DEVELOPMENT APPLICATION

RESIDENTIAL DEVELOPMENT

96-104 CABARITA ROAD AVALON BEACH

1801 A000

NOVEMBER 2018

MARK HURCUM DESIGN PRACTICE
ARCHITECTS

LEVEL 2 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
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SITE ANALYSIS

RESIDENTIAL SUBDIVISION

96-104 CABARITA ROAD AVALON BEACH

1801 A001 A

1:500 @ A1 1:1000 @ A3

NOVEMBER 2018

MERAKI DEVELOPMENTS PTY LIMITED

AMENDMENT	DATE	ISSUE
ISSUED FOR DEVELOPMENT APPLICATION	NOVEMBER 2018	A

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1801 A001 Site Plan Drawings.vwx

Wednesday, 5 December 2018

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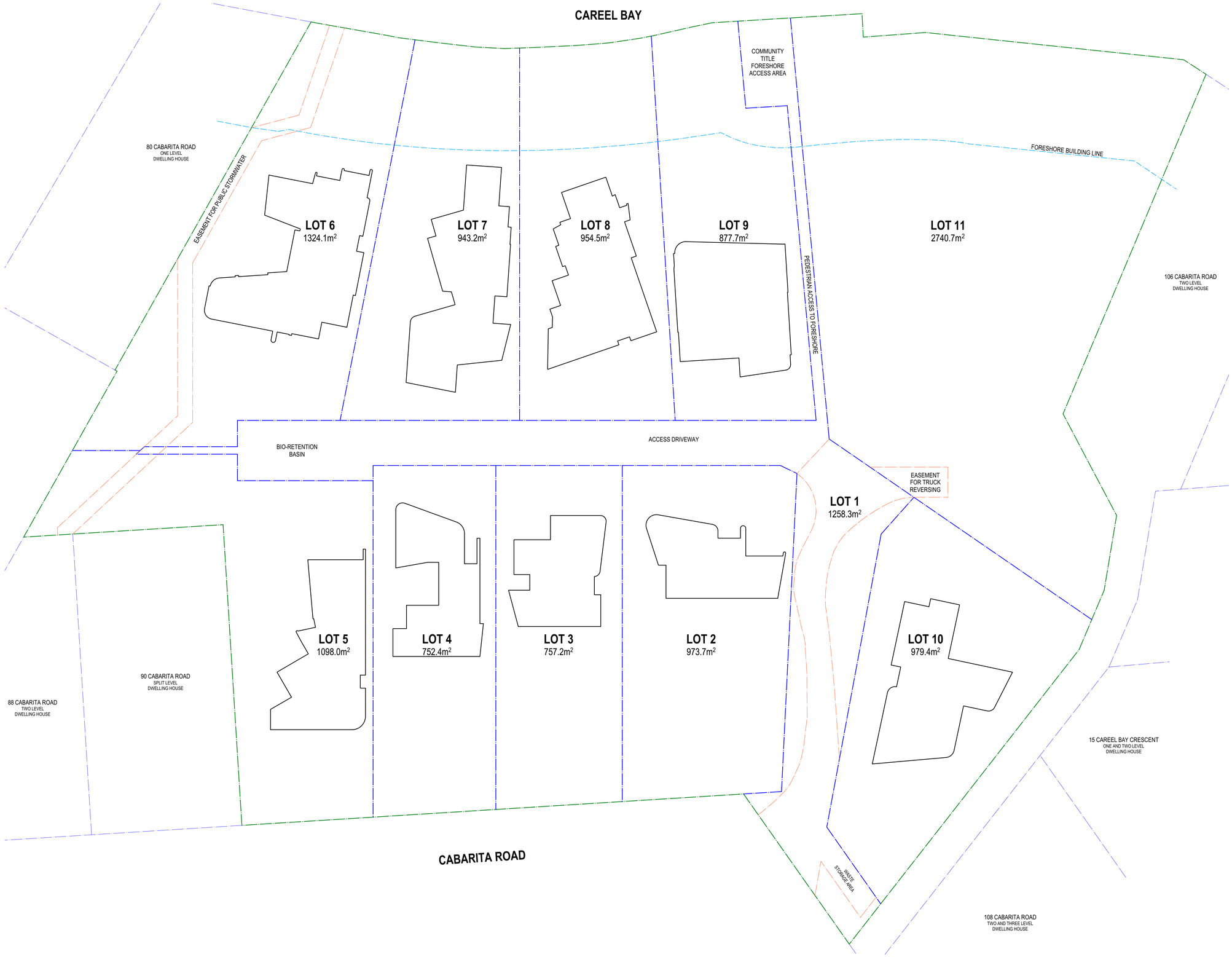

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BUILDING FOOTPRINT PLAN

RESIDENTIAL SUBDIVISION

96-104 CABARITA ROAD AVALON BEACH

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AMENDMENT	DATE	ISSUE
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1801 A002 A

1:250 @ A1 1:500 @ A3

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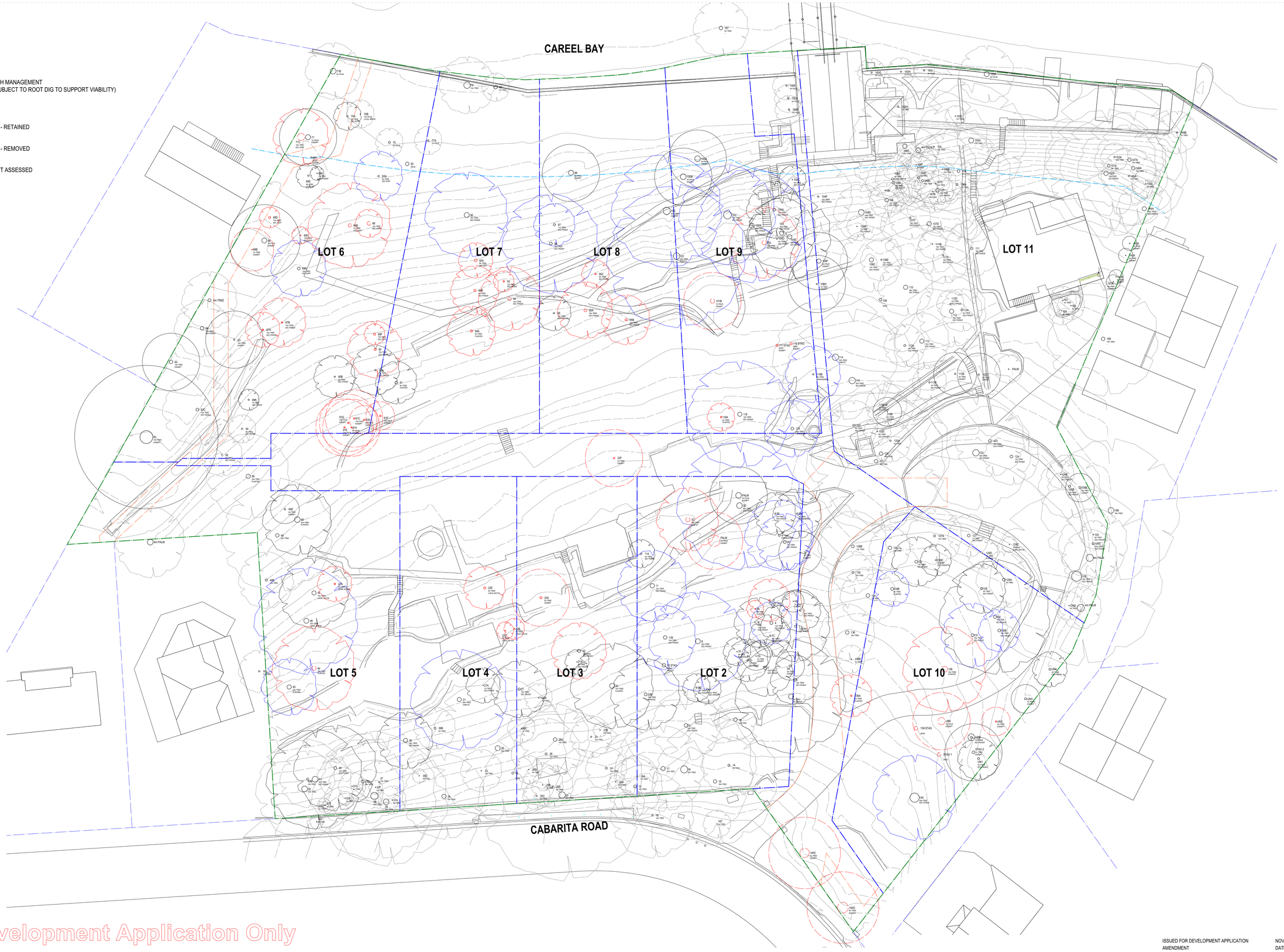
Wednesday, 12 December 2018

LEGEND

- TREE RETAINED
- TREE TO RETAIN WITH MANAGEMENT (INCLUDES TREES SUBJECT TO ROOT DIG TO SUPPORT VIABILITY)
- TREE REMOVED
- EXEMPT/DEAD TREE - RETAINED
- EXEMPT/DEAD TREE - REMOVED
- TREE RETAINED - NOT ASSESSED



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TREES TO BE REMOVED / RETAINED

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96-104 CABARITA ROAD AVALON BEACH

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1801 A003 A

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1801 AX000 Trees Current.vwx

