

Park

Kimberly Park Way

Kosciusko Lane

Mount Kaputar Avenue

Katherine Street

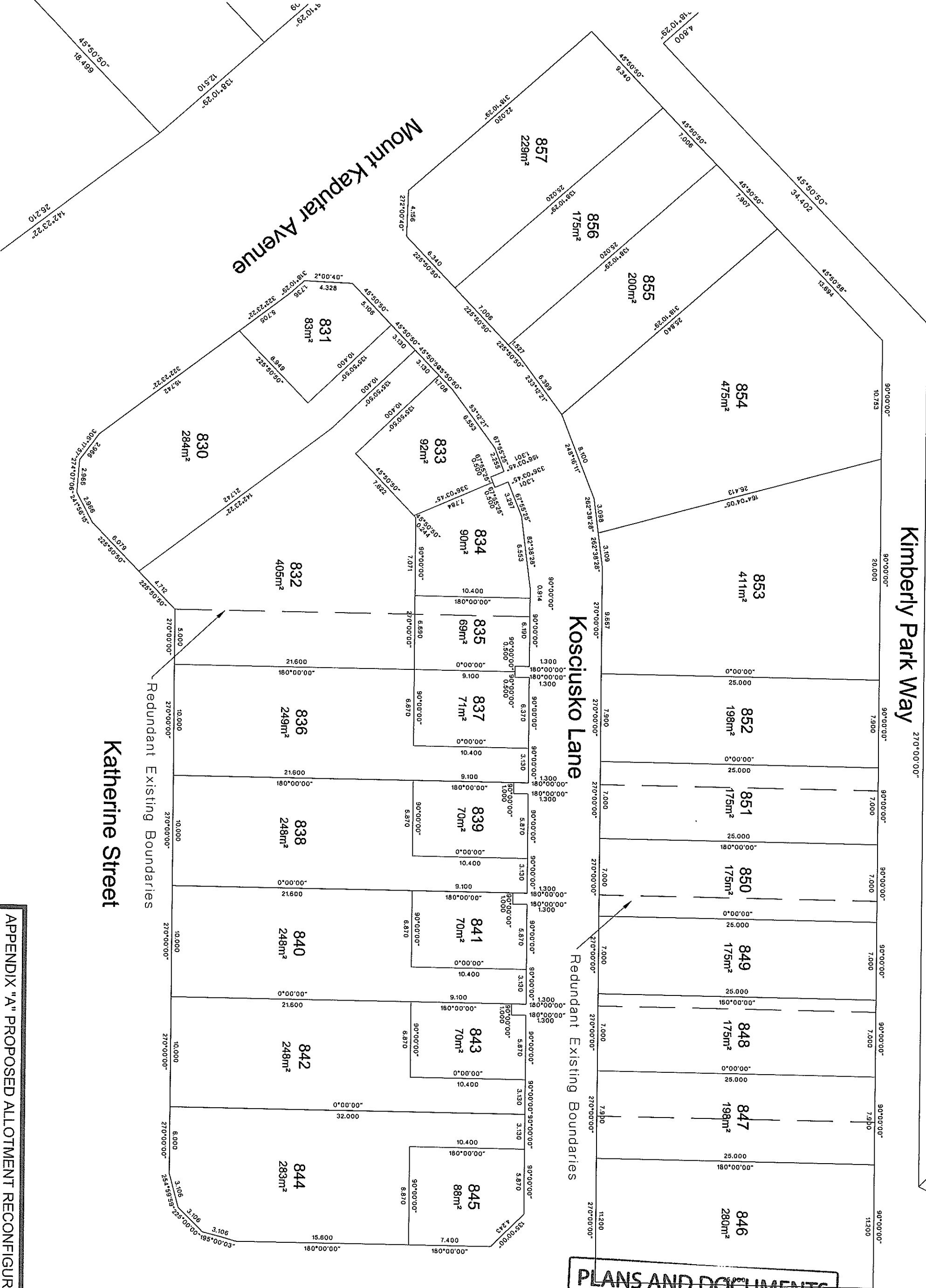
Simpson Street

Redundant Existing Boundaries

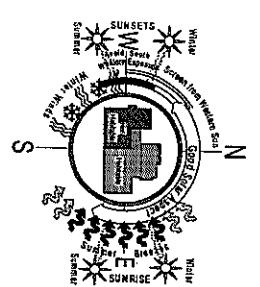
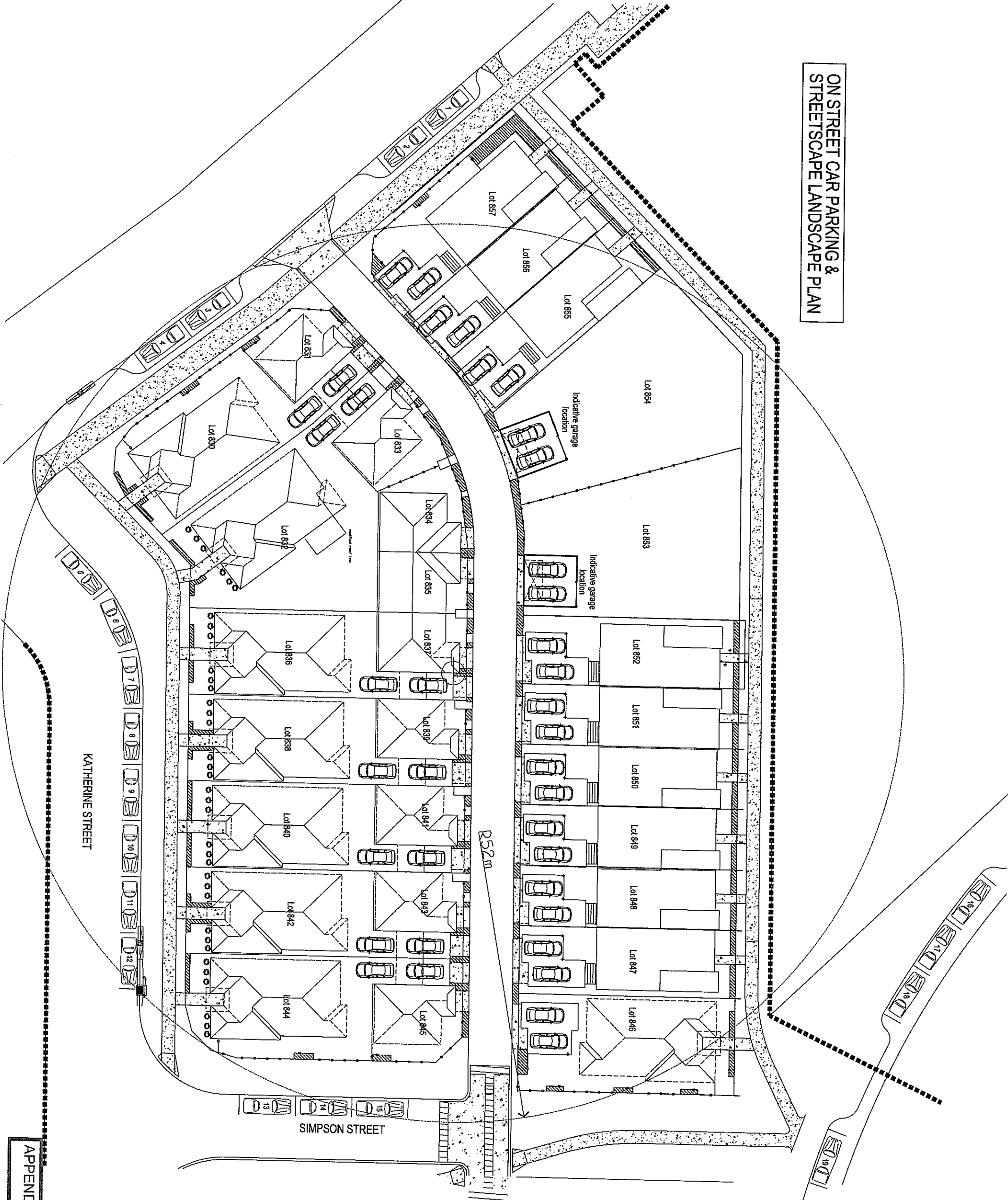
Redundant Existing Boundaries

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

APPENDIX "A" PROPOSED ALLOTMENT RECONFIGURATION 30/8/11



ON STREET CAR PARKING &
STREETSCAPE LANDSCAPE PLAN



-  CONCRETE PATH/DRIVEWAY
-  GARDEN BED
-  FENCING
-  ON STREET CARPARKING (19 TOTAL)

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

Client

Ausbuild

Job Address

Lot 847
Kimberly Park Way
Fitzgibbon Chase St 5
Fitzgibbon 4018

Specification
Ambassador

Site Description

Lot No : Lots 847
RPD
Parish of : Nundah
County of : Stanley
Land Area: 198sqm.

Local Authority
Brisbane City Council

Wind Category
W33N / N2
Scale
1 : 100

Drawn
jaf_01/09/11
Ext.
06/74

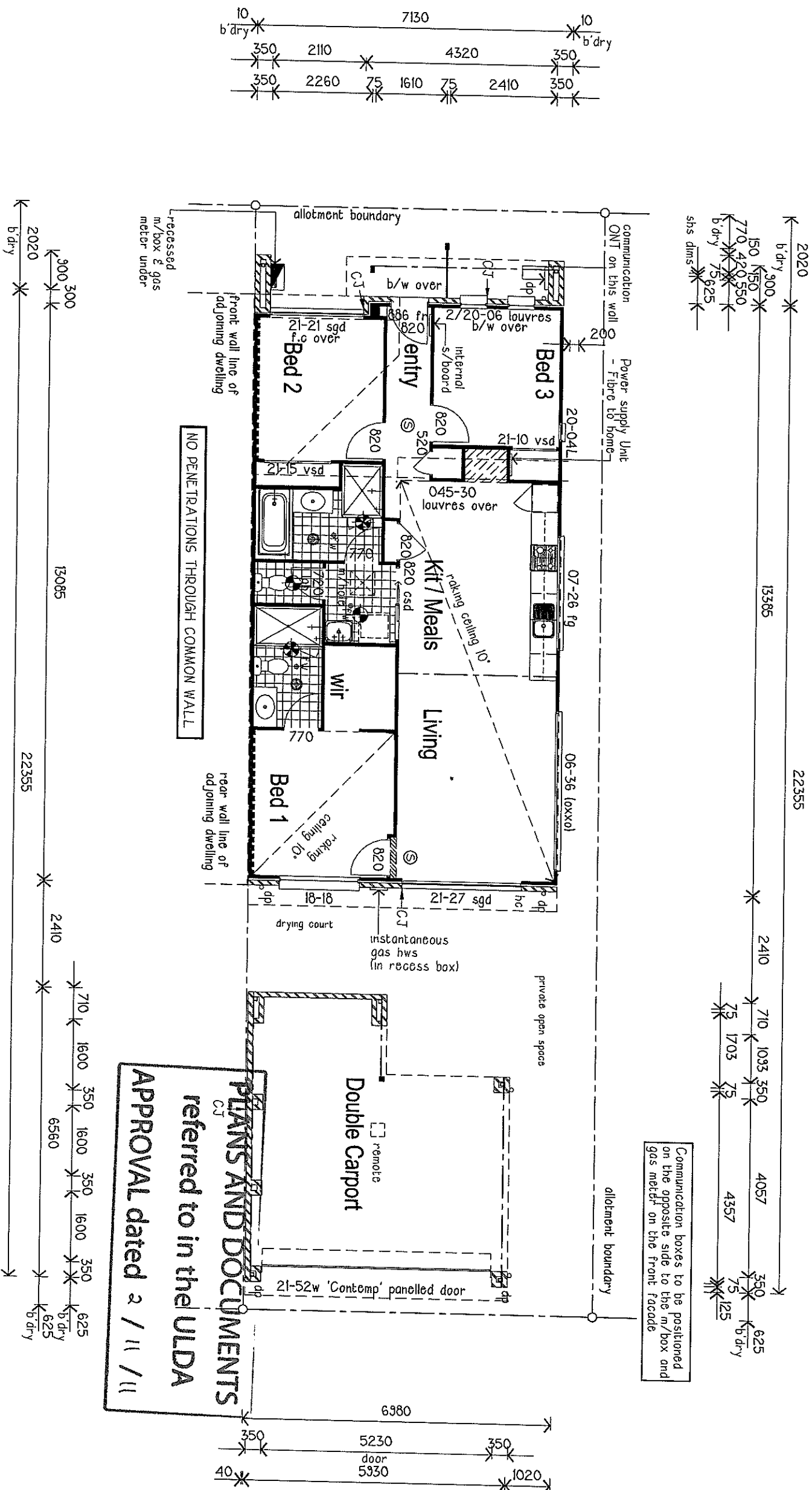
Initials	Date	Description	Dwg No.
			1 of 1

Floor Plan

TERRACE DWELLING

- denotes exhaust fan/light (l off)
- internal wc & l dry in accordance with BCA 3.8.5 Ventilation
- ducts externally
- denotes exhaust fan only
- ducts externally
- denotes smoke detector (2orf)
- dp denotes 100mm PVC downpipes
- 250dia. solar tube/light

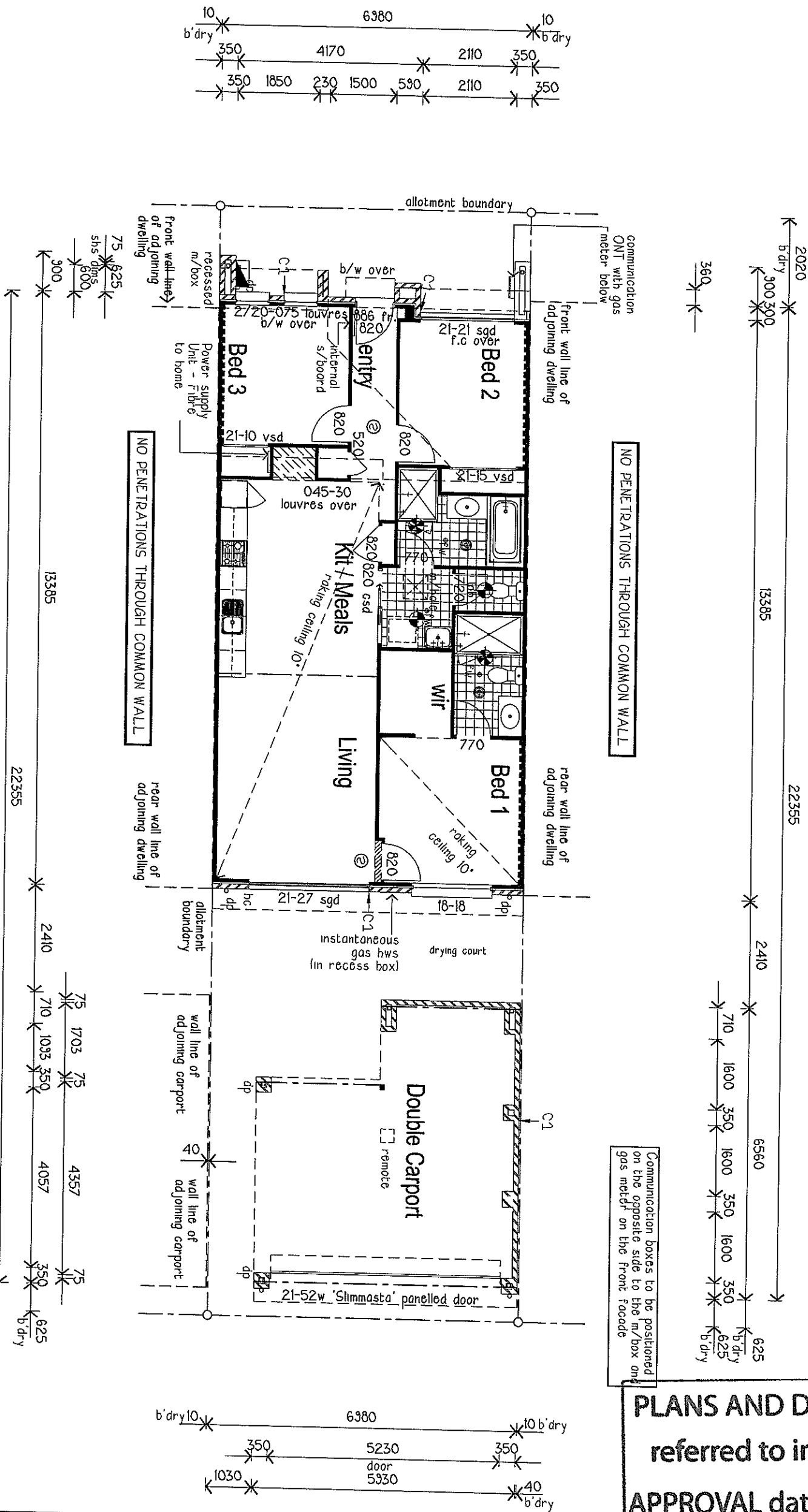
Communication boxes to be positioned on the opposite side to the m/box and gas meter on the front facade



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

AREA CALCULATIONS

Ground Floor Area	95.38sqm
Carport Area	33.87sqm
Parkside Porch Area	4.24sqm
Total Area	133.49sqm
Allotment Area	198.00sqm
Site Cover as per ODC*	67.42%
(* as per ODC - 600mm back from eave)	



- denotes exhaust fan/light (l off)
- internal we & l dry in accordance with BCA 3.8.5 Ventilation
- ducted externally
- denotes exhaust fan only
- ducted externally
- denotes smoke detector (2off)
- dp denotes 100mm PVC downpipes
- 250dia. solar tube/light

Communication boxes to be positioned on the opposite side to the m/box and gas meter on the front facade

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 2 / 11 / 11

AUSBUILD
Building with you

PO Box 246, Capalaba, Qld. 4157
Telephone (07) 3245 0600
Facsimile (07) 3245 0671
Web Site: www.ausbuild.com.au

Client
Ausbuild
Job Address
Lot 848
Kimberly Park Way
Fitzgibbon Chase St 5
Fitzgibbon 4018

Specification
Ambassador

Site Description
Lot No : Lots 848
RPD
Parish of : Nundah
County of : Stanley
Land Area: 175sqm.

Local Authority
Brisbane City Council

Wind Category
W33N / N2

Scale
1 : 100

Drawn
jaf_01/09/11

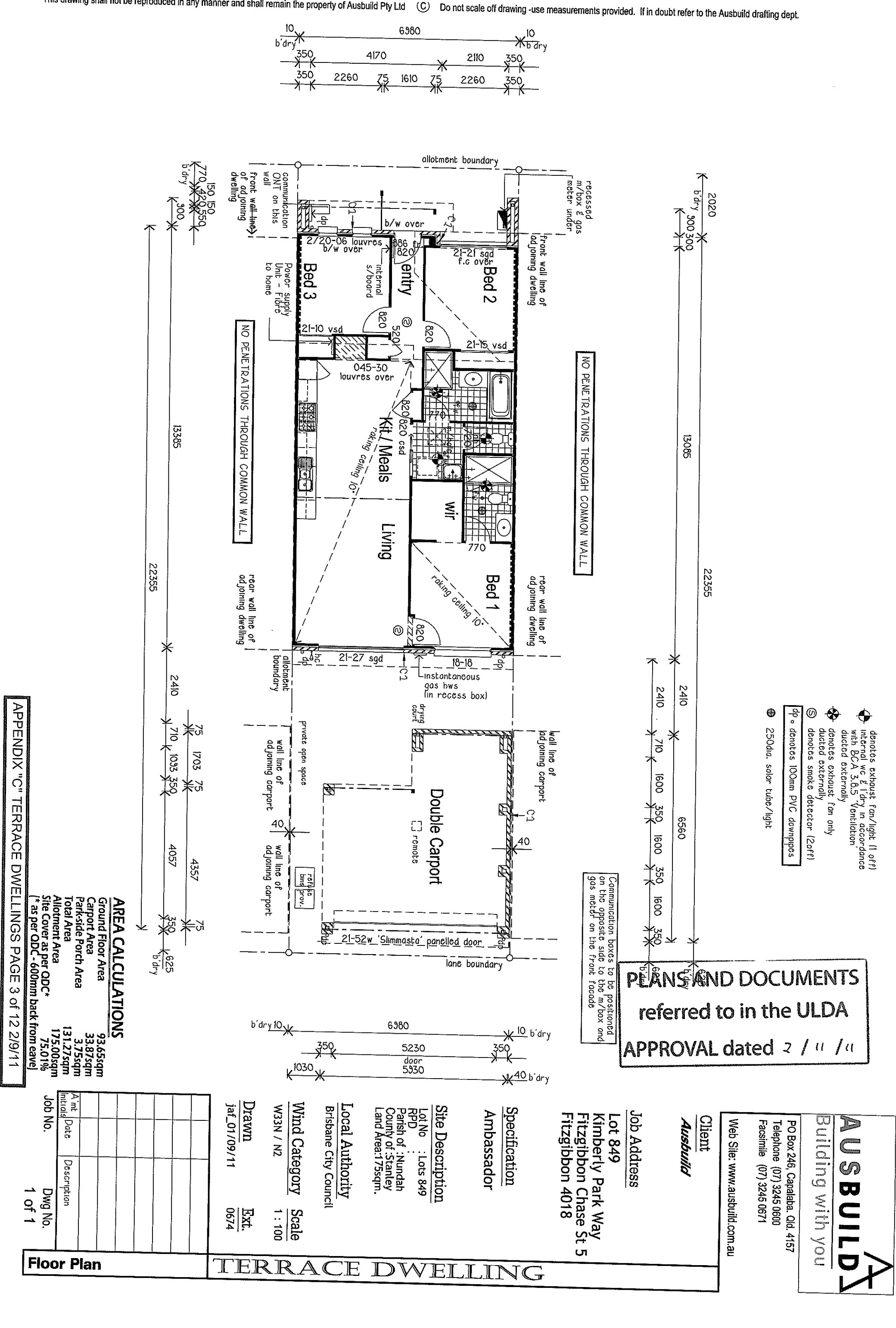
Ext.
0674

AREA CALCULATIONS

Ground Floor Area	93.73sqm
Carport Area	33.87sqm
Park-side Porch Area	0.50sqm
Total Area	128.10sqm
Allotment Area	175.00sqm
Site Cover as per ODC*	73.20%
[* as per ODC - 600mm back from eave]	

Job No.	Initials	Date	Description	Dwg No.
				1 of 1

Floor Plan



- denotes exhaust fan/light (1 of 1) internal w/c & 1 dry in accordance with BCA 3.8.5 'Ventilation'
- denotes exhaust fan only ducted externally
- denotes smoke detector (2 off)
- denotes 100mm PVC downpipes
- 250dia. solar tube/light

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 2 / 11 / 11

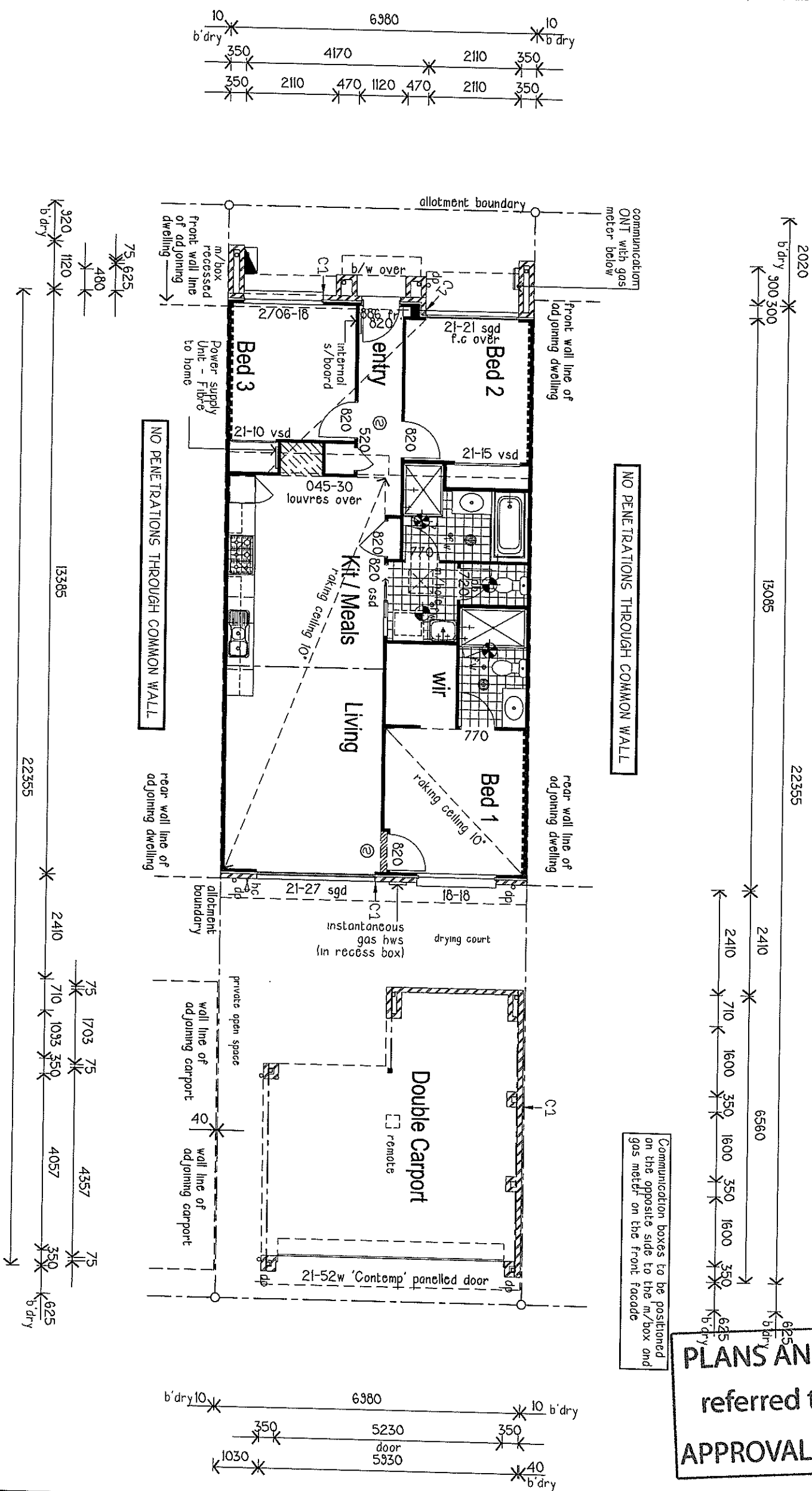
AUSBUILD
Building with you

PO Box 246, Capalaba, Qld. 4157
Telephone (07) 3245 0600
Facsimile (07) 3245 0671
Web Site: www.ausbuild.com.au

Client
Ausbuild
Job Address
Lot 849
Kimberly Park Way
Fitzgibbon Chase St 5
Fitzgibbon 4018

Specification
Ambassador
Site Description
Lot No : Lots 849
RPD
Parish of : Nundah
County of : Stanley
Land Area: 175sqm.
Local Authority
Brisbane City Council
Wind Category
W33N / N2
Scale
1 : 100
Drawn
jaf_01/09/11
Ext.
0674

Job No.	Dwg No.
	1 of 1



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

AUSBUILD

Building with you

PO Box 246, Capalaba, Qld. 4157
Telephone (07) 3245 0600
Facsimile (07) 3245 0671
Web Site: www.ausbuid.com.au

Client
Ausbild

Job Address
Lot 850
Kimberly Park Way
Fitzgibbon Chase St 5
Fitzgibbon 4018

Specification

Site Description	Lot No	Area
RPD : Parish of :Nundah County of :Stanley Land Area:175sqm.	Lots 850	175sqm.

