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Plans/Documents RECEIVED

09/10/2023

APPLICATION REF

A005963494

PLANS AND DOCUMENTS
referred to in the
APPROVAL
Dated: **17/01/2024**

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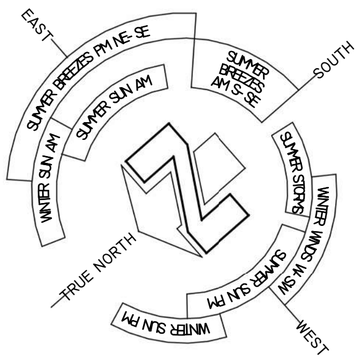
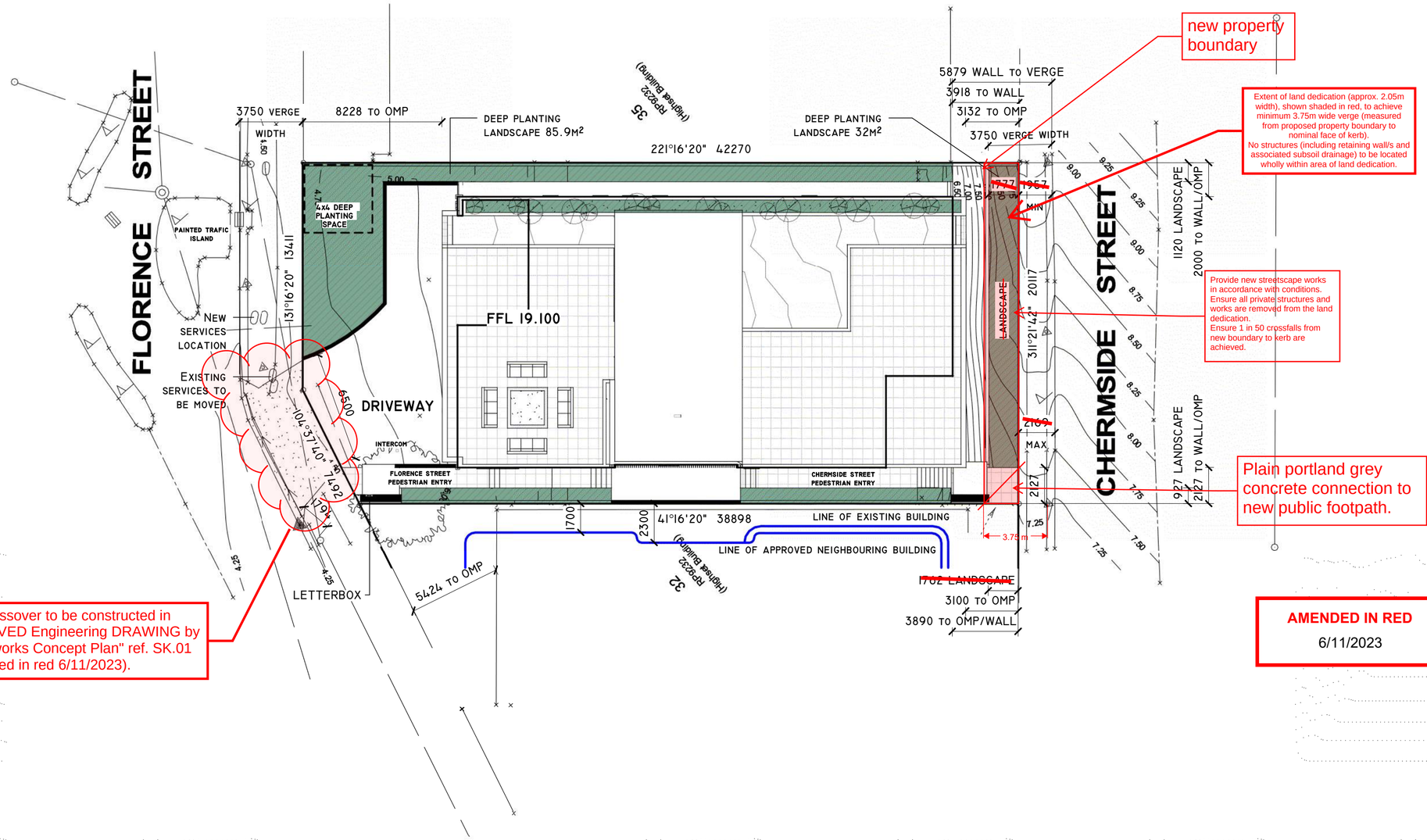


WOOLSTORE RIDGE/MAX HEIGHT



RPD
LOT 1
RP 195321
PARISH NORTH BRISBANE
COUNTY STANLEY
COUNCIL BRISBANE C.C.
AREA 839M²
SITE COVER 468.2M² OR 55.8%
DEEP PLANTING 117.9M² OR 14%
ROOFTOP PLANTING 25M²

RESIDENTIAL CARPARKING
ACHIEVED: 8 + 1 VISITOR

Access driveway/crossover to be constructed in accordance with APPROVED Engineering DRAWING by DEQ named "Civil Siteworks Concept Plan" ref. SK.01 Rev 1 (amended in red 6/11/2023).

AMENDED IN RED
6/11/2023

design & drafting services dlh

ph 0419 228424 QBCC Lic. no. 1054385
email : dlhdrafting@optusnet.com.au

DRAWING
SITE PLAN

BCC DS
RECEIVED
02-NOV-2026
APPLICATION REF
A007143642

PROJECT
FLORENCE STREET DEVELOPMENT

ADDRESS
Lot 1 on RP9232
9 Florence Street
NEWSTEAD

REV #	DATE
J	9/10/23

SCALE @A2	DATE	DRAWN
1 : 200	11-14	d.l.h.

SHEET #
1

REFERENCE #
115-20

CHECK ALL DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. IF IN DOUBT ASK.

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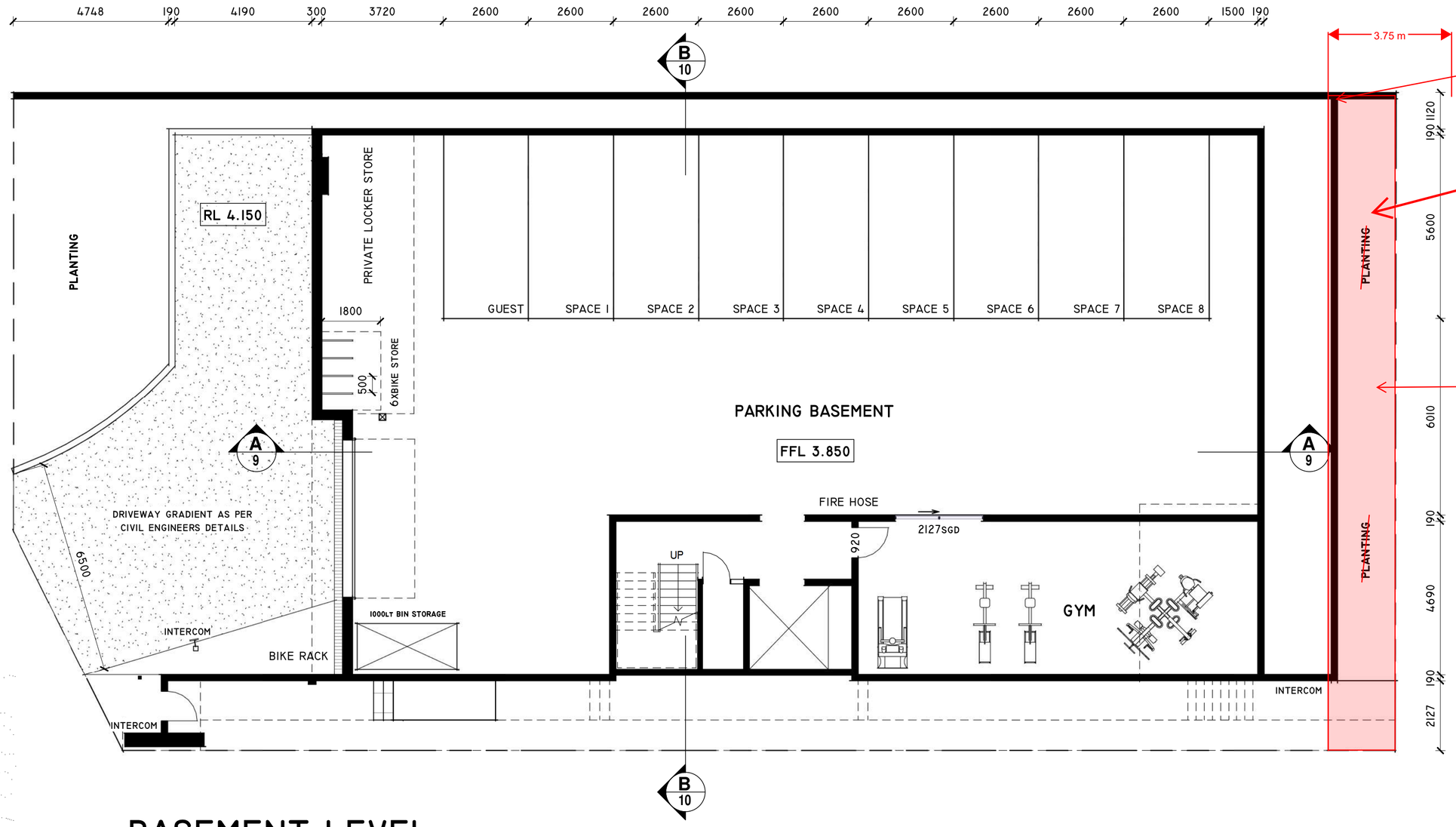

