JOB No. - 2310

PADSTOW ROAD MIXED USE

138 PADSTOW ROAD EIGHT MILE PLAINS QLD 4113

PREPARED FOR B.I.T

DEVELOPMENT APPROVAL
SEPTEMBER 2026

LOT 60 ON RP905169
WARD: MACGREGOR
BRISBANE CITY COUNCIL

DRAWING LIST

SD0000	TITLE SHEET
SD1001	PROPOSED SITE PLAN
SD2001	FLOOR PLAN - GROUND - FORECOURT
SD2002	FLOOR PLAN - GROUND LEVEL - OFFICE
SD2003	FLOOR PLAN - UPPER LEVEL - RES
SD2004	ROOF PLAN
SD2201	RCP - GROUND LEVEL - RS
SD2202	RCP - UPPER LEVEL - RS
SD3001	ELEVATIONS
SD3002	ELEVATIONS
SD3003	ELEVATIONS
SD3101	SECTIONS
SD3102	SECTIONS



1 / - PERSPECTIVE



2 / - PERSPECTIVE

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E ryan@rwuarchitects.com.au

ARCHITECTS

REV	ISSUE	A	D
07	DA ISSUE	RW	25/09/2026

IF IN DOUBT, ASK

SITE
L60 on RP905169
138 PADSTOW ROAD,
EIGHT MILE PLAINS, QLD 4113

JOB No. - 2310
PADSTOW ROAD MIXED USE

TITLE	STATUS	DWG No	ISSUE
TITLE SHEET	**BA**	**SD0000**	**07**

L60 ON RP905169
SITE AREA: 4008m2
WARD: MACGREGOR
ZONE: EC EMERGING COMMUNITY
BRISBANE CITY COUNCIL

SITE COVER: 305m2
SITE COVER (%): 7.5%

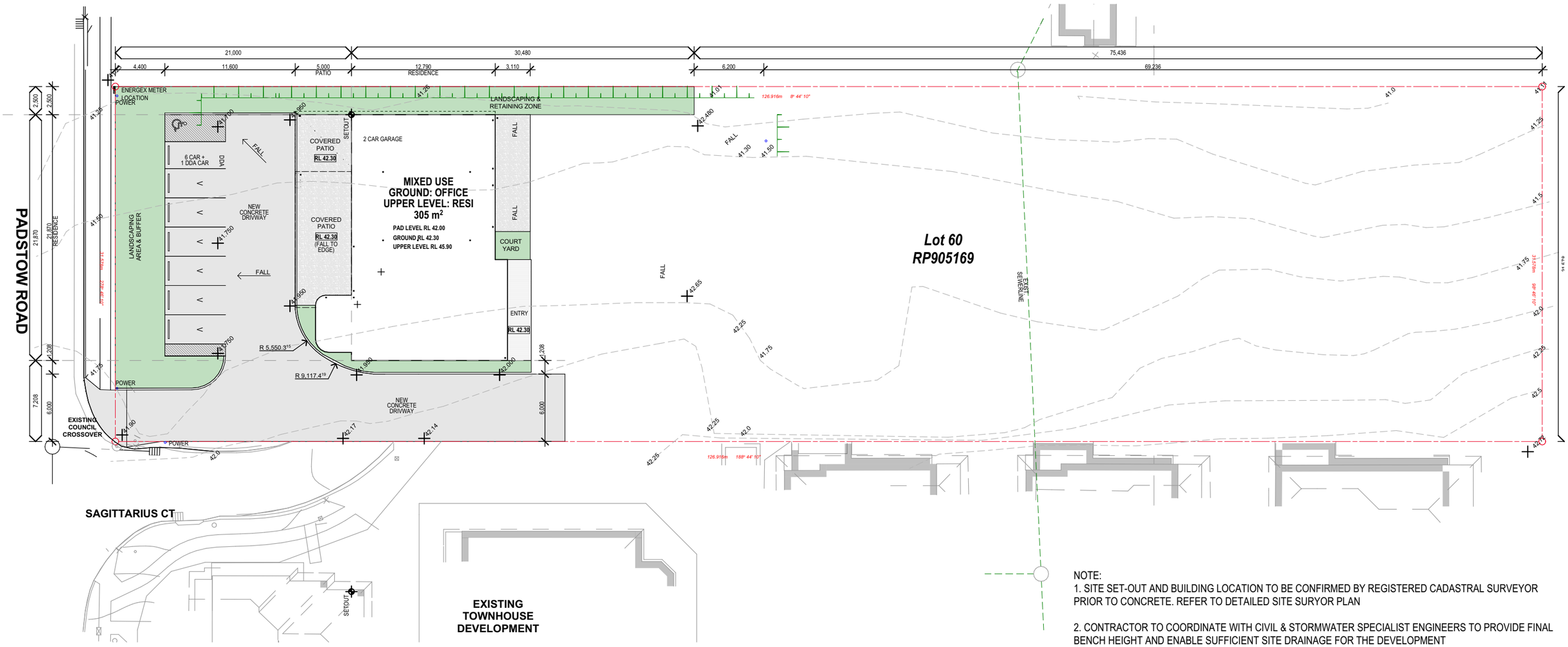
RESIDENTIAL
GARAGE: 64.6m2
GROUND: 59.5m2

