

UPPER FLOOR PLAN

GROUND FLOOR PLAN

AMENDED IN RED
By: Sarah Hampstead
Date: 22/02/2019

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2018/997
Date: 28/02/2019

This approval only relates
to the inclusion of a shop
being an approved land
use on the ground floor
level of lots 4 and 5

Corner Echo

2 STOREY

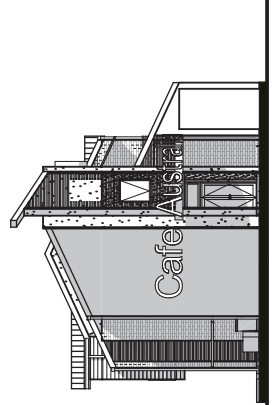
SHP 2
B 1
CAR 1
E 1
1

AREAS (M ²):	
GROUND FLOOR AREAS (M ²):	
INTERNAL SHOP	7.0M ²
CARPOR	32.2M ²
PORCH	18.9M ²
ALFRESCO	2.2M ²
TOTAL	2.5M ²
62.8M ²	
AREAS (M ²):	
FIRST FLOOR AREAS (M ²):	
INTERNAL	56.1M ²
BALCONY	2.5M ²
VOID	4.5M ²
TOTAL	63.1M ²
COMPLIANCE AREAS (M ²):	
PRIVATE OPEN SPACE (POS)	2.5M ²
GROSS FLOOR AREA (GFA)	121.4M ²
COVER AREA	65.4M ²
SITE AREA (M ²) TOTAL	71.8M ²
SITE COVER	92%

NB. SETBACK DIMENSIONS ROUNDED TO THE NEAREST 0.1M

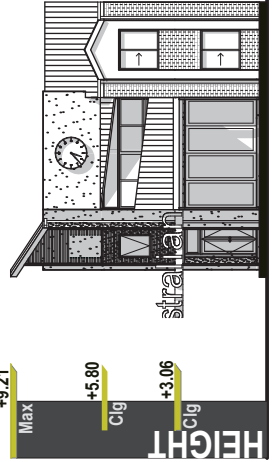
0 1 2 3 4

1:100 SCALE PLAN AT A3
1:200 ELEVATIONS AT A3



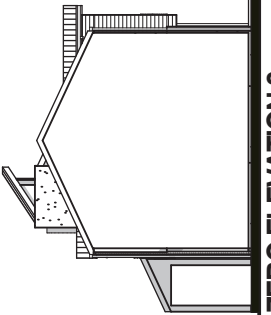
Max +9.21
+5.80 Cig
+3.06 Cig

ZERO ELEVATION 1



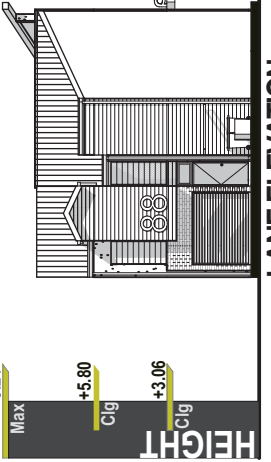
Max +9.21
+5.80 Cig
+3.06 Cig

STREET ELEVATION



Max +9.21
+5.80 Cig
+3.06 Cig

ZERO ELEVATION 2



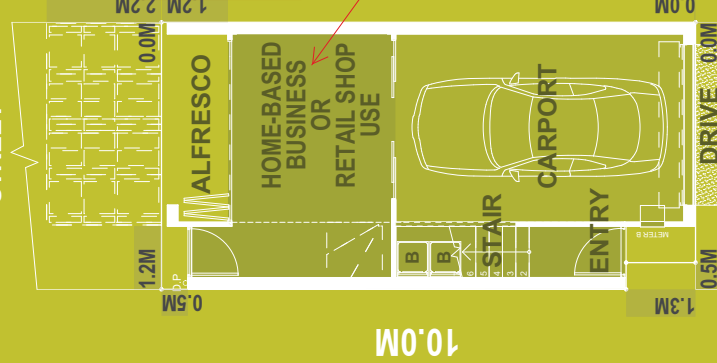
Max +9.21
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+3.06 Cig

LANE ELEVATION

STREET VIEW

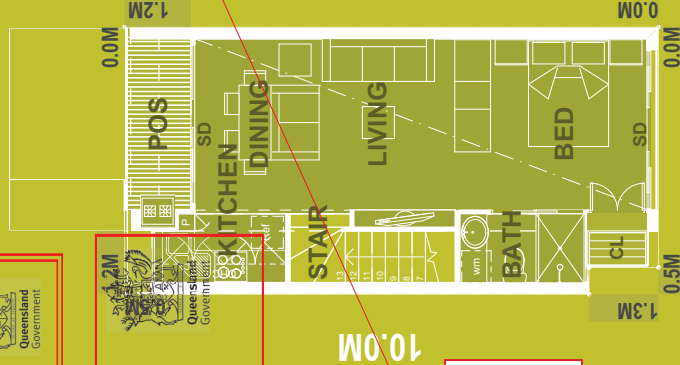
GROUND FLOOR PLAN

STREET



5.0m Echo

UPPER FLOOR PLAN



2 STOREY



AREAS (M²):	
GROUND FLOOR AREAS (M²)	
INTERNAL	5.4M²
SHOP	16.4M²
CARPORT	20.9M²
PORCH	0.4M²
ALFRESCO	4.2M²
TOTAL	47.3M²

AREAS (M²):	
FIRST FLOOR AREAS (M²)	
INTERNAL	38.6M²
BALCONY	5.5M²
VOID	3.4M²
TOTAL	47.5M²

COMPLIANCE AREAS (M²):	
PRIVATE OPEN SPACE (POS)	4.4M²
GROSS FLOOR AREA (GFA)	91.4M²
COVER AREA	47.3M²
SITE AREA (M²) TOTAL	49.3M²
SITE COVER	96%

NSL SETBACK DIMENSIONS ROUNDED TO THE NEAREST 0.1M



1:100 SCALE PLAN AT A3

1:200 ELEVATIONS AT A3

1 BED 1 BTH 1 CAR 1 SHP

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DEVELOPMENT APPROVAL

Approval no: DEV2018/997
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use on the ground floor
level of lot 10

CONCEPT | 5.0M Echo Laneway Entry

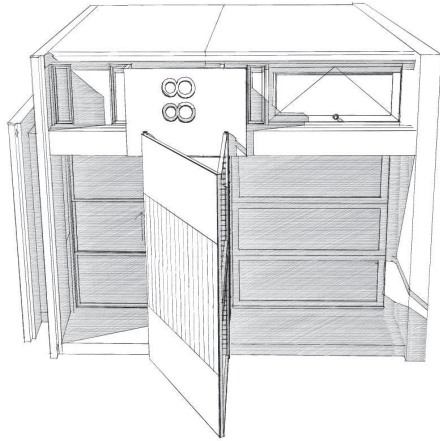
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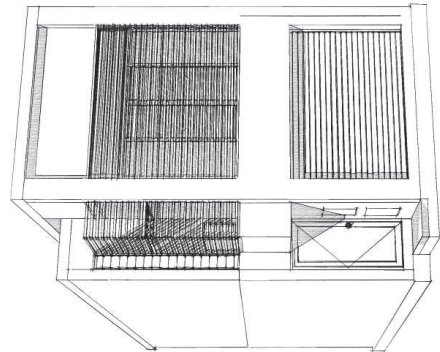
PREPARED BY degenhartSHEDD on 06/09/12

B

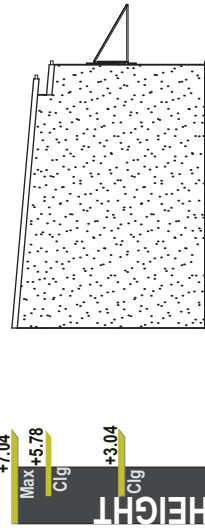
ISSUE C
PROJECT 1300 130 215 OR WWW.MYPALACE.QLD.GOV.AU
CONCEPT PLAN FOR URBAN LAND DEVELOPMENT AUTHORITY



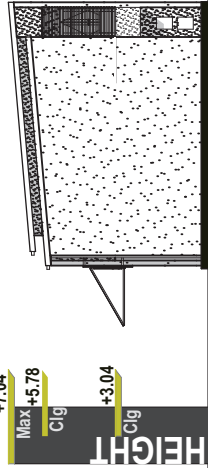
STREET VIEW



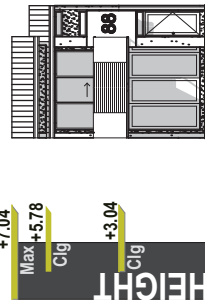
LANEWAY VIEW



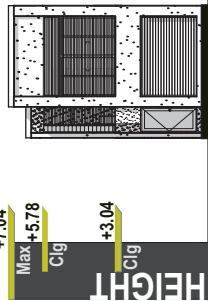
SIDE ELEVATION 1



SIDE ELEVATION 2



STREET ELEVATION



LANE ELEVATION