



NO	NOTE	NO	AMENDMENT


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ROSS D COLQUHOUN ARCHITECT
 A.C.N. 050 575 841
 100 WEST HIGH STREET COFFS HARBOUR NSW 2450
 P.O. BOX 304 PHONE 06655 4300 FAX 06655 7475

PROJECT
TLPAT PTY LTD
PROPOSED LOW DENSITY HOUSING
 PACIFIC HIGHWAY MOONEE

DRAWING
STAGE 2 : SITE SETOUT PLAN
 D.A.
 DRAWN DATE NORTH POINT SCALE AMENDMENT
 RDC JUNE 2007
 CAD DISK NO CAD FILE
 06-028 06-028-04
 1 : 1000
 JOB SHEET NO
04
 R06-028-SK



NO	NOTE	NO	AMENDMENT


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ROSS D COLQUHOUN ARCHITECT
 A.C.N. 058 575 841
 PTY LIMITED
 180 WEST HIGH STREET SUITE HARBOUR NEW SASS
 P.O. BOX 204 PHONE 08452 1565 FAX 08452 1575

PROJECT
TLPAT PTY LTD
PROPOSED LOW DENSITY HOUSING
 PACIFIC HIGHWAY MOORE

DRAWING
FINAL SITE SETOUT PLAN
 D.A.
 DRAWN DATE NORTH POINT SCALE AMENDMENT
 RDC JUNE 2007
 CAD FILE
 06-028 06-028-06
 1 : 1000
 R06-028-SK **06**

BASIX COMMITMENTS AND THERMAL PERFORMANCE SCHEDULE

EXTERNAL WALLS

WALL LOCATION	WALL TYPE	INSULATION TYPE	COLOUR
GENERALLY	COATED BRICK VENEER	SISALATION + R2.5 BATTS	MEDIUM

INTERNAL WALLS

WALL LOCATION	WALL TYPE	WALL LINING	COLOUR
GENERALLY	TIMBER STUD FRAMED	PLASTERBOARD	LIGHT

FLOORS (RESIDENCES 1 TO 9 INCLUSIVE, 25, 26, 35 + 36)

FLOOR LOCATION	FLOOR TYPE	FLOOR COVERING	COLOUR
GENERALLY	TIMBER FRAMED	CARPET	MEDIUM

FLOORS (RESIDENCES 10 TO 20, 27 TO 34 INCLUSIVE)

FLOOR LOCATION	FLOOR TYPE	FLOOR COVERING	COLOUR
GENERALLY	REINFORCED CONCRETE	CARPET	MEDIUM

WINDOWS

FRAME TYPE	GLASS TYPE	EXTERNAL COVERING
ALUMINIUM	CLEAR Uw 5.84 SHGCw 0.859 [GENERIC]	MIN 600MM EAVES

EXTERNAL DOORS

FRAME TYPE	DOOR TYPE	INSULATION TYPE
ALUMINIUM	SOLID CORE	RAVEN SEALS

CEILINGS

LINING TYPE	INSULATION	LOCATION
PLASTERBOARD/TIMBER	R2.5 GLASSWOOL BLANKET	BETWEEN TRUSSES

ROOF

MATERIAL	INSULATION TYPE	COLOUR
COLORBOND METAL	R1.5 FOIL-FACED INSULATION BLANKET	MEDIUM

HOT WATER SERVICE

TYPE	SYSTEM	MODEL	STAR RATING
GAS	HIGHFLOW DOMESTIC	NON STORAGE TYPE	5.1

RAINWATER STORAGE TANK (ONE PER RESIDENCE)

CAPACITY	SERVICES CONNECTED	LOCATION	ROOF AREA
AS NOTED BELOW:	GARDEN TAPS + TOILETS	ON GROUND	3 BED = 210 SQ M 2 BED = 165 SQ M

2000 LITRE TANK TO LOT 10

3000 LITRE TANKS TO LOTS 1 TO 6 + 8 & 9 + 11 & 12 + 15 TO 20

3500 LITRE TANKS TO LOTS 7 + 13 + 14

Nº	NOTE	Nº	AMENDMENT

TAPWARE

TYPE	LOCATION	RATING
TAPS + SHOWERHEADS	KITCHEN + LAUNDRY + BATHROOM + ENSUITES	3 STAR

COOLING

TYPE	LOCATION	RATING
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NOTE : THERE IS NO ACTIVE COOLING TO LIVING AREAS

