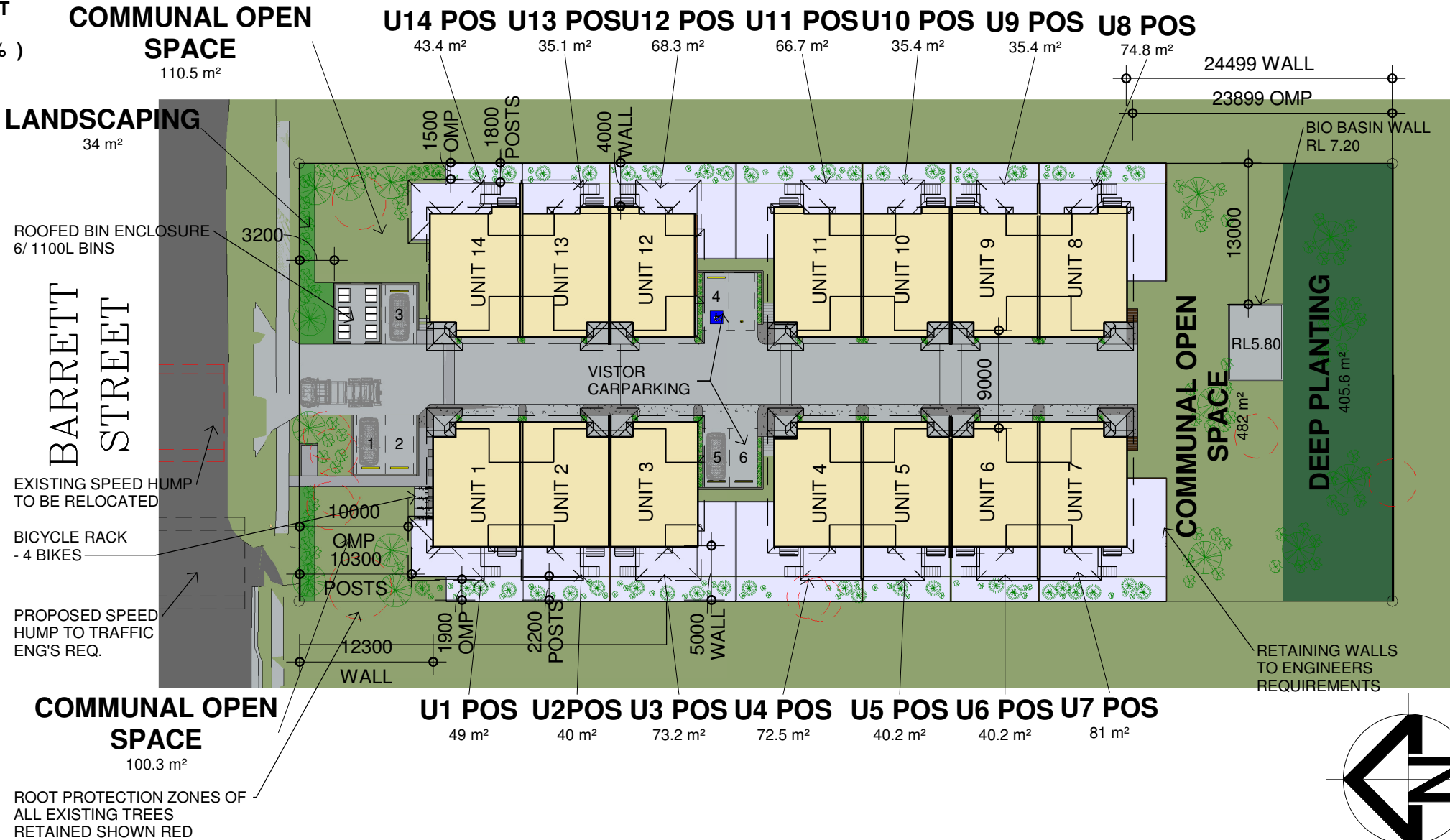


RPD

LOT 42 ON S2717
LOCAL AUTH. - BRISBANE CITY COUNCIL
ZONE- EMERGING COMMUNITY
SITE AREA - 4047m²

- MAX. SITE COVER - 2,023.5 m² MAX. (50.0%)
- SITE COVER - 1554.5 m² (38.4%)
- MAX. GROSS FLOOR AREA - 3,237.6 m² MAX. (80.0%)
- GROSS FLOOR AREA - 2268.3 m² (56.0%)
- DEEP PLANTING REQ'D - 404.7 m² MIN. (10.0%)
- DEEP PLANTING - 405.6 m² (10.0%)
- PARKING REQUIRED - 14 UNITS /4 = 4 VISTOR CARPARKS
- PARKING ACHIEVED - 6 VISTOR CARPARKS
+ 2 CAR GARAGE PER UNIT

