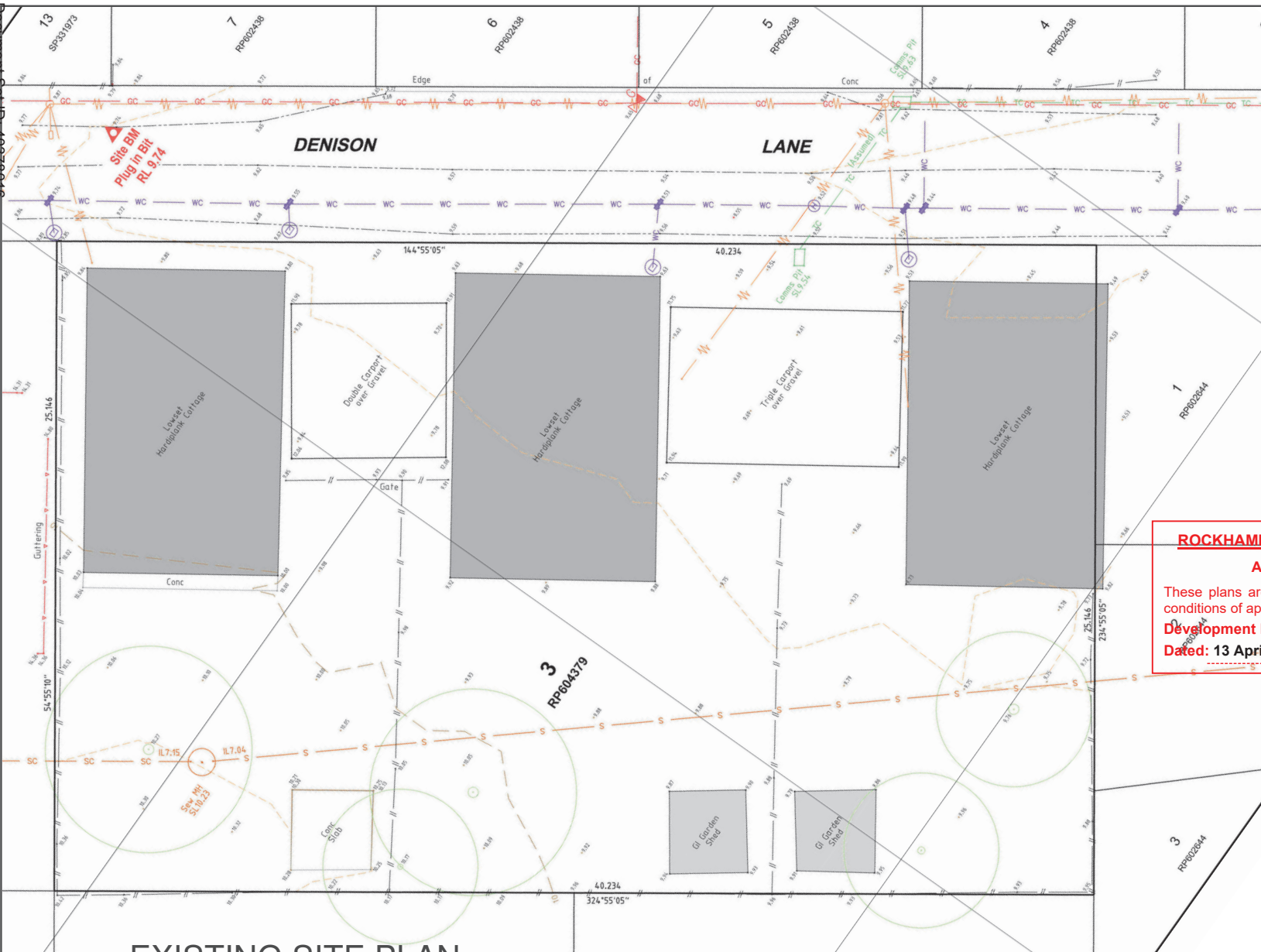
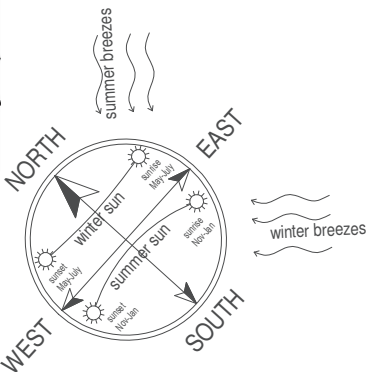




ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS
These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/150-2022
Dated: 13 April 2023



1 EXISTING SITE PLAN
1 : 150 AT A3 SHEET SIZE

PROJECT ISSUE & DISCRIPTION
DA ISSUE - 17-02-2023

NOTES:
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FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



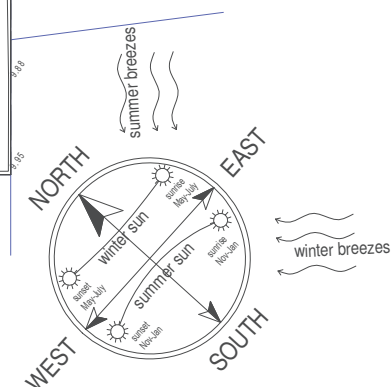
CB DESIGNS
BUILDING DESIGN & DRAFTING

ABN: 112 837 297
Licence No. 1072258
66 Bayswater Road, Hyde Park QLD 4812
PO Box 4257, Vincent QLD 4814
Tel: (07) 4779 4199

PROJECT:
UNITS
CLIENT:
BOTANICA IM

SITE:
250 DENISON LANE
ROCKHAMPTON CITY

DA ISSUE		
DATE:	17/02/2023 2:47:26 PM	JOB NO.
DRAWN:	B.W.	22-287
SCALE:	As indicated	
SHEET No.	1	CLIENT JOB NO.



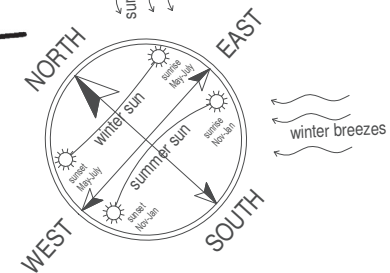
SITE SURVEY PLAN

1 : 150 AT A3 SHEET SIZE

PROPERTY DESCRIPTION

LOT 3
SP 604379
AREA 1012 m²

PROJECT ISSUE & DISCRIPTION		NOTES: THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY PLANNING PERMIT. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.	CB DESIGNS BUILDING DESIGN & CRAFTING ABN: 112 837 297 Licence No. 1072298 66 Bayewater Road, Hyde Park QLD 4812 PO Box 4257, Vincent QLD 4814 Tel: (07) 4779 4199	PROJECT: UNITS CLIENT: BOTANICA IM	SITE: 250 DENISON LANE ROCKHAMPTON CITY	DA ISSUE		
DA ISSUE - 17-02-2023						DATE:	17/02/2023 2:47:27 PM	JOB NO. 22-287
						DRAWN:	B.W.	
						SCALE:	As indicated	
						SHEET No.	2	



PROPERTY DESCRIPTION		PROPERTY DESCRIPTION	
LOT	3	LOT	1
RP	604379	RP	602644
AREA	1012 m ²	AREA	22 m ²

DEVELOPMENT STATISTICS:

UNIT 1 = 245.70m² UNIT 2 = 245.70m²

TOTAL BUILDING FOOTPRINT = 491.40m²

SITE COVERAGE = 48.56%

Y	DA ISSUE		
	DATE:	17/02/2023 2:47:28 PM	JOB NO. 22-287
	DRAWN:	B.W.	
	SCALE:	As indicated	
	SHEET NO.	3	
	CLIENT JOB NO.		

PROPOSED SITE PLAN

1 : 150 AT A3 SHEET SIZE

PROJECT ISSUE & DISCRIPTION
DA ISSUE - 17-02-2023

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CB
DESIGNS
BUILDING DESIGN & DRAFTING

ABN: 112 837 297
Licence No. 1072298
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PO Box 4257, Vincent QLD 4814
Tel: (07) 4779 4199

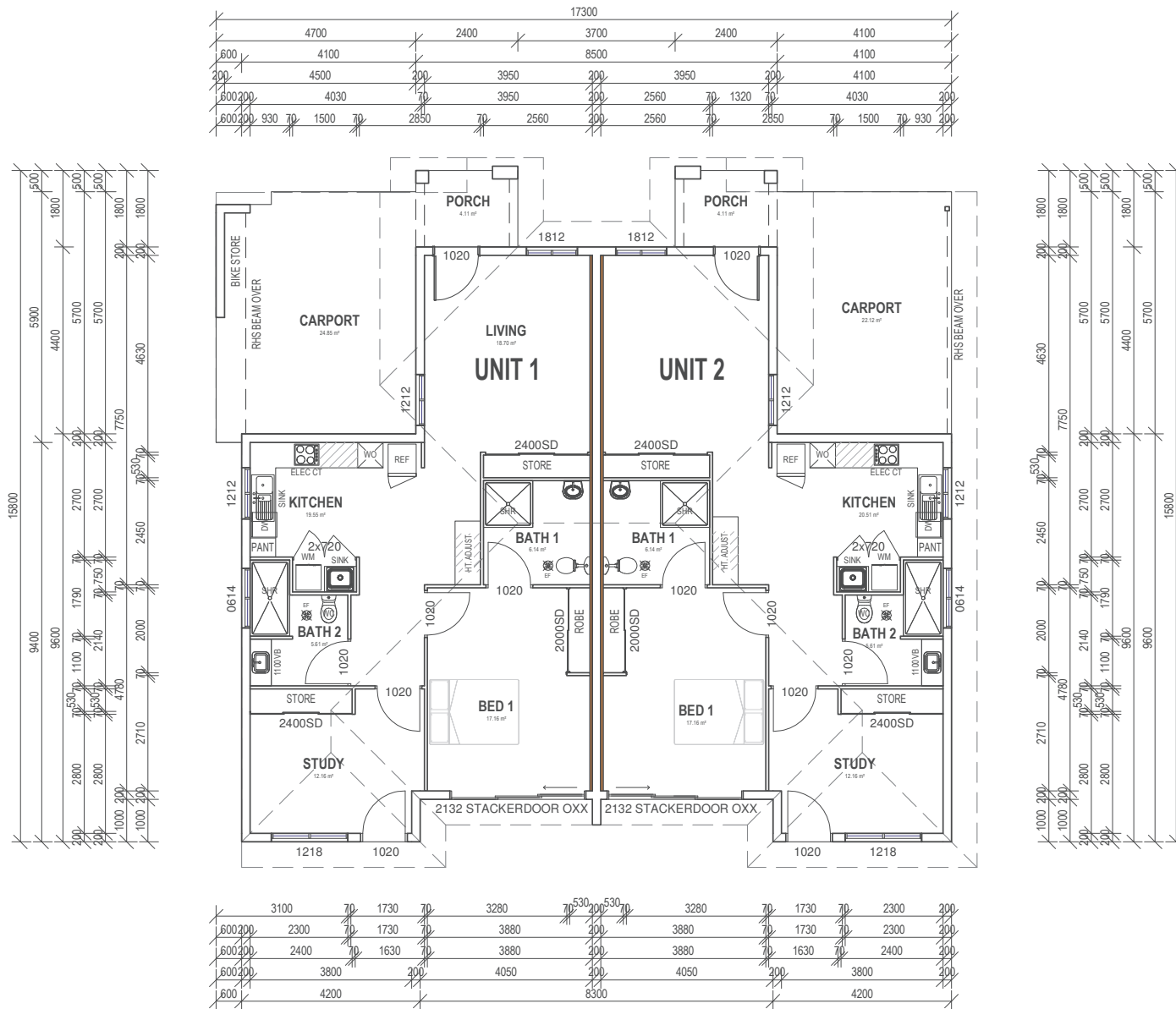
PROJECT:
UNITS
CLIENT:
BOTANICA IM

SITE:
250 DENISON LANE
ROCKHAMPTON CITY

DA ISSUE

DATE:	17/02/2023 2:47:28 PM	
DRAWN:	B.W.	
SCALE:	As indicated	
SHEET No.	3	CLIENT JOB NO

JOB NO.
22-287



ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: **D/150-2022**

Dated: **13 April 2023**

LEGEND

	INTERLINKED SELF-CONTAINED SMOKE ALARMS TO COMPLY WITH A.S. 3786 AND BE CONNECTED TO THE CONSUMER MAINS POWER WITH BATTERY BACK-UP
	METER BOX POWER SUPPLY
	ELECTRIC HOT WATER SYSTEM
	GAS HOT WATER SYSTEM
	GAS BOTTLES
	EXHAUST FAN 25L/sec for bathroom
	EXHAUST FAN 40L/sec for laundry/kitchen
	FLOOR WASTE
	EXTERNAL GARDEN TAP
	EXTERNAL GAS POINT
	90mm UPVC DOWN PIPE
	TOILET ROLL HOLDER
	TOWEL RAIL
	HAND TOWEL HOLDER
	SHELVES
	SHOWER HEAD
	CEILING SHOWER HEAD
	EXAMPLE: 1518 = 1500 HIGH x 1800 WIDE

ELEVATION KEY



AREAS - TOTAL UNIT 1/2

UNIT 1	PORCH	4.32 m²
UNIT 1	CARPORT	25.50 m²
UNIT 1	LIVING	94.71 m²
UNIT 2	PORCH	4.32 m²
UNIT 2	CARPORT	22.14 m²
UNIT 2	LIVING	94.71 m²
TOTAL		245.70 m²

1

FLOOR PLAN - UNIT 1 & 2

1 : 100 AT A3 SHEET SIZE

PROJECT ISSUE & DISCUSSION
DA ISSUE - 17-02-2023

NOTES:

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CB
DESIGNS
BUILDING DESIGN & DRAFTING

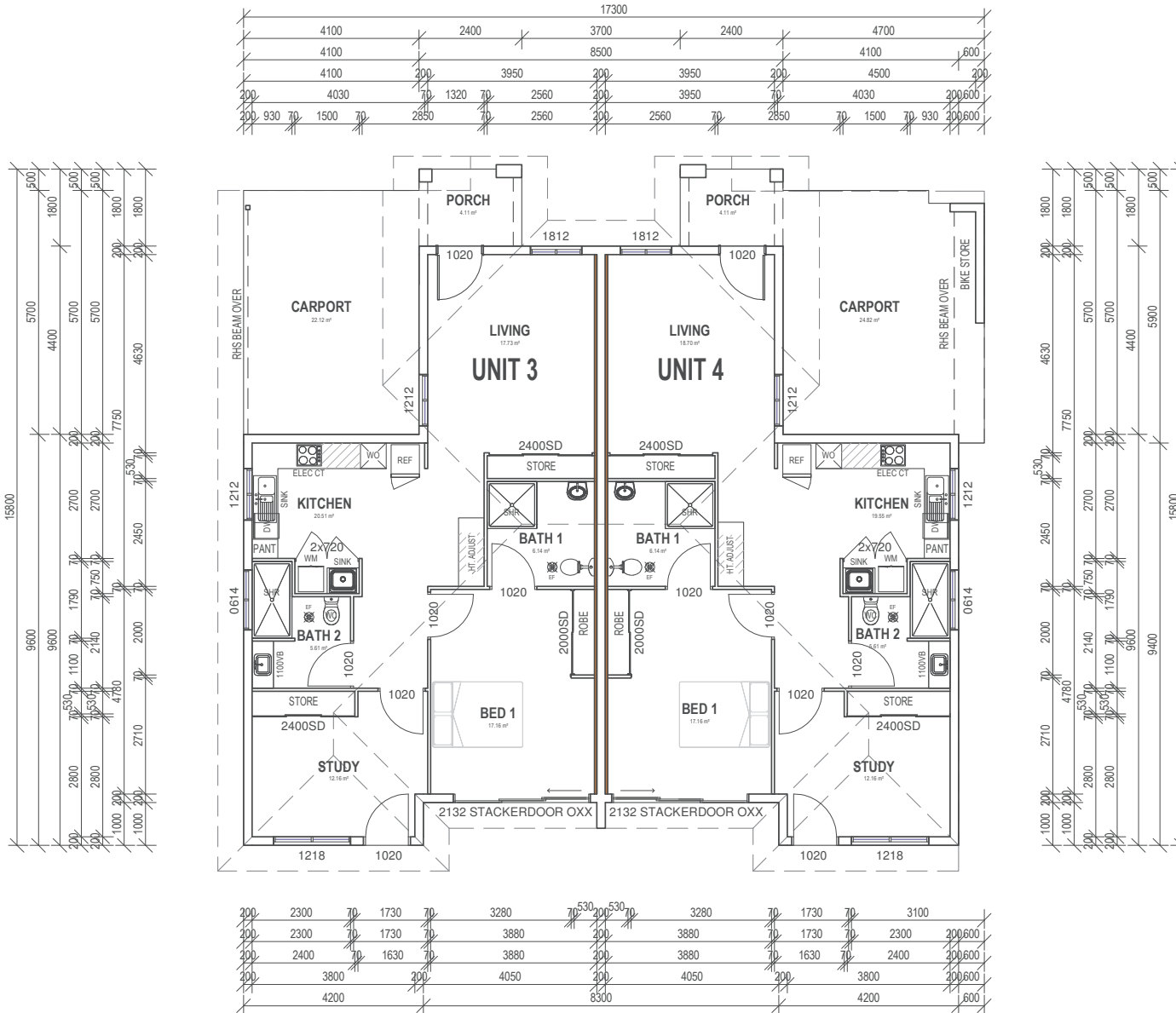
ABN: 112 837 297
Licence No. 1072298
66 Bayswater Road, Hyde Park QLD 4812
PO Box 4257, Vincent QLD 4814
Tel: (07) 4779 4199

PROJECT:
UNITS
CLIENT:
BOTANICA IM

SITE:
250 DENISON LANE
ROCKHAMPTON CITY

DA ISSUE

DATE:	17/02/2023 2:49:03 PM	JOB NO.
DRAWN:	B.W.	22-287
SCALE:	1 : 100	
SHEET No.	4	CLIENT JOB NO.



ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS
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Development Permit No.: D/150-2022
Dated: 13 April 2023

LEGEND	
	INTERLINKED SELF CONTAINED SMOKE ALARMS TO COMPLY WITH A.S. 3786 AND BE CONNECTED TO THE CONSUMER MAINS POWER WITH BATTERY BACK UP
	METER BOX POWER SUPPLY
	ELECTRIC HOT WATER SYSTEM
	GAS HOT WATER SYSTEM
	GAS BOTTLES
	EXHAUST FAN 25Ltrs/sec for bath/toilet rooms EXHAUST FAN 40Ltrs/sec for laundry/kitchen
	FLOOR WASTE
	EXTERNAL GARDEN TAP
	EXTERNAL GAS POINT
	90mm UPVC DOWN PIPE
	TOILET ROLL HOLDER
	TOWEL RAIL
	HAND TOWEL HOLDER
	SHELVES
	SHOWER HEAD
	CEILING SHOWER HEAD
	EXAMPLE: 1518 = 1500 HIGH x 1800 WIDE



AREAS - TOTAL UNIT 3/4		
UNIT 3	PORCH	4.32 m²
UNIT 3	CARPORT	25.50 m²
UNIT 3	LIVING	94.71 m²
UNIT 4	PORCH	4.32 m²
UNIT 4	CARPORT	22.14 m²
UNIT 4	LIVING	94.71 m²
UNIT 4	TOTAL	245.70 m²

FLOOR PLAN - UNIT 3 & 4

1 : 100 AT A3 SHEET SIZE

PROJECT ISSUE & DISCRIPTION
DA ISSUE - 17-02-2023

NOTES:
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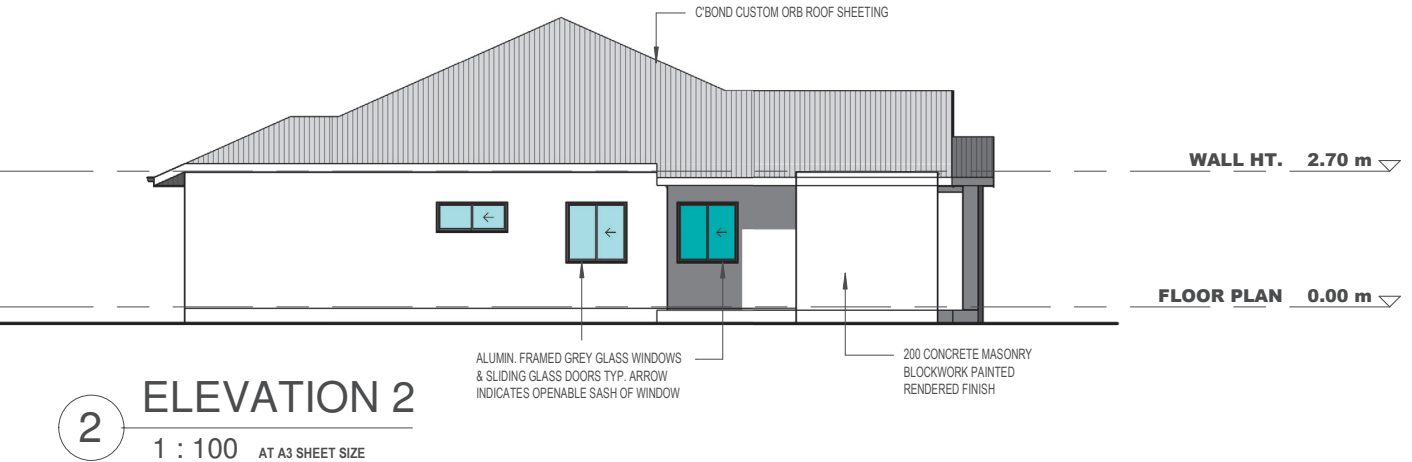
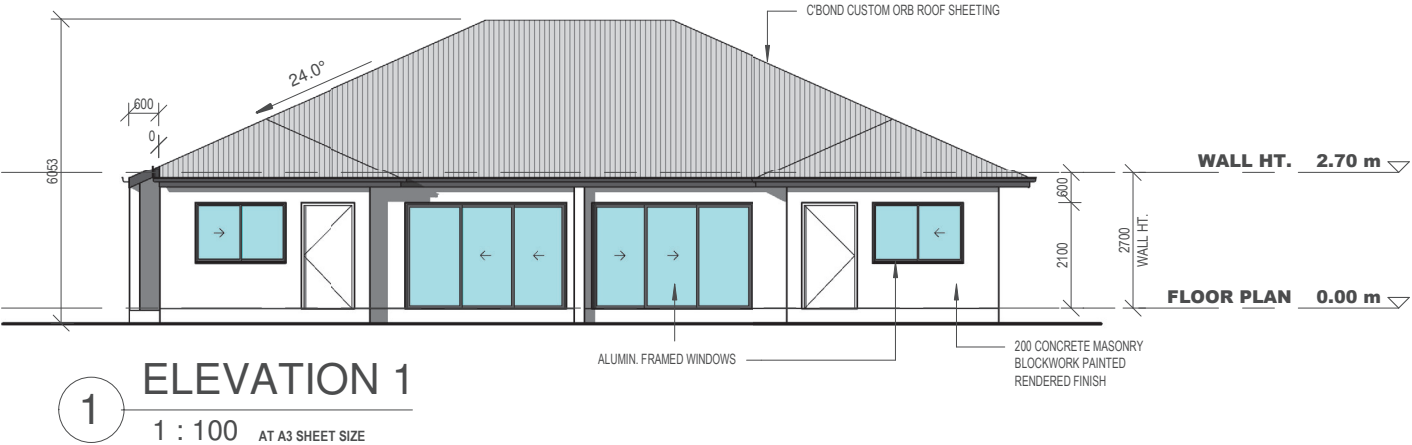
CB DESIGNS
BUILDING DESIGN & DRAFTING

ABN: 112 837 297
Licence No. 1072298
66 Bayswater Road, Hyde Park QLD 4812
PO Box 4257, Vincent QLD 4814
Tel: (07) 4779 4199

PROJECT:	UNITS
CLIENT:	BOTANICA IM

SITE:	250 DENISON LANE ROCKHAMPTON CITY
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DA ISSUE		
DATE:	17/02/2023 2:49:05 PM	JOB NO. 22-287
DRAWN:	B.W.	
SCALE:	1 : 100	
SHEET No:	5	CLIENT JOB NO.



ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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Development Permit No.: D/150-2022

Dated: 13 April 2023

PROJECT ISSUE & DISCRIPTION
DA ISSUE - 17-02-2023

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CB
DESIGNS
BUILDING DESIGN & DRAFTING

ABN: 112 837 297
Licence No. 1072258
66 Bayswater Road, Hyde Park QLD 4812
PO Box 4257, Vincent QLD 4814
Tel: (07) 4779 4199

PROJECT:
UNITS
CLIENT:
BOTANICA IM

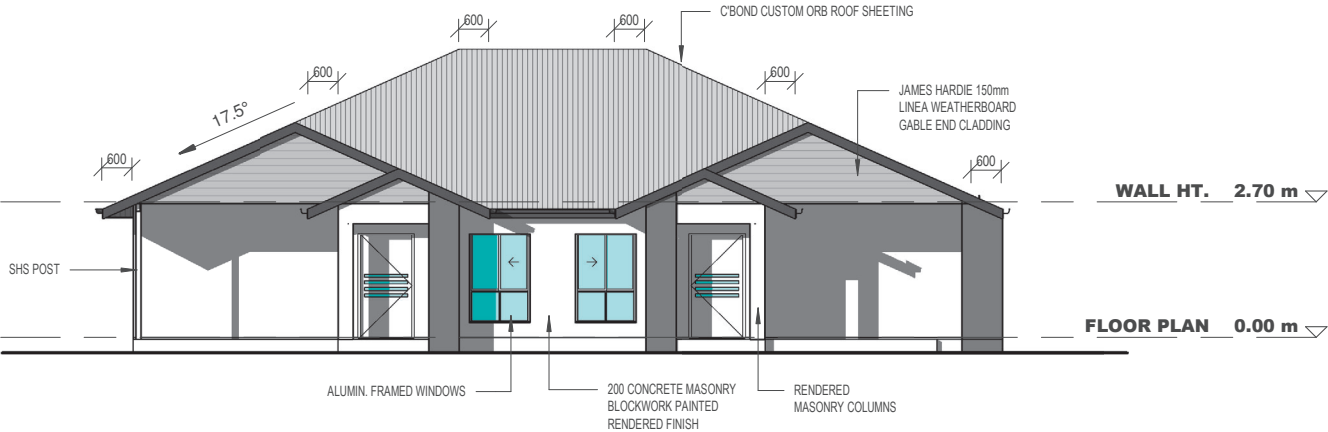
SITE:
250 DENISON LANE
ROCKHAMPTON CITY

DA ISSUE

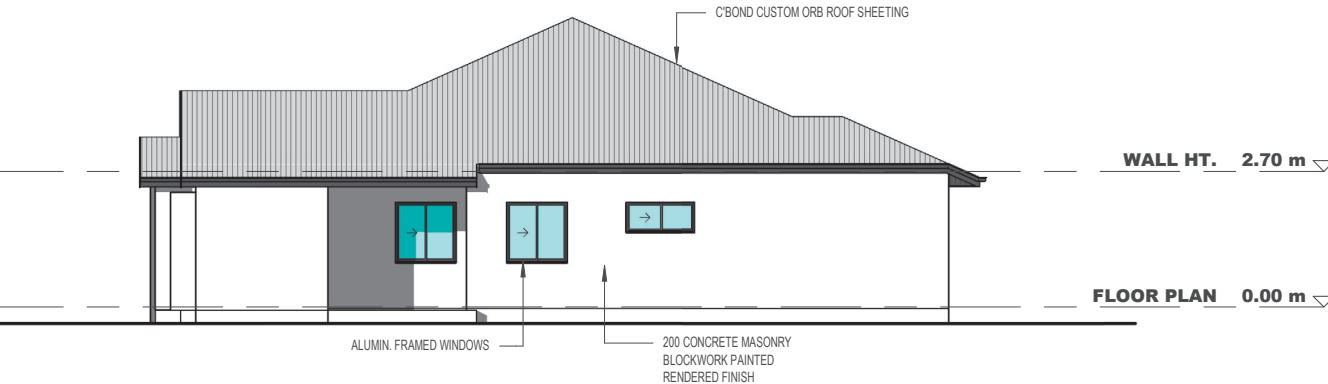
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DRAWN: B.W.
SCALE: 1 : 100
SHEET No. 6

JOB NO.
22-287

CLIENT JOB NO.



3 ELEVATION 3
1 : 100 AT A3 SHEET SIZE



4 ELEVATION 4
1 : 100 AT A3 SHEET SIZE

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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Dated: 13 April 2023

PROJECT ISSUE & DISCUSSION		NOTES:		PROJECT:		SITE:		DA ISSUE	
DA ISSUE - 17-02-2023		THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.		UNITS		250 DENISON LANE		DATE: 17/02/2023 2:49:09 PM	
				CLIENT: BOTANICA IM		ROCKHAMPTON CITY		DRAWN: B.W.	
								SCALE: 1 : 100	
								SHEET No. 7	
								CLIENT JOB NO.	