

BRCG BOARD PAPER – SEPTEMBER 2022

FLAXTON COMMUNITY CENTRE PROPOSAL

PREPARED BY GREG MANNION

1. Overview

Following Board approval of the drawings, much work has been completed to get to the submission of a DA application with Council.

Prior to submission with Council, we requested a pre-submission meeting to receive feedback.

The Council suggested they would not support the submission, but provided feedback on key factors. These included:

- Reduce the overall size of the development,
- Make the impact from the road less significant,
- Reduce the size of the admin building so that it would be needed to support the community centre,
- Move the buildings away from boundaries, and
- Consult with all neighbours prior to submission.

2. Next Steps

The next steps determined with the architect and the town planner following the council meeting were:

1. Redo drawings to take account of Council feedback.
2. Seek Board approval of revised drawings.
3. Develop and undertake a neighbour consultation program.
4. Discuss result of consultation with town planner in order to assess likely success of DA application
5. Seek Board approval of DA submission, or decide to withdraw proposal.

3. Revised Drawings

Attached to this paper is revised drawings from the architect which takes account of Council feedback (outlined above).

4. Recommendation

That the Board endorse the revised drawing and the development of a neighbour consultation program to be undertaken as soon as possible.

PROPOSED ADMINISTRATION, HEALTH & WELLBEING CENTRE AND SHORT TERM RESPITE ACCOMMODATION

FOR
FLAXTON RANGE CARE
AT
350 FLAXTON DRIVE, FLAXTON, QLD 4560



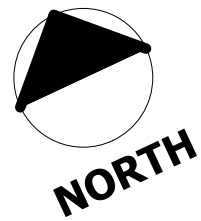
MCU PLAN STATUS

ISSUE	DESCRIPTION	DATE	DRAWING TITLE:		PROJECT:	THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. © 2021.	PROJECT No.	REV
A	FUNDING APPLICATION ISSUE	11.03.21	TITLE		PROPOSED ADMIN, HEALTH & WELL BEING CENTRE & SHORT TERM RESPITE ACCOMMODATION		221-045	D
B	SITE DEVELOPMENT ISSUE	03.11.21	SCALE:	DATE:	SITE ADDRESS:			
C	MCU LODGEMENT STATUS	07.02.22	N.T.S	OCT. 2021	350 FLAXTON DRIVE, FLAXTON QLD 4560	OWNER/S:	SHEET No.:	
D	PRELODGEEMENT MEETING CHANGES	25.08.22				FLAXTON RANGE CARE	1 OF -	



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DESIGN DRAFTING
Gagman Pty Ltd
QBCC No 1261742




SITE PLAN

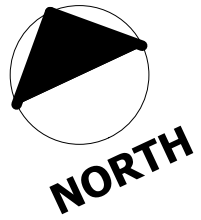
SCALE 1:1000 (A3)

GENERAL NOTES:

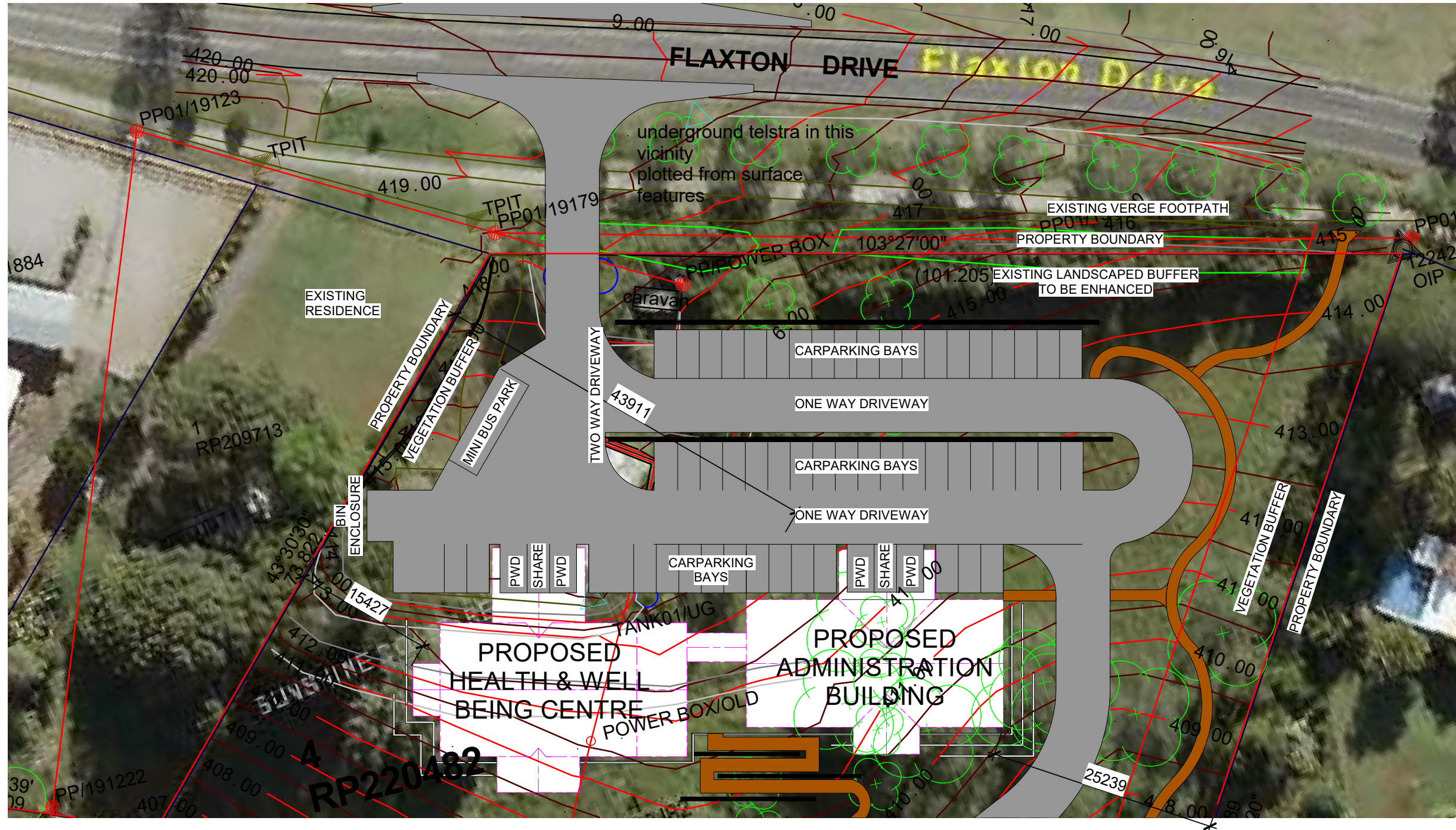
1. This structure has been designed in accordance with the current editions of the Building Code of Australia (NCC-2021) and the Queensland Building Act - Standard Building Law,
2. All building work shall comply with the current editions of the relevant Australian and New Zealand Standards and other documents as called up in the NCC-2021.
3. Unless stated otherwise, all materials shall be as listed in the Accredited Building Products Register.
4. The builder shall check and verify all dimensions, fixings, fittings and finishes before commencement of works.
5. Reduced levels (RL's) and ground contours as shown have not been measured by the author of these documents and may only indicate the approximate general shape of the terrain and heights of the various building elements. Unless stated otherwise, actual accurate levels shall be determined either by the builder or a land surveyor prior to commencement.
6. Written dimensions as show on the drawings take precedence. DO NOT SCALE DIRECT FROM THE DRAWINGS!. In the event that questions arise, discrepancies or errors are noticed, please do not proceed with the work without requesting further instructions from the builder and/or the building designer.
7. Construction must not vary from these drawings without the written approval of the owner/s, licensed certifier and the building designer.
8. Unless stated otherwise, these drawings have been prepared either for client approval, planning approval or building permit approval only. No responsibility will be accepted by the building designer for drawings or further construction (shop) drawings prepared by others.
9. Any anchor rods/bolts and roof truss tie-down details shown are for standard trusses only. The builder shall obtain tie-down details for any non-standard trusses such as hips, girders, valleys etc. from the truss manufacturer or structural engineer. This information shall be made available to the Local Government or Licensed Certifier at the time of lodgement of the Building Permit Application.
10. Refer to the structural and/or geochemical engineering report/s for footings and slab details not shown.
11. Unless stated otherwise, rainwater discharge either shall be directed to the road kerb or dispersed within the property boundaries to Local Government requirements.

RPD
LOT 4 on RP 220482

ISSUE	DESCRIPTION	DATE	 GRAHAM GREEN (B.Tech, A.D.C. Eng., QBCC656975) 14 Aquila Court, Bli Bli Qld 4561 Mob 0438786080 Email - graham@ggreendesign.com.au	DRAWING TITLE:		PROJECT:	THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. © 2021.	PROJECT No.	REV	
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D	PRELODGEEMENT MEETING CHANGES	25.08.22								



ACCESS INTERSECTION TO
MAIN ROADS APPROVAL AS
DESIGNED BY ENGINEER



CONTRACTOR TO CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS INCLUDING BOUNDARY OFFSET DISTANCES AND COMPLIANCE. ALL CONSTRUCTION TO COMPLY WITH THE RELEVANT AUSTRALIAN BUILDING CODE REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS.

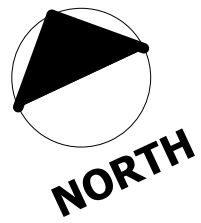
DETAILED SITE PLAN

SCALE 1:250

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C	MCU LODGEMENT STATUS	07.02.22	1:250 (A3)	OCT. 2021	350 FLAXTON DRIVE, FLAXTON QLD 4560	3 OF -			
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DESIGN DRAFTING
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QBCC No 1261742

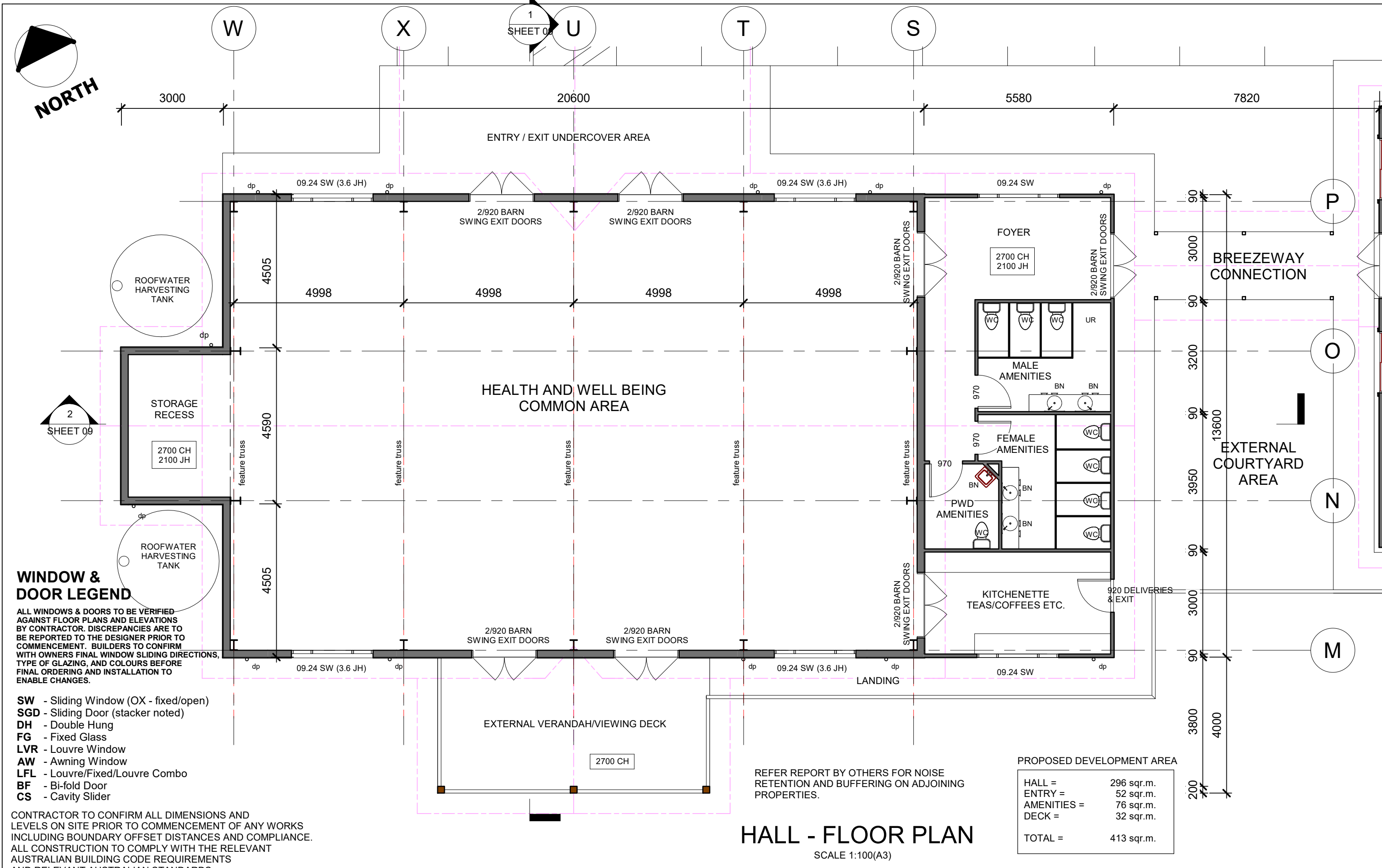
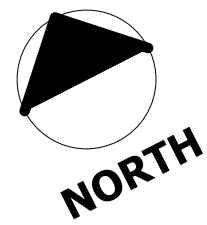
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DRAWING TITLE: DETAIL SITE PLAN	
SCALE: 1:1000 (A3)	DATE: OCT. 2021

PROJECT: PROPOSED ADMIN, HEALTH & WELL BEING CENTRE & SHORT TERM RESPITE ACCOMMODATION
SITE ADDRESS: 350 FLAXTON DRIVE, FLAXTON QLD 4560

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OWNER/S: FLAXTON RANGE CARE

PROJECT No.	REV
221-045	D
SHEET No.:	
4	OF -



WINDOW & DOOR LEGEND

ALL WINDOWS & DOORS TO BE VERIFIED AGAINST FLOOR PLANS AND ELEVATIONS BY CONTRACTOR. DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT. BUILDERS TO CONFIRM WITH OWNERS FINAL WINDOW SLIDING DIRECTIONS, TYPE OF GLAZING, AND COLOURS BEFORE FINAL ORDERING AND INSTALLATION TO ENABLE CHANGES.

- SW - Sliding Window (OX - fixed/open)
- SGD - Sliding Door (stacker noted)
- DH - Double Hung
- FG - Fixed Glass
- LVR - Louvre Window
- AW - Awning Window
- LFL - Louvre/Fixed/Louvre Combo
- BF - Bi-fold Door
- CS - Cavity Slider

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HALL - FLOOR PLAN

SCALE 1:100(A3)

PROPOSED DEVELOPMENT AREA

HALL =	296 sqr.m.
ENTRY =	52 sqr.m.
AMENITIES =	76 sqr.m.
DECK =	32 sqr.m.
TOTAL =	413 sqr.m.

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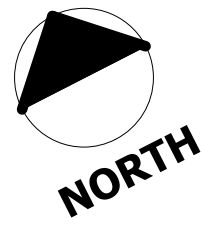
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DRAWING TITLE: HALL - FLOOR PLAN	
SCALE: 1:100 (A3)	DATE: OCT. 2021

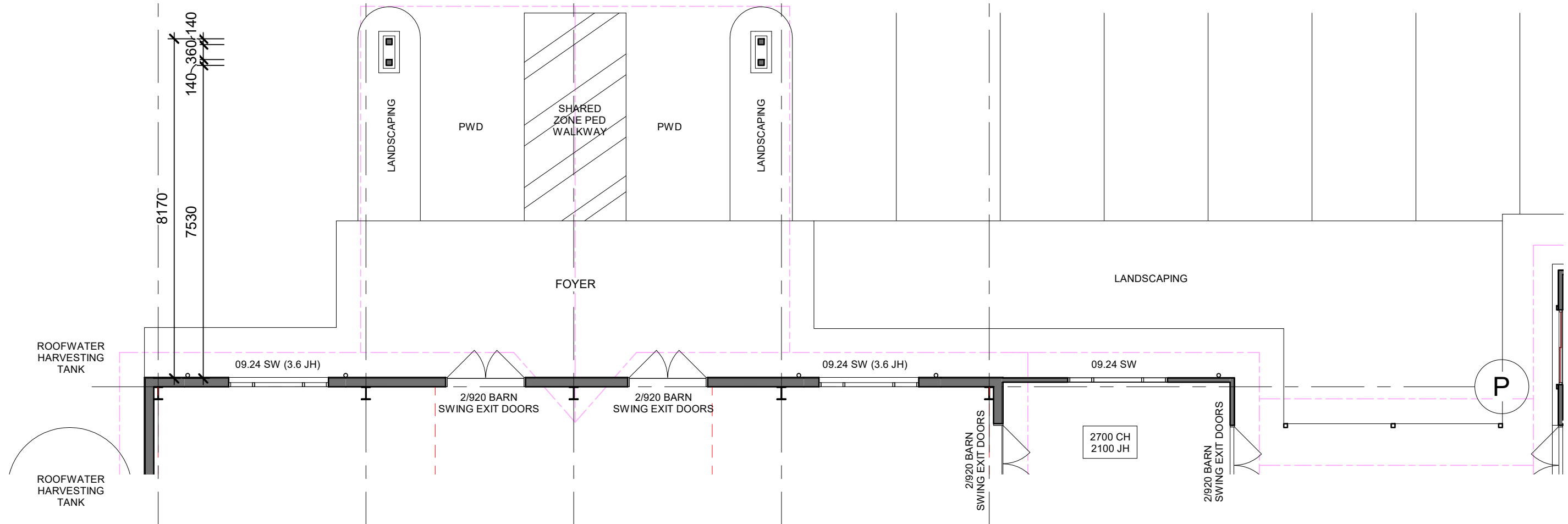
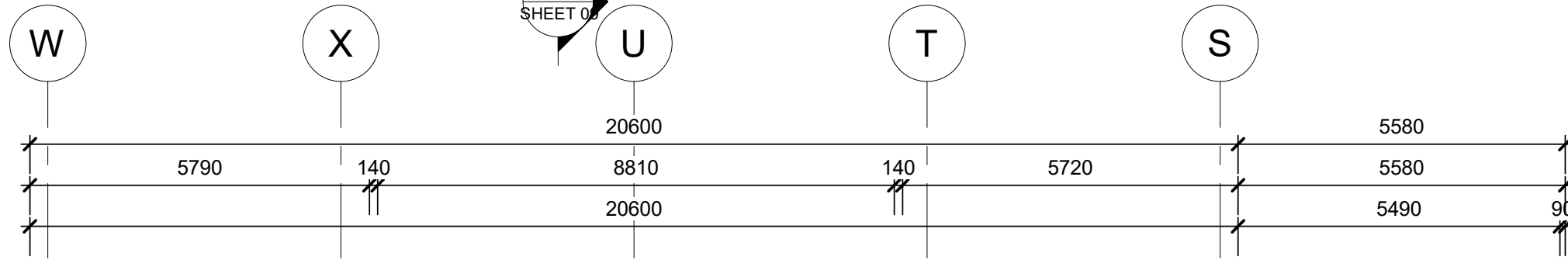
PROJECT: PROPOSED ADMIN, HEALTH & WELL BEING CENTRE & SHORT TERM RESPITE ACCOMMODATION
SITE ADDRESS: 350 FLAXTON DRIVE, FLAXTON QLD 4560

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PROJECT No. REV 221-045 D
SHEET No.: 5 OF -



1
SHEET OF



REFER REPORT BY OTHERS FOR NOISE
RETENTION AND BUFFERING ON ADJOINING
PROPERTIES.

HALL - ENTRY FLOOR PLAN

SCALE 1:100(A3)

WINDOW & DOOR LEGEND

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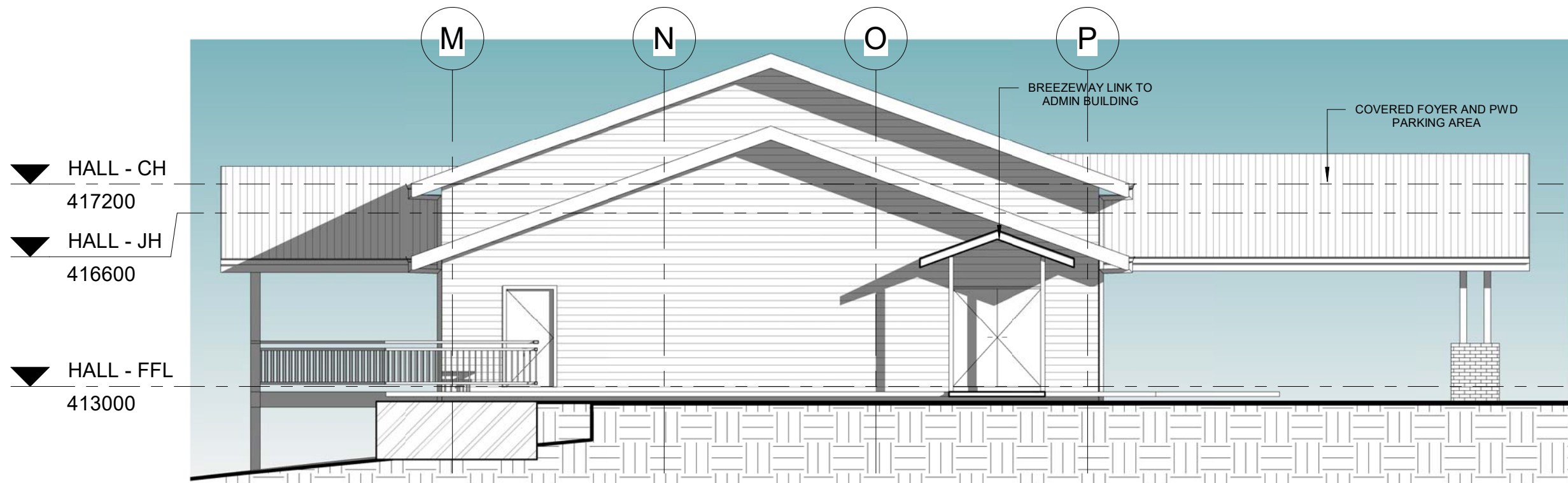
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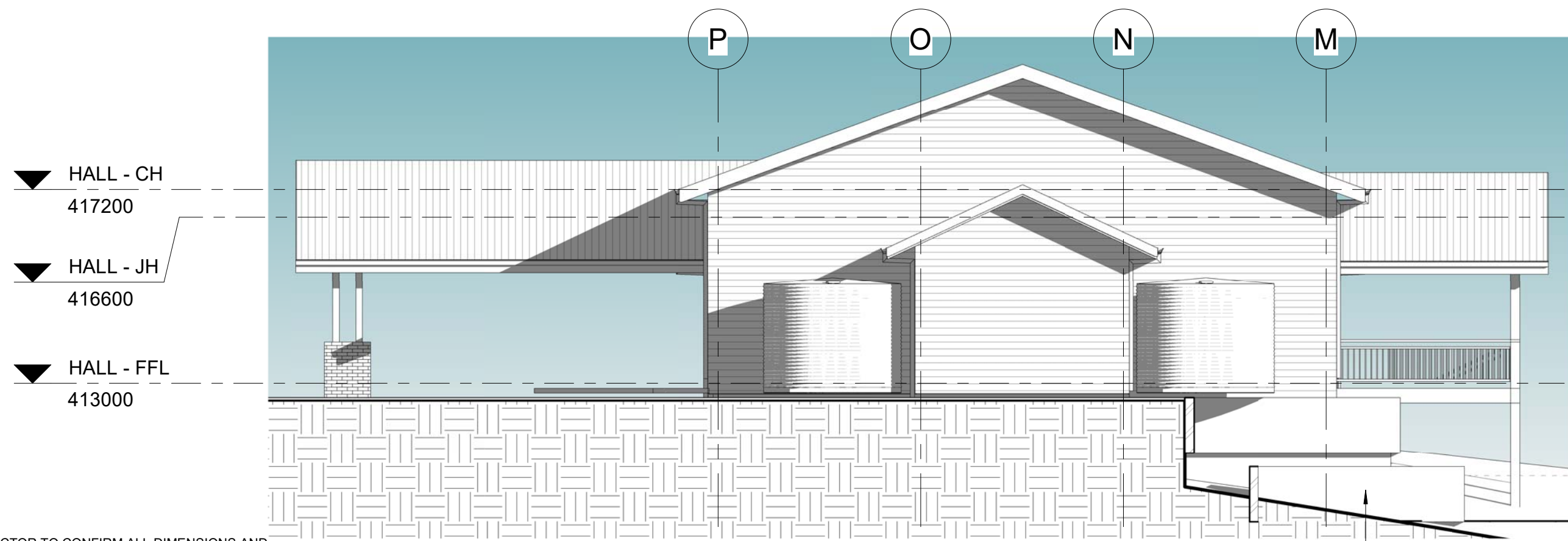
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HALL - EAST ELEVATION
SCALE 1:100(A3)



HALL - WEST ELEVATION
SCALE 1:100(A3)

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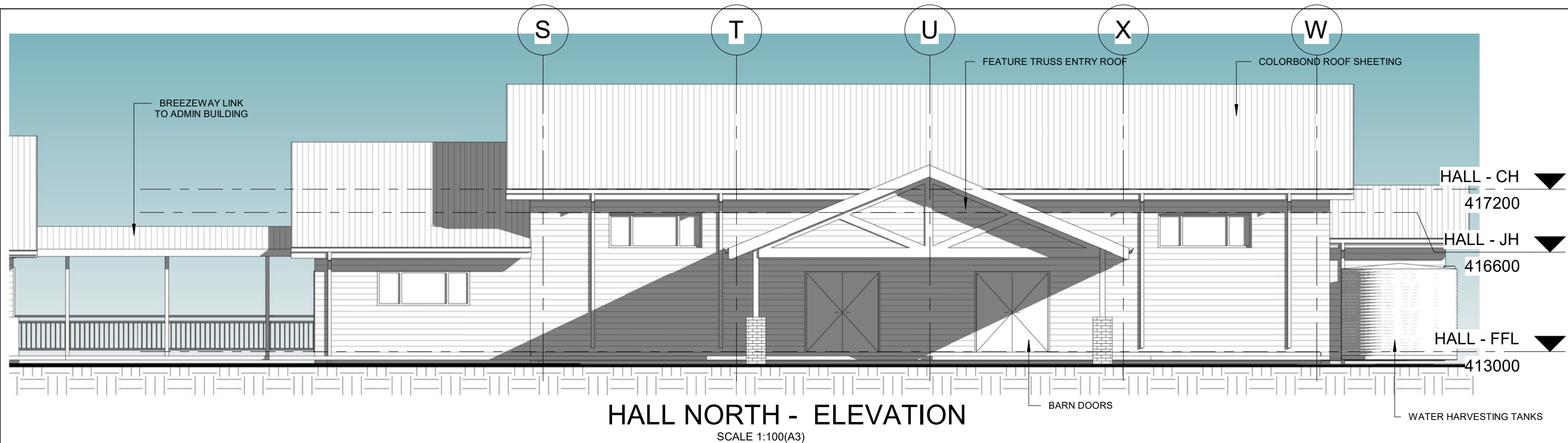
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DRAWING TITLE: HALL - ELEVATIONS	
SCALE: 1:100 (A3)	DATE: OCT. 2021

PROJECT: PROPOSED ADMIN, HEALTH & WELL BEING CENTRE & SHORT TERM RESPITE ACCOMMODATION
SITE ADDRESS: 350 FLAXTON DRIVE, FLAXTON QLD 4560

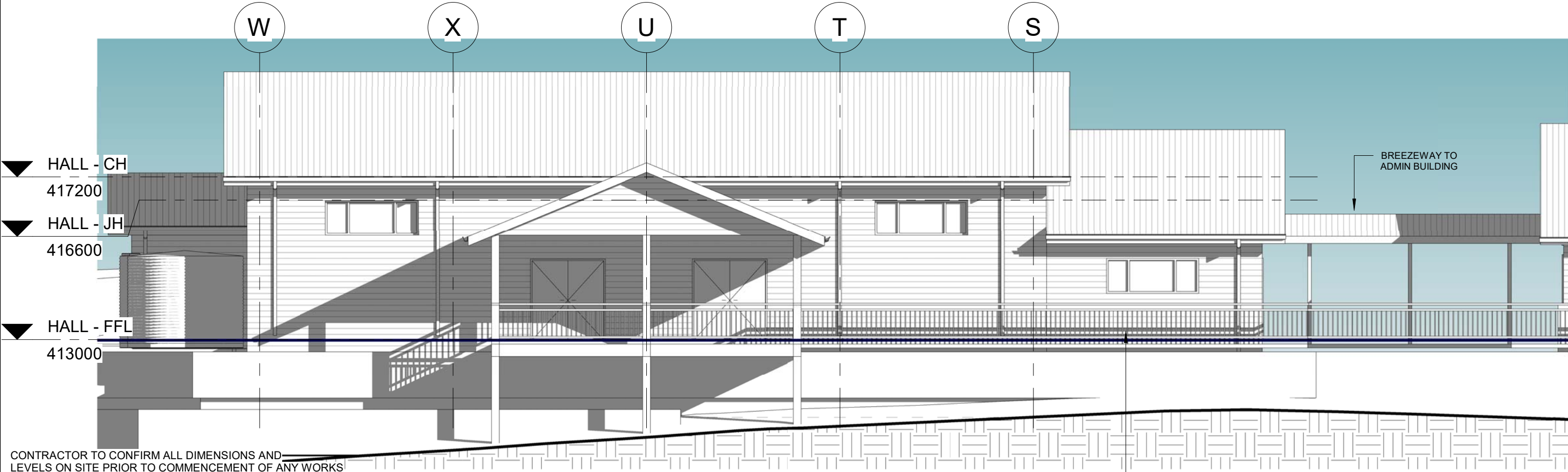
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PROJECT No.	REV
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SHEET No.:	
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HALL NORTH - ELEVATION

SCALE 1:100(A3)



HALL SOUTH - ELEVATION

SCALE 1:100(A3)

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DRAWING TITLE:
ELEVATIONS

SCALE:
1:100 (A3)

DATE:
OCT. 2021

PROJECT:
PROPOSED ADMIN, HEALTH & WELL BEING CENTRE
& SHORT TERM RESPITE ACCOMMODATION

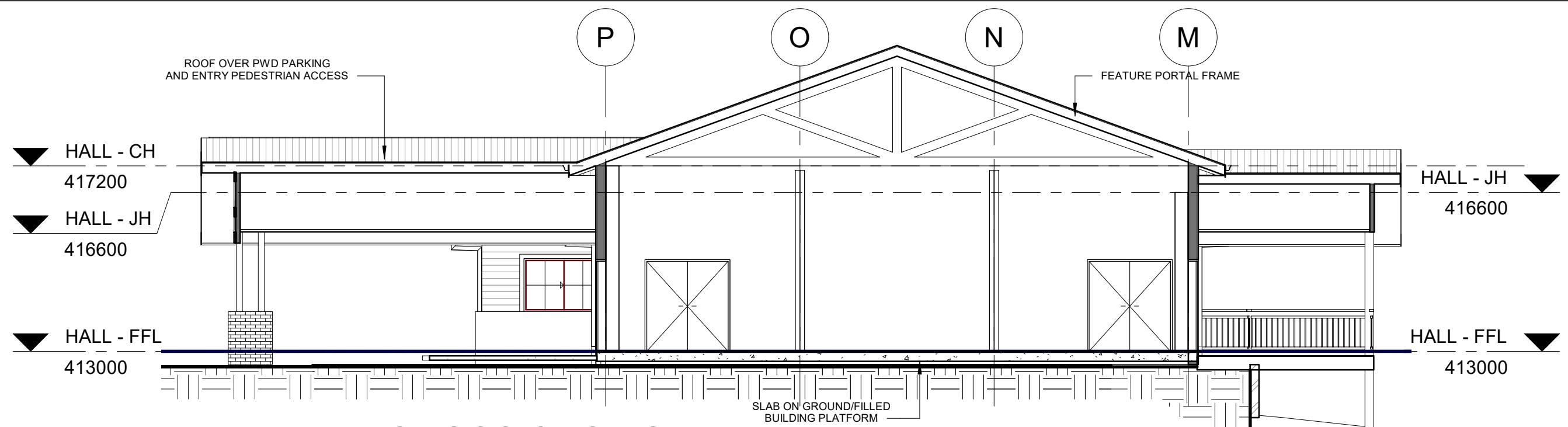
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FLAXTON QLD 4560**

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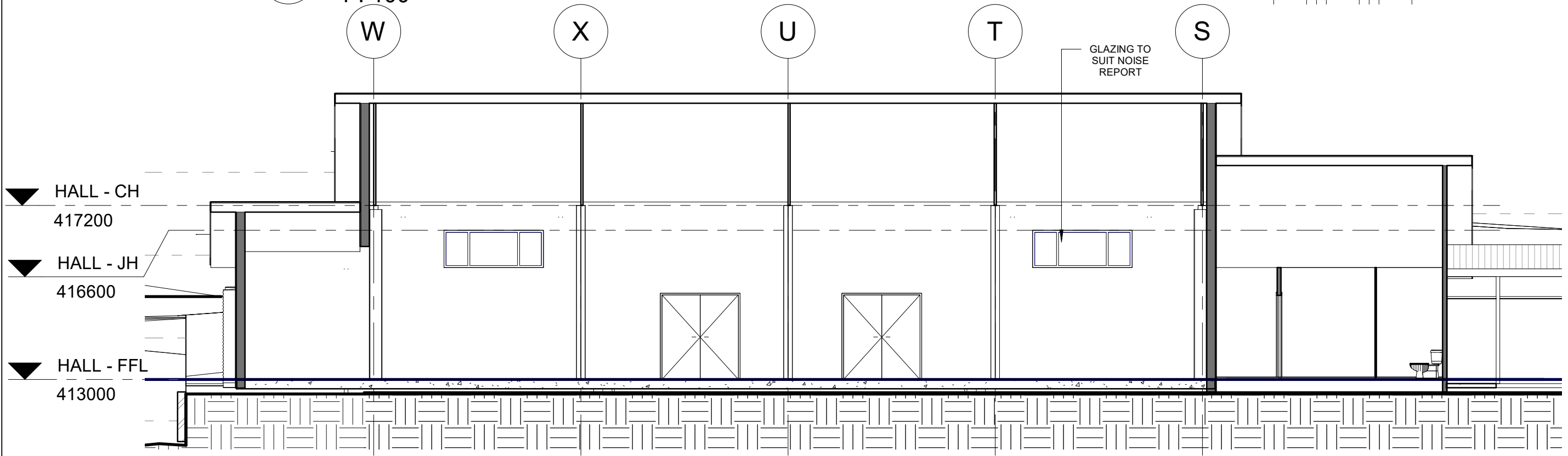
OWNER/S:
FLAXTON RANGE CARE

PROJECT No. REV
221-045 D

SHEET No.:
8 OF -



1 HALL - CROSS SECTION
1 : 100



2 HALL - LONG SECTION
1 : 100

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DRAWING TITLE:
HALL - SECTIONS

SCALE:
1:100 (A3)

DATE:
OCT. 2021

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& SHORT TERM RESPITE ACCOMMODATION

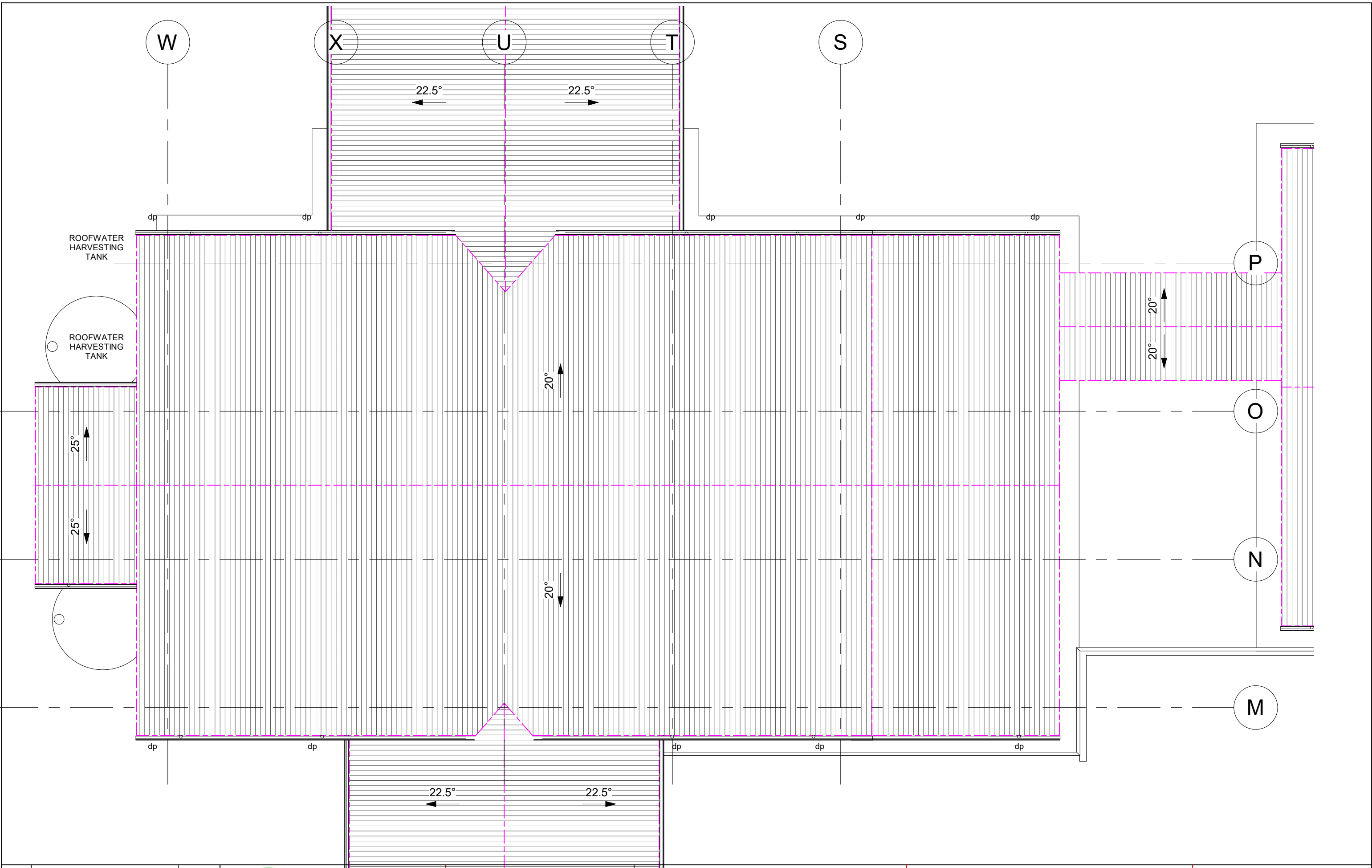
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FLAXTON QLD 4560**

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FLAXTON RANGE CARE

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221-045 D

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DRAWING TITLE:
ROOF LAYOUT PLAN

SCALE:
1:100 (A3)

DATE:
OCT. 2021

PROJECT:
**PROPOSED ADMIN, HEALTH & WELL BEING CENTRE
& SHORT TERM RESPITE ACCOMMODATION**

SITE ADDRESS:
**350 FLAXTON DRIVE,
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 DESIGN DRAFTING Gagman Pty Ltd QBCC No 1261742			SCALE:	DATE:	SITE ADDRESS:	OWNER/S:	SHEET No.:	
			N.T.S.	OCT. 2021	350 FLAXTON DRIVE, FLAXTON QLD 4560	FLAXTON RANGE CARE	11 OF -	



ADMIN - FRONT 3D VIEW



ADMIN - REAR 3D VIEW

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DRAWING TITLE:
ADMIN - 3D VIEWS

SCALE: N.T.S. DATE: OCT. 2021

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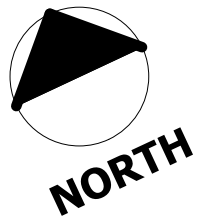
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FLAXTON RANGE CARE

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SHEET No.: 12 OF -



SHEET 13

BREEZEWAY LINK TO HEALTH AND WELL BEING CENTRE

2
SHEET 19



WINDOW & DOOR LEGEND

ALL WINDOWS & DOORS TO BE VERIFIED AGAINST FLOOR PLANS AND ELEVATIONS BY CONTRACTOR. DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT. BUILDERS TO CONFIRM WITH OWNERS FINAL WINDOW SLIDING DIRECTIONS, TYPE OF GLAZING, AND COLOURS BEFORE FINAL ORDERING AND INSTALLATION TO ENABLE CHANGES.

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ADMINISTRATION - FLOOR PLAN

SCALE 1:100(A3)

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PROPOSED DEVELOPMENT AREA

ADMINISTRATION =	354 sq.m.
PORCH =	59 sq.m.
DECK =	24 sq.m.
TOTAL =	437 sq.m.

ISSUE	DESCRIPTION	DATE
A	FUNDING APPLICATION ISSUE	11.03.21
B	SITE DEVELOPMENT ISSUE	03.11.21
C	MCU LODGEMENT STATUS	07.02.22
D	PRELODGEEMENT MEETING CHANGES	25.08.22



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Bli Bli Qld 4561
Mob 0438786080
Email -
graham@ggreendesign.com.au

DRAWING TITLE:
ADMIN - FLOOR PLAN

SCALE:
1:100 (A3)

DATE:
OCT. 2021

PROJECT:
PROPOSED ADMIN, HEALTH & WELL BEING CENTRE & SHORT TERM RESPITE ACCOMMODATION

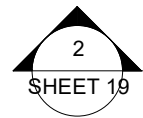
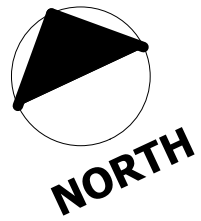
SITE ADDRESS:
**350 FLAXTON DRIVE,
FLAXTON QLD 4560**

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OWNER/S:
FLAXTON RANGE CARE

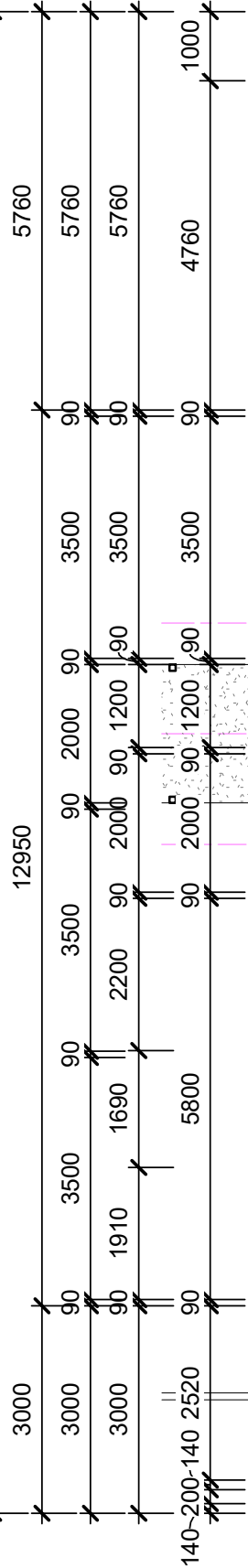
PROJECT No. REV
221-045 D

SHEET No.:
13 OF -

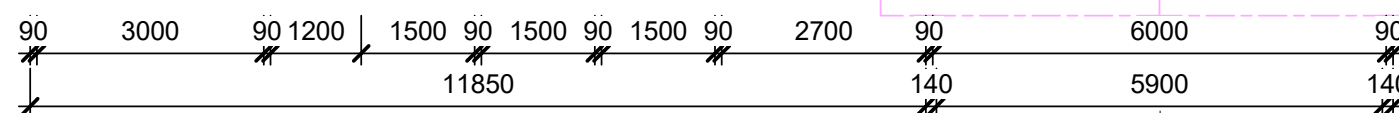
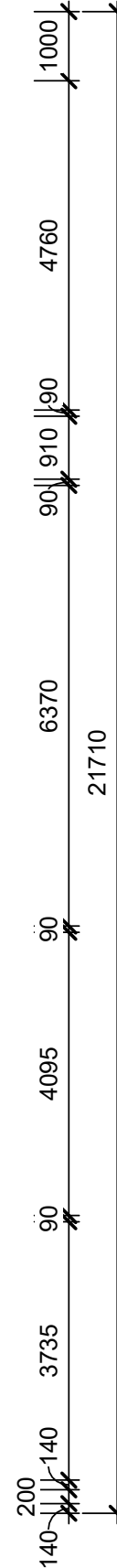


21710

12950



21710



ADMINISTRATION - DIMENSION PLAN

SCALE 1:100(A3)

WINDOW & DOOR LEGEND

ALL WINDOWS & DOORS TO BE VERIFIED AGAINST FLOOR PLANS AND ELEVATIONS BY CONTRACTOR. DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT. BUILDERS TO CONFIRM WITH OWNERS FINAL WINDOW SLIDING DIRECTIONS, TYPE OF GLAZING, AND COLOURS BEFORE FINAL ORDERING AND INSTALLATION TO ENABLE CHANGES.

- SW - Sliding Window (OX - fixed/open)
- SGD - Sliding Door (stacker noted)
- DH - Double Hung
- FG - Fixed Glass
- LVR - Louvre Window
- AW - Awning Window
- LFL - Louvre/Fixed/Louvre Combo
- BF - Bi-fold Door
- CS - Cavity Slider

CONTRACTOR TO CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS INCLUDING BOUNDARY OFFSET DISTANCES AND COMPLIANCE. ALL CONSTRUCTION TO COMPLY WITH THE RELEVANT AUSTRALIAN BUILDING CODE REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS.

ISSUE	DESCRIPTION	DATE
A	FUNDING APPLICATION ISSUE	11.03.21
B	SITE DEVELOPMENT ISSUE	03.11.21
C	MCU LODGEMENT STATUS	07.02.22
D	PRELODGEEMENT MEETING CHANGES	25.08.22



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 graham@ggreendesign.com.au

DRAWING TITLE:
ADMIN - DIM PLAN

SCALE:
1:100 (A3)

DATE:
OCT. 2021

PROJECT:
 PROPOSED ADMIN, HEALTH & WELL BEING CENTRE & SHORT TERM RESPITE ACCOMMODATION

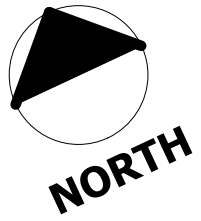
SITE ADDRESS:
**350 FLAXTON DRIVE,
 FLAXTON QLD 4560**

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FLAXTON RANGE CARE

PROJECT No. REV
221-045 D

SHEET No.:
14 OF -



2
SHEET 19

WINDOW & DOOR LEGEND

ALL WINDOWS & DOORS TO BE VERIFIED AGAINST FLOOR PLANS AND ELEVATIONS BY CONTRACTOR. DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT. BUILDERS TO CONFIRM WITH OWNERS FINAL WINDOW SLIDING DIRECTIONS, TYPE OF GLAZING, AND COLOURS BEFORE FINAL ORDERING AND INSTALLATION TO ENABLE CHANGES.

- SW** - Sliding Window (OX - fixed/open)
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- AW** - Awning Window
- LFL** - Louvre/Fixed/Louvre Combo
- BF** - Bi-fold Door
- CS** - Cavity Slider

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ADMINISTRATION - DIMENSION PLAN CONT.

SCALE 1:100(A3)

ISSUE	DESCRIPTION	DATE
A	FUNDING APPLICATION ISSUE	11.03.21
B	SITE DEVELOPMENT ISSUE	03.11.21
C	MCU LODGEMENT STATUS	07.02.22
D	PRELODGEEMENT MEETING CHANGES	25.08.22

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DESIGN DRAFTING
Gagman Pty Ltd
QBCC No 1261742

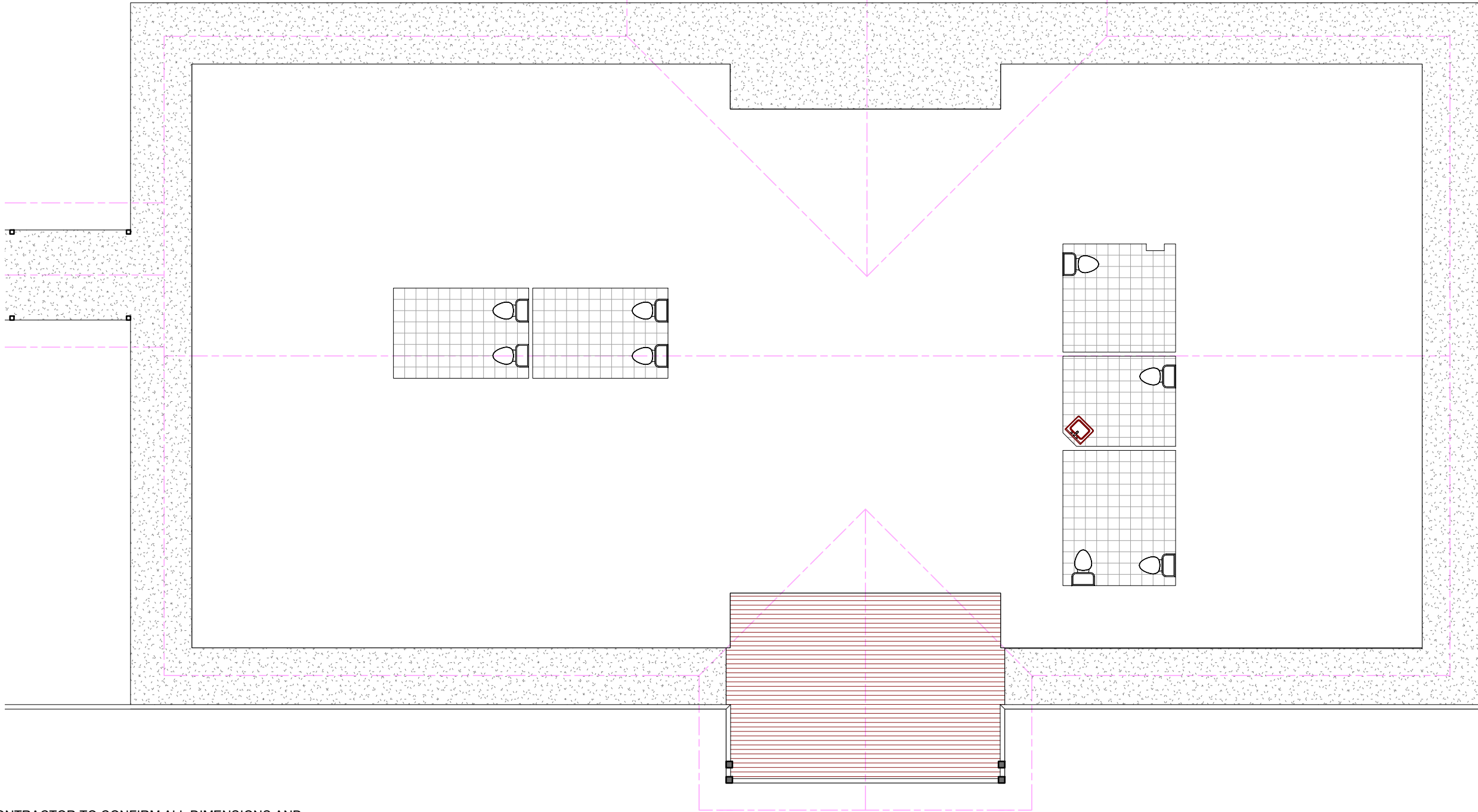
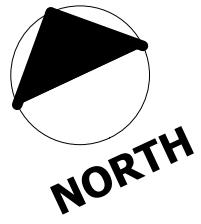
DRAWING TITLE: ADMIN - DIM PLAN	
SCALE: 1:100 (A3)	DATE: OCT. 2021

PROJECT: PROPOSED ADMIN, HEALTH & WELL BEING CENTRE & SHORT TERM RESPITE ACCOMMODATION
SITE ADDRESS: 350 FLAXTON DRIVE, FLAXTON QLD 4560

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PROJECT No.	REV
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SHEET No.:	
15	OF -

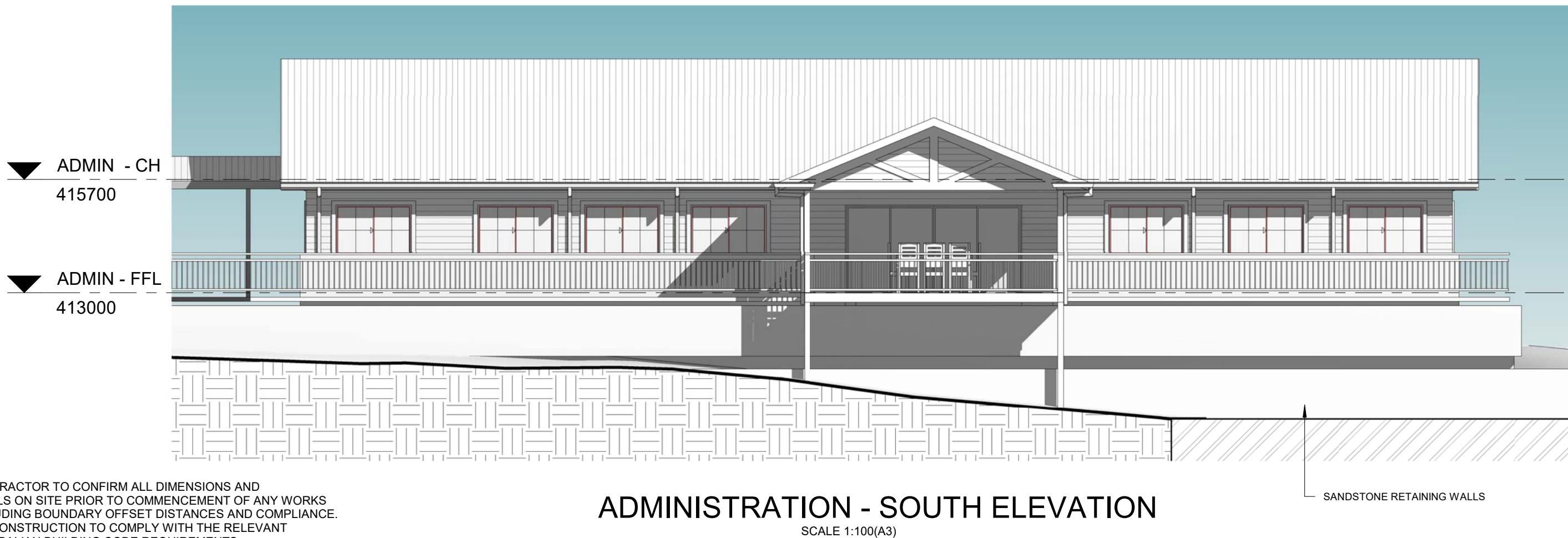


ADMINISTRATION - SLAB PLAN

SCALE 1:100(A3)

CONTRACTOR TO CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS INCLUDING BOUNDARY OFFSET DISTANCES AND COMPLIANCE. ALL CONSTRUCTION TO COMPLY WITH THE RELEVANT AUSTRALIAN BUILDING CODE REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS.

ISSUE	DESCRIPTION	DATE	 GRAHAM GREEN (B.Tech, A.D.C. Eng., QBCC656975) 14 Aquila Court, Bli Bli Qld 4561 Mob 0438786080 Email - graham@ggreendesign.com.au	DRAWING TITLE:		PROJECT:	THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. © 2021.	PROJECT No.	REV	
A	FUNDING APPLICATION ISSUE	11.03.21		ADMIN - SLAB PLAN	PROPOSED ADMIN, HEALTH & WELL BEING CENTRE & SHORT TERM RESPITE ACCOMMODATION				221-045	D
B	SITE DEVELOPMENT ISSUE	03.11.21		SCALE:	DATE:	SITE ADDRESS:		OWNER/S:	SHEET No.:	
C	MCU LODGEMENT STATUS	07.02.22		1:100 (A3)	OCT. 2021	350 FLAXTON DRIVE, FLAXTON QLD 4560		FLAXTON RANGE CARE	16	OF -
D	PRELODGEEMENT MEETING CHANGES	25.08.22								



CONTRACTOR TO CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS INCLUDING BOUNDARY OFFSET DISTANCES AND COMPLIANCE. ALL CONSTRUCTION TO COMPLY WITH THE RELEVANT AUSTRALIAN BUILDING CODE REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS.

ISSUE	DESCRIPTION	DATE
A	FUNDING APPLICATION ISSUE	11.03.21
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C	MCU LODGEMENT STATUS	07.02.22
D	PRELODGEEMENT MEETING CHANGES	25.08.22



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graham@ggreendesign.com.au

DRAWING TITLE:
ADMIN - ELEVATIONS

SCALE:
1:100 (A3)

DATE:
OCT. 2021

PROJECT:
PROPOSED ADMIN, HEALTH & WELL BEING CENTRE
& SHORT TERM RESPITE ACCOMMODATION

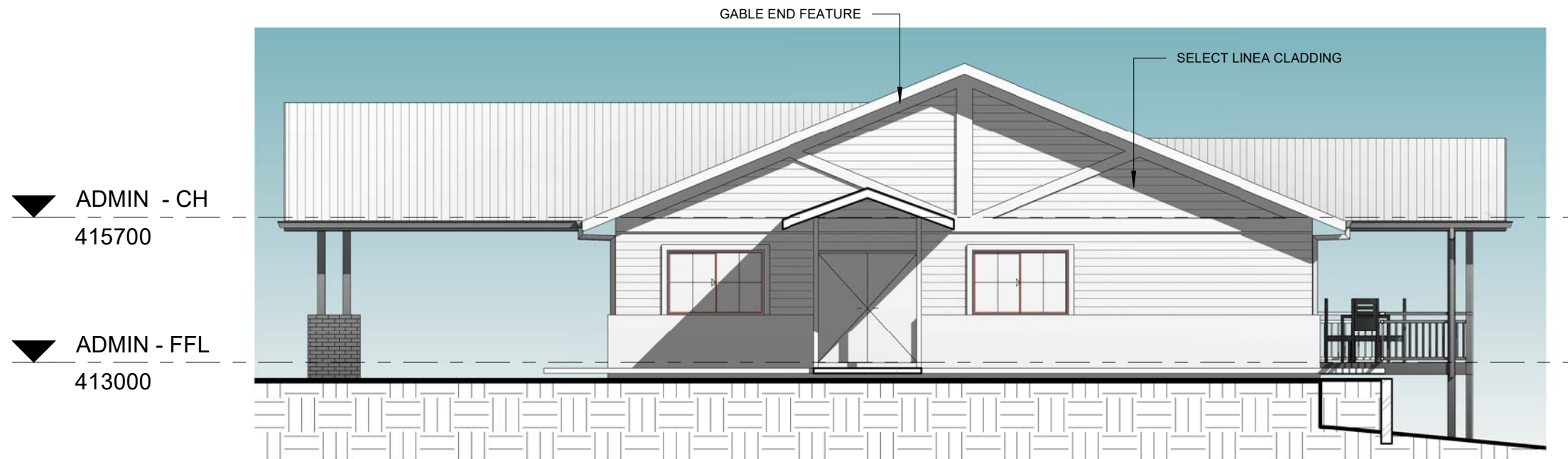
SITE ADDRESS:
**350 FLAXTON DRIVE,
FLAXTON QLD 4560**

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FLAXTON RANGE CARE

PROJECT No. REV
221-045 D

SHEET No.:
17 OF -



ADMINISTRATION - WEST ELEVATION

SCALE 1:100(A3)



ADMINISTRATION - EAST ELEVATION

SCALE 1:100(A3)

CONTRACTOR TO CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS INCLUDING BOUNDARY OFFSET DISTANCES AND COMPLIANCE. ALL CONSTRUCTION TO COMPLY WITH THE RELEVANT AUSTRALIAN BUILDING CODE REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS.

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graham@ggreendesign.com.au

DRAWING TITLE:
ADMIN - ELEVATIONS

SCALE:
1:100 (A3)

DATE:
OCT. 2021

PROJECT:
PROPOSED ADMIN, HEALTH & WELL BEING CENTRE
& SHORT TERM RESPITE ACCOMMODATION

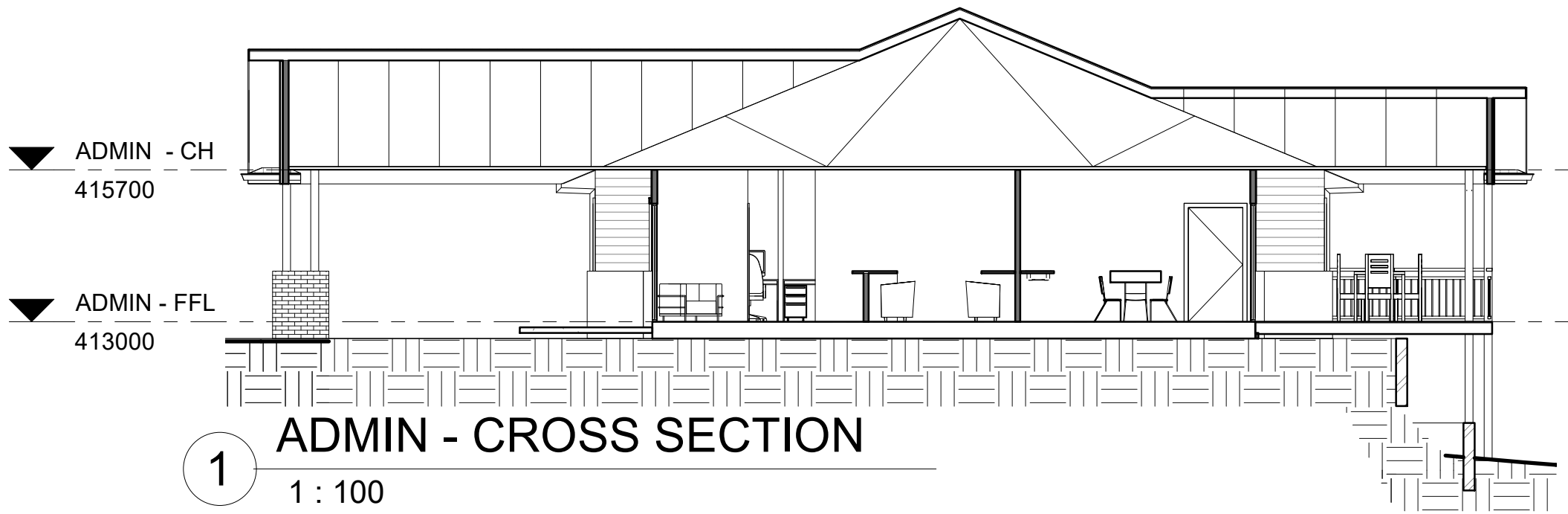
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FLAXTON QLD 4560**

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PROJECT No. REV
221-045 D

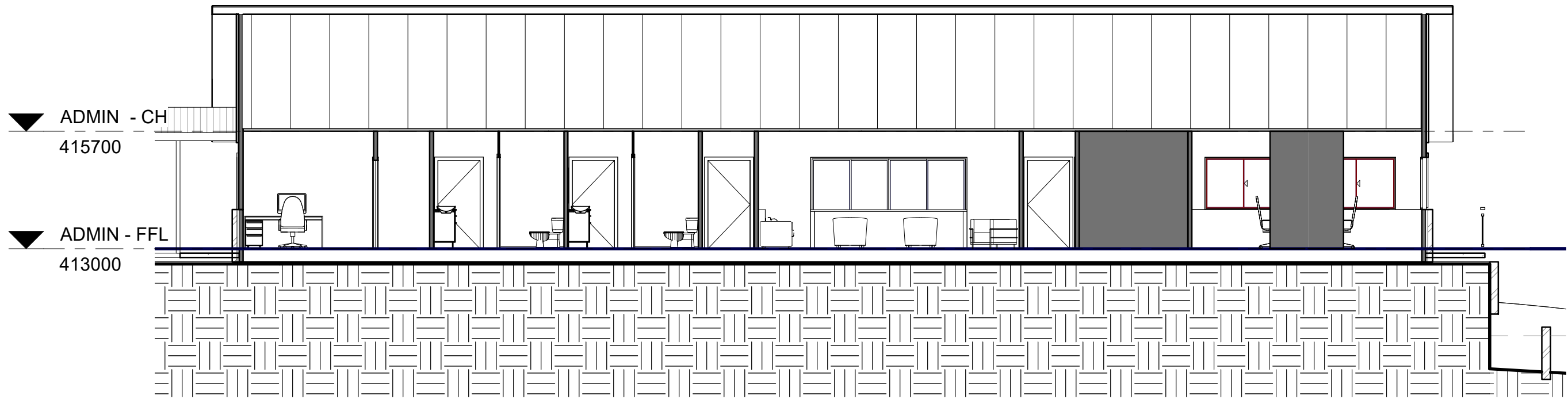
SHEET No.:
18 OF -



ADMIN - CROSS SECTION

1

1 : 100



ADMIN - LONG SECTION

2

1 : 100

CONTRACTOR TO CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS INCLUDING BOUNDARY OFFSET DISTANCES AND COMPLIANCE. ALL CONSTRUCTION TO COMPLY WITH THE RELEVANT AUSTRALIAN BUILDING CODE REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS.

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DRAWING TITLE:
ADMIN - SECTIONS

SCALE:
1:100 (A3)

DATE:
OCT. 2021

PROJECT:
PROPOSED ADMIN, HEALTH & WELL BEING CENTRE
& SHORT TERM RESPITE ACCOMMODATION

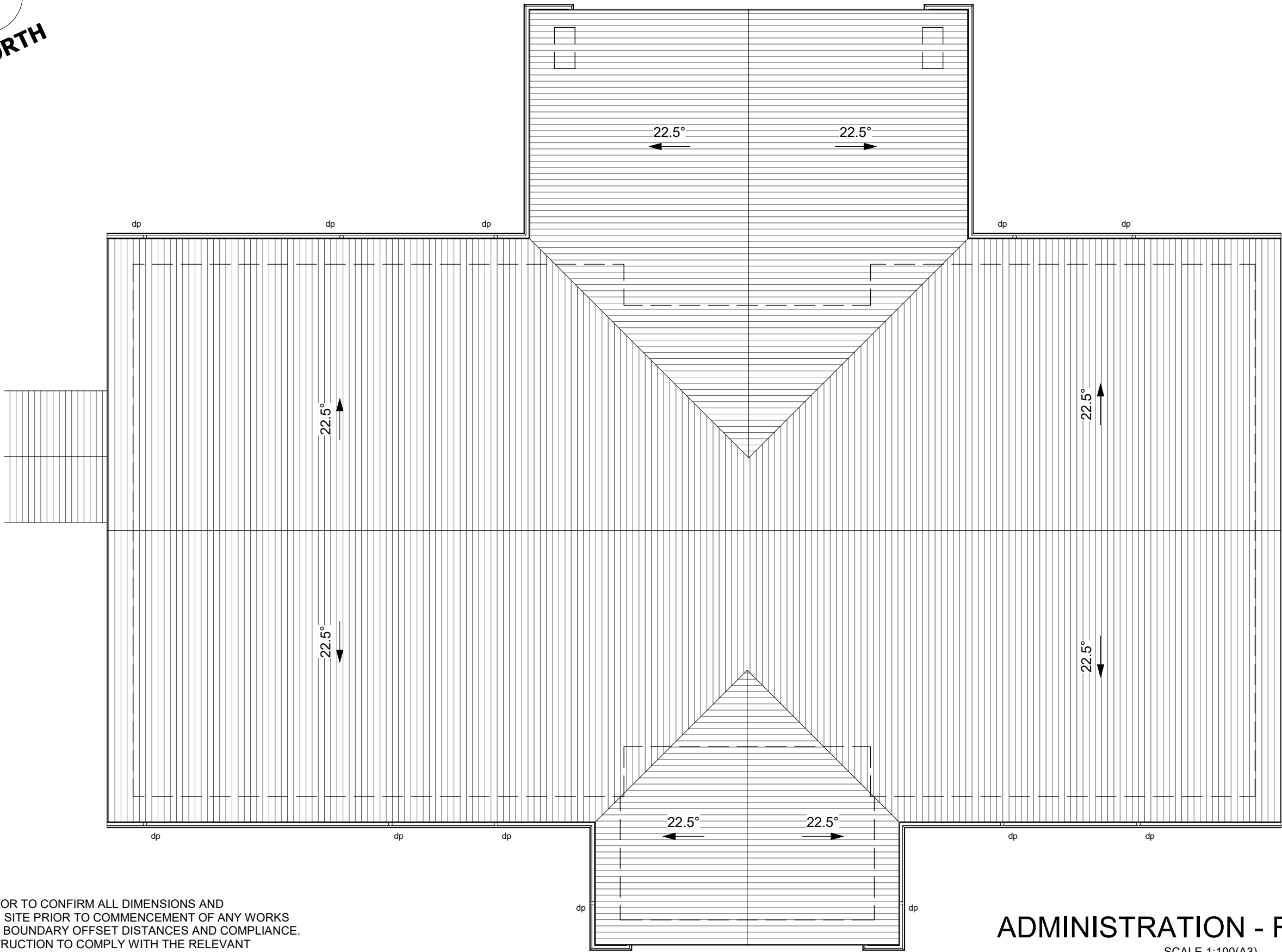
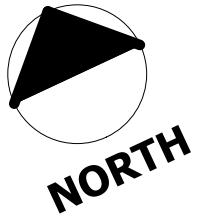
SITE ADDRESS:
**350 FLAXTON DRIVE,
FLAXTON QLD 4560**

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PROJECT No. REV
221-045 D

SHEET No.:
19 OF -



ADMINISTRATION - ROOF PLAN

SCALE 1:100(A3)

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ISSUE	DESCRIPTION	DATE
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 graham@ggreendesign.com.au

DRAWING TITLE:
ADMIN - ROOF PLAN

SCALE:
1:100 (A3)

DATE:
OCT. 2021

PROJECT:
 PROPOSED ADMIN, HEALTH & WELL BEING CENTRE
 & SHORT TERM RESPITE ACCOMMODATION

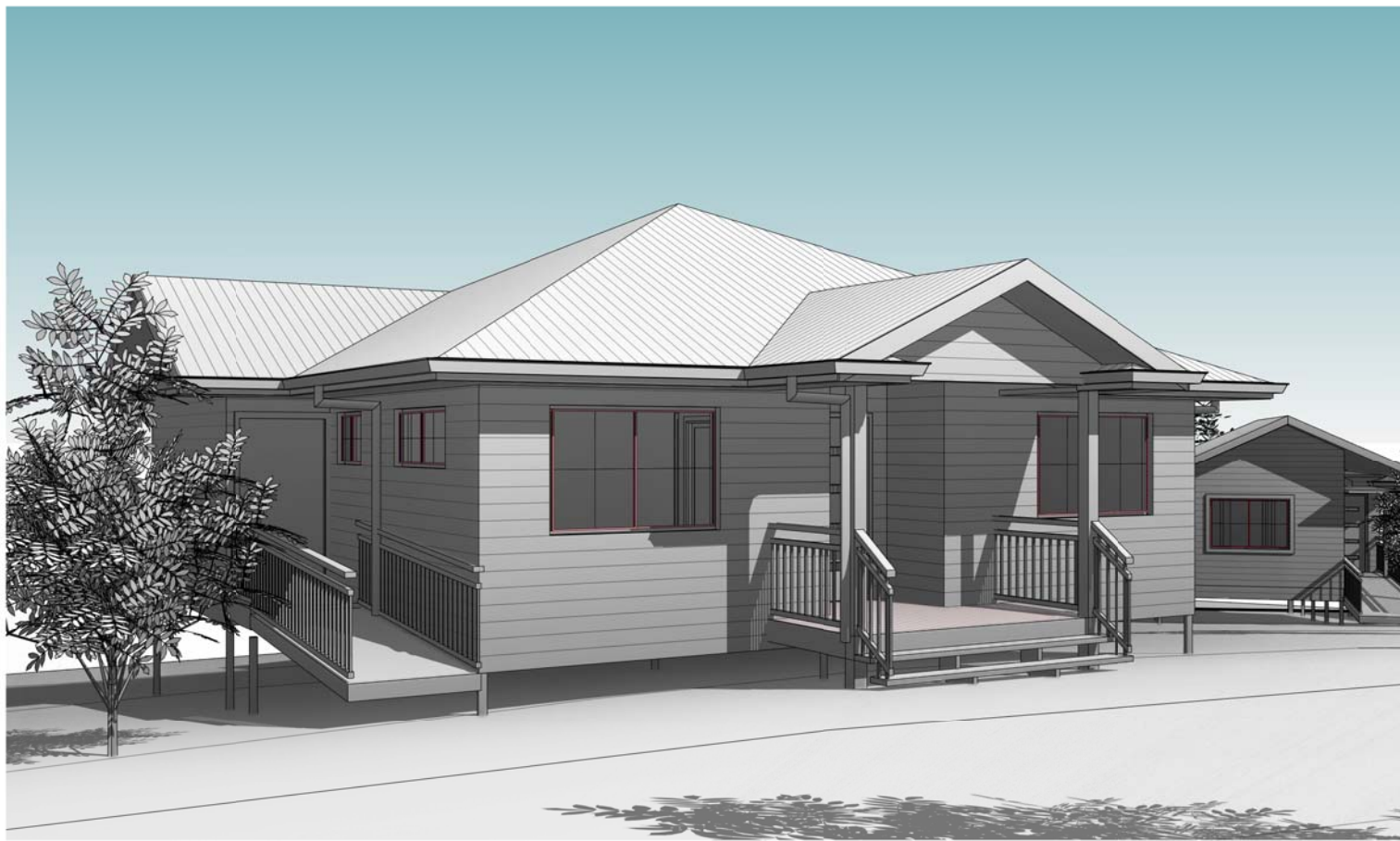
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 FLAXTON QLD 4560**

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PROJECT No. REV
221-045 D

SHEET No.:
20 OF -



MANAGERS - FRONT 3D VIEW



MANAGERS - REAR 3D VIEW

ISSUE	DESCRIPTION	DATE
A	FUNDING APPLICATION ISSUE	11.03.21
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graham@ggreendesign.com.au

DRAWING TITLE:
MANAGERS - 3D VIEWS

SCALE: N.T.S. DATE: OCT. 2021

PROJECT:
PROPOSED ADMIN, HEALTH & WELL BEING CENTRE
& SHORT TERM RESPITE ACCOMMODATION

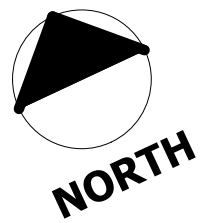
SITE ADDRESS:
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FLAXTON QLD 4560**

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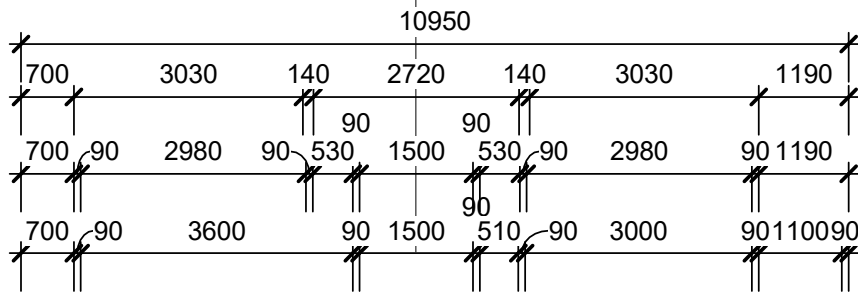
OWNER/S:
FLAXTON RANGE CARE

PROJECT No. REV
221-045 D

SHEET No.:
21 OF -



3
SHEET 23



2
SHEET 23

PROPOSED DEVELOPMENT AREA

LIVING =	92 sq.m.
PORCH =	6 sq.m.
DECK =	14 sq.m.
LANDING =	1 sq.m.
TOTAL =	113 sq.m.

WINDOW & DOOR LEGEND

ALL WINDOWS & DOORS TO BE VERIFIED AGAINST FLOOR PLANS AND ELEVATIONS BY CONTRACTOR. DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT. BUILDERS TO CONFIRM WITH OWNERS FINAL WINDOW SLIDING DIRECTIONS, TYPE OF GLAZING, AND COLOURS BEFORE FINAL ORDERING AND INSTALLATION TO ENABLE CHANGES.

- SW - Sliding Window (OX - fixed/open)
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DENOTES HARDWIRED SMOKE DETECTOR/ALARM INSTALLED TO NCC REQUIREMENTS

MANAGERS - FLOOR PLAN

SCALE 1:100(A3)

ISSUE	DESCRIPTION	DATE
A	FUNDING APPLICATION ISSUE	11.03.21
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DRAWING TITLE:
MANAGERS FLOOR PLAN

SCALE:
1:100 (A3)

PROJECT:
PROPOSED ADMIN, HEALTH & WELL BEING CENTRE & SHORT TERM RESPITE ACCOMMODATION

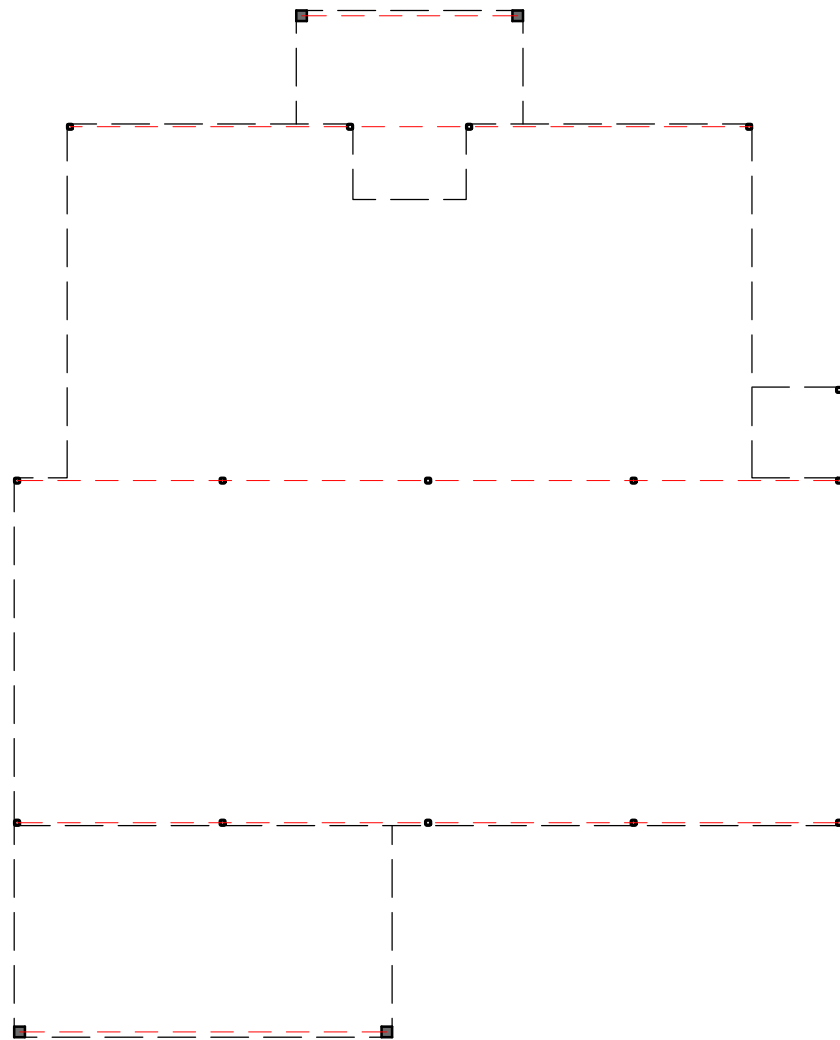
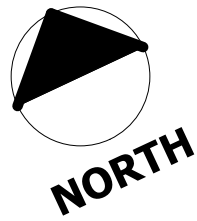
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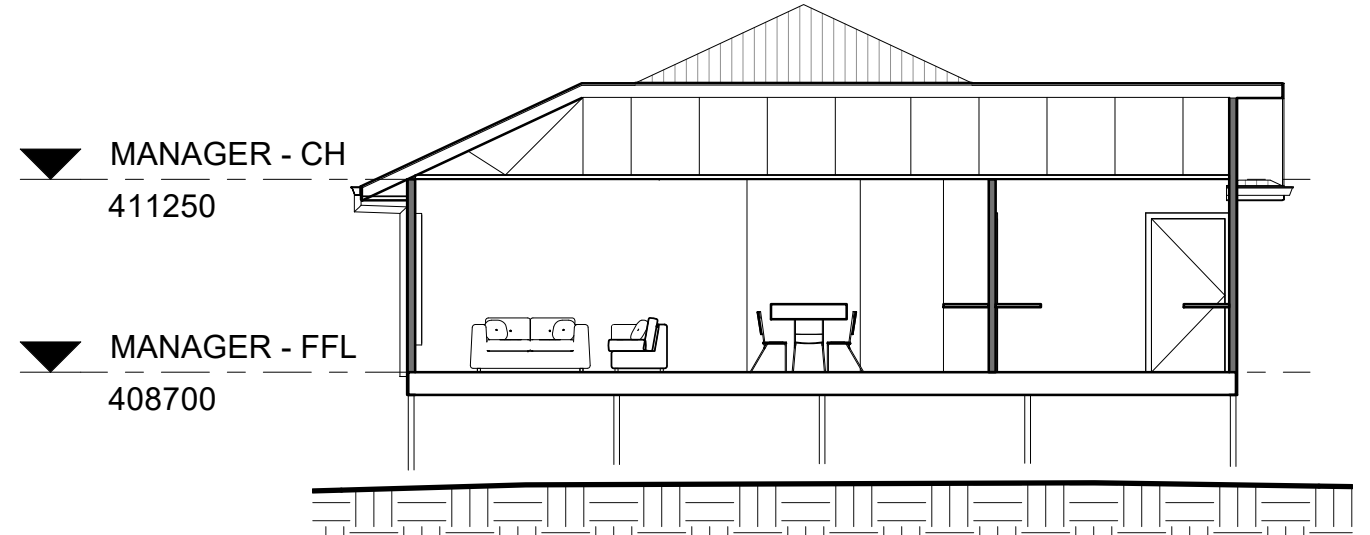
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PROJECT No. REV
221-045 D

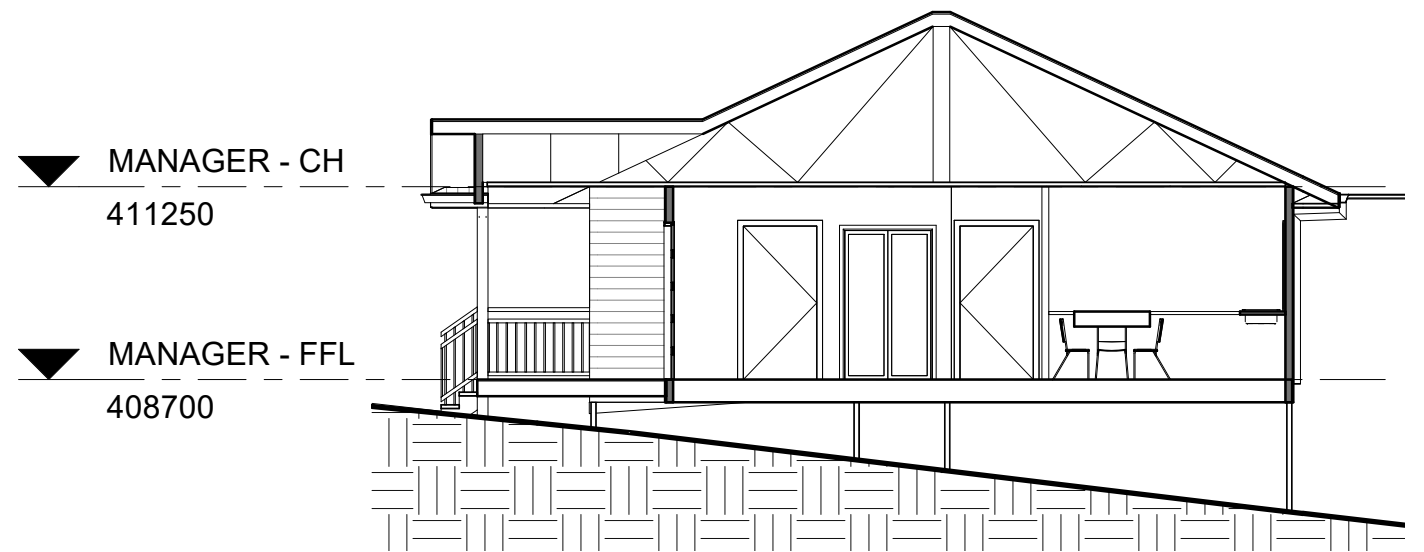
SHEET No.:
22 OF -



MANAGERS - SUB-FLOOR PLAN
SCALE 1:100(A3)



MANAGER - CROSS SECTION
2 1:100



MANAGER - LONG SECTION
3 1:100

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DRAWING TITLE:
MANAGERS SUBFLOOR

SCALE:
1:100 (A3)

DATE:
OCT. 2021

PROJECT:
PROPOSED ADMIN, HEALTH & WELL BEING CENTRE
& SHORT TERM RESPITE ACCOMMODATION

SITE ADDRESS:
**350 FLAXTON DRIVE,
FLAXTON QLD 4560**

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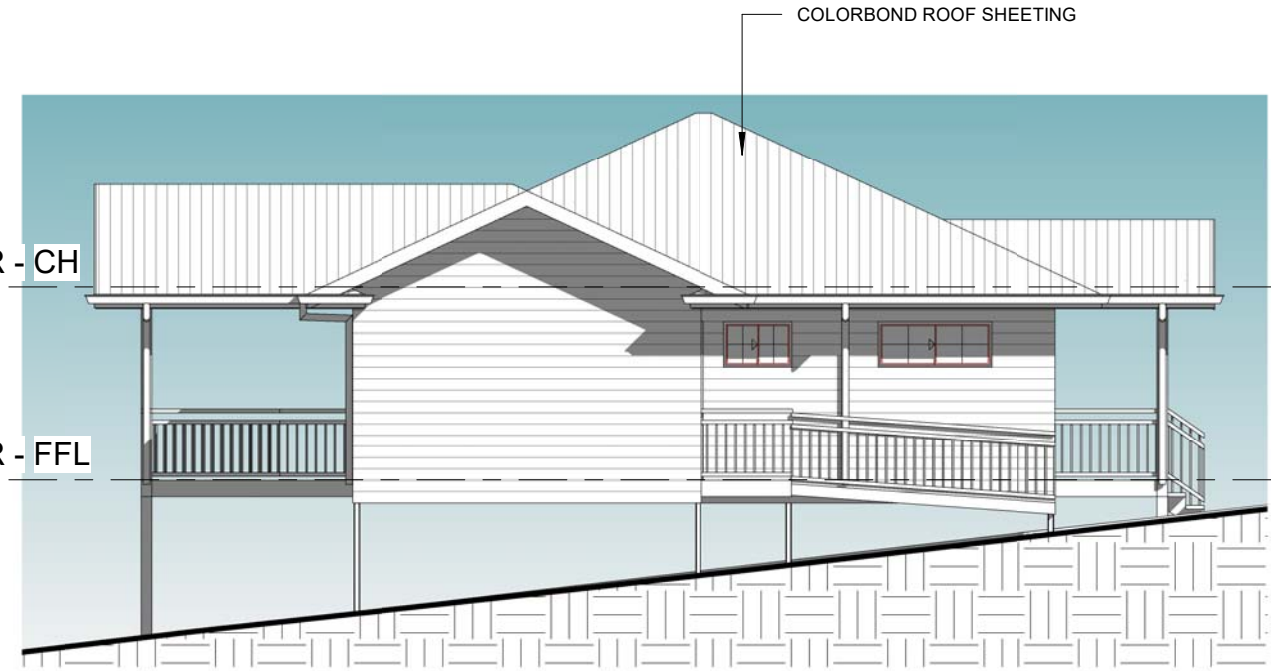
OWNER/S:
FLAXTON RANGE CARE

PROJECT No. REV
221-045 D

SHEET No.:
23 OF -



MANAGERS - NORTH ELEVATION
SCALE 1:100(A3)



MANAGERS - EAST ELEVATION
SCALE 1:100(A3)



MANAGERS - SOUTH ELEVATION
SCALE 1:100(A3)



MANAGERS - WEST ELEVATION
SCALE 1:100(A3)

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DRAWING TITLE:
MANAGERS ELEVATIONS

SCALE:
1:100 (A3)

DATE:
OCT. 2021

PROJECT:
PROPOSED ADMIN, HEALTH & WELL BEING CENTRE
& SHORT TERM RESPITE ACCOMMODATION

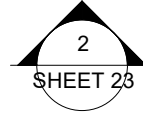
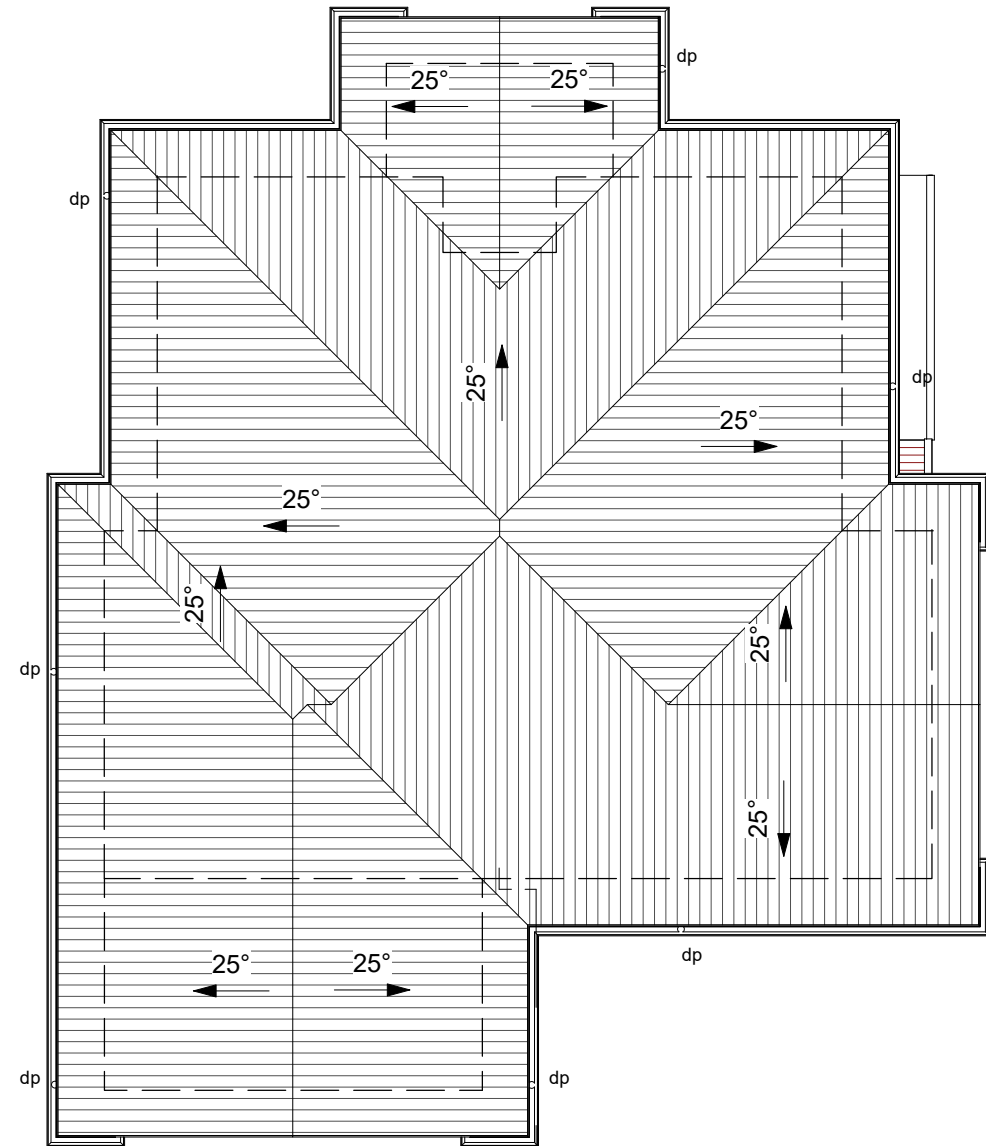
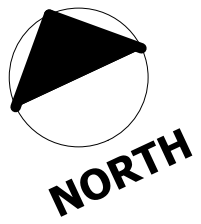
SITE ADDRESS:
**350 FLAXTON DRIVE,
FLAXTON QLD 4560**

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OWNER/S:
FLAXTON RANGE CARE

PROJECT No. REV
221-045 D

SHEET No.:
24 OF -



MANAGERS - ROOF PLAN

SCALE 1:100(A3)

CONTRACTOR TO CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS INCLUDING BOUNDARY OFFSET DISTANCES AND COMPLIANCE. ALL CONSTRUCTION TO COMPLY WITH THE RELEVANT AUSTRALIAN BUILDING CODE REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS.

ISSUE	DESCRIPTION	DATE
A	FUNDING APPLICATION ISSUE	11.03.21
B	SITE DEVELOPMENT ISSUE	03.11.21
C	MCU LODGEMENT STATUS	07.02.22
D	PRELODGEEMENT MEETING CHANGES	25.08.22

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 14 Aquila Court,
 Bli Bli Qld 4561
 Mob 0438786080
 Email -
 graham@ggreendesign.com.au

DESIGN DRAFTING
 Gagman Pty Ltd
 QBCC No 1261742

DRAWING TITLE: MANAGERS - ROOF PLAN	
SCALE: 1:100 (A3)	DATE: OCT. 2021

PROJECT: PROPOSED ADMIN, HEALTH & WELL BEING CENTRE & SHORT TERM RESPITE ACCOMMODATION
SITE ADDRESS: 350 FLAXTON DRIVE, FLAXTON QLD 4560

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PROJECT No.	REV
221-045	D
SHEET No.:	
25	OF -



1 BED - FRONT 3D VIEW



1 BED - REAR 3D VIEW

ISSUE	DESCRIPTION	DATE
A	FUNDING APPLICATION ISSUE	11.03.21
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DRAWING TITLE:
1 BED - 3D VIEWS

SCALE:
N.T.S.

DATE:
OCT. 2021

PROJECT:
**PROPOSED ADMIN, HEALTH & WELL BEING CENTRE
& SHORT TERM RESPITE ACCOMMODATION**

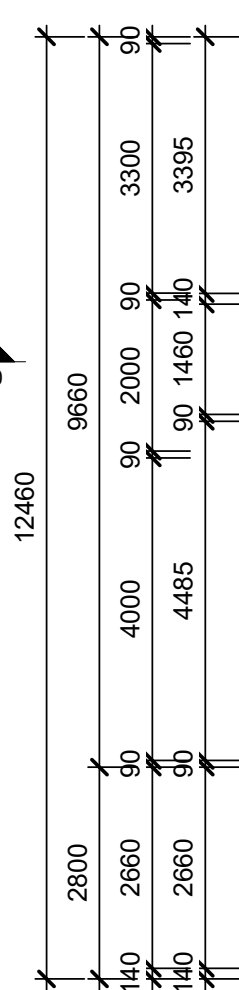
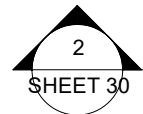
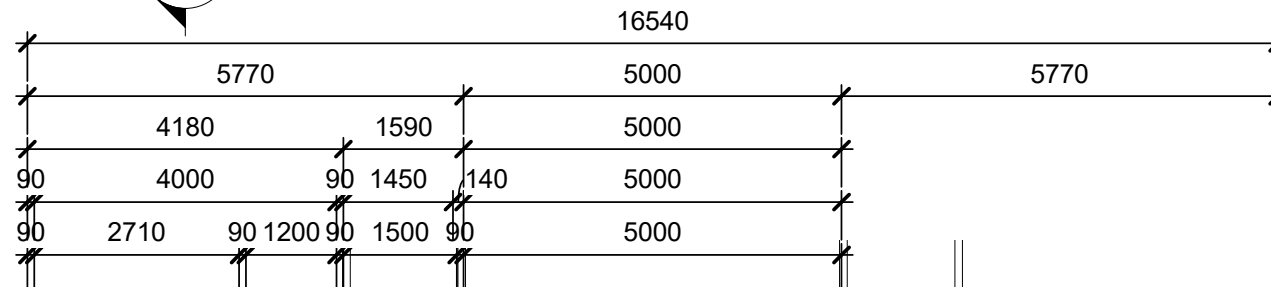
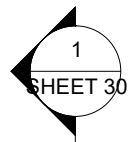
SITE ADDRESS:
**350 FLAXTON DRIVE,
FLAXTON QLD 4560**

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PROJECT No. REV
221-045 D

SHEET No.:
26 OF -



PROPOSED DEVELOPMENT AREA

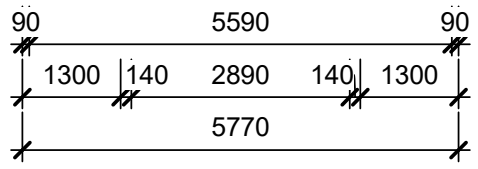
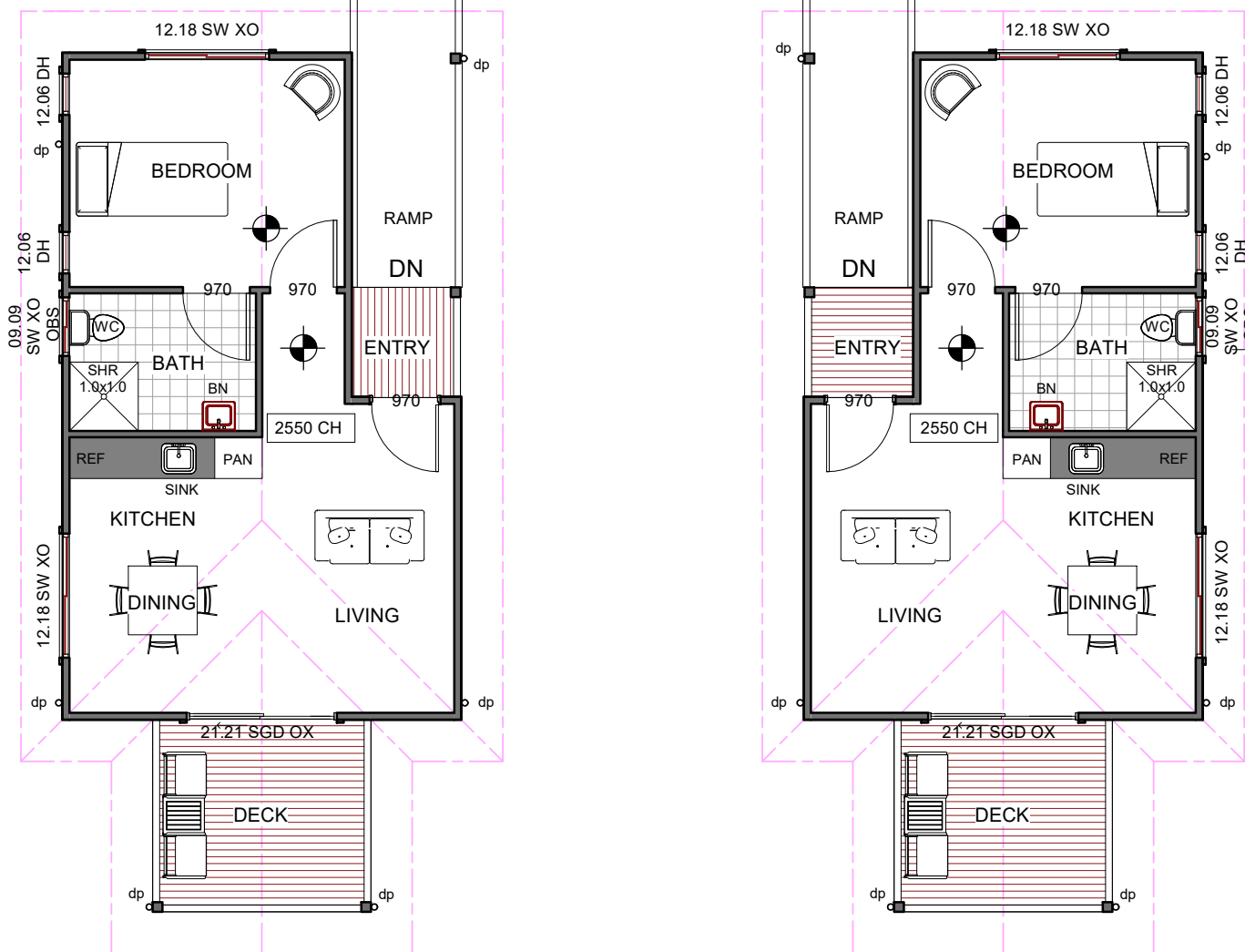
LIVING =	48 sqr.m.
PORCH =	3 sqr.m.
DECK =	9 sqr.m.
TOTAL =	60 sqr.m.

WINDOW & DOOR LEGEND

ALL WINDOWS & DOORS TO BE VERIFIED AGAINST FLOOR PLANS AND ELEVATIONS BY CONTRACTOR. DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT. BUILDERS TO CONFIRM WITH OWNERS FINAL WINDOW SLIDING DIRECTIONS, TYPE OF GLAZING, AND COLOURS BEFORE FINAL ORDERING AND INSTALLATION TO ENABLE CHANGES.

- SW** - Sliding Window (OX - fixed/open)
- SGD** - Sliding Door (stacker noted)
- DH** - Double Hung
- FG** - Fixed Glass
- LVR** - Louvre Window
- AW** - Awning Window
- LFL** - Louvre/Fixed/Louvre Combo
- BF** - Bi-fold Door
- CS** - Cavity Slider

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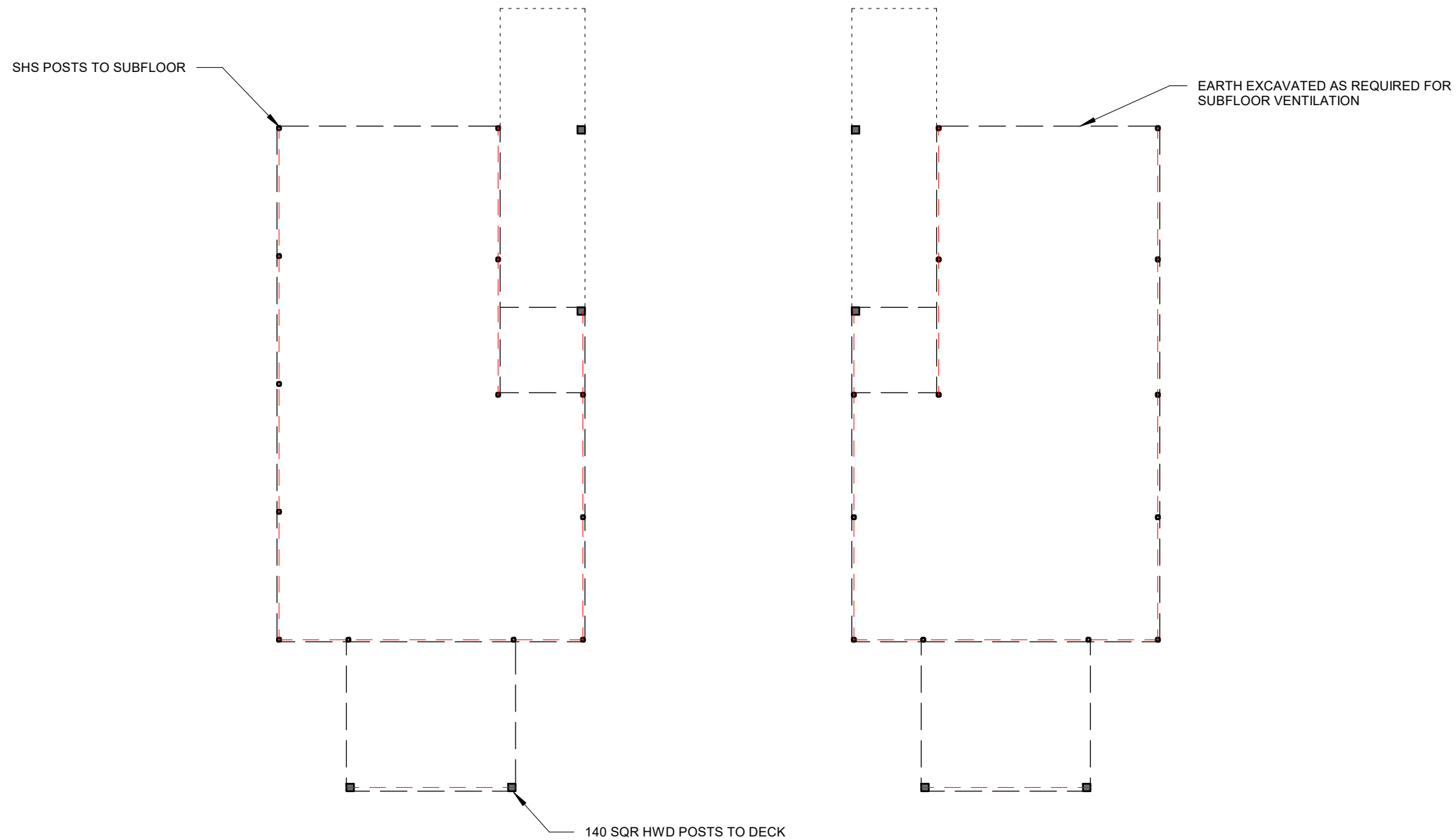


1 BEDROOM UNIT - FLOOR PLAN

SCALE 1:100(A3)

DENOTES HARDWIRED SMOKE DETECTOR/ALARM INSTALLED TO NCC REQUIREMENTS


<table border="1"> <thead> <tr> <th>ISSUE</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>FUNDING APPLICATION ISSUE</td> <td>11.03.21</td> </tr> <tr> <td>B</td> <td>SITE DEVELOPMENT ISSUE</td> <td>03.11.21</td> </tr> <tr> <td>C</td> <td>MCU LODGEMENT STATUS</td> <td>07.02.22</td> </tr> <tr> <td>D</td> <td>PRELODGEEMENT MEETING CHANGES</td> <td>25.08.22</td> </tr> </tbody> </table>	ISSUE	DESCRIPTION	DATE	A	FUNDING APPLICATION ISSUE	11.03.21	B	SITE DEVELOPMENT ISSUE	03.11.21	C	MCU LODGEMENT STATUS	07.02.22	D	PRELODGEEMENT MEETING CHANGES	25.08.22	<p>GRAHAM GREEN (B.Tech, A.D.C. Eng., QBCC656975) 14 Aquila Court, Bli Bli Qld 4561 Mob 0438786080 Email - graham@ggreendesign.com.au</p>	DRAWING TITLE: 1 BED - FLOOR PLAN	PROJECT: PROPOSED ADMIN, HEALTH & WELL BEING CENTRE & SHORT TERM RESPITE ACCOMMODATION	THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. © 2021.	PROJECT No. REV 221-045 D
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SCALE: 1:100 (A3)	DATE: OCT. 2021	SITE ADDRESS: 350 FLAXTON DRIVE, FLAXTON QLD 4560	OWNER/S: FLAXTON RANGE CARE	SHEET No.: 27 OF -																

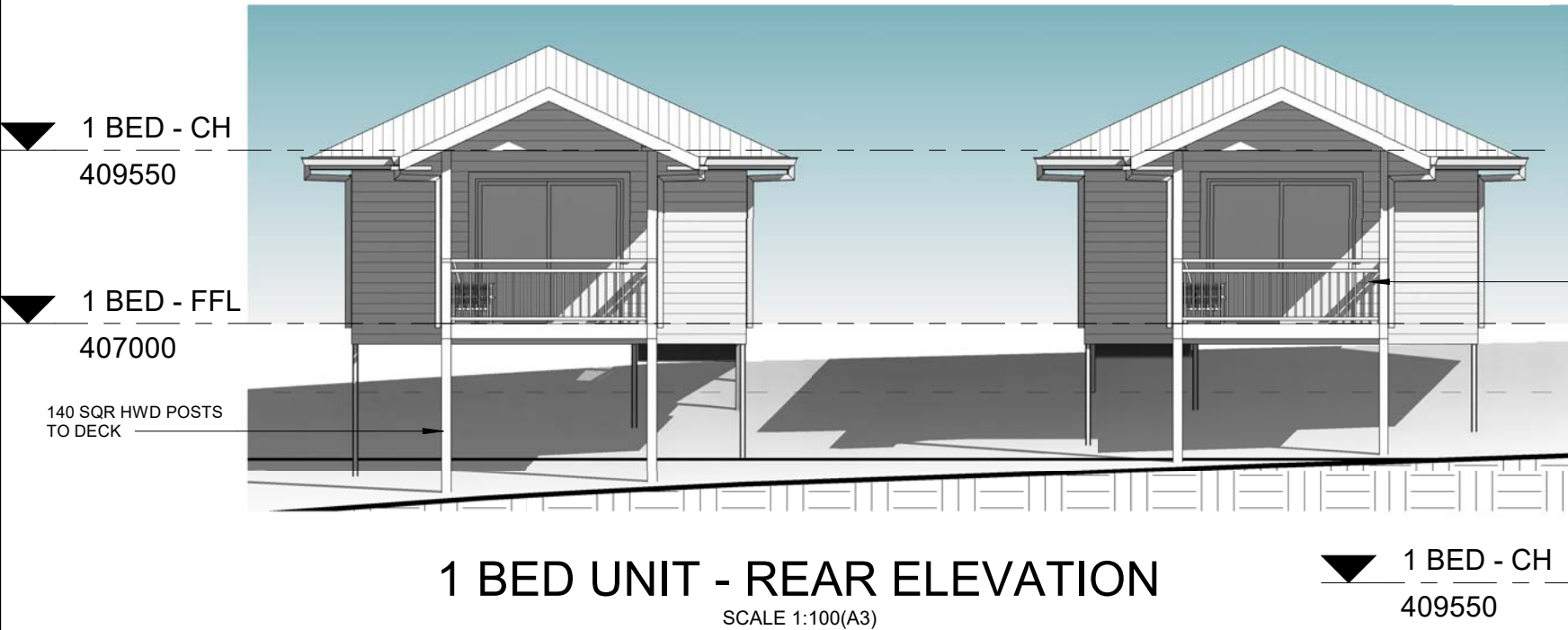
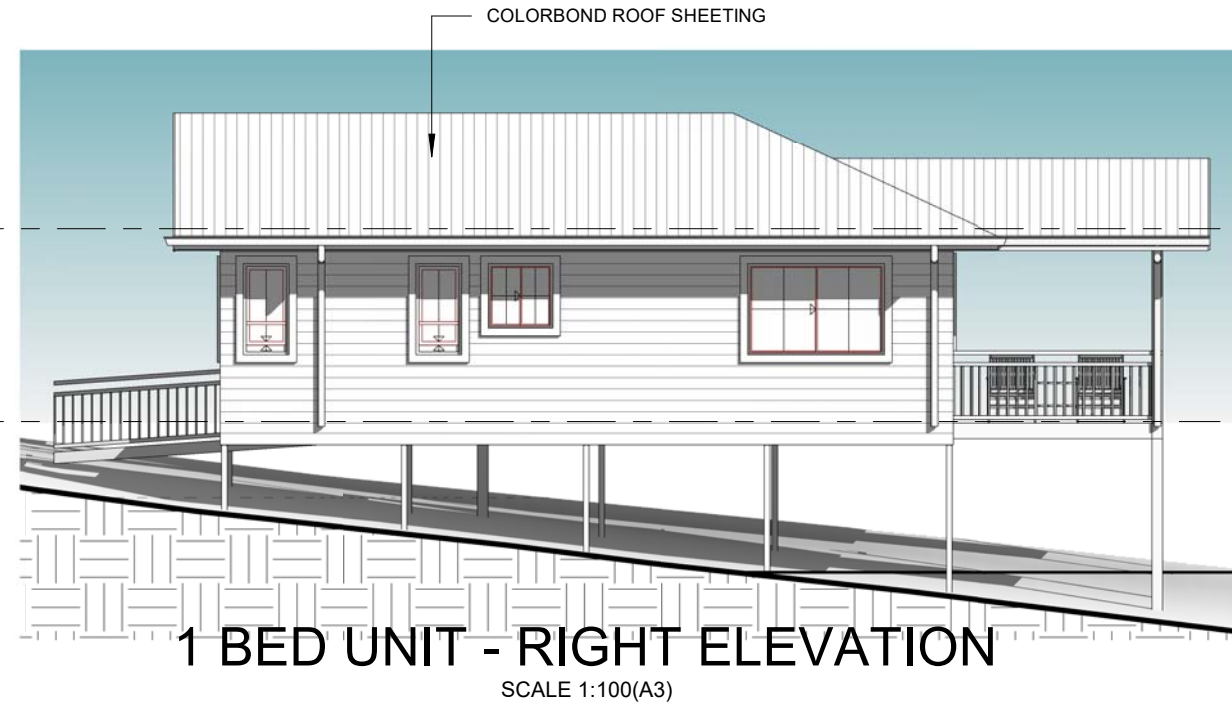
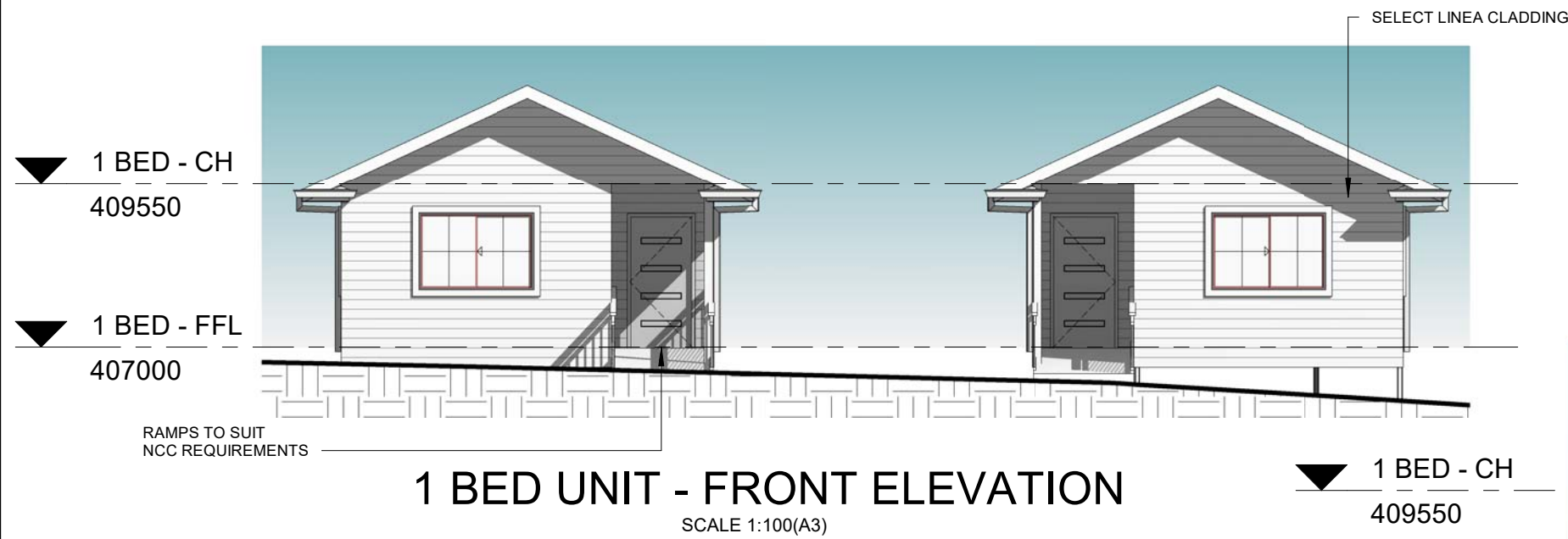


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1 BEDROOM UNIT - SUB-FLOOR PLAN

SCALE 1:100(A3)

ISSUE	DESCRIPTION	DATE	 GRAHAM GREEN (B.Tech, A.D.C. Eng., QBCC656975) 14 Aquila Court, Bli Bli Qld 4561 Mob 0438786080 Email - graham@ggreendesign.com.au	DRAWING TITLE:		PROJECT:	THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. © 2021.	PROJECT No.	REV
A	FUNDING APPLICATION ISSUE	11.03.21		DESIGN DRAFTING Gagman Pty Ltd QBCC No 1261742	1 BED - SUBFLOOR PLAN			PROPOSED ADMIN, HEALTH & WELL BEING CENTRE & SHORT TERM RESPITE ACCOMMODATION	221-045
B	SITE DEVELOPMENT ISSUE	03.11.21			SCALE:	DATE:	SITE ADDRESS:	OWNER/S:	
C	MCU LODGEMENT STATUS	07.02.22			1:100 (A3)	OCT. 2021	350 FLAXTON DRIVE, FLAXTON QLD 4560	FLAXTON RANGE CARE	
D	PRELODGEEMENT MEETING CHANGES	25.08.22					SHEET No.:	28 OF -	



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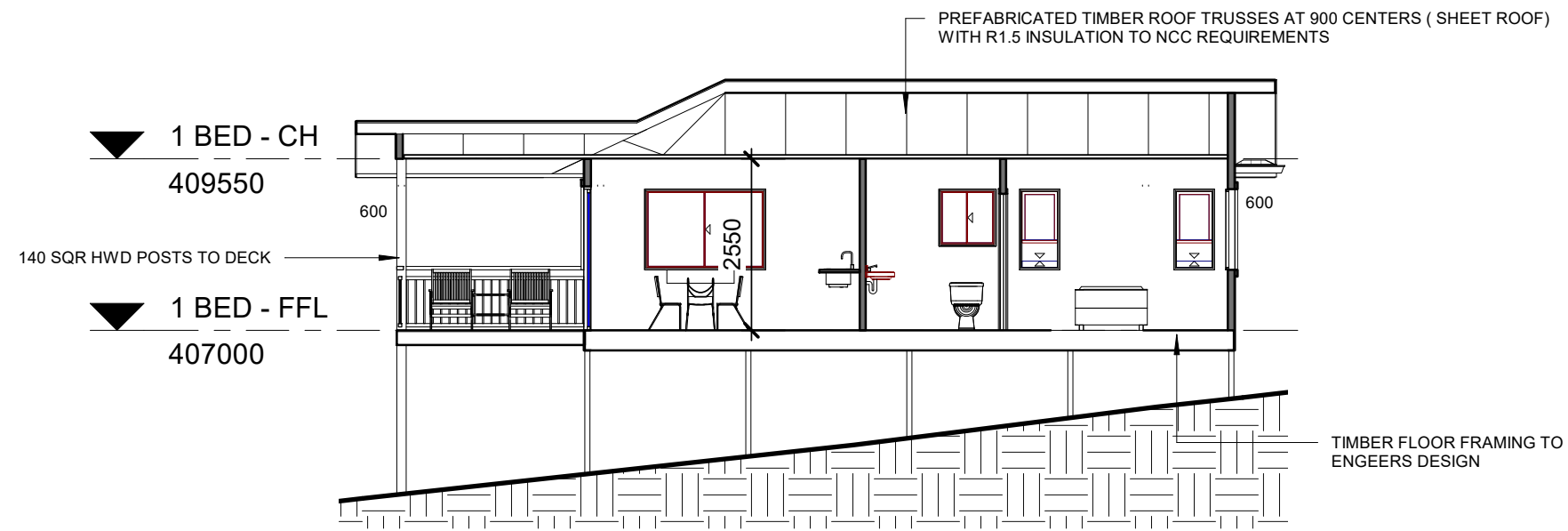
GRAHAM GREEN
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 Email -
 graham@ggreendesign.com.au

DRAWING TITLE:
1 BED - ELEVATIONS
 SCALE:
1:100 (A3)
 DATE:
OCT. 2021

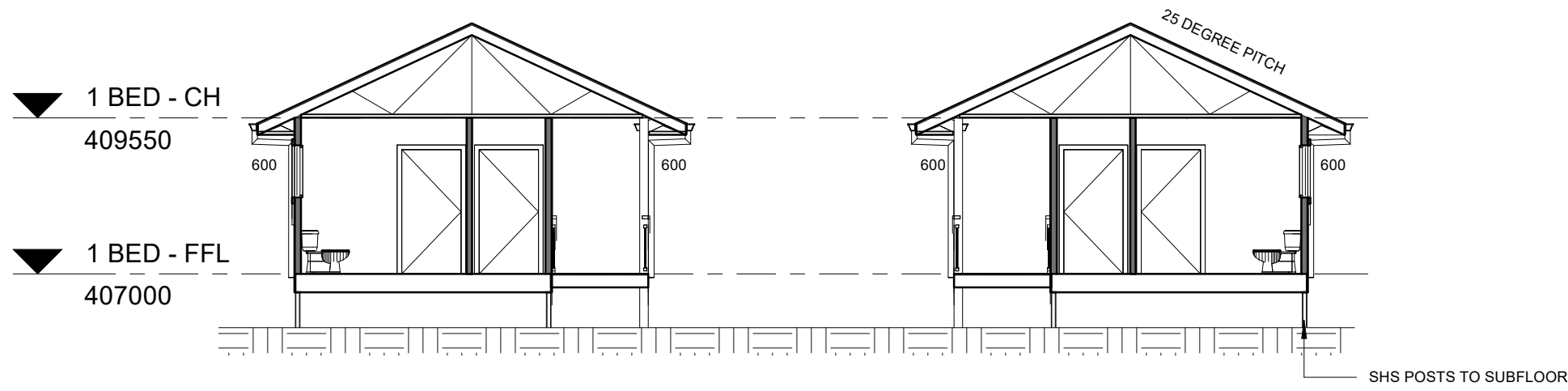
PROJECT:
 PROPOSED ADMIN, HEALTH & WELL BEING CENTRE
 & SHORT TERM RESPITE ACCOMMODATION
 SITE ADDRESS:
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 FLAXTON QLD 4560**

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PROJECT No. REV
221-045 D
 SHEET No.:
29 OF -



1 1 BED - LONG SECTION
1 : 100



2 1 BED - CROSS SECTION
1 : 100

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DRAWING TITLE:
1 BED - SECTIONS

SCALE:
1:100 (A3)

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OCT. 2021

PROJECT:
PROPOSED ADMIN, HEALTH & WELL BEING CENTRE
& SHORT TERM RESPITE ACCOMMODATION

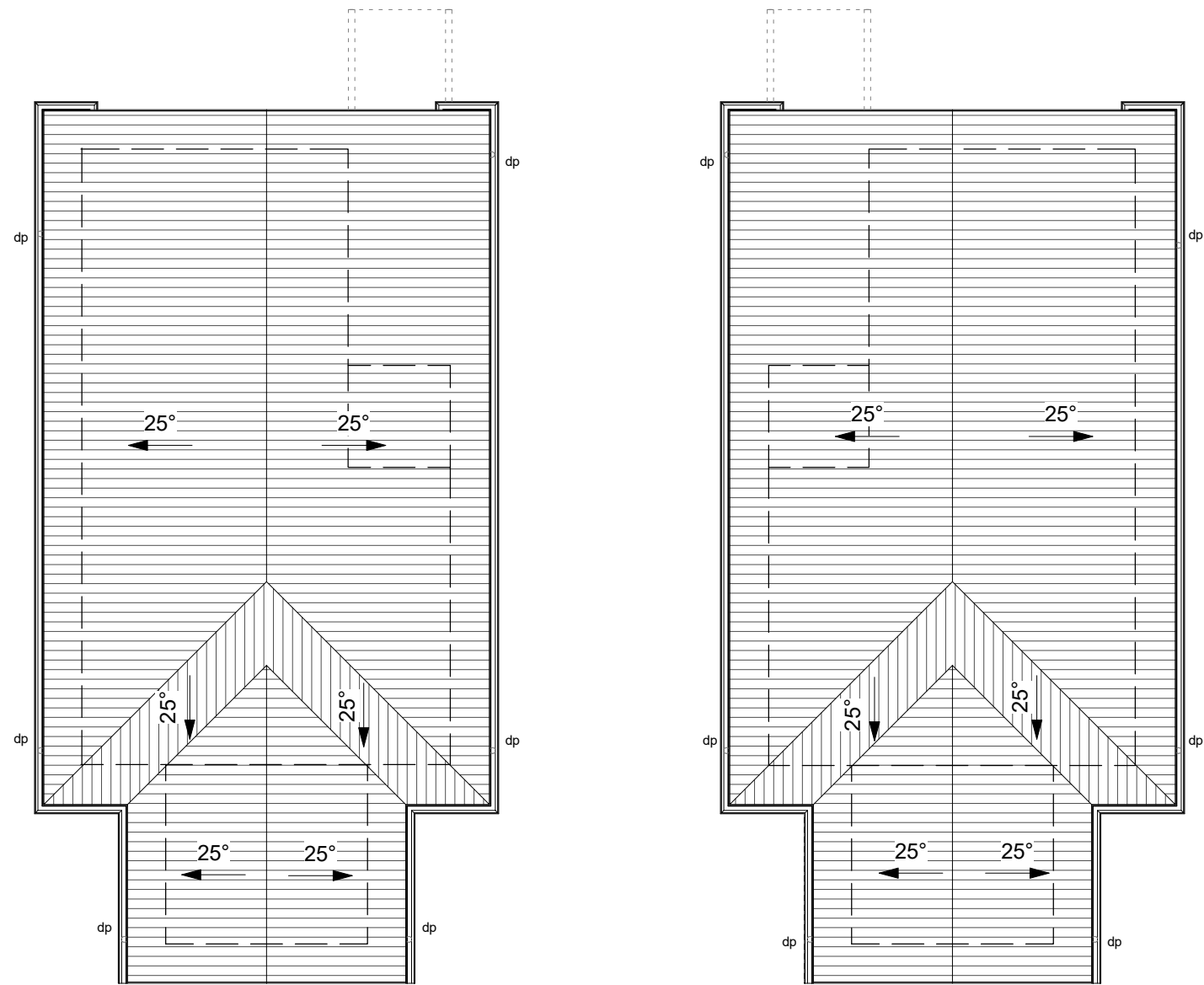
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PROJECT No. REV
221-045 D

SHEET No.:
30 OF -



1 BEDROOM UNIT - ROOF PLAN

SCALE 1:100(A3)

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1 BED - ROOF PLAN

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 PROPOSED ADMIN, HEALTH & WELL BEING CENTRE
 & SHORT TERM RESPITE ACCOMMODATION

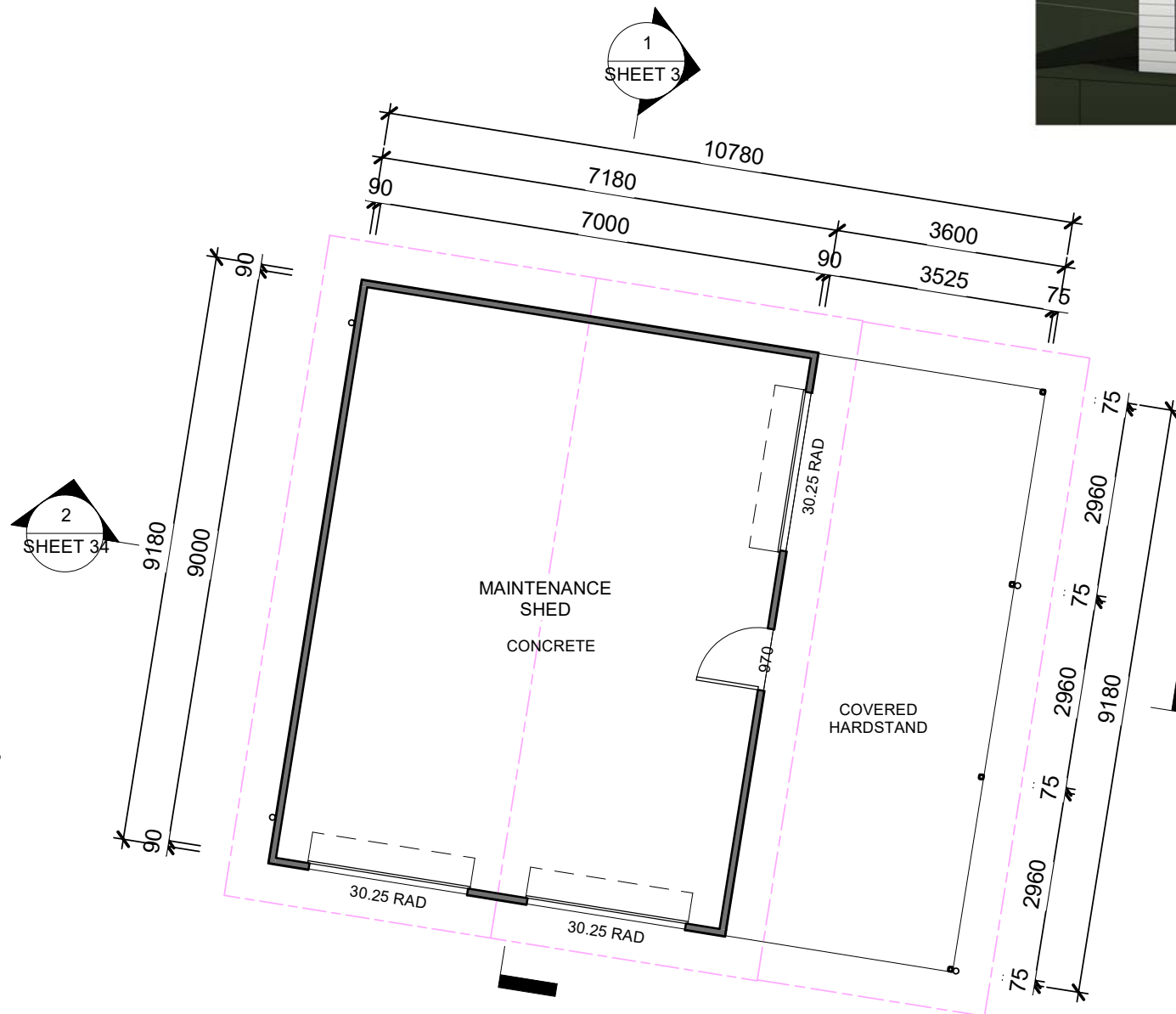
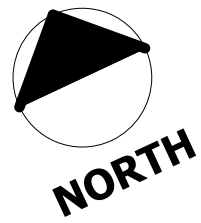
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PROJECT No. REV
221-045 D

SHEET No.:
31 OF -



PROPOSED DEVELOPMENT AREA

SHED AREA = 54 sq.m.
SKILLION = 32 sq.m

WINDOW & DOOR LEGEND

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MAINTENANCE SHED FLOOR PLAN

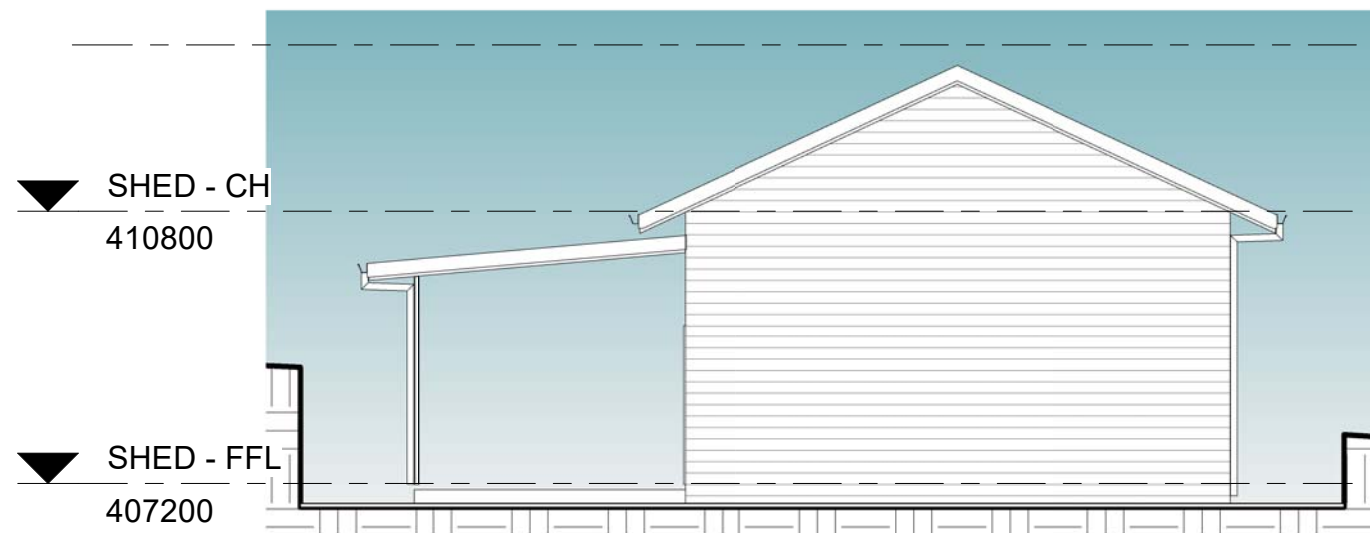
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ISSUE	DESCRIPTION	DATE	DRAWING TITLE:		PROJECT:	THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. © 2021.	PROJECT No.	REV
A	FUNDING APPLICATION ISSUE	11.03.21	SHED - FLOOR PLAN		PROPOSED ADMIN, HEALTH & WELL BEING CENTRE & SHORT TERM RESPITE ACCOMMODATION		221-045	D
B	SITE DEVELOPMENT ISSUE	03.11.21	SCALE:	DATE:	SITE ADDRESS:	OWNER/S:	SHEET No.:	
C	MCU LODGEMENT STATUS	07.02.22	1:100 (A3)	OCT. 2021	350 FLAXTON DRIVE, FLAXTON QLD 4560	FLAXTON RANGE CARE	32	OF -
D	PRELODGEEMENT MEETING CHANGES	25.08.22						



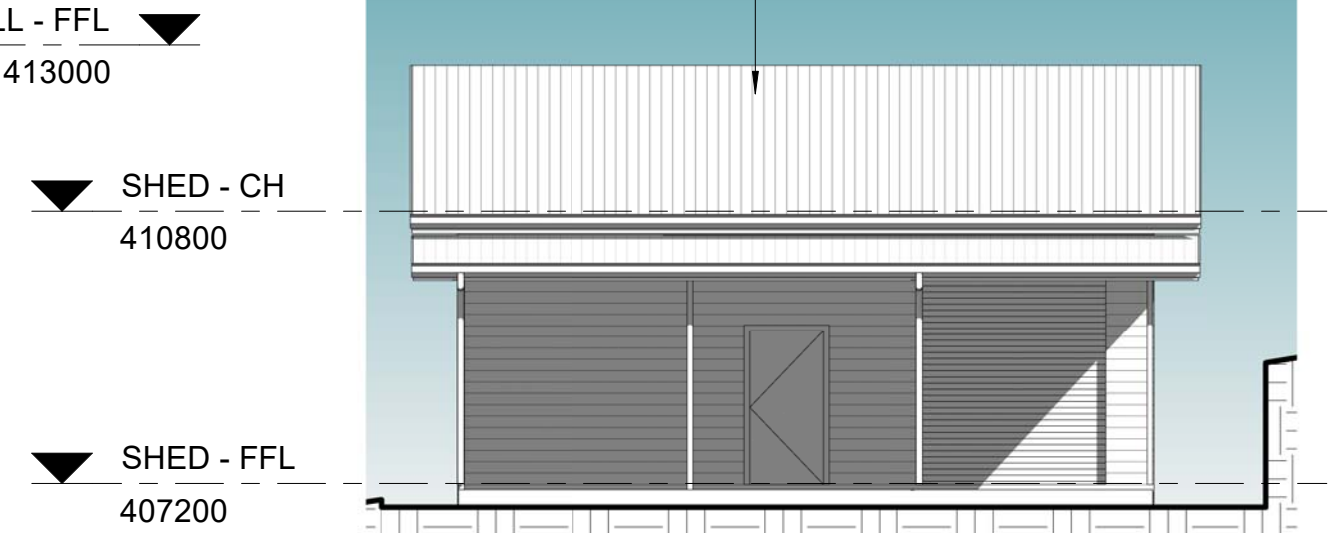
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QBCC No 1261742



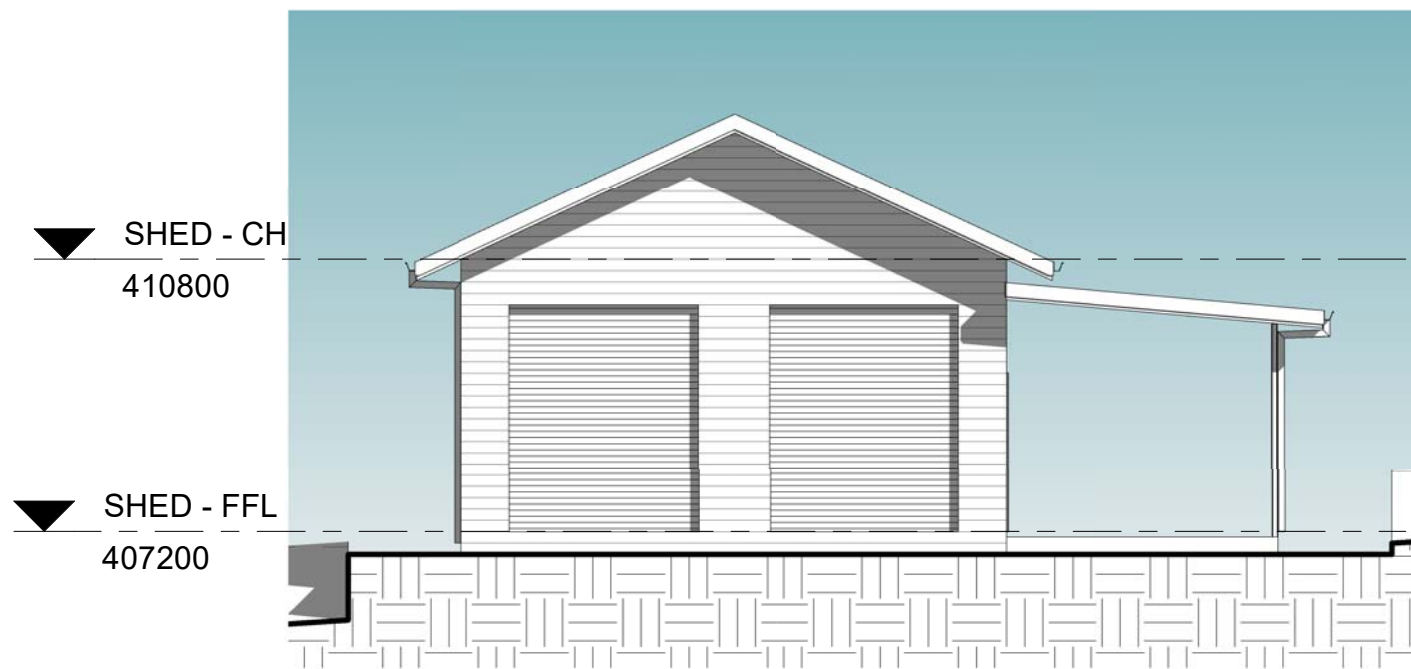
SHED - NORTH ELEVATION

SCALE 1:100(A3)



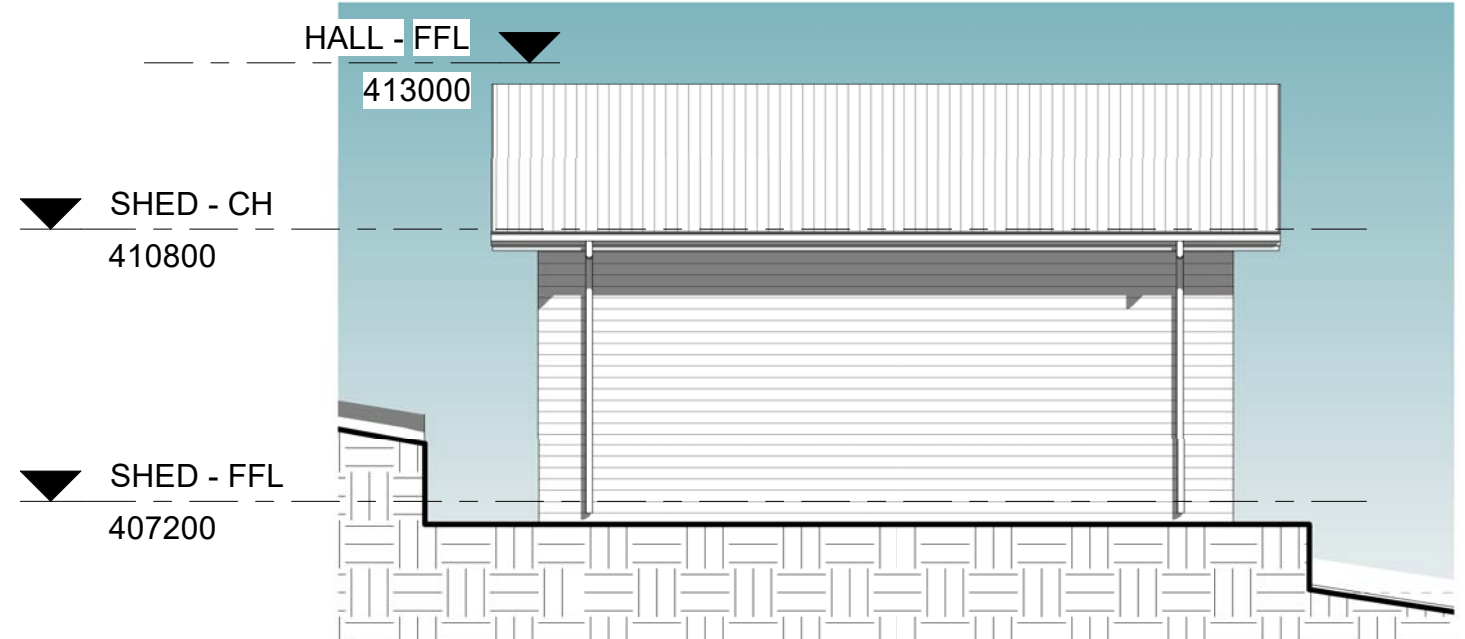
SHED - EAST ELEVATION

SCALE 1:100(A3)



SHED - SOUTH ELEVATION

SCALE 1:100(A3)



SHED - WEST ELEVATION

SCALE 1:100(A3)

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DRAWING TITLE:
SHED - ELEVATIONS

SCALE:
1:100 (A3)

DATE:
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PROJECT:
 PROPOSED ADMIN, HEALTH & WELL BEING CENTRE
 & SHORT TERM RESPITE ACCOMMODATION

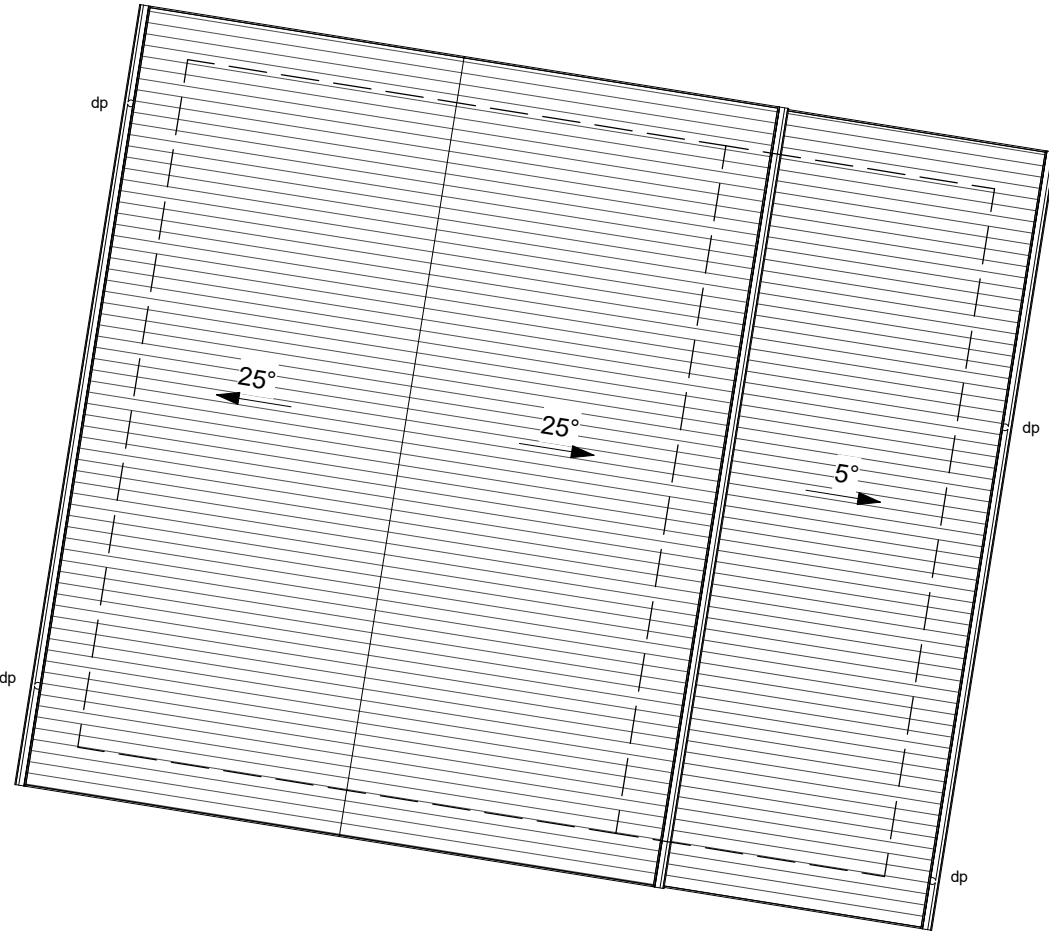
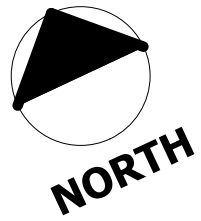
SITE ADDRESS:
**350 FLAXTON DRIVE,
 FLAXTON QLD 4560**

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FLAXTON RANGE CARE

PROJECT No. REV
221-045 D

SHEET No.:
33 OF -

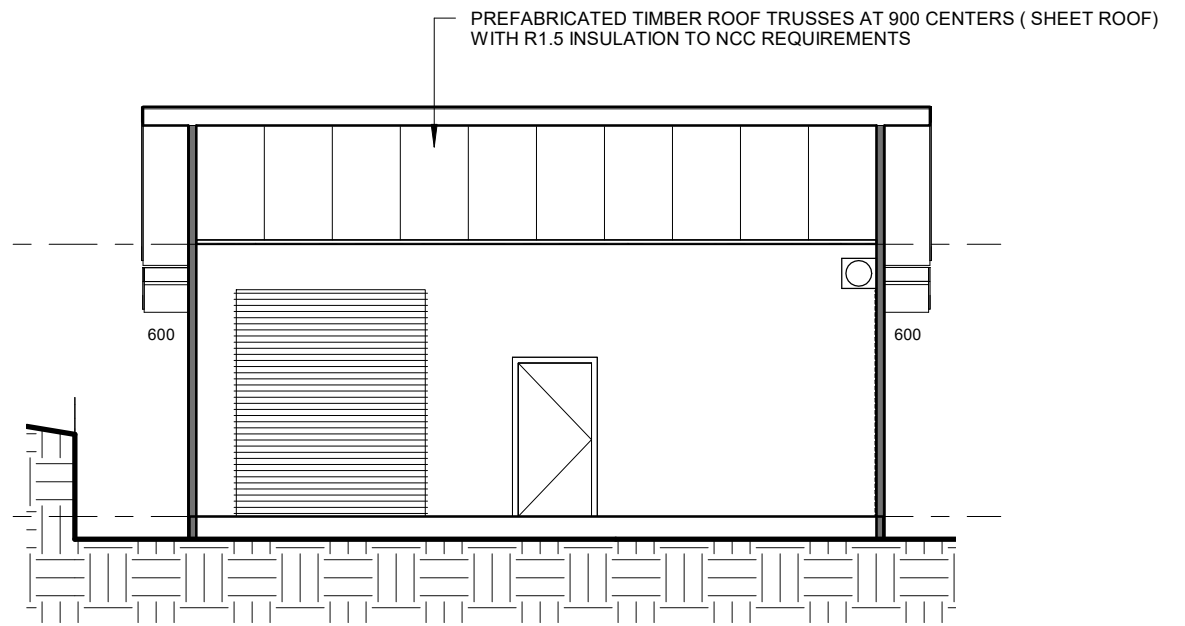


SHED - ROOF PLAN

SCALE 1:100(A3)

▼ SHED - CH
410800

▼ SHED - FFL
407200



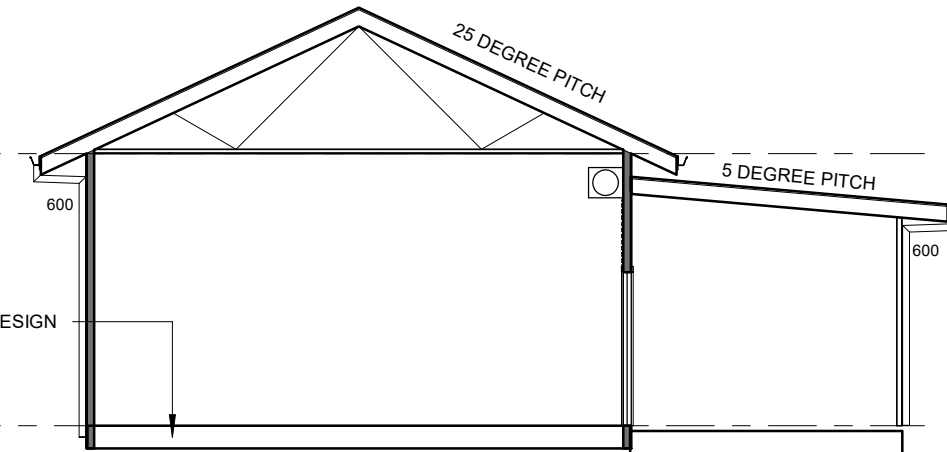
SHED - LONG SECTION

1
1 : 100

▼ SHED - CH
410800

▼ SHED - FFL
407200

CONCRETE SLAB TO ENGINEERS DESIGN



SHED - CROSS SECTION

2
1 : 100

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DRAWING TITLE:
SHED - ROOF & SECTION

SCALE:
1:100 (A3)

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PROJECT:
PROPOSED ADMIN, HEALTH & WELL BEING CENTRE
& SHORT TERM RESPITE ACCOMMODATION

SITE ADDRESS:
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PROJECT No. REV
221-045 D

SHEET No.:
34 OF -



SIDE BOUNDARY TO BE PROVIDED WITH DEEP PLANTING LANDSCAPING TO BUFFER NEIGHBOURING PROPERTY

BIN ENCLOSURE FOR COLLECTION AND STORAGE

FRONT GATES AND SIGNAGE TBC AT BUILDING STAGE

PATHWAY TO CONNECT WITH EXTERNAL FOOTPATH

SIDE BOUNDARY TO BE PROVIDED WITH DEEP PLANTING LANDSCAPING TO BUFFER NEIGHBOURING PROPERTY

BLUE AREAS DENOTE APPROX LOCATION OPPORTUNITIES FOR BIOFILTER STRUCTURES FOR DRIVEWAY DISCHARGE BEFORE OUTLET TO PIPES OR GRASSED SWALES DOWNSTREAM (IF REQUIRED)

EXISTING TREES TO BE RETAINED WHERE NOT IMPACTING NEW ROADS, UNDERGROUND SERVICES, AND EARTHWORKS LEVEL REQUIREMENTS

FOOTPATH TO TRAVERSE THROUGHOUT SITE AT 1in14 MAX GRADE WHERE PRACTICAL. FINAL ALIGNMENT AND EXTENT TBC AT OPW LANDSCAPING STAGE

LOWER BOUNDARY ALIGNEMENT RESHAPED WITH TURFED OR LANDSCAPED SWALE DRAIN FOR EVEN SHEET FLOW DISCHARGE OF STORMWATER TBC WITH ENGINEERING

EXISTING TREES RETAINED WHERE PRACTICAL

PATHWAY LOOP AROUND RESPITE BUILDINGS

ISSUE	DESCRIPTION	DATE
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 Mob 0438786080
 Email -
 graham@ggreendesign.com.au

DESIGN DRAFTING
 Gagman Pty Ltd
 QBCC No 1261742

DRAWING TITLE:
CONCEPT LANDSCAPING

SCALE:
1:750 (A3)

DATE:
OCT. 2021

PROJECT:
 PROPOSED ADMIN, HEALTH & WELL BEING CENTRE & SHORT TERM RESPITE ACCOMMODATION

SITE ADDRESS:
**350 FLAXTON DRIVE,
 FLAXTON QLD 4560**

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SHEET No.:
35 OF -



1 SITE SECTION
1 : 500

ISSUE	DESCRIPTION	DATE	 GRAHAM GREEN (B.Tech, A.D.C. Eng., QBCC656975) 14 Aquila Court, Bli Bli Qld 4561 Mob 0438786080 Email - graham@ggreendesign.com.au	DRAWING TITLE: SITE SECTION		PROJECT: PROPOSED ADMIN, HEALTH & WELL BEING CENTRE & SHORT TERM RESPITE ACCOMMODATION	THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. © 2021.	PROJECT No. REV 221-045 D
A	FUNDING APPLICATION ISSUE	11.03.21		SCALE: 1:500 (A3)	DATE: OCT. 2021	SITE ADDRESS: 350 FLAXTON DRIVE, FLAXTON QLD 4560		OWNER/S: FLAXTON RANGE CARE
B	SITE DEVELOPMENT ISSUE	03.11.21						
C	MCU LODGEMENT STATUS	07.02.22						
D	PRELODGEEMENT MEETING CHANGES	25.08.22						