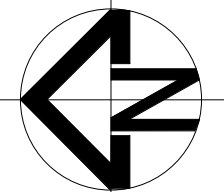
- COMMUNAL OPEN SPACE REQ'D - 202.4 m² MIN. (5%)
- COMMUNAL OPEN SPACE - 692.8 m² (17.1%)



AREA SCHEDULE
—TYPICAL UNIT

FIRST FLOOR LIVING	71.2 m²
GARAGE	37.1 m²
GROUND FLOOR LIVING	54.3 m²
PATIO	15.0 m²
PORCH	4.2 m²
TYPICAL UNIT TOTAL:	181.8 m²

SITE PLAN 1 : 500



A	AMENDMENTS	04.03.26	F	AMENDMENTS	22.07.26
B	AMENDMENTS	13.03.26	G	AMENDMENTS	24.07.26
C	AMENDMENTS	23.03.26	H	AMENDMENTS	11.08.26
D	AMENDMENTS	26.03.26			
E	AMENDMENTS	04.06.26			
ISSUE	REVISION DESCRIPTION	APPROVAL DATE	ISSUE	REVISION DESCRIPTION	APPROVAL DATE

Drawing:	PRELIMINARY DRAWINGS
Project:	PROPOSED TOWNHOUSES FOR: MSL VENTURES P/L AT: 80 BARRETT STREET, BRACKEN RIDGE

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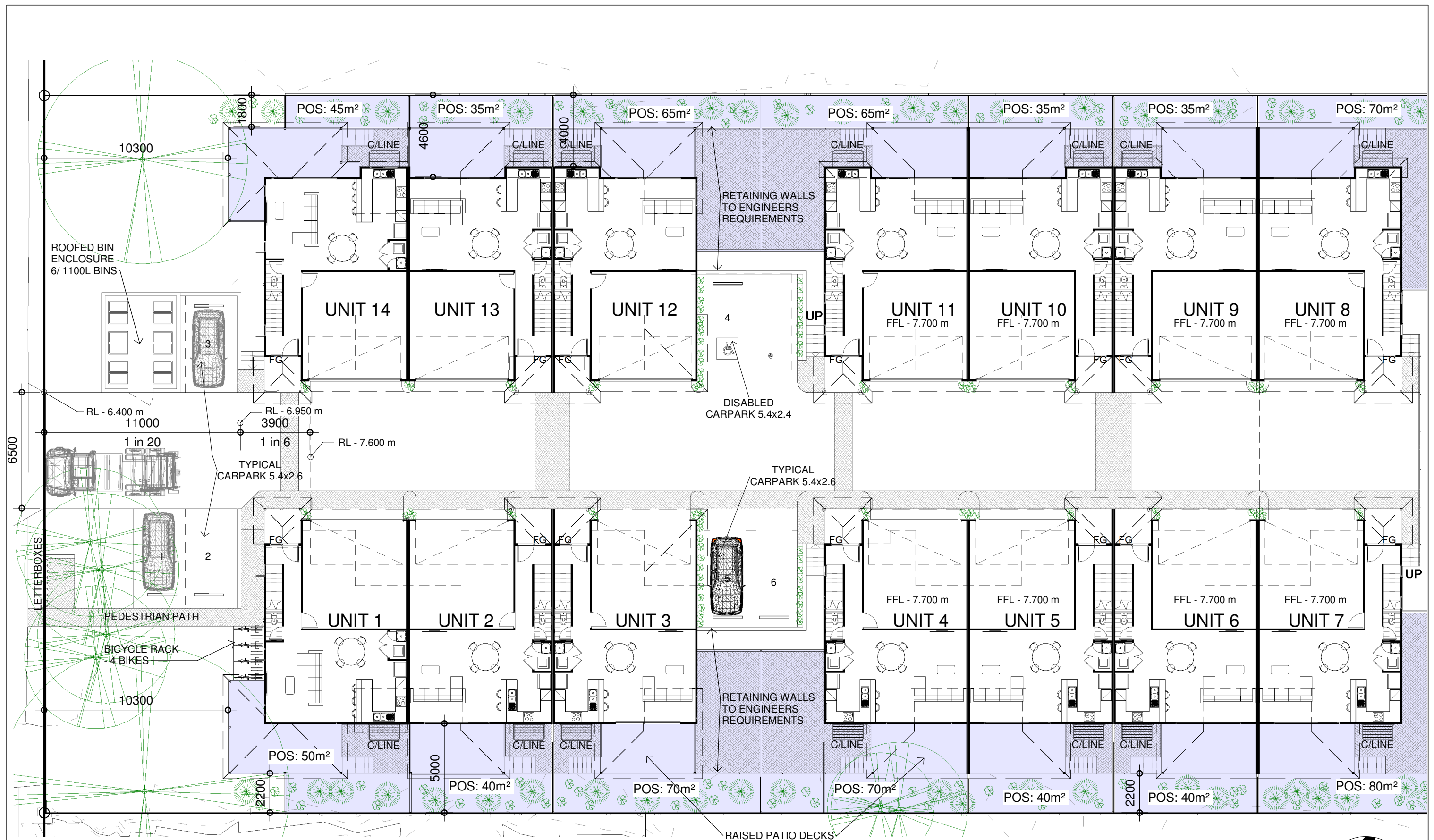
STRATHPINE DESIGN & DRAFTING

