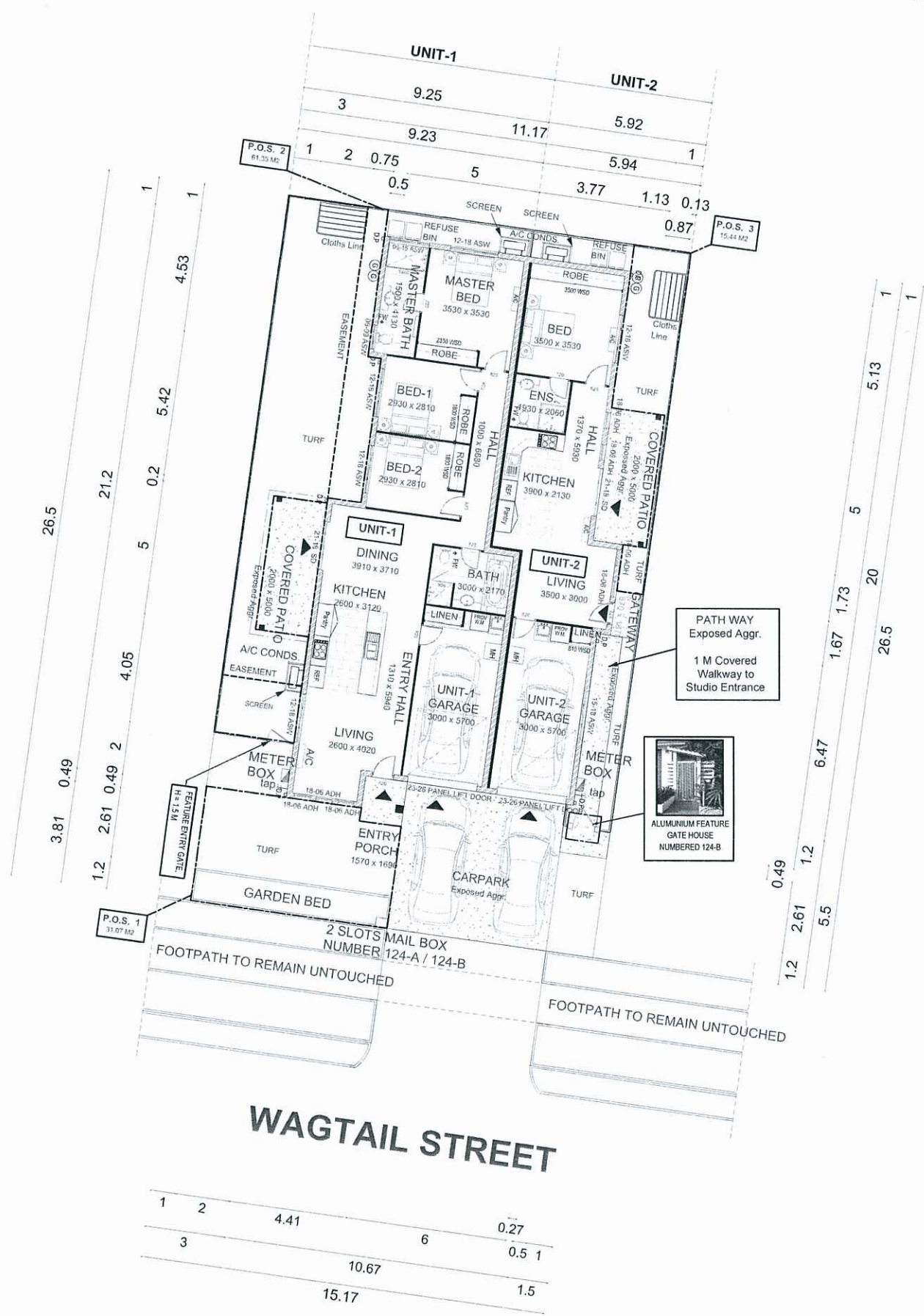
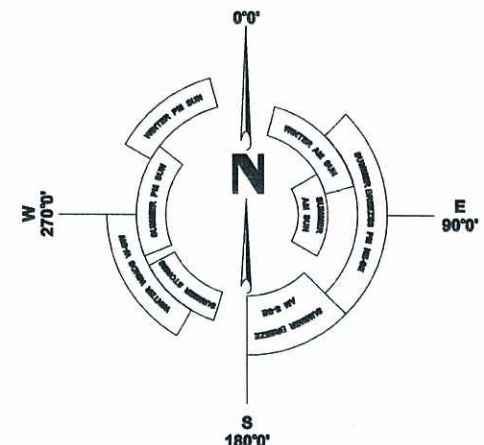




