

ALLEN STREET APARTMENTS

ADDRESS: 66 ALLEN STREET, HAMILTON, QLD, 4007,
 CLIENT: PIKOS PTY LTD

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DEVELOPMENT DATA

66 ALLEN STREET, HAMILTON
 LOT 1 ON RP 180798

SITE AREA: 2056 SQM

GFA (TOTAL ALL FLOORS): 2411 SQM
SITE COVER: 1340 SQM (65%)

GROUND FLOOR OPEN SPACE:

GROUND FLOOR COURTYARDS: 161 SQM
 GROUND FLOOR TERRACES: 153 SQM
 COMMUNAL OPEN SPACE: 123 SQM
 OTHER GROUND LEVEL OPEN SPACE: 306 SQM
TOTAL: 743 SQM (36%)

PROPOSED DEVELOPMENT:

STOREYS: 3
TOTAL: 23 UNITS
BASEMENTS: 1 PARTIAL (MAX 1M ABOVE NGL)
 40 CARPARKS



PLANS AND DOCUMENTS
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PROJECT NAME:
ALLEN STREET APARTMENTS 66 ALLEN STREET, HAMILTON, QLD, 4007,

wallacebrice {architecture}

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DRAWING TITLE:
 COVER SHEET -

SCALE: @A1 AS SHOWN DATE: 24/06/2014 PROJECT NUMBER: **131201** DRAWING NO: **0000** REV: **DA02**

STATUS: PRELIMINARY CHECKED BY: JW

PRELIMINARY

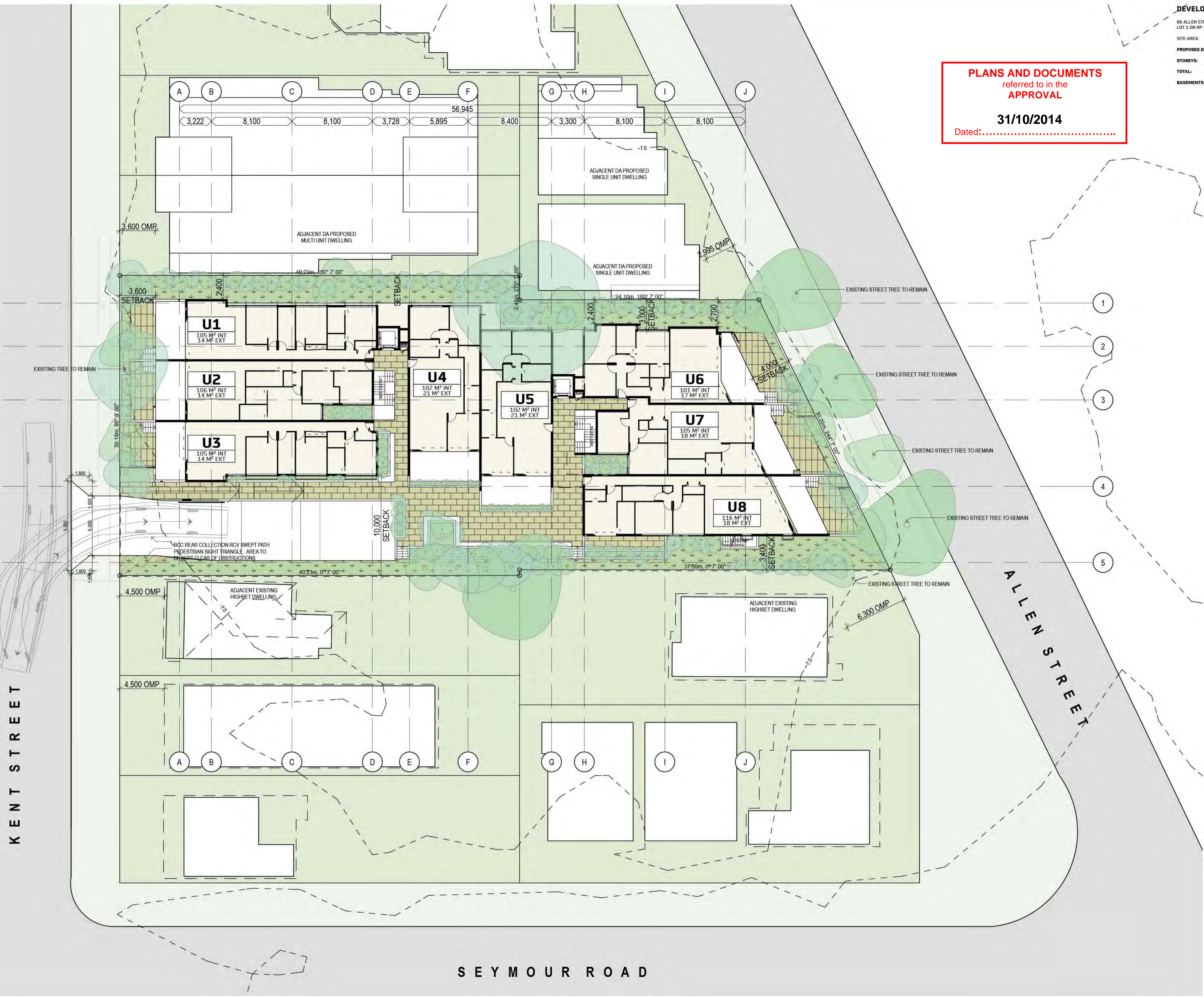
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DÉVELOPMENT DATA
66 ALLEN STREET, HAMILTON
LOT 3 ON RP 180738
SITE AREA: 2056 SQM
PROPOSED DEVELOPMENT:
STOREYS: 3
TOTAL: 25 UNITS
BASEMENTS: 3 PARTIAL (MAX 1M ABOVE NGL)
40 CARPARKS

