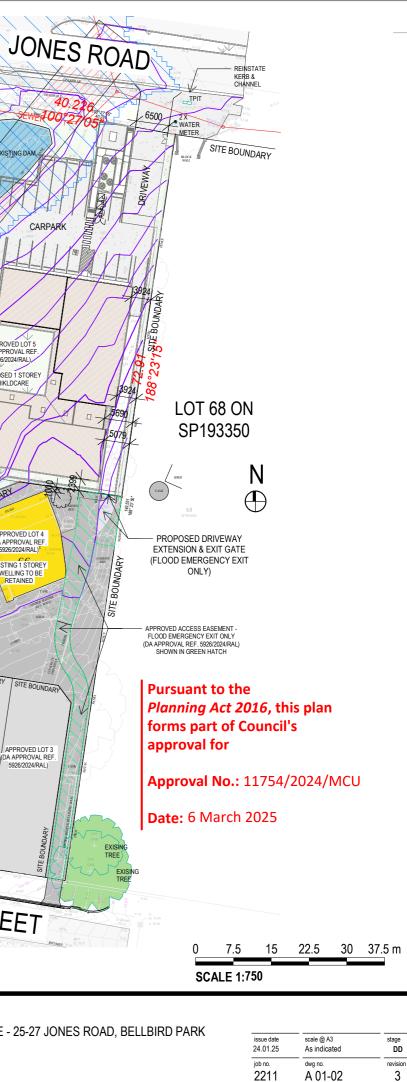
25-27 JONES ROAD, BELLBIRD PARK **PROPOSED CHILDCARE**



LOCALITY VIEW - NOT TO SCALE

PROPOSED CHILDCARE FLOO	RAREAS			ADJOINING /1 STOREY	POCE-IDOCTON BET-NULL POCE-IDOCTON POCE
CHILDCARE GFA (98 PLACE CHILD CARE) UNENCUMBERED OUTDOOR AREA (7M ² PER CHILD - 686M ²	REQUIRED) 690m ²		1% AEP FLOOD AREA (DERIVED FROM FLOOD MODEL - STORM FLOOD ENGINEERING)	DWELLING	SITE BOUNDARY SITE BOUNDARY SITE BOUNDARY
CARPARKING - (18 STAFF SPACE AND 12 VISITOR SPACES) 30		ICC MAPPED OVERLAND FLOW PATH (PLOTTED FROM COUNCIL MAPPING)	S (DA AP	ROVED LOT 1 PPROVAL REF. 6/2024/RAL) APPROVED LOT 2 (DA APPROVAL REF. 5926/2024/RAL) S926/2024/RAL)
SITE DATA • CHILDCARE SITE AREA (APPROVED LOT 5)		-		Existing trace trace trace trace trace trace trace trace trace trace	SITE BOUNDARY
 SITE COVERAGE - CHILDCARE ROOFED FOOT PRINT - 968 PART OF LOT 66 ON SP193349 (APPROVED LOT 5 ON SP347491 - DA APPROVAL REF. 592 IPSWICH CITY COUNCIL 			SITE PLAN SCALE 1 : 750	EXISING TREE EXISING TREE EXISING TREE EXISING TREE EXISING TREE	EVOR STREET
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SITE BOUNDARY

APPROVED LOT DA APPROVAL R 5926/2024/RAL PROPOSED 1 STOREY CHIKLDCARE

APPROVED LOT 4

(DA APPROVAL REF. 5926/2024/RAL)

