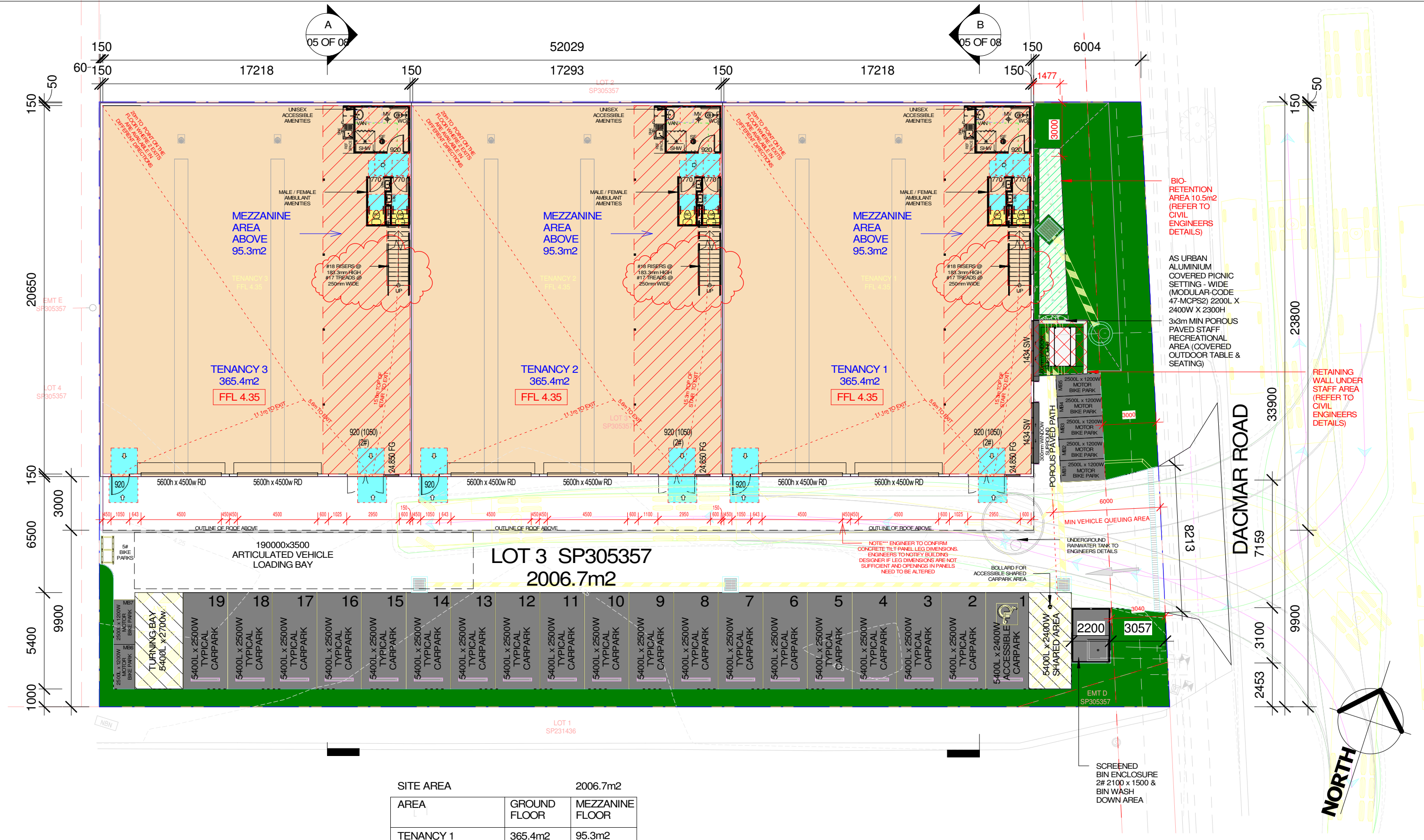




SITE / FLOOR PLAN
SCALE: 1:200 @ A3
RP DETAILS
LOT : 3
REGISTERED PLAN NUMBER : SP305357
AREA : 2006.7m2
LOCAL AUTHORITY : SUNSHINE COAST REGIONAL COUNCIL

