

Lot 173 – Tannum Blue

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

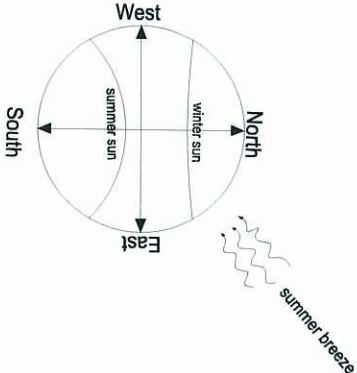
Colour Scheme - Golf



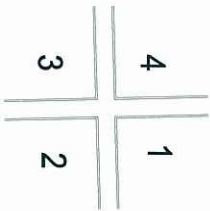
SURFMIST®
CLICK HERE

WOODLAND GREY®
CLICK HERE

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ELEVATIONS



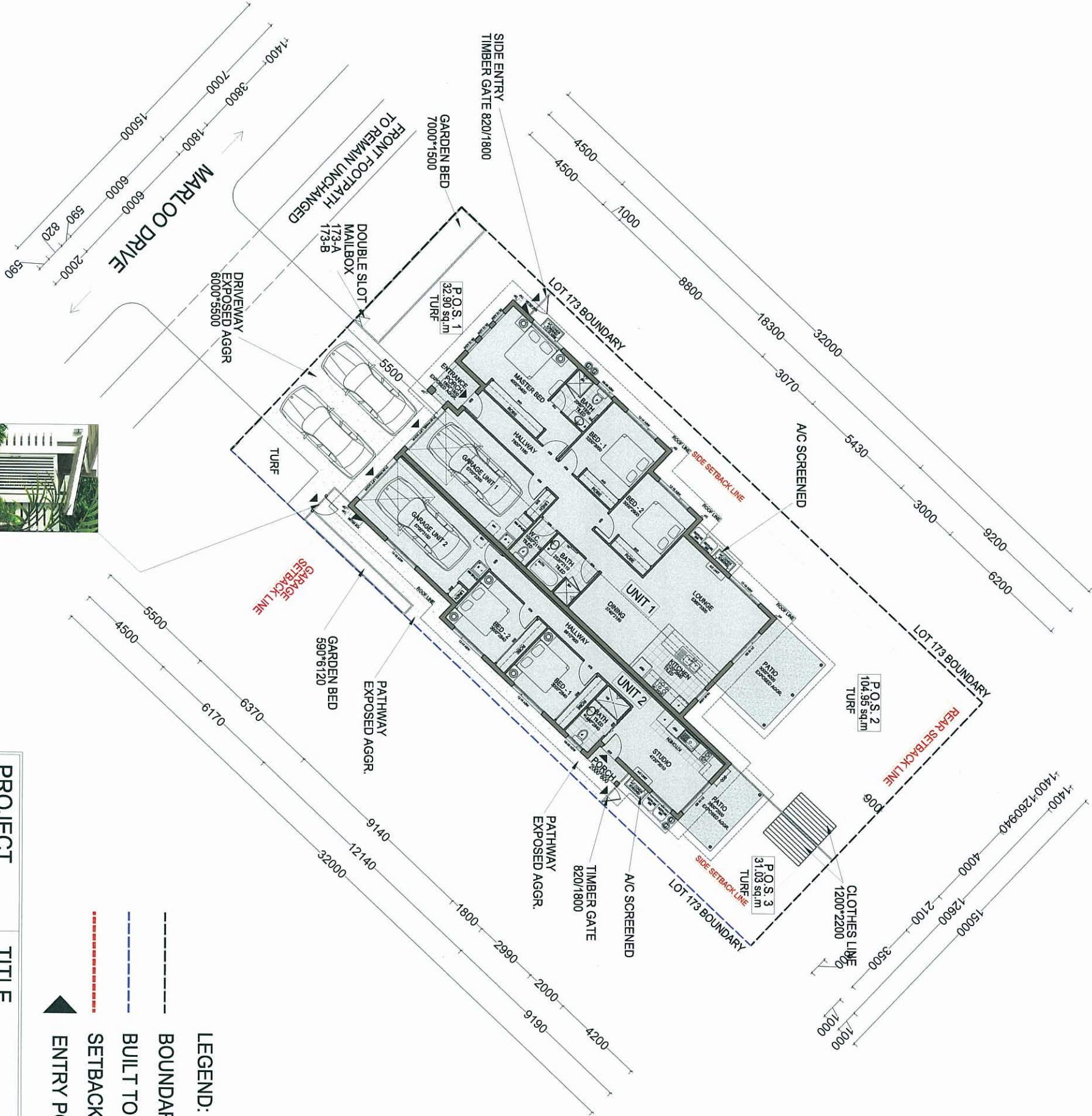
PRIVATE OPEN SPACE AREA			
P.O.S.1	32.90 sq.m		
P.O.S.2	104.95 sq.m		
P.O.S.3	31.03 sq.m		
TOTAL	168.88 sq.m		

