

A MENDED IN RED
1 0 JUL 2012
By: Matt Teo (name)
of the ULDA

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 13 / 7 / 12



CARPICOORN HIGHWAY

- 1 Carparking
- 2 Reception/Cafe
- 3 Training Room
- 4 Kitchen
- 5 Staff Room
- 6 Dining
- 7 Outdoor Dining
- 8 Pool
- 9 Tennis/Basketball Court
- 10 Gym
- 11 Breezeway
- 12 Facilities Courtyard
- 13 Laundry
- 14 BBQ/Shelter
- 15 Tree Lined Boulevards
- 16 Communal Open Space
- 17 Accommodation Green Space/Courtyards
- 18 Landscape Buffer
- 19 Bio-Swale
- 20 Entry Sign
- 21 Bus Bay

Development Summary

Accommodation	492
Carparking	375
BBQ Facilities	5
Laundry Facilities	2



North Elevation

1:250



West Elevation

1:250

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LIGHTWAVE
ARCHITECTURAL

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E. info@lightwave.com.au
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CLIENT:
Kymron Pty Ltd

PROJECT:
Village National Blackwater

DRAWING:
Overall Elevations

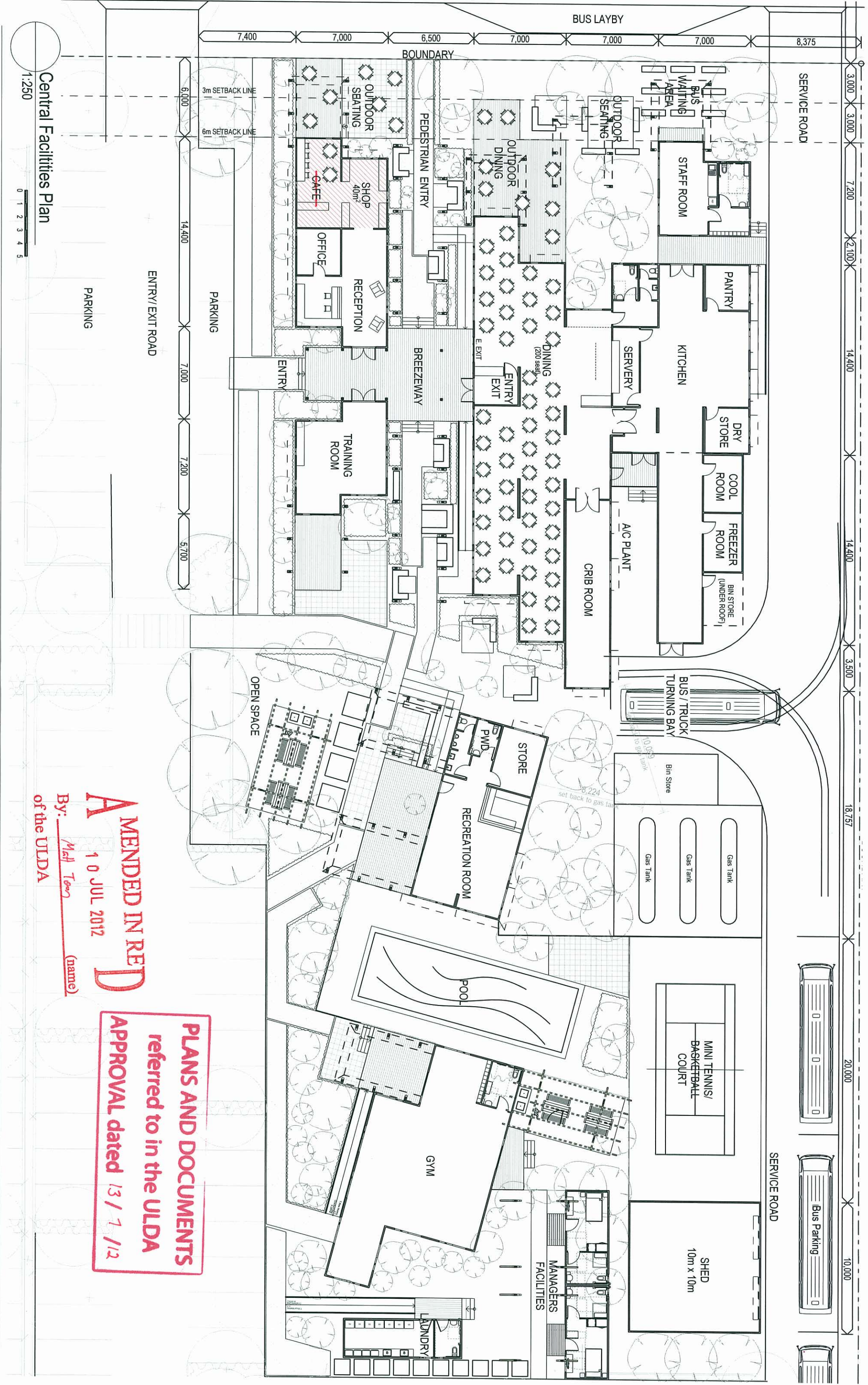
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DATE: 09/03/2012
DESIGN: -
DRAWN: -

JOB NO.: 1434
DWG NO.: DA 00.3
ISSUE NO.: D



STREETSCAPE PERSPECTIVE

PLANS AND DOCUMENTS
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Central Facilities Plan
1:250



LW LIGHTWAVE
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CLIENT:
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PROJECT:
Village National Blackwater

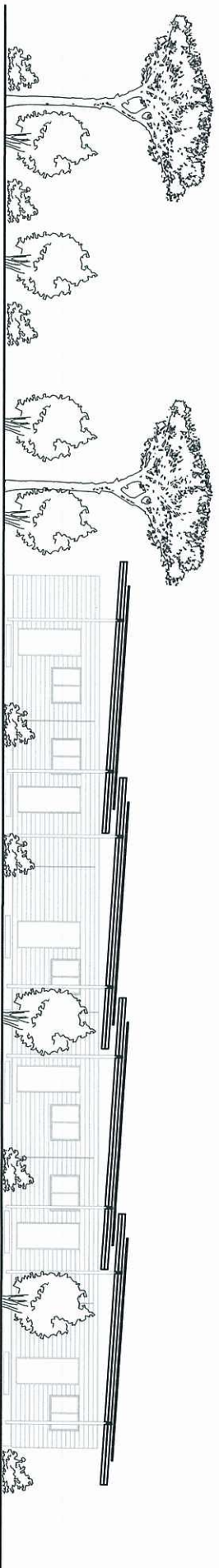
DRAWING:
Site Plan

AMENDED IN RED
10 JUL 2012
By: Malcolm (name)
of the ULDA

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 13 / 1 / 12

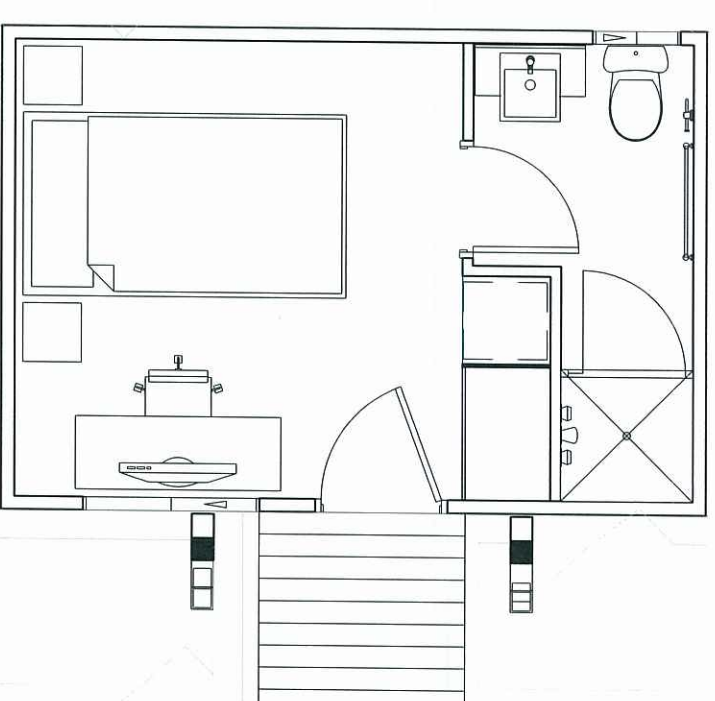
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JOB NO.: 1434
DWG NO.: DA 00.2
ISSUE NO.: E