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DEMOLITION PLAN

RESIDENTIAL SUBDIVISION

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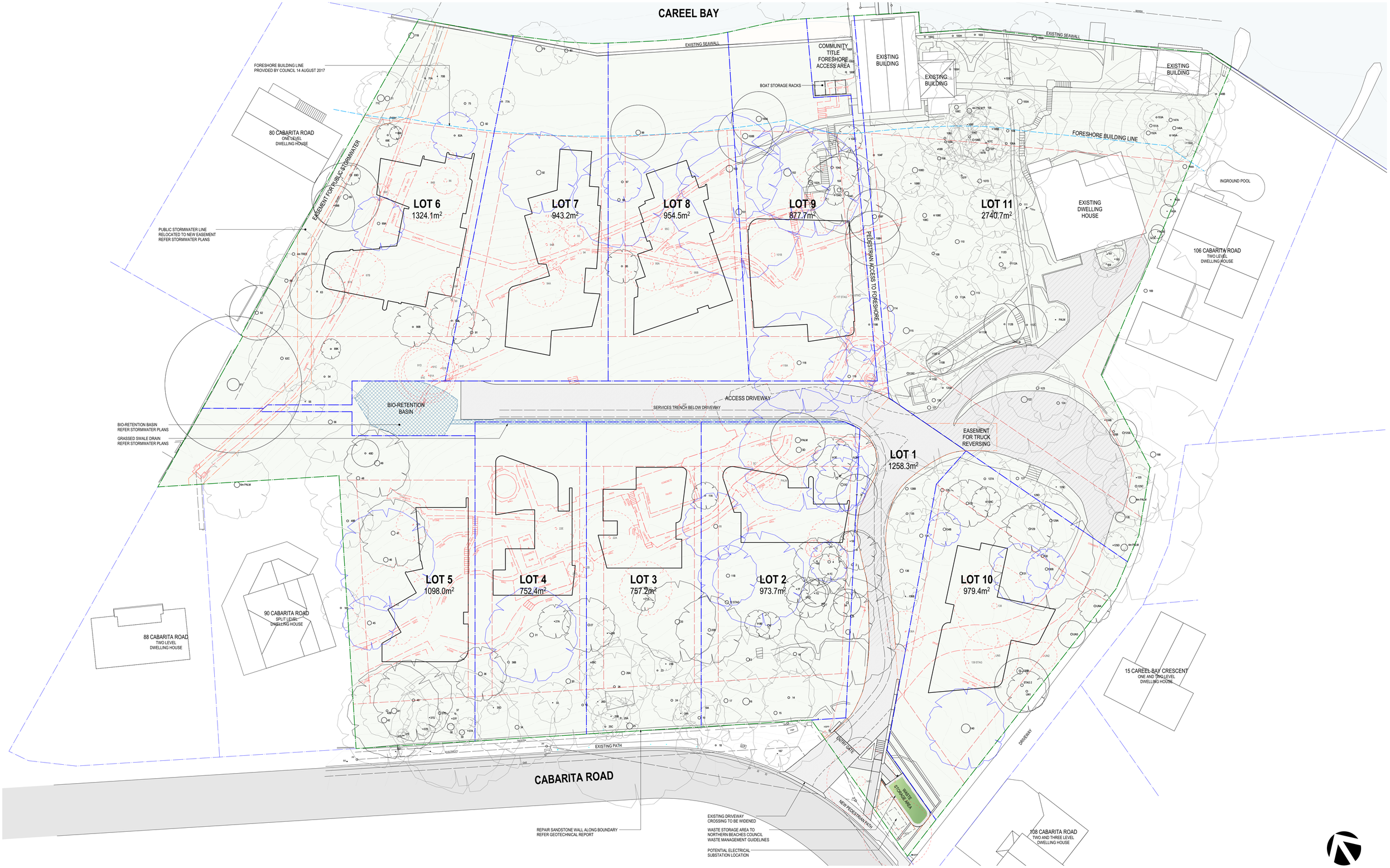

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SITE PLAN

RESIDENTIAL SUBDIVISION

96-104 CABARITA ROAD AVALON BEACH

1801 A005 A

1:250 @ A1 1:500 @ A3

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SERVICES LEGEND

NOTE: ALL MARKED SERVICES ARE INDICATIVE ONLY.
LOCATION MAY VARY DUE TO CONSTRAINTS.
REFER TO CONSULTANT'S DRAWINGS.

ELECTRICAL

- UNDERGROUND ELECTRICAL CONDUITS
- EXISTING ELECTRICAL CONNECTION TO POWER POLE

WATER

- POTABLE WATER SERVICE

SEWER

- NEW SEWER LINE
- EXISTING SEWER LINE
- EXISTING MAINTENANCE HOLE
- EXISTING LAMP HOLE

STORMWATER

REFER ENGINEER'S DOCUMENTATION FOR STORMWATER DETAILS

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SITE SERVICES PLAN

RESIDENTIAL SUBDIVISION

1801 A007 A

96-104 CABARITA ROAD AVALON BEACH

1:250 @ A1 1:500 @ A3

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LEGEND

- EXISTING LOT BOUNDARY
- PROPOSED SUBDIVISION BOUNDARIES
- BUILDING SETBACKS
- FORESHORE BUILDING LINE
- MAXIMUM SLOPE %

TOTAL SITE AREA:
12,668m²

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PLANNING COMPLIANCE
SUBDIVISION

RESIDENTIAL SUBDIVISION

96-104 CABARITA ROAD AVALON BEACH

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1801 SK201 A

1:250 @ A1 1:500 @ A3

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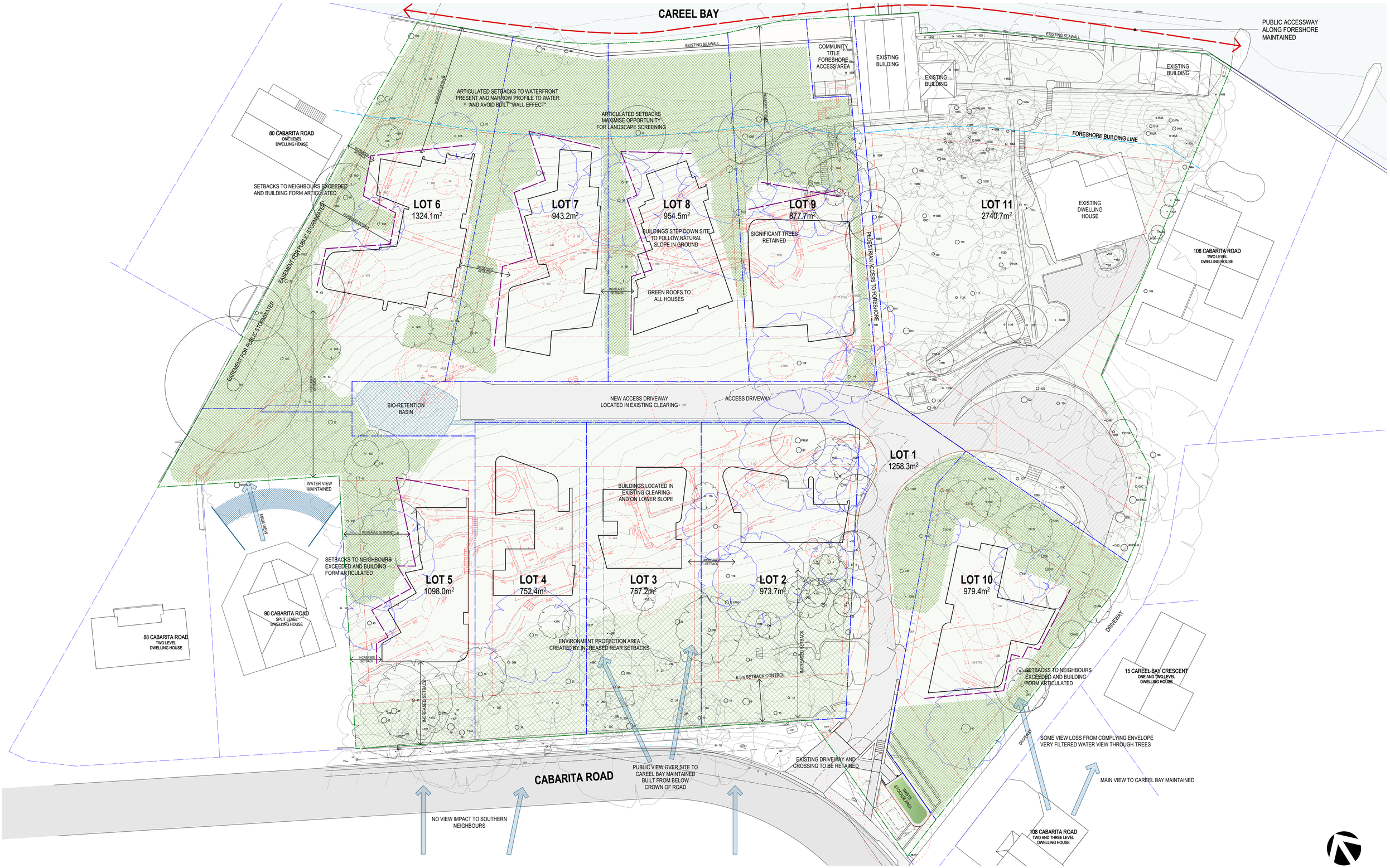

