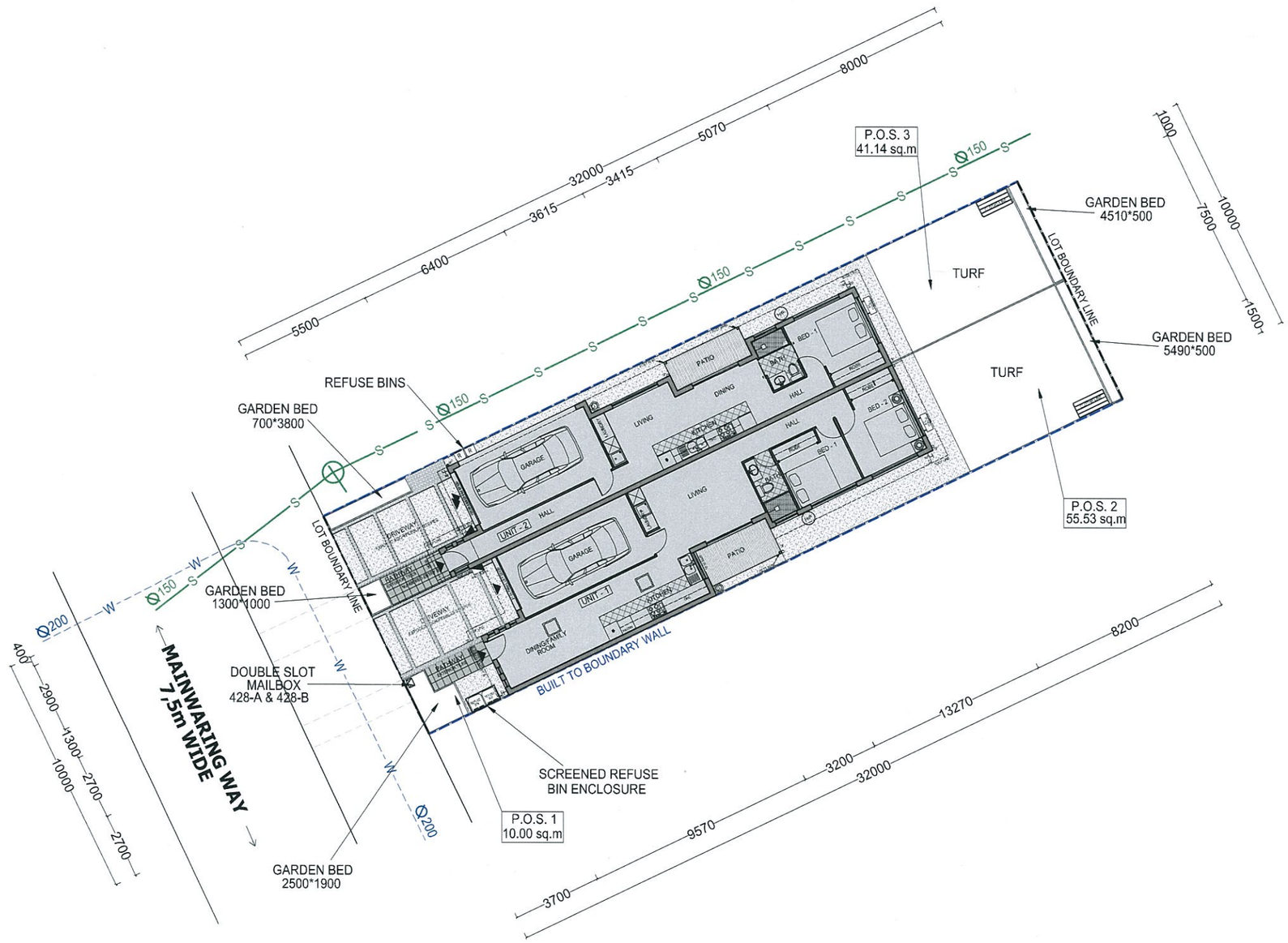

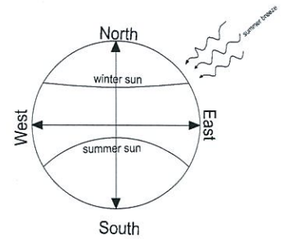

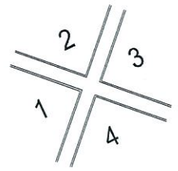

PLANS AND DOCUMENTS
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PRIVATE OPEN SPACE AREA	
P.O.S. 1	10.00 sq.m
P.O.S. 2	55.53 sq.m
P.O.S. 3	41.14 sq.m
TOTAL	**106.67 sq.m**