SITE AREA		2006.7m2	
AREA	GROUND FLOOR	MEZZANINE FLOOR	
TENANCY 1	365.4m2	95.3m2	
TENANCY 2	365.4m2	95.3m2	
TENANCY 3	365.4m2	95.3m2	
TOTAL FLOOR AREA	1096.2m2	285.9m2	
GRAND TOTAL (GFA)	1382.1m2		
TOTAL SITE COVER	54.6%	1096.2m2	

LANDSCAPE REQUIRED	10 %	200.6m2
LANDSCAPE PROVIDED	9.78 %	196.4m2

CAR PARKING REQUIRED	18.8
CAR PARKING PROVIDED	19

MOTOR BIKES REQUIRED	6.9
MOTOR BIKES PROVIDED	7

BICYCLES REQUIRED	5
BICYCLES PROVIDED	5

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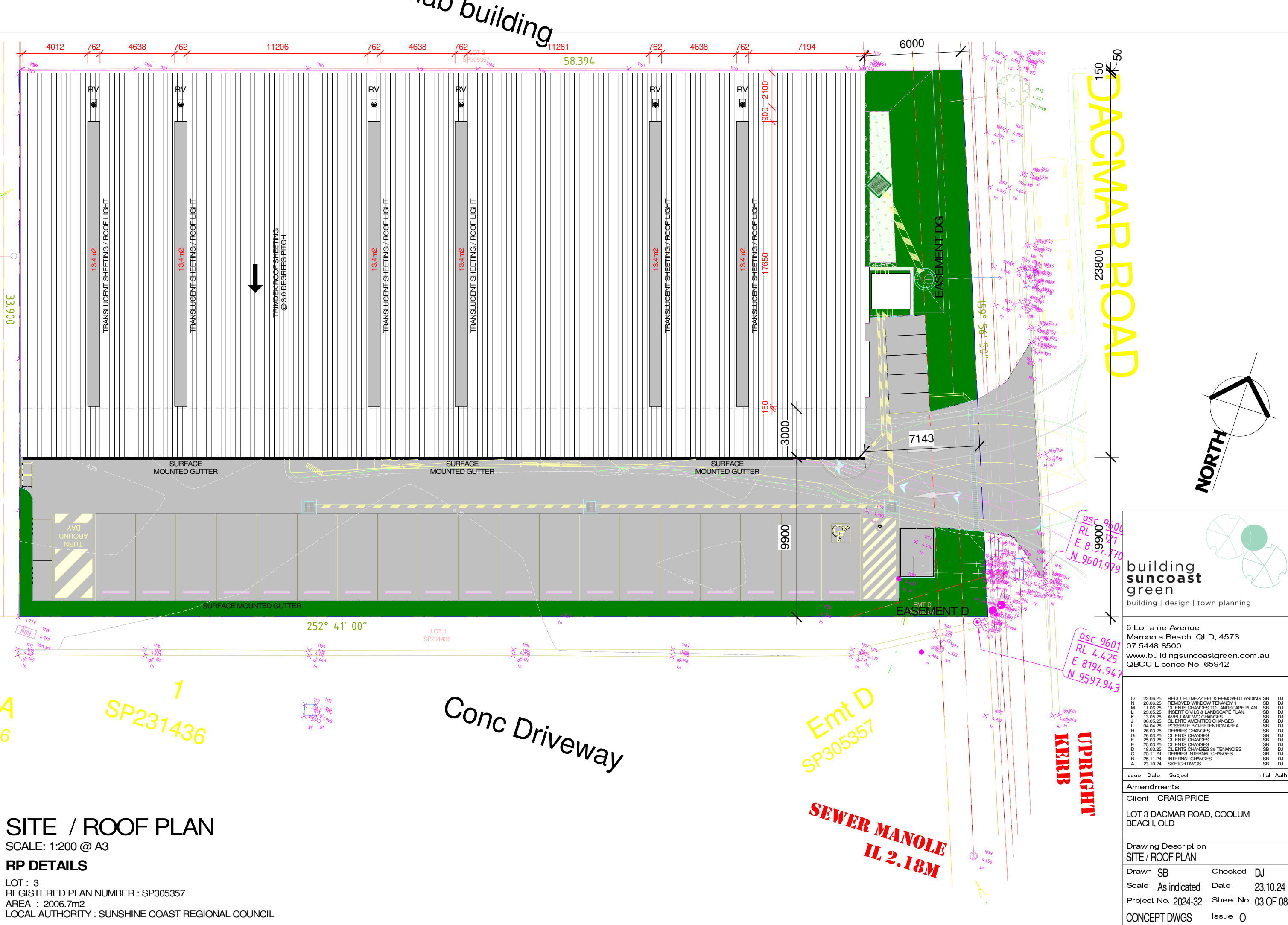
Issue	Date	Subject	Initial	Auth
Amendments				

