

Lot 437 – Hill Close

Colour Scheme – Golf



WOODLAND GREY®
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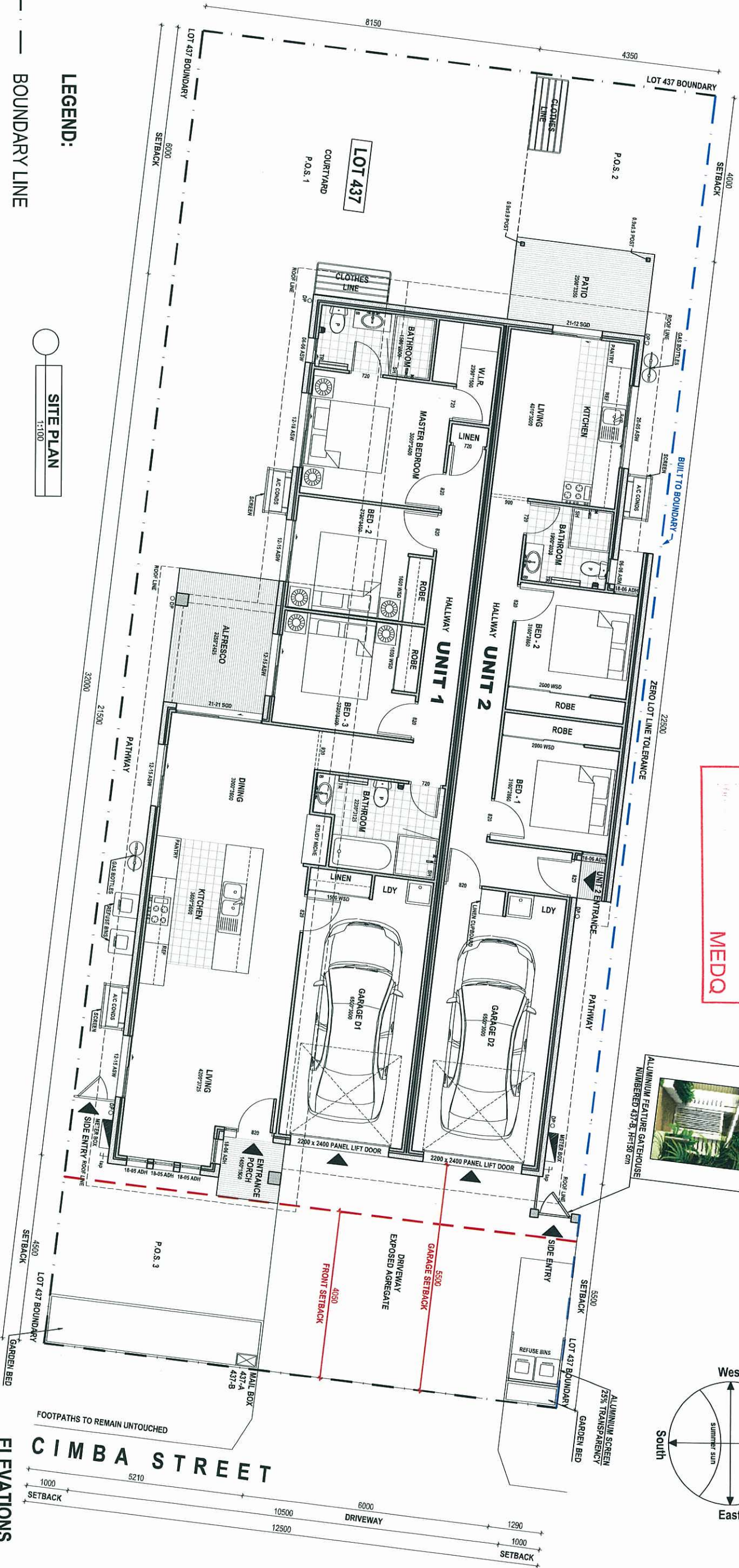
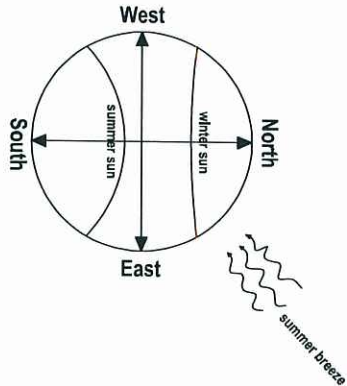
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PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

