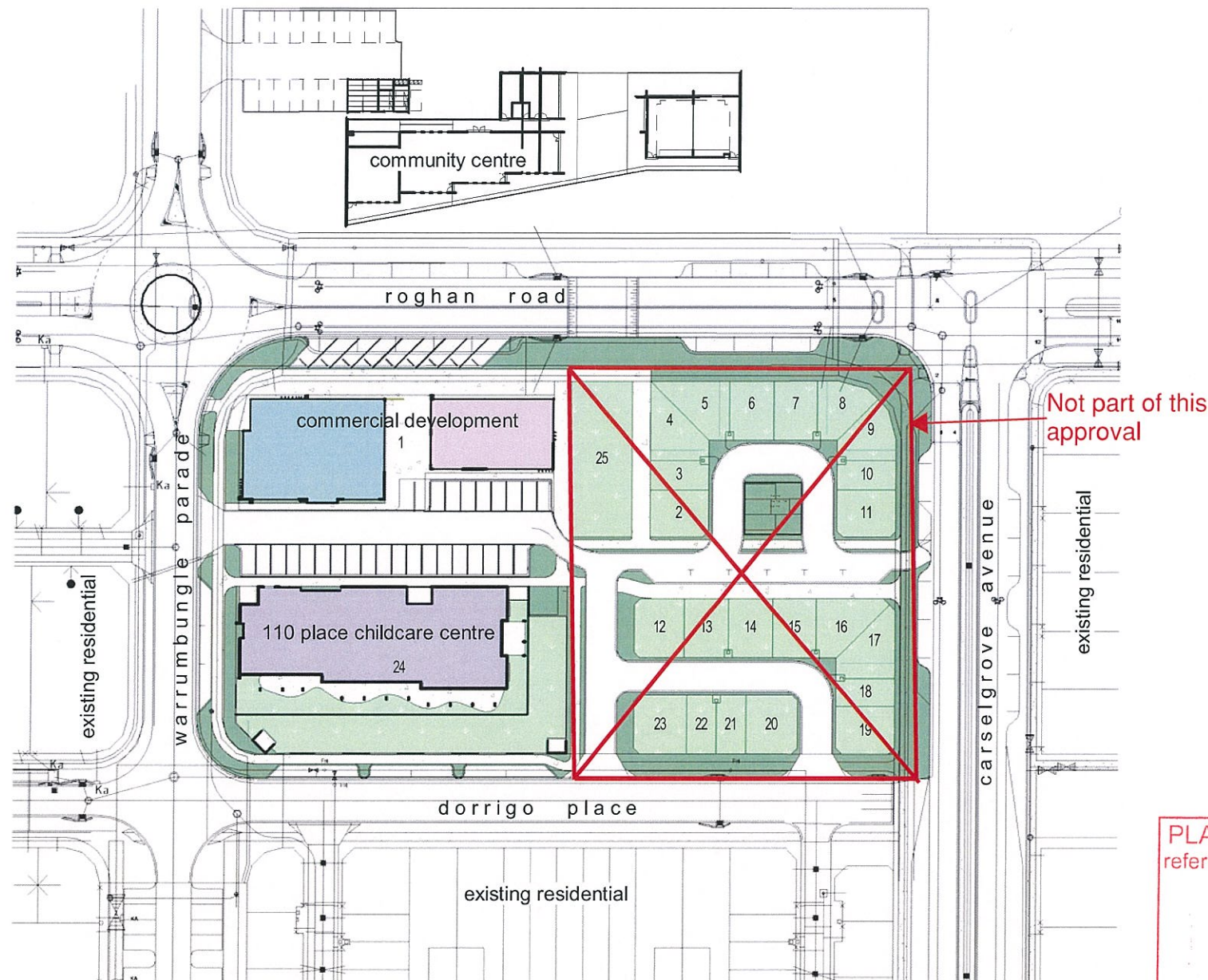




overall site layout

site data

r.p.d.	lot 1 on SP270542 cnr. roghan & norris roads fitzgibbon, queensland
total site use area commercial	- 909.5 sqm
total site use area childcare	- 1578.2 sqm
local authority	- economic development queensland
zone	- fitzgibbon urban development area development scheme
proposal	- mixed use development comprising a commercial/retail centre & a 110 place childcare centre (max.)
height	- max. 2 storeys
site cover commercial	- 685.4 sqm (75.3%)
site cover childcare	- 863.8 sqm (54.7%)
carparking required -	
retail	- 1/20m2 GFA (30.5)
medical/office	- 1/30m2 GFA (19.7)
childcare centre	- 1/5 children (22)
total required	- 72.2 spaces inc. 2 PWD spaces
max. 50% reduction for shared use	- 36.1 spaces
provided	- 50 spaces on site inc. 2 PWD spaces

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

23 DEC 2015

MEDQ

AMENDED IN RED

22 DEC 2015

By *Brenda Benda* (name)
MEDQ

DA.02



overall site plan & site data

0 1:500 (A3) 25m

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proposed commercial development, cnr. roghan & norris roads, fitzgibbon.

