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6-12 AUSTER STREET, REDLAND BAY
DA 1 - RFI 2_REV E
 17 OCT 2019

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PLANNING SUMMARY

LOT 2-5 , RP75327

SITE AREA: 3541 sqm

DENSITY (TO BE REVIEWED)
comply: 77 apartments per hectare or 1 apartment per 130.3sqm

proposed: 93.2 apartments&villas per hectar

PROPOSED DEVELOPMENT:

TOTAL: 6 VILLA + 27 UNITS

- VILLA 6 X 3 BEDROOM

- UNITS
3 x 2 BEDROOM
2 x 2 BEDROOM + MEDIA
7 X 3 BEDROOM
14 X 3 BEDROOM + MEDIA
1 X 4 BEDROOM + MEDIA

CARPARKS

TOTAL CARS PROVIDED : 73

RESIDENTS CARPARKS = 66 CARS (12 VILLA + 54 UNITS)

VISITOR CARPARKS = 6 CARS

TOTAL LANDSCAPING: 715 m² - 20% INCLUDING GROUND TERRACES EXCLUDING UPPER LEVELS BALCONIES + TILED TERRACES

LANDSCAPE

ON PODIUM: 379 m²

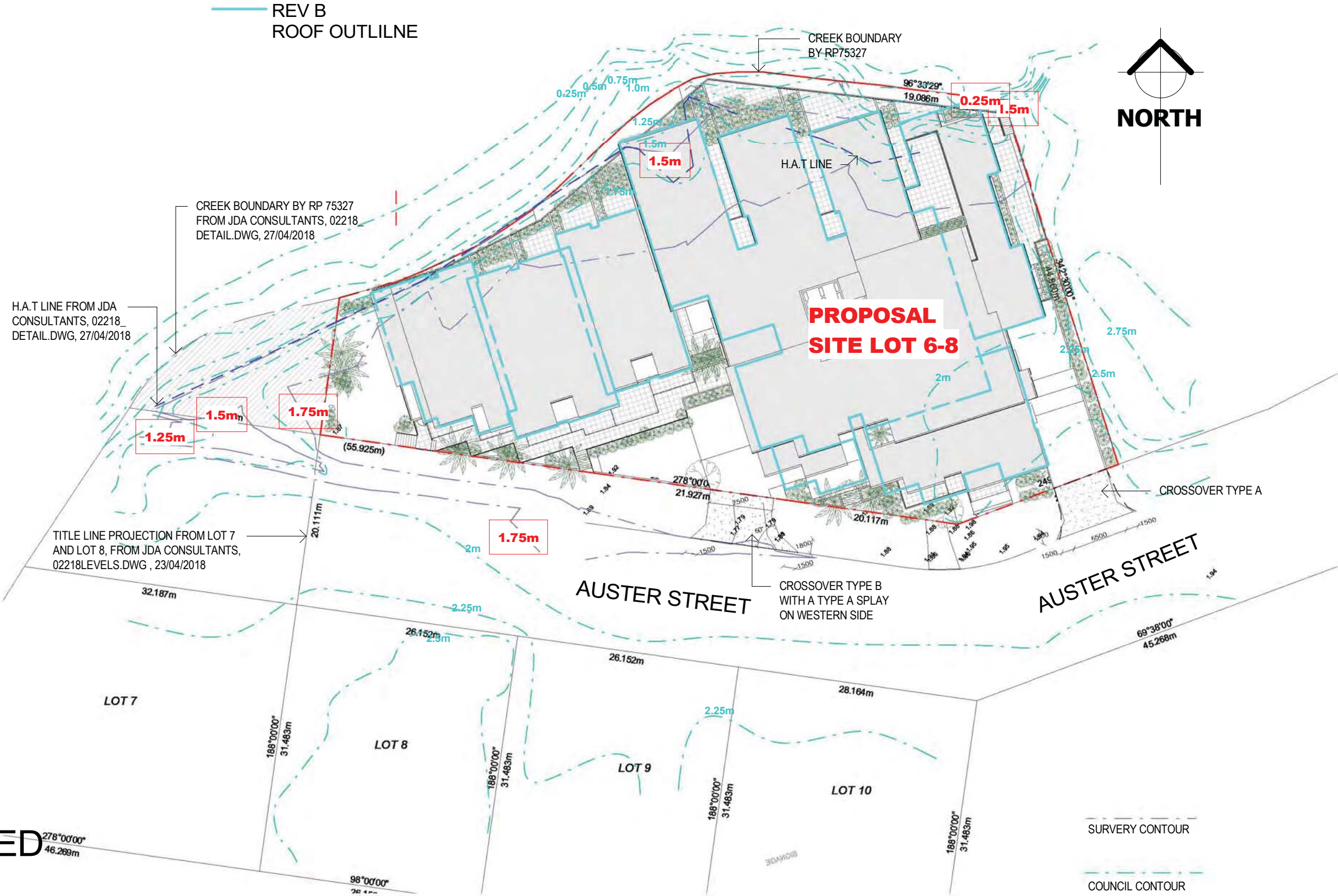
DEEP PLANTING: 336 m²

TOTAL: 715 m²

COMMON REC AREA:
245m² (NGL) + 252m² (GF) = 497 m²

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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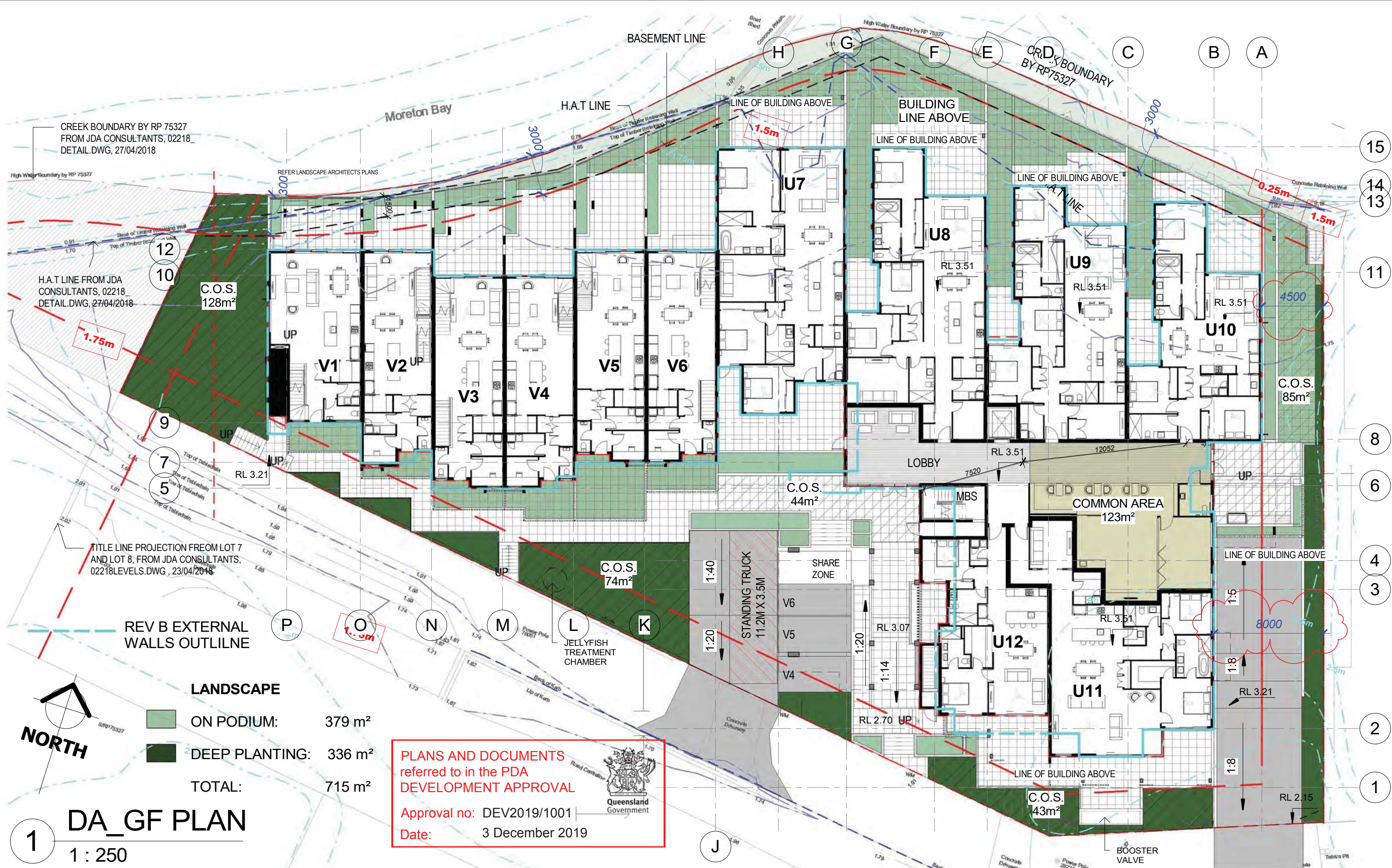
DA_SITE PROPOSED

