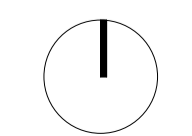
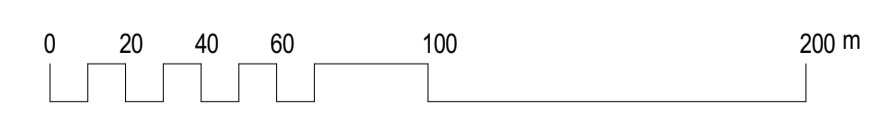


1 SITE CONTEXT  
 1 : 2000



**DEVELOPMENT APPLICATION**

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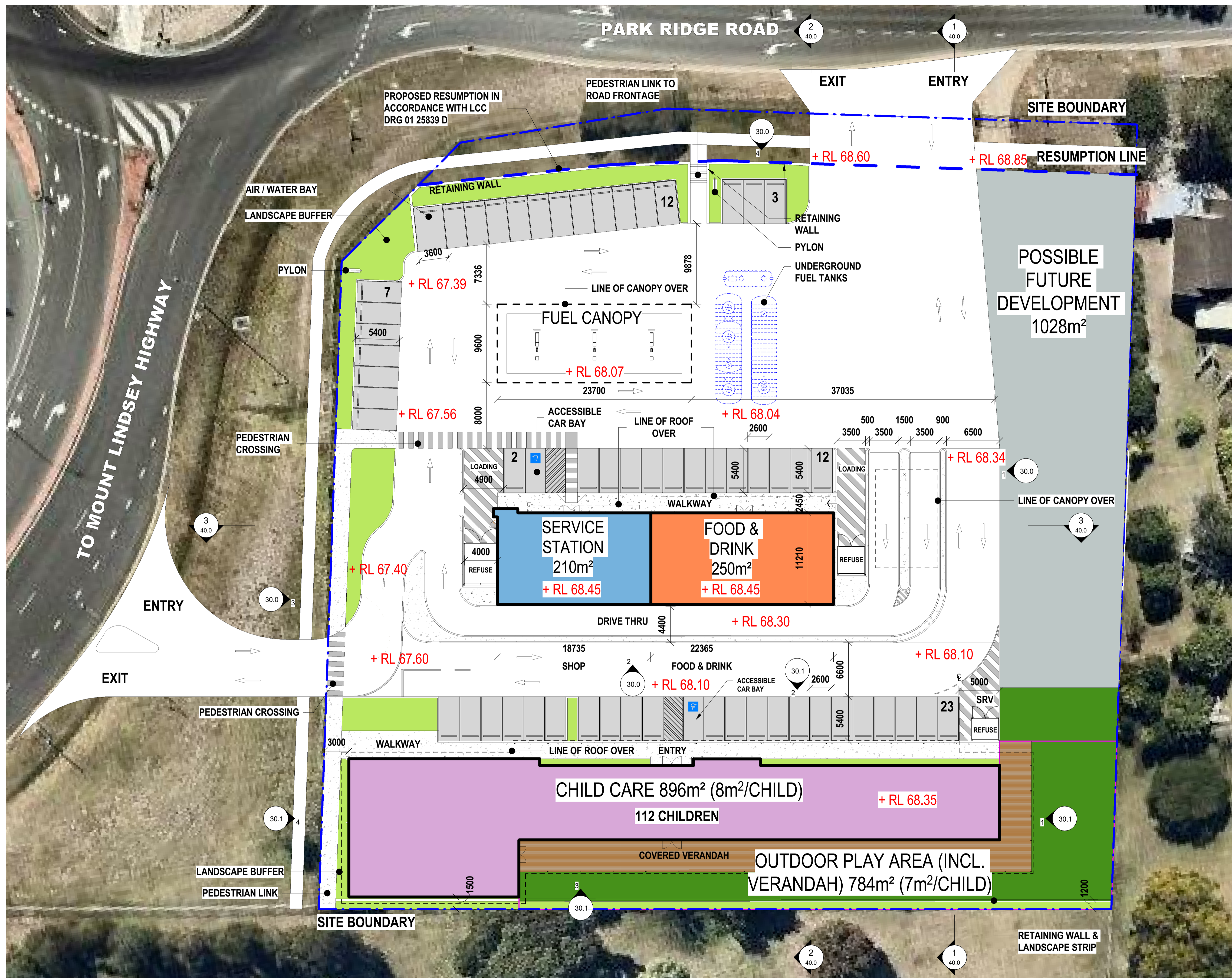
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**CONTEXT PLAN**  
 1 : 2000 @ A1  
**A01.0**