16 SEP 2013

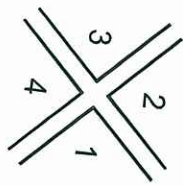
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LEGEND:

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



ELEVATIONS

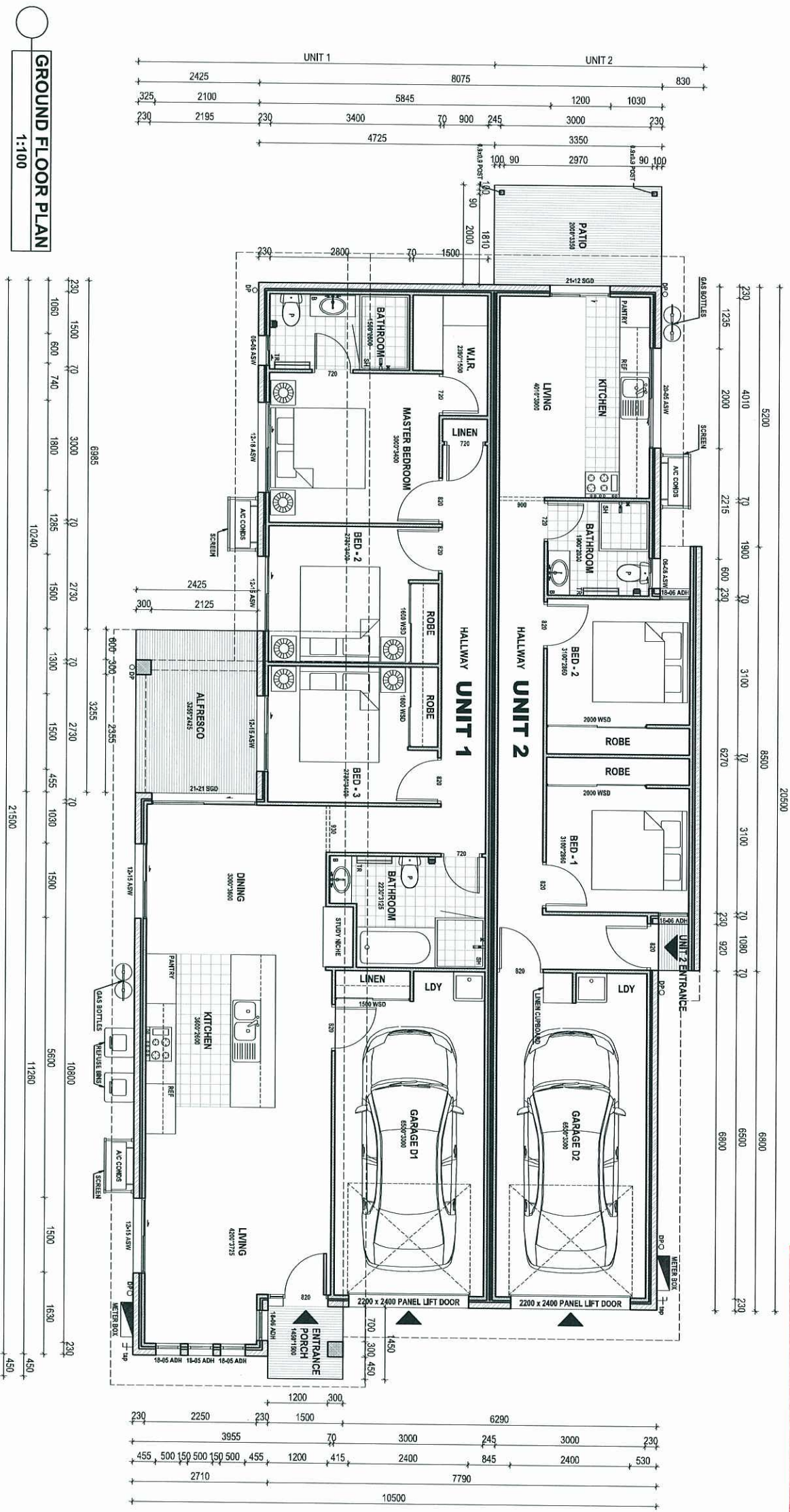
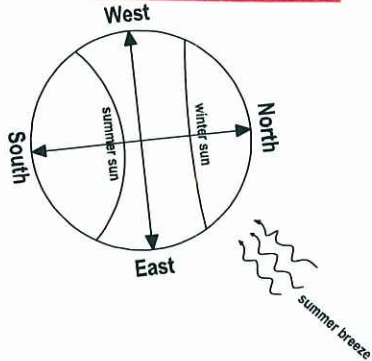
CIMBA STREET