6B Mecklen Street
(PO Box 2245)
STRATHPINE QLD 4500
QBCC Lic. No. 15028079

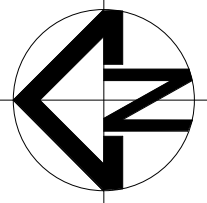
Phone: (07) 3881 2033
Email: admin@strathpinedesign.com.au
Web: www.strathpinedesign.com.au

General notes:
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Drawing Number:	1 of 8	
Start Date:	NOVEMBER 2023	
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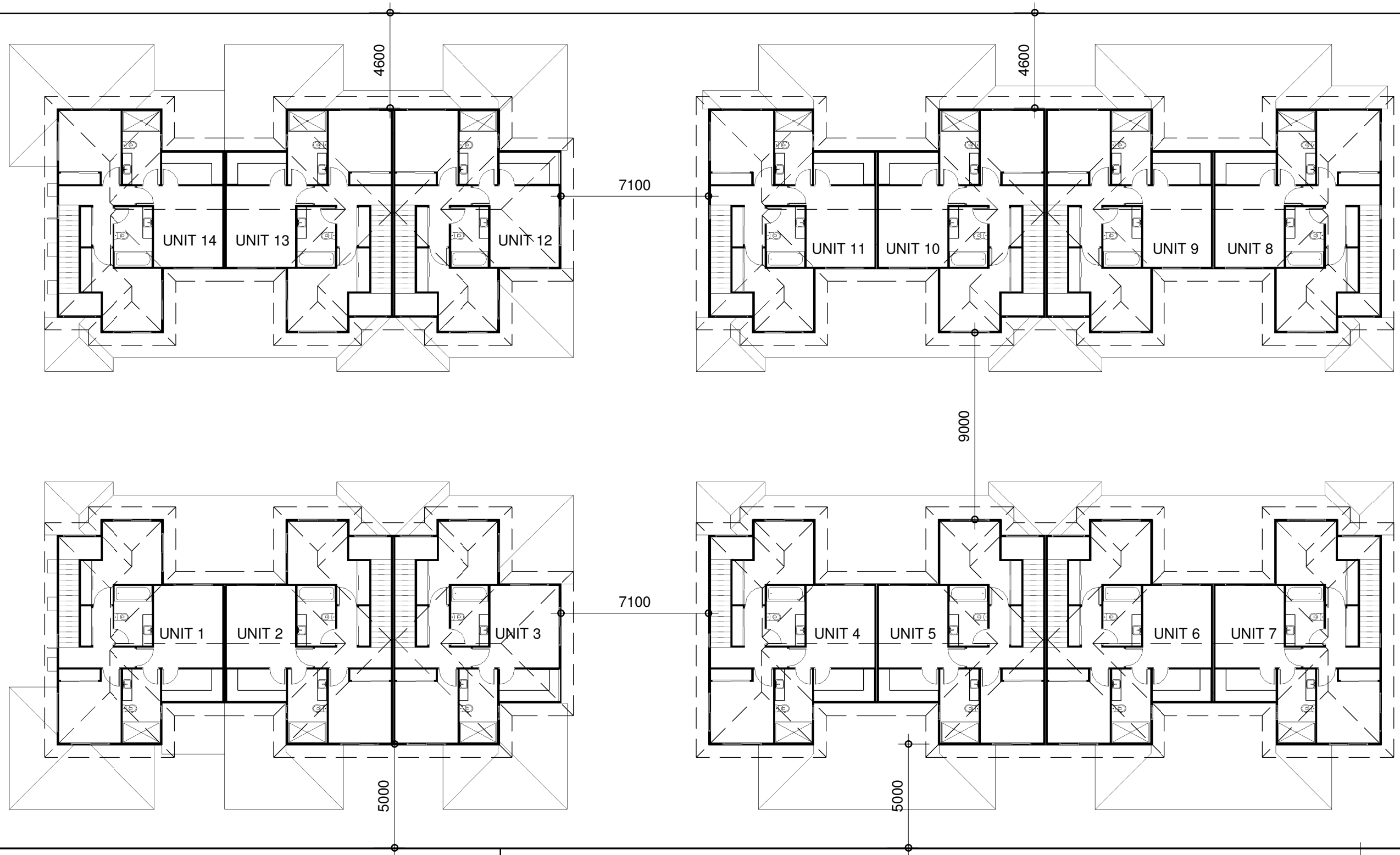


