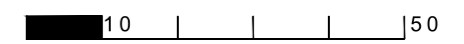
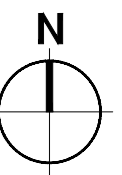


LOT 1362 MARITIME DRIVE, JINDALEE - 24/11/2022 - DA

PROEKT



LOCATION PLAN



SCALE  
1:200 @ A1

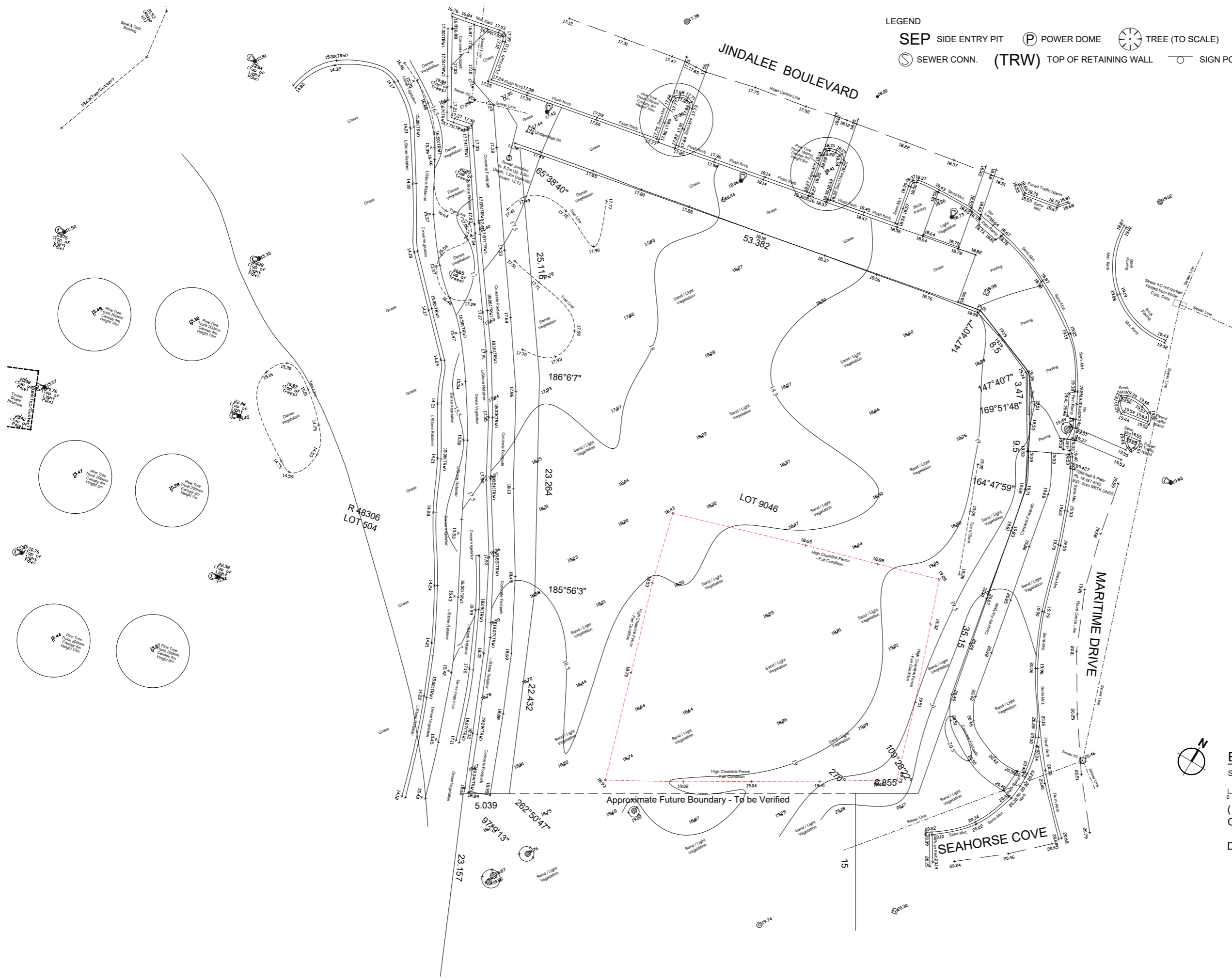
PROJECT TITLE  
SAUNTON JINDALEE  
LOT 1362 MARITIME DRIVE, JINDALEE  
14/11/2022

PROJECT #  
2066  
DRAWING #  
SK01

PROEKT

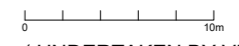
LEGEND

- SEP SIDE ENTRY PIT
- (P) POWER DOME
- (T) TREE (TO SCALE)
- (Δ) TEMP. BENCHMARK
- (D) DRAINAGE AC
- (S) SEWER CONN.
- (TRW) TOP OF RETAINING WALL
- (O) SIGN POLE
- (L) LIGHT POLE
- (H) HYDRANT
- (V) VALVE



**EXISTING SITE SURVEY / DEMO PLAN**

SCALE 1:200 @ A1



( UNDERTAKEN BY VISION SURVEYS CONSULTING ON 21/10/2021

DEMOLITION SHOWN IN RED )

SCALE  
1:500 @ A1

PROJECT TITLE  
**SAUNTON JINDALEE**  
LOT 1362 MARITIME DRIVE, JINDALEE  
14/11/2022

PROJECT #  
2066  
DRAWING #  
SK02



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LEGEND

- SEP SIDE ENTRY PIT
- (P) POWER DOME
- (T) TREE (TO SCALE)
- (A) TEMP. BENCHMARK
- (D) DRAINAGE AC
- (S) SEWER CONN.
- (TRW) TOP OF RETAINING WALL
- (O) SIGN POLE
- (L) LIGHT POLE
- (H) HYDRANT
- (V) VALVE



**SITE PLAN**  
SCALE 1:200 @ A1



- LEGENDS**
- (Solid Grey) BUILDING FORM
  - (Grid Pattern) BALCONIES AND WALKWAYS

SCALE  
1:200 @ A1

PROJECT TITLE  
**SAUNTON JINDALEE**  
LOT 1362 MARITIME DRIVE, JINDALEE  
14/11/2022

PROJECT #  
2066  
DRAWING #  
SK03

**PROEKT** SK03

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GENERAL NOTES:  
 1. THIS IS A CONCEPT PLAN ONLY.  
 2. ALL STRUCTURES SUBJECT TO ENGINEERING AND COUNCIL APPROVAL.  
 3. ALL MEASUREMENTS TO BE CHECKED PRIOR TO CONSTRUCTION.



### LEGEND

**TREES**

- EXISTING NORFOLK ISLAND PINES
- MEDIUM FEATURE TREE WEeping PAPER BARK CANOPY 5m
- MEDIUM FEATURE TREE HONG KONG ORCHID TREE CANOPY 5m
- SMALL COASTAL TREE NEW ZEALAND CHRISTMAS TREE CANOPY 5m
- SMALL TREE NATIVE FRANGIPANI CANOPY 4m
- SMALL COASTAL TREE BAMBINO OLIVE CANOPY 3m

**FEATURE PLANTS**

- SELECTED FEATURE PLANTING CARDBOARD PLANT, AGAVES, ALOES

**PLANTING**

- PLANTING UNDER BALCONIES
- PLANTING TYPE 01 GROUNDCOVERS
- PLANTING TYPE 02 SHRUBS
- PLANTING TYPE 03 MIXED/STRAPPY
- PLANTING TYPE 04 RAISED PLANTERS
- PLANTING TYPE 05 SHADE PLANTING
- SELECTED LAWN SPECIES SOFT LEAF BUFFALO
- SELECTED ARTIFICIAL TURF
- ORGANIC MULCH
- DEEP SOIL AREAS (DSA)

#### LANDSCAPE AREA CALCULATIONS

**LANDSCAPE AREAS**  
 Total Landscape areas (Ground floor, Level 01 + Level 02) = 689.2m<sup>2</sup> (22.4% of site)

**DEEP SOIL AREAS (DSA)**  
 Ground Floor = 299m<sup>2</sup>  
 On Slab (community area) = 22.6m<sup>2</sup> (halved to 11.3m<sup>2</sup> for DSA on structure)  
 Total = 310m<sup>2</sup> (10% of site)

**CANOPY COVER**  
 Proposed Medium Trees (6m canopy) x 3 = 85m<sup>2</sup>  
 Proposed Medium/Small Trees (5m canopy) x 11 = 215.8m<sup>2</sup>  
 Proposed Small Trees (4m canopy) x 2 = 25m<sup>2</sup>  
 Total Canopy Cover = 325.8m<sup>2</sup> (10.5% of site)

REFER PAGE 102 FOR PLANTING NOTES

REV	DATE	DWN	APP	DESCRIPTION
A	21.09.22	KD	KD	LANDSCAPE CONCEPT PLAN - GF
B	22.11.22	AC	KD	UPDATED LANDSCAPE CONCEPT PLAN - GF

#### PLANTING PALETTE

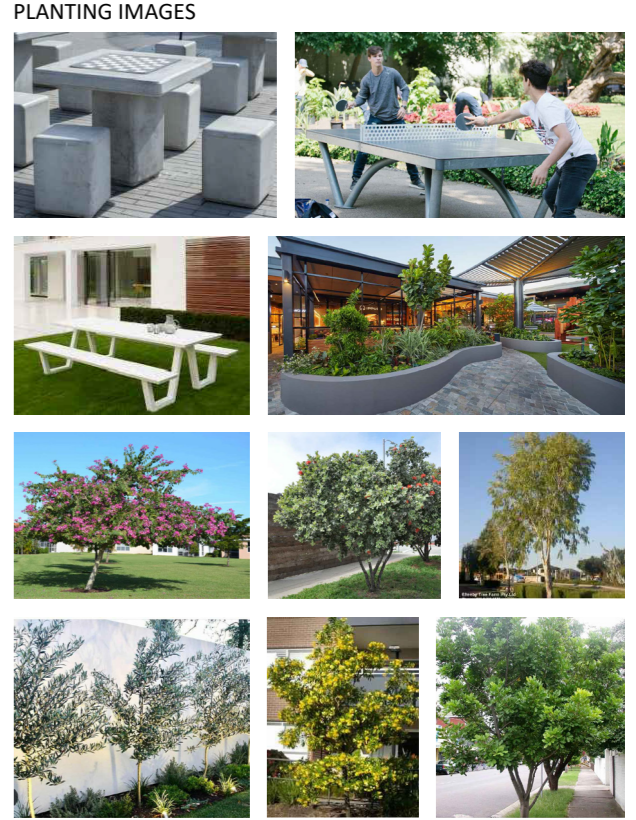
Symbol	Species	Common Name	Quantities	Size
AGOffe	Agonis flexuosa	Weeping Peppermint	As shown	100L
BANint	Banksia integrifolia	Coastal Banksia	As shown	100L
BALbia	Bauhinia blakeana	Hong Kong Orchid Tree	As shown	100L
EUCod	Eucalyptus todtiana	Coastal Blackbutt	As shown	100L
EUCutl	Eucalyptus uittilis	Coastal Mort	As shown	100L
FRagri	Fraxinus griffithi	Evergreen Ash	As shown	100L
HAKiau	Hakea laurina	Pin Cushion Hakea	As shown	100L
HYMfla	Hymenosporum flavum	Native Frangipani	As shown	100L
MELieu	Melaleuca leucadendra	Weeping Paper Bark	As shown	100L
METHo	Metrosideros thomasi	New Zealand Christmas Tree	As shown	100L
OLEeur	Olea europaea	Bambalina Olive	As shown	100L

