

Kingston Road

DA RFI RESPONSE
896 Kingston Road Waterford West QLD 4133



DRAWING No.	DESCRIPTION	REV	ISSUED
000	Cover Sheet	01	<input checked="" type="checkbox"/>
001	Concept Visualisations	01	<input checked="" type="checkbox"/>
010	Location Plan	01	<input checked="" type="checkbox"/>
011	Proposed Site Plan	01	<input checked="" type="checkbox"/>
100	Ground Floor Plan	01	<input checked="" type="checkbox"/>
101	First Floor Plan	01	<input checked="" type="checkbox"/>
102	GFA Floor Plans	01	<input checked="" type="checkbox"/>
103	Roof Plan	01	<input checked="" type="checkbox"/>
200	Elevations	01	<input checked="" type="checkbox"/>
300	Sections A & B	01	<input checked="" type="checkbox"/>
301	Section C	01	<input checked="" type="checkbox"/>

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

MCUI/34/2024



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 ENERGY POSITIVE ARCHITECTURE

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Client:
 Samuel Yang

Project:
 Kingston Road
 896 Kingston Road Waterford West
 QLD 4133

Project Status:
 DA RFI RESPONSE

Drawing Title:
Concept Visualisations

Date:
 4/12/2024

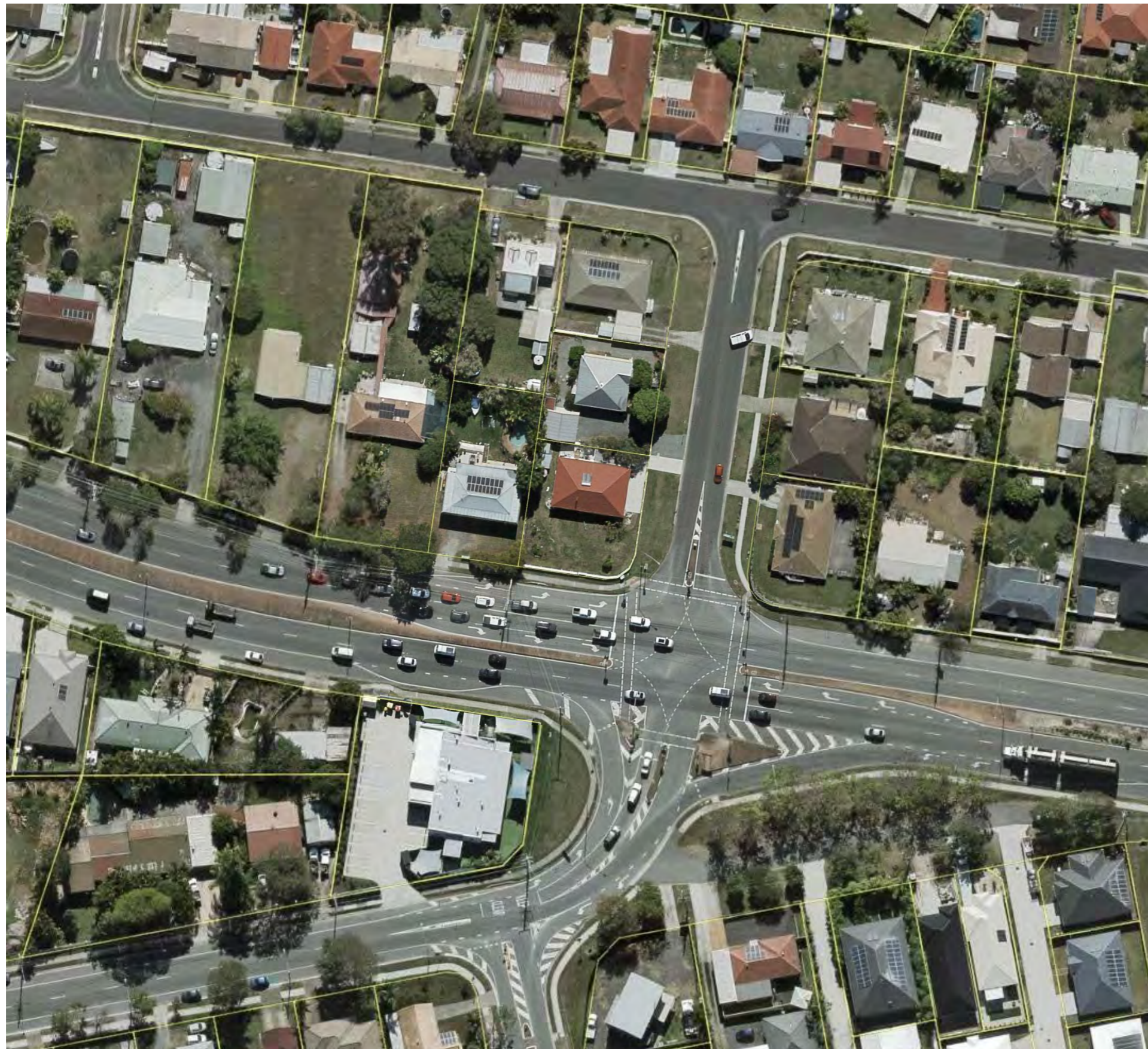
Scale:
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Drawn by:
 AH
Checked:
 AH
Revision:

01

Project No:
 KIN_24005

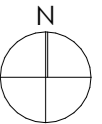
Drawing No:
001



SITE & BUILDING INFORMATION

Project Kingston Road
 Address 896 Kingston Road Waterford West QLD 4133
 Lot Details Lot 281 RP 849284
 Site Area 705m²
 Zoning Low Density Residential
 Building Height 8.5m
 Authority Logan City Council

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Client:
 Samuel Yang

Project:
 Kingston Road
 896 Kingston Road Waterford West
 QLD 4133

Project Status:
 DA RFI RESPONSE

Drawing Title:
Location Plan

Date:
 4/12/2024

Scale:
 1:1000 @A3

Drawn by:
 AH

Checked:
 AH
Revision:
 01

Project No:
 KIN_24005

Drawing No:
010

DEVELOPMENT SUMMARY

PROPERTY INFORMATION

Address	896 Kingston Road Waterford West QLD 4133	
Lot Details	Lot 281 RP 849284	
Site Area	705m ²	
Zoning	Low Density Residential	
Building Height	8.5m	
Density	33 equiv. dwellings/ha	
Authority	City of Logan	

