

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
13 SEP 2013
MEDQ

Colour Scheme – Lot 171 - **VICTOR**



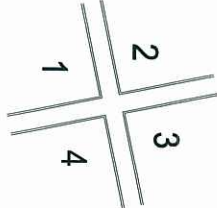
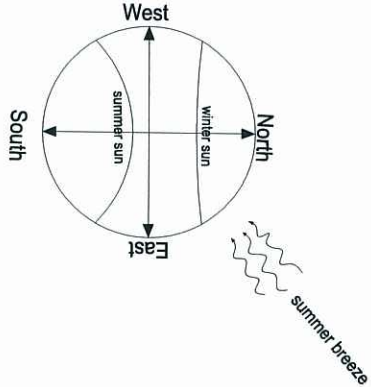
SURFMIST®
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ELEVATIONS

- LEGEND:
- BOUNDARY LINE
 - SETBACK LINE
 - ENTRY POINT

PRIVATE OPEN SPACE AREA		
P.O.S.1	39.79 sq.m	
P.O.S.2	154.45 sq.m	
P.O.S.3	259.31 sq.m	
TOTAL	453.55 sq.m	

FLOOR AREAS			
LIVING	164.27 sq.m	PATIO(S)	19.00 sq.m
		GARAGE(S)	44.31 sq.m
PORCH(ES)	4.14 sq.m	OVERALL TOTAL	
		231.72q.m	
SITE AREA	765 sq.m	COVERAGE AREA	
		30.2 %	

