Site Analysis

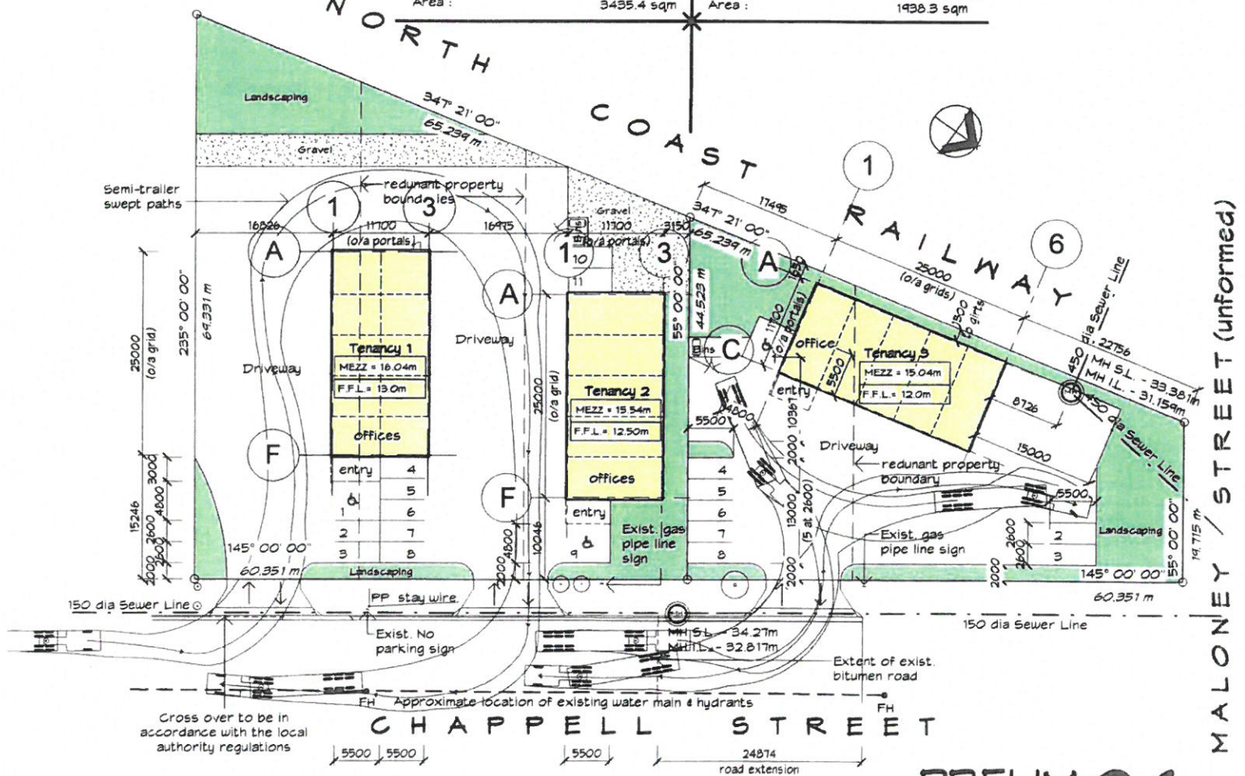
Proposed Floor Area	=	794 sqm
Total Building Footprint Area	=	611.8 sqm
Total Site Coverage	=	634.8 sqm, 18.5%
Total Landscaped Area Required	=	343.5 sqm 10%
Total Landscaped Area Provided	=	526.0 sqm 15.3%
Total Site Area	=	3435.4 sqm
Car Parking		
Car parking spaces required	=	11
Total car spaces provided	=	11
Driveways		
Existing concrete driveway area	=	NIL
New concrete driveway area	=	1954.7 sqm
Total driveway area	=	1954.7 sqm

R.P.D.
Lot Number : 3 - 5
Reg./Survey Plan Number : 601860
Parish : MURCHISON
County : LIVINGSTONE
Area : 3435.4 sqm

Site Analysis

Proposed Floor Area	=	397 sqm
Total Building Footprint Area	=	305.9 sqm
Total Site Coverage	=	315.5 sqm, 16.3%
Total Landscaped Area Required	=	193.8 sqm 10%
Total Landscaped Area Provided	=	526.8 sqm 27.2%
Total Site Area	=	1938.3 sqm
Car Parking		
Car parking spaces required	=	8
Total car spaces provided	=	8
Driveways		
Existing concrete driveway area	=	NIL
New concrete driveway area	=	1087.6 sqm
Total driveway area	=	1087.6 sqm

R.P.D.
Lot Number : 1 & 2
Reg./Survey Plan Number : 601860
Parish : MURCHISON
County : LIVINGSTONE
Area : 1938.3 sqm

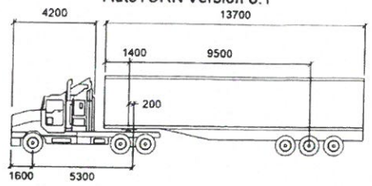


1 Site Plan Proposed
1 : 500

PRELIM 06
DATE: 16/02/15
NOT FOR CONSTRUCTION

VEHICLE SWEPT PATH'S

Swept Path's Generated by AutoTURN Version 8.1

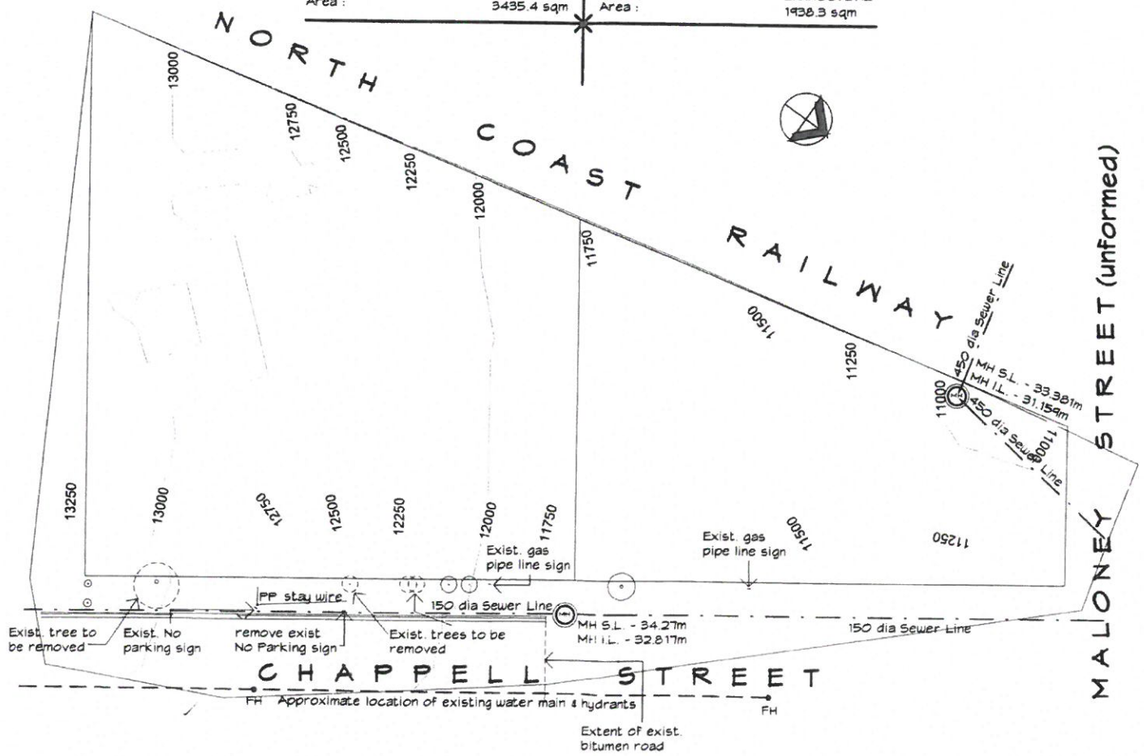


S ARTICULATED 19M mm

Tractor Width	: 2500	Lock to Lock Time	: 6.0
Trailer Width	: 2500	Steering Angle	: 27.7
Tractor Track	: 2500	Articulating Angle	: 70.0
Trailer Track	: 2500		

R.P.D.
Lot Number : 3 - 5
Reg./Survey Plan Number : 601860
Parish : MURCHISON
County : LIVINGSTONE
Area : 3435.4 sqm

R.P.D.
Lot Number : 1 & 2
Reg./Survey Plan Number : 601860
Parish : MURCHISON
County : LIVINGSTONE
Area : 1938.3 sqm



2 Site Plan Existing
1 : 500

ROCKHAMPTON REGIONAL COUNCIL
AMENDED PLANS APPROVED
06 November 2018
DATE
These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/212-2014
Dated: 26 August 2016

REVISIONS			
No.	DESCRIPTION	DATE	

PROPOSED INDUSTRIAL DEVELOPMENT FOR
GT JEFFREYS AT
27 CHAPPELL STREET, KAWANA

this drawing: Site Plans

Rufus Design Group
STYLE · QUALITY · INNOVATION
MEMBER BUILDING DESIGNERS ASSOC. OF QLD INC. Licenced under the QBSA Act Lic No. 1180286
Telephone 61 7 49288011
Facsimile 61 7 49266579
E-mail mailbox@rufusdesigngroup.com