GFA

Ground Floor	
First Floor	
Total	188.54m²

PARKING SUMMARY

Car Spaces	19
Total car spaces	19

Motorcycle spaces	1
Bicycle spaces	2

Designated ambulance bay
On site access for SRV and Van

SITE COVER

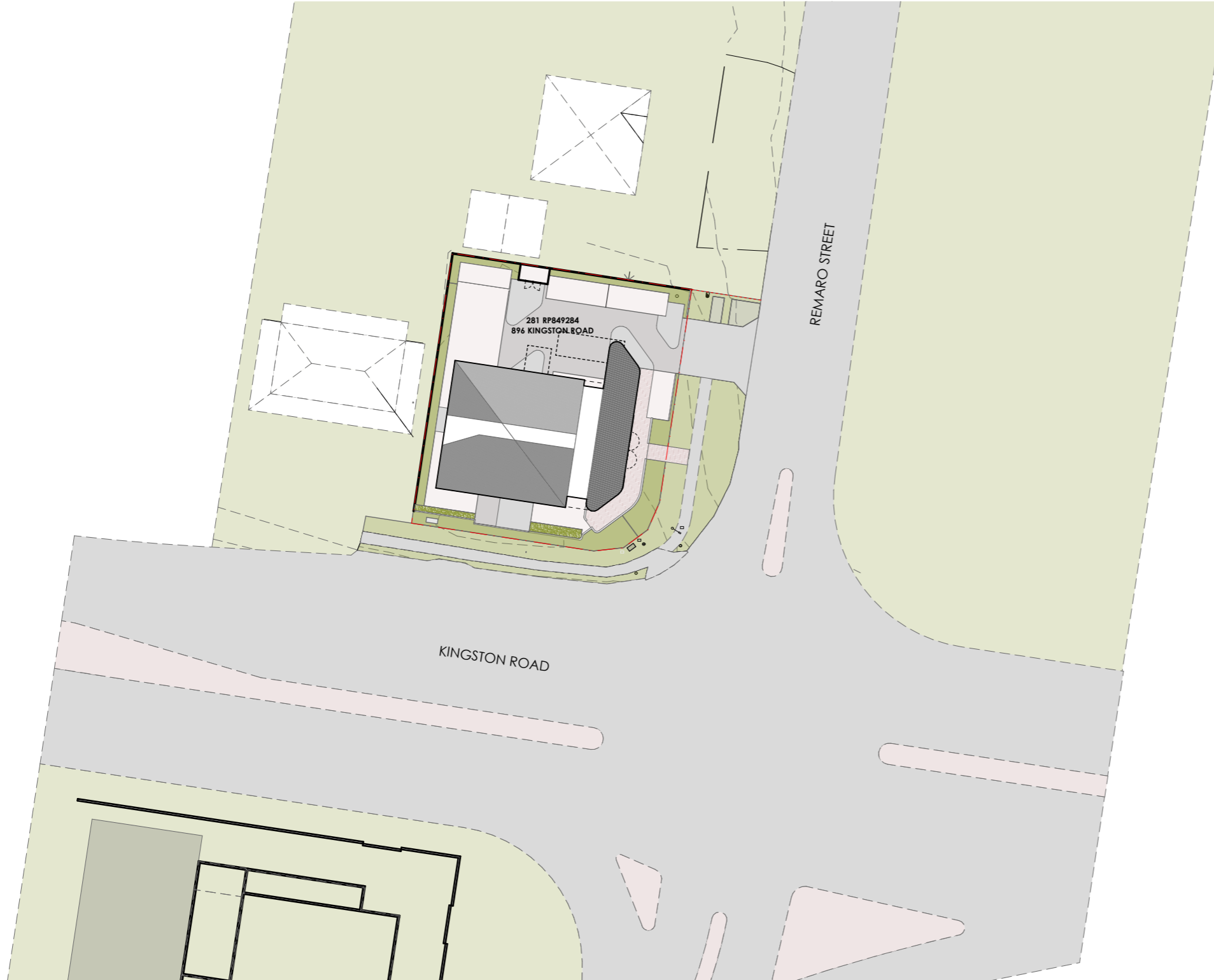
Site Area	705m ²	100%
Ground Floor	257m ²	36.0%
First Floor	257m ²	36.0%

PLANTING AREAS

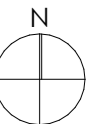
Site Area	705m ²
Planted Area (GF)	115m ²
Planted Area (FF)	7m ²