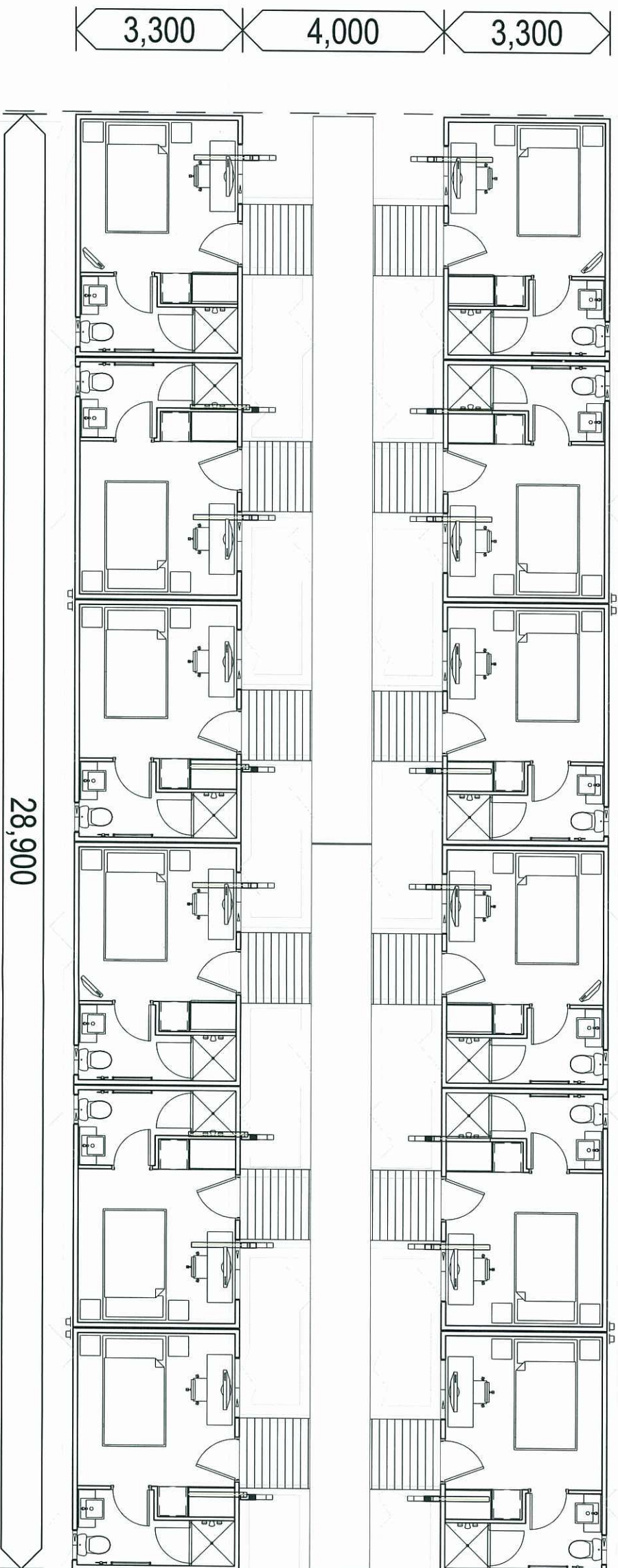
Accommodation Section C

1:200



Accommodation Floor Plan

1:50



Overall Accommodation Floor Plan

1:100

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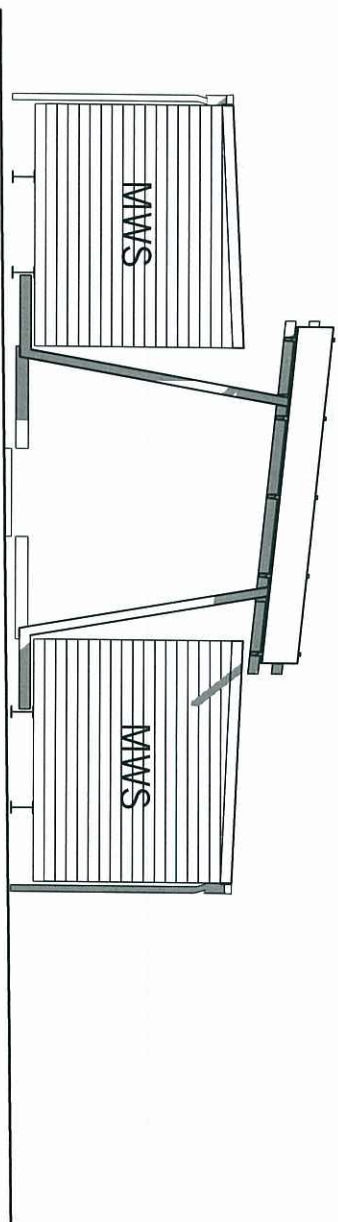
CLIENT:
Kyrrom Pty Ltd

PROJECT:
Village National Blackwater

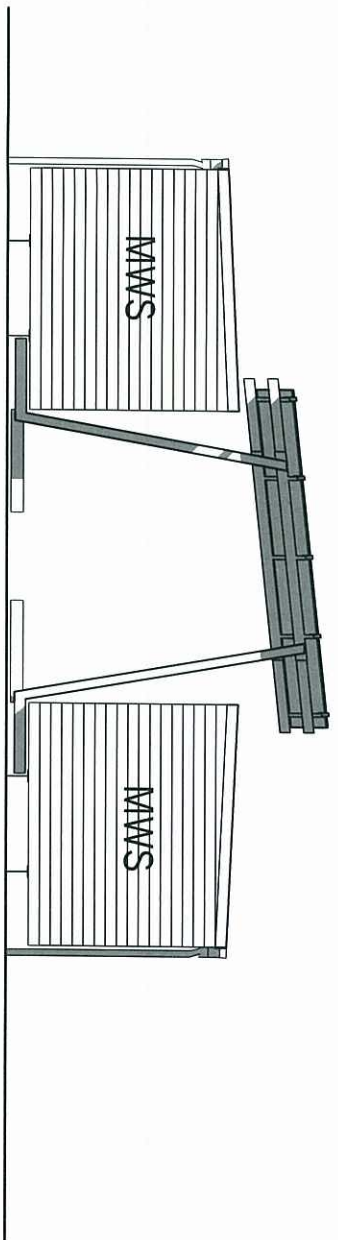
DRAWING:
Accommodation Plan & Elevations