FLOOR AREAS			
LIVING	168.89 sq.m	PATIO(S)	19.00 sq.m
		GARAGE(S)	44.31 sq.m
PORCH(ES)	4.14 sq.m	OVERALL TOTAL	236.34 sq.m
SITE AREA	480 sq.m	COVERAGE AREA	49.23 %

SITE PLAN
SCALE 1:200

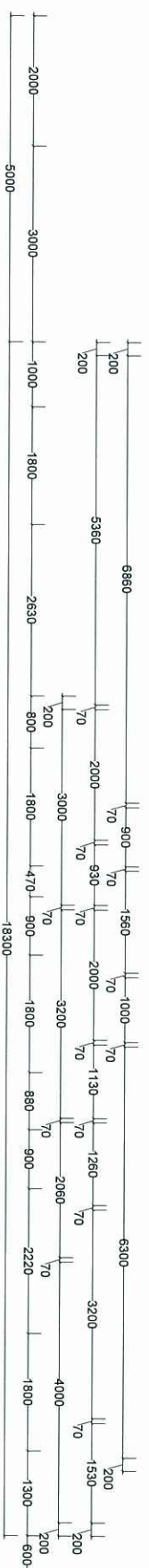
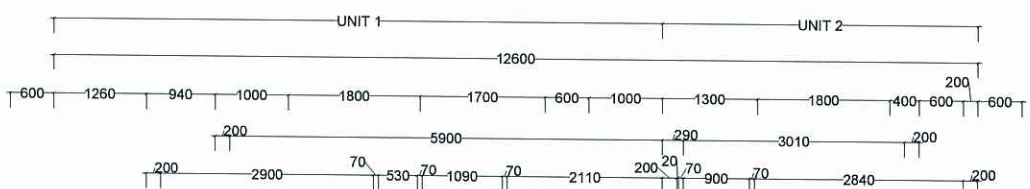
LEGEND:

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



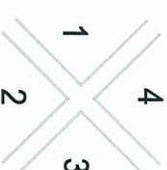
ALUMINIUM FEATURE
GATE HOUSE
NUMBERED 173-B

PROJECT	TITLE	SCALE	DESIGN	NOTES	SHEET
LOT 173 TANNUM SANDS	SITE PLAN	1:200 @ A3	SAPPHIRE 3+2 DUPLEX		
		DATE			
		17.08.2013			
SITE AREA:480sq.m.					1/7