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 437 HILL CLOSE SAPPHIRE SKINNY 3+2 DUPLEX	SITE PLAN	1:100 @ A3			
		DATE			
		19-8-2013			
					1/9

PLANS AND DOCUMENTS
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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

32.60

PROJECT

TITLE

SCALE

REV.

NOTES

LOT 437
HILL CLOSE
SAPPHIRE
SKINNY
3+2 DUPLEX

GROUND FLOOR
PLAN

1:100 @ A3

DATE

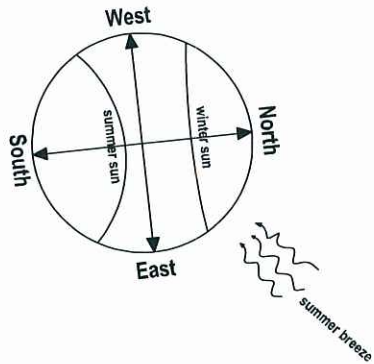
19-8-2013

SHEET

2/9

ELEVATIONS

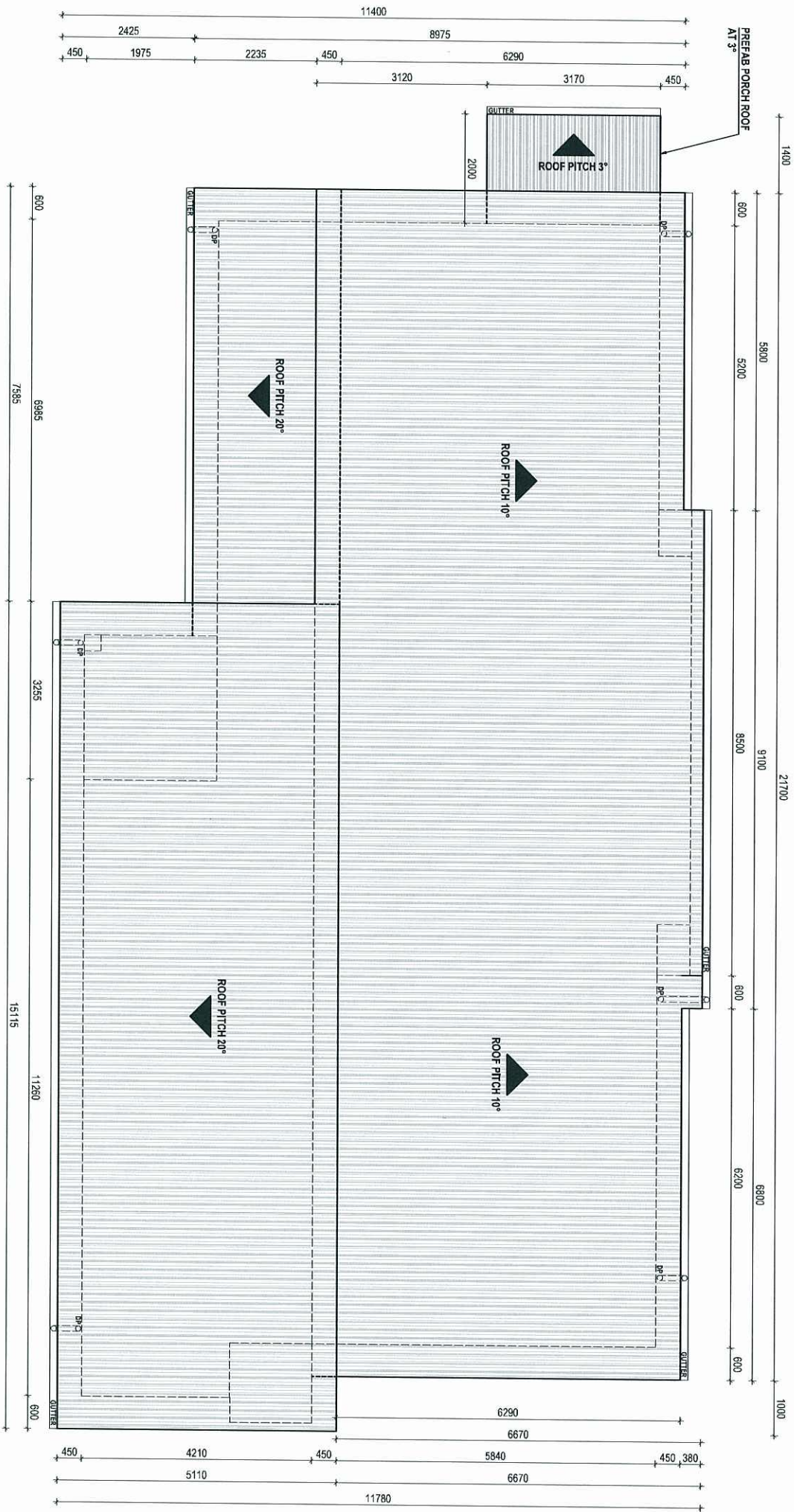




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ROOF LINES PLAN
1:100

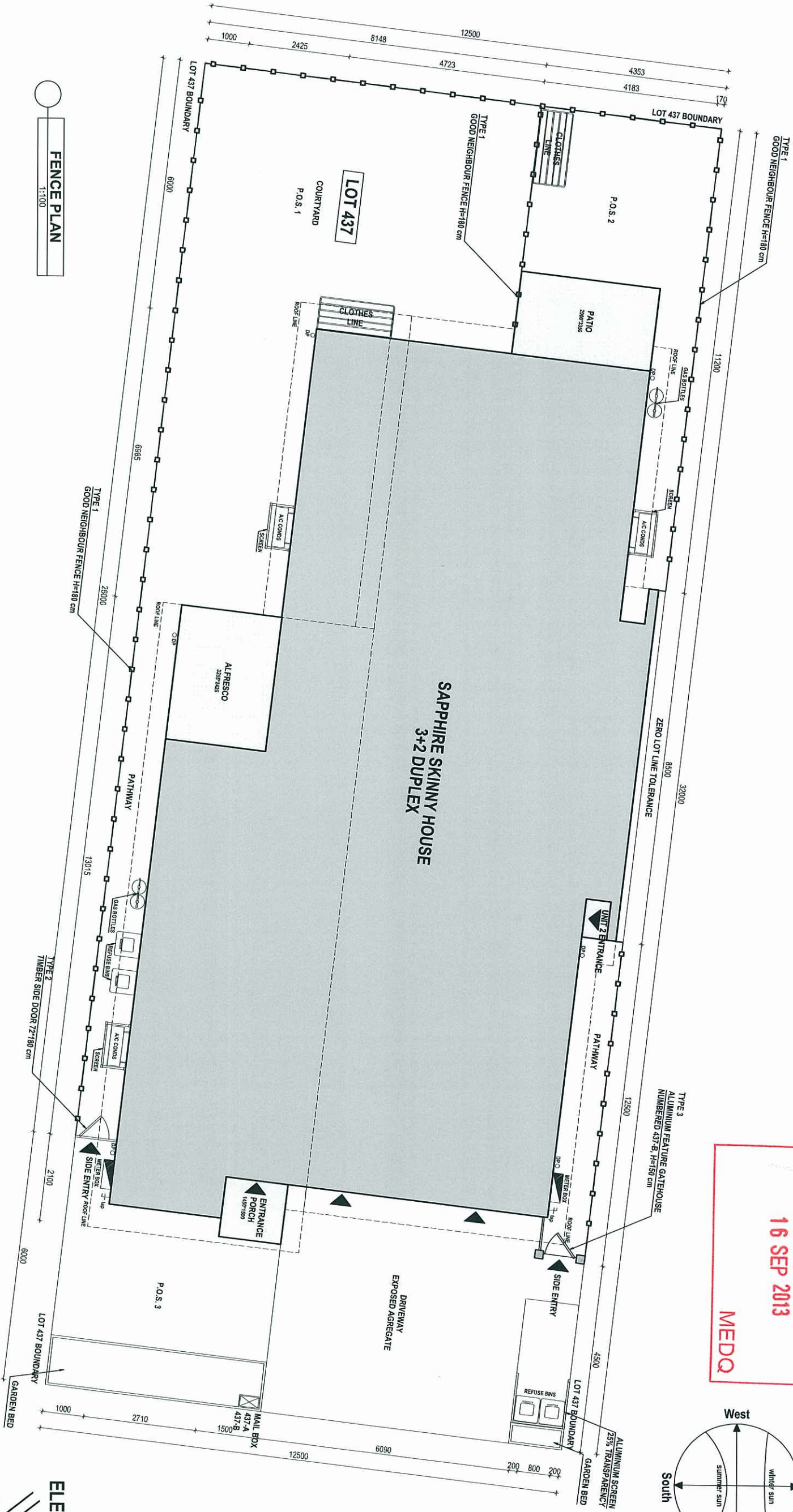
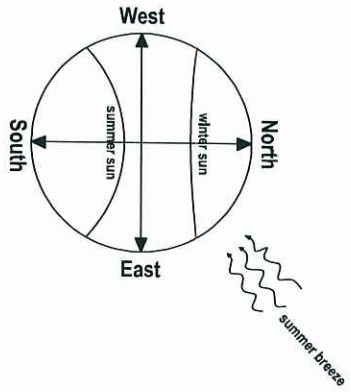


