

11 November 2019

Our ref: P519-113

Your ref: Certificate (Doc ID: 911199)

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4873

via email: Neil.Beck@douglas.qld.gov.au

Att: Neil Beck

Dear Neil,

Silky Oaks Lodge, 423 Finlayvale Road, Finlayvale (Lots 3 & 4 CP881013)

Following the ongoing discussions in relation to Silky Oaks Lodge, I am pleased to provide the attached application for Minor Change in relation to proposed development at Silky Oaks Lodge, Finlayvale.

The relevant information for the application is:

Applicant: Silky Oaks Lodge Pty Ltd
c/- Planz Town Planning Pty Ltd

Mailing address: PO Box 181
Edge Hill QLD 4870

Landowner: Llaud Property Trust

Application Fee: \$450.00

If you require any further information please do call me.

Yours sincerely



Susie Lord
Planz Town Planning

Att:

1. DA Form 5 – Change Application
2. Planning Report
3. Proposal Plans

Change application form

Planning Act Form 5 (version 1.1 effective 22 JUNE 2018) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an 'other' change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Baillie Lodges c/- Hunt Design
Contact name <i>(only applicable for companies)</i>	C/- Planz Town Planning
Postal address <i>(P.O. Box or street address)</i>	PO Box 181
Suburb	Edge Hill
State	Qld
Postcode	4870
Country	Australia
Email address <i>(non-mandatory)</i>	info@planztp.com
Mobile number <i>(non-mandatory)</i>	0447 323 384
Applicant's reference number(s) <i>(if applicable)</i>	P519-113

2) Owner's consent - Is written consent of the owner required for this change application?

Note: section 79(1A) of the *Planning Act 2016* states the requirements in relation to owner's consent.

- Yes – the written consent of the owner(s) is attached to this change application
 No

PART 2 – LOCATION DETAILS

3) Location of the premises *(complete 3.1 or 3.2), and 3.3 as applicable)*

3.1) Street address and lot on plan

- Street address **AND** lot on plan *(all lots must be listed), or*
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises *(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).*

a)	Unit No.	Street No.	Street Name and Type	Suburb
		423	Finlayvale Road	Finlayvale
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)
	4873	4	CP881013	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
			Finlayvale Road	Finlayvale
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)
	4873	3	CP881013	Douglas Shire Council

3.2) Coordinates of premises *(appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)*

Note: Place each set of coordinates in a separate

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) <i>(if applicable)</i>
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

Coordinates of premises by easting and northing



Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- Additional premises relevant to the original development approval and their details have been attached in a schedule to this application
 Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

Douglas Shire Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	TPC735	21 September 1993	Douglas Shire Council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Changing a development approval to allow for the replacement of 3 cabins with one larger cabin, and refurbishments to main lodge building

6.2) What type of change does this application propose?

- Minor change application – proceed to Part 5
 Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application

- No – proceed to Part 7
 Yes – list all affected entities below and proceed to Part 7

Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.

Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: to complete this part it will be necessary for you to complete parts of DA Form 1 and in some instances parts of DA Form 2, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

- No
 Yes – complete Part 2 (Location details) of DA Form 1 as it relates to the additional premises is completed and provided with this application.

9) Development details

9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

- No – proceed to 11)
 Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 as these sections relate to the new or changed aspects of development are provided with this application.

9.2) Does the change application involve building work?

- No
 Yes – the completed Part 5 (Building work details) of DA Form 2 as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?

Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.

- No
 Yes – the completed Part 5 (Referral details) of DA Form 1 as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the [Referral checklist for building work](#) is also completed.

11) Information request under Part 3 of the DA Rules

- I agree to receive an information request if determined necessary for this change application
 I do not agree to accept an information request for this change application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- Part 7 of DA Form 1 is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) change application checklist

I have identified the:

responsible entity in 4); and

for a minor change, any affected entities; and

for an 'other' change all relevant referral requirement(s) in 10)

Note: See the *Planning Regulation 2017* for referral requirements

For an 'other' change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application

Yes

Yes

Not applicable

For an 'other' change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application Note: This includes any templates provided under 23.6 and 23.7 of DA Form 1 that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning report template .	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application Note: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see DA Forms Guide: Relevant plans .	<input checked="" type="checkbox"/> Yes

14) Applicant declaration

By making this change application, I declare that all information in this change application is true and correct.

Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application. All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:
such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
required by other legislation (including the *Right to Information Act 2009*); or
otherwise required by law.
This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 8 – FOR OFFICE USE ONLY

Date received: Reference number(s):

QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date received form sighted by assessment manager	
Name of officer who sighted the form	

Consent to the making of a development application under the *Planning Act 2016*

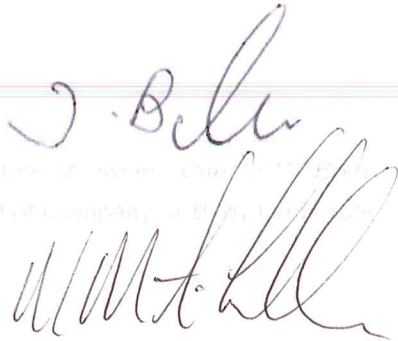
I / we: JAMES BAILLIE & MICHAEL MORET-LALLI

On behalf of: LLAUD MANAGEMENT PTY LTD ACN 630 374 168 as trustee for LLAUD SO PROPERTY TRUST

Of premises identified as: 423 Finlayvale Road, Finlayvale
Insert street address

Described as: Lot 3 CP881013 and Lot 4 CP881013
Insert Real Property Description

Consent to Planz Town Planning making applications for: Minor Change Application for refurbishments to Silky Oaks Lodge



7/11/2019

****Guide – To determine who is the owner of the land**

Landowner: The Person, Company, or Body Corporate shown on the rates notice or lease documents.

When there are multiple owners: The consent of each owner must be obtained.

When there are multiple lots: The consent of each of those landowners is required.

When the owner is a company: The company must consent to the application in accordance with Section 127 of The Corporations Act 2001

Easements: The consent of easement owners is not always required. This is considered on an application by application basis.

Leases: If the land leased to you from someone else, Council or State, the lessors (not you) of the land must give the owner's consent.

State owned land: If the land is state-owned land that is leased or subleased, The State as the lessor of the land must give owner's consent

Power of attorney: If power of attorney has been granted authorising another person to sign on the owner's behalf, a certified copy of the power of attorney is required to accompany the consent.



CHANGE APPLICATION (MINOR CHANGE)

MATERIAL CHANGE OF USE – NATURE BASED TOURISM
SILKY OAKS LODGE, 423 FINLAYVALE ROAD, FINLAYVALE
(LOTS 3 & 4 CP881013)

11 NOVEMBER 2019

PREPARED BY

PLANZ TOWN PLANNING PTY LTD

on behalf of

SILKY OAKS LODGE PTY LTD

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Application Summary

Application details	
Proposal	Change Application for a Minor Change
Applicant	Silky Oaks Lodge Pty Ltd C/- Planz Town Planning
Property Owner	Llaud Property Trust
Address	423 Finlayvale Road, Finlayvale
Real Property Description	Lot 3 CP881013 and Lot 4 CP881013
Lot Size	39,890m ²
Zone	Rural
Current Use	Silky Oaks Lodge
Referral Triggers	None
Approval No.	TPC817

1 PROPOSED DEVELOPMENT

1.1 Nature of the Proposal

This application is for a Change Application (minor change) relating to previous development permits over land located at 423 Finlayvale Road, Finlayvale described as Lot 4 CP881013, made pursuant to the *Planning Act* Chapter 3, Part 5, Division 2, Subdivision 2 Changes after appeal period.

The proposed development relates to the existing Silky Oaks Lodge resort development, located on the western bank of the Mossman River, shown below.



Figure 1: Locality map



Figure 2: Aerial view of site

The proposed change is in relation to the approved plans. In particular, the applicant seeks to demolish 3 existing cabins and replace these with one larger cabin; and undertake refurbishments to the existing main lodge. Refer attached plans.

The proposed new 2-bedroom 'Daintree Pavilion' cabin in lieu of three existing cabins would result in a change in gross floor area from approximately 123m² to 215m². Which in the context of the entire site is a 92m² increase in GFA on a site that has an estimated site cover of approx. 5,130m². The area under roof (including the deck) will be 537m², which is an increase of 327m² in the context of the overall site is still less than 6% change in area.

The proposed change is in relation to the approved plans. The minor change proposes:

- Demolition of 3 existing cabins, and construction of a single, larger cabin; and
- Refurbishments to main lodge to replace the roof resulting in no net increase in GFA,
- These works result in a total increase in GFA of 92m², which we consider minor.

Design Philosophy

The experience at Silky Oaks Lodge is expressed as 'Tranquillity in the Rainforest'. In redeveloping the Main Lodge, the design aims to provide a closer connection to the rainforest by increasing the verticality of the building envelope. The lightweight roof has been raised to float above the deck, changing the focus from the built form to one that focuses more on the vegetation and river below. Keeping the existing footprint was important to the owner, respecting and avoiding any damage to the natural geological landform. The lodge was considered more to be an open space with protection rather than an enclosure. To achieve this, a thin folding roof and simple lightweight materials have been used to retain a Queensland vernacular sitting amongst the landscape.

A window within the landscape is how the Daintree Pavilion suite was envisaged. By utilizing an area that already has buildings and bridges as the base, the design has been able to minimise impact on vegetation. The suite is purposely lightweight, resting on a simple steel structure that will allow undergrowth to creep in and around the structure. Clear glazing panels allow a sense of protection with uninhibited views. The Rainforest experience calls for you to be outside, so rooms are connected by floating external decks in a pavilion form, allowing lower roof heights while maintaining openness.

1.2 Assessing and deciding application for minor changes (s81)

The relevant matters Council must consider are summarised as:

- (a) the information the applicant included with the application; and
- (b) any properly made submissions; and
- (c) must assess against, or have regard to, the matters that applied when the development application was made; and
- (d) may assess against, or have regard to, the matters that applied when the change application was made.

In deciding the application, Council must decide to

- (a) make the change, with or without imposing development conditions, or amending development conditions, relating to the change; or
- (b) refuse to make the change.

1.3 Referral (s78) / Notifying Affected Entities (s80)

There are no affected entities.

2 PLANNING ASSESSMENT

2.1 Background

The Silky Oaks Lodge site contains numerous development permits and planning advice dating back the original approval granted in 1982. The most relevant approval was granted in 1993 for “Accommodation Building Extensions (25 cabins, Managers Residence, Enlarged Lodge Building and Revised Car Parking)”.

In assessing this minor change application, consideration should be given to the conditions of approval. The proposed minor change does not amend or affect any of the conditions of the 1993 approval. The most relevant conditions include:

2. The Building Application when submitted must be in accordance with the Building Act and must also substantially comply with the Master Plan submitted with the consent application titled Sheet A1.

16. The prior approval of the Shire Engineer is required for any earthworks necessary to facilitate development of the subject land.

21. The application shall undertake not to remove any existing vegetation within the site without the prior approval of the Shire Planner. Any subsequent application for the removal vegetation must be accompanied by a detailed botanical survey produced at the applicants expense, by specialist consultants, pertaining to the vegetation the subject of the application.

26. No additional or ancillary works, structures, facilities or used shall be undertaken or provided on the site without the approval of Council, other than those shown on the application Master Plan titled Sheet A1 and subject to this consent approval.

The proposed development is considered to be consistent with the above conditions, except where they refer to the Master Plan titled Sheet A1. The application Master Plan titled Sheet A1 is out-of-date and does not reflect what has been built on the site. Accordingly, it is considered appropriate for this minor change application to amend all conditions referring to the application Master Plan and replace with the updated as built and proposed Master Plan for the site.

2.2 State Interest

The Planning Regulations and State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment (**Figure 3**). The lot is affected by Native vegetation – Category B containing endangered and of least concern regional ecosystems. However, the application does not trigger referral, Planning Act identifies that a minor change is assessed against the original referral provisions (i.e. 1993), of which there were none at that time.

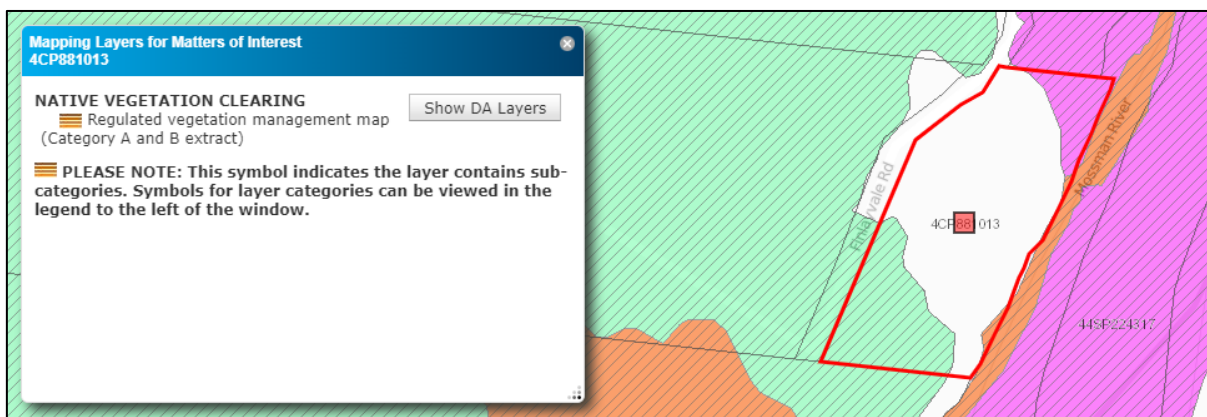


Figure 3: Extract from DA mapping

2.3 Superseded Planning Scheme Assessment

The planning scheme relevant at the time of the original and subsequent development approval is over 20 years old, and is therefore not considered relevant to the proposed minor change. The previous approvals and the current planning scheme provisions have been considered as part of this application.

2.4 Current Planning Scheme Assessment

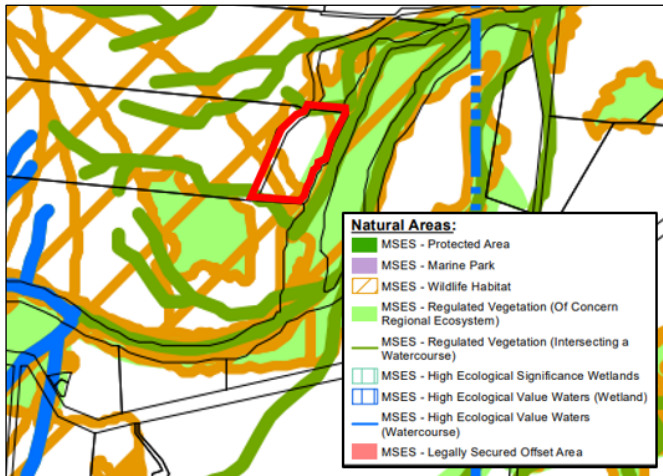
The current planning scheme provisions may be considered in the assessment of the minor change application. The 39,890m² lot is zoned Rural and is affected by the following overlays:

- Acid Sulfate Soils Overlay;
- Flood and Storm Tide Inundation Overlay;
- Hillslopes Overlay;
- Landscape Values Overlay;
- Natural Areas Overlay;
- Potential Landslide Hazard Overlay;
- Transport Network Overlay.

The provisions of the relevant overlays are discussed below.

Natural Areas Overlay Code

The subject site contains MSES – Wildlife Habitat and MSES – Regulated Vegetation within the



Natural Areas Overlay (**Figure 4**). The proposed development sites are located outside the MSES – Regulated Vegetation (of concern regional ecosystem) area, and only the proposed rainforest pavilion cabin is within the MSES – Wildlife Habitat area.

Figure 4: Extract from Natural Areas overlay map

The proposal complies with the performance outcomes of the Natural Areas Overlay code. In particular, the proposal will avoid significant impact on the relevant environmental values by clearing only within the existing allowable essential clearing area.

Hillslopes Overlay Code

The site is affected by the Hillslopes Overlay, and the site for the proposed new cabin is within the hillslopes area (refer **Figure 5**). The proposal complies with the performance outcomes of the Hillslopes Overlay code. In particular, the proposal will:

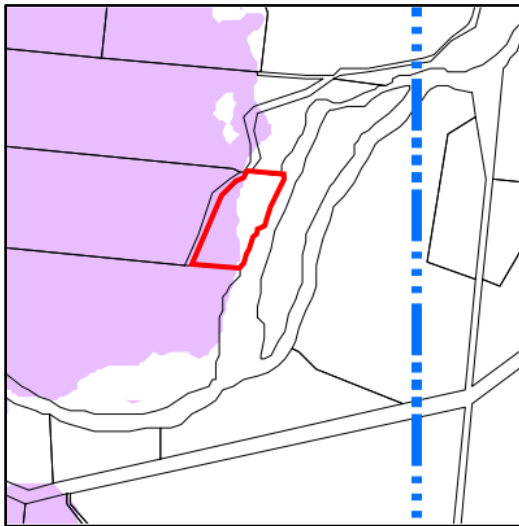


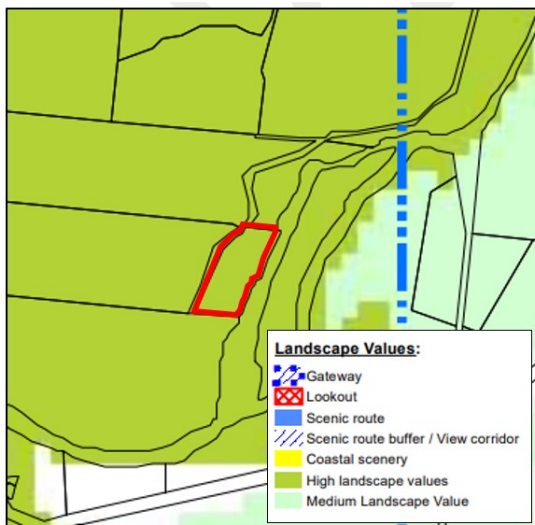
Figure 5: Extract from Hillslopes Overlay Map

- Protect the visual amenity and landscape character of the hillslopes area;
- Follows the natural contours of the land;
- Clearing of vegetation is limited to the building footprint;
- Construction methods include a mix of concrete slab and steel post & beam construction to minimise modification of the natural terrain;
- The buildings will be finished in materials and colours to match existing development and blend with the surrounding landscape.

Landscape Values Overlay

The subject site is located within the High landscape Values area of the Landscape Values Overlay code (refer **Figure 6** below).

The proposal complies with the performance outcomes of the Hillslopes Overlay code. In particular, the proposal will:



- Be less than two storeys in height;
- Is designed to avoid detrimental impacts on the landscape values;
- Will be effectively screened from view from public places by existing vegetation and new landscaping;
- Be constructed of lightweight materials with steel post & beam construction method; and
- Incorporates design elements which will effectively blend with the natural landscape.

Figure 6: Extract from Landscape Values Overlay Map

Potential Landslide Hazard Overlay

The subject site is partially located within the Potential landslide Hazard area (refer **Figure 7** below).

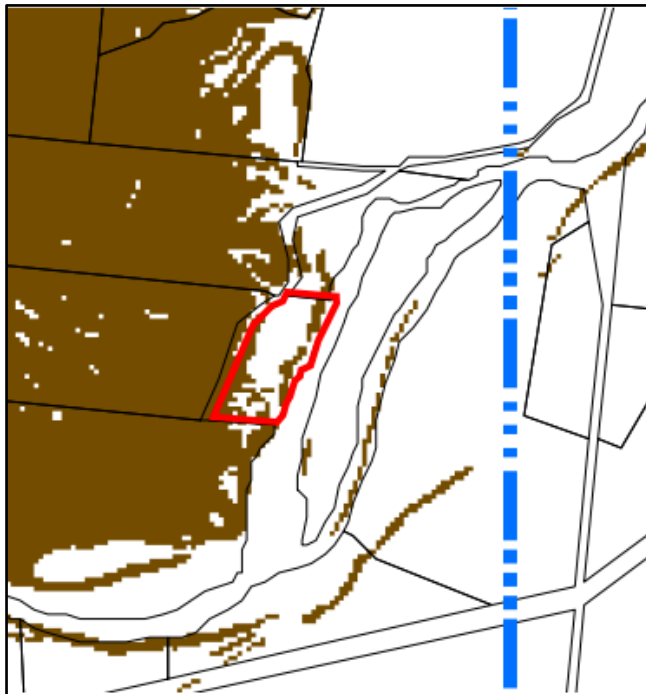


Figure 7: Extract from Potential Landslide Hazard Overlay map

The proposal complies with the performance outcomes of the Natural Areas Overlay code. In particular, the proposal will:

- Be constructed using suitable methods which does not increase the potential landslide hazard risk;
- Not adversely affect the visual landscape character or scenic amenity of the area;
- Not require major excavation or filling.