OFFICE: 181.4m2

CARPARK PROVISION
REQUIRED:
RESIDENTIAL: 2 CARS
COMMERCIAL: 6 CARS (1 car per 30m2 office)

PROVIDED:
RESIDENTIAL 2 CARS (GARAGE)
COMMERCIAL 7 STANDARD CAR
1 DDA CAR

TOTAL: 10 CARS



1 - PROPOSED SITE PLAN
SCALE 1:350 @ A3

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NOTE:
1. SITE SET-OUT AND BUILDING LOCATION TO BE CONFIRMED BY REGISTERED CADASTRAL SURVEYOR PRIOR TO CONCRETE. REFER TO DETAILED SITE SURYOR PLAN

2. CONTRACTOR TO COORDINATE WITH CIVIL & STORMWATER SPECIALIST ENGINEERS TO PROVIDE FINAL BENCH HEIGHT AND ENABLE SUFFICIENT SITE DRAINAGE FOR THE DEVELOPMENT

3. ROOF WATER TO BE COLLECTED AND DISCHARGED TO LEGAL POINT OF DISCHARGE FOR COUNCIL APPROVAL.

4. ALLOW REASONABLE DRINAGE AND FALL FOR DRIVEWAYS AND LANDSCAPE AREA
PROVIDE PIPED STORMWATER PITS AROUND THE HOUSE

5. REFER TO ELECTRICAL PLAN AND OWNER FOR POWER & METER LOCATION ALONG PADSTOW ROAD. PROVIDE POWER FOR EXTERNAL LIGHTS / INTERCOMM / AUTOGATE