Local Authority
Brisbane City Council

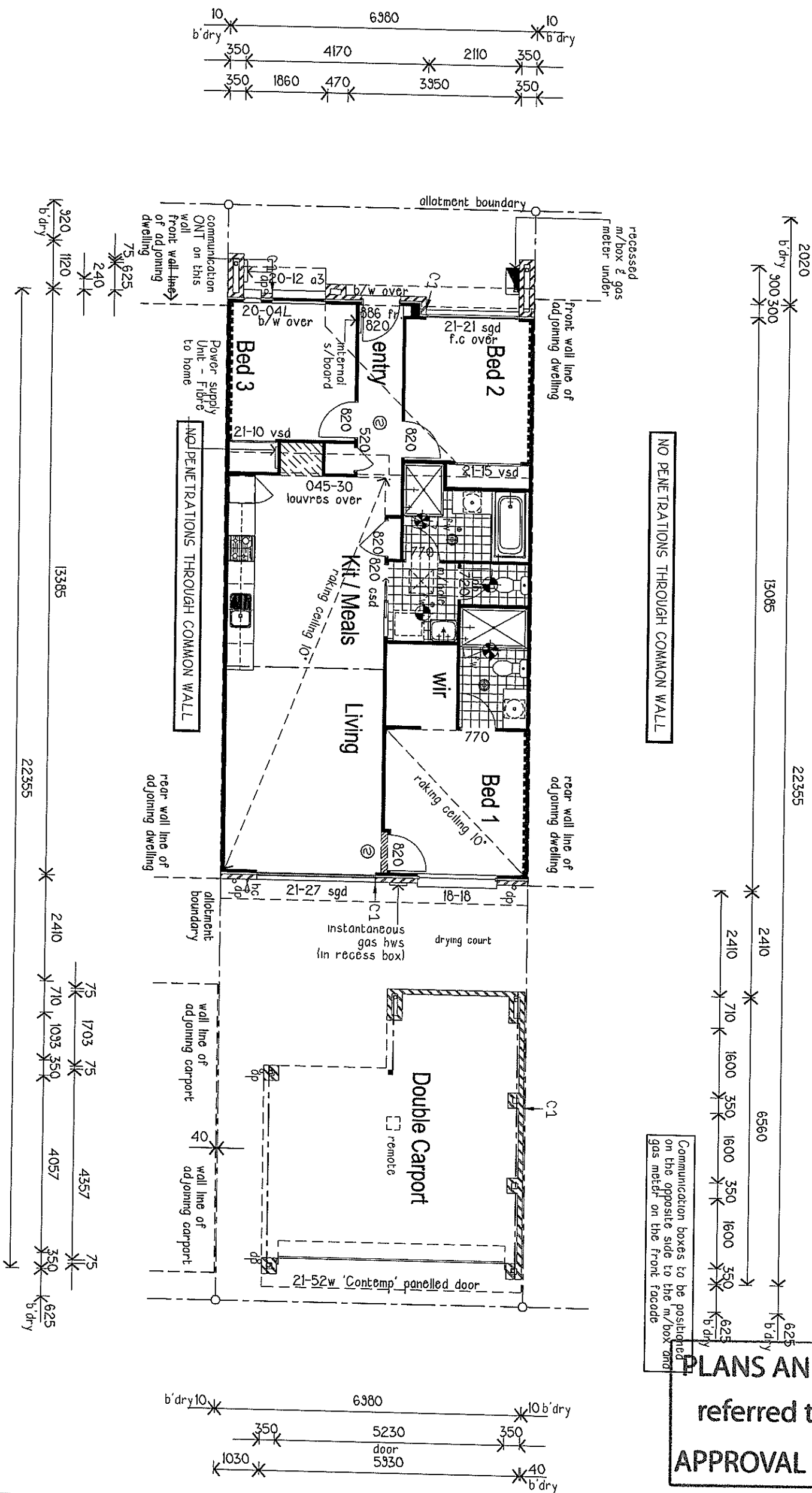
<u>Wind Category</u>	<u>Scale</u>
W33N / N2	1 : 100

<u>Drawn</u>	<u>Ext.</u>
jaf_01/09/11	0674

[illegible]

Floor Plan

TERRACE DWELLING



- denotes exhaust fan/light (1 off)
- internal we & l dry in accordance with BCA 3.8.5 Ventilation
- ducts externally
- denotes exhaust fan only
- ducts externally
- denotes smoke detector (2 off)
- denotes 100mm PVC downpipes
- 250dia. solar tube/light

Communication boxes to be positioned on the opposite side to the m/box and gas meter on the front facade

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 2 / 11 / 11

AREA CALCULATIONS

Ground Floor Area	93.62sqm
Carport Area	33.87sqm
Total Area	127.49sqm
Allotment Area	175.00sqm
Site Cover as per ODC*	72.9%
(* as per ODC - 600mm back from eave)	

APPENDIX "C" TERRACE DWELLINGS PAGE 5 of 12 2/9/11

AUSBUILD
Building with you

PO Box 246, Capalaba, Qld. 4157
Telephone (07) 3245 0600
Facsimile (07) 3245 0671
Web Site: www.ausbuild.com.au

Client
Ausbuild

Job Address
Lot 851
Kimberly Park Way
Fitzgibbon Chase St 5
Fitzgibbon 4018

Specification
Ambassador

Site Description
Lot No : Lots 851
RPD
Parish of : Nundah
County of : Stanley
Land Area: 175sqm.

Local Authority
Brisbane City Council

Wind Category
W33N / N2

Scale
1 : 100

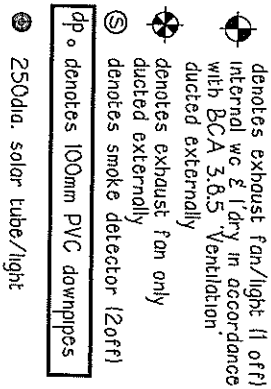
Drawn
jaf_01/09/11

Ext.
0674

Job No.	Amt	Date	Description	Dwg No.
				1 of 1

Floor Plan

TERRACE DWELLING



APPROVAL dated 2 / 11 / 11

AUSBUILD

Building with you

Web Site: www.ausbuid.com.au

Ausbild

**Lot 852
Kimberly Park Way
Fitzgibbon Chase St 5
Fitzgibbon 4018**

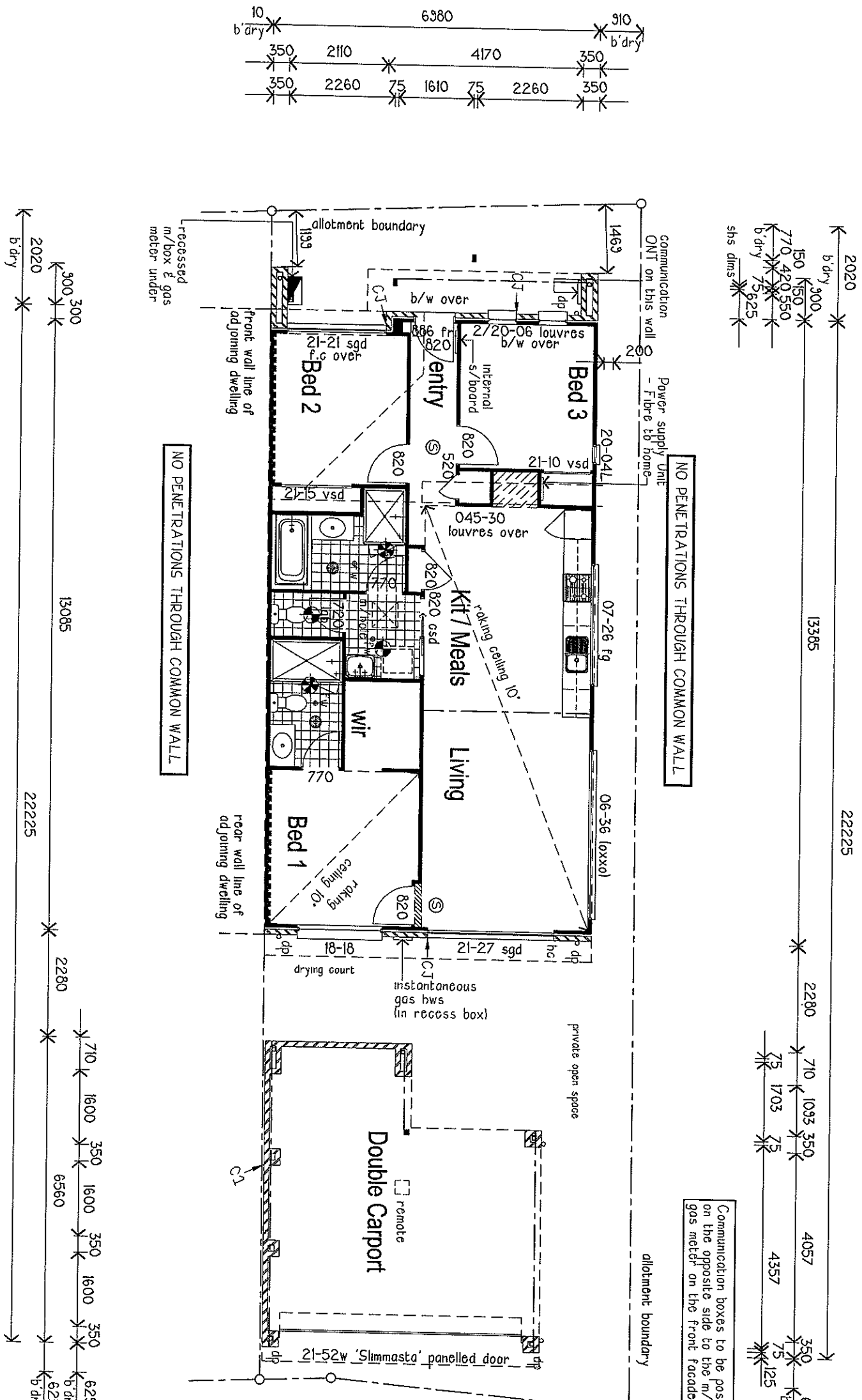
Site Description

Local Authority
Brisbane City Council

<u>Drawn</u>	<u>Ext.</u>
jaf_01/09/11	0674

Dwg No.
1 of 1

TERRACE DWELLING



- denotes exhaust fan/light (1 off)
- internal wc & l dry in accordance with BCA 3.8.5 'Ventilation'
- ducted externally
- denotes exhaust fan only
- ducted externally
- denotes smoke detector (2 off)
- dp denotes 100mm PVC downpipes
- 250dia. solar tube/light

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 2 / 11 / 11

APPENDIX "C" TERRACE DWELLINGS PAGE 7 of 12 2/9/11

REA CALCULATIONS

Ground Floor Area	95.38sqm
Front Porch Area	33.87sqm
Side Porch Area	4.24sqm
Internal Area	133.49sqm
Lotment Area	200.00sqm
as per ODC - 600mm back from eave	67.42%

Initials	Date	Description	Dwg No.
			1 of 1

TERRACE DWELLING

Local Authority
Brisbane City Council

Wind Category
W3N / N2

Scale
1 : 100

Drawn
jaf_01/09/11

Ext.
0674

Site Description
Lot No : Lots 855
RPD
Parish of : Nundah
County of : Stanley
Land Area: 200sqm.

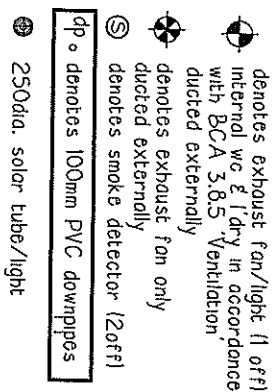
Specification
Ambassador

Job Address
Lot 855
Kimberly Park Way
Fitzgibbon Chase St 5
Fitzgibbon 4018

AUSBUILD
Building with you

PO Box 246, Capalaba, Qld. 4157
Telephone (07) 3245 0600
Facsimile (07) 3245 0671
Web Site: www.ausbuild.com.au

Floor Plan



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

AUSBUILD
Building with you

Web Site: www.ausbuid.com.au

Ausbild

**Lot 856
Kimberly Park Way
Fitzgibbon Chase St 5
Fitzgibbon 4018**

Site Description

Local Authority
Brisbane City Council

<u>Wind Category</u>	<u>Scale</u>
W33N / N2	1 : 100

<u>Drawn</u>	<u>Ext.</u>
jaf_01/09/11	0674

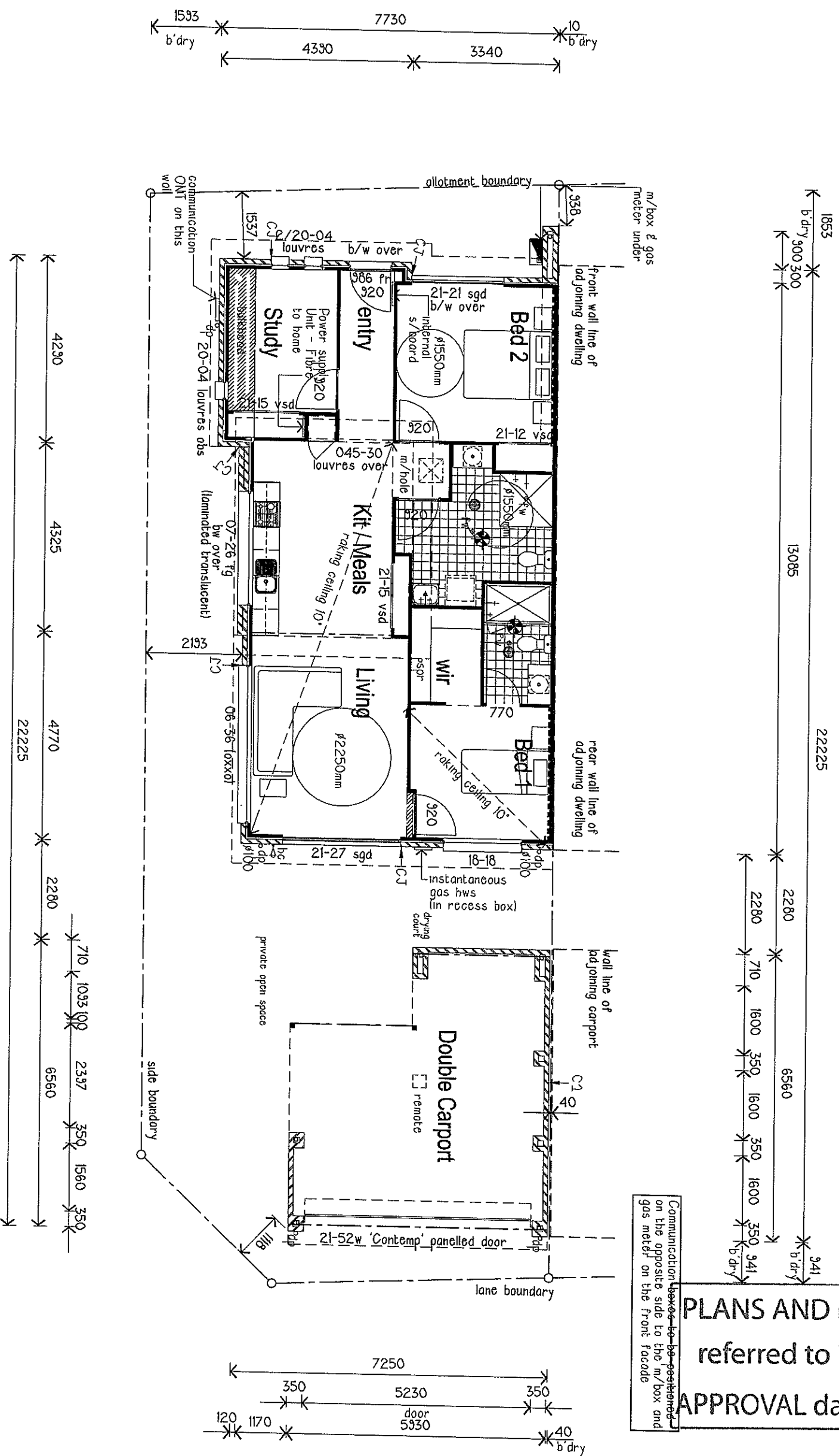
[illegible]

Job No. Dwg No.
1 of 1

TERRACE DWELLING

Floor Plan

APPENDIX "C" TERRACE DWELLINGS PAGE 8 of 12 2/9/11



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

-  denotes exhaust fan/light (1 off)
-  denotes exhaust fan only ducted externally
-  denotes smoke detector (2off)
-  denotes 100mm PVC downpipes
-  250dia. solar tube/light

AUSBUILD
Building with you

PO Box 246, Capalaba. Qld. 4157
Telephone (07) 3245 0600
Facsimile (07) 3245 0671

Web Site: www.ausbuilt.com.au

Client
Ausbuild
ACCESSIBLE
Job Address
Lot 857
Kimberly Park Way
Fitzgibbon Chase St 5
Fitzgibbon 4018

LIN

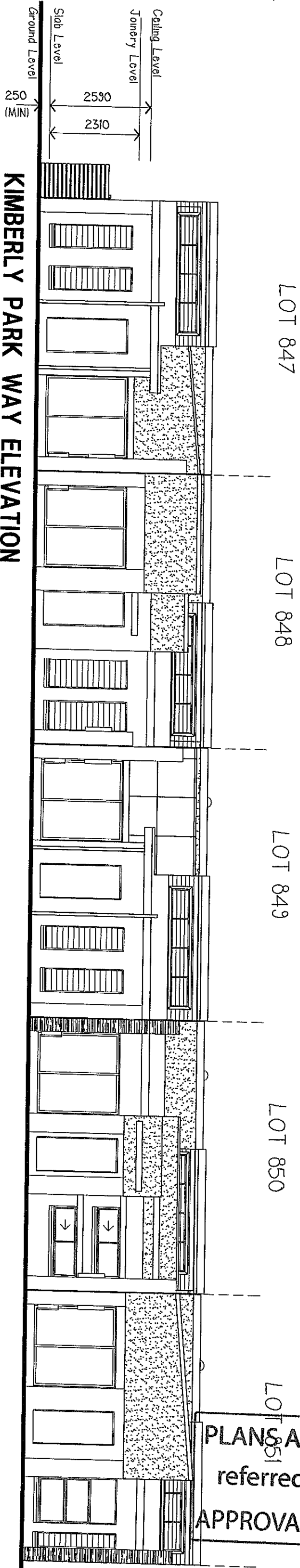
Site Description	Lot No	: Lots	857
RPD	:	:	:
Parish of Nundah	:	:	:
County of Stanley	:	:	:
land Area:229sqm.	:	:	:

Local Authority
Brisbane City Council

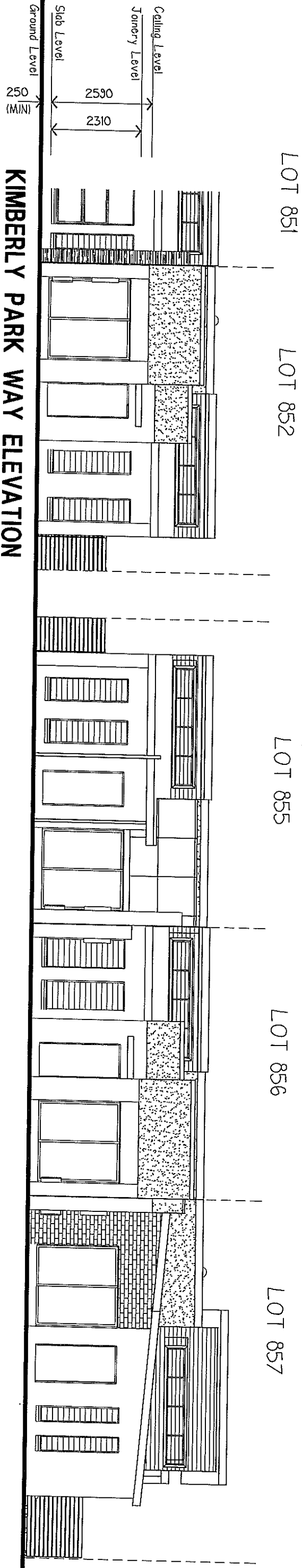
Wind Category	Scale
W3N / N2	1 : 100

Drawn	Ext.
jaf_01/09/11	0674

[illegible]



KIMBERLY PARK WAY ELEVATION



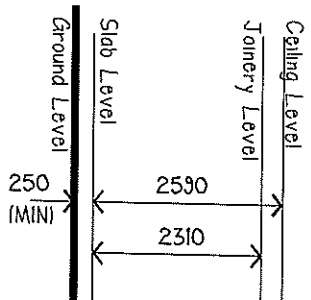
KIMBERLY PARK WAY ELEVATION

AUSBUILD Building with you		PO Box 246 Capalaba Qld 4157 Telephone (07) 3245 0600 Facsimile (07) 3245 0671 Web : www.ausbuild.com.au		Client Ausbuild		Job Address Lot 847-852, 855-857 Kimberly Park Way, Stg 5 Fitzgibbon QLD 4018		Specification Ambassador		Site Description Lot No : RPD : Parish of : Nundah County of : Stanley Land Area:		Local Authority Brisbane C.C.		Scale 1 : 100		Drawing No.	
TERRACE										Drawn John 01/09/11		Ext. 0674		Wind Category W33/N2		Job No.	
APPENDIX "C" TERRACE DWELLINGS PAGE 10 of 12 2/9/11																	
Front Elevations																	
A.mt. Date Description																	

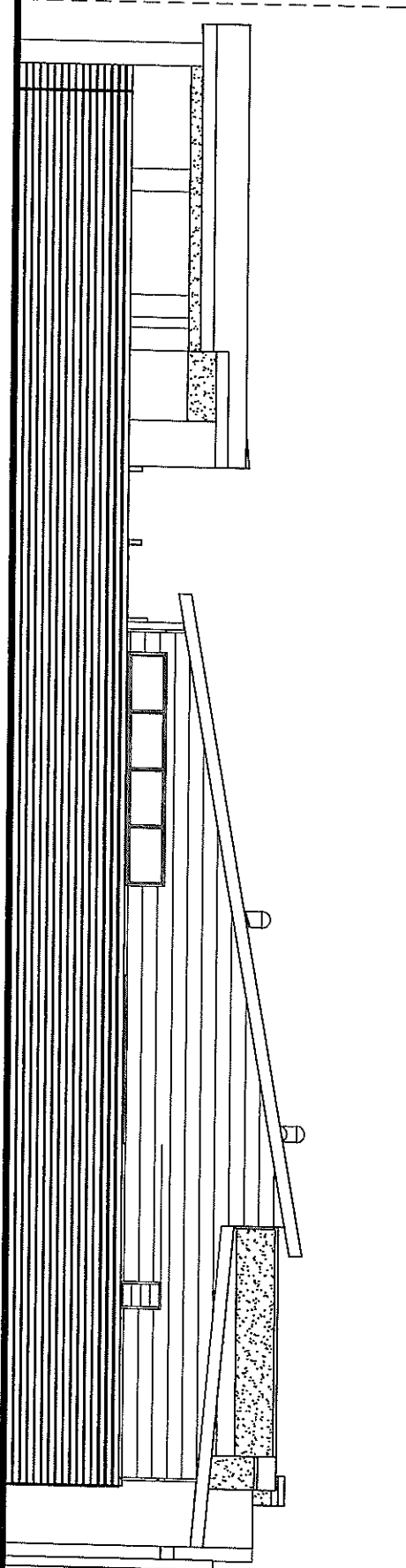


PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

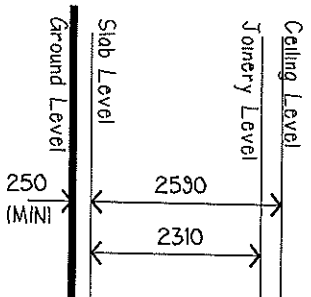
AUSBUILD Building with you		Client <i>Ausbuild</i>		Job Address Lot 847-852, 855-857 Kimberly Park Way, Stg 5 Fitzgibbon QLD 4018		Specification Ambassador		Site Description Lot No : RPD : Parish of : Nundah County of : Stanley Land Area:		Local Authority Brisbane C. C.		Scale 1 : 100		Drawing No.			
								Drawn John_01/09/11		Ext. 0674		Wind Category W33N/N2		Job No.			
Rear Elevations																	
Int.		Date		Description													



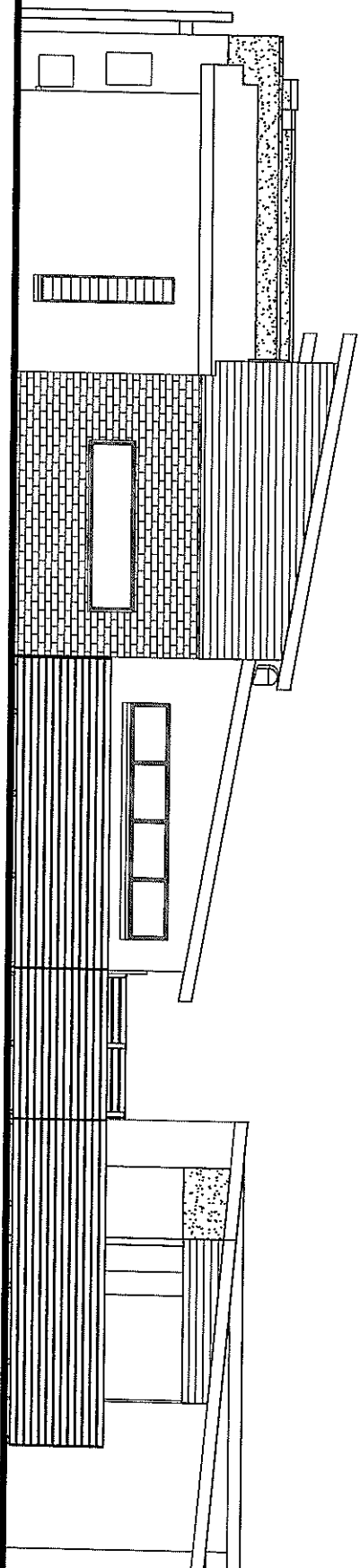
LOT 847,852,854 ELEVATION



MATERIAL VARIATION TO BE SIMILAR TO THOSE APPROVED ON ROGAN ROAD AND AS PER 3D MODELS



MOUNT KAPUTAR AVE ELEVATION



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

 Ausbuild		PO Box 246 Capalaba QLD 4167 Telephone (07) 3245 0600 Facsimile (07) 3245 0671 Web : www.ausbuild.com.au		Client <i>Ausbuild</i>		Job Address Lot 847-852, 855-857 Kimberly Park Way, Stg 5 Fitzgibbon QLD 4018		Specification Ambassador		Site Description Lot No : RPD : Parish of : Nundah County of : Stanley Land Area:		Local Authority Brisbane C. C. Drawn John_01/09/11		Ext. 0674		Scale 1 : 100		Wind Category W33N/NZ		Drawing No.		Job No.	
TERRACE										Rear Elevations													
Building with you										A mt. Date Description													

Client
Ausbuild

Job Address
**Lot 831
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)**

Specification
**Ambassador
Garage LHS MOD Contract**

Site Description
**Lot No : Lot 831
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 83 sqm.**

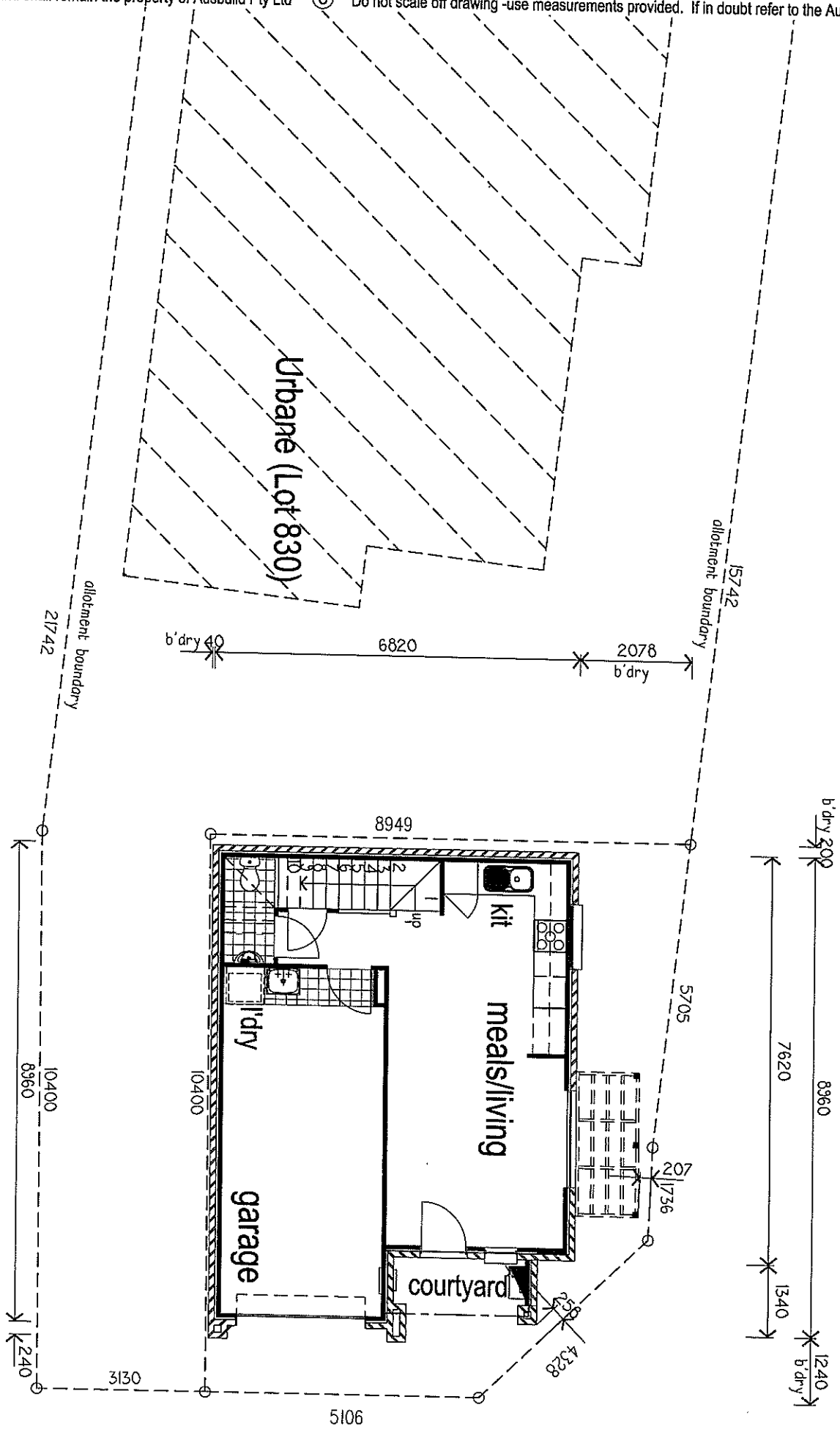
Local Authority
Brisbane C.C.

