

Lot 435 – Hill Close

Colour Scheme - Uniform



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

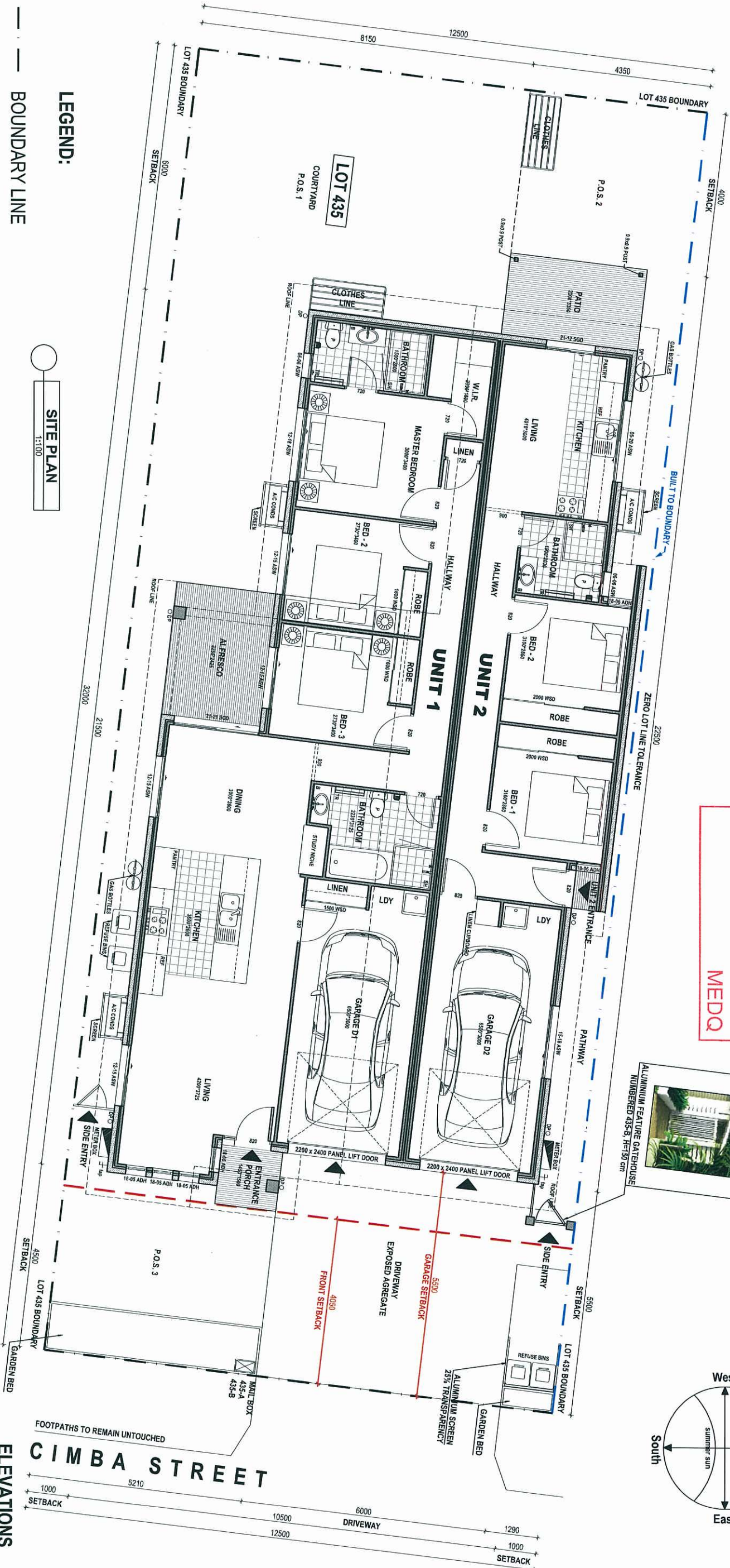
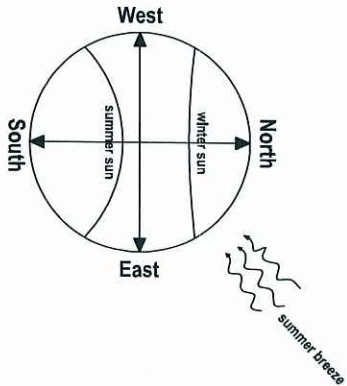
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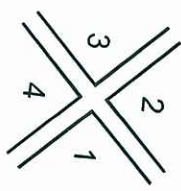