SCALE: A3 @ 1:100, 1:200, 1:50
DATE: 09/03/2012
DESIGN: -
DRAWN: -

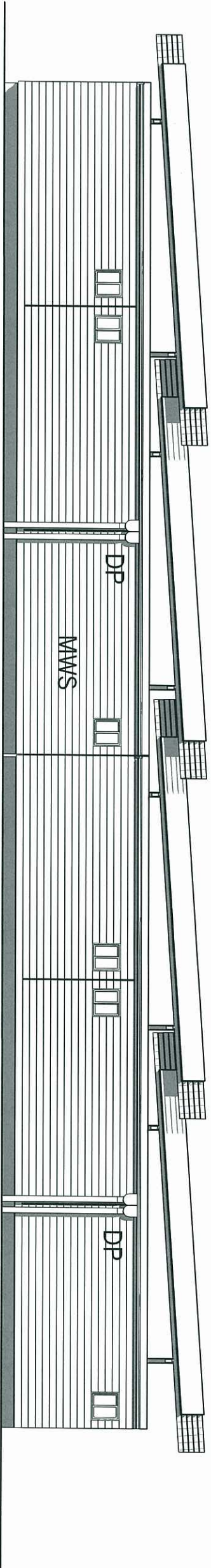
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DWG NO.: DA 00.5
ISSUE NO.: D



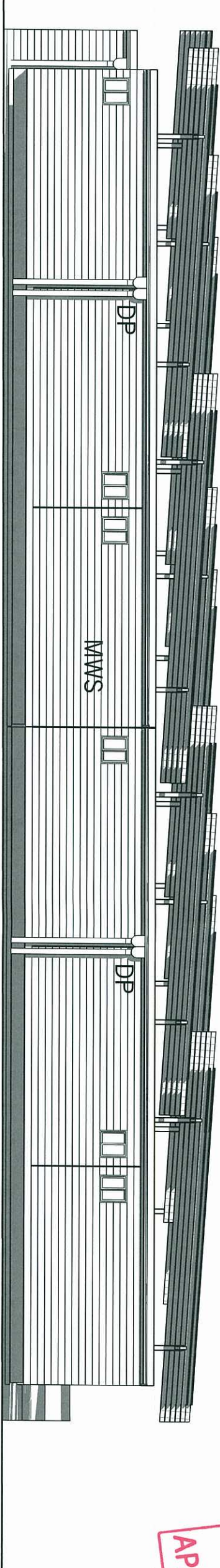
Accommodation West Elevation
1:100



Accommodation East Elevation
1:100



Accommodation South Elevation
1:100



Accommodation North Elevation
1:100

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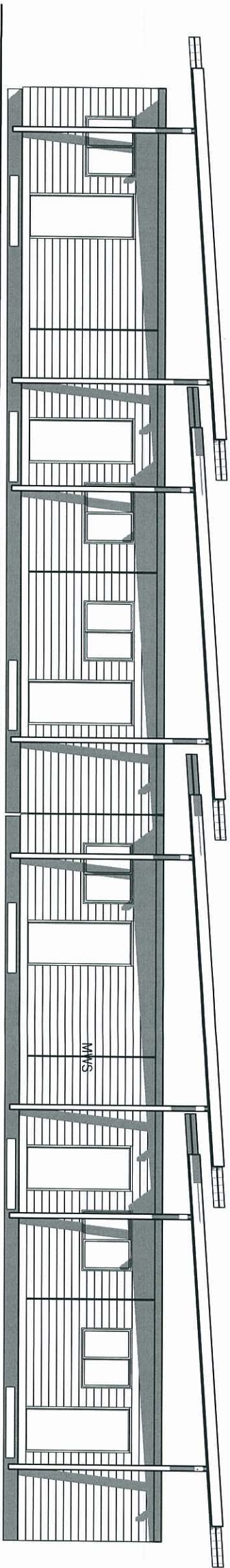
CLIENT:
Kyronn Pty Ltd

PROJECT:
Village National Blackwater

DRAWING:
Accommodation Elevations

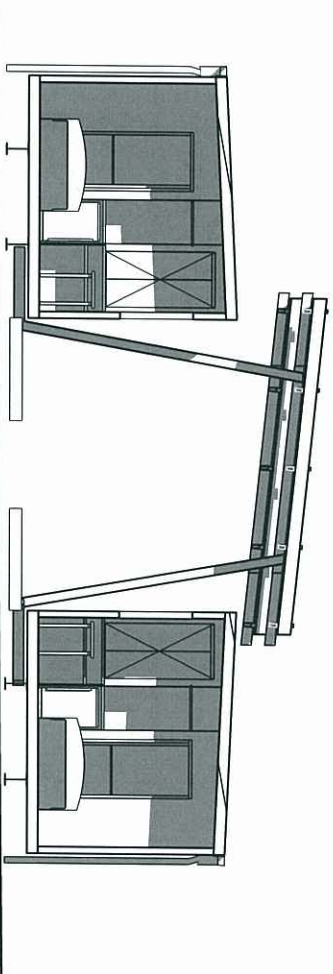
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DRAWN: -

JOB NO.: 1434
DWG NO.: DA 00.6
ISSUE NO.: D



Accommodation South Elevation

1:100



Accommodation West Elevation

1:100

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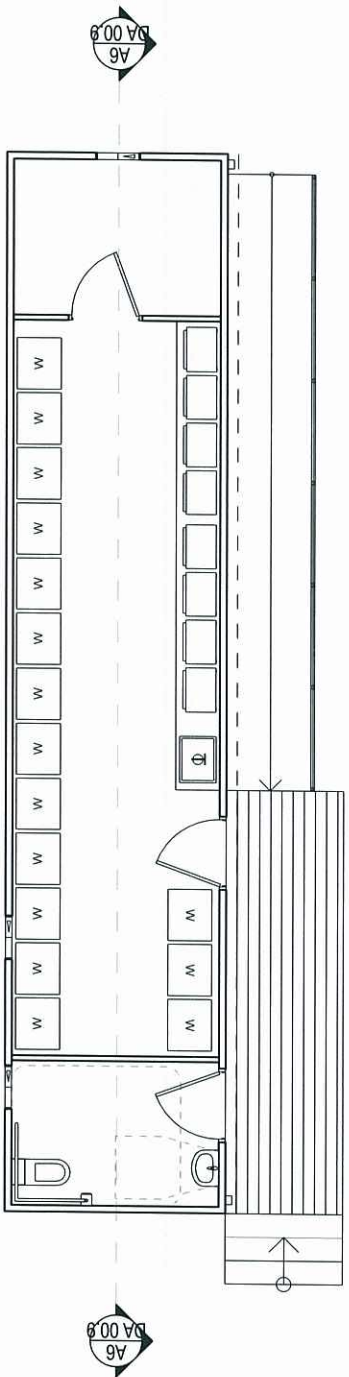
CLIENT:
Kyronn Pty Ltd

PROJECT:
Village National Blackwater

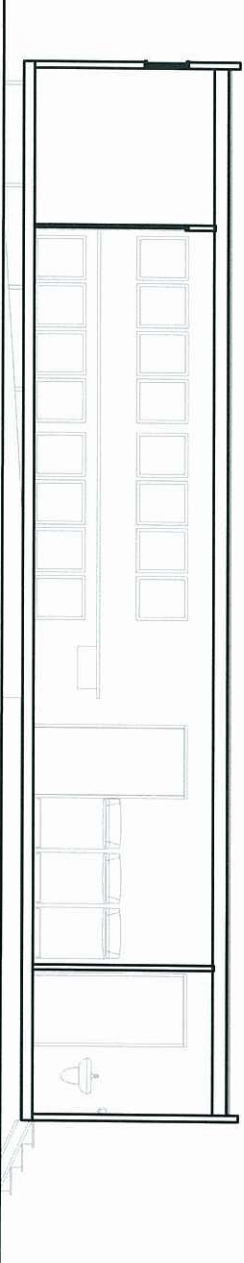
DRAWING:
Accommodation - Elevations &
Sections

