

DEVELOPMENT NOTES

SITE DETAILS
 DESCRIPTION - LOT 1 ON RP73474
 AREA - 771m² (100% of site area)

GFA
 ALLOWABLE GFA - 385.50m² (50% of site area)
 PROPOSED GFA - 385.41m² (49.9% of site area)

GFA SCHEDULE

	GROUND	FIRST	TOTAL
UNIT 1	58.26m ²	71.01m ²	129.27m ²
UNIT 2	58.26m ²	71.01m ²	129.27m ²
UNIT 3	56.35m ²	70.52m ²	126.87m ²
TOTAL	172.87m²	212.54m²	385.41m²

OPEN SPACE
 ALLOWABLE MIN - 231.30m² (30% of site area)
 PROPOSED AREA - 302.52m² (39.2% of site area)

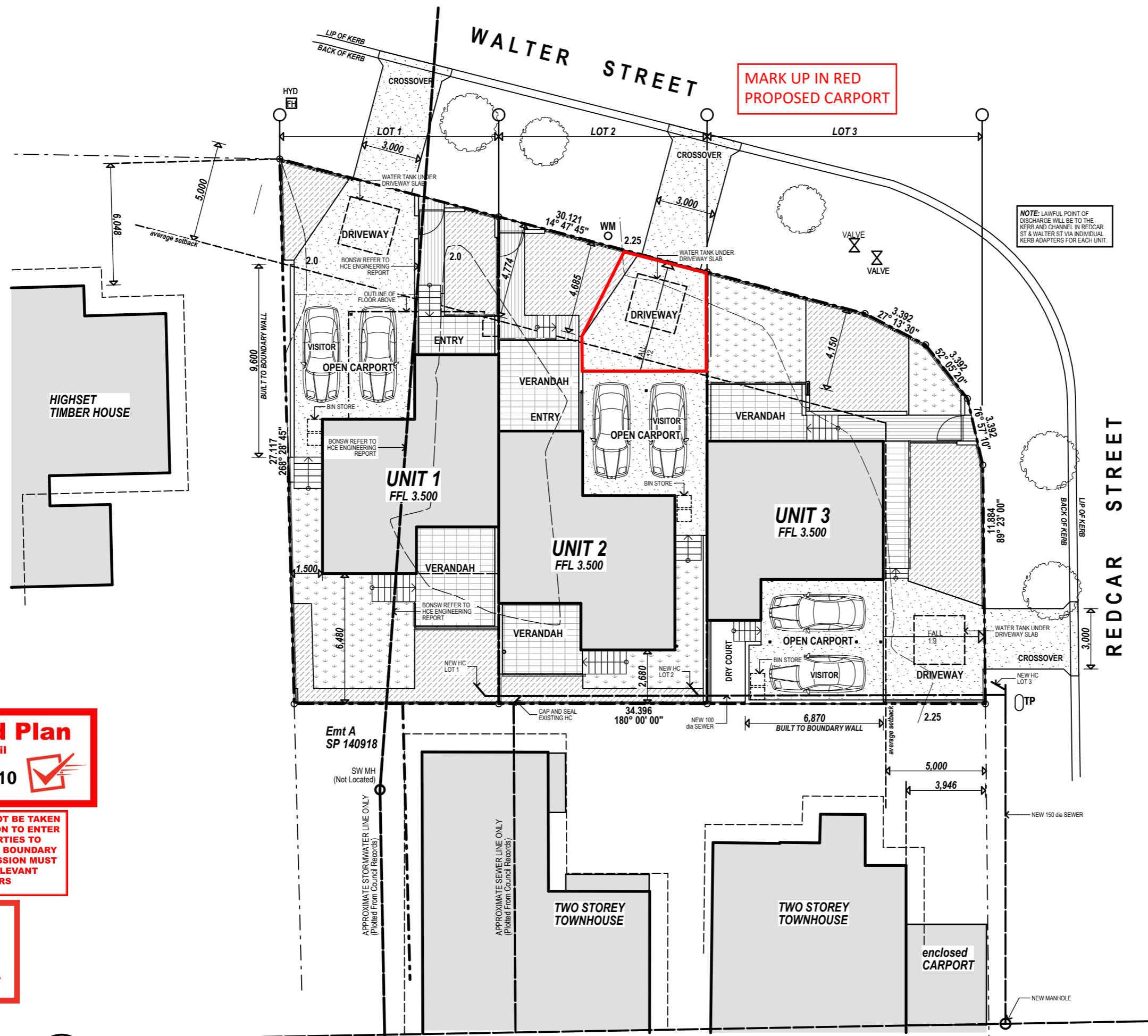
SITE COVERAGE
 ALLOWABLE MIN - 385.5m² (50% of site area)
 PROPOSED AREA - 356.00m² (46.2% of site area)

PARKING
 TENANTS REQUIRED - 2 PER DWELLING
 PROPOSED - 2 PER DWELLING

DEFINITIONS
GFA CALCULATION
 The total area of all floor levels in the building on the site to which the development relates, measured to the inside of the external walls, excluding items outlined in definitions under Chapter 3 of the Brisbane City Plan 2000.

BUILDING FOOTPRINT
 The proportion of the site area covered by buildings or structures measured to the outermost projection, excluding eaves and window hoods.

SITE COVERAGE
 Measurement of area of site covered taken from the outermost projection of all covered areas, excluding eaves, sunshades and window hoods.



**MARK UP IN RED
 PROPOSED CARPORT**

NOTE: LAWFUL POINT OF DISCHARGE WILL BE TO THE KERB AND CHANNEL IN REDCAR ST & WALTER ST VIA INDIVIDUAL KERB ADAPTERS FOR EACH UNIT.

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 Brisbane City Council
 19 August 2010

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SITE PLAN
 1:200

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R	No. Description	Date	App'd



Project
 ROGERS SUD'S
 REDCAR ST, BULIMBA
 Drawing
SITE

Drawn	BC	Approved	CW
Project Number	Drawing Number	Rev	Scale
R0078	A102	A	1:200
CONCEPT DESIGN			© DRAWING CREATED 30/06/2010

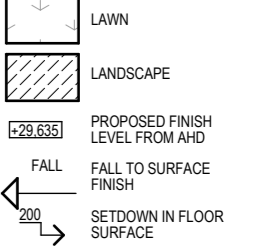
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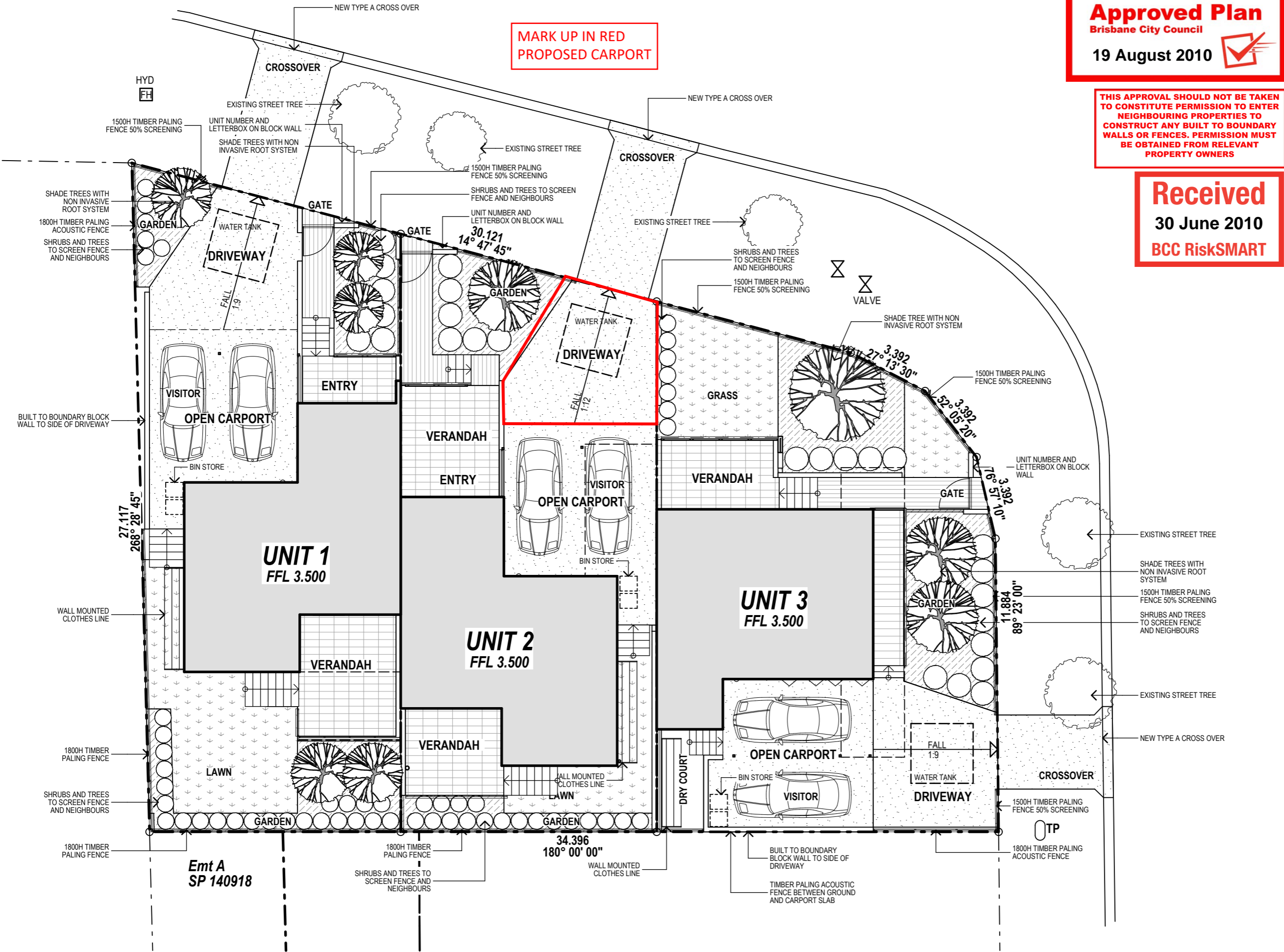
CONSTRUCTION IS TO COMPLY WITH THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND ANY RELEVANT AUSTRALIAN AND INTERNATIONAL STANDARDS.
 CHECK DIMENSIONS ON SITE PRIOR TO FABRICATION OR ERECTION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 INSTALLATION AND FIXING OF PROPRIETARY ITEMS AND SYSTEMS IS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS AND RECOMMENDATIONS.
 READ THIS DRAWING IN CONJUNCTION WITH THE RELEVANT SUB-CONSULTANT DOCUMENTATION.
 WALL LININGS TO BE AS FOLLOWS:
 GENERALLY PLASTERBOARD.
 FC VILLABOARD TO WET AREAS & STOREROOMS
 MOISTURE RESISTANT PLASTERBOARD TO KITCHEN.

