

AMENDMENTS	#	DATE	DESCRIPTION

PROPOSED RESIDENCE

Client:
Gary James Denton

Site Address:
Lot 338 Valhalla St,
Clinton. Qld. 4680.

Sapphire 3+2
PROPERTY DESCRIPTION
SP257431
Parish: Auckland
County: Ward
Area of Land: 640m2
Map Ref:
Local Authority: Gladstone RC
Wind Rating: C2

DRAWING DETAILS

Job Number	120095
Issue	Working Drawings
Date	28/10/2013
Drawn By	KH
Checked By	JH
Scale	1 : 200

Floor Areas

Unit 2 GF	58.30 m ²
Unit 2 Garage	23.30 m ²
Unit 2 Alfresco	7.14 m ²
Unit 2 Porch	0.56 m ²
	89.30 m ²
Driveway	37.64 m ²
	37.64 m ²
Unit 1 GF Living	111.44 m ²
Unit 1 Garage	21.67 m ²
Unit 1 Alfresco	12.00 m ²
Unit 1 Porch	2.80 m ²
	147.91 m ²
Grand total	274.85 m ²

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SITE	Area	640m2
	Coverage	36%
	Ceiling GF	2440
	Ceiling FF	
	Ceiling SF	
	Roof Pitch	18.00°
	Roof Material	Colorbond
	Eave O'hang	450

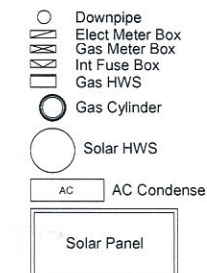
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FINAL WORKING DRAWINGS
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DATE.....