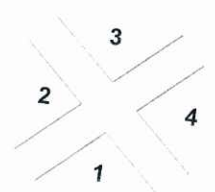
WAGTAIL STREET

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

12 SEP 2013

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ELEVATIONS



SITE PLAN

1:200

PROJECT	TITLE	SCALE	DESIGN	NOTES
LOT 124 ANDERGROVE	SITE PLAN	1 : 200 @A3	SUNSTONE DUPLEX	
HOUSE DESIGN UNDER PROJECT	LOT SIZE = 402 M2	DATE AUG. 25,2013		

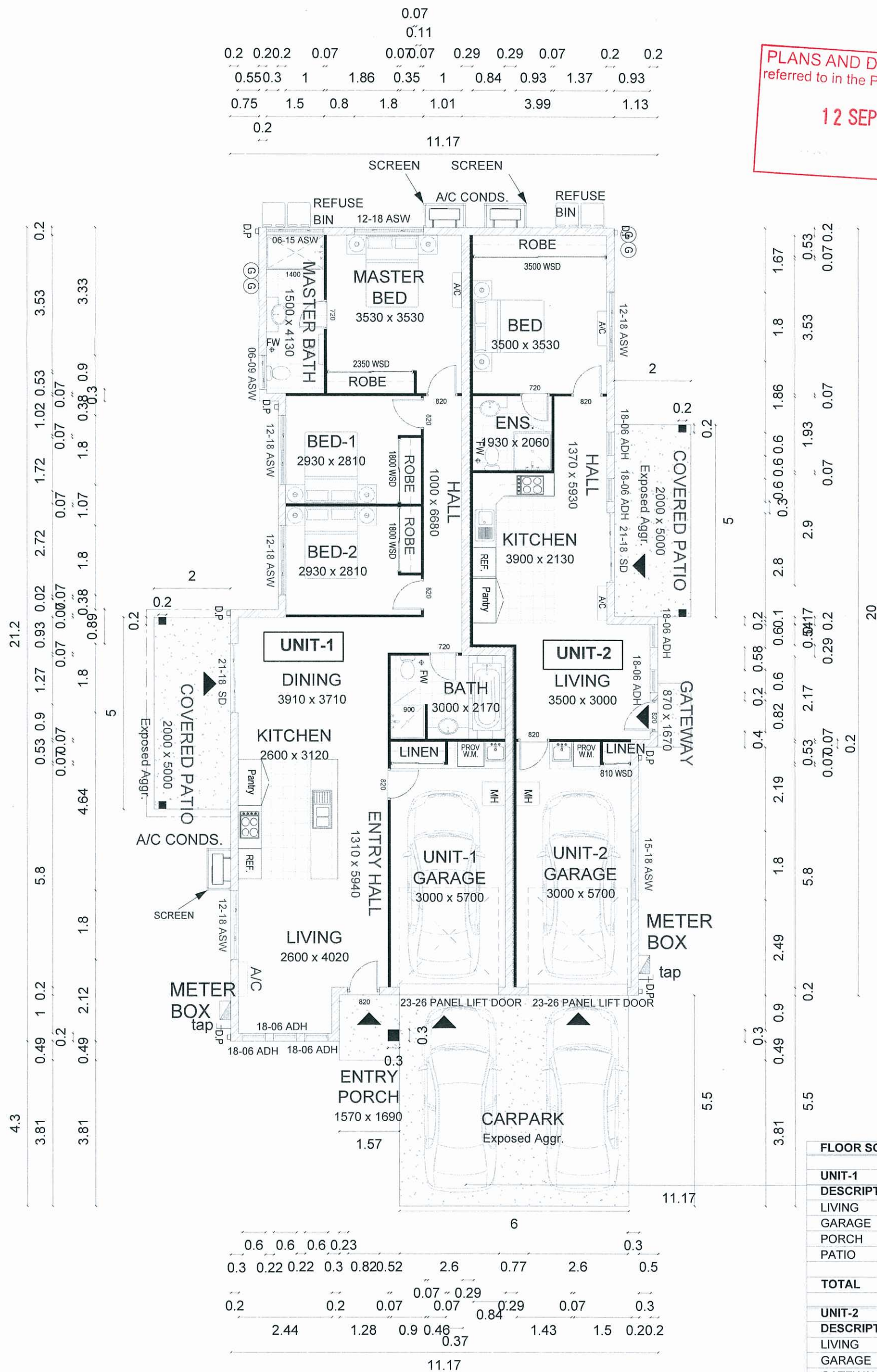
FLOOR AREAS		
Living	Porch	SUBTOTAL
201.94 sq.m	24.1 sq.m	226.04 sq.m
Site Area	COVERAGE AREA	
402 sq.m	56.23 % sq.m	

