

1 PLAN  
EXISTING CONTEXT PLAN  
SCALE: 1:500

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Notes:  
1. Refer to Civil, Electrical, and Hydraulic drawings for exiting services and capping of existing services  
2. Refer to Landscape drawings for demolition of existing fences  
3. Further survey information to be incorporated as soon as possible

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL  
Approval no: DEV2020/1083  
Date: 24 June 2020

EXISTING SITE PLAN  
LEGEND

- DEMOLISHED ROAD INCLUDING KERB
- BUILDER'S SITE AREA

P1	Prelim SD Issue	22/10/2019	AW
REV.	DESCRIPTION	DATE	INIT.

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NSW 4421 QLD 1870  
NSW 7180 QLD 3108  
NSW 7177 QLD 2646  
QLD 4500

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PHASE  
**CONCEPT DESIGN**

CLIENT  
EDQ (QLD)

PROJECT  
Roma Hospital Student Accommodation Precinct

ADDRESS  
Lot 142 Acacia Road  
ROMA, QLD

DRAWING  
**EXISTING SITE PLAN**

[Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.]

PROJECT NUMBER  
**3418RO01**

DIRECTOR  
**RL**

CHECKED

DRAWING NUMBER  
**AEX1000**

REVISION

**P1**



1 PLAN  
PROPOSED SITE PLAN  
SCALE: 1:200

plot date: Tuesday, 22 October 2019 file location: BIM Server: BNEBIM21 - BIM Server 21/Brown Team/3418RO01 Roma Student Accommodation

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Site Information:  
RPD: Lot 142 on SP257157  
Locality: Roma

- Notes:
1. Refer to Civil, Electrical, and Hydraulic drawings for exiting services and capping of existing services
  2. Allow for demolition of existing fences
  3. Suitable temporary hoarding to be provided to new paths during construction through Maranoa Regional Council land
  4. Proposed site boundaries shown on drawings are approximate, final boundaries are to be confirmed
  5. Decks and links to be maximum 900mm above finished ground level

#### SITE PLAN LEGEND

- EXISTING SEWER LINE
- PROPOSED FENCE  
REFER TO LANDSCAPE DRAWINGS
- PROPOSED DRIVEWAY
- PROPOSED PATHWAY
- PROPOSED RAISED TIMBER WALKWAY  
WITH NATIONAL PARK TIMBER KERB EDGE
- PROPOSED BUILDING
- RESIDENTIAL PAVILION  
REFER TO PRELIMS AND TENDERING
- PROPOSED WATER PUMP  
REFER TO HYDRAULIC DRAWINGS
- PROPOSED RAIN WATER TANK  
REFER TO CIVIL/HYDRAULIC DRAWINGS
- PROPOSED CIVIL WORKS  
REFER TO CIVIL DRAWINGS
- LIGHTING BOLLARD  
REFER TO ELECTRICAL DRAWINGS

REV.	DESCRIPTION	DATE	INIT.
P1	Consultant Site Plan Issue	15/10/2019	AW
P2	Prelim SD Issue	22/10/2019	AW

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### CONCEPT DESIGN

EDQ (QLD)

Roma Hospital Student  
Accommodation Precinct

Lot 142 Acacia Road  
ROMA, QLD

### PROPOSED SITE PLAN

Figured dimensions take precedence over  
scale dimensions. Contractors must verify  
all dimensions on site before commencing  
any work or making shop drawings.

PROJECT NUMBER	DIRECTOR	CHECKED
3418RO01	RL	
DRAWING NUMBER	REVISION	
ACD1001	P2	

1. Refer to Civil, Electrical, and Hydraulic drawings for existing services and capping of existing services
2. Allow for demolition of existing fences
3. Suitable hoarding to be provided to new paths during construction
4. Proposed site boundaries shown on drawings are approximate, final boundaries are to be confirmed