15/01/2018  
 rev. 4



GFA AREA		CAR REQ.
BUILDING	AREA	
SERVICE STATION SHOP	210 m <sup>2</sup>	11
FOOD & DRINK	250 m <sup>2</sup>	25
CHILDCARE CENTRE	896 m <sup>2</sup>	23
TOTAL GFA	1357 m <sup>2</sup>	59
CARS PROVIDED		59

SITE COVER		
	AREA	% OF COVER
SITE COVER (ROOFED)	1941 m <sup>2</sup>	22.34%
SITE AREA	8690 m <sup>2</sup>	100%

SITE AREA		
SURFACE TYPE	AREA	% OF DEVELOPMENT SITE COVERAGE
FUTURE DEVELOPMENT	1029 m <sup>2</sup>	11.84%
IMPERVIOUS	6657 m <sup>2</sup>	76.64%
LANDSCAPE	483 m <sup>2</sup>	5.57%
OUTDOOR PLAY AREA	517 m <sup>2</sup>	5.95%
TOTAL AREA	8686 m <sup>2</sup>	100.00%

**NOTE:**

OUTDOOR PLAY AREA 784m<sup>2</sup>  
WHEN COMBINED WITH COVERED VERANDAH (267m<sup>2</sup>)

**EXISTING LEVELS:**

ALL LEVELS ARE INDICATIVE ONLY & SUBJECT TO FURTHER DESIGN ADVICE

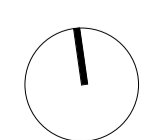
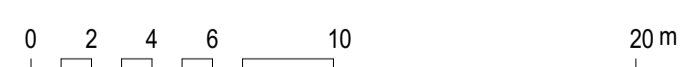
**GFA DEFINITION**

GROSS FLOOR AREA (GFA) FOR A BUILDING, MEANS THE TOTAL FLOOR AREA OF ALL STOREYS OF THE BUILDING, MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS AND THE CENTRE OF ANY COMMON WALLS OF THE BUILDING, OTHER THAN THE AREAS USED FOR -

- BUILDING SERVICES, PLANT OR EQUIPMENT; OR
- ACCESS BETWEEN LEVELS; OR
- A GROUND FLOOR PUBLIC LOBBY; OR
- A MALL; OR
- PARKING, LOADING OR MANOEUVRING VEHICLES; OR
- UNENCLOSED PRIVATE BALCONIES WHETHER ROOFED OR NOT

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1 SITE PLAN  
1:250



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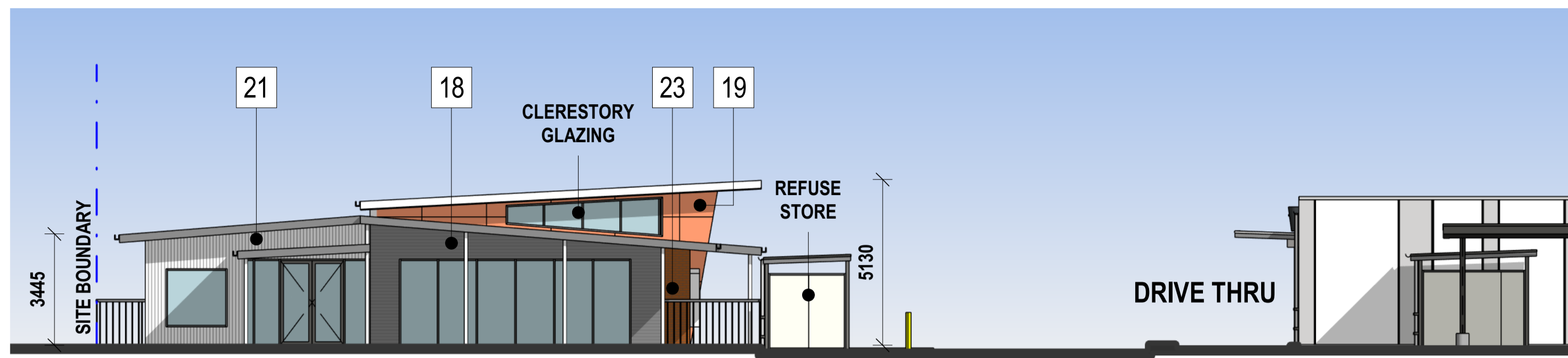