HEATING

TYPE	LOCATION	RATING
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NOTE : THERE IS NO ACTIVE HEATING TO LIVING AREAS

VENTILATION

TYPE	LOCATION
UNDUCTED EXHAUST FAN/MANUAL SWITCH	BATHROOM
DUCTED RANGEHOOD (EXTERNAL DISCHARGE)	KITCHEN
NATURAL	LAUNDRY

COOKWARE

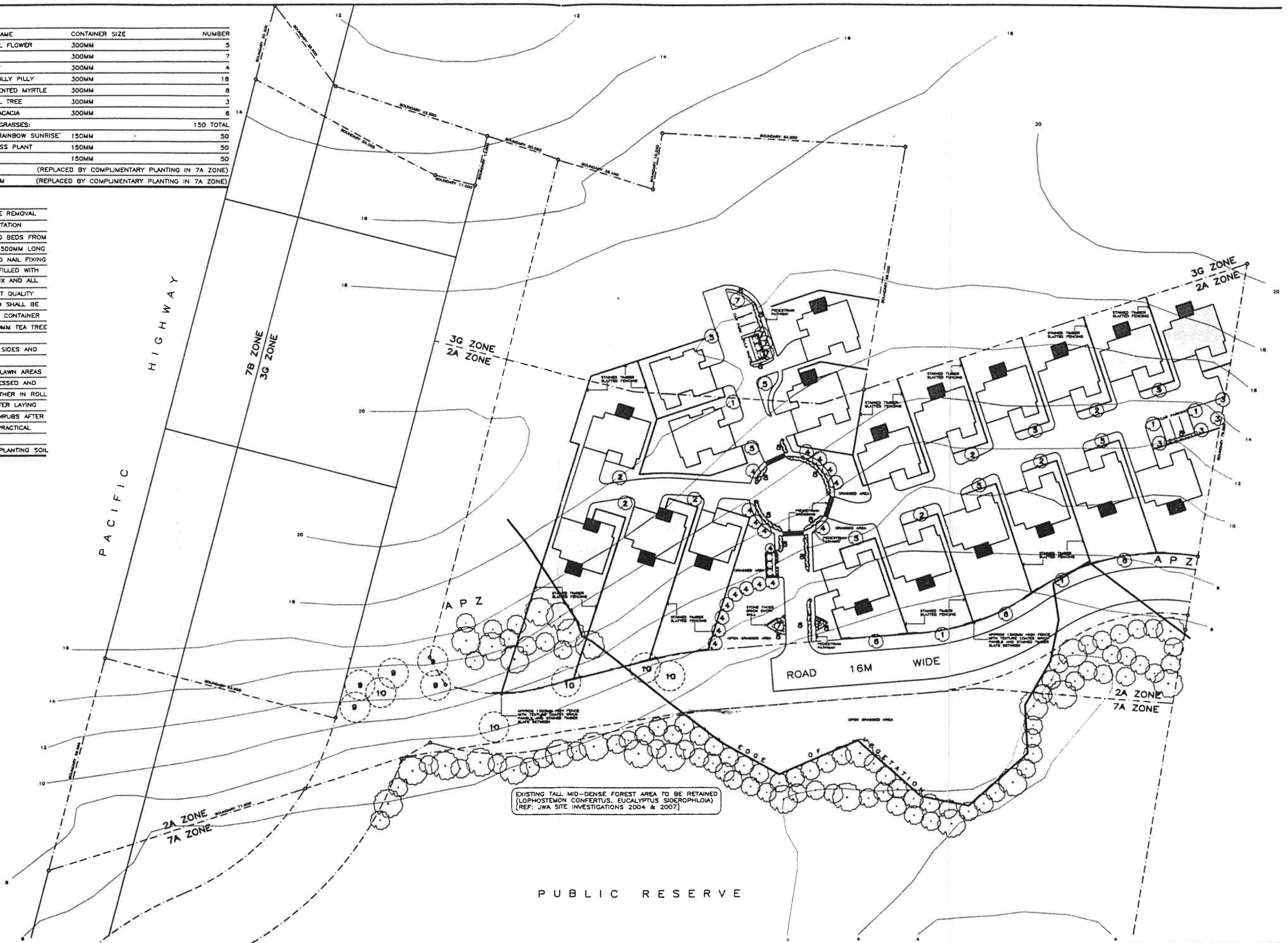
TYPE	LOCATION
GAS COOKTOP/ELECTRIC OVEN	KITCHEN

LANDSCAPING LEGEND

No	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	NUMBER
1	BUCKINGHAMIA CELISSIMA	IVORY CURL FLOWER	300MM	5
2	CUPANIOPSIS ANACARDIODES	TUCKEROO	300MM	7
3	ACMENA SMITHII	LILLY PILLY	300MM	4
4	SYZYGIUM PANICULATUM	MAGENTA LILLY PILLY	300MM	18
5	BACKHOUSIA CITRIODORA	LEMON SCENTED MYRTLE	300MM	8
6	STENOCARPUS SINUATUS	FIRE WHEEL TREE	300MM	3
7	ROBINIA PSEUDOACACIA	MOPHEAD ACACIA	300MM	6
8	MIXED MASSED PLANTING OF THE FOLLOWING GRASSES:			150 TOTAL
	PHORMIUM COOKIANUM	NZ FLAX 'RAINBOW SUNRISE'	150MM	50
	POA LABILLARDIERI	SMALL GRASS PLANT	150MM	50
	LOMANDRA LONGIFOLIA	MAT RUSH	150MM	50
9	QUASSIA SP (ENDANGERED - TSC ACT 1995)	(REPLACED BY COMPLIMENTARY PLANTING IN 7A ZONE)		
10	NIEMEYERA WHITEI	RUSTY PLUM	(REPLACED BY COMPLIMENTARY PLANTING IN 7A ZONE)	