Wind Category
N2 **Scale**
1 : 100

Drawn
JohnF_1/09/11 **Ext.**
0674

Job No.	Dwg No.
1	4
Ground Floor Plan	

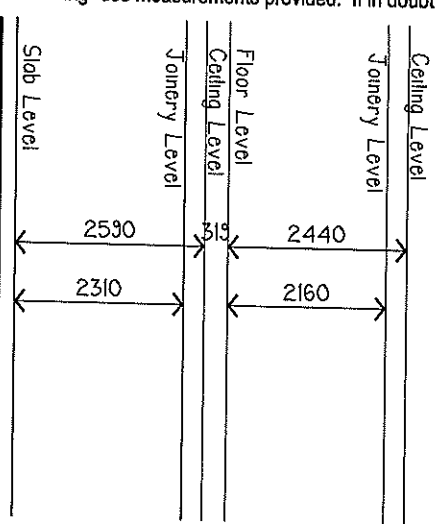
PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11



AREA CALCULATIONS

Ground Floor Area	37.17sqm
Garage Area	19.41sqm
Courtyard Area	3.21sqm
First Floor Area	56.57sqm
Balcony Area	3.21sqm
Total Area	119.57sqm

Site Cover as per QDC 67.9%



Front Elevation

Concrete roof tiles at 25° pitch fixed in accordance with manufacturers specification

cladding to underside of fascia

hardies 'primeline - newport' external cladding with 68x42 timber stops to corners & openings

1140h x 2380w x 240d timber framing with hardtex sheeting & 3mm texture coat finish. (with raking metal top edge capping)

Ausbuild Applied Finish to brickwork

350x350 engaged brick pier (corbelled brick capping to top)

2285-24 'contemp' panelled door

125x125x4.0mm sbs to top of columns/exposed (75x75 internally to ground)

1140h x 2730w x 70d timber framing with hardtex sheeting & 3mm texture coat finish. (with metal top edge capping) - powercoated handrail to top, galintel & brick over openings

timber pergola

350x350 brick piers with 75x75x4.0 sbs column as structural support

2540 pergola

'Colorbond custom-ord' metal roof sheeting at 5° pitch fixed in accordance with manufacturers specification (balcony roof only)

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 2 / 11 / 11

Client
Ausbuild

Job Address
Lot 831
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

PO Box 246, Capalaba, Qld. 4157
Telephone (07) 3245 0600
Facsimile (07) 3245 0671
Web Site: www.ausbuild.com.au

Specification
Ambassador
Garage LHS MOD Contract

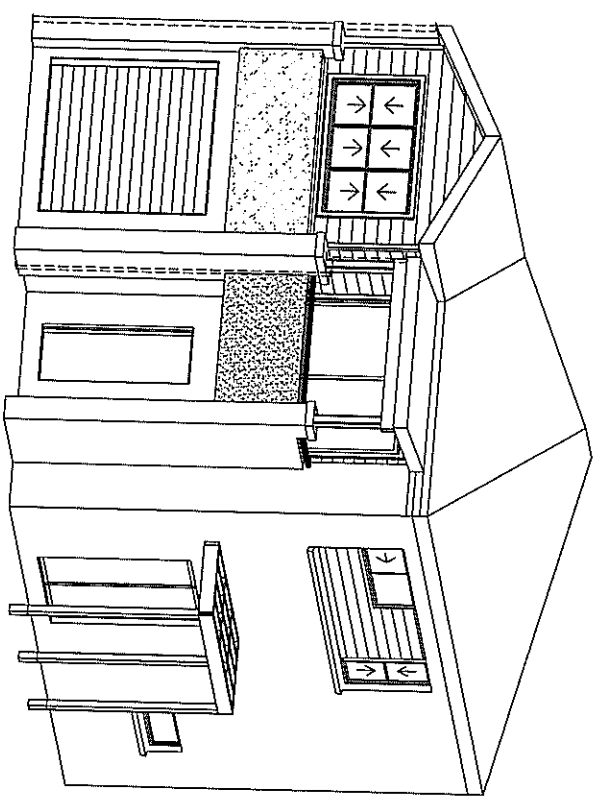
Site Description
Lot No : Lot 831
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 83 sqm.

Local Authority
Brisbane C.C.

Wind Category
N2
Scale
1 : 100

Drawn
JohnF_1/09/11
Ext.
0674

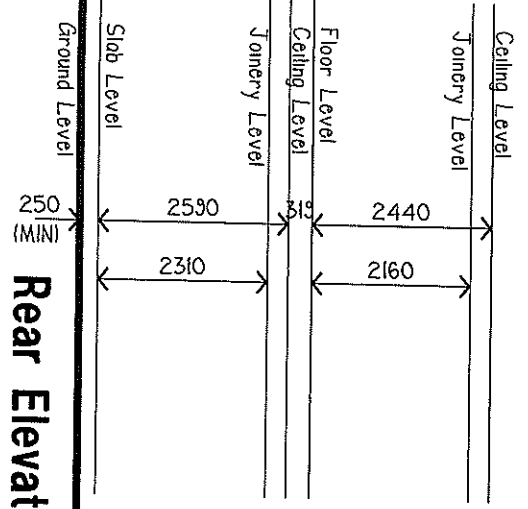
Perspective View



Ausbuild Applied Finish to brickwork (hatched area denotes change in colour) - rear wall only.

Ausbuild Applied Finish to brickwork

metal fascia and guttering system fixed in accordance with manufacturers specification.



Rear Elevation

APPENDIX "D" AVENUE DWELLINGS PAGE 3 of 36 2/9/11

AUSBUILD
Building with you

Job No.	Dwg No.
3 of 4	

Front & Rear Elevations

Left & Right Elevations	AVENUE
-------------------------	--------

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

Client
Ausbuild
Job Address
Lot 833
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification

Ambassador

Garage LHS MOD Contract

Site Description

Lot No : Lot 833
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 92 sqm.

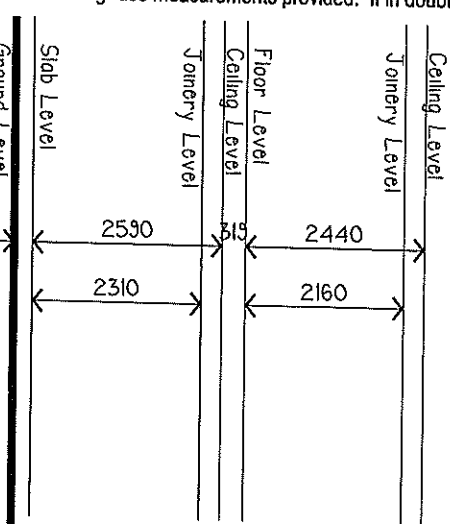
Local Authority
Brisbane C.C.

Wind Category
N2
Scale
1 : 100

Drawn
JohnF_1/08/11
Ext.
0674

A. mt.	Date	Description
Initials		

Job No. Dwg No.
3 of 4



Front Elevation

Concrete roof tiles at 20° pitch fixed in accordance with manufacturers specification

hardies 'primeline - newport' external cladding with 68x42 timber stops to corners & openings

1000h x 2730w x 70d timber framing with hardtex sheeting & 3mm texture coat finish, (with metal top edge capping) - powercoated handrail to top

350x350 brick piers with 75x75x4.0 shs column as structural support

125x125x4.0mm shs to top of columns/exposed (75x75 internally to ground)

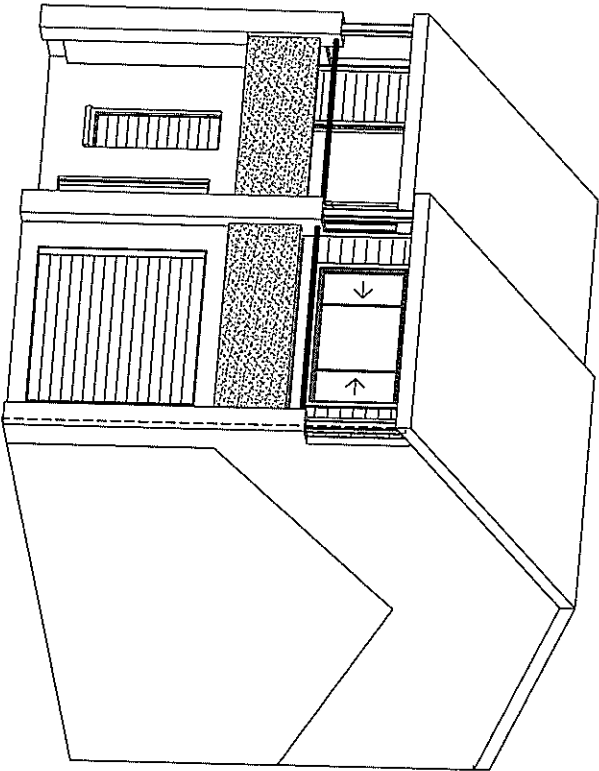
1000h x 2360w x 240d timber framing with hardtex sheeting & 3mm texture coat finish, (with raking metal top edge capping)

galintel & brick over openings

Ausbuild Applied Finish to brickwork

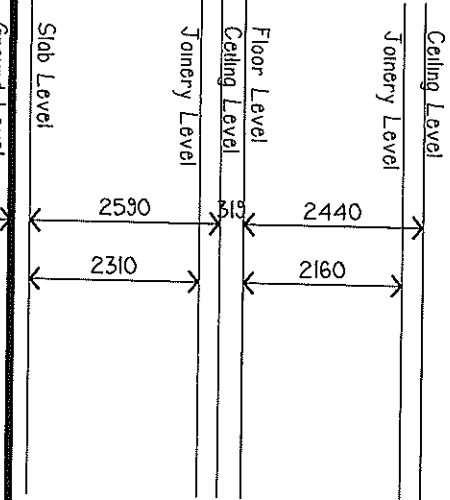
350x350 engaged brick pier

2285-24 'contemp' panelled door



Perspective View

metal fascia and guttering system fixed in accordance with manufacturers specification.



Rear Elevation

Telephone (07) 3245 0600
Facsimile (07) 3245 0671

Web Site: www.ausbuid.com.au

Client

Ausbildung

Job Address

Lot 833
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification

Ambassador

Garage LHS MOD Contract

Site Description

Lot No : Lot 833
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 92 sqm.

Local Authority

Brisbane C.C

Scale 1 : 100

Drawn Ext

JohnF_1/08/11

[illegible]

Job No.

Dwg No

Left & Right Elevations

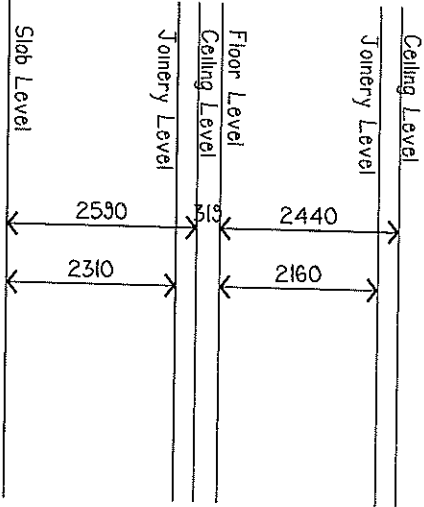
AVENUE

Left Side Elevation

Right Side Elevation

APPENDIX "D" AVENUE DWELLINGS PAGE 8 of 36 2/9/1

AVENUE



Front Elevation

Concrete roof tiles at 25° pitch fixed in accordance with manufacturers specification

colorbond roofed window hood

hardies 'primeline - newport' external cladding with 68x42 timber stops to corners & openings

1140h x 2380w x 240d timber framing with hardtex sheeting & 3mm texture coat finish. (with raking metal top edge capping)

350x350 engaged brick pier

2285-24 'contemp' panelled door

125x125x4.0mm sbs to top of columns/exposed 175x75 internally to ground

1140h x 2730w x 70d timber framing with hardtex sheeting & 3mm texture coat finish. (with metal top edge capping) - powercoated handrail to top.

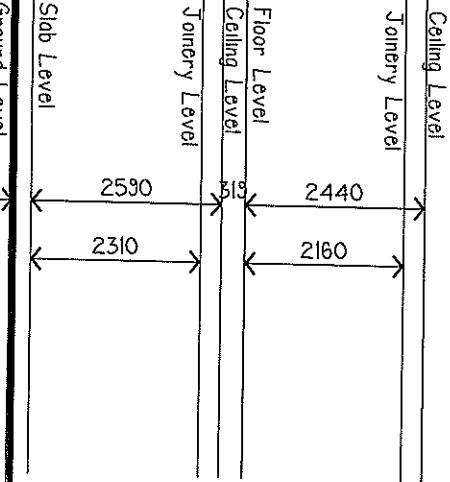
gaintel & brick over openings

Ausbuild Applied Finish to brickwork

350x350 brick piers with 75x75x4.0 sbs column as structural support

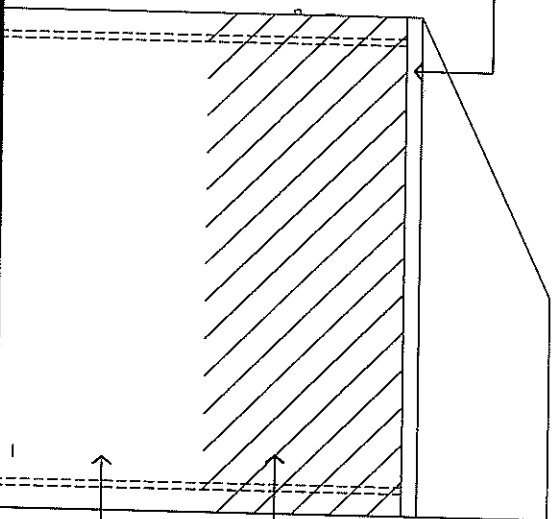
Colorbond custom-ord' metal roof sheeting at 5° pitch fixed in accordance with manufacturers specification (balcony roof only)

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 2 / 11 / 11



Rear Elevation

metal fascia and guttering system fixed in accordance with manufacturers specification.



Perspective View

Ausbuild Applied Finish to brickwork (hatched area denotes change in colour) - rear wall only.

Ausbuild Applied Finish to brickwork

APPENDIX "D" AVENUE DWELLINGS PAGE 11 of 36 2/9/11

AUSBUILD
Building with you

PO Box 246, Capalaba, Qld. 4157
Telephone (07) 3245 0600
Facsimile (07) 3245 0671
Web Site: www.ausbuild.com.au

Client
Ausbuild

Job Address
Lot 834
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification

Ambassador

Garage LHS Mod STD

Site Description

Lot No : Lot 834
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 90 sqm.

Local Authority
Brisbane C.C.

Wind Category
N2
Scale
1 : 100

Drawn
JohnF_1/09/11
Ext.
0674

Initials	Date	Description

Job No. Dwg No.
3 of 4

Front & Rear Elevations AVENUE

Client
Ausbuild

Job Address
Lot 834
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification
Ambassador
Garage LHS Mod STD

Site Description
Lot No : Lot 834
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 90 sqm.

Local Authority
Brisbane C.C.

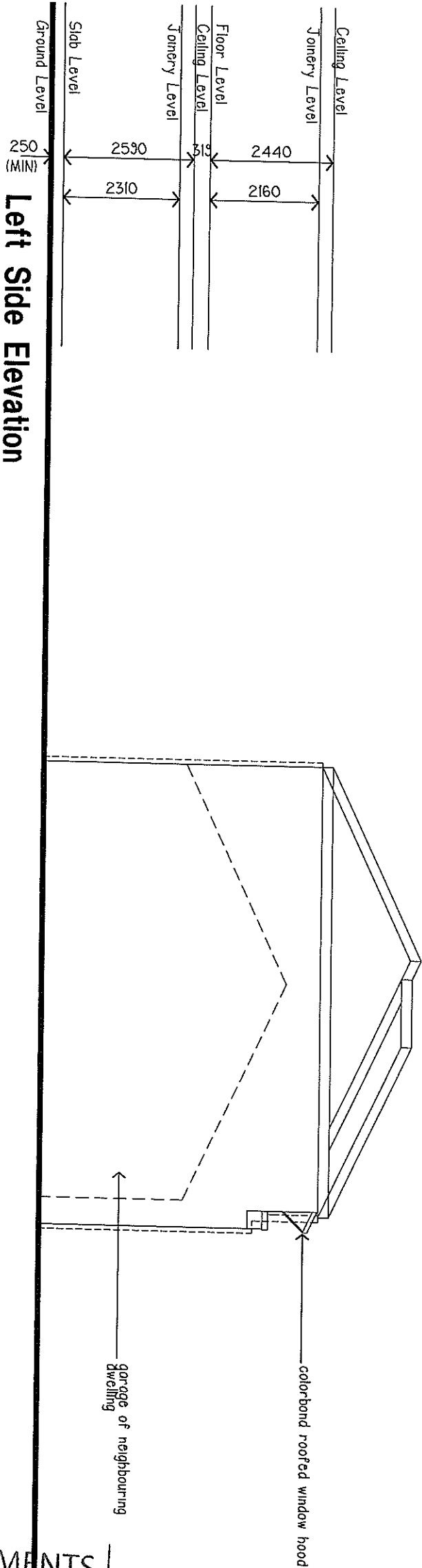
Wind Category Scale
N2 1 : 100

Drawn Ext.
JohnF_1/09/11 0674

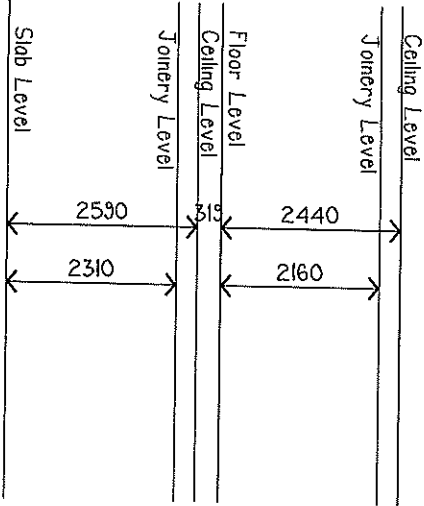
Initials	Date	Description

Job No. Dwg No.
 4 of 4

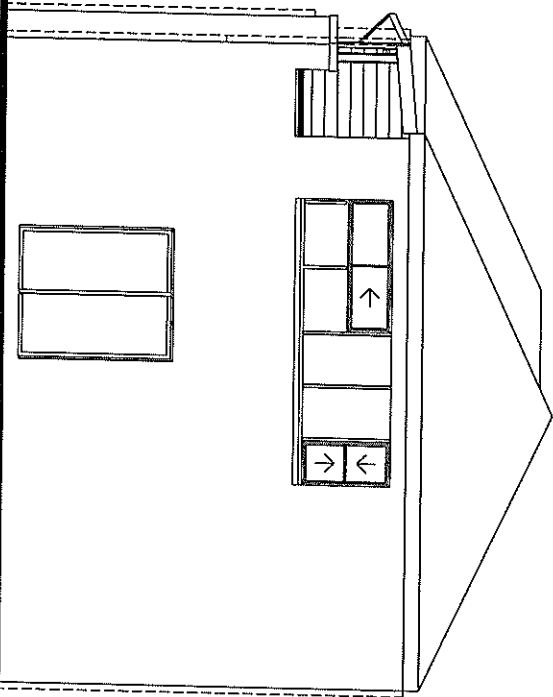
PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11



Left Side Elevation



Right Side Elevation



AUSBUILD

Building with you

PO Box 246, Capalaba, Qld. 4157

Telephone (07) 3245 0600

Facsimile (07) 3245 0671

Web Site: www.ausbuild.com.au

Client
Ausbuild

Job Address
Lot 835
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification
Ambassador
Garage LHS Mod STD

Site Description
Lot No : Lot 835
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area:59 sqm.

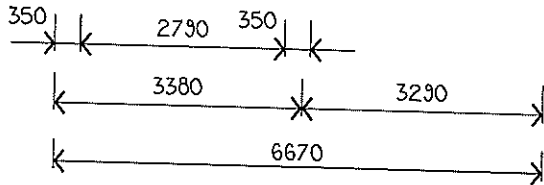
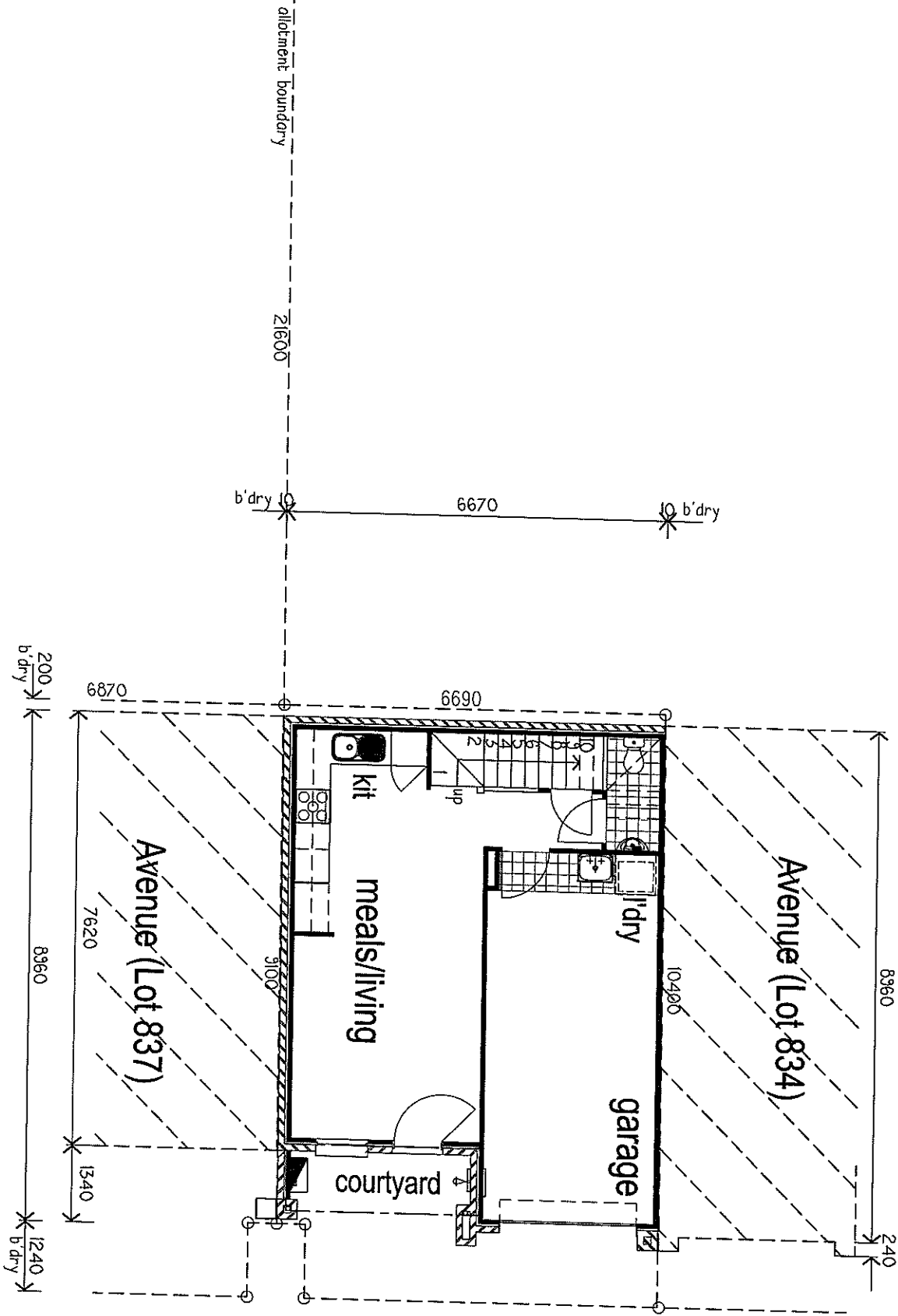
Local Authority
Brisbane C.C.

Wind Category
N2
Scale
1 : 100

Drawn
JohnF_1/09/11
Ext.
0674

Job No.	Dwg No.
	2 of 15
Ground Floor Plan	

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11



AREA CALCULATIONS

Ground Floor Area	35.82sqm
Garage Area	19.41sqm
Courtyard Area	4.06sqm
First Floor Area	54.03sqm
Balcony Area	4.76sqm
Total Area	118.08sqm

Client
Ausbuild

Job Address
Lot 835
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification

Ambassador
Garage LHS Mod STD

Site Description

Lot No : Lot 835
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area:69 sqm.

Local Authority
Brisbane C.C.