23.06.25
20.06.25
11.06.25
23.05.25
13.05.25
06.05.25
04.04.25
28.03.25
28.03.25
25.03.25
25.03.25
18.03.25
25.11.24
25.11.24
23.10.24

REDUCED MEZZ FFL & REMOVED LANDING
CLIENTS CHANGES TO LANDSCAPE PLAN
INSERT CIVILS & LANDSCAPE PLAN
AMBIANT WC CHANGES
CLIENTS AMENITIES CHANGES
POSSIBLE BIO-RETENTION AREA
DEBBIES CHANGES
CLIENTS CHANGES
CLIENTS CHANGES
CLIENTS CHANGES
CLIENTS CHANGES
CLIENTS CHANGES
CLIENTS CHANGES
CLIENTS CHANGES
SKETCH DWGS

SB
SB
SB
SB
SB
SB
SB
SB
SB
SB
SB
SB
SB
SB
SB

Client	CRAIG PRICE		
	LOT 3 DACMAR ROAD, COOLUM BEACH, QLD		
Drawing Description	SITE / FLOOR PLAN		
Drawn	SB	Checked	DJ
Scale	As indicated	Date	23.10.24
Project No.	2024-32	Sheet No.	01 OF 08
CONCEPT DWGS	Issue	0	



SITE / ROOF PLAN

SCALE: 1:200 @ A3

RP DETAILS

LOT : 3
REGISTERED PLAN NUMBER : SP305357
AREA : 2006.7m2
LOCAL AUTHORITY : SUNSHINE COAST REGIONAL COUNCIL

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O	23.06.25	REDUCED MEZZ FFL & REMOVED LANDING	SB	DJ
N	20.06.25	REMOVED WINDOW TENANCY 1	SB	DJ
M	11.06.25	CLIENTS CHANGES TO LANDSCAPE PLAN	SB	DJ
L	23.05.25	INSERT CIVILS & LANDSCAPE PLAN	SB	DJ
K	13.05.25	AMBUANT WC CHANGES	SB	DJ
J	06.05.25	CLIENTS AVENITIES CHANGES	SB	DJ
I	04.04.25	POSSIBLE BIO RETENTION AREA	SB	DJ
H	26.03.25	DEBBIES CHANGES	SB	DJ
G	26.03.25	CLIENTS CHANGES	SB	DJ
F	26.03.25	CLIENTS CHANGES	SB	DJ
E	25.03.25	CLIENTS CHANGES	SB	DJ
D	18.03.25	CLIENTS CHANGES 3# TENANCES	SB	DJ
C	25.11.24	DEBBIES INTERNAL CHANGES	SB	DJ
B	25.11.24	INTERNAL CHANGES	SB	DJ
A	23.10.24	SKETCH DWGS	SB	DJ

Issue	Date	Subject	Initial	Auth
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Amendments

