

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

01 APR 2014

MEDQ

LEGEND:

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

INFRASTRUCTURE LEGEND:

- SEWER MAIN AND MANHOLE
- WATER MAIN & DIAMETER, HYDRANT
- STORMWATER DRAINAGE

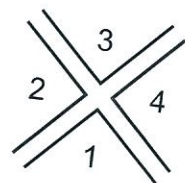
PRIVATE OPEN SPACE AREA

P.O.S. 1	79.20 m ²
P.O.S. 2	21.11 m ²
P.O.S. 3	16.77 m ²
TOTAL	117.08 m ²

FLOOR AREAS

LIVING	PATIO(S)	SUBTOTAL
212.66 m ²	14.37 m ²	227.03 m ²
SITE AREA	COVERAGE AREA	
400.00 m ²	56.76 %	

ELEVATIONS



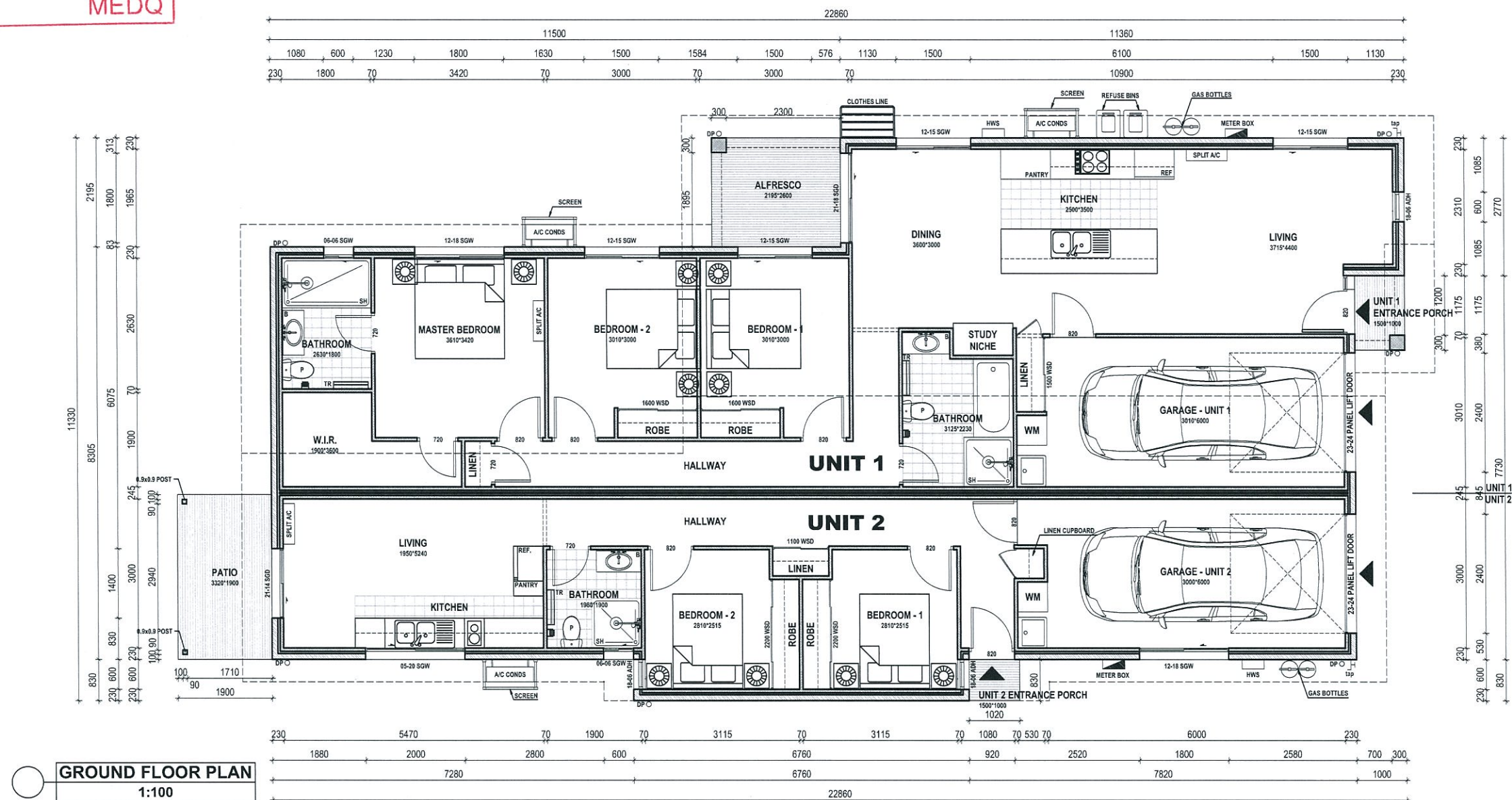
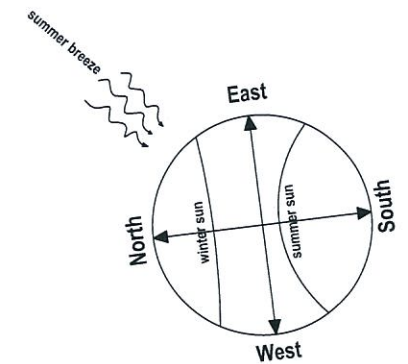
SITE PLAN
1:200