SCALE: A3 @ 1:100
DATE: 09/03/2012
DESIGN: -
DRAWN: -

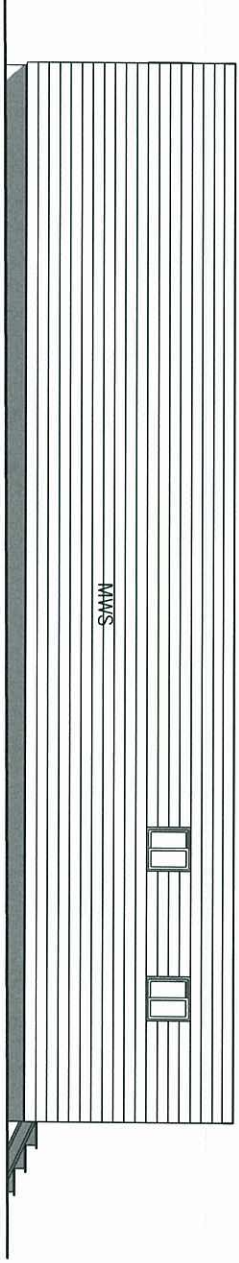
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DWG NO.: DA 00.7
ISSUE NO.: D



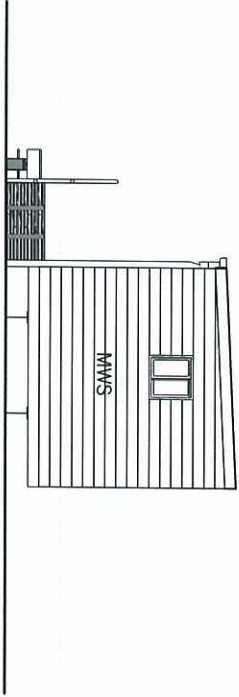
Laundry Floor Plan
1:100



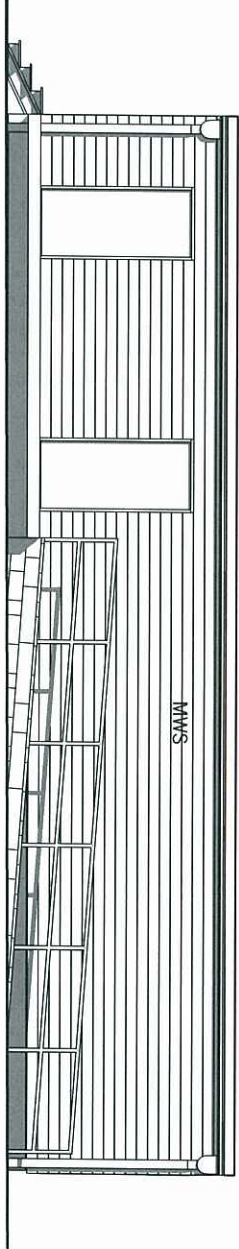
Laundry Section D
1:100



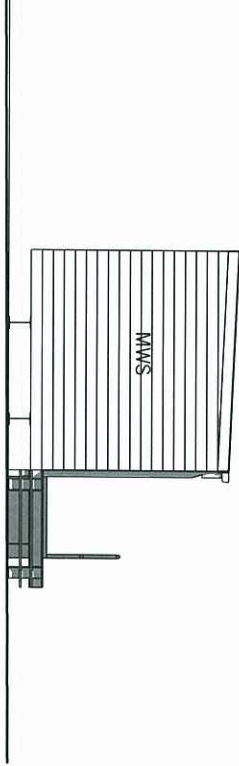
Laundry South Elevation
1:100



Laundry West Elevation
1:100

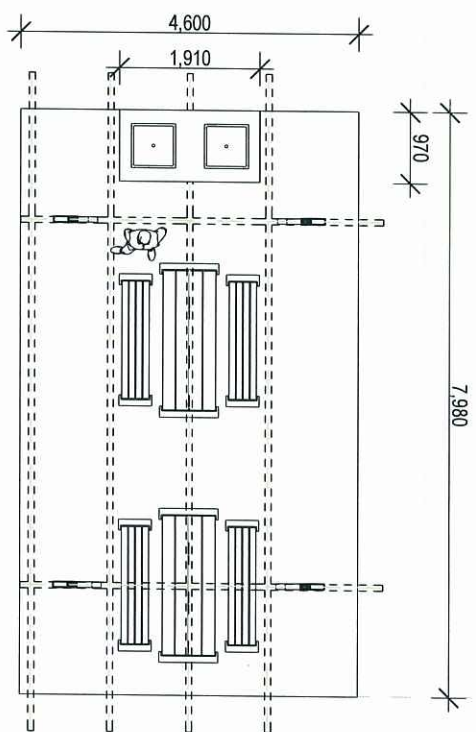


Laundry North Elevation
1:100

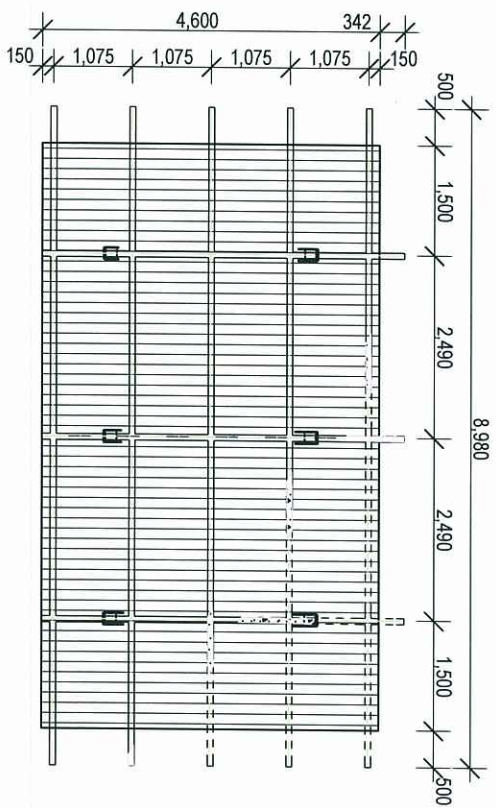


Laundry East Elevation
1:100

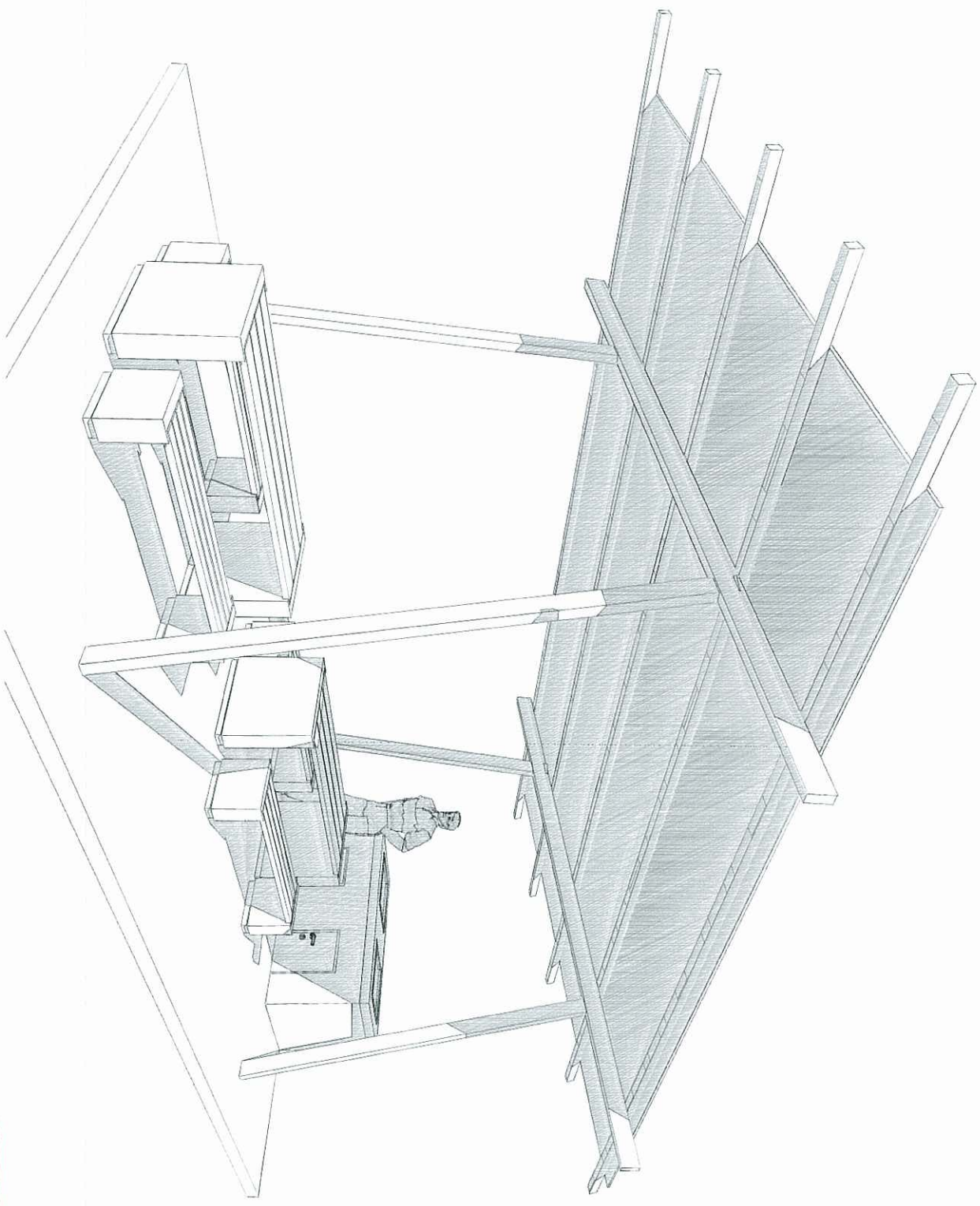
PLANS AND DOCUMENTS
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Ground Floor
1:100

