

TOWN PLANNING
 SITE AREA = 1618.75m²
 MAX. PERMISSIBLE SITE COVER (40.0%) = 647.6m²
 ACTUAL EXISTING SITE COVER = 292.0m²
 ACTUAL NEW SITE COVER = 355.41m²
 ACTUAL TOTAL SITE COVER = 647.41m² (39.99%)
 EXISTING DRIVEWAY AREA = 82.0m²
 NEW DRIVEWAY AREA = 300.41m²
 TOTAL SITE COVER & DRIVEWAY AREA = 1029.82m²
 OPEN SPACE AREA = 1618.75m² - 1029.82m²
 = 588.93m² (36.38%)

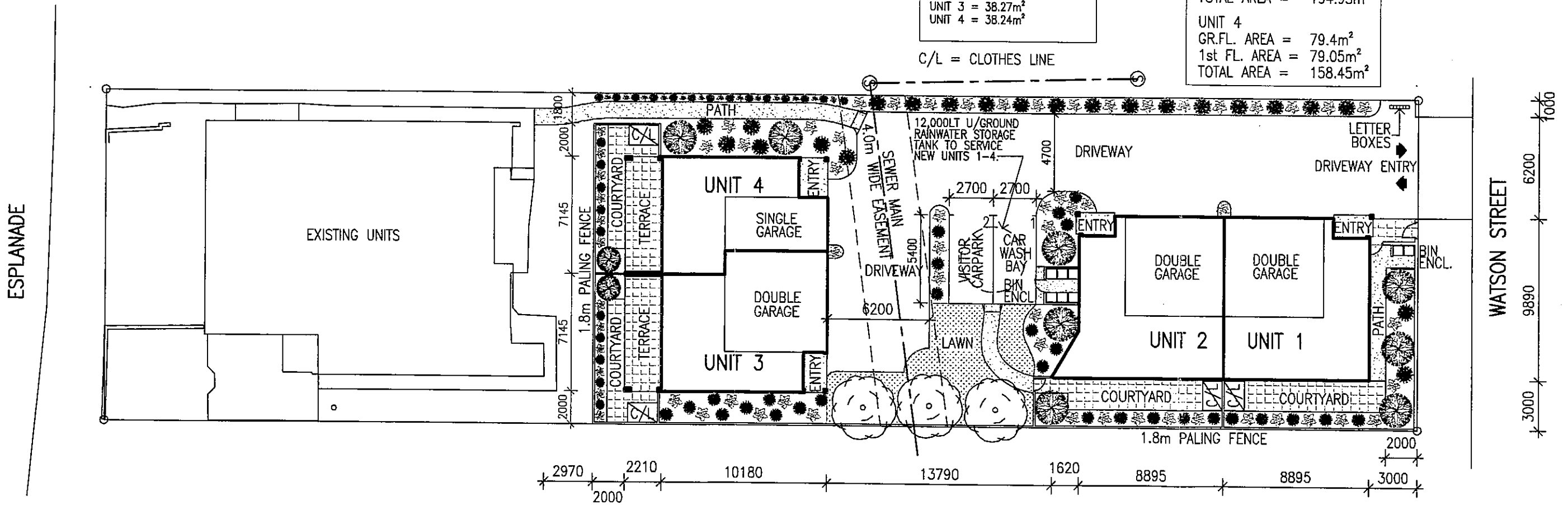
SITE INFORMATION:
 LOT 3 on RP35159
 PARISH OF URANGAN
 COUNTY MARCH
 AREA 1618.75m²

SITE COVERAGE:
 TOTAL SITE COVERAGE -
 647.41m² (39.99%)

PRIVATE OPEN SPACE:
 COURTYARDS
 UNIT 1 = 35.27m²
 UNIT 2 = 35.10m²
 UNIT 3 = 38.27m²
 UNIT 4 = 38.24m²

FLOOR AREA:
 UNIT 1
 GR. FL. AREA = 88.66m²
 1st FL. AREA = 93.05m²
 TOTAL AREA = 181.71m²
 UNIT 2
 GR. FL. AREA = 91.09m²
 1st FL. AREA = 90.35m²
 TOTAL AREA = 181.44m²
 UNIT 3
 GR.FL. AREA = 97.63m²
 1st FL. AREA = 97.3m²
 TOTAL AREA = 194.93m²
 UNIT 4
 GR.FL. AREA = 79.4m²
 1st FL. AREA = 79.05m²
 TOTAL AREA = 158.45m²

C/L = CLOTHES LINE



SITE PLAN

FRASER COAST REGIONAL COUNCIL
 These are the plans referred to in
 Decision Notice No.

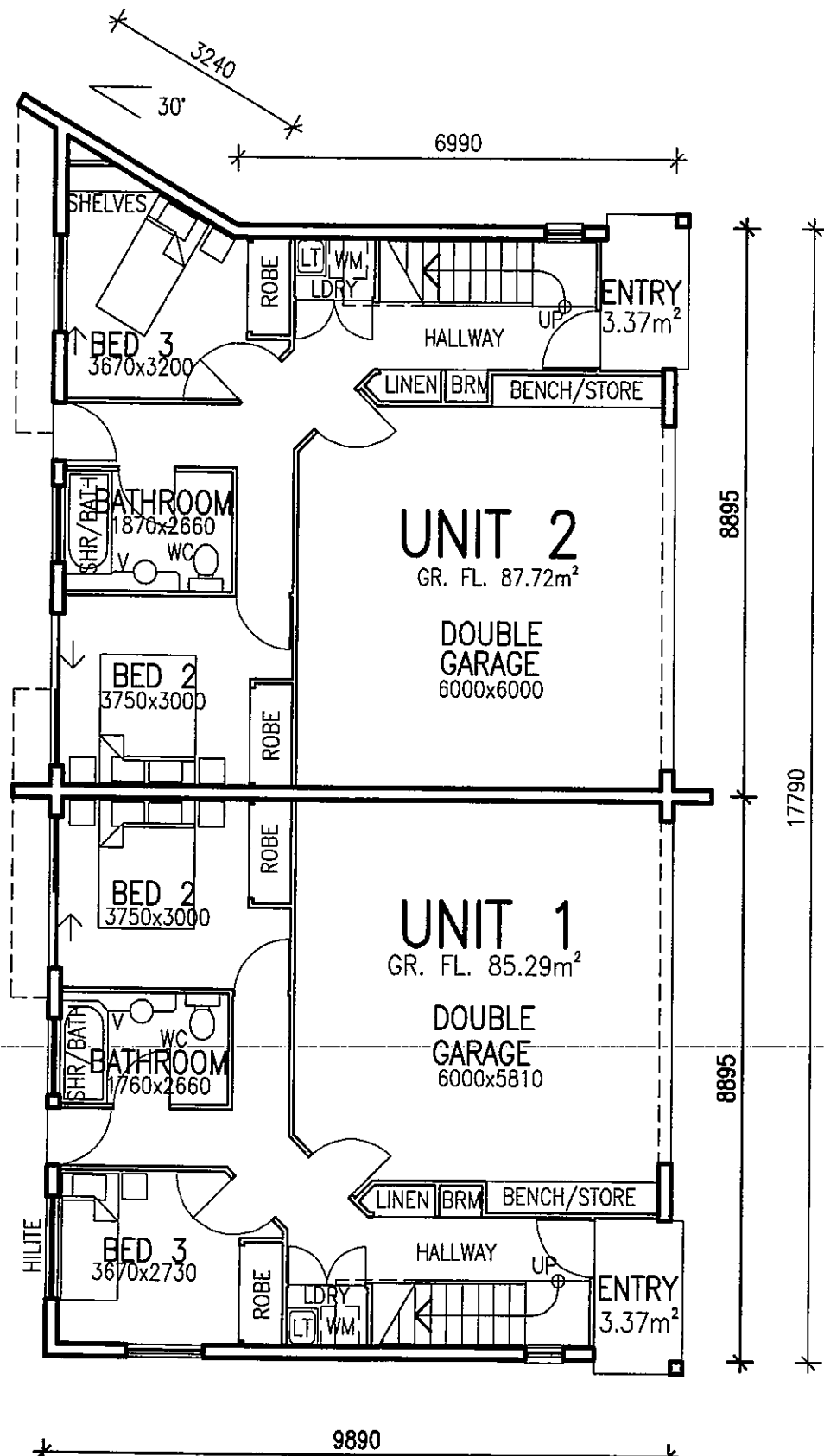
091340 15 MAR 2010

For Assessment Mgr.

