TOWN PLANNING DRAWINGS **Apartment Development**

4-8 Sutton Street, Redcliffe, QLD, 4020

KEY PROPOSAL STATISTICS	- MULTIPLE DWELLING
Site Area	1,216.47 sqm
Site Cover (Podium) No. of Apartments	699.89 sqm(57.3%) (56.3% Approved)
Level 2 Level 3 Level 4	5 x 2 Bedrooms Apartments 5 x 2 Bedrooms Apartments 4 x 3 Bedrooms Apartments
Level 5 Level 6 Level 7 Level 8	4 x 3 Bedrooms Apartments 3 x 3 Bedrooms Apartments 3 x 3 Bedrooms Aparmtents 2 x 4 Bedrooms Apartments
Landscape Area Open Space and Recreational	325 sqm
Ground Level 2 Level 3 Level 4 Level 5 Level 6 Level 7 Level 8 Car Spaces - Resident	395 sqm 142 sqm 67 sqm 55 sqm 55 sqm 70 sqm 70 sqm 113 sqm
Car Spaces - Visitor Total Car Spaces Proposed	3 42



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26.08.20 J 21.08.20 H Prelim RFI response 11.06.20 G Client Issue

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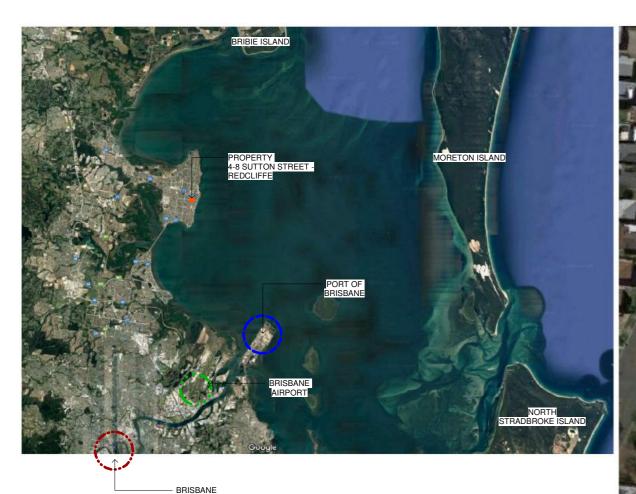
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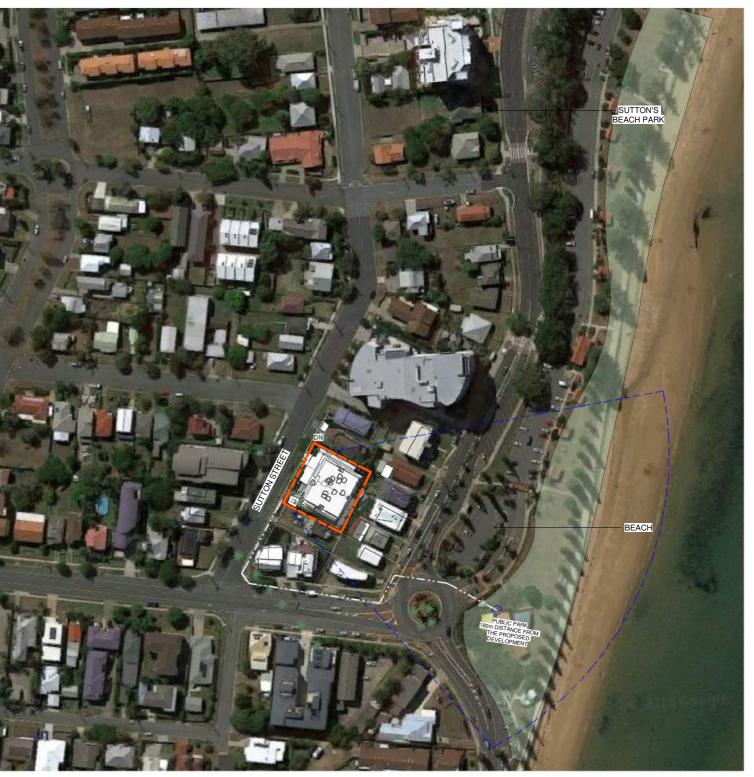
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Apartment Development 4-8 Sutton Street, Redcliffe, QLD

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	Project Number	Drawing Number	Issue
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LEGEND

LEGEND

B Basin
BAL Balustade (refer types)
Bath Bathub
BC Basin Sale (refer types)
Bath Bathub
BC Barge capping
BG Box gutter
COL Column
Conc. Concrete
Con

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Apartment Development 4-8 Sutton Street, Redcliffe, QLD

Context Plan

Scale @ A3 Checked: RH, TN EA Project Number Drawing Number Issue H3893SUT TP002 0

SITE INFORMATION

Site Area: 1,216.48m² 4, 6, 8 Sutton Street Redcliffe, QLD, 4020 Lot 417,418 & 419 on RP 30380

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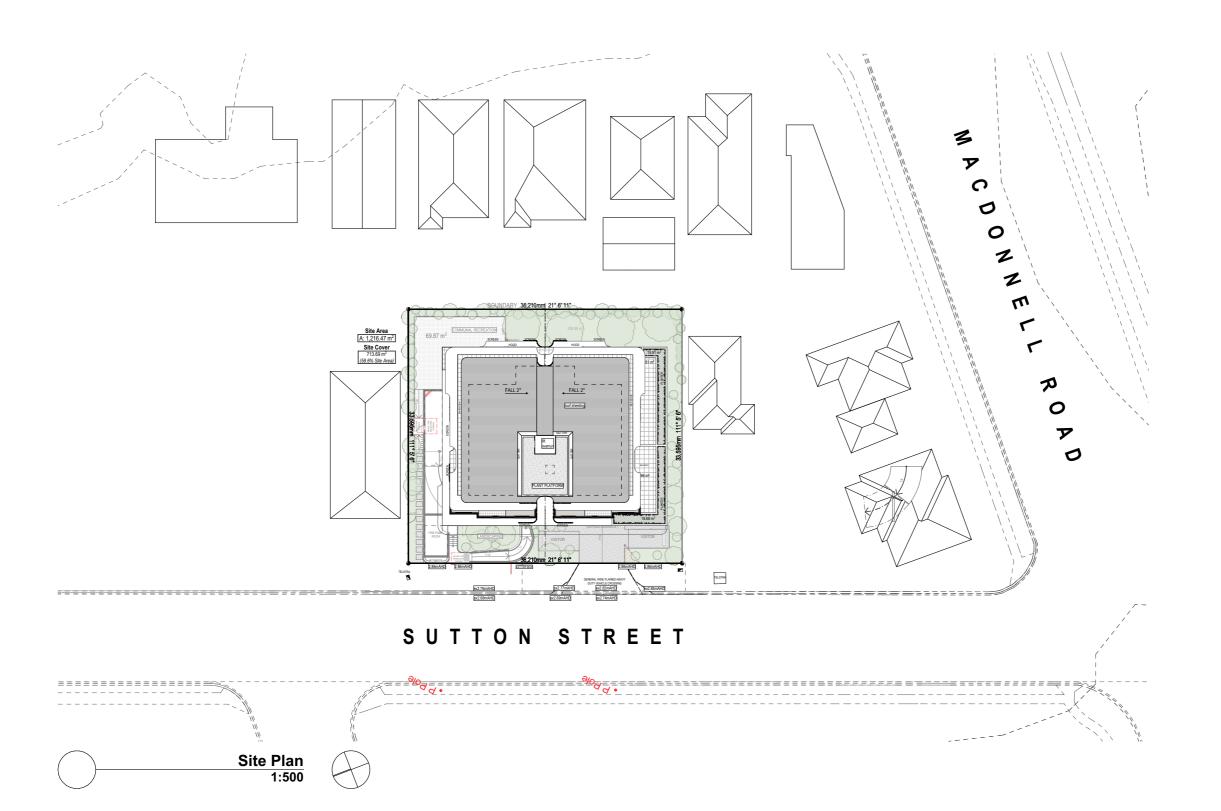
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Apartment Development 4-8 Sutton Street, Redcliffe, QLD

Site Plan

Scale @ A3 Checked: 1:500 RH, TN EΑ Project Number Drawing Number Issue H3893SUT TP101 0



Site **DA LEGEND** Storey Cover 713.69 sqm(58%) (49.9% Approved) Ground Level 1 699.89 sqm(57.3%) (56.3% Approved) sqm(40.6%) (39% Approved) 493.23 Level 2 Level 3 486.46 sqm(40%) (39% Approved) sqm(40.9%) (40.5% Approved) 497.89 Level 4 497.89 Level 5 sqm(40.9%) (40.5% Approved) 442.09 Level 6 sqm(36.4%) (34.4% Approved) 442.09 (c)(D)(E)(F)Level 7 sqm(36.4%) (34.4% Approved) (B) **E-01** (G)(H)(A)(J)TP401 314.71 Level 8 (34.4% Approved) 2,692 BOUNDARY 36,210mm 21°,6"11" 5,030 325.95 m² COMMUNAL RECREATION Site Area 69.87 m² 3,600 A: 1,216.47 m² Site Cover 8 8 12 11 10 09 08 713.69 m² 8 m³ (58.6% Site Area) STORAGE 9 m³ ٦ ع 9 m₃ Convex mirror - refer traffic report 1 2,300 250 pt 2,400 1 2,400 250 pt 2,400 250 pt 2,400 250 pt 2,400 250 pt 2,400 1 2,400 533 (AA1) #LayID 3,800 05 DRIVEWAY 6 WAITING BAY Q 6 (6) 250 178 2,400 2,400 250 2,400 300 3,800 (5) **(**5_√) E-02 111° 5 LIFT TP501 TP405/ 03 8 m³¹⁶ 2,400 250 LOBBY တ္ E-04 4 4 TP404/ 3.800 STAIR 18 BIKE STORAGE UNDER RAMP (26) (3 CC TP506 FIXED VENTILLATION LOUVERS GARAGE DOOR N WASH DOWN AREA PERFORATED METAL VISITOR-DECORATIVE DRIVEWAY FIXED VENTILLATION LOUVERS FIRE PUMP ROOM LANDSCAPING PREVIOUS DA SITE COVER VISITOR VI\$ITOR E-05