PROJECT		TITLE		SCALE		REV.	NOTES
LOT 437 HILL CLOSE SAPPHIRE SKINNY 3+2 DUPLEX		ROOF LINES PLAN		1:100 @ A3	DATE 19-8-2013		
							SHEET 3/9

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FENCE LEGEND



TYPE 1
Good Neighbour Fence
H = 180 cm



TYPE 2
Stained Timber Entry Gate
25% Transparency



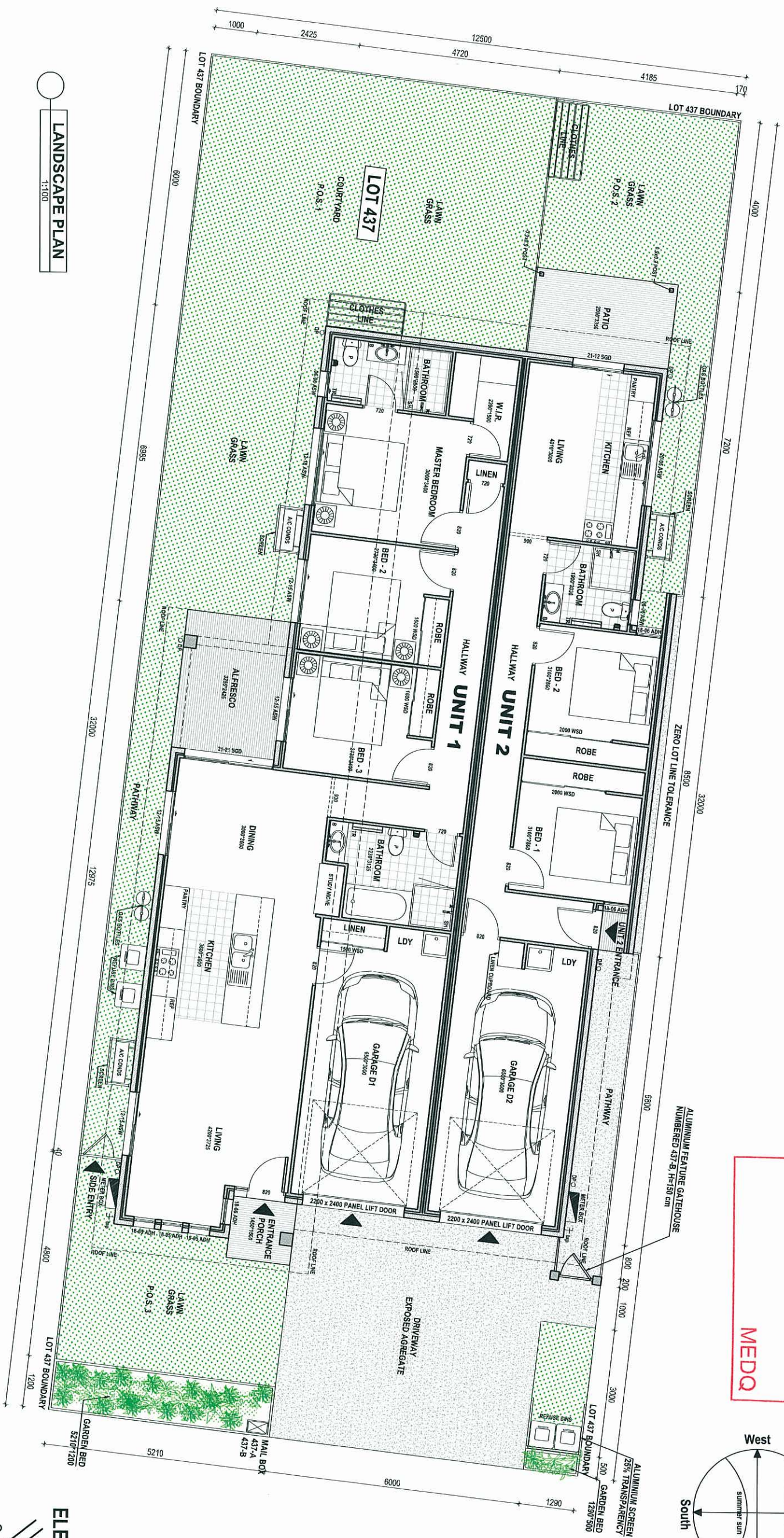
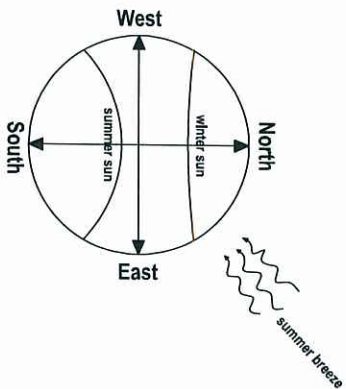
TYPE 3
Aluminium Feature
Gatehouse
Numbered 437-B, H=150 cm