PRIVATE OPEN SPACE AREAS		
P.O.S -1	31.07	sq.m
P.O.S -2	73.77	sq.m
P.O.S -3	21.13	sq.m
TOTAL	126.17	sq.m

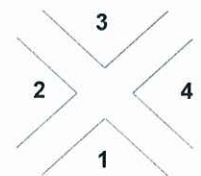
PLANS AND DOCUMENTS
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ELEVATIONS



FLOOR SCHEDULE

UNIT-1	
DESCRIPTION	AREA (Sq.m)
LIVING	106.63
GARAGE	21.81
PORCH	2.65
PATIO	10

TOTAL 141.09

UNIT-2	
DESCRIPTION	AREA (Sq.m)
LIVING	51.55
GARAGE	21.94
GATEWAY	1.45
PATIO	10

TOTAL 84.94

SUB TOTAL 226.03

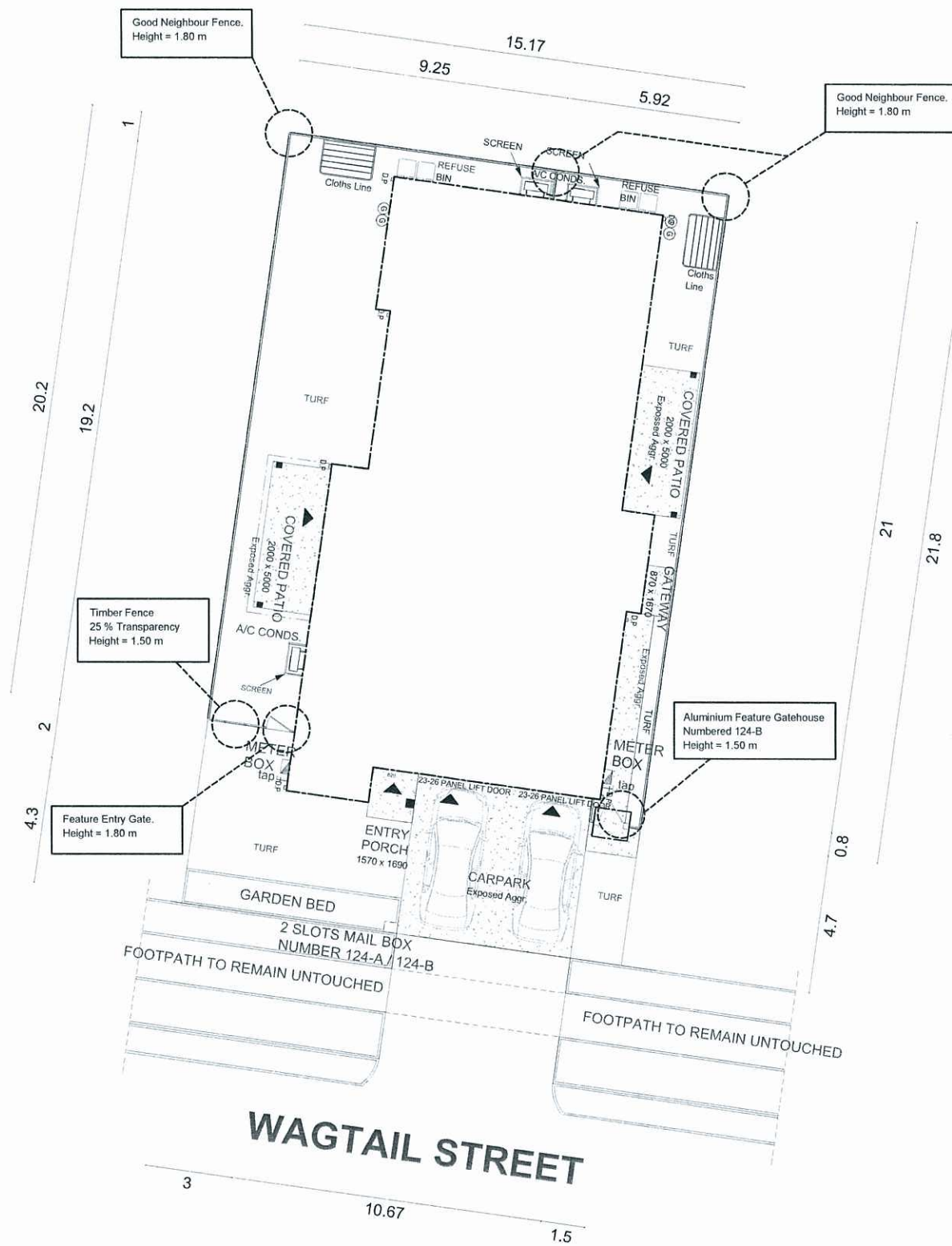
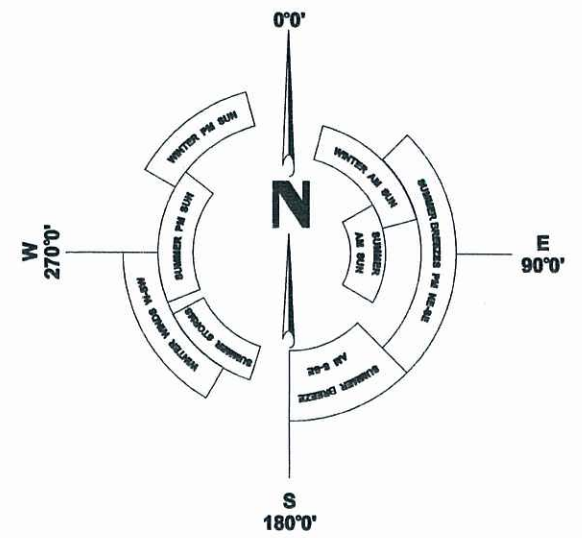
DRIVE WAY 33

OVERALL TOTAL 259.03

GROUND FLOOR PLAN

1:100

PROJECT	TITLE	SCALE	DESIGN	NOTES
LOT 124 ANDERGROVE	GROUND FLOOR PLAN	1 : 100 @A3	SUNSTONE DUPLEX	
HOUSE DESIGN UNDER PROJECT	LOT SIZE = 402 M2	DATE AUG. 25,2013		



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FENCE LEGENDS :



