
12 Booligal St & 11 Koolatah St

Carina

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DEVELOPMENT APPLICATION

development data

11 KOOLATAH ST - LOT 46 ON RP69995
SITE AREA 731m²

12 BOOLIGAL ST - LOT 37 ON RP 69995
SITE AREA 731m²

TOTAL SITE AREA 1462m²

building data

BUILDING	TH TYPE	QTY	GFA (BLDG)
BUILDING 1	TYPE 1 (2 STOREYS)	2	322.5m ²
BUILDING 2	TYPE 2 (2 STOREYS)	2	327.5m ²
BUILDING 3	TYPE 2 (2 STOREYS)	2	327.5m ²
BUILDING 4	TYPE 3 (3 STOREYS)	3	513.5m ²
TOTAL GFA			1491.1m ²

parking data

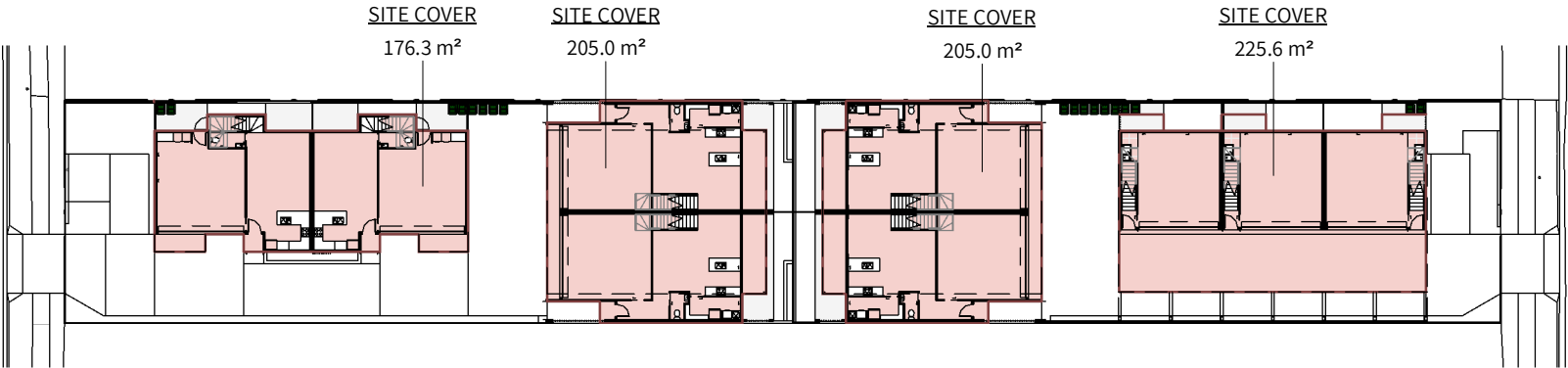
TOTAL VISITOR PARKS 2

BIN TOTAL 18

site cover

(GROUND FLOOR SHOWN)

TOTAL AREA: 811.9m²
TOTAL PERCENTAGE: 55.5%



deep planting

(GROUND FLOOR SHOWN)

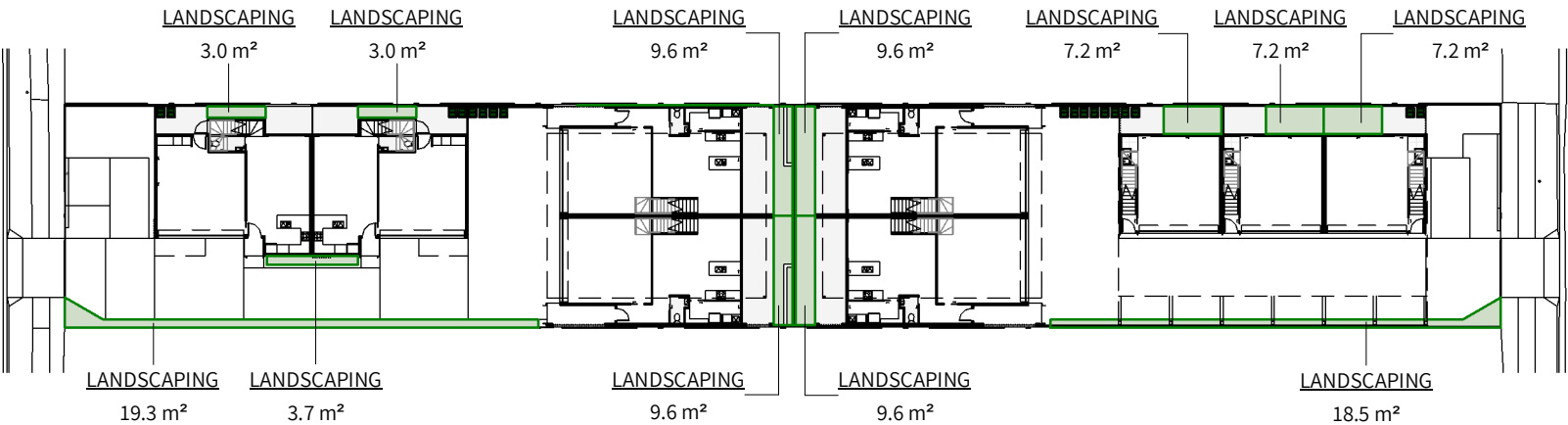
TOTAL AREA: 68.2m²
TOTAL PERCENTAGE: 4.7%



landscaping

(GROUND FLOOR SHOWN)

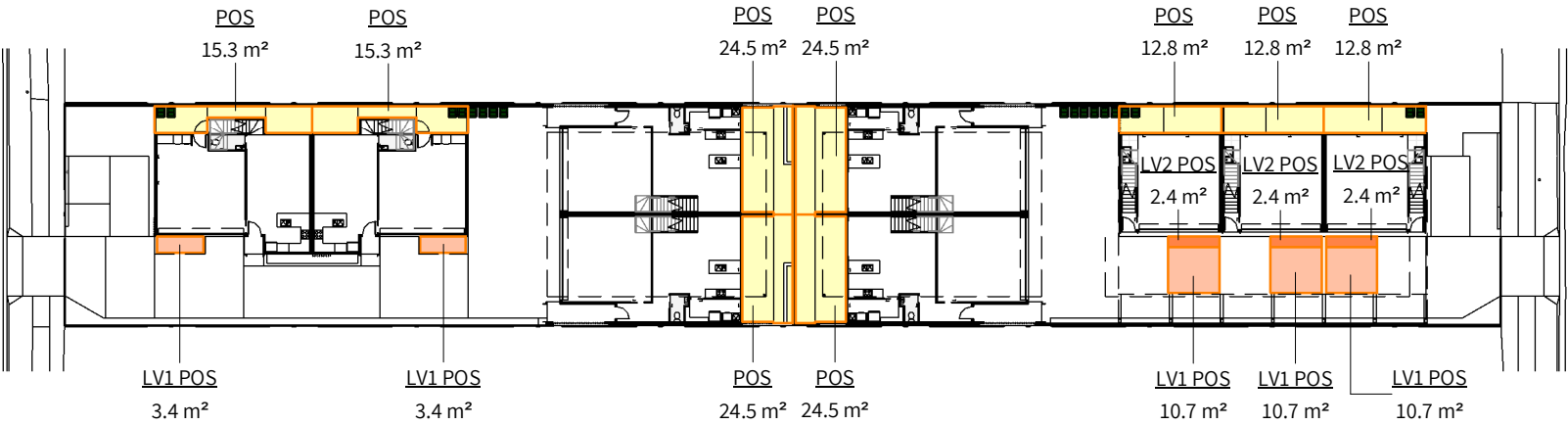
TOTAL AREA: 107.5m²
TOTAL PERCENTAGE: 7.4%
(NOT INCLUDING DEEP PLANTING)



private open space

(GROUND FLOOR SHOWN)

TOTAL AREA: 213.1m²
TOTAL PERCENTAGE: 14.6%



building data

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BUILDING 1	TYPE 1 (2 STOREYS)	2	322.5m ²
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TOTAL GFA			1491.1m ²

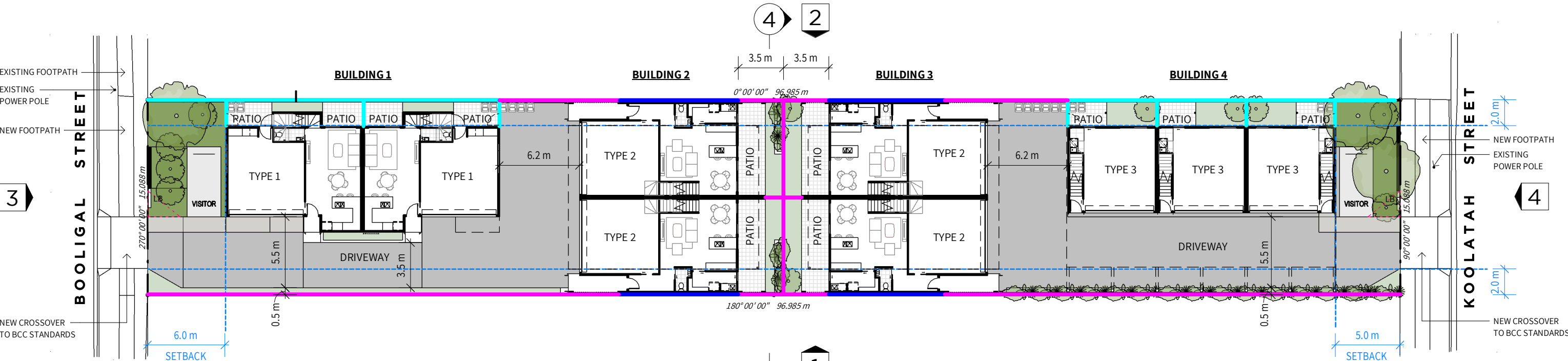
site legend

- DEEP PLANTING
- LANDSCAPING
- LINE OF SETBACK

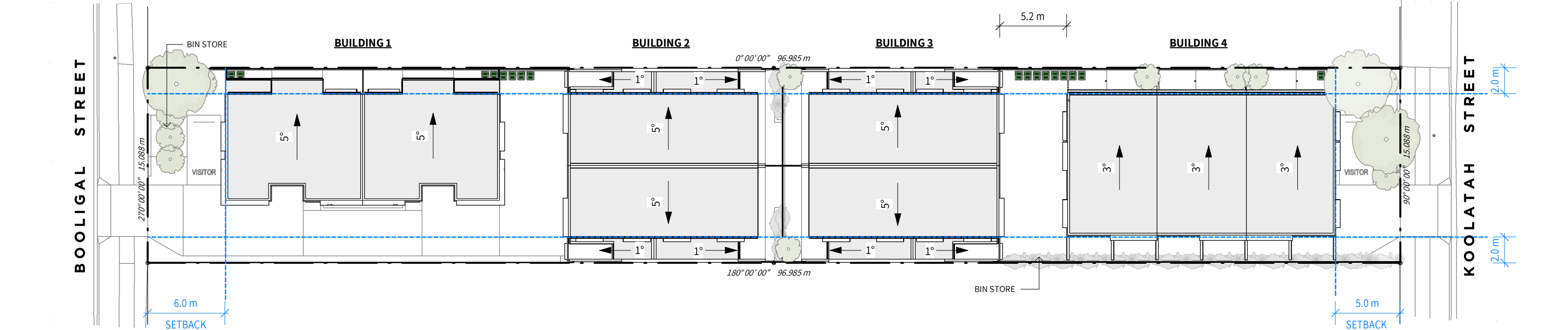
fencing legend

- RENDERED BLOCK BUILD TO BOUNDARY WALL
- 1.8M HIGH ACOUSTIC FENCING
- 1.8M HIGH TIMBER PALING FENCE

DEVELOPMENT APPLICATION



A SITE PLAN (GROUND)
1: 300 @ A3



B SITE PLAN (ROOF)
1: 300 @ A3

DEVELOPMENT APPLICATION

building data

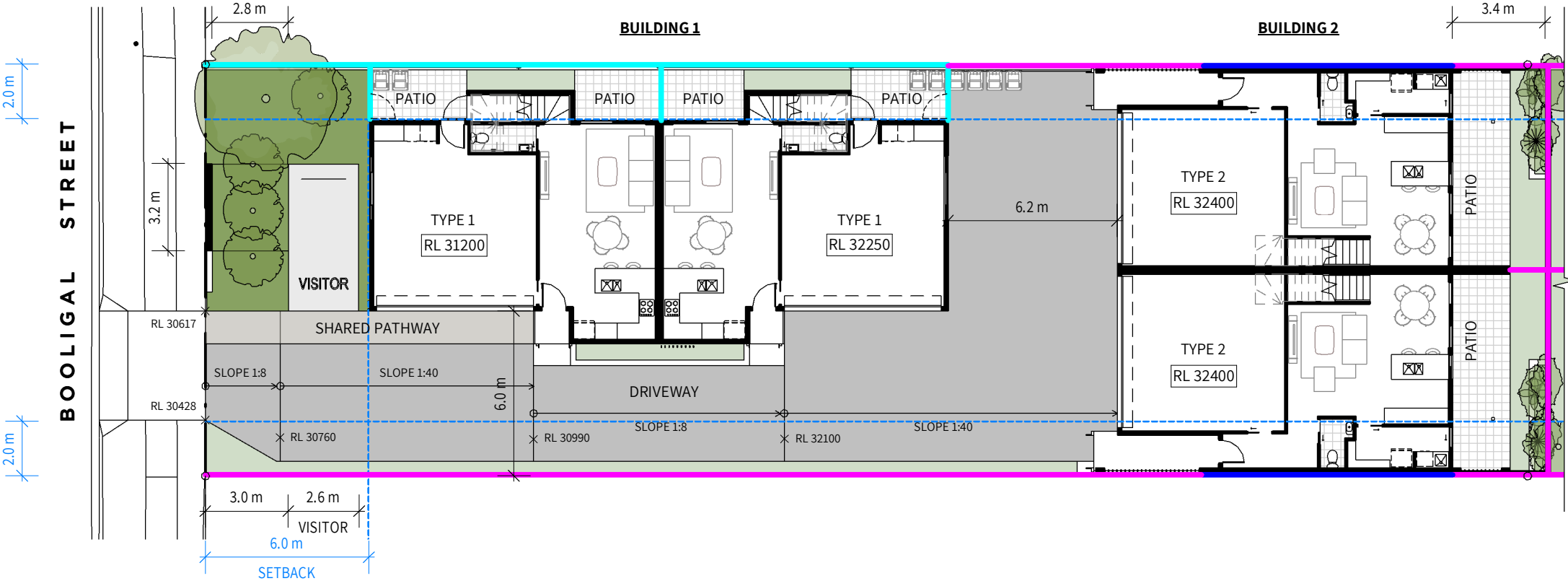
BUILDING	TH TYPE	QTY	GFA (BLDG)
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BUILDING 4	TYPE 3 (3 STOREYS)	3	513.5m ²
TOTAL GFA			1491.1m ²