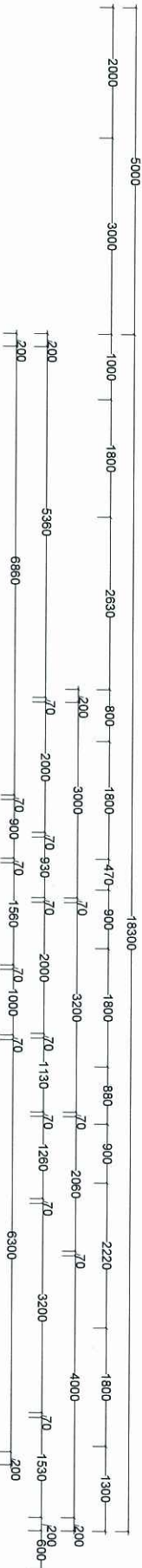


PROJECT	TITLE	SCALE	DESIGN	NOTES
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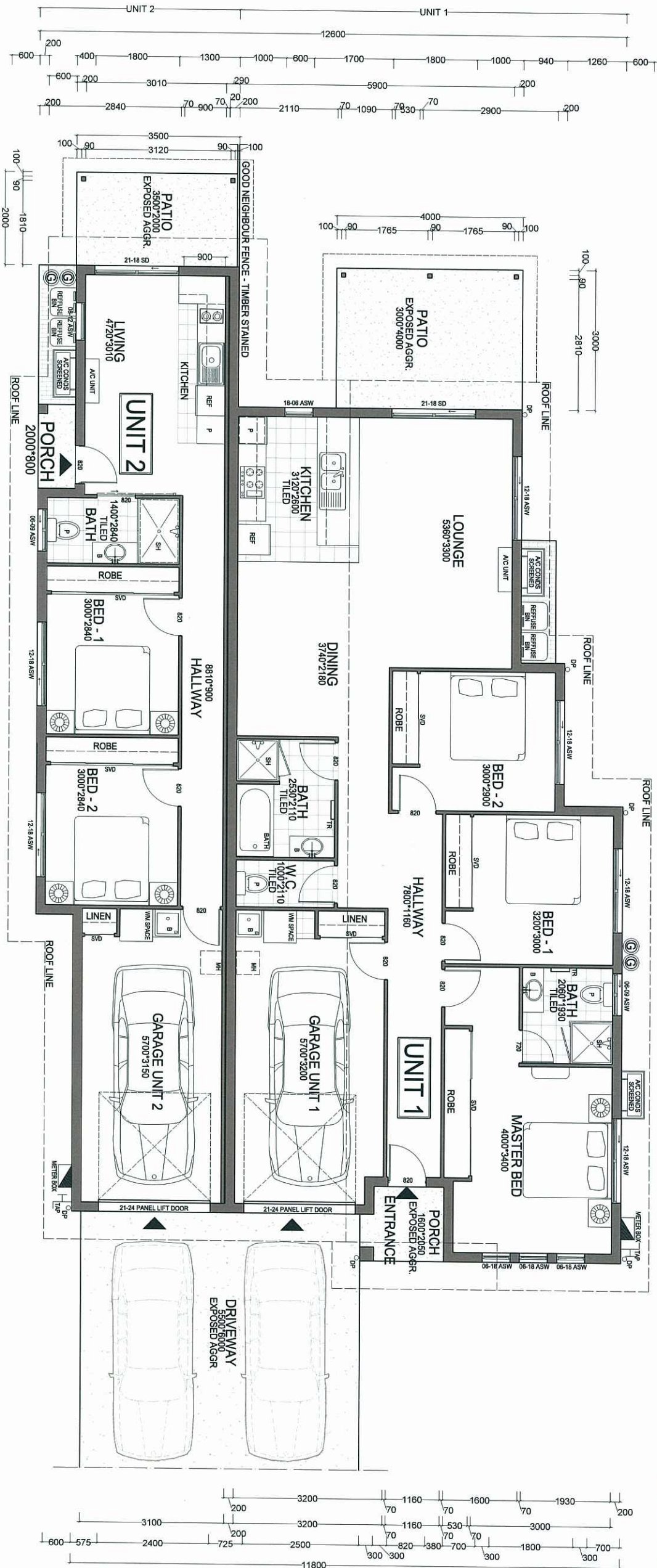
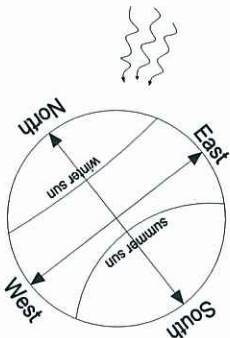
LOT 171 TANNUM SANDS	SITE PLAN	1:200 @ A3	SAPPHIRE DUPLEX Victor 3bed+2bed	SHEET
		DATE		
		18.08.2013		

SITE PLAN

SCALE 1:200



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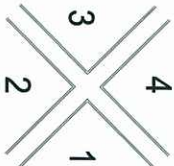


FLOOR SCHEDULE

UNIT - 1	
LIVING	111.05 sq.m
PATIO	12.00 sq.m
GARAGE	22.63 sq.m
PORCH	2.7 sq.m
TOTAL	148.38sq.m
UNIT - 2	
LIVING	53.22 sq.m
PATIO	7.00 sq.m
PORCH	1.44 sq.m
GARAGE	21.66 sq.m
TOTAL	83.34 sq.m
SUB TOTAL	231.72q.m
DRIVEWAY	33.00 sq.m
OVERALL TOTAL	264.72sq.m

GROUND FLOOR PLAN

SCALE 1:100

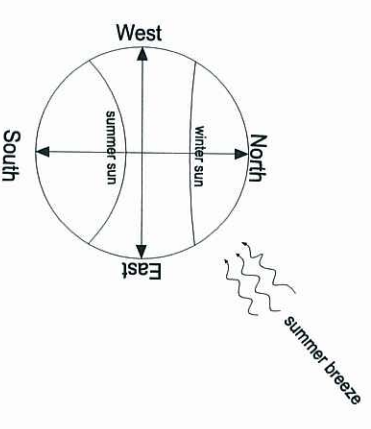


PROJECT	TITLE	SCALE	DESIGN	NOTES
LOT 171 TANNUM SANDS	GROUND FLOOR PLAN	1:100 @ A3	SAPPHIRE DUPLEX	
SITE AREA: 765sq.m	DATE 18.08.2013		Victor 3bed+2bed	
				2/7

