

property description

site: Lot 9
 number: 891
 street: Kingston Road
 locality: Waterford West QLD 4133
 parish: Mackenzie
 county: Stanley
 rp: 889224
 area: 4240m²

notes:

Use written dimensions only. Do not scale drawings from plans

Building zone is to be cleared of any vegetation and trees to suit - check on site.

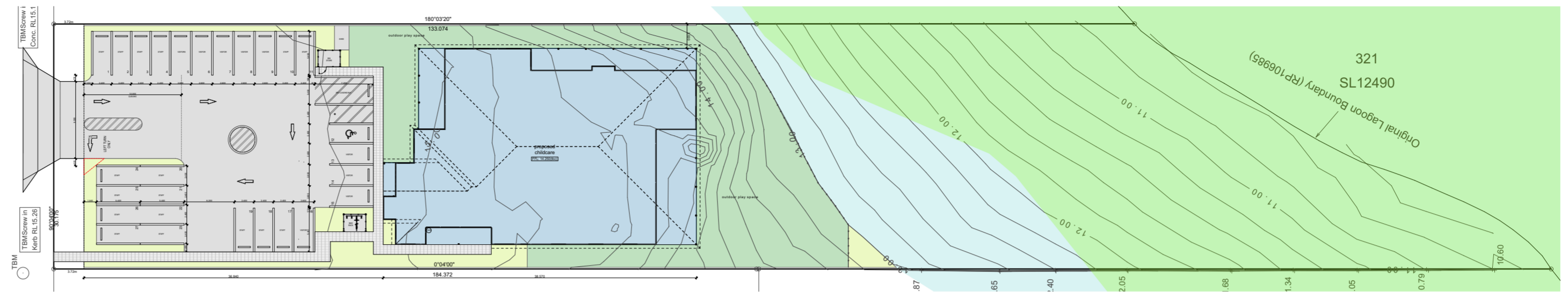
All survey data taken from DWG/PDF copy by others. Cyber Drafting & Design take no responsibility of the proposed slab & pad levels due to the possibility of in-accuracy of the disclosure plan.

Verify all bearing and dimensions on site prior to construction.
 All missing pegs to be re-instated prior to any construction.
 Notify head contractor immediately of any discrepancies in setout dimensions. Do not start construction until all boundaries are confirmed.

Ensure all drawings and accompanying details and/or specifications have been stamped as 'Approved' by the relevant local authorities prior to use.

All site drainage to be graded to rubble pits or approved site drainage pits at a min grade of 1:100 (1%) and connected to legal point of discharge in compliance with AS/NZ 3500 &/or NCC BCA vol. 2, parts 3.1.2 & 3.5.2

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION.



Overall Site Plan
 Scale 1:500

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APPROVED PLAN OF DEVELOPMENT
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SITE COVERAGE: 868.73sqm 20.49%
 GFA: 691.12sqm

