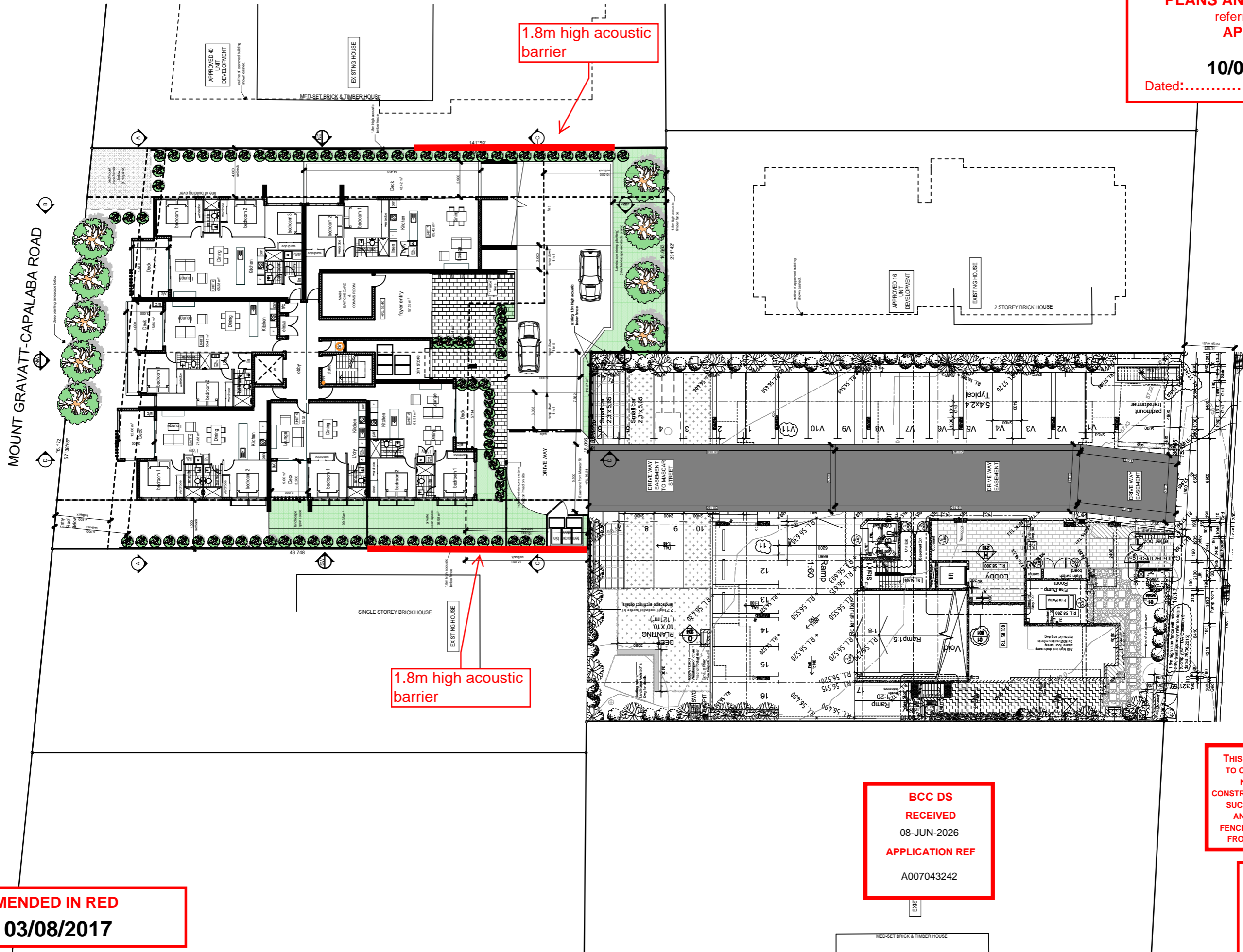


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1.8m high acoustic barrier

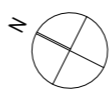
1.8m high acoustic barrier

AMENDED IN RED
03/08/2017

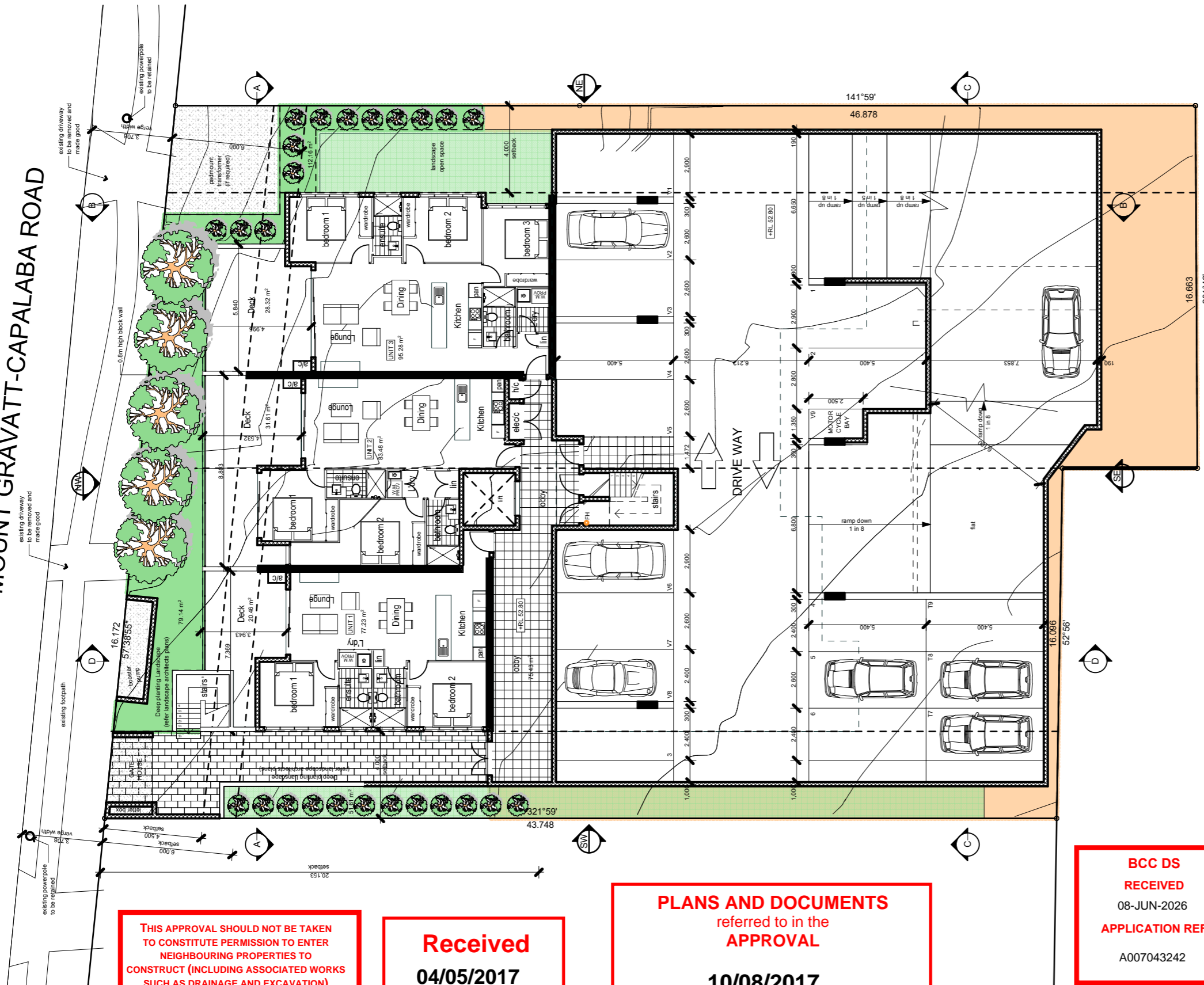
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site information

| | | |
|-----------------------|---------------------|--------------------------------------|
| RPD | 14 RP.70000 | 15 RP.70001 |
| Lot & RP | 4 RP.111565 | 16 RP.70001 |
| Local Authority: | BCC | |
| Site Classification: | HR | |
| Site Area: | | |
| 117 Mt Gravatt Cap Rd | 693 m ² | 36 Mascara St 716 m ² |
| 119 Mt Gravatt Cap Rd | 794 m ² | 40 Mascara St 726 m ² |
| Total: | 1487 m ² | Entire site area 2929 m ² |
| No of Stories | 9 | |
| Units proposed (MUD) | 55 | |

UNIT MIX

| | |
|--------------|-----------|
| 1 Bedroom | 8 |
| 2 Bedroom | 32 |
| 3 Bedroom | 15 |
| TOTAL | 55 |

carparks required

| | | | |
|--------------------|--------------|---------------------|-----------|
| 1 Bedroom (x 1) | 8 | visitors cars | 8 |
| 2 Bedroom (x 1.25) | 40.00 | visitors motorcycle | 1 |
| 3 Bedroom (x 1.5) | 22.5 | Normal cars | 57 |
