Stormwater Management Plan

67-69 Shore Street East, Cleveland

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1488

Date: 30/09/2024

Queensland Government

Project Number: 23191

Document Number: 23191-RPT-CV-0001

Revision: B

PITCH BLACK GROUP

Stormwater Management Plan

67-69 Shore Street East, Cleveland

Prepared by:

Pitch Black Group Pty Ltd

ABN: 20 638 023 480

76 Brunswick Street
Fortitude Valley, QLD, 4006
Australia

pitchblackgroup.com.au

As Part of Project:

23191 - 67-69 Shore Street East, Cleveland

For Use by Client:

Karote ATF Chippers Trust

Document Revision History

Rev	Description	Date	Author	Reviewed	RPEQ
A	For Approval	02/02/2024	J. Blyth	N. Green	27726
B	RFI Response	14/05/2024	J. Blyth	N. Green	27726

PITCH BLACK GROUP

Table of Contents

List of Figures

List of Tables

1 Introduction

Pitch Black Group has been commissioned by Karote ATF Chippers Trust to prepare a Stormwater Management Plan to support a development application for a proposed multi-storey residential development at 67-69 Shore Street East, Cleveland.

This report addresses stormwater quality and quantity management during the operational phase. The design been prepared in accordance with the State Planning Policy 2017, Queensland Urban Drainage Manual 2016 and the Toondah Harbour Priority Development Area Development Scheme 2014.

1.1 RFI Response

The report has also been prepared in response to item 5 of the information request issued by Economic Development Queensland dated 18th April 2024 for the proposed multi-unit dwelling development (DA Ref: DEV2024/1488). The RFI items and responses have been provided below.

Table 1-1: RFI Response Table

RFI Item	Response
5a: Part of the site and surrounding streets are subject to Storm Tide Inundation. Demonstrate how safe vehicular and pedestrian movement, including emergency services, access the property, including the car park during and after a flood/coastal hazard event. Assessment to account for a 1% AEP 2100 climate change scenario.	A separate Flood Emergency Management Plan (FEMP) has been prepared that provides information on how safe vehicular and pedestrian movement, including emergency services, access the property, including the car park during and after a flood/coastal hazard event. The FEMP is included as a separate document within the submission package.
5b: A 1% AEP flow from the site will be connected to the existing 525mm diameter pipe located in the verge on the northern side of Shore St East. A network analysis with the assumptions made in Section 5.3.1 of the stormwater management plan revealed that the existing stormwater infrastructure along Shore St East has adequate capacity to convey the flow from the fully developed catchment during storm events up to and including the 1% AEP, with a very slight surcharge likely at some upstream drainage structures which would result in road flow depths of less than 300mm. Demonstrate the following: • Whether blockage factors of the pits are considered for the proposed 1%AEP internal flow (2100 climate change scenario). • Please provide a plan showing the extent of the flood hazard extent in the road likely to be resulted due to the proposed stormwater connection/diversion. • Clearly identify the size of the new pipe from the site on to the existing on the road 525mm diameter pipe.	No blockage factors have been considered, as the pits on site are located in an undercover carpark which will be limited to capturing drips from cars or windblown rain from the entrance. There is limited opportunity for blockages of the pits and the volume of runoff captured is negligible. The large majority of runoff from site is captured by gutters located above the treeline and conveyed via downpipes and the underground stormwater networks which does not require blockage factors. See section 5.3.1 for further details. As discussed with the assessing engineer, there is a reduction in surface runoff contributing to the roadway of Shore Street East under developed conditions due to the large majority of the site runoff being conveyed directly to the existing stormwater network via new pipes. The surface runoff contributing to the roadway is limited to the driveway only and does not warrant a dedicated flood hazard extent plan, as there will not be any increase in the flood hazard resulting from surface flows from the proposed development. See section 5.3.6 for further details.

RFI Item	Response
	The proposed stormwater pipe joining the proposed development to the existing 525mm diameter pipe on the north side of Shore St East will be a 450mm diameter RCP and has been clearly labelled in Figure 5-4. It is noted that the final sizing of the pipe network will be subject to a detailed design assessment.
5c: The Toondah Harbour PDA Development Scheme requires a proposal's design, siting and layout to have regard to the natural environment and minimise adverse impacts on receiving waters. The development will discharge directly into Moreton Bay and the stormwater management plan provides no treatment measure to address section 3.4.4 of the Development Scheme. Update the submitted stormwater management plan to provide stormwater treatment measures to enable discharge into Moreton Bay.	In addition to the trash filter baskets in the inlet pits, first flush diverters discharging to landscaped areas have now been specified for all roofwater downpipes. See section 6 for further details.

2 Site Details

2.1 Location

The subject site is located at 67-69 Shore Street East, Cleveland (Lot 12 on C14563 & Lot 13 on C14563), approximately 30km south-east of Brisbane's CBD and occupies a total area of 2,226m².

The site is bounded by Shore Street East to the north, residential dwellings to the east and west and a park to the south, as shown below in Figure 2-1.

Figure 2-1: Locality Plan

2.2 Topography

The subject site generally falls toward the south, with a level building pad of approximately RL 4.40m on the northern half of the site and the rear boundary falling to a low point of RL 2.11m as can be seen in Figure 2-2.

The northern boundary of the site sits 0.5m to 1.0m above the Shore Street East frontage pavement level and there is a poorly defined, shallow table drain in the verge running to the west.

2.3 Existing Use

The existing structures on the development site consist of two single storey residential dwellings, a single storey granny flat and a number of sheds and water tanks as shown below in Figure 2-2. The eastern lot also features a paved driveway area.

Refer to the site survey by Axis Surveys in Appendix B for further details.

Figure 2-2: Aerial Imagery showing 0.25m contours (QLD Globe, 2023)

2.4 Easements

The site is not encumbered by any easements.

2.5 Planning Scheme

The site falls within the Queensland State Government Toondah Harbour Priority Development Area as shown in Figure 2-3.

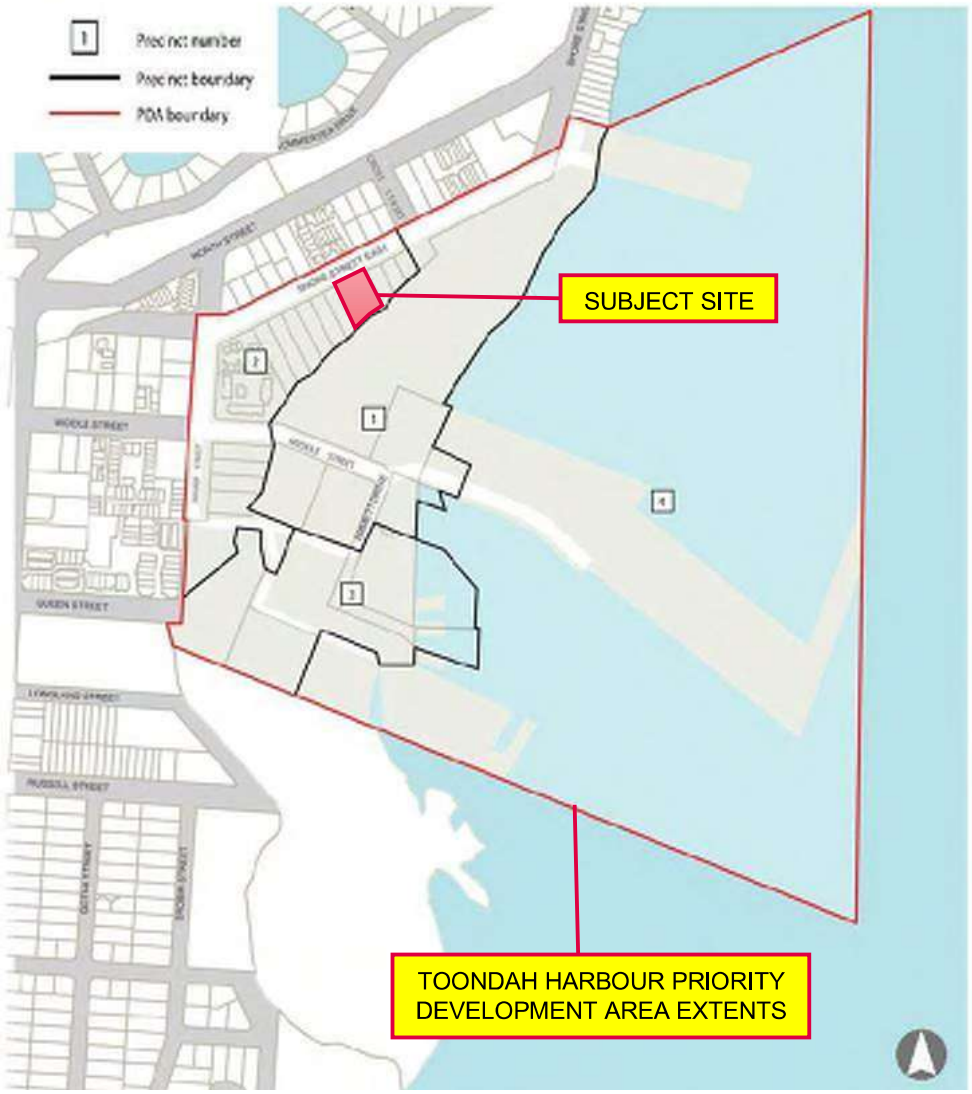


Figure 2-3: Toondah Harbour Priority Development Area Precinct Map (from Toondah Harbour PDA Development Scheme)

Under the Toondah Harbour Development Scheme, Precinct 2 will accommodate predominantly residential development with a preference for dual occupancy, multiple dwelling and residential care facilities.

3 Proposed Development

The proposal consists of a Material Change of Use application for a six (6) storey multi-unit development consisting of thirty (30) units and sixty-three (63) car parks on the ground floor. A 3D perspective of the development by RC+ Design is shown below in Figure 3-1.

Vehicular access to the development is proposed to be via a new 6.5m wide driveway crossover on Shore Street East. The section of Shore Street East fronting the proposed development will be upgraded to a 7m wide carriageway and new kerb and channel will be constructed along the southern edge, along with a new 2.5m wide multi-use footpath. Pedestrian access will be provided from Shore St East.

Figure 3-1: 3D Perspective by RC+ Design

Refer to Appendix A for the proposed site layout and elevation plans by RC+ Design.

4 Flooding

The subject site is impacted by the Flood and Storm Tide Hazard Overlay under the Redland City Plan 2018. The extent of the overlay over the site is shown in Figure 4-1.

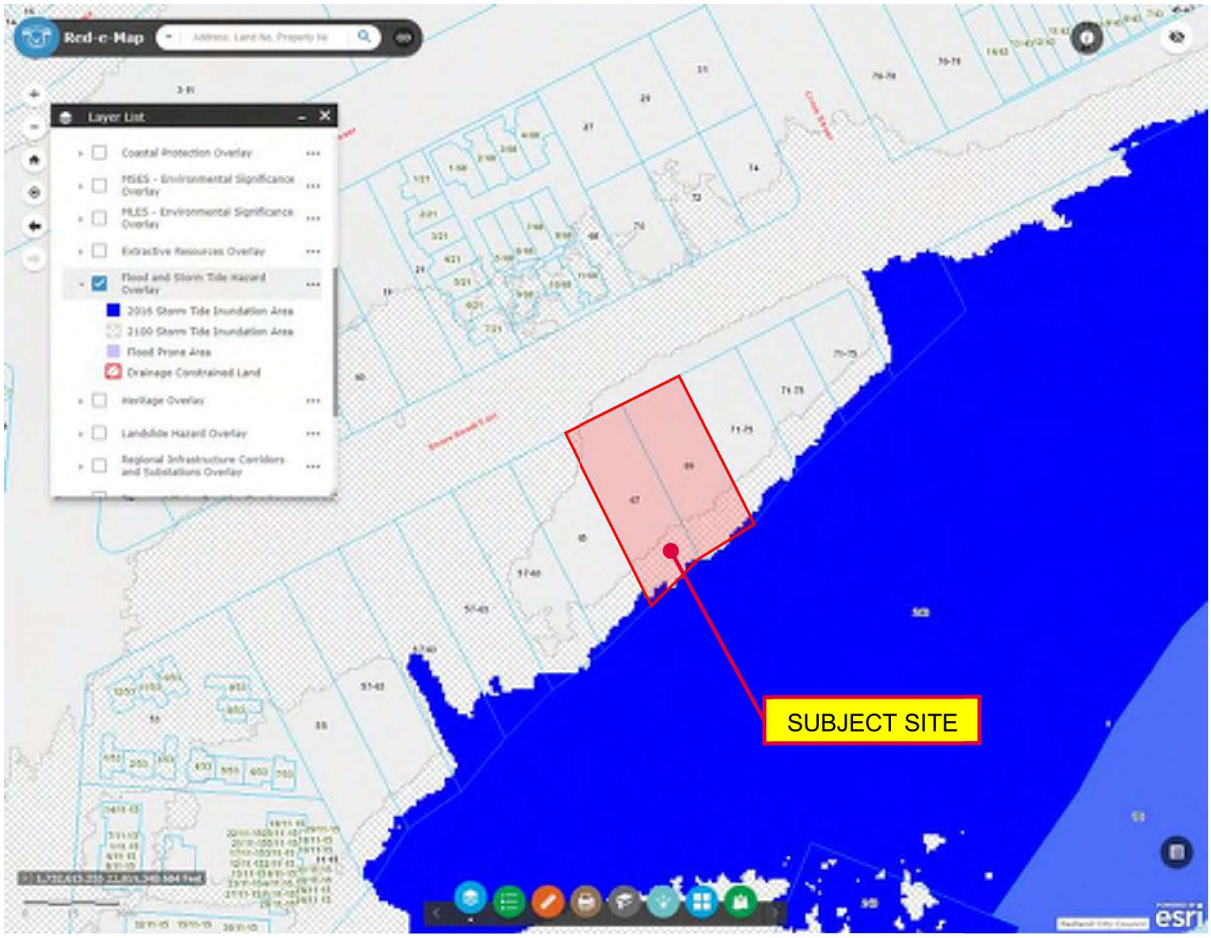


Figure 4-1: Redland City's Flood and Storm Tide Overlay

Redland City Council's Development.i website states that the predicted 1% AEP storm tide flood level for the subject site in the year 2100 is 3.16m AHD. Minimum freeboard requirements (300mm for habitable floors) have been set in accordance with QUDM.

The finished floor level of the habitable ground floor areas and all critical infrastructure including lifts have been designed to be at or above 3.46m AHD to achieve a 300mm freeboard above the 1% AEP year 2100 storm tide level.

Any Pad Mount Transformers (PMT) required for the site will be situated above 3.16m AHD.

Redland City Council's flood modelling shows that access to the subject site along Shore St is at risk of becoming un-trafficable during the year 2100 1% AEP storm tide event. A Flood Emergency Management Plan (FEMP) has been prepared to address the risks and actions for residents to take before, during and after such an event. The FEMP is included as a separate document in the submission package.

5 Stormwater Quantity Management

5.1 Existing Drainage Regime

5.1.1 Existing Infrastructure

No formal internal stormwater drainage infrastructure was identified within the proposed development site. It is assumed that all stormwater runoff from the site currently drains either to the council owned park at the south or to the table drain in the verge along Shore St East via sheet flow.

Shore St East has kerb and channel along the northern side draining to a gully pit approximately 75m to the east of the site, while the southern side of the road discharges directly into a shallow grassed table drain that also runs to the west.

A DN525 RCP stormwater pipe is located in the verge immediately opposite the proposed development on the northern side of the carriageway. This drainage network conveys internal flows from the existing unit/townhouse developments on the northern side of Shore St East to the gully pit and then continues under the road into a vegetated open channel to the south. The open channel appears to discharge into park and then flow overland into the bay.

The existing stormwater drainage infrastructure identified on Council's Red-e-map is shown in Figure 5-1.

Figure 5-1: Existing stormwater infrastructure (Red-e-map 2023)

5.1.2 Existing Catchments

The existing site catchments are summarised in Table 5-1.

Table 5-1: Existing catchment details

Catchment	Area (m^2)	Fraction Impervious (f_i)	Description
EX1	2,236	0.45	Runoff from the subject site currently discharges via sheetflow either to the verge on Shore St East or into the park on the southern boundary.
Site Total	2,236	0.45	

5.2 Proposed Drainage Regime

5.2.1 Lawful Point of Discharge

The proposed lawful point of discharge (LPOD) for the development is the existing 525mm RCP stormwater pipe in the verge on the northern side of Shore St East, directly opposite the development site.

5.2.2 Proposed Infrastructure

The proposed drainage infrastructure for the site will consist primarily of an internal system of grated stormwater pits draining the ground floor carpark and roof of the proposed development. These pits will connect to a proposed gully pit positioned just to the south-west of the new driveway crossover and then be piped under the road carriageway and into a new 1050mm diameter stormwater manhole built over the existing 525mm diameter pipe.

The internal stormwater system will be sized to convey up to a 1% AEP event via the pit and pipe network. The small landscaped areas within the site footprint will discharge directly to the verge along the front or the park to the rear of the site via sheetflow.

No detention structures are proposed for the developed site based on a capacity analysis of the existing stormwater network, refer to section 5.3 for details.

The proposed stormwater drainage infrastructure works are shown in the Concept Services Layout (Ref: 23191-DWG-CV-SK001) in Appendix C.

5.2.3 Developed Catchments

The developed site catchments are summarised below in Table 5-2 with the peak flow rates for the Rational Method shown in Table 5-2.

Table 5-2: Developed catchment details

Catchment	Area (m^2)	Fraction Impervious (f_i)	Description
PR1	2,236	0.90	Runoff from the roof and hardstand areas are collected via gutters and downpipes and discharged via the piped drainage system. Landscaped areas discharge directly to the verge or park areas.
Site Total	2,236	0.90	

5.3 Stormwater Quantity Modelling

5.3.1 Approach

A network analysis was carried out on the Shore St East stormwater drainage network to determine if the existing pipes had adequate capacity to convey the flow from the fully developed catchment during storm events up to and including the 1% AEP. It is proposed that if the existing drainage system can be shown to cater for a fully developed catchment, then stormwater detention measures will not be required as part of the proposed development.

The network analysis was carried out using DRAINS software to simulate a fully developed scenario with the following assumptions:

- all properties within the greater catchment area will ultimately become high density development with a fraction impervious value of around 90%
- all future development of properties along the southern side of Shore St East will be filled to achieve flood immunity and drain back towards Shore St East
- The two lots to the east and west of the existing drainage easement (Lot 7 & 8 on C14563) will be designed to discharge to the southern end of the easement and will not contribute to the flows in the piped network.
- The existing 900m diameter pipe discharging into the drainage easement is able to discharge freely (ie. no tailwater level) into the open channel.
- All pits and gutter inlets internal to the subject site will not have blockage factors considered as all grated inlet pits are undercover in a concrete carpark and the roof is above the treeline with gutters sized to handle a 1% AEP flow.

The catchments and anticipated future stormwater drainage network for the fully developed scenario are shown below in

Figure 5-2.

Figure 5-2: Fully Developed Catchments – Shore St East Drainage Network

DRAINS software has been used to estimate the peak runoff rates generated from the catchments under fully developed conditions and model the hydraulic grade line of the pipe flows under the design event.

A Rational Method assessment has been undertaken to validate the DRAINS model parameters by comparing the peak flow rates estimated by both methodologies.

5.3.2 Model Configuration

The general configuration parameters and sub-catchment parameters adopted for the DRAINS modelling are summarised below in Table 5-3 and Table 5-4.

Table 5-3: DRAINS general configuration parameters

Model Elements	Parameter
Hydrologic Model	IL/CL Model
Rainfall Depths	Design rainfall depths for events from 12EY to 0.05% AEP and durations of 1 minute to 168 hours were sourced from the Bureau of Meteorology's Design Rainfall Data System using coordinates from the centroid of the subject site (-27.525526, 153.283154)
Rainfall Temporal Patterns	East Coast (North)
Preburst Rainfall	Median preburst depths applied
Impervious Area Initial Loss (mm)	0
Impervious Area Continuing Loss (mm/hr)	0

Model Elements	Parameter
Pervious Area Initial Loss (mm)	26 – Sourced from Australian Rainfall and Runoff's Data Hub
Pervious Area Continuing Loss (mm/hr)	1.7 – Sourced from Australian Rainfall and Runoff's Data Hub
Timestep (secs)	6 – Set by DRAINS
Storm Events Assessed	63% AEP to 1% AEP events
Storm Durations Assessed	5 mins to 2 hours

Table 5-4: Sub-catchment parameters

Catchment	Area (ha)	EIA %	RIA %	PA %	EIA TOC	RIA TOC	PA TOC
CA1	0.0969	90	0	10	5	2	5
CA2	0.2236	90	0	10	5	2	5
CA3	0.4098	90	0	10	5	2	5
CA4	0.1891	90	0	10	5	2	5
CA5	0.1751	90	0	10	5	2	5
CA6	0.2082	90	0	10	5	2	5
CA7	0.4673	90	0	10	5	2	5
CA8	0.1567	90	0	10	5	2	5
CA9	0.4607	90	0	10	5	2	5
CA10	0.4039	60	0	40	5	2	5
CA11	0.3290	60	0	40	5	2	5

** EIA – Effective Impervious Area, RIA – Remaining Impervious Area, PA – Pervious Area, TOC – Time of Concentration (mins)*

5.3.3 DRAINS Model

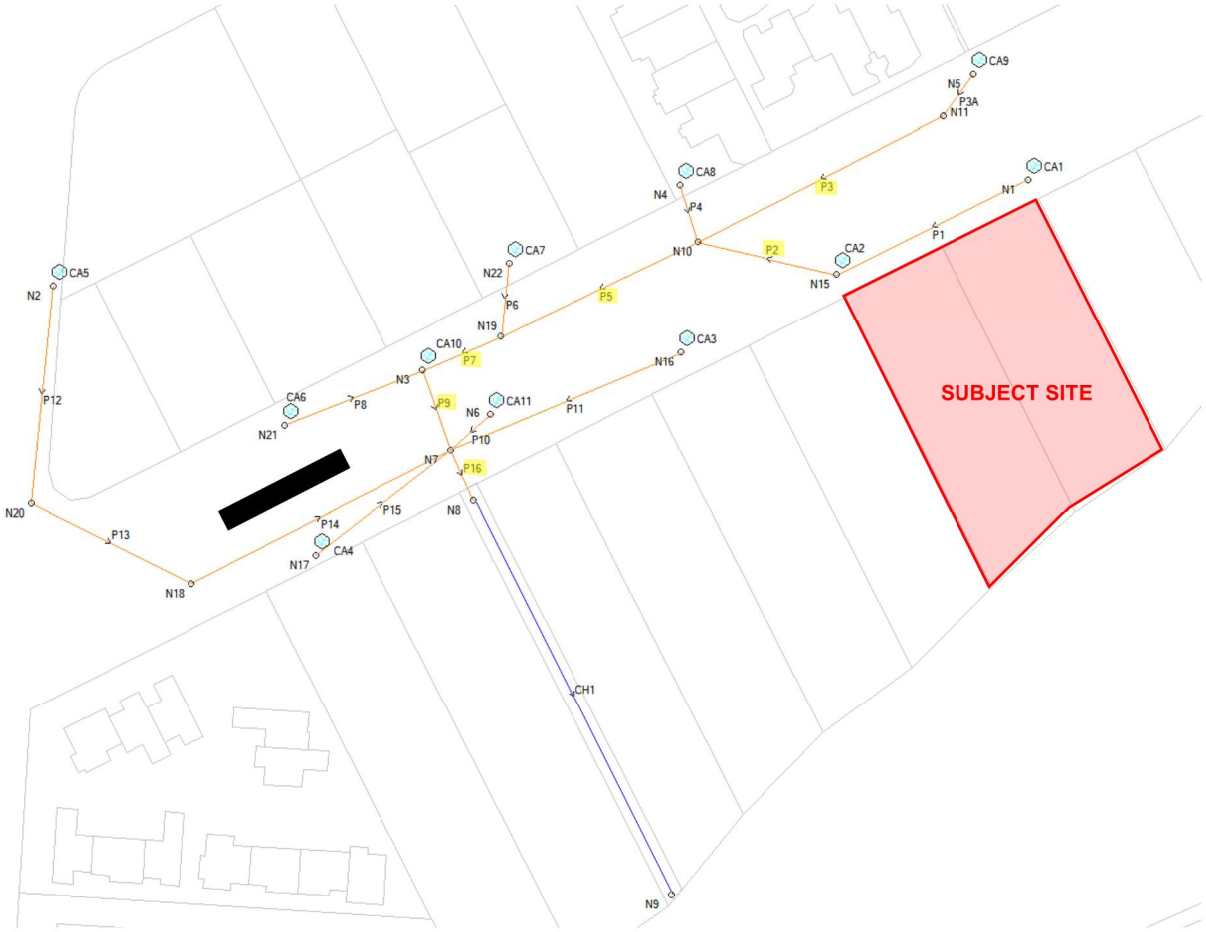


Figure 5-3: DRAINS Model Layout – Fully Developed Catchment

5.3.4 Model Results

The DRAINS model was run for all storm events up to and including the 1% AEP using the full unsteady hydraulic model. The results of the 10% and 1% AEP model simulations are shown in Figure 5-4 and Figure 5-5. The Hydraulic Grade Lines (HGLs) for a number of the primary pipes in the system can be seen in the pipe longitudinal section plots in Figure 5-6 and Figure 5-7.