FLOOR AREAS		
LIVING 119.92 sq.m	PATIO(S) 9.56 sq.m	GARAGE(S) 37.51 sq.m
PORCH	OVERALL TOTAL 166.99 sq.m	
SITE AREA 320sq.m.	COVERAGE AREA 52.18 %	

LEGEND:

- BOUNDARY LINE
- BUILT TO BOUNDARY LINE PREFERRED
- SETBACK LINE
- ENTRY POINT
- W Ø200 WATER MAIN & DIAMETER
- S Ø150 SEWER MAIN & DIAMETER

SITE PLAN
SCALE 1:200

PROJECT	TITLE	SCALE	DESIGN	NOTES	SHEET
LOT 428 OONOONBA	**SITE PLAN**	1:200 @ A3	**JADE 2+1 ECHO**	R2	
		DATE			
	SITE AREA:320sq.m.	10.03.2014		**G.M.**	1/8

PLANS AND DOCUMENTS
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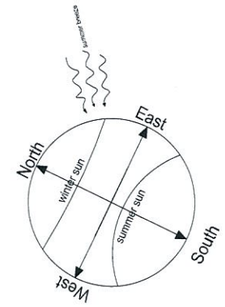
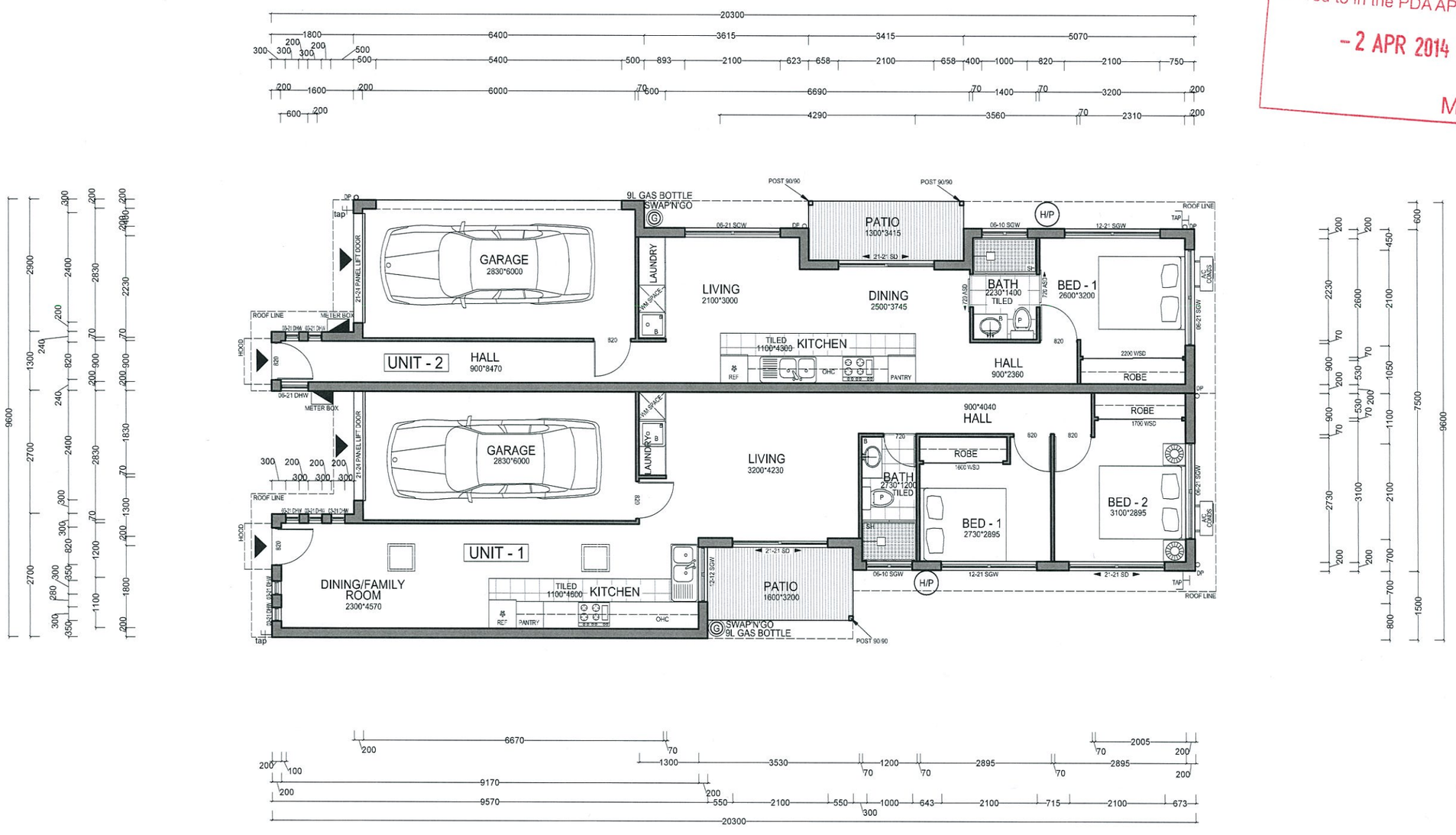