RD15008 : may_2015
issue P4 - 16/10/15
drawn - c. c. r.

warrumbungle parade

entry
/exit

access driveway

1
DA.10

This space is to include
yellow hatching to identify it
as a no parking space

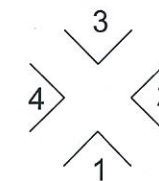
RD

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m. 0418 666 922

raymond design



elevations

AMENDED IN RED

22 DEC 2015

By: *Brenda Smith* (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

23 DEC 2015

MEDQ

proposed childcare centre
110 place centre

veranda

veranda

veranda

outdoor playscape
area required - 770.0 sqm
area provided - 782.0 sqm

play store

play store

dorrigo place

1
DA.10

DA.03

site layout - childcare

proposed commercial development, cnr. roghan & norris roads, fitzgibbon.



0 1:200 (A3) 10m

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RD15008 : may_2015
issue P2 - 16/10/15
drawn - c. c. r.



childcare ground floor plan

floor area - 726.7 sqm
veranda area - 112.3 sqm
porch area - 10.4 sqm
total floor area - 849.4 sqm

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

23 DEC 2015

MEDQ

DA.04



floor plan layout - childcare

proposed commercial development, cnr. roghan & norris roads, fitzgibbon.

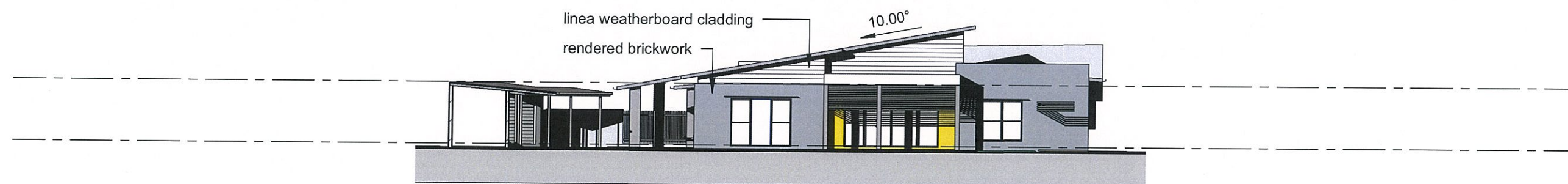
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note: this proposal is subject to site survey and development approval(s) from the relevant authority.
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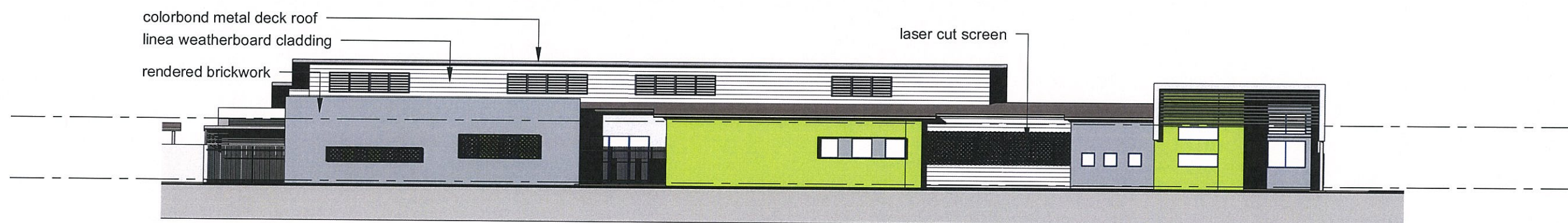
RD15008 : may_2015
issue P3 - 16/10/15
drawn - c. c. r.



