

21 December 2010

ULDA Ref No: DEV2010/076

Capricorn Property Developments
C/- Capricorn Survey Group
Attn Sally Bates
PO BOX 1391
ROCKHAMPTON QLD 4700

Dear Sally

RE: UDA DEVELOPMENT APPROVAL FOR MATERIAL CHANGE OF USE – MULTIPLE RESIDENTIAL (14 DWELLING UNITS) AT LOT 41 BAUMAN WAY, BLACKWATER DESCRIBED AS LOT 41 ON SP206875

I am pleased to inform you that your application was approved on 20 December 2010 in accordance with the attached UDA Development Approval Package.

This application and its decision can also be viewed in the ULDA Development Approvals Register via our website www.ulda.qld.gov.au.

If you have any further questions with regard to the matter, please contact me on 3024 4166.

Yours sincerely



Matt Toon
PRINCIPAL PLANNER

UDA Development Approval Package

Site Address	Bauman Way, Blackwater
Real property description	Lot 41 on SP206875
Type of approval	Material change of use
Description of proposal	Multiple residential (14 dwellings units)
ULDA reference number	DEV2010/076
Decision	APPROVED WITH CONDITIONS
Decision date	20 December 2010

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan Lot 41	PL-BW-041-001 Sheet 1 of 1 Issue F	01.11.10
3D Montage Lot 41 Bauman Way Blackwater	DEV2010/076 (Amended in Red)	09.12.10
Ground Floor Plan Apartment A	001 E (Amended in Red)	09.09.10
First Floor Plan Apartment A	002 B	29.07.10
Finishes Schedule Apartment A	003 B	05.10.10
North West and North East Elevations Apartment A	004 A	Nov 10
South East and South West Elevations Apartment A	005 A	Nov 10
Ground Floor Plan Apartment B	001 A (Amended in Red)	Nov 10
First Floor Plan Apartment B	002 A	Nov 10
Finishes Schedule Apartment B	003 B	Nov 10
North West and North East Elevations Apartment B	004 A	Nov 10
South East and South West Elevations Apartment B	005 A	Nov 10

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority	Emma Greenhalgh Principal Planner Affordable Housing Urban Land Development Authority
---	---	---

CONDITION		TIMING
1	Carry out the approved development Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.	Prior to the commencement of use and to be maintained
2	Building articulation Submit to the ULDA for approval all elevations of the building demonstrating that the buildings have appropriate articulation. The elevations are to illustrate: ▪ roof overhangs ▪ awnings and ▪ shade and window screen structures.	Prior to approval for building works

CONDITION	TIMING
3 Accessible Housing Two (2) accessible housing units are to be delivered in accordance with approved: ▪ Ground Floor Plan Apartment A 001 E (Amended in Red) 09.09.10 and ▪ Ground Floor Plan Apartment B 001 A (Amended in Red) Nov 10.	Prior to the commencement of use and to be maintained
4 Energy rating Submit to the ULDA a copy of minimum 6 star BERS energy rating compliance	Prior to commencement of site works
5 Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to the commencement of use
6 Detailed Landscape Plan a. Submit to the ULDA a detailed Landscape Plan including a common recreation area and driveway treatments in accordance with the Development Design Code of the <i>Duaringa Shire Planning Scheme 2007</i>. Landscaping is to ensure: ▪ Selected species and fencing does not block visual surveillance to adjacent footpaths ▪ Trees and shrubs shall have a mature height of between 2m and 6m ▪ Selected species are drought tolerant and low maintenance ▪ Existing contours and proposed finished levels for earthwork; ▪ Location of existing and proposed services ▪ General identification of hard and soft landscape treatments ▪ Location, species' botanical name, pot size, numbers and mature height of all proposed planting ▪ The front fence facing Bauman Way shall be constructed to a maximum 1.5m height and 50% of the proposed fence must be visually permeable; and ▪ Side fencing shall be of solid construction and shall not exceed 1.8m in height except the western boundary adjacent to the park where the fence is not to exceed 1.5m in height. b. On completion of the landscape works, submit to the ULDA written certification that the completed landscaping complies with part a. this condition.	a. Prior to commencement of landscape works b. Prior to commencement of use and to be maintained
7 Street Trees The road reserve between the site and the kerb of Bauman Way is to be planted with street trees, at a spacing of one (1) tree per 15m, and not be located within 10m of the access to the site. The species must be fast growing with a dense crown, and sited in accordance with Ergon Energy's <i>Plant Smart</i> document for the Central Highlands Regional Council area. The plantings must not impact upon	Prior to commencement of use and to be maintained

CONDITION	TIMING
sewerage or water infrastructure.	
8 Soil Erosion and Sediment Control a. Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with <i>Capricorn Municipal Development Guidelines</i>. b. Implement the approved Erosion and Sediment Control Plan on site	a. Prior to commencement of site works b. At all times during construction works
9 Stormwater Drainage All stormwater, with the exception of water captured on-site in rainwater tanks, is to be drained from the site and carried without causing annoyance or nuisance to any person to a lawful point of discharge in accordance with design and construction criteria contained in the <i>Capricorn Municipal Development Guidelines</i>.	Prior to the commencement of use and to be maintained
10 Finished floor level All residential dwellings shall have a minimum finished floor level of 300mm above the Finished Surface Level.	Prior to the commencement of use and to be maintained
11 Outdoor Lighting Minimise outdoor lighting to reduce light spill in the adjacent residential properties to be in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to the commencement of use and to be maintained
12 Refuse Collection Enter into an agreement with the Central Highlands Regional Council to provide a waste collection service to the development.	Prior to the commencement of use and to be maintained
13 Car parking and access Driveways and car parking areas are to be constructed, sealed and line marked in accordance with AS2890.1: <i>Parking Facilities – Off Street Parking</i> and the requirements of the <i>Capricornia Municipal Development Guidelines standard drawing SD-R-042, Rev C</i>.	Prior to the commencement of use and to be maintained
14 Water Connection Central Highlands Regional Council – Nominated Assessing Authority a. Submit for approval of the Chief Executive Officer, or delegate of the Central Highlands Regional Council's (CHRC) the water supply layout including provision for main cocks, envelope pipes at cross street services, meter assembly and meter box to the front real property boundary and valve and hydrant markers in accordance with CHRC current standards. b. Connect to CHRC's reticulated water supply system. The connection is to be provided and metered at no cost to the CHRC.	a. Prior to commencement of work b. Prior to the commencement of use

CONDITION		TIMING
15	Sewer Connection Central Highlands Regional Council – Nominated Assessing Authority a. Submit for approval of the Chief Executive Officer, or delegate of the Central Highlands Regional Council's (CHRC) the sewer layout including connection branches in accordance with CHRC's current standards. b. Connected to CHRC's reticulated sewerage system at no cost to the CHRC.	a. Prior to commencement of work b. Prior to the commencement of use
16	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to endorsement of survey plan
17	Repair damage to kerb, footpath or road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	Prior to the commencement of the use
18	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of the Central Highlands Regional Council. Any such easement must be of an adequate width to protect that infrastructure. The terms of the easements must be to the satisfaction of and at no cost to the Central Highlands Regional Council.	Prior to endorsement of survey plan
19	Footpath Construct for the full length of the property a 2 metre wide footpath within the Bauman Way road reserve in accordance with <i>Capricorn Municipal Development Guidelines</i>.	Prior to the commencement of the use
20	Electricity Submit to the ULDA either: ▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or ▪ written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services.	Prior to survey plan endorsement
21	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within the proposed development.	Prior to survey plan endorsement

CONDITION		TIMING												
22	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of payment. The current contribution has been calculated in accordance with Central Highlands Regional Council's <i>Planning Scheme Policy No.2 – Water and Sewer Headworks Contributions</i> and <i>Local Planning Policy 4 – Parkland Contributions</i> which are as follows: <table><tr><th>Headworks contribution</th><th>Methodology</th><th>Contribution</th></tr><tr><td>Sewerage</td><td> Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 bedroom unit = 0.4ET 2 bedroom unit = 0.5ET 6.2 x \$1,640.00 = \$10,168.00 </td><td>\$10,168.00</td></tr><tr><td>Water</td><td> Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 bedroom unit = 0.4ET 2 bedroom unit = 0.5ET 6.2 x \$1,500.00 = \$9,300.00 </td><td>\$9,300.00</td></tr><tr><td>TOTAL</td><td></td><td>\$19,468.00</td></tr></table>	Headworks contribution	Methodology	Contribution	Sewerage	Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 bedroom unit = 0.4ET 2 bedroom unit = 0.5ET 6.2 x \$1,640.00 = \$10,168.00	\$10,168.00	Water	Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 bedroom unit = 0.4ET 2 bedroom unit = 0.5ET 6.2 x \$1,500.00 = \$9,300.00	\$9,300.00	TOTAL		\$19,468.00	Prior to commencement of use
Headworks contribution	Methodology	Contribution												
Sewerage	Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 bedroom unit = 0.4ET 2 bedroom unit = 0.5ET 6.2 x \$1,640.00 = \$10,168.00	\$10,168.00												
Water	Tw x Cw Tw = equivalent tenements Cw = contribution applicable per equivalent tenement 1 bedroom unit = 0.4ET 2 bedroom unit = 0.5ET 6.2 x \$1,500.00 = \$9,300.00	\$9,300.00												
TOTAL		\$19,468.00												

STANDARD ADVICE

UDA Development Approval

This UDA Development Approval does not include assessment against the Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the *Sustainable Planning Act 2009* for Carrying out Building Work will be required.

Central Highlands Regional Council

For any conditions in this package that require the consideration of Central Highlands Regional Council, you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit).

