



GENERAL NOTES

1. All services to be disconnected
2. All redundant services to be removed
3. For boundaries and site details refer to Surveyor's drawings
4. For all demolition works and procedures refer to AS2601
5. Refer to AS4964 for identifying asbestos
6. Refer to Safe Work Australia 2016 before commencing works
7. Contact **DIAL BEFORE YOU DIG** to identify location of underground utilities and service pipes and cables
8. Excavation: Do not excavate by machine within 1m of existing underground services
9. If temporary support is required, certification for its design and installation is required from a professional engineer engaged by the contractor
10. Existing buildings: Until permanent support is provided, provide temporary support for sections of existing buildings which are to be altered and which normally rely for support on work to be demolished
11. Ground support: Support excavations for demolition of underground structures
12. Adjacent structures: Provide supports to adjacent structures where necessary, sufficient to prevent damage resulting from the works
13. Refer to Civil Engineer's drawings for extent of roadworks and public domain
14. Notice of Works
Inspection: Give notice so that inspection may be made of the following:
 - Adjacent structures before starting and at completion of demolition
 - Services before disconnection or diversion
 - Trees documented to be retained, before starting demolition
 - Contents of building before starting demolition
 - Structure after stripping and removal of roof coverings and external cladding
 - Underground structures after demolition above them
 - Excavations remaining after removal of underground work
 - Site after removal of demolished materials
 - Services after reconnection or diversion

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Paynter Dixon
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--- EXISTING SITE BOUNDARY
EXISTING STRUCTURE TO BE DEMOLISHED

Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country
Drawing Title
**Siteworks
Demolition Plan**

01	11.12.20	BF	For DA Submission
Rev	Date	Approved by	Revision Notes
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1:200 @A1, 50% @A3	Drawn by TURNER		
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For Information			

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VERNON STREET

ENT LOT AWNING OUTLINE ABOVE

AWNING EXTENT SHOWN DOTTED

ADJACENT LOT AWNING OUTLINE ABOVE

11 METRE STREET WALL

Vehicle & Servicing Entry/Exit

Substation

Retail 02: 110 m² RL5.30

Retail 01: 54 m² RL4.90

Retail Waste: 52 m² RL4.70

13m x 7.2m Loading Dock

Resi Waste: 57 m² RL4.70

Lobby: 46 m² RL5.30

Retail 03: 95 m² RL5.30

Retail 04: 117 m² RL5.30

Retail 05: 182 m² RL5.30

Retail 06: 72 m² RL5.10

Retail 07: 71 m² RL4.80

14 SPACES 2500X5400 (Includes 1 Accessible Bay and 4 offset from Vernon Street parking, see NOTE 1) RL4.70

17 METRE STREET WALL

HARBOUR DRIVE

 $\frac{2}{-}$

10	20.05.21	BF	Amendment as per CHCC comments
09	06.05.21	BF	Amendment as per CHCC comments
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Project Title
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Harbour Drive Coffs Harbour State Postcode Country

Drawing Title
GA Plans
Ground Level

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VERNON STREET



HARBOUR DRIVE

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Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country

Scale
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Drawing Title
GA Plans
Level 01

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Rev **09**

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Level 02
1:200

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Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country

Drawing Title

GA Plans
Level 02

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HARBOUR DRIVE

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Level 03
1:200

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Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country
Drawing Title
GA Plans
Level 03

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Level 04
1:200

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Project Title
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Harbour Drive Coffs Harbour State Postcode Country

Scale

GA Plans
Level 04

06 11.12.20 BF For DA Submission
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04 01.12.20 BF For Coordination
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HARBOUR DRIVE

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Level 05
1:200

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Drawing Title
GA Plans
Level 05

Scale
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For Information

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Level 06
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Turner Architect Nicholas Turner 6055, ABN 55 594 394 871

Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country
Drawing Title
GA Plans
Level 06

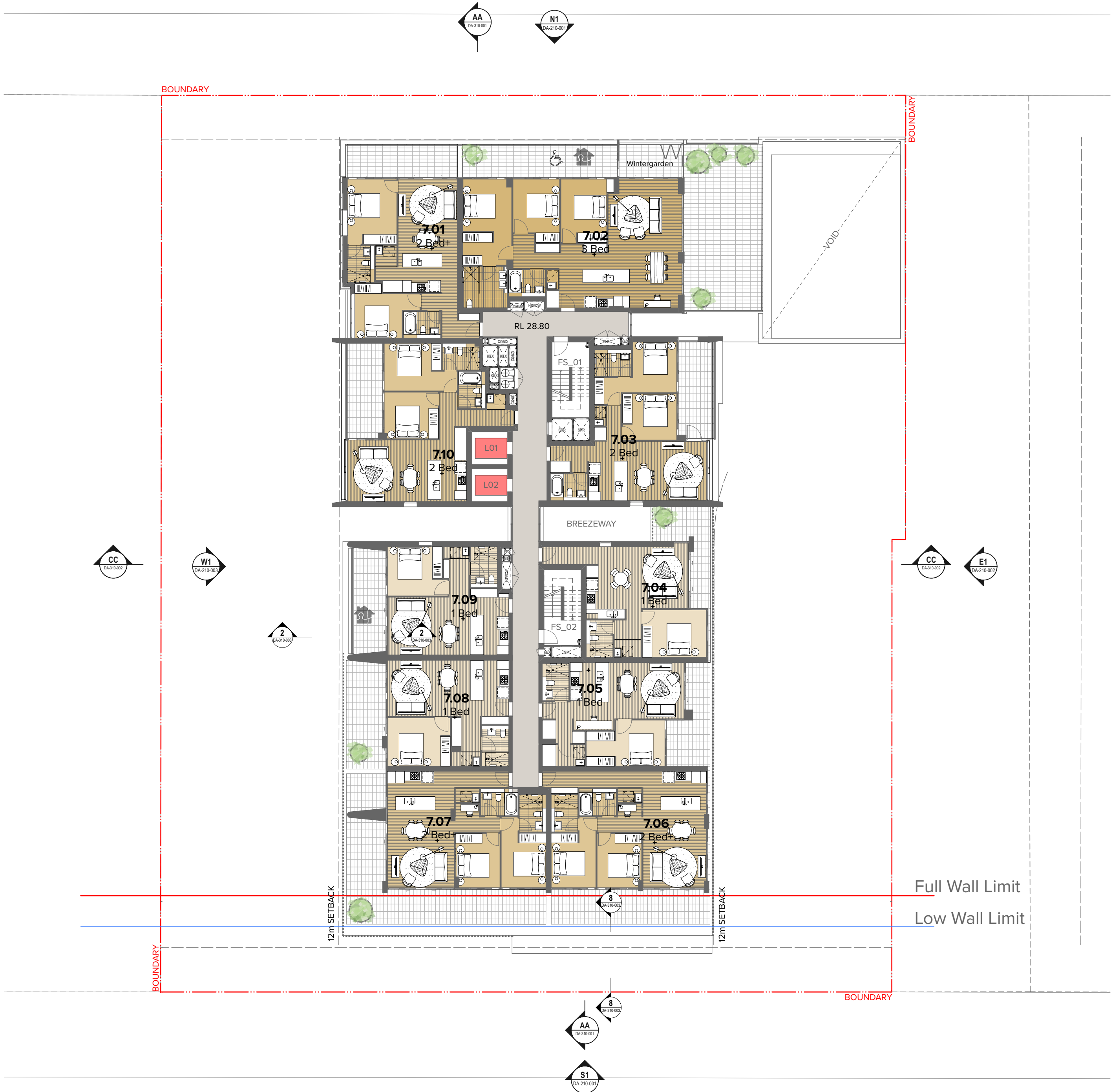
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Level 07
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Notified Architect Nicholas Turner 6885, APN 98-394-394-871

Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country
Drawing Title
GA Plans
Level 07

Scale
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Status
For Information

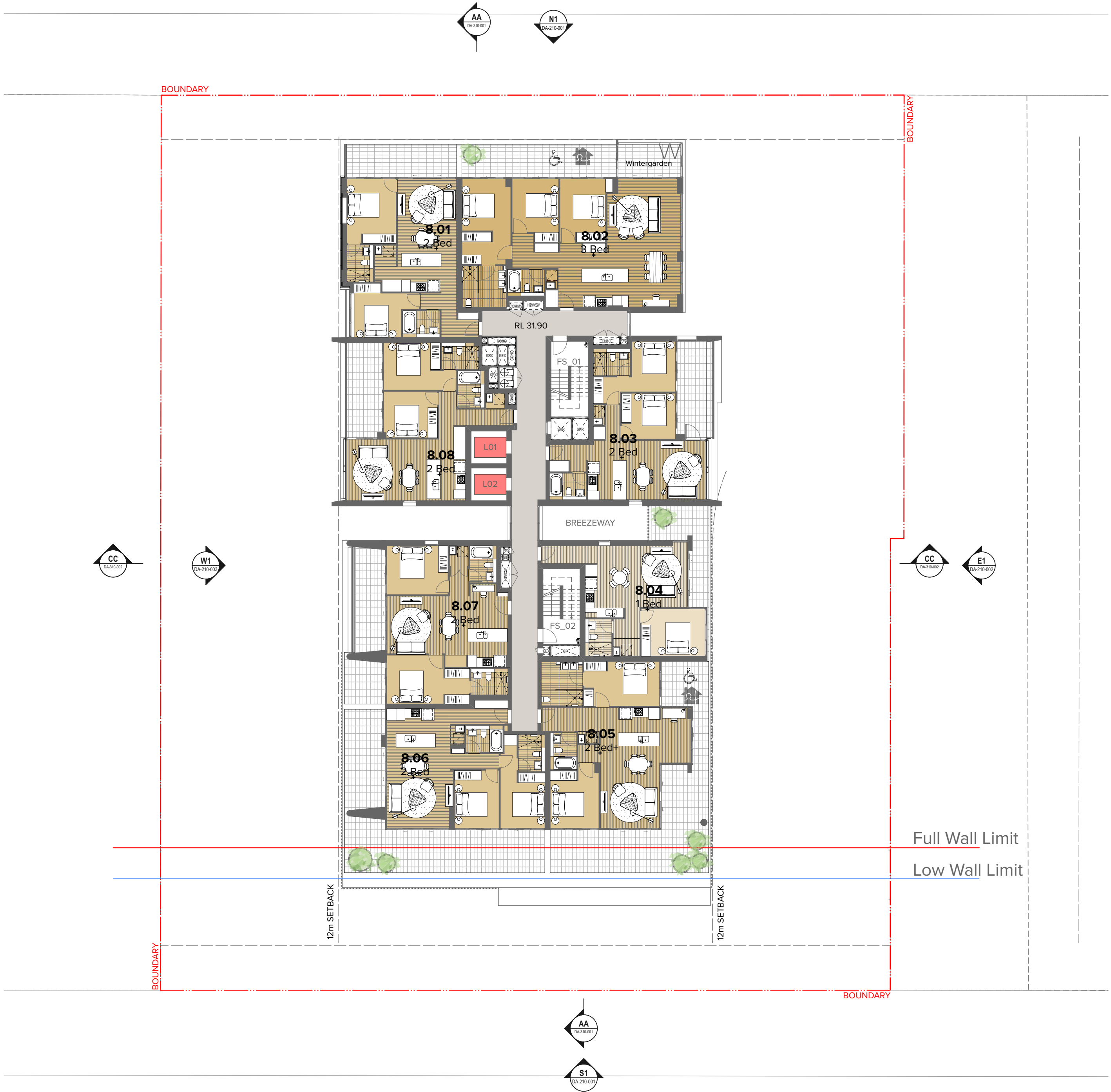
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DA-110-070
Revision
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HARBOUR DRIVE

Level 08
1:200

Basic Building Fabric Requirements

Element	Material Type	Detail
External walls	CFC sheet + R2.0 insulation + PB	As per plan, Medium colour
	Colour back glass + R2.0 insulation + PB	As per plan, Medium colour
Internal walls	Hebel + R2.0 insulation + PB	As per plan, Medium colour
	Plasterboard on stud	Within apartments
Internal walls	Hebel + Acoustic insulation +PB	Between apartment or to common area
	Aluminium frame, (Glass+Frame) values	NFRC Glazing System (Glass+Frame) values
Windows	Single glazed, Clear	⇒ U = 6.7 and SHGC = 0.70
	Throughout, LUNG	⇒ U = 6.7 and SHGC = 0.57
Windows	Aluminium frame, (Glass+Frame) values	NFRC Glazing System (Glass+Frame) values
	Single glazed, low solar gain Low-E	⇒ U = 5.6 and SHGC = 0.41
Windows	To units 101,201,202,203,301,302,303,401,402,403,706,1007	⇒ U = 5.6 and SHGC = 0.36
	all windows/doors	⇒ U = 5.6 and SHGC = 0.36
Windows	Aluminium frame, (Glass+Frame) values	NFRC Glazing System (Glass+Frame) values
	Single glazed, High solar gain Low-E	⇒ U = 5.4 and SHGC = 0.58
Windows	To units 505,604,703,704,705,803,804,903,904,1003,1004,1103	⇒ U = 5.4 and SHGC = 0.49
	1201(kitchen/living only) all windows/doors	⇒ U = 5.4 and SHGC = 0.49
Windows	Aluminium frame, (Glass+Frame) values	NFRC Glazing System (Glass+Frame) values
	Double glazed, Clear	⇒ U = 4.8 and SHGC = 0.59
Windows	To unit 406 (kitchen/living only),409,508(kitchen/living only),607(kitchen/living only),700(kitchen/living only),1204	⇒ U = 4.8 and SHGC = 0.51
	all windows/doors	⇒ U = 4.8 and SHGC = 0.51
Windows	Aluminium frame, (Glass+Frame) values	NFRC Glazing System (Glass+Frame) values
	Double glazed, High solar gain Low-E	⇒ U = 4.3 and SHGC = 0.47
Windows	To unit 410,509,608,707,805,806,905,906,1005,1006,1104,1203	⇒ U = 4.3 and SHGC = 0.53
	all windows/doors	⇒ U = 4.3 and SHGC = 0.53
Skylights	N/A	Weather stripping fitted on windows
	Concrete floor	Tile (Bathroom, laundry and kitchen)
Floor	Concrete floor with R2.0 floor insulation	Timber (Living and bedroom)
	Concrete + R3.5 insulation + PB	To floor above unconditioned space
Roof	Concrete + R3.5 insulation + PB	Medium colour
	Downlights	All downlights comply with AS60598 ICF Rating
Exhaust fans	All exhaust fans to have draft stoppers attached	

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Notified Architect Nicholas Turner 6885, APN 99-394-394-871

Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country
Drawing Title
GA Plans
Level 08

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Status
For Information

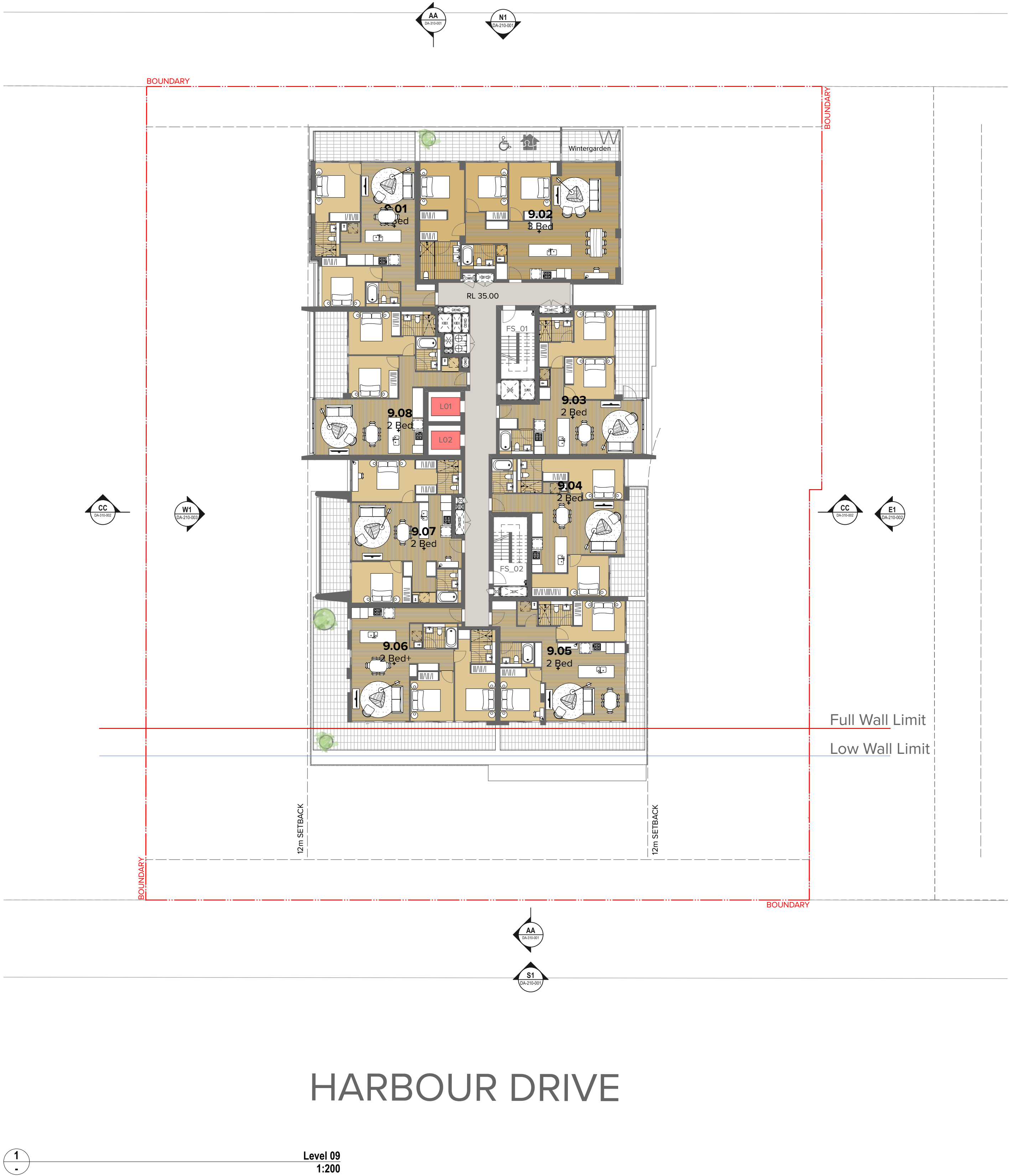
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Revision
06

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06

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HARBOUR DRIVE

Level 09
1:200

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Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country
Drawing Title
GA Plans
Level 09

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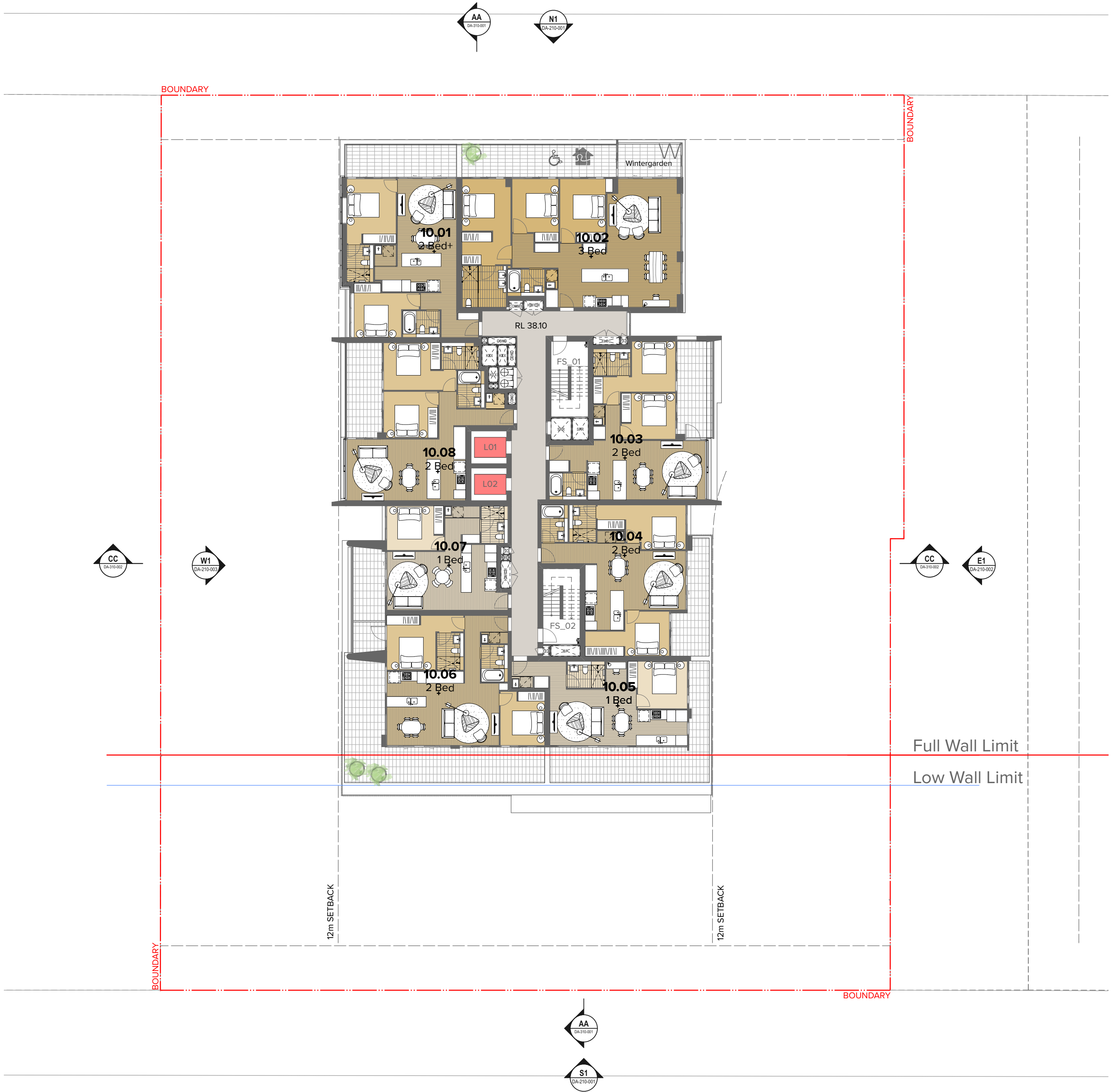
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HARBOUR DRIVE

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Level 10
1:200

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Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country
Drawing Title
GA Plans
Level 10

