

REAL PROPERTY DESCRIPTION

LOT No. 1
PLAN No. SP 270446
PARISH DULONG
COUNTY CANNING
SITE 12,404 m2
AREA

PROPERTY INFORMATION

CLIMATE ZONE 2
WIND CLASS W41/N3
FLOOD PRONE NO
BUSHFIRE AREA YES
TERMITE AREA YES

SITE CLASSIFICATION

SITE CLASS TBA
SOIL REPORT BY TBA
REPORT # TBA

AUTHORITIES / CONSULTANTS

LOCAL COUNCIL SUNSHINE COAST
SURVEYOR TBA
STRUCTURAL ENG. TBA
GEOTECH ENG. TBA
BUILDING CERTIFIER TBA



1 North East Perspective



2 South West Perspective

SUNSHINE COAST REGIONAL COUNCIL

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MCU21/0057 22 Dec 2021



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Client
GEOFF & JENNY JOHNSON

Builder

Project
PROPOSED SHORT TERM ACCOMODATION
FARM STAY AND UNIT DEVELOPMENT

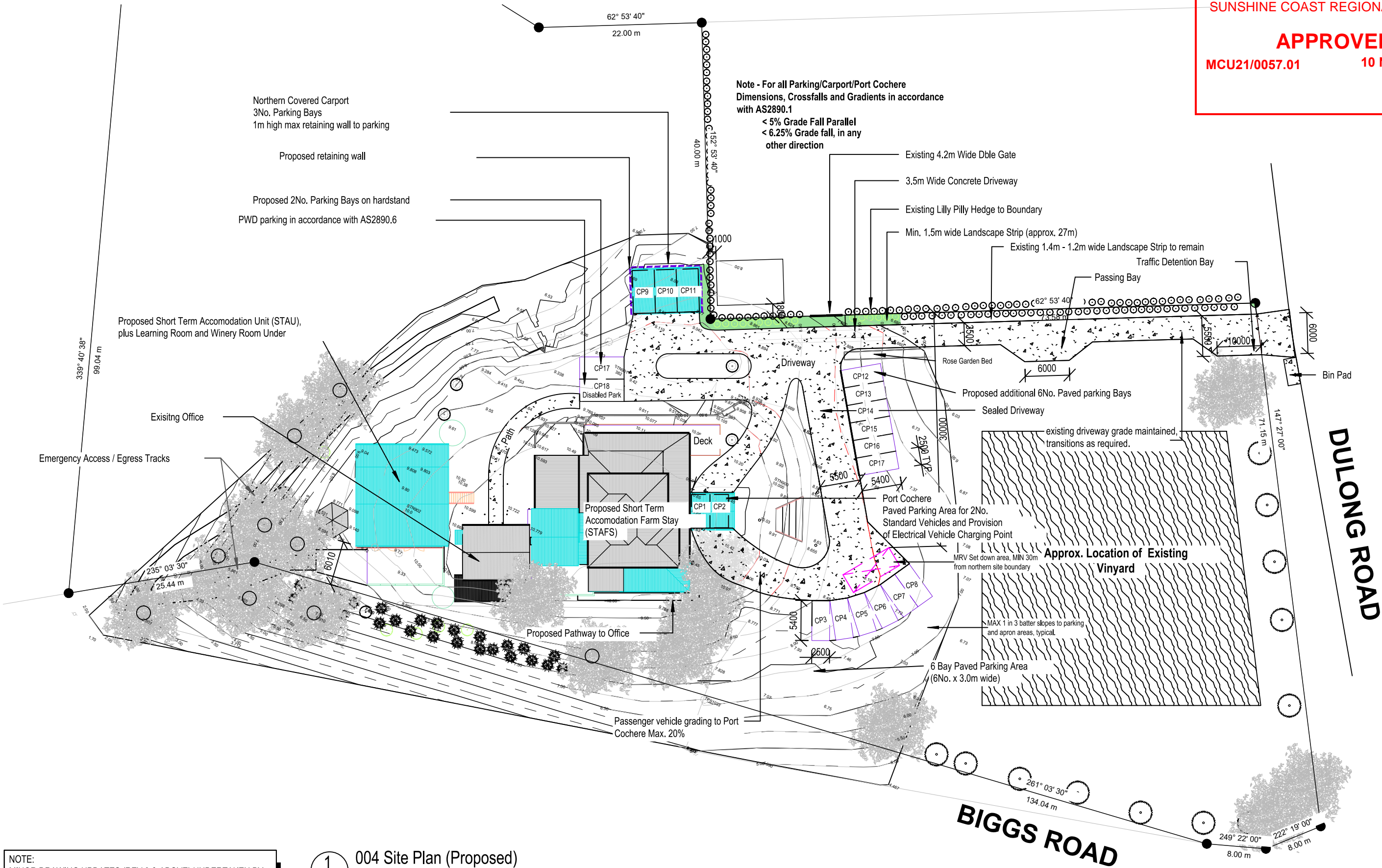
Address
416-420 Dulong Rd, Flaxton, QLD,
4560

Drawing
COVER SHEET

Stage
WORKING DRAWINGS

Scale 1 : 250
Date 07/02/20
Revision 2
Sheet # 01 / 51
Project # 180116

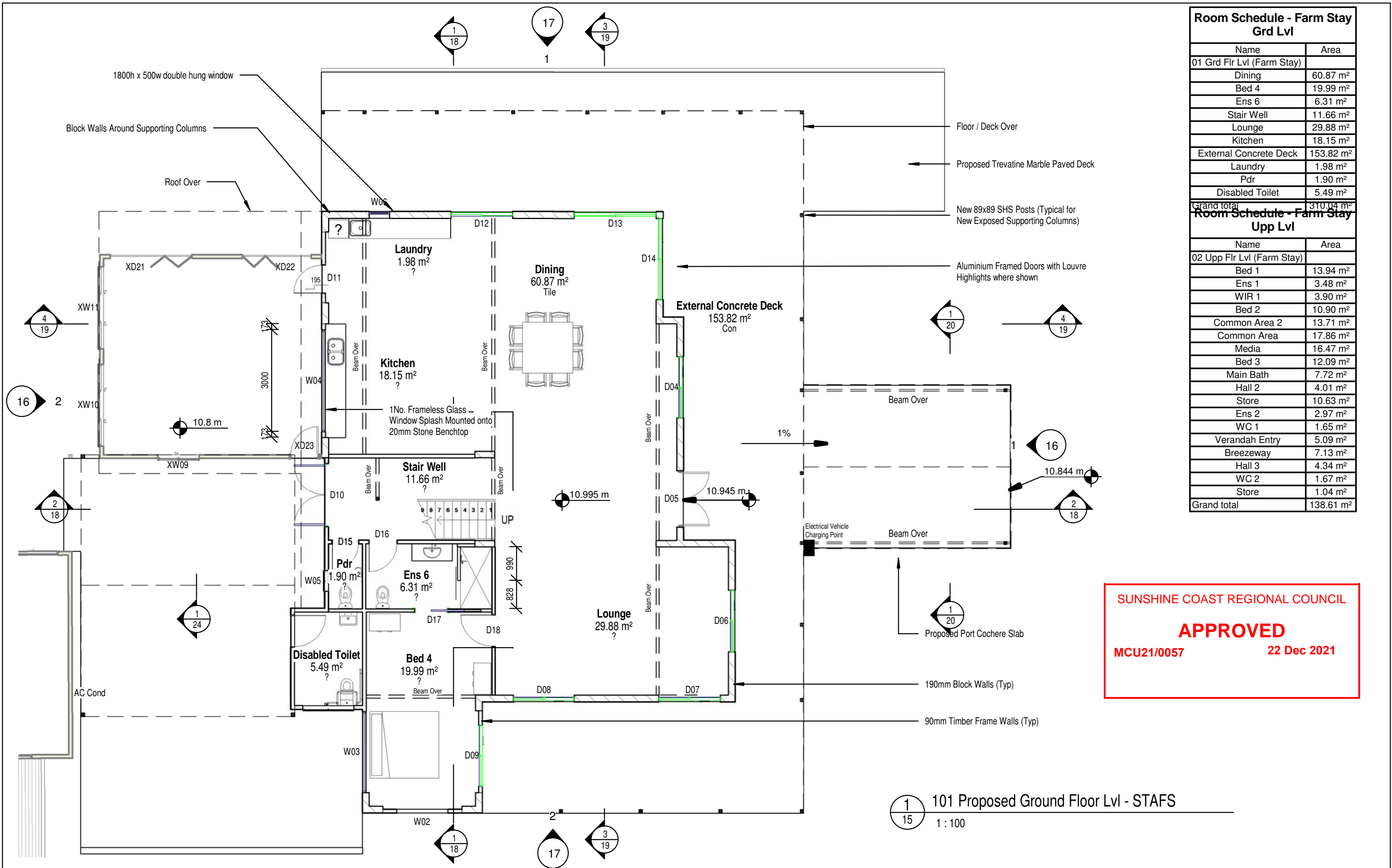
Rev	Description	Date
2	Revision 2	07/02/20
1	DA Issue	16/04/18



NOTE:
MINOR DRAWING UPDATES (REV 3 & ABOVE) UNDERTAKEN BY
ARCOS GROUP, WITH APPROVAL FROM RUBIN DESIGNS. TO
ALIGN WITH COUNCIL PLAN AMENDMENTS.