EXISTING 1 STOREY OWELLING TO BE RETAINED

(DRAFT 202 CC PLANNING SC

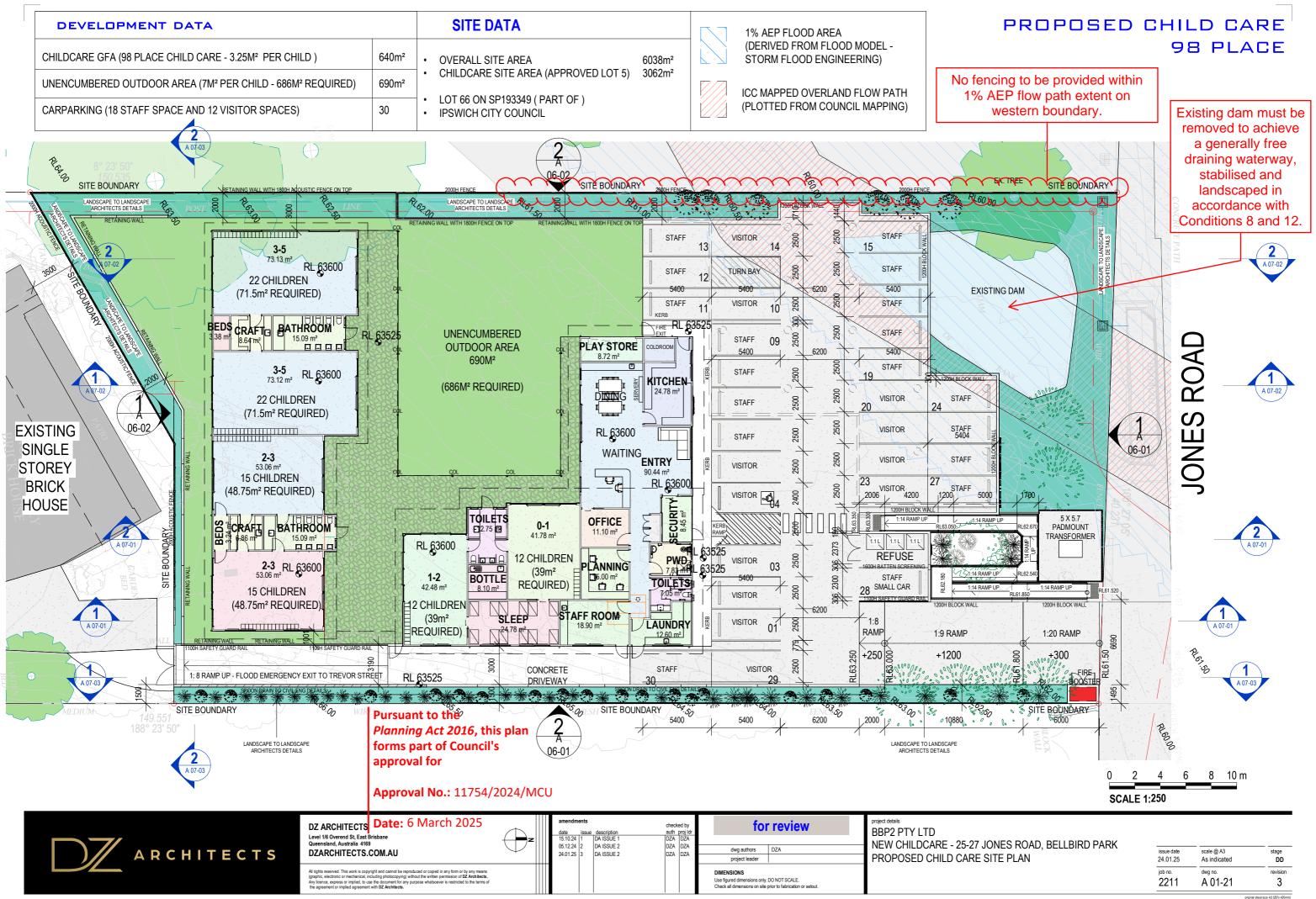
V5 FLOOD OVERL (CURRENT ICC

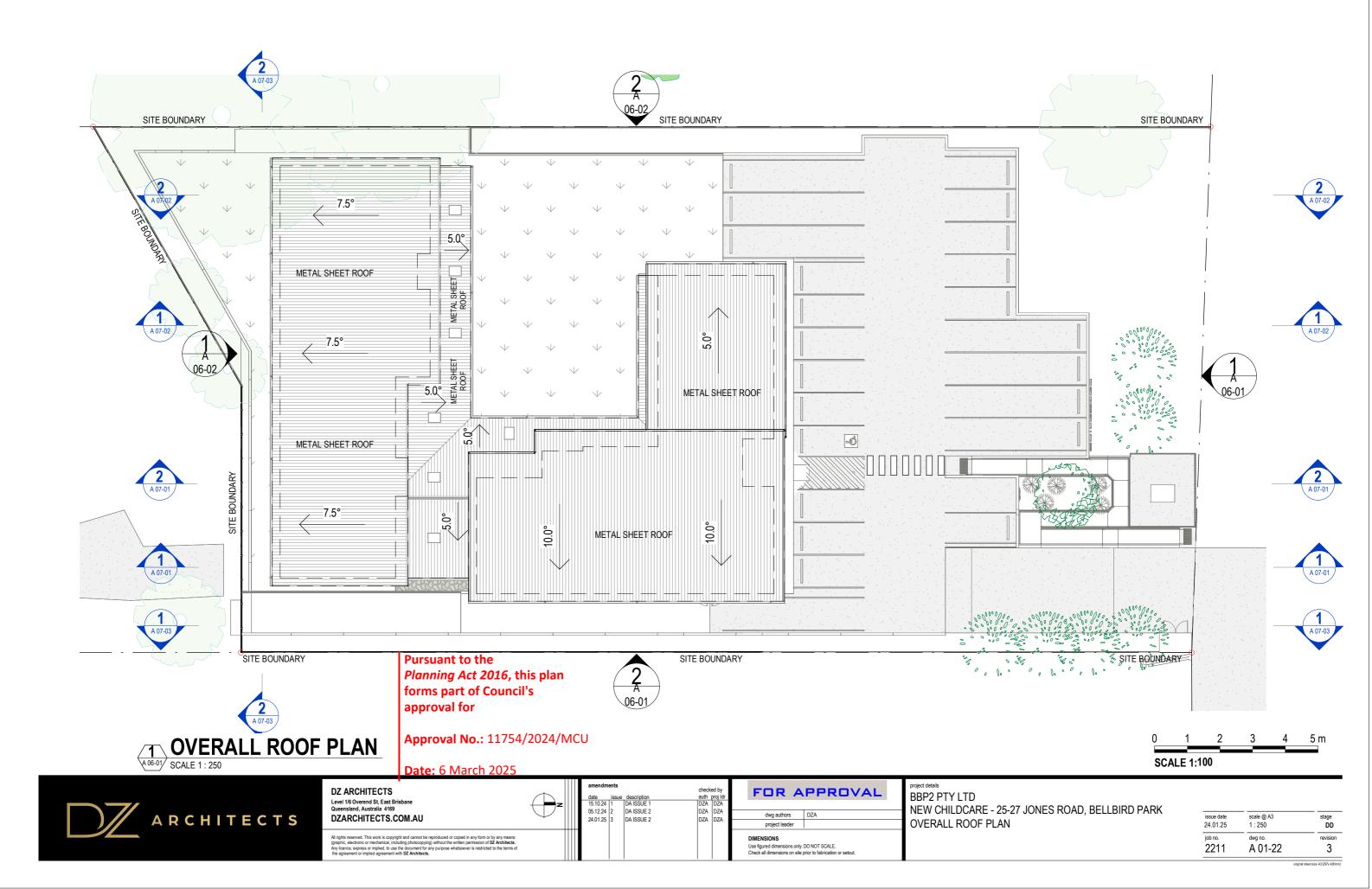
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Advertising devices do not form part of this approval.



oroject details checked by auth proj k DZA DZA FOR APPROVAL BBP2 PTY LTD date issue 15.10.24 1 DA ISSUE NEW CHILDCARE - 25-27 JOI 05.12.24 2 24.01.25 3 DZA DZA DZA DZA DA ISSUE 2 dwg authors DZA DA ISSUE 2 **ELEVATIONS SHEET 1 - NOI** project leader All rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical, including photocopying) without the written permission of DZ Architects. Any licence, express or implied, bue the document for any purpose whatscever is restricted to the terms of the agreement or implied agreement with DZ Architects. DIMENSIONS Use figured dimensions only. DO NOT SCALE. Check all dimensions on site prior to fabrication or setout.