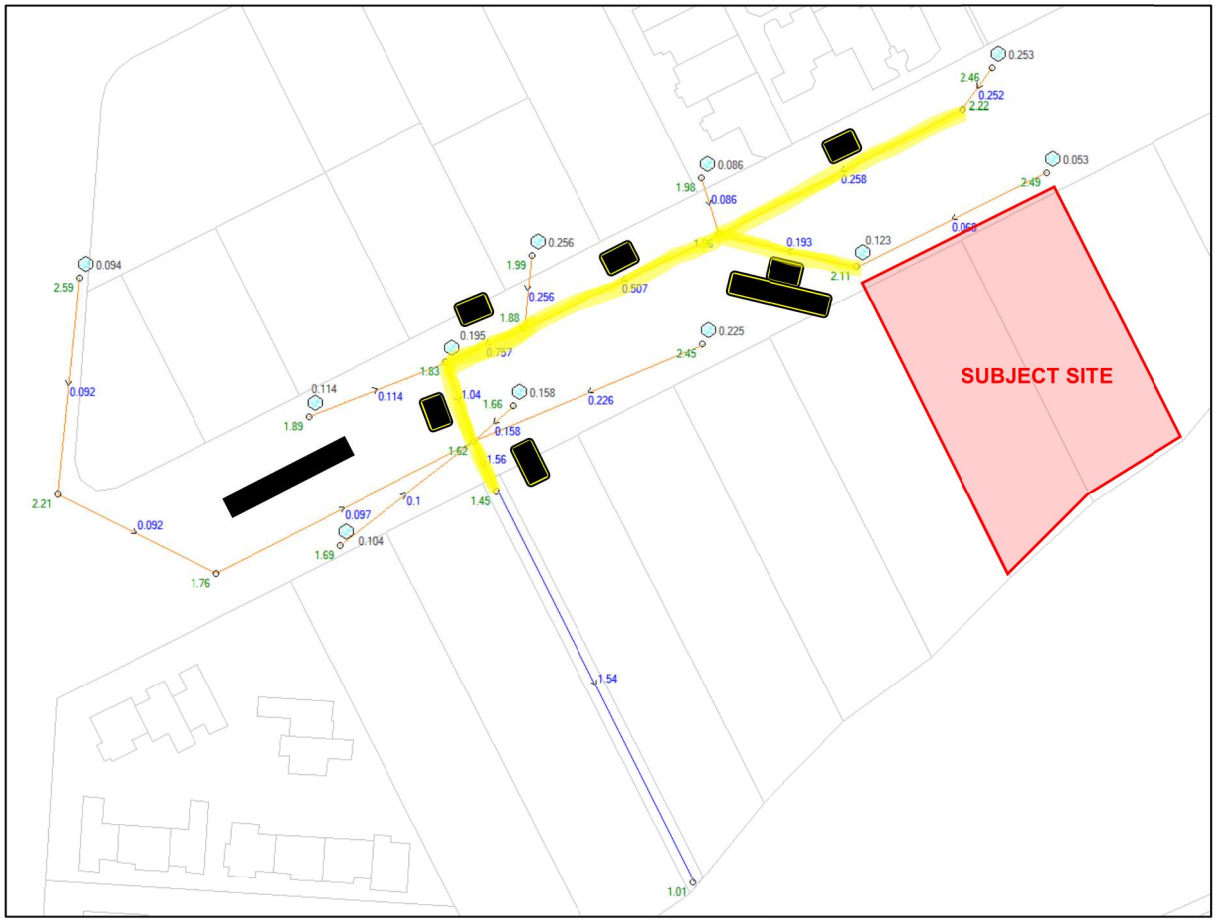


Figure 5-4: DRAINS Results (10% AEP)

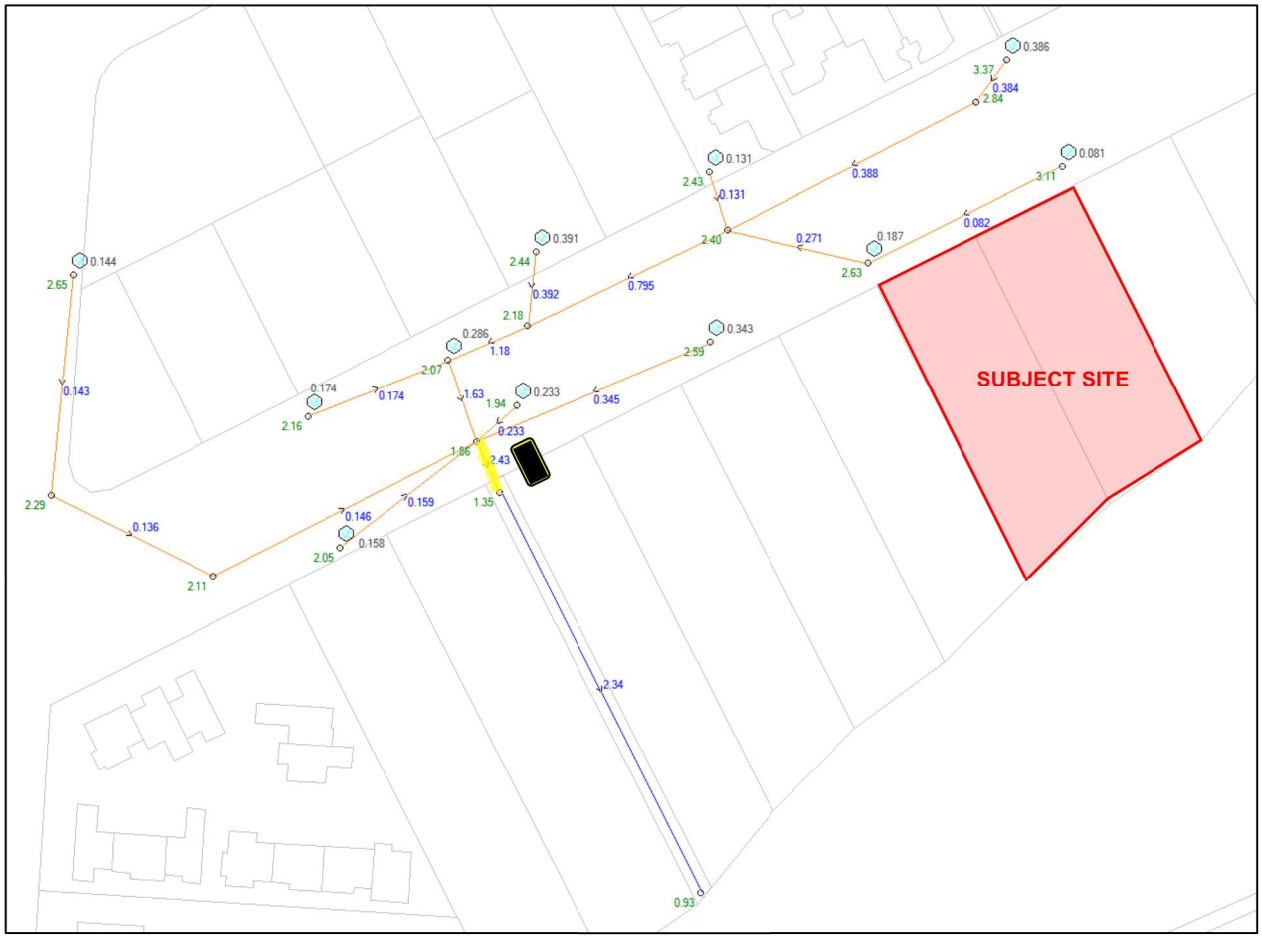


Figure 5-5: DRAINS Results (1% AEP)

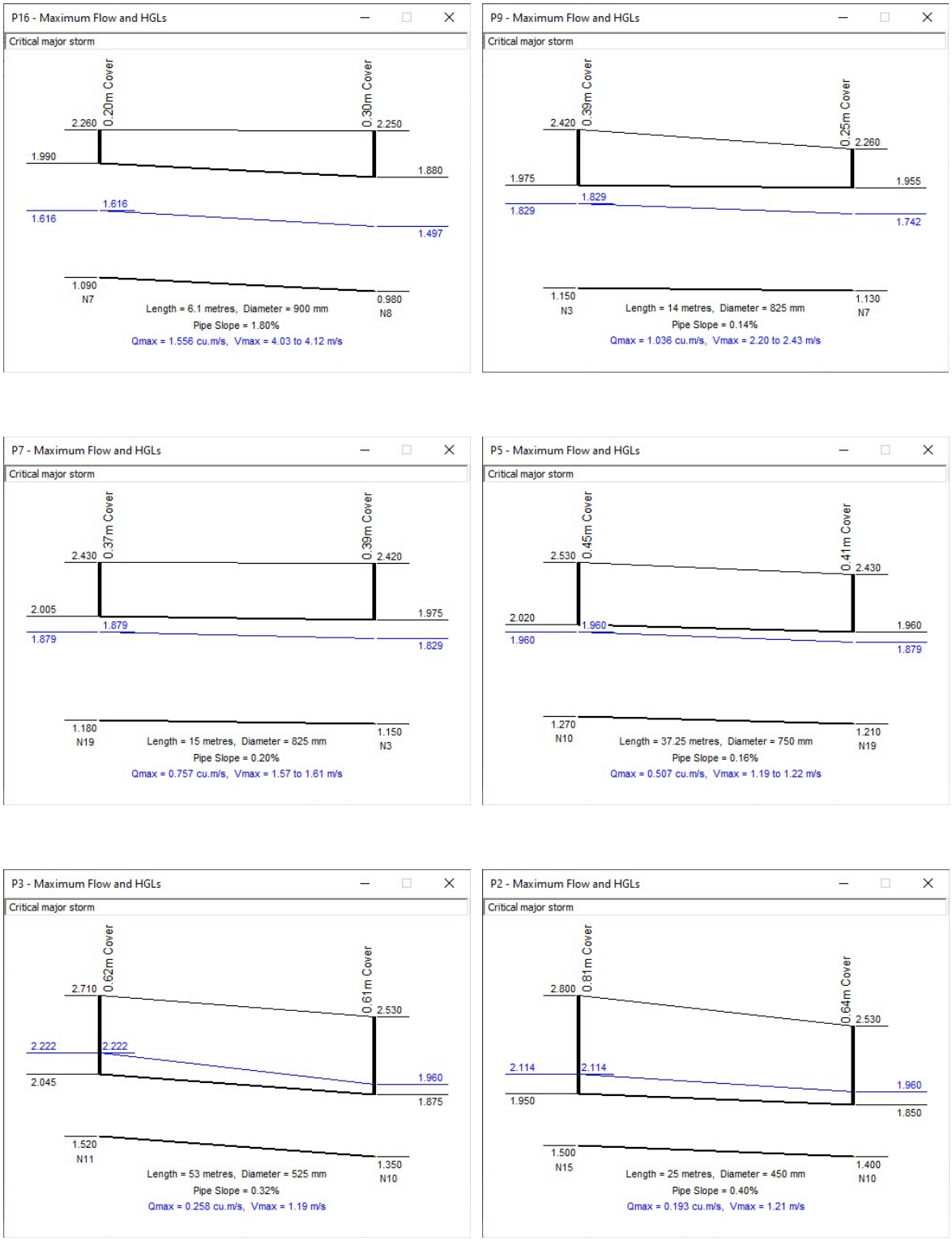


Figure 5-6: Pipe longitudinal sections and hydraulic grades (10% AEP)

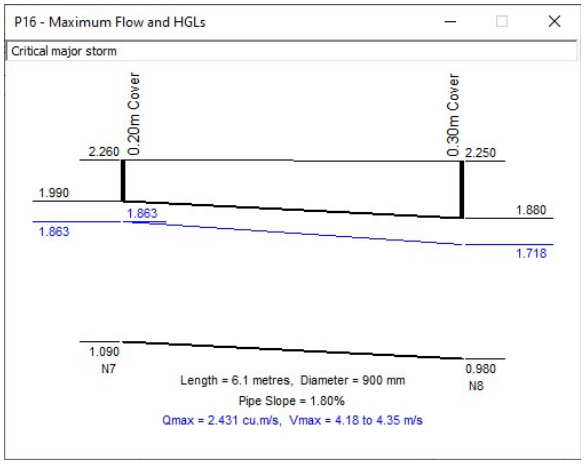


Figure 5-7: Pipe longitudinal sections and hydraulic grades (1% AEP)

5.3.5 Model Validation

The Rational Method was used to validate the DRAINS model configuration. Calculations were undertaken in accordance with Queensland Urban Drainage Manual's Section 4.3. Catchment discharge rates for the fully developed condition during a 10% AEP and 1% AEP event are summarised below in Table 5-5, with a comparison to the DRAINS results in Table 5-6 and Table 5-7.

Table 5-5: Rational method fully developed flows

Catchment	Area (ha)	% Impervious (Fi)	TOC (mins)	Discharge (L/s)	
				10% AEP	1% AEP
CA1	0.0969	0.9	5	50	87
CA2	0.2236	0.9	5	115	200
CA3	0.4098	0.9	5	153	367
CA4	0.1891	0.9	5	93	169
CA5	0.1751	0.9	5	86	157
CA6	0.2082	0.9	5	102	186
CA7	0.4673	0.9	5	240	418
CA8	0.1567	0.9	5	80	140
CA9	0.4607	0.9	5	236	412
CA10	0.4039	0.6	5	192	347
CA11	0.3290	0.6	5	156	283

Table 5-6: Comparison of DRAINS and Rational Method results (10% AEP)

Catchment	Rational Method (L/s)	DRAINS (L/s)	Difference (%)
CA1	50	53	6%
CA2	115	123	7%
CA3	210	225	7%
CA4	97	104	7%
CA5	90	94	4%
CA6	107	114	6%
CA7	240	256	6%
CA8	80	86	7%
CA9	236	253	7%
CA10	192	195	2%
CA11	156	158	1%

Table 5-7: Comparison of DRAINS and Rational Method results (1% AEP)

Catchment	Rational Method (L/s)	DRAINS (L/s)	Difference (%)
CA1	87	81	7%
CA2	200	187	7%
CA3	367	343	7%
CA4	169	158	7%
CA5	157	144	8%
CA6	186	174	6%
CA7	418	391	6%
CA8	140	131	6%
CA9	412	386	6%
CA10	347	286	18%
CA11	283	233	18%

The results are generally a good fit, with catchment discharge rates from the Rational Method within +/- 10% of the DRAINS results, apart from two catchments which showed an 18% difference. The DRAINS model parameters are considered to be a good representation of catchment conditions and are suitable for the purposes of this assessment.

5.3.6 Surface Runoff Impacts

There will not be any impact on flooding extents or flood hazard levels in Shore St East caused by surface runoff from the development as the proposed design significantly reduces the amount of surface runoff being discharged to the street. In the pre-development scenario, the catchment area within the subject site contributing surface flows to Shore St East is approximately 800m^2, whereas under developed conditions the contributing catchment shrinks to approximately 100m^2, with the balance being collected in pits and conveyed underground to the drainage network in Shore St East. This represents a reduction in surface water catchment area of 87% and will result in a similar reduction in flows, being that both the existing catchment area and developed catchment area are both landscaped and pervious.

The rear portion of the subject site will also experience a reduction in surface runoff discharging to the park to the south of the site under developed conditions. The pre-developed catchment contributing surface runoff to the park is approximately 1400m^2 which will be reduced to approximately 220m^2 under developed conditions, with the balance being collected in pits and conveyed underground to the drainage network in Shore St East. This represents a reduction in surface water catchment area of 84% and will result in a similar reduction in flows, being that both the existing catchment area and developed catchment area are both landscaped and pervious.

5.3.7 Results Summary

The results of the network analysis show that the existing stormwater infrastructure along Shore St East has the capacity to convey the minor event (10% AEP) from the future fully developed catchment while providing at least 150mm freeboard from the water surface elevation (WSE) to the surface level of the structure. Flows from the major event (1% AEP) can be adequately conveyed to the system outlet with only very slight surcharge likely at some upstream drainage structures which would result in road flow depths of less than 300mm.

The analysis shows that the existing stormwater network and associated downstream infrastructure was originally designed to cater for a fully developed catchment and therefore no on-site detention will be needed as part of our development.

6 Stormwater Quality Management

As the site falls under a Priority Development Area, the stormwater quality management must meet the criteria set out in the Queensland State Planning Policy 2016 – Water Quality.

As the subject site is less 2,500m^2 no specific water quality objectives are required to be met and therefore no modelling of stormwater contaminants has been undertaken.

The Toondah Harbour PDA Development Scheme requires 'a proposal's design, siting and layout to have regard to the natural environment and minimise adverse impacts on receiving waters'. In order to reduce the impacts of the proposed development on downstream water quality, the following stormwater quality treatment measures are proposed:

- trash filter baskets in the grated field inlets collecting runoff from carparking areas to minimise gross pollutants entering the stormwater network
- First flush systems on all roofwater downpipes, discharging to landscaped areas.

7 Summary and Conclusions

Pitch Black Group was engaged by Karote ATF Chippers Trust to prepare a Stormwater Management Plan for the proposed multi-unit residential development at 67-69 Shore Street East, Cleveland.

The site is flagged to be affected by storm tide flooding with the predicted 1% AEP flood level in the year 2100 being 3.16m AHD. The finished floor level of the habitable ground floor areas and all critical infrastructure have been designed to be at or above 3.46m AHD to achieve a minimum 300mm freeboard above the flood level. Any Pad Mount Transformers (PMT) required for the site will be situated above 3.16m AHD.

Flood modelling also shows that access to the subject site along Shore St is at risk of becoming un-trafficable during the year 2100 1% AEP storm tide event. A Flood Emergency Management Plan (FEMP) has been prepared to address the risks and actions for residents to take before, during and after such an event. The FEMP is included as a separate document in the submission package.

An analysis of the existing stormwater network along Shore St East showed that the drainage infrastructure is sufficiently sized to cater for a fully developed catchment (ie. all contributing catchments to the network assumed to be developed as multiple occupancy dwellings) and therefore no on-site detention will be needed as part of our development.

Stormwater quality objectives are not triggered for the site so the development will implement best practice stormwater quality treatment measures in the form of trash baskets in the grated field inlets and first flush systems on the roofwater downpipes.

This report has demonstrated that the proposed development provides an acceptable solution for site-based stormwater management and has been designed to comply with Toondah Harbour Priority Development Area Development Scheme.

8 References

Before You Dig Australia - www.byda.com.au

Redland City Council – Red-e-map < https://redlandcity.maps.arcgis.com/apps/webappviewer/index.html?id=b3e7c450b99c4aa281ce24a9c747728f>

Economic Development Queensland, Toondah Harbour Priority Development Area Development Scheme, May 2014.

Economic Development Queensland, Engineering Standards – PDA Guidelines No.13, September 2017.

Economic Development Queensland, Protection from Flood and Storm Tide Indundation – PDA Guidelines No.15, May 2015.