Noise and Dust Emissions

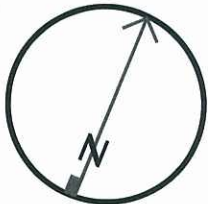
All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*. Pursuant to Division 3 Section 440R of the *Environmental Protection Act 1994*, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

Urban Land Development Authority DEV2010/076
Lot 41 Bauman Way, Blackwater

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****



RPD
LOT 41
SP206875

DISCLAIMER: NOTE THAT THESE PLANS ARE PROVIDED SIMPLY TO ILLUSTRATE THE INTENDED LAYOUT OF THE HOMES AT THE TIME OF PRINTING. CHANGES IN LAW AND BETTER DESIGN OUTCOMES MAY AFFECT THE FINAL FLOOR PLANS SUBMITTED FOR BUILDING APPROVAL. THE INFORMATION IS PROVIDED IN GOOD FAITH, BUT IS GIVEN ON THE BASIS THAT PANORAMA PROPERTY GROUP RESERVES THE RIGHT TO MAKE CHANGES AFTER DISCUSSION WITH THE COMPANY.

APPROVED FOR MANUFACTURE ON BEHALF OF:

NAME (PRINT):
COMPANY POSITION:
SIGNATURE:
DATE:

Issue	Date	Description	By	Check
F	01.11.10	WAYS ADDED		OKD
E	23.04.10	SITE PLAN UPDATED	SRP	
D	21.09.10	SITE PLAN UPDATED	SRP	
C	06.09.10	RAMP ADDED	SRP	
B	21.06.10	SITE LAYOUT AMENDED	SRP	
A	AS NOTED	ORIGINAL		

SITE PLAN
LOT 41

Project
BLACK WATER
1&2 BED APARTMENT UNITS
Panorama Living

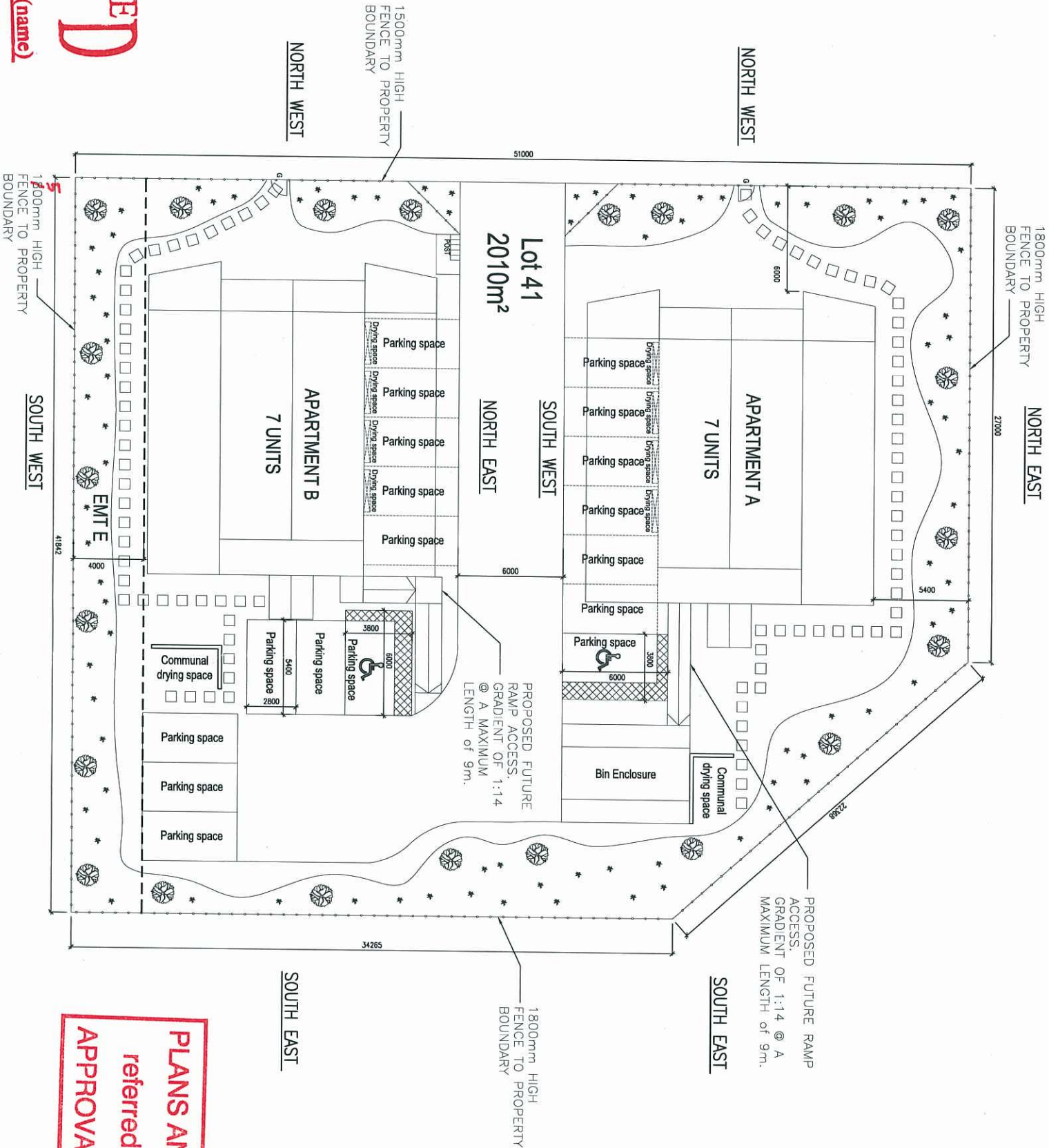
Drawn By	Drawn Date	Scale	Sheet	Issue
SRP	23.04.10	1:200	1	F

Checked By: [Signature]
Project No: [Blank]
Order No: [Blank]

Dimensions are in mm
DO NOT SCALE

PL-BW-041-001

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20/12/10



AMENDED IN RED
9 DEC 2010
By: Matt Tean (name)
of the ULDA



SCALE 1 : 200

3D Montage.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20/12/10

A MENDED IN RED
9 DEC 2010
By: Matt Teer (name)
of the ULDA



Lot 41 Bauman Way Blackwater

DEV2010/076

Date 9.12.10

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20/12/10

Note:
The layout shown on this plan is an
indicative suggested layout only and
should not be relied on by the
purchaser.

DISCLAIMER: NOTE THAT THESE
PLANS ARE PROVIDED SIMPLY TO
ILLUSTRATE THE INTENDED LAYOUT
OF THE HOMES AT THE TIME OF
PRINTING. CHANGES IN LAW AND
BETTER DESIGN OUTCOMES MAY
AFFECT THE FINAL FLOOR PLANS
SUBMITTED FOR BUILDING APPROVAL.
THE INFORMATION IS PROVIDED IN
GOOD FAITH, BUT IS GIVEN ON THE
BASIS THAT PANORAMA PROPERTY
GROUP RESERVES THE RIGHT TO
MAKE CHANGES AFTER DISCUSSION
WITH THE COMPANY.

COPYRIGHT ALSO: MODULAR PT LTD MAY NOT BE REPRODUCED OR ITS
CONTENTS DIVULGED WITHOUT WRITTEN AUTHORITY. PATENT PENDING.

APPROVED FOR MANUFACTURE ON
BEHALF OF:

NAME (PRINT):.....

COMPANY POSITION:.....

SIGNATURE:.....

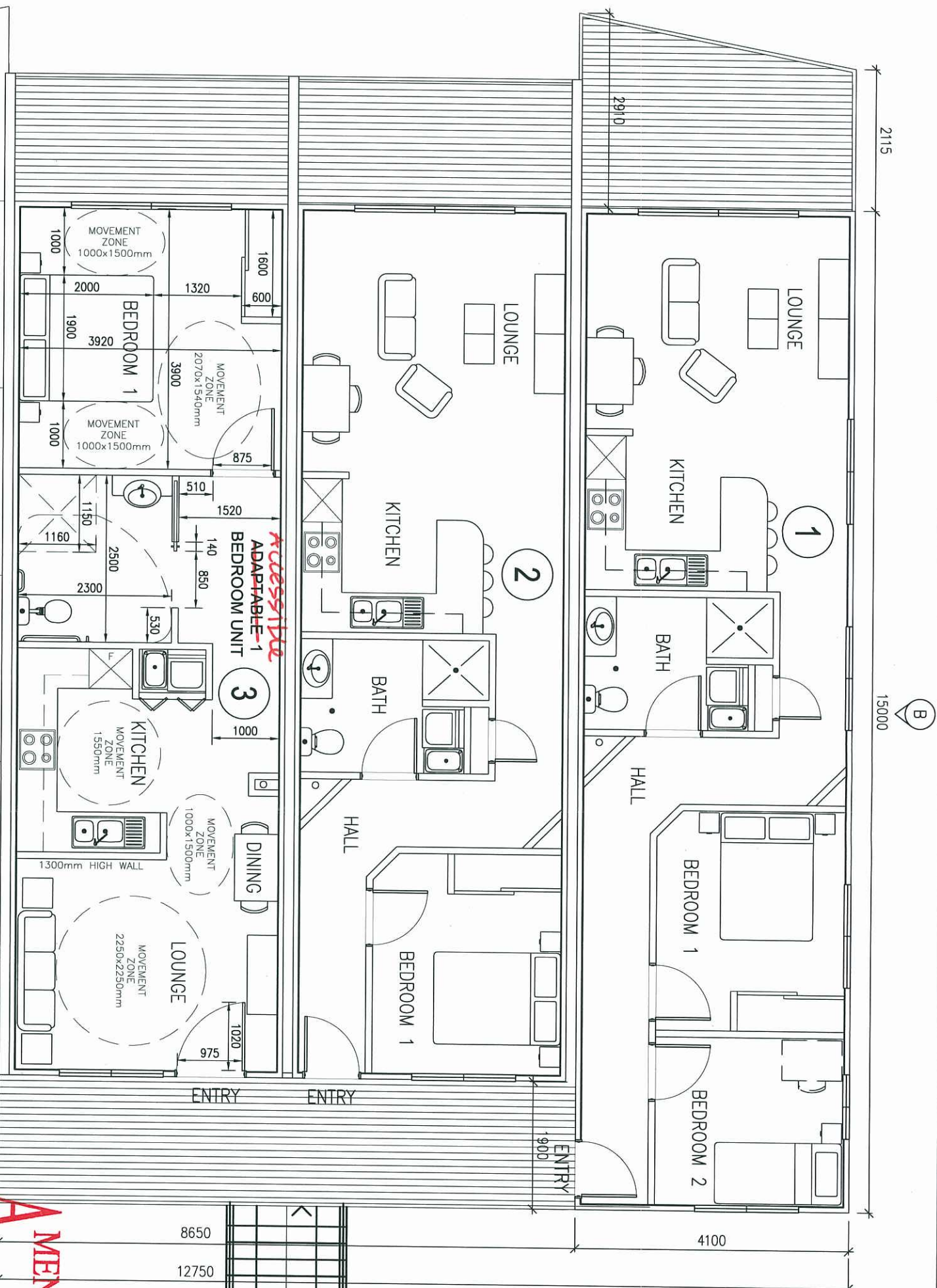
DATE:.....