36,210mm 21° 6° 11

ex2.77mAHD

ex2.69mAHD

TP402

(D) (E) 2.837

(G)

GENERAL WIDE FLAIRED HEAVY DUTY VEHICLE CROSSING

ex2.82mAHD

ex2.74mAHD

2.86mAHD

2.86mAHD

ex2.85mAHD

J

Ή)

2,637

TELSTRA

Ground 1:200

BOOSTER

2.86mAHD

В

2.86mAHD

(c)

ex2.76mAHD

ex2.68mAHD

--- APPROVED BLG ENVELOPE --- APPROVED HOODS/AWNINGS

HATCHED AREA TO BE CLEAR OF

PROPOSED ELECTRICAL PILLAR

TELSTRA

OBSTRUCTIONS

LOCATION - RL:3.1 AHD

2.695

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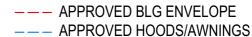
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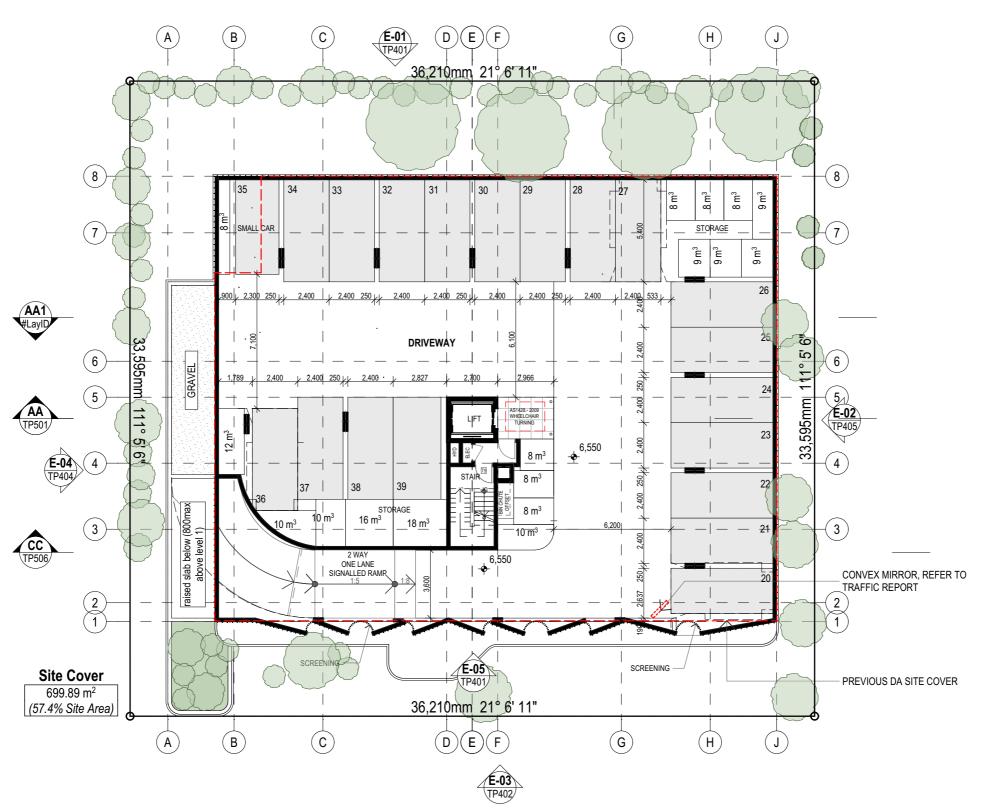


Apartment Development 4-8 Sutton Street, Redcliffe, QLD

Ground

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1:200	RH, TN	EA
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H3893SUT	TP201	0





Level 1 1:200

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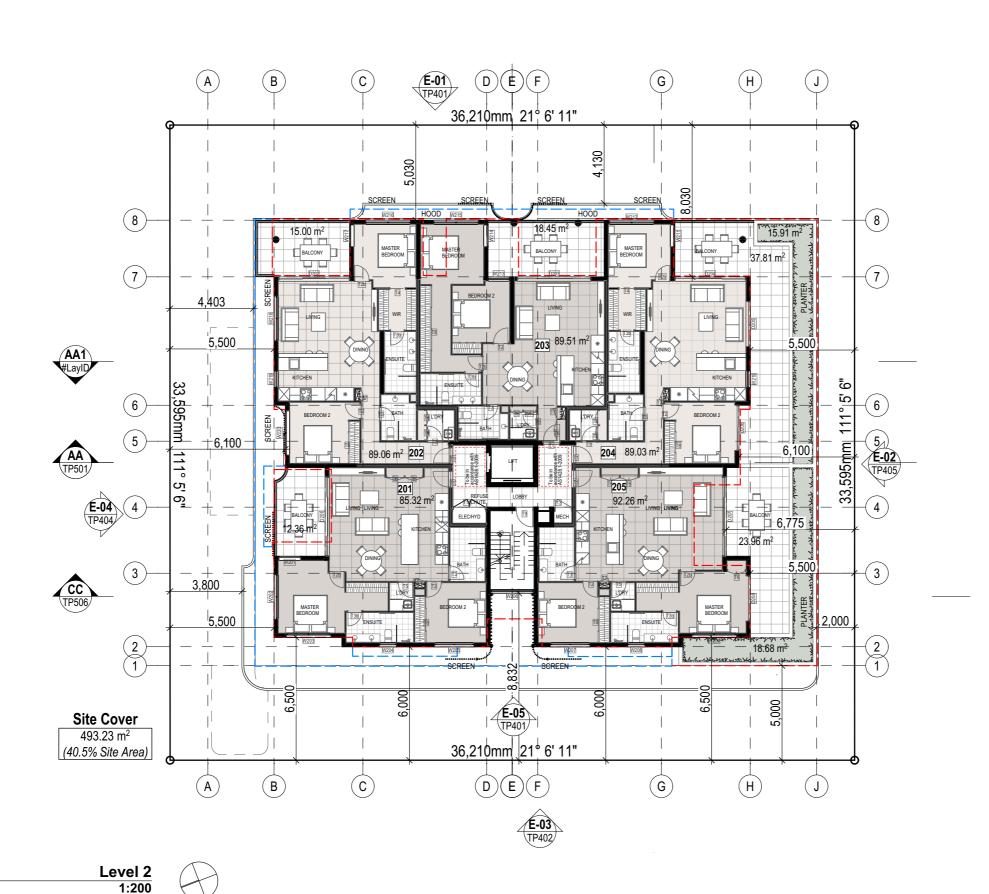
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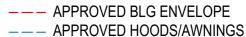
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Scale @ A3 1:200	Drawn: RH, TN	Checke EA
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D	DdSIII
BAL	Balustrade (refer typ
Bath	Bathtub
BC	Barge capping
BG	Box gutter
COL	Column
Conc.	Concrete
CT	Cook top
DCW	Discontinuous wall
DP	Downpipe (Refer Hy
	Engineer's drawings
DR	Drawers
DW	Dishwasher location
EG	Eaves gutter
F	Refrigerator position
FL	Structural floor level
FW	Floor waste gully
GB	Garden bed
HR	Selected handrail
L	Linen cupboard
OG	Obscure glass
OF	Overflow
P	Post

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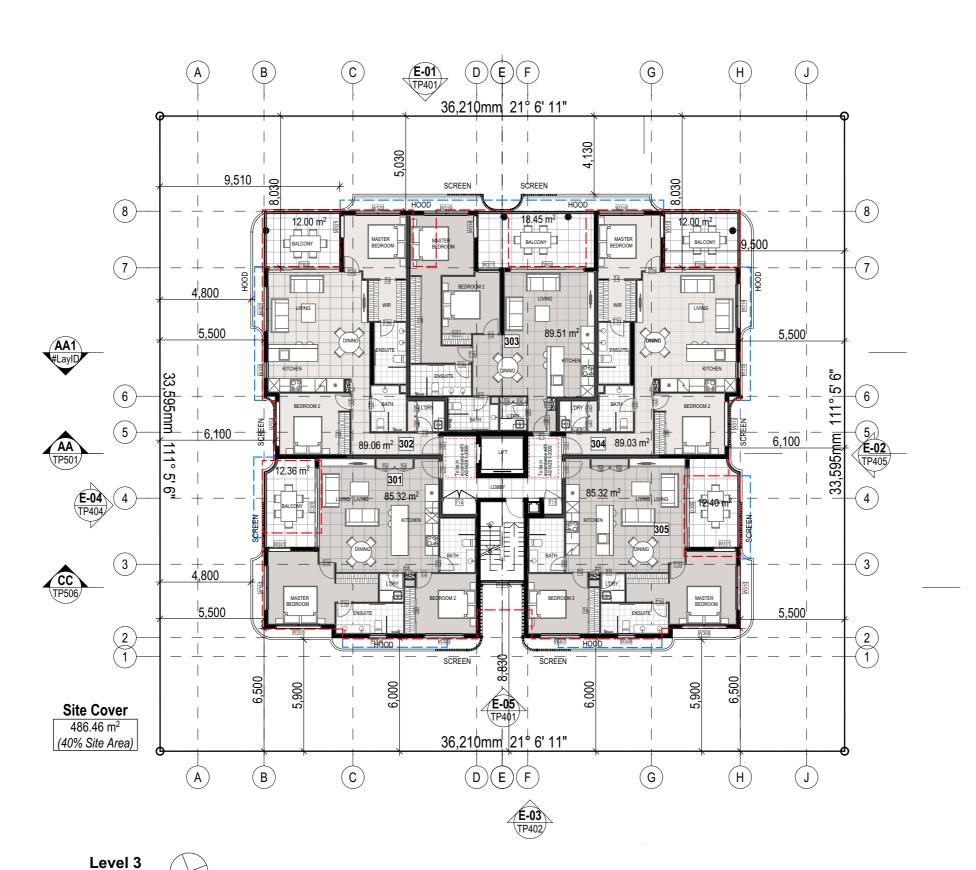
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Level 3