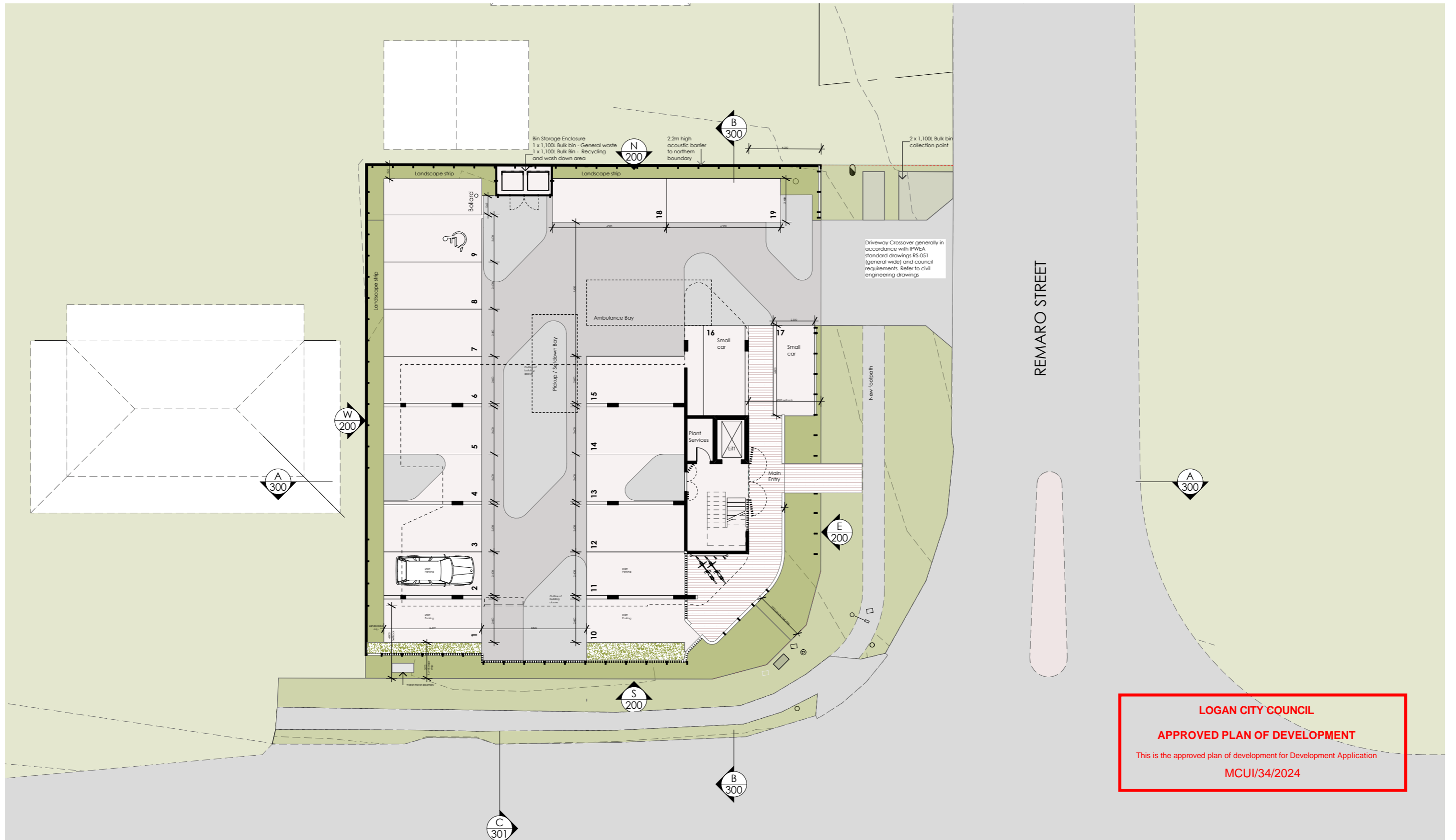
CONSULTANT TEAM

Architecture	Habitance Pty Ltd
Planning	JRey
Landscape Architecture	Vee Design
Surveyor	
Civil, Traffic, Waste Eng.	Samana Blue
Structural Engineer	
Building Certifier	

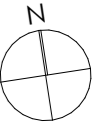


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Client:
Samuel Yang

Project:
Kingston Road
896 Kingston Road Waterford West
QLD 4133

Project Status:
DA RFI RESPONSE

Drawing Title:

Ground Floor Plan

Date:
4/12/2024

Scale:
1:200 @A3

1:200 @A3

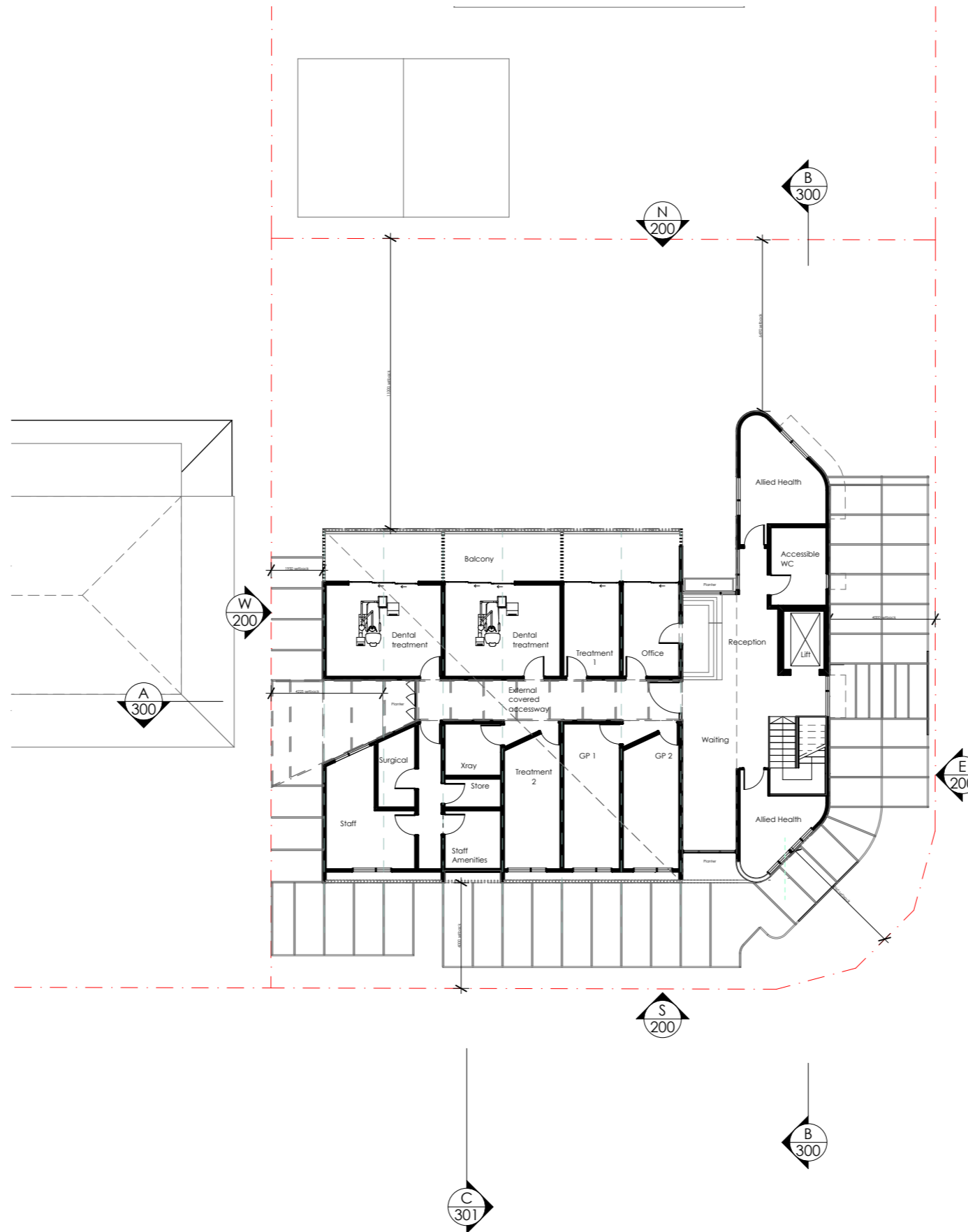
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Checked:
AH
Revision:

01

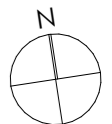
Project No:
KIN_24005

Drawing No:

100



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Project:
 Kingston Road
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 QLD 4133