HEIGHTS OF RETAINING WALLS AND BOUNDARY WALLS ARE TO BE VERIFIED WITH OWNER ON SITE PRIOR TO CONSTRUCTION.
FLOOR FINISH CODES
 CP CARPET
 EP EPOXY PAINT FINISH
 TB1 INTERNAL HWD TIMBER STRIPS
 TB2 EXTERNAL HWD TIMBER STRIPS
 TL1 EXTERNAL FLOOR
 TL2 INTERNAL FLOOR
 TL3 INTERNAL WET AREA FLOOR



- LEGEND**
- A APPLIANCE BENCH
 - AC AIR CONDITIONING UNIT
 - AF APRON FLASHING
 - B BASIN
 - BC BARGE CAPPING
 - BG BOX GUTTER
 - BGO BOX GUTTER OVERFLOW
 - CL COLUMN (PAINTED)
 - DP DOWNPIPE
 - DPS DOWNPIPE (SPREADER)
 - DW DISHWASHER
 - F REFRIGERATOR LOCATION
 - GC GUTTER - COLORBOND
 - HP HOT PLATES
 - HR1 HANDRAIL TYPE 1
 - HR2 HANDRAIL TYPE 2
 - L LEDGE
 - P PANTRY
 - RC RIDGE CAPPING
 - RW BLOCK RETAINING WALL
 - RWT RAIN WATER TANK
 - RS ROOF SHEETING
 - S SINK
 - SC STENCILED CONCRETE
 - SHR SHOWER
 - T LAI INDRY TIRS

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PLAN - EXTERNAL WORKS
 1:150

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Project
 ROGERS SUD'S
 REDCAR ST, BULIMBA
 Drawing

CONCEPT LANDSCAPE

Drawn	BC	Approved	CW
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R0078	A104	A	1:150

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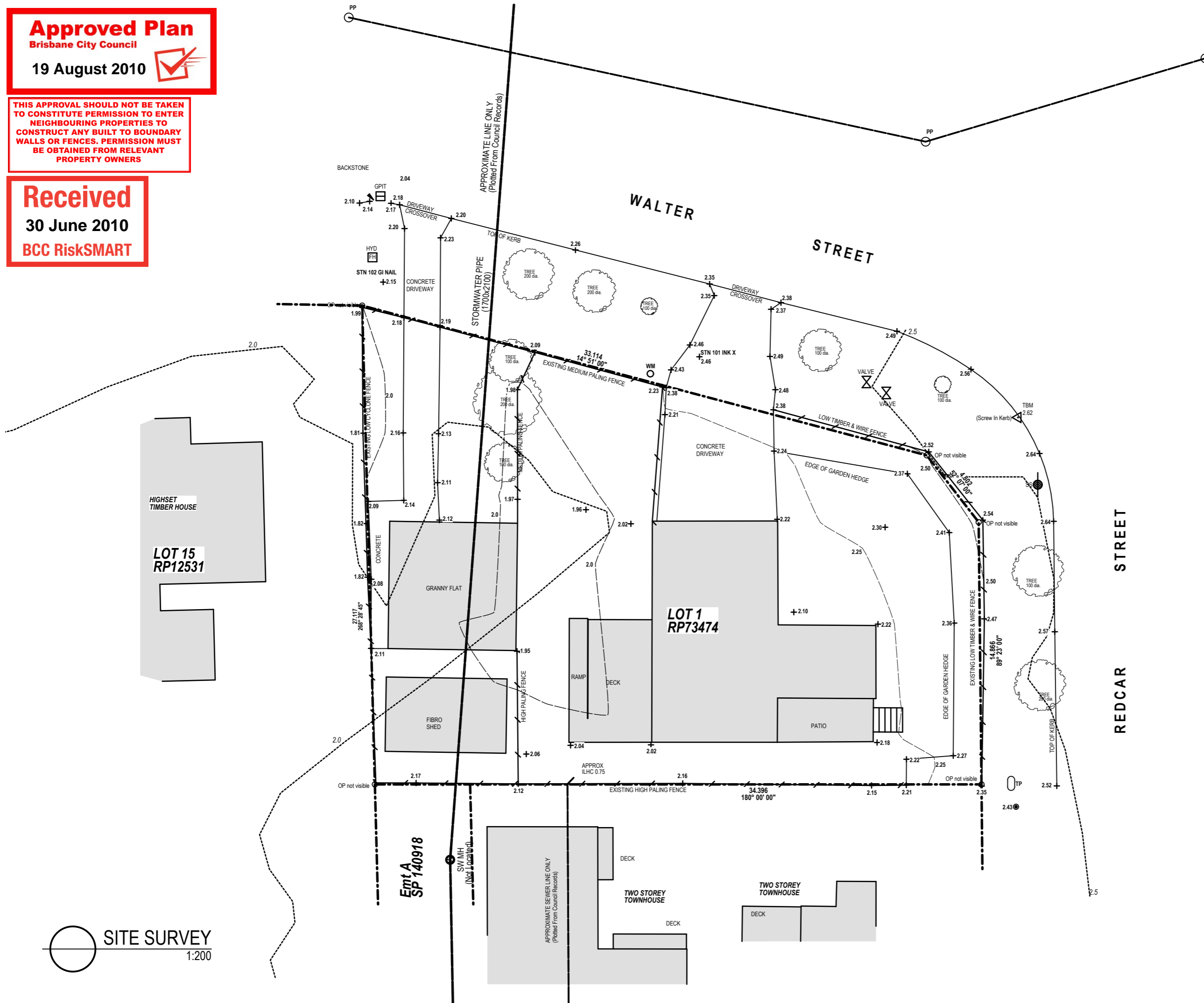
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SITE SURVEY
1:200

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 PO BOX 3811
 SOUTH BRISBANE
 QLD 4101 AUSTRALIA
 07 3387 9771
 07 3397 9944
 craig@monsterideas.com.au

Project
 ROGERS SUD'S
 REDCAR ST, BULIMBA
 Drawing
 EXIST SITE LEVELS
 PLAN

Drawn	BC	Approved	CW
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R0078	A105		A 1:200