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Project Number	Drawing Number	Issue
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1:200

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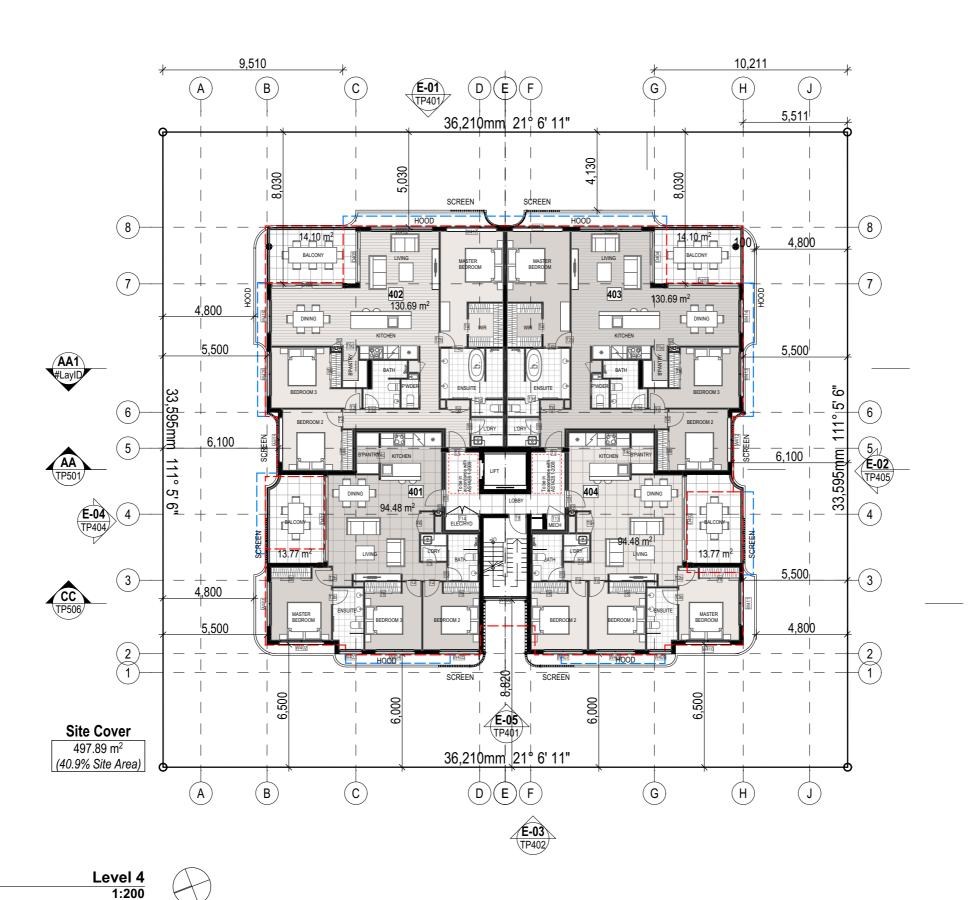
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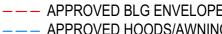
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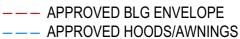


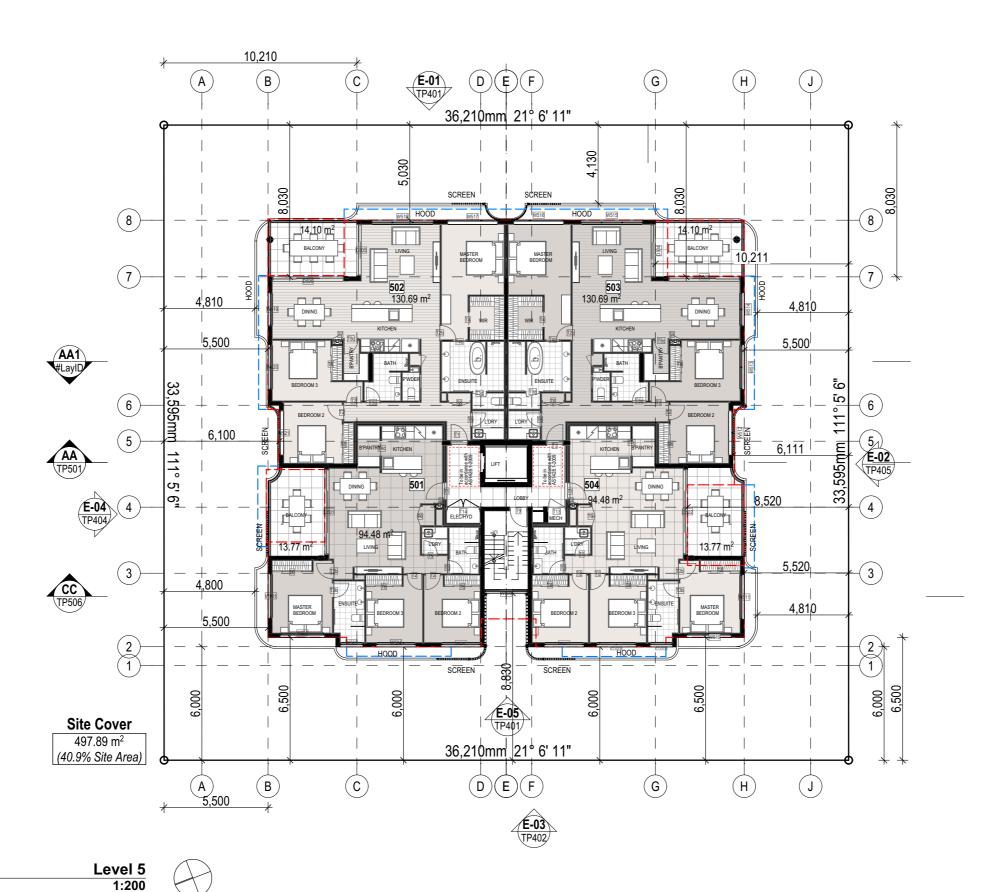
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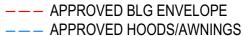
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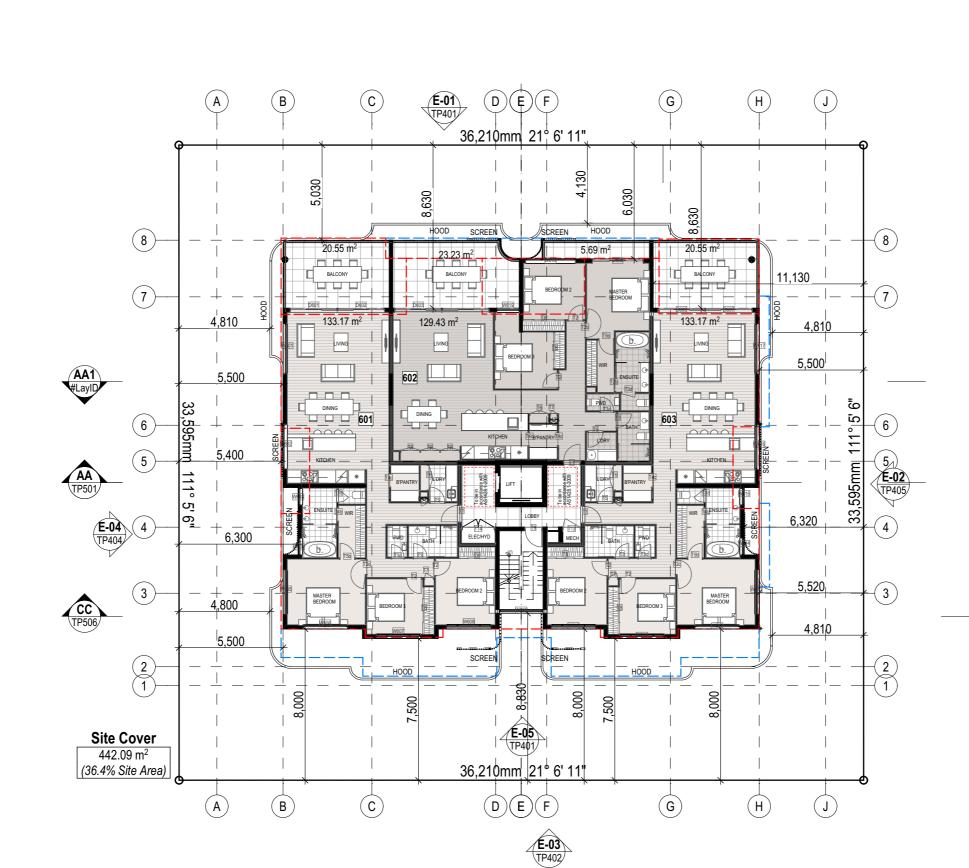
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Level 6 1:200