PROJECT MANAGER	DAW
DRAWN	DAW
CHKD	
WIND SPEED	C2
PLAN SIZE	A2
PROJECT NUMBER	140304 - 01
SHEET	01 OF 09 SHEETS
REV	

PRINT DATE : 16/02/2015 1:10:28 PM

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

06 November 2018

DATE

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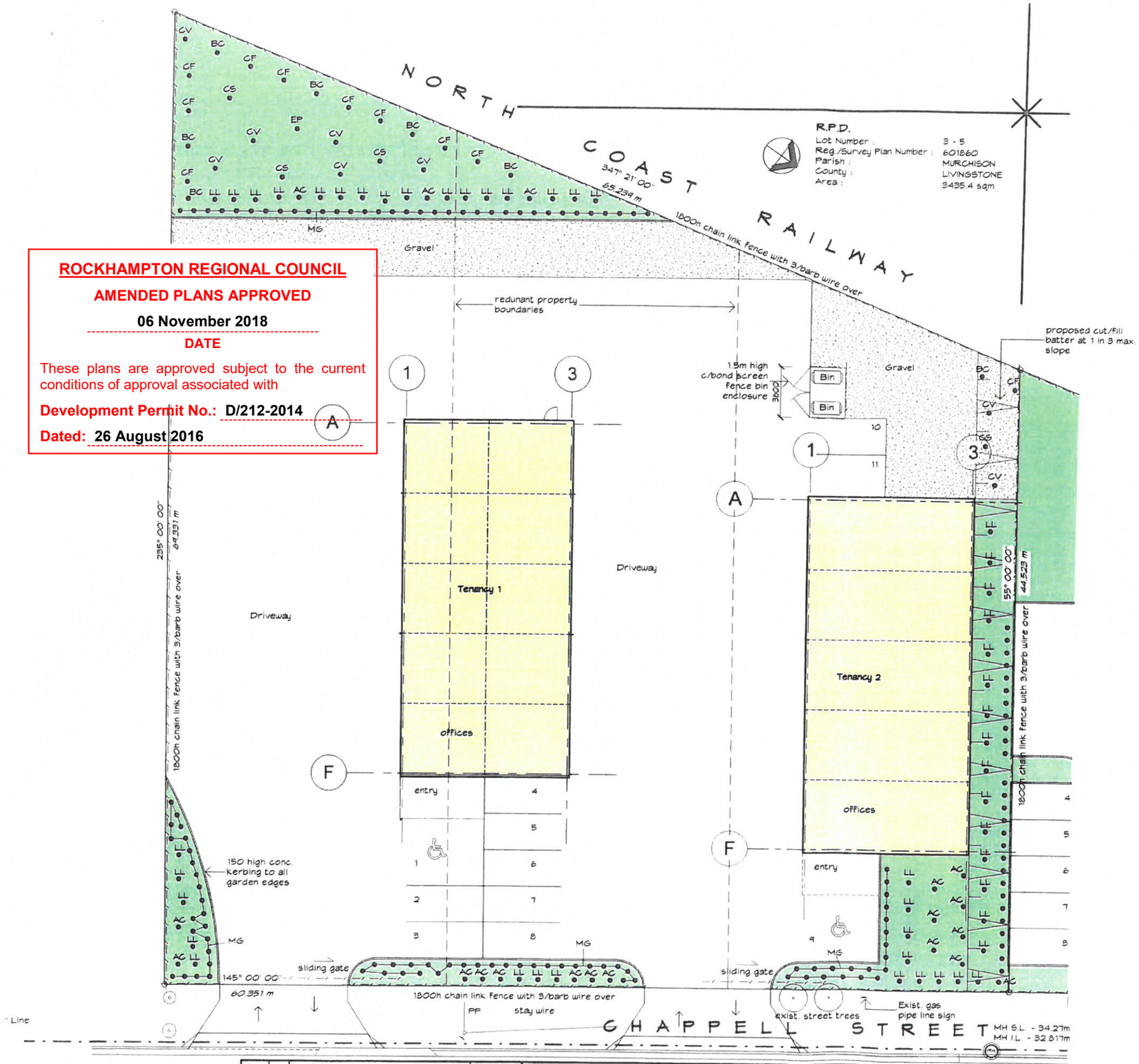
Development Permit No.: D/212-2014

Dated: 26 August 2016



Landscaping

Species:

Planting to landscaped areas is to be selected from the following species. Other species may be used subject to availability.

Code	Botanical/Common Names	Native/Exotic	Mature Ht	Qty
	Groundcovers and Creepers (200Φ min pot size)			
BB	Bracteantha Bracteata/Everlasting Daisy	Native	600mm	32
	Clumping and Tussock plants (200Φ min pot size)			
AC	Alpinia Caerulea/Native or Wild Ginger	Native	2000mm	49
LL	Lomandra Longifolia/Spinyhead Mat rush	Native	1000mm	91
	Shrubs (200Φ min pot size)			
CV	Callistemon Viminalis / Endeavour	Native	2000mm	13
MG	Melaleuca / Golden Gem	Native	400mm	225
	Screening plants (200Φ min pot size)			
BC	Backhousia Citriodora/Lemon Scented Myrtle	Native	8000mm	8
CF	Callistemon Formosus/Kingaroy Bottle Brush	Native	3000mm	20
	Trees (45 L min pot size)			
CS	Callistemon Salignus / Willow Bottlebrush	Native	7000mm	10
EP	Eucalyptus Ptychocarpa/Swamp Bloodwood	Native	6000mm	1

Details:

Top Soil _____ 100mm organic loam
Mounding (Clean topsoil) _____ 100mm min
Existing Trees _____ NIL
Mulch beds with wood chips, wood chip depth _____ 100mm
Maintence program
- Watering _____ Automatic Sprinkler system with timer or Manually operated drip system
  Hedging/shrubs _____ drippers
  Lawn/trees __ underturf drip system
- Maintence _____ Local Lawn Care Business employed or By proprietor and / or staff permanently for fornightly visits

Planting
- Garden Beds _____ Cultivate exist soil to 300mm min depth. If clay is encountered break up & mix with gypsum 1kg/sqm. Import clean topsoil over. Fertilize with 'Agriform' plant pills as directed
- Lawn _____ Cultivate area to 150mm min depth. Spread 50mm min clean topsoil over. Fertilize prior to laying turf with N.P.K. 14:15:10 40g/sqm. Fertilize after turf laid with sulphate of ammonia 10g/sqm
- Shade/Street Trees. New trees to be double stacked, mulched & watered in. Use of water crystals is recommended. New trees to be watered with automatic sprinkler system

PRELIM 06
DATE: 16/02/15

NOT FOR CONSTRUCTION

1 Landscaping Plan (Lots 3-5)
1 : 200

REVISIONS			
No.	DESCRIPTION	DATE	

PROPOSED INDUSTRIAL DEVELOPMENT FOR
GT JEFFREYS AT
27 CHAPPELL STREET, KAWANA

this drawing: Landscaping Plan (Lots 3-5)

Rufus Design Group
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MEMBER BUILDING DESIGNERS ASSOC. OF QLD INC.
Licenced under the QBSA Act Lic No. 1180286
Telephone 61 7 49288011
Facsimile 61 7 49266579
E-mail mailbox@rufusdesigngroup.com

PROJECT MANAGER DJW
DRAWN DJW
CHKD
WIND SPEED C2
PLAN SIZE A2
PROJECT NUMBER 140304 - 02
SHEET 02 OF 04 SHEETS
REV.

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AMENDED PLANS APPROVED

06 November 2018

DATE

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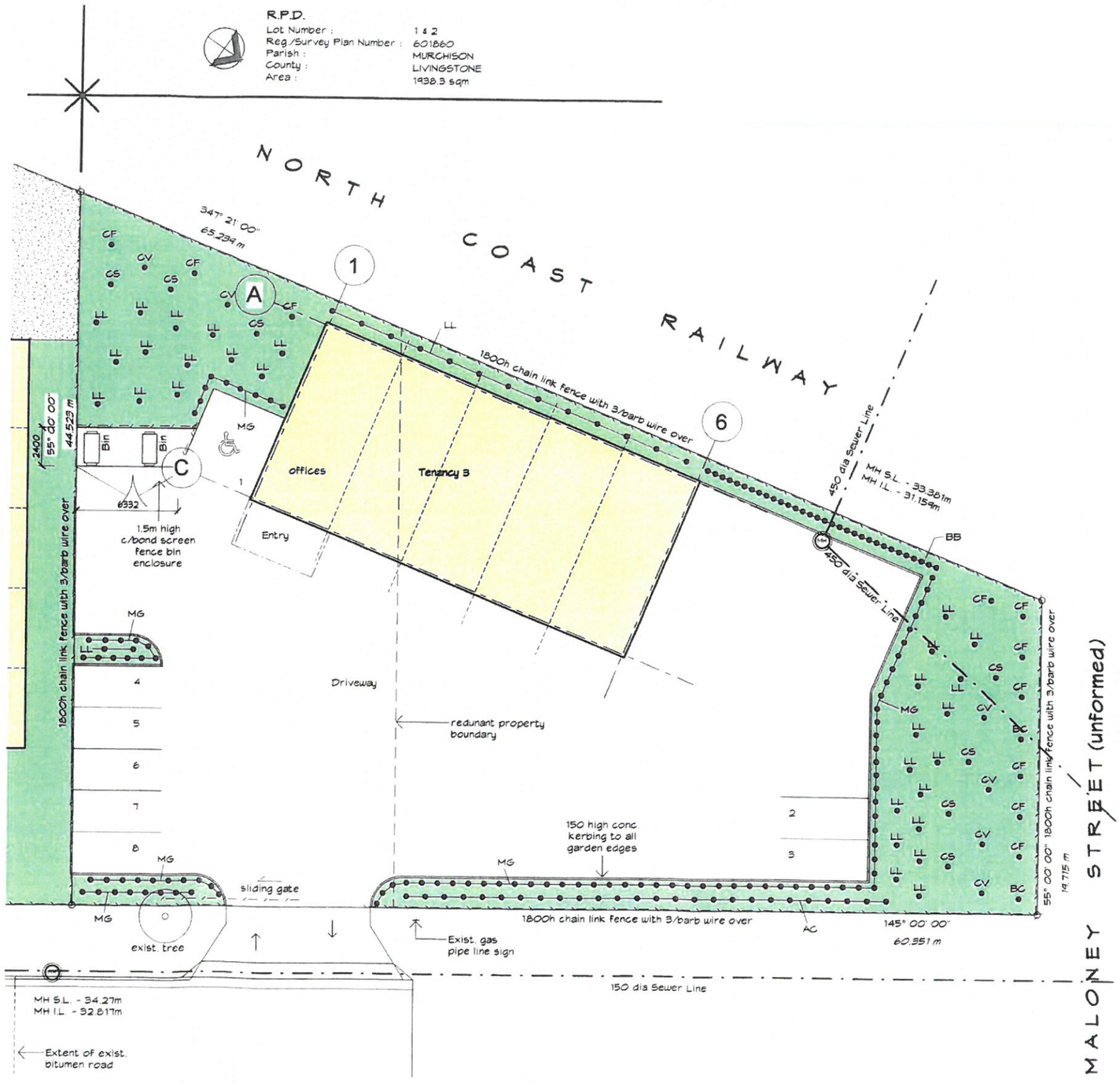
Development Permit No.: D/212-2014

