

General Notes:

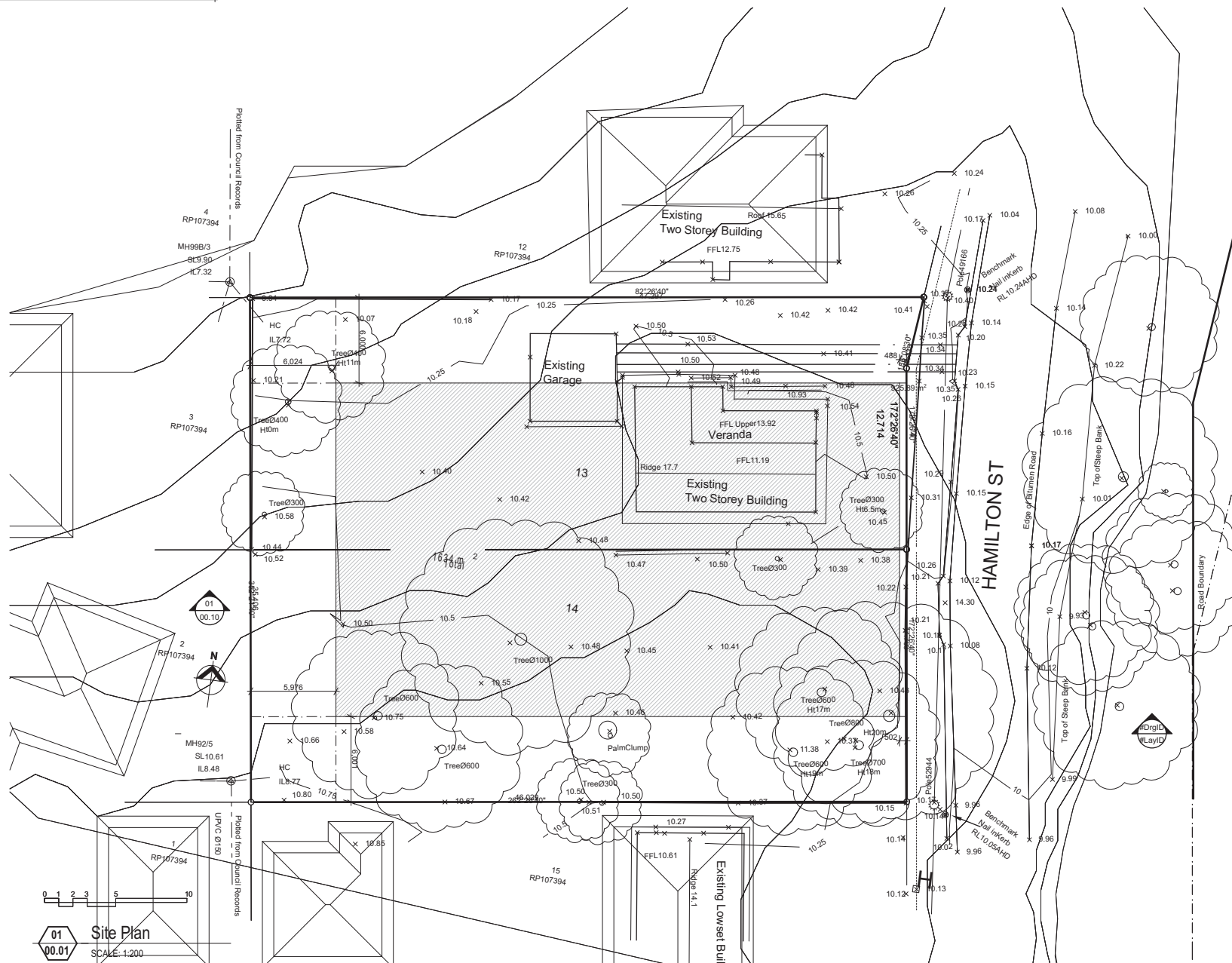
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All dimensions figured over scaled.

Revisions: PDA Submission

REAL PROPERTY DESCRIPTION

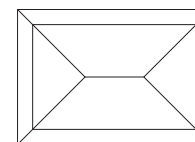
Lot/Plan 13RP107394
Area/Volume 817m²
Tenure FREEHOLD
Local Government REDLAND CITY
Locality REDLAND BAY
Segment/Parcel 28487/21