Issue	Date	Description	By	Check
E	08.03.10	ENTRANCE DOOR AMENDED.	SBP	
D	07.03.10	ADAPTABLE UNIT AMENDED	SBP	
C	24.02.10	DISABLE UNIT MODIFIED	SBP	
B	20.02.10	LAYOUT UPDATED	SBP	
A	AS NOTED	ORIGINAL		

GROUND FLOOR PLAN
APARTMENT A

Project
1&2 BED APARTMENT UNITS
BLACKWATER
Client
PANORAMA LIVING

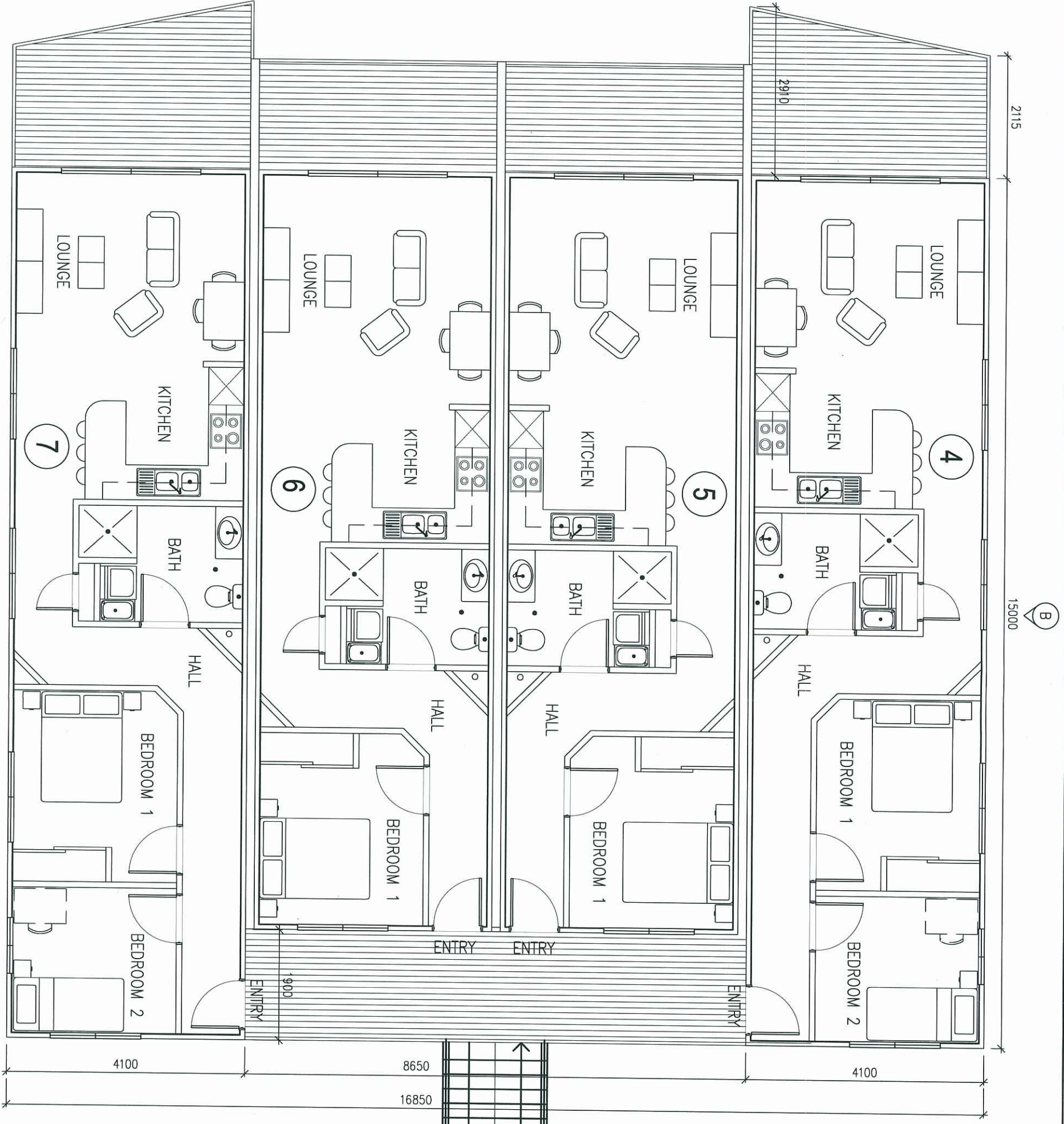
Drawn By	Scale	Issue
SBP	1:50	A2
Checked By	Check Date	DIMENSIONS ARE IN MM DO NOT SCALE
Project No.	Order No.	SB:
SB:	RO:	Issue
001		E



APPROVED IN RED
9 DEC 2010
By: Platt Town (name)
of the ULDA

APARTMENT A

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20/12/10



Note:
The layout shown on this plan is an indicative suggested layout only and should not be relied on by the purchaser.

DISCLAIMER: NOTE THAT THESE PLANS ARE PROVIDED SIMPLY TO ILLUSTRATE THE INTENDED LAYOUT OF THE HOMES AT THE TIME OF PRINTING. CHANGES IN LAW AND BETTER DESIGN OUTCOMES MAY AFFECT THE FINAL FLOOR PLANS SUBMITTED FOR BUILDING APPROVAL. THE INFORMATION IS PROVIDED IN GOOD FAITH, BUT IS GIVEN ON THE BASIS THAT PANORAMA PROPERTY GROUP RESERVES THE RIGHT TO MAKE CHANGES AFTER DISCUSSION WITH THE COMPANY.

APPROVED FOR MANUFACTURE ON BEHALF OF:

NAME (PRINT):
COMPANY POSITION:
SIGNATURE:
DATE:

Issue	Date	Description	By	Check
B	20.07.10	LAYOUT UPDATED	SP	
A	15.07.10	ORIGINAL		

AUSCO modular
COPYRIGHT AUSCO MODULAR PTY LTD MAY NOT BE REPRODUCED OR ITS CONTENTS DISCLOSED WITHOUT WRITTEN AUTHORITY. PATENT PENDING.

FIRST FLOOR PLAN
APARTMENT A

Project
1&2 BED APARTMENT UNITS
BLACKWATER

Client
PANORAMA LIVING

Drawn By	Draw Date	Scale	Sheet
SBP	APR 10	1:50	A2
Checked By	Check Date	Dimensions are in mm DO NOT SCALE	
Project No.	Order No.	Issue	
SB	RO	Issue	
Draw No.	Sheet	Issue	
002	B	Issue	

FINISHES SCHEDULE - APARTMENT - A					
WALLS			ROOF/CEILING		
EXT. LINING	COLORBOND CUSTOM ORB	IRONSTONE	ROOFING	CUSTOM ORB	SHALE GREY
	EASYLAP CLADDING	SHALE GREY	GUTTERING	COLONIAL	SHALE GREY
EXT. TRIMS	CCS /TIMBER	SUPRMIST			