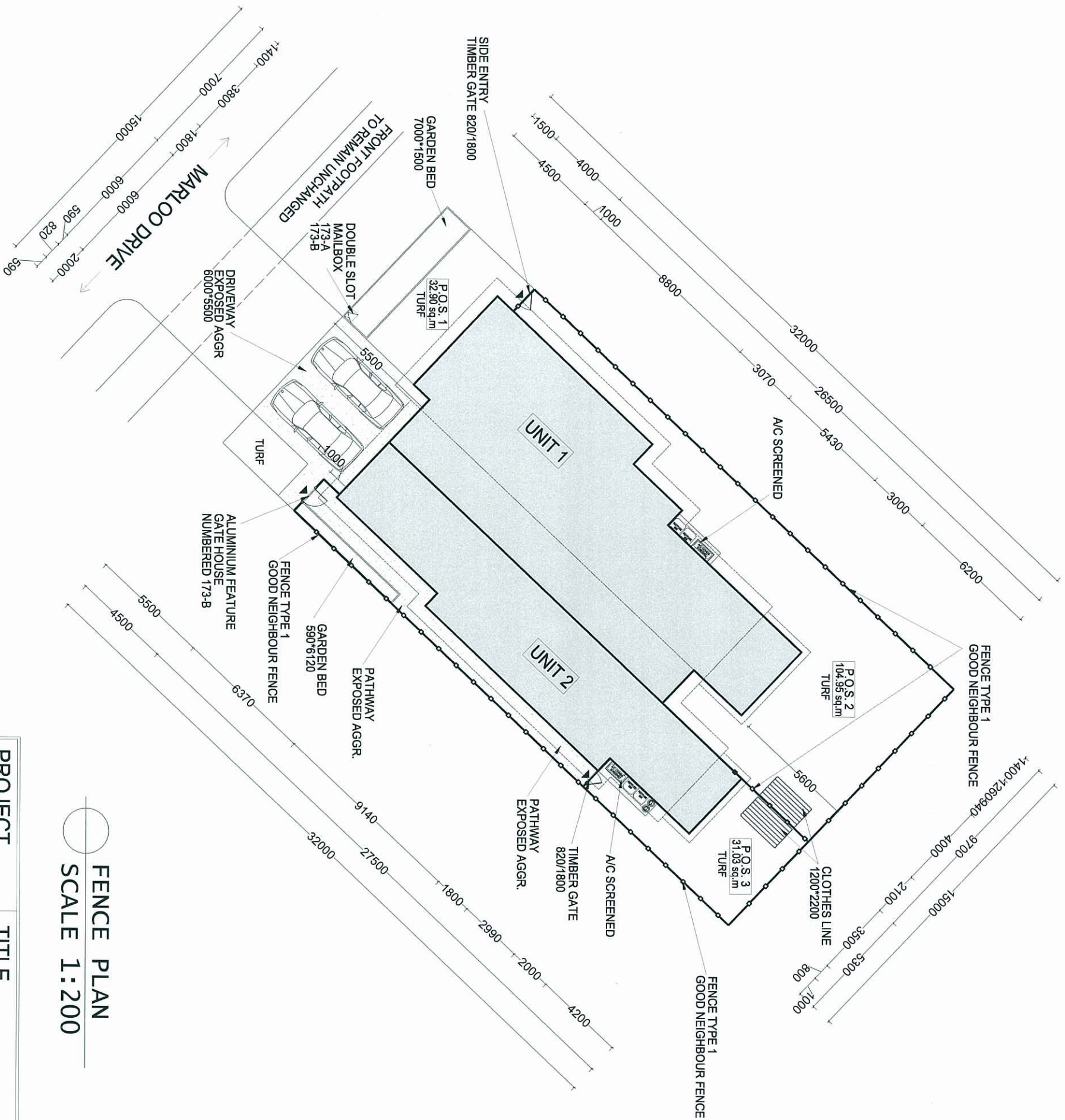


**OVERALL
TOTAL** 266.34 sq.m

SCALE 1:100

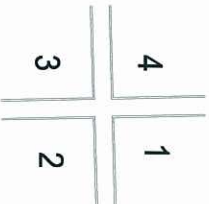
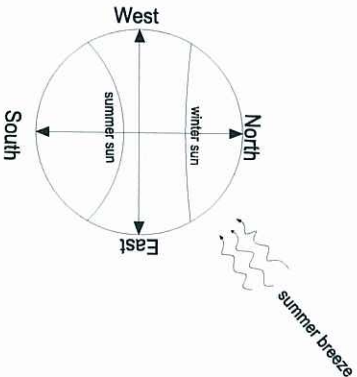


PROJECT		TITLE		SCALE		DESIGN		NOTES	
LOT 173 TANNUM SANDS		GROUND FLOOR PLAN		1:100 @ A3		SAPPHIRE 3+2 DUPLEX			
				DATE					
				17.08.2013					
SITE AREA: 480sq.m.									
								SHEET	
								2/7	



FENCE PLAN
SCALE 1:200

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LEGEND:

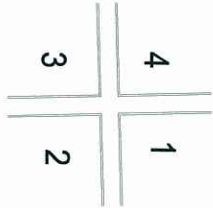
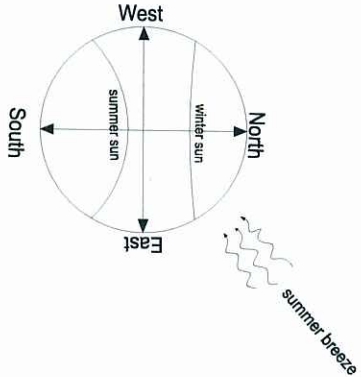
- BOUNDARY LINE
- FENCE LINE
- ENTRY POINT