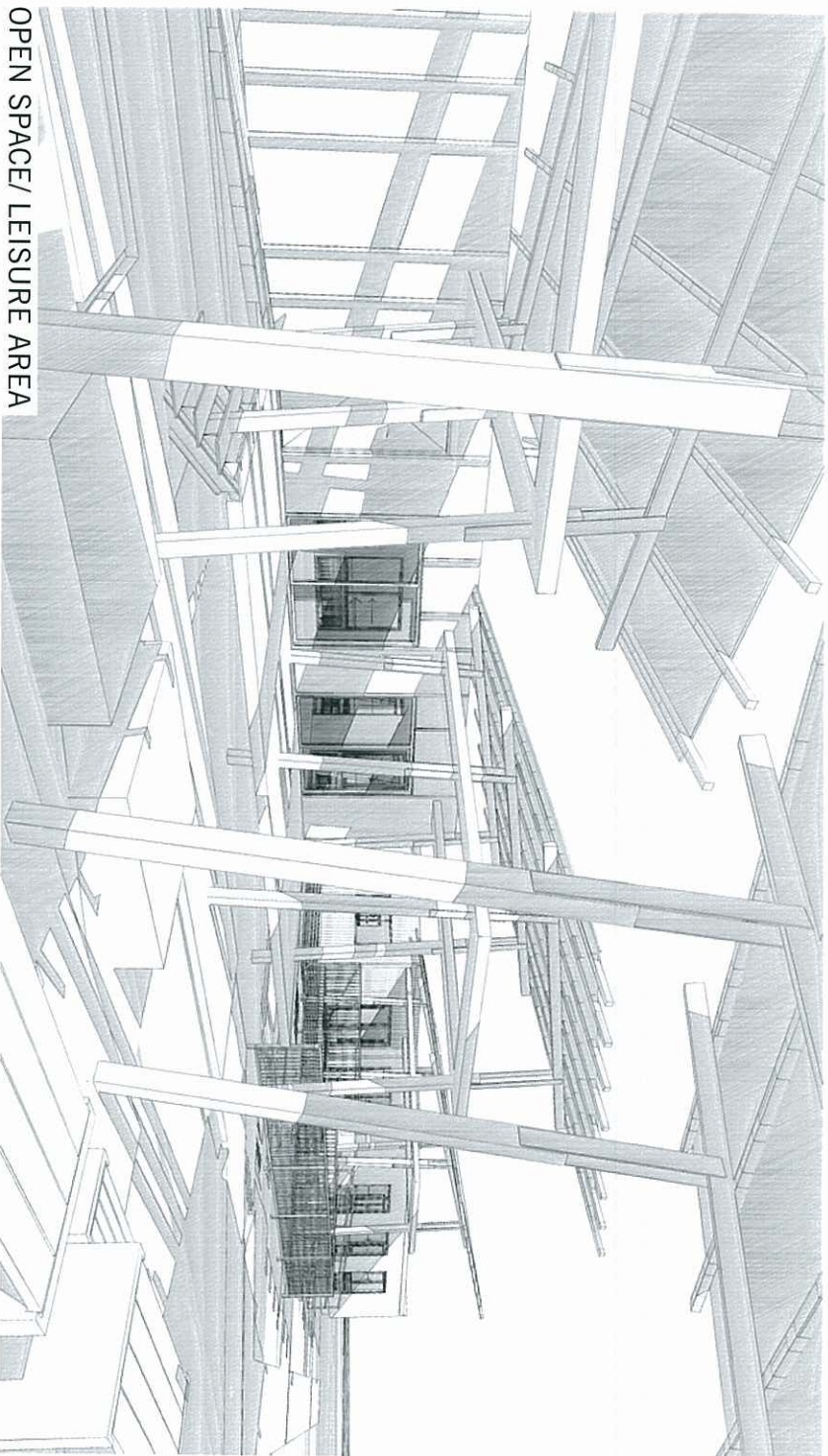


Roof Plan
1:100



1434 BBQ GAZEBO

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OPEN SPACE/ LEISURE AREA



MAIN PRECINCT & ACCESS

DESIGN PHILOSOPHY

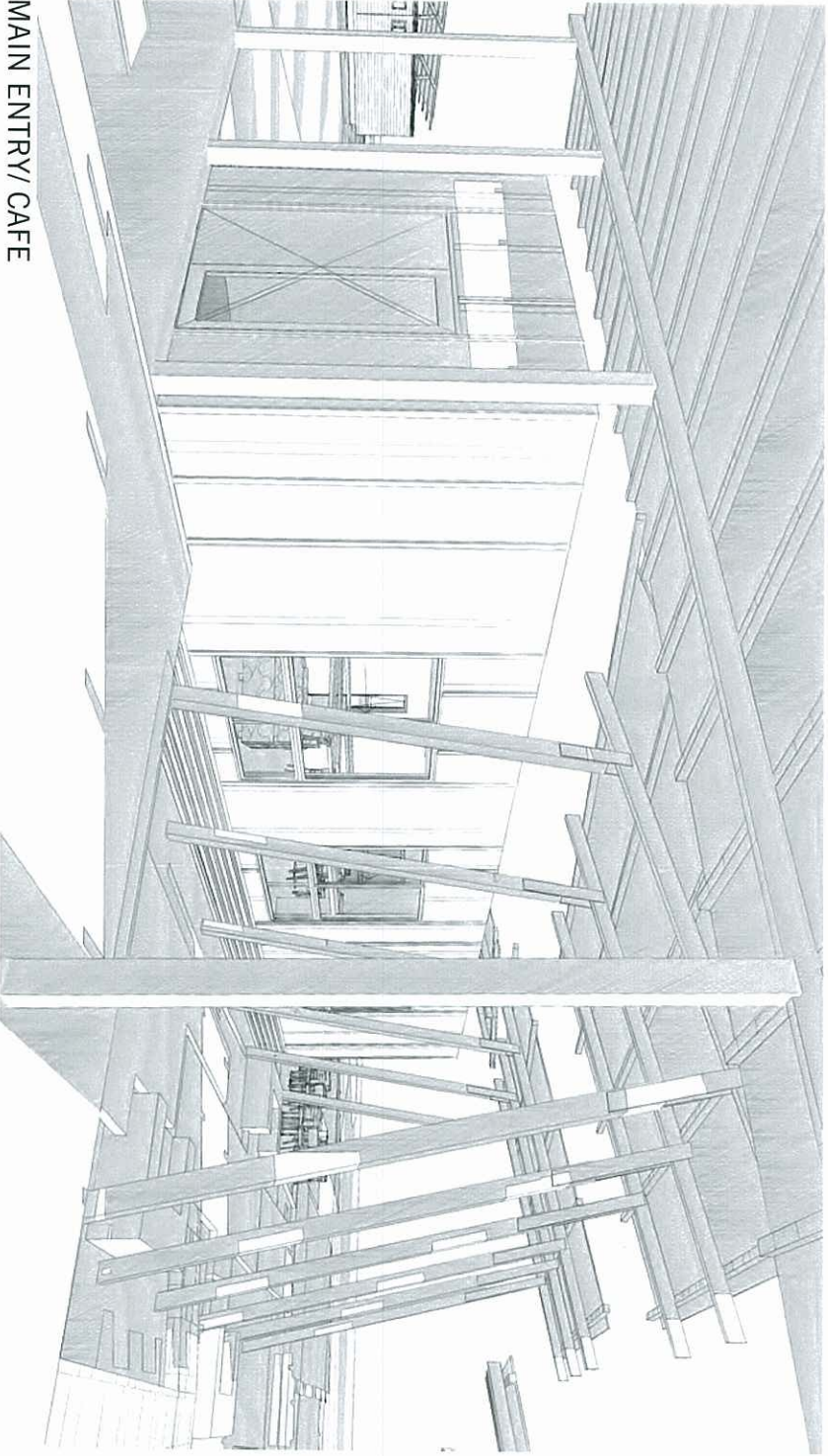
Located at the site entrance the central facilities are designed to address the street and blur the edge of the public space. The main facilities have been split by a covered public thorough fare with large angled roofs. Flanked by a café, dining space, seating recesses and a shop the central spine activates the street edge while drawing this activation into the site.

Covered outdoor dining spaces shade the buildings from the western sun while providing an aesthetic drama and an active edge along the front street. Articulation in the building line with alternating deep roofed projections and landscaped recesses provide a series of more intimate spaces along the street edge. At a functional level these spaces serve as comfortable bus waiting zones, with built form elements, urban furniture and landscape elements providing necessary shade and seating for those utilizing the bus services.

