
816 BOUNDARY ROAD

Richlands, QLD

part b

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Development Data

LOT 1 & 2 ON RP83710

SITE AREA	20,659m ²
SITE COVER	11401.0m ² (55%)
GFA	11,458.0m ² (55%)
-STAGE 1	6876.5m ²
-STAGE 2	4581.5m ²
PERMEABLE SURFACE	2,116.0m ² (10%)
DEEP PLANTING	1413.0m ² (6.8%)

LOADING BAYS SHOWN ARE INCLUDED IN TOTAL GFA WITHIN TENANCY

BRISBANE CITY COUNCIL GFA DEFINITION

Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—

- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.

GFA APPROACH

1. Gross floor area has been taken to the external face of external wall as noted above
2. First 2m from entry door back to stairs has been taken as public lobby space
3. Stair Foot print has been removed for vertical access as per definition
4. MRV Service Bay has been removed as per definition

parking data

CAR PARKING RATIO REQUIRED

TENANCY CAR PARK MIN.	56 (2 PER TENANCY)
GENERAL CAR PARK MIN.	115 (1 PER 100m ²)

TOTAL PARKS

171

AS1428.1 COMPLIANT CAR PARKS	4 (1 PER 50 CAR PARKS)
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CAR PARKING RATION PROVIDED