site legend

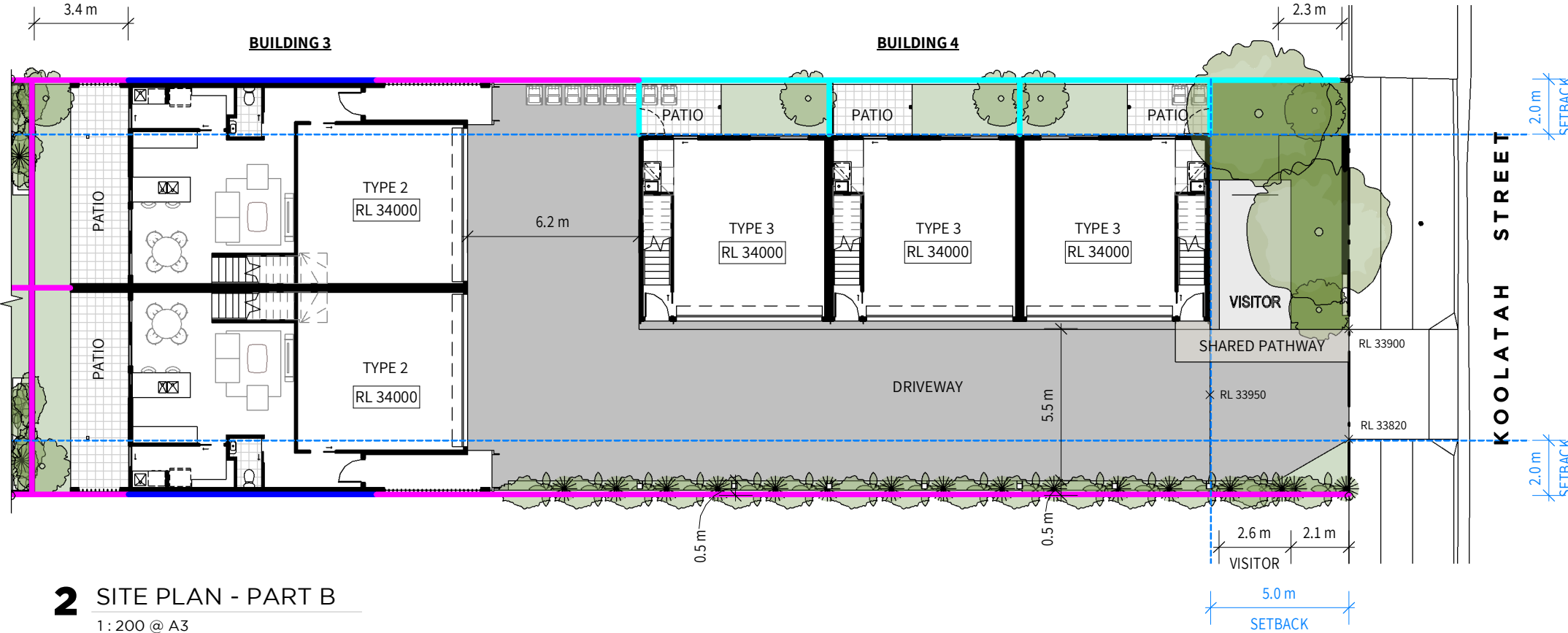
- DEEP PLANTING
- LANDSCAPING
- LINE OF SETBACK

fencing legend

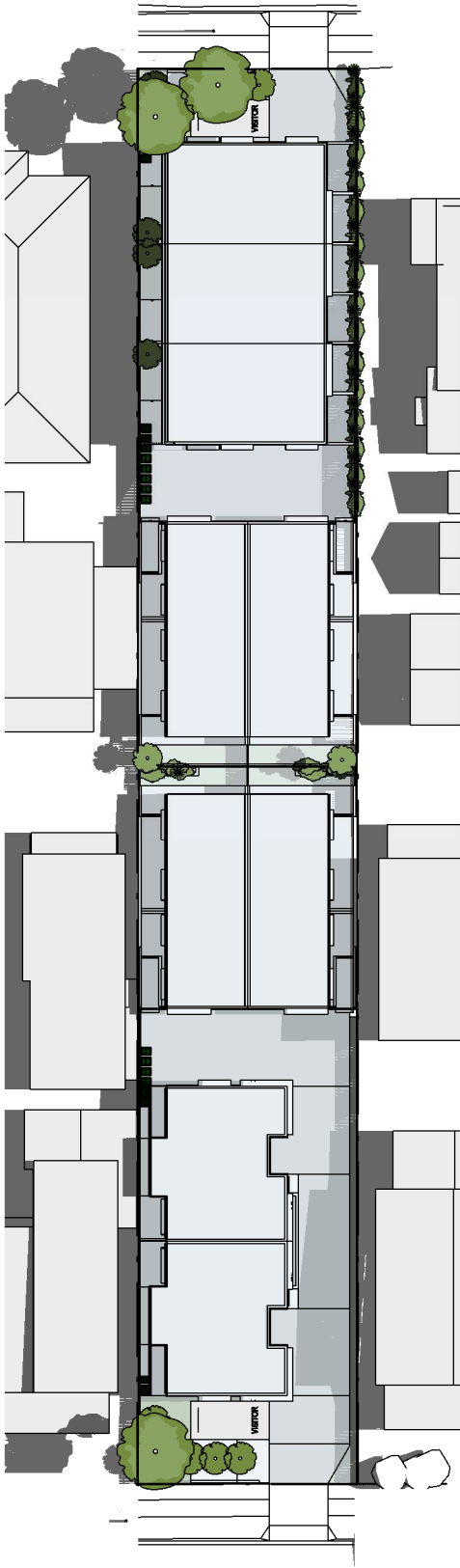
- RENDERED BLOCK BUILD TO BOUNDARY WALL
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- 1.8M HIGH TIMBER PALING FENCE