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DESIGN RESPONSE

RESIDENTIAL SUBDIVISION

96-104 CABARITA ROAD AVALON BEACH

1801 SK203 A

1:250 @ A1 1:500 @ A3

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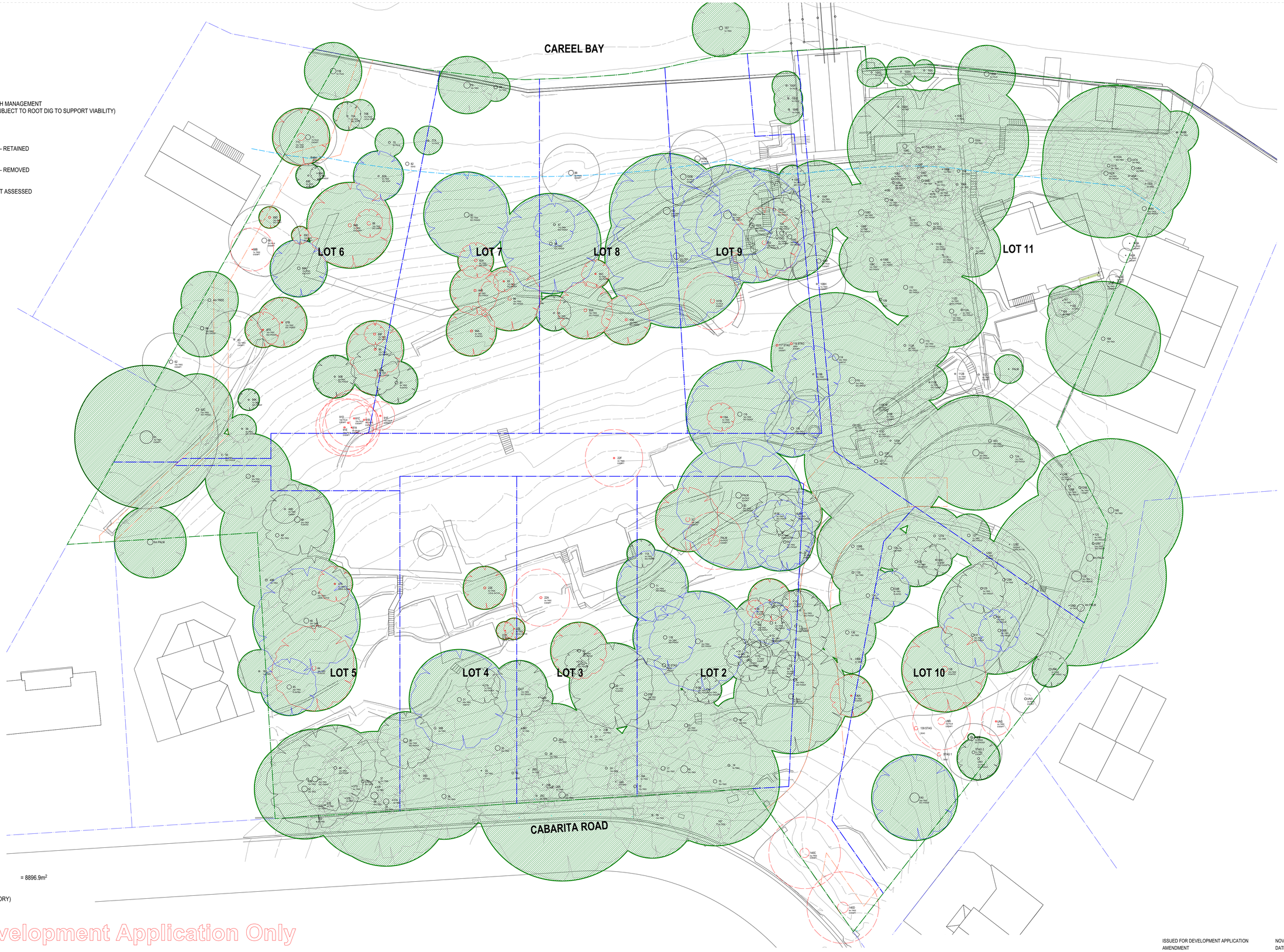
LEGEND

- EXISTING CANOPY
- TREE RETAINED
- TREE TO RETAIN WITH MANAGEMENT (INCLUDES TREES SUBJECT TO ROOT DIG TO SUPPORT VIABILITY)
- TREE REMOVED
- EXEMPT/DEAD TREE - RETAINED
- EXEMPT/DEAD TREE - REMOVED
- TREE RETAINED - NOT ASSESSED



AREA OF EXISTING CANOPY = 8896.9m²
(DOES NOT INCLUDE THE CANOPY OF EXEMPT TREES WHICH ARE NON-CONTRIBUTORY)

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EXISTING CANOPY

RESIDENTIAL SUBDIVISION

96-104 CABARITA ROAD AVALON BEACH

1801 SK207 A

1:250 @ A1 1:500 @ A3

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1801 AX000 Trees Current.vwx

Monday, 10 December 2018

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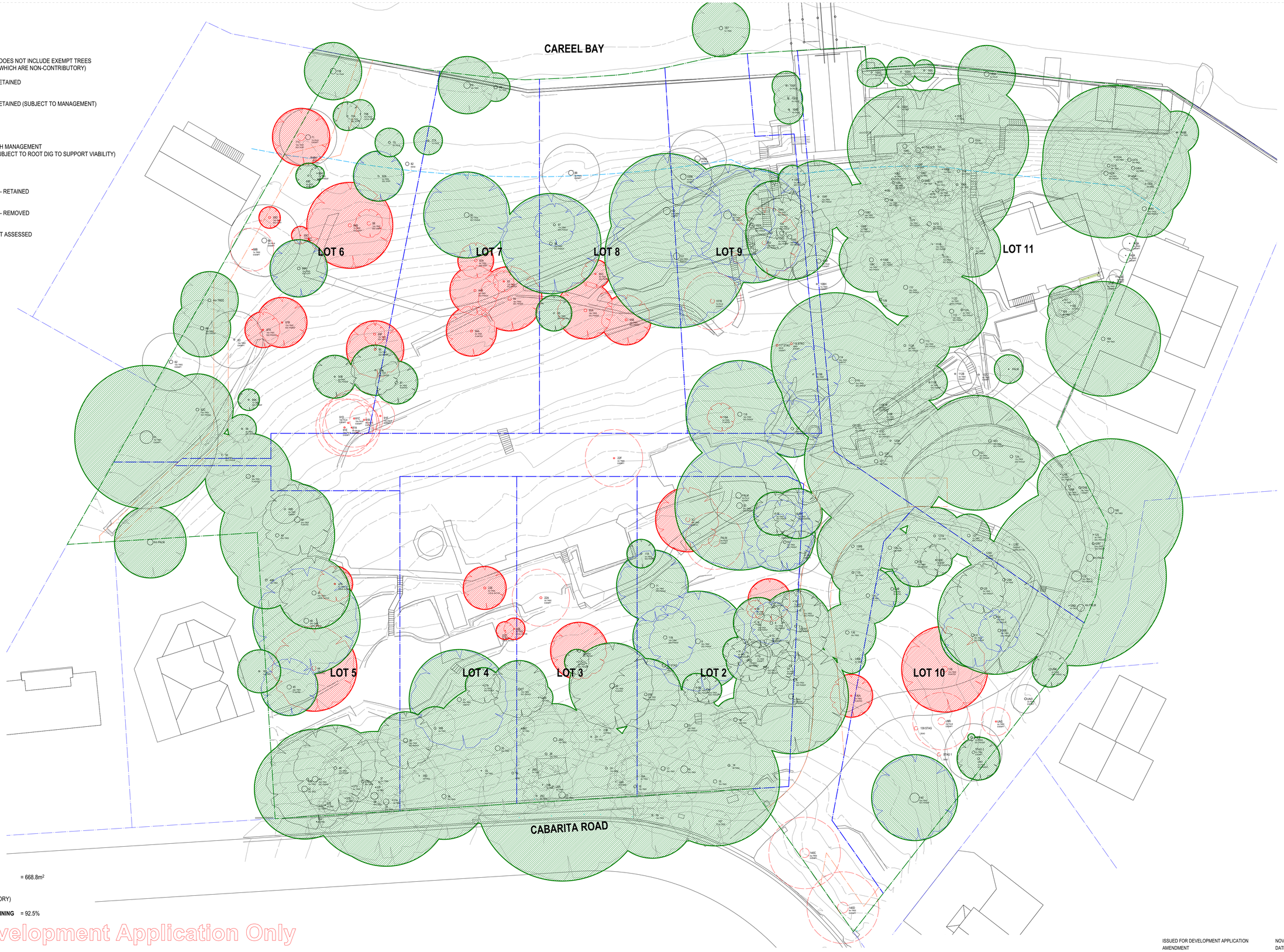
LEGEND

- REMOVED CANOPY (DOES NOT INCLUDE EXEMPT TREES WHICH ARE NON-CONTRIBUTORY)
- EXISTING CANOPY RETAINED
- EXISTING CANOPY RETAINED (SUBJECT TO MANAGEMENT)
- TREE RETAINED
- TREE TO RETAIN WITH MANAGEMENT (INCLUDES TREES SUBJECT TO ROOT DIG TO SUPPORT VIABILITY)
- TREE REMOVED
- EXEMPT/DEAD TREE - RETAINED
- EXEMPT/DEAD TREE - REMOVED
- TREE RETAINED - NOT ASSESSED



AREA OF REMOVED CANOPY = 668.8m²
(DOES NOT INCLUDE THE CANOPY OF EXEMPT TREES WHICH ARE NON-CONTRIBUTORY)

