

1.8m high good neighbour fence to be provided along top of retaining wall.

- GENERAL NOTES**
1. CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
 2. ALL CONSTRUCTION IS TO COMPLY WITH BUILDING ACT 1975, STANDARD BUILDING REGULATION 1995, THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS + ALL CONTRACT DOCUMENTS.
 3. CONCRETE CONSTRUCTION IS TO COMPLY WITH AS3600:2018
 4. BLOCK BRICKWORK IS TO COMPLY WITH AS3700:2001
 5. TIMBER CONSTRUCTION IS TO COMPLY WITH AS1684.1 to 4 -1999
 6. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
 7. ELECTRONIC DATA IS NOT WARRANTED

| DEVELOPMENT SCHEDULE | |
|----------------------------|----------------------|
| SITE AREA | 7,350 m ² |
| TYPES OF DWELLINGS | 9 |
| NO OF DWELLINGS | 26 |
| DWELLINGS/HECTARE | 35.37 |
| PARKING: | |
| VISITORS | 11 |
| TANDEM PARK VISITORS | 36 |
| (HOUSE TYPE A1 - 8 PARKS) | |
| (HOUSE TYPE A2 - 10 PARKS) | |
| (HOUSE TYPE B1 - 4 PARKS) | |
| (HOUSE TYPE B2 - 3 PARKS) | |
| (HOUSE TYPE B3 - 1 PARKS) | |
| (HOUSE TYPE C1 - 1 PARKS) | |
| (HOUSE TYPE C2 - 1 PARKS) | |
| (HOUSE TYPE D1 - 4 PARKS) | |
| (HOUSE TYPE D2 - 4 PARKS) | |
| TOTAL CARPARKS | 47 |

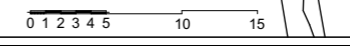
| LEGEND: | |
|---------|--------------------------------|
| | STAGING |
| | GEOTECHNICAL LINE OF INFLUENCE |

| FENCE TYPE LEGEND | |
|--|--|
| TYPE 1 | 1100 HIGH TIMBER HORIZONTAL SLAT FENCE |
| TYPE 2 | 1800 HIGH TIMBER PALING FENCE |
| TYPE 3 | 1800 HIGH TIMBER ACOUSTIC FENCE |
| NOTE: | |
| -ALL INTERNAL PROPERTY FENCE ARE TYPE 2 | |
| -THE CONNECTION OF 1800MM HIGH FENCE TO 1200MM HIGH FENCE TO HAVE TAPERED TOP. | |



PROJECT
 PROPOSED MULTIPLE RESIDENTIAL DEVELOPMENT LOT 5 SP 174609 24 GARDINER ROAD, WATERFORD, QUEENSLAND 4133
 CLIENT
 OXLEY TRADE PTY LTD ACN 646 012 231 Unit 1703, 20 The Esplanade, Surfers Paradise, QLD 4217
 DRAWING TITLE
 PROPOSED SITE PLAN

| | | |
|--------|----------|-------|
| SCALE | DATE | DRAWN |
| 1:500 | 08.05.22 | AL |
| JOB NO | SHEET No | ISSUE |
| 2203 | DA-01 | F |



- GENERAL NOTES**
1. CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
 2. ALL CONSTRUCTION IS TO COMPLY WITH BUILDING ACT 1975, STANDARD BUILDING REGULATION 1993, THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS + ALL CONTRACT DOCUMENTS.
 3. CONCRETE CONSTRUCTION IS TO COMPLY WITH AS3600:2018
 4. BLOCK BRICKWORK IS TO COMPLY WITH AS3700:2001
 5. TIMBER CONSTRUCTION IS TO COMPLY WITH AS1684.1 to 4 -1999
 6. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
 6. ELECTRONIC DATA IS NOT WARRANTED



PROJECT
 PROPOSED MULTIPLE RESIDENTIAL DEVELOPMENT LOT 5 SP 174609 24 GARDINER ROAD, WATERFORD, QUEENSLAND 4133
 CLIENT
 OXLEY TRADE PTY LTD ACN 646 012 231 Unit 1703, 20 The Esplanade, Surfers Paradise, QLD 4217
 DRAWING TITLE
 COMMUNITY AREA 3D VIEW 1



| | | |
|----------------|-------------------|-------------|
| SCALE 1:500 | DATE 08.05.22 | DRAWN AL |
| JOB NO 2203 | SHEET No DA-02 | ISSUE F |