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FL	Structural floor level
FW	Floor waste gully
GB	Garden bed
HR	Selected handrail
L	Linen cupboard
OG	Obscure glass
OF	Overflow
P	Post

P Post
Pty Party
RO Roller door
RO Roller Could Engineer's drawings)
T Laundry tub
T Timber batters
TG Trench grate
TGSIs Tacked Ground Surface Indicator
WC Tollet
WM Washing machine location
WO Wall oven

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LEGEND

B Basin
BAL Balustade (refer types)
BAL Balustade (refer types)
BATH Bathub
BC Barge capping
BG Box gutter
COL. Column
COL. Column
COL. Column
COL. Column
COL. Column
DE Column
DE COL. Column
DE COLUMN
D

11.06.20 G Client Issue

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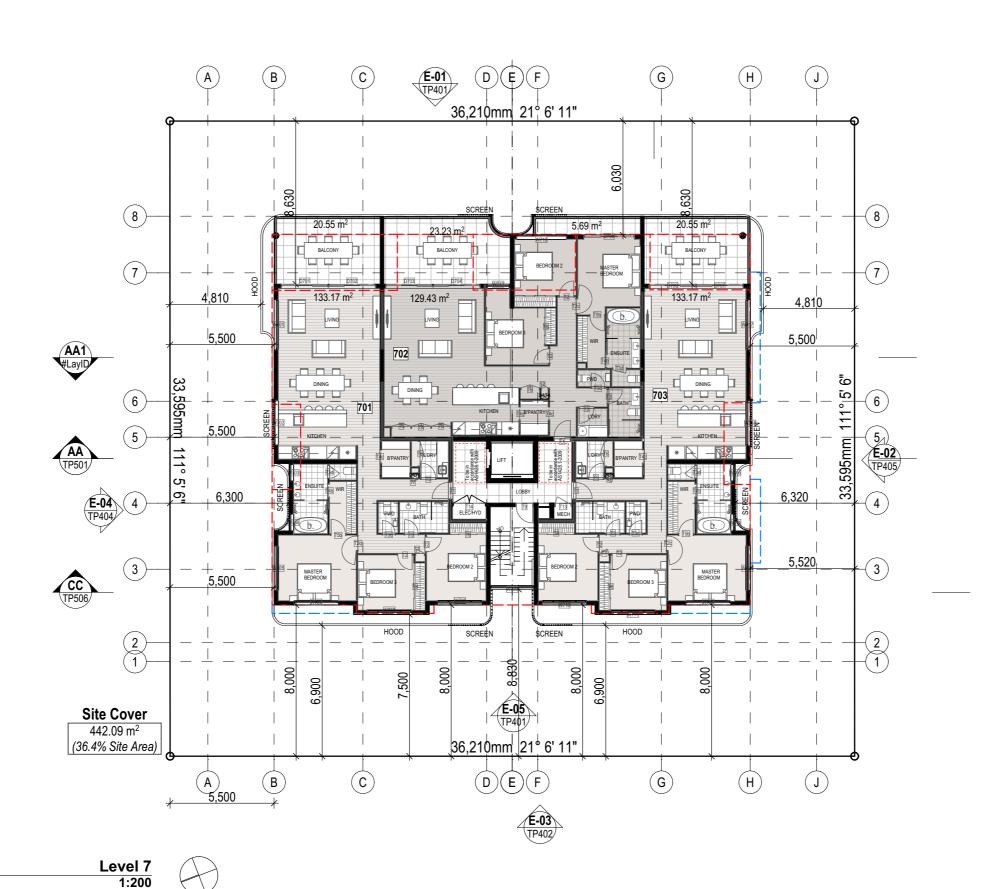
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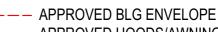


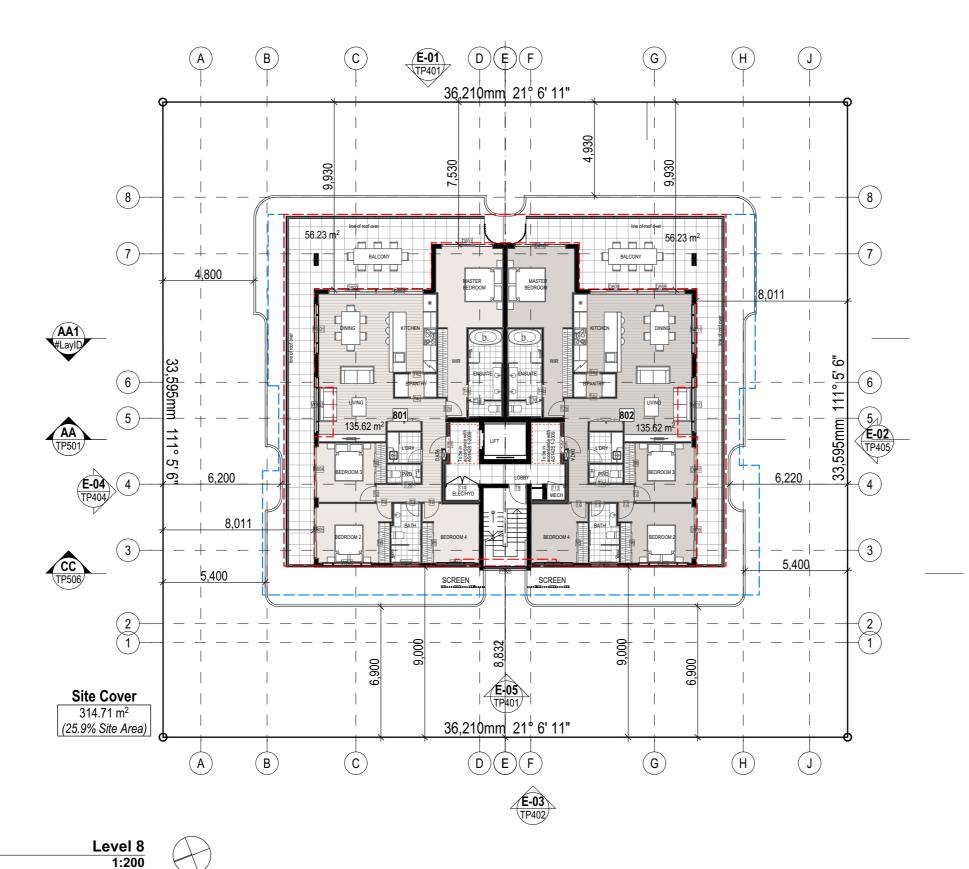
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LEGEND

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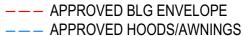
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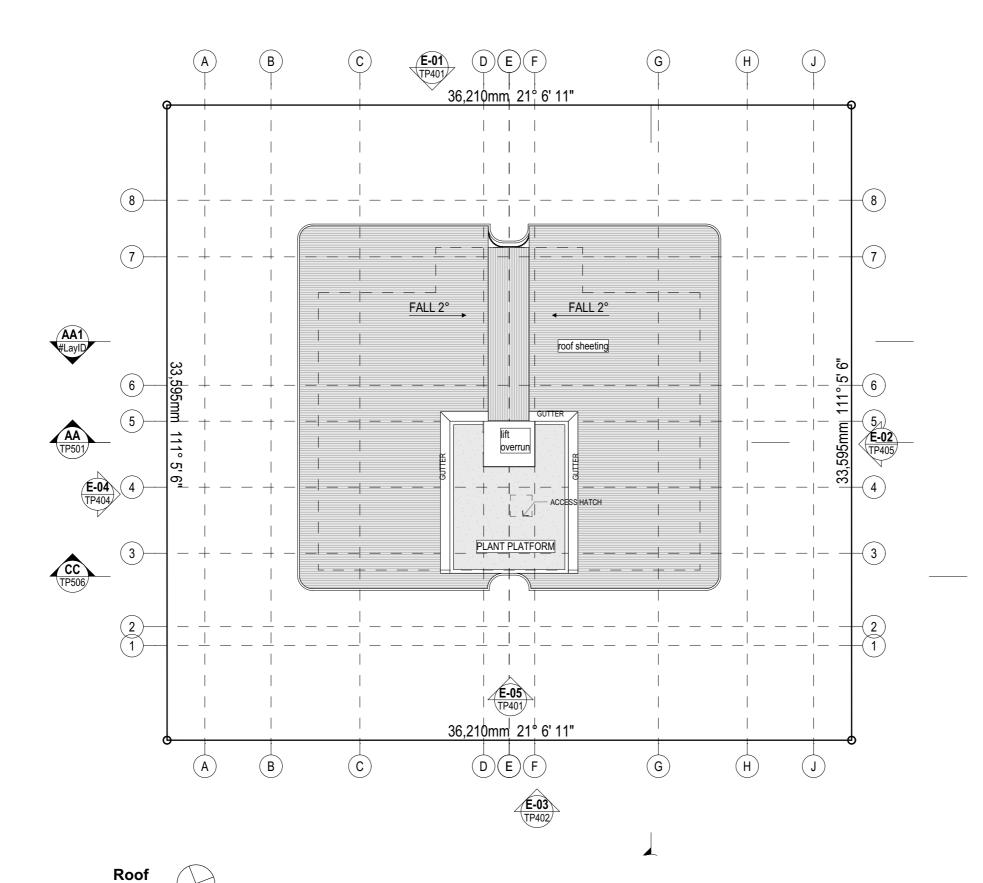