Shrubs and Groundcovers:				
CARaus	Carpobrotus 'Aussie Rambler'	Pig Face		
CASou	Casuarina glauca 'Cousin It'	Cousin It	3/m <sup>2</sup>	140mm
CLimin	Clivia miniata	Bush Lily	3/m <sup>2</sup>	140mm
CONcan	Conostylis candidans	Grey Cotton Heads	3/m <sup>2</sup>	140mm
DIaeme	Dianella tasmanica 'Emerald Arch'	Emerald Arch	3/m <sup>2</sup>	140mm
DIabla	Dianella tasmanica 'Blaze'	Blaze	3/m <sup>2</sup>	140mm
DICsil	Dichondra 'Silver Falls'	Silver Falls	3/m <sup>2</sup>	140mm
GAZom	Gazania tomentosa	Silver Leaf Gazania	3/m <sup>2</sup>	140mm
EREBlu	Eremophila 'Blue Horizon'	Blue Horizon	3/m <sup>2</sup>	140mm
FIOnod	Ficinia nodosa	Knotty Club Rush	3/m <sup>2</sup>	140mm
HARwhi	Hardenbergia violacea 'White Out'	White Native Wisteria	3/m <sup>2</sup>	140mm
LINcon	Linum catharticum	Shore Juniper	3/m <sup>2</sup>	140mm
LELBro	Leucophylla brownii	Silver Cushion Bush	3/m <sup>2</sup>	140mm
LIMper	Limonium perzi	Sea Lavender	3/m <sup>2</sup>	140mm
LIRus	Liriope muscari 'Just Right'	Just Right	3/m <sup>2</sup>	140mm
LOMsea	Lomandra 'Seascape'	Seascape	3/m <sup>2</sup>	140mm
LOMtan	Lomandra 'Tanika'	Tanika	3/m <sup>2</sup>	140mm
PITmis	Pittosporum tobira 'Miss Muffet'	Miss Muffet	3/m <sup>2</sup>	200mm
MELit	Melaleuca 'Little Nessel'	Dwarf Honey Myrtle	3/m <sup>2</sup>	200mm
MYOPar	Myoporum parvifolium 'Yareena'	Yareena	3/m <sup>2</sup>	140mm
OLEar	Olearia axillaris 'Little Smokey'	Little Smokey	3/m <sup>2</sup>	140mm
PHIaxn	Phlodesandron xanadu	Xanadu	3/m <sup>2</sup>	200mm
POAlab	Poa labillardierei	Tussock Grass	3/m <sup>2</sup>	140mm
RHAspi	Rhaphodia spinescens	Spiny Saltbush	3/m <sup>2</sup>	140mm
RHAori	Rhapiolepis 'Oriental Pearl'	Dwarf Indian Hawthorn	3/m <sup>2</sup>	200mm
ROScro	Rosmarinus prostrata	Creeping Rosemary	3/m <sup>2</sup>	140mm
SANTri	Sansevieria trifasciata laurentii	Mother-in-law's Tongue	3/m <sup>2</sup>	200mm
SCAra	Scaevola crassifolia	Thick-leaved Scaevola	3/m <sup>2</sup>	140mm
SCAHum	Scaevola humilis 'Purple Fusion'	Fan Flower	3/m <sup>2</sup>	140mm
WESaus	Westringia 'Aussie Box'	Aussie Box	3/m <sup>2</sup>	140mm
WESgre	Westringia 'Grey Box'	Grey Box	3/m <sup>2</sup>	140mm

Feature Plants:				
AGAtt	Agave attenuata	Foxtail	As Shown	12L
ALChop	Aloe hybrid	Tonaz	As Shown	12L
STFreg	Strelitzia reginae	Bird of Paradise	As Shown	12L
ZAMfur	Zamia furturacea	Cardboard Palm	As Shown	12L



# JINDALEE DEVELOPMENT LANDSCAPE CONCEPT PLAN - GROUND FLOOR

LINIC PROPERTY GROUP  
 LOT 1362 MARITIME DRIVE, JINDALEE



TOTAL : 47 APARTMENTS

**DAYLIGHT AND VENTILATION**

41/47 - 87% APARTMENTS RECEIVE MORE THAN 2hr OF SUNLIGHT  
 47/47 - 100% APARTMENTS ARE CAPABLE OF BEING CROSS VENTILATED

**PLOT RATIO = 1.26**

FLOOR AREA = 3877m<sup>2</sup>  
 SITE AREA = 3080m<sup>2</sup>

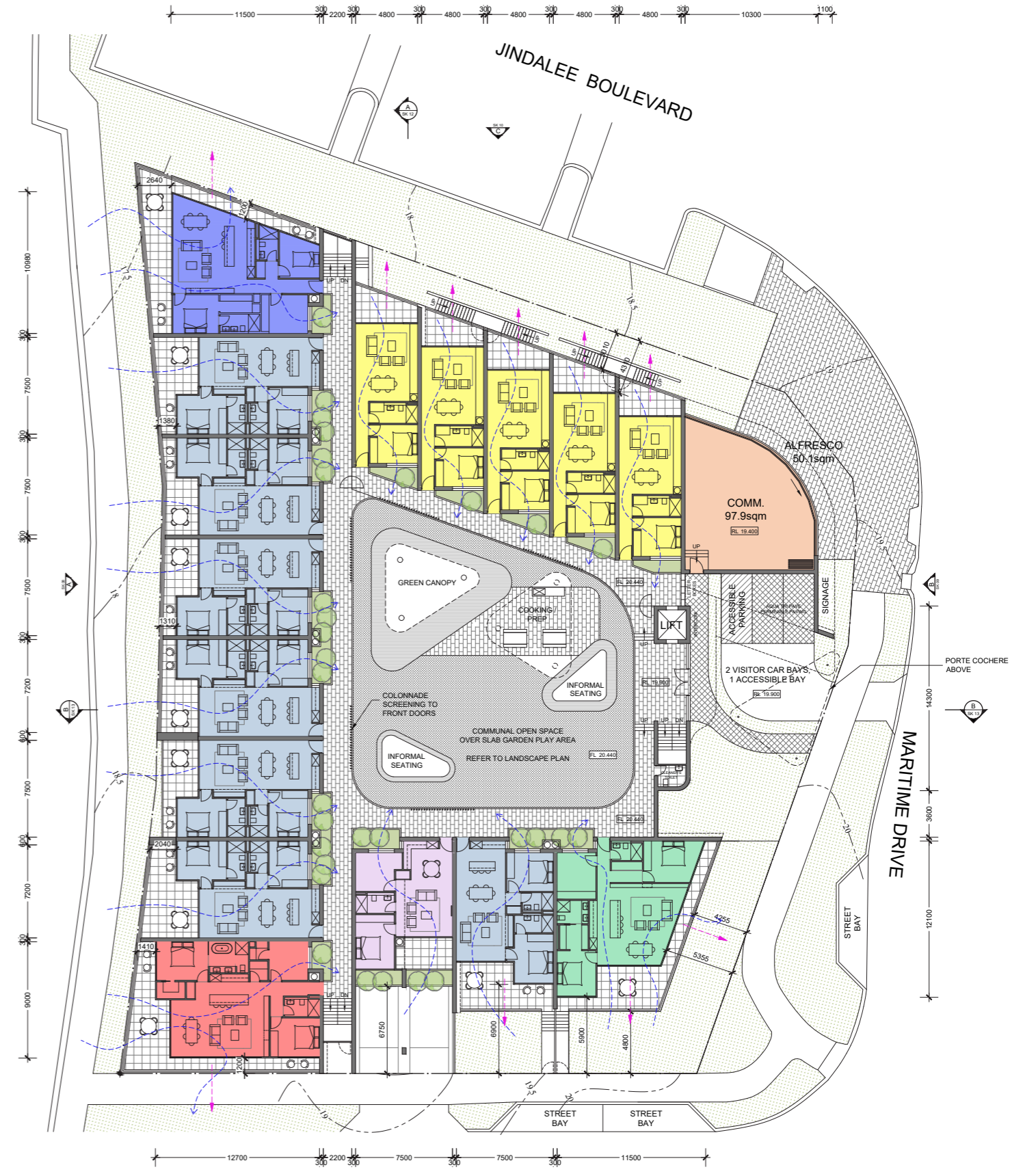
**TOTAL PARKING BAYS**

CAR BAYS = 78 ACCESSIBLE BAYS = 1 MOTORCYCLE BAYS = 14

- 10x**  
SHORT STAY ACCOMMODATION **A**  
BED x 1  
BATH x 1
- 3 x**  
APARTMENT TYPE **B**  
BED x 1  
STUDY x 1  
BATH x 1
- 21 x**  
APARTMENT TYPE **C**  
BED x 2  
BATH x 2
- SHORT STAY 3 x**  
APARTMENT TYPE **D**  
BED x 2  
BATH x 2
- 3 x**  
APARTMENT TYPE **E**  
BED x 2  
STUDY x 1  
BATH x 2
- SHORT STAY 1 x**  
APARTMENT TYPE **F**  
BED x 2  
STUDY x 1  
BATH x 2
- 3 x**  
APARTMENT TYPE **G**  
BED x 2  
STUDY x 1  
BATH x 2
- 3 x**  
APARTMENT TYPE **H**  
BED x 2  
STUDY x 1  
BATH x 2