1

1 : 500

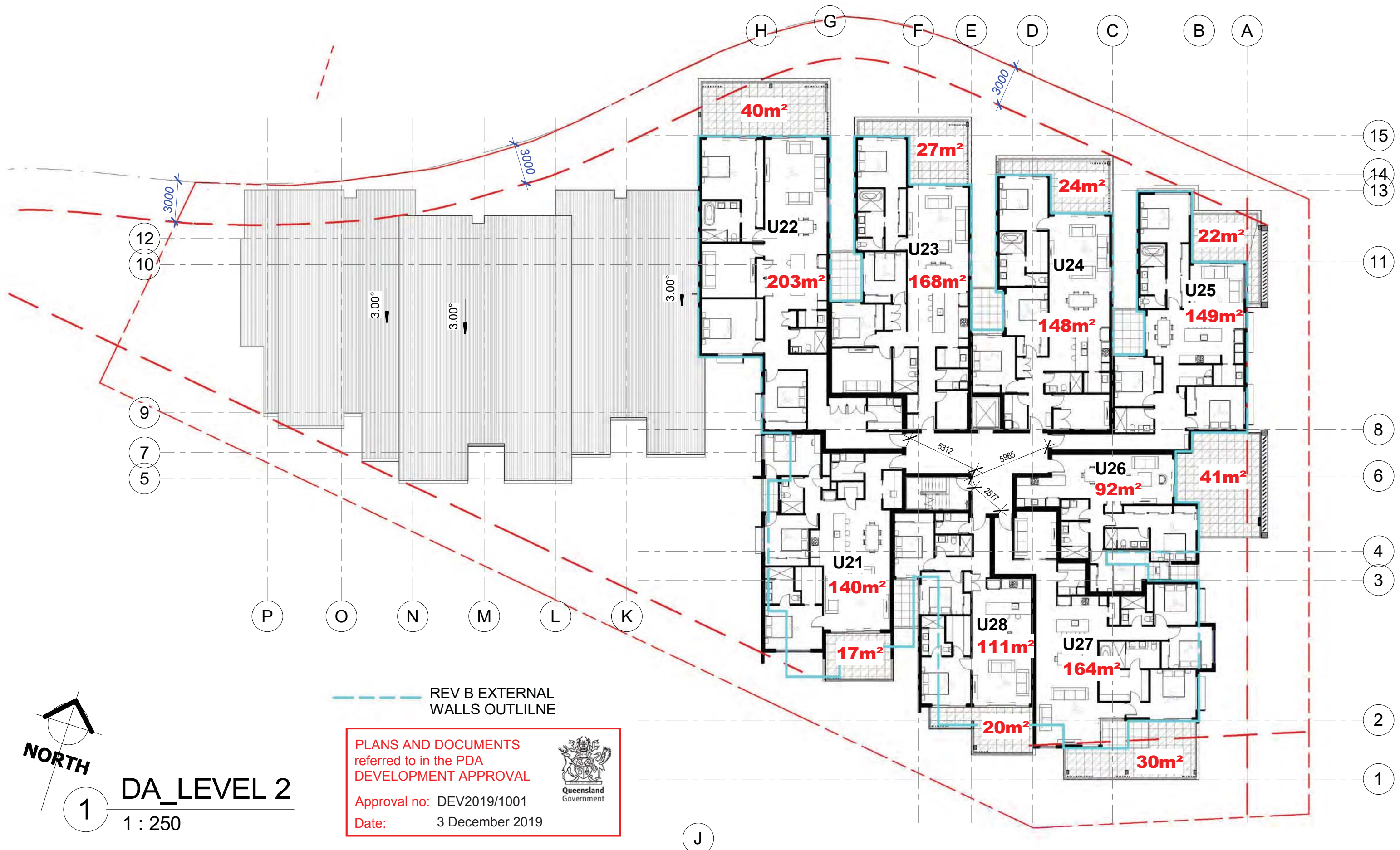
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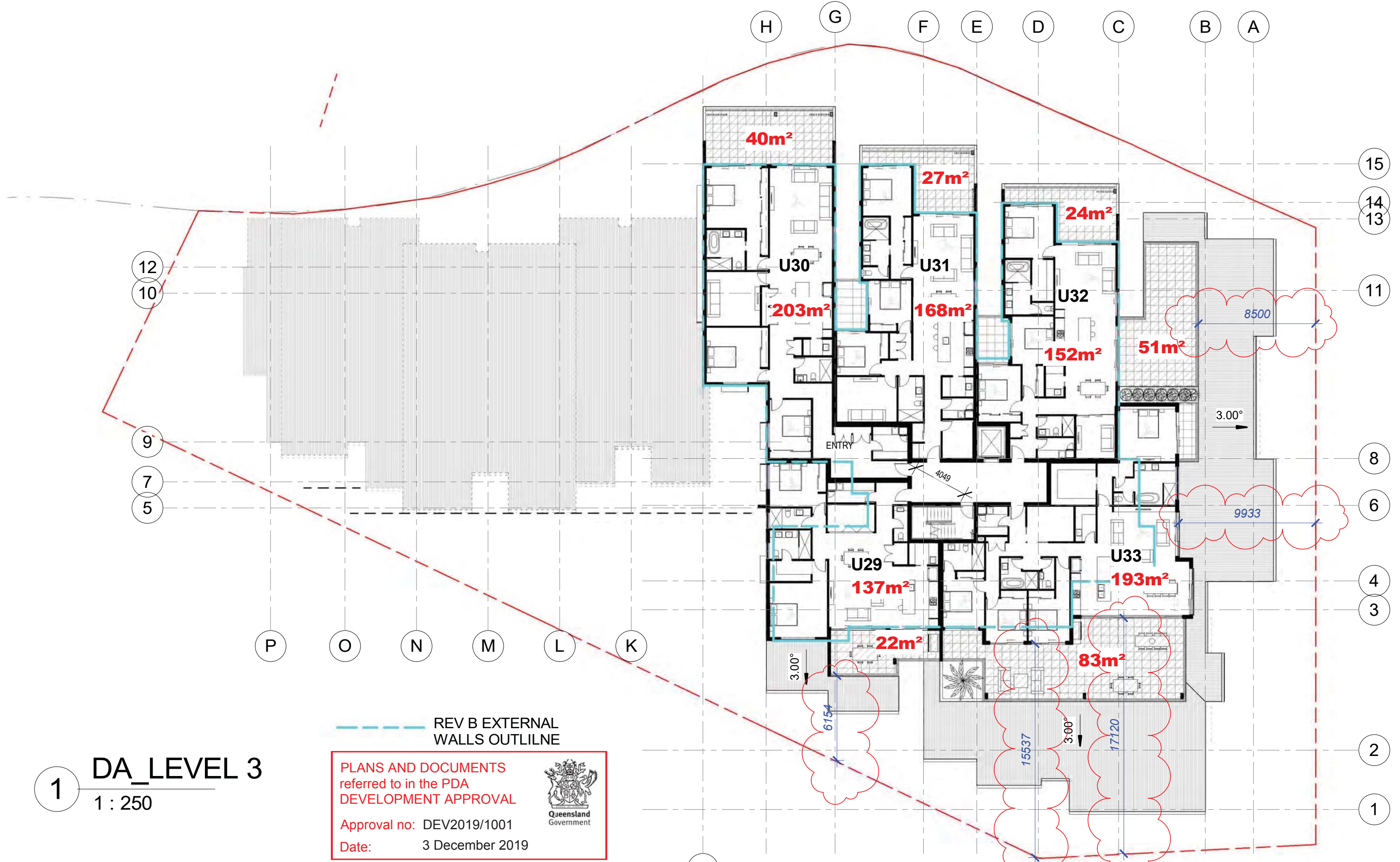


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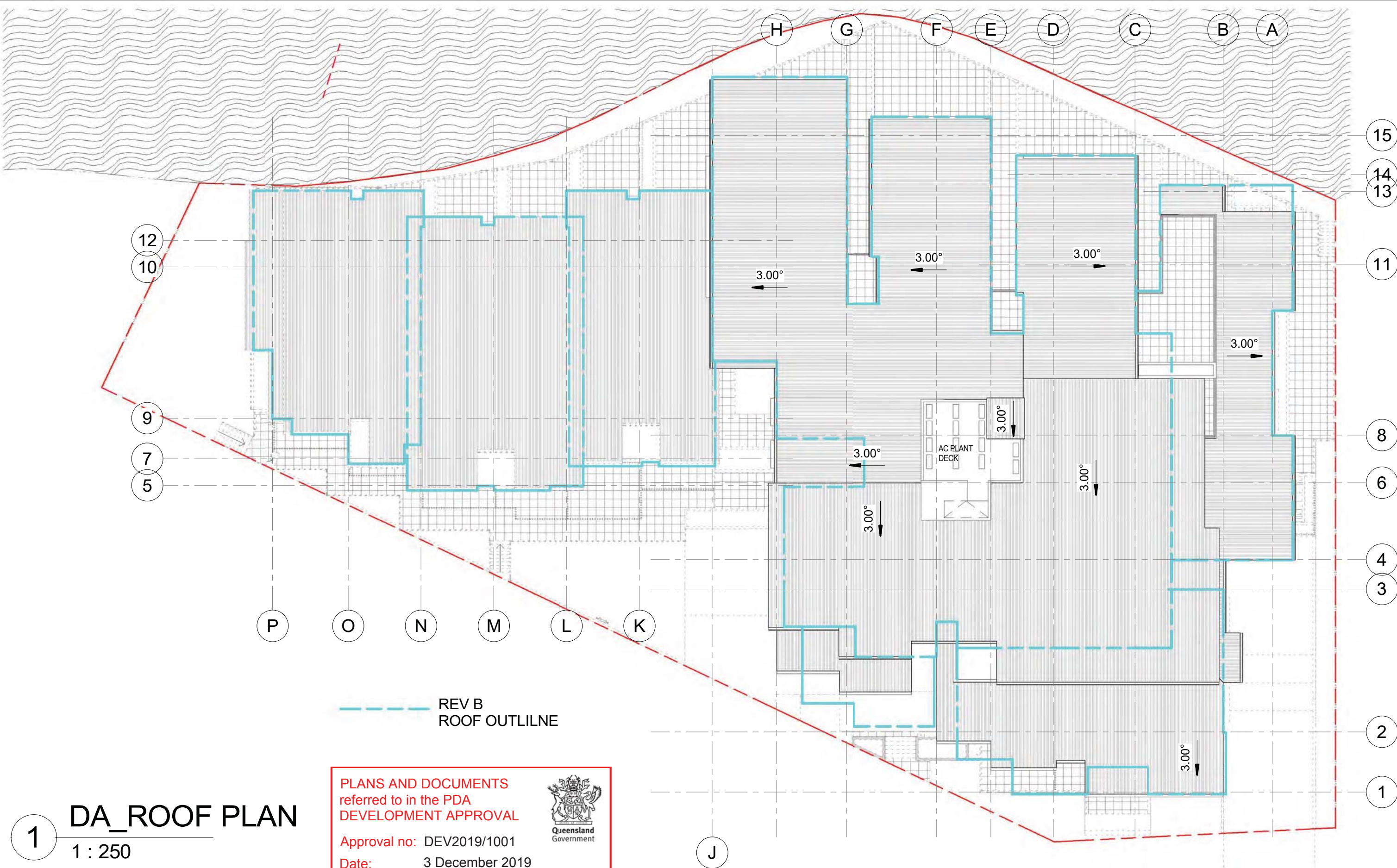
1 DA_LEVEL 3
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1

DA_ROOF PLAN

1 : 250

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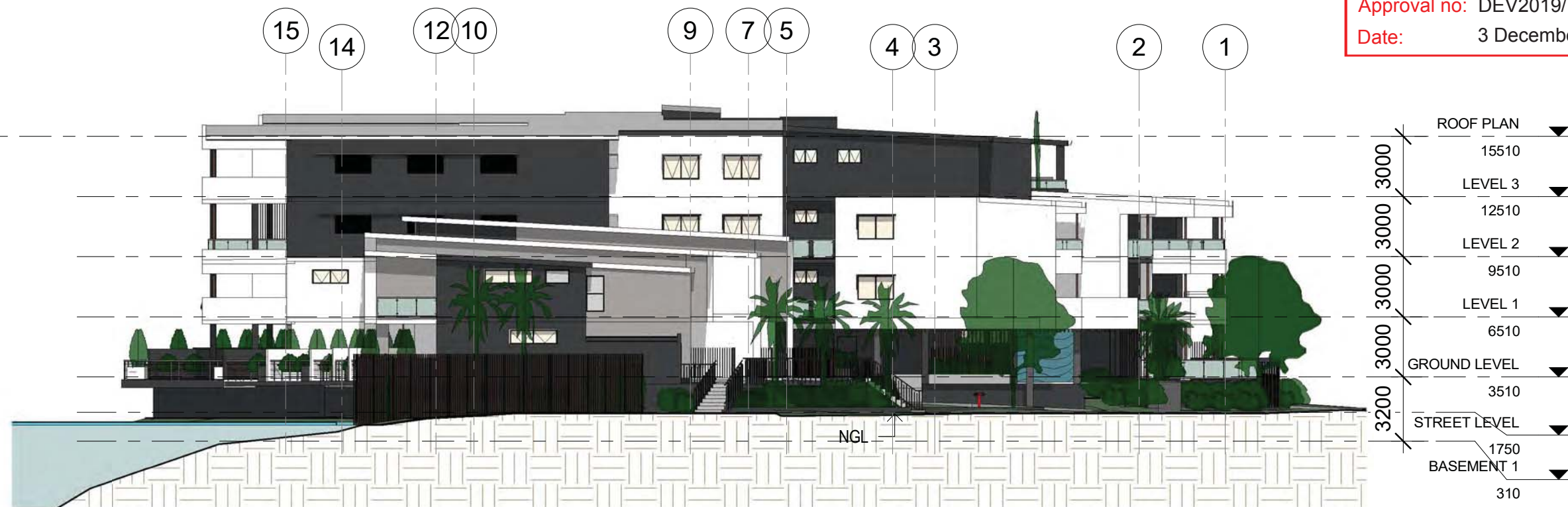