PLANS AND DOCUMENTS
referred to in the
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31/10/2014
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1
2
3
4
5
26,100
8,700
7,650
4,350
5,400

1
2
3
4
5



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1 PROPOSED SITE PLAN
Scale 1:200

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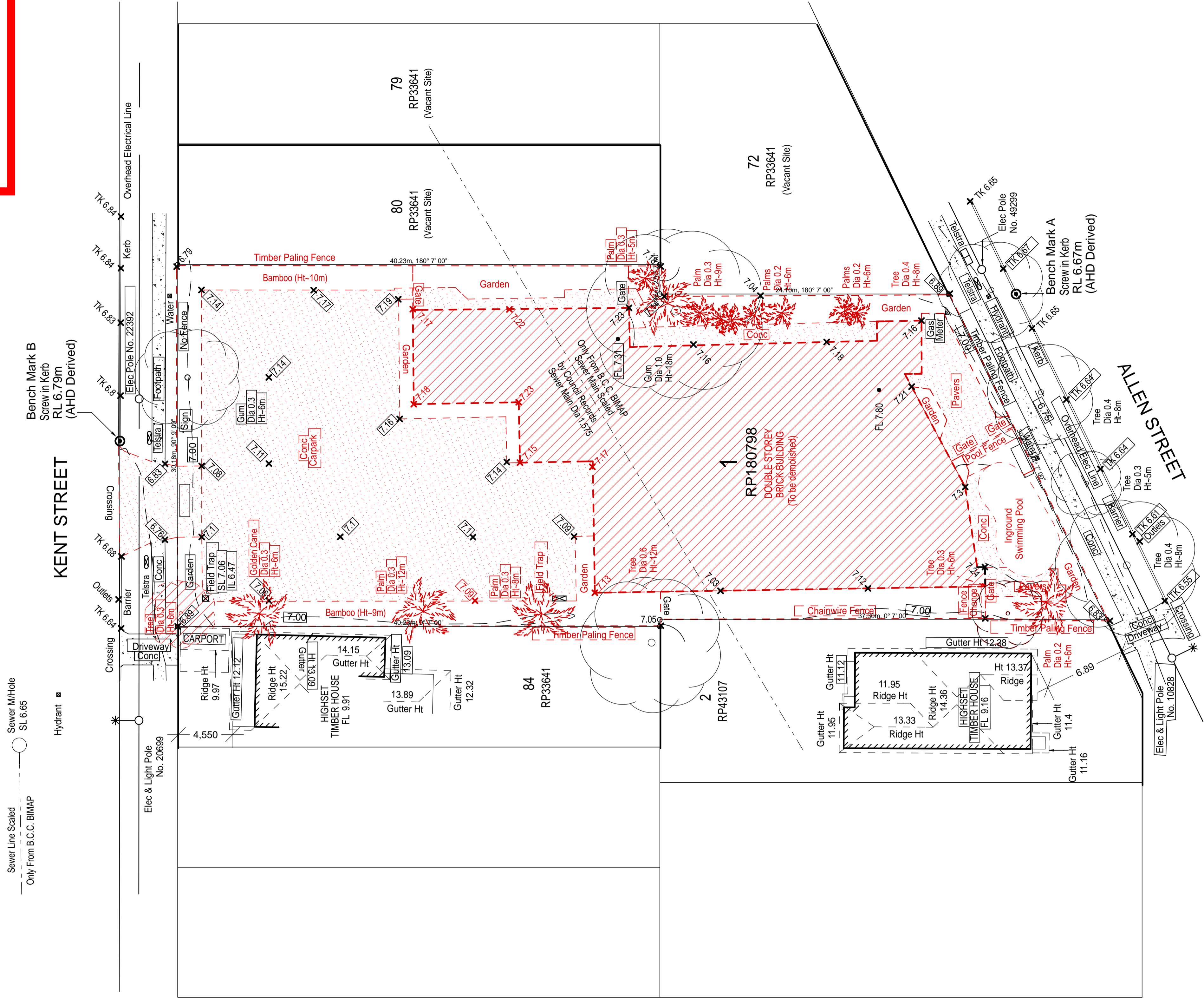
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SITE PLANS - PROPOSED

SCALE: @A1 A5 SHOWN DATE: 24/06/2014 PROJECT NUMBER: **131201** DRAWING NO: **0002** REV: **DA02**

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1 EXISTING SITE PLAN
 Scale 1:200

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DRAWING TITLE:
SITE PLANS - EXISTING/DEMOLITION
 SCALE: @A1 AS SHOWN DATE: 24/06/2014 PROJECT NUMBER: **131201** DRAWING NO: **0003** REV: **DA02**
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DEVELOPMENT DATA
 66 ALLEN STREET, HAMILTON
 LOT 3 ON RP 180738
 SITE AREA: 2056 SQM
PROPOSED DEVELOPMENT:
 STOREYS: 3
 TOTAL: 25 UNITS
 BASEMENTS: 1 PARTIAL (MAX 1M ABOVE NGL)
 40 CARPARKS