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For Information

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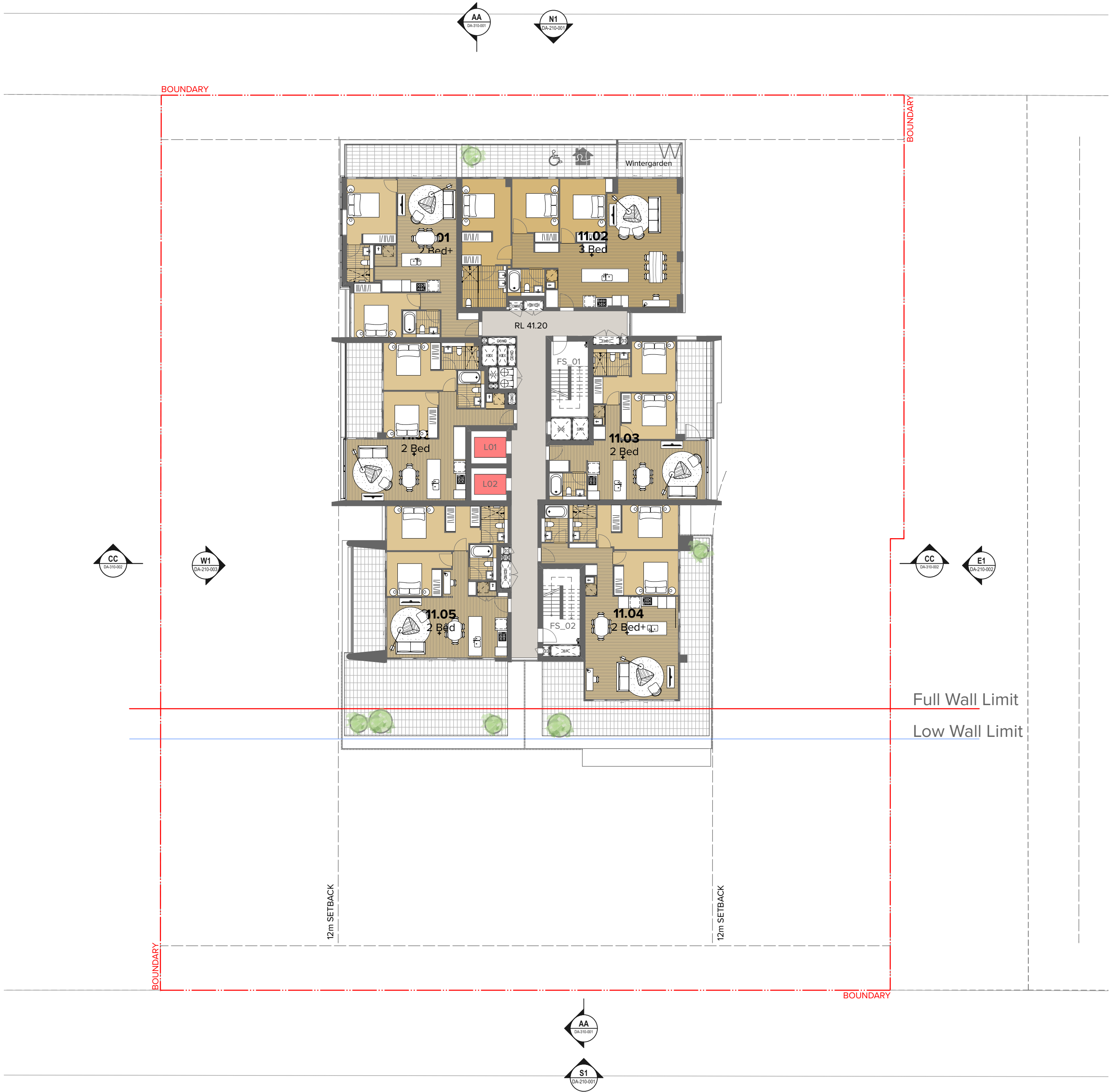
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Level 11
1:200

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Project Title
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Harbour Drive Coffs Harbour State Postcode Country

Drawing Title
GA Plans
Level 11

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Rev 06

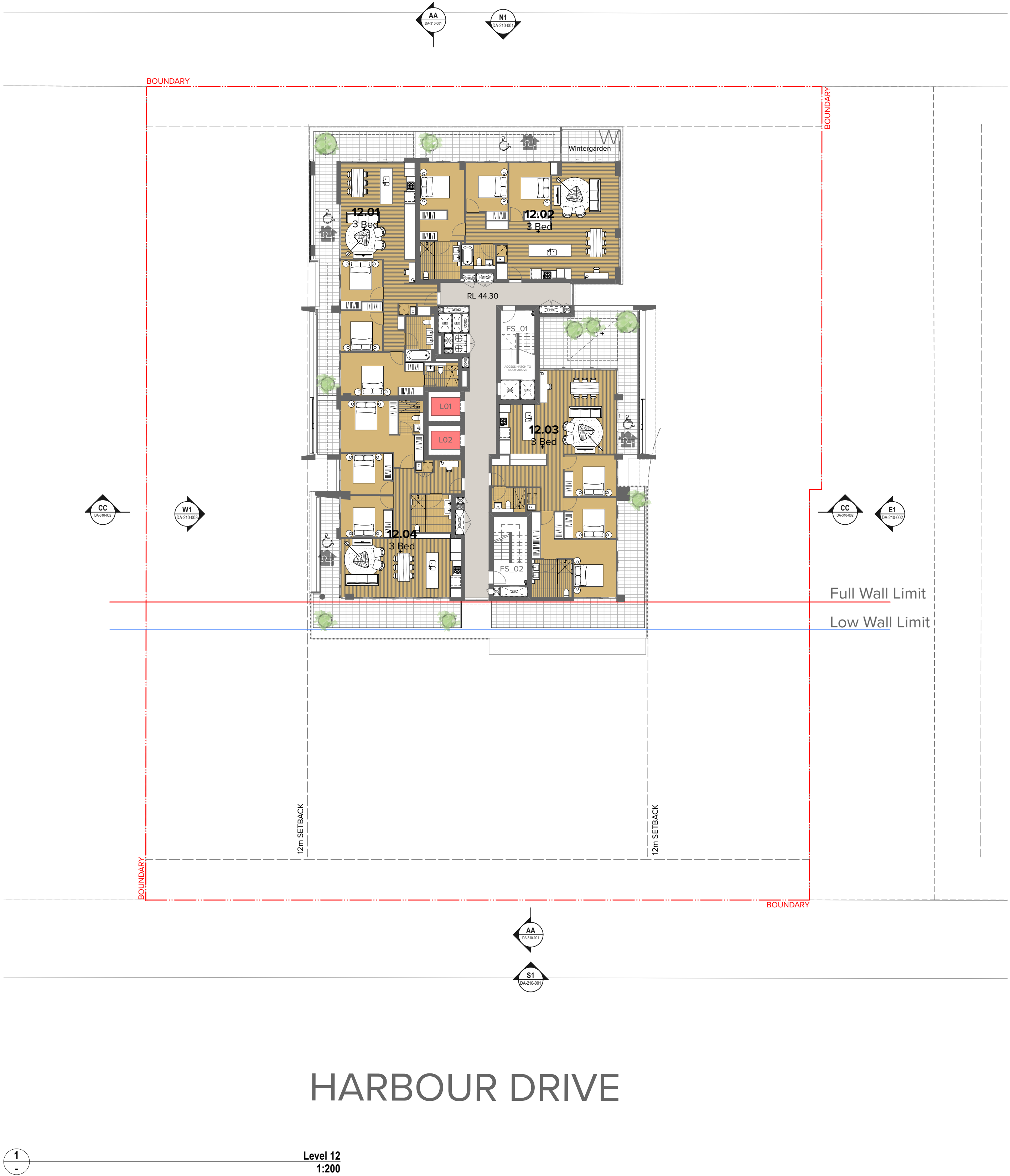
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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 6085, APR 99 594 394 871

CLIENT
Paynter Dixon
Level 2 2 Richardson Place Riverside
Corporate Park North Ryde NSW 2113

Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country

Drawing Title
GA Plans
Level 12

06	11.12.20	BF	For DA Submission
05	08.12.20	BF	For Coordination
04	01.12.20	BF	For Coordination
03	20.11.20	BF	For Coordination
02	11.11.20	BF	For Coordination
01	20.10.20	BF	For Coordination
Rev	Date	Approved by	Revision Notes

Scale
1:200, 1:1.64 @A1, 50% @A3
Status
For Information

Project No.
20023
Dwg No.
DA-110-120

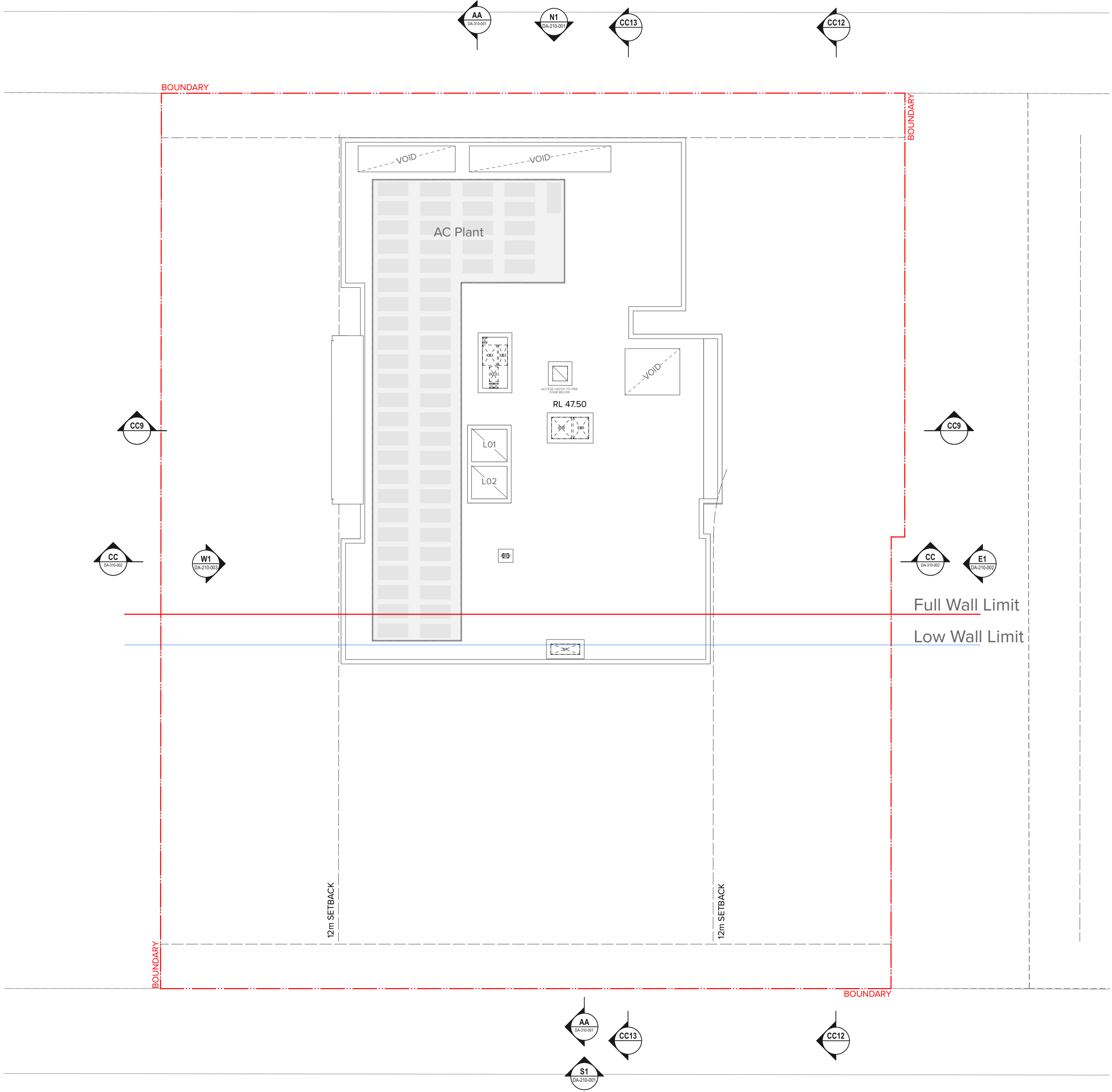
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Rev
06

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VERNON STREET



HARBOUR DRIVE

1
Roof Level
1:200

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 6085, APN 98-304-394-871

CLIENT
Paynter Dixon
Level 2 2 Richardson Place Riverside
Corporate Park North Ryde NSW 2113

Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country

Drawing Title
GA Plans
Roof Level

07 11:12:20 BF For DA Submission
06 08:12:20 BF For Coordination
05 01:12:20 BF For Coordination
04 27:11:20 BF For Coordination
03 20:11:20 BF For Coordination
02 11:11:20 BF For Coordination
01 20:10:20 BF For Coordination

Rev Date Approved by Revision Notes
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Status
For Information

Project No.
20023
Dwg No.
DA-110-130

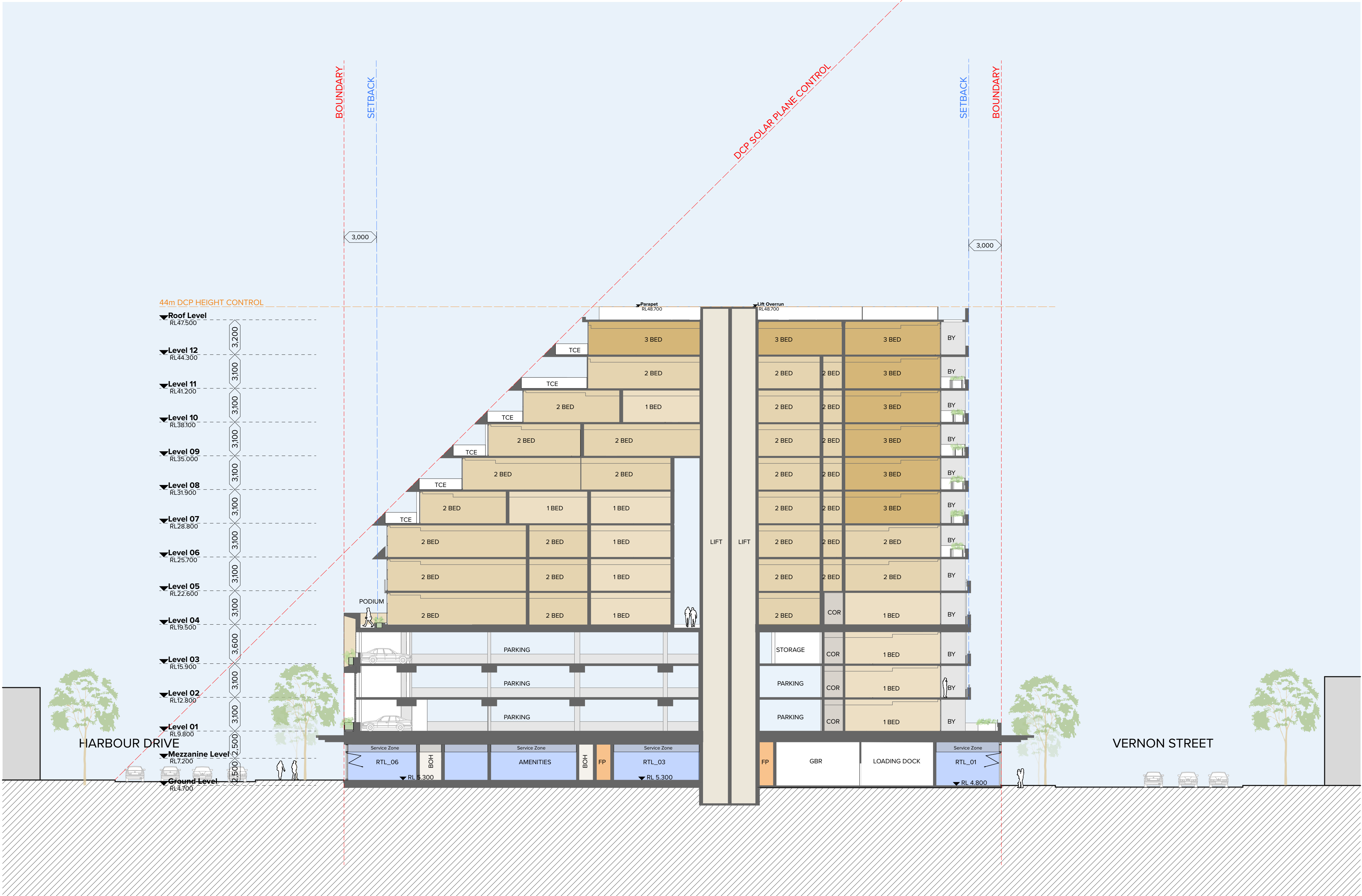
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North
↑

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1
Section (2)
1:200

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notwithstanding And/Or Turner 6885, 6894-95, 96-98, 99-101

CLIENT
Paynter Dixon
Level 2 2 Richardson Place Riverside
Corporate Park North Ryde NSW 2113

Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country
Drawing Title
Sections
Section 01

02	11.12.20	BF	For DA Submission
01	11.11.20	BF	For Coordination
Rev	Date	Approved by	Revision Notes
Scale	1:200 @A1, 50% @A3	Project No.	20023
Status	For Information	Dwg No.	DA-310-001
		Rev	02
		Drawn by	TURNER
		North	

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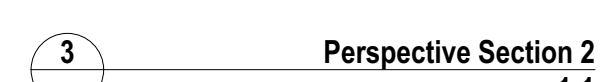


DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 2047
Nominated Architect: Nicholas Turner 6665, AEN 86 064 034 911

Section 02

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 2047
Nominated Architect: Nicholas Turner 6665, AEN 86 064 034 911

CLIENT
Paynter Dixon
Level 2 2 Richardson Place Riverside
Corporate Park North Ryde NSW 2113

Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country
Drawing Title
Sections
Section Details

01 Rev	11.12.20 Date	BF Approved by	For DA Submission Revision Notes		
Scale	Project No.			Drawn by	North
1:100, 1:50, 1:4.55, 1:5.13	@A1, 50% @A3			20023	TURNER
Status	Dwg No.			Rev	
For Information	DA-310-003				01

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

44m CONTROL



1 North Elevation
1:200

Materials Legend:

- BAL1** Balustrade Type 1
Vertical 100 x 20 metal baluster, no top rail.
Slab front fixed. Colour to match PF1.
- BAL2** Balustrade Type 2
Semi-frameless opaque glass fixed to
concrete upturn balustrade
- BAL3** Balustrade Type 3
Semi-frameless full height opaque glass.
PF3 Metal baluster fixed to slab
- BAL4** Balustrade Type 4
Horizontal balusters fixed to concrete upturn.
COF1 finish.
- BWK1** Brickwork Pattern Type 1
Stretcher Bond Austral Bowral Dry Pressed Brick
Colour to match "Simmental Silver"
- BWK2** Brickwork Pattern Type 2
Perforated screening similar to Austral
breeze-block
- GC1** Retail Glazing with PF3 framing
(Refer to Section J for glass requirement)
- GC2** Residential Glazing with PF1 framing
(Refer to BASIX for glass requirement)
- GC3** Residential Glazing with PF2 framing
(Refer to BASIX for glass requirement)
- GC4** Residential Glazing with PF3 framing
(Refer to BASIX for glass requirement)
- GC5** Colourback Glazing with PF1 framing
(Refer to BASIX for glass requirement)
- GC6** Colourback Glazing with PF2 framing
(Refer to BASIX for glass requirement)
- LV1** Louvre Type 1
Operable Glass Louvre Window with PF1 framing
- LV2** Louvre Type 2
Operable Glass Louvre Window with PF3 framing
- LV3** Louvre Type 3
Fixed Horizontal Louvre System to plantrooms.
- COF1** Concrete Off Form 1
Smooth off form concrete.
Penetrating clear matte sealer over.
- PF1** Paint Finish Type 1
Paint finish - light bronze or equivalent
powdercoat finish where applicable
- PF2** Paint Finish Type 2
Paint finish to match Dulux "Natural White" or
equivalent powdercoat finish where applicable
- PF3** Paint Finish Type 3
Paint finish to match Dulux "Monument" or
equivalent powdercoat finish where applicable
- PLT1** Planter Type 1
GRC Planter
- AW1** Awning with PF2 finish
- SCN1** Screen Type 1
Bifold glazing, PF1 finish.
- SCN2** Screen Type 2
Bifold glazing, PF2 finish.
- SCN3** Screen Type 3
Aluminium plant screen.
PF3 finish.
- SCN4** Screen Type 4
Aluminium plant screen.
PF1 finish.

44m CONTROL



2 South Elevation
1:200

Basic Building Fabric Requirements

Element	Material Type	Detail
External walls	CFC sheet + R2.0 Insulation + PB	As per plan, Medium colour
	Colour back glass + R2.0 Insulation + PB	As per plan, Medium colour
Internal walls	Hebel + R2.0 Insulation + PB	As per plan, Medium colour
	Hebel + Acoustic Insulation +PB	Between apartment or to common area
Windows	Aluminium frame, Single glazed, Clear	NFRC Glazing System (Glass+Frame) values: ⇒ U = 6.7 and SHGC = 0.70 (All sliding/fixed/four windows/doors) ⇒ U = 6.7 and SHGC = 0.57 (All awning/casement windows/doors)
	Aluminium frame, Single glazed, low solar gain Low-E	Weather stripping fitted on windows NFRC Glazing System (Glass+Frame) values: ⇒ U = 5.6 and SHGC = 0.41 To units 101,201,202,203,301,302,303,401,402,403,708,1007 all windows/doors
Aluminium frame, Single glazed, High solar gain Low-E	NFRC Glazing System (Glass+Frame) values: ⇒ U = 5.4 and SHGC = 0.56 (All sliding/fixed/four windows/doors) ⇒ U = 5.4 and SHGC = 0.49 (All awning/casement windows/doors)	Weather stripping fitted on windows
	Aluminium frame, Double glazed, Clear	NFRC Glazing System (Glass+Frame) values: ⇒ U = 4.8 and SHGC = 0.59 (All sliding/fixed/four windows/doors) ⇒ U = 4.8 and SHGC = 0.51 (All awning/casement windows/doors)
Aluminium frame, Double glazed, High solar gain Low-E	NFRC Glazing System (Glass+Frame) values: ⇒ U = 4.3 and SHGC = 0.47 To units 410,509,608,707,805,806,905,906,1005,1006,1104,1203 all windows/doors	Weather stripping fitted on windows
	Aluminium frame, Double glazed, Clear	NFRC Glazing System (Glass+Frame) values: ⇒ U = 4.3 and SHGC = 0.53 (All sliding/fixed/four windows/doors) ⇒ U = 4.3 and SHGC = 0.49 (All awning/casement windows/doors)
Skylights	N/A	Weather stripping fitted on windows
Floor	Concrete floor	Tile (Bathroom, laundry and kitchen)
	Concrete floor with R2.0 floor insulation	Timber (Living and bedroom)
Roof	Concrete + R3.0 Insulation + PB	To floor above unconditioned space
	Concrete + R3.0 Insulation + PB	Medium colour
Downlights	All LED downlights	All downlights comply with AS60598 ICF Rating
	All exhaust fans to have draft stoppers attached	

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Paynter Dixon
Level 2.2 Richardson Place Riverside
Corporate Park North Ryde NSW 2113

Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State School Country

Drawing Title
Elevations
North and South Elevation

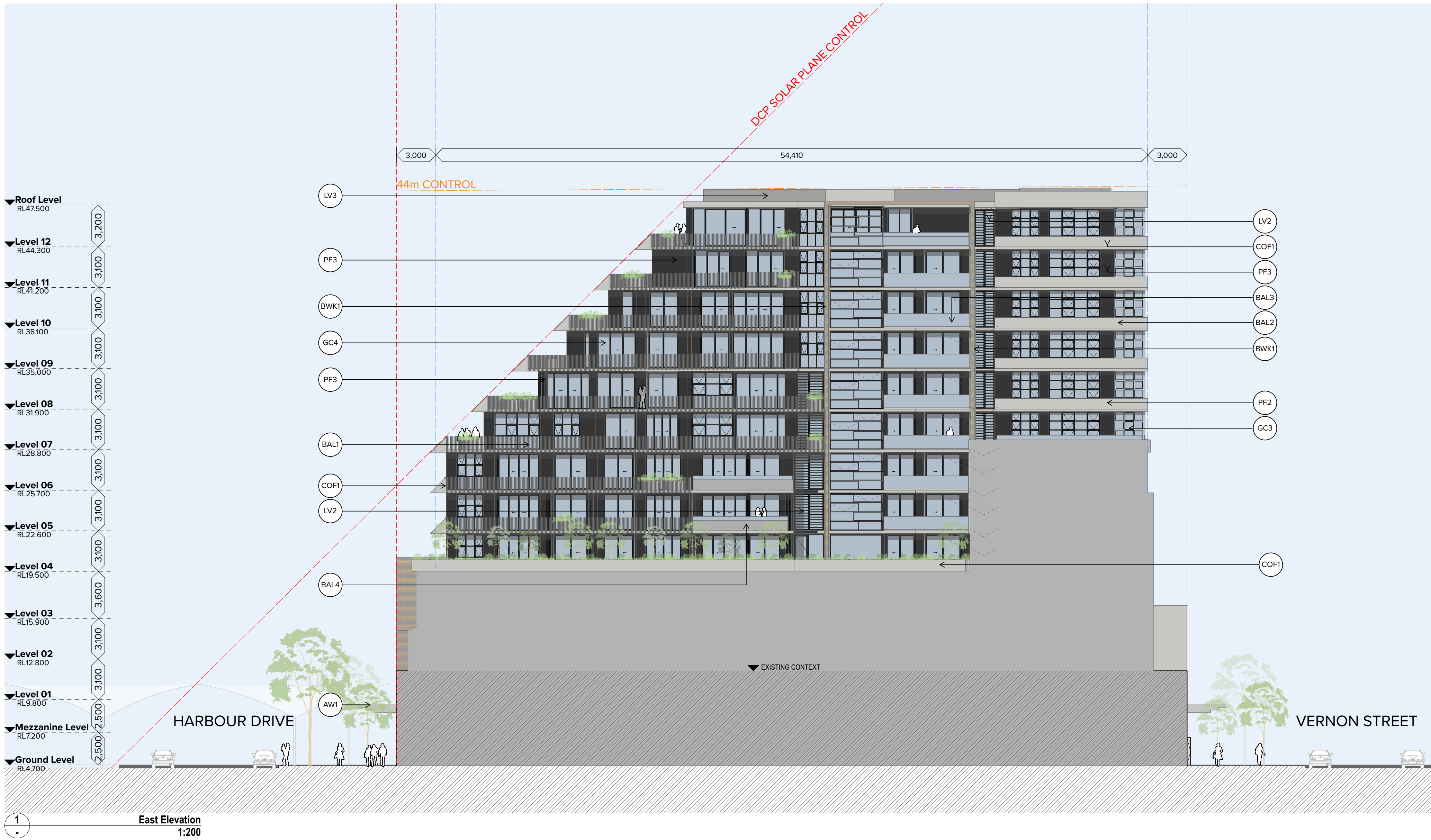
Scale
1:200, 1:100, 1:1.64 @A1, 50% @A3
For Information

Project No.
20023
Dwg No.
DA-210-001

Drawn by
TURNER
Rev
02

TURNER

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Materials Legend:

- BAL1** Balustrade Type 1
Vertical 100 x 20 metal baluster, no top rail.
Slab front fixed. Colour to match PF1.