ELEVATION FINISHES

	LEC	SEND	
	CLD1 WEATHERBOARD CLADDING - PAINTED		AFG ALUMINIUM FRAMED POWDERCOATED GLASS WINDOWS / DOORS
	CLD2 VERTICAL FC SHEET CLADDING - PAINTED	AN AN	BW1 190 CORE FILLED BLOCKWALL TO STRUCTURE ENG. DETAILS - RENDERED & PAINTED
	CLD3 VERTICAL METAL SHEET CLADDING		MRS1 CORROGATED METAL ROOF SHEETING - COLORBOND
	BATT1 POWDERCOATED ALUMINIUM BATTENS		BAL1 1100 HIGH ALUMINIUM POWDERCOATED BALUSTRADE
	forms part o approval for	2016, this plai	
	Date: 6 Marc	ch 2025	
		G	
	BAL1		GROUND FLOOR V RL 63600
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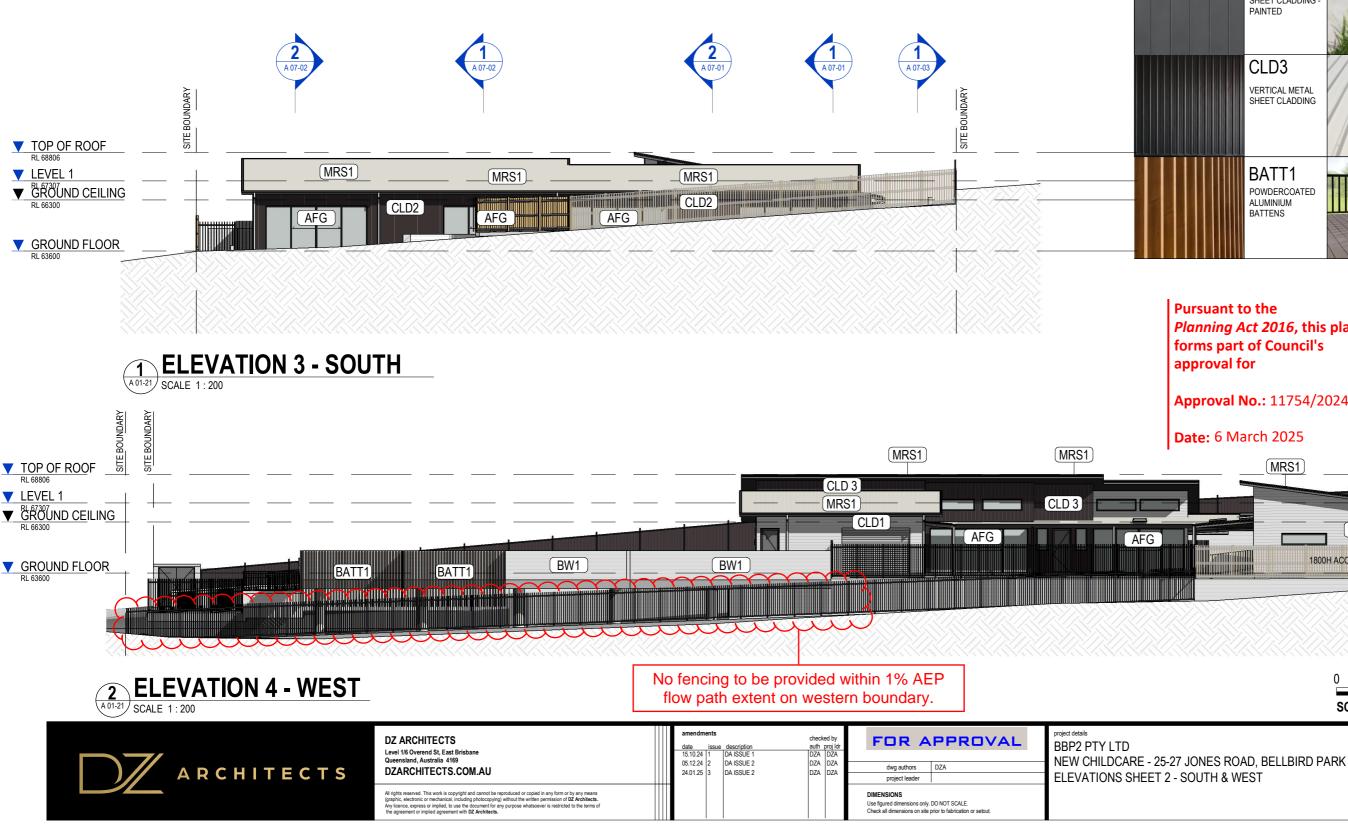
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ELEVATION FINISHES LEGEND