LEGEND:

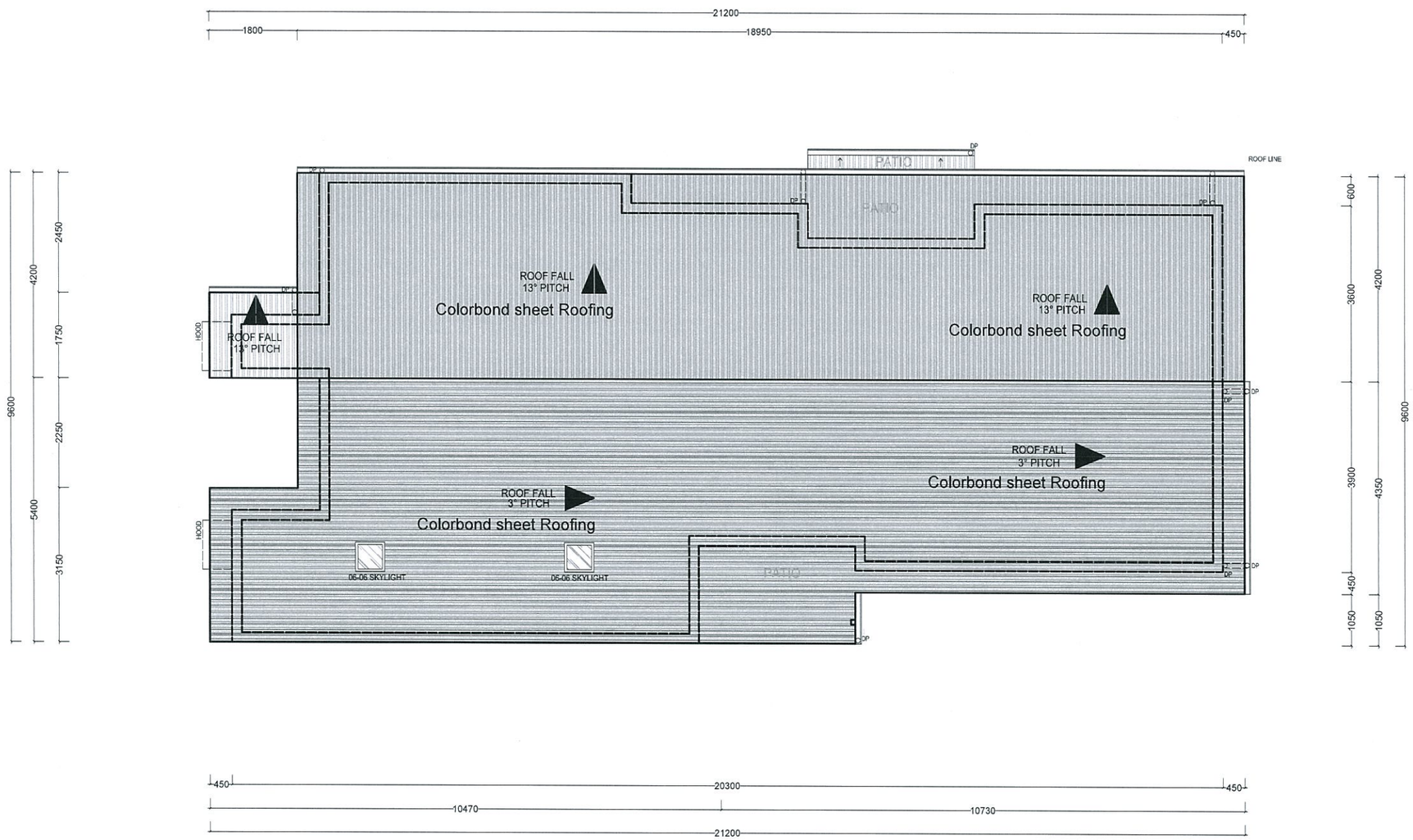
- METER BOX
- A/C — AIR CONDITIONER
- H/P — HEAT PUMP
- G — 9L GAS BOTTLE
- ENTRY POINT