- GENERAL NOTES**
1. CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
 2. ALL CONSTRUCTION IS TO COMPLY WITH BUILDING ACT 1975, STANDARD BUILDING REGULATION 1993, THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS + ALL CONTRACT DOCUMENTS.
 3. CONCRETE CONSTRUCTION IS TO COMPLY WITH AS3600:2018
 4. BLOCK BRICKWORK IS TO COMPLY WITH AS3700:2001
 5. TIMBER CONSTRUCTION IS TO COMPLY WITH AS1684.1 to 4 -1999
 6. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
 7. ELECTRONIC DATA IS NOT WARRANTED



PROJECT
 PROPOSED MULTIPLE RESIDENTIAL DEVELOPMENT LOT 5 SP 174609 24 GARDINER ROAD, WATERFORD, QUEENSLAND 4133
 CLIENT
 OXLEY TRADE PTY LTD ACN 646 012 231 Unit 1703, 20 The Esplanade, Surfers Paradise, QLD 4217
 DRAWING TITLE
 COMMUNITY AREA 3D VIEW 2



| | | |
|----------------|-------------------|-------------|
| SCALE 1:500 | DATE 08.05.22 | DRAWN AL |
| JOB NO 2203 | SHEET No DA-03 | ISSUE F |

- GENERAL NOTES**
1. CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
 2. ALL CONSTRUCTION IS TO COMPLY WITH BUILDING ACT 1975, STANDARD BUILDING REGULATION 1993, THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS + ALL CONTRACT DOCUMENTS.
 3. CONCRETE CONSTRUCTION IS TO COMPLY WITH AS3600:2018
 4. BLOCK BRICKWORK IS TO COMPLY WITH AS3700:2001
 5. TIMBER CONSTRUCTION IS TO COMPLY WITH AS1684.1 to 4 -1999
 6. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
 6. ELECTRONIC DATA IS NOT WARRANTED



PROJECT
 PROPOSED MULTIPLE RESIDENTIAL DEVELOPMENT LOT 5 SP 174609 24 GARDINER ROAD, WATERFORD, QUEENSLAND 4133
 CLIENT
 OXLEY TRADE PTY LTD ACN 646 012 231 Unit 1703, 20 The Esplanade, Surfers Paradise, QLD 4217
 DRAWING TITLE
 COMMUNITY AREA 3D VIEW 3



| | | |
|----------------|-------------------|-------------|
| SCALE 1:500 | DATE 08.05.22 | DRAWN AL |
| JOB NO 2203 | SHEET No DA-04 | ISSUE F |

- GENERAL NOTES**
1. CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
 2. ALL CONSTRUCTION IS TO COMPLY WITH BUILDING ACT 1975, STANDARD BUILDING REGULATION 1993, THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS + ALL CONTRACT DOCUMENTS.
 3. CONCRETE CONSTRUCTION IS TO COMPLY WITH AS3600:2018
 4. BLOCK BRICKWORK IS TO COMPLY WITH AS3700:2001
 5. TIMBER CONSTRUCTION IS TO COMPLY WITH AS1684.1 to 4 -1999
 6. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
 7. ELECTRONIC DATA IS NOT WARRANTED



PROJECT
 PROPOSED MULTIPLE RESIDENTIAL DEVELOPMENT LOT 5 SP 174609 24 GARDINER ROAD, WATERFORD, QUEENSLAND 4133
 CLIENT
 OXLEY TRADE PTY LTD ACN 646 012 231 Unit 1703, 20 The Esplanade, Surfers Paradise, QLD 4217
 DRAWING TITLE
 COMMUNITY AREA 3D VIEW 4



| | | |
|----------------|-------------------|-------------|
| SCALE 1:500 | DATE 08.05.22 | DRAWN AL |
| JOB NO 2203 | SHEET No DA-05 | ISSUE F |

- GENERAL NOTES**
1. CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
 2. ALL CONSTRUCTION IS TO COMPLY WITH BUILDING ACT 1975, STANDARD BUILDING REGULATION 1993, THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS + ALL CONTRACT DOCUMENTS.
 3. CONCRETE CONSTRUCTION IS TO COMPLY WITH AS3600:2018
 4. BLOCK BRICKWORK IS TO COMPLY WITH AS3700:2001
 5. TIMBER CONSTRUCTION IS TO COMPLY WITH AS1684.1 to 4 -1999
 6. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
 6. ELECTRONIC DATA IS NOT WARRANTED



