



Queensland
Government

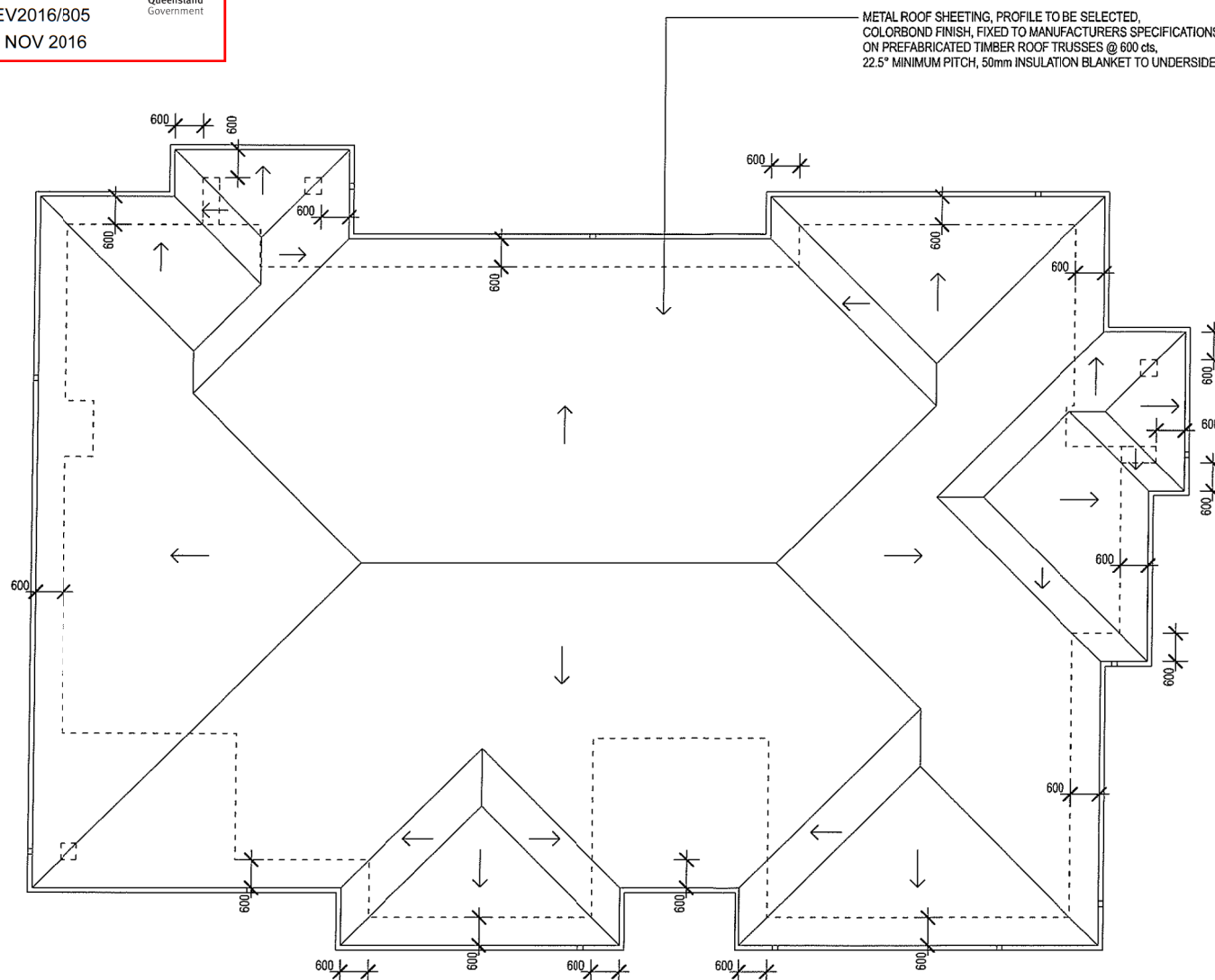


Queensland
Government

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S C A L E 1:200

Approval no: DEV2016/305
Date: 18 NOV 2016

[illegible]**STUDIO 133**

STUDIO 133
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E plans@studio133.com.au

