Transmittal

JJC DESIGN & ASSOCIATES PTY LTD
Unit 3, 6-16 Rocla Road
PO Box 9390, Traralgon Vic 3844
Phone: (03) 5176 1117
Fax: (03) 5176 1107
677 Victoria Street
Abbotsford Vic 3067
PO Box 3190, Burnley
North Vic 3121
Phone: (03) 9429 2329
Email: info@jjcdesign.com.au

project name
PROPOSED RESIDENCE ( )
Client
Stephen Curnow & Joanne Tait
Address
No. 64 THE ESPLANADE CAPE
WOOLAMAI VIC 3925

document status
PLANNING
TOWN PLANNING

project number 3108

Drawing No:	Description	Issue / Revision	1	2	3	4	5	6	7	8	9	10
LP 01	SITE LANDSCAPE											
TP00	Transmittal		28/06/2022 Planning Issue									
TP01	SITE CONTEXT											
TP02	SITE AERIAL											
TP03	DEMOLITION PLAN											
TP04	SITE PLAN											
TP05	SITE PLAN (FIRST FLOOR)											
TP06	SITE PLAN - (Garden Area)											
TP07	SITE PLAN - OVERLOOKING											
TP08	SHADOW DIAGRAMS - SHEET 1											
TP09	SHADOW DIAGRAMS - SHEET 2											
TP10	BASEMENT PLAN											
TP11	GROUND FLOOR PLAN											
TP12	FIRST FLOOR PLAN											
TP13	ROOF TOP DECK											
TP14	ELEVATIONS											
TP15	ELEVATIONS											
TP16	SECTIONS - Sheet 1											
TP17	SECTIONS - Sheet 2											
TP18	SECTIONS - Sheet 3											

	Recipient	Number of Copies / Type													
Client	Stephen Curnow & Joanne Tait	1E													
Builder															
Council															
Service Eng															
Struct Eng															
Surveyor															

issue codes **D** DWG/DFX **E** PDF **P** Paper

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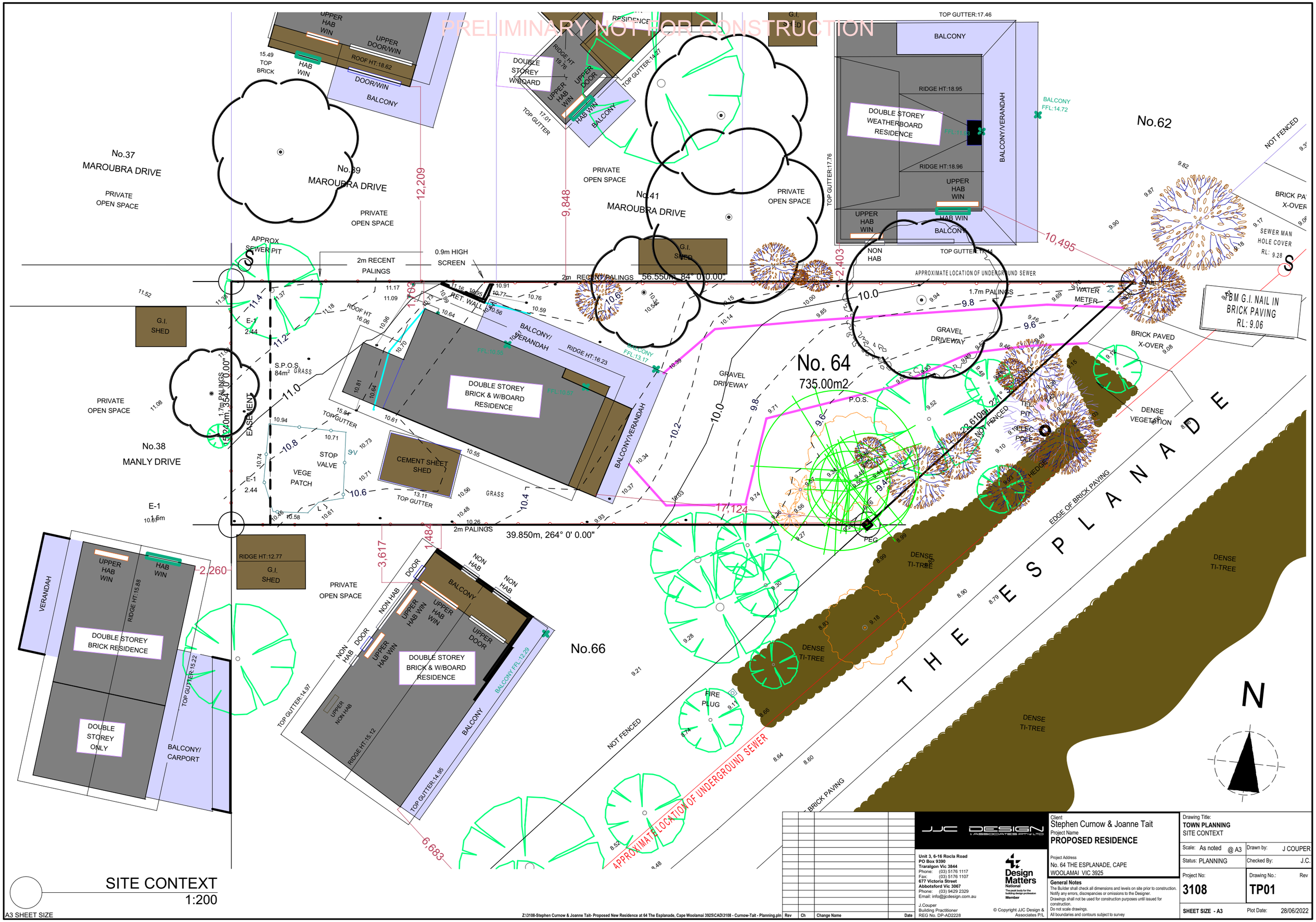

SITE CONTEXT
1:200

A3 SHEET SIZE

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Rev	Ch	Change Name	Date

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J.Couper
Building Practitioner
REG No. DP-AD2228
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All boundaries and contours subject to survey

Drawing Title:
TOWN PLANNING
SITE CONTEXT

Scale: As noted @ A3	Drawn by: J COUPER
Status: PLANNING	Checked By: J.C.
Project No: **3108**	Drawing No.: **TP01** Rev
SHEET SIZE - A3	Plot Date: 28/06/2022

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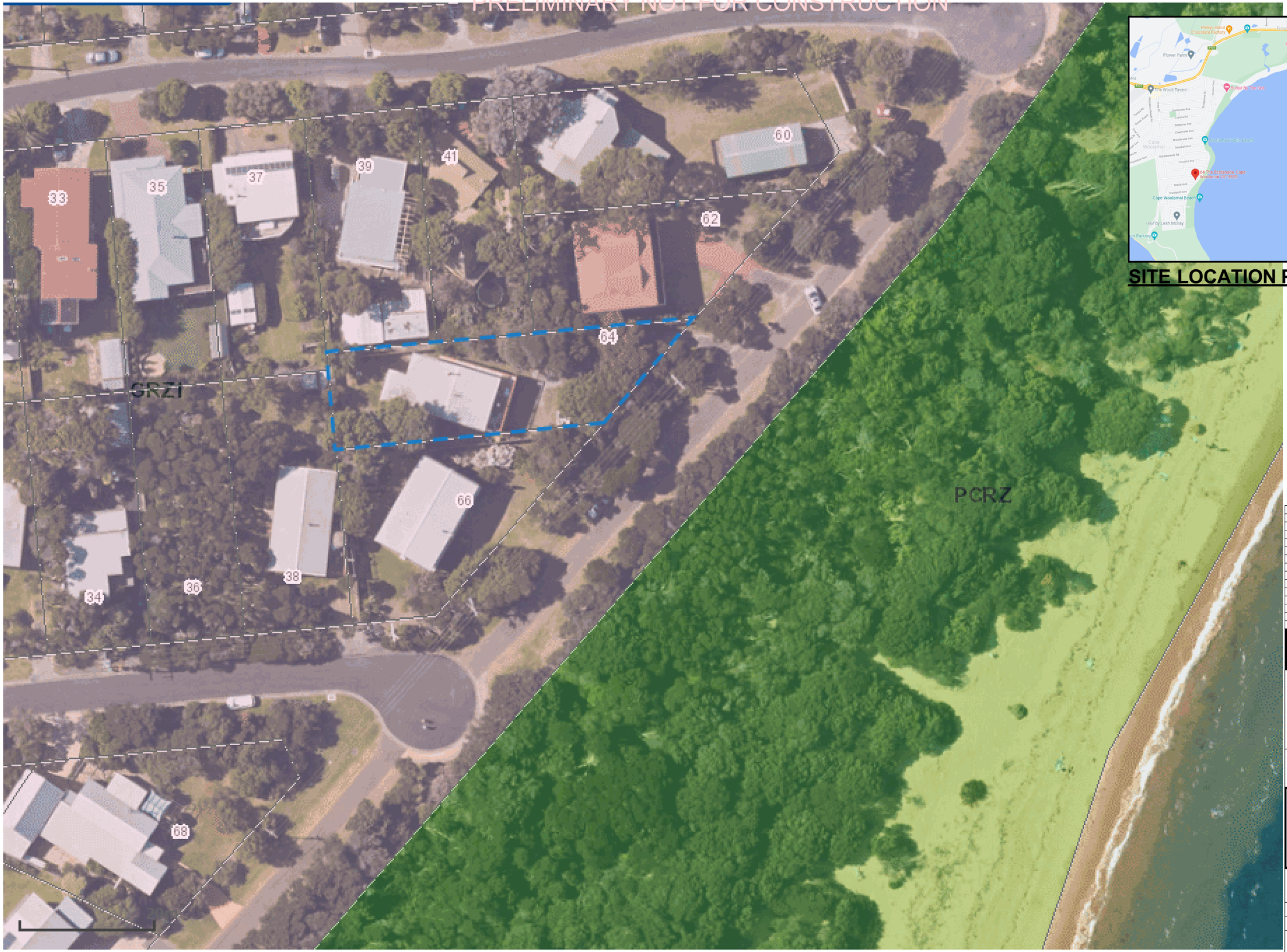

SITE LOCATION PLAN

Rev	Ch	Change Name	Date

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Project Address
No. 64 THE ESPLANADE, CAPE WOOLAMAI VIC 3925

Drawing Title:
TOWN PLANNING
SITE AERIAL

Scale: As noted @ A3	Drawn by: J COUPER
Status: PLANNING	Checked By: J.C.
Project No: **3108**	Drawing No.: **TP02** Rev
SHEET SIZE - A3	Plot Date: 28/06/2022

SHEET SIZE

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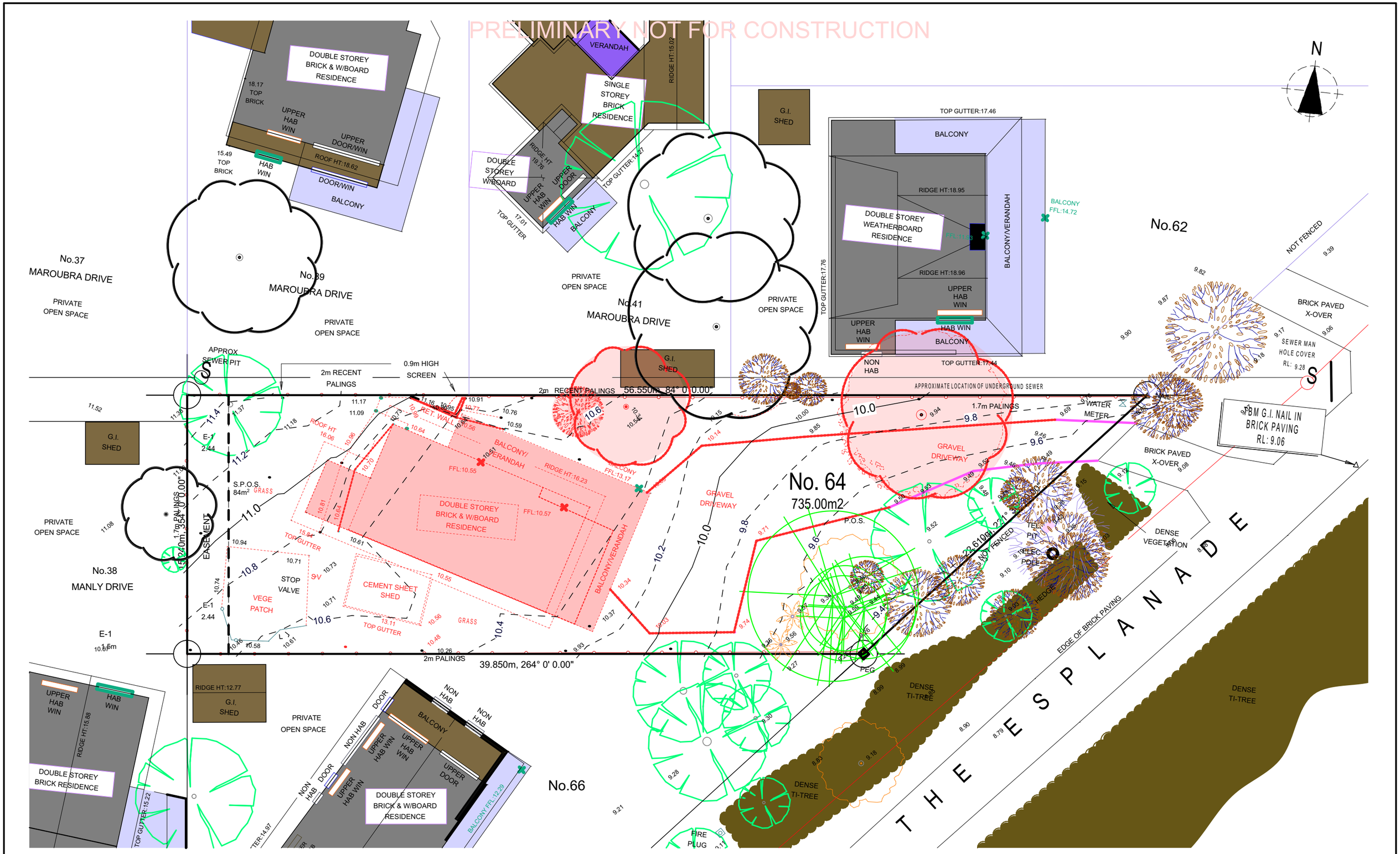