3 CONCLUSION

In summary, the proposed minor additions and alterations to the existing resort development complies with the relevant current planning requirements and is consistent with the conditions of the existing development approvals for the site.

The amendment to the approval will allow for the refurbishment and changes to the existing cabins, necessary for ensuring the long-term viability of this important tourism development.

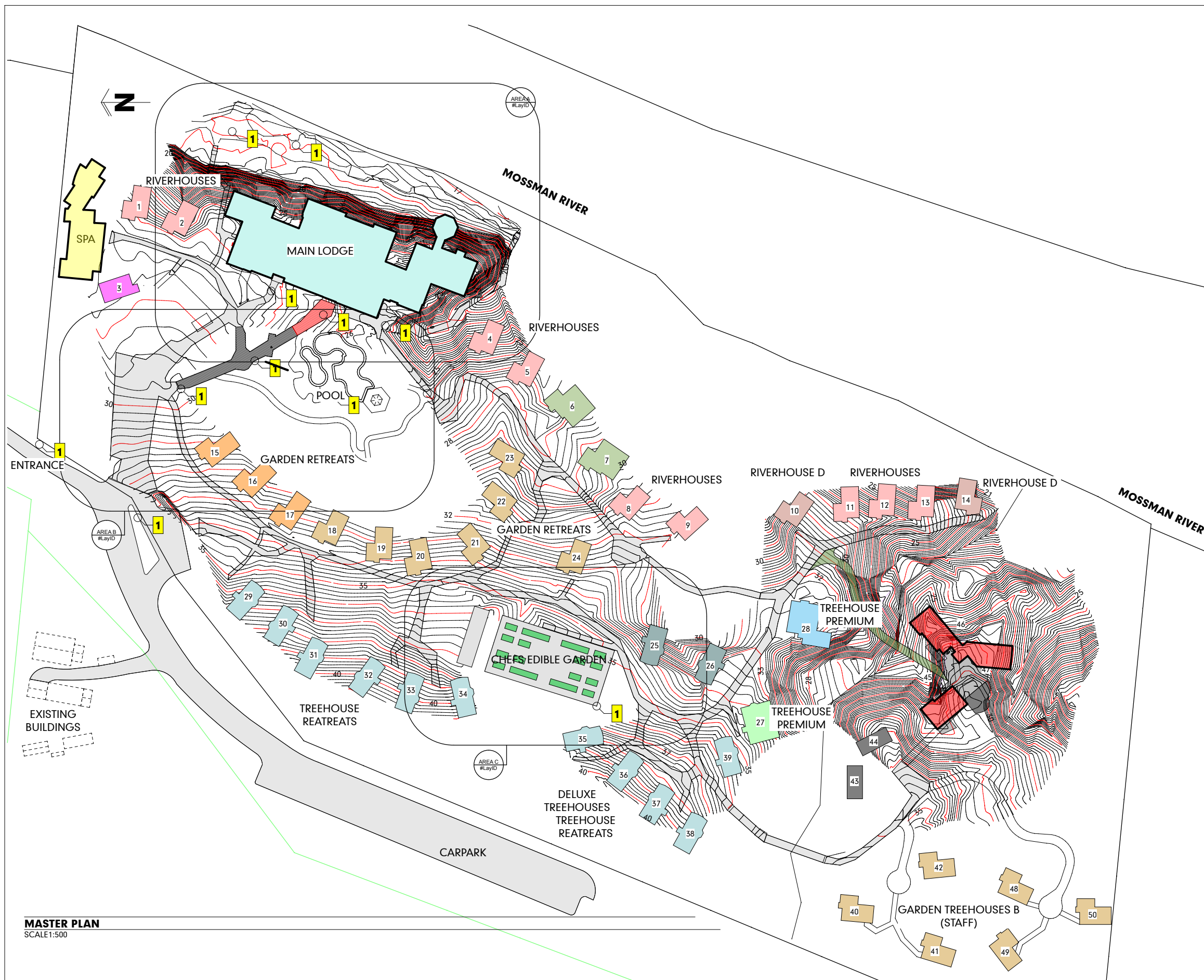
Accordingly, Council is requested to approve the minor change.

4 CHANGES TO CONDITIONS

This application to change relates to the approved plans. The proposed changes to conditions are to remove all reference to “application Master Plan titled Sheet A1” and replace with [Proposed Master Site Plan, Drawing ML-100 dated 18/10/19.](#)

APPENDIX 1: PROPOSAL PLANS

Drawing or Document	Reference	Date
Proposed Master Site Plan	ML-100	18/10/19
Rainforest Pavilion Site Plan	RP-000	9/7/19
Rainforest Pavilion Main Floor Plan	RP-200.01	9/7/19
Rainforest Pavilion Roof Level	RP-200.02	9/7/19
Rainforest Pavilion Sections	RP-201.01	9/7/19
Rainforest Pavilion Elevations – 1	RP-202.01	9/7/19
Rainforest Pavilion Perspectives	RP-204.01	9/7/19
Rainforest Pavilion Perspectives	RP-204.02	9/7/19
Main Lodge Plans – Existing Conditions Undercroft Level	ML-100.00	4/7/19
Main Lodge Plans – Existing Conditions Main Floor Level	ML-100.01	4/7/19
Main Lodge Plans – Existing Conditions Roof Level	ML-100.02	4/7/19
Main Lodge Plans – Existing Conditions Elevations - 1	ML-101.00	4/7/19
Main Lodge Plans – Existing Conditions Elevations - 2	ML-101.01	4/7/19
Main Lodge Plans – Proposed Undercroft Level	ML-200.00	4/7/19
Main Lodge Plans – Proposed Main Floor Level	ML-200.01	4/7/19
Main Lodge Plans – Proposed Roof Level	ML-200.02	4/7/19
Main Lodge Plans – Proposed Elevations - 1	ML-201.00	4/7/19
Main Lodge Plans – Proposed Elevations - 2	ML-201.01	4/7/19



N	ROOM	RENAME	MAX PAX	STAIR	SLATS	SCREEN	NOTES
1	BANDICOOT	RIVERHOUSE	3	4 STEPS	NO	NO	-
2	MELONY	RIVERHOUSE	3	5 STEPS	NO	2 BACK	-
3	ECHIDNA	LODGE 3	3	-	NO	2 BACK	STAIR BACK
4	FLYING FOX	RIVERHOUSE	3	7 STEPS	YES	1 BACK	-
5	WALLAROO	RIVERHOUSE	3	4 STEPS	NO	1 BACK	-
6	BETTONG	BILLABONG SUITE	3	7 STEPS	YES	2 BACK	-
7	GHOST BAT	BILLABONG SUITE	3	7 STEPS	YES	2 BACK	-
8	PADEMELON	RIVERHOUSE	3	5 STEPS	NO	2 BACK	-
9	PLATYPUS	RIVERHOUSE	3	3 STEPS	NO	NO	-
10	DINGO	RIVERHOUSE	3	-	NO	1 BACK	DIFF. WINDOWS/BATHROOM TF
11	KANGAROO	RIVERHOUSE	3	2 STEPS	NO	2 BACK	BATHROOM TIMBER FLOOR
12	WALLABY	RIVERHOUSE	3	4 STEPS	NO	2 BACK	-
13	SUGAR GLIDER	RIVERHOUSE	3	4 STEPS	NO	2 BACK	BATHROOM TIMBER FLOOR
14	POSSUM	RIVERHOUSE	3	3 STEPS	NO	1 BACK	DIFF. WINDOWS/FLIPPED/ BATHROOM 1
15	BOWER BIRD	GARDEN RETREAT LONG	3	5 STEPS	NO	2 BACK	-
16	CASSOWARY	GARDEN RETREAT LONG	3	4 STEPS	NO	2 BACK	-
17	CAT BIRD	GARDEN RETREAT LONG	3	4 STEPS	NO	2 BACK	-
18	CUREW	GARDEN RETREAT STD	3	4 STEPS	NO	2 BACK	-
19	EMERALD DOVE	GARDEN RETREAT STD	3	3 STEPS	NO	2 BACK	-
20	FAIRY WREN	GARDEN RETREAT STD	3	3 STEPS	NO	2 BACK	-
21	BROLGA	GARDEN RETREAT STD	3	5 STEPS	NO	2 BACK	-
22	KOOKABURRA	GARDEN RETREAT STD	3	6 STEPS	NO	2 BACK	-
23	LORIKEET	GARDEN RETREAT STD	3	8 STEPS	NO	2 BACK	-
24	JABIRU	GARDEN RETREAT STD	3	2 STEPS	NO	2 BACK	-
25	RIFLE BIRD	TREEHOUSE RETREAT	3	-	NO	2 BACK	CONVERTED
26	SCRUB HEN	TREEHOUSE RETREAT	3	3 STEPS	NO	2 BACK	CONVERTED/BATHROOM TF
27	SUN BIRD	TREEHOUSE PREMIUM	4	4 STEPS	NO	3 BACK	BATHROOM TIMBER FLOOR
28	SOOTY OWL	TREEHOUSE PREMIUM	4	4 STEPS	NO	-	BATHROOM TIMBER FLOOR
29	CROCODILE	TREEHOUSE RETREAT	3	4 STEPS	YES	2 BACK	-
30	DRAGONFLY	TREEHOUSE RETREAT	3	7 STEPS	NO	2 BACK	DIFF. ENTRANCE/ FLIPPED
31	FOREST DRAGON	TREEHOUSE RETREAT	3	3 STEPS	NO	2 BACK	-
32	GECKO	TREEHOUSE RETREAT	3	4 STEPS	NO	2 BACK	FLIPPED
33	GOLDEN ORB	TREEHOUSE RETREAT	3	-	NO	2 BACK	-
34	GREEN ANT	TREEHOUSE RETREAT	3	4 STEPS	NO	2 BACK	-
35	JUNGLE PERCH	TREEHOUSE RETREAT	3	4 STEPS	NO	2 BACK	FLIPPED

LEGEND	REFERENCE NUMBERS FOR CABINS/LODGES TO BE RENOVATED
■ RIVERHOUSE	1, 2, 4, 5, 8, 9, 11, 12, 13
■ RIVERHOUSE	10, 14
■ LODGE 3	3
■ BILLABONG SUITE	6, 7
■ GARDEN RETREAT LONG	15, 16, 17
■ GARDEN RETREAT STD	18-24
■ TREEHOUSE RETREAT	29-39
■ TREEHOUSE RETREAT	25, 26 CONVERTED
■ TREEHOUSE PREMIUM	27
■ TREEHOUSE PREMIUM	28
■ STORAGE	-
■ STAFF ACCOMMODATION	-
■ DAINTREE TREEHOUSE	46, 47 (DAINTREE PAVILION)

MASTER PLAN
SCALE 1:500

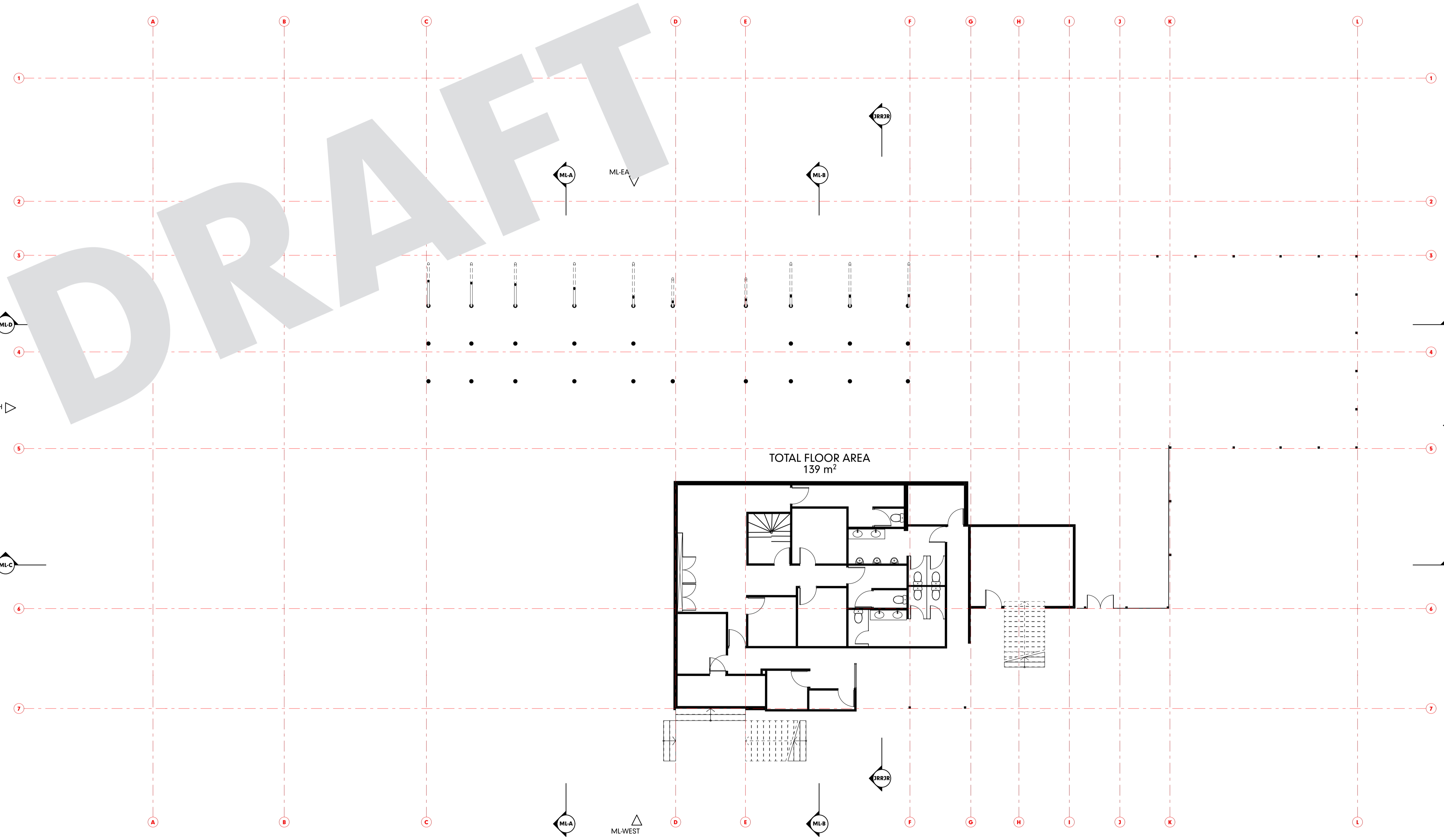
IMPORTANT NOTES
THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.
DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR.
THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPASSIONS AND REPORTS.
ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF AUSTRALIA (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS.
CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS.
THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

FOR TENDER

RevID	CHD	CHANGE DESCRIPTION	DATE
01			18/10/19
02			
03			
04			
05			
06			
07			
08			
09			
10			

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ABN: 90514257527

PROJECT SILKY OAKS LODGE FINLAYVALE ROAD MOSSMAN QLD 4873	SCALE 1:500, 1:100	DRAWN VARIOUS	CHECKED G.H.
CLIENT SILKY OAKS LODGE	SHEET SIZE A1	DRAWING STATUS FOR TENDER	
TITLE SITE PLANS - 1:500 PROPOSED MASTER SITE PLAN	PROJECT NO. SILKY001	DATE 18/10/19	
CLIENT SIGN OFF	SIGNATURE	DATE	
PRIME CONTRIBUTIONS SIGN OFF	SIGNATURE	DATE	
DRAWING NO. ML-100	REVISION T1		



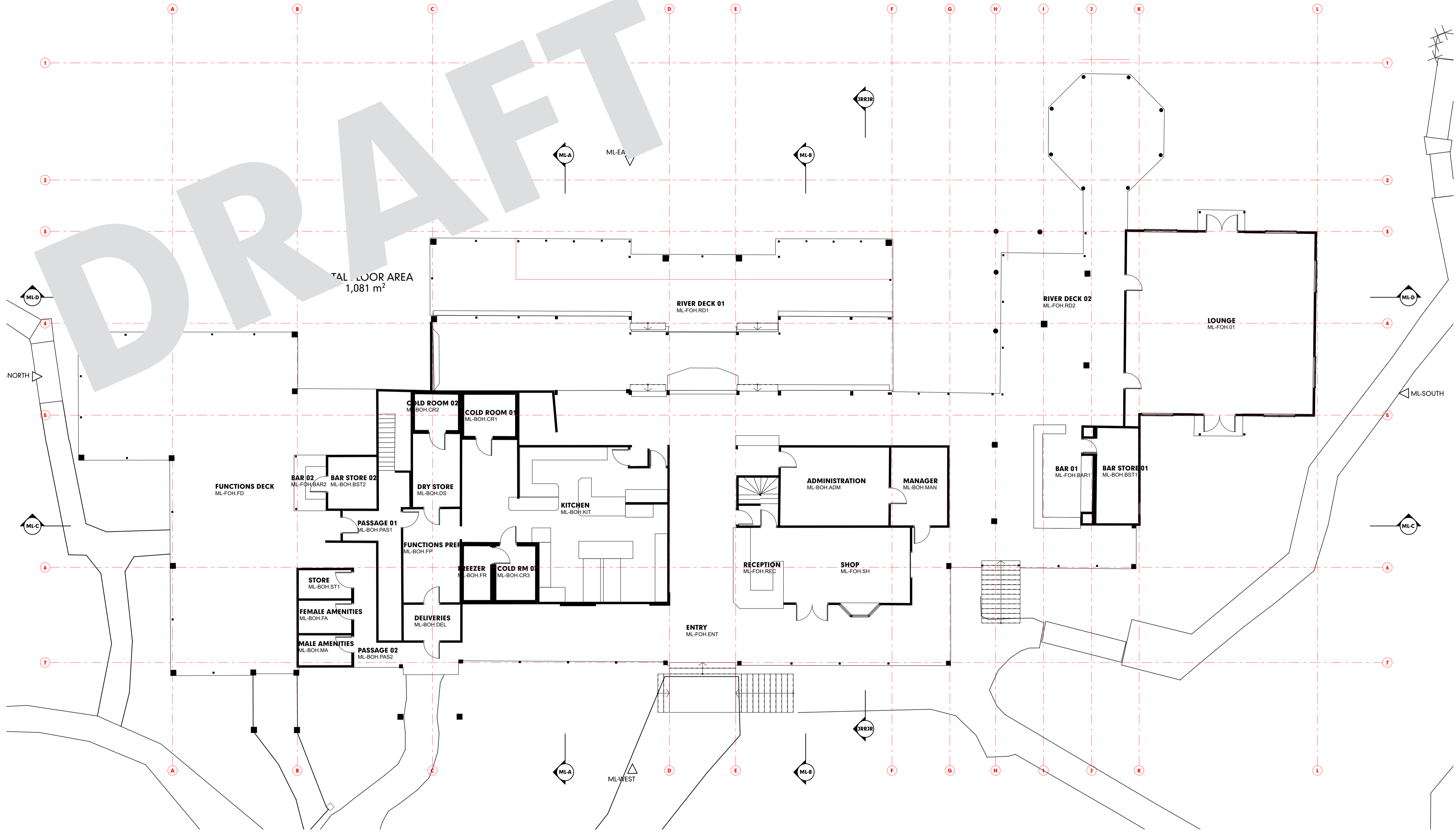
UNDERCROFT FLOOR PLAN
SCALE:1:100

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PROJECT SILKY OAKS LODGE FINLAYVALE ROAD MOSSMAN QLD 4875	SCALE 1:100	DRAWN Karol Skalski	CHECKED D.Parken
CLIENT BAILLIE LODGES	SHEET SIZE A1	DRAWING STATUS	
TITLE MAIN LODGE PLANS - EXISTING CONDITIONS - UNDERCROFT LEVEL		PROJECT NO. SILKY001	DATE 4/7/19
DRAWING NO. ML-100.00		REVISION 01	