1 : 200

SITE

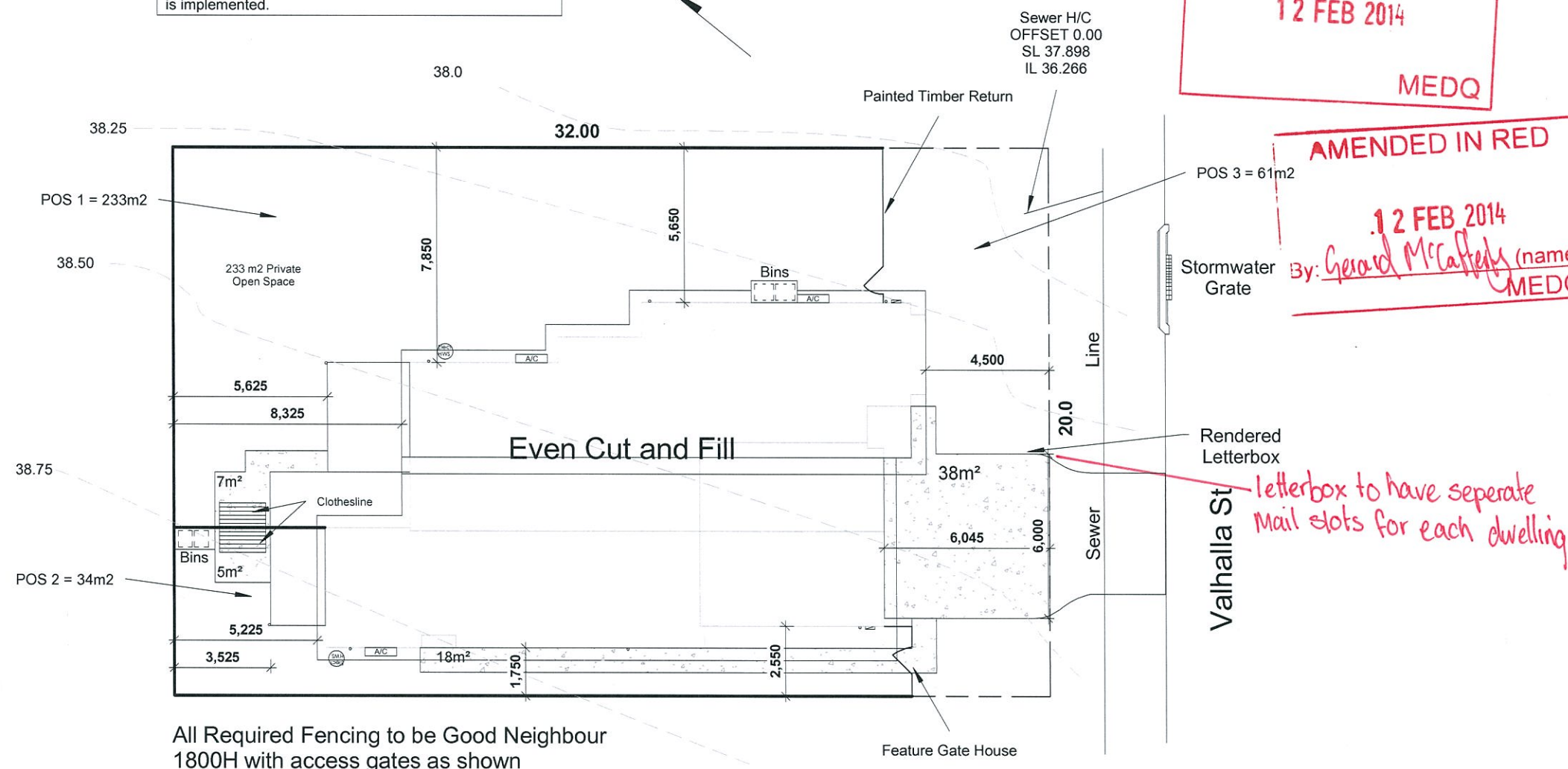
02



Legend

Boundary Line - - - -

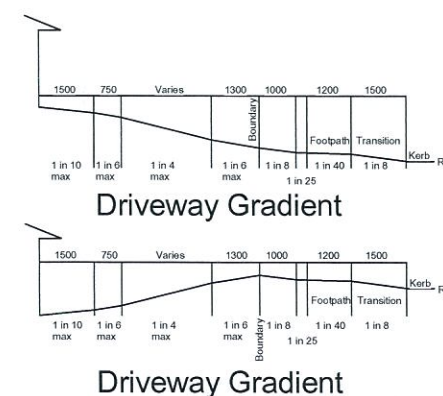
IMPORTANT NOTE:
This block utilises Optical Fiber cabling. Please see the job supervisor to ensure the correct method of installation is implemented.