GOOD NEIGHBOUR FENCE

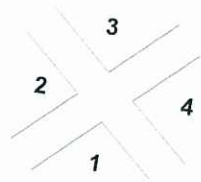


ALUMINIUM FEATURE GATE
HOUSE WITH NUMBER AND
SMALL ROOF



FEATURE ENTRY GATE
25% TRANSPARENCY

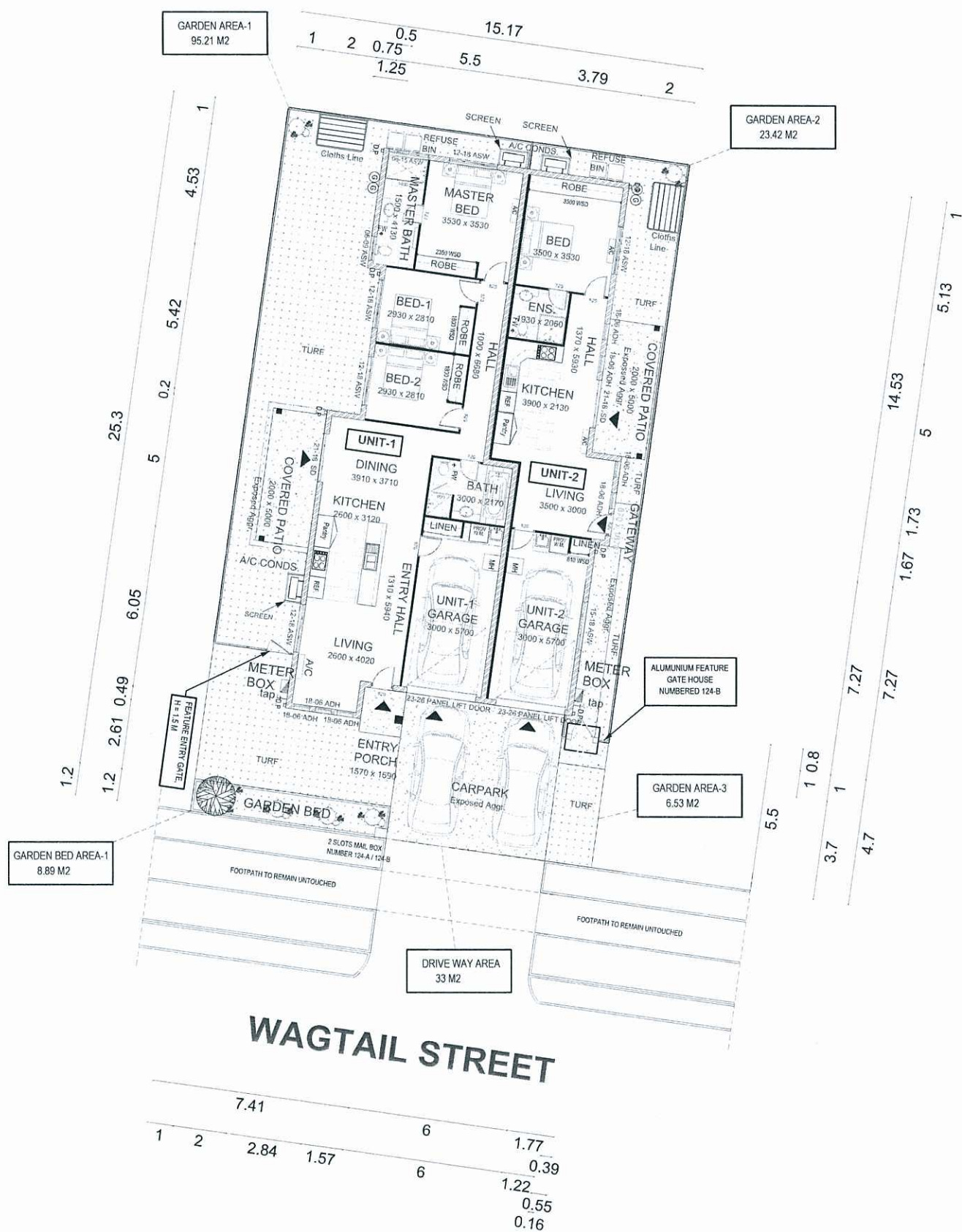
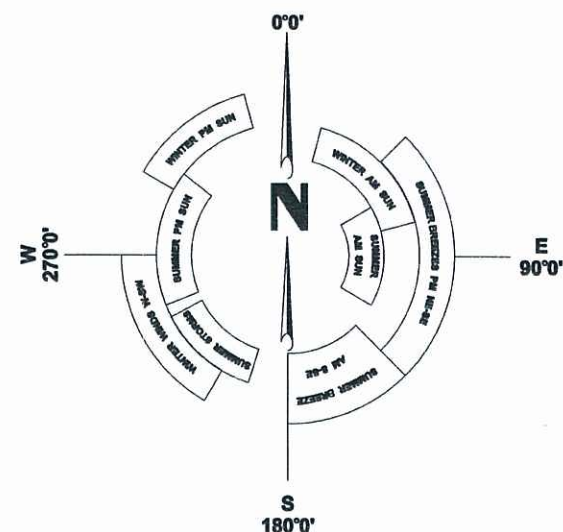
ELEVATIONS