PROJECT
 PROPOSED MULTIPLE RESIDENTIAL DEVELOPMENT LOT 5 SP 174609 24 GARDINER ROAD, WATERFORD, QUEENSLAND 4133
 CLIENT
 OXLEY TRADE PTY LTD ACN 646 012 231 Unit 1703, 20 The Esplanade, Surfers Paradise, QLD 4217
 DRAWING TITLE
 COMMUNITY AREA 3D VIEW 5



| | | |
|----------------|-------------------|-------------|
| SCALE 1:500 | DATE 08.05.22 | DRAWN AL |
| JOB NO 2203 | SHEET No DA-06 | ISSUE F |

- GENERAL NOTES**
1. CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
 2. ALL CONSTRUCTION IS TO COMPLY WITH BUILDING ACT 1975, STANDARD BUILDING REGULATION 1995, THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS + ALL CONTRACT DOCUMENTS.
 3. CONCRETE CONSTRUCTION IS TO COMPLY WITH AS3600:2018
 4. BLOCK BRICKWORK IS TO COMPLY WITH AS3700:2001
 5. TIMBER CONSTRUCTION IS TO COMPLY WITH AS1684.1 to 4 -1999
 6. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
 7. ELECTRONIC DATA IS NOT WARRANTED



PROJECT
 PROPOSED MULTIPLE RESIDENTIAL DEVELOPMENT LOT 5 SP 174609 24 GARDINER ROAD, WATERFORD, QUEENSLAND 4133
 CLIENT
 OXLEY TRADE PTY LTD ACN 646 012 231 Unit 1703, 20 The Esplanade, Surfers Paradise, QLD 4217
 DRAWING TITLE
 COMMUNITY AREA 3D VIEW 6



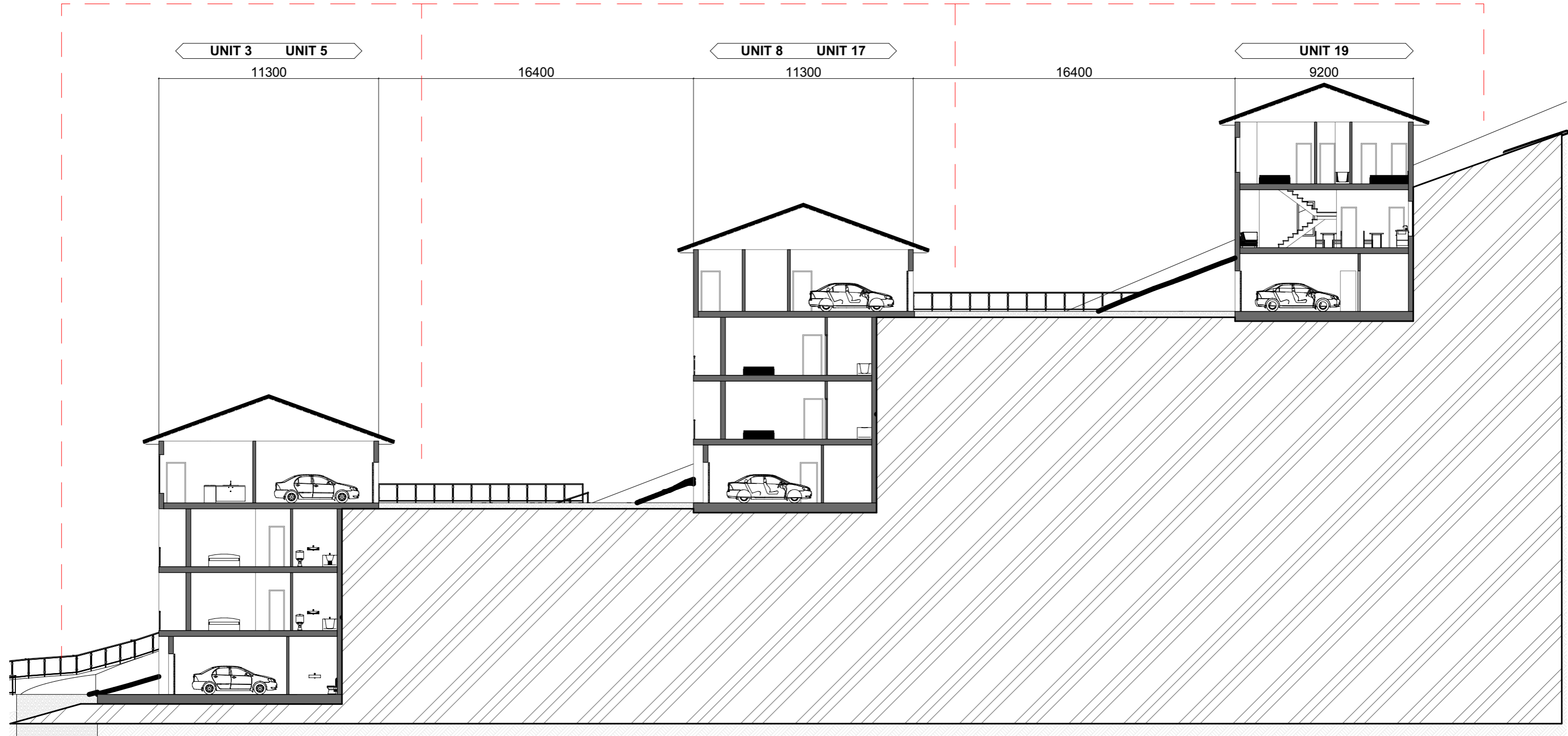
| | | |
|----------------|-------------------|-------------|
| SCALE 1:500 | DATE 08.05.22 | DRAWN AL |
| JOB NO 2203 | SHEET No DA-07 | ISSUE F |

