

# BUILDING APPLICATION

Multi Unit Development (95 Units)

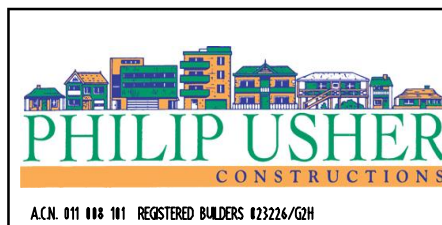
405-415 Redbank Plains Road, Redbank Plains

Lot 3 SP179304

Application Reference: 983/2012/CA

BA-A3-57	D	Gym-Patio Bracing, Section & Details
BA-A3-56	D	Gym-Patio Floor Plan & Elevations
BA-A3-55	D	T1 Patio Details
BA-A3-54	D	T1 Separating Wall Detail
BA-A3-53	D	T1 Electrical
BA-A3-52	D	T1 Bracing
BA-A3-51	D	T1 Slab Setout
BA-A3-50	D	T1 Section - Details
BA-A3-49	D	T1 Elevations
BA-A3-48	D	T1 First Floor Plan
BA-A3-47	D	T1 Ground Floor Plan
BA-A3-46	D	M1 Patio Details
BA-A3-45	D	M1 Electrical
BA-A3-44	D	M1 Bracing
BA-A3-43	D	M1 Slab Setout
BA-A3-42	D	M1 Section - Details
BA-A3-41	D	M1 Elevations
BA-A3-40	D	M1 First Floor Plan
BA-A3-39	D	M1 Ground Floor Plan
BA-A3-38	D	H7 Patio Details
BA-A3-37	D	H7 Separating Wall Detail
BA-A3-36	D	H7 Electrical
BA-A3-35	D	H7 Bracing
BA-A3-34	D	H7 Slab Setout
BA-A3-33	D	H7 Section - Details
BA-A3-32	D	H7 Elevations
BA-A3-31	D	H7 First Floor Plan
BA-A3-30	D	H7 Ground Floor Plan
BA-A3-29	D	DG6 Patio Details
BA-A3-28	D	DG6 Separating Wall Detail
BA-A3-27	D	DG6 Electrical
BA-A3-26	D	DG6 Bracing
BA-A3-25	D	DG6 Slab Setout
BA-A3-24	D	DG6 Section - Details
BA-A3-23	D	DG6 Elevations
BA-A3-22	D	DG6 First Floor Plan
BA-A3-21	D	DG6 Ground Floor Plan
BA-A3-20	D	D7 Patio Details
BA-A3-19	D	D7 Separating Wall Detail
BA-A4-18	D	D7 Electrical
BA-A4-17	D	D7 Bracing
BA-A4-16	D	D7 Slab Setout
BA-A4-15	D	D7 Section - Details
BA-A4-14	D	D7 Elevations
BA-A4-13	D	D7 First Floor Plan
BA-A3-12	D	D7 Ground Floor Plan
BA-A3-11	D	D6 Patio Details

Issue	Amendment	Date	Drawing No.	Issue	Description
I	Communal Area Updated.	19-09-18	BA-A3-10	D	D6 Separating Wall Detail
H	Units 35 to 52 Moved 1m East. Units 57 to 61 Moved 0.5m North. Units 67 to 62 moved 0.25m South. Units 68 to 73 Moved 0.25m North. Units 78 to 74 Moved 0.5m South. Units 88 to 93 Moved 1.5m West.	13-11-17	BA-A3-09	D	D6 Electrical
			BA-A3-08	D	D6 Bracing
G	Detention Basins Modified. Units 9 to 26 Relocated.	09-10-17	BA-A3-07	D	D6 Slab Setout
F	Units 1-8, 27-52, 88-93 and Internal Driveway (units 35-52) Relocated.	07-09-17	BA-A3-06	D	D6 Section - Details
E	Bioretention Detention Basins Updated - Layout Amended to Suit.	07-09-17	BA-A3-05	D	D6 Elevations
D	Bioretention Detention Basins Updated - Layout Amended to Suit.	16-06-17	BA-A3-04	D	D6 First Floor Plan
C	Energex Padmount Transformer Relocated.	26-05-17	BA-A3-03	D	D6 Ground Floor Plan
B	Energex Padmount Transformer Added.	31-03-17	BA-A3-02	I	Earthworks
A	Original BA Issue.	30-03-17	BA-A3-01	I	Site Plan



32 TRADELINK ROAD  
BROWNS PLAINS QLD.  
TELEPHONE: (07) 3800 1666 FAX: (07) 3800 1741

P.O. BOX 1536  
BROWNS PLAINS QLD 4118

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# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROJECT:  
Proposed Development  
Multi Unit Dwellings  
405-415 Redbank Plains Road  
Redbank Plains

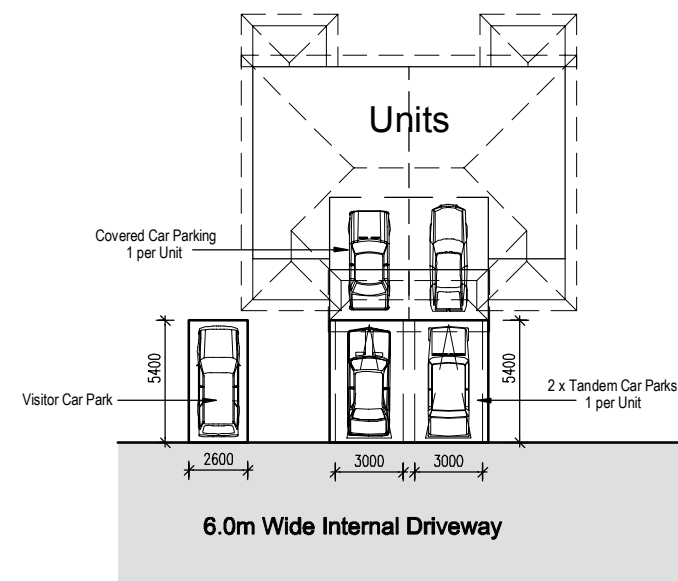
Cover Sheet		
DRAWN: PAMc	DATE: 19-09-18	Rev: 1
SCALE: As Noted	CHECKED: P.U.	
SHEET: BA-A3-00	JOB No: 930	