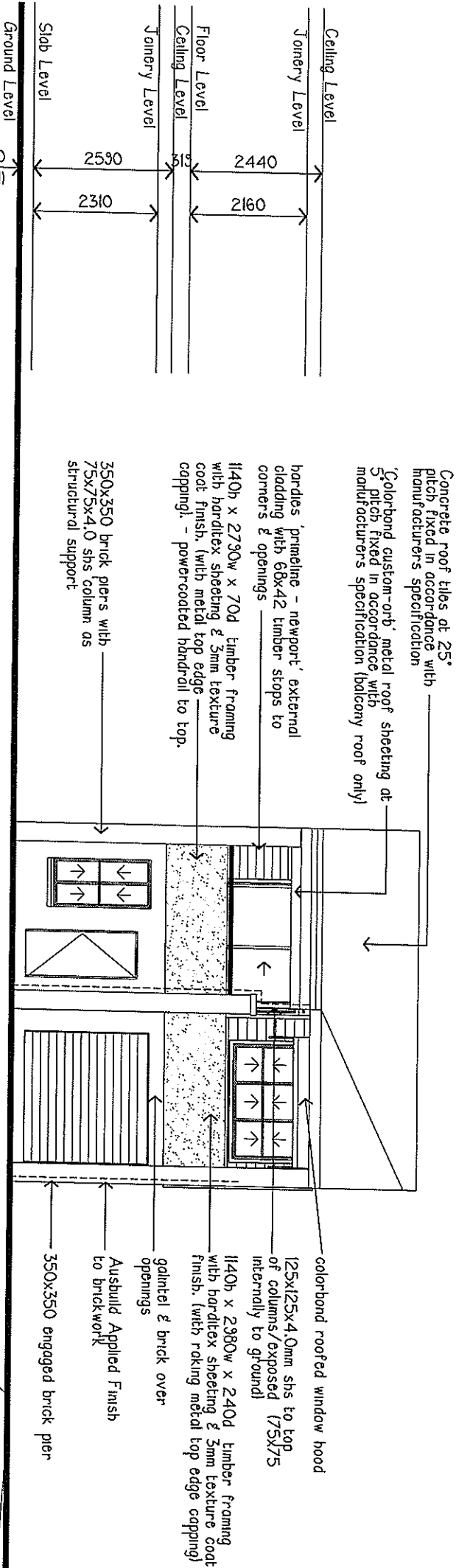
Wind Category **Scale**
N2 1 : 100

Drawn **Ext.**
JohnF_1/09/11 0674

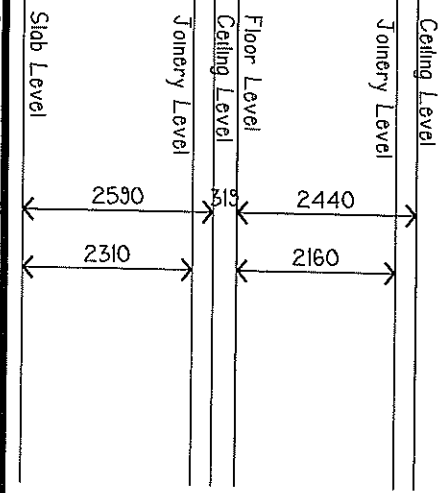
Alt	Date	Description
Initialed		

Job No. Dwg No.
3 of 4

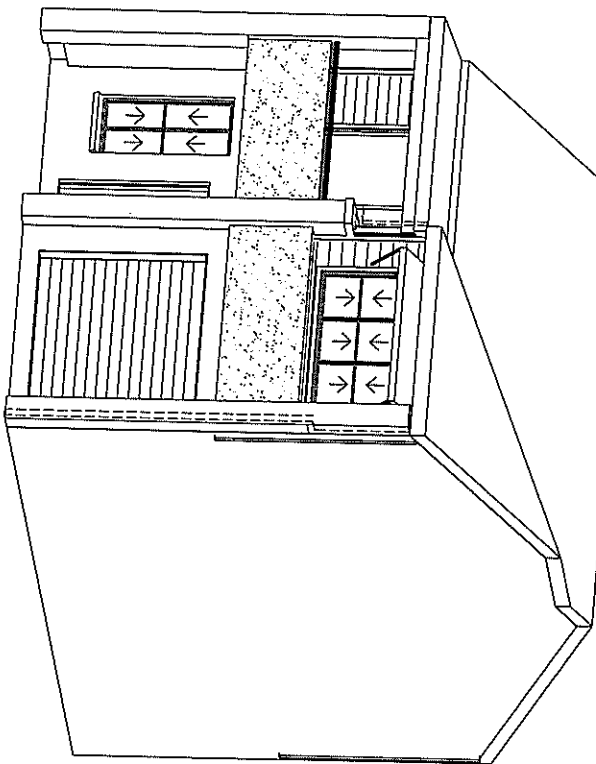
PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11



Front Elevation



Rear Elevation



Perspective View

metal fascia and guttering system fixed in accordance with manufacturers specification.

Ausbuild Applied Finish to brickwork (hatched area denotes change in colour) - rear wall only.
Ausbuild Applied Finish to brickwork

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

Client
Ausbuild
Job Address
Lot 835
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification
Ambassador
Garage LHS Mod STD

Site Description
Lot No : Lot 835
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area:69 sqm.

Local Authority
Brisbane C.C.

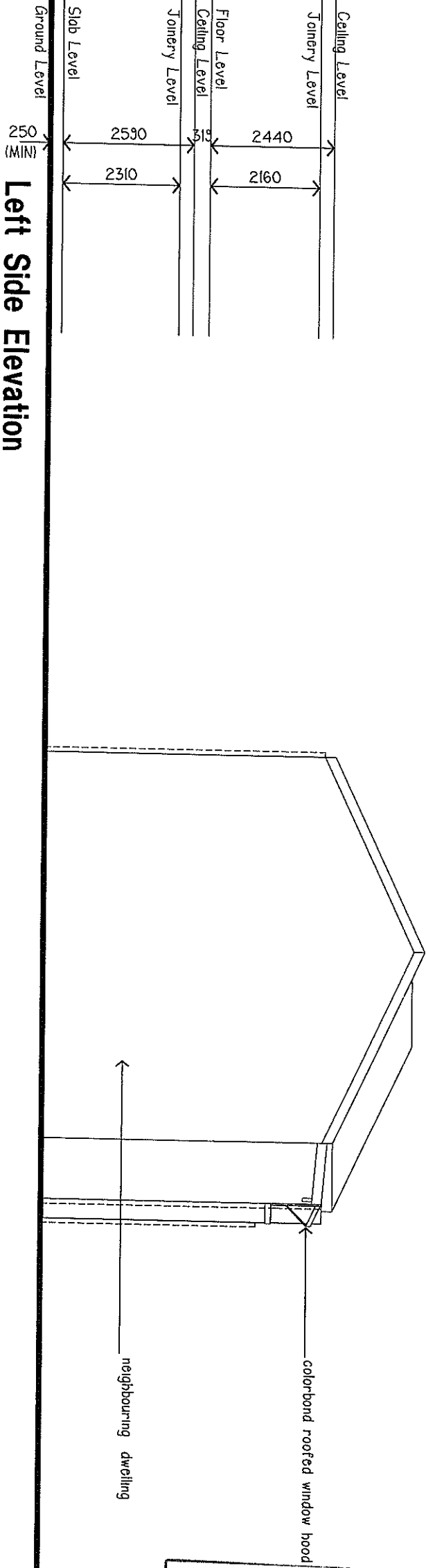
Wind Category N2 **Scale** 1 : 100

Drawn JohnF_1/09/11 **Ext.** 0674

Ant	Date	Description
Initials		

Job No. **Dwg No.**
4 of 4

Left & Right Elevations AVENUE

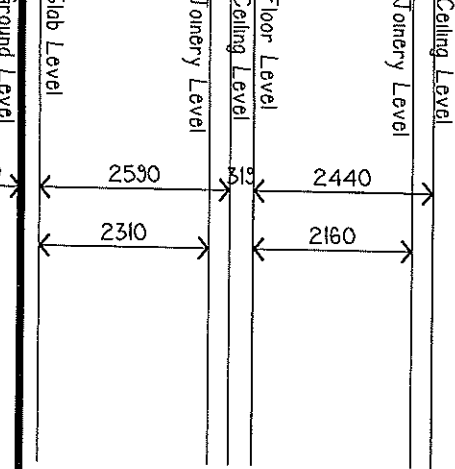


Left Side Elevation

Do not scale off drawing -use measurements provided. If in doubt refer to the Ausbuild drafting dept.

©

This drawing shall not be reproduced in any manner and shall remain the property of Ausbuild Pty Ltd



Right Side Elevation

Client
Ausbuild

Job Address
Lot 837
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification

Ambassador
Garage LHS Mod STD

Site Description

Lot No : Lot 837
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 71 sqm.

Local Authority
Brisbane C.C.

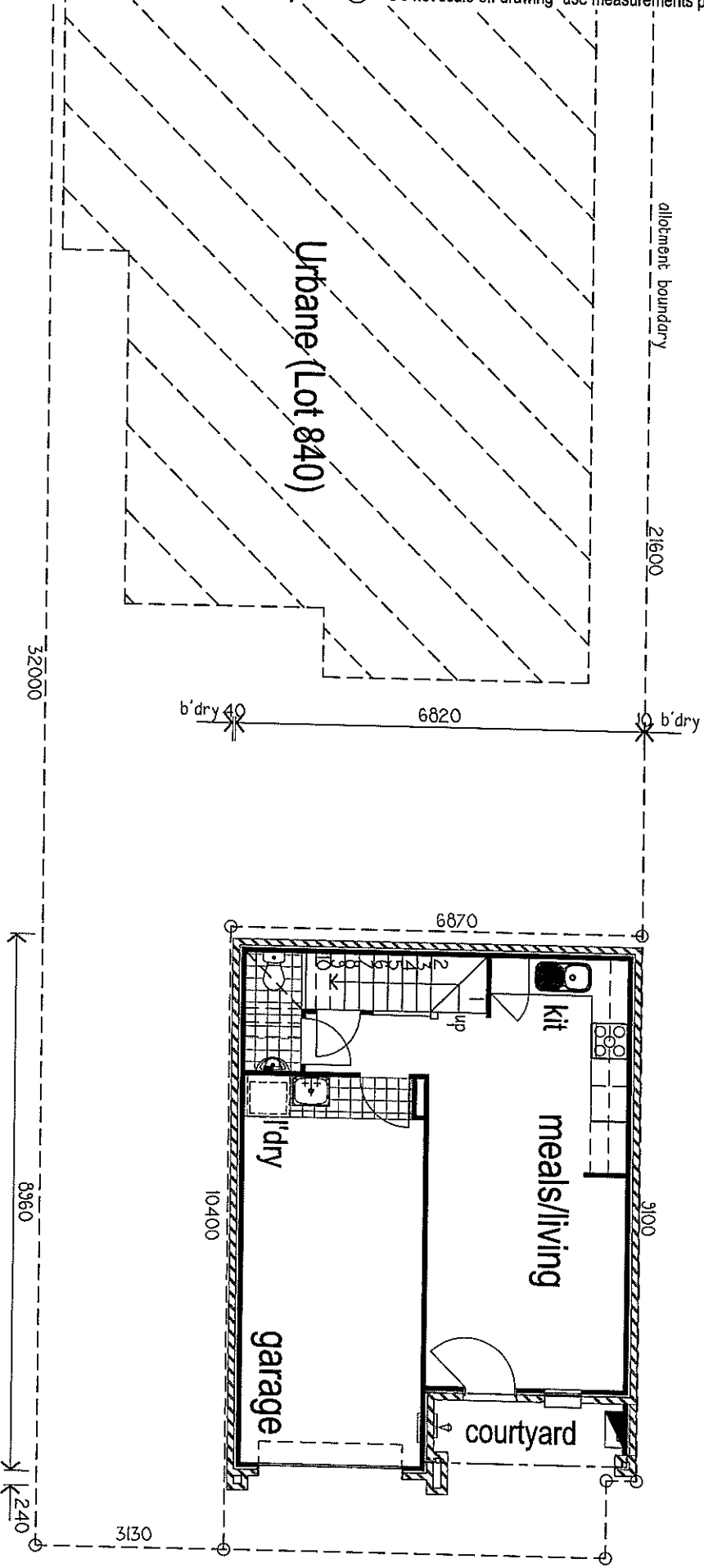
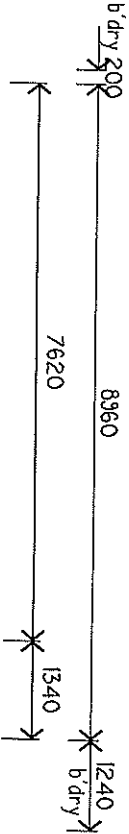
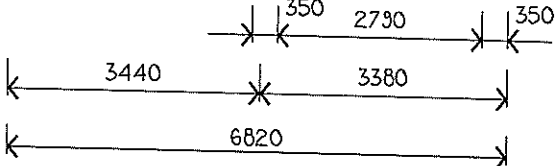
Wind Category Scale
N2 1 : 100

Drawn Ext.
JohnF_1/08/11 0674

Amt Initials	Date	Description

Job No. Dwg No.
1 of 4

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

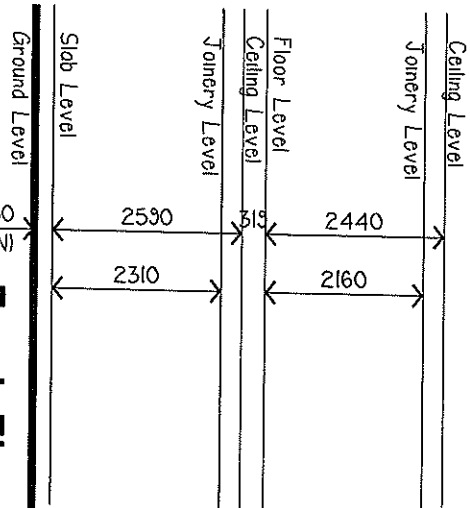


AREA CALCULATIONS

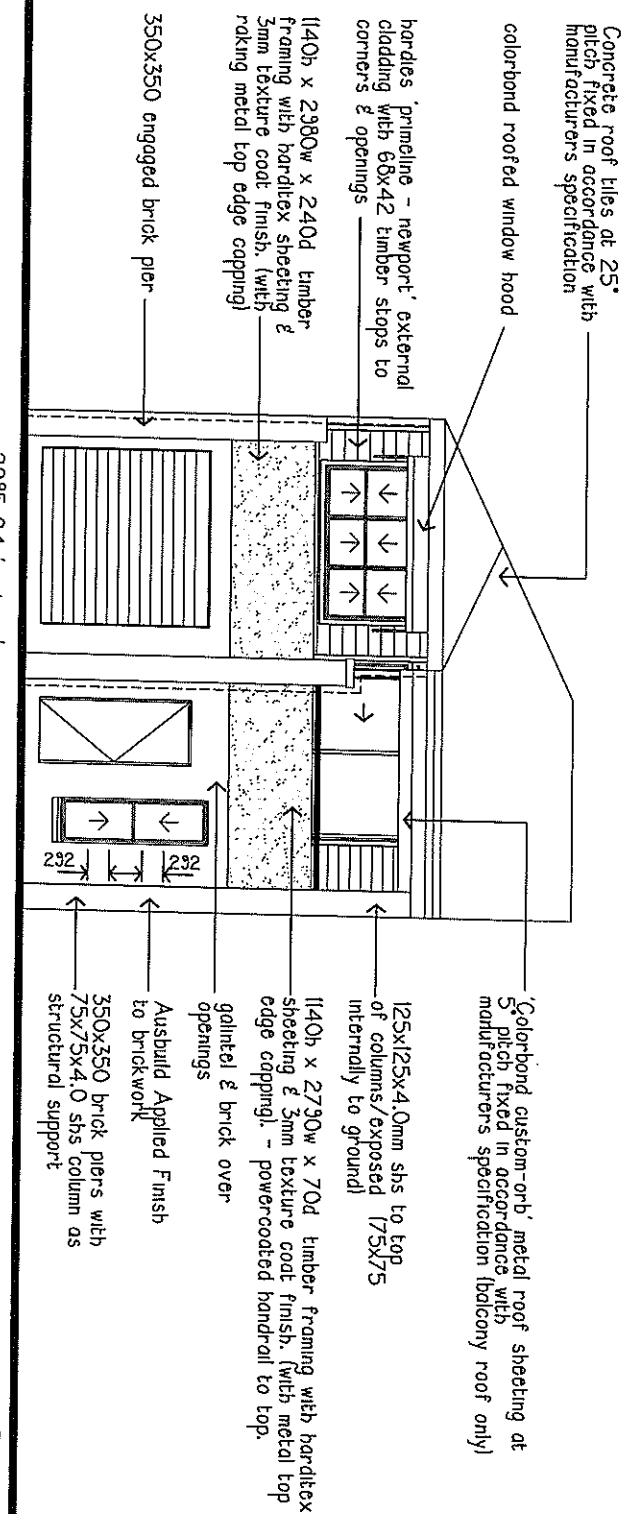
Ground Floor Area	37.17sqm
Garage Area	19.41sqm
Courtyard Area	4.05sqm
First Floor Area	55.35sqm
Balcony Area	4.76sqm
Total Area	120.74sqm

Site Cover as per ODC 85.4%

Site Cover as per QDC 85.4%



Front Elevation



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

AUSBUILD

Building with you

PO Box 246, Capalaba. Qld. 4157

Telephone (07) 3245 0600

Facsimile (07) 3245 0671

Web Site: www.ausbuild.com.au

Client

Ausbild

Job Address

Lot 837

Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification

Ambassador

Garage LHS Mod STD

Site Description

Lot No : Lot 837
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 71 sqm.

Local Authority

Brisbane C.C.

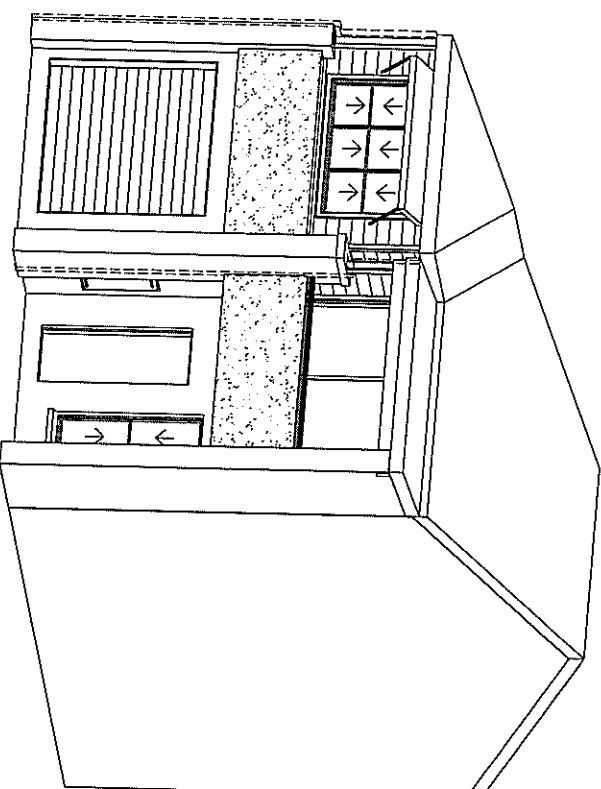
Wind Category	Scale
---------------	-------

N2

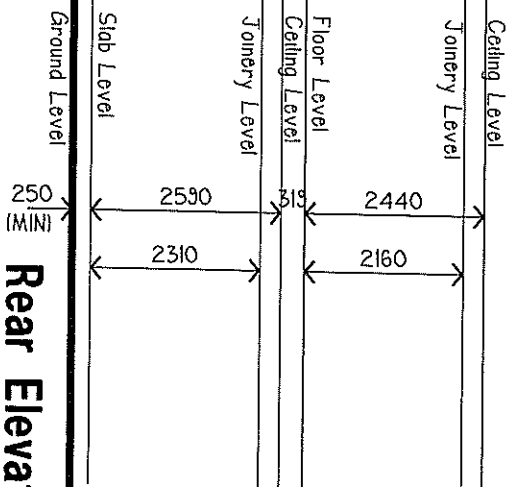
Drawn Ext.

JohnF_1/08/11

Perspective View



metal fascia and guttering system fixed in accordance with manufacturers specification.



Rear Elevation

APPENDIX "D" AVENUE DWELLINGS PAGE 19 of 36 2/9/11

[illegible]

Job No.

Dwg No.

Front & Rear Elevations AVENUE

Client

Ausbuild

Job Address

Lot 837

Kosciusko Lane

Fitzgibbon, Qld 4018

Fitzgibbon Chase (5)

Specification

Ambassador

Garage LHS Mod STD

Site Description

Lot No : Lot 837

RPD : SP

Parish of : Nundah

County of : Stanley

Land Area: 71 sqm.

Local Authority

Brisbane C.C.

Wind Category

N2

Scale

1 : 100

Drawn

JohnF_1/08/11

Ext.

0674

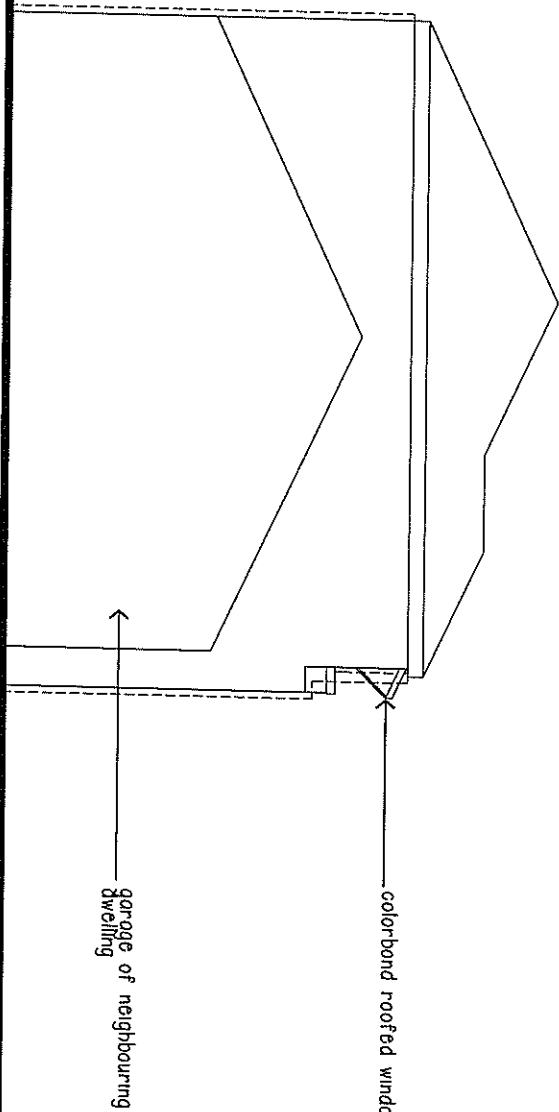
Int.	Date	Description
Amt		
Initials		

Job No.

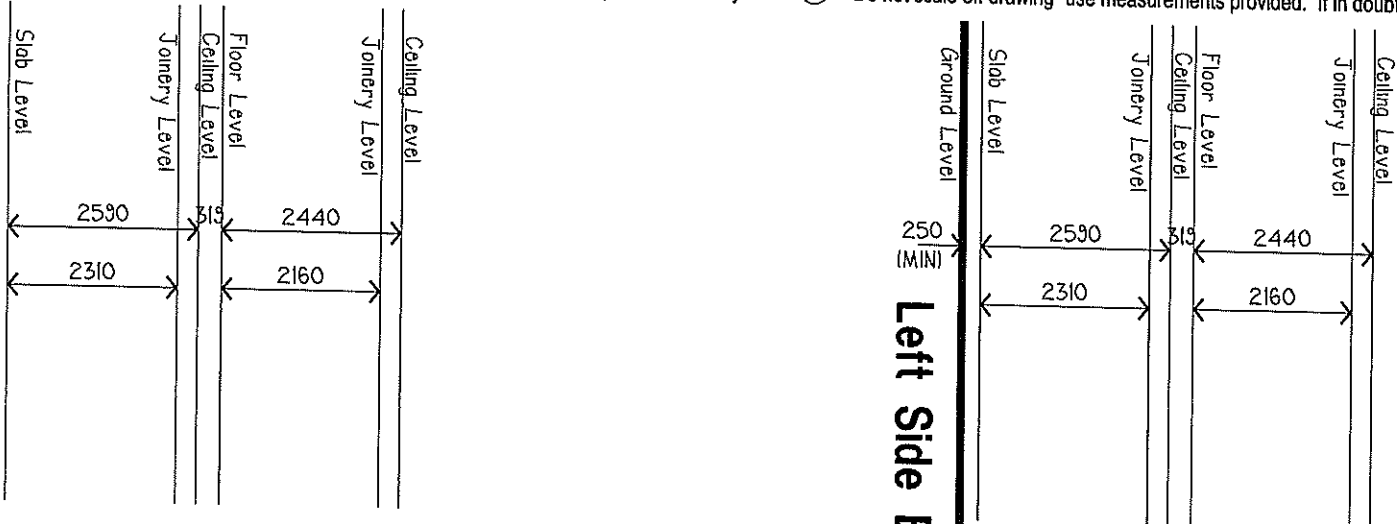
Dwg No.

4 of 4

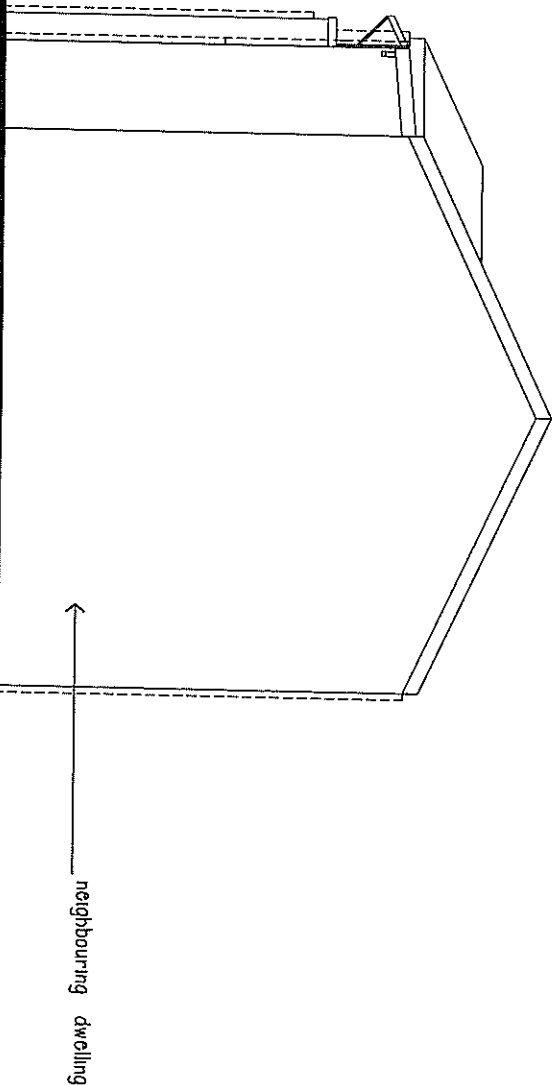
PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11



Left Side Elevation



Right Side Elevation



AUSBUILD

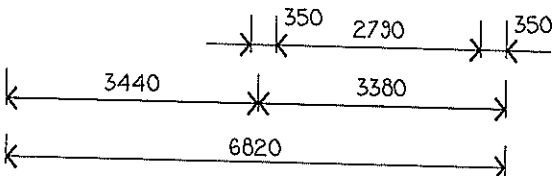
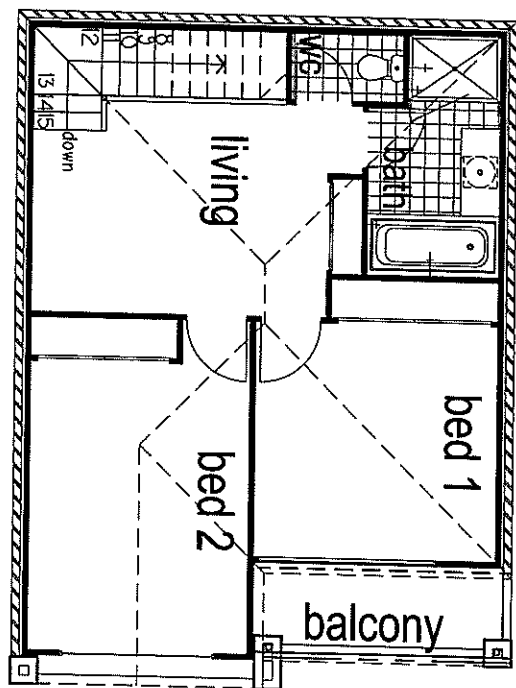
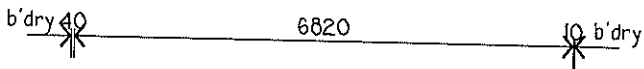
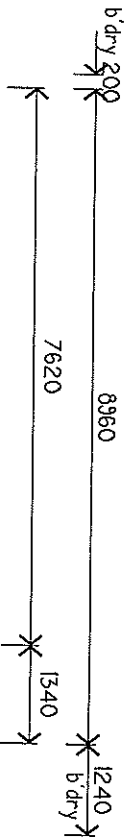
Building with you

PO Box 246, Capalaba, Qld. 4157

Telephone (07) 3245 0600

Facsimile (07) 3245 0671

Web Site: www.ausbuild.com.au



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

AREA CALCULATIONS

Ground Floor Area	37.17sqm
Garage Area	19.41sqm
Courtyard Area	4.05sqm
First Floor Area	56.57sqm
Balcony Area	4.05sqm
Total Area	121.25sqm

Site Cover as per QDC 85%

Job Address
Lot 839
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Client
Ausbuild

Specification
Ambassador
Garage LHS MOD Contract

Site Description
Lot No : Lot 839
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 70 sqm.

Local Authority
Brisbane C. C.

Wind Category
N2
Scale
1 : 100

Drawn
JohnF_1/09/11
Ext.
0674

Initials	Date	Description

Job No. Dwg No.
 2 of 4

Client
Ausbuild

Job Address
Lot 839
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification

Ambassador
Garage LHS MOD Contract

Site Description

Lot No : Lot 839
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 70 sqm.