DEMOLITION
1:200

Demolition Legend

All Items Shown Dashed RED are to be Demolished and made good to recieve new works

Trees Shown to be Removed

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Drawing Title:
TOWN PLANNING
DEMOLITION PLAN

Scale: As noted @ A3	Drawn by: J COUPER
Status: PLANNING	Checked By: J.C.
Project No: 3108	Drawing No.: TP03 Rev
SHEET SIZE - A3	Plot Date: 28/06/2022

A3 SHEET SIZE

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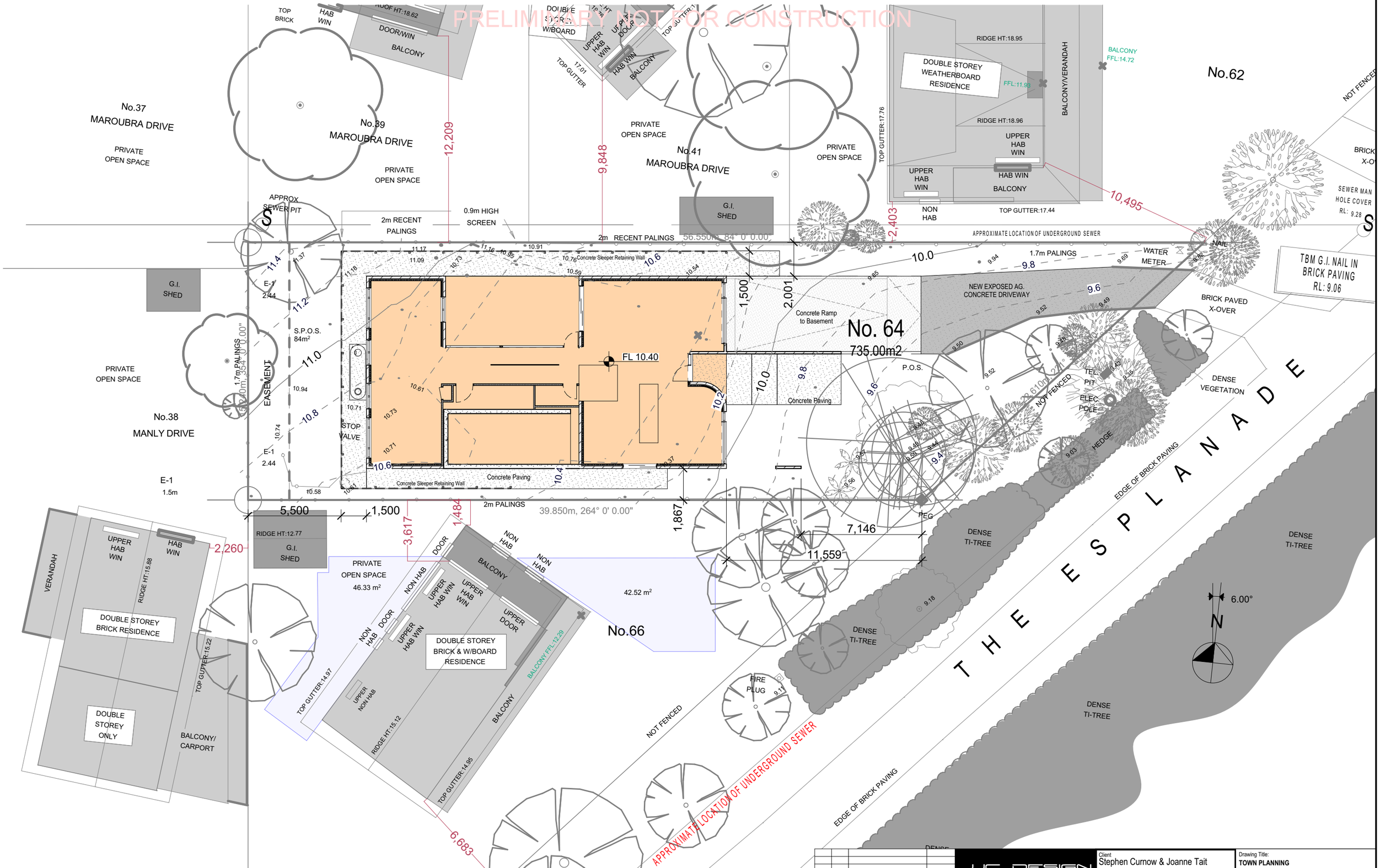

SITE PLAN
1:200

Driveway & Paving Area Schedule	
Location	Area
NEW EXPOSED AG. CONCRETE DRIVEWAY	47.04
	47.04 m²

Rev	Ch	Change Name	Date

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Traralgon Vic 3844
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Drawing Title:
TOWN PLANNING
SITE PLAN

Scale: As noted @ A3	Drawn by: J COUPER
Status: PLANNING	Checked By: J.C.
Project No: **3108**	Drawing No.: **TP04** Rev
SHEET SIZE - A3	Plot Date: 28/06/2022

A3 SHEET SIZE

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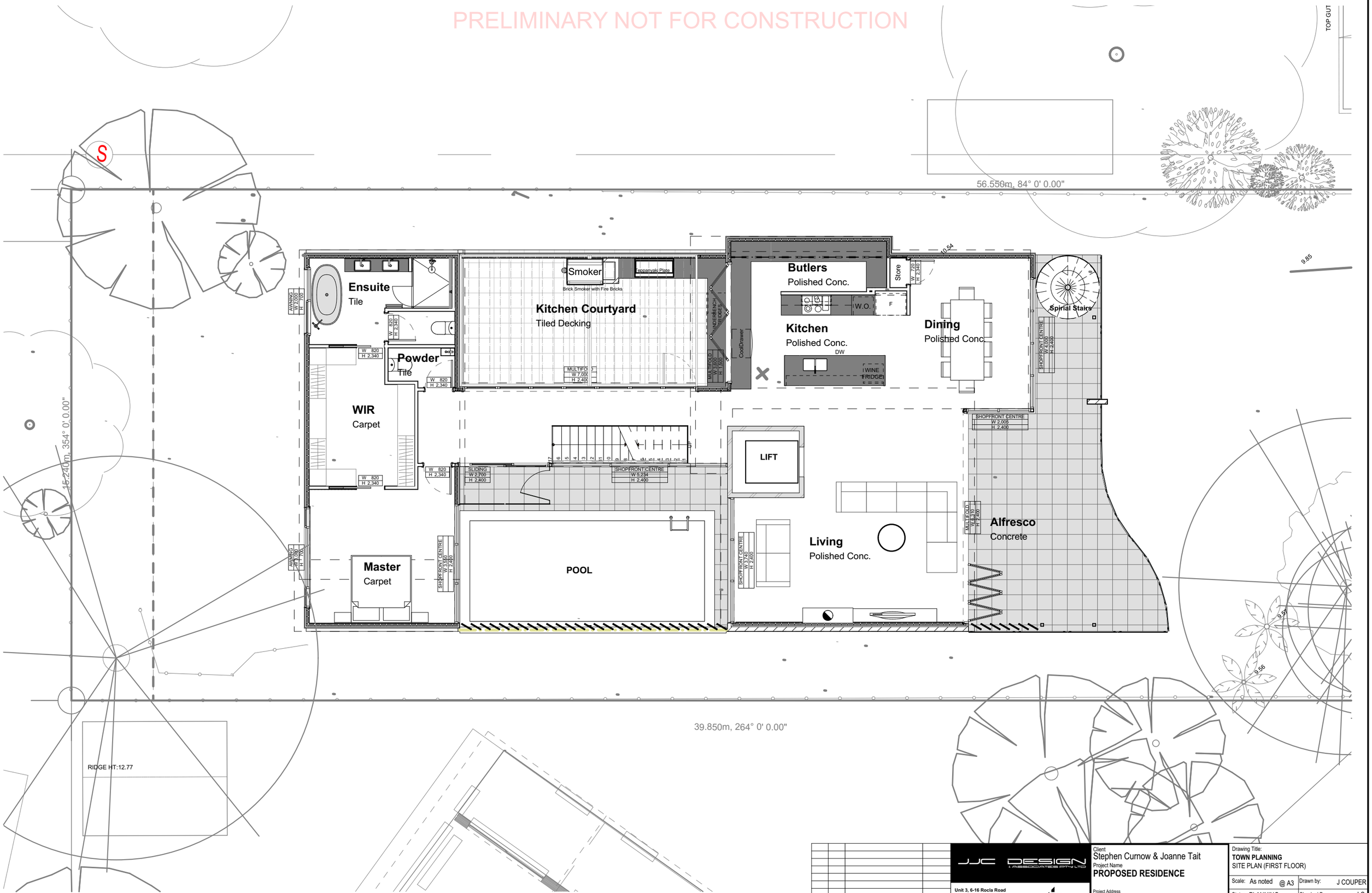

1 FIRST FLOOR SITE PLAN
1:100

A3 SHEET SIZE

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Drawing Title:
TOWN PLANNING
SITE PLAN (FIRST FLOOR)

Scale: As noted @ A3	Drawn by: J COUPER
Status: PLANNING	Checked By: J.C.
Project No: **3108**	Drawing No.: **TP05** Rev
SHEET SIZE - A3	Plot Date: 28/06/2022

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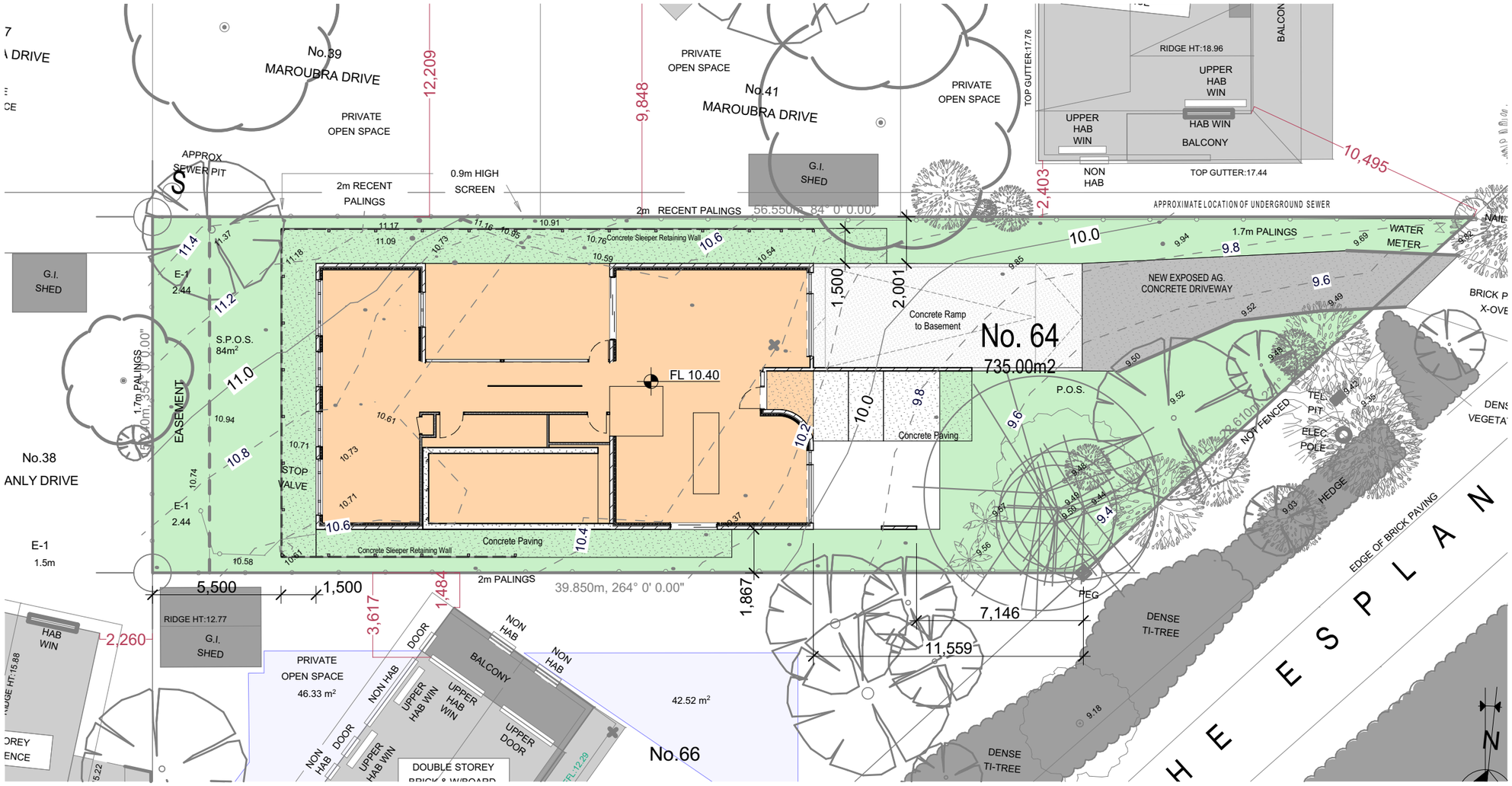

