

AMENDMENTS	#	DATE	DESCRIPTION

PROPOSED RESIDENCE

Client:

Site Address:

Lot 344 (37) Sea Prince Cct
Clinton. Qld. 4680.

Sapphire 3+2

PROPERTY DESCRIPTION

SP

Parish: Auckland
County: Clinton
Area of Land: 570m2
Map Ref:
Local Authority: Gladstone RC
Wind Rating:

DRAWING DETAILS

Job Number	120426
Issue	Prelim Plans
Date	10/09/13
Drawn By	KH
Checked By	JH
Scale	1 : 200

Floor Areas

Unit 2 GF	62.85 m ²
Unit 2 Garage	23.30 m ²
Unit 2 Alfresco	9.59 m ²
Unit 2 Porch	1.28 m ²

97.02 m²

Driveway	38.53 m ²
----------	----------------------

38.53 m²

Unit 1 GF Living	109.86 m ²
Unit 1 Garage	21.67 m ²
Unit 1 Alfresco	10.44 m ²
Unit 1 Porch	2.80 m ²

144.76 m²

280.32 m²

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SITE	Area	570m2
	Coverage	41%
	Ceiling GF	2440
	Ceiling FF	
	Ceiling SF	
	Roof Pitch	18.00°
	Roof Material	Colorbond
	Eave O'hang	450

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FOR COUNCIL SUBMISSION

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DATE.....

1 : 200

SITE

02

Legend:

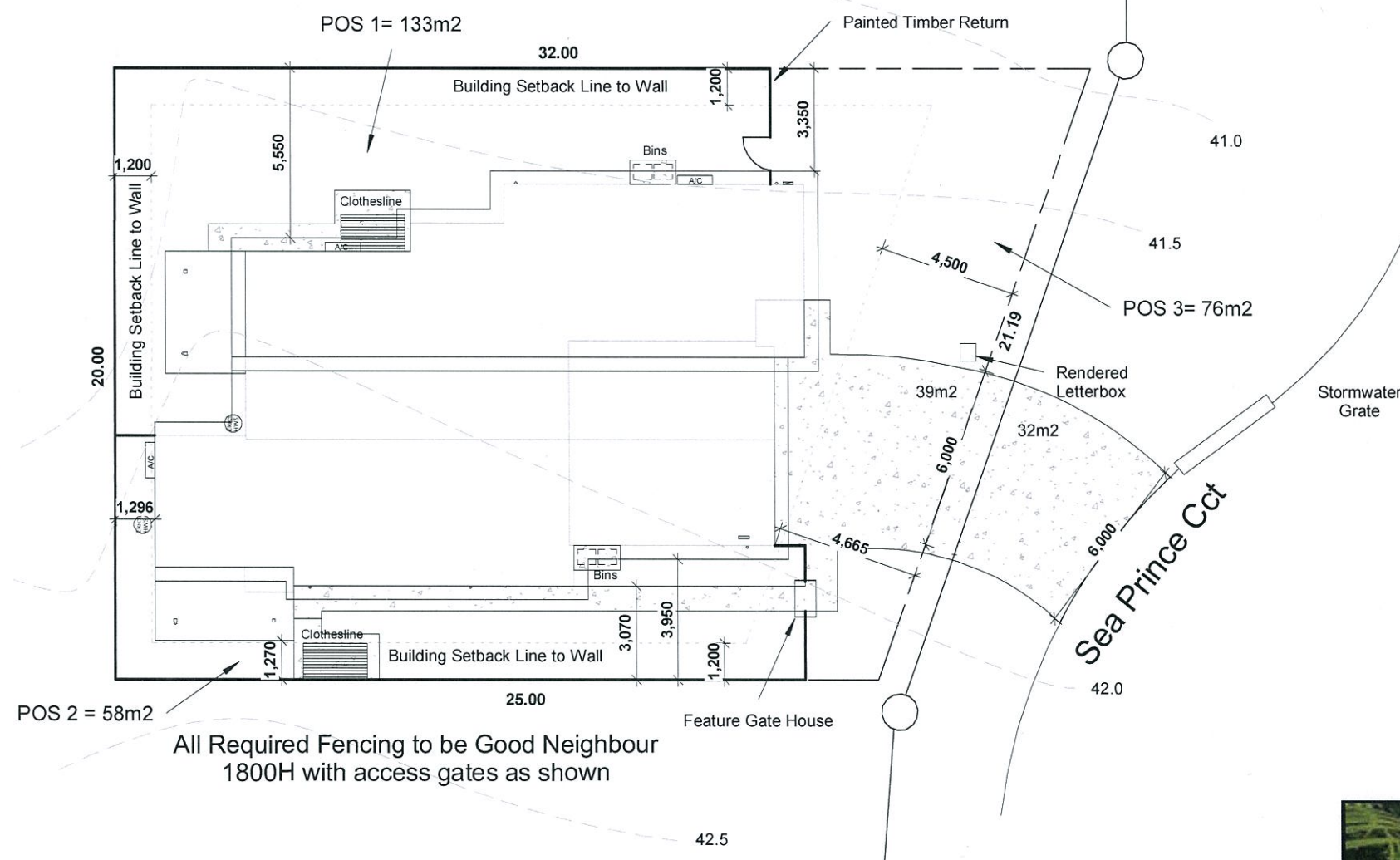
- Boundary Line
- - - Building Setback Line to Wall
- Sewer Line