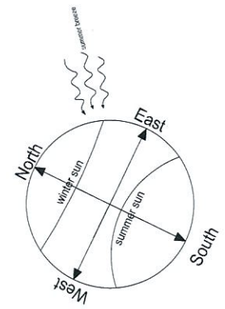
FLOOR SCHEDULE	
UNIT 1	
LIVING	70.79 sq.m
GARAGE	18.11 sq.m
PATIO	5.12 sq.m
TOTAL	**94.02 sq.m**
UNIT 2	
LIVING	49.13 sq.m
GARAGE	19.40 sq.m
PATIO	4.44 sq.m
TOTAL	**72.97 sq.m**
SUBTOTAL	**166.99 sq.m**
DRIVEWAY	34.44 sq.m

GROUND FLOOR PLAN
SCALE 1:100

2
1 3
4

PROJECT	TITLE	SCALE	DESIGN	NOTES	SHEET
LOT 428 OONOONBA	**GROUND FLOOR PLAN**	1:100 @ A3	**JADE 2+1 ECHO**	R2	
	SITE AREA:320sq.m.	DATE 10.03.2014		**G.M.**	2





PLANS AND DOCUMENTS
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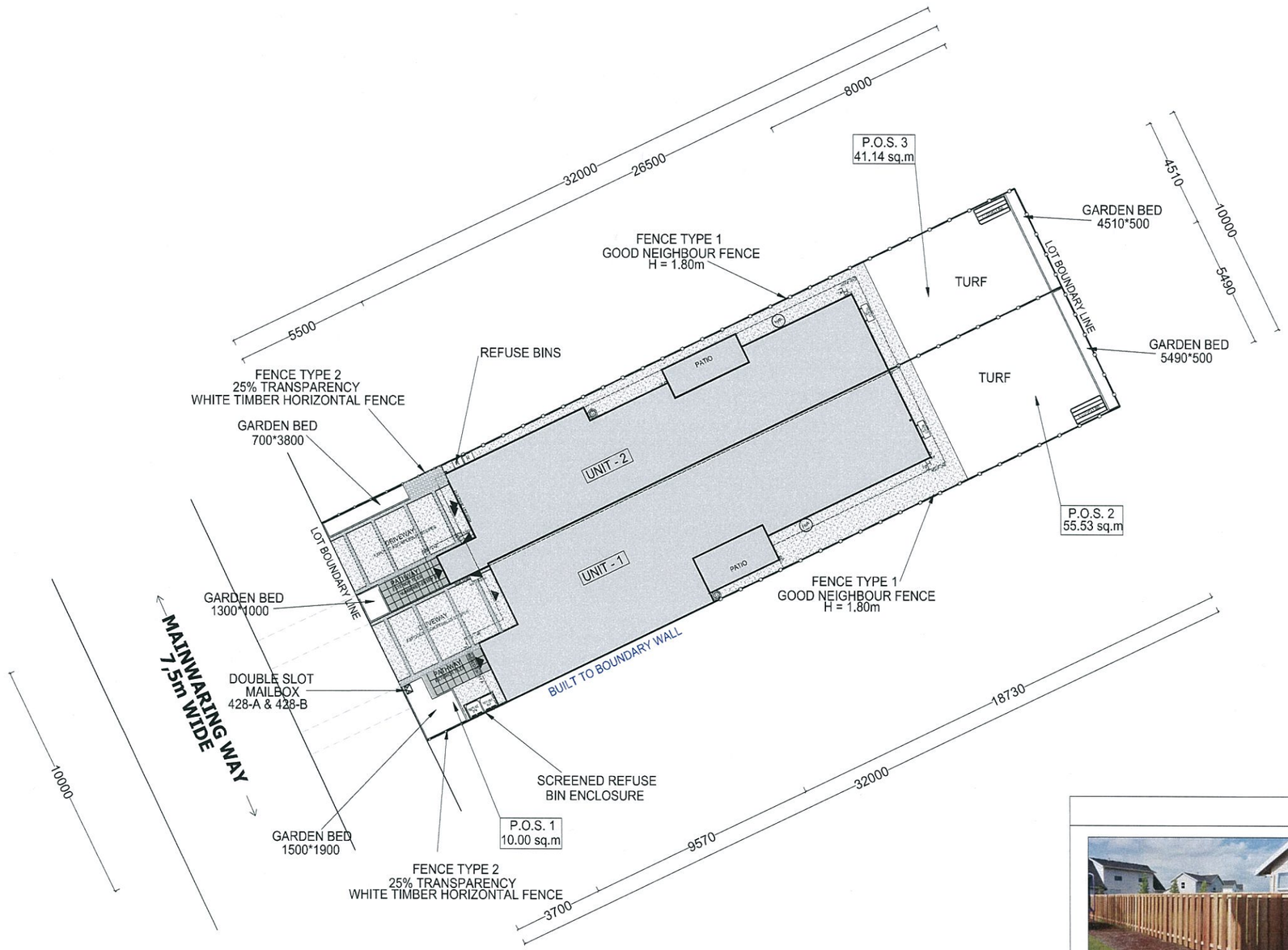
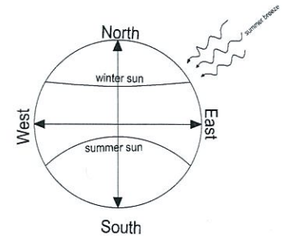
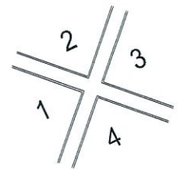
MEDQ

