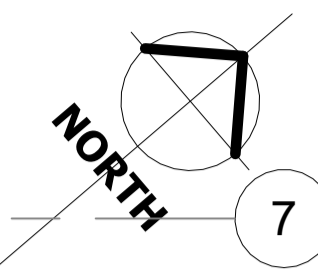
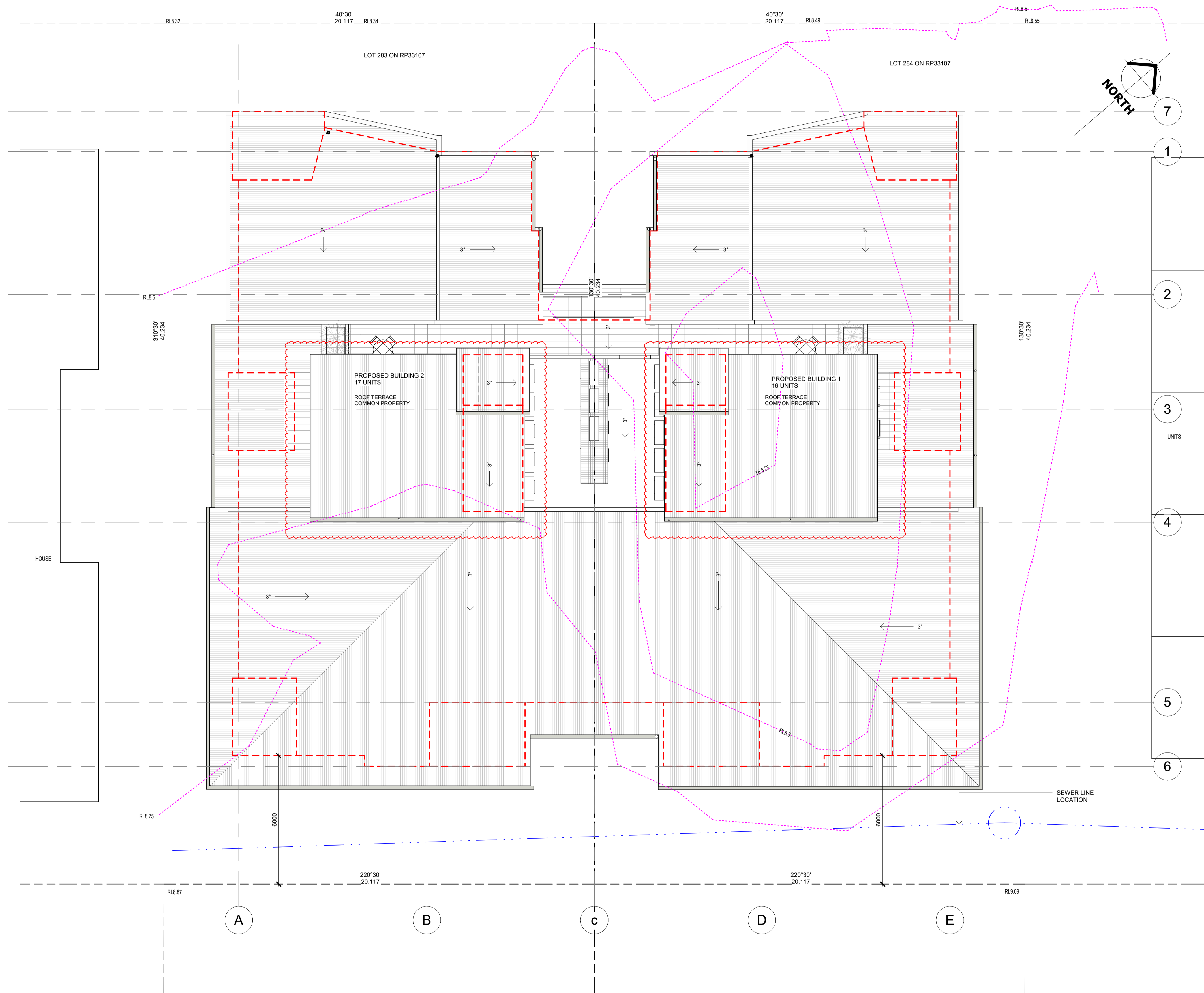


46 TO 50 RONALD STREET



BCC DS RECEIVED 19/02/2026 APPLICATION REF A006966912

PLANNING INFORMATION 46-50 RONALD ST WYNNUM	
SITE AREA	= 1620m ²
SITE COVER	= 919.09m ² (56.7%)
DESCRIPTION	PROPOSED
PLOT RATIO	1.7:1
BUILDING HEIGHT	5 STOREYS MAX 16.0m TO HABITABLE CEILING
PARKING	
CAR PARKING	TOTAL = 38 SPACES (5 VISITOR INCLUDING 1 X PWD)
BICYCLE PARKING	26 PARKING SPACES (10 VISITORS)
SETBACKS	6m TO BUILDING 4m TO BALCONY
FRONTAGE	5.5m TO BUILDING
REAR SETBACK	1.35m TO CARPARK ENCLOSURE WALLS
SIDE 1& 2	3.5m TO BLDG, 3m TO BALCONY
DOMESTIC REFUSE REMOVAL	
BALCONY REQUIREMENTS	MIN 3m WIDE.
ELEVATION REQUIREMENTS	YES
LANDSCAPING	ACHIEVED
COMMON RECREATION AREA	ACHIEVED
BUILDING AREAS	
AREA SCHEDULE:	UNITS (MEASURED TO INSIDE FACE OF WALLS) 2614.94m ² total (ATRIUM CONVERTED TO UNITS) 60.25m ² total 2675.19m ² total
	BALCONIES 436.4m ² total
	ACCESS GFA 186.1m ² total
	CARPARKING 1009m ²

1 SITE PLAN
1:100 @A1

REVISION	DESCRIPTION	DATE
1	DA MINOR CHANGE	26.09.22
2	DA MINOR CHANGE 2	31.08.23
3	DA MINOR CHANGE 2	17.10.23
4	SCREEN TYPE 6 HAS 7 BLADES, NOT 6 AS SHOWN PREV	06.12.23
5	CARPARK ENCLOSURE	28.01.26
6	ROOF EXTENSION	09.02.2026

DRAWING NAME	PROJECT
SITE	46-50 RONALD ST. WYNNUM
CLIENT	ADDRESS
VENUS GROUP PTY LTD	46-50 RONALD ST. WYNNUM
ISSUE	PROJECT NUMBER
DA-3	06-11
SCALE	DWG NO.
As indicated AT A1	1 A