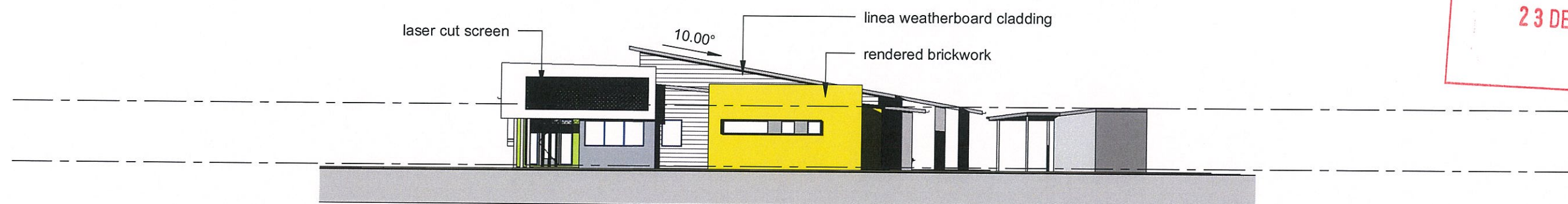
elevation 1



elevation 2



elevation 3



elevation 4

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
23 DEC 2015
MEDQ

DA.05

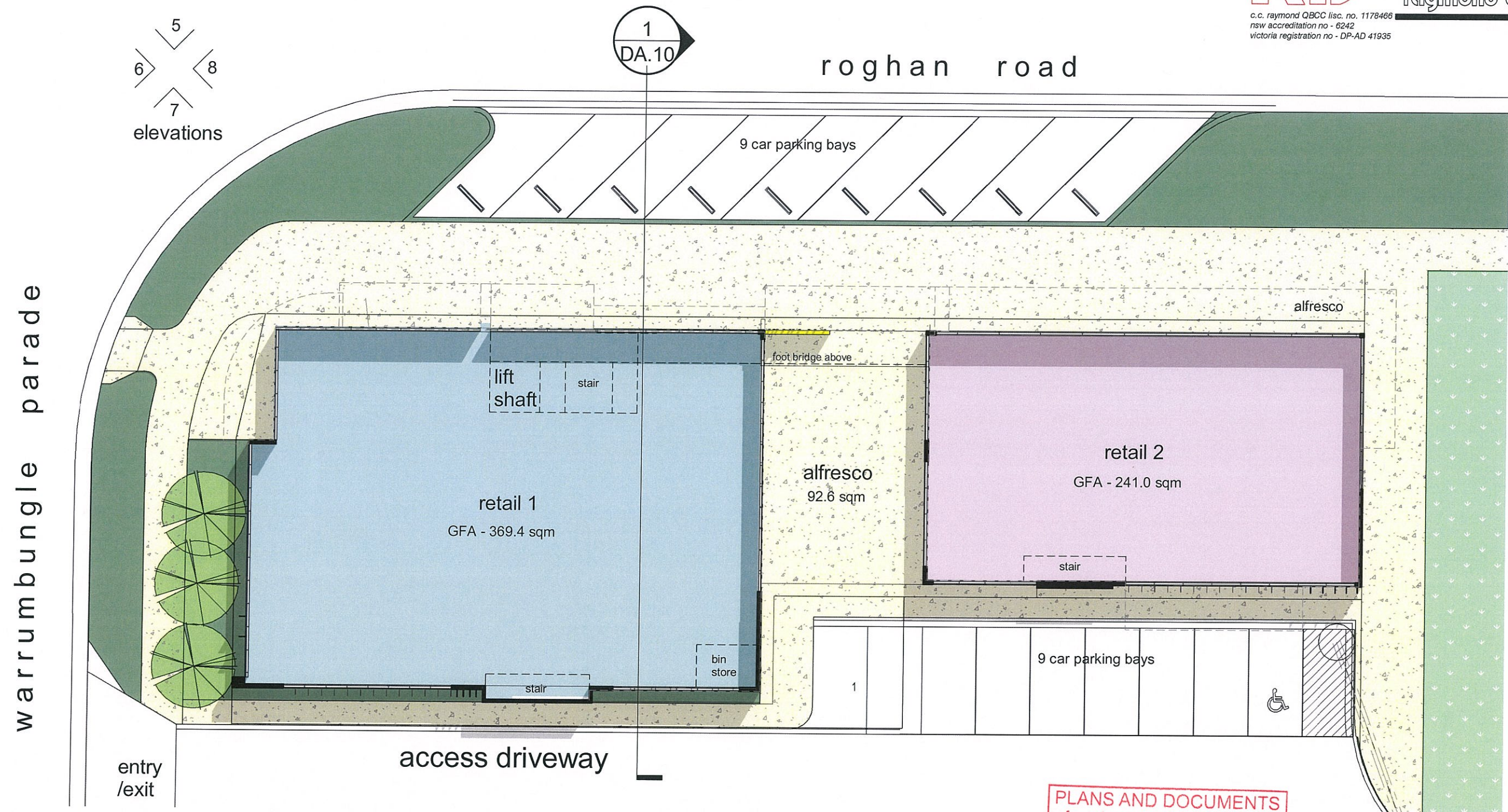
elevations - childcare

proposed commercial development, cnr. roghan & norris roads, fitzgibbon.

0 10m
1:200 (A3)

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RD15008 : may_2015
issue P3 - 16/10/15
drawn - c. c. r.



commercial - ground floor plan

commercial 1 floor area - 419.0 sqm
commercial 2 floor area - 252.9 sqm
total ground floor area - 671.9 sqm

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
23 DEC 2015
MEDQ

DA.07



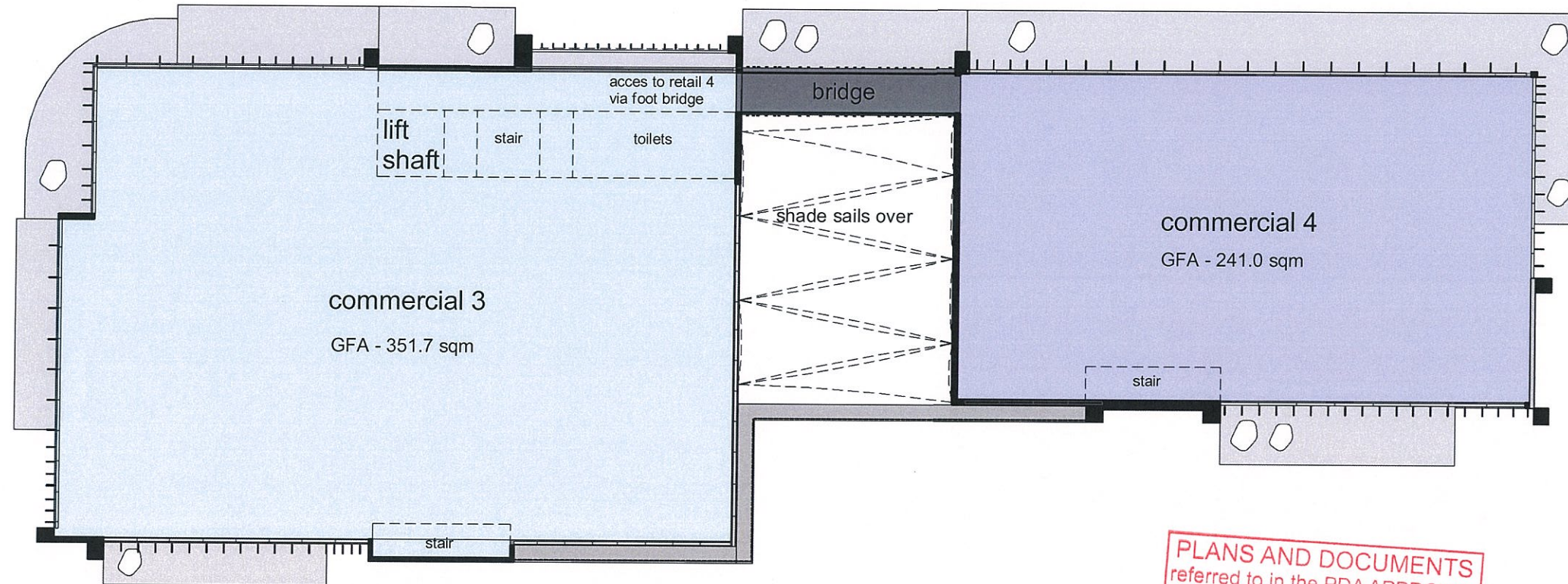
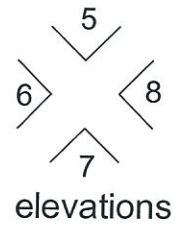
floor plan/site layout - commercial

