

PROPOSED DAYCARE CENTRE FOR

ASTI SAVAGE

LOT 290
HOLYOAK AVE

THE VILLAGE
TOWNSVILLE

PLANNING ASSESSMENT

OONONDA URBAN DEVELOPMENT - AREA
DEVELOPMENT SCHEME
CHILD CARE CENTRE
MIXED USE ZONE
ASSESSMENT LEVEL: ASSESSABLE - MCU

MINIMUM CARPARKING REQUIREMENT:
CHILD CARE CENTRE

PLANNING NOTES:
NO EXISTING OR PROPOSED EASMENTS
NO SERVICE VEHICLE ACCESS
NO EXISTING OR PROPOSED RETAINING WALLS
NO STORMWATER DETENTION

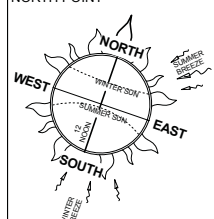
NOISE TRANSPORT CORRIDOR

THIS PROPERTY IS NOT AFFECTED.

1% AEP FLOOD ASSESSMENT

FLOOR LEVELS IN ACCORDANCE WITH TOC CITY PLAN
PART 3.2.4 FLOOD HAZARD OVERLAY
WHERE DEVELOPMENT IS LOCATED WITHIN A HAZARD
AREA SHOWN ON OVERLAY MAP (CLASS 1)
a) FLOOR LEVELS OF ALL HABITABLE ROOMS ARE A MIN
OF 300mm ABOVE THE DEFINED FLOOD LEVEL
b) FLOOR LEVELS OF ALL NON HABITABLE ROOMS
(OTHER THAN CLASS 10 BUILDINGS) ARE ABOVE THE
DEFINED FLOOD EVENT.
FLOOD HAZARD - LOW - MIN FLOOR LEVEL 4.4 AHD

NORTH POINT



DRIVEWAYS / CROSSOVERS

DRIVEWAYS AND CROSSOVERS WITHIN THE ROAD
VERGE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY
STANDARD SPECIFICATIONS AND DRAWINGS.
REFER TO LOCAL AUTHORITY FOR REQUIREMENTS.

PROPERTY DESCRIPTION

LOT No: 290 PLAN No: SP283198
PARISH: STUART
COUNTY: SUPERNSTONE
SITE AREA: 1500 sqm
TOTAL GROSS FLOOR AREA: 560.70 sqm
SITE COVER: 37.3%

PRELIMINARY DRAWING ONLY

NOT TO BE USED FOR CONSTRUCTION PURPOSES

APPROVED FOR WORKING DRAWINGS

SIGN: DATE:

AMENDED IN RED

By: Brandon Bouda

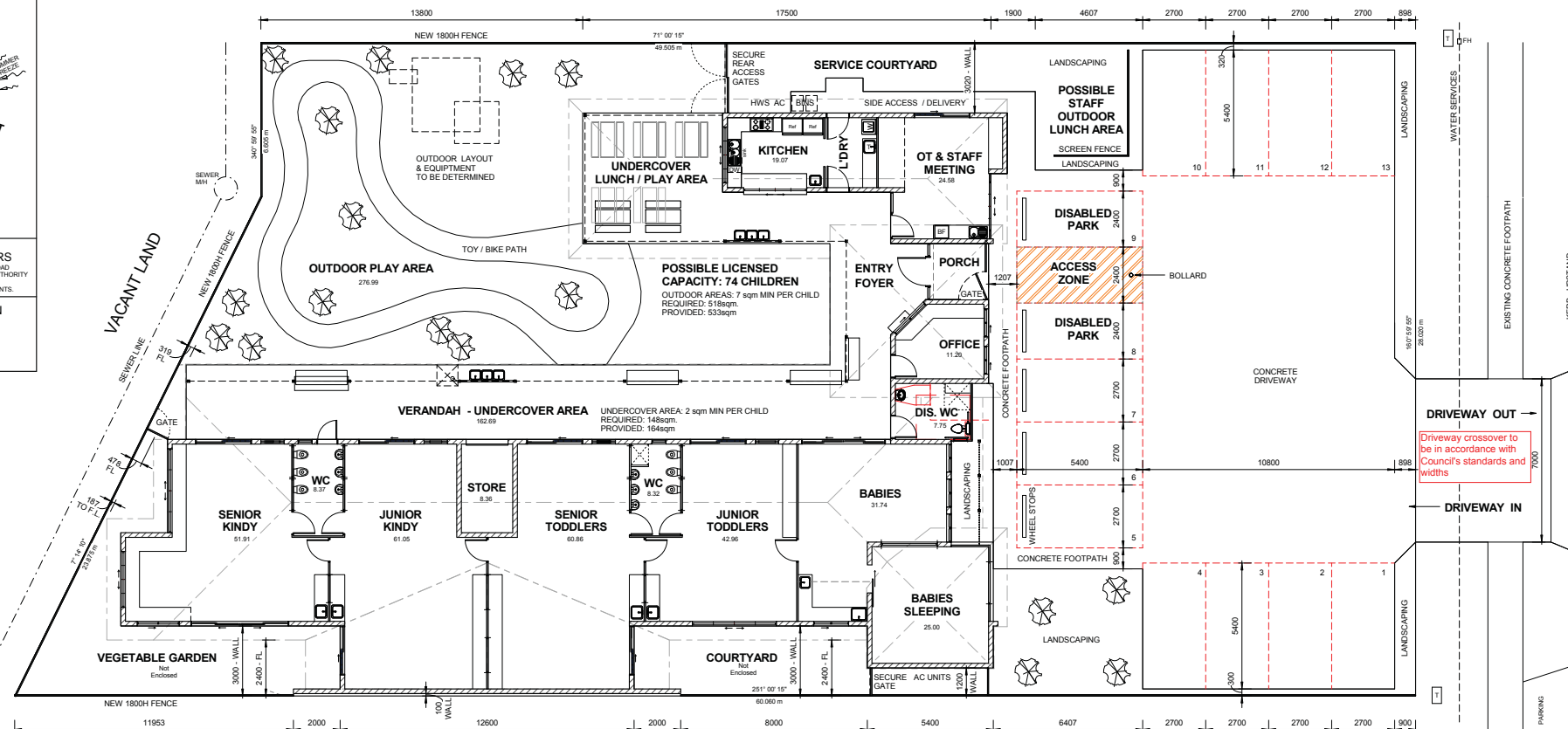
Date: 15 July 2016



3D OVERVIEW



VACANT LAND



VACANT LAND

SITE DEVELOPMENT PLAN

1:100

GRDC LIC. No. 88778
DRAWN: J. BOWEN
OFFICE: 488 BAYVIEW TERRACE
PO BOX 1000, TOWNSVILLE, QLD 4814
EMAIL: gvd@buildingdesign.com.au



No.	Description	Date	Issued
1	REVISED DRAWING ENTRY	07.05.16	GVD
2	REVISED DRAWING ENTRY	07.05.16	GVD

CLIENT: ASTI SAVAGE
ADDRESS: LOT 290 HOLYOAK AVE. THE VILLAGE

DRAWN: GVD
DATE: 07.06.16
CHECKED: P1
JOB No: 1603BSA



BUILDING DESIGN
P.O. BOX 1000, TOWNSVILLE, QLD 4814
GVD: 07 477 42114 FAX: 07 477 42115
16.01.07/02.07.16

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/745

Date: 27 July 2016



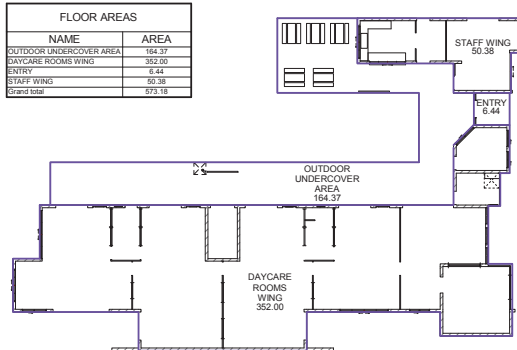
HOLYOAK AVENUE

DRIVEWAY OUT

Driveway crossover to
be in accordance with
Council's standards and
widths

DRIVEWAY IN

FLOOR AREAS	
NAME	AREA
OUTDOOR UNDERCOVER AREA	164.37
DAYCARE ROOMS WING	352.00
ENTRY	6.44
STAFF WING	50.38
Grand total	573.18

