IMPORTANT NOTE: SUBSTITUTION OF PRODUCTS OR MATERIALS MAY VOID AAD DESIGN RESPONSIBILITY FOR THE INFORMATION CONTAINED IN THESE DOCUMENTS.

AMENDED IN RED
16/01/2013

REAL PROPERTY DESCRIPTION:

LOT:	9
PLAN:	RP81943
PARISH:	Bulimba
COUNTY:	Stanley
AUTHORITY:	Brisbane City
SITE AREA:	902.05m²

SURVEY NOTES:

CONTOURS SHOWN ARE AS PER THE SURVEYORS DRAWINGS, AND ARE INDICATIVE OF ACTUAL TERRAIN CONDITIONS. (NOT RELATIVE TO BIMAP) aad design pty. ltd. HOLDS NO RESPONSIBILITY FOR THEIR ACCURACY.

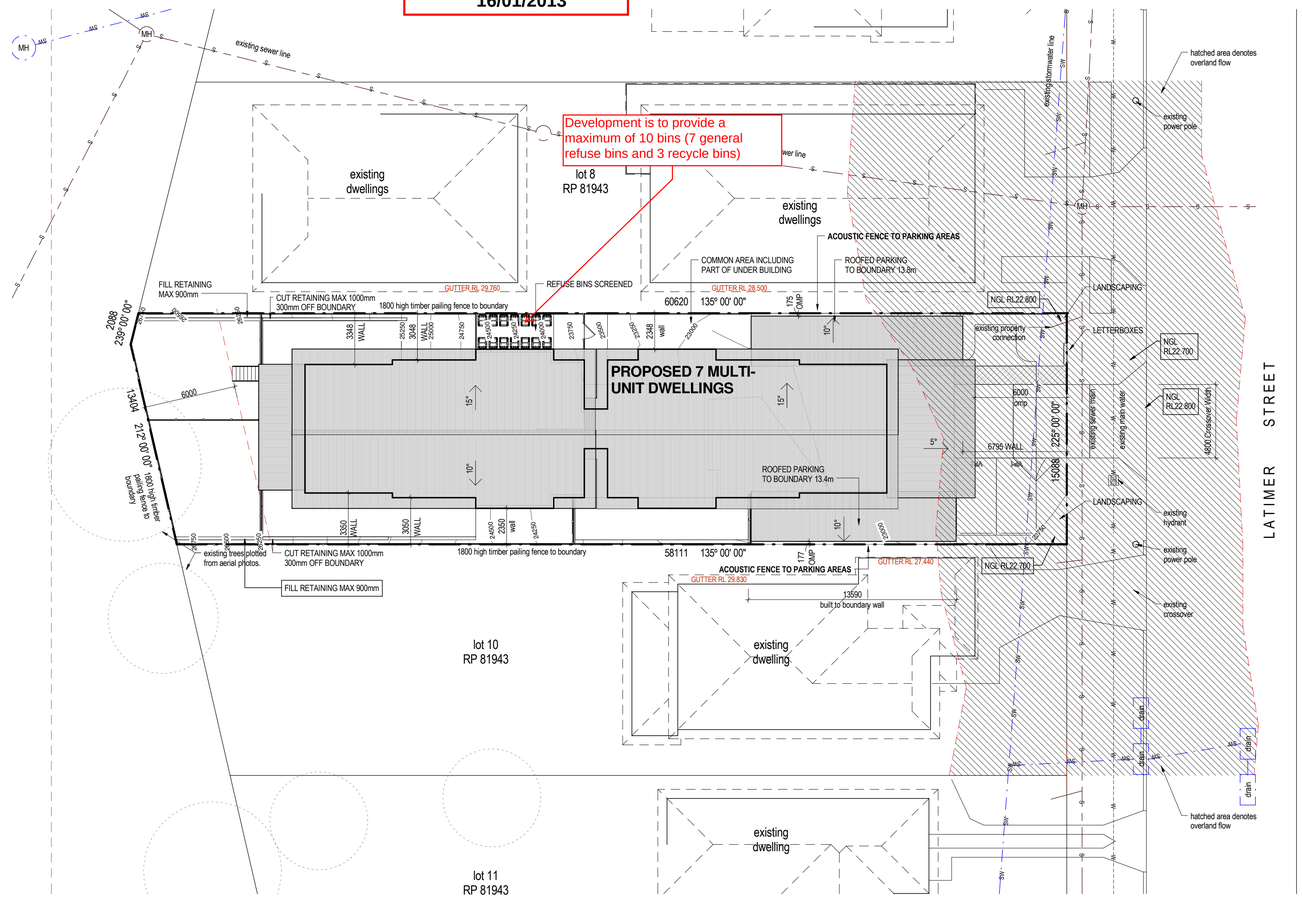
OVERLAND FLOW NOTE:

BRISBANE CITY COUNCIL CITY PLAN 2000 E BIMAP OVERLAYS AND FLOOD REPORT INDICATE THAT THE SUBJECT SITE IS AFFECTED BY FLOODING FROM OVERLAND FLOW.
COUNCIL HAVE PROVIDED THE 50 YEAR ARI (AVERAGE RECURRENCE INTERVAL) FLOOD DEPTH:
RL 23.46 AHD