FENCE LEGEND

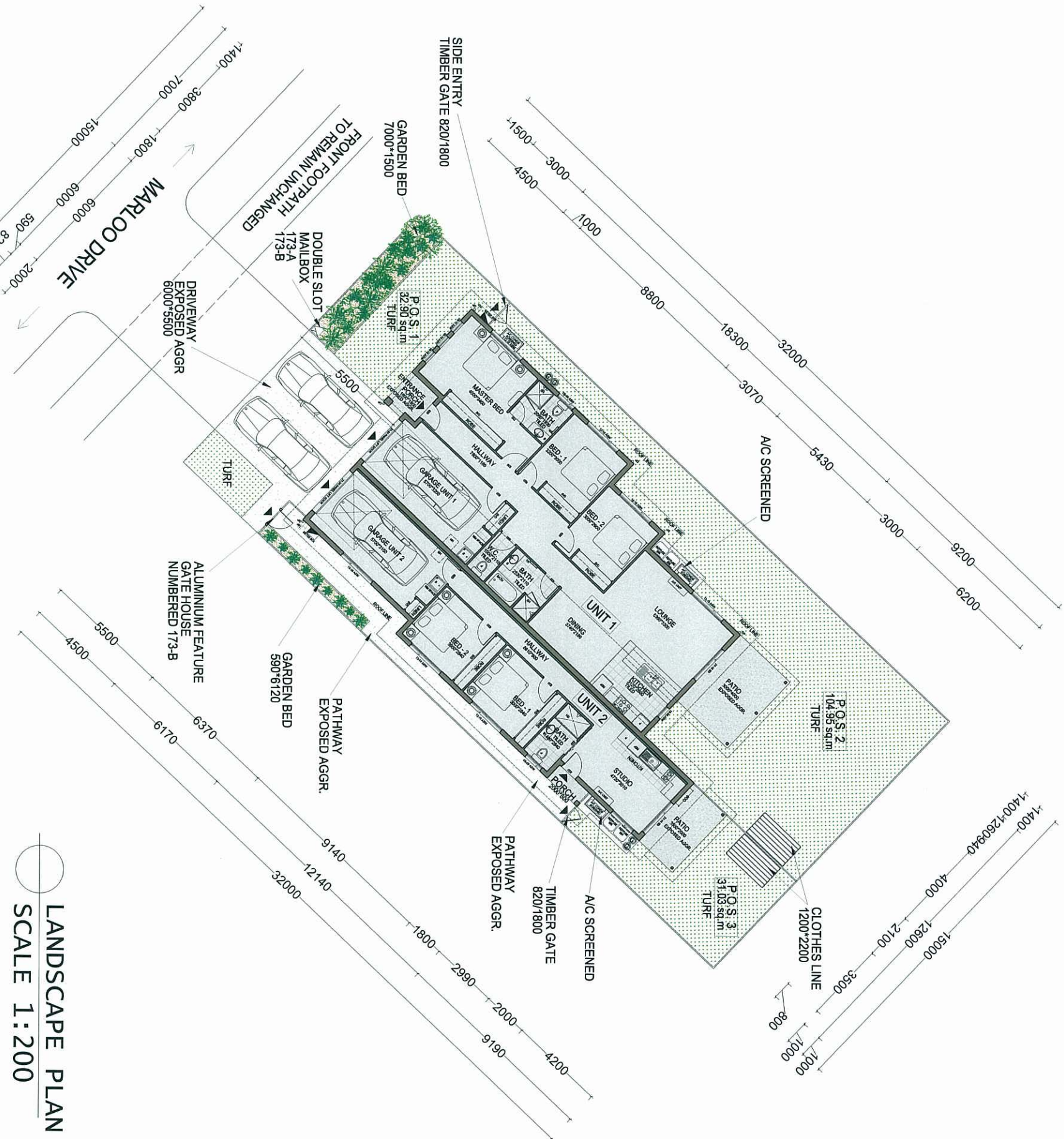
 FENCE TYPE 1 GOOD NEIGHBOUR FENCE H = 1.80m	 TIMBER GATE TIMBER FENCE DOOR 25% TRANSPARENCY	 ALUMINIUM FEATURE GATE HOUSE NUMBERED 173-B
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PROJECT	TITLE	SCALE	DESIGN	NOTES	SHEET
LOT 173 TANNUM SANDS	FENCE PLAN	1:200 @ A3	SAPPHIRE 3+2 DUPLEX		
		DATE			
		17.08.2013			
SITE AREA:480sq.m.					3/7

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ELEVATIONS



LANDSCAPE PLAN
SCALE 1:200



LEGEND:

PROJECT	TITLE	SCALE	DESIGN	NOTES	SHEET
LOT 173 TANNUM SANDS	LANDSCAPE PLAN	1:200 @ A3	SAPPHIRE 3+2 DUPEX		4/7
		DATE			
		17.08.2013			
SITE AREA:480sq.m.					

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>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>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 nicipis</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 : <u>Trees should be planted a minimum 1.5 M from all underground services</u> N : Australian Native E : Exotic	

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