ROOF PLAN
SCALE 1:100

PROJECT	TITLE	SCALE	DESIGN	NOTES	SHEET
LOT 428 OONOONBA	**ROOF PLAN**	1:100 @ A3	**JADE 2+1 ECHO**	R2	
		DATE			
	SITE AREA:320sq.m.	10.03.2014		**G.M.**	3/8







PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
- 2 APR 2014
MEDQ

LEGEND:

- FENCE TYPE 1 LINE
- FENCE TYPE 2 LINE
- ALUMINUM SCREEN
- BOUNDARY LINE
- ENTRY POINT

FENCE LEGEND

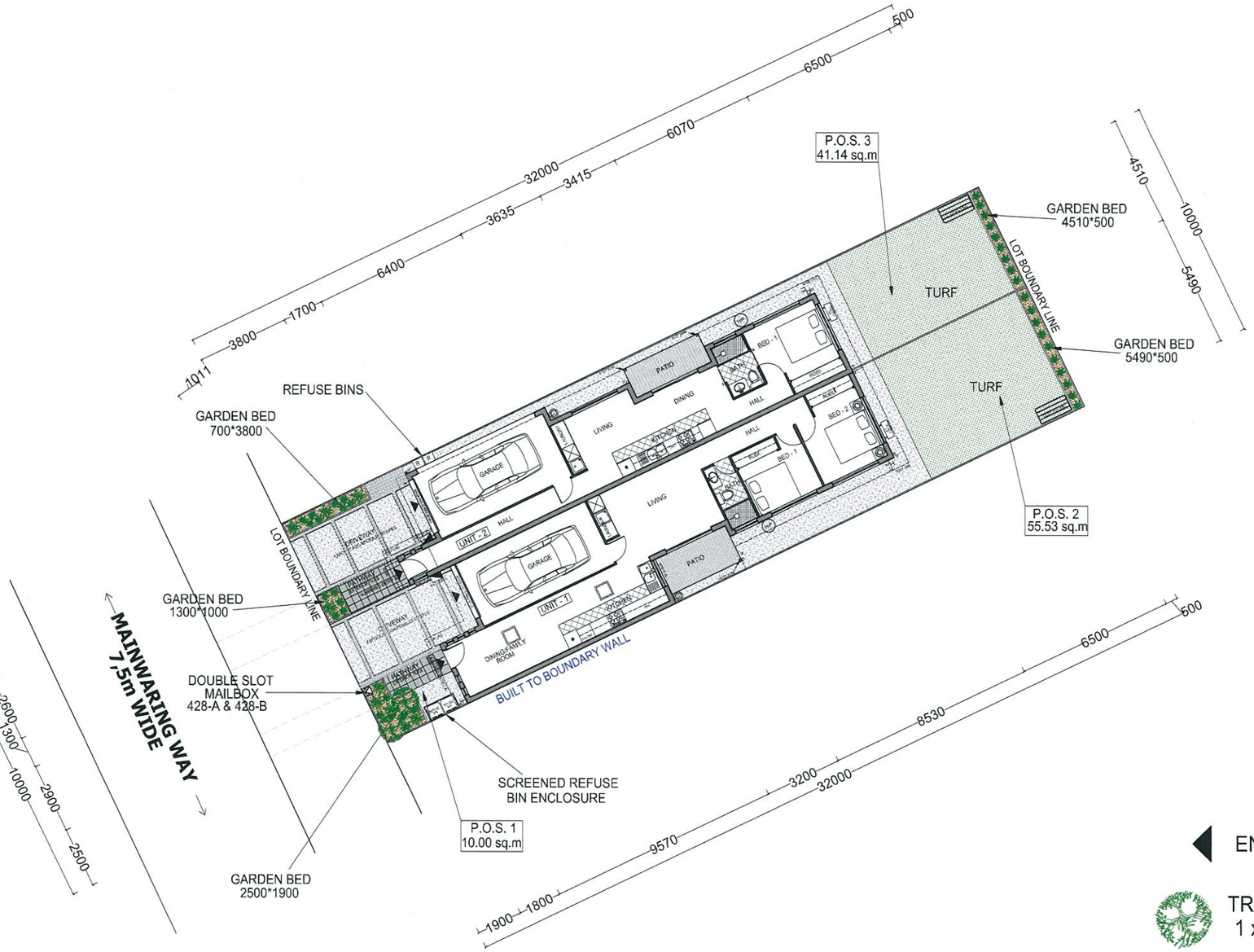
FENCE TYPE 1
GOOD NEIGHBOUR FENCE
H = 1.80m
25% TRANSPARENCY

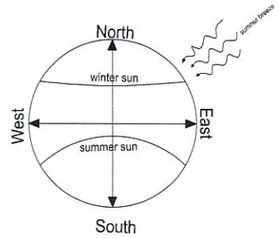
FENCE TYPE 2
WHITE TIMBER HORIZONTAL
FENCE H = 1.80m
25% TRANSPARENCY

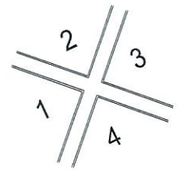
REFUSE
BIN ENCLOSURE
ALUMINIUM SCREENS
H = 1.80m

FENCE PLAN
SCALE 1:200

PROJECT	TITLE	SCALE	DESIGN	NOTES	SHEET
LOT 428 OONOONBA	**FENCE PLAN**	1:200 @ A3	**JADE 2+1 ECHO**	R2	