All Required Fencing to be Good Neighbour
1800H with access gates as shown

POS Schedule

Name	Area
POS 1	233 m ²
POS 2	34 m ²
POS 3	61 m ²
Grand total	328 m ²



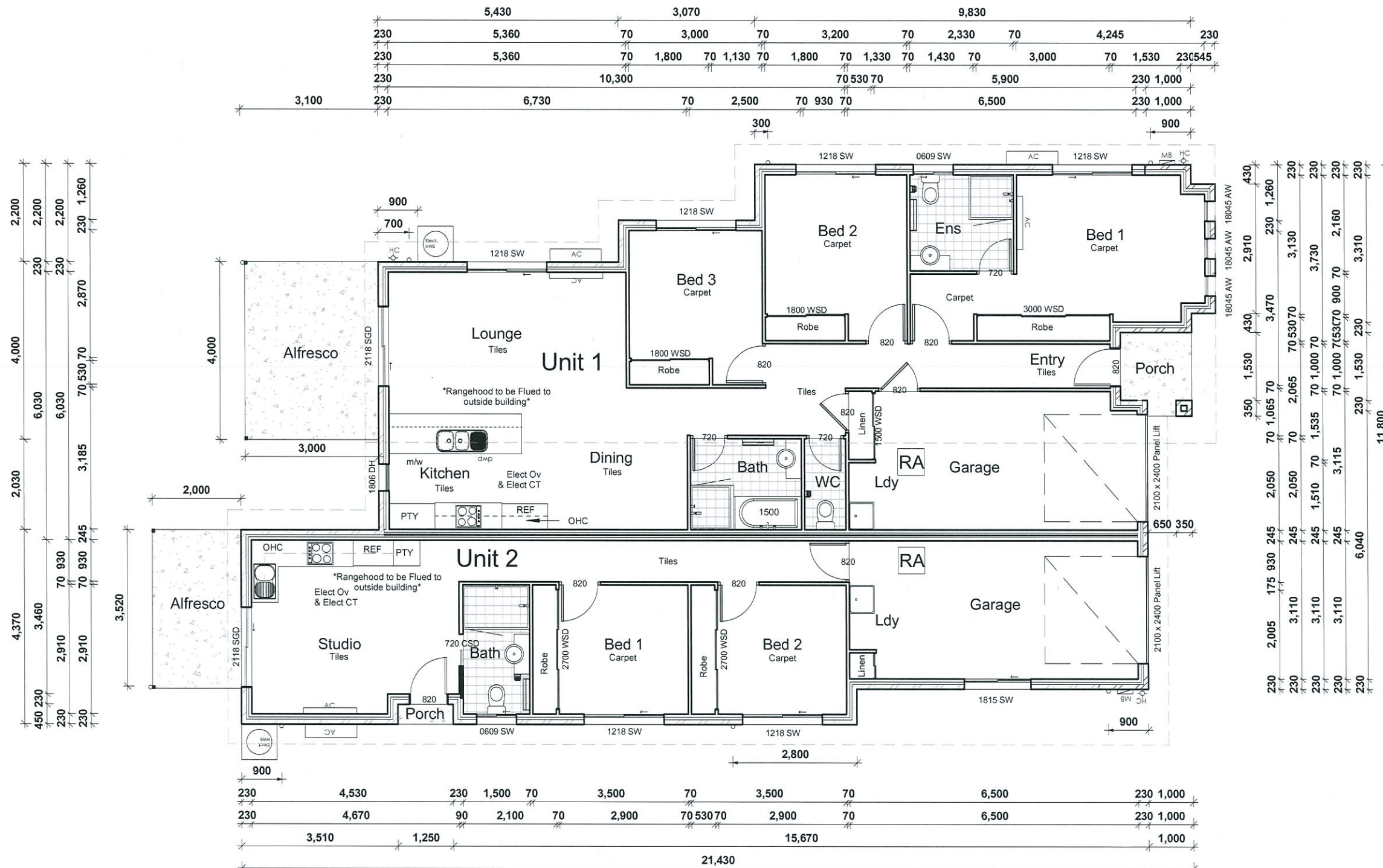
Site Plan

1 : 200

1

Noise Attenuation

Building component upgrades required.
See detail 2 for full list of upgrades for this building.



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Ground Floor Plan

1 : 100

1 : 100

GROUND FLOOR

03

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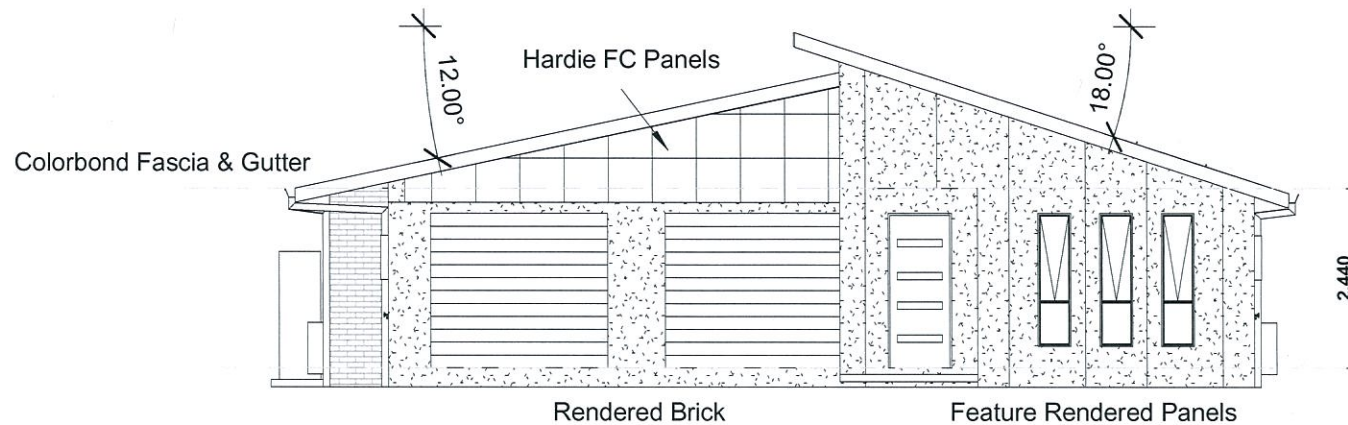
SIGN.....
DATE.....

