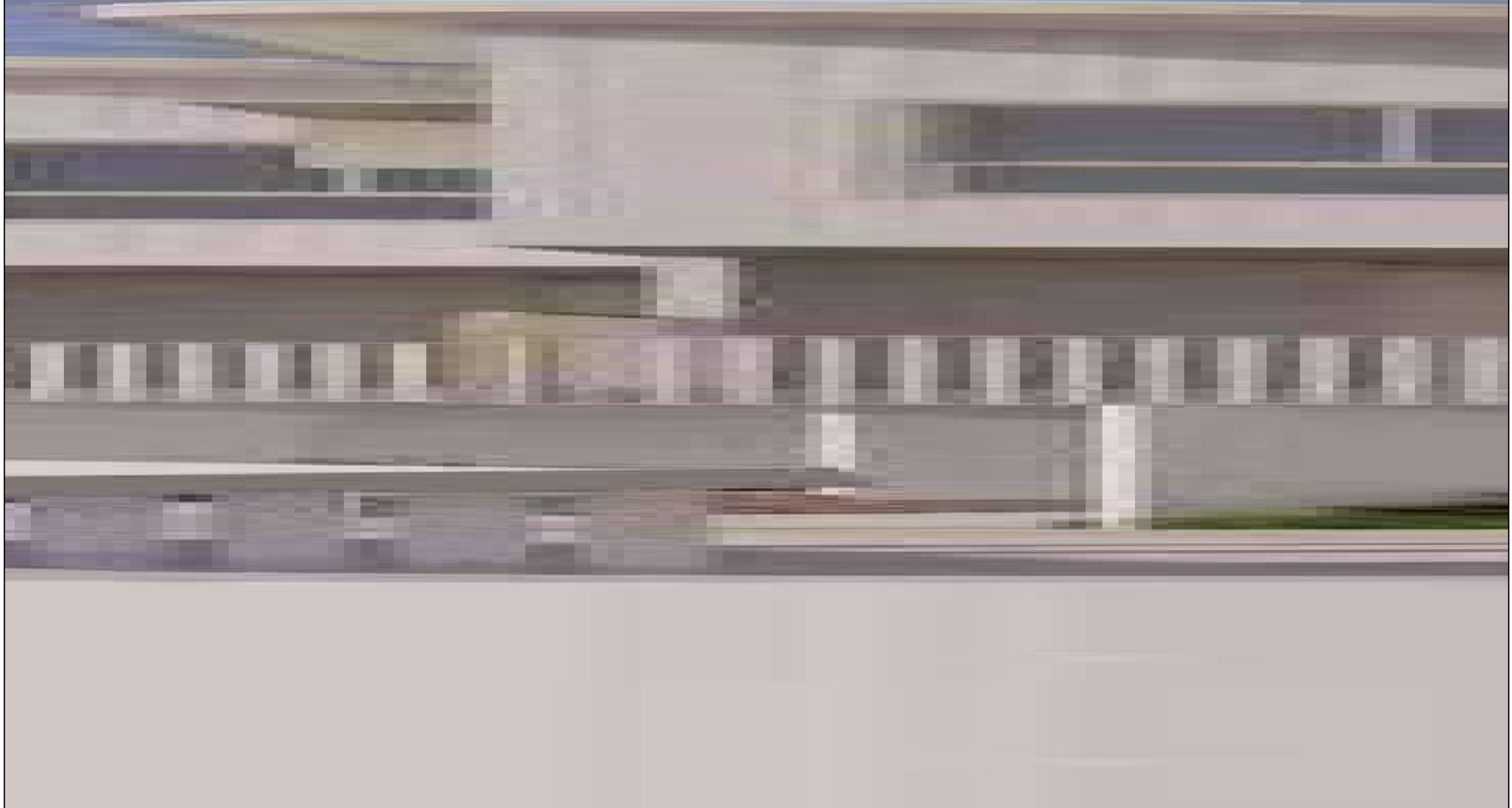


ARCHITECTURAL DOCUMENTATION

TOWNHOUSE DEVELOPMENT - 15 VILLA STREET ANNERLEY

Thursday, 11 June 2026

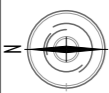
001949



1

VIEW 01 - VIEW FROM FRONT

CLIENT:
NAWEED FAGHIRYAR
PROJECT TYPE:
TOWNHOUSE DEVELOPMENT
15 VILLA STREET
ANNERLEY



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B	ISSUE FOR DA	13.02.26			
C	ALTERATIONS FOR DA	16.02.26			
D	TRAFFIC REPORT ALTERATIONS	04.03.26			
E	SHADOW DIAGRAMS, 9.5 ABOVE GROUND	05.03.26			
F	LANDSCAPING, SHADOW DIAGRAMS	11.03.26			
G	UNIT 1 UPDATES	15.05.26			

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DRAWING TITLE:
PROJECT OVERVIEW
COVER PAGE

Paper Size: **A3** Date: **11/06/2026**
Drawn By: **Suzanne Conway**
Project No: **001949** Drawing No.: **A1.01**
Revision **H**

S:\Projects\CURRENT PROJECTS\001949 - 15 Villa Street\02 - Architect\15 Villa St_01.dwg

DEVELOPMENT SCHEDULE

SITE DESCRIPTION	15 VILLA STREET ANNERLEY	
SITE IDENTIFICATION	LOT 100	RP 37801
SITE AREA	1,012 sqm	
CHARACTER OVERLAY	TRADITIONAL CHARACTER OVERLAY	

SITE COVER

PROPOSED FOOTPRINT	437.38	
PROPOSED SITE COVER	43.2%	

PROPOSED AREAS

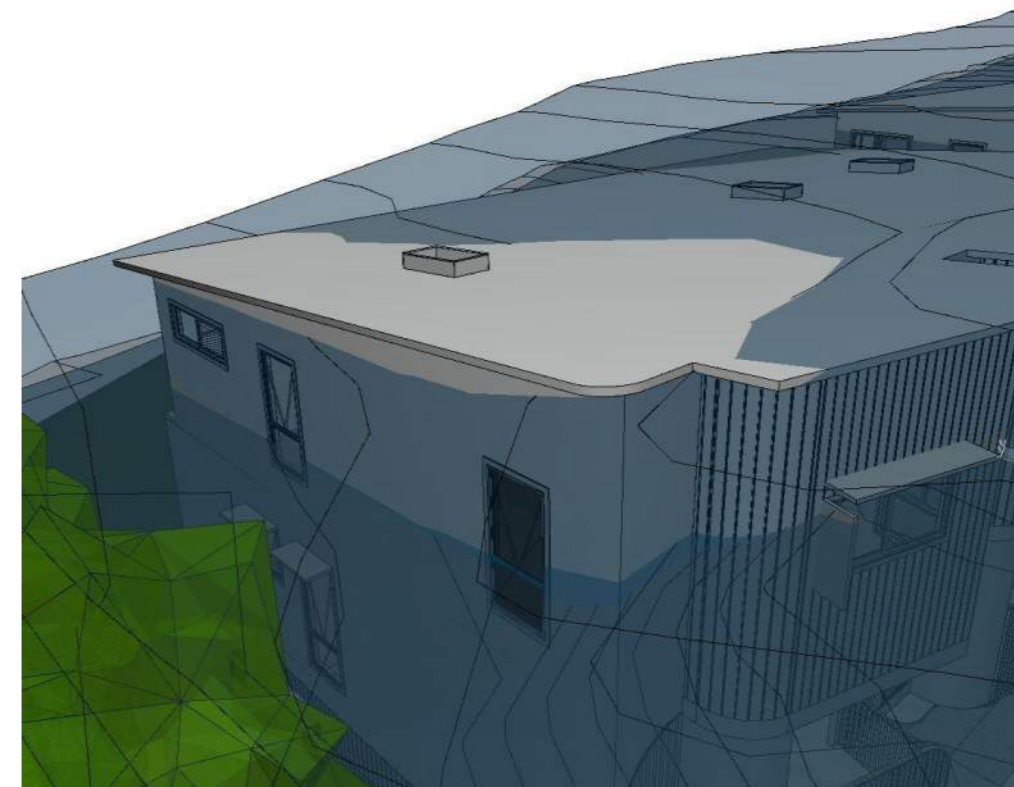
BUILDING 01			
GROUND	A01 - INTERNAL AREA		73.02
GROUND	A02 - CARPORT		55.09
GROUND	A02 - GARAGE		62.10
GROUND	A03 - PORCH		8.34
FIRST	A01 - INTERNAL AREA		163.19
FIRST	A03 - BALCONY		48.19
SECOND	A01 - INTERNAL AREA		202.06
			611.99 m²
BUILDING 02			
GROUND	A01 - INTERNAL AREA		73.02
GROUND	A02 - CARPORT		55.09
GROUND	A02 - GARAGE		62.10
GROUND	A03 - PORCH		8.34
FIRST	A01 - INTERNAL AREA		163.19
FIRST	A03 - BALCONY		48.19
SECOND	A01 - INTERNAL AREA		202.06
			611.99 m²
			1,223.98 m²

CAR PARKING

GROUND		
	UNIT PARK	12
	VISITOR PARK	2
		14

LANDSCAPING AREAS

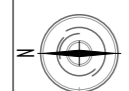
DEEP PLANTING	91.90	10.2%
LANDSCAPING	35.73	



EXTENT OF ENCROACHMENT & 11.5m ABOVE GROUND LEVEL

CLIENT:
NAWEED FAGHIRYAR
PROJECT TYPE:
TOWNHOUSE DEVELOPMENT

15 VILLA STREET
ANNERLEY



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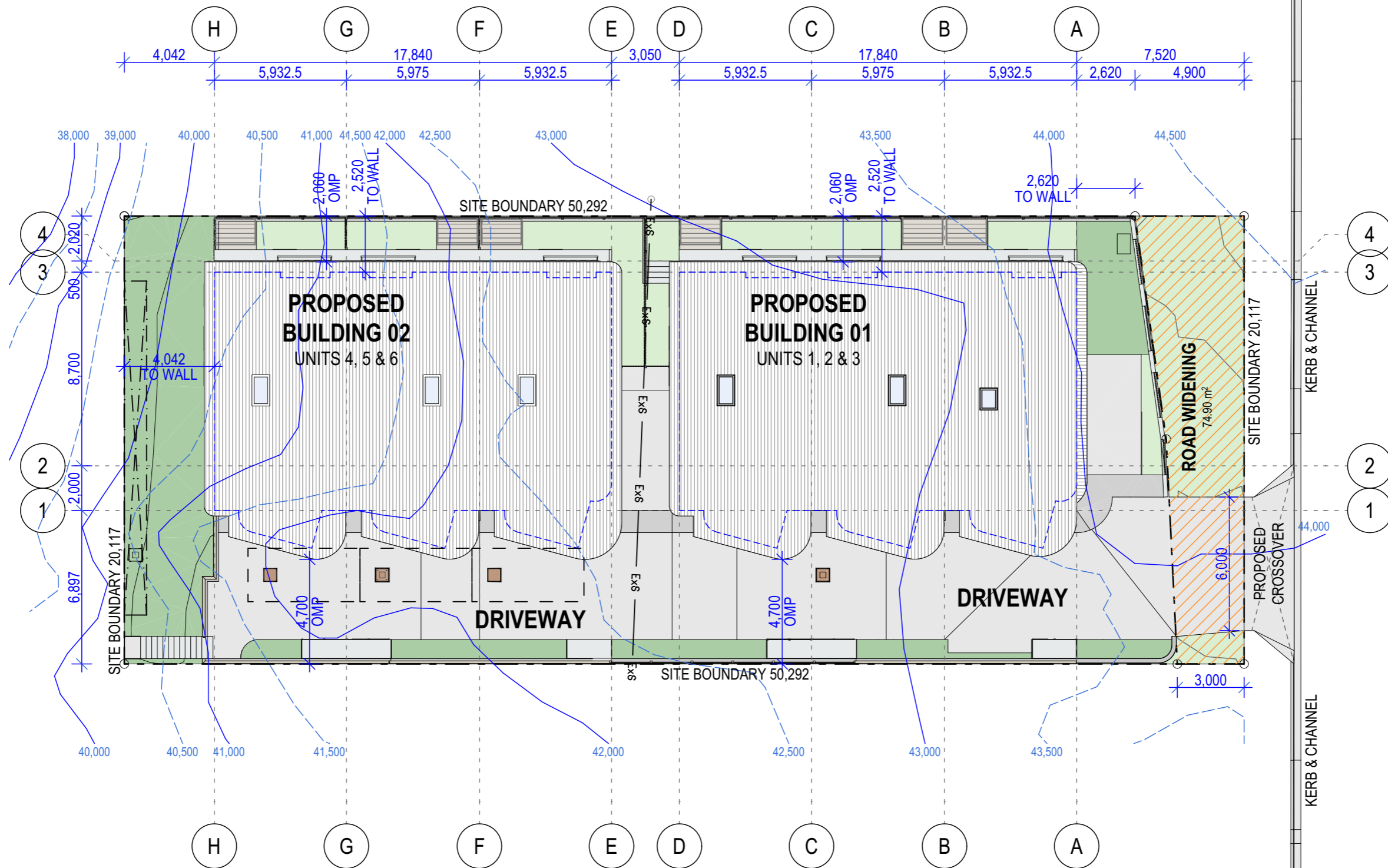
DRAWING TITLE:
PROJECT OVERVIEW
DEVELOPMENT SUMMARY