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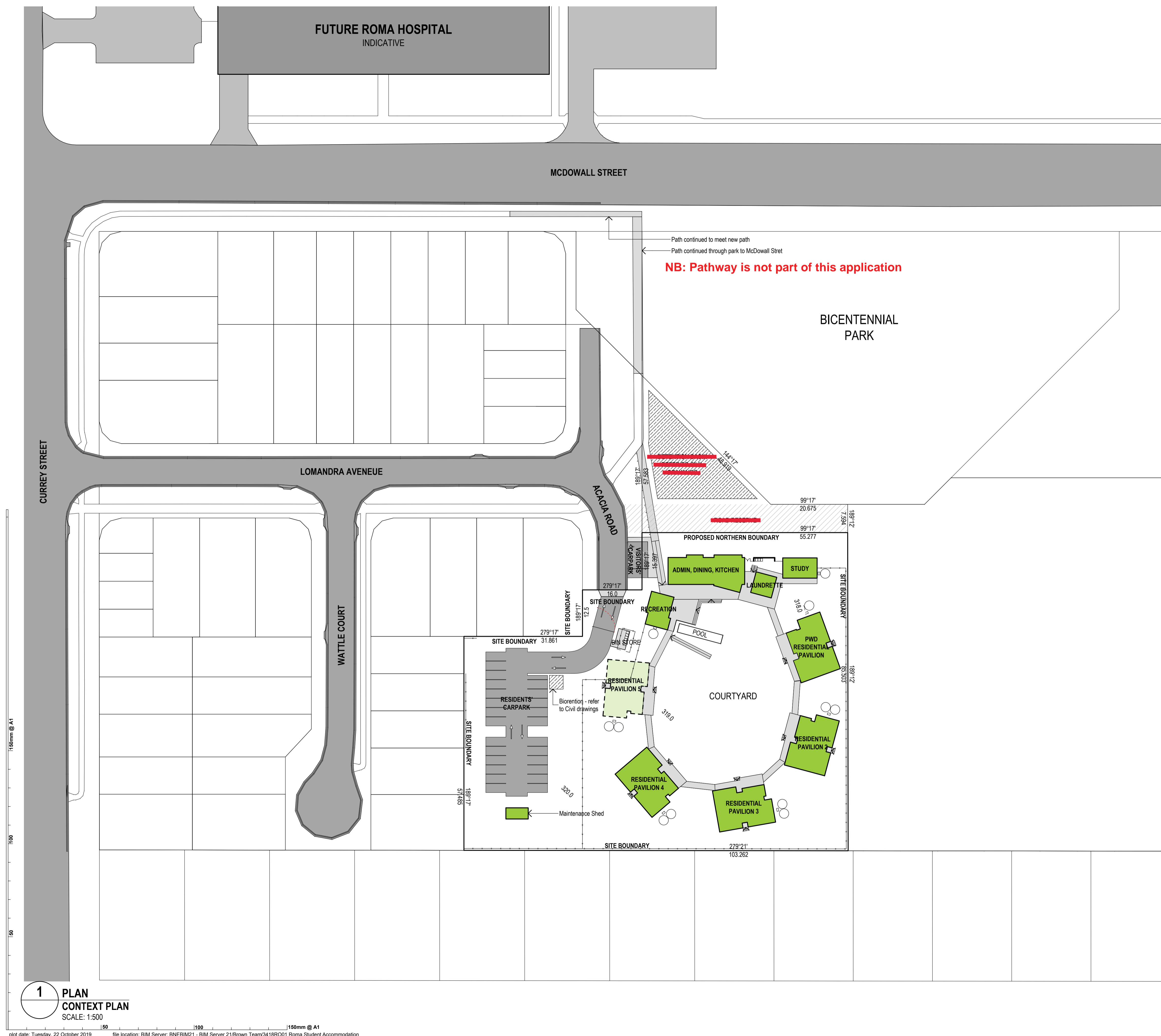
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P1	Prelim SD Issue	22/10/2019	Av
REV	DESCRIPTION	DATE	INI

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Katerina Dracopoulos raia			QLD 452
Mark Trotter fraia	VIC 17691	NSW 4421	QLD 187
Paul Sekava raia		NSW 7180	QLD 310
Paul Trotter fraia		NSW 7177	QLD 264
Ryan Loveday raia			QLD 450



