Energy Rating

Certificate Number 15212092

[X] single-dwelling rating — 5.4 stars

[ ] multi-unit development (attach listing of ratings) — heating 37.0 MJ/m² — cooling 22.0 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: [ ] Rated with [X] Rated without

Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature Date 10/12/2018

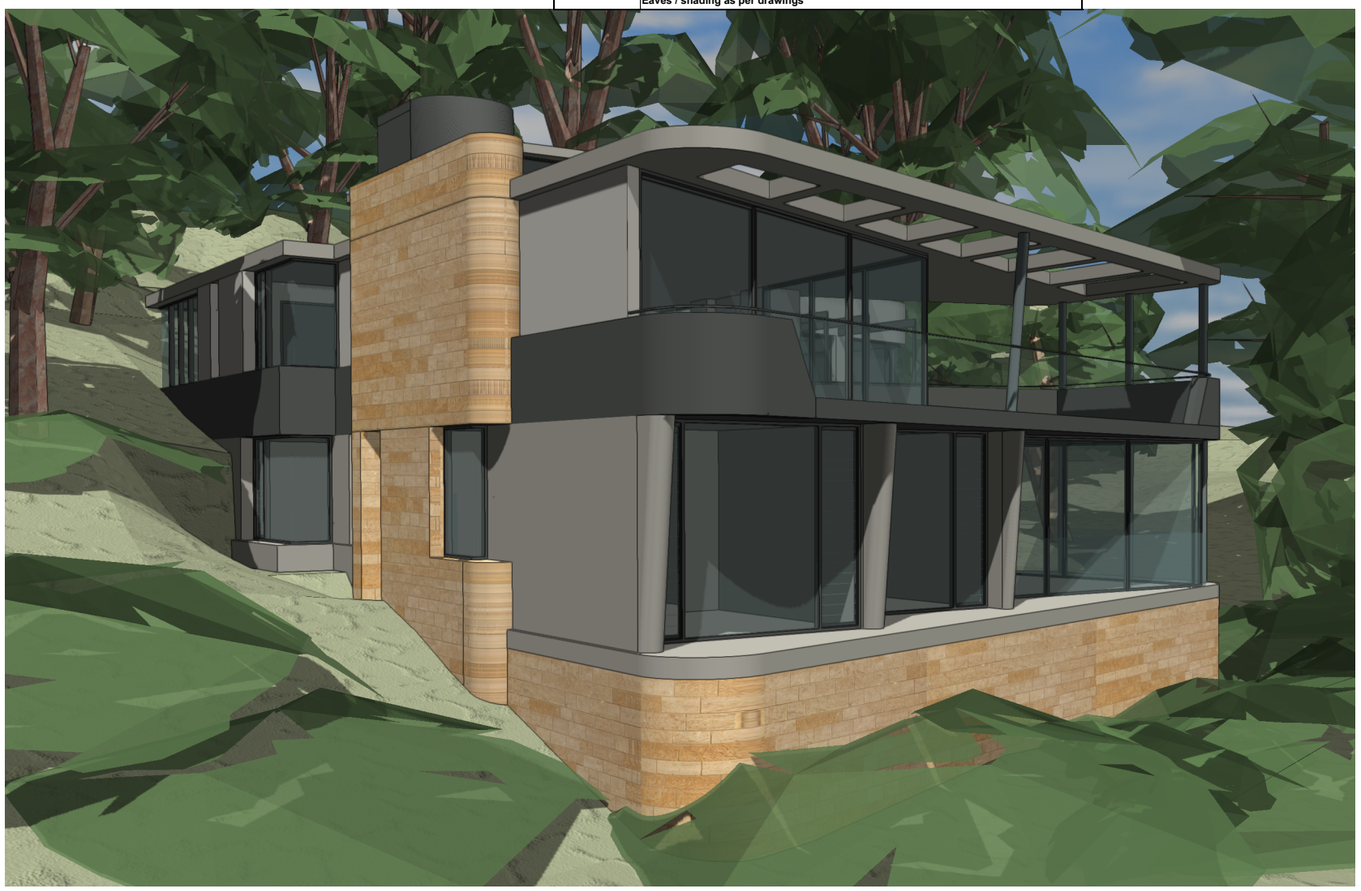
BASIX COMMITMENTS SUMMERY NOTES
(TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)

Assessor's name: Ved Baheti m: 0421 530 876 e: ved@outsourceideas.com.au

WATER	No hot water reticulation required			
Fixtures	**All shower heads**	**All toilets**	**All kitchen taps**	**All bathrooms taps**
Rating	4 Star(>4.5 But<=6L/Min)	4 star	4 star	4 star
Alternate water source				
	Type	**Size**	**Roof area connected**	**Connections**
	RWT	3000L	200 m2	Landscape tap
ENERGY				
Hot water	**Type**		**Rating**	
	Individual, gas instantaneous		6 star	
Mech. Ventilation	**System**		**Operation Control**	
Bath	Indiv. fan, ducted to facade or roof		Manual Switch On/Off	
L'dry	Indiv. fan, ducted to facade or roof		Manual Switch On/Off	
Kitchen	Indiv. fan, ducted to facade or roof		Manual Switch On/Off	
Cooling System	**Type**		**Living areas**	**Bed rooms**
	3 Phase Air conditioning: Day / Night Zoned		EER > 4.0	EER > 4.0
Heating System	**Type**		**Living areas**	**Bed rooms**
	3 Phase Air conditioning: Day / Night Zoned		EER > 4.0	EER > 4.0
Artificial Lighting	**Primary type of artificial lighting is fluorescent or light emitting diode (LED)**			
	Toilets, L'dry & Hallway	**Living**	**Kitchen**	**Bed rooms**
Dedicated	Yes	Yes	Yes	Yes
Others	**Indoor private Cloth Line**		**NA**	
	Outdoor or sheltered Cloth Line		**Yes**	
	Well ventilated Fridge space		**Yes**	
	Kitchen Cook top / Oven		**Gas Cook top + Electric Oven**	
THERMAL				
	External Wall Insulation: R2.0			
	Ceiling Insulation: R2.0			
	Roof type :Suspended concrete roof Medium Col (0.475 - 0.7)			
	Glazing: **Awning, Fixed: ALM-001-03 A: Aluminium A SG Clear U=5.4 SHGC =0.49** **All other glazing :ALM-002-04 A: Aluminium B SG Clear U=5.6 SHGC =0.41**			
	All External doors & windows to be weather sealed			
	Eaves / shading as per drawings			

LEGEND

AWN1/2/3	-	LIGHTWEIGHT AWNING
BAL1	-	GLAZED BALUSTRADE TO CODE
BAL2	-	MASONRY BALUSTRADE TO CODE
BRK1/2	-	MASONRY WALL
CL	-	CEILING LEVEL
COL	-	STEEL COLUMN TO ENGINEERS DETAILS
CONC1/2	-	CONCRETE FLOOR SLAB TO ENG. DETAILS
CONC3	-	CONCRETE ROOF SLAB TO ENG. DETAILS
CONC5	-	CONCRETE DRIVEWAY
COS	-	CHECK ON SITE
CPT1	-	CARPET ON UNDERLAY
CT1/2/3	-	CERAMIC TILE
DP	-	DOWNPIPE
EP1/2/3	-	EXTERNAL PAINT FINISH
EX	-	EXISTING
EXGL	-	EXISTING GROUND LEVEL
FC1	-	FIBRE CEMENT WALL CLADDING
FEN1	-	TIMBER LAP AND CAP FENCE
FEN2	-	TIMBER PICKET FENCE
FFL	-	FINISHED FLOOR LEVEL
G	-	EAVES GUTTER
GD1	-	GRATED DRAIN
GL1	-	ALUMINIUM FRAMED WINDOW/DOOR
LMC	-	LIFT MOTOR CONTROLLER
MR1	-	METAL ROOF SHEETING
NTS	-	NOT TO SCALE
PAR	-	PARAPET
PAV1/2	-	EXTERNAL PAVING
PF	-	SWIMMING POOL FENCING TO COMPLY WITH AS1926.1
POS	-	PRIVATE OPEN SPACE
RL	-	RELATIVE LEVEL
ROW	-	RIGHT OF WAY
RWH	-	RAINWATER HEAD
RWO	-	RAINWATER OUTLET
RWT	-	RAINWATER TANK
SFL	-	STRUCTURAL FLOOR LEVEL
SSC	-	SANDSTONE CLADDING
TC1	-	TIMBER CLADDING
TD1	-	TIMBER DECKING
TB1	-	INTERNAL TIMBER FLOORBOARD