PERCENTAGE CANOPY REMAINING = 92.5%

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REMOVED CANOPY

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96-104 CABARITA ROAD AVALON BEACH

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1801 SK208 A

1:250 @ A1 1:500 @ A3

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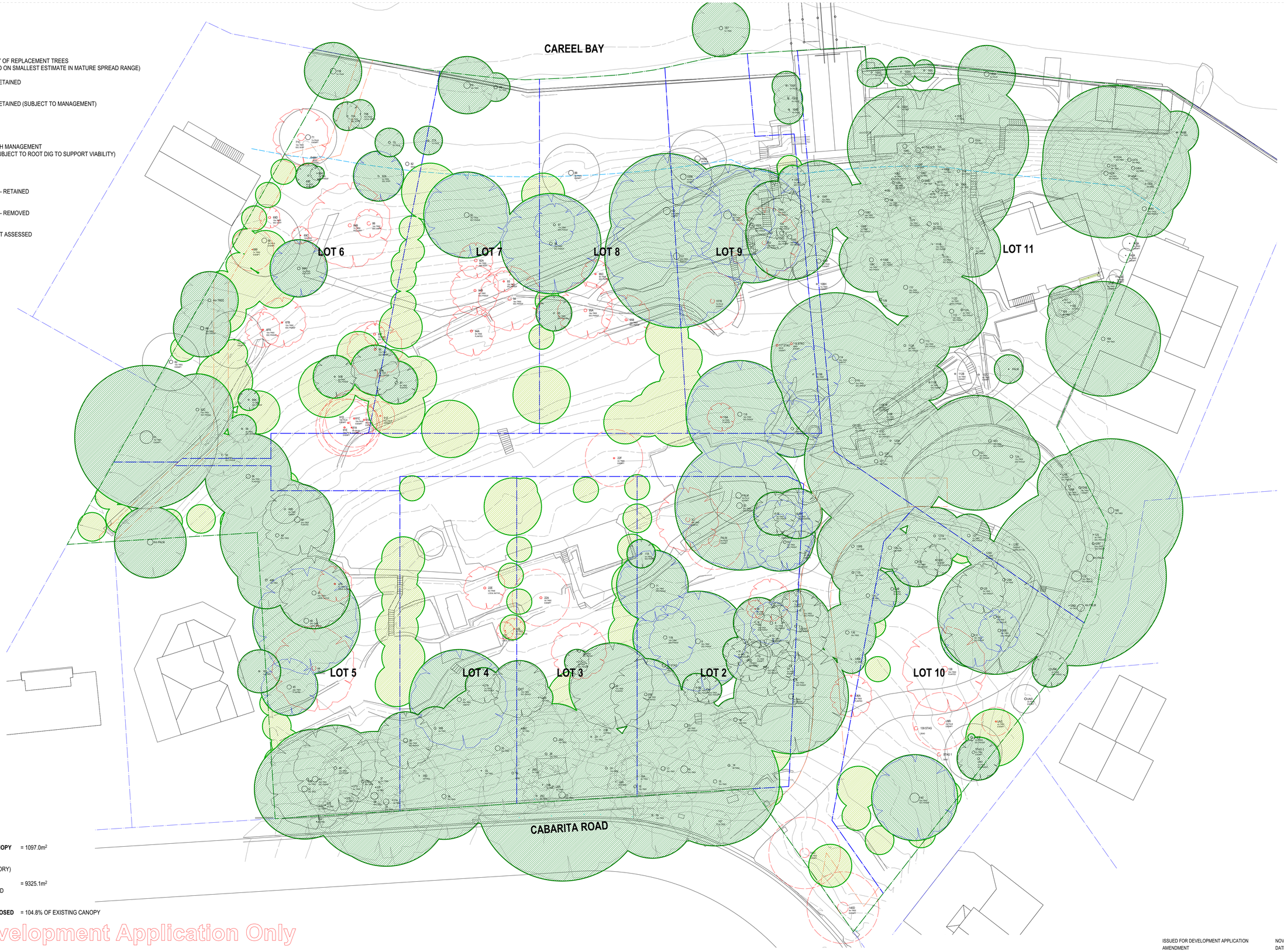
DESIGN PRACTICE

1801 AX000 Trees Current.vwx

Monday, 10 December 2018

LEGEND

- PROJECTED CANOPY OF REPLACEMENT TREES (CANOPY SIZE BASED ON SMALLEST ESTIMATE IN MATURE SPREAD RANGE)
- EXISTING CANOPY RETAINED
- EXISTING CANOPY RETAINED (SUBJECT TO MANAGEMENT)
- TREE RETAINED
- TREE TO RETAIN WITH MANAGEMENT (INCLUDES TREES SUBJECT TO ROOT DIG TO SUPPORT VIABILITY)
- TREE REMOVED
- EXEMPT/DEAD TREE - RETAINED
- EXEMPT/DEAD TREE - REMOVED
- TREE RETAINED - NOT ASSESSED



AREA OF REPLACEMENT CANOPY = 1097.0m²
(DOES NOT INCLUDE THE CANOPY OF EXEMPT TREES WHICH ARE NON-CONTRIBUTORY)

TOTAL AREA OF CANOPY = 9325.1m²
(REPLACEMENT AND RETAINED CANOPY)

PERCENTAGE CANOPY PROPOSED = 104.8% OF EXISTING CANOPY

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REPLACEMENT CANOPY

RESIDENTIAL SUBDIVISION

96-104 CABARITA ROAD AVALON BEACH

1801 SK209 A

1:250 @ A1 1:500 @ A3

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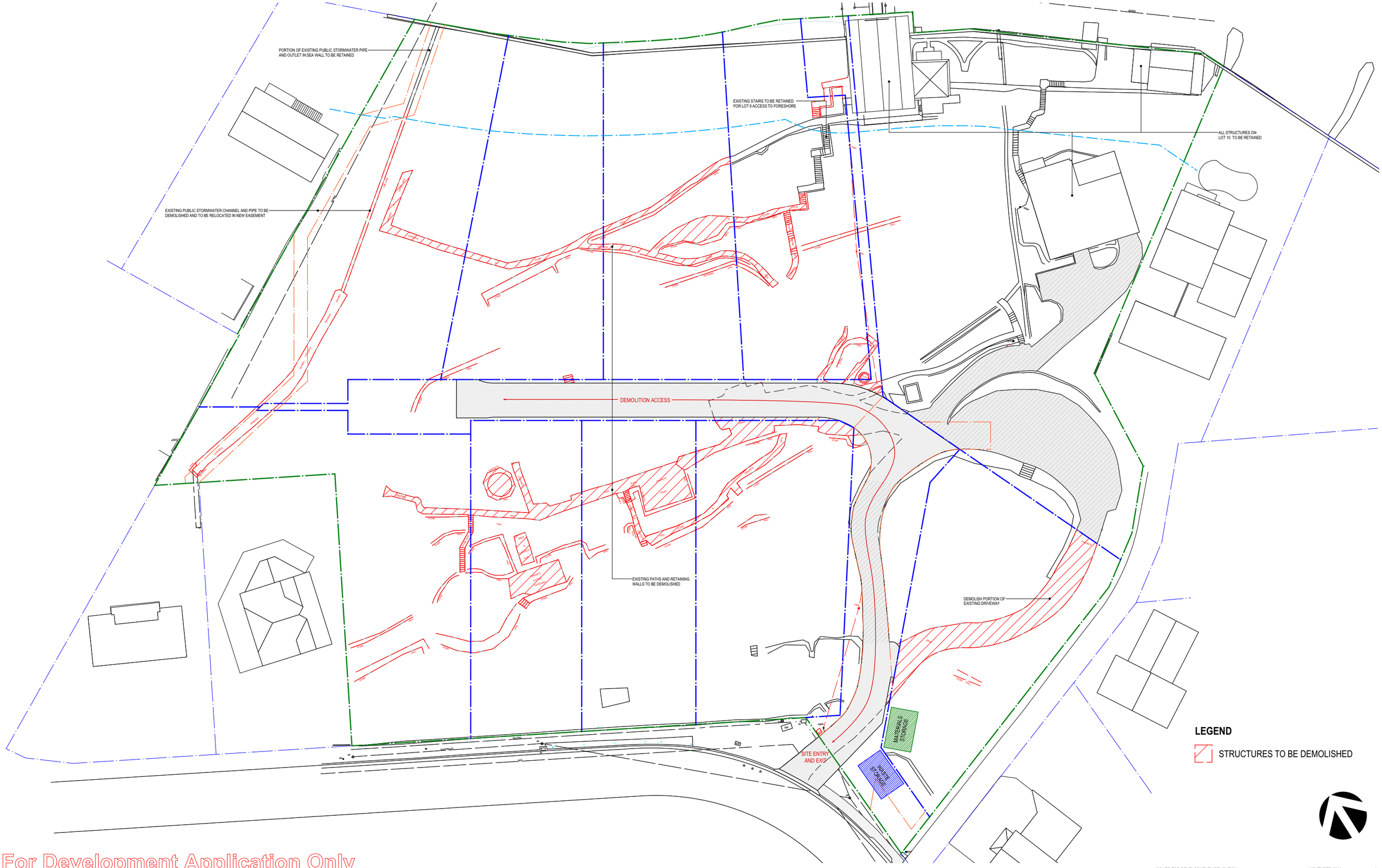
1801 AX000 Trees Current.vwx