PROJECT		TITLE		SCALE		REV.		NOTES		SHEET	
LOT 437 HILL CLOSE SAPPHIRE SKINNY 3+2 DUPLEX		FENCE PLAN		1:100 @ A3						4/9	
				DATE							
				19-8-2013							

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LANDSCAPE PLAN
1:100

ELEVATIONS

1 2 3 4

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

PROJECT	TITLE	SCALE	REV.	NOTES	SHEET
LOT 437 HILL CLOSE SAPPHIRE SKINNY 3+2 DUPLEX	LANDSCAPE PLAN	1:100 @ A3			5/9
		DATE			
		19-8-2013			

APPENDIX 1: DEVELOPMENT PLANTING SCHEDULE .

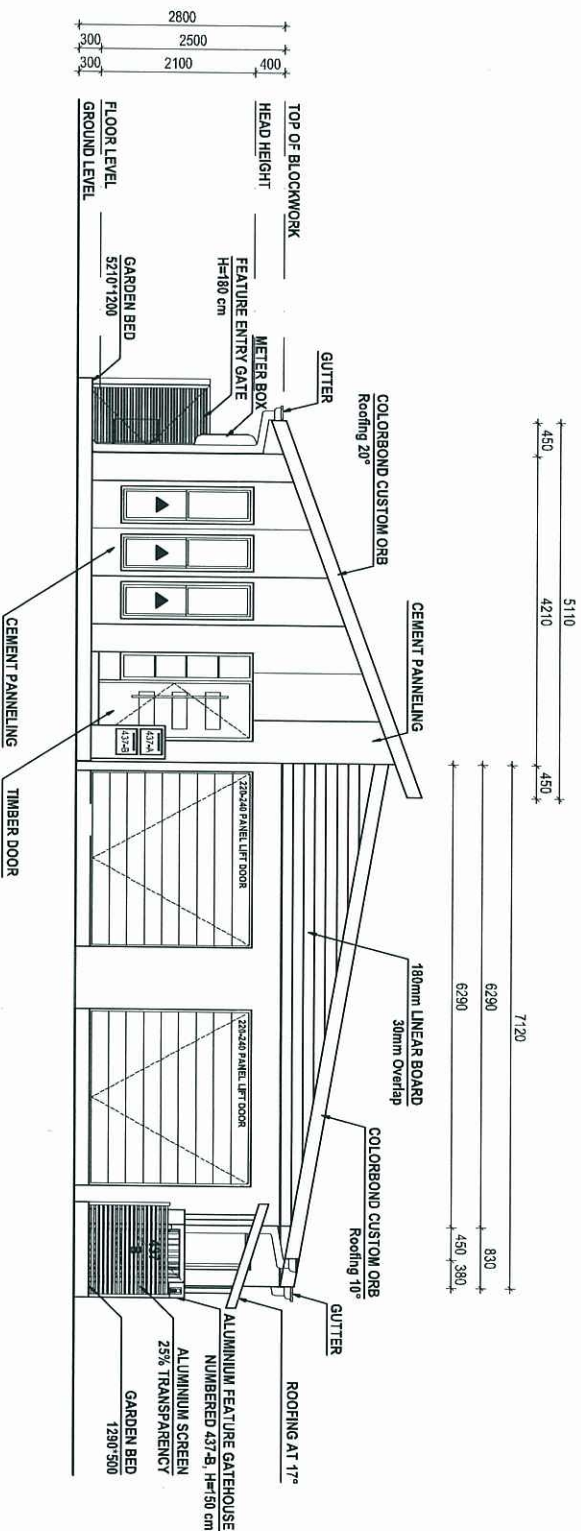