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LOT 6 - COVER SHEET

DWELLING HOUSE FOR LOT 6 IN PROPOSED SUBDIVISION OF

96-104 CABARITA ROAD AVALON BEACH

1801 A6.000 A

NOVEMBER 2018

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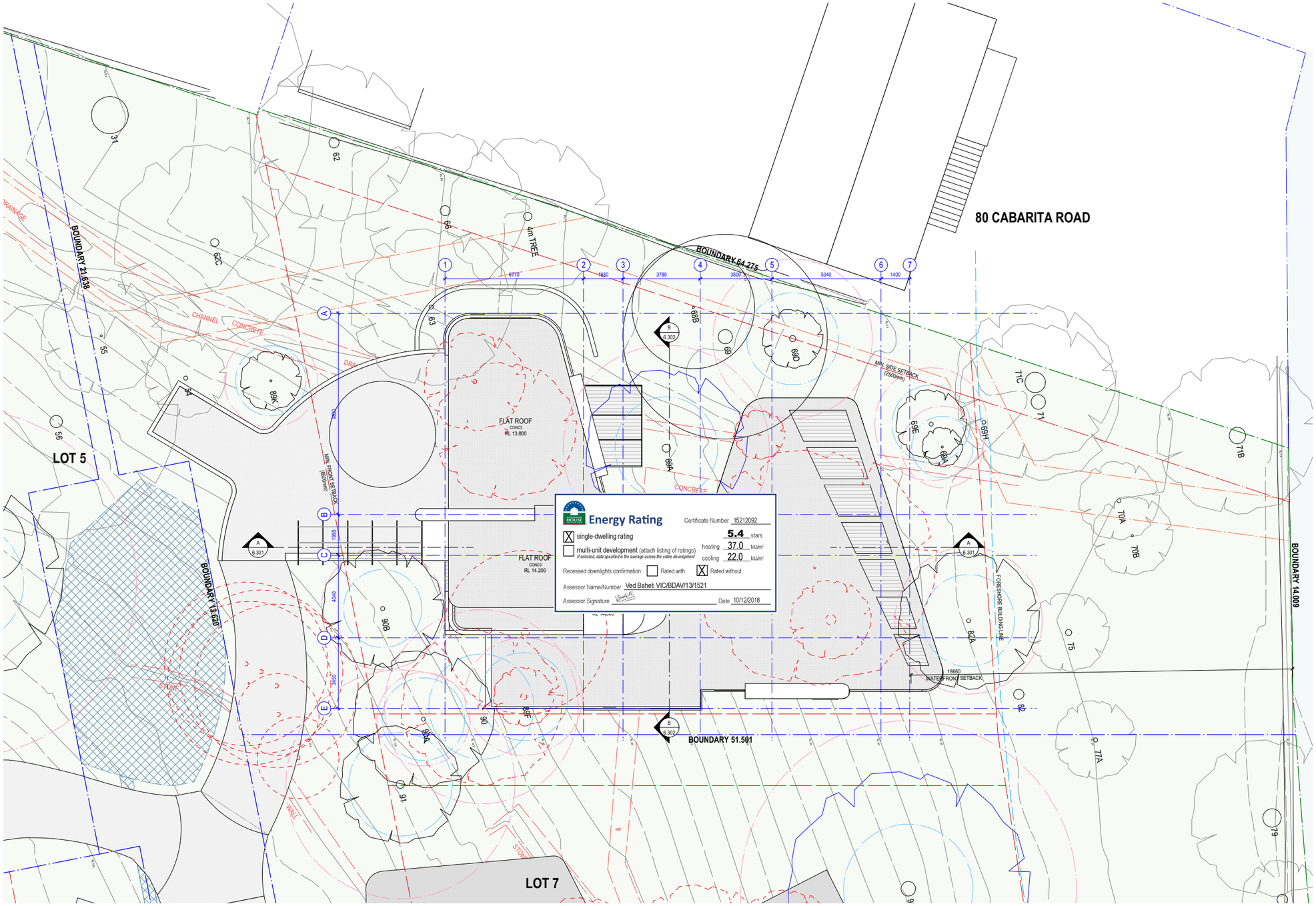
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TELEPHONE 02) 9955 5608

DESIGN PRACTICE

1801 A6101 House 6 Plans Current.vwx

Tuesday, 27 November 2018



Energy Rating

Certificate Number 15212092

☒ single-dwelling rating — 5.4 stars

☐ multi-unit development (attach listing of ratings) — heating 37.0 MJ/m² — cooling 22.0 MJ/m²

If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

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Assessor Signature _____ Date 10/12/2018

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LOT 6 - LOT / ROOF PLAN

DWELLING HOUSE FOR LOT 6 IN PROPOSED SUBDIVISION OF

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SCALE: 1:200

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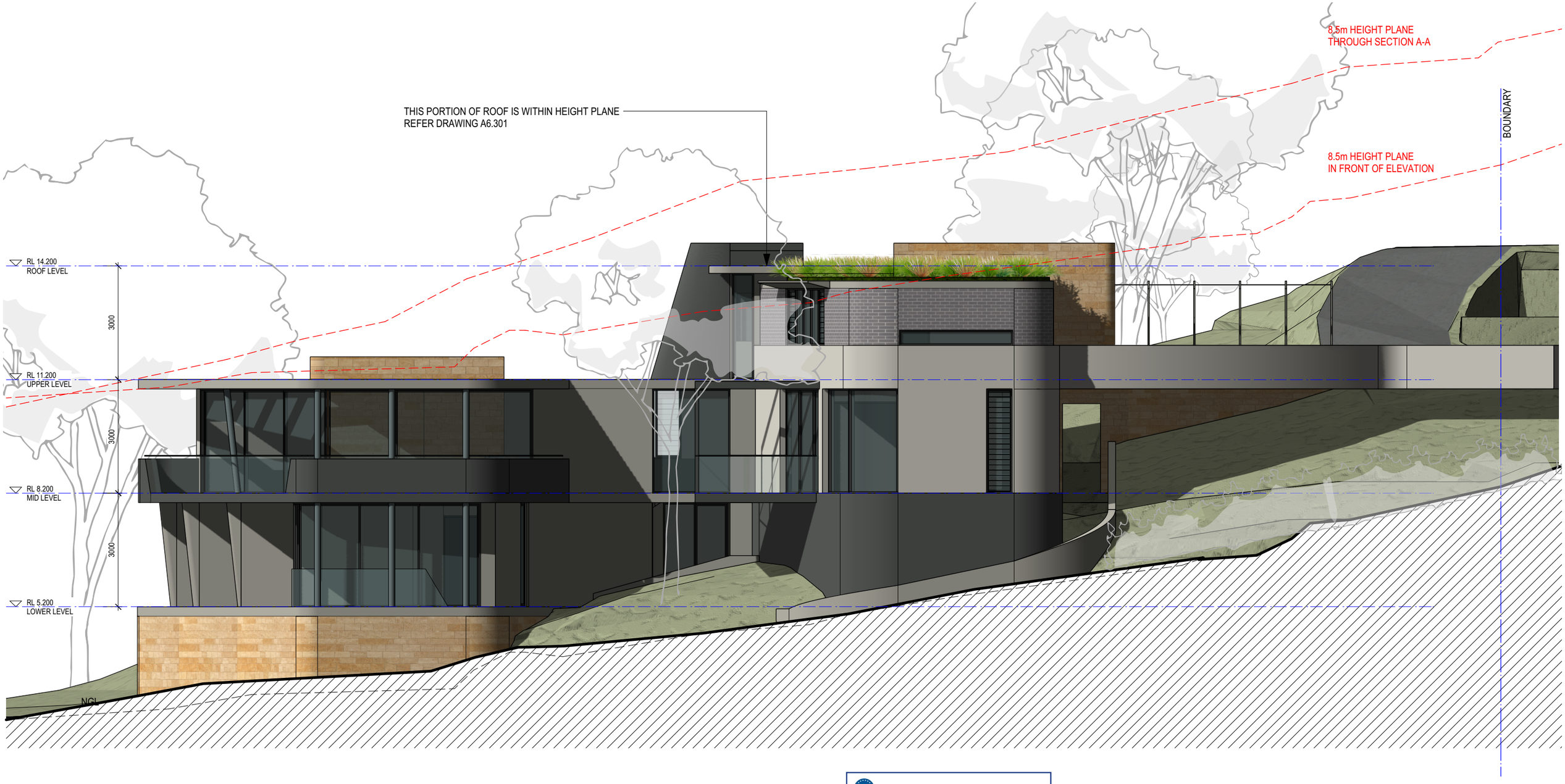
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Wednesday, 28 November 2018