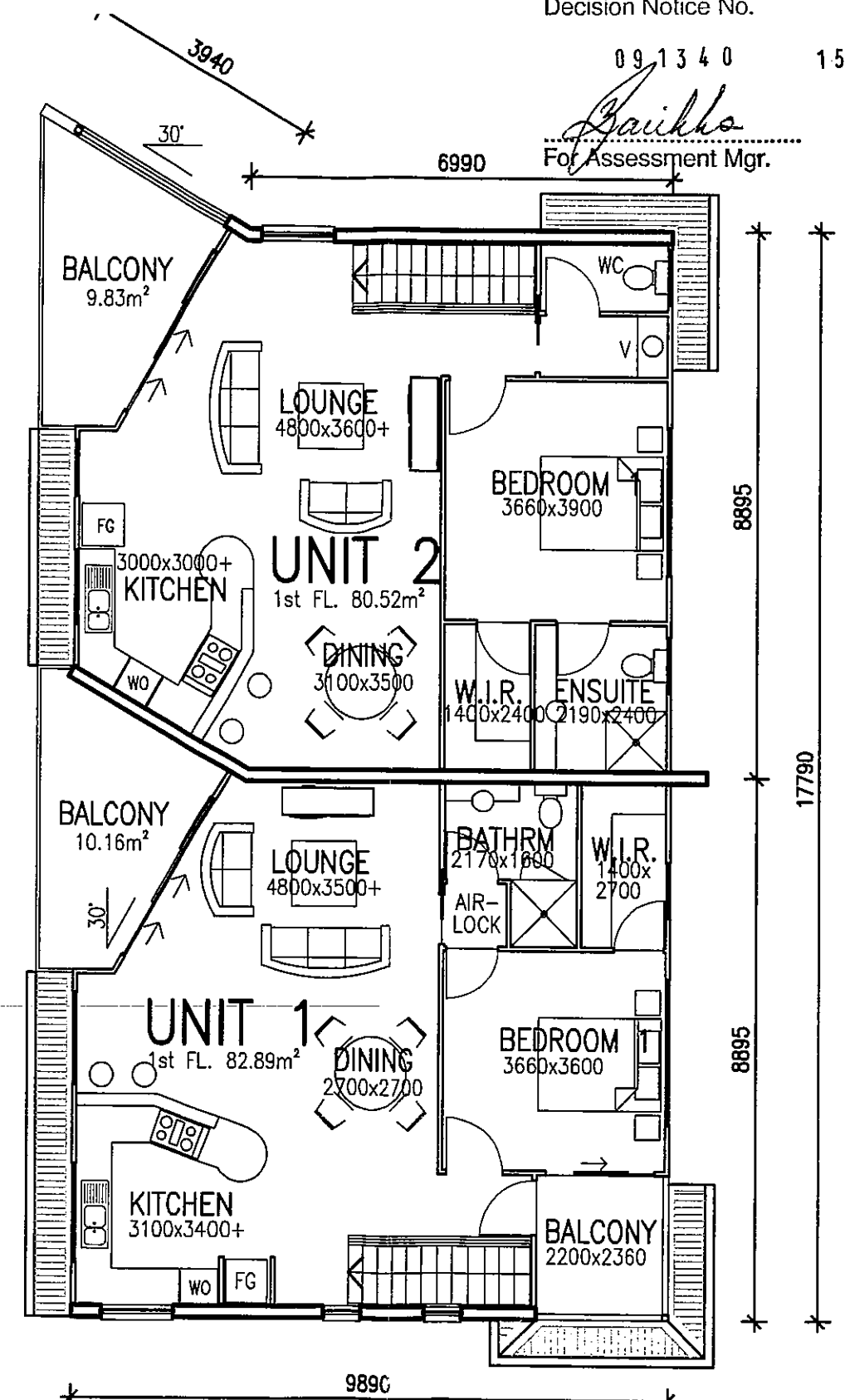


ISSUE	DESCRIPTION	DATE	AUTH.	PROJECT: PROPOSED UNIT DEVELOPMENT	320 ALICE ST / P.O. BOX 352 MARYBOROUGH Q 4650 TELEPHONE: (07) 4123 1005 FACSIMILE: (07) 4123 1001 info@keystonearchitects.com	DATE: 08.09.09	DRAWING TITLE: DESIGN DEVELOPMENT		
SK1	SKETCH DESIGN # 1	09.09.09	GLG	SITE: 238 ESPLANADE, HERVEY BAY FOR: B. & T. ELBOZ	KEYSTONE ARCHITECTS	DRAWN: GLG	PROPOSED SITE PLAN		
SK2	SKETCH DESIGN # 2	15.09.09	GLG			CHK: MG	DRAWING No.	02 OF 07	ISSUE
SK3	SKETCH DESIGN # 3	23.09.09	GLG			SCALE: 1:250	0949	DD 02	DD5
DD1	DESIGN DEVELOPMENT # 1	06.10.09	GLG						
DD2	DESIGN DEVELOPMENT # 2	07.10.09	GLG						
DD3	DESIGN DEVELOPMENT # 3	16.10.09	GLG						
DD4	DESIGN DEVELOPMENT # 4	24.11.09	GLG						
DD5	DESIGN DEVELOPMENT # 5	25.11.09	GLG						

Garlick
 For Assessment Mgr.



UNIT 1 AREA:	
GR. FL.	= 85.29m ²
1st FL.	= 82.89m ²
BALCONY	= 10.16m ²
ENTRY	= 3.37m ²
TOTAL	= 181.71m²
UNIT 2 AREA:	
GR. FL.	= 87.72m ²
1st FL.	= 80.52m ²
BALCONY	= 9.83m ²
ENTRY	= 3.37m ²
TOTAL	= 181.44m²