Extent of land dedication (approx. 2.05m width), shown shaded in red, to achieve minimum 3.75m wide verge (measured from proposed property boundary to nominal face of kerb).
No structures (including retaining wall/s and associated subsoil drainage) to be located wholly within area of land dedication.

Provide new streetscape works in accordance with conditions.
Ensure all private structures and works are removed from the land dedication.

BASEMENT LEVEL

AMENDED IN RED
6/11/2023

design & drafting services dlh

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email : dlhdrafting@optusnet.com.au

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BASEMENT PLAN

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02-NOV-2026
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ADDRESS
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NEWSTEAD

REV #	DATE
J	9/10/23

SCALE @A2	DATE	DRAWN
1 : 100	11-14	d.l.h.

SHEET #
2

REFERENCE #
115-20

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Dated: **17/01/2024**

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07/07/2023
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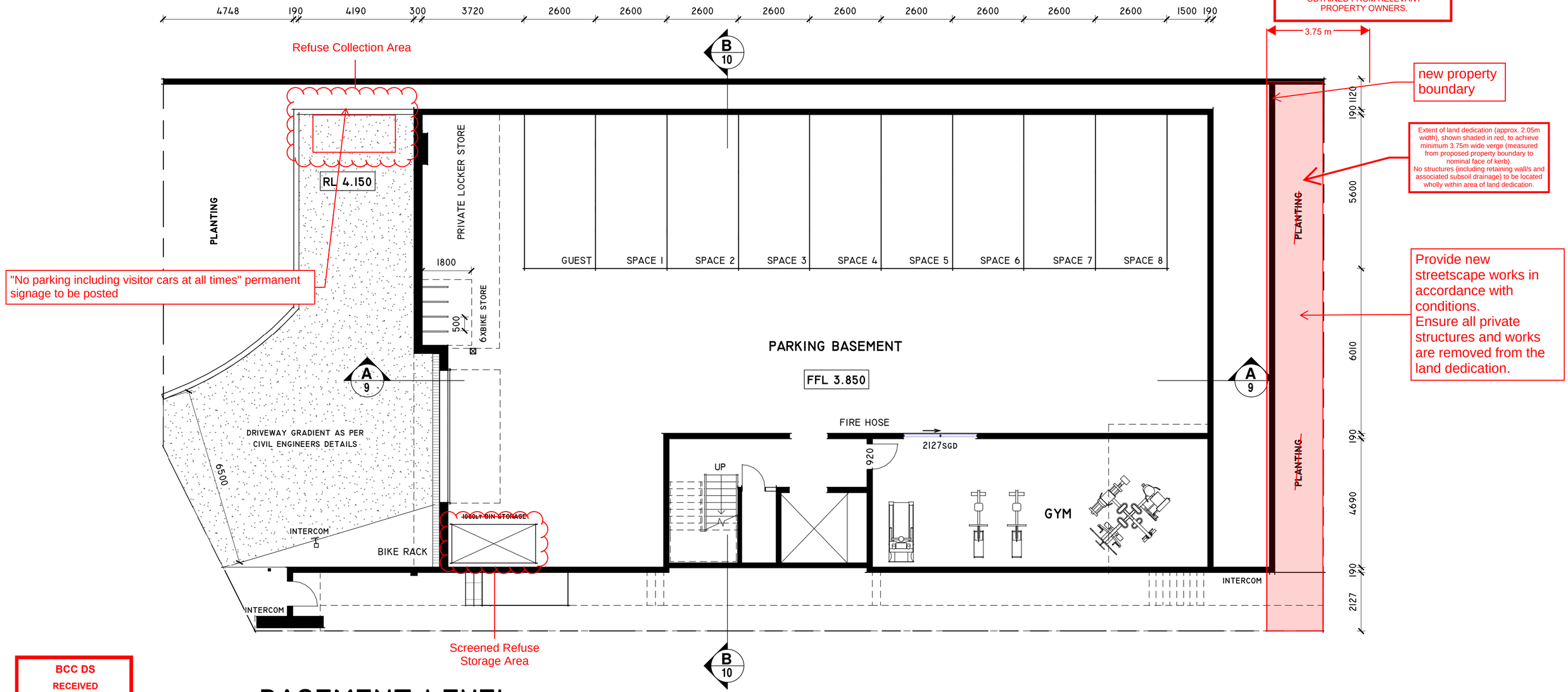

BASEMENT LEVEL

BCC DS
RECEIVED
02-NOV-2026
APPLICATION REF
A007143642

AMENDED IN RED
6/11/2023

design & drafting services dlh

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DRAWING
Refuse facilities plan SK01

PROJECT
FLORENCE STREET DEVELOPMENT

ADDRESS
Lot 1 on RP9232
9 Florence Street
NEWSTEAD

REV #	DATE
G	8/2/23
H	8/5/23
I	3/7/23

SCALE @A2	DATE	DRAWN
1 : 100	11-14	d.l.h.