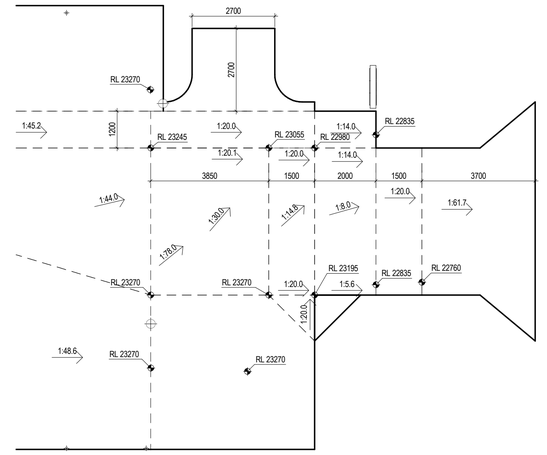
FLOODING NOTE:

Information provided by BCC FloodWise property report.
This site is affected by flooding from overland flow.

Minimum Ground Level (AHD):	22.50m
Maximum Ground Level (AHD):	27.00m
50 Year Average Recurrence Interval (ARI):	23.46m
Defined Flood Source:	Over Land Flow
Minimum Habitable FLoor Level (AHD):	23.96m
Minimum Non-Habitable FLoor Level (AHD):	23.76m



1 PROPOSED SITE PLAN
Scale 1 : 200



3 DRIVEWAY GRADIENTS
Scale 1 : 100



No. 38 | No. 40 | No. 42 (Subject Lot) | No. 44 | No. 46 | No. 48

LATIMER STREET STREETSCAPE

BCC DS
RECEIVED
27/10/2026
APPLICATION REF
A007144028

PLANS AND DOCUMENTS
referred to in the
APPROVAL
16/01/2013
Dated:.....

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Received
19/10/2012
BCC RiskSMART

AAD DESIGN
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173 Given Terrace
Paddington, Qld 4064
Ph: (07) 3368 2211
Fax:(07) 3369 2211
www.aaddesign.com.au

Existing Site Setout

client: Q Sense Pty Ltd
project Proposed Material Change of Use 7
descript: Multi-Unit Dwellings
location: 42 Latimer Street
Holland Park, QLD 4121

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT STANDARDS. WE ACCEPT NO RESPONSIBILITY FOR UNDOCUMENTED VARIATIONS, CONSTRUCTION OUTSIDE THE SCOPE SHOWN ON THE DRAWINGS, OR FOR THE ACCURACY OF INFORMATION SUPPLIED BY OTHERS. DIMENSIONS TO BE CONFIRMED ON SITE BY CONTRACTORS PRIOR TO SETOUT AND CONSTRUCTION. IN THE EVENT OF ANY DISCREPANCIES, AAD DESIGN SHOULD BE NOTIFIED IMMEDIATELY. DIMENSIONS TAKE PREFERENCE OVER SCALE (DO NOT SCALE OFF PLAN).

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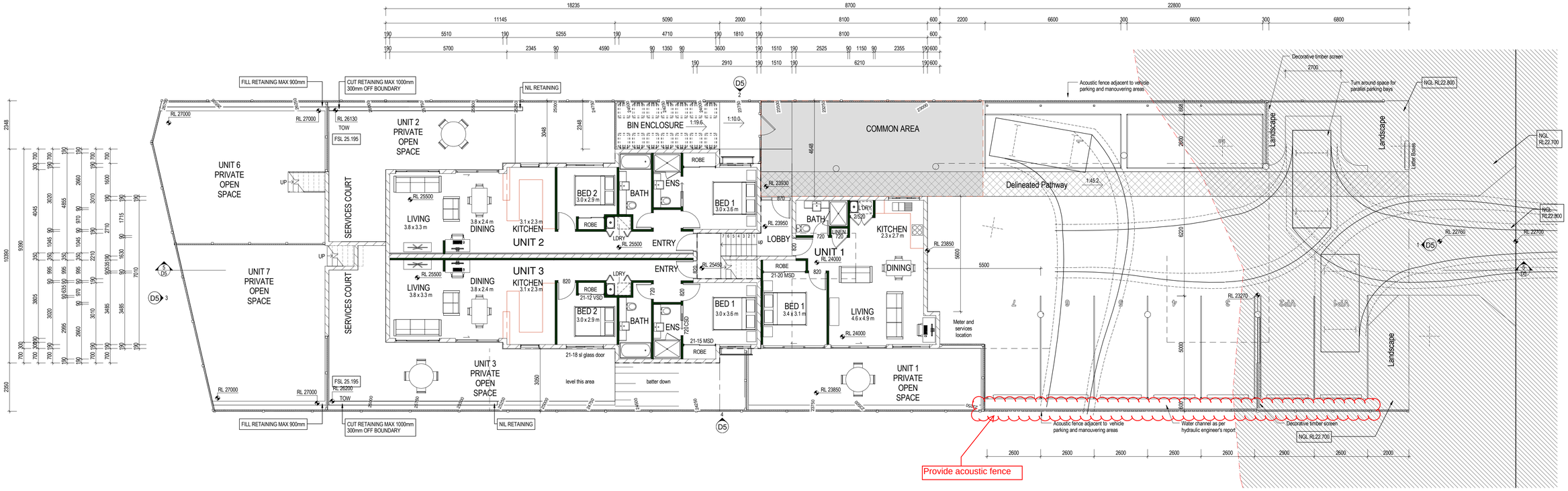
Issue Number	Issued Date	Issued By	Issue Description
1	10/07/12	MJ	Issued for consultants
2	23/07/12	LB	Unit designs changed & GFA reduced
3	15/10/12	MJ	Carpark raised to suit Q50 level
4	17/10/12	MJ	Amended Carpark levels