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RWU ARCHITECTS

0 | 3.5 | 7 | 10.5 | 14 | 17.5 metres

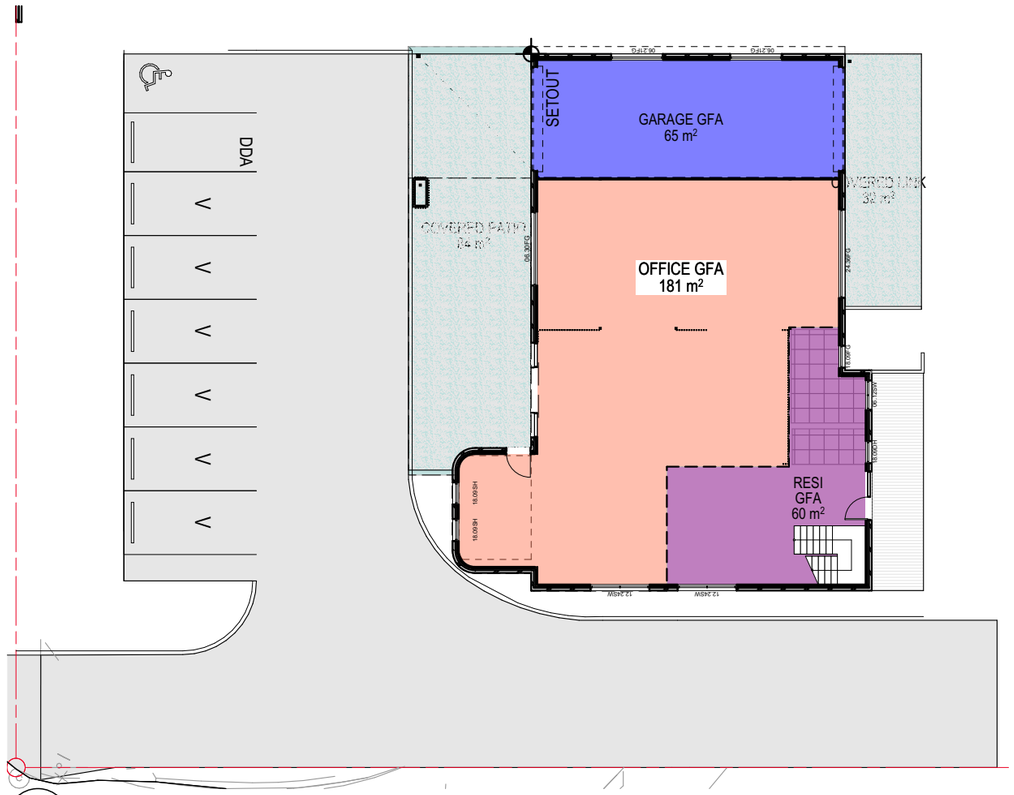
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REV	ISSUE		
A	07	DA ISSUE	RW 25/09/2026
D			

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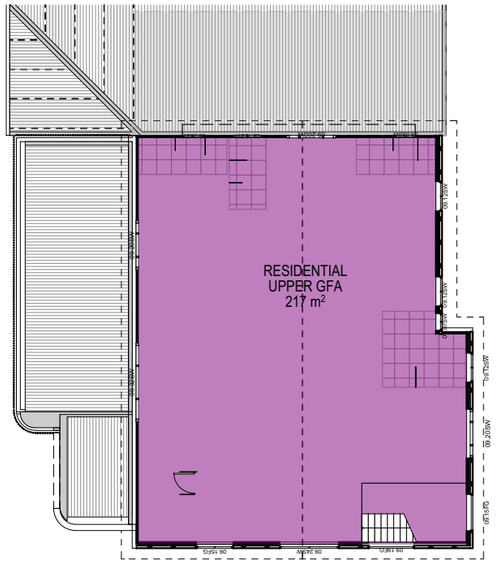
JOB No. - 2310
PADSTOW ROAD MIXED USE

TITLE	STATUS	DWG No	ISSUE
PROPOSED SITE PLAN	BA	SD1001	07



GFA CALCULATION	
	AREA
GARAGE GFA - GROUND LEVEL	64.59
GFA - COVERED LINK	32.34
GFA - COVERED PATIO	83.95
OFFICE GFA - GROUND LEVEL	181.45
RESIDENTIAL GFA - GROUND LEVEL	59.52
	421.85 m²

1 / - GFA AREA - GROUND LEVEL
SCALE 1:250 @ A3



GFA CALCULATION -UPPER LEVEL	
	AREA
RESIDENTIAL GFA - UPPER LEVEL	217.33
	217.33 m²

2 / - GFA AREA - FIRST LEVEL
SCALE 1:250 @ A3

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0 | 2.5 | 5 | 7.5 | 10 | 12.5metres