PROJECT	TITLE	SCALE	REV.	NOTES	SHEET
LOT 401 OONOONBA	SITE PLAN	1:200 @ A3		I. S.	
SAPPHIRE 3+2 BDR	SITE AREA: 400 m ²	DATE 25-2-2014			
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GROUND FLOOR PLAN
1:100

FLOOR SCHEDULE - UNIT 1

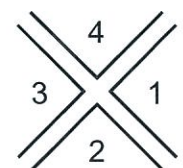
DESCRIPTION	AREA (m ²)
LIVING	111.67
GARAGE - UNIT 1	22.10
ENTR. PORCH	1.50
ALFRESCO	5.71
TOTAL	140.98

FLOOR SCHEDULE - UNIT 2

DESCRIPTION	AREA (m ²)
LIVING	55.76
GARAGE - UNIT 2	23.13
ENTR. PORCH	0.85
PATIO	6.31
TOTAL	86.05

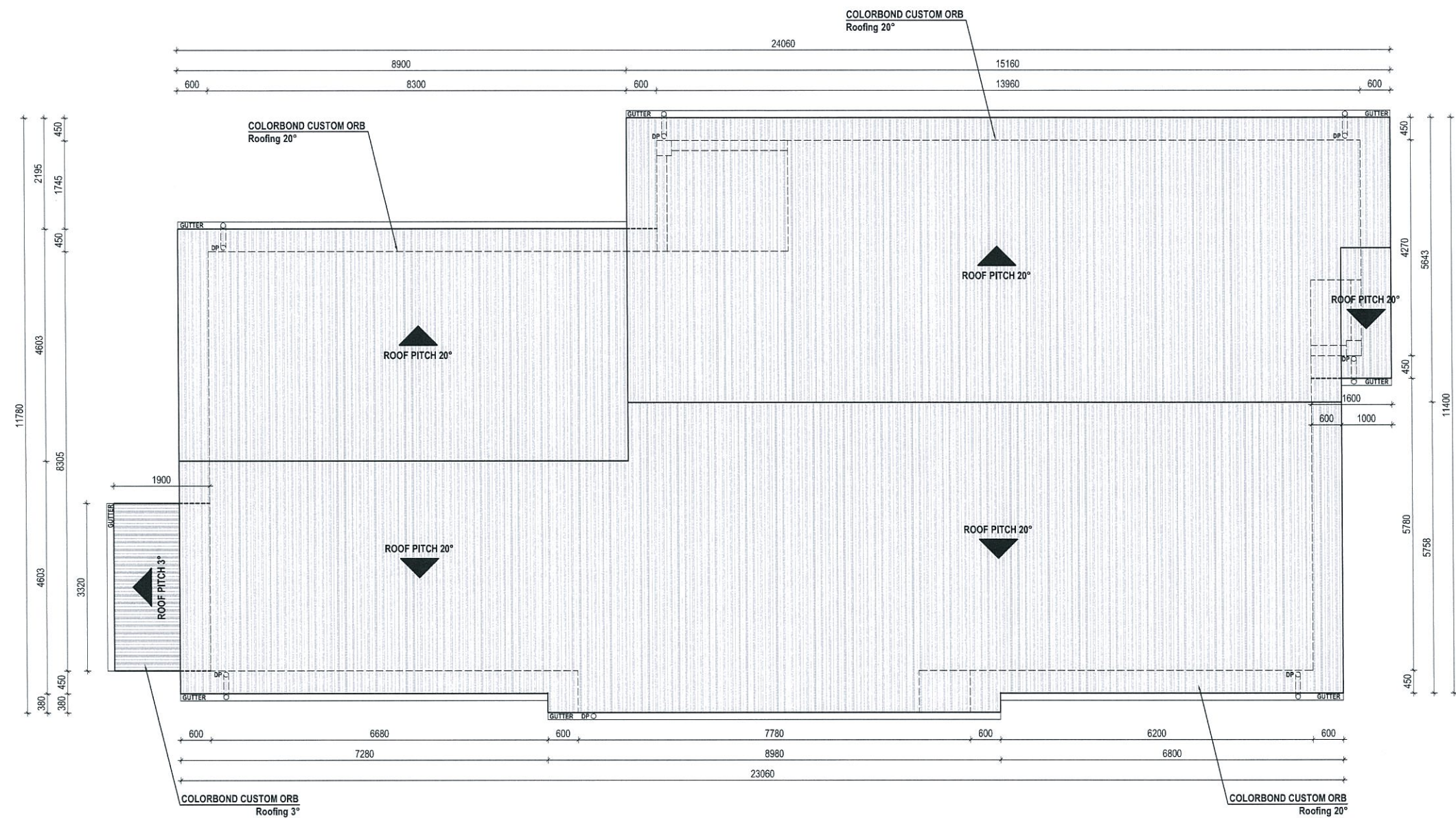
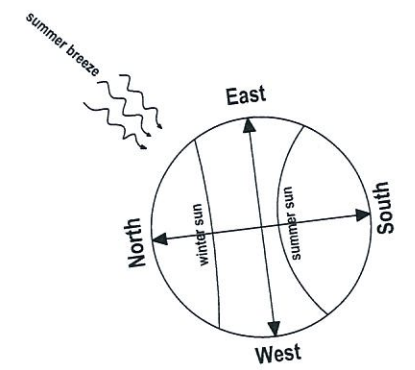
SUBTOTAL (UNIT 1 + UNIT 2)	227.03
DRIVEWAY	33.00
OVERALL TOTAL	260.03