R/P0 :	L9 RP 81943
BLD CLASS :	CLASS 2
SITE ZONING :	LMR
LOCAL GOV'T :	Brisbane City Council
DWG TITLE	SITE PLAN
DWG/JOB NO :	3116 TP
SCALE :	As indicated at A1
SHEET NO :	D3 of 6
ISSUE :	4
WIND :	N2
DRAWN :	MJ LB
CHECKED :	
ORG ISSUE DATE :	
AREA m² :	902.05m²
NORTH :	

ISO A1 (594 X 840)

IMPORTANT NOTE: SUBSTITUTION OF PRODUCTS OR MATERIALS MAY VOID AAD DESIGN RESPONSIBILITY FOR THE INFORMATION CONTAINED IN THESE DOCUMENTS.



1 GROUND FLOORS
Scale 1 : 100



2 FIRST FLOORS
Scale 1 : 100

GROSS FLOOR AREA	
COMMON STAIRS	20.2 m²
UNIT 1 GFA	50.0 m²
UNIT 2 GFA	71.2 m²
UNIT 3 GFA	70.5 m²
UNIT 4 GFA	70.6 m²
UNIT 5 GFA	71.3 m²
UNIT 6 GFA	71.0 m²
UNIT 7 GFA	70.3 m²
Grand total	495.1 m²

OPEN SPACE	
COMMON OPEN SPACE	50.2 m²
UNIT 1 POS	35.1 m²
UNIT 2 POS	44.9 m²
UNIT 3 POS	45.0 m²
UNIT 4 POS	20.3 m²
UNIT 5 POS	20.3 m²
UNIT 6 POS	54.6 m²
UNIT 7 POS	51.6 m²
Grand total	322.1 m²

REQUIRED AREAS		
SITE AREA	902.0 m²	100%
SITE COVER	403.6 m²	44.7 %
GFA TOTAL	495.1 m²	54.9 %
OPEN SPACE	322.1 m²	35.7 %
COMMON	50.2 m²	5.6%
LANDSCAPE	29.5 m²	3.3%

PLANS AND DOCUMENTS
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APPROVAL

16/01/2013

Dated:.....

AMENDED IN RED
11/01/2013

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19/10/2012
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BLD CLASS: CLASS 2
SITE ZONING : LMR
LOCAL GOVT : Brisbane City Council
WIND : N2
DRAWN : MJ LB
CHECKED :
ORG ISSUE DATE :
AREA m²: 902.05m²
NORTH :
DWG TITLE : FLOOR PLANS
DWG/JOB NO : 3116 TP
SCALE : 1 : 100 at A1
SHEET NO : D4 of 6
ISSUE : 4