LEGEND:

- BOUNDARY LINE
- BUILT TO BOUNDARY LINE
- SETBACK LINE
- ENTRY POINT



ELEVATIONS



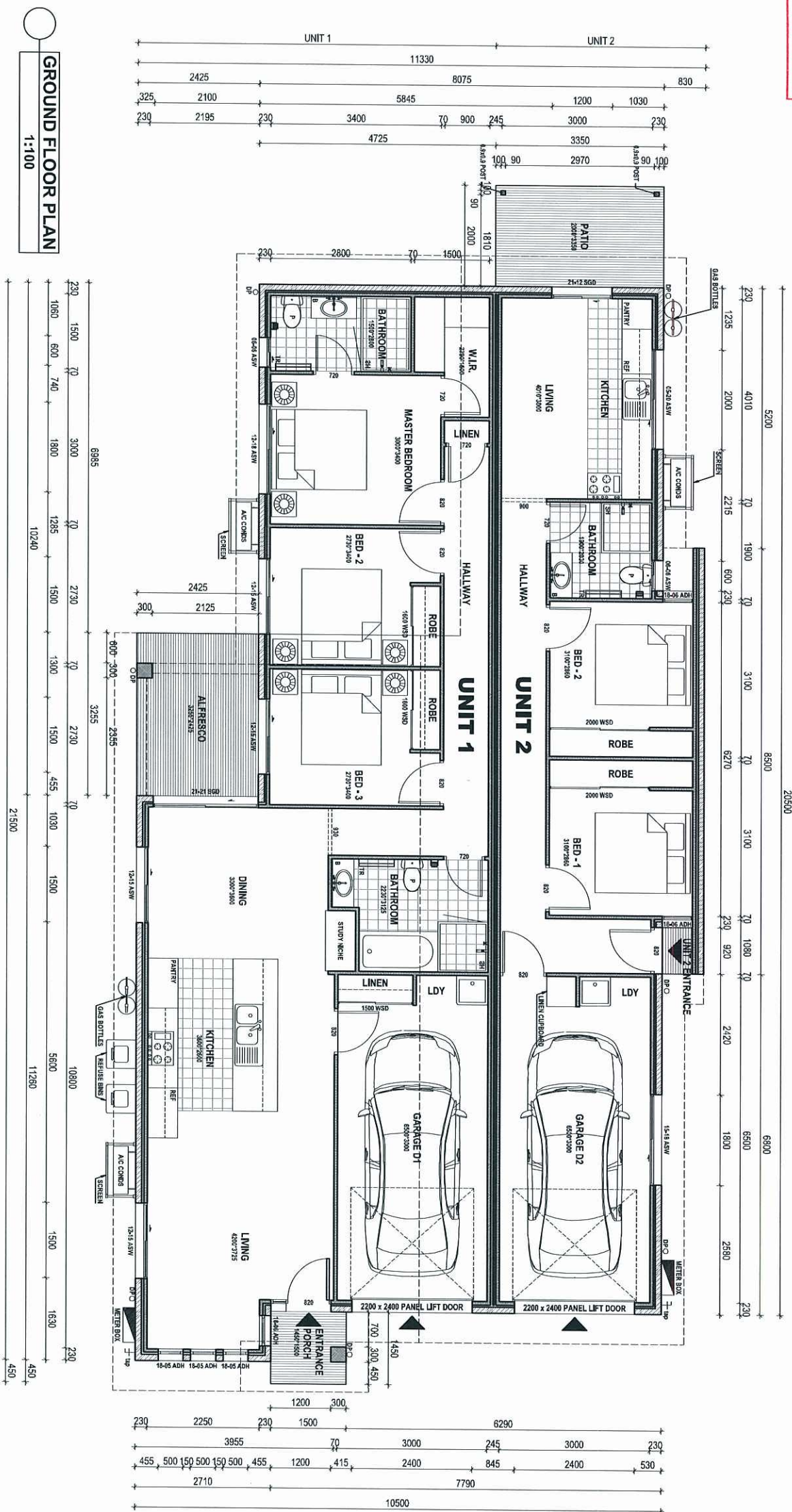
PRIVATE OPEN SPACE AREA	
P.O.S. 1	85.78 m ²
P.O.S. 2	34.21 m ²
P.O.S. 3	18.02 m ²
TOTAL	138.01 m ²