BAL2 Balustrade Type 2
Semi-Frameless opaque glass fixed to
concrete upturn balustrade

BAL3 Balustrade Type 3
Semi-frameless full height opaque glass.
PF3 Metal baluster fixed to slab

BAL4 Balustrade Type 4
Horizontal balusters fixed to concrete upturn.
COF1 finish.

BWK1 Brickwork Pattern Type 1
Stretcher Bond Austral Bowral Dry Pressed Brick
Colour to match "Simmental Silver"

BWK2 Brickwork Pattern Type 2
Perforated screening similar to Austral
breeze-block

GC1 Retail Glazing with PF3 framing
(Refer to Section J for glass requirement)

GC2 Residential Glazing with PF1 framing
(Refer to BASIX for glass requirement)

GC3 Residential Glazing with PF2 framing
(Refer to BASIX for glass requirement)

GC4 Residential Glazing with PF3 framing
(Refer to BASIX for glass requirement)

GC5 Colourback Glazing with PF1 framing
(Refer to BASIX for glass requirement)

GC6 Colourback Glazing with PF2 framing
(Refer to BASIX for glass requirement)

LV1 Louvre Type 1
Operable Glass Louvre Window with PF1 framing

LV2 Louvre Type 2
Operable Glass Louvre Window with PF3 framing

LV3 Louvre Type 3
Fixed Horizontal Louvre System to plantrooms.

COF1 Concrete Off Form 1
Smooth off form concrete.
Penetrating clear matte sealer over.

PF1 Paint Finish Type 1
Paint finish - light bronze or equivalent
powdercoat finish where applicable

PF2 Paint Finish Type 2
Paint finish to match Dulux "Natural White" or
equivalent powdercoat finish where applicable

PF3 Paint Finish Type 3
Paint finish to match Dulux "Monument" or
equivalent powdercoat finish where applicable

PLT1 Planter Type 1
GRC Planter

AW1 Awning with PF2 finish

SCN1 Screen Type 1
Bifold glazing, PF1 finish.

SCN2 Screen Type 2
Bifold glazing, PF2 finish.

SCN3 Screen Type 3
Aluminium plant screen.
PF3 finish.

SCN4 Screen Type 4
Aluminium plant screen.
PF1 finish.

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CLIENT
Paynter Dixon
Level 2 2 Richardson Place Riverside
Corporate Park North Ryde NSW 2113

Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country

Drawing Title
Elevations
East Elevation

Basic Building Fabric Requirements			
Element	Material Type	Detail	
External walls	CFC sheet + R2.0 Insulation + PB	As per plan, Medium colour	
	Colour back glass + R2.0 Insulation + PB	As per plan, Medium colour	
Internal walls	Hebel+ R2.0 Insulation + PB	As per plan, Medium colour	
	Plasterboard on stud	Within apartments	
	Hebel + Acoustic Insulation +PB	Between apartment or to common area	
Windows	Aluminium frame, Single glazed, Clear	NFRG Glazing System (Glass+Frame) values: ⇒ U = 6.7 and SHGC = 0.70 (All sliding/fix/door windows/doors) ⇒ U = 6.7 and SHGC = 0.57 (All awning/casement windows/doors)	
	Throughput, UNO	Weather stripping fitted on windows	
	Aluminium frame, Single glazed, low solar gain Low-E	NFRG Glazing System (Glass+Frame) values: ⇒ U = 5.6 and SHGC = 0.41 (All sliding/fix/door windows/doors) ⇒ U = 5.6 and SHGC = 0.36 (All awning/casement windows/doors)	
To units 103,604,202,203,301,302,401,402,403,708,1007 at all windows		Weather stripping fitted on windows (Glass+Frame) values: ⇒ U = 5.4 and SHGC = 0.58 (All sliding/fix/door windows/doors) ⇒ U = 5.4 and SHGC = 0.49 (All awning/casement windows/doors)	
	Aluminium frame, Single glazed, High solar gain Low-E	NFRG Glazing System (Glass+Frame) values: ⇒ U = 5.4 and SHGC = 0.58 (All sliding/fix/door windows/doors) ⇒ U = 5.4 and SHGC = 0.49 (All awning/casement windows/doors)	
To units 503,604,703,704,805,806,903,904,1003,1004,1101,1201(atchevring only) at all windows		NFRG Glazing System (Glass+Frame) values: ⇒ U = 4.8 and SHGC = 0.59 (All sliding/fix/door windows/doors) ⇒ U = 4.8 and SHGC = 0.51 (All awning/casement windows/doors)	
	Aluminium frame, Double glazed, Clear	NFRG Glazing System (Glass+Frame) values: ⇒ U = 4.8 and SHGC = 0.59 (All sliding/fix/door windows/doors) ⇒ U = 4.8 and SHGC = 0.51 (All awning/casement windows/doors)	
To unit 608 (atchevring only) 700,905/kitchevring only,700(atchevring only),1024 at windows		Weather stripping fitted on windows (Glass+Frame) values: ⇒ U = 4.3 and SHGC = 0.47 (All sliding/fix/door windows/doors) ⇒ U = 4.3 and SHGC = 0.53 (All awning/casement windows/doors)	
	Aluminium frame, Double glazed, High solar gain Low-E	Weather stripping fitted on windows (Glass+Frame) values: ⇒ U = 4.3 and SHGC = 0.47 (All sliding/fix/door windows/doors) ⇒ U = 4.3 and SHGC = 0.53 (All awning/casement windows/doors)	
To unit 410,509,608,707,805,806,905,906,1005,1006,1104,1201 at windows		Weather stripping fitted on windows (Glass+Frame) values: ⇒ U = 4.3 and SHGC = 0.47 (All sliding/fix/door windows/doors) ⇒ U = 4.3 and SHGC = 0.53 (All awning/casement windows/doors)	
	Aluminium frame, Double glazed, Clear	Weather stripping fitted on windows (Glass+Frame) values: ⇒ U = 4.3 and SHGC = 0.47 (All sliding/fix/door windows/doors) ⇒ U = 4.3 and SHGC = 0.53 (All awning/casement windows/doors)	
Skylights	N/A	Weather stripping fitted on windows	
Floor	Concrete floor	Tile (Bathroom, laundry and kitchen) Timber (Living and bedroom)	
	Concrete floor with R2.0 floor insulation	To floor above unconditioned space	
Roof	Concrete + R3.5 Insulation + PB	Medium colour	
	All LED downlights	All downlights comply with AS60598 ICF Rating	
Exhaust fans	All exhaust fans to have draft stoppers attached.		
02	11.12.20	BF	For DA Submission
01	01.12.20	BF	For Coordination
Rev	Date	Approved by	Revision Notes
Project No. 20023 Drawn by TURNER North			
Dwg No. DA-210-002 Rev 02			
For Information			
Scale 1:200, 1:100, 1:1.64 @A1, 50% @A3			
Level 7 ONE Oxford Street Darlinghurst NSW 2010 AUSTRALIA T +61 2 8668 0000 F +61 2 8668 0068 turner@turner.com.au			



Materials Legend:

- BAL1 Balustrade Type 1
Vertical 100 x 20 metal baluster, no top rail.
Slab front fixed. Colour to match PF1.
- BAL2 Balustrade Type 2
Semi-Frameless opaque glass fixed to
concrete upturn balustrade
- BAL3 Balustrade Type 3
Semi-frameless full height opaque glass.
PF3 Metal baluster fixed to slab
- BAL4 Balustrade Type 4
Horizontal balusters fixed to concrete upturn.
COF1 finish.
- BWK1 Brickwork Pattern Type 1
Stretcher Bond Austral Bowral Dry Pressed Brick
Colour to match "Simmental Silver"
- BWK2 Brickwork Pattern Type 2
Perforated screening similar to Austral
breeze-block
- GC1 Retail Glazing with PF3 framing
(Refer to Section J for glass requirement)
- GC2 Residential Glazing with PF1 framing
(Refer to BASIX for glass requirement)
- GC3 Residential Glazing with PF2 framing
(Refer to BASIX for glass requirement)
- GC4 Residential Glazing with PF3 framing
(Refer to BASIX for glass requirement)
- GC5 Colourback Glazing with PF1 framing
(Refer to BASIX for glass requirement)
- GC6 Colourback Glazing with PF2 framing
(Refer to BASIX for glass requirement)
- LV1 Louvre Type 1
Operable Glass Louvre Window with PF1 framing
- LV2 Louvre Type 2
Operable Glass Louvre Window with PF3 framing
- LV3 Louvre Type 3
Fixed Horizontal Louvre System to plantrooms.
- COF1 Concrete Off Form 1
Smooth off form concrete.
Penetrating clear matte sealer over.
- PF1 Paint Finish Type 1
Paint finish - light bronze or equivalent
powdercoat finish where applicable
- PF2 Paint Finish Type 2
Paint finish to match Dulux "Natural White" or
equivalent powdercoat finish where applicable
- PF3 Paint Finish Type 3
Paint finish to match Dulux "Monument" or
equivalent powdercoat finish where applicable
- PLT1 Planter Type 1
GRC Planter
- AW1 Awning with PF2 finish

Basic Building Fabric Requirements

Element	Material Type	Detail
External walls	CFC sheet + R2.0 Insulation + PB	As per plan, Medium colour
	Colour back glass + R2.0 Insulation + PB	As per plan, Medium colour
	Hebel + R2.0 Insulation + PB	As per plan, Medium colour
Internal walls	Plasterboard on stud	Within apartments
	Hebel + Acoustic Insulation +PB	Between apartment or to common area
Windows	Aluminium frame, Single glazed, Clear Throughout, UNO	NFRC Glazing System (Glass+Frame) values: ⇒ U = 6.7 and SHGC = 0.70 (All sliding/fix/flovere windows/doors) ⇒ U = 6.7 and SHGC = 0.57 (All awning/casement windows/doors)
		Weather stripping fitted on windows
	Aluminium frame, Single glazed, low solar gain Low-E To units 101,201,202,203,301,302,303,401,402,403,708,1007 all windows/doors	NFRC Glazing System (Glass+Frame) values: ⇒ U = 5.6 and SHGC = 0.41 (All sliding/fix/flovere windows/doors) ⇒ U = 5.6 and SHGC = 0.36 (All awning/casement windows/doors)
Windows	Aluminium frame, Single glazed, High solar gain Low-E To units 505,604,703,704,705,803,804,803,904,1003,1004,1103 1201(kitchen/living only) all windows/doors	NFRC Glazing System (Glass+Frame) values: ⇒ U = 5.4 and SHGC = 0.58 (All sliding/fix/flovere windows/doors) ⇒ U = 5.4 and SHGC = 0.49 (All awning/casement windows/doors)
		Weather stripping fitted on windows
	Aluminium frame, Double glazed, Clear To unit 400 (kitchen/living only), 409, 508(kitchen/living only), 1204 (kitchen/living only), 1204 all windows/doors	NFRC Glazing System (Glass+Frame) values: ⇒ U = 4.8 and SHGC = 0.59 (All sliding/fix/flovere windows/doors) ⇒ U = 4.8 and SHGC = 0.51 (All awning/casement windows/doors)
Windows	Aluminium frame, Double glazed, High solar gain Low-E To unit 410,509,608,707,805,806,905,905,1005,1006,1104,1203 all windows/doors	NFRC Glazing System (Glass+Frame) values: ⇒ U = 4.3 and SHGC = 0.47 (All sliding/fix/flovere windows/doors) ⇒ U = 4.3 and SHGC = 0.53 (All awning/casement windows/doors)
		Weather stripping fitted on windows
Skylights	N/A	
Floor	Concrete floor	Tile (Bathroom, laundry and kitchen) Timber (Living and bedroom)
Roof	Concrete floor with R2.0 floor insulation Concrete + R3.0 Insulation + PB	To floor above unconditioned space Medium colour
Downlights	All LED downlights	All downlights comply with AS60598 IC-F Rating
Exhaust fans	All exhaust fans to have draft stoppers attached	

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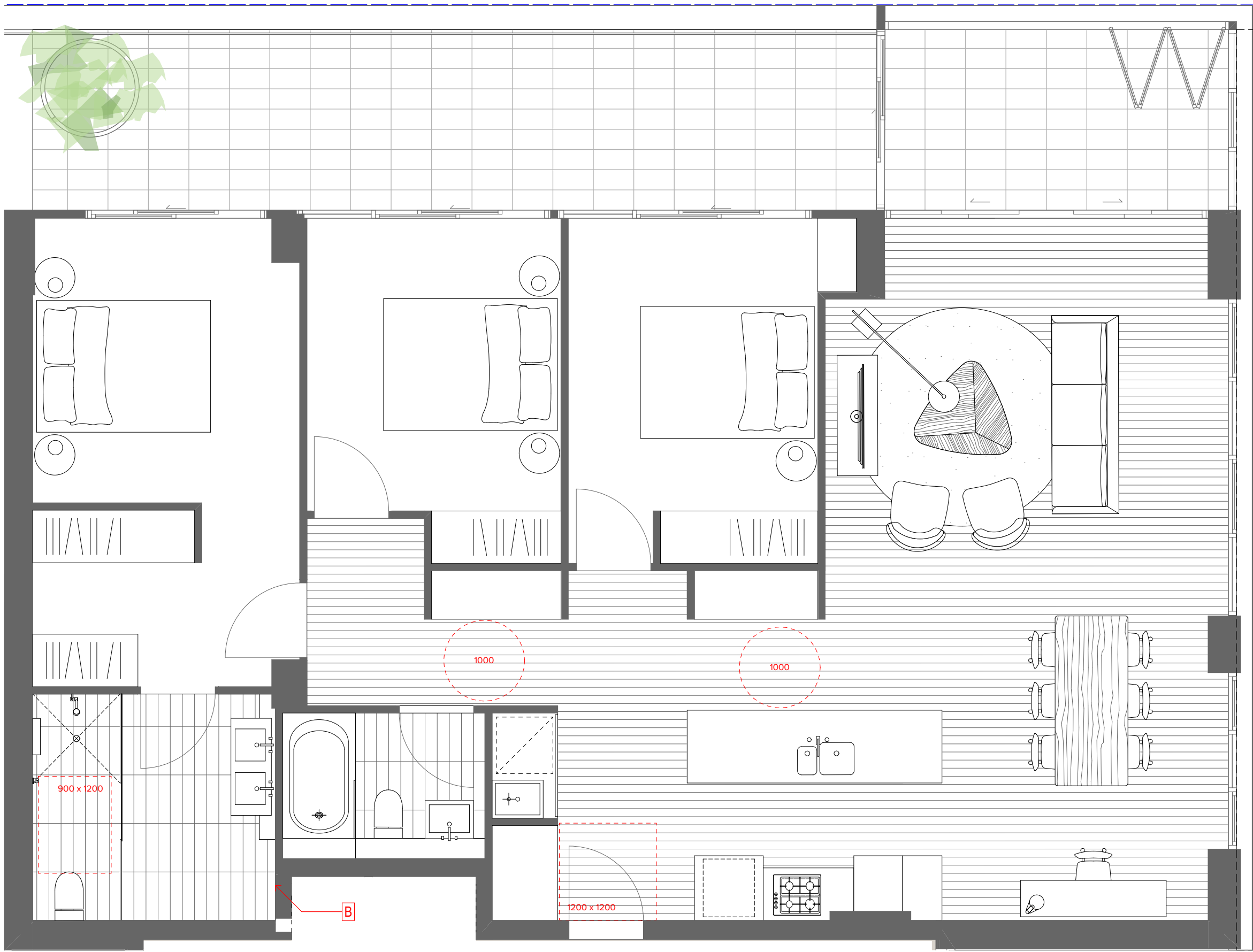
CLIENT
Paynter Dixon
Level 2 2 Richardson Place Riverside
Corporate Park North Ryde NSW 2113

Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country
Drawing Title
Elevations
West Elevation

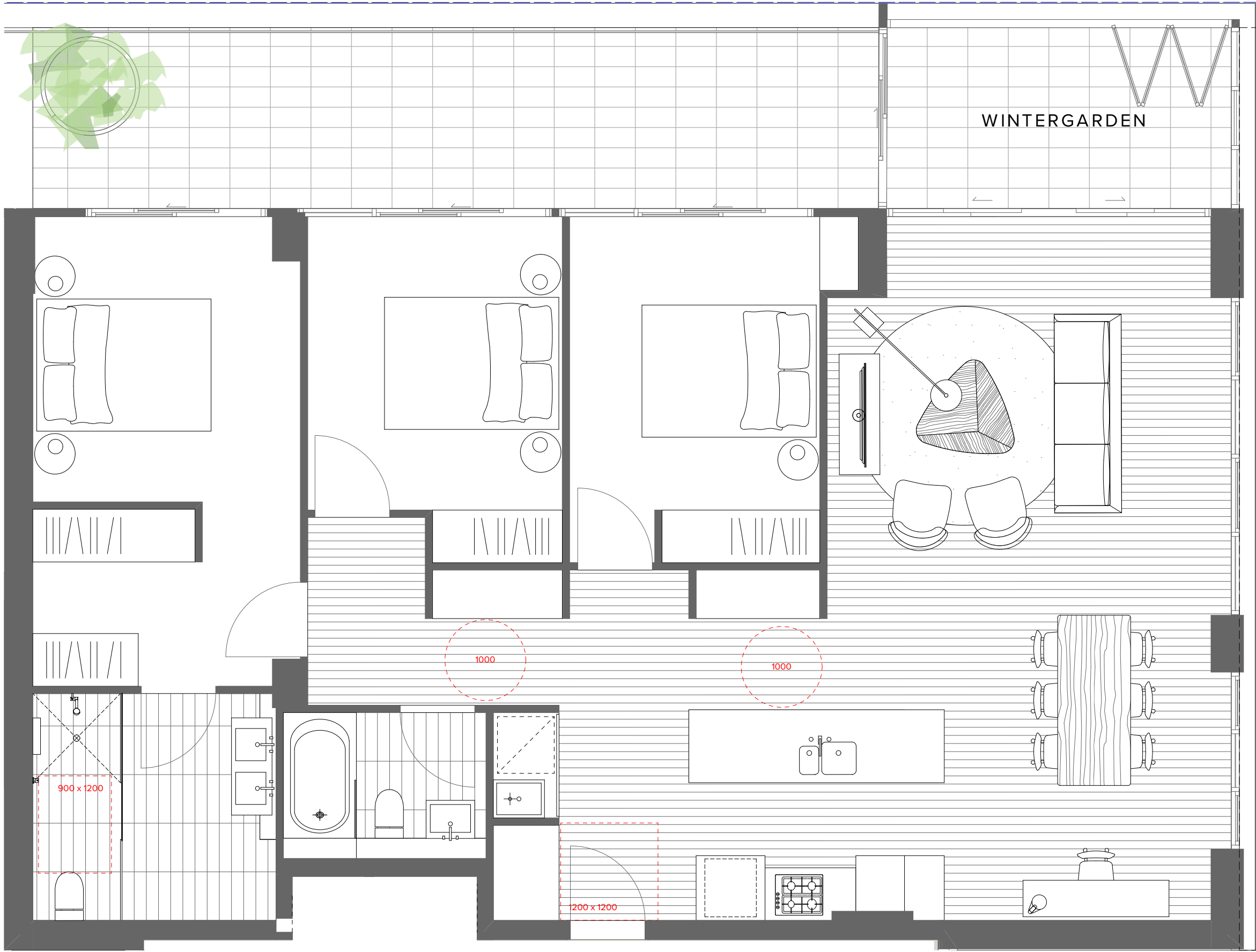
Project No. 20023
Dwg No. DA-210-003
Scale 1:200, 1:100, 1:64 @A1, 50% @A3
For Information
Status
Rev 02
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Rev
North

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1
-
Pre-Adaptable
1:50



SUMMARY
TYPE: 3 BED
CONFIG: ADAPTABLE & LIVABLE
NO. OFF: 6
LOCATION: 7.02
8.02
9.02
10.02
11.02
12.02

General Notes:

- *Livable means silver level standard in Livable Housing Guideline's.
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- Provide at least one double GPO at max. 300mm from front of work surface.
- M denotes mirrored layout
- * Adaptable Units:
"Walls reinforcement to to be provided in accordance with AS4299"
- * Livable Units:
"Walls reinforcement to to be provided in accordance with Livable Housing Design Guidelines"