SITE PLAN (GARDEN AREA)
1:200

Driveway & Paving Area Schedule	
Location	Area
NEW EXPOSED AG. CONCRETE DRIVEWAY	47.04
	47.04 m²

Garden Area
397.0m²

Rev	Ch	Change Name	Date

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Drawing Title:
TOWN PLANNING
SITE PLAN - (Garden Area)

Scale: As noted @ A3	Drawn by: J COUPER
Status: PLANNING	Checked By: J.C.
Project No: **3108**	Drawing No.: **TP06** Rev
SHEET SIZE - A3	Plot Date: 28/06/2022

A3 SHEET SIZE

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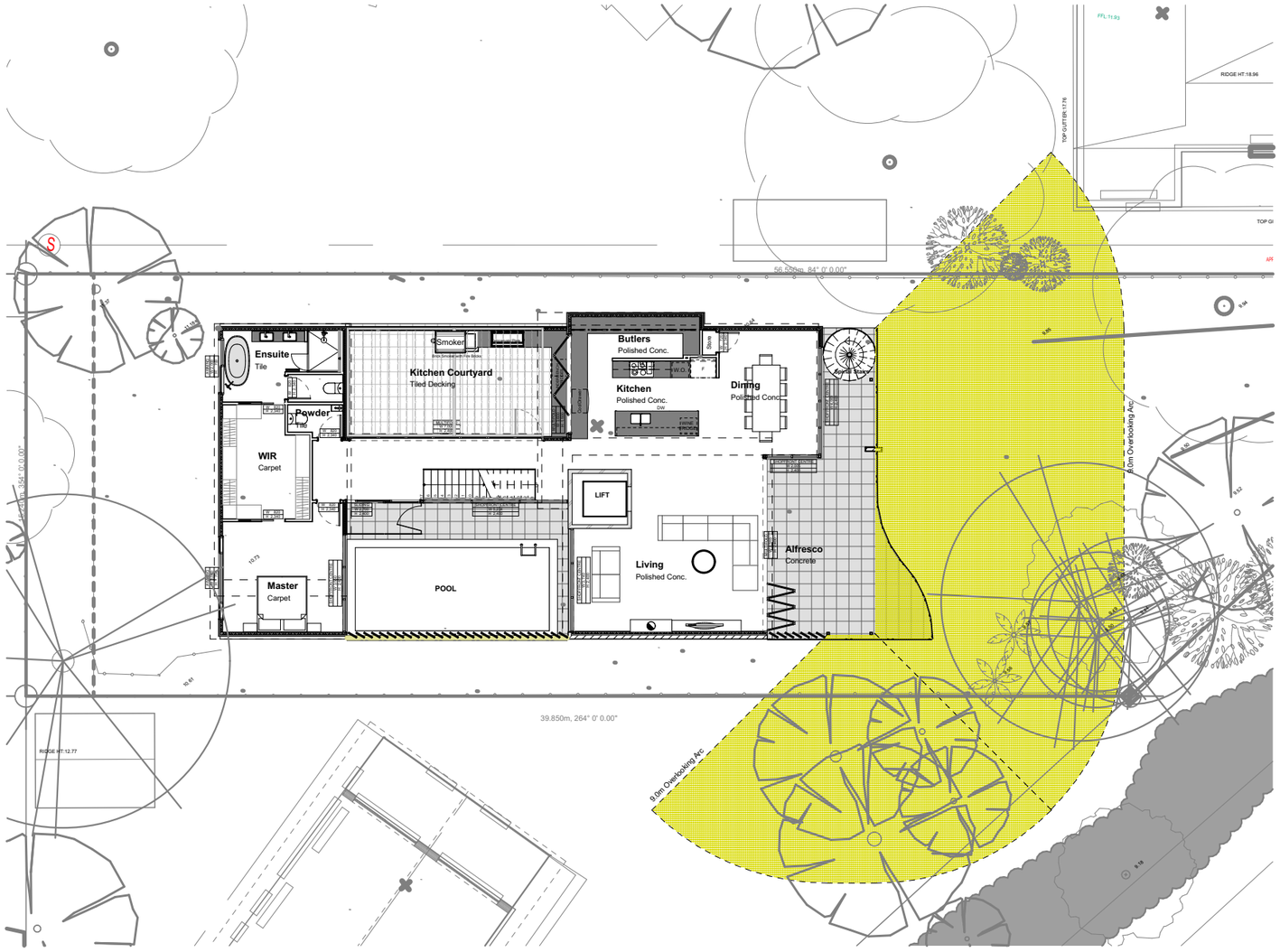
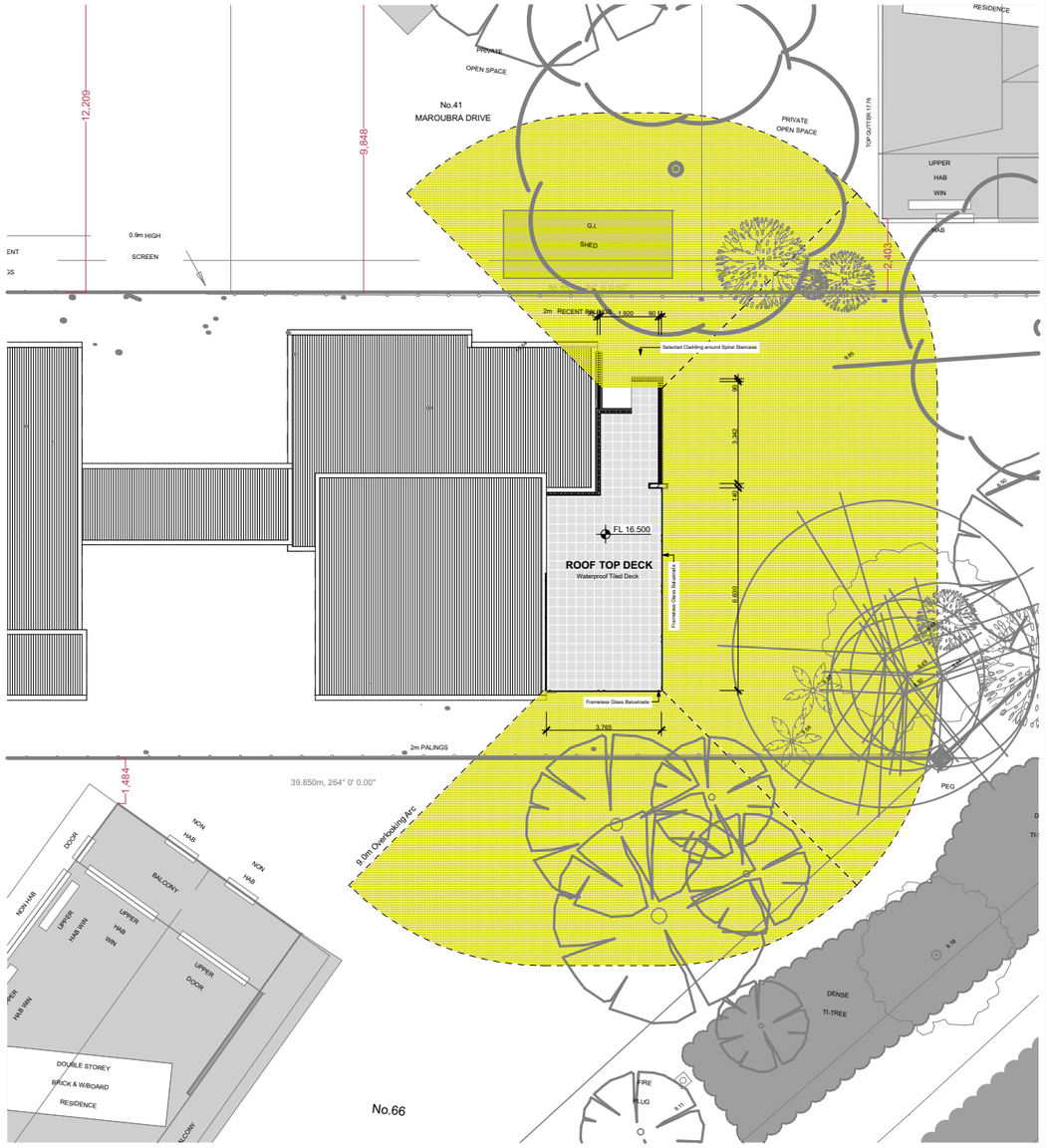


FIRST FLOOR OVERLOOKING PLAN
1:200



ROOF TOP DECK (Overlooking)
1:200

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Drawing Title:
TOWN PLANNING
SITE PLAN - OVERLOOKING

Scale: As noted @ A3	Drawn by: J COUPER
Status: PLANNING	Checked By: J.C.
Project No: **3108**	Drawing No.: **TP07** Rev
SHEET SIZE - A3	Plot Date: 28/06/2022

A3 SHEET SIZE

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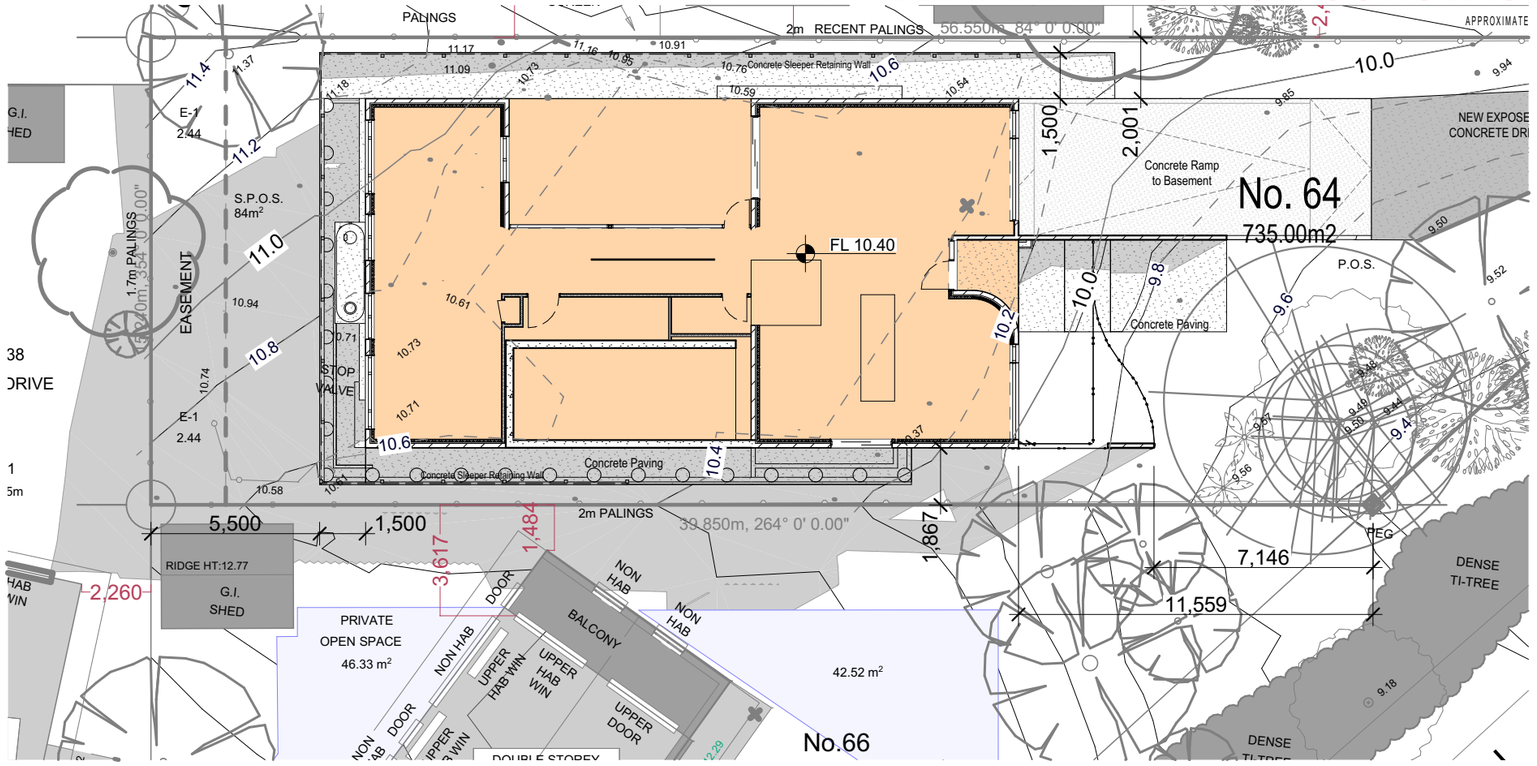