FLOOR AREAS		
LIVING	PORCH	TOTAL
199.30 m ²	17.31 m ²	216.61 m ²
SITE AREA	COVERAGE AREA	
400.00 m ²	54.15 %	

PROJECT	TITLE	SCALE	REV.	NOTES	SHEET
LOT 435 HILL CLOSE SAPPHIRE SKINNY 3+2 DUPLEX	SITE PLAN	1:100 @ A3			
		DATE			
		19-8-2013			
					1/9

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GROUND FLOOR PLAN
1:100

FLOOR SCHEDULE - UNIT 1

DESCRIPTION	AREA (m²)
LIVING	90.51
GARAGE D1	19.46
ALFRESCO	7.80
ENTR. PORCH	2.08
TOTAL	119.85

FLOOR SCHEDULE - UNIT 2

DESCRIPTION	AREA (m²)
LIVING	44.29
GARAGE D2	19.46
PATIO	6.54
ENTRY PORTICO	0.55
TOTAL	70.84

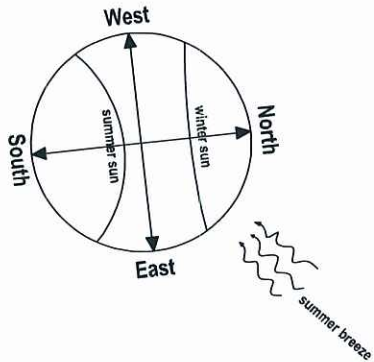
GROUND FLOOR TOTAL (UNIT 1 + UNIT 2)

190.69

DRIVEWAY

33.04

ELEVATIONS



PROJECT

LOT 435
HILL CLOSE
SAPPHIRE
SKINNY
3+2 DUPLEX

TITLE

GROUND FLOOR
PLAN

SCALE

1:100 @ A3

REV.