TENANCY CAR PARK MIN.	56 (2 PER TENANCY)
-STAGE 1	34
-STAGE 2	22

GENERAL CAR PARK MIN.	115 (1 PER 100m ²)
-STAGE 1	91
-STAGE 2	24

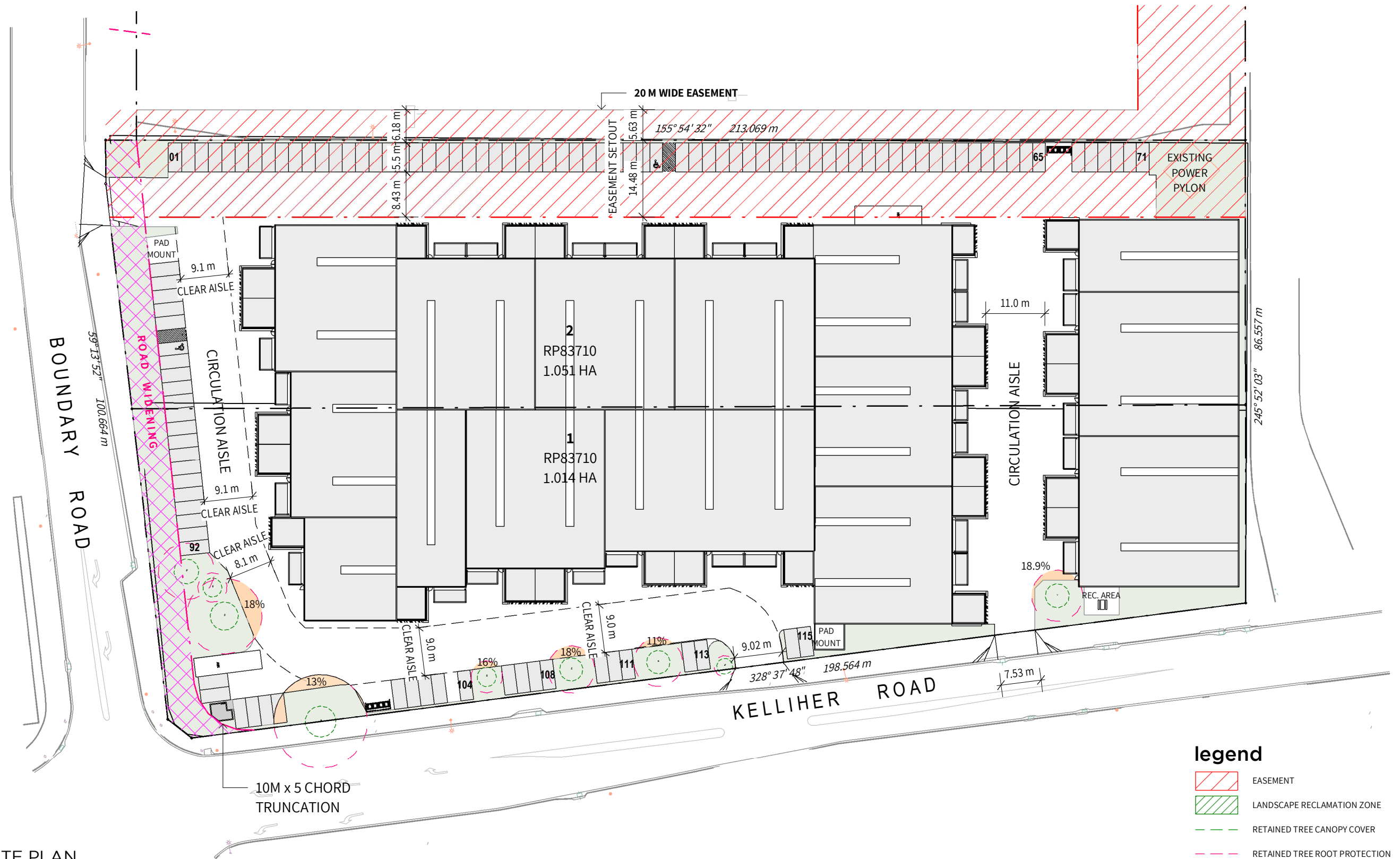
TOTAL PARKS

171







AS1428.1 COMPLIANT CAR PARKS	2
-STAGE 1	1
-STAGE 2	1

SERVICE VEHICLES PROVIDED

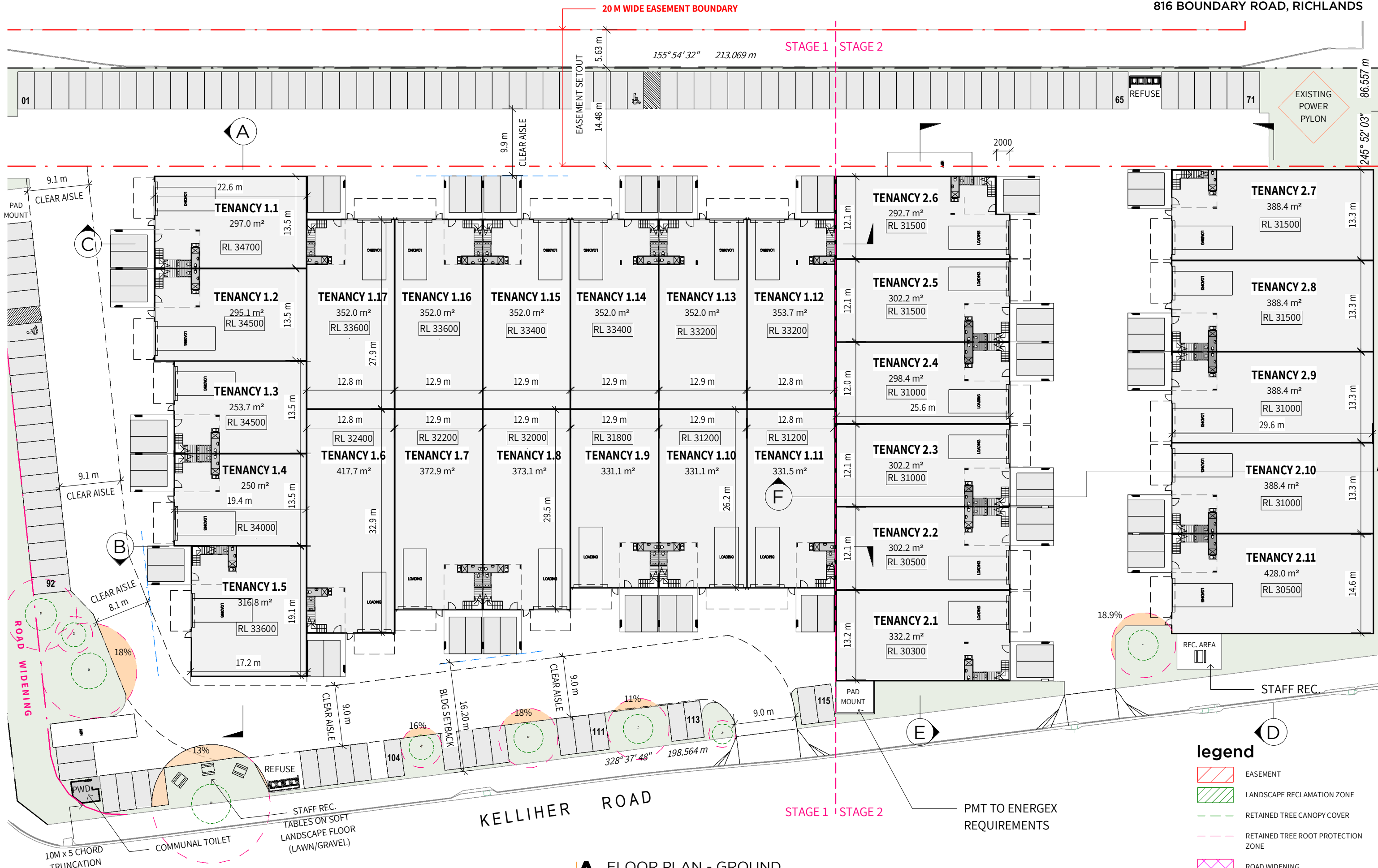
MRV SERVICE BAYS	28 (1 PER TENANCY)
HRV SERVICE BAYS	2 (1 PER 15 TENANCY)



A SITE PLAN
1: 750 @ A3

- legend**
-  EASEMENT
 -  LANDSCAPE RECLAMATION ZONE
 -  RETAINED TREE CANOPY COVER
 -  RETAINED TREE ROOT PROTECTION ZONE
 -  ROAD WIDENING
 -  TREE ROOT ENCROACHMENT AREA