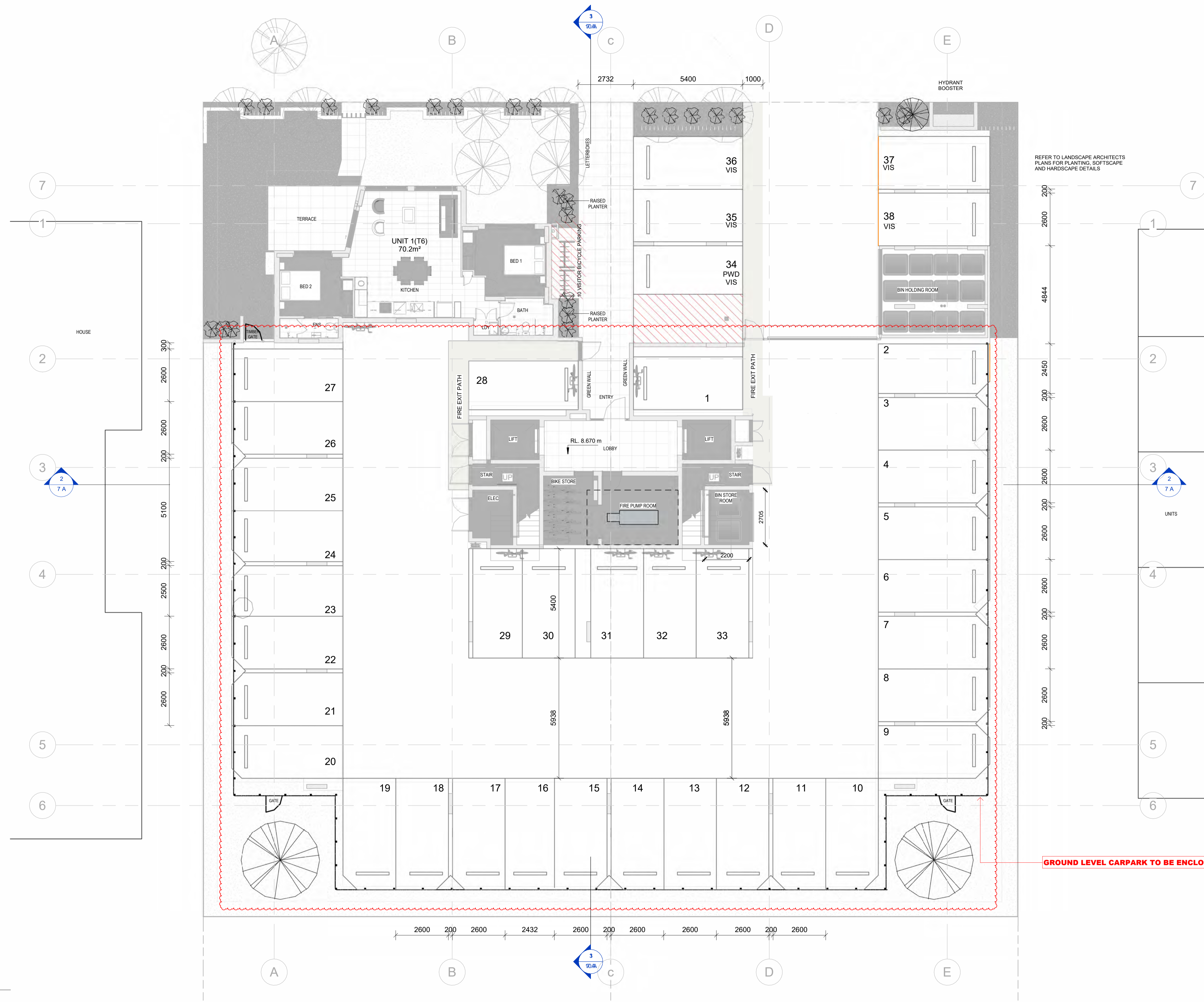
ARCHITECT	DRAWN BY
MICHAEL JULLYAN	KS
CHECKED BY	DATE
MJ	09.02.2026

ACN: 110893493
 UB-Level 1 - 70 Bay Terrace, WYNNUM QLD 4178
 P.O. BOX 5128 MANKY QLD 4179
 email: enquiries@thinktankarchitects.com.au
 phone: (07)3548 3727 / mobile: 0412 087 196

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1 GROUND LEVEL
1:100 @A1

REVISION	DESCRIPTION	DATE
1	DA MINOR CHANGE	26.09.22
2	DA MINOR CHANGE 2	31.08.23
3	DA MINOR CHANGE 2	17.10.23
4	SCREEN TYPE 6 HAS 7 BLADES, NOT 6 AS SHOWN PREV	06.12.23
5	CARPARK ENCLOSURE	28.01.26
6	ROOF EXTENSION	09.02.2026

DRAWING NAME GND	PROJECT 46-50 RONALD ST. WYNNUM
CLIENT VENUS GROUP PTY LTD	ARCHITECT MICHAEL JULLYAN
ISSUE DA-3	DRAWN BY KS
SCALE 1:100 AT A1	CHECKED BY MJ
	DATE 09.02.2026

PROJECT 46-50 RONALD ST. WYNNUM	ARCHITECT MICHAEL JULLYAN
ADDRESS 46-50 RONALD ST. WYNNUM	DRAWN BY KS
PROJECT NUMBER 06-11	CHECKED BY MJ
DWG NO. 2 A	DATE 09.02.2026

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1 LEVEL-1 DA
1:100 @A1

2 LEVEL-2 (LEVELS 3&4 ARE IDENTICAL)
1:100 @A1

REVISION	DESCRIPTION	DATE
1	DA MINOR CHANGE	26.09.22
2	DA MINOR CHANGE 2	31.08.23
3	DA MINOR CHANGE 2	17.10.23
4	SCREEN TYPE 6 HAS 7 BLADES, NOT 6 AS SHOWN PREV	06.12.23
5	CARPARK ENCLOSURE	28.01.26
6	ROOF EXTENSION	09.02.2026

DRAWING NAME LEVEL 1 - 4	
CLIENT VENUS GROUP PTY LTD	
ISSUE DA-3	SCALE 1:100 AT A1

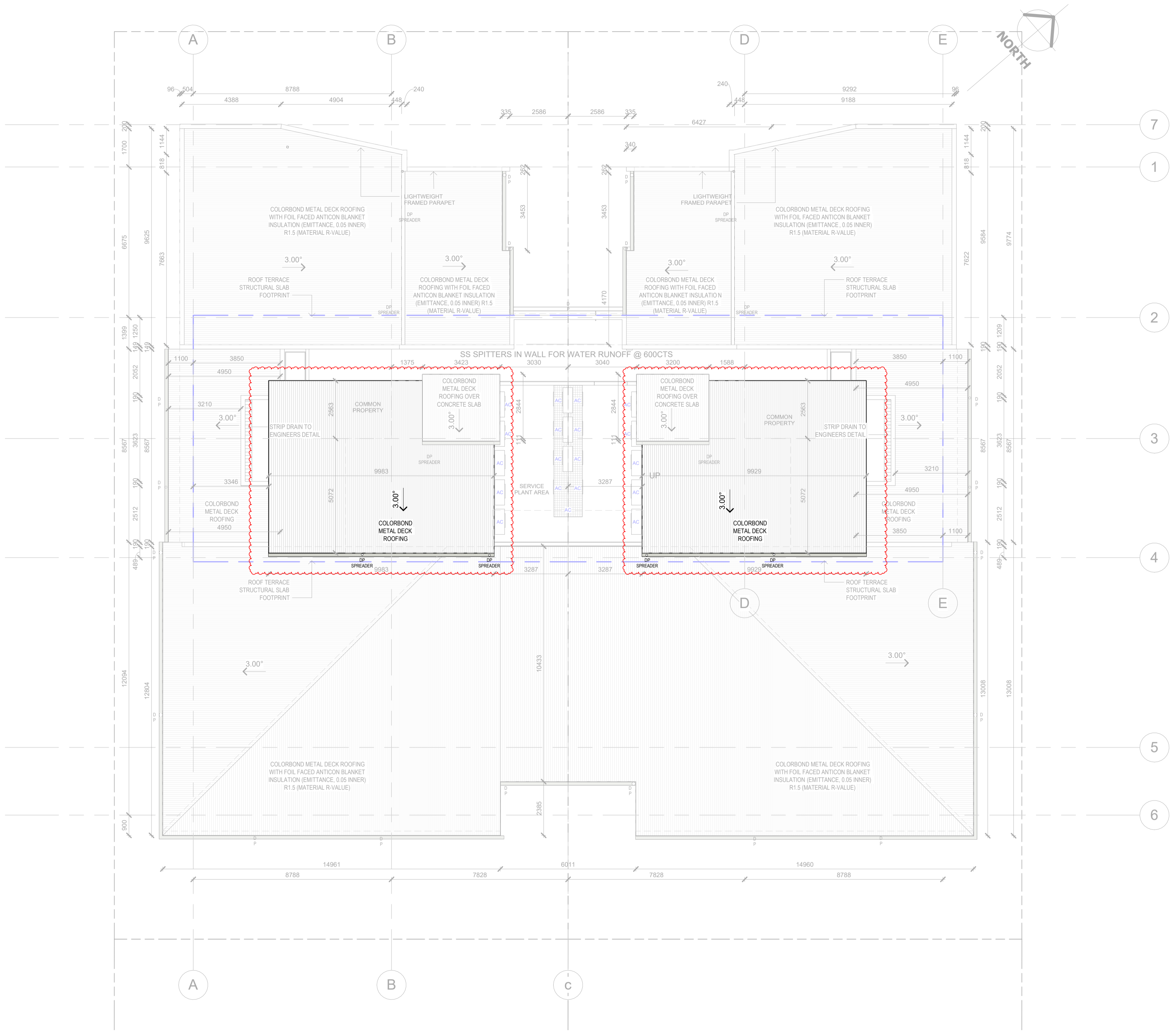
PROJECT 46-50 RONALD ST. WYNNUM	ARCHITECT MICHAEL JULLYAN
ADDRESS 46-50 RONALD ST. WYNNUM	DRAWN BY KS
PROJECT NUMBER 06-11	CHECKED BY MJ
DWG NO. 3 A	DATE 09.02.2026