GROUND FLOOR PLAN – UNIT 1 & 2

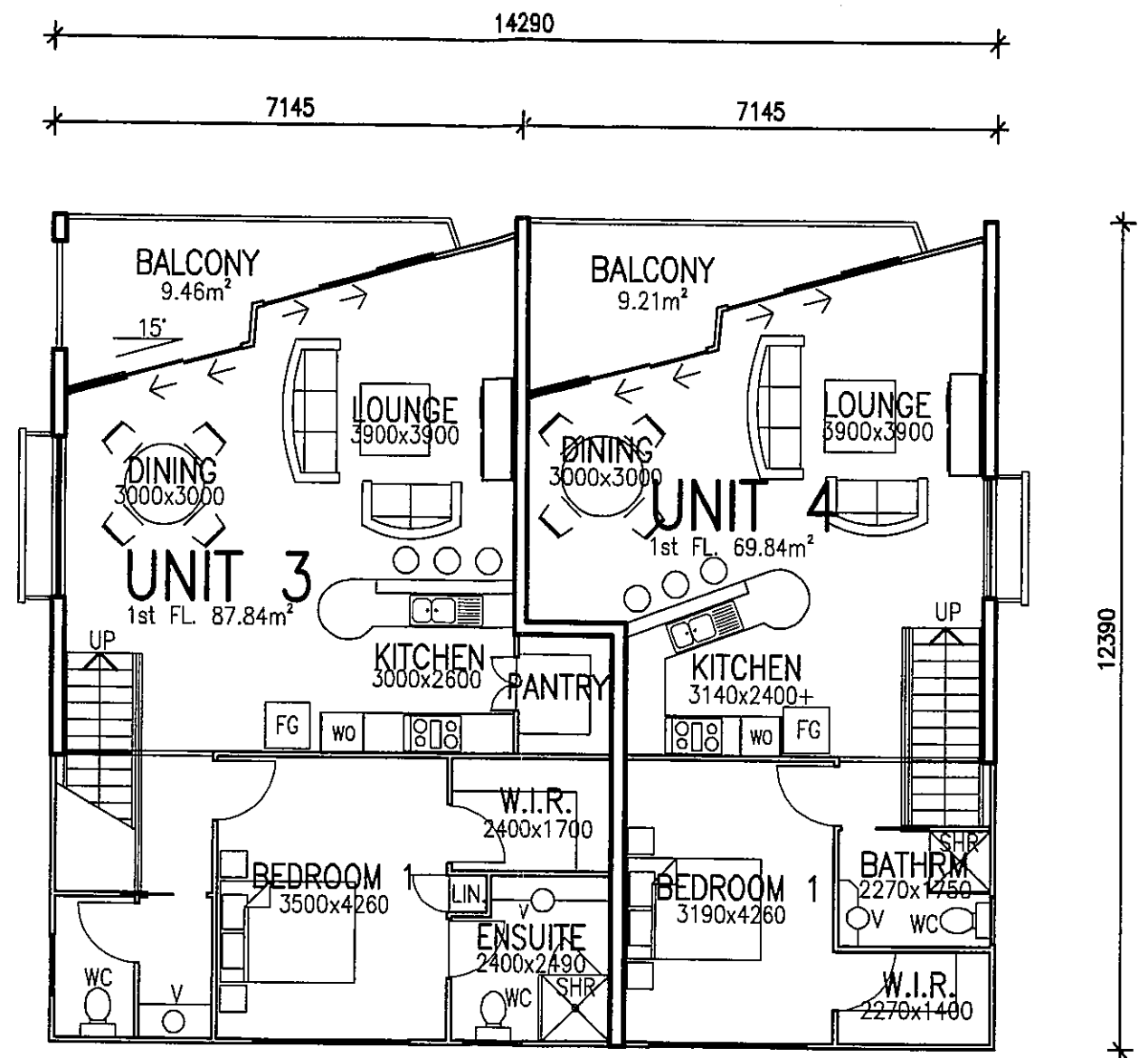
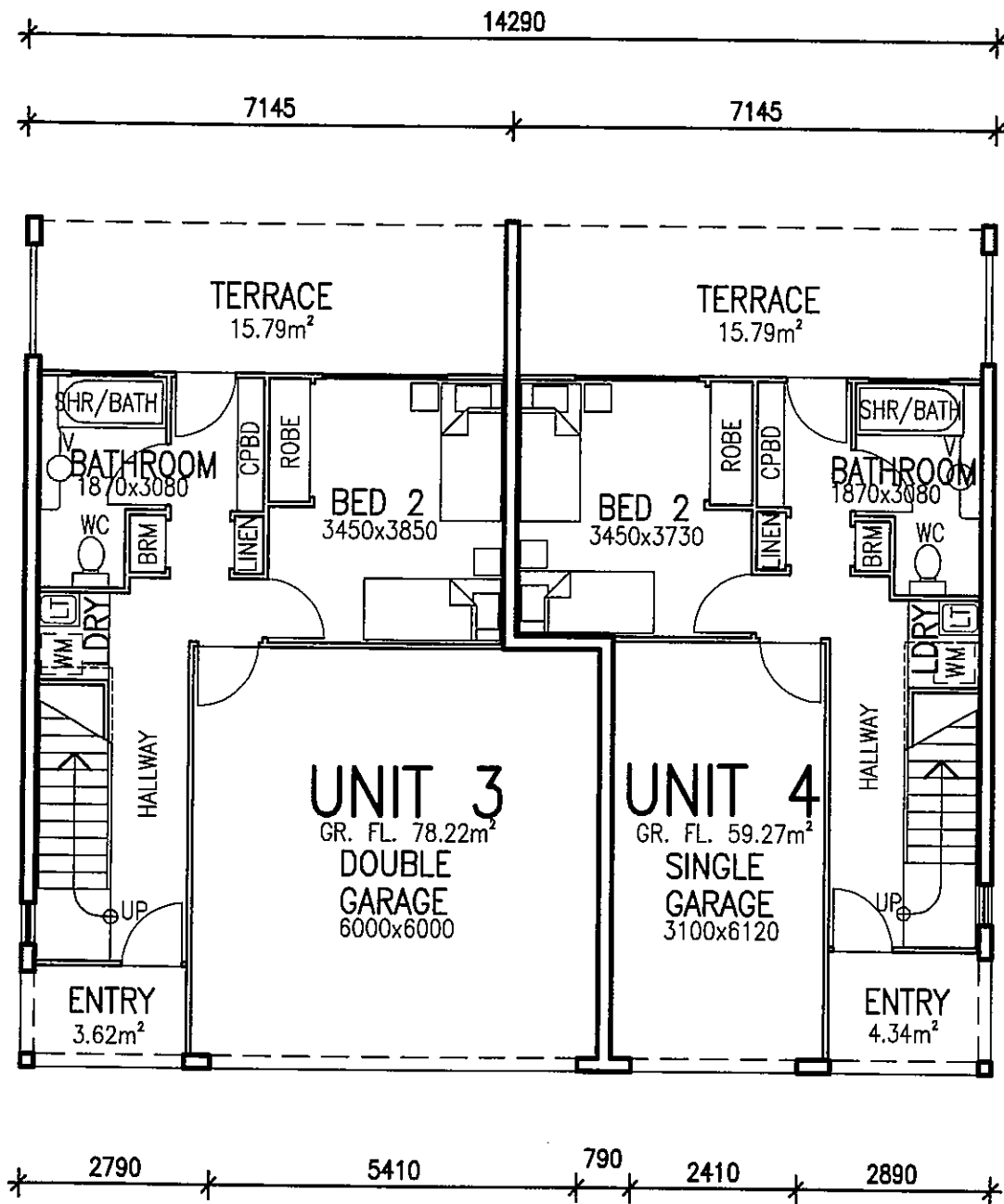
FIRST FLOOR PLAN – UNIT 1 & 2

ISSUE	DESCRIPTION	DATE	AUTH.	PROJECT:	DATE:	DRAWING TITLE:
SK1	SKETCH DESIGN # 1	09.09.09	GLG	PROPOSED UNIT DEVELOPMENT	08.09.09	DESIGN DEVELOPMENT
SK2	SKETCH DESIGN # 2	15.09.09	GLG			
SK3	SKETCH DESIGN # 3	23.09.09	GLG			
DD1	DESIGN DEVELOPMENT # 1	06.10.09	GLG	SITE: 238 ESPLANADE, HERVEY BAY		FLOOR PLANS-UNITS 1 & 2
DD2	DESIGN DEVELOPMENT # 2	07.10.09	GLG			
DD3	DESIGN DEVELOPMENT # 3	16.10.09	GLG			
DD4	DESIGN DEVELOPMENT # 4	24.11.09	GLG	FOR: B. & T. ELBOZ		
DD5	DESIGN DEVELOPMENT # 5	25.11.09	GLG			

320 ALICE ST / P.O. BOX 382
 MARYBOROUGH Q 4680
 TELEPHONE: (07) 4123 1000
 FACSIMILE: (07) 4123 1001
 info@keystonearchitects.com

KEYSTONE ARCHITECTS

DATE:	08.09.09	DRAWING TITLE:	DESIGN DEVELOPMENT
DRAWN:	GLG	DRAWING No.	0949 DD 03
CHK:	MG	ISSUE	03 OF 07 DD5
SCALE:	1:100	A3 ORIGINAL	



GROUND FLOOR PLAN – UNITS 3 & 4

FIRST FLOOR PLAN – UNITS 3 & 4

UNIT 3 AREA:		UNIT 4 AREA:	
GR. FL.	= 78.22m ²	GR. FL.	= 59.27m ²
1st FL.	= 87.84m ²	1st FL.	= 69.84m ²
TERRACE	= 15.79m ²	TERRACE	= 15.79m ²
BALCONY	= 9.46m ²	BALCONY	= 9.21m ²
ENTRY	= 3.62m ²	ENTRY	= 4.34m ²
TOTAL	= 194.93m²	TOTAL	= 158.45m²

FRASER COAST REGIONAL COUNCIL
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Decision Notice No.