IMPERVIOUS SURFACE: 1013.81sqm 23.91%

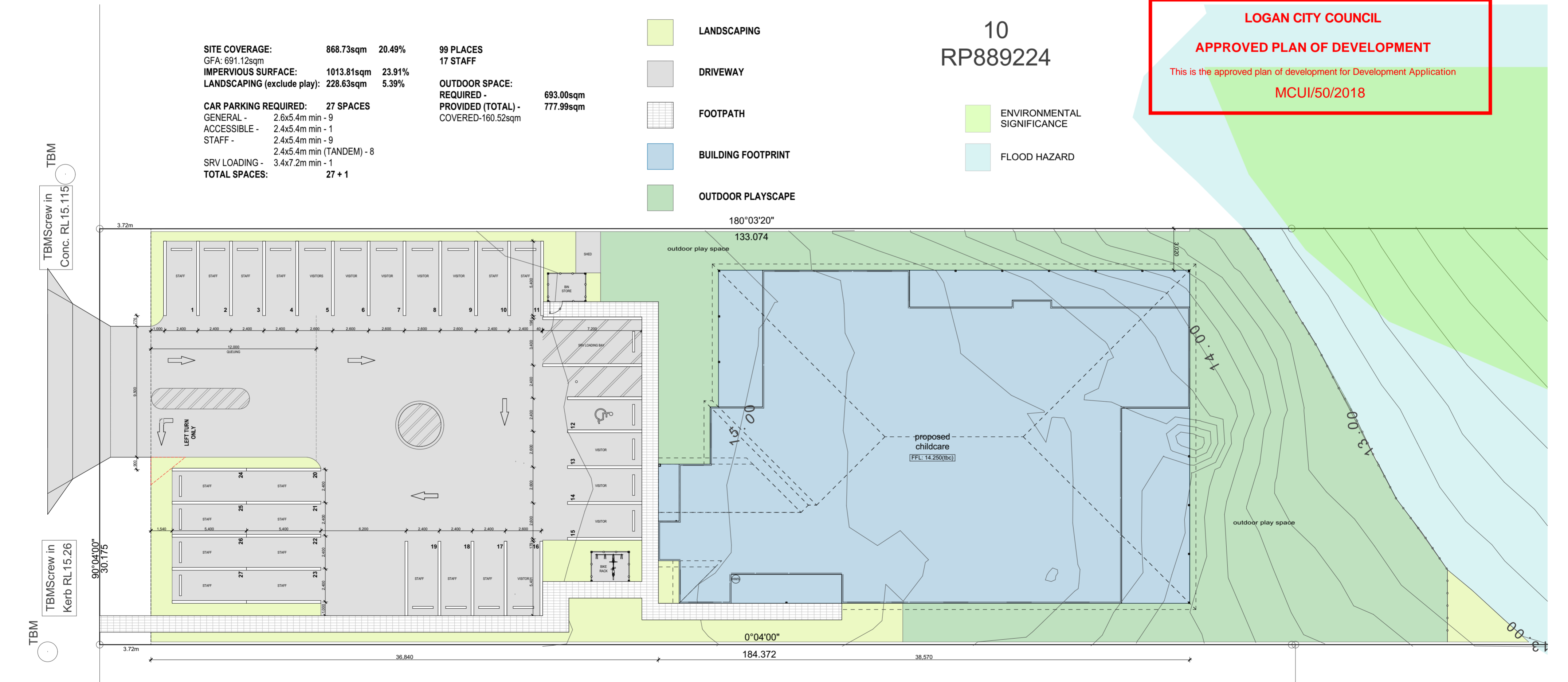
LANDSCAPING (exclude play): 228.63sqm 5.39%

CAR PARKING REQUIRED: 27 SPACES
 GENERAL - 2.6x5.4m min - 9
 ACCESSIBLE - 2.4x5.4m min - 1
 STAFF - 2.4x5.4m min - 9
 SRV LOADING - 3.4x7.2m min - 1
TOTAL SPACES: 27 + 1

99 PLACES
17 STAFF

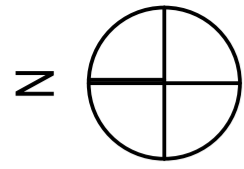
OUTDOOR SPACE:
REQUIRED - 693.00sqm
PROVIDED (TOTAL) - 777.99sqm
COVERED-160.52sqm