**SITE PLAN**

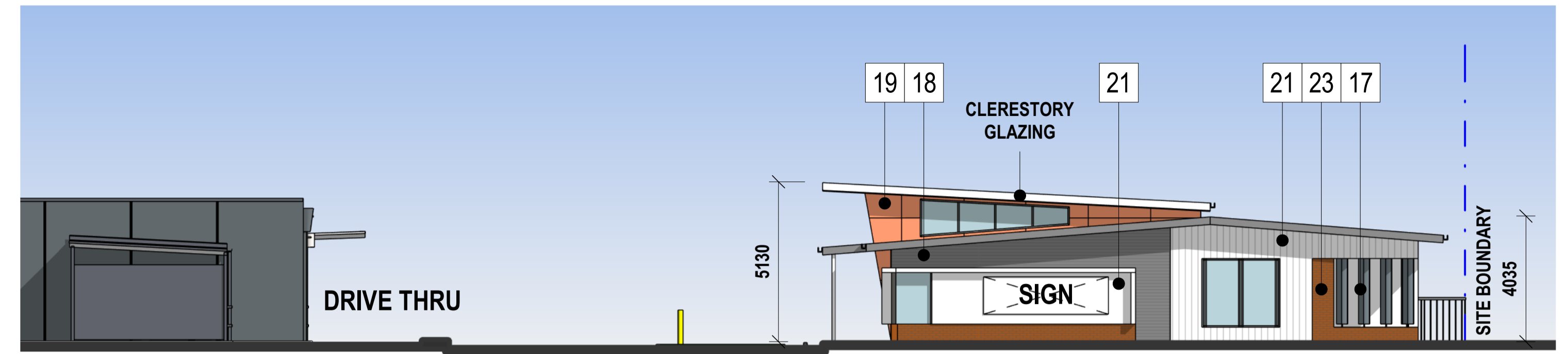
As indicated @ A1  
**A10.0**

09/08/2018  
**rev. 19**

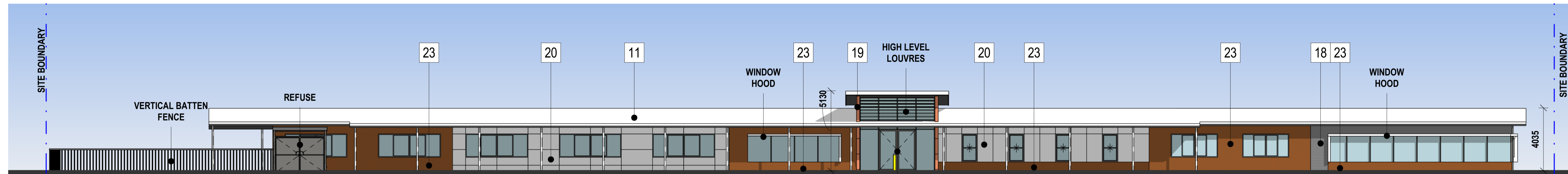




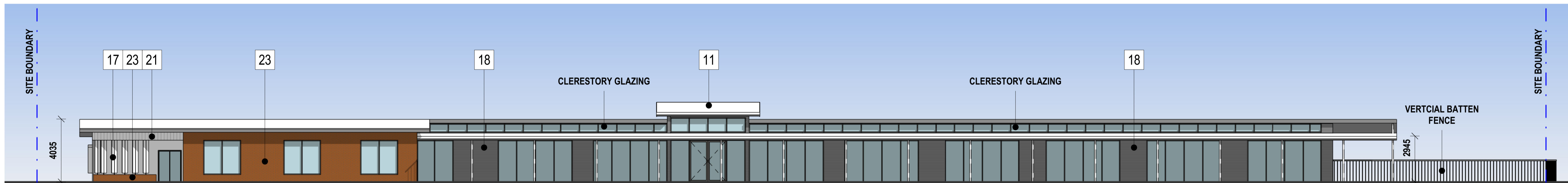
1 CHILD CARE EAST ELEVATION  
1: 125



4 CHILD CARE WEST ELEVATION  
1: 125



2 CHILD CARE NORTH ELEVATION  
1: 125



3 CHILD CARE SOUTH ELEVATION  
1: 125

FINISHES LEGEND	
1	7-11 WHITE
2	7-11 ORANGE
3	7-11 GREEN
4	7-11 RED

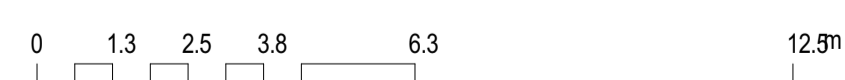
FINISHES LEGEND	
5	COLORBOND IRONSTONE
6	SILVER GREY PAINT FINISH
7	PAINT FINISH GONDOLA GREY
8	TIMBER EFFECT HPL CLADDING

FINISHES LEGEND	
9	COLORBOND CAPPINGS & FLASHINGS
10	PLAIN GREY CONCRETE
11	COLORBOND SURFMIST
12	TEXTURED CONCRETE FINISH

FINISHES LEGEND	
15	ACM CLADDING CHARCOAL GREY
16	ACM CLADDING OFF WHITE
17	LIGHT BLUE LOUVRES
18	PAINTED GREY HORIZONTAL CLADDING

FINISHES LEGEND	
19	ORANGE HPL CLADDING
20	CFC SHEET CLADDING EXPRESSED JOINT PAINTED WHITE
21	PAINTED WHITE VERTICAL CLADDING
23	MASONRY BRICK