LEGEND
 01 PRIVATE LOBBY
 02 LIVING
 03 DINING
 04 KITCHEN
 05 LOBBY
 06 BATHROOM
 07 ENSUITE
 08 BEDROOM
 09 MASTER SUITE
 10 BALCONY
 11 LIFT
 12 STAIR ZONE
 13 COURTYARD
 14 COMMUNAL OPEN SPACE



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DRAWING TITLE:
FLOOR PLAN - BASEMENT
 SCALE: @A1 AS SHOWN DATE: 24/06/2014
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1 BASEMENT LEVEL
 Scale 1:100

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 01 PRIVATE LOBBY
 02 LIVING
 03 DINING
 04 KITCHEN
 05 LIBRY
 06 BATHROOM
 07 ENSUITE
 08 BEDROOM
 09 MASTER SUITE
 10 BALCONY
 11 LIFT
 12 DRIP ZONE
 13 COURTYARD
 14 COMMUNAL OPEN SPACE



1 GROUND LEVEL
 Scale 1:100

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DRAWING TITLE:
FLOOR PLAN - GROUND LEVEL

SCALE: @A1 AS SHOWN DATE: 24/06/2014 PROJECT NUMBER: **131201** DRAWING NO: **2011 DA02** REV:

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LEGEND

- 01 PRIVATE LOBBY
- 02 LIVING
- 03 DINING
- 04 KITCHEN
- 05 LIBRY
- 06 BATHROOM
- 07 ENSUITE
- 08 BEDROOM
- 09 MASTER SUITE
- 10 BALCONY
- 11 LIFT
- 12 DROP ZONE
- 13 COURTYARD
- 14 COMMUNAL OPEN SPACE



1 SECOND LEVEL
 Scale 1:100

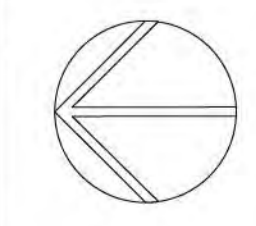
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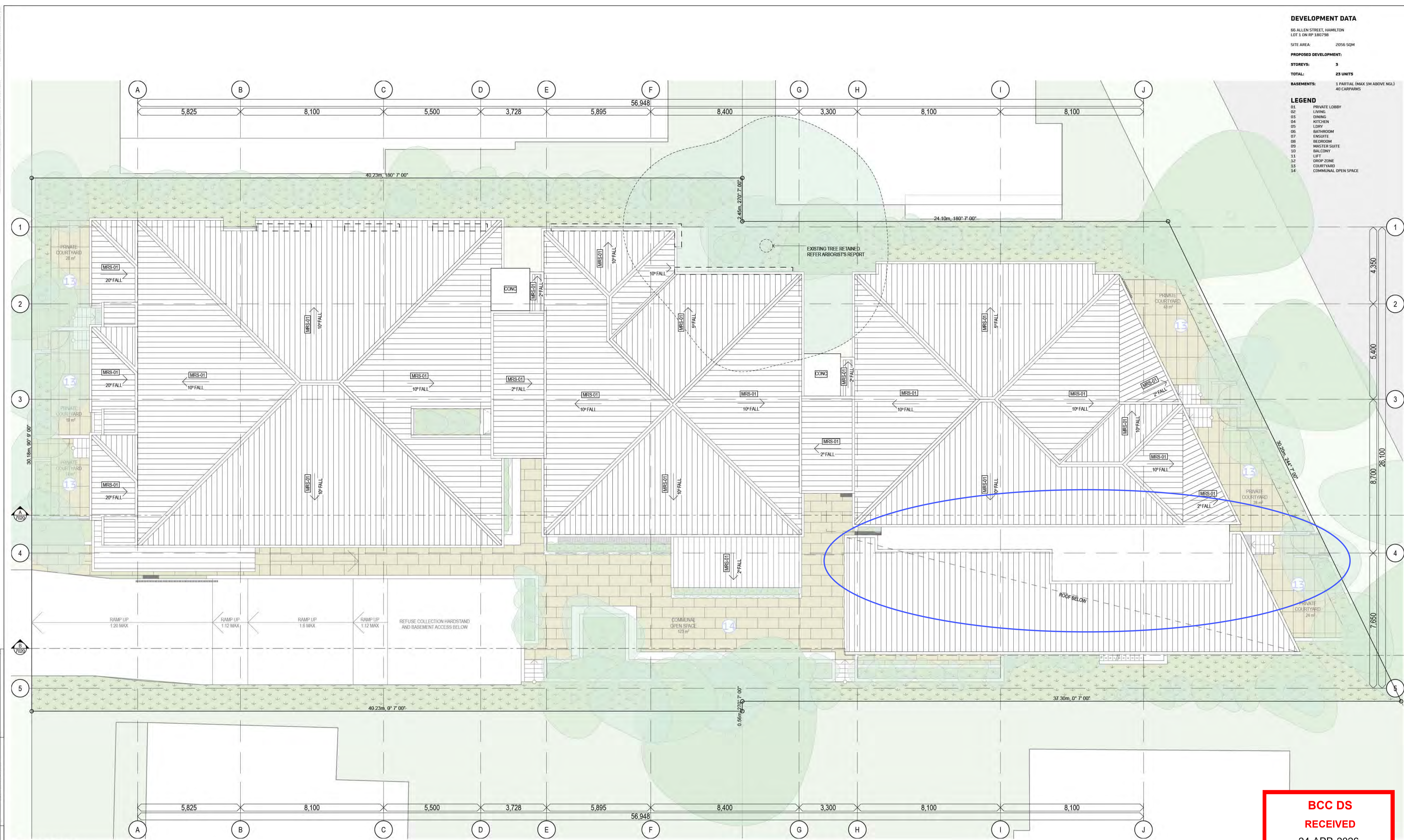
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FLOOR PLAN - SECOND LEVEL
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 08 BEDROOM
 09 MASTER SUITE
 10 BALCONY
 11 LIFT
 12 DRIP ZONE
 13 COURTYARD
 14 COMMUNAL OPEN SPACE