A FLOOR PLAN - GROUND
1: 500 @ A3

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- Legend**
- EASEMENT
 - LANDSCAPE RECLAMATION ZONE
 - RETAINED TREE CANOPY COVER
 - RETAINED TREE ROOT PROTECTION ZONE
 - ROAD WIDENING
 - TREE ROOT ENCROACHMENT AREA

dwg no. DA-100
job no. 20260006
revision 6

20 M WIDE EASEMENT BOUNDARY

155° 54' 32" 213.069 m

STAGE 1 STAGE 2

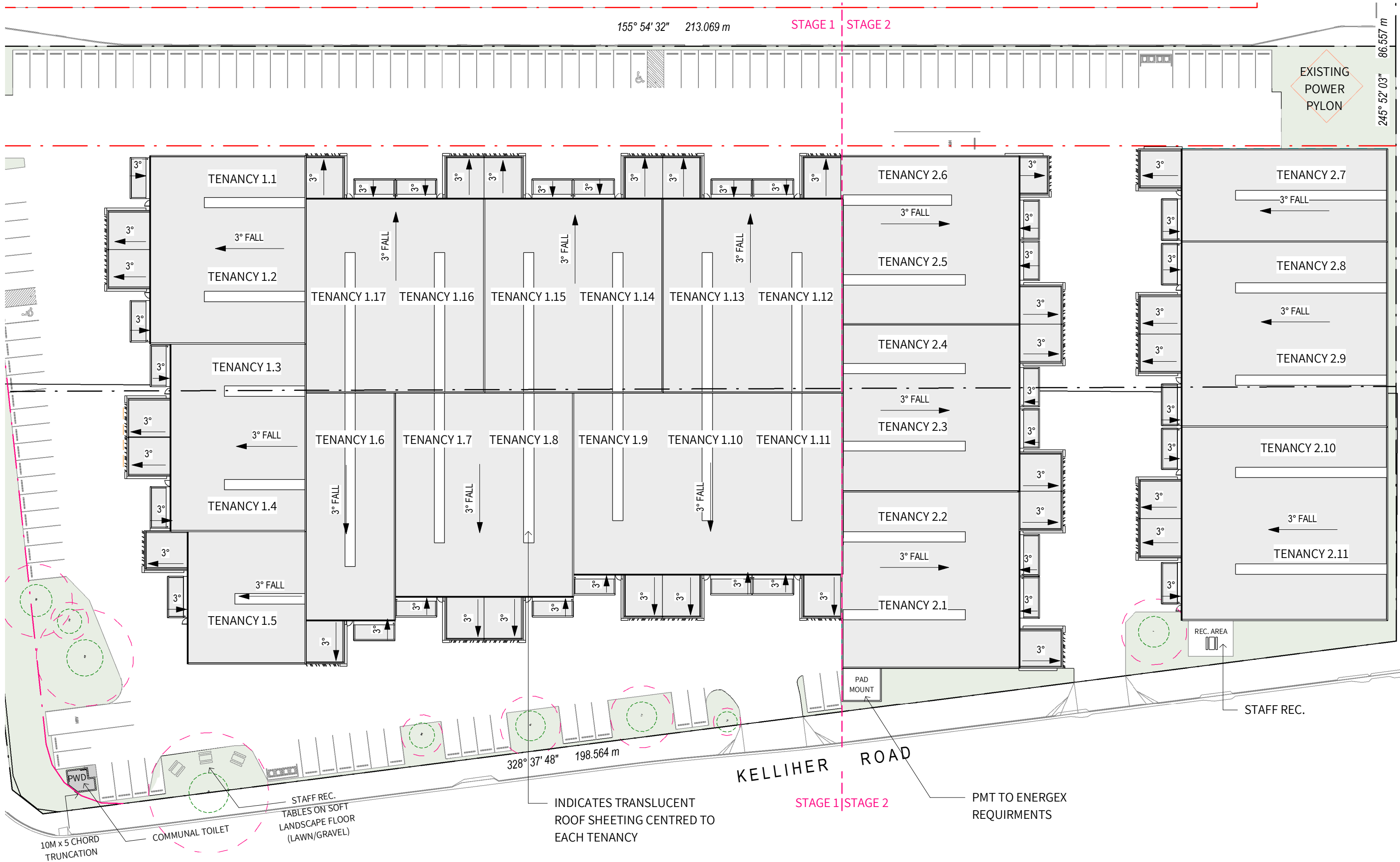
86.557 m
245° 52' 03"



A FLOOR PLAN - LEVEL 1
1: 500 @ A3

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APPLICATION REF
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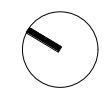