1 NORTH-WEST ELEVATION
Scale 1:100

Energy Rating Certificate Number 15212092

[X] single-dwelling rating — 5.4 stars

[ ] multi-unit development (attach listing of ratings) — heating 37.0 MJ/m² — cooling 22.0 MJ/m²
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Assessor Signature _____ Date 10/12/2018

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LOT 6 - NORTH-WEST ELEVATION

DWELLING HOUSE FOR LOT 6 IN PROPOSED SUBDIVISION OF

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1801 A6.204 A

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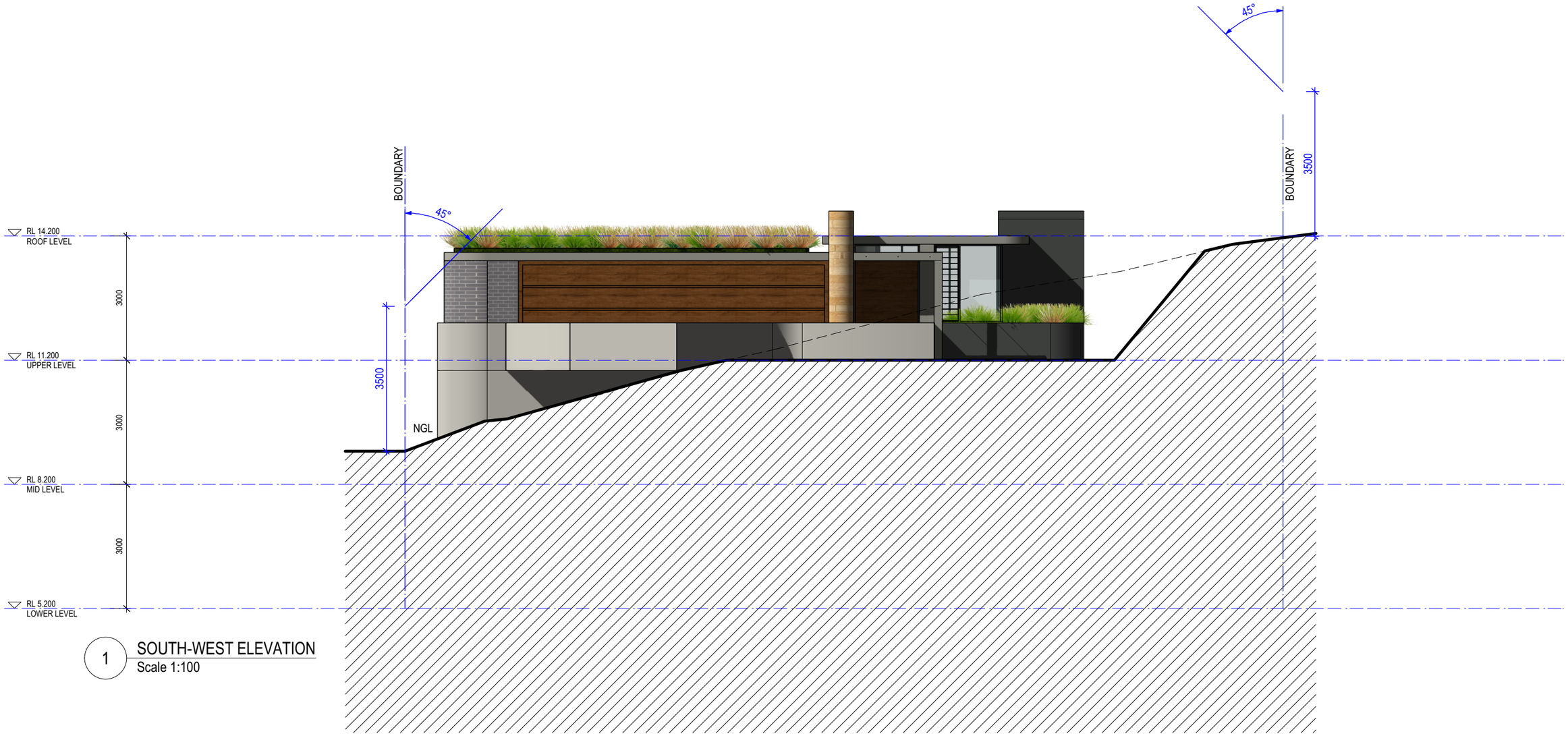
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1 SOUTH-WEST ELEVATION
Scale 1:100

Energy Rating Certificate Number 15212092

[X] single-dwelling rating — 5.4 stars

[ ] multi-unit development (attach listing of ratings) — heating 37.0 MJ/m² — cooling 22.0 MJ/m²
If selected, data specified is the average across the entire development

Recessed downlights confirmation: [ ] Rated with [X] Rated without

Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature _____ Date 10/12/2018

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LOT 6 - SOUTH-WEST ELEVATION