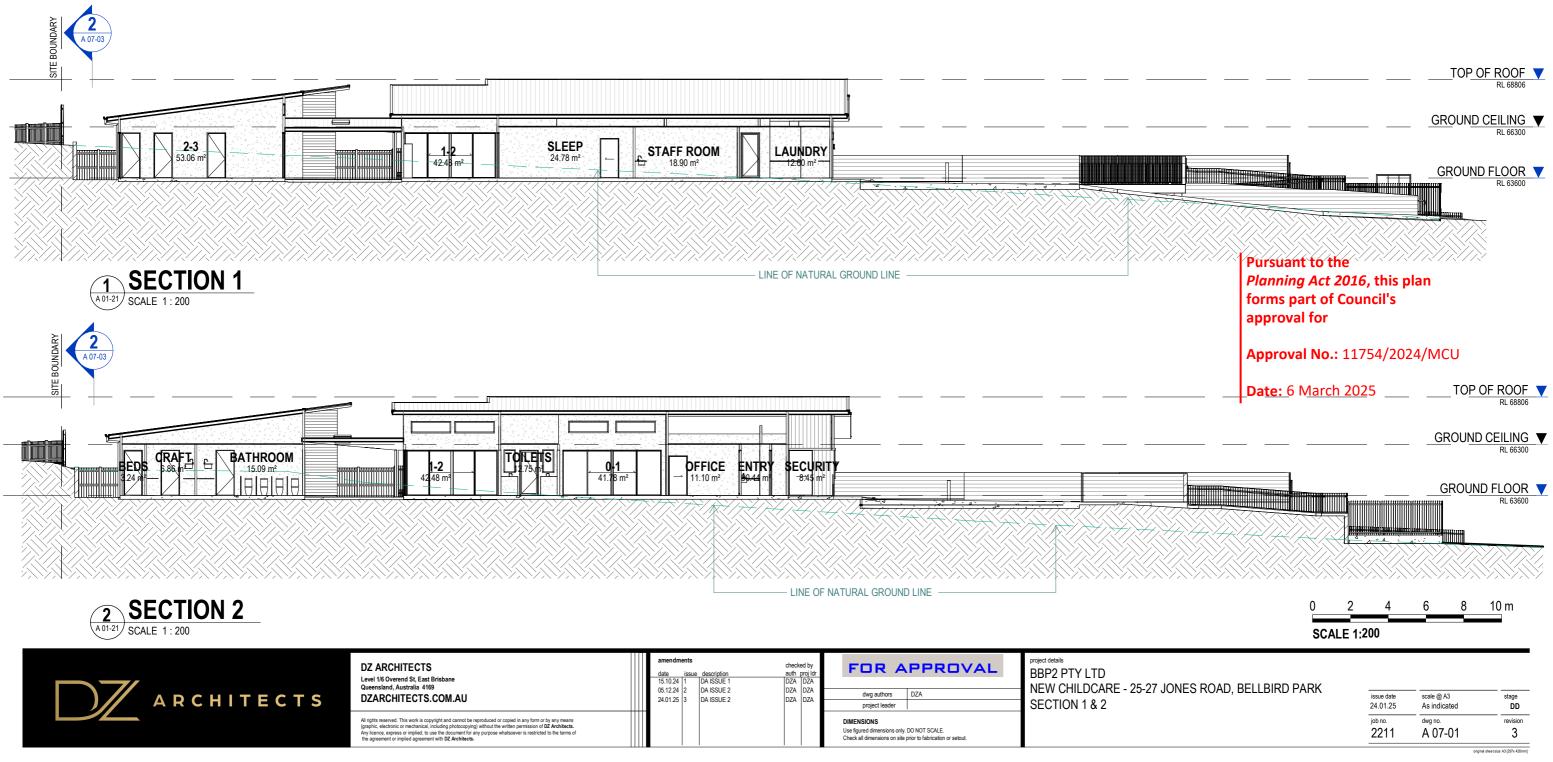
CLD1 WEATHERBOARD CLADDING - PAINTED		AFG ALUMINIUM FRAMED POWDERCOATED GLASS WINDOWS / DOORS
CLD2		BW1
VERTICAL FC SHEET CLADDING - PAINTED		190 CORE FILLED BLOCKWALL TO STRUCTURE ENG. DETAILS - RENDERED & PAINTED
CLD3	////	MRS1
VERTICAL METAL SHEET CLADDING		CORROGATED METAL ROOF SHEETING - COLORBOND
BATT1 POWDERCOATED ALUMINIUM BATTENS		BAL1 1100 HIGH ALUMINIUM POWDERCOATED BALUSTRADE

Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

2 A 07-03 Approval No.: 11754/2024/MCU Date: 6 March 2025 (MRS1) (MRS1 CLD1 -connation11111 **1800H ACOUSTIC FENCE** 2 0 1 5 m **SCALE 1:100**