Total Site Area 1634 m2

Total Building Footprint

Total Site Coverage 62.23%



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/837

Date: 20 March 2018



01
00.01

Site Plan

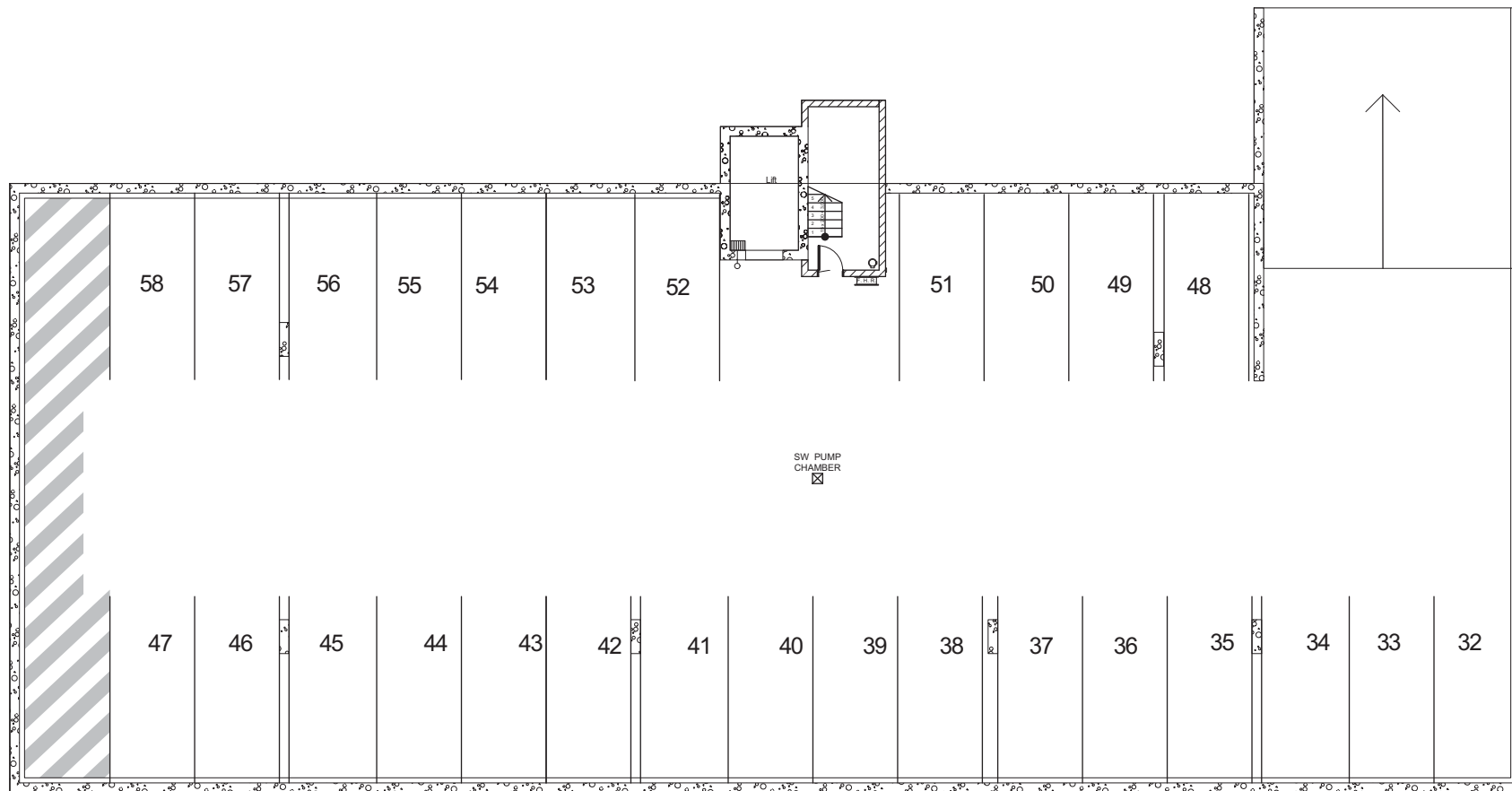
SCALE: 1:200

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01
00.02

B2

SCALE: 1:100

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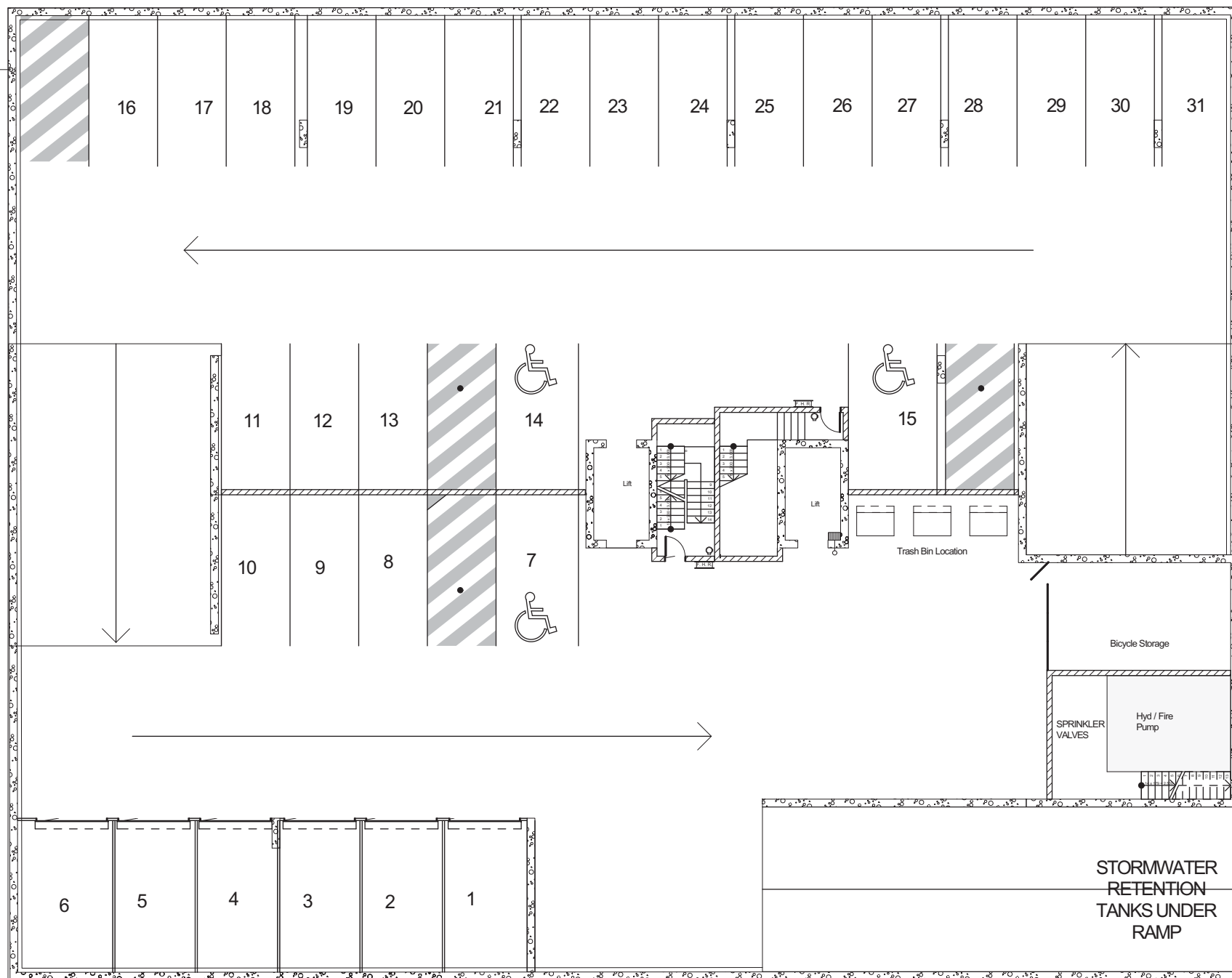
All dimensions figured over scaled.

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01
00.03

B1 Level Plan

