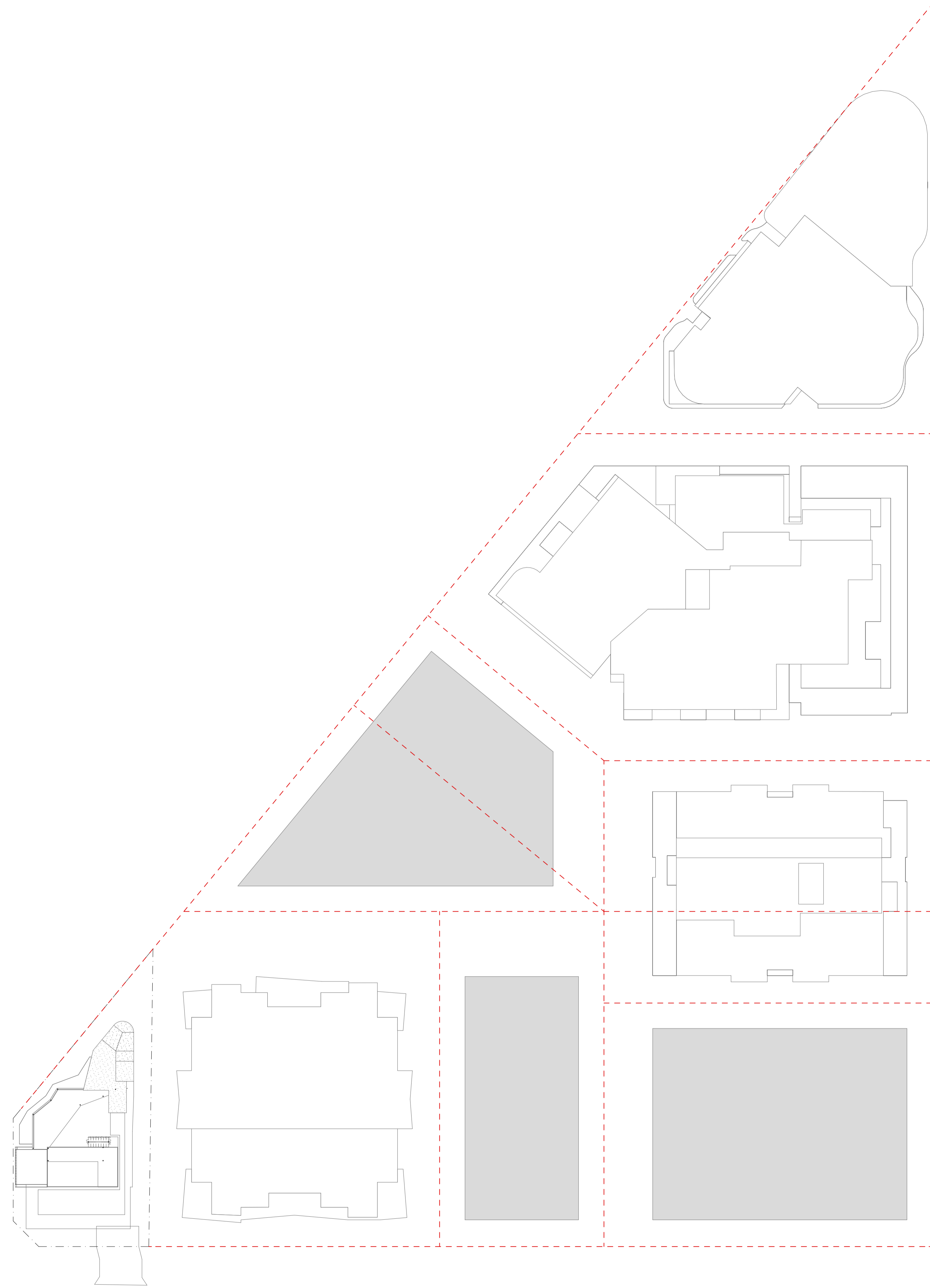


Page No.	Title	Current Issue	Issued Date
SC000	Cover Sheet	01	1/08/2022 2:41 PM
SC001	Site Context plan	-	-
SC002	Site Plan	01	1/08/2022 2:41 PM
SC003	Site Cover Diagrams	-	-
SC101	Floor Plans	01	1/08/2022 2:41 PM
SC102	Floor Plans	01	1/08/2022 2:41 PM
SC103	Floor Plans	01	1/08/2022 2:41 PM
SC104	Floor Plans	01	1/08/2022 2:41 PM
SC105	GFA Diagrams	-	-
SC106	GFA Diagrams	-	-
SC107	GFA Diagrams	-	-
SC108	GFA Diagrams	-	-
SC301	Elevations 1 of 2	01	1/08/2022 2:41 PM
SC302	Elevations 2 of 2	01	1/08/2022 2:41 PM
SC303	DA RFI Elevation 1 of 3	-	-
SC304	DA RFI Elevation 2 of 3	-	-
SC305	DA RFI Elevation 3 of 3	-	-
SC401	Sections	-	-
SC402	Sections	-	-
SC403	Sections	-	-
SC107	Perspectives	01	1/08/2022 2:41 PM
SC108	Layout	-	-
SC109	Layout	-	-
SC110	Layout	-	-
SC111	Layout	-	-
SC112	Layout	-	-
SC113	Layout	-	-
SC114	Layout	-	-

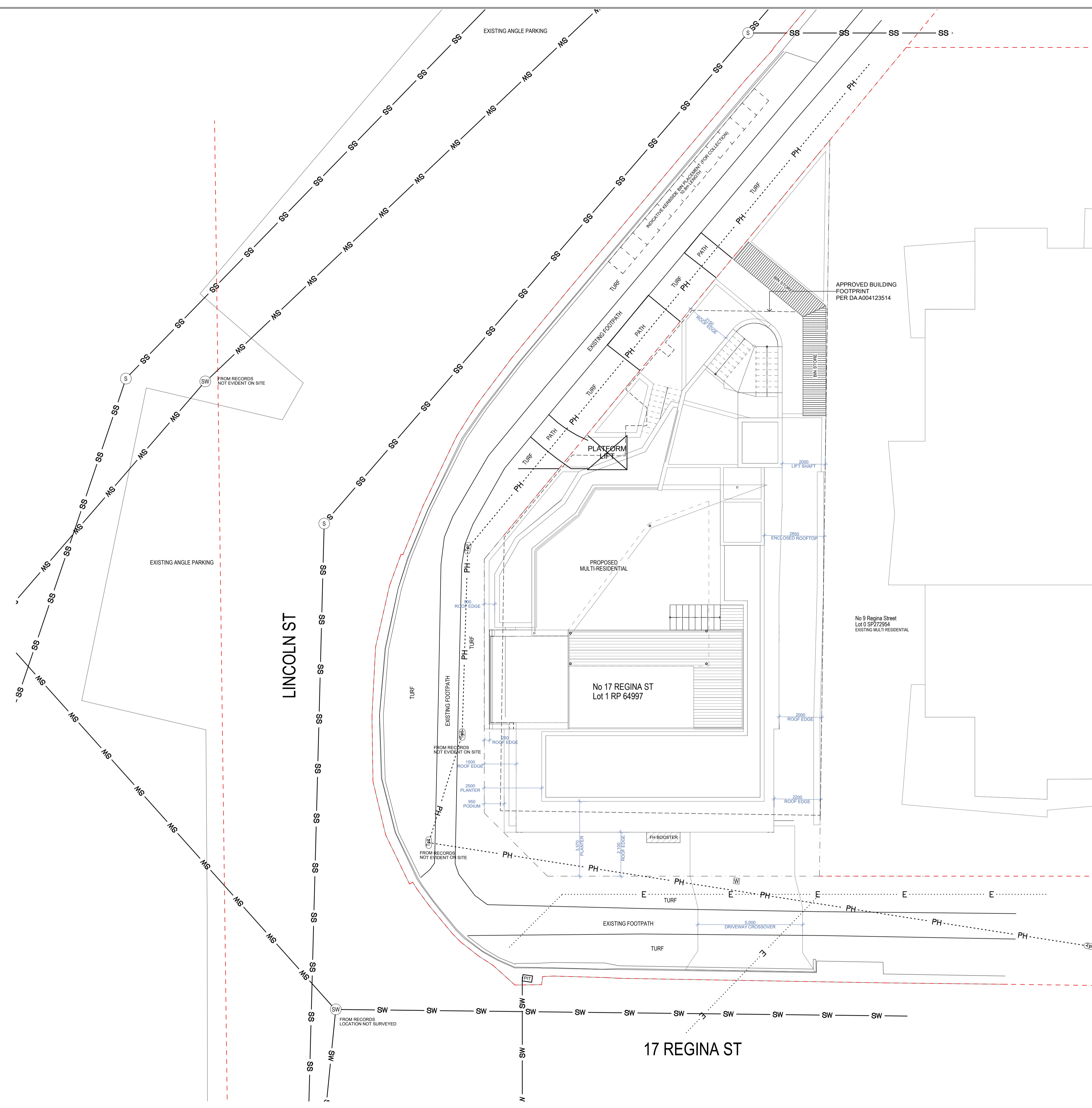
Issue ID	Issue Name	Rev ID	Revision Name	Date
01	DA Drawings			1/08/2022



**BCC DS**  
**RECEIVED**  
 20/12/23  
**APPLICATION REF**  
 A006130292



**SITE NOTES**  
 All construction is to be in accordance with the Building Code of Australia (BCA) and with the Building Act 1991.  
 Where boundary survey pegs do not exist the owner shall provide a check survey at their expense prior to the commencement of construction.  
 Earthworks batters are to be 1in1.5 maximum for cut and 1in2 maximum for fill or as directed by the local authority.  
 Unless noted otherwise all excess soil is to be stockpiled on site.  
 Cutoff indicated on the site plan and/or elevations may vary at the construction stage and the building shall conform with designer and adjust as required.  
 Any variation to the earthworks at the construction stage is to be in accordance with the local authorities requirements.  
 Position of retaining walls and batters may vary at the construction stage. The builder shall confirm any variations prior to construction with the designer.  
 The stormwater is to be discharged as directed by the local authority. Sewerage and septic to be in accordance with local authorities requirements.  
 All dimensions and levels on plans are to be confirmed on site prior to construction. The owner accepts responsibility for all landscaping, drainage and retaining after completion of construction if necessary.



Area Schedule Site Cover		
Story	Name	Measured Area
Ground_Covered	Site Podium	305.03
		305.03 m <sup>2</sup>
Ground_Open	Site Open	96.42
		96.42 m <sup>2</sup>
Second_Covered	Site Tower	235.38
		235.38 m <sup>2</sup>
Second_Open	Site Open	96.64
	Site Podium	69.38
		166.02 m <sup>2</sup>

**R.P.D.:** Lot 1 RP 64997  
**Local Authority:** Brisbane City Council  
**Area:** 401m<sup>2</sup>  
**Zoning/Overlays:** HDR1  
 TBCC: NO  
 Pre-1911: NO  
 Small Lot: YES  
 Waterway: NO  
**Flood Level:** BR5 / CW2  
 6.0m MIN HABITABLE  
 5.5m CARPARK  
**Transport Corridor:** Category 0  
**Climate Zone:** 2

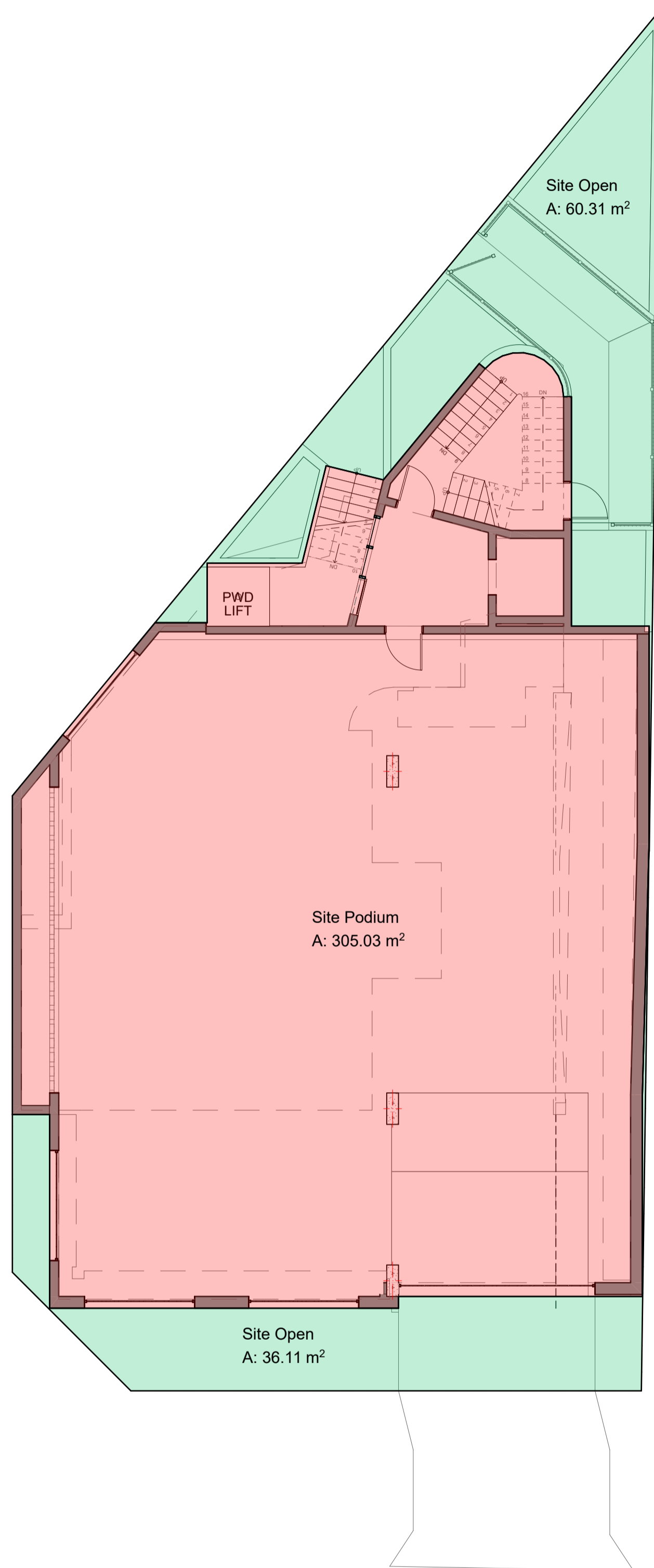


3/191 WARDELL ST,  
 ENOGGERA 4051  
 Phone: (07) 3311 1133  
 Email: info@flourisharchitecture.com.au  
 BDAQ No.: 4079  
 ABN: 1521832685

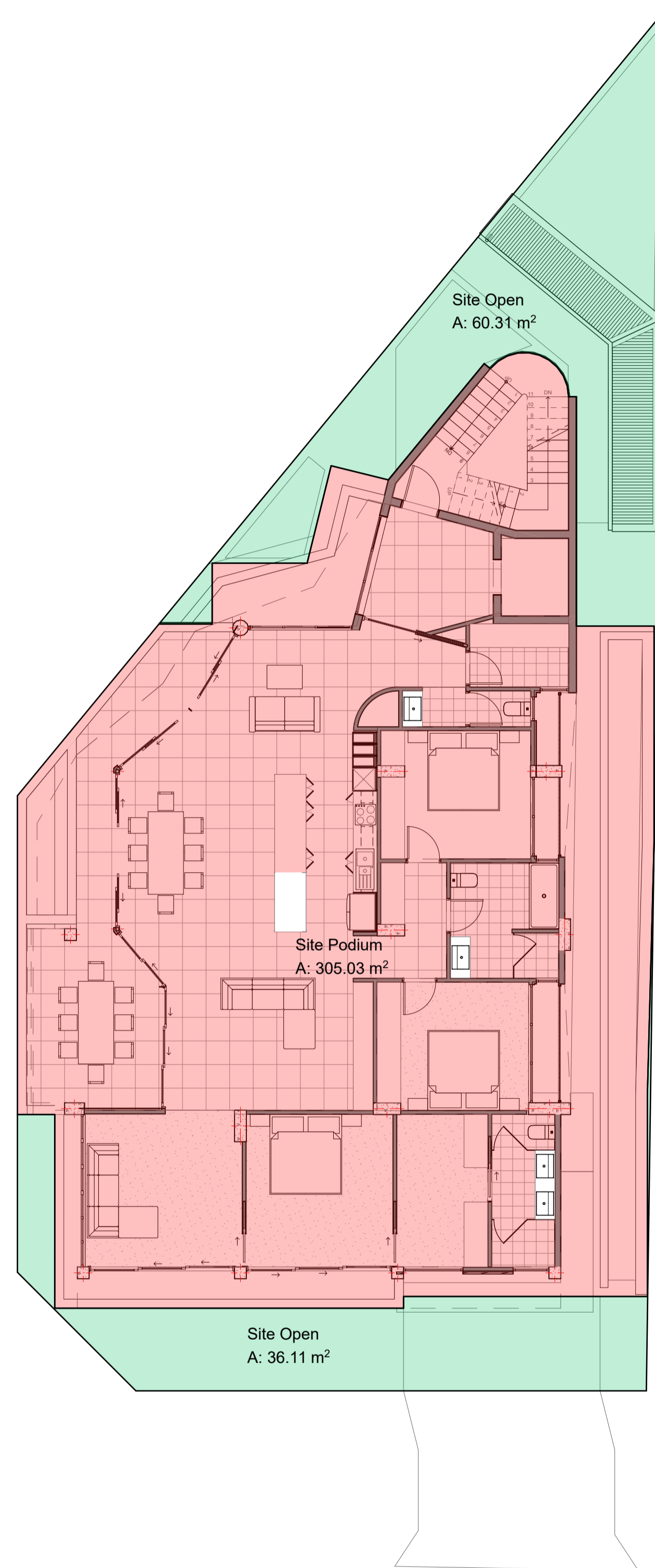
Drawn | Designed ... | MS  
 Plot Date: 19/12/2023  
 Project NO: 22013  
 Project Status: Prelim DA  
 Client: Anthony McKay  
 Climate Zone: 2  
 Wind Region: N2/W33N  
 Site: 17 REGINA ST GREENSLOPES

**DRAWING TITLE:** PRELIMINARY DESIGN  
**Site Plan**  
**PROJECT NAME:** REGINA ST

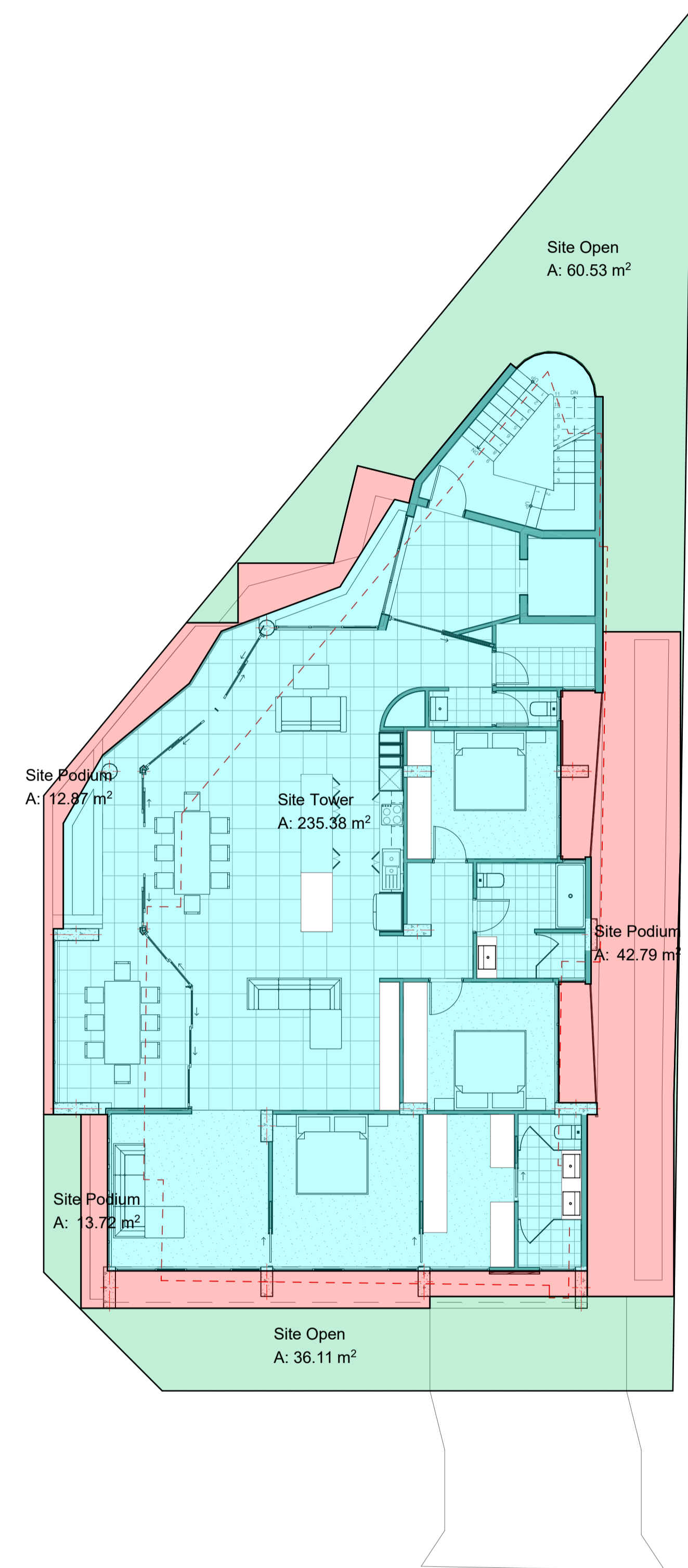
REVISION NO. **01**  
 DRAWING NO. **SC002**  
 Scale: 1:100 @ A1



0. Ground  
Scale 1:100



1. First  
Scale 1:100



2. Typical  
Scale 1:100

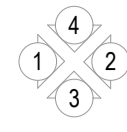
**LEGEND**

- SITE OPEN / LANDSCAPING
- PODIUM EXTENT
- TOWER EXTENT

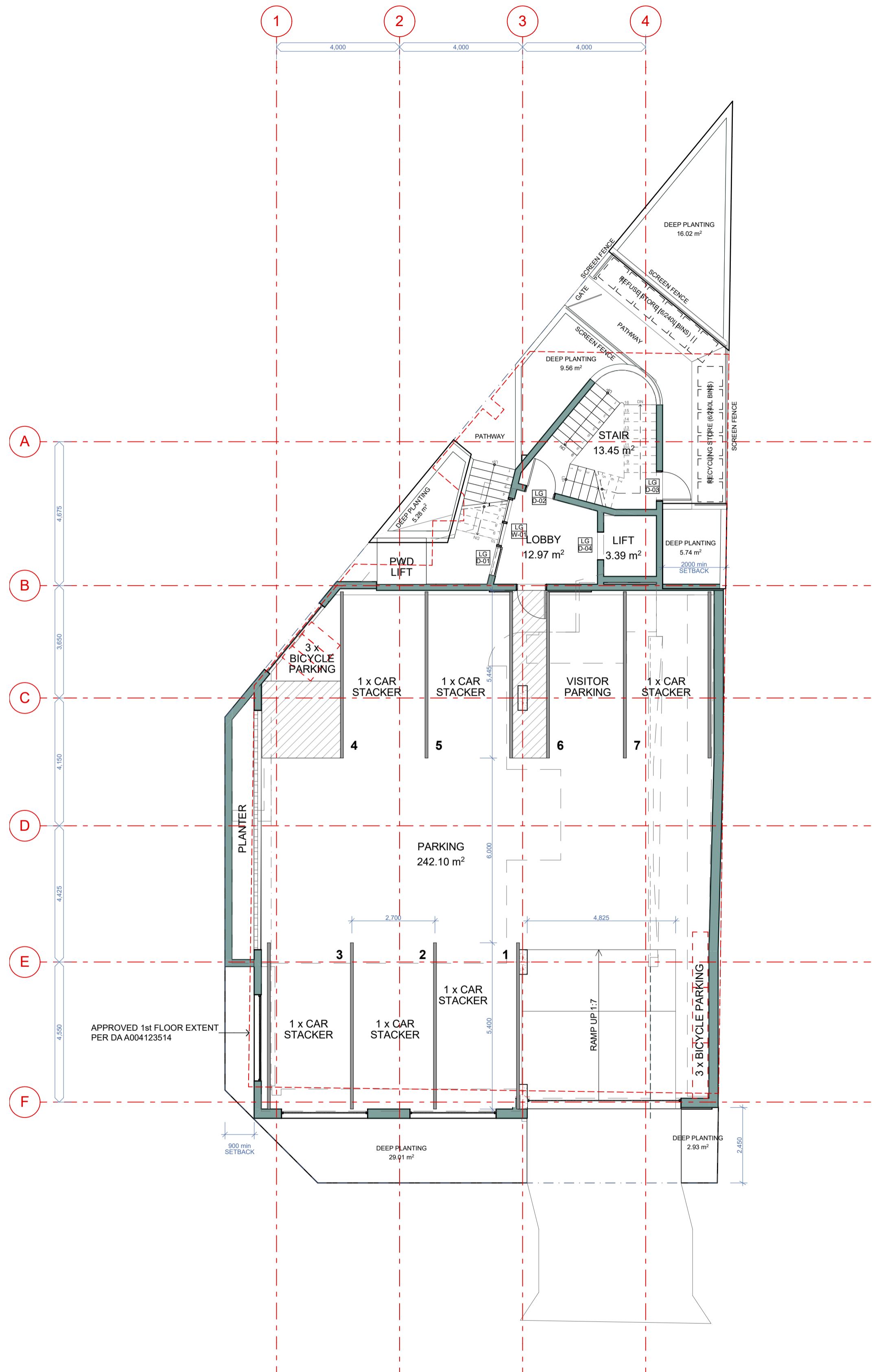
Site Cover (Podium Levels): 305.0m<sup>2</sup>  
Site Cover % (Podium Levels): 75.9%

Site Cover (Tower Levels): 235.4m<sup>2</sup>  
Site Cover % (Tower Levels): 58.6%

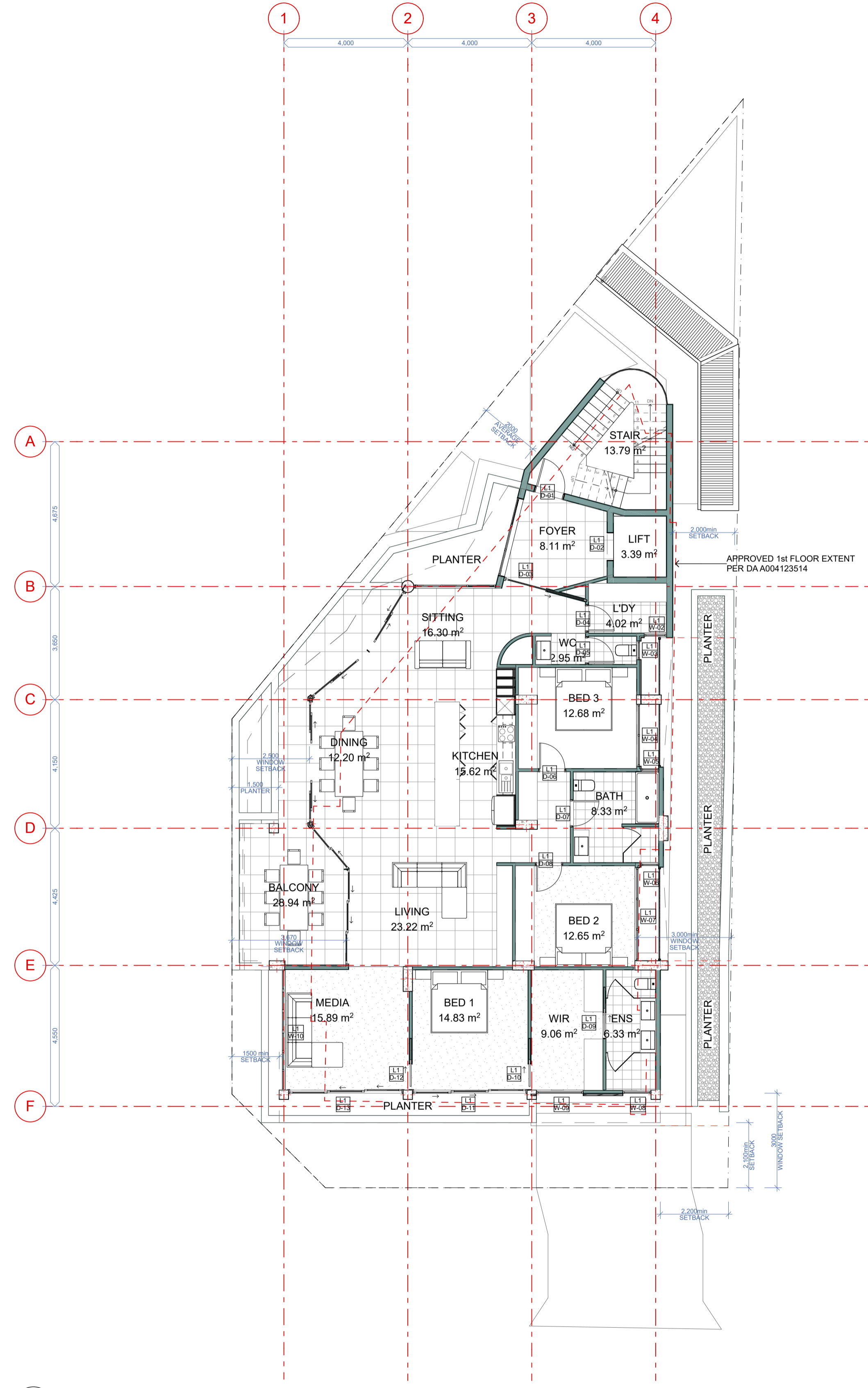
Area Schedule Site Cover		
Story	Name	Measured Area
Ground_Covered	Site Podium	305.03
		305.03 m <sup>2</sup>
Ground_Open	Site Open	96.42
		96.42 m <sup>2</sup>
Second_Covered	Site Tower	235.38
		235.38 m <sup>2</sup>
Second_Open	Site Open	96.64
	Site Podium	69.38
		166.02 m <sup>2</sup>



ELEVATION KEY



0. Ground  
Scale 1:100



1. First  
Scale 1:100

**GENERAL NOTES**  
 All construction is to be in accordance with the Building Code of Australia (BCA 2015) Housing provision only.  
 Concrete construction is to comply with AS3600.  
 Masonry construction is to comply with AS1752 and clause F1.4 of the BCA.  
 Steel construction is to comply with AS4100.  
 Timber construction is to comply with AS1720.1, AS1604, AS1884.  
 Slabs and bedding are to comply with clauses D2.13 and D2.14 of the BCA.  
 Balustrades/Decking are to comply with clauses D2.16 and D2.17 of the BCA.  
 All wet areas are to have floor levels with local fall to floor waste.  
 Clere and waterproofing is to be in accordance with part F1 of the BCA.  
 WC doors are to comply with clause F2.5 (c) of the BCA.  
 Lighting in all areas is to comply with clauses F4.1 to F4.4 of the BCA.  
 Ventilation is to comply with clauses F4.5 to F4.10 of the BCA.  
 All dimensions and levels on plans are to be confirmed on site prior to commencing construction.  
 Where possible all new construction is to match existing when extending and/or reworking.  
 All dimensions are in millimetres unless noted otherwise.

**TERMINATE NOTES**  
 Provide written particulars in accordance with AS3681.1 and the Building Code of Australia (BCA).  
 The builder and owner shall:  
 1. Negotiate an option for terminate control with the council. The builder shall make available to the owner information written for the consumer relating to terminate protection options.  
 2. Record in writing the selected option and each retain a copy signed by both parties.  
 A copy of the option selected is to be provided to the local authority with the building application and subsequent owners shall be responsible for arranging inspections by trained person at maximum intervals of twelve months.  
 Should the current owner wish to sell the residence, it shall be their responsibility to provide the new owner with a copy of the signed terminate protection option adopted.

Level	Area Schedule	
	Type	Area
Ground	CARPARK	255.22
	LOBBY / STAIR / LIFT	30.71
	PORCH	3.53
		289.46 m <sup>2</sup>
First	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.47
	PRIVATE OPEN SPACE	27.26
	231.26 m <sup>2</sup>	
Second	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Third	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Fourth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Fifth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Sixth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Roof Terrace	ROOFED ENCLOSED	17.85
	ROOFED UNENCLOSED (COMMUNAL OPEN SPACE)	67.94
	STAIR / LIFT	19.67
	UNROOFED (COMMUNAL OPEN SPACE)	33.01
		138.47 m <sup>2</sup>
	1,795.94 m <sup>2</sup>	

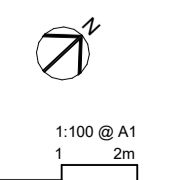


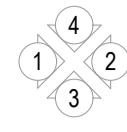
3/191 WARDELL ST,  
 ENOGGERA 4051  
 Phone: (07) 3311 1133  
 Email: info@flourisharchitecture.com.au  
 BDAQ No.: 4079  
 ABRN: 1521832685

Drawn | Designed ... | MS  
 Plot Date: 19/12/2023  
 Project NO: 22015  
 Project Status: Prelim DA  
 Client: Anthony McKay  
 Climate Zone: 2  
 Wind Region: N2/W33N  
 Site: 17 REGINA ST GREENSLOPES

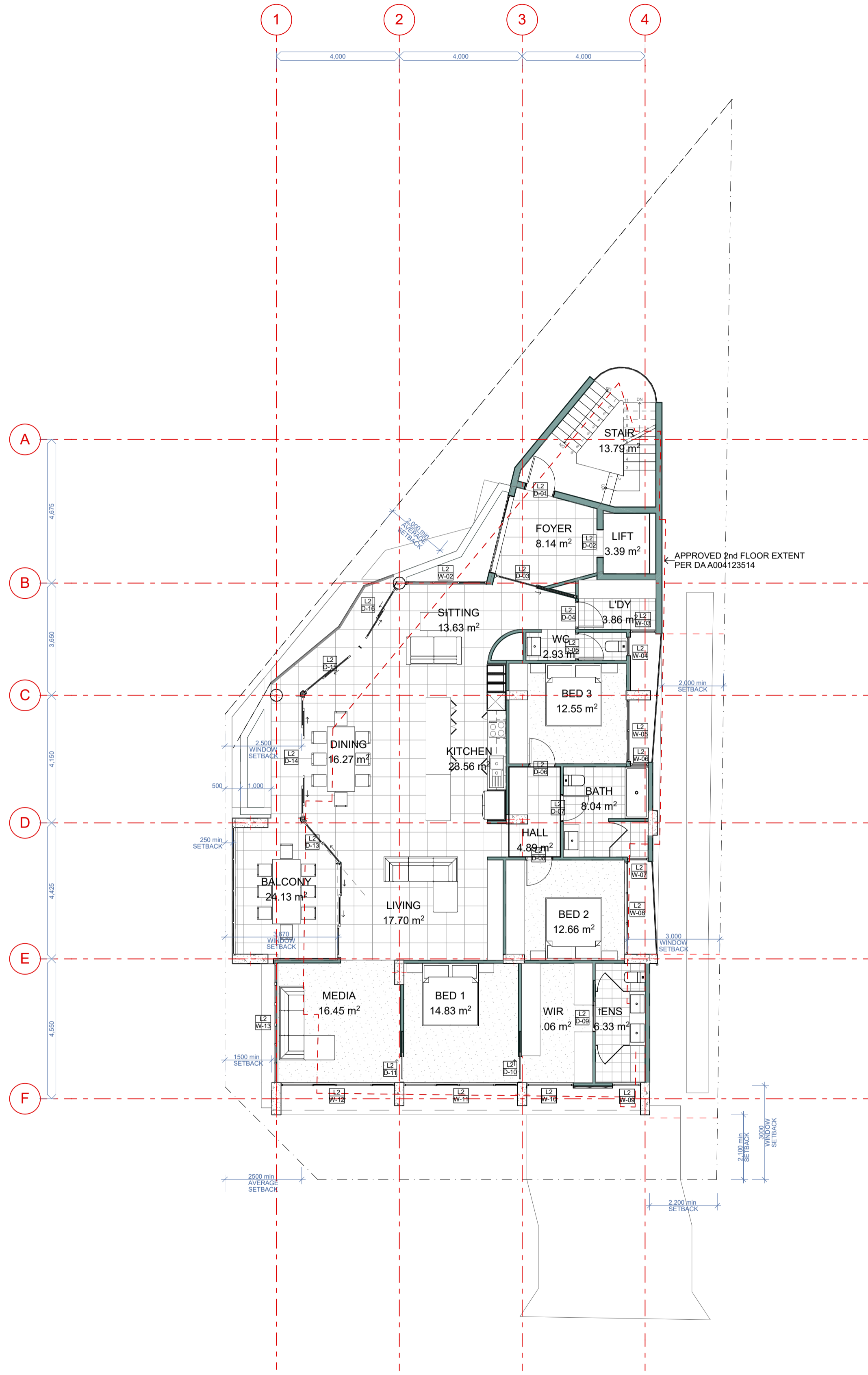
DRAWING TITLE: Preliminary Plans  
**Floor Plans**  
 PROJECT NAME: REGINA ST

REVISION NO. 01  
 DRAWING NO. SC101

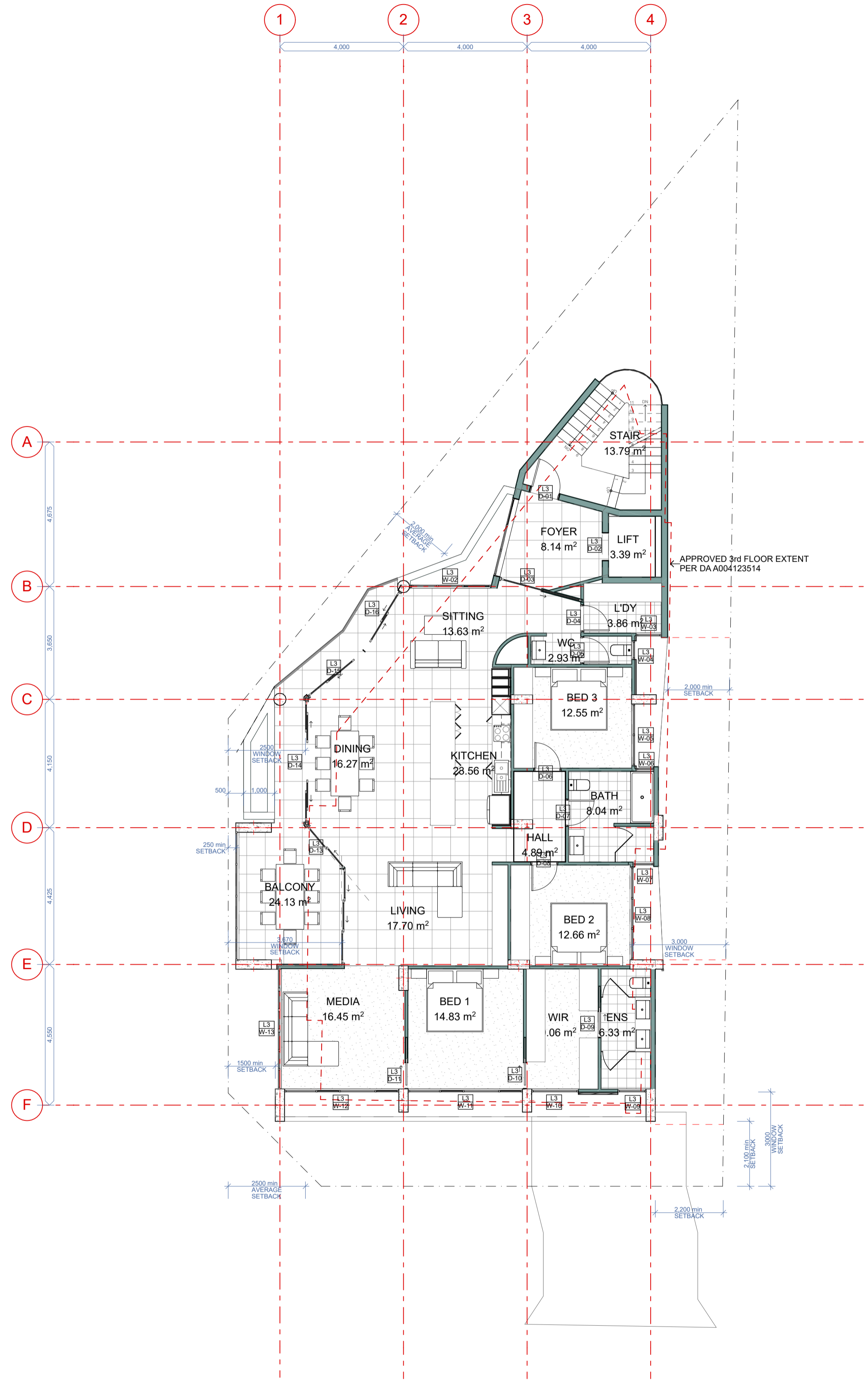




ELEVATION KEY



2. Second  
Scale 1:100



3. Third  
Scale 1:100

GENERAL NOTES  
 All construction is to be in accordance with the Building Code of Australia (BCA 2014) Housing provision only.  
 Concrete construction is to comply with AS3600.  
 Masonry construction is to comply with AS3700 and clause F1.4 of the BCA.  
 Steel construction is to comply with AS4100.  
 Timber construction is to comply with AS1720.1, AS1604, AS1884.  
 Slabs and ceilings are to comply with clauses D2.13 and D2.14 of the BCA.  
 Balustrades/Decking are to comply with clauses D2.16 and D2.17 of the BCA.  
 All wet areas are to have floor levels with local fall to floor waste.  
 Clere and waterproofing is to be in accordance with part F1 of the BCA.  
 WC doors are to comply with clause F2.5 (c) of the BCA.  
 Lighting in all areas is to comply with clause F4.1 to F4.4 of the BCA.  
 Ventilation is to comply with clause F4.5 to F4.10 of the BCA.  
 All dimensions and levels on plans are to be confirmed on site prior to commencing construction.  
 Where possible all new construction is to match existing when extending and/or reworking.  
 All dimensions are in millimetres unless noted otherwise.

TERMINATE NOTES  
 Provide written provisions in accordance with AS3691.1 and the Building Code of Australia (BCA).  
 The builder and owner shall:  
 1. Negotiate an option for terminate control with the code. The builder shall make available to the owner information written for the consumer relating to terminate protection options.  
 2. Record in writing the selected option and each retain a copy signed by both parties.  
 3. A copy of the option selected is to be provided to the local authority with the building application.  
 4. The home owner and subsequent owners shall be responsible for arranging inspections by trained person at maximum intervals of twelve months.  
 Should the current owner wish to sell the residence, it shall be their responsibility to provide the new owner with a copy of the signed terminate protection option adopted.

Level	Area Schedule	
	Type	Area
Ground	CARPARK	255.22
	LOBBY / STAIR / LIFT	30.71
	PORCH	3.53
		289.46 m <sup>2</sup>
First	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.47
	PRIVATE OPEN SPACE	27.26
	231.26 m <sup>2</sup>	
Second	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Third	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Fourth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Fifth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Sixth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Roof Terrace	ROOFED ENCLOSED	17.85
	ROOFED UNENCLOSED (COMMUNAL OPEN SPACE)	67.94
	STAIR / LIFT	19.67
	UNROOFED (COMMUNAL OPEN SPACE)	33.01
		138.47 m <sup>2</sup>
	1,795.94 m <sup>2</sup>	

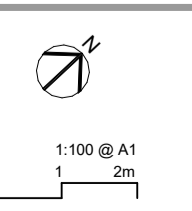


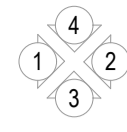
3/191 WARDELL ST,  
 ENOGGERA 4051  
 Phone: (07) 3311 1133  
 Email: info@flourisharchitecture.com.au  
 BDAQ No.: 4079  
 ABN: 1521832685

Drawn | Designed ... | MS  
 Plot Date: 19/12/2023  
 Project NO: 22013  
 Project Status: Prelim DA  
 Client: Anthony McKay  
 Climate Zone: 2  
 Wind Region: NZ/W33N  
 Site: 17 REGINA ST GREENSLOPES

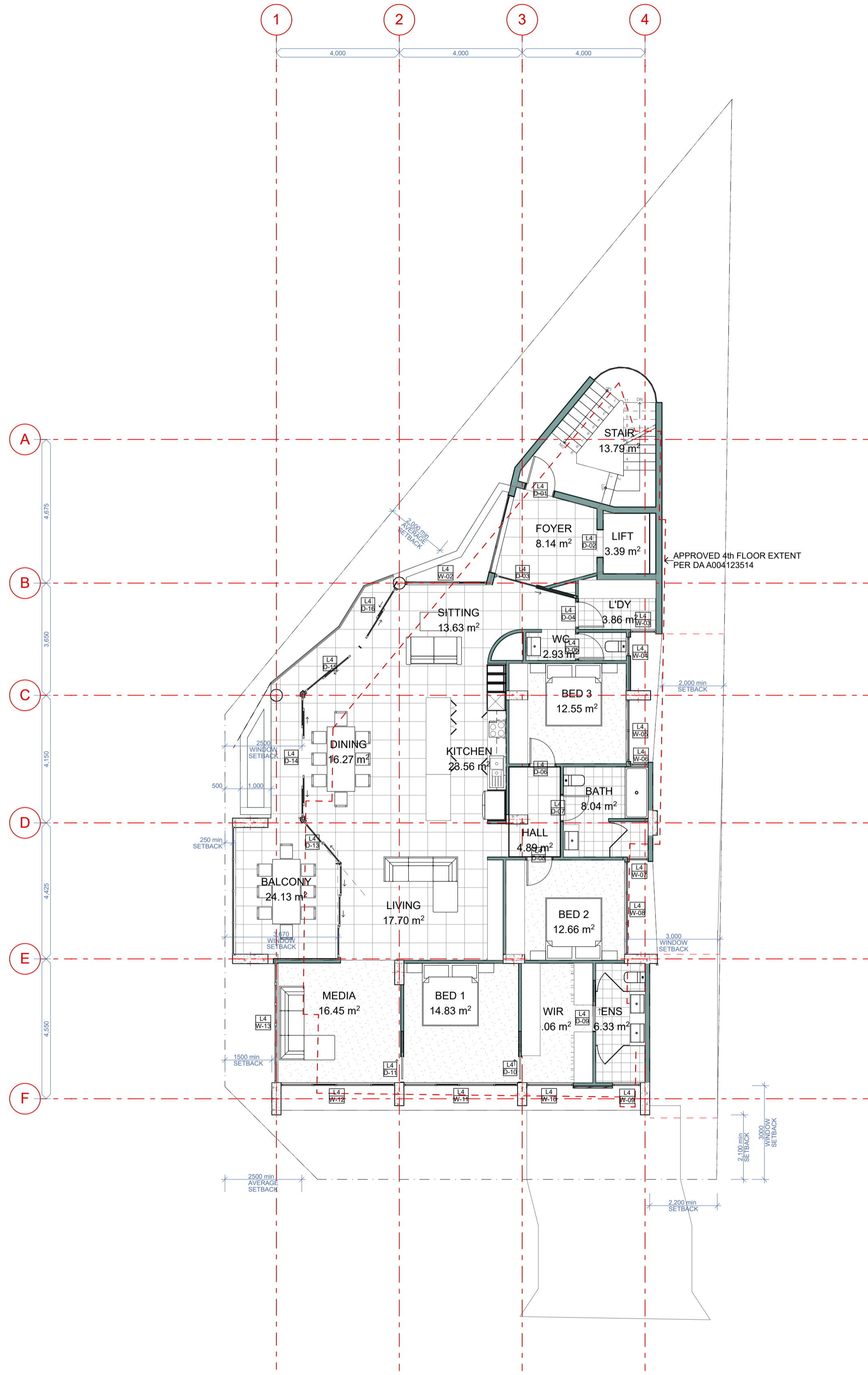
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**Floor Plans**  
 PROJECT NAME: REGINA ST

REVISION NO: 01  
 DRAWING NO: SC102

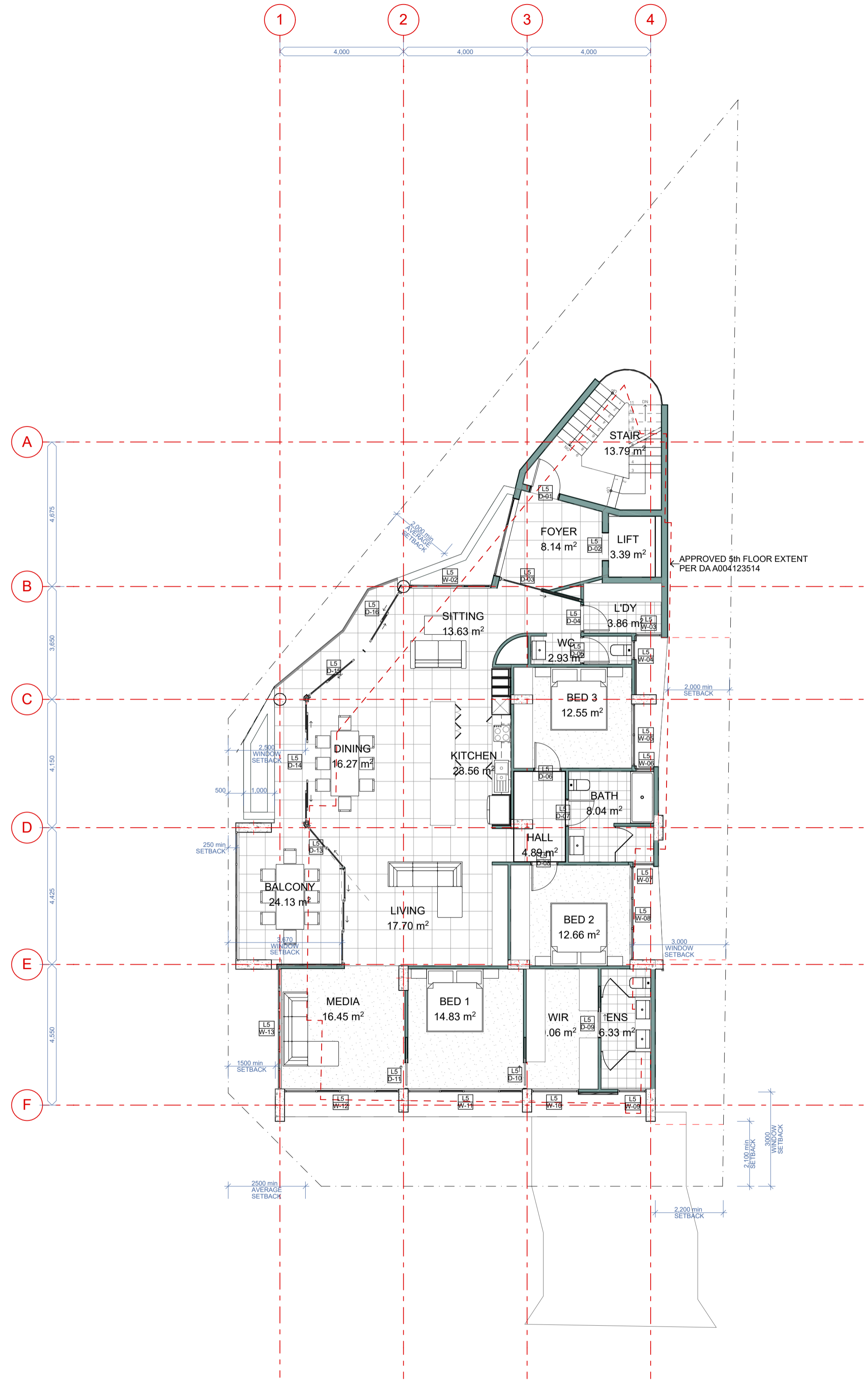




ELEVATION KEY



4. Fourth  
Scale 1:100



5. Fifth  
Scale 1:100

GENERAL NOTES  
 All construction is to be in accordance with the Building Code of Australia (BCA 2014) Housing provision only.  
 Concrete construction is to comply with AS3600.  
 Masonry construction is to comply with AS3700 and clause F1.4 of the BCA.  
 Steel construction is to comply with AS4100.  
 Timber construction is to comply with AS1720.1, AS1604, AS1884.  
 Slabs and ceilings are to comply with clauses D2.13 and D2.14 of the BCA.  
 Balustrades/Decks are to comply with clauses D2.16 and D2.17 of the BCA.  
 All wet areas are to have floor levels with local fall to floor waste.  
 Clere and waterproofing is to be in accordance with part F1 of the BCA.  
 WC doors are to comply with clause F2.5 (c) of the BCA.  
 Lighting in all areas is to comply with clause F4.1 to F4.4 of the BCA.  
 Ventilation is to comply with clause F4.5 to F4.10 of the BCA.  
 All dimensions and levels on plans are to be confirmed on site prior to commencing construction.  
 Where possible all new construction is to match existing when extending or reworking.  
 All dimensions are in millimetres unless noted otherwise.

TERMINATE NOTES  
 Provide written provisions in accordance with AS3651.1 and the Building Code of Australia (BCA).  
 The builder and owner shall:  
 1. Negotiate an option for terminate control with the code. The builder shall make available to the owner information written for the consumer relating to terminate protection options.  
 2. Record in writing the selected option and each retain a copy signed by both parties.  
 3. A copy of the option selected is to be provided to the local authority with the building application.  
 4. The home owner and subsequent owners shall be responsible for arranging inspections by trained person at maximum intervals of twelve months.  
 Should the current owner wish to sell the residence, it shall be their responsibility to provide the new owner with a copy of the signed terminate protection option adopted.

Level	Area Schedule	
	Type	Area
Ground	CARPARK	255.22
	LOBBY / STAIR / LIFT	30.71
	PORCH	3.53
		289.46 m <sup>2</sup>
First	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.47
	PRIVATE OPEN SPACE	27.26
	231.26 m <sup>2</sup>	
Second	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Third	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Fourth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Fifth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Sixth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Roof Terrace	ROOFED ENCLOSED	17.85
	ROOFED UNENCLOSED (COMMUNAL OPEN SPACE)	67.94
	STAIR / LIFT	19.67
	UNROOFED (COMMUNAL OPEN SPACE)	33.01
		138.47 m <sup>2</sup>
	1,795.94 m <sup>2</sup>	

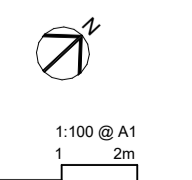


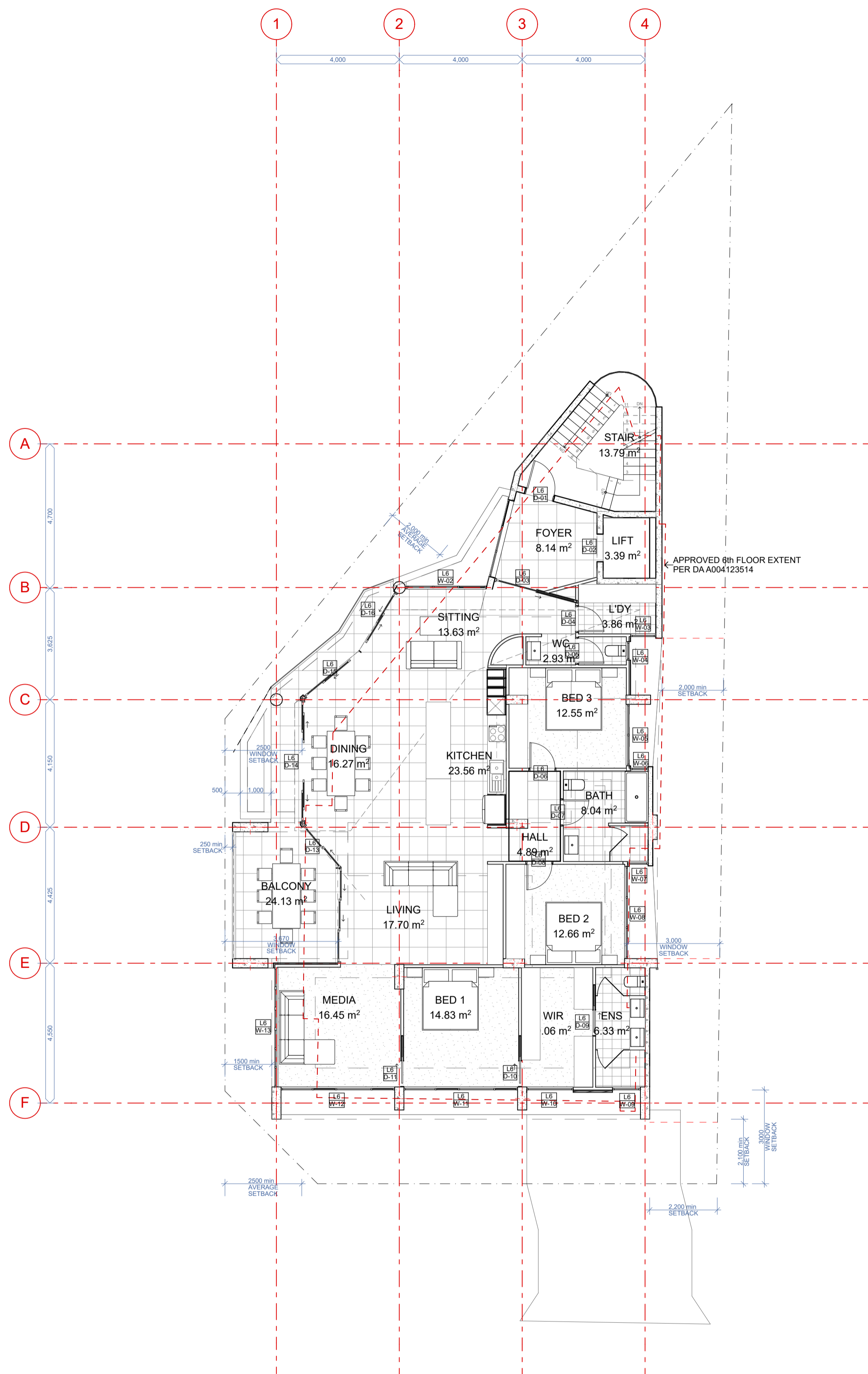
3/191 WARDELL ST,  
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Drawn | Designed ... | MS  
 Plot Date: 19/12/2023  
 Project NO: 22013  
 Project Status: Prelim DA  
 Client: Anthony McKay  
 Climate Zone: 2  
 Wind Region: NZ/W33N  
 Site: 17 REGINA ST GREENSLOPES

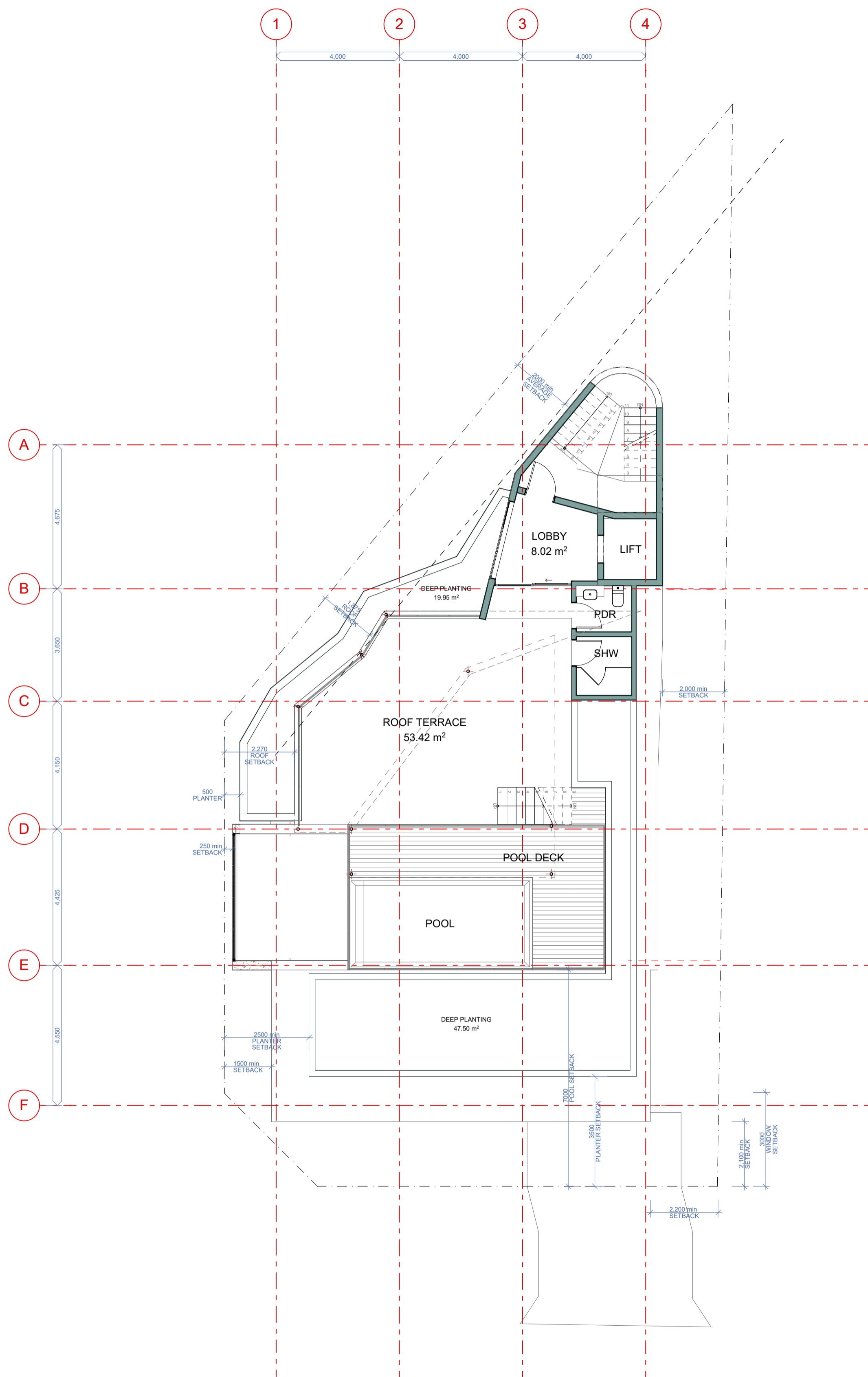
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**Floor Plans**  
 PROJECT NAME: REGINA ST

REVISION NO. 01  
 DRAWING NO. SC103





**6. Sixth**  
Scale 1:100



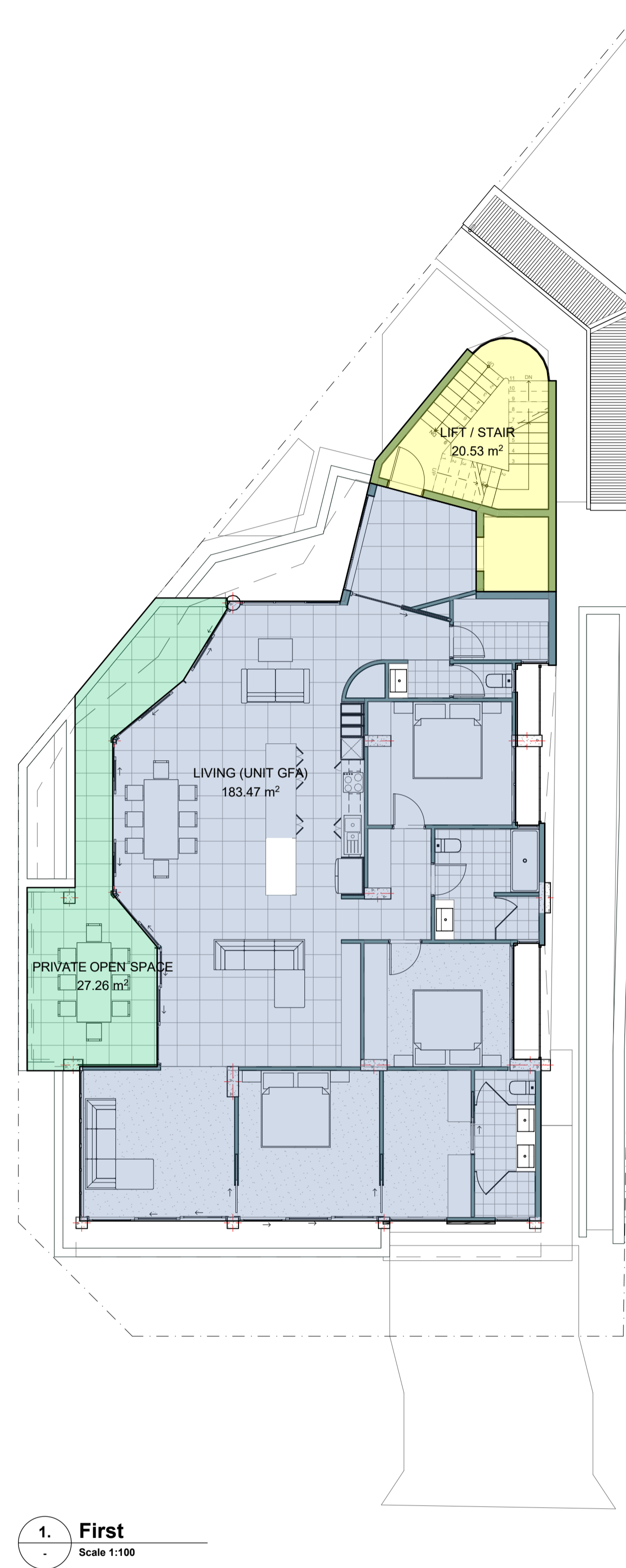
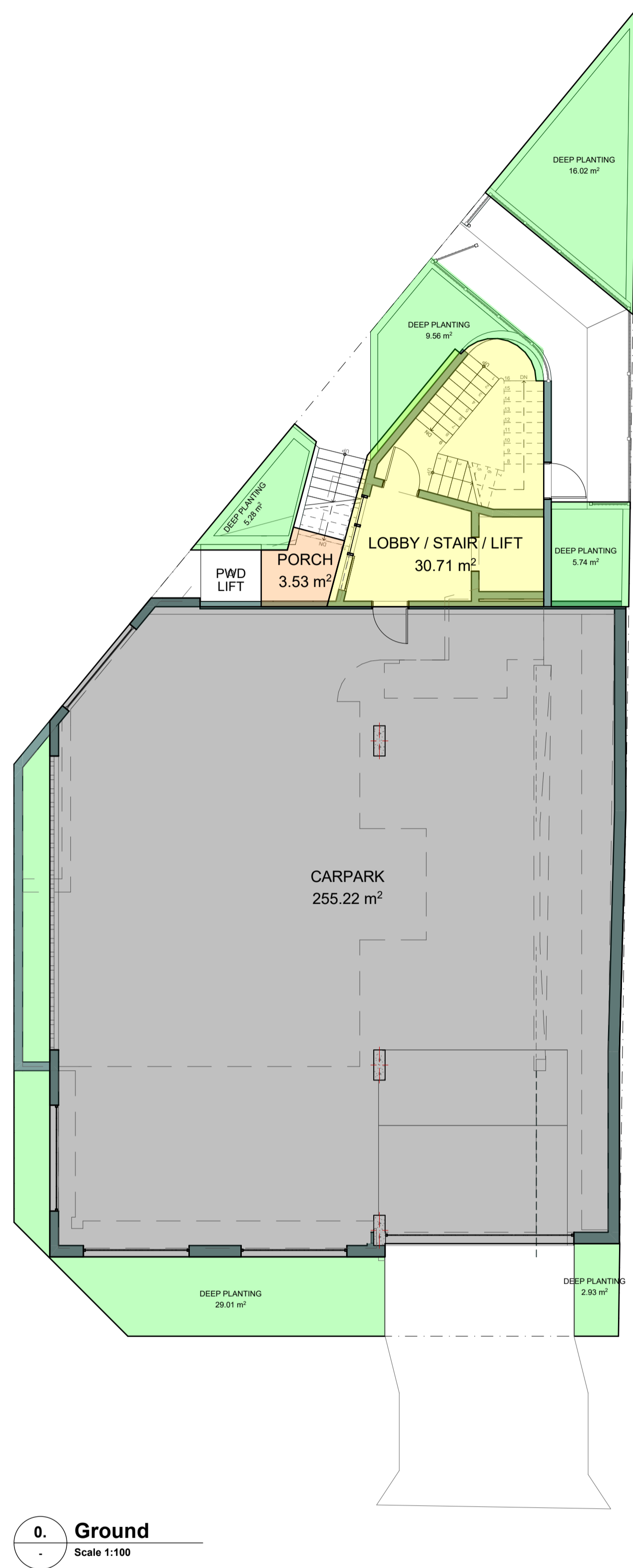
**7. Roof Terrace**  
Scale 1:100

**GENERAL NOTES**  
All construction is to be in accordance with the Building Code of Australia (BCA 2011) Housing provision only.  
Concrete construction is to comply with AS3600.  
Masonry construction is to comply with AS3700 and clause F1.4 of the BCA.  
Steel construction is to comply with AS4100.  
Timber construction is to comply with AS1720.1, AS1604, AS1884.  
Slabs and ceilings are to comply with clauses D2.13 and D2.14 of the BCA.  
Balustrades/Decks are to comply with clauses D2.16 and D2.17 of the BCA.  
All wet areas are to have floor levels with local fall to floor waste.  
Clara and waterproofing is to be in accordance with part F1 of the BCA.  
WC doors are to comply with clause F2.5 (c) of the BCA.  
Lighting in all areas is to comply with clause F4.1 to F4.4 of the BCA.  
Ventilation is to comply with clauses F4.5 to F4.10 of the BCA.  
All dimensions and levels on plans are to be confirmed on site prior to commencing construction.  
Where possible all new construction is to match existing when extending or renovating.  
All dimensions are in millimetres unless noted otherwise.

**TERMINATE NOTES**  
Provide written protection in accordance with AS3691.1 and the Building Code of Australia (BCA).  
The builder and owner shall:  
1. Negotiate an option for terminate control with the owner. The builder shall make available to the owner information written for the consumer relating to terminate protection options.  
2. Record in writing the selected option and each retain a copy signed by both parties.  
3. A copy of the option selected is to be provided to the local authority with the building application.  
4. The home owner and subsequent owners shall be responsible for arranging inspections by trained person at maximum intervals of twelve months.  
Should the current owner wish to sell the residence, it shall be their responsibility to provide the new owner with a copy of the signed terminate protection option adopted.

<b>TOTAL ROOF AREA</b>	<b>261.5 m<sup>2</sup></b>
<b>Soft Landscaping</b>	<b>58.5 m<sup>2</sup></b>
<b>(Soft Landscaping)</b>	<b>22.4 %</b>
<b>Roofed Enclosed Area</b>	<b>21.1m<sup>2</sup></b>
<b>(Roofed Enclosed Area)</b>	<b>8.0 %</b>
<b>Total Roofed Area</b>	<b>72.4m<sup>2</sup></b>
<b>(Total Roofed Area)</b>	<b>27.7 %</b>

Area Schedule		
Level	Type	Area
Ground	CARPARK	255.22
	LOBBY / STAIR / LIFT	30.71
	PORCH	3.53
		289.46 m <sup>2</sup>
First	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.47
	PRIVATE OPEN SPACE	27.26
	231.26 m <sup>2</sup>	
Second	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Third	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Fourth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Fifth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Sixth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
	227.35 m <sup>2</sup>	
Roof Terrace	ROOFED ENCLOSED	17.85
	ROOFED UNENCLOSED (COMMUNAL OPEN SPACE)	67.94
	STAIR / LIFT	19.67
	UNROOFED (COMMUNAL OPEN SPACE)	33.01
		138.47 m <sup>2</sup>
	1,795.94 m <sup>2</sup>	



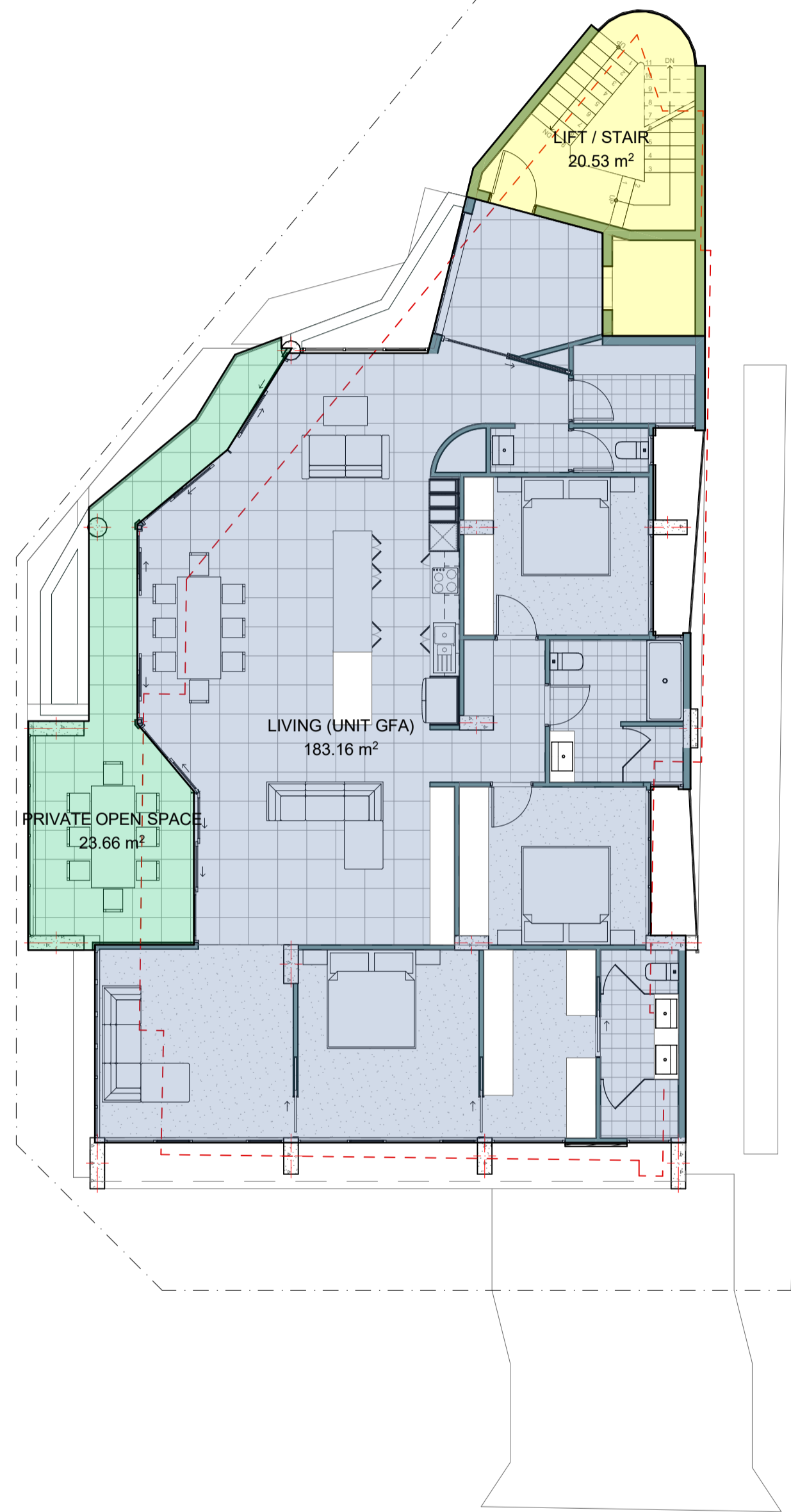
**LEGEND**

- NON-EXEMPT ENCLOSED
- EXEMPT ENCLOSED (FOYER / STAIR / LIFT / ACCESS BETWEEN LEVELS)
- ROOFED OPEN SPACE (PRIVATE / COMMUNAL)
- UNROOFED OPEN SPACE (PRIVATE / COMMUNAL)
- SOFT LANDSCAPING
- EXEMPT ENCLOSED (CARPARK)
- MISC. EXEMPT AREA

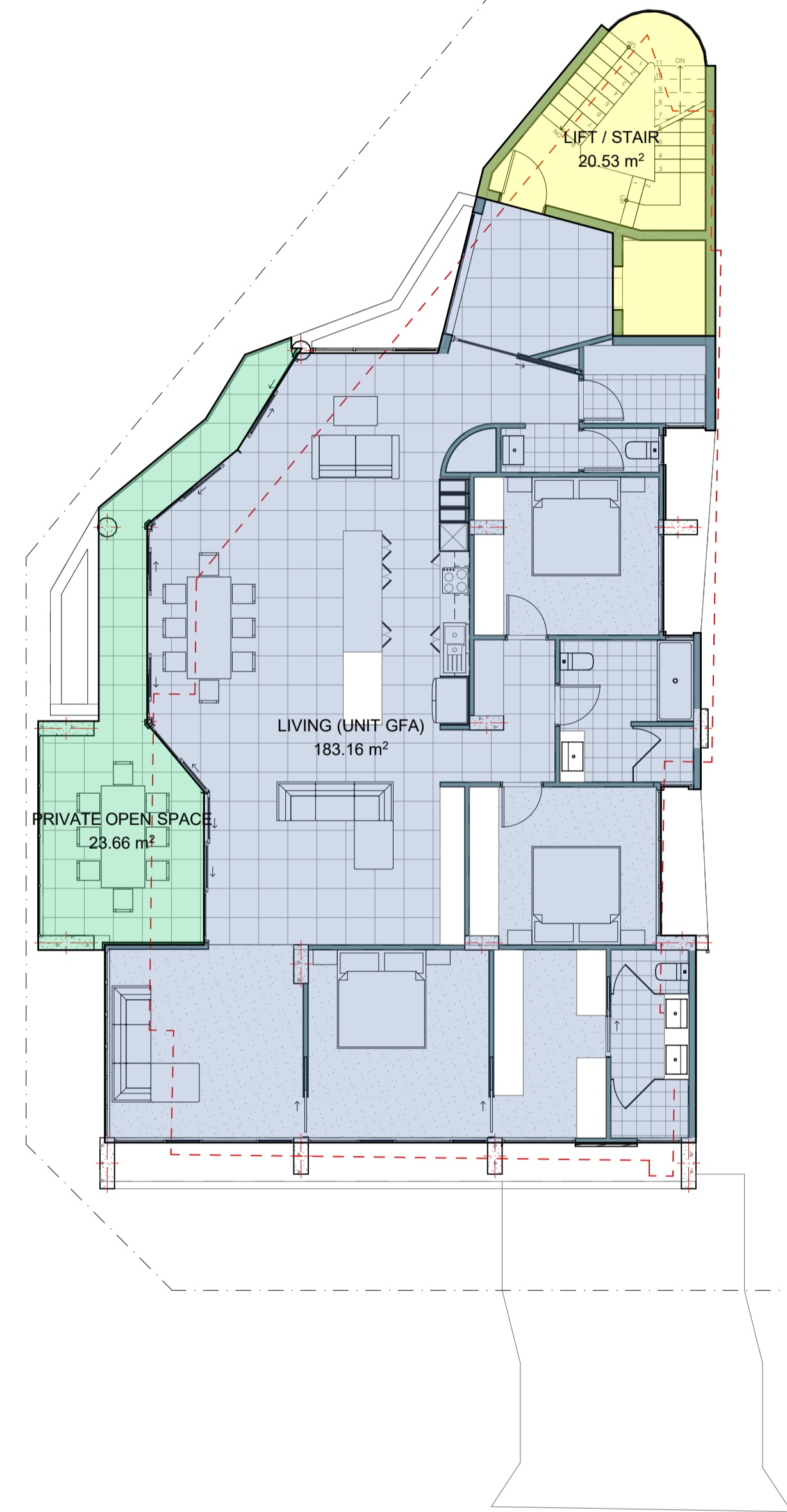
Area Schedule		
Level	Type	Area
Ground	CARPARK	255.22
	LOBBY / STAIR / LIFT	30.71
	PORCH	3.53
		289.46 m <sup>2</sup>
First	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.47
	PRIVATE OPEN SPACE	27.26
		231.26 m <sup>2</sup>
Second	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Third	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Fourth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Fifth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Sixth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Roof Terrace	ROOFED ENCLOSED	17.85
	ROOFED UNENCLOSED (COMMUNAL OPEN SPACE)	67.94
	STAIR / LIFT	19.67
	UNROOFED (COMMUNAL OPEN SPACE)	33.01
		138.47 m <sup>2</sup>
		1,795.94 m <sup>2</sup>

Ground Level Deep Planting (Total): 68.3m<sup>2</sup>  
Deep Planting (%): 17.0%

Area Schedule Landscape		
Level	Type	Area
Ground	DEEP PLANTING	68.54
		68.54 m <sup>2</sup>
Roof Terrace	DEEP PLANTING	67.45
		67.45 m <sup>2</sup>
		135.99 m <sup>2</sup>



**2. Second**  
Scale 1:100

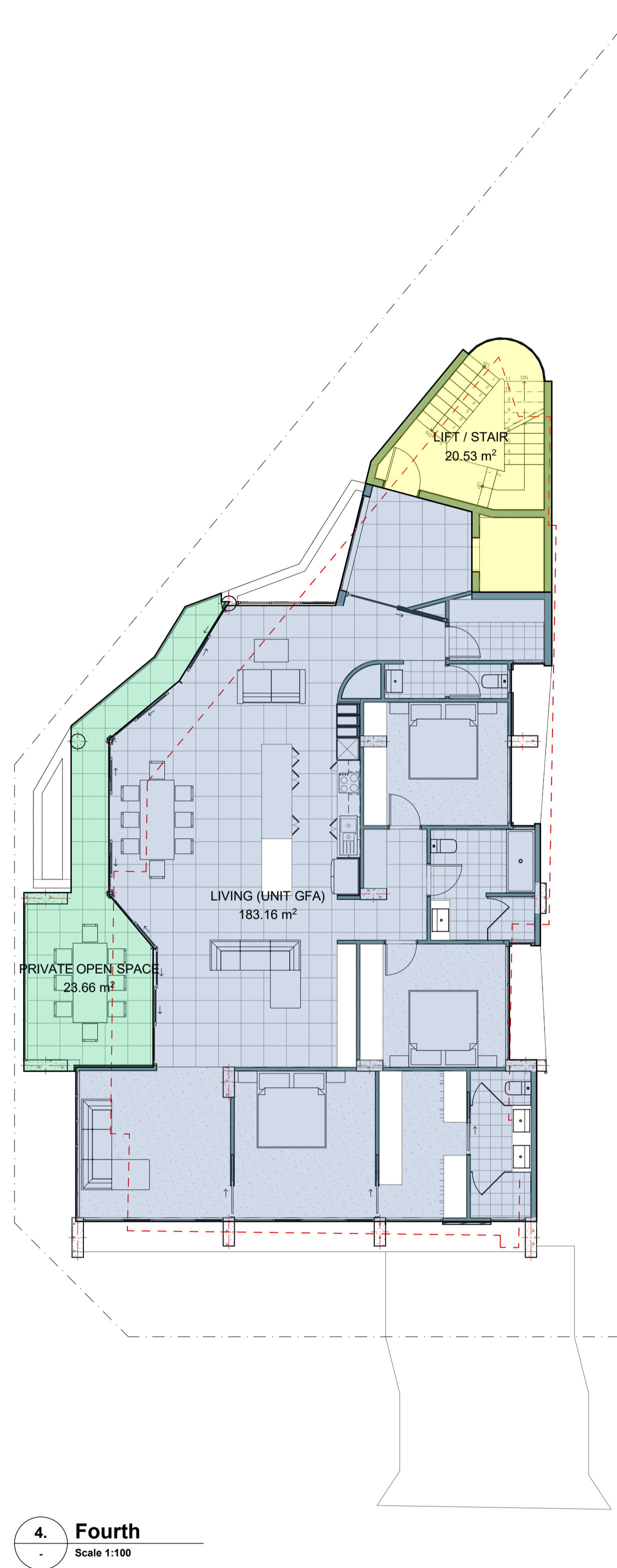


**3. Third**  
Scale 1:100

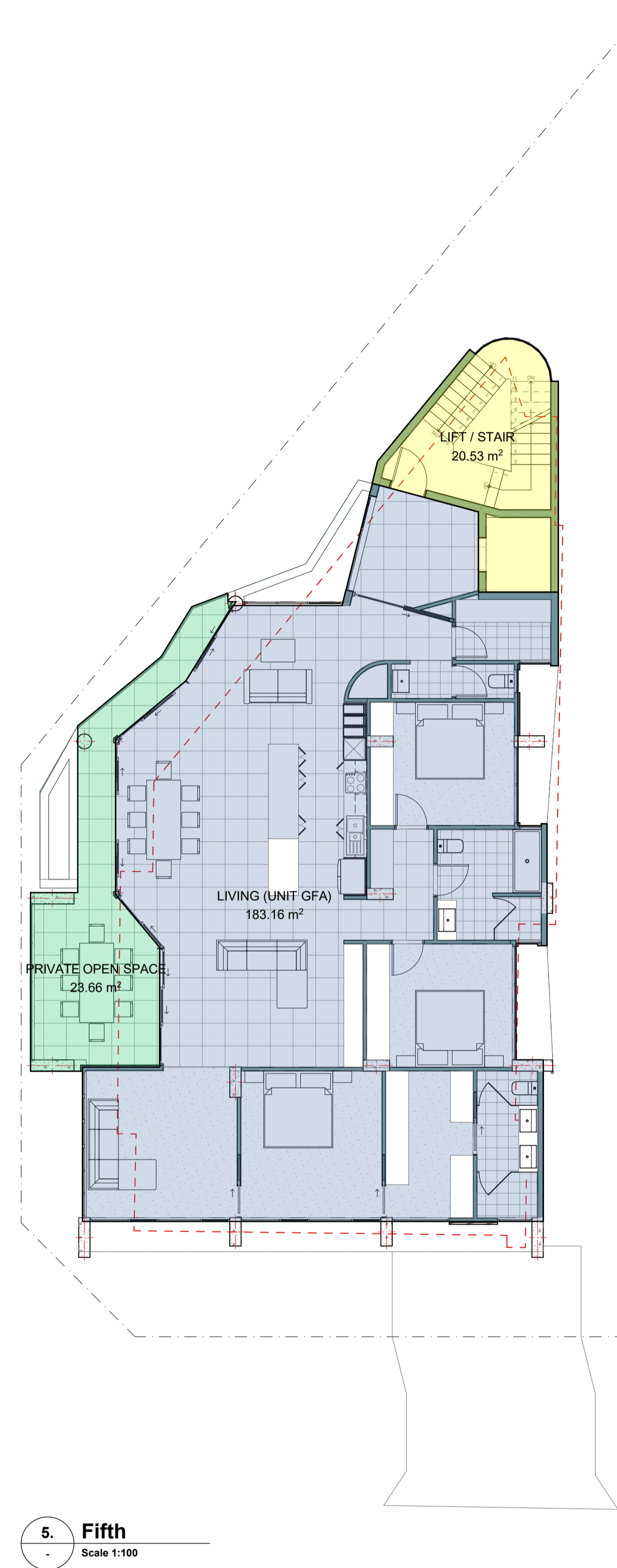
**LEGEND**

- NON-EXEMPT ENCLOSED
- EXEMPT ENCLOSED (FOYER / STAIR / LIFT / ACCESS BETWEEN LEVELS)
- ROOFED OPEN SPACE (PRIVATE / COMMUNAL)
- UNROOFED OPEN SPACE (PRIVATE / COMMUNAL)
- SOFT LANDSCAPING
- EXEMPT ENCLOSED (CARPARK)
- MISC. EXEMPT AREA

Area Schedule		
Level	Type	Area
Ground	CARPARK	255.22
	LOBBY / STAIR / LIFT	30.71
	PORCH	3.53
		289.46 m <sup>2</sup>
First	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.47
	PRIVATE OPEN SPACE	27.26
		231.26 m <sup>2</sup>
Second	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Third	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Fourth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Fifth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Sixth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Roof Terrace	ROOFED ENCLOSED	17.85
	ROOFED UNENCLOSED (COMMUNAL OPEN SPACE)	67.94
	STAIR / LIFT	19.67
	UNROOFED (COMMUNAL OPEN SPACE)	33.01
		138.47 m <sup>2</sup>
		1,795.94 m <sup>2</sup>



**4. Fourth**  
Scale 1:100



**5. Fifth**  
Scale 1:100

**LEGEND**

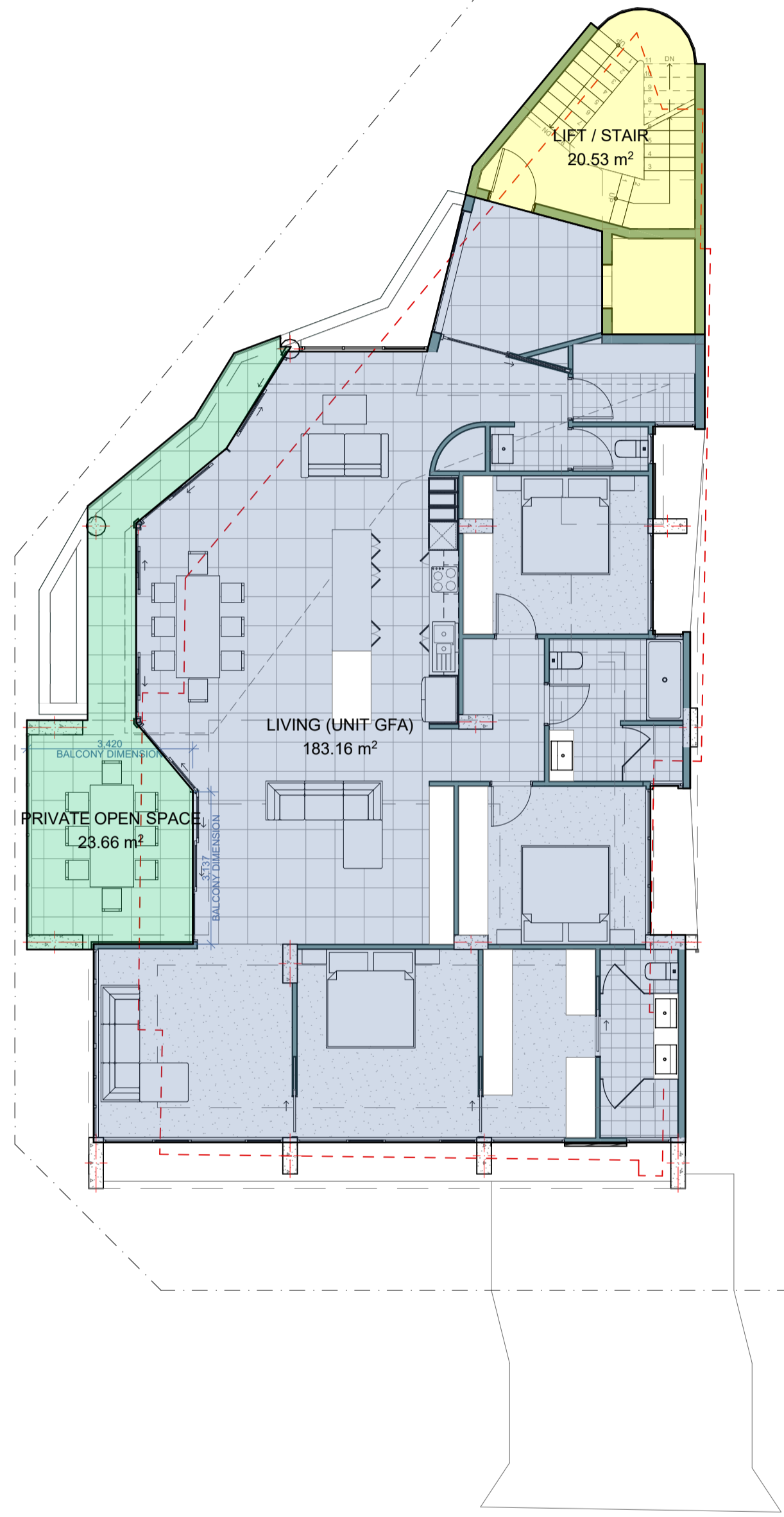
- NON-EXEMPT ENCLOSED
- EXEMPT ENCLOSED (FOYER / STAIR / LIFT / ACCESS BETWEEN LEVELS)
- ROOFED OPEN SPACE (PRIVATE / COMMUNAL)
- UNROOFED OPEN SPACE (PRIVATE / COMMUNAL)
- SOFT LANDSCAPING
- EXEMPT ENCLOSED (CARPARK)
- MISC. EXEMPT AREA

Area Schedule		
Level	Type	Area
Ground	CARPARK	255.22
	LOBBY / STAIR / LIFT	30.71
	PORCH	3.53
		289.46 m <sup>2</sup>
First	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.47
	PRIVATE OPEN SPACE	27.26
		231.26 m <sup>2</sup>
Second	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Third	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Fourth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Fifth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Sixth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Roof Terrace	ROOFED ENCLOSED	17.85
	ROOFED UNENCLOSED (COMMUNAL OPEN SPACE)	67.94
	STAIR / LIFT	19.67
	UNROOFED (COMMUNAL OPEN SPACE)	33.01
		138.47 m <sup>2</sup>
		1,795.94 m <sup>2</sup>

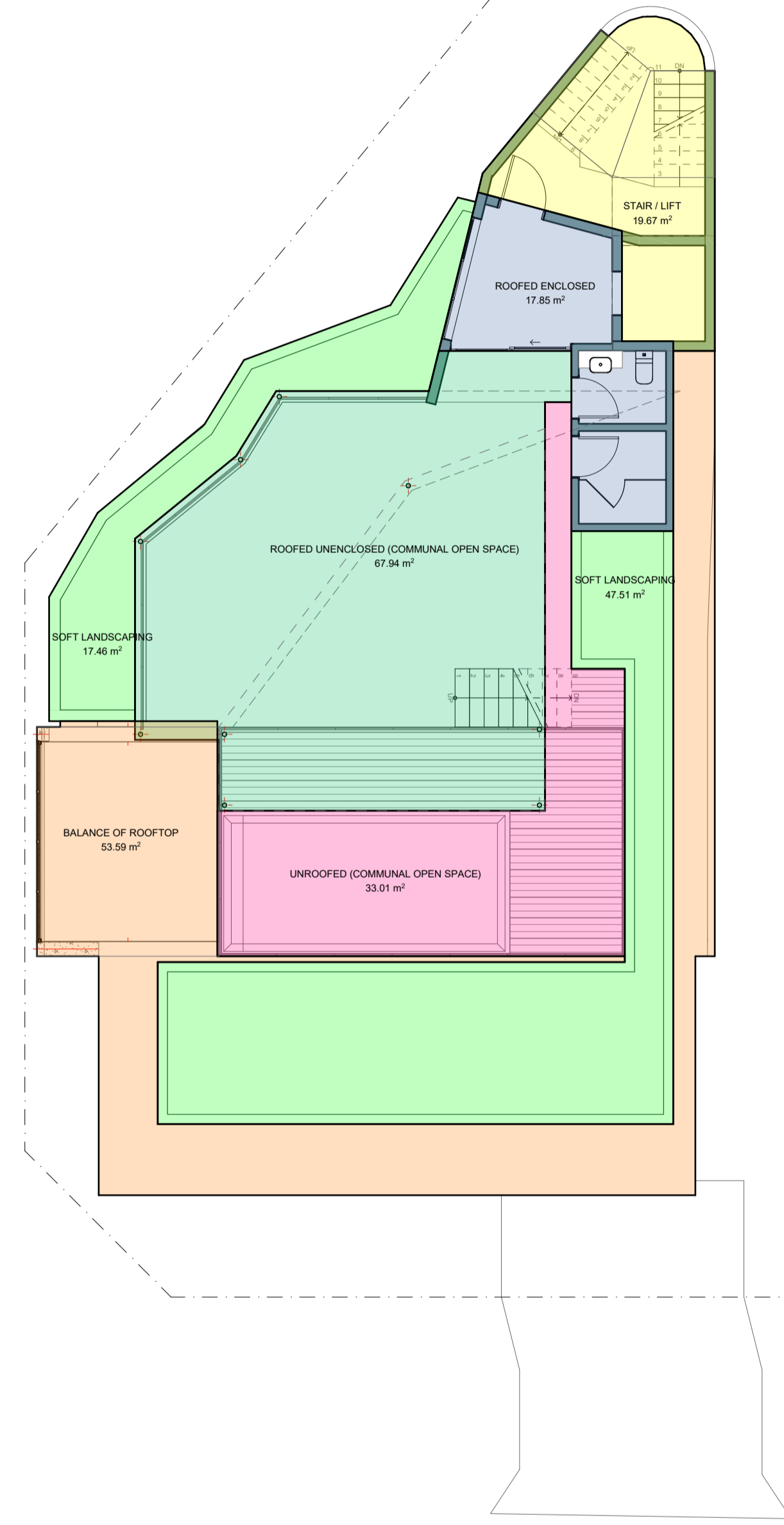
**LEGEND**

- NON-EXEMPT ENCLOSED
- EXEMPT ENCLOSED (FOYER / STAIR / LIFT / ACCESS BETWEEN LEVELS)
- ROOFED OPEN SPACE (PRIVATE / COMMUNAL)
- UNROOFED OPEN SPACE (PRIVATE / COMMUNAL)
- SOFT LANDSCAPING
- EXEMPT ENCLOSED (CARPARK)
- MISC. EXEMPT AREA

Area Schedule		
Level	Type	Area
Ground	CARPARK	255.22
	LOBBY / STAIR / LIFT	30.71
	PORCH	3.53
		289.46 m <sup>2</sup>
First	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.47
	PRIVATE OPEN SPACE	27.26
		231.26 m <sup>2</sup>
Second	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Third	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Fourth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Fifth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Sixth	LIFT / STAIR	20.53
	LIVING (UNIT GFA)	183.16
	PRIVATE OPEN SPACE	23.66
		227.35 m <sup>2</sup>
Roof Terrace	ROOFED ENCLOSED	17.85
	ROOFED UNENCLOSED (COMMUNAL OPEN SPACE)	67.94
	STAIR / LIFT	19.67
	UNROOFED (COMMUNAL OPEN SPACE)	33.01
		138.47 m <sup>2</sup>
		1,795.94 m <sup>2</sup>



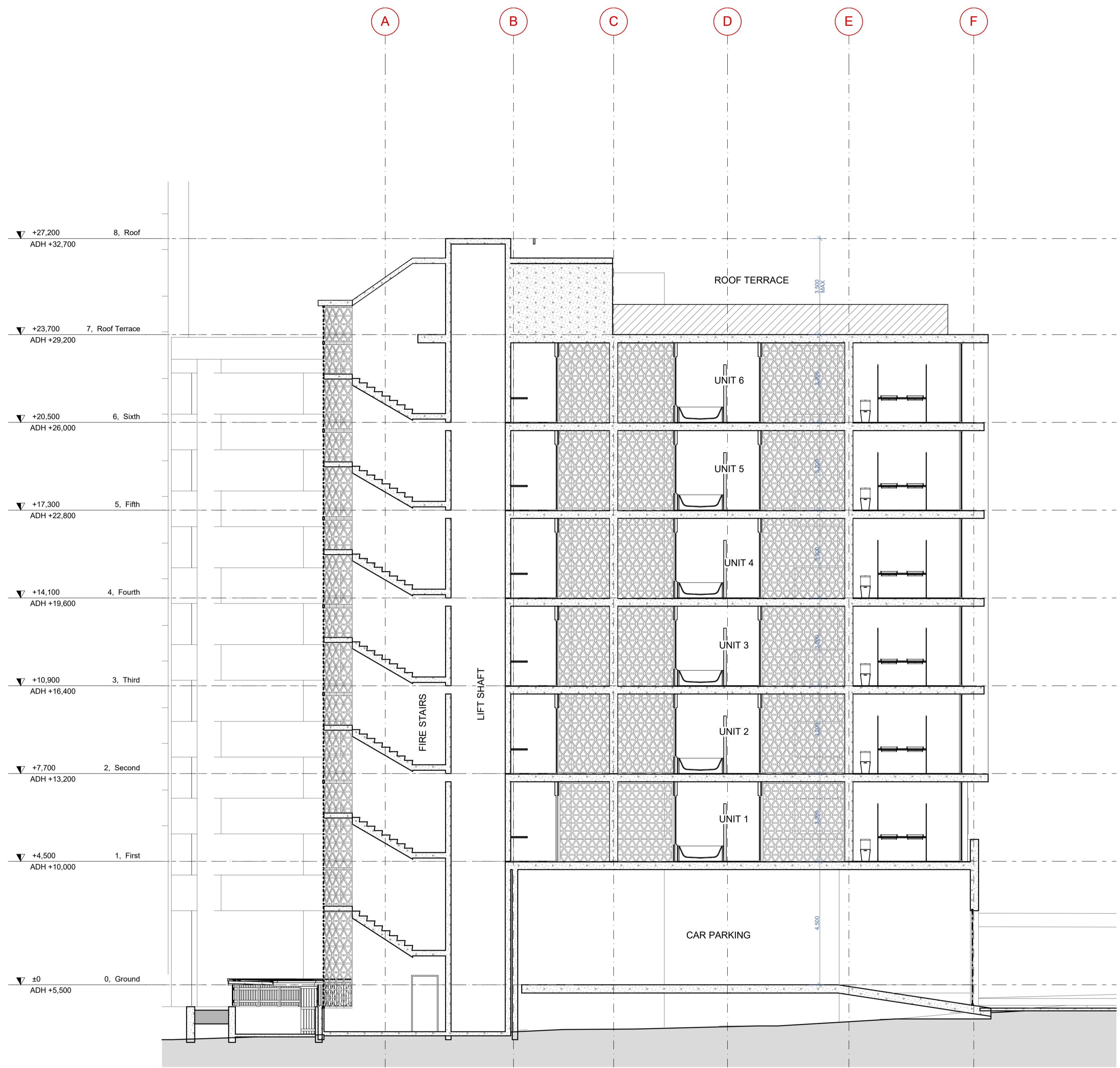
6. Sixth  
Scale 1:100



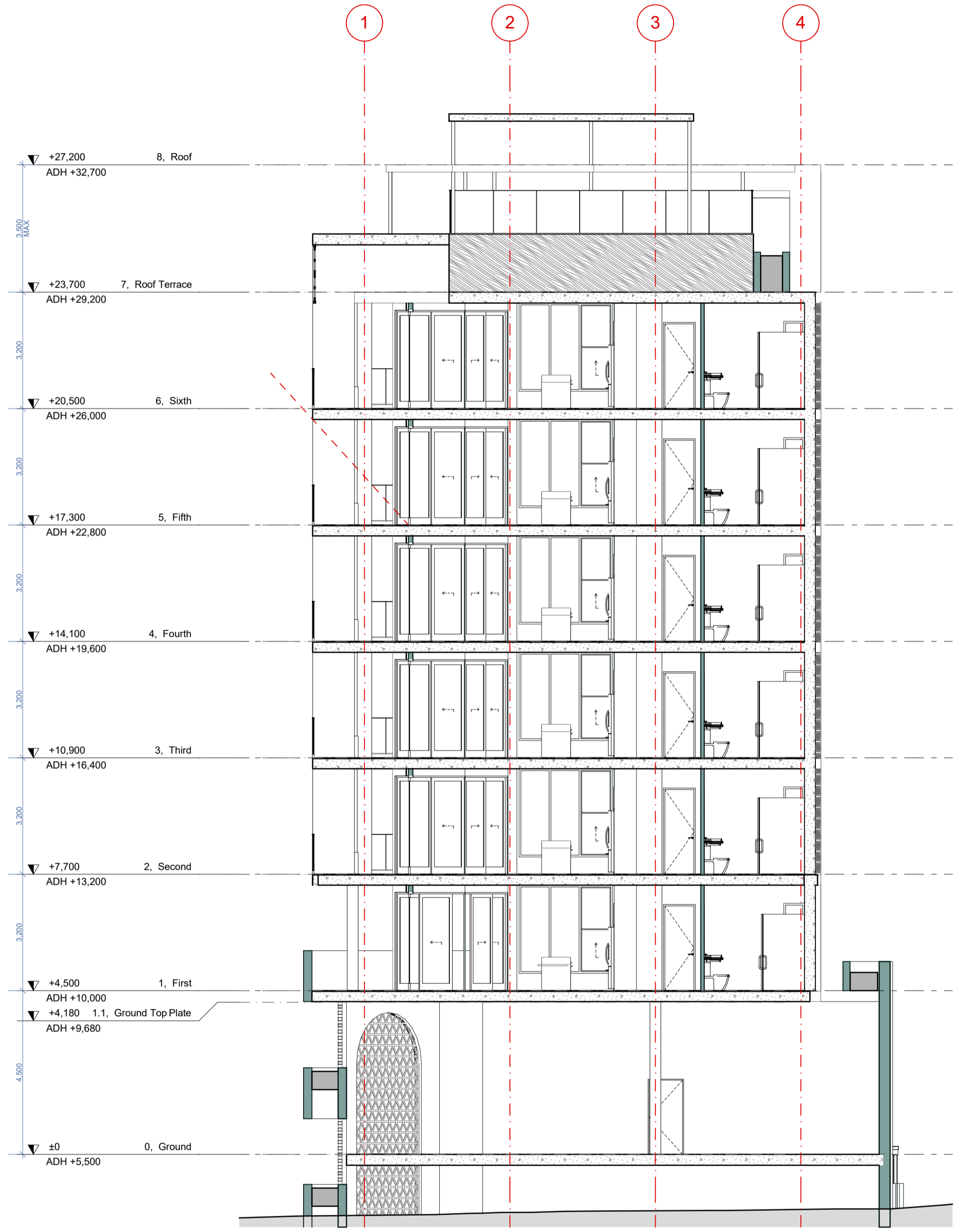
7. Roof Terrace  
Scale 1:100

<b>Roof Area (Total):</b>	<b>253.1m<sup>2</sup></b>
<b>Roof Level Soft Landscape (Total):</b>	<b>67.5m<sup>2</sup></b>
<b>Roof Level Soft Landscape (%):</b>	<b>26.7%</b>
<b>Roof Level Structures (Total):</b>	<b>67.4m<sup>2</sup></b>
<b>Roof Level Structures (%):</b>	<b>26.6%</b>
<b>Roof Level Enclosed (Total):</b>	<b>17.8m<sup>2</sup></b>
<b>Roof Level Enclosed (%):</b>	<b>7.0%</b>

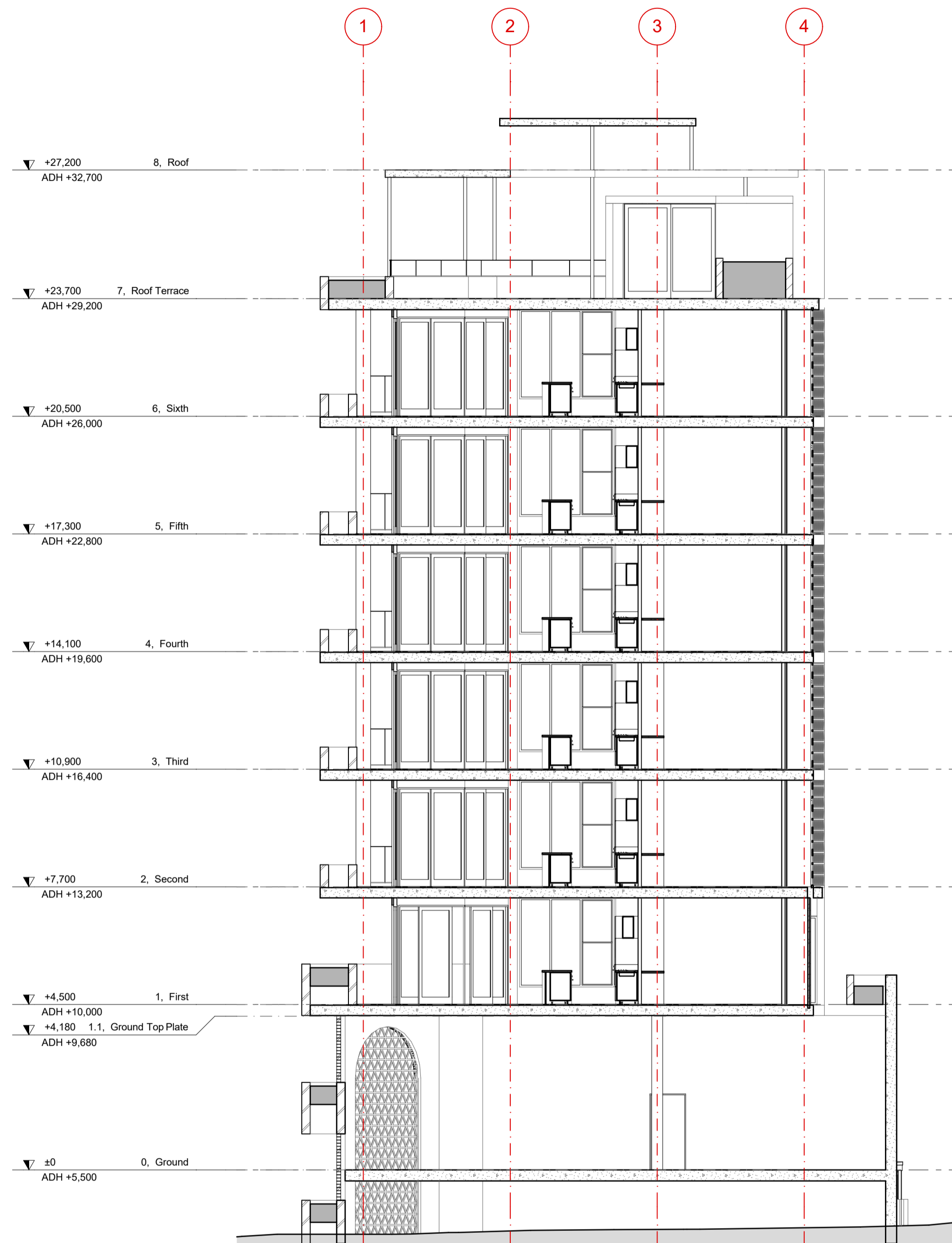
Area Schedule Landscape		
Level	Type	Area
Ground		
	DEEP PLANTING	68.54
		68.54 m <sup>2</sup>
Roof Terrace		
	DEEP PLANTING	67.45
		67.45 m <sup>2</sup>
		135.99 m <sup>2</sup>



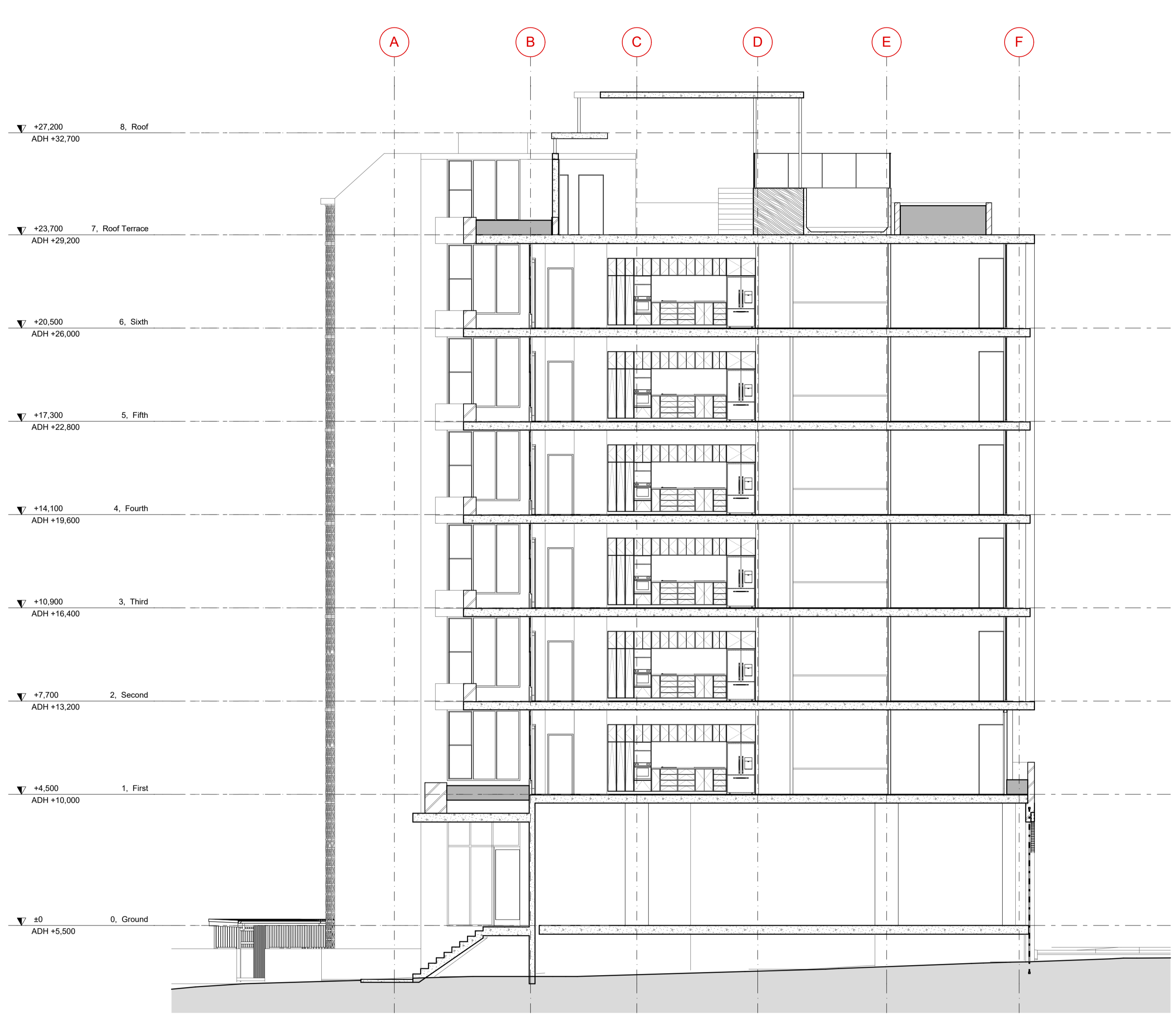
**S-01 Section**  
Scale 1:100



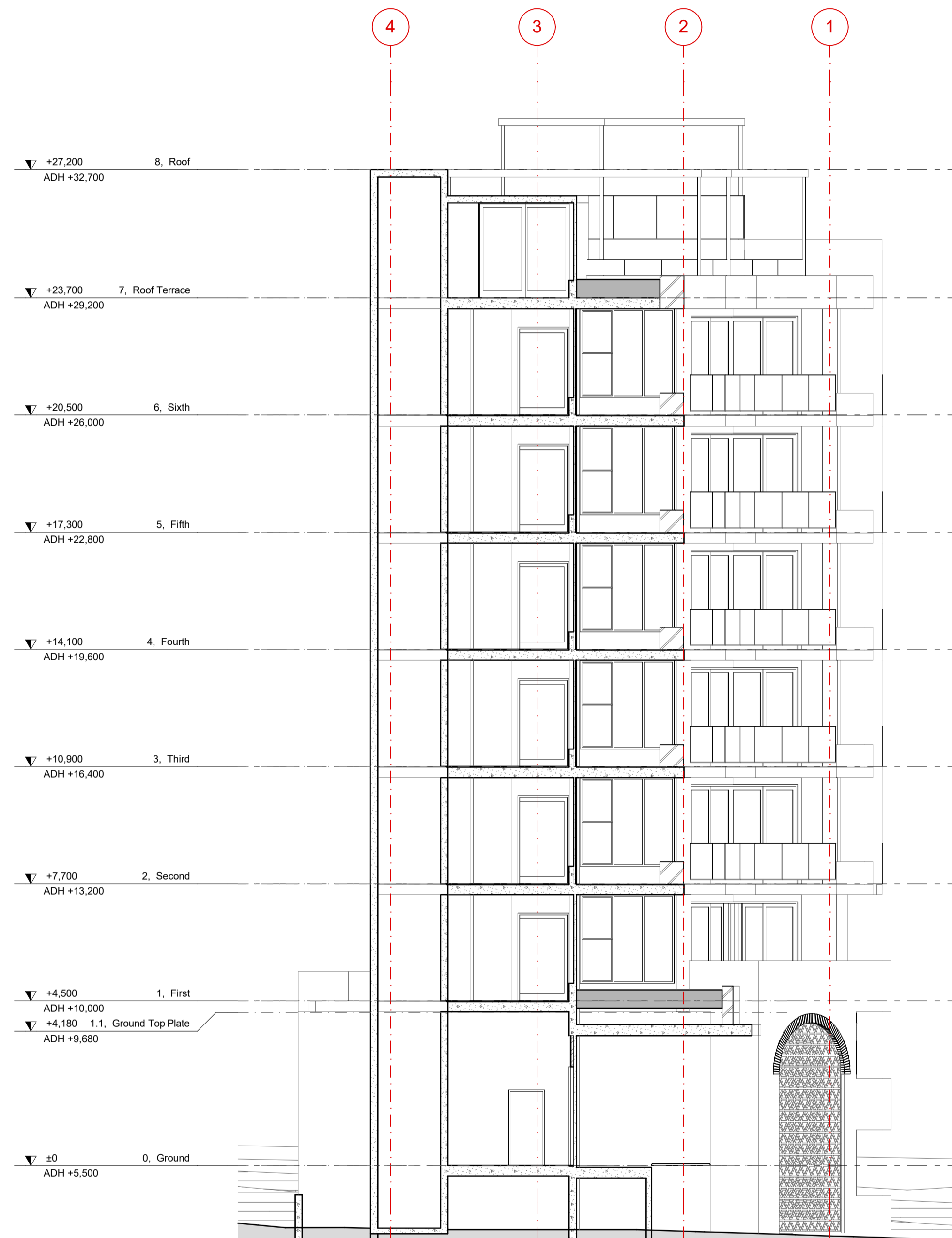
**S-02 Section**  
Scale 1:100



**S-05 Section**  
Scale 1:100



**S-09 Section**  
Scale 1:100



**S-10 Section**  
Scale 1:100



**3/191 WARDELL ST,  
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BOAQ No.: 4079

ABN: 15218382685

Drawn | Designed ... | MS  
Plot Date: 19/12/2023  
Project NO. 22013  
Project Status Prelim DA

Client Anthony Mckay  
Climate Zone 2  
Wind Region N2/W33N  
Site: 17 REGINA ST GREENSLOPES

DRAWING TITLE :

3D Views  
**Perspectives**

PROJECT NAME :

**REGINA ST**

REVISION NO.

**01**

DRAWING NO.

**SC107**



1:100 @ A3  
0 1 2m



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 ABN: 15218382685

Drawn | Designed ... | MS  
 Plot Date: 19/12/2023  
 Project NO. 22013  
 Project Status Prelim DA

Client Anthony Mckay  
 Climate Zone 2  
 Wind Region N2/W33N  
 Site: 17 REGINA ST GREENSLOPES

DRAWING TITLE :

3D Views  
**Layout**

PROJECT NAME :

**REGINA ST**

REVISION NO.

DRAWING NO.

**SC108**



1:100 @ A3  
 0 1 2m



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Drawn | Designed ... | MS  
 Plot Date: 19/12/2023  
 Project NO. 22013  
 Project Status Prelim DA

Client Anthony Mckay  
 Climate Zone 2  
 Wind Region N2/W33N  
 Site: 17 REGINA ST GREENSLOPES

**DRAWING TITLE :**

**3D Views  
Layout**

**PROJECT NAME :**

**REGINA ST**

REVISION NO.

DRAWING NO.

**SC109**



1:100 @ A3  
 0 1 2m



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ABN: 15218382685

Drawn | Designed ... | MS  
Plot Date: 19/12/2023  
Project NO. 22013  
Project Status Prelim DA

Client Anthony Mckay  
Climate Zone 2  
Wind Region N2/W33N  
Site: 17 REGINA ST GREENSLOPES

DRAWING TITLE :

3D Views  
**Layout**

PROJECT NAME :

**REGINA ST**

REVISION NO.

DRAWING NO.

**SC110**



1:100 @ A3  
0 1 2m



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BOAQ No.: 4079

ABN: 15218382685

Drawn | Designed ... | MS  
Plot Date: 19/12/2023  
Project NO. 22013  
Project Status Prelim DA

Client Anthony Mckay  
Climate Zone 2  
Wind Region N2/W33N  
Site: 17 REGINA ST GREENSLOPES

DRAWING TITLE :

3D Views  
**Layout**

PROJECT NAME :

**REGINA ST**

REVISION NO.

DRAWING NO.

**SC111**



1:100 @ A3  
0 1 2m



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Drawn | Designed ... | MS  
Plot Date: 19/12/2023  
Project NO. 22013  
Project Status Prelim DA

Client Anthony Mckay  
Climate Zone 2  
Wind Region N2/W33N  
Site: 17 REGINA ST GREENSLOPES

DRAWING TITLE :

3D Views  
**Layout**

PROJECT NAME :

**REGINA ST**

REVISION NO.

DRAWING NO.

**SC112**



1:100 @ A3  
0 1 2m



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BOAQ No.: 4079

ABN: 15218382685

Drawn | Designed ... | MS  
Plot Date: 19/12/2023  
Project NO. 22013  
Project Status Prelim DA

Client Anthony Mckay  
Climate Zone 2  
Wind Region N2/W33N  
Site: 17 REGINA ST GREENSLOPES

DRAWING TITLE :

3D Views  
**Layout**

PROJECT NAME :

**REGINA ST**

REVISION NO.

DRAWING NO.

**SC113**



1:100 @ A3  
0 1 2m



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 ABN: 15218382685

Drawn | Designed ... | MS  
 Plot Date: 19/12/2023  
 Project NO. 22013  
 Project Status Prelim DA

Client Anthony Mckay  
 Climate Zone 2  
 Wind Region N2/W33N  
 Site: 17 REGINA ST GREENSLOPES

DRAWING TITLE :

3D Views  
**Layout**

PROJECT NAME :

**REGINA ST**

REVISION NO.

DRAWING NO.

**SC114**



1:100 @ A3  
 0 1 2m