| Visitors (x 0.15) | 8.25 | Small cars | 4 |
| TOTAL | 78.75 | Tandem cars | 10 |
| | | Motorcycles | 2 |
| | | TOTAL | 82 |

17 x tandems allowed

bicycle parks required

| | |
|--------------|--------------|
| 55 residents | 55 residents |
| 14 visitors | 14 visitors |

| | development site | entire site |
|--|-------------------------------|-------------|
| Site Cover: | 781.80 m ² | |
| | 52.57% | 26.69% |
| Landscape open space: (% includes roof terrace) | 314.70 m ² | 18.33% |
| Deep planting area: | 246.30 m ² - 16.5% | |
| Communal open space - Roof Terrace: | 222.39 m ² | |
| Building Dimensions | 30.00m x 24.66m | |

Level Ground (Mt Gravatt cap rd entry level):

| | |
|--------------------|-----------------------------|
| Unit 1 GFA - 2 bed | 77.23 m ² |
| Unit 2 GFA - 2 bed | 83.48 m ² |
| Unit 3 GFA - 3 bed | 95.28 m ² |
| Total: | 255.99 m² |

Level 1 (Mascara St entry level):

| | |
|--------------------|-----------------------------|
| Unit 4 GFA - 2 bed | 78.88 m ² |
| Unit 5 GFA - 2 bed | 83.48 m ² |
| Unit 6 GFA - 3 bed | 95.28 m ² |
| Unit 7 GFA - 2 bed | 89.42 m ² |
| Unit 8 GFA - 2 bed | 81.31 m ² |
| Unit 9 GFA - 1 bed | 55.32 m ² |
| Total: | 483.69 m² |