NOTES

DATE

19-8-2013

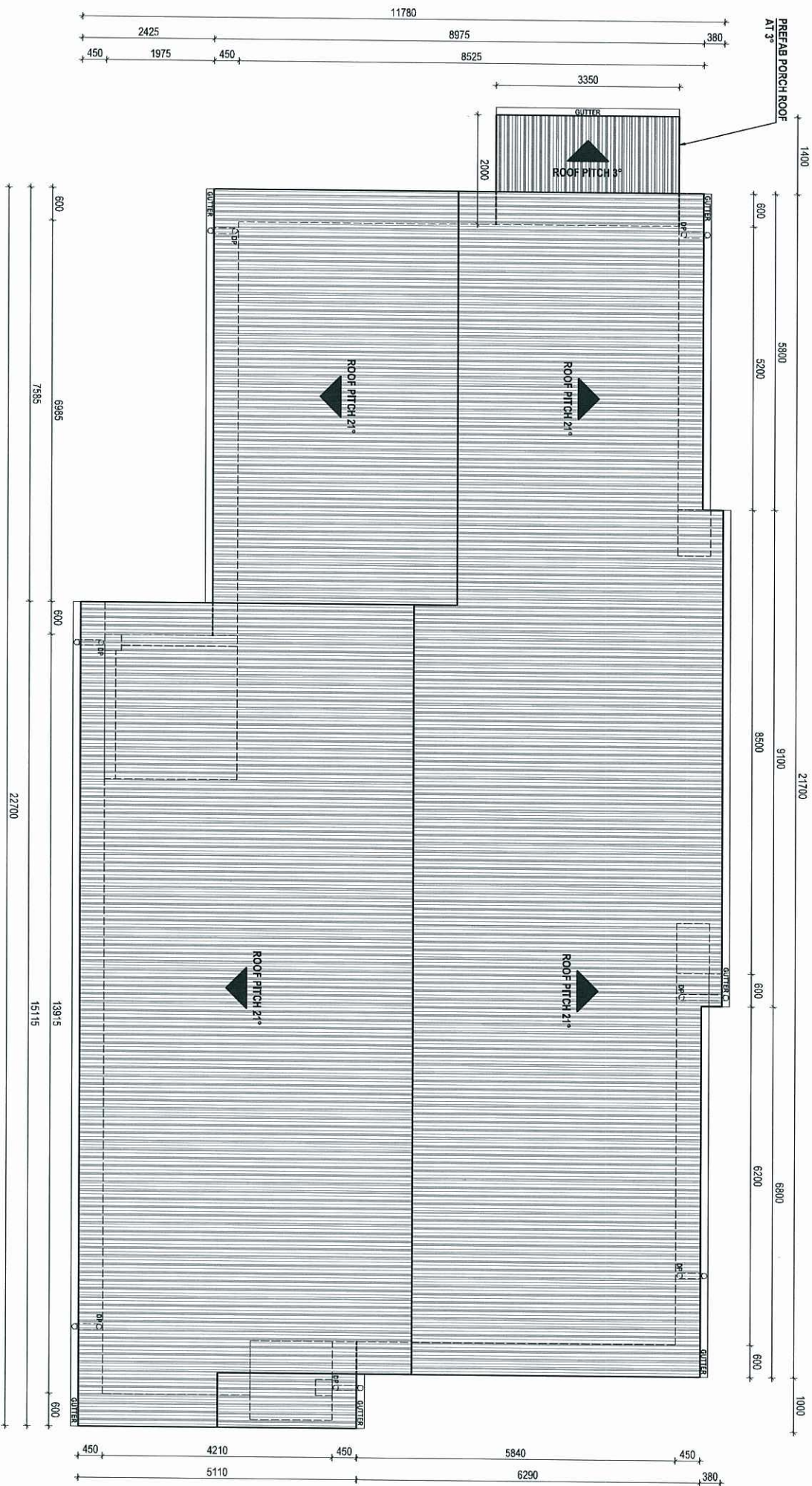
SHEET

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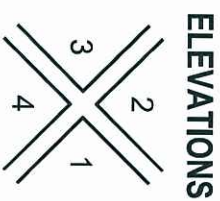
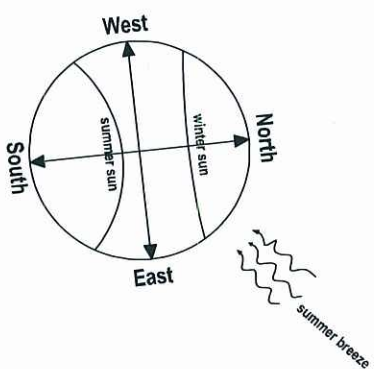
PLANS AND DOCUMENTS
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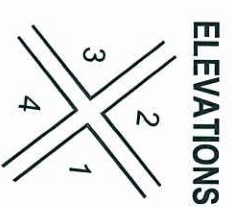
ROOF LINES PLAN
1:100



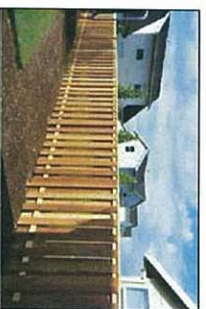
PROJECT	TITLE	SCALE	REV.	NOTES
LOT 435 HILL CLOSE SAPPHIRE SKINNY 3+2 DUPLEX	ROOF LINES PLAN	1:100 @ A3 DATE 19-8-2013		
SHEET 3/9				

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A circular diagram representing a horizon or a cross-section of a body of water. It has four cardinal directions labeled: West at the top, East at the bottom, North on the right, and South on the left. Two vertical lines represent the sun's position: the left line is labeled "summer sun" and the right line is labeled "winter sun". To the right of the circle, outside the main frame, are three wavy lines representing waves, with the label "summer breeze" written below them, pointing towards the "summer sun" line.



