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**APPLICATION REF**  
 A006972540



**DEVELOPMENT SUMMARY**

**SITE ADDRESS**  
 38 & 42 CORTIS STREET,  
 MT. GRAVATT EAST, QLD 4122

**RPD**  
 LOT 50, REGISTERED PLAN 73032

LOCAL GOVERNMENT: BRISBANE CITY

**TOTAL SITE AREA :** 1213 sqm

**UNITS**

TWO BED UNITS:	24
THREE BED UNITS:	10
FOUR BED UNITS:	1
<b>TOTAL UNITS:</b>	<b>35</b>

**NO. OF STOREYS** 6

**CAR PARKING REQUIRED**

2 BED x 24 @ 1.25 Unit:	30.00
3 BED x 10 @ 1.5 Unit:	15.00
4 BED x 1 @ 2.5	3.00
VISITORS @ 0.15 Unit:	6.00
RETAIL @ 1/20m <sup>2</sup> :	4.00
<b>TOTAL CARS REQUIRED:</b>	<b>58.00</b>

**CAR PARKING PROVIDED**

RESIDENTS:	49
COMMERCIAL (incl. PWD):	4
RES. VISITORS:	6
<b>TOTAL CARS PROVIDED:</b>	<b>59</b>

**BICYCLES REQUIRED**

RESIDENTIAL:	35
VISITOR:	9
<b>TOTAL:</b>	<b>44</b>

**BICYCLES PROVIDED**

RESIDENTIAL:	41
VISITOR:	10
<b>TOTAL:</b>	<b>51</b>

**DEEP PLANTING AREA:** 122sqm = 10%

**GFA**

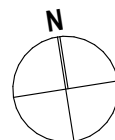
RETAIL TENANCY:	80 m <sup>2</sup>
LEVEL 1:	793 m <sup>2</sup>
LEVEL 2 - 5:	2783 m <sup>2</sup>
<b>TOTAL:</b>	<b>3656 m<sup>2</sup> (300%)</b>

1 LOCATION PLAN

**PROPOSED**

REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
E	28/01/2026	DA MODIFICATION		
D	1/08/2024	DA MODIFICATION		
C	10/07/2024	DA MODIFICATION		
B	5/07/2024	DA MODIFICATION		
A	2/05/2024	COORDINATION - LEVELS ADJUSTED		

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SC CORTIS PTY LTD  
**35 UNIT DEVELOPMENT**  
 38 & 42 CORTIS STREET,  
 MT GRAVATT EAST



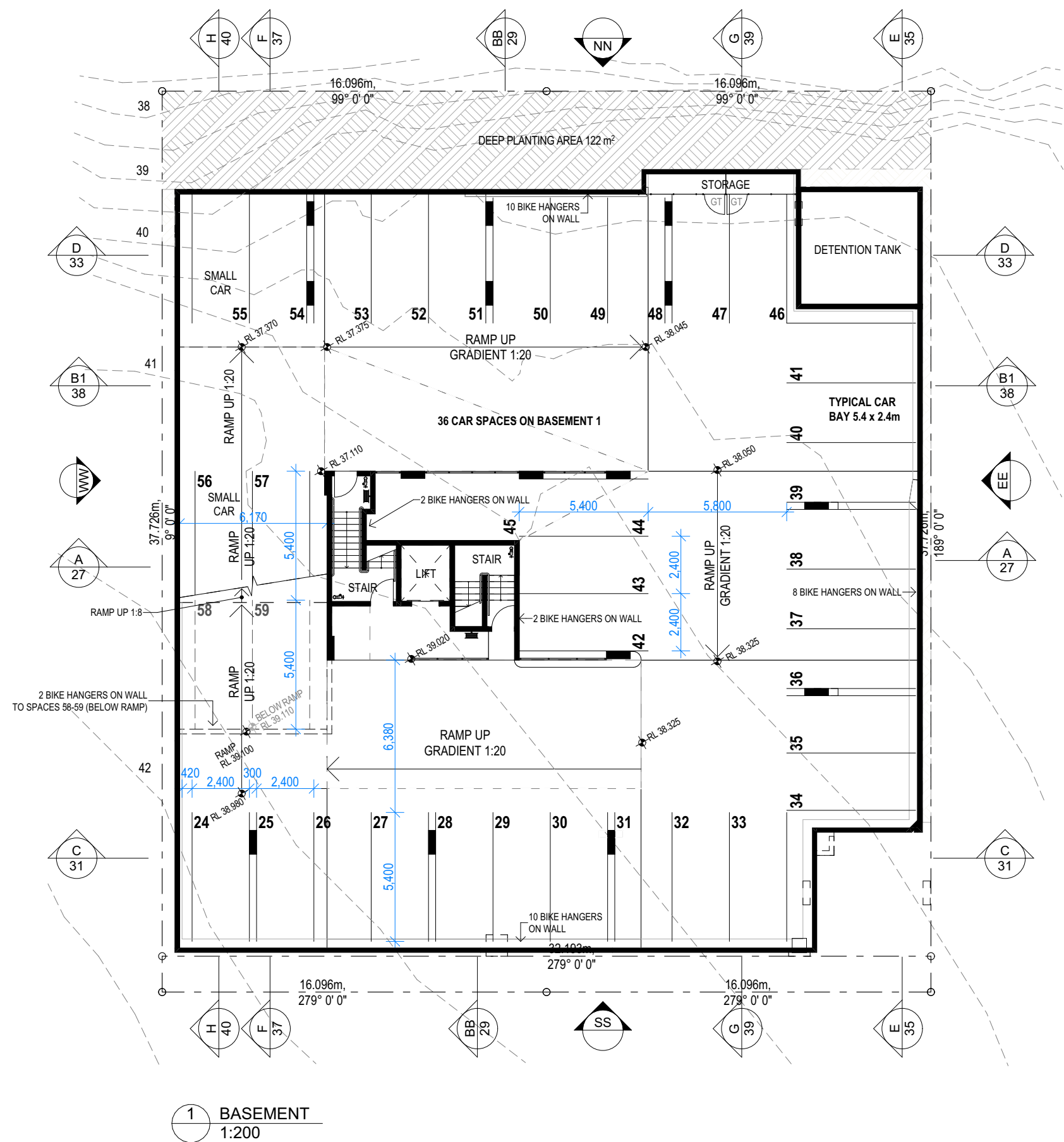
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Drawing:  
**DA**  
**LOCATION PLAN**  
 Date:  
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 Dwg. No:  
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 Rev:  
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**LEGEND**

- AS ALUMINIUM SCREEN
- AC AIR CONDITIONER FOR COMMERCIAL TENANCY AT HIGH LEVEL, SCREENED WITH VERTICAL BATTENS
- BH SINGLE BIKE HOOK (WALL MOUNTED)
- BR1 DUAL BIKE RACK (WALL MOUNTED)
- CU CONDENSER UNIT (BEHIND SCREEN OR FROSTED BALUSTRADE)
- CONC BROOM FINISH CONCRETE
- CONC 1 COLOURED / EXPOSED AG CONCRETE
- DP DOWN PIPE
- FFL FINISHED FLOOR LEVEL
- GB GLASS BALUSTRADE
- KIT KITCHEN
- LDY LAUNDRY
- MRS METAL ROOF SHEET
- RM RENDERED MASONRY
- SW STORMWATER MAN HOLE
- TF TILE FEATURE WALL
- TOW TOP OF WALL
- WB HORIZONTAL GROOVES IN RENDERED MASONRY