DRAWING NUMBER **ACD1000** REVISION **P1**



2. Internal walls to act

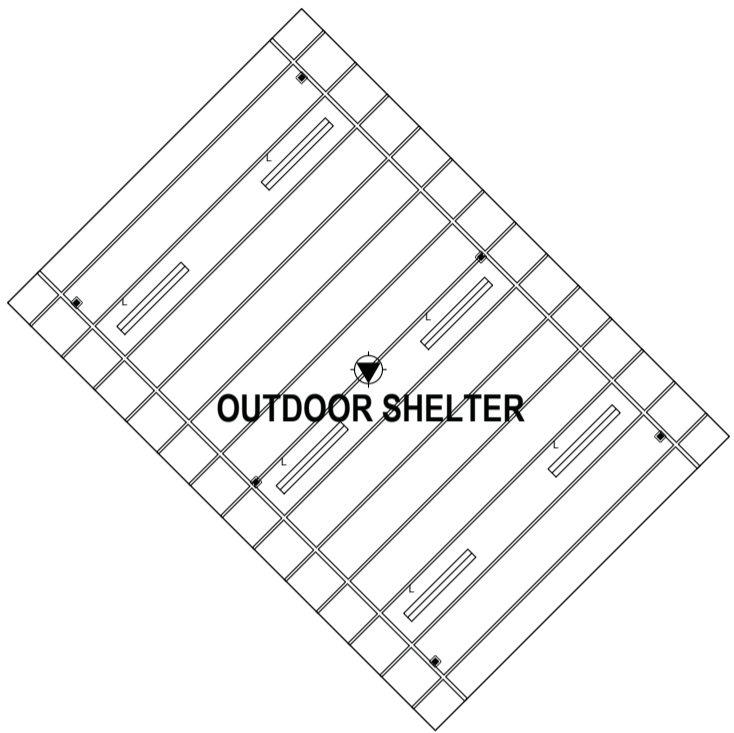


Date: 24 June 2020

LC17 - PLASTERBOARD - 13MM PERFORATED

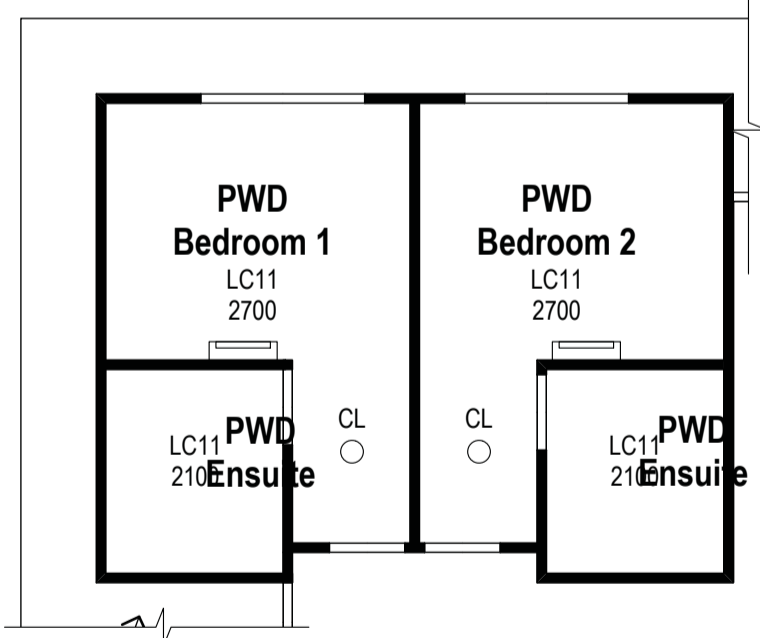
↑ Fall in Ceiling (if not in)

P1	Consultants Issue	11/10/2019	AW
P2	Prelim SD Issue	22/10/2019	AW
REV.	DESCRIPTION	DATE	INIT.