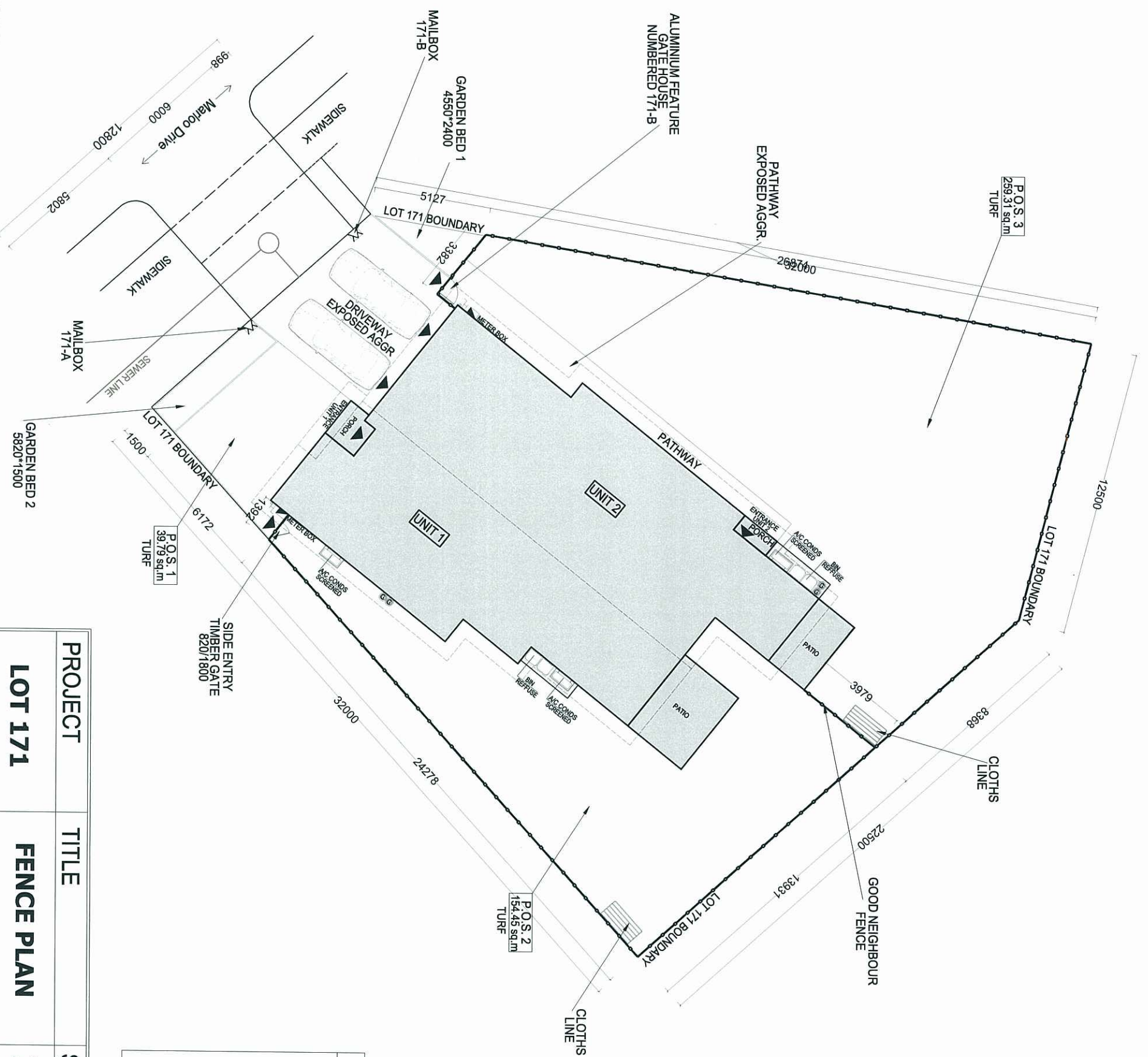
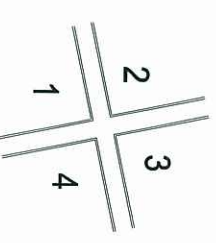
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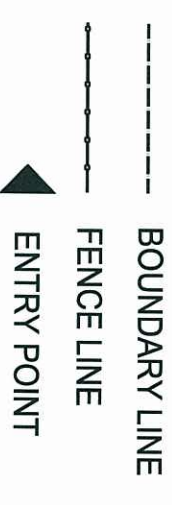
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ELEVATIONS



LEGEND:



FENCE LEGEND



FENCE TYPE 1
GOOD NEIGHBOUR FENCE
H = 1.80m



**TIMBER GATE
TIMBER FENCE DOOR
25% TRANSPARENCY**



**ALUMINIUM FEATURE
GATE HOUSE
NUMBERED 338-B**

PROJECT	TITLE	SCALE	DESIGN	NOTES
LOT 171 TANNUM SANDS	FENCE PLAN	1:200 @ A3	SAPPHIRE DUPLEX victor	
		DATE		
		18.08.2013		
SITE AREA: 765sq.m		SHEET 3 OF 7		

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 not 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>Allocasuarina 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>anacardioides</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>Hibbertia vestita</i> (N)	Hairy Guinea Flower
<i>Asplenium nicipes</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		

NOTE :

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

N : Australian Native

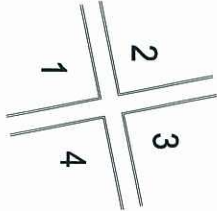
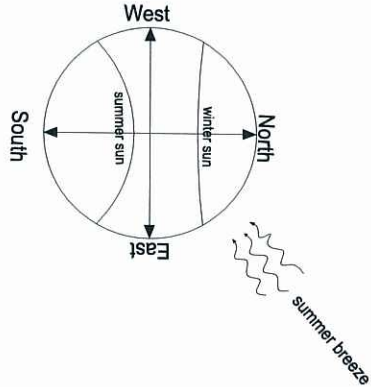
E : Exotic

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ELEVATIONS

LEGEND:



LAWN GRASS



DRIVEWAY / PATH WAY
EXPOSED AGGR



GROUND COVER



DECORATIVE PEBBLES



SHRUBS
3*1m high min.

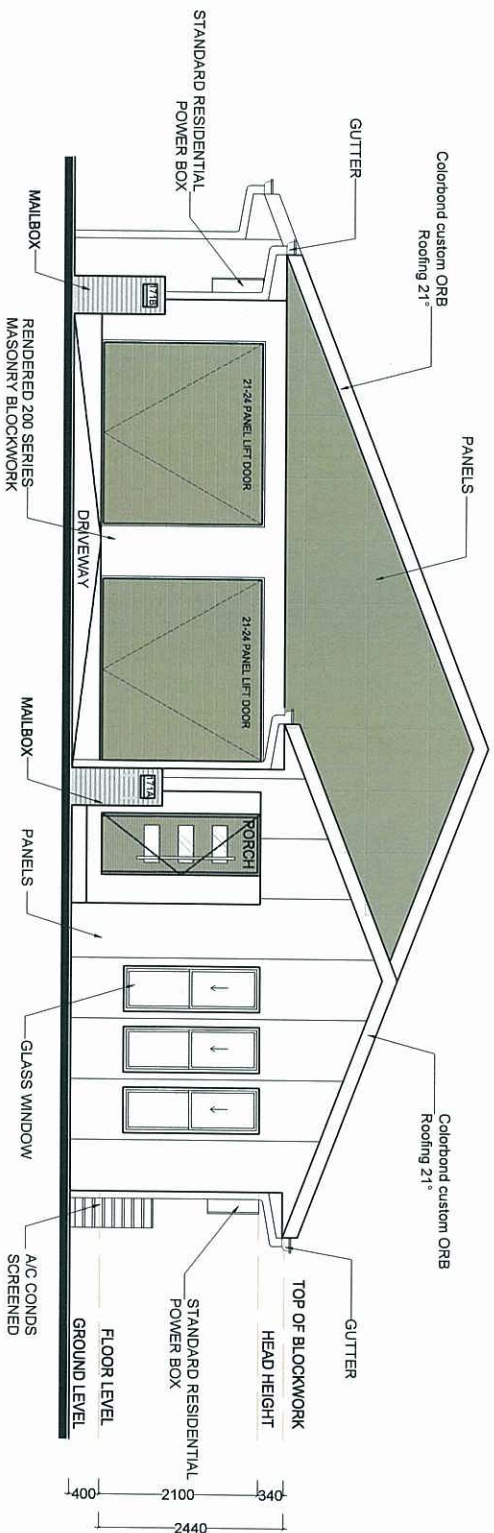
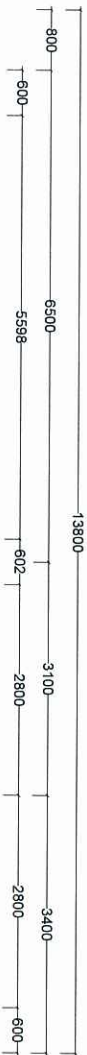


TREES & PALMS
5*2m high min.