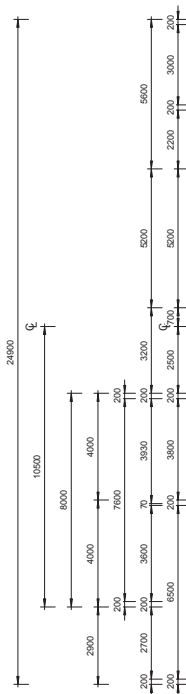
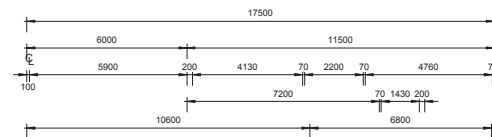
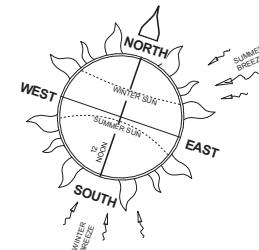


BUILDING AREA PLAN
1:200

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

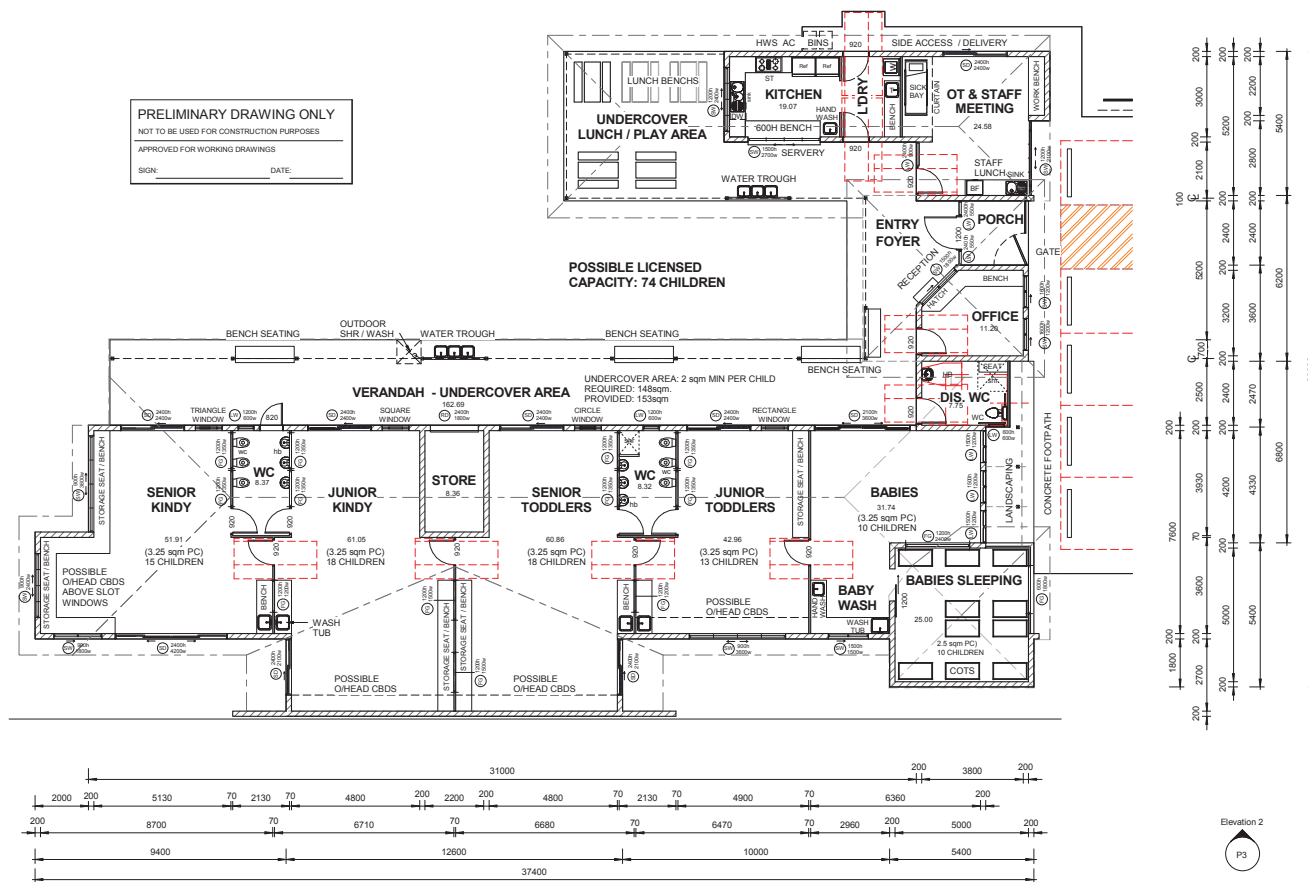
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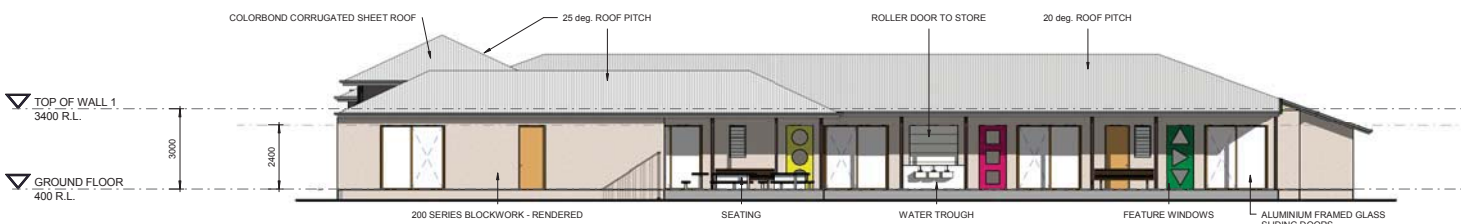
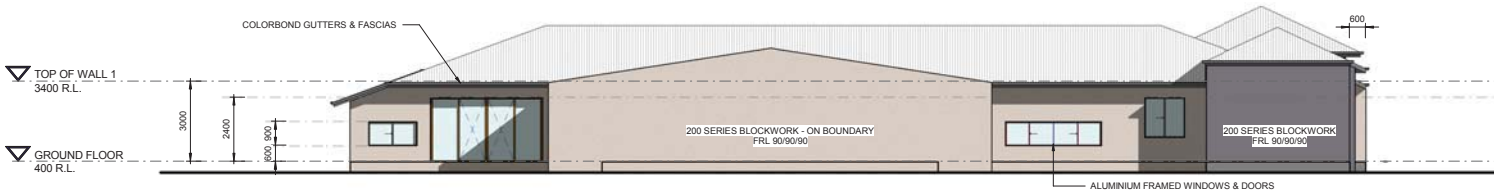
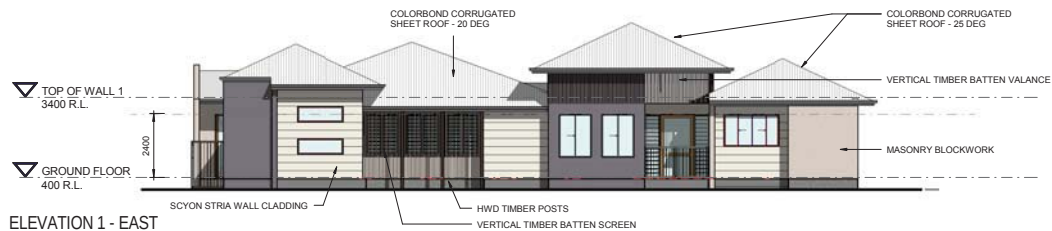


FLOOR PLAN
1:100

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APPROVED FOR WORKING DRAWINGS



Elevation
P3



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/745
Date: 27 July 2016



QBCC LIC. No. 65778
EXPIRY: 30/06/2018
BUILDING DESIGN - MEDIUM RISE
OFFICE: 408 BAYVIEW RD.
MOUNT LOUISA,
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EMAIL: gvd@buildingdesign.com.au