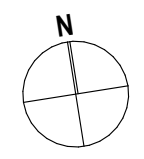


1 BASEMENT  
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E	4/12/2025	FOR INFORMATION		
D	10/07/2024	DA MODIFICATION		
C	5/07/2024	DA MODIFICATION		
B	11/06/2024	CIVIL COORDINATION		
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 Rev:  
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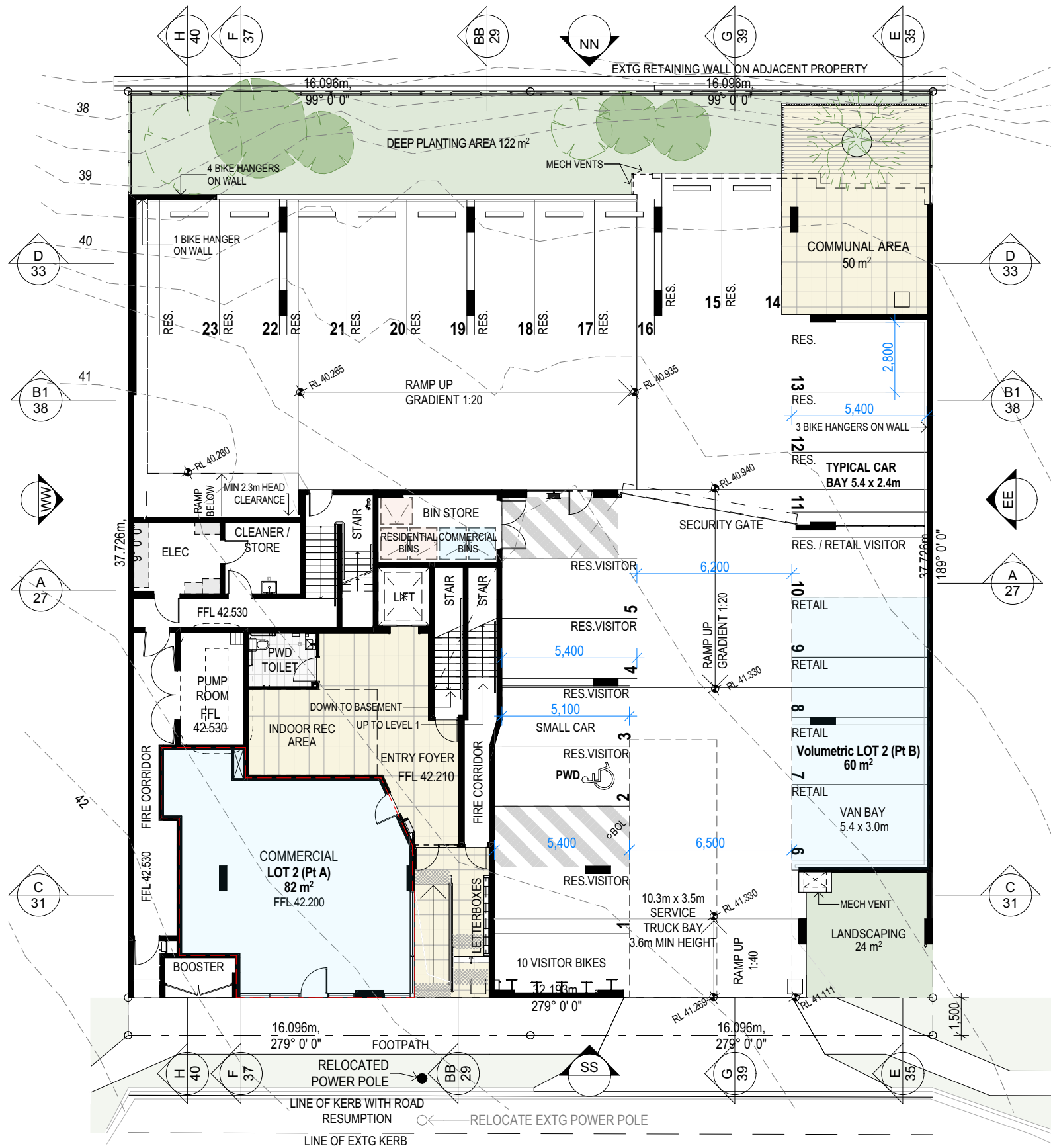
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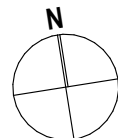
1 GROUND FLOOR  
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CORTIS STREET

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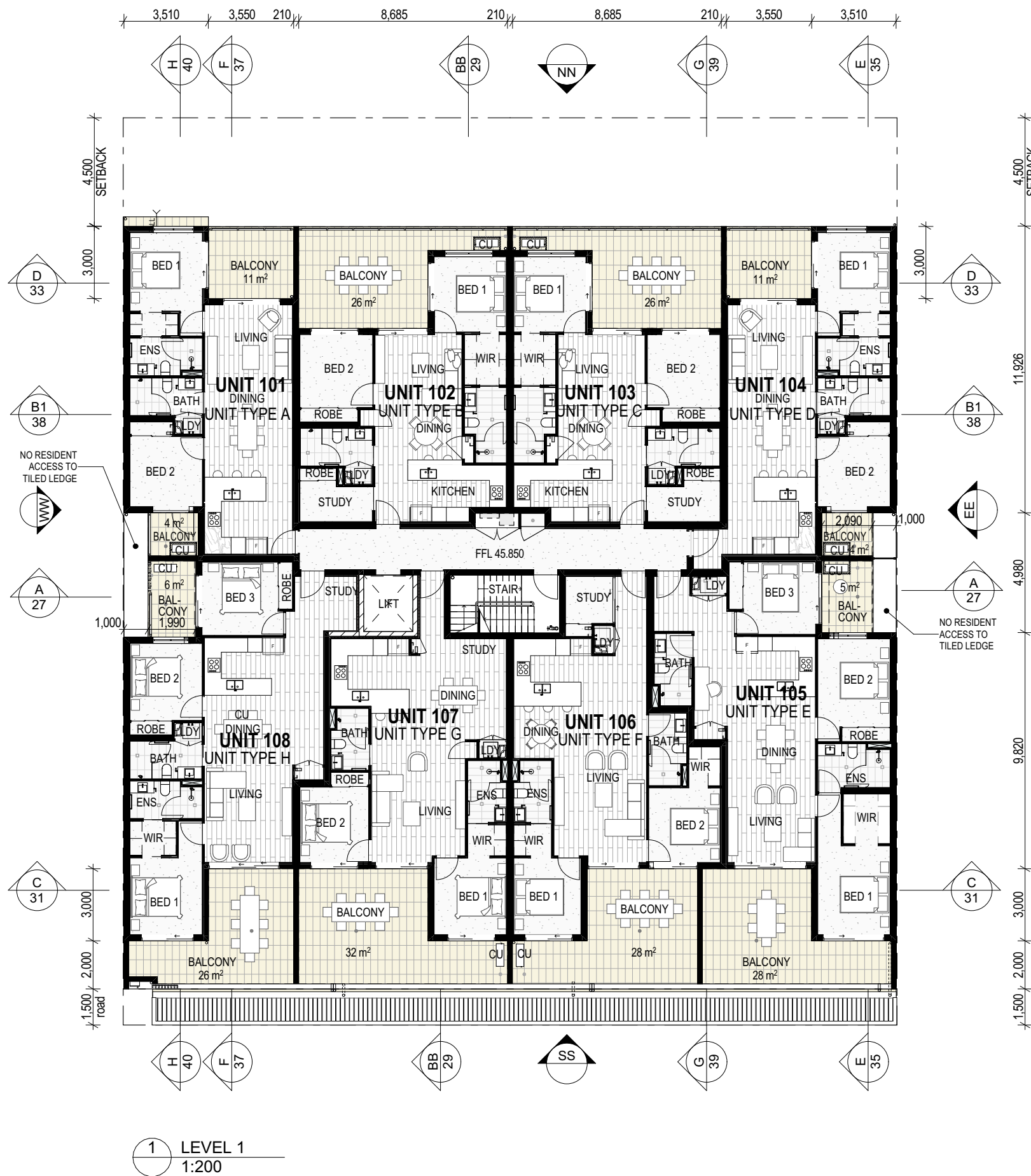
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**GROUND FLOOR**  
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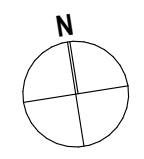
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1 LEVEL 1  
 1:200

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Date: 4/02/2026	Proj. No: 1831	Dwg. No: SK 08
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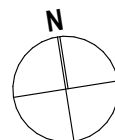
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1 LEVEL 2  
 1:200

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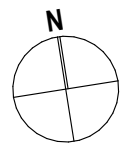


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1 LEVEL 3  
 1:200

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**LEVEL 3**  
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1 LEVEL 4  
 1:200

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**N**  
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**35 UNIT DEVELOPMENT**  
 38 & 42 CORTIS STREET,  
 MT GRAVATT EAST



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**LEVEL 4**  
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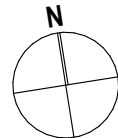


