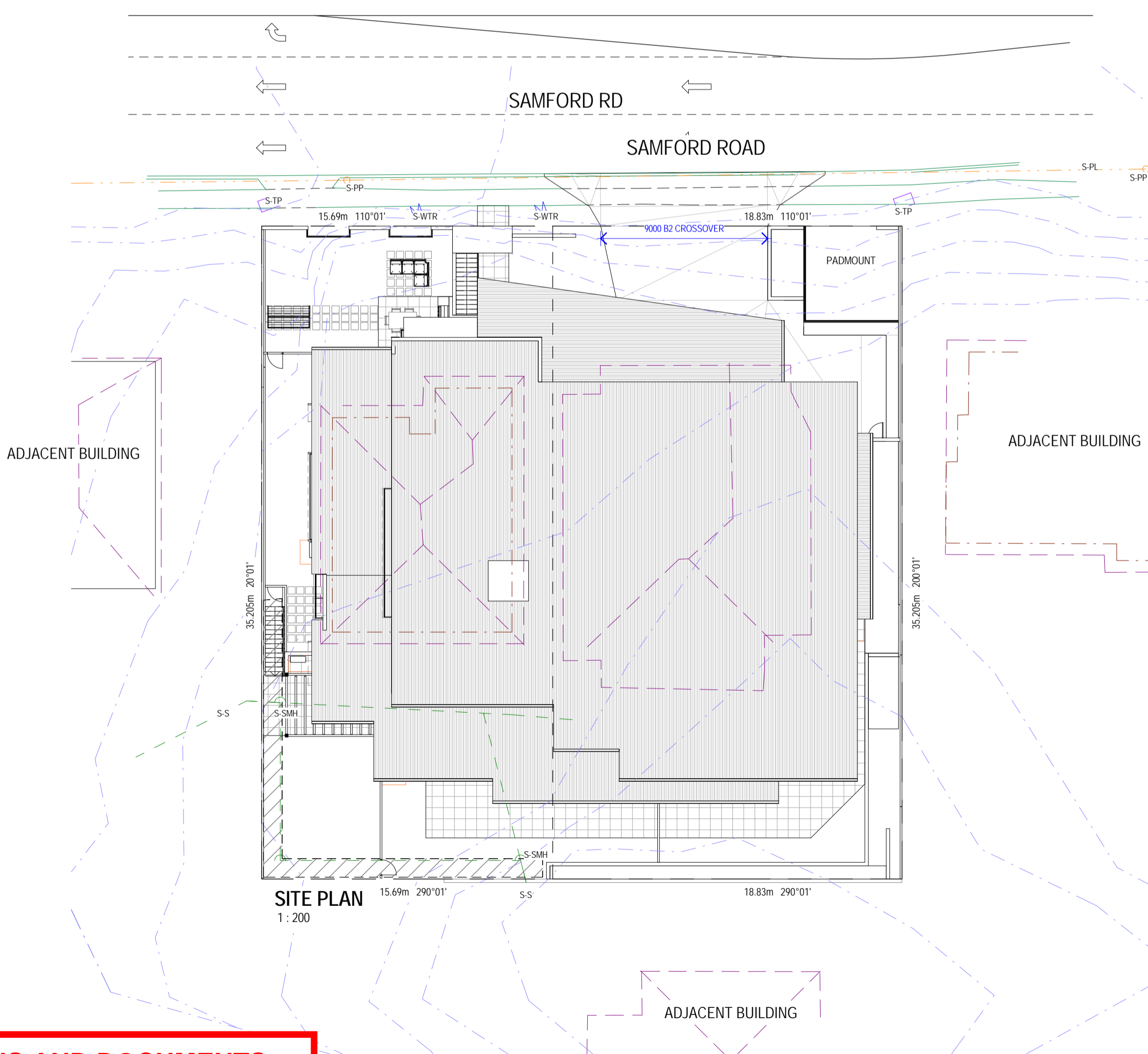


SITE CONTEXT PLAN
1:500



SITE PLAN
1:200

14 NEW UNITS
for
KARAM DEVELOPMENTS
at
492-494 SAMFORD RD, GAYTHORNE



FRONT VIEW A



FRONT VIEW B

RPD:
LOT 133 & 135 ON RP73043
492-494 SAMFORD RD, GAYTHORNE
SITE AREA = 1215 m²

DEVELOPMENT SUMMARY

PROPOSED UNITS 14

GFA	1415 m ²	116.5% OF SITE AREA
SITE COVER	688 m ²	56.6% OF SITE AREA
COMMUNAL	61 m ²	5% OF SITE AREA

UNIT BREAKDOWN		PARKING REQUIREMENTS	
UNIT TYPE	COUNT	PARKING RATIO	SPACES REQ'D
2 BED	1	1.25 CARS/UNIT	1.25
3 BED	12	1.5 CARS/UNIT	18
4 BED	1	1.5 CARS/UNIT	1.5
TOTAL	14		20.75 RESIDENT PARKS REQ'D
	14	0.15 VISITORS/UNIT	2.1 VISITOR PARKS REQ'D

PARKING PROVIDED:

RESIDENT CARPARK	28
VISITOR CARPARK	3
TOTAL PARKS	31

BICYCLES REQUIREMENTS:

1 BICYCLE SPACE / UNIT
PROVIDED:
1 VISITOR SPACE / 4 UNITS

RESIDENT	14
VISITOR	4
TOTAL PARKS	18

Received

13/07/2018

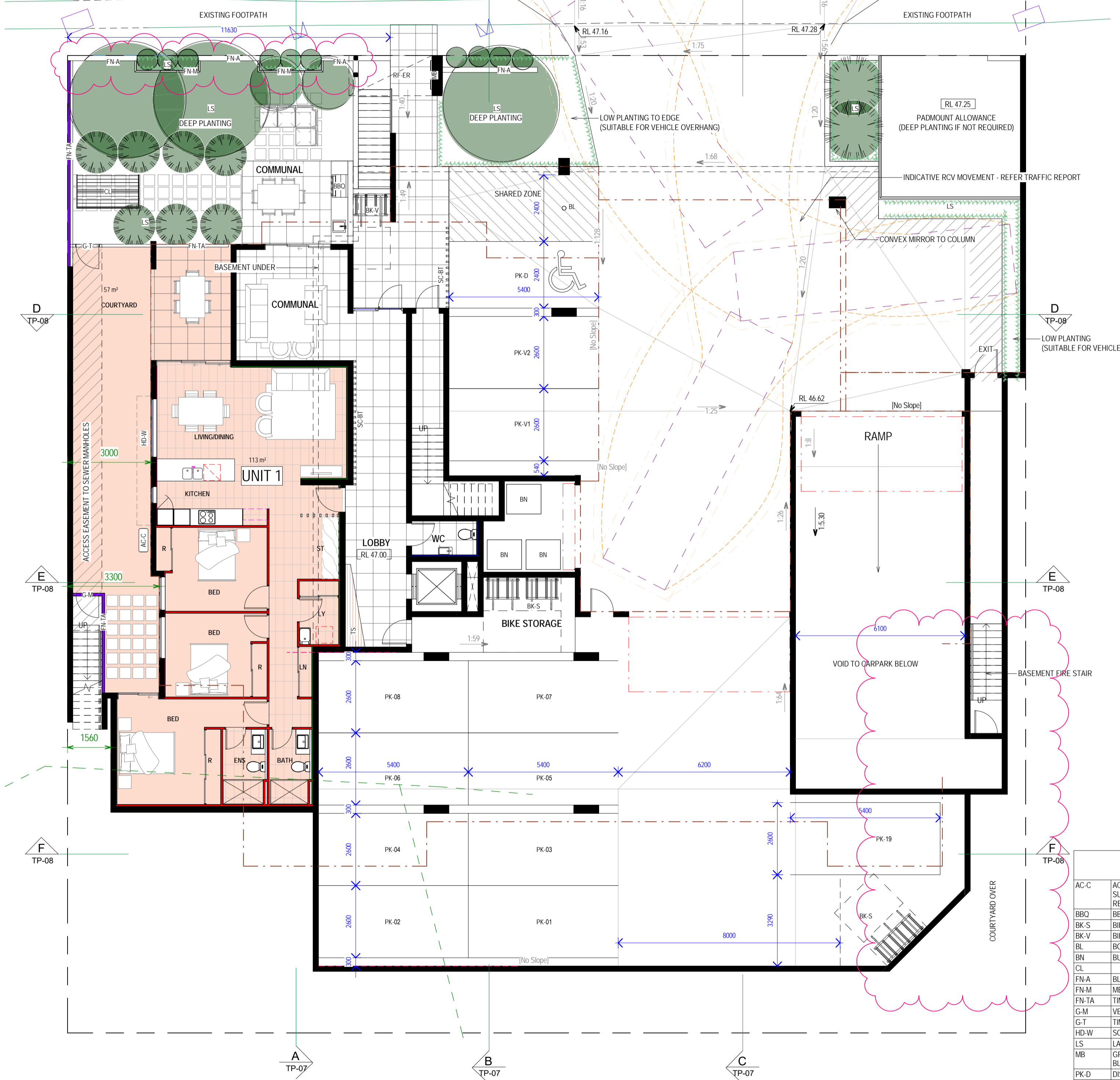
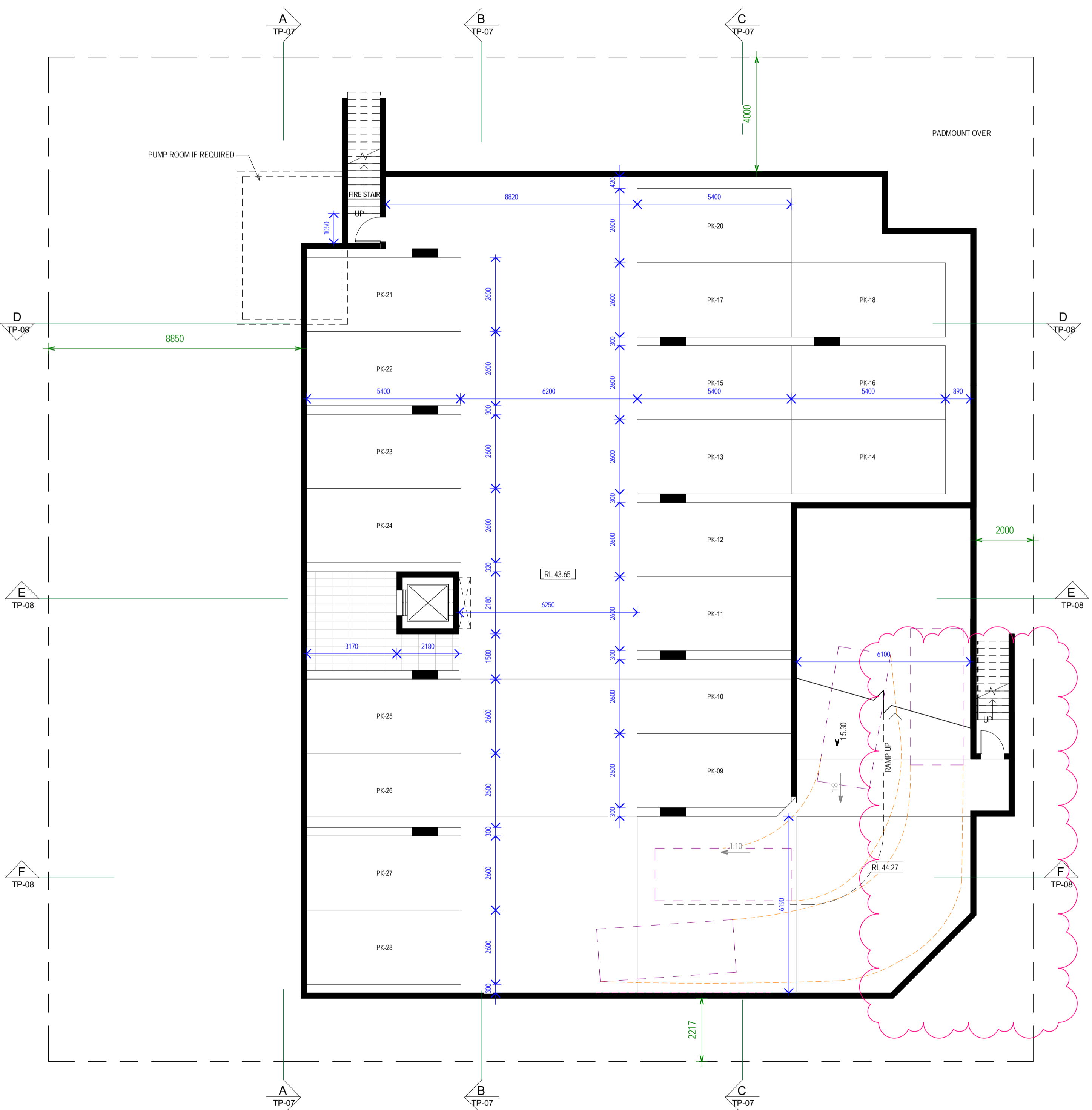
BCC DS

PLANS AND DOCUMENTS

referred to in the
APPROVAL

Dated: **26/10/2018**





LEGEND

AC-C	AC CONDENSOR UNIT. ALLOW SUFFICIENT AIR SURROUND. REFER MECHANICAL.
BBQ	BBQ PLATE TO COMMUNAL BENCH
BK-S	BIKE STORAGE
BK-V	BIKE RACK VISITOR
BL	BOLLARD - IMPACT ABSORBANT
BN	BULK BIN
CL	
FN-A	BLOCK ACOUSTIC FENCE
FN-M	METAL FENCE
FN-TA	TIMBER ACOUSTIC FENCE (1.8m)
G-M	VERTICAL METAL BATTEN GATE
G-T	TIMBER GATE
HD-W	SOLID HORIZONTAL WINDOW HOOD
LS	LANDSCAPING
MB	GROUP MAILBOXES MOUNTED IN BLOCK WALL
PK-D	DISABLED PARKING WITH GRAPHIC
PK-R	RESIDENT PARKING
PK-RT	RESIDENT TANDEM PARKING
PK-V	VISITOR PARKING
RF-ER	ENTRY STRUCTURE
SC-BT	VERTICAL BATTEN SCREEN TIMBER LOOK
TS	TIMBER SEAT

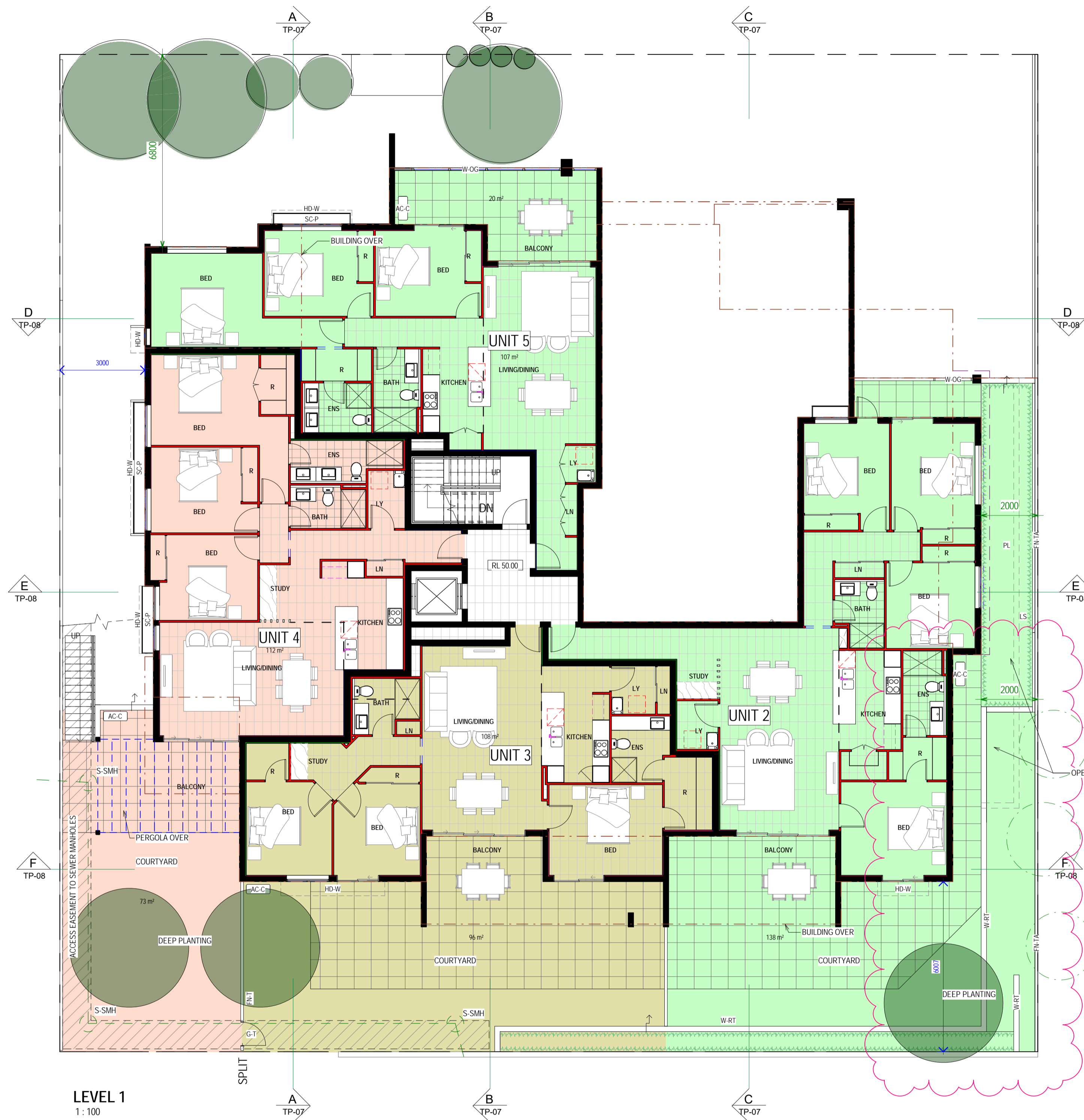
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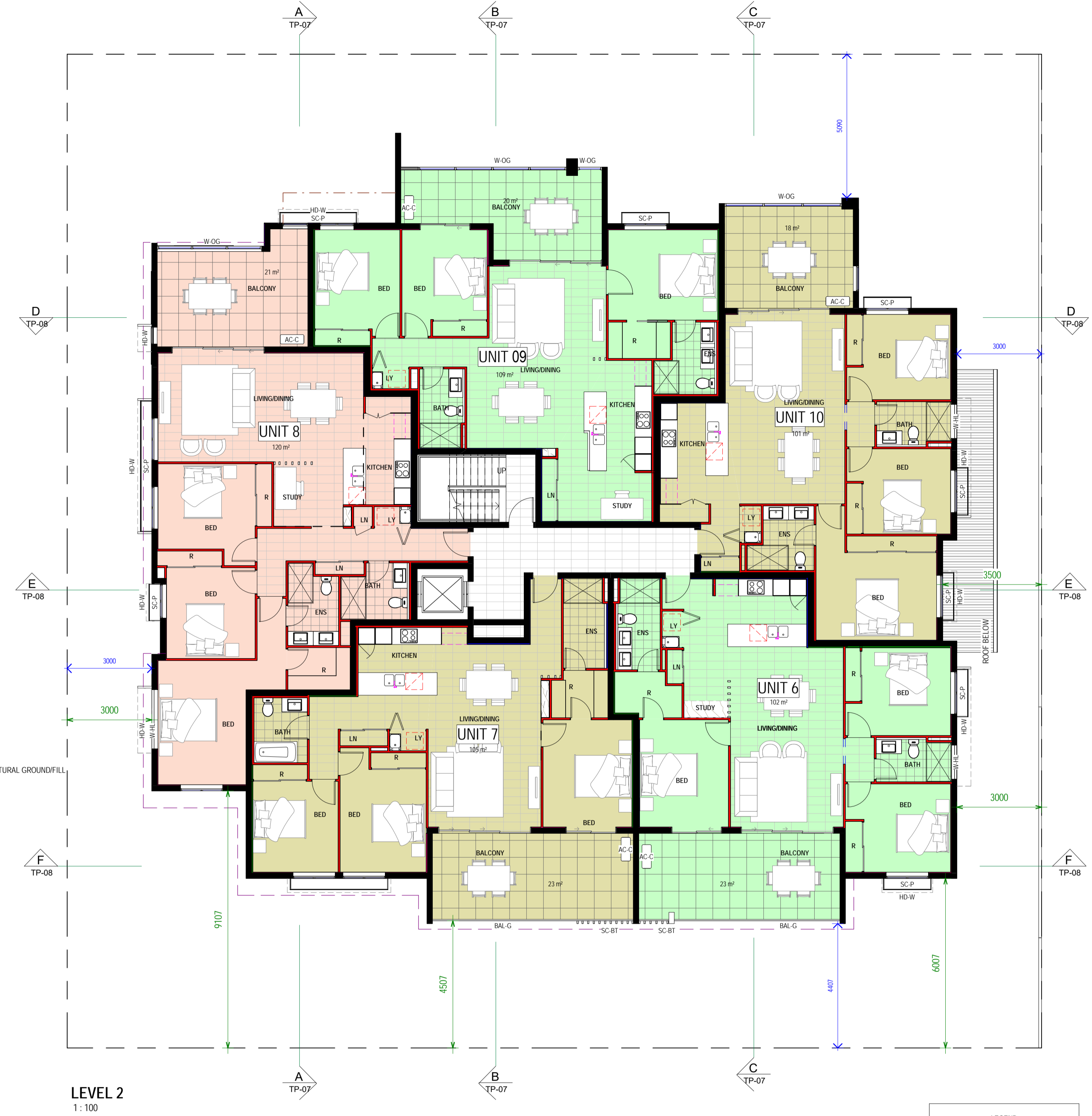
SAMFORD RD