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1:200

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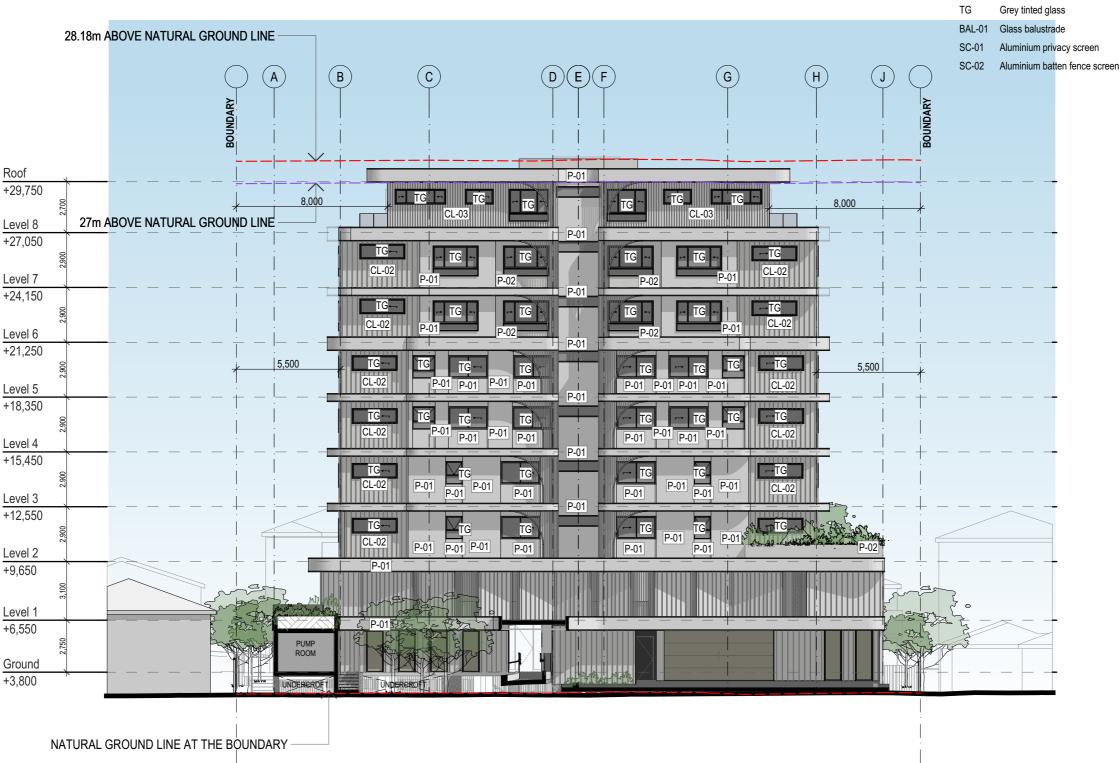
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Apartment Development 4-8 Sutton Street, Redcliffe, QLD

Roof Plan

Scale @ A3 Checked: RH, TN EΑ 1:200 Project Number Drawing Number Issue H3893SUT TP210 0



West Elevation E-05 1:200

FINISHES LEGEND

P-01 Rendered and painted Dulux Snowy Mountain White or similar P-02 Rendered and painted Dulux Ghosting or similar P-03 Rendered and painted fence wall

CL-01 Vertical cladding in P-01 CL-02 Vertical cladding in P-02

CL-03 Vertical board cladding

SC-01 Aluminium privacy screen

TOWN PLANNING

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3 / 709 MAIN STREET KANGAROO POINT QLD 4169

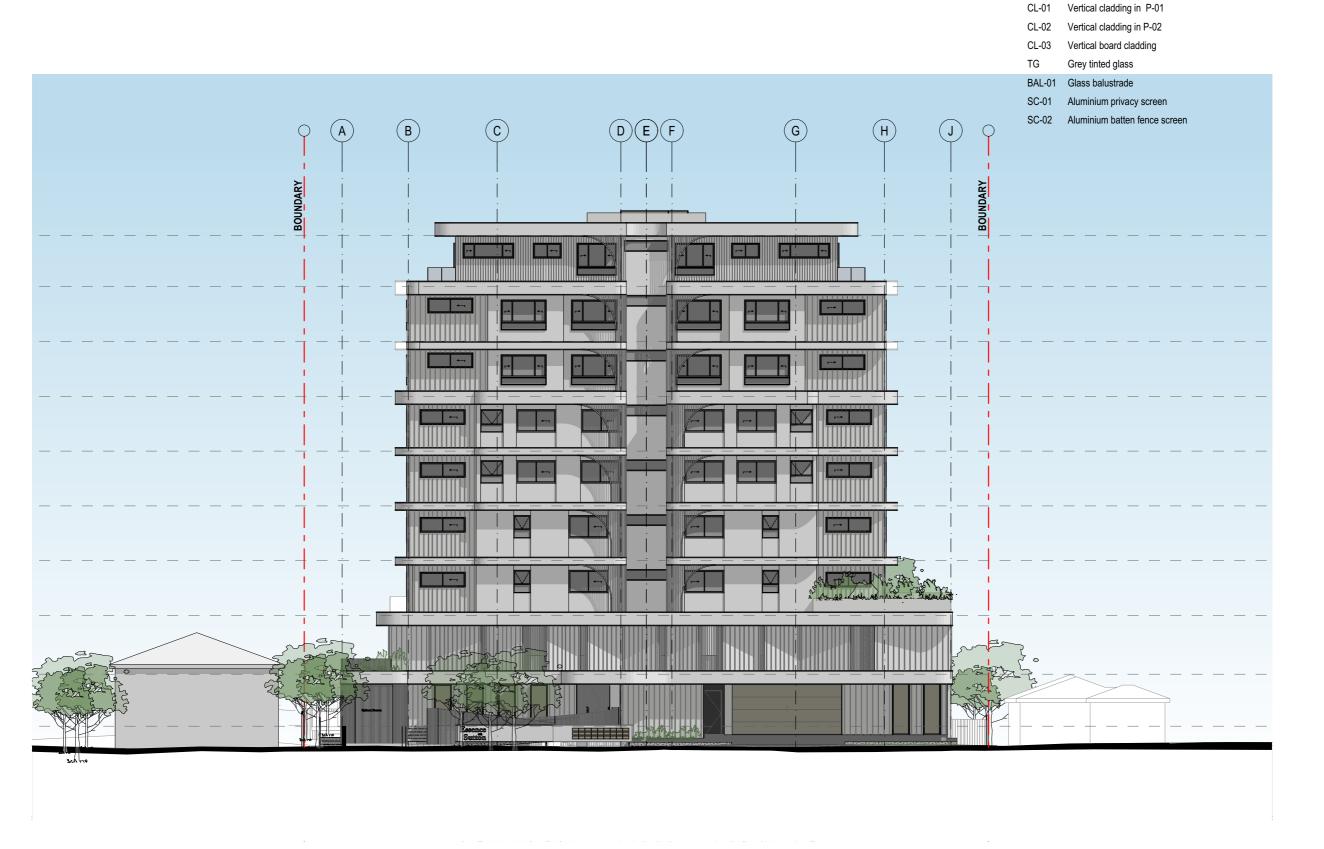
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Apartment Development 4-8 Sutton Street, Redcliffe, QLD

West Elevation

Scale @ A3 Checked: 1:200 RH, TN EΑ Project Number Drawing Number Issue H3893SUT TP401 Ω



Street Elevation

1:200

E-03

TOWN PLANNING

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LEGEND

FINISHES LEGEND

Rendered and painted Dulux Snowy Mountain White or similar

Rendered and painted Dulux Ghosting or similar

Rendered and painted fence wall

P-01

P-02

P-03

B Basin
BAL Balustade (refer types)
Bath Bathub
BC Barge capping
BC Column
COL Column
COL Column
COL Barge capping
BC Column
DCW Discontinuous wall
DE COL BC Column
DCW Discontinuous wall
DP Downjoing (Refer Hydraulic Enginer's drawings)
DW Discontinuous wall
DP Downjoing (Refer Hydraulic Enginer's drawings)
DW Distribution Discontinuous wall
DP Downjoing (Refer Hydraulic Enginer's drawings)
DW Distribution Discontinuous wall
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DR Refer drawings)
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INTERIOR DESIGNERS