proposed commercial development, cnr. roghan & norris roads, fitzgibbon.

0 1:200 (A3) 10m

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RD15008 : may_2015
issue P3 - 16/10/15
drawn - s. h. s.

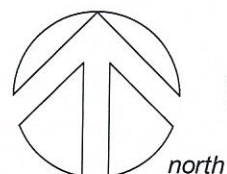


commercial - first floor plan

commercial 3 floor area - 419.0 sqm
 commercial 4 floor area - 252.9 sqm
 bridge area - 13.5 sqm
 total first floor area - 685.4 sqm

PLANS AND DOCUMENTS
 referred to in the PDA APPROVAL
 23 DEC 2015
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DA.08



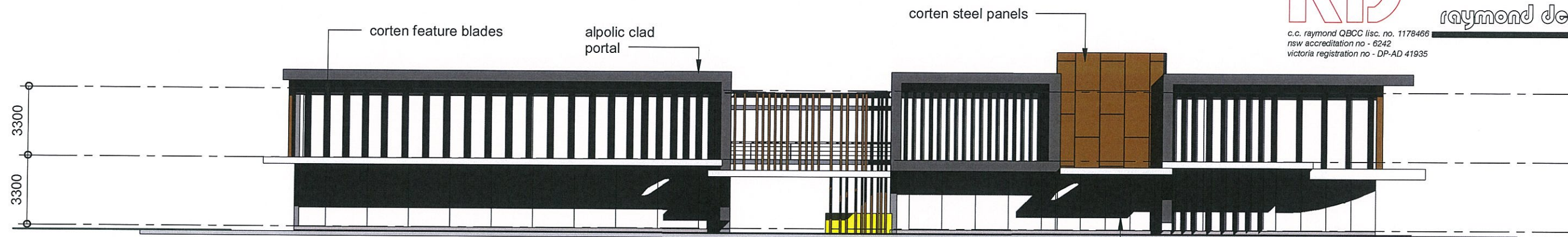
first floor plan - commercial

proposed commercial development, cnr. roghan & norris roads, fitzgibbon.

0 1:200 (A3) 10m

note: this proposal is subject to site survey and development approval(s) from the relevant authority.
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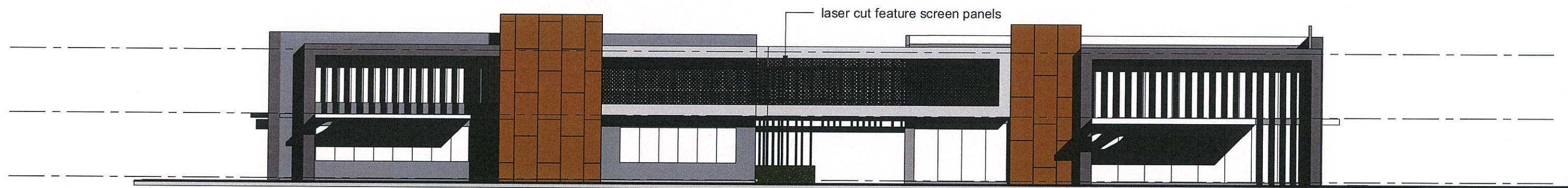
RD15008 : may_2015
 issue P3 - 16/10/15
 drawn - s. h. s.



elevation 5



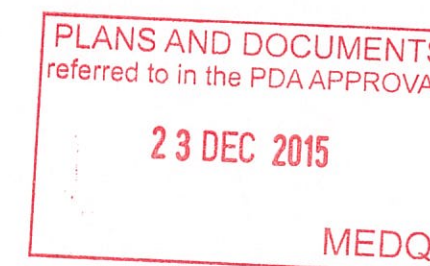
elevation 6



elevation 7



elevation 8



DA.09

elevations - commercial

proposed commercial development, cnr. roghan & norris roads, fitzgibbon.