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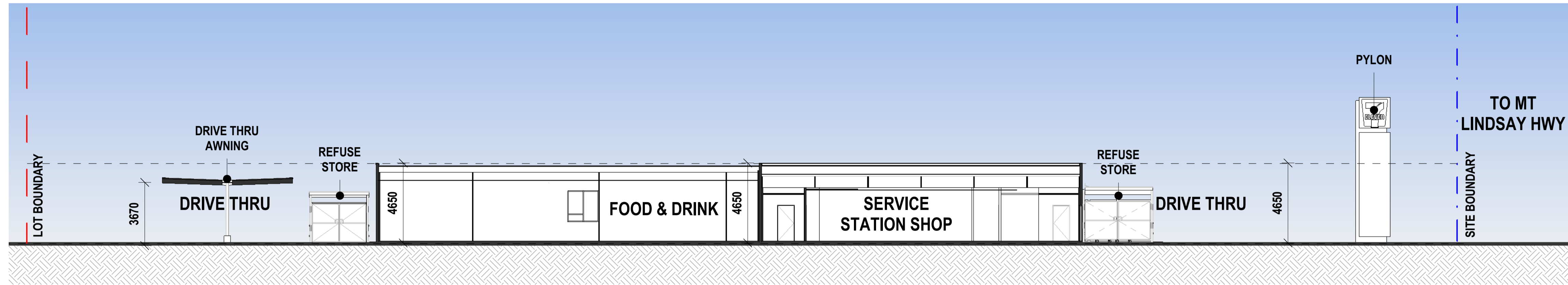
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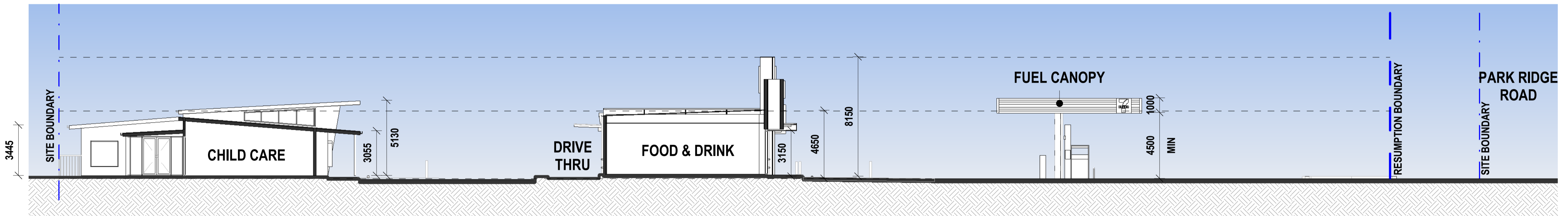
**thomson  
adsett**

**CHILD CARE CENTRE ELEVATIONS**  
 1: 125 @ A1  
 15/01/2018  
 A30.1  
 rev. 4

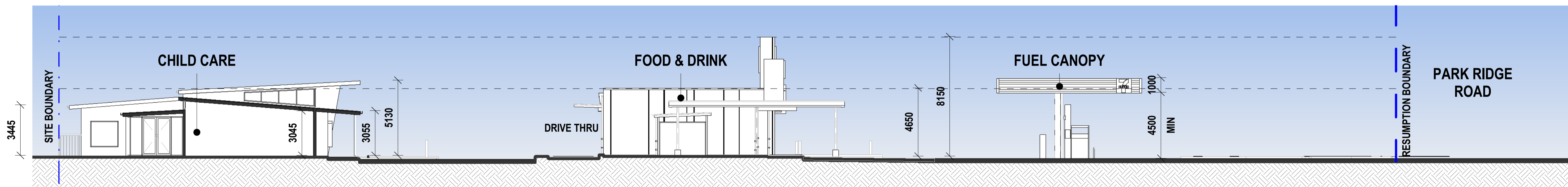


3 SITE SECTION 3  
10.0 1:150

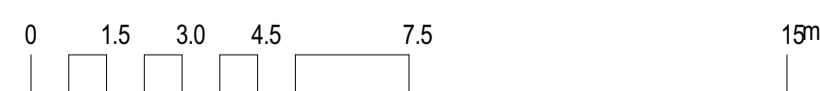
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2 SITE SECTION 2  
10.0 1:150