1 ROOF LEVEL
 Scale 1:100

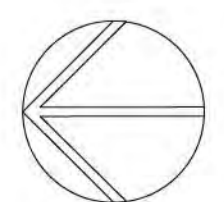
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DRAWING TITLE:
FLOOR PLAN - ROOF
 SCALE: @A1 AS SHOWN DATE: 24/06/2014
 STATUS: PRELIMINARY CHECKED BY: JW

PROJECT NUMBER: **131201**
 DRAWING NO: **2014 DA02**
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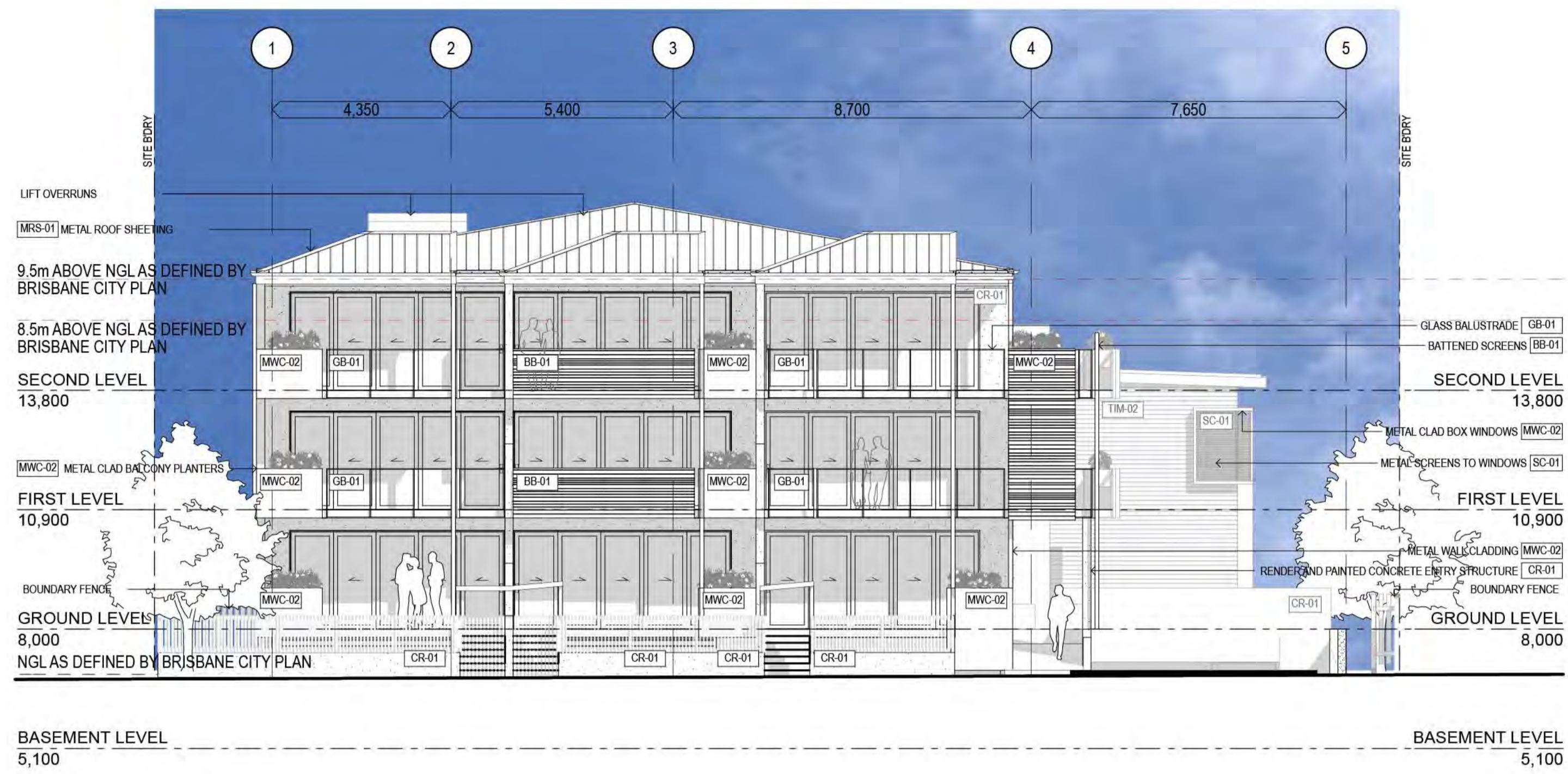
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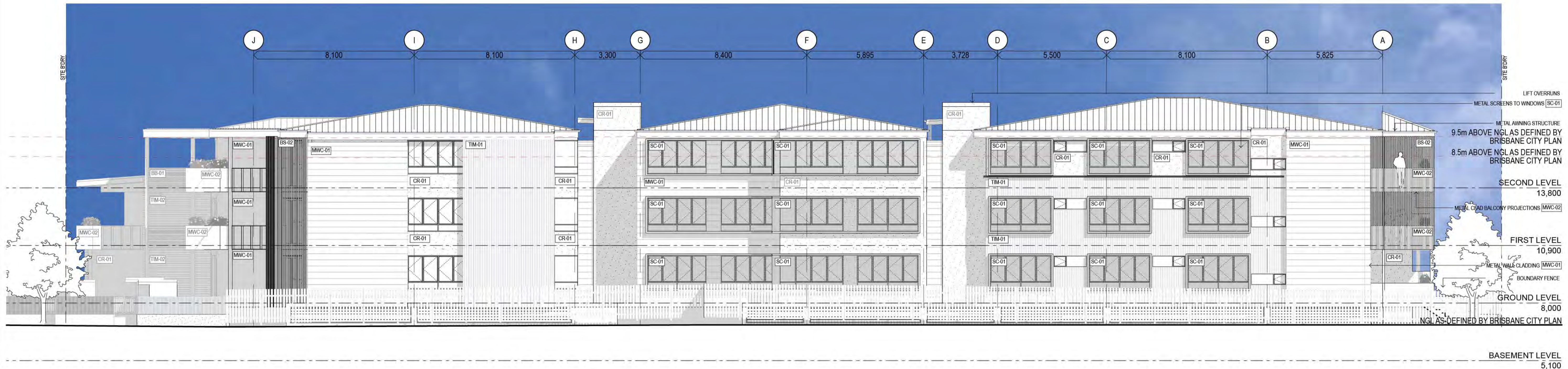
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- LEGEND**
- BB-01 BATTEN BALUSTRADE TYPE 1
 - BS-02 BATTEN SCREEN TYPE 1
 - CR-01 CONCRETE RENDER TYPE 1
 - GB-01 GLASS BALUSTRADE TYPE 1
 - MWC-01 METAL WALL CLADDING TYPE 1
 - MWC-02 METAL WALL CLADDING TYPE 2
 - MRS-01 METAL ROOF SHEET TYPE 1
 - SC-01 SCREEN TYPE 1
 - TIM-01 TIMBER CLADDING TYPE 1
 - TIM-02 TIMBER CLADDING TYPE 2