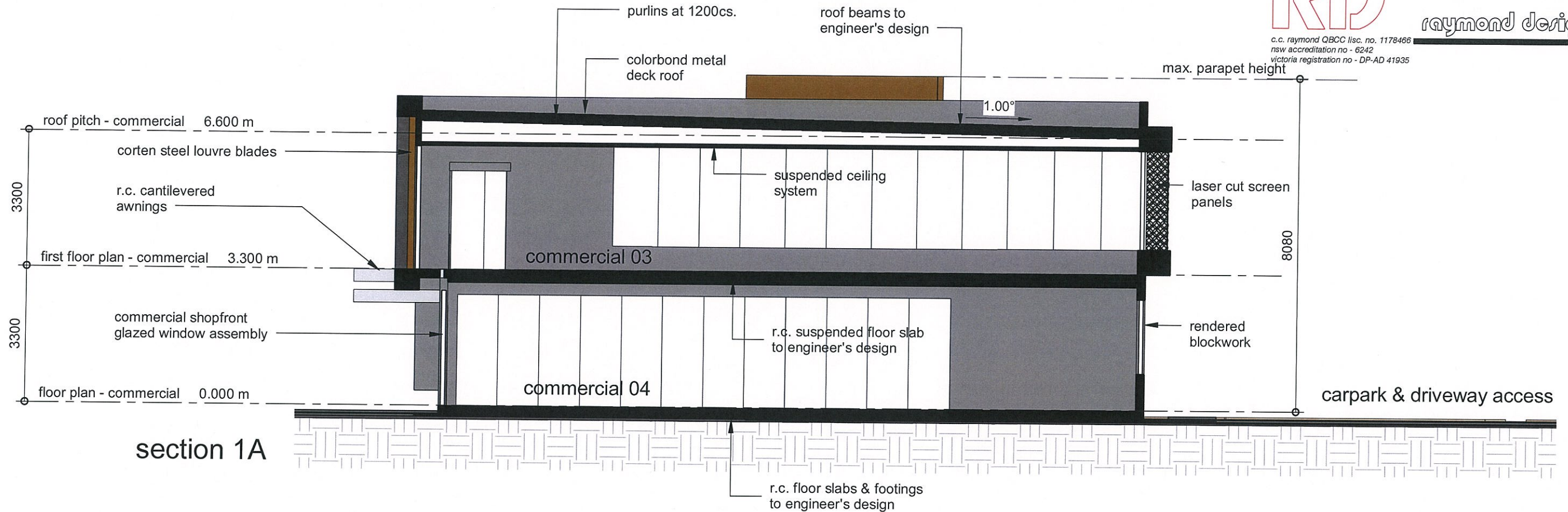
RD

©

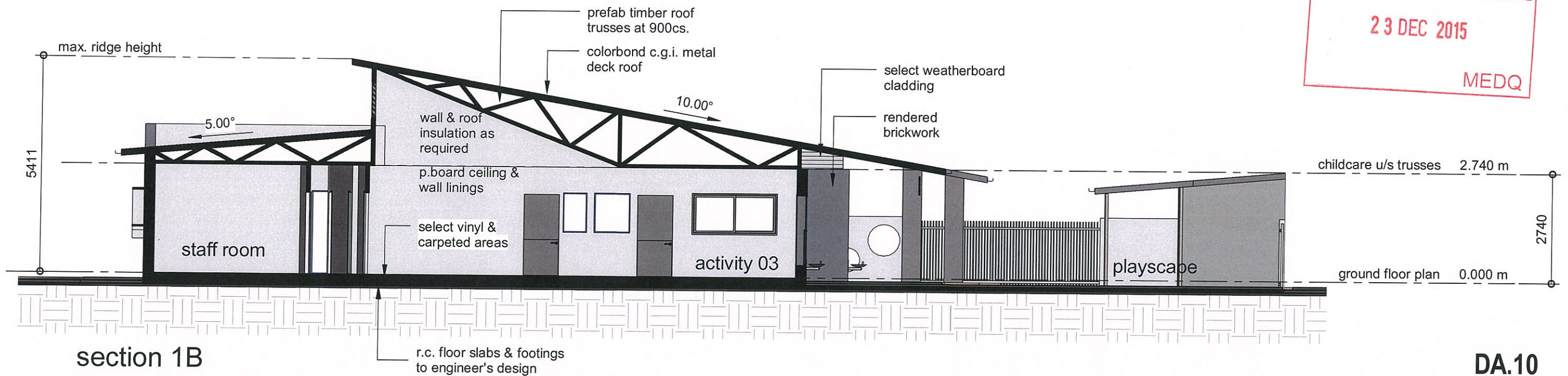
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raymond design

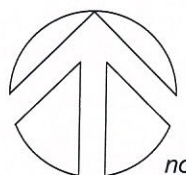
c.c. raymond QBCC lic. no. 1178466
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DA.10