ELEVATIONS



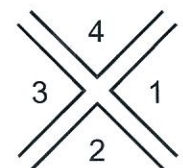
PROJECT	TITLE	SCALE	REV.	NOTES	SHEET
LOT 401 OONOONBA	GROUND FLOOR PLAN	1:100 @ A3		I. S.	
SAPPHIRE 3+2 BDR	SITE AREA: 400 m ²	DATE 25-2-2014			

MEDQ



ROOF LINES PLAN
1:100

ELEVATIONS



PROJECT	TITLE	SCALE	REV.	NOTES	SHEET
LOT 401 OONoonBA	ROOF LINES PLAN	1:100 @ A3		I. S.	
SAPPHIRE 3+2 BDR	SITE AREA: 400 m²	DATE 25-2-2014			3/9



TYPE 1
Good Neighbour Fence
H = 180cm



TYPE 2
Timber Fence, H = 120 cm
25% Transparency



TYPE 3
Aluminium Feature Gatehouse
Numbered 401-B, H=150 cm

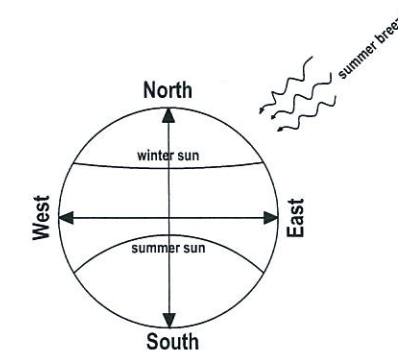
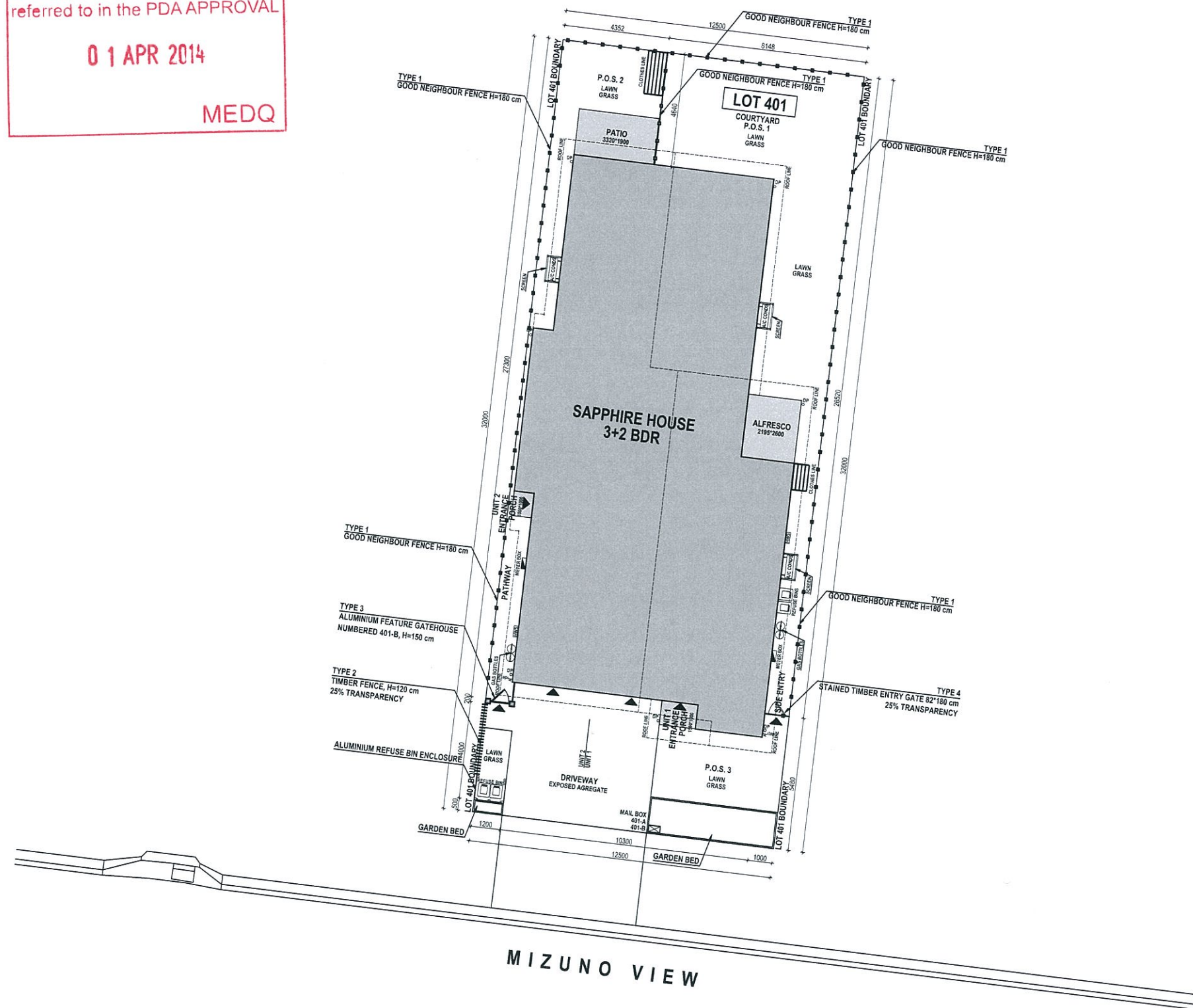


TYPE 4
Stained Timber Entry Gate
25% Transparency
H=180 cm