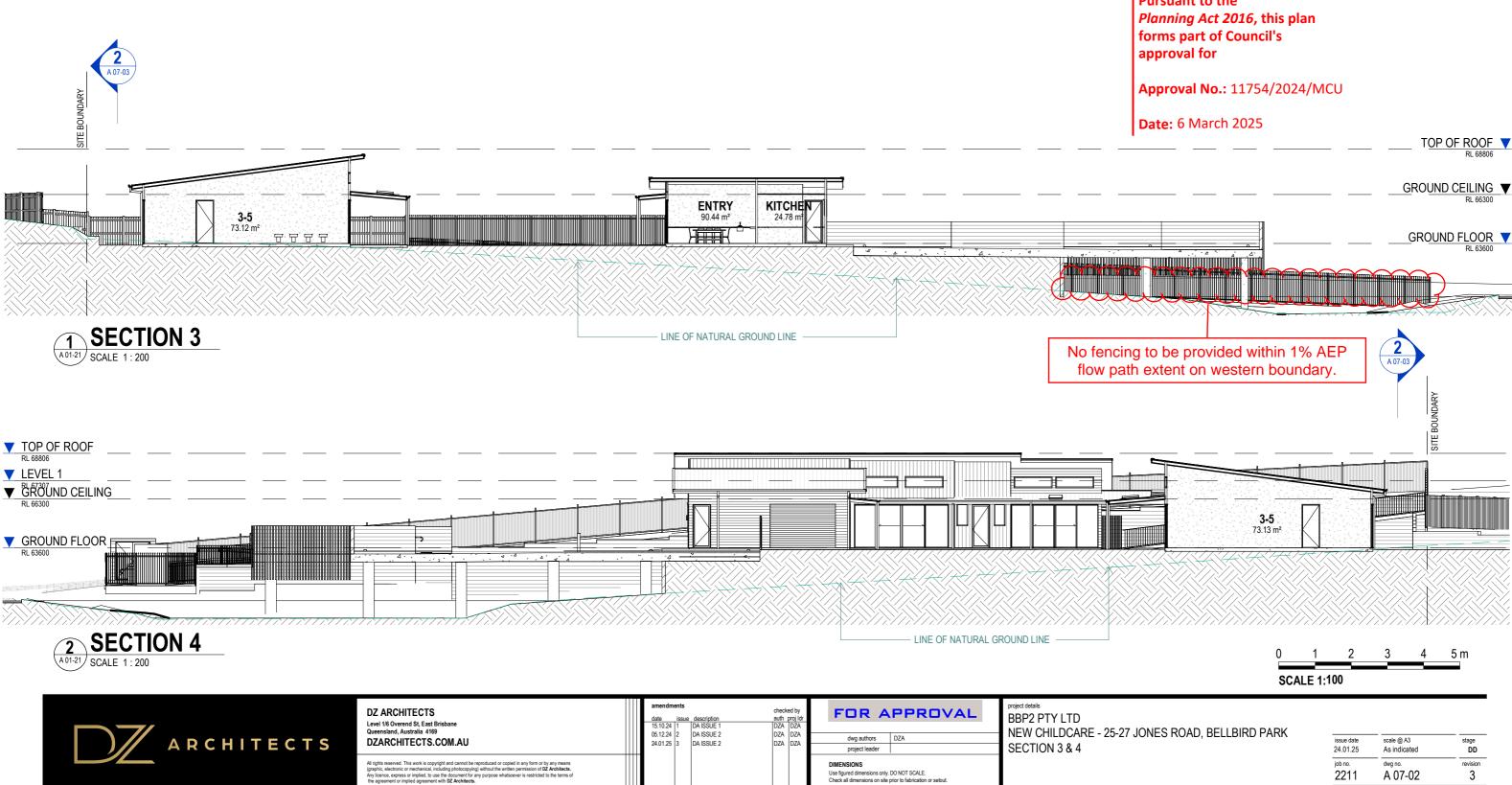


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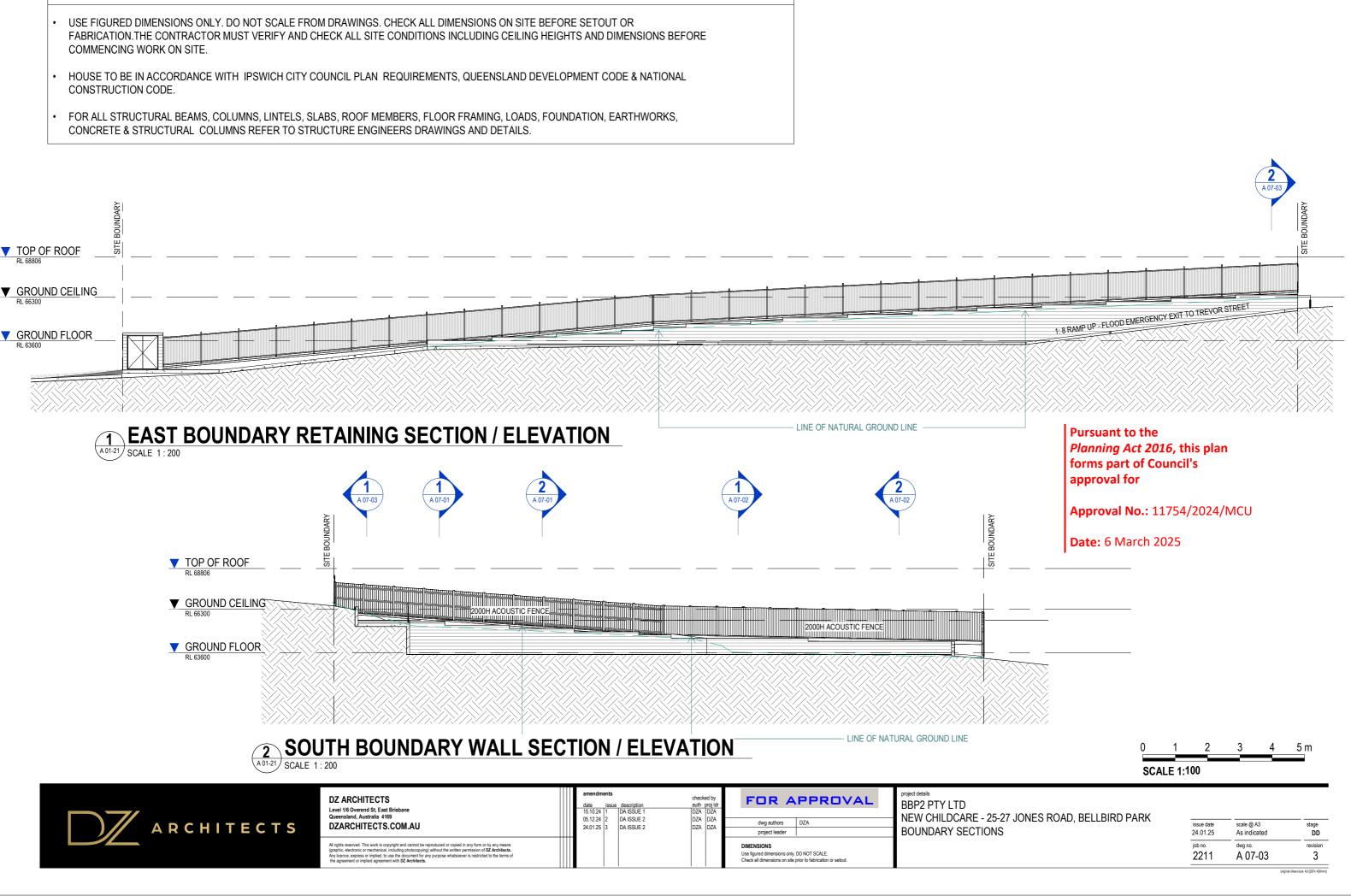