Institute of Public Works Engineering Australasia, Queensland Division (2016), Queensland Urban Drainage Manual Fourth Edition 2016

Axis Survey Solutions, Contour and Feature Survey of 67-69 Shore St East, Cleveland. Drawing Number 2200896-X464541 Revision A Dated: 29/03/2022

Appendix A Proposed Development Plans

SHEET INDEX	
PG.	DRAWING TITLE
0.00	COVER PAGE
0.01	3D INDICATIVE
0.02	3D INDICATIVE
0.03	3D INDICATIVE
0.04	3D INDICATIVE
0.05	3D INDICATIVE
0.06	3D INDICATIVE
0.07	3D INDICATIVE
1.1	SITE LOCATION
1.2	SURVEY PLAN
1.3	SITE PLAN
1.4	LANDSCAPE & RECREATION SPACE CALCULATION
1.5	REFUSE CALCULATION
2.1	GROUND FLOOR
2.2	FIRST FLOOR
2.3	SECOND FLOOR

SHEET INDEX	
PG.	DRAWING TITLE
2.4	THIRD FLOOR
2.5	FOURTH FLOOR
2.6	FIFTH FLOOR (Sub-Penthouse)
2.7	SIXTH FLOOR (Penthouse)
2.8	Roof Plan
2.9	SITE COVER
3.1	ELEVATION
3.2	ELEVATION
3.3	ELEVATION
3.4	ELEVATION
3.5	SECTIONS
3.6	SECTIONS

ISSUE	AMENDMENT	DATE
A1	New Design Sketch - 7 Storey	30/OCT/2023
B6	facade updated, floor plan amended	19/JAN/2024
C1	civil input, facade updated, FFL changed	22/JAN/2024
C2	transformer pad relocated, carpark visitor layout changed	23/JAN/2024
C3	first floor updated	28/JAN/2024
C4	Facade updated	02/FEB/2024
C5	Pad Mount Transformers FSL Updated. flood line shown	02/FEB/2024
C6	Roof sketch (to be confirmed)	08/FEB/2024
C7	Colour scheme & facade updated, roof plan provided	14/FEB/2024
	Motorbike spaces provided	
	Stairs 1 Amended	
C8	Colour scheme & facade updated	16/FEB/2024
C9	Drawings adjustment	06/MAR/2024
C10	Amended : Pool fence & gate, Gym	07/MAR/2024
C11	Drawing amended	10/MAR/2024
C12	Roof updated, added PWD unit	25/APR/2024

#PROPOSED DEVELOPMENT

LOT 12 #67 SHORE STREET EAST, CLEVELAND. REDLAND CITY, QLD

PROUDLY DEVELOPED BY :

TBC

SITE DETAILS

Real Property Description	:	Lot 12-13 on C14563
Address of Site	:	LOT 12 #67 SHORE STREET EAST CLEVELAND REDLAND CITY QLD
Area of Site	:	2,226 sqm (APPROX.)
Total Numbers of Proposed Unit	:	**30 Units**
Total Numbers of Proposed Carparking	:	**63 Cars (3 Visitor Spaces + 60 Residential Spaces)** **2 Motorbike Spaces**

NORTH

RC+ Design

BSA License Number 1212835
Phone info@rcplusdesign.com.au
Email 0421197117

LOCATION :
LOT 12 #67 SHORE STREET EAST CLEVELAND REDLAND CITY QLD

CLIENT:
TBC

DRAWING NAME :
COVER PAGE

PRELIMINARY ISSUE - REV C12 (26/APR/2024)

ISSUE			
C12	26/APR/2024	Preliminary	CH
C11	10/MAR/2024	Preliminary	VT
C10	07/MAR/2024	Preliminary	VT
C9	06/MAR/2024	Preliminary	VT
C8	16/FEB/2024	Preliminary	VT

Refer to signed contract documents for final selections and inclusions

SCALE : @A3
JOB NO : #PIn
DRAWING : 0.00
ISSUE : C12

D:\ARCHICAD\ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND\ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12_v20240310_ch20240426.pln | 26/04/2024 | 12:03

COLOUR SCHEME

OPTION 2

1. main wall colour
   COLORBOND PAPERBARK
2. screening
   COLORBOND SURFMIST / SIMILAR
3. al. door & window frame
   Ground Floor Wall
   PEARL WHITE / SIMILAR
4. ground floor tiled area
   SELECTED TRAVERTINE / FEATURE STONE / TILE / IN BEIGE TONES / SIMILAR
5. feature colour A
   COLORBOND SANDBANK
6. shear walls / feature colour B
   COLORBOND PALE EUCALYPTUS

PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

RC+ Design

BSA License Number
1212835
Email
info@rcplusdesign.com.au
Phone
0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
3D INDICATIVE

DESIGNER

ISSUE

C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

Refer to signed contract documents for final selections and inclusions

NORTH

SCALE
@A3 PAPER

JOB NUMBER	DRAWING	REVISION
	0.01	C12

F:\RC+\RC+\LOT 12 _67 SHORE ST EAST, CLEVELAND\ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ ISSUE C12\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12_v20240310_rn20240426.pln | 26/04/2024 1:23:03

COLOUR SCHEME

OPTION 2

1. main wall colour
COLORBOND PAPERBARK

2. screening
COLORBOND SURFMIST / SIMILAR

3. al. door & window frame
Ground Floor Wall
PEARL WHITE / SIMILAR

4. ground floor tiled area
SELECTED TRAVERTINE / FEATURE STONE / TILE / IN BEIGE TONES / SIMILAR

5. feature colour A
COLORBOND SANDBANK

6. shear walls / feature colour B
COLORBOND PALE EUCALYPTUS

PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

RC+ Design

BSA License Number
1212835
Email
info@rcplusdesign.com.au
Phone
0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
3D INDICATIVE

DESIGNER

ISSUE

C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

Refer to signed contract documents for final selections and inclusions

NORTH

SCALE
@A3 PAPER

JOB NUMBER	DRAWING	REVISION
	0.02	C12

F:\RC+\RC+\LOT 12 _67 SHORE ST EAST, CLEVELAND\ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12_v20240310_rn20240426.pln | 26/04/2024 | 12:03

COLOUR SCHEME

OPTION 2

1. main wall colour
COLORBOND PAPERBARK

2. screening
COLORBOND SURFMIST / SIMILAR

3. al. door & window frame
Ground Floor Wall
PEARL WHITE / SIMILAR

4. ground floor tiled area
SELECTED TRAVERTINE / FEATURE STONE / TILE / IN BEIGE TONES / SIMILAR

5. feature colour A
COLORBOND SANDBANK

6. shear walls / feature colour B
COLORBOND PALE EUCALYPTUS

PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

RC+ Design	BSA License Number 1212835 Email info@rcplusdesign.com.au Phone 0421197117	CLIENT TBC LOCATION LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD	DRAWING NAME 3D INDICATIVE DESIGNER

ISSUE			
C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

Refer to signed contract documents for final selections and inclusions

NORTH	SCALE	JOB NUMBER	DRAWING	REVISION
	@A3 PAPER		0.03	C12

F:\RC+\RC+\LOT 12 - 67 SHORE ST EAST, CLEVELAND\ARCH\LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12_v20240310_cn20240426.pln | 26/04/2024 1:23:03

SIDE BOUNDARY SETBACK :
1st storey - 1.5m setback
2nd storey – 2m setback
3rd storey – 3m setback
4th to 6th storey – 3m setback

COLOUR SCHEDULE - TBC

1. Main Colour
- Colorbond Paperbark or similar

2. Screening
- Colorbond Surfmist or similar

3. Aluminium Powdercoated Doors & Windows Frame
- Dulux Pearl White or similar

3. Ground Floor Walls / Secondary Colour
- Dulux Pearl White or similar

4. Feature Tiled Area - Selected Travertine in beige tone / similar

5. Feature Colour A
- Colorbond Sandbank or similar

6. Feature Colour B / Shear Walls
- Colorbond Pale Eucalyptus or similar

7. Selected Glass Balustrade

3D INDICATIVE

PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

RC+ Design
BSA License Number 1212835
Email info@rcplusdesign.com.au
Phone 0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
3D INDICATIVE

DESIGNER

ISSUE			
C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

Refer to signed contract documents for final selections and inclusions

NORTH

SCALE NTS @A3 PAPER

JOB NUMBER	DRAWING	REVISION
	0.04	C12

F:\RC+\RC+\LOT 12 _67 SHORE ST EAST, CLEVELAND\ARCH\LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12_v20240310_rn20240426.pln | 29/04/2024 12:03

SIDE BOUNDARY SETBACK :
1st storey - 1.5m setback
2nd storey – 2m setback
3rd storey – 3m setback
4th to 6th storey – 3m setback

3D INDICATIVE

COLOUR SCHEDULE - TBC

1. Main Colour
- Colorbond Paperbark or similar

2. Screening
- Colorbond Surfmist or similar

3. Aluminium Powdercoated Doors & Windows Frame
- Dulux Pearl White or similar

3. Ground Floor Walls / Secondary Colour
- Dulux Pearl White or similar

4. Feature Tiled Area - Selected Travertine in beige tone / similar

5. Feature Colour A
- Colorbond Sandbank or similar

6. Feature Colour B / Shear Walls
- Colorbond Pale Eucalyptus or similar

7. Selected Glass Balustrade

PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

RC+ Design
BSA License Number 1212835
Email info@rcplusdesign.com.au
Phone 0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
3D INDICATIVE

DESIGNER

ISSUE			
C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

Refer to signed contract documents for final selections and inclusions

NORTH

SCALE NTS @A3 PAPER

JOB NUMBER	DRAWING	REVISION
	0.05	C12

E:\RC+\RC+\LOT 12 _67 SHORE ST EAST, CLEVELAND\ARCH\LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12_v20240310_cn20240426.pln | 26/04/2024 | 12:03

SIDE BOUNDARY SETBACK :
1st storey - 1.5m setback
2nd storey – 2m setback
3rd storey – 3m setback
4th to 6th storey – 3m setback

3D INDICATIVE

COLOUR SCHEDULE - TBC

1. Main Colour
- Colorbond Paperbark or similar

2. Screening
- Colorbond Surfmist or similar

3. Aluminium Powdercoated Doors & Windows Frame
- Dulux Pearl White or similar

3. Ground Floor Walls / Secondary Colour
- Dulux Pearl White or similar

4. Feature Tiled Area - Selected Travertine in beige tone / similar

5. Feature Colour A
- Colorbond Sandbank or similar

6. Feature Colour B / Shear Walls
- Colorbond Pale Eucalyptus or similar

7. Selected Glass Balustrade

PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

RC+ Design
BSA License Number 1212835
Email info@rcplusdesign.com.au
Phone 0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
3D INDICATIVE

DESIGNER

ISSUE			
C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

Refer to signed contract documents for final selections and inclusions

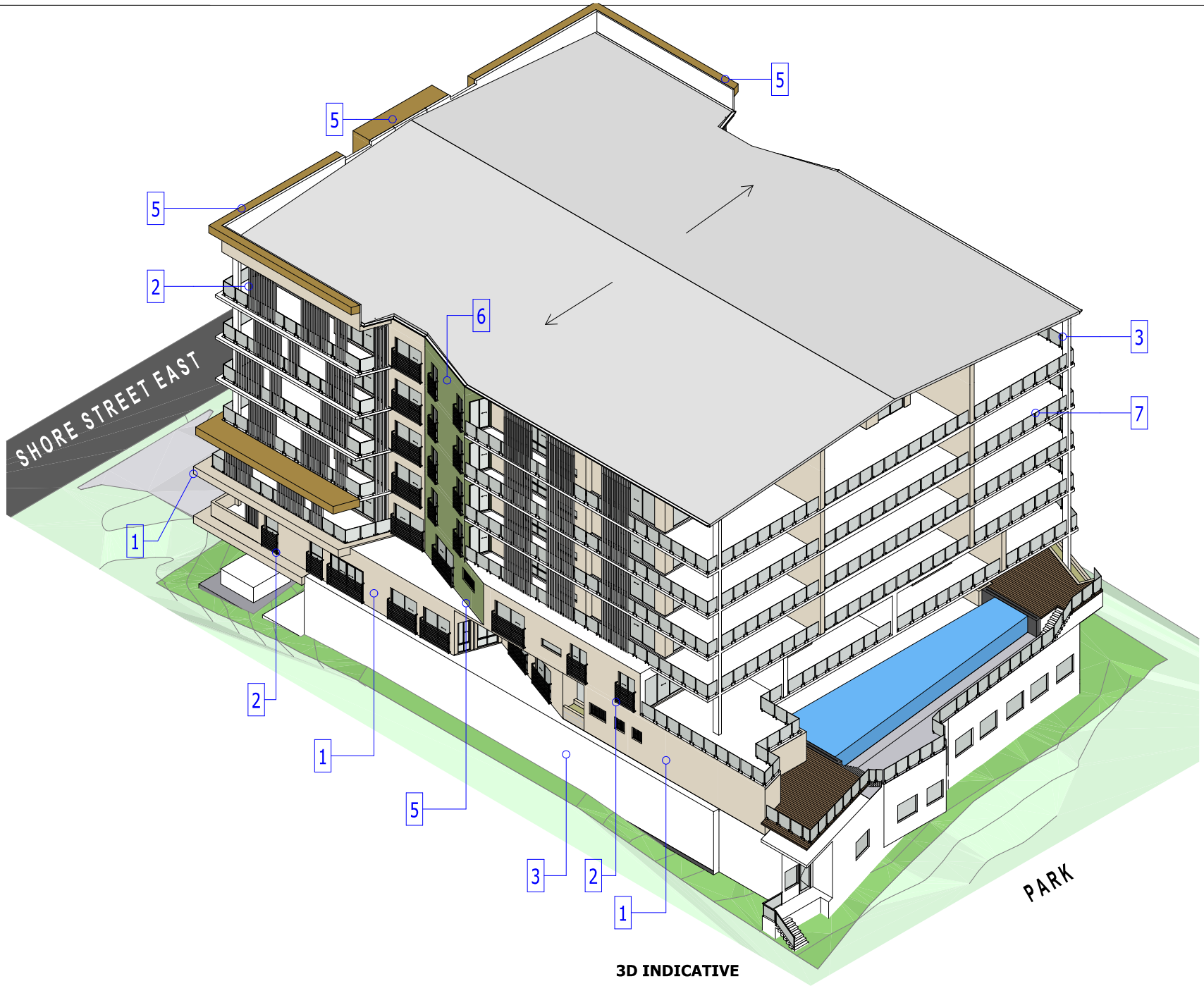
NORTH

SCALE NTS @A3 PAPER

JOB NUMBER	DRAWING	REVISION
	0.06	C12

F:\RC+\RC+\LOT 12 _67 SHORE ST EAST, CLEVELAND\ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12_v20240310_rn20240426.pln | 29/04/2024 12:04

SIDE BOUNDARY SETBACK :
1st storey - 1.5m setback
2nd storey – 2m setback
3rd storey – 3m setback
4th to 6th storey – 3m setback



3D INDICATIVE

COLOUR SCHEDULE - TBC

1. Main Colour
- Colorbond Paperbark or similar

2. Screening
- Colorbond Surfmist or similar

3. Aluminium Powdercoated Doors & Windows Frame
- Dulux Pearl White or similar

3. Ground Floor Walls / Secondary Colour
- Dulux Pearl White or similar

4. Feature Tiled Area - Selected Travertine in beige tone / similar

5. Feature Colour A
- Colorbond Sandbank or similar

6. Feature Colour B / Shear Walls
- Colorbond Pale Eucalyptus or similar

7. Selected Glass Balustrade

PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

RC+ Design
BSA License Number 1212835
Email info@rcplusdesign.com.au
Phone 0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
3D INDICATIVE

DESIGNER

ISSUE			
C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

Refer to signed contract documents for final selections and inclusions

NORTH

SCALE NTS @A3 PAPER

JOB NUMBER	DRAWING	REVISION
	0.07	C12

E:\RC+\RC+\LOT 12 _67 SHORE ST EAST, CLEVELAND\ARCH\LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12_v20240310_rn20240426.pln | 29/04/2024 12:04

PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

RC+ Design	BSA License Number 1212835 Email info@rcplusdesign.com.au Phone 0421197117	**CLIENT** TBC **LOCATION** LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD	**DRAWING NAME** SITE LOCATION **DESIGNER**	**ISSUE** C12 26/APR/2024 Preliminary Issue CH C11 10/MAR/2024 Preliminary Issue VT C10 07/MAR/2024 Preliminary Issue VT Refer to signed contract documents for final selections and inclusions	**NORTH**	**SCALE** @A3 PAPER	**JOB NUMBER**	**DRAWING** 1.1 **REVISION** C12

E:\RC+\RC+\LOT 12 _67 SHORE ST EAST, CLEVELAND\ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12 _v20240310_ch20240426.pln | 26/04/2024 | 12:04

SURVEY LOCATION

SEE NOTE

The red dashed lines on this Plan represent an approximation of the boundary positions for this site and may not be located in its true position in relation to the Levels and Features shown here on. Additional Survey work is required to position the boundary and the Features in their correct relation to each other. Please contact Axis Surveys for additional advice before relying on the boundary position on this Plan for design purposes.

SETOUT EXTRA FEES ALERT (Designer/Builder Etc.)

This Contour and Feature Survey as prepared by Axis Surveys does not address the location of boundaries. Because of the age of the subject plan / and / or missing boundary pegs, Axis Surveys will require additional fees for extra control work to enable us to setout any proposed building work. Please contact this office for further advice.

BOUNDARY MARKS

NOTE Unless otherwise stated no boundary marks have been located, and those that have, have not been checked and may not be correct

Sewerage Note

NOTE Sewer manhole/s not located must be found on site prior to construction

Contour & Feature Survey ©

AXIS SURVEYS

Unit 5/23 Overlord Place, ACACIA RIDGE, Qld, 4110
Ph (07) 3363 8100 www.axissurveys.com.au

LOT 12 - 13 **on** C14563

#67-69 Shore Street East

Suburb Cleveland

Local Auth Redland City Council

Area As Shown

Client:

Mayer Hou c/o RC+ DESIGN

Order No:

NOTES TO BE READ BEFORE USING THIS PLAN

This Plan has limitations regarding its use for some applications. Please contact this office if there is any doubt about the suitability of this plan for the intended use. These notes form part of this plan and they must remain with the plan or any copies. The limitations of this plan are detailed in the link below, with the main ones being:-

1. This plan has been prepared for our client & should not be used by others without approval.
2. The boundaries shown have been sourced from the subject survey plan or as noted, and have not been checked, unless a boundary identification survey has been completed by Axis Surveys.
3. Distances from features to the shown boundaries should not be used or relied upon.
4. If positional accuracy is critical a boundary identification survey may be required.
5. The certificate of title has not been searched and should be checked for any encumbrances.
6. The contours may not represent the local authority's definition of "Ground Level"
7. A flood search has not been carried out. Check with local council for min. and max. construction heights.
8. Non visible services (if shown), have been plotted from the relevant authority's records or from other sources and may not be accurate. Services should be exposed before design or construction commences.
9. The position of any subsurface structures have not been investigated.
10. The north point has been taken from the survey plan and may not be suitable for all uses.

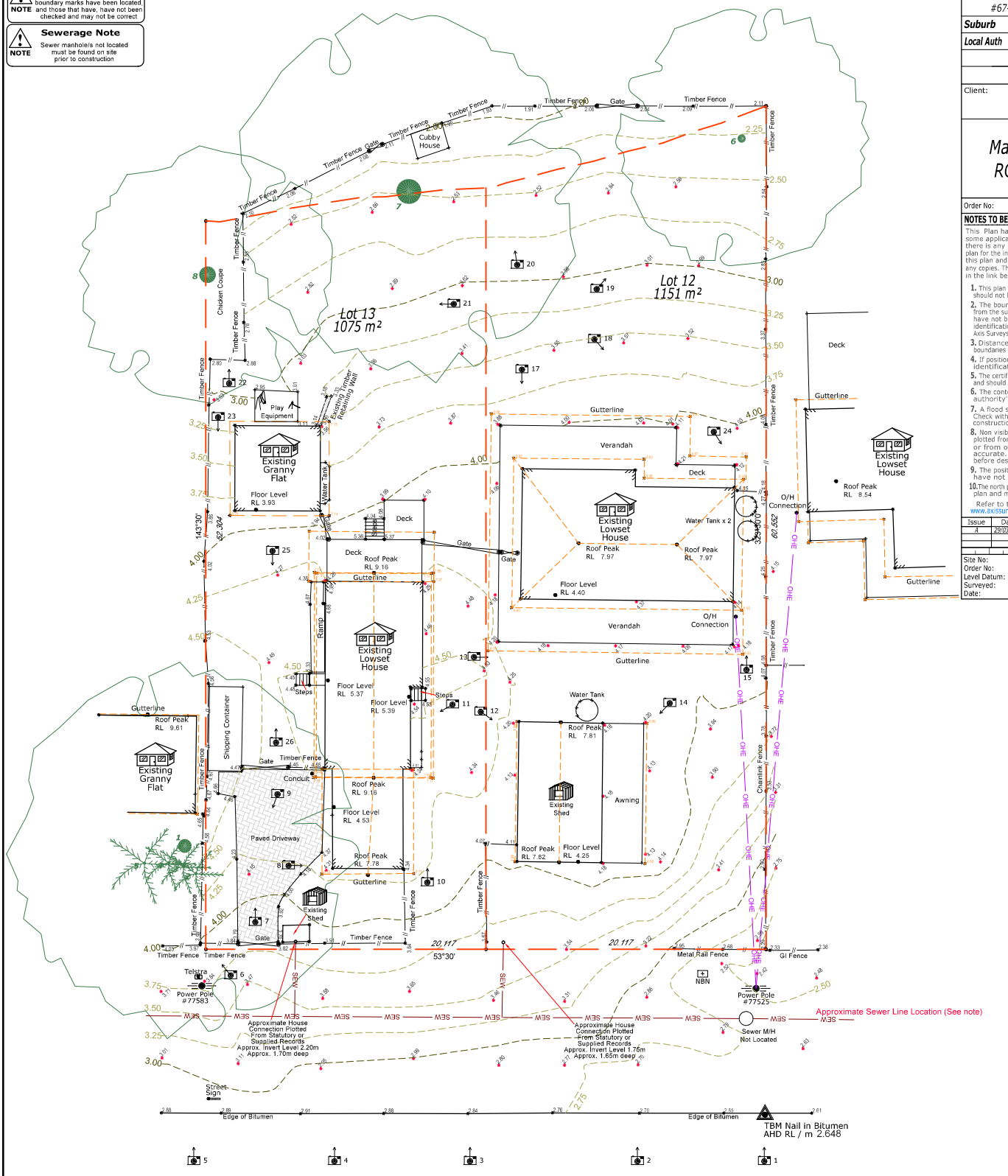
Refer to this link for more information www.axissurveys.com.au/alertsanddisclaimers/

Issue	Date	Amendment	By
A	25/03/2022	Original Issue	GCU

Site No: 2200896
Order No: X464541
Level Datum: AHD
Surveyed: LD
Date: 25/03/2022