Level 2-7:

| | |
|------------------------------------|------------------------------|
| Unit 10,17,24,31,38,45 GFA - 2 bed | 78.88 m ² |
| Unit 11,18,25,32,39,46 GFA - 2 bed | 83.48 m ² |
| Unit 12,19,26,33,40,47 GFA - 3 bed | 95.28 m ² |
| Unit 13,20,27,34,41,48 GFA - 3 bed | 102.44 m ² |
| Unit 14,21,28,35,42,49 GFA - 2 bed | 83.19 m ² |
| Unit 15,22,29,36,43,50 GFA - 2 bed | 81.31 m ² |
| Unit 16,23,30,37,44,51 GFA - 1 bed | 55.32 m ² |
| Total (x 6 levels): | 3479.40 m² |

Level 8:

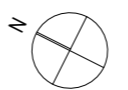
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|---------------------|-----------------------------|
| Unit 52 GFA - 3 bed | 102.44 m ² |
| Unit 53 GFA - 2 bed | 83.19 m ² |
| Unit 54 GFA - 2 bed | 81.31 m ² |
| Unit 55 GFA - 1 bed | 55.32 m ² |
| Total: | 322.26 m² |

TOTAL UNIT AREA: 4541.34 m²

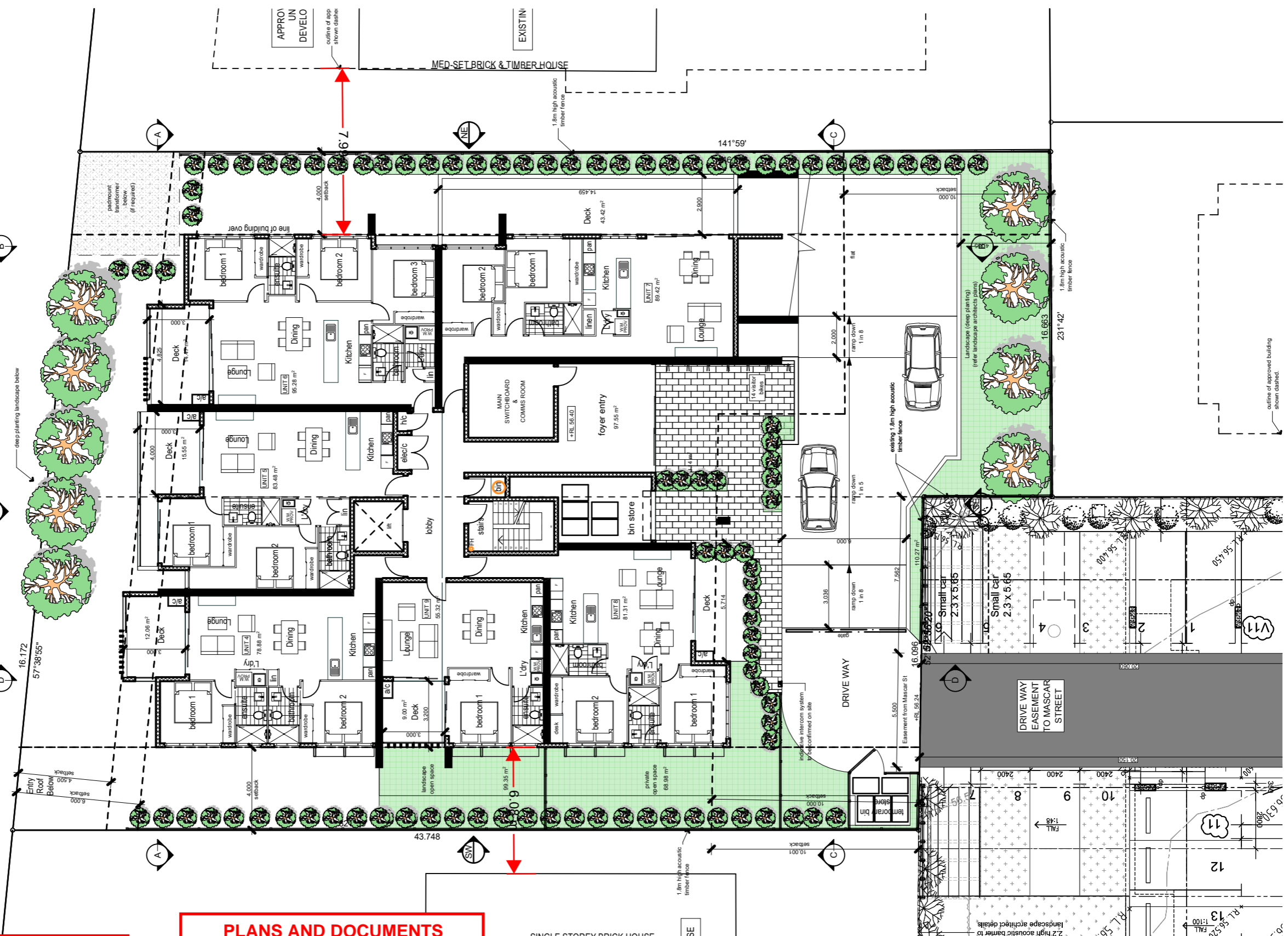
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|--|-----------------------------|
| Common area | |
| Ground lobby | 75.43 m ² |
| Lvl 1 lobby | 97.55 m ² |
| Lvl 2-7 lobby (43.79 m ² x 6) | 262.74 m ² |
| Lvl 8 lobby | 55.28 m ² |
| Total: | 491.00 m² |

| | |
|-------------|------------------------|
| TOTAL | 5032.34 m ² |
| Plot Ratio: | 3.38 |