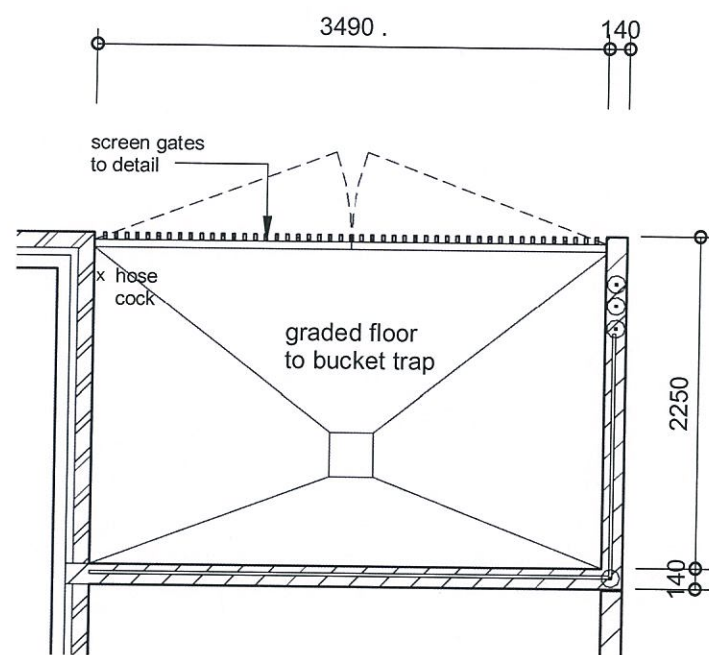
site sections

0 1:100 (A3) 5.0m

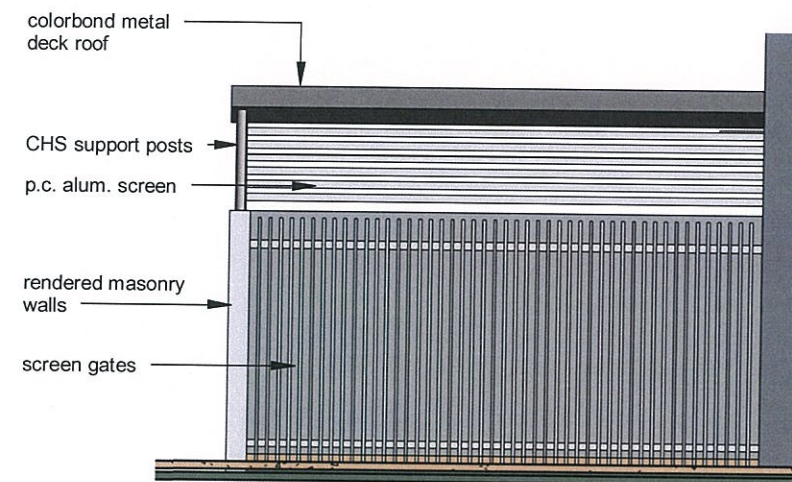
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proposed commercial development, cnr. roghan & norris roads, fitzgibbon.

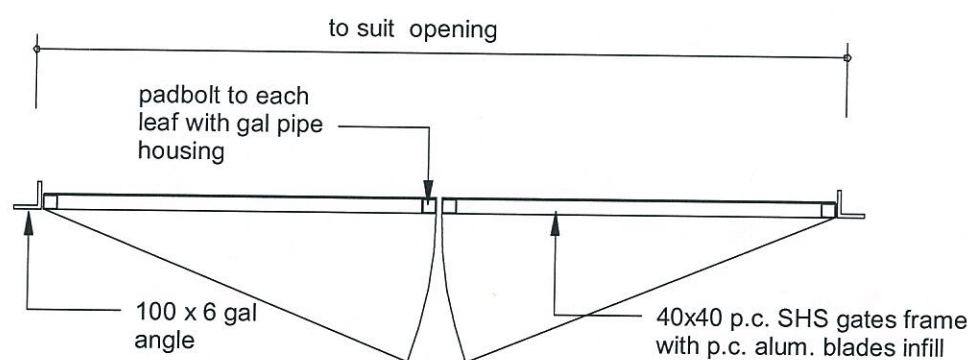
RD15008 : may_2015
issue P1 - 16/10/15
drawn - c. c. r.



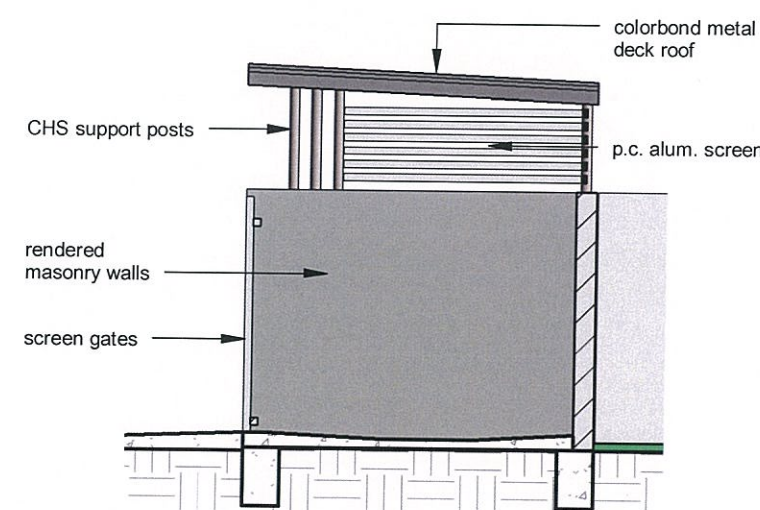
bin store floor plan



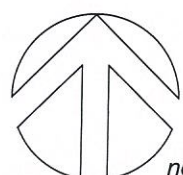
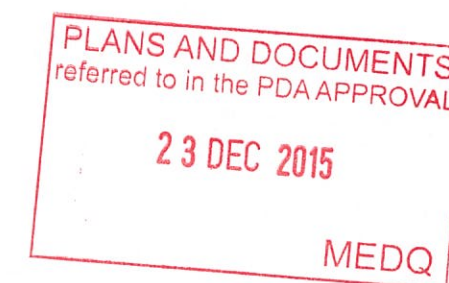
bin store front elevation