Monday, 10 December 2018



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WASTE MANAGEMENT SITE PLAN

RESIDENTIAL SUBDIVISION

1801 SK210 A

96-104 CABARITA ROAD AVALON BEACH

1:500 @ A3

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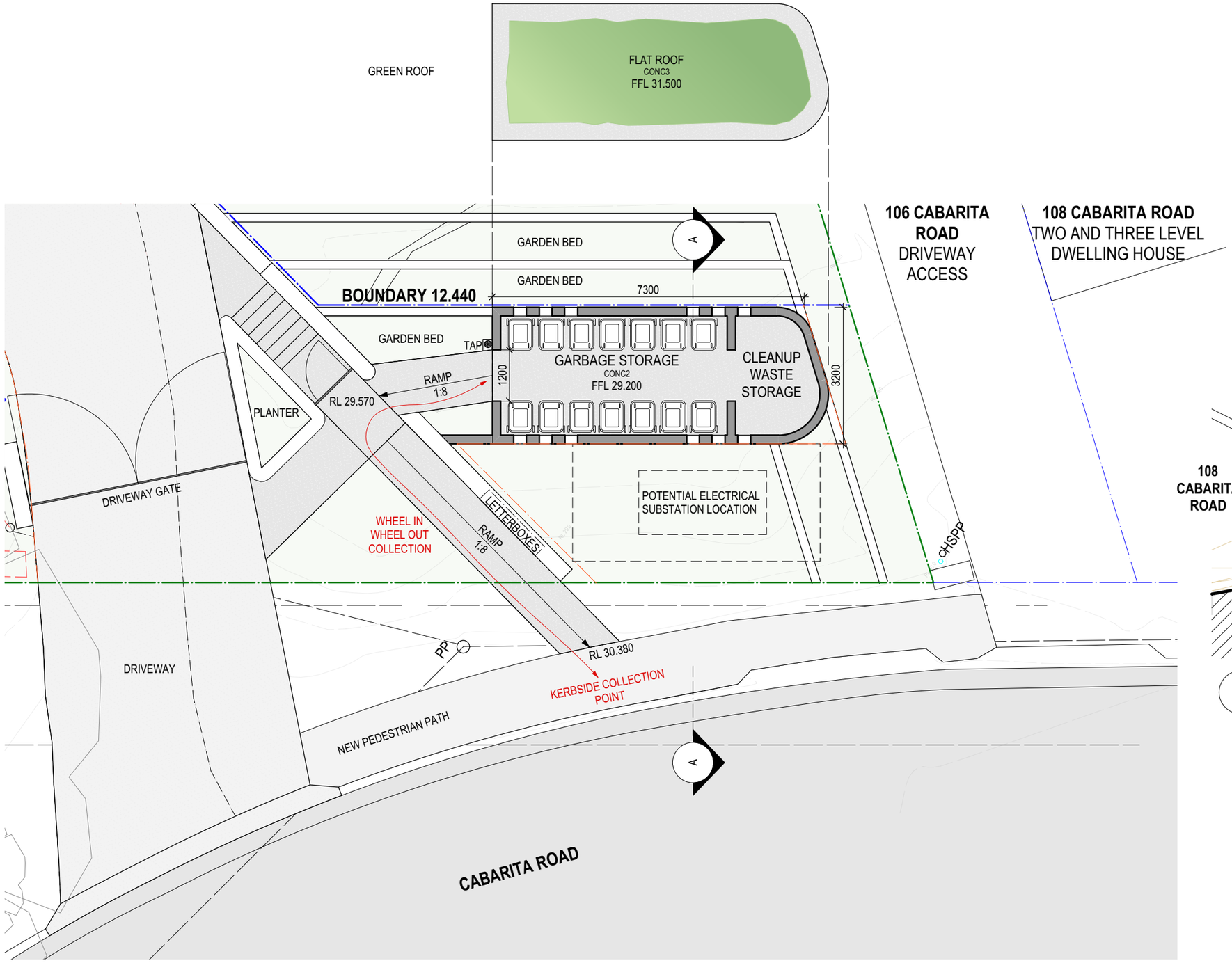
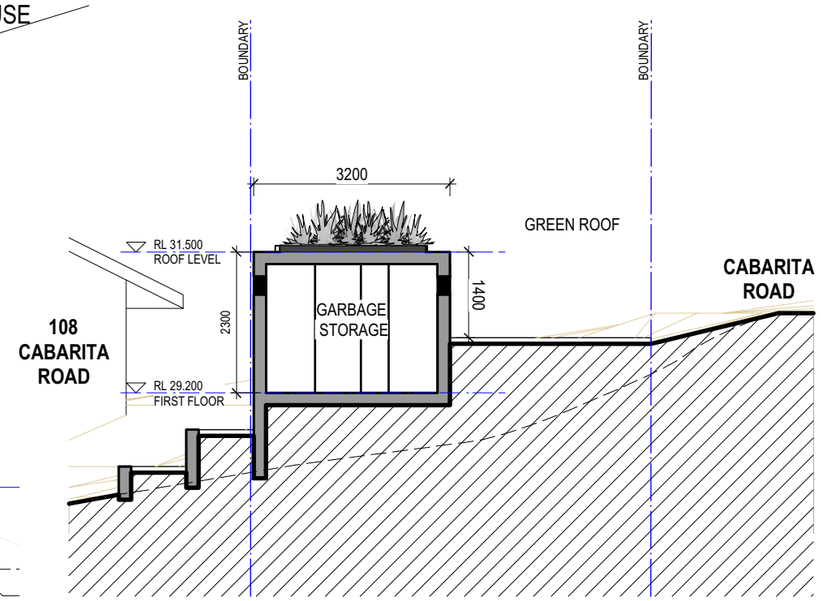


1 PLAN
Scale 1:100



2 SECTION A-A
Scale 1:100

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WASTE STORAGE AREA

RESIDENTIAL SUBDIVISION

1801 SK211 A

96-104 CABARITA ROAD AVALON BEACH

1:100 @ A3
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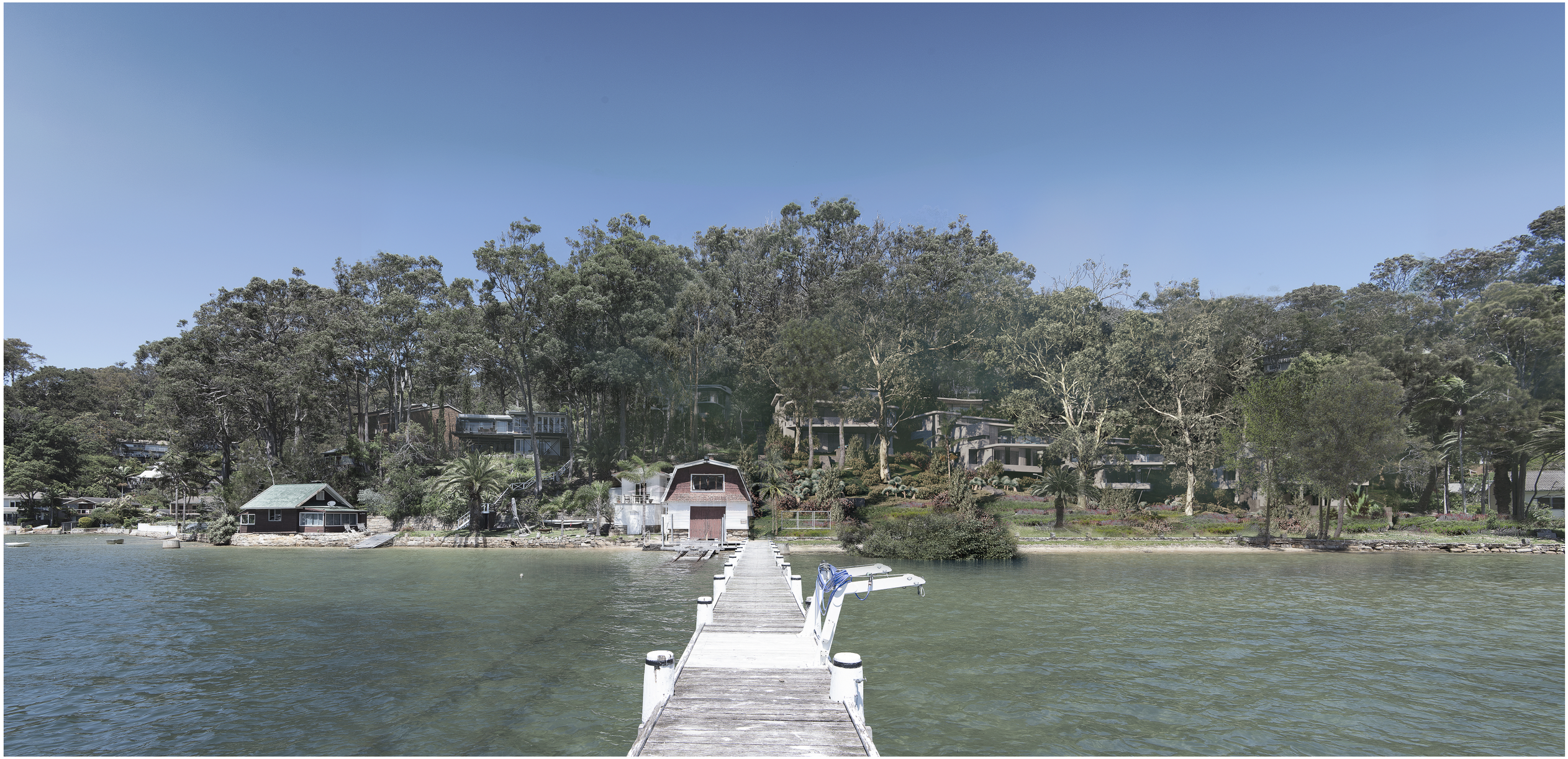

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PERSPECTIVE VIEW FROM JETTY

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1801 SK213 A

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DESIGN PRACTICE

1801 SK213 Perspective View From Jetty.vwx

Friday, 14 December 2018

Landscape Master Plan
1:300@A1 1:600@A3.