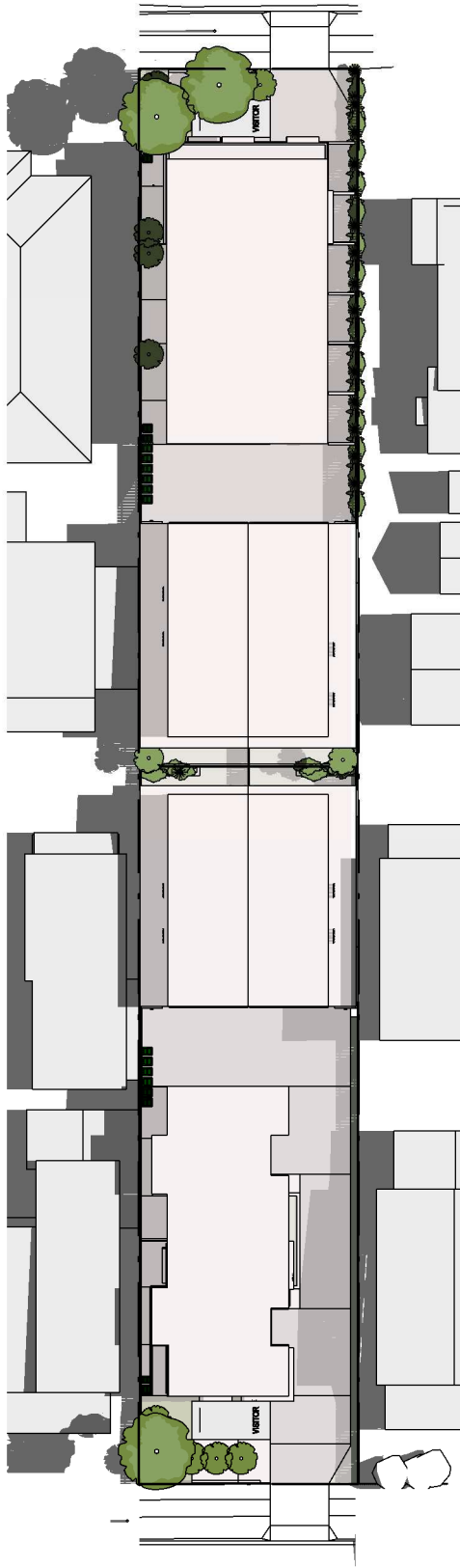
1 SITE PLAN - PART A
1 : 200 @ A3



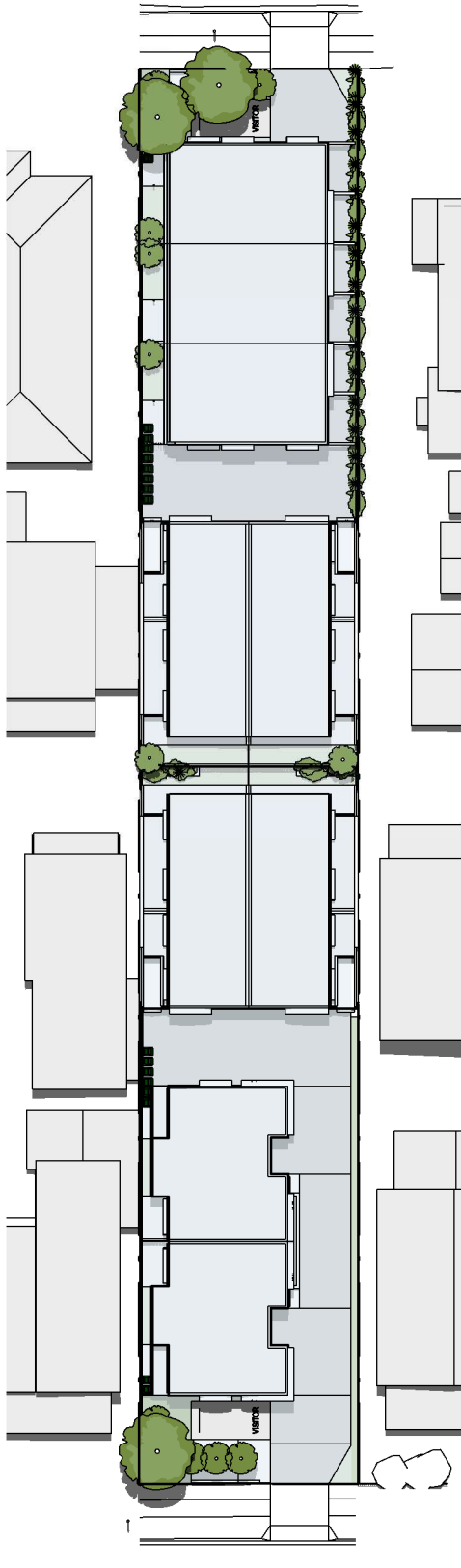
2 SITE PLAN - PART B
1 : 200 @ A3



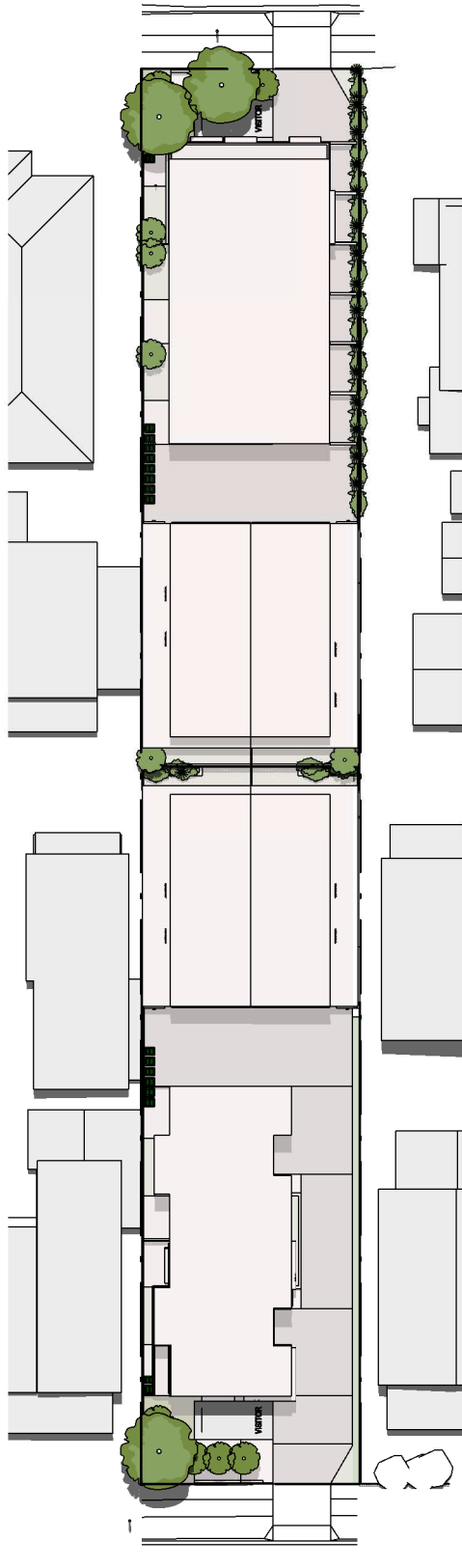
PROPOSED



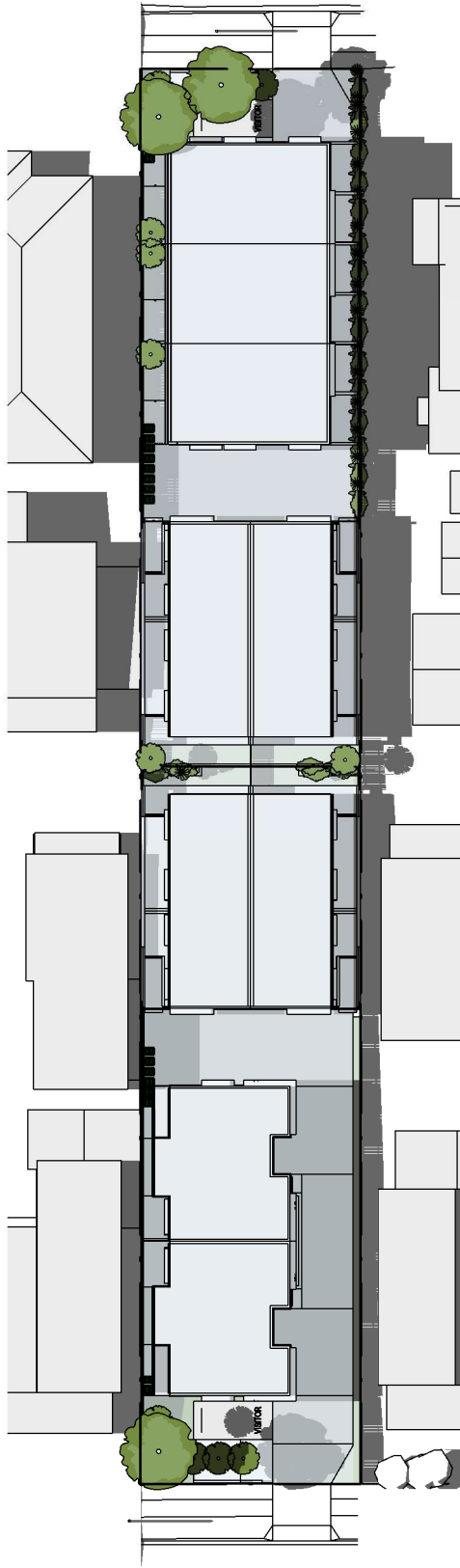
*9.5m HEIGHT



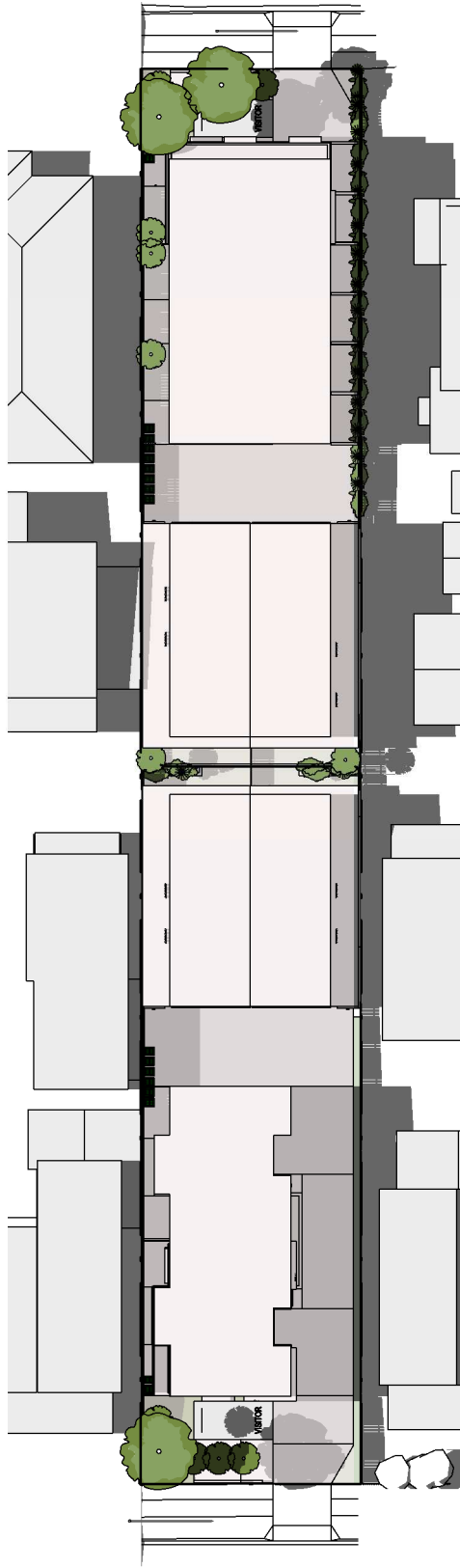
PROPOSED



*9.5m HEIGHT



PROPOSED

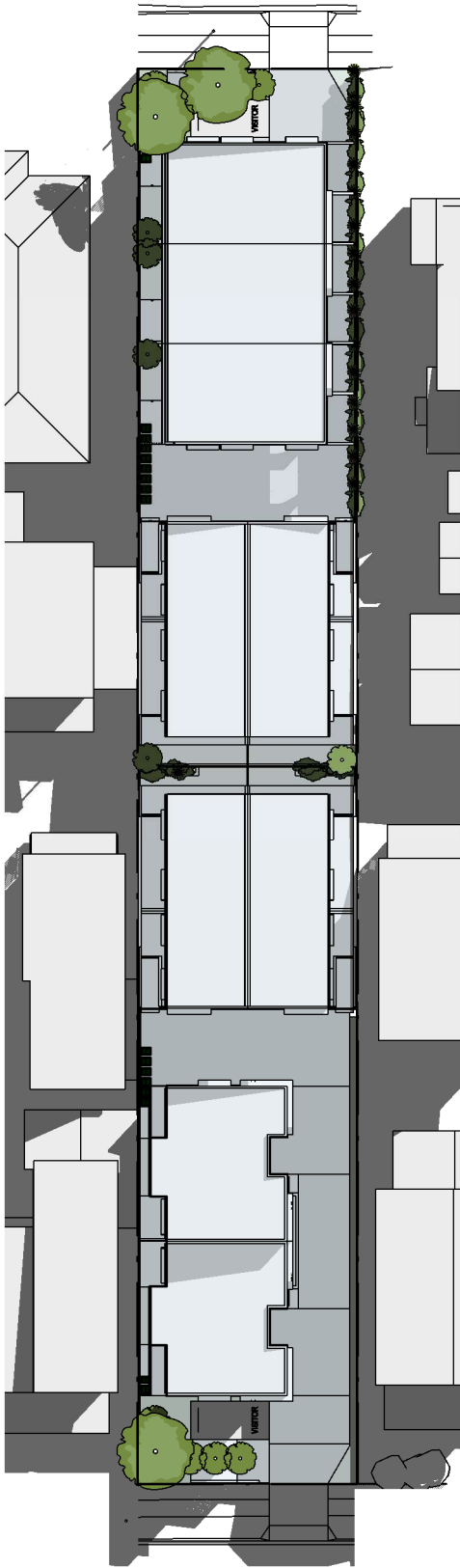


*9.5m HEIGHT

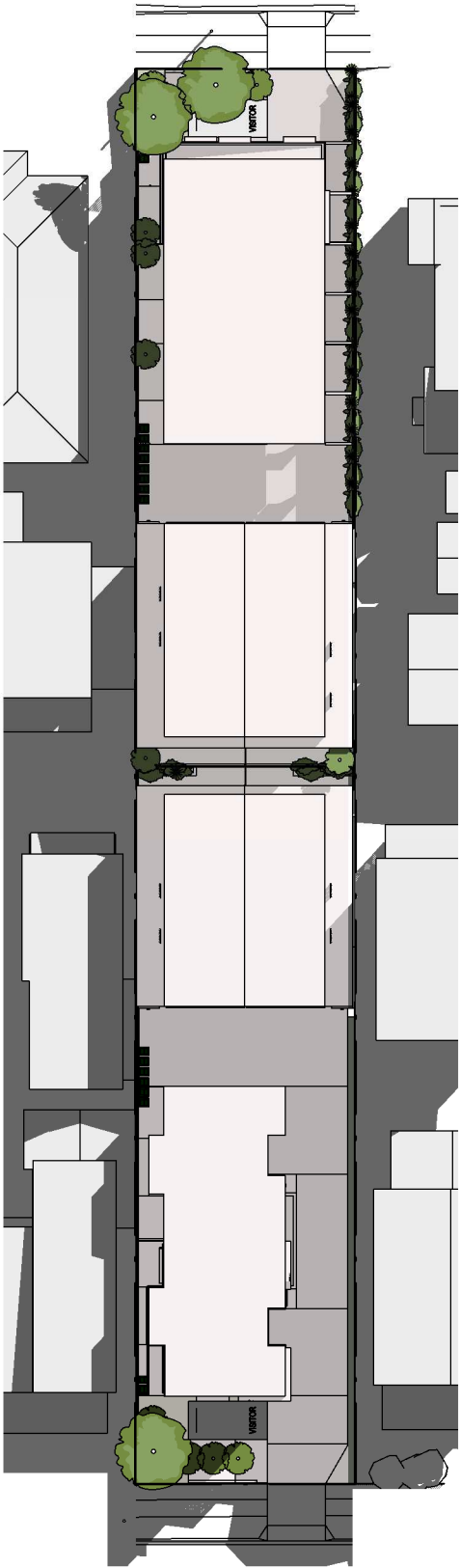
9 AM

12 PM

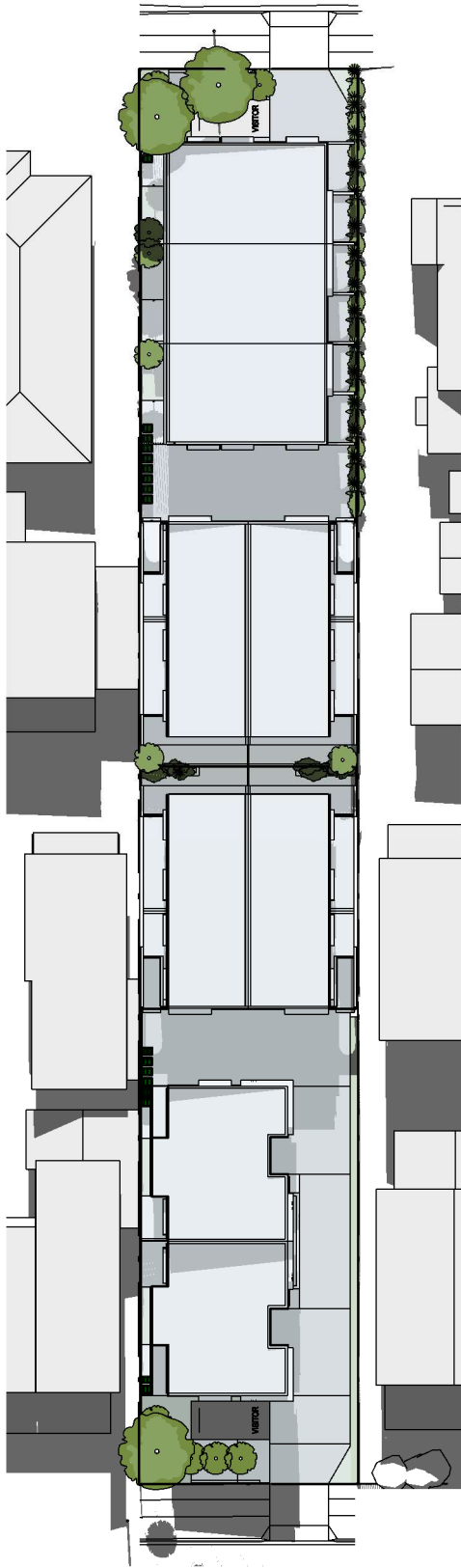
3 PM



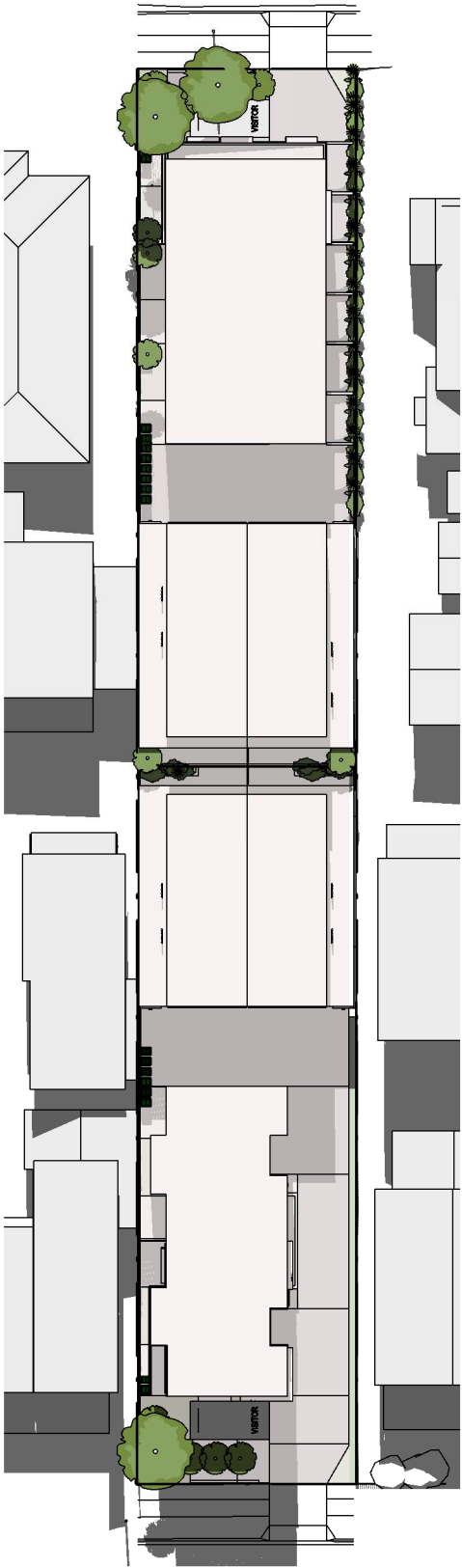
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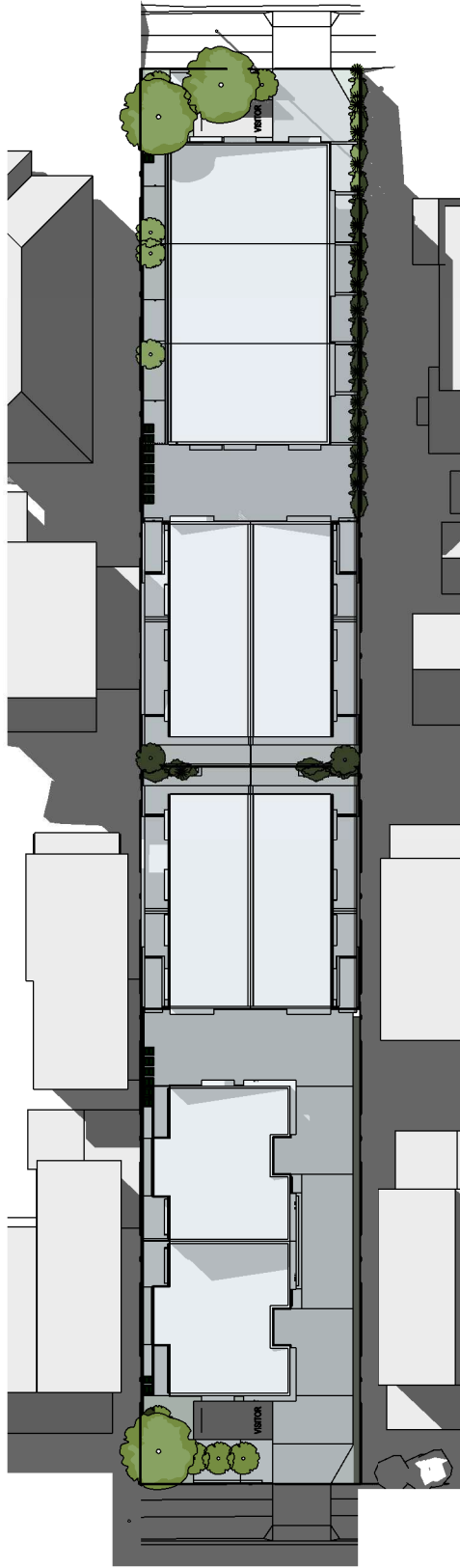
*9.5m HEIGHT