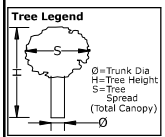
Scale: 1:200

PAGE 1 OF 1



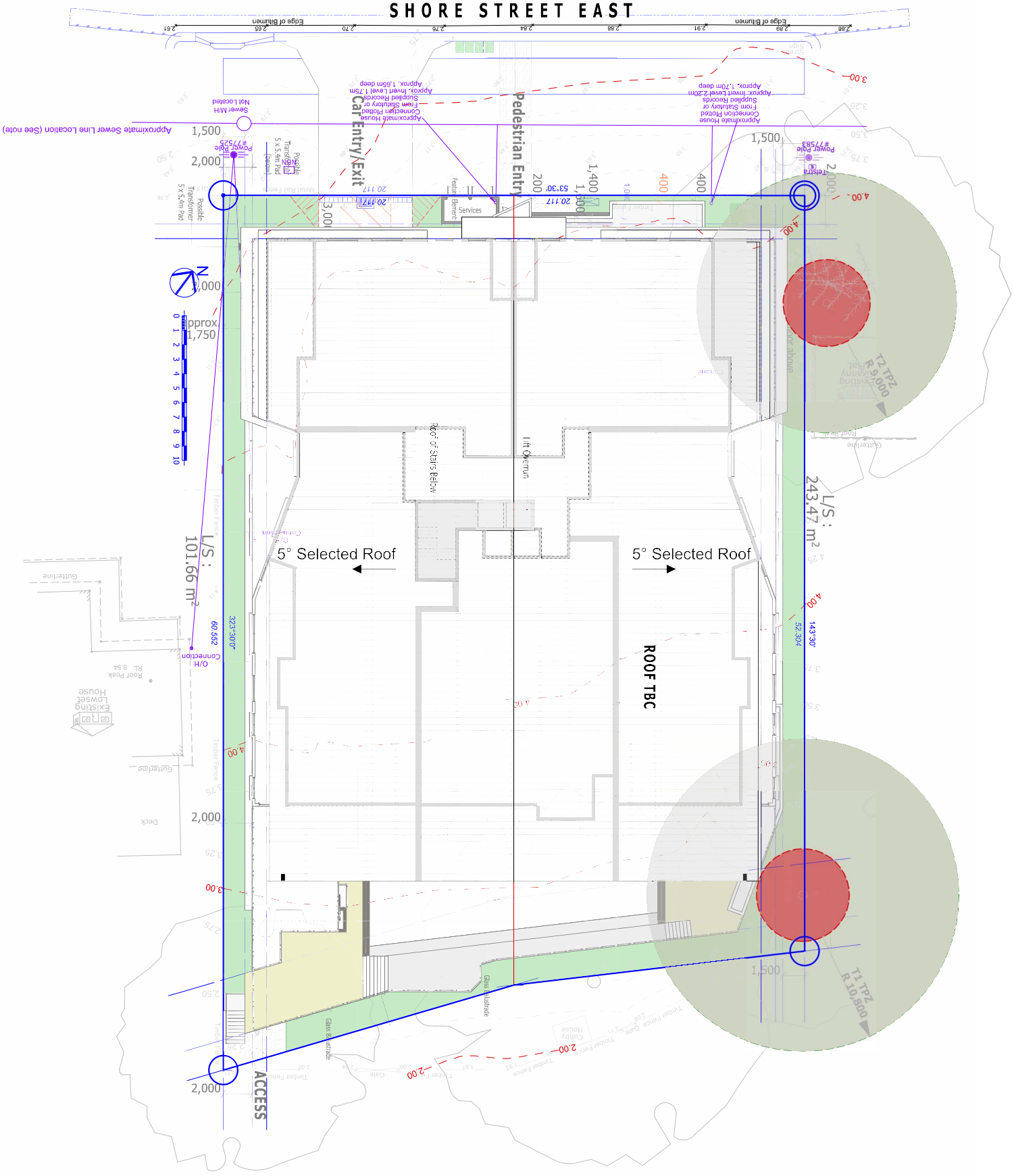
Shore Street East

Tree Legend



TREE SCHEDULE

No.	Name	T.'Ø'	Spr.'Ø'	'H'
1	TREE	1.00 m	25.0 m	20.0 m
2	PALM	0.25 m	4.0 m	15.0 m
3	PALM	0.25 m	4.0 m	13.0 m
4	PALM	0.25 m	4.0 m	13.0 m
5	PALM	0.25 m	6.0 m	13.0 m
6	TREE	0.60 m	18.0 m	8.0 m
7	TREE	1.80 m	25.0 m	14.0 m
8	TREE	1.20 m	18.0 m	18.0 m



PRELIMINARY ISSUE - REV C12 (26/APR/2024)

NORTH

RC+ Design

BSA License Number: 121833
Phone: 0421 057 117
Email: info@rcplusdesign.com.au

LOCATION:
LOT 12 #67
SHORE STREET EAST
CLEVELAND
REDLAND CITY
QLD

CLIENT:
TBC

DRAWING NAME:
SITE PLAN

ISSUE		
C12	26/APR/2024	Preliminary
C11	10/MAR/2024	Preliminary
C10	07/MAR/2024	Preliminary
C9	16/FEB/2024	Preliminary
C8	16/FEB/2024	Preliminary

Refer to signed contract documents for final selections and inclusions

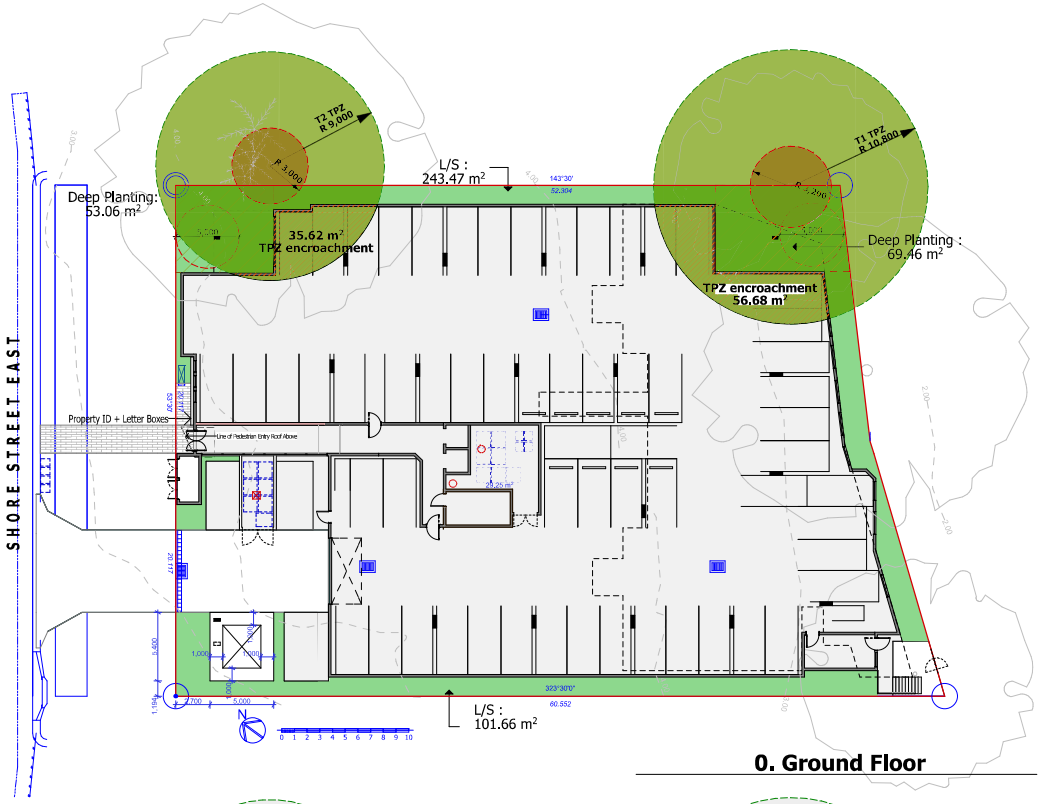
SCALE : 1:250 @A3

JOB NO : #Pln

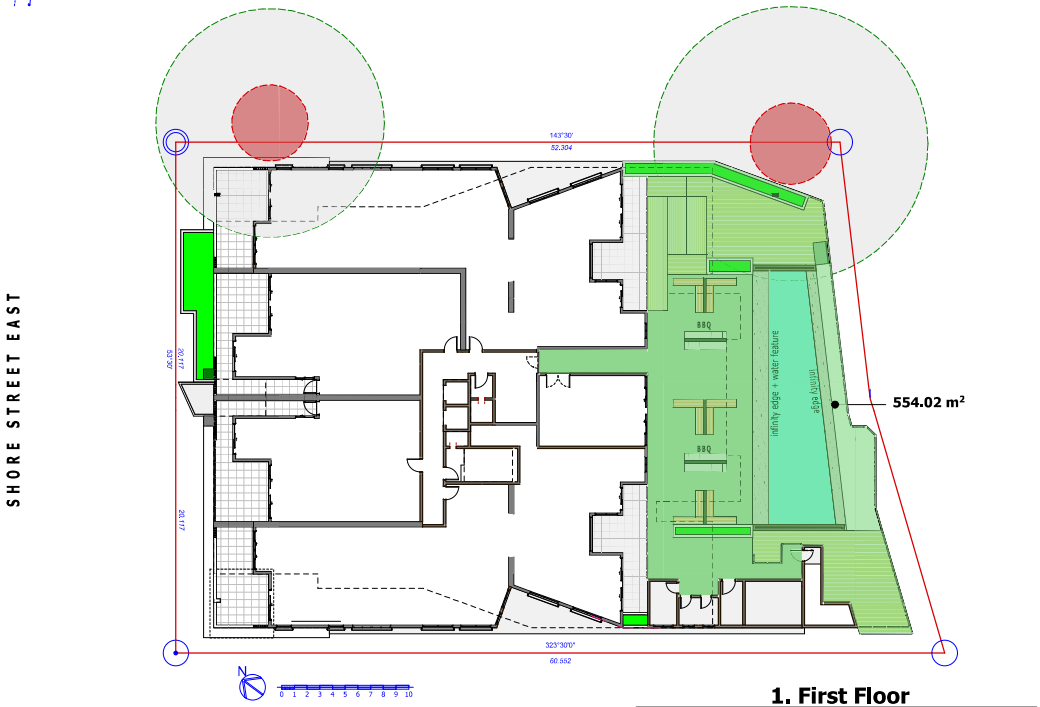
DRAWING : 1.3

ISSUE : C12

DWG NAME: 67 SHORE ST EAST CLEVELAND_ARCH_LOT 12 #67 SHORE ST EAST CLEVELAND_ISSUE C12_20240410 _rh20240426.pln | 26/04/2024 | 12:24



0. Ground Floor



1. First Floor

SITE AREA : 2,226 sqm (as per survey)

Ground Floor	
Landscape Area	101.66
Landscape Area	243.47
	345.13 m²
First Floor	
Common Area / Recreation Space	554.02
	554.02 m²
	899.15 m²

Total Landscape : 899.15 / 2,226
= 40 % of Site Area
includes Deep Landscape

Deep Landscape
53.06
69.46
122.52 m²

Total Deep Landscape : 122.52 / 2,226
= 5% of Site Area

Landscape & recreation space Requirements :
- 20 per cent of site area including 5 per cent ofsite area as deep planting.
- 5.0 metres minimum dimension

Landscape and recreation areas can be provided in a variety of locations including rooftops, on podiums or at ground level. These areas should provide safe, comfortable and varied recreation opportunities, and at a minimum include basic facilities such as seating, shade and wind protection (either structures or planting) and flexible spaces suitable for a range of recreation activities. Innovative treatments, such as green roofs, green walls or community gardens that contribute to the attractiveness of these spaces are also encouraged.

NORTH

RC+ Design

BSA License Number 1212835
Phone info@rcplusdesign.com.au
Email 0421197117

LOCATION :
LOT 12 #67
SHORE STREET EAST
CLEVELAND
REDLAND CITY
QLD

CLIENT:
TBC

DRAWING NAME :
LANDSCAPE & RECREATION SPACE CALCULATION

PRELIMINARY ISSUE - REV C12 (26/APR/2024)

ISSUE

C12	26/APR/2024	Preliminary	CH
C11	10/MAR/2024	Preliminary	VT
C10	07/MAR/2024	Preliminary	VT
C9	06/MAR/2024	Preliminary	VT
C8	16/FEB/2024	Preliminary	VT

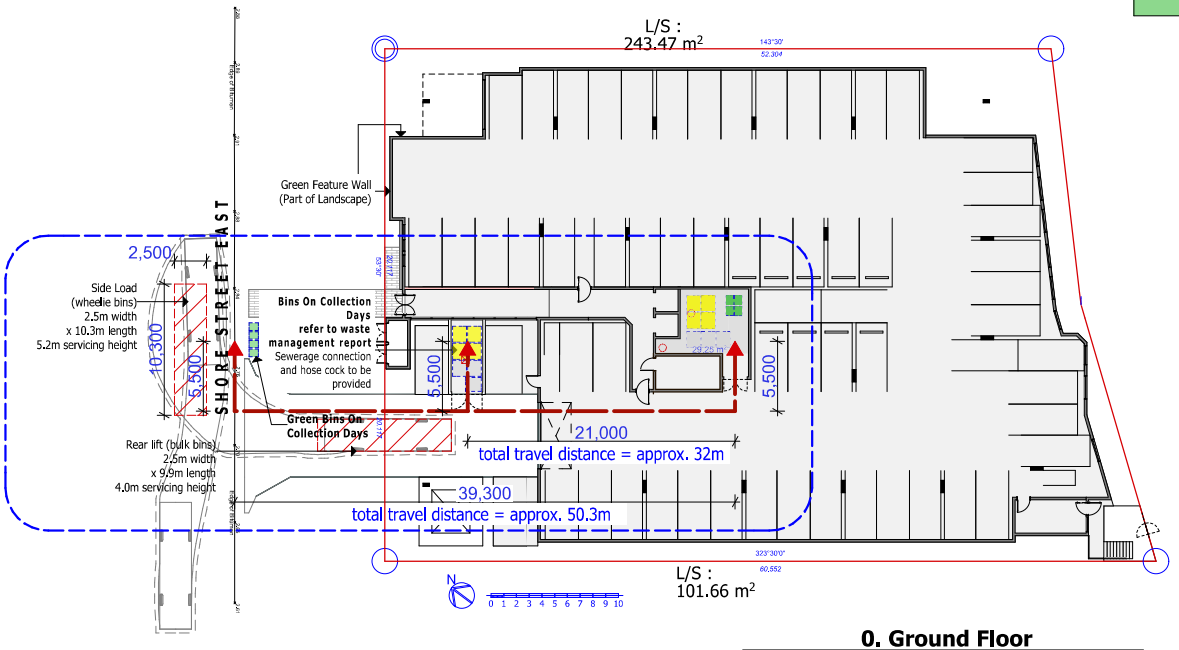
Refer to signed contract documents for final selections and inclusions

SCALE : NTS @ A3
JOB NO : #PIn
DRAWING : 1.4

ISSUE : C12

SITE AREA : 2,226 sqm (as per survey)

Ground Floor	
Landscape Area	101.66
Landscape Area	243.47
	345.13 m²

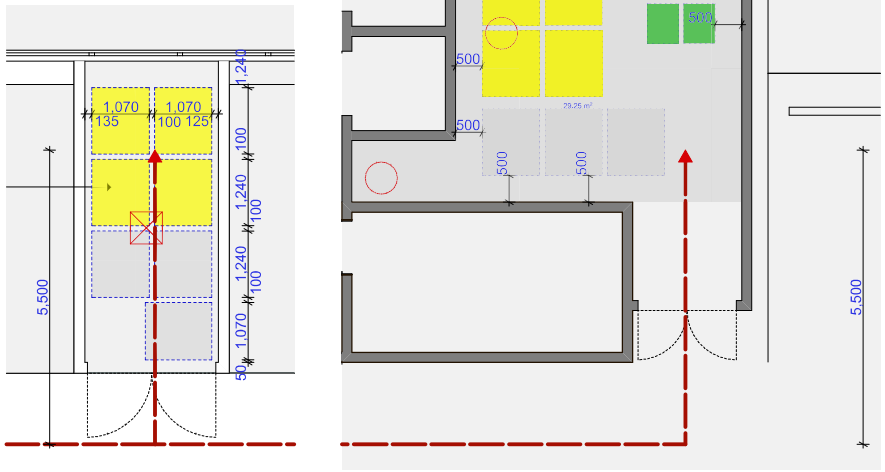


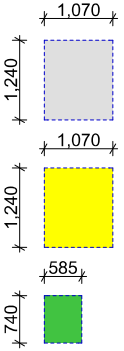
Type	Waste	Recycling	Green Waste
Multiple Dwelling (3 or more stories)	100 L / unit / week	70 L / unit / week	1x 240L bin per 100m2 communal open space and landscaping

Description	Quantity	Generate Waste (L/week)	Generated Recycling (L/week)	Green Waste
Multiple Dwelling	30 Units (all 3 Bed +) & 345.13 sqm landscaping area (Ground Floor) *Exclude communal area*	3,000	2,100	828
Refuse per day	-	429	300	-
Refuse per collection	-	3,000	2,100	-
Collections and Equipment	Bin Size (L)	1,100	1,100	240
	Collections Per Week	1	0.5	As Needed
	Bins Required per Service	3	4	3
	Required Bin Storage Area			
	Refuse Room (Ground Floor)			
	Bin Compartment (TBC)			

Servicing frequency – 1 per week residential and 1 per fortnight recycling
Green Bins to be determined

0. Ground Floor





1100L Bulk Bin (waste)
1240mm length x 1070mm width
x 1330mm height
required : 4 bins
provided : 3 Bins

1100L Bulk Bin (recycle)
1240mm length x 1070mm width
x 1330mm height
required : 4 bins
provided : 4 Bins

240L Wheelie Bin
740mm length x 580mm width
x 1100mm height
required : 4 bins
provided : 4 Bins (to be determined)

PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

RC+ Design

BSA License Number 1212835
Email info@rcplusdesign.com.au
Phone 0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
REFUSE CALCULATION

DESIGNER

ISSUE			
C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

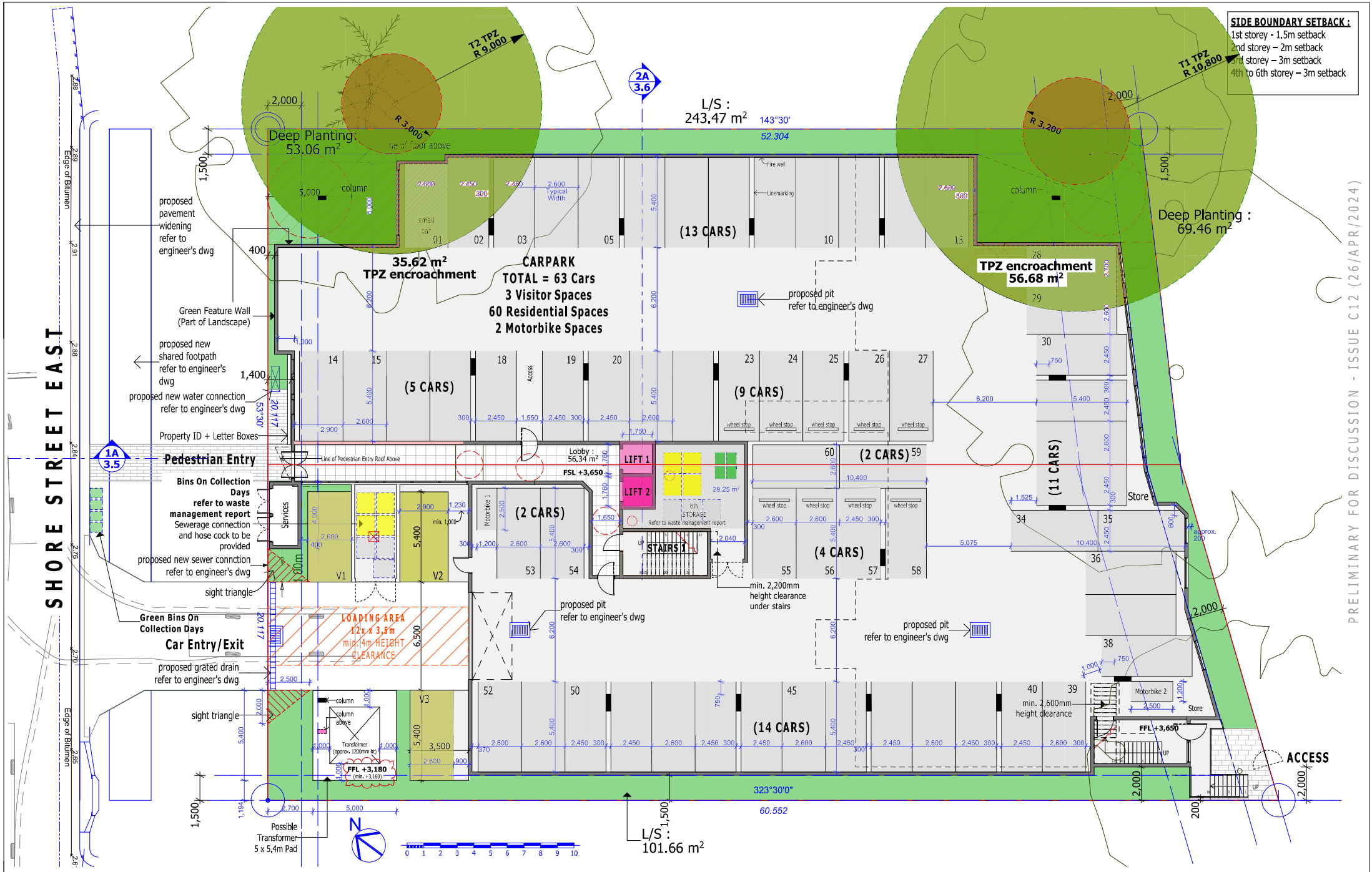
Refer to signed contract documents for final selections and inclusions