1 NORTH ELEVATION
Scale 1:100

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2 EAST ELEVATION
Scale 1:100

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DRAWING TITLE: EXTERNAL ELEVATIONS - NORTH & EAST	
SCALE: @A1 AS SHOWN	DATE: 24/06/2014
STATUS: PRELIMINARY	CHECKED BY: JW
PROJECT NUMBER: 131201	DRAWING NO.: 7000 DA02

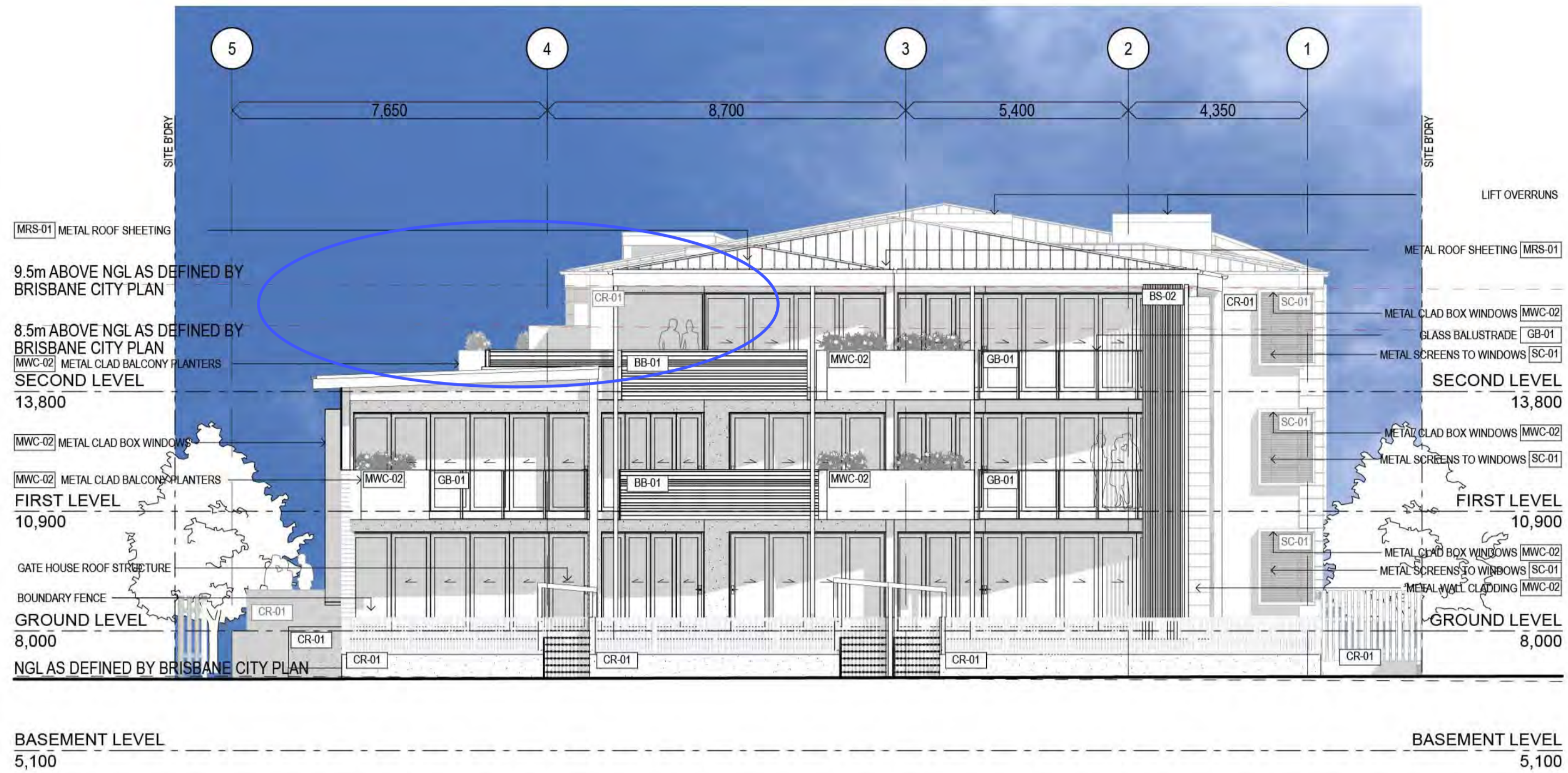
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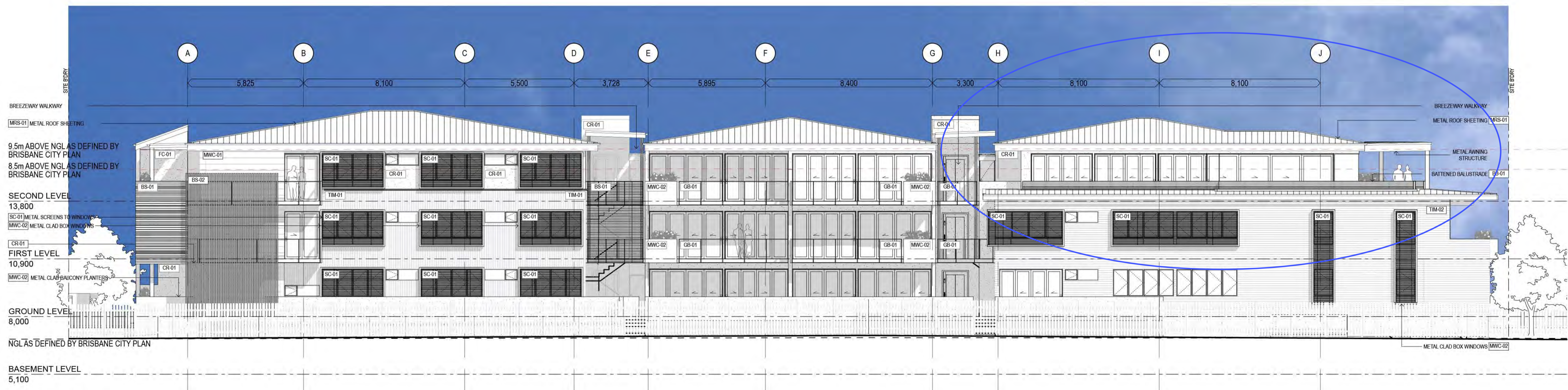
LEGEND

BB-01	BATTEN BALUSTRADE TYPE 1
BS-02	BATTEN SCREEN TYPE 1
CR-01	CONCRETE RENDER TYPE 1
GB-01	GLASS BALUSTRADE TYPE 1
MWC-01	METAL WALL CLADDING TYPE 1
MWC-02	METAL WALL CLADDING TYPE 2
MRS-01	METAL ROOF SHEET TYPE 1
SC-01	SCREEN TYPE 1
TIM-01	TIMBER CLADDING TYPE 1
TIM-02	TIMBER CLADDING TYPE 2

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1 SOUTH ELEVATION
Scale 1:100