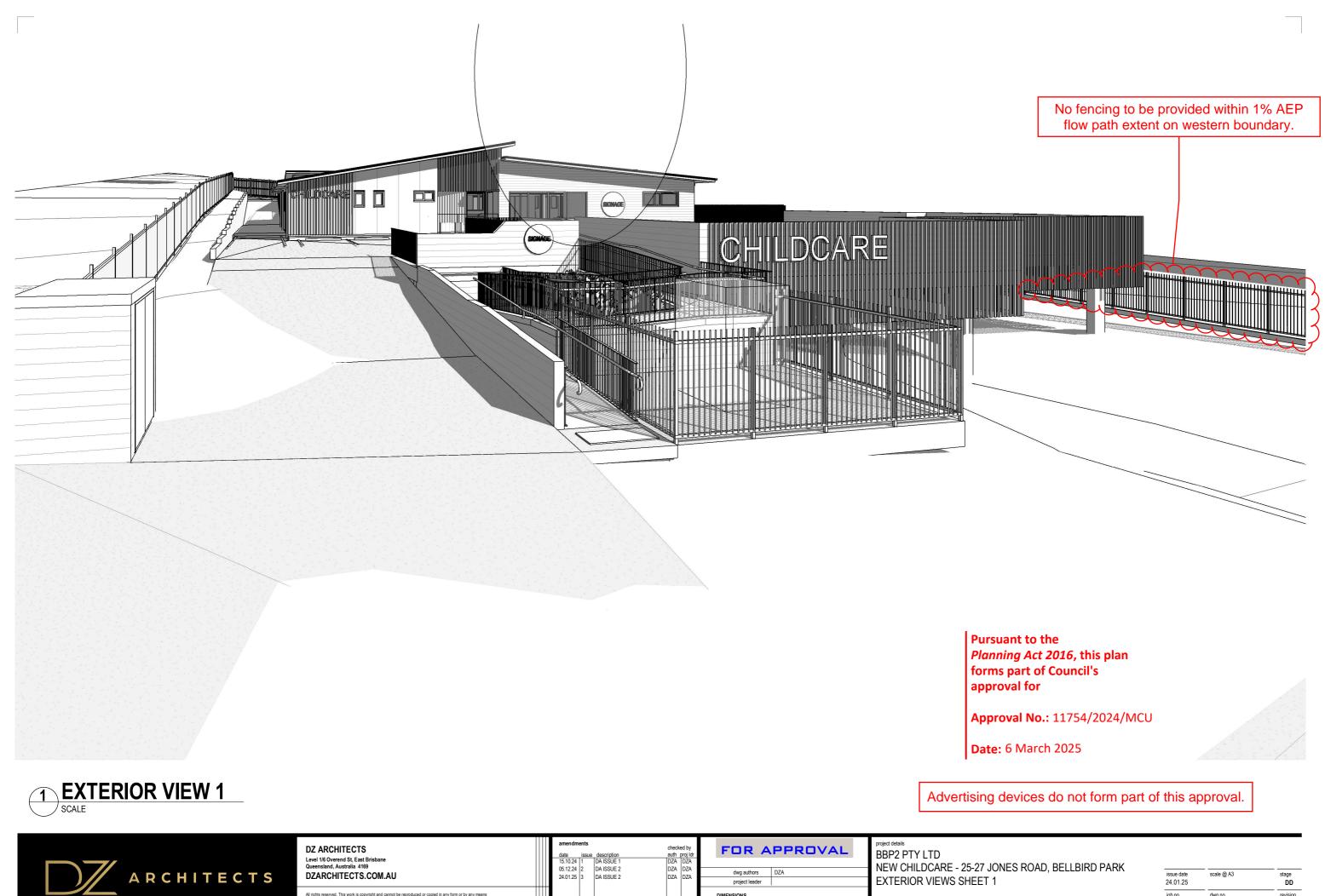
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Pursuant to the

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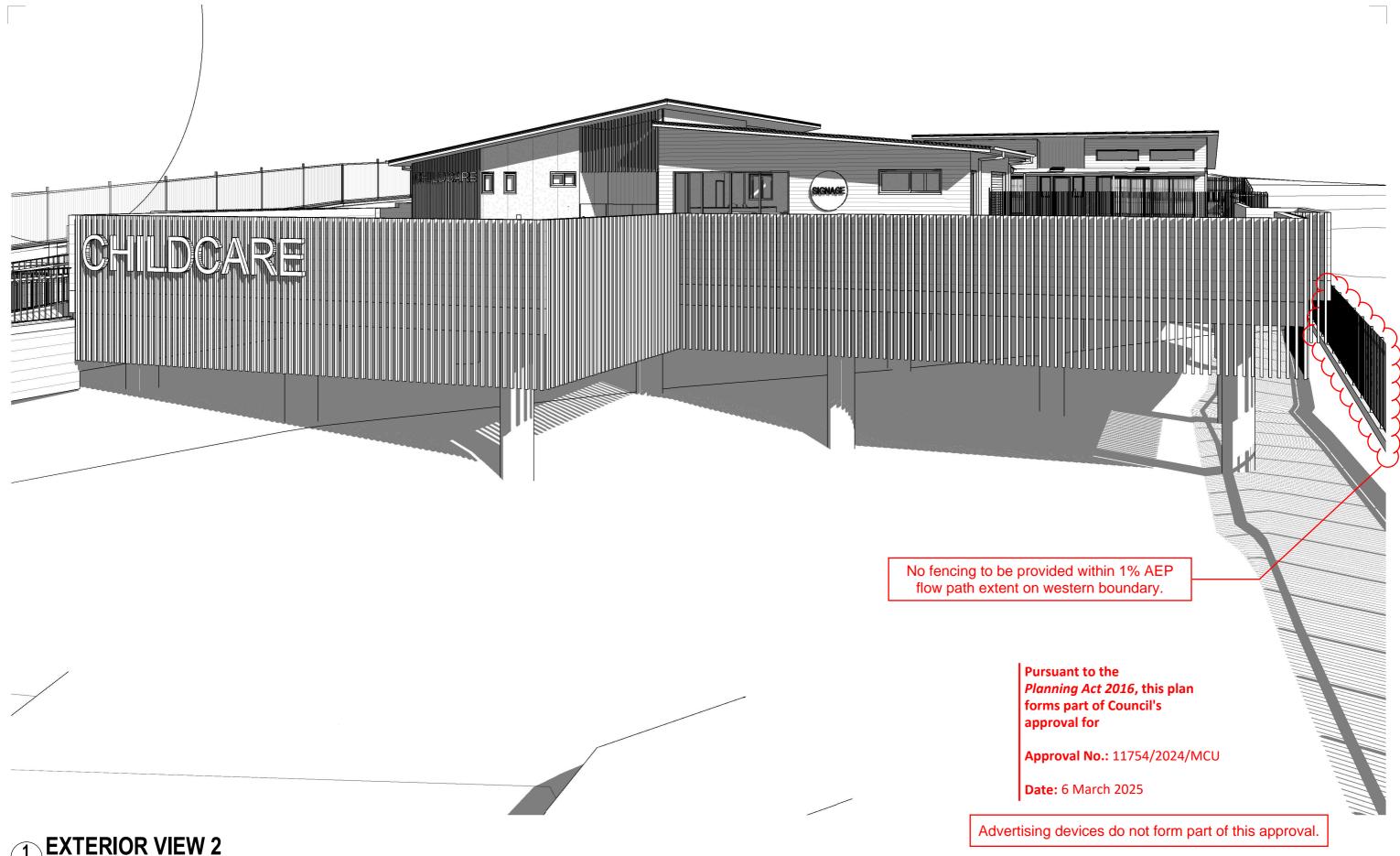