GROUND FLOOR PLAN 1 : 200

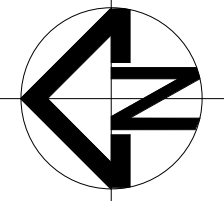


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B AMENDMENTS 13.03.26 F G AMENDMENTS 24.07.26									Drawing Number: 2 of 8					
C AMENDMENTS 23.03.26 F H AMENDMENTS 11.08.26									Start Date: NOVEMBER 2023					
D AMENDMENTS 26.03.26									Scale: 1 : 200 @ A3					
E AMENDMENTS 04.06.26									COMPUTER ID: W:\COMMERCIAL\MSL VENTURES (0)80 BARRETT STREET, BRACKEN RIDGE- PRELIMS 11.08.26.rvt					
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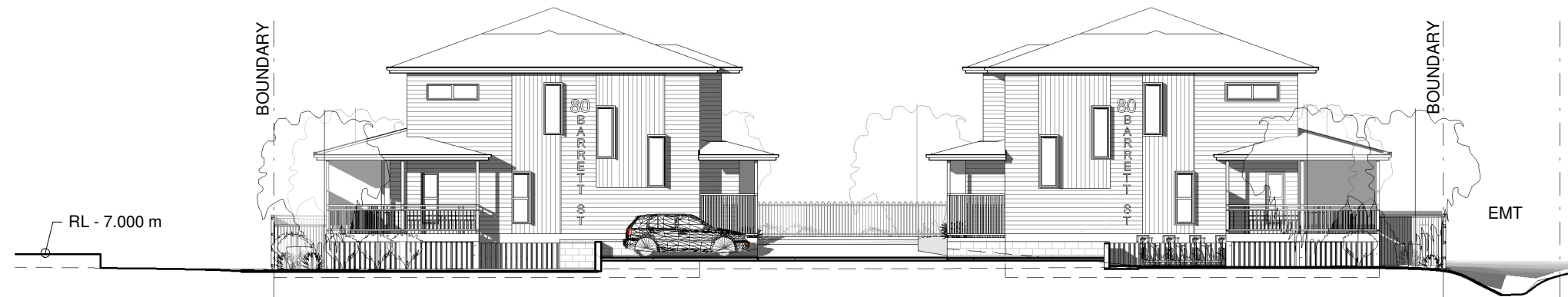