Legend

- MULCH AREA
- NATIVE GRASS REVEGETATION ARE
- TURF AREA
- TIMBER DECKING
- CONCRETE PAVING
- NATURAL STONE BOULDERS
- NATURAL STONE STEPPERS
- STONE STAIRS
- TIMBER STAIRS
- STAIRS
- PEBBLE
- BIO-SWALES
- TIMBER
- WATER
- EXISTING TREE LOCATION
- MASONRY RETAINING WALL
- STONE RETAINING WALL
- TIMBER RETAINING WALL
- BOULDER RETAINING WALL
- SITE OR WORKS BOUNDARY
- + 88.88 PROPOSED LEVEL
- +TW 88.88 TOP OF WALL LEVEL
- Paving 1 MATERIAL NAME
- Fall SURFACE FALL DIRECTION
- SURFACE DRAINS
- +88.88 SURVEY (50% GREY LINES)
- NATIVE REVEGETATION AREA (NRA)
- ENVIRONMENT PROTECTION AREA
- VRA LANDSCAPE AREA TYPE A
- VRA LANDSCAPE AREA TYPE B

Plant Schedule - Landcape Area Type A -SOFF

ID	Quantity	Latin Name	Common Name	Plantlist Name	Scheduled Size	Mature Height	Mature Spread
7	792	7	7	7	7	7	7
CasGl	10	Casuarina glauca	Grey (Swamp) She-oak	Casuarina glauca	45L	over 30m	10 - 15m
CrPe	80	Crinum pedunculatum	Swamp Lily, River Lily	Crinum pedunculatum	300mm	1.5 - 3m	0.9 - 1.2m
DiaCae	45	Dianella caerulea	Paroo Lily, Blue Flax-lily	Dianella caerulea	Tube-stock	0.45 - 0.6m	0.3 - 0.6m
Junc usi	299	Juncus usitatus	Common Rush	Jun usi	Viro-cell	0.9 - 1.5m	0.6 - 0.9m
LomLong	346	Lomandra longifolia	Spiny-headed Mat-Rush	Lomandra longi	150mm	0.75 - 0.9m	0.9 - 1.2m
MeEr	9	Melaleuca ericifolia	Swamp Paperbark	Melaleuca ericifolia	45L	9m	6m
XanMac	3	Xanthorrhoea macronema	Bottlebrush Grass Tree	Xanth mac	45lt	0.90 - 1.50m	0.9 - 1.2m

Plant Schedule - Landcape Area Type B

ID	Quantity	Latin Name	Common Name	Plantlist Name	Scheduled Size	Mature Height	Mature Spread
9	1000	9	9	9	9	9	9
AcFlo	30	Acacia floribunda	White Sally Wattle,	Acacia floribunda	200mm	3 - 5m	2.0 - 3.5m
DiaCae	371	Dianella caerulea	Paroo Lily, Blue Flax-lily	Dianella caerulea	Tube-stock	0.45 - 0.6m	0.3 - 0.6m
DoTr	21	Dodonaea triquetra	Common Hop Bush	Dodonaea triquetra	200mm	3 - 5m	2.0 - 3.5m
E. reticulatus	16	Elaeocarpus reticulatus	Blueberry Ash	E reticulatus	25lt	5 - 10m	3.5 - 6m
HaSe	44	Hakea sericea	Needlebush	Hakea sericea	200mm	3 - 5m	2.0 - 3.5m
LivAust	7	Livistona australis	Cabbage-tree Palm	Livistona aust	45L	15 - 20m	6 - 10m
LomLong	386	Lomandra longifolia	Spiny-headed Mat-Rush	Lomandra longi	150mm	0.75 - 0.9m	0.9 - 1.2m
Macro comm	103	Macrozamia communis	Burrawang	Macrozamia communis	300mm	1.0m	1.5m
XanMac	22	Xanthorrhoea macronema	Bottlebrush Grass Tree	Xanth mac	45lt	0.90 - 1.50m	0.9 - 1.2m

Plant Schedule - Landcape Area Type C

ID	Quantity	Latin Name	Common Name	Plantlist Name	Scheduled Size	Mature Height	Mature Spread
39	4565	39	39	39	39	39	39
AcFlo	97	Acacia floribunda	White Sally Wattle,	Acacia floribunda	200mm	3 - 5m	2.0 - 3.5m
AcLo	40	Acacia longifolia var. longifolia	Sydney Goldern Wattle	Acacia longifolia var. longi	300mm	3 - 5m	2.0 - 3.5m
Alp red	20	Alpinia 'red back'	Red back Ginger	Alp redback	200mm	0.9 - 1.5m	0.9 - 1.2m
A. Cost	2	Angophora costata	Sydney Red Gum, Smooth-bar	A. costata	100lt	15 - 20m	6 - 10m
BaSpHa	22	Banksia spinulosa	Hairpin Banksia	Banksia spinulosa	300mm	3 - 5m	2.0 - 3.5m
Blln	13	Blechnum indicum	Swamp Water Fern	Blechnum indicum	150mm	0.9m	0.9m
CalSa	2	Callistemon salignus	Willow Bottlebrush	Callistemon salignus	45L	15m	10m
CaAp	55	Carex appressa	Tall Sedge	Carex appressa	Tube-stock	1.5 - 3m	0.9 - 1.2m
Carpo brot	27	Carpobrotus glaucescens	Coastal Moonflower, Pigface, I	Carp bro	Viro-cell	0.0 - 0.3m	1.2 - 2.0m
CeGu	12	Ceratopetalum gummiferum	NSW Christmas Bush	Ceratopetalum gummiferu	45Lt	8 - 13m	4 - 6m
CoAlb	11	Correa alba	White Correa	Correa alba	300mm	3 - 5m	2.0 - 3.5m
Cor mac	8	Corymbia maculata	Spotted Gum	Corymbia maculata	75L	20-30m	8-10m
CrPe	33	Crinum pedunculatum	Swamp Lily, River Lily	Crinum pedunculatum	300mm	1.5 - 3m	0.9 - 1.2m
Cup ana	29	Cupaniopsis anacardioides	Tuckeroo	Cupaniopsis anacardioides	45lt	10 - 15m	3.5 - 6m
DiaCae	456	Dianella caerulea	Paroo Lily, Blue Flax-lily	Dianella caerulea	Tube-stock	0.45 - 0.6m	0.3 - 0.6m
Dic sil	26	Dichondra "Silver falls'	Silver falls	Dic silv	150mm	0.0 - 0.3m	0.9 - 1.2m
DoTr	17	Dodonaea triquetra	Common Hop Bush	Dodonaea triquetra	200mm	3 - 5m	2.0 - 3.5m
DoryExc	46	Doryanthes excelsa	Gymea Lily, Giant Lily	Dory excel	25lt	1.5 - 3m	1.2 - 2.0m
Drac drac	1	Dracaena draco	Dragon tree	Draco draco	100lt	Height	Spread
E. reticulatus	26	Elaeocarpus reticulatus	Blueberry Ash	E reticulatus	25lt	5 - 10m	3.5 - 6m
FicNod	639	Ficinia nodosa	Knobby Club Rush	Ficinia nodosa	150mm	0.5m	0.4m
Grevillea Sup	5	Grevillea x 'Superb'	Superb Grevillea	Grevillea Superb	200mm	1.5 - 3m	1.2 - 2.0m
HaSe	17	Hakea sericea	Needlebush	Hakea sericea	200mm	3 - 5m	2.0 - 3.5m
Isln	66	Isolepis inundata	Swamp Club-rush	Isolepis inundata	Tube-stock	1.5 - 3m	0.9 - 1.2m
Junc usi	119	Juncus usitatus	Common Rush	Jun usi	Viro-cell	0.9 - 1.5m	0.6 - 0.9m
Lepto sper	8	Leptospermum laevigatum	Coast Tea-Tree	Lepto spe	250mm	1.5 - 3m	1.2 - 2.0m
LivAust	22	Livistona australis	Cabbage-tree Palm	Livistona aust	45L	15 - 20m	6 - 10m
LomLong	544	Lomandra longifolia	Spiny-headed Mat-Rush	Lomandra longi	150mm	0.75 - 0.9m	0.9 - 1.2m
Macro comm	16	Macrozamia communis	Burrawang	Macrozamia communis	300mm	1.0m	1.5m
MeAl	1	Melaleuca alternifolia	Narrow Leaf Paperbark	Melaleuca alternifolia	25L	3-6m	2-4m
MeEr	5	Melaleuca ericifolia	Swamp Paperbark	Melaleuca ericifolia	45L	9m	6m
MyAc	9	Myoporum acuminatum	Boobialla	Myoporum acuminatum	150mm	3 - 5m	2.0 - 3.5m
Pand pand	45	Pandorea pandorana	Wonga Wonga Vine	Pand pandor	150mm	3 - 5m	0.6 - 0.9m
PhilMyop	3	Philotheca myoporoides	White Wax Flower	Philotheca myoporoides	300mm	1.5 - 2.0m	1.0 - 1.5m
PoaKing	954	Poa poiformis	coastal poa	Poa Kingsdale	Viro Cell	0.75 - 0.9m	0.3 - 0.6m
ThAu	1104	Themeda australis/triandra	Kangaroo Grass	Themeda australis/triandra	Tube-stock	1.0m	0.6m
Tri Lau	9	Tristaniopsis laurina 'Luscious'	Kanooka, Water Gum	Tri laur	45lt	12 - 15m	3.5 - 6m
West fru	30	Westringia fruticosa	Coastal Rosemary	Wes fru	150mm	0.9 - 1.5m	0.9 - 1.2m
XanMac	26	Xanthorrhoea macronema	Bottlebrush Grass Tree	Xanth mac	45lt	0.90 - 1.50m	0.9 - 1.2m
	0						