FENCE PLAN
1:100



TYPE 1
Good Neighbour Fence
H = 180cm



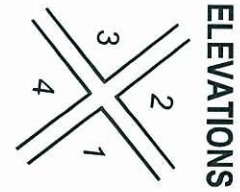
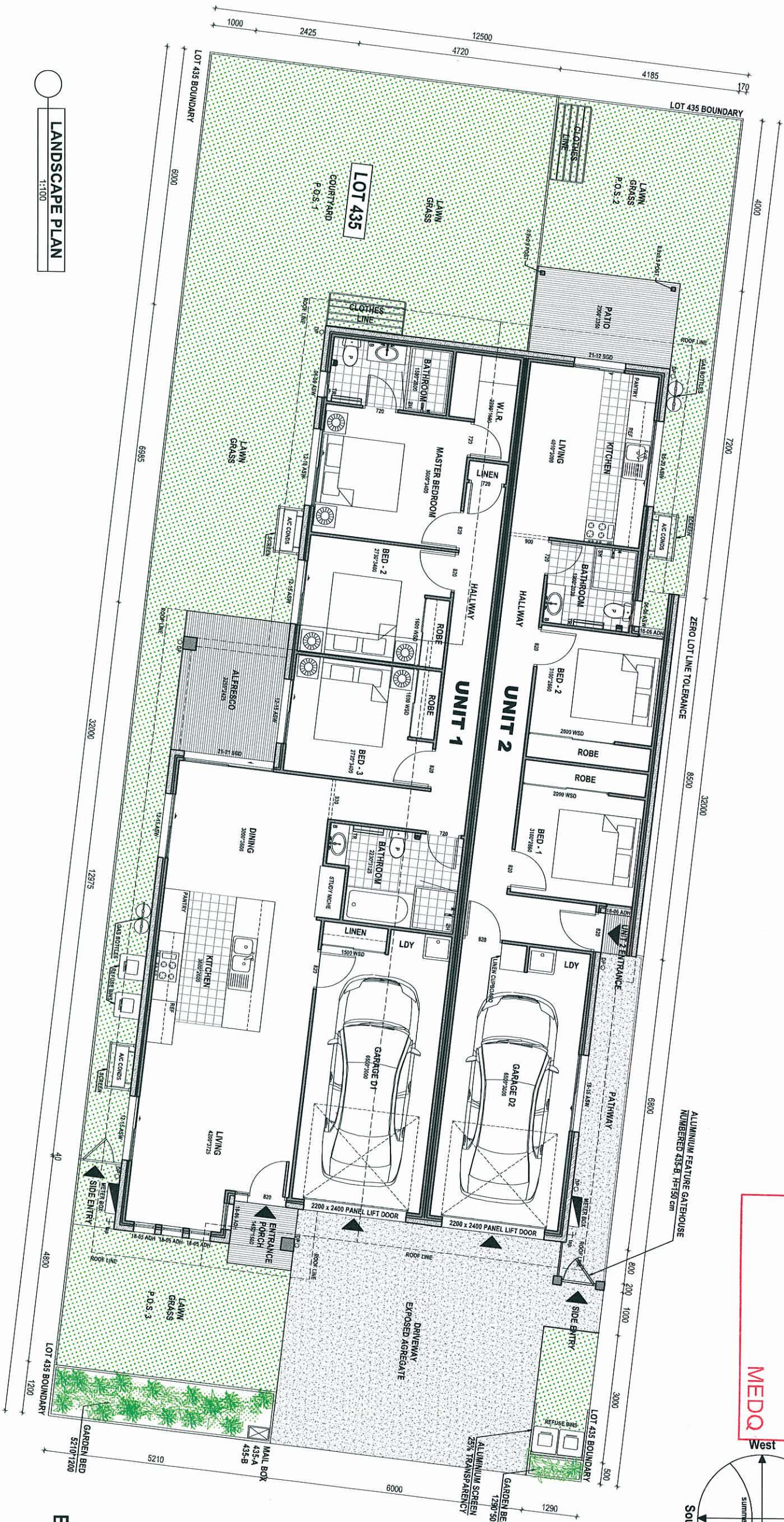
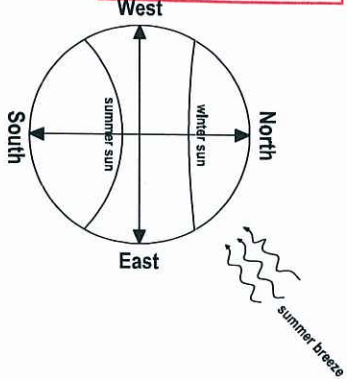
TYPE 2
Stained Timber Entry Gate
25% Transparency