1 SITE SECTION 1  
10.0 1:150



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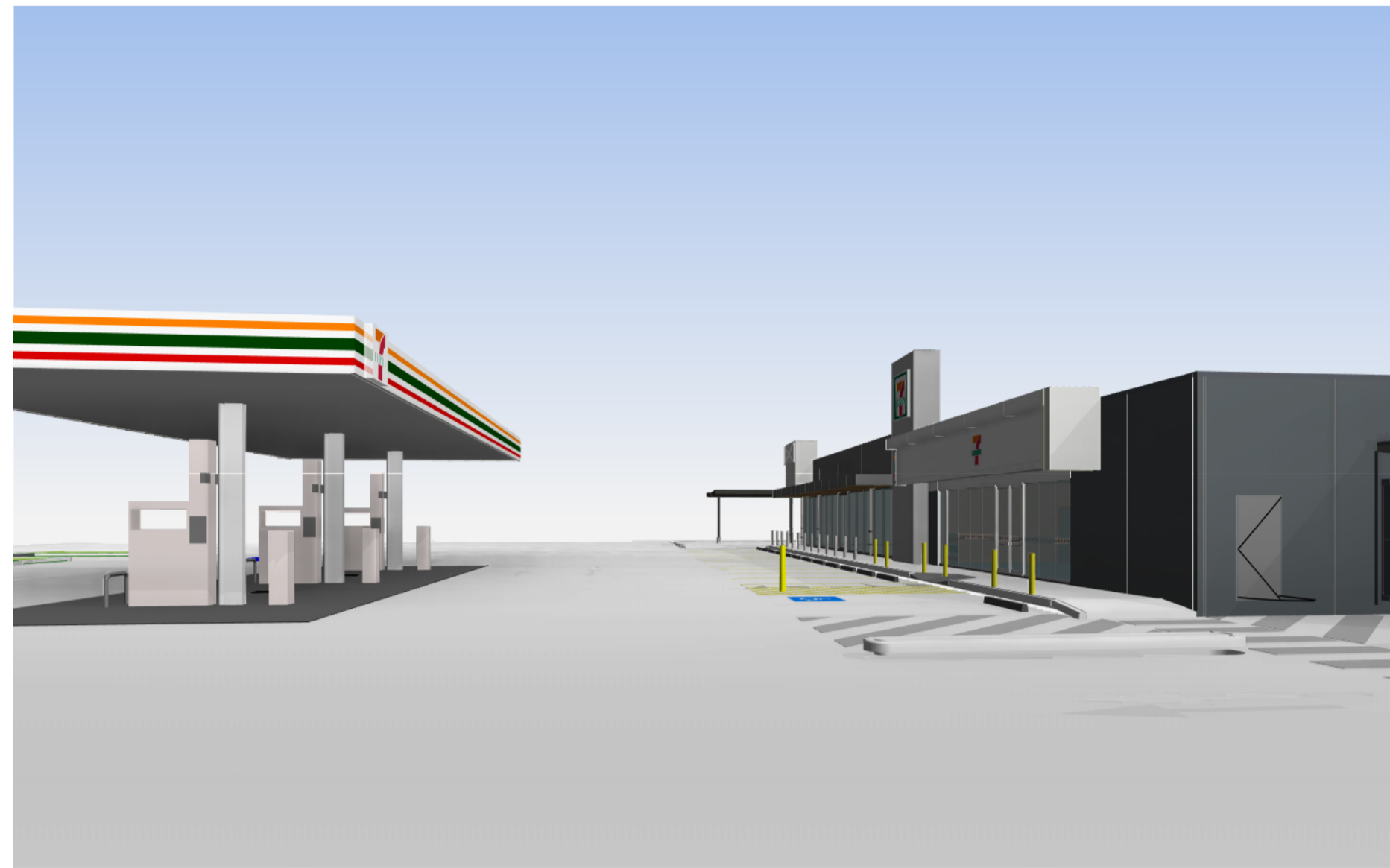
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**SECTIONS**  
 1:150 @ A1  
**A40.0**

15/01/2018  
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1 FOOD & DRINK VIEW