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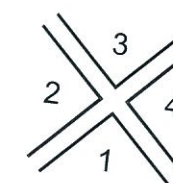
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LEGEND:

- FENCE TYPE 1 LINE
- FENCE TYPE 2 LINE
- ENTRY POINT

ELEVATIONS



FENCE PLAN
1:200

PROJECT	TITLE	SCALE	REV.	NOTES	SHEET
LOT 401 OONOONBA	FENCE PLAN	1:200 @ A3		I. S.	
SAPPHIRE 3+2 BDR	SITE AREA: 400 m ²	DATE 25-2-2014			

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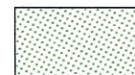
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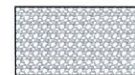
LEGEND:



DECKING



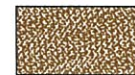
LAWN GRASS



PEBBLES



DRIVEWAY
EXPOSED AGGREGATE



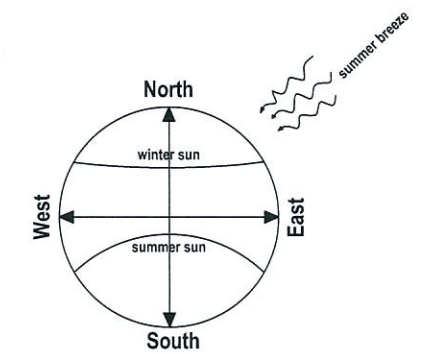
GROUND COVER



SHRUBS
3*1 m high min.