		DATE			
	SITE AREA:320sq.m.	10.03.2014		**G.M.**	4/8







PLANS AND DOCUMENTS
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- 2 APR 2014
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LEGEND:

- ENTRY POINT
- TREES & PALMS 1 x 2m high min.
- SHRUBS 5 x 1m high min.
- LAWN GRASS
- DRIVEWAY / PATH WAY EXPOSED AGGR
- GROUND COVER

LANDSCAPE PLAN
SCALE 1:200

PROJECT	TITLE	SCALE	DESIGN	NOTES	SHEET
LOT 428 OONOONBA	**LANDSCAPE PLAN**	1:200 @ A3	**JADE 2+1 ECHO**	R2	
		DATE			
	SITE AREA:320sq.m.	10.03.2014		**G.M.**	5/8

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.~~

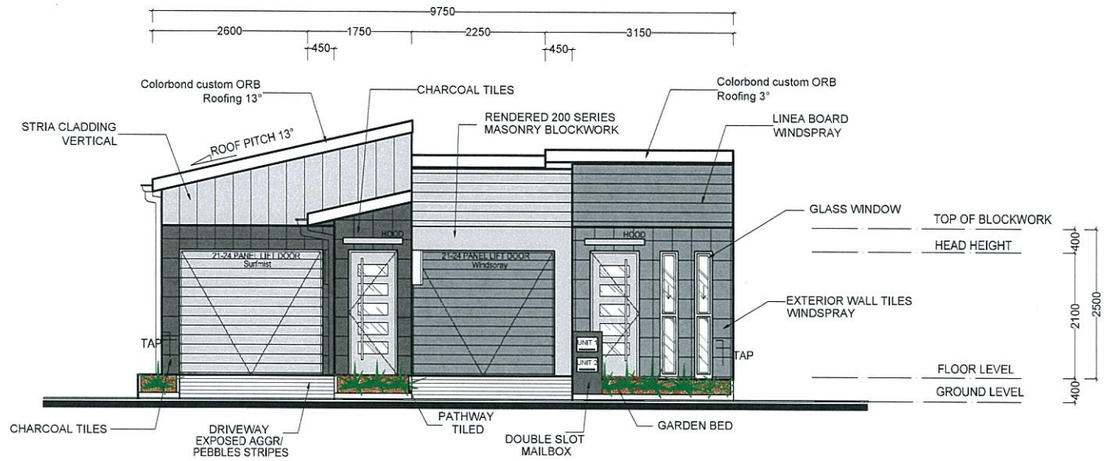
- Cultivars of species provided are acceptable.
- Other species to be approved by ULDA.
- Environmental weeds or declared pest species will no be permitted.