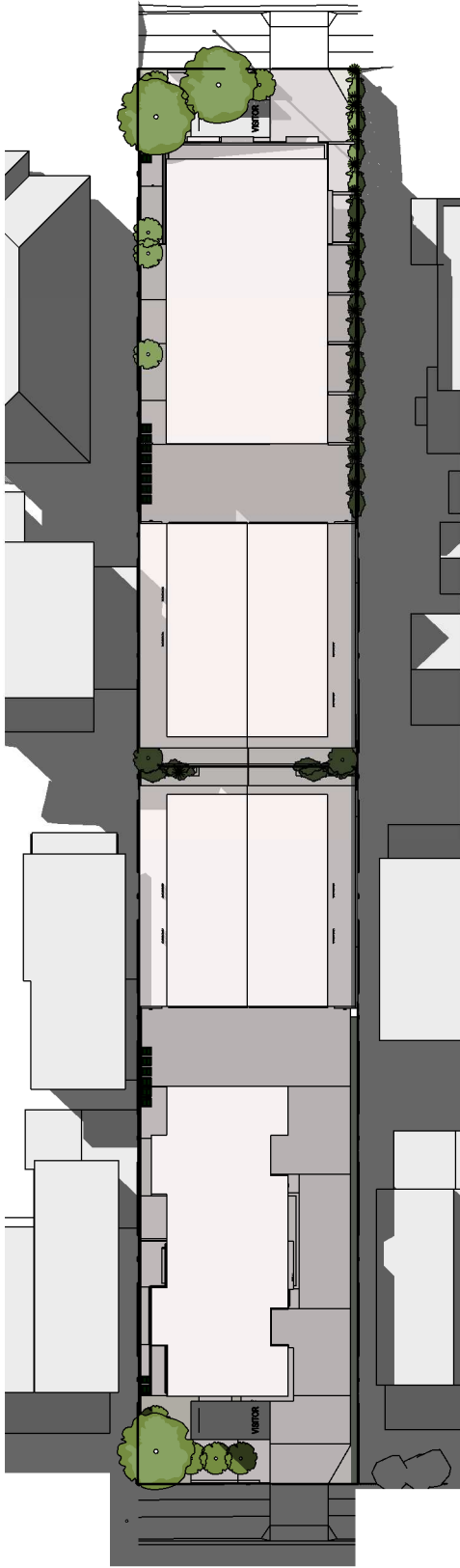
PROPOSED



*9.5m HEIGHT



PROPOSED



*9.5m HEIGHT

9 AM

12 PM

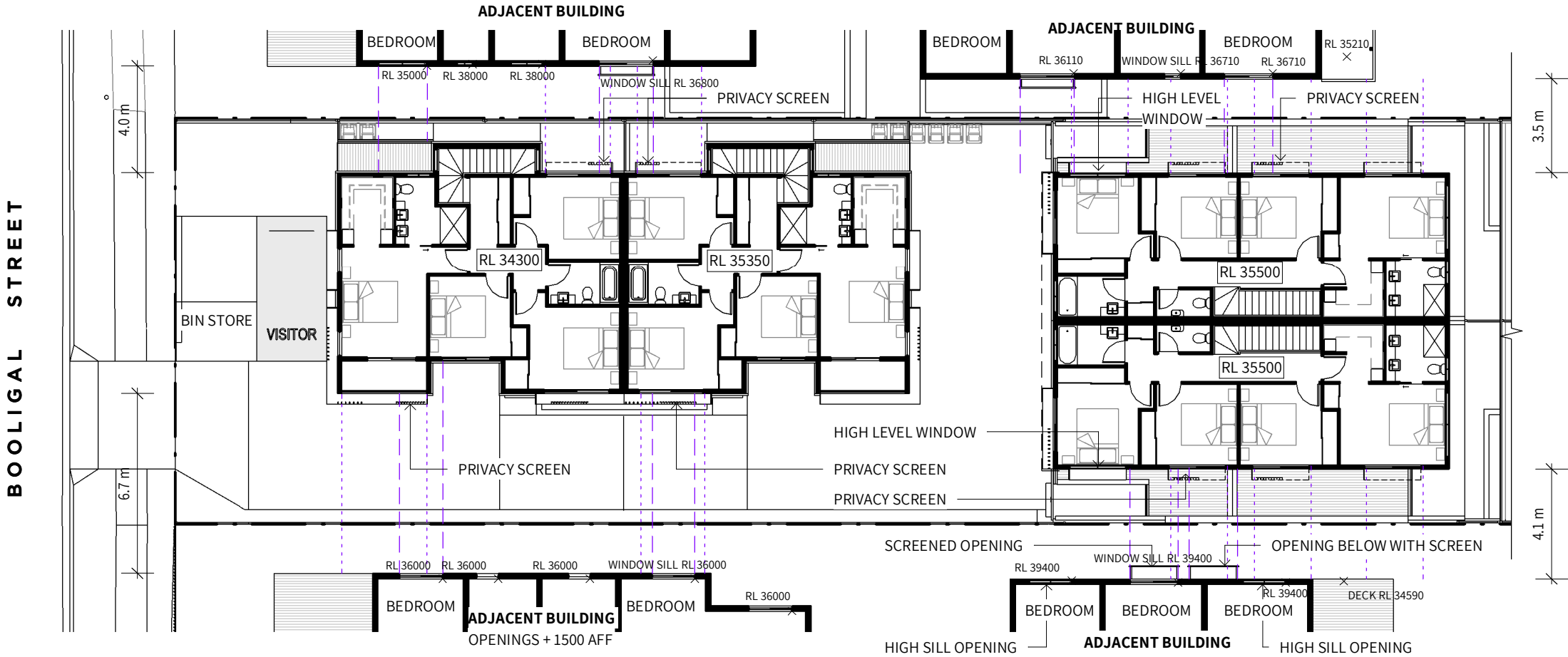
3 PM

building data

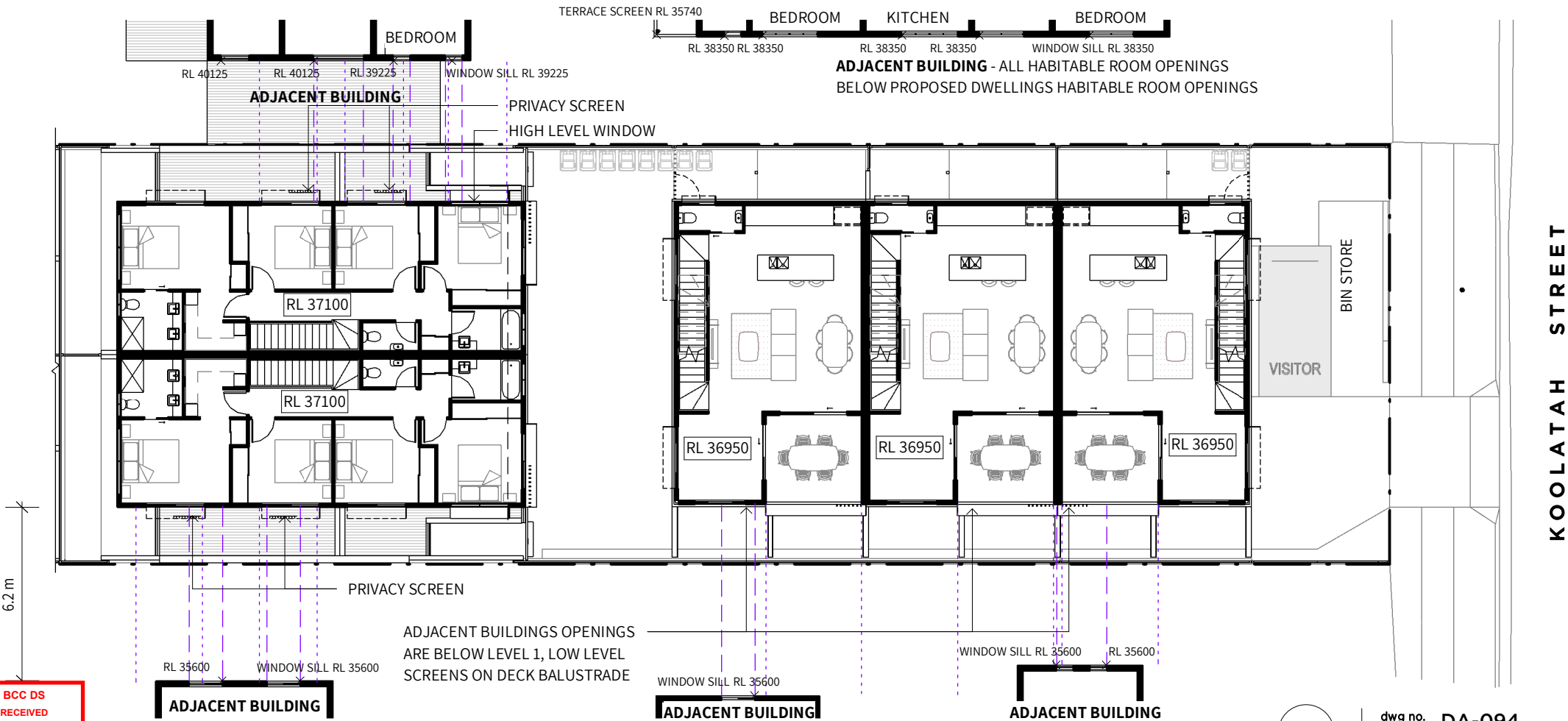
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BUILDING 4	TYPE 3 (3 STOREYS)	3	513.5m ²
TOTAL GFA			1491.1m ²