Client CRAIG PRICE

LOT 3 DACMAR ROAD, COOLUM
BEACH, QLD

Drawing Description

SITE / ROOF PLAN

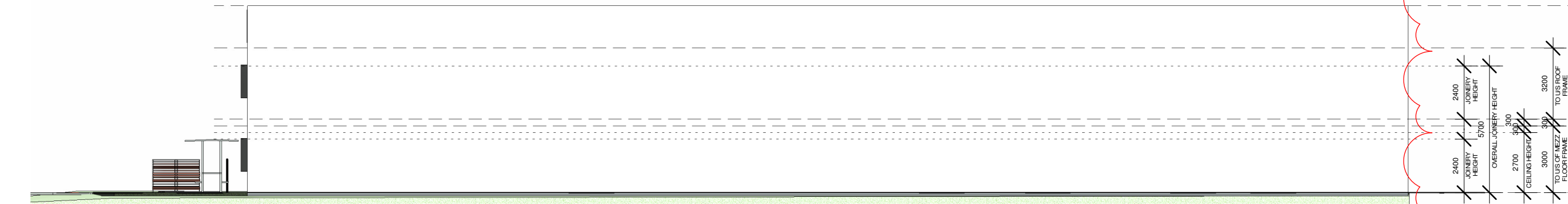
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Scale As indicated Date 23.10.24

Project No. 2024-32 Sheet No. 03 OF 08

CONCEPT DWGS Issue 0

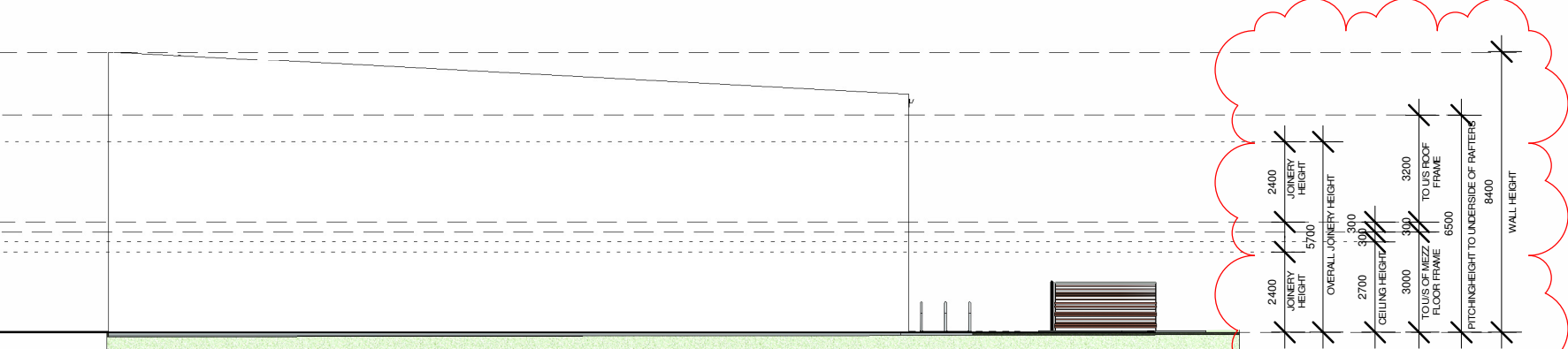
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1 : 200



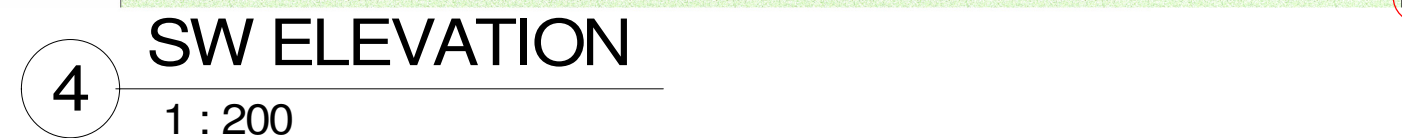
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1 : 200