SCALE: 1:100

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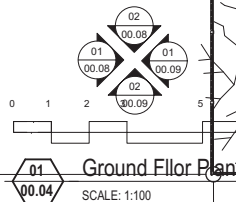
All dimensions figured over scaled.

Revisions: PDA Submission

K Kitchen
Ld Laundry
D Dining
Bm Master Bedroom
B Bedroom
R Robe
Ba Bathroom
L Lounge
En Ensuite
Ba Balcony
Ut Unisex Toilet
Mt Male Toilet
Ft Female Toilet
G Gym
T1 Tenancy 1
T2 Tenancy 2
R Reception
F Foyer
St Store
Ca Community Area

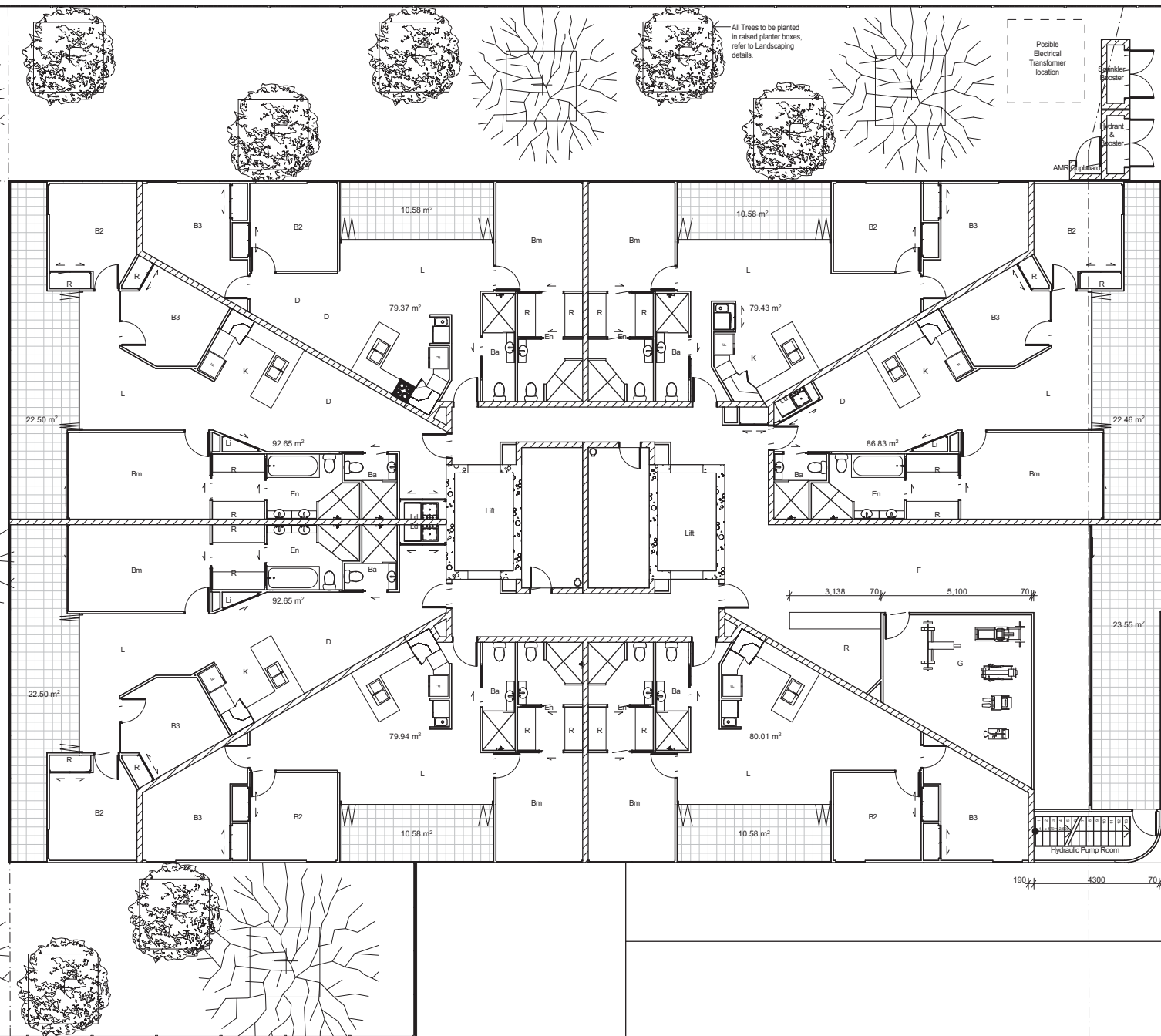
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01 Ground Floor Plan