1 004 Site Plan (Proposed)
1 : 500

<div>+61 (0)450 182 079 sam@rubindesigns.com.au 2a Clancy Crt. Diamond Valley Qld Australia 4553 ABN 11 627 711 335 QBCC 15179188</div>	<div>DO NOT SCALE. Figured dimensions only are to be taken from this drawing. All dimensions, bearings, existing services, mandatory council restraints/requirements and proposed levels are to be checked and verified on site by the builder/client prior to commencement of works. Any discrepancies must be communicated to the designer prior to commencement of works. All works must comply with NCC, local authority and all relevant geographical/wind category requirements. All cut and fill batters are indicative only and must be established and verified by the builder/client in relation to proposed slab and/or floor levels. These drawings are to be read in conjunction with other relevant consultants drawings and reports.</div>	<div>Client</div> <div>GEOFF & JENNY JOHNSON</div>	<div>Project</div> <div>PROPOSED SHORT TERM ACCOMMODATION FARM STAY AND UNIT DEVELOPMENT</div>	<div>Drawing</div> <div>PROPOSED SITE PLAN</div>	<div>Scale</div> <div>1 : 500</div>	<div>Rev</div> <div>4</div> <div>Council Requested Updates</div> <div>01/11/22</div>
		<div>Builder</div>	<div>Address</div> <div>416-420 Dulong Rd, Flaxton, QLD, 4560</div>	<div>Stage</div> <div>WORKING DRAWINGS</div>	<div>Date</div> <div>01/11/22</div>	<div>3</div> <div>Plan Amendments</div> <div>04/10/22</div>
					<div>Revision</div> <div>4</div>	<div>2</div> <div>Revision 2</div> <div>07/02/20</div>
					<div>Sheet #</div> <div>06 / 51</div>	<div>1</div> <div>DA Issue</div> <div>16/04/18</div>
					<div>Project #</div> <div>180116</div>	

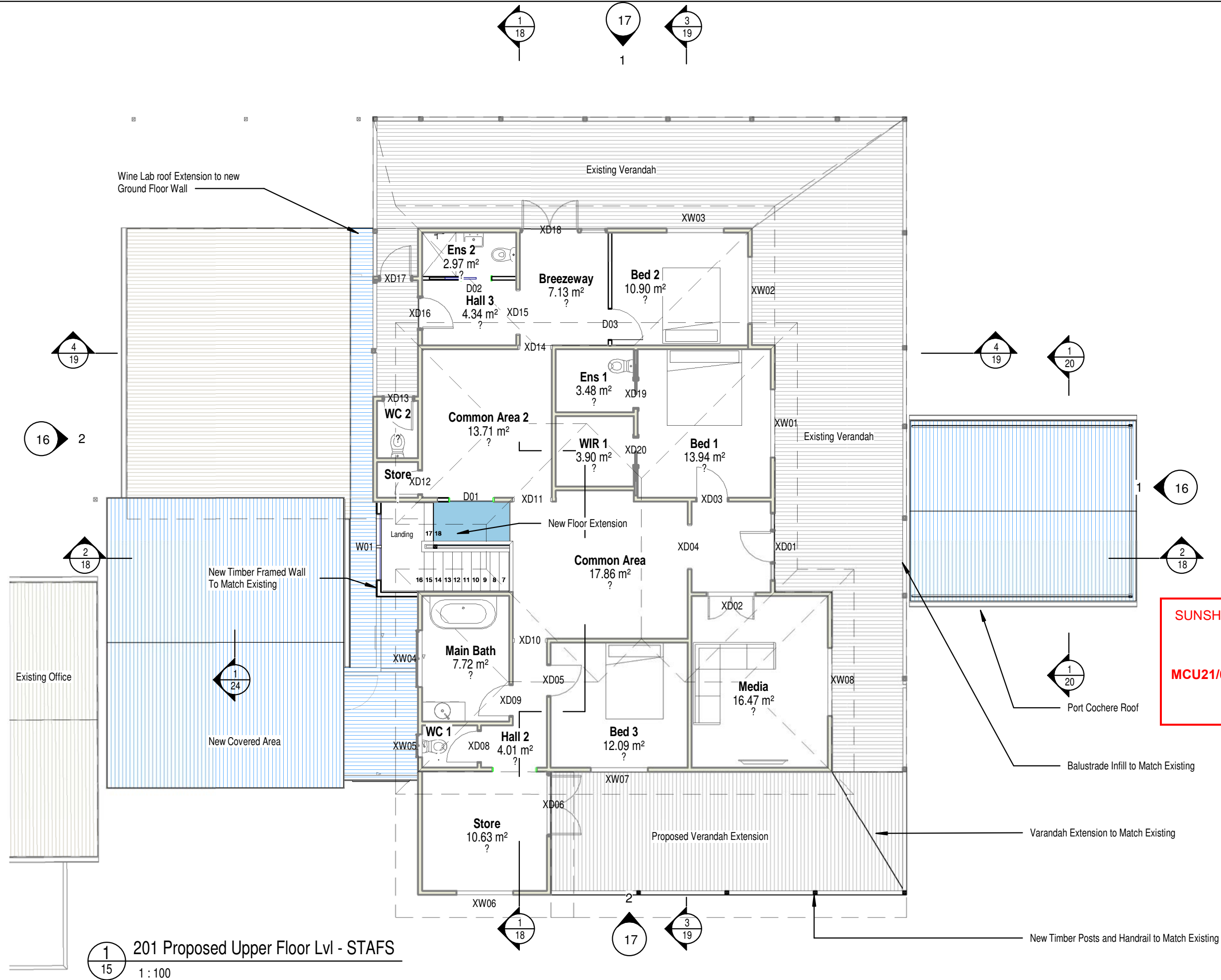


Room Schedule - Farm Stay Grd Lvl		
Name	Area	
01 Grd Flr Lvl (Farm Stay)		
Dining	60.87 m ²	
Bed 4	19.99 m ²	
Ens 6	6.31 m ²	
Stair Well	11.66 m ²	
Lounge	29.88 m ²	
Kitchen	18.15 m ²	
External Concrete Deck	153.82 m ²	
Laundry	1.98 m ²	
Pdr	1.90 m ²	
Disabled Toilet	5.49 m ²	
Grand total	310.04 m ²	
Room Schedule - Farm Stay Upp Lvl		
Name	Area	
02 Upp Flr Lvl (Farm Stay)		
Bed 1	13.94 m ²	
Ens 1	3.48 m ²	
WIR 1	3.90 m ²	
Bed 2	10.90 m ²	
Common Area 2	13.71 m ²	
Common Area	17.86 m ²	
Media	16.47 m ²	
Bed 3	12.09 m ²	
Main Bath	7.72 m ²	
Hall 2	4.01 m ²	
Store	10.63 m ²	
Ens 2	2.97 m ²	
WC 1	1.65 m ²	
Verandah Entry	5.09 m ²	
Breezeway	7.13 m ²	
Hall 3	4.34 m ²	
WC 2	1.67 m ²	
Store	1.04 m ²	
Grand total	138.61 m ²	

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Room Schedule - Farm Stay Grd Lvl	
Name	Area
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Bed 4	19.99 m ²
Ens 6	6.31 m ²
Stair Well	11.66 m ²
Lounge	29.88 m ²
Kitchen	18.15 m ²
External Concrete Deck	153.82 m ²
Laundry	1.98 m ²
Pdr	1.90 m ²
Disabled Toilet	5.48 m ²
Grand total	310.04 m ²
Room Schedule - Farm Stay Uppl Lvl	
Name	Area
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Bed 1	13.94 m ²
Ens 1	3.48 m ²
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Bed 2	10.90 m ²
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Common Area	17.86 m ²
Media	16.47 m ²
Bed 3	12.09 m ²
Main Bath	7.72 m ²
Hall 2	4.01 m ²
Store	10.63 m ²
Ens 2	2.97 m ²
WC 1	1.65 m ²
Verandah Entry	5.09 m ²
Breezeway	7.13 m ²
Hall 3	4.34 m ²
WC 2	1.67 m ²
Store	1.04 m ²
Grand total	138.61 m ²

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201 Proposed Upper Floor Lvl - STAFS

1 : 100



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GEOFF & JENNY JOHNSON
Builder

Project
PROPOSED SHORT TERM ACCOMODATION
FARM STAY AND UNIT DEVELOPMENT
Address
416-420 Dulong Rd, Flaxton, QLD,
4560