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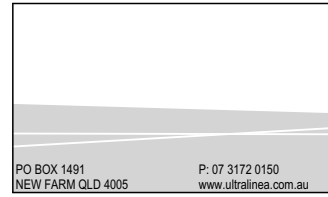
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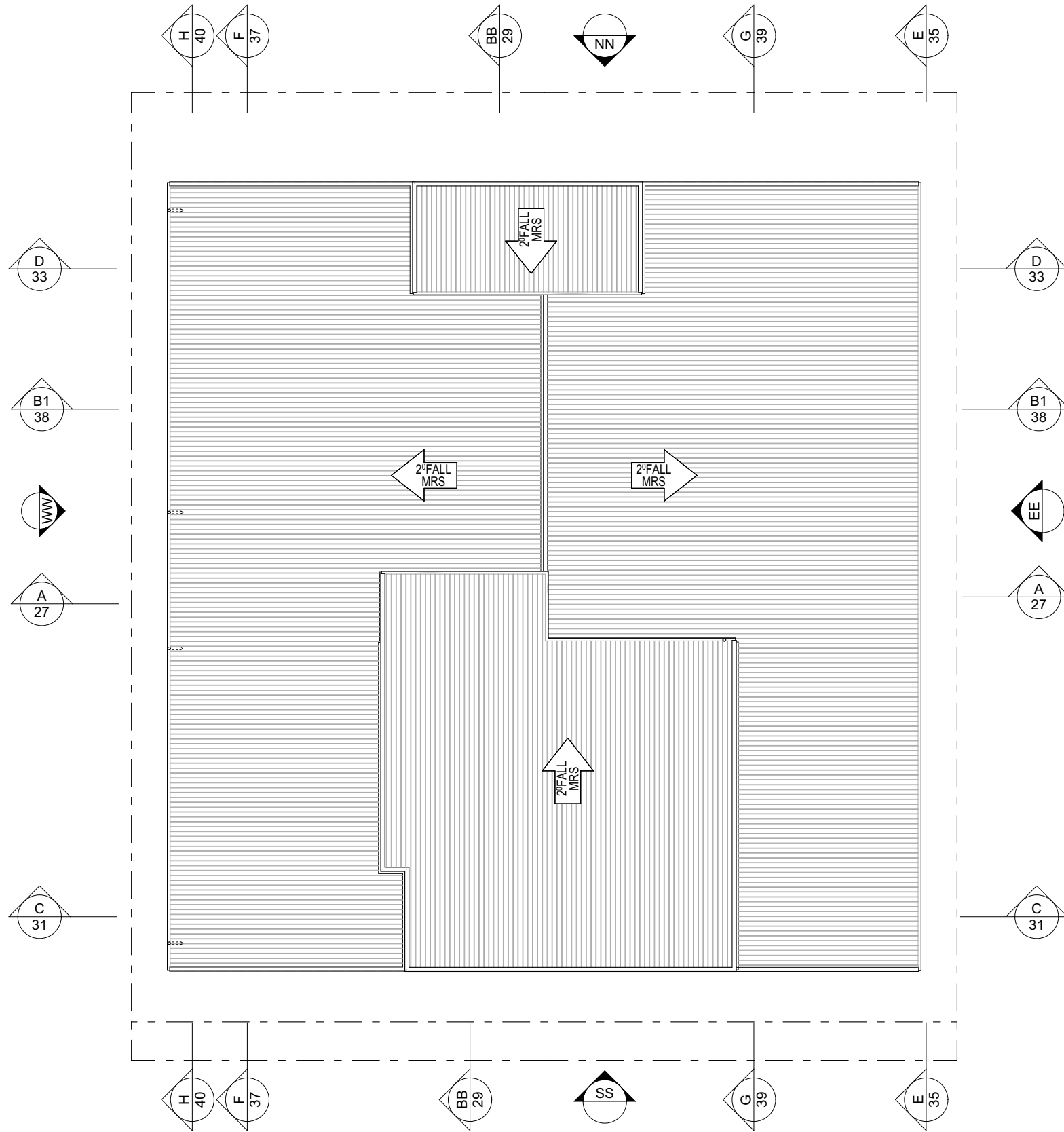


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1 ROOF  
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<p>C 28/01/2026 DA MODIFICATION</p> <p>B 5/07/2024 DA MODIFICATION</p> <p>A 2/05/2024 COORDINATION - LEVELS ADJUSTED</p> <p>REV DATE DESCRIPTION NO CHANGE DESCRIPTION</p>			



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**DA ROOF**

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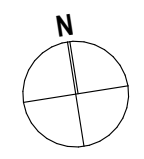


**1** SOUTH ELEVATION  
**06** 1:200

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<b>SOUTH ELEVATION</b>		
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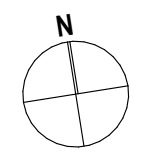


1 NORTH ELEVATION  
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Drawing: <b>DA</b>		
<b>NORTH ELEVATION</b>		
Date: 4/02/2026		
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**LEGEND**

- AS ALUMINIUM SCREEN
- AC AIR CONDITIONER FOR COMMERCIAL TENANCY AT HIGH LEVEL, SCREENED WITH VERTICAL BATTENS
- BH SINGLE BIKE HOOK (WALL MOUNTED)
- BR1 DUAL BIKE RACK (WALL MOUNTED)
- CU CONDENSER UNIT (BEHIND SCREEN OR FROSTED BALUSTRADE)
- CONC BROOM FINISH CONCRETE
- CONC 1 COLOURED / EXPOSED AG CONCRETE
- DP DOWN PIPE
- FFL FINISHED FLOOR LEVEL
- GB GLASS BALUSTRADE
- KIT KITCHEN
- LDY LAUNDRY
- MRS METAL ROOF SHEET
- RM RENDERED MASONRY
- SW STORMWATER MAN HOLE
- TF TILE FEATURE WALL
- TOW TOP OF WALL
- WB HORIZONTAL GROOVES IN RENDERED MASONRY

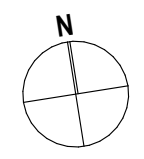


1 WEST ELEVATION  
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**PROPOSED**

REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
E	28/01/2026	DA MODIFICATION FOR INFORMATION		
D	27/11/2025	DA MODIFICATION FOR INFORMATION		
C	1/08/2024	DA MODIFICATION		
B	5/07/2024	DA MODIFICATION		
A	2/05/2024	COORDINATION - LEVELS ADJUSTED		

**NOT FOR CONSTRUCTION**



SC CORTIS PTY LTD  
**35 UNIT DEVELOPMENT**  
 38 & 42 CORTIS STREET,  
 MT GRAVATT EAST



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Drawing: **DA WEST ELEVATION**  
 Date: 4/02/2026  
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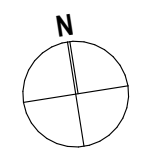


1 EAST ELEVATION  
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**PROPOSED**

REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
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D	27/11/2025	DA MODIFICATION FOR INFORMATION		
C	1/08/2024	DA MODIFICATION		
B	5/07/2024	DA MODIFICATION		
A	2/05/2024	COORDINATION - LEVELS ADJUSTED		

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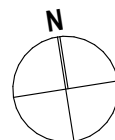


1 SECTION A  
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**PROPOSED**

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C	1/08/2024	DA MODIFICATION		
B	5/07/2024	DA MODIFICATION		
A	2/05/2024	COORDINATION - LEVELS ADJUSTED		

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 38 & 42 CORTIS STREET,  
 MT GRAVATT EAST



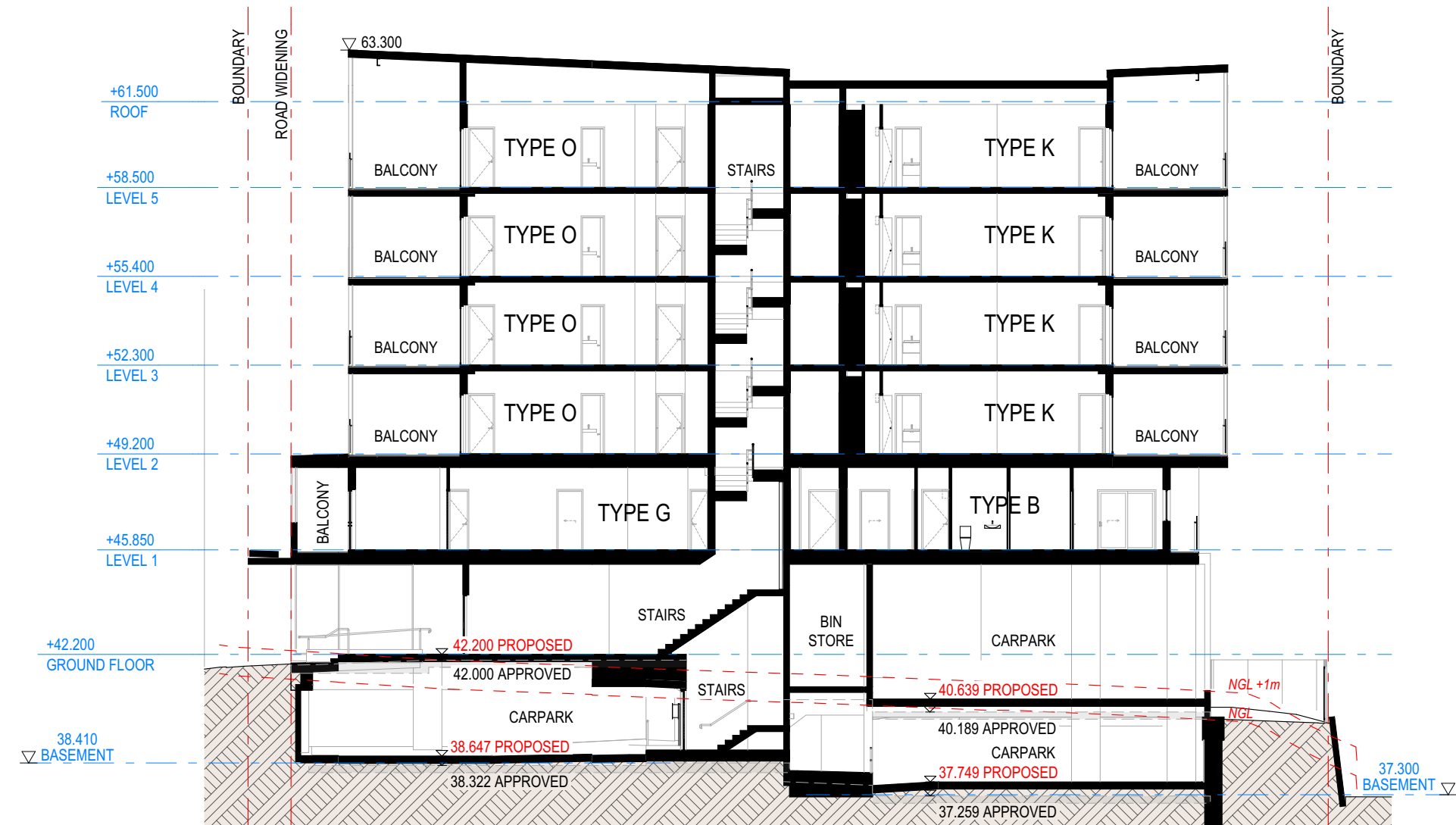
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 Date:  
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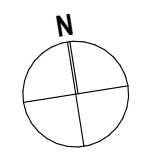