091340 15 MAR 2010

Janika
For Assessment Mgr.



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SK1	SKETCH DESIGN # 1	09.09.09	GLG	PROPOSED UNIT DEVELOPMENT	08.09.09	DESIGN DEVELOPMENT
SK2	SKETCH DESIGN # 2	15.09.09	GLG		DRAWN: GLG	FLOOR PLANS-UNITS 3 & 4
SK3	SKETCH DESIGN # 3	23.09.09	GLG		CHK: MG	DRAWING No. 04 OF 07
DD1	DESIGN DEVELOPMENT # 1	06.10.09	GLG	SITE: 238 ESPLANADE, HERVEY BAY	SCALE: 1:100	ISSUE DD5
DD2	DESIGN DEVELOPMENT # 2	07.10.09	GLG	FOR: B. & T. ELBOZ		
DD3	DESIGN DEVELOPMENT # 3	16.10.09	GLG			
DD4	DESIGN DEVELOPMENT # 4	24.11.09	GLG			
DD5	DESIGN DEVELOPMENT # 5	25.11.09	GLG			

320 ALICE ST / P.O. BOX 382
MAYBOROUGH Q 4850
TELEPHONE: (07) 4123 1068
FACSIMILE: (07) 4123 1031
info@keystonearchitects.com

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ARCHITECTS

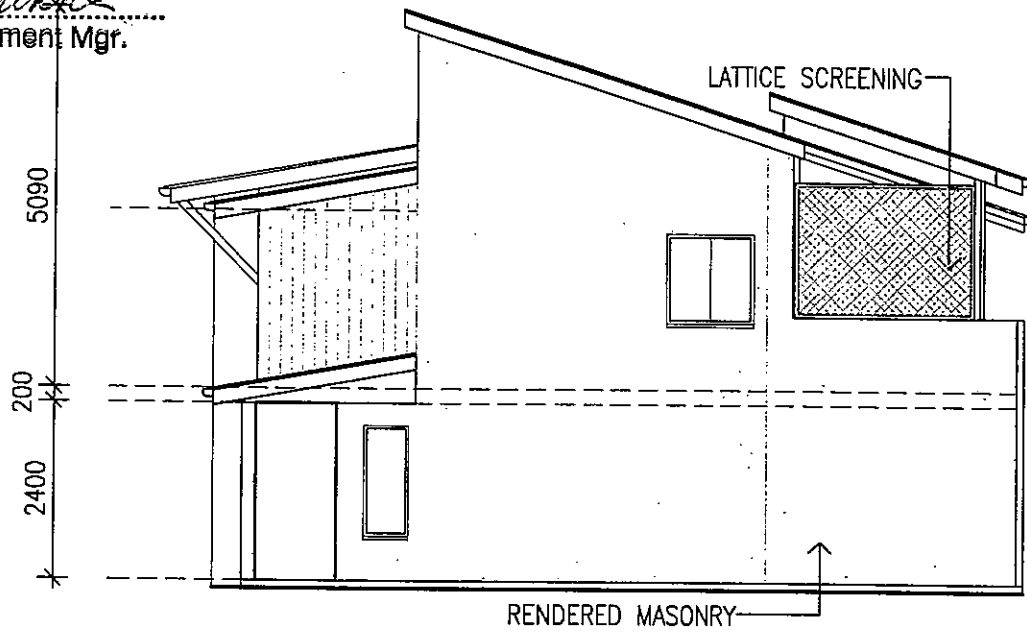
DATE: 08.09.09
DRAWN: GLG
CHK: MG
SCALE: 1:100