- GENERAL NOTES**
1. CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
 2. ALL CONSTRUCTION IS TO COMPLY WITH BUILDING ACT 1975, STANDARD BUILDING REGULATION 1999, THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS + ALL CONTRACT DOCUMENTS.
 3. CONCRETE CONSTRUCTION IS TO COMPLY WITH AS3600:2018
 4. BLOCK BRICKWORK IS TO COMPLY WITH AS3700:2001
 5. TIMBER CONSTRUCTION IS TO COMPLY WITH AS1684.1 to 4 -1999
 6. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
 7. ELECTRONIC DATA IS NOT WARRANTED

STAGE3

STAGE2

STAGE1



1 ELEVATIONS
SCALE 1:200 A3

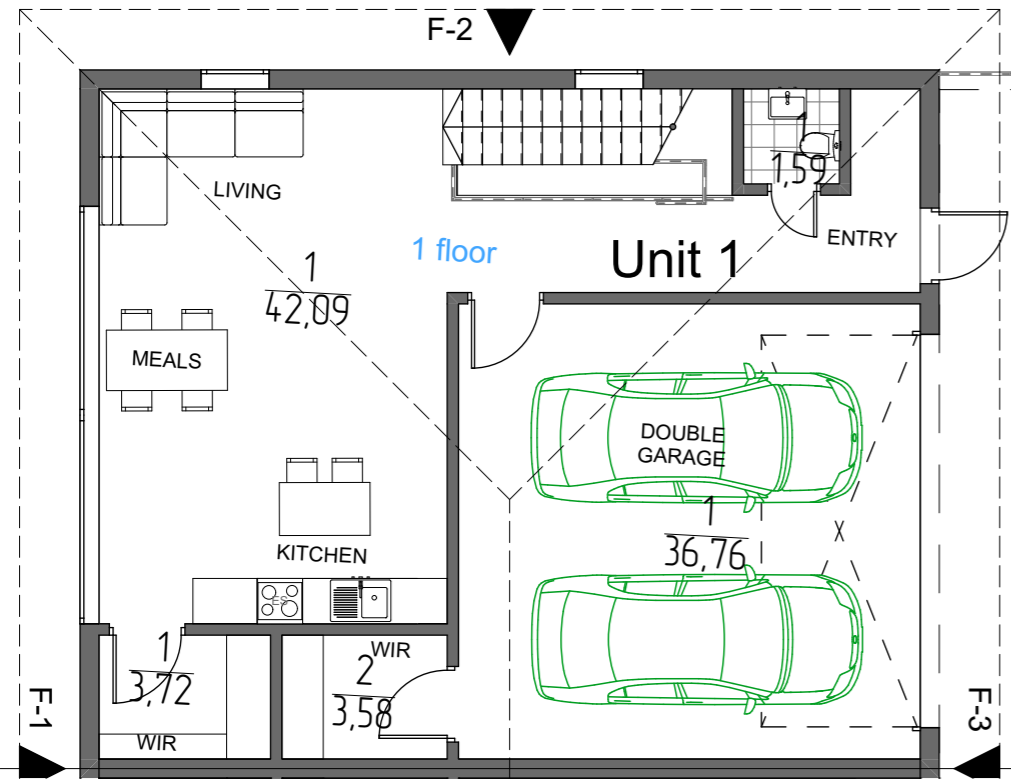


PROJECT
 PROPOSED MULTIPLE RESIDENTIAL DEVELOPMENT LOT 5 SP 174609 24 GARDINER ROAD, WATERFORD, QUEENSLAND 4133
 CLIENT
 OXLEY TRADE PTY LTD ACN 646 012 231 Unit 1703, 20 The Esplanade, Surfers Paradise, QLD 4217
 DRAWING TITLE
 PROPOSED STREET ELEVATIONS

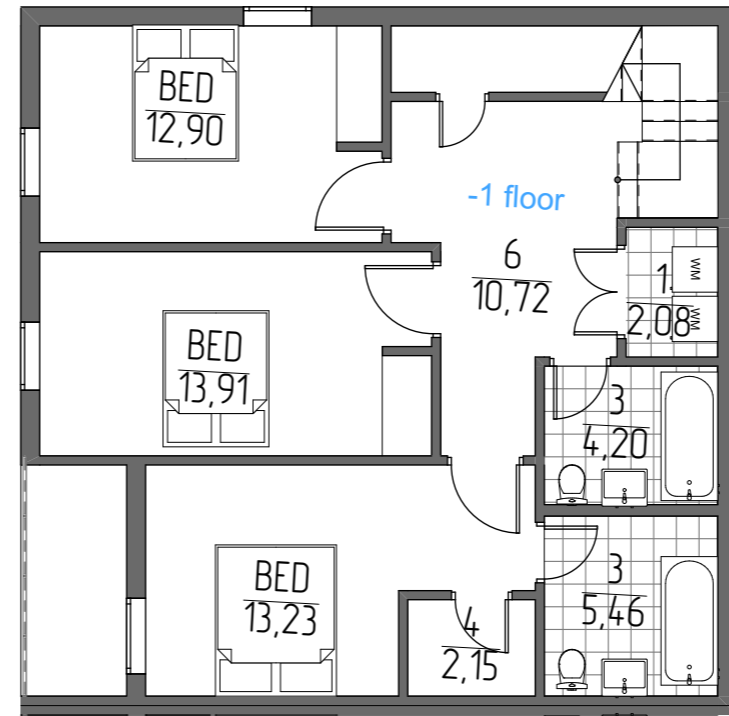


| | | |
|----------------|-------------------|-------------|
| SCALE 1:500 | DATE 08.05.22 | DRAWN AL |
| JOB NO 2203 | SHEET No DA-08 | ISSUE F |