The vista through the covered thoroughfare looks over a small landscaped open space to address the recreation room (pool hall), pool and gym. Surrounding the open space with covered decks onto the training room, recreation room and gym the central facilities provide a second frontage back into the site by activating the edges of the landscaped entry space. Separating the built form of the different functions breaks up the building mass with landscaped relief and provides greater opportunity to control ones environment.

A crank in the pathway and angled built form defines the public space and provide relief in the otherwise rigid layout of the site. The large awning roofs are used to provide shade over the active edges while defining the entrance spaces from the distant vista.

MAIN ENTRY/ CAFE



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CLIENT:
Kyrone Pty Ltd

PROJECT:
Village National Blackwater

DRAWING:
3D Vignettes

SCALE:
DATE: 09/03/2012
DESIGN: -
DRAWN: -

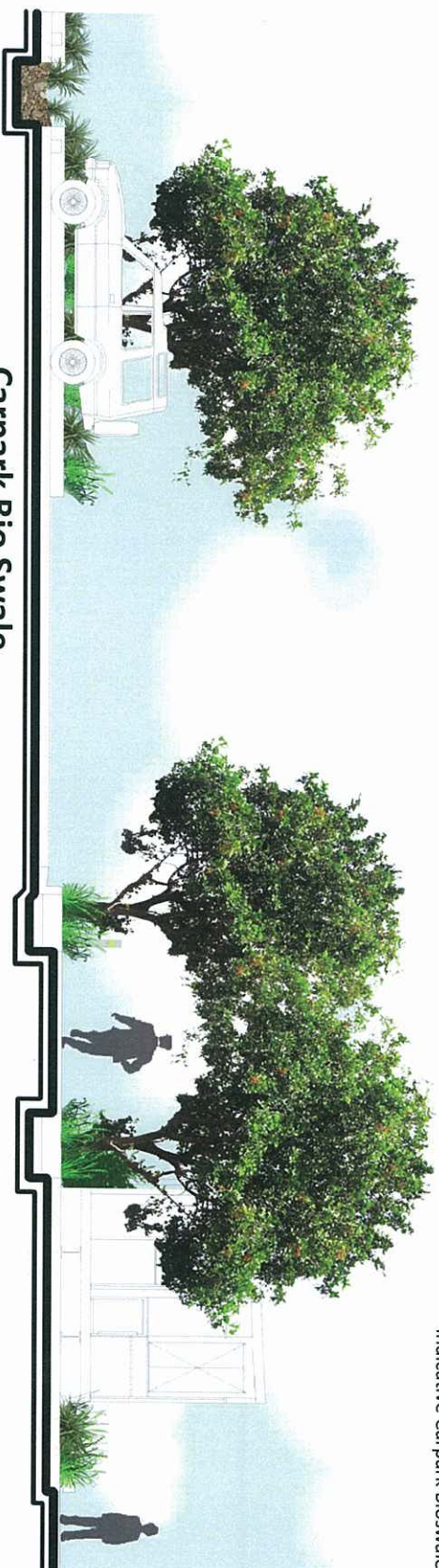
JOB NO.: 1434
DWG NO.: DA 00.1.1
ISSUE NO.: D

WSUD

Water sensitive urban design has formed a major component of the overall design philosophy. The intent is to harvest water from building roofs, new paths and hardstands within the car park and road network and utilise the water to sustain the landscape.