Project Status:
 DA RFI RESPONSE

Drawing Title:
First Floor Plan

Date:
 4/12/2024

Scale:
 1:200 @A3

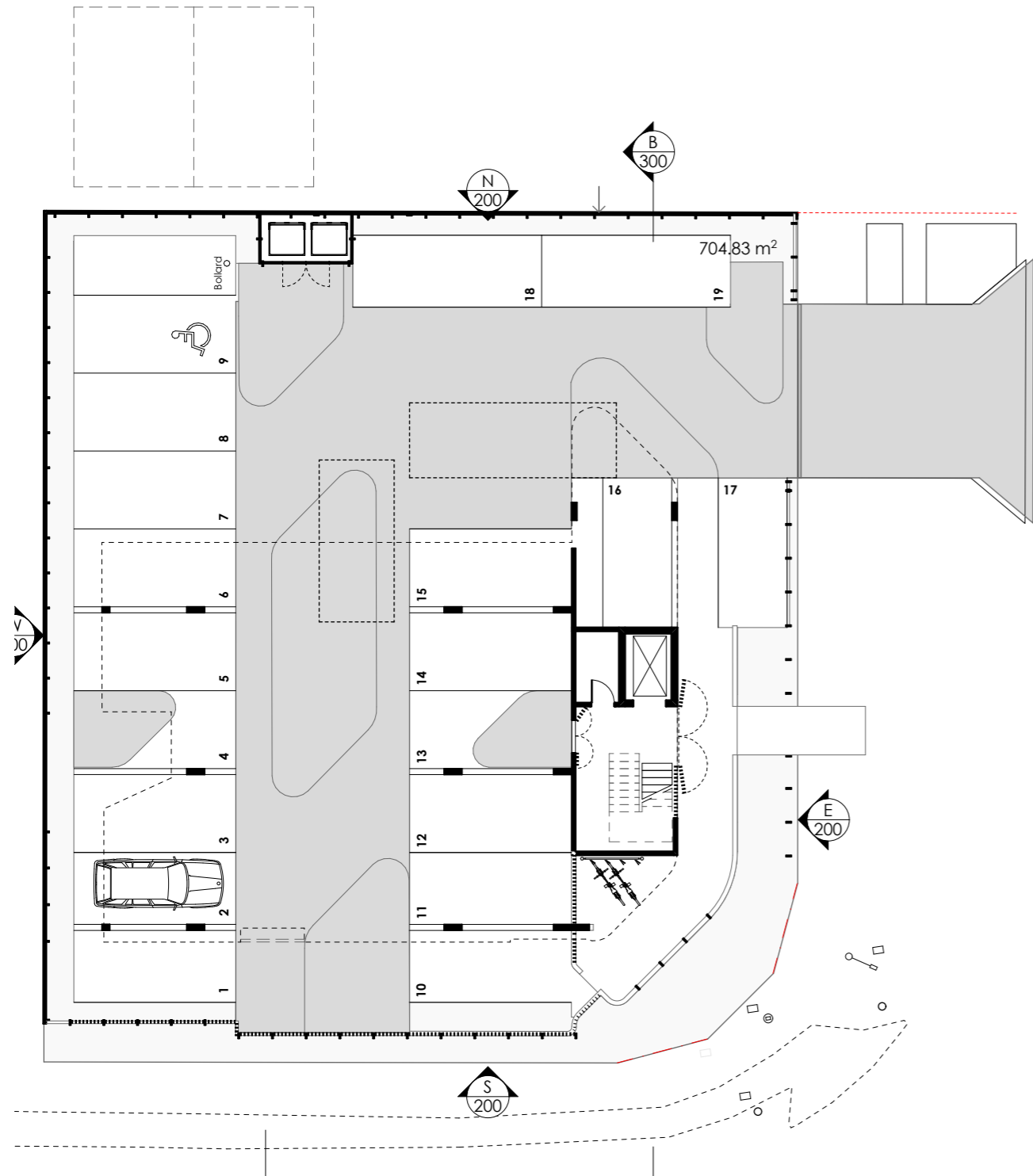
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Checked:
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Revision:
 01