Paper Size: **A3** Date: **11/06/2026**
Drawn By: **Suzanne Conway**

Project No: **001949** Drawing No.: **A1.02**

Revision **H**

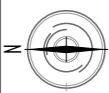
S:\Projects_CURRENT PROJECTS\001949 - 15 Villa Street - Architect\15 Villa St.dwg



SITE PLAN - PROPOSED

1:200

CLIENT:
NAWEED FAGHIRYAR
 PROJECT TYPE:
TOWNHOUSE DEVELOPMENT
 15 VILLA STREET
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DRAWING TITLE:
PROJECT OVERVIEW
SITE PLAN

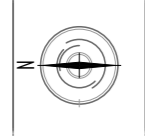
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 Drawn By: **Suzanne Conway**
 Project No: **001949** Drawing No.: **A1.03**
 Revision **H**



1

VIEW 02 - VIEW FROM BACK

CLIENT:
NAWEED FAGHIRYAR
 PROJECT TYPE:
TOWNHOUSE DEVELOPMENT
 15 VILLA STREET
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DRAWING TITLE:
PROJECT OVERVIEW
VIEW 1
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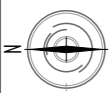
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 Drawn By: **Suzanne Conway**
 Project No: **001949** Drawing No.: **A1.04**
 Revision **H**



1

VIEW 02 - VIEW FROM INTERNAL DRIVEWAY

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 PROJECT TYPE:
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 15 VILLA STREET
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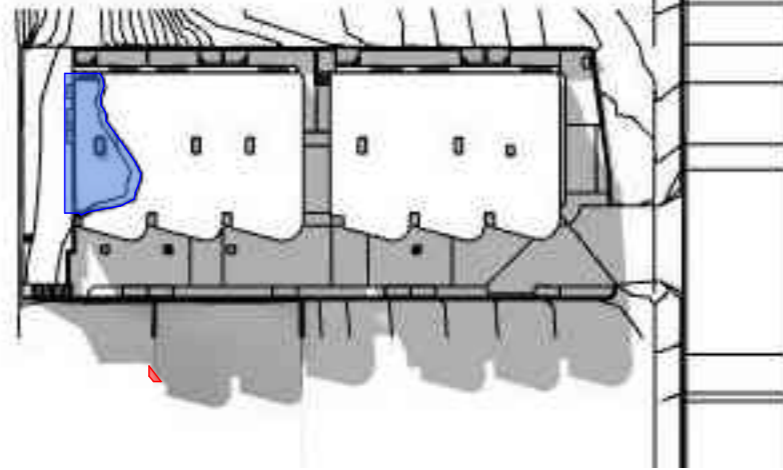
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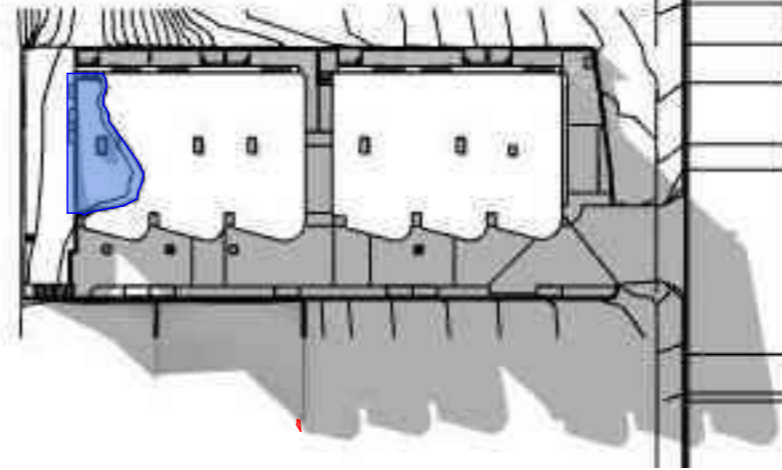
DRAWING TITLE:
PROJECT OVERVIEW
VIEW 2

Paper Size: **A3** Date: **11/06/2026**
 Drawn By: **Suzanne Conway**
 Project No: **001949** Drawing No.: **A1.05**
 Revision **H**

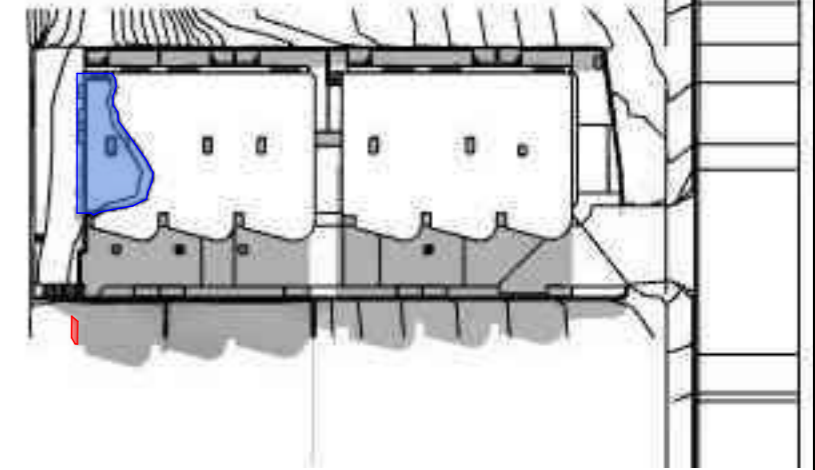
PROPOSED BUILDING SHADOWS
 EXTENT OF BUILDING ABOVE 11.5m
 ADDITIONAL IMPACT SHADOWS



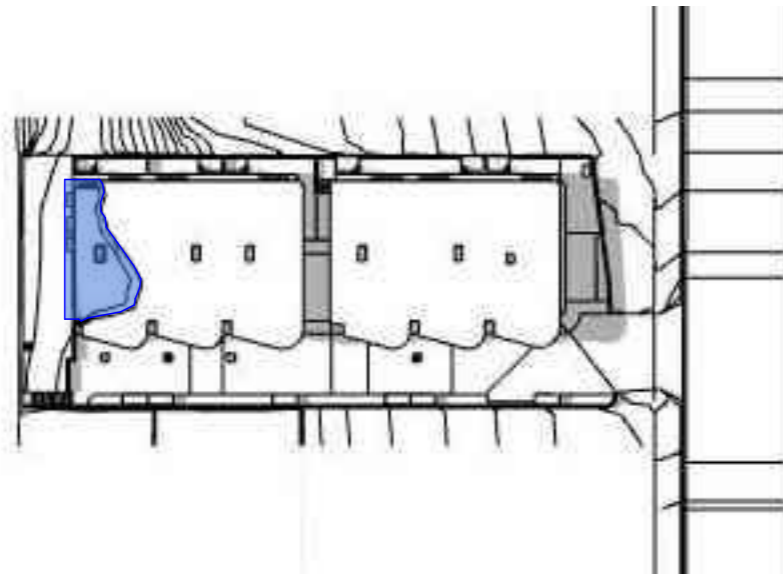
1 23RD MARCH AT 9AM



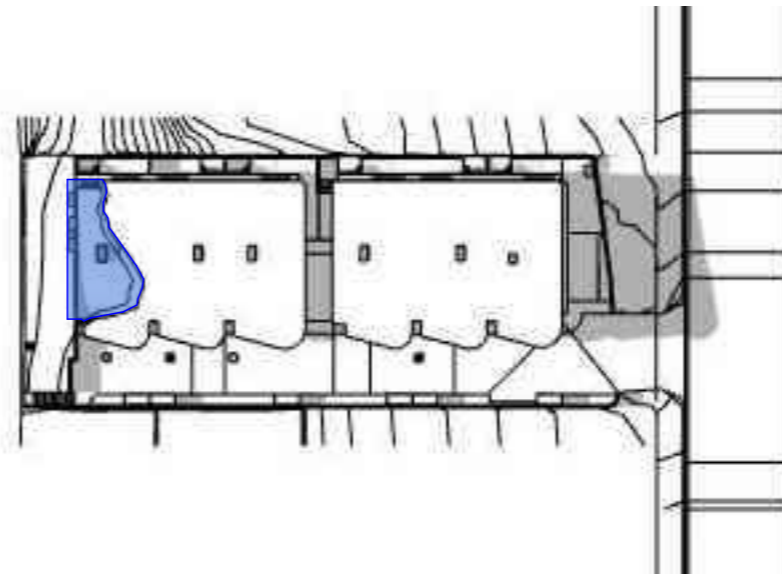
4 23RD JUNE AT 9AM



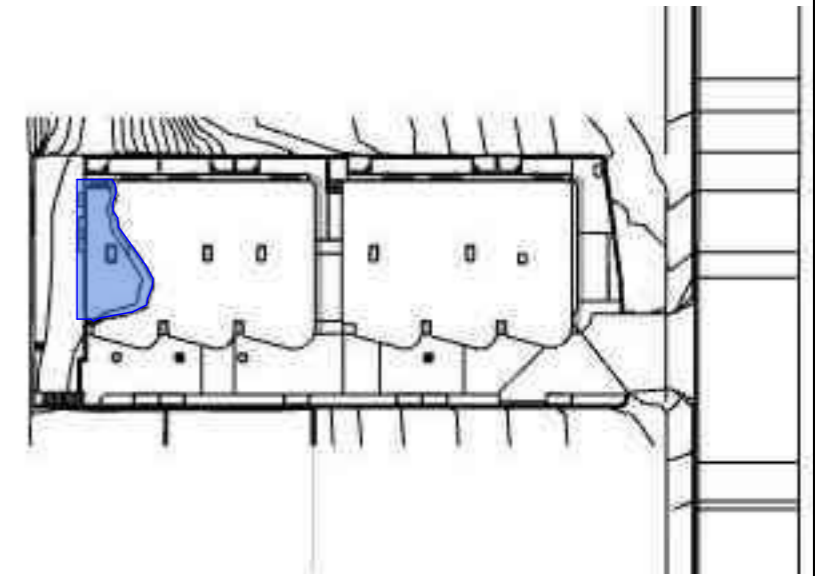
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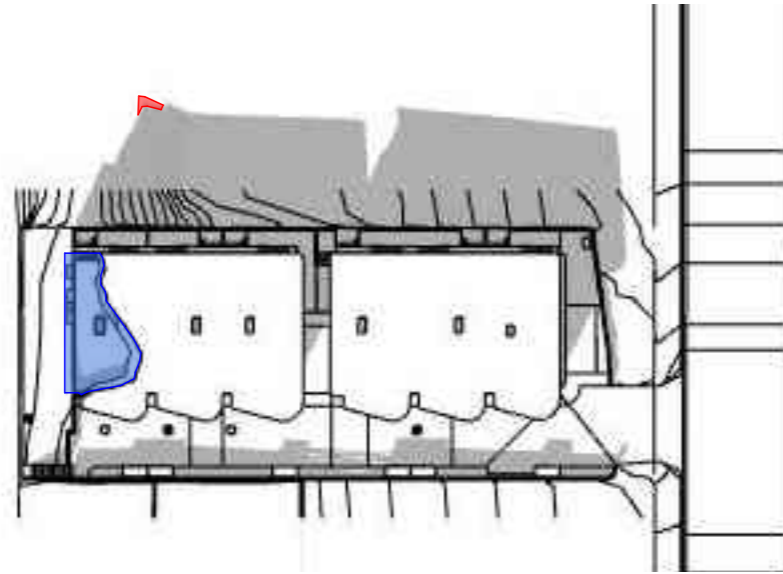
2 23RD MARCH AT 12PM