- LANDSCAPING
- DRIVEWAY
- FOOTPATH
- BUILDING FOOTPRINT
- OUTDOOR PLAYSCAPE
- ENVIRONMENTAL SIGNIFICANCE
- FLOOD HAZARD



Proposed Site Plan
 Scale 1:200

rev.	date	description	I/ WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT	JODIE MARK e. jodie@cyberdrafting.com.au p. 07 3393 9159	Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted otherwise. Setout dimensions shall be verified on site prior to any work being carried out. Any problems shall be directed to the builder for clarification & correction	CYBER DRAFTING & DESIGN 6/1631 WYNNUM ROAD, TINGALPA QLD 4173 ABN: 84 231 445 665 Ph: (07) 3393 9159 BSA: 11346977	N. Newman 891 Kingston Road Waterford West QLD 4133 client details:	orientation: RP- 889224 wind rating: local council: Logan City facade type: - drawing title: PROPOSED SITE PLAN	18123 drawing job number designer: CLIENT drawn: JM checked: RT	A2 Sheet Size 22/01/2019 drawn date: 1 of 2 drawing scales sheets in set
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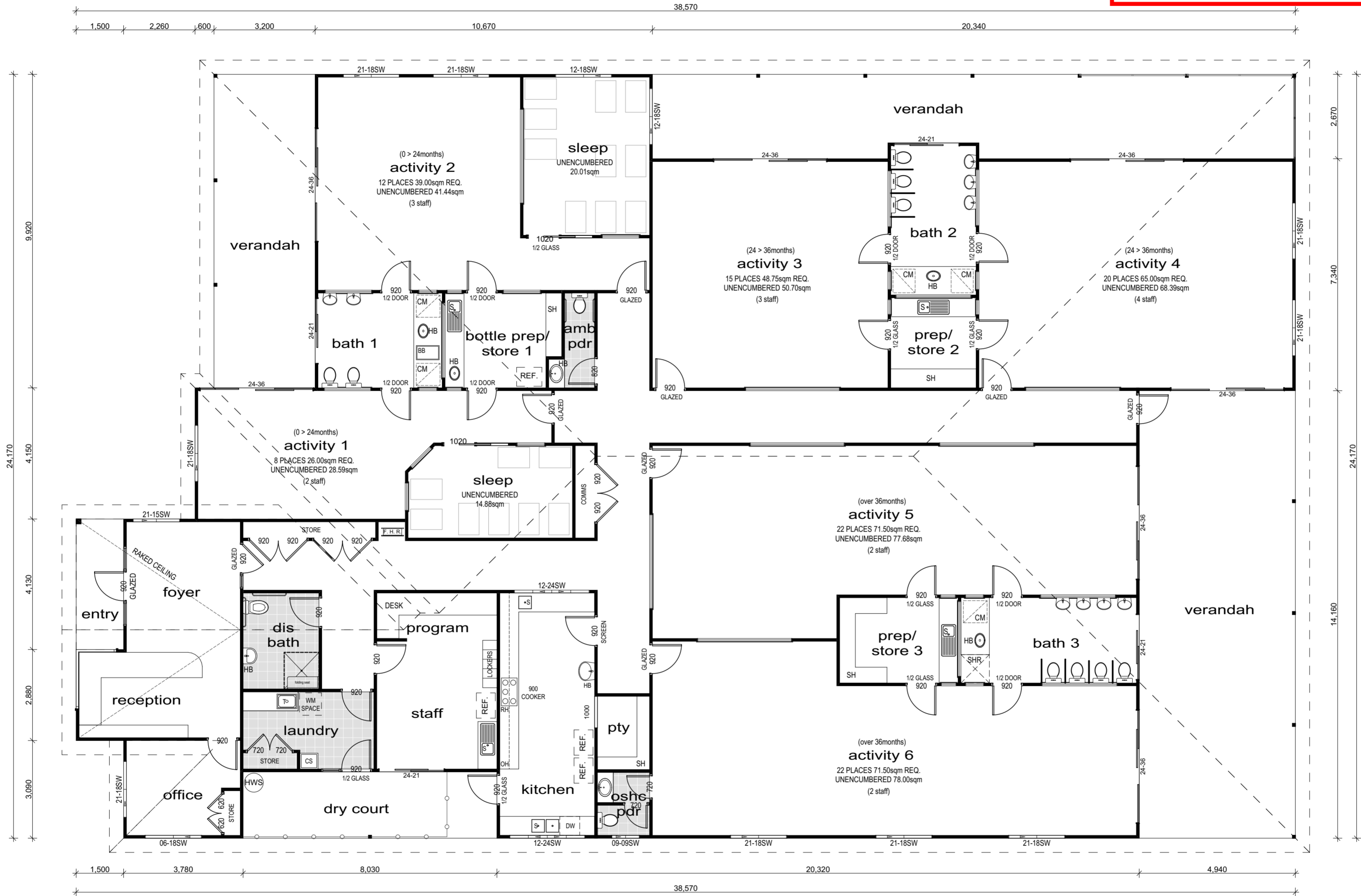