SHEET #
2

REFERENCE #
115-20

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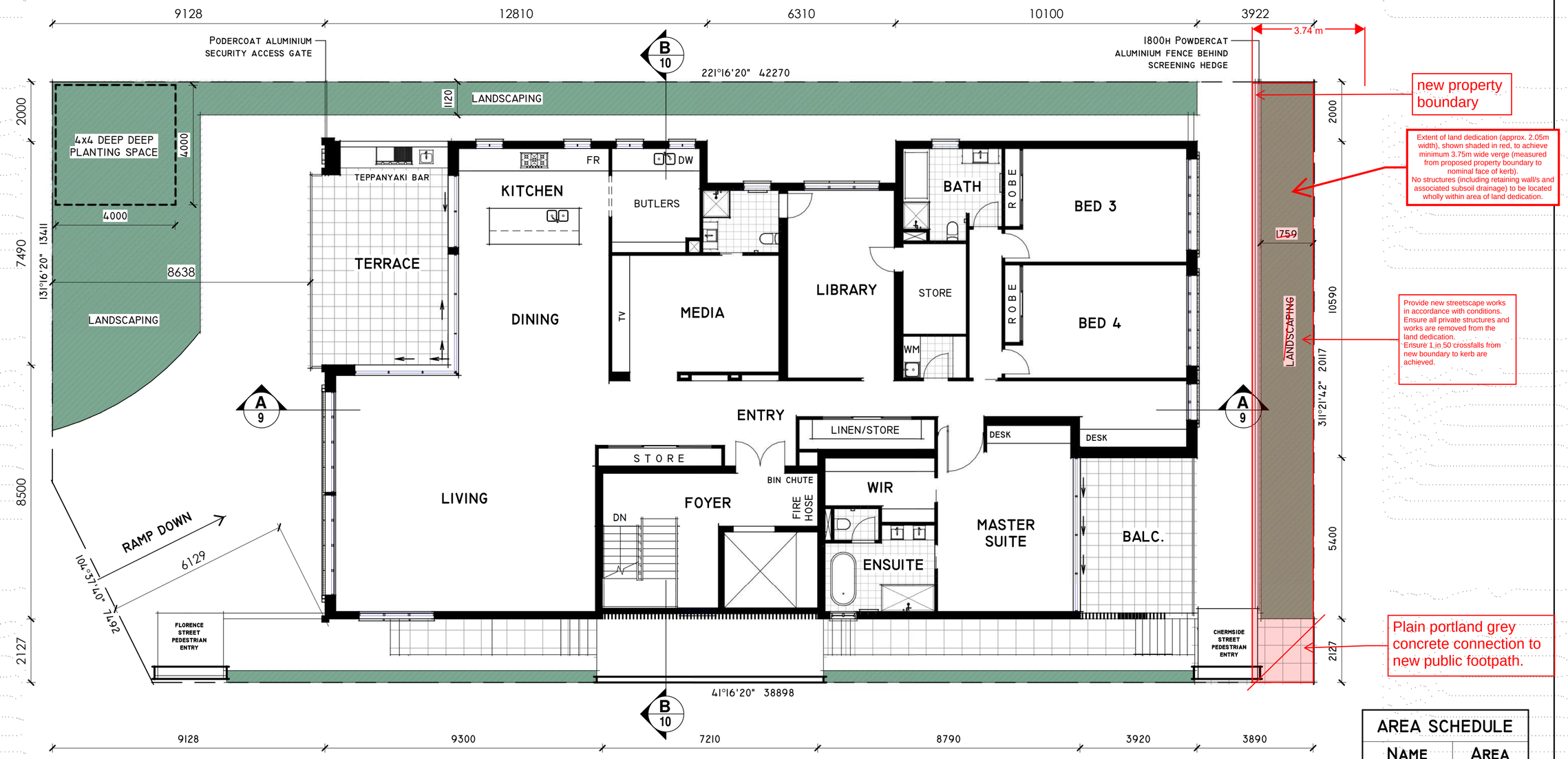

TYPICAL FLOOR PLAN

AMENDED IN RED
6/11/2023

AREA SCHEDULE

NAME	AREA
FOYER	34.0 M²
FLOOR AREA	369.2 M²
TERRACE	31.0 M²
REAR BALC.	21.0 M²
ENTRY	12.9 M²
GRAND TOTAL	468.2 M²

design & drafting services dlh

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email : dlhdrafting@optusnet.com.au

DRAWING
UNIT 1/2/3/4 FLOOR PLAN

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02-NOV-2026
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PROJECT
FLORENCE STREET DEVELOPMENT

ADDRESS
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9 Florence Street
NEWSTEAD

REV #	DATE
J	9/10/23

SCALE @A2 1 : 100 | DATE 11-14 | DRAWN d.l.h.

SHEET # **3**

REFERENCE # **115-20**

CHECK ALL DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. IF IN DOUBT **ASK**.

BCC DS

Plans/Documents RECEIVED

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APPLICATION REF

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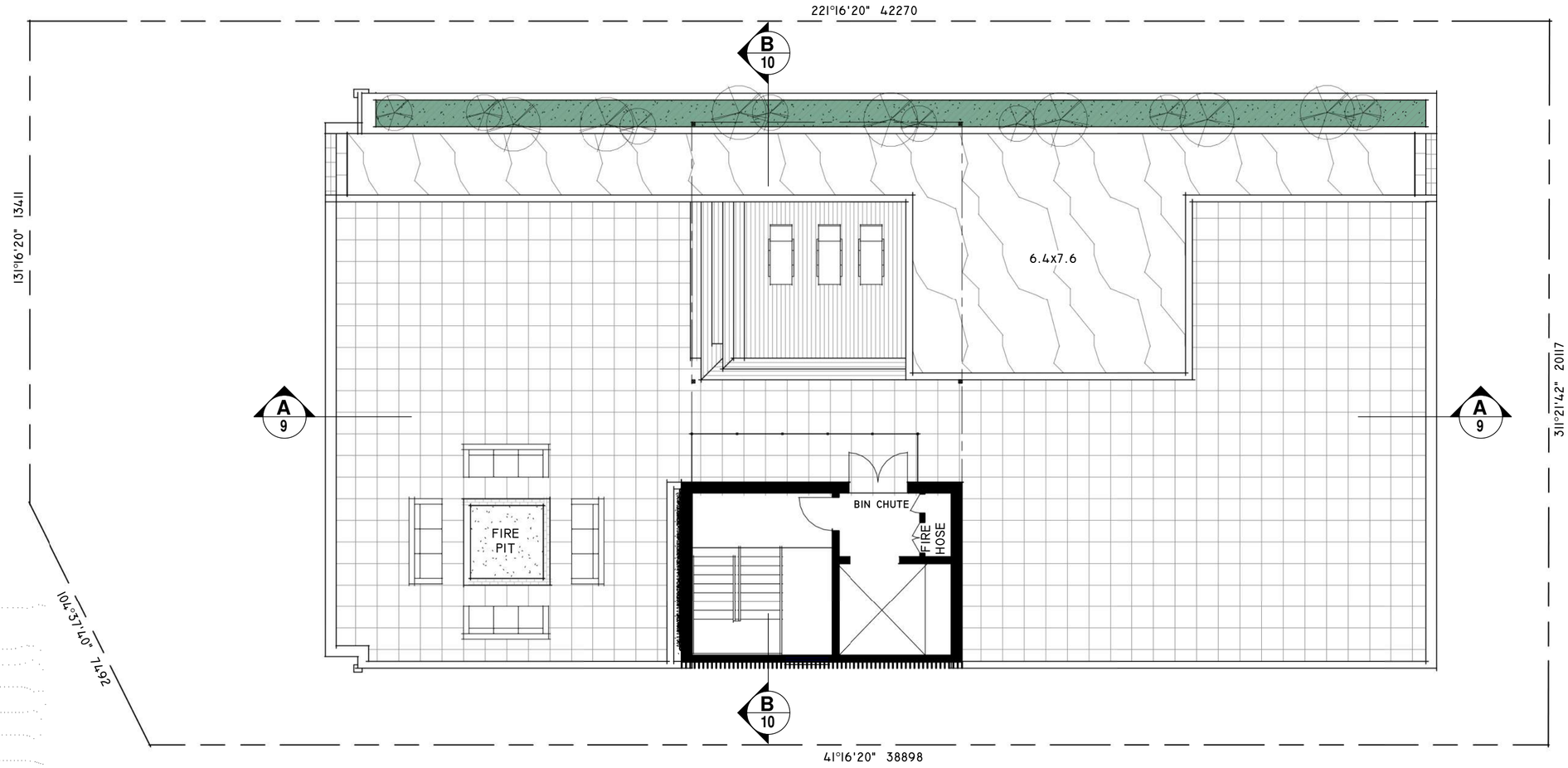

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email : dlhdrafting@optusnet.com.au

DRAWING

RECREATION LEVEL

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PROJECT
FLORENCE STREET DEVELOPMENT

ADDRESS
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NEWSTEAD

REV #	DATE
J	9/10/23

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1 : 100	11-14	d.l.h.