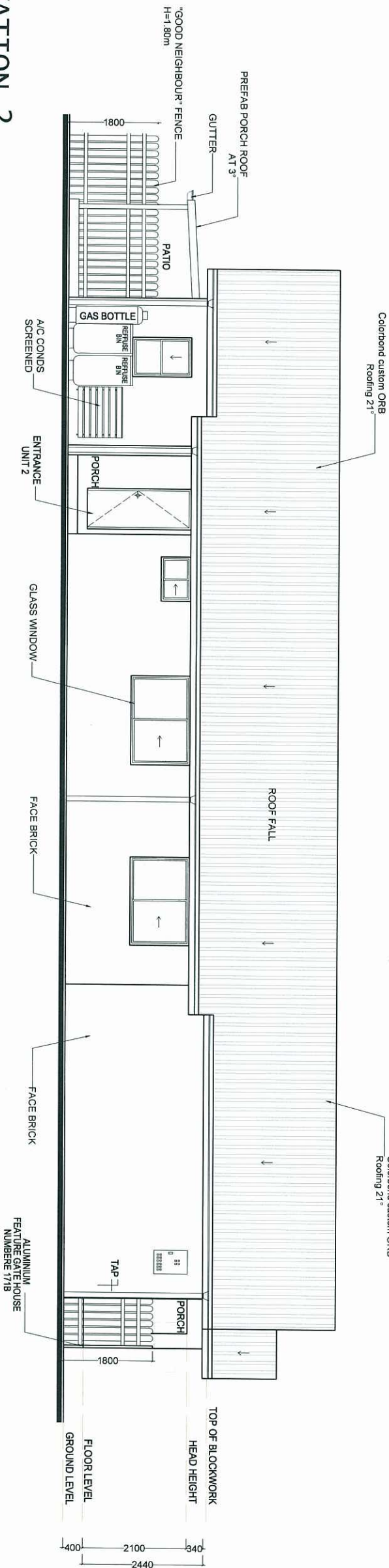


LANDSCAPE PLAN
SCALE 1:200

PROJECT	TITLE	SCALE	DESIGN	NOTES	SHEET
LOT 171 TANNUM SANDS	LANDSCAPE PLAN	1:200 @ A3	SAPPHIRE DUPLEX Victor 3bed+2bed		
		DATE			
		18.08.2013			
	SITE AREA:765sq.m				4/7