DWELLING HOUSE FOR LOT 6 IN PROPOSED SUBDIVISION OF

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SCALE 1:100
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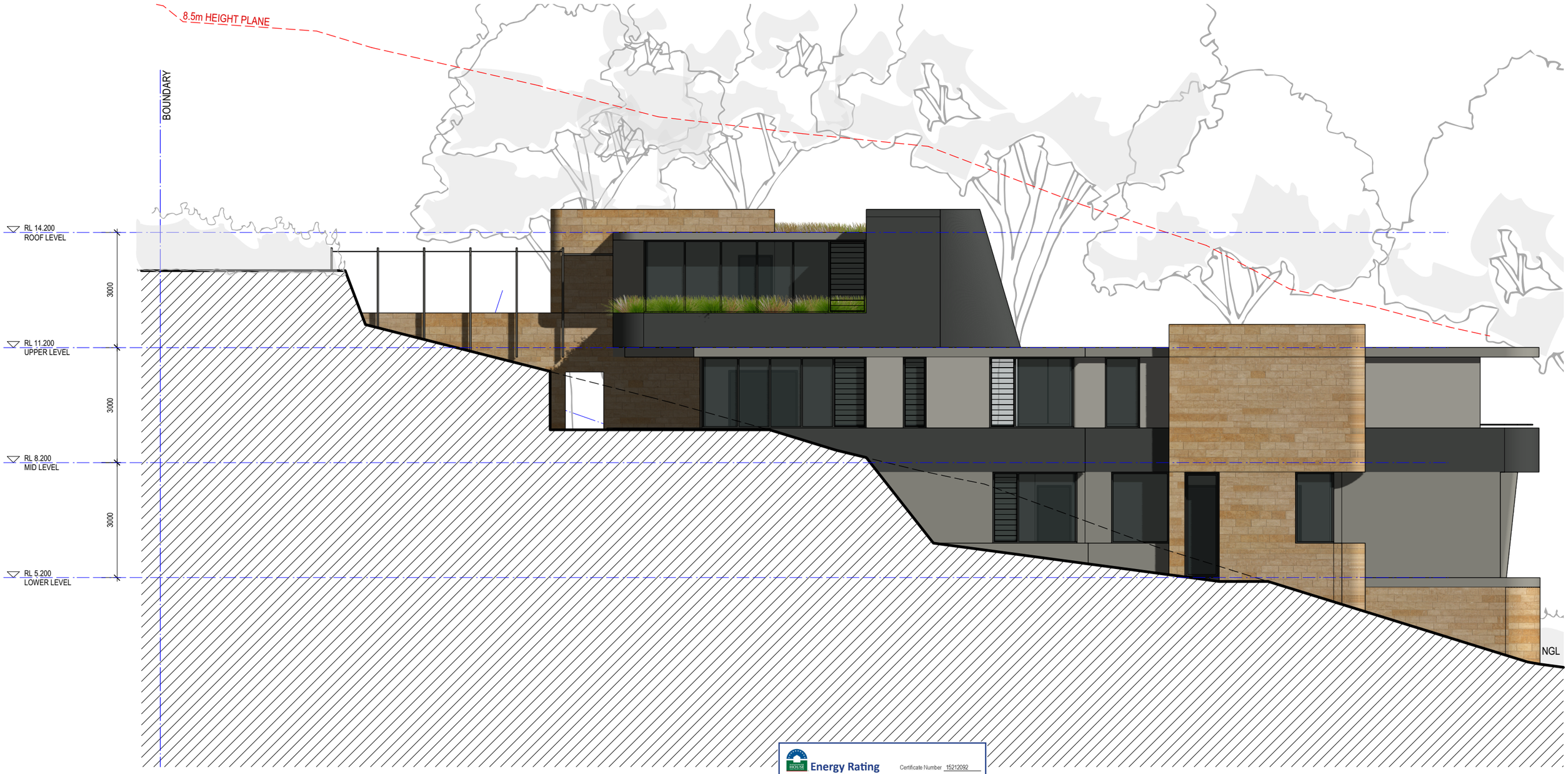
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Tuesday, 27 November 2018



1 SOUTH-EAST ELEVATION
Scale 1:100

Energy Rating Certificate Number 1521209Z

[X] single-dwelling rating — 5.4 stars

[ ] multi-unit development (attach listing of ratings) — heating 37.0 MJ/m² — cooling 22.0 MJ/m²
If selected, data specified is the average across the entire development

Recessed downlights confirmation: [ ] Rated with [X] Rated without

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Assessor Signature: Date 10/12/2018

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LOT 6 - SOUTH-EAST ELEVATION

DWELLING HOUSE FOR LOT 6 IN PROPOSED SUBDIVISION OF

96-104 CABARITA ROAD AVALON BEACH

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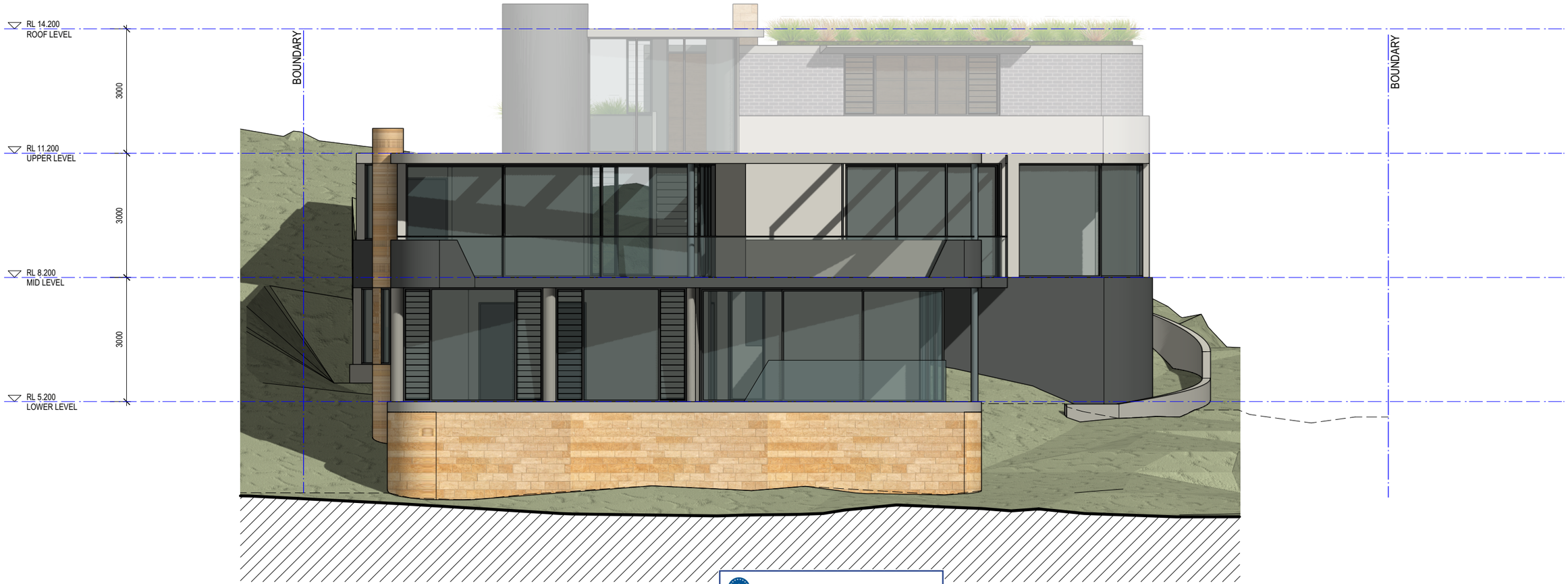
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1 NORTH-EAST ELEVATION
Scale 1:100

Energy Rating Certificate Number 15212092

☒ single-dwelling rating — 5.4 stars

☐ multi-unit development (attach listing of ratings) — heating 37.0 MJ/m² — cooling 22.0 MJ/m²
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Assessor Signature _____ Date 10/12/2018

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LOT 6 - NORTH-EAST ELEVATION

DWELLING HOUSE FOR LOT 6 IN PROPOSED SUBDIVISION OF

96-104 CABARITA ROAD AVALON BEACH

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CAREEL BAY

LAND SUBJECT OF THIS DA

80 CABARITA ROAD
ONE LEVEL
DWELLING HOUSE

LOT 6
1324.1m²

LOT 7
943.2m²

LOT 8
954.6m²

LOT 9
877.7m²

LOT 11
2740.7m²

FORESHORE BUILDING LINE

106 CABARITA ROAD
TWO LEVEL
DWELLING HOUSE

REFER CIVIL ENGINEERING PLANS FOR DRIVEWAY CUT/FILL

ACCESS DRIVEWAY

LOT 1
1258.3m²

LOT 5
1098.0m²

LOT 4
752.4m²

LOT 3
757.2m²

LOT 2
973.7m²

LOT 10
979.4m²

90 CABARITA ROAD
SPLIT LEVEL
DWELLING HOUSE

88 CABARITA ROAD
TWO LEVEL
DWELLING HOUSE

15 CAREEL BAY CRESCENT
ONE AND TWO LEVEL
DWELLING HOUSE

108 CABARITA ROAD
TWO AND THREE LEVEL
DWELLING HOUSE

CABARITA ROAD

LEGEND

AREA OF CUT

AREA OF FILL

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CUT & FILL PLAN

RESIDENTIAL SUBDIVISION

96-104 CABARITA ROAD AVALON BEACH

1801 A008 A

1:250 @ A1 1:500 @ A3

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1801 A001 Site Plan Drawings.vwx