**UNDERCROFT FLOOR PLAN**  
 SCALE 1:200 @ A1



**GROUND FLOOR PLAN**  
 SCALE 1:200 @ A1

- LEGENDS**
- > PATH OF CROSS VENTILATION
  - > STREET ENGAGEMENT
  - HIGH WALL MOUNTED BICYCLE RACK

TOTAL : 47 APARTMENTS

DAYLIGHT AND VENTILATION

41/47 - 87% APARTMENTS RECEIVE MORE THAN 2hr OF SUNLIGHT  
47/47 - 100% APARTMENTS ARE CAPABLE OF BEING CROSS VENTILATED

PLOT RATIO = 1.26

FLOOR AREA = 3877m<sup>2</sup>  
SITE AREA = 3080m<sup>2</sup>

TOTAL PARKING BAYS

CAR BAYS = 78    ACCESSIBLE BAYS = 1    MOTORCYCLE BAYS = 14

10x  
SHORT STAY  
ACCOMMODATION **A**

BED x 1  
BATH x 1

3 x  
APARTMENT TYPE **B**

BED x 1  
STUDY x 1  
BATH x 1

21 x  
APARTMENT TYPE **C**

BED x 2  
BATH x 2

SHORT STAY 3 x  
APARTMENT TYPE **D**

BED x 2  
BATH x 2

3 x  
APARTMENT TYPE **E**

BED x 2  
STUDY x 1  
BATH x 2

SHORT STAY 1 x  
APARTMENT TYPE **F**

BED x 2  
STUDY x 1  
BATH x 2

3 x  
APARTMENT TYPE **G**

BED x 2  
STUDY x 1  
BATH x 2

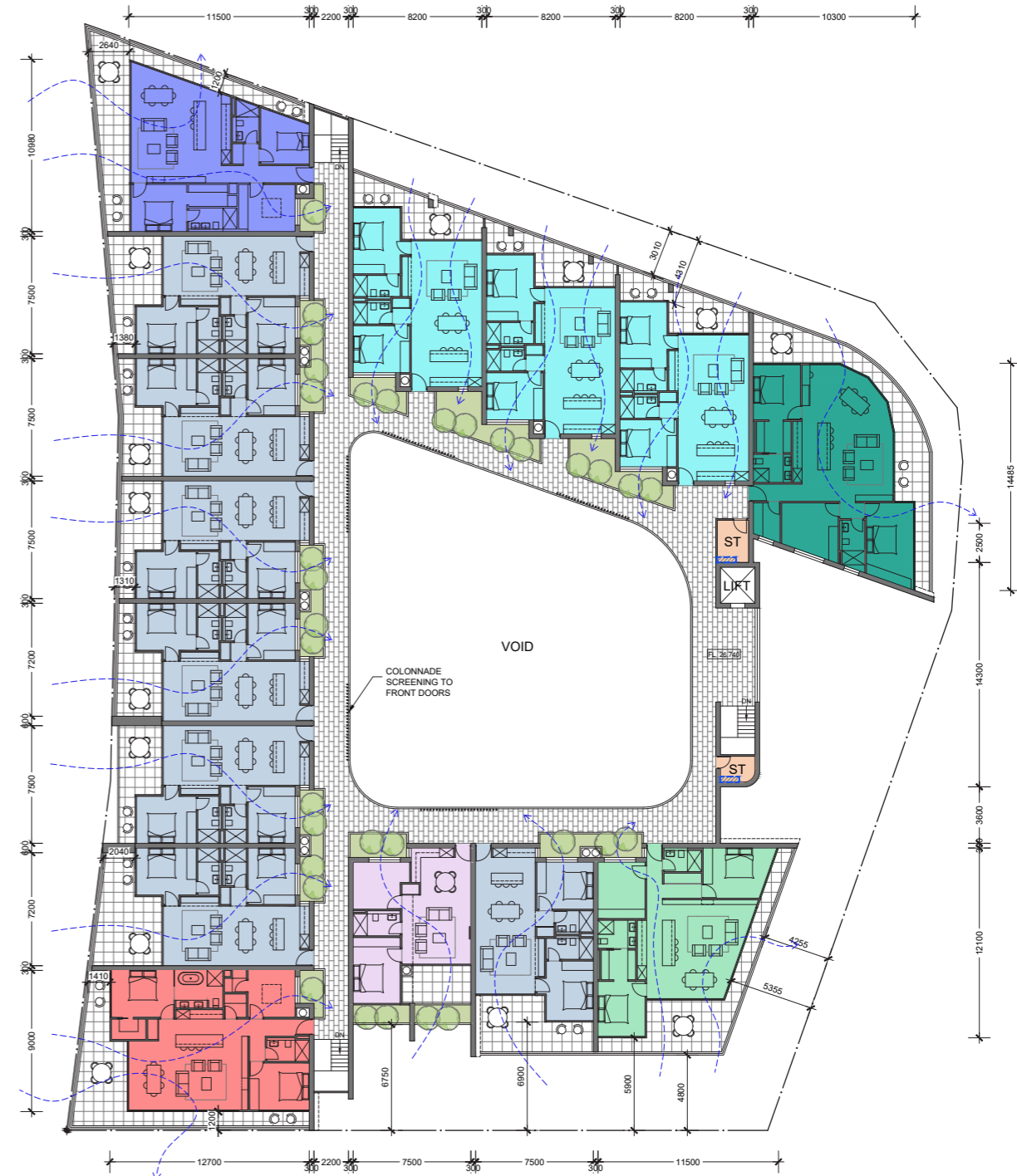
3 x  
APARTMENT TYPE **H**

BED x 2  
STUDY x 1  