LEVEL 1

1:100

SAMFORD RD



LEVEL 2

1:100

LEGEND	
AC-C	AC CONDENSOR UNIT. ALLOW SUFFICIENT AIR SURROUND. REFER MECHANICAL
BAL-G	GLASS BALUSTRADE
FN-T	TIMBER FENCE
FN-TA	TIMBER ACOUSTIC FENCE (1.8m)
G-T	TIMBER GATE
HD-W	SOLID HORIZONTAL WINDOW HOOD
LS	LANDSCAPING
PL	PLANTER BOXERS
SC-BT	VERTICAL BATTEN SCREEN TIMBER LOOK
SC-P	PRIVACY SCREEN
WHL	HIGH LIGHT WINDOW
W-OG	OPERABLE GLAZING (ACOUSTIC)
W-RT	RETAINING WALL REFER STRUCTURAL

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Charles Howroyd ARCHITECT ROAD 3130
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CONCEPT DESIGN INNOVATION

492-494 SAMFORD RD, GAYTHORNE

PRELIMINARY

FLOOR PLANS

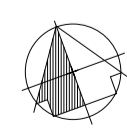
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Issue. D

1:100 SCALE AT A1 JULY 2018 2606



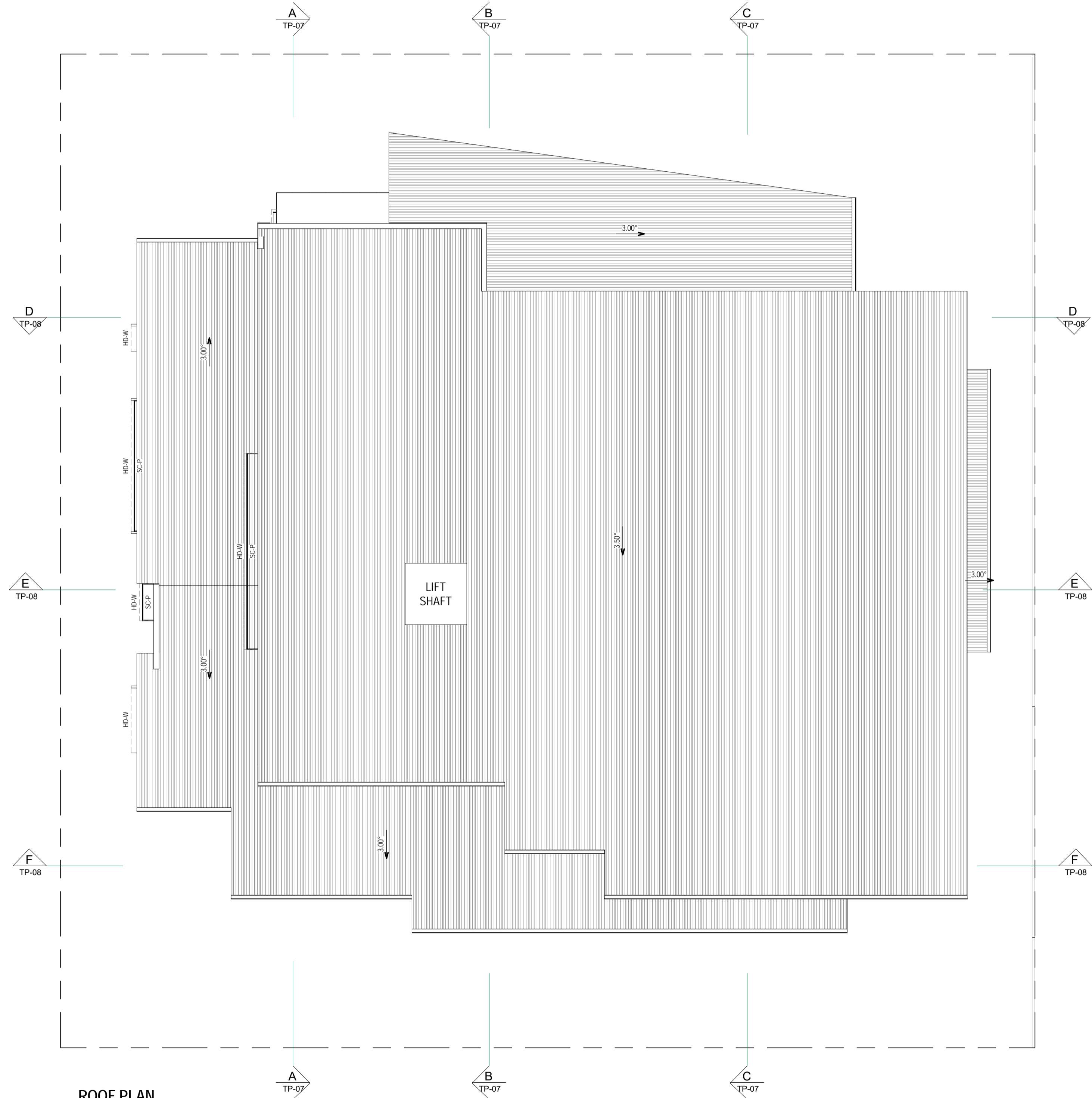
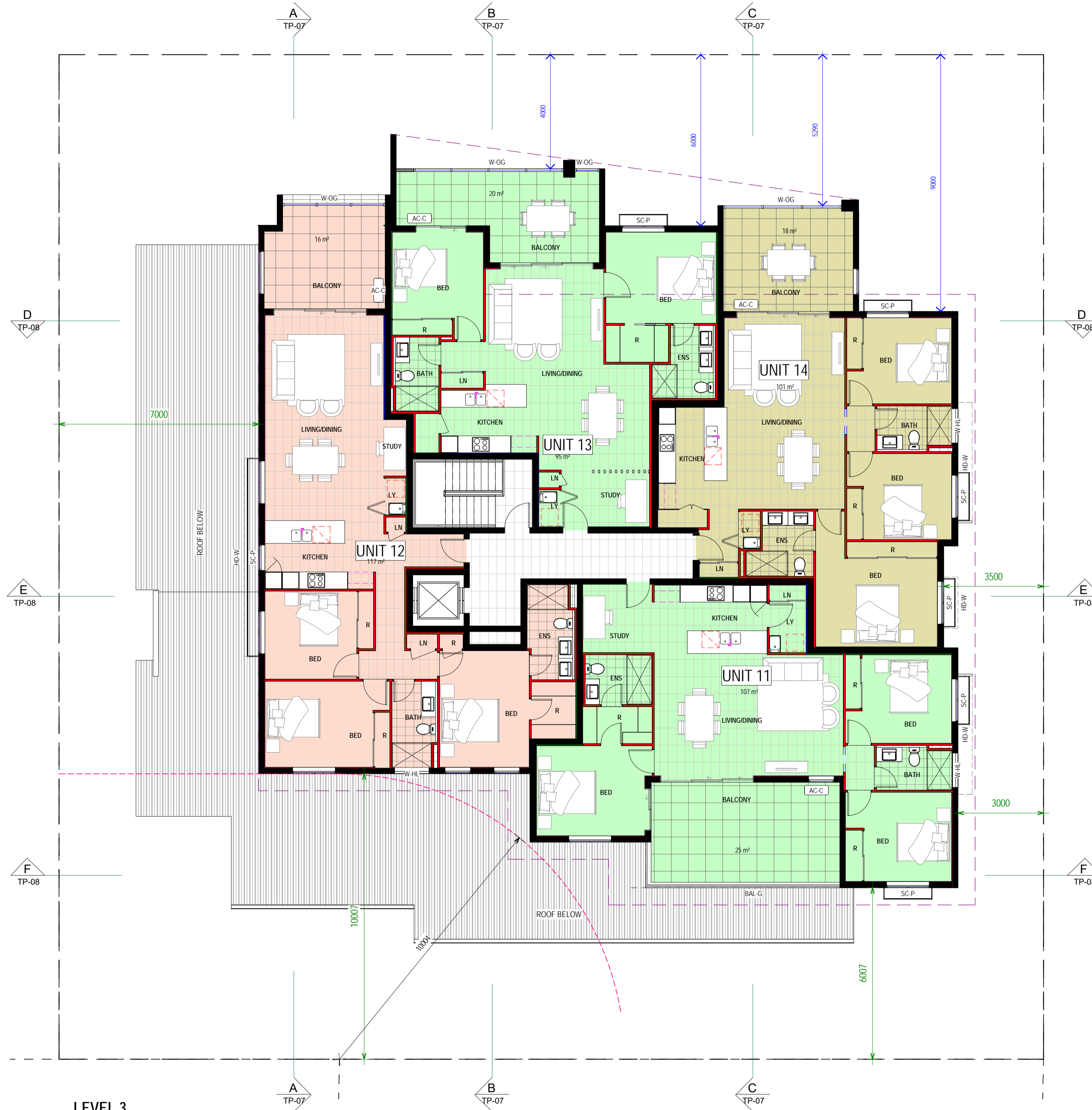
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12-Jul-18 3:22:03 PM