Wednesday, 5 December 2018

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DESIGN RESPONSE

RESIDENTIAL SUBDIVISION

96-104 CABARITA ROAD AVALON BEACH

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1801 SK203 A

1:250 @ A1 1:500 @ A3

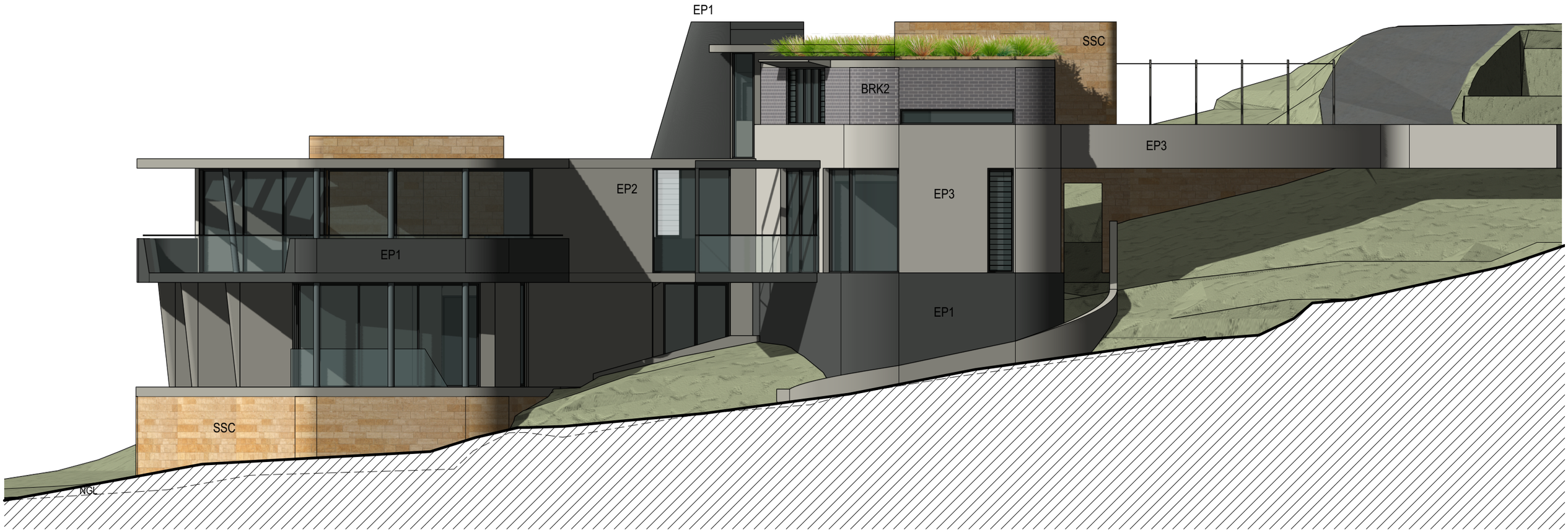
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1 NORTH-WEST ELEVATION
Scale 1:100

NOTE: EXTENT OF FINISHES ON ELEVATIONS ARE INDICATIVE ONLY



SANDSTONE CLADDING
SSC



RENDERED MASONRY
COLOUR : DARK WARM GREY
EP1



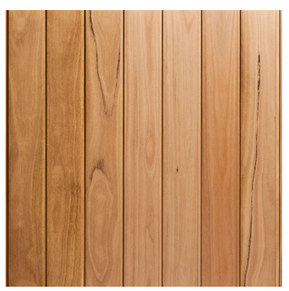
RENDERED MASONRY
COLOUR : MID WARM GREY 1
EP2



RENDERED MASONRY
COLOUR : MID WARM GREY 2
EP3



FACE BRICKWORK
BRK2



TIMBER CLADDING
TC1



ALUMINIUM FRAMED
WINDOWS/DOORS
GL1

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LOT 6 - EXTERNAL FINISHES SCHEDULE

DWELLING HOUSE FOR LOT 6 IN PROPOSED SUBDIVISION OF

96-104 CABARITA ROAD AVALON BEACH

1801 A6.SK03 A

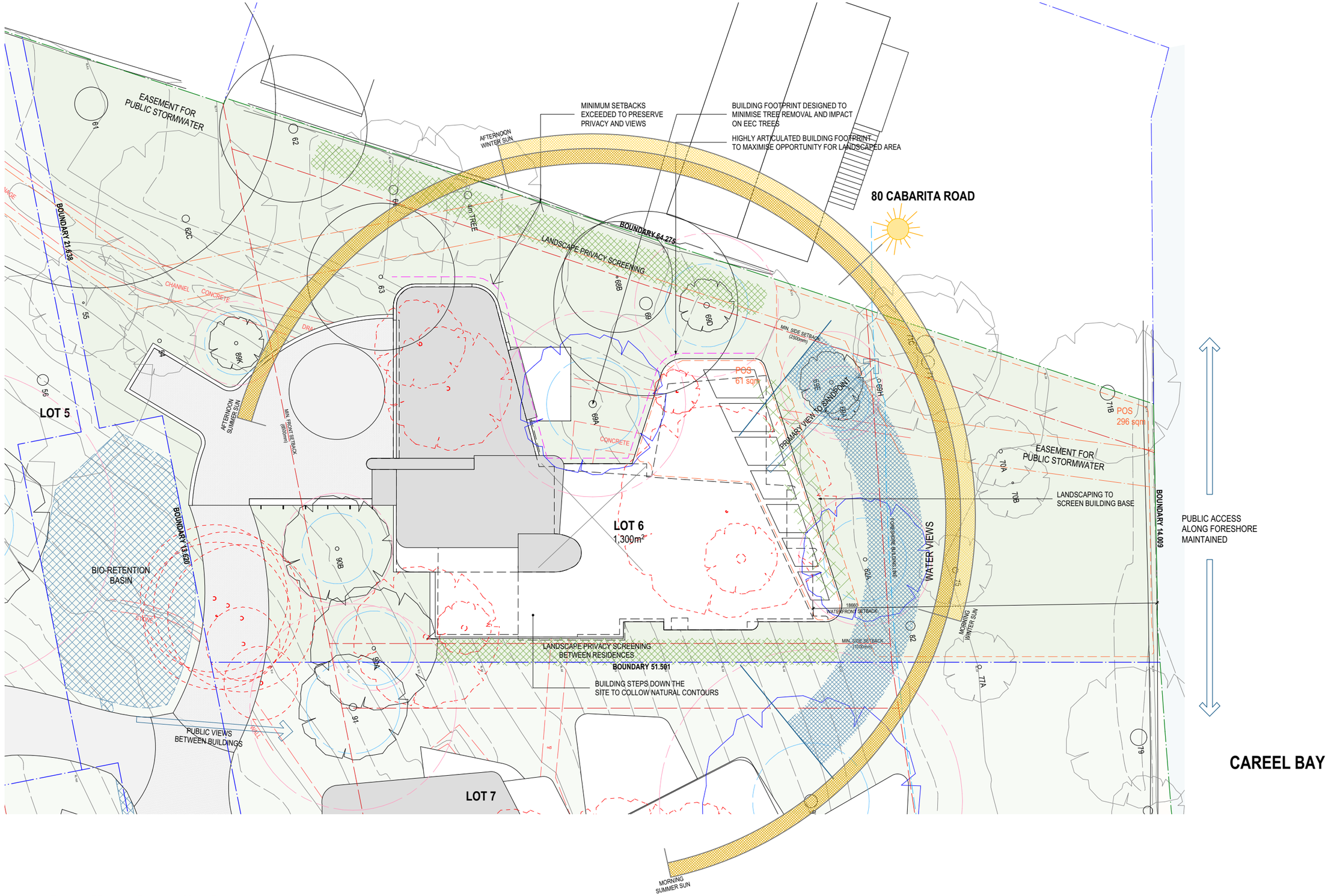
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LOT 6 - SITE ANALYSIS