2 WEST ELEVATION
Scale 1:100

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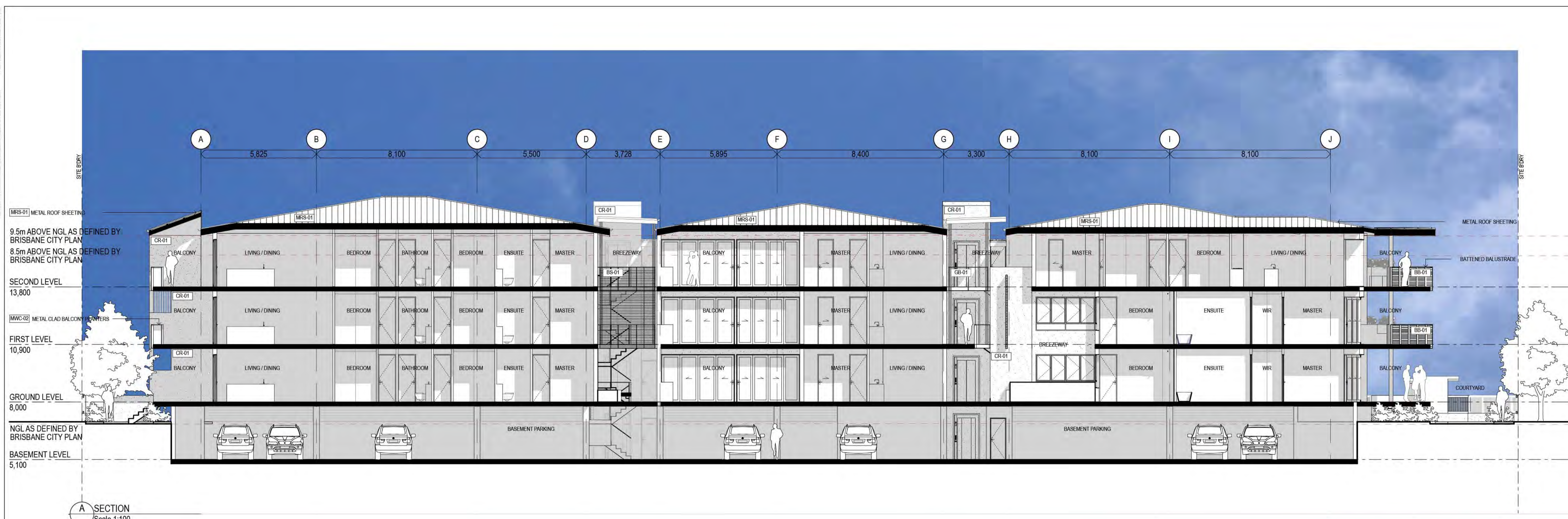
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EXTERNAL ELEVATIONS - SOUTH & WEST

SCALE: @A1 AS SHOWN DATE: 24/06/2014 PROJECT NUMBER: **131201** DRAWING NO: **7001 DA02** REV:

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A SECTION
Scale 1:100



B SECTION
Scale 1:100