The car parks have been designed to fall to bio swales. By incorporating flush kerbs and knock out kerbs the water enters the vegetated swales where the velocity and speed of runoff is reduced aiding in infiltration and harvesting of sediments and pollutants from vehicles.

Xeriscape Principles have been adopted to reduce water consumption (as irrigation) by the selection of plant species which are endemic and have adapted to the local environment and therefore require minimal or no irrigation.



Carpark Bio Swale

Materials and Character

The materials selected for the projects have been chosen based on, sustainability, durability, local availability and harmony to the surrounding environment.

Car parks are to be surfaced with asphalt that grade towards flush kerbs and knockout kerbs that allow water to flow to gardens and bio swales.

High traffic areas and main connection paths are to be constructed of coloured and exposed aggregate concrete. Pedestrian nodes, and path intersections will be enhanced through the use of alternate coloured concrete and/or pavement inserts.

Different coloured gravels will be incorporated throughout the landscape in swales and in patterns amongst the landscape to break up planting areas and reduce the amount of formal turf area and suppress dust and aid with water infiltration.

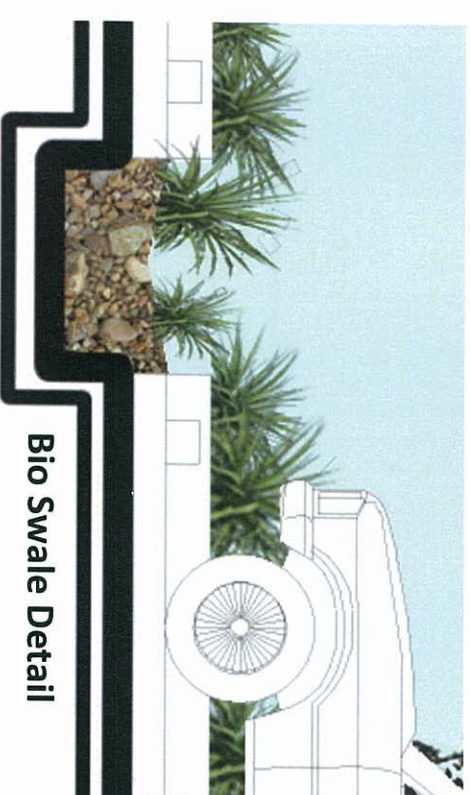
Shade tree lined pedestrian boulevards provide a pleasant walking experience throughout the site. Park shelters and BBQ shelters will reflect a similar design and material use to the building awnings.



Indicative Carpark Bioswale



Indicative gravel swale



Bio Swale Detail

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Bollard Lighting



Bins



Table and bench settings



Table Seat



Way finding signage



Tree grates



Paver inserts



Exposed Agg concrete



River gravel



Decorative gravel



Indicative Bio swale



Forrest mulch

Ground covers and grasses

Maleleuca thymifolia

Themeda triandra

Dianella Little Jess

Lomandra longifolia

Lomandra hystrix

Liriope evergreen giant

Grevillia bronze Rambler

Myoporum parvifolium

Dietes grandiflora

Bioretention Swale water treatment planting

Lomandra hystrix

Carex appressa

Ficinia nodosa

Juncus usitatus

Carex fascic

Balaskion tetraphyllum

Schoenoplectus mucronatus

Philydrium lanuginosum

Accent plants

Brachychiton rupestris

Xanthorrhoea australis



Callistemon sp



Dietes grandiflora



Liriope Stripty White



Themeda australis



Myoporum parvifolium



Liriope 'Evergreen giant'



Lomandra hystrix in natural gravel swale



Grevillia poorinda 'Royal mantle'



Gazania rigens 'Sun Gold'



Westringia sp



Maleleuca thymifolia



Eucalyptus 'Summer red'



Pennisetum nofray



Brachyscome multifida

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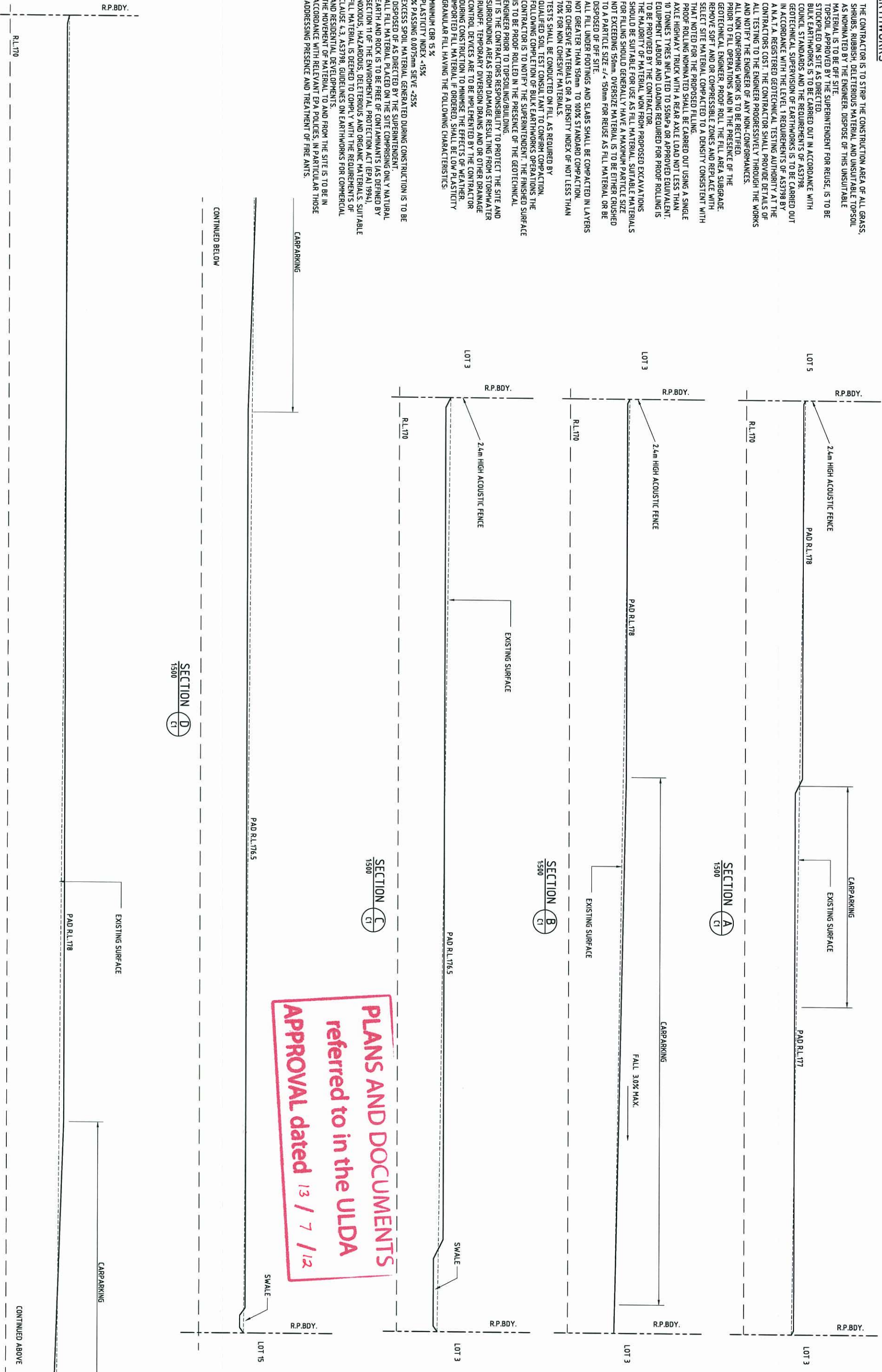