DWELLING HOUSE FOR LOT 6 IN PROPOSED SUBDIVISION OF

96-104 CABARITA ROAD AVALON BEACH

1801 A6.001 A

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SITE PLAN

RESIDENTIAL SUBDIVISION

96-104 CABARITA ROAD AVALON BEACH

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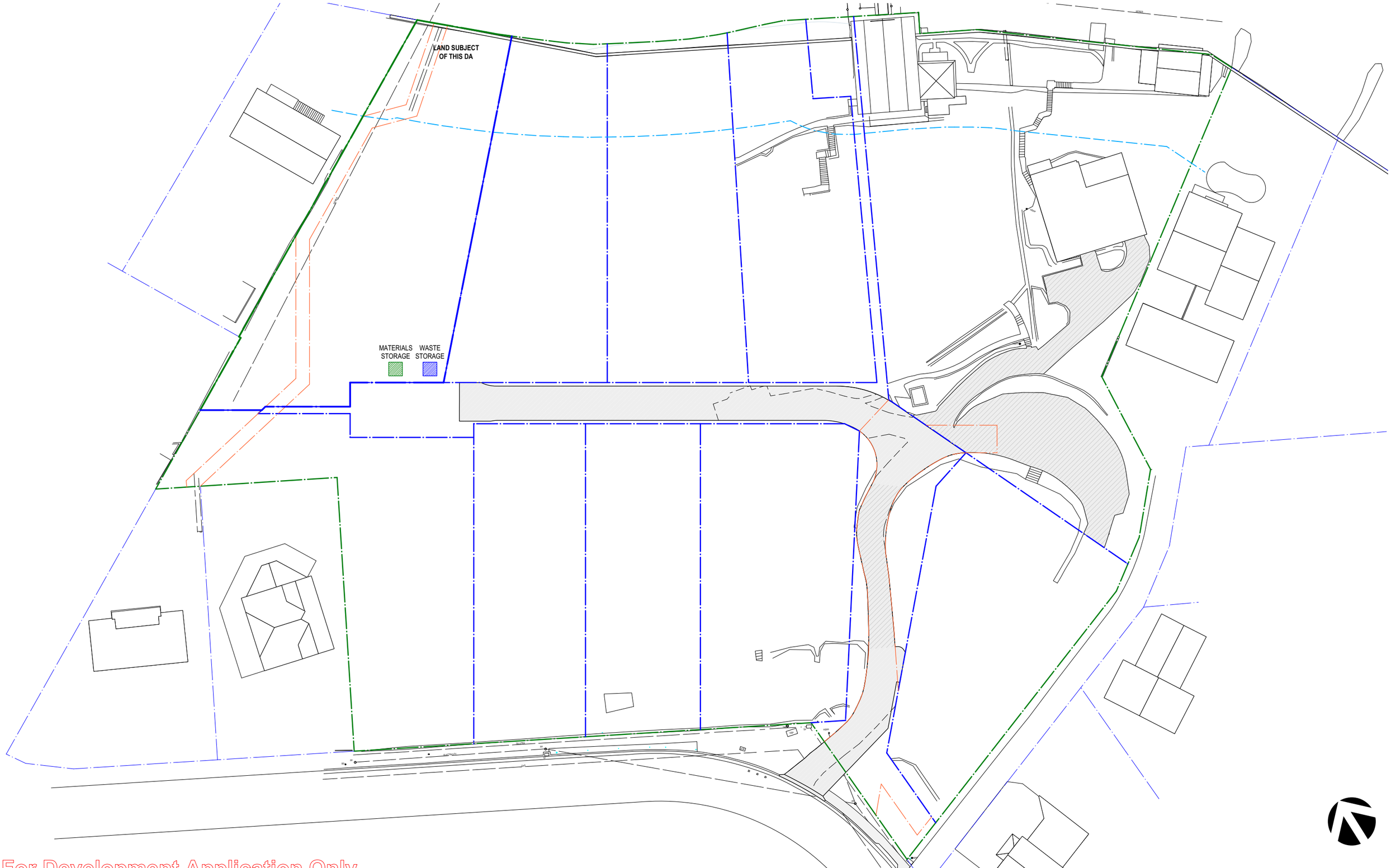
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LOT 6 - WASTE MANAGEMENT SITE PLAN

DWELLING HOUSE FOR LOT 6 IN PROPOSED SUBDIVISION OF

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1801 A6.SK04 A

1:500 @ A3
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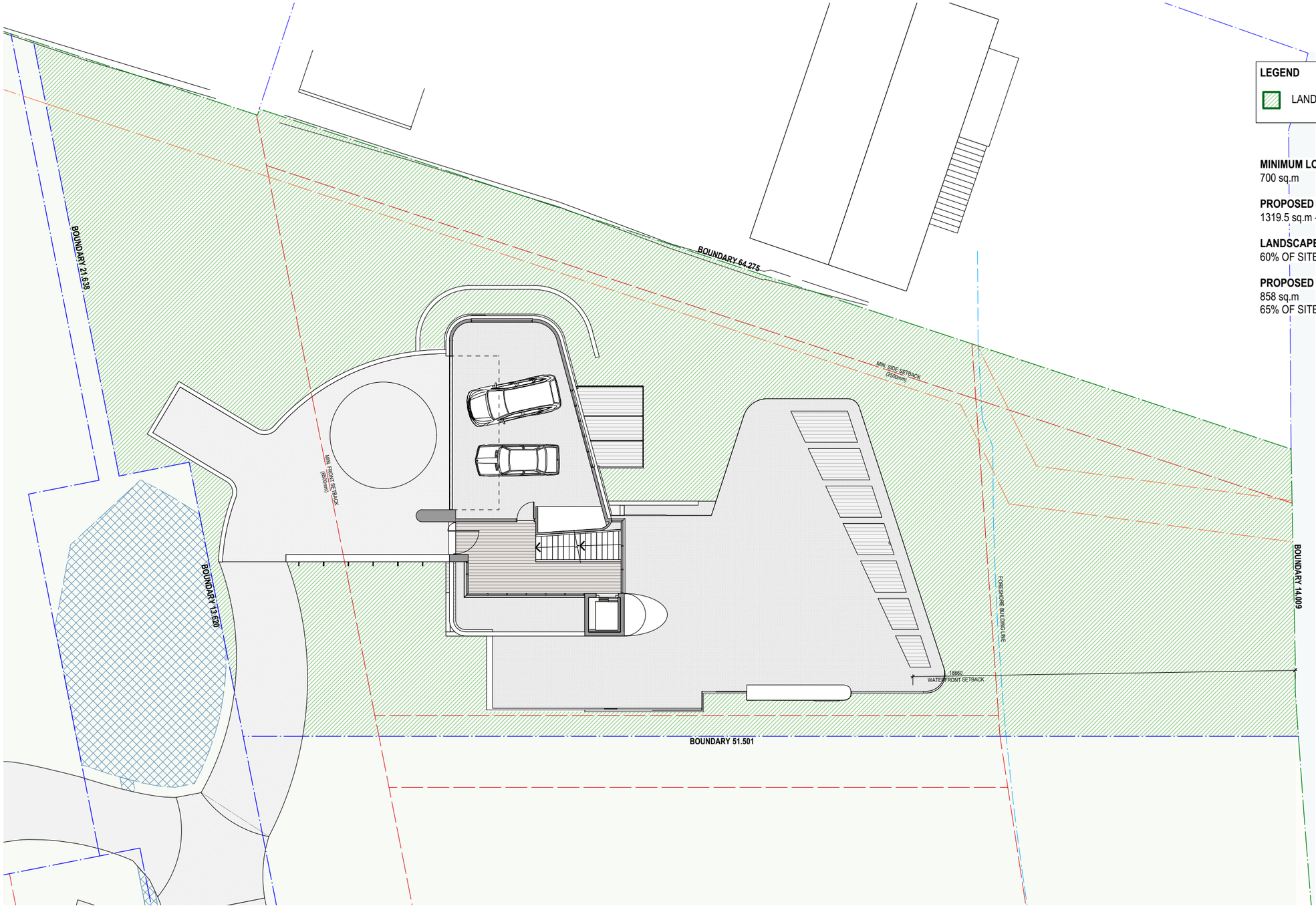
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LEGEND