NORTH

SCALE NTS @A3 PAPER

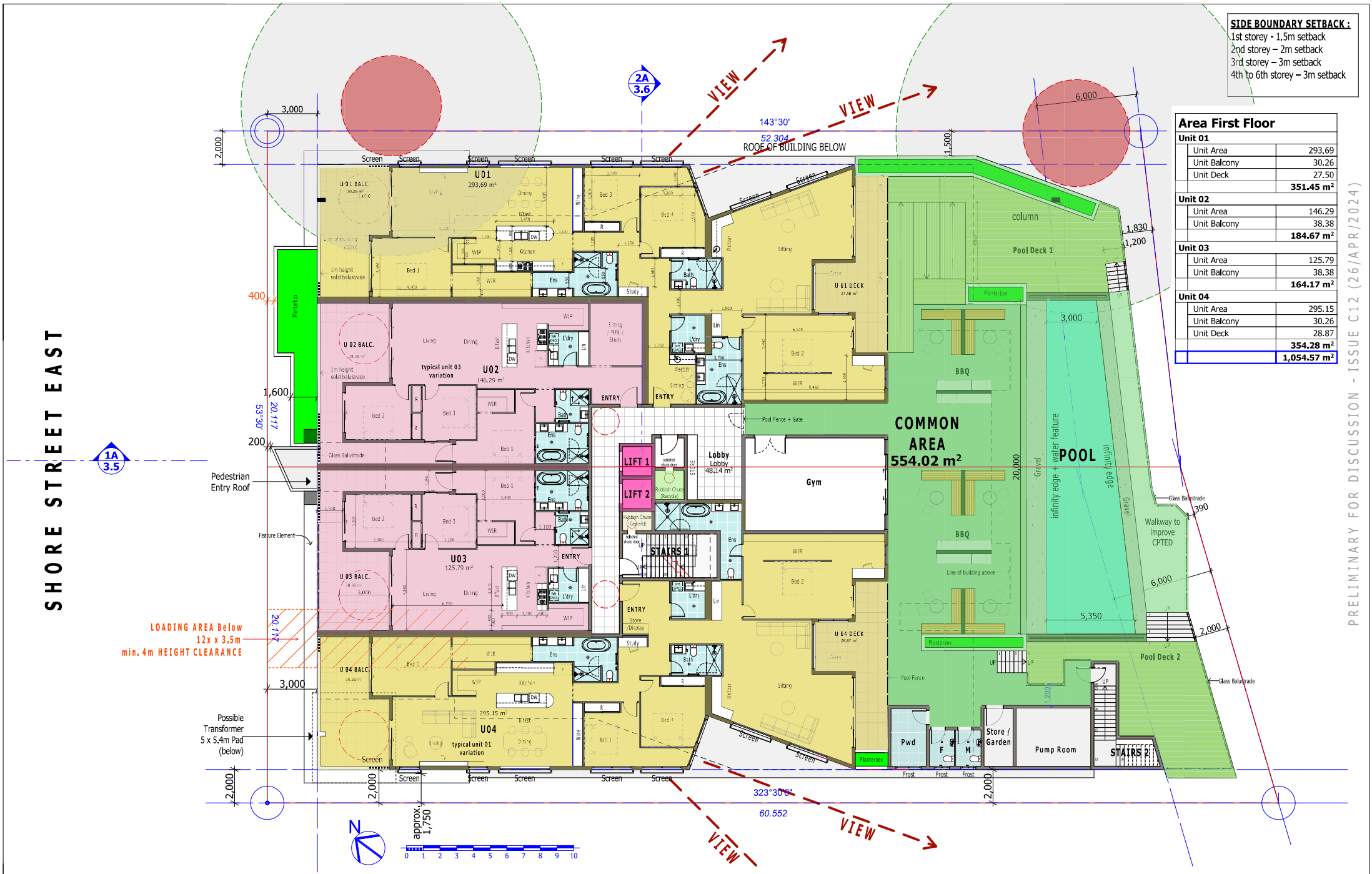
JOB NUMBER	DRAWING	REVISION
	1.5	C12

E:\RC+\RC+\LOT 12 _67 SHORE ST EAST, CLEVELAND\ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12_v20240310_ch20240426.pln | 26/04/2024 12:04



PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

RC+ Design	BSA License Number 1212835 Email info@rcplusdesign.com.au Phone 0421197117	CLIENT: TBC LOCATION: LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD	DRAWING NAME: GROUND FLOOR DESIGNER:	ISSUE C12 26/APR/2024 Preliminary Issue CH C11 10/MAR/2024 Preliminary Issue VT C10 07/MAR/2024 Preliminary Issue VT Refer to signed contract documents for final selections and inclusions	NORTH	SCALE: 1:200 @A3 PAPER	JOB NUMBER / DRAWING: 2.1 / REVISION: C12



RC+ Design	BSA License Number 1212835 Email info@rcplusdesign.com.au Phone 0421197117	**CLIENT** TBC **LOCATION** LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD	**DRAWING NAME** FIRST FLOOR **DESIGNER**

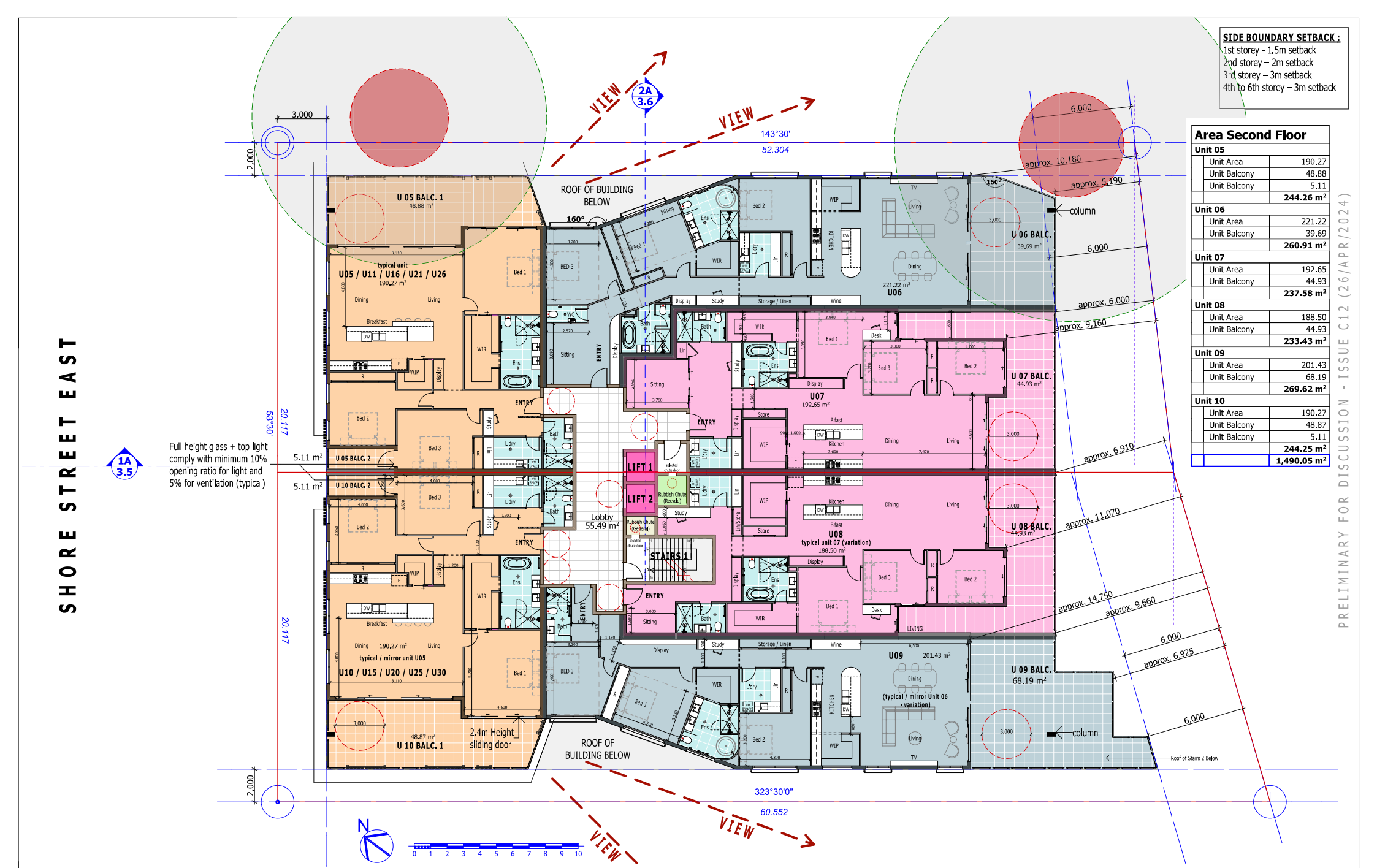
ISSUE

C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

Refer to signed contract documents for final selections and inclusions

NORTH	SCALE	JOB NUMBER	DRAWING	REVISION
	1:200 @A3 PAPER		2.2	C12

F:\RC+\RC\LOT 12 - 67 SHORE ST EAST, CLEVELAND\ARCH\LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12_v20240310_rn20240426.pln | 26/04/2024 | 12:04



SIDE BOUNDARY SETBACK :
1st storey - 1.5m setback
2nd storey – 2m setback
3rd storey – 3m setback
4th to 6th storey – 3m setback

Area Second Floor

Unit 05		
	Unit Area	190.27
	Unit Balcony	48.88
	Unit Balcony	5.11
		244.26 m²
Unit 06		
	Unit Area	221.22
	Unit Balcony	39.69
		260.91 m²
Unit 07		
	Unit Area	192.65
	Unit Balcony	44.93
		237.58 m²
Unit 08		
	Unit Area	188.50
	Unit Balcony	44.93
		233.43 m²
Unit 09		
	Unit Area	201.43
	Unit Balcony	68.19
		269.62 m²
Unit 10		
	Unit Area	190.27
	Unit Balcony	48.87
	Unit Balcony	5.11
		244.25 m²
		1,490.05 m²

PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

RC+ Design
BSA License Number 1212835
Email info@rcplusdesign.com.au
Phone 0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
SECOND FLOOR

DESIGNER

ISSUE

C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

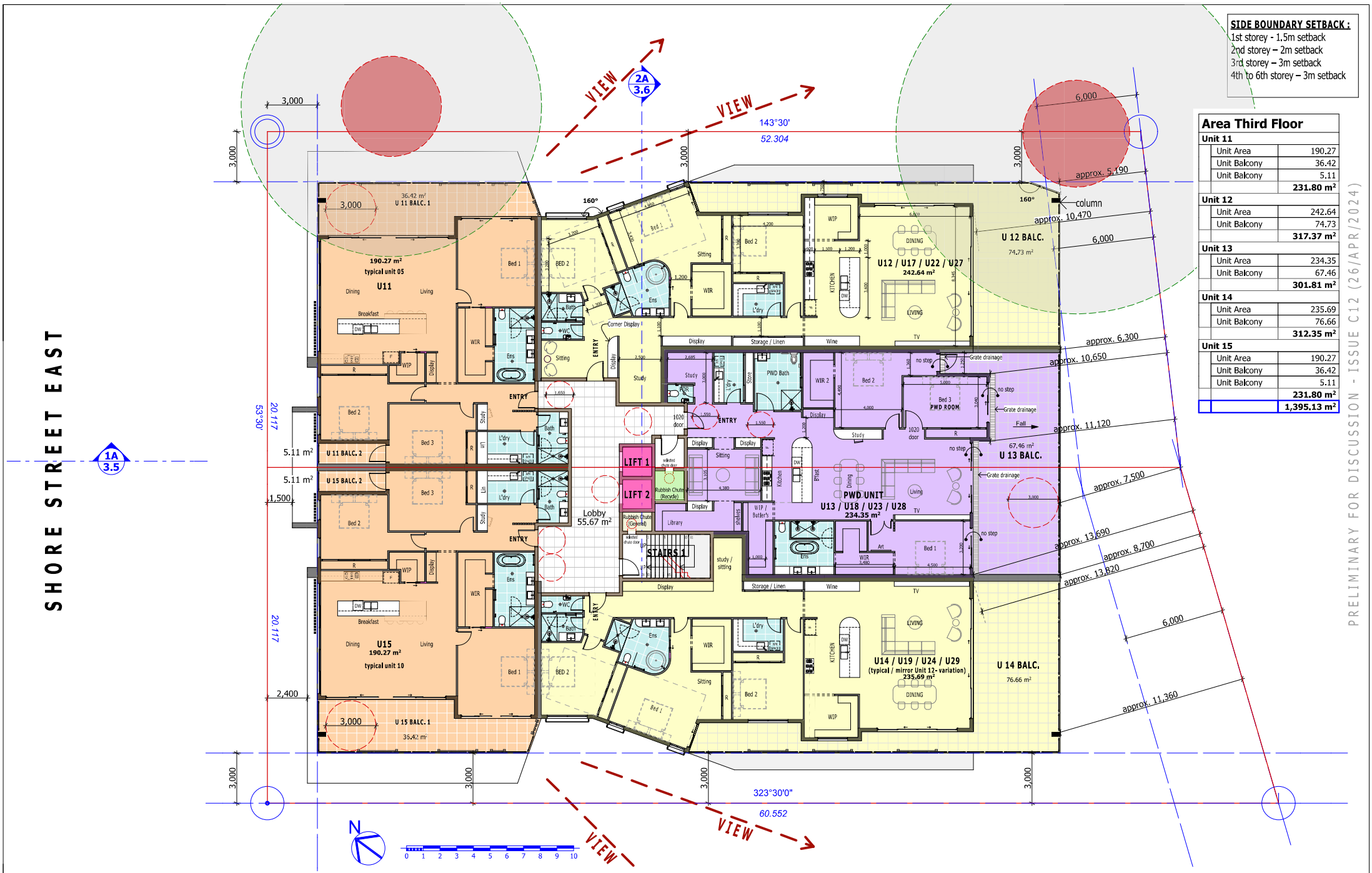
Refer to signed contract documents for final selections and inclusions

NORTH

SCALE
1:200
@A3 PAPER

JOB NUMBER	DRAWING	REVISION
	2.3	C12

E:\RC+\RC+\LOT 12 _67 SHORE ST EAST, CLEVELAND\ARCH\LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND, ISSUE C12_v20240310_cn20240426.pln | 26/04/2024 12:04



SIDE BOUNDARY SETBACK :
1st storey - 1.5m setback
2nd storey – 2m setback
3rd storey – 3m setback
4th to 6th storey – 3m setback

Area Third Floor

Unit 11		
	Unit Area	190.27
	Unit Balcony	36.42
	Unit Balcony	5.11
		231.80 m²
Unit 12		
	Unit Area	242.64
	Unit Balcony	74.73
		317.37 m²
Unit 13		
	Unit Area	234.35
	Unit Balcony	67.46
		301.81 m²
Unit 14		
	Unit Area	235.69
	Unit Balcony	76.66
		312.35 m²
Unit 15		
	Unit Area	190.27
	Unit Balcony	36.42
	Unit Balcony	5.11
		231.80 m²
		1,395.13 m²

PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

RC+ Design
BSA License Number 1212835
Email info@rcplusdesign.com.au
Phone 0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
THIRD FLOOR

DESIGNER

ISSUE

C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

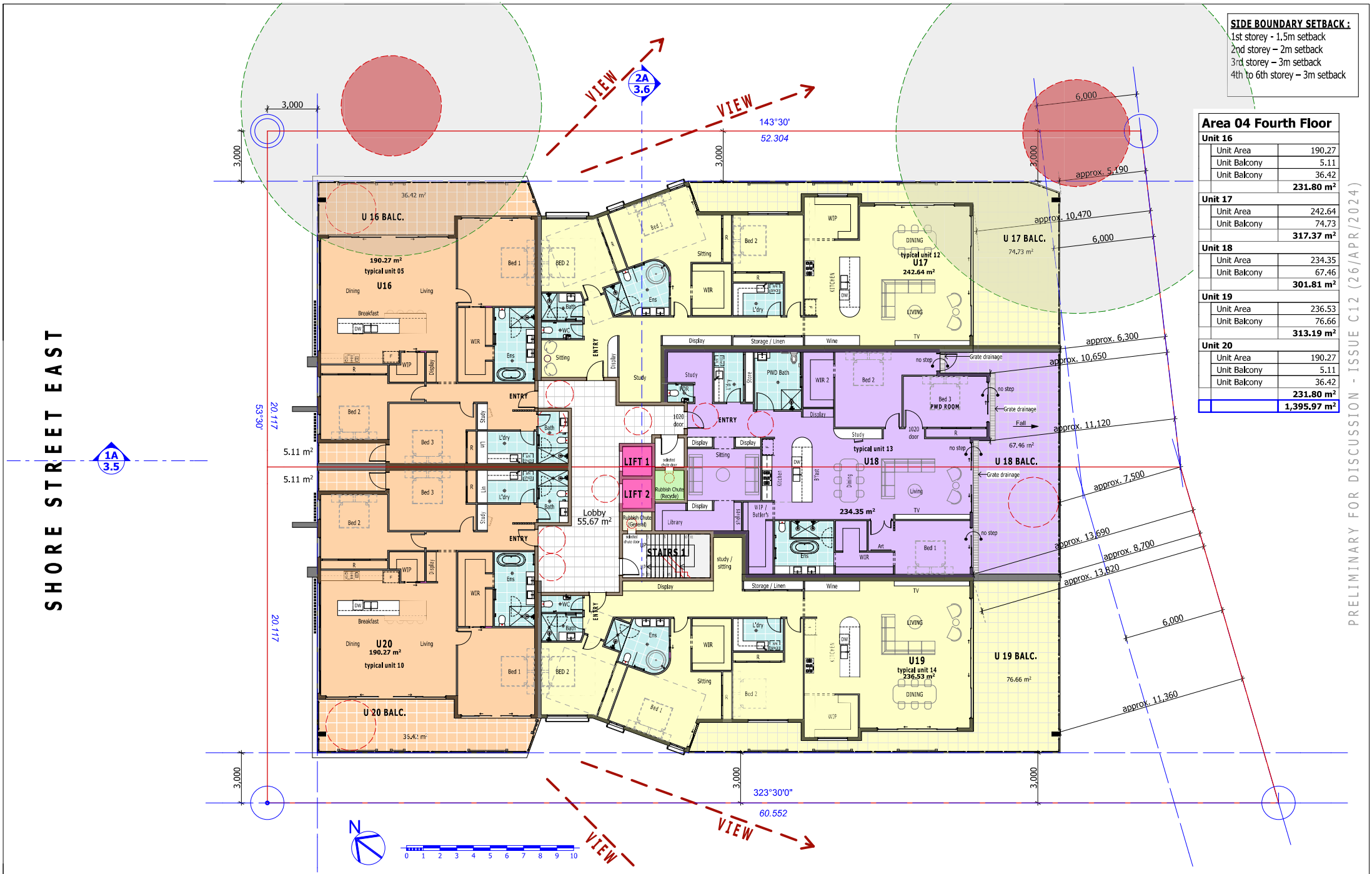
Refer to signed contract documents for final selections and inclusions

NORTH

SCALE
1:200
@A3
PAPER

JOB NUMBER	DRAWING	REVISION
	2.4	C12

E:\RC+\RC+\LOT 12 - 67 SHORE ST EAST, CLEVELAND\ARCH\LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND, ISSUE C12_v20240310_rn20240426.pln | 26/04/2024 | 12:04



SIDE BOUNDARY SETBACK :
1st storey - 1.5m setback
2nd storey – 2m setback
3rd storey – 3m setback
4th to 6th storey – 3m setback

Area 04 Fourth Floor

Unit 16		
	Unit Area	190.27
	Unit Balcony	5.11
	Unit Balcony	36.42
		231.80 m²
Unit 17		
	Unit Area	242.64
	Unit Balcony	74.73
		317.37 m²
Unit 18		
	Unit Area	234.35
	Unit Balcony	67.46
		301.81 m²
Unit 19		
	Unit Area	236.53
	Unit Balcony	76.66
		313.19 m²
Unit 20		
	Unit Area	190.27
	Unit Balcony	5.11
	Unit Balcony	36.42
		231.80 m²
		1,395.97 m²

PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

RC+ Design
BSA License Number 1212835
Email info@rcplusdesign.com.au
Phone 0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
FOURTH FLOOR

DESIGNER

ISSUE

C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

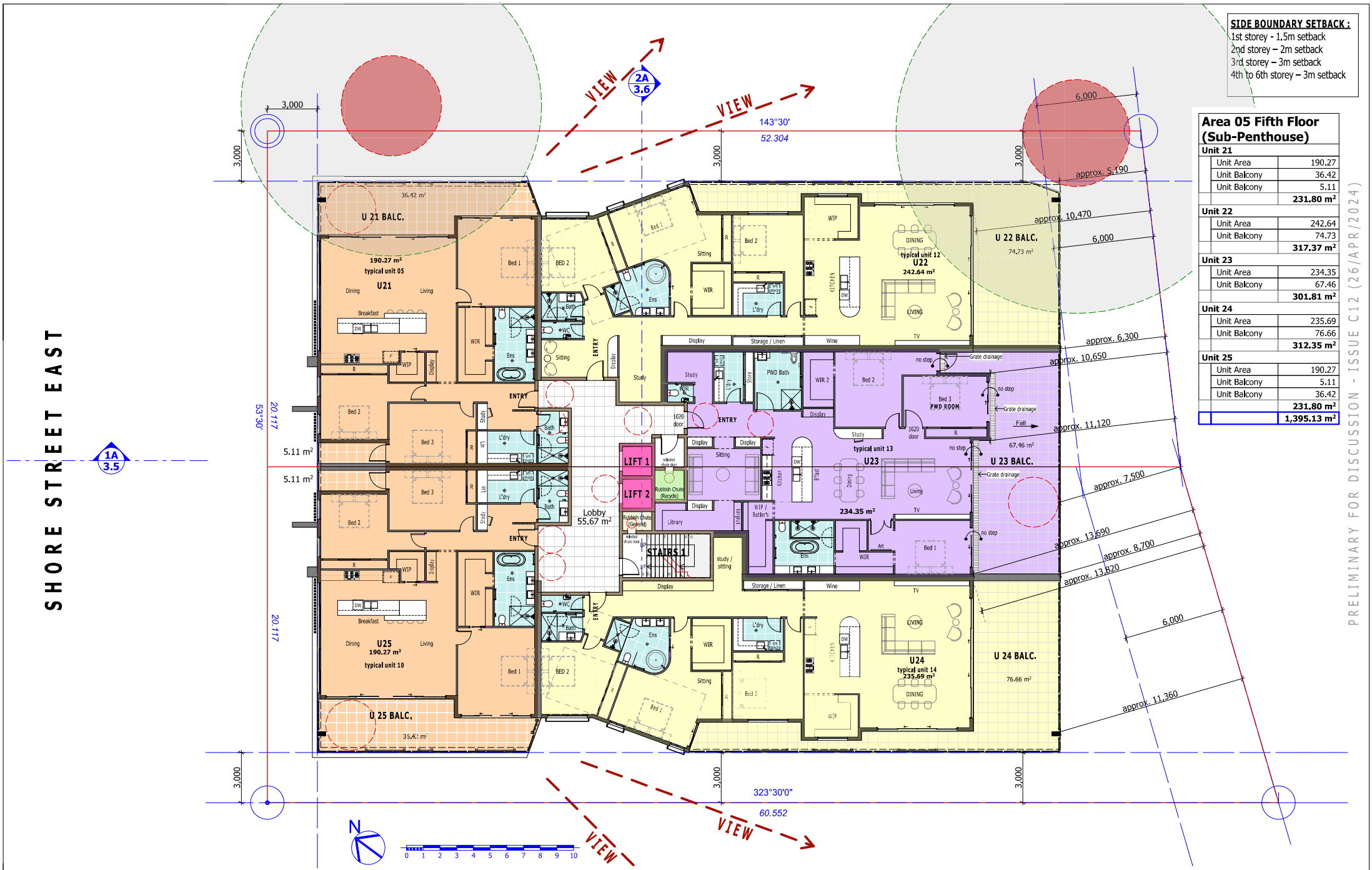
Refer to signed contract documents for final selections and inclusions

NORTH

SCALE
1:200
@A3
PAPER

JOB NUMBER	DRAWING	REVISION
	2.5	C12

E:\RC+\RC+\LOT 12 _67 SHORE ST EAST, CLEVELAND\ARCH\LOT 12 #67 SHORE ST EAST, CLEVELAND, ISSUE C12\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND, ISSUE C12_v20240310_rn20240426.pln | 26/04/2024 | 12:04