PLANS AND DOCUMENTS

referred to in the ULDA

APPROVAL dated 20/12/10

FINISHES SCHEDULE – UNIT 1										FINISHES SCHEDULE – UNIT 5									
Colour Option 3					Colour Option 3					Colour Option 3									
FLOORING					FLOORING					FLOORING									
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE		
FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400		
FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC			
DECKING		BLACKBEAN		BENCHTOPS & ASPEN STONE		DECKING		BLACKBEAN		BENCHTOPS & ASPEN STONE		DECKING		BLACKBEAN		BENCHTOPS & ASPEN STONE			
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	HAZEL STRATA MATT	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	HAZEL STRATA MATT	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	HAZEL STRATA MATT		
SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE		
CORNICHE		55mm GYPROCK CORNICHE		STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE
Colour Option 1										Colour Option 1									
FINISHES SCHEDULE – UNIT 2					FINISHES SCHEDULE – UNIT 6														
FLOORING					FLOORING														
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE		
FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400		
FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC			
DECKING		BLACKBEAN		PURE MINERAL STONE		DECKING		BLACKBEAN		PURE MINERAL STONE		DECKING		BLACKBEAN		PURE MINERAL STONE			
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	BAVER – TIMBER GRAN	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	BAVER – TIMBER GRAN	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	BAVER – TIMBER GRAN		
SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE		
CORNICHE		55mm GYPROCK CORNICHE		STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE
Colour Option 2										Colour Option 3									
FINISHES SCHEDULE – UNIT 3					FINISHES SCHEDULE – UNIT 7														
FLOORING					FLOORING														
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE		
FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400		
FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC			
DECKING		BLACKBEAN		BULLER STONE		DECKING		BLACKBEAN		BULLER STONE		DECKING		BLACKBEAN		BULLER STONE			
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO		
SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE		
CORNICHE		55mm GYPROCK CORNICHE		STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE
Colour Option 2										Colour Option 2									
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4														
FLOORING					ROOF/CEILING														
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE		
FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400		
FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC			
DECKING		BLACKBEAN		BULLER STONE		DECKING		BLACKBEAN		BULLER STONE		DECKING		BLACKBEAN		BULLER STONE			
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO		
SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE		
CORNICHE		55mm GYPROCK CORNICHE		STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE
Colour Option 2										Colour Option 2									
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4														
FLOORING					ROOF/CEILING														
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE		
FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400		
FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC			
DECKING		BLACKBEAN		BULLER STONE		DECKING		BLACKBEAN		BULLER STONE		DECKING		BLACKBEAN		BULLER STONE			
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO		
SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE		
CORNICHE		55mm GYPROCK CORNICHE		STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE
Colour Option 2										Colour Option 2									
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4														
FLOORING					ROOF/CEILING														
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE		
FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400		
FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC			
DECKING		BLACKBEAN		BULLER STONE		DECKING		BLACKBEAN		BULLER STONE		DECKING		BLACKBEAN		BULLER STONE			
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO		
SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE		
CORNICHE		55mm GYPROCK CORNICHE		STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE
Colour Option 2										Colour Option 2									
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4														
FLOORING					ROOF/CEILING														
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE		
FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400		
FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC			
DECKING		BLACKBEAN		BULLER STONE		DECKING		BLACKBEAN		BULLER STONE		DECKING		BLACKBEAN		BULLER STONE			
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO		
SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE		
CORNICHE		55mm GYPROCK CORNICHE		STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE
Colour Option 2										Colour Option 2									
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4														
FLOORING					ROOF/CEILING														
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE		
FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400		
FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC			
DECKING		BLACKBEAN		BULLER STONE		DECKING		BLACKBEAN		BULLER STONE		DECKING		BLACKBEAN		BULLER STONE			
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO		
SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE		
CORNICHE		55mm GYPROCK CORNICHE		STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE
Colour Option 2										Colour Option 2									
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4														
FLOORING					ROOF/CEILING														
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE		
FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400		
FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC			
DECKING		BLACKBEAN		BULLER STONE		DECKING		BLACKBEAN		BULLER STONE		DECKING		BLACKBEAN		BULLER STONE			
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO		
SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE		
CORNICHE		55mm GYPROCK CORNICHE		STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE
Colour Option 2										Colour Option 2									
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4														
FLOORING					ROOF/CEILING														
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE		
FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400		
FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC			
DECKING		BLACKBEAN		BULLER STONE		DECKING		BLACKBEAN		BULLER STONE		DECKING		BLACKBEAN		BULLER STONE			
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO		
SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE		
CORNICHE		55mm GYPROCK CORNICHE		STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE
Colour Option 2										Colour Option 2									
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4														
FLOORING					ROOF/CEILING														
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE		
FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400		
FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC			
DECKING		BLACKBEAN		BULLER STONE		DECKING		BLACKBEAN		BULLER STONE		DECKING		BLACKBEAN		BULLER STONE			
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO	INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	QUARRY MICRO		
SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE	SKIRTING		67X11		CALCIUM H/GLOSS	BRUSHED STEEL LAMINATE		
CORNICHE		55mm GYPROCK CORNICHE		STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE	CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE
Colour Option 2										Colour Option 2									
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4														
FLOORING					ROOF/CEILING														
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE	FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CEILING LINING	FLAT WHITE		
FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400	FLOOR COVERING		CARPET – URBAN BLOCK		CEILING HEIGHT	2400		
FLOOR COVERING – WET		ARMSTRONG – ACCOLADE PLUS		KITCHEN CABINETRY SPEC		FLOOR COVERING – WET													

DISCLAIMER: NOTE THAT THESE PLANS ARE PROVIDED SIMPLY TO ILLUSTRATE THE INTENDED LAYOUT OF THE HOMES AT THE TIME OF PRINTING. CHANGES IN LAW AND BETTER DESIGN OUTCOMES MAY AFFECT THE FINAL FLOOR PLANS SUBMITTED FOR BUILDING APPROVAL. THE INFORMATION IS PROVIDED IN GOOD FAITH, BUT IS GIVEN ON THE BASIS THAT PANORAMA PROPERTY GROUP RESERVES THE RIGHT TO MAKE CHANGES AFTER DISCUSSION WITH THE COMPANY.

APPROVED FOR MANUFACTURE ON
BEHALF OF:

NAME (PRINT):.....

COMPANY POSITION.....

SIGNATURE:.....

B	05.10.10	EXTERNAL COLOURS CHANGED TO OPTION 3	SPP		
A	AS NOTED	ORIGINAL			
Issue	Date	Description	By	Checked	



COPIES OF THIS DOCUMENT MAY NOT BE REPRODUCED OR ITS CONTENTS DISCLOSED WITHOUT WRITTEN AUTHORITY. PATENT PENDING.

FINISHES SCHEDULE APARTMENT A

Project
1&2 BED APARTMENT UNITS
BLACKWATER

PANORAMA LIVING

Drawn By	Drawn Date	Scale		A2
SBP	APP 10	1:50		
Checked By	Check Date	DIMENSIONS ARE IN MM DO NOT SCALE		
Project No.		Order No.		
SB:		RO:		
Draw No.	Sheet			Issue
003				B

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20/12/10

FINISHES SCHEDULE

	COLORBOND CUSTOM ORB
	EASTLAP CLADDING w/ TEXTURECOAT

DISCLAIMER: NOTE THAT THESE PLANS ARE PROVIDED SIMPLY TO ILLUSTRATE THE INTENDED LAYOUT OF THE HOMES AT THE TIME OF PRINTING. CHANGES IN LAW AND BETTER DESIGN OUTCOMES MAY AFFECT THE FINAL FLOOR PLANS SUBMITTED FOR BUILDING APPROVAL. THE INFORMATION IS PROVIDED IN GOOD FAITH, BUT IS GIVEN ON THE BASIS THAT PANORAMA PROPERTY GROUP RESERVES THE RIGHT TO MAKE CHANGES AFTER DISCUSSION WITH THE COMPANY.

COPYRIGHT AUSCO MODULAR PTY LTD MAY NOT BE REPRODUCED OR ITS CONTENTS DIVULGED WITHOUT WRITTEN AUTHORITY. PENDING.

APPROVED FOR MANUFACTURE ON
BEHALF OF:

NAME (PRINT):.....

COMPANY POSITION:.....

SIGNATURE:.....

DATE:.....

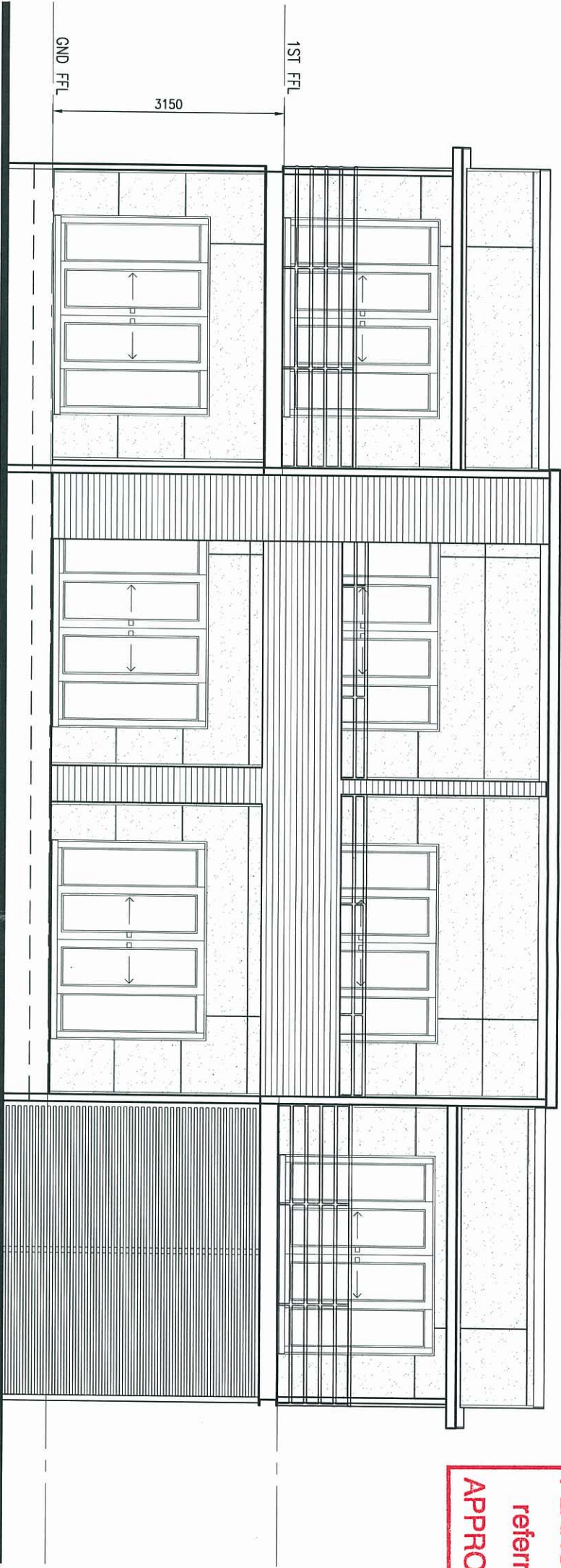
Issue	Date	Description	By	Checked
A	AS NOTED	ORIGINAL		

AUSCO
modular
COPYRIGHT AUSCO MODULAR PTY LTD MAY NOT BE REPRODUCED OR ITS CONTENTS DIVULGED WITHOUT WRITTEN AUTHORITY. PENDING.