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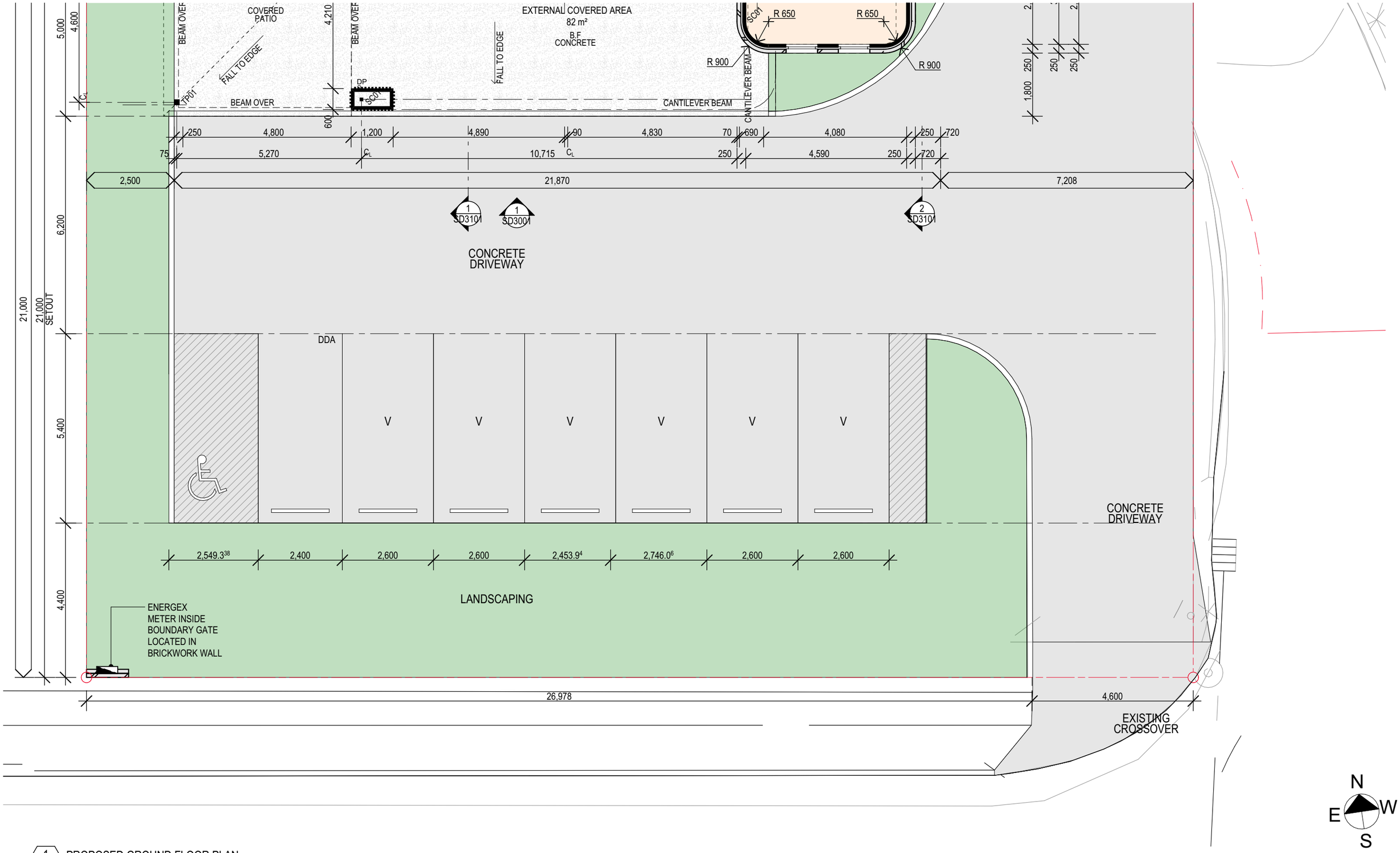
JOB No. - 2310
PADSTOW ROAD MIXED USE