Dated: 26 August 2016

PRELIM 06

DATE: 16/02/15

NOT FOR CONSTRUCTION

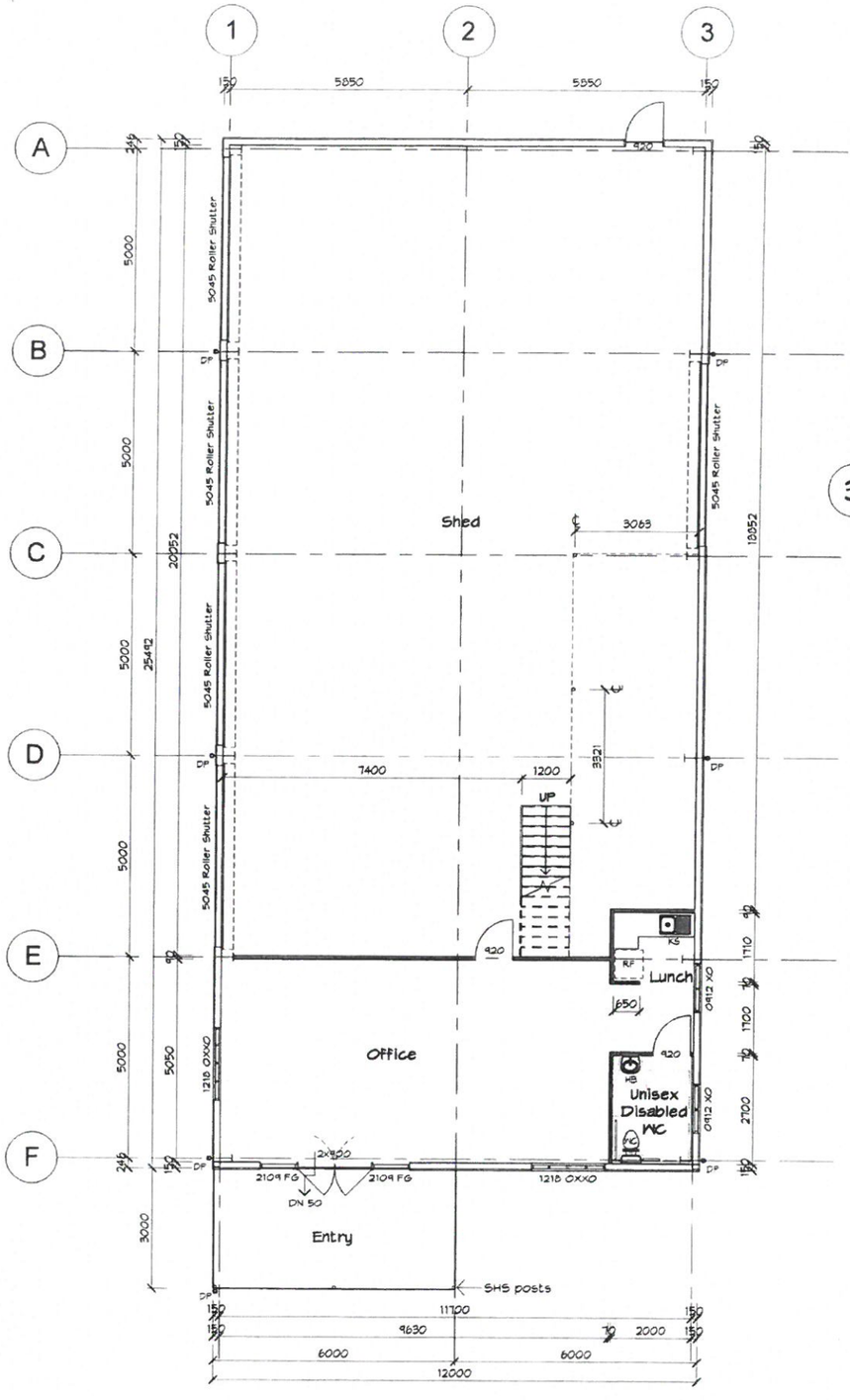


1 Landscaping Plan (Lots 1-2)

1 : 200

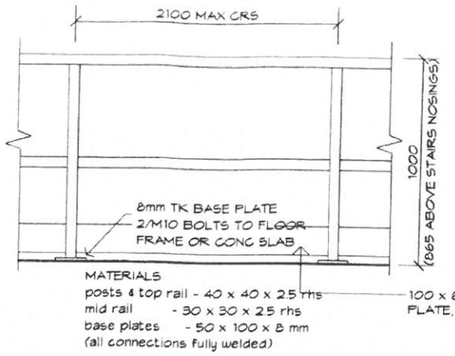
REVISIONS							
No.	DESCRIPTION	DATE	PROPOSED INDUSTRIAL DEVELOPMENT FOR GT JEFFREYS AT 27 CHAPPELL STREET, KAWANA	this drawing: Landscaping Plan (Lots 1&2)	Rufus Design Group STYLE+QUALITY+INNOVATION	MEMBER BUILDING DESIGNERS ASSOC. OF QLD INC. Licenced under the QBSA Act Lic No. 1180286 Telephone 617 49288011 Facsimile 617 49266579 E-mail mailbox@rufusdesigngroup.com	PROJECT MANAGER: DJW DRAWN: DJW CHKD: WIND SPEED C2 PLAN SIZE A2 PROJECT NUMBER 140304 - 03 SHEET 03 OF 04 SHEETS REV.

PRINT DATE: 16/02/2015 1:15:29 PM



1 Ground Floor Plan (Tenancy 1)

1 : 100



TYPICAL H'RAIL DETAIL (IN ACCORD WITH AS 1657)

3 Mezzanine Handrail Detail

1 : 100

PRELIM 06

DATE: 16/02/15

NOT FOR CONSTRUCTION

Floor Areas	
Office	66.2 m²
Mezzanine	91.1 m²
Shed	239.7 m²
Grand total	397.0 m²

Plan Legend

DP	Down Pipe
HB	Hand Basin
KS	Kitchen Sink
RF	Refrigerator
WC	Toilet

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

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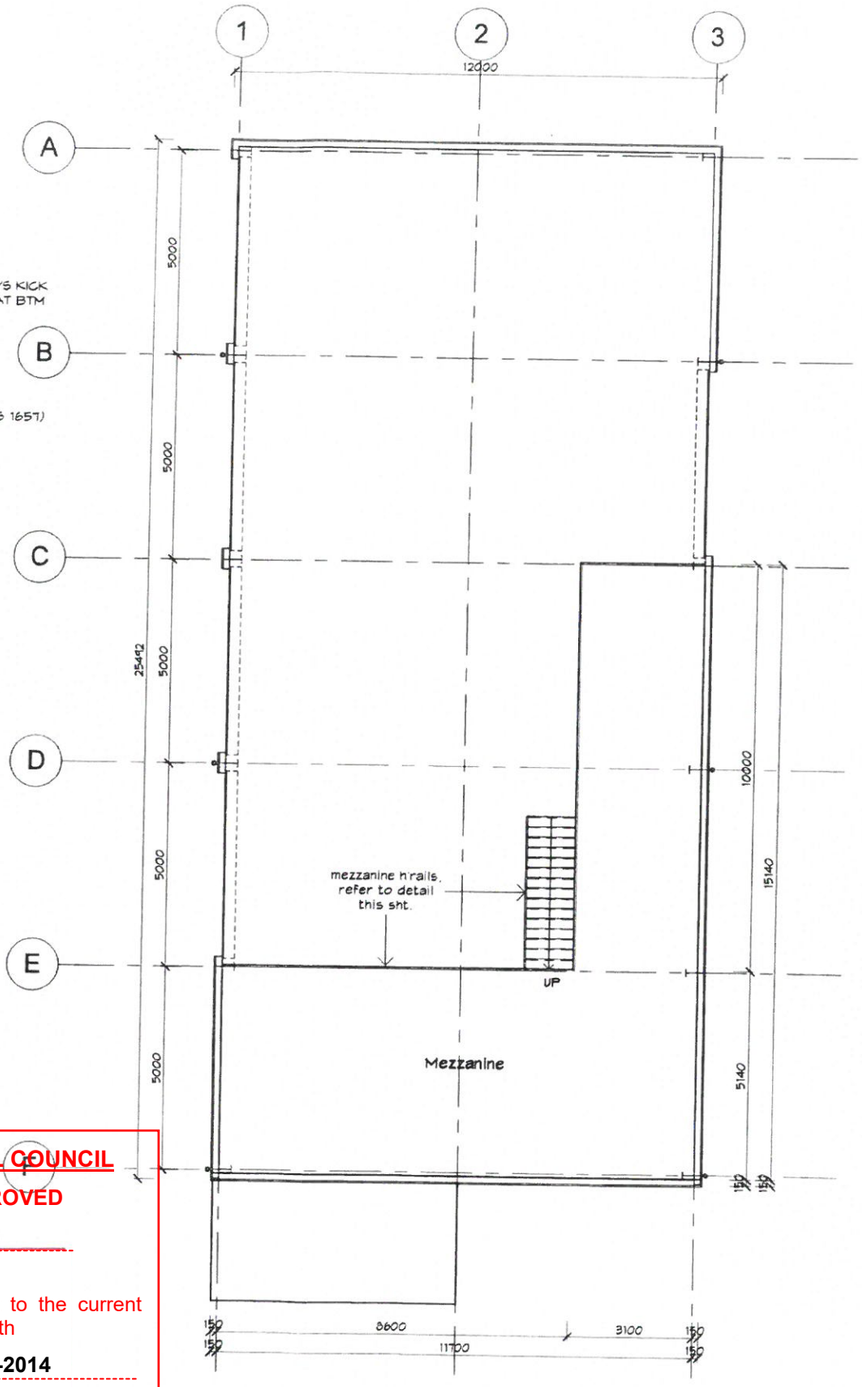
Dated: 26 August 2016