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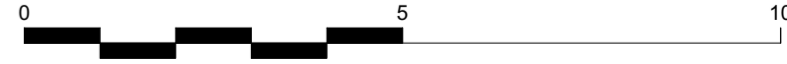
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AREA	
ID	Area
Centre	691.12
Verandah	154.56
Dry Court	16.86
Entry	6.19
868.73 m²	

Proposed Floor Plan
Scale 1:100



rev.	date	description
C	14/09/18	DA Plans
D	19/09/18	Car Park labelling updated
E	01/11/18	Survey Added
F	21/01/2019	Car Park Amended

I/ WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

JODIE MARK
e. jodie@cyberdrafting.com.au
p. 07 3393 9159

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N. Newman
891 Kingston Road
Waterford West QLD 4133

orientation: RP- 889224
wind rating: -
facade type: -
local council: Logan City





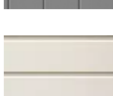
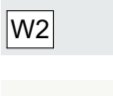

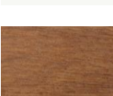






PROPOSED FLOOR PLAN

18123

Sheet Size: A2
as shown
drawing job number: 22/01/2019
drawn date: 3 of 2
designed: CLIENT
drawn: JM
checked: RT
sheets in set



1 North Elevation
Scale 1:100

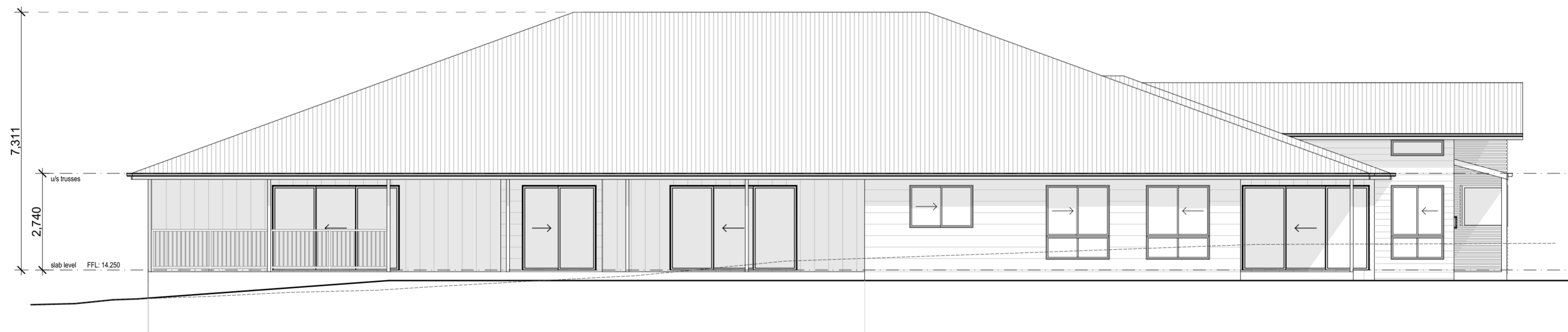
-  ROOF SHEETING
-  SURFMIST (COLORBOND)
-  GUTTER & FASCIA
-  MONUMENT (COLORBOND)
-  SCYON AXON CLADDING
-  W1 MILLER MOOD (DULUX)
-  SCYON STRIA
-  W2 LEXICON (DULUX)
-  TRIM
-  W3 VIVID WHITE (DULUX)
-  FEATURE TIMBER BATTENS
-  SPOTTED GUM
-  POSTS AND FENCING
-  MONUMENT (COLORBOND)

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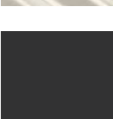