*PRIVACY SCREENING
- LESS OR EQUAL 25% OPENING
- LESS 50mm SLOTS

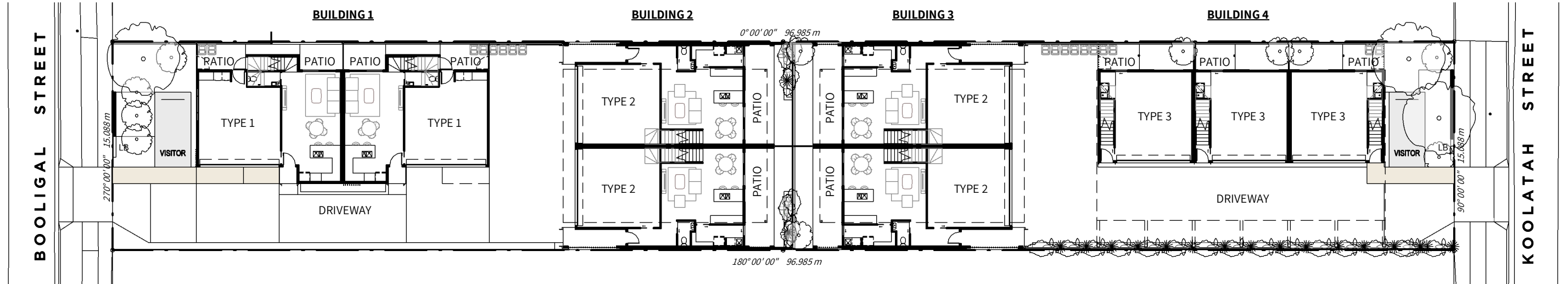
1 SITE CONTEXT PLAN - 1
1: 200 @ A3



2 SITE CONTEXT PLAN - 2
1: 200 @ A3

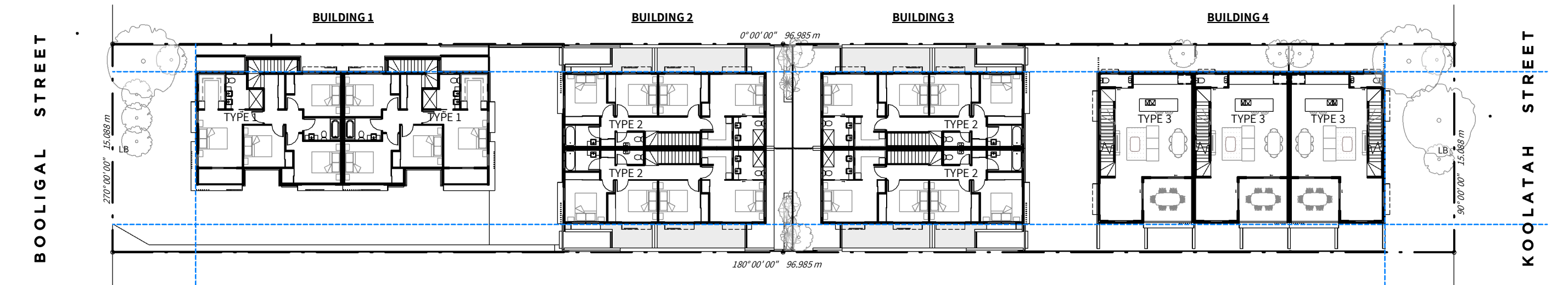


DEVELOPMENT APPLICATION



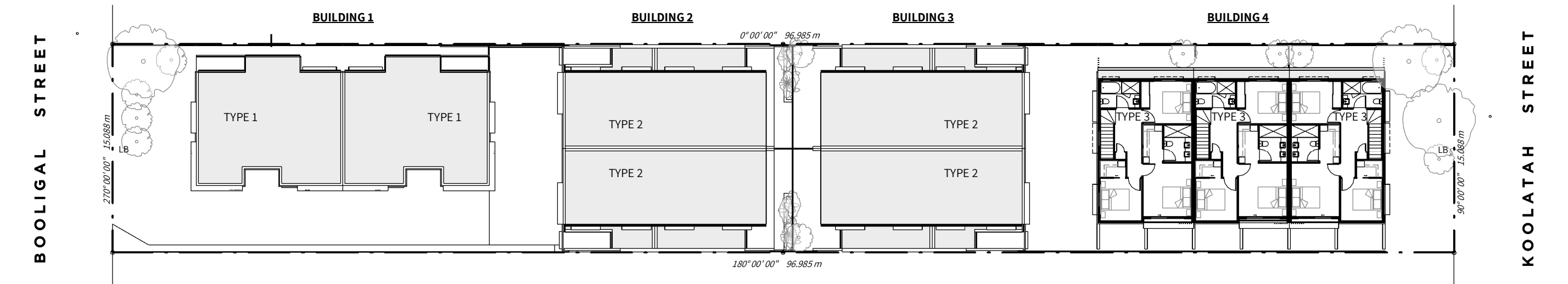
1 OVERALL FLOOR PLAN - GROUND

1: 300 @ A3



2 OVERALL FLOOR PLAN - LEVEL 1

1: 300 @ A3



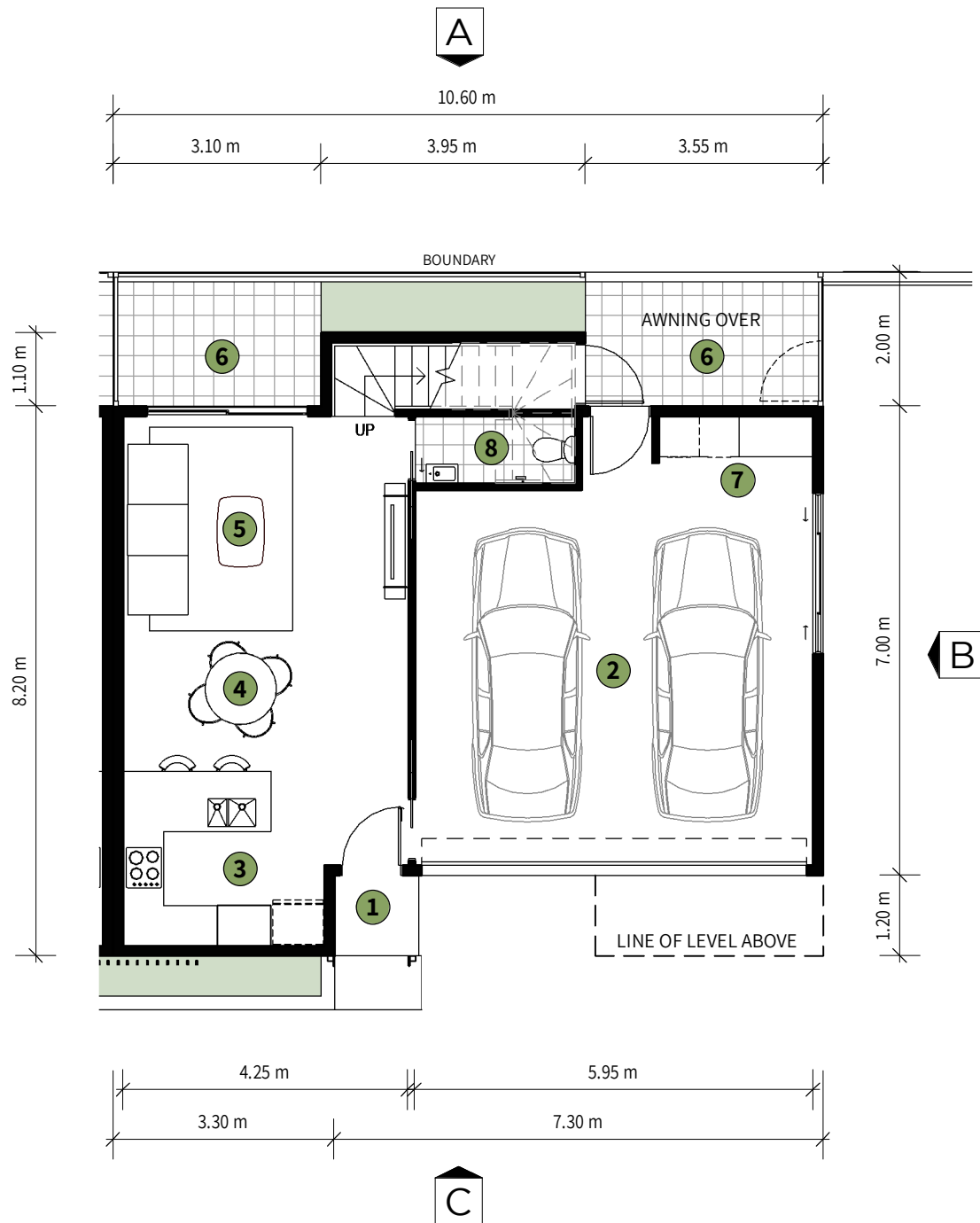
3 OVERALL FLOOR PLAN - LEVEL 2

1: 300 @ A3

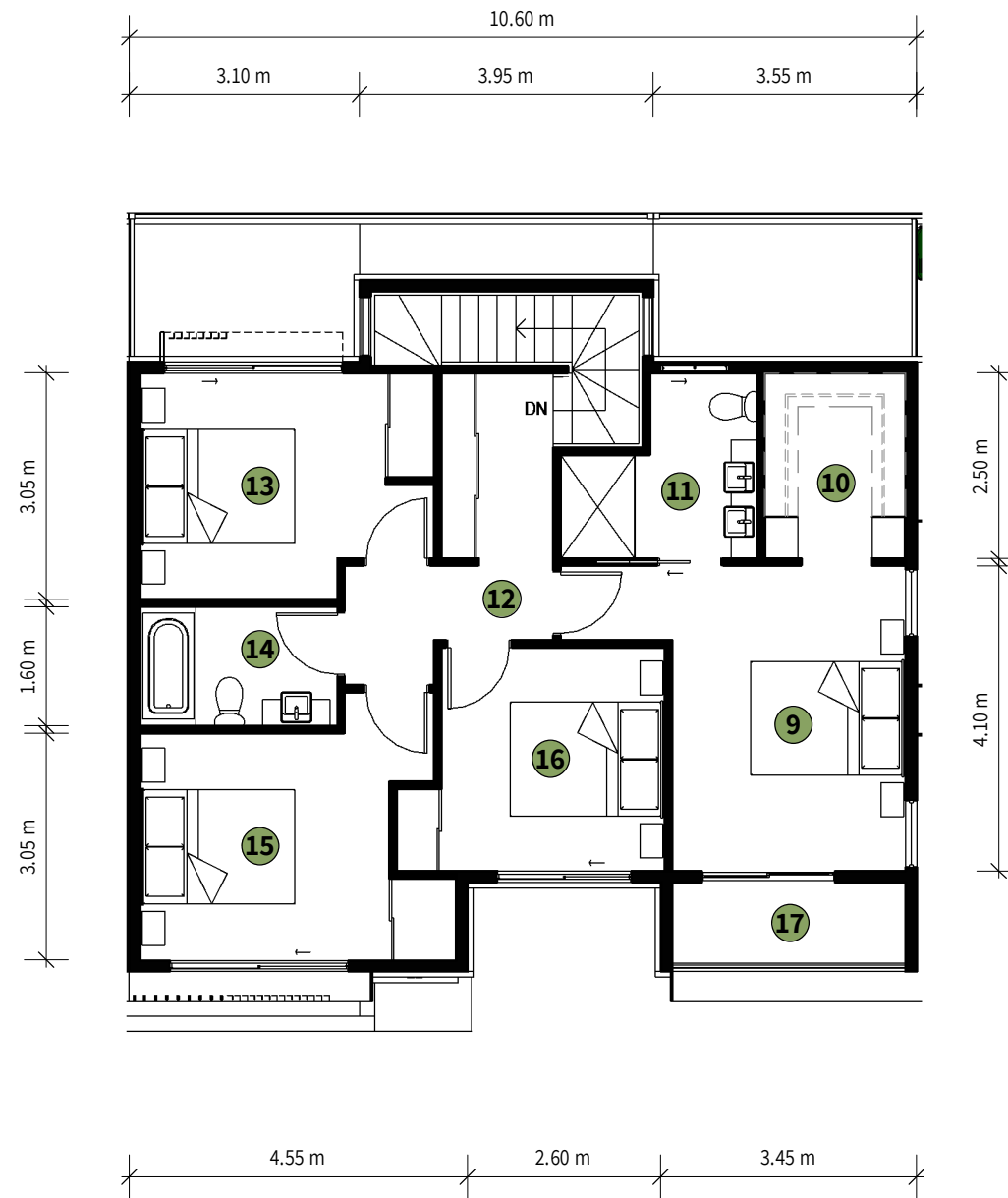
legend

- | | | | | |
|-----------|-----------|------------------|--------------|------------|
| 1 ENTRY | 5 LIVING | 9 MASTER BEDROOM | 13 BEDROOM 2 | 17 BALCONY |
| 2 GARAGE | 6 PATIO | 10 WIR | 14 BATHROOM | |
| 3 KITCHEN | 7 LAUNDRY | 11 ENSUITE | 15 BEDROOM 3 | |
| 4 DINING | 8 WC | 12 HALL | 16 BEDROOM 4 | |

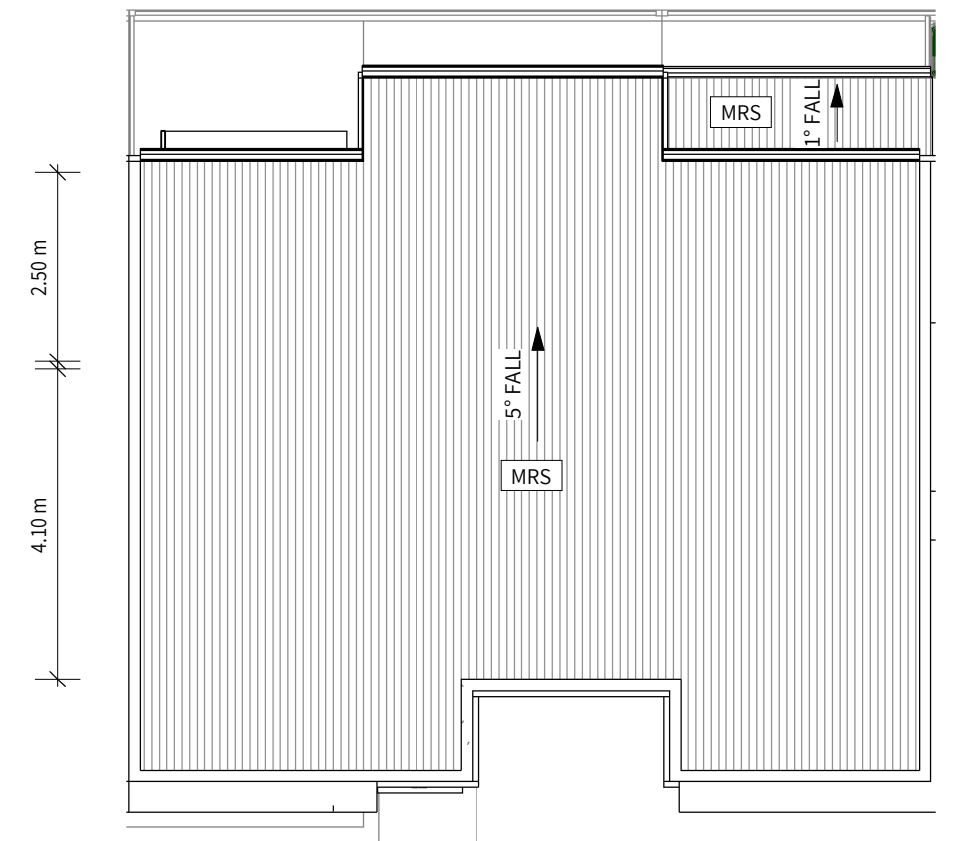
NOTE:
1. GENERAL CEILING HEIGHTS @ 2550mm.
WET AREA CEILING HEIGHTS @ 2400mm



G TOWNHOUSE TYPE 1 - PLAN
1:100 @ A3



L1 TOWNHOUSE TYPE 1 - PLAN
1:100 @ A3



R TOWNHOUSE TYPE 1 - PLAN
1:100 @ A3

DEVELOPMENT APPLICATION

legend

- 1

ENTRY
- 2

GARAGE
- 3

LIVING
- 4

DINING
- 5

KITCHEN
- 6

PATIO
- 7

PANTRY / LAUNDRY
- 8

WC
- 9

MASTER BEDROOM
- 10

WIR
- 11

ENSUITE
- 12

HALL
- 13

BEDROOM 2
- 14

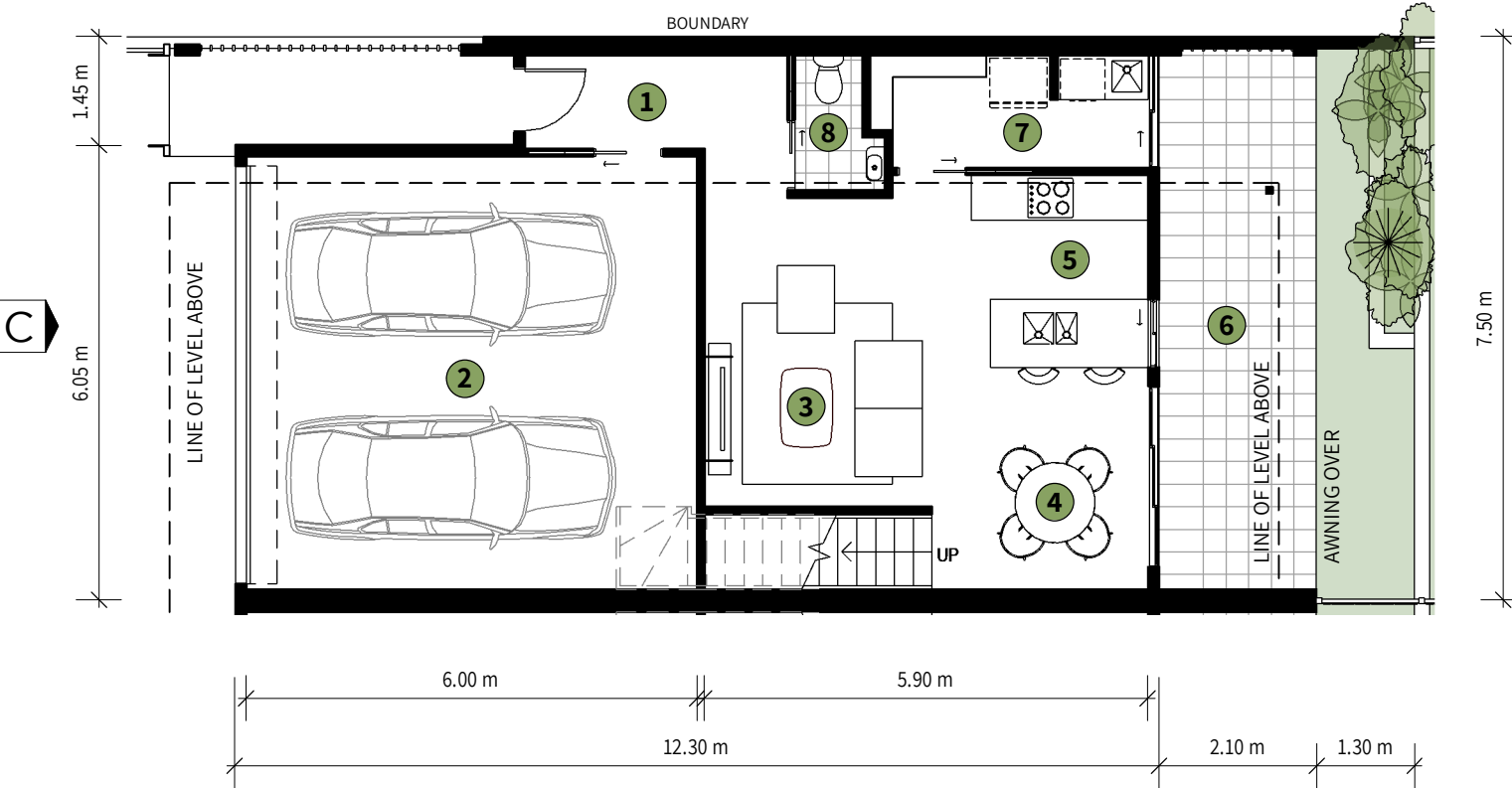
BEDROOM 3
- 15

BEDROOM 4
- 16

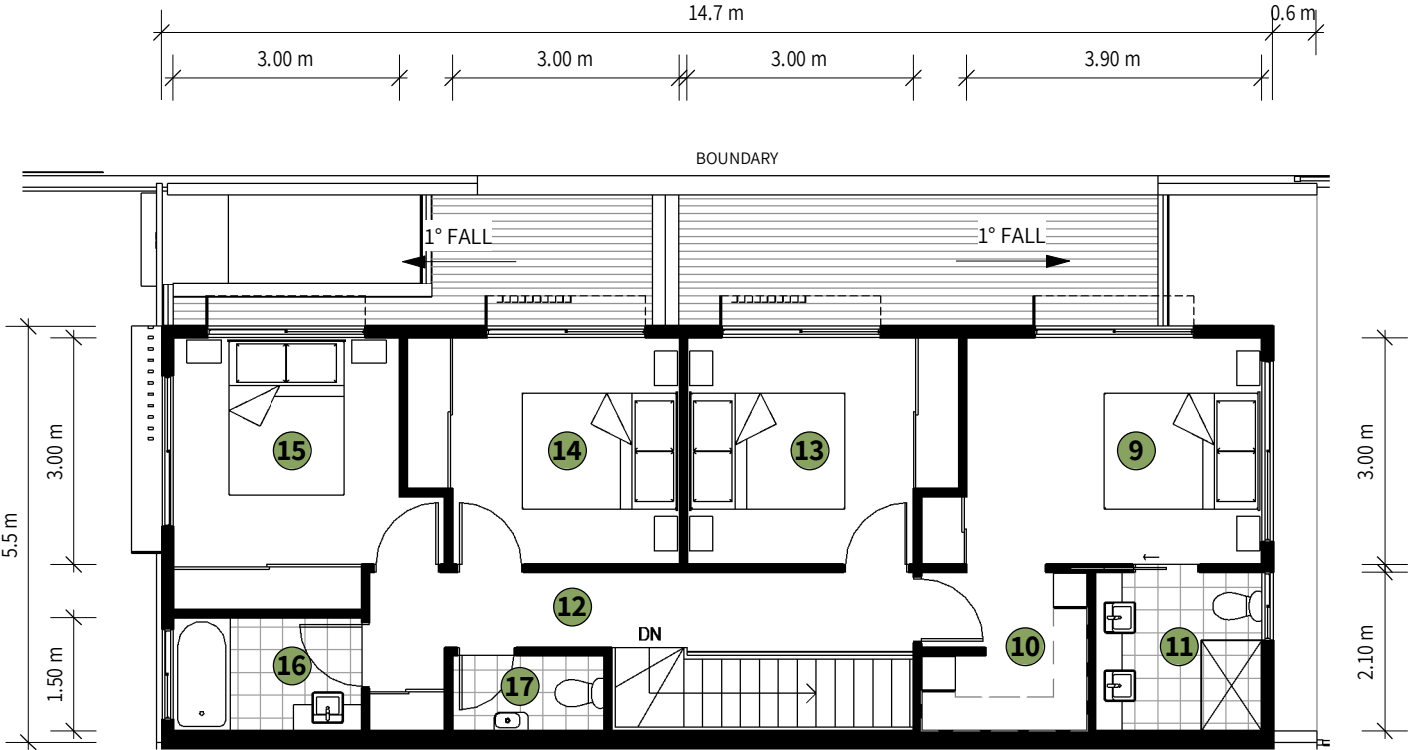
BATHROOM
- 17

WC

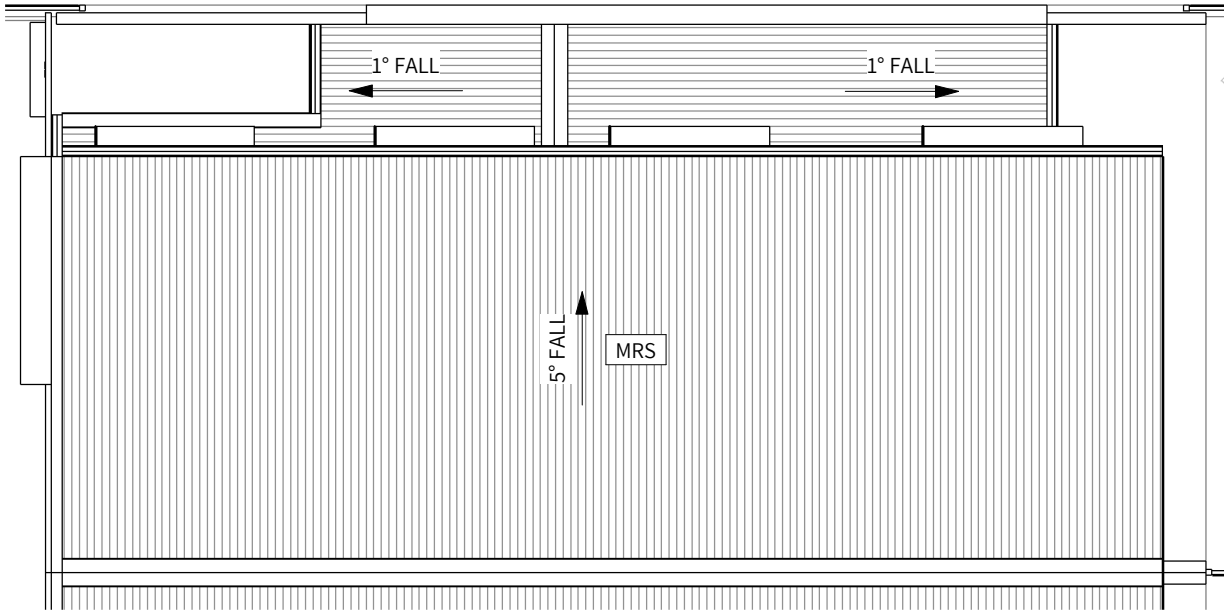
NOTE:
1. GENERAL CEILING HEIGHTS @ 2550mm.
WET AREA CEILING HEIGHTS @ 2400mm