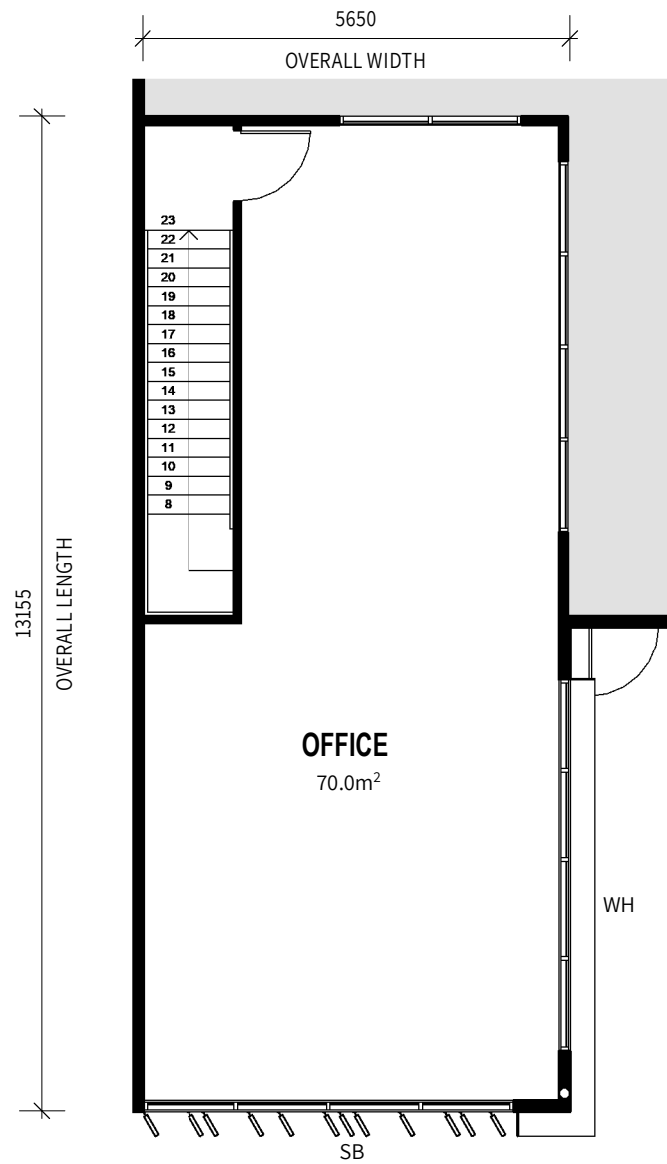


INDICATES TRANSLUCENT
ROOF SHEETING CENTRED TO
EACH TENANCY

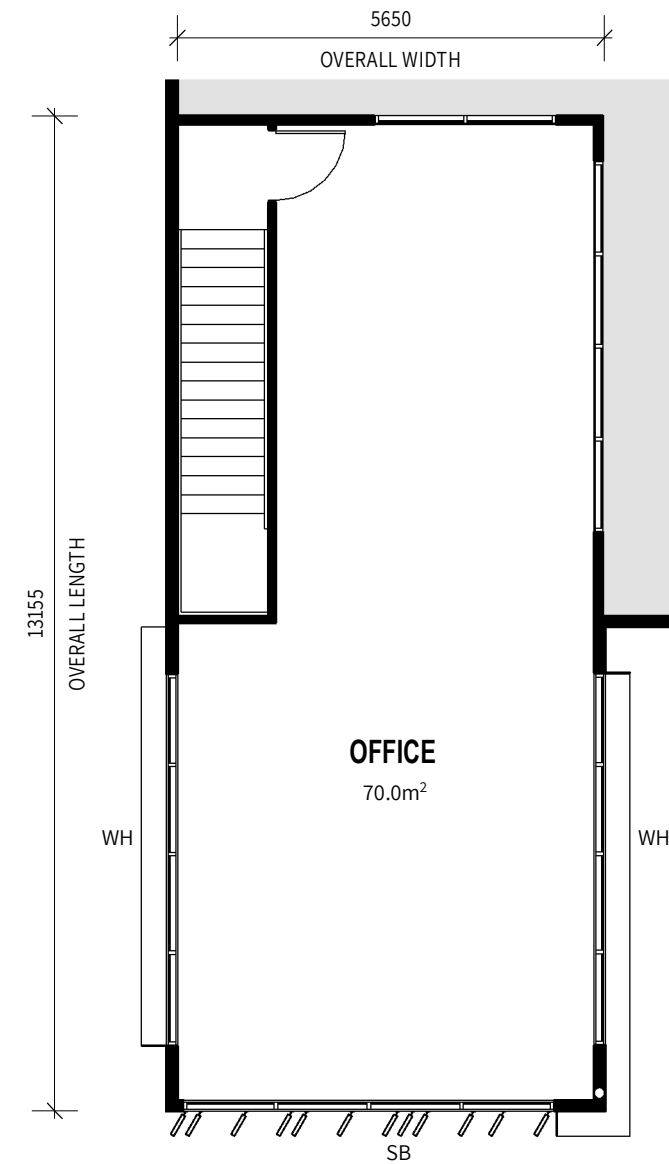
STAGE 1 | STAGE 2

PMT TO ENERGEX
REQUIRMENTS

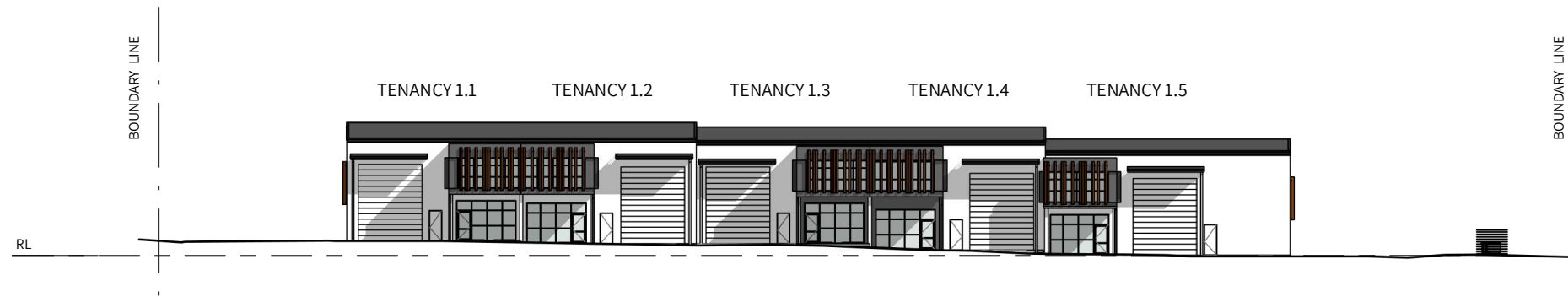




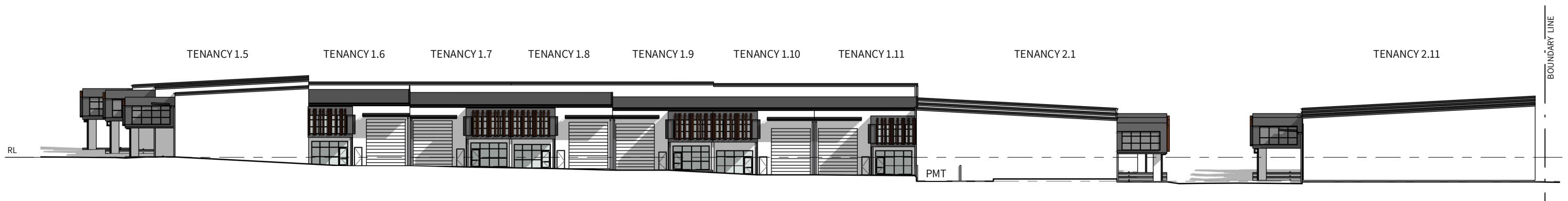
A TYPICAL OFFICE LAYOUT TYPE 1
1:100 @ A3