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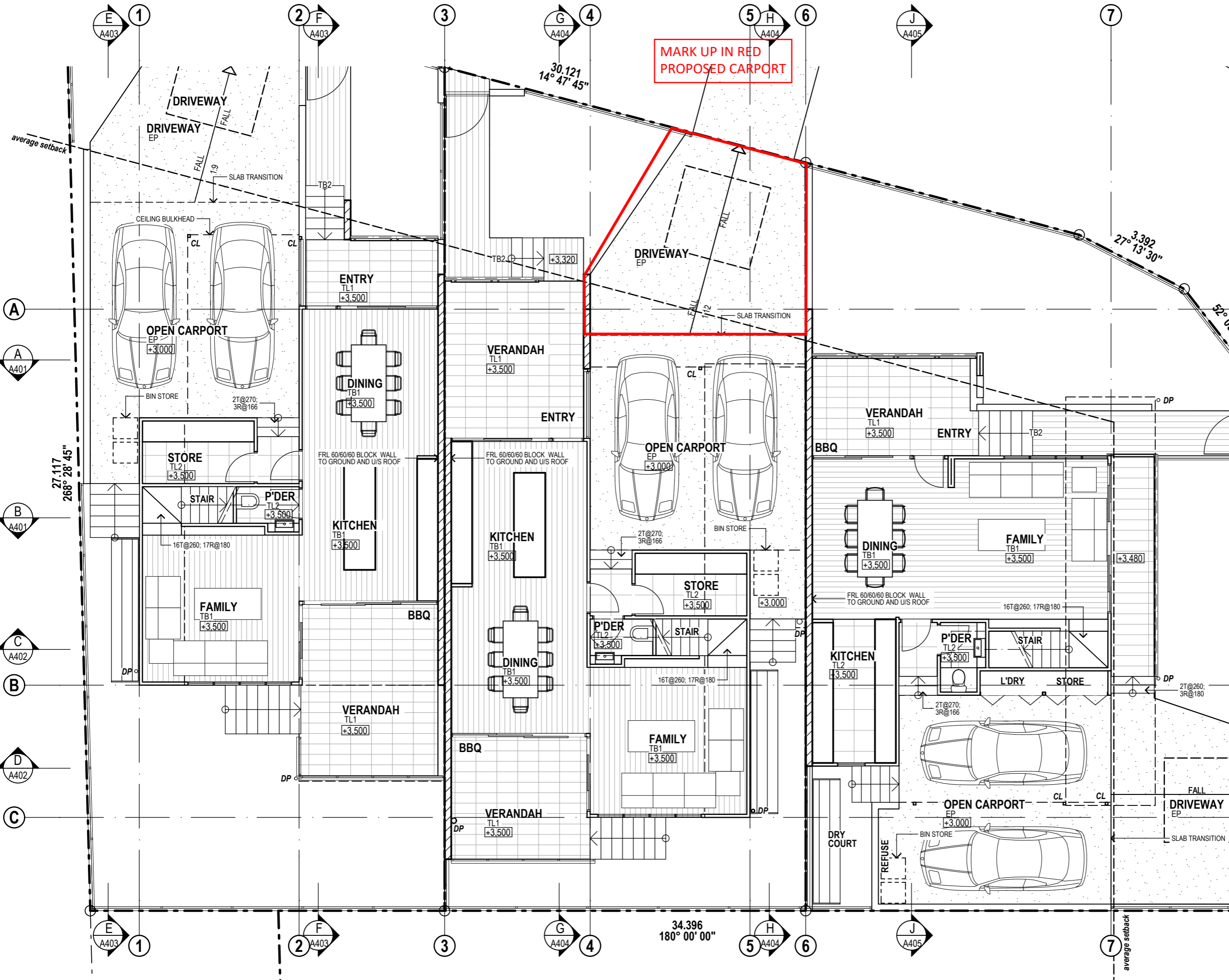
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 GENERALLY PLASTERBOARD
 FC VILLABOARD TO WET AREAS & STOREROOMS
 MOISTURE RESISTANT PLASTERBOARD TO KITCHEN.

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- FLOOR FINISH CODES**
- CP CARPET
 - EP EPOXY PAINT FINISH
 - TB1 INTERNAL HWD TIMBER STRIPS
 - TB2 EXTERNAL HWD TIMBER STRIPS
 - TL1 EXTERNAL FLOOR
 - TL2 INTERNAL FLOOR
 - TL3 INTERNAL WET AREA FLOOR

- LAWN
- LANDSCAPE
- PROPOSED FINISH LEVEL FROM AHD
- FALL TO SURFACE FINISH
- SETDOWN IN FLOOR SURFACE

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Project
 ROGERS SUD'S
 REDCAR ST, BULIMBA
 Drawing
 LEVEL 0
 FLOOR PLAN

Drawn BC Approved CW
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 R0078 A201 A 1:100

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INSTALL ROOF FINISHES AS PER THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. INSTALL ALL FLASHINGS AND SEAL AS REQUIRED TO ENSURE A WATERPROOF CONSTRUCTION. WARRANTIES TO BE CHECKED AND VERIFIED BY THE MANUFACTURER.

CONNECT ROOF WATER DISPOSAL VIA RAINWATER STORAGE SYSTEM TO EXISTING DISPOSAL SYSTEM.

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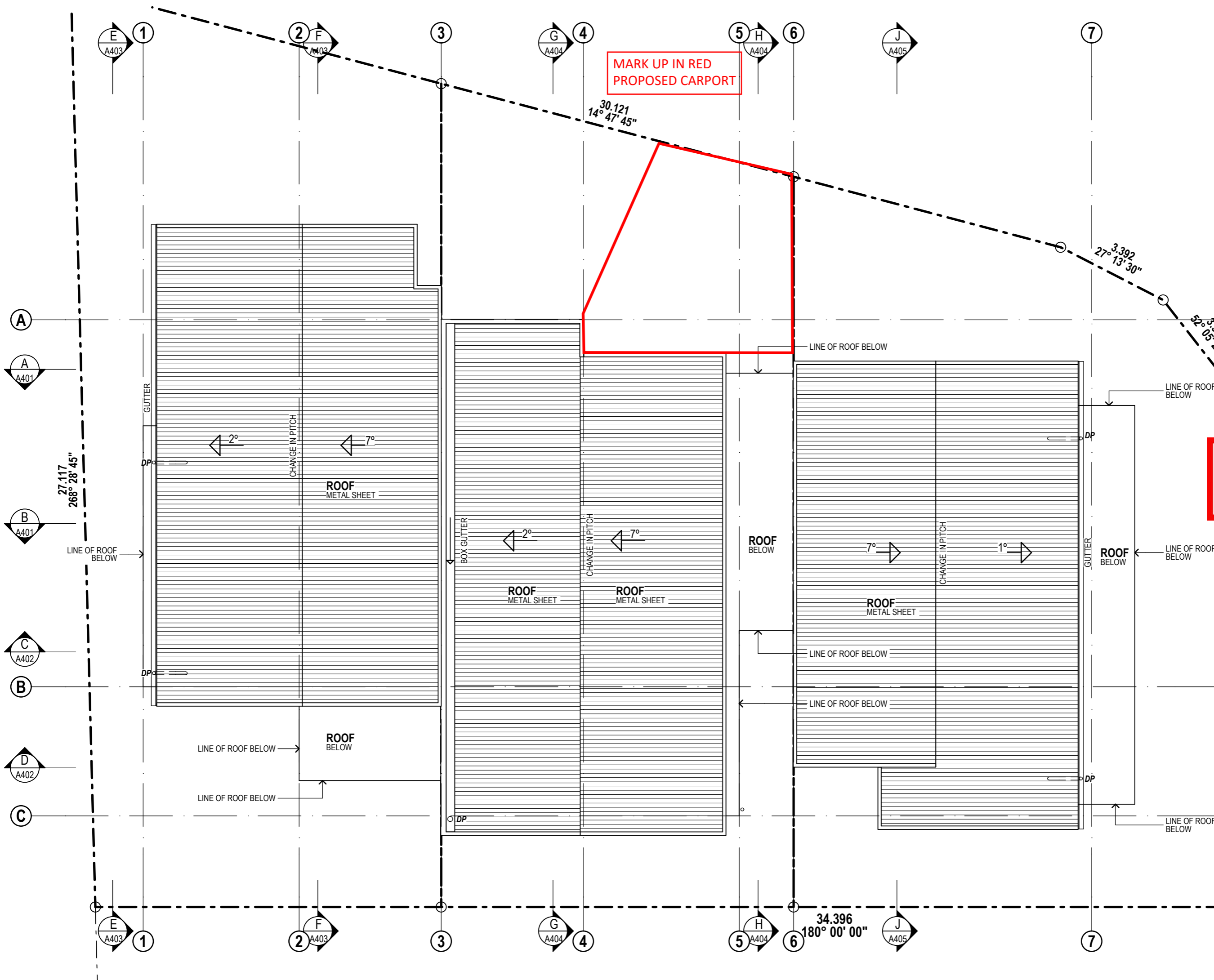
Project
ROGERS SUD'S
REDCAR ST, BULIMBA
Drawing
ROOF
FLOOR PLAN

Drawn BC Approved CW

Project Number	Drawing Number	Rev	Scale
R0078	A203	A	1:100

CONCEPT DESIGN

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GENERAL NOTES

REFER SPECIFICATION FOR MATERIAL DETAILS AND INSTALLATION INSTRUCTIONS

REFER TO ELEVATED WINDOW SCHEDULE FOR GLAZING DETAILS

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS PREPARED BY HR DESIGN

8.5m HEIGHT LINE ABOVE NATURAL GROUND AS DEFINED BY BRISBANE CITYPLAN

NATURAL GROUND LINE AS DEFINED BY SURVEY FROM BRISBANE CITYPLAN DEFINITION

LEGEND

- BP TIMBER BATTENS OVER PLYWOOD
- BR BLOCKWORK - RENDURED AND PAINTED
- DP DOWNPIPE
- FC FIBRE CEMENT SHEETING
- GC GUTTER COLORBOND
- HR ALUMINIUM BATTEN BALUSTRADE
- RS ROOF SHEETING (CORRUGATED METAL)
- SC PRIVACY SCREEN
- TP TIMBER PALING FENCE