3 SE ELEVATION
1 : 200



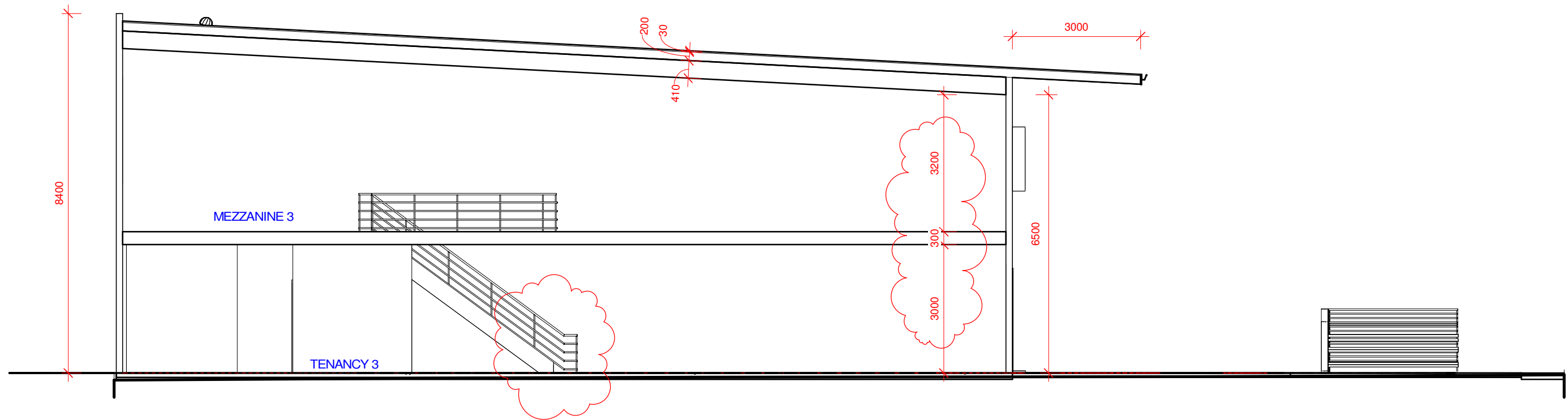
4 SW ELEVATION
1 : 200



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Issue	Date	Subject	Initial	Auth
A	23.10.24	SKETCH DWGS	SB	DJ
B	25.11.24	INTERNAL CHANGES	SB	DJ
C	18.03.25	CLIENTS CHANGES 3# TENANCIES	SB	DJ
D	25.03.25	CLIENTS CHANGES	SB	DJ
E	26.03.25	CLIENTS CHANGES	SB	DJ
F	26.03.25	CLIENTS CHANGES	SB	DJ
G	26.03.25	CLIENTS CHANGES	SB	DJ
H	04.04.25	POSSIBLE BIO RETENTION AREA	SB	DJ
I	06.05.25	CLIENTS AMENITIES CHANGES	SB	DJ
J	13.05.25	AMBIULANT TWO CHANGES	SB	DJ
K	23.05.25	CLIENTS CIVILS & LANDSCAPE PLAN	SB	DJ
L	11.06.25	CLIENTS CHANGES TO LANDSCAPE PLAN	SB	DJ
M	23.06.25	REMOVED MEZZ FFL & REMOVED LANDING	SB	DJ
N	23.06.25	REMOVED WINDOW TERRACY 1	SB	DJ
O	23.06.25	REMOVED WINDOW TERRACY 1	SB	DJ

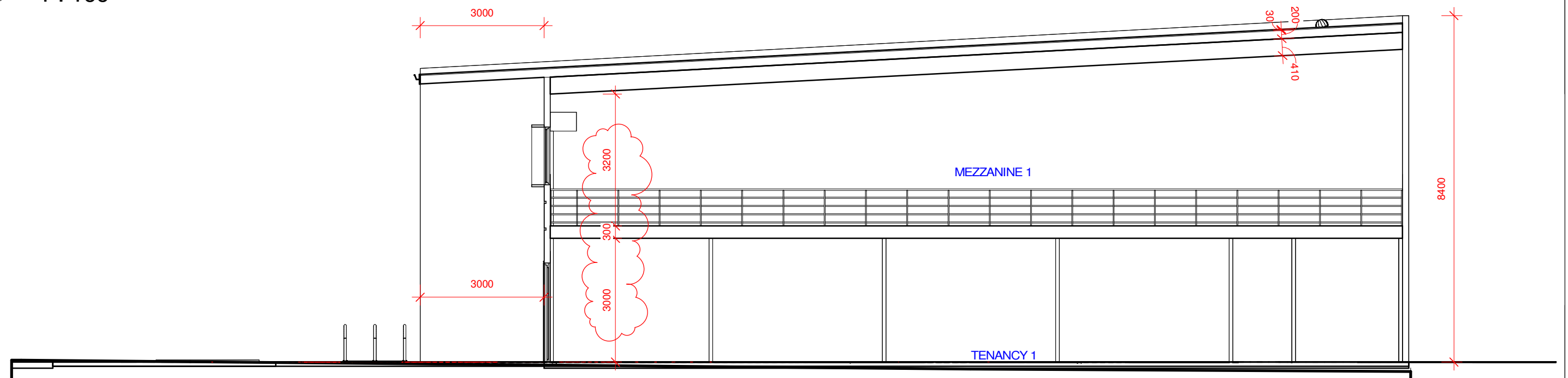
Client	CRAIG PRICE
LOT 3 DACMAR ROAD, COOLUM BEACH, QLD	
Drawing Description	ELEVATIONS
Drawn	SB
Checked	DJ
Scale	As indicated
Date	23.10.24
Project No.	2024-32
Sheet No.	04 OF 08
CONCEPT DWGS	Issue 0