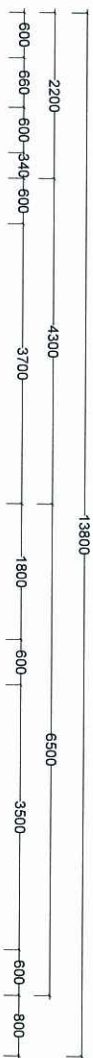
ELEVATION 1
SCALE 1:100



ELEVATION 2
SCALE 1:100

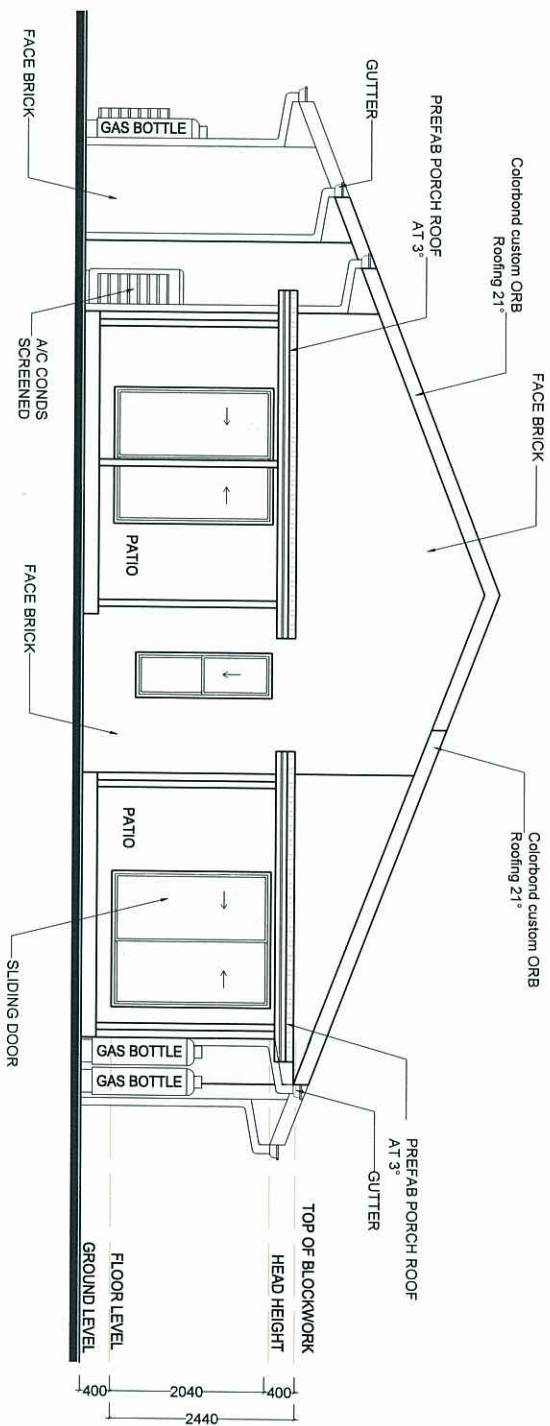
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PROJECT	TITLE	SCALE	DESIGN	NOTES	SHEET
LOT 171 TANNUM SANDS	ELEVATIONS 1 & 2	1:100 @ A3	SAPPHIRE DUPLEX		6/7
		DATE			
		18.08.2013			
SITE AREA: 765sq.m					

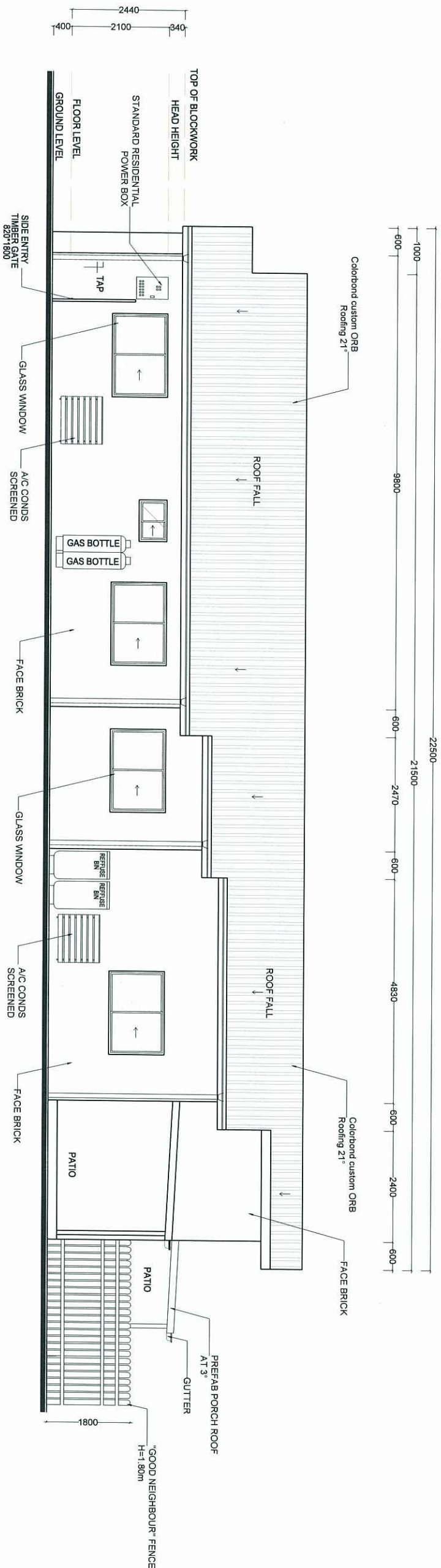


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ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100



PROJECT	TITLE	SCALE		DESIGN	NOTES	SHEET
LOT 171 TANNUM SANDS	ELEVATIONS 3 & 4	1:100 @ A3		SAPPHIRE DUPLEX		
		DATE				
		18.08.2013				
SITE AREA: 765sq.m				Victor 3bed+2bed		7/7