GENERAL

- 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.

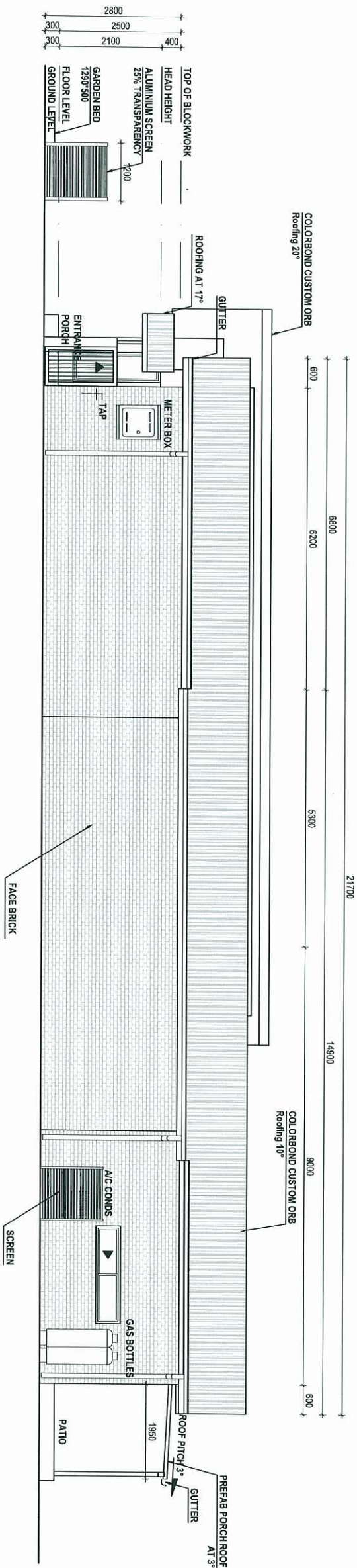
BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
TREES AND PALMS			
<i>Acmena hemilampra</i>	Broad-leaved lillypilly	<i>Musa basjoo 'Sakhalin'</i>	Japanese banana
<i>Alphitonia petriei</i>	Pink Ash	<i>Rhapis excelsa</i>	Broadleaf Lady Palm
<i>Arytera divaricata</i>	Rose Tamarind	<i>Vitex trifolia '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>Pennisetum '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 1
1:100