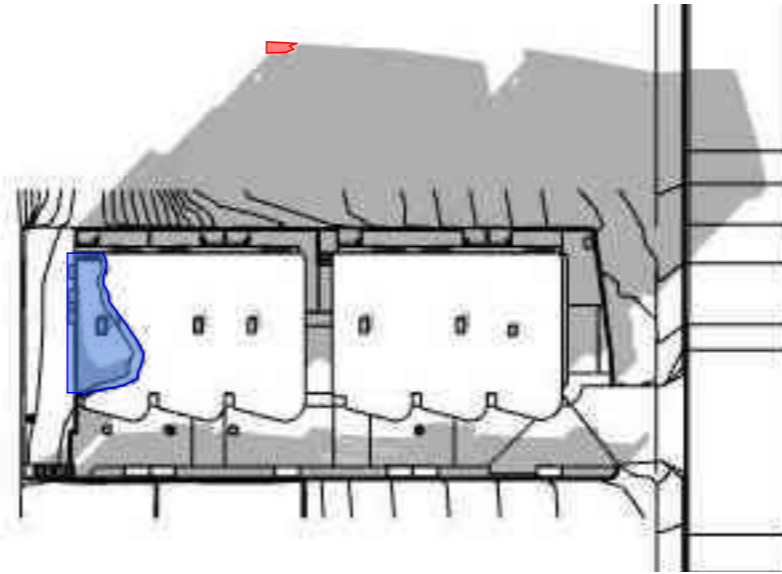
5 23RD JUNE AT 12PM



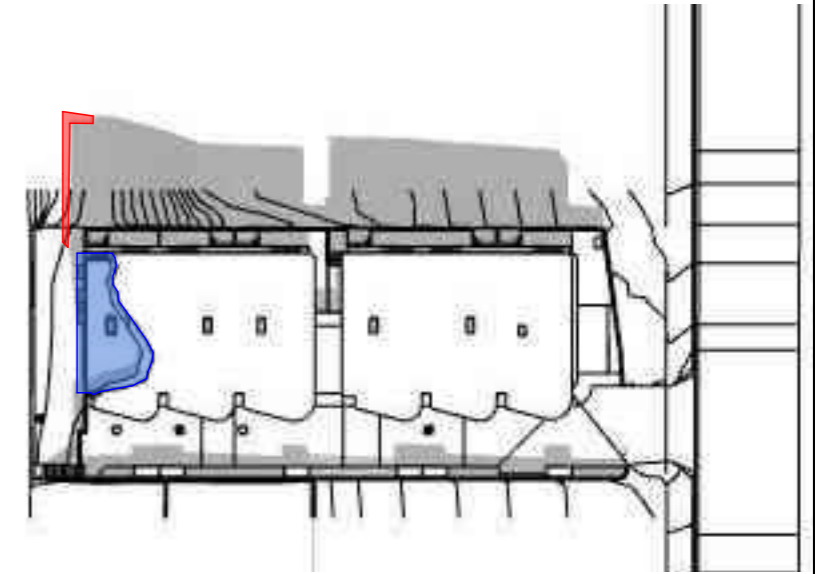
8 23RD DECEMBER AT 12PM



3 23RD MARCH AT 3PM

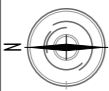


6 23RD JUNE AT 3PM



9 23RD DECEMBER AT 3PM

CLIENT: NAWEED FAGHIRYAR
 PROJECT TYPE: TOWNHOUSE DEVELOPMENT
 15 VILLA STREET ANNERLEY



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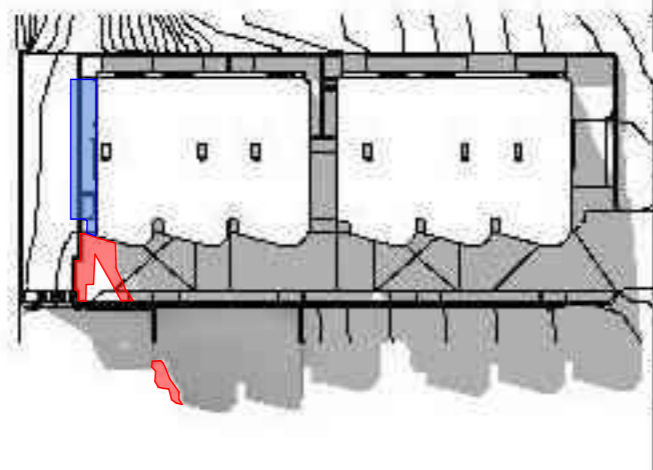
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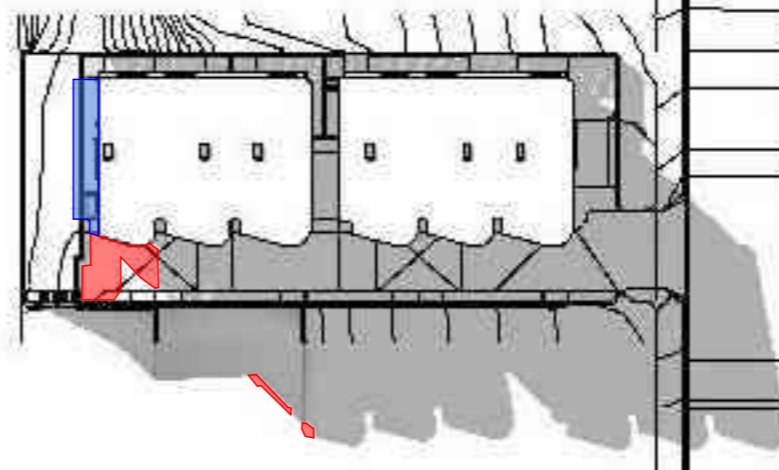
DRAWING TITLE:
 PROJECT OVERVIEW
 SHADOW DIAGRAMS ABOVE 11.5m HEIGHT

Paper Size: A3 Date: 11/06/2026
 Drawn By: Suzanne Conway
 Project No: 001949 Drawing No.: A1.06
 Revision H

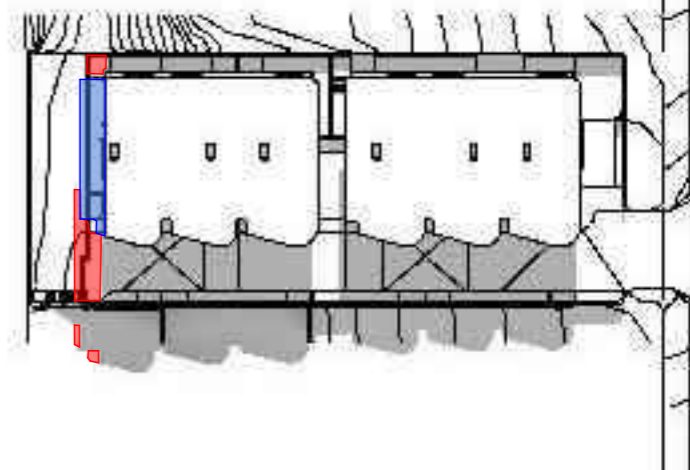
PROPOSED BUILDING SHADOWS
 EXTENT OF BUILDING WITHIN 6m SETBACK
 ADDITIONAL IMPACT SHADOWS
 THIS ILLUSTRATES THE EXTENT OF SHADOW CREATED FROM THE PROPOSED BUILDING WITHIN A 6m REAR BOUNDARY SETBACK