development site



MOUNT GRAVATT-CAPALABA ROAD

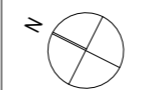


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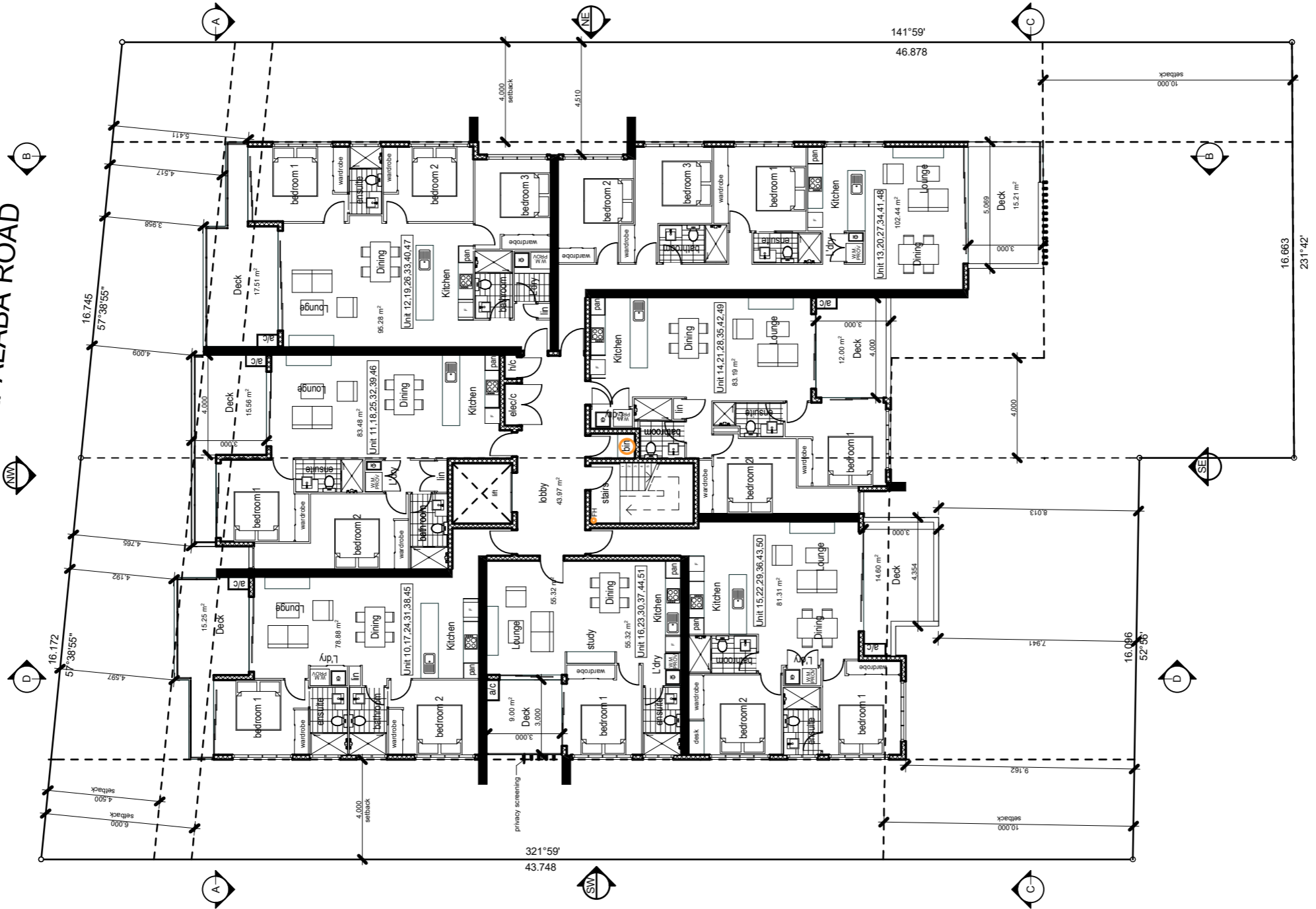
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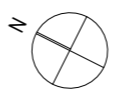