BATH x 2



FIRST FLOOR PLAN

SCALE 1:200 @ A1



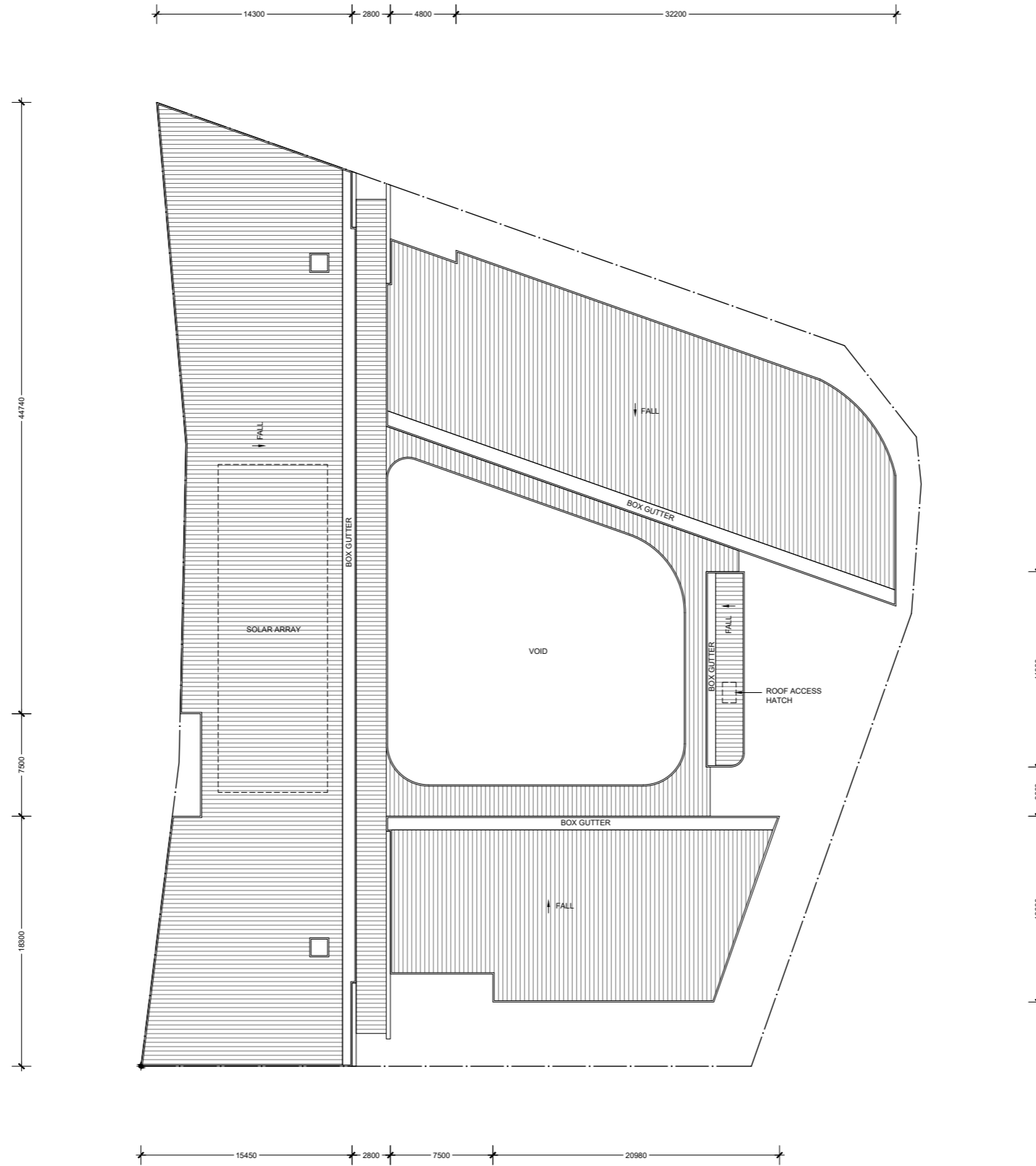
SECOND FLOOR PLAN

SCALE 1:200 @ A1



LEGENDS

- PATH OF CROSS VENTILATION
- STREET ENGAGEMENT
- HIGH WALL MOUNTED BICYCLE RACK



**ROOF PLAN**  
SCALE 1:200 @ A1







1. EF-01 - Spanish Plaster Finish



Jindalee Beach Reference



4. EF-04 - Contrasting Paint Finish



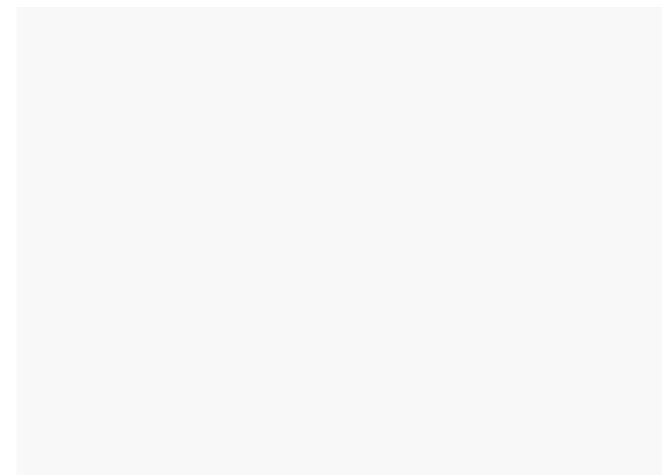
5. EF-05 - Contrasting Paint Finish



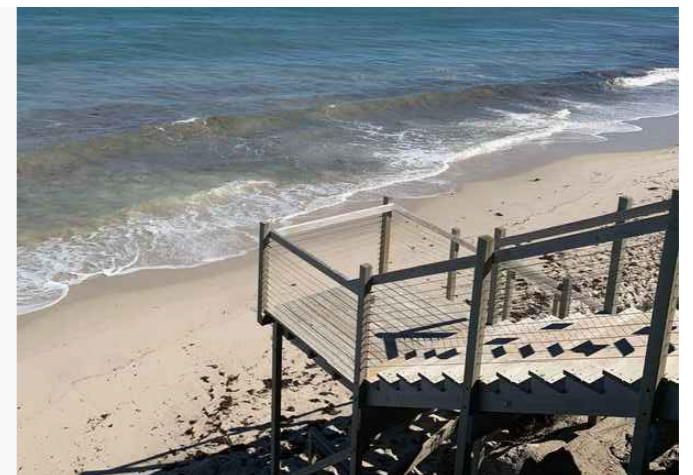
2. EF-02 - Feature Banding Fascia



Jindalee Beach Reference



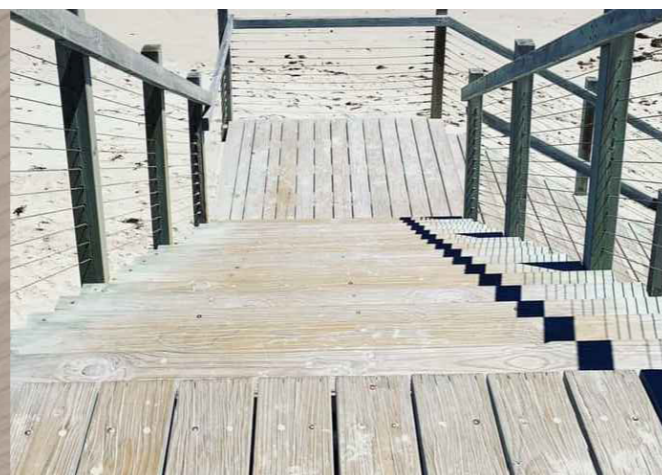
6. EF-07 - Base Paint Finish



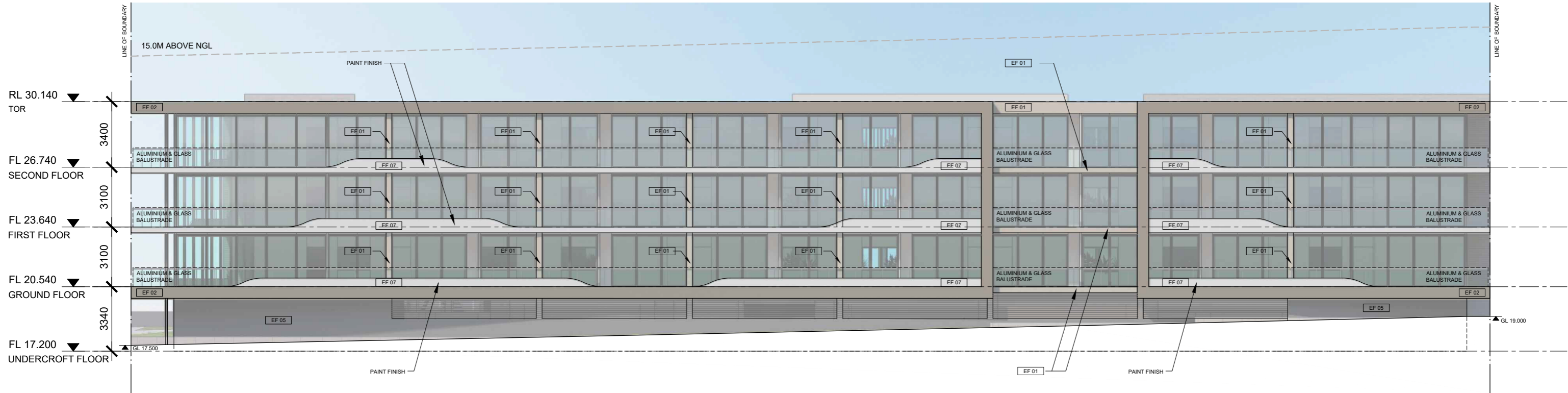
Jindalee Beach Reference



3. EF-03 - UPVC Cladding



Jindalee Beach Reference



(FACING OCEAN)  
**WEST ELEVATION A**  
 SCALE 1:100 @ A1



**PERSPECTIVE VIEW**  
 NOT TO SCALE



**PERSPECTIVE VIEW**  
 NOT TO SCALE



(FACING MARITIME DRIVE)  
**EAST ELEVATION B**  
 SCALE 1:100 @ A1

EF 02

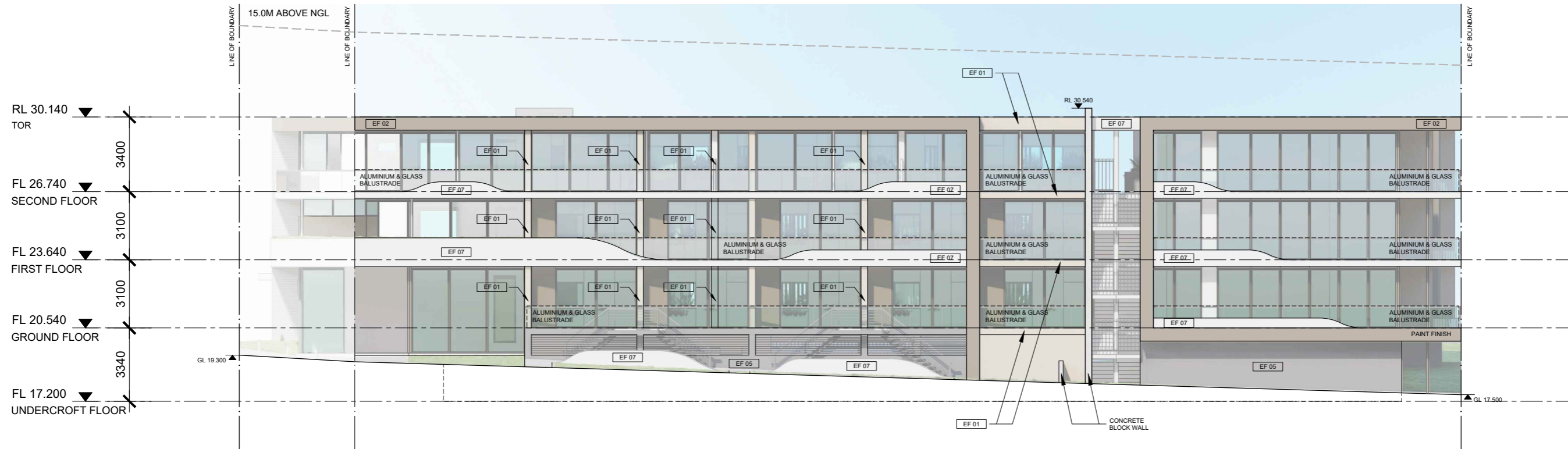
PORTE COCHERE  
 AND BUILDING  
 SIGNAGE