TYPE 3
Aluminium Feature
Gatehouse
Numbered 435-B, H=150 cm

PROJECT	TITLE	SCALE	REV.	NOTES	SHEET
LOT 435 HILL CLOSE SAPPHIRE SKINNY 3+2 DUPLEX	FENCE PLAN	1:100 @ A3			
		DATE			
		19-8-2013			4/9

PLANS AND DOCUMENTS
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ELEVATIONS

LANDSCAPE PLAN
1:100

LEGEND:

- DECKING
- LAWN GRASS
- PEBBLES
- DRIVEWAY
- EXPOSED AGGREGATE
- SHRUBS
3*1m high min.
- TREES & PALMS
5*2m high min.

PROJECT	TITLE	SCALE	REV.	NOTES	SHEET
LOT 435 HILL CLOSE SAPPHIRE SKINNY 3+2 DUPLEX	LANDSCAPE PLAN	1:100 @ A3	DATE 19-8-2013		5/9

APPENDIX 1:

DEVELOPMENT PLANTING SCHEDULE .

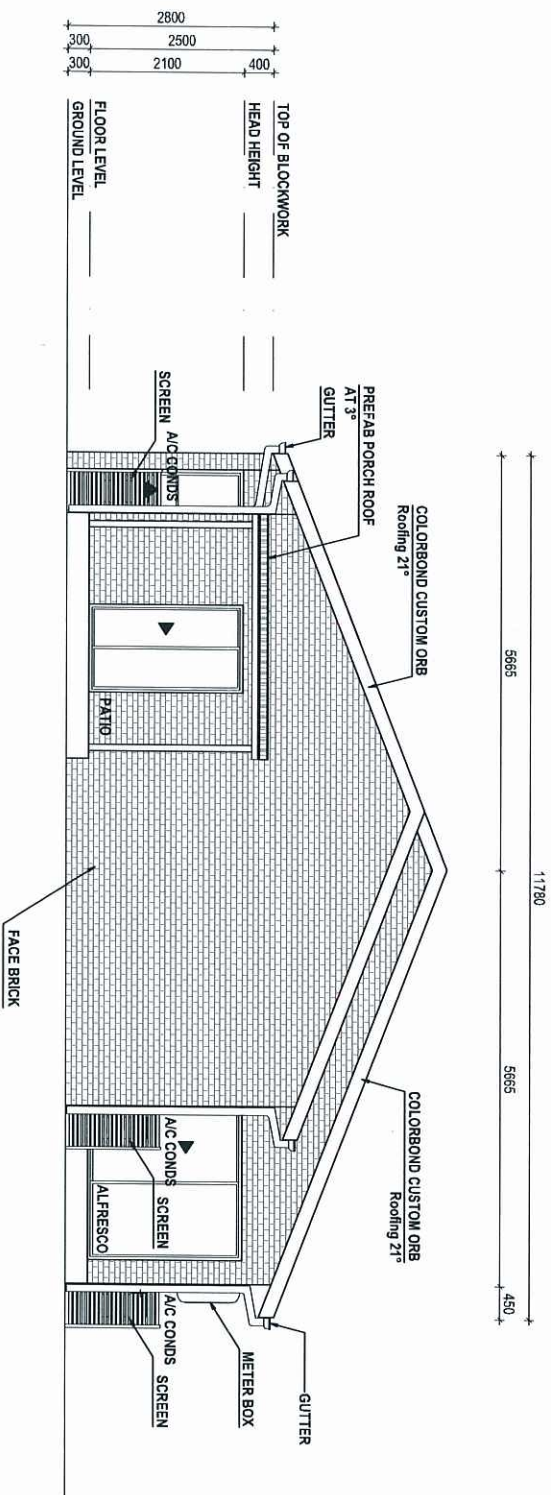
GENERAL

- Trees are to be planted in planting beds of minimum 1.5m width and minimum mulch / planting area of 6m².
- Cultivars of species provided are acceptable.
- Other species to be approved by ULDA.