SCALE: 1:100



All Trees to be planted
in raised planter boxes,
refer to Landscaping
details.

Possible
Electrical
Transformer
location

Drinking
Water
&
Waste
Water
ANFR

Hydraulic Pump Room

Plan Ground Floor

Client: William Cook & Charith Godakanda Archchi

Project address: 85 Hamilton Street

Date: Thursday, December 7, 2017

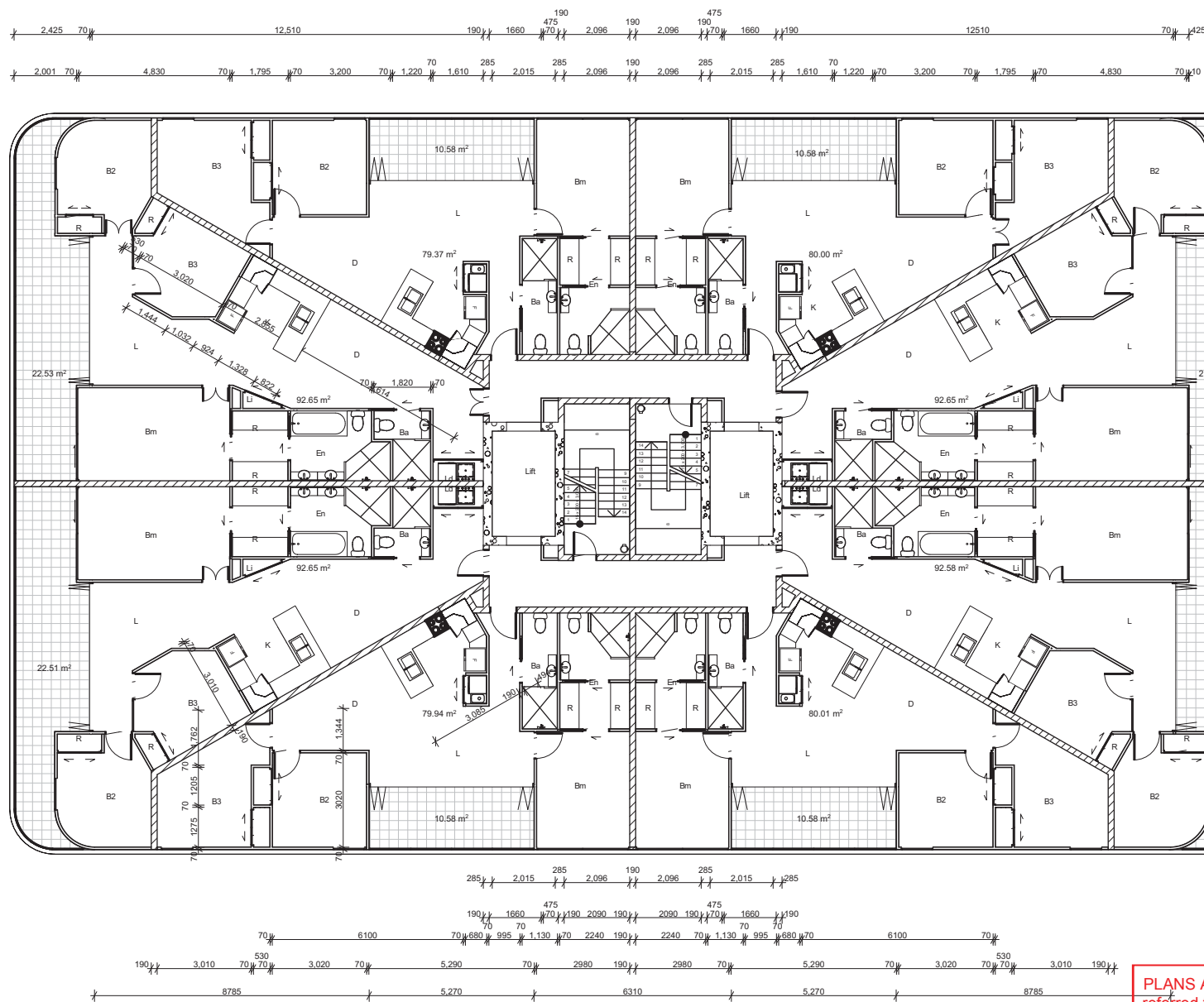
Author: JC

Reference: 2017-030/00.04

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K	Kitchen
Ld	Laundry
D	Dining
Bm	Master Bedroom
B	Bedroom
R	Robe
Ba	Bathroom
L	Lounge
En	Ensuite