LANDSCAPED AREA

MINIMUM LOT SIZE (LEP 4.1)
700 sq.m

PROPOSED LOT SIZE
1319.5 sq.m - COMPLIES

LANDSCAPED AREA (DCP D1.14)
60% OF SITE AREA

PROPOSED LANSCAPED AREA
858 sq.m
65% OF SITE AREA - COMPLIES

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LOT 6 - PLANNING COMPLIANCE LOT AND LANDSCAPED AREA

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DWELLING HOUSE FOR LOT 6 IN PROPOSED SUBDIVISION OF

96-104 CABARITA ROAD AVALON BEACH

1801 A6.SK01 A

SCALE: 1:200
NOVEMBER 2018

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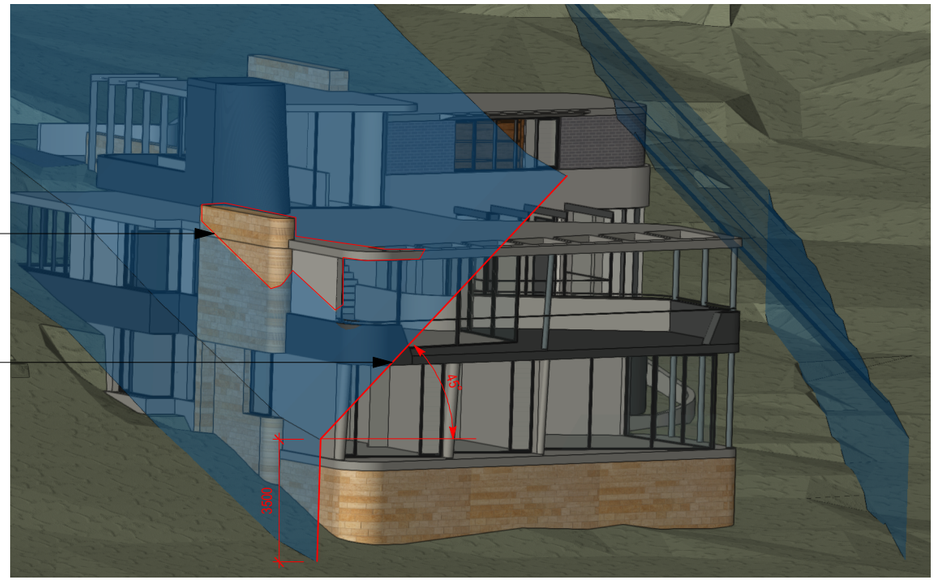
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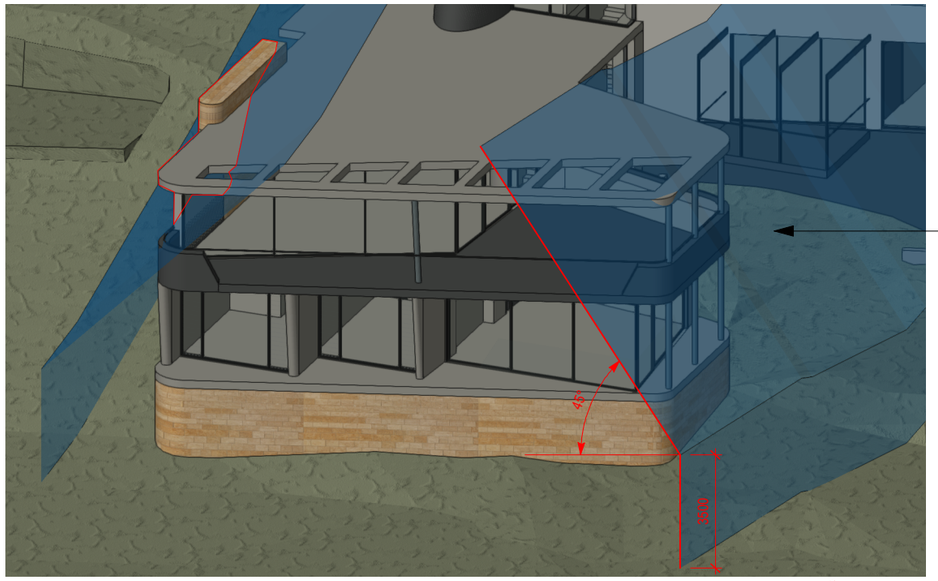
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MINOR NON-COMPLIANCE
EAVES ARE PERMITTED TO
EXTEND OUTSIDE THE
BUILDING ENVELOPE

BUILDING ENVELOPE AT
SIDE BOUNDARY
DCP D1.11

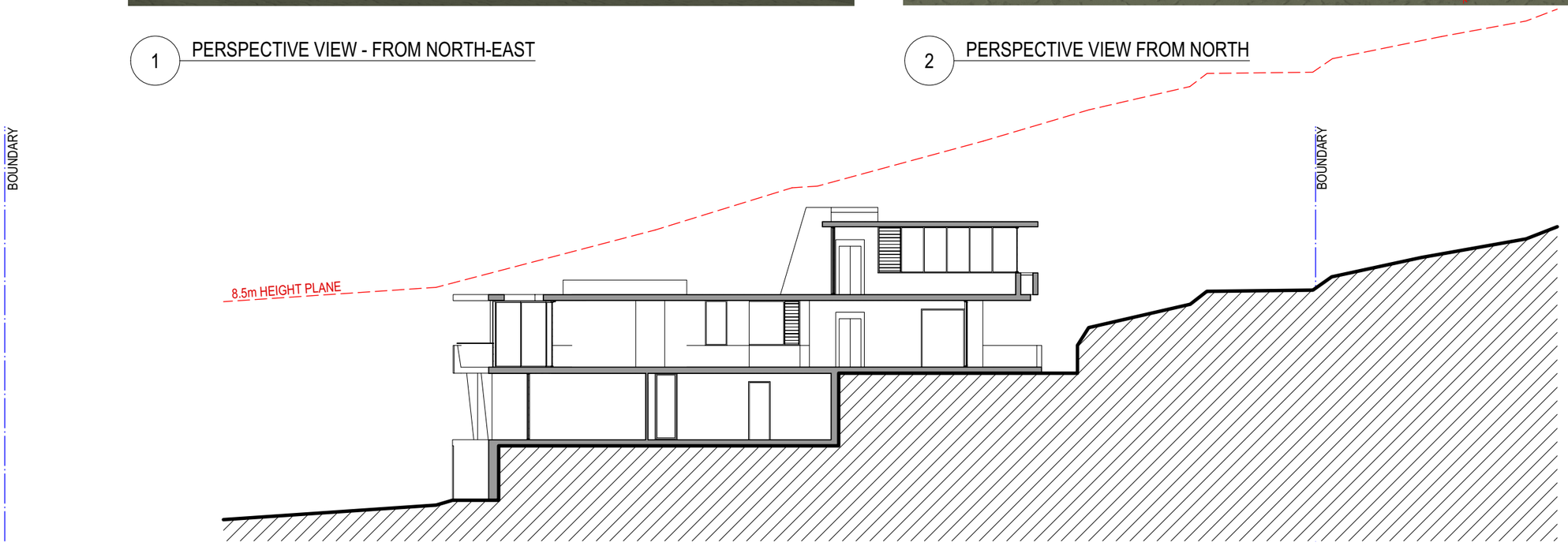


1 PERSPECTIVE VIEW - FROM NORTH-EAST



NO NON-COMPLIANCE WITH
SIDE BUILDING ENVELOPE

2 PERSPECTIVE VIEW FROM NORTH



3 SITE SECTION
Scale 1:200

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LOT 6 - PLANNING COMPLIANCE
BUILDING HEIGHT AND ENVELOPE

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DWELLING HOUSE FOR LOT 6 IN PROPOSED SUBDIVISION OF

96-104 CABARITA ROAD AVALON BEACH

1801 A6.SK02 A

NOVEMBER 2018

ISSUED FOR DEVELOPMENT APPLICATION	NOVEMBER 2018	A
AMENDMENT	DATE	ISSUE

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PLANNING COMPLIANCE BUILDING HEIGHT