FENCE PLAN

1:200

PROJECT	TITLE	SCALE	DESIGN	NOTES
LOT 124 ANDERGROVE	FENCE PLAN	1:200 @ A3	SUNSTONE DUPLEX	
HOUSE DESIGN UNDER PROJECT	LOT SIZE = 402 M2	DATE AUG. 25, 2013		



PLANS AND DOCUMENTS
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LAND SCAPE LEGENDS :	
	Grass
	Exposed Aggregat
	Ground cover
	Shrubs, 3x1 M high min.
	Trees & palms, 5x2 m high min.

WAGTAIL STREET

ELEVATIONS



LAND SCAPE PLAN

1:200

SITE SCHEDULE		
DESCRIPTION	AREA (Sq.m)	
GARDEN AREA-1	95.21	125.16
GARDEN AREA-2	23.42	
GARDEN AREA-3	6.53	
GARDEN BED AREA-1	8.89	8.89
DRIVE WAY AREA	33	33
TOTAL	167.05	

PROJECT	TITLE	SCALE	DESIGN	NOTES
LOT 124 ANDERGROVE	LAND SCAPE PLAN	1:200 @ A3	SUNSTONE DUPLEX	
HOUSE DESIGN UNDER PROJECT	LOT SIZE = 402 M2	DATE AUG. 25, 2013		

PLANT SPECIES LIST

General :

- Trees are to be planted in planting beds of minimum 1.5 m width and minimum mulch/planting area of 6 m2.
- Cultivars of species provided are acceptable.
- Other species to be approved by ULDA.
- Environmental weeds or declared pest species will no be permitted.