STANDARD OFFICE WINDOW 2 SIDED EXT



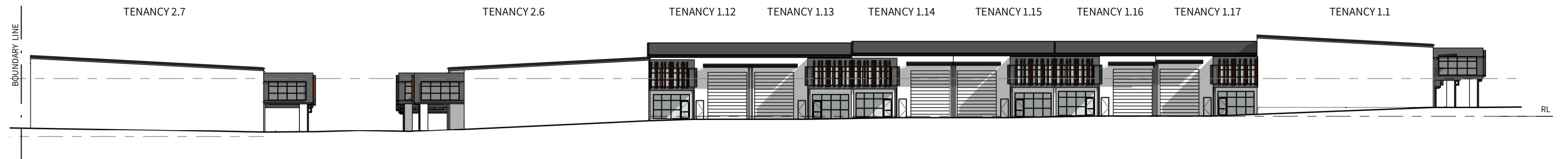
B TYPICAL OFFICE LAYOUT TYPE 2
1:100 @ A3
STANDARD OFFICE WINDOW 3 SIDED EXT



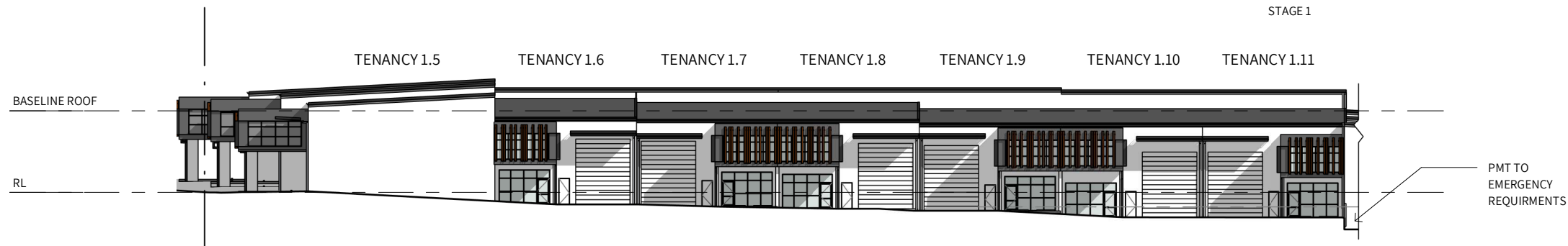
1 OVERALL ELEVATION - BOUNDARY ROAD
1: 500 @ A3



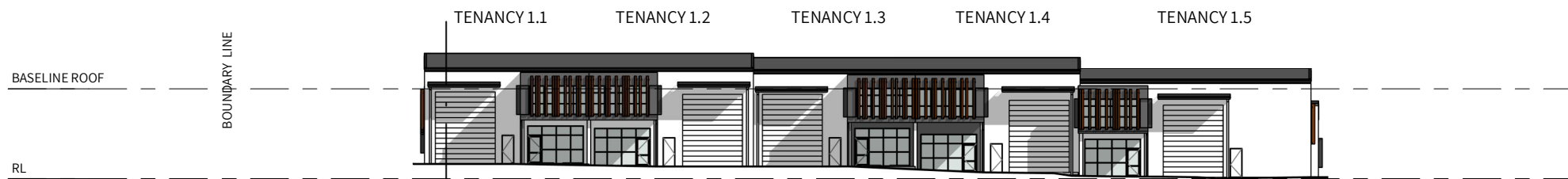
2 OVERALL ELEVATION - KELLIHER ROAD
1: 500 @ A3