LANDSCAPING SPECIFICATION

- ALL PLANTING BEDS TO BE PREPARED BY THE REMOVAL OF ALL BUILDING RUBBLE AND EXISTING VEGETATION
- CONSTRUCT ALL TIMBER EDGINGS TO PLANTING BEDS FROM TREATED PINE BOARDS FIXED TO 50 X 50 X 500MM LONG CREOSOTED HARDWOOD PEGS WITH GALVANISED NAIL FIXING
- ALL PLANTING BEDS IN PAVED AREAS TO BE FILLED WITH 300MM DEEP FIRST QUALITY PLANTING SOIL MIX AND ALL OTHER PLANTINGS TO BE SUPPLIED WITH FIRST QUALITY PLANTING SOIL MIX IN PLANTING HOLES WHICH SHALL BE TWICE THE DIAMETER OF THE SUPPLIED PLANT CONTAINER
- ALL PLANTING BEDS TO BE MULCHED WITH 50MM TEA TREE MULCH OR HARDWOOD FINES
- ALL TREE PLANTINGS TO BE STAKED ON TWO SIDES AND TIED SECURELY WITH HESSIAN STRIPPING
- THOSE PARTS OF THE SITE NOTED AS BEING LAWN AREAS SHALL BE CONTOURED AS DIRECTED, TOP DRESSED AND PLANTED WITH APPROVED GRASS SUPPLIED EITHER IN ROLL OR SQUARE FORM. ROLL AND TOP DRESS AFTER LAYING
- THOROUGHLY WATER ALL TURF, TREES AND SHRUBS AFTER PLANTING AND CONTINUE TO MAINTAIN UNTIL PRACTICAL COMPLETION OF THE PROJECT
- INCORPORATE WATER HOLDING CRYSTALS IN PLANTING SOIL