**PERSPECTIVE VIEW**  
 NOT TO SCALE



**PERSPECTIVE VIEW**  
 NOT TO SCALE



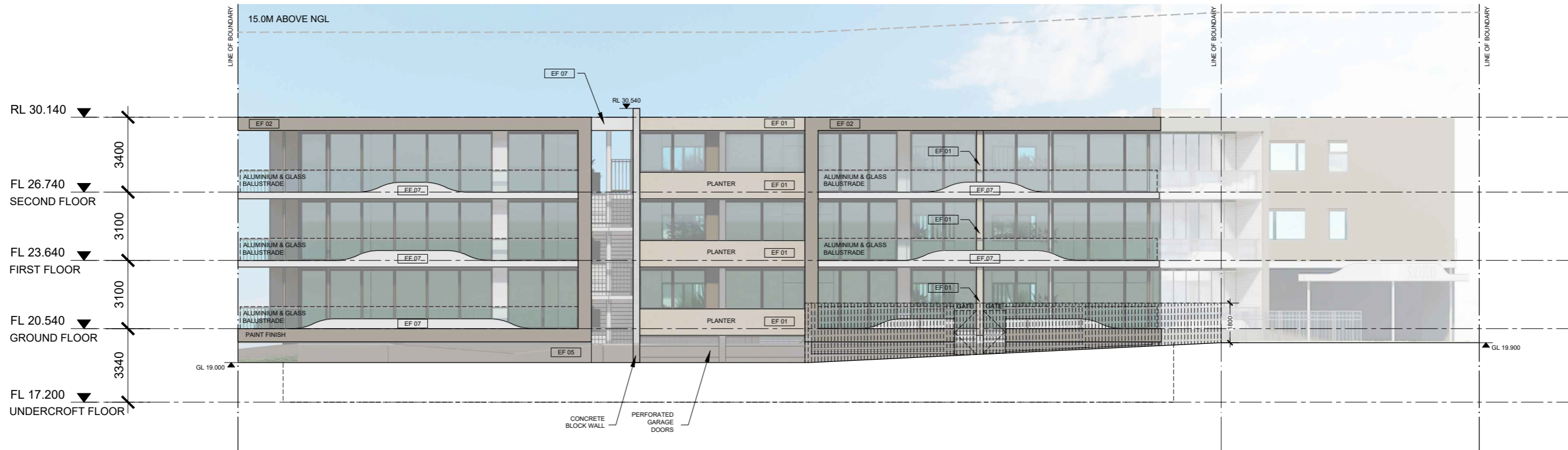
(FACING JINDALEE BOULEVARD)  
**NORTH ELEVATION C**  
 SCALE 1:100 @ A1



**PERSPECTIVE VIEW**  
 NOT TO SCALE



**PERSPECTIVE VIEW**  
 NOT TO SCALE



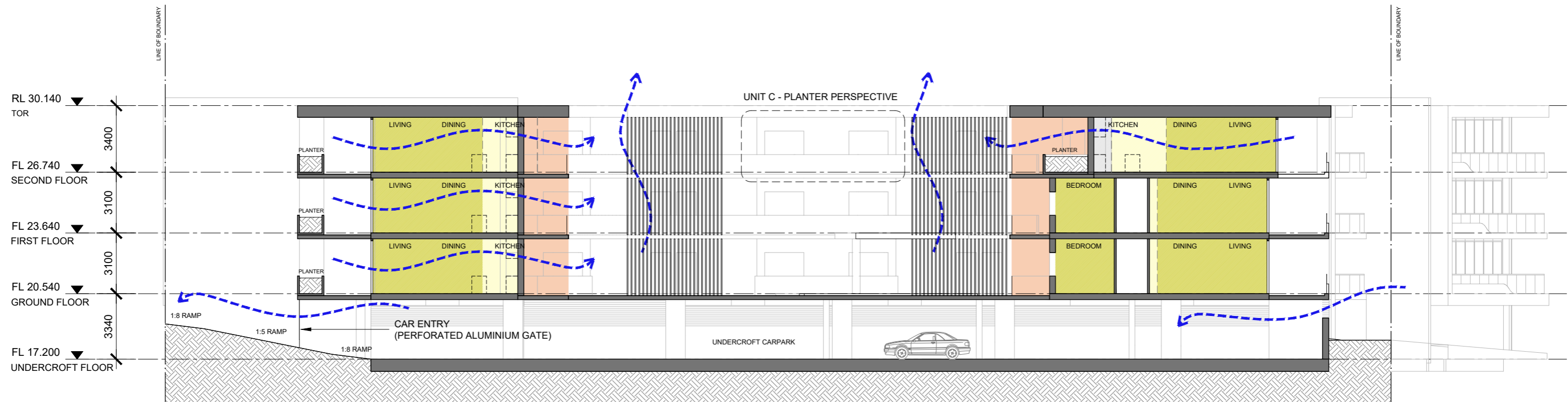
(FACING SEAHORSE COVE)  
**SOUTH ELEVATION D**  
 SCALE 1:100 @ A1



**PERSPECTIVE VIEW**  
 NOT TO SCALE



**PERSPECTIVE VIEW**  
 NOT TO SCALE



**SECTION A**  
SCALE 1:100 @ A1

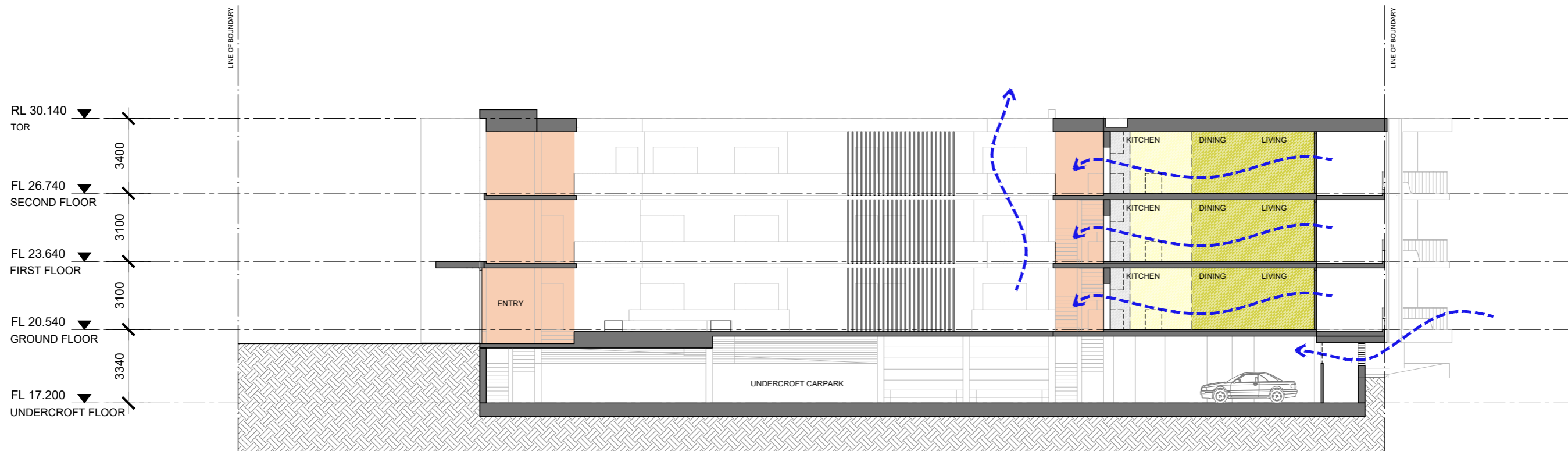


**UNIT C - PLANTER PERSPECTIVE**  
NOT TO SCALE

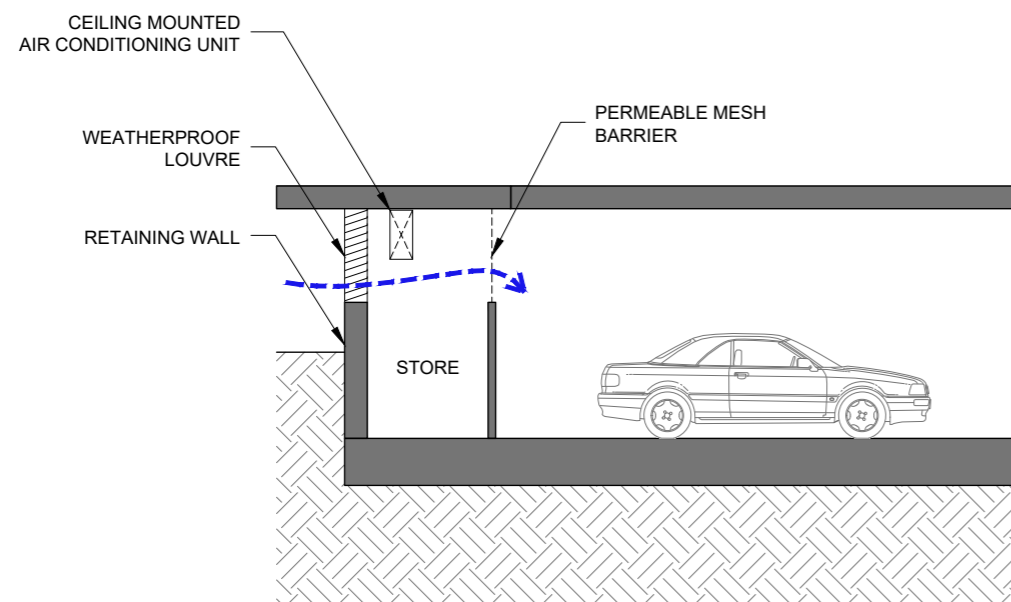


**UNIT C - KITCHEN WINDOW TO PLANTER**  
NOT TO SCALE

- LEGENDS**
- RESIDENTIAL CORRIDOR
  - OPTIMUM DAYLIGHT AND VENTILATION
  - ACCEPTABLE DAYLIGHT AND VENTILATION
  - ADDITIONAL LENGTH MAY BE PROVIDED FOR KITCHEN

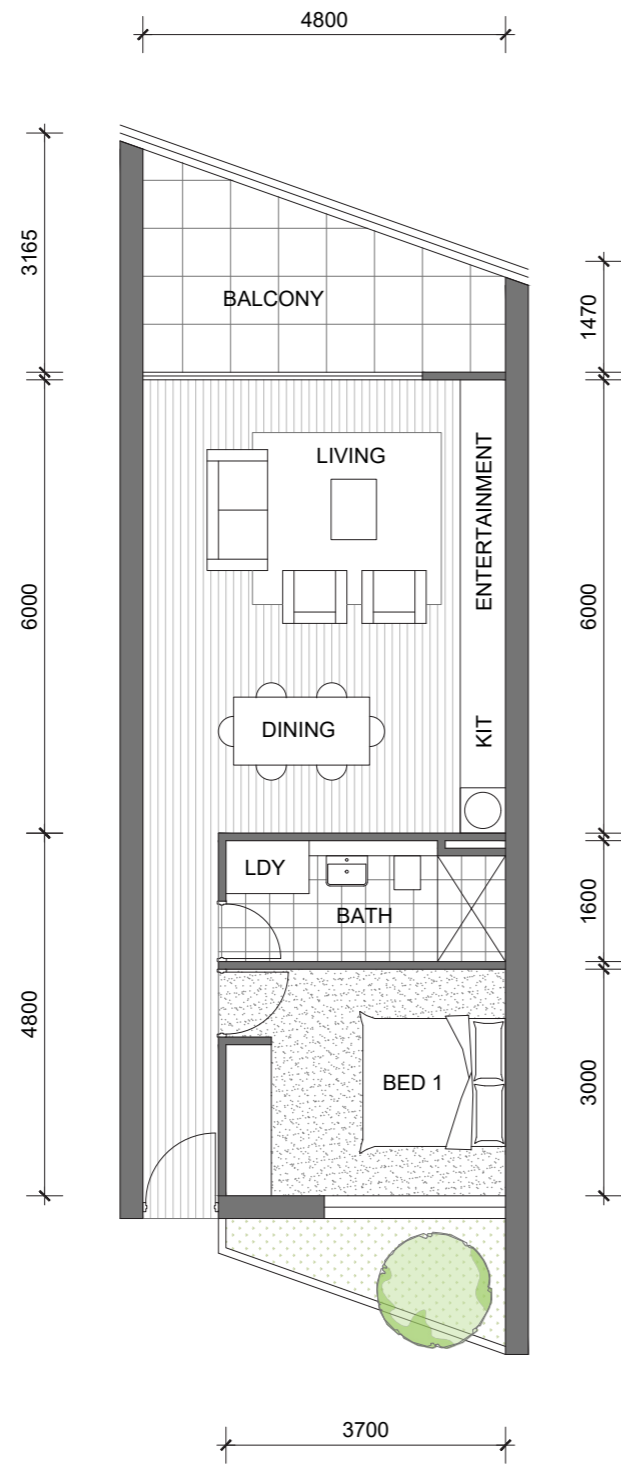


**SECTION B**  
SCALE 1:100 @ A1



**TYPICAL STORE SECTION**  
SCALE 1:50 @ A1

- LEGENDS**
- RESIDENTIAL CORRIDOR
  - OPTIMUM DAYLIGHT AND VENTILATION
  - ACCEPTABLE DAYLIGHT AND VENTILATION
  - ADDITIONAL LENGTH MAY BE PROVIDED FOR KITCHEN