SAMFORD RD

SAMFORD RD



LEGEND	
AC-C	AC CONDENSOR UNIT. ALLOW SUFFICIENT AIR SURROUND. REFER MECHANICAL
BAL-G	GLASS BALUSTRADE
HD-W	SOLID HORIZONTAL WINDOW HOOD
SC-P	PRIVACY SCREEN
W-HL	HIGH LIGHT WINDOW
W-OG	OPERABLE GLAZING (ACOUSTIC)



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CONCEPT DESIGN INNOVATION

492-494 SAMFORD RD, GAYTHORNE

1 : 100 SCALE AT A1 | OCT 2017 | 2606

FLOOR PLANS Dwg No. **TP-04** Issue. **C**

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NORTH ELEVATION (SAMFORD RD)
1 : 100



EAST ELEVATION
1 : 100

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CONCEPT DESIGN INNOVATION

492-494 SAMFORD RD,
GAYTHORNE

1 : 100 m 1 5

1 : 100 SCALE AT A1 | JULY 2018 | 2606

ELEVATIONS

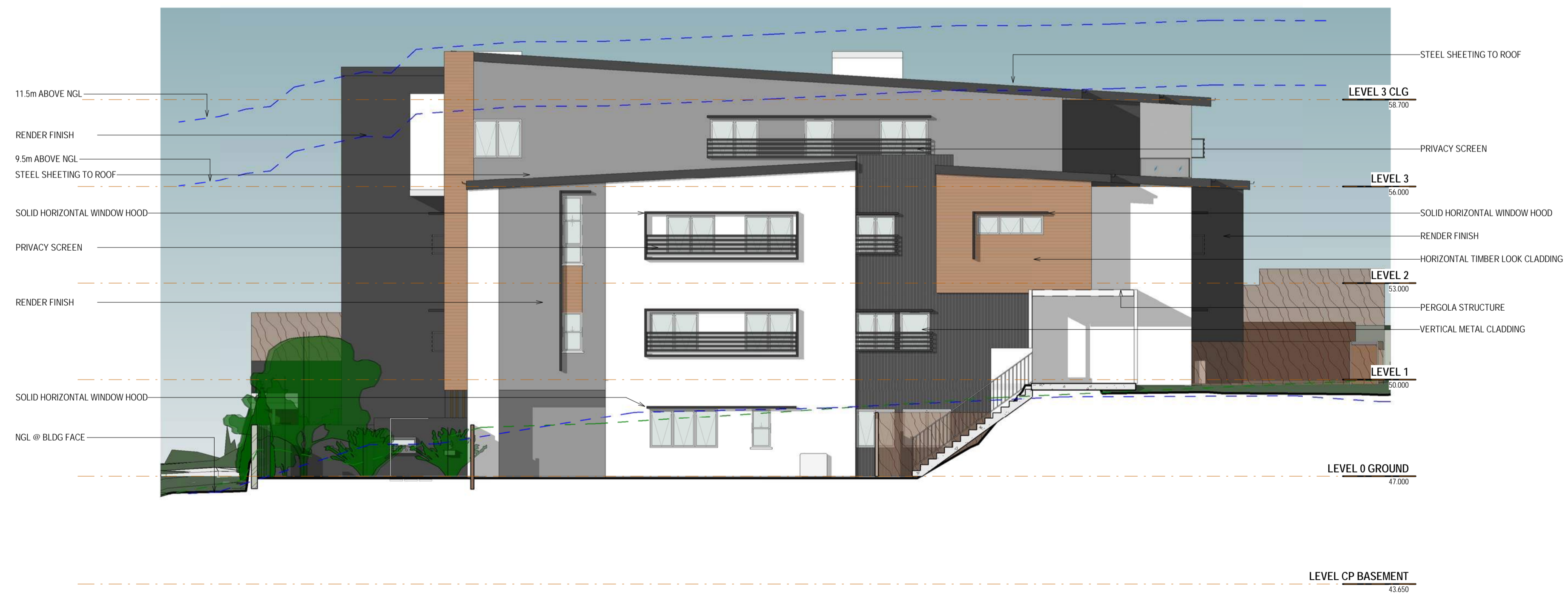
Dwg No. **TP-05** Issue. **D**



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SOUTH ELEVATION
1:100



WEST ELEVATION
1:100

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CONCEPT DESIGN INNOVATION

492-494 SAMFORD RD,
GAYTHORNE

1:100 m 1 5

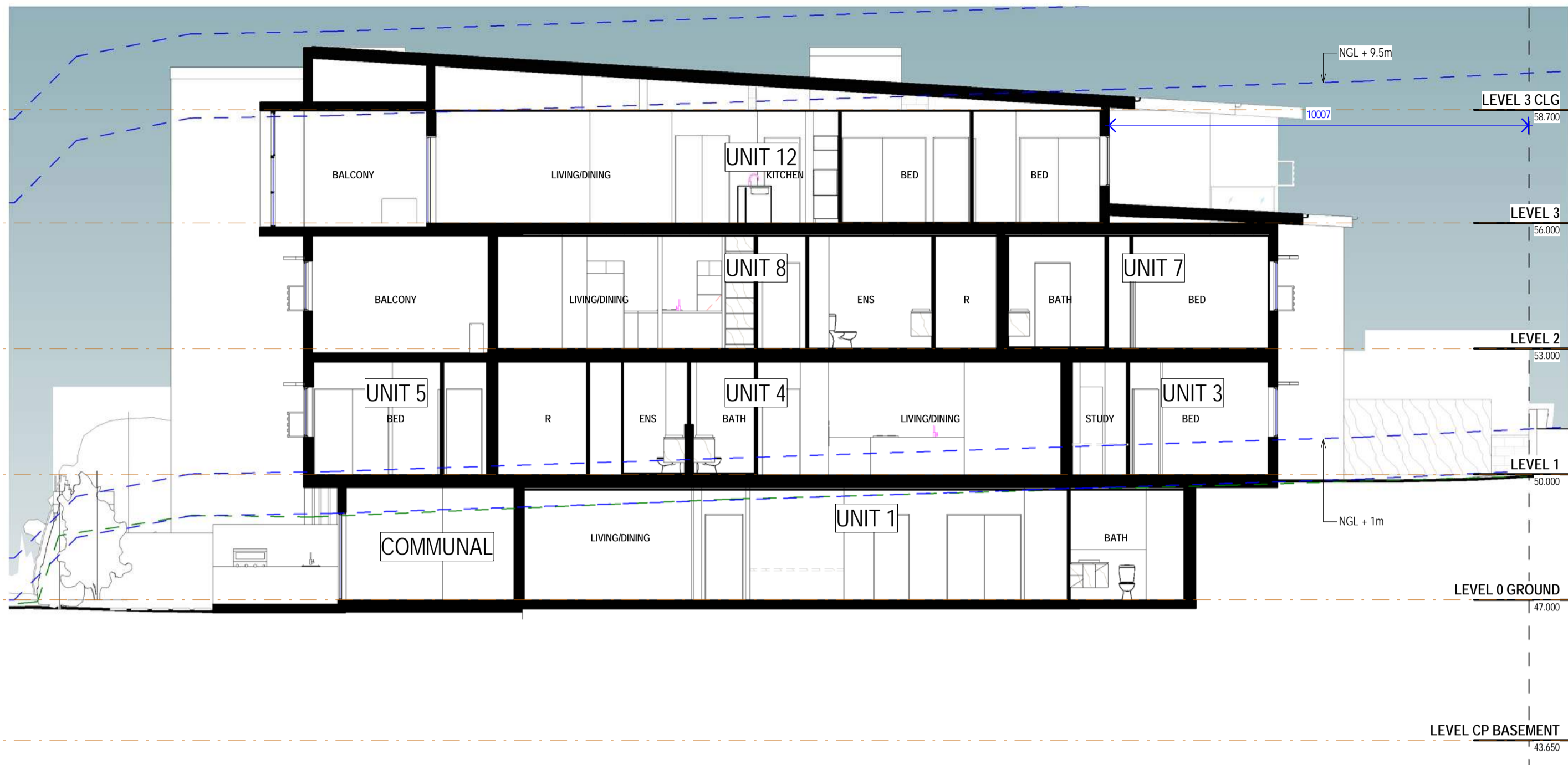
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ELEVATIONS

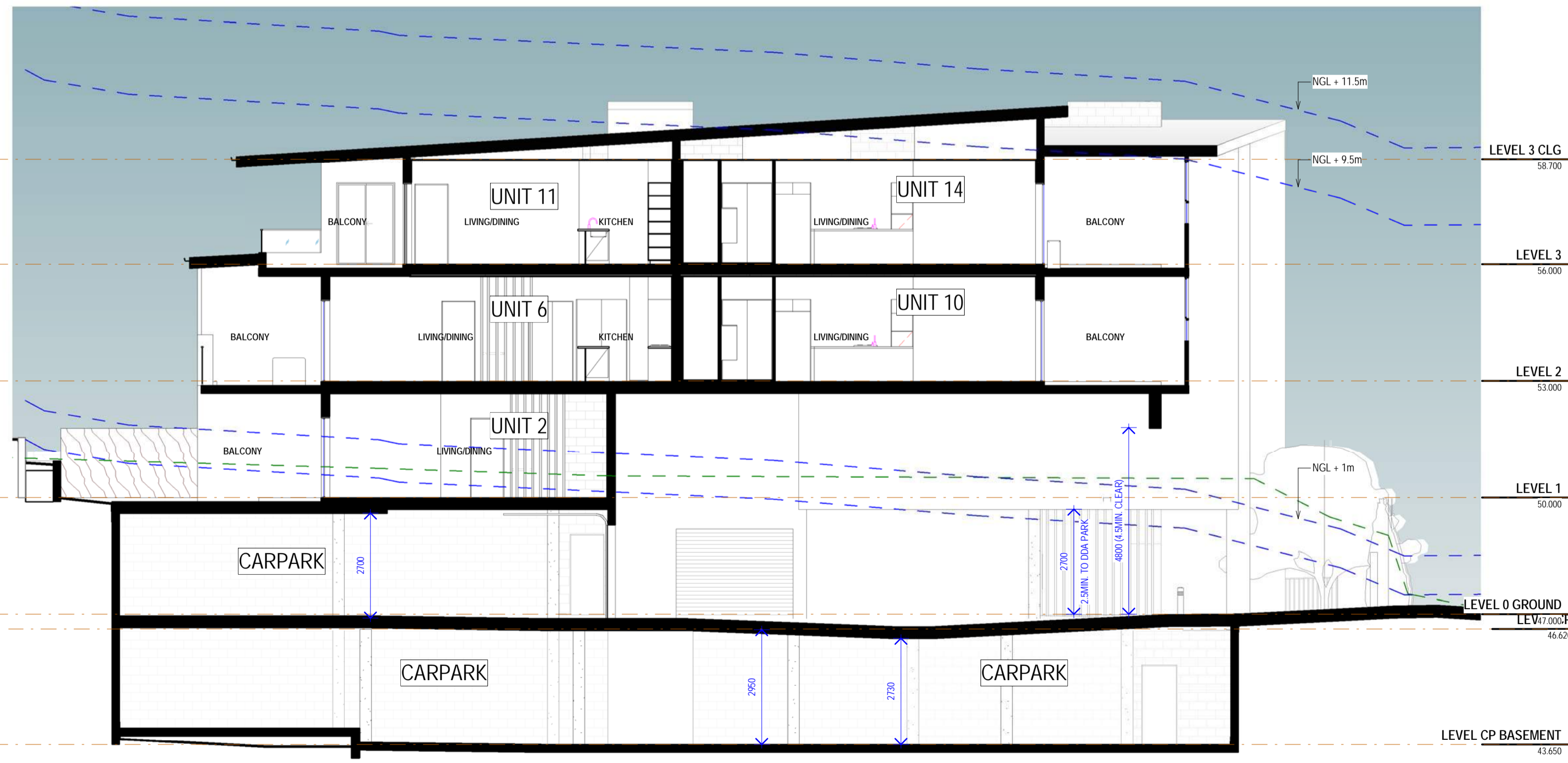
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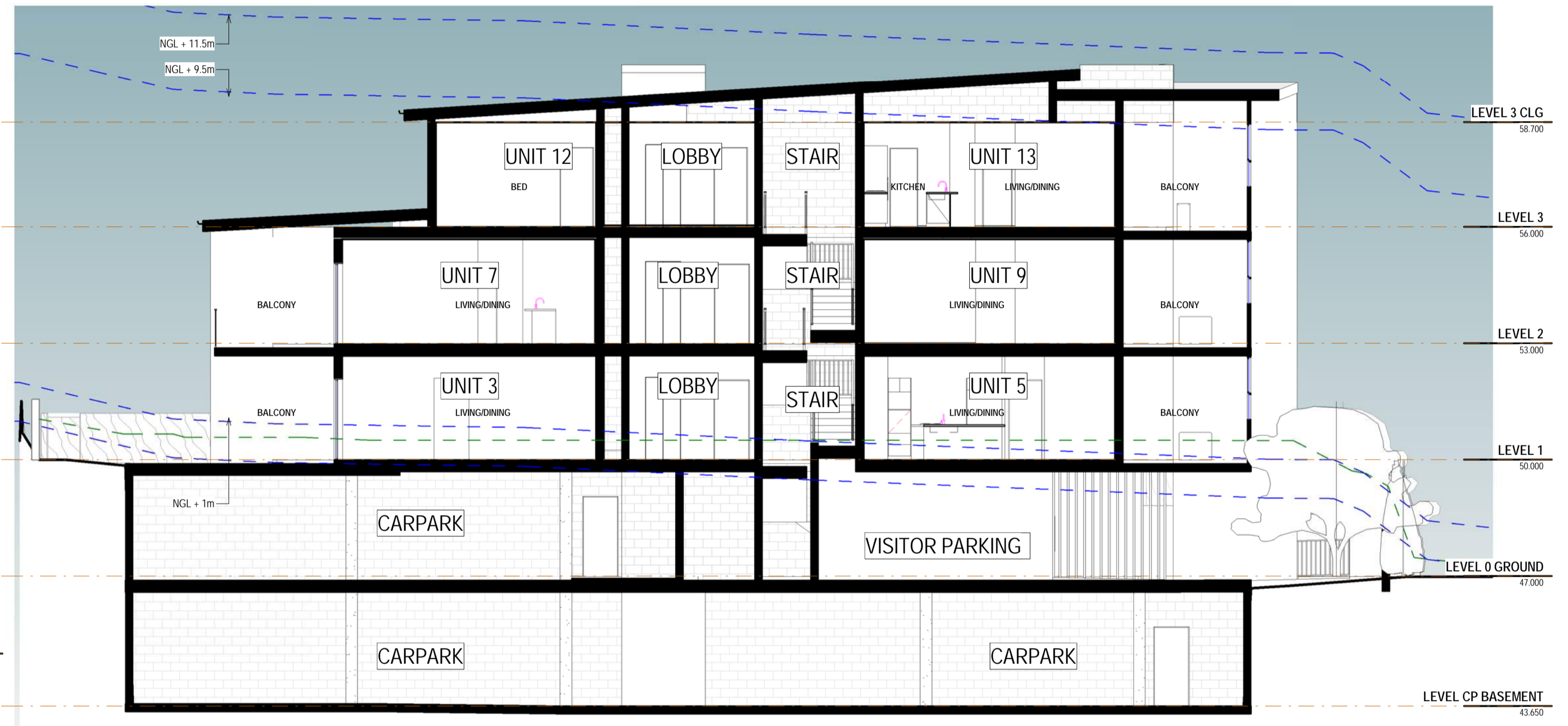
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A SECTION A
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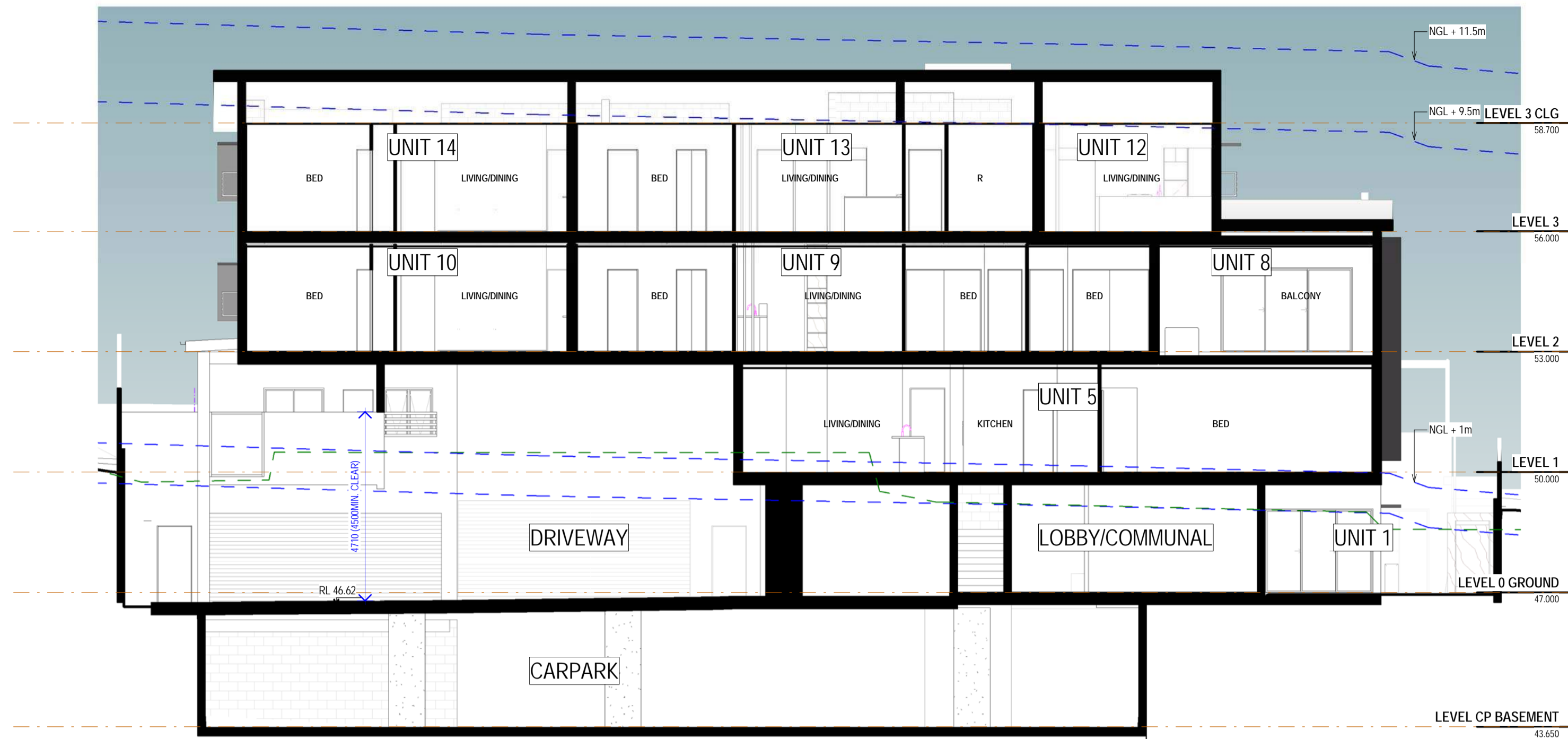