1 East Elevation
1 : 250

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2 West Elevation
1 : 250

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1 North Elevation
1 : 250



2 South Elevation
1 : 250

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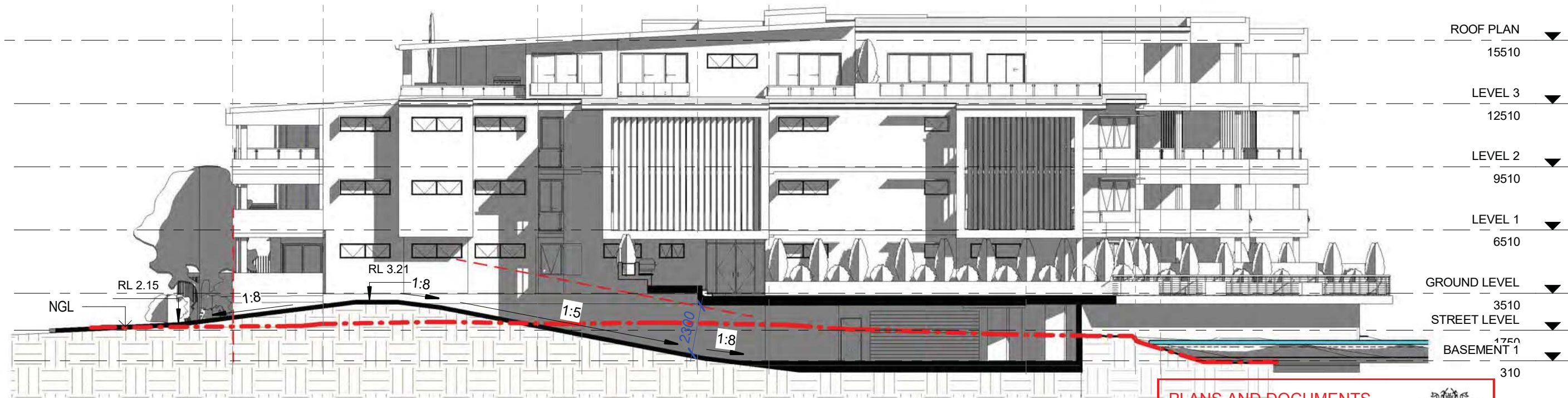