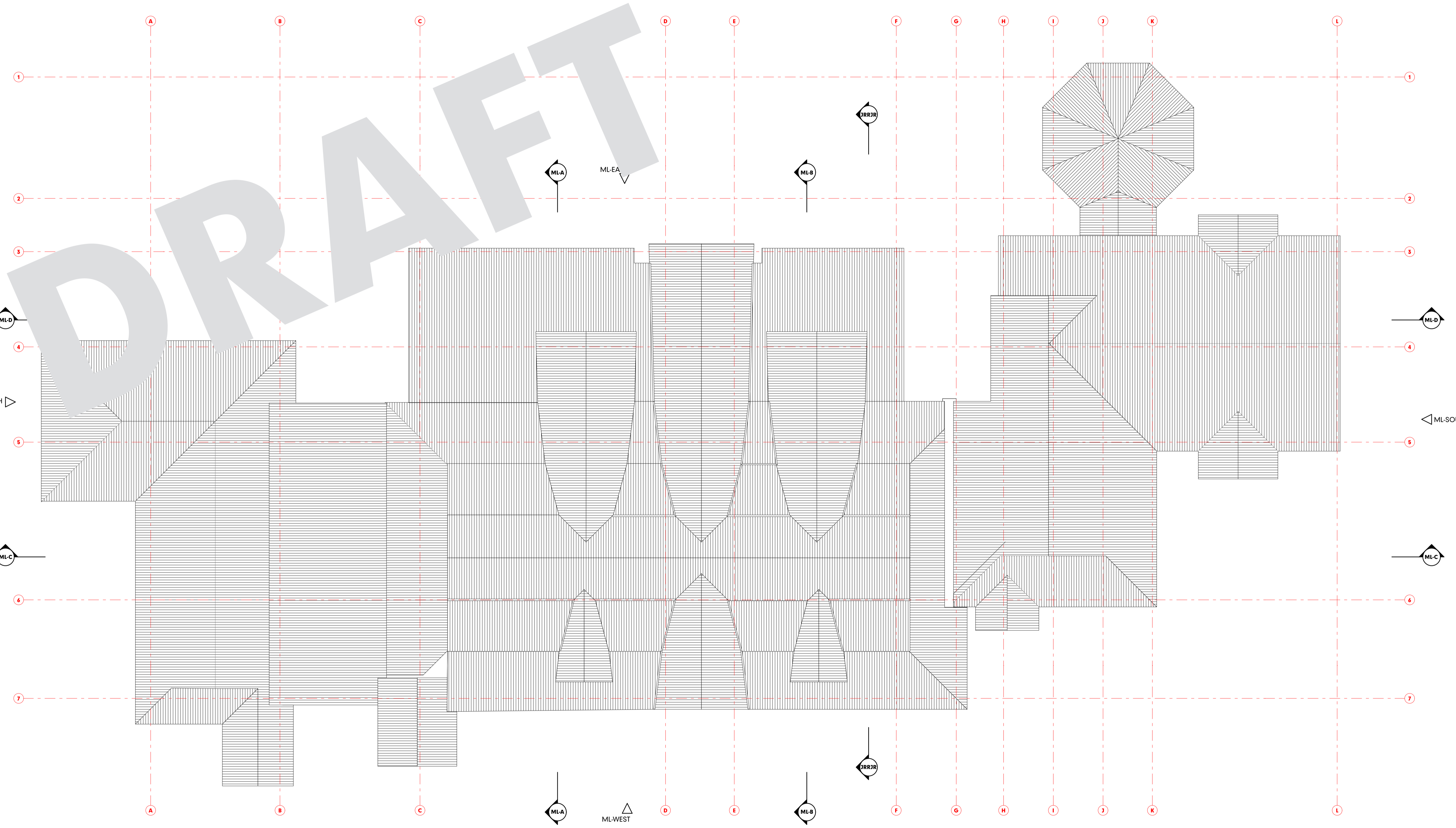
DRAFT



TOTAL FLOOR AREA
1,081 m²

MAIN FLOOR PLAN
SCALE 1:100

	PROJECT SILKY OAKS LODGE FINLAYVALE ROAD MOSSMAN QLD 4873		SCALE 1:100	DRAWN Karol Skalski	CHECKED D.Parken
	CLIENT BAILLIE LODGES		SHEET SIZE A1	DRAWING STATUS	
Architecture: Master Planning Interiors HUNT DESIGN 291 MOWBRAY RIVER ROAD, MOWBRAY PO BOX 170, QLD 4877 T +61 7 4099 0300 F +61 7 4099 5554 www.hunt-design.com.au ABN: 90514257527		TITLE MAIN LODGE PLANS - EXISTING CONDITIONS - MAIN FLOOR LEVEL		DATE 4/7/19	
		PROJECT NO. SILKY001	DRAWING NO. ML-100.01		REVISION 01



ROOF PLAN
SCALE:1:100

HUNT DESIGN

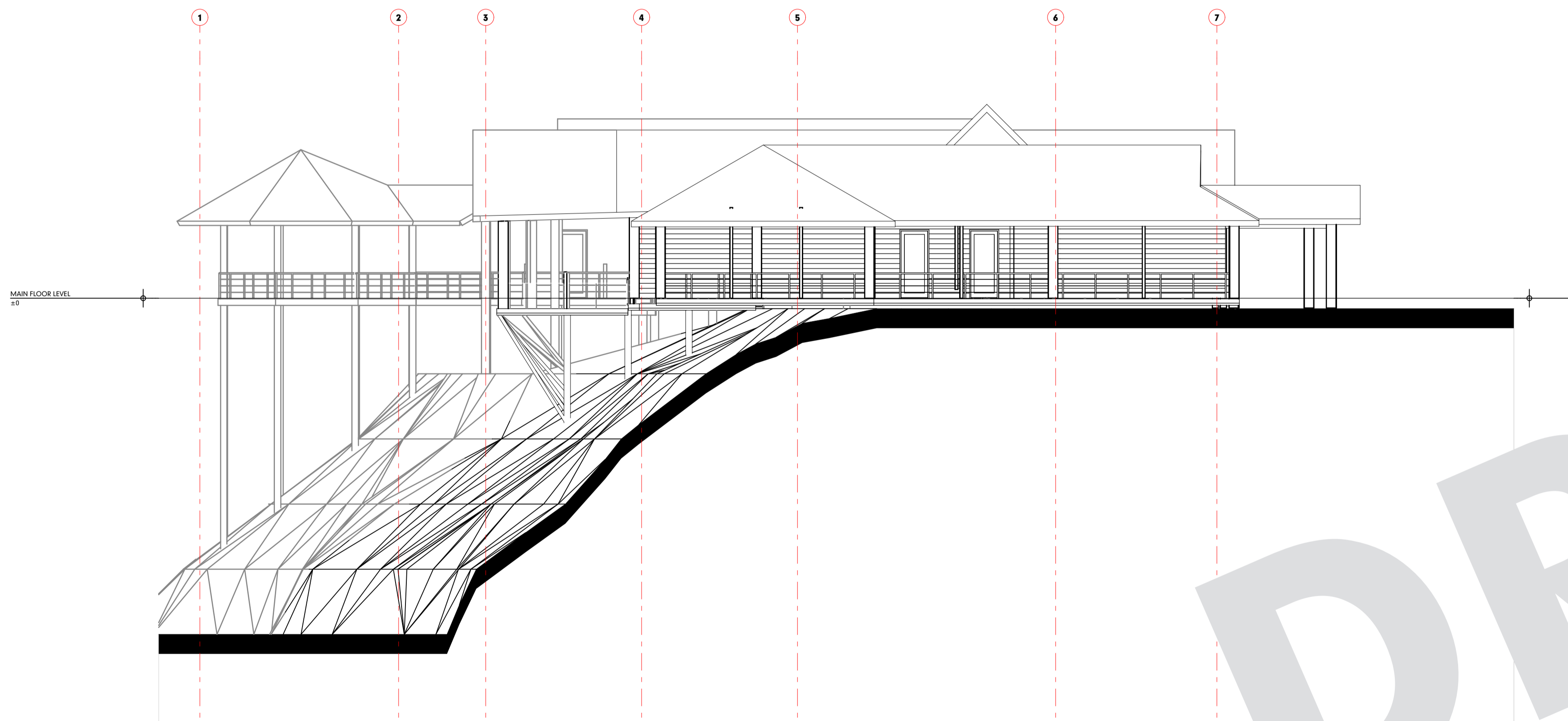
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PROJECT SILKY OAKS LODGE FINLAYVALE ROAD MOSSMAN QLD 4873	SCALE 1:100	DRAWN Karol Skalski	CHECKED D.Parken
CLIENT BAILLIE LODGES	SHEET SIZE A1	DRAWING STATUS	
TITLE MAIN LODGE PLANS - EXISTING CONDITIONS - ROOF LEVEL	PROJECT NO. SILKY001	DATE 4/7/19	REVISION 01
DRAWING NO. ML-100.02			



ML-WEST ELEVATION
SCALE 1:100


ML-WEST

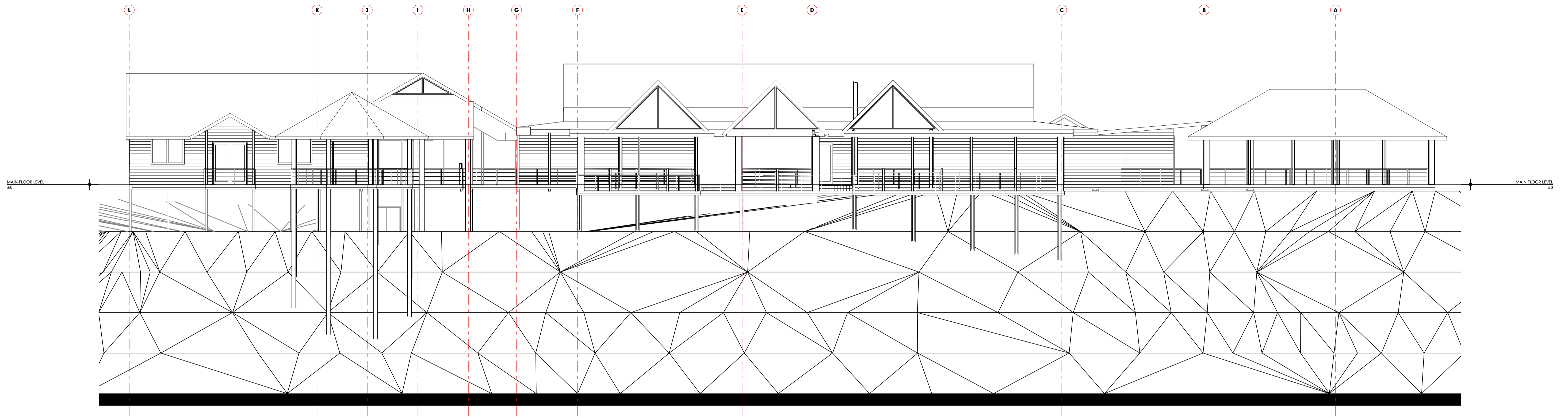


ML-NORTH ELEVATION
SCALE 1:100

ML-NORTH

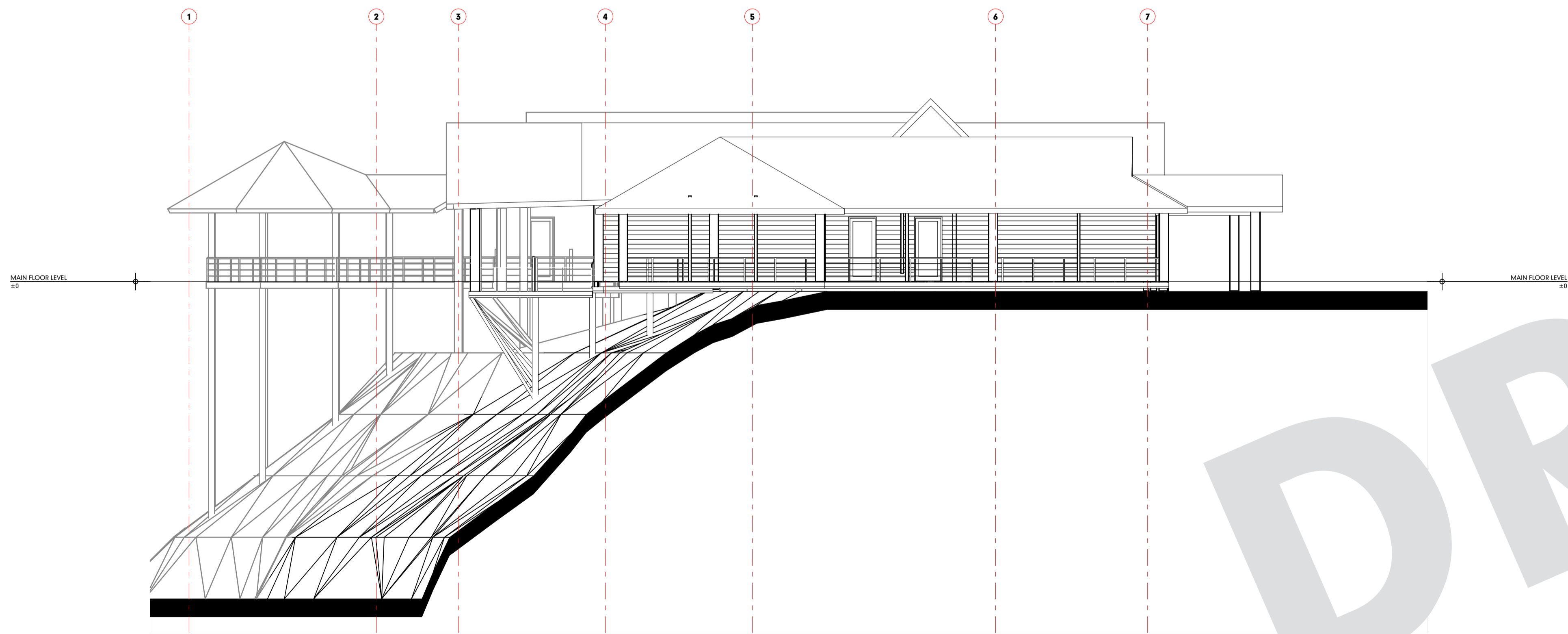
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	PROJECT SILKY OAKS LODGE FINLAYVALE ROAD MOSSMAN QLD 4873		SCALE 1:100	DRAWN Karol Skalski	CHECKED D.Parken
	CLIENT BAILLIE LODGES		SHEET SIZE A1	DRAWING STATUS	
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		PROJECT NO. SILKY001	DRAWING NO. ML-101.00		REVISION 01



ML-EAST ELEVATION
SCALE 1:100


ML-EAST

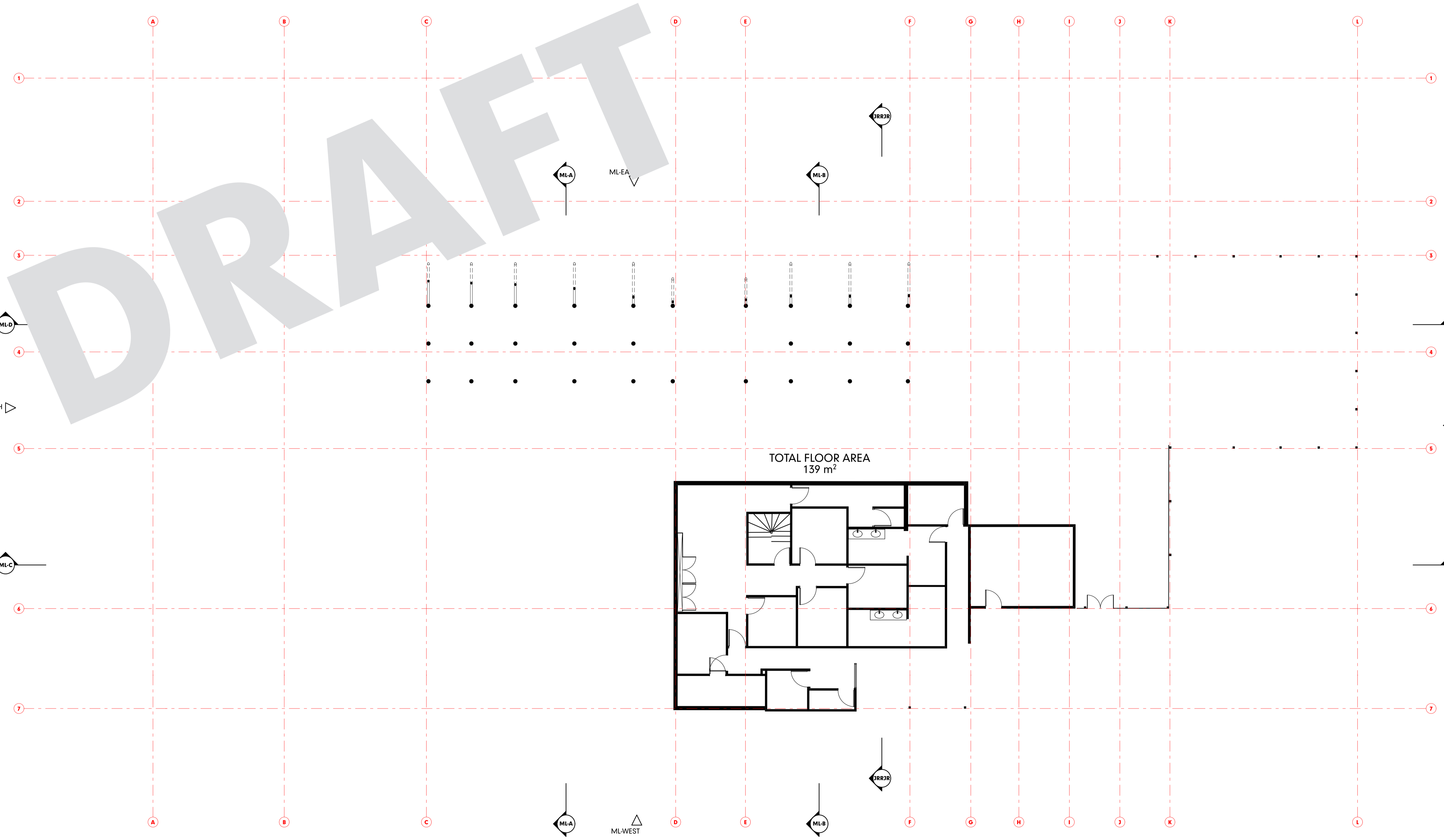


ML-NORTH ELEVATION
SCALE 1:100

ML-NORTH

DRAFT

	PROJECT	SILKY OAKS LODGE FINLAYVALE ROAD MOSSMAN QLD 4873	SCALE	1:100	DRAWN	Karol Skalski	CHECKED	D.Parken
	CLIENT	BAILLIE LODGES	SHEET SIZE	A1	DRAWING STATUS			
Architecture: Master Planning Interiors HUNT DESIGN 291 MOWBRAY RIVER ROAD, MOWBRAY PO BOX 170, QLD 4877 T +61 7 4099 0300 F +61 7 4099 5554 www.huntdesign.com.au ABN: 90514257527	TITLE	MAIN LODGE ELEVATIONS - EXISTING CONDITIONS - ELEVATIONS - 2						
	PROJECT NO.	SILKY001	DATE	4/7/19				
	DRAWING NO.	ML-101.01	REVISION	01				