2 Mezzanine Plan (Tenancy 1)

1 : 100

ELEVATIONS

REVISIONS	NO.	DESCRIPTION	DATE

PROPOSED INDUSTRIAL DEVELOPMENT FOR GT JEFFREYS AT 27 CHAPPELL STREET, KAWANA

this drawing: Floor Plans (Tenancy 1)

Rufus Design Group
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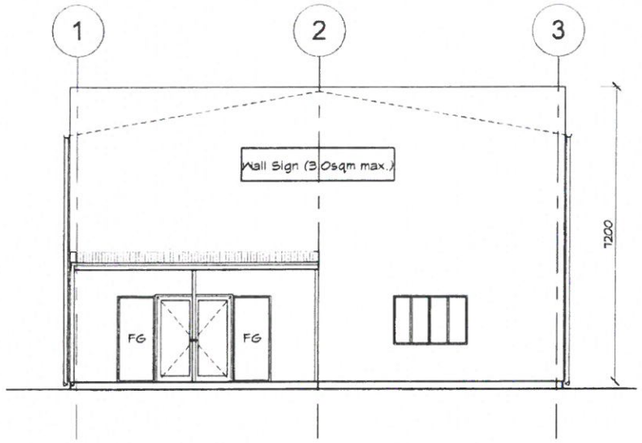
MEMBER BUILDING DESIGNERS ASSOC. OF QLD INC.
Licenced under the QBSA Act Lic No. 1180286
Telephone 61 7 49288011
Facsimile 61 7 49266579
E-mail mailbox@rufusdesigngroup.com

PROJECT MANAGER: DJW
DRAWN: DJW
CHKD:

WIND SPEED C2
PLAN SIZE A2

PROJECT NUMBER 140304 - 04
SHEET 04 OF 04 SHEETS
REV.

PRINT DATE: 16/02/2015 1:15:29 PM



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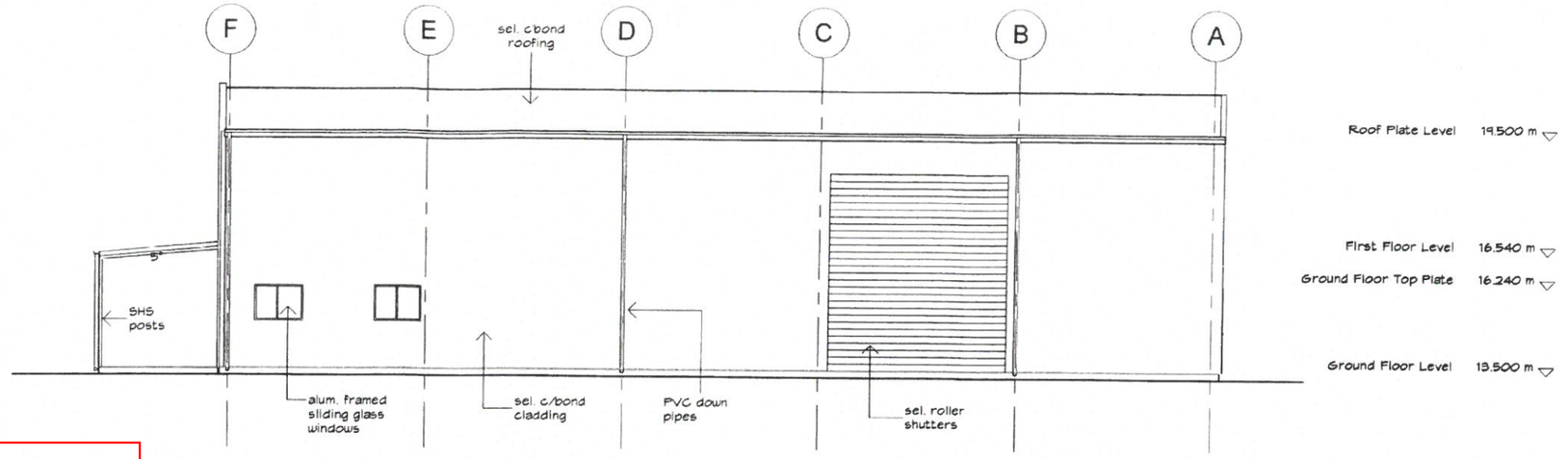
1 : 100



2 Elevation 2
1 : 100

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

06 November 2018

DATE

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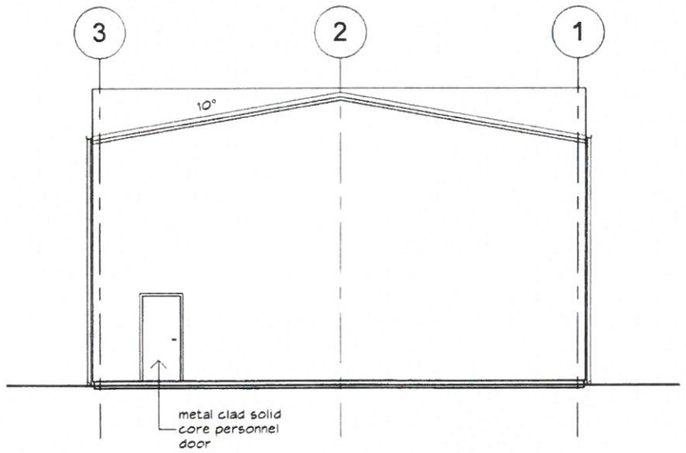
Development Permit No.: D/212-2014

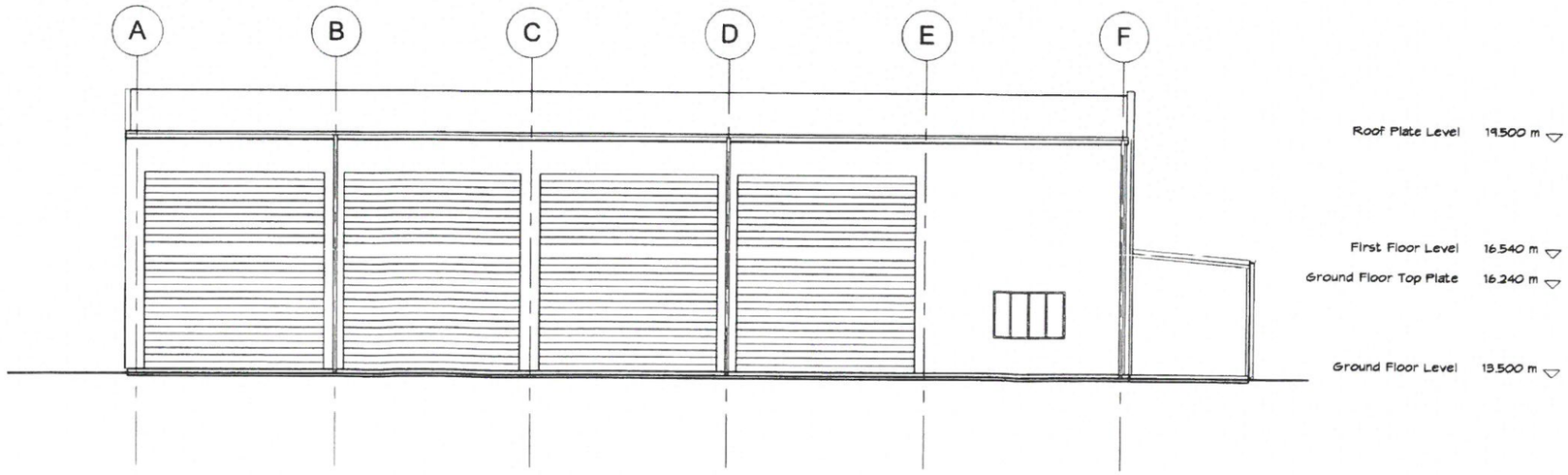
Dated: 26 August 2016

PRELIM 06
DATE: 16/02/15

NOT FOR CONSTRUCTION



3 Elevation 3
1 : 100



4 Elevation 4
1 : 100

REVISIONS					
	NO.	DESCRIPTION	DATE	PROPOSED INDUSTRIAL DEVELOPMENT FOR GT JEFFREYS AT 27 CHAPPELL STREET, KAWANA	this drawing: Elevations (Tenancy 1)

Rufus Design Group
STYLE · QUALITY · INNOVATION
MEMBER BUILDING DESIGNERS ASSOC. OF QLD INC.
Licenced under the QBSA Act Lic No. 1180286
Telephone 61 7 49288011
Facsimile 61 7 49266579
E-mail mailbox@rufusdesigngroup.com

PROJECT MANAGER	DJW
DRAWN	DJW
CHKD	
KIND SPEED	C2
PLAN SIZE	A2
PROJECT NUMBER	140304 - 05
SHEET	05 OF 09 SHEETS
REV.	