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1 ROOF
1 : 100 @A1

REVISION HISTORY		
REVISION	DESCRIPTION	DATE
1	ROOF EXTENSION	09.02.2026

DRAWING NAME ROOF
CLIENT VENUS GROUP PTY LTD
ISSUE DA-3
SCALE 1 : 100 AT A1

PROJECT 46-50 RONALD ST. WYNNUM
ADDRESS 46-50 RONALD ST. WYNNUM
PROJECT NUMBER 06-11
DWG NO. 4 A

ARCHITECT MICHAEL JULLYAN
DRAWN BY KS
CHECKED BY MJ
DATE 09.02.2026

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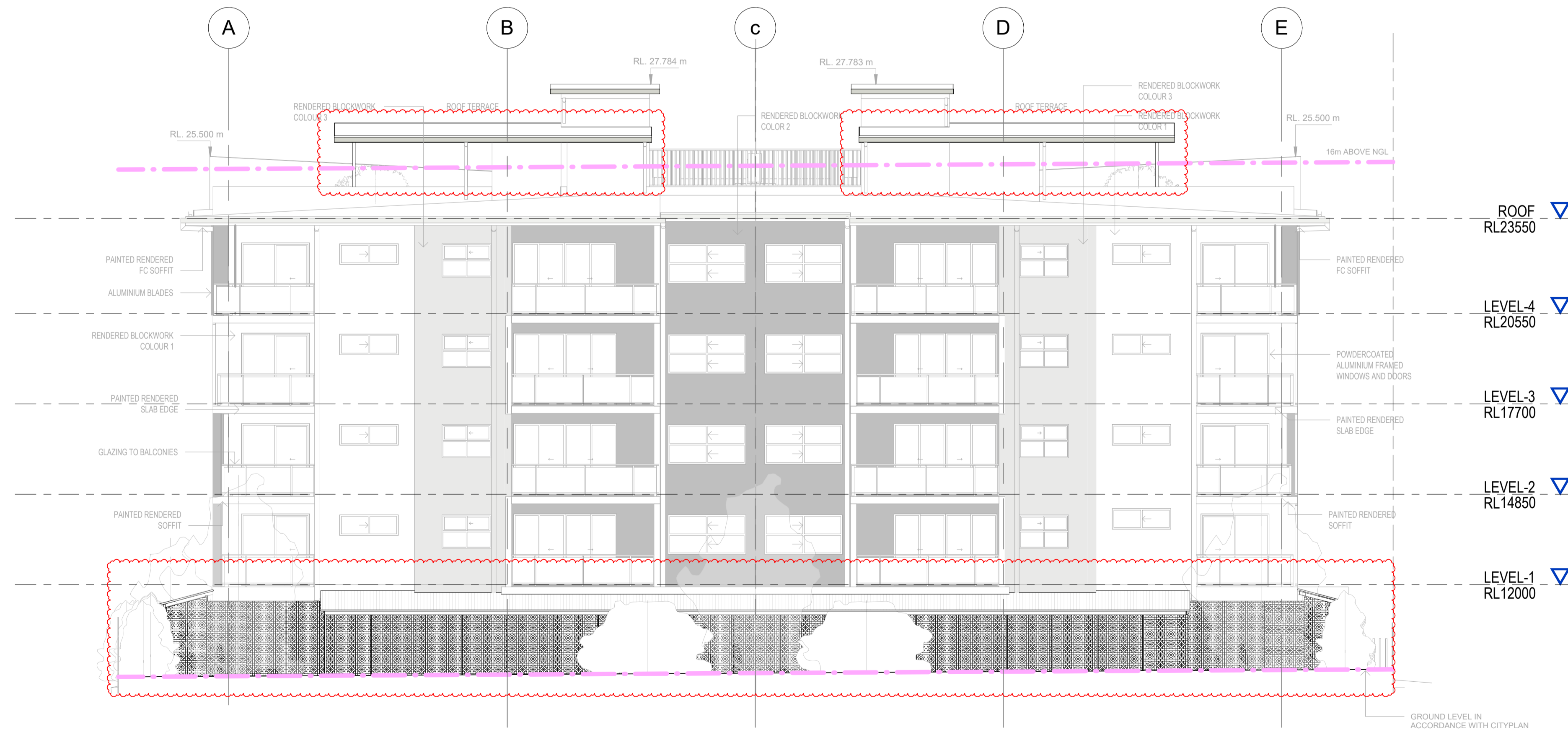
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1 NORTH ELEVATION DA
1 : 100 @A1

COLOUR LEGEND

- ROOF/FASCIA/GUTTERS: COLORBOND SURFMIST
- ALUMINIUM BLADES/WINDOW FRAMES: COLORBOND MONUMENT
- RENDER COLOUR 1: DULUX GREY REFLECTION
- RENDER COLOUR 2: DULUX DOMINO
- RENDER COLOUR 3: DULUX TIMELESS GREY
- TEXTURED RENDER FINISH 'DULUX TEXTURE FINECOVER' ON GROUND LEVEL IN ASSOCIATED COLOUR WALLS AND COLUMNS



2 SOUTH ELEVATION DA
1 : 100 @A1

REVISION HISTORY		
REVISION	DESCRIPTION	DATE
1	DA MINOR CHANGE	26.09.22
2	DA MINOR CHANGE 2	31.08.23
3	DA MINOR CHANGE 2	17.10.23
4	SCREEN TYPE 6 HAS 7 BLADES, NOT 6 AS SHOWN PREV	06.12.23
5	CARPARK ENCLOSURE	28.01.26
6	ROOF EXTENSION	09.02.2026

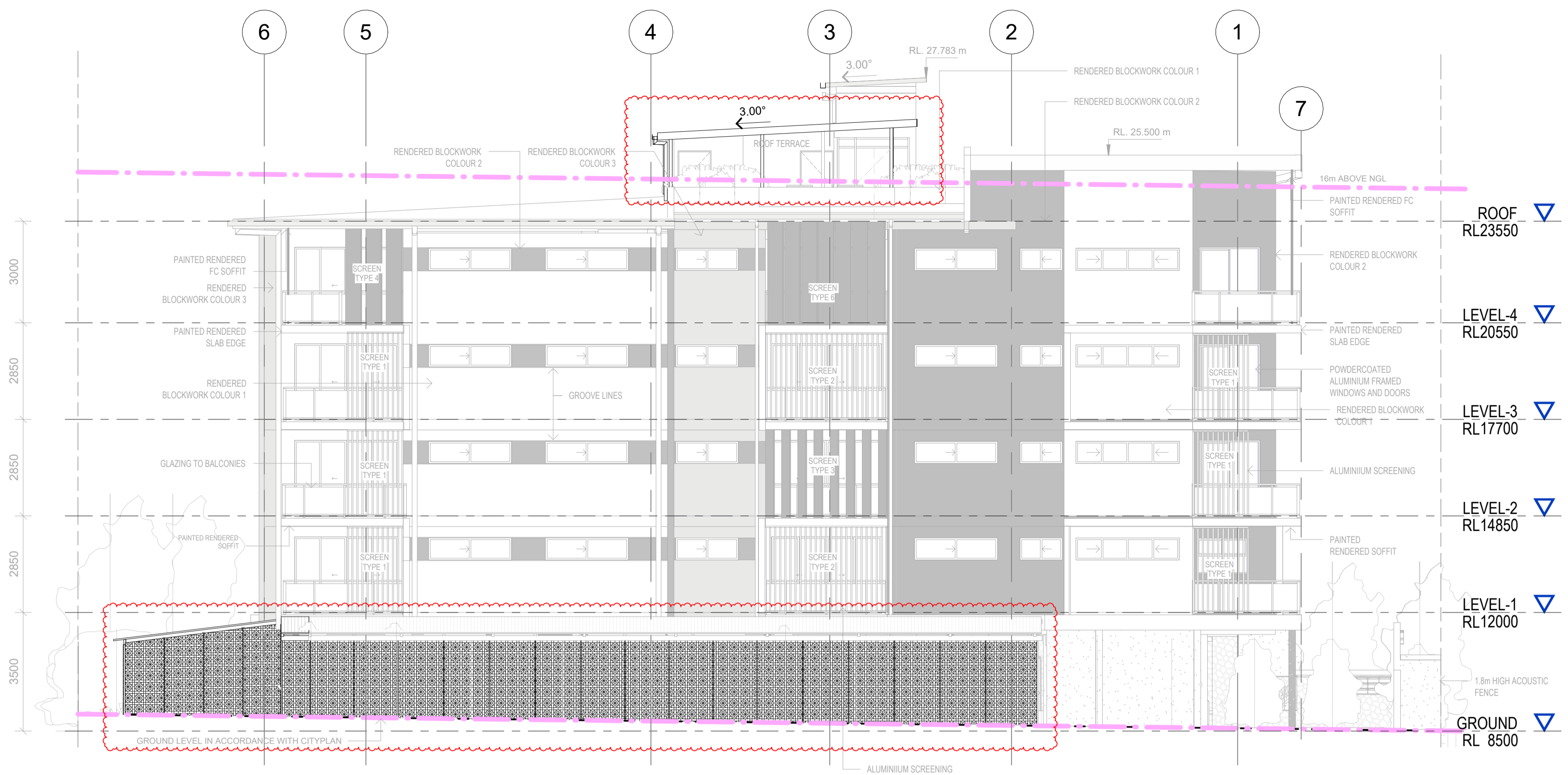
DRAWING NAME ELEVATIONS	PROJECT 46-50 RONALD ST. WYNNUM	ARCHITECT MICHAEL JULLYAN
CLIENT VENUS GROUP PTY LTD	ADDRESS 46-50 RONALD ST. WYNNUM	DRAWN BY KS
ISSUE DA-3	PROJECT NUMBER 06-11	CHECKED BY MJ
SCALE As indicated AT A1	DATE 5 A	DATE 09.02.2026