B SECTION B
1:100



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D SECTION D
1:100



F SECTION F
1:100

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E SECTION E
1:100

1:100 m

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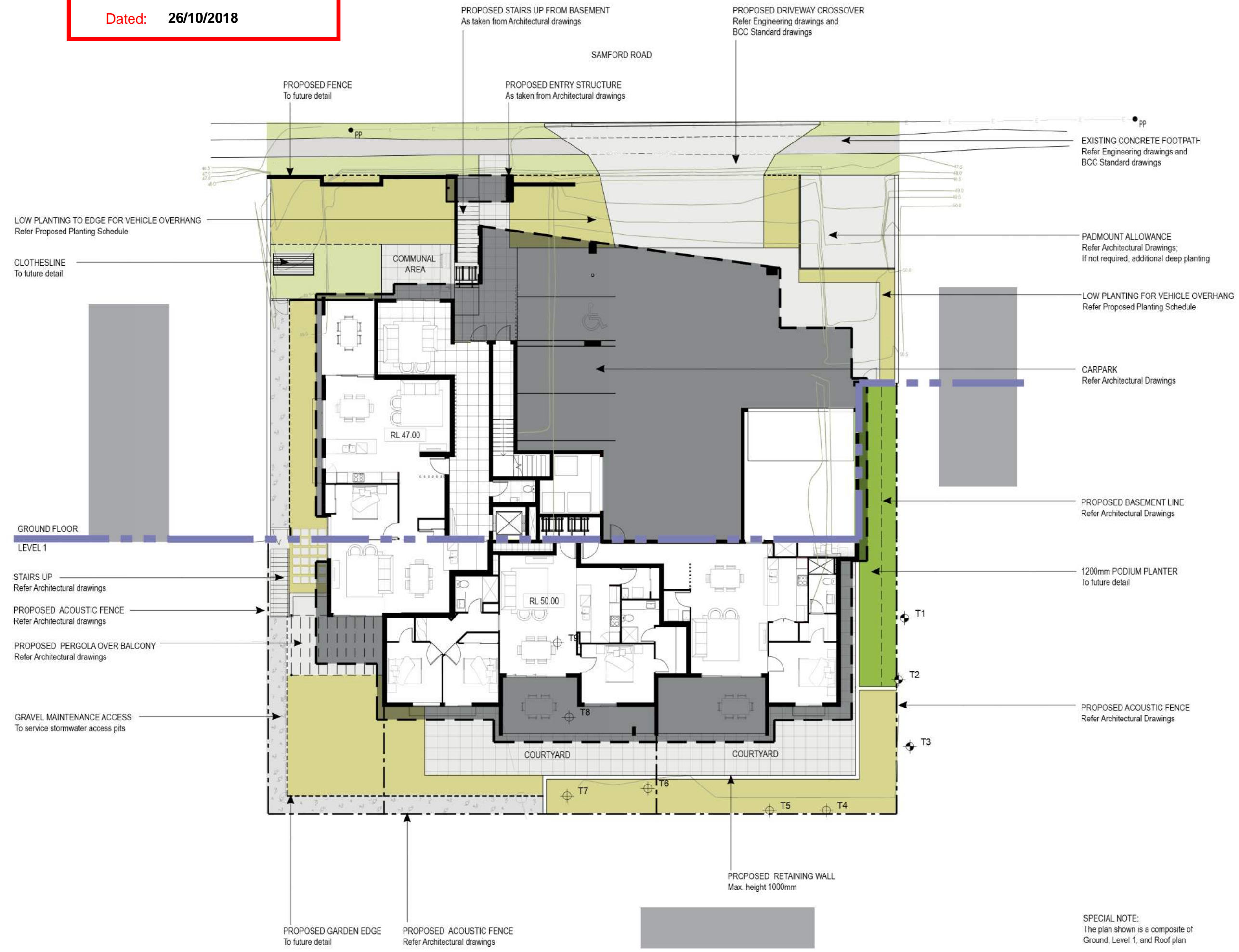
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ANDREW GOLD LANDSCAPE ARCHITECTURE
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PROPOSED MULTI-UNIT DWELLING
492-494 SAMFORD RD, GAYTHORNE