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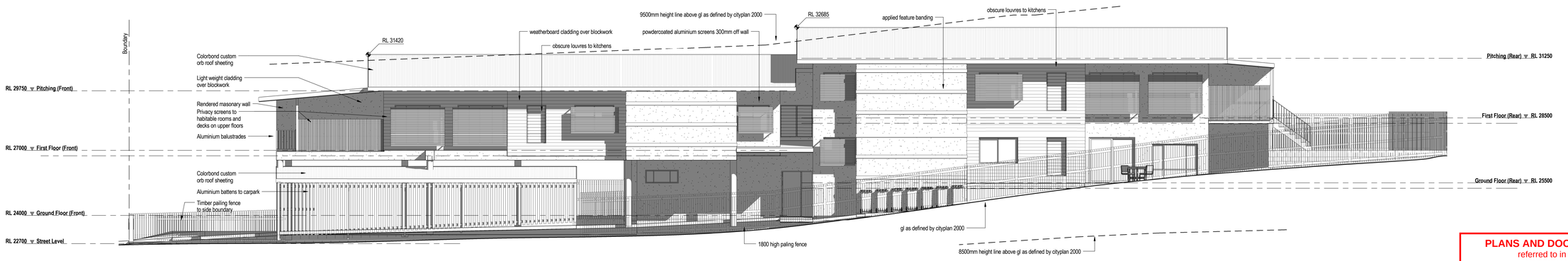
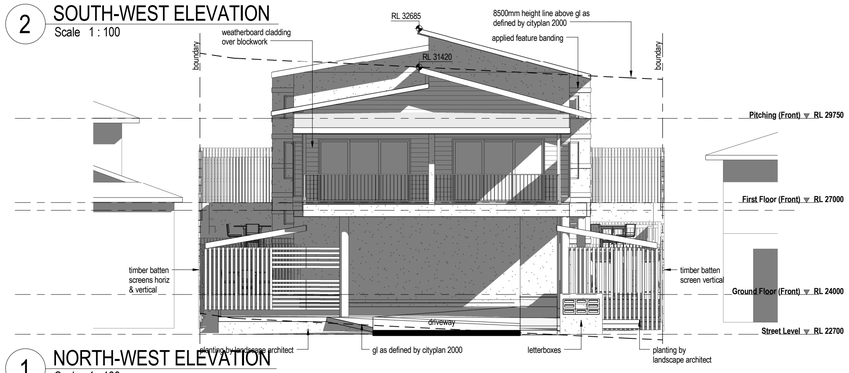
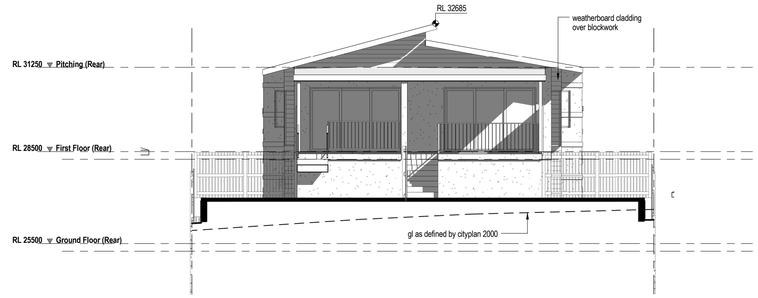


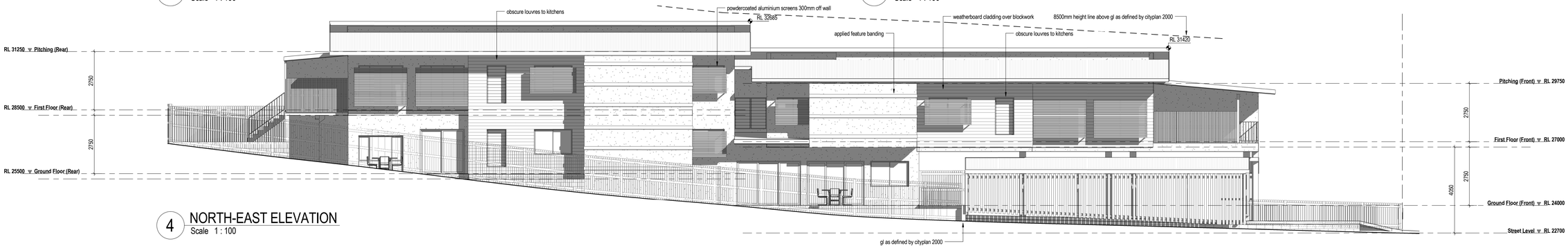
2 SOUTH-WEST ELEVATION
Scale 1 : 100



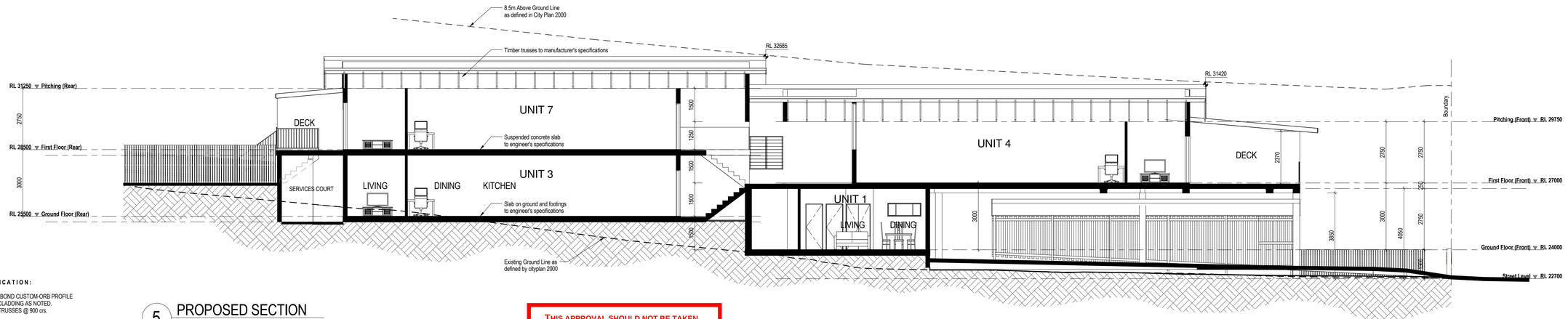
1 NORTH-WEST ELEVATION
Scale 1 : 100



3 SOUTH-EAST ELEVATION
Scale 1 : 100



4 NORTH-EAST ELEVATION
Scale 1 : 100



5 PROPOSED SECTION
Scale 1 : 100

BUILDING SPECIFICATION:

MAIN ROOF	- COLORBOND CUSTOM-ORB PROFILE ROOF CLADDING AS NOTED. - ROOF TRUSSES @ 900 crs.
WALLS	- CONCRETE BLOCK / LIGHTWEIGHT CLADDING. - CONCRETE BLOCK
FLOOR	- FIRST FLOOR - SUSPENDED CONCRETE. - GROUND FLOOR - SLAB ON GROUND
CEILING	- PLASTERBOARD
LININGS	- PLASTERBOARD
JOINERY	- ALUMINIUM
FASCIAS	- COLORBOND
GUTTER	- COLORBOND QUAD (OR SIMILAR)
DOWNPIPE	- 90mm PVC

PLANS AND DOCUMENTS
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Existing Site Setout

client: Q Sense Pty Ltd
project Proposed Material Change of Use 7
descript: Multi-Unit Dwellings

location: 42 Latimer Street
Holland Park, QLD 4121

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RPD: L9 RP 81943
BLD CLASS: CLASS 2
SITE ZONING: LMR
LOCAL GOVT: Brisbane City Council
WIND: N2
DRAWN: MJ LB
CHECKED:
ORG ISSUE DATE:
AREA m²: 902.05m²
NORTH:
DWG TITLE: ELEVATIONS
DWG/JOB NO: 3116 TP
SCALE: 1 : 100 at A1
SHEET NO: D5 of 6
ISSUE: 4

P:\AAD\PWJN_Dave\42 Latimer St, HOLLAND PARK\Town Planning\Drawings\3116_TP Masterplan-Latimer.vwx

ISO A1 (594 X 840)

LANDSCAPE NOTES

1.0 GENERAL
All works to be performed by a licensed Contractor familiar with landscape construction of this nature. The Contractor shall verify the location of utilities/services on site prior to the commencement of construction, and ensure that they will not have an effect on the works. Should there be any conflict, the Contractor shall notify the Landscape designer immediately.

2.0 EXISTING TREES
Protect all existing vegetation unless otherwise specified.

3.0 FINISHED LEVELS & GRADES
Minimum cross falls of 1:50 on planting and pathways to drainage collection points and overflow points. Planting areas should not exceed 1:3.

4.0 CULTIVATION
Cultivate sub-grade to a minimum depth of 150mm prior to placing topsoil to all planting and turf areas on ground.

5.0 TOPSOIL
Supply and install imported topsoil that complies with Australian Standard 4419 to all turf (100mm) and garden (300mm) areas as shown on drawings unless otherwise specified. Ensure modified site soil is free from stones, sticks, roots, rubbish and material toxic to plant growth. Modified topsoil shall have a friable structure with good drainage and high organic content.

6.0 FIRE ANT CONTROL
The Landscape Subcontractor is to allow to carry out all necessary measures, inspections and safeguards to ensure Fire Ants do not enter the site via equipment, machinery, materials and plant stock.

7.0 MULCH
Supply and install organic mulch to a minimum of 100mm and gravel mulch to a minimum of 50mm. Ensure mulch meets Australian Standard 4454 and is free from deleterious matter, fungi and disease. Mulch shall finish 25mm below adjacent surfaces.

8.0 PLANT SUPPLY
The Contractor shall supply plants as specified in the planting schedule. Plants shall be delivered on site true to pot size, species and type, and free of weeds, disease and fungal infection. Substitutes will not be made without prior consent of the Landscape Designer.

9.0 TURFING
Supply and install A-grade turf (variety specified on drawings) to areas shown on drawings. Finishing levels should be flush with adjacent surfaces unless otherwise detailed. Spread topsoil and grade surface to ensure a level finished surface, which drains to nominated field gullies.