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

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MEDQ

- Downpipe
- Elect Meter Box
- Gas Meter Box
- Int Fuse Box
- Gas HWS
- Gas Cylinder
- Solar HWS
- AC
- AC Condenser
- Solar Panel



POS Schedule

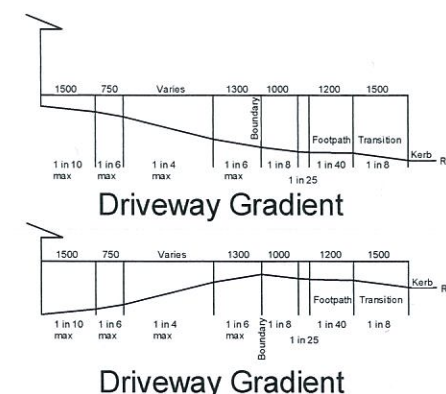
Name	Area
------	------

POS 1	133 m ²
POS 2	58 m ²
POS 3	76 m ²

Grand total 267 m²



Artistic Impression Only



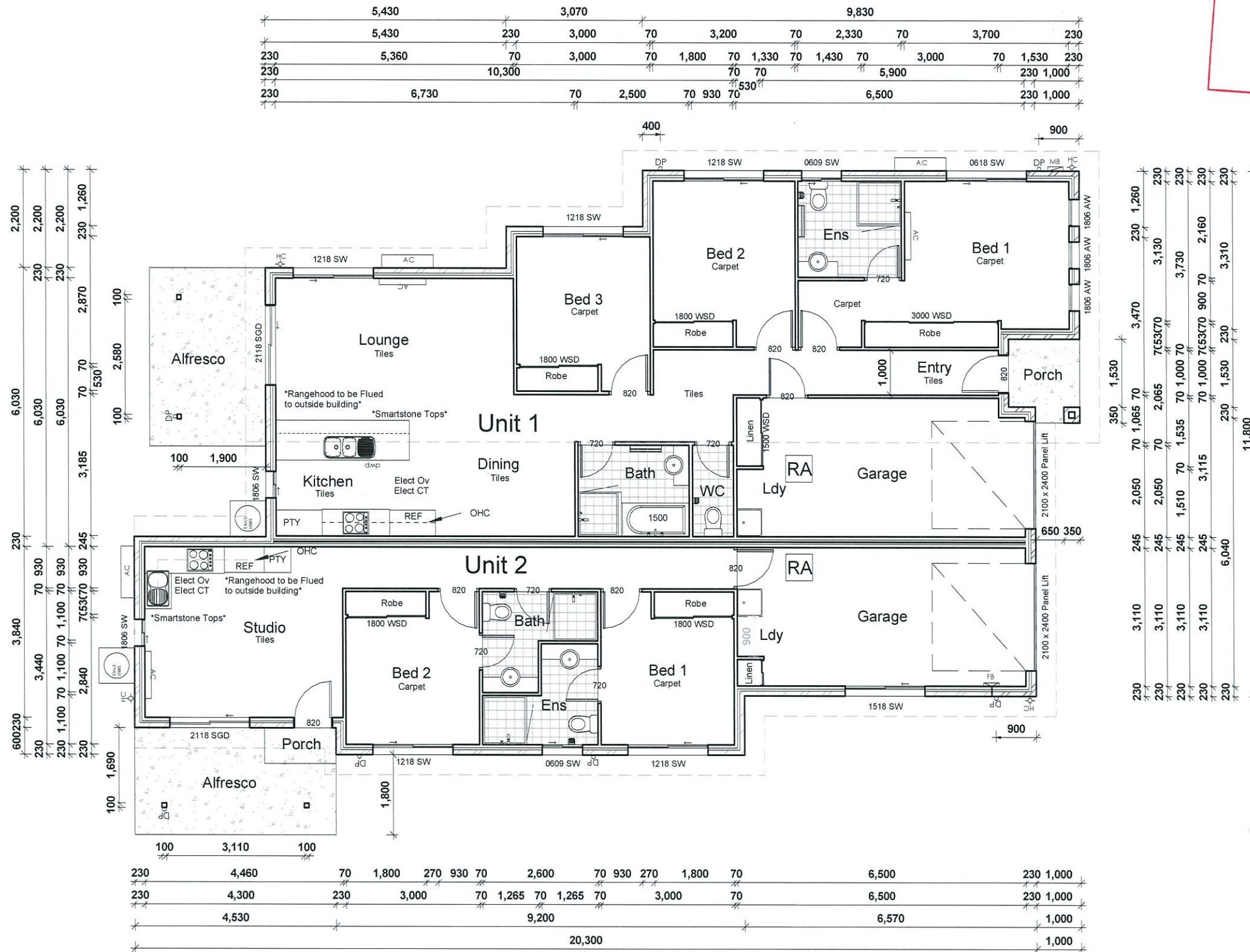
Site Plan

1 : 200

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

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MEDQ



1

1 : 100

IMPACT

[illegible]

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1 : 100

GROUND FLOOR

03

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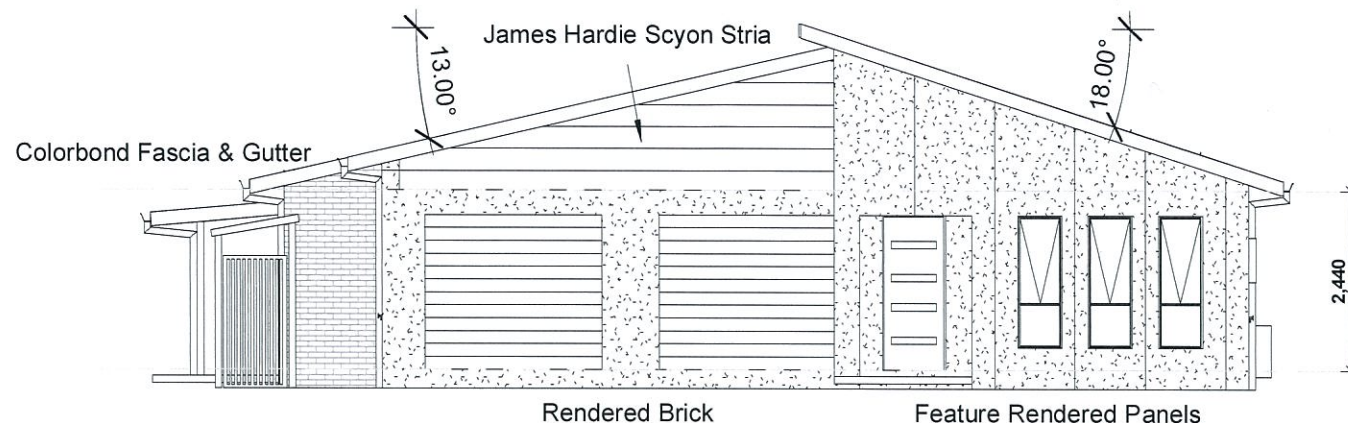
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DATE...../...../.....