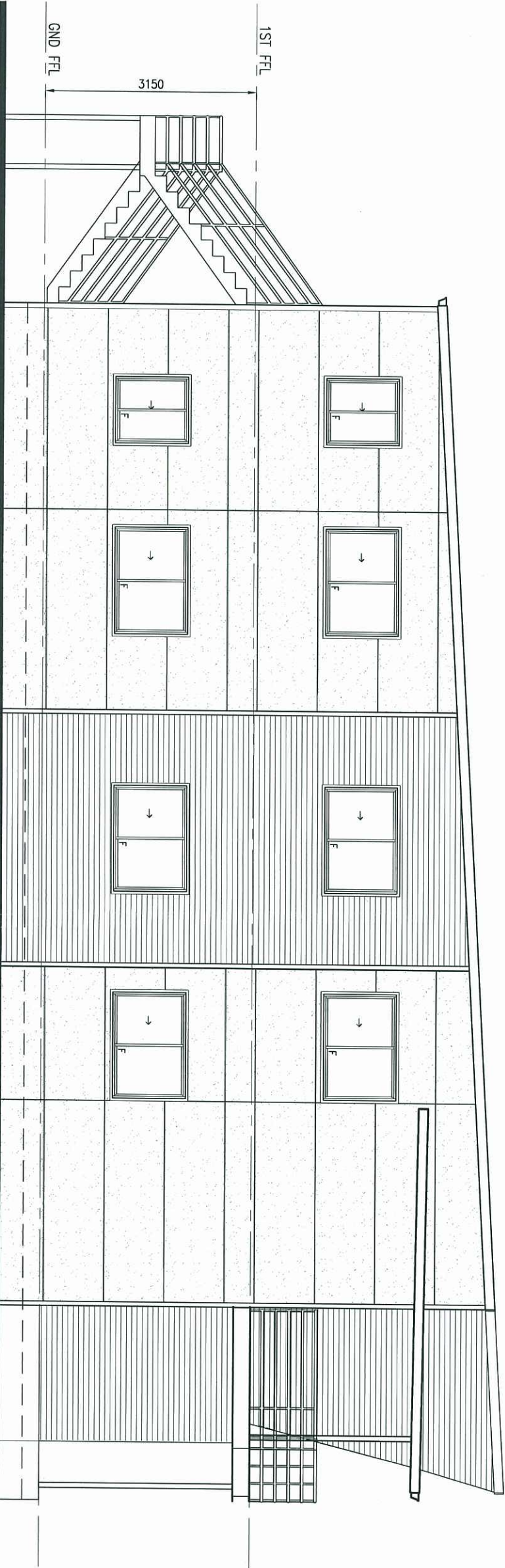
ELEVATION
APARTMENT A

Project
1&2 BED APARTMENT UNITS
BLACKWATER
Client
PANORAMA LIVING

Drawn By	Drawn Date	Scale	Sheet	Issue
SBP	NOV 10	1:50	A2	
Checked By	Check Date	Dimensions are in mm DO NOT SCALE		
Project No.	Order No.	RO:		
SB:				
004			A	

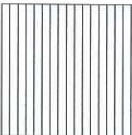


NORTH WEST ELEVATION A
SCALE 1:50



NORTH EAST ELEVATION B
SCALE 1:50

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20/12/10

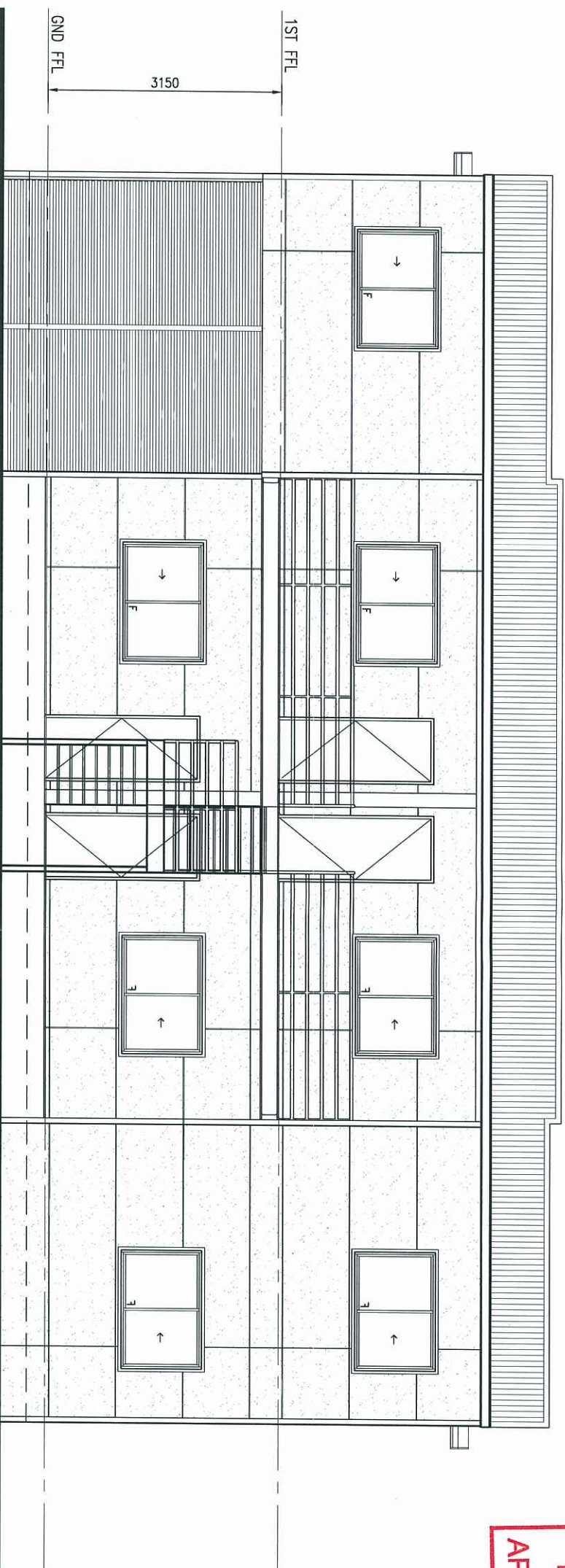
FINISHES SCHEDULE	
	COLORBOND CUSTOM ORB
	EASTLAP CLADDING w/ TEXTURECOAT

SOUTH EAST ELEVATION

SCALE 1:50

(C)

(-)

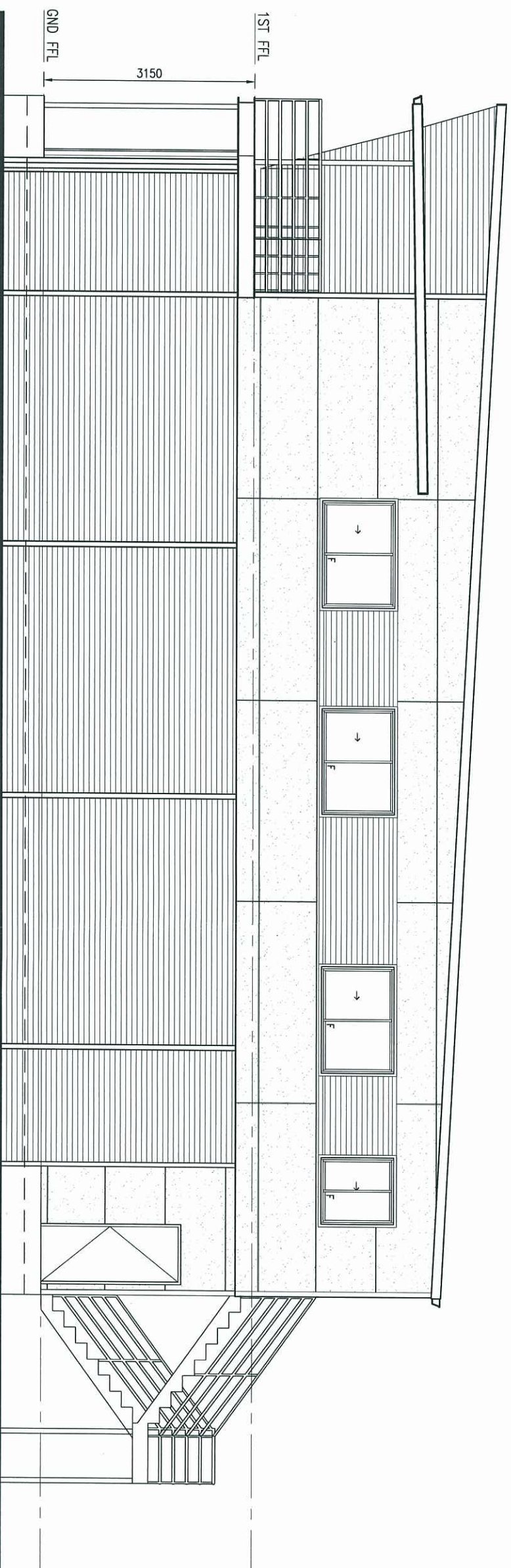


SOUTH EAST ELEVATION

SCALE 1:50

(C)