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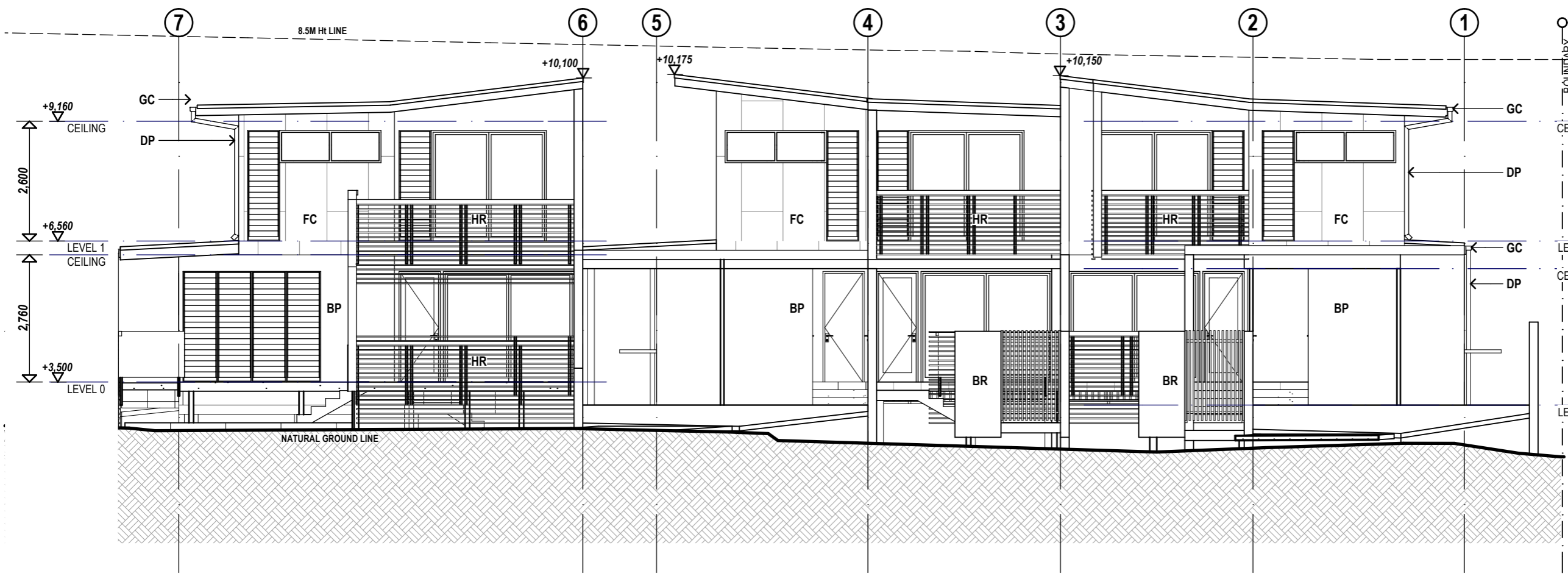


Project
ROGERS SUD'S REDCAR ST, BULIMBA
Drawing
EAST & WEST ELEVATIONS

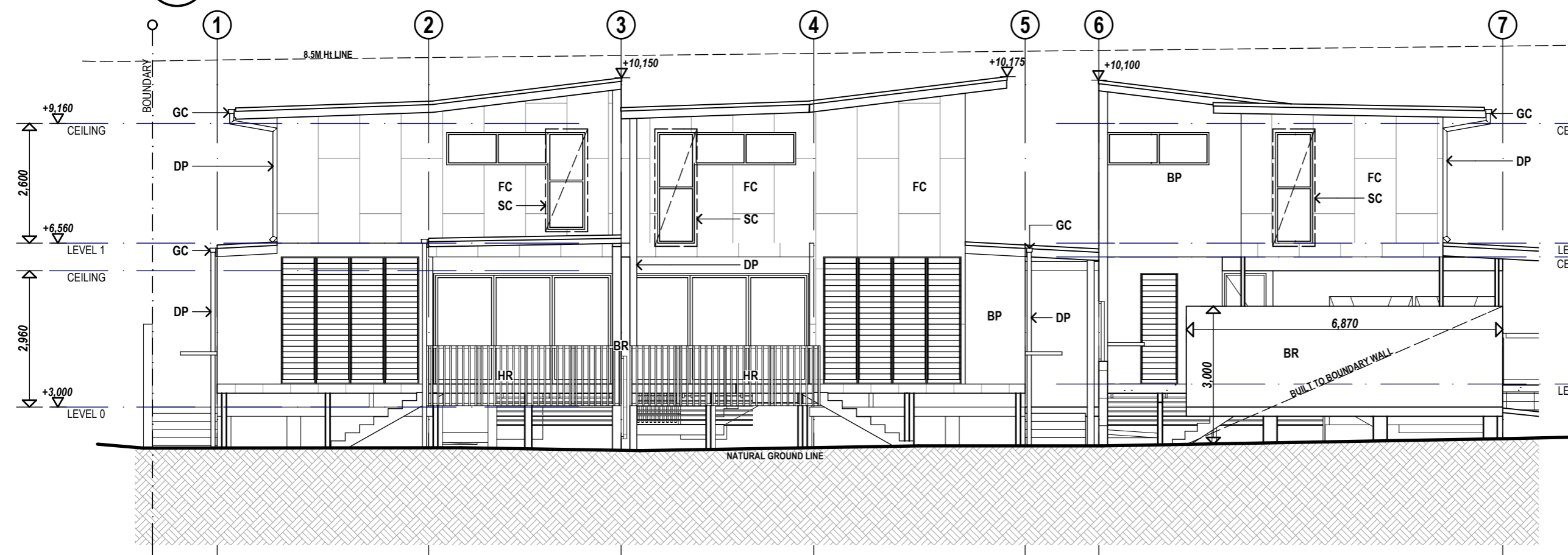
Drawn BC Approved CW
Project Number Drawing Number Rev Scale

R0078 A301 A 1:100

CONCEPT DESIGN
DRAWING CREATED 30/06/2010



WEST ELEVATION
1:100



EAST ELEVATION
1:100

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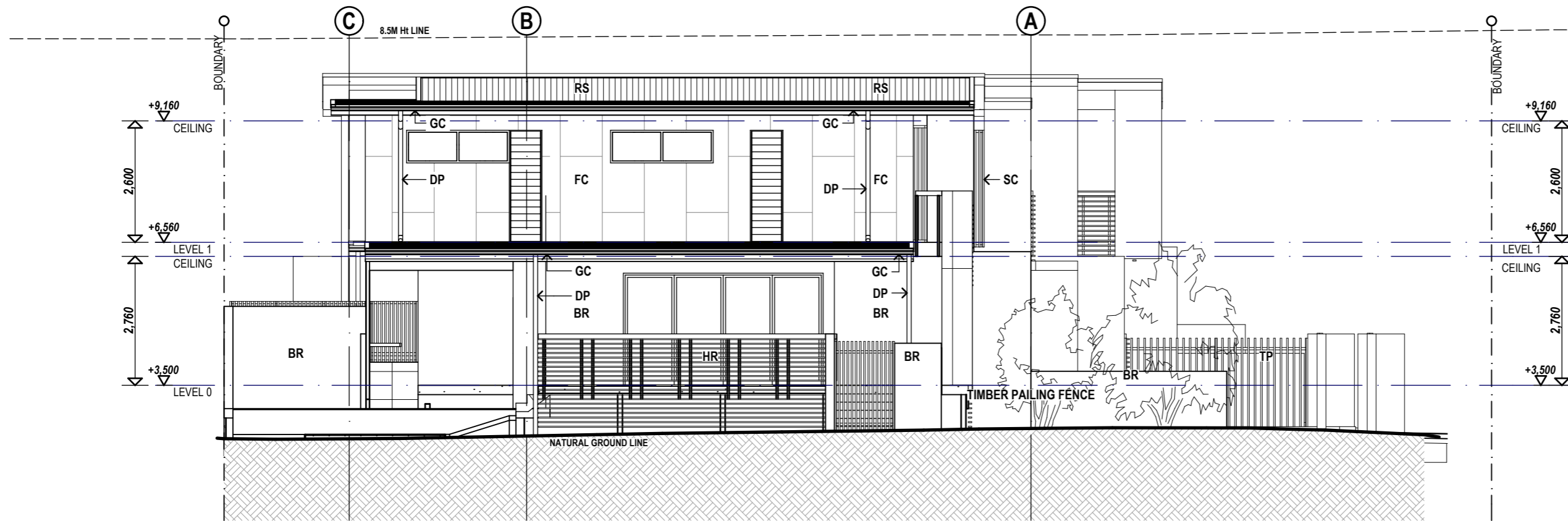
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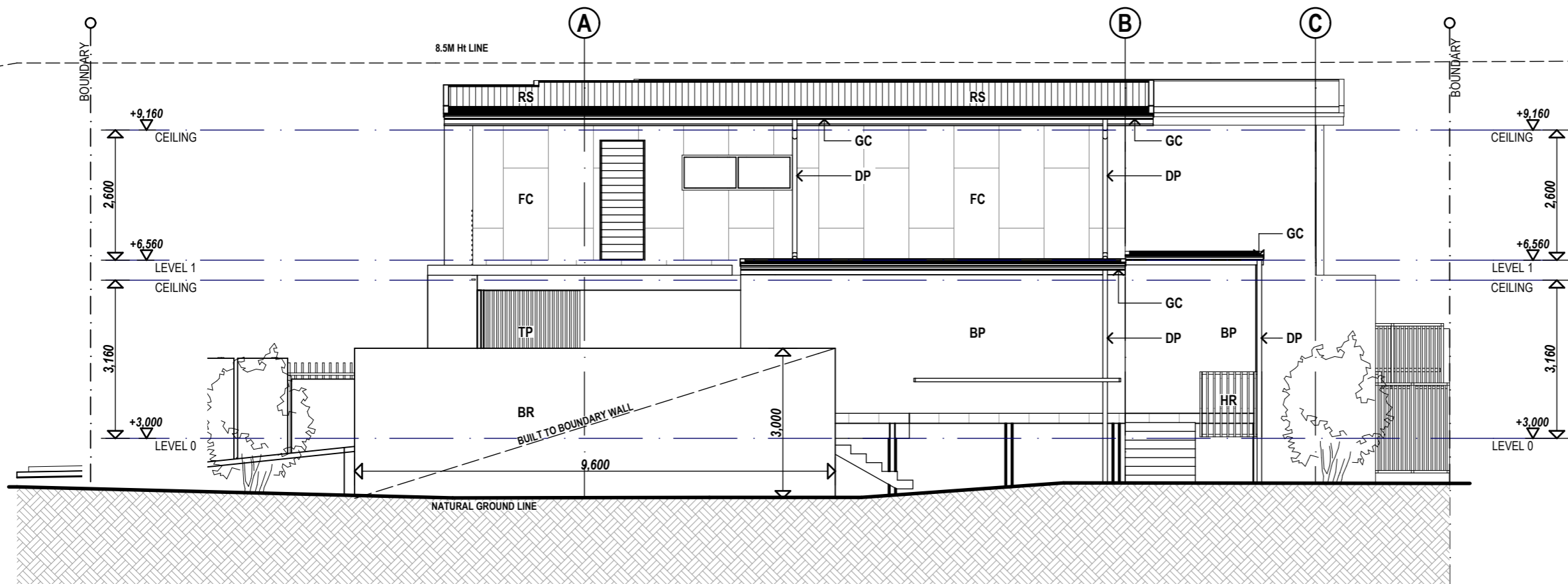