## SHORT STAY ACCOMMODATION TYPE A

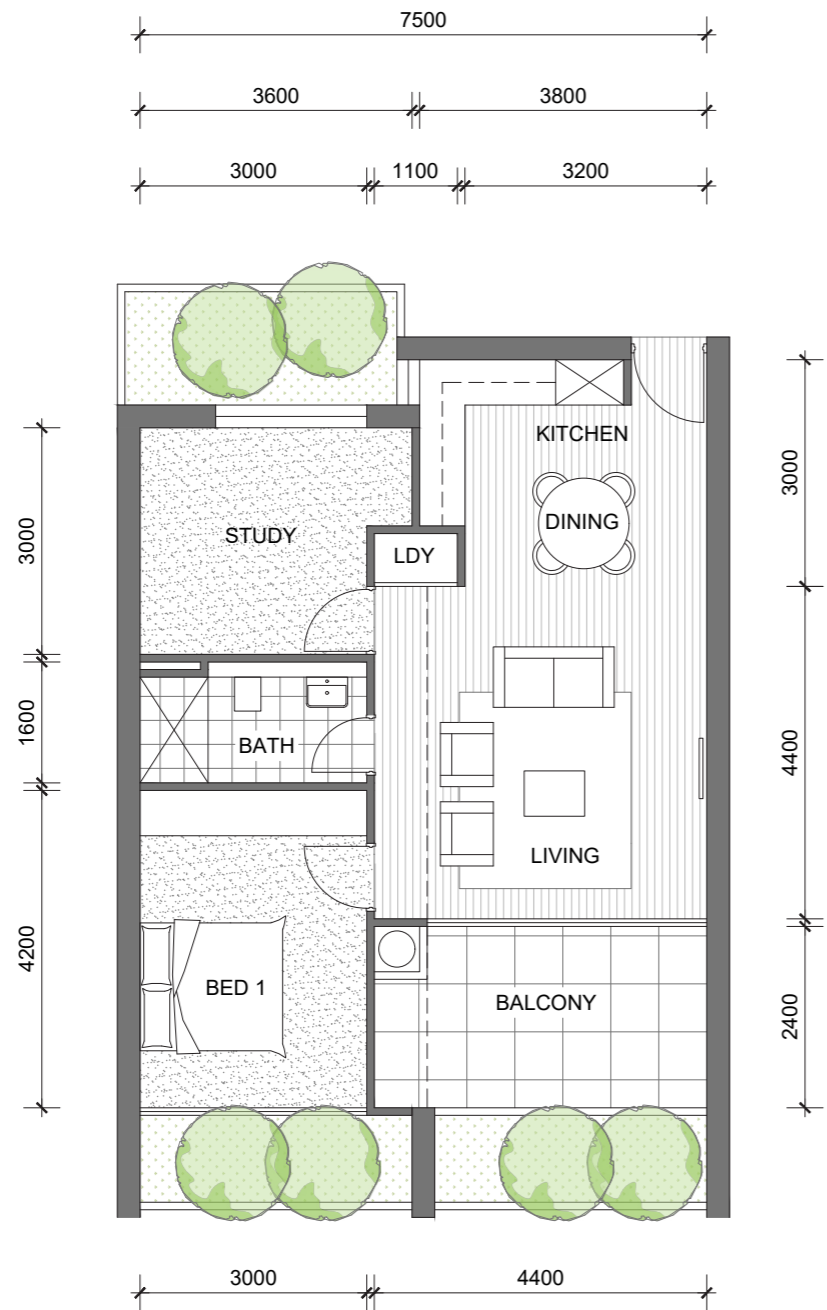


BED x 1  
BATH x 1

### STRATA AREA

LIVING - 52.3m<sup>2</sup>  
BALCONY - 10.1m<sup>2</sup>  
STORE - 3.3m<sup>2</sup> (VARIES)





## APARTMENT TYPE B

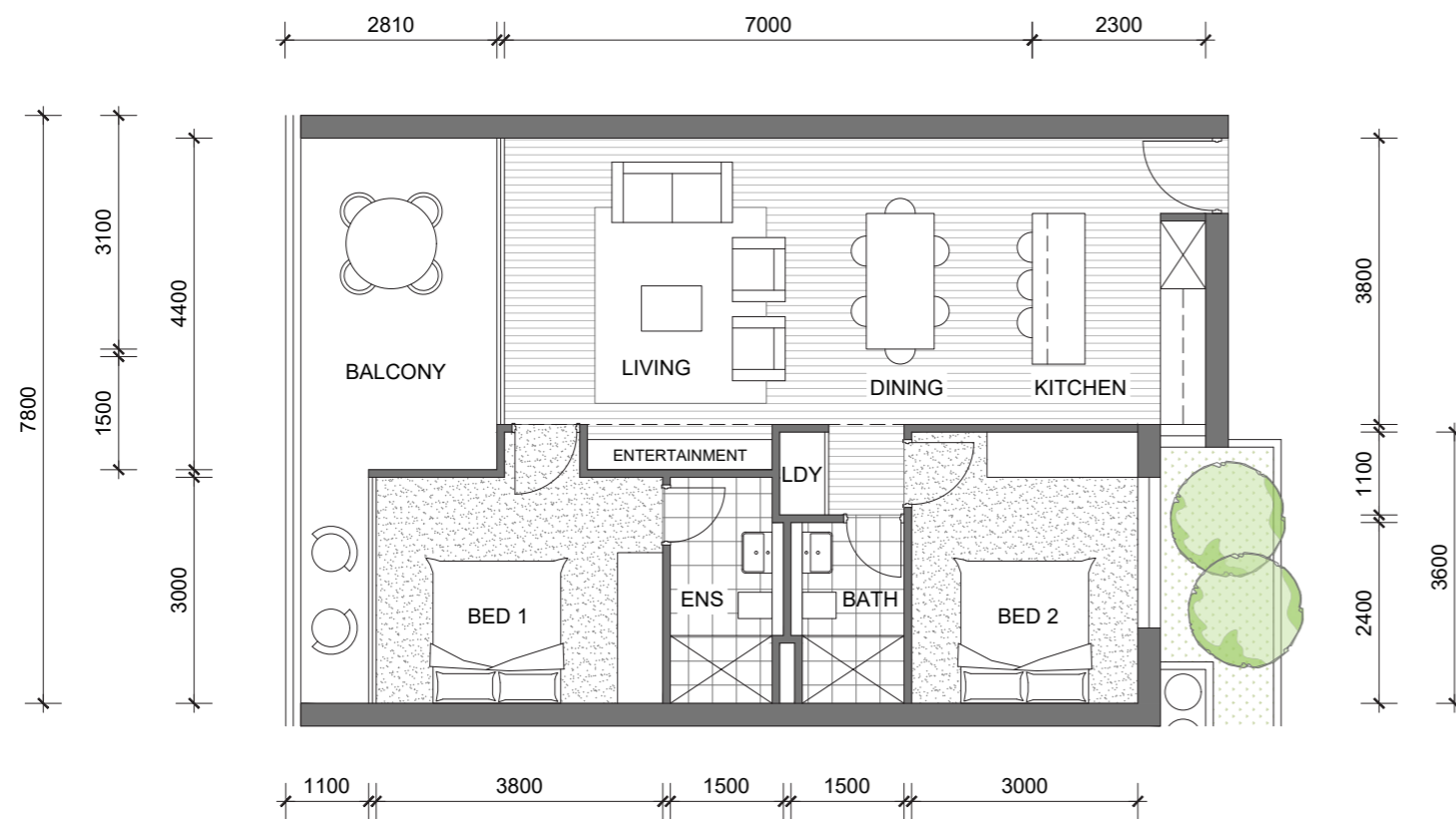
JINDALEE APARTMENTS



BED	x 1
STUDY	x 1
BATH	x 1

### STRATA AREA

LIVING	- 60.7m <sup>2</sup>
BALCONY	- 10m <sup>2</sup>
STORE	- 3.3m <sup>2</sup> (VARIES)