(-)



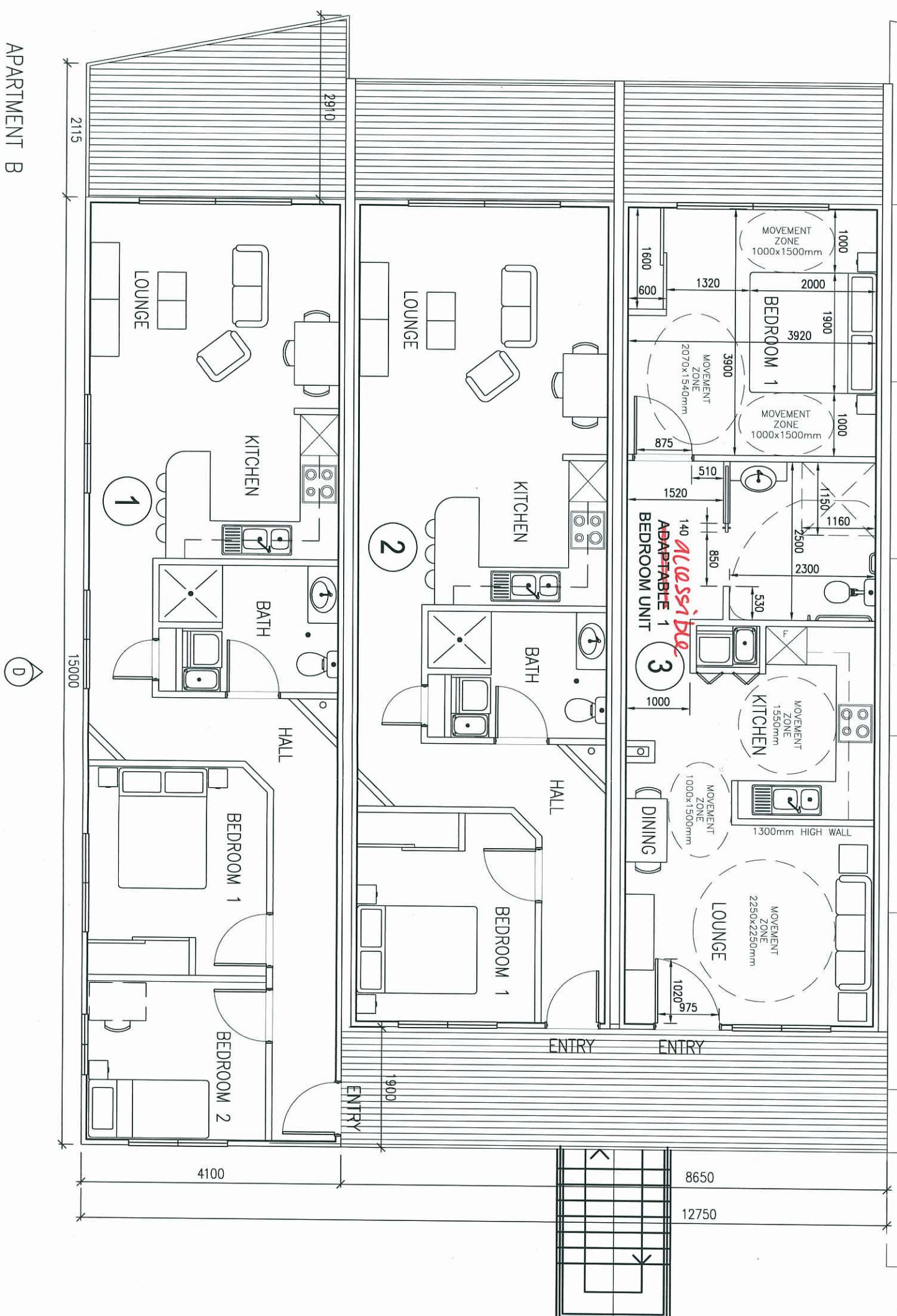
SOUTH WEST ELEVATION 

SCALE 1:50 

[illegible]

By: Math Teer (name)
of the ULDA

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20/12/10



Note: The Layout shown on this plan is an indicative suggested layout only and should not be relied on by the purchaser.

DISCLAIMER: NOTE THAT THESE PLANS ARE PROVIDED SIMPLY TO ILLUSTRATE THE INTENDED LAYOUT OF THE HOMES AT THE TIME OF PRINTING. CHANGES IN LAW AND BETTER DESIGN OUTCOMES MAY AFFECT THE FINAL FLOOR PLANS SUBMITTED FOR BUILDING APPROVAL. THE INFORMATION IS PROVIDED IN GOOD FAITH, BUT IS GIVEN ON THE BASIS THAT PANORAMA PROPERTY GROUP RESERVES THE RIGHT TO MAKE CHANGES AFTER DISCUSSION WITH THE COMPANY.

APPROVED FOR MANUFACTURE ON
BEHALF OF:

NAME (PRINT):.....

COMPANY POSITION.....

SIGNATURE:.....

DATE:.....

A	AS NOTED	ORIGINAL			
Issue	Date	Description		By	Check

GROUND FLOOR PLAN
APARTMENT B

Project	1&2 BED APARTMENT UNITS BLACKWATER
Client	PANORAMA LIVING

Drawn By	Drawn Date	Scale		
SBP	NOV 10	1:50		
Created By	Created Date	DIMENSIONS ARE IN MM DO NOT SCALE		
Project No.	Order No.			
SB:	RO:			
Draw No.	Sheet	Issue		
001		A		

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20/12/10

Note:
The Layout shown on this plan is an
indicative suggested layout only and
should not be relied on by the
purchaser.

DISCLAIMER: NOTE THAT THESE
PLANS ARE PROVIDED SIMPLY TO
ILLUSTRATE THE INTENDED LAYOUT
OF THE HOMES AT THE TIME OF
PRINTING. CHANGES IN LAW AND
BETTER DESIGN OUTCOMES MAY
AFFECT THE FINAL FLOOR PLANS.
SUBMITTED FOR BUILDING APPROVAL.
THE INFORMATION IS PROVIDED IN
GOOD FAITH, BUT IS GIVEN ON THE
BASIS THAT PANORAMA PROPERTY
GROUP RESERVES THE RIGHT TO
MAKE CHANGES AFTER DISCUSSION
WITH THE COMPANY.

APPROVED FOR MANUFACTURE ON
BEHALF OF:

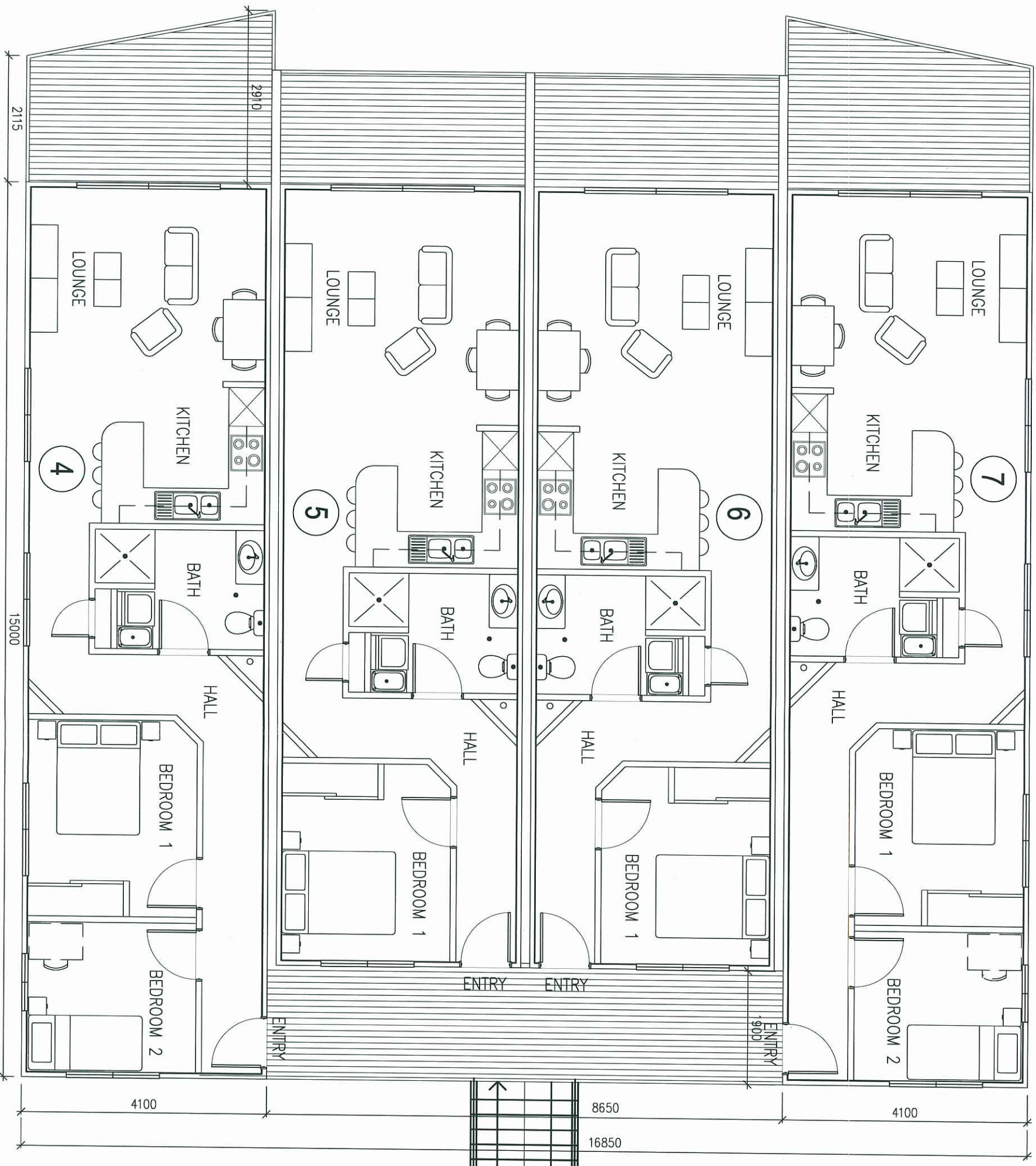
NAME (PRINT):
COMPANY POSITION:
SIGNATURE:
DATE:

Issue	Date	Description	By	Check
A	AS NOTED	ORIGINAL		

FIRST FLOOR PLAN
APARTMENT B

Project
1&2 BED APARTMENT UNITS
BLACKWATER
Client
PANORAMA LIVING

Drawn By	SBP	Nov 10	Scale	1:50	Sheet	A2
Checked By			Dimensions are in mm	DO NOT SCALE		
Project No.	SB:		Order No.	RO:		
Draw No.	002		Issue	A		



APARTMENT B

FINISHES SCHEDULE - APARTMENT - B					
WALLS			ROOF/CEILING		
EXT. LINING	COLORBOND CUSTOM ORB	IRONSTONE	ROOFING	CUSTOM ORB	SHALE GREY
	EASTRUP CLADDING	SHALE GREY	GUTTERING	COLONIAL	SHALE GREY
EXT. TRIMS	CCS/TIMBER	SUPRMAST			

FINISHES SCHEDULE – UNIT 1										FINISHES SCHEDULE – UNIT 5									
Colour Option 3					Colour Option 3					Colour Option 3									
FLOORING					FLOORING					FLOORING									
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		COLONIAL OAK	CEILING LINING	ROOF/CEILING		FLOOR COVERING	ARMSTRONG 'RHINO ELEMENTS'	COLONIAL OAK	CEILING LINING	ROOF/CEILING							
FLOOR COVERING		CARPET – URBAN BLOCK		AGED DRIFTWOOD	CEILING HEIGHT	FLAT WHITE		FLOOR COVERING		CARPET – URBAN BLOCK		AGED DRIFTWOOD	CEILING HEIGHT	FLAT WHITE					
FL COVERING – WET		ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS					
DECKING				BLACKBEAN	BENCHTOPS & ASPEN STONE		DECKING			BLACKBEAN	BENCHTOPS & ASPEN STONE		DECKING						
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN		INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN					
SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	HAZEL STRATA MATT		SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	HAZEL STRATA MATT					
CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	CABINET KICK	BRUSHED STEEL LAMINATE		CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	CABINET KICK	BRUSHED STEEL LAMINATE					
FINISHES SCHEDULE – UNIT 2					FINISHES SCHEDULE – UNIT 6					FINISHES SCHEDULE – UNIT 6									
Colour Option 1					Colour Option 1					Colour Option 1									
FLOORING					FLOORING					FLOORING									
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		COLONIAL OAK	CEILING LINING	ROOF/CEILING		FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		COLONIAL OAK	CEILING LINING	ROOF/CEILING					
FLOOR COVERING		CARPET – URBAN BLOCK		BRUSHWOOD	CEILING HEIGHT	FLAT WHITE		FLOOR COVERING		CARPET – URBAN BLOCK		BRUSHWOOD	CEILING HEIGHT	FLAT WHITE					
FL COVERING – WET		ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS					
DECKING				BLACKBEAN	BENCHTOPS & PURE MINERAL STONE		DECKING			BLACKBEAN	BENCHTOPS & PURE MINERAL STONE		DECKING						
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN		INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN					
SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	BAYER – TIMBER GRAIN		SKIRTING		67X11		CALCIUM H/GLOSS	CABINET KICK	BRUSHED STEEL LAMINATE					
CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	CABINET KICK	BRUSHED STEEL LAMINATE		CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE					
FINISHES SCHEDULE – UNIT 3					FINISHES SCHEDULE – UNIT 7					FINISHES SCHEDULE – UNIT 7									
Colour Option 2					Colour Option 3					Colour Option 3									
FLOORING					FLOORING					FLOORING									
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	ROOF/CEILING		FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		COLONIAL OAK	CEILING LINING	ROOF/CEILING					
FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	FLAT WHITE		FLOOR COVERING		CARPET – URBAN BLOCK		AGED DRIFTWOOD	CEILING HEIGHT	FLAT WHITE					
FL COVERING – WET		ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS					
DECKING				BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING			BLACKBEAN	BENCHTOPS & ASPEN STONE		DECKING						
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN		INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN					
SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	QUARRY MICRO		SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	HAZEL STRATA MATT					
CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE		CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	BRUSHED STEEL LAMINATE					
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4									
Colour Option 2					Colour Option 2					Colour Option 2									
FLOORING					ROOF/CEILING					FLOORING									
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE		FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE					
FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400		FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400					
FL COVERING – WET		ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS					
DECKING				BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING			BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING						
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN		INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN					
SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	QUARRY MICRO		SKIRTING		67X11		CALCIUM H/GLOSS	CABINET KICK	BRUSHED STEEL LAMINATE					
CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE		CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE					
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4									
Colour Option 2					Colour Option 2					Colour Option 2									
FLOORING					ROOF/CEILING					FLOORING									
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE		FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE					
FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400		FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400					
FL COVERING – WET		ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS					
DECKING				BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING			BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING						
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN		INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN					
SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	QUARRY MICRO		SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	QUARRY MICRO					
CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE		CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE					
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4									
Colour Option 2					Colour Option 2					Colour Option 2									
FLOORING					ROOF/CEILING					FLOORING									
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE		FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE					
FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400		FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400					
FL COVERING – WET		ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS					
DECKING				BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING			BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING						
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN		INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN					
SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	QUARRY MICRO		SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	QUARRY MICRO					
CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE		CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE					
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4									
Colour Option 2					Colour Option 2					Colour Option 2									
FLOORING					ROOF/CEILING					FLOORING									
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE		FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE					
FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400		FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400					
FL COVERING – WET		ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS					
DECKING				BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING			BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING						
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN		INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN					
SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	QUARRY MICRO		SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	QUARRY MICRO					
CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE		CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE					
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4									
Colour Option 2					Colour Option 2					Colour Option 2									
FLOORING					ROOF/CEILING					FLOORING									
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE		FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE					
FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400		FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400					
FL COVERING – WET		ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS					
DECKING				BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING			BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING						
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN		INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN					
SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	QUARRY MICRO		SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	QUARRY MICRO					
CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE		CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE					
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4									
Colour Option 2					Colour Option 2					Colour Option 2									
FLOORING					ROOF/CEILING					FLOORING									
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE		FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE					
FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400		FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400					
FL COVERING – WET		ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS					
DECKING				BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING			BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING						
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN		INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN					
SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	QUARRY MICRO		SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	QUARRY MICRO					
CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE		CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE					
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4									
Colour Option 2					Colour Option 2					Colour Option 2									
FLOORING					ROOF/CEILING					FLOORING									
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE		FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE					
FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400		FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400					
FL COVERING – WET		ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS					
DECKING				BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING			BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING						
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN		INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN					
SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	QUARRY MICRO		SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	QUARRY MICRO					
CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE		CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE					
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4									
Colour Option 2					Colour Option 2					Colour Option 2									
FLOORING					ROOF/CEILING					FLOORING									
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE		FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE					
FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400		FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400					
FL COVERING – WET		ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS					
DECKING				BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING			BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING						
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN		INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN					
SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	QUARRY MICRO		SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	QUARRY MICRO					
CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE		CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE					
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4									
Colour Option 2					Colour Option 2					Colour Option 2									
FLOORING					ROOF/CEILING					FLOORING									
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE		FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE					
FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400		FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400					
FL COVERING – WET		ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS					
DECKING				BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING			BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING						
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN		INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN					
SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	QUARRY MICRO		SKIRTING		67X11		CALCIUM H/GLOSS	CABINET FRONTS	QUARRY MICRO					
CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE		CORNICHE		55mm GYPROCK CORNICHE		TO MATCH CEILING	STUDY BENCH	CLASSIC SHEEN WHITE					
FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4					FINISHES SCHEDULE – UNIT 4									
Colour Option 2					Colour Option 2					Colour Option 2									
FLOORING					ROOF/CEILING					FLOORING									
FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE		FLOOR COVERING		ARMSTRONG 'RHINO ELEMENTS'		CABIN OAK	CEILING LINING	FLAT WHITE					
FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400		FLOOR COVERING		CARPET – URBAN BLOCK		TAUPE	CEILING HEIGHT	2400					
FL COVERING – WET		ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS		SPICE WHITE	KITCHEN CABINETRY SPEC		FL COVERING – WET	ARMSTRONG – ACCOLADE PLUS					
DECKING				BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING			BLACKBEAN	BENCHTOPS & BULLER STONE		DECKING						
INT. LINING		10mm PLASTERBOARD FLUSHED		CALCIUM	O/H CUPBOARDS	CLASSIC WHITE SHEEN													

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20/12/10

DISCLAIMER: NOTE THAT THESE PLANS ARE PROVIDED SIMPLY TO ILLUSTRATE THE INTENDED LAYOUT OF THE HOMES AT THE TIME OF PRINTING. CHANGES IN LAW AND BETTER DESIGN OUTCOMES MAY AFFECT THE FINAL FLOOR PLANS SUBMITTED FOR BUILDING APPROVAL. THE INFORMATION IS PROVIDED IN GOOD FAITH, BUT IS GIVEN ON THE BASIS THAT PANORAMA PROPERTY GROUP RESERVES THE RIGHT TO MAKE CHANGES AFTER DISCUSSION WITH THE COMPANY.