DRAWING TITLE: DESIGN DEVELOPMENT
FLOOR PLANS-UNITS 3 & 4
DRAWING No. 04 OF 07
ISSUE DD5
0949 DD 04 A3 ORIGINAL

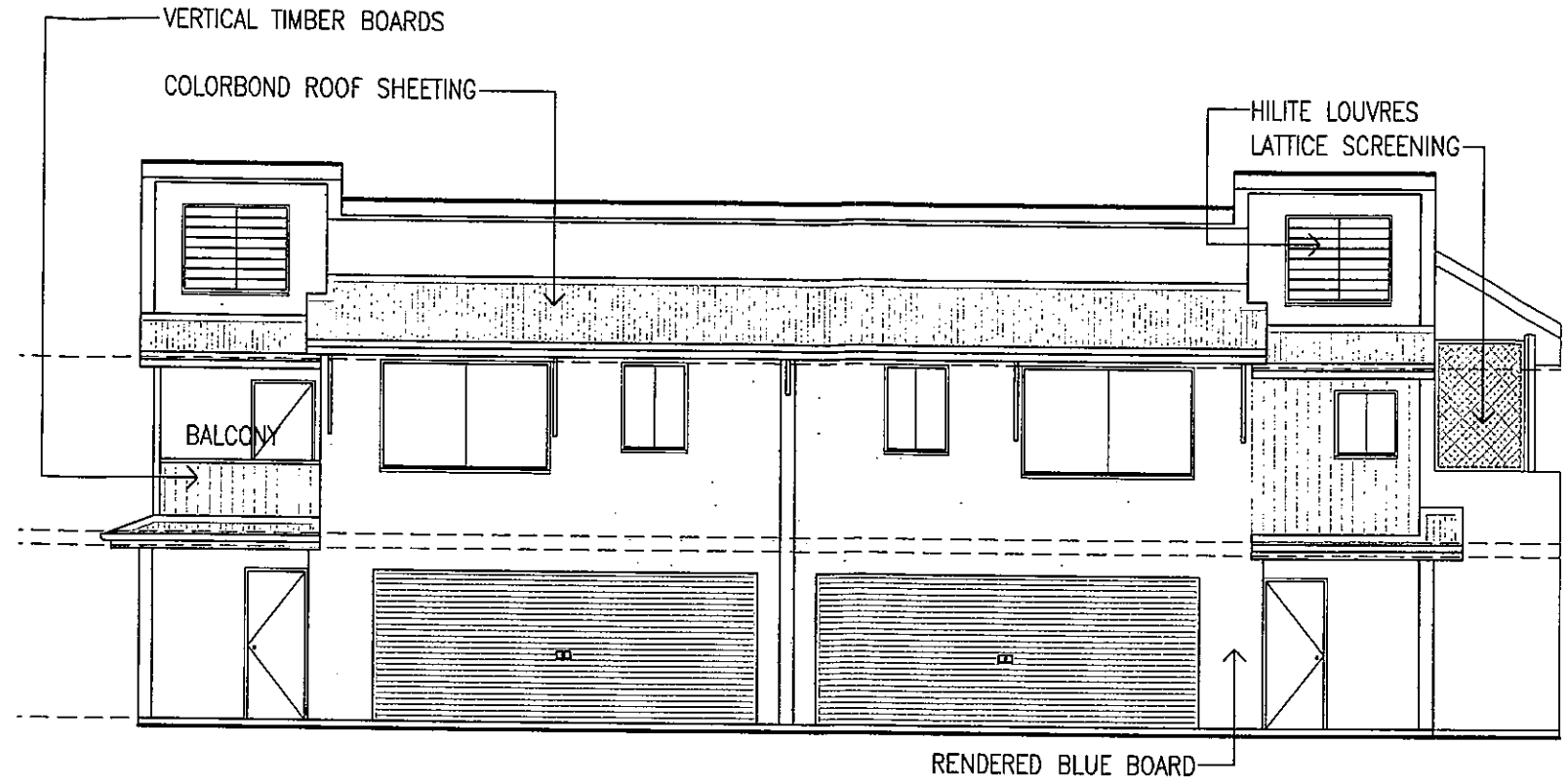
091340

15 MAR 2010

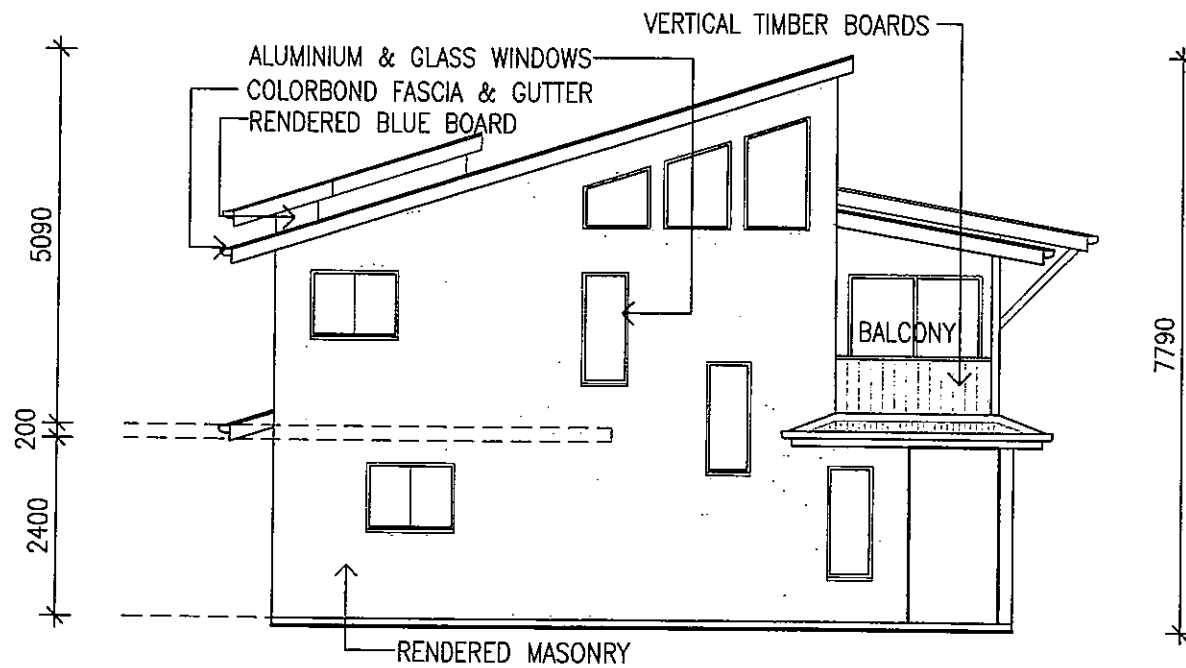
For Assessment Mgr.