PROJECT
PROPOSED NEW DUPLEX
THE ATLANTIC 308
METRO FACADE

ADDRESS
LOT 82
BIRDWING CRESCENT
JIMBOOMBA QLD

FOR **silkwood**
HOME

DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE.
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DATE	AUGUST '16
SCALE	1:100 @ A3
DRAWN	WS

DRAWING TITLE	ISSUE
ROOF PLAN	B

DRAWING No.
BP818/TA308/MF//L82/CP3

ROOF PLAN

SCALE 1:100



Date: 18 NOV 2016

[illegible]

SCALE 1:100

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DRAWING TITLE	
ELEVATIONS	
ISSUE	
B	

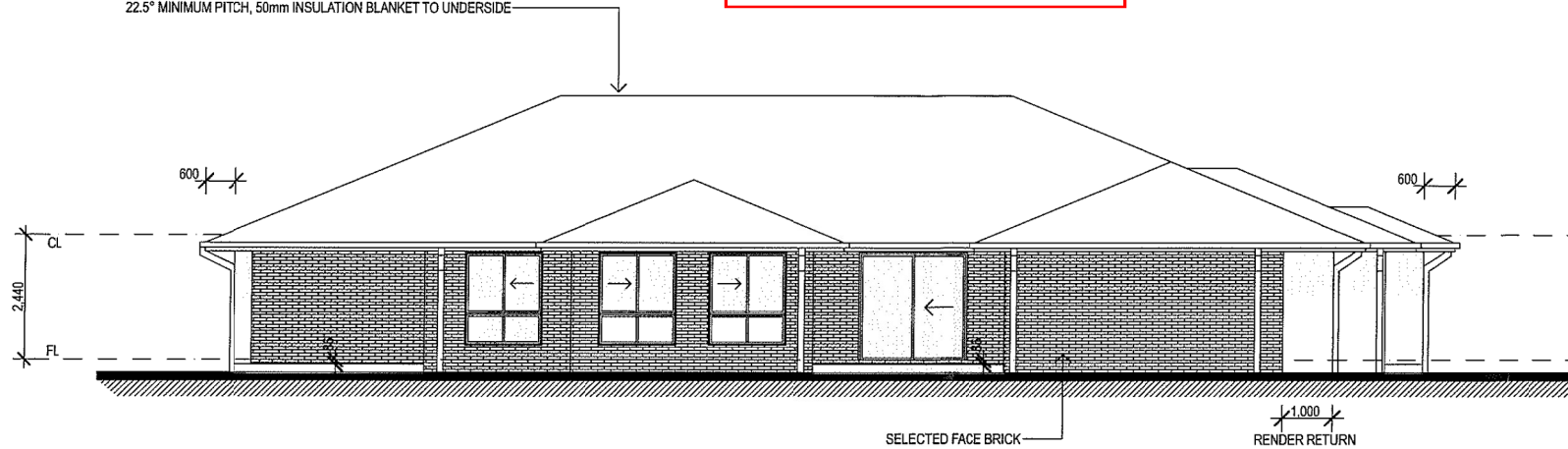
DRAWING No.
BP818/TA308/MF//L82/CP4

CONTRACT PLAN ONLY
NOT FOR CONSTRUCTION

Approval no: DEV2016/805
Date: 18 NOV 2016

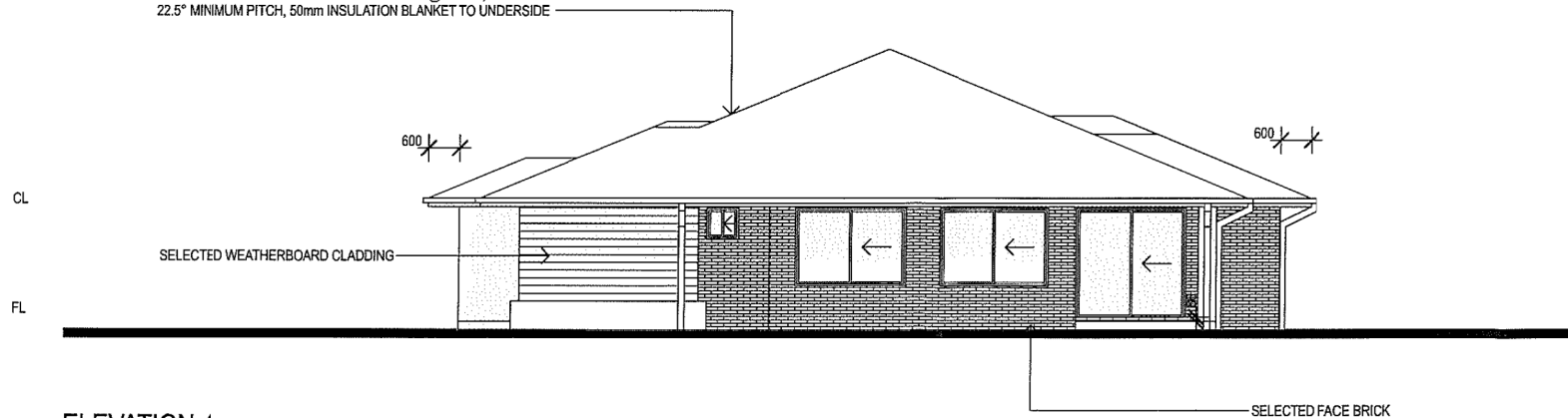


METAL ROOF SHEETING, PROFILE TO BE SELECTED,
COLORBOND FINISH, FIXED TO MANUFACTURERS SPECIFICATIONS
ON PREFABRICATED TIMBER ROOF TRUSSES @ 600 cts,
22.5° MINIMUM PITCH, 50mm INSULATION BLANKET TO UNDERSIDE-



ELEVATION 3

METAL ROOF SHEETING, PROFILE TO BE SELECTED,
COLORBOND FINISH, FIXED TO MANUFACTURERS SPECIFICATIONS
ON PREFABRICATED TIMBER ROOF TRUSSES @ 600 cts,
22.5° MINIMUM PITCH, 50mm INSULATION BLANKET TO UNDERSIDE



ELEVATION 4

ELEVATIONS

S C A L E 1:100

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PROJECT
PROPOSED NEW DUPLEX
THE ATLANTIC 308
METRO FACADE

ADDRESS
LOT 82
BIRDWING CRESCENT
JIMBOOMBA QLD

FOR

 **silkwood**
HOMES

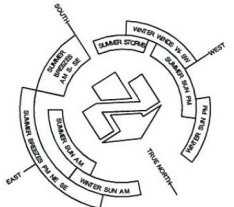
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DATE	AUGUST '16
SCALE	1:100 @ A3
DRAWN	WS
DRAWING TITLE	
ELEVATIONS	
ISSUE	B

DRAWING No.