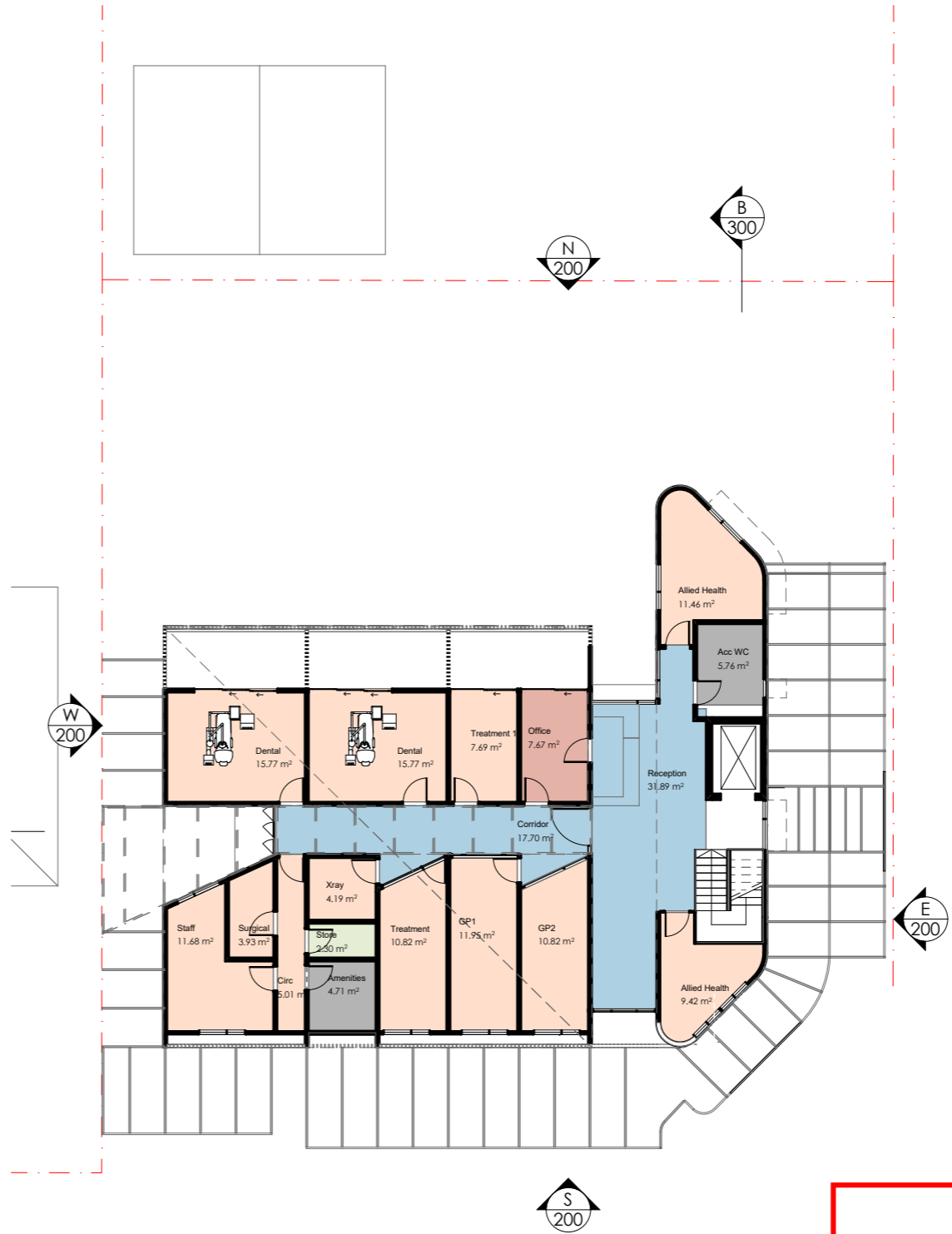
Project No:
 KIN_24005

Drawing No:
101

Gross Floor Area	
Home Story Name	Area
First Floor	188.54
	188.54 m ²

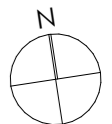


Ground Floor Area



First Floor Area

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Project:
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QLD 4133

Project Status:
DA RFI RESPONSE

Drawing Title:
Roof Plan

Date:
4/12/2024

Scale:
1:200 @A3

Drawn by:
AH

Checked:
AH
Revision:
01

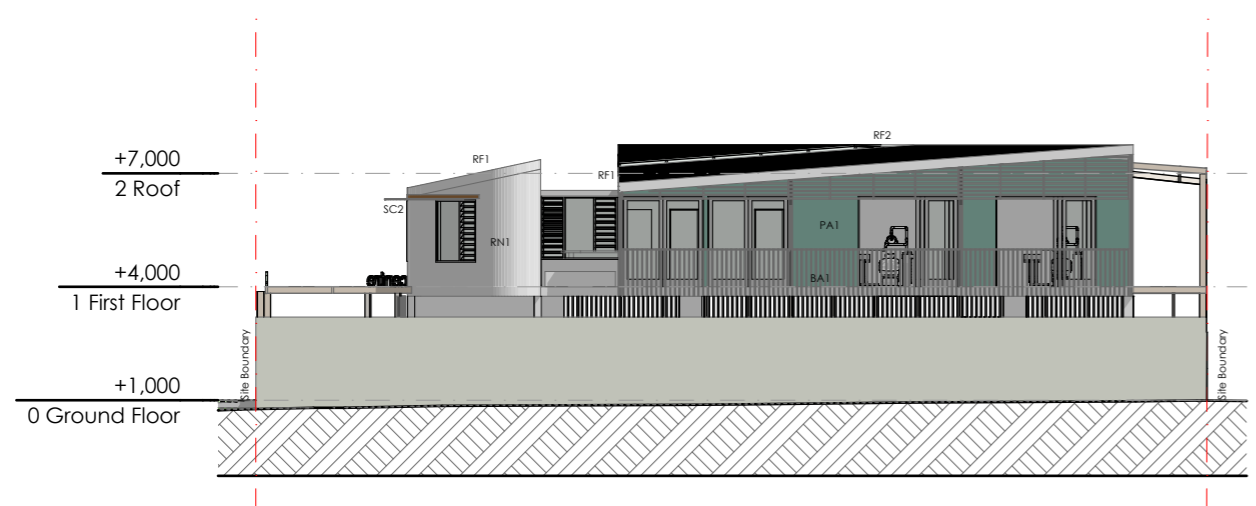
Project No:
KIN_24005

Drawing No:
103

MATERIAL & FINISHES LEGEND

- BA1 Timber balustrade
- PA1 Paint finish Celadon
- PC1 Polished concrete
- RF1 Colorbond metal sheet roof
- RF2 Custom orb polycarbonate sheet roof
- RN1 Render with paint finish White
- RN2 Render with paint finish Cosmic
- SC1 Timber Trellis
- SC2 Propriety metal sunhoods aged bronze
- SC3 Vertical timber batten trellis
- SC4 Timber external shutters

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North Elevation



East Elevation



South Elevation



West Elevation



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 QLD 4133

Project Status:
 DA RFI RESPONSE

Drawing Title:

Elevations

Date:
 4/12/2024

Scale:
 1:200, 1:100
 @A3

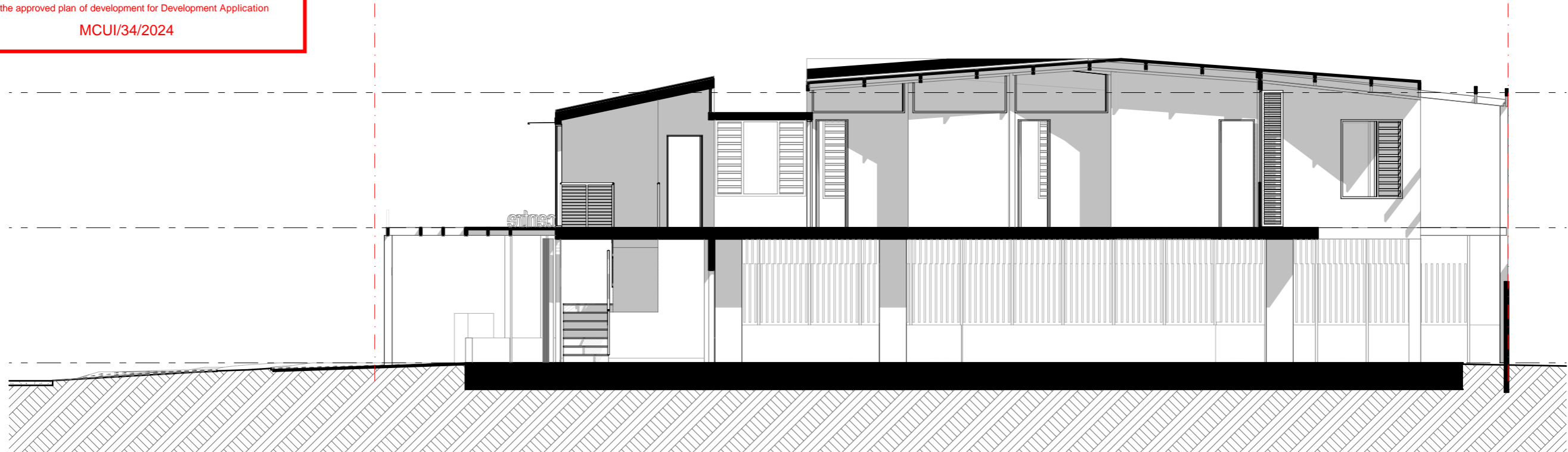
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Revision:
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Project No:
 KIN_24005