A Capped off services on wall or floor for future WC relocation

B Capped off services on wall or floor for future basin relocation

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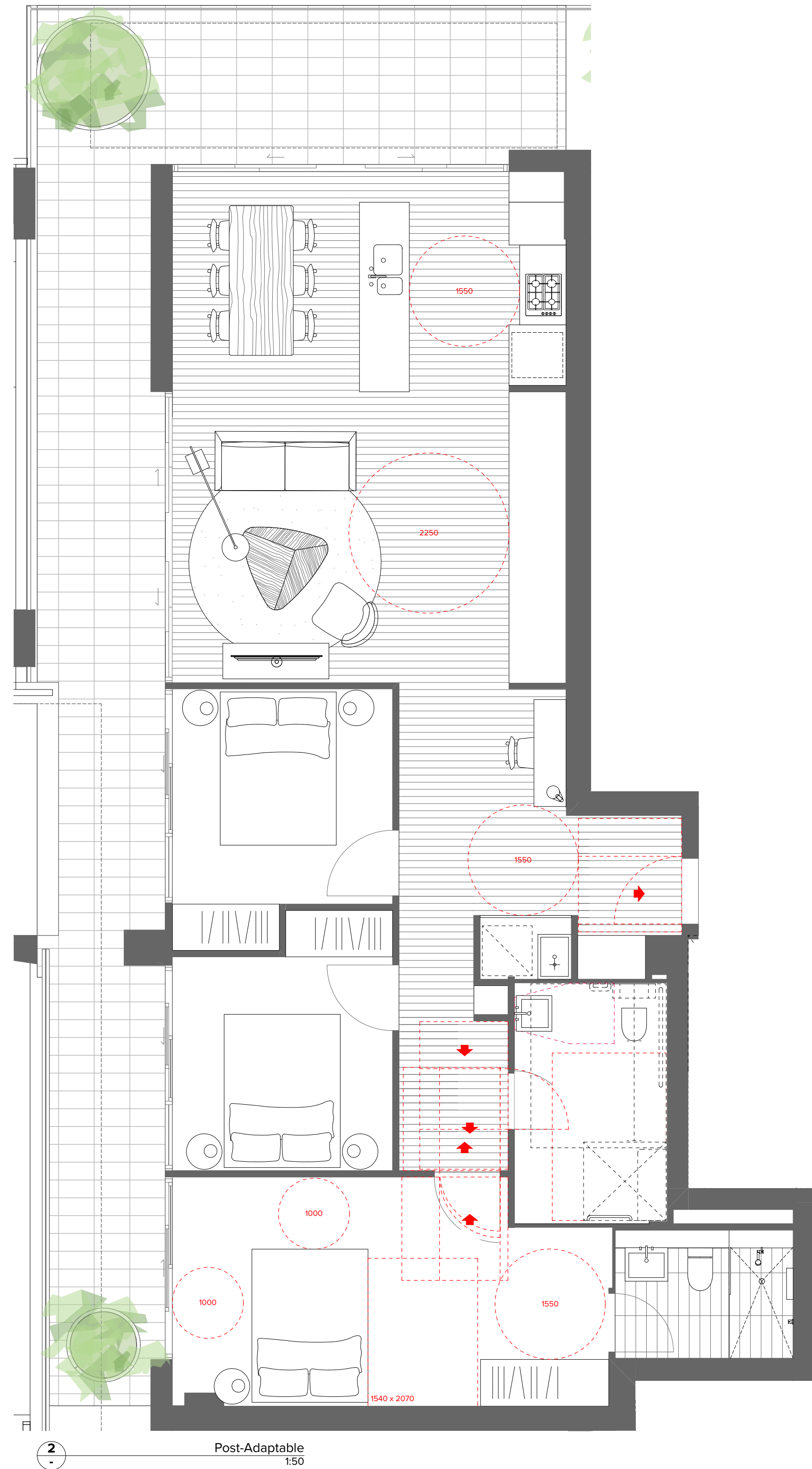
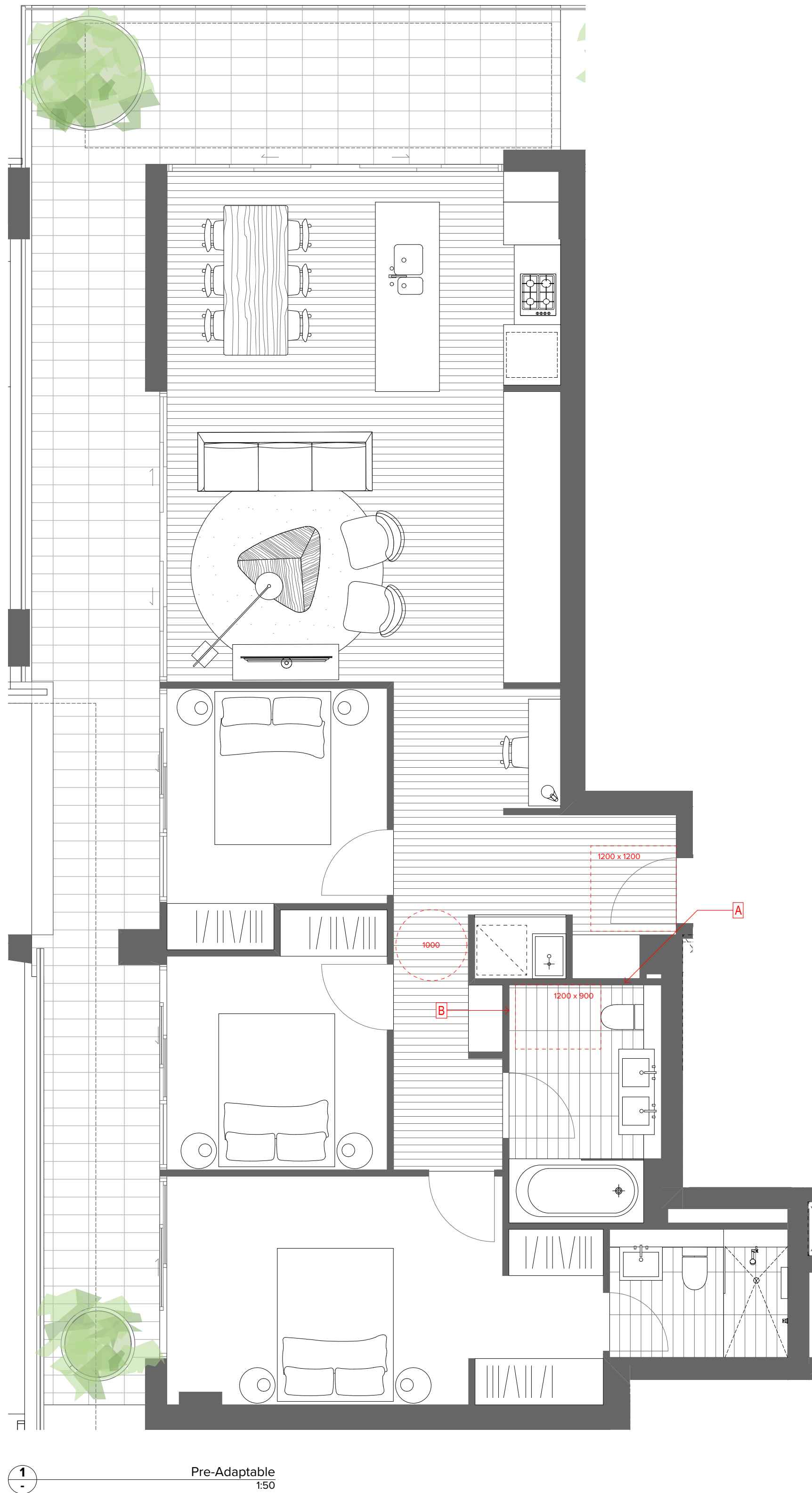
CLIENT
Paynter Dixon
Level 2 2 Richardson Place Riverside
Corporate Park North Ryde NSW 2113

Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country
Drawing Title
Adaptable & Livable Apartment Layouts
Sheet 01

02	11.12.20	BF	For DA Submission
A	26.11.20	BF	For Coordination
Rev	Date	Approved by	Revision Notes
Scale	Project No.	20023	Drawn by
1:50 @A1, 50% @A3	Dwg No.	DA-810-001	Rev
Status	For Information	02	North

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B Capped off services on wall or floor for future basin relocation

SUMMARY
TYPE: 3 BED
CONFIG: ADAPTABLE & LIVABLE
NO. OFF: 1
LOCATION: 12.01

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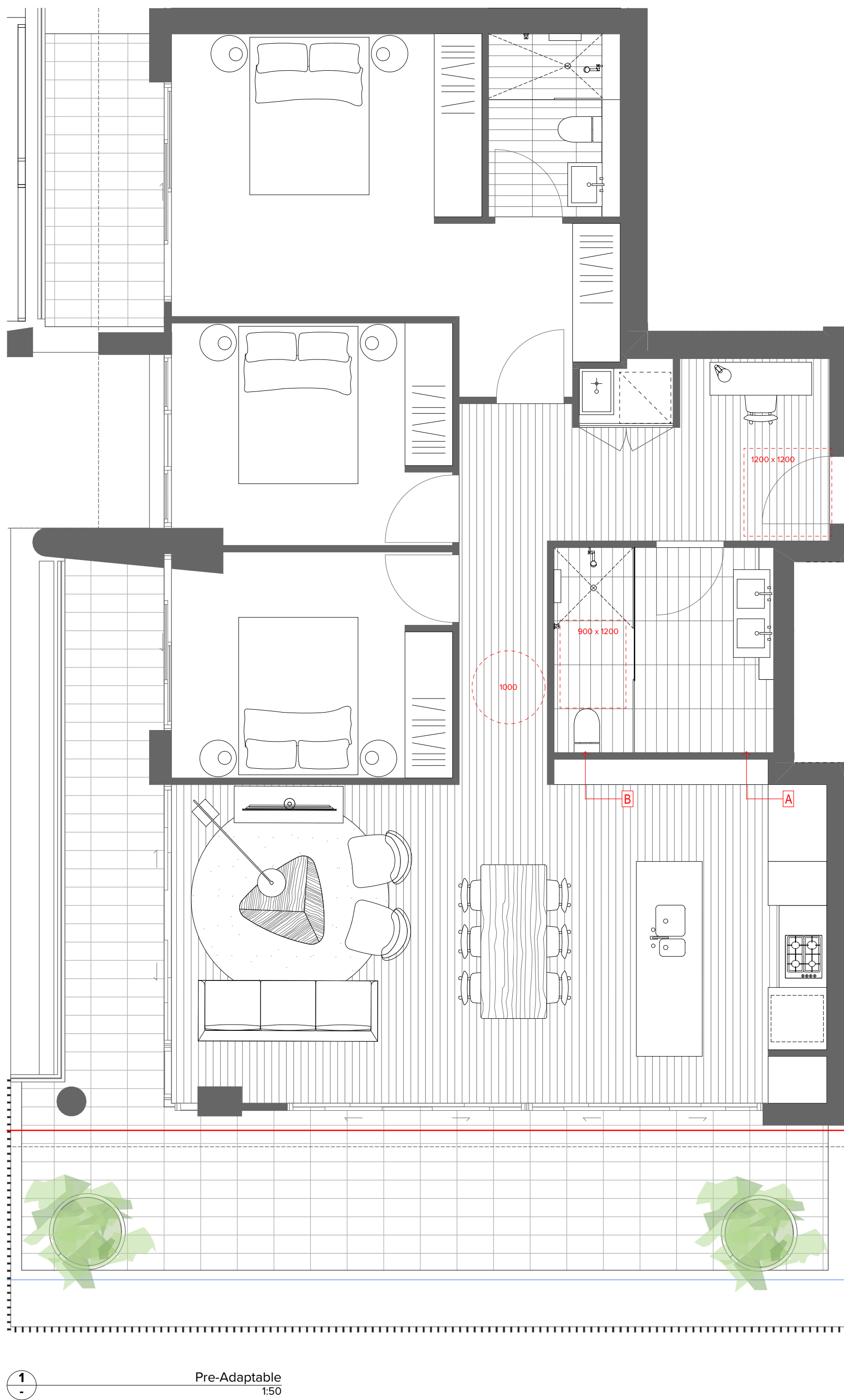
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Corporate Park North Ryde NSW 2113

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notwithstanding to Nicholas Turner 6055, ABN 55 594 394 871

Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country
Drawing Title
Adaptable & Livable Apartment Layouts
Sheet 02

02	11.12.20	BF	For DA Submission
01	26.11.20	BF	For Coordination
Rev	Date	Approved by	Revision Notes
Scale	1:50 @A1, 50% @A3		
Status	For Information		
Project No.	20023		
Dwg No.	DA-810-002		
Drawn by	TURNER		
Rev	02		

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General Notes:

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B Capped off services on wall or floor for future basin relocation

SUMMARY
TYPE: 3 BED
CONFIG: ADAPTABLE & LIVABLE
NO. OFF: 1
LOCATION: 12.04

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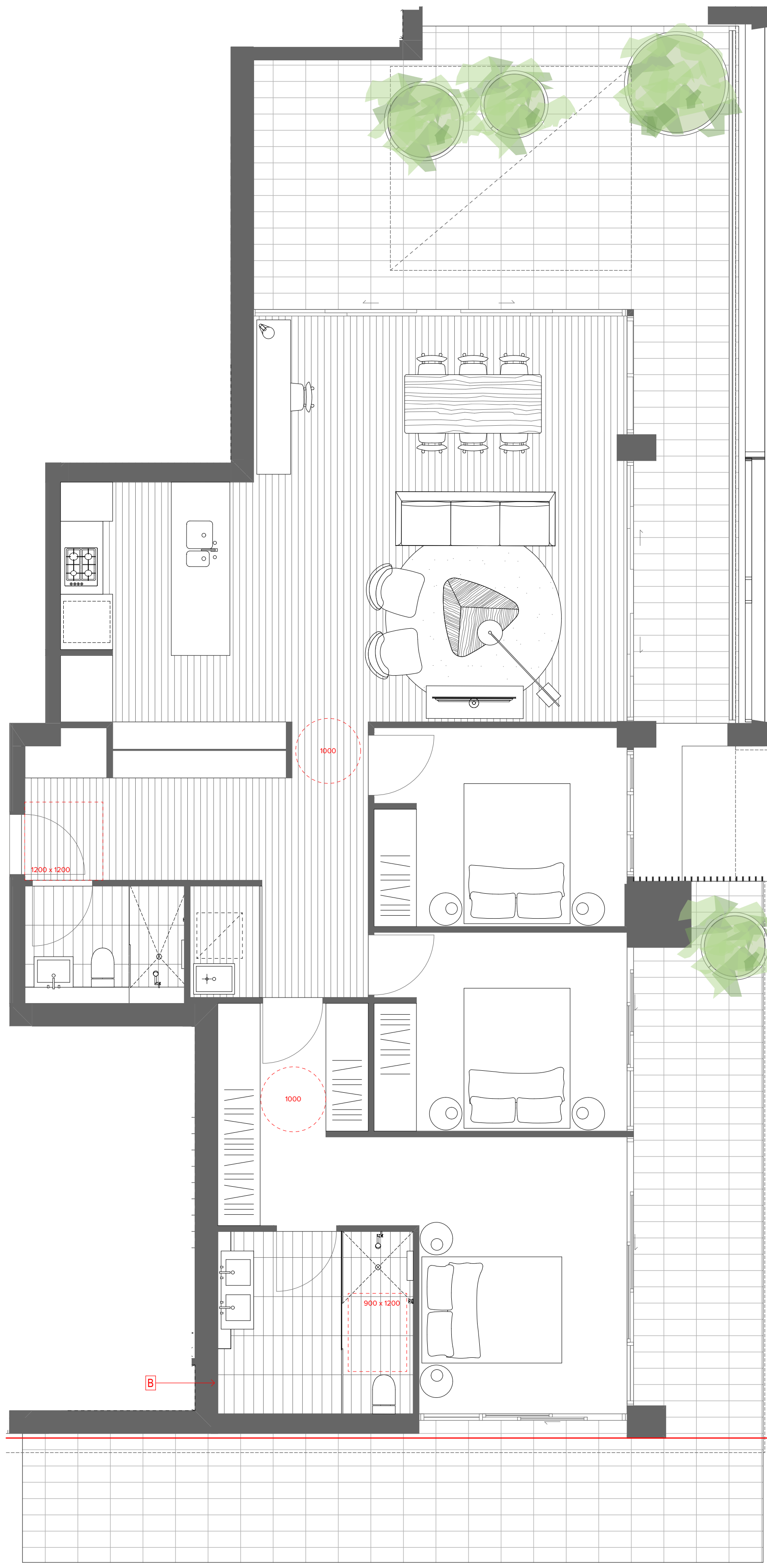
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Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country
Drawing Title
Adaptable & Livable Apartment Layouts
Sheet 03

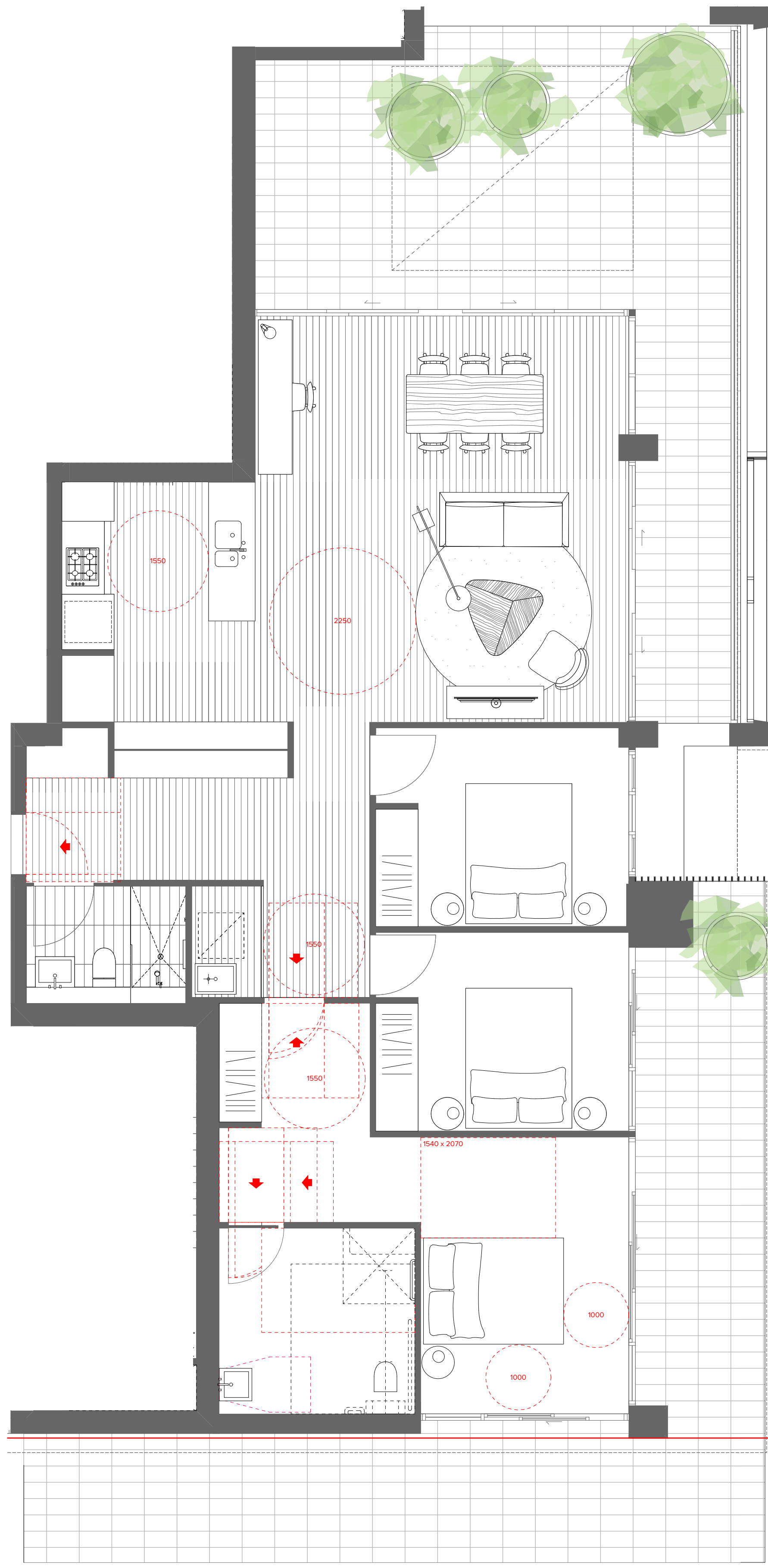
02	11.12.20	BF	For DA Submission
01	26.11.20	BF	For Coordination
Rev	Date	Approved by	Revision Notes
Scale	1:50 @A1, 50% @A3	Project No.	20023
Status		Dwg No.	DA-810-003
		Rev	02

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1
Pre-Adaptable
1:50



2
Post-Adaptable
1:50

SUMMARY
TYPE: 3 BED
CONFIG: ADAPTABLE & LIVABLE
NO. OFF: 1
LOCATION: 12.03

General Notes:

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Corporate Park North Ryde NSW 2113

DLCS Quality Endorsment Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 6055, APR 99 994 994 971

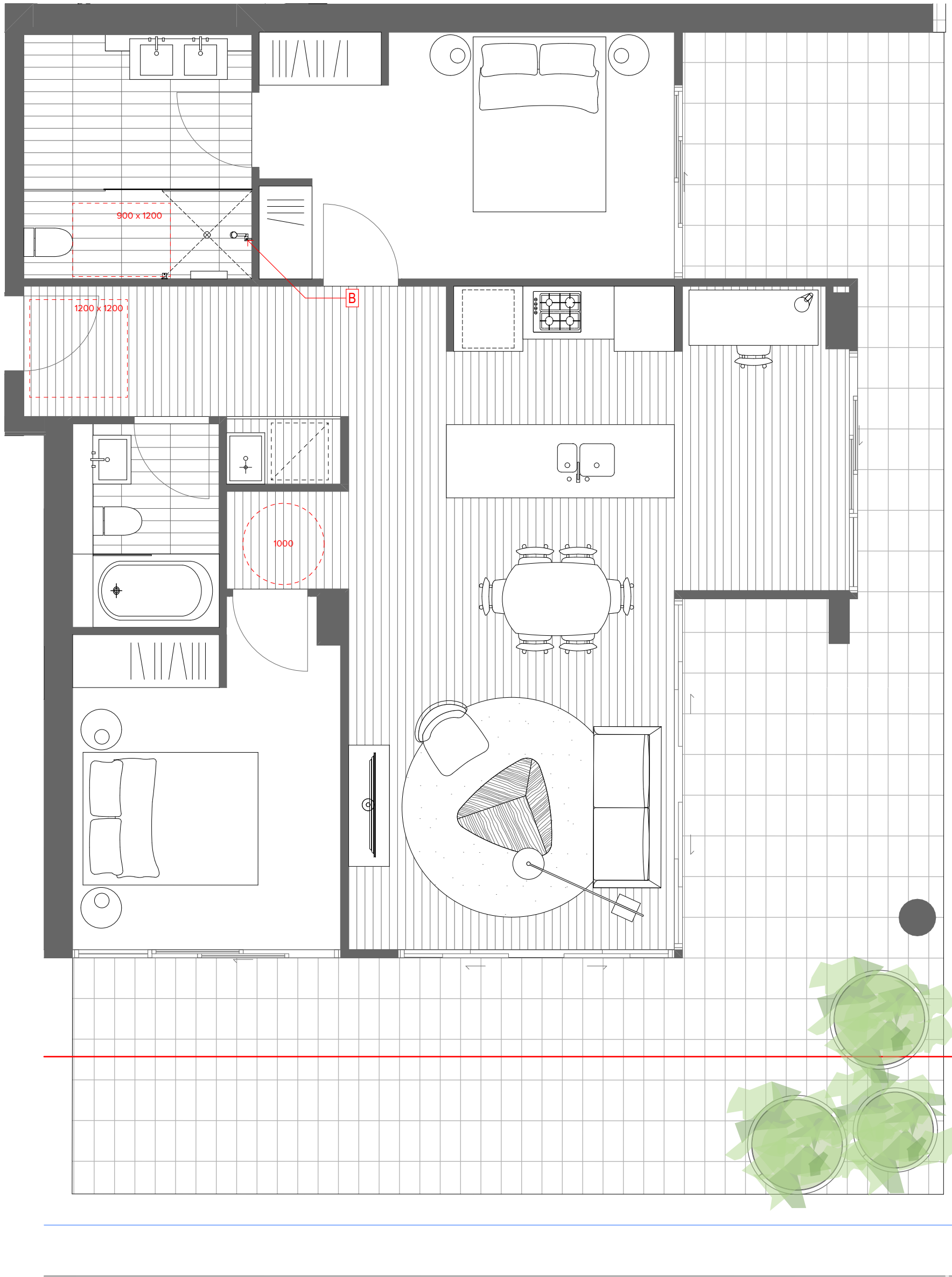
Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country
Drawing Title
Adaptable & Livable Apartment Layouts
Sheet 04

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01	26.11.20	BF	For Coordination
Rev	Date	Approved by	Revision Notes
Scale	Project No. 20023		
1:50 @A1, 50% @A3	Dwg No. DA-810-004		
Status	Rev 02		