ACN: 110893493
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P.O. BOX 5128 MANKY QLD 4179
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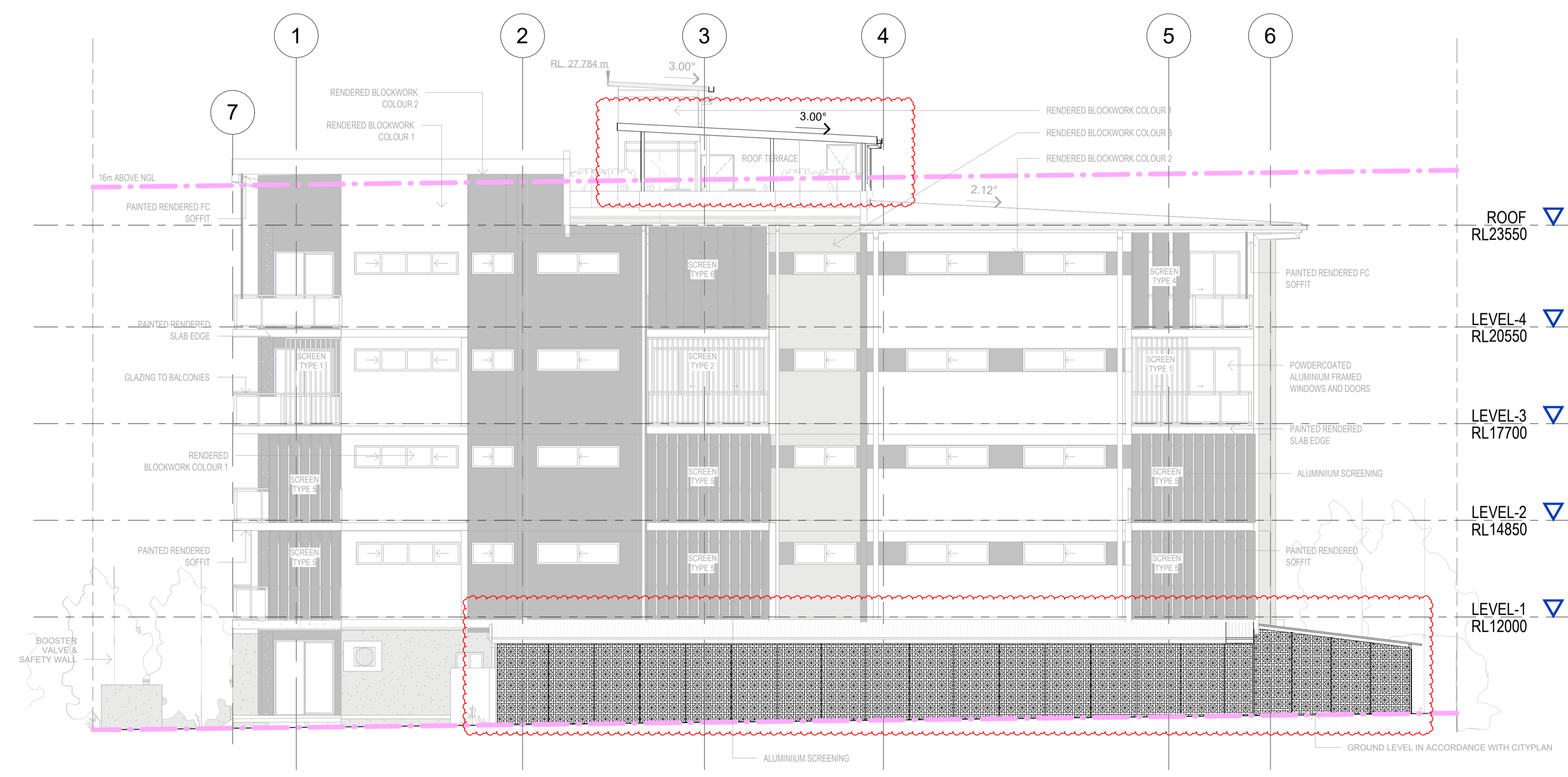
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1 EAST ELEVATION DA
1:100 @A1



2 WEST ELEVATION DA
1:100 @A1

REVISION HISTORY		
REVISION	DESCRIPTION	DATE
1	DA MINOR CHANGE	26.09.22
2	DA MINOR CHANGE 2	31.08.23
3	DA MINOR CHANGE 2	17.10.23
4	SCREEN TYPE 6 HAS 7 BLADES, NOT 6 AS SHOWN PREV	06.12.23
5	CARPARK ENCLOSURE	28.01.26
6	ROOF EXTENSION	09.02.2026

DRAWING NAME ELEVATIONS	PROJECT 46-50 RONALD ST. WYNNUM
CLIENT VENUS GROUP PTY LTD	ADDRESS 46-50 RONALD ST. WYNNUM
ISSUE DA-3	PROJECT NUMBER 06-11
SCALE As indicated AT A1	DATE 09.02.2026