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**PROPOSED**

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B	5/07/2024	DA MODIFICATION		
A	2/05/2024	COORDINATION - LEVELS ADJUSTED		
REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION

**NOT FOR CONSTRUCTION**



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 MT GRAVATT EAST



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**DA SECTION B**  
 Date:  
 4/02/2026  
 Proj. No: 1831 Dwg. No: SK 29 Rev: D

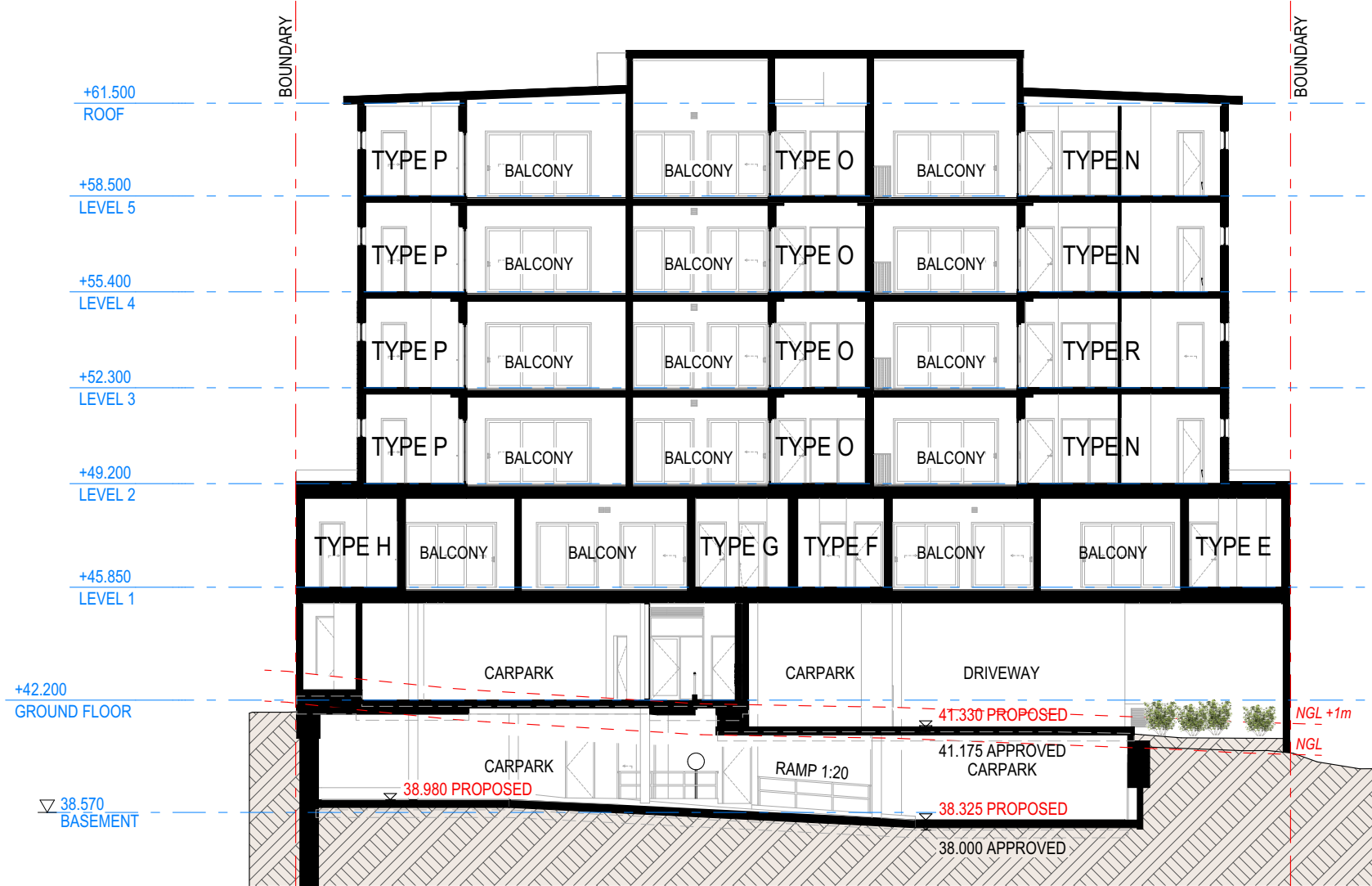
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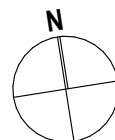


1 SECTION C  
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**PROPOSED**

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**35 UNIT DEVELOPMENT**  
 38 & 42 CORTIS STREET,  
 MT GRAVATT EAST



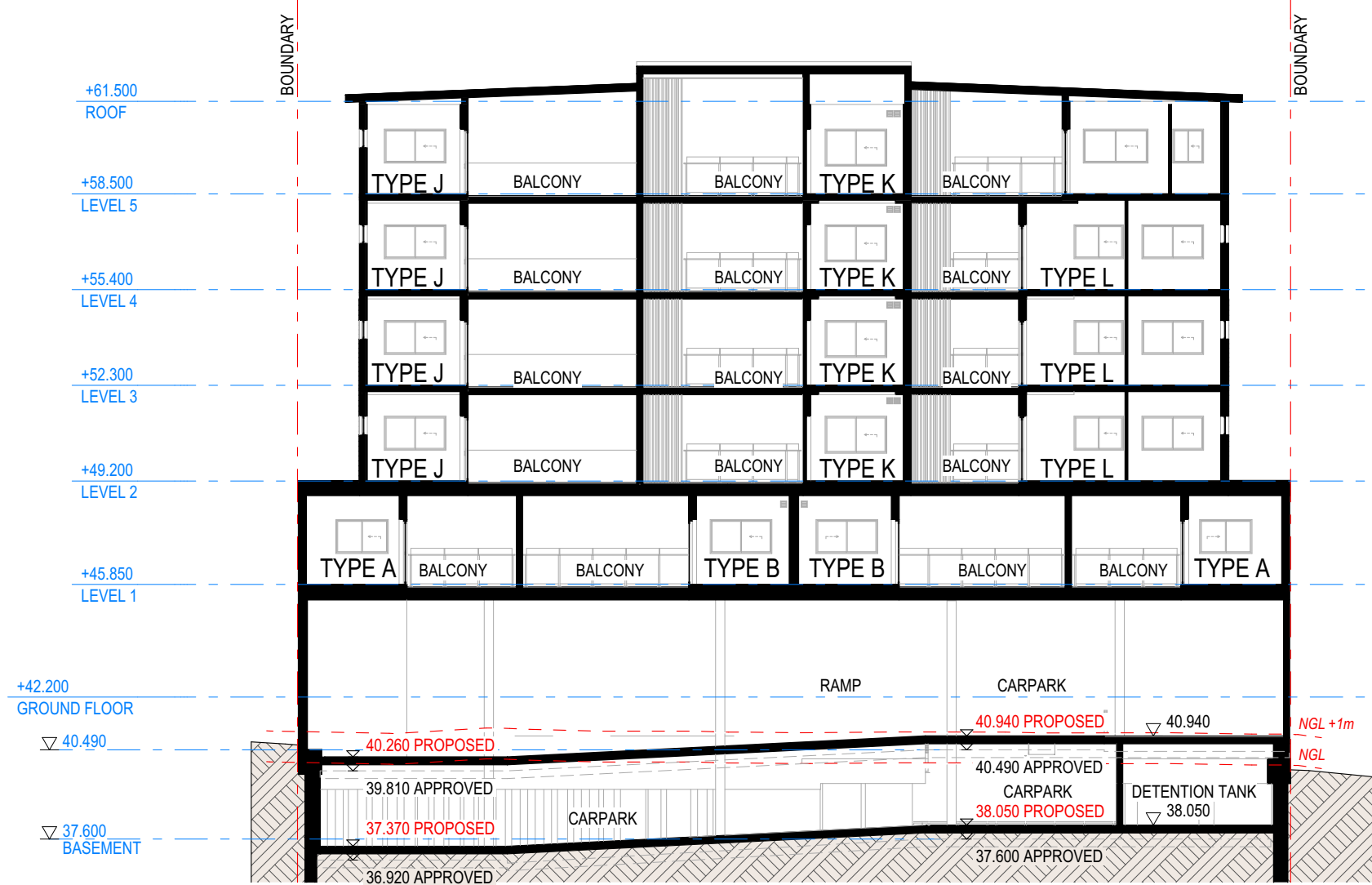
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 Date:  
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 Proj. No: 1831 Dwg. No: SK 31 Rev: D