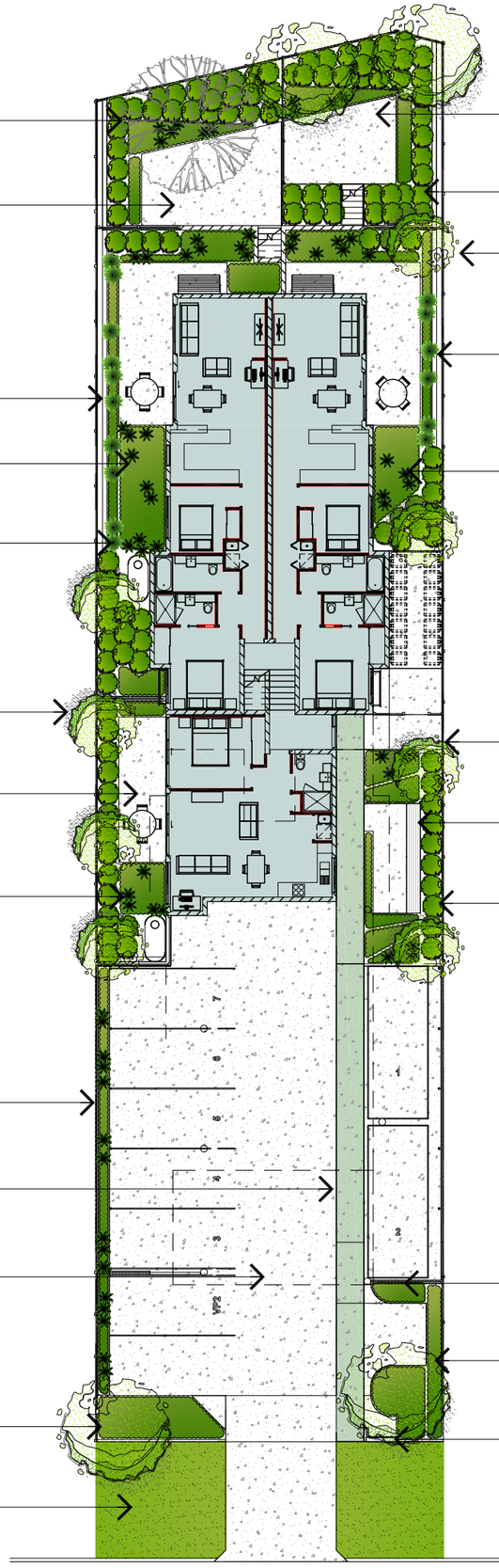
10.0 EDGING
Supply and install all edging as per drawings. Paved edging shall sit on 100mm of concrete. Timber edging must be constructed from hardwood and joined using galvanised fittings.

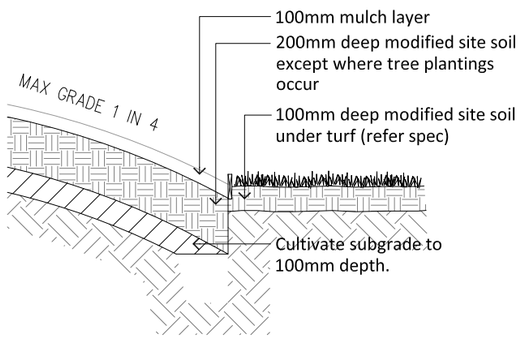
11.0 TANK / IRRIGATION INSTALLATION
Supply and install tank to size and location specified as per drawings.
The irrigation system shall be fully automatic provide even cover to all grass and planting areas. The equipment and installation processes are intended to produce an irrigation system which complies with all applicable industry, local authority and Australian standards.

12.0 LIGHTING
All lighting is to be carried out by a qualified electrician. All recommended lighting is merely a suggestion, with the ultimate style of lighting used at the description of the client.

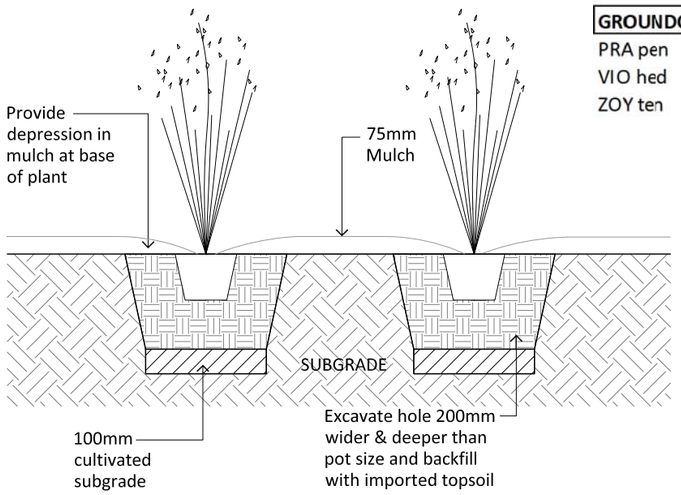
13.0 MAINTENANCE/ESTABLISHMENT PERIOD
Maintenance of all landscape works is to be carried out by the Contractor until completion of the landscape works. Maintenance includes replacement of dead and/or diseased plant stock, removal of weeds and rubbish, weed spraying and mowing.