APPROVED FOR MANUFACTURE ON
BEHALF OF:

NAME (PRINT):.....
COMPANY POSITION:.....

SIGNATURE:.....

DATE:.....

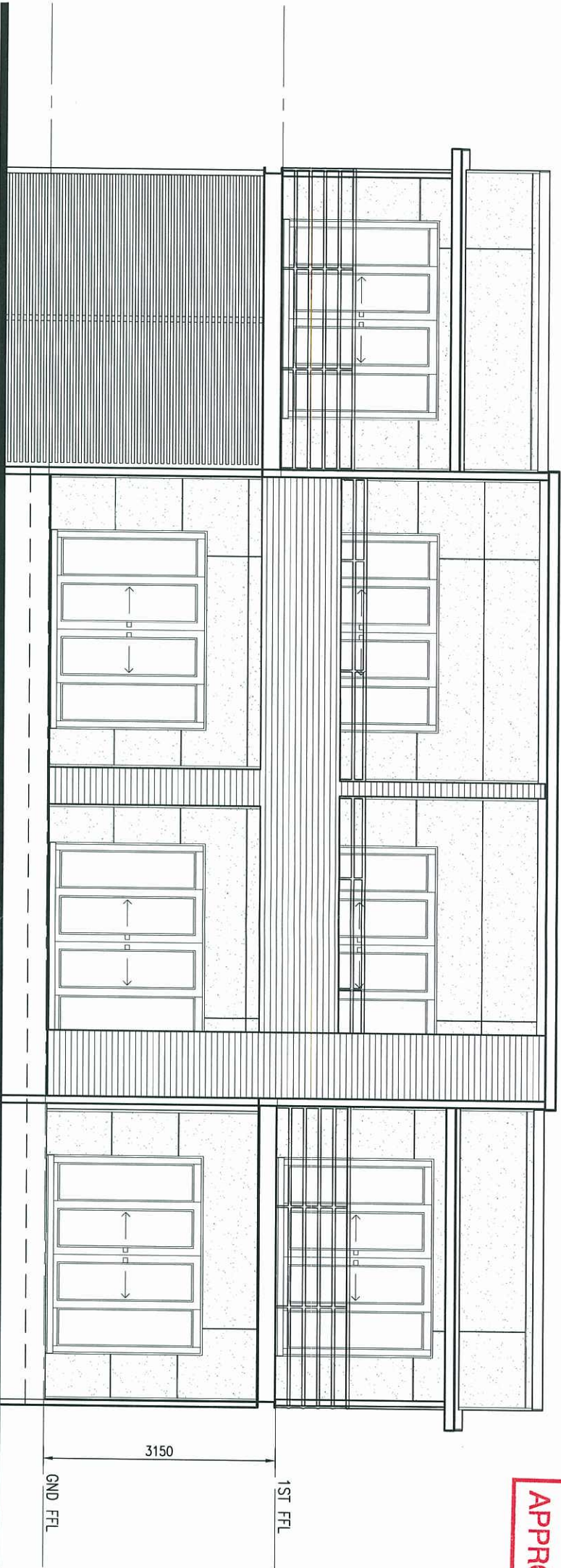
A	AS NOTED	ORIGINAL	
Issue	Date	Description	By Date

FINISHES SCHEDULE APARTMENT B

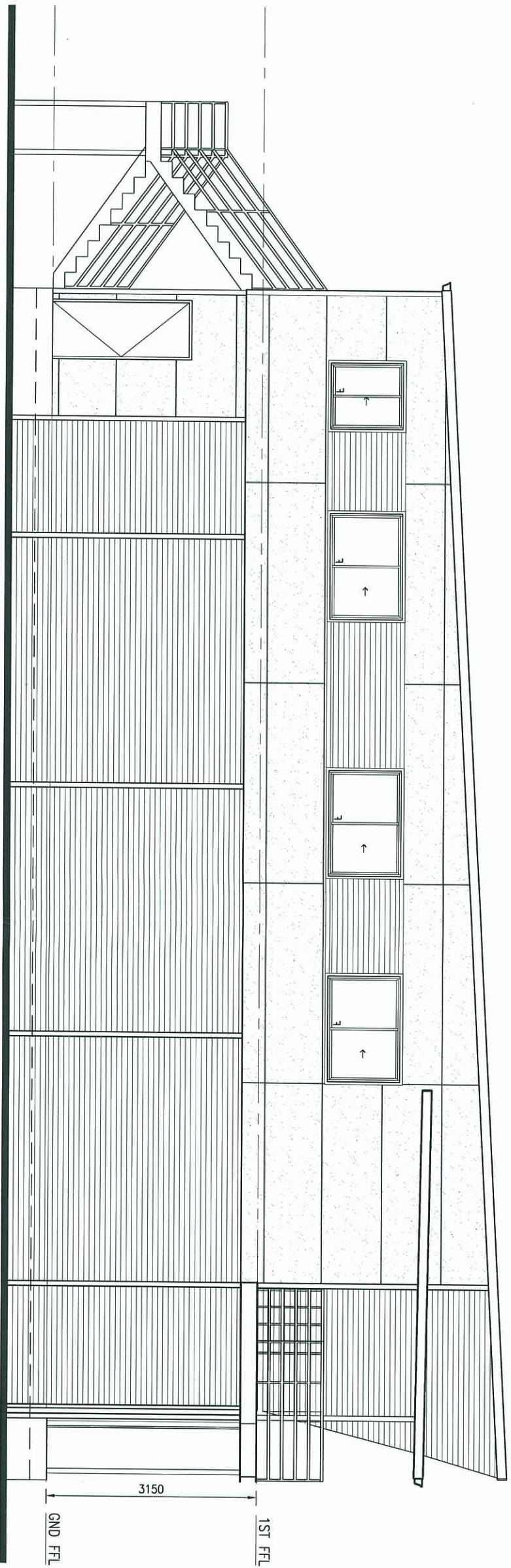
Project
1&2 BED APARTMENT UNITS
BLACKWATER
Client
PANORAMA LIVING

Drawn By	Drawn Date	Scale		A2
SBP	NOV 10	1:50		
Checked By	Check Date	DIMENSIONS ARE IN MM DO NOT SCALE		
Project No.	Order No.	Sheet		
SB:	RO:	Issue		
003		B		

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 29/12/10



NORTH WEST ELEVATION A
SCALE 1:50



NORTH EAST ELEVATION B
SCALE 1:50

FINISHES SCHEDULE

	COLORBOND CUSTOM ORB
	EASTLAP CLADDING w/ TEXTURECOAT

DISCLAIMER: NOTE THAT THESE PLANS ARE PROVIDED SIMPLY TO ILLUSTRATE THE INTENDED LAYOUT OF THE HOMES AT THE TIME OF PRINTING. CHANGES IN LAW AND BETTER DESIGN OUTCOMES MAY AFFECT THE FINAL FLOOR PLANS. SUBMITTED FOR BUILDING APPROVAL. THE INFORMATION IS PROVIDED IN GOOD FAITH, BUT IS GIVEN ON THE BASIS THAT PANORAMA PROPERTY GROUP RESERVES THE RIGHT TO MAKE CHANGES AFTER DISCUSSION WITH THE COMPANY.

APPROVED FOR MANUFACTURE ON BEHALF OF:

NAME (PRINT):.....
COMPANY POSITION:.....
SIGNATURE:.....
DATE:.....

Rev	Date	Description	By	Check
A	AS NOTED	ORIGINAL		

ELEVATION
APARTMENT B

Project
1&2 BED APARTMENT UNITS
BLACKWATER
Client
PANORAMA LIVING

Drawn By SBP	Draw Date NOV 10	Scale 1:50	Sheet A2
Checked By	Check Date	Dimensions ARE IN MM DO NOT SCALE	
Project No. SB:	Order No. RO:	Draw No.	Sheet
004			A

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 20/12/10

FINISHES SCHEDULE

	COLORBOND CUSTOM ORB
	EASYLAP CLADDING w/ TEXTURECOAT

DISCLAIMER: NOTE THAT THESE PLANS ARE PROVIDED SIMPLY TO ILLUSTRATE THE INTENDED LAYOUT OF THE HOMES AT THE TIME OF PRINTING. CHANGES IN LAW AND BETTER DESIGN OUTCOMES MAY AFFECT THE FINAL FLOOR PLANS SUBMITTED FOR BUILDING APPROVAL. THE INFORMATION IS PROVIDED IN GOOD FAITH, BUT IS GIVEN ON THE BASIS THAT PANORAMA PROPERTY GROUP RESERVES THE RIGHT TO MAKE CHANGES AFTER DISCUSSION WITH THE COMPANY.

APPROVED FOR MANUFACTURE ON
BEHALF OF:

NAME (PRINT):.....

COMPANY POSITION:.....

SIGNATURE:.....

DATE:.....

A	AS NOTED	ORIGINAL	Description	By	Check

ELEVATION
APARTMENT B

Project
1&2 BED APARTMENT UNITS
BLACKWATER
Client
PANORAMA LIVING

Drawn By	SBP	Draw Date	NOV 10	Scale	1:50	Sheet	A2
Checked By		Check Date		Dimensions are in mm	DO NOT SCALE		
Project No.		Order No.					
SB:		RO:					
Draw No.	005						