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DA 1 RFI 2 REV E	17.10.2019								

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1 Section A 1 : 200



2 Section B 1 : 200

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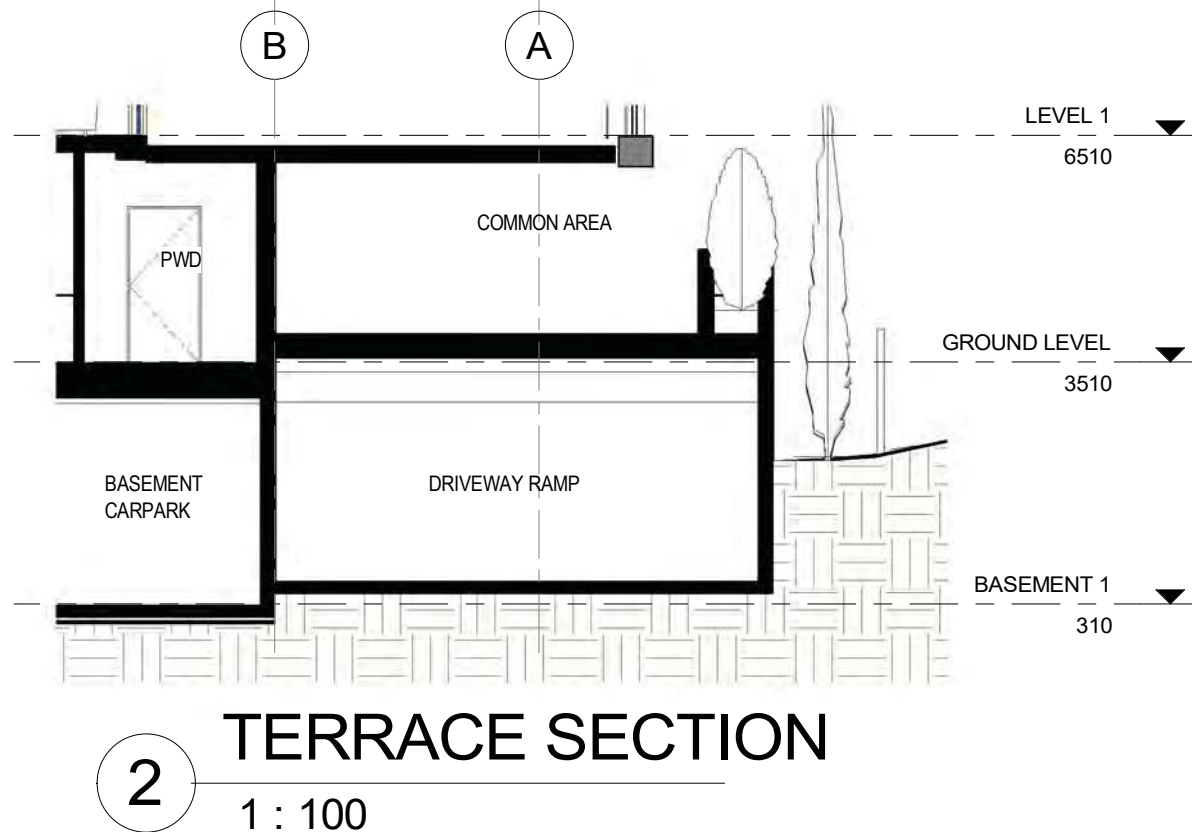
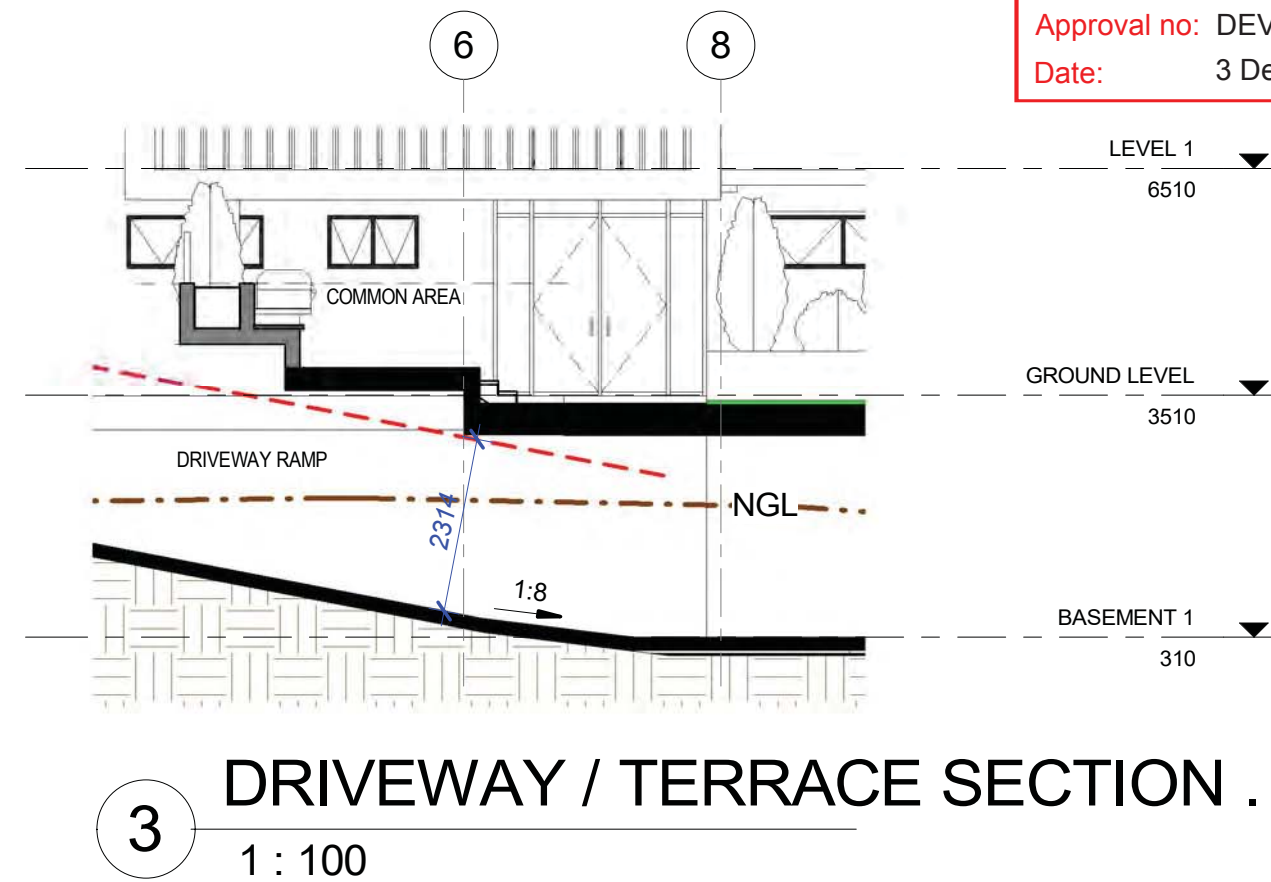
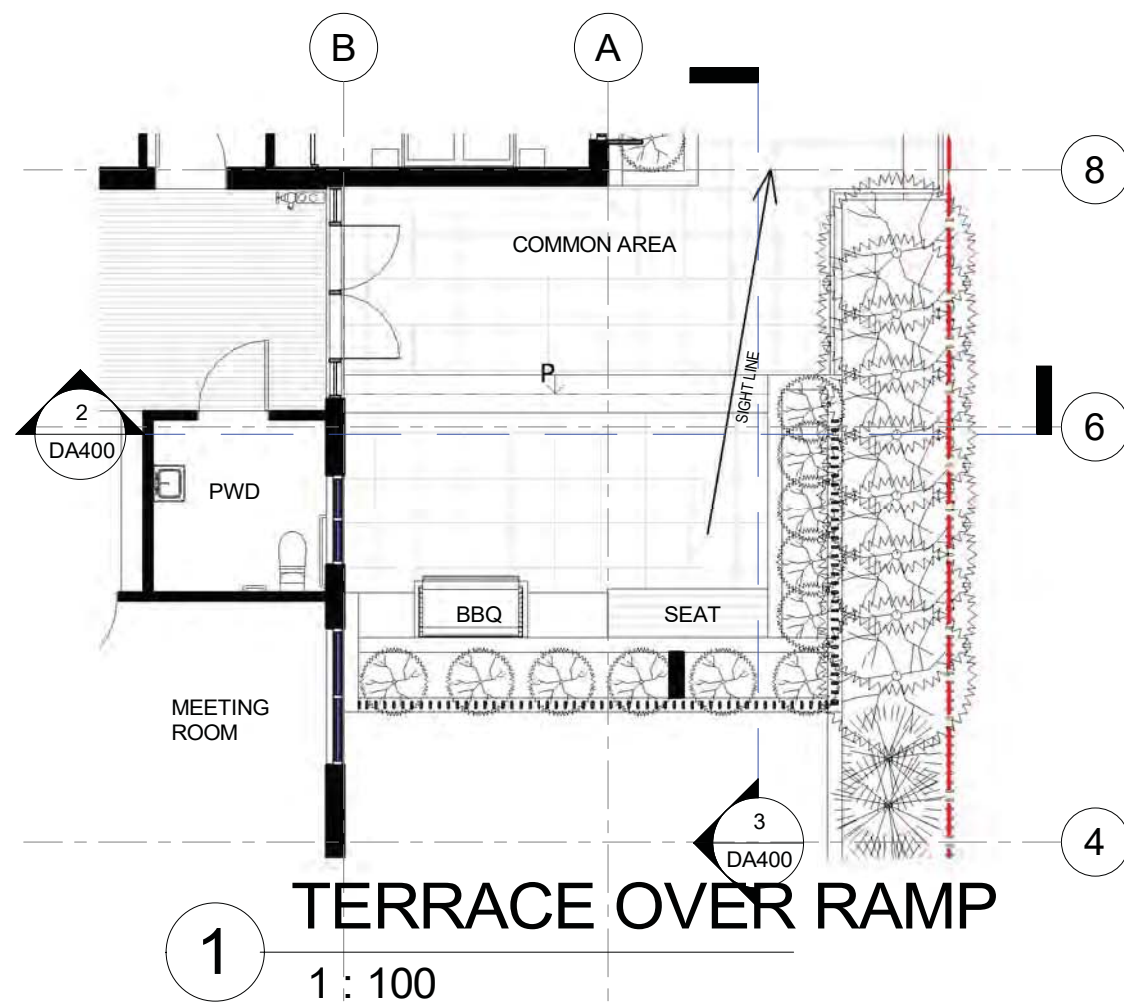
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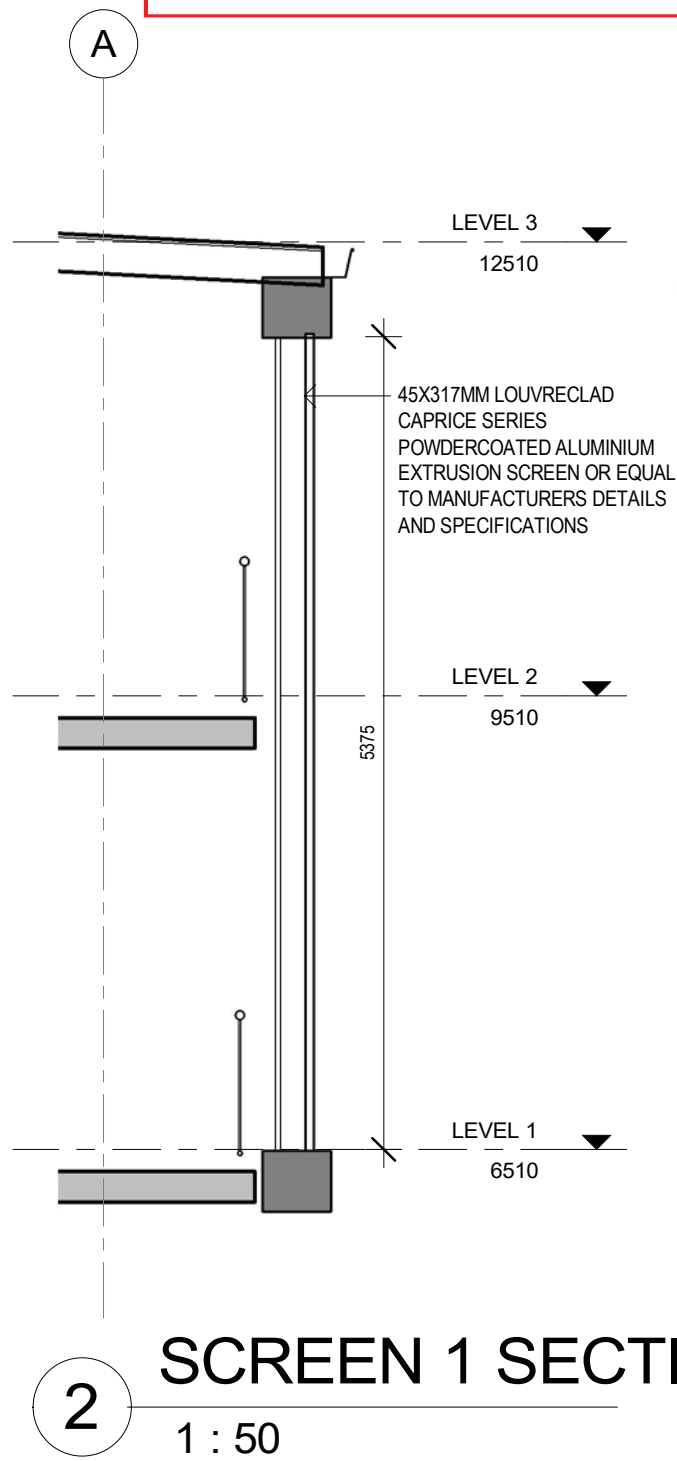
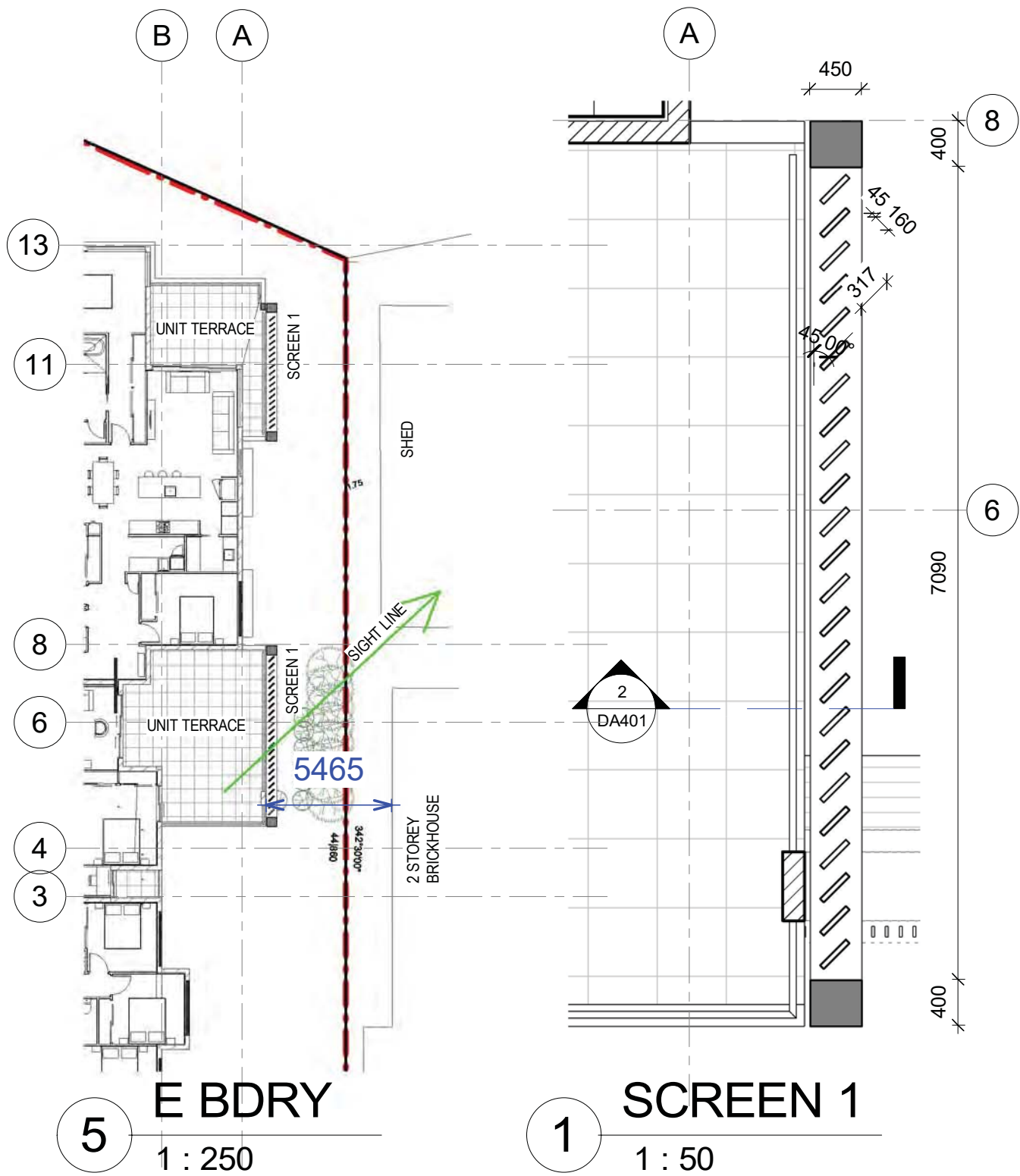
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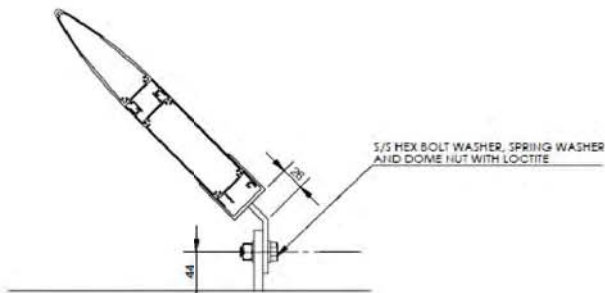
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SCREEN 1 VIEW