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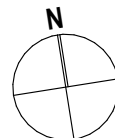


1 SECTION D  
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**PROPOSED**

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 38 & 42 CORTIS STREET,  
 MT GRAVATT EAST



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 Dwg. No:  
 SK 33  
 Rev:  
 D

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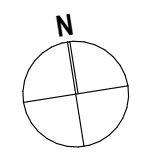


1 SECTION E  
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**PROPOSED**

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C	1/08/2024	DA MODIFICATION		
B	5/07/2024	DA MODIFICATION		
A	2/05/2024	COORDINATION - LEVELS ADJUSTED		
REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION

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SC CORTIS PTY LTD  
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 38 & 42 CORTIS STREET,  
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**DA SECTION E**  
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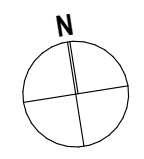


1 SECTION F  
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**PROPOSED**

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C	1/08/2024	DA MODIFICATION		
B	1/07/2024	DA SECTION UPDATE		
A	2/05/2024	COORDINATION - LEVELS ADJUSTED		
REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION

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 MT GRAVATT EAST



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Drawing: <b>DA SECTION F</b>		
Date: 4/02/2026	Dwg. No: 1831	Rev: <b>D</b>
Proj. No: 1831	SK 37	

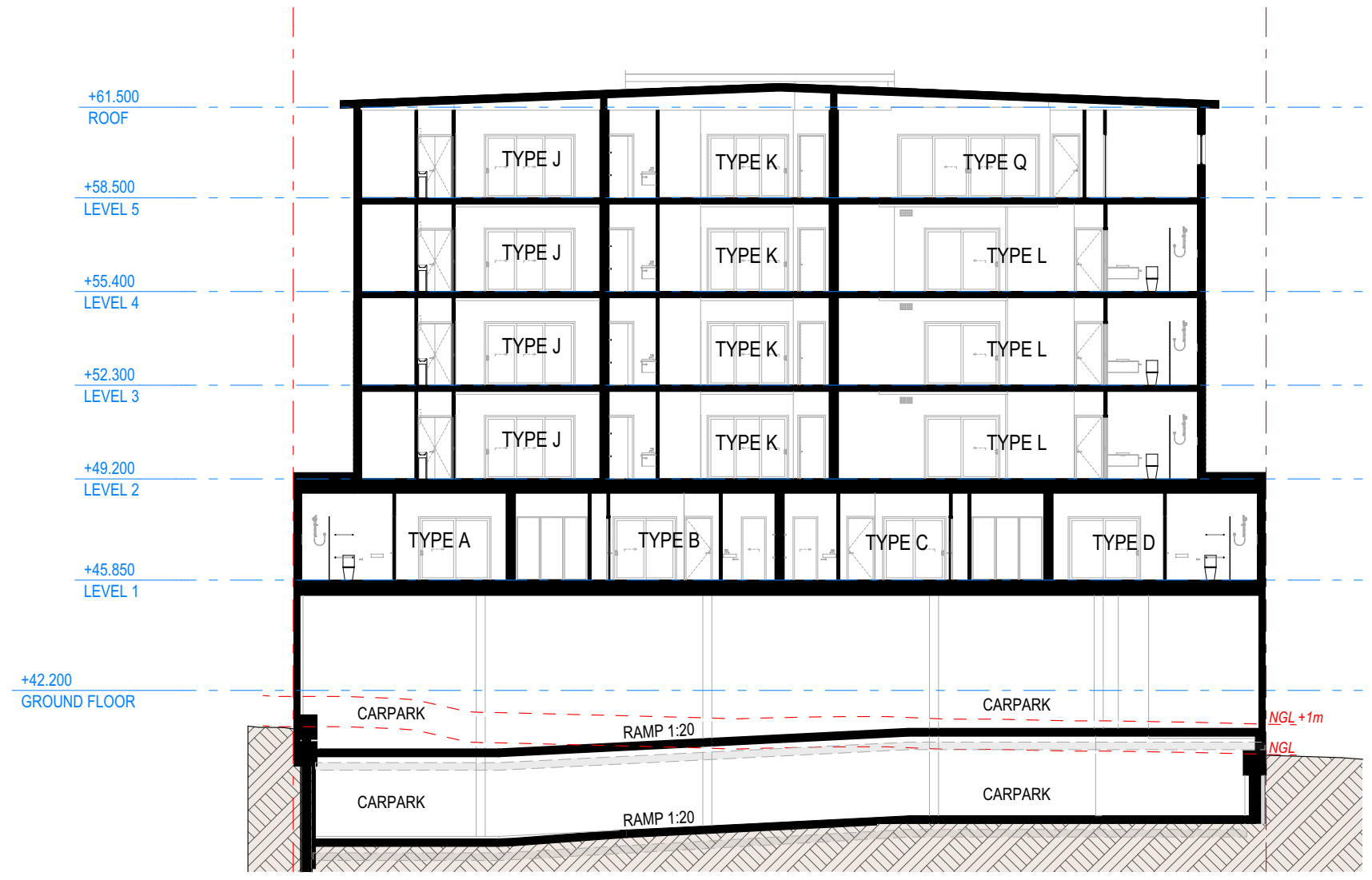
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1 SECTION B  
 06 1:200