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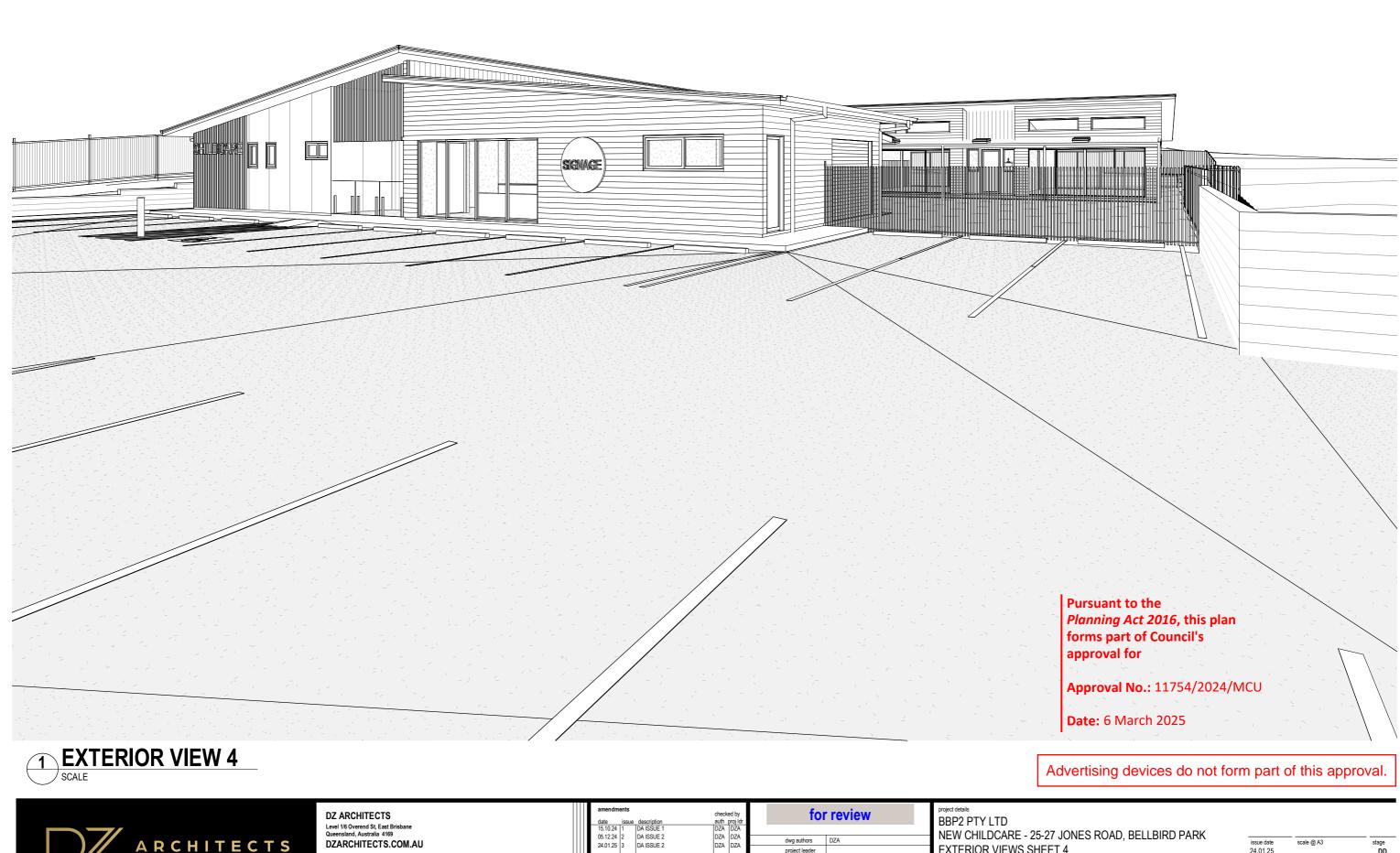




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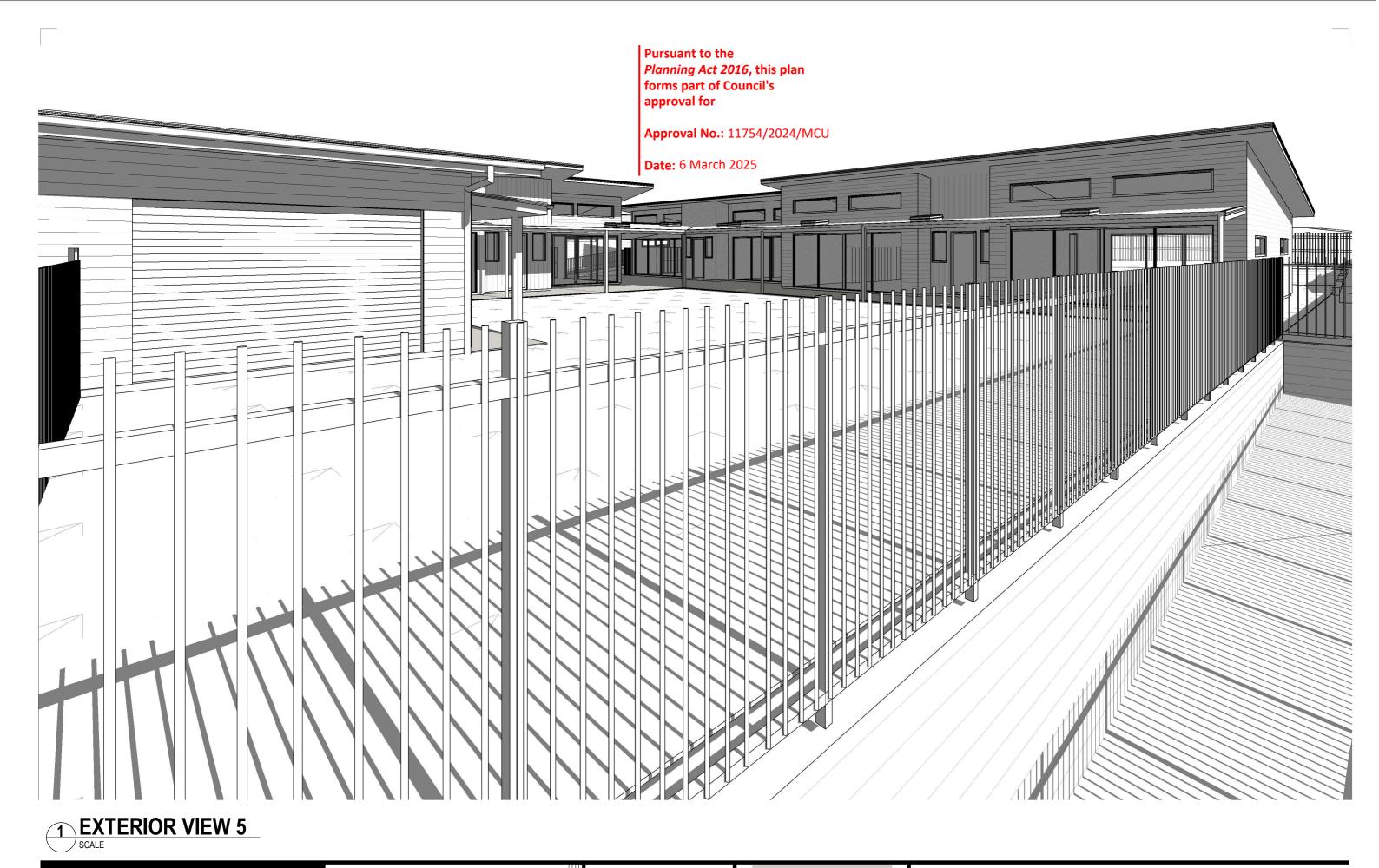