September-22nd -9am
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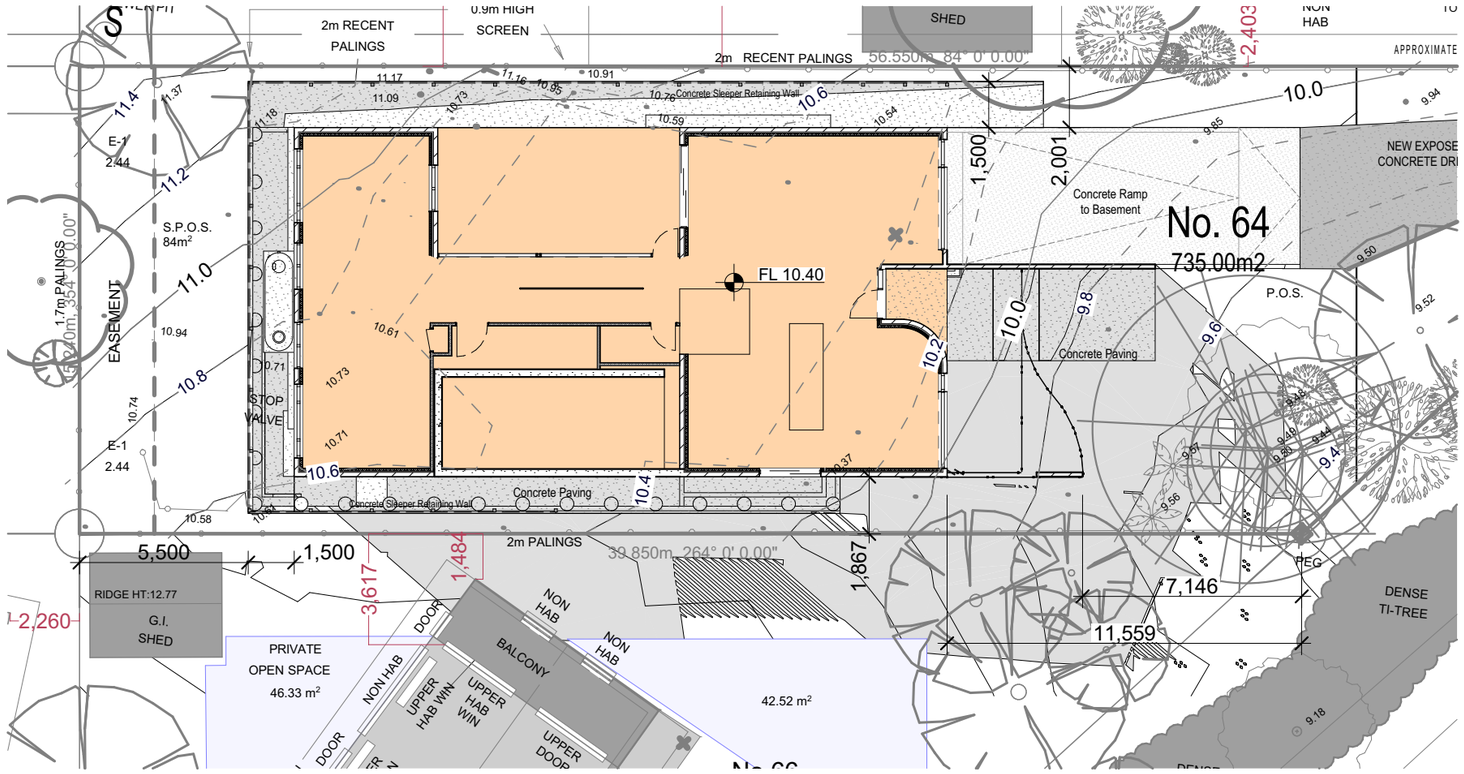

1 September 22nd - 3pm
1:200

Building Regulation Part 4

408/9	STREET SETBACK	Front 6.153m
410	BUILDING HEIGHT	8.55m (7.0m Max)
411	SITE COVERAGE	Complies - Refer to Site coverage Schedule
412	PERMEABLE AREA	Complies - Refer to Site coverage Schedule
413	CARPARKING	3/Garage Spaces + 2-Onsite Visitors Spaces
414	SIDE & REAR SETBACKS	1.87m (1.0m Min)
415	WALLS ALONG BOUNDARIES	N/A
416	DAYLIGHT TO EXIST HAB. WINDOWS	Unaffected
417	EXISTING NORTH FACING WINDOWS	Unaffected
418	OVERSHADOWING	Unaffected
419	OVERLOOKING	Unaffected
420	DAYLIGHT TO NEW WINDOWS	All north facing windows are unaffected
421	PRIVATE OPEN SPACE	Greater than 80m2 Min Required

PLANNING SCHEME CLAUSE 32.08-4

Minimum garden area requirement Above 650 sqm 35% = 397m2 or 48.7%

Garden Area
397.0m²

BUILDING AREA & SITE COVERAGE SUMMARY

Site Area	735 m2
Building Area	229.82 m2
Paved Area	209.18 m2
Permable Area	296. m2
	40.27%
Site Coverage	229.82 m2
	31.27%

Driveway & Paving Area Schedule	
Location	Area
NEW EXPOSED AG. CONCRETE DRIVEWAY	47.04
	47.04 m²

Rev	Ch	Change Name	Date

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Drawing Title:
TOWN PLANNING
SHADOW DIAGRAMS - SHEET 1

Scale: As noted @ A3	Drawn by: J COUPER
Status: PLANNING	Checked By: J.C.
Project No: **3108**	Drawing No.: **TP08** Rev
SHEET SIZE - A3	Plot Date: 28/06/2022

N

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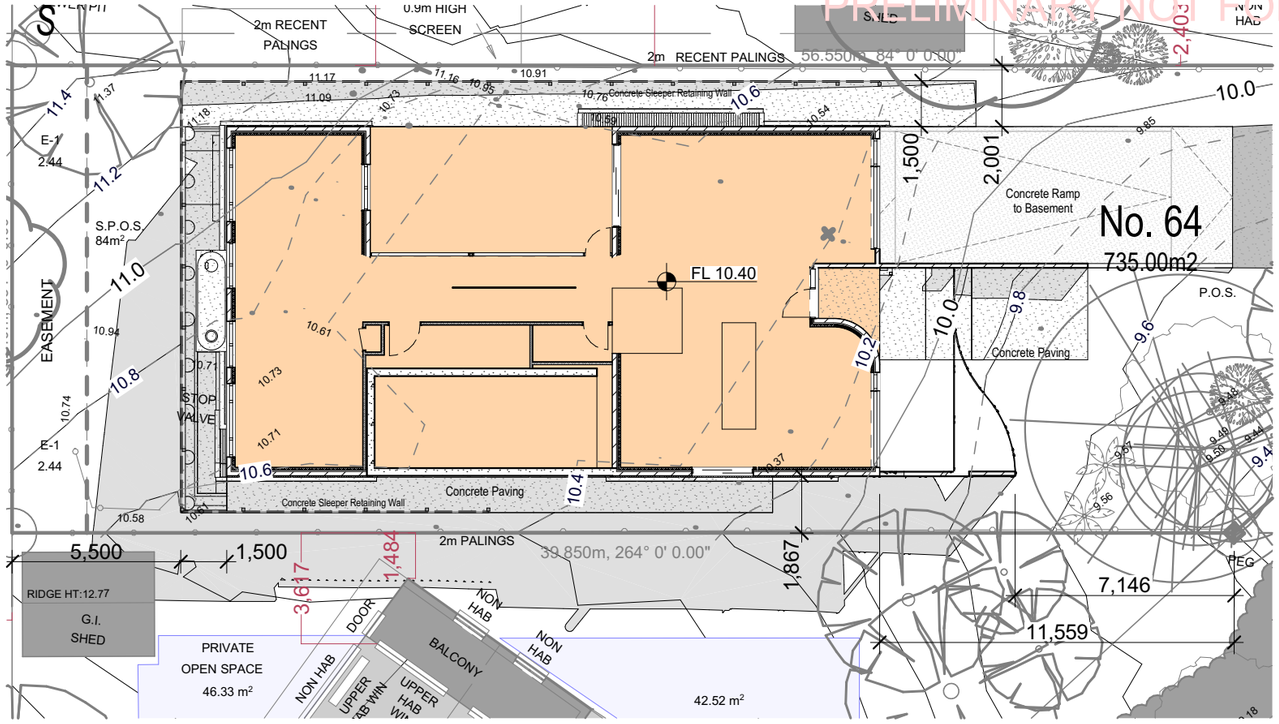

September 22nd-11am
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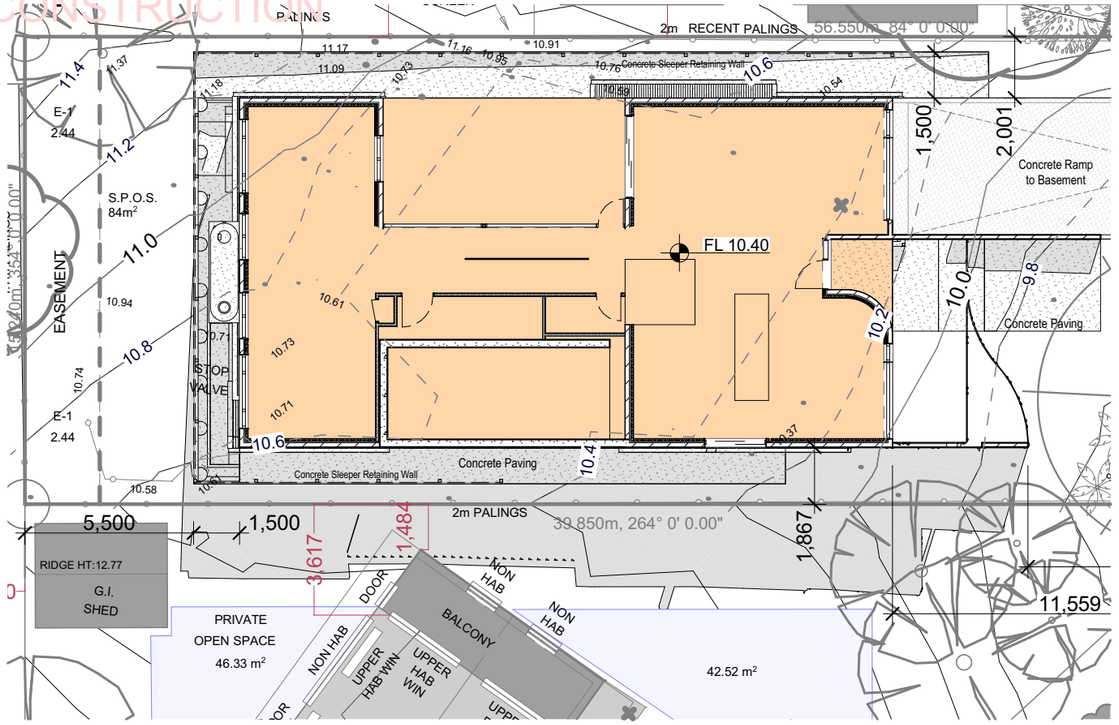

September 22nd-12PM
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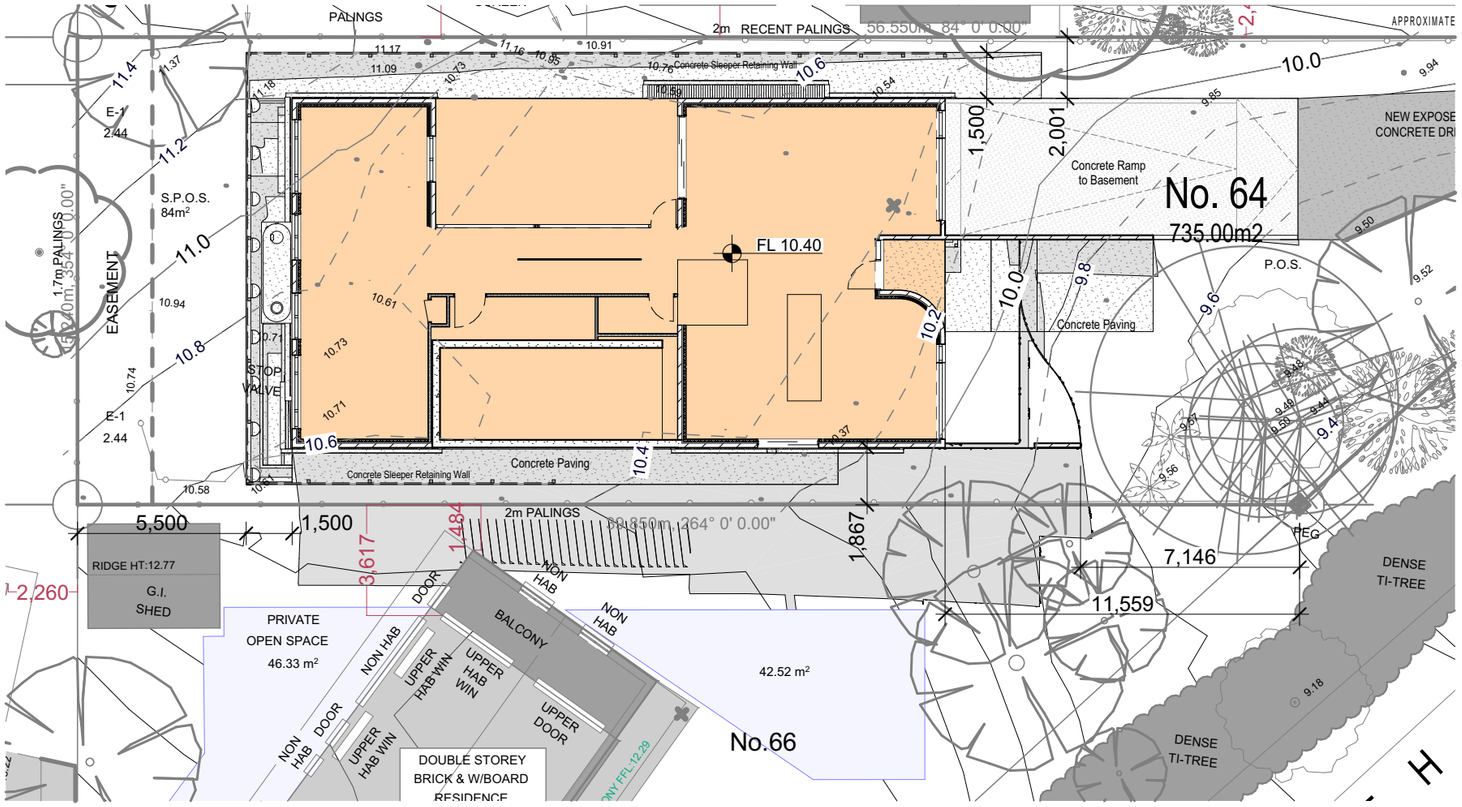