## APARTMENT TYPE C

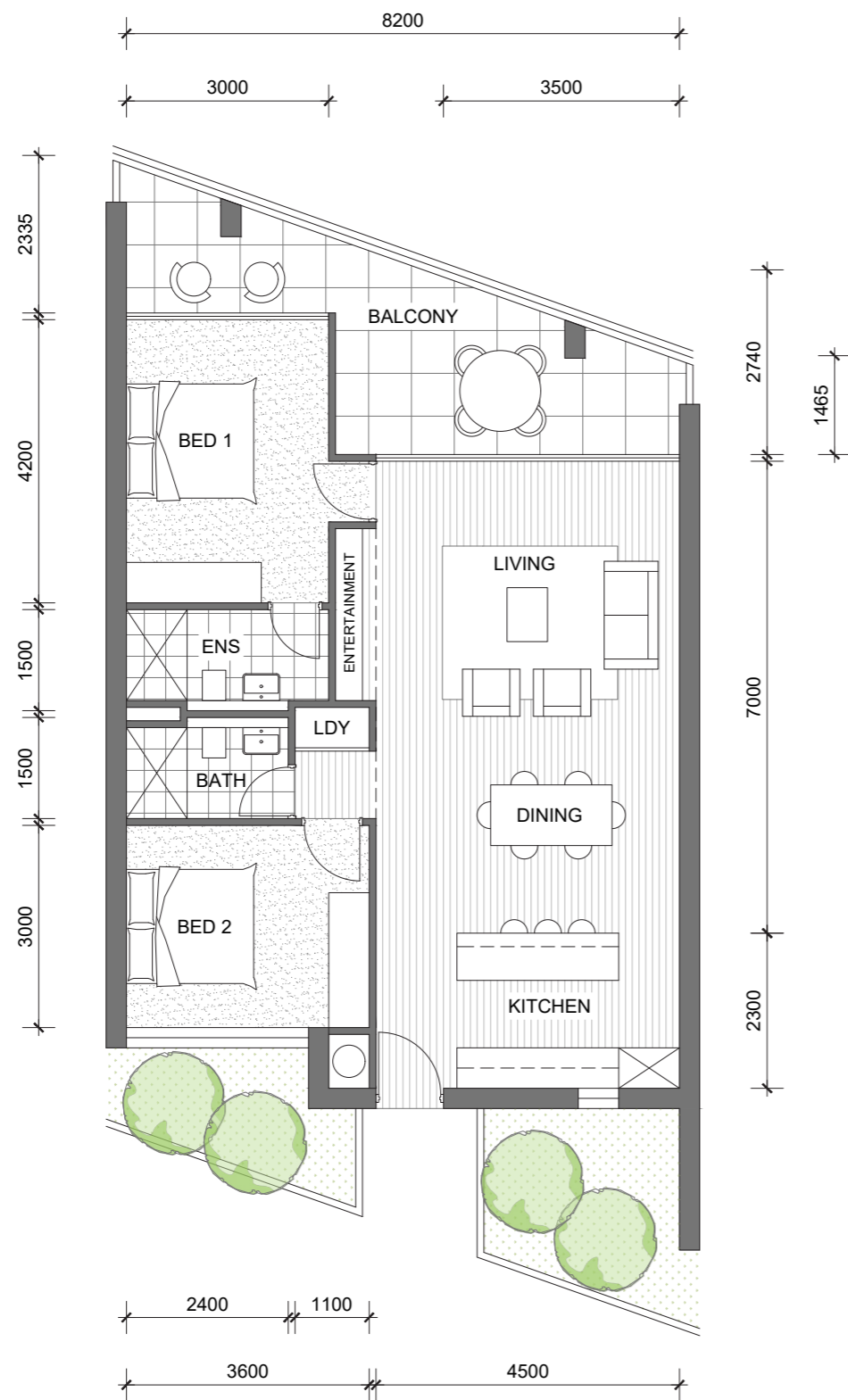
JINDALEE APARTMENTS



BED x 2  
BATH x 2

### STRATA AREA

LIVING - 72.4m<sup>2</sup>  
BALCONY - 13.9m<sup>2</sup> - 23.9m<sup>2</sup> (VARIES)  
STORE - 4m<sup>2</sup> (VARIES)



# SHORT STAY ACCOMMODATION APARTMENT TYPE D

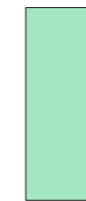
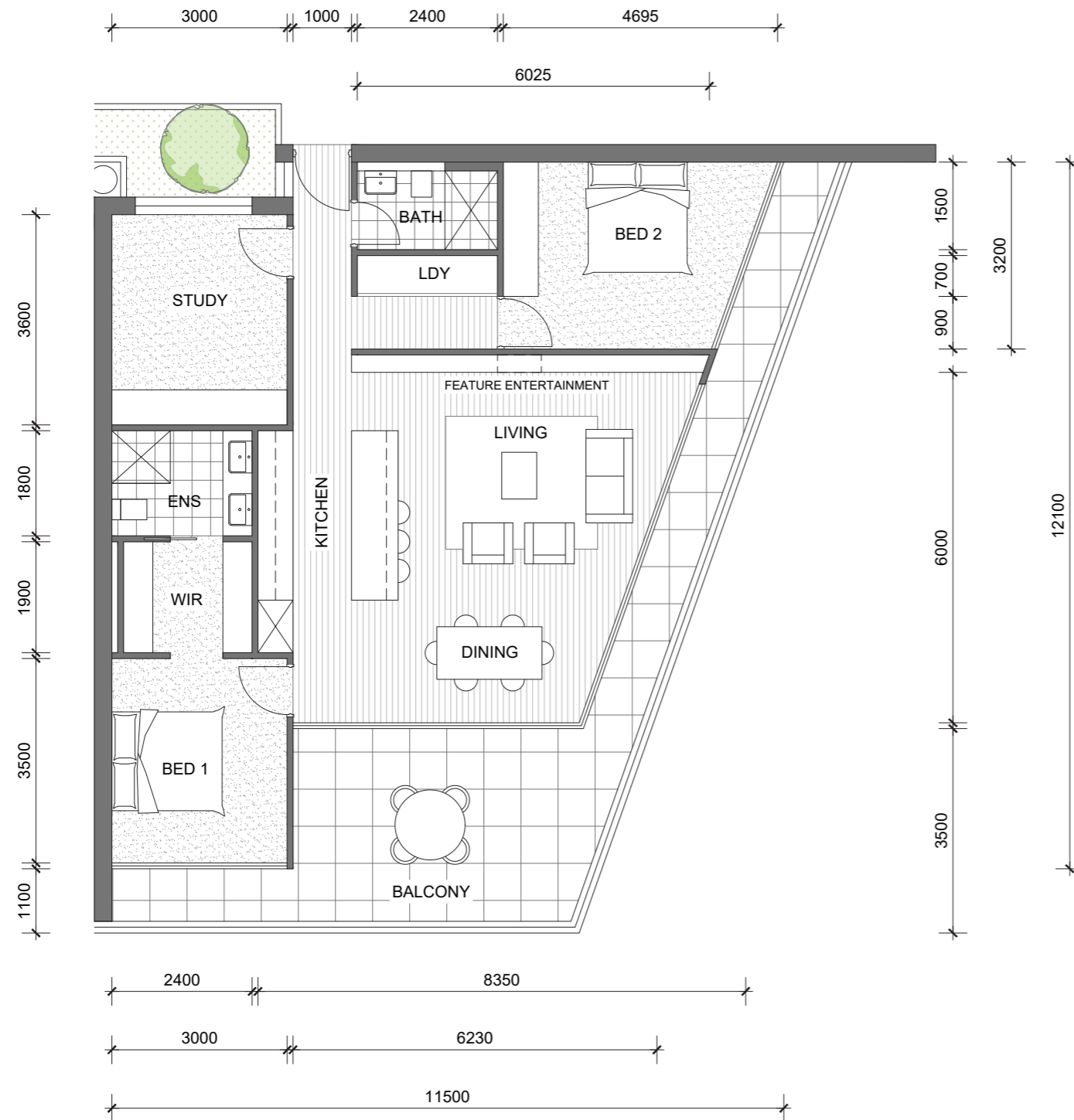
JINDALEE APARTMENTS



**BED** x 2  
**BATH** x 2

## STRATA AREA

LIVING - 80.3m<sup>2</sup>  
BALCONY - 16.9m<sup>2</sup>  
STORE - 4m<sup>2</sup> (VARIES)



# APARTMENT TYPE E

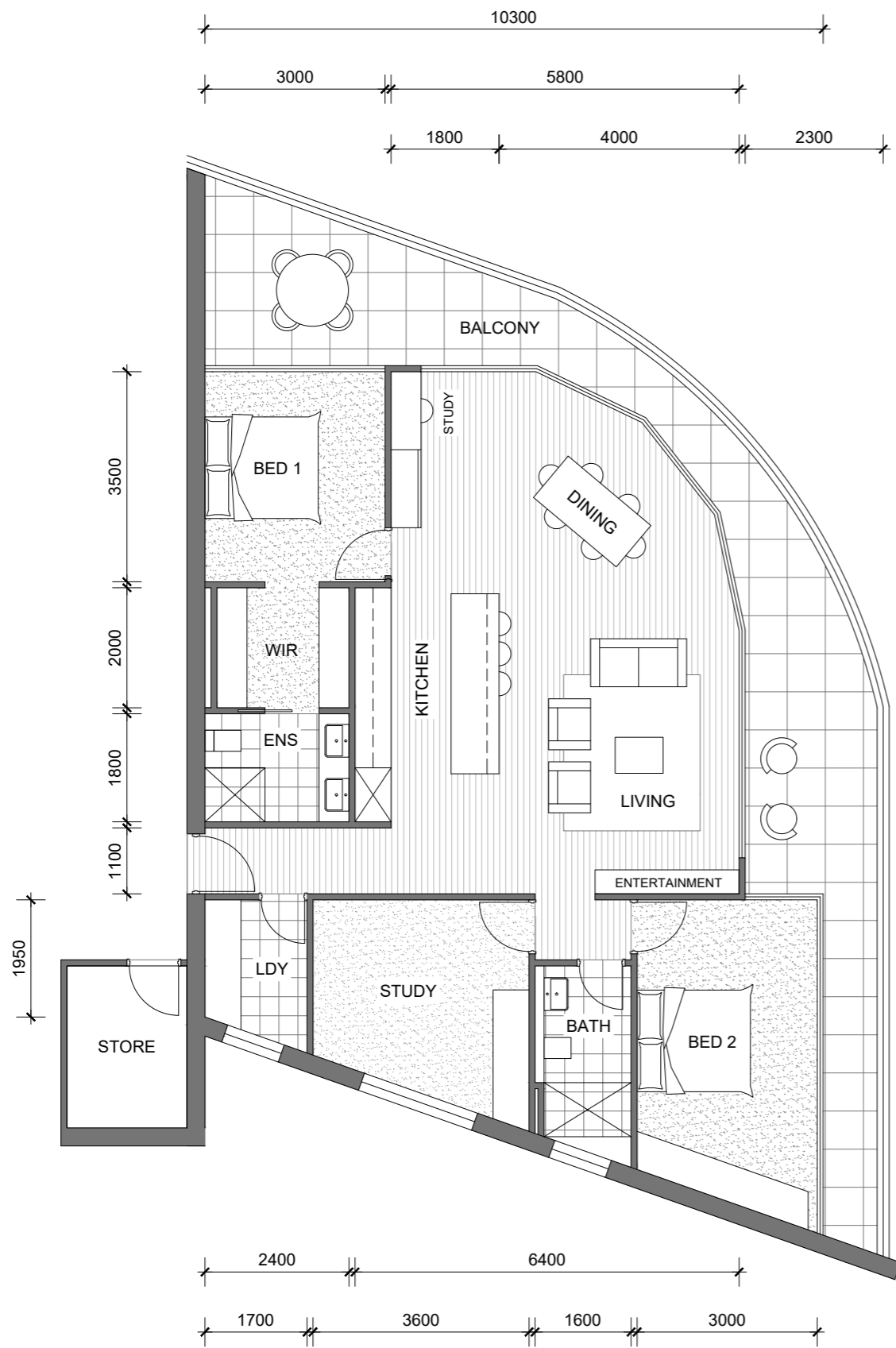
JINDALEE APARTMENTS



BED x 2  
STUDY x 1  
BATH x 2

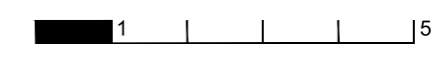
## STRATA AREA

LIVING - 99.6m<sup>2</sup>  
BALCONY - 29.7m<sup>2</sup>  
STORE - 5.1m<sup>2</sup> (VARIES)