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
TREES		GROUNDCOVERS	
<i>Alectryon conatus</i> (N)	Grey Birdseye	<i>Callistemon 'Rocky Rambler'</i>	Rocky Rambler
<i>Allocasuarina glauca</i> (N)	Swamp Oak	<i>Dianella caerulea</i> (N)	Flax Lily
<i>Allocasuaina torulosa</i>	Forest She Oak	<i>Dianella 'Silver Streak)'</i> (N)	Silver Streak
<i>Alphitonia excelsa</i> (N)	Red Ash	<i>Dietes bicolour</i> (E)	Yellow Wild Iris
<i>Brachyton acerifolius</i> (N)	Illawarra Flame Tree	<i>Evolvulus pilosus</i> (E)	Blue Gem
<i>Buckinghamia celssisma</i>	Ivory Curl Flower	<i>Grevillea 'Bronze Rambler'</i> (N)	Bronze Rambler
<i>Casuarina glauca</i> (N)	Swamp She Oak	<i>Grevillea 'Royal Mantle'</i> (N)	Royal Mantle
<i>Cupaniopsis</i>			
<i>anacardioiodes</i> (N)	Tuckeroo	<i>Hardenbergia violacea</i> (N)	False Sarsparilla
<i>Cyathea cooperi</i> (N)	Tree Fern	<i>Hymenocallis littoralis</i> (E)	Spider Lily
<i>Jagera pseudorhus</i> (N)	Foambark Tree	<i>Liriope species</i> (E)	Lilly Turf
<i>Grevillea banksii</i> (N)	Red Silky Oak	<i>Lomandra hystrix</i> (N)	Spiny-headed Mat-rush
<i>Harpullia pendula</i> (N)	Tulipwood	<i>Lomandra filiformis</i> (N)	Wattle Mat-Rush
<i>Lagerstroemia indica</i> (E)	Crape Myrtle	<i>Ophiopogon japonicus</i> (E)	Mondo Grass
<i>Lophostemon suaveolens</i> (N)	Swamp Box		
<i>Melaleuca leucadendron</i> (N)	Fine Leaf Paperbark		
<i>Melaleuca quinquenervia</i> (N)	Broad Leafed Paperbark		
<i>Pittosporum venulosum</i> (N)	Rusty Pittosporum		
<i>Tabebuia palmeri</i> (E)	Pink Trumpet Tree		