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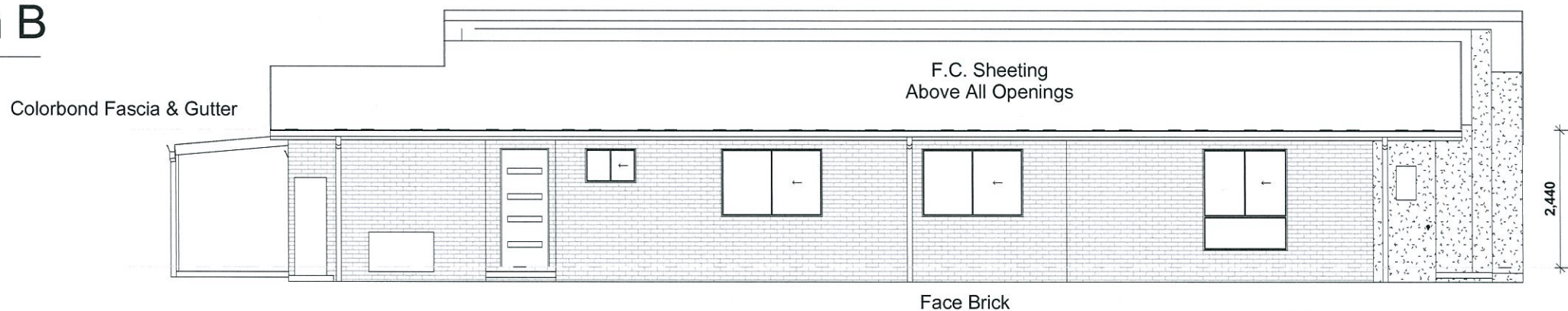
ELEVATION 1

04

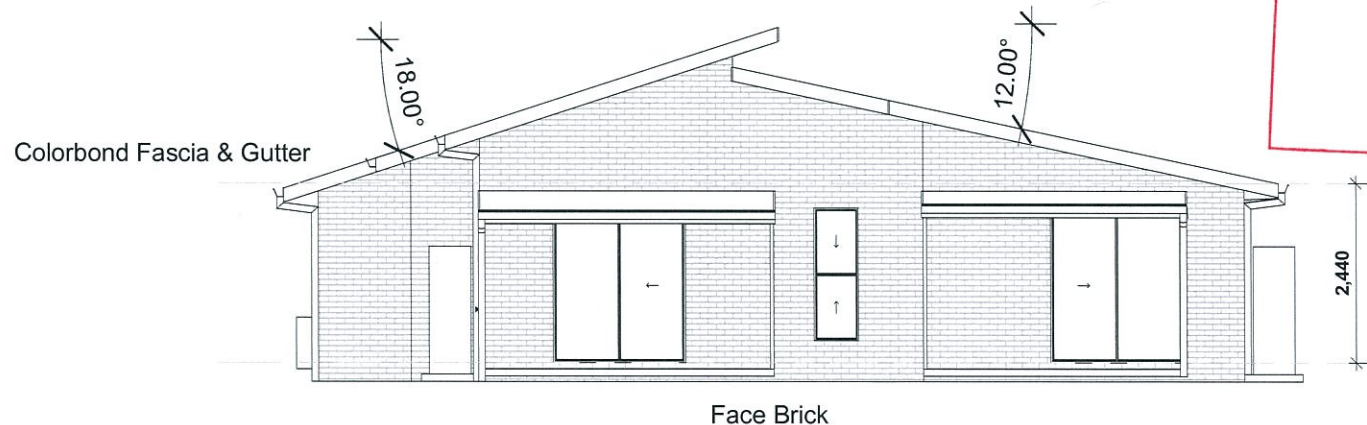
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2 Elevation B 1 : 100