SHEET #
4

REFERENCE #
115-20

CHECK ALL DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. IF IN DOUBT **ASK**.

BCC DS
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09/10/2023
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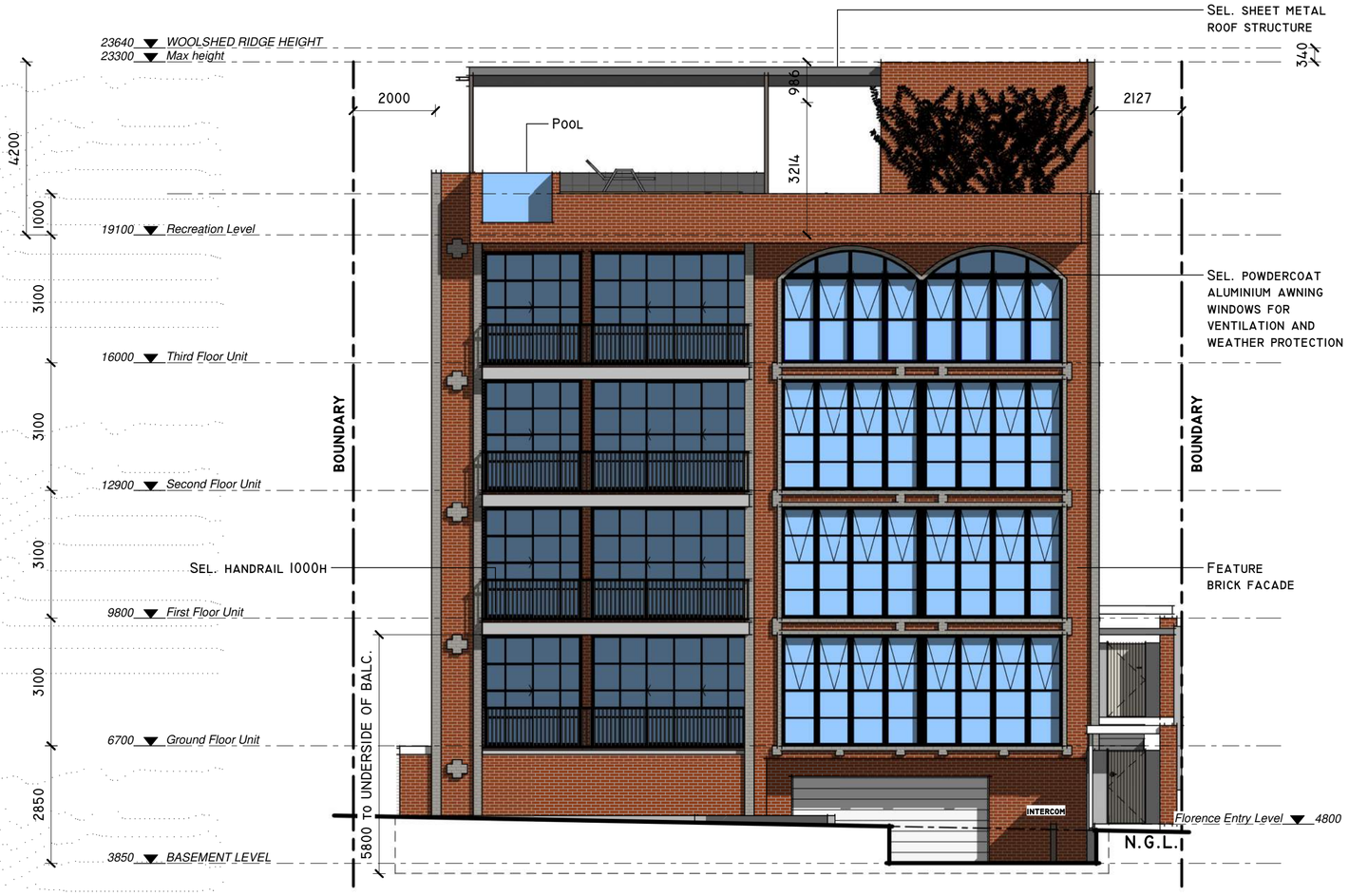

DESIGN IMAGERY

PERIOD FACE BRICK FACADE WITH FEATURE COLOUR BRICK DETAILING

BLACK/DARK POWDERCOAT ALUMINIUM JOINERY



OPEN & AIRY LOFT STYLE UNITS



FULL HEIGHT JOINERY TO MAXIMISE LIGHT AND VIEW



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dlh
ph 0419 228424 QBCC Lic. no. 1054385
email : dlhdrafting@optusnet.com.au

DRAWING
NORTH EAST ELEVATION FLORENCE STREET

PROJECT
FLORENCE STREET DEVELOPMENT

ADDRESS
Lot 1 on RP9232
9 Florence Street
NEWSTEAD

REV #	DATE
J	9/10/23

SCALE @A2	DATE	DRAWN
1 : 100	11-14	d.l.h.

SHEET #
5

REFERENCE #
115-20

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AMENDED IN RED

6/11/2023

design & drafting services **dlh**

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email : dlhdrafting@optusnet.com.au

DRAWING

SOUTH EAST ELEVATION

PROJECT

FLORENCE STREET DEVELOPMENT

ADDRESS

Lot 1 on RP9232
9 Florence Street
NEWSTEAD

REV #	DATE
J	9/10/23

SCALE @A2	DATE	DRAWN
1 : 100	11-14	d.l.h.

SHEET #

6

REFERENCE #

115-20

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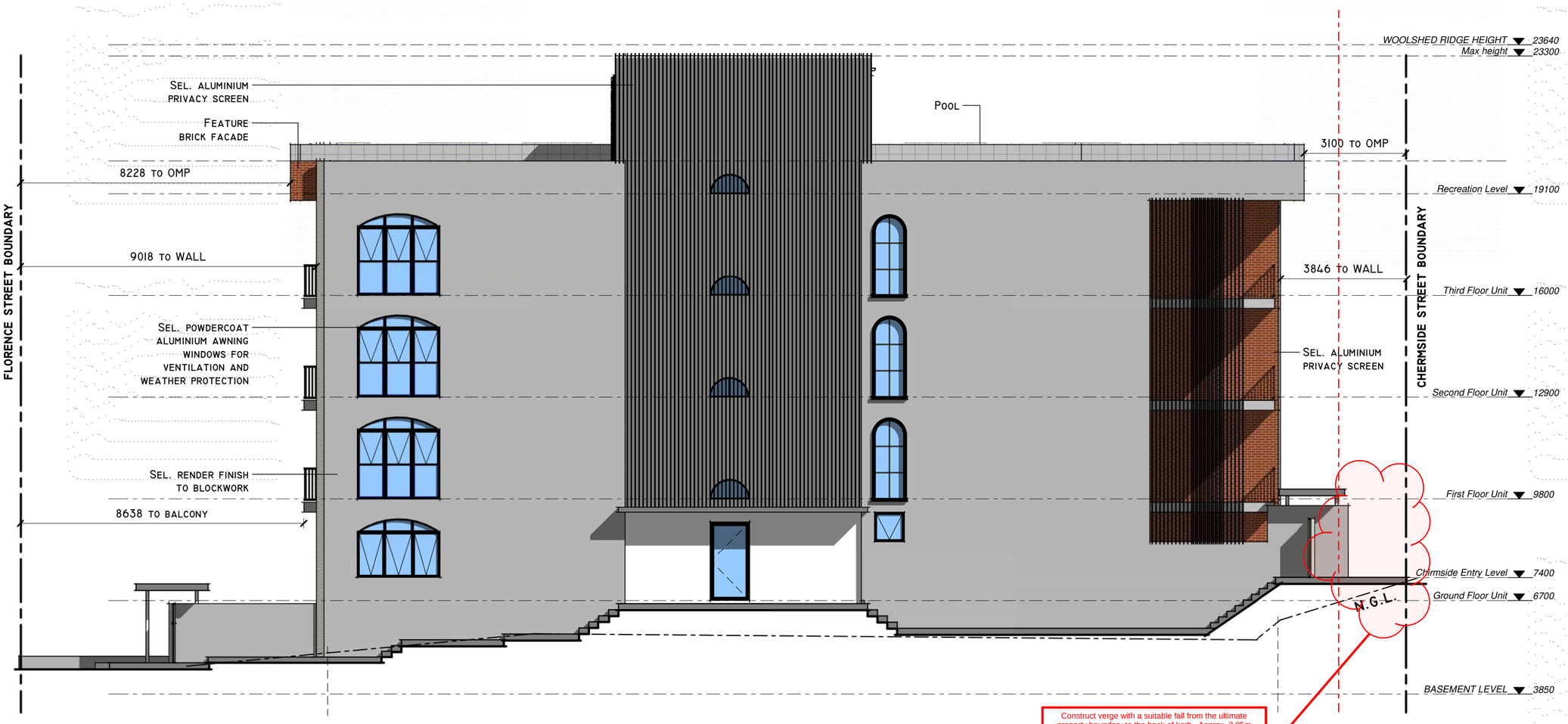