bin store gates detail



bin store section



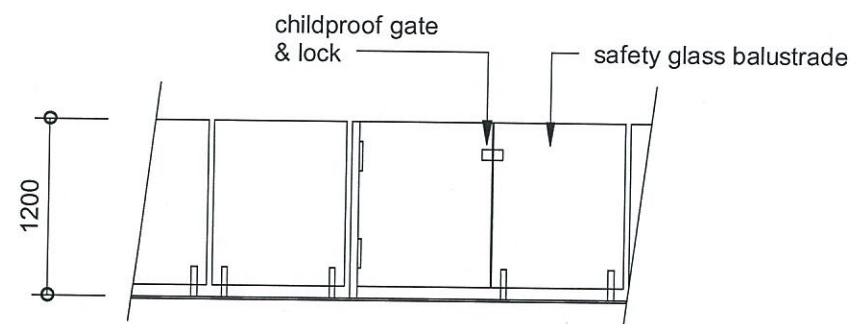
bin store details

0 1:100 (A3) 5.0m

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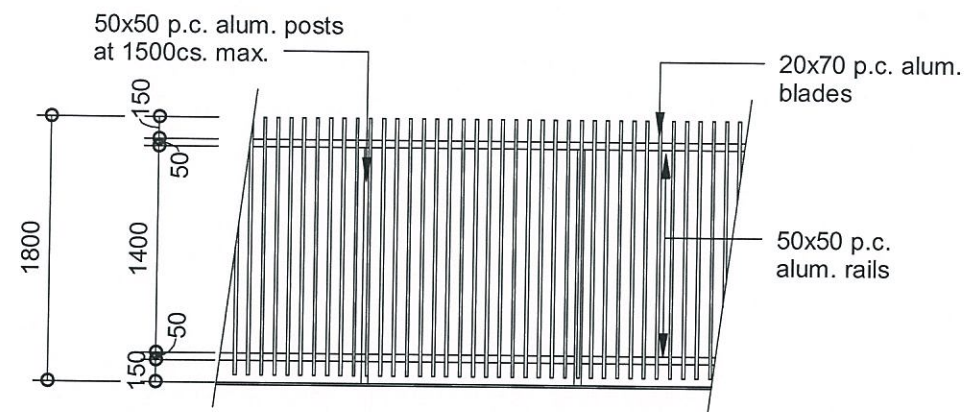
proposed commercial development, cnr. roghan & norris roads, fitzgibbon.