Local Authority
Brisbane C.C.

Wind Category **Scale**
N2 1 : 100

Drawn **Ext.**
JohnF_1/09/11 0674

Initials	Date	Description

Job No. **Dwg No.**
 3 of 4

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

Concrete roof tiles at 25° pitch fixed in accordance with manufacturers specification

cladding to underside of fascia

hardies 'primeline' - newport' external cladding with 68x42 timber stops to corners & openings

1140h x 2380w x 240d timber framing with hardtex sheeting & 3mm texture coat finish. (with raking metal top edge capping)

350x350 engaged brick pier (corbelled brick capping to top)

2285-24 'contemp' panelled door

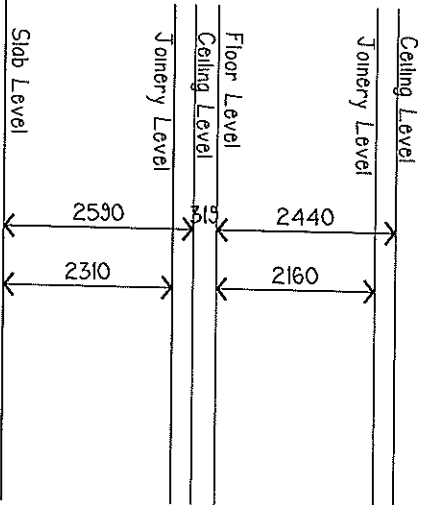
'Colorbond custom-orb' metal roof sheeting at 5° pitch fixed in accordance with manufacturers specification (balcony roof only)

125x125x4.0mm shs to top of columns/exposed (75x75 internally to ground)

1140h x 2730w x 70d timber framing with hardtex sheeting & 3mm texture coat finish. (with metal top edge capping) - powercoated handrail to top, galintel & brick over openings

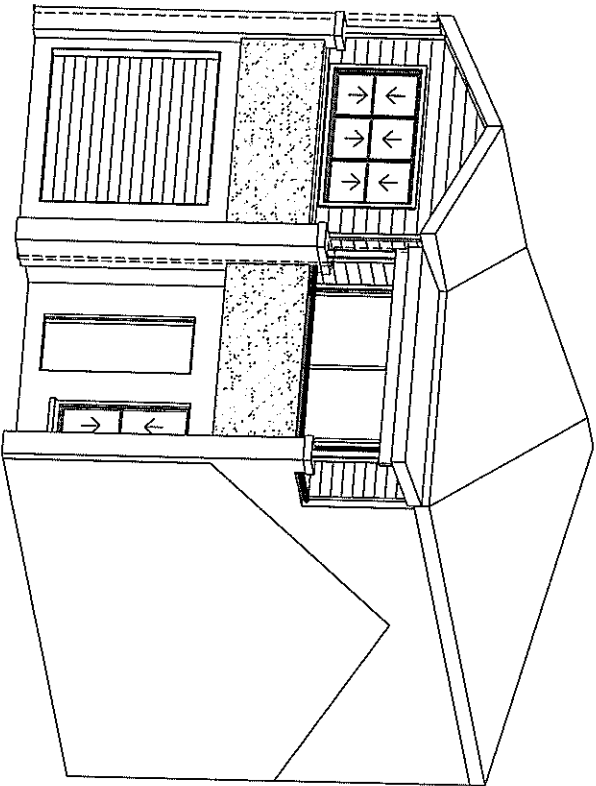
Ausbuild Applied Finish to brickwork

350x350 brick piers with 75x75x4.0 shs column as structural support

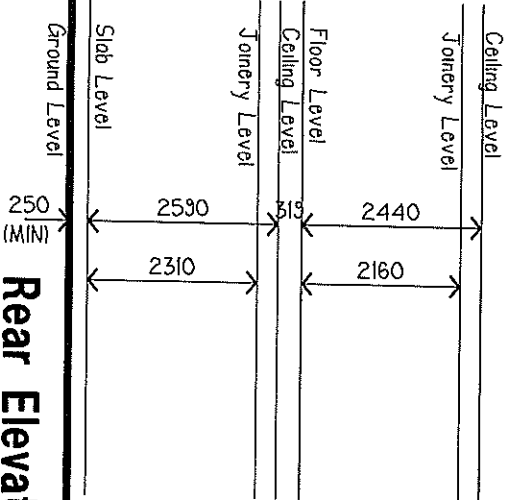


Front Elevation

metal fascia and guttering system fixed in accordance with manufacturers specification.



Perspective View



Rear Elevation

Client
Ausbuild

Job Address
Lot 839
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification
Ambassador
Garage LHS MOD Contract

Site Description
Lot No : Lot 839
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 70 sqm.

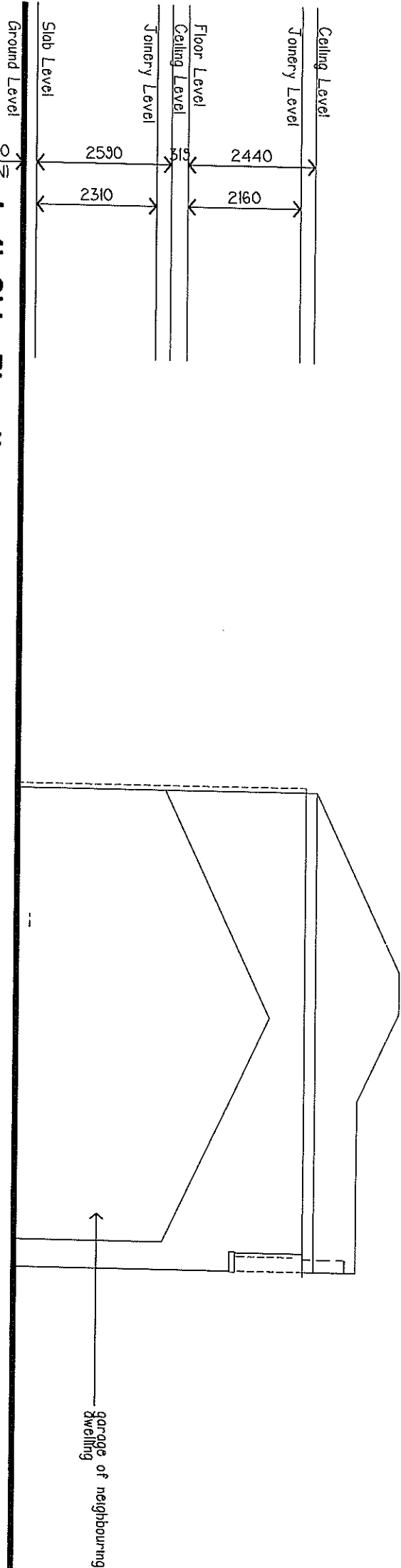
Local Authority
Brisbane C.C.

Wind Category **Scale**
N2 1 : 100

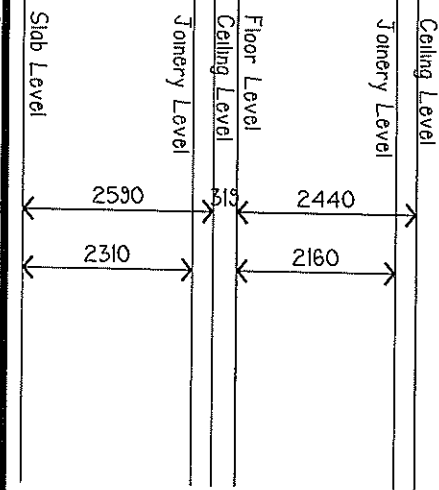
Drawn **Ext.**
JohnF_1/09/11 0674

Am't	Date	Description
Initials		

Job No. 4 of 4
Dwg No. 4 of 4



Left Side Elevation



Right Side Elevation

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

Client
Ausbuild

Job Address
Lot 841
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification
Ambassador

Garage LHS Mod Contract

Site Description

Lot No : Lot 841
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 70 sqm.

Local Authority
Brisbane C.C.

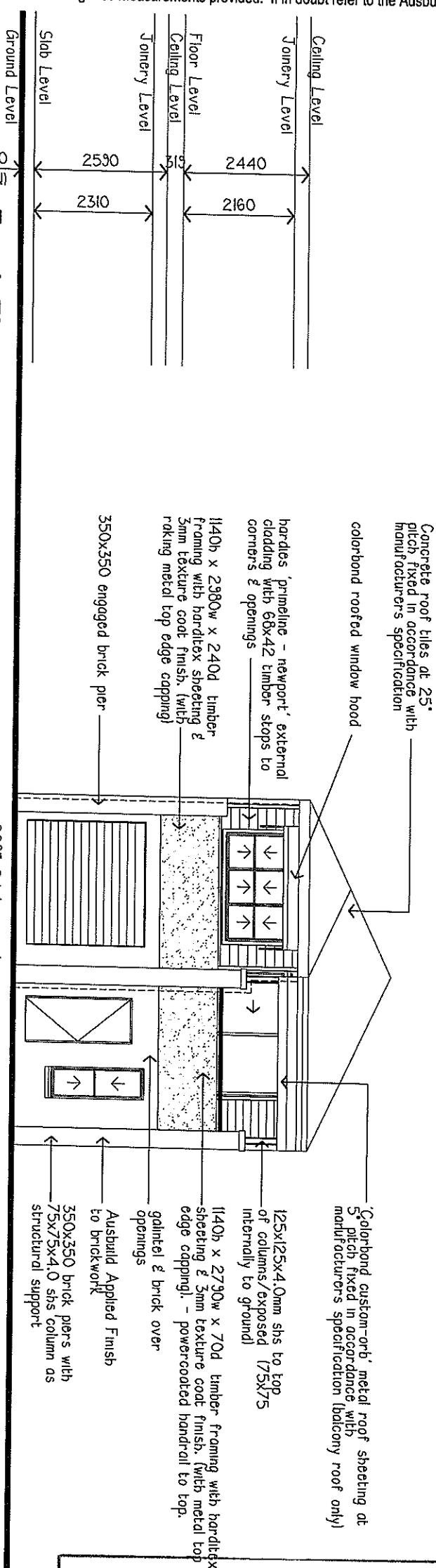
Wind Category **Scale**
N2 1 : 100

Drawn **Ext.**
JohnF_1/08/11 0674

Initials	Date	Description

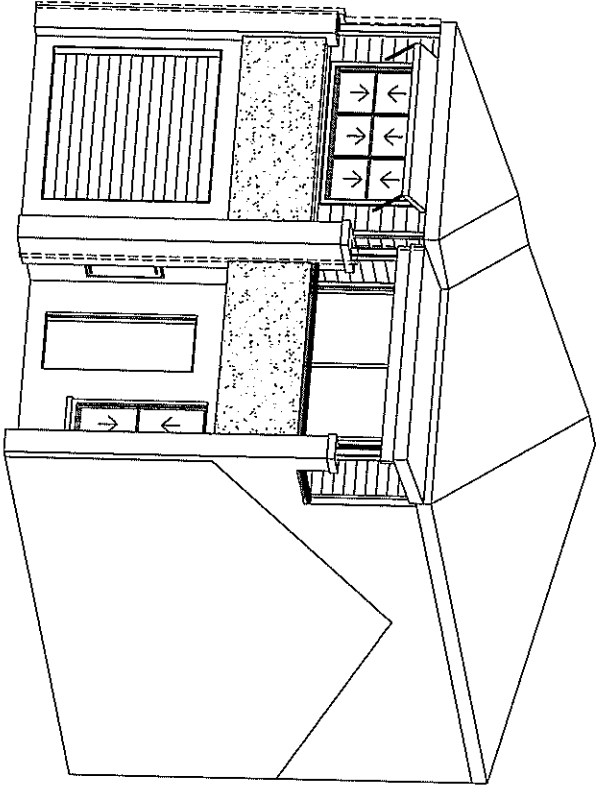
Job No. **Dwg No.**
3 of 4

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11



Front Elevation

2285-24 'contemp' panelled door

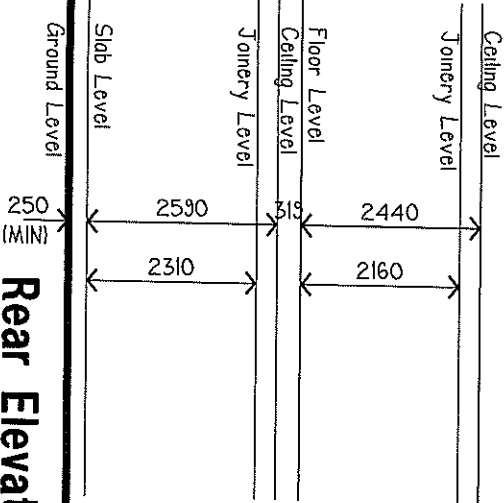


Perspective View

metal fascia and guttering system fixed in accordance with manufacturer's specification.

Ausbuild Applied Finish to brickwork (hatched area denotes change in colour) - rear wall only.

Ausbuild Applied Finish to brickwork



Rear Elevation

PO Box 246, Capalaba. Qld. 4157
Telephone (07) 3245 0600
Facsimile (07) 3245 0671

Web Site: www.ausbuid.com.au

Client

Ausbild

Job Address

Lot 841
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification

Ambassador

- Garage LHS Mod Contract

Site Description

Lot No : Lot 841
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 70 sqm.

Local Authority

Brisbane C.C.

Wind Category	Scale
---------------	-------

N2

1:100

Drawn

Ext.

JohnF_1/08/11

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

--	--	--	--

[illegible][illegible]

--	--	--	--

A blank coordinate grid with x and y axes ranging from -10 to 10. The grid lines are spaced at intervals of 1 unit. The x-axis is labeled with integers from -10 to 10, and the y-axis is labeled with integers from -10 to 10. The origin (0,0) is at the center of the grid.

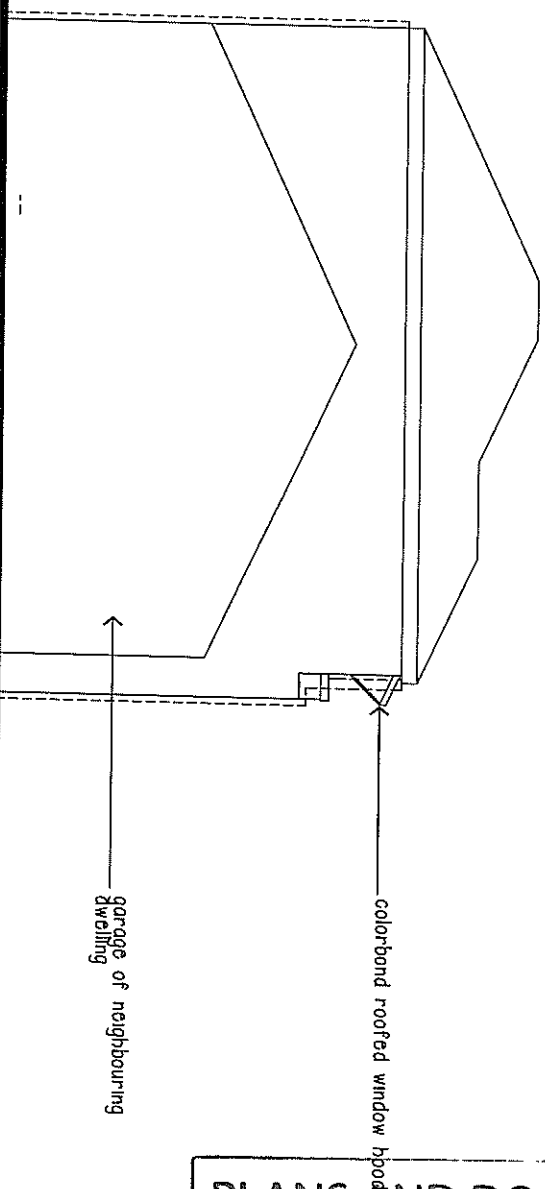
A'mt	Date	Des
------	------	-----

Job No.

Dwg No.

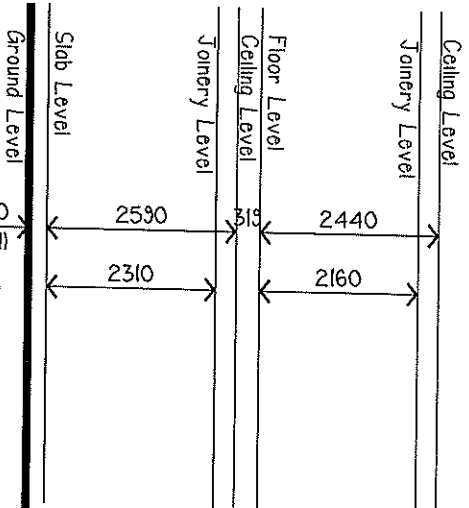
Left & Right Elevations	AVENUE
-------------------------	--------

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11



garage of neighbouring dwelling

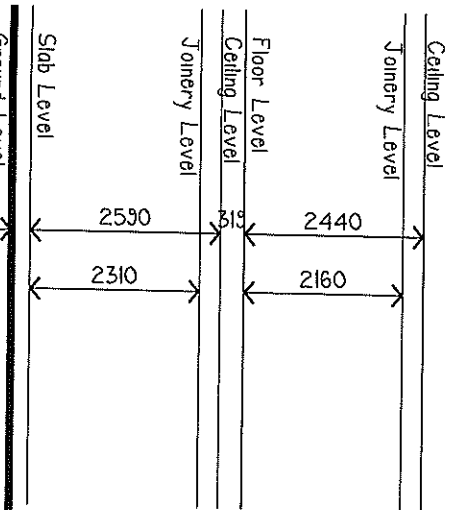
Left Side Elevation



250
(MIN)

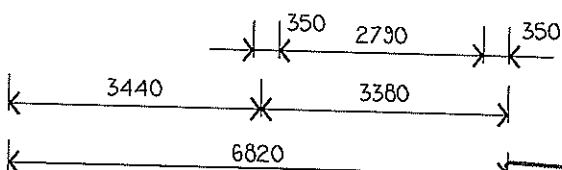
2
{M

Right Side Elevation



garage of neighbouring dwelling

APPENDIX "D" AVENUE DWELLINGS PAGE 28 of 36 2/9/11



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

AUSBUILD
Building with you

PO Box 246, Capalaba. Qld. 4157
Telephone (07) 3245 0600
Facsimile (07) 3245 0671

Web Site: www.ausbuid.com.au

Client
Ausbuilt

Job Address

Lot 843
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification

Ambassador
Garage LHS MOD Contract

Site Description

Lot No : Lot 843
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 70 sqm.

Local Authority
Brisbane C.C.

<u>Wind Category</u>	<u>Scale</u>
N2	1 : 100

Drawn Ext
JohnF_1/08/11 0674

[illegible]

Job No. Dwg No.
1 of 4

Ground Floor Plan

AVENUE

AREA CALCULATIONS

Ground Floor Area	37.17sqm
Garage Area	19.41sqm
Courtyard Area	4.05sqm
First Floor Area	55.35sqm
Balcony Area	4.76sqm
Total Area	120.74sqm

APPENDIX "D" AVENUE DWELLINGS PAGE 29 of 36 2/9/11

AUSBUILD

Building with you

PO Box 246, Capalaba. Qld. 4157

Telephone (07) 3245 0600

Facsimile (07) 3245 0671

Web Site: www.ausbuid.com.au

Client

Ausbuilt

Job Address

Lot 843

Kosciusko Lane

**Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)**

Specification

Ambassador

Garage LHS MOD Contract

Site Description

Lot No : Lot 843

RPD : SF

Parish of : Nundah

Parish of : Nundah
Colony of : Stanley

Land Area: 70 sqm.

Local Authority

Brisbane C.C.

Wind Category Scale

N2

1 : 100

Drawn

Ext.

JohnF_1/08/11

0674

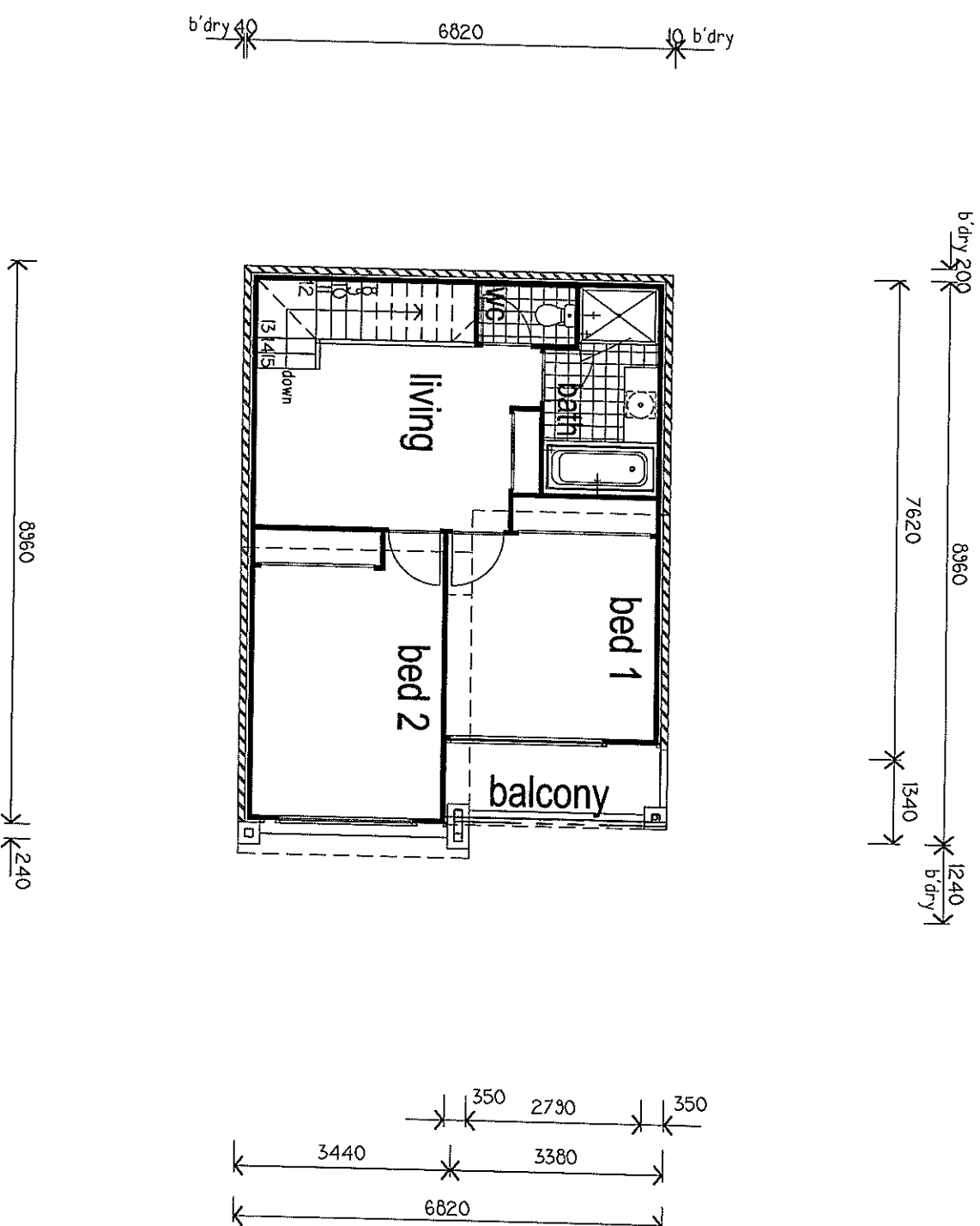
AVENUE

APPENDIX "D" AVENUE DWELLINGS PAGE 30 of 36 2/9/11

Site Cover as per QDC 86.6%

Job No. Dwg No.
2 of 4

First Floor Plan



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

AREA CALCULATIONS

Ground Floor Area	37.17sqm
Garage Area	19.41sqm
Courtyard Area	4.05sqm
First Floor Area	55.35sqm
Balcony Area	4.76sqm
Total Area	120.74sqm

[illegible]

Web Site: www.ausbuid.com.au

Ausbild

Fitzgibbon Chase (5)

Specification

Ambassador

Garage LHS MOD Contract

Site Description

Land Area: 70 sqm.

Brisbane C.C.

Wind Category	Scale
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12

N2

1 : 100

JohnF_1/08/11 0674

AVENUE

Perspective View

Front Elevation

Rear Elevation

APPENDIX "D" AVENUE DWELLINGS PAGE 31 of 36 2/9/11

Front & Rear Elevations

3 of 4

Web Site: www.ausbuid.com.au

Client

Ausbild

Job Address

Lot 843
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification

Ambassador

Garage LHS MOD Contract

Site Description

Lot No : Lot 843
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 70 sqm.

Local Authority

Brisbane C.C.

<u>Wind Category</u>	<u>Scale</u>
N2	1 : 100

<u>Drawn</u>	<u>Ext.</u>
JohnF_1/08/11	0674

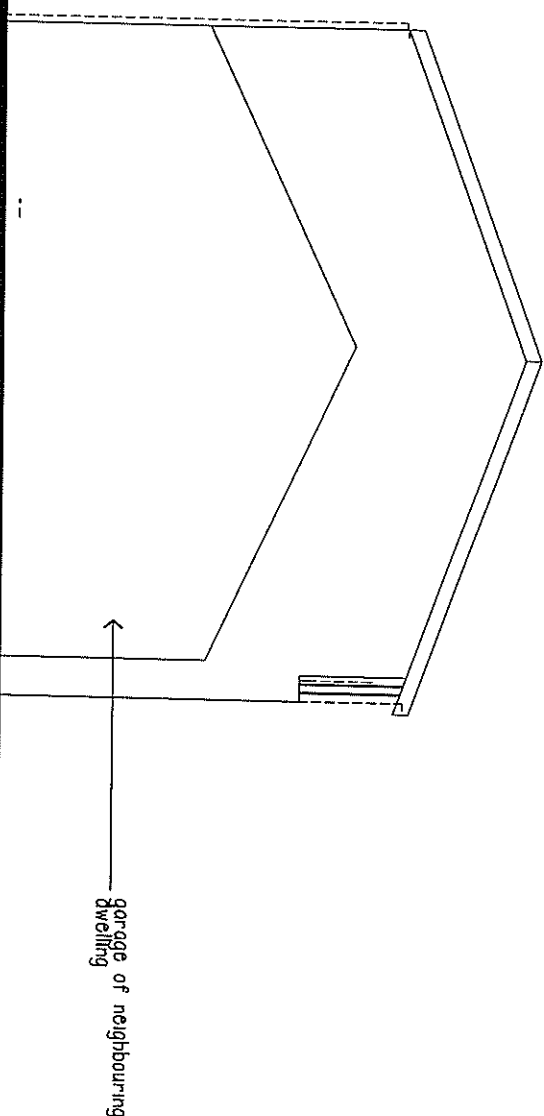
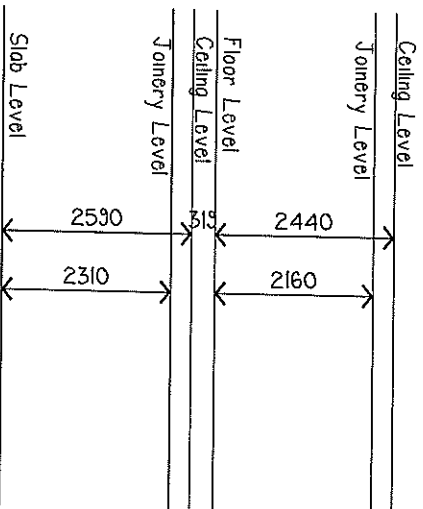
[illegible]

Job No.

Dwg No.
4 of 4

APPENDIX "D" AVENUE DWELLINGS PAGE 32 of 36 2/9/11

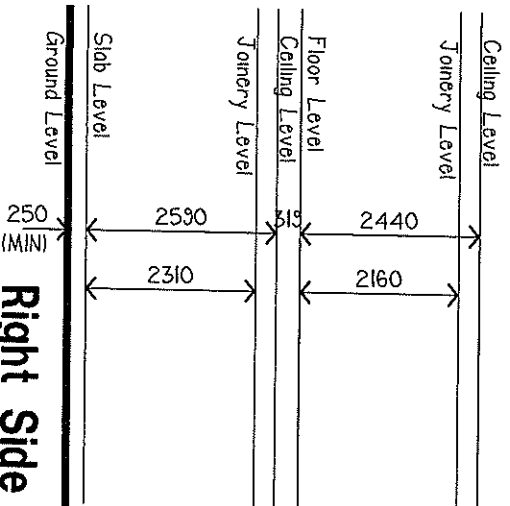
Left Side Elevation



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

250
(MIN)

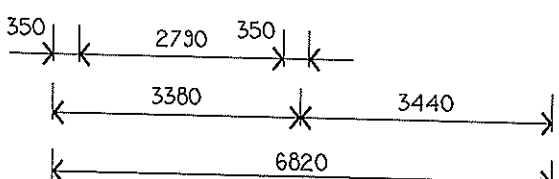
Left Side Elevation



Right Side Elevation

—hardiflex f.c. sheeting (painted)

garage of neighbouring dwelling



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

AUSBUILD
Building with you

PO Box 246, Capalaba. Qld. 4157
Telephone (07) 3245 0600
Facsimile (07) 3245 0671

Web Site: www.ausbuid.com.au

Client

Ausbildung

Job Address

Lot 845
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification

Ambassador

Garage LHS MOD Contract

Site Description

Lot No : Lot 845
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 88 sqm.

Local Authority

Brisbane C.C.

Wind Category Scale

N2

1:100

Drawn

Ext.

JohnF_1/09/11

0674

[illegible]

Job No.

Dwg No.

APPENDIX "D" AVENUE DWELLINGS PAGE 33 of 36 2/9/11

Site Cover as per QDC 68.9%

68.9%

AREA CALCULATIONS

Ground Floor Area	37.17sqm
Garage Area	19.41sqm
Courtyard Area	4.05sqm
First Floor Area	56.57sqm
Balcony Area	4.05sqm
Total Area	121.25sqm

AVENUE

Ground Floor Plan

Client
Ausbuild

Job Address
**Lot 845
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)**

Specification
**Ambassador
Garage LHS MOD Contract**

Site Description
**Lot No : Lot 845
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 88 sqm.**

Local Authority
Brisbane C.C.

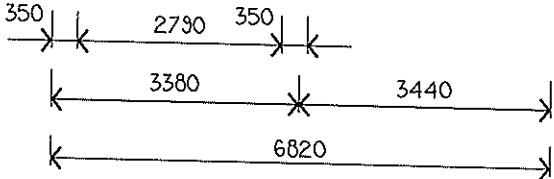
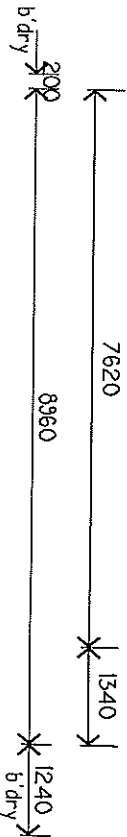
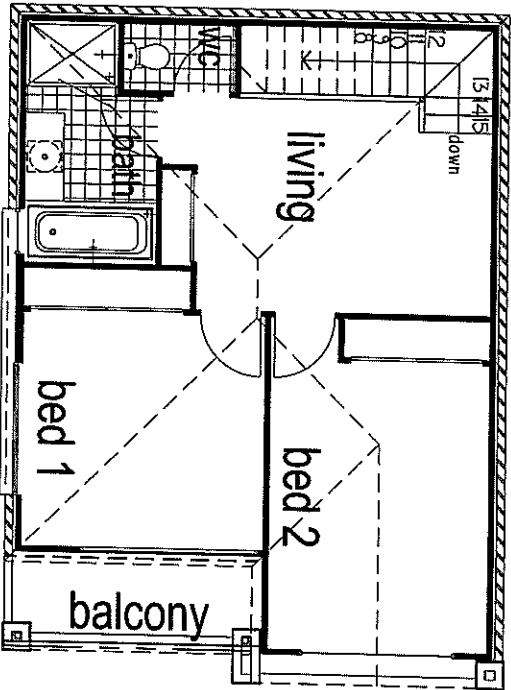
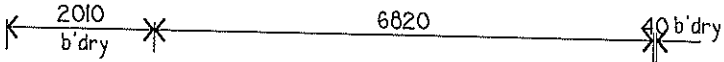
Wind Category
N2 Scale
1 : 100

Drawn
JohnF_1/09/11 Ext.
0674

A. mt	Date	Description
Initials		

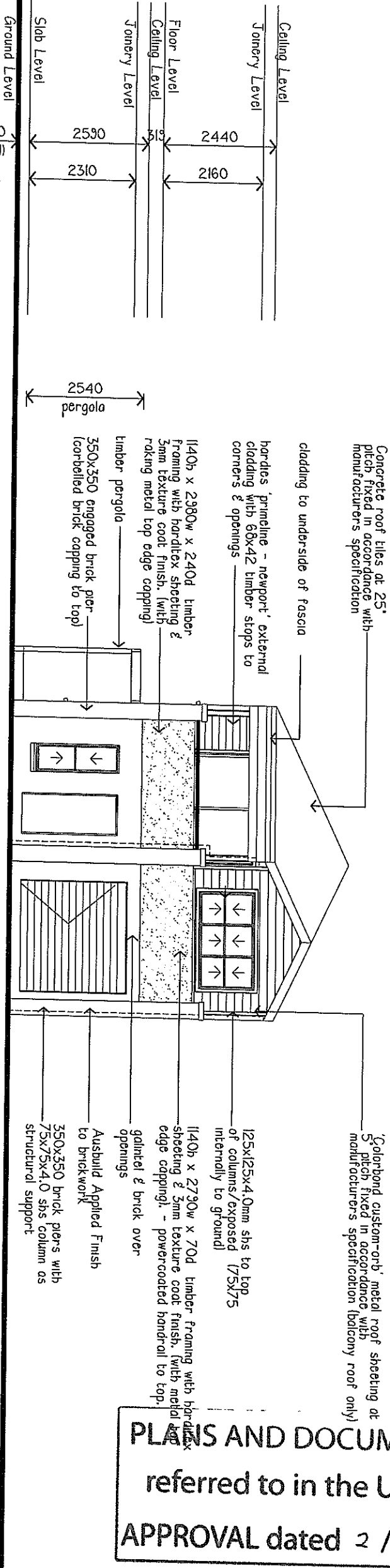
Job No. Dwg No.
2 of 4

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11



AREA CALCULATIONS

Ground Floor Area	37.17sqm
Garage Area	19.41sqm
Courtyard Area	4.05sqm
First Floor Area	56.57sqm
Balcony Area	4.05sqm
Total Area	121.25sqm



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

Client
Ausbuild

Job Address
Lot 845
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification
Ambassador
Garage LHS MOD Contract

Site Description
Lot No : Lot 845
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 88 sqm.

Local Authority
Brisbane C.C.

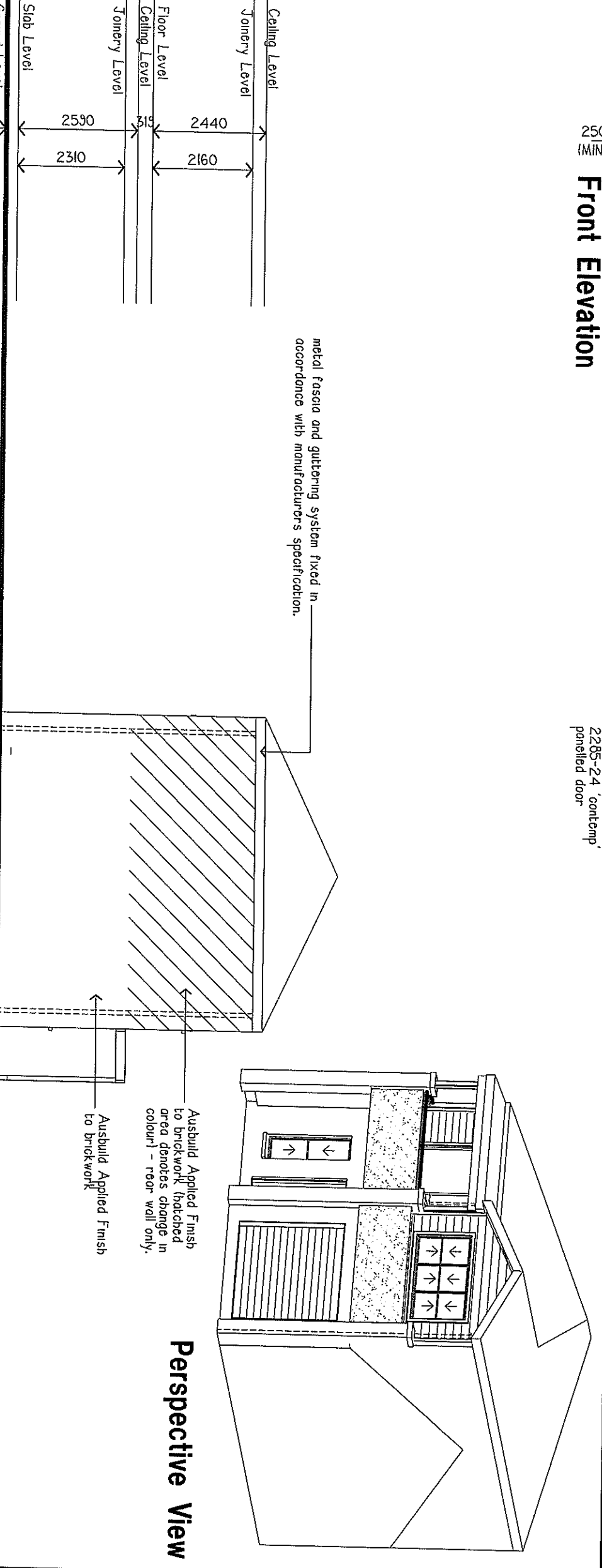
Wind Category
N2
Scale 1 : 100

Drawn
JohnF_1/09/11
Ext. 0674

PO Box 246, Capalaba, Qld. 4157
Telephone (07) 3245 0600
Facsimile (07) 3245 0671
Web Site: www.ausbuild.com.au

AUSBUILD
Building with you

PO Box 246, Capalaba, Qld. 4157
Telephone (07) 3245 0600
Facsimile (07) 3245 0671
Web Site: www.ausbuild.com.au



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

Client
Ausbuild

Job Address
Lot 845
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification
Ambassador
Garage LHS MOD Contract

Site Description
Lot No : Lot 845
RPD : SP
Parish of : Nundah
County of : Stanley
Land Area: 88 sqm.

Local Authority
Brisbane C.C.

Wind Category
N2
Scale 1 : 100

Drawn
JohnF_1/09/11
Ext. 0674

PO Box 246, Capalaba, Qld. 4157
Telephone (07) 3245 0600
Facsimile (07) 3245 0671
Web Site: www.ausbuild.com.au

Front & Rear Elevations	
Job No.	Dwg No.
3 of 4	

Web Site: www.ausbuid.com.au

Client
Ausbild

Job Address
Lot 845
Kosciusko Lane
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification

Ambassador

Garage LHS MOD Contract

Site Description	Lot No	Lot 845
RPD	: SP	
Parish of :Nundah		
County of :Stanley		
Land Area:88 sqm.		

Local Authority
Brisbane C.C.

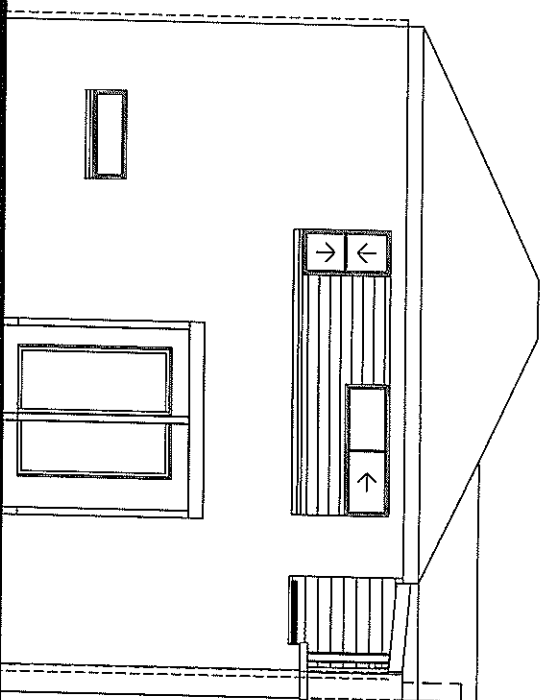
<u>Wind Category</u>	<u>Scale</u>
N2	1 : 100

<u>Drawn</u>	<u>Ext.</u>
JohnF_1/09/11	0674

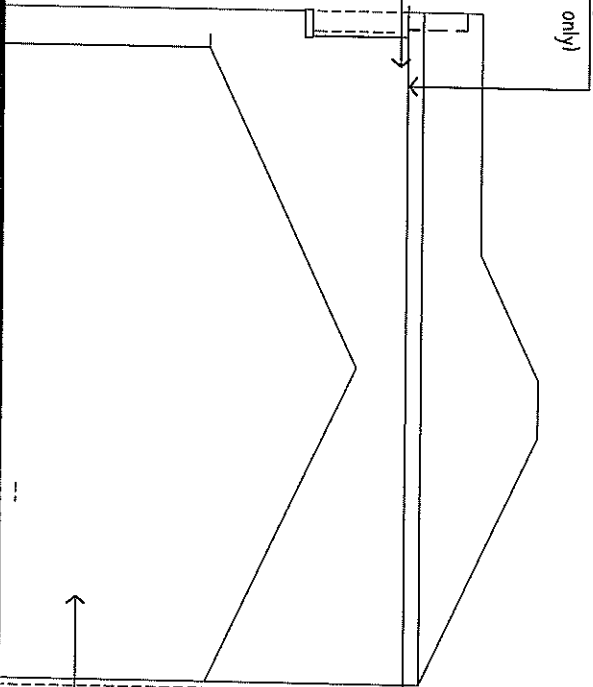
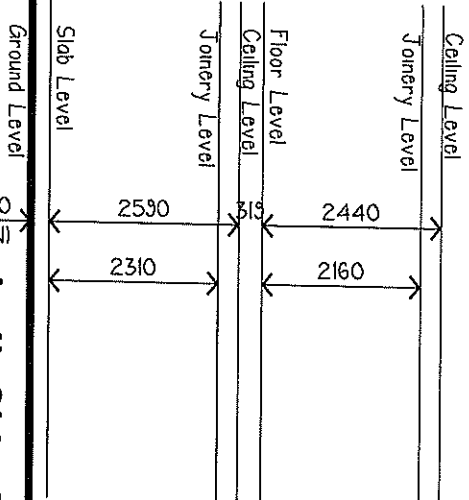
AVENUE

[illegible]

Job No. 4 of 4



Left Side Elevation



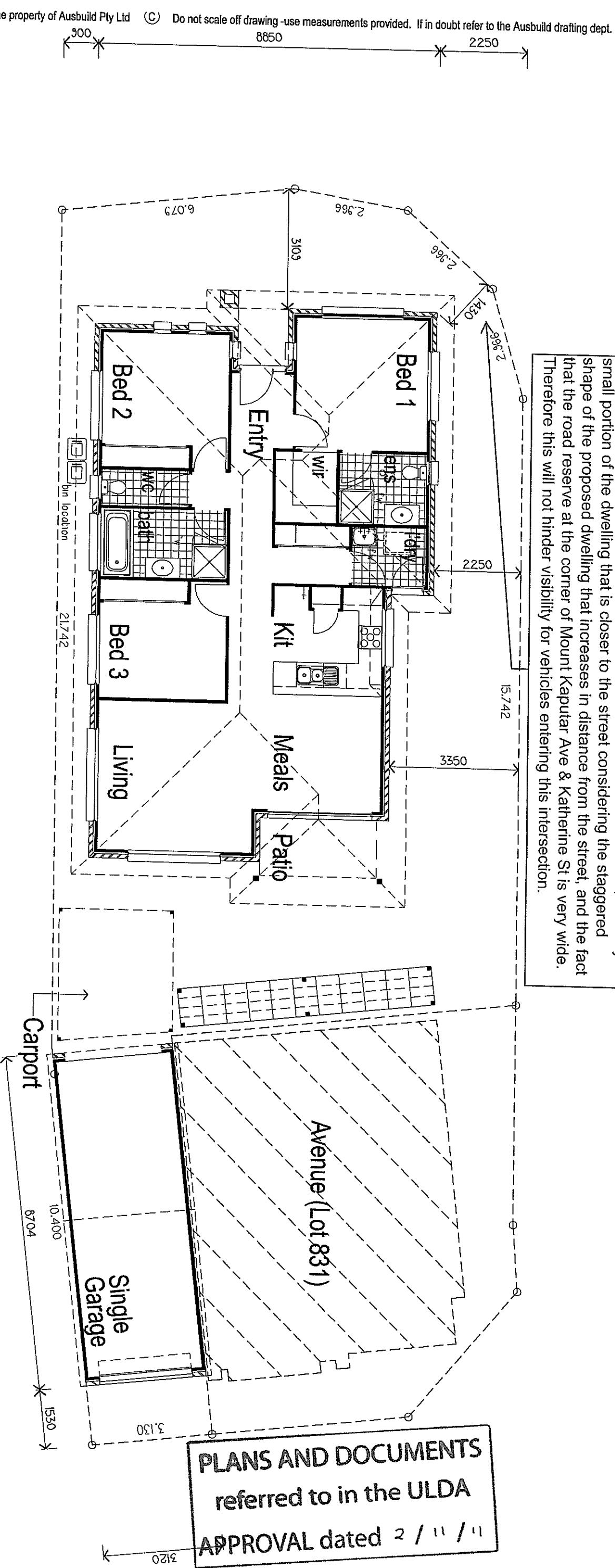
5. Colorbond custom-ord' metal roof sheeting at pitch fixed in accordance with _____ manufacturers specification (balcony roof only)

balcony roof to be fixed under main-roof fascia & gutter. main roof gutter to have 'knock-outs' to allow roof-water to run across balcony roof then to downpipe

garage of neighbouring dwelling

Right Side Elevation

The side setback on a secondary frontage of a 12.5M wide allotment is 1.5M.
Considering that that proposed 1.43M is below the recommended setback, it is only a small portion of the dwelling that is closer to the street considering the staggered shape of the proposed dwelling that increases in distance from the street, and the fact that the road reserve at the corner of Mount Kaputar Ave & Katherine St is very wide. Therefore this will not hinder visibility for vehicles entering this intersection.



This drawing shall not be reproduced in any manner and shall remain the property of Ausbuild Pty Ltd

(C) Do not scale off drawing - use measurements provided. If in doubt refer to the Ausbuild drafting dept.

AREA CALCULATIONS

Ground Floor Area	112.03sqm
Garage Area	27.05sqm
Porch Area	3.10sqm
Patio Area	6.42sqm
Carport Area	9.72sqm
Total Area	158.32sqm

Site Cover as per QDC 55.7%

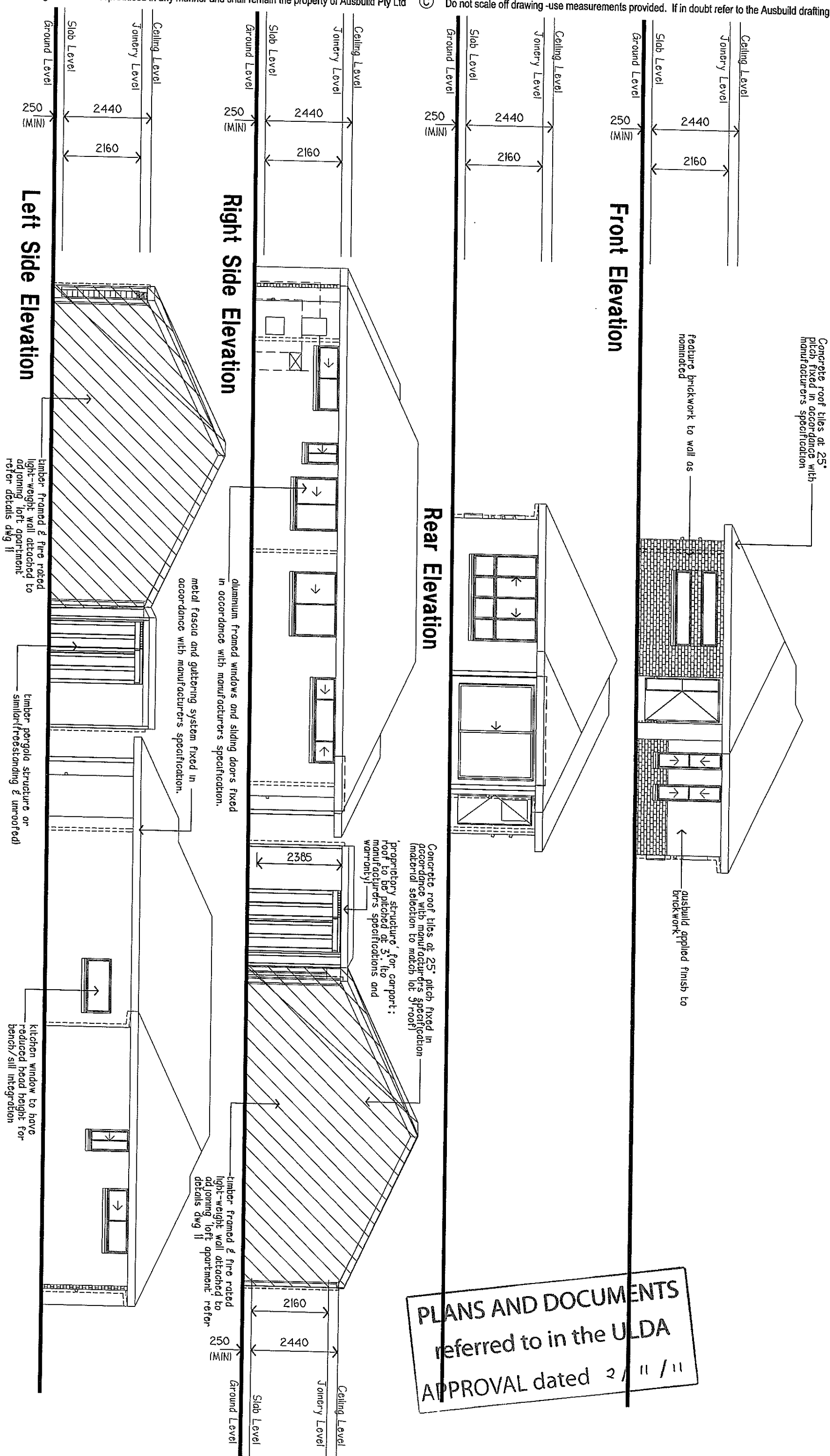
AUSBUILD Building with you		PO Box 246 Capalaba Qld 4157 Telephone (07) 3245 0800 Facsimile (07) 3245 0671 Web : www.ausbuild.com.au		Client Ausbuild	Job Address Lot 830 Fitzgibbon, Qld 4018 Fitzgibbon Chase (5)	Specification Ambassador	Site Description Lot No : Lot 830 RPD : DA Parish of : Nundah County of : Stanley Land Area: 284sqm.		Local Authority Brisbane C.C.	Scale 1 : 100	Drawing No. 1 of 2	Site Cover as per QDC 55.7%		
URBANE													APPENDIX "E" URBANE DWELLINGS PAGE 1 of 12 2/9/11	
Floor Plan													A.mt. Date Description	

Front Elevation

Rear Elevation

Right Side Elevation

Left Side Elevation



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11



PO Box 246
Capalaba Qld 4157
Telephone (07) 3245 0600
Facsimile (07) 3245 0671
Web : www.ausbuild.com.au

Client
Ausbuild

Job Address
**Lot 830
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)**

Specification
Ambassador

Site Description
Lot No : Lot 830
RPD : DA
Parish of : Nundah
County of : Stanley
Land Area: 284sqm.

Local Authority
Brisbane C.C.

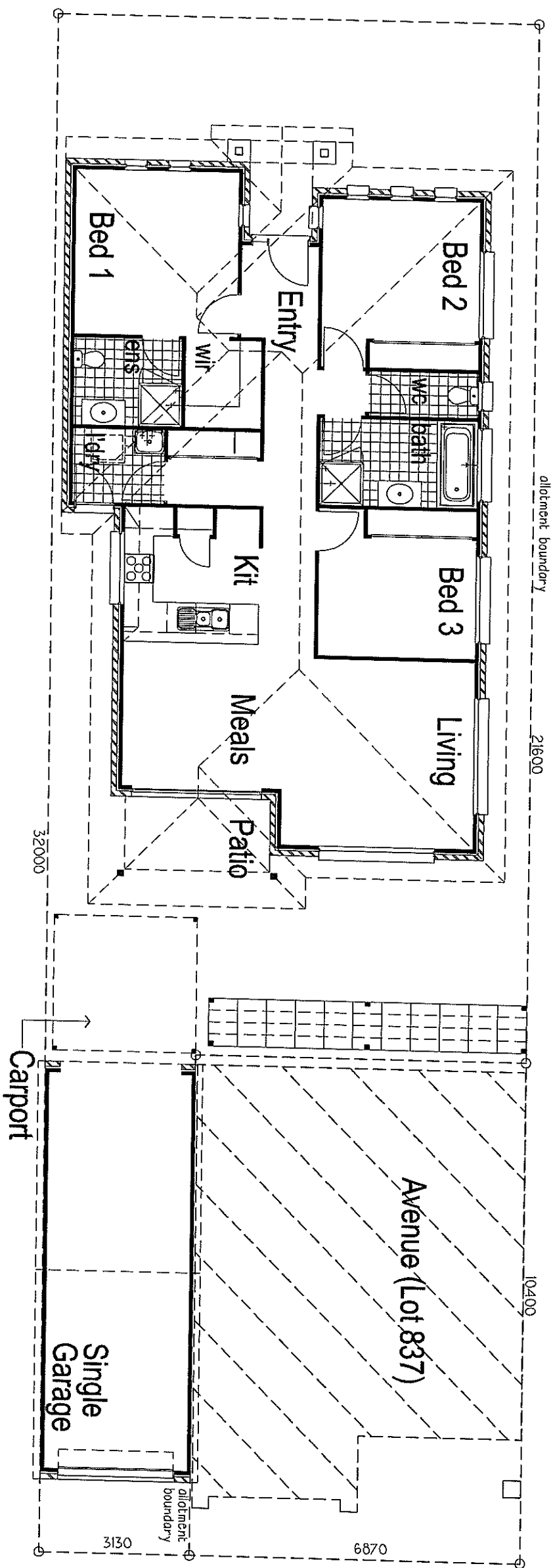
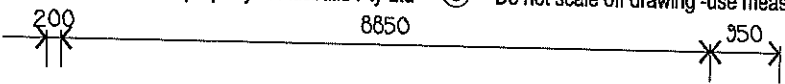
Drawn
CraigB 01/9/11

Scale
1 : 100

Drawing No.
2 of 2

Elevations

A.m.	Date	Description



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11



AREA CALCULATIONS	
Ground Floor Area	112.03sqm
Garage Area	27.05sqm
Porch Area	3.10sqm
Patio Area	6.42sqm
Carpport Area	8.38sqm
Total Area	156.98sqm

Site Cover as per ODC 63%

AUSBUILD

Building with you

PO Box 246
Capalaba Qld 4157
Telephone (07) 3245 0800
Facsimile (07) 3245 0871
Web : www.ausbuild.com.au

Client
Ausbuild

Job Address
**Lot 836
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)**

Specification
Ambassador

Site Description
Lot No : Lot 836
RPD : DA
Parish of : Nundah
County of : Stanley
Land Area: 248sqm.

Local Authority
Brisbane C.C.
Drawn
CraigB-01/9/11

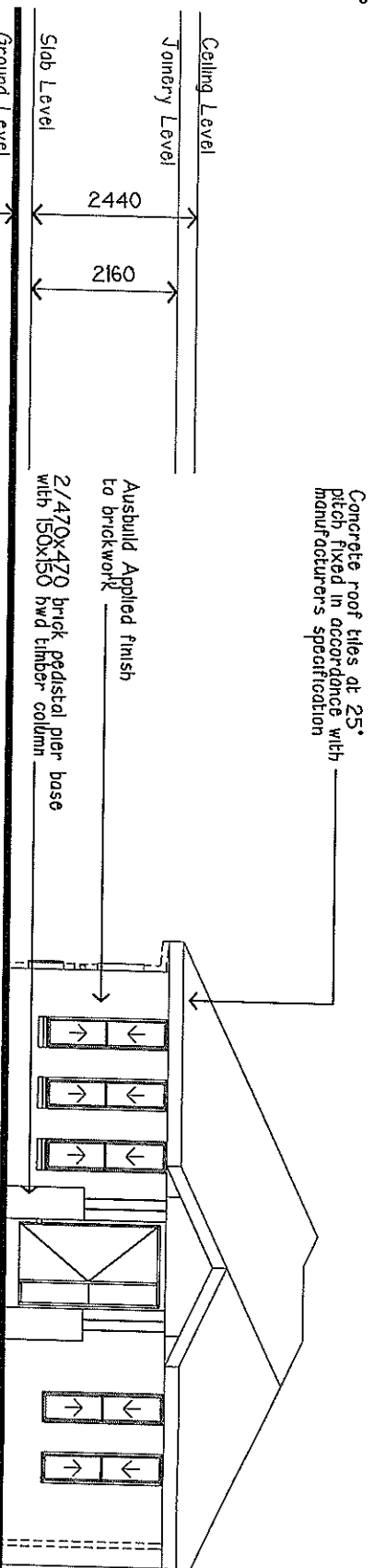
Ext.
0634

Scale
1 : 100
Wind Category
W33N/N2

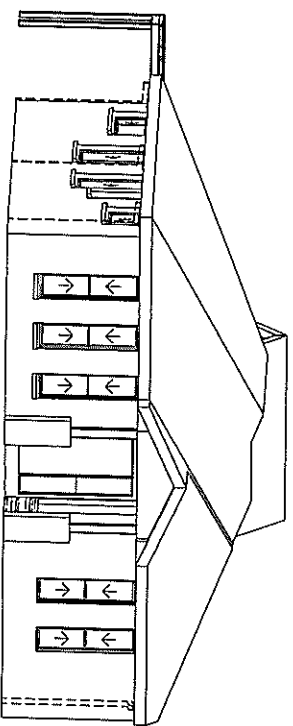
Drawing No.
1 of 2
Job No.

Floor Plan

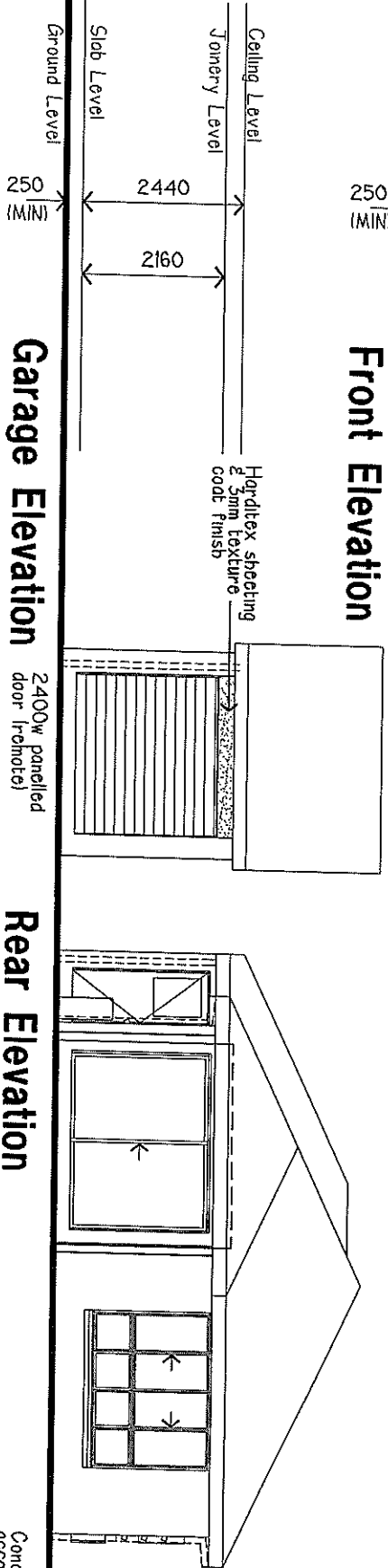
Amt.	Date	Description



Concrete roof tiles at 25° pitch fixed in accordance with manufacturers specification



Front Elevation

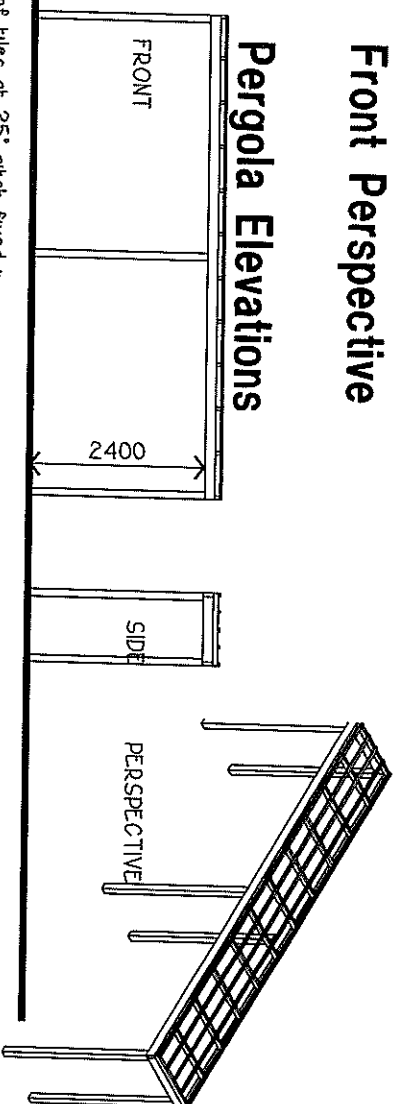


2400w panelled
door (remote)

Rear Elevation

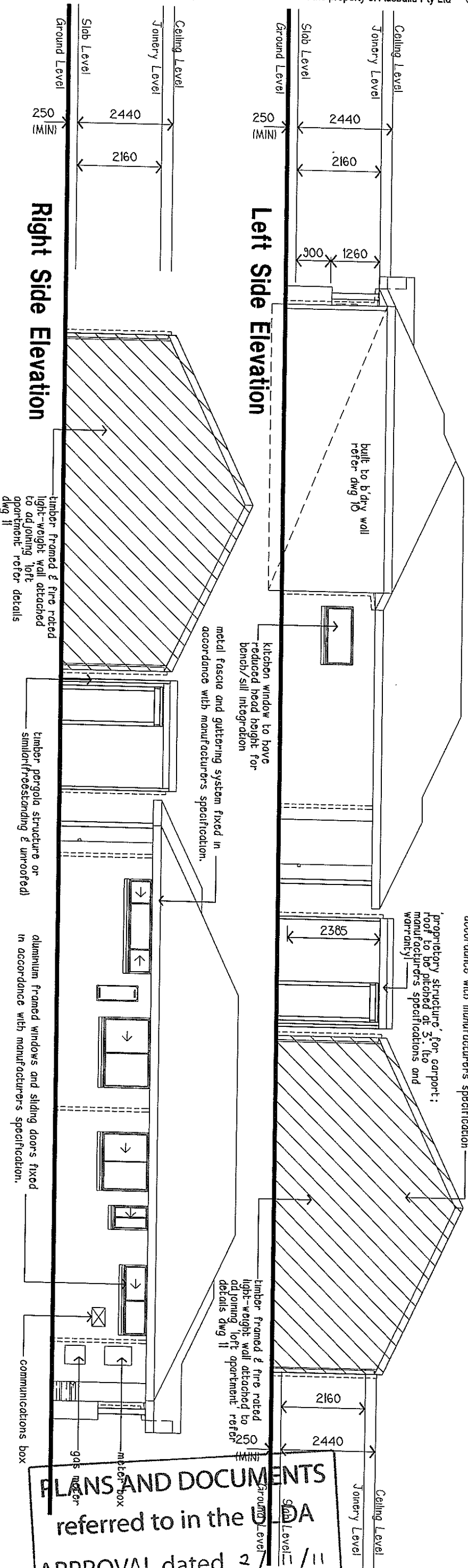
Front Perspective

Pergola Elevations



Concrete roof tiles at 25° pitch fixed in accordance with manufacturers specification

proprietary structure' for carport;
roof to be pitched at 3:1 to
manufacturers specifications and
warranty. _____



Left Side Elevation

Right Side Elevation

—timber framed & fire rated
light-weight wall attached
to adjoining 10ft
apartment refer details
dwg 11

— kitchen window to have reduced head height for bench/sill integration

metal fascia and guttering system fixed in accordance with manufacturers specification.

timber pergola structure or similar (freestanding & unroofed)

aluminum framed windows and sliding doors fixed in accordance with manufacturers specification.

—timber framed & fire rated
light-weight wall attached to
adjoining 'loft apartment' refer
details dwg 11

PLANS AND DOCUMENTS
referred to in the UDA

APPROVAL dated 27

AUSBUILD
Building with you

PO Box 246
Capalaba Qld 4157
Telephone (07) 3245 0600
Facsimile (07) 3245 0671
Web: www.ausbuid.com.au

Client

Ausbild

Job Address
Lot 836
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification
Ambassador

Site Description	
Lot No :	Lot 836
RPD :	DA
Parish of :	Nundah
County of :	Stanley
Land Area:	248sqm.

Local Authority
Brisbane C.C.

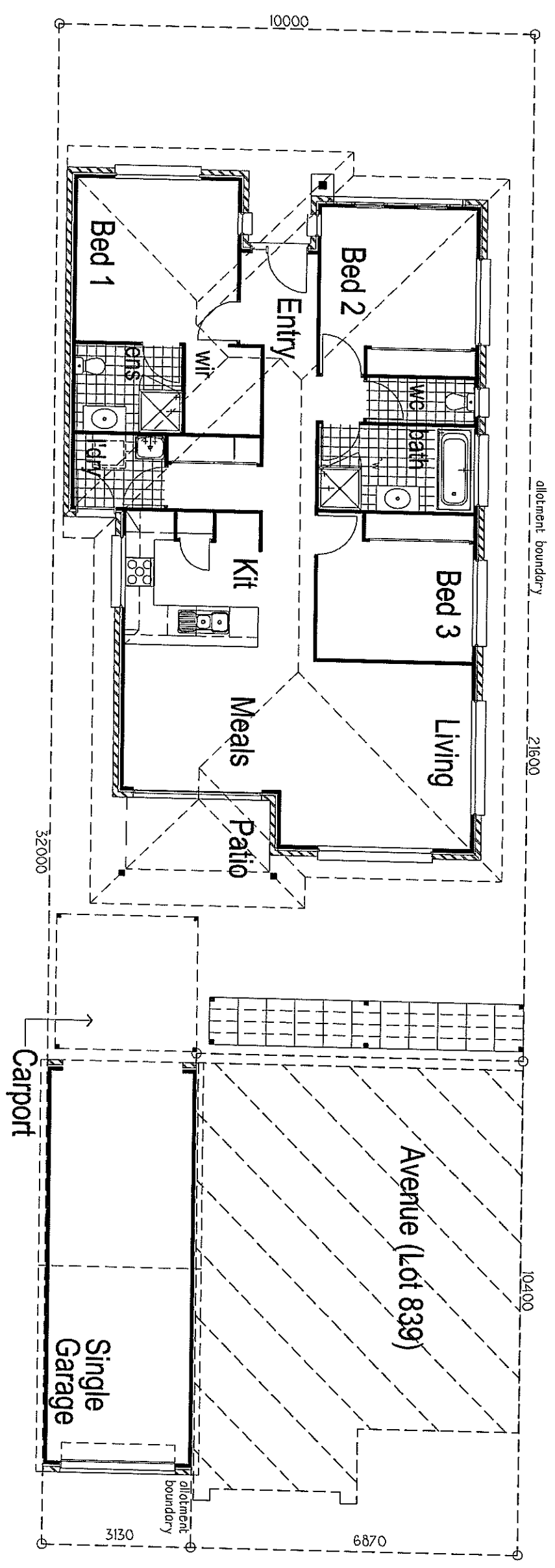
<u>Drawn</u>	<u>Ext.</u>
CraigB-01/9/11	0634

<u>Scale</u>	<u>Drawing No.</u>
1:100	2 of 2

<u>Wind Category</u> W33N/N2	<u>Job No.</u>
---------------------------------	----------------

Elevations

A'mt.	Date	Description
-------	------	-------------



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

AREA CALCULATIONS

Ground Floor Area	112.03sqm
Garage Area	27.05sqm
Porch Area	2.15sqm
Patio Area	6.42sqm
Carport Area	8.38sqm
Total Area	156.03sqm

Site Cover as per ODC 63%



AUSBUILD

Building with you

PO Box 246
Capalaba Qld 4157
Telephone (07) 3245 0600
Facsimile (07) 3245 0671
Web : www.ausbuild.com.au

Client
Ausbuild

Job Address
Lot 838
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification
Ambassador

Site Description
Lot No : Lot 838
RPD : SP 242253
Parish of : Nundah
County of : Stanley
Land Area: 249sqm.

Local Authority
Brisbane C.C.

Scale
1 : 100

Drawing No.
1 of 2

Drawn
Craig B. 01/09/11

Ext.
0634

Wind Category
W33N/N2

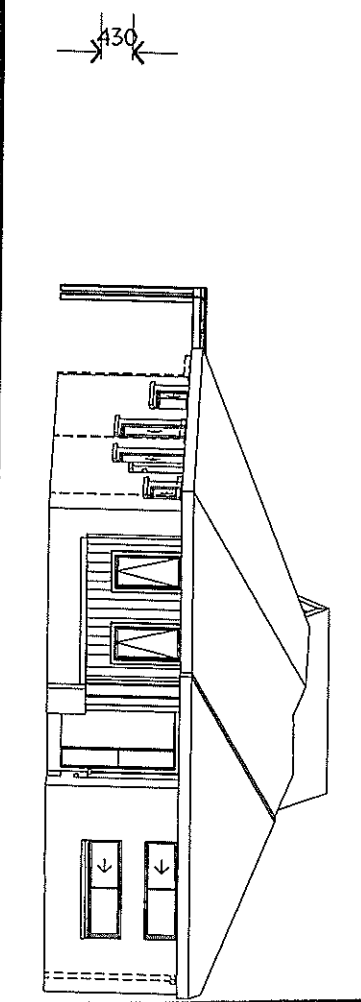
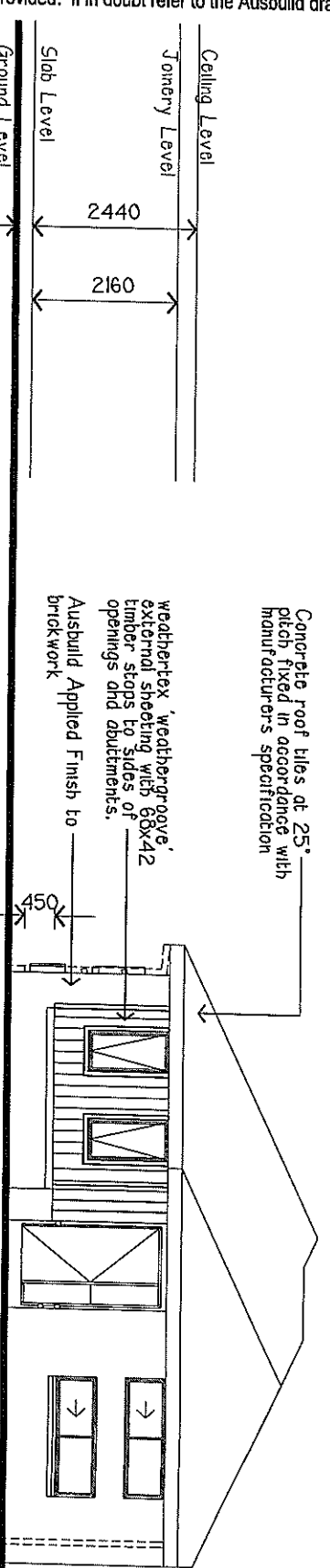
Job No.

URBANE

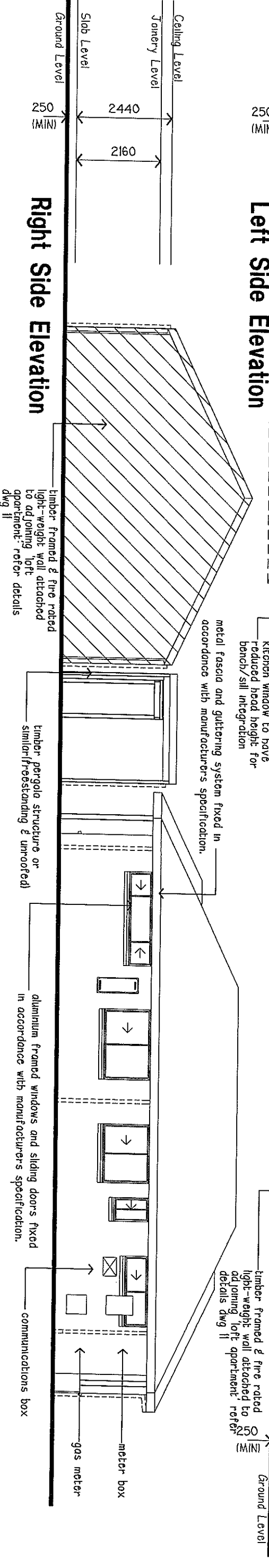
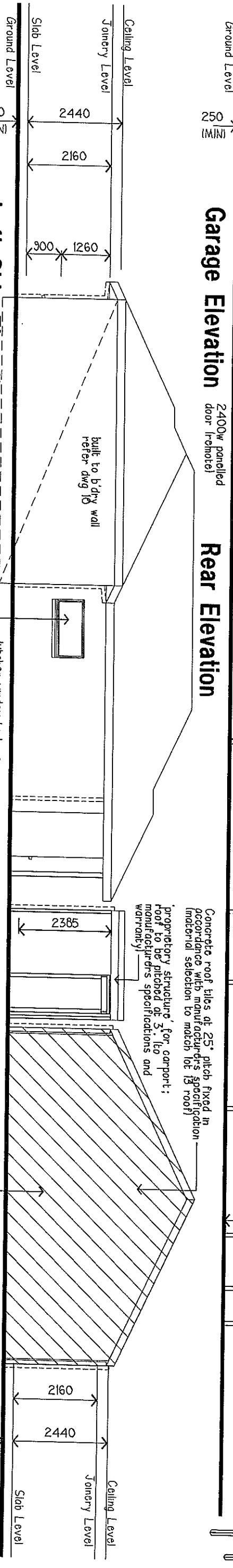
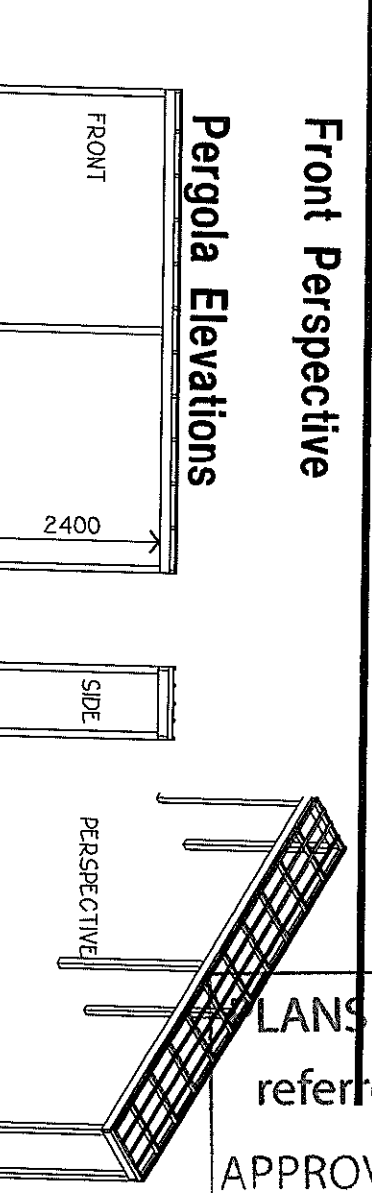
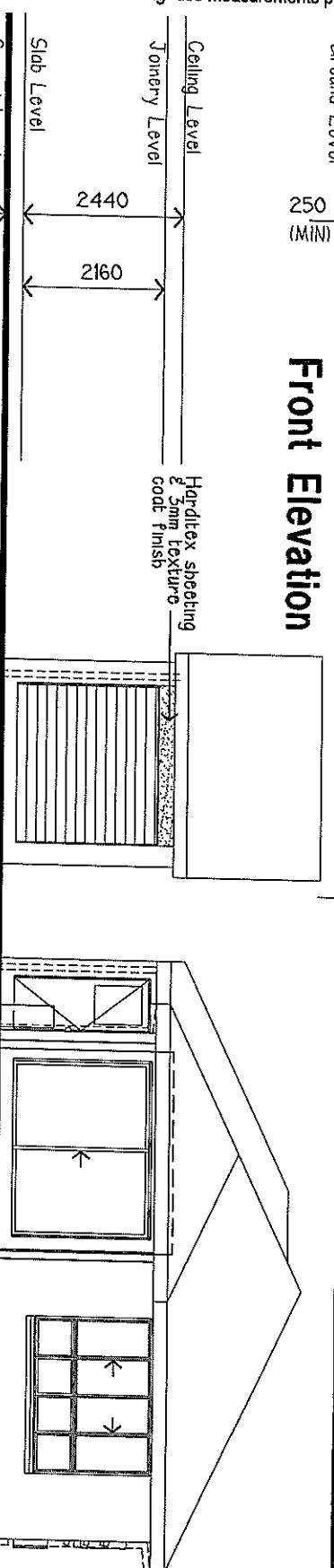
APPENDIX "E" URBANE DWELLINGS PAGE 5 of 12 2/9/11

Floor Plan

Amt.	Date	Description



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11



AUSBUILD
Building with you

PO Box 246
Canberra Qld 4157
Telephone (07) 3245 0800
Facsimile (07) 3245 0671
Web: www.ausbuild.com.au

Client
Ausbuild

Job Address
Lot 838
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification
Ambassador

Site Description
Lot No: Lot 838
RPD: SP 242233
Parish of: Nundah
County of: Stanley
Land Area: 249sqm.

Local Authority
Brisbane C.C.

Scale
1 : 100

Drawing No.
2 of 2

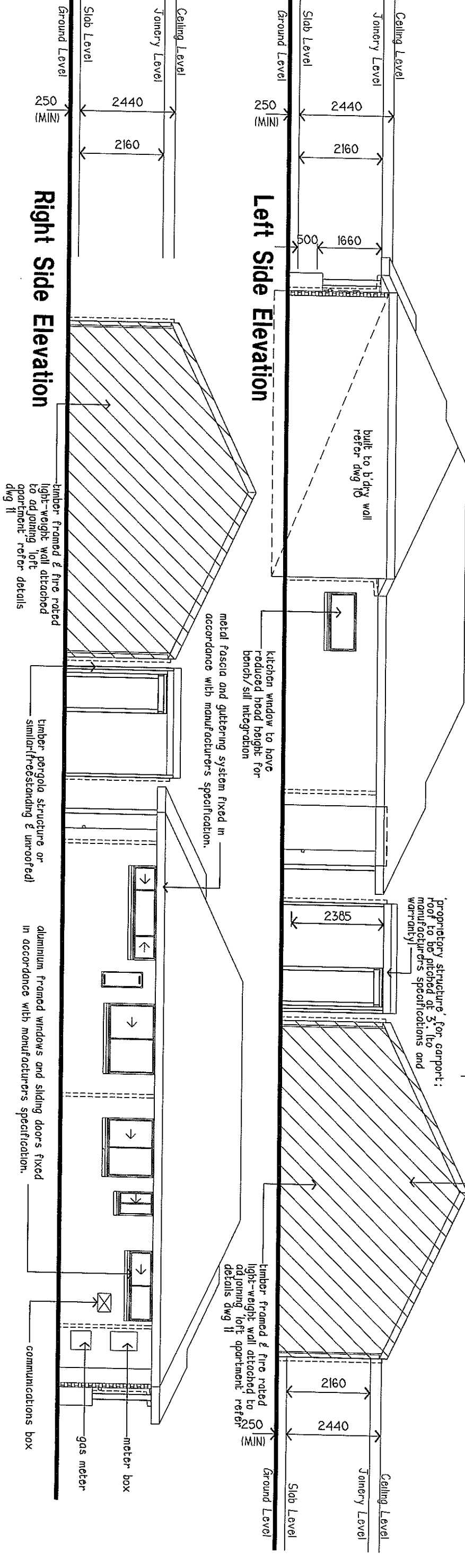
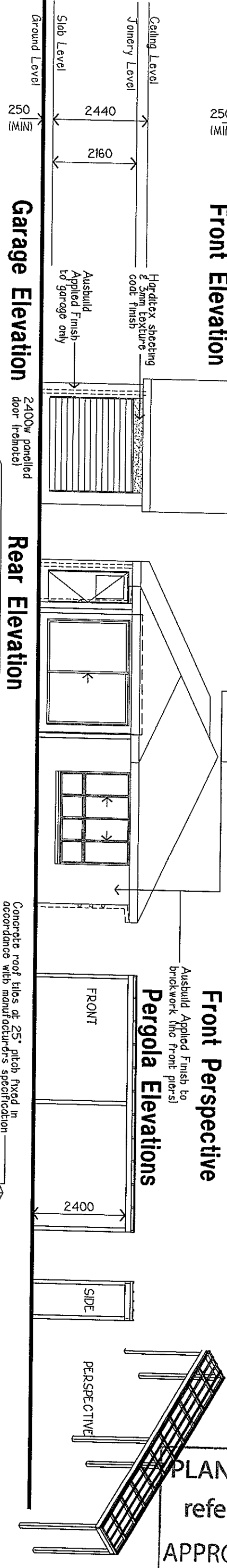
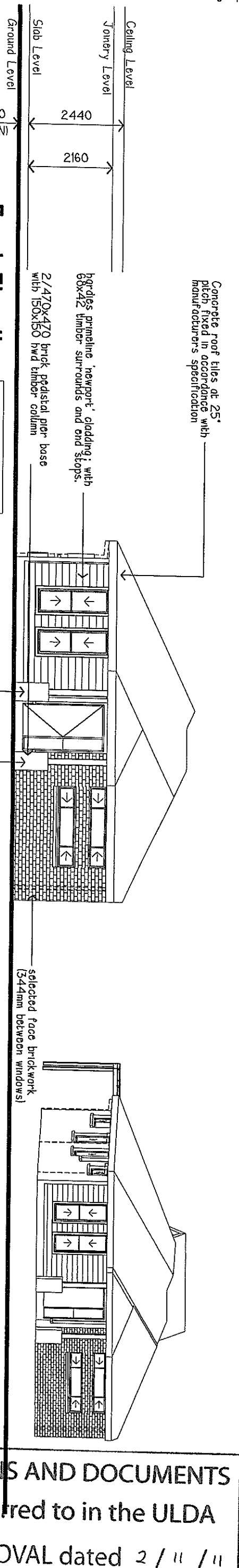
Drawn
Craig B. 01/09/11

Ext.
0634

Wind Category
W33N/N2

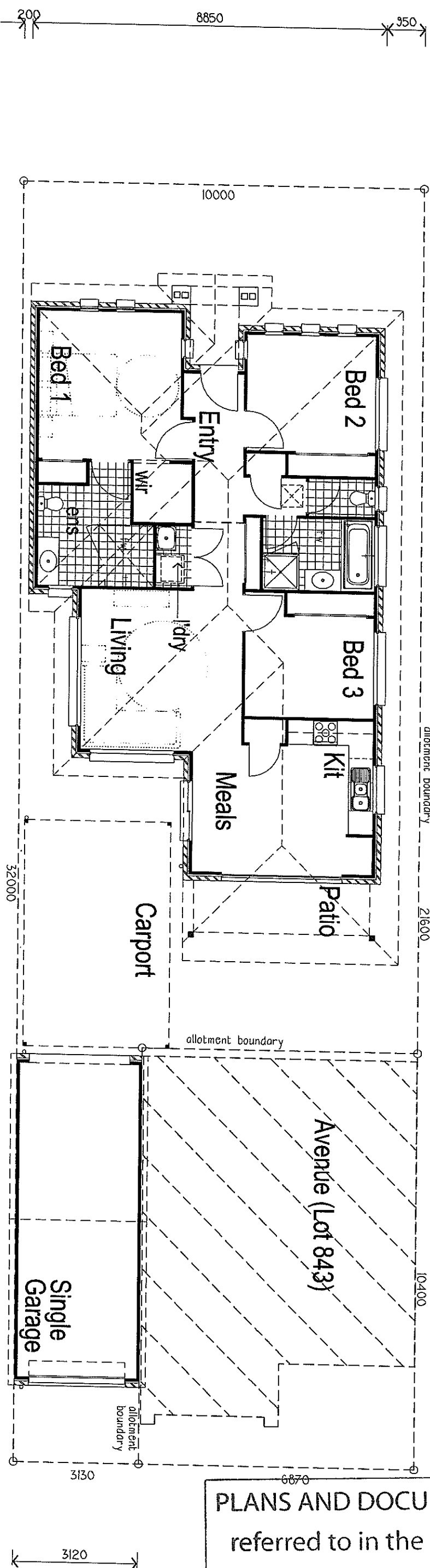
Job No.