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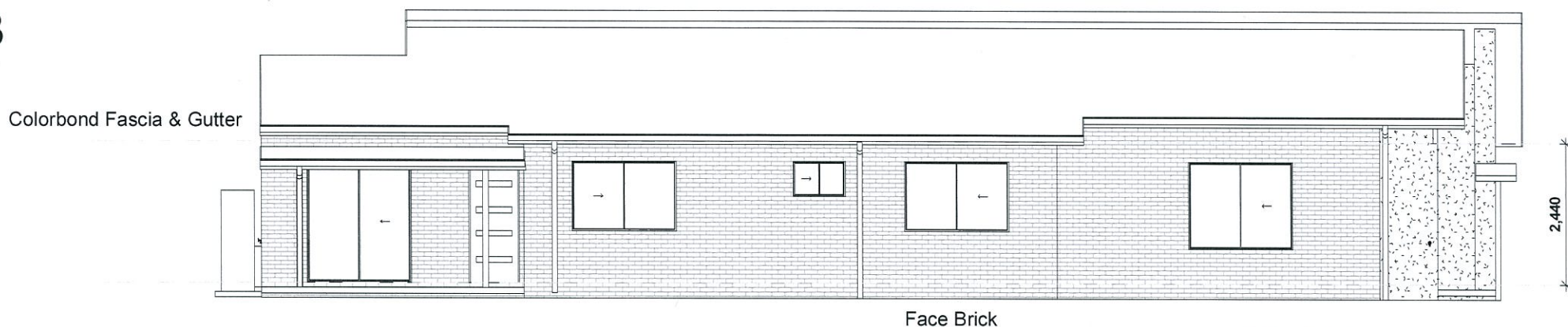
ELEVATION 1

04

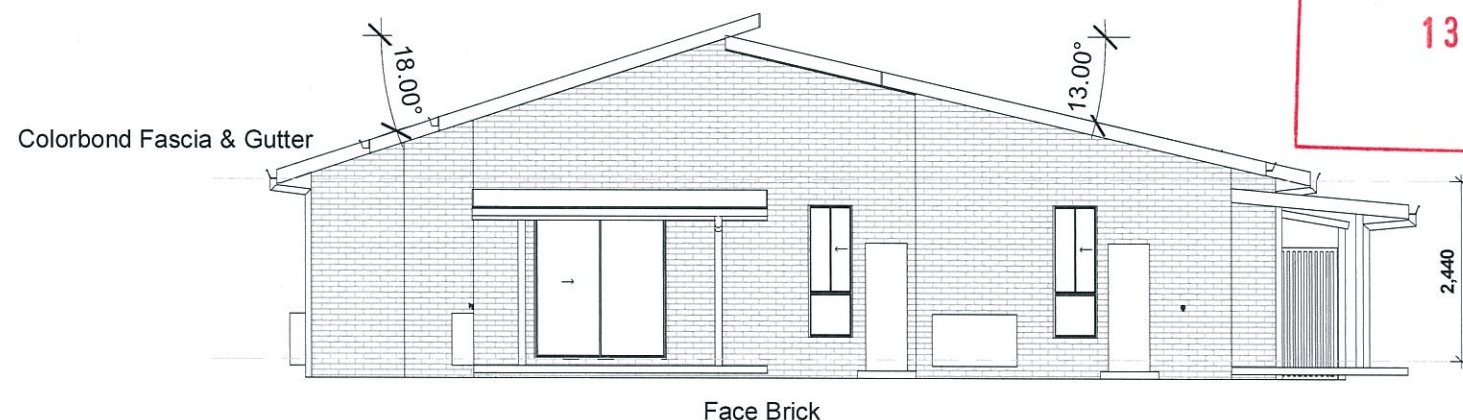
1 Elevation A
1 : 100



2 Elevation B
1 : 100



3 Elevation C
1 : 100

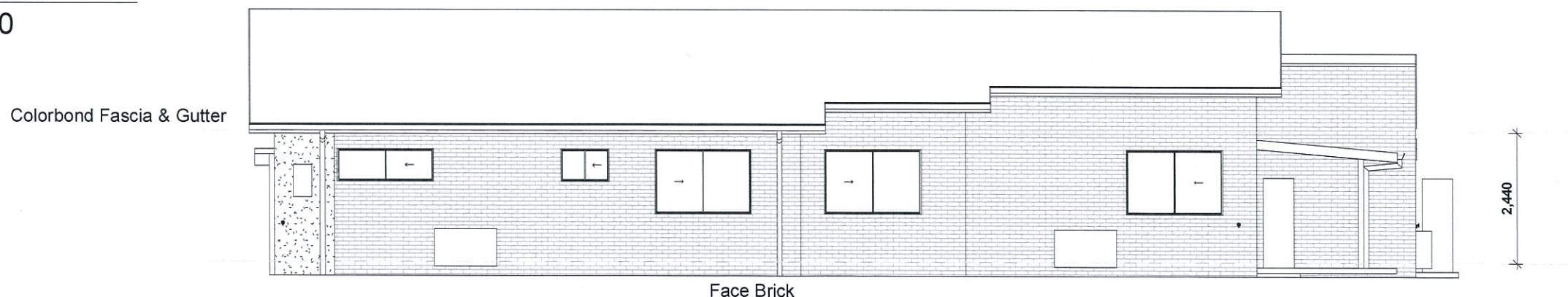


PLANS AND DOCUMENTS
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4 Elevation D
1 : 100



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DATE...../...../.....