Construct verge with a suitable fall from the ultimate property boundary to the back of kerb. Approx. 2.05m widening required. No structures (including landscaping, retaining wall/s and associated subsoil drainage etc.) to be located wholly within area of verge widening/land dedication.

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DRAWING

NORTH WEST ELEVATION

PROJECT

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SHEET #

7

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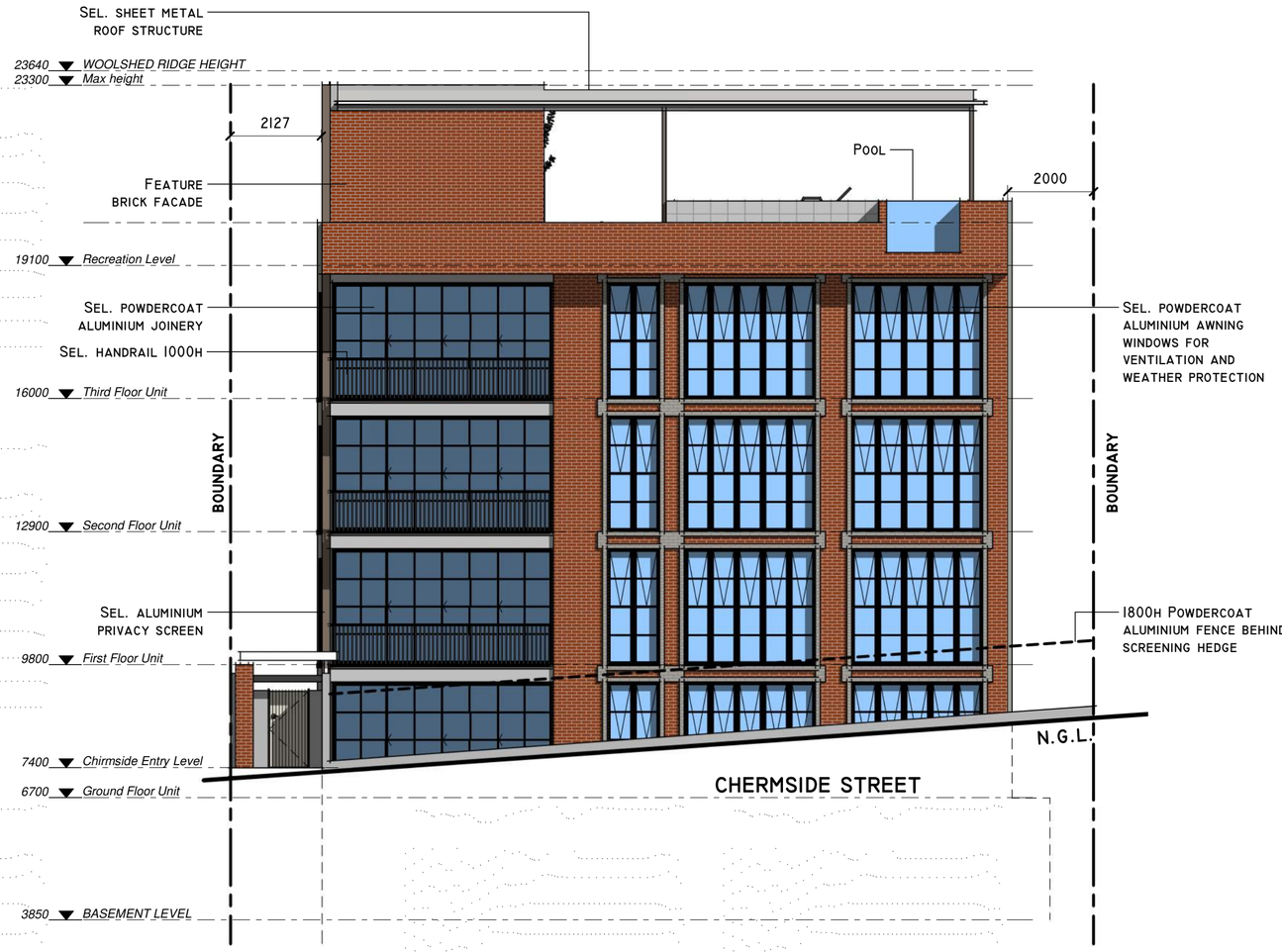

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APPLICATION REF

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ph 0419 228424 QBCC Lic. no. 1054385
email : dlhdrafting@optusnet.com.au

DRAWING

SOUTH WEST ELEVATION CHERMSIDE STREET

PROJECT
FLORENCE STREET DEVELOPMENT

ADDRESS
Lot 1 on RP9232
9 Florence Street
NEWSTEAD

REV #	DATE
J	9/10/23

SCALE @**A2** 1 : 100 DATE 11-14 DRAWN d.l.h.

SHEET # **8**

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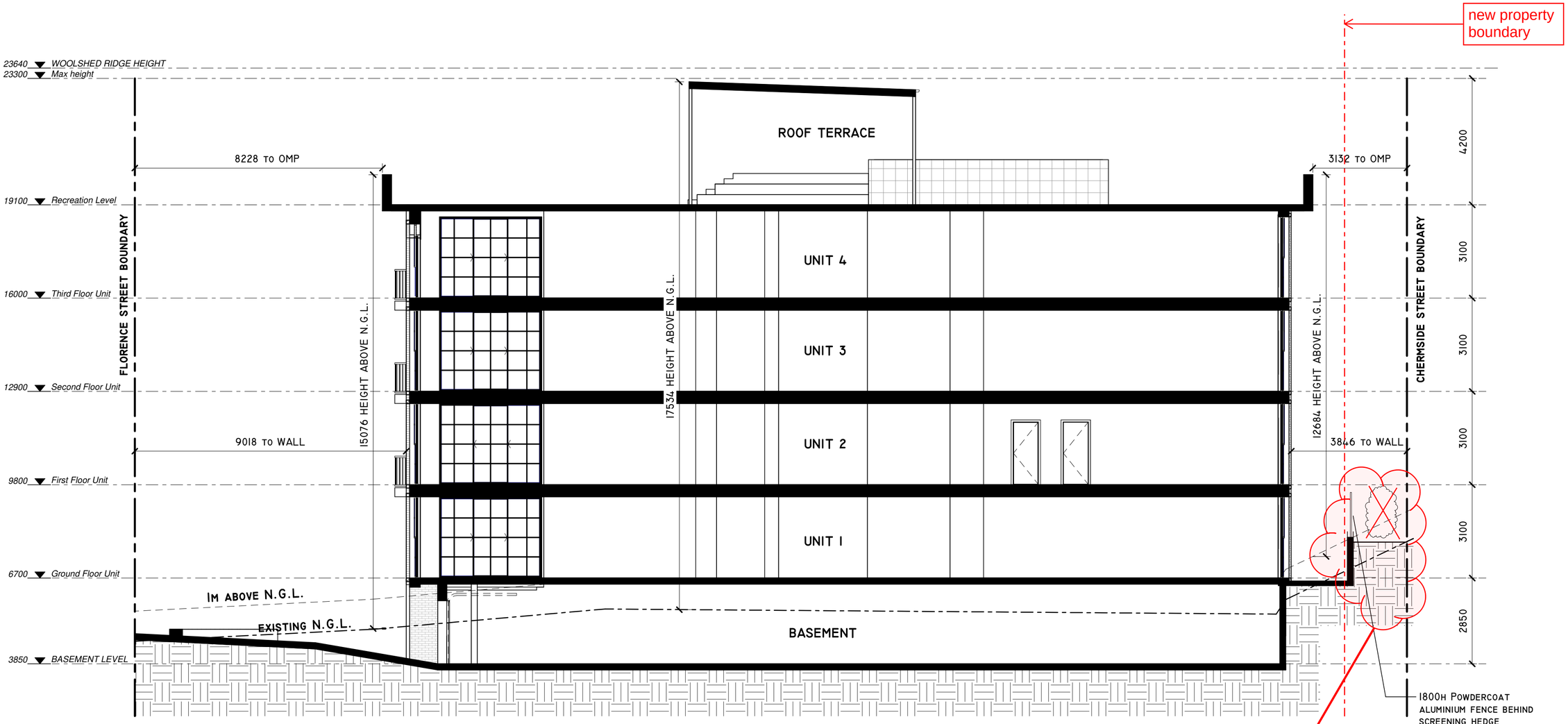