G TOWNHOUSE TYPE 2 - PLAN
1:100 @ A3



L1 TOWNHOUSE TYPE 2 - PLAN
1:100 @ A3



R TOWNHOUSE TYPE 2 - PLAN
1:100 @ A3

DEVELOPMENT APPLICATION

legend

- 1

ENTRY
- 2

GARAGE
- 3

LAUNDRY
- 4

WC
- 5

KITCHEN
- 6

LIVING
- 7

DINING
- 8

STUDY
- 9

BALCONY 1
- 10

MASTER BEDROOM
- 11

WIR
- 12

ENSUITE
- 13

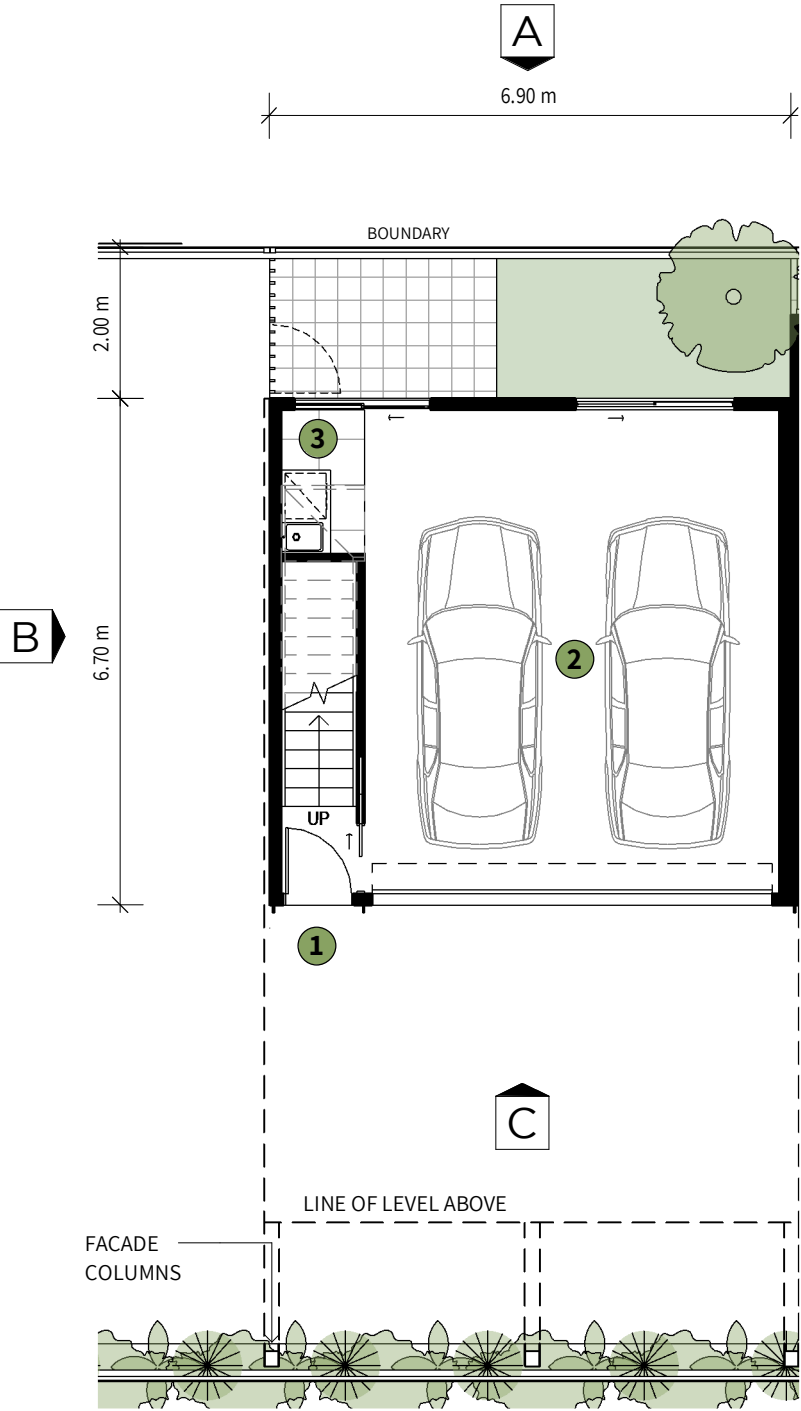
BEDROOM 2
- 14

BATHROOM
- 15

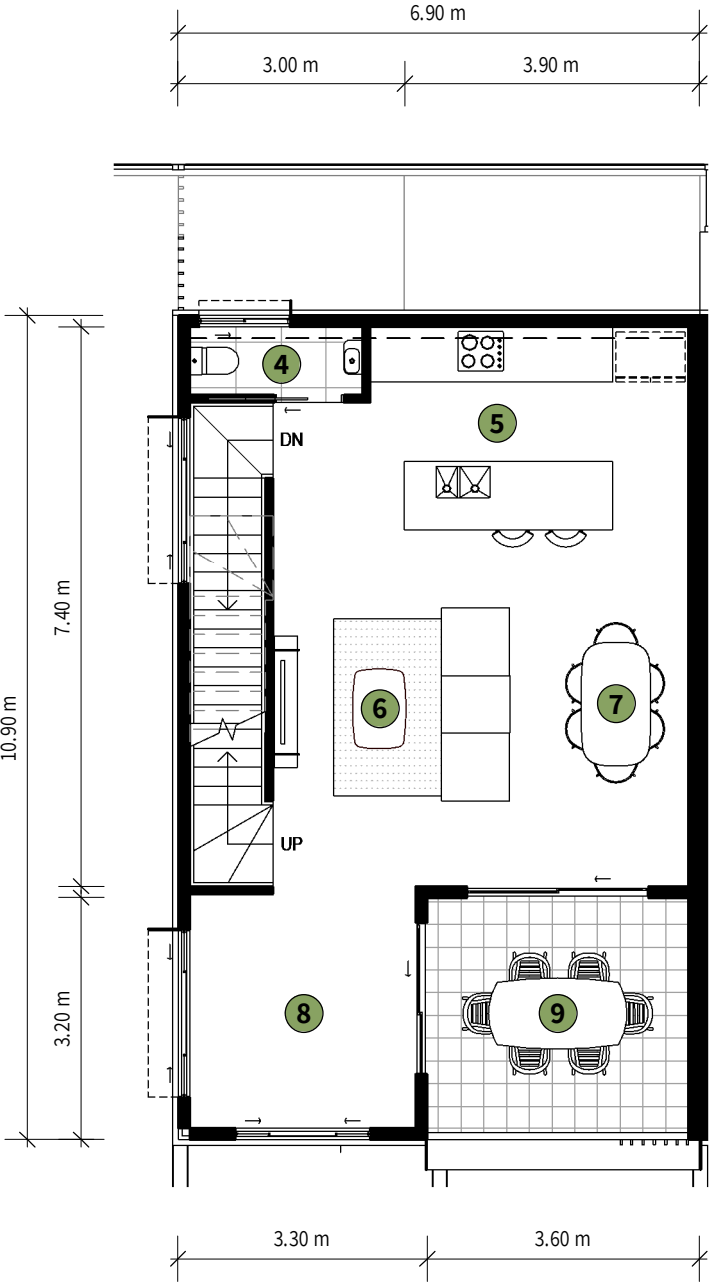
HALL
- 16

BEDROOM 3

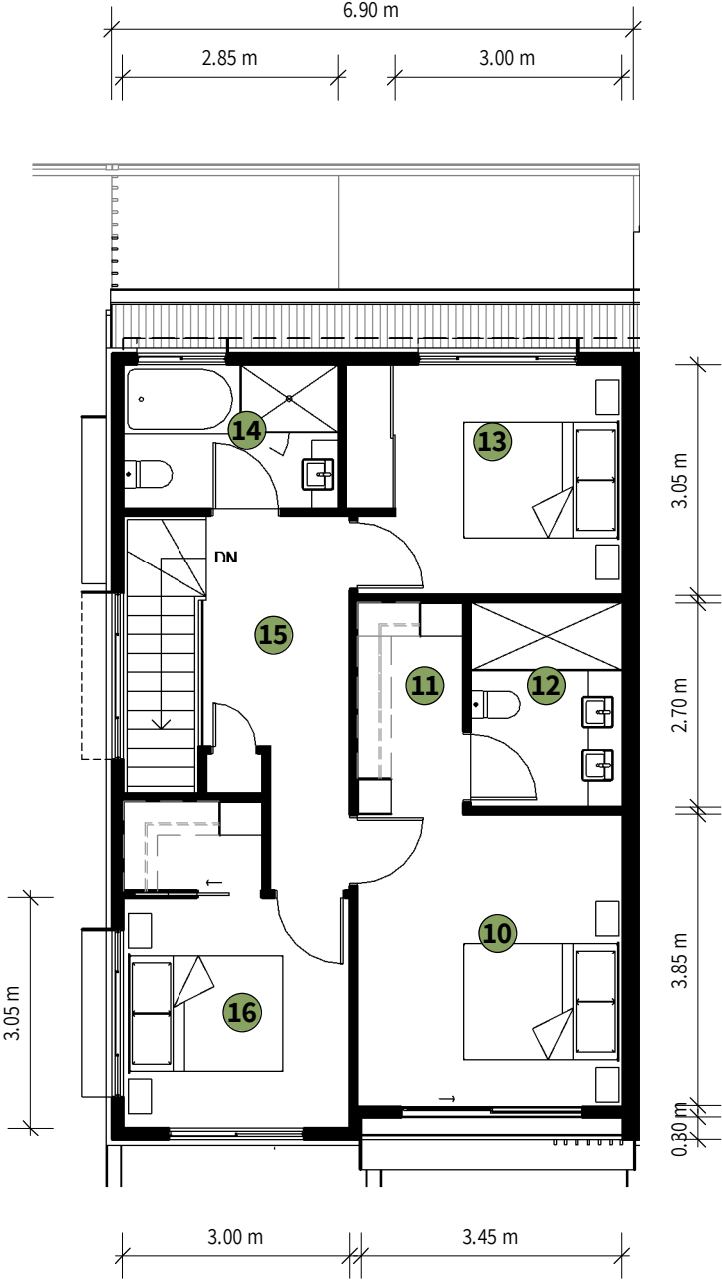
NOTE:
1. GENERAL CEILING HEIGHTS @ 2550mm.
WET AREA CEILING HEIGHTS @ 2400mm



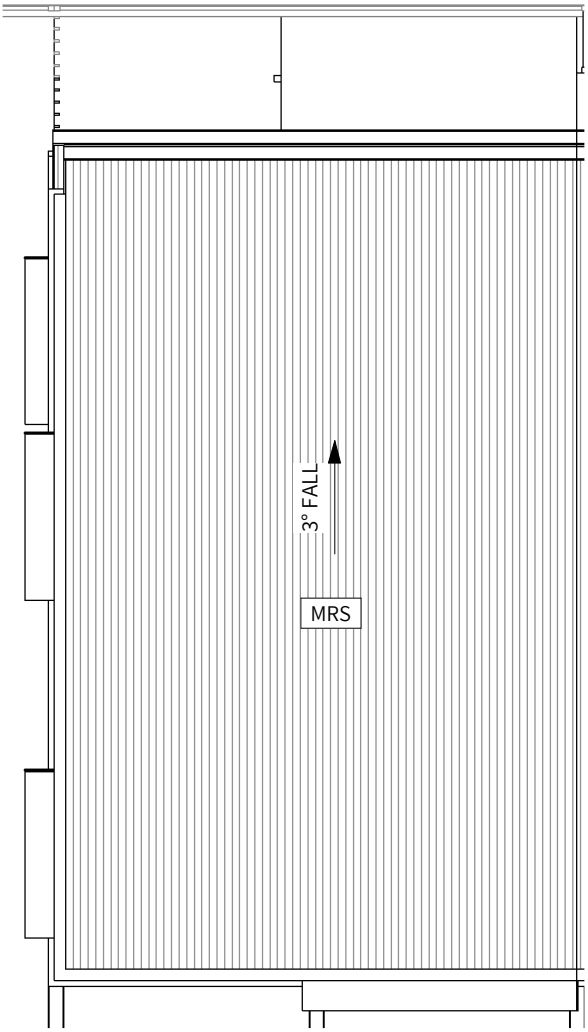
G TOWNHOUSE TYPE 3 - PLAN
1: 100 @ A3



L1 TOWNHOUSE TYPE 3 - PLAN
1: 100 @ A3

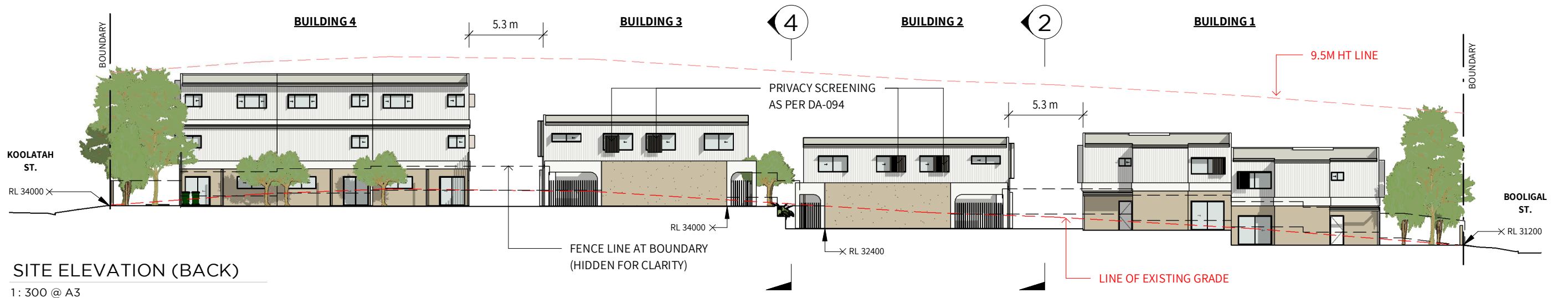
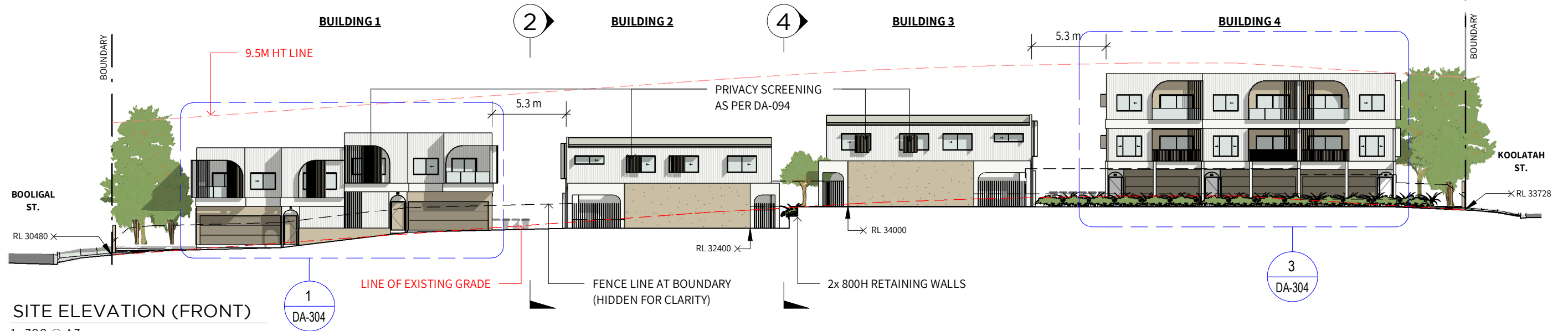