3 Elevation C 1 : 100

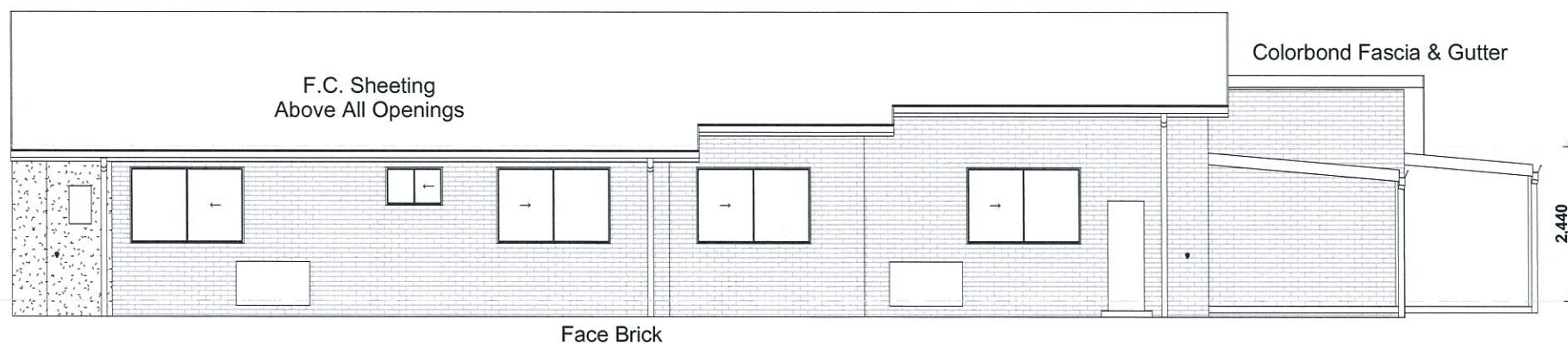


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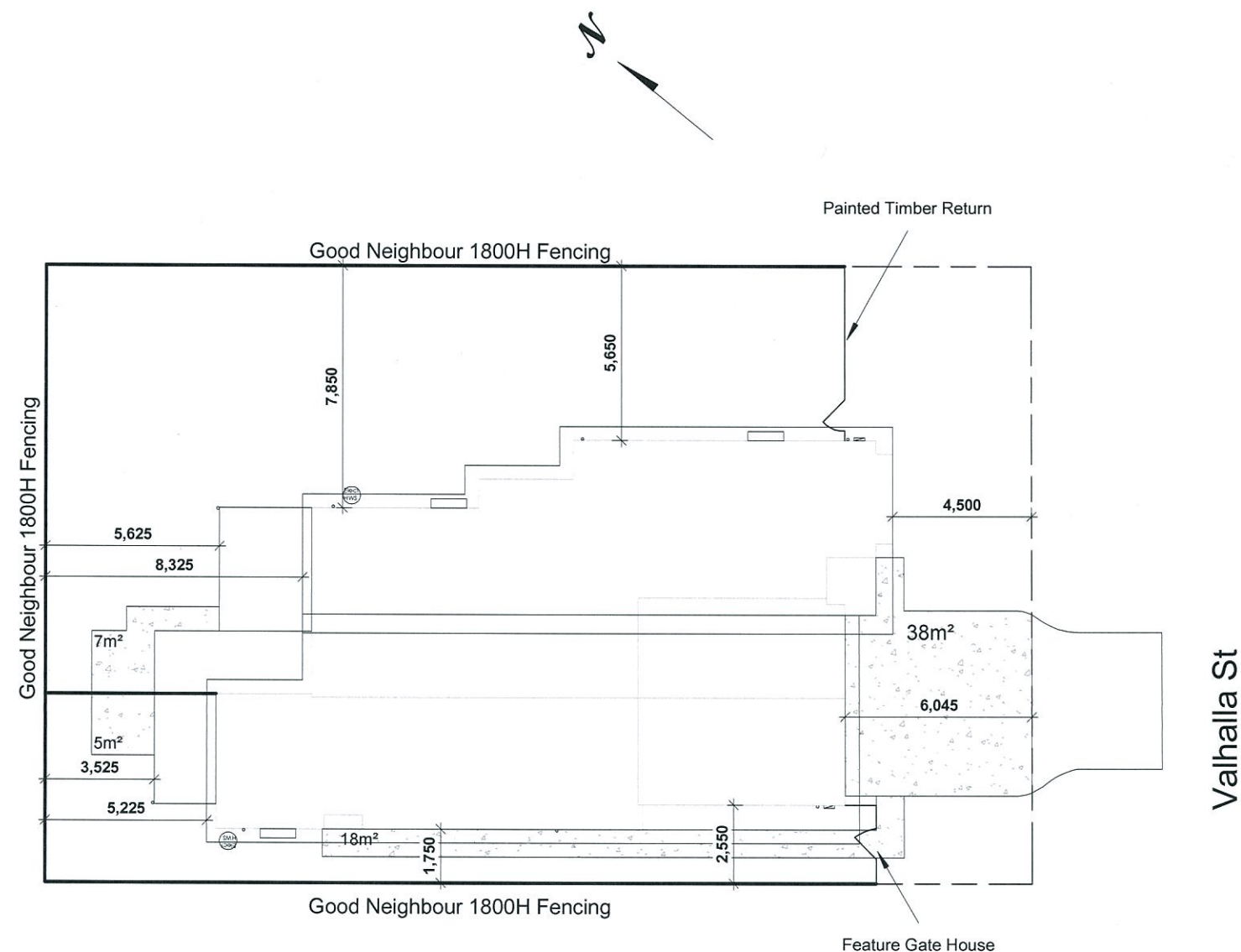
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4 Elevation D 1 : 100