A

SECTION A

1 : 100



B

SECTION B

1 : 100

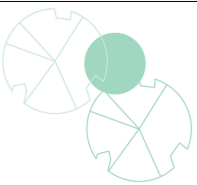
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O	23.06.25	REDUCED MEZZ FFL & REMOVED LANDING	SB	DJ
N	20.06.25	REMOVED WINDOW TENANCY 1	SB	DJ
M	11.06.25	CLIENTS CHANGES TO LANDSCAPE PLAN	SB	DJ
L	23.05.25	INSERT CIVILS & LANDSCAPE PLAN	SB	DJ
K	13.05.25	AMBULANT WC CHANGES	SB	DJ
J	08.05.25	CLIENTS AMENITIES CHANGES	SB	DJ
I	04.04.25	POSSIBLE BIO-RETENTION AREA	SB	DJ
H	26.03.25	DEBBIES CHANGES	SB	DJ
G	26.03.25	CLIENTS CHANGES	SB	DJ
F	25.03.25	CLIENTS CHANGES	SB	DJ
E	25.03.25	CLIENTS CHANGES	SB	DJ
D	18.03.25	CLIENTS CHANGES #1 TENANCIES	SB	DJ
C	25.11.24	DEBBIES INTERNAL CHANGES	SB	DJ
B	25.11.24	INTERNAL CHANGES	SB	DJ
A	23.10.24	SKETCH DWGS	SB	DJ

Issue	Date	Subject	Initial	Auth
Amendments				

Client CRAIG PRICE	
LOT 3 DACMAR ROAD, COOLUM BEACH, QLD	
Drawing Description SECTIONS	
Drawn SB	Checked DJ
Scale 1 : 100	Date 23.10.24
Project No. 2024-32	Sheet No. 05 OF 08
CONCEPT DWGS	Issue 0





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O	23.06.25	REDUCED MEZZ FFL & REMOVED LANDING	SB	DJ
N	20.06.25	REMOVED WINDOW TENANCY 1	SB	DJ
M	11.06.25	CLIENTS CHANGES TO LANDSCAPE PLAN	SB	DJ
L	23.05.25	INSERT CIVILS & LANDSCAPE PLAN	SB	DJ
K	13.05.25	AMBULANT WC CHANGES	SB	DJ
J	06.05.25	CLIENTS AMENITIES CHANGES	SB	DJ
I	04.04.25	POSSIBLE BIO RETENTION AREA	SB	DJ
H	26.03.25	DEBBIES CHANGES	SB	DJ
G	26.03.25	CLIENTS CHANGES	SB	DJ
F	25.03.25	CLIENTS CHANGES	SB	DJ
E	25.03.25	CLIENTS CHANGES	SB	DJ
D	18.03.25	CLIENTS CHANGES @ TENANCIES	SB	DJ
C	25.11.24	DEBBIES INTERNAL CHANGES	SB	DJ
B	25.11.24	INTERNAL CHANGES	SB	DJ
A	23.10.24	SKETCH DWGS	SB	DJ