**1 PLAN**  
**CEILING PLAN GROUND FLOOR**  
SCALE: 1:100

**4 PLAN**  
**CEILING PLAN GROUND FLOOR**  
SCALE: 1:100



**2 PLAN**  
**CEILING PLAN TYPICAL RESIDENTIAL PAVILION**  
SCALE: 1:100

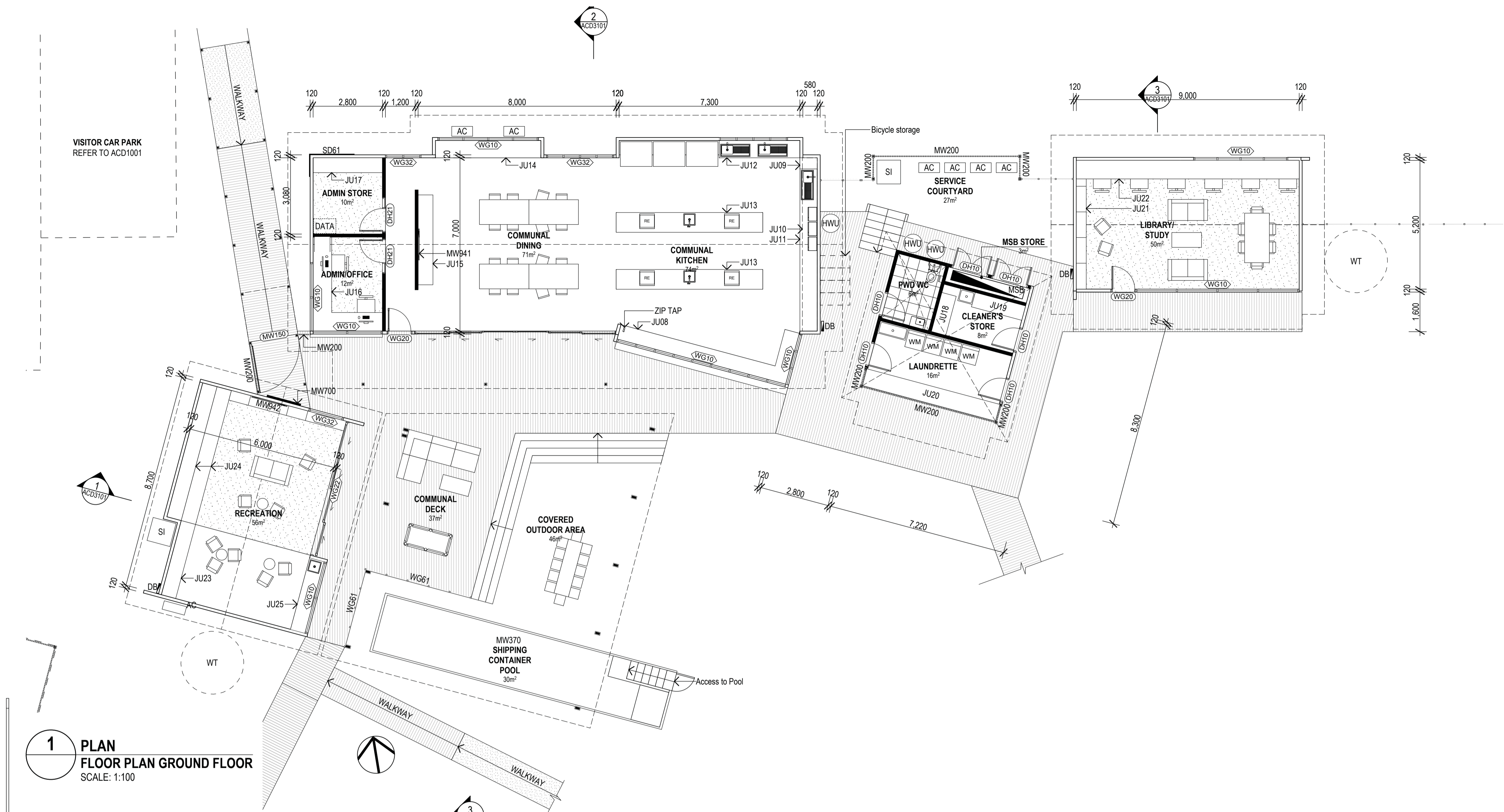
### 3 PLAN

#### CEILING PLAN PWD RESIDENCE

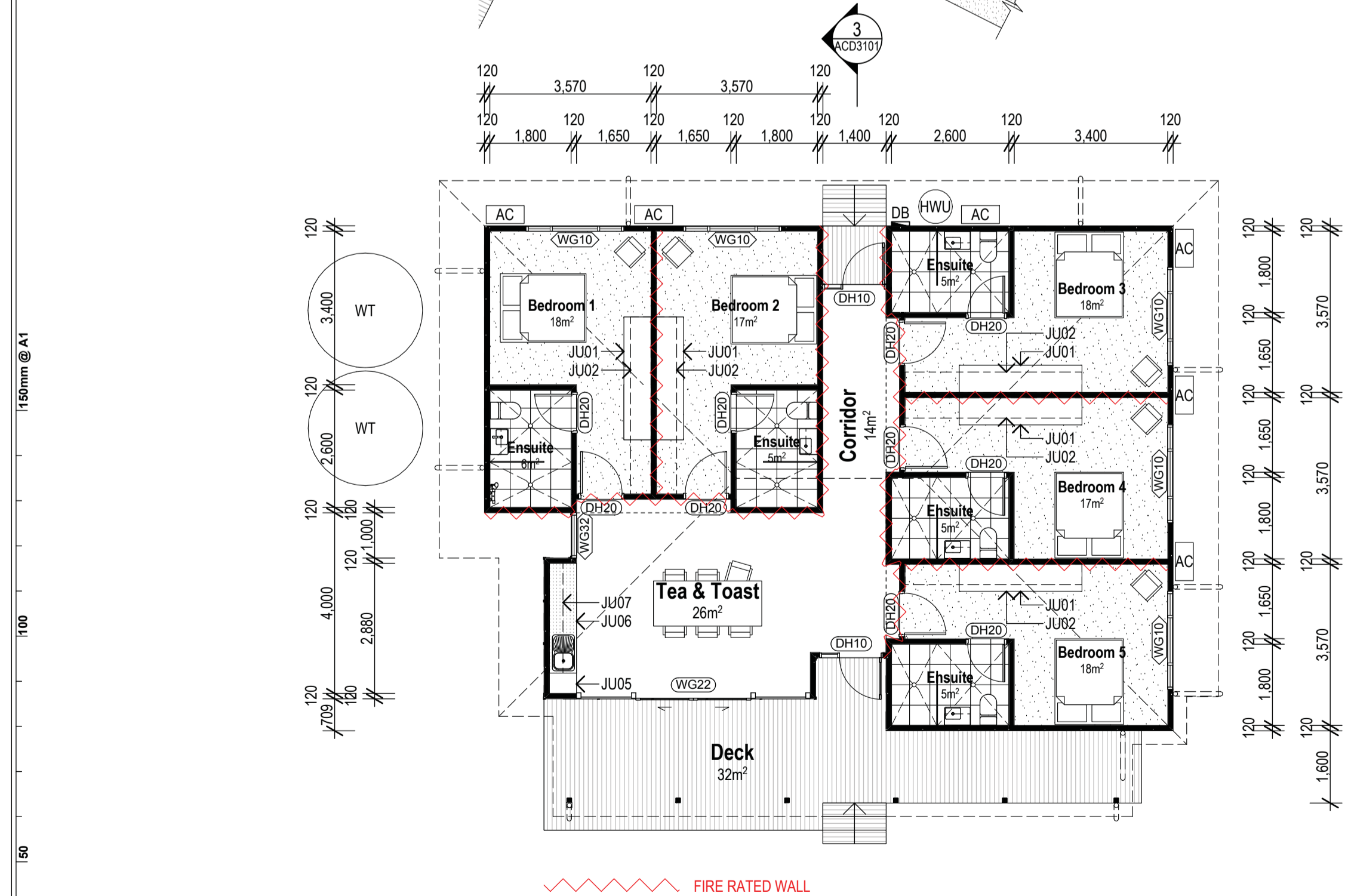
SCALE: 1:100

REFER TO MECHANICAL DRAWINGS

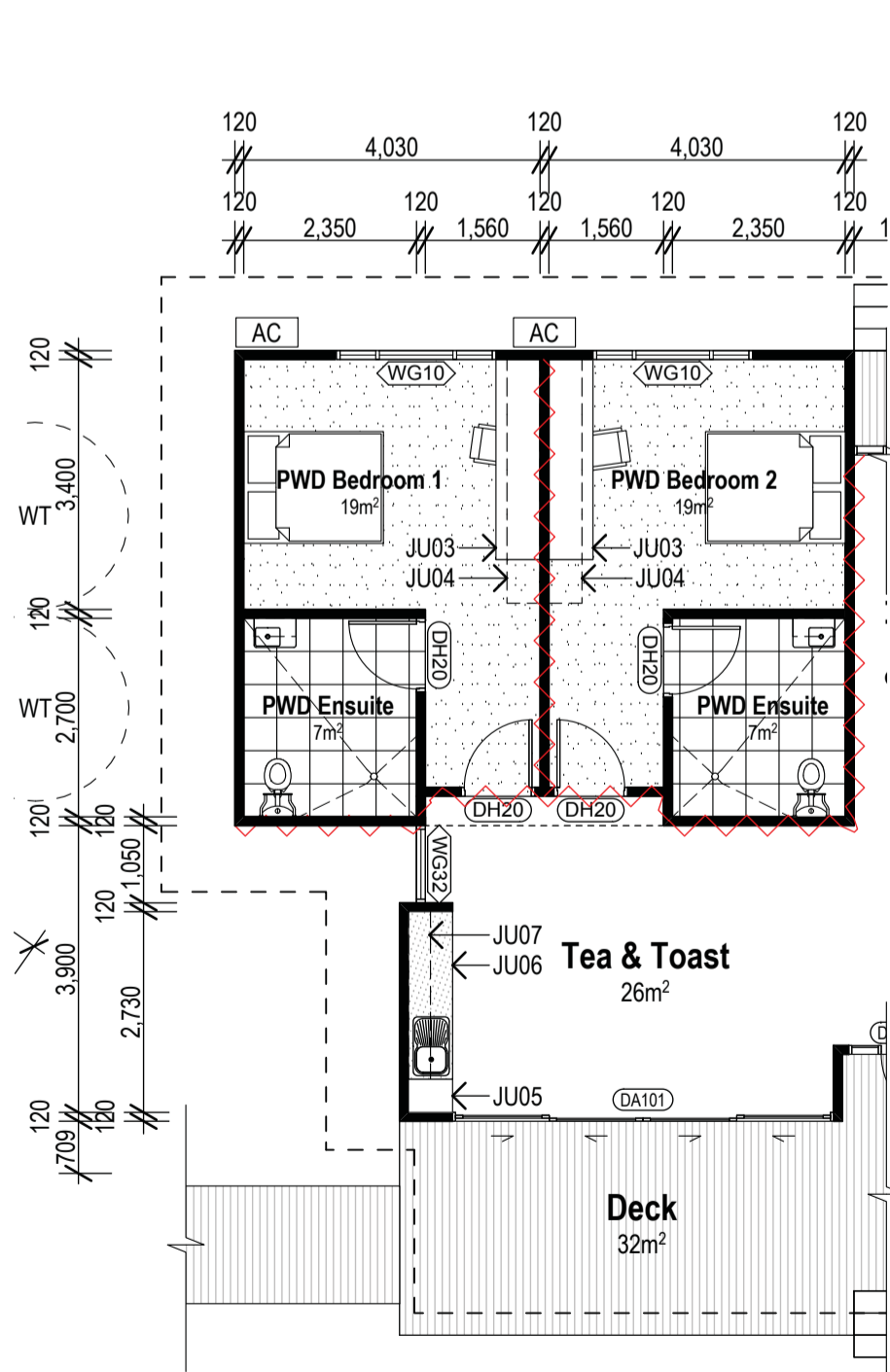
**PROBLEMS:**



**1 PLAN**  
FLOOR PLAN GROUND FLOOR  
SCALE: 1:100



**2 PLAN**  
FLOOR PLAN TYPICAL RESIDENTIAL PAVILION  
SCALE: 1:100



**3 PLAN**  
FLOOR PLAN PWD BEDROOMS  
SCALE: 1:100

## FLOOR PLAN LEGEND

MSB	MSB REFER TO ELECTRICAL DRAWINGS
DB	DISTRIBUTION BOARD REFER TO ELECTRICAL DRAWINGS
DATA	DATA RACK REFER TO ELECTRICAL DRAWINGS
SI	SOLAR INVERTER REFER TO ELECTRICAL DRAWINGS
AC	AC CONDENSER UNIT REFER TO MECHANICAL DRAWINGS
HWU	HOT WATER UNIT REFER TO HYDRAULIC DRAWINGS
WT	RAIN WATER TANK REFER TO CIVIL/HYDRAULIC DRAWINGS
X	FLOOR WASTE REFER TO HYDRAULIC DRAWINGS