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FENCE LEGEND



FENCE TYPE 1
GOOD NEIGHBOUR FENCE
H = 1.80m



TIMBER GATE
TIMBER FENCE DOOR
25% TRANSPARENCY



TIMBER FEATURE
ENTRY GATE 820/1800
NUMBERED 10-B



TIMBER ENTRY
PORTICO

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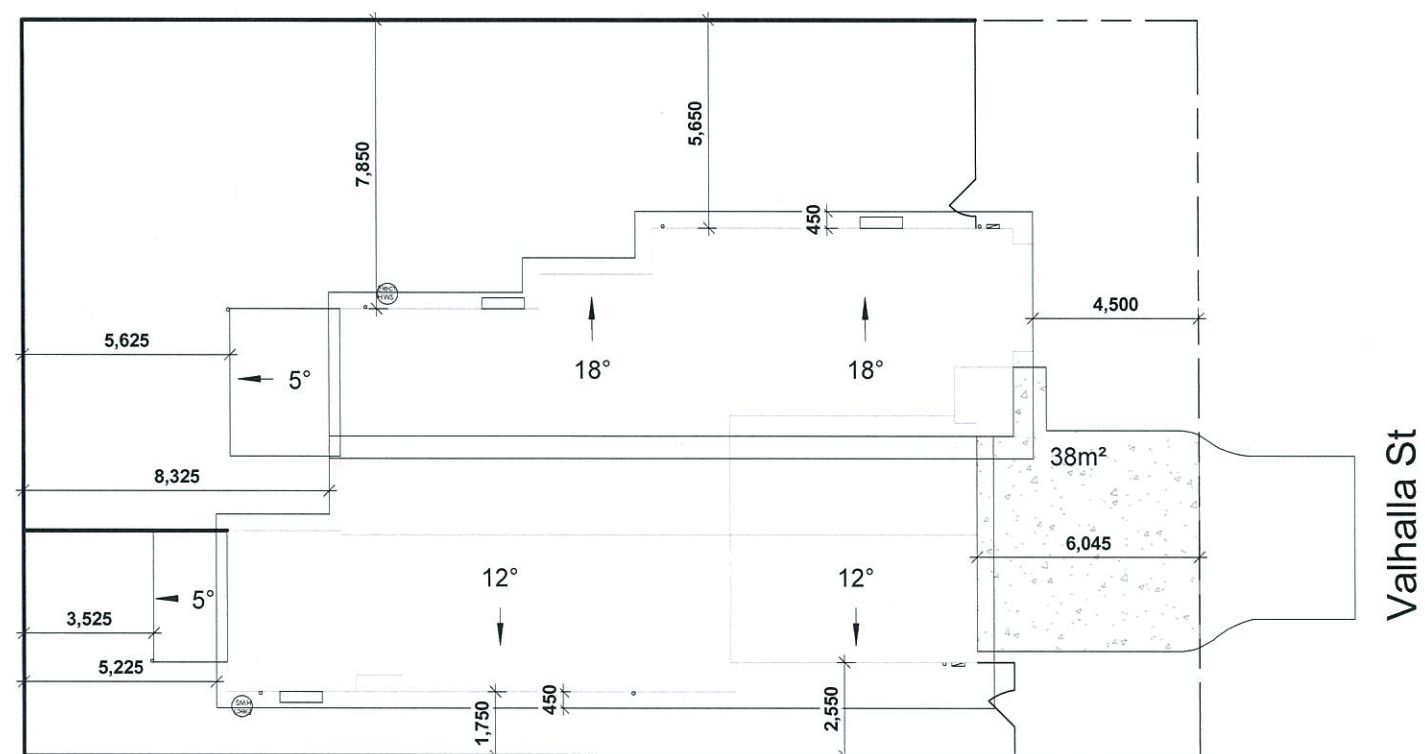
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NOTE: Eave width = 450mm