September-22nd-1pm
1:200

N

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Drawing Title:
TOWN PLANNING
SHADOW DIAGRAMS - SHEET 2

Scale: As noted @ A3	Drawn by: J COUPER
Status: PLANNING	Checked By: J.C.
Project No: **3108**	Drawing No.: **TP09** Rev
SHEET SIZE - A3	Plot Date: 28/06/2022

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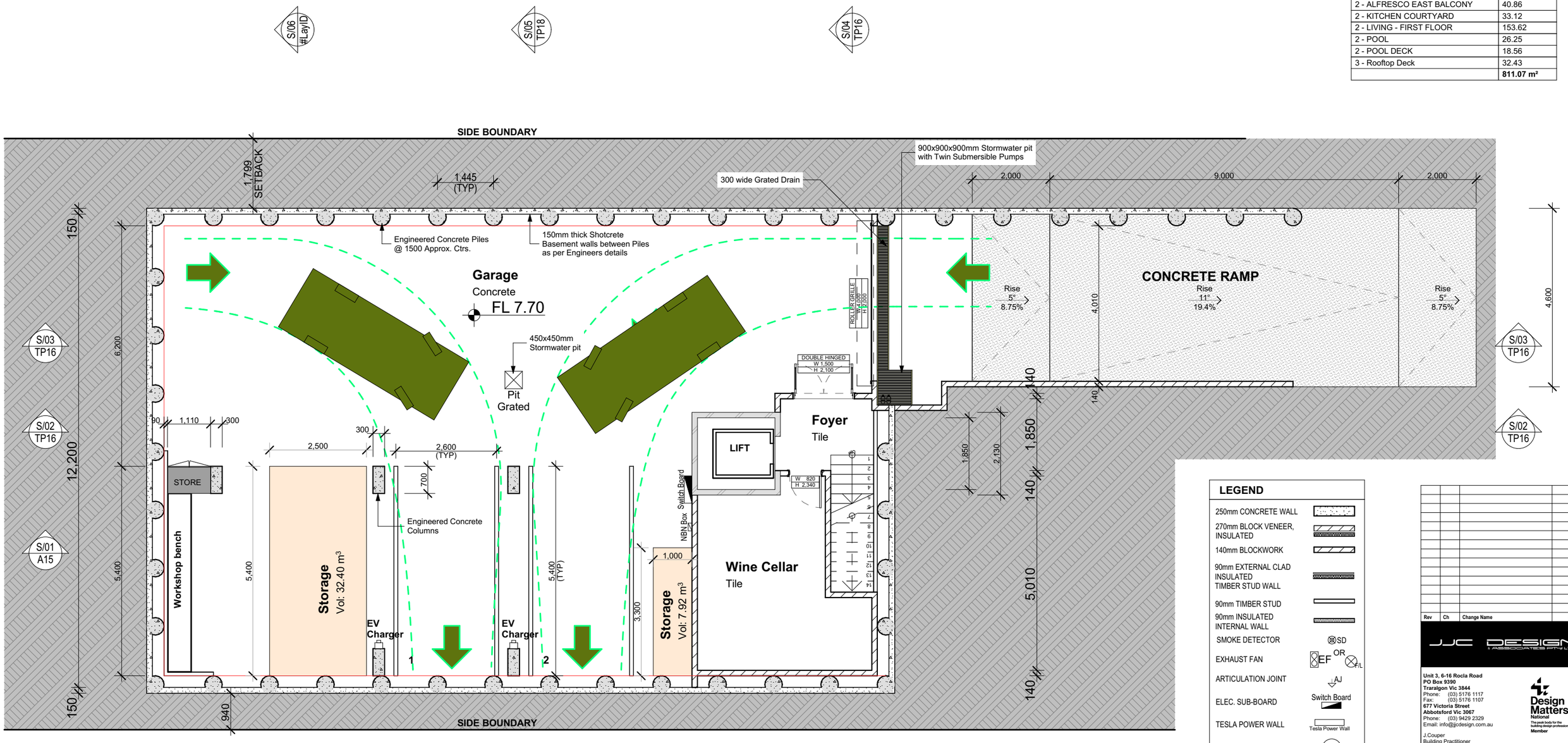
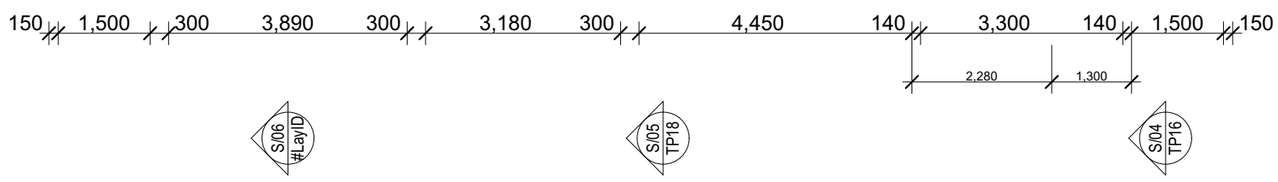
~~SHEET SIZE~~

PRELIMINARY NOT FOR CONSTRUCTION

AREA SCHEDULE	
Room Type	Area
0 - BASEMENT	251.27
1 - EXTERNAL PAVING SLAB	21.36
1 - LIVING - GROUND FLOOR	229.82
1 - PORCH	3.78
2 - ALFRESCO EAST BALCONY	40.86
2 - KITCHEN COURTYARD	33.12
2 - LIVING - FIRST FLOOR	153.62
2 - POOL	26.25
2 - POOL DECK	18.56
3 - Rooftop Deck	32.43
	811.07 m²





LEGEND

250mm CONCRETE WALL	
270mm BLOCK VENEER, INSULATED	
140mm BLOCKWORK	
90mm EXTERNAL CLAD INSULATED TIMBER STUD WALL	
90mm TIMBER STUD	
90mm INSULATED INTERNAL WALL	
SMOKE DETECTOR	SD
EXHAUST FAN	EF OR F/L
ARTICULATION JOINT	AJ
ELEC. SUB-BOARD	Switch Board
TESLA POWER WALL	Tesla Power Wall
HOT WATER SYSTEM	HWS
CEILING MAN HOLE	M/H
DOWNPIPE	DP
EXTERNAL TAP	TAP
RAIN WATER TANK	R.W.T.

N

BASEMENT
1:100

Rev	Ch	Change Name	Date

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Drawing Title:
TOWN PLANNING
BASEMENT PLAN

Scale:	As noted @ A3	Drawn by:	J COUPER
Status:	PLANNING	Checked By:	J.C.
Project No:	**3108**	Drawing No.:	**TP10**
		Rev	
SHEET SIZE - A3		Plot Date:	28/06/2022

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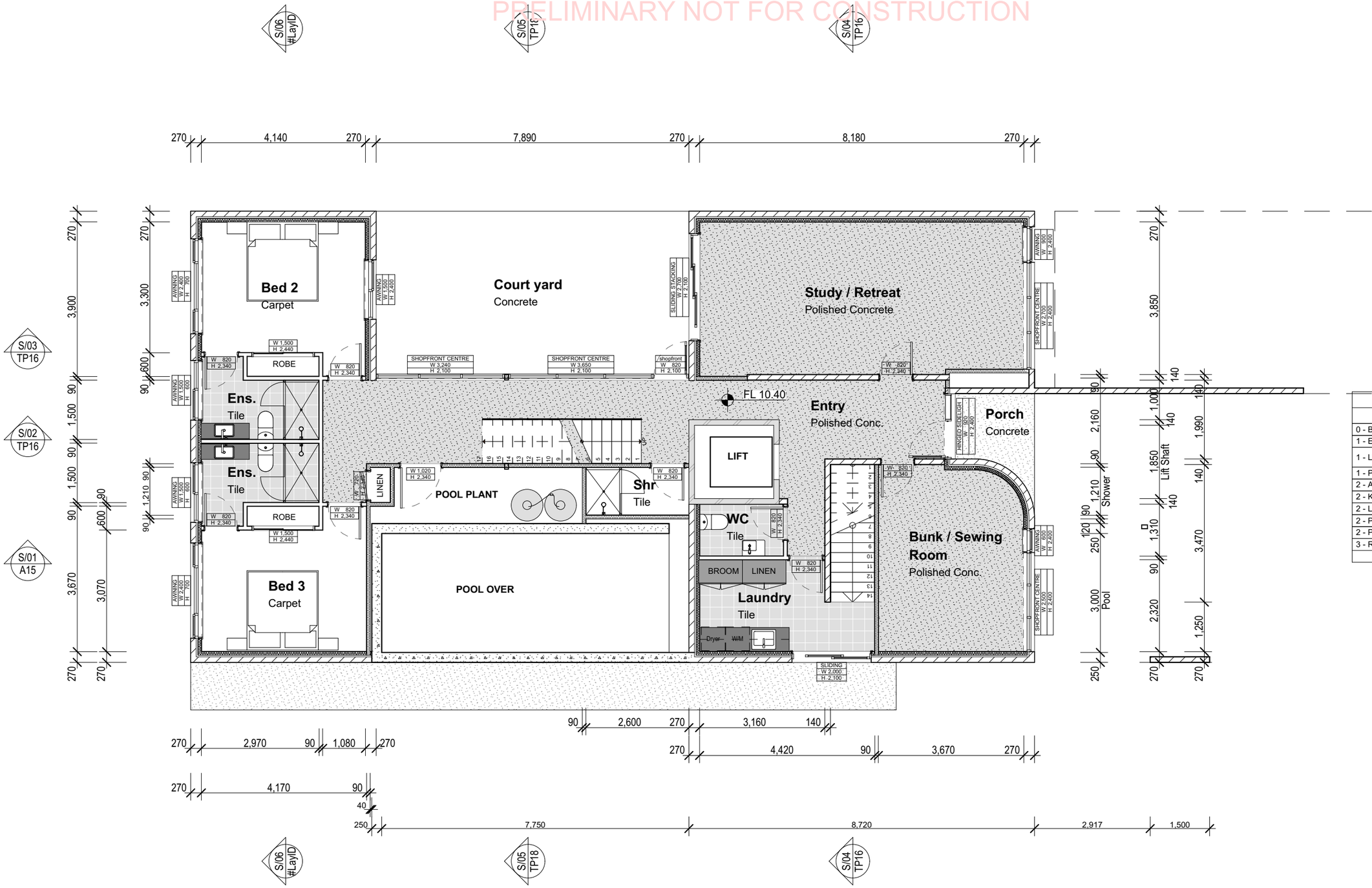

GROUND FLOOR PLAN
1:100

LEGEND

250mm CONCRETE WALL	
270mm BLOCK VENEER, INSULATED	
140mm BLOCKWORK	
90mm EXTERNAL CLAD INSULATED TIMBER STUD WALL	
90mm TIMBER STUD	
90mm INSULATED INTERNAL WALL	
SMOKE DETECTOR	SD
EXHAUST FAN	EF OR F/L
ARTICULATION JOINT	AJ
ELEC. SUB-BOARD	Switch Board
TESLA POWER WALL	Tesla Power Wall
HOT WATER SYSTEM	HWS
CEILING MAN HOLE	M/H
DOWNPIPE	DP
EXTERNAL TAP	TAP
RAIN WATER TANK	R.W.T.

AREA SCHEDULE

Room Type	Area
0 - BASEMENT	251.27
1 - EXTERNAL PAVING SLAB	21.36
1 - LIVING - GROUND FLOOR	229.82
1 - PORCH	3.78
2 - ALFRESCO EAST BALCONY	40.86
2 - KITCHEN COURTYARD	33.12
2 - LIVING - FIRST FLOOR	153.62
2 - POOL	26.25
2 - POOL DECK	18.56
3 - Rooftop Deck	32.43
	811.07 m²

Rev	Ch	Change Name	Date

JJC DESIGN & ASSOCIATES PTY LTD
Unit 3, 6-16 Rocla Road
PO Box 9390
Traralgon Vic 3844
Phone: (03) 5176 1117
Fax: (03) 5176 1107
677 Victoria Street
Abbotsford Vic 3067
Phone: (03) 9429 2329
Email: info@jjcdesign.com.au
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Building Practitioner
REG No. DP-AD2228
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Client
Stephen Curnow & Joanne Tait
Project Name
PROPOSED RESIDENCE
Project Address
No. 64 THE ESPLANADE, CAPE WOOLAMAI VIC 3925

Drawing Title:
TOWN PLANNING
GROUND FLOOR PLAN

Scale: As noted @ A3	Drawn by: J COUPER
Status: PLANNING	Checked By: J.C.
Project No: **3108**	Drawing No.: **TP11** Rev
SHEET SIZE - A3	Plot Date: 28/06/2022