1 : 200

11a ROOF PLAN

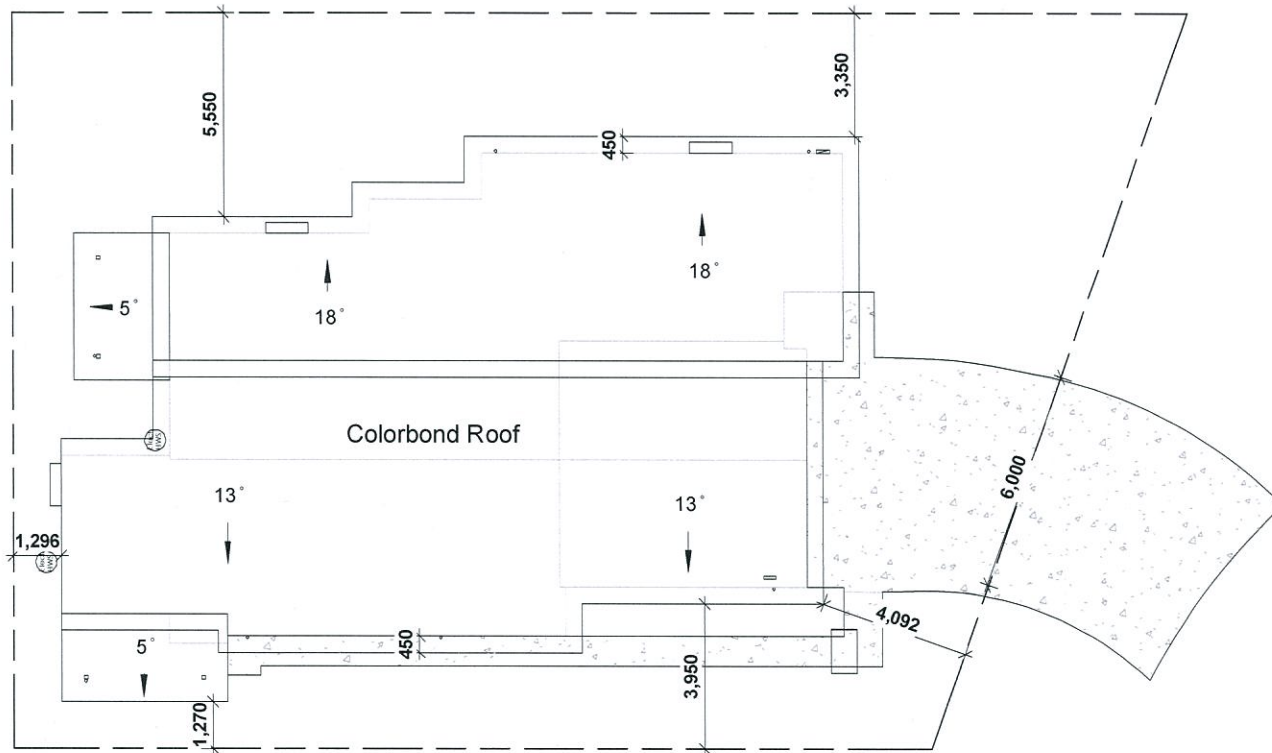
PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