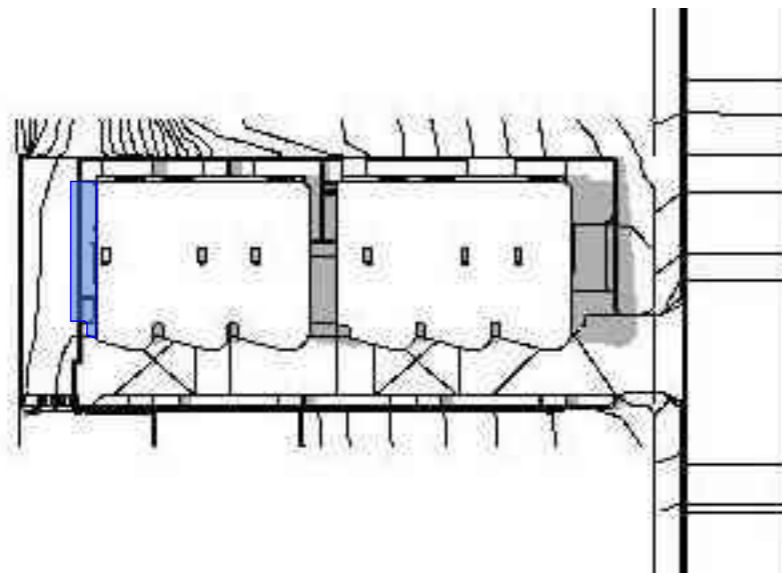
1 23RD MARCH AT 9AM



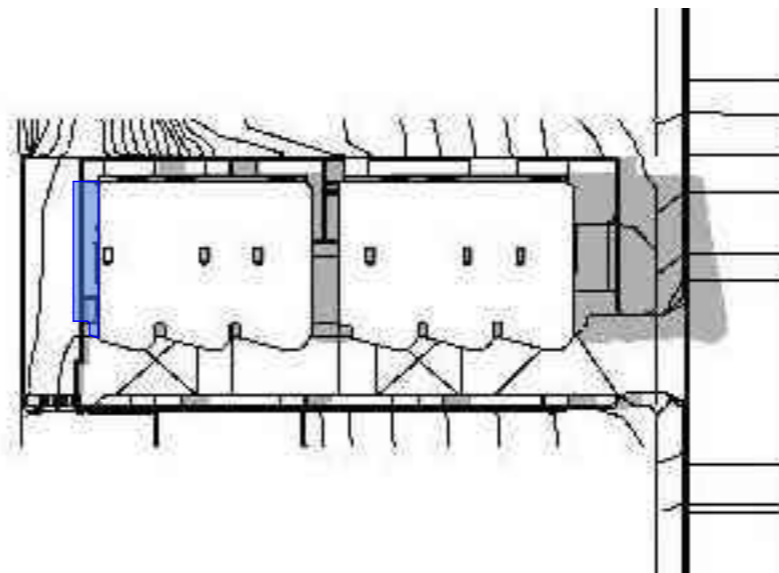
4 23RD JUNE AT 9AM



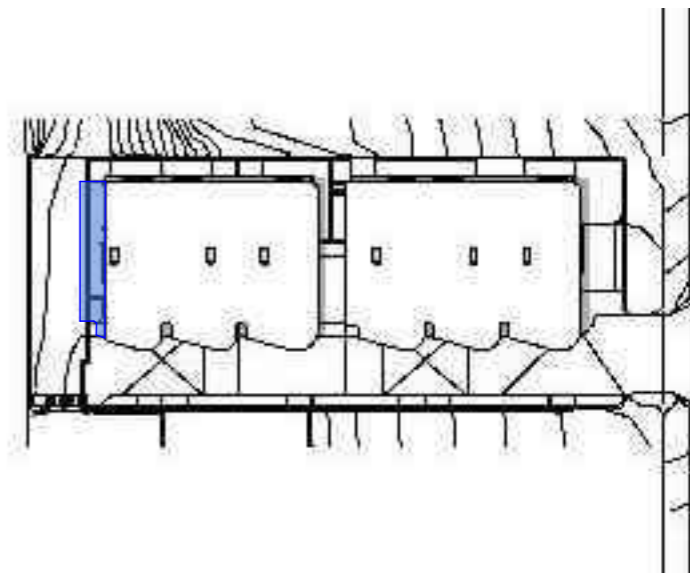
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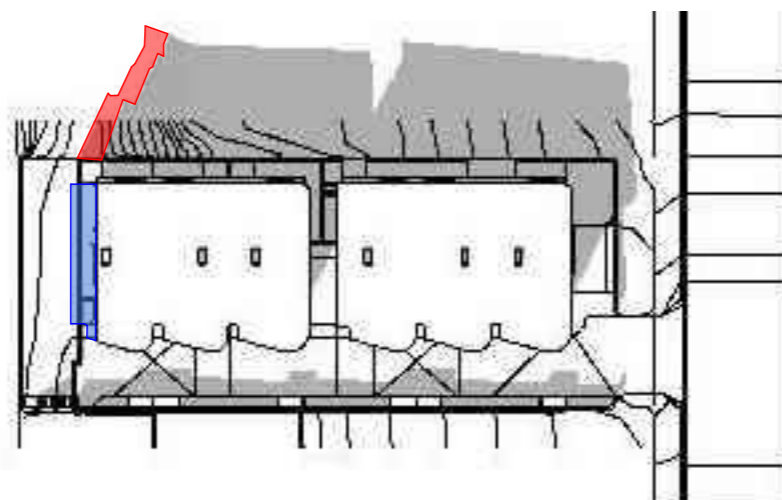
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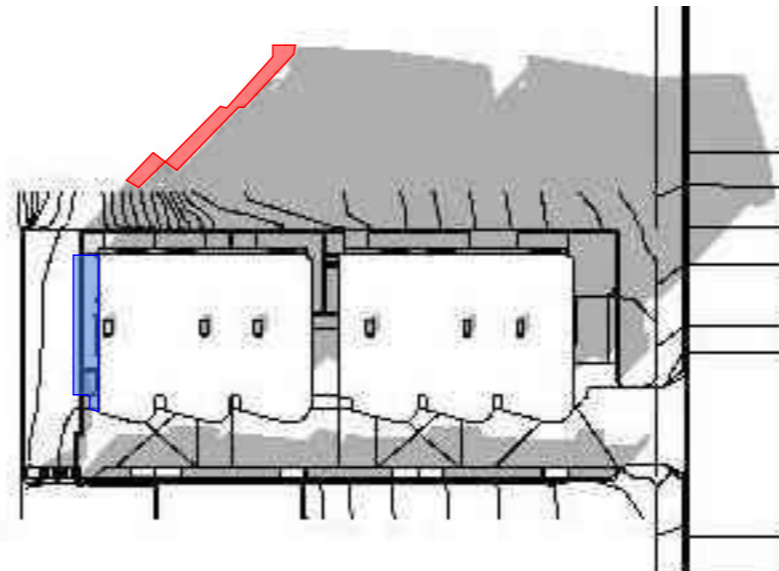
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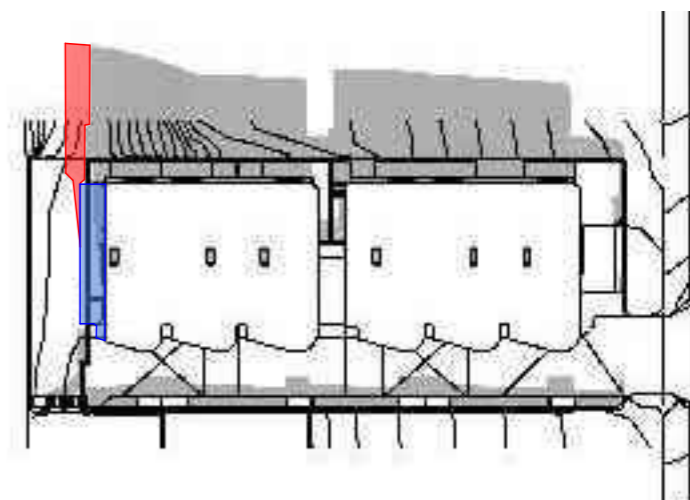
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3 23RD MARCH AT 3PM

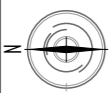


6 23RD JUNE AT 3PM



9 23RD DECEMBER AT 3PM

CLIENT: NAWEED FAGHIRYAR
 PROJECT TYPE: TOWNHOUSE DEVELOPMENT
 15 VILLA STREET ANNERLEY



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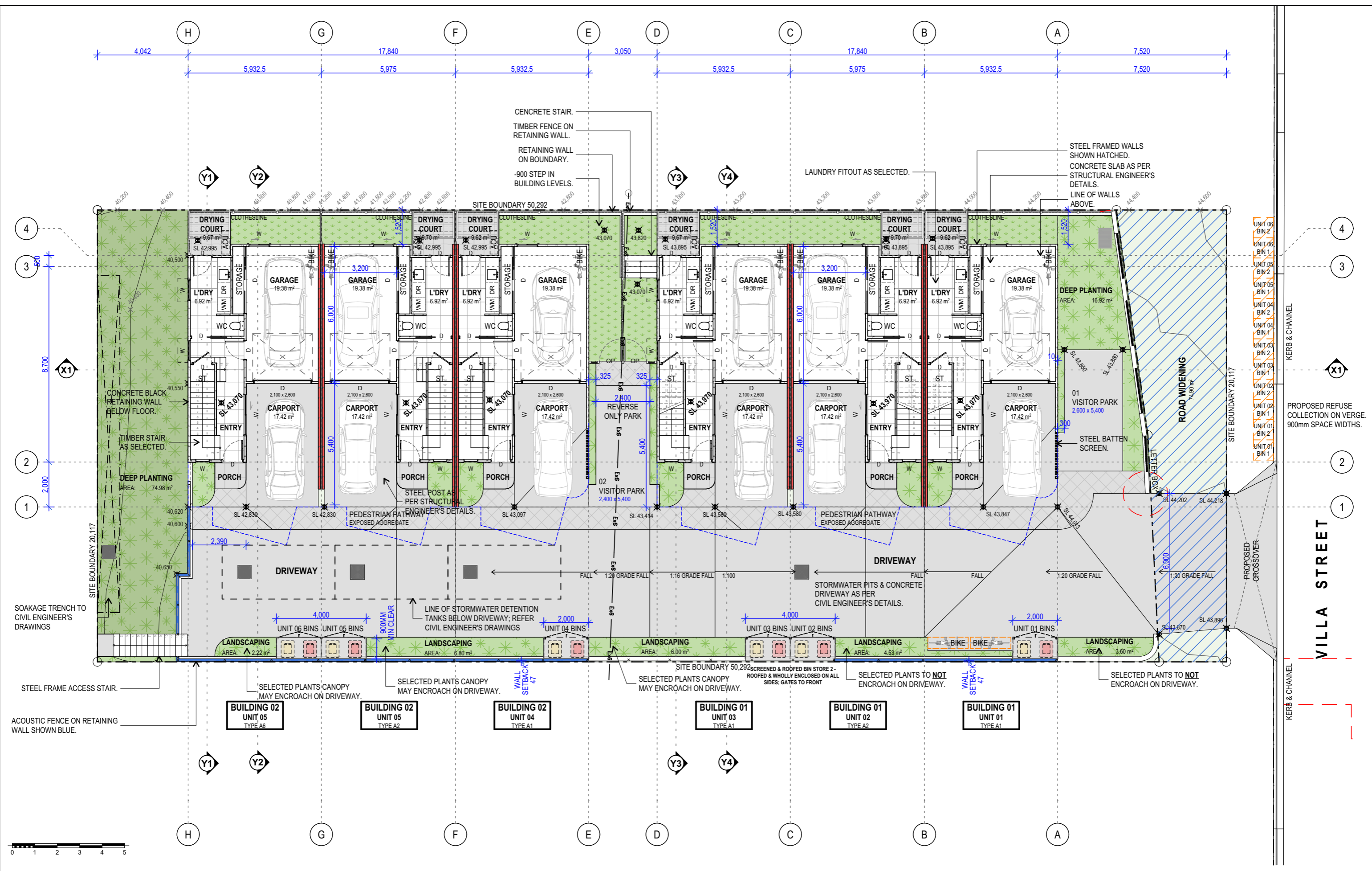
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DRAWING TITLE:
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 SHADOW DIAGRAMS WITH 6m SETBACK

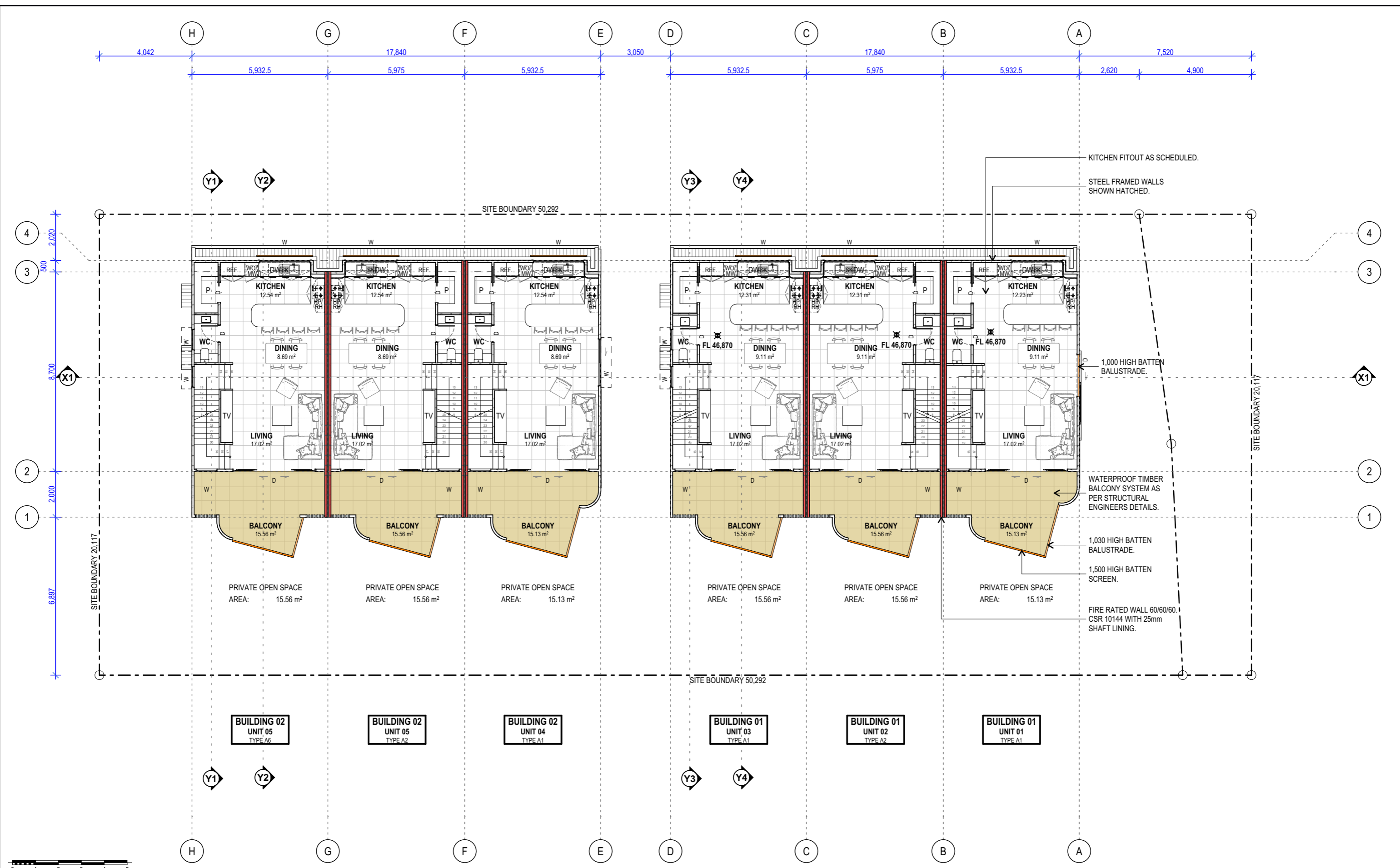
Paper Size: A3 Date: 11/06/2026
 Drawn By: Suzanne Conway
 Project No: 001949 Drawing No.: A1.07
 Revision H