LANDSCAPE CONCEPT PLAN



- LEGEND**
- EXISTING TREE - REMOVED
Refer Existing Tree Schedule
 - EXISTING/PROPOSED GRASSED AREAS
Refer Proposed Planting Schedule
 - MASS PLANTING NATURAL GROUND
Refer Proposed Planting Schedule
 - PODIUM PLANTER
Refer Proposed Planting Schedule
 - PROPOSED HARDSTAND
Refer Architectural drawings
 - EXISTING HARDSTAND
Refer Architectural drawings
 - ADJACENT BUILDING / ROOFS
As taken from Survey drawings
 - BUILDING / ROOF OVER
Refer Architectural drawings
 - GRAVEL MAINTENANCE ACCESS
To future detail
 - PROPERTY BOUNDARY
As taken from Survey drawings
 - EXISTING CONTOURS
As taken from Survey drawings
 - PROPOSED SCREEN FENCE
Refer Architectural drawings
 - PROPOSED GARDEN EDGE
To future detail
 - PROPOSED BASEMENT LINE
As taken from Architectural drawings
 - PROPOSED RETAINING WALL
As shown
 - EXISTING OVERHEAD POWER
As taken from Survey drawings
 - EXISTING SEWER
As taken from Survey drawings
 - EXISTING POWER POLE
As taken from Survey drawings

ISSUE	DATE	REASON
A	05/12/17	SUBMISSION TO BCC



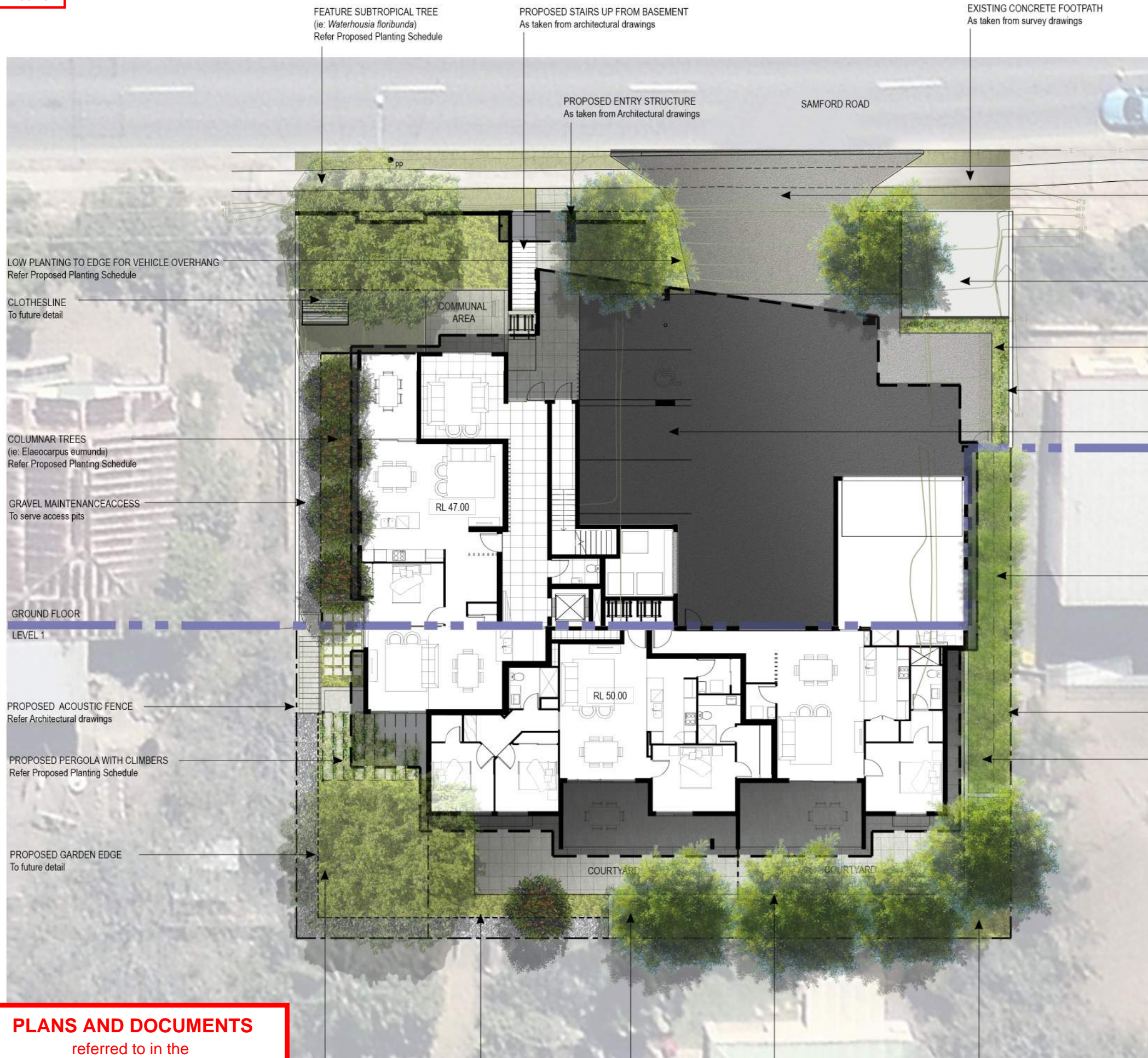
JOB NUMBER	SHEET No.	ISSUE	DRAWN BY
17.152	1	A	AG/JAJD

SPECIAL NOTE:
The plan shown is a composite of
Ground, Level 1, and Roof plan

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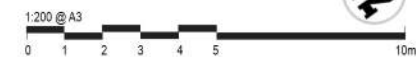
LANDSCAPE CONCEPT PLAN



LEGEND

- EXISTING/PROPOSED GRASSED AREAS
Refer Proposed Planting Schedule
- PROPOSED DRIVEWAY
Refer Architectural drawings
- PROPOSED HARDSTAND
Refer Architectural drawings
- EXISTING CONCRETE FOOTPATH
As taken from Survey drawings
- BUILDING / ROOF OVER
Refer Architectural drawings
- GRAVEL MAINTENANCE ACCESS
To future detail
- PROPERTY BOUNDARY
As taken from Survey drawings
- PROPOSED CONTOURS
As taken from Survey drawings
- PROPOSED BASEMENT LINE
As taken from Architectural drawings
- PROPOSED SCREEN FENCE
Refer Architectural drawings
- PROPOSED GARDEN EDGE
To future detail
- PROPOSED RETAINING WALL
As shown
- EXISTING OVERHEAD POWER
As taken from Survey drawings
- EXISTING SEWER
As taken from Survey drawings
- EXISTING POWER POLE
As taken from Survey drawings
- PROPOSED FEATURE / SHADE TREES
Refer Proposed Planting Schedule
- PROPOSED BAMBOO SCREEN PLANTING
Refer Proposed Planting Schedule
- PROPOSED MASS PLANTING
Refer Proposed Planting Schedule
- PROPOSED PERGOLA WITH CLIMBERS
Refer Proposed Planting Schedule

A	05/12/17	SUBMISSION TO BCC
ISSUE	DATE	REASON



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SPECIAL NOTE:
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PLANS AND DOCUMENTS
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APPROVAL

Dated: 26/10/2018

FEATURE SUBTROPICAL TREE
(ie: *Waterhousia floribunda*)
Refer Proposed Planting Schedule

PROPOSED STAIRS UP FROM BASEMENT
As taken from architectural drawings

EXISTING CONCRETE FOOTPATH
As taken from survey drawings

PROPOSED ENTRY STRUCTURE
As taken from Architectural drawings

SAMFORD ROAD

LOW PLANTING TO EDGE FOR VEHICLE OVERHANG
Refer Proposed Planting Schedule

CLOTHESLINE
To future detail

COMMUNAL AREA

COLUMNAR TREES
(ie: *Elaeocarpus eumundii*)
Refer Proposed Planting Schedule

GRAVEL MAINTENANCE ACCESS
To serve access pits

RL 47.00

GROUND FLOOR
LEVEL 1

PROPOSED ACOUSTIC FENCE
Refer Architectural drawings

PROPOSED PERGOLA WITH CLIMBERS
Refer Proposed Planting Schedule

PROPOSED GARDEN EDGE
To future detail

PROPOSED DRIVEWAY CROSSOVER
Refer Engineering drawings and
BCC Standard drawings

PADMOUNT ALLOWANCE
Refer Architectural Drawings

LOW PLANTING FOR VEHICLE OVERHANG
Refer Proposed Planting Schedule

CLIMBER TO FENCE
To future detail

CARPARK
Refer Architectural Drawings

PROPOSED BASEMENT LINE
As taken from Architectural drawings

PROPOSED ACOUSTIC FENCE
Refer Architectural Drawings

PROPOSED SCREEN PLANTING
(ie: *Bambusa textilis gracilis*)
Refer Proposed Planting Schedule

FEATURE SUBTROPICAL TREE
(ie: *Waterhousia floribunda*)
Refer Proposed Planting Schedule

PROPOSED GARDEN EDGE
To future detail

PROPOSED SCREEN TREES
(ie: *Tristanopsis laurina* Luscious)
Refer Proposed Planting Schedule

PROPOSED RETAINING WALL
Max. height 1000mm

PROPOSED SCREEN PLANTING
(ie: *Bambusa textilis gracilis*)
Refer Proposed Planting Schedule