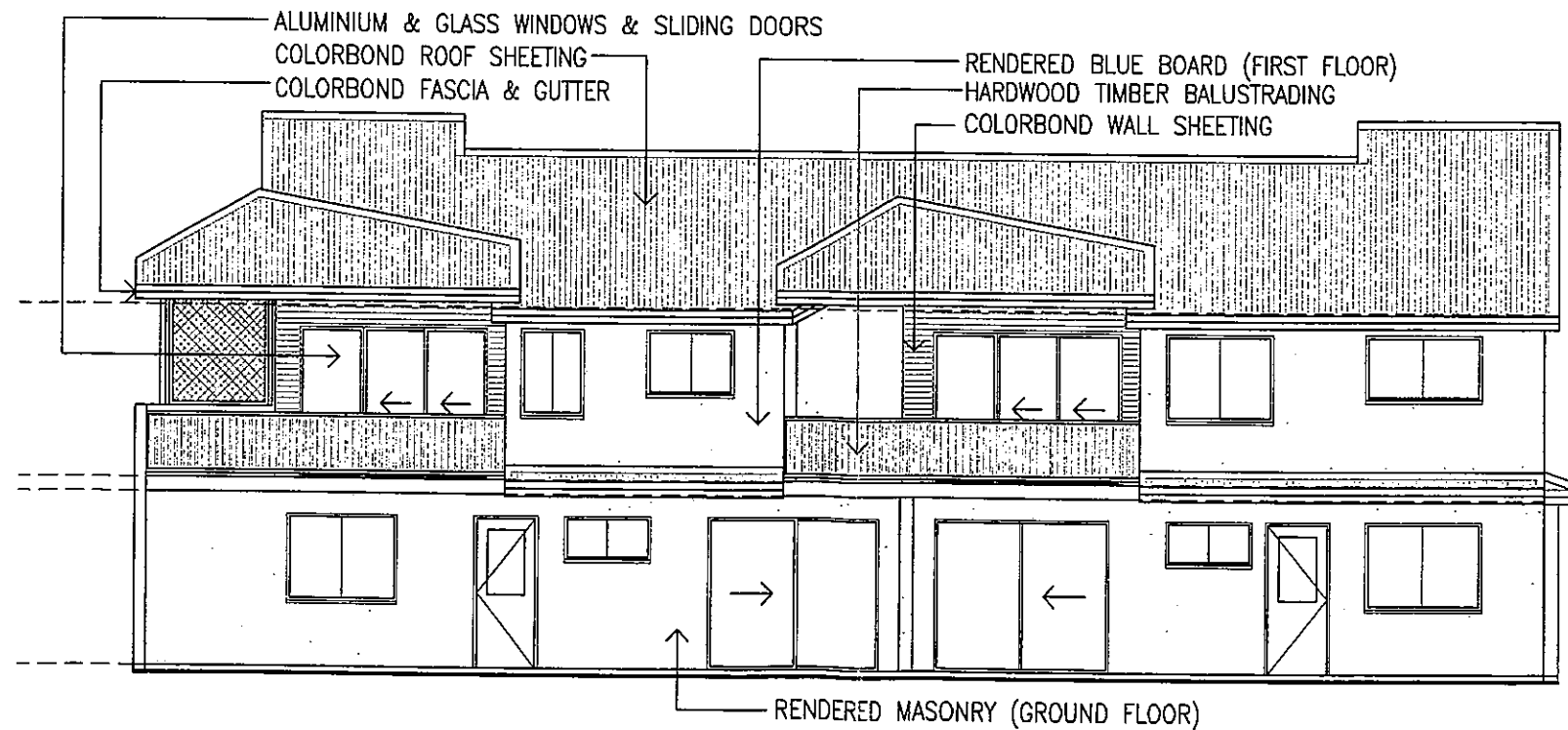
NORTHERN ELEVATION



EASTERN ELEVATION



SOUTHERN ELEVATION

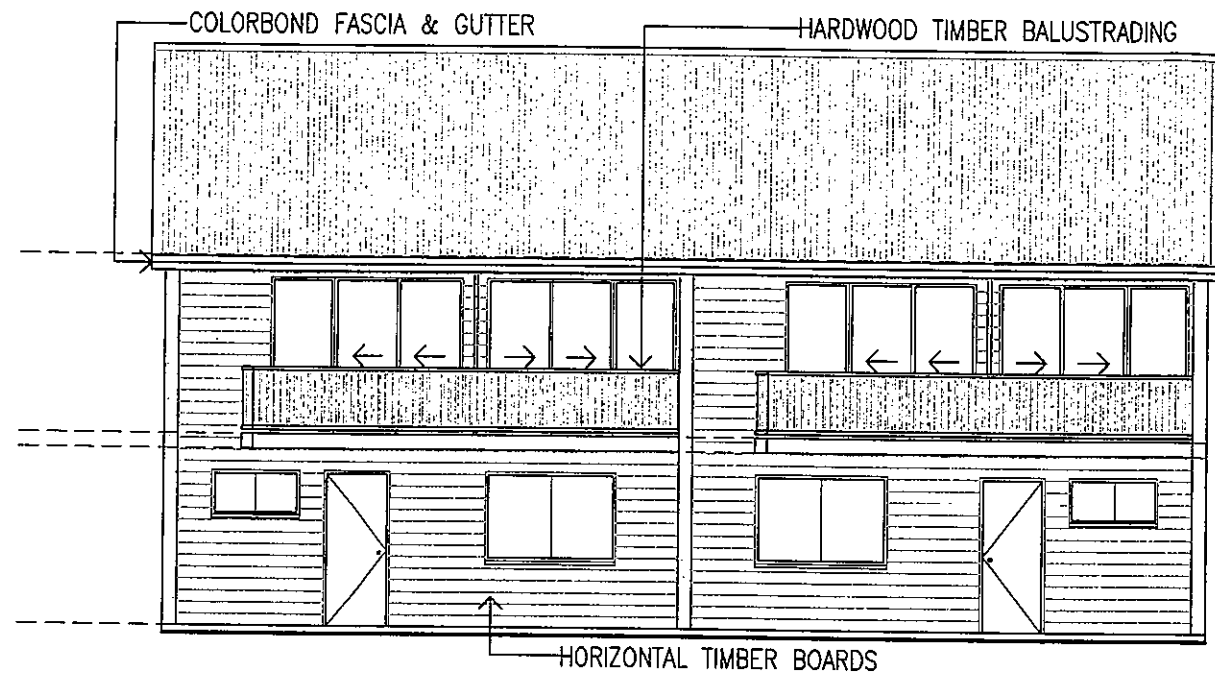


WESTERN ELEVATION

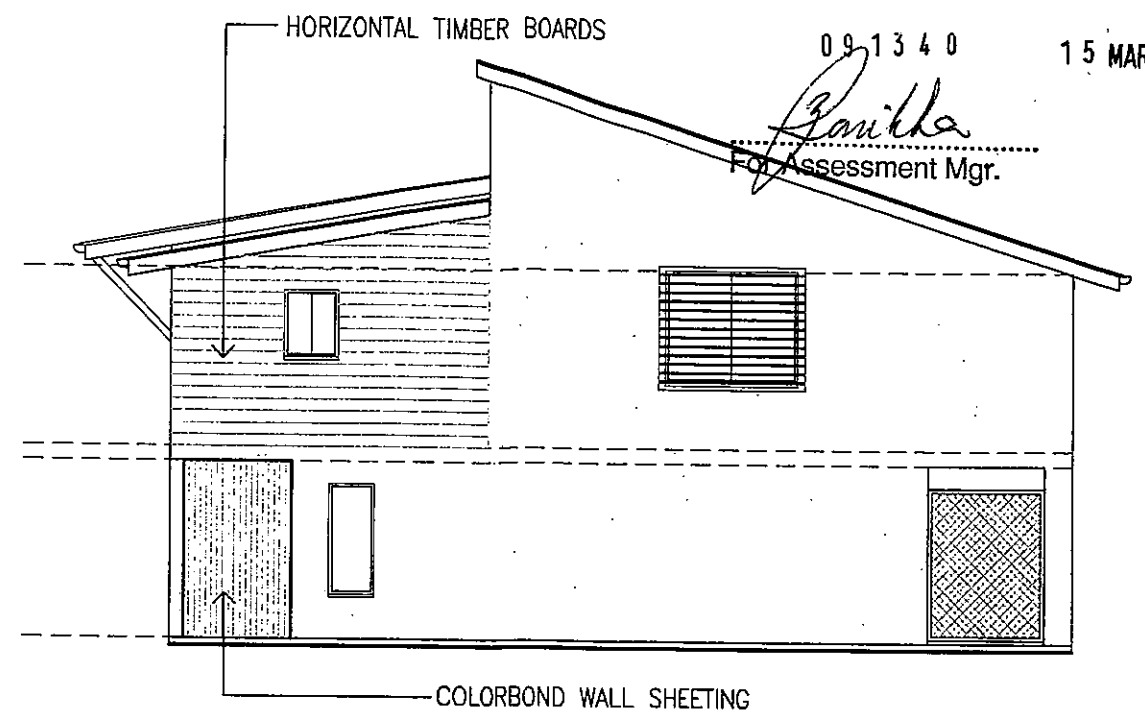
ISSUE	DESCRIPTION	DATE	AUTH.	PROJECT: PROPOSED UNIT DEVELOPMENT	350 ALICE ST / P.O. BOX 382 MARYBOROUGH Q 4650 TELEPHONE: (07) 4123 1025 FACSIMILE: (07) 4123 1031 info@keystonearchitects.com	DATE: 08.09.09	DRAWING TITLE: DESIGN DEVELOPMENT	
SK1	SKETCH DESIGN # 1	09.09.09	GLG	SITE: 238 ESPLANADE, HERVEY BAY FOR: B. & T. ELBOZ	KEYSTONE ARCHITECTS	DRAWN: LSG	ELEVATIONS-UNITS 1 & 2	
SK2	SKETCH DESIGN # 2	15.09.09	GLG			CHK: MG	DRAWING No. 0949	05 OF 07 ISSUE
SK3	SKETCH DESIGN # 3	23.09.09	GLG			SCALE: 1:100	DD 05	DD5
DD1	DESIGN DEVELOPMENT # 1	06.10.09	GLG					
DD2	DESIGN DEVELOPMENT # 2	07.10.09	GLG					
DD3	DESIGN DEVELOPMENT # 3	16.10.09	GLG					
DD4	DESIGN DEVELOPMENT # 4	24.11.09	GLG					
DD5	DESIGN DEVELOPMENT # 5	25.11.09	GLG					

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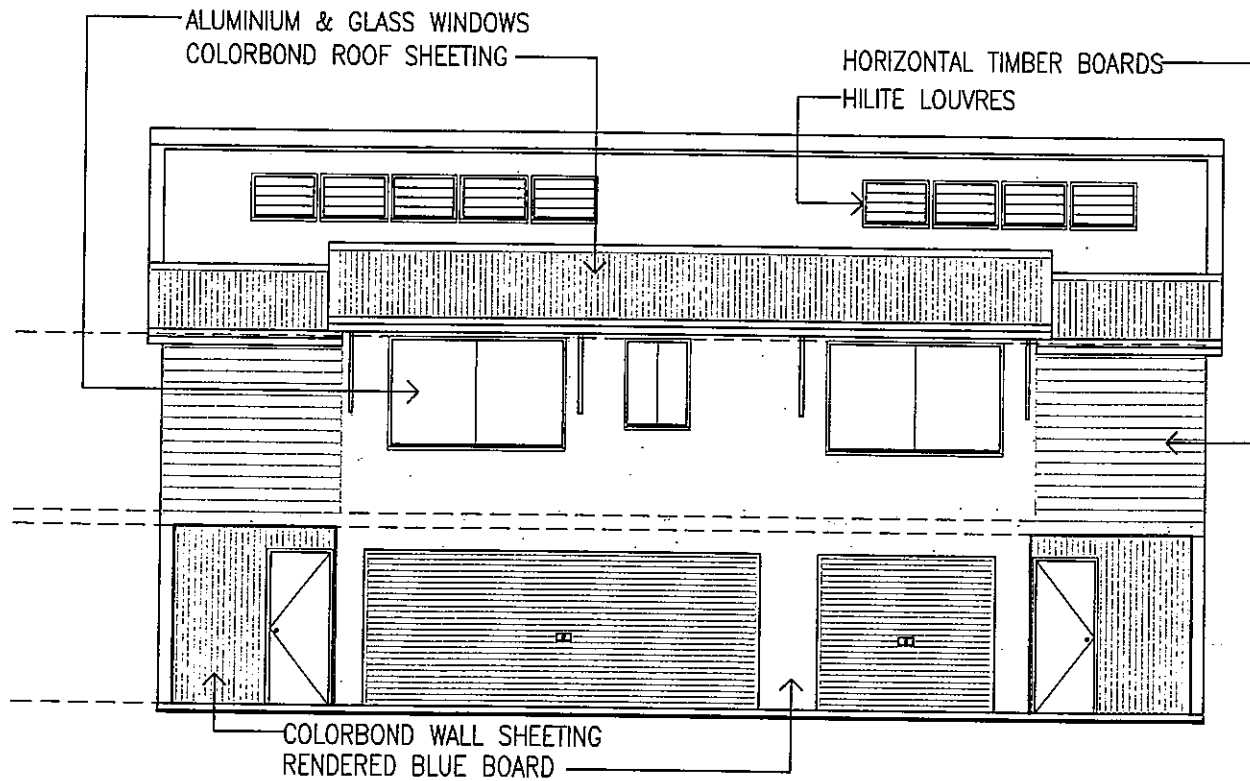
Janilla
 For Assessment Mgr.