SHRUBS		CREEPERS	
<i>Acalypha species</i> (E)	Acalypha	<i>Hibbertia scandens</i> (N)	Guinea Flower
<i>Agapanthus orientalis</i> (E)	Agapanthus	<i>Hibberia vestita</i> (N)	Hairy Guinea Flower
<i>Asplenium niciis</i> (N)	Crows Nest Fern	<i>Trachelospermum</i>	Star Jasmine
<i>Bursaria spinosa</i> (N)	Blackthorn	<i>Jasminioides</i> (E)	
<i>Callistemon species</i> (N)	Bottlebrush		
<i>Chrysocephalum</i>			
<i>apiculatum</i> (N)	Yellow Buttons		
<i>Cordyline terminalis</i> (E)	Cordyline		
<i>Eremophila species</i> (N)	Common Emu Bush		
<i>Grevillea species</i> (N)	Grevillea		
<i>Hibiscus species</i> (E)	Hibiscus		
<i>Melaleuca linariifolia</i> (N)	Dwarf Claret Tops		
<i>Pelostigma pubescens</i> (N)	Quinine Berry		
<i>Philodendron xanadu</i> (E)	Xanadu		
<i>Syzygium australe species</i> (N)	Lilly Pilly		
<i>Westringia species</i> (N)	Native Rosemary		
<i>Xanthorrhoea latifolia</i> (N)	Grass Tree		

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NOTE :
Trees should be planted a minimum 1.5 M from all
underground services

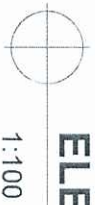
N : Australian Native
E : Exotic

PROJECT	TITLE	SCALE	DESIGN	NOTES
LOT 124 ANDERGROVE	DEVELOPMENT PLANTING SCHEDULE	N.T.S.	SUNSTONE DUPLEX	
HOUSE DESIGN UNDER PROJECT	LOT SIZE = 402 M2	DATE AUG. 25, 2013		

PLANS AND DOCUMENTS
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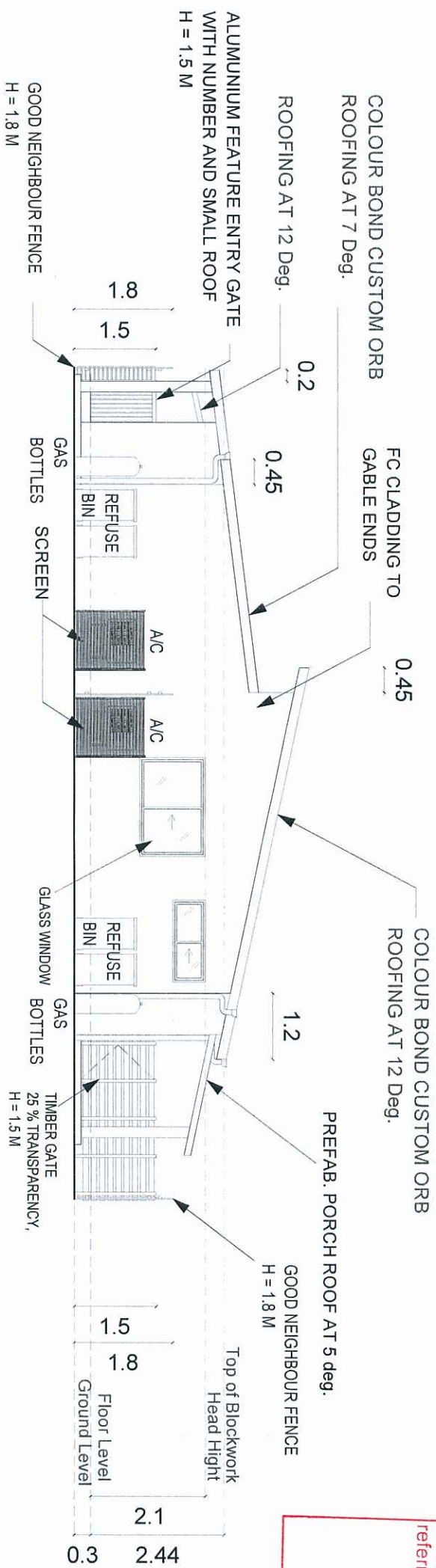
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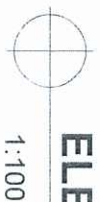