Drawing
UPPER FLR PLAN - STA FARM
STAY
Stage
WORKING DRAWINGS

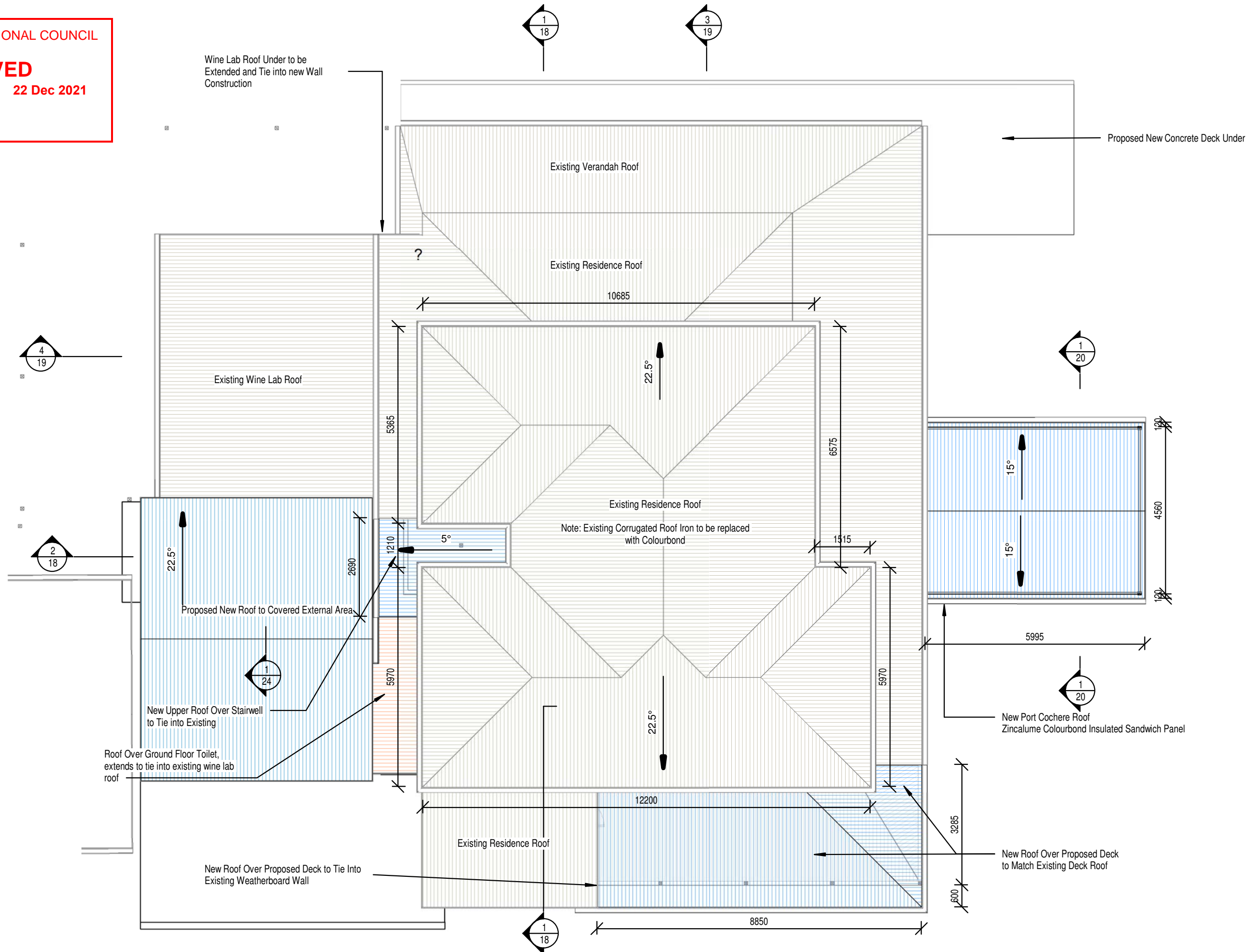
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 FARM STAY AND UNIT DEVELOPMENT

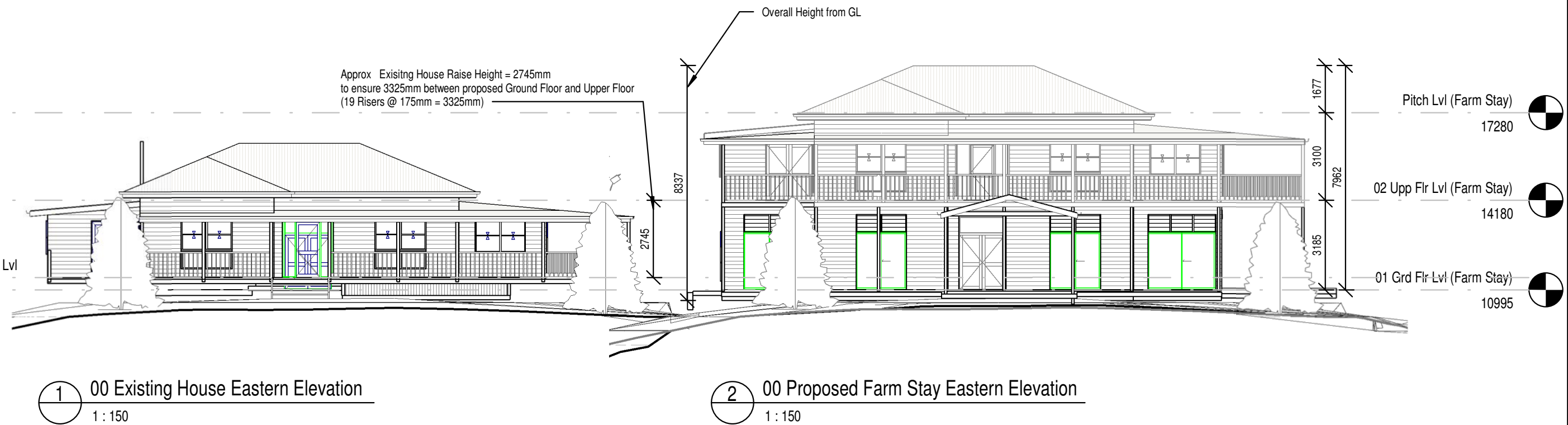
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Drawing
 ROOF PLAN - FARM STAY

Stage
 WORKING DRAWINGS

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Project
PROPOSED SHORT TERM ACCOMODATION
FARM STAY AND UNIT DEVELOPMENT

Address
416-420 Dulong Rd, Flaxton, QLD,
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Drawing
BUILDING RAISE ELEVATION

Stage
WORKING DRAWINGS

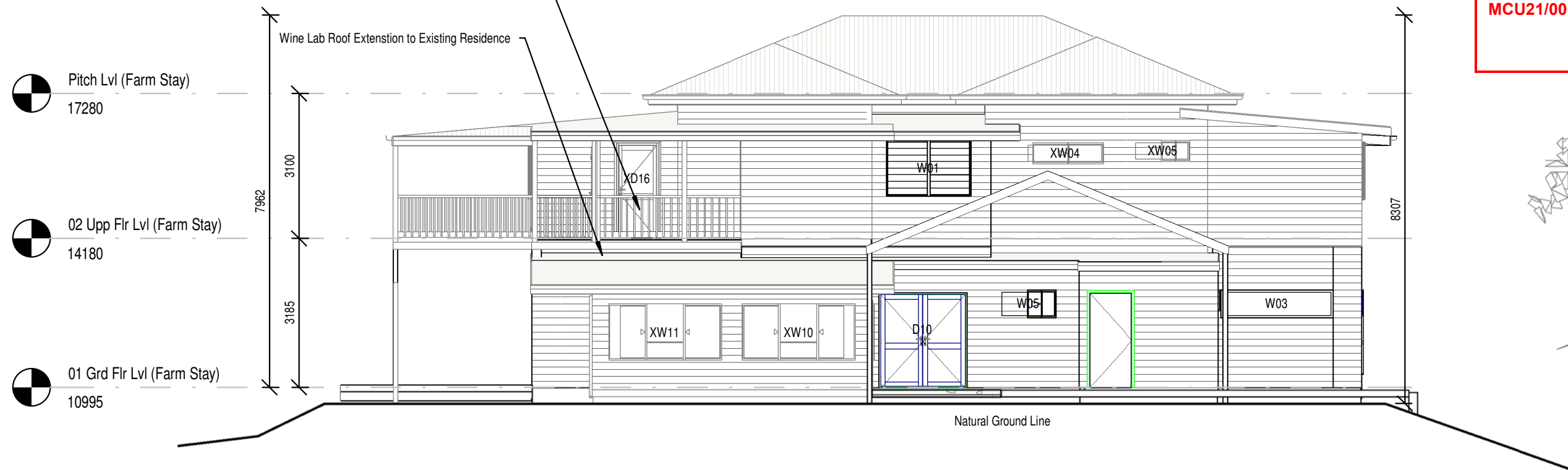
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Date 07/02/20
Revision 2
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1
09
Farm Stay Eastern Elevation
1 : 100

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2
09
Farm Stay Western Elevation
1 : 100



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PROPOSED SHORT TERM ACCOMODATION
FARM STAY AND UNIT DEVELOPMENT
Address
416-420 Dulong Rd, Flaxton, QLD,
4560

Drawing
ELEVATIONS - FARM STAY
Stage
WORKING DRAWINGS

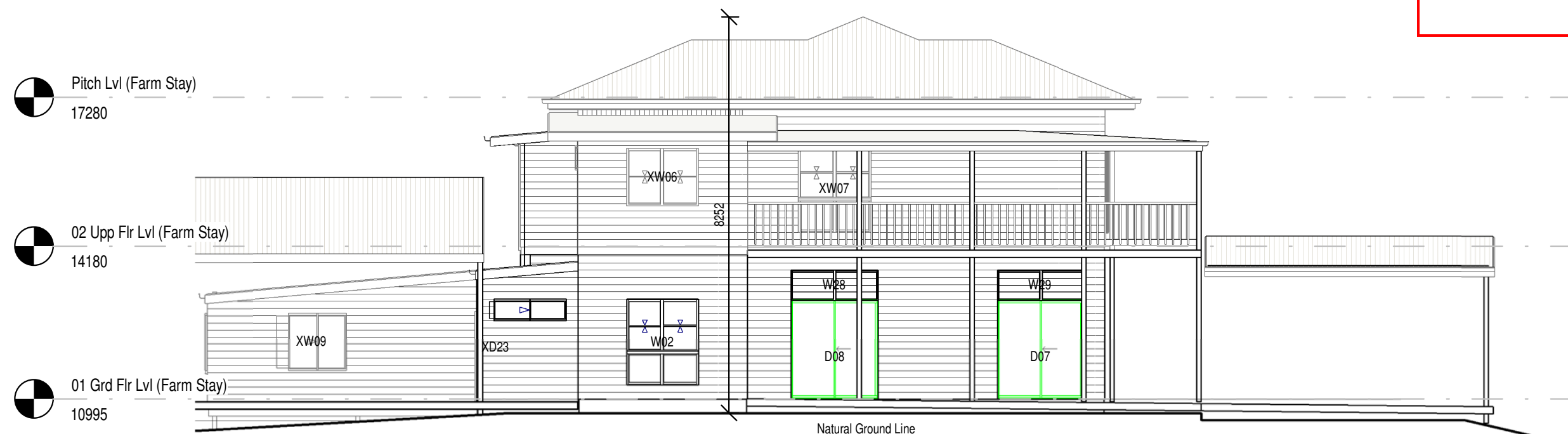
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1 Farm Stay Northern Elevation
09 1 : 100