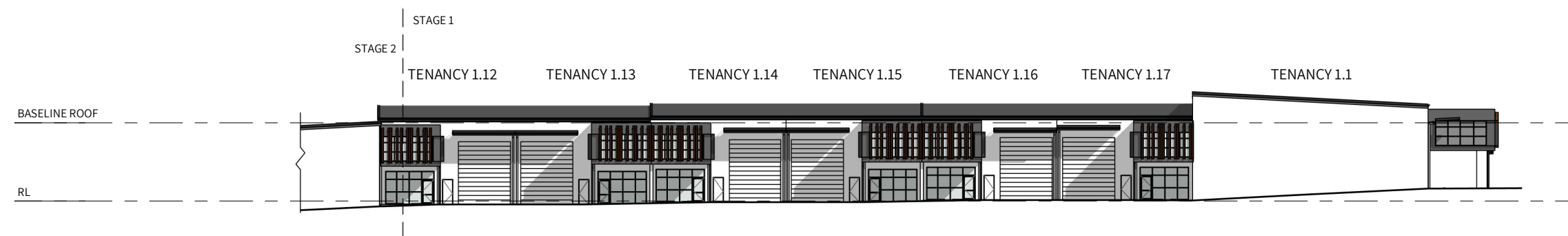
3 OVERALL ELEVATION - REAR
1: 500 @ A3



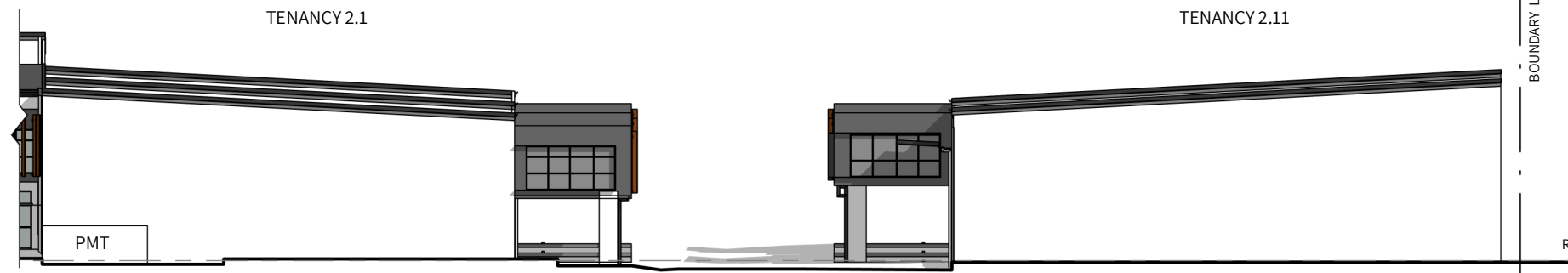
1 Stage 01 - Elevation A - Street (Kelliher)
1: 500 @ A3



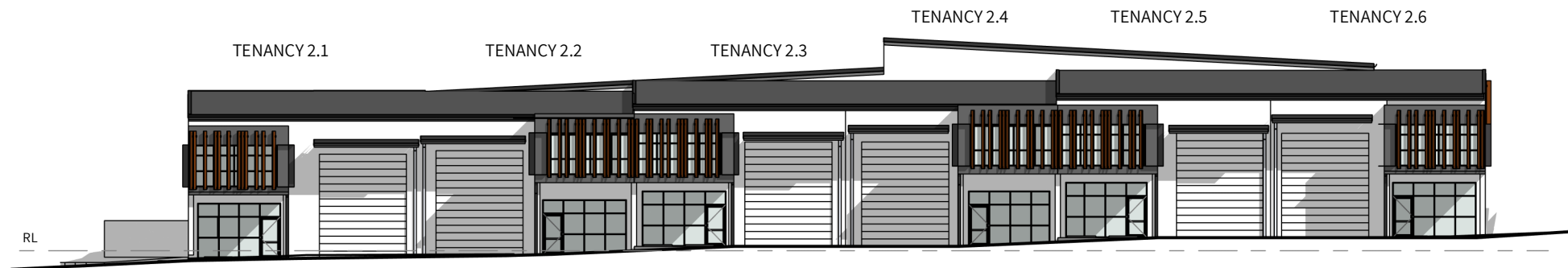
2 Stage 01 - Elevation B - Street (Boundary)
1: 500 @ A3



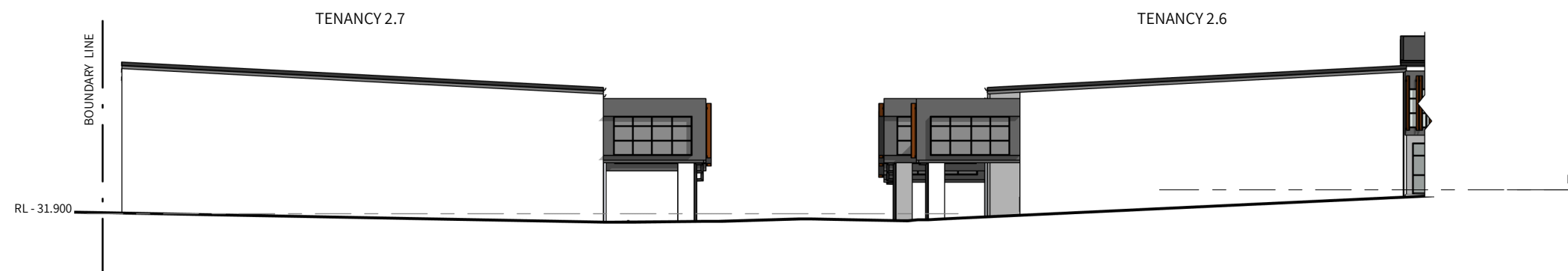
3 Stage 01 - Elevation C
1: 500 @ A3



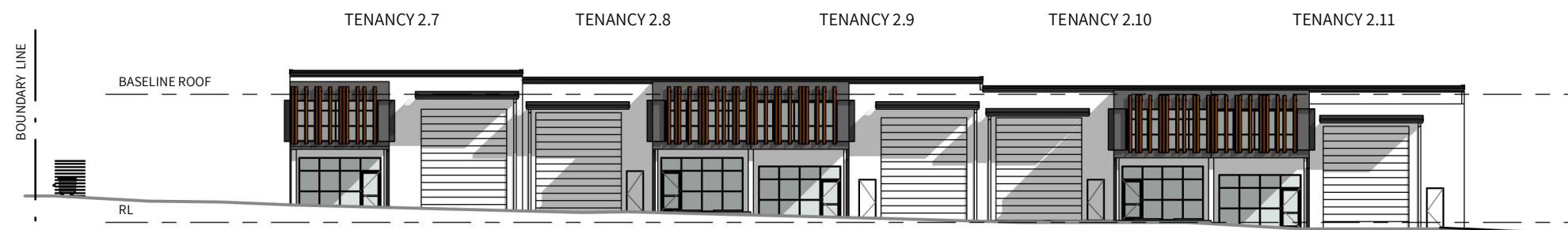
1 Stage 02 - Elevation A - Street
1: 350 @ A3



2 Stage 02 - Elevation B - North
1: 350 @ A3



3 Stage 02 - Elevation C - East
1: 350 @ A3



4 Stage 02 - Elevation D - South Facade
1: 350 @ A3

External Finishes Proposal

paint finish (PF)



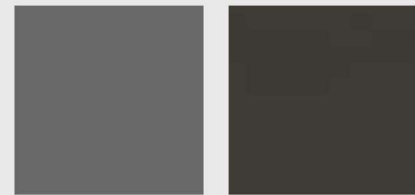
Natural White Monument Flat White

concrete walls & egress doors (CW)



Zues Gothic Blue White on White

roof flashings / gutters (RF)



Basalt Monument

sunblades (SB)



Tassie Oak Spotted Gum

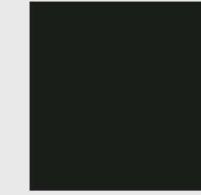


External Finishes Proposal



Glazing Unit

glazing frames (GF)



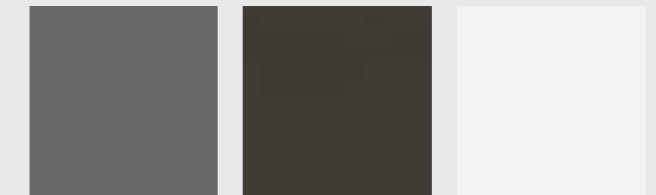
Black Sky

glazing panels (GP)

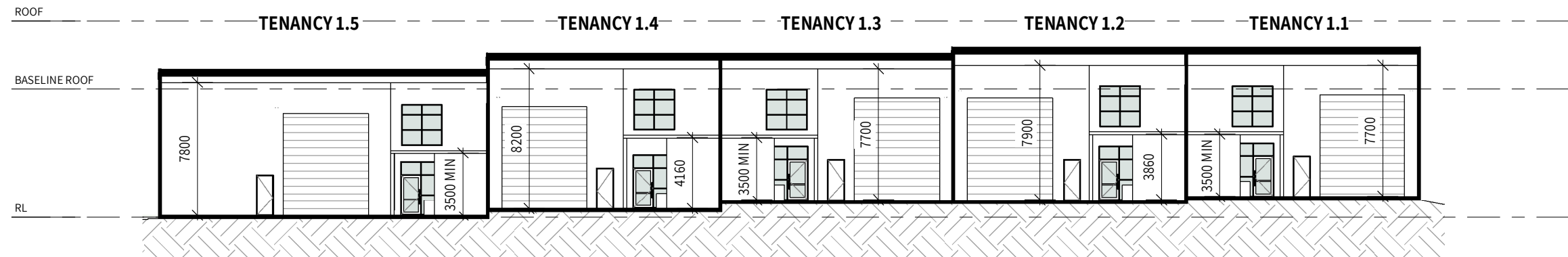


Grey Clear

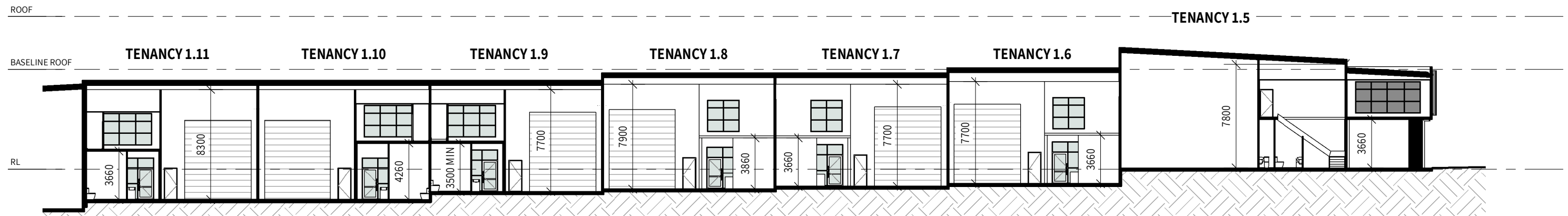
roller shutter (RS)