GROUND FLOOR - PROPOSED

1:150

CLIENT: NAWEED FAGHIRYAR PROJECT TYPE: TOWNHOUSE DEVELOPMENT 15 VILLA STREET ANNERLEY		T: 07 3085 8740 E: info@focusarchitecture.com.au ADDRESS: 22 ETON STREET, NUNDAH QLD 4012 P.O. BOX 757 NUNDAH QLD 4012	<div style="border: 2px solid red; padding: 5px; text-align: center;"> BCC DS RECEIVED 16/06/2026 APPLICATION REF A006982385 </div>	NO. REVISION A CLIENT REVIEW B ISSUE FOR DA C ALTERATIONS FOR DA D TRAFFIC REPORT ALTERATIONS E SHADOW DIAGRAMS, 9.5 ABOVE GROUND F LANDSCAPING, SHADOW DIAGRAMS G UNIT 1 UPDATES	DATE 11.02.26 13.02.26 16.02.26 04.03.26 05.03.26 11.03.26 15.05.26	NO. REVISION H CLIENT AMENDMENTS	DATE 18.05.26	The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. COPYRIGHT All rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical, including photocopying) without the written permission of Focus Architecture. Any licence, express or implied, to use the document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement with Focus Architecture. DIMENSIONS Use figured dimensions. DO NOT SCALE. Check all dimensions on site before fabrication or set out.	DRAWING TITLE: FLOOR PLANS - PROPOSED GROUND FLOOR - PROPOSED	Paper Size: A3 Date: 11/06/2026 Drawn By: Suzanne Conway Project No: 001949 Drawing No.: A2.01 Revision H
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FIRST FLOOR - PROPOSED

1:150

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TOWNHOUSE DEVELOPMENT
 15 VILLA STREET
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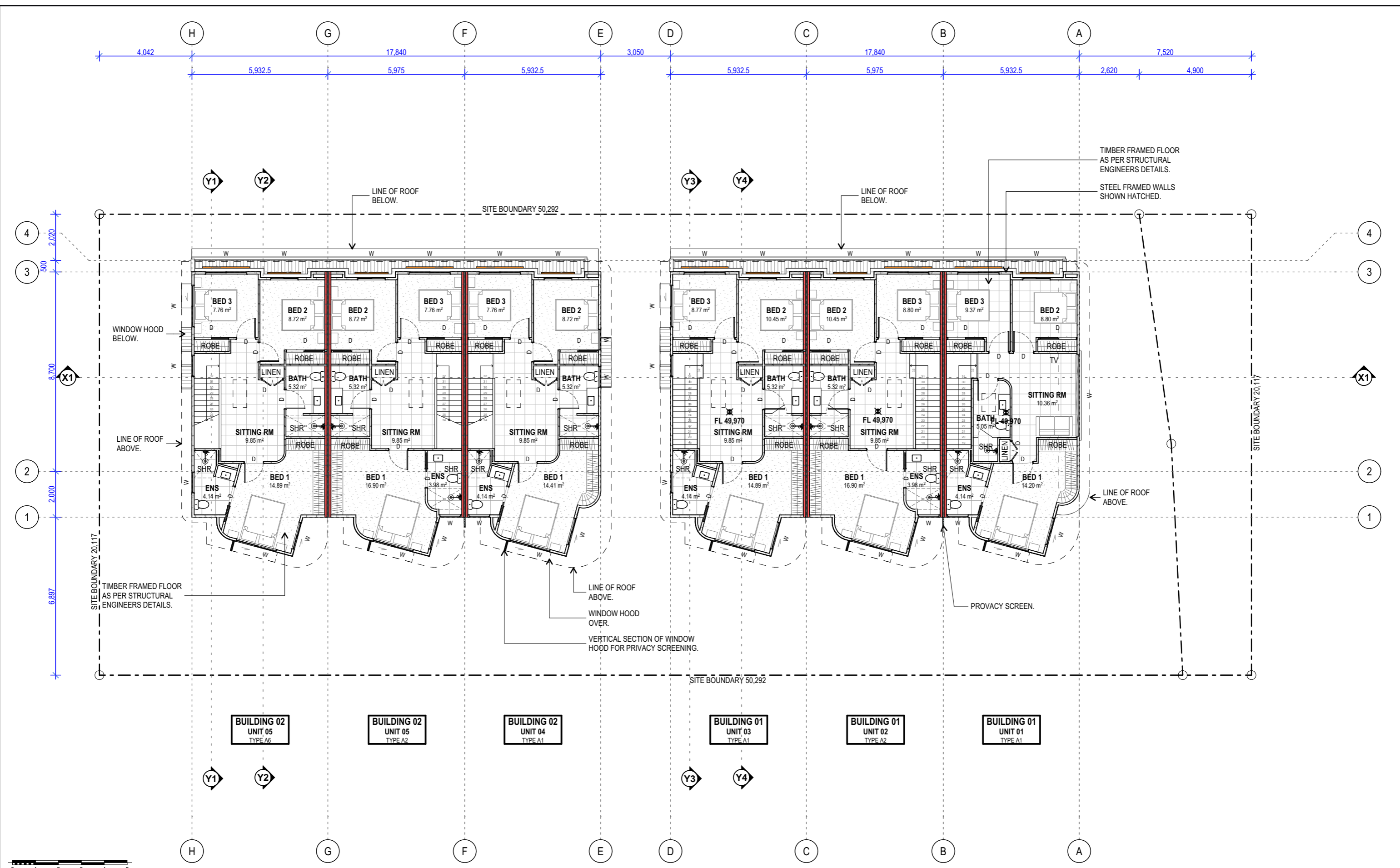
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DRAWING TITLE:
FLOOR PLANS - PROPOSED
FIRST FLOOR - PROPOSED

Paper Size: **A3** Date: **11/06/2026**
 Drawn By: **Suzanne Conway**
 Project No: **001949** Drawing No.: **A2.02**
 Revision **H**



SECOND FLOOR - PROPOSED

1:150

CLIENT:
NAWEED FAGHIRYAR
PROJECT TYPE:
TOWNHOUSE DEVELOPMENT
15 VILLA STREET
ANNERLEY



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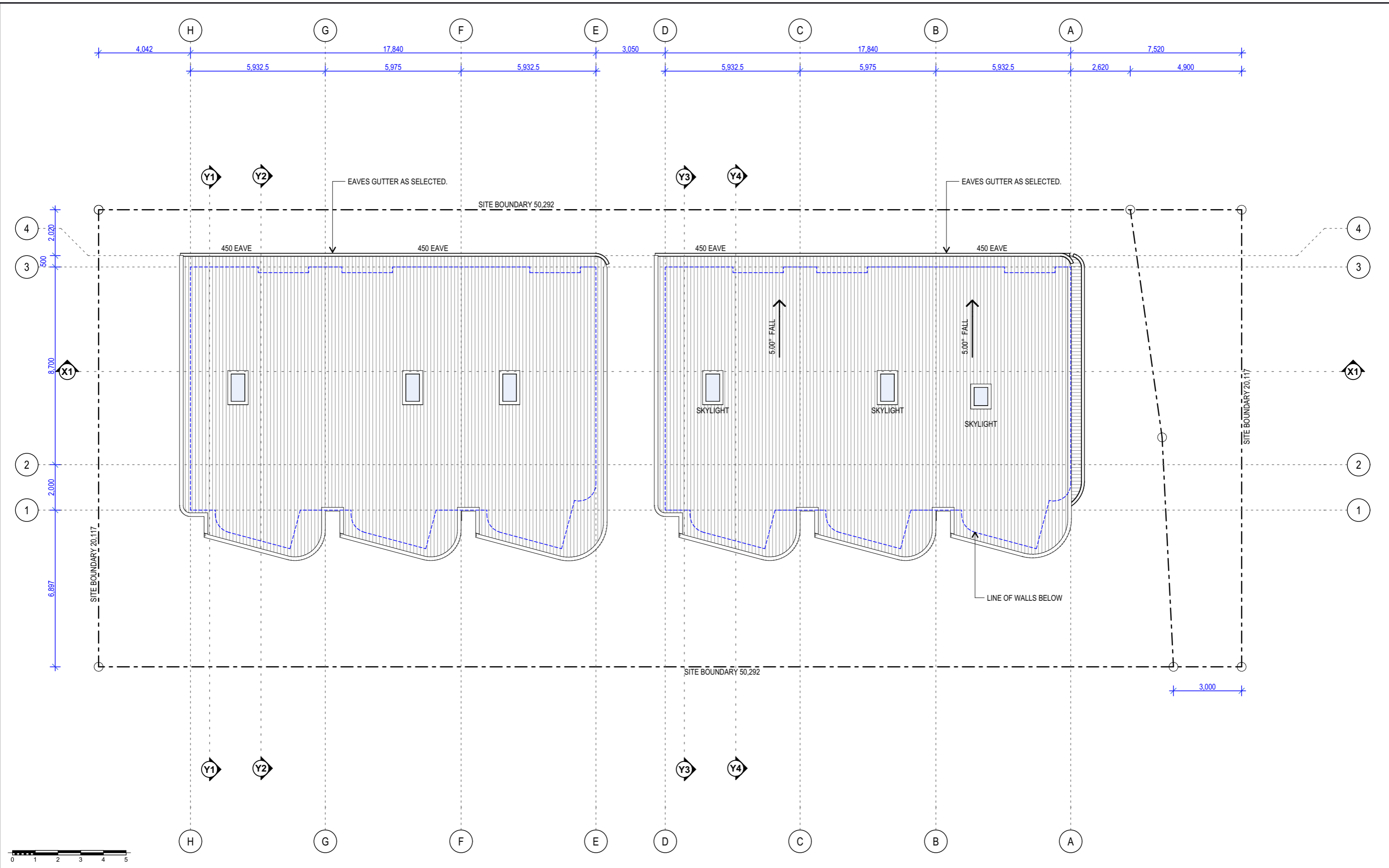
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DRAWING TITLE:
FLOOR PLANS - PROPOSED
SECOND FLOOR - PROPOSED

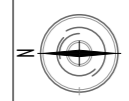
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Drawn By: Suzanne Conway
Project No: **001949** Drawing No.: **A2.03**
Revision **H**