ARCHITECT MICHAEL JULLYAN	DRAWN BY KS
CHECKED BY MJ	DATE 09.02.2026

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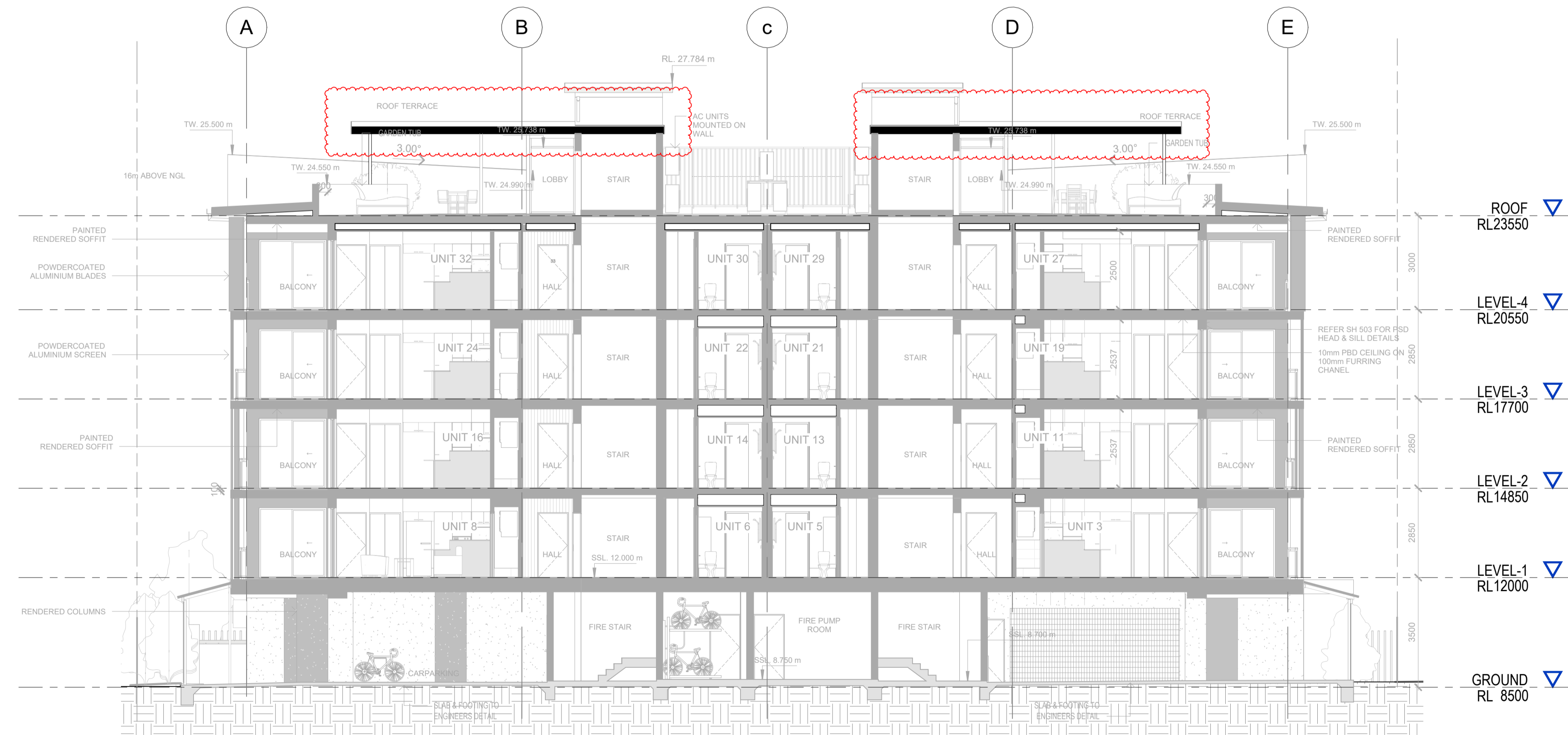
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1 SECTION A DA
1:100 @A1



2 SECTION B DA
1:100 @A1

REVISION	DESCRIPTION	DATE
1	DA MINOR CHANGE	26.09.22
2	DA MINOR CHANGE 2	31.08.23
3	DA MINOR CHANGE 2	17.10.23
4	SCREEN TYPE 6 HAS 7 BLADES, NOT 6 AS SHOWN PREV	06.12.23
5	CARPARK ENCLOSURE	28.01.26
6	ROOF EXTENSION	09.02.2026

DRAWING NAME SECTIONS	PROJECT 46-50 RONALD ST. WYNNUM
CLIENT VENUS GROUP PTY LTD	ADDRESS 46-50 RONALD ST. WYNNUM
ISSUE DA-3	PROJECT NUMBER 06-11
SCALE 1:100 AT A1	DATE DWG NO. 7 A

ARCHITECT MICHAEL JULLYAN	DRAWN BY KS
CHECKED BY MJ	DATE 09.02.2026

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1 3D View N-E DA
@A1



2 3D View N-W DA
@A1



3 3D View S-W DA
@A1



4 3D View S-E DA
@A1

REVISION HISTORY		
REVISION	DESCRIPTION	DATE
1	DA MINOR CHANGE	26.09.22
2	DA MINOR CHANGE 2	31.08.23
3	DA MINOR CHANGE 2	17.10.23
4	SCREEN TYPE 6 HAS 7 BLADES, NOT 6 AS SHOWN PREV	06.12.23
5	CARPARK ENCLOSURE	28.01.26
6	ROOF EXTENSION	09.02.2026

DRAWING NAME PERSPECTIVES	PROJECT 46-50 RONALD ST. WYNNUM
CLIENT VENUS GROUP PTY LTD	ADDRESS 46-50 RONALD ST. WYNNUM
ISSUE DA-3	PROJECT NUMBER 06-11
SCALE AT A1	DWG NO. 8 A

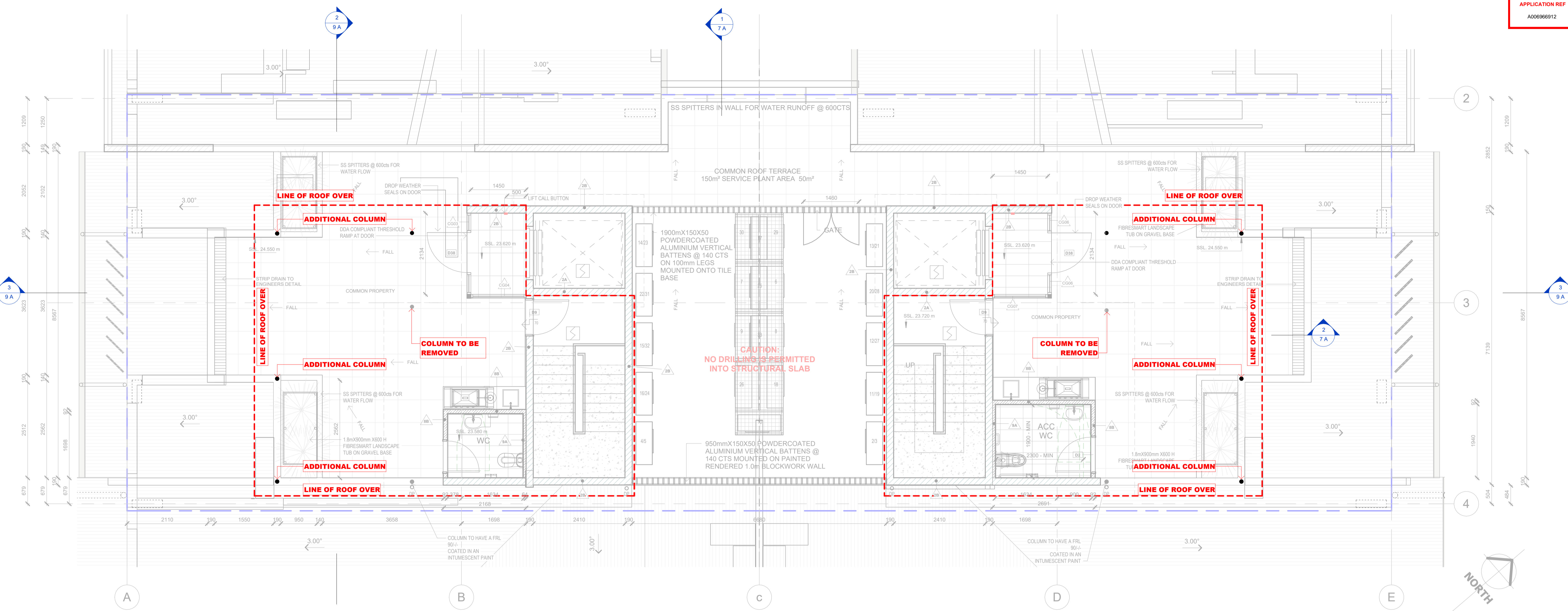
ARCHITECT MICHAEL JULLYAN	ARCHITECT MICHAEL JULLYAN
DRAWN BY KS	CHECKED BY MJ
DATE 09.02.2026	

ACN: 110893493
 UB - Level 1 - 70 Bay Terrace, WYNNUM QLD 4178
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 phone: (07)3548 3727 / mobile: 0412 087 196