Construct verge with a suitable fall from the ultimate property boundary to the back of kerb. Approx. 2.05m widening required. No structures (including landscaping, retaining wall/s and associated subsoil drainage etc.) to be located wholly within area of verge widening/land dedication.

AMENDED IN RED
6/11/2023

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email : dlhdrafting@optusnet.com.au

DRAWING
SECTION AA

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SHEET #
9

REFERENCE #
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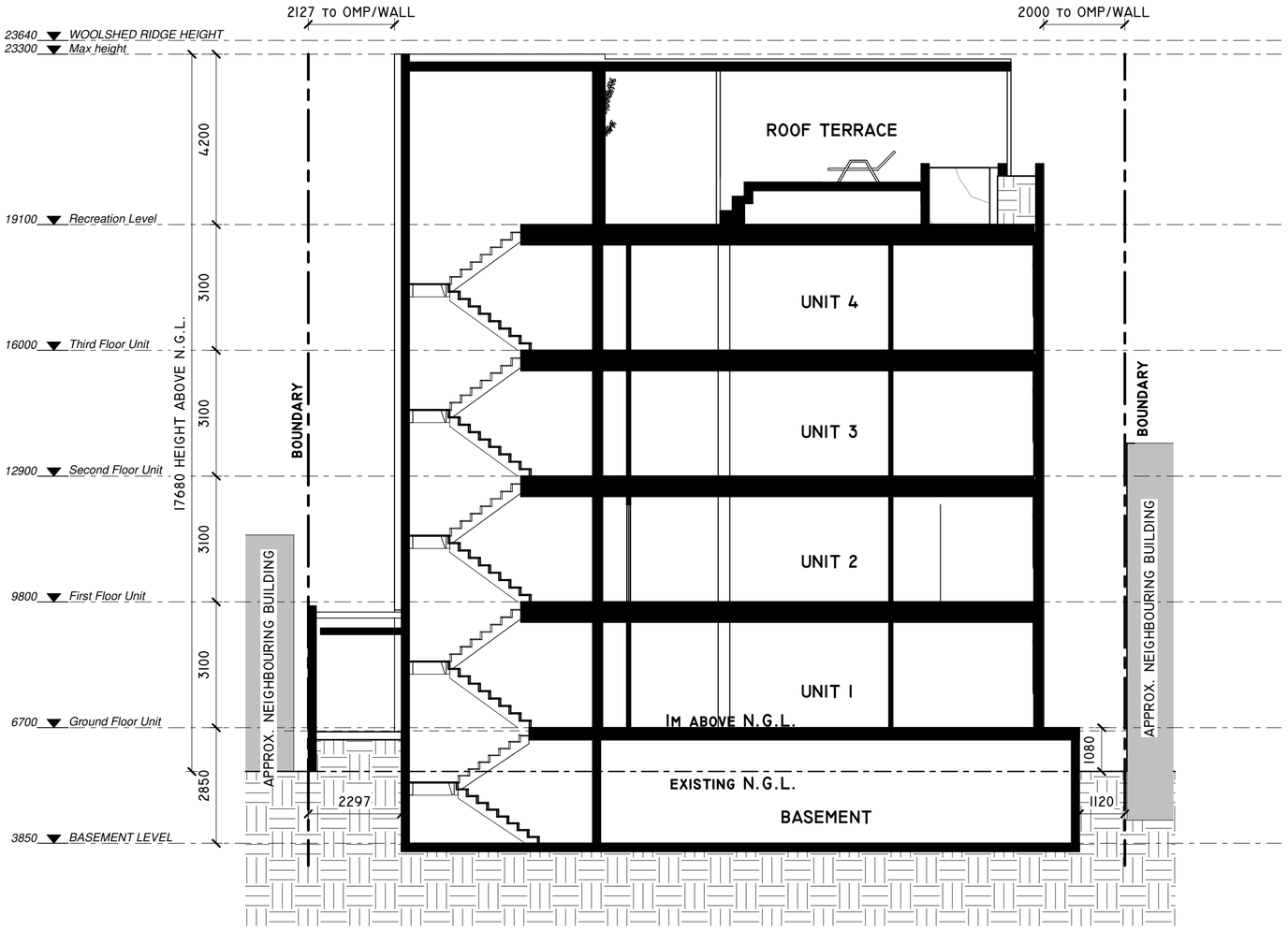

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DRAWING

SECTION BB

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SHEET #

10

REFERENCE #

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design & drafting services
dlh

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email : dlhdrafting@optusnet.com.au

DRAWING
VIEWS

BCC DS
RECEIVED
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APPLICATION REF
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NEWSTEAD

REV #	DATE
J	9/10/23

SCALE @**A2** DATE **11-14** DRAWN **d.l.h.**

SHEET # **11**

REFERENCE # **115-20**

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LEGEND - CONCEPT PLAN

PROPOSED

- PROPOSED INTEGRAL KERB
- PROPOSED STORMWATER
- 0.00 PROPOSED LEVEL
- 2.50 PROPOSED CONTOUR
- PROPOSED VEHICULAR CONCRETE PAVEMENT
- PROPOSED PEDSTRIAN CONCRETE PAVEMENT

EXISTING

- E EXISTING ELECTRICITY
- T EXISTING TELSTRA
- G EXISTING GAS
- SW EXISTING STORMWATER DRAINAGE
- 30.98 EXISTING SPOT LEVEL
- S EXISTING SEWER
- W EXISTING WATER
- EXISTING KERB/KERB & CHANNEL
- EXISTING EDGE OF BITUMEN
- 9.0 EXISTING CONTOUR

STORMWATER RUNOFF CALCULATIONS

AEP	EXISTING (m3/s)	DEVELOPED (m3/s)	DIFFERENCE (m3/s)
63%	0.018	0.018	0.000
39%	0.025	0.024	0.000
18%	0.034	0.035	0.000
10%	0.041	0.041	0.000
5%	0.049	0.050	0.001
2%	0.063	0.064	0.001
1%	0.073	0.075	0.002

DUE TO THE NEGLIGIBLE INCREASE IN RUNOFF CAUSED BY THE PROPOSED DEVELOPMENT AS INDICATED IN THE TABLE ABOVE NO DETENTION IS PROPOSED