Valhalla St

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1

Roof Plan

1 : 200

ROOF PLAN

11C



APPENDIX 1: DEVELOPMENT PLANTING SCHEDULE

Plant species list – residential and commercial lots

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:		Shrubs	
Acmena hemilampra	Broad-leaved Lilly	Alphitonia petriei	Native Ginger
Alphitonia petriei	Pink Ash	Alphitonia petriei	Red Ash
Anyra divaricata	Rose Tamarind	Alphitonia petriei	Native Gardenia
Brachychiton acerifolius	Illawarra Flame Tree	Alphitonia petriei	Palm Lily
Callistemon viminalis	Weeping Bottlebrush	Alphitonia petriei	Lipstick Palm
Cassia brewsteri var tomentella	Velvet Bean	Alphitonia petriei	Blushing Beauty
Corymbia ptychocarpa	Swamp bloodwood	Alphitonia petriei	Heliconia
Corymbia tessellata # *	Moreton Bay Ash	Alphitonia petriei	Native Rosea
Cupaniopsis anacardioides	Tuckeroo	Alphitonia petriei	Hibiscus
Eucalyptus tereticornis # *	Old Blue Gum	Alphitonia petriei	Bandicoot Berry
Euroschinus falcatus	Ribwood	Alphitonia petriei	Australian Fan Palm
Ficus congesta	Red-leaved fig	Alphitonia petriei	Melaleuca 'Little John'
Ficus virens # *	White Fig	Alphitonia petriei	Claret Tops
Hindia australis	Crows Ash	Alphitonia petriei	Dwarf Snow in Summer
Livistona decora #	Weeping Cabbage Palm	Alphitonia petriei	Native Mock Orange
Lophospermum suaveolens # *	Swamp Box	Alphitonia petriei	Japanese banana
Melaleuca leucadendra # *	Weeping Paperbark	Alphitonia petriei	Broadleaf Lady Palm
Olea paniculata	Native Olive	Alphitonia petriei	Purple Vitis
Paraserianthes litoralis	Mackay Redcedar	Alphitonia petriei	Trifoliate Chastetree
Pittosporum ferrugineum	Rusty Pittosporum	Alphitonia petriei	Grass tree
Pongamia pinnata	Native Wisteria	Alphitonia petriei	Cardboard palm
Schefflera actinophylla	Umbrella Tree	Alphitonia petriei	
Stenocarpus sinuatus	Wheel of Fire	Alphitonia petriei	
Sterculia quadrifida	Peanut Tree	Alphitonia petriei	
Waterhousea floribunda	Weeping Lily Pilly	Alphitonia petriei	
Xanthostemon chrysanthus	Golden Penda	Alphitonia petriei	
Groundcovers:		Groundcovers:	
Babingtonia virgata "Dwarf"	Miniature Baeckea	Hardenbergia violacea	Sarsaparilla Vine
Balioskion patens	Didgery Sticks	Hibbertia scandens	Golden Guinea Vine
Brachyscome microcarpa	Blue Daisy	Hymenocallis littoralis	Spider Lily
Bromelad sp	Bromeliad	Hymenocallis littoralis	Vanagated Spider Lily
Cinnamomum pedunculatum	Swamp Lily	Lepidosperma laterale	Variable Sword Sedge
Cycas revoluta	Sago Palm	Liriodendron muscari	Lily Turf
Cymbopogon refractus	Barbed Wire Grass	Lomandra hystrix	Creek Matt Rush
Dendrobium kingianum	Pink King Rock Orchid	Lomandra longifolia	Mat Rush
Dianella caerulea	Flax Lily	Lomandra longifolia "Buryip"	Matt Rush
Dianella caerulea	Flax Lily	Molinera capillata	Palm Lily
Dianella Little Jess	Blue Flax Lily	Myoporum ellipticum	Boobialla
Dianella "Tas Red"	Flax Lily	Pennisetum "Nafay"	Swamp Foxtail
Dietes bicolor	Spanish Iris	Pennisetum alopecuroides	Swamp Foxtail
Dietes bicolor	Yellow Iris	Pennisetum Red Lea	Swamp Foxtail
Dietes grandiflora	Yellow Iris	Poa sepiaria	Snow Grass
Gahnia sepiaria	Swamp Gahnia	Themeda triandra	Kangaroo Grass
Local species			