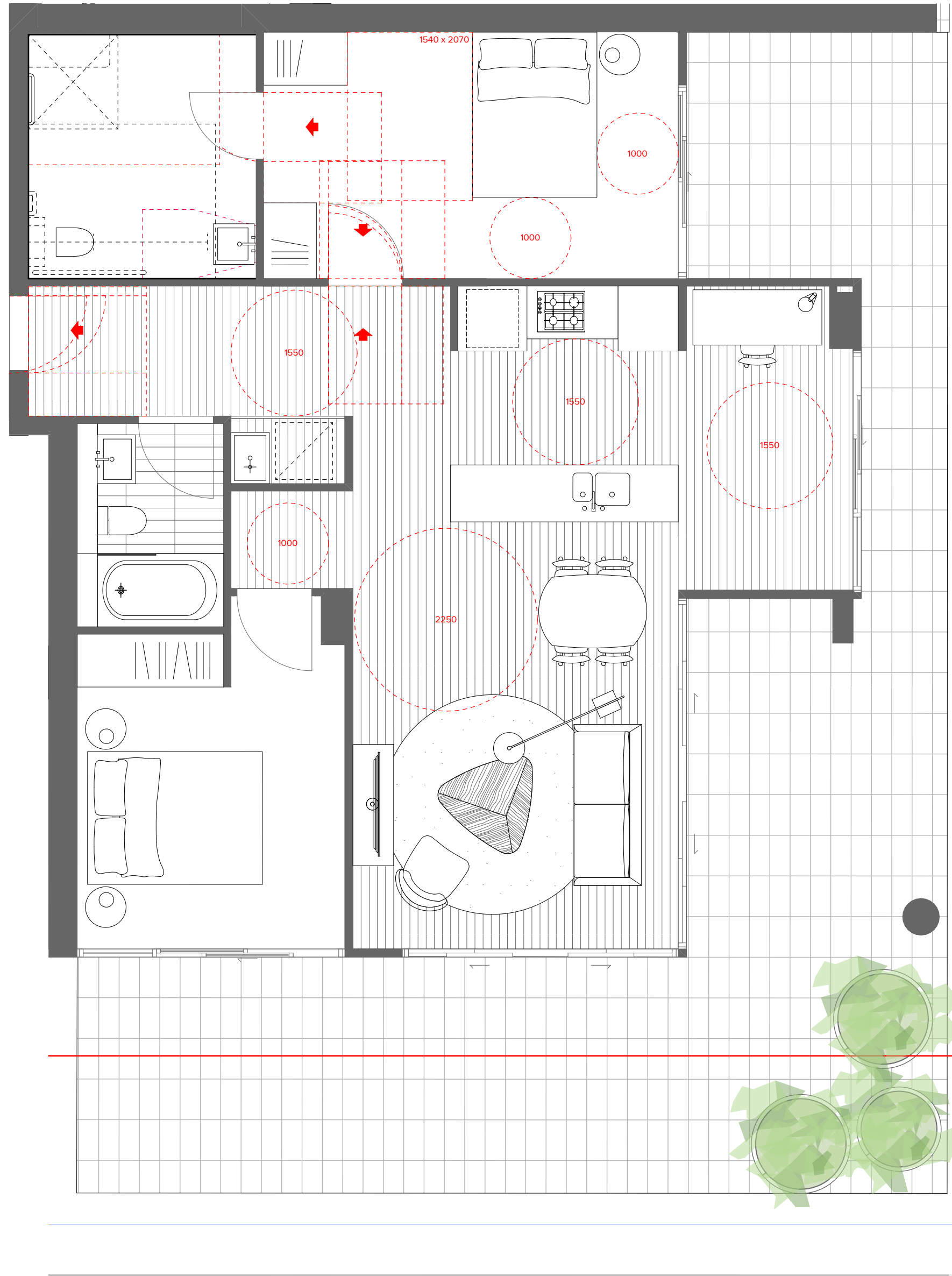
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1 Pre-Adaptable
1:50



2 Post-Adaptable
1:50

SUMMARY
TYPE: 2 BED
CONFIG: ADAPTABLE & LIVABLE
NO. OFF: 1
LOCATION: 8.05

General Notes:

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B Capped off services on wall or floor for future basin relocation

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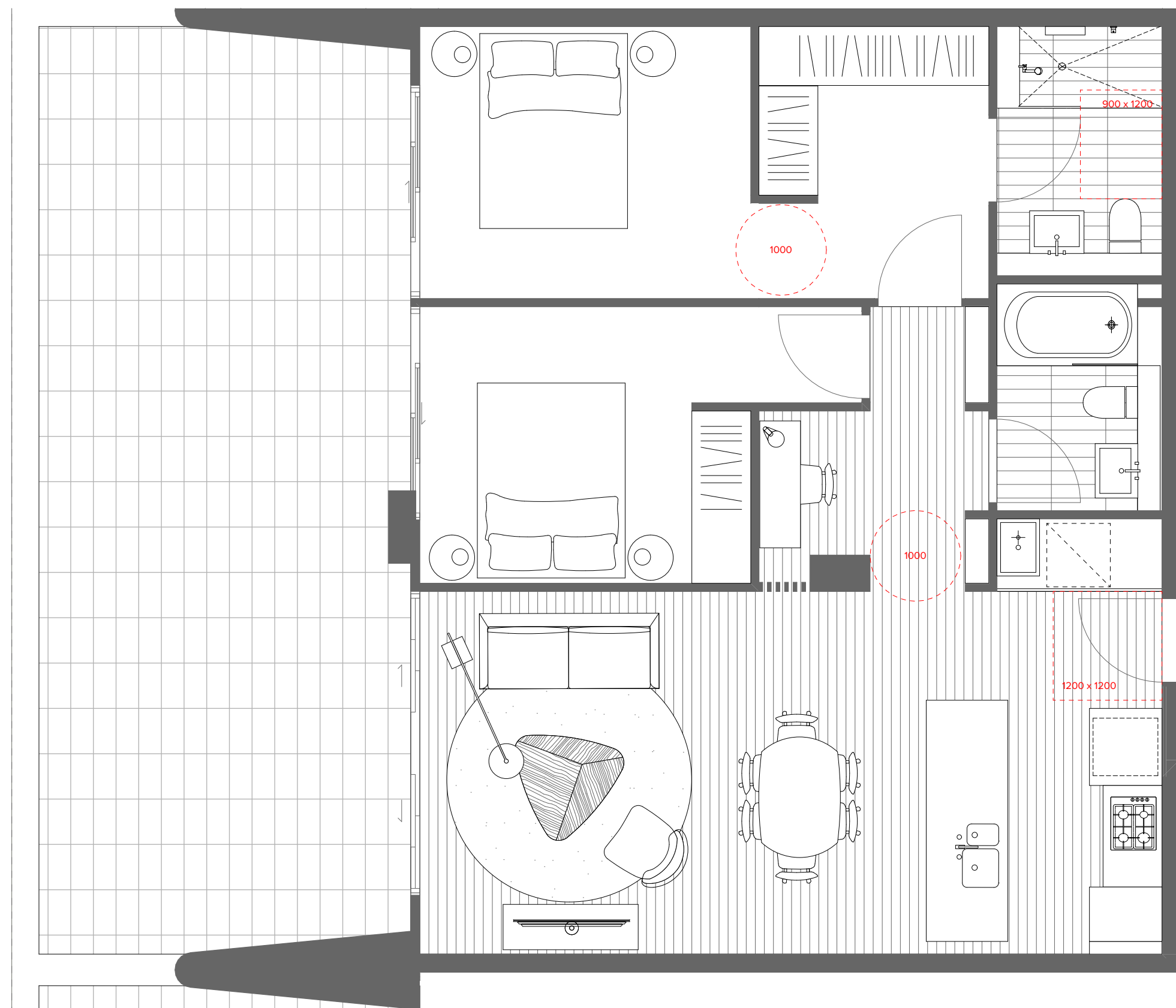
Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country
Drawing Title
Adaptable & Livable Apartment Layouts
Sheet 05

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01	26.11.20	BF	For Coordination
Rev	Date	Approved by	Revision Notes
Scale	Project No. 20023		
1:50 @A1, 50% @A3	Dwg No. DA-810-005		
Status	Rev 02		



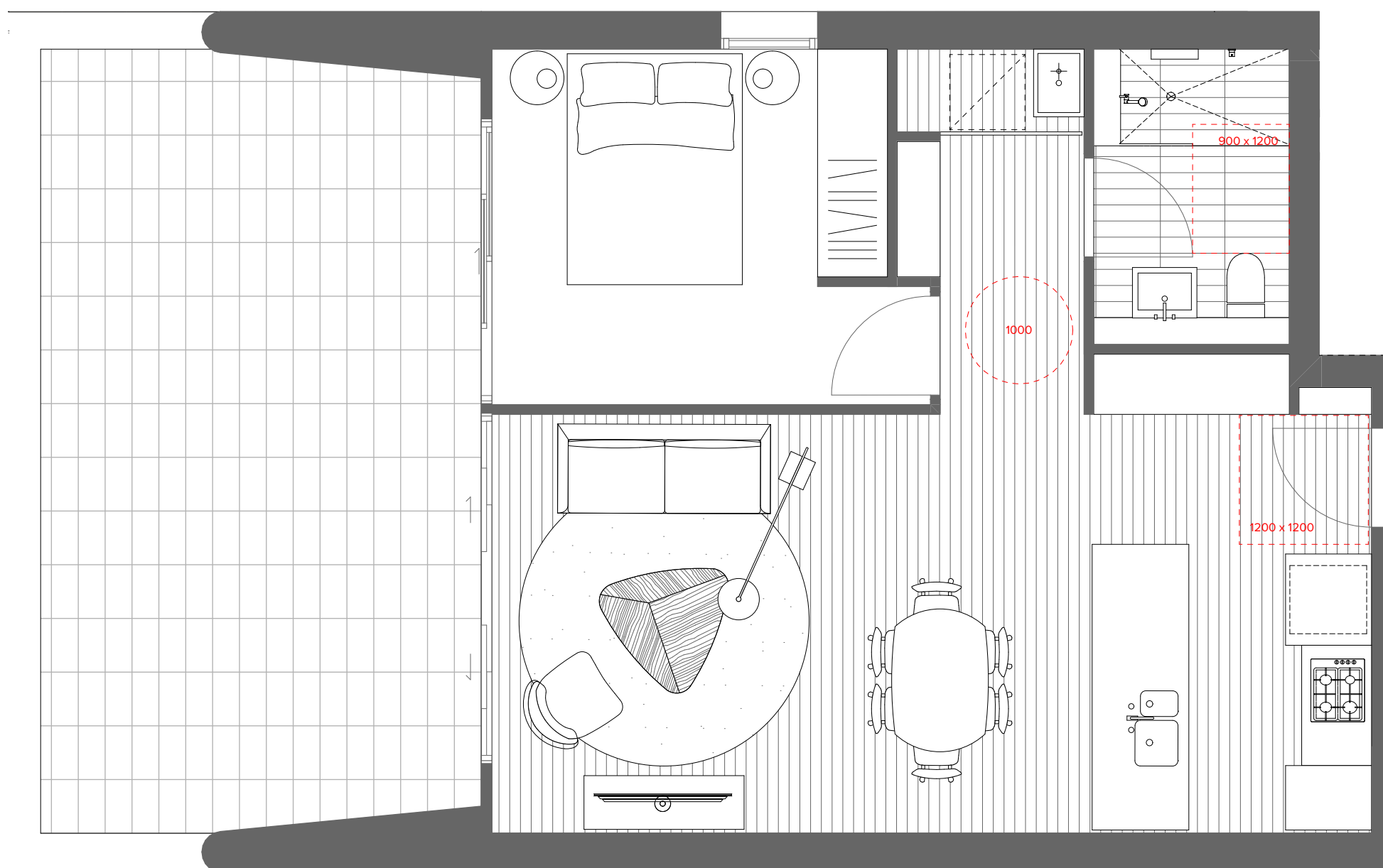
1 Apartment 4.07
1:50

SUMMARY
TYPE: 1 BED
CONFIG.: LIVABLE
NO. OFF: 3
LOCATION: 4.07
5.06
6.05



2 Apartment 4.11
1:50

SUMMARY
TYPE: 2 BED
CONFIG.: LIVABLE
NO. OFF: 3
LOCATION: 4.11
5.10
6.09



3 Apartment 4.12
1:50

SUMMARY
TYPE: 1 BED
CONFIG.: LIVABLE
NO. OFF: 4
LOCATION: 4.12
5.11
6.10
7.09

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Notified Architect Nicholas Turner 6055, ABN 55 594 394 871

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Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country
Drawing Title
Adaptable & Livable Apartment Layouts
Sheet 06

02	11.12.20	BF	For DA Submission		
01	26.11.20	BF	For Coordination		
Rev	Date	Approved by	Revision Notes		
Scale	Project No.	20023	Drawn by	North	
1:50 @A1, 50% @A3	Status	Dwg No.	DA-810-006	Rev	02

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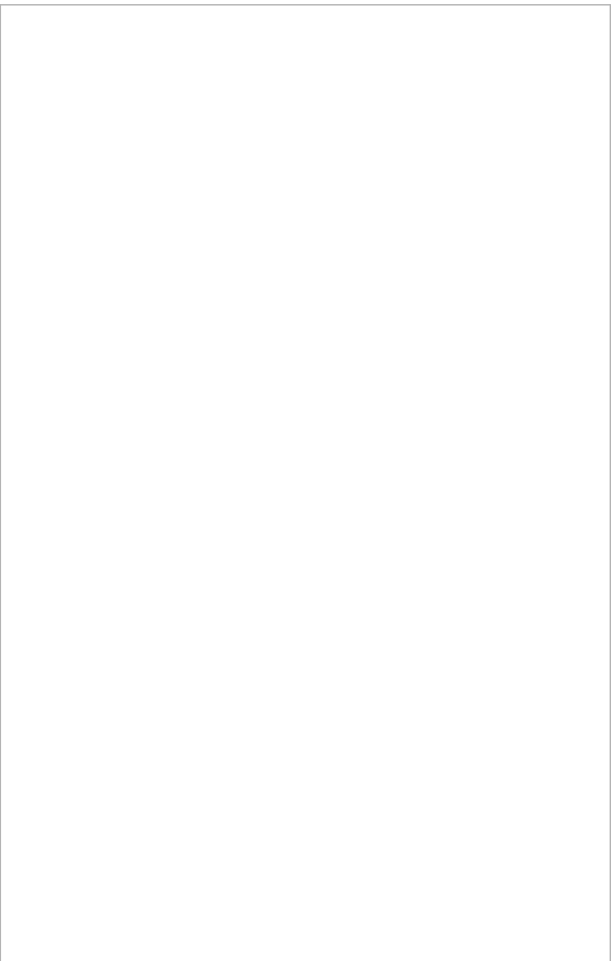
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BAL1



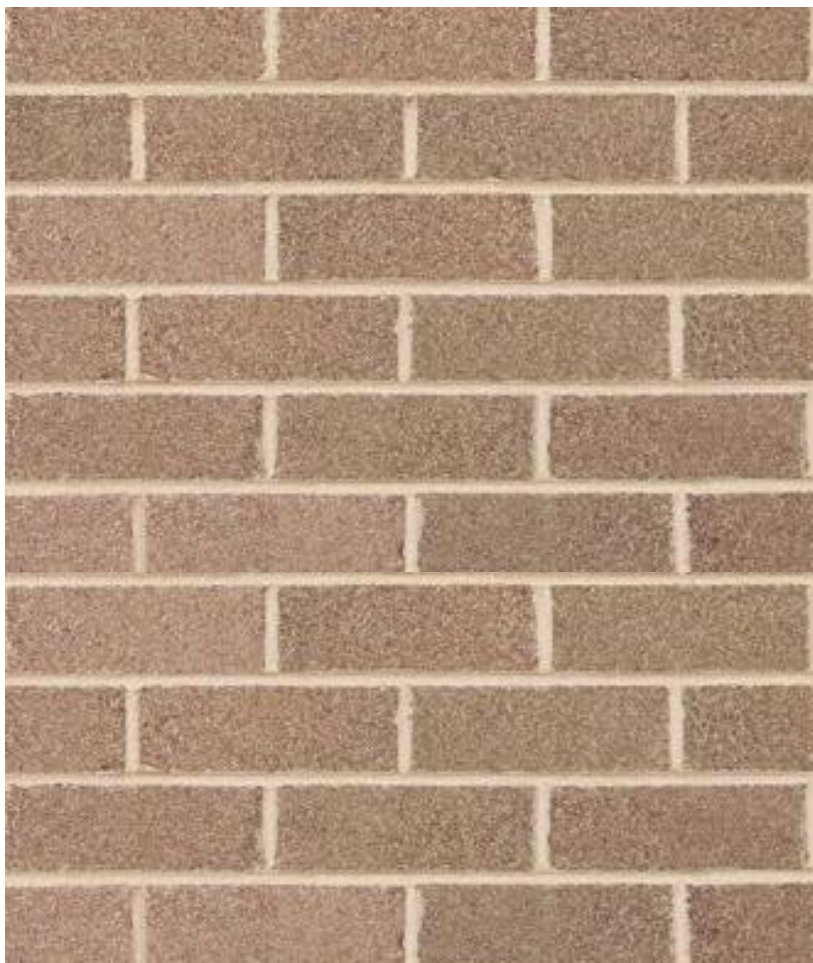
PF1



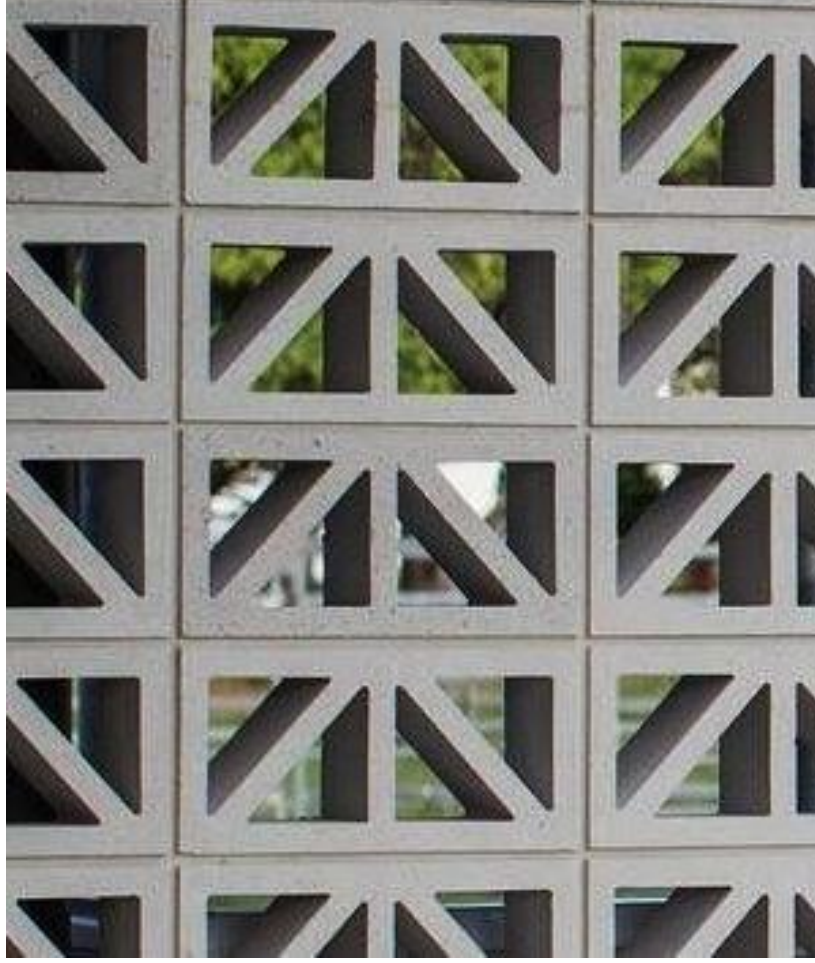
PF2



PF3



BWK1



BWK2



COF1



LV1



LV2



PLT1

Materials Legend:

- (BAL1) Balustrade Type 1
Vertical 100 x 20 metal baluster, no top rail.
Slab front fixed. Colour to match PF1.
- (BAL2) Balustrade Type 2
Semi-Frameless opaque glass fixed to
concrete upturn balustrade
- (BAL3) Balustrade Type 3
Semi-frameless full height opaque glass.
PF3 Metal baluster fixed to slab
- (BAL4) Balustrade Type 4
Horizontal balusters fixed to concrete upturn.
COF1 finish.

- (BWK1) Brickwork Pattern Type 1
Stretcher Bond Austral Bowral Dry Pressed Brick
Colour to match "Simmental Silver"
- (BWK2) Brickwork Pattern Type 2
Perforated screening similar to Austral
breeze-block

- (GC1) Retail Glazing with PF3 framing
(Refer to Section J for glass requirement)
- (GC2) Residential Glazing with PF1 framing
(Refer to BASIX for glass requirement)
- (GC3) Residential Glazing with PF2 framing
(Refer to BASIX for glass requirement)
- (GC4) Residential Glazing with PF3 framing
(Refer to BASIX for glass requirement)
- (GC5) Colourback Glazing with PF1 framing
(Refer to BASIX for glass requirement)
- (GC6) Colourback Glazing with PF2 framing
(Refer to BASIX for glass requirement)

- (LV1) Louvre Type 1
Operable Glass Louvre Window with PF1 framing
- (LV2) Louvre Type 2
Operable Glass Louvre Window with PF3 framing
- (LV3) Louvre Type 3
Fixed Horizontal Louvre System to plantrooms.

- (COF1) Concrete Off Form 1
Smooth off form concrete.
Penetrating clear mattie sealer over.

- (PF1) Paint Finish Type 1
Paint finish - light bronze or equivalent
powdercoat finish where applicable
- (PF2) Paint Finish Type 2
Paint finish to match Dulux "Natural White" or
equivalent powdercoat finish where applicable
- (PF3) Paint Finish Type 3
Paint finish to match Dulux "Monument" or
equivalent powdercoat finish where applicable

- (PLT1) Planter Type 1
GRC Planter
- (AW1) Awning with PF2 finish

- (SCN1) Screen Type 1
Bifold glazing, PF1 finish.
- (SCN2) Screen Type 2
Bifold glazing, PF2 finish.
- (SCN3) Screen Type 3
Aluminium plant screen.
PF3 finish.
- (SCN4) Screen Type 4
Aluminium plant screen.
PF1 finish.