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RESIDENTIAL SUBDIVISION

96-104 CABARITA ROAD AVALON BEACH

1801 SK202 A

NTS

NOVEMBER 2018

MERAKI DEVELOPMENTS PTY LIMITED

ISSUED FOR DEVELOPMENT APPLICATION — NOVEMBER 2018 — A
AMENDMENT — DATE — ISSUE

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1801 A001 Site Plan Drawings.vwx

Wednesday, 5 December 2018



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SHADOW DIAGRAM
JUNE 21 - 9AM

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96-104 CABARITA ROAD AVALON BEACH

1801 SK204 A

1:500 @ A3
NOVEMBER 2018

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A	NOVEMBER 2018	ISSUED FOR DEVELOPMENT APPLICATION

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SHADOW DIAGRAM
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96-104 CABARITA ROAD AVALON BEACH

1801 SK205 A

1:500 @ A3
NOVEMBER 2018

MERAKI DEVELOPMENTS PTY LIMITED

ISSUED FOR DEVELOPMENT APPLICATION	NOVEMBER 2018	A
AMENDMENT	DATE	ISSUE

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SHADOW DIAGRAM
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96-104 CABARITA ROAD AVALON BEACH

1801 SK206 A

1:500 @ A3

NOVEMBER 2018

MERAKI DEVELOPMENTS PTY LIMITED

ISSUED FOR DEVELOPMENT APPLICATION — NOVEMBER 2018 — A

AMENDMENT — DATE — ISSUE

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Wednesday, 5 December 2018

Landscape Plan Lot 6
1:100@A1 1:200@A3.



Plant Schedule - Lot 6 Area A

ID	Quantity	Latin Name	Common Name	Plantlist Name	Scheduled Size	Mature Height	Mature Spread
7	346	7	7	7	7	7	7
CasGl	6	Casuarina glauca	Grey (Swamp) She-oak	Casuarina glauca	45L	over 30m	10 - 15m
CrPe	50	Crinum pedunculatum	Swamp Lily, River Lily	Crinum pedunculatum	300mm	1.5 - 3m	0.9 - 1.2m
DiaCae	25	Dianella caerulea	Paroo Lily, Blue Flax-lily	Dianella caerulea	Tube-stock	0.45 - 0.6m	0.3 - 0.6m
Junc usi	43	Juncus usitatus	Common Rush	Jun usi	Viro-cell	0.9 - 1.5m	0.6 - 0.9m
LomLong	210	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 - Lot 6 Area B

ID	Quantity	Latin Name	Common Name	Plantlist Name	Scheduled Size	Mature Height	Mature Spread
1	18	1	1	1	1	1	1
Macro comm	18	Macrozamia communis	Burrawang	Macrozamia communis	300mm	1.0m	1.5m

Plant Schedule - Lot 6 Area C

ID	Quantity	Latin Name	Common Name	Plantlist Name	Scheduled Size	Mature Height	Mature Spread
11	303	11	11	11	11	11	11
AcLo	7	Acacia longifolia var. longifolia	Sydney Goldern Wattle	Acacia longifolia var. longi	300mm	3 - 5m	2.0 - 3.5m
Cor mac	1	Corymbia maculata	Spotted Gum	Corymbia maculata	75L	20-30m	8-10m
CrPe	3	Crinum pedunculatum	Swamp Lily, River Lily	Crinum pedunculatum	300mm	1.5 - 3m	0.9 - 1.2m
Cup ana	3	Cupaniopsis anacardioides	Tuckeroo	Cupaniopsis anacardioides	45lt	10 - 15m	3.5 - 6m
DiaCae	72	Dianella caerulea	Paroo Lily, Blue Flax-lily	Dianella caerulea	Tube-stock	0.45 - 0.6m	0.3 - 0.6m
DoryExc	5	Doryanthes excelsa	Gymea Lily, Giant Lily	Dory excel	25lt	1.5 - 3m	1.2 - 2.0m
FicNod	71	Ficinia nodosa	Knobby Club Rush	Ficinia nodosa	150mm	0.5m	0.4m
LomLong	25	Lomandra longifolia	Spiny-headed Mat-Rush	Lomandra longi	150mm	0.75 - 0.9m	0.9 - 1.2m
MeEr	3	Melaleuca ericifolia	Swamp Paperbark	Melaleuca ericifolia	45L	9m	6m
PoaKing	53	Poa poiformis	coastal poa	Viro Cell	0.75 - 0.9m	0.3 - 0.6m	
ThAu	60	Themeda australis/triandra	Kangaroo Grass	Themeda australis/triandra	Tube-stock	1.0m	0.6m

Notes:
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JAMIE KING
LANDSCAPE ARCHITECT
DESIGN • APPROVE • MANAGE

north

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 # Sht-107
		SCALE @ A1 See plan	
DWG	Landscape Concept Plan Lot 6	DRAWN LA/SA	
		CHKD JK	REVISION

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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
- PROPOSED LEVEL (+ 88.88)
- TOP OF WALL LEVEL (+TW 88.88)
- MATERIAL NAME (Paving 1)
- SURFACE FALL DIRECTION (Fall)
- SURFACE DRAINS
- SURVEY (50% GREY LINES) (+88.88)
- 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 Goldem Wattle	Acacia longifolia var. longif	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

C	28/11/18	Issue C for DA
B	29/10/18	DRAFT Issue B
A	9/10/18	DRAFT issue for review

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

INDICATIVE MATERIALS PALETTE

Paths



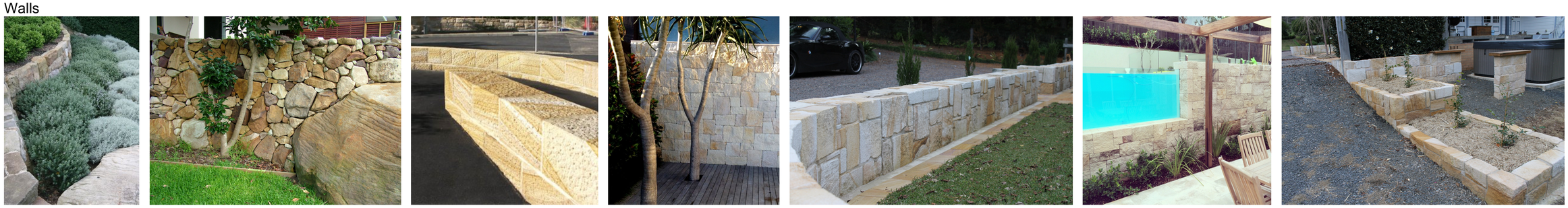
WSUD:



Paving and Surfaces



Walls



Fences



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ISSUE	DATE	REVISION
C	28/11/18	Issue C for DA
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A	09/10/18	DRAFT issue for review

PROJECT	96 Cabarita Rd, Avalon Beach		PROJECT # 1916
CLIENT	Meraki Developments	DATE # See above	DWG # Sht-402
		SCALE @ A1 See plan	
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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C	28/11/18	Issue C for DA
B	29/10/18	DRAFT Issue B
A	09/10/18	DRAFT issue for review

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

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