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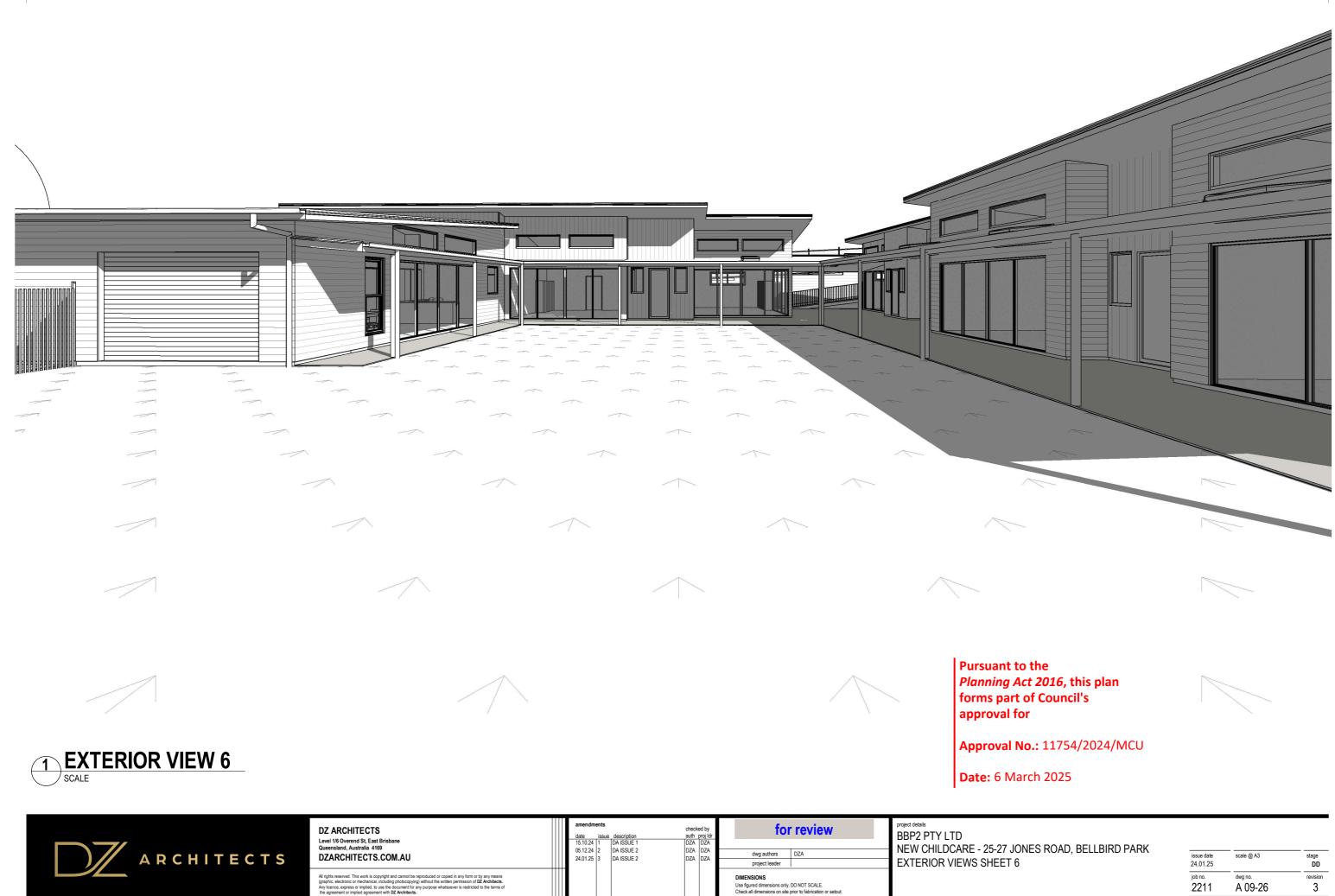
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25-27 JONES ROAD, BELLBIRD PARK HEET 5

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PLAN SCALE 1:200

CHARACTER REFERENCE IMAGES



PROPOSED 1200mm HIGH BLACK ALUMINIUM POOL FENCE WITH HARDWOOD TIMBER POSTS



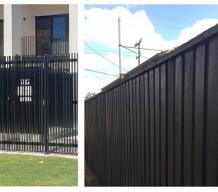
PROPOSED 1800mm HIGH TIMBER PAILING FENCE Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No.: 11754/2024/MCU

Date: 6 March 2025



PROPOSED 1800mm HIGH ALUMINIUM BATTEN FENCE



PROPOSED 2000mm HIGH TIMBER ACOUSTIC FENCE ATOP OF RETAINING WALL WITH 150mm RUBBER FLAP OR APPROVED EQUIVALENT AT BASE TO ALLOW FOR STORMWATER FLOWS -REFER TO ACOUSTIC REPORT FOR DETAILS



PROPOSED 1200mm HIGH BLACK ALUMINIUM POOL FENCING ATOP OF RETAINING WALL WITH 150mm GAP AT BASE TO ALLOW FOR STORMWATER FLOWS

4. REFER TO CIVIL ENGINEERS DRGS FOR ALL RETAINING WALL DETAILS

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