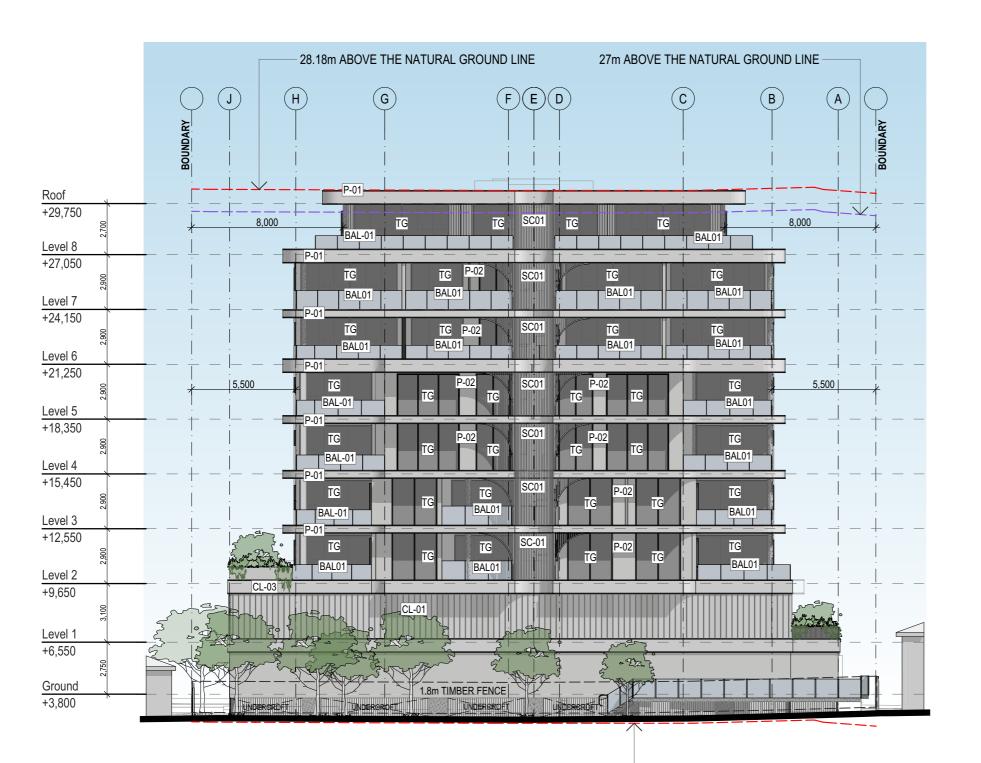
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Apartment Development 4-8 Sutton Street, Redcliffe, QLD

Sutton st Elevation

Scale @ A3 Drawn: Checked: 1:200 RH, TN EΑ Project Number Drawing Number Issue H3893SUT TP402 0



NATURAL GROUND LINE AT THE BOUNDARY

East Elevation E-01 1:200

FINISHES LEGEND

CL-03

P-01	Rendered and painted Dulux Snowy Mountain White or similar
P-02	Rendered and painted Dulux Ghosting or similar
P-03	Rendered and painted fence wall
CL-01	Vertical cladding in P-01
CL-02	Vertical cladding in P-02

TG Grey tinted glass

BAL-01 Glass balustrade

SC-01 Aluminium privacy screen

Vertical board cladding

Aluminium batten fence screen

TOWN PLANNING

General Notes

General Notes

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Bath	Bathtub
BC	Barge capping
BG	Box gutter
COL	Column
Conc.	Concrete
CT	Cook top
DCW	Discontinuous wall
DP	Downpipe (Refer Hydrai
	Engineer's drawings)
DR	Drawers
DW	Dishwasher location
EG	Eaves gutter
F	Refrigerator position
FL	Structural floor level
FW	Floor waste gully
GB	Garden bed
HR	Selected handrail

GB Garden bed

HR Selected hardrail
L Linen cupboard
OG Obscure glass
OF Overflow
P Post
Prover Red Hardraid
Red Hardraid
Red Hardraid
Red Hardraid
Red Hardraid
Sink
Sopon Drain
SH Sunhood
SH Shower
SP Spteader
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11.06.20 G Client Issue



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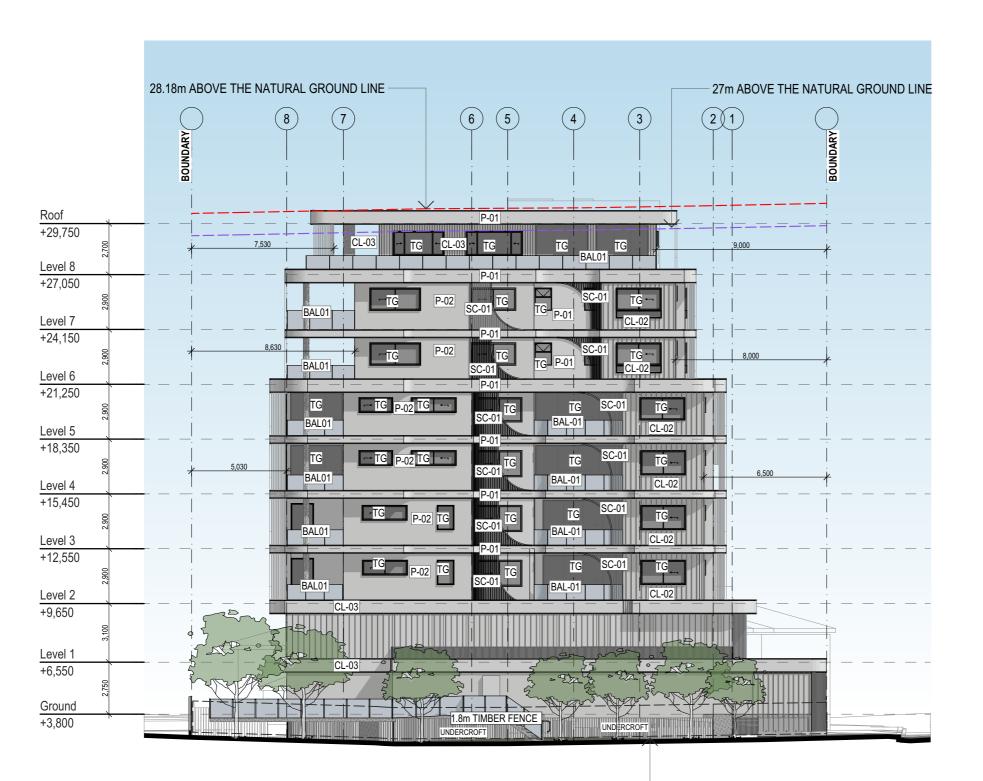
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Apartment Development 4-8 Sutton Street, Redcliffe, QLD

East Elevation

Scale @ A3	Drawn:	Checked:
1:200	RH, TN	EA
Project Number	Drawing Number	Issue
H3893SUT	TP403	0



NATURAL GROUND LINE AT THE BOUNDARY

North Elevation E-04 1:200

FINISHES LEGEND

CL-03

BAL-01

P-01	Rendered and painted Dulux Snowy Mountain White or similar
P-02	Rendered and painted Dulux Ghosting or similar
P-03	Rendered and painted fence wall
CL-01	Vertical cladding in P-01
CL-02	Vertical cladding in P-02

TG Grey tinted glass Glass balustrade

SC-01 Aluminium privacy screen

Vertical board cladding

SC-02 Aluminium batten fence screen

TOWN PLANNING

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Bath	Bathtub
BC	Barge capping
BG	Box gutter
COL	Column
Conc.	Concrete
CT	Cook top
DCW	Discontinuous wall
DP	Downpipe (Refer Hydra
	Engineer's drawings)
DR	Drawers
DW	Dishwasher location
EG	Eaves gutter
F	Refrigerator position
FL	Structural floor level
FW	Floor waste gully
GR	Garden hed

FW Floor wash gully
GB Gardnot and
HR Salected handrail
Linen cupboard
OG Obscure glass
OF Overflow
P Post
Partly
RD Roller door
RW Retaining wall (Refer Structural
Engineer's drawings)
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11.06.20 G Client Issue

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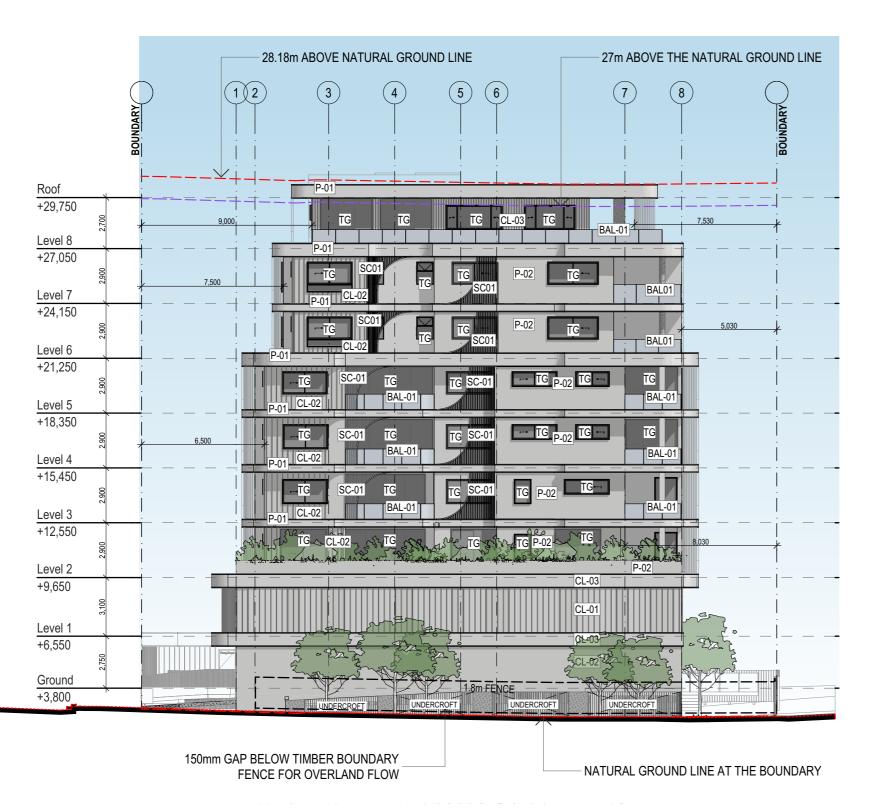
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Apartment Development 4-8 Sutton Street, Redcliffe, QLD