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2 Farm Stay Southern Elevation
09 1 : 100



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FARM STAY AND UNIT DEVELOPMENT

Address
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Drawing
ELEVATIONS - FARM STAY

Stage
WORKING DRAWINGS

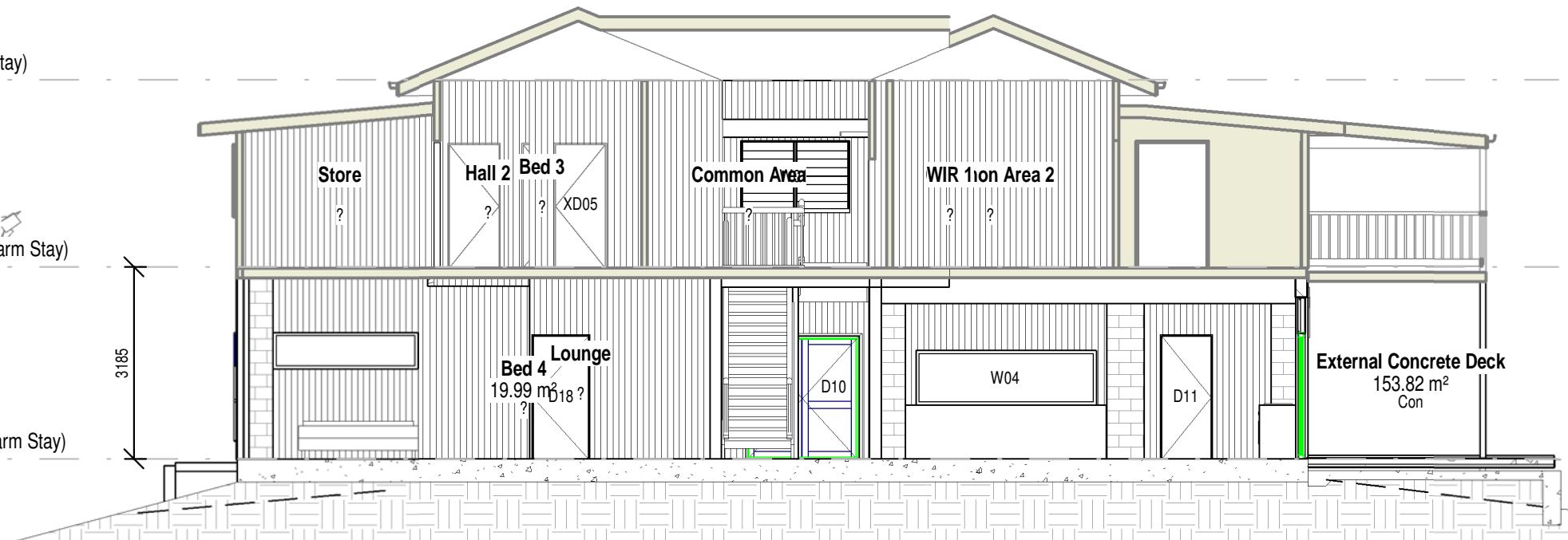
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Date 07/02/20
Revision 2
Sheet # 17 / 51
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2	Revision 2	07/02/20
1	DA Issue	16/04/18

Pitch Lvl (Farm Stay)
17280

02 Upp Flr Lvl (Farm Stay)
14180

01 Grd Flr Lvl (Farm Stay)
10995



1
09 Section 1 - STA Farm Stay
1 : 100

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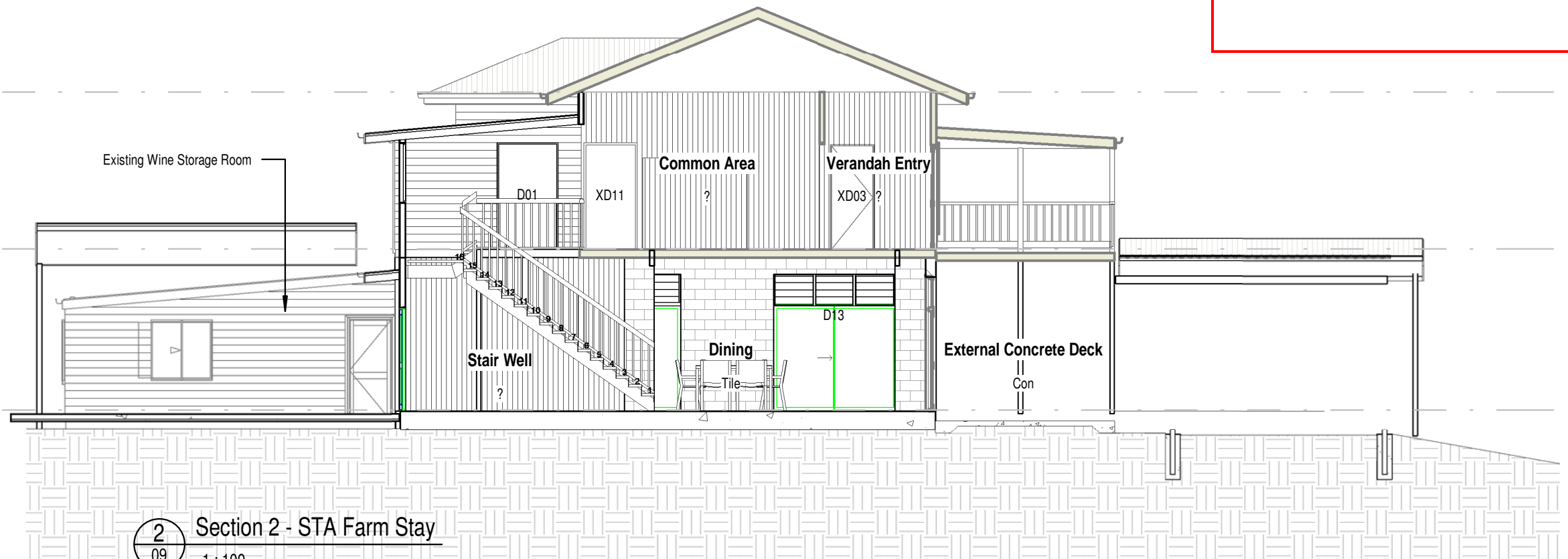
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Pitch Lvl (Farm Stay)
17280

02 Upp Flr Lvl (Farm Stay)
14180

01 Grd Flr Lvl (Farm Stay)
10995



2
09 Section 2 - STA Farm Stay
1 : 100



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Project
PROPOSED SHORT TERM ACCOMODATION
FARM STAY AND UNIT DEVELOPMENT

Address
416-420 Dulong Rd, Flaxton, QLD,
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Drawing
SECTIONS

Stage
WORKING DRAWINGS

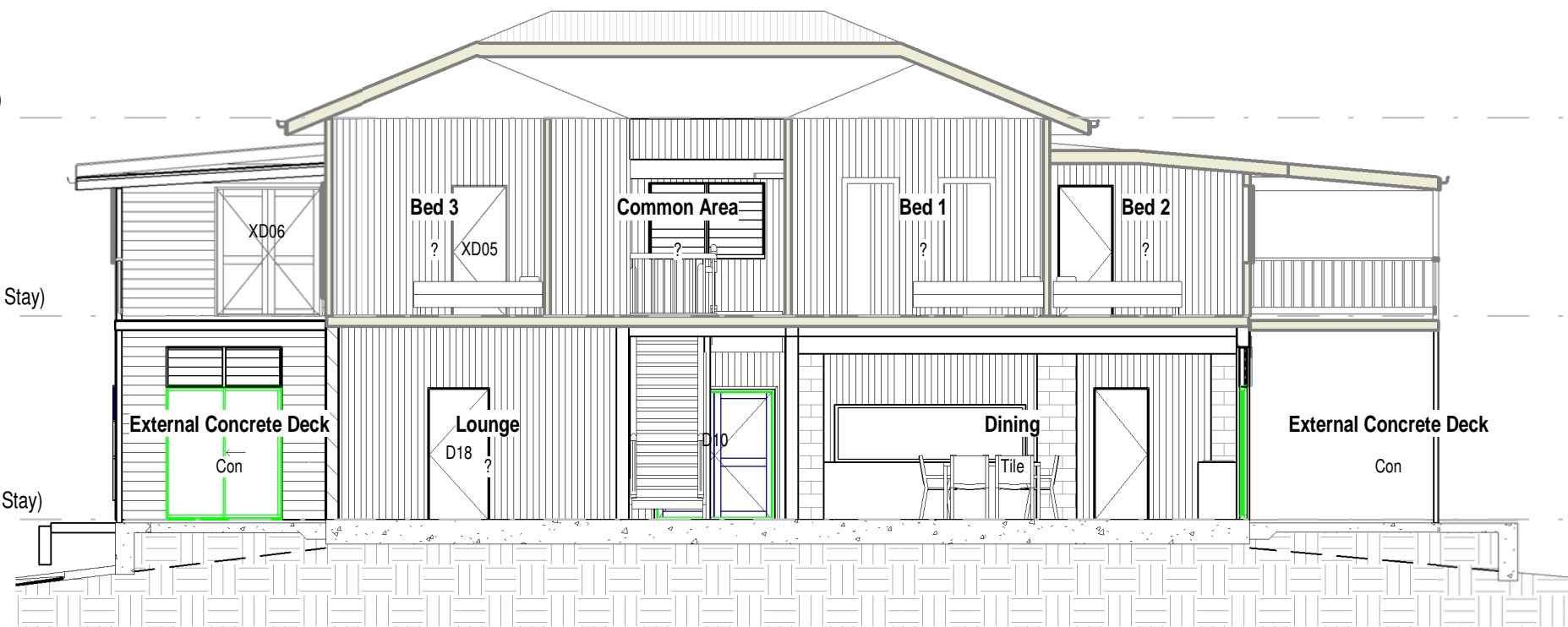
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Revision 2
Sheet # 18 / 51
Project # 180116