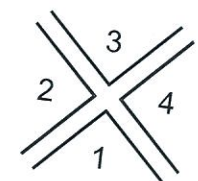
TREES & PALMS
1*2 m high min.



SITE SCHEDULE

DESCRIPTION	AREA (m ²)	
GARDEN AREA-1	79.20	120.77
GARDEN AREA-2	21.11	
GARDEN AREA-3	16.77	
GARDEN AREA-4	3.69	
GARDEN BED AREA-1	7.91	8.53
GARDEN BED AREA-2	0.62	
DRIVEWAY AREA	33.00	33.00
PATHWAY AREA	10.58	10.58
TOTAL	172.88	

ELEVATIONS



LANDSCAPE PLAN
1:200

PROJECT	TITLE	SCALE	REV.	NOTES	SHEET
LOT 401 OONOONBA	LANDSCAPE PLAN	1:200 @ A3		I. S.	
SAPPHIRE 3+2 BDR	SITE AREA: 400 m ²	DATE 25-2-2014			
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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.

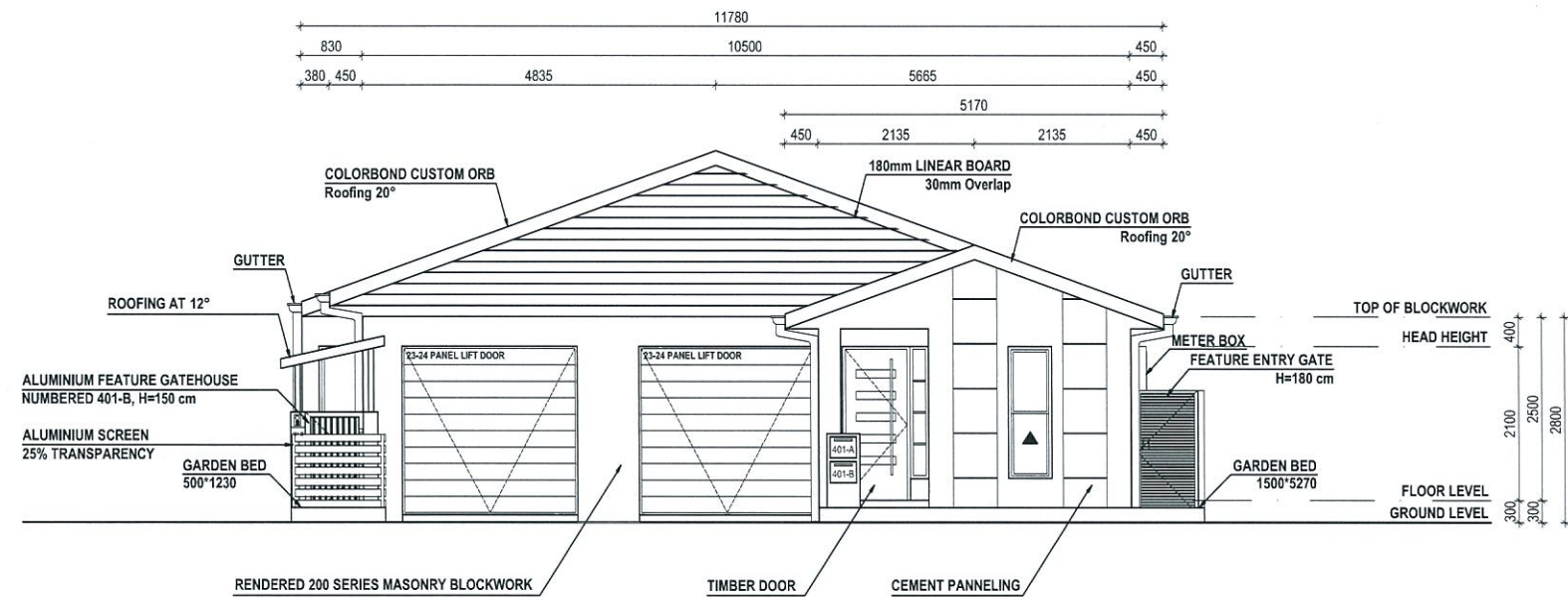
BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
TREES AND PALMS			
<i>Acmena hemilampra</i>	Broad-leaved lillypilly	<i>Musa basjoo</i> ‘Sakhalin’	Japanese banana
<i>Alphitonia petriei</i>	Pink Ash	<i>Rhapis excelsa</i>	Broadleaf Lady Palm
<i>Arytera divaricata</i>	Rose Tamarind	<i>Vitex trifolia</i> ‘Purpurea’	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</i> var <i>tomentella</i>	Velvet Bean	<i>Zamia furfuracea</i>	Cardboard palm
<i>Corymbia ptychocarpa</i>	Swamp bloodwood	GROUNDCOVERS	
<i>Corymbia tessellaris</i>	Moreton Bay Ash	<i>Babingtonia virgata</i> “Dwarf”	Minature Baeckea
<i>Cupaniopsis anacardioides</i>	Tuckeroo	<i>Baloskion pallens</i>	Didgery Sticks
<i>Eucalyptus tereticornis</i>	Qld Blue Gum	<i>Brachyscome microcarpa</i>	Blue Daisy
<i>Euroschinus falcatus</i>	Ribbonwood	<i>Bromeliad</i> sp	Bromeliad
<i>Ficus congesta</i>	Red-leaved fig	<i>Crinum pedunculatum</i>	Swamp Lily
<i>Ficus virens</i>	White Fig	<i>Cycas revoluta</i>	Sago Palm
<i>Flindersia australis</i>	Crows Ash	<i>Cymbopogon refractus</i>	Barbed Wire Grass
<i>Livistona decora</i>	Weeping Cabbage Palm	<i>Dendrobium kingianum</i>	Pink King Rock Orchid
<i>Lophostemon suaveolens</i>	Swamp Box	<i>Dianella caerulea</i>	Flax Lily