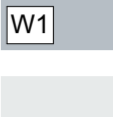








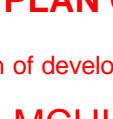

2 East Elevation
Scale 1:100

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C	14/09/18	DA Plans	SIGNATURE _____ DATE _____			6/1631 WYNNUM ROAD, TINGALPA QLD 4173 ABN: 84 231 445 665 Ph: (07) 3393 9159 BSA: 1134697	client details:	orientation: - wind rating: - facade type: - drawing title: PROPOSED ELEVATIONS	drawing job number: 18123	drawing date: 22/01/2019	4 of 2	designer: CLIENT drawn: JM checked: RT sheets in set	

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION.



3 South Elevation
Scale 1:100

-  ROOF SHEETING
-  SURFMIST (COLORBOND)
-  GUTTER & FASCIA
-  MONUMENT (COLORBOND)
-  SCYON AXON CLADDING
-  W1 MILLER MOOD (DULUX)
-  SCYON STRIA
-  W2 LEXICON (DULUX)
-  TRIM
-  W3 VIVID WHITE (DULUX)
-  FEATURE TIMBER BATTENS
-  SPOTTED GUM
-  POSTS AND FENCING
-  MONUMENT (COLORBOND)

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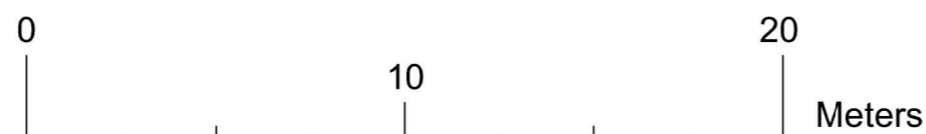


4 West Elevation
Scale 1:100

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C	14/09/18	DA Plans	SIGNATURE _____ DATE _____													
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											22/01/2019 drawing date	5 of 2 sheets in set				
											drawing job number	designer: CLIENT	drawn: JM	checked: RT		
											orientation	wind rating	facade type	drawing title	local council: Logan City	client details:
											RP- 889224	-	-	-	-	-