Ba	Balcony
Ut	Unisex Toilet
Mt	Male Toilet
Ft	Female Toilet
G	Gym
T1	Tenancy 1
T2	Tenancy 2
R	Reception
F	Foyer
St	Store
Ca	Community Area



01 Plan L1 to L4
00.05 SCALE: 1:100

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2017/837
Date: 20 March 2018



Client:	William Cook & Charith Godakanda Archchi	Date:	Thursday, December 7, 2017
Project address:	85 Hamilton Street	Author:	JC
Sheet Size A2		Reference:	2017-030/00.05

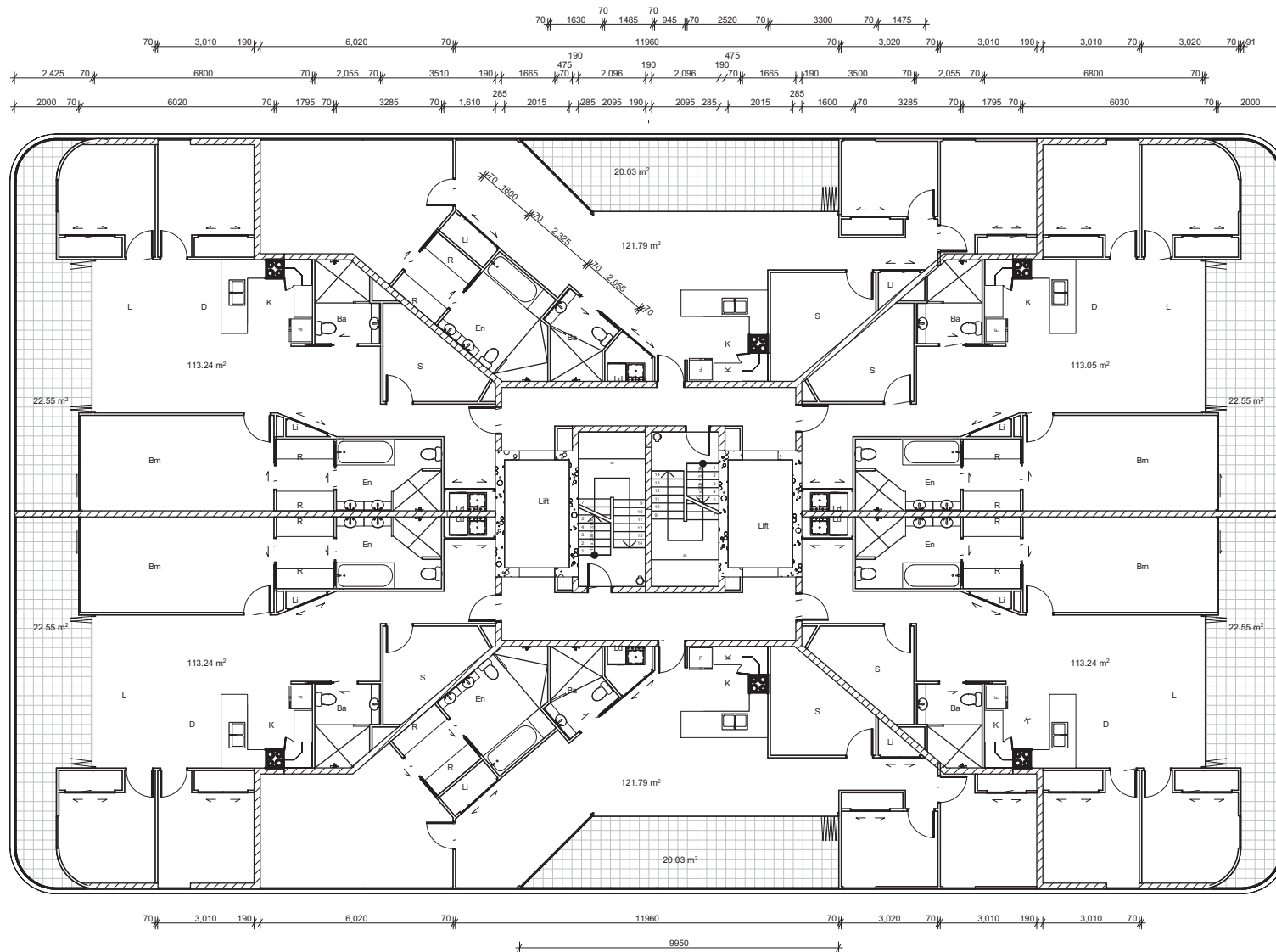
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All dimensions figured over scaled.