## FLOOR PLAN MATERIAL LEGEND

ARCH - SD  
100 - Gen - Solid  
100 - Gen - White  
MR42 - GUTTER - 150MM HALF ROUND

Notes:  
1. Residential Pavilion Fire Rating:  
Floors:  
Ceilings:  
Skylights:  
2. Internal walls to achieve Rw 45 rating  
3. All hot water units, air condenser units, and all other outdoor service units are to be wall mounted  
4. Furniture shown is indicative. Refer to the Room Data Sheets for furniture  
5. PWD Bedroom and PWD Ensuite to comply with AS1428

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2020/1083  
Date: 24 June 2020



P1	Consultants Issue	11/10/2019	AW
P2	Prelim SD Issue	22/10/2019	AW
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QLD 4500

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**CONCEPT DESIGN**

EDQ (QLD)

Roma Hospital Student  
Accommodation Precinct

Lot 142 Acacia Road  
ROMA, QLD

**FLOOR PLANS**

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PROJECT NUMBER	DIRECTOR	CHECKED
3418RO01	RL	
DRAWING NUMBER	REVISION	
ACD2001	P2	

ARCH - SD  
MR42 - GUTTER - 150MM HALF ROUND  
MR71 - FASCIA - TIMBER

**Roof Label**

Roof Number

Roof 1

XX99:XX99 ← Finish Code (Refer to Finishes Legend)

Material Code (Refer to Material Legend)