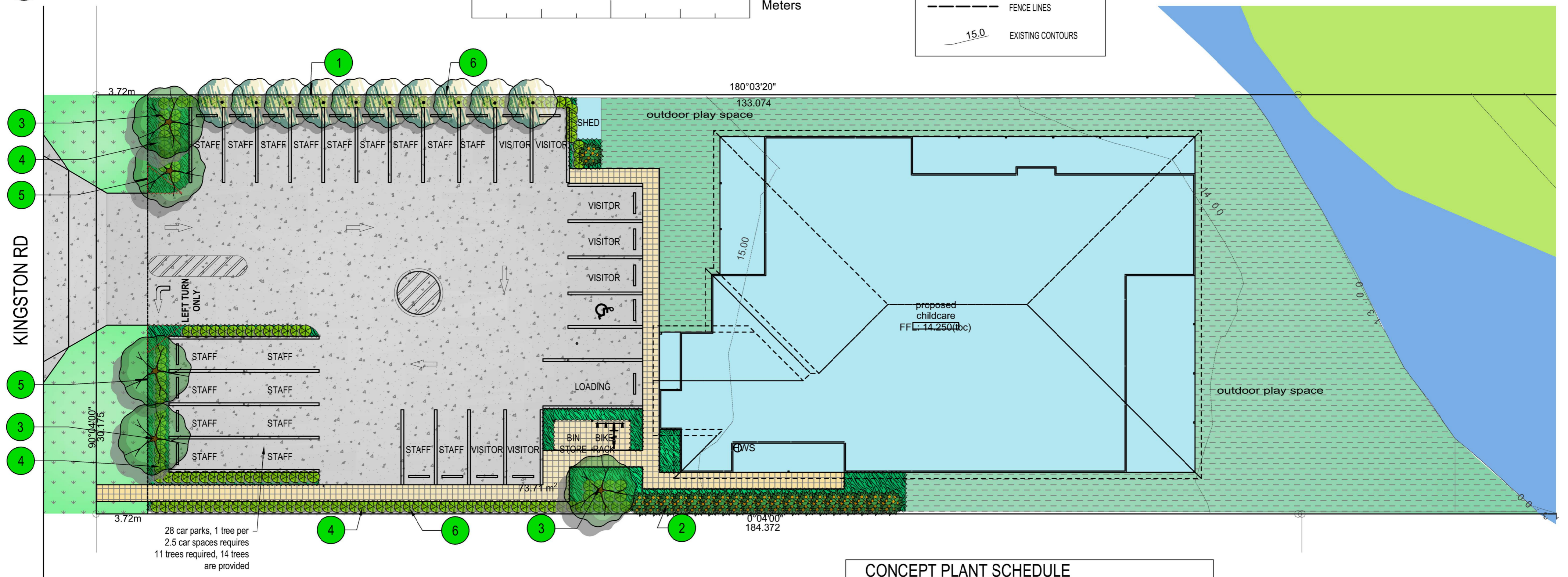
LANDSCAPE CONCEPT PLAN

Scale: 1:200@A2



KEY TO PLAN:

- FENCE LINES
- EXISTING CONTOURS



28 car parks, 1 tree per 2.5 car spaces requires 11 trees required, 14 trees are provided

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	QTY
	SCREENING TREES. TRISTANIOPSIS LAURINA LUCSIOUS.		PLAYSCAPE TO FUTURE DETAILED DESIGN	642,5 m ²
	SCREENING SHRUBS. SYZYGIUM RESILIENCE.		CONCRETE	931,3 m ²
	SHADE TREES. CUPANIOPSIS ANACARDIOIDES		PAVED/TILED AREAS OR SIMILAR	113,5 m ²
	FEATURE SHRUBS AND GROUNDCOVERS. LIRIOPE EVERGREEN GIANT, PHILODENDRON XANADU		TURF - PALMETTO -100MM DEPTH TOPSOIL	135,4 m ²
	100 X 100MM CONCRETE MOWING EDGE		FLOOD HAZARD AREA	826,5 m ²
	1.8M HEIGHT TIMBER PALING FENCE		ENVIRONMENTAL SIGNIFICANCE	393,1 m ²

CONCEPT PLANT SCHEDULE

- SHADE TREES**
7-10M HEIGHT, 5 M SPREAD
Cupaniopsis anacardioides / Carrot Wood
Harpullia pendula / Tulipwood
- SMALL TREES**
6-8M HEIGHT
Buckinghamia celsissima / Ivory Curl Tree
Elaeocarpus eumundii / Eumundi Quandong
Xanthostemon chrysanthus / Golden Penda
- SCREENING SHRUBS**
3-4M HEIGHT
Syzygium australe 'Hinterland Gold' / Hinterland Gold Scrub Cherry
Syzygium australe 'Resilience' / Resilience Brush Cherry
Syzygium elite / Elite
- SMALL SHRUBS**
1-2M HEIGHT
Dietsa bicolor / Fortnight Lily
Ixora x 'Orange Dwarf' / Orange Dwarf
Philodendron xanadu / Xanadu Philodendron
- LOW SHRUBS AND GROUNDCOVER**
UP TO 1M HEIGHT
Liriope muscar 'Evergreen Giant' / Evergreen Giant Border Grass
Lomandra 'Shara' / Shara Mat Rush
Philodendron x 'Xanadu' / Philodendron

KEY TO PLAN:

- FENCE LINES
- EXISTING CONTOURS

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A	4/12/18	DESIGN
ISSUE/DATE	REVISION	

Mark Baldock
LANDSCAPE ARCHITECT
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CLIENT:
N NEWMAN

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

PROJECT DETAILS:
**891 KINGSTON ROAD,
WATERFORD WEST QLD**

DRAWING NUMBER:
1810-LCP1
CURRENT ISSUE: A
SCALE: 1:200

SHEET SIZE: A2
DATE: December 18
PROJECT NO: 1810
DESIGN CERTIFIED BY: