








5'

- LEGEND:**
- Sewer line 
 - Water trunk main 
 - Water main 
 - Water services 
 - Target Site 
 - Line of new basement 
 - Contour 

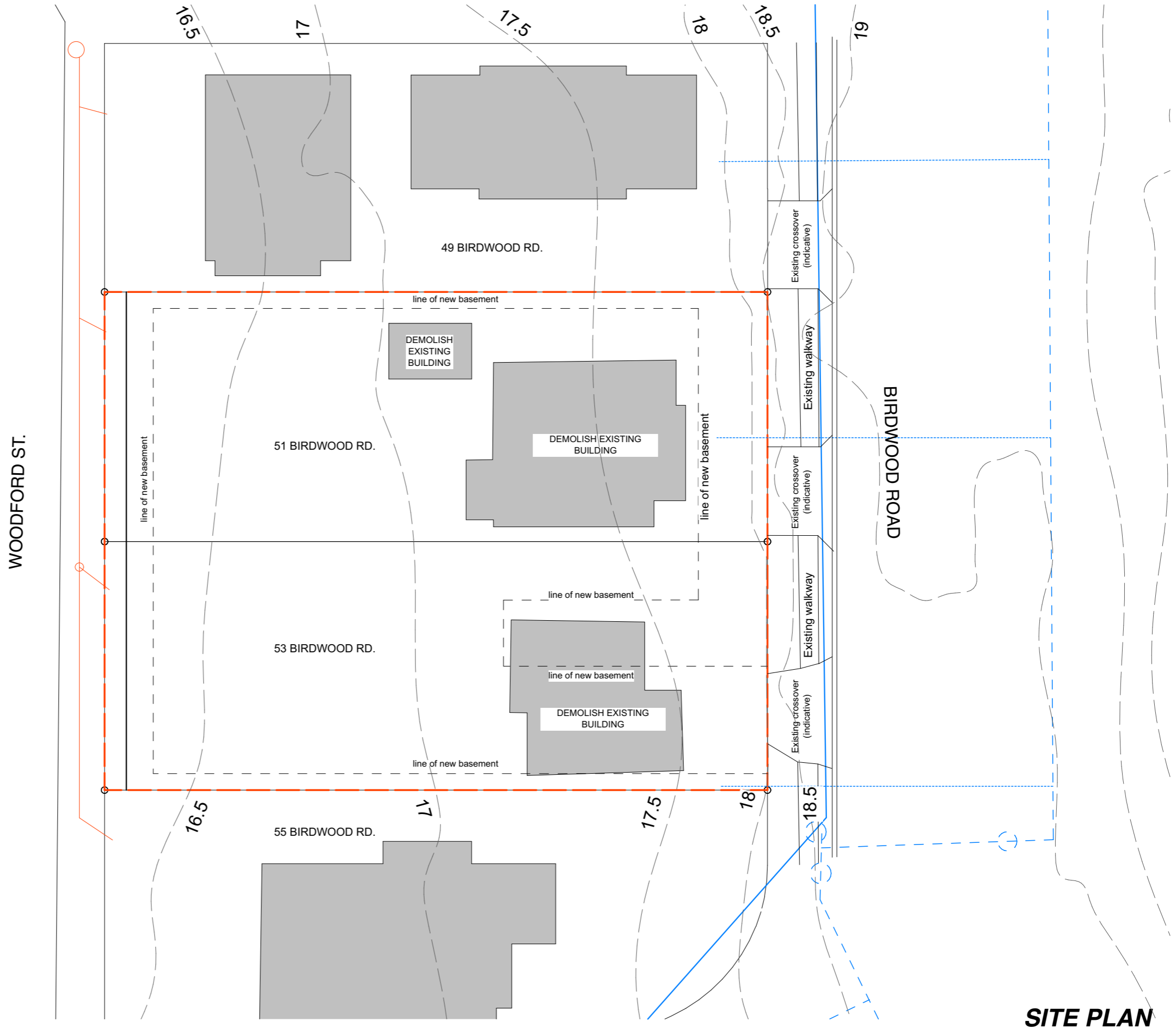


16

NOTE CONTOURS / LEVELS:
Council contours and levels are used. For precise contours and levels refer to Survey

EXISTING SITE PLAN

1:250



SITE PLAN
DRAWING SCALED ON A3



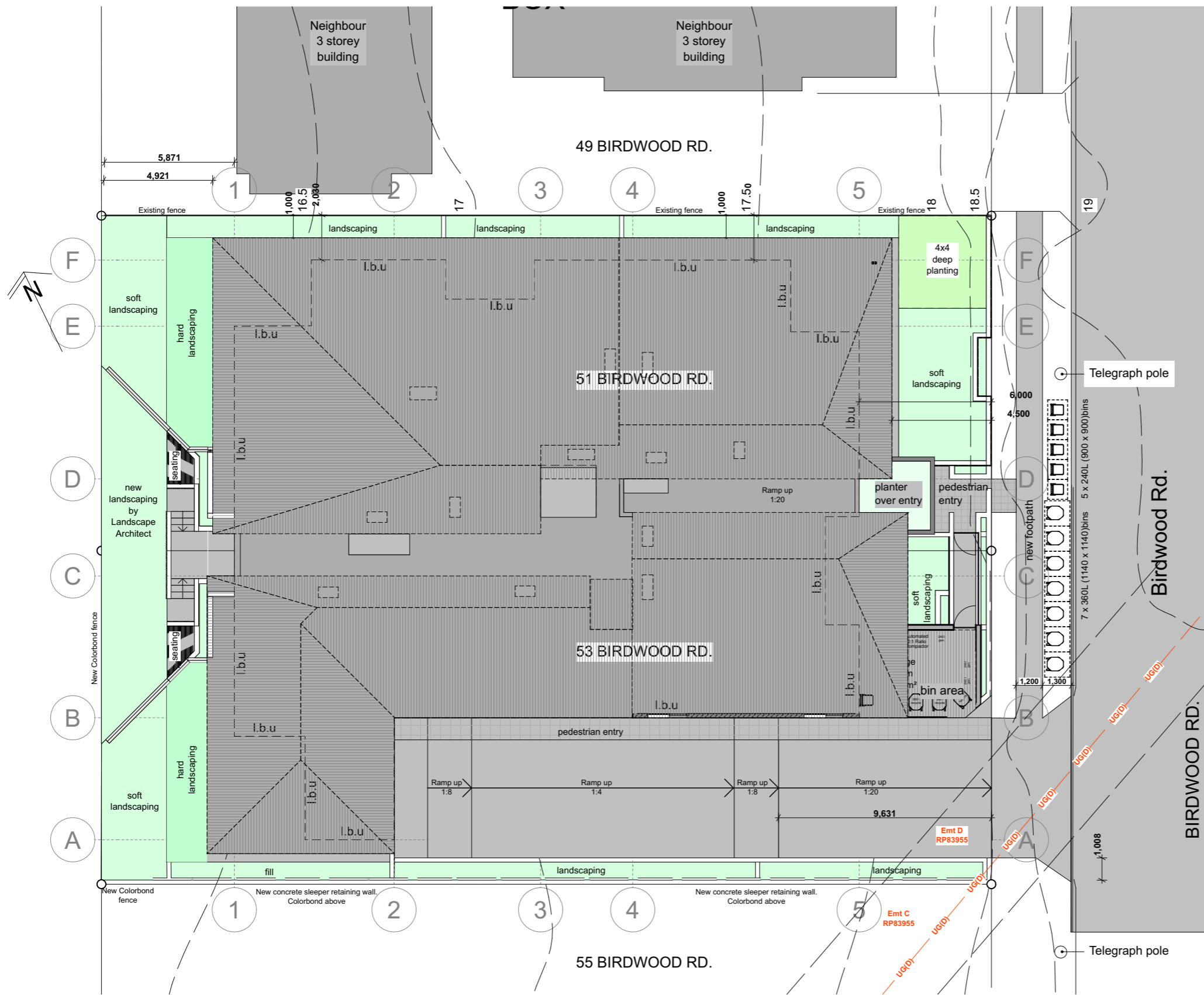
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Qld 4121

PROJ. NAME: 51&53 Birdwood Rd. Units
STAGE: Development Application
CLIENT: Marius Ferns
PROJ. COORDINATOR: AMS

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SITE ANALYSIS:

Site Area: 1214m²
 Building area: 662m²
 Coverage: 54.5%

PARKING:

10 two/three bedroom apartments
 Dedicated parking required: 20
 Guest parking require: 3
TOTAL Parking provided 23

DEDICATED CYCLING FACILITIES REQUIRED:

Dedicated bicycle space required: 10
 Guest bicycle space require: 3
Bicycle space provided 18

LANDSCAPING

Total Area of deep (soft) landscaping: 210m²
 Total area of impermeable (hard) landscaping: 131m²
Total Area of Landscaping (soft & Hard): 341m²

NOTE CONTOURS / LEVELS:
 Council contours and levels are used. For precise contours and levels refer to Survey

SITE PLAN

1:200

SITE PLAN
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Basement Floor Plan

1:150

FLOOR PLANS
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Ground Floor Plan

1:150

FLOOR PLANS
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First Floor Plan

1:150

FLOOR PLANS
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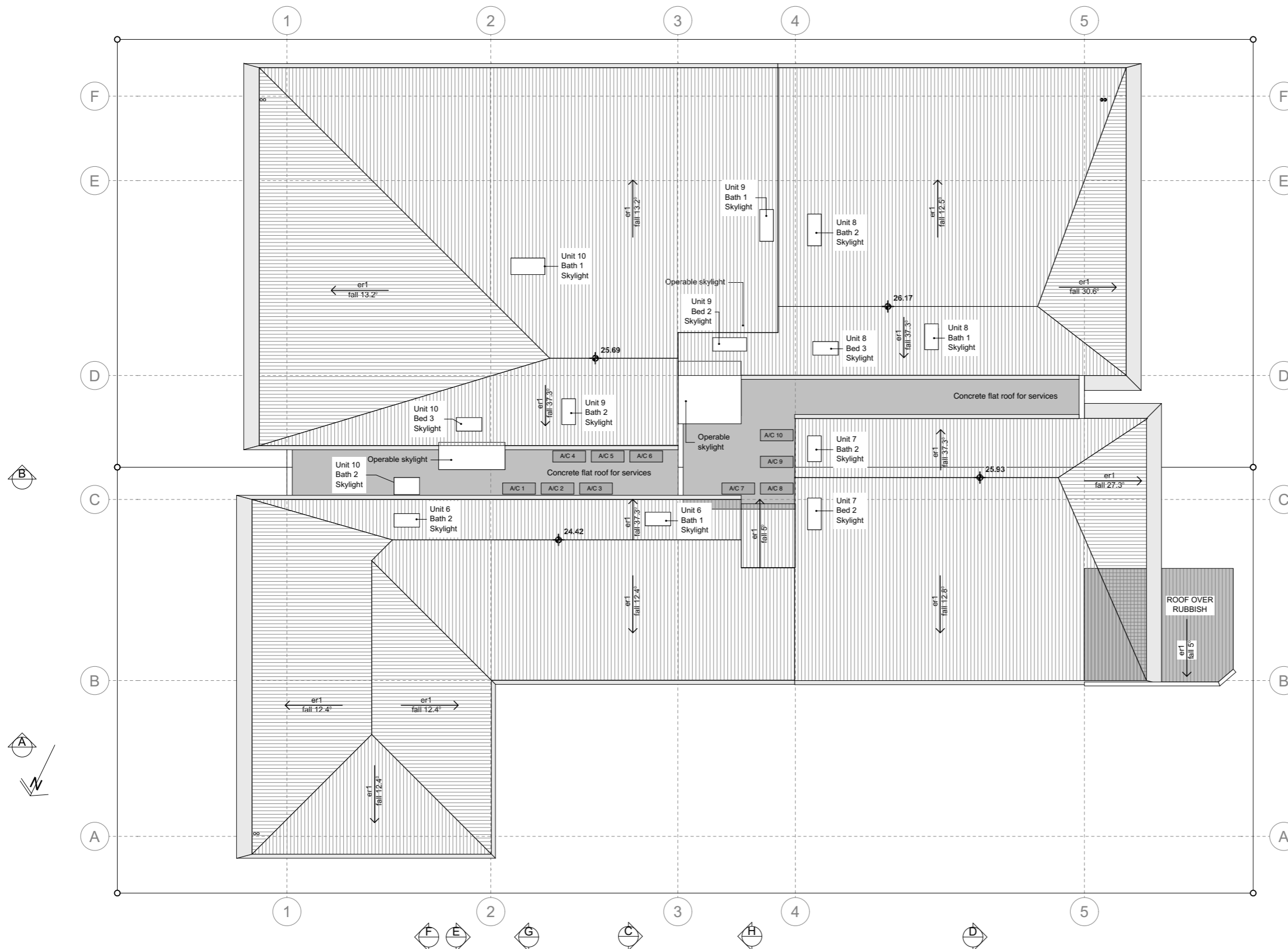
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Gutters and downpipes:
 Must be constructed and installed in accordance NCC Vol. 2 Part 3.5.2 and comply with AS/NZ 3500.3 or AS/NZ3500.5 (Section 5). Downpipes must not be more than 12m apart and fixed as close as possible to valley gutters. Where downpipes are more than 1.2m from a valley provisions for overflow must be made. Connect all downpipes to existing stormwater system.

Roof Plan

1:150

ROOF PLAN
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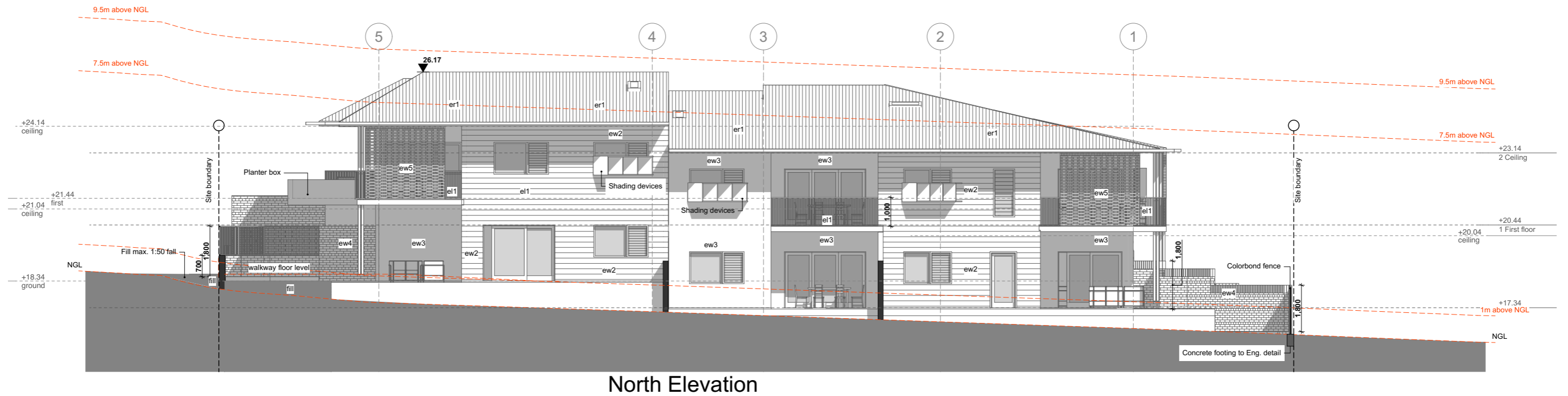
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North Elevation

1:150

ELEVATIONS
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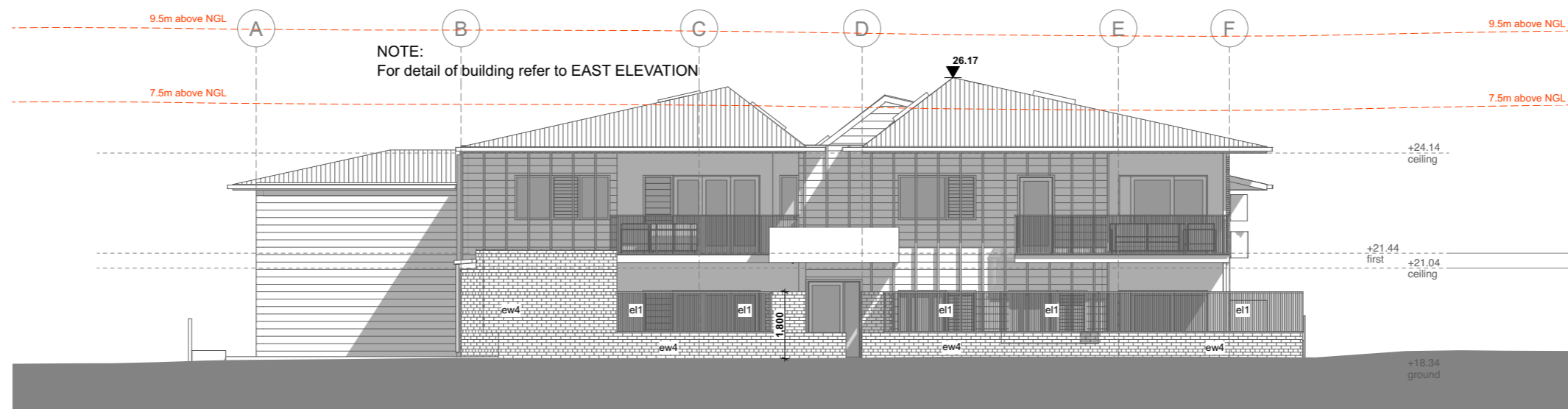
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East Elevation 1

1:150



East Elevation 2

1:150

ELEVATIONS
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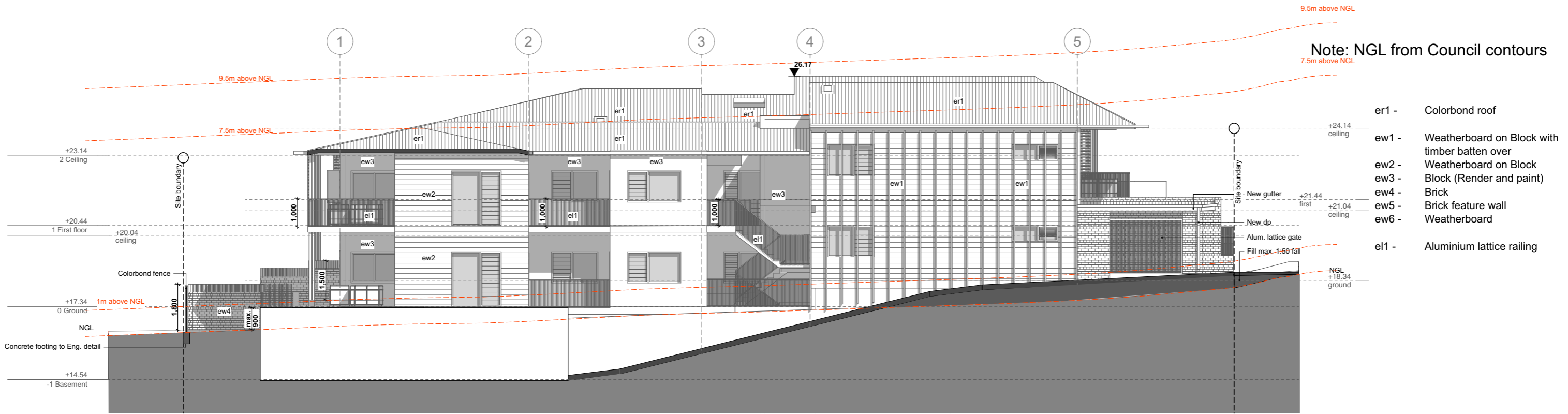
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South Elevation

1:150

NOTE:
For detail of building refer to SOUTH ELEVATION



South Elevation 2

1:150

ELEVATIONS
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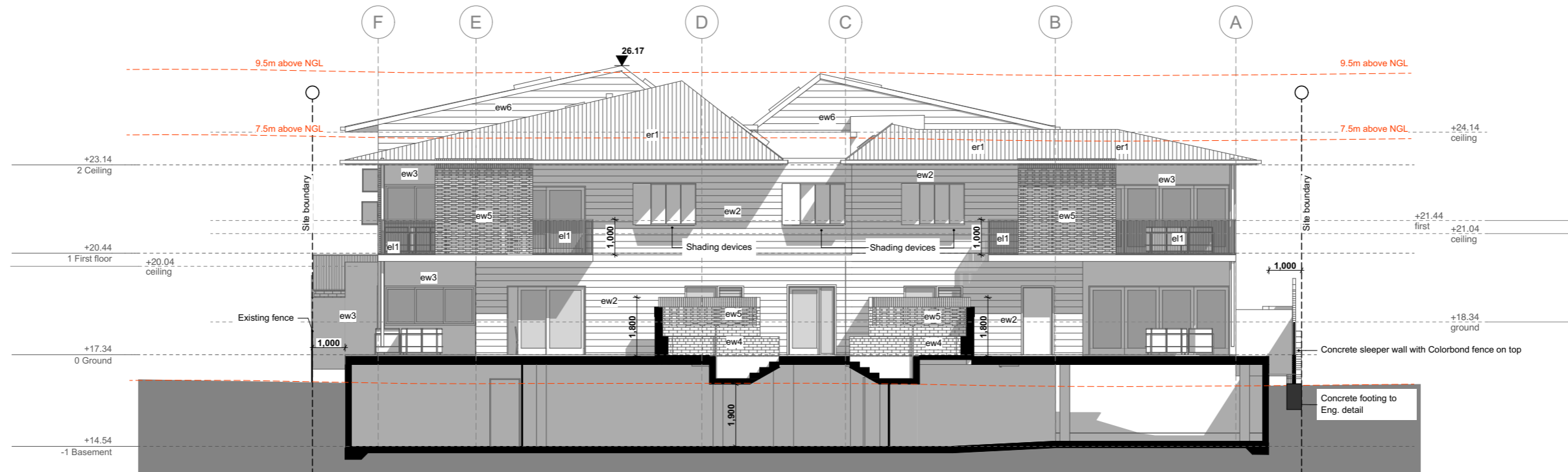
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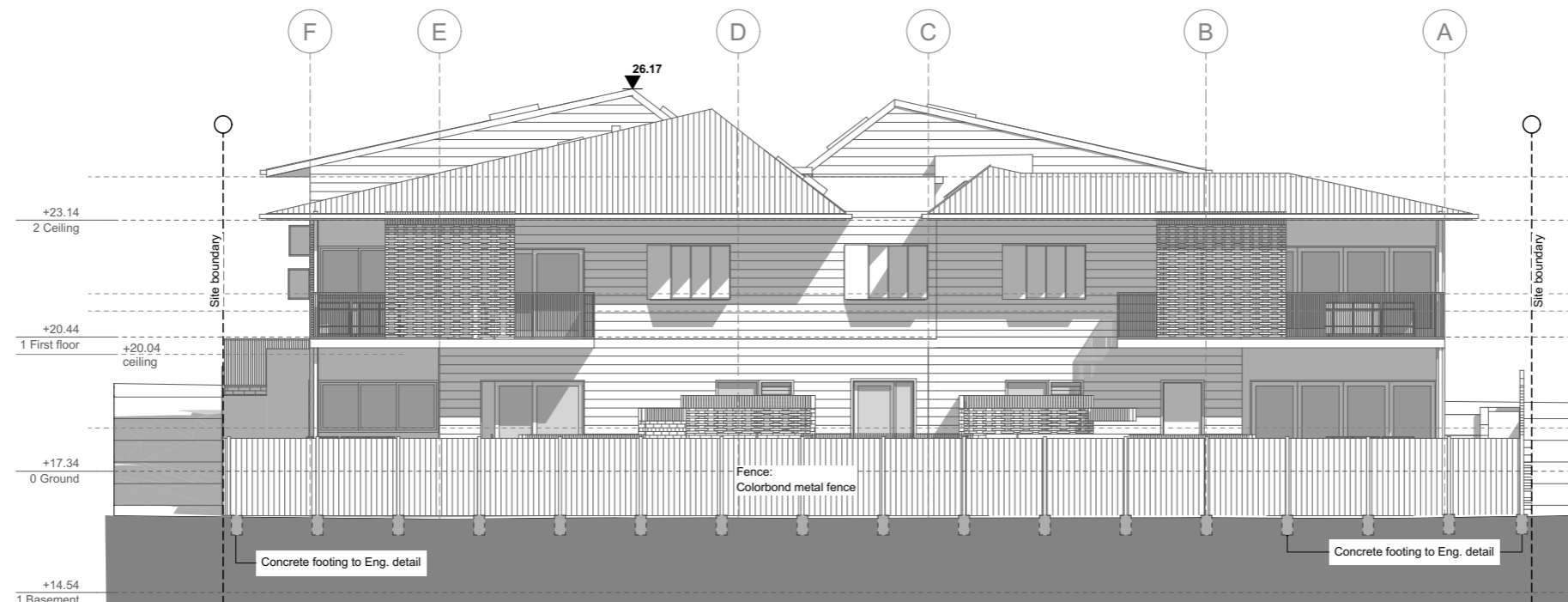
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West Elevation

1:150



West Elevation 2

1:150

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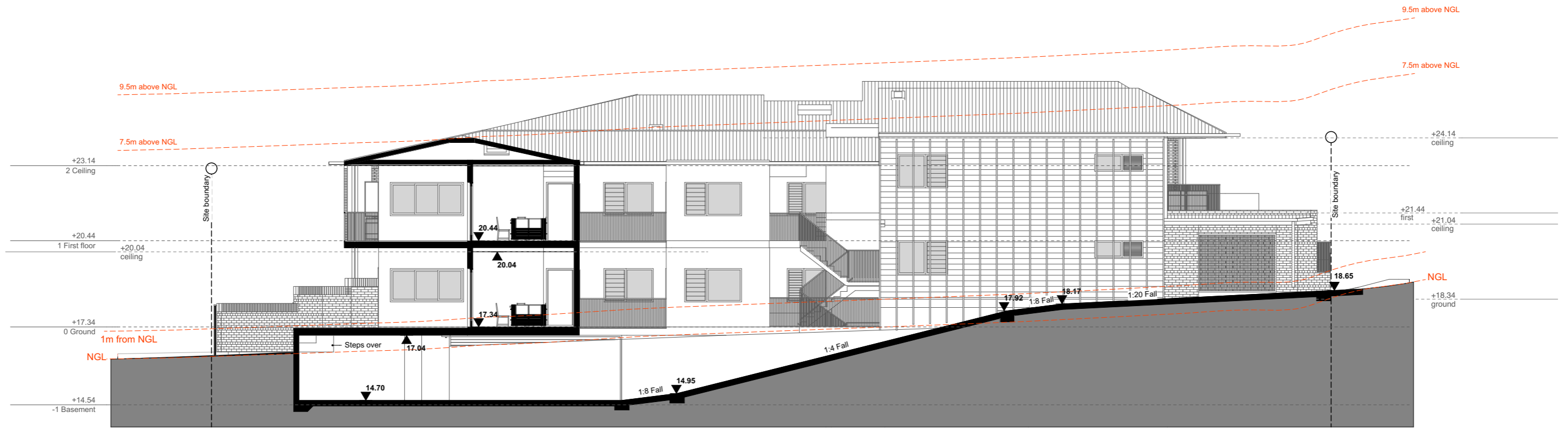
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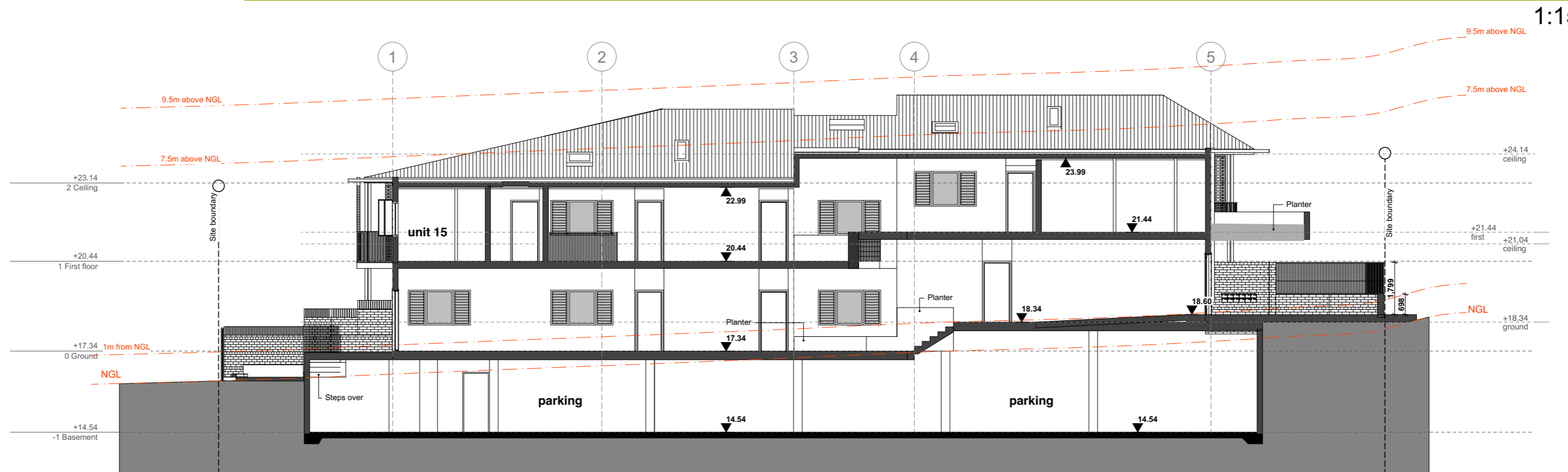
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Note: NGL from Council contours



Section A

1:150



Section B

1:150

SECTIONS
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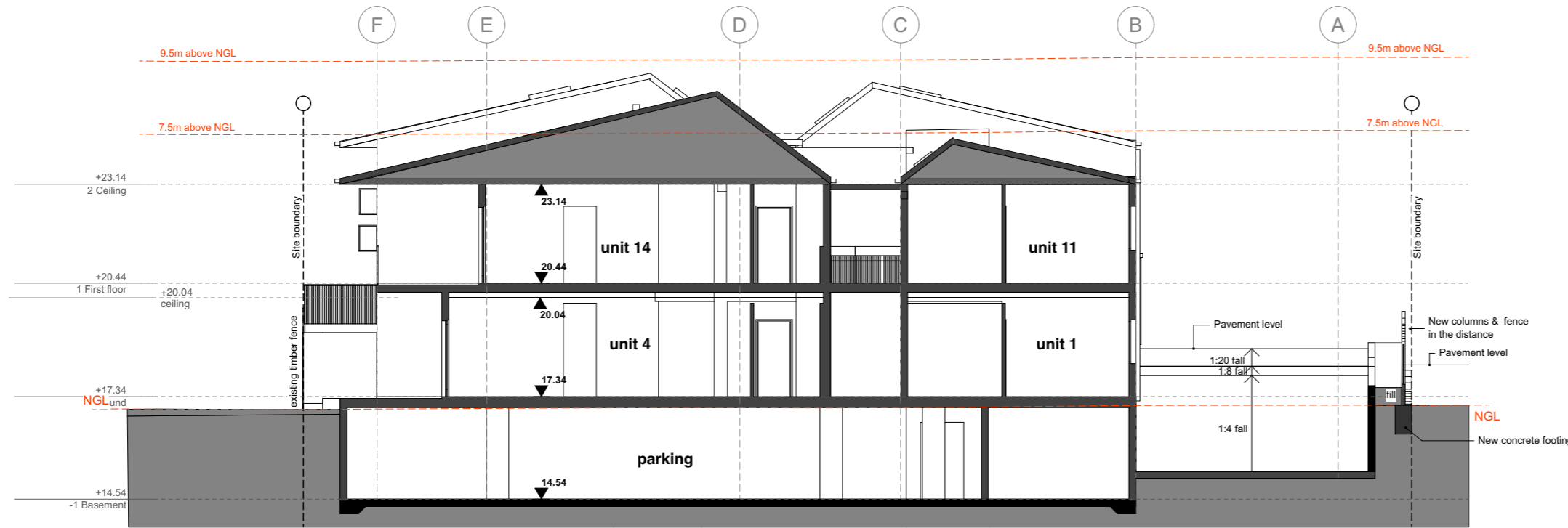
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Section C

1:150



Section D

1:150

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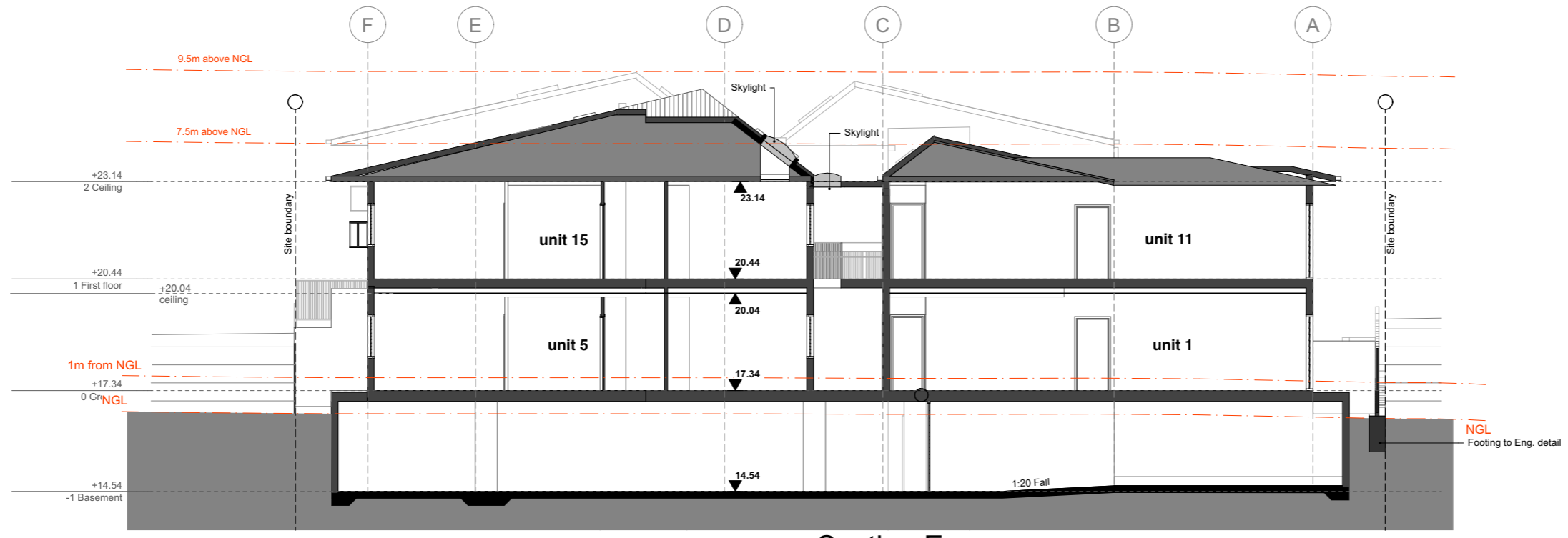
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Section E

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Section F



Section G



Section H

**DIAGRAMMATICAL SECTIONS
THROUGH NEIGHBOURING BUILDINGS**

1:200

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View from the EAST



View from the WEST



View from the EAST



View from the WEST

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