BP818/TA308/MF//L82/CP5

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/805
Date: 18 NOV 2016



BIRDWING CRESCENT

SELECTED FEATURE TO FRDRC (APPENDIX D) DRIVEWAY & CROSSOVER TO LOCAL COUNCIL REQUIREMENTS

BRICK LETTERBOX RENDERED & PAINTED TO MATCH HOUSE

NEW 1500mm HIGH TIMBER WITH INFILL 'POOL' TYPE FENCE PER APPENDIX E REFER FRDRC

NEW 1800mm HIGH GOOD NEIGHBOUR FENCE WITH TOP CAP REFER TO QM PROPERTY FENCING DETAILS

LOT 83
SP264096

FREESTANDING CLOTHESLINE BELOW FENCE HEIGHT

PRIVATE OPEN SPACE

NEW 1800mm HIGH GOOD NEIGHBOUR FENCE WITH TOP CAP REFER TO QM PROPERTY FENCING DETAILS

LOT 109
SP264096

NEW 1500mm HIGH TIMBER WITH INFILL 'POOL' TYPE FENCE PER APPENDIX E REFER FRDRC

FREESTANDING CLOTHESLINE BELOW FENCE HEIGHT

PRIVATE OPEN SPACE

SITE SPECIFICATIONS
All dimensions to be checked on site. Contractors to abide by all current Australian Standards and requirements of local council. All services to be screened from thoroughfare & neighbouring properties. Any existing street trees must be retained & protected during construction.

DRAINAGE
Ensure all areas are adequately drained. Gardens must fall away from buildings and paving. Landscaper & builder to access and improve drainage where necessary including locating & installing site pits and connecting to stormwater. Service pits and manholes to be exposed, free draining and non-ponding.

IRRIGATION
By owner, drip irrigation recommended with a minimum 4 station controller. Gardens & lawns to be on separate single solenoids. Greywater to be utilised where possible under relevant guidelines.