**PROPOSED**

<p>02 28/01/2026 DA MODIFICATION          01 4/12/2025 FOR INFORMATION          REV DATE DESCRIPTION</p>	<p>NO CHANGE DESCRIPTION</p>	<div style="border: 2px solid red; padding: 5px; display: inline-block;">NOT FOR CONSTRUCTION</div>		<p>SC CORTIS PTY LTD  <b>35 UNIT DEVELOPMENT</b>          38 &amp; 42 CORTIS STREET,          MT GRAVATT EAST</p>
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Drawing: <b>DA</b>		
SECTION B1		
Date: 4/02/2026		
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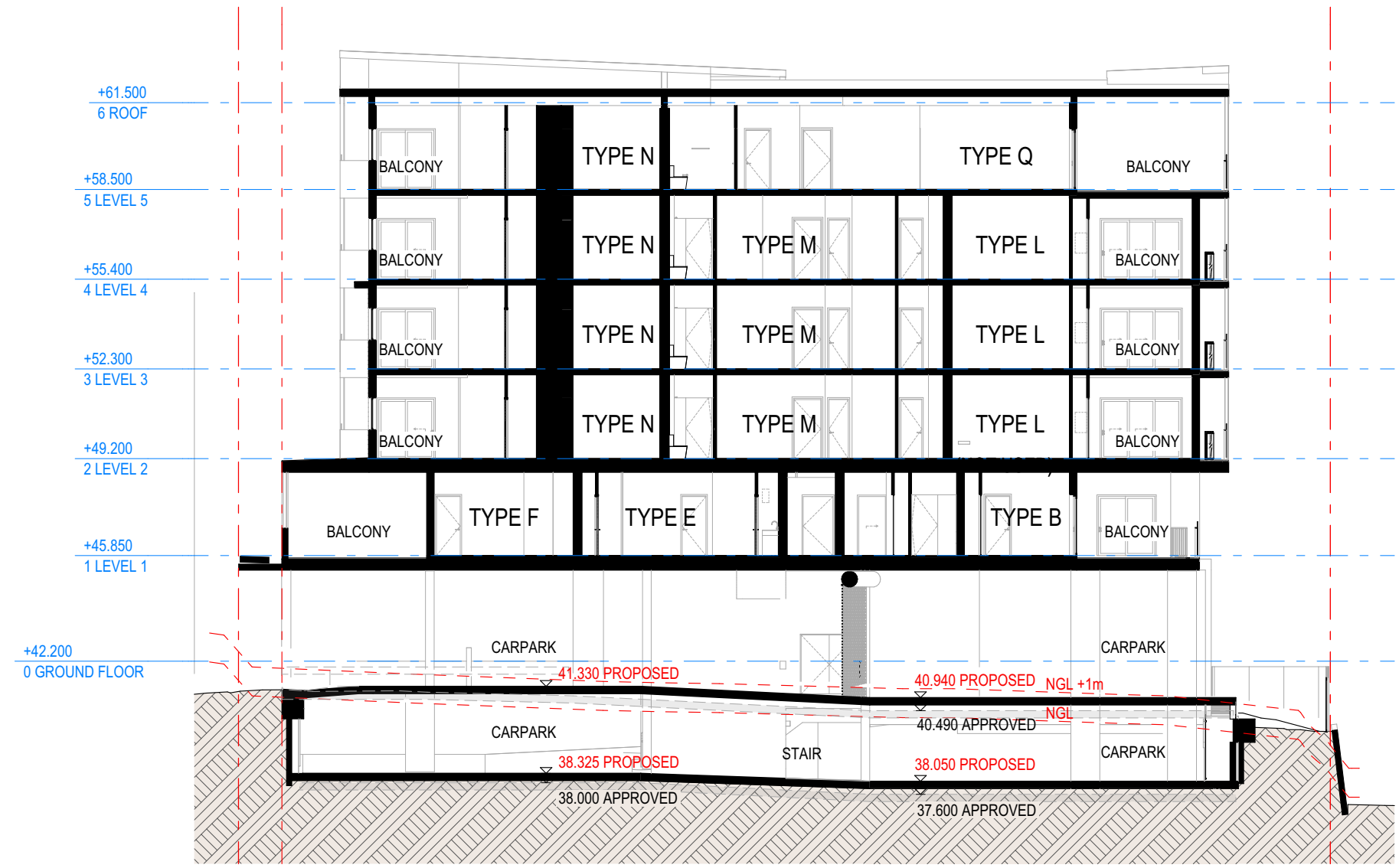
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1 SECTION G  
 06 1:200

**PROPOSED**

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Drawing: <b>DA</b>		
SECTION G		
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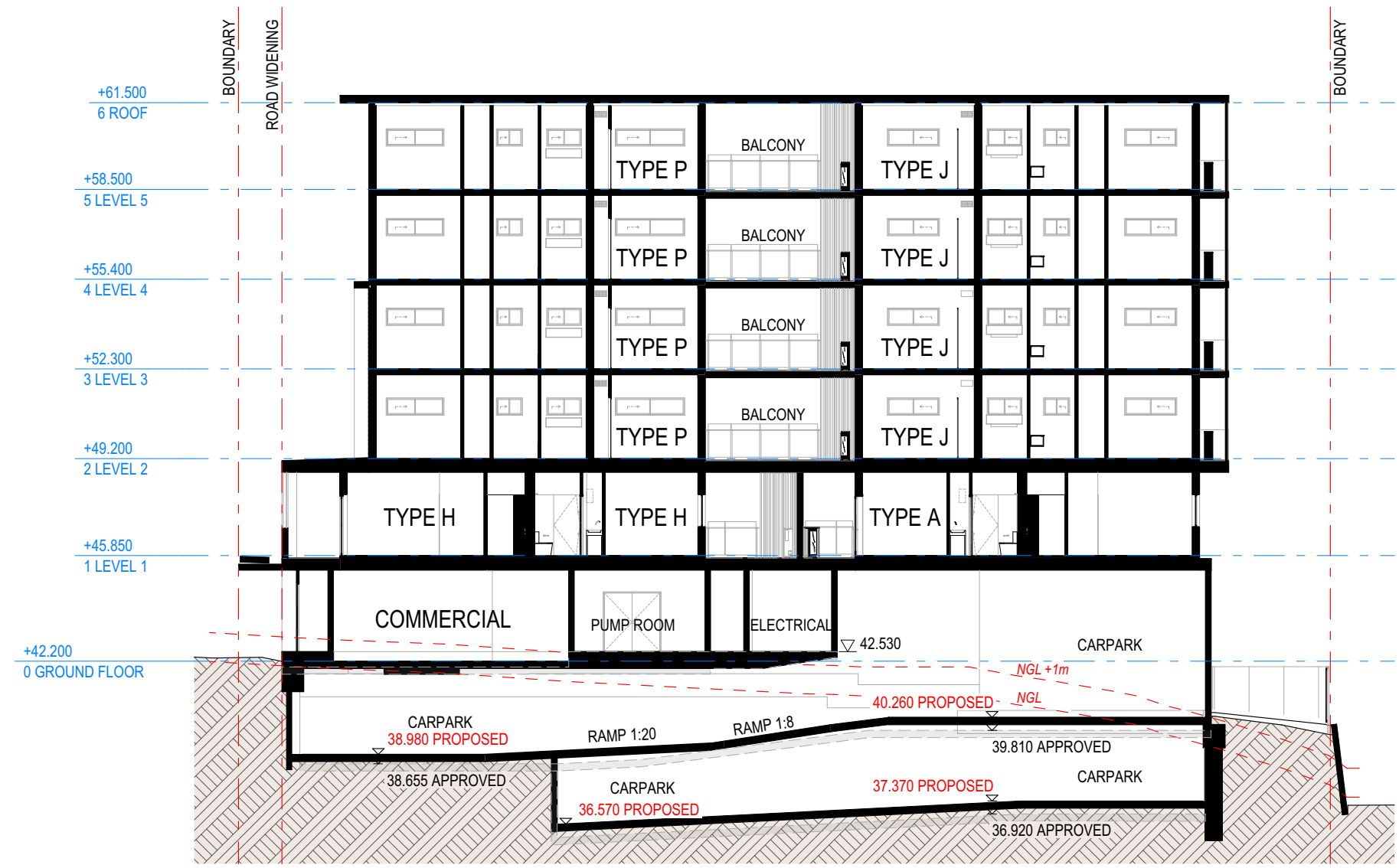
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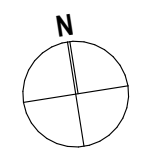


1 SECTION H  
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**PROPOSED**

02	28/01/2026	DA MODIFICATION FOR INFORMATION	
01	4/12/2025	FOR INFORMATION	
REV	DATE	DESCRIPTION	
NO		CHANGE DESCRIPTION	