SIDE BOUNDARY SETBACK :
1st storey - 1.5m setback
2nd storey – 2m setback
3rd storey – 3m setback
4th to 6th storey – 3m setback

Area 05 Fifth Floor (Sub-Penthouse)

Unit 21		
	Unit Area	190.27
	Unit Balcony	36.42
	Unit Balcony	5.11
		231.80 m²
Unit 22		
	Unit Area	242.64
	Unit Balcony	74.73
		317.37 m²
Unit 23		
	Unit Area	234.35
	Unit Balcony	67.46
		301.81 m²
Unit 24		
	Unit Area	235.69
	Unit Balcony	76.66
		312.35 m²
Unit 25		
	Unit Area	190.27
	Unit Balcony	5.11
	Unit Balcony	36.42
		231.80 m²
		1,395.13 m²

PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

RC+ Design
BSA License Number 1212835
Email info@rcplusdesign.com.au
Phone 0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
FIFTH FLOOR (Sub-Penthouse)

DESIGNER

ISSUE

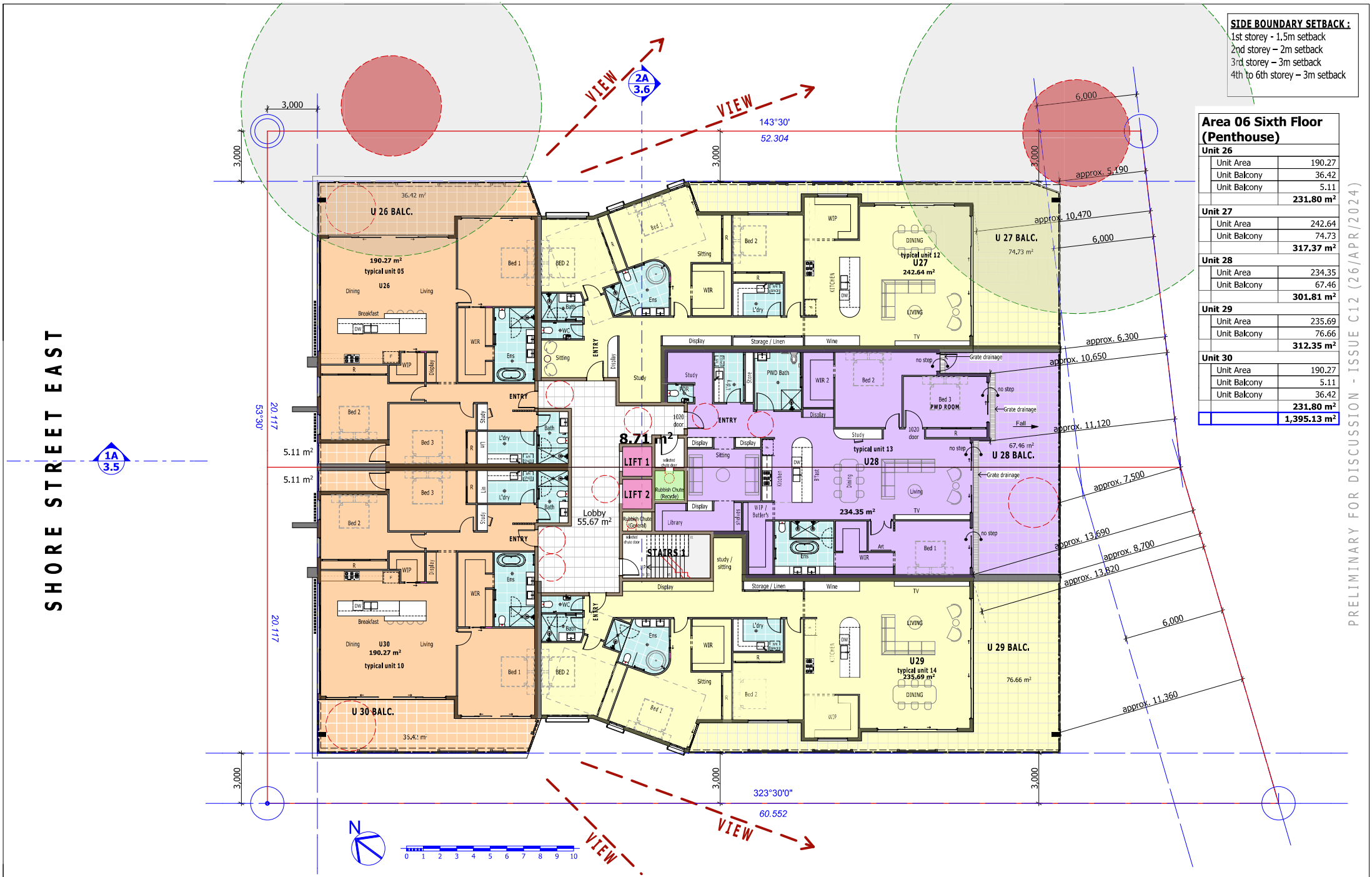
C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

Refer to signed contract documents for final selections and inclusions

NORTH

SCALE
1:200
@A3
PAPER

JOB NUMBER	DRAWING	REVISION
	2.6	C12



SIDE BOUNDARY SETBACK :
1st storey - 1.5m setback
2nd storey – 2m setback
3rd storey – 3m setback
4th to 6th storey – 3m setback

Area 06 Sixth Floor (Penthouse)

Unit 26		
	Unit Area	190.27
	Unit Balcony	36.42
	Unit Balcony	5.11
		231.80 m²
Unit 27		
	Unit Area	242.64
	Unit Balcony	74.73
		317.37 m²
Unit 28		
	Unit Area	234.35
	Unit Balcony	67.46
		301.81 m²
Unit 29		
	Unit Area	235.69
	Unit Balcony	76.66
		312.35 m²
Unit 30		
	Unit Area	190.27
	Unit Balcony	5.11
	Unit Balcony	36.42
		231.80 m²
		1,395.13 m²

PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

RC+ Design
BSA License Number 1212835
Email info@rcplusdesign.com.au
Phone 0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
SIXTH FLOOR (Penthouse)

DESIGNER

ISSUE

C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

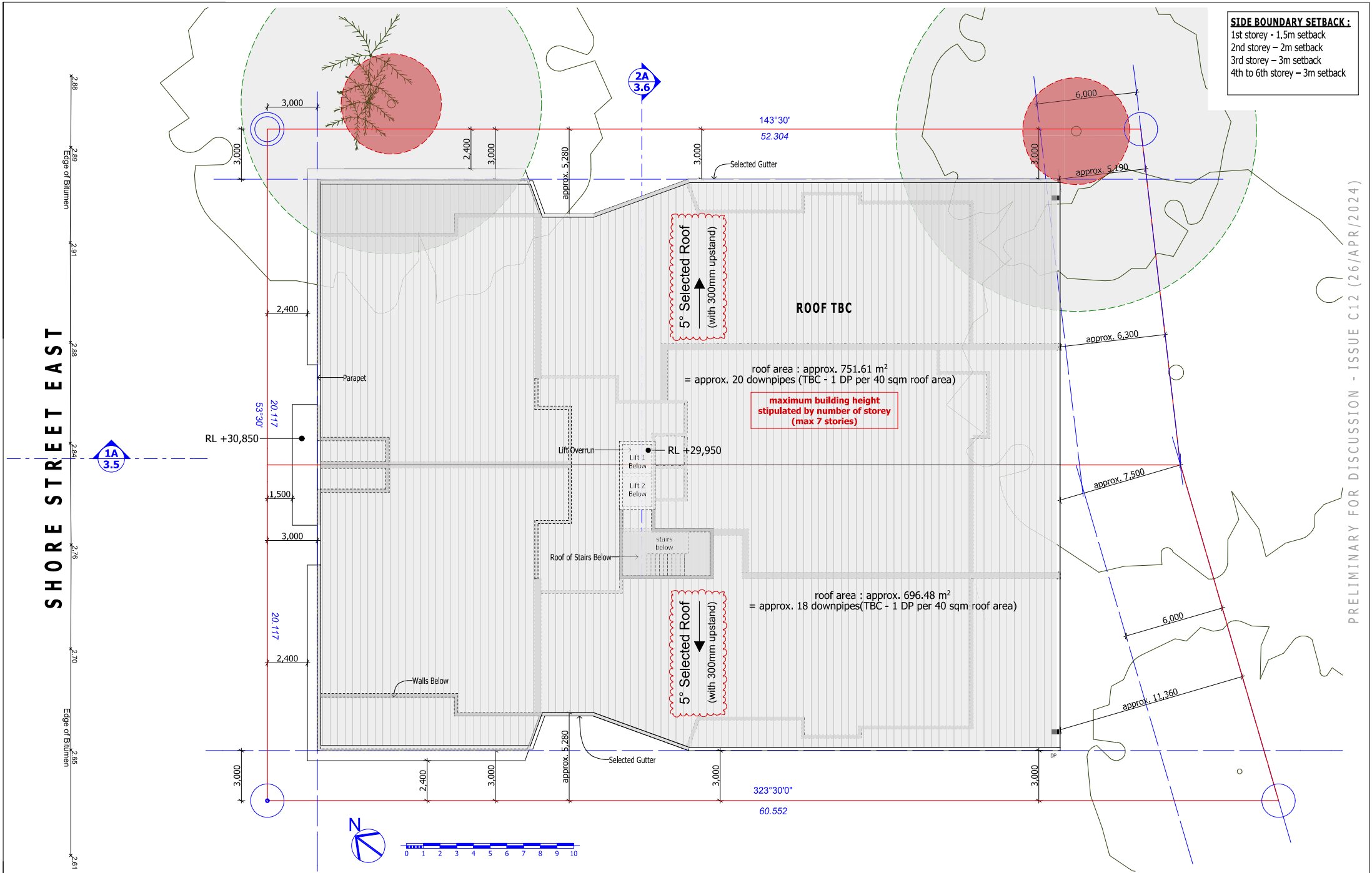
Refer to signed contract documents for final selections and inclusions

NORTH

SCALE
1:200
@A3
PAPER

JOB NUMBER	DRAWING	REVISION
	2.7	C12

E:\RC+\RC+\LOT 12 _67 SHORE ST EAST, CLEVELAND\ARCH\LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND, ISSUE C12_v20240310_rn20240426.pln | 26/04/2024 | 12:04



RC+ Design

BSA License Number 1212835
Email info@rcplusdesign.com.au
Phone 0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
Roof Plan

DESIGNER

ISSUE

C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

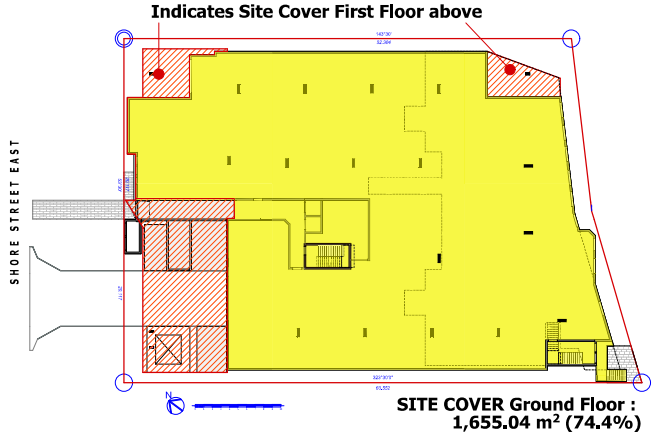
Refer to signed contract documents for final selections and inclusions

NORTH

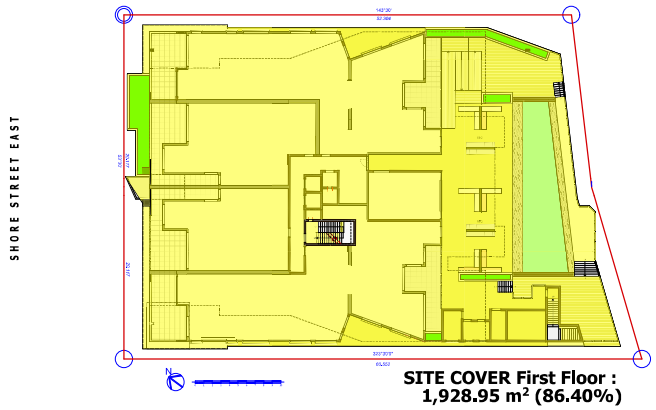
SCALE
1:200
@A3
PAPER

JOB NUMBER	DRAWING	REVISION
	2.8	C12

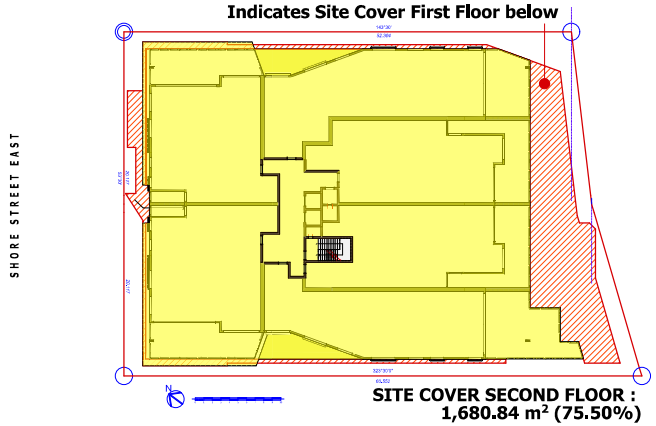
F:\RC+\RC+\LOT 12 _67 SHORE ST EAST, CLEVELAND\ARCH\LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12_v20240310_ch20240426.pln | 26/04/2024 12:04



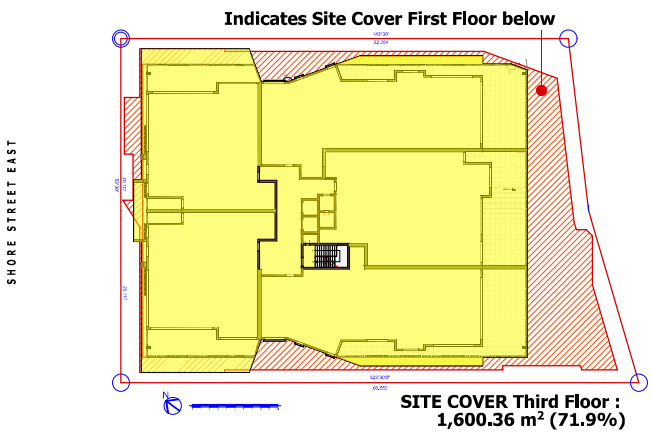
0. Ground Floor



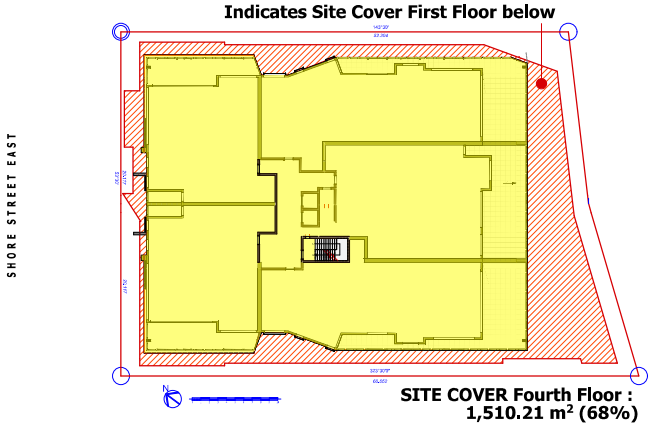
1. First Floor



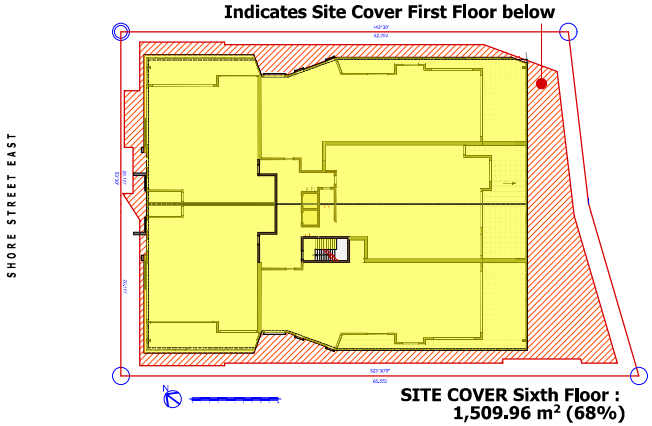
2. Second Floor



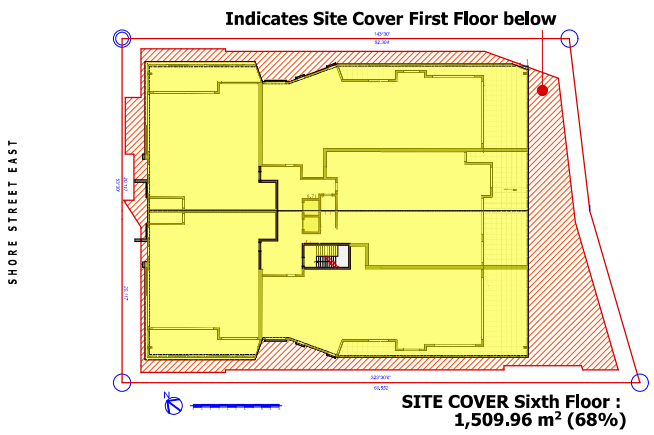
3. Third Floor



4. Fourth Floor



6. Sixth Floor (Penthouse)



6. Sixth Floor (Penthouse)

SITE AREA :
2,226 sqm (approx)
SITE COVER MAX :
1,928.95 m² (86.40%)

SITE COVER, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—
(a)in a landscaped or open space area, including, for example, a gazebo or shade structure; or
(b)a basement that is completely below ground level and used for car parking; or
(c)the eaves of a building; or
(d)a sun shade

NORTH

RC+ Design

BSA License Number 1212835
Phone info@rcplusdesign.com.au
Email 0421197117

LOCATION :
LOT 12 #67
SHORE STREET EAST
CLEVELAND
REDLAND CITY
QLD

CLIENT:
TBC

DRAWING NAME :
SITE COVER

PRELIMINARY ISSUE - REV C12 (26/APR/2024)

ISSUE

C12	26/APR/2024	Preliminary	CH
C11	10/MAR/2024	Preliminary	VT
C10	07/MAR/2024	Preliminary	VT
C9	06/MAR/2024	Preliminary	VT
C8	16/FEB/2024	Preliminary	VT

Refer to signed contract documents for final selections and inclusions

SCALE : 1:625 @A3
JOB NO : #PIn
DRAWING : 2.9

ISSUE : C12

DRAWING LOCATION : SHORE ST EAST, CLEVELANDARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12\DESIGN 2 _ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12_v20240310 _ch20240426.pln | 26/04/2024 | 12:04

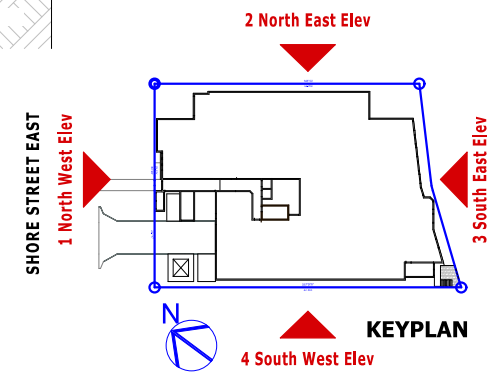
NOTE :
the finished floor level of the habitable Ground Floor areas and all critical infrastructure have been designed to be at or above 3.46m AHD to achieve a minimum 300mm freeboard above the flood level

.1 SITE ELEVATION : NORTH WEST ELEVATION 1:200

PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

COLOUR SCHEDULE - TBC

1. Main Colour - Colorbond Paperbark or similar
2. Screening - Colorbond Surfmist or similar
3. Aluminium Powdercoated Doors & Windows Frame - Dulux Pearl White or similar
3. Ground Floor Walls / Secondary Colour - Dulux Pearl White or similar
4. Feature Tiled Area - Selected Travertine in beige tone / similar
5. Feature Colour A - Colorbond Sandbank or similar
6. Feature Colour B / Shear Walls - Colorbond Pale Eucalyptus or similar
7. Selected Glass Balustrade



RC+ Design

BSA License Number 1212835
Email info@rcplusdesign.com.au
Phone 0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
ELEVATION

DESIGNER

ISSUE

C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

Refer to signed contract documents for final selections and inclusions

NORTH

SCALE 1:200 @A3 PAPER

JOB NUMBER	DRAWING	REVISION
	3.1	C12

E:\RC+\RC+\LOT 12 _67 SHORE ST EAST, CLEVELAND\ARCH\LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12_v20240310_cn20240426.pln | 26/04/2024 | 12:04

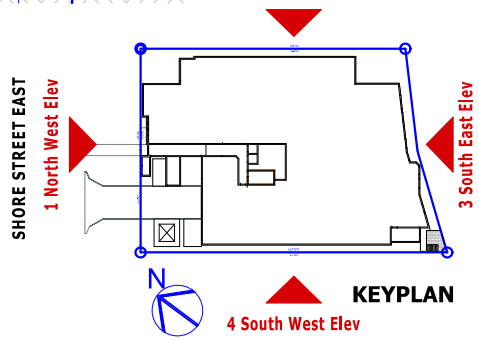
NOTE :
the finished floor level of the habitable Ground Floor areas and all critical infrastructure have been designed to be at or above 3.46m AHD to achieve a minimum 300mm freeboard above the flood level

PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

.2 SITE ELEVATION : NORTH EAST ELEVATION 1:200

COLOUR SCHEDULE - TBC

1. Main Colour - Colorbond Paperbark or similar
2. Screening - Colorbond Surfmist or similar
3. Aluminium Powdercoated Doors & Windows Frame - Dulux Pearl White or similar
3. Ground Floor Walls / Secondary Colour - Dulux Pearl White or similar
4. Feature Tiled Area - Selected Travertine in beige tone / similar
5. Feature Colour A - Colorbond Sandbank or similar
6. Feature Colour B / Shear Walls - Colorbond Pale Eucalyptus or similar
7. Selected Glass Balustrade



RC+ Design
BSA License Number 1212835
Email info@rcplusdesign.com.au
Phone 0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
ELEVATION