TITLE
GFA PLAN

STATUS
BA

DWG No
SD1003

ISSUE
07



1 / - PROPOSED GROUND FLOOR PLAN

SCALE 1:100 @ A3

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ARCHITECTS

0 1 2 3 4 5 metres

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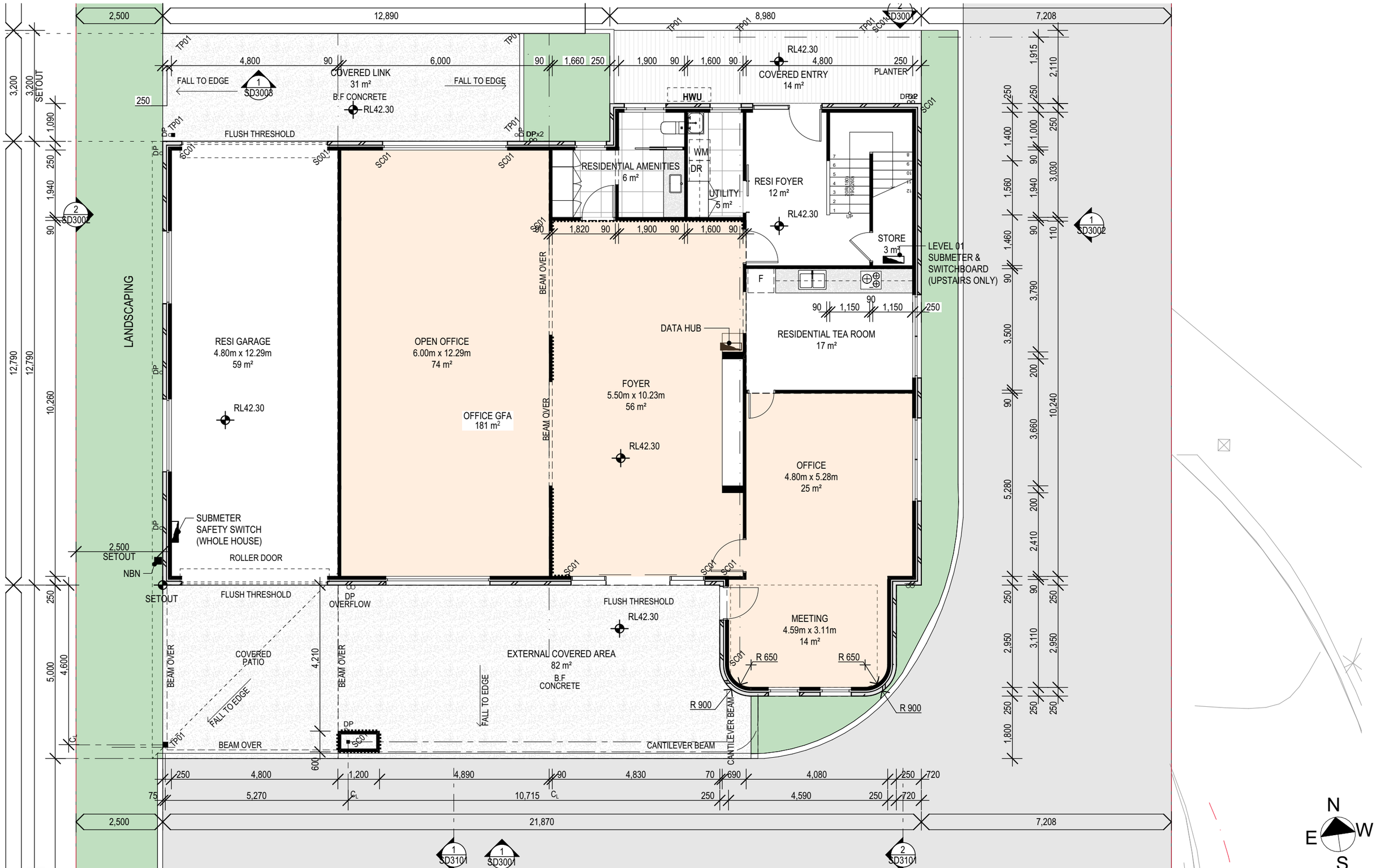
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TITLE	STATUS	DWG No	ISSUE
FLOOR PLAN - GROUND - FORECOURT	BA	SD2001	09