Rev	Description	Date
2	Revision 2	07/02/20
1	DA Issue	16/04/18

Pitch Lvl (Farm Stay)
17280

02 Upp Flr Lvl (Farm Stay)
14180

01 Grd Flr Lvl (Farm Stay)
10995

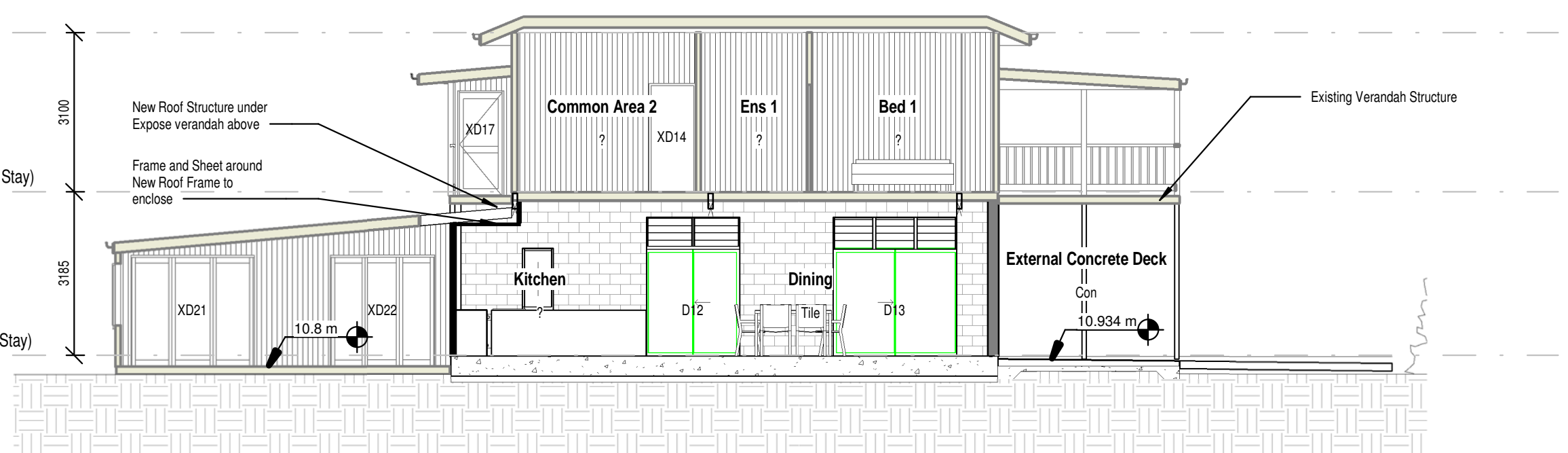


3
09 Section 3 - STA Farm Stay
1 : 100

Pitch Lvl (Farm Stay)
17280

02 Upp Flr Lvl (Farm Stay)
14180

01 Grd Flr Lvl (Farm Stay)
10995



4
09 Section 4 - STA Farm Stay
1 : 100

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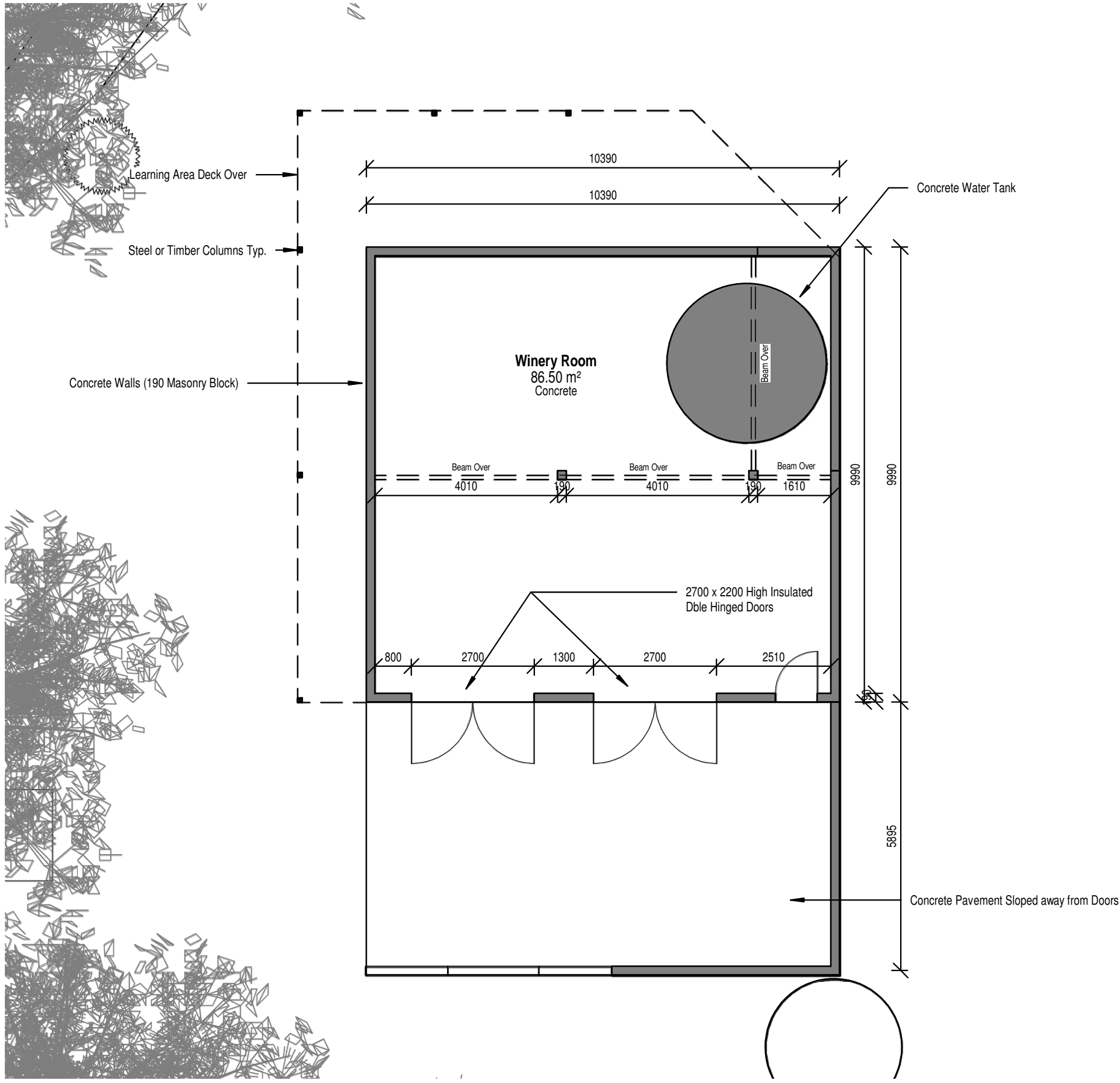
Client
GEOFF & JENNY JOHNSON
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Project
PROPOSED SHORT TERM ACCOMODATION
FARM STAY AND UNIT DEVELOPMENT
Address
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Drawing
SECTIONS
Stage
WORKING DRAWINGS

Scale 1 : 100
Date 07/02/20
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Sheet # 19/51
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Room Schedule - Winery Area	
Name	Area
Winery Room	
Winery Room	86.50 m ²
Grand total	86.50 m ²