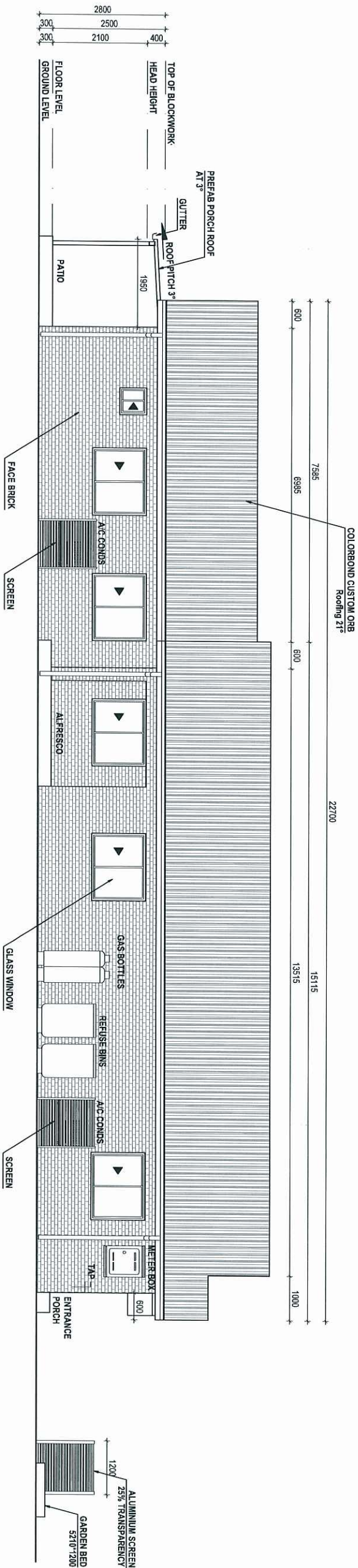
BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
TREES AND PALMS			
<i>Acmena hemilampra</i>	Broad-leaved lillypilly	<i>Musa basjoo 'Sakhalin'</i>	Japanese banana
<i>Alphitonia petriei</i>	Pink Ash	<i>Rhapis excelsa</i>	Broadleaf Lady Palm
<i>Arytera divaricata</i>	Rose Tamarind	<i>Vitex trifolia 'Purpurea'</i>	Purple Vitex
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	<i>Vitex trifolia purpurea</i>	Trifoliate Chastetree
<i>Callistemon viminalis</i>	Weeping bottlebrush	<i>Xanthorrhoea johnsonii</i>	Grass tree
<i>Cassia brewsteri var tomentella</i>	Velvet Bean	<i>Zamia furfuracea</i>	Cardboard palm
<i>Corymbia ptychocarpa</i>	Swamp bloodwood		
<i>Corymbia tessellaris</i>	Moreton Bay Ash	GROUNDCOVERS	
<i>Cupaniopsis anacardioides</i>	Tuckeroo	<i>Babingtonia virgata "Dwarf"</i>	Minature Baeckea
<i>Eucalyptus tereticornis</i>	Qld Blue Gum	<i>Baloskion pallens</i>	Didgery Sticks
<i>Euroschinus falcatus</i>	Ribbonwood	<i>Brachyscome microcarpa</i>	Blue Daisy
<i>Ficus congesta</i>	Red-leaved fig	<i>Bromeliad sp</i>	Bromeliad
<i>Ficus virens</i>	White Fig	<i>Crinum pedunculatum</i>	Swamp Lily
<i>Flindersia australis</i>	Crows Ash	<i>Cycas revoluta</i>	Sago Palm
<i>Livistona decora</i>	Weeping Cabbage Palm	<i>Cymbopogon refractus</i>	Barbed Wire Grass
<i>Lophostemon suaveolen</i>	Swamp Box	<i>Dendrobium kingianum</i>	Pink King Rock Orchid
<i>Melaleuca leucadendra</i>	Weeping Paperbark	<i>Dianella caerulea</i>	Flax Lily
<i>Olea paniculata</i>	Native Olive	<i>Dianella Little Jess</i>	Blue Flax Lily
<i>Paraserianthes toona</i>	Mackay Redcedar	<i>Dianella 'Tas Red '</i>	Flax Lily
<i>Pittosporum ferrugineum</i>	Rusty Pittosporum	<i>Dietes bicolor</i>	Spanish Iris
<i>Pongamia Pinnata</i>	Native Wisteria	<i>Dietes bicolor</i>	Yellow Iris