L2 TOWNHOUSE TYPE 3 - PLAN
1: 100 @ A3



R TOWNHOUSE TYPE 3 - PLAN
1: 100 @ A3

DEVELOPMENT APPLICATION



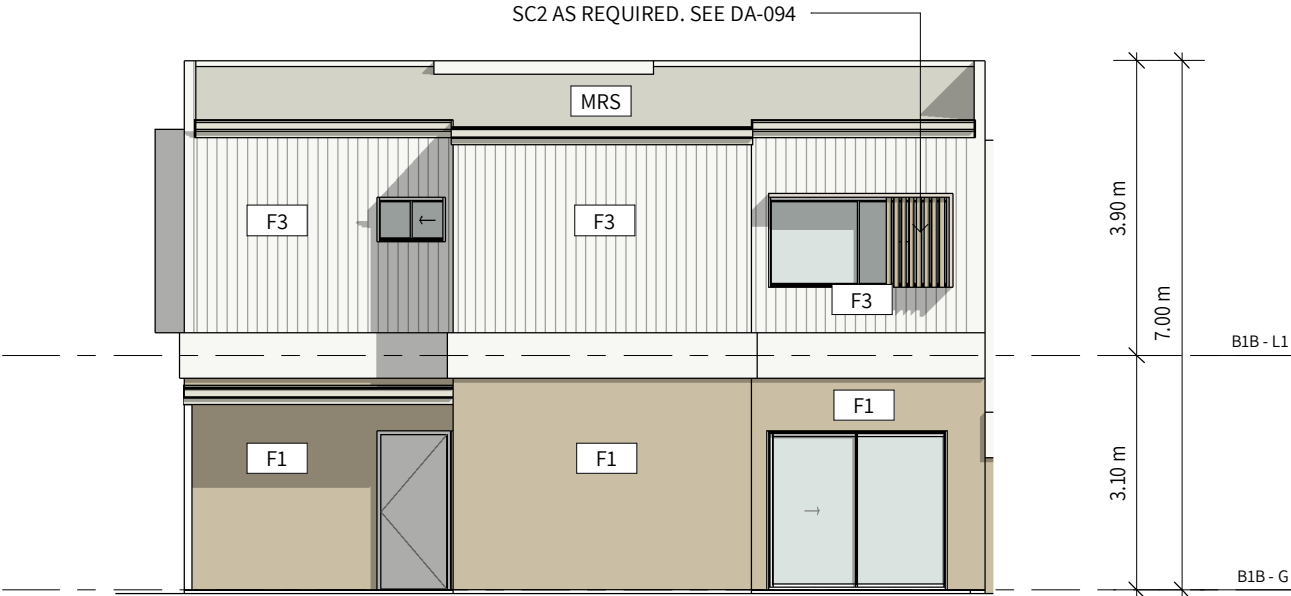
3 BOOLIGAL ST ELEVATION

4 KOOLATAH ST ELEVATION

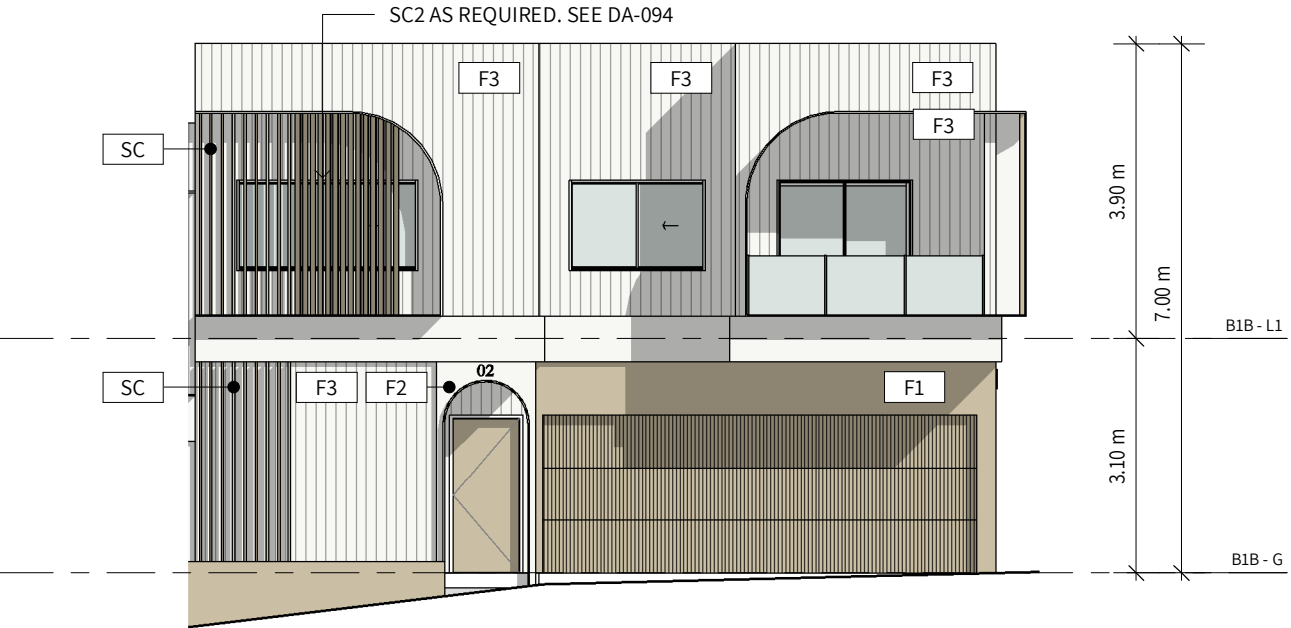
DEVELOPMENT APPLICATION

legend

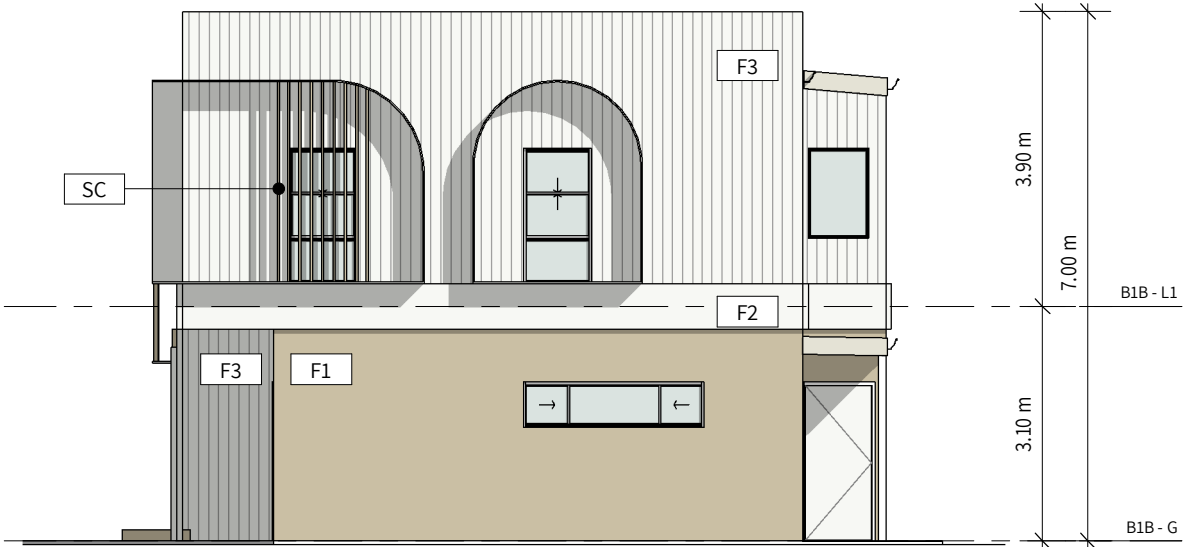
- F1 FC CLADDING 01
COLORBOND PAPERBARK
- F2 FC CLADDING 02
DULUX VIVID WHITE
- F3 FC CLADDING 03
DULUX VIVID WHITE
- R1 RENDER FINISH 01
COLORBOND PAPERBARK
- SC VERTICAL BATTEN SCREEN
COLORBOND PAPERBARK
- SC2 VERTICAL PRIVACY SCREENING
COLORBOND PAPERBARK



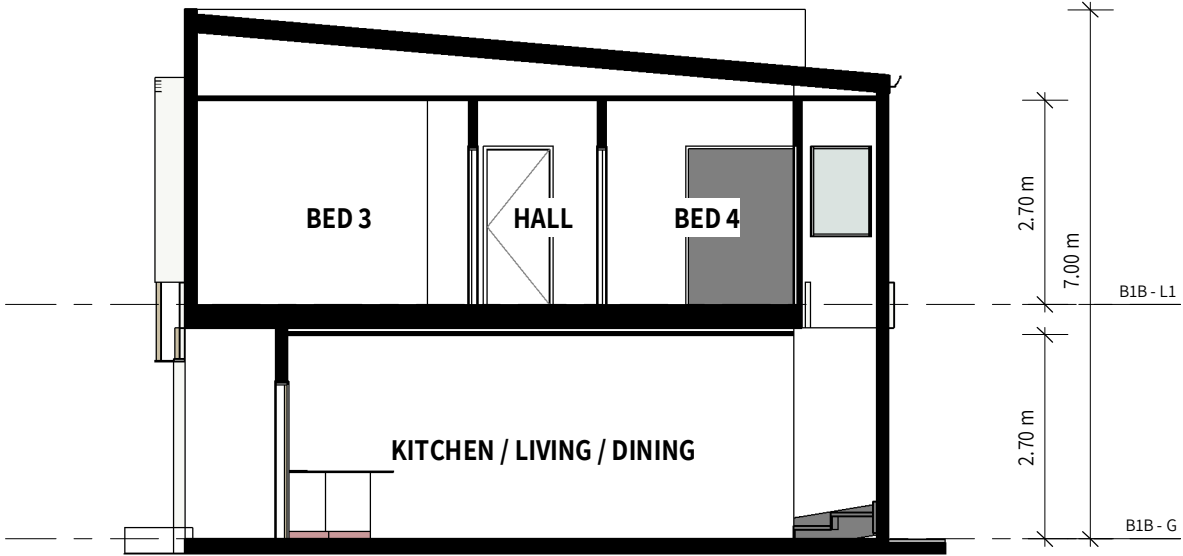
A UNIT TYPE 1 ELEVATION
1:100 @ A3



C UNIT TYPE 1 ELEVATION
1:100 @ A3



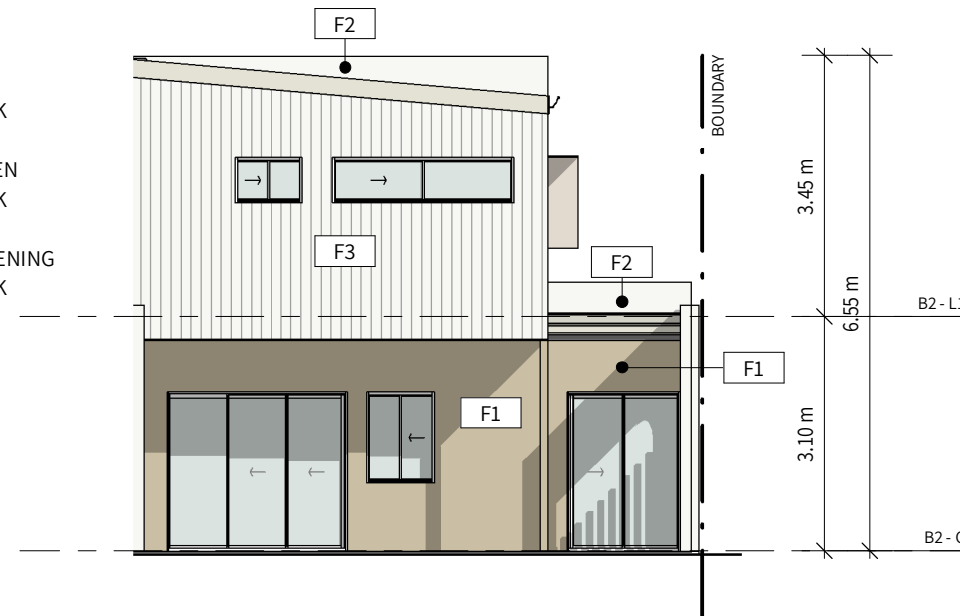
B UNIT TYPE 1 ELEVATION
1:100 @ A3



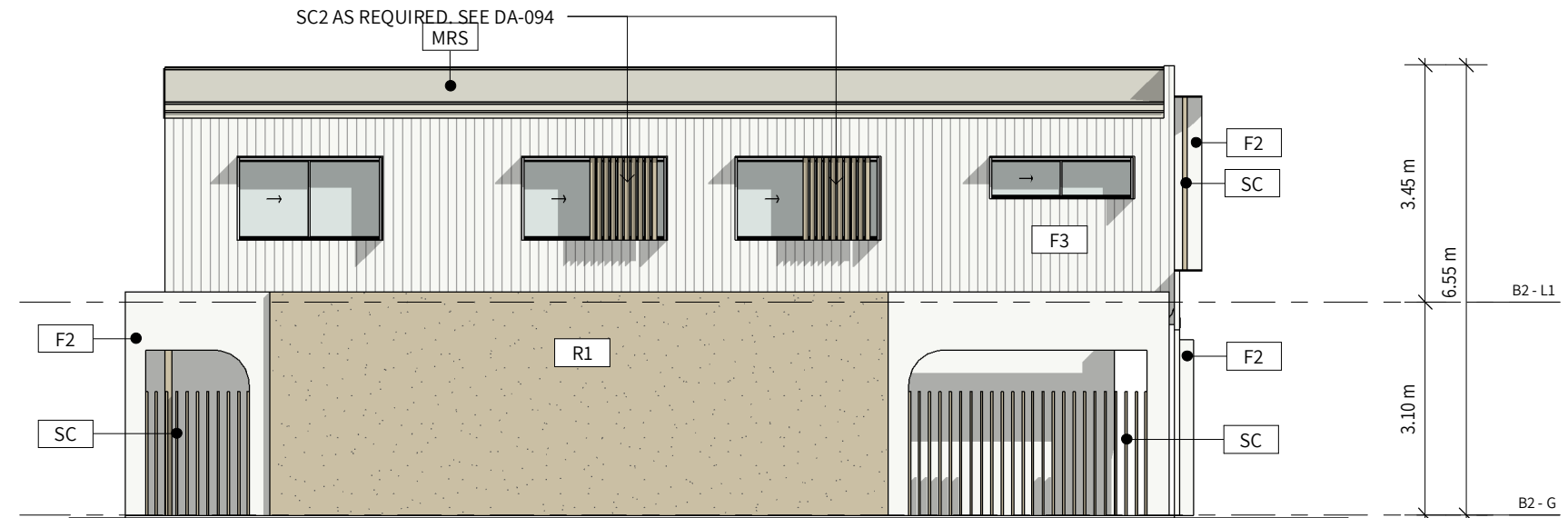
D UNIT TYPE 1 SECTION
1:100 @ A3

DEVELOPMENT APPLICATION**legend**

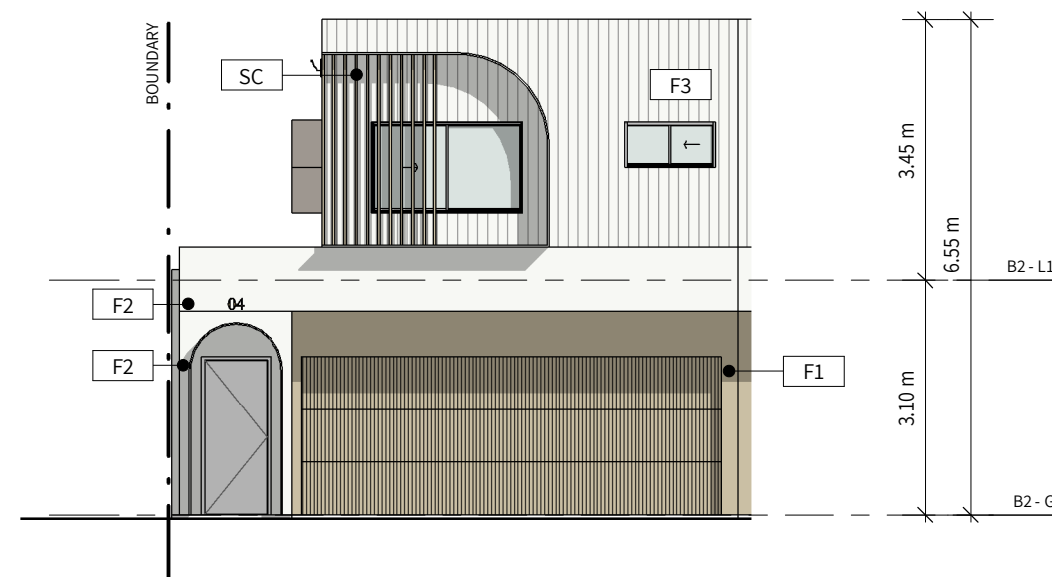
- F1 FC CLADDING 01
COLORBOND PAPERBARK
- F2 FC CLADDING 02
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DULUX VIVID WHITE
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COLORBOND PAPERBARK
- SC VERTICAL BATTEN SCREEN
COLORBOND PAPERBARK
- SC2 VERTICAL PRIVACY SCREENING
COLORBOND PAPERBARK