<i>Melaleuca leucadendra</i>	Weeping Paperbark	<i>Dianella Little Jess</i>	Blue Flax Lily
<i>Olea paniculata</i>	Native Olive	<i>Dianella ‘Tas Red’</i>	Flax Lily
<i>Paraserianthes toona</i>	Mackay Redcedar	<i>Dietes bicolor</i>	Spanish Iris
<i>Pittosporum ferrugineum</i>	Rusty Pittosporum	<i>Dietes grandiflora</i>	Yellow Iris
<i>Pongamia Pinnata</i>	Native Wisteria	<i>Gahnia sieberiana</i>	Yellow Iris
<i>Stenocarpus sinuatus</i>	Wheel of Fire	<i>Hardenbergia violaceae</i>	Swamp Gahnia
<i>Sterculia quadrifida</i>	Peanut Tree	<i>Hibbertia scandens</i>	Sarsaparilla Vine
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	<i>Hymenocallis littoralis</i>	Golden Guinea Vine
<i>Xanthostemon chrysanthus</i>	Golden Penda	<i>Lepidosperma laterale</i>	Spider Lily
SHRUBS			
<i>Alpinea caerulea</i>	Native Ginger	<i>Liriope muscari</i>	Variagated Spider Lily
<i>Alpinea excelsa</i>	Red Ash	<i>Lomandra hystrix</i>	Variable Sword Sedge
<i>Attractocarpus fitzalanii</i>	Native Gardenia	<i>Lomandra longifolia</i>	Lily Turf
<i>Cordylone canifolia</i>	Palm Lily	<i>Lomandra longifolia ‘Bunyip’</i>	Creek Matt Rush
<i>Cyrtostachys renda</i>	Lipstick Palm	<i>Molineria capitulata</i>	Matt Rush
<i>Gossia inophloia</i>	Blushing beauty	<i>Myoporum ellipticum</i>	Palm Lily
<i>Heliconia</i> sp	Heliconia	<i>Pennisetum ‘Nafra’</i>	Boobialla
<i>Hibiscus heterophyllus</i>	Native Roasella	<i>Pennisetum alopecuroides</i>	Swamp Foxtail
<i>Hibiscus</i> sp	Hibiscus	<i>Pennisetum ‘Red Lea’</i>	Swamp Foxtail
<i>Leea indica</i>	Bandicoot Berry	<i>Poa siebriana</i>	Snow Grass
<i>Licuala ramsayi</i>	Australian Fan Palm	<i>Themeda triandra</i>	Kangaroo Grass
<i>Melaleuca ‘Little John’</i>	Little John		
<i>Melaleuca linariifolia ‘Claret Tops’</i>	Claret Tops		
<i>Melaleuca linariifolia ‘Dwarf Snow’</i>	Dwarf Snow in Summer		
<i>Muraya ovatifoliolata</i>	Native Mock Orange		