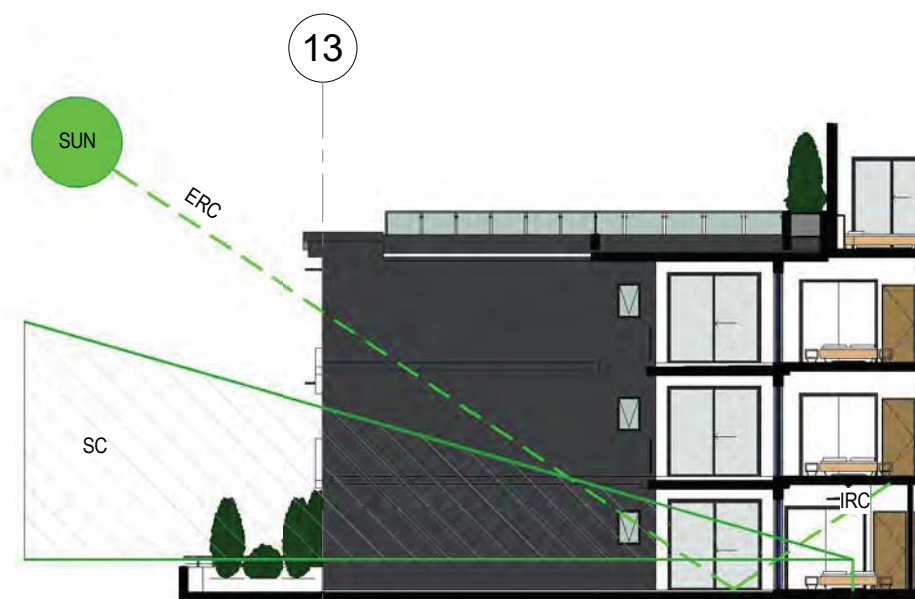
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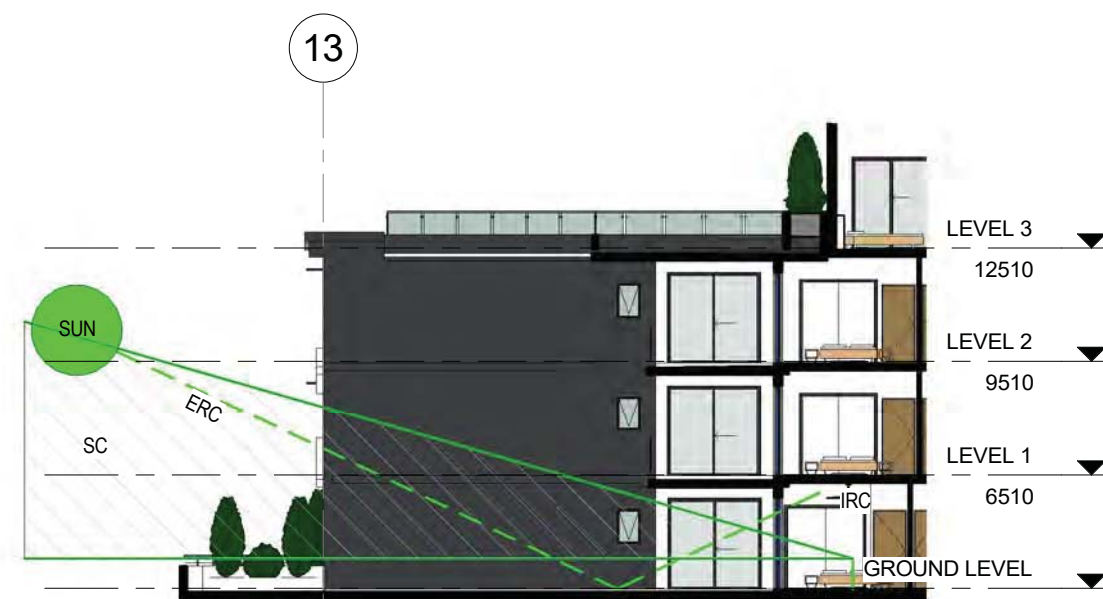