Note:- Dwelling houses subject to separate DA's
- See separate landscape plans for each lot for planting information

Notes:
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ISSUE	DATE	REVISION
C	28/11/18	Issue C for DA
B	29/10/18	DRAFT Issue B
A	9/10/18	DRAFT issue for review

PROJECT	96 Cabarita Rd, Avalon Beach		PROJECT # 1916
CLIENT	Meraki Developments	DATE # See above	DWG #
		SCALE @ A1 See plan	Sht-101
DWG	Landscape Masterplan	DRAWN LA/SA	
		CHKD JK	REVISION

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Landscape Master Plan
1:300@A1 1:600@A3.

Legend

- MULCH AREA
- NATIVE GRASS REVEGETAT
- TURF AREA
- TIMBER DECKING
- CONCRETE PAVING
- NATURAL STONE BOULDERS
- NATURAL STONE STEPPERS
- STONE STAIRS
- TIMBER STAIRS
- STAIRS
- PEBBLE
- BIO-SWALES
- TIMBER
- WATER
- EXISTING TREE LOCATION
- MASONRY RETAINING WALL
- STONE RETAINING WALL
- TIMBER RETAINING WALL
- BOULDER RETAINING WALL
- SITE OR WORKS BOUNDARY
- + 88.88 PROPOSED LEVEL
- +TW 88.88 TOP OF WALL LEVEL
- Paving 1 MATERIAL NAME
- Fall SURFACE FALL DIRECTION

Plant Schedule - Lot 1 Landcape Area Type C

ID	Quantity	Latin Name	Common Name	Plantlist Name	Scheduled Size	Mature Height	Mature Spread
13	701	13	13	13	13	13	13
AcFlo	5	Acacia floribunda	White Sally Wattle,	Acacia floribunda	200mm	3 - 5m	2.0 - 3.5m
CaAp	39	Carex appressa	Tall Sedge	Carex appressa	Tube-stock	1.5 - 3m	0.9 - 1.2m
CrPe	5	Crinum pedunculatum	Swamp Lily, River Lily	Crinum pedunculatum	300mm	1.5 - 3m	0.9 - 1.2m
Cup ana	4	Cupaniopsis anacardioides	Tuckeroo	Cupaniopsis anacardioides	45lt	10 - 15m	3.5 - 6m
E. reticulatus	5	Elaeocarpus reticulatus	Blueberry Ash	E reticulatus	25lt	5 - 10m	3.5 - 6m
Isin	55	Isolepis inundata	Swamp Club-rush	Isolepis inundata	Tube-stock	1.5 - 3m	0.9 - 1.2m
Junc usi	68	Juncus usitatus	Common Rush	Jun usi	Viro-cell	0.9 - 1.5m	0.6 - 0.9m
LivAust	1	Livistona australis	Cabbage-tree Palm	Livistona aust	45L	15 - 20m	6 - 10m
LomLong	85	Lomandra longifolia	Spiny-headed Mat-Rush	Lomandra longi	150mm	0.75 - 0.9m	0.9 - 1.2m
Pand pand	7	Pandorea pandorana	Wonga Wonga Vine	Pand pandor	150mm	3 - 5m	0.6 - 0.9m
PoaKing	212	Poa poiformis	coastal poa	Poa Kingsdale	Viro Cell	0.75 - 0.9m	0.3 - 0.6m
ThAu	212	Themeda australis/triandra	Kangaroo Grass	Themeda australis/triandra	Tube-stock	1.0m	0.6m
XanMac	3	Xanthorrhoea macronema	Bottlebrush Grass Tree	Xanth mac	45lt	0.90 - 1.50m	0.9 - 1.2m

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PROJECT	96 Cabarita Rd, Avalon Beach		PROJECT # 1916
CLIENT	Meraki Developments	DATE # See above	DWG #
		SCALE @ A1 See plan	Sht-111
DWG	Communal Areas Masterplan	DRAWN LA/SA	
		CHKD JK	REVISION

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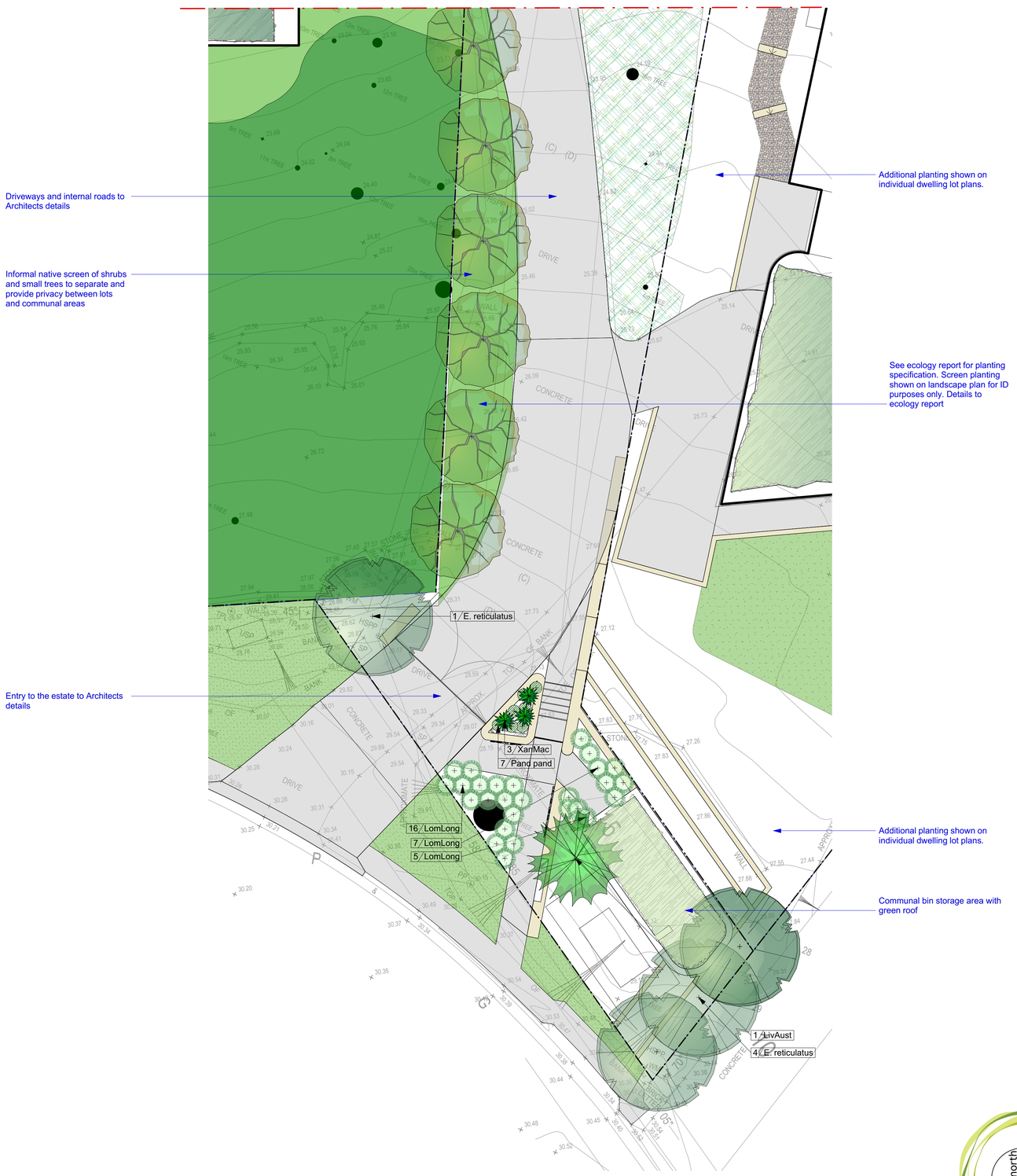
Communal Areas Landscape Concept Plan 1
1:100@A1 1:200@A3.