NORTH ELEVATION
1:100

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SOUTH ELEVATION
1:100

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Project
ROGERS SUD'S
REDCAR ST, BULIMBA
Drawing
NORTH & SOUTH
ELEVATIONS

Drawn	BC	Approved	CW
Project Number		Drawing Number	
		Rev	Scale
R0078	A302	A	1:100
CONCEPT DESIGN			
DRAWING CREATED 30/06/2010			

GENERAL NOTES

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REFER TO ELEVATED WINDOW SCHEDULE FOR GLAZING DETAILS

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8.5m HEIGHT LINE ABOVE NATURAL GROUND AS DEFINED BY BRISBANE CITYPLAN

NATURAL GROUND LINE AS DEFINED BY SURVEY FROM BRISBANE CITYPLAN DEFINITION

LEGEND

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Project
ROGERS SUD'S
REDCAR ST, BULIMBA

Drawing
A & B
SECTIONS

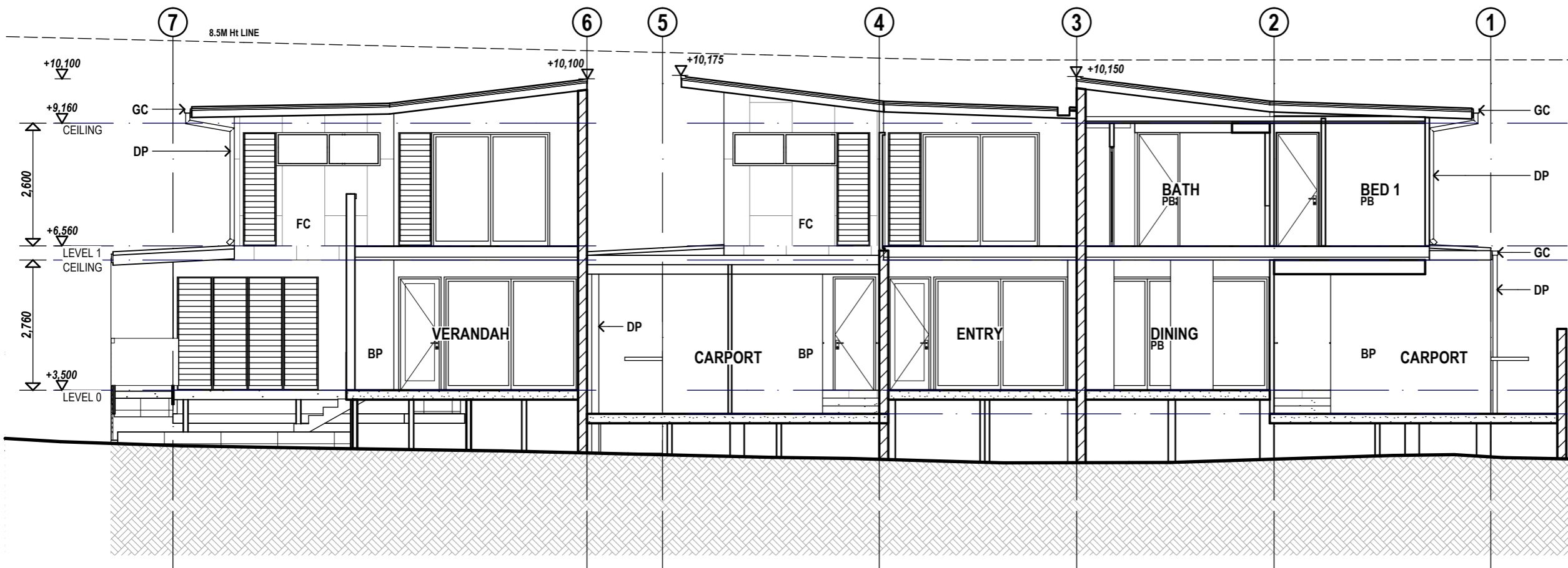
Drawn BC Approved CW

Project Number Drawing Number Rev Scale

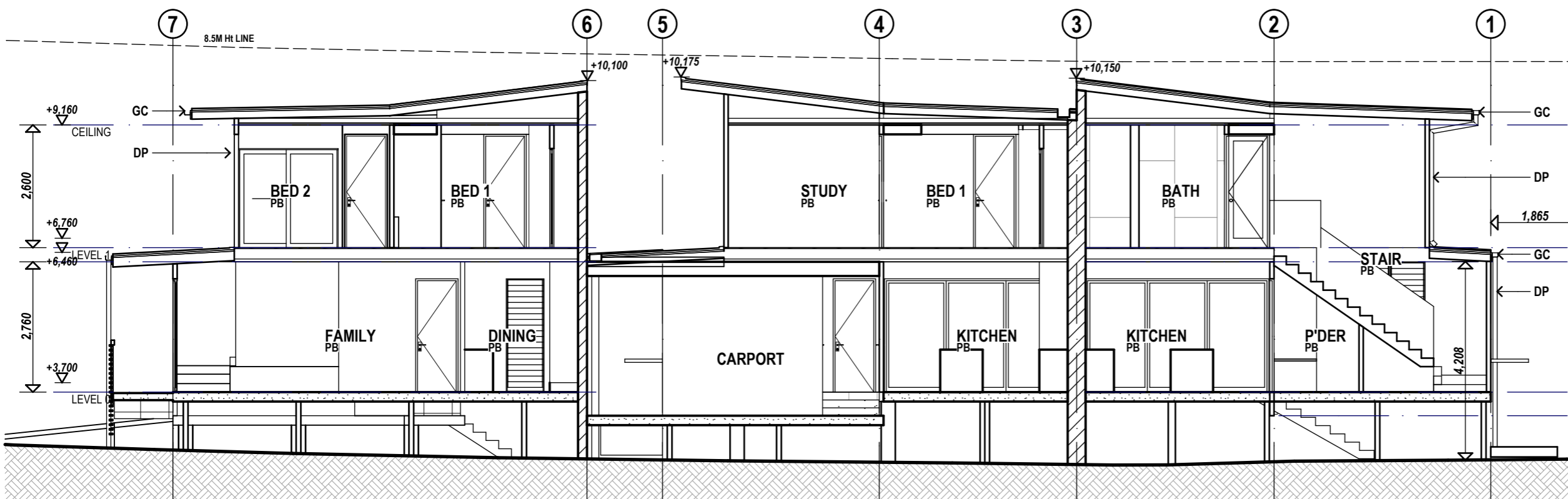
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A SECTION
1:100