UPPER FLOOR PLAN 1 : 200



A B C D E	AMENDMENTS AMENDMENTS AMENDMENTS AMENDMENTS AMENDMENTS	04.03.26 13.03.26 23.03.26 26.03.26 04.06.26	F G H	AMENDMENTS AMENDMENTS AMENDMENTS AMENDMENTS AMENDMENTS	22.07.26 24.07.26 11.08.26	Drawing: PRELIMINARY DRAWINGS	Project: PROPOSED TOWNHOUSES FOR: MSL VENTURES P/L AT: 80 BARRETT STREET, BRACKEN RIDGE	 STRATHPINE DESIGN & DRAFTING 6B Mecklen Street (PO Box 2245) STRATHPINE QLD 4500 QBCC Lic. No. 15028079 Phone: (07) 3881 2033 Email: admin@strathpinedesign.com.au Web: www.strathpinedesign.com.au	General notes: All construction methods to be in accordance with The National Construction Series - Building Code of Australia (BCA) 2019 (class 1 & 10 - vol 2, class 2 to 9 - vol 1) and all relevant Australian Standards. All written dimensions take precedence over scale. All levels and dimensions to be verified on site. All dimensions are written in millimetres U.N.O. © This drawing & contents remain the property of Strathpine Design & Drafting	Drawn: MB Checked: AL Job Number: AO6743/23 Drawing Number: 3 of 8 Start Date: NOVEMBER 2023 Scale: 1 : 200 @ A3 COMPUTER ID: W:\COMMERCIAL\MLS VENTURES (\80 BARRETT STREET, BRACKEN RIDGE- PRELIMS 11.08.26.rvt
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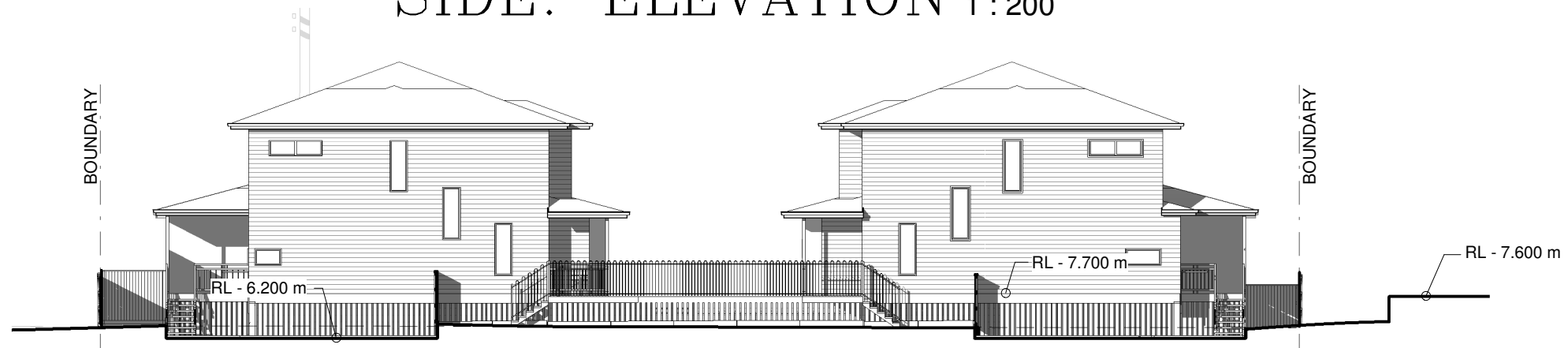
FRONT ELEVATION 1 : 200



SIDE ELEVATION 1 : 200



SIDE. ELEVATION 1 : 200



REAR ELEVATION 1 : 200

A	AMENDMENTS	04.03.26	F	AMENDMENTS	22.07.26
B	AMENDMENTS	13.03.26	G	AMENDMENTS	24.07.26
C	AMENDMENTS	23.03.26	H	AMENDMENTS	11.08.26
D	AMENDMENTS	26.03.26			
E	AMENDMENTS	04.06.26			
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Drawing:

PRELIMINARY DRAWINGS

Project:

PROPOSED TOWNHOUSES
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AT: 80 BARRETT STREET, BRACKEN RIDGE

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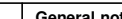
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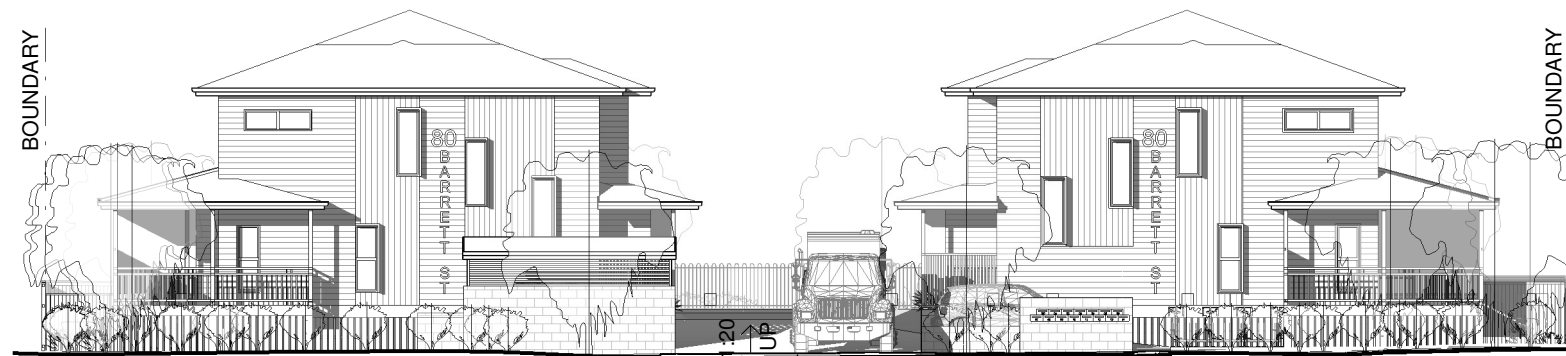
D/WAY EAST ELEVATION 1 : 200



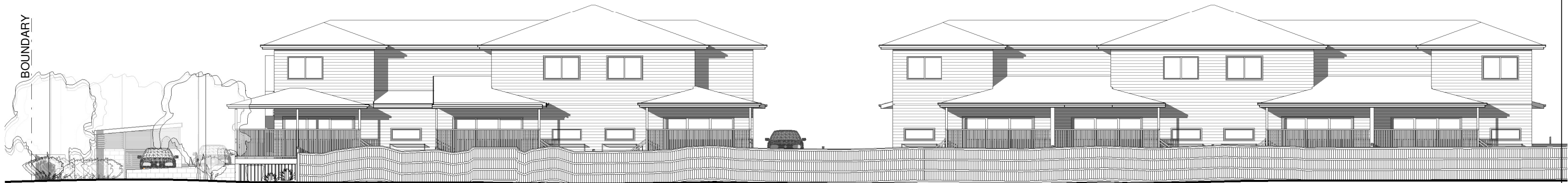
D/WAY WEST ELEVATION 1 : 200

A	AMENDMENTS	04.03.26	F	AMENDMENTS	22.07.26	Drawing: PRELIMINARY DRAWINGS	Project: PROPOSED TOWNHOUSES FOR: MSL VENTURES P/L AT: 80 BARRETT STREET, BRACKEN RIDGE	 6B Mecklem Street PO Box 2245 STRATHPINE QLD 4500 QBCC Lic. No. 15028079 Phone: (07) 3881 2033 Email: admin@strathpinedesign.com.au Web: www.strathpinedesign.com.au	General notes: All construction methods to be in accordance with The National Construction Series - Building Code of Australia (BCA) 2019 (class 1 & 10 - vol 2, class 2 to 9 - vol 1) and all relevant Australian Standards. All written dimensions take precedence over scale. All levels and dimensions to be verified on site. All dimensions are written in millimetres U.N.O. © This drawing & contents remain the property of Strathpine Design & Drafting	Drawn: MB	Checked: AL	Job Number: AO6743/23
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D	AMENDMENTS	26.03.26								Scale: 1 : 200 @ A3		
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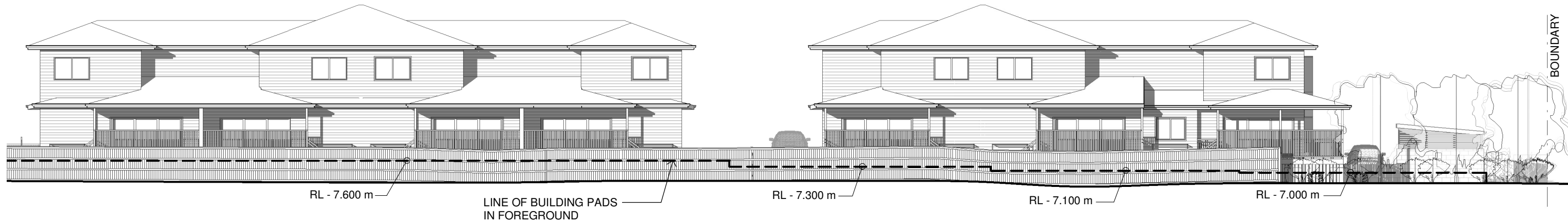
BARRET STREET ELEVATION 1 : 200