1 - PROPOSED GROUND FLOOR PLAN
SCALE 1:100 @ A3

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ARCHITECTS

0 1 2 3 4 5 metres

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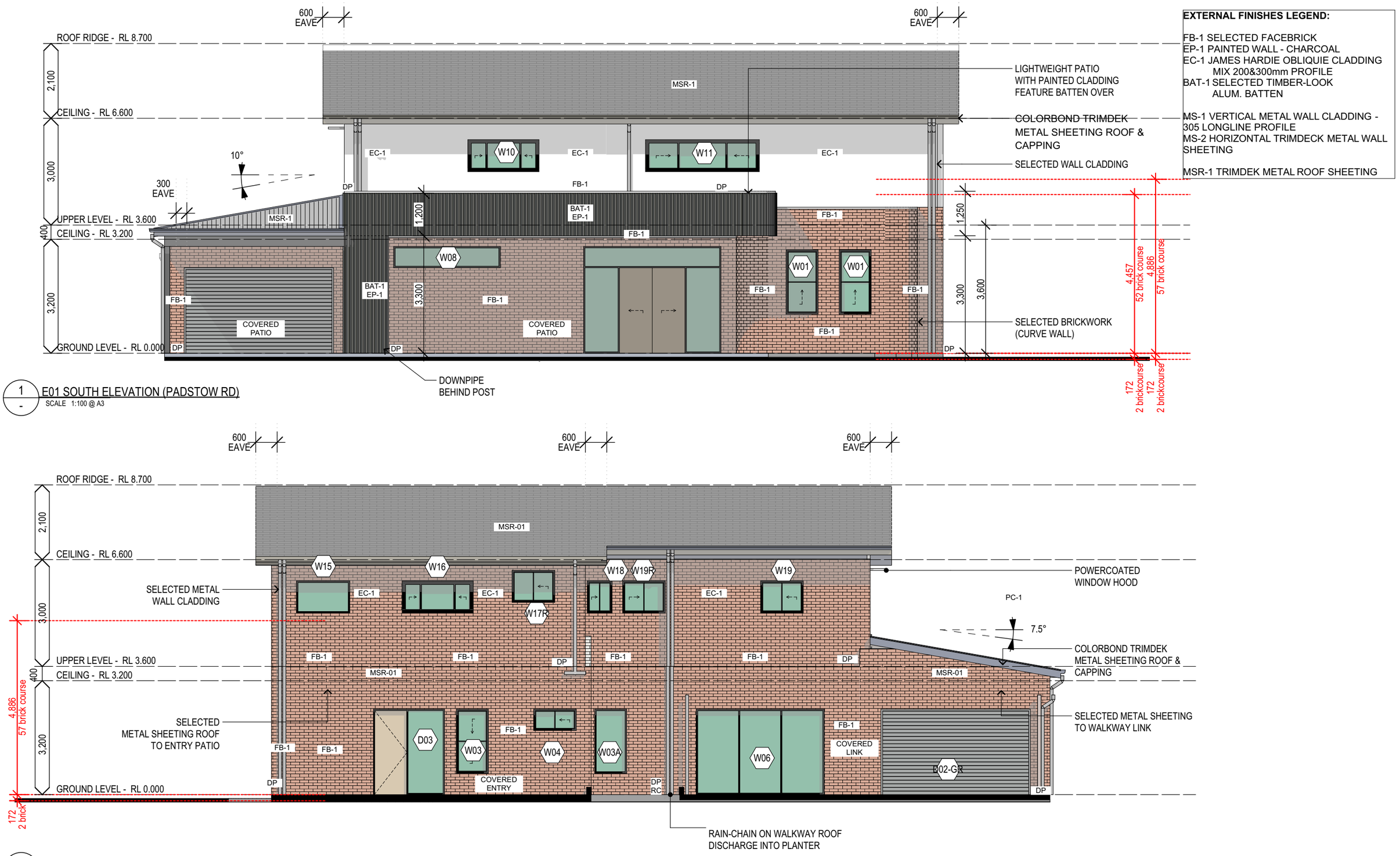
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TITLE	STATUS	DWG No	ISSUE
FLOOR PLAN - GROUND LEVEL - RES	BA	SD2002	10