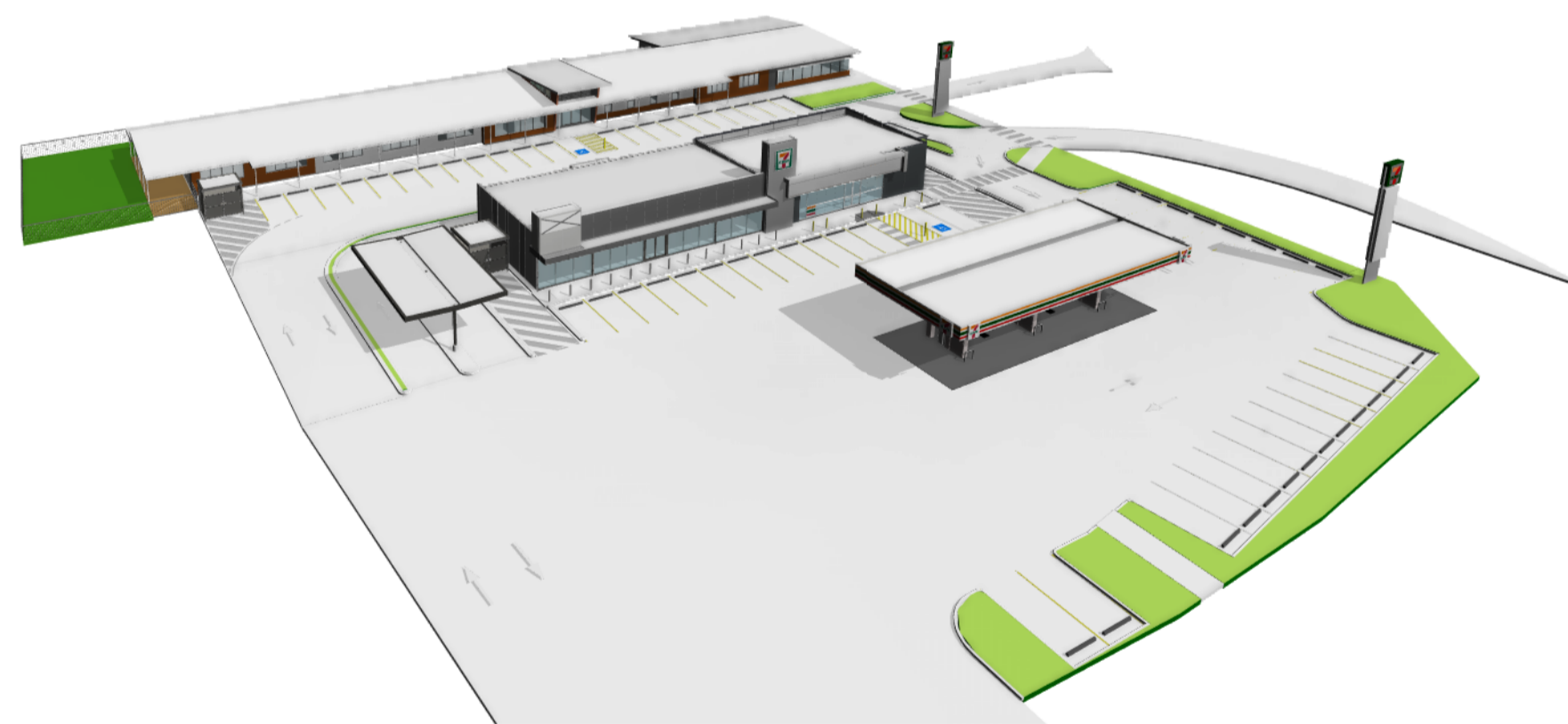


2 SERVICE STATION SHOP VIEW

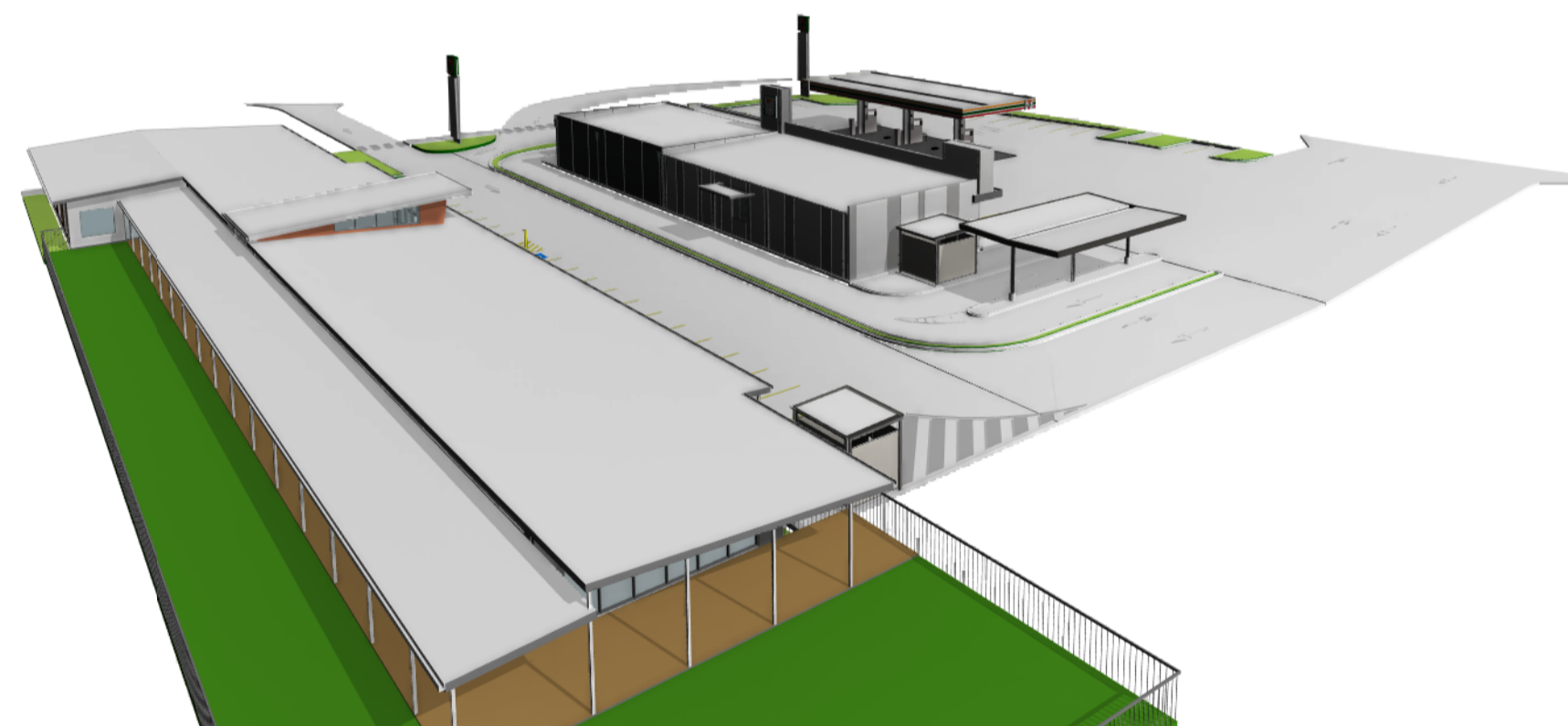


3 CHILD CARE VIEW

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4 SITE PERSPECTIVE 1



5 SITE PERSPECTIVE 2



6 SITE PERSPECTIVE 3

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**PERSPECTIVES**

@ A1

A90.0

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# Park Ridge Service Centre

LANDSCAPE DA PACKAGE

09.08.18 Rev H



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**Document Control Sheet**

Project: PARK RIDGE SERVICE CENTRE  
Report Title: LANDSCAPE DA PACKAGE

Revision / Version: Revision G  
Authors: Sam Waterson, Kristofer Rohde-Estes, Kellie Thompson  
Approved by: John Tynan, Daniel Wright

File Location: Z:\Synergy\Projects\17\17112 Park Ridge Service Center\03\_Working\02 InDesign

Revision	Date	Approved
Rev A	15.11.2017	JT
Rev B	22.11.2017	JT
Rev C	09.01.2018	JT
Rev D	24.01.2018	JT
Rev E	20.04.2018	DW
Rev F	11.05.2018	DW
Rev G	15.05.2018	DW
Rev H	09.08.2018	DW