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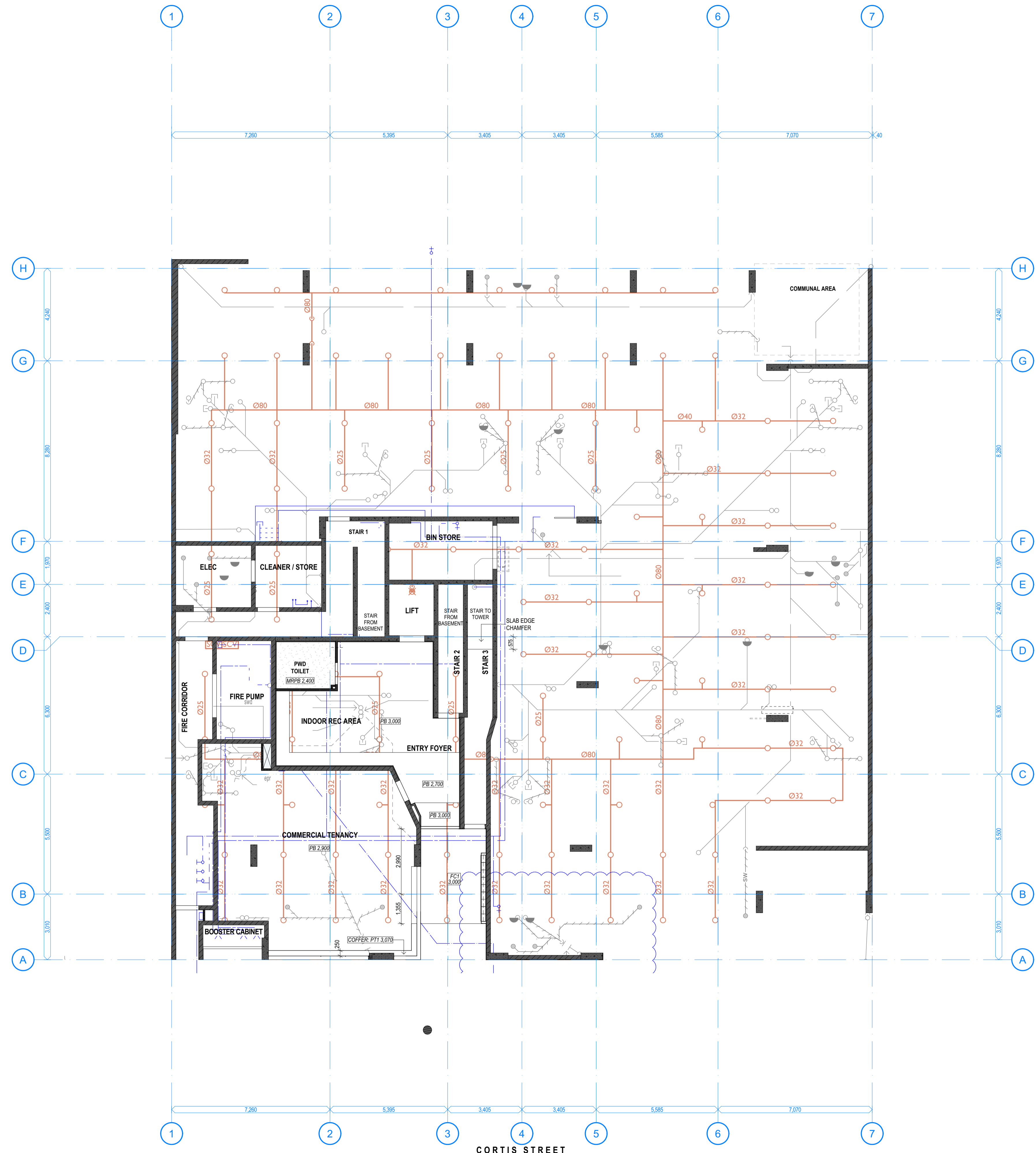


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Drawing:	DA
<b>SECTION H</b>	
Date:	4/02/2026
Proj. No:	1831
Dwg. No:	SK 40
Rev:	<b>02</b>

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**NOTES**

- ALL DIMENSIONS ARE NOMINAL ONLY AND SUBJECT TO SITE MEASURE
- ANY DISCREPANCIES IN DRAWINGS ARE TO BE CONFIRMED WITH THE ARCHITECT
- WHERE PAINT FINISH IS TO UNDERSIDE OF SLABS, PAINT TO BE STIPPLE FINISH
- CEILING HEIGHTS NOMINATED TO UNDERSIDE OF INTERIOR FINISHED FLOOR LEVEL (AFFL)
- ALL MECHANICAL VENTILATION GRILLES TO MATCH THE EXTERIOR WALL COLOUR.

**FIRE RATED PENETRATIONS**

PENETRATIONS OF FIRE RATED ELEMENTS TO BE FIRE SEALED BY APPROPRIATELY LICENSED CONTRACTORS USING TESTED SYSTEMS AND PRODUCTS. ALL COMPLETED PENETRATIONS TO BE LABELLED IN ACCORDANCE WITH AS4072.1 AND A REGISTER TO BE MAINTAINED OF ALL FIRE RATED PENETRATIONS. EXAMPLE LABEL BELOW:

**SERVICE PENETRATION & CONTROL JOINT SYSTEM (TO AS 4072.1) FRL: -/60/60**

Installed by: ..... (company name) (Phone no.)  
 Installation date: .....  
 Installation reference: .....  
 Manufacturer: ..... (Name, Address, Phone no.)

**CONTACT THE ABOVE IN THE EVENT OF DAMAGE OR IF REINSTATEMENT IS REQUIRED**

**LEGEND (REFER FF&E SCHEDULE)**

- ACCESS PANEL
- O# EXHAUST VENT: REFER MECH. COLOUR TO MATCH WALL
- FC# FIBRE CEMENT SOFFIT, PAINT FINISH
- MRPB MOISTURE RESISTANT PLASTERBOARD, PAINT FINISH
- NBN NSN CABINET (REFER TYPICAL DETAILS)
- PB PLASTER BOARD, PAINT FINISH
- SB SWITCHBOARD (REFER TYPICAL DETAILS)
- SCR# ALUMINIUM SCREEN
- SHD ALUMINIUM POWDERCOAT SUN HOOD
- UIS UNDERSIDE OF SLAB
- ▭ EXTENT OF BULKHEADS / LOWERED CEILINGS
- ▭ CONDENSER UNIT LOCATION
- 32 SPRINKLER PIPE & DIAMETER
- COLD WATER SERVICE
- SANITARY DRAINAGE BELOW SLAB
- SANITARY DRAINAGE CAST INTO SLAB

CAGE FULL HEIGHT STEEL CHAIN MESH FENCE IN GALV. CHS FRAME, BOLT FIXED TO FLOOR & SOFFIT. GATES TO BE MATCHING FRAME & MESH, COMPLETE WITH 180 DEGREE HINGES, SPRUNG BOLT LATCH & PAD-LOCK EYELETS.

NO	CHANGE DESCRIPTION

REV	DATE	DESCRIPTION
A	2/04/2026	FOR INFORMATION

CLIENT  
**SC CORTIS PTY LTD**

PROJECT  
**35 UNIT DEVELOPMENT**  
38 & 42 CORTIS STREET, MT GRAVATT  
EAST QLD 4122

DRAWING  
**REFLECTED CEILING PLANS - GROUND FLOOR + SERVICES OVERLAY**

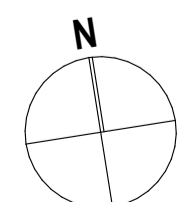
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1831	SK 401	A