1 501 Winery Level Floor Plan (New Building)
35 1 : 100

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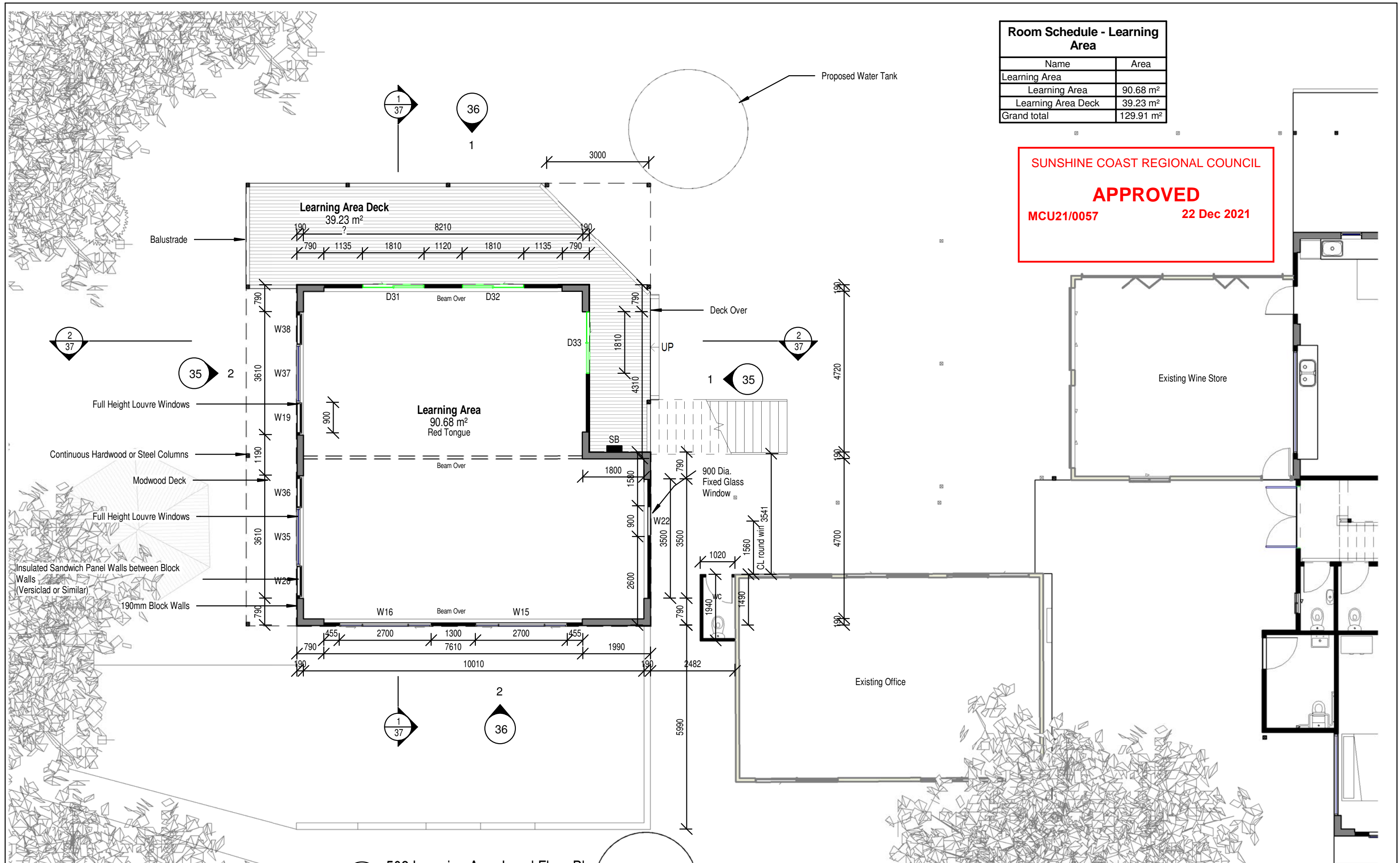
Room Schedule - Learning Area	
Name	Area
Learning Area	90.68 m ²
Learning Area Deck	39.23 m ²
Grand total	129.91 m ²

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1
24 502 Learning Area Level Floor Plan
1 : 100



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PROPOSED SHORT TERM ACCOMODATION
FARM STAY AND UNIT DEVELOPMENT
Address
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Drawing
LEARNING AREA FLOOR PLAN

Stage
WORKING DRAWINGS

Scale 1 : 100
Date 07/02/20
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2	Revision 2	07/02/20

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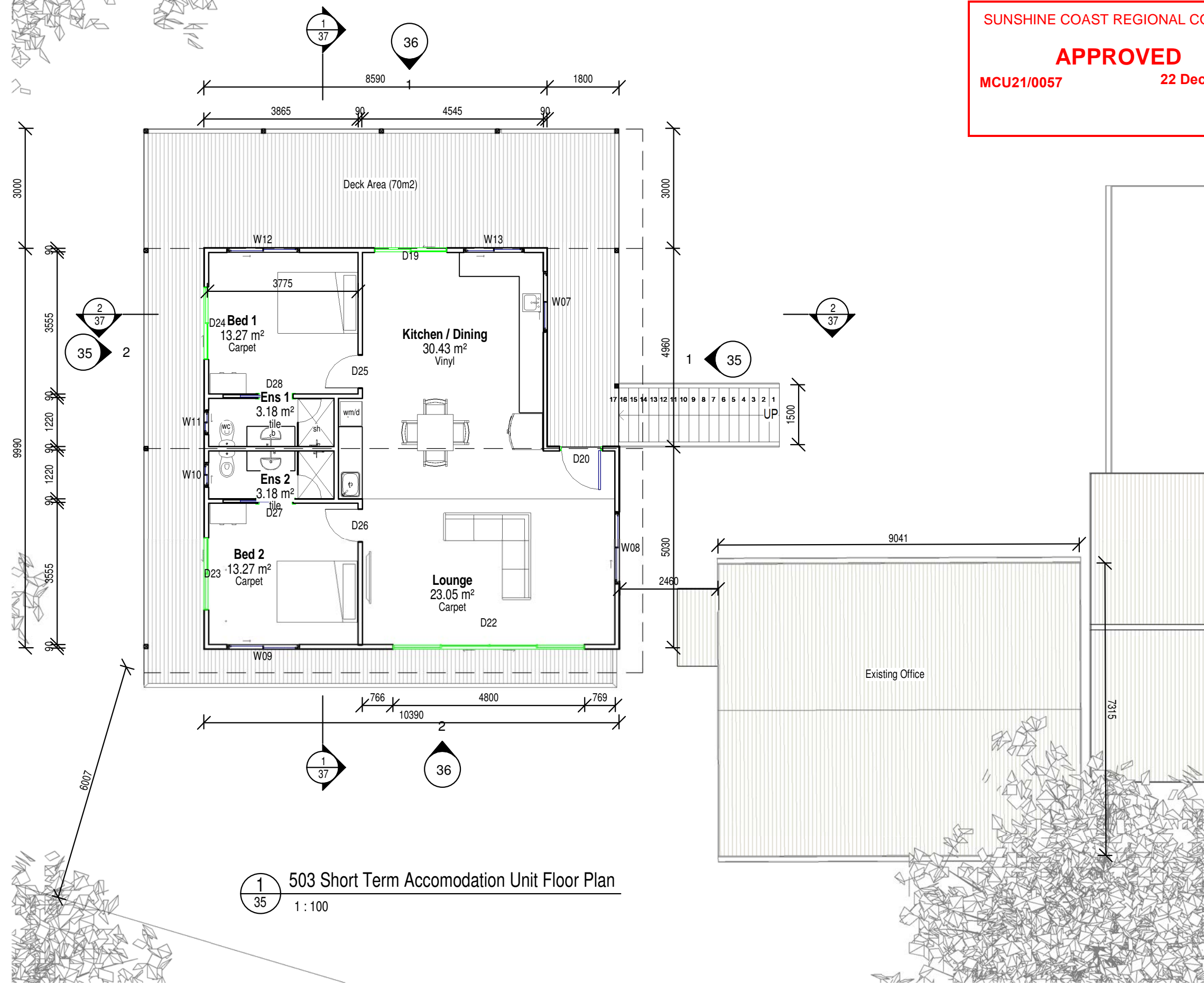
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Room Schedule - Short Term Accom

Name	Area
STA Floor Lvl	
Bed 1	13.27 m ²
Kitchen / Dining	30.43 m ²
Lounge	23.05 m ²
Bed 2	13.27 m ²
Ens 2	3.18 m ²
Ens 1	3.18 m ²
Grand total	86.39 m ²