COURTYARD

COURTYARD

EXISTING TREE SCHEDULE

Tree locations taken from Survey drawings

No.	Botanical name	Common name	Height (m)	DBH (mm)	TPZ (radius)	Action
T1	<i>Syragrus romanzoffiana</i>	Cocos Palm	8	200	2.4	P2
T2	<i>Washingtonia robusta</i>	Mexican Fan Palm	8	400	4.8	P2
T3	<i>Syragrus romanzoffiana</i>	Cocos Palm	6.5	300	3.6	P2
T4	<i>Grevilea robusta</i>	Silky Oak	10	400	4.8	R1
T5	<i>Ulmus parvifolia</i>	Chinese Elm	5	150	1.8	R1
T6	<i>Ulmus parvifolia</i>	Chinese Elm	5	200	2.4	R1
T7	<i>Syragrus romanzoffiana</i>	Cocos Palm	7	300	3.6	R1
T8	<i>Palm spp.</i>	Palm (no crown)	7	250	3	R8
T9	<i>Callistemon spp.</i>	Bottlebrush	5	500 (multi trunk)	6	R1

EXISTING TREE SCHEDULE

LEGEND

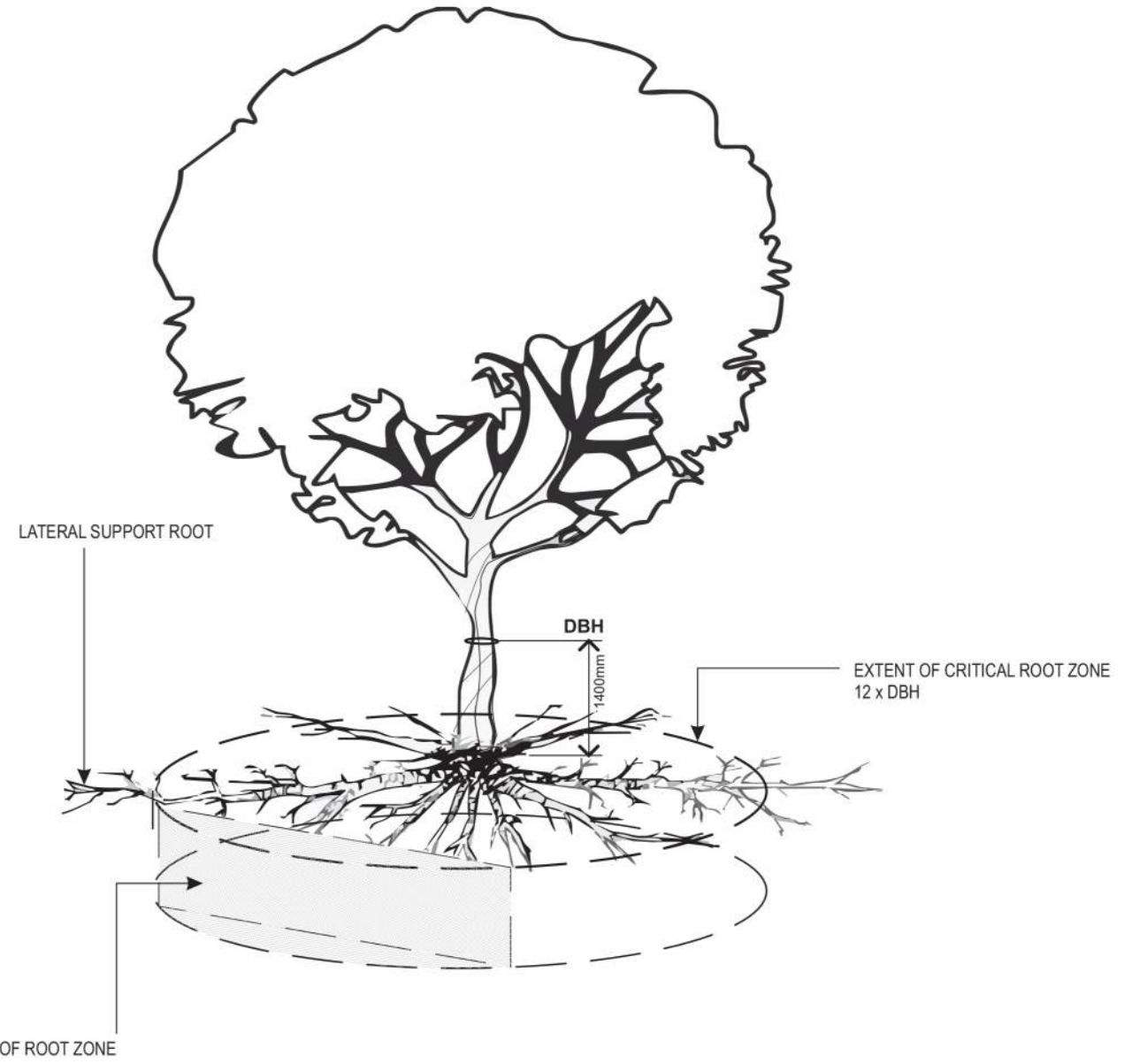
DBH = An estimated measurement of the trunk diameter at 1.4m from the ground
TPZ = Tree Protection Zone (guide based on AS4970)

R: REMOVE

- R1 Within proposed dwelling footprint / driveway
- R2 Within proposed driveway
- R3 Within proposed cut and fill
- R4 More than 10% intrusion within TPZ
- R5 Brisbane City Council declared Weed species - already removed
- R6 Brisbane City Council declared Weed species
- R7 Poor tree form and/or health
- R8 Dead or dying

P: RETAIN AND PROTECT

- P1 No other action required
- P2 On adjacent property - retain
- P3 Remove dead and dangerous branches as per AS 4373-2007 Pruning of Amenity Trees
- P4 Remove branches to allow access as per AS 4373-2007 Pruning of Amenity Trees
- P5 Prune lower branches as per AS 4373-2007 Pruning of Amenity Trees
- P6 Tree surgery required as per AS 4373-2007 Pruning of Amenity Trees
- P7 Protect during construction works (including TPZ fencing)



NOTES:

1. Where highly significant or significant trees have more than 2 major lateral supports roots or more than of the critical root zone affected, an inspection by a qualified arborist is required for a root management plan.
2. The loss of more than 10% of the critical root zone may affect the stability of the tree. An inspection by a qualified arborist is required for a root management plan.

CRITICAL ROOT ZONE GUIDE

10% CRITICAL ROOT ZONE
GUIDE BASED ON AS 4970

nts (at A1)

ISSUE	DATE	REASON
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Dated: **26/10/2018**

PLANTING SCHEDULE

The spacing of plants shown on plan have been derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time. Quantities indicated have been based on the spacing of individual plants appropriate to the available area for the particular species used; where this available area increases (or decreases) through the course of construction, quantities may also need to increase (or decrease) to maintain the plant spacings indicated on plan.

SPECIES	COMMON NAME	SIZE**	SPACING	HEIGHT	WIDTH
PROPOSED COLUMNAR TREE					
1 <i>Elaeocarpus eumundii</i>	Smooth Leaved Quandong	100L	as shown	8	4
PROPOSED FEATURE / SHADE TREES					
2 <i>Tristaniopsis laurina</i> Luscious	Water Gum	100L	as shown	12	5
3 <i>Waterhousia floribunda</i>	Weeping Lillypilly	100L	as shown	12	10
PROPOSED BAMBOO SCREEN PLANTING					
4 <i>Bambusa textilis gracilis</i>	Slender Weavers Bamboo	300mm	1.8	8	2.5
SHRUBS AND GROUNDCOVERS					
5 <i>Alternanthera dentata</i> Little Ruby PBR	Little Ruby	140mm	0.6	0.4	0.8
6 <i>Gardenia florida</i>	Gardenia	200mm	0.8	1.2	1
7 <i>Hymenocallis littoralis</i>	Spiderlily	200mm	0.6	0.7	0.7
8 <i>Liriope muscari</i> Evergreen Giant	Liriope	140mm	0.6	0.8	0.8
9 <i>Lomandra Verday</i>	Dwarf Lomandra	140mm	0.5	0.5	0.6
10 <i>Ophiopogon intermedia</i> Stripy White	Stripy White	140mm	0.3	0.4	0.4
11 <i>Philodendron Xanadu</i>	Xanadu	200mm	0.8	1	1
12 <i>Strelitzia reginae</i>	Bird of Paradise	200mm	1	1.8	1.8
CLIMBERS					
13 <i>Trachelospermum jasminoides</i>	Star Jasmine	140mm	0.6	0.2	0.5

****PLANT CONTAINER SIZE:**

100L	100 Litre container stock min	Min. height at time of planting: 2.5m
300mm	300mm dia. minimum pot size	
200mm	200mm dia. minimum pot size	
140mm	140mm dia minimum pot size	

PROPOSED TREES



PROPOSED SCREEN PLANTING



SHRUBS AND GROUNDCOVER



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PROPOSED MULTI-UNIT DWELLING
492-494 SAMFORD RD, GAYTHORNE

PROPOSED PLANTING SCHEDULE

Received
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