FALL 5' ← Fall in Roof

 EXTENT OF PV PANEL  
REFER TO ELECTRICAL DRAWINGS

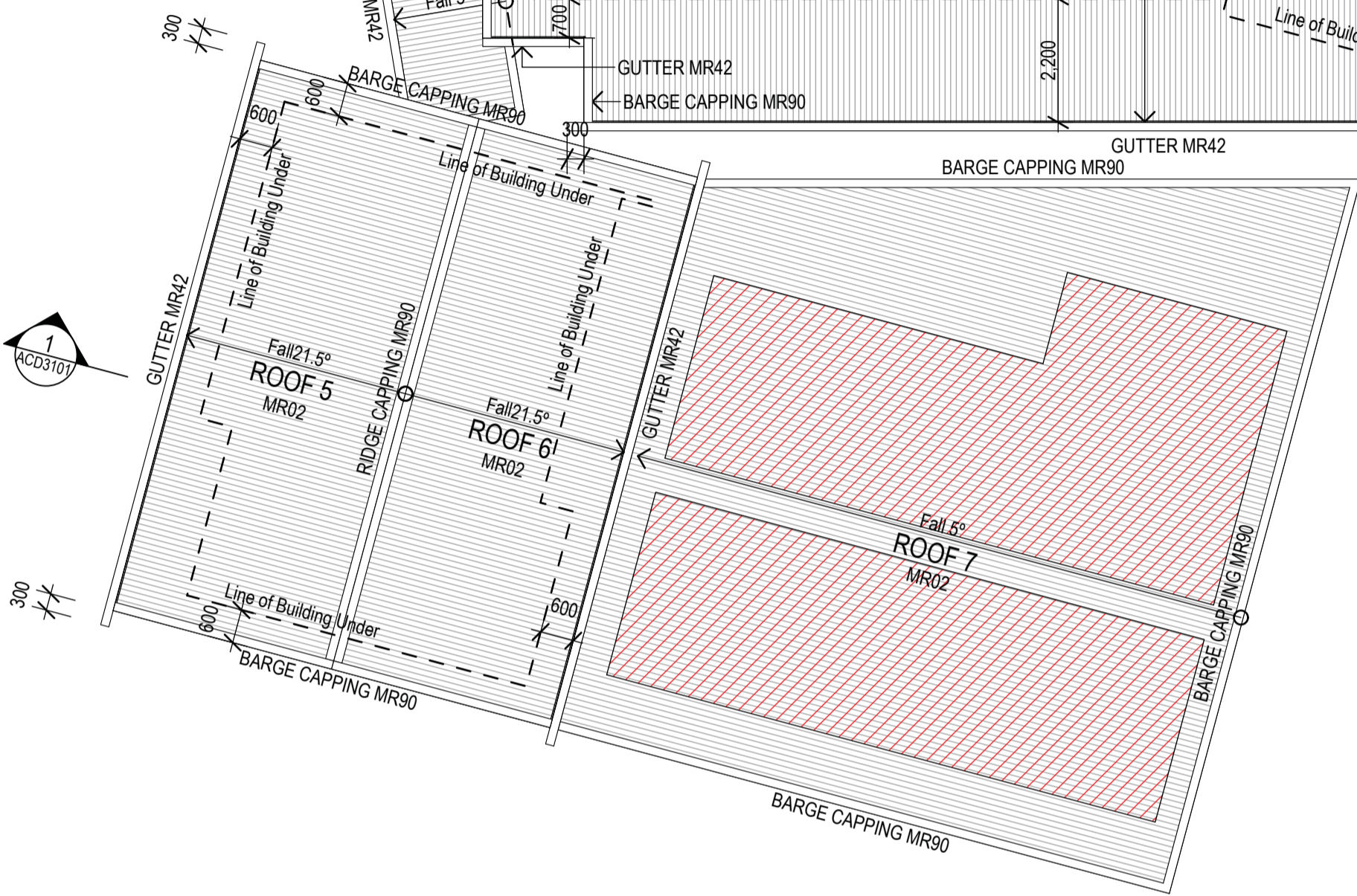
 SKYLIGHT



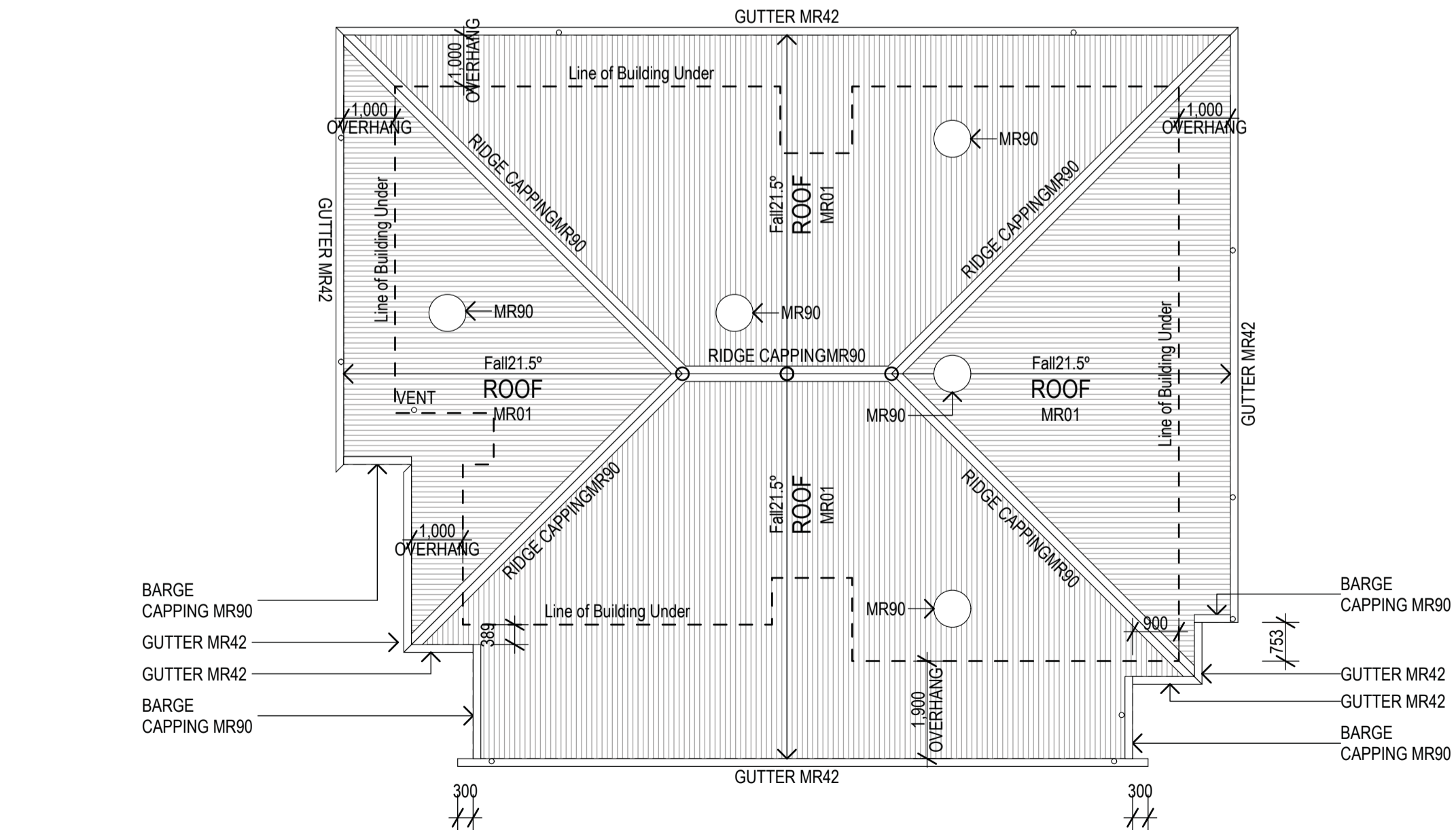
Approval no: DEV2020/1083  
Date: 24 June 2020



**PLAN**  
**ROOF PLAN**  
SCALE: 1:100



**3 PLAN**  
**BBQ SHELTER ROOF PLAN**  
SCALE: 1:100



## 2 PLAN

### TYPICAL RESIDENTIAL PAVILION ROOF PLAN

SCALE: 1:100

P1	Consultants Issue	11/10/2019	AW
P2	Prelim SD Issue	22/10/2019	AW
REV.	DESCRIPTION	DATE	INIT.