North Elevation

Scale @ A3	Drawn:	Checke
1:200	RH, TN	EΑ
Project Number	Drawing Number	Issue
H3893SUT	TP404	0



South Elevation E-02 1:200

FINISHES LEGEND

SC-01

P-01	Rendered and painted Dulux Snowy Mountain White or similar
P-02	Rendered and painted Dulux Ghosting or similar
P-03	Rendered and painted fence wall
CL-01	Vertical cladding in P-01
CL-02	Vertical cladding in P-02
CL-03	Vertical board cladding
TG	Grey tinted glass
BAL-01	Glass balustrade

Aluminium privacy screen SC-02 Aluminium batten fence screen General Notes

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Bath	Bathtub
BC	Barge capping
BG	Box gutter
COL	Column
Conc.	Concrete
CT	Cook top
DCW	Discontinuous wall
DP	Downpipe (Refer Hydra
	Engineer's drawings)
DR	Drawers
DW	Dishwasher location
EG	Eaves gutter
F	Refrigerator position
FL	Structural floor level
FW	Floor waste gully
GB	Garden bed
HR	Selected handrail

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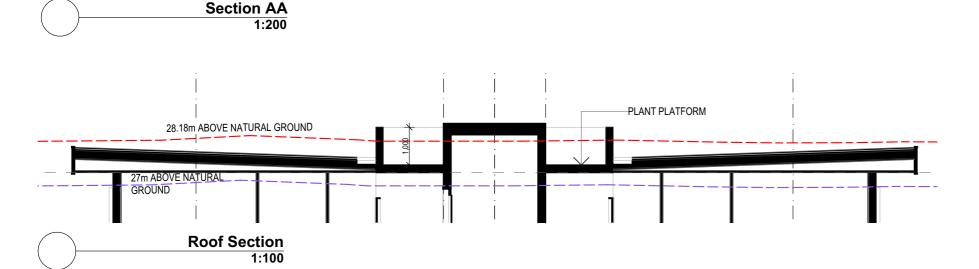


Apartment Development 4-8 Sutton Street, Redcliffe, QLD

South Elevation

Scale @ A3	Drawn:	Checke
1:200	RH, TN	EA
Project Number	Drawing Number	Issue
H3893SUT	TP405	0





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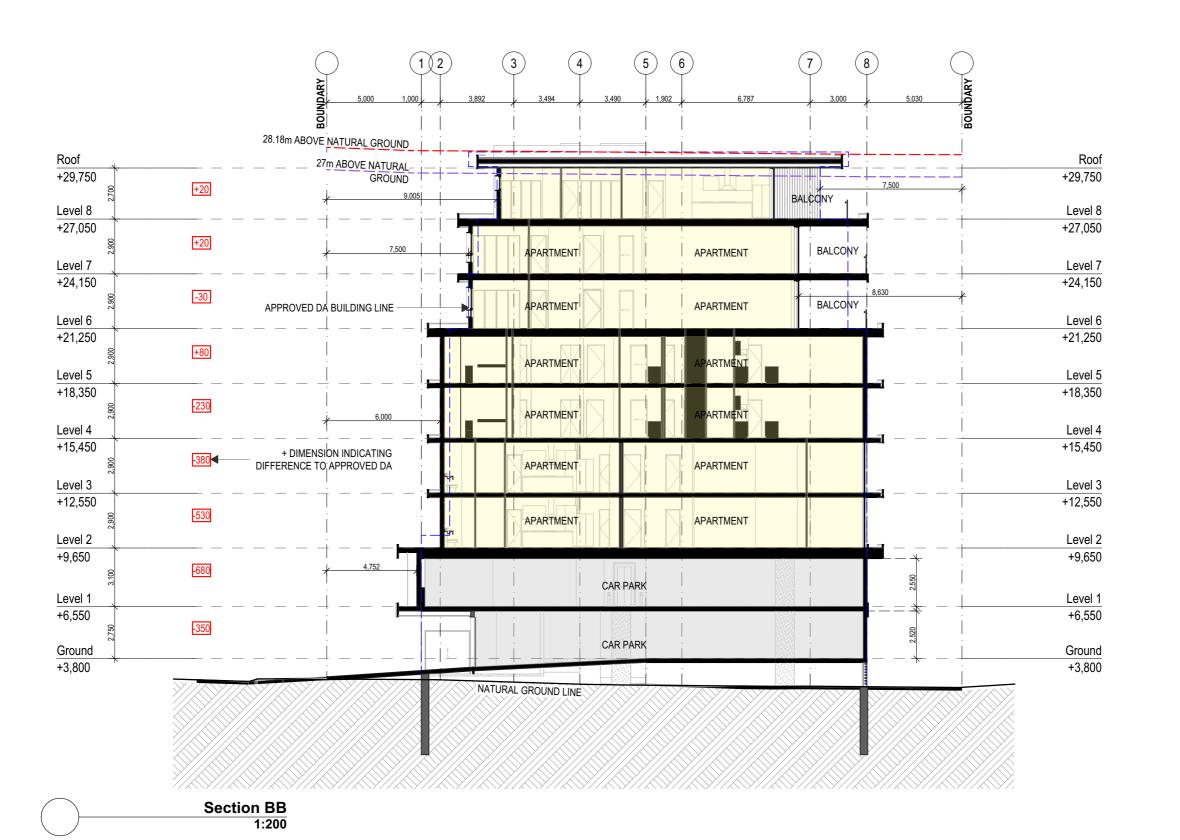
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Section AA

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Project Number	Drawing Number	Issue
H3893SUT	TP501	0



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LEGENI	0
В	Basin
BAL	Balustrade (refer types)
Bath	Bathtub
BC	Barge capping
BG	Box gutter
COL	Column
Conc.	Concrete
CT	Cook top
DCW	Discontinuous wall
DP	Downpipe (Refer Hydraulic
	Engineer's drawings)
DR	Drawers
DW	Dishwasher location
EG	Eaves gutter
F	Refrigerator position
FL	Structural floor level
FW	Floor waste gully
GB	Garden bed
HR	Selected handrail
L	Linen cupboard
OG .	Obscure glass
OF P	Overflow
	Post
Ptry RD	Pantry
RW	Roller door
RW	Retaining wall (Refer Structural Engineer's drawings)
Robe	Wardrobe
Robe	Sink
SD	Spoon Drain
SH	Sunhood
SHR	Shower
SP	Spitter
SPR	Spreader
ST	Stove top with range hood over
SW	Stormwater
	(Refer Civil Engineer's drawings)
Т	Laundry tub
TB	Timber battens
TG	Trench grate
TGSIs	Tactile Ground Surface Indicator
WC	Toilet
WM	Washing machine location

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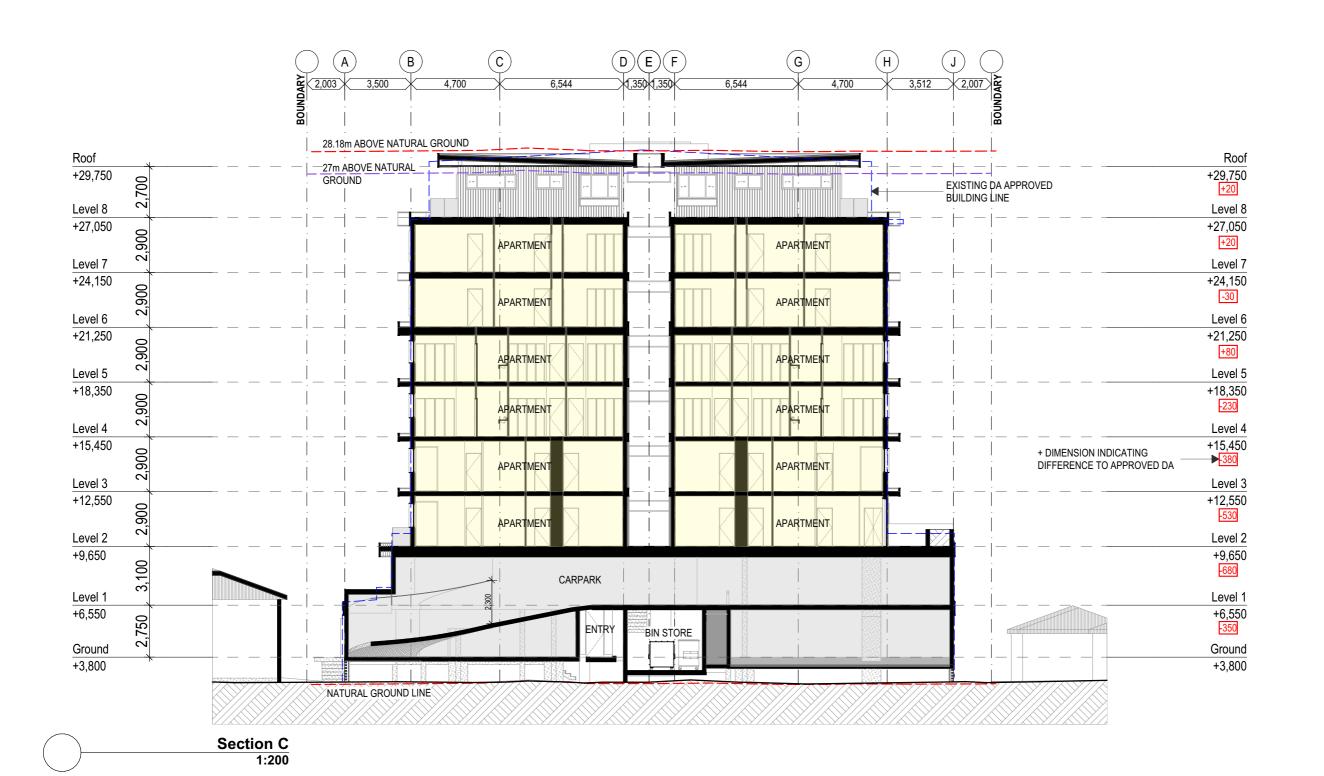
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Section BB