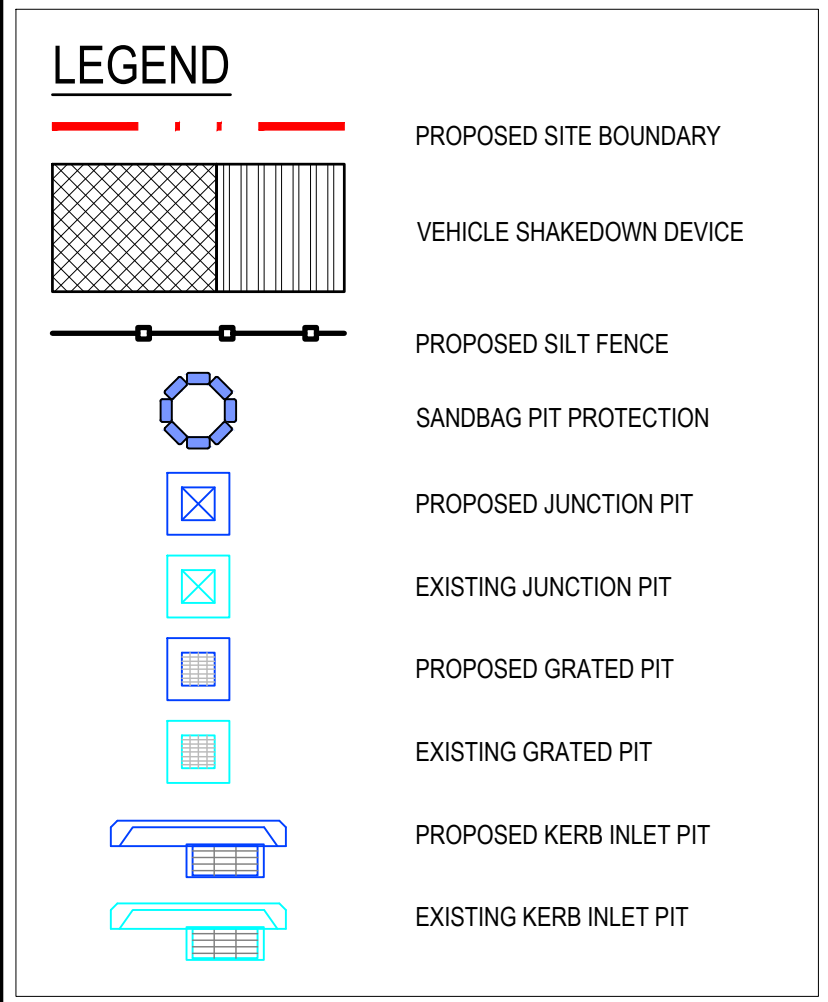
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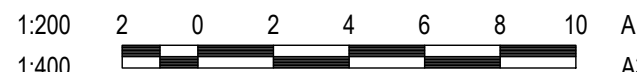
Project Title
15-31 Harbour Drive
Harbour Drive Coffs Harbour State Postcode Country

Drawing Title
Materials & Finishes Board
External Materials Palette

01	11.12.20	BF	For DA Submission		
Rev	Date	Approved by	Revision Notes	Project No.	Drawn by
				20023	TURNER
Scale	1:100 @A1, 50%@A3		Dwg No.	DA-890-001	Rev
Status	For Information				01



NOTE:
REFER DRAWING CI-076-01 FOR EROSION AND SEDIMENT CONTROL DETAILS



DRAWN:	
DESIGNED:	
VERIFIED:	
APPROVED FOR TENDER:	
APPROVED FOR CONSTRUCTION:	

ARCHITECT/CLIENT

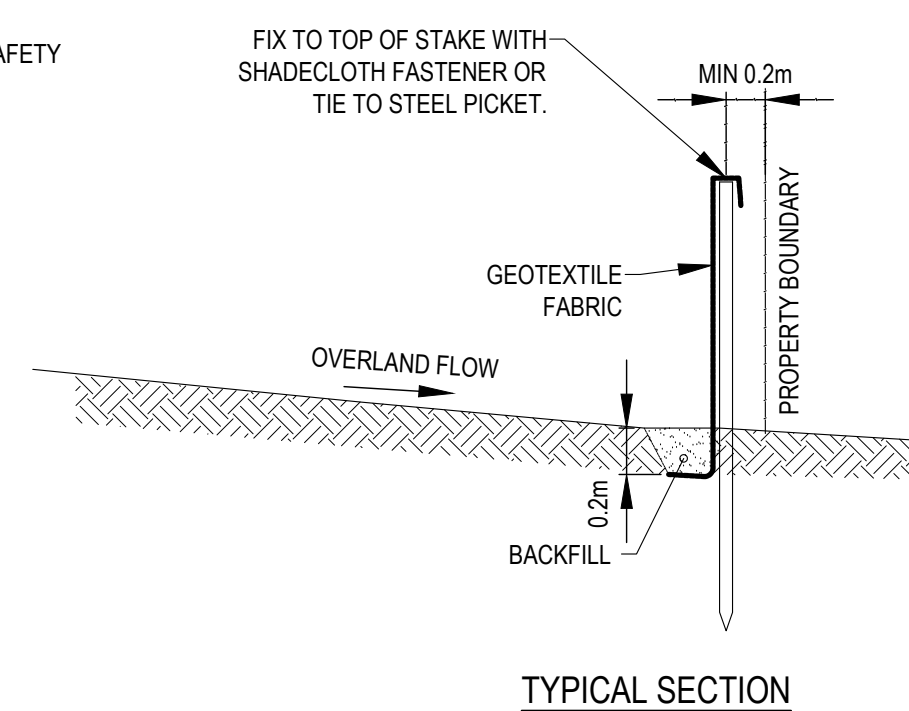
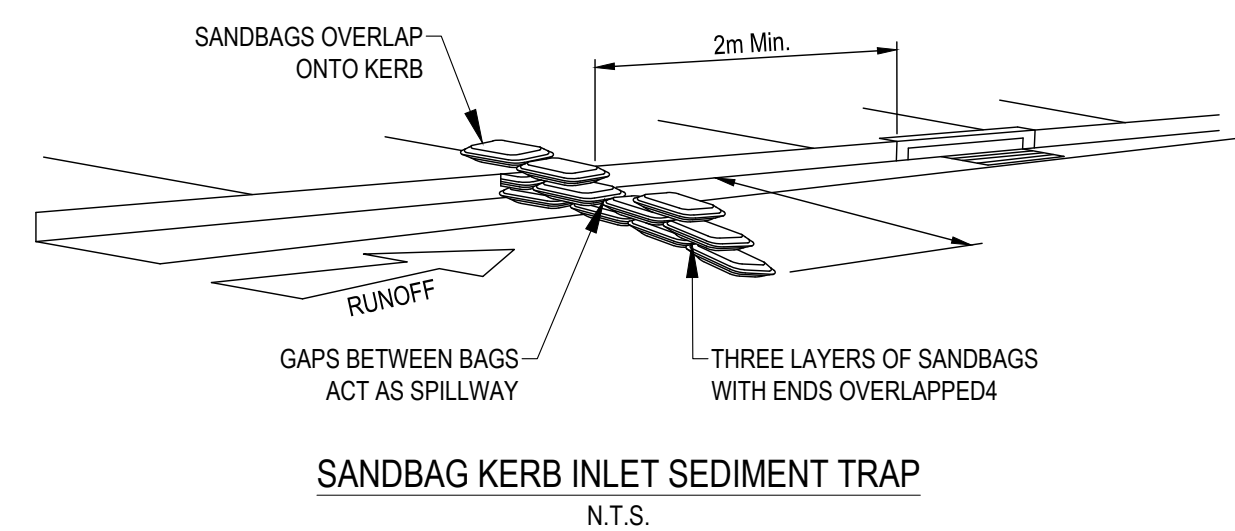
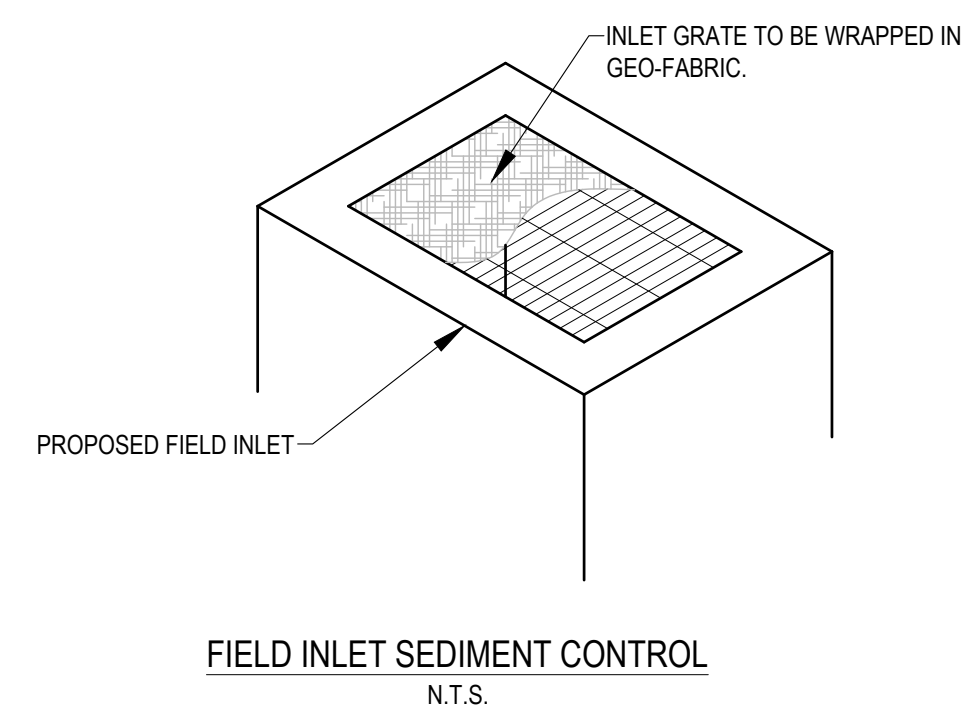
EROSION AND SEDIMENT CONTROL PLAN

PROJECT	TITLE
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APPROVAL
NOT FOR CONSTRUCTION

1:200	47738	CI-070-01	A
SCALE @ A1	PROJECT No	DRAWING No	REVISION



DRAWN:		TURNER
DESIGNED:		
VERIFIED:		
APPROVED FOR TENDER:		
APPROVED FOR CONSTRUCTION:		
		ARCHITECT/CLIENT



MGA

mAHD

APPROVAL

NOT FOR CONSTRUCTION

NTS	47738	CI-076-01	A
SCALE @ A1	PROJECT No	DRAWING No	REV

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

- The following general conditions should be considered prior to the commencement of landscape works:
- The landscape plans should be read in conjunction with the architectural plans, project artist's assessment, hydraulic plans, service plans and survey prepared for the proposed development.
 - All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
 - Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and handstand pours.
 - All outdoor lighting specified by architect or client to be installed by qualified electrician
 - Anomalies that occur in these plans should be brought to our immediate attention.
 - Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done in accordance with (AS)4970-Protection of trees on development sites as well as in accordance with the tree protection measures prepared by project arborist.

Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health. Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

- Erosion & pollution control measures shall incorporate the following:
- Construction of a sediment trap at the vehicle access point to the subject site.
 - Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
 - Earth banks to prevent scour of stockpiles
 - Sandbag kerb sediment traps
 - Straw bale & geotextile sediment filter.
 - Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to 'Siltwise Reference Kit' as prepared by DLWC & WSRCC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to 'Botany Humus', as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported 'Organic Garden Mix' as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The soil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site soil topsoil runs out.

2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BE RETAINED)

Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

a) Testing

All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the 'Sydney Soil Lab' or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels outside of tree protection zones of trees to be retained

Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
- Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation

Cultivate all subgrade to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drainage, prior to the placement of the final specified soil mix.

e) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.

- Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported 'Organic Garden Mix' as supplied by ANL or approved equal.
- Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm.

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.

- Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE'. Certification that trees have been grown to AS 2303:2018 is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment:

The following plant quality assessment criteria should be followed:
Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure.

Below - Ground Assessment:

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.
All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 1800mm x 50mm x 50mm Hardwood timber, or as per council specification where is available. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch

Mulch for general planter bed shall be an approved equal to 'Forest Blend' as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-flammable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles. 4-7mm screenings or similar.

e) Turf

Turf for project site shall be soft leaf Buffalo or Zoyia macrantha 'Nana' or equivalent unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition. Re-turfing to nature strip where is required shall use species that match existing on street.

3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the suler roots gently leaved from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as 'Trees' on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching

Mulch for general planter bed shall be an approved equal to 'Forest Blend' as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-flammable materials that could include crushed rock, gravel, scoria or river pebbles. 4-7mm screenings or similar.

e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly but jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) XXXXXXX

Where is required, the Contractor shall install xxxxxxx as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces. However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained.

g) Earth retaining structure

All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of nat timber construction materials, construction details to be provided by a qualified engineer. Install wall to suit site levels and to manufacturer's specification.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

- Paving - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a usable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be brought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owners which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8538 5332.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 2011, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.

This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Coffs Harbour Council By-Laws and Ordinances.

Drawings:

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:

Upon completion of installation, the system shall be tested, including:

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer's recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300kPa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty:

- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:

- On request, a detailed irrigation performance specification report can be issued.

CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be either:

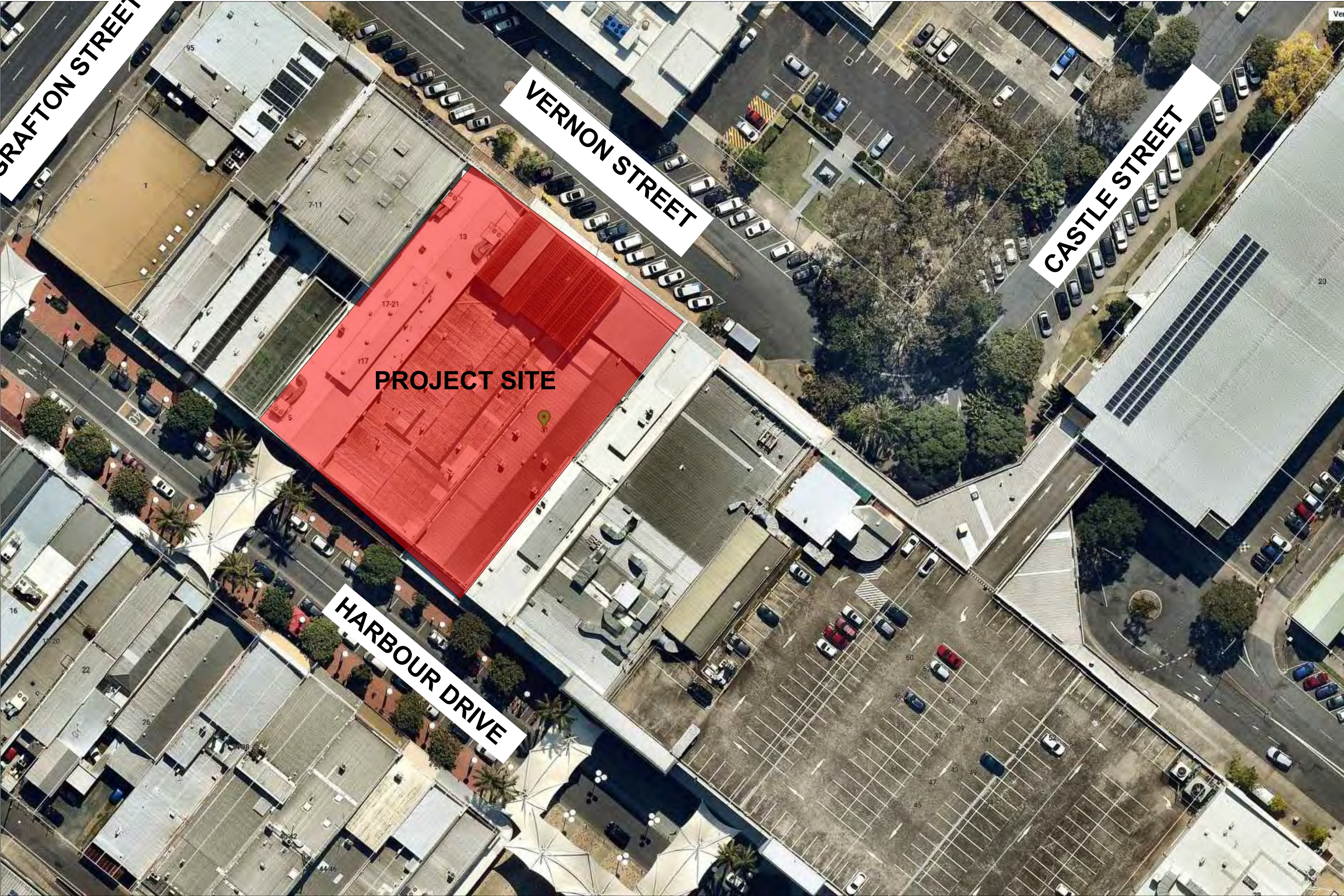
- 6 months beginning from the approved completion of the specified construction work (Practical Completion) as agreed to in the landscape contractors contractual obligations.
- or as specified by Council in the Determination.

A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

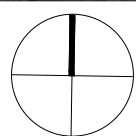
This shall include, but not be limited to, the following items where and as required:

- Watering / planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.



SITE CONTEXT



STREET VIEWS




VERNON STREET



HARBOUR DRIVE

DRAWING SCHEDULE

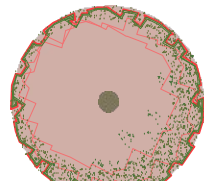
SHEET #	DRAWING TITLE	REV.
/1	TITLE PAGE	A
/2	LANDSCAPE PLAN - PUBLIC DOMAIN (GF)	A
/3	HARDSCAPE PLAN- PUBLIC DOMAIN (GF)	A
/4	LANDSCAPE PLAN - LEVEL 1, 2 & 3	A
/5	LANDSCAPE PLAN - LEVEL 4	A
/6	DETAILS 1	A
/7	DETAILS 2 -PERGOLA	A
/8	DETAILS 3- FURNITURE	A

<p>GENERAL NOTE:</p> <p>Figure dimensions take preference to scale readings. Verify all dimensions on site. If site dimensions vary significantly to scale, the indicated size shall be taken as a guide only. The landscape architect shall be responsible for the accuracy of the information provided to the client. The client shall be responsible for the accuracy of the information provided to the client.</p> <p>Copyright Reserved: The copyright in this drawing is owned by the copyright owner. All rights are reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the copyright owner.</p> <p>If the State of the drawing is not signed off by the Designer it may be subject to change, alteration or amendment at the discretion of our office.</p>	<p>ARCHITECT:</p> <p>TURNER</p>	<p>LANDSCAPE ARCHITECT:</p> <p></p> <p>Suit 101, 506 Miller Street, CAMMERAY NSW 2062</p> <p>Phone: 9922 5312 Fax: 9229 4962 Mob: 0413 861 351</p> <p>www.concept.net.au enquiries@concept.net.au</p>	<p>COUNCIL:</p> <p>COFFS HARBOUR</p> <p>CLIENT:</p> <p>PAYNTER DIXON</p>	<p>REV</p> <p>A</p> <p>DATE</p> <p>17/12/2020</p> <p>NOTATION/AMENDMENT</p> <p>For submission</p>	<p>PROJECT:</p> <p>PROPOSED PUBLIC DOMAIN & MIXED-USE DEVELOPMENT</p> <p>15-31 HARBOUR DRIVE, COFFS HARBOUR</p>	<p>TITLE:</p> <p>TITLE PAGE</p>	<p>STATUS:</p> <p>DEVELOPMENT APPLICATION</p>
				<p>DWG No:</p> <p>TITLE PAGE</p>		<p>SCALE:</p> <p>NTS</p>	<p>DATE:</p> <p>December 2020</p>

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

DECIDUOUS TREE



Botanical Name: *Brachychiton acerifolius*
Common Name: Illawarra Flame tree (Native)
Pot size: 100Lt
Mature H x S: 10m+
Qty Required: 4

PALM

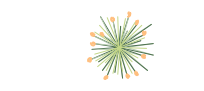


Botanical Name: *Livistona australis*
Common Name: Cabbage-tree palm (Native)
Pot size: Min 1m trunks (Stagger)
Mature H x S: 25m x 3m
Qty Required: 10

ACCENT PLANTING



Botanical Name: *Metrosideros 'Tahiti'*
Common Name: NZ Christmas Bush (Exotic)
Pot size: 300mm
Mature H x S: 1m x 1m
Qty Required: 40



Botanical Name: *Acacia 'Limelight'*
Common Name: Limelight Acacia (Native)
Pot size: 140mm
Mature H x S: 0.6m x 0.6m
Qty Required: 36



Botanical Name: *Alcantarea imperialis 'Rubra'*
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 300mm
Mature H x S: 0.8m x 0.9m
Qty Required: 16



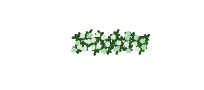
Botanical Name: *Alpinia caerulea 'Red Back'*
Common Name: Red Back Native Ginger (Exotic)
Pot size: 300mm
Mature H x S: 1.5m x 1-1.5m
Qty Required: 20



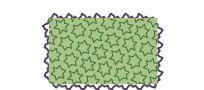
Botanical Name: *Codiaeum variegatum*
Common Name: Croton plants (Exotic)
Pot size: 200mm
Mature H x S: 800mm x 500mm
Qty Required: 32



Botanical Name: *Macrozamia communis*
Common Name: Burrawang (Native)
Pot size: 300mm
Mature H x S: 1-2m x 1.5-3m
Qty Required: 4



Botanical Name: *Pandorea jasminoides*
Common Name: Bower Vine (Native)
Pot size: 100mm
Mature H x S: 0.3m x climbing
Qty Required: 12



Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Philodendron (Exotic)
Pot size: 150mm
Mature H x S: 0.5m x 0.6m
Qty Required: 5/m2 (10 m2 total)



Botanical Name: *Strelitzia nicotai*
Common Name: Giant Bird of Paradise (Exotic)
Pot size: 300mm
Mature H x S: 6m x 3m
Qty Required: 6

VERNON STREET

HARBOUR DRIVE

17 METRE

NO. 13

Coffs harbour theme planting
- 5 *L. australis* (Cabbage tree Palm)
- 3 *S. nicotai*
- 8 *A. imperialis* 'Rubra'
- 10 *A. caerulea* 'Redback'
- 16 *C. variegatum* (Croton Plant)
- 3 *M. communis*
- 5 m² P. 'Xanadu'

Bike parking

BIN

Feature tree
- *Brachychiton acerifolius* with
9 A 'Limelight' under
& 20-25mm Redwood chip mulch under

Feature tree
- *Brachychiton acerifolius* with
9 A 'Limelight' under
& 20-25mm Redwood chip mulch under

Climber grows from trough
on tensile wires
- 3 P. *jasminoides*

Climber grows from trough
on tensile wires
- 3 P. *jasminoides*

PERMEABLE AREA
(210m²)

FFL5.30

12 M. 'Tahiti' in trough

LINE OF BUILDING OVER

Climber grows from trough
on tensile wires
- 3 P. *jasminoides*

Feature tree
- *Brachychiton acerifolius* with
9 A 'Limelight' under
& 20-25mm Redwood chip mulch under

NO. 7-11

Coffs harbour theme planting
- 5 *L. australis* (Cabbage tree Palm)
- 3 *S. nicotai*
- 8 *A. imperialis* 'Rubra'
- 10 *A. caerulea* 'Redback'
- 16 *C. variegatum* (Croton Plant)
- 3 *M. communis*
- 5 m² P. 'Xanadu'

Bike parking

BIN

R4.96



VERNON STREET

11 METRE STRE

HARBOUR DRIVE

SECTION A-A/ NORTH ELEVATION

PEDESTRIAN WALKWAY

GENERAL NOTE: If no. Concept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.