EXISTING CROSSOVER TO BE REMOVED & PROVIDE 6.5m WIDE TYPE B1 EXPOSED AGGREGATE CONCRETE CROSSOVER WITH FINISH TO MATCH PROPOSED FOOTPATH

LAWFUL POINT OF DISCHARGE OPTION 2.
RUNOFF TO EXISTING KERB & CHANNEL IN FLORENCE STREET

HARDSTAND RUNOFF TO BE PUMPED TO PROPOSED STORMWATER PIT TO BE DISCHARGE UNDER GRAVITY TO FLORENCE STREET

6.50 m

PROPOSED GRATED TRENCH DRAIN TO PARKING BASEMENT ENTRY

FLORENCE STREET

EXISTING SEWER PROPERTY CONNECTION TO BE REUSED SUBJECT TO SUITABILITY

LAWFUL POINT OF DISCHARGE OPTION 1.
RUNOFF TO EXISTING STORMWATER PIT IN FLORENCE STREET UNDER GRAVITY

EXISTING WATER METER & SERVICE TO BE UPGRADED IF REQUIRED

EXISTING FOOTPATH TO BE REMOVED & PROVIDE EXPOSED AGGREGATE CONCRETE FOOTPATH. REFER LANDSCAPE ARCHITECT FOR DETAILS

32
RP9232
(HIGHSET BUILDING)

RP195321
(EXISTING HIGHSET BUILDING)
PARKING BASEMENT
FFL 3.350
(NOMINAL)
GYM

35
RP9232
(HIGHSET BUILDING)

PARKING BASEMENT DRAINAGE BY HYDRAULIC CONSULTANT INCLUDING PUMP SYSTEM IF REQUIRED

3.75 m

LAWFUL POINT OF DISCHARGE OPTION 3.
ROOF RUNOFF TO EXISTING KERB & CHANNEL IN CHERMSIDE STREET WITH HARDSTAND & LANDSCAPING RUNOFF TO FLORENCE STREET PER LPOD OPTION 1 OR 2

Any proposed stormwater inlet pit (at the Chermside St side of the site) is to be located wholly within the site (after verge widening/land dedication) and is to drain to the kerb and channel via gravity.

CHERMSIDE STREET

Extent of land dedication (approx. 2.05m width), shown shaded in red, to achieve minimum 3.75m wide verge (measured from proposed property boundary to nominal face of kerb).
No structures (including retaining wall/s and associated subsoil drainage) to be located wholly within area of land dedication.

3.75 m

0 1 2 3 4 5m
SCALE 1:100
SCALE BEFORE REDUCTION

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL STAMPED APPROVED BY RELEVANT AUTHORITY.
ALL WORKS ARE TO BE CONSTRUCTED TO THE SATISFACTION OF RELEVANT AUTHORITIES.
THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING NECESSARY PERMITS, AUTHORISATION AND SUBSEQUENT INSPECTIONS AS REQUIRED BY RELEVANT AUTHORITIES.

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DATE	EVENT	DETAIL	INITIAL	DATE	EVENT	DETAIL	INITIAL
01.02.23	P1	PRELIMINARY ISSUE	NT				

DEQ DESIGN ENGINEERS QUEENSLAND
Consulting Engineers
Civil, Structural and Soil Testing
DEQ Consulting Pty Ltd t/a ABN 53 065 711 248
5 Parkview Street
Milton Qld. 4064
P: (07) 3367 0211
F: (07) 3367 0205
W: www.deq.com.au
E: structural@deq.com.au
E: civil@deq.com.au
E: soiltesting@deq.com.au

PROPOSED DEVELOPMENT
9 FLORENCE STREET
TENERIFFE

PANAGA GROUP PTY LTD
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BCC REF: A005963494

CIVIL SITEWORKS
CONCEPT PLAN

SCALE AS SHOWN		DATE NOV 2022	
CONTACT: NT		SHEET 1 OF 3	
22.3386 JOB No.	SK.01 DRG. No.	P1 AMMT.	
CHECKED		DATUM : AHD	

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BCC DS
Plans/Documents RECEIVED
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APPLICATION REF
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PLANS AND DOCUMENTS
referred to in the
APPROVAL
Dated: 17/01/2024

AMENDED IN RED
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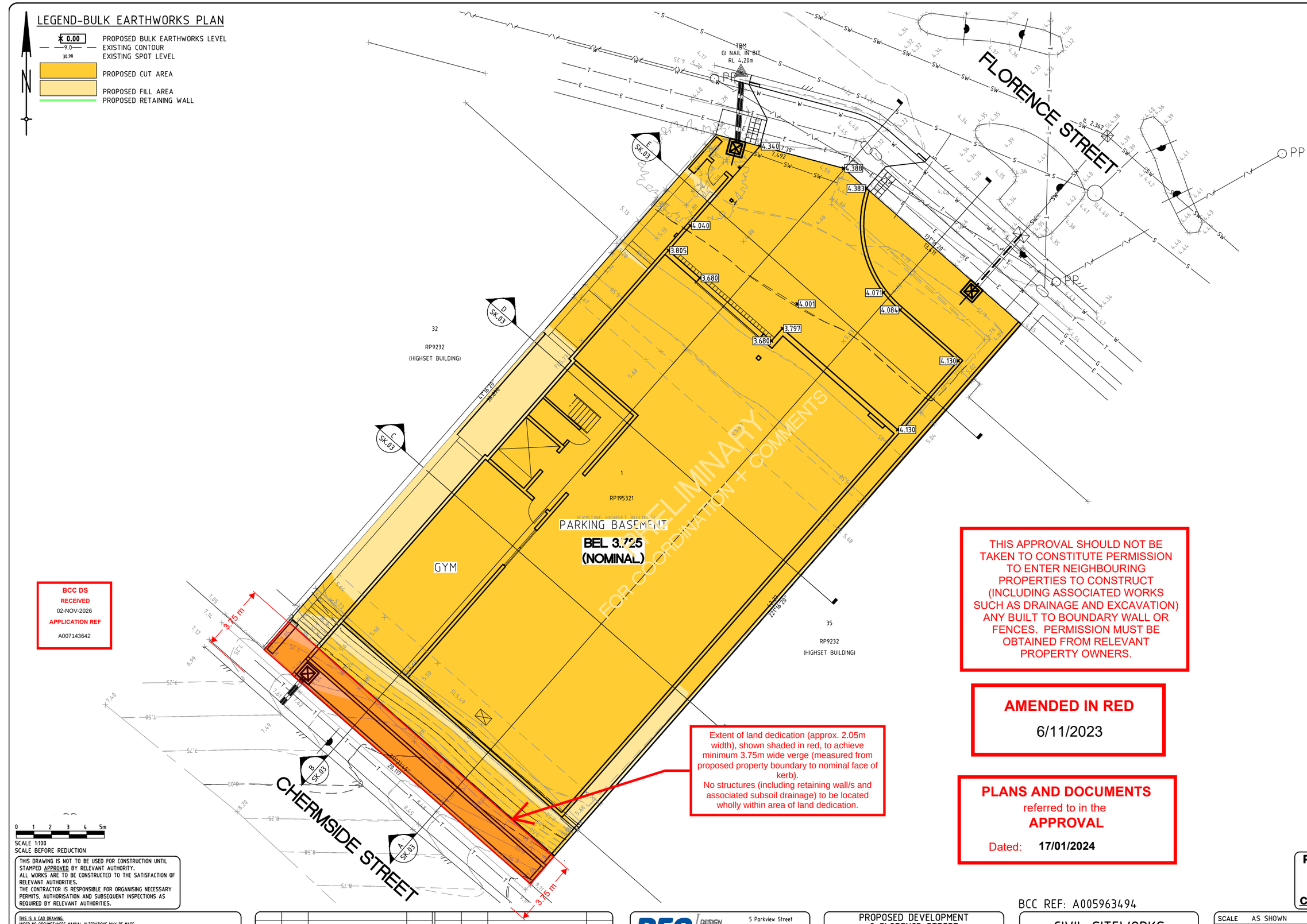
LEGEND-BULK EARTHWORKS PLAN

- 0.00 — PROPOSED BULK EARTHWORKS LEVEL
- 9.0 — EXISTING CONTOUR
- 30.98 — EXISTING SPOT LEVEL
- PROPOSED CUT AREA
- PROPOSED FILL AREA
- PROPOSED RETAINING WALL



Extent of land dedication (approx. 2.05m width), shown shaded in red, to achieve minimum 3.75m wide verge (measured from proposed property boundary to nominal face of kerb).
No structures (including retaining wall/s and associated subsoil drainage) to be located wholly within area of land dedication.