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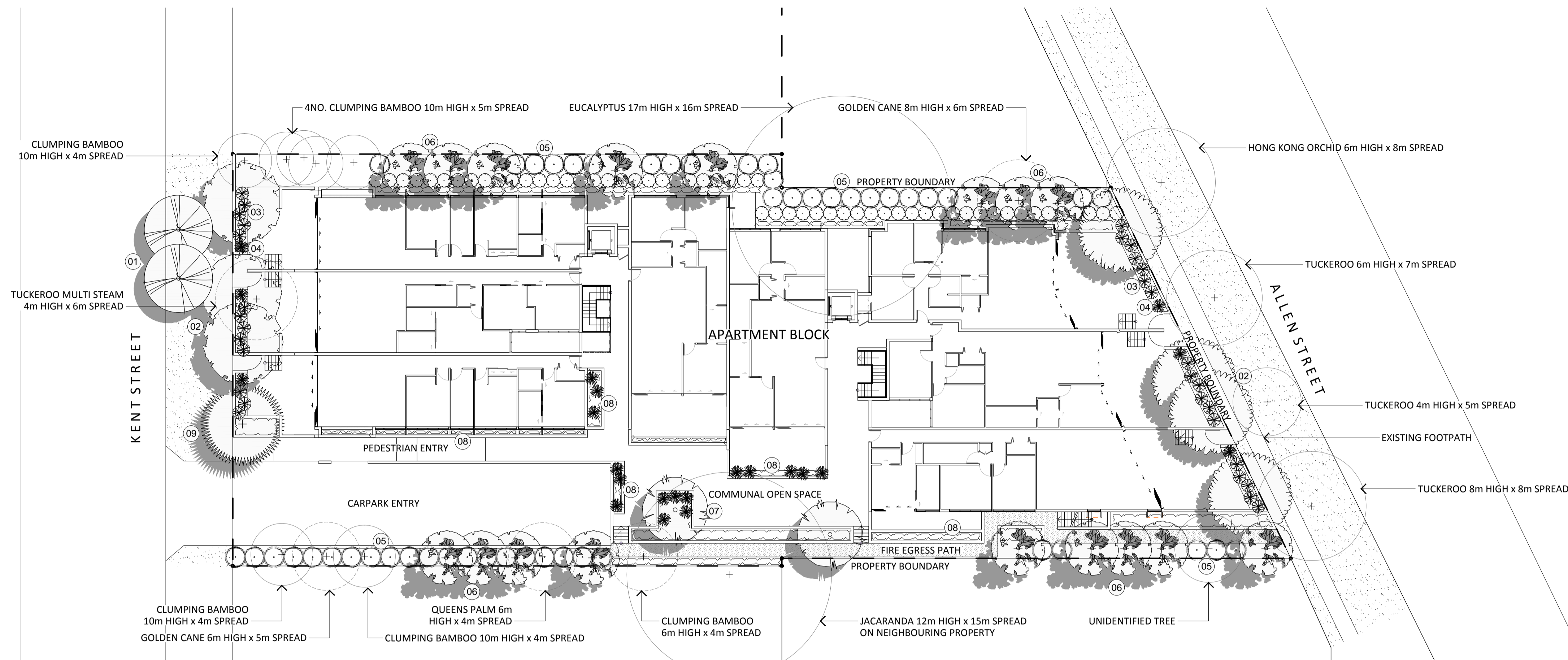
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DRAWING TITLE:
GENERAL SECTIONS - A & B
SCALE: @A1 AS SHOWN DATE: 24/06/2014 PROJECT NUMBER: **131201** DRAWING NO: **7020 DA02** REV:
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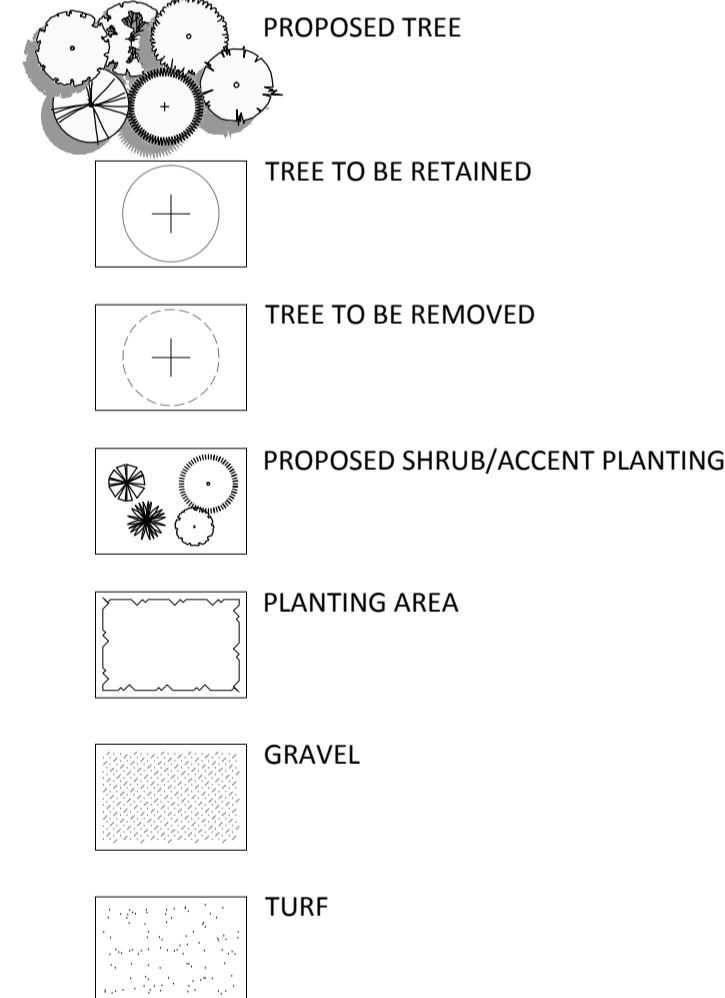
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KEY