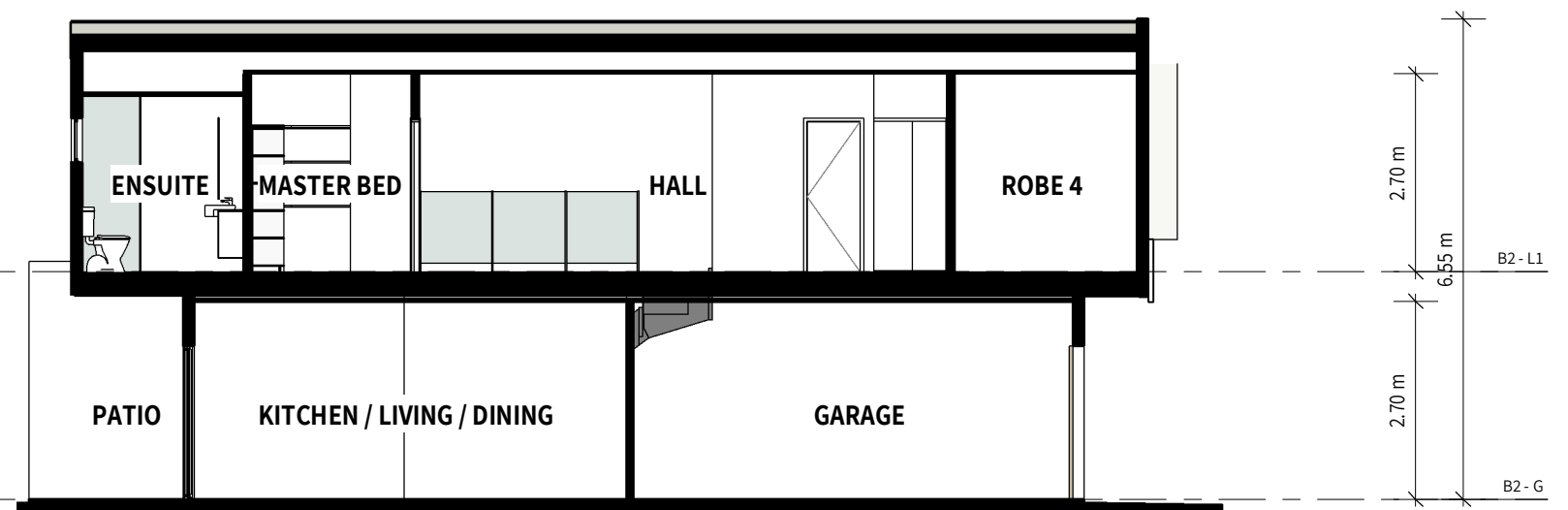
A UNIT TYPE 2 ELEVATION
1:100 @ A3



B UNIT TYPE 2 ELEVATION
1:100 @ A3



C UNIT TYPE 2 ELEVATION
1:100 @ A3



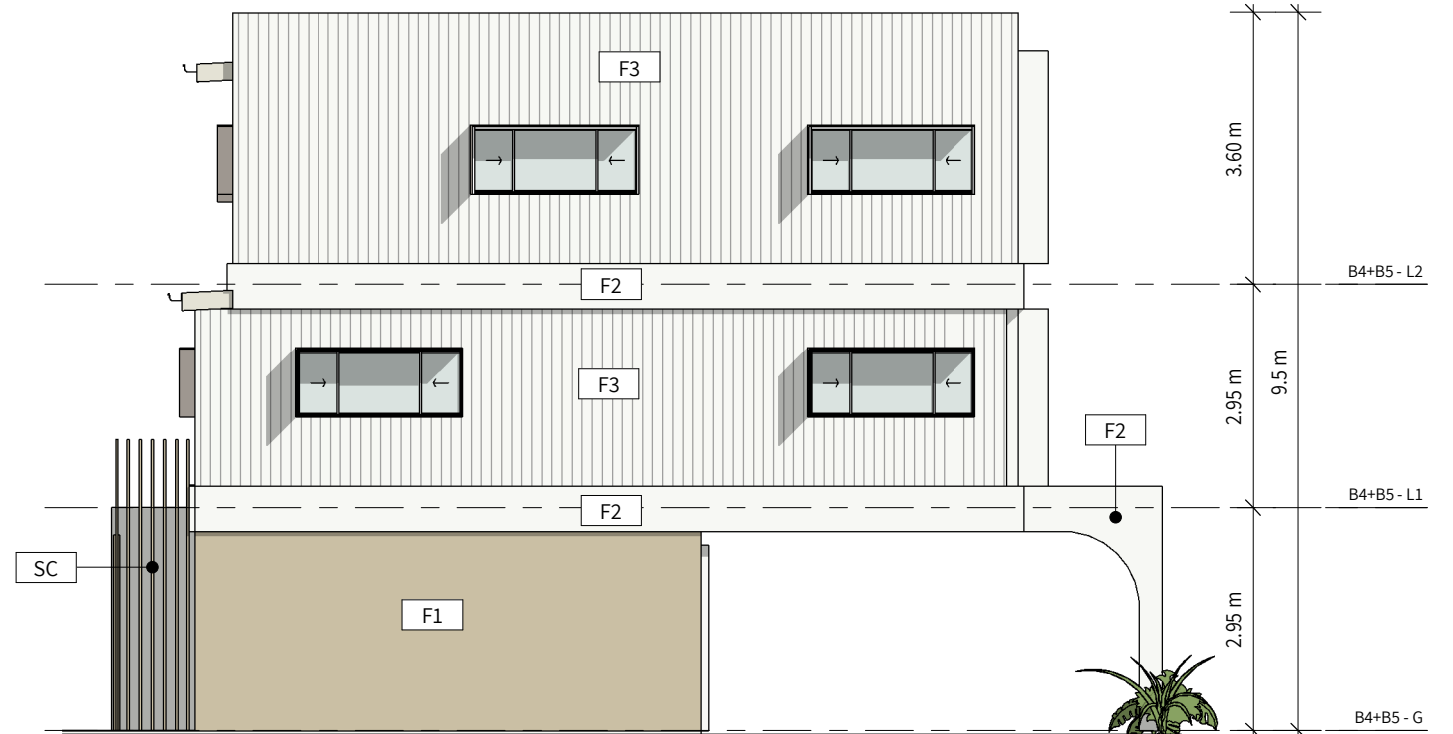
D UNIT TYPE 2 SECTION
1:100 @ A3

DEVELOPMENT APPLICATION**legend**

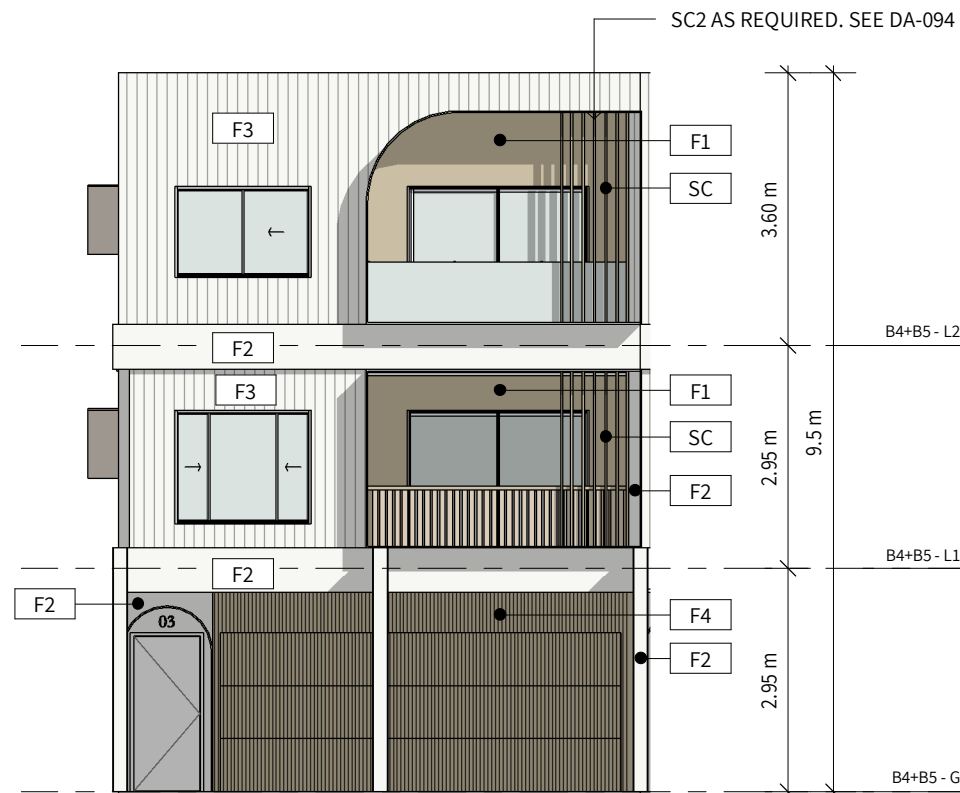
- F1 FC CLADDING 01
COLORBOND PAPERBARK
- F2 FC CLADDING 02
DULUX VIVID WHITE
- F3 FC CLADDING 03
DULUX VIVID WHITE
- R1 RENDER FINISH 01
COLORBOND PAPERBARK
- SC VERTICAL BATTEN SCREEN
COLORBOND PAPERBARK
- SC2 VERTICAL PRIVACY SCREENING
COLORBOND PAPERBARK



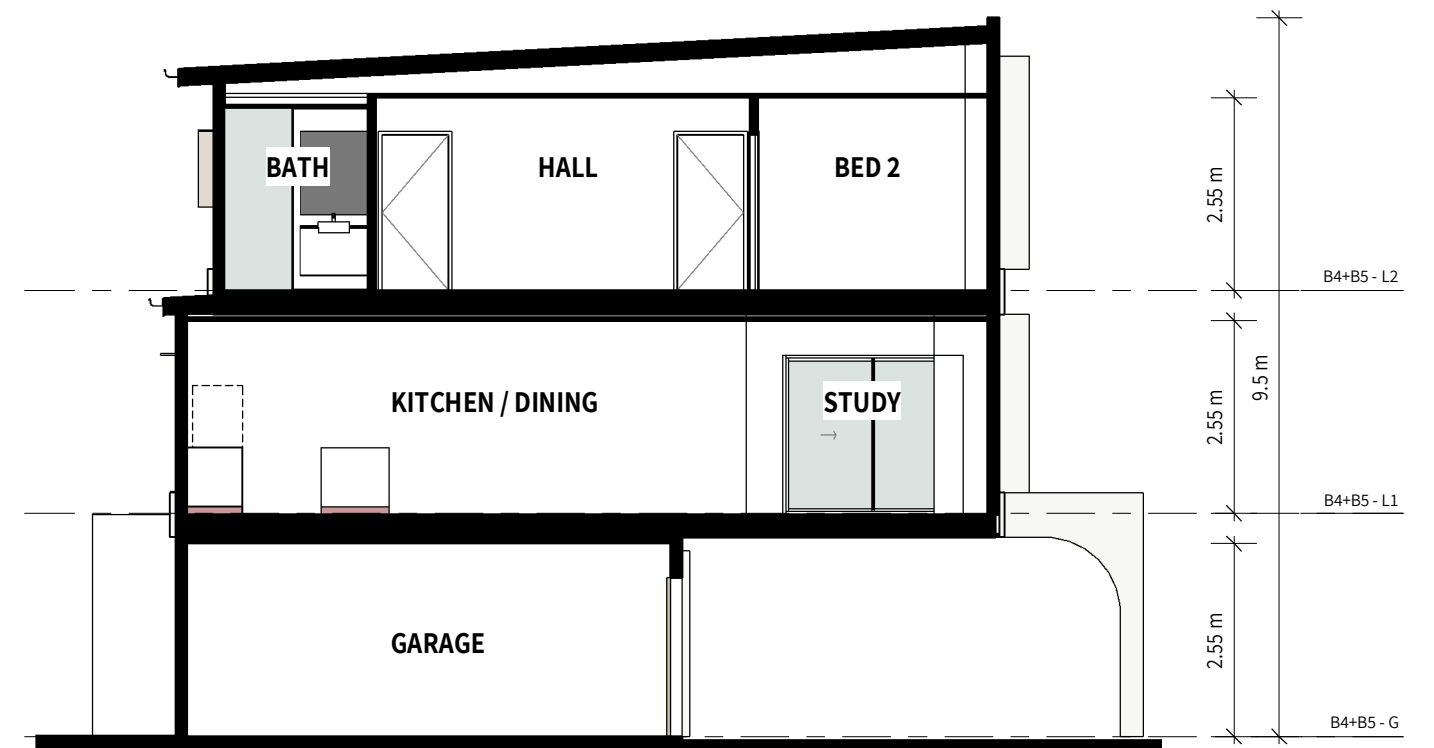
A UNIT TYPE 3 ELEVATION
1:100 @ A3



B UNIT TYPE 3 ELEVATION
1:100 @ A3



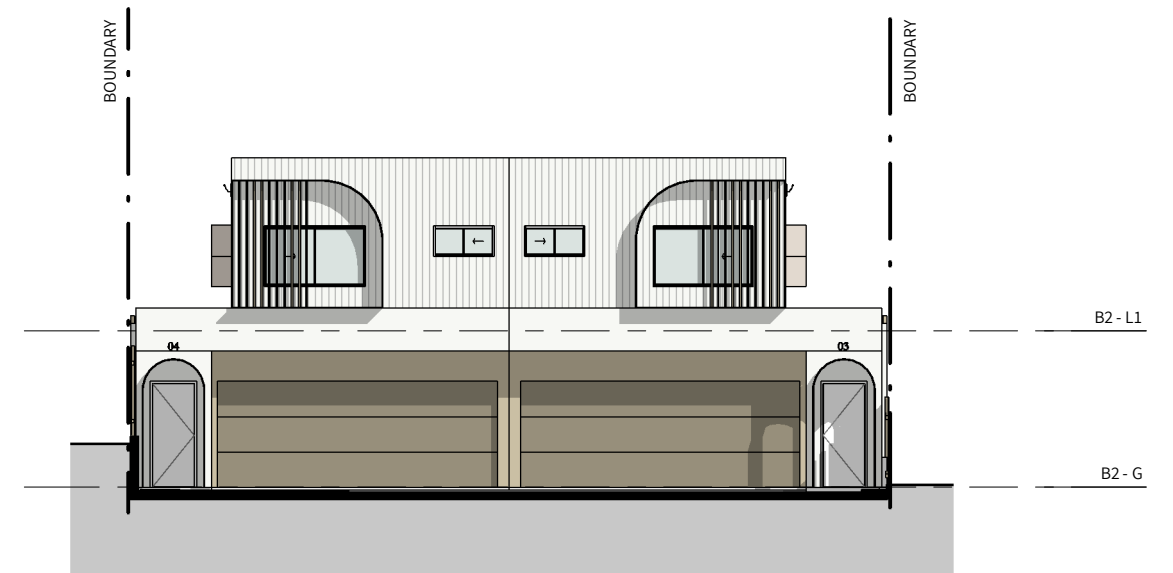
C UNIT TYPE 3 ELEVATION
1:100 @ A3



D UNIT TYPE 3 SECTION
1:100 @ A3



1 TYPE 1 - DRIVEWAY SECTION
1: 150 @ A3



2 TYPE 2 - DRIVEWAY SECTION
1: 150 @ A3



3 TYPE 3 - DRIVEWAY SECTION
1: 150 @ A3



4 SECTION
1: 150 @ A3