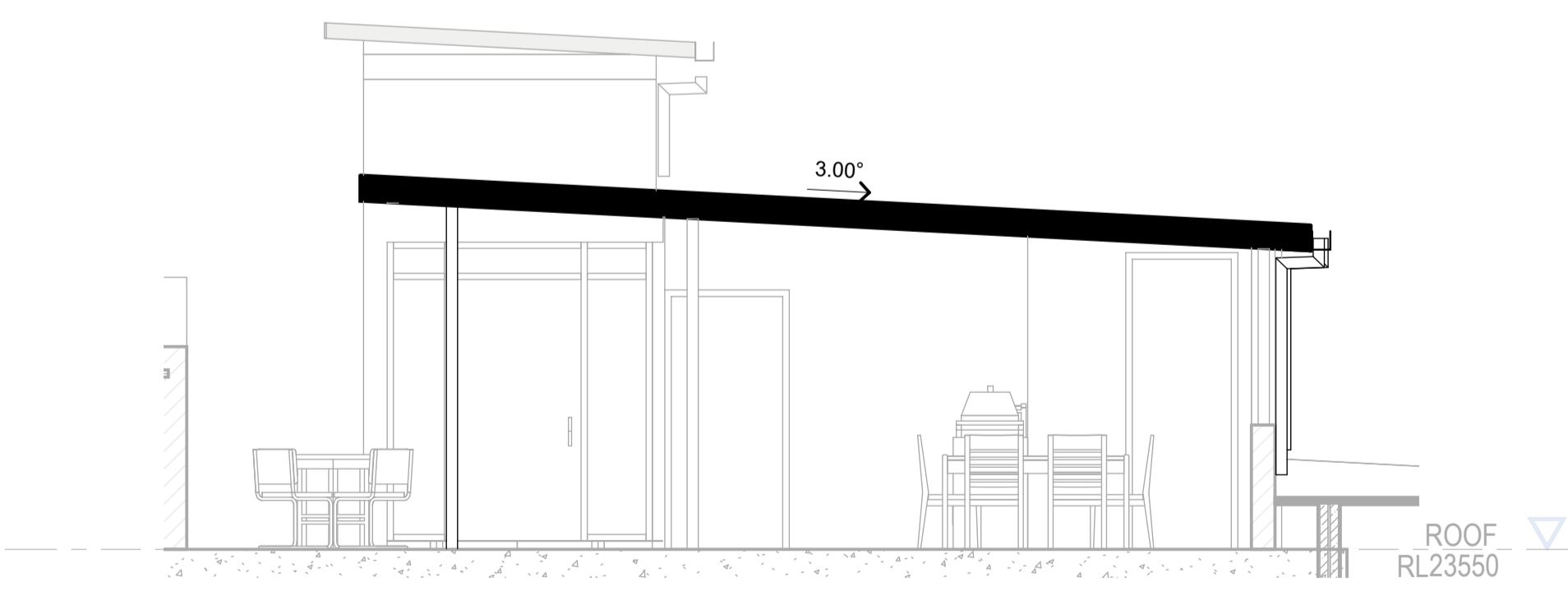
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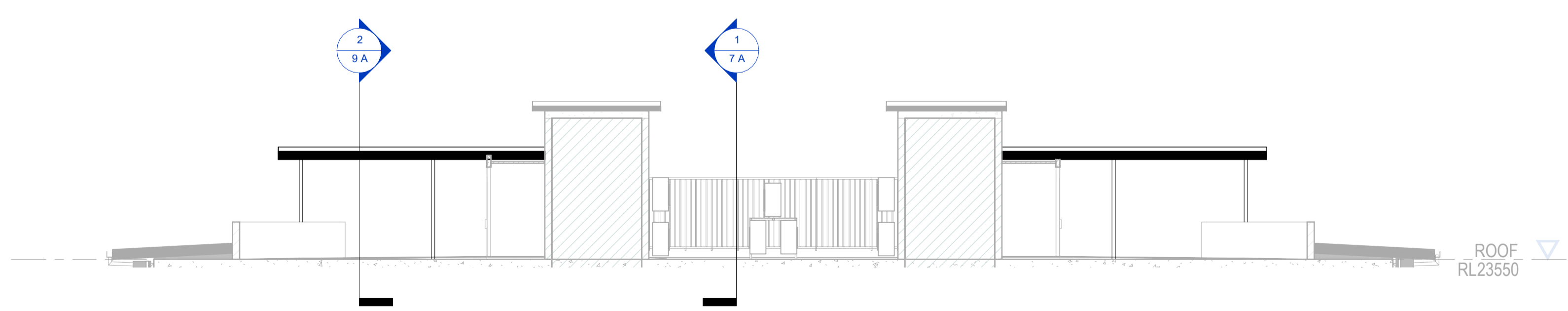




1 ROOF TERRACE
1:50 @A1



2 ROOF SECTION 1
1:50 @A1



3 ROOF SECTION 2
1:100 @A1

REVISION HISTORY		
REVISION	DESCRIPTION	DATE
1	ROOF EXTENSION	09.02.2026

DRAWING NAME ROOF TERRACE	PROJECT 46-50 RONALD ST. WYNNUM
CLIENT VENUS GROUP PTY LTD	ADDRESS 46-50 RONALD ST. WYNNUM
ISSUE DA-3	PROJECT NUMBER 06-11
SCALE As indicated AT A1	DATE 09.02.2026

ARCHITECT MICHAEL JULLYAN	DRAWN BY KS
CHECKED BY MJ	DATE 09.02.2026

ACN: 110893493
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 email: enquiries@thinktankarchitects.com.au
 phone: (07)3348 3727 / mobile: 0412 087 196