AMENDED IN RED
- 1 APR 2014
By: Brenda Beuda (name)
MEDQ

PLANS AND DOCUMENTS referred to in the PDA APPROVAL
- 2 APR 2014
MEDQ

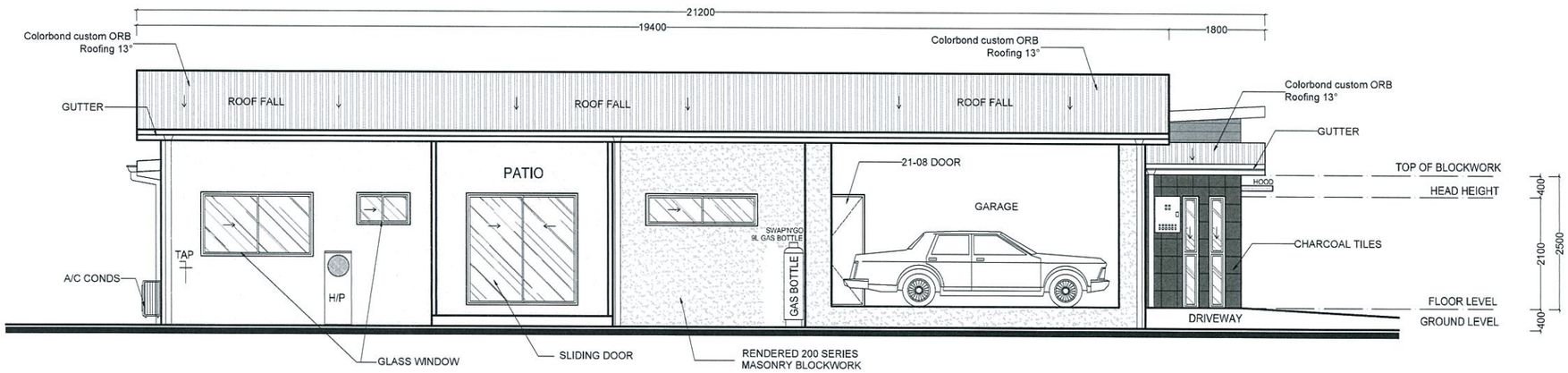
BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
TREES		GROUNDCOVERS	
Alectrycon conatus (N)	Grey Birdseye	*Callistemon 'Rocky Rumbler'*	Rocky Rambler
Allocasuarina glauca (N)	Swamp Oak	*Dianella caerula (N)*	Flax Lily
Allocasuaina torulosa	Forest She Oak	*Dianella 'Silver Streak)' (N)*	Silver Streak
Alphitonia excelsa (N)	Red Ash	*Dietes bicolour (E)*	Yellow Wild Iris
Brachyton acerifolius (N)	Illawarra Flame Tree	*Evolvolus pilosus (E)*	Blue Gem
Buckinghamia celssisma	Ivory Curl Flower	*Grevillea 'Bronze Rambler' (N)*	Bronze Rambler
Casuarina glauca (N)	Swamp She Oak	*Grevillea 'Royal Mantle' (N)*	Royal Mantle
Cupaniopsis anacardioiodes (N)	Tuckeroo	*Hardenbergia violacea (N)*	False Sarsparilla
Cyathea cooperi (N)	Tree Fern	*Hymenocallis littoralis (E)*	Spider Lily
Jagera pseudorhus (N)	Foambark Tree	*Liriope species (E)*	Lilly Turf
Grevillea banksii (N)	Red Silky Oak	*Lomandra hystrix (N)*	Spiny-headed Mat-rush
Harpullia pendula (N)	Tulipwood	*Lomandra filiformis (N)*	Wattle Mat-Rush
Lagerstroemia indica (E)	Crape Myrtle	*Ophiopogon japonicus (E)*	Mondo Grass
Lophostemon suaveolens (N)	Swamp Box		
Melaleuca leucadendron (N)	Fine Leaf Paperbark		
Melaleuca quinquenervia (N)	Broad Leafed Paperbark		
Pittosporum venulosum (N)	Rusty Pittosporum		
Tabebuia palmeri (E)	Pink Trumpet Tree		
SHRUBS		CREEPERS	
Acalypha species (E)	Acalypha	*Hibbertia scandens (N)*	Guinea Flower
Agapanthus orientalis (E)	Agapanthus	*Hibberia vestita (N)*	Hairy Guinea Flower
Asplenium niciis (N)	Crows Nest Fern	*Trachelospermum*	Star Jasmine
Bursaria spinosa (N)	Blackthorn	*Jasminioides (E)*	
Callistemon species (N)	Botlebrush		
Chrysocephalum apiculatum (N)	Yellow Buttons		
Cordyline terminalis (E)	Cordyline		
Eremophila species (N)	Common Emu Bush		
Grevillea species (N)	Grevillea		
Hibiscus species (E)	Hibiscus		
Melaleuca linariifolia (N)	Dwarf Claret Tops	NOTE :	
Pelostigma pubescens (N)	Quinine Berry	Trees should be planted a minimum 1.5 M from all	
Philodendron xanadu (E)	Xanadu	underground services	
Syzygium australe species (N)	Lilly Pilly		
Westringia species (N)	Native Rosemary	N : Australian Native	
Xanthorrhoea latifolia (N)	Grass Tree	E : Exotic	

