



DEVELOPMENT SUMMARY

SITE AREA
10,010m²

PROPOSED DEVELOPMENT
Townhouses 8
Units 54
Total 62

TOWNHOUSES
8 x 3 bedroom

UNITS
12 x 1 bedroom (Including 3x Accessible Units)
26 x 2 bedroom
16 x 3 bedroom (Including 3x Accessible Units)

GFA
Calculated in accordance with the Weimam Creek PDA Development Scheme definition in Part 6.0
6370m² (64%)

SITE COVER
Calculated in accordance with the Weimam Creek PDA Development Scheme definition in Part 6.0
3829m² (38%)

PRIVATE OPEN SPACE
TOWNHOUSES
Courtyards - min 30m²

UNITS
Balconies - min. 16m² with min. dimension of 3.0m

LANDSCAPE + RECREATION SPACE
Calculated in accordance with PDA Guideline No.08
Minimum dimension 5.0m
2528m² (25%)
Deep Planting >1500m²

CARPARKING
A. REQUIRED
Calculated in accordance with Redland City Plan 2018
TOWNHOUSES
2 x spaces per 3 bed townhouse x 8 = 16

UNITS
1.5 x spaces per 1 bed unit x 12 = 18
2 spaces per 2/3 bed unit x 42 = 84

TOTAL 118 spaces

VISITORS
1 x space per 4 units = 16

B. PROVIDED
TOWNHOUSES
16 spaces (as double garages 6m x 6m)
102 spaces in basement carpark
118 spaces

VISITORS
16 spaces at ground level
16 spaces



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1063
Date: 18 December 2020

These drawings and designs are copyright and
may not be reproduced or used in any way
without the written permission of the Architect.

Scale @ A1
Date
JUNE 2020

RESIDENTIAL DEVELOPMENT
3 MOORES ROAD, REDLAND BAY

COVER
Drawing No.
DA-00

LEG Constructions
LEG Constructions
PO Box 7067 Hemmant, QLD 4174
PH 07 3348 4100

EARTHWORKS
Refer to the Civil Engineer's drawings for details of earthworks, retaining walls and finished floor levels.

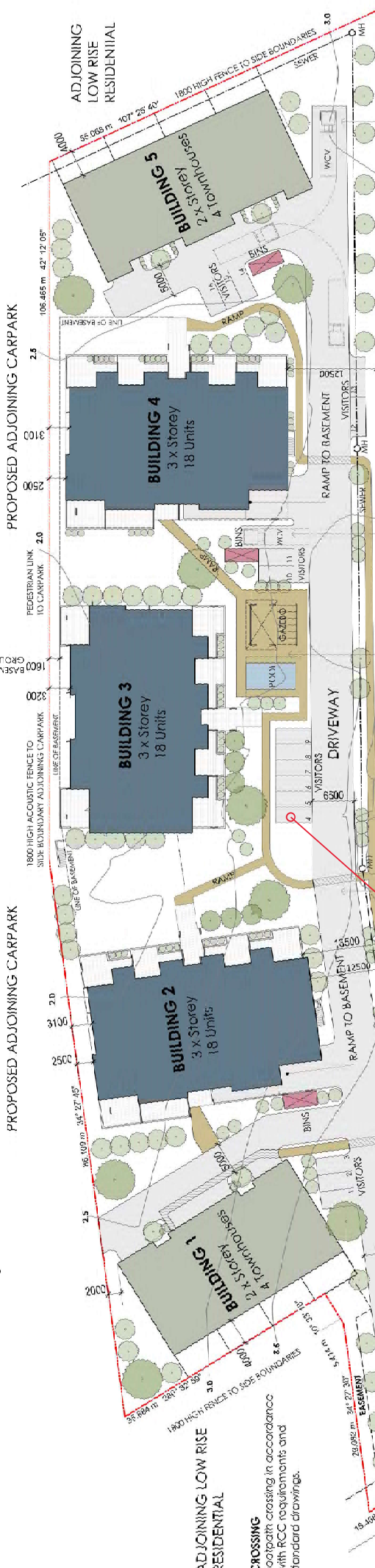
STORMWATER
Refer to the Civil Engineer's Stormwater Management Plan for details of stormwater drainage.

ACOUSTIC
Units with windows directly facing the adjoining carpark are to have air conditioning installed to all habitable rooms.
A 1.8m high acoustic fence is to be constructed along the adjoining carpark boundary.

PROPOSED ADJOINING CARPARK

PROPOSED ADJOINING CARPARK

PROPOSED ADJOINING CARPARK



MOORES ROAD

DRIVEWAY CROSSOVER TO BE CONSISTENT WITH COUNCIL'S STANDARD DRAWING R-RCC-Z

Provide at least one PWD visitor space at grade

DRIVEWAY
Reinforced concrete. Refer to Engineer's drawings for details, finished surface levels and gradients, and falls to stormwater drainage.

SERVICE VEHICLE BAY
10.5 x 4.0m bay for manoeuvring of a refuse collection vehicle.

SERVICE VEHICLE BAY
10.5 x 4.0m bay for manoeuvring of a waste collection vehicle (WCV).

BIN ENCLOSURES x 3
Screened bin enclosure.
Each location:
2 x 1100L general waste bins
2 x 1100L recycling waste bins
REFER DETAIL

Site Plan
1:300 @ A1

ESPLANADE

RPD
LOT 100
SP 309514
AREA: 10,010m²

LEVELS
Contours shown are taken from the survey plan and show existing ground contours.
Minimum pad level: 3.99m AHD (2100 Storm Tide Level)
Minimum floor level: 3.52m AHD Towerhouses
4.22m AHD Units



RESIDENTIAL DEVELOPMENT
3 MOORES ROAD, REDLAND BAY

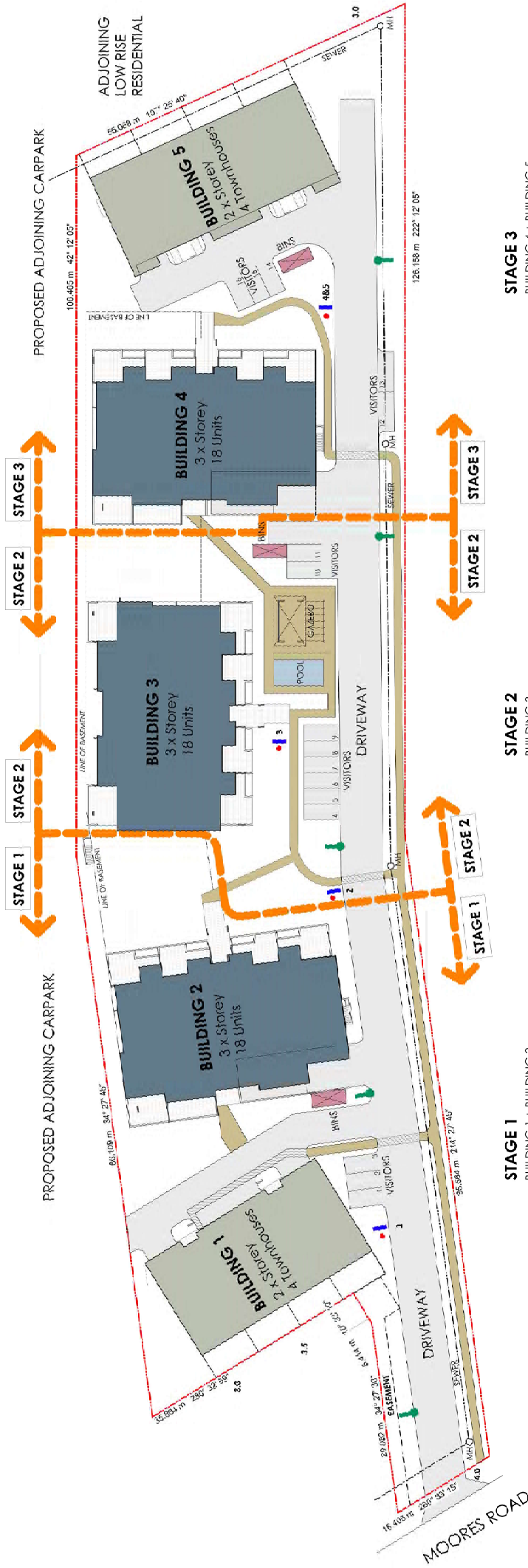
SITE PLAN 1
Downs No. **DA-01**

LEG CONSTRUCTIONS
Issue **C**

AMENDED IN RED
By: Karl Stephens
Date: 18 December 2020

This drawing was prepared by the author and is not to be used for any other purpose without the written permission of the author.