UNIT A1 FLOOR 1



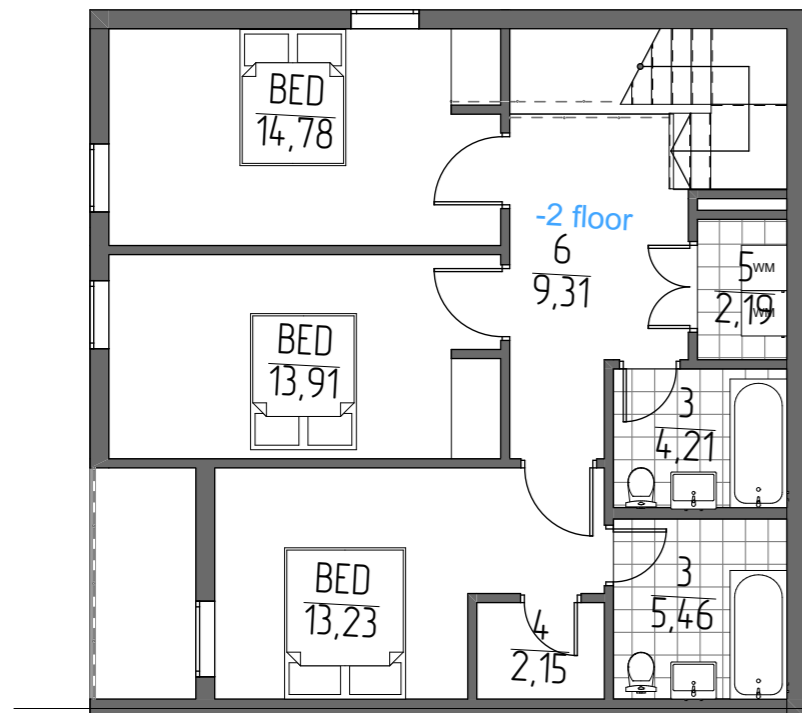
UNIT A1 FLOOR -1



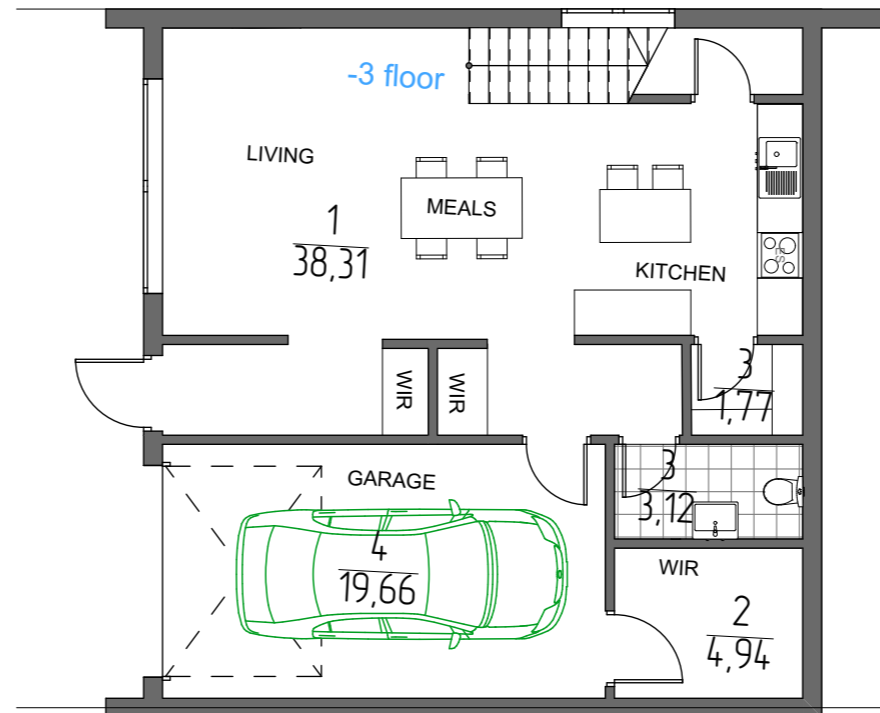
- GENERAL NOTES**
1. CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
 2. ALL CONSTRUCTION IS TO COMPLY WITH BUILDING ACT 1975, STANDARD BUILDING REGULATION 1995, THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS + ALL CONTRACT DOCUMENTS.
 3. CONCRETE CONSTRUCTION IS TO COMPLY WITH AS3600:2018
 4. BLOCK BRICKWORK IS TO COMPLY WITH AS3700:2001
 5. TIMBER CONSTRUCTION IS TO COMPLY WITH AS1684.1 to 4 -1999
 6. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
 7. ELECTRONIC DATA IS NOT WARRANTED

| Sq flat unit A1 | | |
|-----------------|--------------|-----------------------|
| Floor | Zone | Area |
| 1 FLOOR | GARAGE | 36,76 |
| 1 FLOOR | LIVING | 42,09 |
| 1 FLOOR | TOILET | 1,59 |
| 1 FLOOR | WIR | 3,58 |
| 1 FLOOR | WIR | 3,72 |
| -1 FLOOR | BATHROOM | 4,20 |
| -1 FLOOR | BATHROOM | 5,46 |
| -1 FLOOR | BED | 12,90 |
| -1 FLOOR | BED | 13,23 |
| -1 FLOOR | BED | 13,91 |
| -1 FLOOR | HALL | 10,72 |
| -1 FLOOR | LOYDNRY | 2,08 |
| -1 FLOOR | WALK IN ROBE | 2,15 |
| | | 152,39 m ² |