EDGING
Garden edging to be continuous coloured concrete, selected paver, treated timber or spade edge.

GARDEN BEDS
Landscaper to access the condition of the soil and cultivate to minimum: 150mm min. for groundcovers 300mm min. for shrubs 500mm for trees or 2x rootball. Soil to be imported topsoil to comply with AS 4419-2003. Quality hoop pine fines to be added at a depth of 75mm. Mulch must be contained and not flow into waterways, garden beds should be less than 1:3 grade. Garden beds abutting house wall to have a 200mm wide river rock buffer strip.

PLANTS
All plants must be of premium quality, free from pests, weeds and diseases and any damage. Plants to be established but not pot bound.

GENERAL NOTES
Landscape contractor to obtain underground service information from principle builder and ensure no damage is done to underground services. This is a concept only. TGP will not be held accountable for any damages. Principle contractor to ensure the site is completely cleaned up upon project completion and maintain gardens for a period of 12 weeks unless otherwise specified. Frontage landscaping to be completed within 60 days of dwelling completion. All services to be screened from roads & neighbours.

BRICK LETTERBOX RENDERED & PAINTED TO MATCH HOUSE

SELECTED FEATURE TO FRDRC (APPENDIX D) DRIVEWAY & CROSSOVER TO LOCAL COUNCIL REQUIREMENTS

LEGEND

TURF - SELECTED TURF SUCH AS WINTERGREEN WITH 75MM TOP SOIL UNDERLAY

GARDEN BEDS WITH PAVED, MACHINE LAID COLOURED CONCRETE, TREATED TIMBER OR SPADE EDGES. QUALITY MULCH SUCH AS HOOP PINE FINES @75MM DEPTH TO ALL GARDEN BEDS

COLOURED CONCRETE OR EXPOSED AGGREGATE TO DRIVEWAYS & PATHES

SELECTED GRAVEL OR PEBBLE WITH BIDIM UNDERLAY

Polytie tie around 3 hardwood stakes.2400x50x50mm stakes. Stakes must not penetrate root ball.

Min 150mm depth mulch clear of trunk to prevent rot.

Soil improved with compost and fertiliser as per product specifications.

Mound soil in base of hole to prevent rootball sitting in water.



Plant ID	Qty	Common Name	Botanical Name	Scheduled Size
Trees				
Baln	1	Coastal Banksia	Banksia integrifolia	300mm
WaFlo	5	Weeping Lilly Pilly	Waterhousea floribunda	45L, 18m tall
Shrubs				
DoPa	2	Spear Lily	Doranthus palmieri	300mm
GrCl	6	Coconut Ice Grevillea	Grevillea blainvilliae x banksii 'Coconut Ice'	200mm
WeFm	15	'Mund' Coastal Rosemary	Mund(tn) Westringia fruticosa 'WES05'	200mm
SRa	3	Bird Of Paradise	Strelitzia reginae	200mm
SyCa	16	Powder-puff Lilly Pilly	Syzygium wilsonii 'Cascade'	200mm
Ground Covers				
Grasses				
AnBg	13	Dwarf Kangaroo Paws	Anigozanthos 'Bush Gem' assorted	140mm
LoCRc	36	Crackerjack	Lomandra confertifolia rubiginosa Crackerjack	140mm
Total	97			

K.Turner B.L Arch, Cert III Hort.
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SITE PLAN BY
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PROJECT LOT 82
BIRDWING CRESCENT
JIMBOOMBA,
LOGAN, QLD.

CLIENT silkwood HOMES

LANDSCAPE PLAN



SHEET 1/1

DATE 09.09.2016
JOB NUMBER 000392
SCALE 1:100@A1
1:200@A3
LANDSCAPE PLAN BY TGP

NOTES/AMENDMENTS:

DISCLAIMER:
INFORMATION IN THIS PLAN TO BE USED AS A GUIDE ONLY. ALL MEASUREMENTS TO BE CHECKED ON SITE AND ADJUSTED WHERE NECESSARY. LANDSCAPE CONTRACTOR TO DETERMINE FINAL QUANTITIES & MEASUREMENTS FOR MATERIALS OR NEED FOR AN ENGINEERS SPECIFICATIONS BEFORE COMMENCEMENT OF PROJECT.