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PLANS AND DOCUMENTS
referred to in the
APPROVAL
Dated: **17/01/2024**

0 1 2 3 4 5m
SCALE 1:100
SCALE BEFORE REDUCTION

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PROPOSED DEVELOPMENT
9 FLORENCE STREET
TENERIFFE

PANAGA GROUP PTY LTD
ATF PANAGA GROUP TRUST

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CIVIL SITEWORKS
CONCEPT BULK EARTHWORKS PLAN

SCALE AS SHOWN	DATE NOV 2022
CONTACT: NT	SHEET 2 OF 3
22.3386 JOB No.	SK.02 DRG. No. / P1 AMMT.
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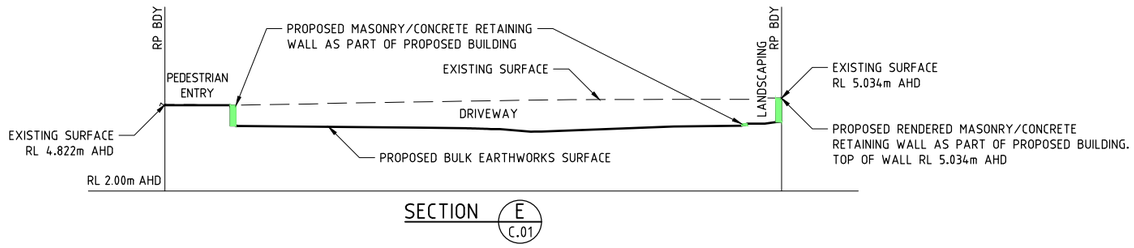
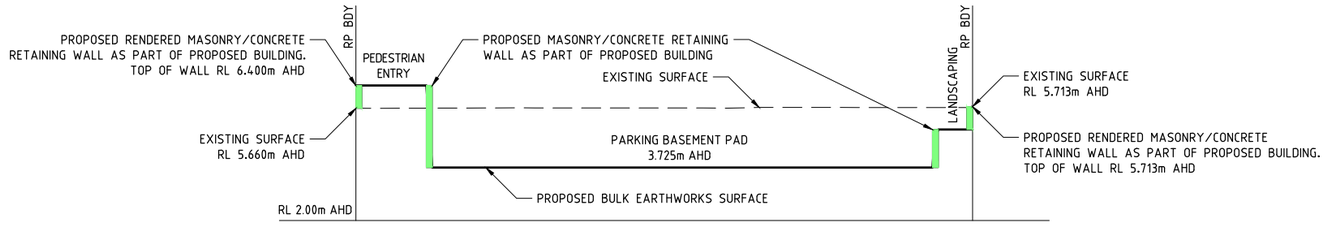
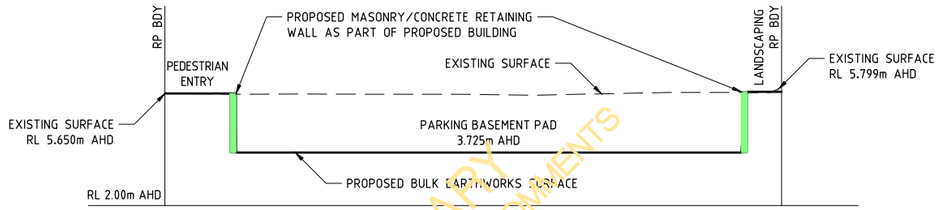


SECTION E C.01



SECTION D C.01



SECTION C C.01

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Dated: 17/01/2024

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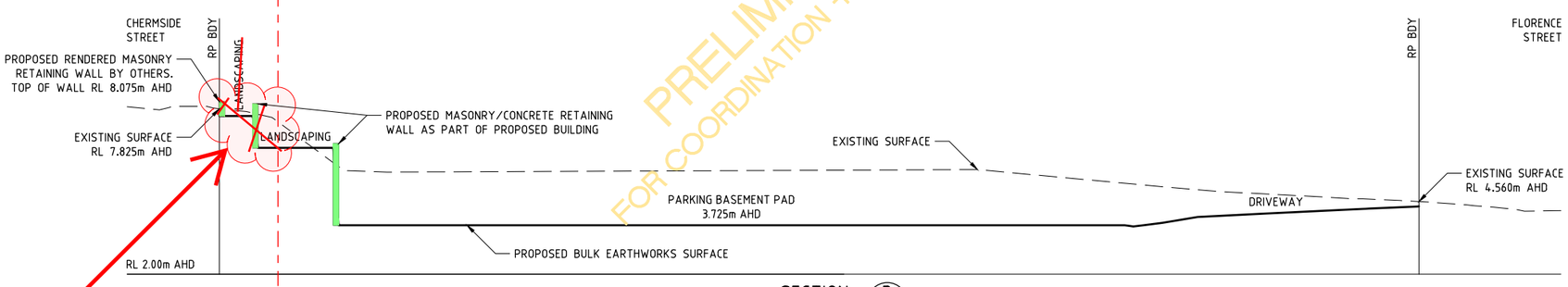
AMENDED IN RED
6/11/2023

PRELIMINARY FOR COORDINATION + COMMENTS



SECTION B C.01

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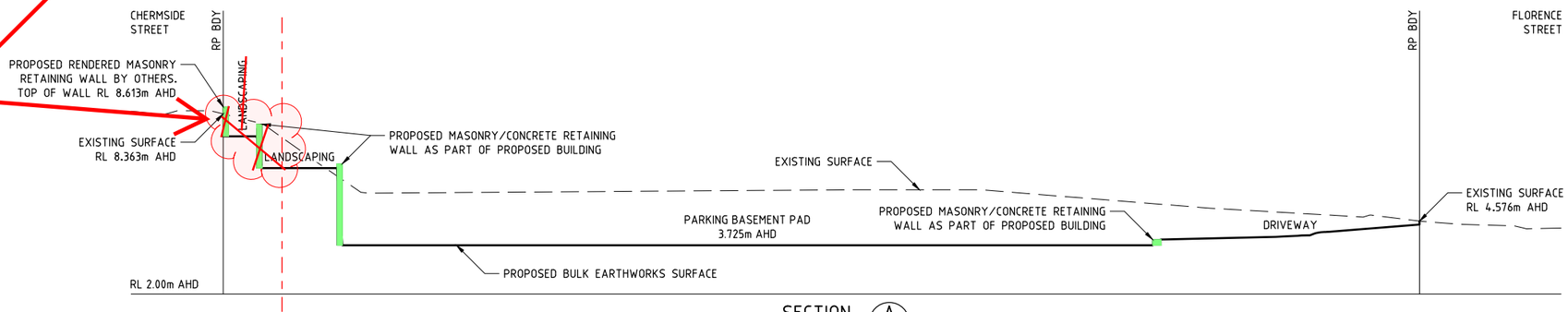
3.75 m

Construct verge with a suitable fall from the ultimate property boundary to the back of kerb. Approx. 2.05m widening required. Retaining wall (including subsoil drainage) to be wholly within property (taking into account land dedication/verge widening).



SECTION A C.01

0 1 2 3 4 5m
SCALE 1:100
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TENERIFFE

PANAGA GROUP PTY LTD
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CIVIL SITEWORKS
CONCEPT BULK EARTHWORKS CROSS SECTIONS

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