## DEVELOPMENT DETAILS

### Real Property Description

Lot 3 on SP179304  
Parish of GOODNA  
County of STANLEY

<b>TOTAL SITE AREA =</b>	2.372ha
<b>PROPOSAL: MULTI UNIT DWELLINGS</b>	
<b>M.U.D. SITE AREA =</b>	23721.63m <sup>2</sup>
<b>G.F.A. =</b>	40.09% - 9510.36m <sup>2</sup>
<b>PRIVATE OPEN SPACE:</b>	20.76% - 4923.45m <sup>2</sup>
<b>COMMUNAL OPEN SPACE:</b>	16.88% - 4003.06m <sup>2</sup>
<b>TOTAL OPEN SPACE:</b>	37.63% - 8926.51m <sup>2</sup>
<b>SITE COVER:</b>	33.30% - 7898.85m <sup>2</sup>
<b>CAR PARKING:</b>	118 Garages 46 Tandem Car Parking 35 Visitor Car Parking <b>199 Total Car Parks</b>



### LEGEND:

- Tandem Car Park (3.0m x 5.4m Min)
- Visitor Car Park (2.6m x 5.4m Min)
- Private Open Space
- Communal Space
- Hardstand Area
- 1.8m High Fence
- Acoustic Fence

### CAR PARKING DETAIL

### NOTE

- REFER TO LANDSCAPE DRAWINGS FOR PLANTING DETAILS.
- REFER TO ACOUSTIC REPORT FOR SOUND FENCE DETAILS.
- REFER TO ENGINEERING DRAWINGS FOR DETENTION BASIN DETAILS.

Ipswich City Council	GFA - Site Cover	Communal Space + Private Open Space	Car Parking
Requirements	Maximum 50 Dwellings per Hectare	75m <sup>2</sup> per Dwelling. Communal Area min dimension of 20m <sup>2</sup>	1 Covered Space per Dwelling + 0.5 per Dwelling VCP + 0.5 per Dwelling VCP & Resident
Achieved	40 Dwellings per Hectare	8926.51m <sup>2</sup> 93.9m <sup>2</sup> per Dwelling	118 Garages 46 Tandem Spaces (uncovered) 35 Visitor Spaces
Complies	Yes	Yes Refer to Drawing DA-A3-02	Yes (Average 2 Spaces per Unit)

Building Type	Units per Building	No. of Buildings	Total No. of Units	Garage per Unit	Total No. Garages	G.F.A. per Unit	G.F.A. Total	Site Cover per Unit	Site Cover Total
D6	2	8	16	1	16	93.50m <sup>2</sup>	1496.00m <sup>2</sup>	79.20m <sup>2</sup>	1267.20m <sup>2</sup>
D7	2	9	18	1	18	93.50m <sup>2</sup>	1683.00m <sup>2</sup>	79.20m <sup>2</sup>	1425.60m <sup>2</sup>
DG6	2	11	22	2	44	119.28m <sup>2</sup>	2624.16m <sup>2</sup>	93.15m <sup>2</sup>	2049.30m <sup>2</sup>
H7	2	13	26	1	26	93.50m <sup>2</sup>	2431.00m <sup>2</sup>	79.20m <sup>2</sup>	2059.20m <sup>2</sup>
M1	1	1	1	2	2	154.20m <sup>2</sup>	154.20m <sup>2</sup>	147.15m <sup>2</sup>	147.15m <sup>2</sup>
T1	3	4	12	1	12	93.50m <sup>2</sup>	1122.00m <sup>2</sup>	79.20m <sup>2</sup>	950.40m <sup>2</sup>
<b>Totals</b>			<b>95</b>		<b>118</b>		<b>9510.36m<sup>2</sup></b>		<b>7898.85m<sup>2</sup></b>



A.C.N. 011 008 101 REGISTERED BUILDERS 023226/GZH

32 TRADELINK ROAD BROWNS PLAINS QLD. P.O. BOX 1536 BROWNS PLAINS QLD 4118  
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### Site Plan

DRAWN: PAMc	DATE: 13-11-17	Rev: H
SCALE: 1:1000 @ A3	CHECKED: P.U.	
SHEET: BA-A3-01	JOB No: 930	

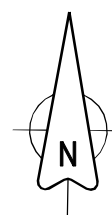




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**LEGEND:**

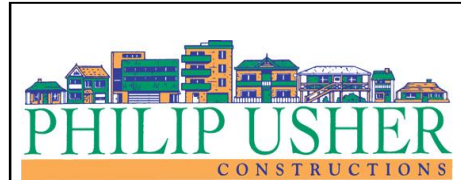
- Rock Retaining Wall
- Timber Retaining Wall
- Timber Retaining Wall (Height shown on Lower Side)
- Earthwork Pad Level

**NOTE**

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**Earthworks**

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