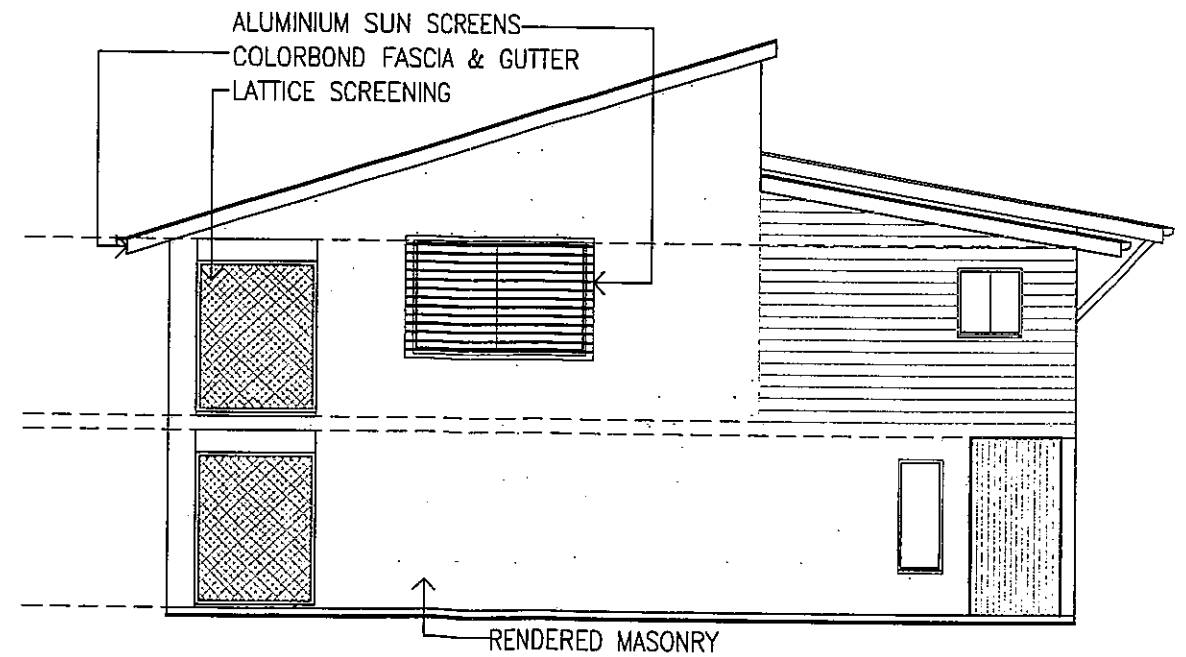
NORTHERN ELEVATION



EASTERN ELEVATION



SOUTHERN ELEVATION

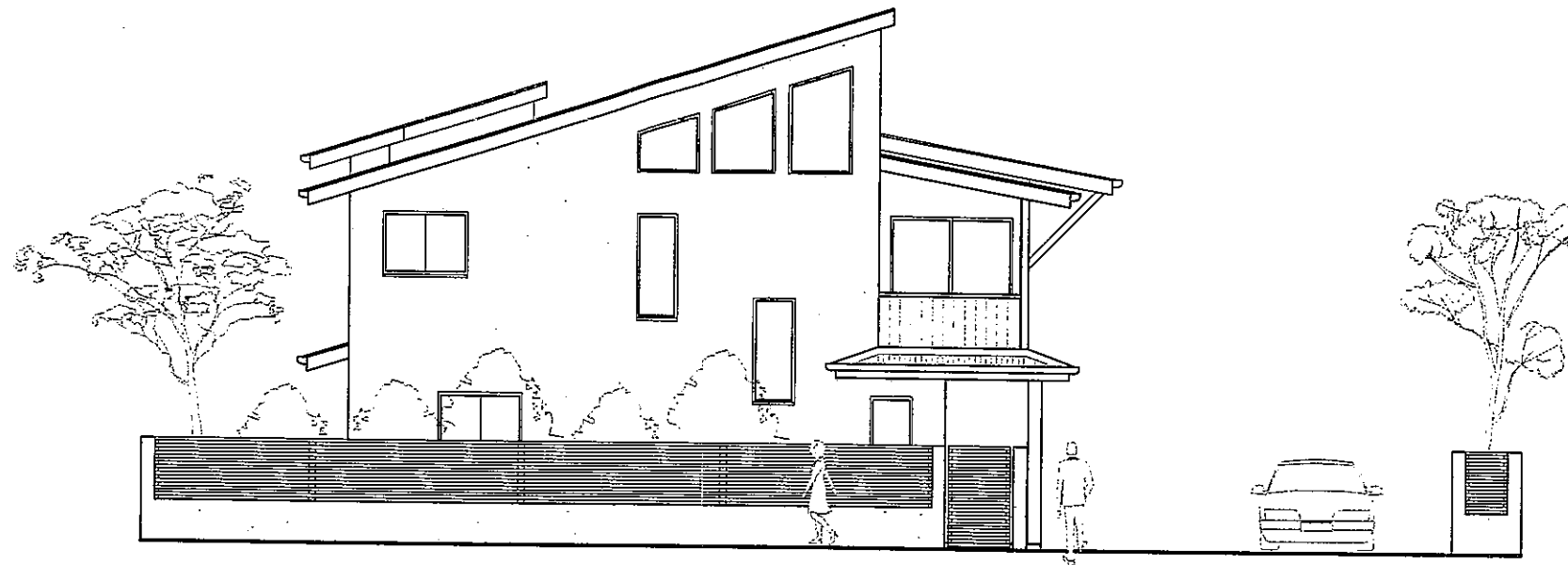


WESTERN ELEVATION

ISSUE	DESCRIPTION	DATE	AUTH.	PROJECT:	DATE:	DRAWING TITLE:
SK1	SKETCH DESIGN # 1	09.09.09	GLG	PROPOSED UNIT DEVELOPMENT	08.09.09	DESIGN DEVELOPMENT
SK2	SKETCH DESIGN # 2	15.09.09	GLG			ELEVATIONS-UNITS 3 & 4
SK3	SKETCH DESIGN # 3	23.09.09	GLG			
DD1	DESIGN DEVELOPMENT # 1	06.10.09	GLG	SITE: 238 ESPLANADE, HERVEY BAY		
DD2	DESIGN DEVELOPMENT # 2	07.10.09	GLG			
DD3	DESIGN DEVELOPMENT # 3	16.10.09	GLG	FOR: B. & T. ELBOZ	CHK: MG	DRAWING No. 06 OF 07 ISSUE
DD4	DESIGN DEVELOPMENT # 4	24.11.09	GLG		SCALE: 1:100	0949 DD 06 A3 ORIGINAL DD5
DD5	DESIGN DEVELOPMENT # 5	25.11.09	GLG			

320 ALICE ST / F.O. BOX 392
 MARYBOROUGH Q 4650
 TELEPHONE: (07) 4123 1005
 FACSIMILE: (07) 4123 1001
 info@keystonearchitects.com

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WATSON STREET ELEVATION

FRASER COAST REGIONAL COUNCIL
 These are the plans referred to in
 Decision Notice No.