ROOF PLAN - PROPOSED

1:150

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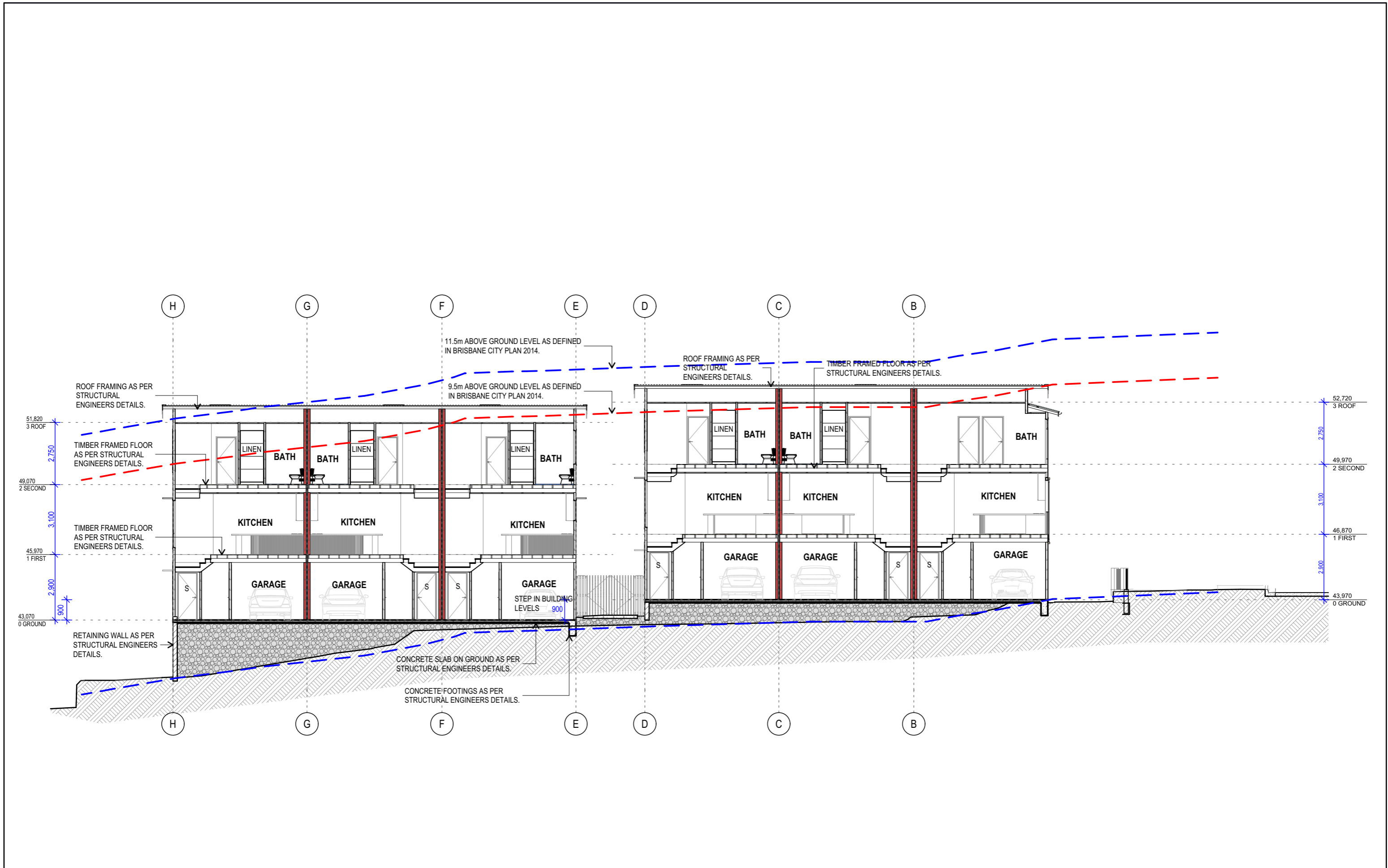
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DRAWING TITLE:
FLOOR PLANS - PROPOSED
ROOF PLAN - PROPOSED

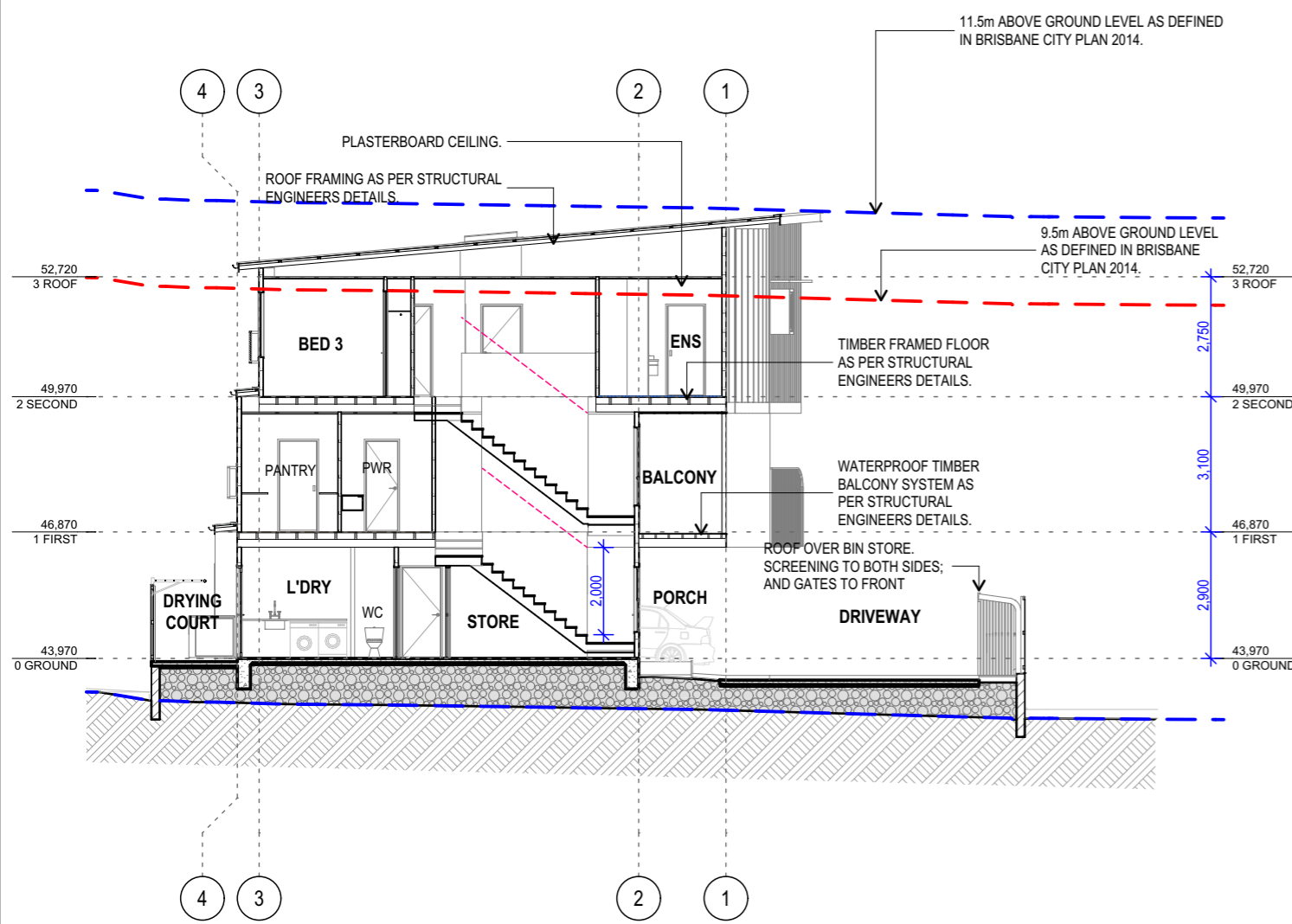
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 Drawn By: **Suzanne Conway**
 Project No: **001949** Drawing No.: **A2.04**
 Revision **H**



SECTION X1

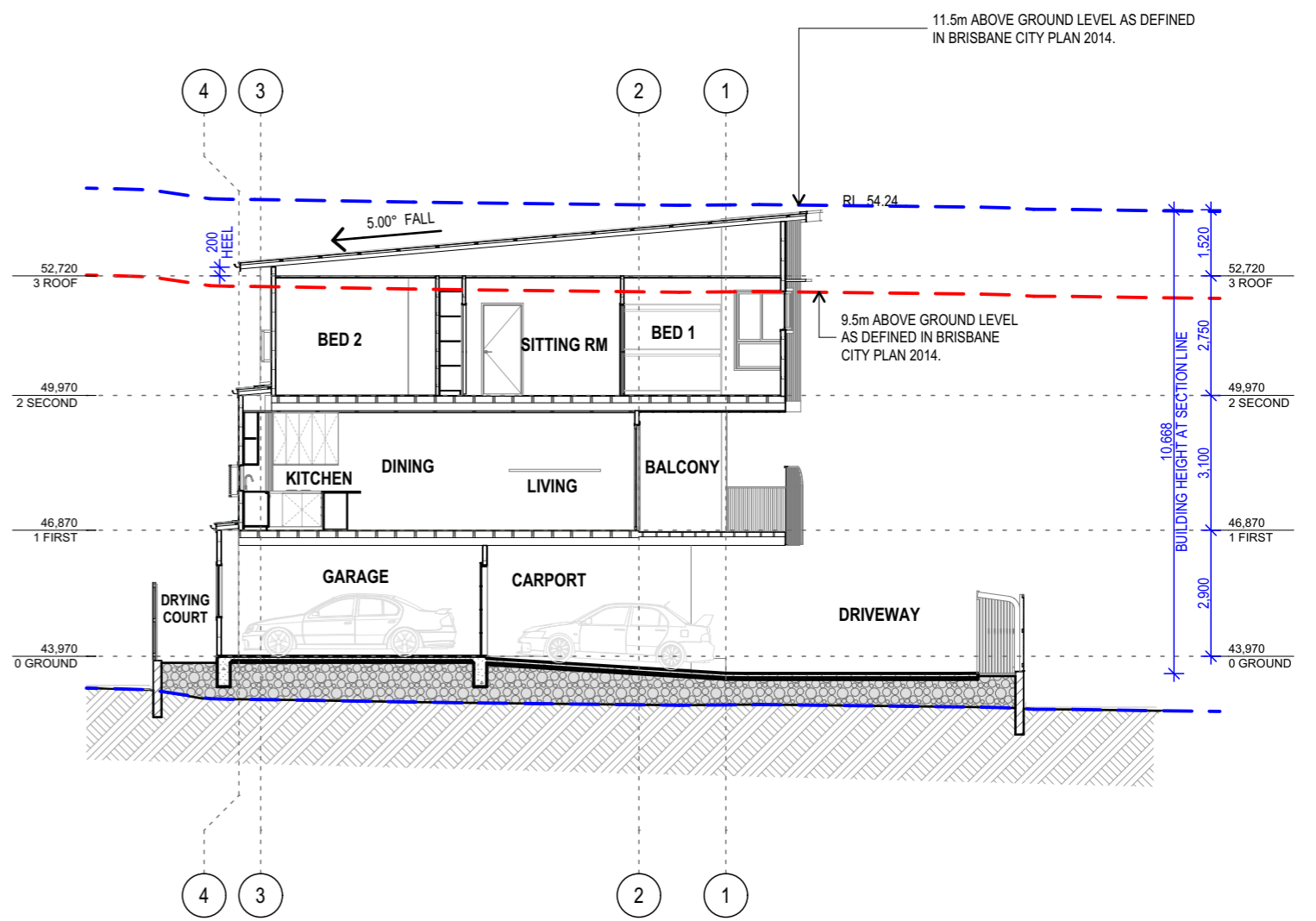
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<p>CLIENT: NAWEED FAGHIRYAR</p> <p>PROJECT TYPE: TOWNHOUSE DEVELOPMENT</p> <p>15 VILLA STREET ANNERLEY</p>	<p>FOCUS ARCHITECTURE</p>	<p>T: 07 3085 8740 E: info@focusarchitecture.com.au</p> <p>ADDRESS: 22 ETON STREET, NUNDAH QLD 4012 P.O. BOX 757 NUNDAH QLD 4012</p>	<p>BCC DS RECEIVED 16/06/2026 APPLICATION REF A006982385</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>CLIENT REVIEW</td> <td>11.02.26</td> <td>H</td> <td>CLIENT AMENDMENTS</td> <td>18.05.26</td> </tr> <tr> <td>B</td> <td>ISSUE FOR DA</td> <td>13.02.26</td> <td></td> <td></td> <td></td> </tr> <tr> <td>C</td> <td>ALTERATIONS FOR DA</td> <td>16.02.26</td> <td></td> <td></td> <td></td> </tr> <tr> <td>D</td> <td>TRAFFIC REPORT ALTERATIONS</td> <td>04.03.26</td> <td></td> <td></td> <td></td> </tr> <tr> <td>E</td> <td>SHADOW DIAGRAMS, 9.5 ABOVE GROUND</td> <td>05.03.26</td> <td></td> <td></td> <td></td> </tr> <tr> <td>F</td> <td>LANDSCAPING, SHADOW DIAGRAMS</td> <td>11.03.26</td> <td></td> <td></td> <td></td> </tr> <tr> <td>G</td> <td>UNIT 1 UPDATES</td> <td>15.05.26</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	NO.	REVISION	DATE	NO.	REVISION	DATE	A	CLIENT REVIEW	11.02.26	H	CLIENT AMENDMENTS	18.05.26	B	ISSUE FOR DA	13.02.26				C	ALTERATIONS FOR DA	16.02.26				D	TRAFFIC REPORT ALTERATIONS	04.03.26				E	SHADOW DIAGRAMS, 9.5 ABOVE GROUND	05.03.26				F	LANDSCAPING, SHADOW DIAGRAMS	11.03.26				G	UNIT 1 UPDATES	15.05.26				<p>The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.</p> <p>COPYRIGHT All rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical, including photocopying) without the written permission of Focus Architecture. Any licence, express or implied, to use the document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement with Focus Architecture.</p> <p>DIMENSIONS Use figured dimensions. DO NOT SCALE. Check all dimensions on site before fabrication or set out.</p>	<p>DRAWING TITLE: SECTIONS SECTION 1</p>	<p>Paper Size: A3 Date: 11/06/2026 Drawn By: Suzanne Conway</p> <p>Project No: 001949 Drawing No.: A3.01 Revision H</p>
NO.	REVISION	DATE	NO.	REVISION	DATE																																																		
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SECTION Y3