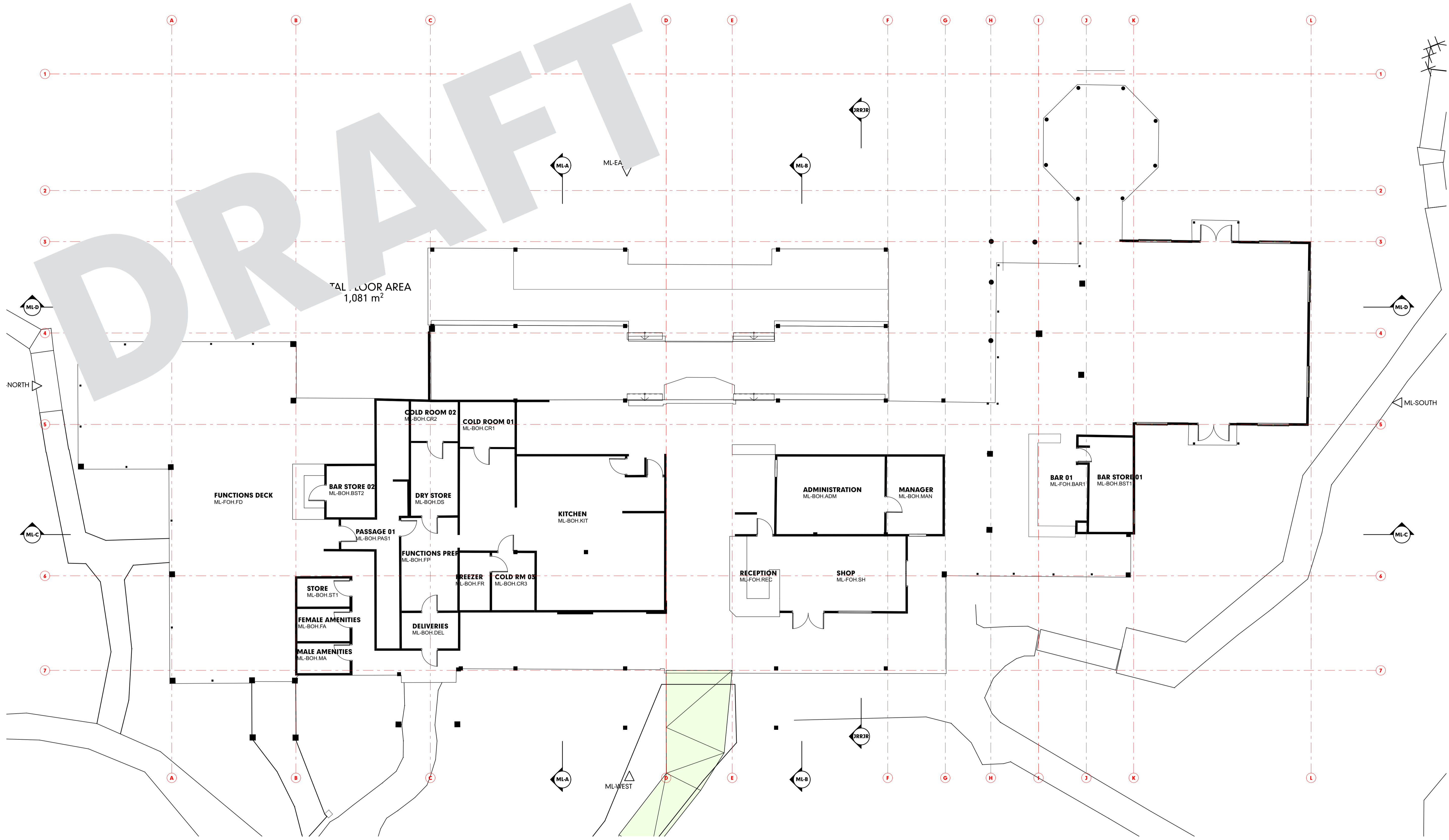
MAIN LODGE UNDERCROFT/GROUND LEVEL
SCALE 1:100

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PROJECT SILKY OAKS LODGE FINLAYVALE ROAD MOSSMAN QLD 4875	SCALE 1:100	DRAWN Karol Skalski	CHECKED D.Parken
CLIENT BAILLIE LODGES	SHEET SIZE A1	DRAWING STATUS	
TITLE MAIN LODGE PLANS - PROPOSED - UNDERCROFT LEVEL		PROJECT NO. SILKY001	DATE 4/7/19
DRAWING NO. ML-200.00		REVISION 01	

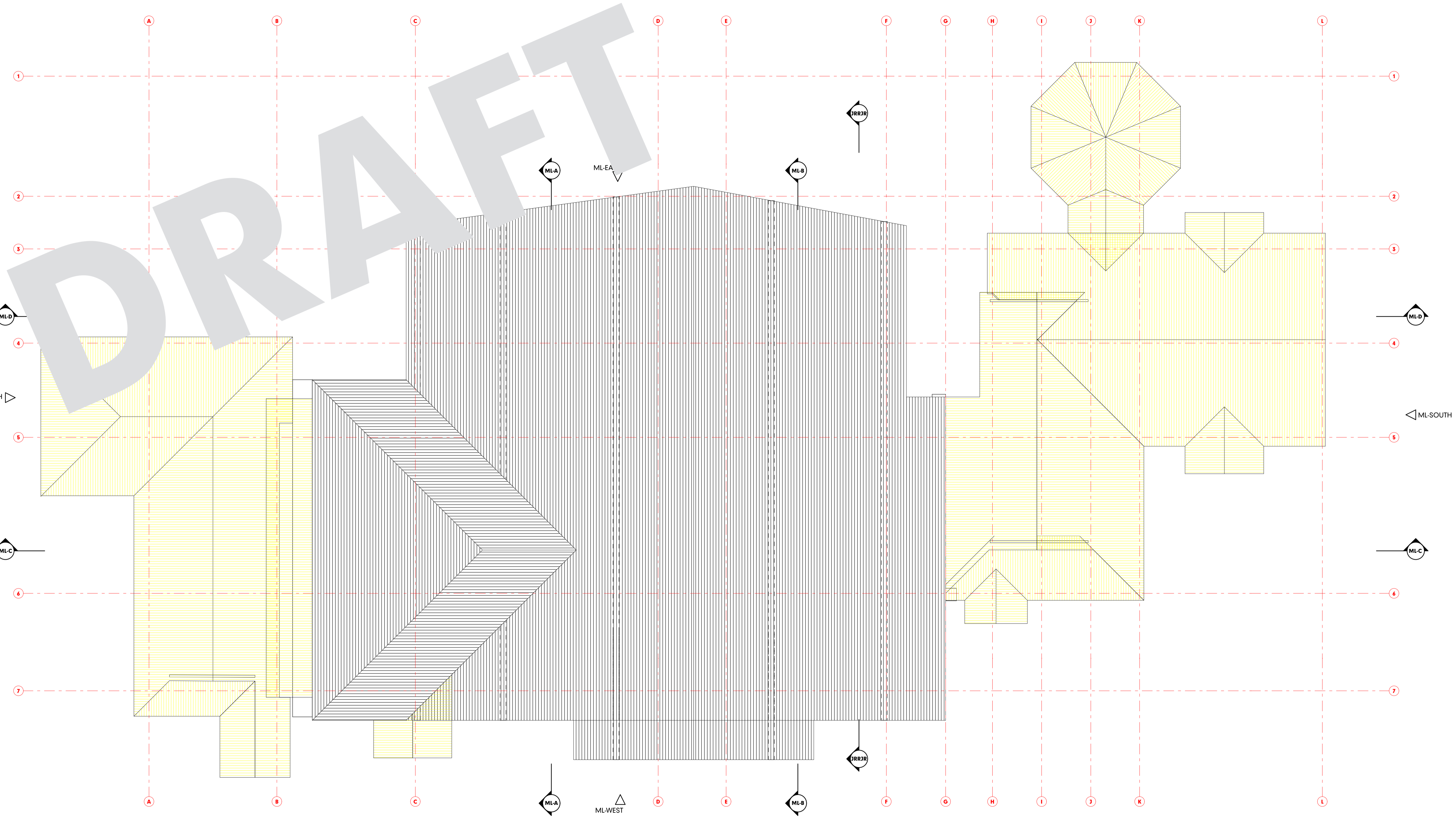
DRAFT



TOTAL FLOOR AREA
1,081 m²

MAIN FLOOR LEVEL
SCALE 1:100

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	CLIENT BAILLIE LODGES	TITLE MAIN LODGE PLANS - PROPOSED - MAIN FLOOR LEVEL	SHEET SIZE A1	DRAWING STATUS	
	PROJECT NO. SILKY001	DATE 4/7/19			
	DRAWING NO. ML-200.01	REVISION 01			

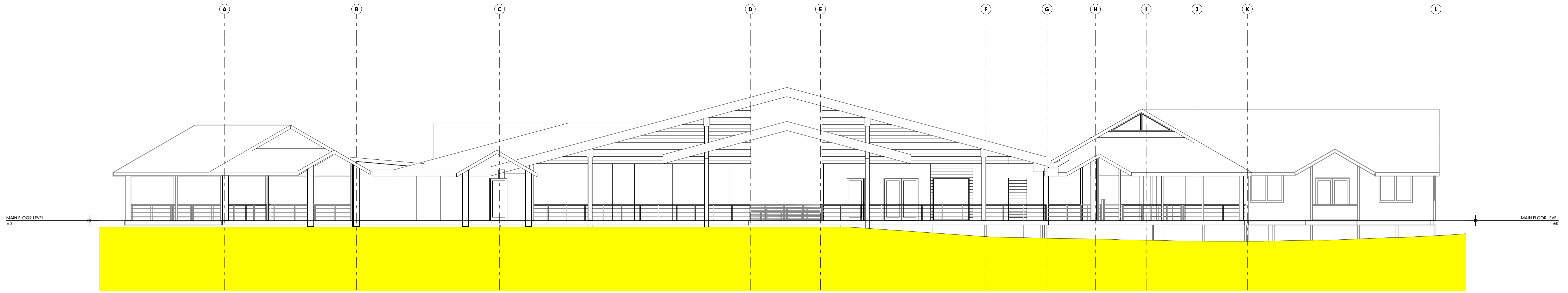


ROOF LEVEL
SCALE:1:100

HUNT
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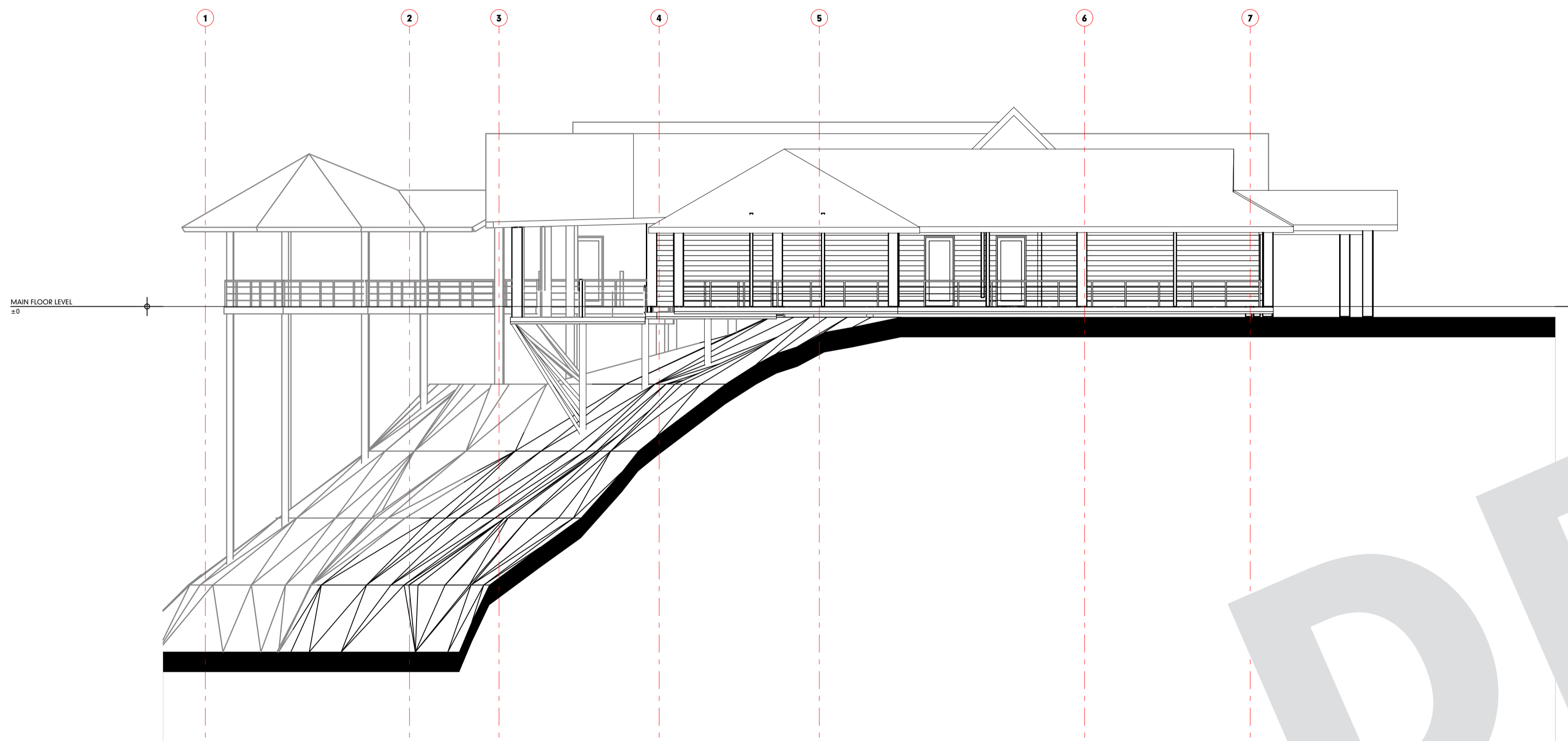
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PROJECT SILKY OAKS LODGE FINLAYVALE ROAD MOSSMAN QLD 4873	SCALE 1:100	DRAWN Karol Skalski	CHECKED D.Parken
CLIENT BAILLIE LODGES	SHEET SIZE A1	DRAWING STATUS	
TITLE MAIN LODGE PLANS - PROPOSED - ROOF LEVEL	PROJECT NO. SILKY001	DATE 4/7/19	REVISION 01
DRAWING NO. ML-200.02			



ML-WEST ELEVATION
SCALE 1:100


ML-WEST

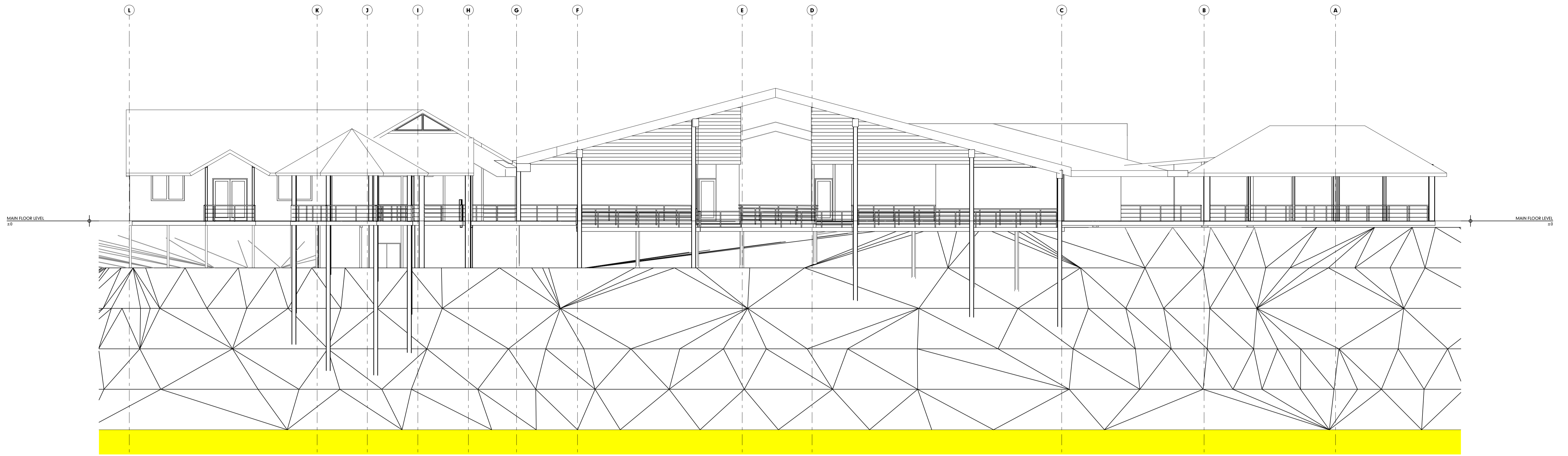


ML-NORTH ELEVATION
SCALE 1:100

ML-NORTH

DRAFT

	PROJECT SILKY OAKS LODGE FINLAYVALE ROAD MOSSMAN QLD 4873		SCALE 1:100	DRAWN Karol Skalski	CHECKED D.Parken
	CLIENT BAILLIE LODGES		SHEET SIZE A1	DRAWING STATUS	
Architecture Master Planning Interiors HUNT DESIGN 291 MOWBRAY RIVER ROAD, MOWBRAY PO BOX 170, QLD 4877 T +61 7 4099 0300 F +61 7 4099 5554 www.hunttdesign.com.au ABN: 90514257527		TITLE MAIN LODGE ELEVATIONS - PROPOSED - ELEVATIONS - 1		DATE 4/7/19	
		PROJECT NO. SILKY001	DRAWING NO. ML-201.00		REVISION 01



ML-EAST ELEVATION
SCALE 1:100


ML-EAST

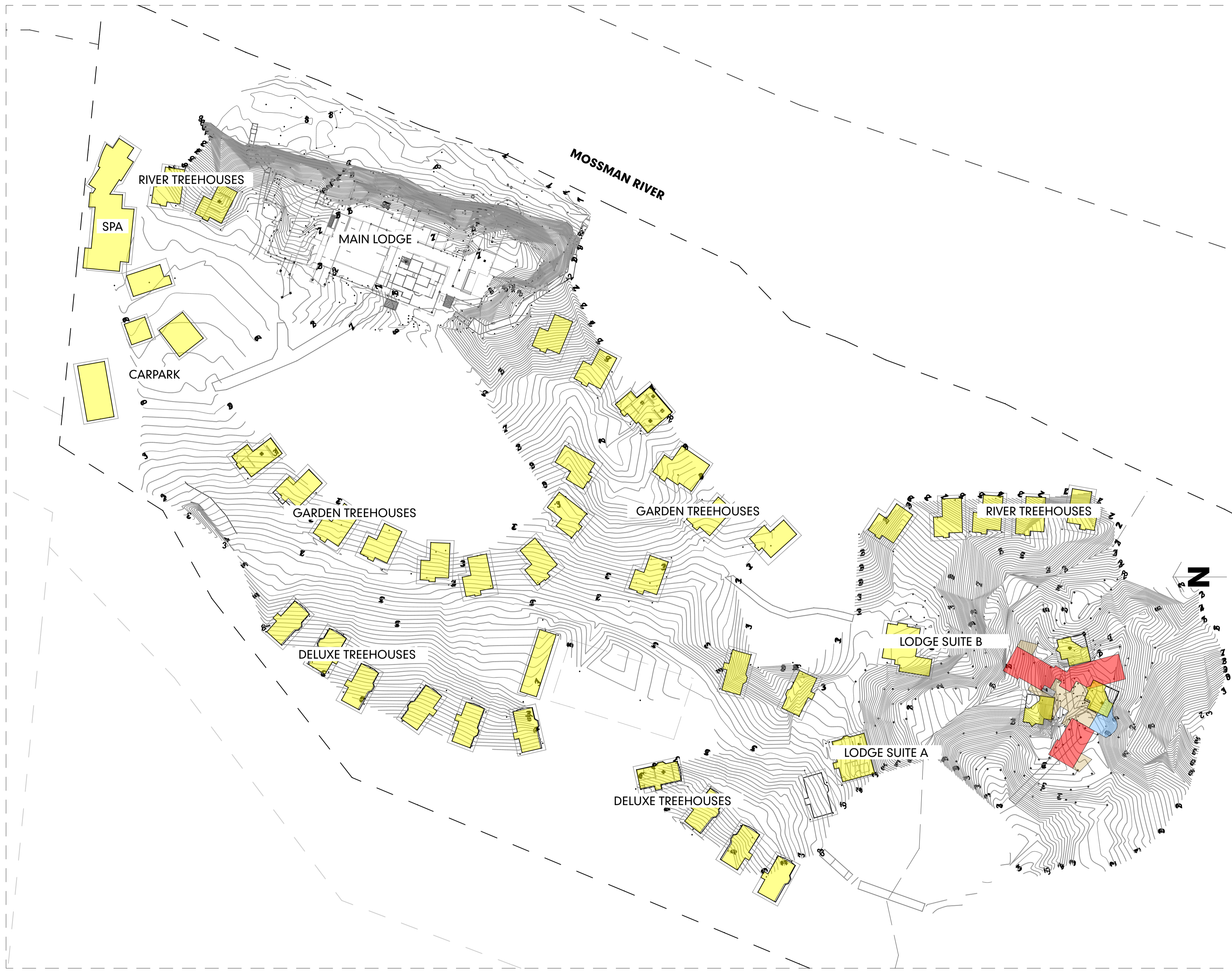


ML-SOUTH ELEVATION
SCALE 1:100

ML-SOUTH

DRAFT

	PROJECT SILKY OAKS LODGE FINLAYVALE ROAD MOSSMAN QLD 4873	SCALE 1:100	DRAWN Karol Skalski	CHECKED D.Parken
	CLIENT BAILLIE LODGES	SHEET SIZE A1	TITLE MAIN LODGE ELEVATIONS - PROPOSED - ELEVATIONS - 2	
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	DRAWING NO. ML-201.01			