LEG CONSTRUCTIONS
Issue **C**
Date **NOV 2020**
Scale @ A1
1:300



01 Site Plan - Staging

1:300 @ A1

WAY FINDING & LIGHTING KEY

- LED GROUND MOUNTED UPLIGHT
- WAY FINDING SIGNAGE
- GENERAL SITE PLAN & BUILDING 1 SIGN
- BUILDING 2 SIGN
- BUILDING 3 SIGN
- BUILDING 4&5 SIGN
- LED LOW SPILL/BAFFLED STREET LIGHT TO FUTURE DETAIL



RESIDENTIAL DEVELOPMENT

3 MOORES ROAD, REDLAND BAY

SITE PLAN 2 WAY FINDING

Downs No. **DA-02**

Scale @ A1
1:300

Date
NOV 2020

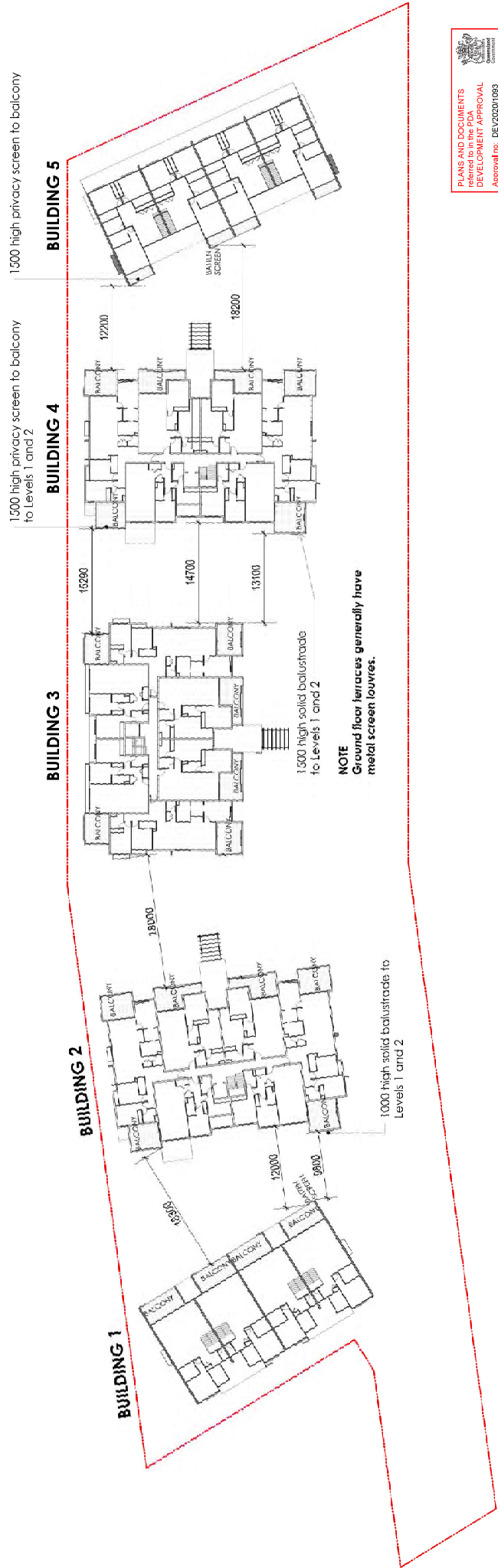
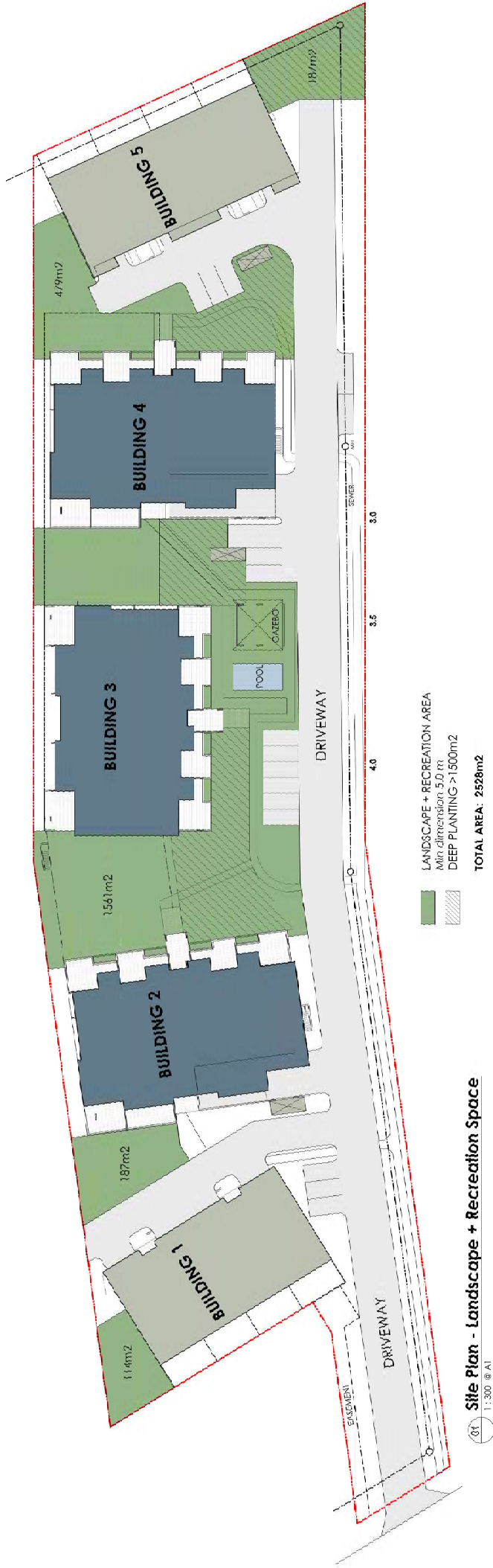
Issue
C