DA.11



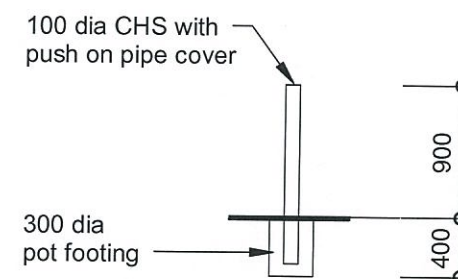
safety zone fence F1

note : all fencing to child play areas to be in accordance with AS1926



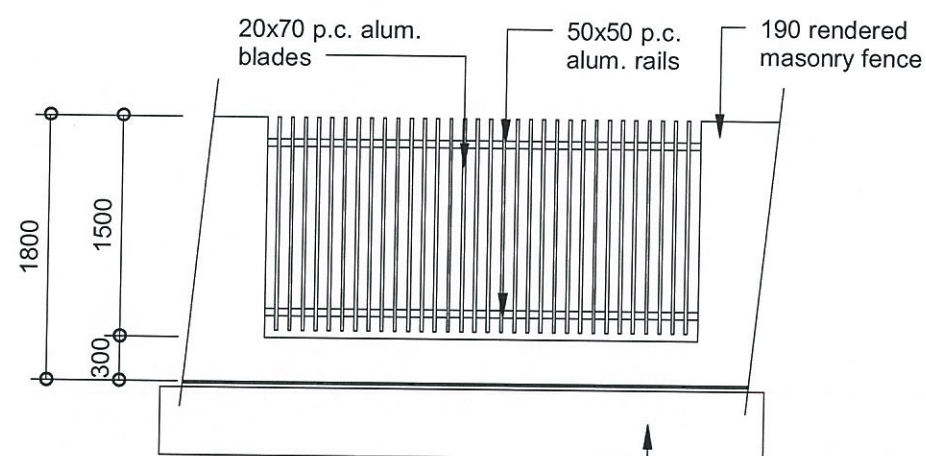
fence F2

note : all picket fencing to child play areas to be in accordance with AS1926



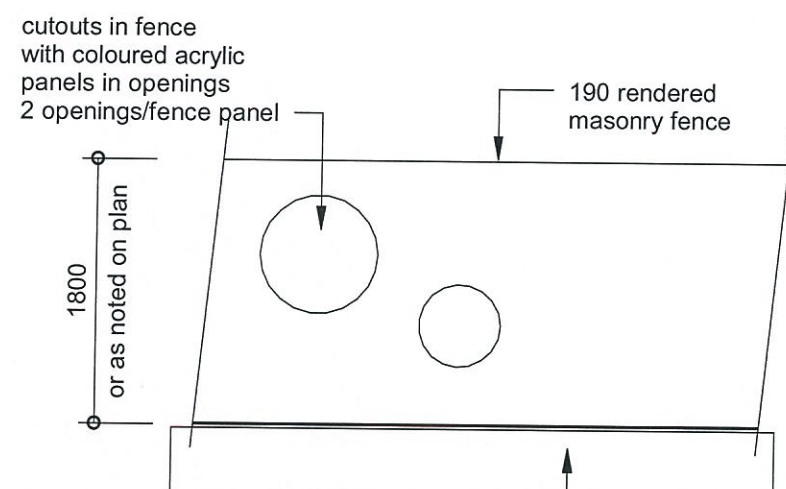
bollard detail

to AS2890.6:2009



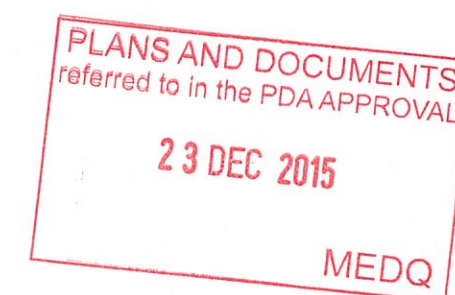
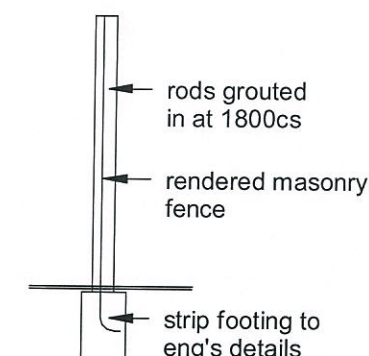
fence F3

strip footing to eng's details



fence F4

strip footing to eng's details



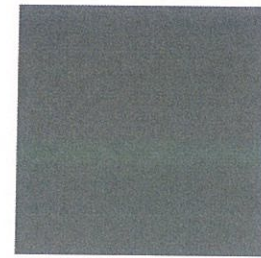
fence details

proposed commercial development, cnr. roghan & norris roads, fitzgibbon.

0 1:50 (A3) 2.5m

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colour swatches



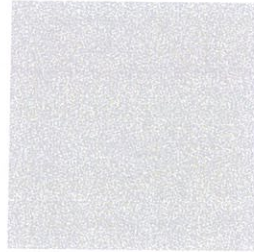
'resene' double stack
N57-003-146



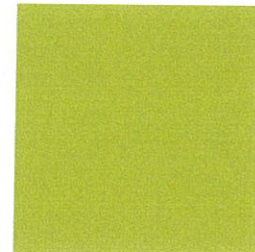
'resene' hit grey
N74-006-196



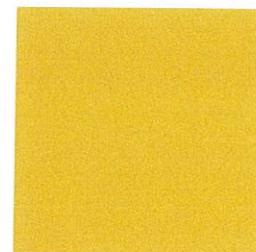
'resene' white thunder
N88-002-232



'resene' sea fog
N92-005-100

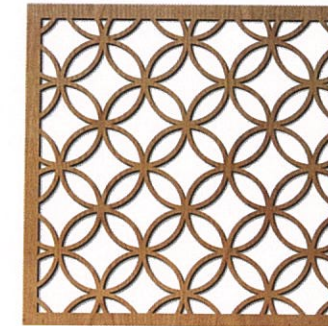


'resene' lime
G78-153-101



'resene' moon yellow
Y84-168-085

laser cut screens

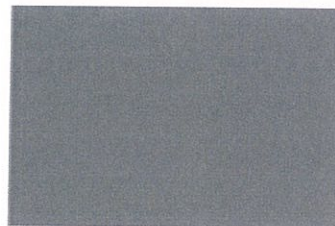


external items

colorbond roofing, gutters/fascias

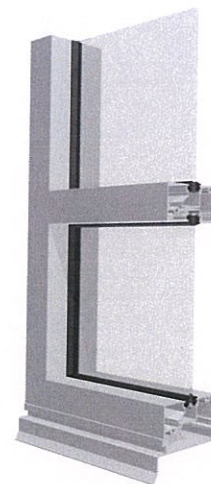


shale grey



windspray

window frames



anodised aluminium

weatherboard cladding



scyon linea

feature blades

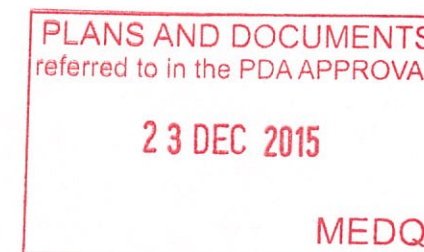


corten steel

portal frames



alpolc cladding
grey metal



DA.13

colour and material schedule

proposed commercial development, cnr. roghan & norris roads, fitzgibbon.

0 75m
1:1500 (A3)

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RD15008 : may_2015
 issue P1 - 16/10/15
 drawn - c. c. r.