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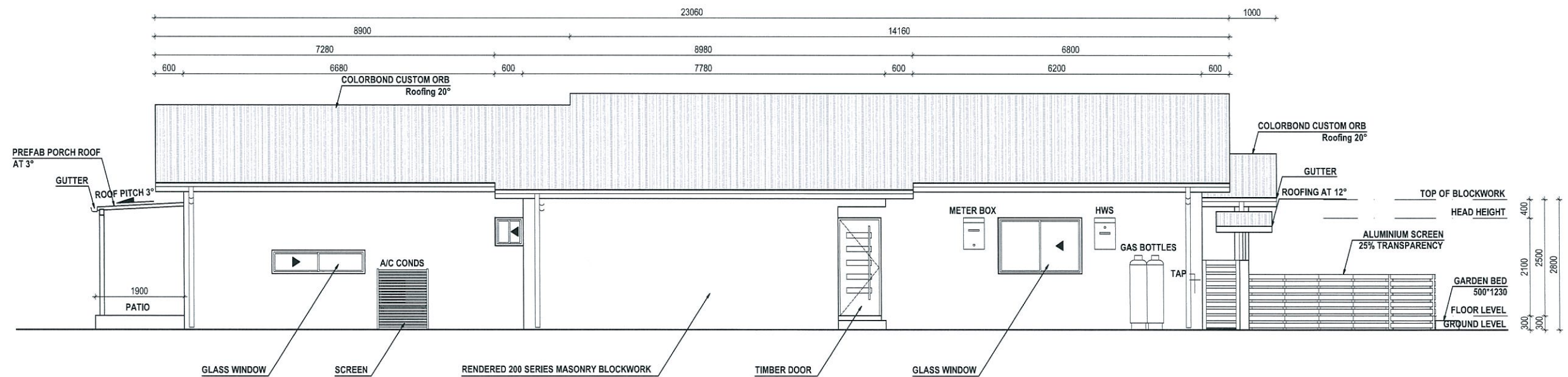
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ELEVATION 1
1:100