N

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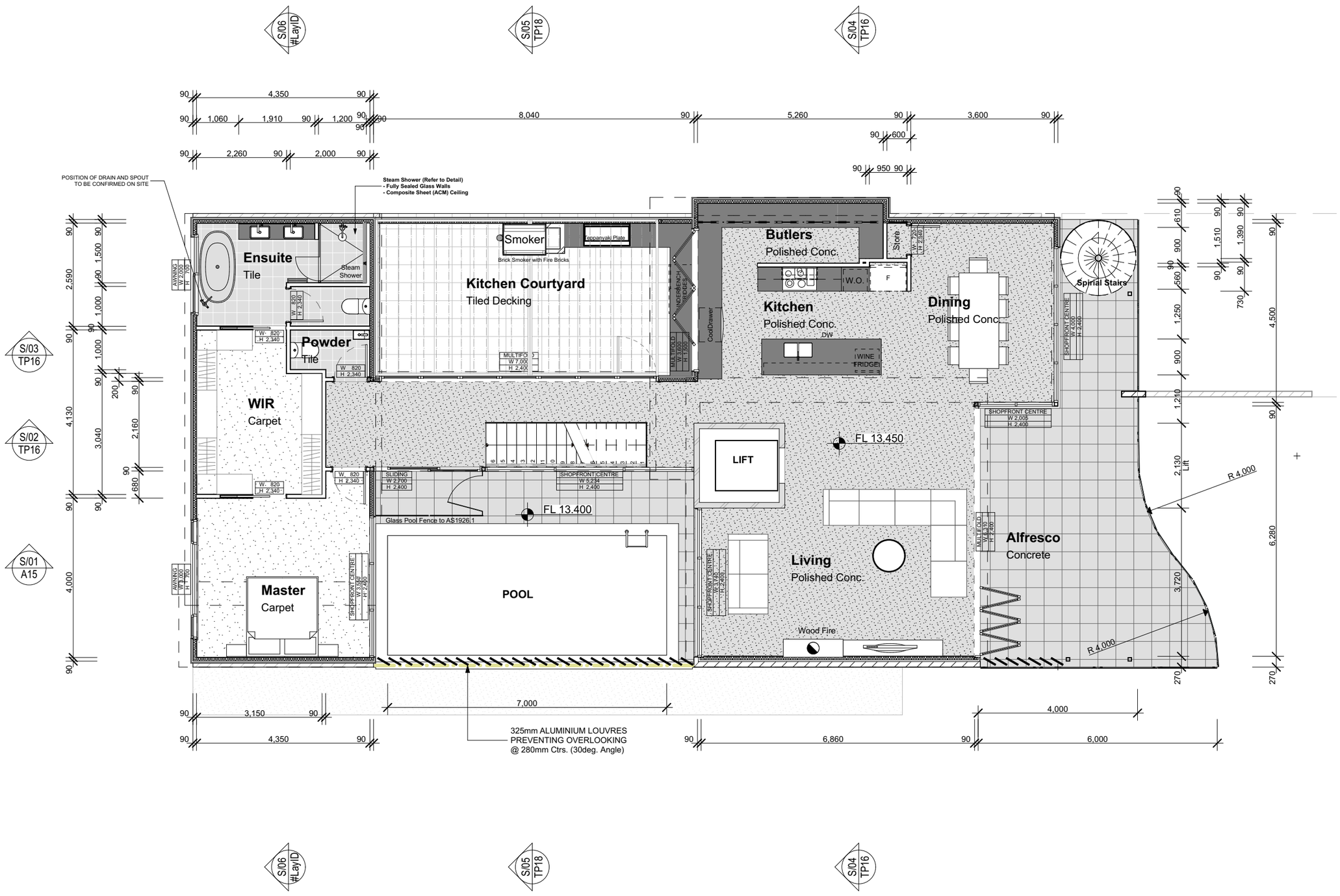

FIRST FLOOR PLAN
1:100

LEGEND

250mm CONCRETE WALL	
270mm BLOCK VENEER, INSULATED	
140mm BLOCKWORK	
90mm EXTERNAL CLAD INSULATED TIMBER STUD WALL	
90mm TIMBER STUD	
90mm INSULATED INTERNAL WALL	
SMOKE DETECTOR	SD
EXHAUST FAN	EF OR F/L
ARTICULATION JOINT	AJ
ELEC. SUB-BOARD	Switch Board
TESLA POWER WALL	Tesla Power Wall
HOT WATER SYSTEM	HWS
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Project Address
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Drawing Title:
TOWN PLANNING
FIRST FLOOR PLAN

Scale: As noted @ A3		Drawn by:	J COUPER
Status: PLANNING		Checked By:	J.C.
Project No: **3108**		Drawing No.: **TP12**	Rev
SHEET SIZE - A3		Plot Date:	28/06/2022

N

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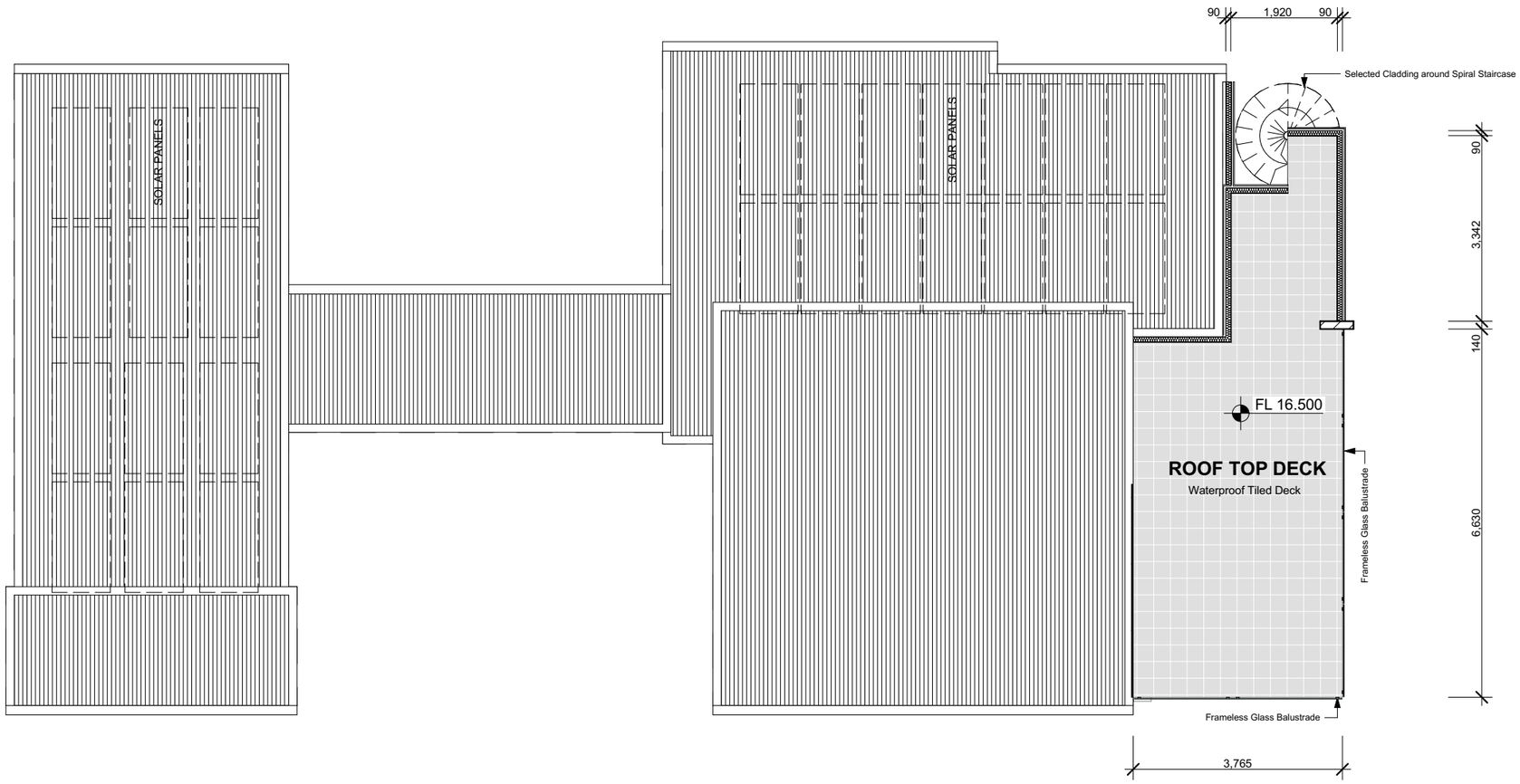

WD ROOF / ROOF TOP DECK
1:100

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Project Name
PROPOSED RESIDENCE

Project Address
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Drawing Title:
TOWN PLANNING
ROOF TOP DECK

Scale: As noted @ A3	Drawn by: J COUPER
Status: PLANNING	Checked By: J.C.
Project No: **3108**	Drawing No.: **TP13** Rev

SHEET SIZE - A3 Plot Date: 28/06/2022

~~SHEET SIZE~~ A3 SHEET SIZE

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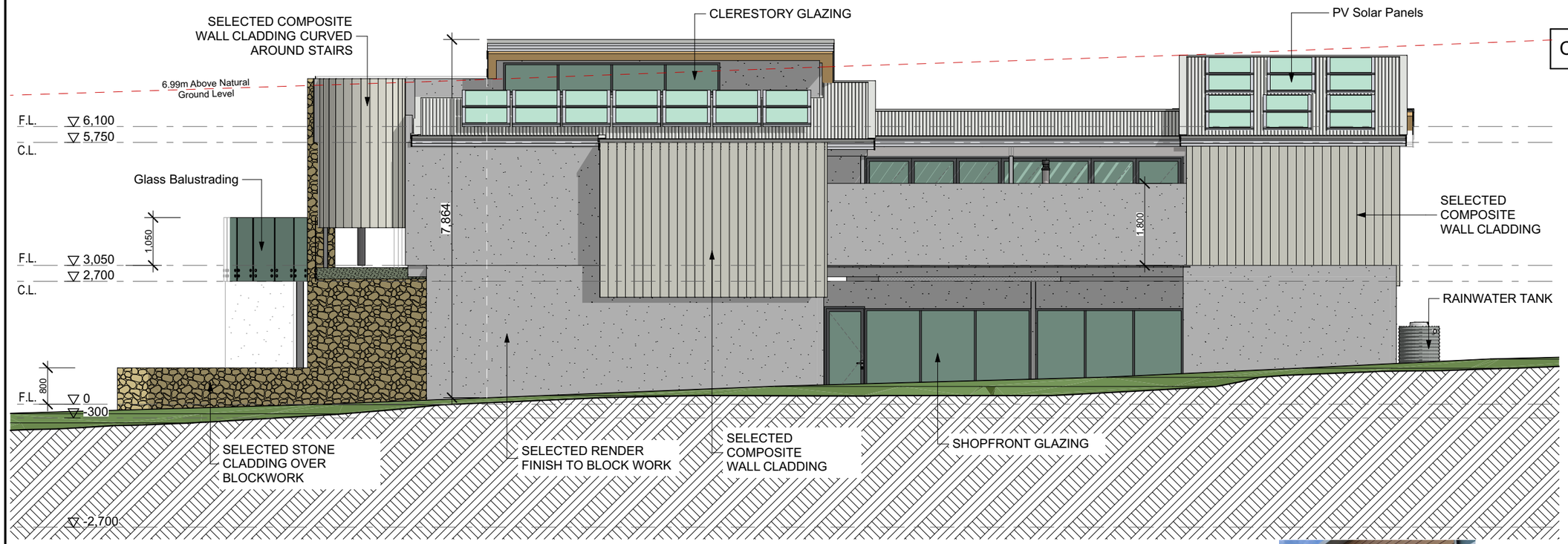


E/01 NORTH 1:100

COLOUR SCHEDULE

NEW ROOF, GUTTERING & FLASHINGS
CB Shale Grey Custom Orb

MASONRY WALLS
Render - Dulux - Surfmist

HVG Zintl® 200mm Shadow Series cladding
Powder Coat DURALLOY - Surfmist

STONE CLADDING
Stone Sandstone

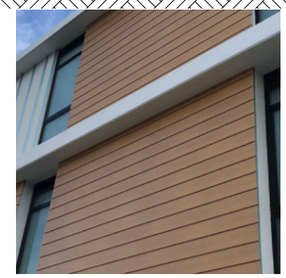
ALUMINIUM BATTENS / LOUVRE BLADES
Colorbond - Terrain

WINDOW & DOOR FRAMES
Aluminium Powder Coat - Monument

ALL COLOURS AS NOTED - OR SIMILIAR



E/02 EAST 1:100



Zintl® 200mm Shadow Series cladding

GREY OAK E S
HD820

Zintl® Cladding Colour



SELECTED STONE CLADDING

SURFMIST® CB D S
Satin 2721137S

RENDER COLOUR



ZINTL® Battens Architectural Facade System

Battens Colour

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Drawing Title:
TOWN PLANNING
ELEVATIONS

Scale: As noted @ A3	Drawn by: J COUPER
Status: PLANNING	Checked By: J.C.
Project No: **3108**	Drawing No.: **TP14** Rev
SHEET SIZE - A3	Plot Date: 28/06/2022