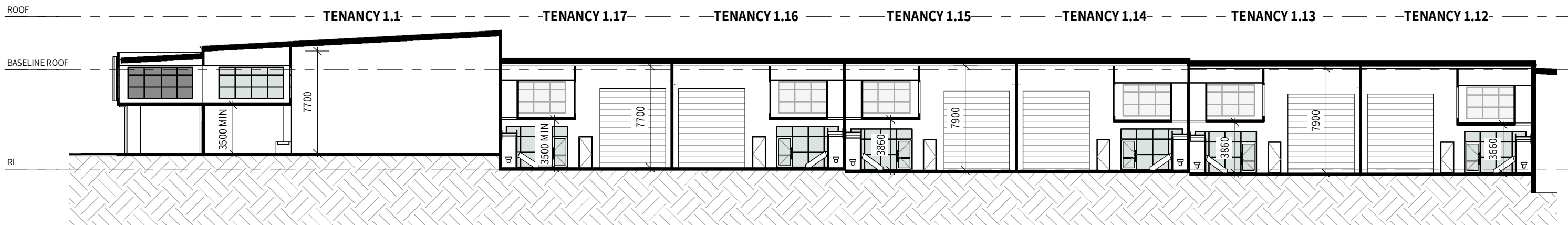
Basalt Monument Flat White



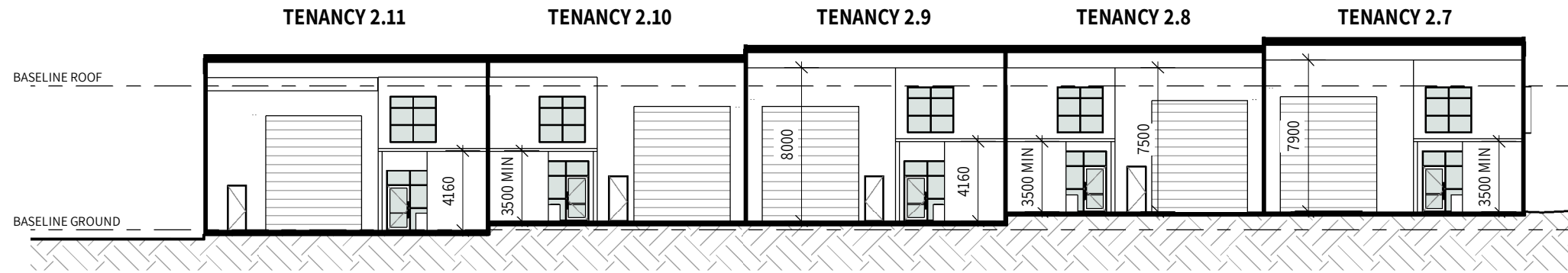
A Stage 01 - Section A
1: 300 @ A3



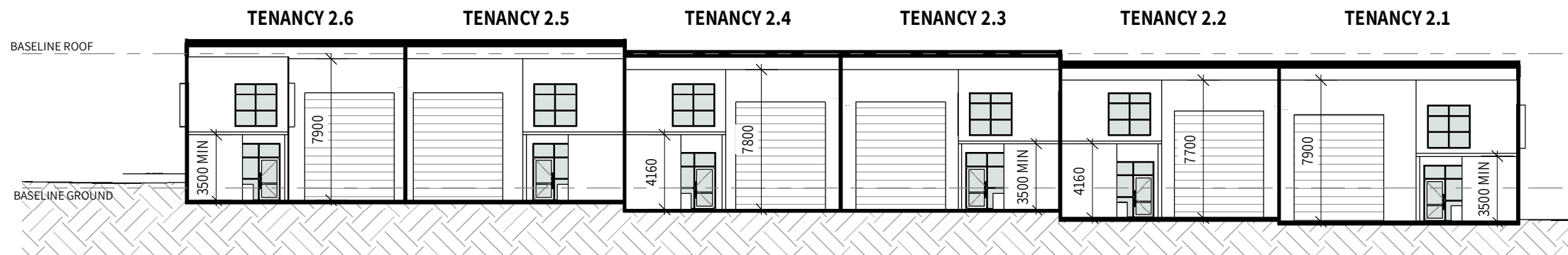
B Stage 01 - Section B
1: 300 @ A3



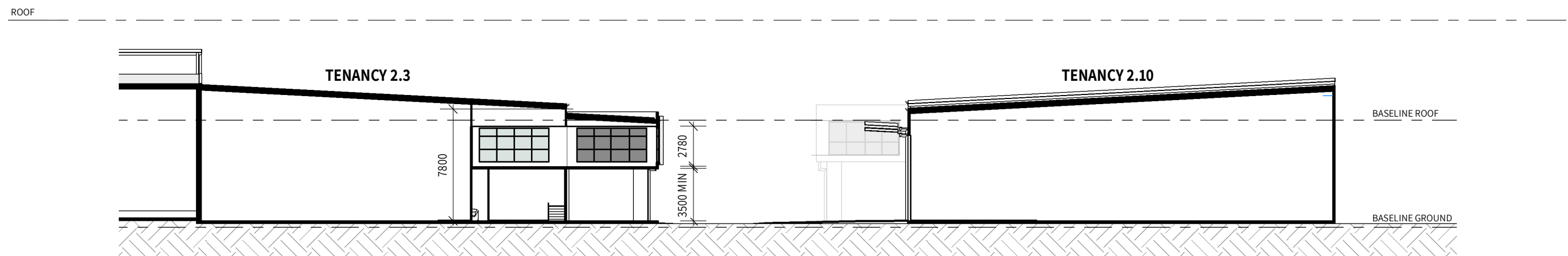
C Stage 01 - Section C
1: 300 @ A3



D Stage 02 - Section A
1: 300 @ A3



E Stage 02 - Section B
1: 300 @ A3



F Stage 02 - Section C
1: 300 @ A3

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CPO ARCHITECTS

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