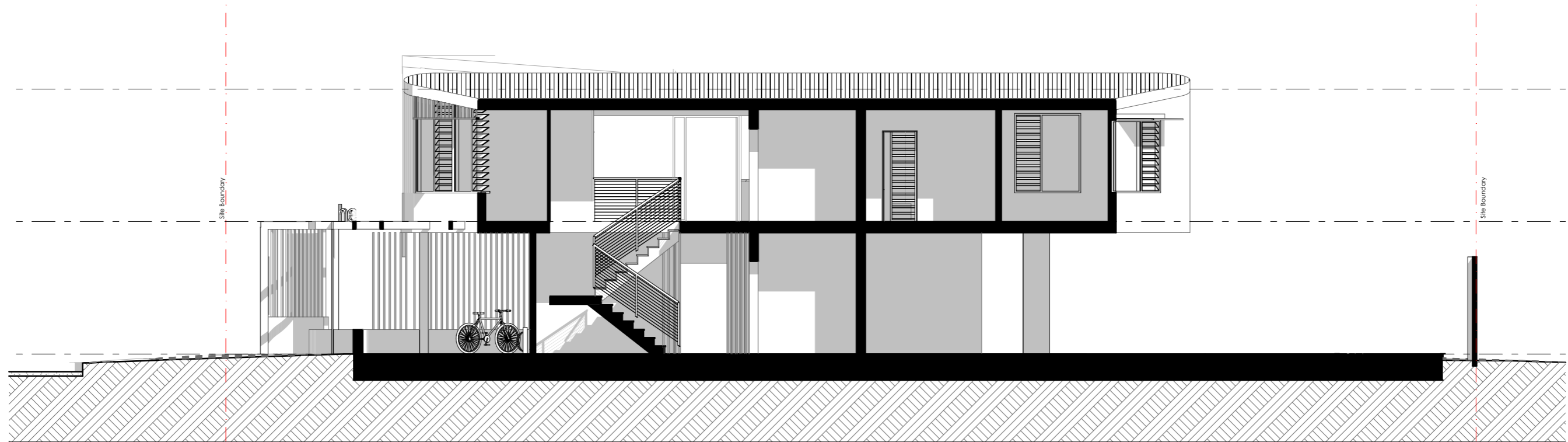
Drawing No:

200

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Section A



Section B



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Client:
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Project:
 Kingston Road
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 QLD 4133

Project Status:
 DA RFI RESPONSE

Drawing Title:
Sections A & B

Date:
 4/12/2024

Scale:
 1:100 @A3

Drawn by:
 AH

Checked:
 AH
Revision:
 01

Project No:
 KIN_24005

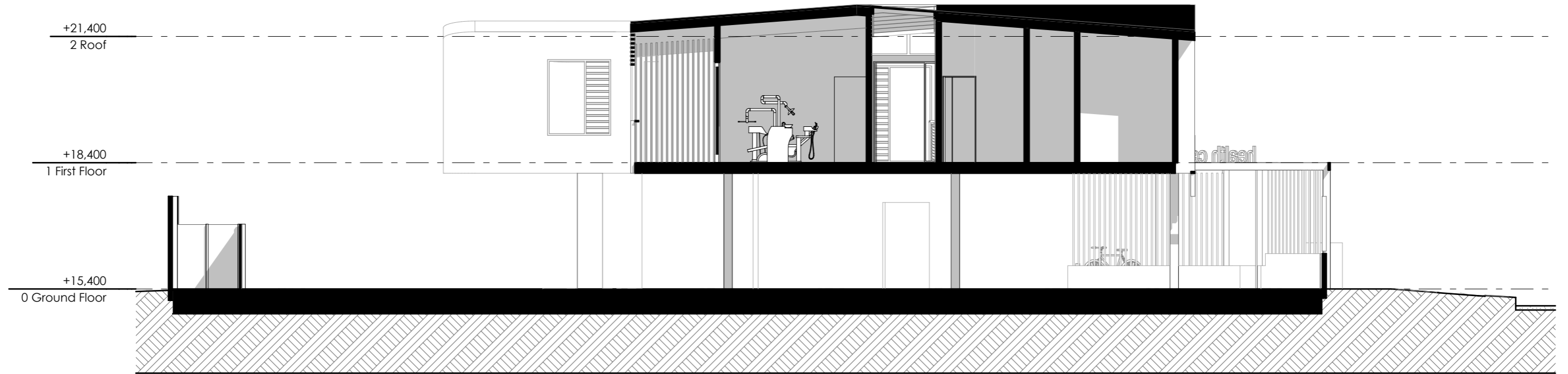
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Section C