UNIT B1 FLOOR -2

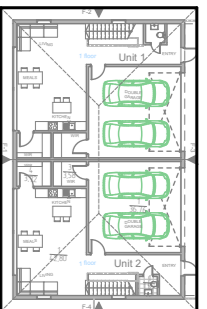


UNIT B1 FLOOR -3



| Sq flat unit B1 | | |
|-----------------|--------------|-----------------------|
| Floor | Zone | Area |
| -2 FLOOR | BEDROOM | 13,23 |
| -2 FLOOR | BEDROOM | 13,91 |
| -2 FLOOR | BEDROOM | 14,78 |
| -2 FLOOR | HALL | 9,31 |
| -2 FLOOR | LAUNDRY | 2,19 |
| -2 FLOOR | TOILET | 4,21 |
| -2 FLOOR | TOILET | 5,46 |
| -2 FLOOR | WALK IN ROBE | 2,15 |
| -3 FLOOR | GARAGE | 19,66 |
| -3 FLOOR | HALL | 38,31 |
| -3 FLOOR | TOILET | 3,12 |
| -3 FLOOR | WIR | 1,77 |
| -3 FLOOR | WIR | 4,94 |
| | | 133,04 m ² |

DUPLEX



PROJECT
 PROPOSED MULTIPLE RESIDENTIAL DEVELOPMENT LOT 5 SP 174609 24 GARDINER ROAD, WATERFORD, QUEENSLAND 4133
 CLIENT
 OXLEY TRADE PTY LTD ACN 646 012 231 Unit 1703, 20 The Esplanade, Surfers Paradise, QLD 4217
 DRAWING TITLE
 TYPE A UNIT A1 B1

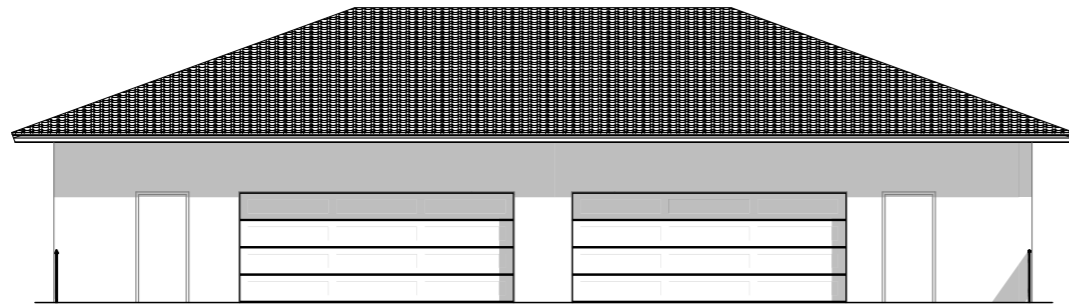


| | | |
|----------------|-------------------|-------------|
| SCALE 1:500 | DATE 08.05.22 | DRAWN AL |
| JOB NO 2203 | SHEET No DA-09 | ISSUE F |