A3 SHEET SIZE

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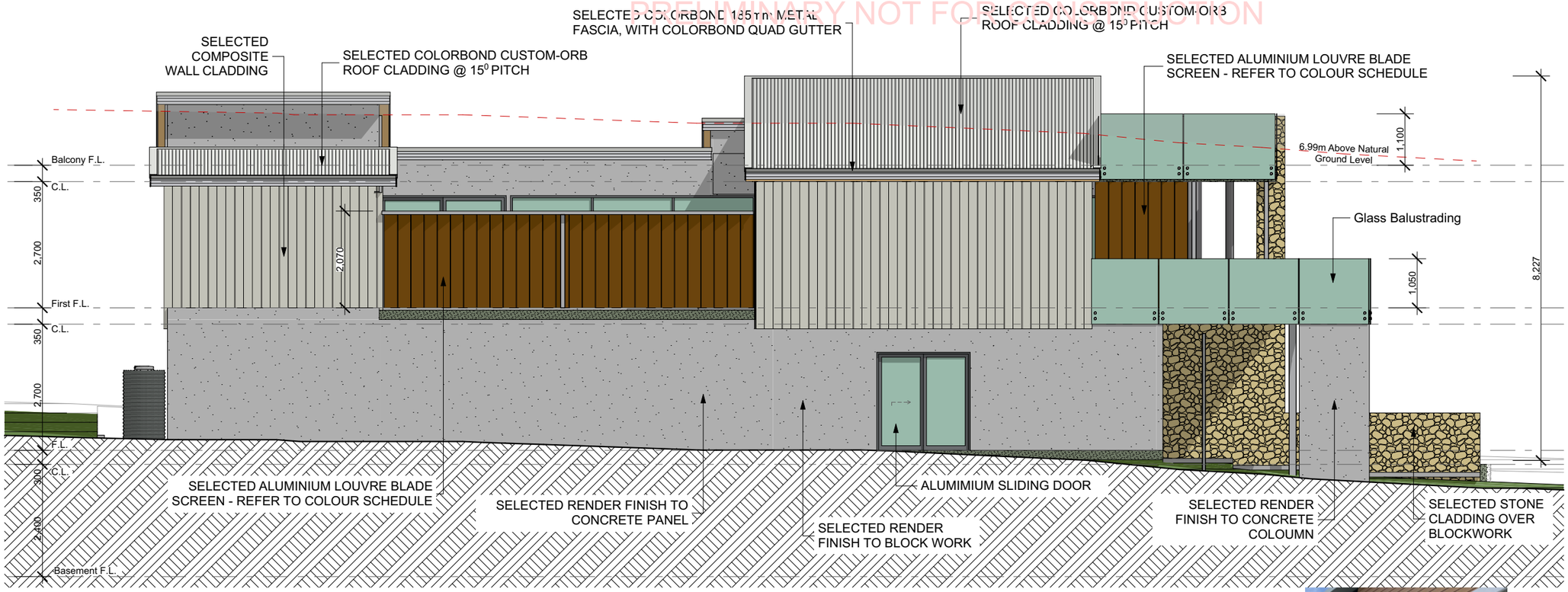
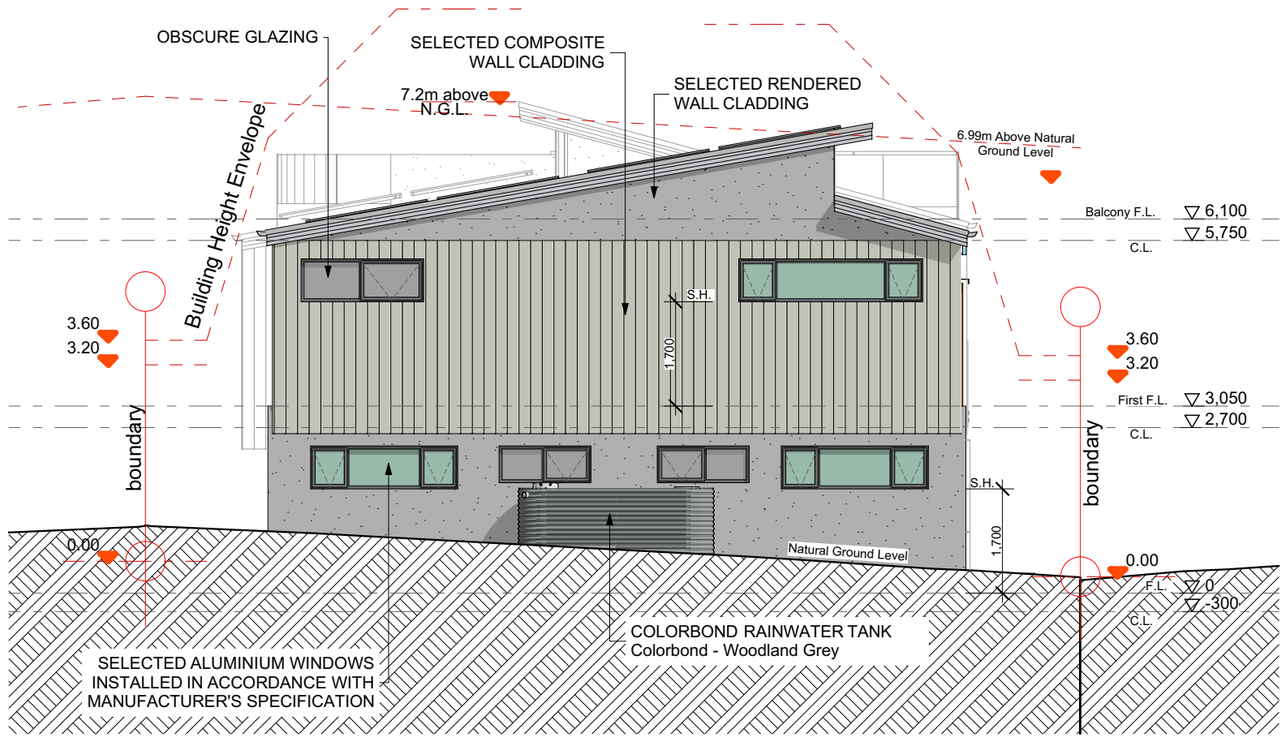


E/03 SOUTH 1:100



E/04 WEST 1:100

COLOUR SCHEDULE

NEW ROOF, GUTTERING & FLASHINGS
CB Shale Grey Custom Orb

MASONRY WALLS
Render - Dulux - Surfmist

HVG Zintl® 200mm Shadow Series cladding
Powder Coat DURALLOY - Surfmist

STONE CLADDING
Stone Sandstone

ALUMINIUM BATTENS / LOUVRE BLADES
Colorbond - Terrain

WINDOW & DOOR FRAMES
Aluminium Powder Coat - Monument

ALL COLOURS AS NOTED - OR SIMILIAR



Zintl® 200mm Shadow Series cladding

SURFMIST® CB D S
Satin 2721137S

RENDER COLOUR



GREY OAK E S
HD820

Zintl® Cladding Colour



ZINTL® Battens Architectural Facade System



SELECTED STONE CLADDING

Battens Colour

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Project Address
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Drawing Title:
TOWN PLANNING
ELEVATIONS

Scale: As noted @ A3	Drawn by: J COUPER
Status: PLANNING	Checked By: J.C.
Project No: **3108**	Drawing No.: **TP15** Rev
SHEET SIZE - A3	Plot Date: 28/06/2022

A3 SHEET SIZE

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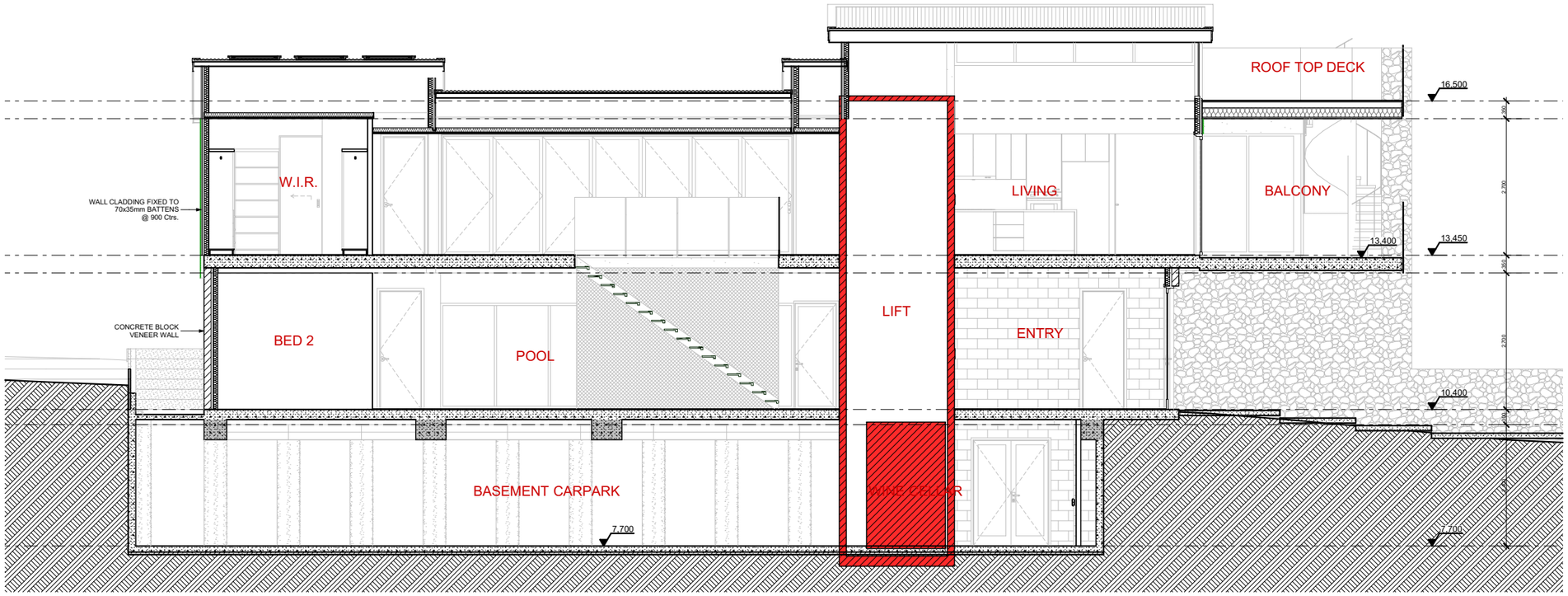
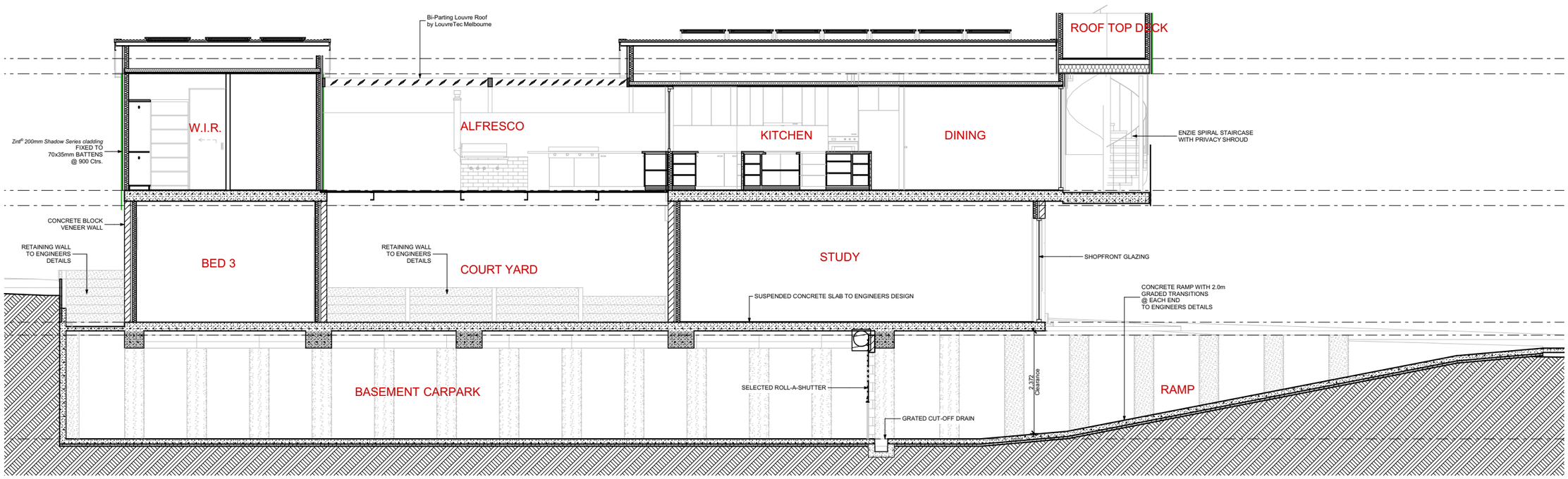


S/02 SECTION
1:100



S/03 SECTION
1:100

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Drawing Title:
TOWN PLANNING
SECTIONS - Sheet 1

Scale: As noted @ A3	Drawn by: J COUPER
Status: PLANNING	Checked By: J.C.
Project No: **3108**	Drawing No.: **TP16** Rev
SHEET SIZE - A3	Plot Date: 28/06/2022