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Client:
Samuel Yang

Project:
Kingston Road
896 Kingston Road Waterford West
QLD 4133

Project Status:
DA RFI RESPONSE

Drawing Title:
Section C

Date:
4/12/2024

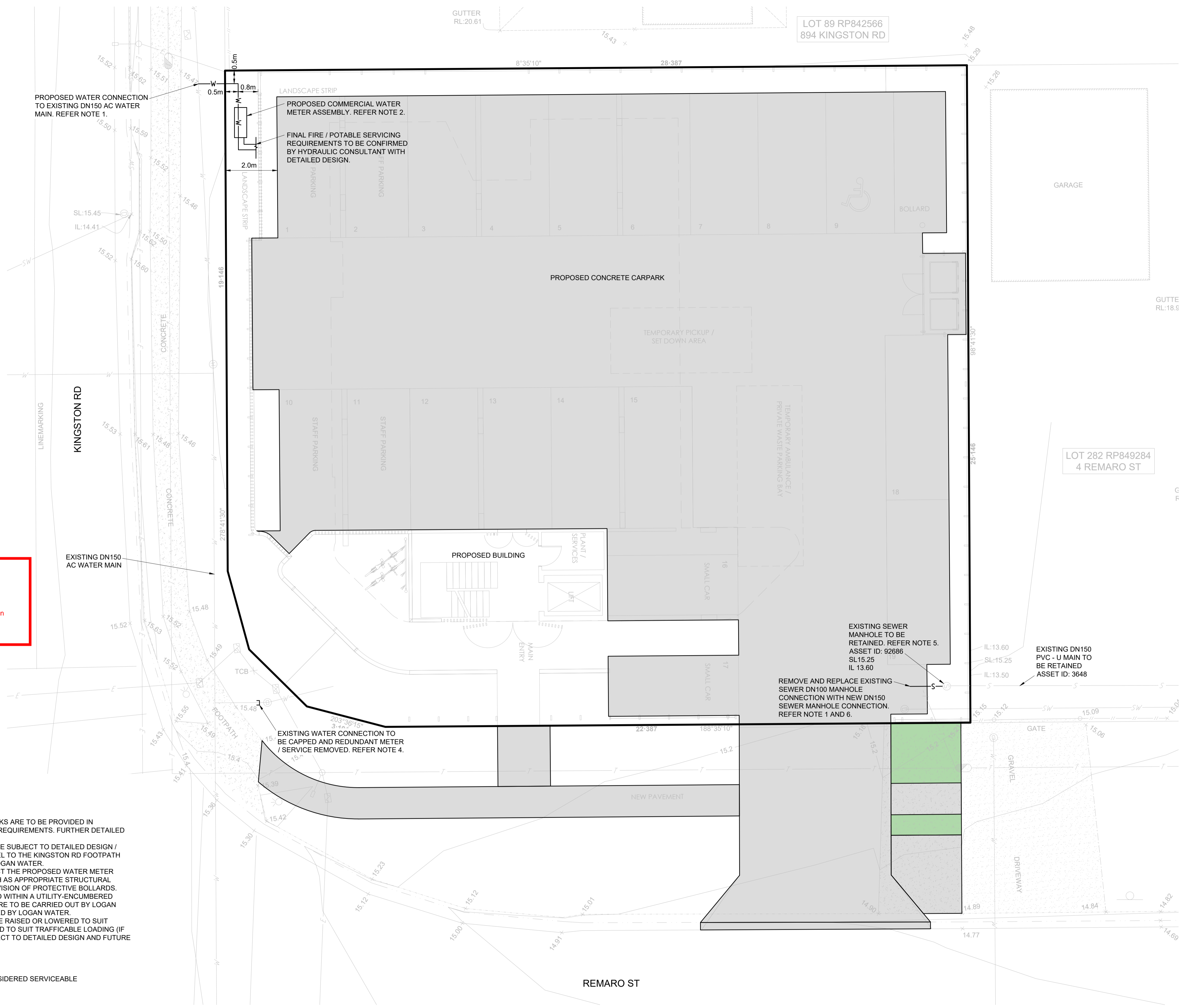
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Drawn by:
AH
Checked:
AH
Revision:

01

Project No:
KIN_24005

Drawing No:
301

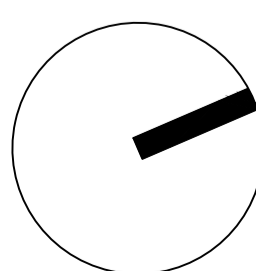


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WATER AND SEWER SERVICING NOTES

1. ALL SEWER / WATER CONNECTIONS AND NETWORK WORKS ARE TO BE PROVIDED IN ACCORDANCE WITH THE SEQ CODE AND LOGAN WATER REQUIREMENTS. FURTHER DETAILED DESIGN AND APPROVALS SHALL BE REQUIRED.
2. THE COMMERCIAL WATER METER SIZE AND FIXTURES ARE SUBJECT TO DETAILED DESIGN / FUTURE APPROVALS. THE METER IS PROPOSED PARALLEL TO THE KINGSTON RD FOOTPATH FOR EASE OF FUTURE ACCESS AND MAINTENANCE BY LOGAN WATER.
3. PROTECTIVE MEASURES MUST BE PROVIDED TO PROTECT THE PROPOSED WATER METER ASSEMBLY FROM POTENTIAL VEHICLE COLLISIONS, SUCH AS APPROPRIATE STRUCTURAL DESIGN OF THE ADJACENT LANDSCAPING WALL OR PROVISION OF PROTECTIVE BOLLARDS.
4. THE EXISTING WATER SERVICE CONNECTION IS LOCATED WITHIN A UTILITY-ENCUMBERED INTERSECTION CORNER. THE DISCONNECTION WORKS ARE TO BE CARRIED OUT BY LOGAN WATER, AND EXTENT OF REMOVAL SHALL BE DETERMINED BY LOGAN WATER.
5. WHERE REQUIRED, THE EXISTING MANHOLE LID SHALL BE RAISED OR LOWERED TO SUIT PROPOSED FINISHED LEVELS AND / OR THE LID REPLACED TO SUIT TRAFFICABLE LOADING (IF DETERMINED AS INADEQUATE). FURTHER DETAILS SUBJECT TO DETAILED DESIGN AND FUTURE APPROVALS.
6. SEWER SERVICEABILITY CONSIDERATIONS:
 - PROPOSED CONNECTION AT IL 13.60m (PER EXISTING)
 - LOWEST SITE FSL AT 15.40 (APPROX.)
 - APPROX. 1.8m AVAILABLE FOR FALL - THE SITE IS CONSIDERED SERVICEABLE

REV	DESCRIPTION	BY	DATE
F	UPDATED PLANS	SV	04.12.2024
E	UPDATED PLANS	SV	31.10.2024
D	RFI RESPONSE	SV	07.10.2024
C	RFI RESPONSE	SV	11.09.2024



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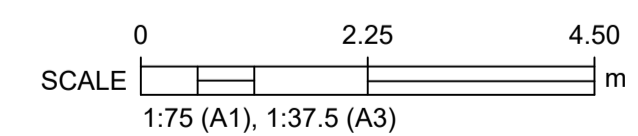
SAMANA BLUE ENGINEERING
 NSW + QLD
 PO BOX 604 MOFFAT BEACH QLD 4551
 30 CHANCELLOR VILLAGE BLVD, SIPPY DOWNS QLD 4556
 M. +61 488 042 994
 E. info@samanablue.com