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LANDSCAPE CONCEPT PLAN	4
LANDSCAPE ELEVATIONS	5
PLANT PALETTE	6
LANDSCAPE COMPLIANCE TABLE	7



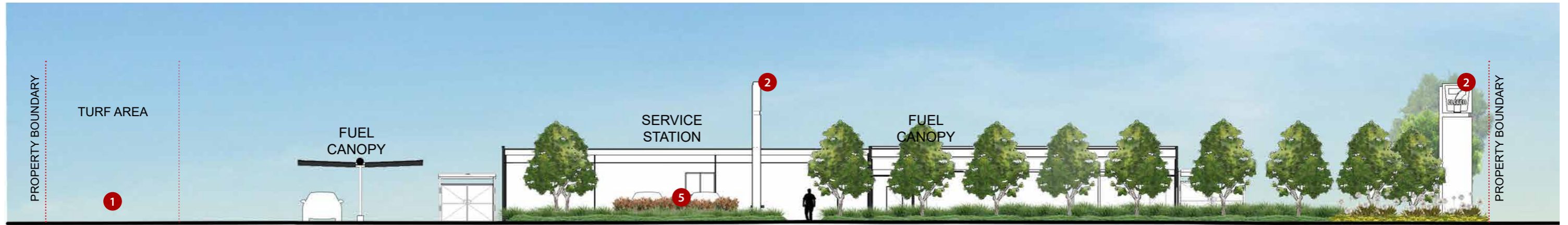
**LEGEND**

- Site Boundary
- Log rail vehicle barrier to grass seed turf area (to address LCC RFI item 8.1.7)
- Pool fence to Child Care Centre and turf area interface (to address LCC RFI item 8.1.8)
- Screen fence to southern boundary of Child Care Centre (to address LCC RFI item 8.1.8)
-  Street Tree - layout in accordance with LCC Planning Scheme Policy
-  Shade Tree - Provision of 26 shade trees for 56 car parks in accordance with Planning Scheme Policy 5 Item 3.4.6.6 and to address LCC RFI item 8.1.1)
-  Garden beds
- 1 Turf Area
- 2 Signage location (by others)
- 3 Pedestrian crossing for safe access from Child Care Centre to Service Station via pathway within the road reserve (to address LCC RFI item 8.1.5 & 8.1.6)
- 4 1.2m pedestrian pathway in verge (to address LCC RFI item 8.1.4)
- 5 Buffer planting with native species to provide street amenity (to address LCC RFI item 8.1.2)