13 FEB 2014

MEDQ



NOTE: Eave width = 450mm

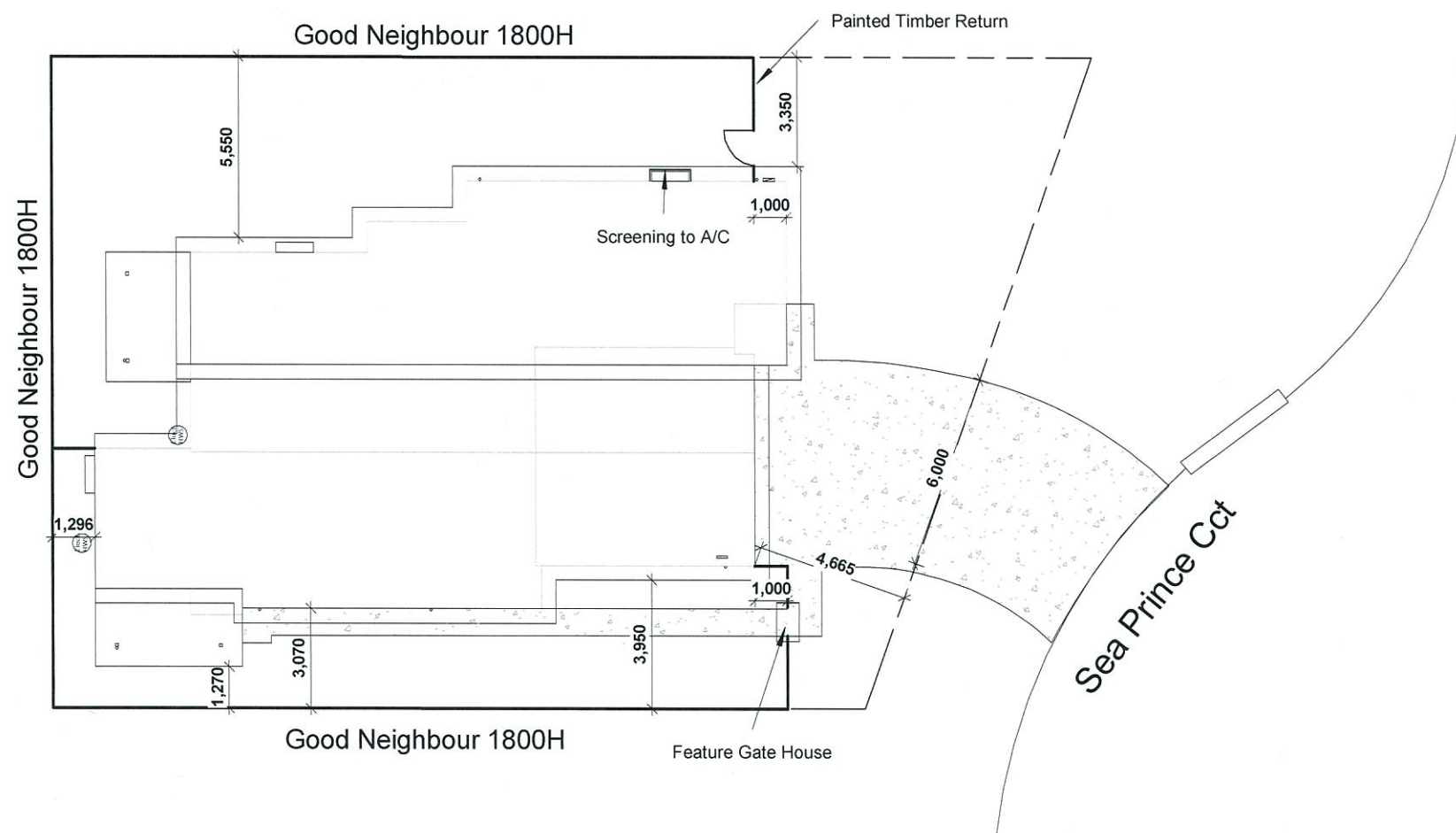


1 Roof Plan
1 : 200

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FENCE LEGEND



FENCE TYPE 1
GOOD NEIGHBOUR FENCE
H = 1.80m



TIMBER GATE