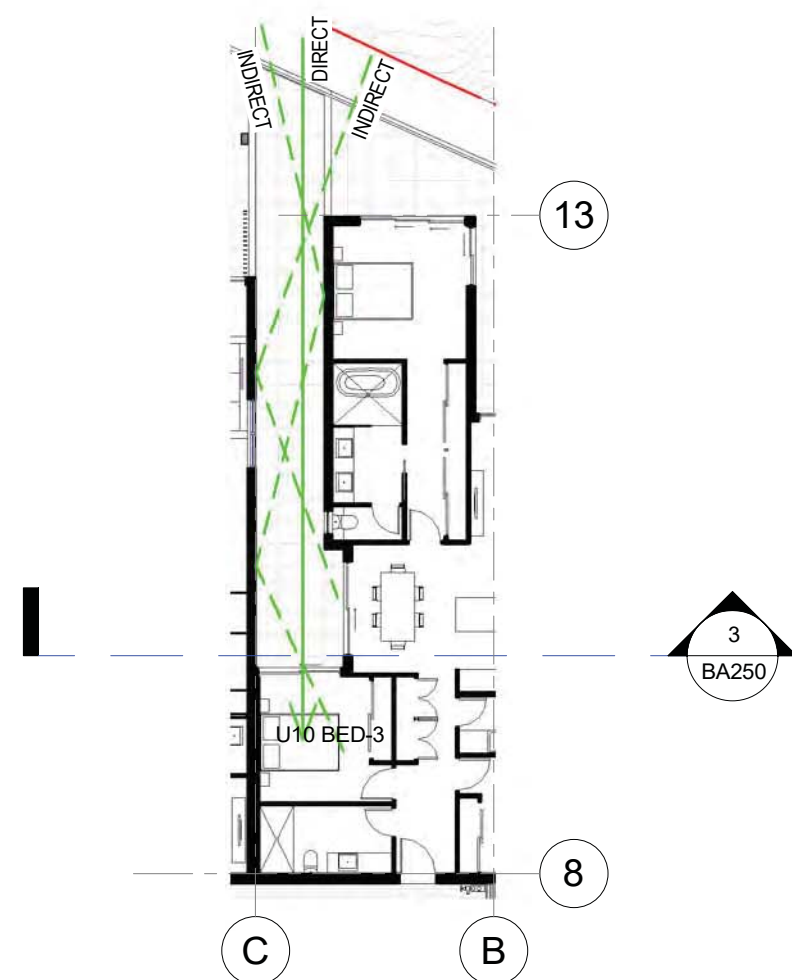
UNIT 10 SECT 9AM 22 JUNE



UNIT 10 SECT 12PM 22 JUNE



UNIT 10 SECT 3PM 22 JUNE



FORMULAS

$$DF = E_i / E_o \times 100\%$$

$$DF = SC + ERC + IRC$$

LEGEND

DF - daylight factor

E_i - illuminance due to daylight at a point on the indoors working plane

E_o - simultaneous outdoor illuminance on a horizontal plane from an unobstructed hemisphere of overcast sky

SC - light from the patch of sky visible at the point considered, expressed as the sky component

ERC - light reflected from opposing exterior surfaces and then reached the point, expressed as the externally reflected component

IRC - light entering through the window but reaching the point only after reflection from internal surfaces, expressed as the internally reflected component

NOTE daylight factor levels in rooms are measured at work plane height (e.g. 0.85m above the floor)

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Typical illuminance values:

Direct sunlight	100,000 lux
Diffuse skylight	3,000-18,000 lux

Minimum levels for tasks and activities:

Residential rooms	200-500 lux
Classrooms (general)	300-500 lux
Workspace lighting	200-500 lux

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TH - 02



TH - 03



TH - 04

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UNITS - 01



UNITS - 02

WATER VIEW



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Date: 3 December 2019



OVERALL SW

REVISION HISTORY		DRAWING NAME			PROJECT	59-17	ARCHITECT	ACN:110893493 Level 1 - 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196	
DESCRIPTION	DATE	PERSPECTIVES 03			UNIT APARTMENT	MICHAEL JULLYAN			
DA 1 RFI 1	15.03.2019	DWG NO.	SCALE	REVISION	ADDRESS	DRAWN BY	These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects C:\Users\jessicagabele\Documents\CONTRAST_12 AusterSt_BA_CENTRAL_jessicagabele.rvt 17/10/2019 11:38:50 AM		
DA 1 RFI 2	02.04.2019	DA602	@ A3		6-12 AUSTER STREET	MP, EO			
DA 1 RFI 2 REV B	10.06.2019	ISSUE		ISSUE DATE	CLIENT	CHECKED BY			
DA 1 RFI 2 REV C	30.07.2019	DA 1 RFI 2		15.03.2019	CONTRAST CONSTRUCTION	MJ			
DA 1 RFI 2 REV D	05.09.2019								
DA 1 RFI 2 REV E	17.10.2019								

STREET TH



UNITS EAST

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1001

Date: 3 December 2019



STREET OVERALL



REVISION HISTORY		DRAWING NAME			PROJECT	59-17	ARCHITECT	ACN:110893493 Level 1 - 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@thinktankarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196	
DESCRIPTION	DATE	PERSPECTIVES 04			UNIT APARTMENT	MICHAEL JULLYAN			
DA 1 RFI 1	15.03.2019	DWG NO.	SCALE	REVISION	ADDRESS	DRAWN BY	These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects C:\Users\jessicagabele\Documents\CONTRAST_12 AusterSt_BA_CENTRAL_jessicagabele.rvt 17/10/2019 11:39:05 AM		
DA 1 RFI 2	02.04.2019	DA603	@ A3		6-12 AUSTER STREET	MP			
DA 1 RFI 2 REV B	10.06.2019	ISSUE DA 1 RFI 2			CLIENT CONTRAST CONSTRUCTION	CHECKED BY MJ			
DA 1 RFI 2 REV C	30.07.2019								
DA 1 RFI 2 REV D	05.09.2019								
DA 1 RFI 2 REV E	17.10.2019								