Issue	Date	Subject	Initial	Auth
Amendments				
Client	CRAIG PRICE			
LOT 3 DACMAR ROAD, COOLUM BEACH, QLD				
Drawing Description 3D VIEWS				
Drawn	SB	Checked	DJ	
Scale	1 : 100		Date	23.10.24
Project No.	2024-32		Sheet No.	06 OF 08
CONCEPT DWGS		Issue	0	

LANDSCAPE SPECIES PHOTOS

TREES



Archontophoenix cunninghamiana



Pandanus tectorius

SHRUBS



CARISSA macrocarpa "Emerald Star"



Viburnum Emerald Lustre

GROUND COVERS



Pandorea jasminoides



Zoysia tenuifolia

GRASSES / SEDGES



Lomandra hystix



Juncus usitatus



Ficinia nodosa

PEBBLES / MULCH



White Pebble Mulch
Approx. 20-40mm

SHORT TERM
FOR THE FIRST 4 WEEKS ALL PLANTS MUST BE WATERED FOR 20mins PER DAY min. REDUCING TO 10mins PER DAY FOR FOLLOWING 5 MONTHS, (ALWAYS WATER IN RELATION TO RAINFALL).

LONG TERM
FERTILIZE ALL PLANTS EACH SPRING & WHEN REQUIRED DURING THE YEAR. ENSURE USE OF A NATIVE 'FRIENDLY' FERTILIZER.

TREES & SHRUBS TO BE PRUNED AFTER FLOWERING TO MAINTAIN HEALTHY GROWTH AND SHAPE. PRUNE AT THE NODE FOR ALL NATIVES. NEVER 'HARD PRUNE' A PLANT UNLESS ON RELIABLE AUTHORITY.

DUE TO BREAKING DOWN, ORGANIC MULCH NEEDS TO BE 'TOPPED UP' EVERY FEW YEARS TO MAINTAIN A THICK COVER.

STAKES AND WEBBING WHICH SUPPORT TREES MAY BE REMOVED AFTER TREES ARE SUITABLY ESTABLISHED.

LANDSCAPE NOTES

PREPARATION OF GARDEN BEDS FOR PLANTING:
CULTIVATE EXISTING SOIL IN NATURAL GROUND TO A MINIMUM DEPTH OF 150mm. IMPORT CLEAN TOPSOIL (SANDY LOAM) TO A MINIMUM DEPTH OF 300mm, ABOVE ORIGINAL GROUND LEVEL. ORGANIC MATTER OR GYPSUM ETC. MAY ALSO BE ADDED AS NECESSARY TO IMPROVE THE SOIL FOR THE BEST POSSIBLE GROWTH. TEST THE SOIL USING A 'SOIL TEST KIT' TO ENSURE IT IS HEALTHY AND AMEND AS NECESSARY.

ALL GARDEN BEDS TO BE MOUNDED 300mm MIN AT CENTRE OF BED, ABOVE FINISHED PAVEMENT LEVELS, TO PREVENT ANY PONDING AROUND PLANTS.

FERTILIZE USING A SLOW RELEASE FERTILIZER IN 'PILL' OR 'GRANULE' FORM, AT TIME OF PLANTING. ENSURE THAT FERTILIZER DOES NOT DIRECTLY CONTACT ROOTS.

INSTALL AN AUTOMATIC IRRIGATION SYSTEM WITH TIMER. PLACE IRRIGATION LINE AFTER PLANTING & PRIOR TO MULCHING.

USE ONLY SUN 'HARDENED' PLANTS. ENSURE HEALTHY ROOT SYSTEM TO ALL PLANTS TO BE USED. UNDER NO CIRCUMSTANCES ARE ROOT BOUND PLANTS TO BE USED.

TREES:
ALL 45L TREES AND LARGE SHRUBS WILL NEED TO BE STAKED SECURELY USING 1800mm STAKES x 2 OR 3 AS NECESSARY AND TIED TO STAKES USING HESSIAN WEBBING, (TO PREVENT PLANT DAMAGE UNTIL ESTABLISHED).