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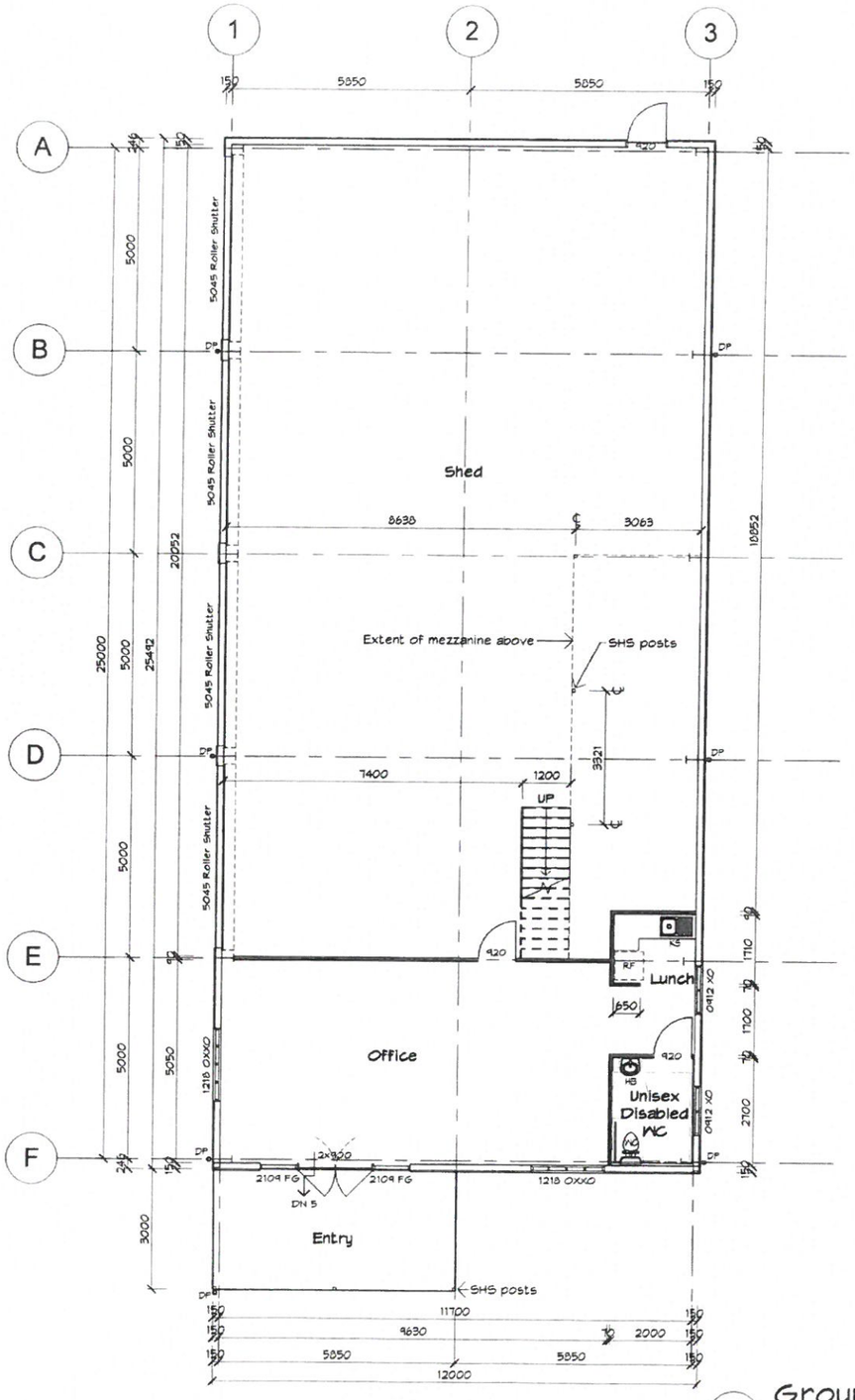


1 Ground Floor Plan (Tenancy 2)

1 : 100

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

06 November 2018

DATE

These plans are approved subject to the current conditions of approval associated with

Development Permit No.: D/212-2014

Dated: 26 August 2016

PRELIM 06

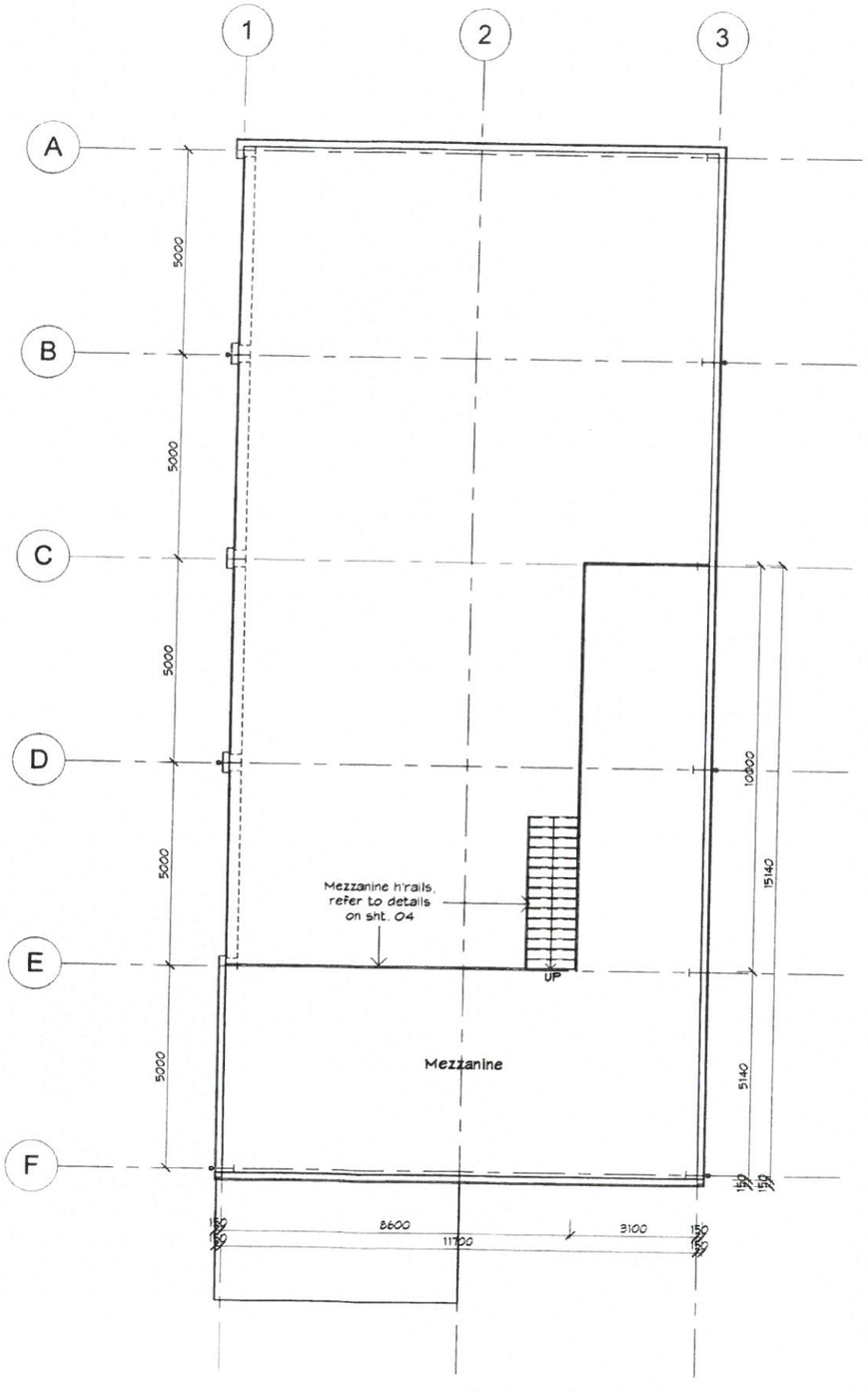
DATE: 16/02/15

NOT FOR CONSTRUCTION

Floor Areas	
Office	66.2 m²
Mezzanine	91.1 m²
Shed	239.7 m²
Grand total	397.0 m²

Plan Legend	
DP	Down Pipe
HB	Hand Basin
KS	Kitchen Sink
RF	Refrigerator
WC	Toilet

ELEVATIONS



2 Mezzanine Plan (Tenancy 2)

1 : 100

REVISIONS			
No.	DESCRIPTION	DATE	

PROPOSED INDUSTRIAL DEVELOPMENT FOR GT JEFFREYS AT 27 CHAPPELL STREET, KAWANA

this drawing: Floor Plans (Tenancy 2)

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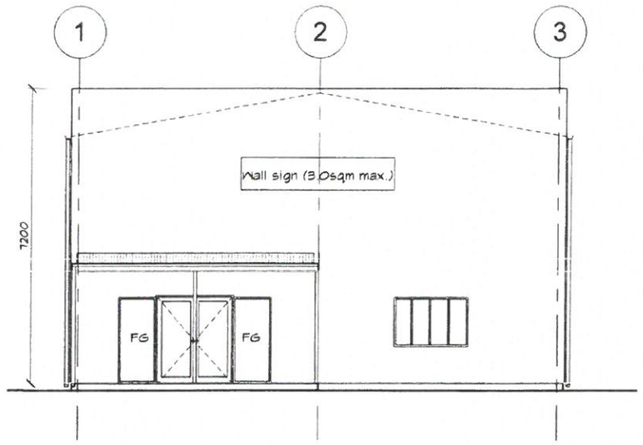
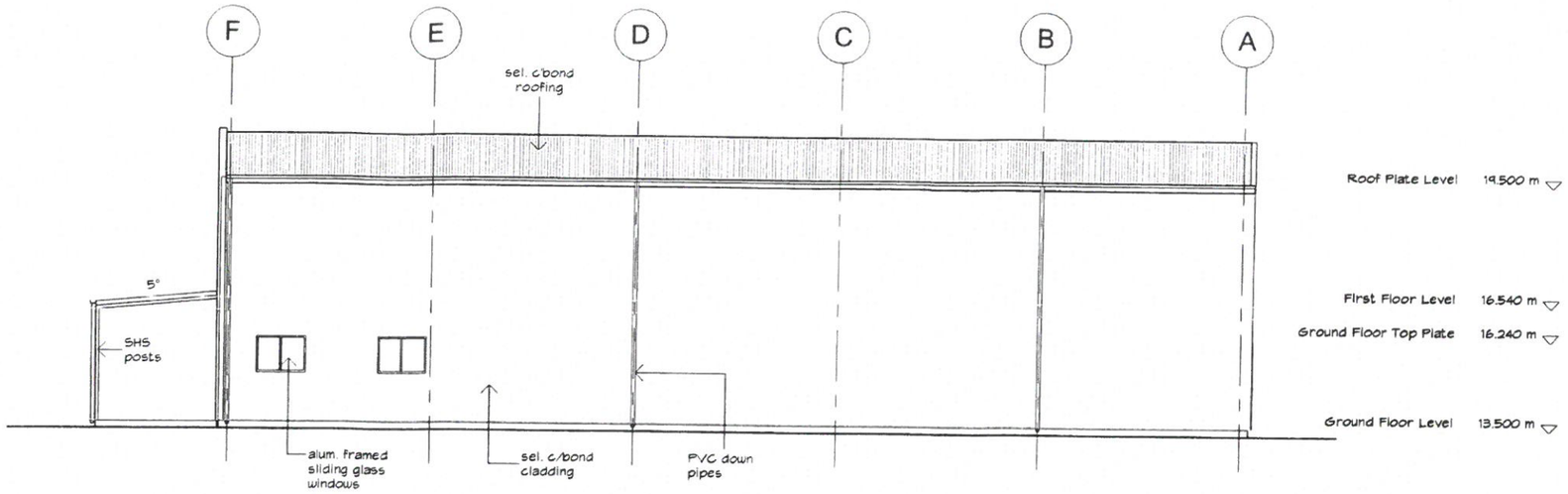
MEMBER BUILDING DESIGNERS ASSOC. OF QLD INC.
Licenced under the QBSA Act Lic No. 1180286
Telephone 61 7 49288011
Facsimile 61 7 49266579
E-mail mailbox@rufusdesigngroup.com

PROJECT MANAGER: DJW
DRAWN: DJW
CHKD:
WIND SPEED C2
PLAN SIZE A2
PROJECT NUMBER 140304 - 06
SHEET 06 OF 09 SHEETS
REV.