APPROVAL dated 13 / 7 / 12

[illegible]

EARTHWORKS

- 1 THE CONTRACTOR IS TO STRIP THE CONSTRUCTION AREA OF ALL GRASS, SHRUBS, RUBBISH, DETRIMENTOUS MATERIAL AND UNSUITABLE TOPSOIL AS NOMINATED BY THE ENGINEER. DISPOSE OF THIS UNSUITABLE MATERIAL IS TO BE OFF SITE.
- 2 TOPSOIL APPROVED BY THE SUPERINTENDENT FOR REUSE, IS TO BE STOCKPILED ON SITE AS DIRECTED.
- 3 BULK EARTHWORKS IS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL STANDARDS AND THE REQUIREMENTS OF AS3798.
- 4 GEOTECHNICAL SUPERVISION OF EARTHWORKS IS TO BE CARRIED OUT IN ACCORDANCE WITH THE LEVEL 1 REQUIREMENTS OF AS3798 BY A N.A.T.A. REGISTERED GEOTECHNICAL TESTING AUTHORITY AT THE CONTRACTORS COST. THE CONTRACTOR SHALL PROVIDE DETAILS OF ALL TESTING TO THE ENGINEER PROGRESSIVELY THROUGH THE WORKS AND NOTIFY THE ENGINEER OF ANY NON-COMPLIANCE.
- 5 ALL NON CONFORMING WORK IS TO BE RECTIFIED PRIOR TO FILL OPERATIONS AND IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER. PROOF-ROLL THE FILL AREA SUBGRADE. REMOVE SOFT AND OR COMPRESSIBLE ZONES AND REPLACE WITH SELECT SITE MATERIAL COMPACTED TO A DENSITY CONSISTENT WITH THAT NOTED FOR THE PROPOSED FILLING.
- 6 PROOF-ROLLING NOMINATED SHALL BE CARRIED OUT USING A SINGLE AXLE HIGHWAY TRUCK WITH A REAR AXLE LOAD NOT LESS THAN 10 TONNES TYRES INFLATED TO 550kPa OR APPROVED EQUIVALENT. EQUIPMENT LABOUR AND LOADING REQUIRED FOR PROOF ROLLING IS TO BE PROVIDED BY THE CONTRACTOR.
- 7 THE MAJORITY OF MATERIAL WON FROM PROPOSED EXCAVATIONS FOR FILLING SHOULD GENERALLY HAVE A MAXIMUM PARTICLE SIZE NOT EXCEEDING 150mm. OVERSIZE MATERIAL IS TO BE EITHER CRUSHED TO A PARTICLE SIZE $\geq$ 150mm FOR REUSE AS FILL MATERIAL OR BE DISPOSED OF OFF SITE.
- 8 ALL FILL UNDER FOOTINGS AND SLABS SHALL BE COMPACTED IN LAYERS NOT GREATER THAN 150mm TO 100% STANDARD COMPACTION. FOR COHESIVE MATERIALS OR A DENSITY INDEX OF NOT LESS THAN 70% FOR NON COHESIVE MATERIALS.
- 9 TESTS SHALL BE CONDUCTED ON FILL AS REQUIRED BY QUALIFIED SOIL TEST CONSULTANT TO CONFIRM OPERATIONS. FOLLOWING COMPLETION OF BULK EARTHWORKS OPERATIONS THE CONTRACTOR IS TO NOTIFY THE SUPERINTENDENT THE FINISHED SURFACE IS TO BE PROOF ROLLED IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER PRIOR TO TOP-SOLING/BUILDING.
- 10 IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT THE SITE AND SURROUNDING AREAS FROM DAMAGE RESULTING FROM STORMWATER RUNOFF. TEMPORARY DIVERSION DRAINS AND OR OTHER DRAINAGE CONTROL DEVICES ARE TO BE IMPLEMENTED BY THE CONTRACTOR DURING CONSTRUCTION TO MINIMISE THE EFFECTS OF WEATHER. IMPORTED FILL MATERIAL IF ORDERED, SHALL BE LOW PLASTICITY GRANULAR FILL HAVING THE FOLLOWING CHARACTERISTICS:
MINIMUM CBR 15 %
PLASTICITY INDEX <15%
% PASSING 0.0075mm SIEVE <25%
% PASSING 0.0075mm SIEVE <25%
- 11 EXCESS SPOIL MATERIAL GENERATED DURING CONSTRUCTION IS TO BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT.
- 12 ALL FILL MATERIAL PLACED ON THE SITE COMPRISING ONLY NATURAL EARTH AND ROCK IS TO BE FREE OF CONTAMINANTS (AS DEFINED BY SECTION 11 OF THE ENVIRONMENTAL PROTECTION ACT (EPA) 1994), NOXIOUS, HAZARDOUS, DETRIMENTOUS AND ORGANIC MATERIALS. SUITABLE FILL MATERIAL IS DEEMED TO COMPLY WITH THE REQUIREMENTS OF CLAUSE 4.3 AS3798. GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
- 13 THE MOVEMENT OF MATERIAL TO AND FROM THE SITE IS TO BE IN ACCORDANCE WITH RELEVANT EPA POLICIES, IN PARTICULAR THOSE ADDRESSING PRESENCE AND TREATMENT OF FIRE ANTIS.



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IN ASSOCIATION WITH		SCALE A SCALE B		DATE AND		STATES SHOWN ARE AT A SIZE		COZENS REGAN & WILLIAMS PROVE CONSULTING ENGINEERS CIVIL • STRUCTURAL • LAND MANAGEMENT		SUITE 7 ADVANCE BUSINESS CENTRE 39 LAWRENCE DRIVE NERANG QLD 4211 PO BOX 2711 NERANG QLD 4211 Telephone: (07) 5578 4100 Facsimile: (07) 5578 4092 Email: mail@crwp.com.au		PROJECT KYRONN PTY. LTD. VILLAGE NATIONAL BLACKWATER AT RAILWAY STREET, BLACKWATER BULK EARTHWORKS SECTIONS		JOB NO. 12006 DRAWING NO. Sk.2 ISSUE A/B	
PRELIMINARY NOT FOR CONSTRUCTION															
A. DATE		REVISED		CHECKED		DATE									
B. DATE		REVISED		CHECKED		DATE									
C. DATE		REVISED		CHECKED		DATE									
D. DATE		REVISED		CHECKED		DATE									
E. DATE		REVISED		CHECKED		DATE									
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J. DATE		REVISED		CHECKED		DATE									
K. DATE		REVISED		CHECKED		DATE									
L. DATE		REVISED		CHECKED		DATE									
M. DATE		REVISED		CHECKED		DATE									
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P. DATE		REVISED		CHECKED		DATE									
Q. DATE		REVISED		CHECKED		DATE									
R. DATE		REVISED		CHECKED		DATE									
S. DATE		REVISED		CHECKED		DATE									
T. DATE		REVISED		CHECKED		DATE									
U. DATE		REVISED		CHECKED		DATE									
V. DATE		REVISED		CHECKED		DATE									
W. DATE		REVISED		CHECKED		DATE									
X. DATE		REVISED		CHECKED		DATE									
Y. DATE		REVISED		CHECKED		DATE									
Z. DATE		REVISED		CHECKED		DATE									