Revisions: PDA Submission

- K Kitchen
- Ld Laundry
- D Dining
- Bm Master Bedroom
- B Bedroom
- R Robe
- Ba Bathroom
- L Lounge
- En Ensuite
- Ba Balcony
- Ut Unisex Toilet
- Mt Male Toilet
- Ft Female Toilet
- G Gym
- T1 Tenancy 1
- T2 Tenancy 2
- R Reception
- F Foyer
- St Store
- Ca Community Area



01 Plan L1 to L4
00.06 SCALE: 1:100

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Revisions: PDA Submission

K Kitchen
Ld Laundry
D Dining
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Ut Unisex Toilet
Mt Male Toilet
Ft Female Toilet
G Gym
T1 Tenancy 1
T2 Tenancy 2
R Reception
F Foyer
St Store
Ca Community Area

Communal Area

Communal Area

Plant Equipment A/C Electrical

Plant Equipment Hydraulics

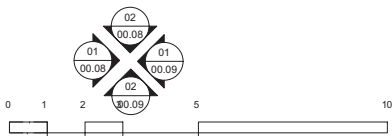
Lift

Plant Equipment A/C Electrical

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Approval no: DEV2017/837

Date: 20 March 2018



01
00.07

Plan L5

SCALE: 1:100

eCAD Studio



residential design, commercial documentation, 3D modelling, BIM
Underwood Brisbane, Qld * 34231948 * 0418115203 *
enquiry@ecadstudio.com.au
ABN: 65 156 246 023 BSA: 1284198

Roof Level

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Client: William Cook & Charith Godakanda Archchi