MULCH:
ALL GARDENS ARE BE MULCHED WITH 'TEA TREE' MULCH TO A MINIMUM DEPTH OF 100mm.

DRAINAGE:
PLEASE ENSURE ADEQUATE DRAINAGE IS INSTALLED BELOW GARDENS AND PAVED AND CONCRETED AREAS.

LOCATION OF SERVICES AND LEVELS:
PLEASE REFER HYDRAULICS PLAN FOR FULL INFORMATION ON SERVICES TYPE AND LOCATION AND FINISHED LEVELS.

CONCRETE:
STENCILLED CONCRETE IS TO BE USED AS THE FINISH FOR THE ENTRY PATHWAY WHERE SHOWN.

A STENCILLED CONCRETE FINISH IN A COLOUR AND STYLE COMPLIMENTARY TO THE BUILDING IS TO BE APPLIED BY A QUALIFIED PERSON ACCORDING TO BEST INDUSTRY STANDARDS.

GENERAL NOTES:
CONCRETE ROLLBACK KERB FOR CAR PARK EDGES AND GARDEN BOUNDARIES AS NECESSARY, TO ENGINEER'S DETAIL.

MAINTENANCE:
IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THE PROPERTY TO A SATISFACTORY STANDARD TO COUNCIL'S APPROVAL.

A MAINTENANCE REGIME MUST BE PROGRAMMED TO MAINTAIN MULCH, WATER, FERTILIZER, PRUNING AND THE CARE AND/OR REPLACEMENT OF ANY DAMAGED OR DISEASED PLANT.

LANDSCAPE SPECIES LEGEND

NO:	CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	COLOUR	POT SIZE
TREES							
19	Arc cun	Archontophoenix cunninghamiana	Bangalow Palm	15m	3m	Cream	100 L
4	Pan tec	Pandanus tectorius	Screwpine	5m	3m	-	100 L
SMALL SHRUBS							
42	Car em	Carissa macrocarpa "Emerald Star"	Emerald Star	0.8m	1.0m	White	140mm
34	Vib el	Viburnum Emerald Lustre	Viburnum	3.5m	3.5m	White	140mm
GROUND COVERS							
20	Pan jas	Pandorea jasminoides	Pink Bower of Beauty	Climber	Climber	Pink	140mm
330	Zoy ten	Zoysia tenuifolia	Korean Velvetgrass	0.1m	rhizomes		140mm
GRASSES & SEDGES (Bio-Retention Basin Plants)							
28	Fic nod	Ficinia nodosa	Knobby Club-Rush	0.5m-1.5m	8 per m2		Tube stock
28	Jun usi	Juncus usitatus	Common Rush	0.3-1.2m	8 per m2		Tube stock
14	Lom hys	Lomandra hystrix	Katie Bells	0.5-1.0m	4 per m2	Yellow	Tube stock

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L	23.05.25	INSERT CIVILS & LANDSCAPE PLAN	SB	DJ
K	13.05.25	AMBUANT WC CHANGES	SB	DJ
J	06.05.25	CLIENTS AMENITIES CHANGES	SB	DJ
I	04.04.25	POSSIBLE BIO-RETENTION AREA	SB	DJ
H	26.03.25	DEBBIES CHANGES	SB	DJ
G	26.03.25	CLIENTS CHANGES	SB	DJ
F	25.03.25	CLIENTS CHANGES	SB	DJ
E	25.03.25	CLIENTS CHANGES	SB	DJ
D	18.03.25	CLIENTS CHANGES # TENANCIES	SB	DJ
C	25.11.24	DEBBIES INTERNAL CHANGES	SB	DJ
B	25.11.24	INTERNAL CHANGES	SB	DJ
A	23.10.24	SKETCH DWGS	SB	DJ

Issue	Date	Subject	Initial	Auth
Amendments				

Client CRAIG PRICE

LOT 3 DACMAR ROAD, COOLUM BEACH, QLD

Drawing Description
LANDSCAPE DETAILS

Drawn SB	Checked DJ
Scale 1 : 100	Date 23.10.24
Project No. 2024-32	Sheet No. 08 OF 08
CONCEPT DWGS	Issue 0