TIMBER FENCE DOOR
25% TRANSPARENCY



FEATURE GATE
HOUSE



TIMBER ENTRY
PORTICO

1 Landscape Plan 1 : 200

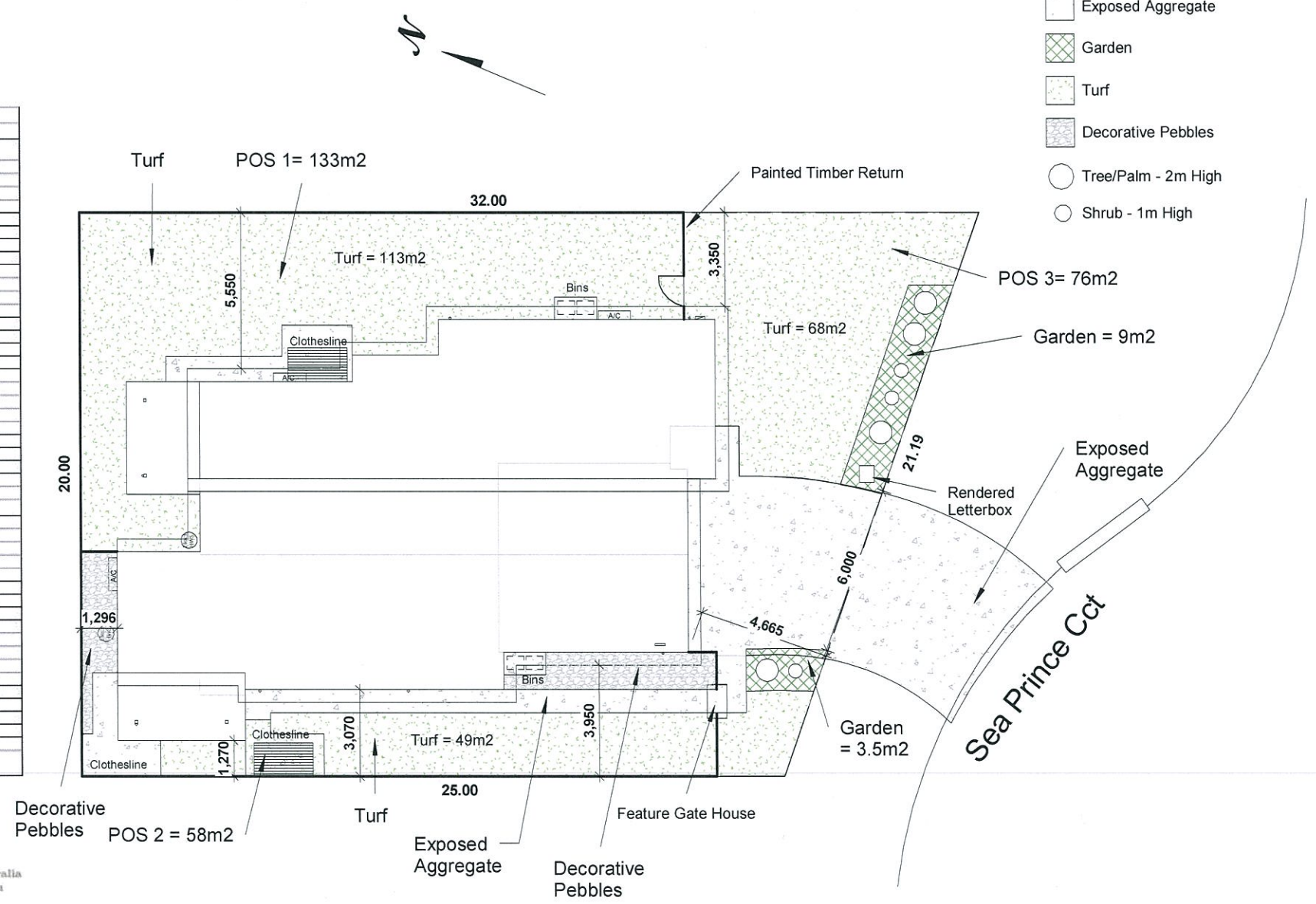
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APPENDIX 1: DEVELOPMENT PLANTING SCHEDULE