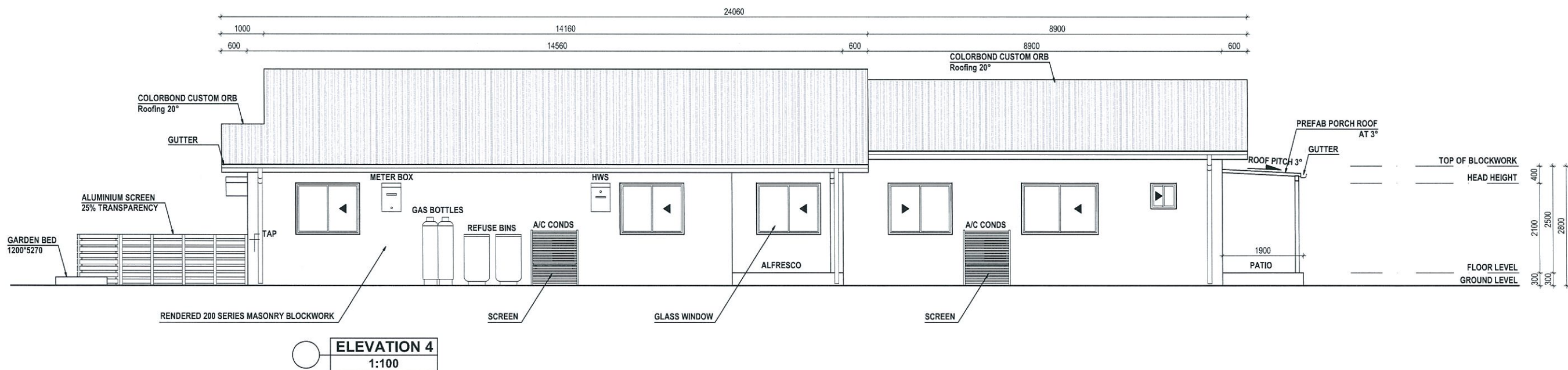
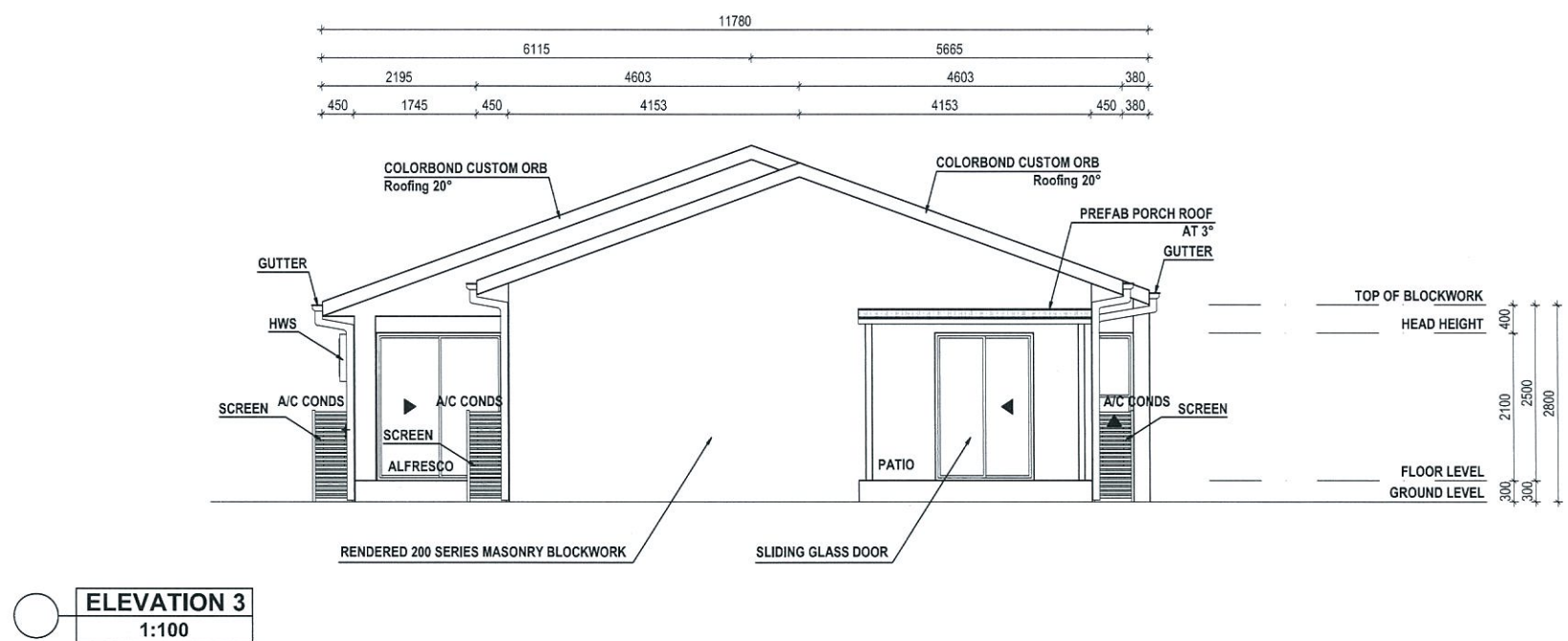
ELEVATION 2
1:100

PROJECT	TITLE	SCALE	REV.	NOTES	SHEET
LOT 401 OONOONBA	ELEVATIONS 1&2	1:100 @ A3		I. S.	
SAPPHIRE 3+2 BDR	SITE AREA: 400 m²	DATE			
		25-2-2014			8/9

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PROJECT	TITLE	SCALE	REV.	NOTES	SHEET
LOT 401 OONOONBA SAPPHIRE 3+2 BDR	ELEVATIONS 3&4	1:100 @ A3		I. S.	
		DATE			
	SITE AREA: 400 m²	25-2-2014			