091340 15 MAR 2010

[Signature]
 For Assessment Mgr.

ISSUE	DESCRIPTION	DATE	AUTH.	PROJECT: PROPOSED UNIT DEVELOPMENT	229 ALICE ST / P.O. BOX 362 MARYBOROUGH Q. 4650 TELEPHONE: (07) 4125 1006 FACSIMILE: (07) 4125 1001 info@keystonearchitects.com	DATE: 08.09.09	DRAWING TITLE: DESIGN DEVELOPMENT	
SK1	SKETCH DESIGN # 1	09.09.09	GLG	SITE: 238 ESPLANADE, HERVEY BAY		DRAWN: LSG	WATSON STREET ELEVATION	
SK2	SKETCH DESIGN # 2	15.09.09	GLG			CHK: MG		DRAWING No.
SK3	SKETCH DESIGN # 3	23.09.09	GLG			SCALE: 1:100	07 OF 07	ISSUE
DD1	DESIGN DEVELOPMENT # 1	06.10.09	GLG			0949	DD 07	A3 ORIGINAL
DD2	DESIGN DEVELOPMENT # 2	07.10.09	GLG			FOR: B. & T. ELBOZ		
DD3	DESIGN DEVELOPMENT # 3	16.10.09	GLG					
DD4	DESIGN DEVELOPMENT # 4	24.11.09	GLG					
DD5	DESIGN DEVELOPMENT # 5	25.11.09	GLG					

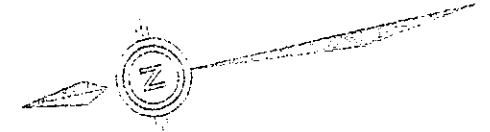
C	Botanical Name	Common Name	H	S	Pot	Total
TREES						
Acm h	Acmena hemilampra	Eungella Gum	5m	3m	25ltr	1
Arc cun	Archontophoenix cunninghamiana	Piccabeen Palm	10m	3m	500mm	21
Ban int	Banksia integrifolia	Coastal Banksia	5m	2m	25ltr	2
Hm Fr	Hymenoporum flavum	Native Frangipani	6m	3m	45ltr	1
Pan tec	Pandanus tectorius	Pandanus	5m	3m	45ltr	2
Syz uel	Syzygium luemannii	Small Leafed Lilly Pilly	5m	3m	45ltr	1
Syz ole	Syzygium oleosum	Blue Lilly Pilly	6m	3m	45ltr	2
SHRUBS & G/COVERS						
	Austromyrtus dulcis	Midyim Berry	.6m	.6m	140mm	36
LepPB	Leptospermum polygalif	Pacific Beauty	.6m	.6m	140mm	41
Col Wl	Callistemon viminalis	Wildfire Bottlebrush	2m	1m	200mm	31
Diocae	Dianella caerulea	Paroo Lily	.6m	.6m	140mm	195
LepCD	Leptospermum polygalifolia	Cardwell Tea Tree	1m	1m	200mm	3
Lan ht	Lomandra hystrix	Matt Rush	1m	1m	200mm	10
Syz S	Syzygium australe	Select Lilly Pilly	3m	1m	200mm	24
SELECT						
	Syzygium luemannii/wilsonii	Cascade Lilly pilly	3m	1.5m	300mm	8
Syz LG	Syzygium francisii	Little Gem	1m	1m	300mm	10
Cor Rub	Cordyline rubra	Red fruited palm lily	3m	0.6m	200mm	65
Syz AS	Syzygium australe	Aussie Southern	3m	2m	300mm	2

SITE INFORMATION:

LOT 3 on RP35159
PARISH OF URANGAN
COUNTY MARCH
AREA 1618.75m?

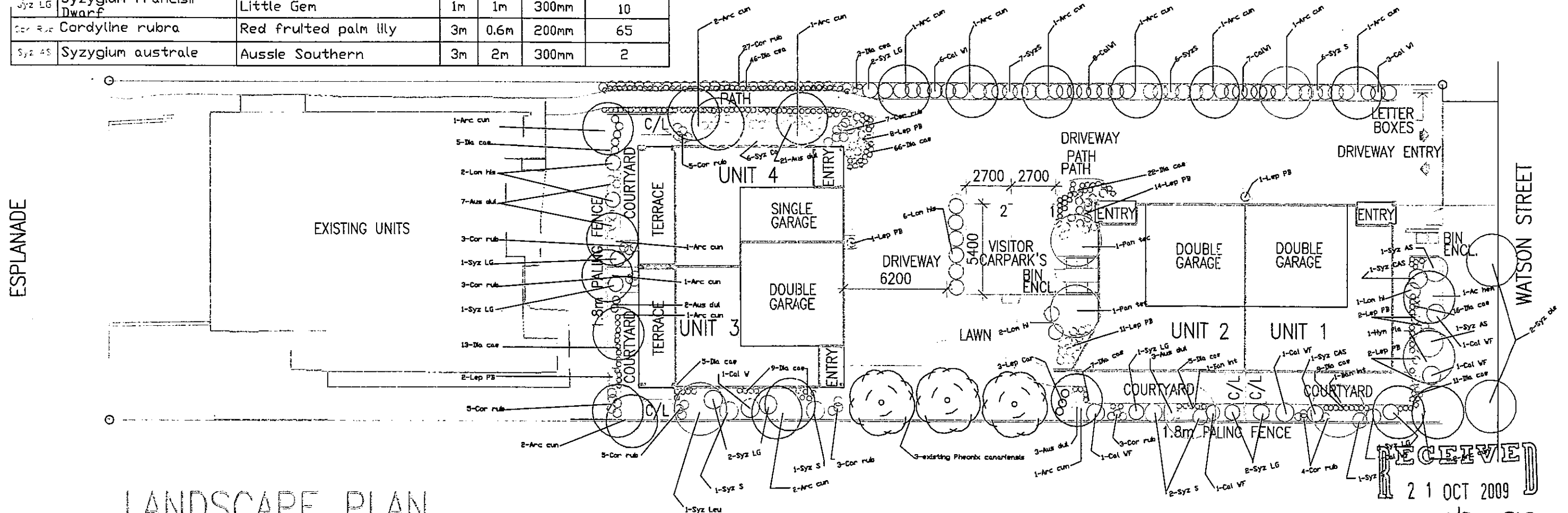
SITE COVERAGE:

TOTAL SITE COVERAGE -
647.41m? (39.99%)



Note 1: All garden beds to be mulched to a depth of 75 mm with screened hoop pine fines.

Note 2: Water sensitive urban design principles are encouraged by finishing garden areas flush with or slightly below the surrounding surface level.



LANDSCAPE PLAN

CULLEN & COUPER

PTY LTD

ACN 050 848515

ENVIRONMENTAL CONSULTANTS

Office: 22 Stephenson Street, Seagrass 4656
Postal Address: PO Box 640, Palua Q14555
Telephone: (07) 41 247 564 Fax: (07) 41 247 126
E-mail: info@cullenandcouper.com.au

CLIENT: HERVEY WATERS REALTY PTY LTD.

LANDSCAPE LAYOUT
Proposed Unit Development
Lot 3 on RP35159
238 Esplanade PALUA

PARISH URANGAN COUNTY March

SCALE: 1:250

DATE: 20th October 2009

Drawn By: TREVOR FRANKLIN

JOB No: 094831

CAD FILE: 094831-3aaa

DWG:

094831-3aaa.DWG

FRASER COAST REGIONAL COUNCIL
These are the plans referred to in
Decision Notice No.

09 13 40 15 MAR 2010

Franklin
For Assessment Mgr.

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21 OCT 2009
BY: 513/3-091340