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Mob: 0413 861 351
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enquiries@concept.net.au

REV	DATE	NOTATION/AMENDMENT
A	17.12.2020	For submission

COUNCIL: COFFS HARBOUR

CLIENT: PAYNTER DIXON

PROJECT: PROPOSED PUBLIC DOMAIN & MIXED-USE DEVELOPMENT
15-31 HARBOUR DRIVE, COFFS HARBOUR

TITLE: LANDSCAPE PLAN -PUBLIC DOMAIN(GROUND FLOOR)

DWG No:	SHEET:	ISSUE:
LPDA 21 -153	2	A

STATUS:	DEVELOPMENT APPLICATION
SCALE: 1:100@A1	DATE: 12/17/2020
DRAWN: E.W	CHECKED: RF

Public Domain guideline

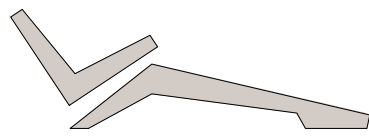
Pavement
City Centre Prosperity Plan 2031.
Coffs Harbour City Council

Urban character of medium grey coloured granite paver, with no banding

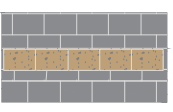
Colour and finish to reflect coastal holiday character - complexity through colour not pattern

Extend sense of space with simple kerb to building pavement pattern with no formal banding


HARDSCAPE




Custom-made concrete bench. Refer to Typical detail



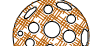
Multiple size granite paving to council specification
- Sesame Grey granite
- Accent inset granite




Permeable paving (zone) to manufacturer's specification




Final bin location to be reviewed and coordinated by council



Indicative sculpture artwork

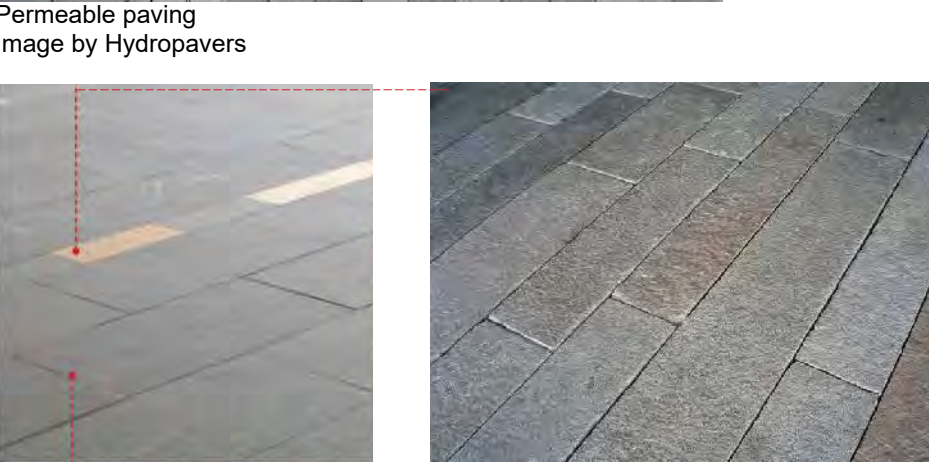


Outdoor daybed/lounge to manufacturer's specification



Bench to manufacturer's specification

SAMPLE IMAGES




Sesame Grey granite
Image: City Centre Prosperity Plan 2031.
Coffs Harbour City Council
Smart pole (Optional)




Strip light

LIGHTING CONCEPT



Light pole/Smart pole.
(Optional All-in-one customisable integrated system)



LED Strip light in paving




GENERAL NOTE:

Figured dimensions take preference to scale readings. Verify all dimensions on site. 10% of all dimensions may vary slightly to those that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

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Public Domain guideline

Pavement
City Centre Prosperity Plan 2031.
Coffs Harbour City Council

Urban character of medium grey coloured granite paver, with no banding

Colour and finish to reflect coastal holiday character - complexity through colour not pattern

Extend sense of space with simple kerb to building pavement pattern with no formal banding

HARDSCAPE

Custom-made concrete bench. Refer to Typical detail

Multiple size granite paving to council specification
- Sesame Grey granite
- Accent inset granite

Permeable paving (zone) to manufacturer's specification

Final bin location to be reviewed and coordinated by council

Indicative sculpture artwork

Outdoor daybed/lounge to manufacturer's specification

Bench to manufacturer's specification

SAMPLE IMAGES

Permeable paving
Image by Hydropavers

Sesame Grey granite
Image: City Centre Prosperity Plan 2031.
Coffs Harbour City Council
Smart pole (Optional)

The SMART.NODE™
By Ene-hub

Strip light

LIGHTING CONCEPT

Light pole/Smart pole.
(Optional All-in-one customisable integrated system)

LED Strip light in paving

Pole light - light fitting option by WEEF

GENERAL NOTE:

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TURNER

LANDSCAPE ARCHITECT:

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enquiries@concept.net.au

COUNCIL

COFFS HARBOUR

CLIENT

PAYNTER DIXON

REV	DATE	NOTATION/AMENDMENT
A	17.12.2020	For submission

PROJECT:

PROPOSED PUBLIC DOMAIN & MIXED-USE DEVELOPMENT

15-31 HARBOUR DRIVE,
COFFS HARBOUR

TITLE:		STATUS:	
HARDSCAPE PLAN - PUBLIC DOMAIN (GF)		DEVELOPMENT APPLICATION	
DWG No:	LPDA 21 -153	SCALE:	1:100
SHEET:	3	DATE:	12/17/2020
ISSUE:	A	DRAWN:	E.W
		CHECKED:	RF

Optional treatment to party wall of neighbouring building to council determination including:

- Green wall -climbers on tensile wire trellis system
- Artistic painting
- Projection mapping/Moonlight Cinema

Proposed accent granite Paver 'Antique' 'Bush Hammered' in red/brown colour to complement existing red brick paver -400mm wide x 600mm

Hatched area denotes the landscape and permeable pavement treatment to constitute a minimum 7% of the subject site, in line with the ADG guidelines, including:

- Deepsoil landscaping
- Porous/Permeable paving

Selected troughs to manufacturer's specification

450mm Ht Concrete bench

Proposed accent granite Paver 'Antique' in red/brown tone to complement existing red brick paver -200mm wide x 600mm

Troughs for climbers

Focal point -Optional sculpture artwork

Troughs for climbers

Permeable paving to manufacturer's specification

Selected troughs to manufacturer's specification

Min 4m

450mm Ht Concrete bench

FFL5.30

LINE OF BUILDING OVER

1.5m wide lounge to manufacturer's specification

450mm Ht Concrete bench

OUTDOOR DINING

OUTDOOR DINING

OUTDOOR DINING

OUTDOOR DINING

STEP

Retail 05
182 m²
FFL5.30

Retail 04
117 m²
FFL5.30

Retail 03
96 m²
FFL5.30

LOBBY
48 m²
FFL5.30

Retail 02
128 m²
FFL5.30

Retail WA
52 m²
RL4.70

STEP

11 METRE STREET

VERNON STREET

RL4.92

RL4.96

11.4.96

Light pole /Smart pole.
All-in-one customisable integrated system including:

- LED pole light
- Wi-Fi
- CCTV
- Banner

Inset LED strip light in paving

Bike parking

Min 4m

FFL5.30

LINE OF BUILDING OVER

OUTDOOR DINING

OUTDOOR DINING

OUTDOOR DINING

OUTDOOR DINING

STEP

Retail 05
182 m²
FFL5.30

Retail 04
117 m²
FFL5.30

Retail 03
96 m²
FFL5.30

LOBBY
48 m²
FFL5.30

Retail 02
128 m²
FFL5.30

Retail WA
52 m²
FFL5.30

STEP

11 METRE STREET

VERNON STREET

RL4.92

RL4.96

11.4.96

LEGEND & SCHEDULE

- NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
 2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
 3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
 4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS.
 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
 6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

PALMS

- Botanical Name:** Phoenix roebelenii
Common Name: Pygmy Date Palm(Exotic)
Pot size: Min 1m trunk
(Mix of multiple trunks & single trunk)
Mature H x S: 1-3 m x 1.5m
Qty Required: 19
Botanical Name: Cycas revoluta
Common Name: Japanese Sago Palm(Native)
Pot size: 45 Lt
Mature H x S: 1-1.5m x 1m
Qty Required: 10
Botanical Name: Rhaphis excelsa
Common Name: Rhaphis Palm (Exotic)
Pot size: 300mm
Mature H x S: 3m x 1.5m
Qty Required: 42

PLANTING IN PLANTER

- Botanical Name:** Acacia cognata 'Limelight Dwarf'
Common Name: Acacia 'Limelight' (Native)
Pot size: 200mm
Mature H x S: 2.5-5m x 3m
Qty Required: 44
Botanical Name: Alcantarea imperialis 'Rubra'
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 300mm
Mature H x S: 0.8m x 0.9m
Qty Required: 37
Botanical Name: Alpina spp
- Alpina caerulea 'Red Back' (Native Ginger)
- Alpina zerumbet 'Variegata' (Shell Ginger)
Pot size: 300mm
Mature H x S: 1.0-1.5m x 1-1.5m
Qty Required: 50
Botanical Name: Codiaeum variegatum
Common Name: Croton plants (Exotic)
Pot size: 200mm
Mature H x S: 800mm x 500mm
Qty Required: 80
Botanical Name: Carpobrotus 'Aussie Rambler'
Common Name: Aussie Rambler Pigface (Native)
Pot size: 140mm
Mature H x S: 0.25m x spreading
Qty Required: 6m2 (28m² total)
Botanical Name: Crassula arborescens 'BlueBird'
Common Name: Jade Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.4m x 0.5m
Qty Required: 17
Botanical Name: Casuarina glauca 'Cousin It'
Common Name: Cousin It Casuarina (Native)
Pot size: 140mm
Mature H x S: 0.1m x 1.5m
Qty Required: 6m2 (13.5m² total)
Botanical Name: Liriope muscari 'Just Right'
Common Name: Just Right Lily Turf (Exotic)
Pot size: 140mm
Mature H x S: 0.35m x 0.35m
Qty Required: 6m2 (29.5m² total)
Botanical Name: Philodendron 'Xanadu'
Common Name: Xanadu Philodendron (Exotic)
Pot size: 150mm
Mature H x S: 0.5m x 0.6m
Qty Required: 6m2 (21.5m² total)
Botanical Name: Rhaphiolepis indica 'Oriental Pearl'
Common Name: Indian Hawthorn (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 68
Botanical Name: Westringia 'Aussie Box'
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.6m x 0.7m
Qty Required: 77
Botanical Name: Trachelospermum 'Tricolor'
Common Name: Tricolor Jasmine (Exotic)
Pot size: 140mm
Mature H x S: 0.3m x 0.6m
Qty Required: 6m2 (29m² total)

PLANT IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval

HARBOUR TROPICAL



Alcantarea imperialis 'Rubra'



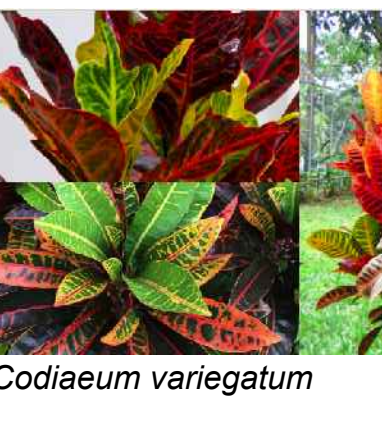
Alpina caerulea 'Red Back'



Alpina zerumbet 'Variegata'



Phoenix roebelenii



Codiaeum variegatum



Rhaphis excelsa



Acacia cognata 'Limelight Dwarf'



Casuarina 'Cousin It'



Crassula arborescens 'BlueBird'



Westringia 'Blue Gem'



Rhaphiolepis indica 'Oriental Pearl'

FIXED OUTDOOR FURNITURE FOR ROOFTOP COMMUNAL OPEN SPACE SHALL BE LOCATED A MINIMUM 1M AWAY FROM PLANTER WALL, WHEREVER EXTERNAL HANDRAIL IS OMITTED. WHERE BENCHES OR FURNITURE IS FIXED OR LOCATED ADJACENT THE ROOFTOP PLANTER WALL, AN EXTERNAL BALUSTRADE MUST BE INSTALLED TO COMPLY WITH BCA AND AUSTRALIAN STANDARDS.

NON-FIXED FURNITURE ADDED BY STRATA SHALL BE LOCATED A MINIMUM 1M AWAY FROM PLANTER WALL, AND SHALL BE THE RESPONSIBILITY OF THE BODY CORPORATE.

GENERAL NOTE:

Figured dimensions take preference to scale readings. Verify all dimensions on site. 10% of plants may not require to be installed in the final landscape plan. Report any discrepancies to the Landscape Architect before proceeding with the work.

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DIAL 1100 BEFORE YOU DIG

ALIA Associate

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COUNCIL:

COFFS HARBOUR

CLIENT:

PAYNTER DIXON

REV	DATE	NOTATION/AMENDMENT
A	17.12.2020	For submission

PROJECT:

PROPOSED PUBLIC DOMAIN & MIXED-USE DEVELOPMENT

15-31 HARBOUR DRIVE, COFFS HARBOUR

TITLE:

LANDSCAPE PLAN - LEVEL 4

DWG No: LPDA 21 -153

SHEET: 5

ISSUE: A

SCALE:

1:100

DATE:

12/17/2020

CHECKED:

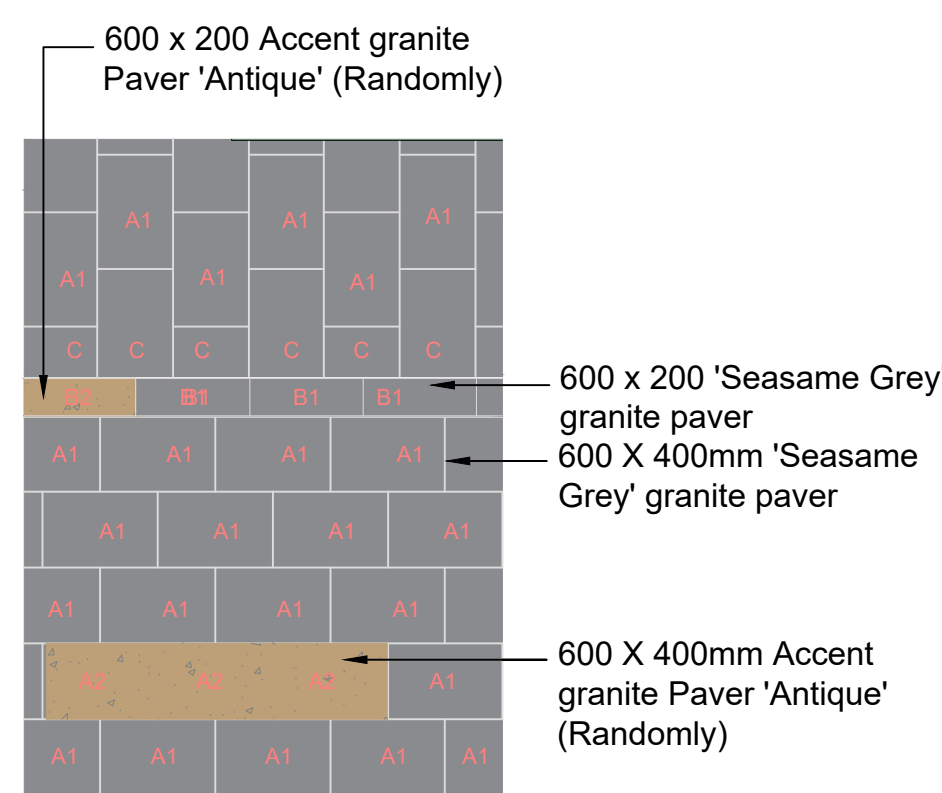
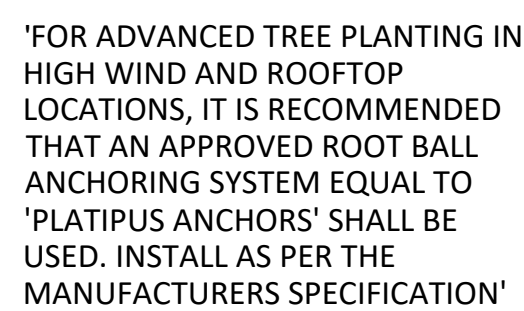
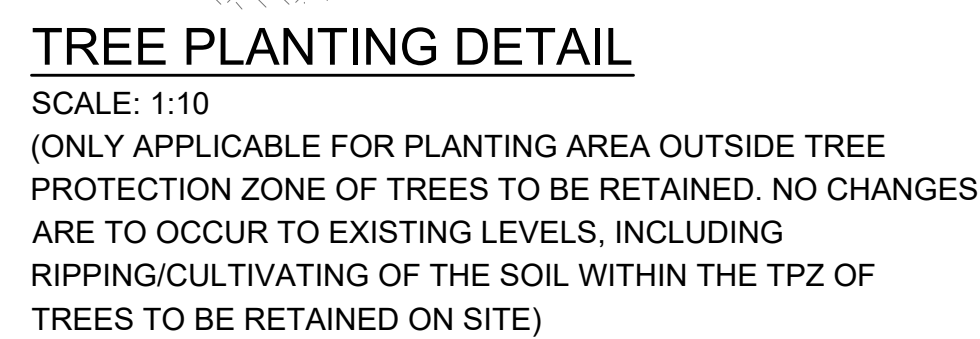
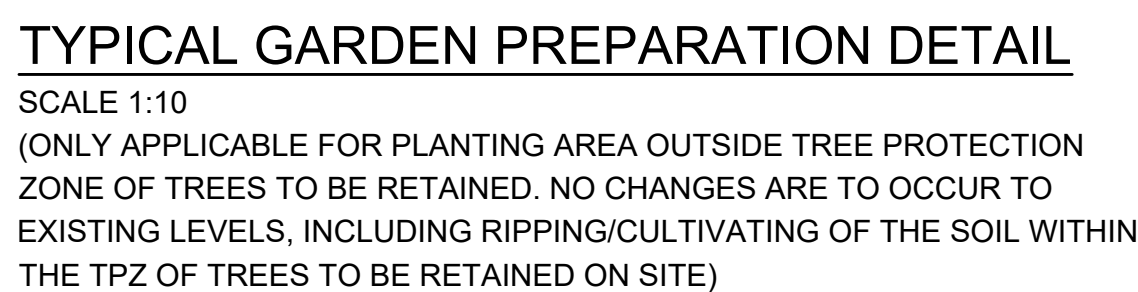
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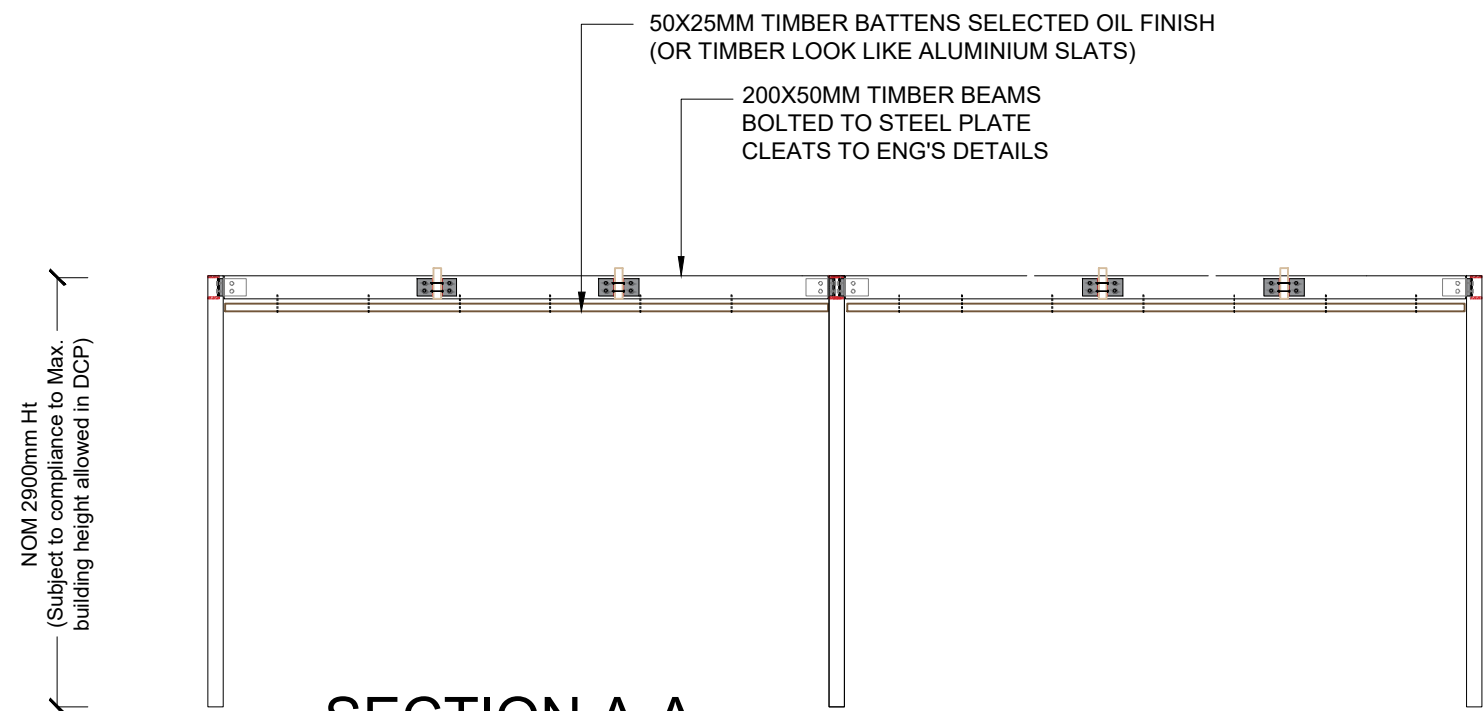
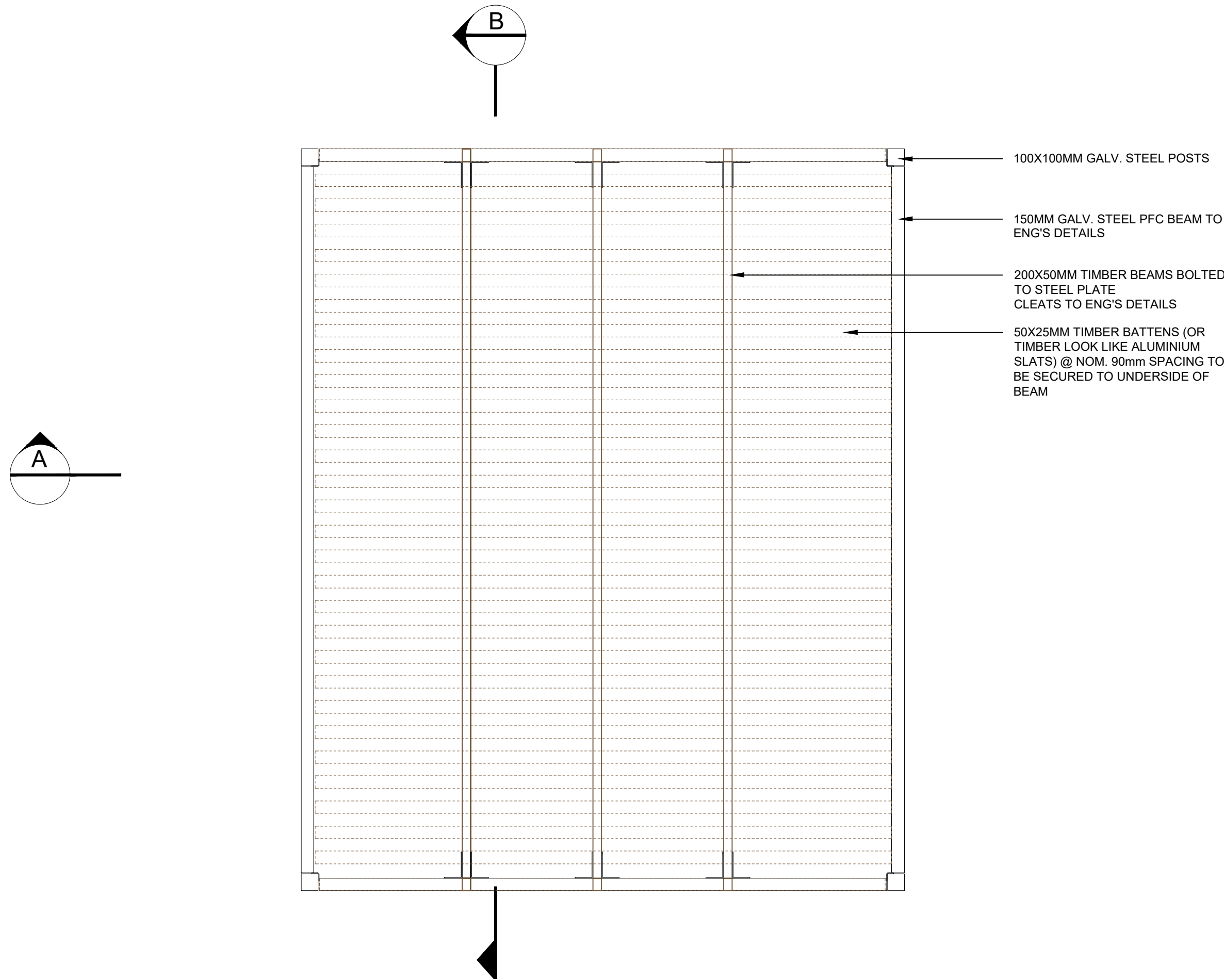
DEVELOPMENT APPLICATION

DRAWN:

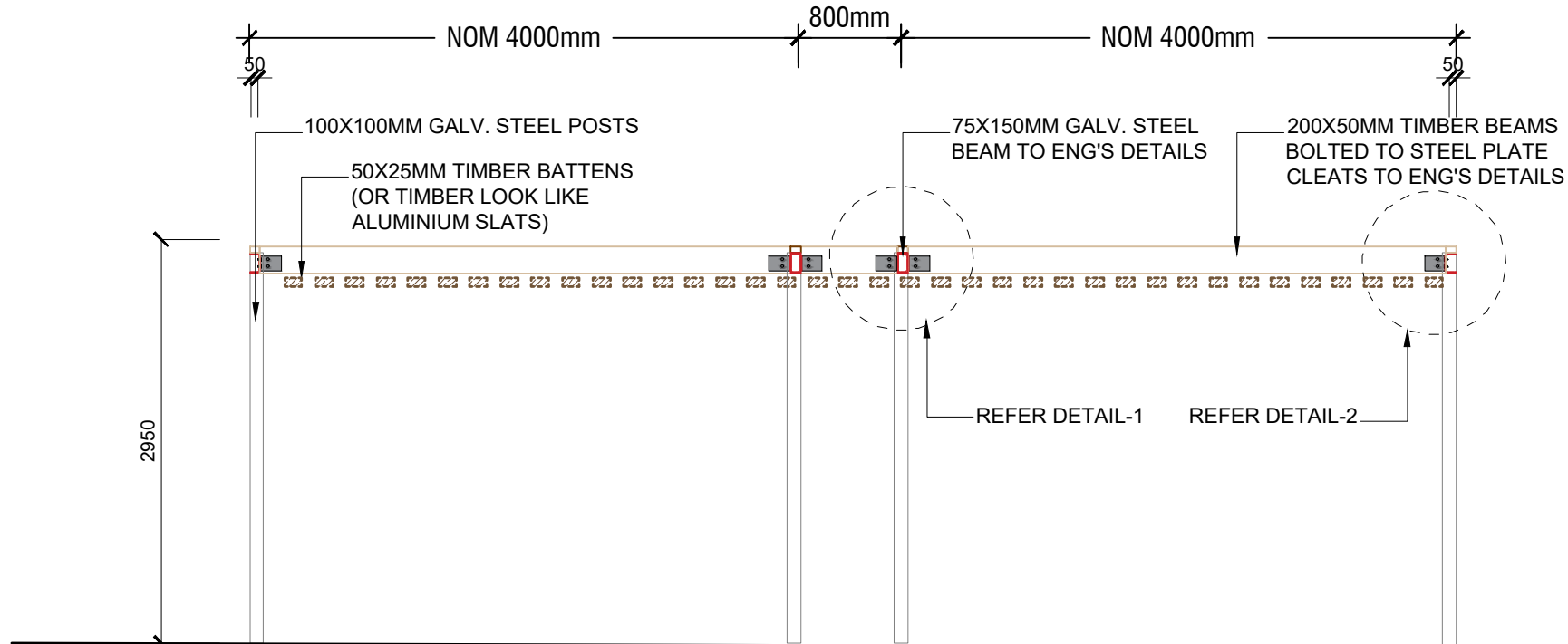
E.W



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REV	DATE	NOTATION/AMENDMENT																			
A	17.12.2020	For submission																			
						<p>CUSTOMER:</p> <p>PAYNTER DIXON</p>				<p>SCALE:</p> <p>AS SHOWN @ A1</p>		<p>DATE:</p> <p>12/17/2020</p>									
								<p>DWG No:</p> <p>LPDA 21 -153</p>		<p>SHEET:</p> <p>6</p>		<p>ISSUE:</p> <p>A</p>		<p>DRAWN:</p> <p>E.W</p>		<p>CHECKED:</p> <p>RF</p>					



SECTION A-A

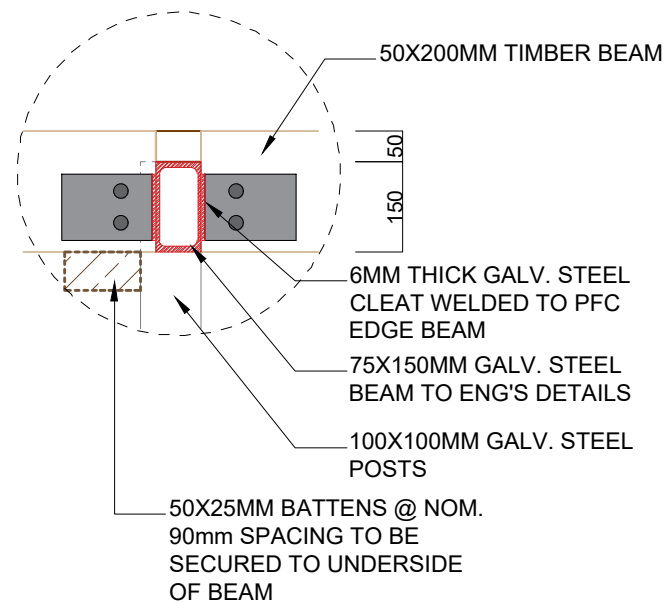


SECTION B-B

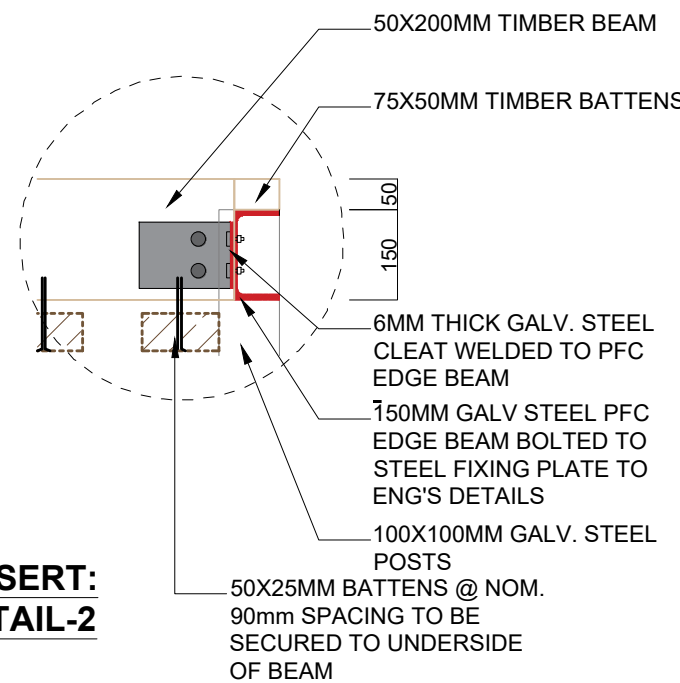
TYPICAL PERGOLA DETAIL

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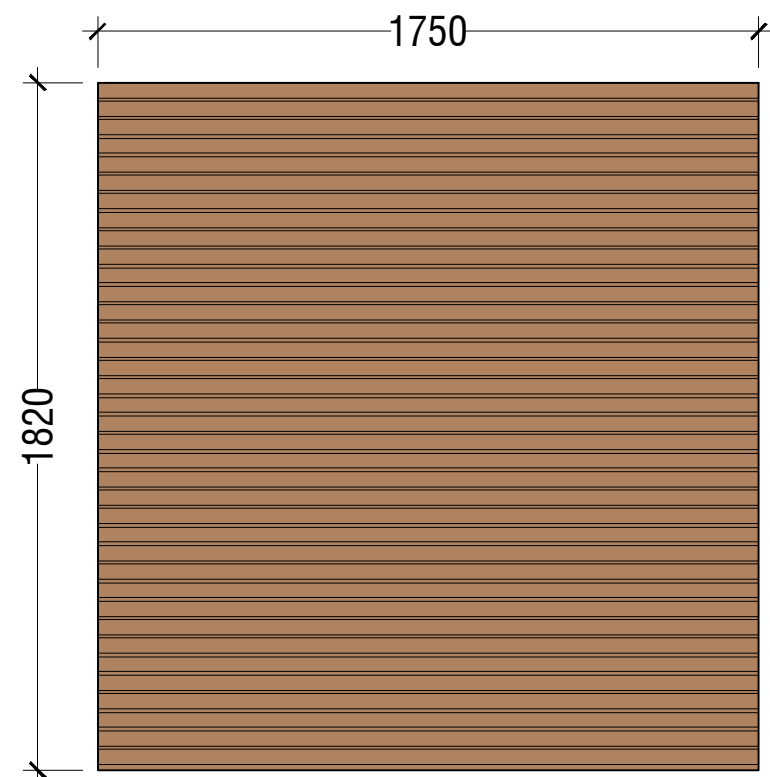
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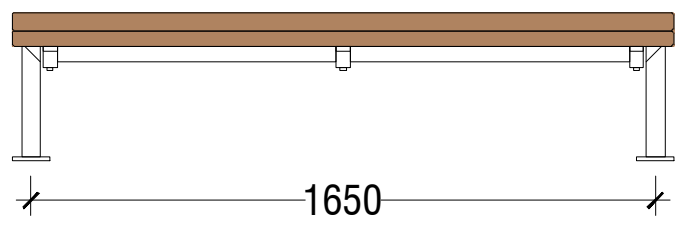
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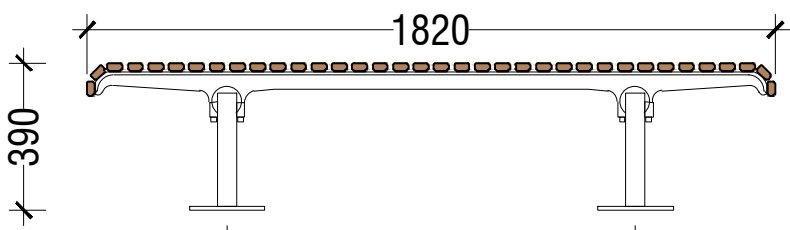
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PLAN VIEW



FRONT ELEVATION



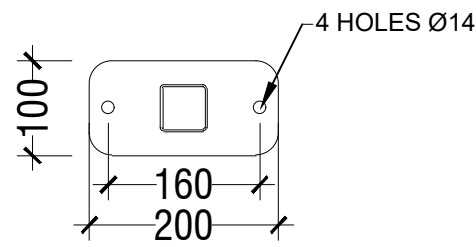
SIDE ELEVATION

TYPICAL OUTDOOR DAYBED

SCALE 1:20

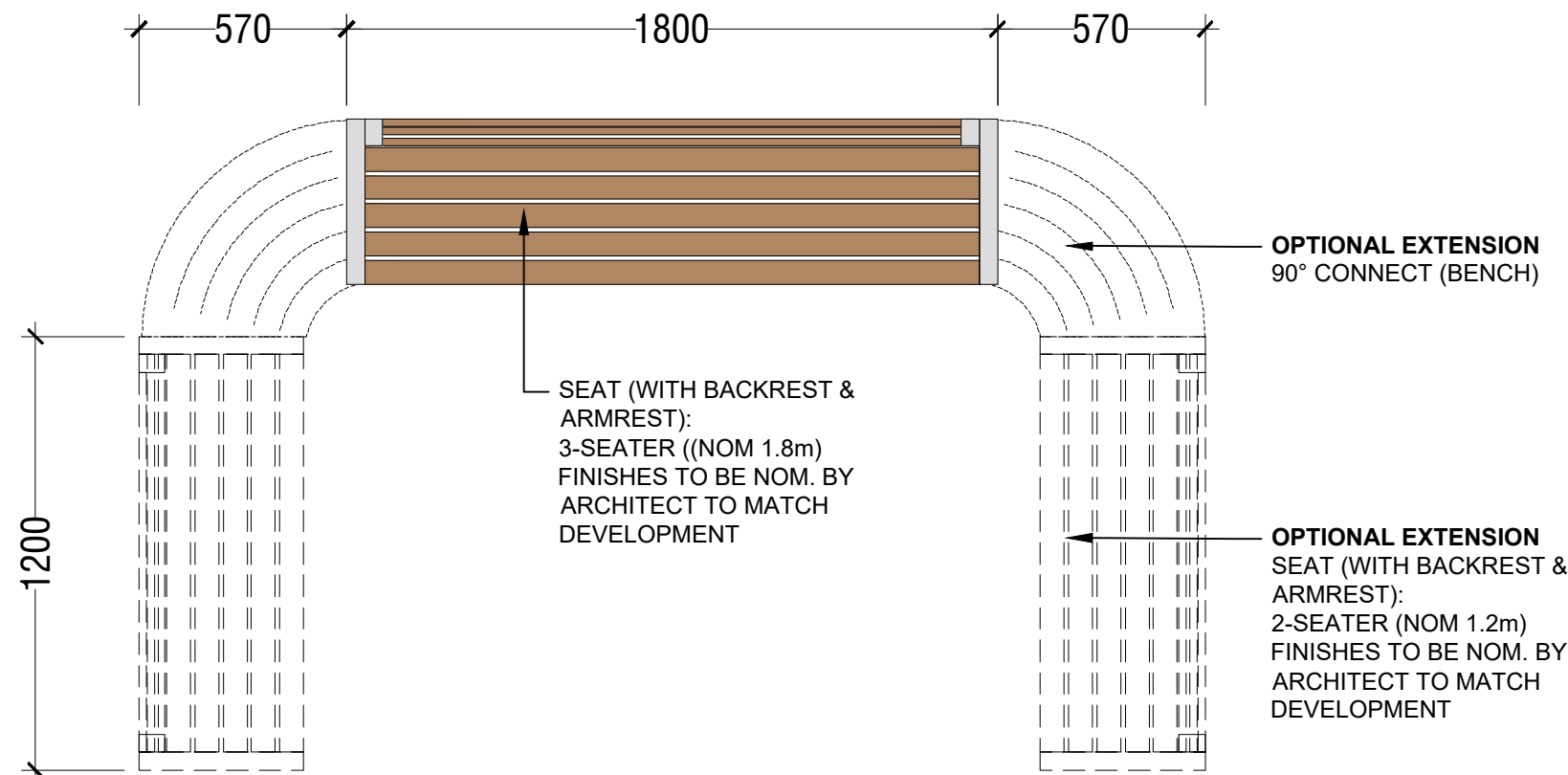


OUTDOOR DAYBED



BASE PLATE DETAIL

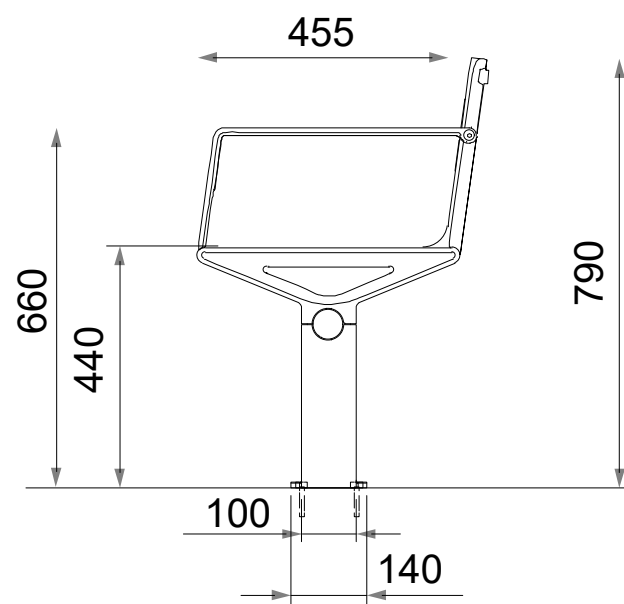
SUPPLIED BY STREET FURNITURE AUSTRALIA
PRODUCT CODE: CMP9
FURTHER DETAIL REFER TO
MANUFACTURER'S SPECIFICATION



PLAN VIEW

TYPICAL COMBINATION OF MODULAR SEATS

MANUFACTURER: STREET FURNITURE AUSTRALIA
MODEL: ARIA
SCALE NTS



SURFACE FIXED
PEDESTAL
ELEVATION



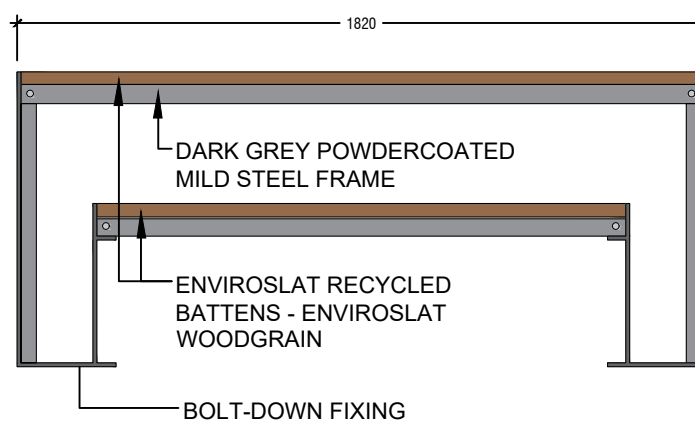
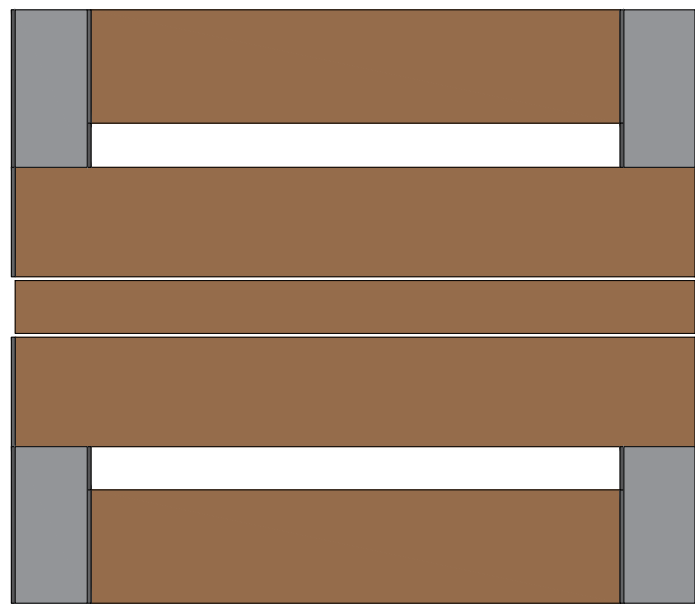
INDICATIVE IMAGES



BIN HOUSING

SCALE: NTS

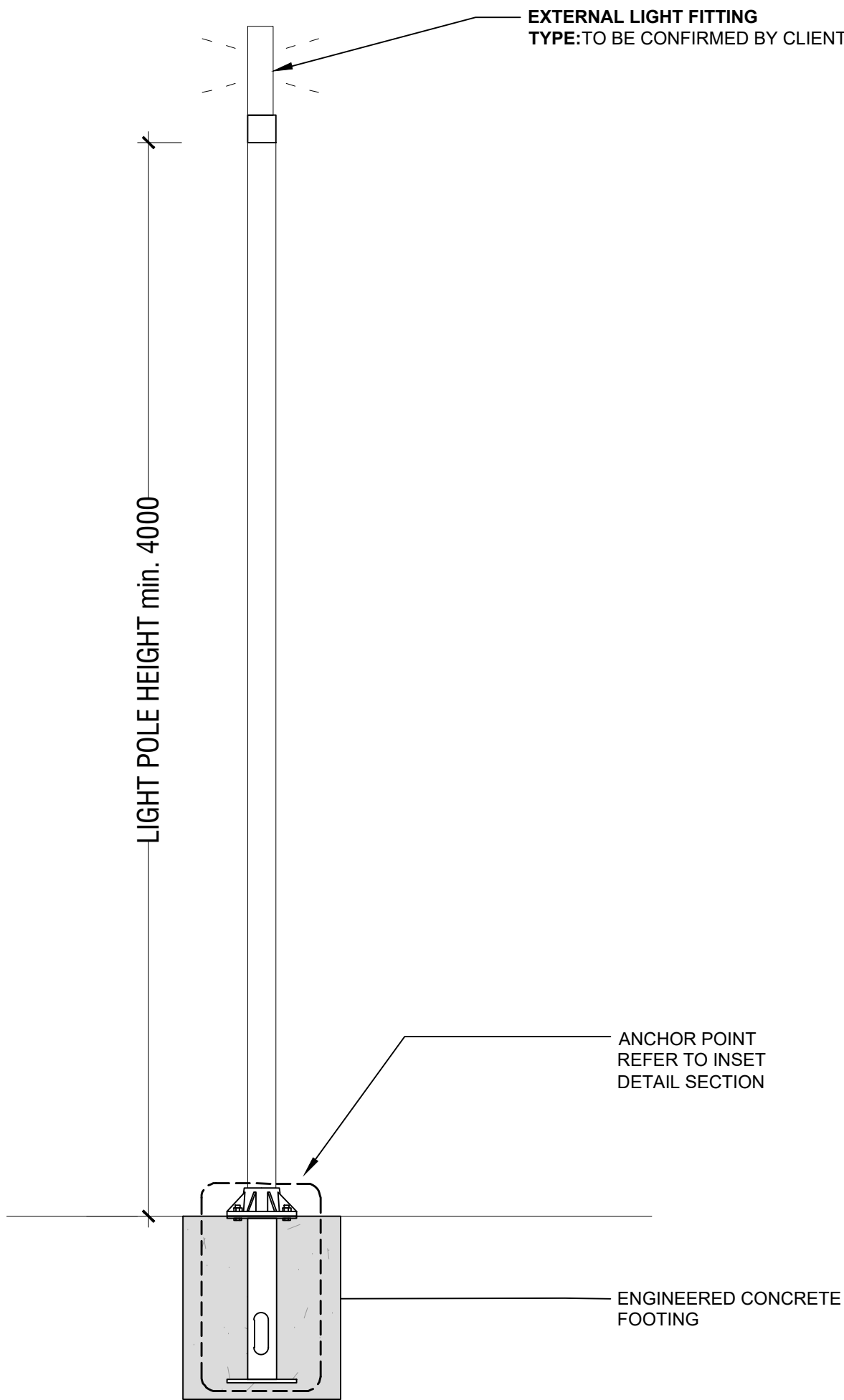
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TYPICAL OUTDOOR DINNING SETTING

SCALE 1:20

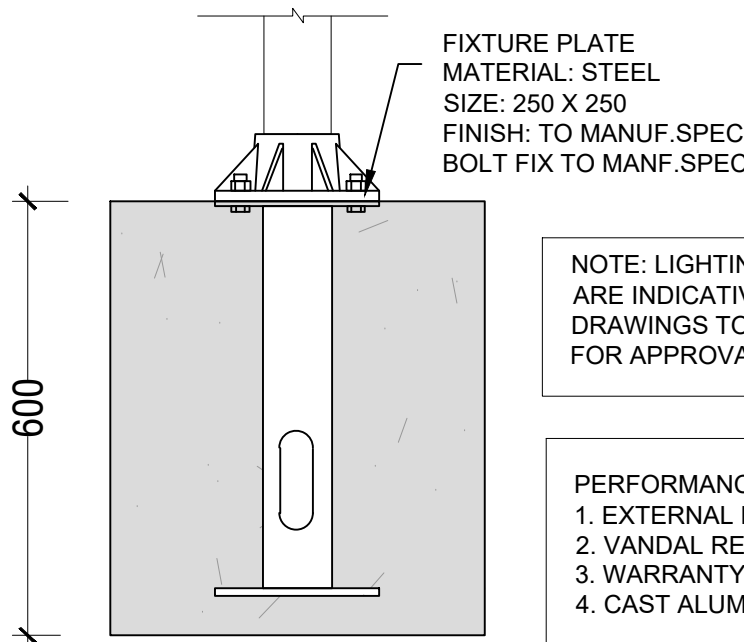


INDICATIVE POLE LIGHT INSTALLATION

SCALE: nts



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TO BE NOM. BY CLIENT



NOTE: LIGHTING DETAILS
ARE INDICATIVE ONLY. SHOP
DRAWINGS TO BE PROVIDED
FOR APPROVAL

PERFORMANCE NOTE:
1. EXTERNAL LUMINAIRE
2. VANDAL RESISTANT
3. WARRANTY 3 YEAR
4. CAST ALUMINIUM

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