**FOR INFORMATION**

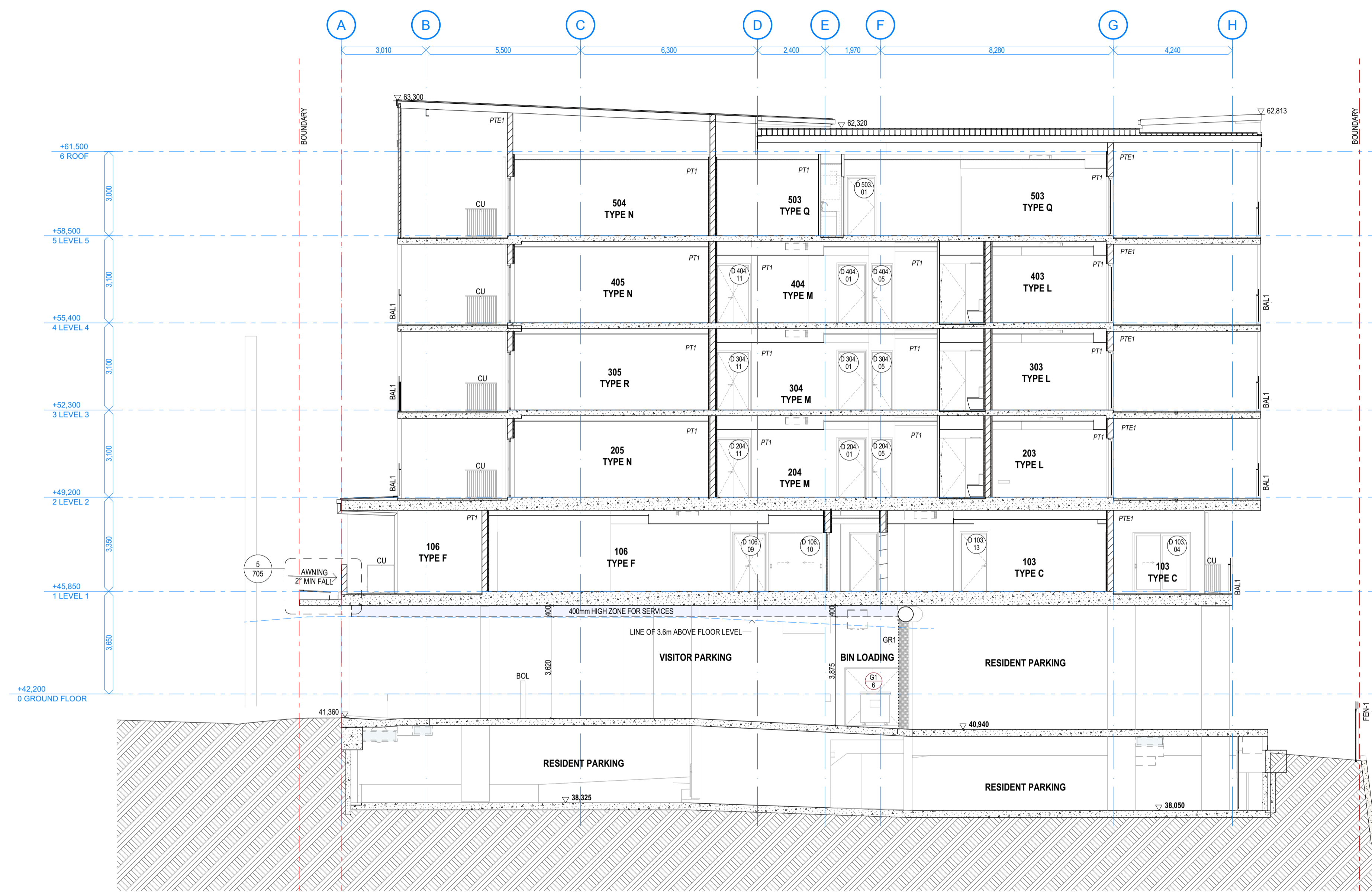


**NOTES**

- BUILDER TO COMPLETE AN IDENTIFICATION SURVEY PRIOR TO CONSTRUCTION
- ALL DIMENSIONS ARE NOMINAL ONLY AND SUBJECT TO SITE MEASURE
- ANY DISCREPANCIES IN DRAWINGS ARE TO BE CONFIRMED WITH THE ARCHITECT
- ALL FIRE RATED WALLS, PARTY WALLS AND LOBBY WALLS: COMPLETE WALL SYSTEM TO EXTEND TO UNDERSIDE OF ROOF SHEET
- ALL BALUSTRADES AND GLAZING TO COMPLY WITH AS1170.1: 2002 AND AS1170.2: 2011 AS AMENDED
- TIMENSIONS NOTED TO TILED STEPS ARE TO FINISHED TOP / FRONT FACE OF TILE.
- MAX RISER HEIGHT 190mm. MIN TREAD LENGTH 255mm.

**LEGEND (REFER FF&E SCHEDULE)**

- BAL1 AXIOM ALPHA SEMI-FRAMELESS CLEAR GLASS BALUSTRADE, POWDERCOAT FINISH. REFER WD704
- BAL2 AXIOM ALPHA SEMI-FRAMELESS FROSTED GLASS BALUSTRADE, POWDERCOAT FINISH. REFER WD704
- BAL3 TIMBER BALUSTRADE, REFER DETAILS ON WD704
- BAL4 FT1 GROUP "VERTICAL PICKET" SYSTEM, TOP RAIL INSTALLED AT 1,100mm ABOVE FLOOR / LANDING
- EP # RENDERED MASONRY, PAINT FINISH
- HR1 FT1 GROUP "WALL MOUNT" SYSTEM, HAND RAIL INSTALLED AT 900mm ABOVE TREADS & LANDINGS
- HR2 FT1 GROUP "3 RAIL" SYSTEM, TOP HAND RAIL INSTALLED AT 900mm ABOVE TREADS & LANDINGS
- O2 / O3 EXHAUST VENT GRILLE (REFER MECH ENGINEER), COLOUR TO MATCH WALL COLOUR
- SCR-1 ALUMINIUM SCREEN, REFER WD705
- SCR-2 ALUMINIUM SCREEN, REFER WD706



1 SECTION 4  
201 1:100

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DRAWING  
SECTIONS - SECTION 4

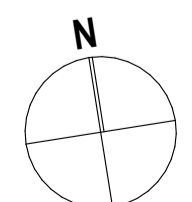
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**NOTES**

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- BAL3 TIMBER BALUSTRADE, REFER DETAILS ON WD704
- BAL4 FTI GROUP "VERTICAL PICKET" SYSTEM, TOP RAIL INSTALLED AT 1,100mm ABOVE FLOOR / LANDING
- EP # RENDERED MASONRY, PAINT FINISH
- HR1 FTI GROUP "WALL MOUNT" SYSTEM, HAND RAIL INSTALLED AT 900mm ABOVE TREADS & LANDINGS
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- O2 / O3 EXHAUST VENT GRILLE (REFER MECH ENGINEER), COLOUR TO MATCH WALL COLOUR
- SCR-1 ALUMINIUM SCREEN, REFER WD705
- SCR-2 ALUMINIUM SCREEN, REFER WD706

NO	CHANGE DESCRIPTION

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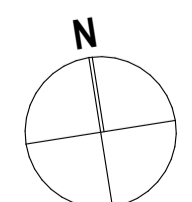
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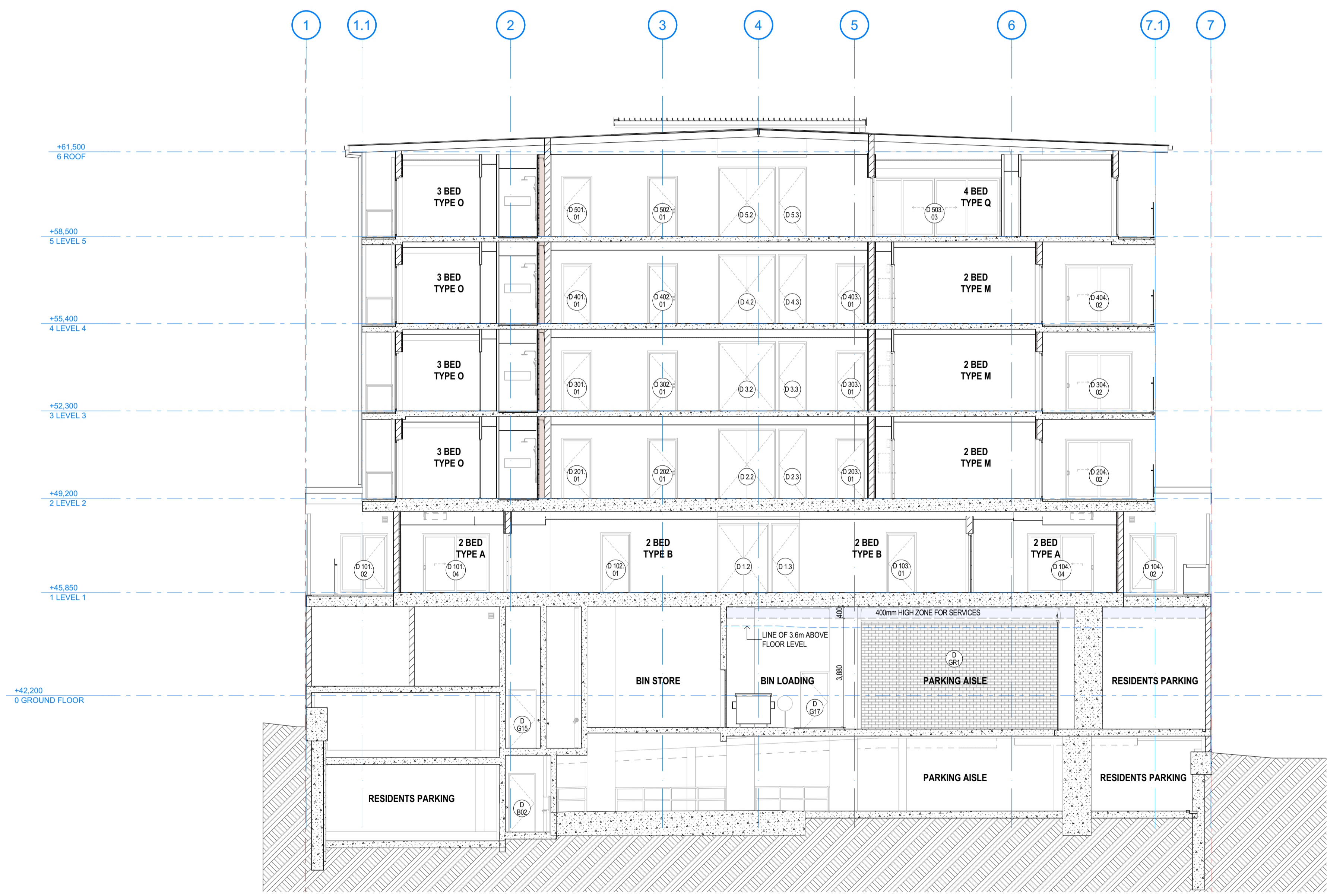


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