PRINT DATE: 16/02/2015 1:26:00 PM



1 Elevation 1
1 : 100



2 Elevation 2
1 : 100

ROCKHAMPTON REGIONAL COUNCIL

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PRELIM 06
DATE: 16/02/15

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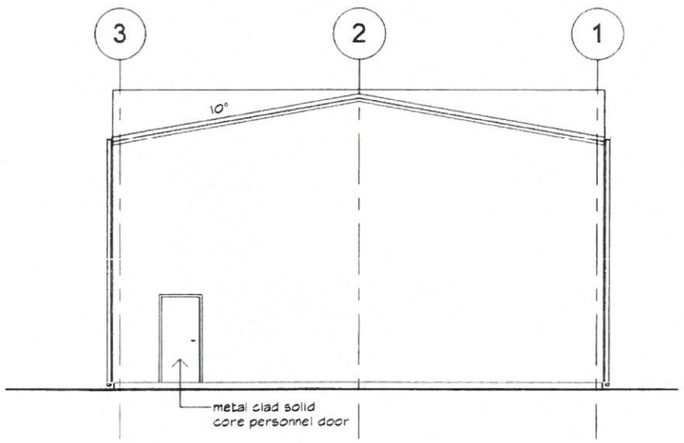
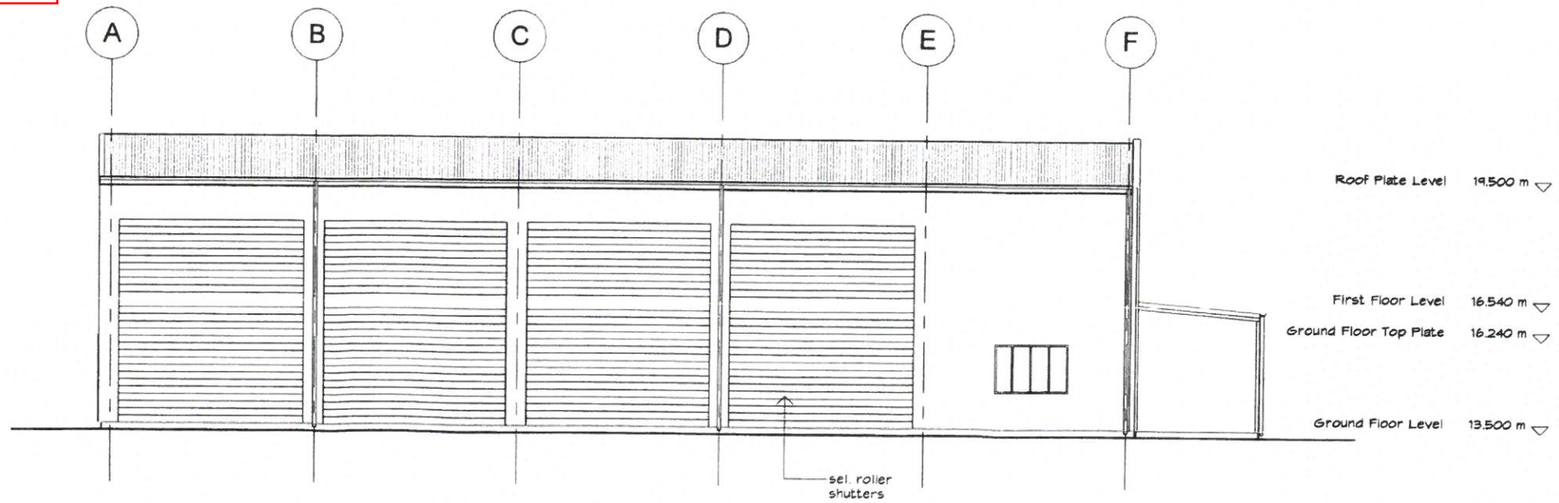


3 Elevation 3
1 : 100



4 Elevation 4
1 : 100

REVISIONS			
NO.	DESCRIPTION	DATE	

PROPOSED INDUSTRIAL DEVELOPMENT FOR
GT JEFFREYS AT
27 CHAPPELL STREET, KAWANA

this drawing
Elevations (Tenancy 2)

Rufus Design Group
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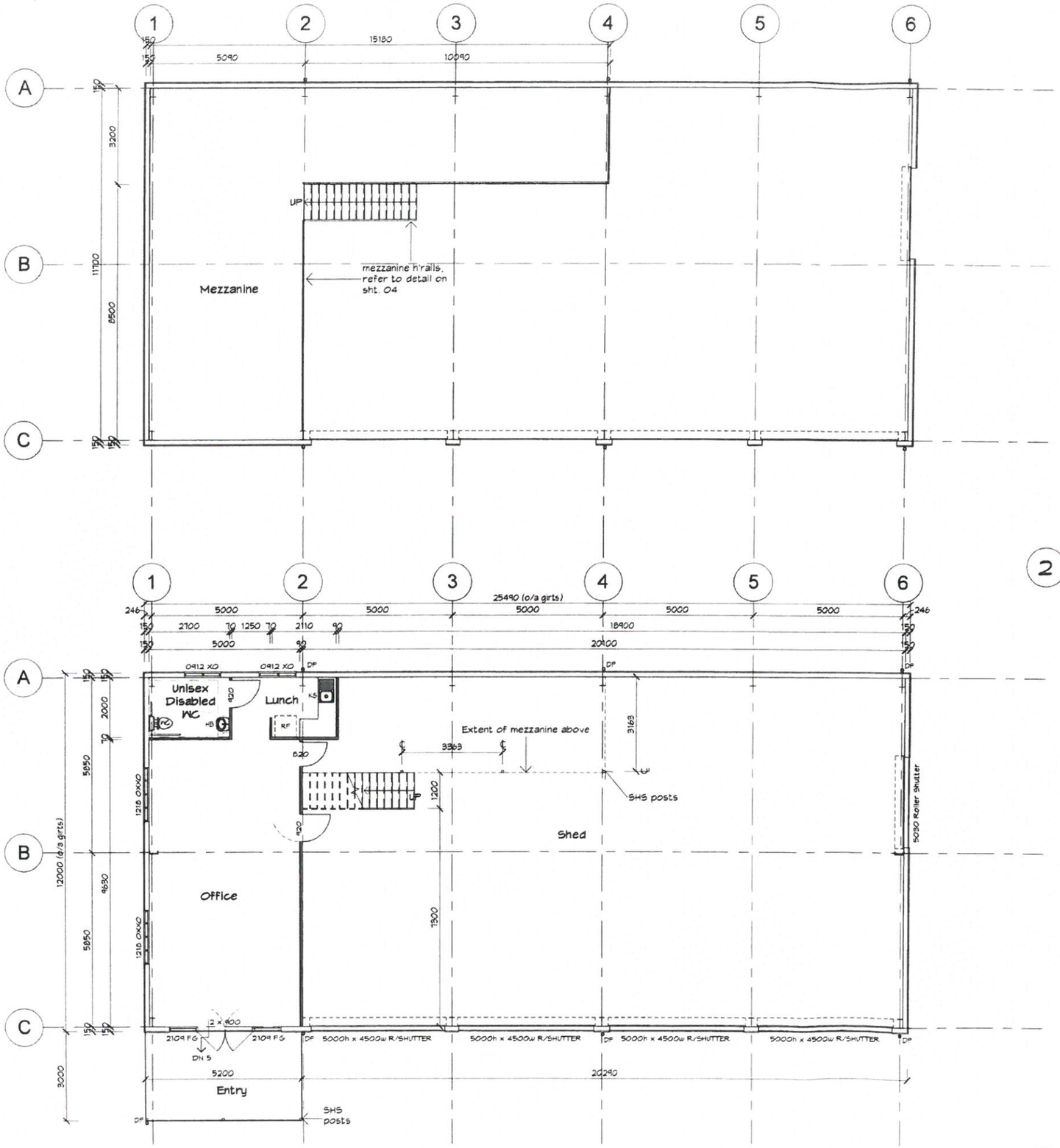
MEMBER BUILDING DESIGNERS ASSOC. OF QLD INC.
Licenced under the QBSA Act Lic No. 1180286
Telephone 61 7 49288011
Facsimile 61 7 49266579
E-mail mailbox@rufusdesigngroup.com

PROJECT MANAGER DJW
DRAWN DJW
CHKD

WIND SPEED C2
PLAN SIZE A2

PROJECT NUMBER 140304 - 07
SHEET 07 OF 09 SHEETS
REV.