AREA ANALYSIS

INTERNAL AREAS		
ZONE CATEGORY	ZONE NAME	CALCULATED AREA
ACCOMMODATION		
	CLEANERS ROOM	4
	GUEST PAVILION ONE	59
	GUEST PAVILION TWO	59
	KITCHEN	10
	POWDER ROOM	7
	THE COMMON	63
		202 m²

EXTERNAL AREAS		
ZONE CATEGORY	ZONE NAME	CALCULATED AREA
ACCOMMODATION		
	ALFRESCO	57
	ENTRY	41
	HEATED PLUNGE POOL	9
	OUTDOOR BATHROOM 1	9
	OUTDOOR BATHROOM 2	9
	PLUNGE POOL	22
		147 m²

GROSS FLOOR AREA		
STORY	ZONE NAME	CALCULATED AREA
MAIN FLOOR LEVEL		
	GFA	212
		212 m²

RAINFOREST PAVILION ROOF AREA		
STORY	ZONE NAME	CALCULATED AREA
ROOF LEVEL		
	ROOF AREA	549
		549 m²

- PROPOSED BUILDING (RAINFOREST PAVILION)
- EXISTING BUILDINGS
- PROPOSED POOL
- PROPOSED DECKING

MASTER PLAN (RAINFOREST PAVILION)
SCALE 1:500

-2-

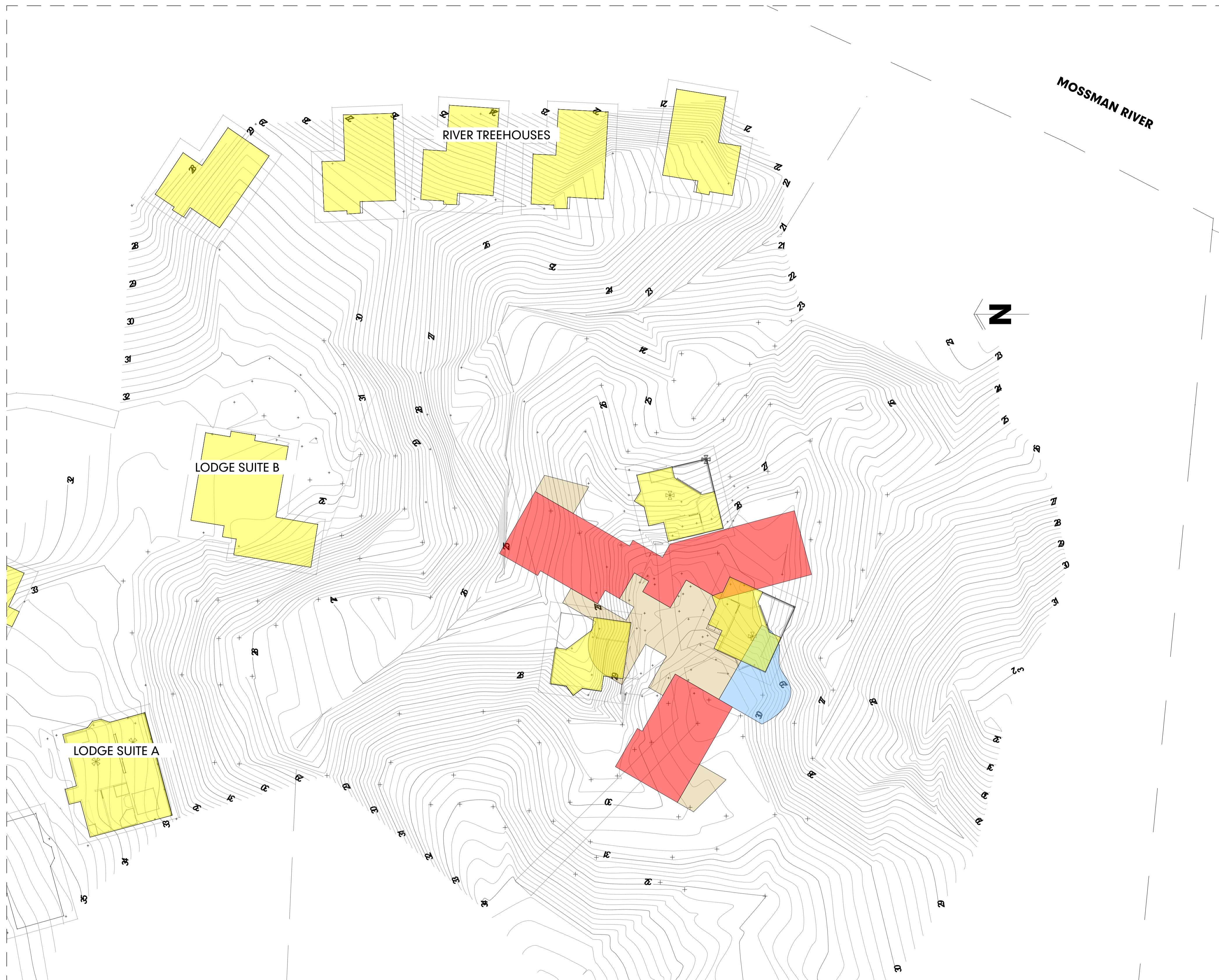
LEGEND SITE

N-10

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PROJECT SILKY OAKS LODGE FINLAYVALE ROAD MOSSMAN QLD 4873	SCALE 1:500, 1:200, 1:1	DRAWN D.Parken	CHECKED D.Parken
CLIENT BAILLIE LODGES	SHEET SIZE A1	DRAWING STATUS PRELIMINARY	
TITLE RAINFOREST PAVILION SITE PLAN - MASTER PLAN		PROJECT NO. SILKY001	DATE 9/7/19
PRELIMINARY		DRAWING NO. RP-000	REVISION 01 - WIP



SITE PLAN (RAINFOREST PAVILION)
SCALE 1:200

-2-

AREA ANALYSIS

INTERNAL AREAS		
ZONE CATEGORY	ZONE NAME	CALCULATED AREA
ACCOMMODATION		
	CLEANERS ROOM	4
	GUEST PAVILION ONE	59
	GUEST PAVILION TWO	59
	KITCHEN	10
	POWDER ROOM	7
	THE COMMON	63
		202 m²

EXTERNAL AREAS		
ZONE CATEGORY	ZONE NAME	CALCULATED AREA
ACCOMMODATION		
	ALFRESCO	57
	ENTRY	41
	HEATED PLUNGE POOL	9
	OUTDOOR BATHROOM 1	9
	OUTDOOR BATHROOM 2	9
	PLUNGE POOL	22
		147 m²

GROSS FLOOR AREA		
STORY	ZONE NAME	CALCULATED AREA
MAIN FLOOR LEVEL		
	GFA	212
		212 m²

RAINFOREST PAVILION ROOF AREA		
STORY	ZONE NAME	CALCULATED AREA
ROOF LEVEL		
	ROOF AREA	549
		549 m²

- PROPOSED BUILDING (RAINFOREST PAVILION)
- EXISTING BUILDINGS
- PROPOSED POOL
- PROPOSED DECKING

LEGEND SITE N-10

	PROJECT SILKY OAKS LODGE FINLAYVALE ROAD MOSSMAN QLD 4873	SCALE 1:200, 1:1	DRAWN D.Parken
	CLIENT BAILLIE LODGES	SHEET SIZE A1	CHECKED D.Parken
Architecture Master Planning Interiors HUNT DESIGN 291 MOWBRAY RIVER ROAD, MOWBRAY PO BOX 170, QLD 4877 T +61 7 4099 0300 F +61 7 4099 5554 www.huntdesign.com.au ABN: 90514257527	TITLE RAINFOREST PAVILION SITE PLAN - SITE PLAN	PROJECT NO. SILKY001	DATE 9/7/19
PRELIMINARY	DRAWING NO. RP-001	REVISION 01 - WIP	

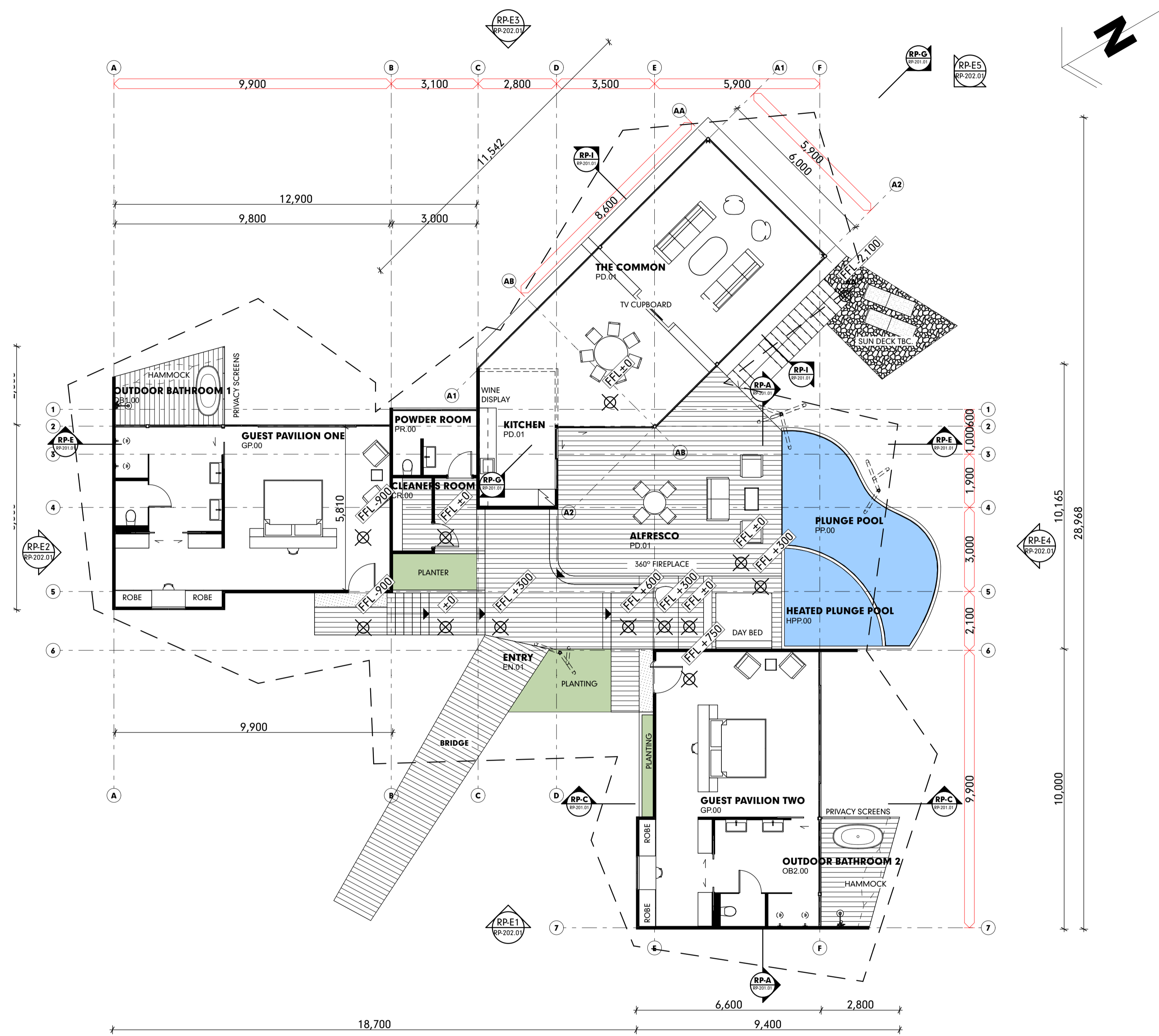
AREA ANALYSIS

INTERNAL AREAS		
ZONE CATEGORY	ZONE NAME	CALCULATED AREA
ACCOMMODATION		
	CLEANERS ROOM	4
	GUEST PAVILION ONE	59
	GUEST PAVILION TWO	59
	KITCHEN	10
	POWDER ROOM	7
	THE COMMON	63
		202 m²

EXTERNAL AREAS		
ZONE CATEGORY	ZONE NAME	CALCULATED AREA
ACCOMMODATION		
	ALFRESCO	57
	ENTRY	41
	HEATED PLUNGE POOL	9
	OUTDOOR BATHROOM 1	9
	OUTDOOR BATHROOM 2	9
	PLUNGE POOL	22
		147 m²

GROSS FLOOR AREA		
STORY	ZONE NAME	CALCULATED AREA
MAIN FLOOR LEVEL		
	GFA	212
		212 m²

RAINFOREST PAVILION ROOF AREA		
STORY	ZONE NAME	CALCULATED AREA
ROOF LEVEL		
	ROOF AREA	549
		549 m²



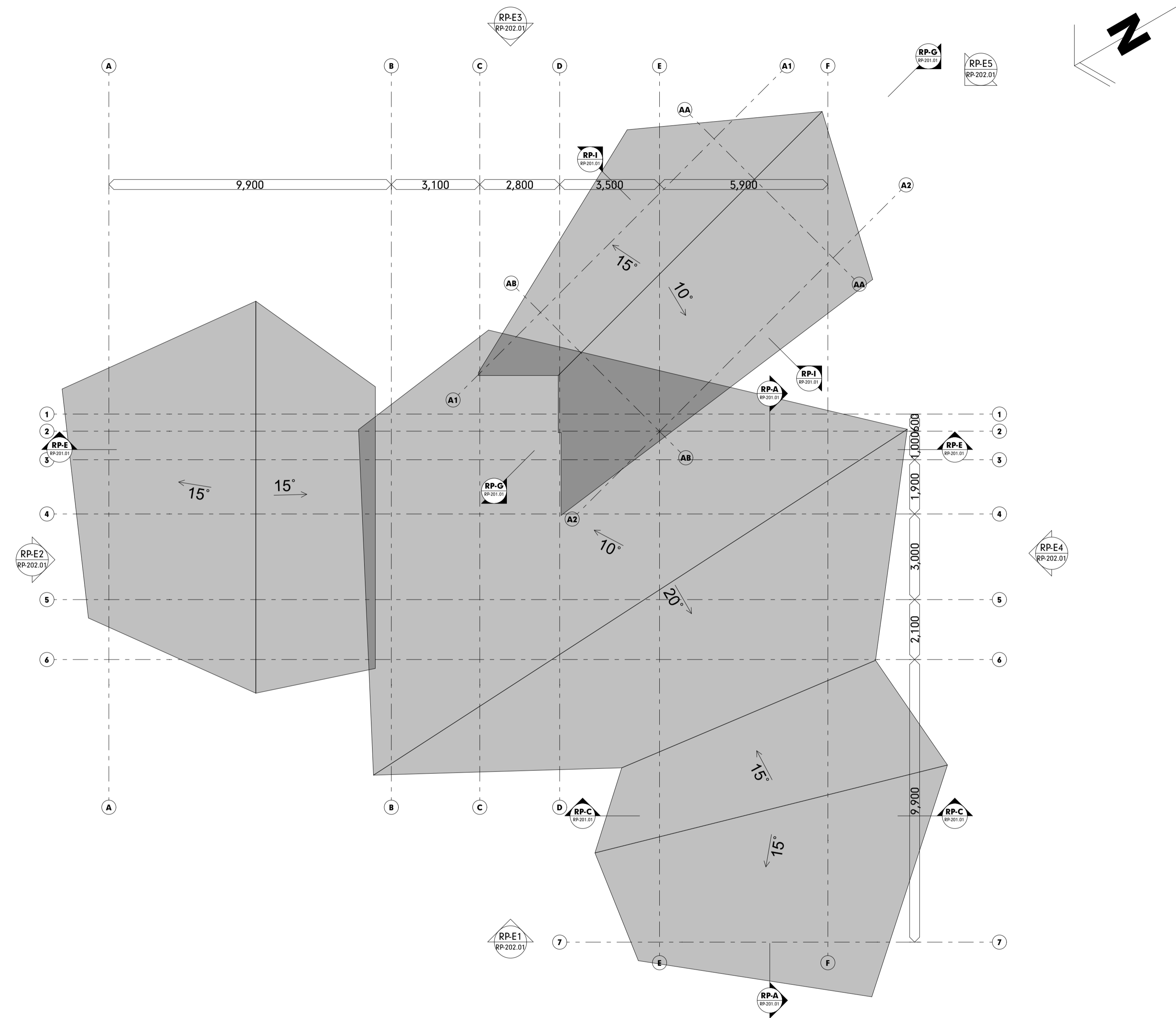
MAIN FLOOR LEVEL
SCALE:1:100

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PROJECT SILKY OAKS LODGE FINLAYVALE ROAD MOSSMAN QLD 4875	SCALE 1:100, 1:1	DRAWN D.Parken	CHECKED D.Parken
CLIENT BAILLIE LODGES	SHEET SIZE A1	DRAWING STATUS PRELIMINARY	
TITLE RAINFOREST PAVILION PLANS - PROPOSED - MAIN FLOOR LEVEL	PROJECT NO. SILKY001	DATE 9/7/19	
PRELIMINARY	DRAWING NO. RP-200.01	REVISION 01 - WIP	