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LEGEND

B Basin
BAL Baustrade (refer types)
Bath Bathtub
BC Barge capping
BG Box optiter
COL. Column
Conc. Concrete
Conc LEGEND

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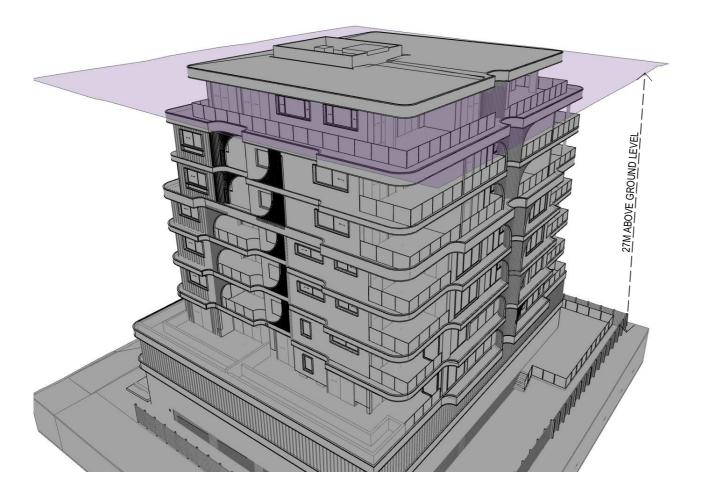
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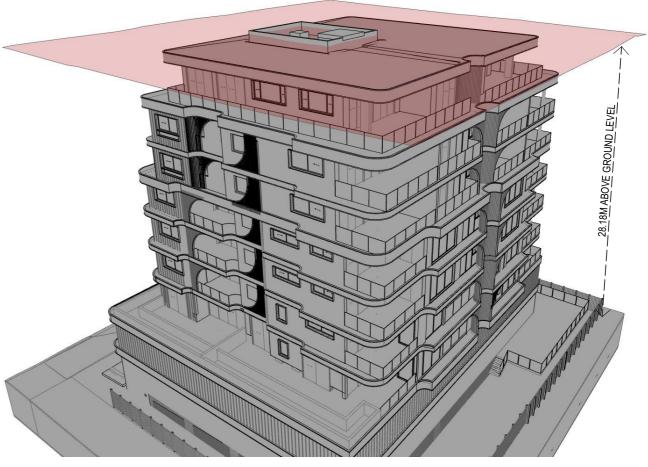


Apartment Development 4-8 Sutton Street, Redcliffe, QLD

Section CC

Scale @ A3	Drawn:	Checked:
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Project Number	Drawing Number	Issue
H3893SUT	TP509	0





27m Above NGL 28.18m Above NGL

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Building Height 3Ds

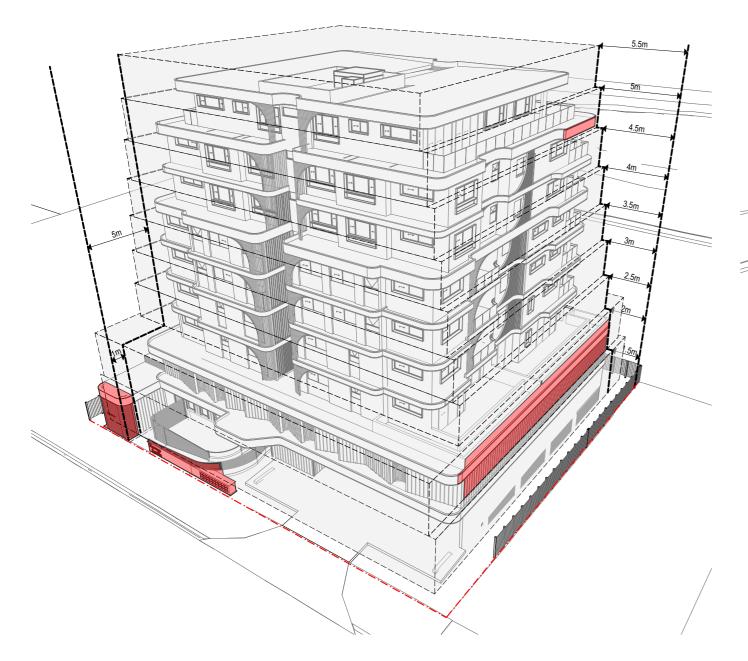
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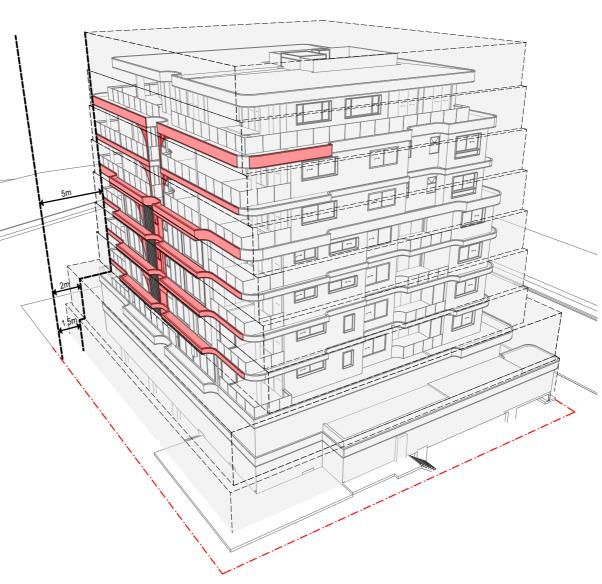
LEGEND

Area within Allowable setbacks



Areas in proposed developemt that protrudes the allowable setbacks





Setback Comparison - West View

Setback Comparison - East View

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Proposd Setback 3Ds

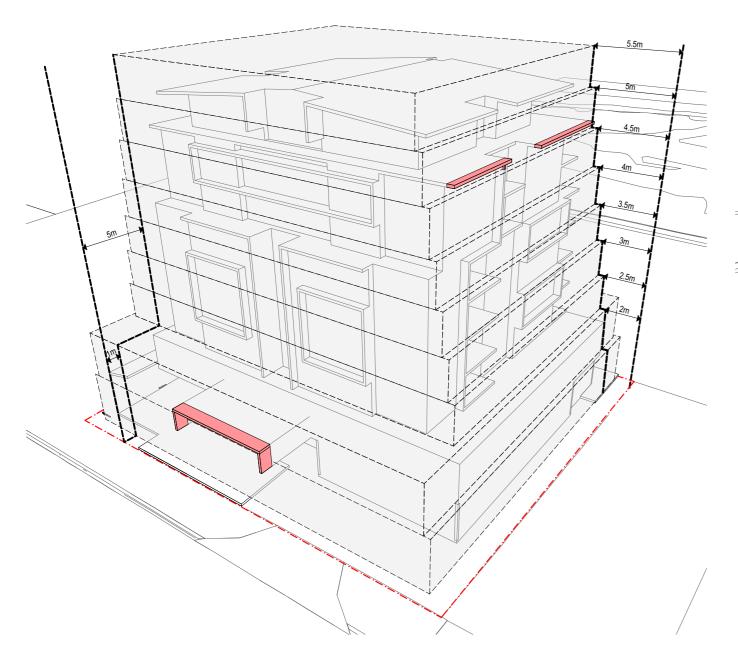
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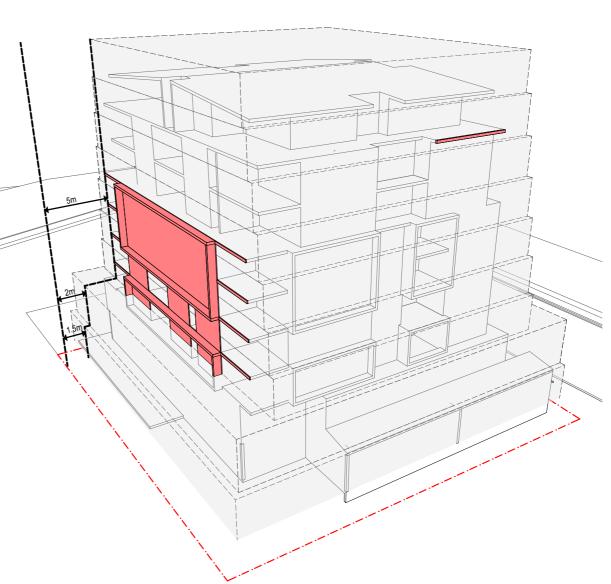
LEGEND

Area within Allowable setbacks



Areas in approved developemt that protrudes the allowable setbacks





Setback Comparison - West View - Current DA

Setback Comparison - East View - Current DA

TOWN PLANNING

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Existing DA Setback 3Ds

Scale @ A3 1:181.82 RH, TN EΑ Project Number Drawing Number Issue H3893SUT TP604 0