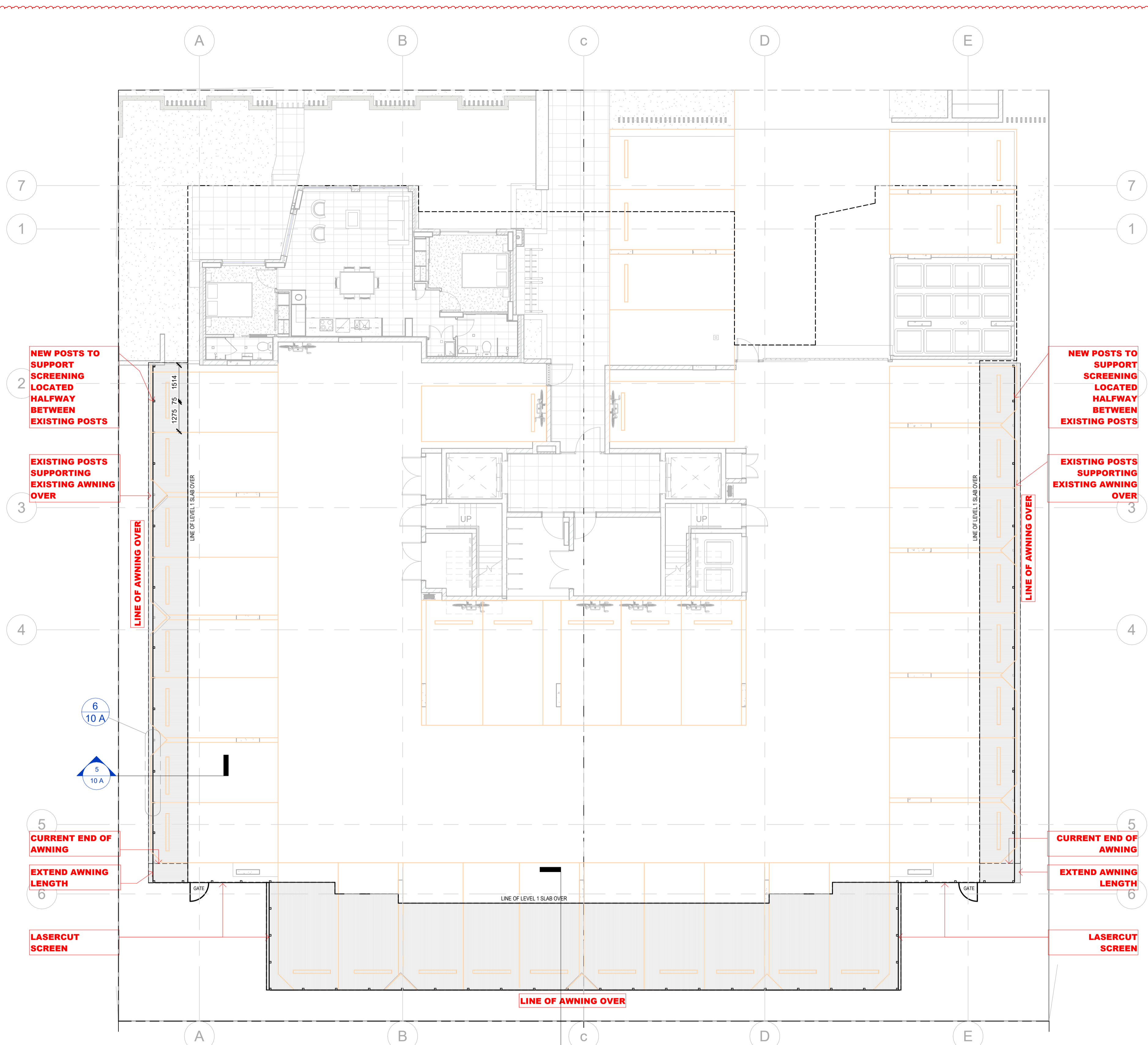
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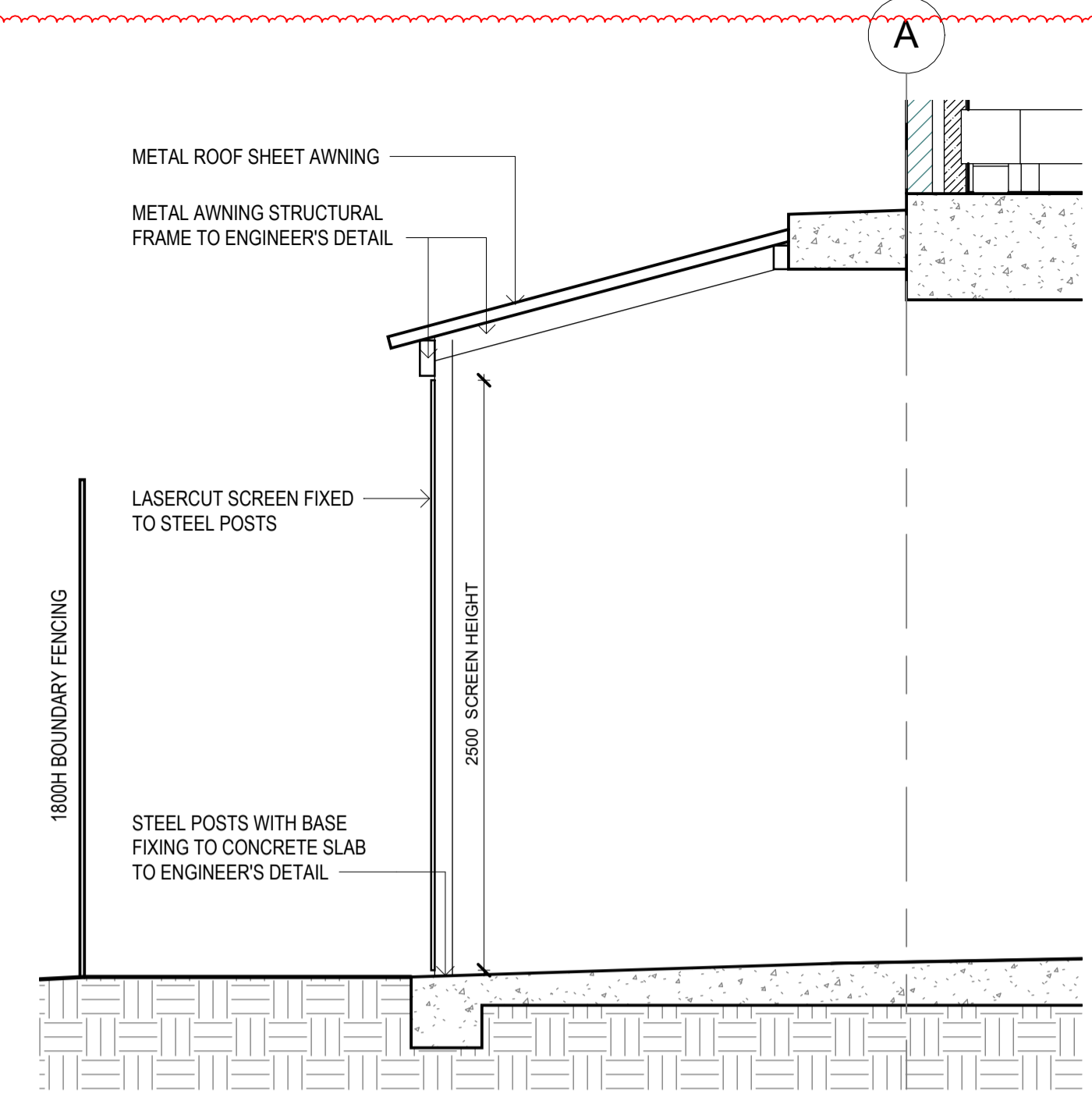


REVISION HISTORY	
Date	Description
28.01.26	CARPARK ENCLOSURE
09.02.2026	ROOF EXTENSION