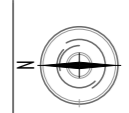
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SECTION Y4

1:150

CLIENT:
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PROJECT TYPE:
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15 VILLA STREET
ANNERLEY



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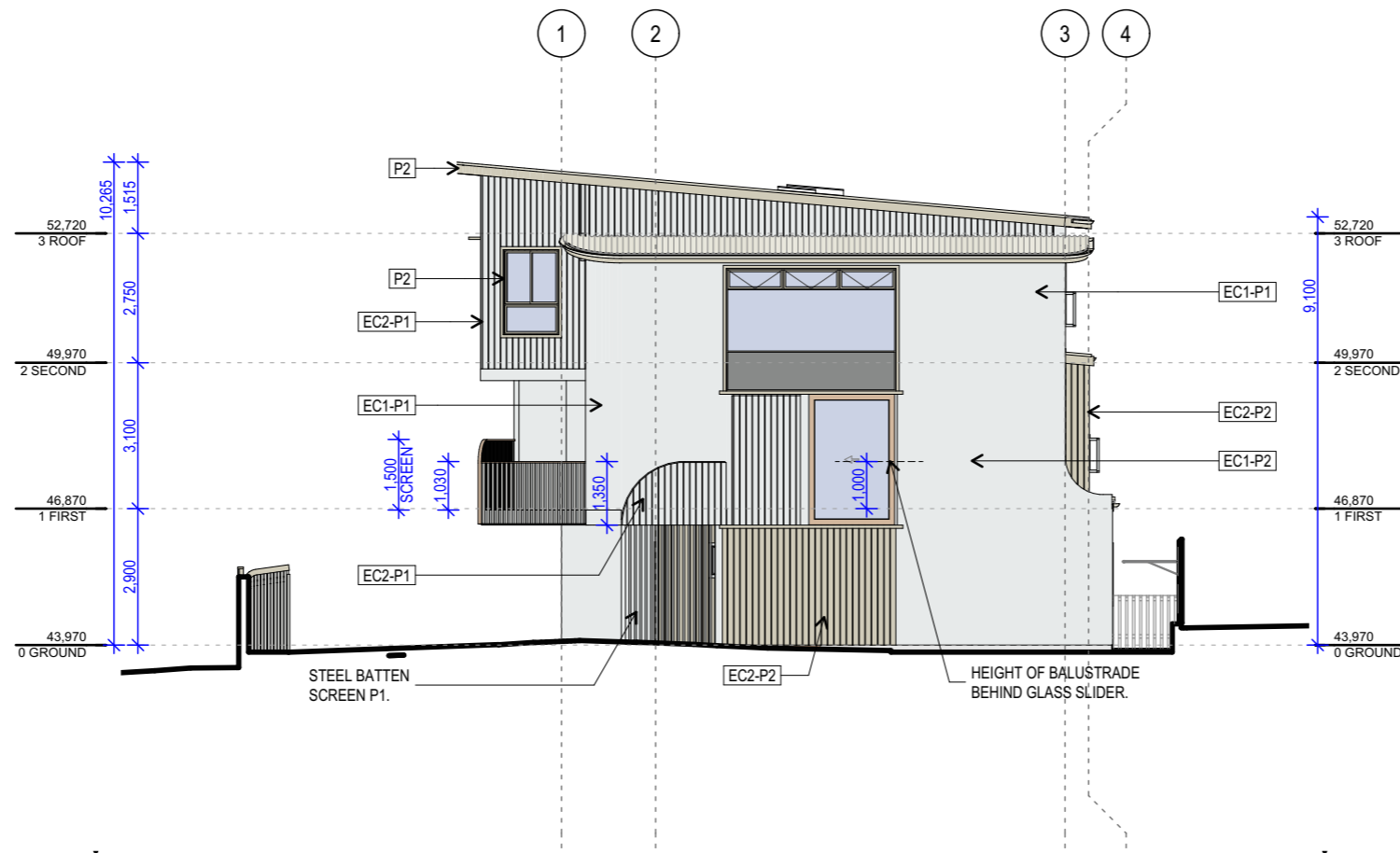
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DRAWING TITLE:
SECTIONS
SECTION 2

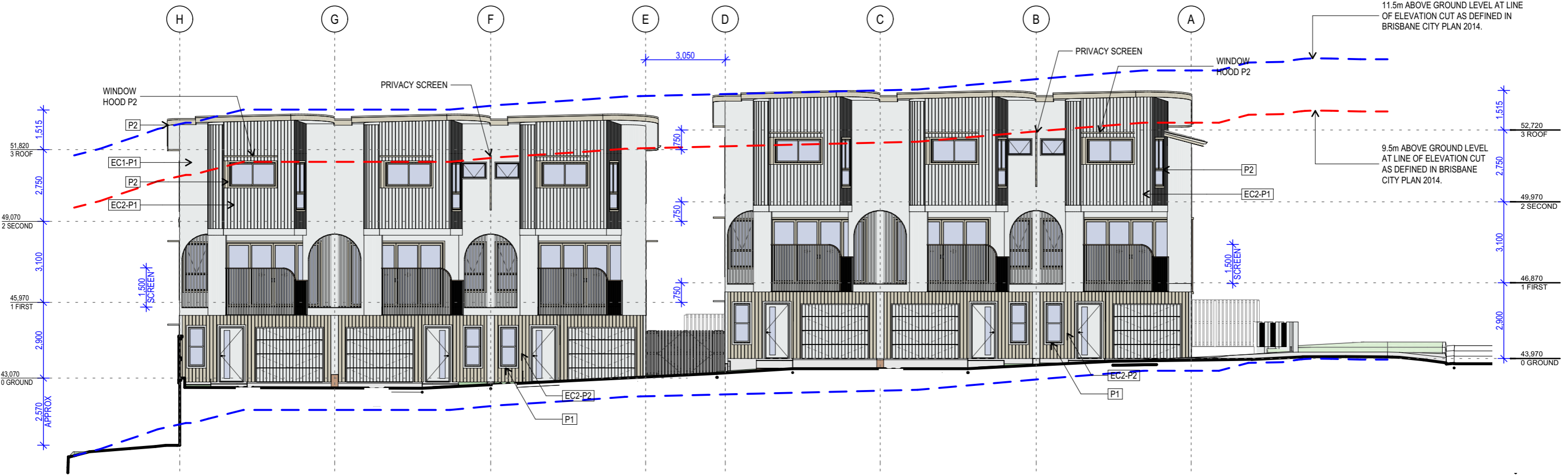
Paper Size: **A3** Date: **11/06/2026**
Drawn By: **Suzanne Conway**
Project No: **001949** Drawing No.: **A3.02**
Revision **H**

FINISHES SCHEDULE	
EC1	JAMES HARDIE, FINE TEXTURE CLADDING
EC2	JAMES HARDIE, AXON CLADDING 133
SF1	JAMES HARDIE, HARDIE GROOVE LINING