<i>Stenocarpus sinuatus</i>	Wheel of Fire	<i>Dietes grandiflora</i>	Yellow Iris
<i>Sterculia quadrifida</i>	Peanut Tree	<i>Gahnia sieberiana</i>	Swamp Gahnia
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	<i>Hardenbergia violaceae</i>	Sarsaparilla Vine
<i>Xanthostemon chrysanthus</i>	Golden Penda	<i>Hibbertia scandens</i>	Golden Guinea Vine
SHRUBS		<i>Hymenocallis littoralis</i>	Spider Lily
<i>Alpinea caerulea</i>	Native Ginger	<i>Hymenocallis littoralis Thai Spider</i>	Variagated Spider Lily
<i>Alpinea excelsa</i>	Red Ash	<i>Lepidosperma laterale</i>	Variable Sword Sedge
<i>Atractocarpus fitzalanii</i>	Native Gardenia	<i>Liriope muscari</i>	Lily Turf
<i>Cordyline cannifolia</i>	Palm Lily	<i>Lomandra hystrix</i>	Creek Matt Rush
<i>Cyrtostachys renda</i>	Lipstick Palm	<i>Lomandra longifolia</i>	Matt Rush
<i>Gossia inophloia</i>	Blushing beauty	<i>Lomandra longifolia 'Bunyip'</i>	Matt Rush
<i>Heliconia sp</i>	Heliconia	<i>Molinera capitulata</i>	Palm Lily
<i>Hibiscus heterophyllus</i>	Native Roasella	<i>Myoporum ellipticum</i>	Boobialla
<i>Hibiscus sp</i>	Hibiscus	<i>Pennisetium 'Nafray'</i>	Swamp Foxtail
<i>Leea indica</i>	Bandicoot Berry	<i>Pennisetum alopecuroides</i>	Swamp Foxtail
<i>Licuala ramsayi</i>	Australian Fan Palm	<i>Pennisetum 'Red Lea'</i>	Swamp Foxtail
<i>Melaleuca 'Little John'</i>	Little John	<i>Poa siebriana</i>	Snow Grass
<i>Melaleuca linariifolia 'Claret Tops'</i>	Claret Tops	<i>Themeda triandra</i>	Kangaroo Grass
<i>Melaleuca linariifolia 'Dwarf Snow'</i>	Dwarf Snow in Summer		
<i>Murraya ovatifoliolata</i>	Native Mock Orange		

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ELEVATION 3
1:100



ELEVATION 4
1:100

PROJECT	TITLE	SCALE	REV.	NOTES	SHEET
LOT 435 HILL CLOSE SAPPHIRE SKINNY 3+2 DUPLEX	ELEVATIONS 3&4	1:100 @ A3			9/9
DATE 19-8-2013					