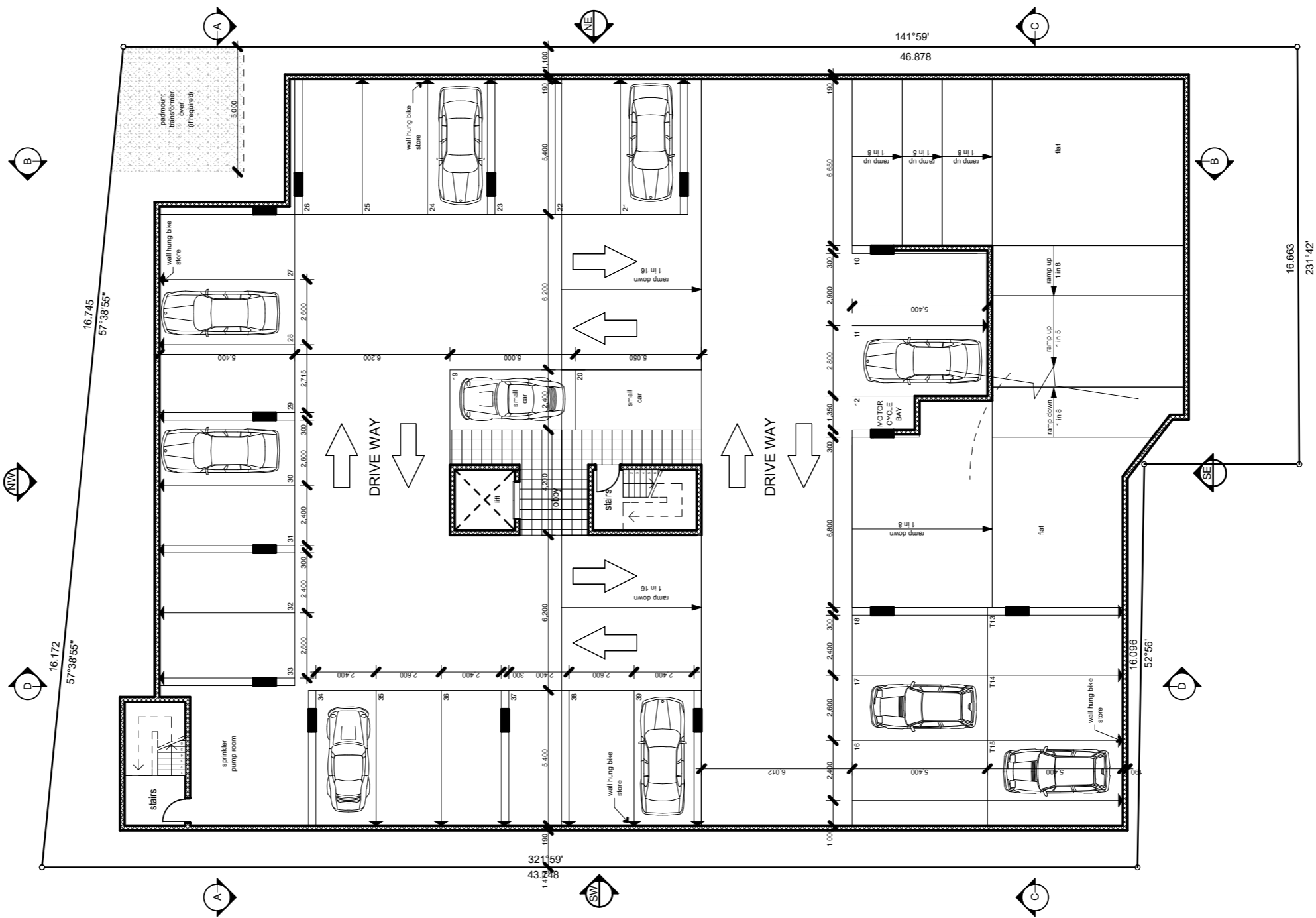
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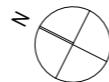
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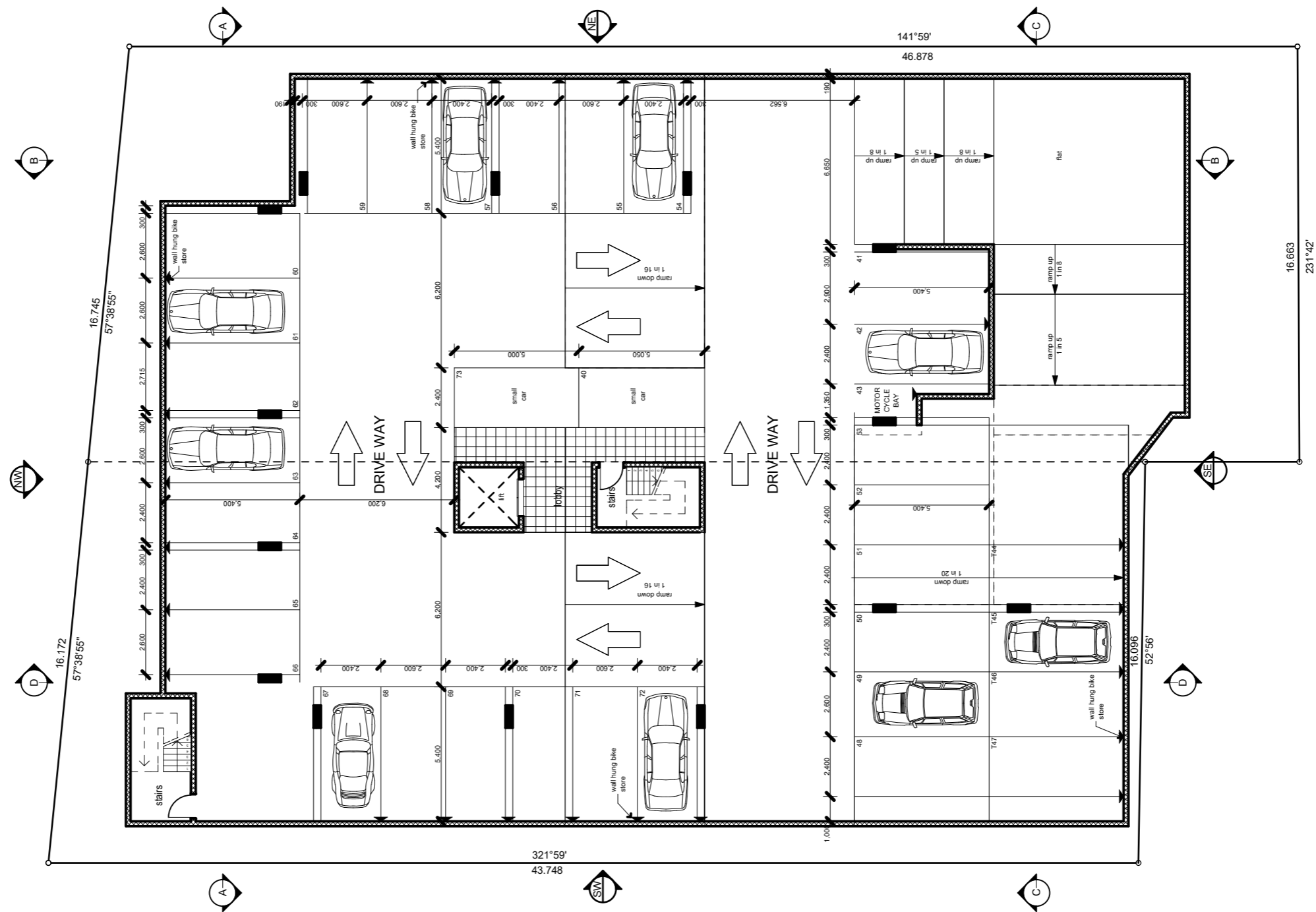


Basement 1 Floor plan
Development Application

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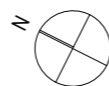


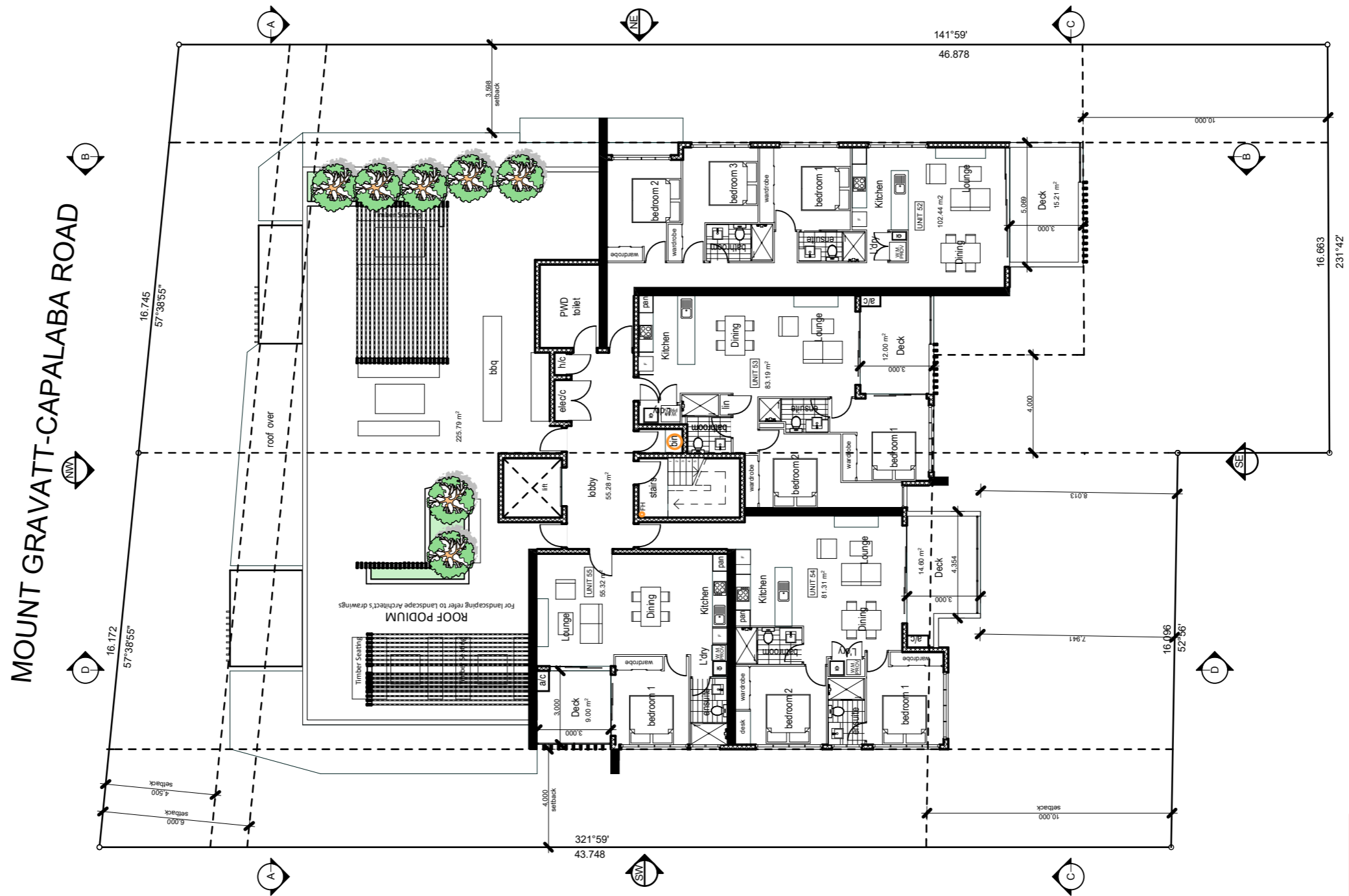
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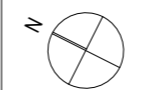