Project address: 85 Hamilton Street

Sheet Size A2

Date: Thursday, December 7, 2017

Author: JC

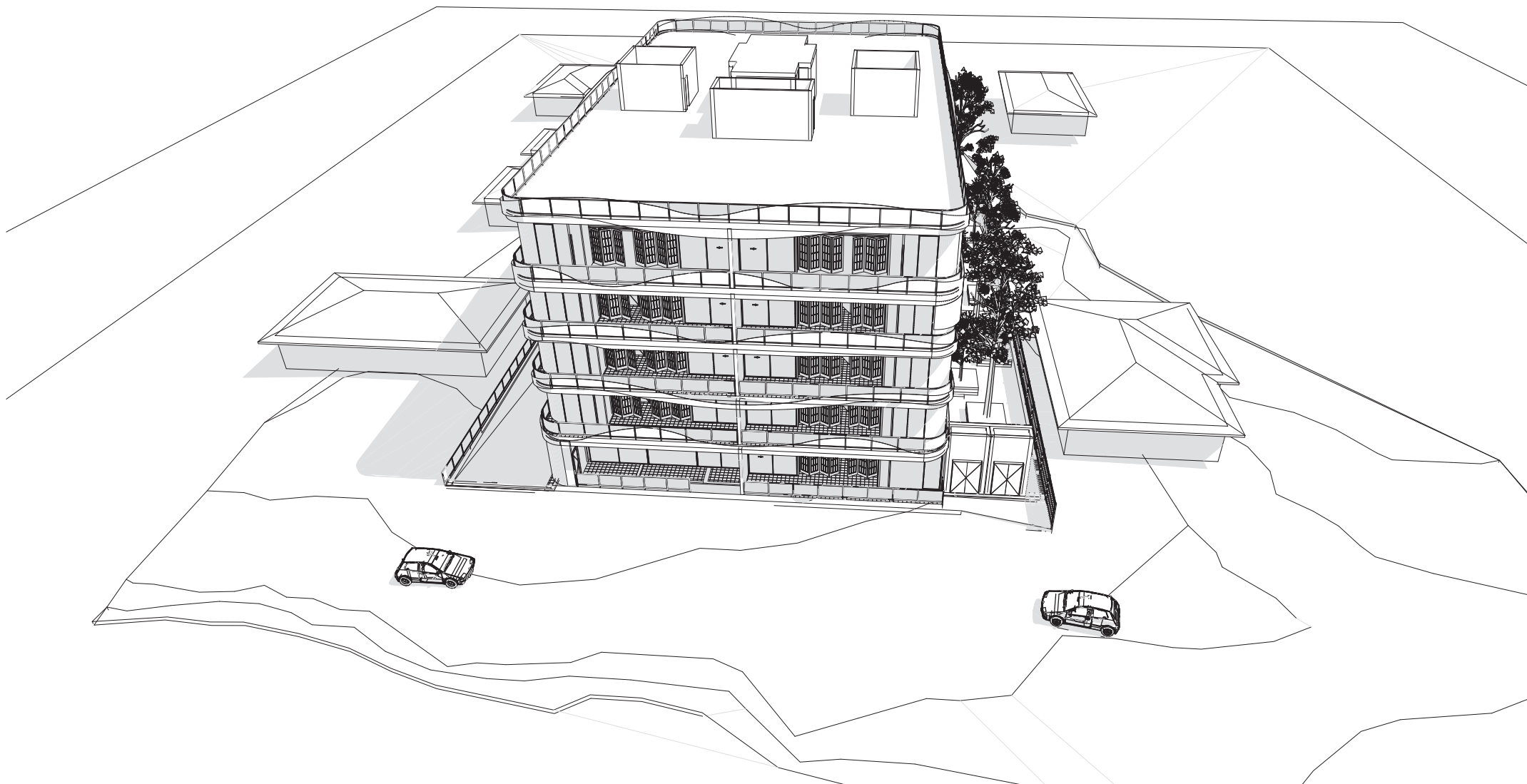
Reference: 2017-030/00.07

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Revisions: PDA Submission



01 Perspective 1
00.11

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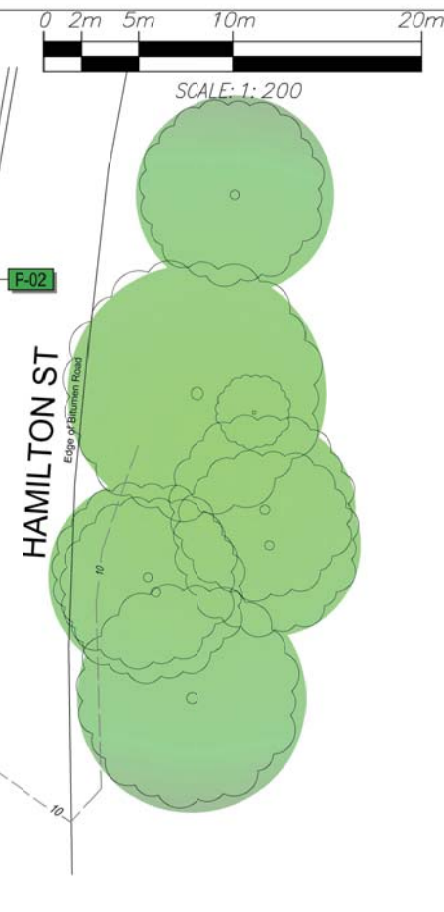
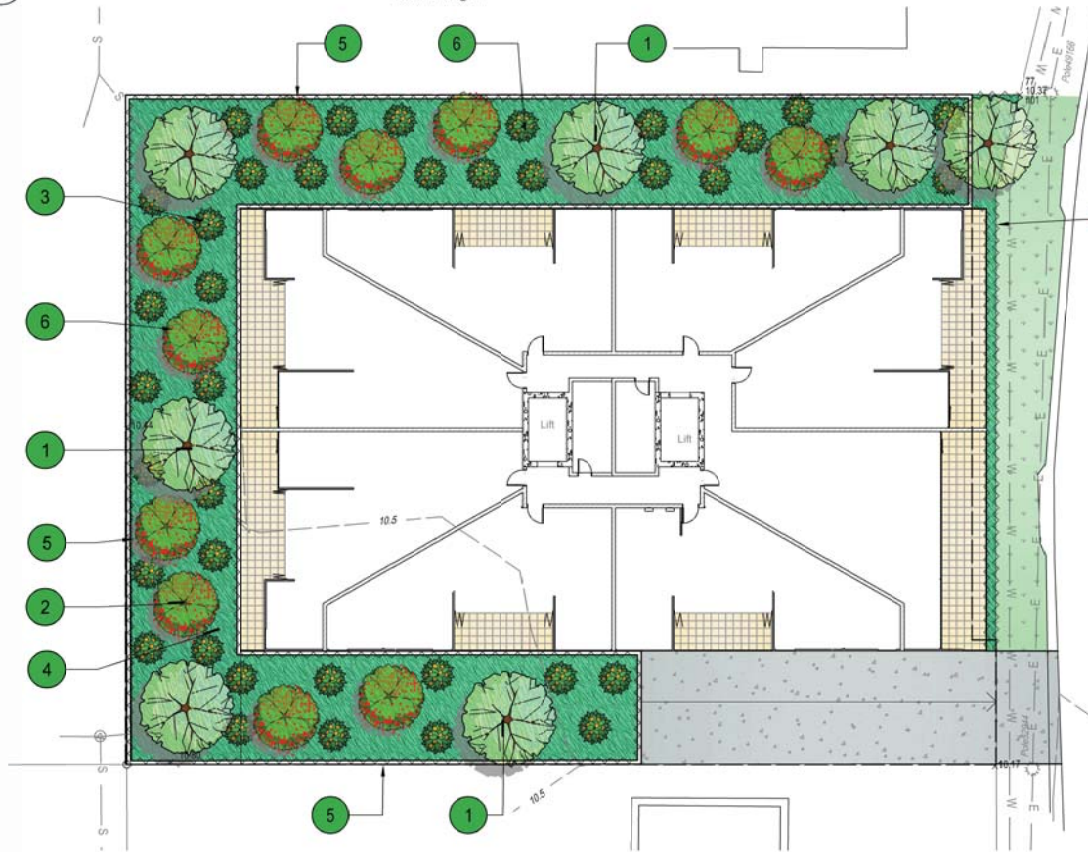
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Date: 20 March 2018