- 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	
<i>Acmena hemilampra</i>	Broad-leaved Lilly	<i>Alpinia caerulea</i>	Native Ginger
<i>Alphitonia petraea</i>	Pink Ash	<i>Alpinia excelsa</i>	Red Ash
<i>Asyleria divaricata</i>	Rose Tamarind	<i>Atractocarpus fitzalanii</i>	Native Gardenia
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	<i>Cordyline canniifolia</i>	Palm Lily
<i>Callistemon viminalis</i>	Weeping bottlebrush	<i>Cyrtosladys renda</i>	Lopstick Palm
<i>Cassia brewsteri</i> var <i>tomentella</i>	Velvet Bean	<i>Coscia inophloia</i>	Shrub beauty
<i>Corymbia ptychocarpa</i>	Swamp bloodwood	<i>Heliconia</i> sp.	Heliconia
<i>Corymbia tessellata</i> # *	Moreton Bay Ash	<i>Hibiscus heterophyllus</i>	Native Rosea
<i>Cupaniopsis anacardioides</i>	Tuckeroo	<i>Hibiscus</i> sp.	Hibiscus
<i>Eucalyptus tereticornis</i> # *	Old Blue Gum	<i>Lea indica</i>	Banjoost Berry
<i>Euroschinus falcatus</i>	Ribbonwood	<i>Locala remsayi</i>	Australian Fan Palm
<i>Ficus congesta</i>	Red-leaved fig	<i>Melaleuca</i> 'Little John'	Claret Toos
<i>Ficus virens</i> # *	White Fig	<i>Melaleuca linifolia</i> 'Dwarf Snow'	Dwarf Snow in Summer
<i>Flindersia australis</i>	Crows Ash	<i>Musa basjoo</i> 'Sakhalin'	Japanese banana
<i>Livistona decora</i> # *	Weeping Cabbage Palm	<i>Rhipis excelsa</i>	Broadleaf Lady Palm
<i>Lophosiphon suaveolens</i> # *	Swamp Box	<i>Vitex trifolia</i> 'Purpurea'	Purple Vitex
<i>Melaleuca leucadendra</i> # *	Weeping Paperbark	<i>Vitex trifolia purpurea</i>	Trifoliate Chastotree
<i>Olea paniculata</i>	Native Olive	<i>Xanthorrhoea johnsonii</i>	Grass tree
<i>Paraserianthes toona</i>	Mackay Redcedar	<i>Zamia furfuracea</i>	Cardboard palm
<i>Palasporum ferrugineum</i>	Rusty Pittosporum		
<i>Persea pinnata</i>	Native Wisteria		
<i>Schefflera actinophylla</i>	Umbrella Tree		
<i>Stenocarpus sinuatus</i>	Wheel of Fire		
<i>Stenocarpus quadrifidus</i>	Peanut Tree		
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly		
<i>Xanthostemon chrysanthus</i>	Golden Penda		
Groundcovers:		Groundcovers:	
<i>Babingtonia virgata</i> 'Dwarf'	Miniature Baeckea	<i>Hardenbergia violacea</i>	Sarsaparilla Vine
<i>Balioskion pallens</i>	Didgery Sticks	<i>Hibbertia scandens</i>	Golden Guinea Vine
<i>Brachyscome microcarpa</i>	Blue Daisy	<i>Hymenocallis littoralis</i>	Spider Lily
<i>Bromelid</i> sp.	Bromeliad	<i>Hymenocallis littoralis</i> Thai Spider	Vanagated Spider Lily
<i>Cinnam pedunculatum</i>	Swamp Lily	<i>Lepidosperma laterale</i>	Variable Sword Sedge
<i>Cycas revoluta</i>	Sago Palm	<i>Liriope muscari</i>	Lily Turf
<i>Cymbopogon refractus</i>	Barbed Wire Grass	<i>Lomandra hystrix</i>	Creek Matt Rush
<i>Dendrobium longianum</i>	Pink King Rock Orchid	<i>Lomandra longifolia</i>	Mat Rush
<i>Dianella caerulea</i>	Flax Lily	<i>Lomandra longifolia</i> 'Burnip'	Matt Rush
<i>Dianella caerulea</i>	Flax Lily	<i>Molineria capitulata</i>	Palm Lily
<i>Dianella Little Jass</i>	Blue Flax Lily	<i>Myoporum ellipticum</i>	Boobiala
<i>Dianella 'Tas Red'</i>	Flax Lily	<i>Pennisetum 'Nafay'</i>	Swamp Foxtail
<i>Diets bicolor</i>	Spanish Iris	<i>Pennisetum alopecuroides</i>	Swamp Foxtail
<i>Diets bicolor</i>	Yellow Iris	<i>Pennisetum 'Red Lea'</i>	Swamp Foxtail
<i>Diets grandiflora</i>	Yellow Iris	<i>Pos siebriana</i>	Snow Grass
<i>Gahnia siebriana</i>	Swamp Gahnia	<i>Themeda triandra</i>	Kangaroo Grass
Local species			



- Legend:
- Exposed Aggregate
 - Garden
 - Turf
 - Decorative Pebbles
 - Tree/Palm - 2m High
 - Shrub - 1m High

Builders Initials _____ Buyers Initials _____

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

Level 4, 229 Elizabeth Street, Qld 4002 Australia | PO Box 2202, Brisbane Qld 4001 Australia
T +61 7 3024 4150 | F +61 7 3024 4199 | E ulda@ulda.qld.gov.au | W www.ulda.qld.gov.au

IMPACT HOMES			
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11C LANDSCAPE PLAN 1 : 200