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**ELEVATION A - 1:250 @ A3**

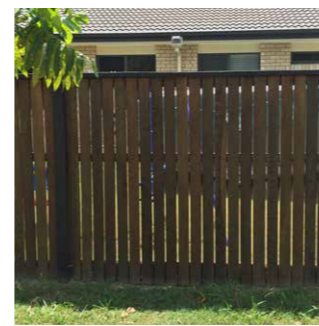


**ELEVATION B - 1:250 @ A3**

LCC RFI  
ITEM 8.1.9

TREES		SHADE/STREET	
	CUPANIOPSIS anacardioides	Tuckeroo	Street
	ELAEOCARPUS eumundi	Eumundi Quandong	Street
1	ELAEOCARPUS grandis	Blue Quandong	Shade
	FLINDERSIA schottiana	Cudgerie	Street
	GREVILLEA baileyana	White Oak	Shade
2	TRISTANIOPSIS laurina 'Luscious'	Luscious Tristaniopsis	Shade
13	WATERHOUSIA floribunda	Weeping Lilly Pilly	Shade
FEATURE PLANTS			
3	GREVILLEA 'Corroora Cascade'	Grevillea	
4	CASAURINA 'Cousin It'	Cousin It	
5	FICINIA nodosa	Knotted Club Rush	
6	WESTRINGIA 'Wynyabbie Gem'	Wynyabbie Gem	
GROUND COVERS			
7	CRINUM pedunculatum	Swamp Lily	
8	LOMANDRA hystrix	Lomandra	
9	CAREX appressa	Tall Sedge	
10	GREVILLEA 'Orange Marmalade'	Grevillea	
11	GREVILLEA 'Pale Moonlight'	Grevillea	
12	SYZYGIUM cascade	Lilly Pilly	
14	MYOPORUM ellipticum	Boobialla	

\* Plant species subject to availability. Planting to reflect sub-tropical palette.



Pool Fence

Screen Fence

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**LOGAN CITY COUNCIL - Landscape Code: self-assessable and assessable development**

Performance Criteria	Description	Assessment
<b>LANDSCAPE DESIGN</b>		
<p>PO1            Development provides landscaping that is designed and located to:</p> <ul style="list-style-type: none"> <li>(a) enhance the visual amenity of premises;</li> <li>(b) provide street trees;</li> <li>(c) protect the movement network by:               <ul style="list-style-type: none"> <li>(i) maintaining pedestrian accessibility;</li> <li>(ii) not obstructing sightlines for pedestrians, cyclists and motorists;</li> <li>(iii) being consistent with the function of the road;</li> <li>(iv) being of a scale that is in proportion with the road width;</li> </ul> </li> <li>(d) be responsive to and compatible with soil conditions, topography and micro climate;</li> <li>(e) utilise species selection that:               <ul style="list-style-type: none"> <li>(i) is suitable for the available space and growing conditions;</li> <li>(ii) incorporates, where practicable, native vegetation in public open space and roads;</li> </ul> </li> <li>(f) protect, where practicable, existing native trees;</li> <li>(g) conserve energy and water;</li> <li>(h) incorporate water sensitive urban design principles;</li> <li>(i) prevent pondage and manage overland flow;</li> <li>(j) act as a buffer to screen adverse visual impact of development and incompatible uses;</li> <li>(k) rehabilitate degraded areas on the premises;</li> <li>(l) be easily maintained.</li> </ul> <p>Editor's note—Section 4.2—Guidelines for landscaping in planning scheme policy 5—Infrastructure sets out requirements in relation to these elements.</p>	<p>AO1            A landscape site analysis and landscape concept plan demonstrating how landscaping addressing the elements in PO1 are incorporated into the development design:</p> <ul style="list-style-type: none"> <li>(a) are prepared in accordance with part 2 of planning scheme policy 5—Infrastructure;</li> <li>(b) are provided to the local government.</li> </ul>	<p>Complies.</p> <ul style="list-style-type: none"> <li>• Shade trees, shrubs and ground covers form three-tiered planting buffers along Park Ridge Road and the Child Care;</li> <li>• Hardscape works (footpaths) by others;</li> <li>• Low plants and shrubs are proposed near intersections to allow clear sightlines for pedestrians and motorists;</li> <li>• Plant species proposed are mostly native and are known to perform well in the area;</li> <li>• All planting areas accessible for maintenance.</li> </ul>