DESIGN: SK
 DRAWN: SV
 DWG SIZE: A1

WATER AND SEWER CONCEPT SERVICING PLAN

PROPOSED HEALTH CARE
 896 KINGSTON RD, WATERFORD WEST QLD 4133

2024010MCU - C11 F



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Concept Plan - Ground Floor

LEGEND

- Property Boundary
- 01** Primary feature pavement threshold to car park and driveway - coloured concrete, exposed aggregate.
- 02** Secondary feature pavement threshold to car park and driveway as an expression of the building form- coloured concrete, exposed aggregate.
- 03** Feature *Bismarckia nobilis* Palm to anchor proposed development and signature feature to intersection.
- 04** *Bougainvillea 'Magnifica'* arbours framing the entries
- 05** Screen planting to all boundaries soften the development in its surrounds.
- 06** Structured hierarchy of sub tropical planting to internal interface to pergola.
- 07** Feature timber stamped concrete to extend formalise entry and connection to car park.
- 08** Architectural pergola structure to reflect local character and support planting to create green view and provide shade from western sun.
- 09** Painted vertical timber paling boundary fencing
- 10** Fencing to ancillary waste enclosure service elements
- 11** Bin collection point



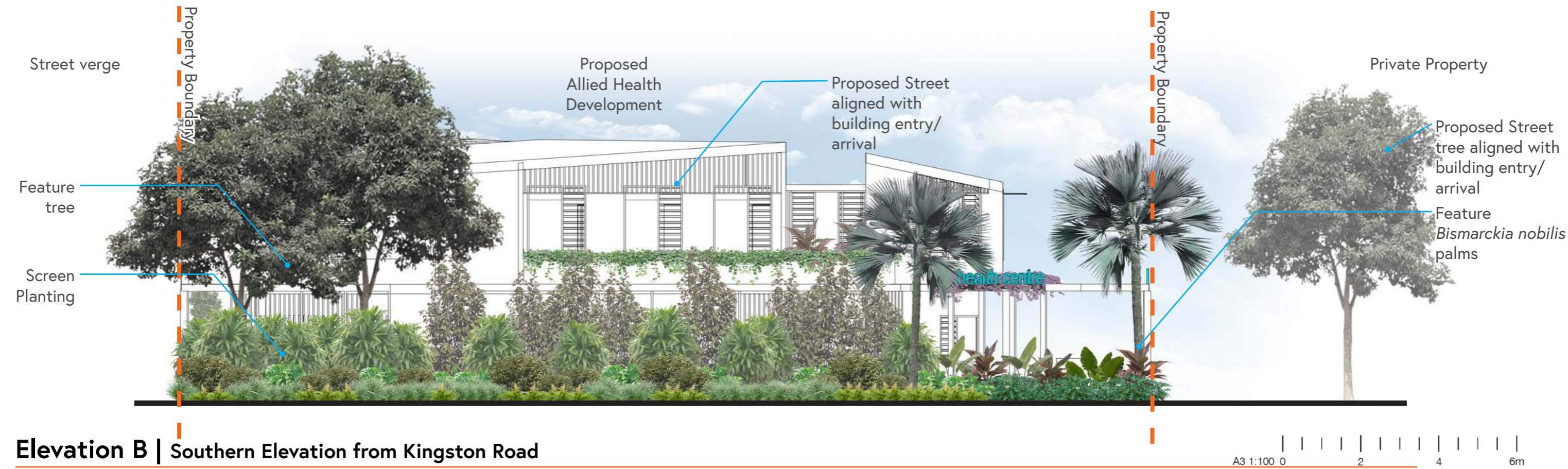
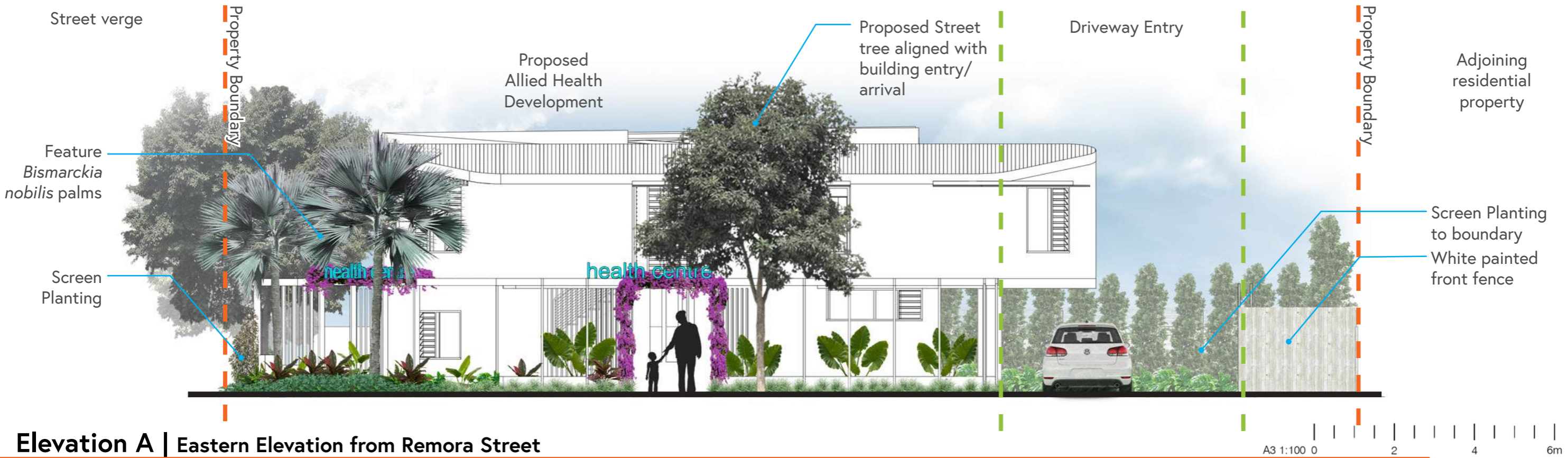
Concept Plan First Floor

LEGEND

- Property Boundary
- 01** Cascading Planter boxes to soften building from Kingston Road and provide green relief from inside the building.
- 02** Bougainvillea arbour framing the entry
- 03** Larger full height planting to frame vistas from the waiting room and provide filtered light from the northern sun.
- 04** Trellis system with planting to create green view from the hallway and provide shade from western sun.



Landscape Concept Elevations



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Landscape Concept Sections