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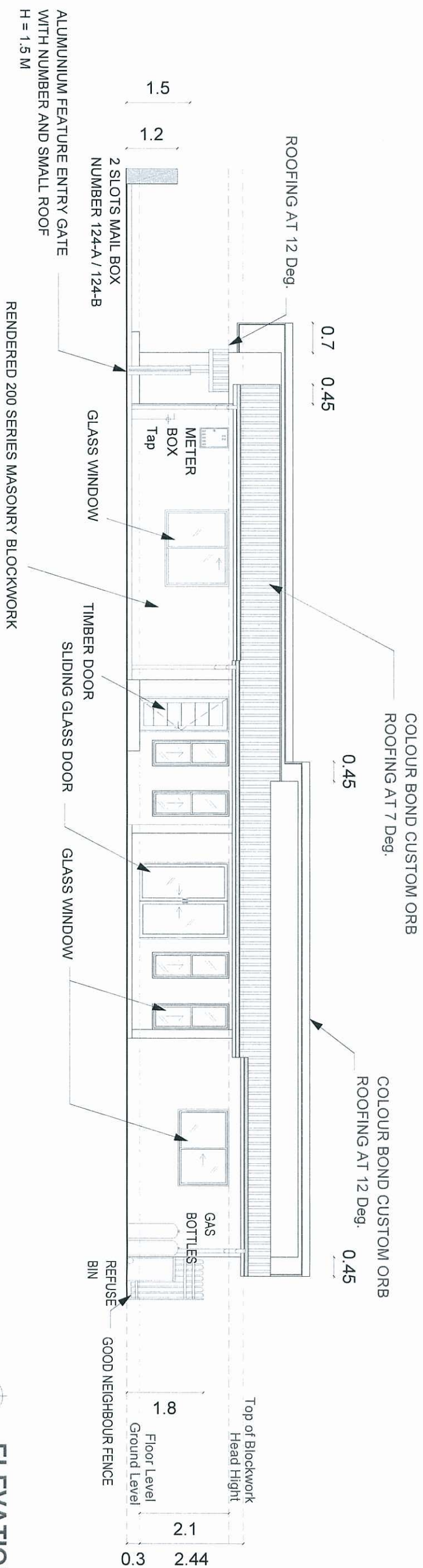
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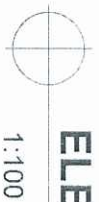
ELEVATION 3



1:100



ELEVATION 4



1:100

PROJECT	TITLE	SCALE	DESIGN	NOTES
LOT 124 ANDERGROVE	ELEVATIONS 3-4	1 : 100 @A3	SUNSTONE DUPLEX	
HOUSE DESIGN UNDER PROJECT	LOT SIZE = 402 M2	DATE AUG. 25, 2013		



Lot 124 - Andergrove

Colour Scheme - Hotel



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