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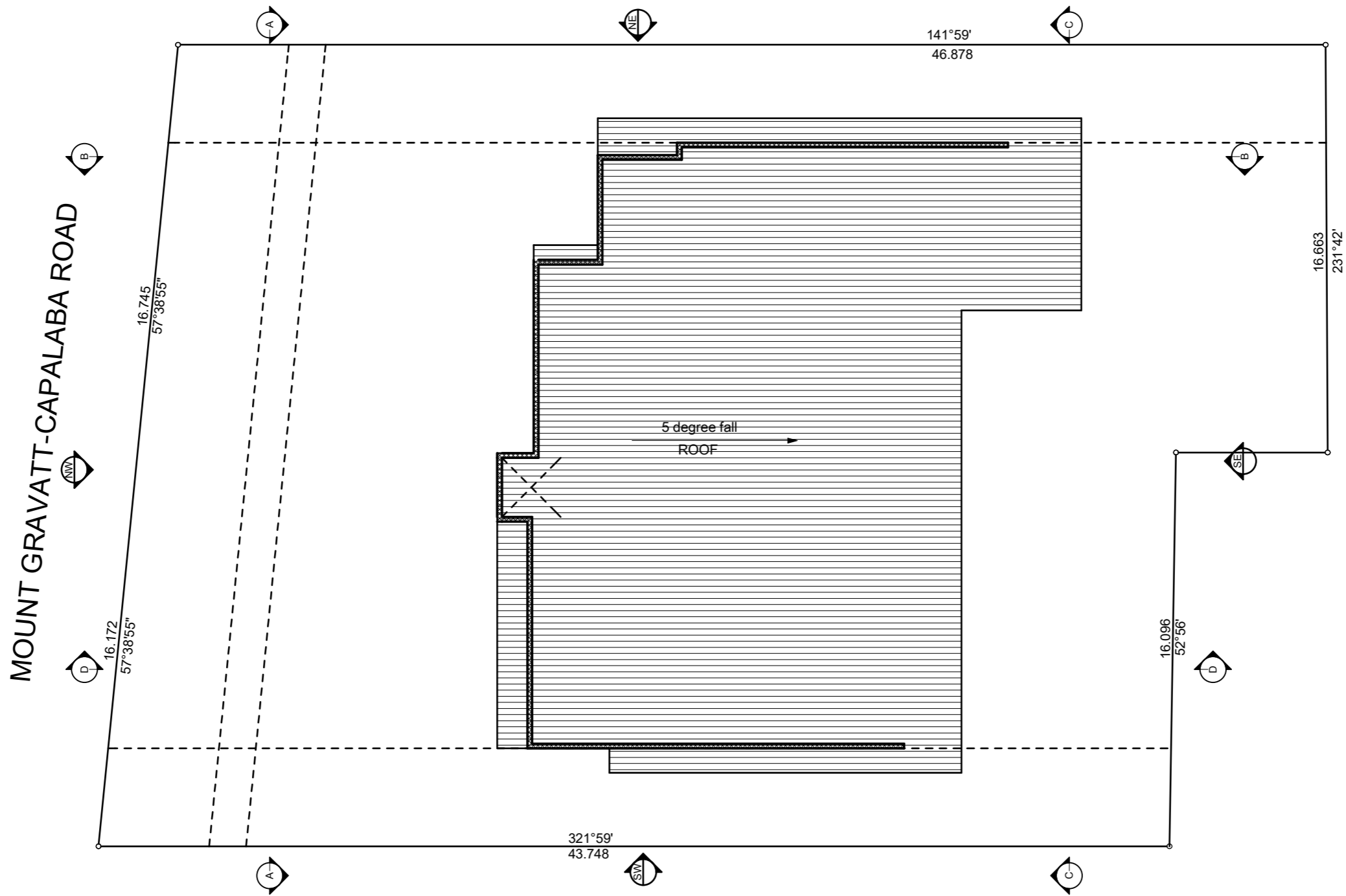
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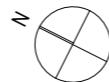
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Roof Plan