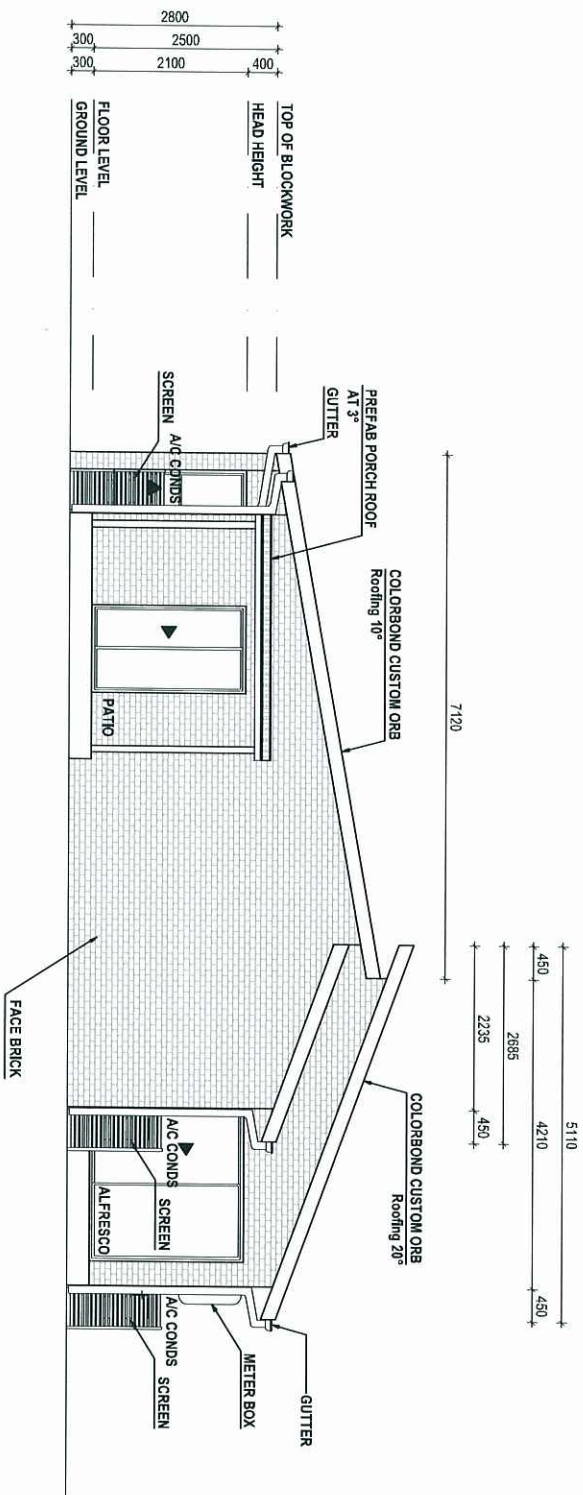


ELEVATION 2
1:100

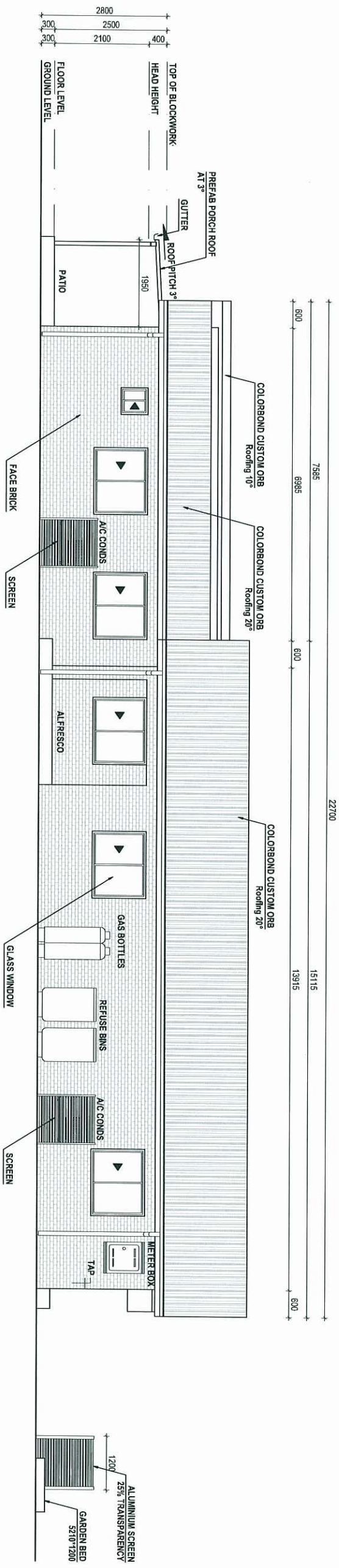
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ELEVATION 3
1:100



ELEVATION 4
1:100

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LOT 437 HILL CLOSE SAPPHIRE SKINNY 3+2 DUPLEX	ELEVATIONS 3&4	1:100 @ A3			9/9
DATE	19-8-2013				