503 Short Term Accommodation Unit Floor Plan
1 : 100



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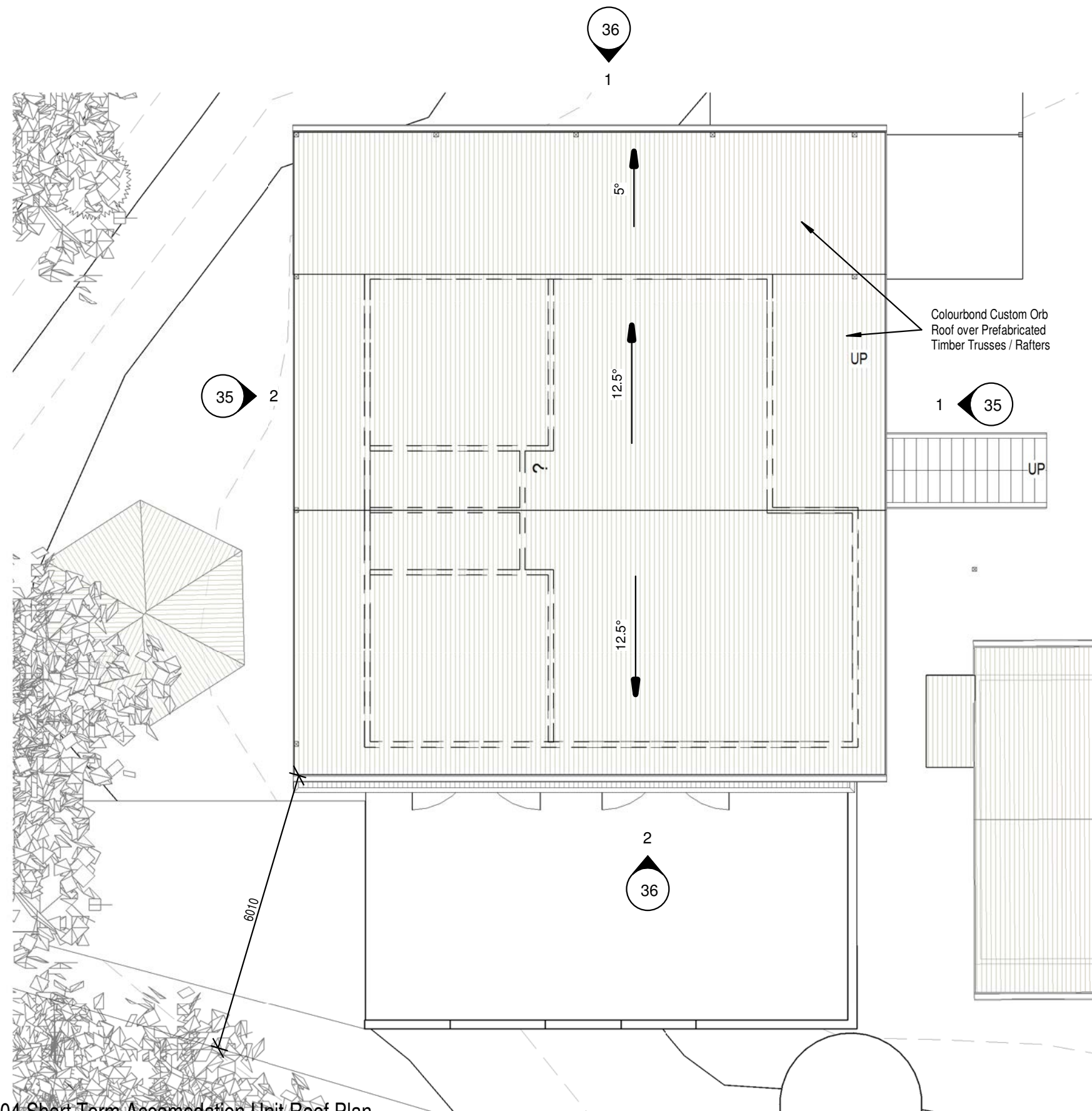
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PROPOSED SHORT TERM ACCOMMODATION
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Drawing
SHORT TERM ACCOM - FLOOR
PLAN
Stage
WORKING DRAWINGS

Scale 1 : 100
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1 35 504 Short Term Accommodation Unit Roof Plan
1 : 100



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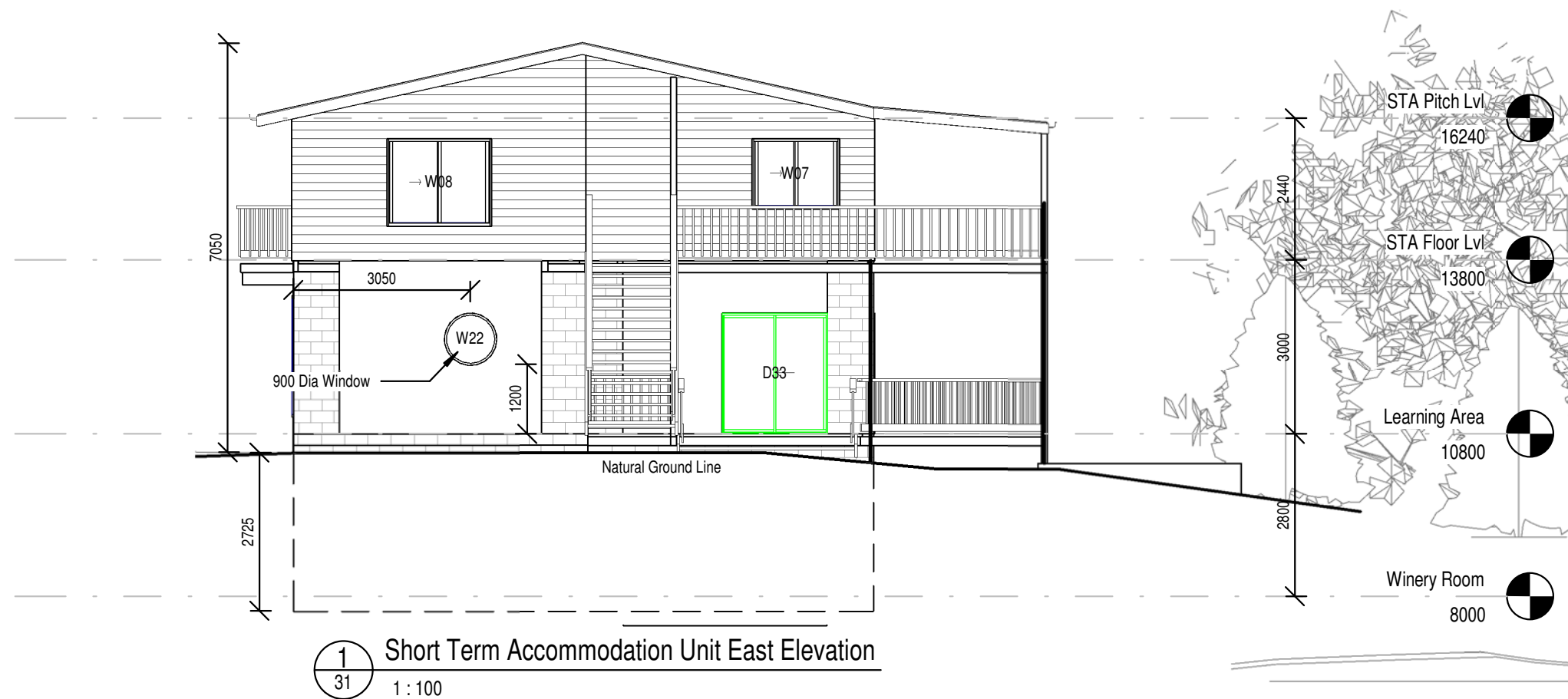
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Drawing
SHORT TERM ACCOM - ROOF
PLAN
Stage
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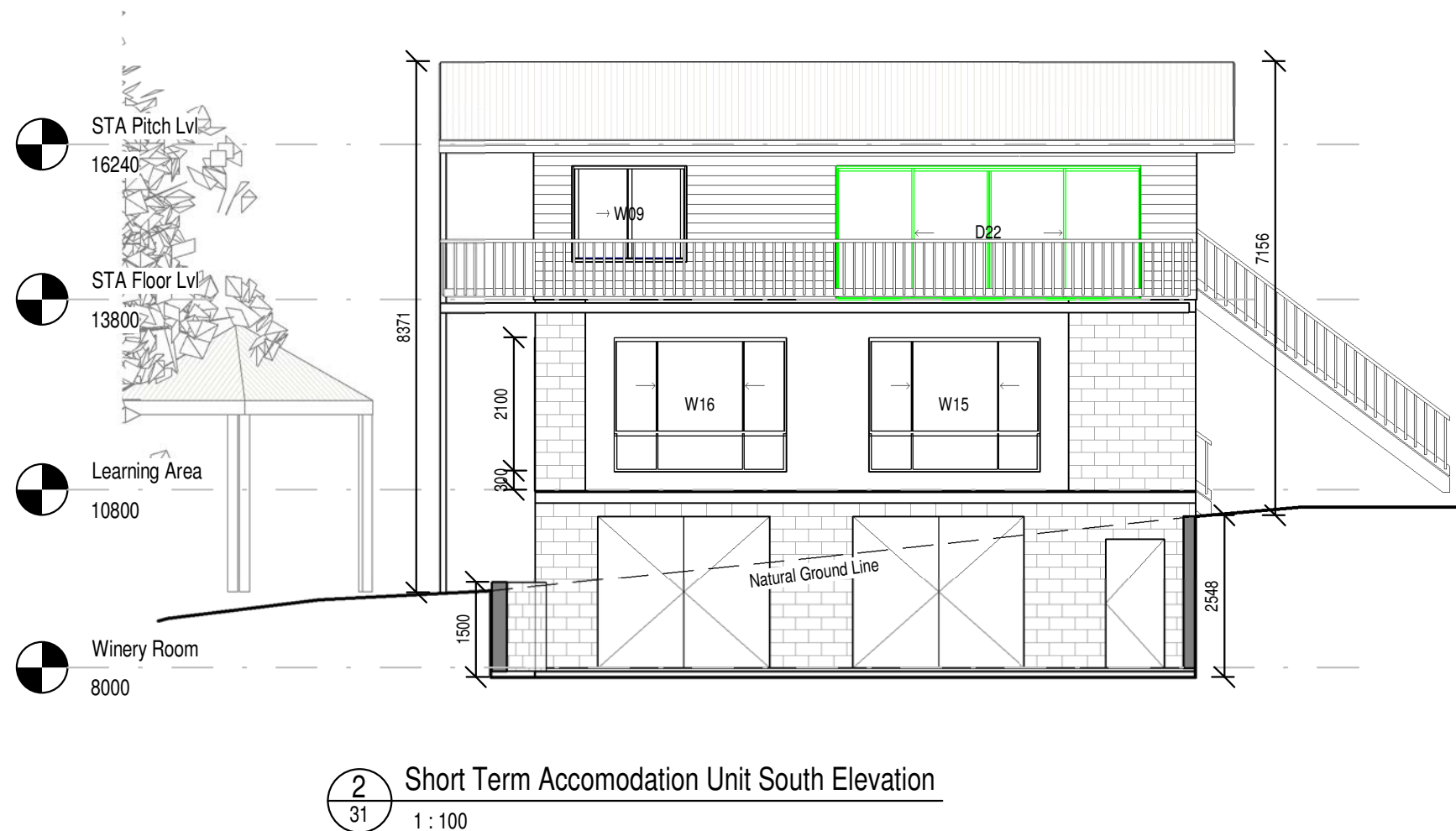
Project
PROPOSED SHORT TERM ACCOMODATION
FARM STAY AND UNIT DEVELOPMENT

Address
416-420 Dulong Rd, Flaxton, QLD,
4560

Drawing
**SHORT TERM ACCOMODATION
UNIT ELEVATIONS**
Stage
WORKING DRAWINGS

Scale 1 : 100
Date 07/02/20
Revision 2
Sheet # 35 / 51
Project # 180116

Rev	Description	Date
2	Revision 2	07/02/20
1	DA Issue	16/04/18



SUNSHINE COAST REGIONAL COUNCIL

APPROVED

MCU21/0057 22 Dec 2021



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QBCC 15179188

DO NOT SCALE. Figured dimensions only are to be taken from this drawing. All dimensions, bearings, existing services, mandatory council restraints/requirements and proposed levels are to be checked and verified on site by the builder/client prior to commencement of works. Any discrepancies must be communicated to the designer prior to commencement of works. All works must comply with NCC, local authority and all relevant geographical/wind category requirements. All cut and fill batters are indicative only and must be established and verified by the builder/client in relation to proposed slab and/or floor levels. These drawings are to be read in conjunction with other relevant consultants drawings and reports.