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MAIN ACCESS 01



MAIN ACCESS 02



MAIN ACCESS 03

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Approval no: DEV2019/1001
Date: 3 December 2019



ACCESS DETAIL

REVISION HISTORY		DRAWING NAME			PROJECT	59-17	ARCHITECT	ACN:110893493 Level 1 - 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196	
DESCRIPTION	DATE	PERSPECTIVES 05			UNIT APARTMENT	MICHAEL JULLYAN			
DA 1 RFI 1	15.03.2019	DWG NO.	SCALE	REVISION	ADDRESS	DRAWN BY	These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects C:\Users\jessicagabele\Documents\CONTRAST_12 AusterSt_BA_CENTRAL_jessicagabele.rvt 17/10/2019 11:39:15 AM		
DA 1 RFI 2	02.04.2019	DA604	@ A3		6-12 AUSTER STREET	LV			
DA 1 RFI 2 REV B	10.06.2019	ISSUE		ISSUE DATE	CLIENT	CHECKED BY			
DA 1 RFI 2 REV C	30.07.2019	DA 1 RFI 2		15.03.2019	CONTRAST CONSTRUCTION	MJ			
DA 1 RFI 2 REV D	05.09.2019								
DA 1 RFI 2 REV E	17.10.2019								

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Base Palette

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Queensland
Government

Approval no: DEV2019/1001

Date: 3 December 2019



1. Stacked Stone
2. External tiles
3. Rendered paint Dulux
"Surfmist"
4. Rendered paint Dulux
"Flooded Gum"
5. Rendered paint Dulux
"Domino"
6. Vertical cladding Axon
400 painted with Dulux
"Domino"
7. Powdercoated aluminium
sliding screens -
timber look
8. Privacy screen - vertical
powdercoated aluminium
screens
9. Terrace planters
10. Ballustrade wires
11. Ballustrade aluminium
12. Ballustrade glass



REVISION HISTORY		DRAWING NAME			PROJECT	59-17	ARCHITECT	ACN:110893493 Level 1 - 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196	
DESCRIPTION	DATE	MATERIALS			UNIT APARTMENT	MICHAEL JULLYAN			
DA 1 RFI 1	15.03.2019	DWG NO.	SCALE	REVISION	ADDRESS		DRAWN BY	These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects C:\Users\jessicagabele\Documents\CONTRAST_12 AusterSt_BA_CENTRAL_jessicagabele.rvt 17/10/2019 11:39:16 AM	
DA 1 RFI 2	02.04.2019	DA700	@ A3		6-12 AUSTER STREET		LV		
DA 1 RFI 2 REV B	10.06.2019								
DA 1 RFI 2 REV C	30.07.2019	ISSUE		ISSUE DATE	CLIENT	CHECKED BY			
DA 1 RFI 2 REV D	05.09.2019	DA 1 RFI 2		15.03.2019	CONTRAST CONSTRUCTION	MJ			
DA 1 RFI 2 REV E	17.10.2019								

REVISION HISTORY		
#	DESCRIPTION	DATE
B	DA1 RF2 REV E	17.10.19



1 GROUND LEVEL.
1 : 250



2 LEVEL 1.
1 : 250

GFA PER LEVEL		
Level	Name	Area
GROUND LEVEL	VILLA 1	80.5
GROUND LEVEL	VILLA 2	80.4
GROUND LEVEL	VILLA 5	79.8
GROUND LEVEL	UNIT 8	170.1
GROUND LEVEL	UNIT 9	152.7
GROUND LEVEL	UNIT 10	129.4
GROUND LEVEL	UNIT 13	162.3
GROUND LEVEL	VILLA 3	79.6
GROUND LEVEL	VILLA 4	79.6
GROUND LEVEL	VILLA 6	78.8
GROUND LEVEL	UNIT 7	170.6
GROUND LEVEL	UNIT 12	98.9

GROUND LEVEL: 12		1362.7
LEVEL 1	VILLA 1	101.1
LEVEL 1	VILLA 3	92.9
LEVEL 1	VILLA 4	92.3
LEVEL 1	UNIT 14	201.0
LEVEL 1	UNIT 15	167.3
LEVEL 1	UNIT 16	159.7
LEVEL 1	UNIT 17	144.2
LEVEL 1	UNIT 18	97.4
LEVEL 1	UNIT 19	159.7
LEVEL 1	UNIT 13	140.0
LEVEL 1	VILLA 2	93.9
LEVEL 1	VILLA 5	93.7
LEVEL 1	VILLA 6	93.4
LEVEL 1	UNIT 20	114.6
LEVEL 1: 14		1751.0
Grand total: 26		3113.7

GROSS FLOOR AREA (GFA) CALCULATION:
TOTAL FLOOR AREA MEASURE FROM
OUTSIDE OF THE EXTERNAL WALL AND THE
CENTRE OF ANY COMMON WALLS OF THE
BUILDING.

PLANS AND DOCUMENTS
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Date: 3 December 2019



GFA TOTALS	
Name	Area
UNIT 7	170.6
UNIT 8	170.1
UNIT 9	152.7
UNIT 10	129.4
UNIT 12	98.9
UNIT 13	302.3
UNIT 14	201.0
UNIT 15	167.3
UNIT 16	159.7
UNIT 17	144.2
UNIT 18	97.4
UNIT 19	159.7
UNIT 20	114.6
VILLA 1	181.6
VILLA 2	174.2
VILLA 3	172.5
VILLA 4	171.9
VILLA 5	173.6
VILLA 6	172.2
Grand total: 26	3113.7



PROJECT UNIT APARTMENT		59-17
PROJECT ADDRESS 6-12 AUSTER STREET		
CLIENT CONTRAST CONSTRUCTION		
ARCHITECT MICHAEL JULLYAN		
DRAWING NAME VILLA AND UNITS 1-20 GFA		
ISSUE PRELIMINARY BA		
ISSUE DATE 28-03-2019	DWG NO. W313.2	
REVISION B	REVISION DATE 17.10.19	
DRAWN Author	CHECKED Checker	SCALE 1 : 250 AT A1
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Approval no: DEV2019/1001
Date: 3 December 2019



Prepared By :

JDA Consultants Pty Ltd.
CONSULTING SURVEYORS
TOWN PLANNERS
ACN 010 272 090
50 Prospect Street
Fortitude Valley, 4006
ph : (07) 3252 3777
fax : (07) 3252 1291
Email : jdaas@jdaconsultants.net.au

Client :

Contrast Constructions

Project :

Proposed Subdivision
6 - 10 Auster St, Redland Bay

Date :

23/10/2018

Scale :

1 : 500 on A3

Drawn :

MAG

Surveyed :

Level Datum :

AHD from PSM 120561
R.L. 1.906 m AHD

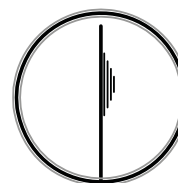
Description of Property :

Proposed Lots 1 and 2, cancelling
Lots 2 - 5 on RP75327

Locality : Redland Bay

Local Government : Redland City

North :



Disclaimer :

The Title Boundaries as shown hereon were not marked at the time of survey and have been determined by the plan dimensions only and not by field survey. Services shown hereon have been located where possible by field survey. If not able to be located, services have been plotted from the relevant authority records and have been noted accordingly on this plan. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

Notes :

All structures on site to be removed

Revisions :

Date

Details

Drawing No :

02218_NewLots.dwg

Job No :

022/18

Comp. No :

12