NO	NOTE	NO	AMENDMENT

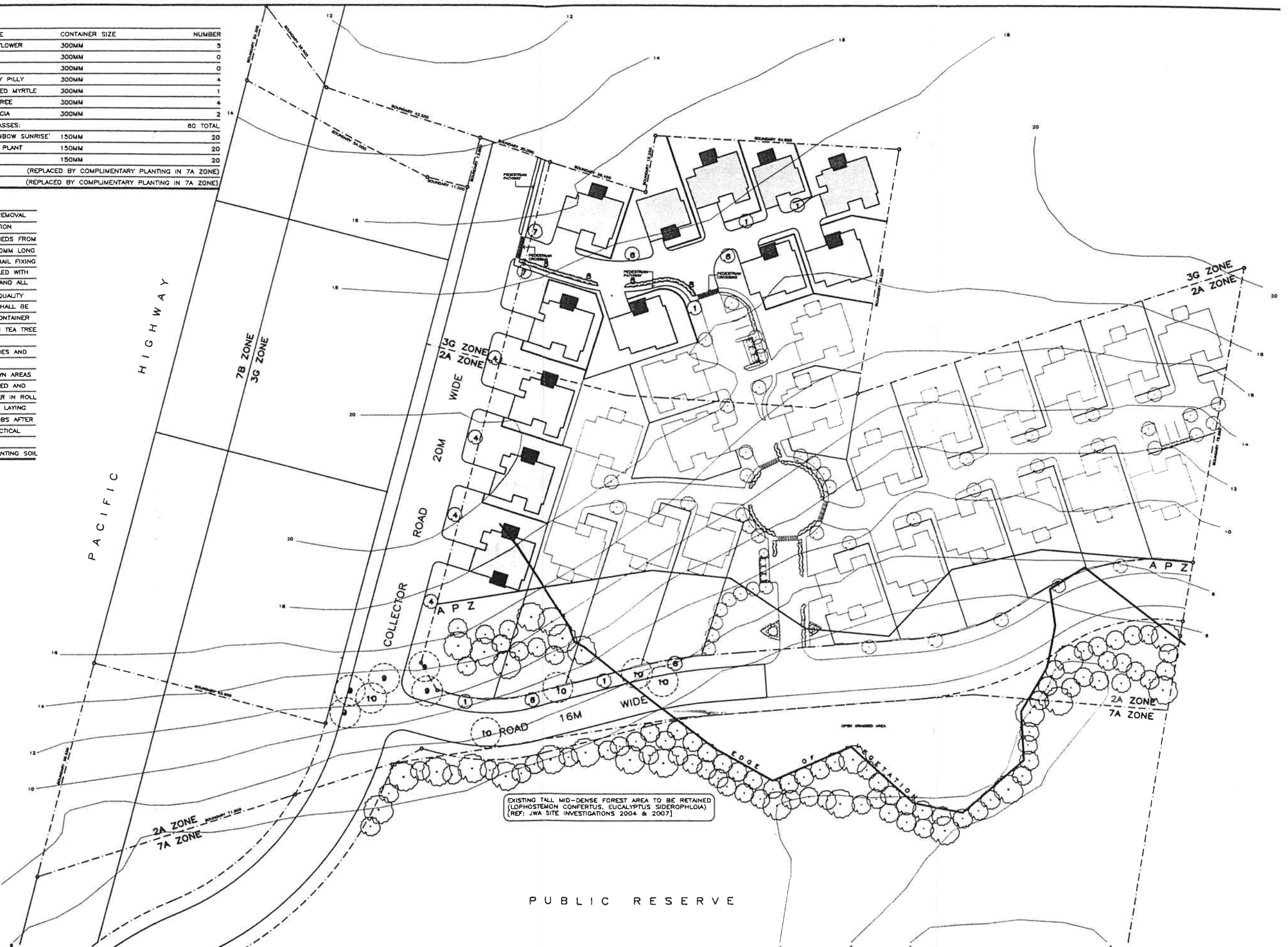
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ROSS D COLQUHOUN ARCHITECT
 A.C.N. 058 875 841
 100 WEST HIGH STREET DOFFS HARBORNS QLD 4800
 P.O. BOX 304 PHONE 089002 4352 FAX 089004 7070


PROJECT
TLPAT PTY LTD
PROPOSED LOW DENSITY HOUSING
 PACIFIC HIGHWAY MOONEE

DRAWING
STAGE 1 SITE LANDSCAPING PLAN
 DATE: JUNE 2007
 NORTH POINT: [North Arrow]
 SCALE: 1 : 1000
 DRAWN: RDC
 CAD FILE: 06-028-09
 SHEET NO: **09**
 JOB: R06-028-SK
 D.A. AMENDMENT