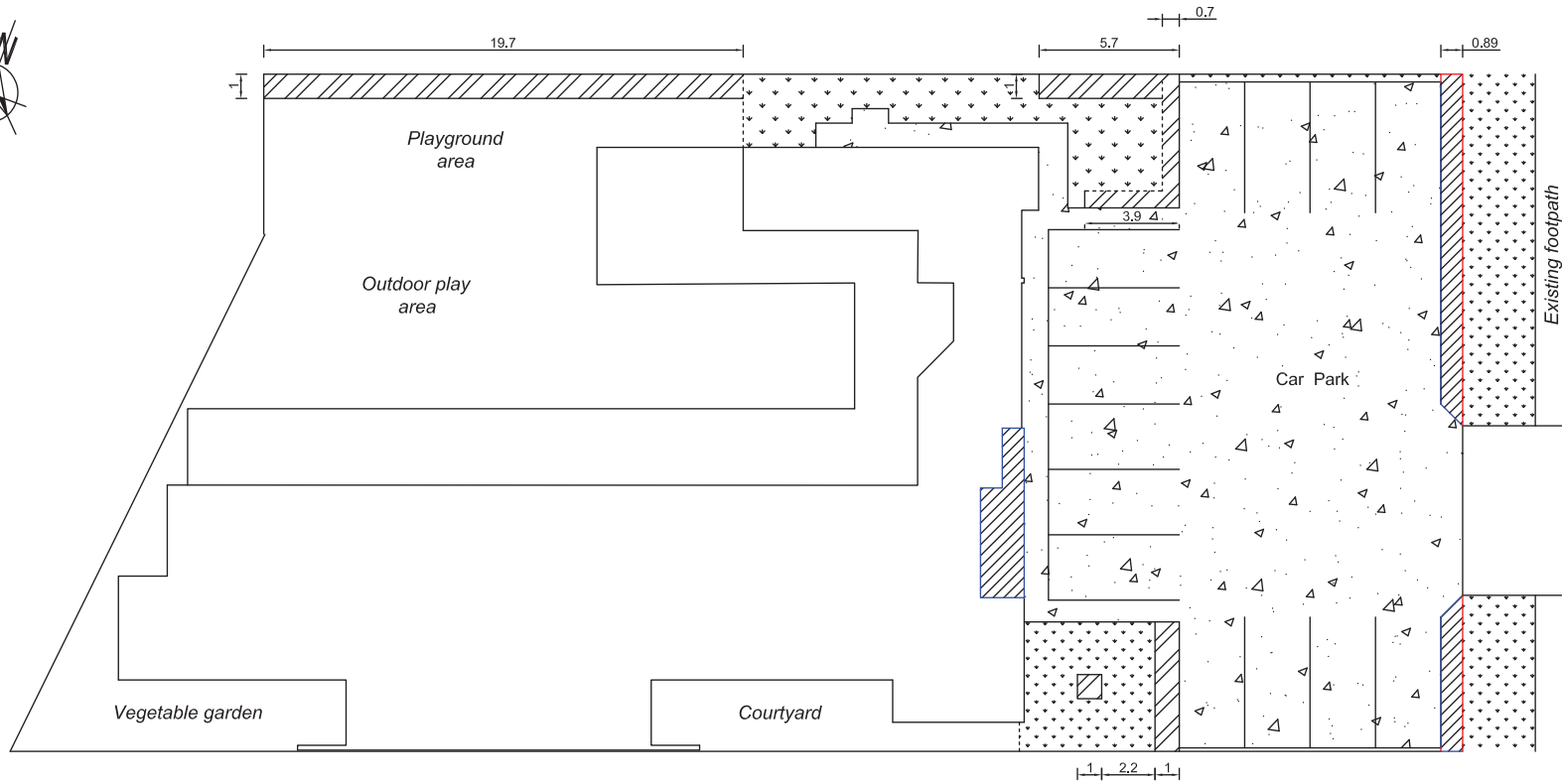


No.	Description	Date	Issued	By
1	PRELIMINARY DRAWINGS	11.05.16	010	BL/ALC/SL

CLIENT: ASTI SAVAGE
ADDRESS: LOT 290 HOLYOAK AVE. THE VILLAGE

DRAWN	QVD	DATE: 11.05.16	CHKD:
ISSUE	A	SCALE: 1:100	
SH No	P3	JOB No: 16038SA	





GENERAL NOTES:

- WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE LANDSCAPE CODE & APPLICABLE PLANNING SCHEME POLICIES.
- LANDSCAPE PLAN TO BE READ IN CONJUNCTION WITH BUILDING, CIVIL & HYDRAULICS PLANS
- AUTOMATED IRRIGATION TO BE INSTALLED TO ALL LANDSCAPED & TURF AREAS, THIS INCLUDES IRRIGATION OF THE VERGE FOR THE FULL LENGTH OF THE SITE FRONTAGE.
- NO IRRIGATION IS TO BE PHYSICALLY LOCATED WITHIN THE ROAD RESERVE.
- SITE TO BE SHAPED AND DRAINED TO DISCHARGE TO A LAWFUL POINT OF DISCHARGE, BEING A ROAD RESERVE OR APPROVED INTERNAL STORMWATER INFRASTRUCTURE.
- ALL LANDSCAPE EARTHWORKS TO BE IN ACCORDANCE WITH ASSOCIATED CIVIL DESIGN PLANS SO AS NOT TO IMPACT DRAINAGE CORRIDORS OR WORKS.
- ALL PLANTING SPECIES TO BE ADVANCED PLANTS TO REDUCE TIME TO MATURATION.

SITE DIMENSIONS

- CONTRACTOR TO VERIFY ALL MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF WORKS

IRRIGATION NOTES:

- THE CONTRACTOR IS TO ENGAGE A SUITABLY QUALIFIED IRRIGATION SUB-CONTRACTOR TO DESIGN AND INSTALL A FULLY AUTOMATED IRRIGATION SYSTEM THAT ACHIEVES COVER TO ALL GRASS AND TURF AREAS, GARDEN BEDS AND THE VERGE/ROAD RESERVE AS NOMINATED ON THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL OBTAIN A LAYOUT PLAN FOR THE PROPOSED AUTOMATED IRRIGATION SYSTEM DESIGN PRIOR TO COMMENCEMENT OF LANDSCAPING WORKS ON SITE.
- THE IRRIGATION SYSTEM IS TO INCORPORATE AN APPROVED BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH COUNCIL POLICY.
- THE IRRIGATION SYSTEM IS TO INCORPORATE STATIC POP UP SPRAYS TO REACH ALL GRASSED AND FREE PLANTING AREAS, INCLUDING THE VERGE.
- THE CONTROLLER IS TO HAVE A LOCKABLE COVER AND BE LOCATED ADJACENT TO THE METER BOX.
- ALL CABLES TO BE RUN THROUGH PVC CONDUITS.
- PIPEWORK FROM METER TO SOLENOID VALVES TO BE CLASS 12 POLY PIPE WITH APPROVED FITTINGS.
- PIPEWORK TO SPRINKLERS TO BE LDPE WITH APPROVED FITTINGS.
- INSTALL BALL VALVE IMMEDIATELY AFTER WATER METER.
- CONTROLLER IS TO BE PROGRAMMED TO ENSURE WATERING TIMES CORRESPOND TO THE RELEVANT COUNCIL WATER RESTRICTIONS.



Concrete hardstand



Turf area



Garden beds (varied ground cover, shrub & tree plantings)



Free planting seeded turf area (trees only)



CCA timber edging to garden beds and site boundary to contain soil, mulch and turf.



Hardstand, building or fencing to form garden bed and turf edging

Property Details

Address: Holyoak Avenue, Oonoonba
RPD: Lot 9001 on SP275839
Area: 1,500m²
Zoning: Mixed Use Zone
Precinct: NA
Current Use: Vacant
Proposed Use: Child Care Centre

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/745

Date: 27 July 2016



AMT	DESCRIPTION	BY	DATE
A	DA ISSUE	BNC	15.5.16

DA ISSUE

ORIGINAL SHEET SIZE: A3 - 297mm x 420 mm

DRAWING STATUS:

DA ISSUE

CONSULTANTS:



BNC PLANNING PTY LTD

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CLIENT:

ASTI SAVAGE

PROJECT:

HOLYOAK CHILD CARE CENTER

LOT 209 HOLYOAK AVENUE, OONOOONBA

TITLE:

LANDSCAPE SITE PLAN

Date
15 June 2016

Drawn
BNC

Scale (A3)
As shown

Checked

Job No.
DA054-16

Approved

PD Ref. No.
054-16

Drawing No.
LP01-01

Revision
A

0.0 2.5 5.0 7.5 10.0 12.5 15.0 17.5 20.0

SCALE (m)