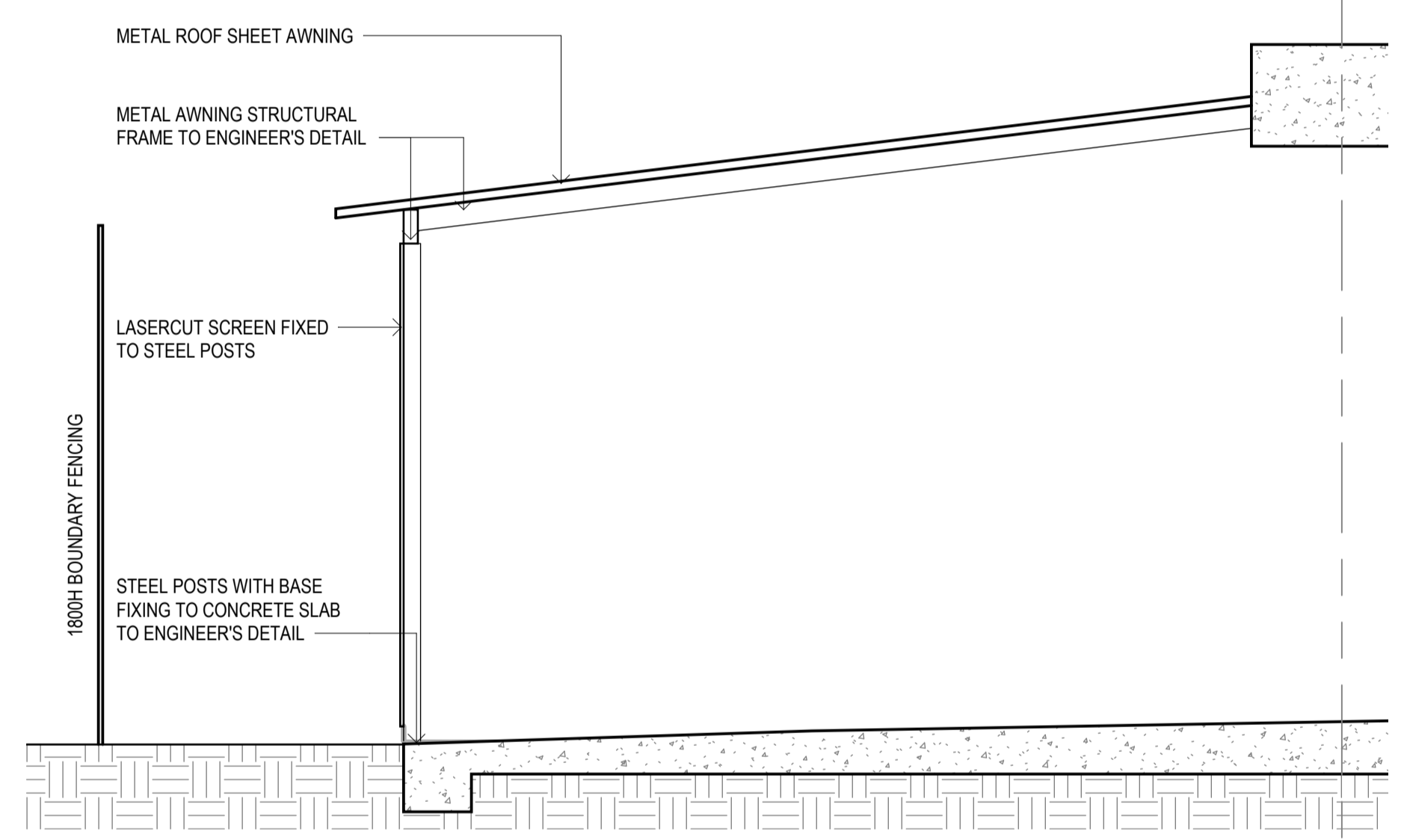
**NO CHANGE TO
LANDSCAPING - ALL TREE
CANOPIES TO REMAIN**



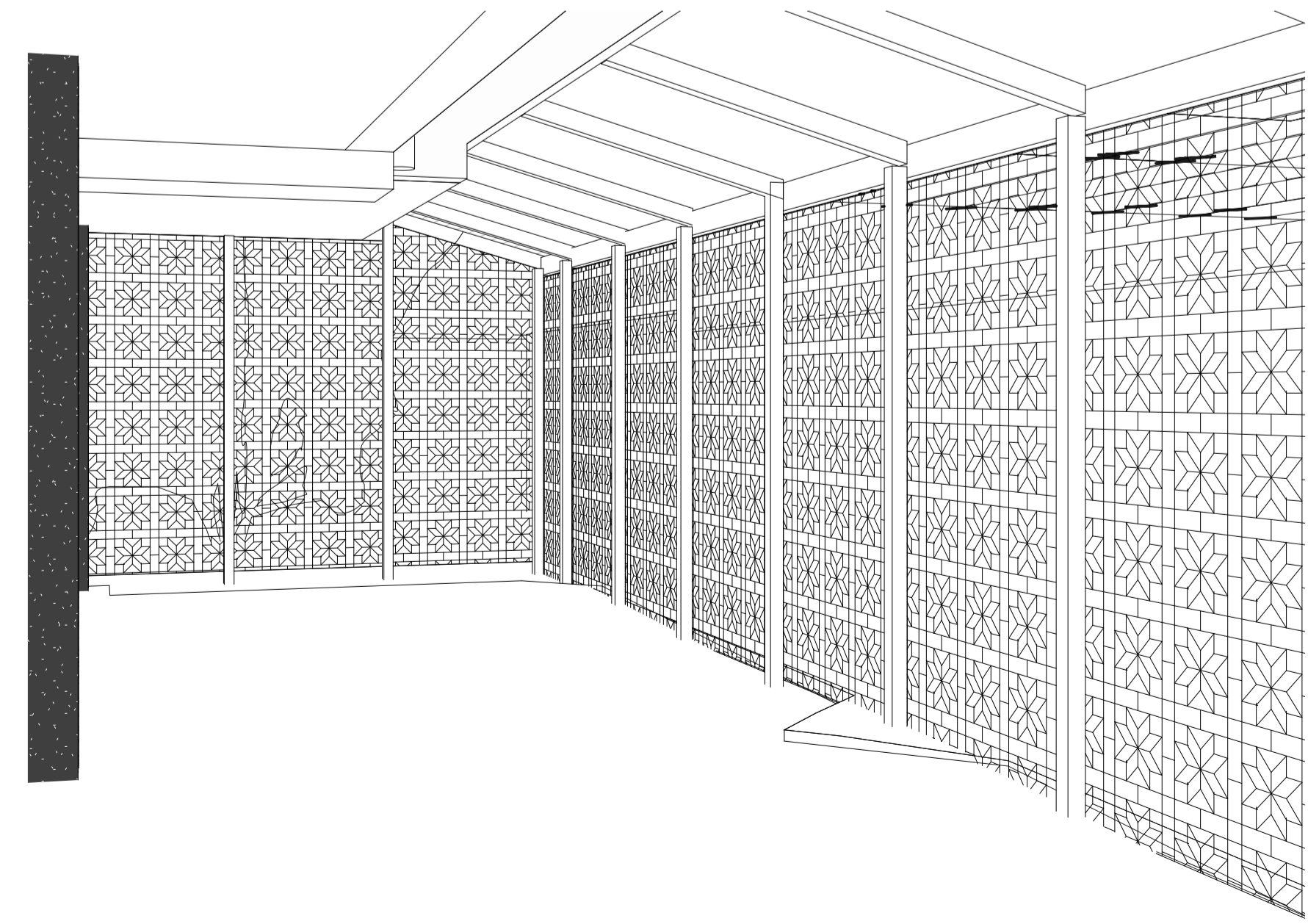
1 GROUND - CARPARK ENCLOSURE PLAN
1:100 @A1



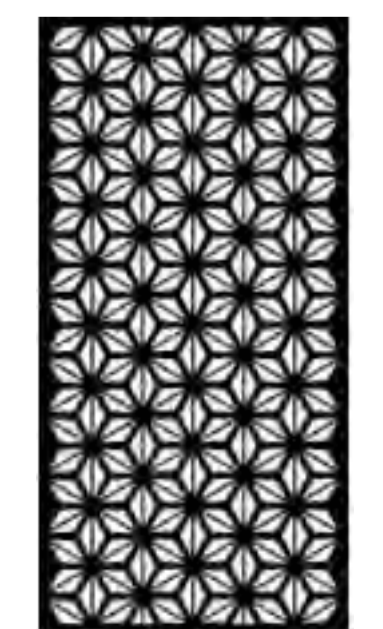
5 CARPARK SCREEN SECTION - SIDE
1:25 @A1



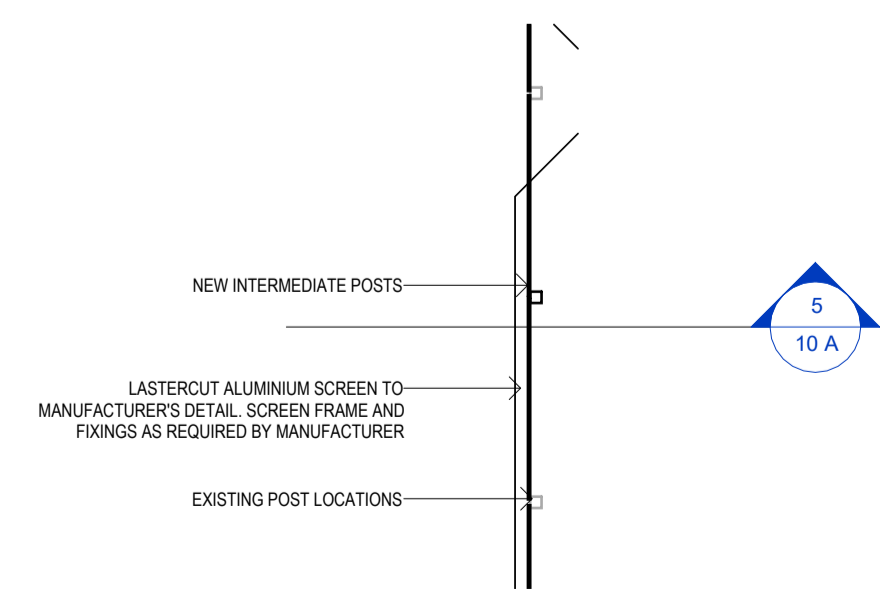
3 CARPARK SCREEN SECTION - REAR
1:25 @A1



4 PERSPECTIVE VIEW - REAR
@A1



KLEENCUT LASERCUT ALUMINIUM SCREEN PATTERN - KP06



6 POST PLAN CALLOUT
1:50 @A1

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PROJECT	46-50 RONALD ST. WYNNUM	06-11
ADDRESS	46-50 RONALD ST. WYNNUM	
CLIENT	VENUS GROUP PTY LTD	
DRAWING NAME	ENCLOSE CARPARK	
ARCHITECT	MICHAEL JULLYAN	
DRAWN BY	KS	CHECKED BY MJ
SCALE	As indicated AT A1	
DATE	28.01.2026	
DWG NO.	10 A	ISSUE ROOF EXTENSION

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