B SECTION
1:100

GENERAL NOTES

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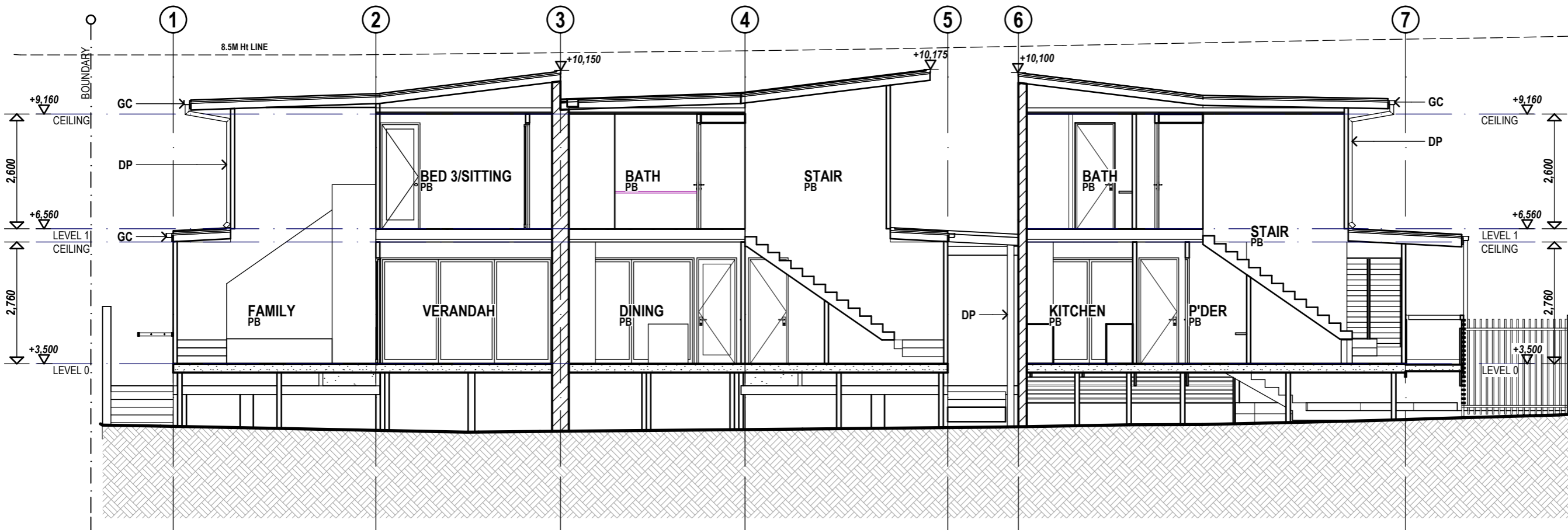
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8.5m HEIGHT LINE ABOVE NATURAL GROUND AS DEFINED BY BRISBANE CITYPLAN

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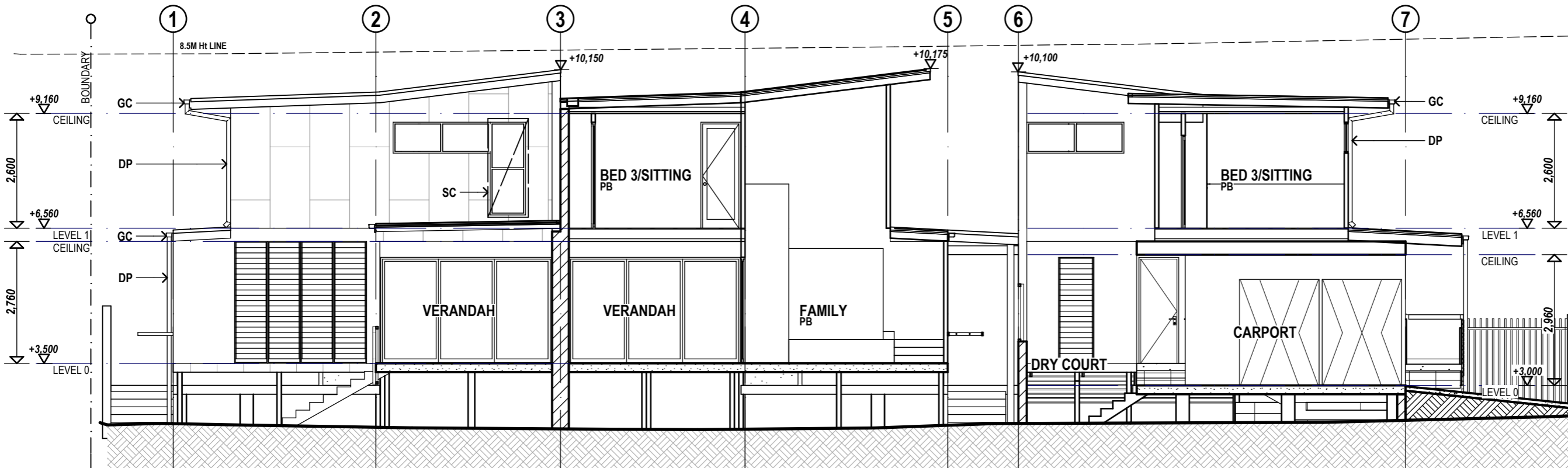
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C SECTION
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D SECTION
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Project
ROGERS SUD'S
REDCAR ST, BULIMBA
Drawing
C & D
SECTIONS

Drawn BC Approved CW
Project Number Drawing Number Rev Scale
R0078 A402 A 1:100

CONCEPT DESIGN
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GENERAL NOTES

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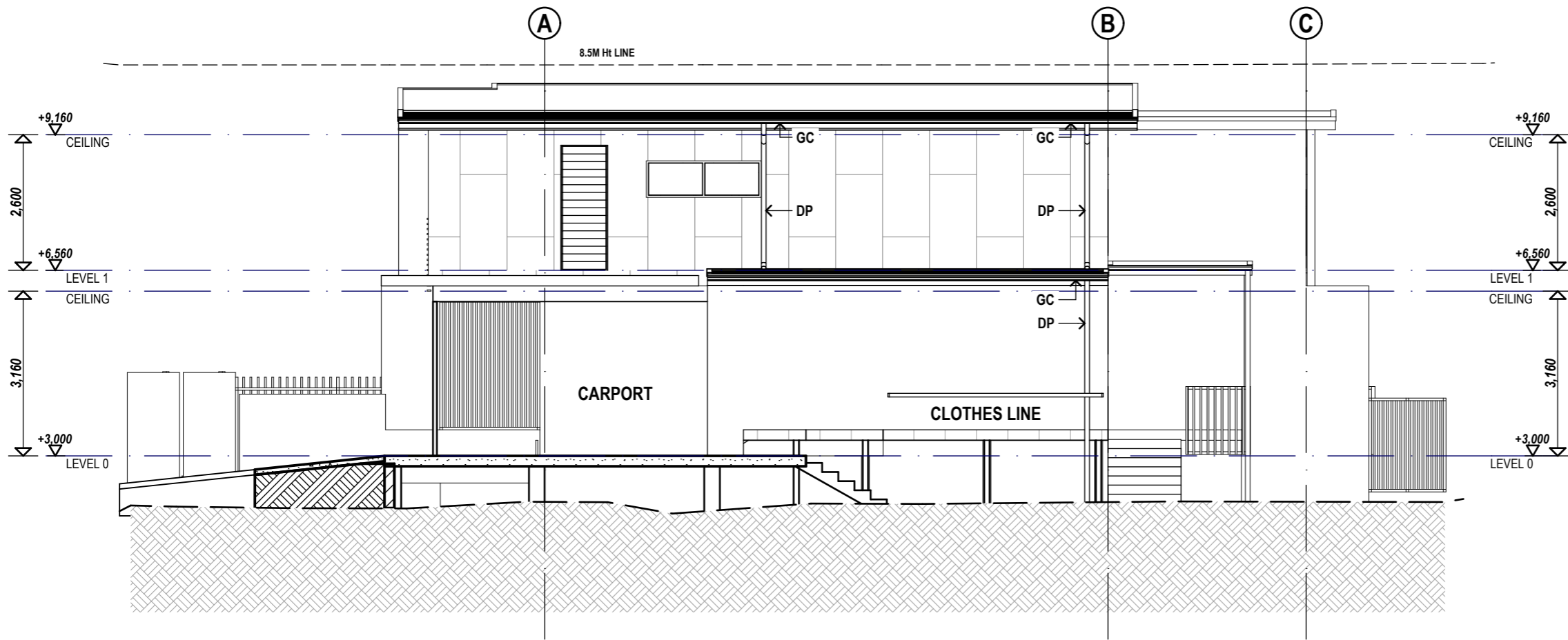
8.5m HEIGHT LINE ABOVE NATURAL GROUND AS DEFINED BY BRISBANE CITYPLAN

NATURAL GROUND LINE AS DEFINED BY SURVEY FROM BRISBANE CITYPLAN DEFINITION

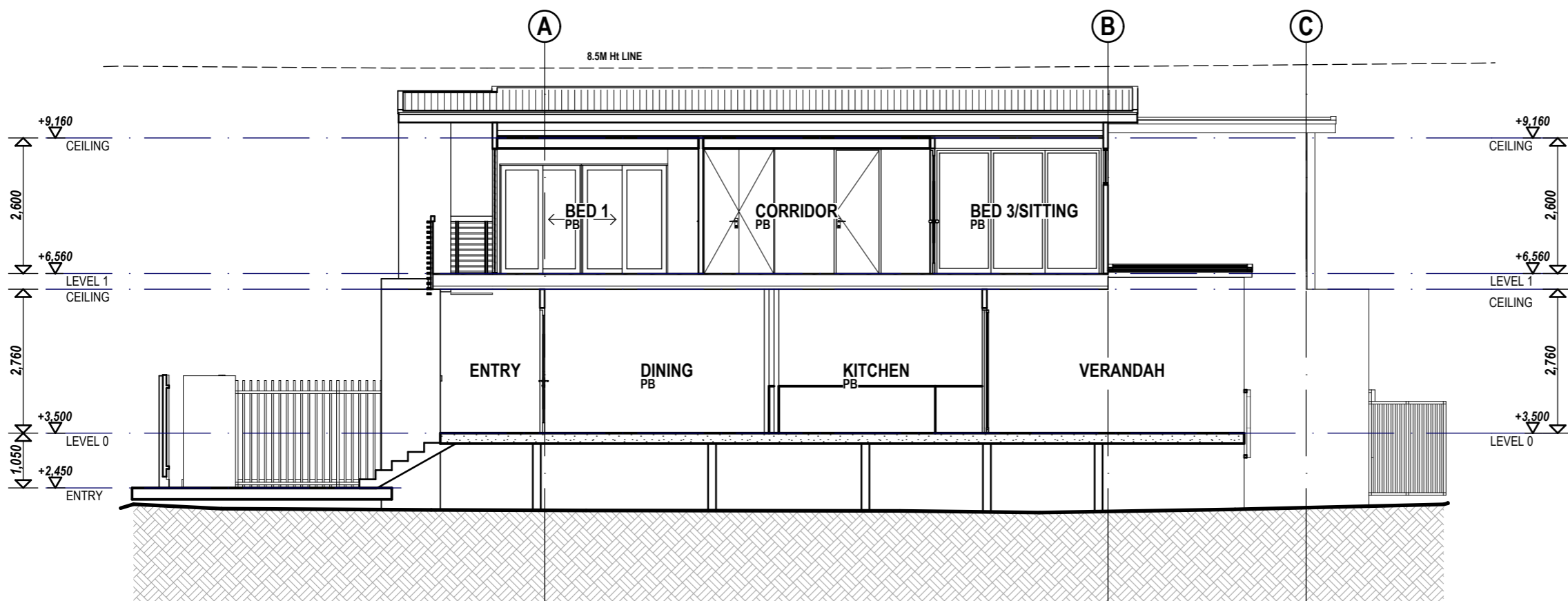
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E SECTION
1:100



F SECTION
1:100

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Project
 ROGERS SUD'S
 REDCAR ST, BULIMBA
 Drawing
E & F
SECTIONS

Drawn BC Approved CW

Project Number Drawing Number Rev Scale

R0078 A403 A 1:100

CONCEPT DESIGN

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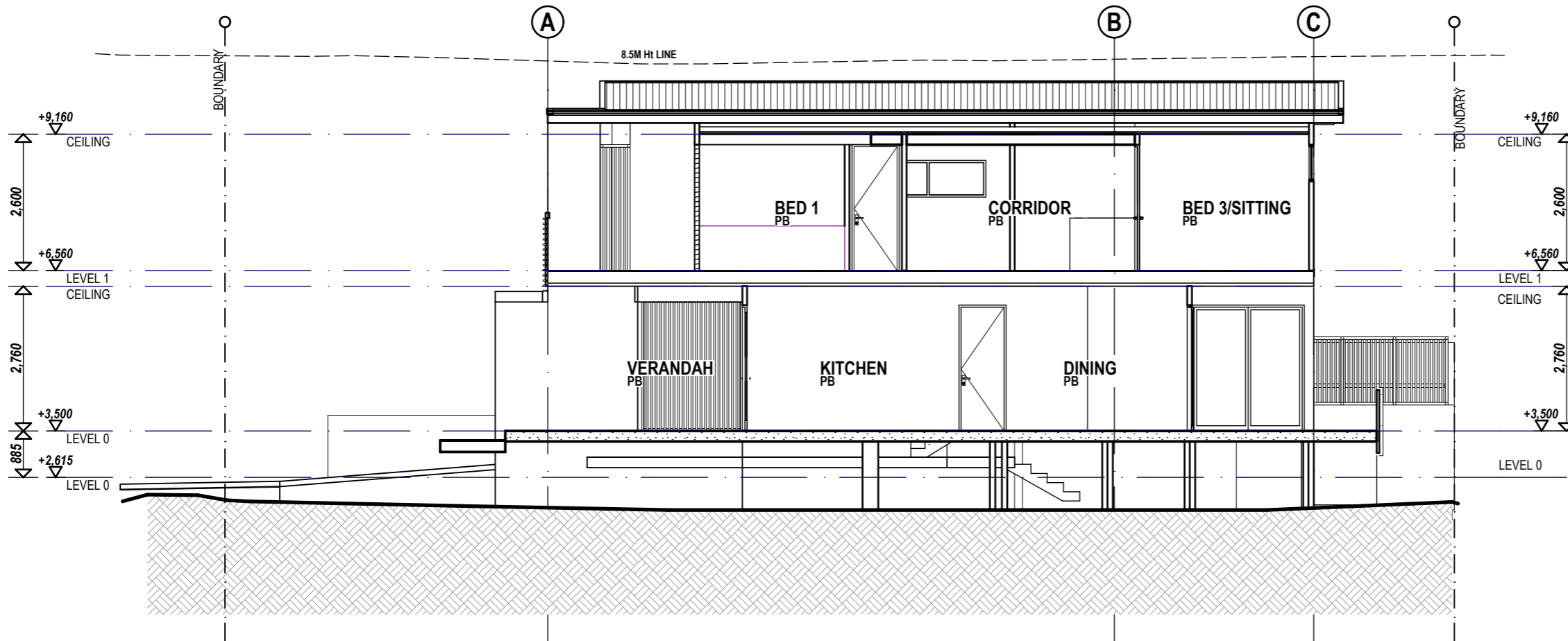
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8.5m HEIGHT LINE ABOVE NATURAL GROUND AS DEFINED BY BRISBANE CITYPLAN

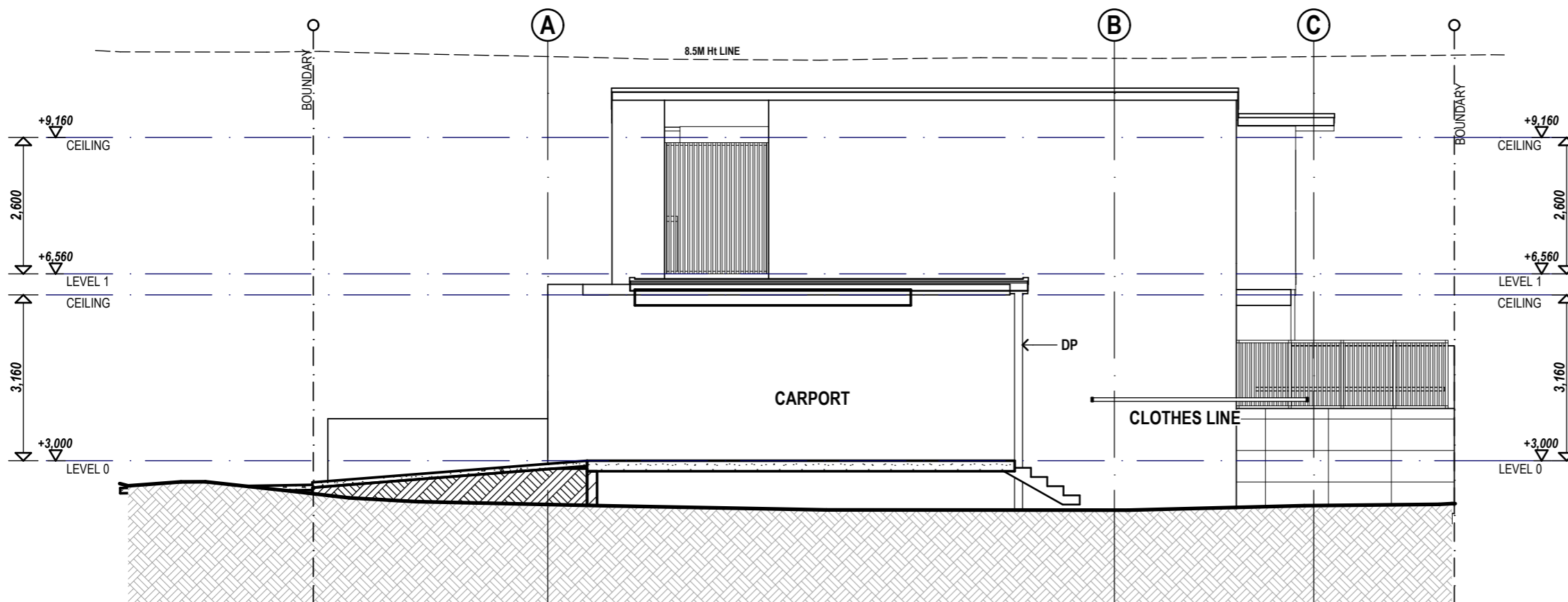
NATURAL GROUND LINE AS DEFINED BY SURVEY FROM BRISBANE CITYPLAN DEFINITION

LEGEND

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G SECTION
1:100



H SECTION
1:100

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07 3387 9944
craig@monsterideas.com.au