Builders Initials _____
Design Guidelines Version E(a): 21/08/2012

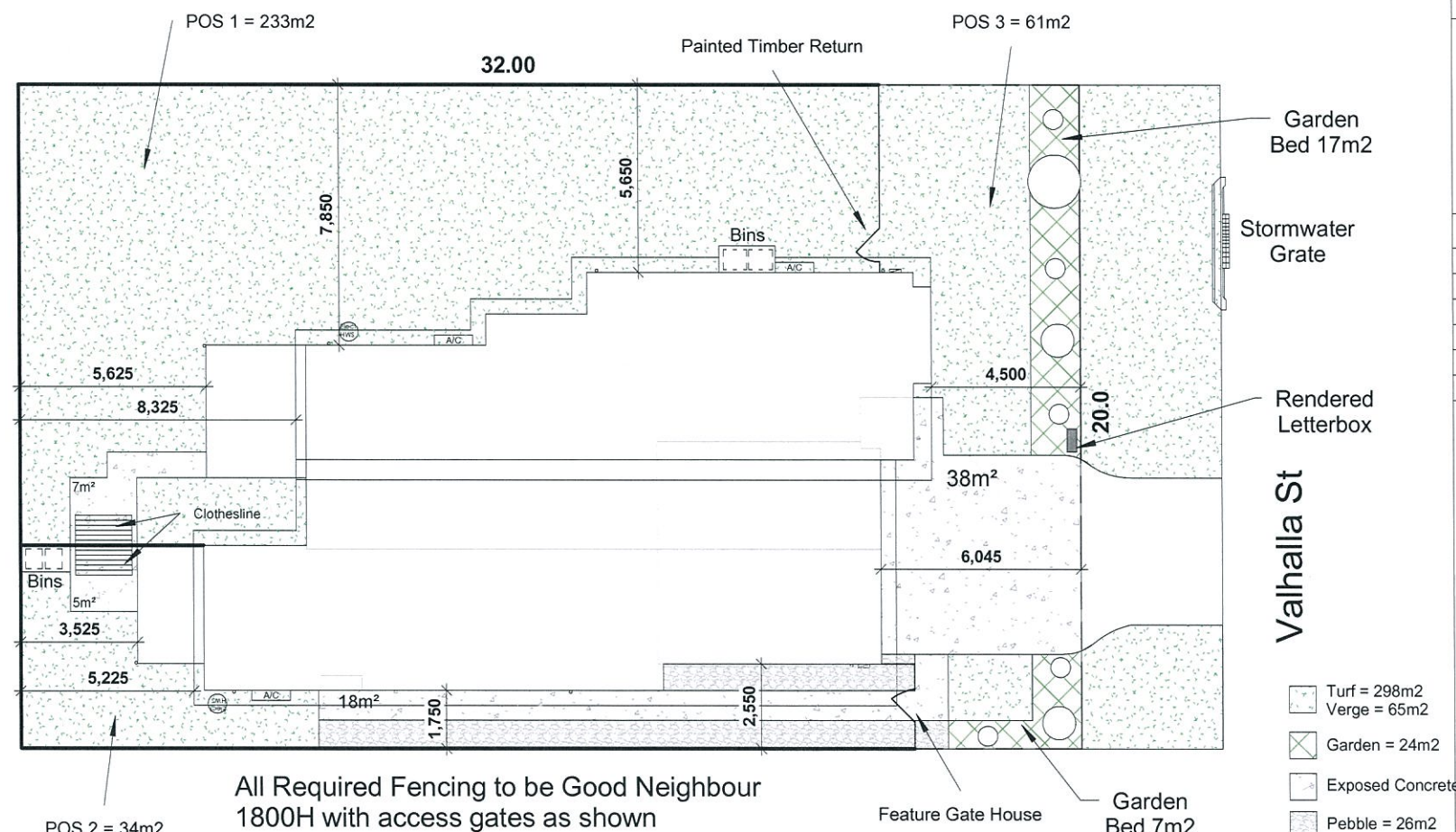
Buyers Initials _____
10



1

Landscape Plan

1 : 200



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LANDSCAPE PLAN

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