No	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	NUMBER
1	BUCKINGHAMIA CELSISSIMA	IVORY CURL FLOWER	300MM	5
2	CUPANIOPSIS ANACARDIOIDES	TUCKEROO	300MM	0
3	ACMENA SMITHII	LILLY PILLY	300MM	0
4	SYZYGIUM PANICULATUM	MAGENTA LILLY PILLY	300MM	4
5	BACKHOUSIA CITRIODORA	LEMON SCENTED MYRTLE	300MM	1
6	STENOCARPUS SINUATUS	FIRE WHEEL TREE	300MM	4
7	ROBINIA PSEUDOCACACIA	MOPHEAD ACACIA	300MM	2
8	MIXED MASSED PLANTING OF THE FOLLOWING GRASSES:			80 TOTAL
	PHORMIUM COOKIANUM	NZ FLAX 'RAINBOW SUNRISE'	150MM	20
	POA LABILLARDIERI	SMALL GRASS PLANT	150MM	20
	LOMANDRA LONGIFOLIA	MAT RUSH	150MM	20
9	QUASSIA SP (ENDANGERED – TSC ACT 1995)		(REPLACED BY COMPLIMENTARY PLANTING IN 7A ZONE)	
10	NIEMEYERA WHITEI	RUSTY PLUM	(REPLACED BY COMPLIMENTARY PLANTING IN 7A ZONE)	

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- 07 THOROUGHLY WATER ALL TURF, TREES AND SHRUBS AFTER PLANTING AND CONTINUE TO MAINTAIN UNTIL PRACTICAL COMPLETION OF THE PROJECT
- 08 INCORPORATE WATER HOLDING CRYSTALS IN PLANTING SOIL

[illegible]


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 Institute of Architects
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 120 WEST HIGH STREET COFFE HARBOR NSW 2445
 P.O. BOX 304 PHONE 082041 4222 FAX 082042 7071