JOINS ADJACENT PLAN 2



Communal Areas Landscape Concept Plan 2
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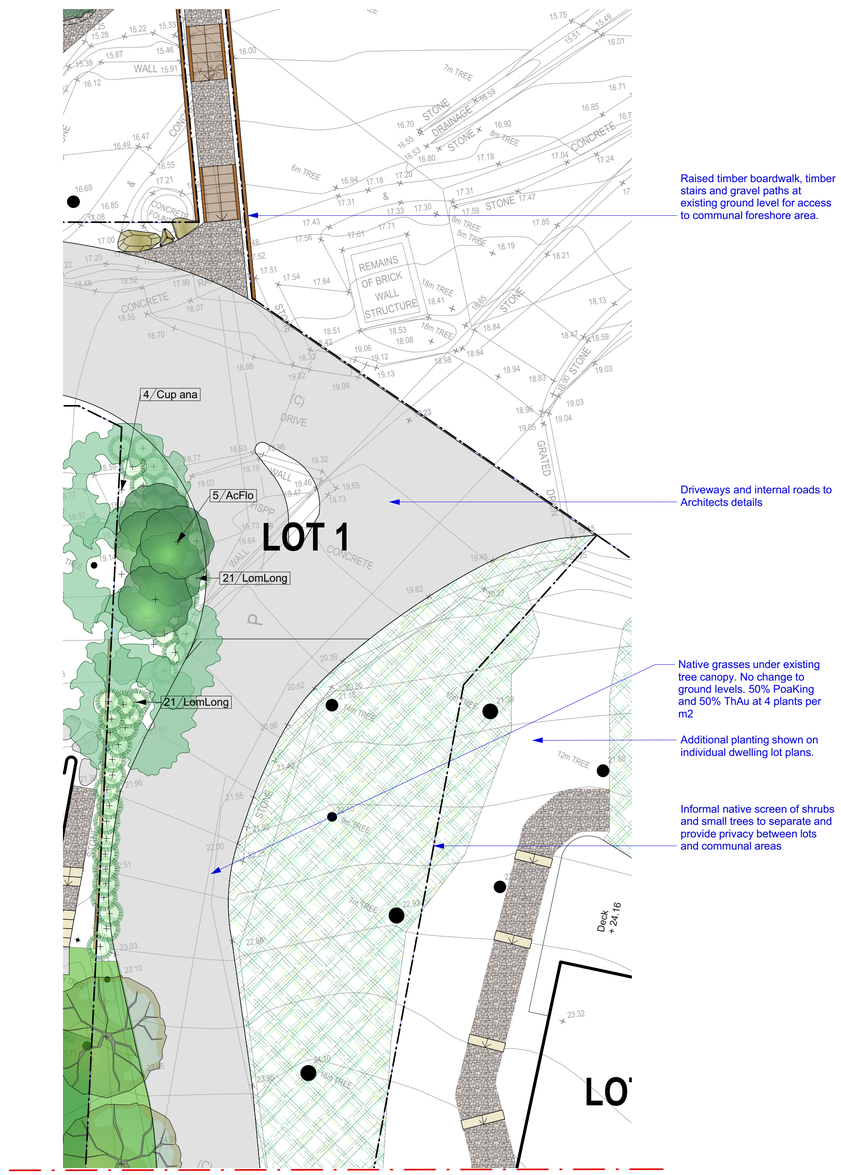

JOINS ADJACENT PLAN 1

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PROJECT	96 Cabarita Rd, Avalon Beach		PROJECT # 1916
CLIENT	Meraki Developments	DATE # See above	DWG # Sht-112
		SCALE @ A1 See plan	
DWG	Communal Areas 1 and 2	DRAWN LA/SA	
		CHKD JK	REVISION

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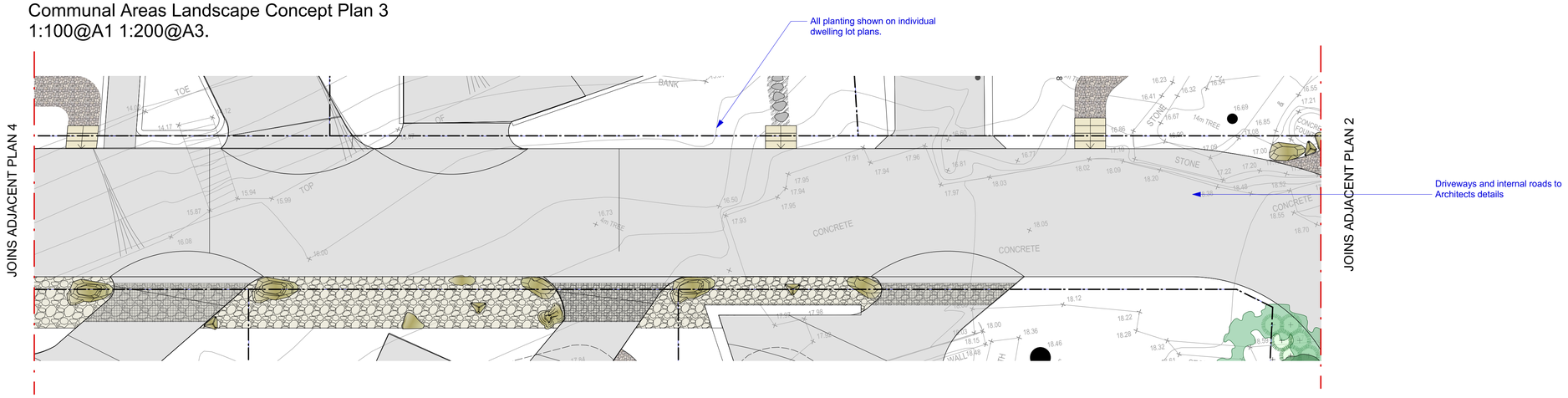
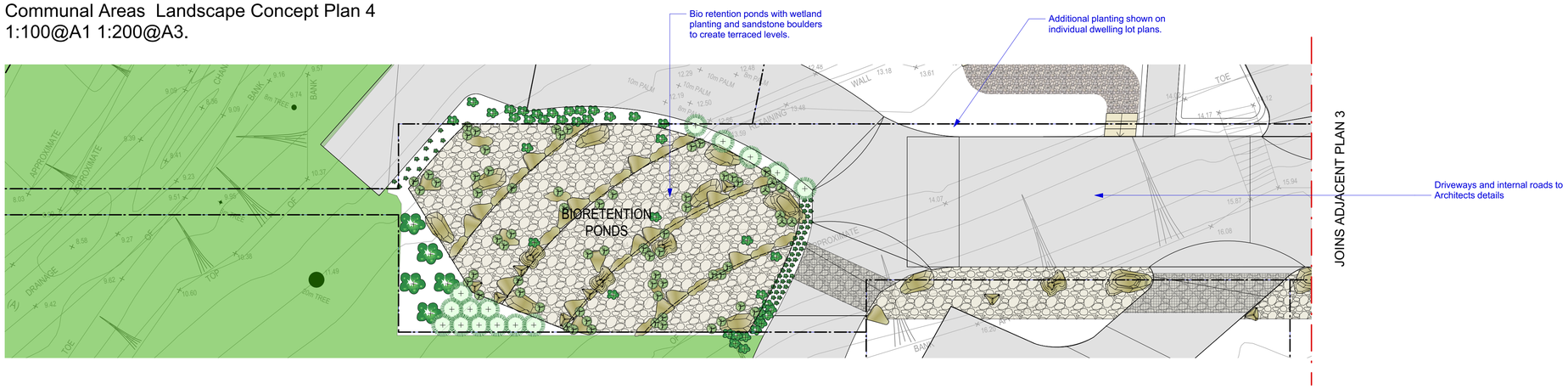
Communal Areas Landscape Concept Plan 3
1:100@A1 1:200@A3.



Communal Areas Landscape Concept Plan 4
1:100@A1 1:200@A3.



Communal Areas Landscape Concept Plan 5 Foreshore
1:100@A1 1:200@A3.

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PROJECT	96 Cabarita Rd, Avalon Beach		PROJECT # 1916
CLIENT	Meraki Developments	DATE # See above	DWG # Sht-113
		SCALE @ A1 See plan	
DWG	Communal Areas 3, 4 and 5	DRAWN LA/SA	
		CHKD JK	REVISION

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INDICATIVE MATERIALS PALETTE

Paths

WSUD:

Paving and Surfaces

Walls

Fences

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PROJECT	96 Cabarita Rd, Avalon Beach		PROJECT # 1916
CLIENT	Meraki Developments	DATE # See above SCALE @ A1 See plan	DWG # Sht-402
DWG	Materails Palette	DRAWN LA/SA CHKD JK	REVISION

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INDICATIVE PLANTING PALETTE ONLY. SEE SCHEDULES ON INDIVIDUAL SHEETS.

Trees

EUCALYPTUS

BANKSIA

ELAEOCARPUS

EUCALYPT

CEROTOPETALUM

LIVISTONA

BANKSIA

TRISTANIOPSIS

BANKSIA

CORYMBIA

WATERHOUSIA

WATERHOUSIA

Shrubs:

CORREA

KUNZEA

WESTRINGIA

DORYANTHES

ACMENA

ALPINIA

ALPINIA

Grasses and Groundcovers

GREVILLEA

PANDOREA

VIOLA

JUNCUS

HIBBERTIA

CARPOBROTUS

LOMANDRA

LOMANDRA

JUNCUS

POA

Grouping

Native grasses mass planted under trees.

Native grasses mass planted with feature contrasting shrubs

Feature tree in raised planter box surrounded by mass planting.

Clumping native plants and gravel paths

Clumping native plants

Planting in undercroft area under buildings and decks

Accent

DRACAENA

MACROZAMIA

XANTHORRHOEA

DORYANTHES

LIVISTONIA

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PROJECT	96 Cabarita Rd, Avalon Beach		PROJECT # 1916
CLIENT	Meraki Developments	DATE # See above SCALE @ A1 See plan	DWG # Sht-401
DWG	Plant Palette	DRAWN LA/SA CHKD JK	REVISION

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