~~A1 SHEET~~ SIZE

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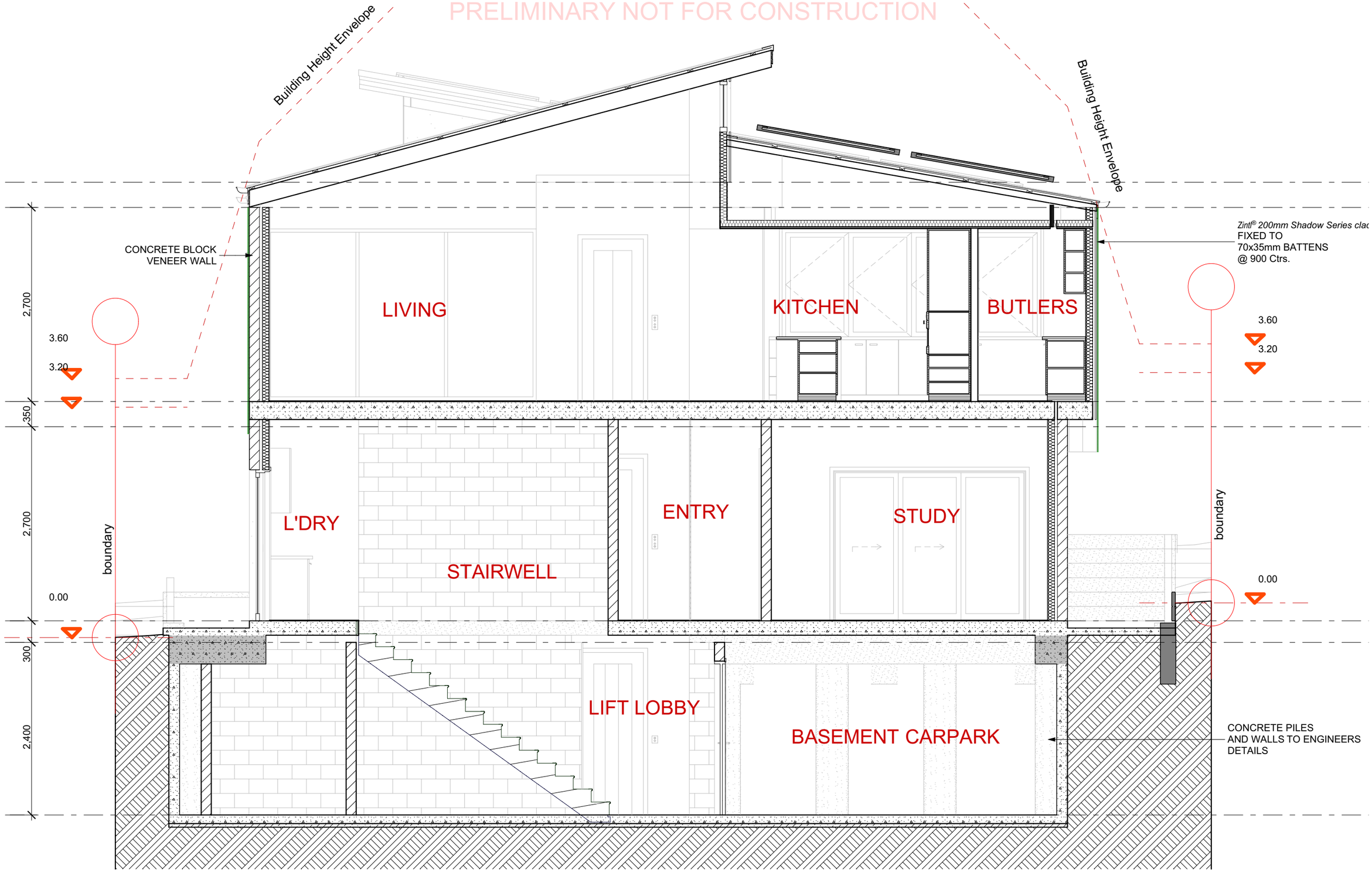

S/04 SECTION
1:50

A3 SHEET SIZE

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Drawing Title:
TOWN PLANNING
SECTIONS - Sheet 2

Scale: As noted @ A3	Drawn by: J COUPER
Status: PLANNING	Checked By: J.C.
Project No: **3108**	Drawing No.: **TP17** Rev
SHEET SIZE - A3	Plot Date: 28/06/2022

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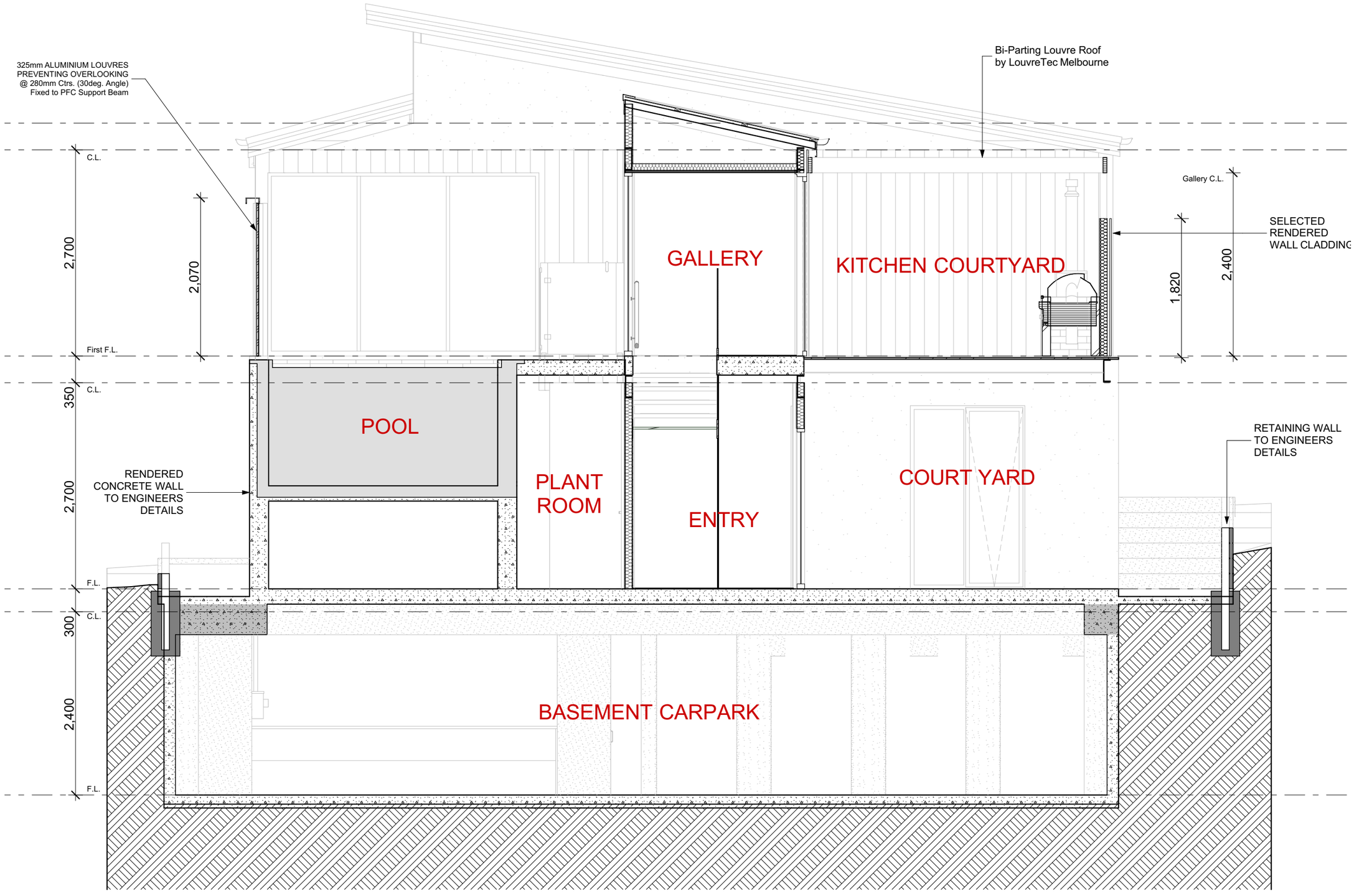

SECTION
1:50

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WOOLAMAI VIC 3925

Drawing Title:
TOWN PLANNING
SECTIONS - Sheet 3

Scale: As noted @ A3	Drawn by: J COUPER
Status: PLANNING	Checked By: J.C.
Project No: **3108**	Drawing No.: **TP18** Rev
SHEET SIZE - A3	Plot Date: 28/06/2022

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SHEET SIZE - A3

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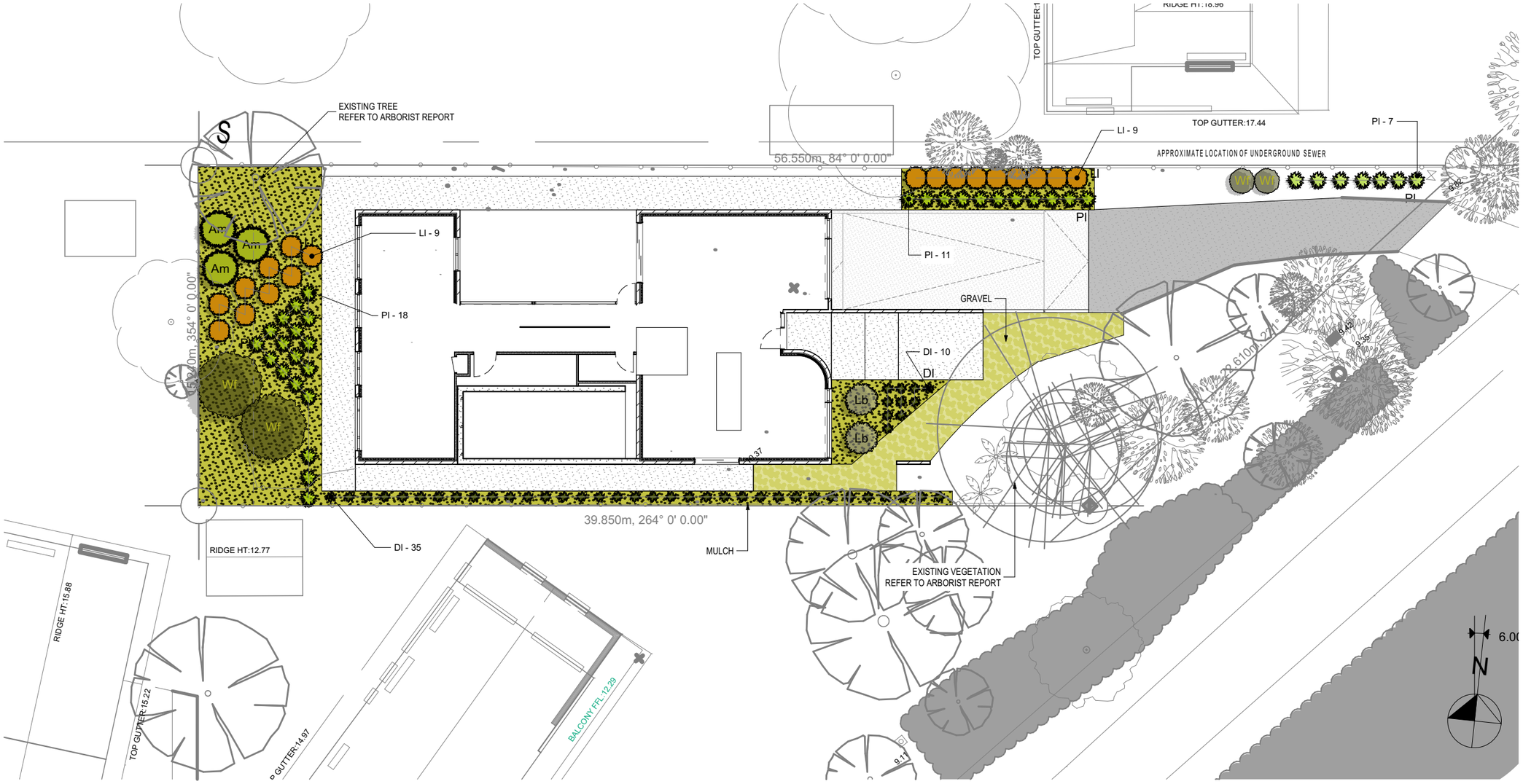

SITE LANDSCAPE
1:200

LANDSCAPING NOTES:
1. Plants are to be placed in the centre of the holes.
2. Plants must be set at a level such that the crown of the plants establish a normal and natural relationship with surrounding levels.
3. Plants to be removed from containers by tipping container upside down and letting plant fall into hand.
4. After removing from container, the handling of the root system must be done with a minimum of root disturbance particularly Australian native species.
5. Plants must be healthy and plant root systems must be moist at the time of planting. Plants must be watered in, with approximately 10 litres of water at time of planting.
7. All Plants exceeding 200mm pot size, shall be staked against prevailing winds. Ties shall be of a flexible nature to allow sufficient movement to encourage root formation.
8. All plants shall receive a slow release fertilizer at a quantity relative to the pot size.
9. All garden beds shall be covered with 1/2" Pine Bark at a depth of 75mm.
10. Soil level on garden bed side of restraining edge shall be graded 50mm below top of edge to allow for garden mulch placement. Soil levels on lawn side to be kept 20mm below restraining edge to allow for correct turf sod placement. Prior to laying of turf, all areas are to be raked by hand, and then luted to provide a perfect flat bed, free of any depressions or high points.
11. All lawn areas shall be Instant Turf, washed free Turf to be Festuca Arundinacea, and shall be layed in stretcher bond pattern, and dressed with a fertilizer application of Pivot 900, at 40 grams per square metre.

Maintenance:
At the completion of the Landscape Development. The landscape consultant shall provide a full and comprehensive Maintenance Program for a 13 week period. It shall be the contractors responsibility to ensure that plants and turf are established during this period. Replacement of substandard Landscape, Structural or Horticultural, will be the Contractors responsibility.
12. All landscape areas are to receive a 100mm fill of screened and p.h. tested topsoil sourced from a local supply. This soil must be free of any organic debris. Topsoil will be compatible with soils of the area.

LANDSCAPING Area Schedule	
Location	Area
GRAVEL	31.52
MULCH	11.82
MULCH	15.99
MULCH	102.89
	162.22 m²

Driveway & Paving Area Schedule	
Location	Area
NEW EXPOSED AG. CONCRETE DRIVEWAY	47.04
	47.04 m²

MULCH
GRAVEL
DRIVEWAY
PAVING

LANDSCAPE SCHEDULE 1							
2D Plan Preview	Code	Botanical Name	Common Name	Mature Height	Mature Spread	Supply Container	Quantity
	Wf	Westringia fruticosa	Coastal Rosemary	1,500	3,000		4
	Lb	Leucophyta brownii	Cushion Bush	1,000	1,000		2
	Am	Acacia myrtifolia	Acacia myrtifolia	1,000	2,000		3
	Ll	Lomandra longifolia	Nyalla	1,000	1,000	150	18
	Pl	Poa labillardierei	Common Tussock-grass	500	800		36
	Dl	Dianella Longifolia	Pale Flax Lily	400	500	100	45

Rev	Ch	Change Name	Date

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Drawing Title:
TOWN PLANNING
SITE LANDSCAPE

Scale: As noted @ A3		Drawn by:	J COUPER
Status: PLANNING		Checked By:	J.C.
Project No: **3108**		Drawing No.: **LP 01**	Rev
SHEET SIZE - A3		Plot Date:	28/06/2022