DESIGNER

ISSUE			
C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

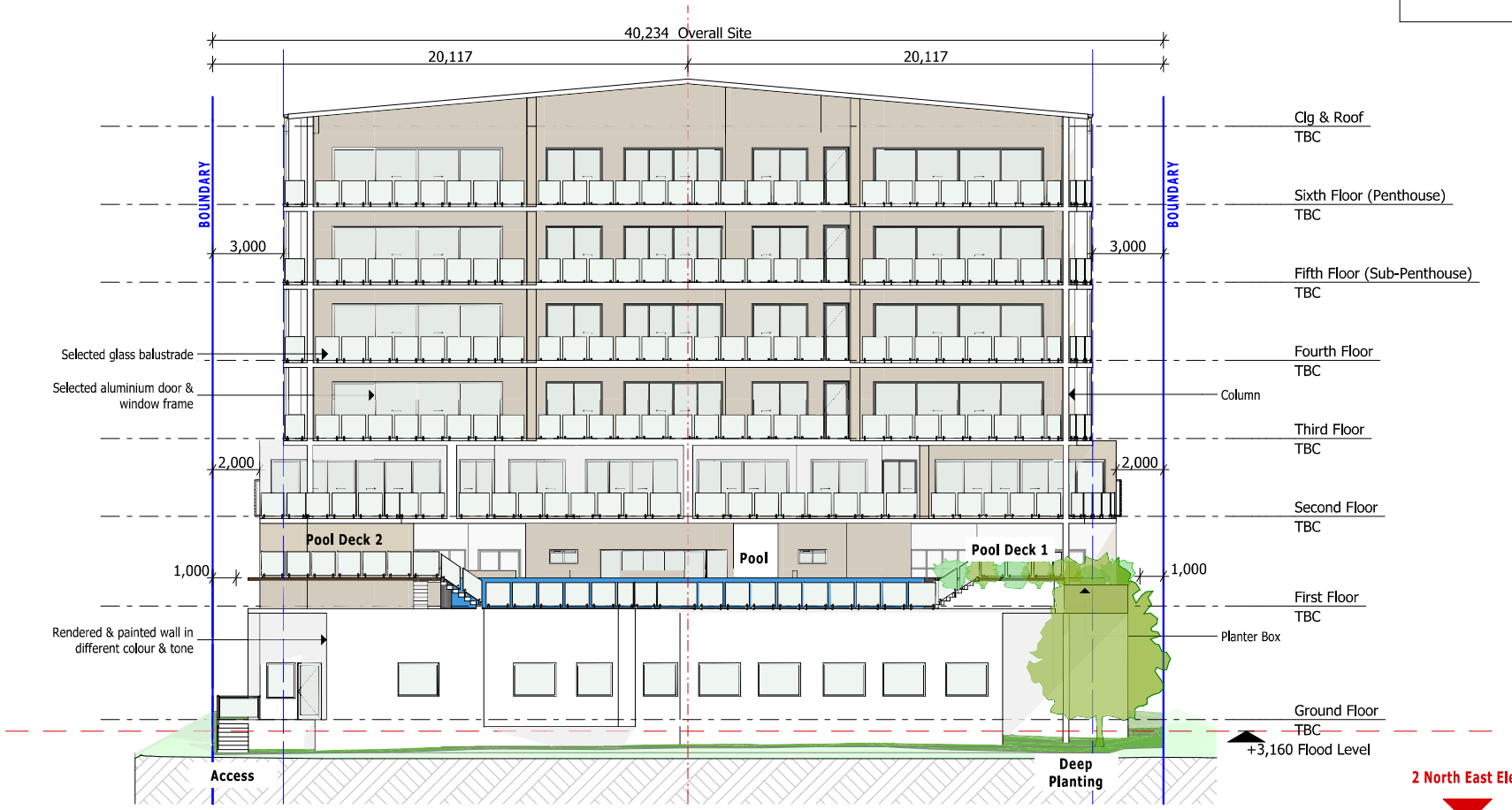
Refer to signed contract documents for final selections and inclusions

NORTH

SCALE 1:200 @A3 PAPER

JOB NUMBER	DRAWING	REVISION
	3.2	C12

NOTE :
the finished floor level of the habitable Ground Floor areas and all critical infrastructure have been designed to be at or above 3.46m AHD to achieve a minimum 300mm freeboard above the flood level

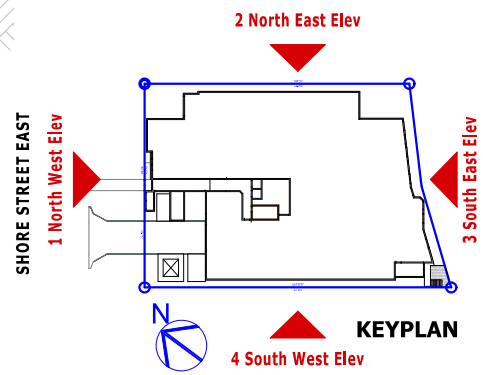


.3 SITE ELEVATION : SOUTH EAST ELEVATION 1:200

PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

COLOUR SCHEDULE - TBC

1. Main Colour - Colorbond Paperbark or similar
2. Screening - Colorbond Surfmist or similar
3. Aluminium Powdercoated Doors & Windows Frame - Dulux Pearl White or similar
3. Ground Floor Walls / Secondary Colour - Dulux Pearl White or similar
4. Feature Tiled Area - Selected Travertine in beige tone / similar
5. Feature Colour A - Colorbond Sandbank or similar
6. Feature Colour B / Shear Walls - Colorbond Pale Eucalyptus or similar
7. Selected Glass Balustrade



RC+ Design
BSA License Number 1212835
Email info@rcplusdesign.com.au
Phone 0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
ELEVATION

DESIGNER

ISSUE			
C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

Refer to signed contract documents for final selections and inclusions

NORTH

SCALE 1:200 @A3 PAPER

JOB NUMBER	DRAWING	REVISION
	3.3	C12

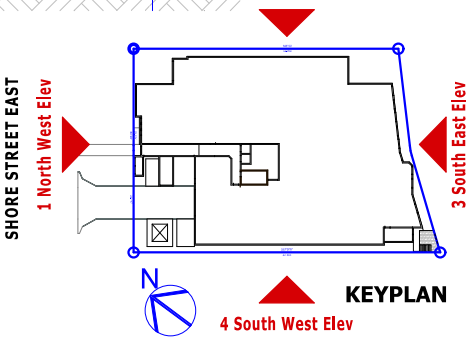
E:\RC+\RC+\LOT 12 _67 SHORE ST EAST, CLEVELAND\ARCH\LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12_v20240310_cn20240426.pln | 26/04/2024 12:04

NOTE :
the finished floor level of the habitable Ground Floor areas and all critical infrastructure have been designed to be at or above 3.46m AHD to achieve a minimum 300mm freeboard above the flood level

.4 SITE ELEVATION : SOUTH WEST ELEVATION 1:200

COLOUR SCHEDULE - TBC

1. Main Colour - Colorbond Paperbark or similar
2. Screening - Colorbond Surfmist or similar
3. Aluminium Powdercoated Doors & Windows Frame - Dulux Pearl White or similar
3. Ground Floor Walls / Secondary Colour - Dulux Pearl White or similar
4. Feature Tiled Area - Selected Travertine in beige tone / similar
5. Feature Colour A - Colorbond Sandbank or similar
6. Feature Colour B / Shear Walls - Colorbond Pale Eucalyptus or similar
7. Selected Glass Balustrade



RC+ Design
BSA License Number 1212835
Email info@rcplusdesign.com.au
Phone 0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
ELEVATION

DESIGNER

ISSUE

C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

Refer to signed contract documents for final selections and inclusions

NORTH

SCALE 1:200 @A3 PAPER

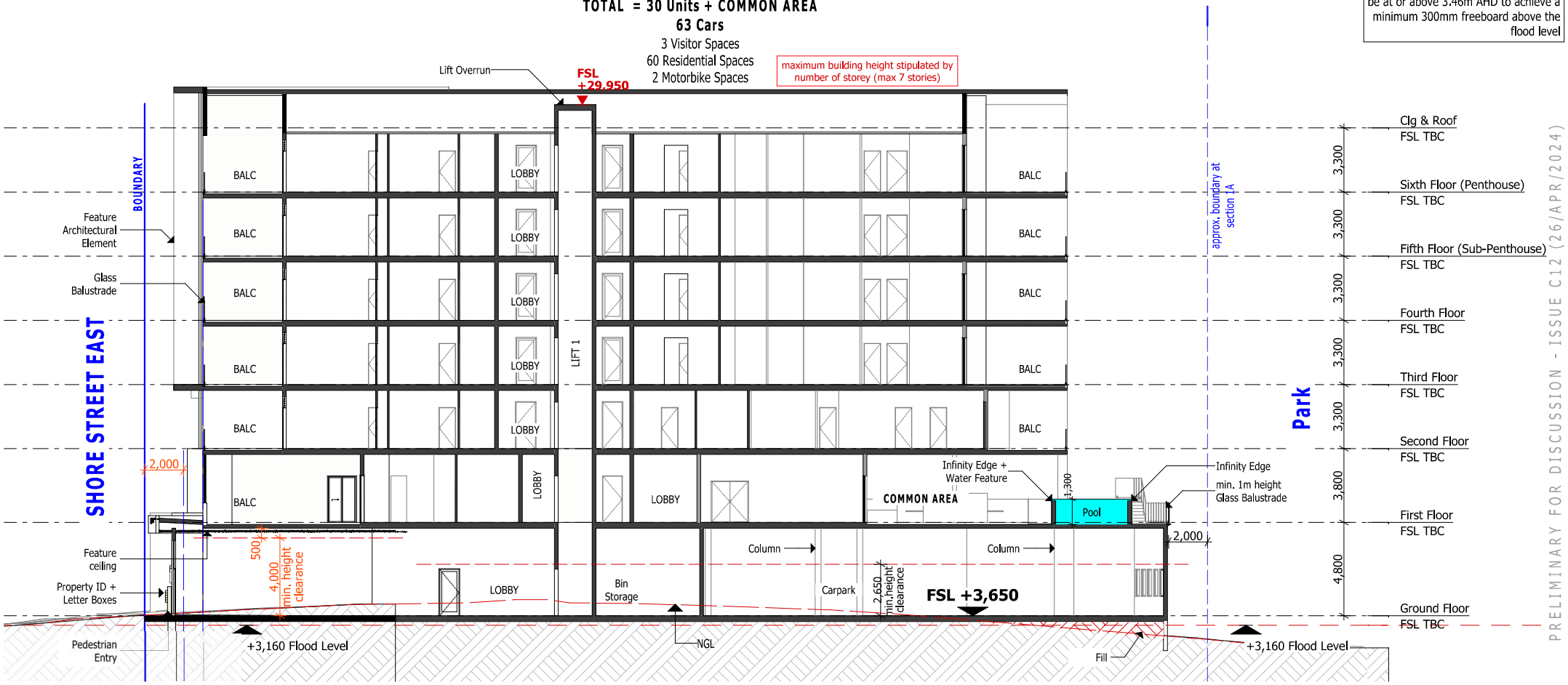
JOB NUMBER	DRAWING	REVISION
	3.4	C12

E:\RC+\RC\LOT 12 _67 SHORE ST EAST, CLEVELAND\ARCH\LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE C12_v20240310_cn20240426.pln | 26/04/2024 | 12:04

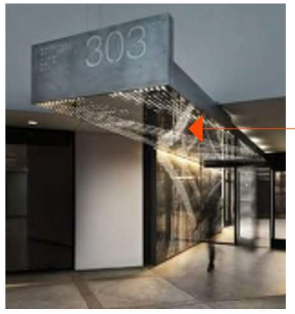
NOTE :
the finished floor level of the habitable Ground Floor areas and all critical infrastructure have been designed to be at or above 3.46m AHD to achieve a minimum 300mm freeboard above the flood level

TOTAL = 30 Units + COMMON AREA
63 Cars
3 Visitor Spaces
60 Residential Spaces
2 Motorbike Spaces

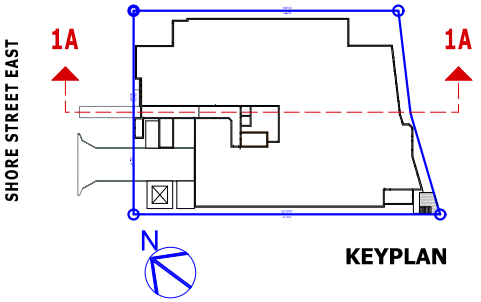
maximum building height stipulated by number of storey (max 7 stories)



1A SECTION 1A **1:200**



reference for feature ceiling



KEYPLAN

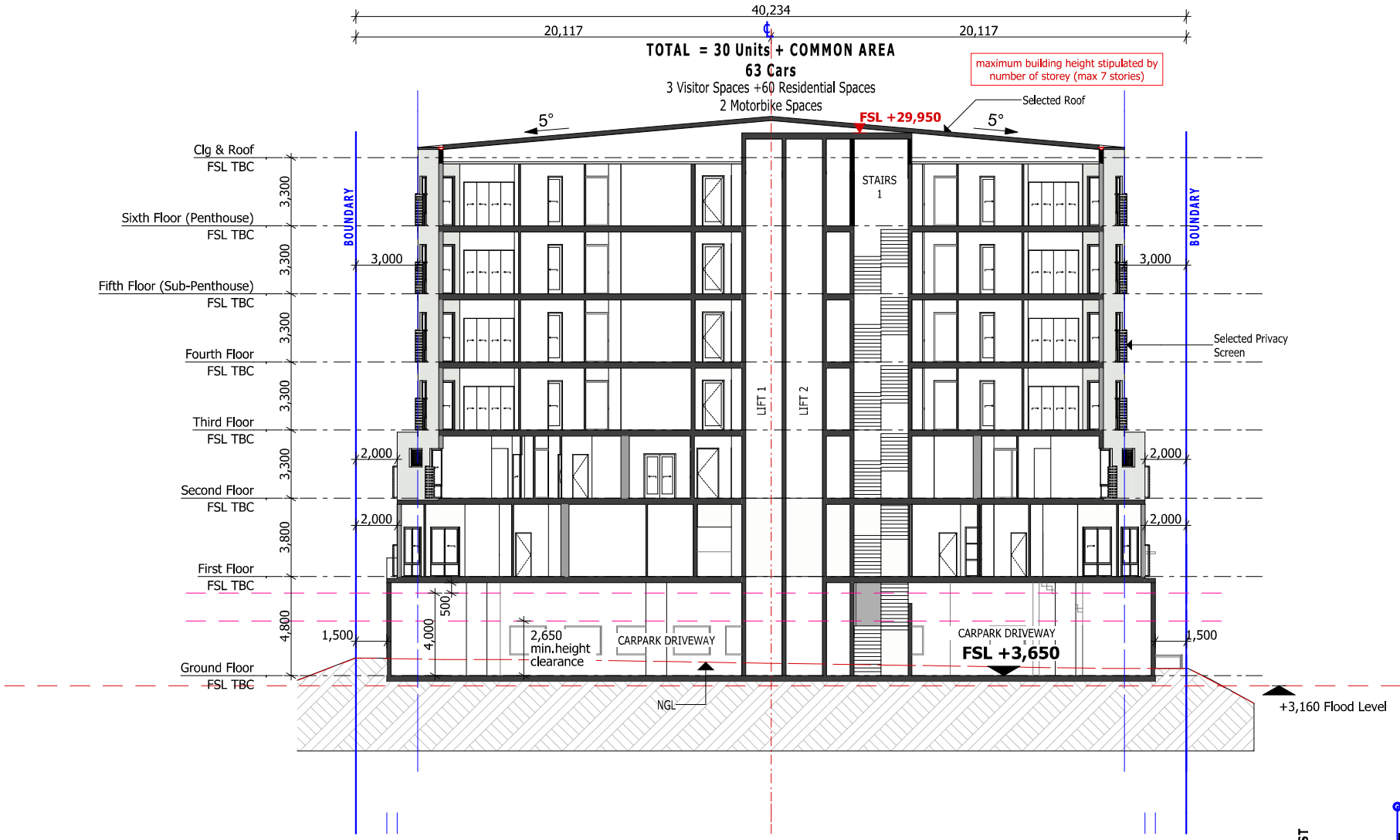
RC+ Design	BSA License Number 1212835 Email info@rcplusdesign.com.au Phone 0421197117	CLIENT TBC LOCATION LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD	DRAWING NAME SECTIONS DESIGNER

ISSUE			
C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

Refer to signed contract documents for final selections and inclusions

NORTH	SCALE	JOB NUMBER	DRAWING	REVISION
	1:200 @A3 PAPER		3.5	C12

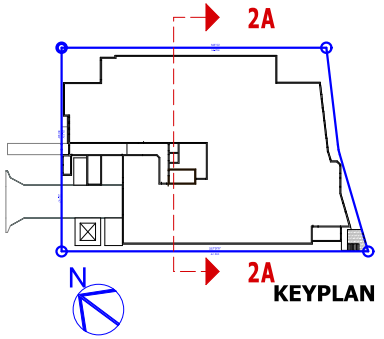
NOTE :
the finished floor level of the habitable Ground Floor areas and all critical infrastructure have been designed to be at or above 3.46m AHD to achieve a minimum 300mm freeboard above the flood level



2A SECTION 2A **1:200**

PRELIMINARY FOR DISCUSSION - ISSUE C12 (26/APR/2024)

SHORE STREET EAST



KEYPLAN

RC+ Design	BSA License Number 1212835 Email info@rcplusdesign.com.au Phone 0421197117	**CLIENT** TBC **LOCATION** LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD	**DRAWING NAME** SECTIONS **DESIGNER**

ISSUE

C12	26/APR/2024	Preliminary Issue	CH
C11	10/MAR/2024	Preliminary Issue	VT
C10	07/MAR/2024	Preliminary Issue	VT

Refer to signed contract documents for final selections and inclusions

NORTH	SCALE	JOB NUMBER	DRAWING	REVISION
	1:200 @A3 PAPER		3.6	C12

Appendix B Survey Plan

SURVEY LOCATION

SEE NOTE

The red dashed lines on this Plan represent an approximation of the boundary positions for this site and may not be located in its true position in relation to the Levels and Features shown here on. Additional Survey work is required to position the boundary and the Features in their correct relation to each other. Please contact Axis Surveys for additional advice before relying on the boundary position on this Plan for design purposes.

SETOUT EXTRA FEES ALERT (Designer/Builder Etc.)

This Contour and Feature Survey as prepared by Axis Surveys does not address the location of boundaries. Because of the age of the subject plan / and / or missing boundary pegs, Axis Surveys will require additional fees for extra control work to enable us to setout any proposed building work. Please contact this office for further advice.

BOUNDARY MARKS

NOTE Unless otherwise stated no boundary marks have been located, and those that have, have not been checked and may not be correct

Sewerage Note

NOTE Sewer manhole/s not located must be found on site prior to construction

Contour & Feature Survey ©

AXIS SURVEYS

Unit 5/23 Overlord Place, ACACIA RIDGE, Qld, 4110
Ph (07) 3363 8100 www.axissurveys.com.au

LOT 12 - 13 **on** C14563

#67-69 Shore Street East

Suburb Cleveland

Local Auth Redland City Council

Area As Shown

Client:

Mayer Hou c/o RC+ DESIGN

Order No:

NOTES TO BE READ BEFORE USING THIS PLAN

This Plan has limitations regarding its use for some applications. Please contact this office if there is any doubt about the suitability of this plan for the intended use. These notes form part of this plan and they must remain with the plan or any copies. The limitations of this plan are detailed in the link below, with the main ones being:-

1. This plan has been prepared for our client & should not be used by others without approval.
2. The boundaries shown have been sourced from the subject survey plan or as noted, and have not been checked, unless a boundary identification survey has been completed by Axis Surveys.
3. Distances from features to the shown boundaries should not be used or relied upon.
4. If positional accuracy is critical a boundary identification survey may be required.
5. The certificate of title has not been searched and should be checked for any encumbrances.
6. The contours may not represent the local authority's definition of "Ground Level"
7. A flood search has not been carried out. Check with local council for min. and max. construction heights.
8. Non visible services (if shown), have been plotted from the relevant authority's records or from other sources and may not be accurate. Services should be exposed before design or construction commences.
9. The position of any subsurface structures have not been investigated.
10. The north point has been taken from the survey plan and may not be suitable for all uses.