ROOF LEVEL
SCALE:1:100

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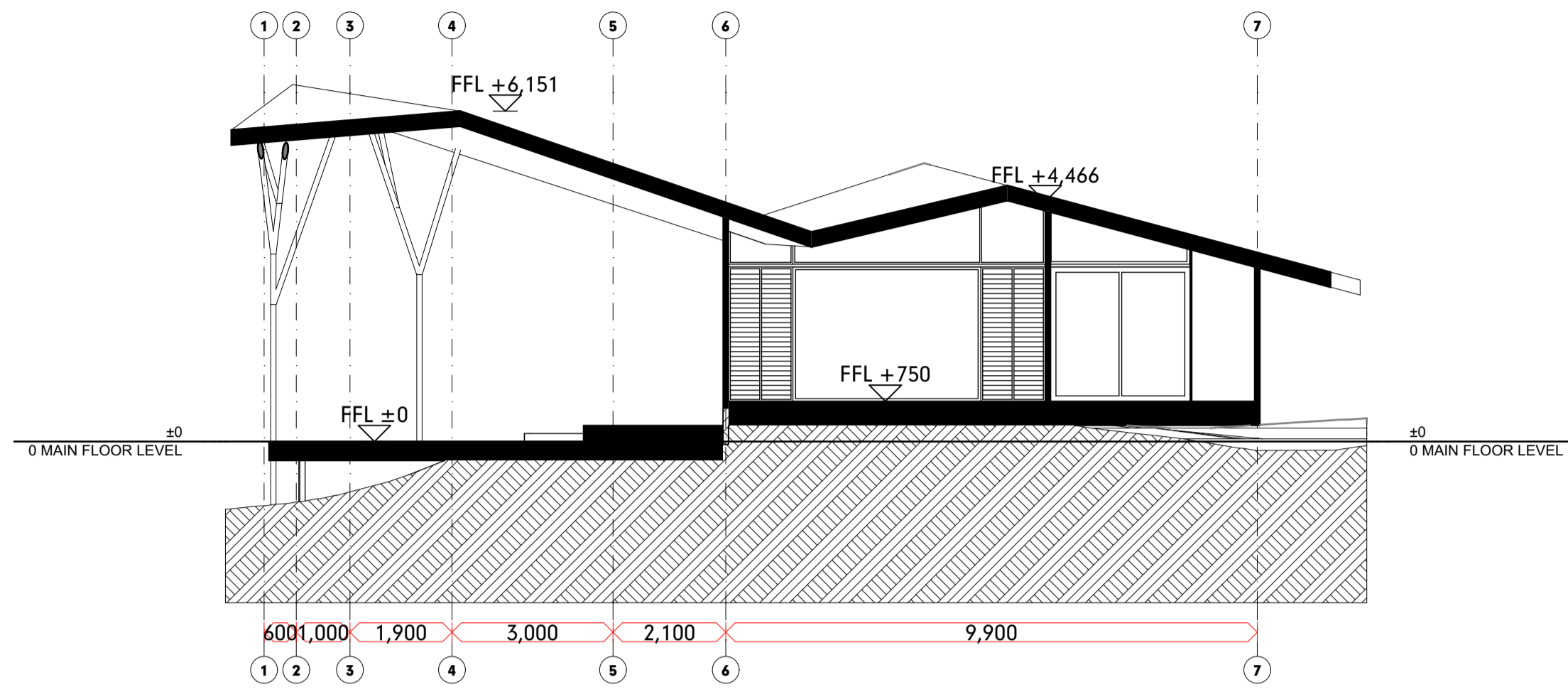
INTERNAL AREAS		
ZONE CATEGORY	ZONE NAME	CALCULATED AREA
ACCOMMODATION		
	CLEANERS ROOM	4
	GUEST PAVILION ONE	59
	GUEST PAVILION TWO	59
	KITCHEN	10
	POWDER ROOM	7
	THE COMMON	63
		202 m²

EXTERNAL AREAS		
ZONE CATEGORY	ZONE NAME	CALCULATED AREA
ACCOMMODATION		
	ALFRESCO	57
	ENTRY	41
	HEATED PLUNGE POOL	9
	OUTDOOR BATHROOM 1	9
	OUTDOOR BATHROOM 2	9
	PLUNGE POOL	22
		147 m²

GROSS FLOOR AREA		
STORY	ZONE NAME	CALCULATED AREA
MAIN FLOOR LEVEL		
	GFA	212
		212 m²

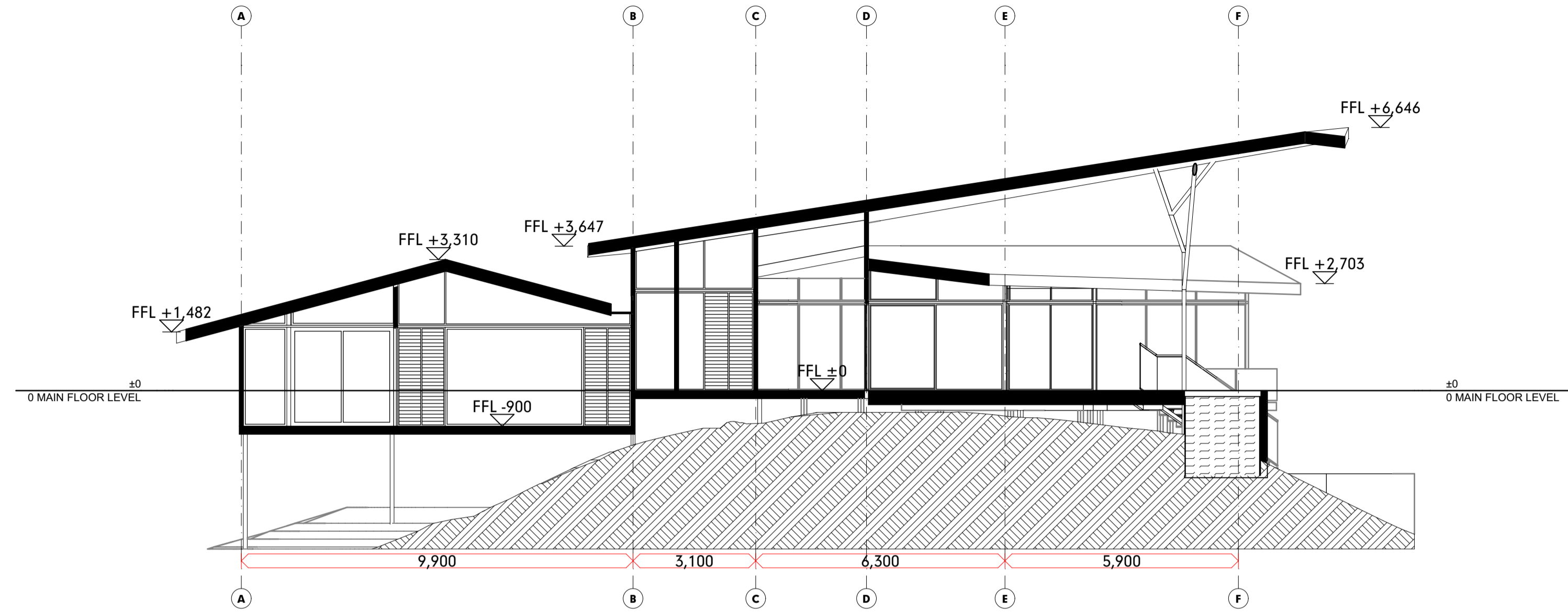
RAINFOREST PAVILION ROOF AREA		
STORY	ZONE NAME	CALCULATED AREA
ROOF LEVEL		
	ROOF AREA	549
		549 m²

	PROJECT SILKY OAKS LODGE FINLAYVALE ROAD MOSSMAN QLD 4873	SCALE 1:100, 1:1	DRAWN D.Parken	CHECKED D.Parken
	CLIENT BAILLIE LODGES	SHEET SIZE A1	DRAWING STATUS PRELIMINARY	
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PRELIMINARY		DRAWING NO. RP-200.02		



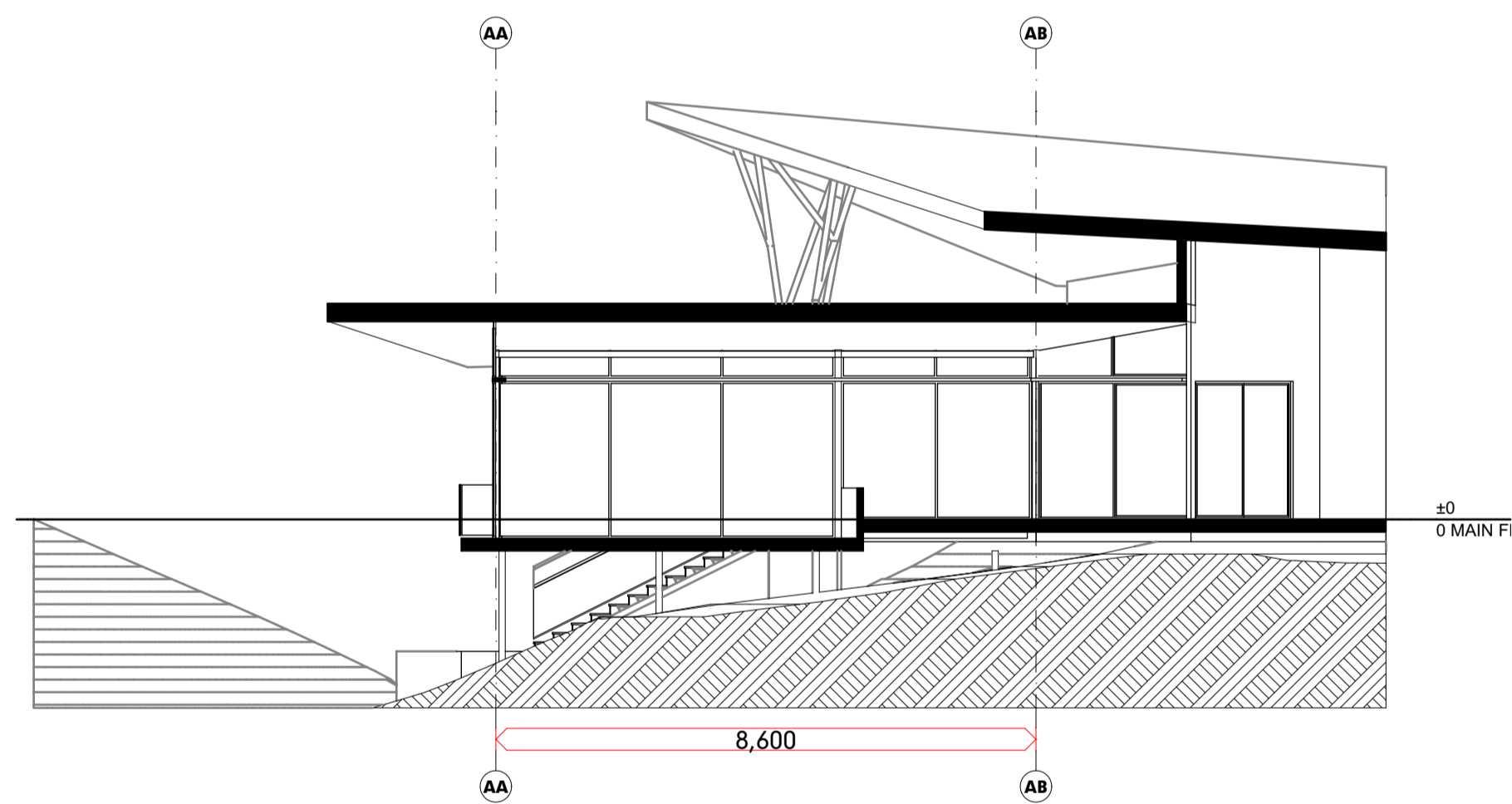
SECTION RP-A
SCALE 1:100

RP-A
RP-200.01



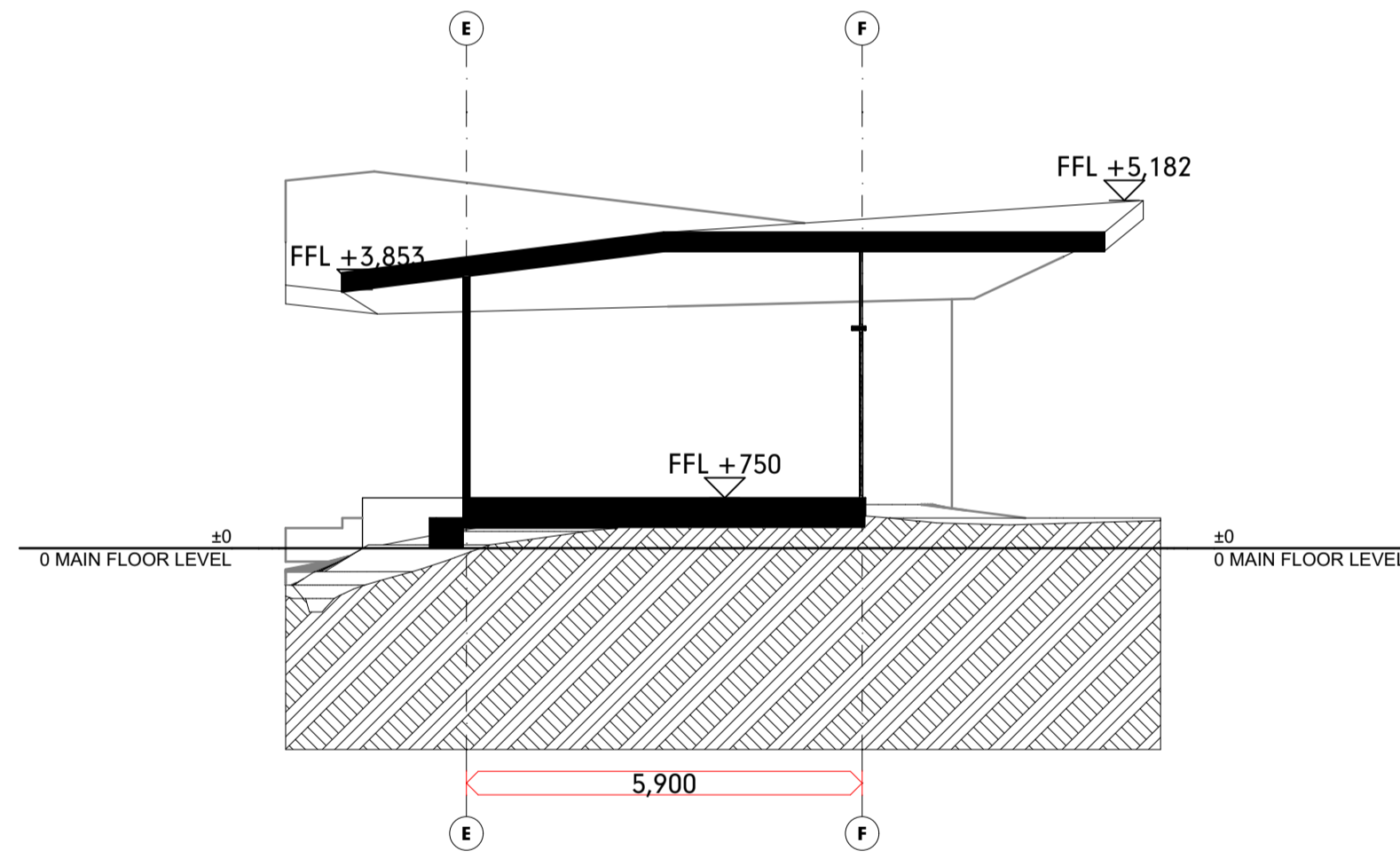
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RP-E
RP-200.01