LANDSCAPE CONCEPT PLAN
Scale 1:250 @ A3

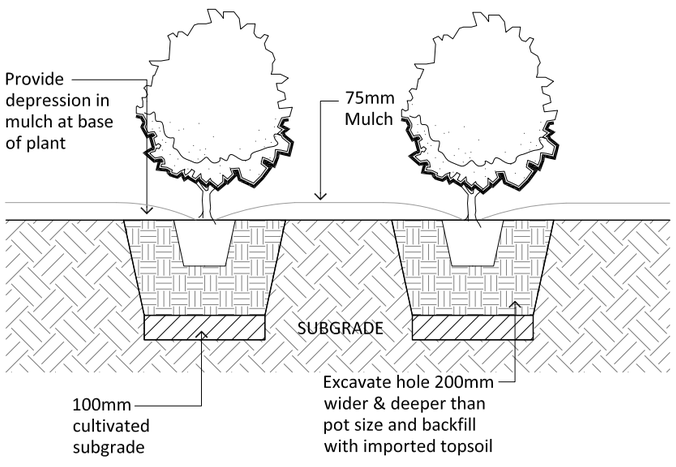




MULCH DETAIL
Scale 1:25 @ A3



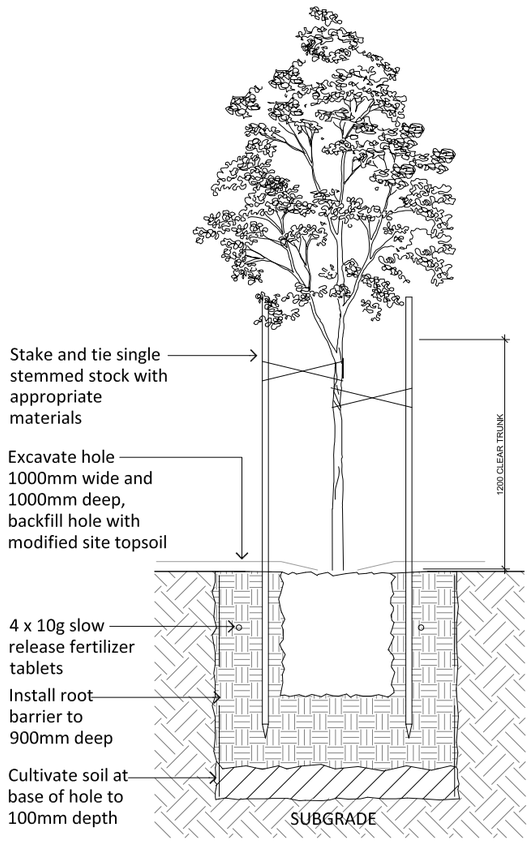
MASS PLANTING DETAIL
Scale 1:25 @ A3



SHRUB PLANTING DETAIL
Scale 1:25 @ A3

PROPOSED PLANT SPECIES LIST

Code	Botanical Name	Common Name	Pot Size
TREES			
CUP ana	*CUPANIOPSIS anacardioides*	Tuckeroo	45Lt
BRA rub	*BRACHYCHITON rupestris*	Bottle Tree	45Lt
ELA gra	*ELAEOCARPUS grandis*	Blueberry Ash	100Lt
WAT flo	*WATERHOUSEA floribunda*	Weeping Lilly Pilly	100Lt
SHRUBS			
ALO bri	*ALOCASIA brisbanensis*	Cunjevoi	140mm
ACM smi	*ACMENA smithii 'Hedgemaster'*	Dwarf Lily Pilly	140mm
BAN rob	*BANKSIA robur*	Swamp Banksia	140mm
SYZ Aus	*SYZYGIUM 'Aussie Boomer'*	Aussie Boomer	140mm
GRASSES			
CRI ped	*CRINUM pedunculatum*	Swamp Lily	140mm
DOR exc	*DORYANTHES excelsa*	Gymea Lily	140mm
IMP Rub	*IMPERATA cylindrica 'Rubra'*	Blood Grass	140mm
LOM lon	*LOMANDRA longifolia*	Matrush	Tube
LOM Til	*LOMANDRA 'Tilga'*	Fine Lomandra	140mm
GROUNDCOVERS			
PRA pen	*PRATIA pendunculata*	White Pratia	140mm
VIO hed	*VIOLA hederacea*	Native Violet	140mm
ZOY ten	*ZOYSIA tenuifolia*	Korean Velvet Grass	140mm



TREE PLANTING DETAIL
Scale 1:25 @ A3

PLANS AND DOCUMENTS
referred to in the
APPROVAL

16/01/2013
Dated:.....

Received
19/10/2012
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www.seedlandscapes.com.au

abn 85 468 007 510

notes

Use figured dimensions in preference to scaled.

Notify the Landscape Designer before proceeding if any anomaly is found between this drawing and conditions on site.

Details not certified for construction. Contractor responsible for structural engineering certifications,hydraulic certifications & building approvals.

Levels taken from information provided from AAD Design's site setout plan. Confirm all finished levels on site prior to excavation.

Fencing height to be 2000mm max. above finished ground levels
(which ever is lowest, either side of property boundary).

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project
120704
42 Latimer Street
Holland Park QLD 4121

client
AAD Design

drawing
details

drawing no. 120704 02
drawn ps

issue

a	31/07/12	client approval

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EXISTING VEGETATION SURVEY

Scale 1:250 @ A3

VEGETATION PROTECTION:
Tree protection measures must be put in place around all trees to be retained as per the Australian Standard AS4970 Protection of Trees on Development Sites prior to the commencement of works on site.

All work recommended should only be undertaken by an appropriately qualified, fully insured contractor. Tree pruning must be carried out to a minimum of compliance with Australian Standard 4373 2007 Pruning of Amenity Trees.

No climbing spikes are to be used unless tree is to be removed .

Reminder: -Please note that no work on a protected tree should be commenced before approval in writing has been received from an authorised officer of the Council.