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Ryan Loveday raia			QLD 4500

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PROJECT NUMBER	DIRECTOR	CHECKED
3418R001	RL	

DRAWING NUMBER	REVISION
<b>ACD2101</b>	<b>P2</b>

1. All hot water units, air condenser units, and all other outdoor service units are to be wall mounted
2. Furniture shown is indicative. Refer to the Room Data Sheets for furniture specification

- 03 - FC CLADDING - COVER STRIPS
- 08 - FC CLADDING - SHIPLAP JOINT WIDE
- 20 - FC WEATHERBOARD - 230MM SMOOTH
- 01 - CONCRETE INSITU - NATURAL GREY
- 01 - TIMBER DECKING - 95x35 HARDWOOD
- 02 - PLASTERBOARD - 13MM GENERAL
- 11 - PLASTERBOARD/FC - CEILINGS to meet requirements
- 25 - FC LINING - VJ
- 31 - PLYWOOD - 12MM STRUCTURAL
- 42 - GUTTER - 150MM HALF ROUND
- 71 - FASCIA - TIMBER
- 40 - STEEL ROOF FRAMING
- 20 - WALL TILES - CERAMIC TYPE 1

**Door Label**

**Window Label**

**Material Code** (Refer to Material Legend)

**Material / Finish Label**

**Finish Code** (Refer to Finishes Legend)



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1	Prelim SD Issue	22/10/2019	AW
EV.	DESCRIPTION	DATE	INIT.

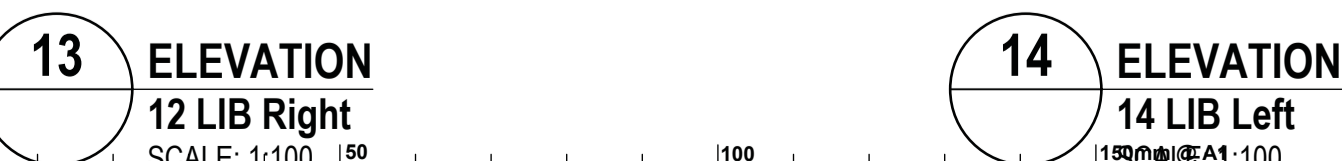
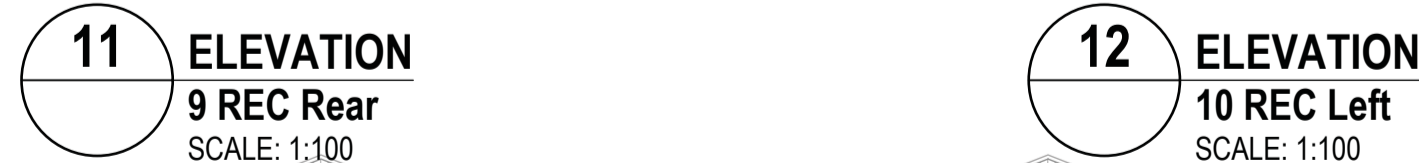
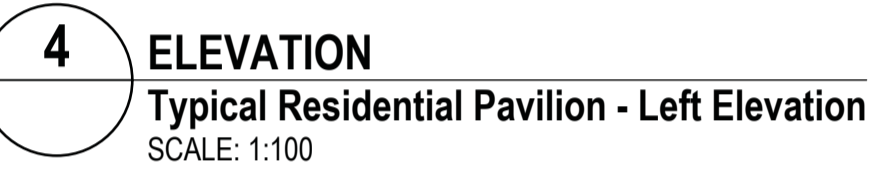
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n Ward raia	VIC 18804	NSW 8371	QLD 3847
terina Dracopoulos raia			QLD 4529
rk Trotter fraia	VIC 17691	NSW 4421	QLD 1870
ul Sekava raia		NSW 7180	QLD 3108
ul Trotter fraia		NSW 7177	QLD 2646
an Loveday raia			QLD 4500

## CONCEPT DESIGN

Lot 142 Acacia Road  
ROMA, QLD

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DRAWING NUMBER **ACD3001**
 REVISION **P1**



1. All hot water units, air condenser units, and all other outdoor service units are to be wall mounted
2. Furniture shown is indicative. Refer to the Room Data Sheets for furniture specification



Finish Code (Refer to Finishes Legend)

SCALE: 1:100

## SCALE: 1:100