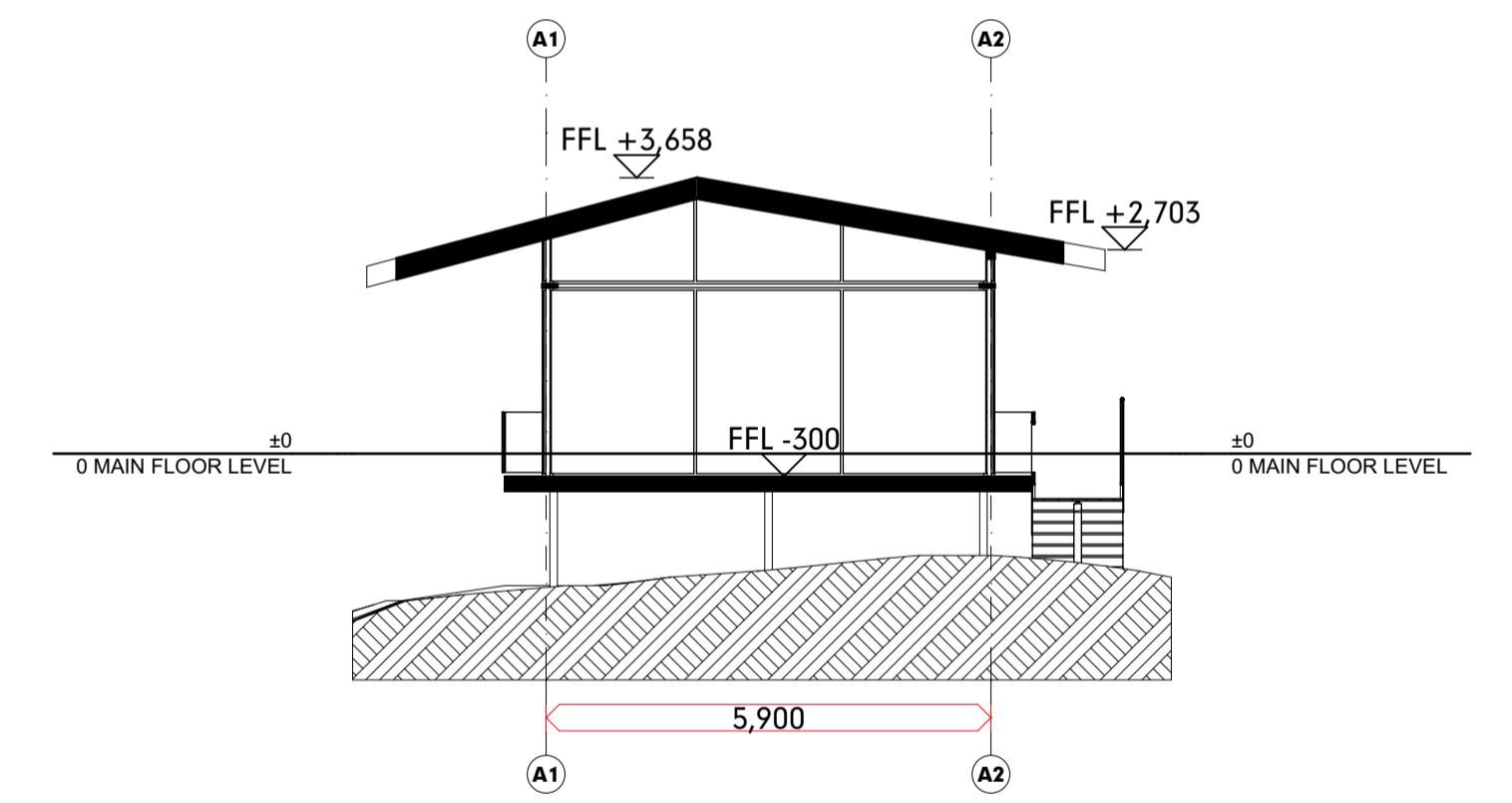
SECTION RP-G
SCALE 1:100

RP-G
RP-100.01, RP-200.01, RP-200.02



SECTION RP-C
SCALE 1:100

RP-C
RP-200.01



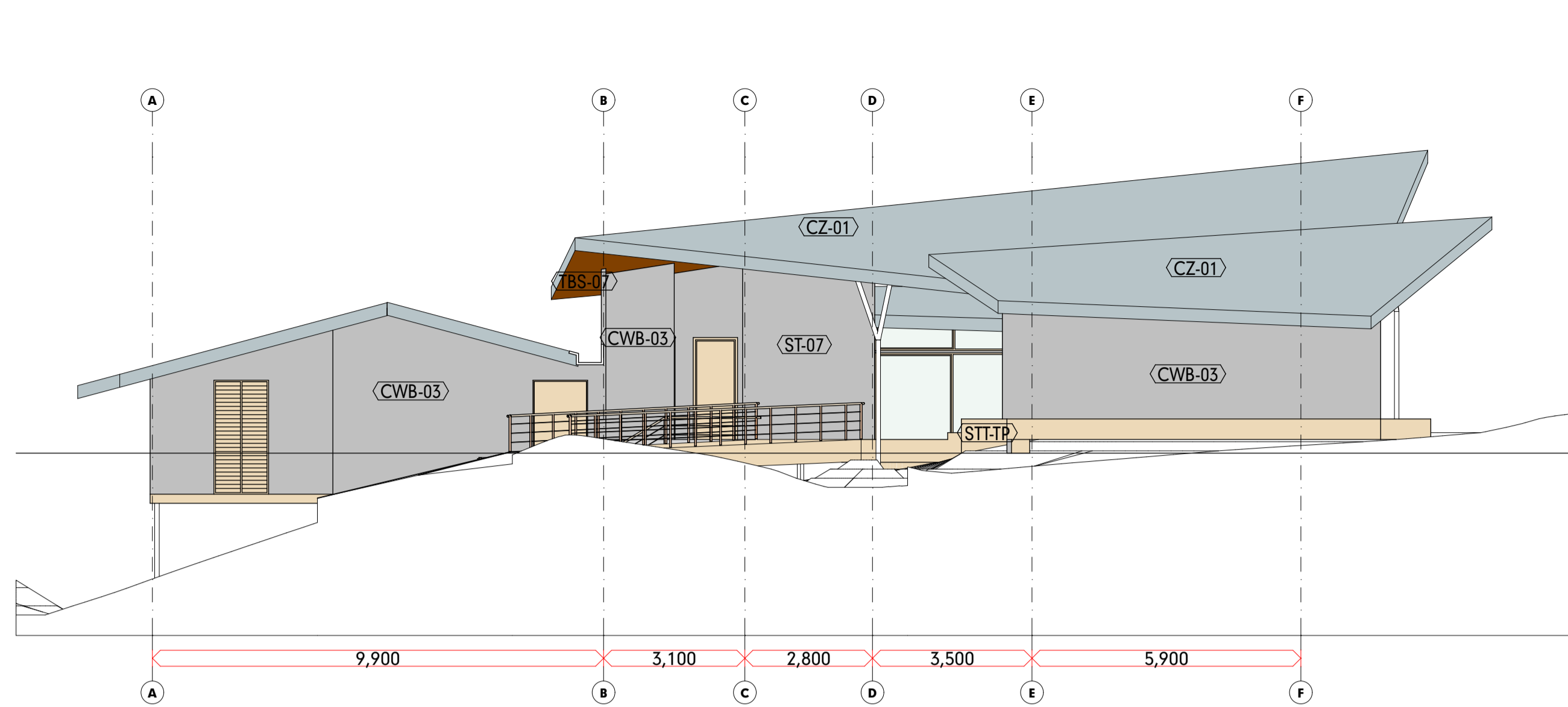
SECTION RP-I
SCALE 1:100

RP-I
RP-200.01

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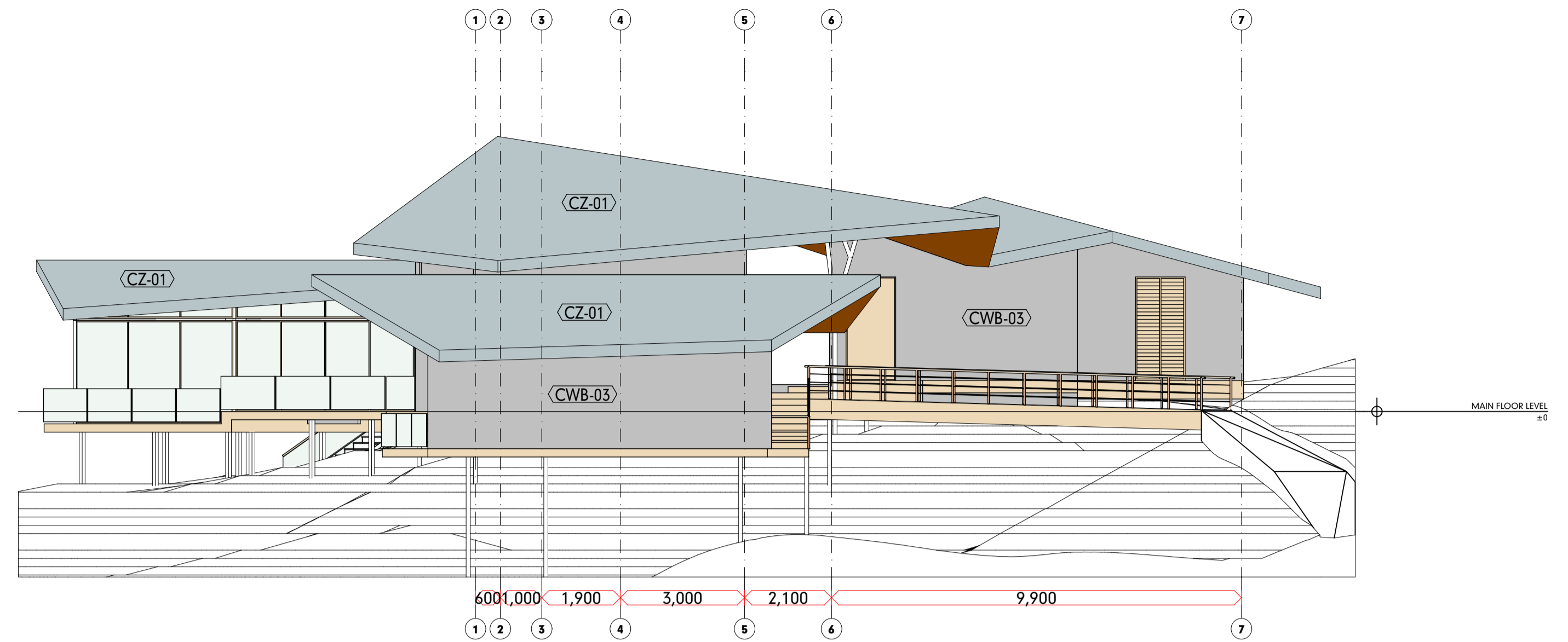
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ABN: 90514257527

PROJECT SILKY OAKS LODGE FINLAYVALE ROAD MOSSMAN QLD 4873	SCALE 1:100	DRAWN D.Parken	CHECKED D.Parken
CLIENT BAILLIE LODGES	SHEET SIZE A1	DRAWING STATUS PRELIMINARY	
TITLE RAINFORREST PAVILION SECTIONS - PROPOSED - SECTIONS		PROJECT NO. SILKY001	DATE 9/7/19
PRELIMINARY		DRAWING NO. RP-201.01	REVISION 01 - WIP



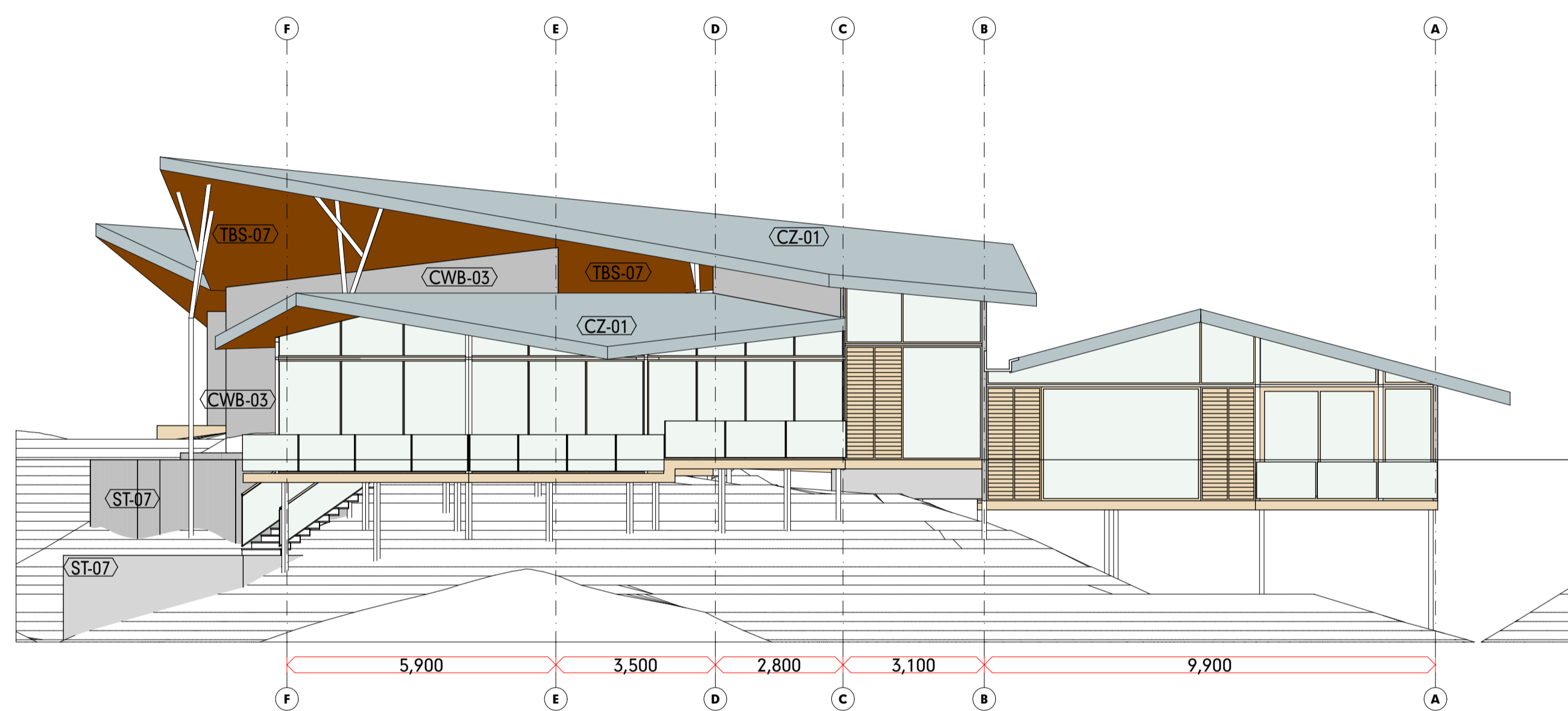
NORT WEST ELEVATION
SCALE:1:100

RP-E1
RP-200.01, RP-200.02



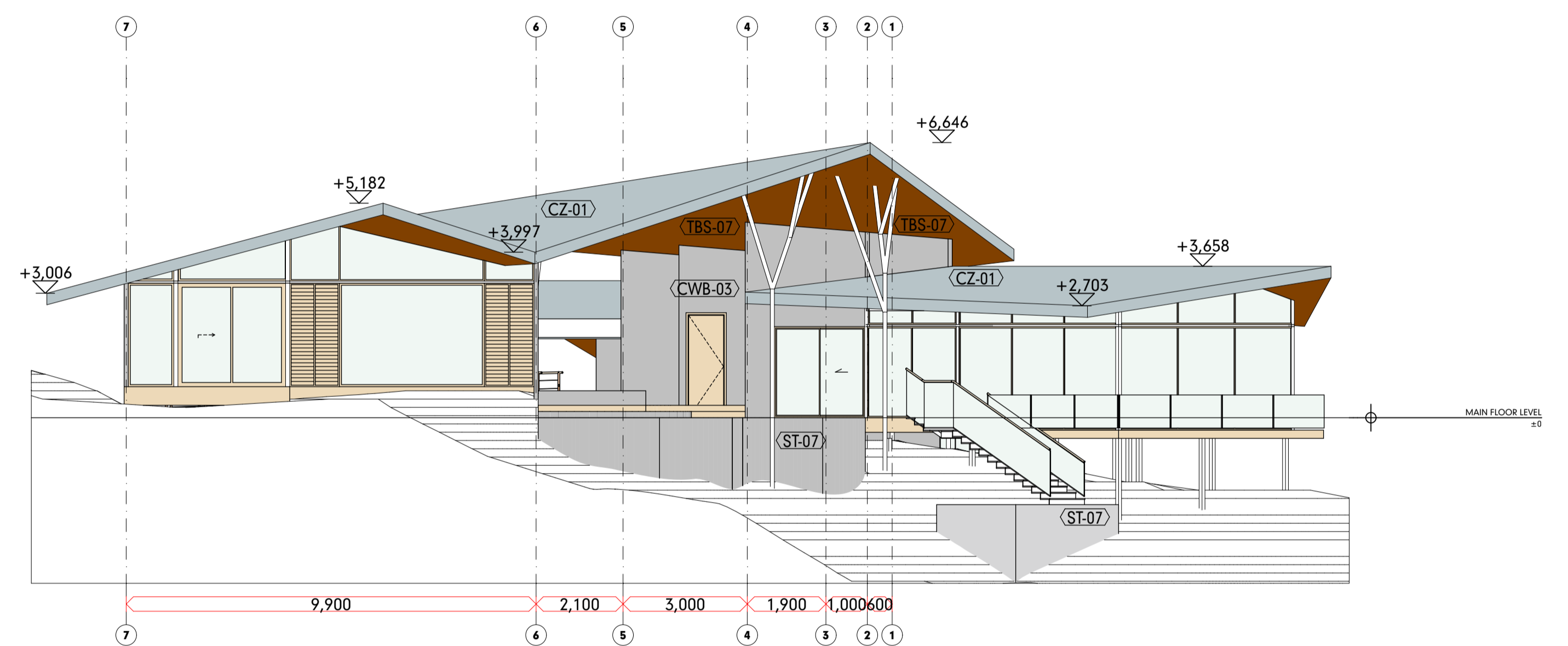
NORTH EAST ELEVATION
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RP-E2
RP-200.01, RP-200.02



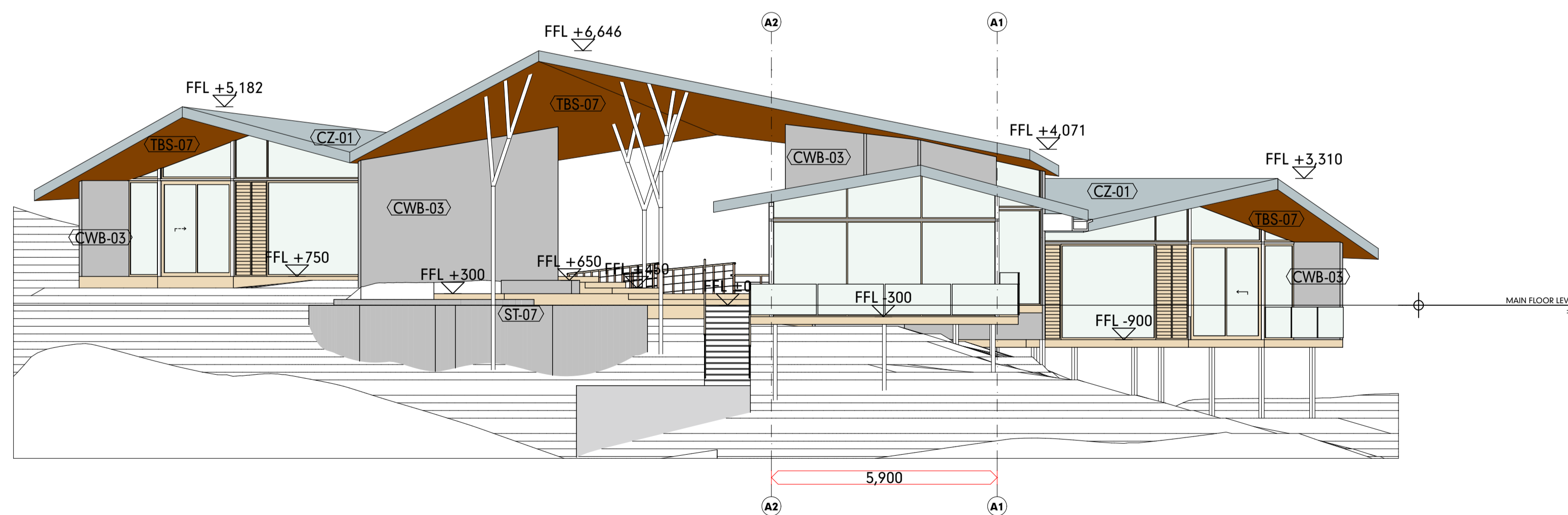
SOUTH EAST ELEVATION
SCALE:1:100

RP-E3
RP-200.01, RP-200.02



SOUTH WEST ELEVATION
SCALE:1:100

RP-E4
RP-200.01, RP-200.02



SOUTH ELEVATION
SCALE:1:100

RP-E5
RP-200.01, RP-200.02

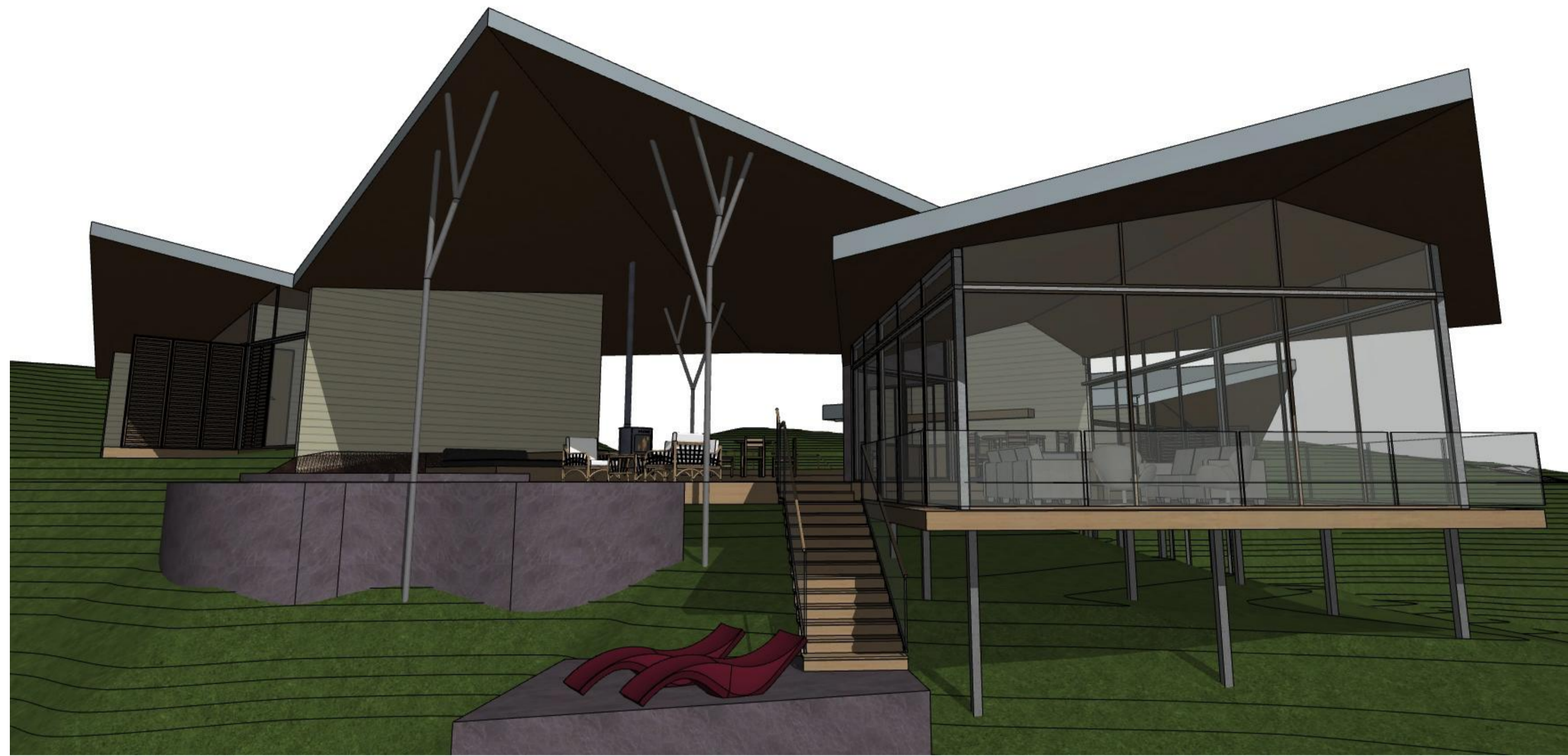
ISS-05 FINISHES LEGEND	
SURFACE CODE & DESCRIPTION	
CWB-03	Cladding Weatherboard 03
MT-Z1	Metal Zink
ST-07	Stone 07
STT-TP	Structural Timber Treated Pine