Project
ROGERS SUD'S REDCAR ST, BULIMBA
Drawing
G & H SECTIONS

Drawn **BC** Approved **CW**

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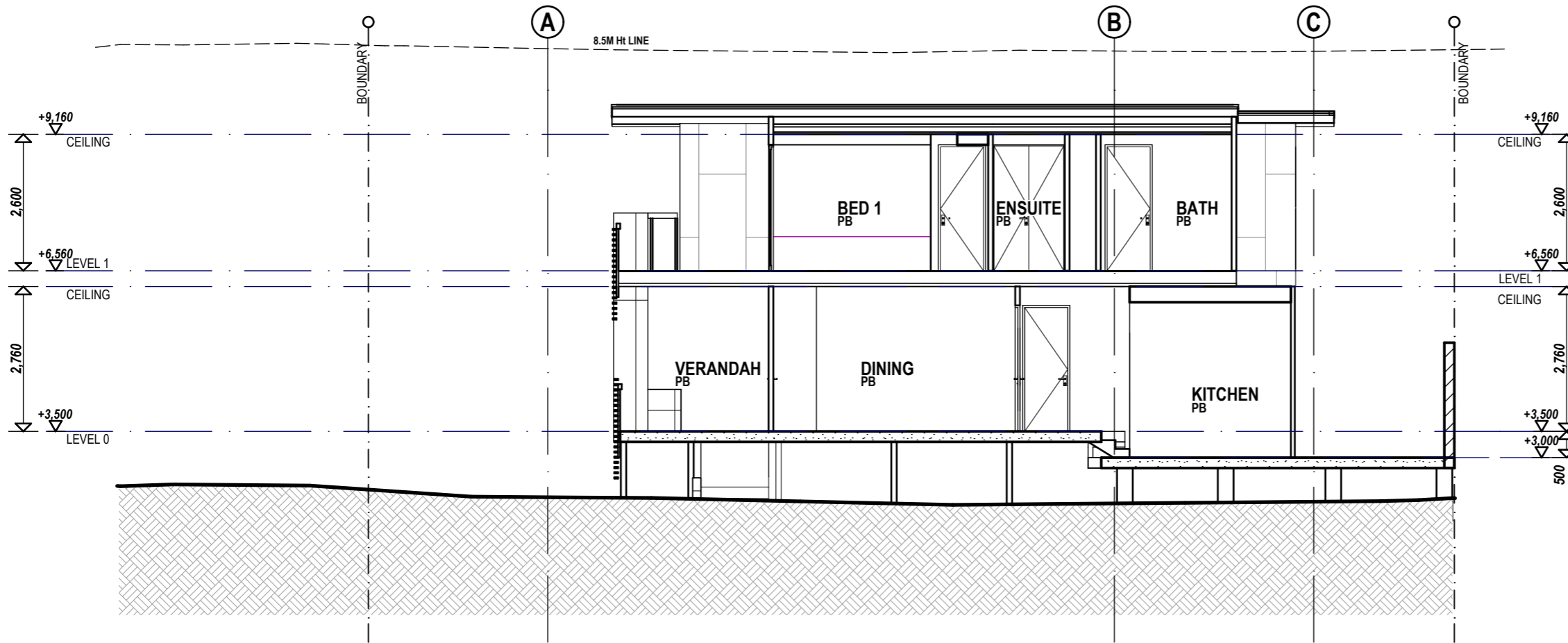
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NATURAL GROUND LINE AS DEFINED BY SURVEY FROM BRISBANE CITYPLAN DEFINITION

LEGEND

- BP TIMBER BATTENS OVER PLYWOOD
- BR BLOCKWORK - RENDERED AND PAINTED
- DP DOWNPIPE
- FC FIBRE CEMENT SHEETING
- GC GUTTER COLORBOND
- HR ALUMINIUM BATTEN BALUSTRADE
- RS ROOF SHEETING (CORRUGATED METAL)
- SC PRIVACY SCREEN
- TP TIMBER PALING FENCE



J SECTION
1:100

BCC DS
RECEIVED
20/05/2026
APPLICATION REF
A007026505

Approved Plan
Brisbane City Council
19 August 2010

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT ANY BUILT TO BOUNDARY WALLS OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS

Received
30 June 2010
BCC RiskSMART

R No.	Description	Date	App'd
A 01	ISSUED FOR APPROVAL	28/06/10	CW



Project
ROGERS SUD'S
REDCAR ST, BULIMBA
Drawing
J
SECTIONS

Drawn	BC	Approved	CW
Project Number	R0078	Drawing Number	A405
Rev		Scale	A 1:100

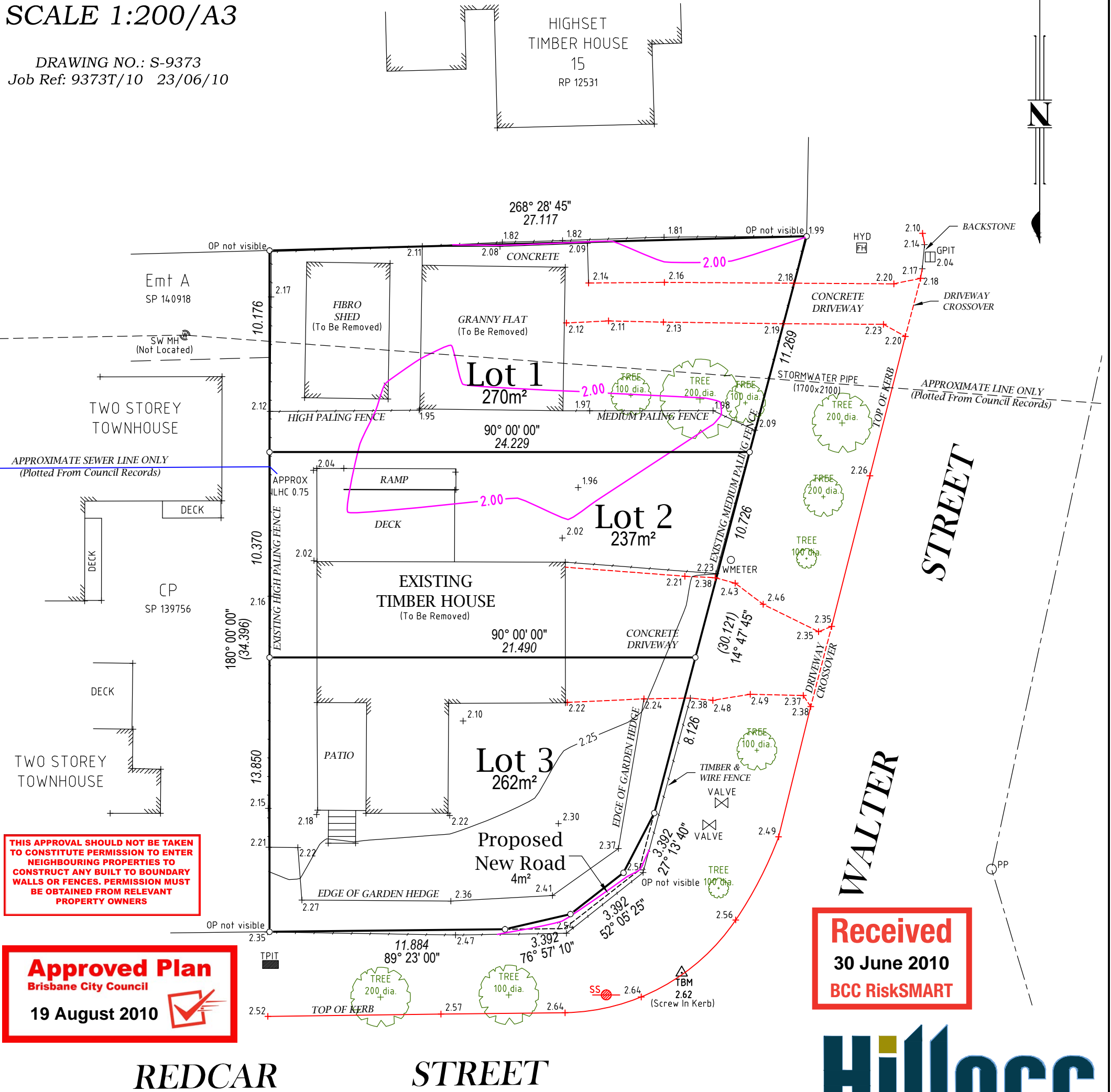
CONCEPT DESIGN
DRAWING CREATED 30/06/2010

**RECONFIGURATION OF A LOT
1 INTO 3 ON LOT 1 ON RP 73474
8 REDCAR STREET, BULIMBA
PARISH OF BULIMBA
COUNTY OF STANLEY
LOCAL AUTHORITY - BRISBANE CITY COUNCIL
TOTAL AREA 773m² (Surveyed)
SCALE 1:200/A3**

DRAWING NO.: S-9373
Job Ref: 9373T/10 23/06/10

NB: An underground pipe location survey is recommended to be performed to determine the actual stormwater pipe position, which may differ from locations shown on this plan and may significantly impact on any future works to be designed or built on this parcel of land.

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REDCAR STREET

Hillocc
SURVEYORS, PLANNERS & DEVELOPMENT CONSULTANTS

- NOTES**
1. ALL LEVELS TO AHD
 2. LEVEL DATUM PSM 23401
 3. ALL BRG'S, DISTANCES AND AREAS ARE SUBJECT TO SURVEY.
 4. ALL SERVICES ARE TO BE CHECKED BY THE RELEVANT AUTHORITY PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
 5. DATE OF SURVEY 25/5/10

NO LOTS	3
MAX LOT SIZE	270m ²
MIN LOT SIZE	237m ²

HILLOCC Pty Ltd ACN 067 844 133
LICENSED CONSULTING SURVEYORS

SUITE A, LEVEL 1
189 CAVENDISH ROAD
COORPAROO QLD 4151
PHONE 07 3394 4632
FAX 07 3324 1640