- 01 SMALL STREET TREES TO KENT STREET ENSURING NO CONFLICTS WITH OVERHEAD POWER LINES
- 02 CANOPY TREES TO COURTYARDS PROVIDE SHADE AND SCREENING
- 03 MEDIUM SHRUB PLANTING TO COURTYARDS PROVIDE PRIVACY
- 04 FEATURE SHRUBS TO COURTYARD ENTRIES PROVIDE INTEREST AND HIGHLIGHTS THE COURTYARD THRESHOLD
- 05 LARGE SHRUB PLANTING TO SIDE BOUNDARIES CREATES SCREEN AND PROVIDES PRIVACY FOR RESIDENTS.
- 06 COLUMNAR TREES TO SIDE BOUNDARIES HELP SOFTEN BUILT FORM, PREVENTS 'OVER LOOKING' NEIGHBOURING PROPERTIES AND PROVIDES PRIVACY FOR RESIDENTS.
- 07 SMALL TREES TO 1M DEEP PODIUM PLANTER BOXES CREATE SHADE, REDUCE GLARE AND PROVIDING AMENITY TO THE COURTYARD.
- 08 INTENSIVE FEATURE PLANTING TO PODIUM PLANTER BOXES PROVIDE INTEREST, SOFTEN BUILD FORM AND CREATES AMENITY IN THE COURTYARD.
- 09 FEATURE TREE TO MAIN PEDESTRIAN ENTRY HIGHLIGHTS SITE THRESHOLD AND PROVIDES INTEREST TO THE FRONTAGE.

LEGEND



PRELIMINARY PLANT SPECIES LIST

Trees
BACKHOUSIA CITRIODORA
BACKHOUSIA MYRTIFOLIA
BUCKINGHAMIA CELSISSIMA
CUPANIOPSIS ANACARDIOIDES
ELAEOCARPUS EUMUNDI
ELAEOCARPUS RETICULATUS
LAGERSTROEMIA INDICA
MAGNOLIA LITTLE GEM
WATERHOSIA FLORIBUNDA
Shrubs and Groundcovers
AGAPANTHUS AFRICANUS
ALPINIA CAERULEA
CORDYLINE SP
DIANELLA SILVER STREAK
DIANELLA TASMANICA BLAZE
GARDENIA RADICANS
HYMENOCALLIS SPECIOSA
LIRIOPE MUSCARI
MICHELIA FIGO
NEOREGELIA SP
OPHIPOGON JAPONICAS
PAVETTA AUSTRALIENSIS
PHILODENDRON XANADU
STRELITZIA REGINAE
SYZYGIIUM ELITE
TRACHELOSPERMUM JASMINOIDES
VIBURNUM ODORATISSIMUM
VIOLA HEDERACEA
ZAMIA FURFURACEA

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