Elevations



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

AUSBUILD Building with you		PO Box 246 Capalaba Qld 4157 Telephone (07) 3245 0800 Facsimile (07) 3245 0671 Web : www.ausbuild.com.au		Client Ausbuild		Job Address Lot 840 Fitzgibbon, Qld 4018 Fitzgibbon Chase (5)		Specification Ambassador		Site Description Lot No : Lot 840 RPD : DA Parish of : Nundah County of : Stanley Land Area: 248sqm.		Local Authority Brisbane CC		Scale 1 : 100		Drawing No. 2 of 2	
URBANE										Drawn CraigB_01/019/11		Ext. 0674		Wind Category W33N/N2		Job No.	
Elevations																	
Amt. Date Description																	



AREA CALCULATIONS

Ground Floor Area	107.51sqm
Garage Area	25.86sqm
Porch Area	2.00sqm
Patio Area	7.65sqm
Carport Area	20.90sqm
Total Area	163.92sqm

Site Cover as per QDC 66.1%

[illegible]

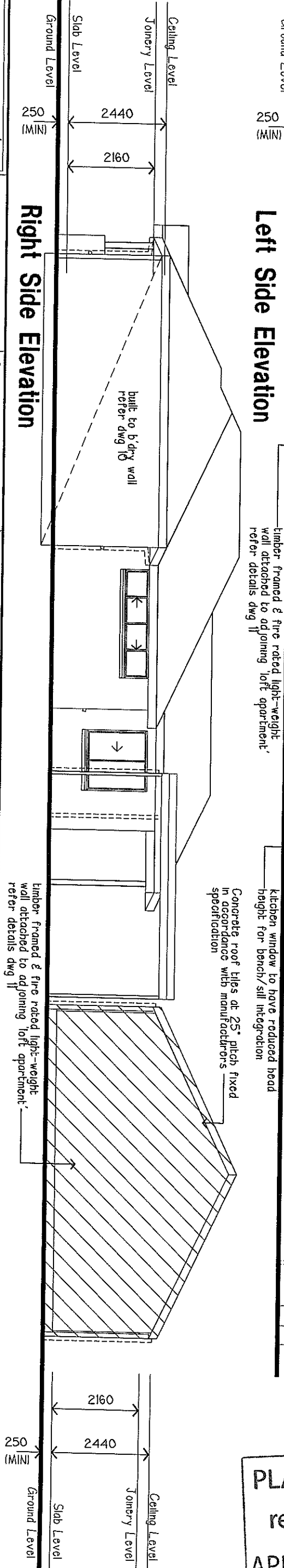
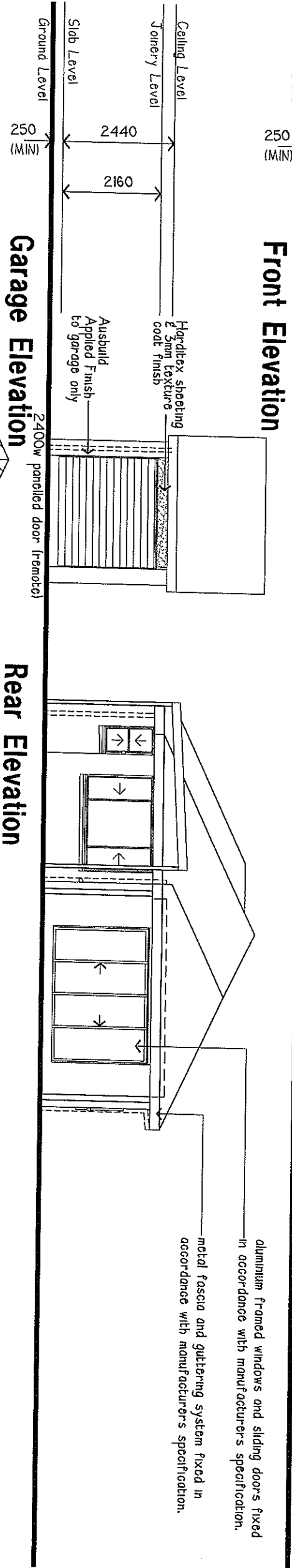


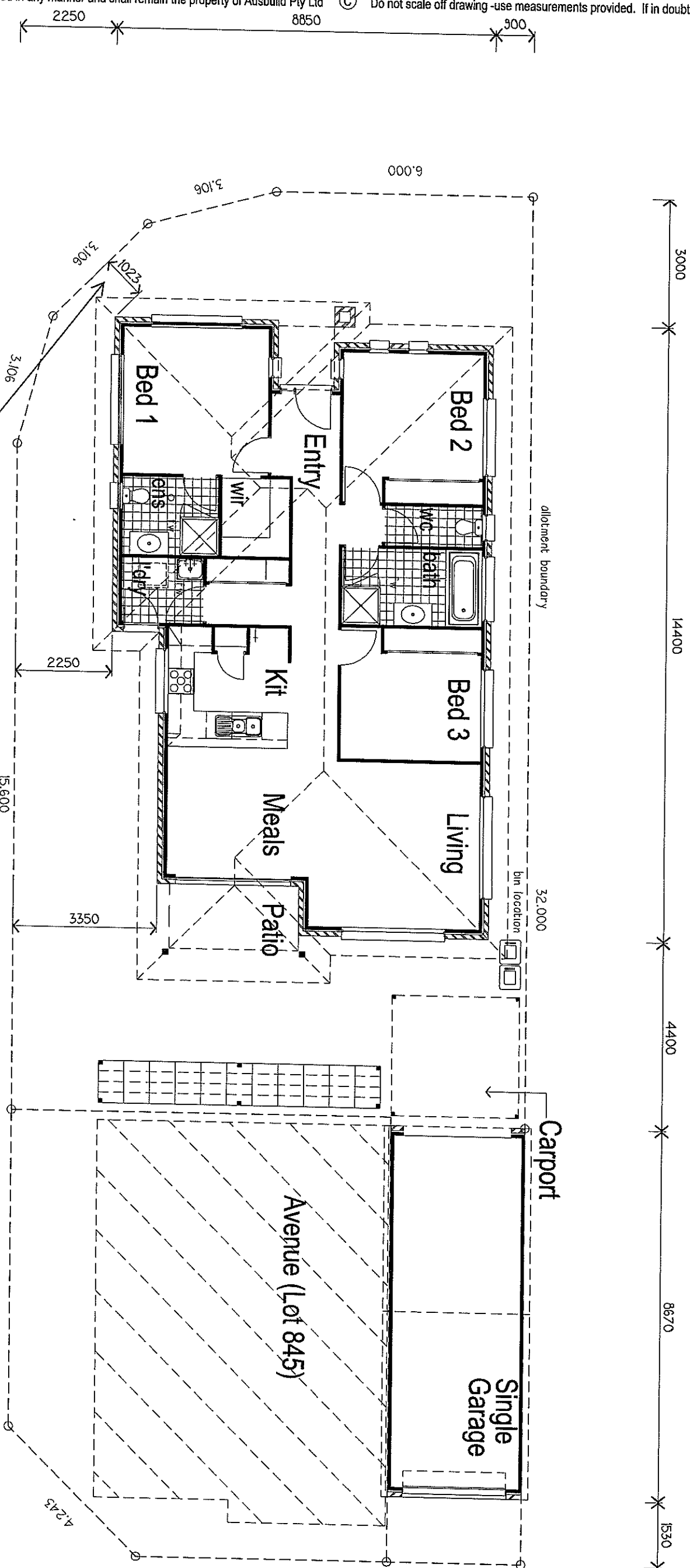
Diagram showing the vertical levels of the building:

- Ground Level
- Slab Level
- Jomery Level
- Ceiling Level

Distances:

- Ground Level to Slab Level: 250 (MIN)
- Slab Level to Jomery Level: 2160
- Jomery Level to Ceiling Level: 2440

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11



The side setback on a secondary frontage of a 12.5M wide allotment is 1.5M. Considering that that proposed 1.023M is below the recommended setback, it is only a small portion of the dwelling that is closer to the corner truncation. Considering the staggered shape of the proposed dwelling that increases in distance from the secondary frontage, and the fact that Simpson is not a main thoroughfare. Therefore this will not hinder visibility for vehicles entering this intersection.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

AREA CALCULATIONS	
Ground Floor Area	112.03sqm
Garage Area	27.05sqm
Porch Area	3.10sqm
Patio Area	6.42sqm
Carport Area	8.38sqm
Total Area	156.98sqm

Site Cover as per QDC 55.5%

AUSBUILD

Building with you

PO Box 246

Capalaba Qld 4157

Telephone (07) 3245 0800

Facsimile (07) 3245 0871

Web : www.ausbuild.com.au

Client

Ausbuild

Job Address

Lot 844

Fitzgibbon, Qld 4018

Fitzgibbon Chase (5)

Specification

Ambassador

Site Description

Lot No : Lot 844

RPD : DA

Parish of : Nundah

County of : Stanley

Land Area: 283sqm.

Local Authority

Brisbane C.C.

Drawn

CraigB_01/9/11

Ext.

0634

Wind Category

W33/NZ

Job No.

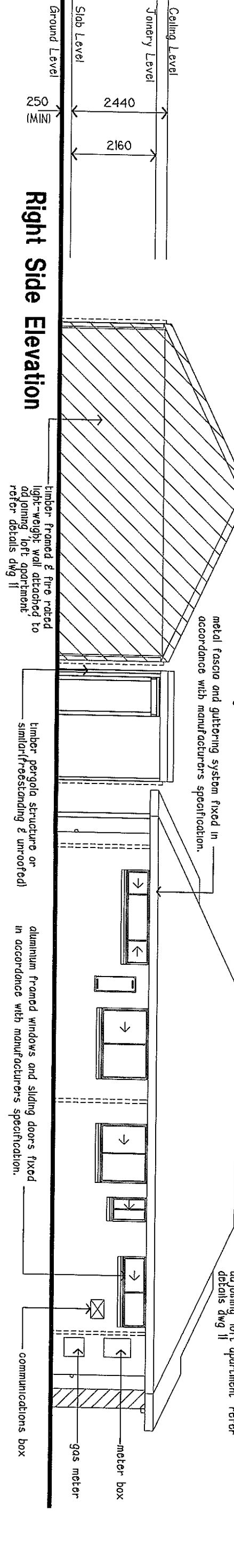
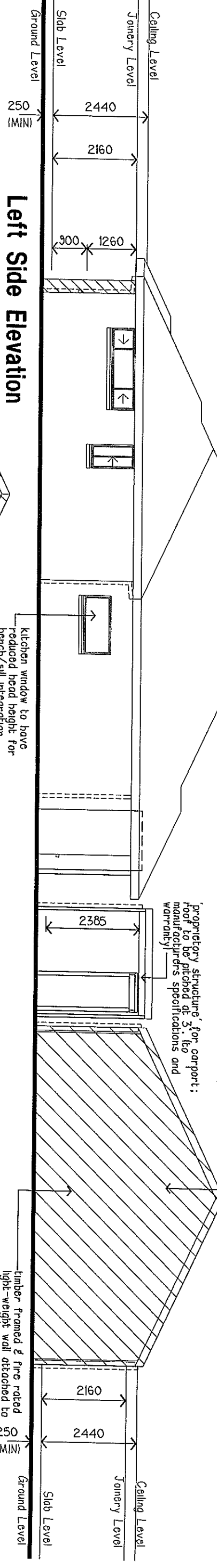
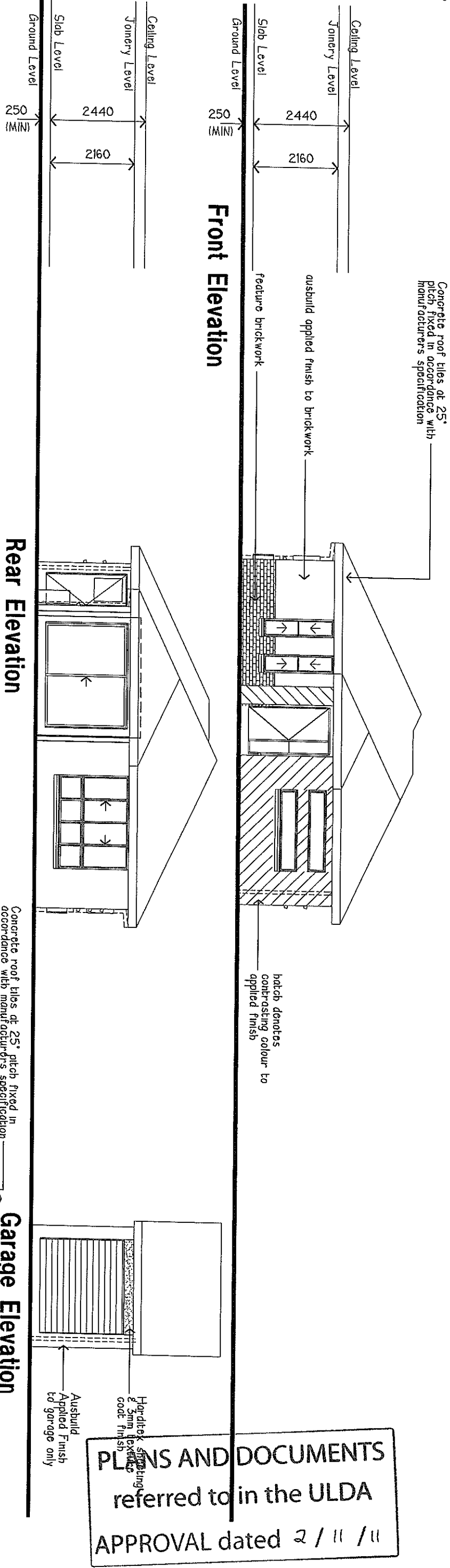
Scale

1 : 100

Drawing No.

1 of 2

A. m.	Date	Description



AUSBUILD

Building with you

PO Box 246

Capalaba Qld 4157

Telephone (07) 3245 0600

Facsimile (07) 3245 0671

Web : www.ausbuild.com.au

Client

Ausbuild

Job Address

Lot 844

Fitzgibbon, Qld 4018

Fitzgibbon Chase (5)

Specification

Ambassador

Site Description

Lot No : Lot 844

RPD : DA

Parish of : Nundah

County of : Stanley

Land Area: 283sqm.

Local Authority

Brisbane C.C.

Scale

1 : 100

Drawing No.

2 of 2

Drawn

CraigB_01/9/11

Ext.

0634

Wind Category

W33N/NZ

Tab No.

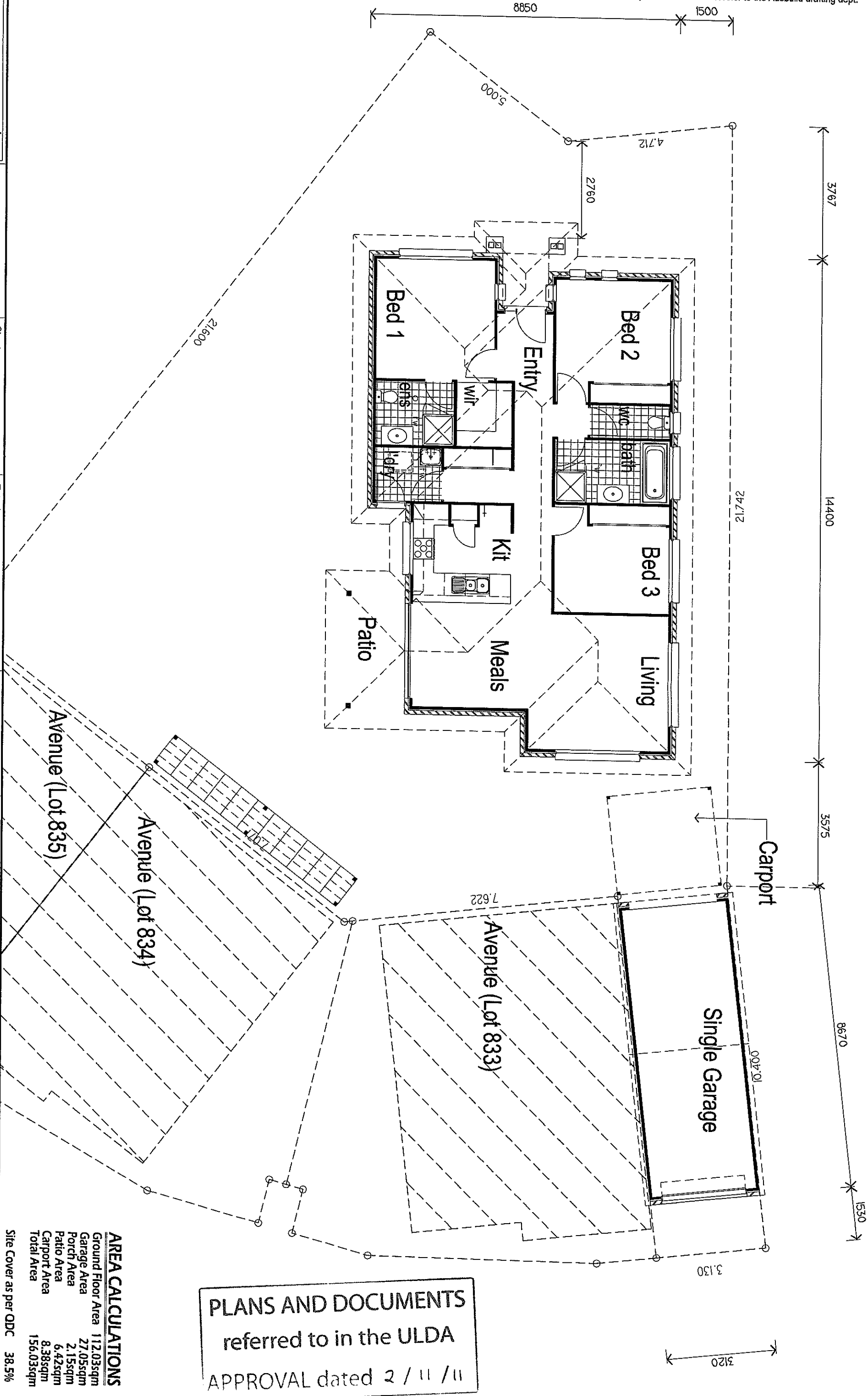
Elevations

A.m.l. Date

Description

APPENDIX "E" URBANE DWELLINGS PAGE 12 of 12 2/9/11

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 2 / 11 / 11



AUSBUILD
Building with you

PO Box 246
Canabla Qld 4157
Telephone (07) 3245 0800
Facsimile (07) 3245 0871
Web : www.ausbuild.com.au

Client
Ausbuild

Job Address
**Lot 832
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)**

Specification
Ambassador

Site Description
Lot No : Lot 832
RPD : DA
Parish of : Nundah
County of : Stanley
Land Area: 405sqm.

Local Authority
Brisbane C.C.

Drawn
CraigB_01/9/11

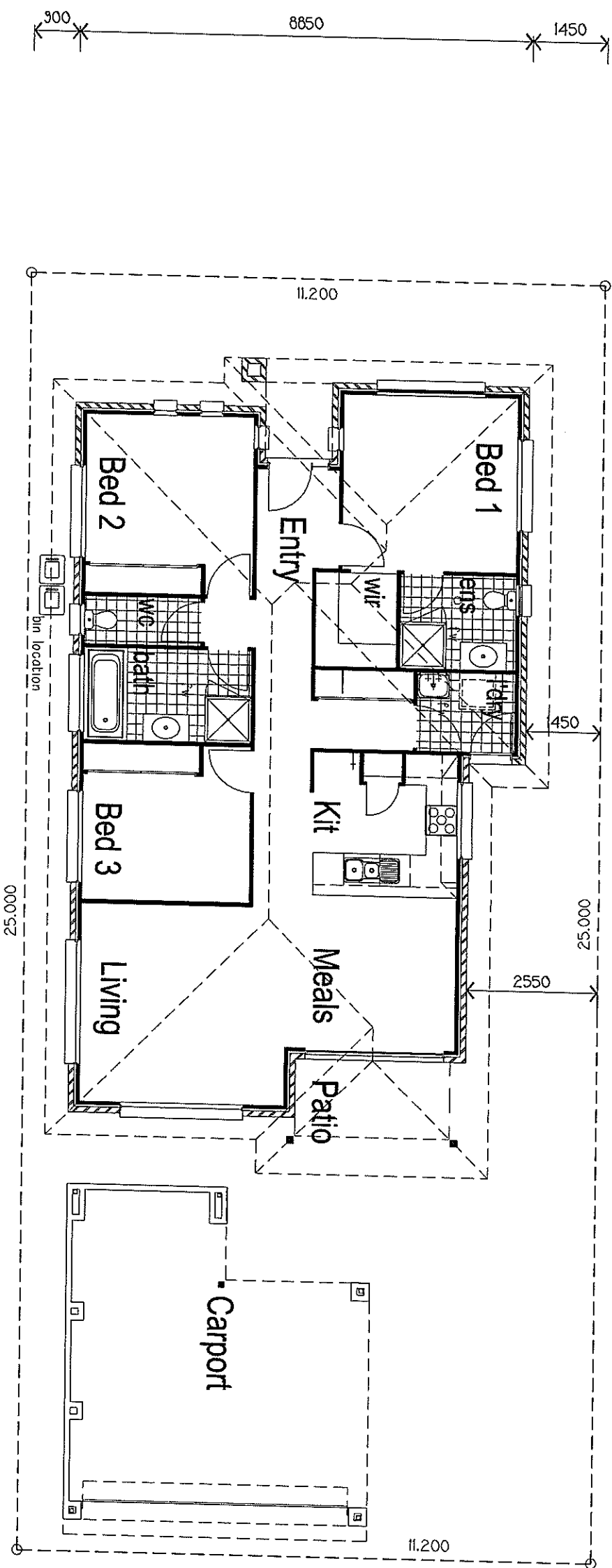
Ext.
0634

Scale
1 : 100

Drawing No.
1 of 2

Floor Plan

A.m.	Date	Description



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 / 11 / 11

AREA CALCULATIONS

Ground Floor Area	112.03sqm
Carport Area	33.38sqm
Porch Area	3.10sqm
Patio Area	6.42sqm
Total Area	154.93sqm

Site Cover as per ODC 55.3%

AUSBUILD Building with you		PO Box 246 Canabala Old 4157 Telephone (07) 3245 0800 Facsimile (07) 3245 0871 Web : www.ausbuild.com.au		Client Ausbuild		Job Address Lot 846 Fitzgibbon, Old 4018 Fitzgibbon Chase (5)		Specification Ambassador		Site Description Lot No : Lot 846 RPD : DA Parish of : Nundah County of : Stanley Land Area: 280sqm.		Local Authority Brisbane C. C.		Scale 1 : 100		Drawing No. 1 of 2			
TYPICAL PLAN												Drawn CraigB_01/9/11		Ext. 0634		Wind Category W33/N12		Job No.	
FLOOR PLAN												A.mt. Date		Description					

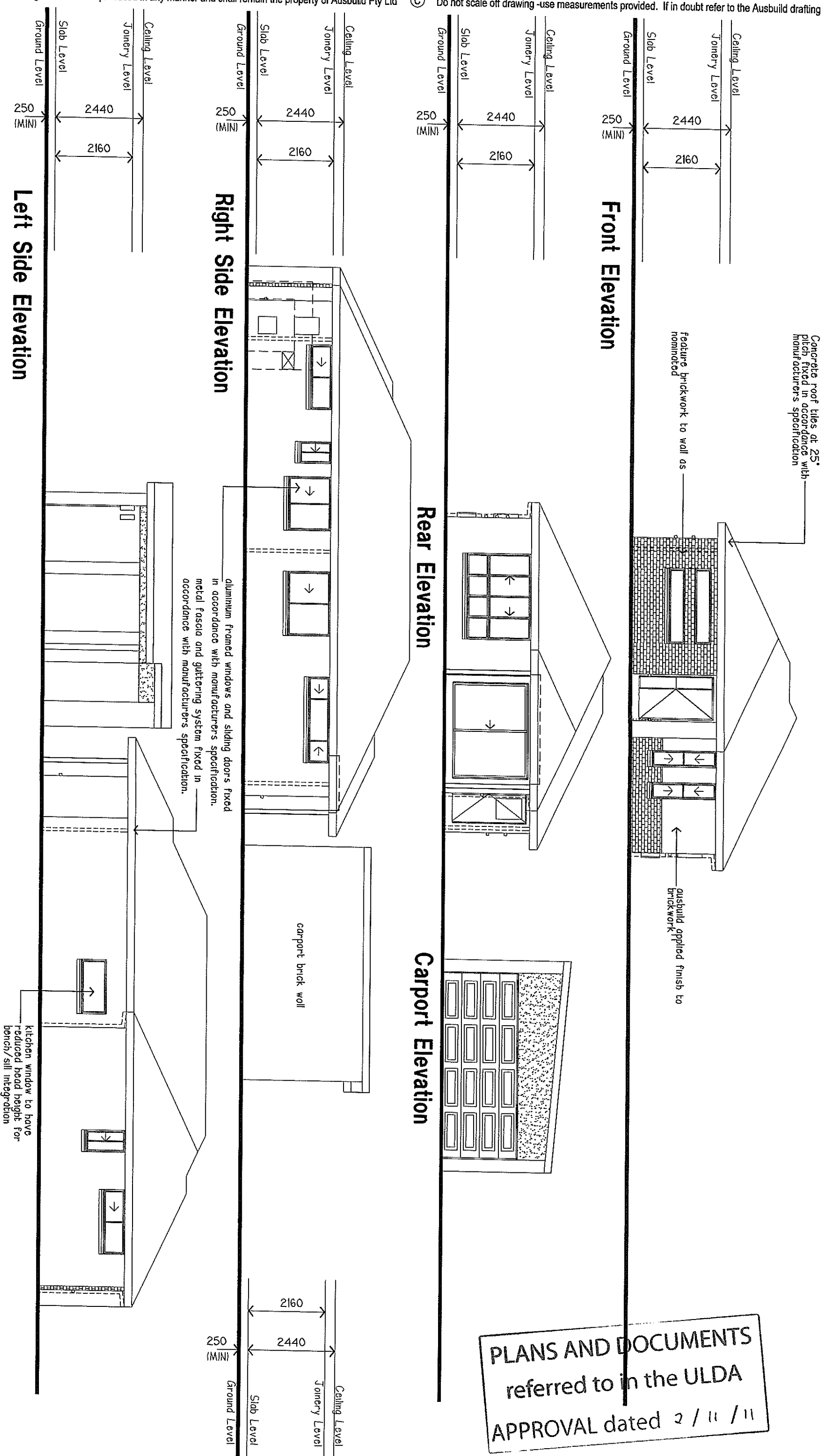
Front Elevation

Rear Elevation

Carport Elevation

Left Side Elevation

Right Side Elevation



PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 2 / 11 / 11

AUSBUILD

Building with you

PO Box 246
Capalaba Qld 4157
Telephone (07) 3245 0600
Facsimile (07) 3245 0671
Web : www.ausbuild.com.au

Client
Ausbuild

Job Address
Lot 846
Fitzgibbon, Qld 4018
Fitzgibbon Chase (5)

Specification
Ambassador

Site Description
Lot No : Lot 830
RPD : DA
Parish of : Nundah
County of : Stanley
Land Area: 280sqm.

Local Authority
Brisbane C.C.

Drawn
CraigB_01/9/11

Ext.
0634

Scale
1 : 100

Drawing No.
2 of 2

Elevations

Amt.	Date	Description