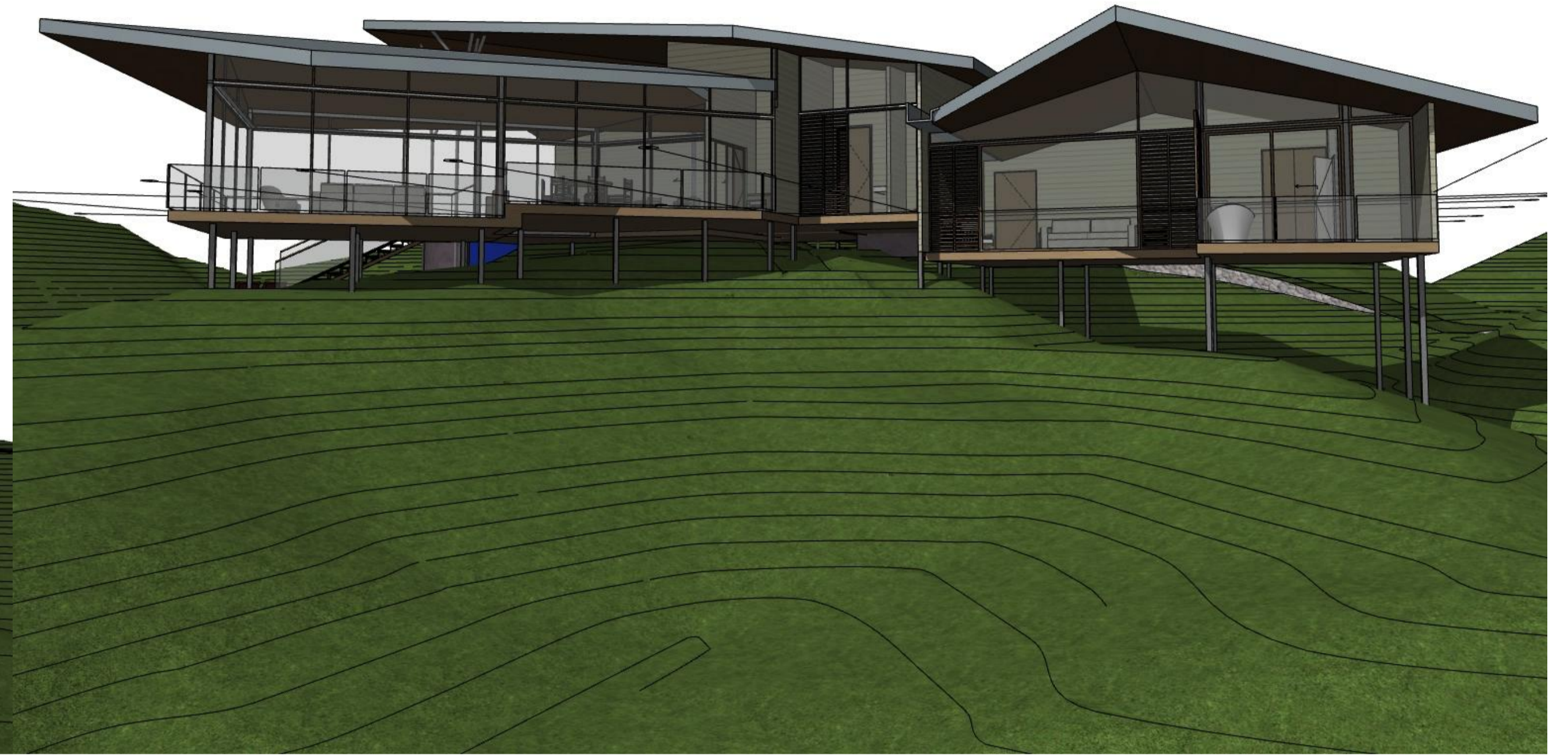
PROJECT SILKY OAKS LODGE FINLAYVALE ROAD MOSSMAN QLD 4873	SCALE 1:100	DRAWN D.Parken	CHECKED D.Parken
CLIENT BAILLIE LODGES	SHEET SIZE A1	DRAWING STATUS PRELIMINARY	
TITLE RAINFORREST PAVILION ELEVATIONS - PROPOSED - ELEVATIONS - 1		PROJECT NO. SILKY001	DATE 9/7/19
DRAWING NO. RP-202.01		REVISION 01 - WIP	

PRELIMINARY

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HUNT DESIGN
291 MOWBRAY RIVER ROAD, MOWBRAY
PO BOX 170, QLD 4877
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ABN: 90514257527

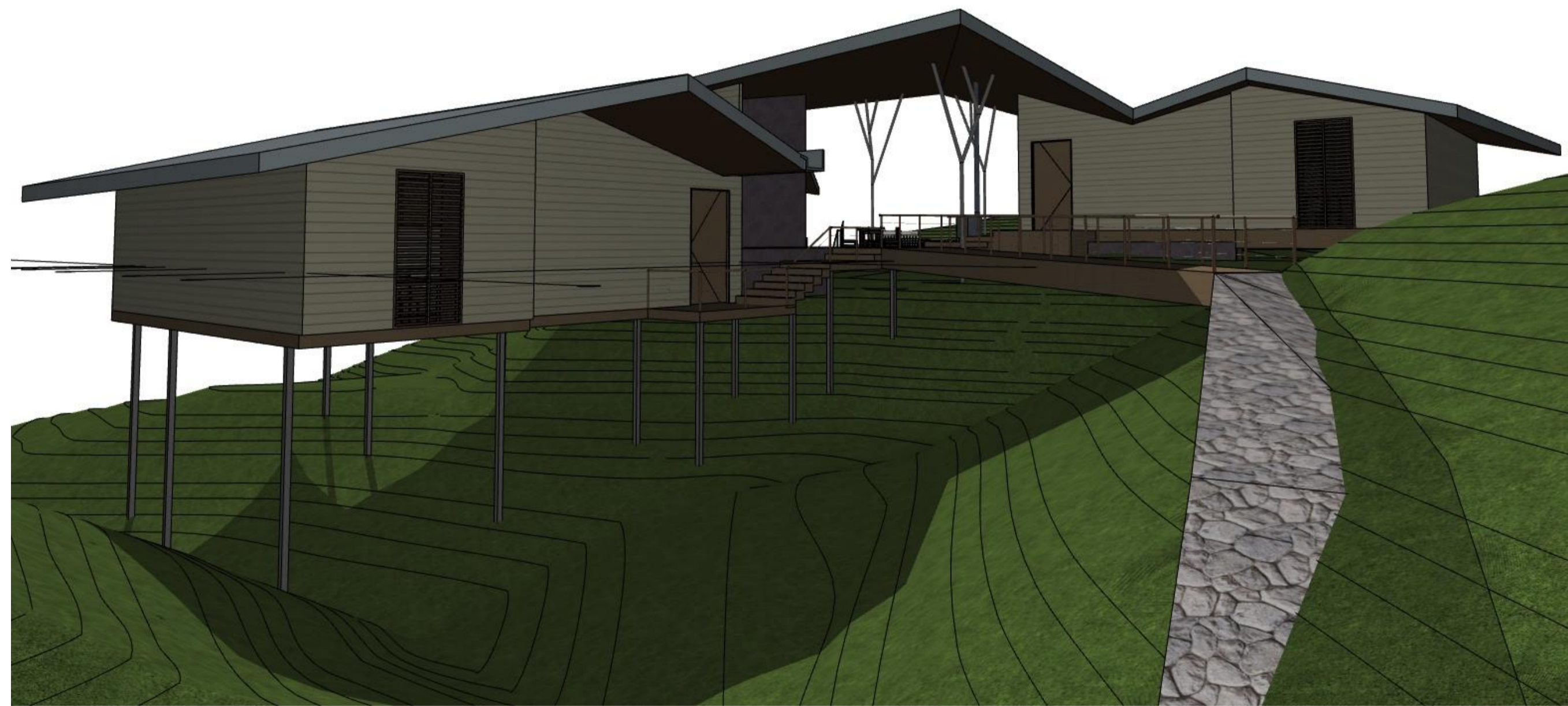


PERSPECTIVE 01



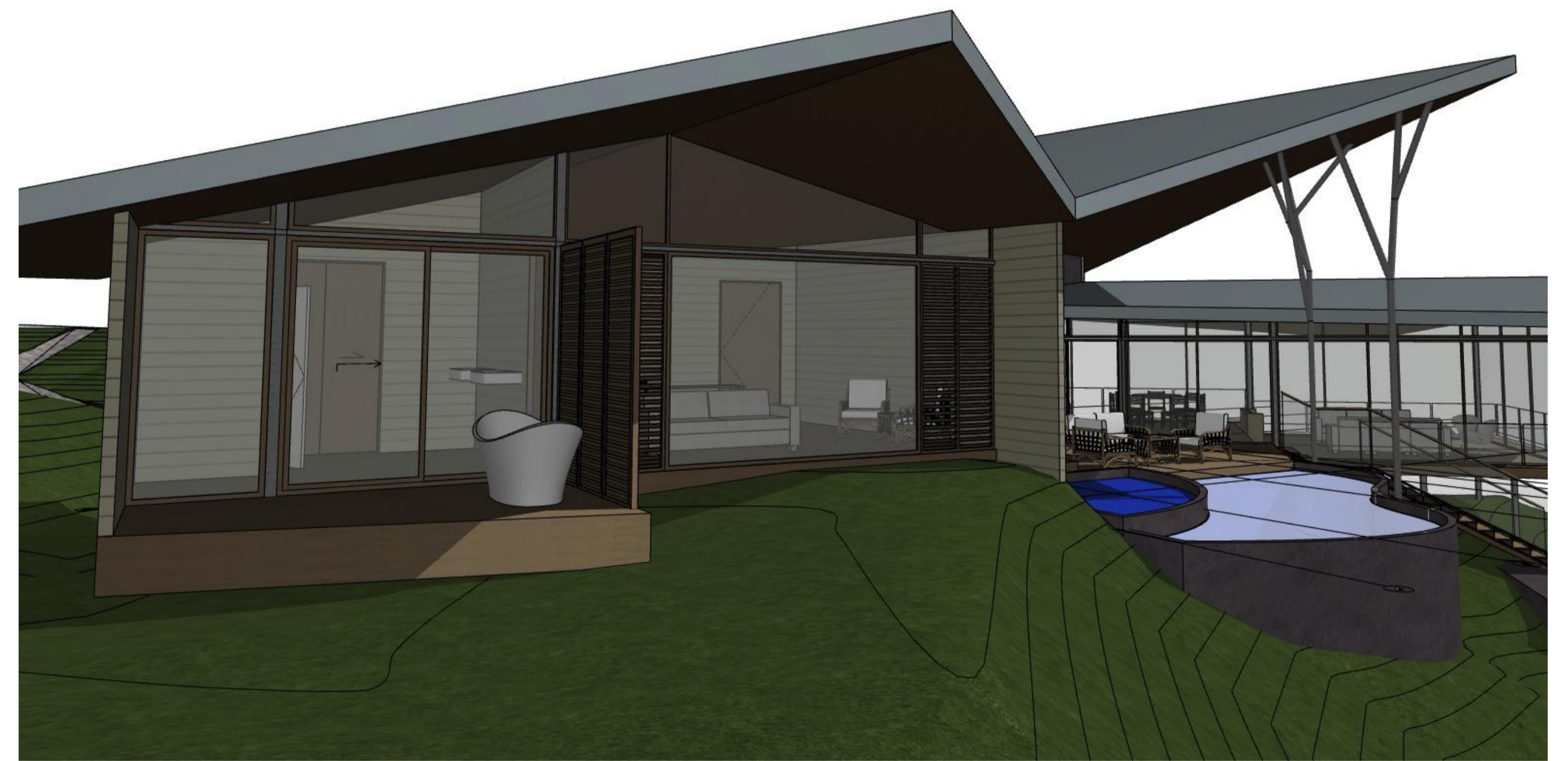
PERSPECTIVE 02

P2



PERSPECTIVE 03

P3



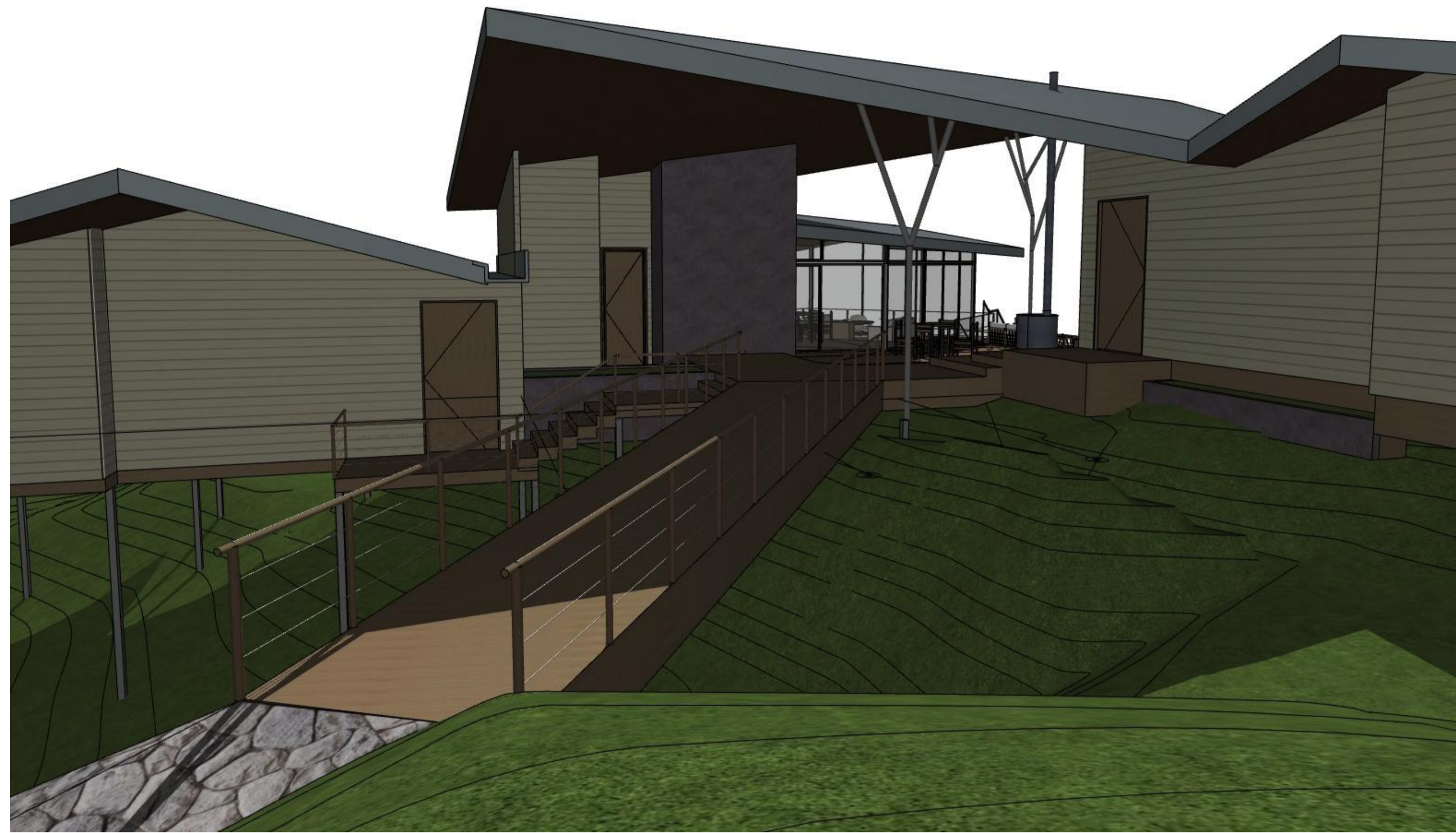
PERSPECTIVE 04

P4

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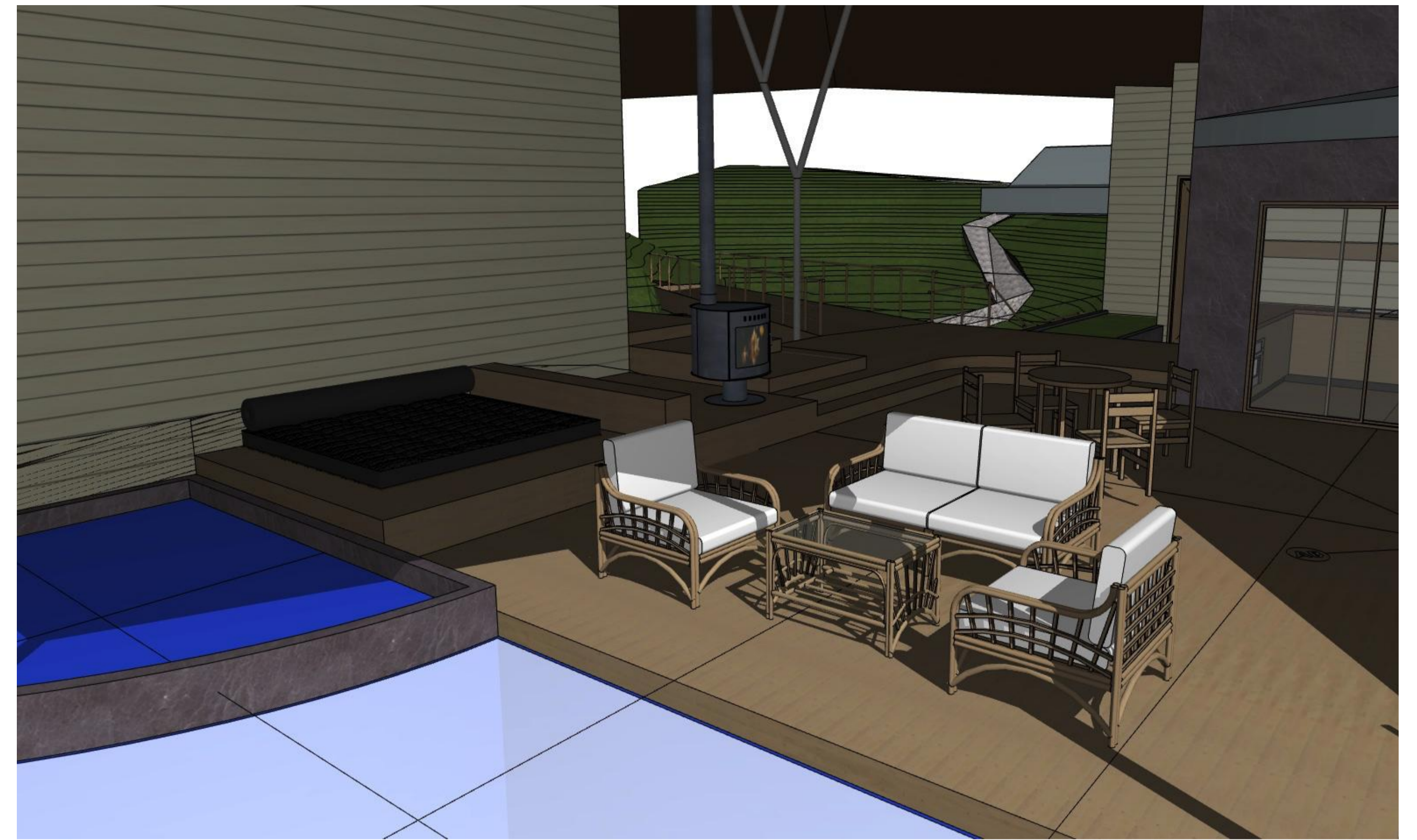
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PROJECT	SILKY OAKS LODGE FINLAYVALE ROAD MOSSMAN QLD 4873	SCALE	DRAWN	CHECKED	D.Parken
SHEET SIZE	A1	DRAWING STATUS	PRELIMINARY		
CLIENT	BAILLIE LODGES	TITLE	RAINFORREST PAVILION PERSPECTIVES - PERSPECTIVES		
PROJECT NO.	SILKY001	DATE	9/7/19		
DRAWING NO.	RP-204.01	REVISION	01 - WIP		



PERSPECTIVE 05

P5



PERSPECTIVE 06

P6



PERSPECTIVE 07

P7



PERSPECTIVE 08

P8

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www.huntdesign.com.au
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PROJECT
SILKY OAKS LODGE
FINLAYVALE ROAD MOSSMAN QLD 4873

CLIENT
BAILLIE LODGES

PRELIMINARY

SCALE	DRAWN	CHECKED
SHEET SIZE	DRAWING STATUS	
A1	PRELIMINARY	

TITLE	DATE
RAINFORREST PAVILION PERSPECTIVES - PERSPECTIVES	9/7/19
PROJECT NO.	REVISION
SILKY001	D1 - WIP
DRAWING NO.	
RP-204.02	