PRINT DATE: 16/02/2015 1:28:01 PM



2 Mezzanine Floor Plan
1 : 100

1 Ground Floor Plan
1 : 100

REVISIONS			
	NO.	DESCRIPTION	DATE

PRELIM 06
DATE: 16/02/15

NOT FOR CONSTRUCTION

Plan Legend	
DP	Down Pipe
HB	Hand Basin
KS	Kitchen Sink
RF	Refrigerator
WC	Toilet

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

06 November 2018

DATE

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Development Permit No.: D/212-2014

Dated: 26 August 2016

Floor Areas	
Office	64.0 m²
Mezzanine	91.8 m²
Shed	234.2 m²
Grand total	390.0 m²

PROPOSED INDUSTRIAL DEVELOPMENT FOR

GT JEFFREYS AT 27 CHAPPELL STREET, KAWANA

Rufus Design Group
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MEMBER BUILDING DESIGNERS ASSOC. OF QLD INC.

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Telephone 61 7 49288011
Facsimile 61 7 49266579
E-mail mailbox@rufusdesigngroup.com

this drawing
Floor Plan (Tenancy 3)

PROJECT MANAGER: DAW	WIND SPEED C2	PROJECT NUMBER 140304 - 08	
DRAWN: I.L.V	PLAN SIZE A2	SHEET 08 OF 09 SHEETS	
CHKD:		REV.	

PRINT DATE: 16/02/2015 1:23:57 PM

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

06 November 2018

DATE

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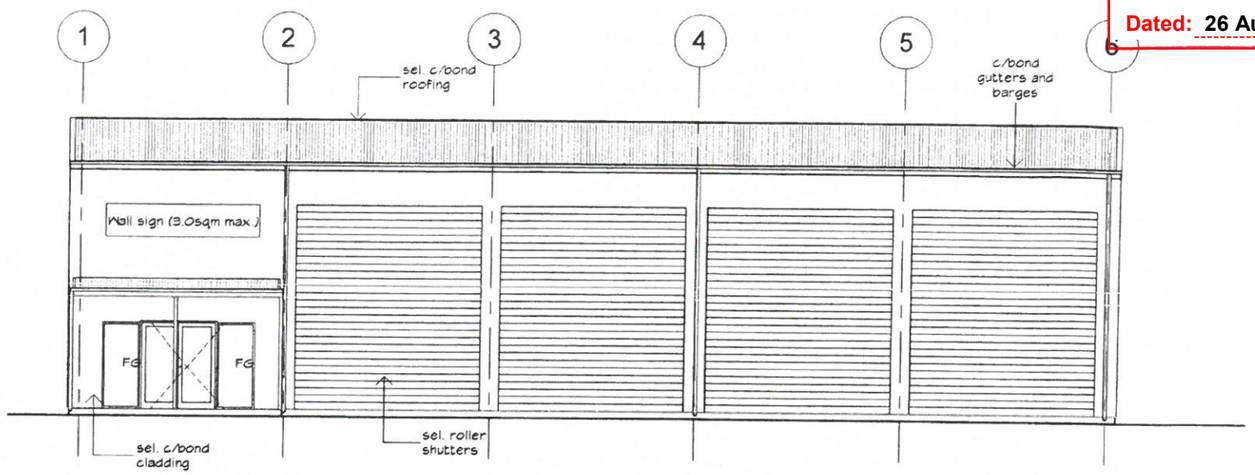
Development Permit No.: D/212-2014

Dated: 26 August 2016



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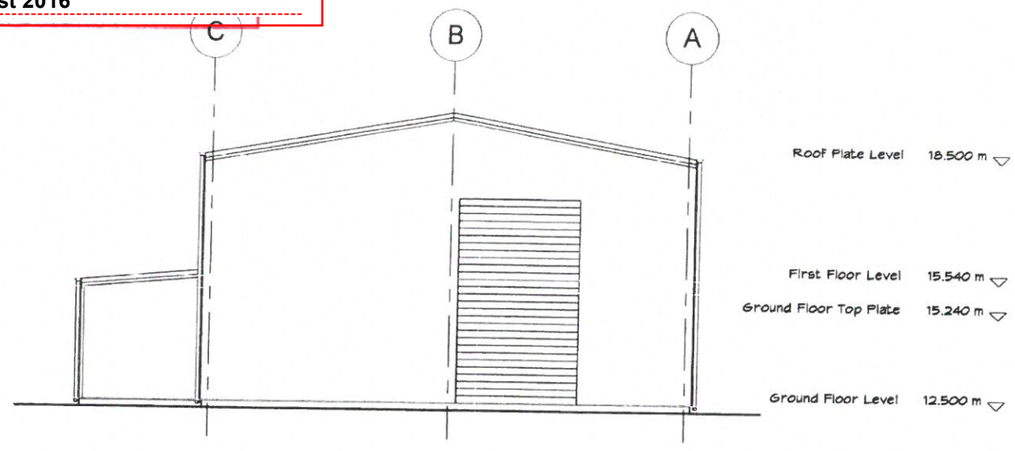
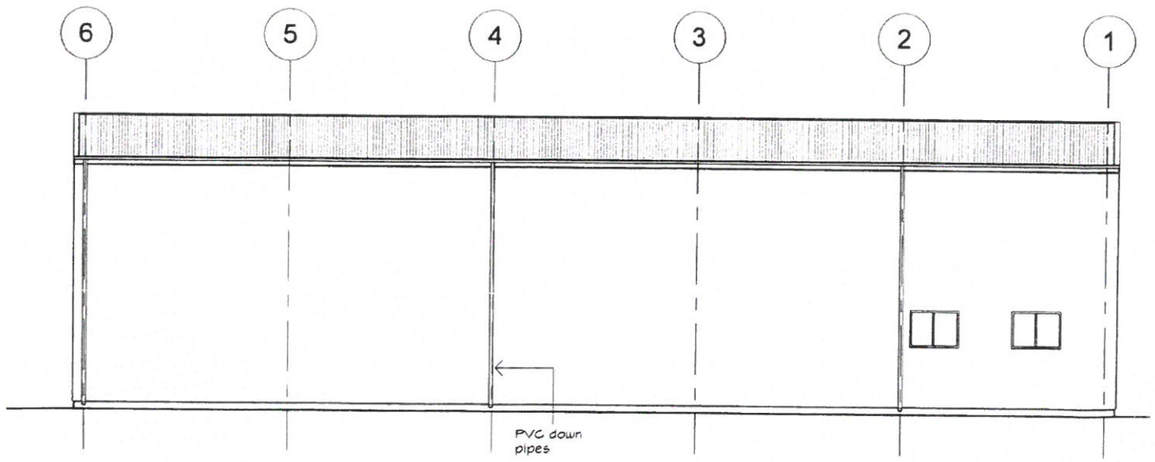
1 : 100



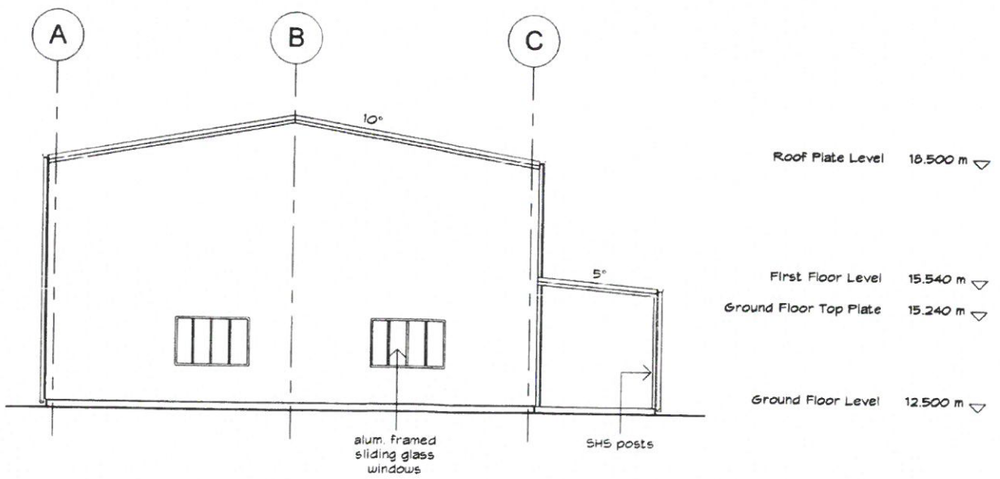
2 Elevation 2
1 : 100

PRELIM 06
DATE: 16/02/15

NOT FOR CONSTRUCTION



3 Elevation 3
1 : 100



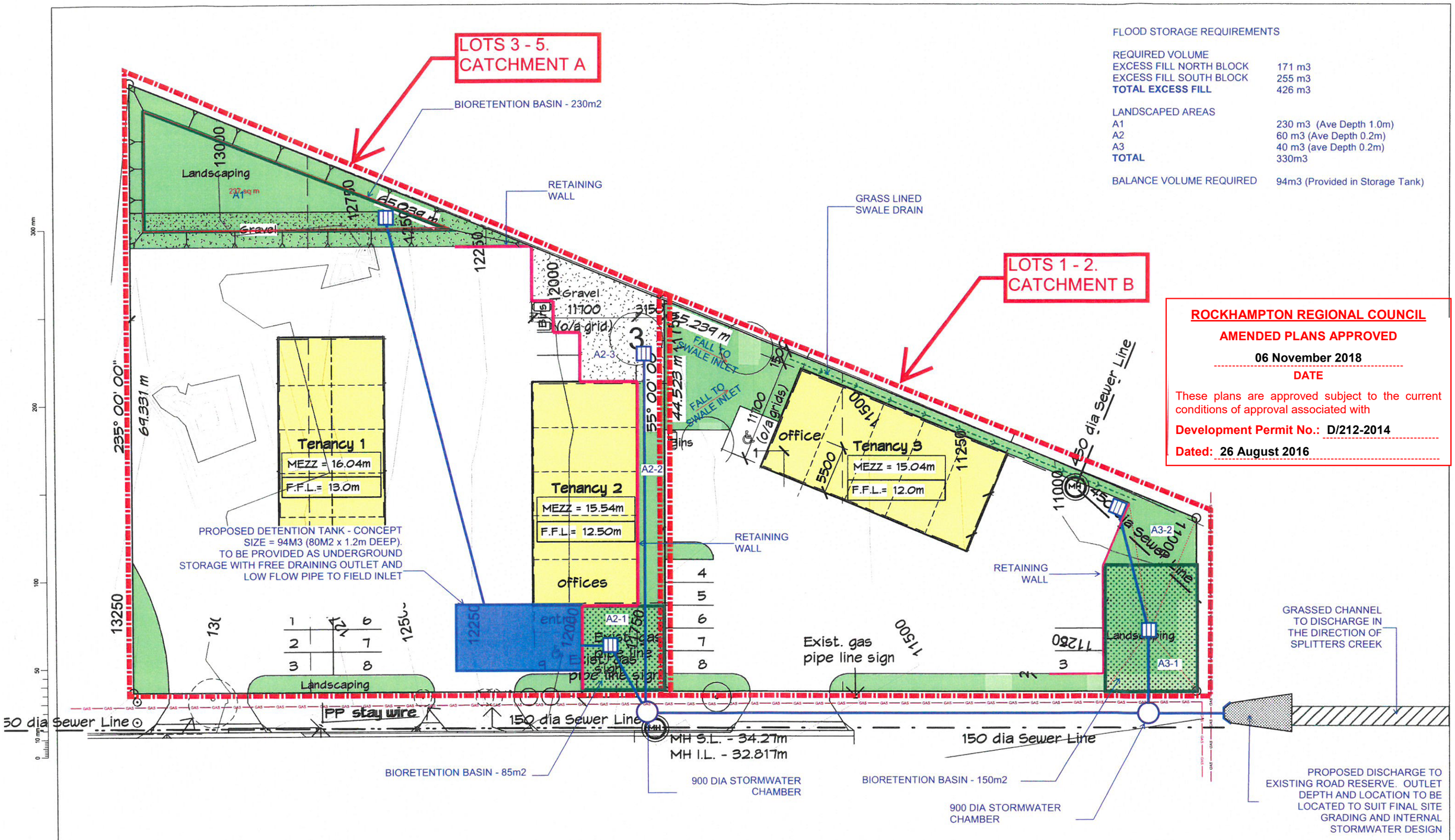
4 Elevation 4
1 : 100

REVISIONS				
NO	DESCRIPTION	DATE	PROPOSED INDUSTRIAL DEVELOPMENT FOR GT JEFFREYS AT 27 CHAPPELL STREET, KAWANA	This drawing: Elevations (Tenancy 3)

Rufus Design Group
STYLE · QUALITY · INNOVATION
MEMBER BUILDING DESIGNERS ASSOC. OF QLD INC. Licenced under the QBSA Act Lic No. 1180286
Telephone 61 7 49288011
Facsimile 61 7 49266579
E-mail mailbox@rufusdesigngroup.com

PROJECT MANAGER: DJW
DRAWN: I.L.V.
CHKD:
WIND SPEED: C2
PLAN SIZE: A2
PROJECT NUMBER: 140304 - 09
SHEET 09 OF 09 SHEETS
REV:

PRINT DATE: 16/02/2015 1:23:51 PM



FLOOD STORAGE REQUIREMENTS

REQUIRED VOLUME	
EXCESS FILL NORTH BLOCK	171 m3
EXCESS FILL SOUTH BLOCK	255 m3
TOTAL EXCESS FILL	426 m3
LANDSCAPED AREAS	
A1	230 m3 (Ave Depth 1.0m)
A2	60 m3 (Ave Depth 0.2m)
A3	40 m3 (ave Depth 0.2m)
TOTAL	330m3
BALANCE VOLUME REQUIRED	94m3 (Provided in Storage Tank)

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

06 November 2018

DATE

These plans are approved subject to the current conditions of approval associated with

Development Permit No.: D/212-2014

Dated: 26 August 2016

PRELIMINARY

Revision	Amendment	Approved	Revision Date
R0	FOR APPROVAL	JDC	15.07.14
R1	COUNCIL RFI	JDC	25.02.15
R2	MANAGEMENT STRATEGY AMENDED	GB	30.03.16
R3	MANAGEMENT STRATEGY AMENDED	GB	04.05.16

OPUS
Brisbane Office
+61 7 3838 2400
PO Box 99
Spring Hill QLD 4004
Australia

Project: PROPOSED INDUSTRIAL DEVELOPMENT FOR GT JEFFERYS AT 27 CHAPPELL STREET, KAWANA

Sheet: PRELIMINARY STORMWATER PLAN

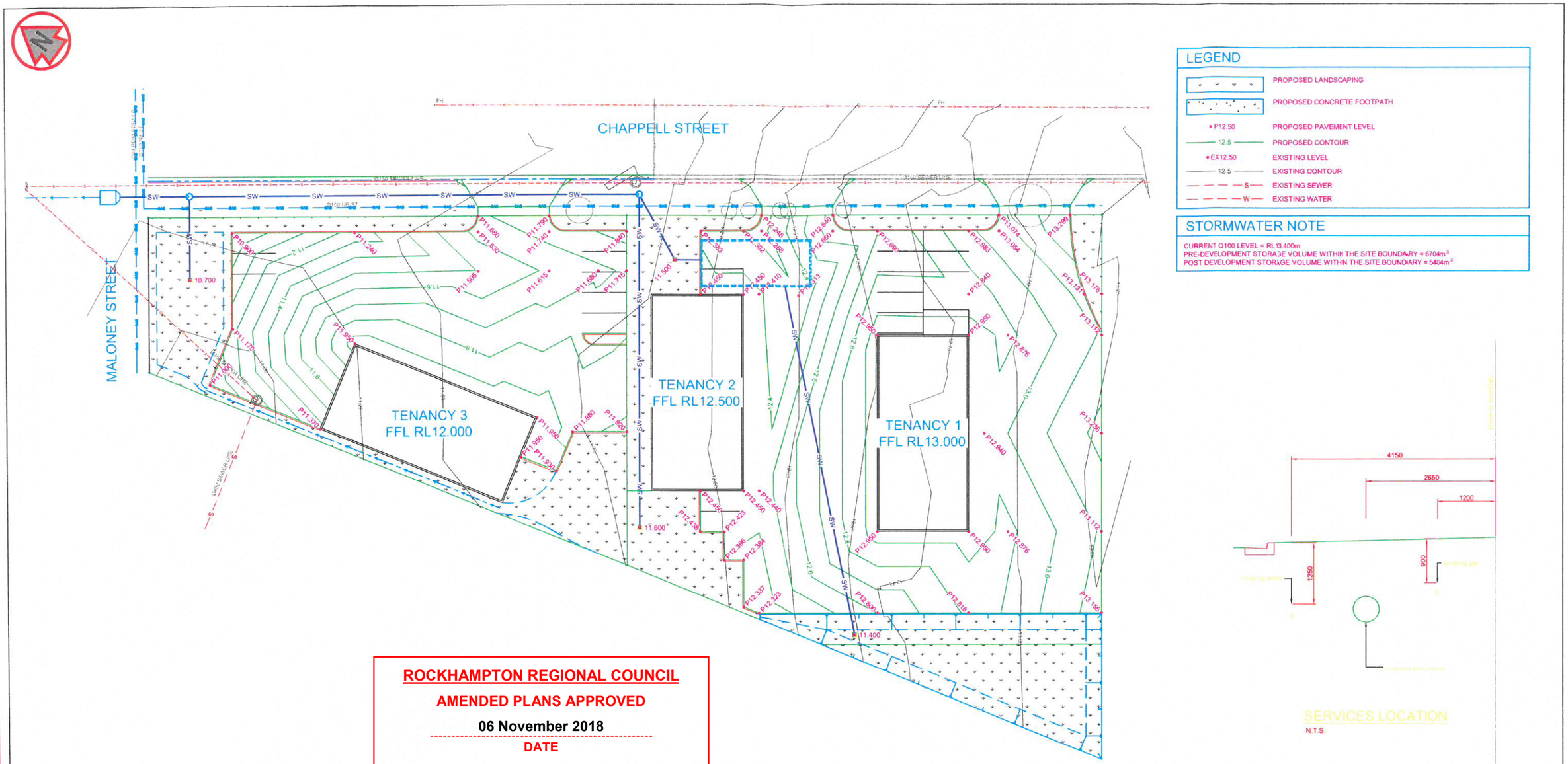
Drawn	Designed	Approved	Revision Date
JDC			

Project No.	Scale	Drawing No.	Sheet No.	Revision
BNQ-C3239.00	1:100	Q-C3239.00	SW01	R3

1:200 @ A1
1:400 @ A3
0 2 4 6 8 10 12 14 16 18 20 m

JOHN CONDON RPEQ Number: 9384

Original Sheet Size A1 [841x594] Plot Date



ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

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DATE

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Development Permit No.: D/212-2014

Dated: 26 August 2016

PRELIMINARY, NOT FOR CONSTRUCTION

Revision	Amendment	Approved	Revision Date
P1	PRELIMINARY SITE GRADING	JDC	19.02.15
P2	REVISED NORTHERN ILOCK SITE LEVELS	KJG	29.02.16
P3	STORMWATER SYSTEM ADDED	GJB	04.05.16

OPUS
Brisbane Office
+61 7 3838 2400
PO Box 99
Spring Hill QLD 4004
Australia

Designed	Approved	Approved Date
KJG	JDC	
Drawn	Scales	
KJG	1:250 (A1)	

Project
PROPOSED INDUSTRIAL DEVELOPMENT FOR
GT JEFFREYS
27 CHAPPELL STREET, KAWANA

Sheet
PRELIMINARY LAYOUT PLAN

Project No.	Sheet No.	Revision
Q-C3239.00	SK01	P3

1:250 @ A1
1:500 @ A3
0 4 8 12 16 20 24 m

Original Sheet Size A1[841x594] Plot Date --- at --- Path G:\PROJECTS\Q-C3239 - GT Jeffreys\Q-C3239.00 - 27 Chappell Street Kawana gjb\Deliver Civil\Q-C3239.00 - SK01(P3)-Preliminary Layout Plan.dwg SK01