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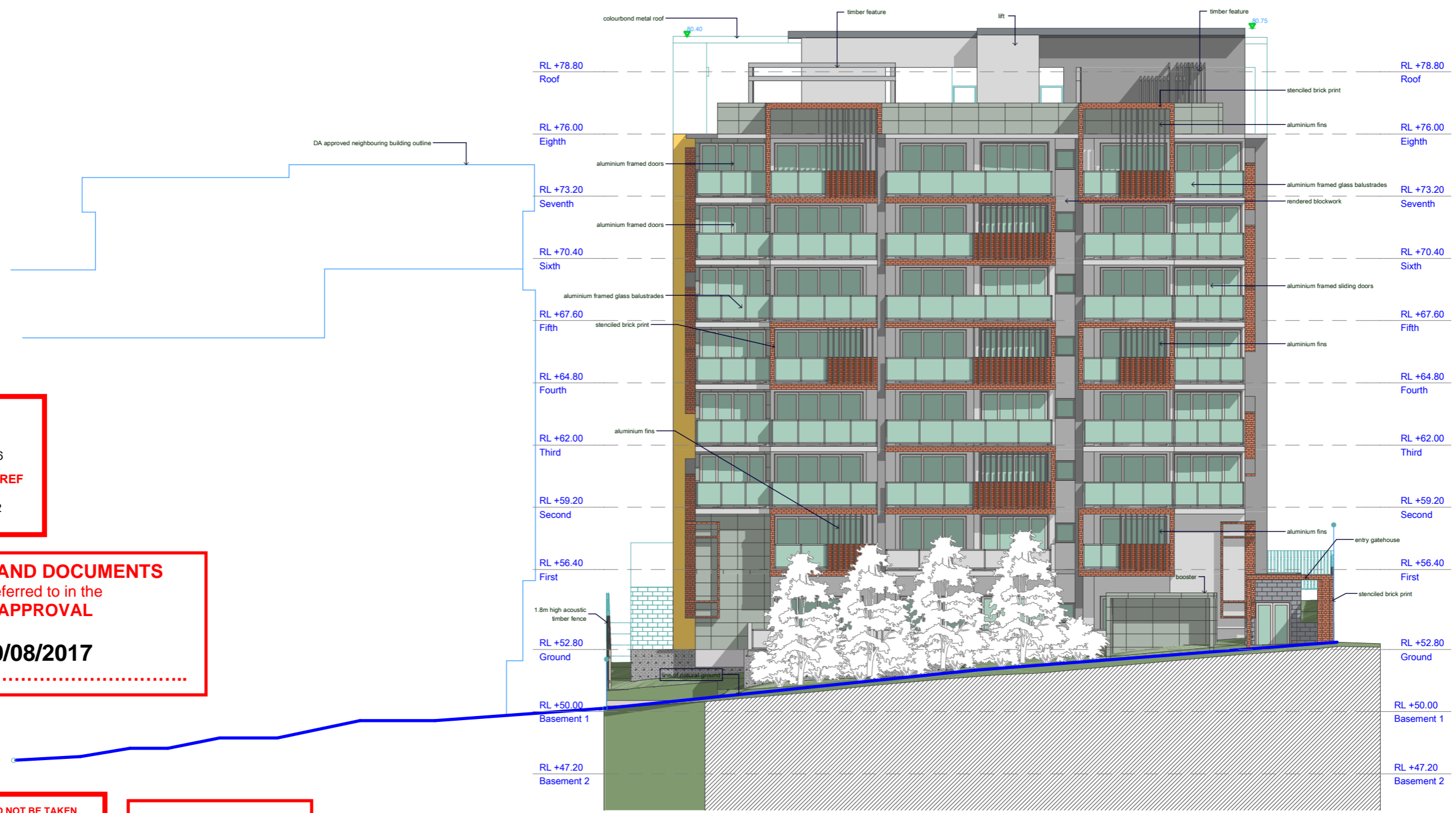
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South East Elevation
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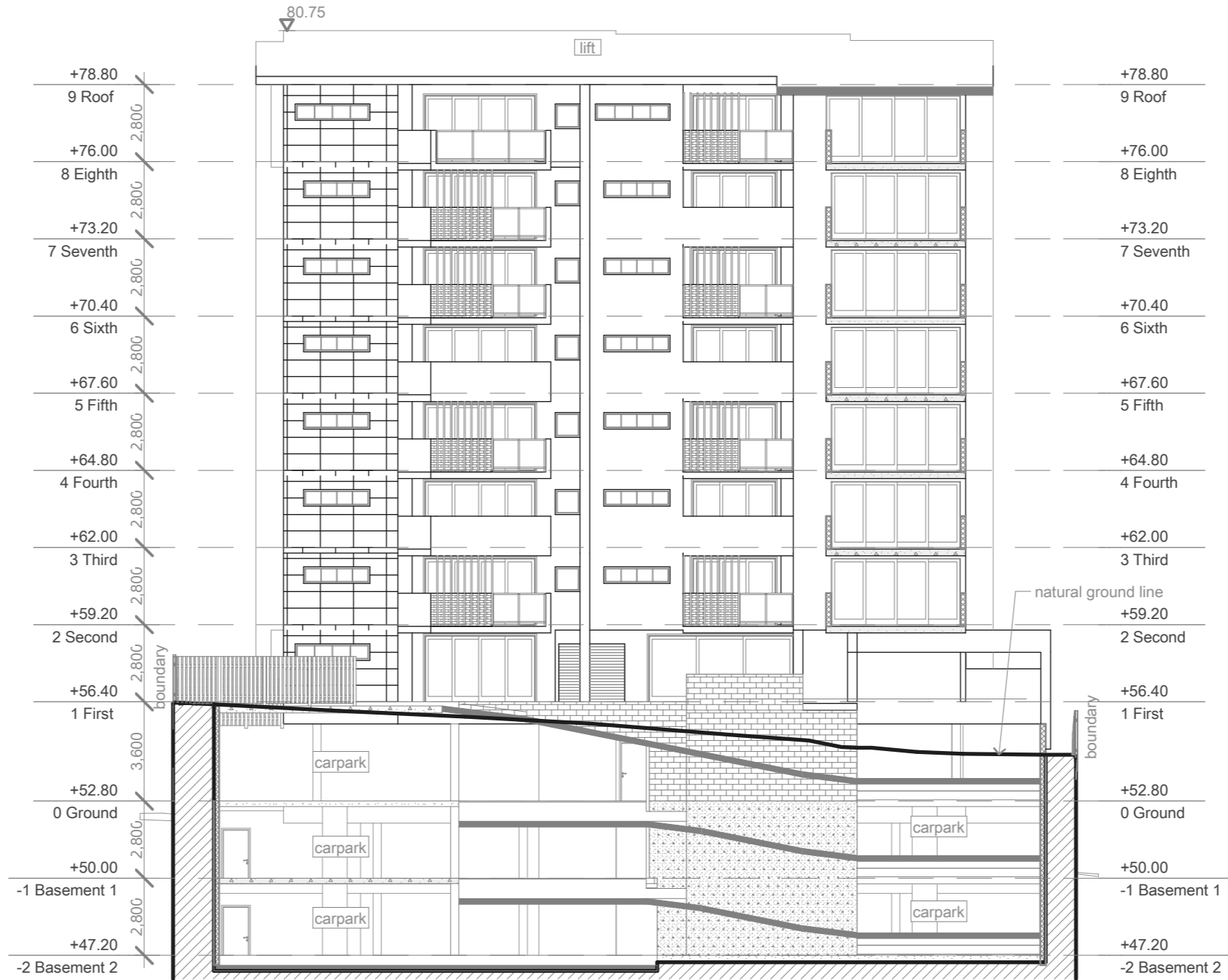


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