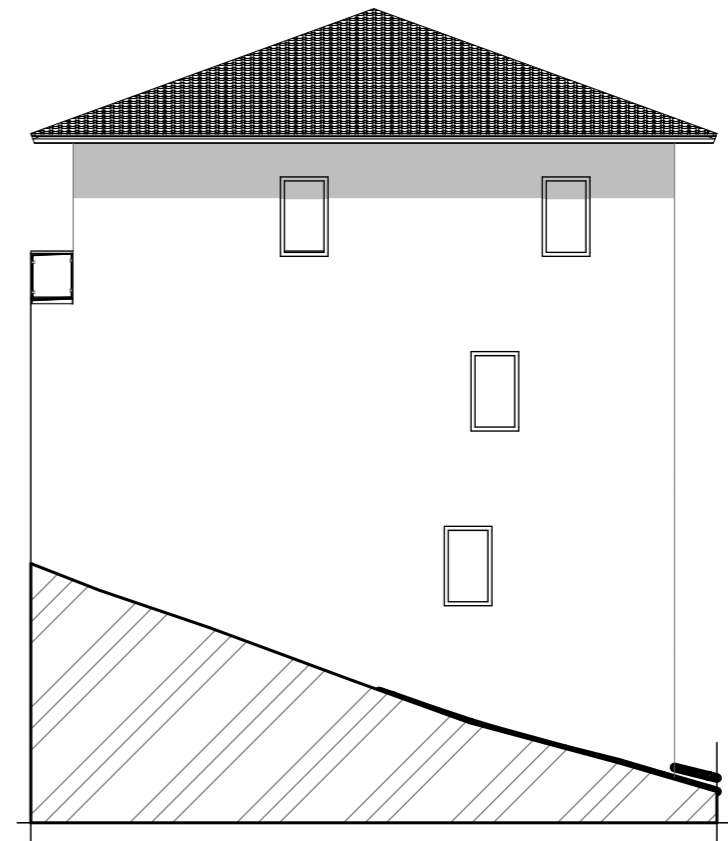
F-1 ELEVATION 1 1:142,86



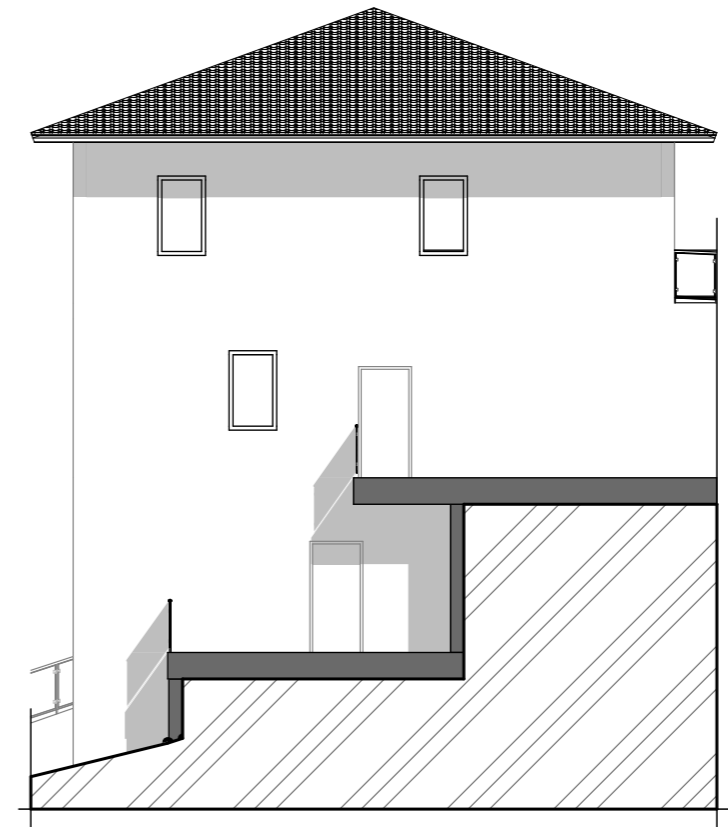
F-3 ELEVATION 3 1:142,86



F-2 ELEVATION 2 1:142,86



F-4 ELEVATION 4 1:142,86



- GENERAL NOTES**
1. CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
 2. ALL CONSTRUCTION IS TO COMPLY WITH BUILDING ACT 1975, STANDARD BUILDING REGULATION 1995, THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS + ALL CONTRACT DOCUMENTS.
 3. CONCRETE CONSTRUCTION IS TO COMPLY WITH AS3600:2018
 4. BLOCK BRICKWORK IS TO COMPLY WITH AS3700:2001
 5. TIMBER CONSTRUCTION IS TO COMPLY WITH AS1684.1 to 4 -1999
 6. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
 7. ELECTRONIC DATA IS NOT WARRANTED



PROJECT
 PROPOSED MULTIPLE RESIDENTIAL DEVELOPMENT LOT 5 SP 174609 24 GARDINER ROAD, WATERFORD, QUEENSLAND 4133
 CLIENT
 OXLEY TRADE PTY LTD ACN 646 012 231 Unit 1703, 20 The Esplanade, Surfers Paradise, QLD 4217
 DRAWING TITLE
 TYPE A UNIT 1-2 FASADE



| | | |
|----------------|-------------------|-------------|
| SCALE 1:500 | DATE 08.05.22 | DRAWN AL |
| JOB NO 2203 | SHEET No DA-10 | ISSUE F |