PROJECT

TELPAI PTY LTD

PROPOSED LOW DENSITY HOUSING

PACIFIC HIGHWAY MOONEE

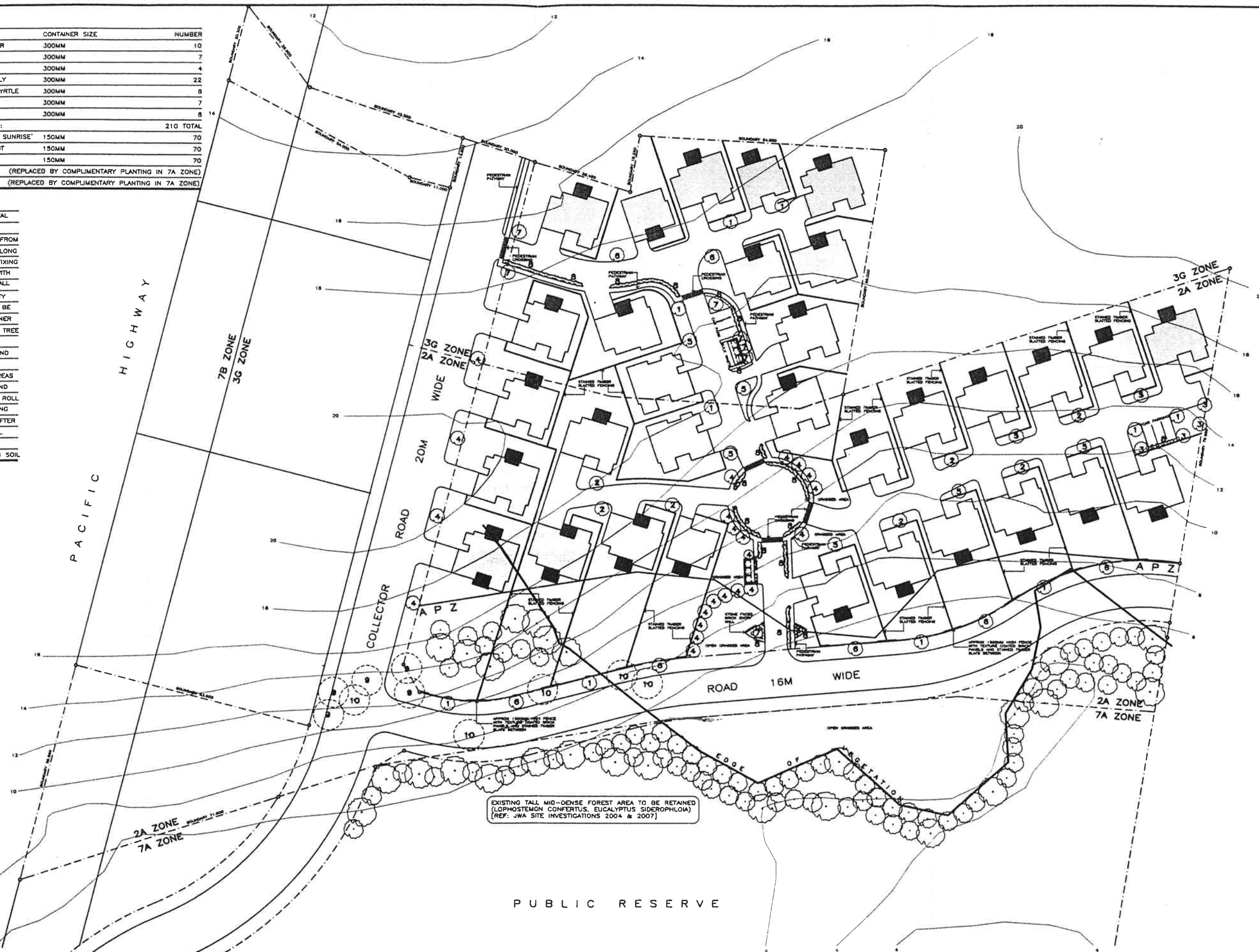
DRAWING		ORIG. ISSUE	
STAGE 2 SITE LANDSCAPING PLAN		D.A.	
DRAWN	DATE	NORTH POINT	SCALE
ROC	JUNE 2007		AMENDMENT
CAD DES. NO.	CAD FILE		1 : 1000
06-028	06-028-10		JOB SHEET NO.
		R06-028-SK	10

LANDSCAPING LEGEND

No	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	NUMBER
1	BUCKINGHAMIA CELISSIMA	IVORY CURL FLOWER	300MM	10
2	CUPANIOPSIS ANARCARDIODES	TUCKEROO	300MM	7
3	ACMENA SMITHII	LILLY PILLY	300MM	4
4	SYZYGIUM PANICULATUM	MAGENTA LILLY PILLY	300MM	22
5	BACKHOUSIA CITRIODORA	LEMON SCENTED MYRTLE	300MM	8
6	STENOCARPUS SINUATUS	FIRE WHEEL TREE	300MM	7
7	ROBINIA PSEUDOCACIA	MOPHEAD ACACIA	300MM	8
8	MIXED MASSED PLANTING OF THE FOLLOWING GRASSES:			210 TOTAL
	PHORMIUM COOKIANUM	NZ FLAX 'RAINBOW SUNRISE'	150MM	70
	POA LABILLARDIERI	SMALL GRASS PLANT	150MM	70
	LOMANDRA LONGIFOLIA	MAT RUSH	150MM	70
9	QUASSIA SP (ENDANGERED - TSC ACT 1995)	(REPLACED BY COMPLIMENTARY PLANTING IN 7A ZONE)		
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NOTE

AMENDMENT

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 PTY LIMITED

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PROJECT
TULPAT PTY LTD
PROPOSED LOW DENSITY HOUSING
PACIFIC HIGHWAY MOONEE

DRAWING
FINAL SITE LANDSCAPING PLAN

DRAWN
 RDC
 CAD DISK NO
 06-028

DATE
 JUNE 2007
 CAD FILE
 06-028-11



NORTH POINT
 SCALE
 1 : 1000

06-028-SK

DWG ISSUE
 D.A.
 AMENDMENT
 SHEET NO
11