Client
GEOFF & JENNY JOHNSON

Builder

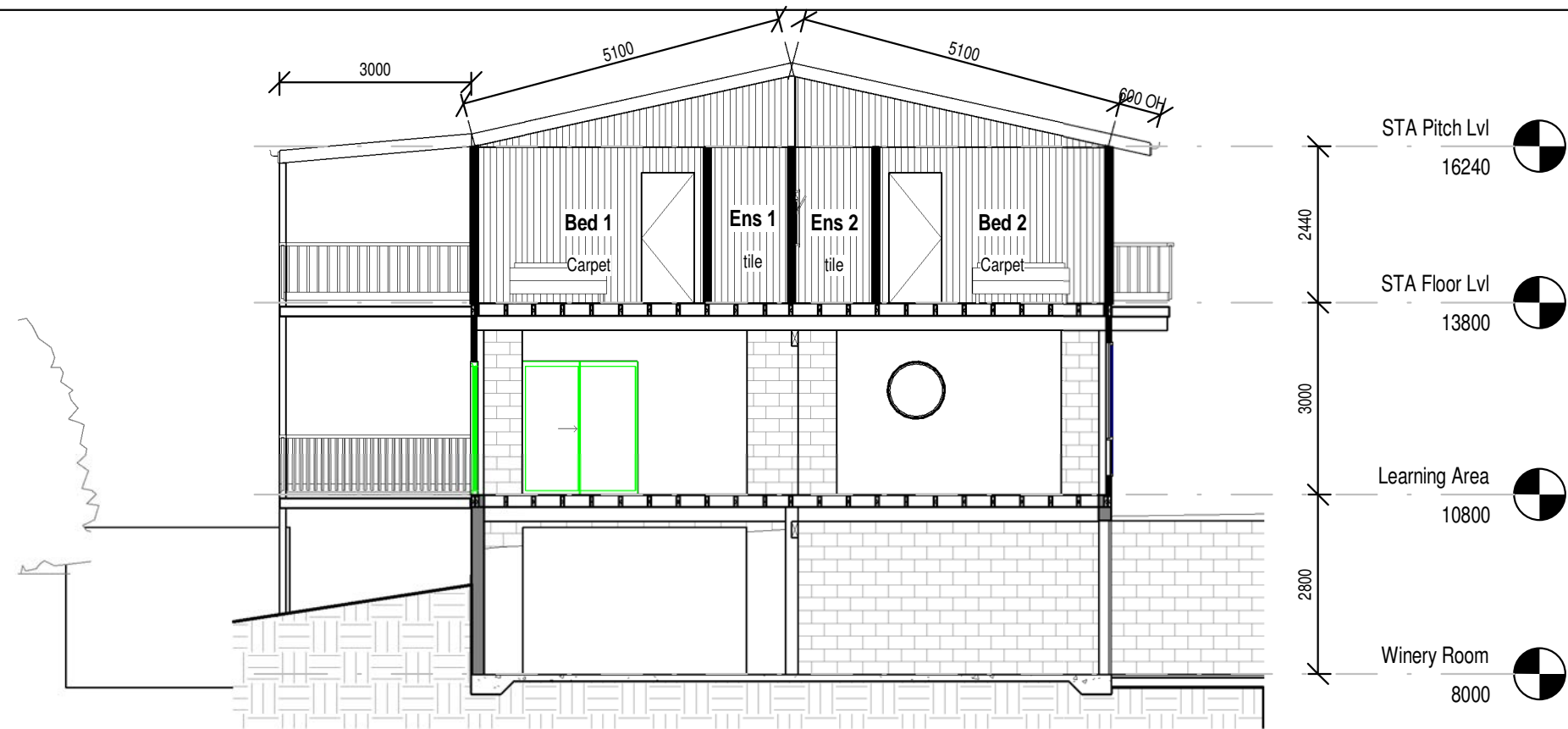
Project
PROPOSED SHORT TERM ACCOMODATION
FARM STAY AND UNIT DEVELOPMENT

Address
416-420 Dulong Rd, Flaxton, QLD,
4560

Drawing
SHORT TERM ACCOMODATION
ELEVATIONS
Stage
WORKING DRAWINGS

Scale 1 : 100
Date 07/02/20
Revision 2
Sheet # 36 / 51
Project # 180116

Rev	Description	Date
2	Revision 2	07/02/20
1	DA Issue	16/04/18

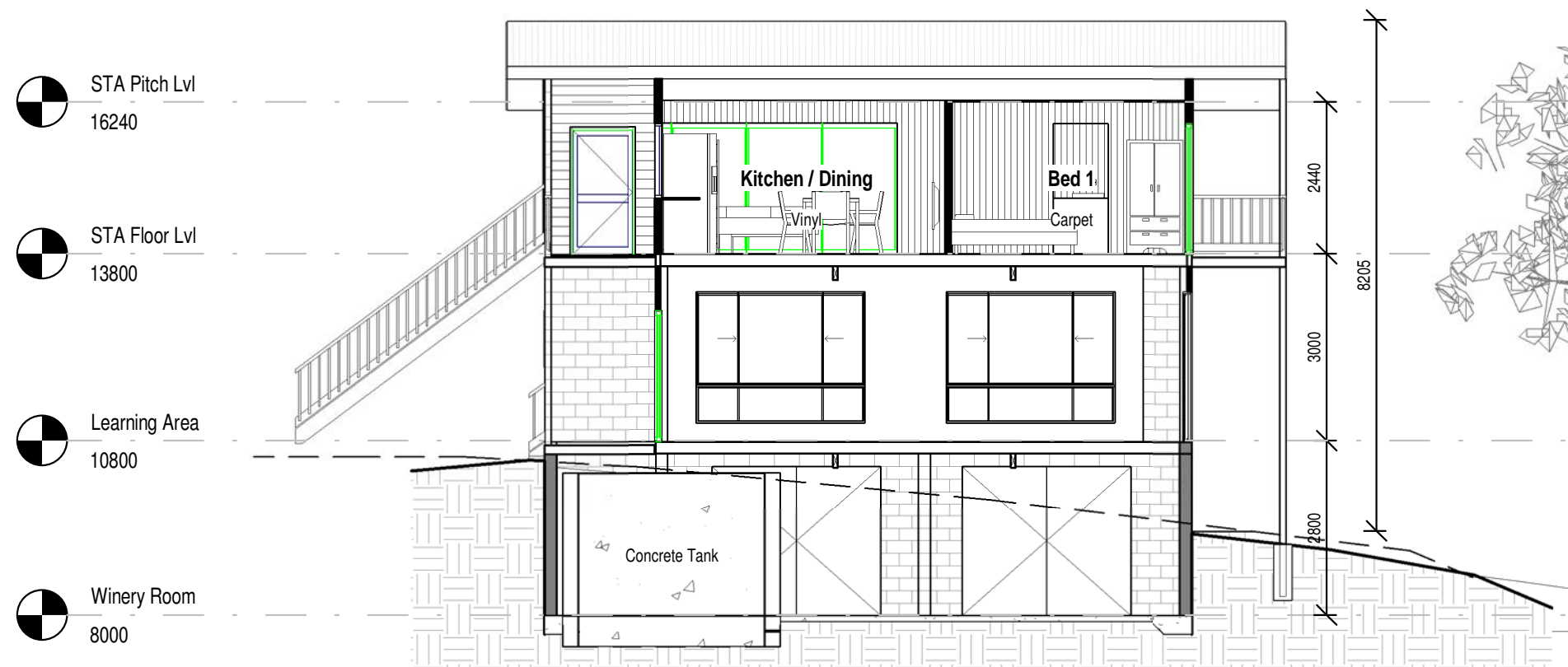


1
31 Section 1 - Short Term Accommodation Unit
1 : 100

SUNSHINE COAST REGIONAL COUNCIL

APPROVED

MCU21/0057 22 Dec 2021



2
31 Section 2 - Short Term Accommodation Unit
1 : 100



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Builder

Project
PROPOSED SHORT TERM ACCOMODATION
FARM STAY AND UNIT DEVELOPMENT

Address
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4560

Drawing
SHORT TERM ACCOMODATION
SECTIONS
Stage
WORKING DRAWINGS

Scale 1 : 100
Date 07/02/20
Revision 2
Sheet # 37 / 51
Project # 180116

Rev	Description	Date
2	Revision 2	07/02/20
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