COLOUR SCHEDULE	
P1	DULUX - LEXICON
P2	DULUX - WHITE DUCK



SOUTH ELEVATION

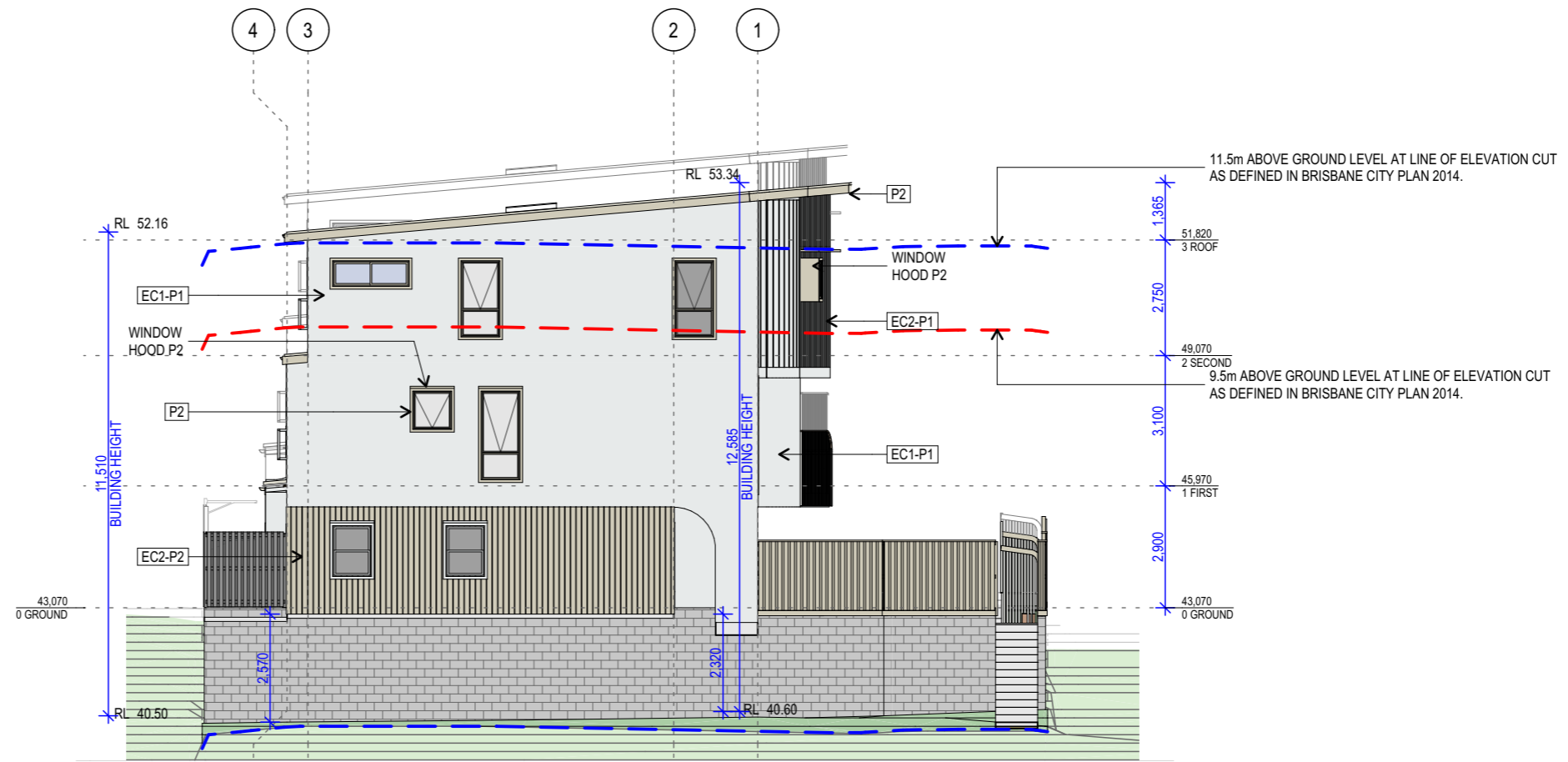


WEST ELEVATION

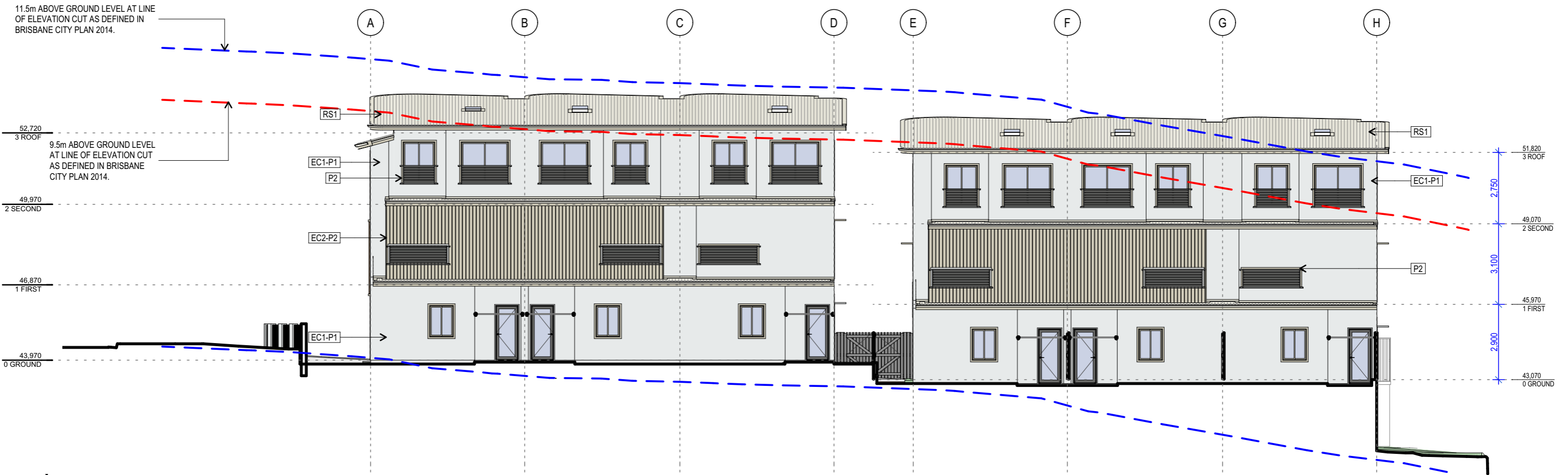
CLIENT: NAWEED FAGHIRYAR PROJECT TYPE: TOWNHOUSE DEVELOPMENT 15 VILLA STREET ANNERLEY		T: 07 3085 8740 E: info@focusarchitecture.com.au ADDRESS: 22 ETON STREET, NUNDAH QLD 4012 P.O. BOX 757 NUNDAH QLD 4012	<div style="border: 2px solid red; padding: 5px; text-align: center;"> BCC DS RECEIVED 16/06/2026 APPLICATION REF A006982385 </div>	NO. REVISION A CLIENT REVIEW 11.02.26 B ISSUE FOR DA 13.02.26 C ALTERATIONS FOR DA 16.02.26 D TRAFFIC REPORT ALTERATIONS 04.03.26 E SHADOW DIAGRAMS, 9.5 ABOVE GROUND 05.03.26 F LANDSCAPING, SHADOW DIAGRAMS 11.03.26 G UNIT 1 UPDATES 15.05.26	NO. REVISION H CLIENT AMENDMENTS 18.05.26	The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. COPYRIGHT All rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical, including photocopying) without the written permission of Focus Architecture. Any license, express or implied, to use the document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement with Focus Architecture. DIMENSIONS Use figured dimensions. DO NOT SCALE. Check all dimensions on site before fabrication or set out.	DRAWING TITLE: ELEVATIONS ELEVATIONS 1	Paper Size: A3 Date: 11/06/2026 Drawn By: Suzanne Conway Project No: 001949 Drawing No.: A4.01 Revision H
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FINISHES SCHEDULE	
EC1	JAMES HARDIE, FINE TEXTURE CLADDING
EC2	JAMES HARDIE, AXON CLADDING 133
SF1	JAMES HARDIE, HARDIE GROOVE LINING

COLOUR SCHEDULE	
P1	DULUX - LEXICON
P2	DULUX - WHITE DUCK



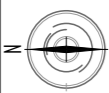
NORTH ELEVATION



EAST ELEVATION

2

CLIENT:
NAWEED FAGHIRYAR
PROJECT TYPE:
TOWNHOUSE DEVELOPMENT
15 VILLA STREET
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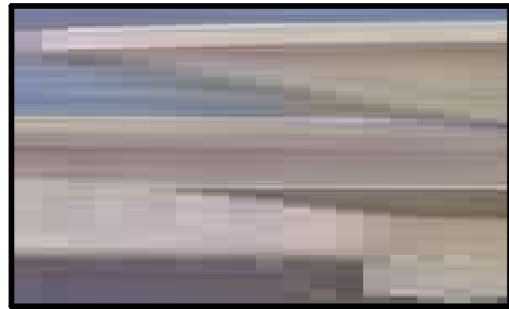
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ELEVATIONS
ELEVATIONS 2

Paper Size: **A3** Date: **11/06/2026**
Drawn By: **Suzanne Conway**

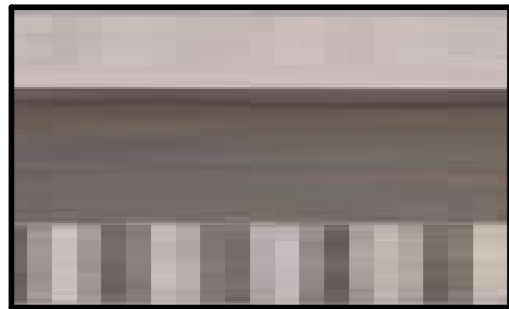
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Revision **H**

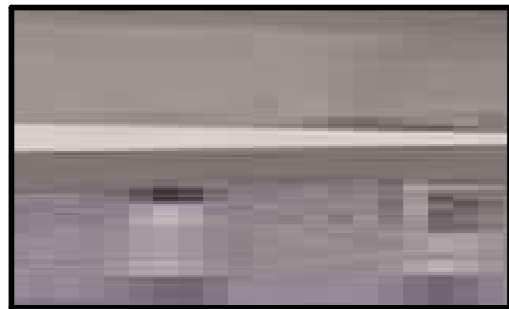
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POWDERCOAT
POWDERCOATED FINISH P1



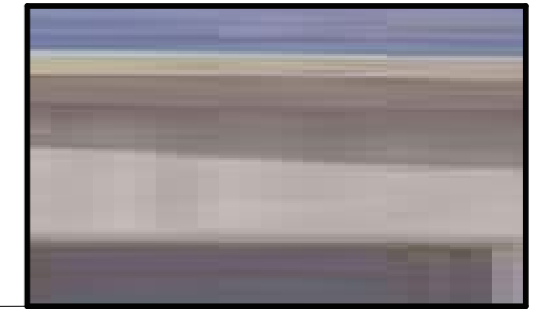
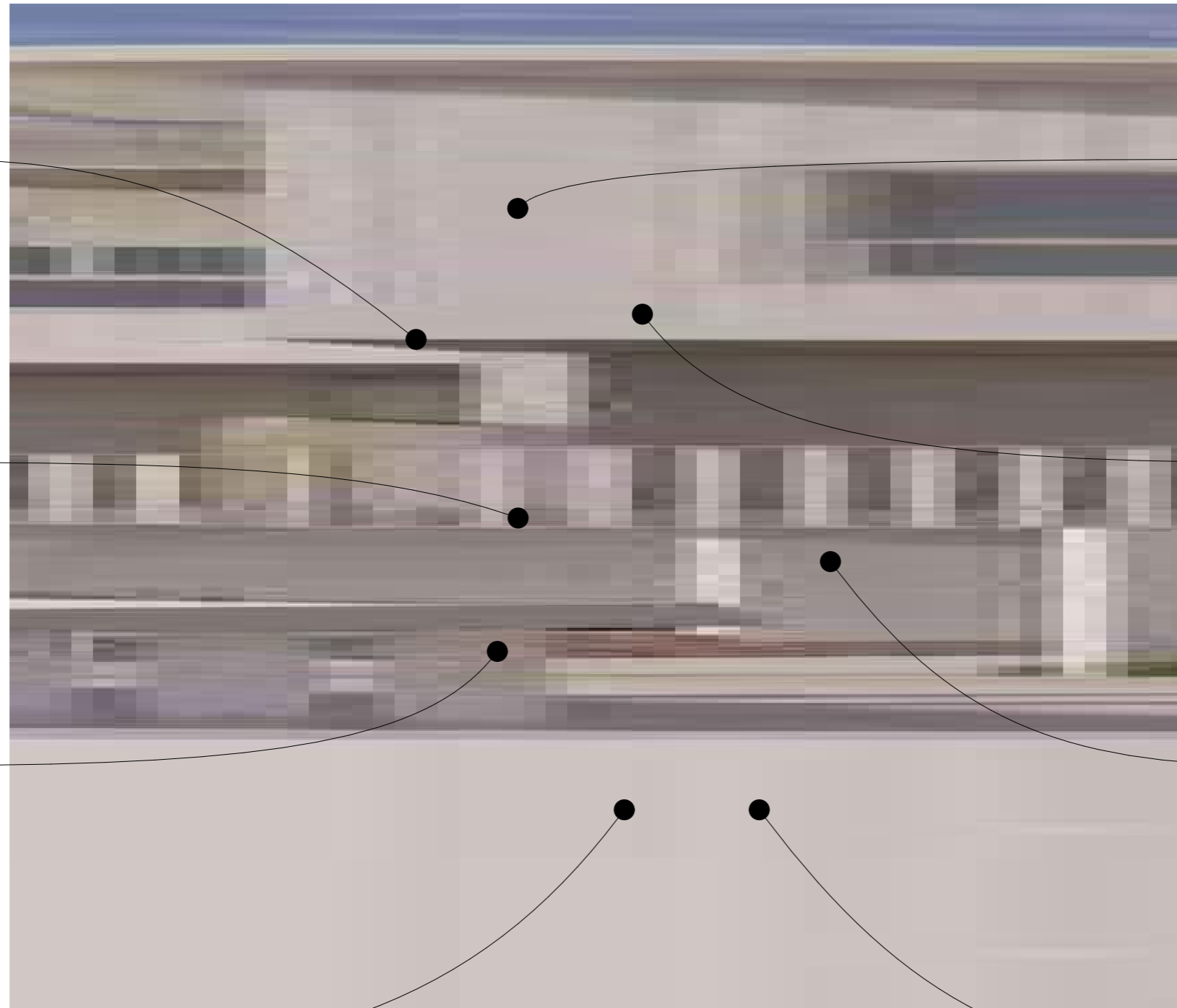
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CLAD SF1



BALUSTRADE
WHITE BALISTERS
TIMBER HANDRAIL



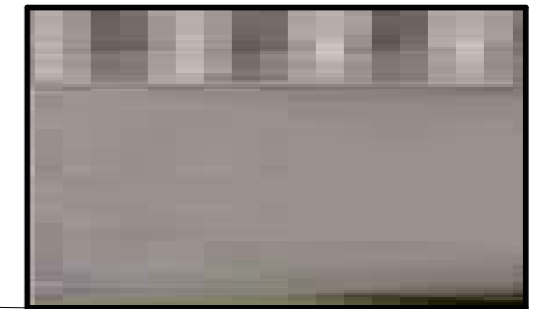
EXTERNAL CLADDING
CLAD EC1
PAINTED P2



EXTERNAL CLADDING
CLAD EC2



EXTERNAL CLADDING
CLAD EC1
PAINTED P1



SLIDER & WALL CLADDING BEHIND
CLAD EC1
PAINTED P2



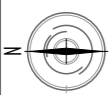
STEEL BATTENS
POWDERCOAT P1

FINISHES SCHEDULE	
EC1	JAMES HARDIE, FINE TEXTURE CLADDING
EC2	JAMES HARDIE, AXON CLADDING 133
SF1	JAMES HARDIE, HARDIE GROOVE LINING

COLOUR SCHEDULE	
P1	DULUX - LEXECON
P2	DULUX - WHITE DUCK

EXTERNAL MATERIALS & FINISHES

CLIENT:
NAWEED FAGHIRYAR
PROJECT TYPE:
TOWNHOUSE DEVELOPMENT
15 VILLA STREET
ANNERLEY



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EXTERNAL MATERIALS & FINISHES

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Drawn By: **Suzanne Conway**
Project No: **001949** Drawing No.: **A6**
Revision **H**