## SHORT STAY ACCOMMODATION APARTMENT TYPE F

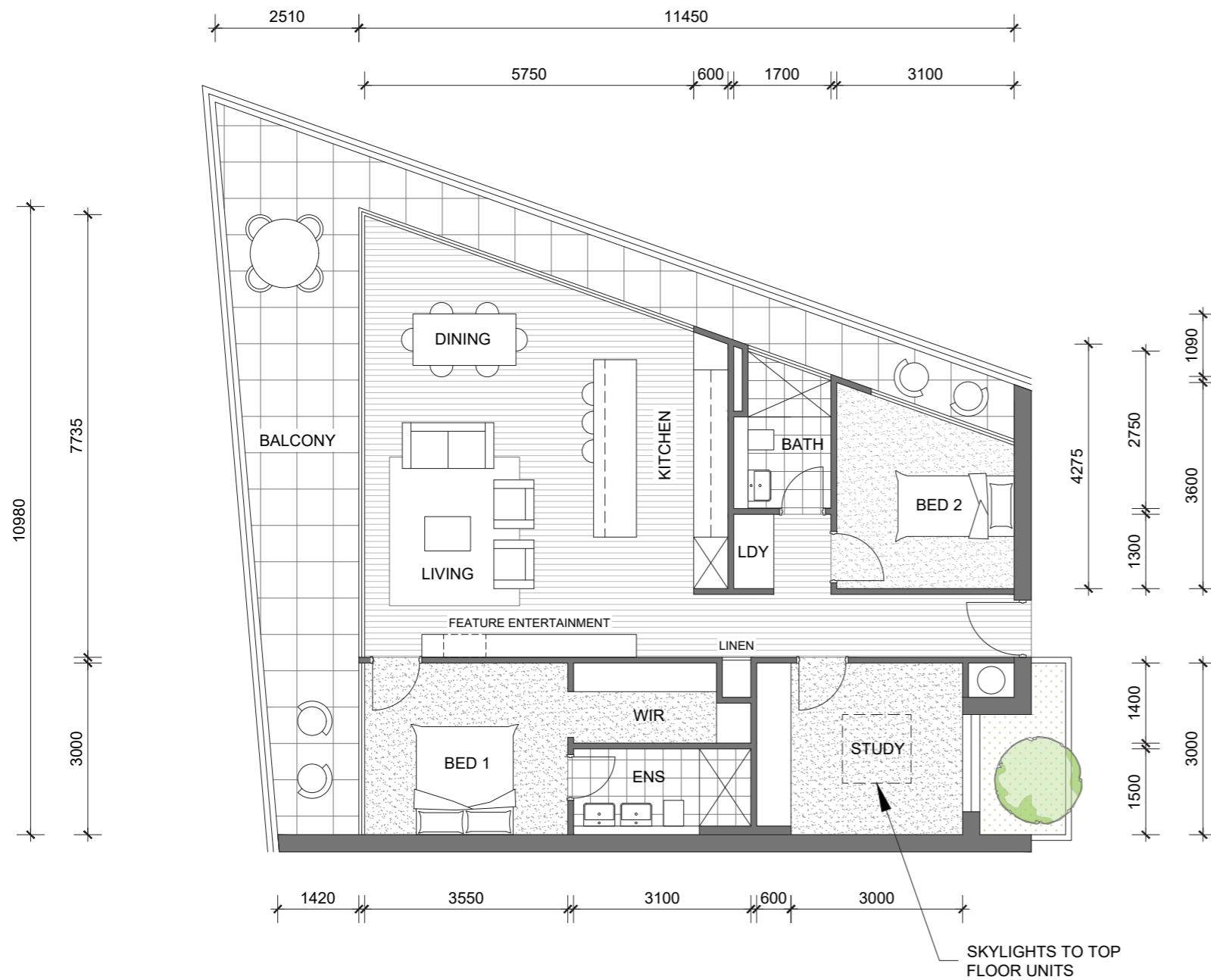
JINDALEE APARTMENTS



- BED x 2
- STUDY x 1
- BATH x 2

### STRATA AREA

- LIVING - 114.7m<sup>2</sup>
- BALCONY - 34.8m<sup>2</sup>
- STORE - 5.4m<sup>2</sup>



# APARTMENT TYPE G

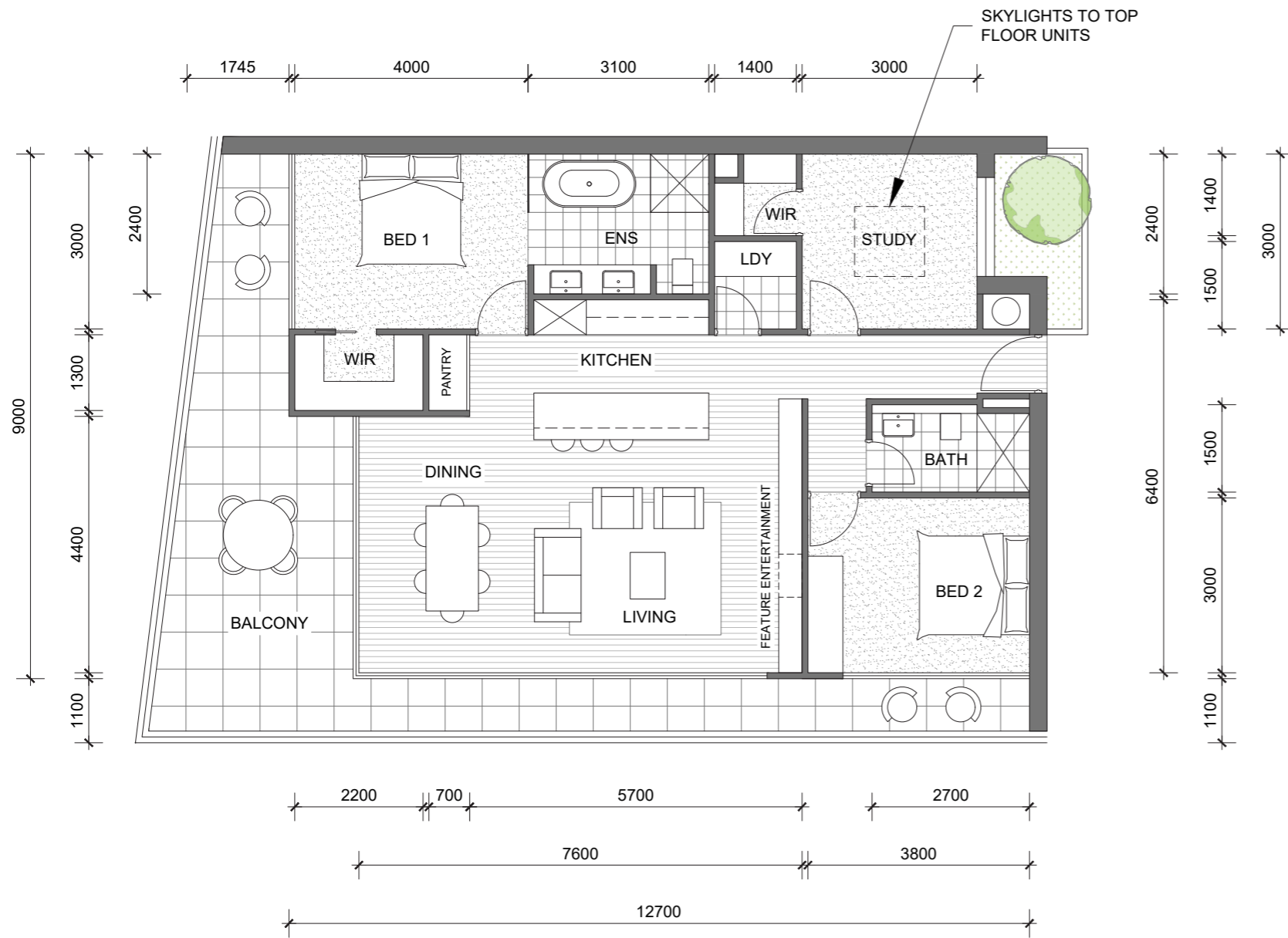
JINDALEE APARTMENTS



BED x 2  
 STUDY x 1  
 BATH x 2

## STRATA AREA

LIVING - 100m<sup>2</sup>  
 BALCONY - 34.4m<sup>2</sup>  
 STORE - 5.1m<sup>2</sup> (VARIES)



## APARTMENT TYPE H

JINDALEE APARTMENTS



BED x 2  
 STUDY x 1  
 BATH x 2

### STRATA AREA

LIVING - 106.6m<sup>2</sup>  
 BALCONY - 34m<sup>2</sup>  
 STORE - 5.1m<sup>2</sup> (VARIES)



LOT 1362 MARITIME DRIVE, JINDALEE - 24/11/2022 - DA

PROEKT







LOT 1362 MARITIME DRIVE, JINDALEE - 24/11/2022 - DA

PROEKT



LOT 1362 MARITIME DRIVE, JINDALEE - 24/11/2022 - DA

PROEKT



LOT 1362 MARITIME DRIVE, JINDALEE - 24/11/2022 - DA

PROEKT



LOT 1362 MARITIME DRIVE, JINDALEE - 24/11/2022 - DA

PROEKT



LOT 1362 MARITIME DRIVE, JINDALEE - 24/11/2022 - DA

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