LANDSCAPE CONCEPT PLAN

Scale: 1:100@A1



CONCEPT PLANT SCHEDULE

	SHADE TREES 7-10M HEIGHT, 5 M SPREAD Cupanopsis anacardioides / Carrot Wood Harpullia pendula / Tulipwood
	SCREENING TREES 6.8M HEIGHT Elaeocarpus eumundii / Eumundi Quandong Syzygium australe 'Aussie Southern' / Aussie Southern Lilly Pilly
	SCREENING SHRUBS 3-4M HEIGHT Syzygium australe 'Cherry Surprise' / Cherry Surprise Lilly Pilly Syzygium elite / Elite
	LOW SHRUBS AND GROUNDCOVER UP TO 1M HEIGHT Hymenocallis littoralis / Spider Lily Liriope muscarum 'Evergreen Giant' / Evergreen Giant Border Grass Lomandra confertifolia rubiginosa 'Crackjack' / Mat Rush Rhoec spathacea Hawaiian Dwarf / Hawaiian Dwarf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	SHADE TREES, HARPULLIA PENDULA, CUPANIOPSIS ETC. SPREAD AT MATURITY 5M	
2	SCREENING TREES, BUCKINGHAMIA CELCISIMA, XANTHOSTEMON CHRYSANTHUS.	
3	SCREENING SHRUBS, SYZYGIUM RESILIENCE.	
4	FEATURE SHRUBS AND GROUNDCOVERS, LIRIOPE EVERGREEN GIANT, PHILODENDRON XANADU	
5	1.8M HEIGHT TIMBER PALING FENCE	
6	1M HEIGHT RAISED PLANTER BOX	
SYMBOL	DESCRIPTION	QTY
F-02	100MM WIDTH X 100MM DEPTH EXTRUDED CONCRETE GARDEN EDGE	
SYMBOL	DESCRIPTION	QTY
	CONCRETE	132,3 m²
	PAVED/TILED AREAS OR SIMILAR	137,7 m²
SYMBOL	DESCRIPTION	QTY
	TURF, PALMETTO OVER 150MM DEPTH TOPSOIL.	86,5 m²

LANDSCAPE NOTES

LANDSCAPING

1.1 SITE AND SOIL
General: Import premium topsoil that complies with AS 4419. Topsoil depths
Spread topsoil to the following typical depths:
- Excavated planting areas: 150mm organic mulch, 300mm.
- Non-irrigated areas: 100mm.

1.2 Fertiliser
Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N-P-K ratio, recommended uses and application rates.

Fertiliser schedule	Location	N-P-K ratio	Application rate
			10:4:6
Individual plantings	Prolonged release type	Follow manufacturers' recommendations	

2. Turf
Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter.

Turfing schedule	Species or variety	Minimum thickness (mm)	Turf roll size (mm)	Mowing height (mm)
	SIR WALTER	20	1000x300	30

3. PLANTS
General: Provide plants with the following characteristics:
- Large healthy root systems, with no evidence of root curl, restriction or damage.
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
- Hardened off, not soft or forced, and suitable for planting

in the natural climatic conditions prevailing at the site.
General: Supply plants in weed-free containers of the required size.

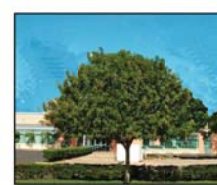
3.1 Mulch
General: Provide mulch which is free of deleterious and extraneous matter such as soil, weeds and sticks.
Standard: To AS 4454
Mulch material: SLASH MULCH OR SIMILAR
Depth: Spread organic mulch to a depth of 100mm.

4. Stakes
Stake sizes:
- For plants 1 - 2.5 m high: Two 50 x 50 x 1800 mm stakes per plant.
- For plants < 2.5 m high: 50mm hessian webbing stapled to the stake.
General: Provide ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.
Tie types:
- For plants < 2.5 m high: 50mm hessian webbing stapled to the stake.

5. COMPLETION
5.1 Period
Commencement: The planting establishment period commences at the date of practical completion.
Required period: 12 weeks



BUCKINGHAMIA CELCISIMA



HARPULLIA PENDULA



CUPANIOPSIS ANACARDIODES



ELAEOCARPUS RETICULARIS



SYZYGIUM RESILIENCE



STRELITZIA REGINAE



LIRIOPE EVERGREEN GIANT



PHILODENDRON XANADU

MARK BALDOCK
LANDSCAPE ARCHITECT
(B.App.Sc.Blt.Env, Grad.Dip.Lands Arch.)
Registered Landscape Architect AILA no.1132
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CLIENT:
WIL & CHAZS

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

PROJECT DETAILS:
85 HAMILTON STREET,
REDLAND BAY QLD

DRAWING NUMBER:
1705-LCP1
CURRENT ISSUE: A
SCALE: 1:100



SHEET SIZE:
A2
DATE:
November 17
PROJECT NO:
1705

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/837
Date: 20 March 2018