SIDE BOUNDARY ELEVATION 1 : 200



REAR BOUNDARY ELEVATION 1 : 200



SIDE BOUNDARY. ELEVATION 1 : 200

A	AMENDMENTS	04.03.26	F	AMENDMENTS	22.07.26
B	AMENDMENTS	13.03.26	G	AMENDMENTS	24.07.26
C	AMENDMENTS	23.03.26	H	AMENDMENTS	11.08.26
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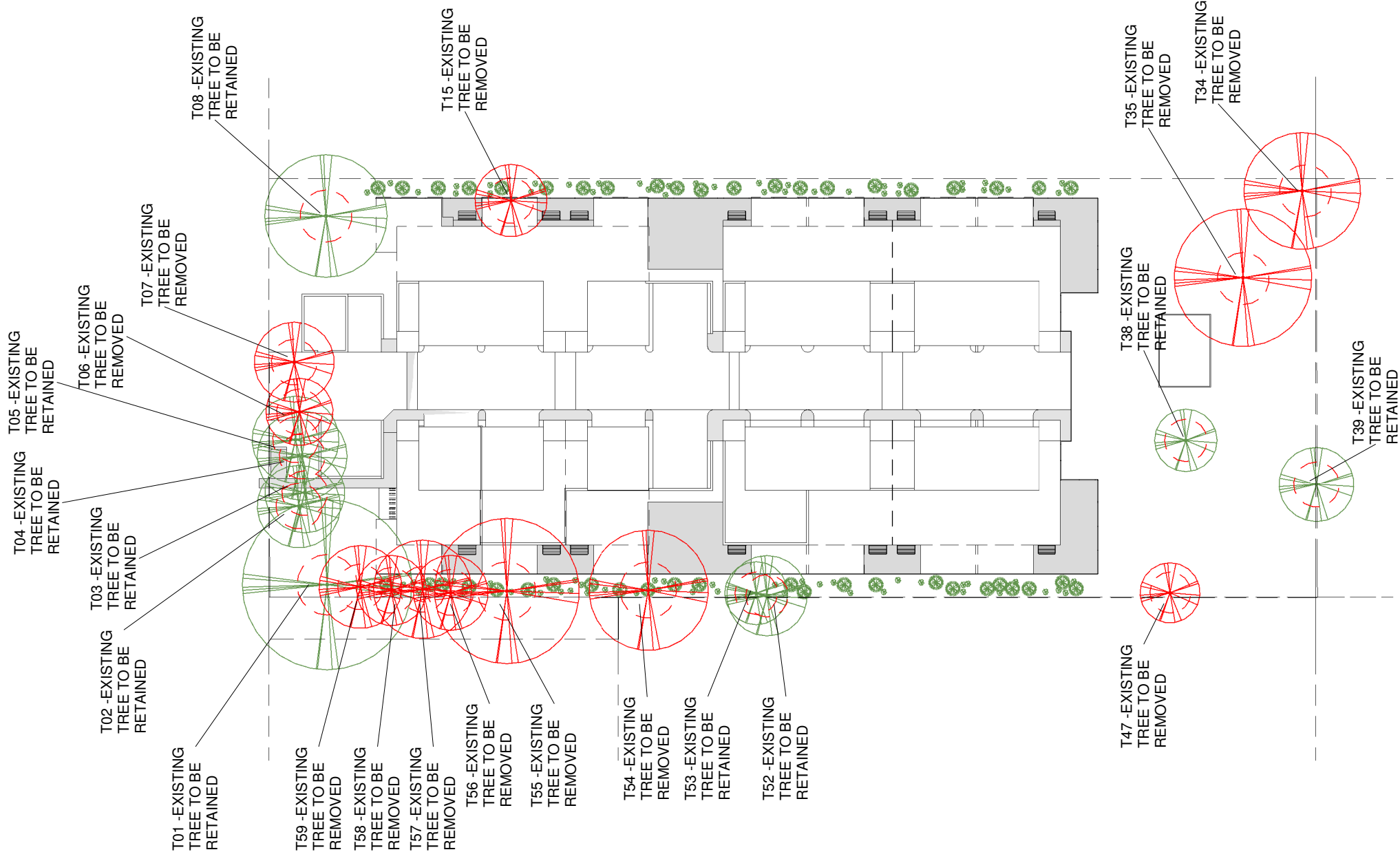
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TREE MANAGEMENT SITE PLAN 1 : 500