PROJECT	TITLE	SCALE	DESIGN	NOTES	SHEET
LOT 428 OONOONBA	**PLANTING SCHEDULE**		**JADE 2+1 ECHO**	R2	
	SITE AREA:320sq.m.	DATE 10.03.2014		**G.M.**	



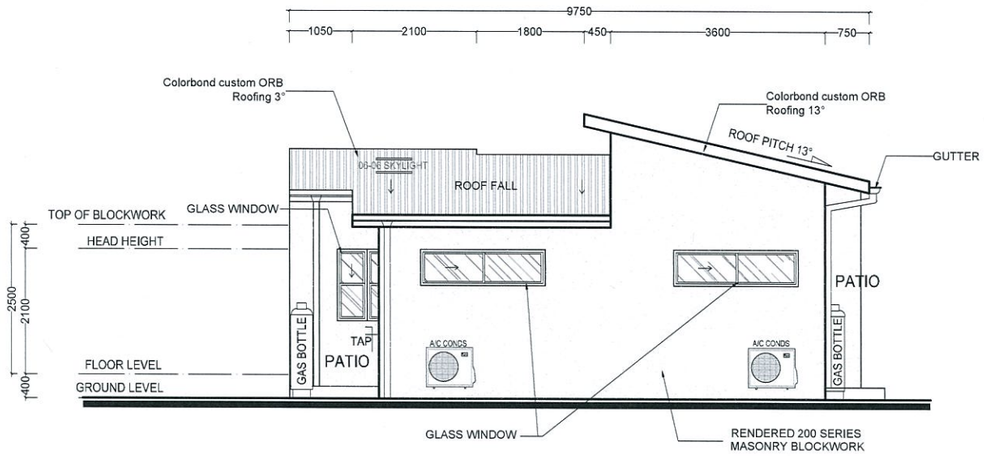
ELEVATION 1
SCALE 1:100

PLANS AND DOCUMENTS referred to in the PDA APPROVAL
- 2 APR 2014
MEDQ



ELEVATION 2
SCALE 1:100

PROJECT	TITLE	SCALE	DESIGN	NOTES	SHEET
LOT 428 OONOONBA	**ELEVATIONS 1 & 2** SITE AREA:320sq.m.	1:100 @ A3 DATE 10.03.2014	**JADE 2+1 ECHO**	R2 **G.M.**	7/8



ELEVATION 3
SCALE 1:100

PLANS AND DOCUMENTS
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- 2 APR 2014
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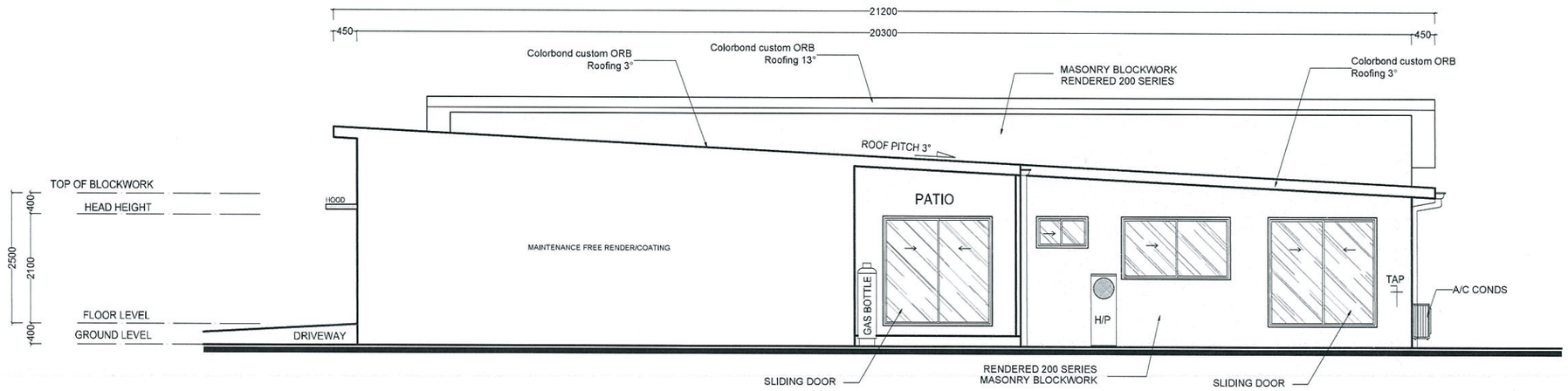

ELEVATION 4
SCALE 1:100

PROJECT	TITLE	SCALE	DESIGN	NOTES	SHEET
LOT 428 OONOONBA	**ELEVATIONS 3 & 4**	1:100 @ A3	**JADE 2+1 ECHO**	R2	
		DATE			
	SITE AREA:320sq.m.	10.03.2014		**G.M.**	8/8