1 / - E01 SOUTH ELEVATION (PADSTOW RD)
SCALE 1:100 @ A3

2 / - E02 NORTH ELEVATION
SCALE 1:100 @ A3

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0 1 2 3 4 5 metres

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11	DA ISSUE	RW	25/09/2026

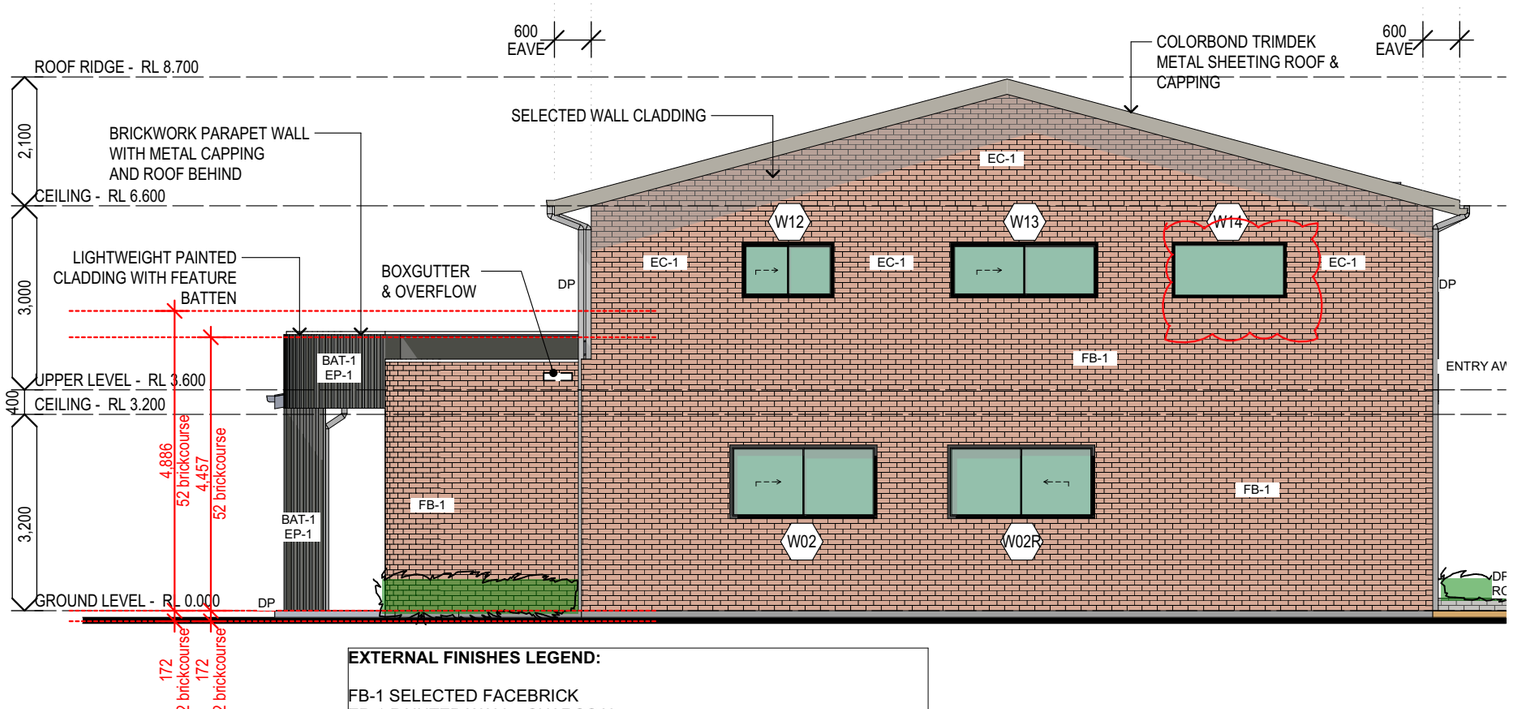
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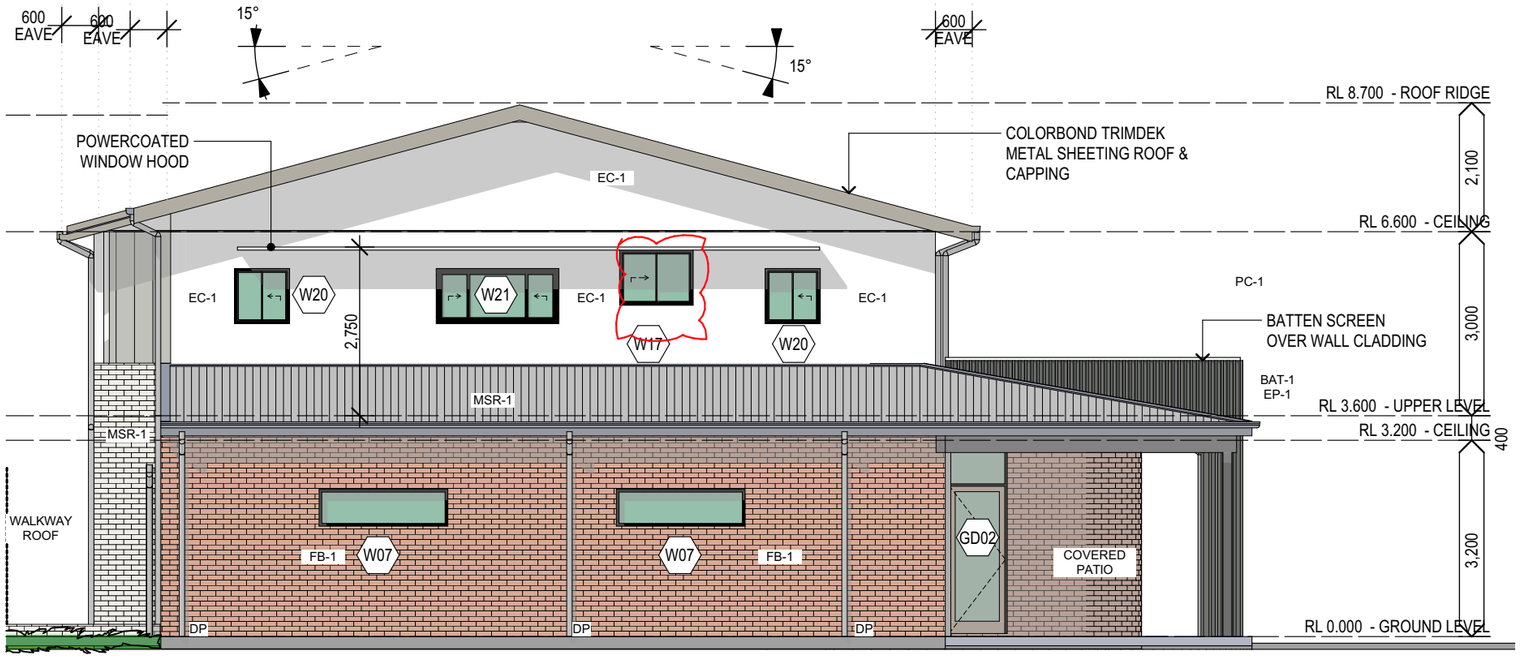
TITLE	STATUS	DWG No	ISSUE
ELEVATIONS	BA	SD3001	11



1 / - E03 EAST ELEVATION
SCALE 1:100 @ A3

EXTERNAL FINISHES LEGEND:

FB-1 SELECTED FACEBRICK
EP-1 PAINTED WALL - CHARCOAL
EC-1 JAMES HARDIE OBLIQUIE CLADDING
MIX 200&300mm PROFILE
BAT-1 SELECTED TIMBER-LOOK
ALUM. BATTEN
MS-1 VERTICAL METAL WALL CLADDING - 305 LONGLINE PROFILE
MS-2 HORIZONTAL TRIMDECK METAL WALL SHEETING
MSR-1 TRIMDEK METAL ROOF SHEETING



2 / - E04 WEST ELEVATION
SCALE 1:100 @ A3

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0	1	2	3	4	5 metres

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TITLE	STATUS	DWG No	ISSUE
ELEVATIONS	**BA**	**SD3002**	**11**