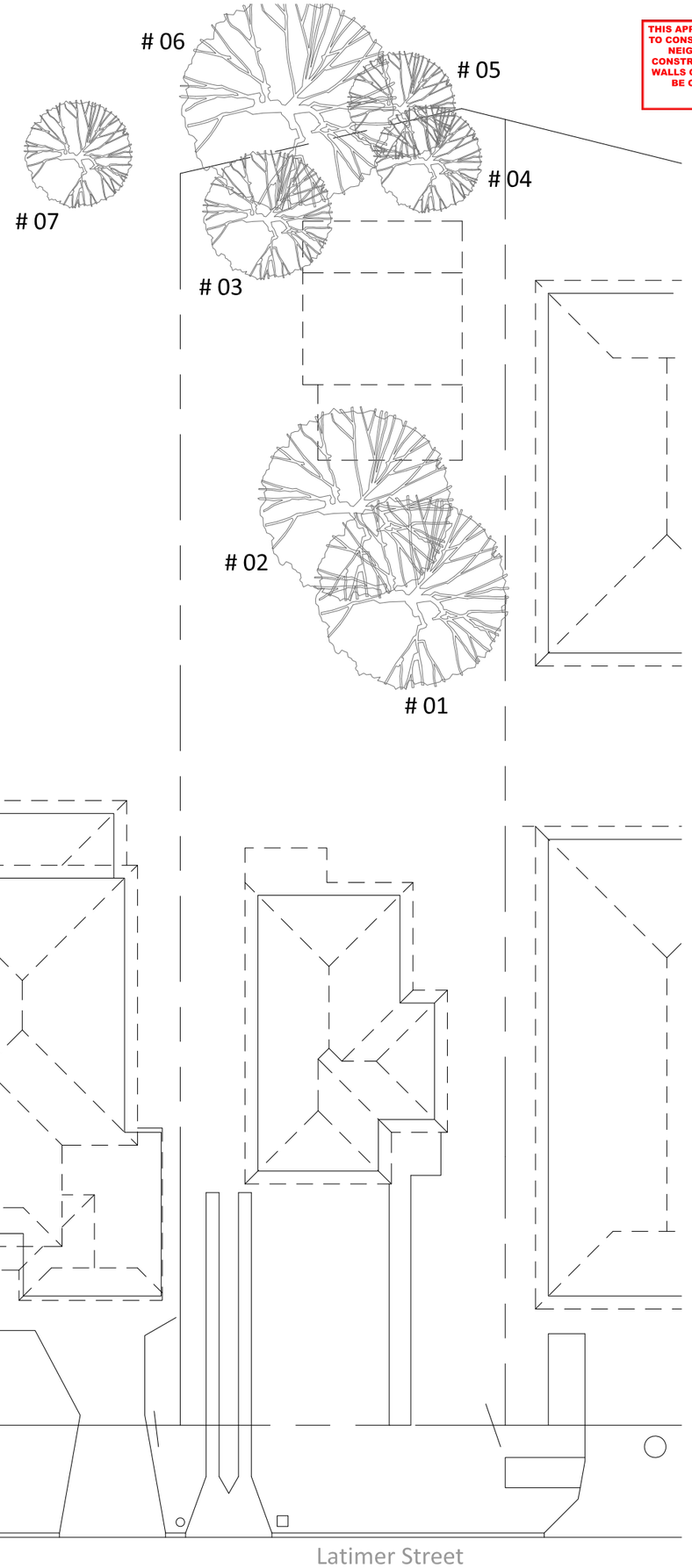
PLANS AND DOCUMENTS
referred to in the
APPROVAL

16/01/2013

Dated:.....

EXISTING TREE SURVEY

Code	Botanical Name	Common Name	Hght	Sprd	DBH	Notes	Status
1	*SYZIGIUM Species*	Lily Pilly	4m	2m	5x75mm	Located within proposed building envelop	Remove
2	*SYZIGIUM Species*	Lily Pilly	4m	1m	50mm	Located within proposed building envelop	Remove
3	*MACADAMIA integrifolia*	Macadamia Tree	10m	10m	2x300mm	Located outside building envelop with minimal root disturbance; must comply with AS and local council protection codes during construction.	Retain
4	*SPATHODEA campanulata*	African tulip tree	10m	10m	2x400mm	Located outside building envelop with minimal root disturbance; must comply with AS and local council protection codes during construction.	Retain
5	*LAGERSTROEMIA indica*	Crepe Myrtle	8m	6m	250mm	Located outside building envelop (in adjoining property) with minimal root disturbance; must comply with AS and local council protection codes during construction.	Retain
6	*DELONIX regia*	Poinciana	10m	4m	300mm	Located outside building envelop (in adjoining property) with minimal root disturbance; must comply with AS and local council protection codes during construction.	Retain
7	*MACADAMIA integrifolia*	Macadamia Tree	8m	5m	2x300mm	Located outside building envelop (in adjoining property) with minimal root disturbance; must comply with AS and local council protection codes during construction.	Retain



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landscape design

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project

120704
42 Latimer Street
Holland Park QLD 4121

client

AAD Design

drawing

existing vegetation plan

drawing no. 120704 03
drawn ps
scale 1:250 @ A3

north ↘

issue

a	31/07/12	client approval

legend

existing tree

Received
19/10/2012
BCC RiskSMART