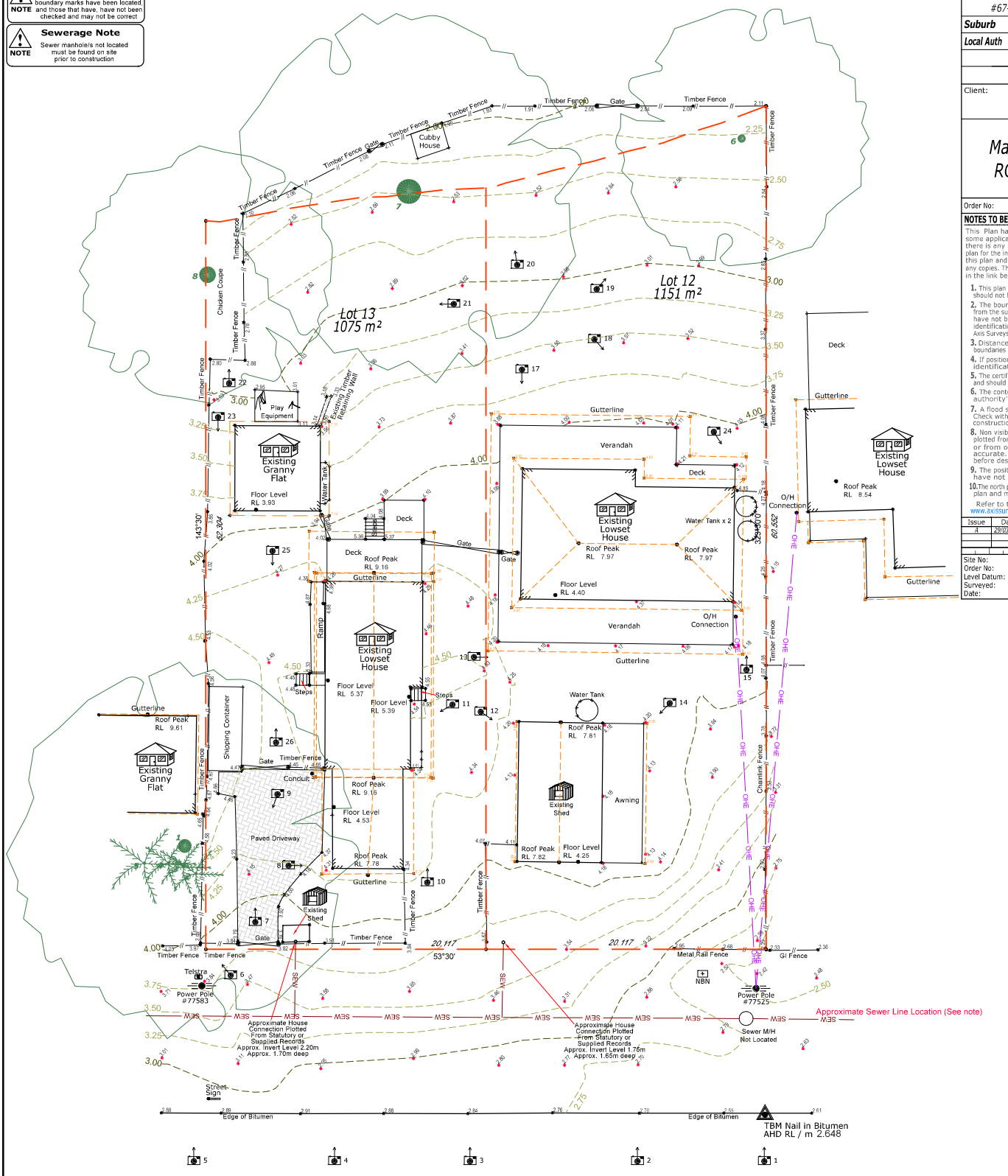
Refer to this link for more information www.axissurveys.com.au/alertsanddisclaimers/

Issue	Date	Amendment	By
A	25/03/2022	Original Issue	GCU

Site No: 2200896
Order No: X464541
Level Datum: AHD
Surveyed: LD
Date: 25/03/2022

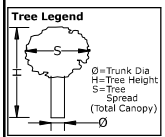
Scale: 1:200

PAGE 1 OF 1



Shore Street East

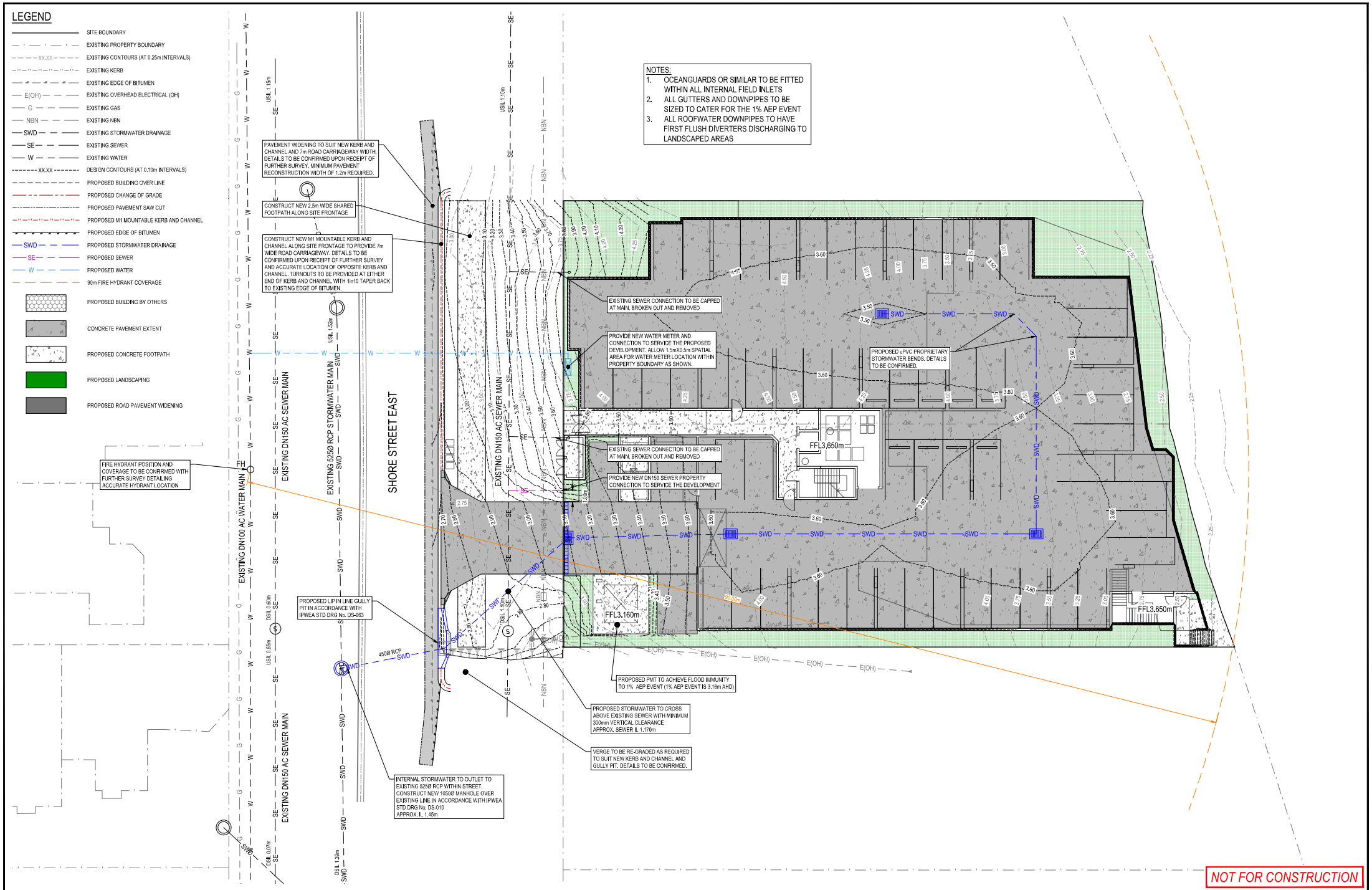
Tree Legend



TREE SCHEDULE

No.	Name	T.'Ø'	Spr.'Ø'	'H'
1	TREE	1.00 m	25.0 m	20.0 m
2	PALM	0.25 m	4.0 m	15.0 m
3	PALM	0.25 m	4.0 m	13.0 m
4	PALM	0.25 m	4.0 m	13.0 m
5	PALM	0.25 m	6.0 m	13.0 m
6	TREE	0.60 m	18.0 m	8.0 m
7	TREE	1.80 m	25.0 m	14.0 m
8	TREE	1.20 m	18.0 m	18.0 m

Appendix C Civil Works Drawings



PITCH BLACK GROUP

REV	REVISION DETAILS	DRWN	APP'D	DATE
C	FOR APPROVAL	JB	NG	10.05.24
B	FOR APPROVAL	JB	NG	01.02.24
A	PRELIMINARY ISSUE	IE	NG	19.01.24

DESIGNED I.ERNST
DRAWN I.ERNST
CHECKED N.GREEN
APPROVED

THIS DRAWING INCLUDES COLOURED INFORMATION. COPIES OF THIS DRAWING MUST BE PRODUCED IN COLOUR

DO NOT SCALE FROM DRAWING

0 3 6 9 12
SCALE 1: 150 SCALE IN m

PROJECT: PROPOSED DEVELOPMENT
67 & 69 SHORE STREET EAST
CLEVELAND, QLD, 4163.

DISCIPLINE: CIVIL

STATUS: PRELIMINARY ISSUE

SHEET TITLE: CONCEPT SERVICES LAYOUT

PROJECT NUMBER: 23191

DRAWING NUMBER: 23191-DWG-CV-CV-SK001

REV: C

LEGEND

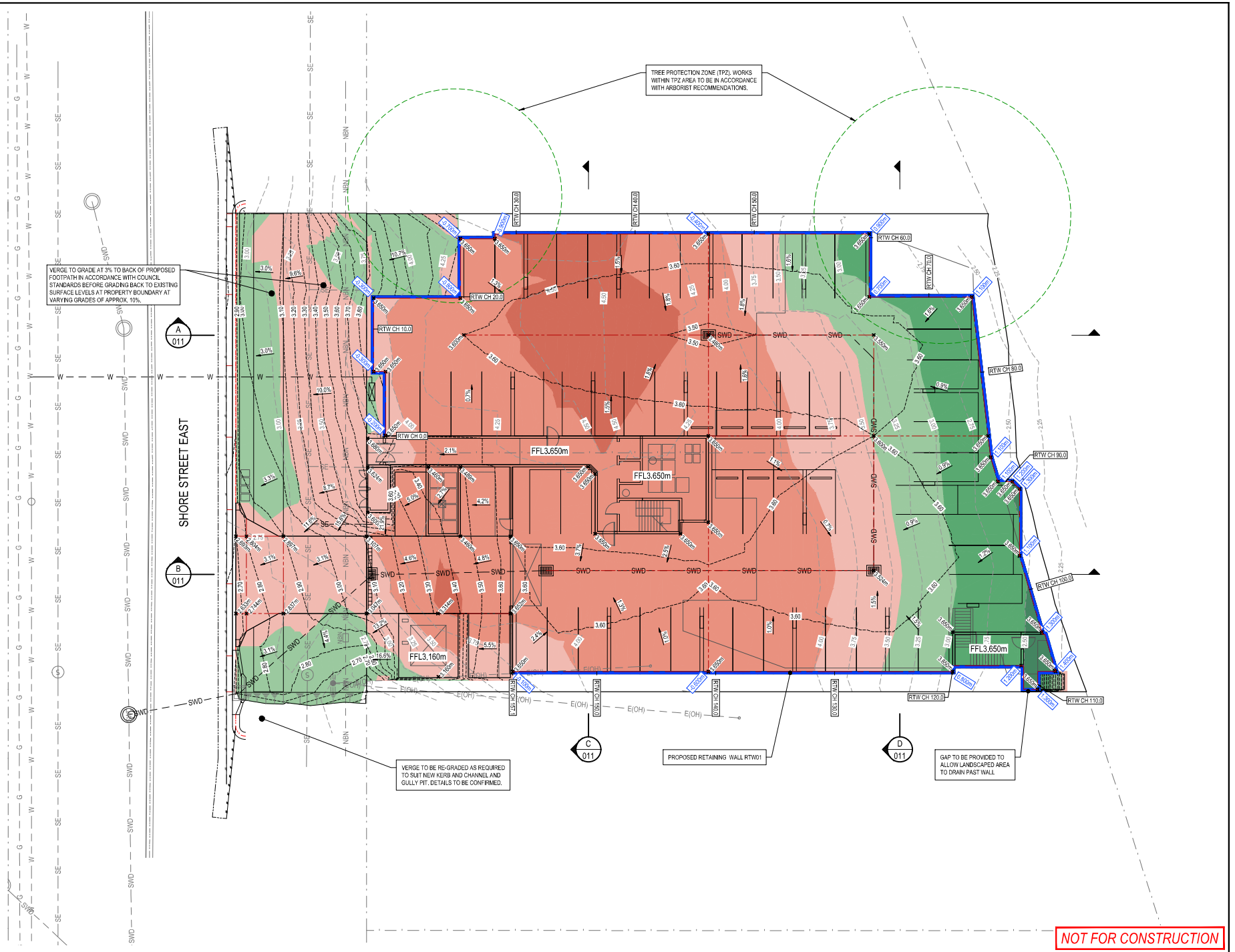
- SITE BOUNDARY
- EXISTING PROPERTY BOUNDARY
- EXISTING CONTOURS (AT 0.25m INTERVALS)
- EXISTING KERB
- EXISTING EDGE OF BITUMEN
- E(OH) EXISTING OVERHEAD ELECTRICAL (OH)
- G EXISTING GAS
- SWD EXISTING STORMWATER DRAINAGE
- SE EXISTING SEWER
- NBN EXISTING NBN
- W EXISTING WATER
- XX.XX DESIGN CONTOURS (AT 0.10m INTERVALS)
- PROPOSED BUILDING OVER LINE
- PROPOSED CHANGE OF GRADE
- PROPOSED PAVEMENT SAW CUT
- TREE PROTECTION ZONE
- PROPOSED M1 MOUNTABLE KERB AND CHANNEL
- PROPOSED EDGE OF BITUMEN
- SWD PROPOSED STORMWATER DRAINAGE
- SE PROPOSED SEWER
- W PROPOSED WATER
- PROPOSED RETAINING WALL
- XX.XXXm FINISHED SURFACE ELEVATION LABEL
- XX.XXXm EXISTING SURFACE ELEVATION LABEL
- XX.XXXm PROPOSED RETAINING WALL HEIGHT
- X.X% PROPOSED SURFACE SLOPE

EARTHWORKS LEVELS

1. EARTHWORKS VOLUMES AND LEVELS BASED ON DRIVEWAY THICKNESS OF 150mm AND BUILDING SLAB THICKNESS OF 150mm. REFER STRUCTURAL DESIGN DRAWINGS AT DETAILED DESIGN STAGE FOR FINAL PAD THICKNESS.
2. ALL RETAINING WALL HEIGHTS ARE GIVEN FROM EXISTING SURFACE TO DESIGN (FINISHED) SURFACE.

EARTHWORKS VOLUMES (EXISTING SURFACE TO EARTHWORKS SURFACE)	
TOTAL CUT	1015m³
TOTAL FILL	230m³
TOTAL BALANCE (CUT TO EXPORT)	785m³

CUT & FILL LEGEND		
MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOUR
-1.500m	-1.000m	
-1.000m	-0.500m	
-0.500m	0.000m	
0.000m	0.500m	
0.500m	1.000m	
1.000m	1.500m	



NOT FOR CONSTRUCTION

PITCH BLACK GROUP

REV	REVISION DETAILS	DRWN	APP'D	DATE
C	FOR APPROVAL	JB	NG	10.05.24
B	FOR APPROVAL	JB	NG	01.02.24
A	PRELIMINARY ISSUE	IE	NG	19.01.24

DESIGNED I.ERNST
DRAWN I.ERNST
CHECKED N.GREEN
APPROVED

THIS DRAWING INCLUDES COLOURED INFORMATION. COPIES OF THIS DRAWING MUST BE PRODUCED IN COLOUR

DO NOT SCALE FROM DRAWING

SCALE 1: 150 SCALE IN m (0, 3, 6, 9, 12)

PROJECT: PROPOSED DEVELOPMENT
67 & 69 SHORE STREET EAST
CLEVELAND, QLD, 4163.

DISCIPLINE: CIVIL

STATUS: PRELIMINARY ISSUE

SHEET TITLE: CONCEPT EARTHWORKS LAYOUT

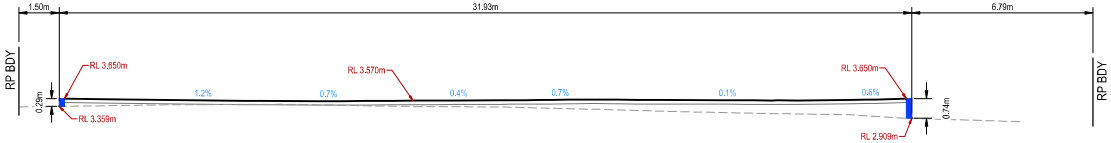
PROJECT NUMBER: 23191

DRAWING NUMBER: 23191-DWG-CV-CV-SK010

REV: C

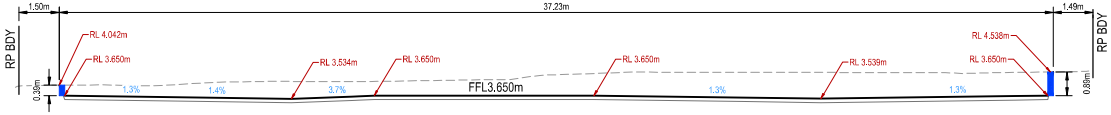
LEGEND

- DESIGN SURFACE
- BULK EARTHWORKS SURFACE
- DATUM LINE
- EXISTING SURFACE
- PROPOSED RETAINING WALL
- X.X% PROPOSED SURFACE SLOPE



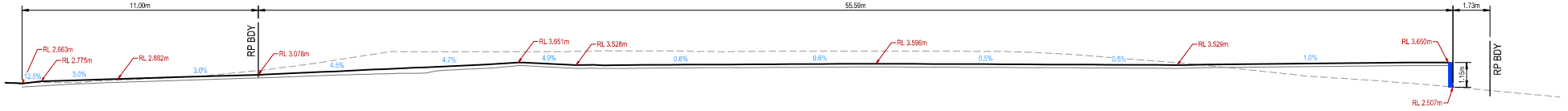
DATUM 1.000

SECTION D
SCALE 1:100 010



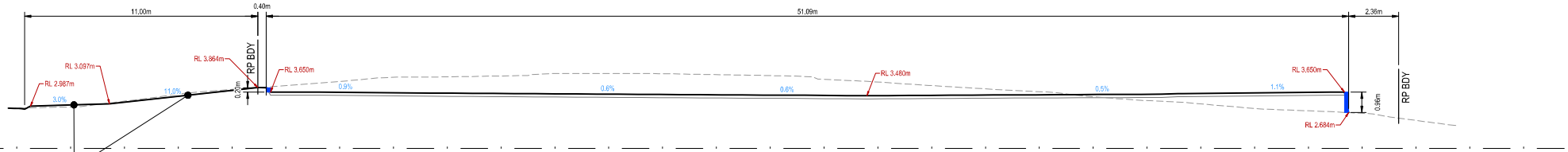
DATUM 1.000

SECTION C
SCALE 1:100 010



DATUM 1.000

SECTION B
SCALE 1:100 010



DATUM 1.000

VERGE TO GRADE AT 3% TO BACK OF PROPOSED FOOTPATH IN ACCORDANCE WITH COUNCIL STANDARDS BEFORE GRADING BACK TO EXISTING SURFACE LEVELS AT PROPERTY BOUNDARY AT VARYING GRADES OF APPROX. 10%.

SECTION A
SCALE 1:100 010

NOT FOR CONSTRUCTION

PITCH BLACK GROUP

REV	REVISION DETAILS	DRWN	APP'D	DATE
C	FOR APPROVAL	JB	NG	10.05.24
B	FOR APPROVAL	JB	NG	01.02.24
A	PRELIMINARY ISSUE	IE	NG	19.01.24

DESIGNED	I.ERNST
DRAWN	I.ERNST
CHECKED	N.GREEN
APPROVED	

THIS DRAWING INCLUDES COLOURED INFORMATION. COPIES OF THIS DRAWING MUST BE PRODUCED IN COLOUR

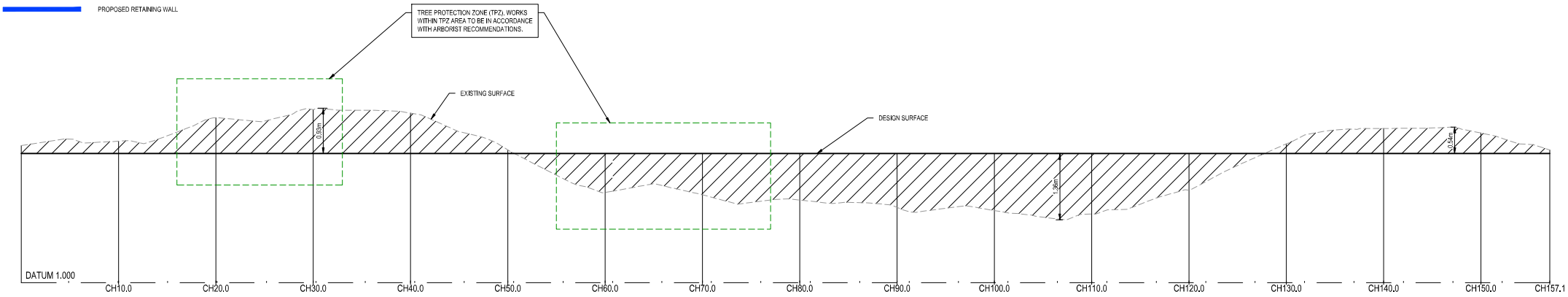
DO NOT SCALE FROM DRAWING

SCALE 1: 100 SCALE IN m

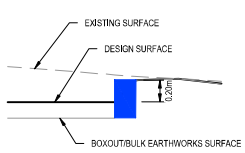
PROJECT	PROPOSED DEVELOPMENT 67 & 69 SHORE STREET EAST CLEVELAND, QLD, 4163.
DISCIPLINE	CIVIL
STATUS	PRELIMINARY ISSUE
SHEET TITLE	CONCEPT EARTHWORKS SITE SECTIONS
PROJECT NUMBER	23191
DRAWING NUMBER	23191-DWG-CV-CV-SK011
REV	C

LEGEND

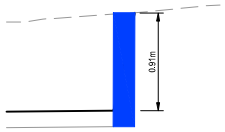
- DESIGN SURFACE
- BULK EARTHWORKS SURFACE
- DATUM LINE
- EXISTING SURFACE
- PROPOSED RETAINING WALL



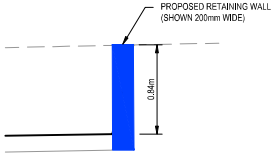
PROPOSED RETAINING WALL RTW01
LONGITUDINAL PROFILE
SCALE 1:200 (H) | 1:40 (V)
[5x VERTICAL EXAGGERATION]



CH 10.0

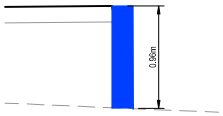


CH 20.0

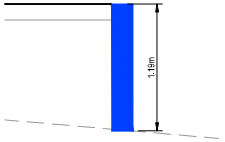


CH 40.0

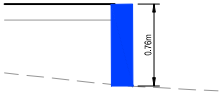
CH 60.0



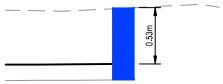
CH 80.0



CH 100.0

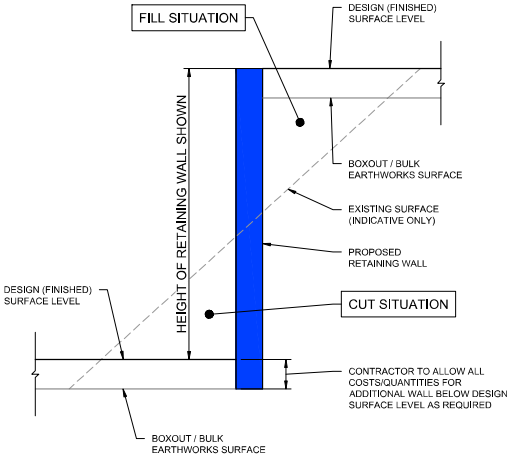


CH 120.0

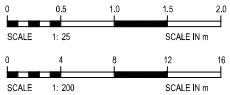


CH 140.0

PROPOSED RETAINING WALL RTW01
SELECTED CROSS SECTIONS
SCALE 1:25



RETAINING WALL TYPICAL SECTION
NTS



NOT FOR CONSTRUCTION

PITCH BLACK GROUP

REV	REVISION DETAILS	DRWN	APP'D	DATE
A	FOR APPROVAL	JB	NG	10.05.24

DESIGNED	I.ERNST
DRAWN	I.ERNST
CHECKED	N.GREEN
APPROVED	

THIS DRAWING INCLUDES COLOURED INFORMATION. COPIES OF THIS DRAWING MUST BE PRODUCED IN COLOUR.

DO NOT SCALE FROM DRAWING

PROJECT	PROPOSED DEVELOPMENT 67 & 69 SHORE STREET EAST CLEVELAND, QLD, 4163.
DISCIPLINE	CIVIL
STATUS	PRELIMINARY ISSUE
SHEET TITLE	CONCEPT RETAINING WALL RTW01 SECTIONS
PROJECT NUMBER	23191
DRAWING NUMBER	23191-DWG-CV-CV-SK012
REV	A