LEG Constructions

LEG Construction
PO Box 7027 Mermentau, QLD 4174
PH 07 3348 4100

PLANS AND DOCUMENTS
RESIDENTIAL DEVELOPMENT APPROVAL
 Approval no. DE/2020/1089
 Date: 18 December 2020

This drawing is the property of the author and is not to be used or reproduced in any form without the written permission of the author.

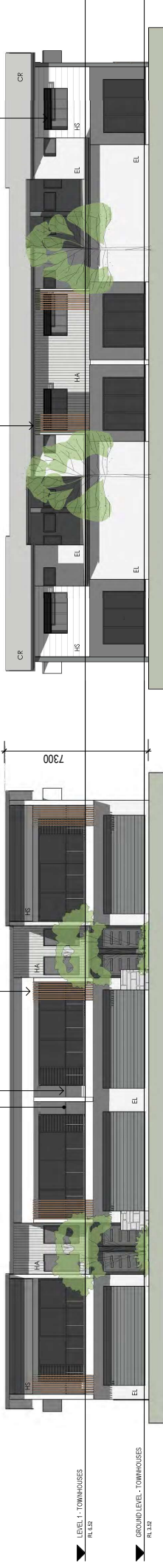


Living areas and balconies on First floor overlook public spaces

Glass balustrades to balconies

Aluminium vertical batten screens

Privacy Screen (Black Powder Coated Aluminium Slats)



03 North Elevation - Building 1

1:100 @ A1

04 South Elevation - Building 1

1:100 @ A1

GENERAL MATERIALS AND FINISHES:

- ROOF**
CR Colorbond corrugated steel roofing on timber trusses
Colorbond steel gutters and downpipes

EXTERNAL WALLS

- HM Hardies Scyon Matrix Cladding, Paint finish.
HS Hardies Scyon VJ 133 Smooth, Paint finish.
HA Hardies Easylap FC panels - Textured paint finish.
SL Sliding Adjustable Louvre - Powdercoated Aluminium
F Fixed Adjustable Louvre - Powdercoated Aluminium

Aluminium sunhood

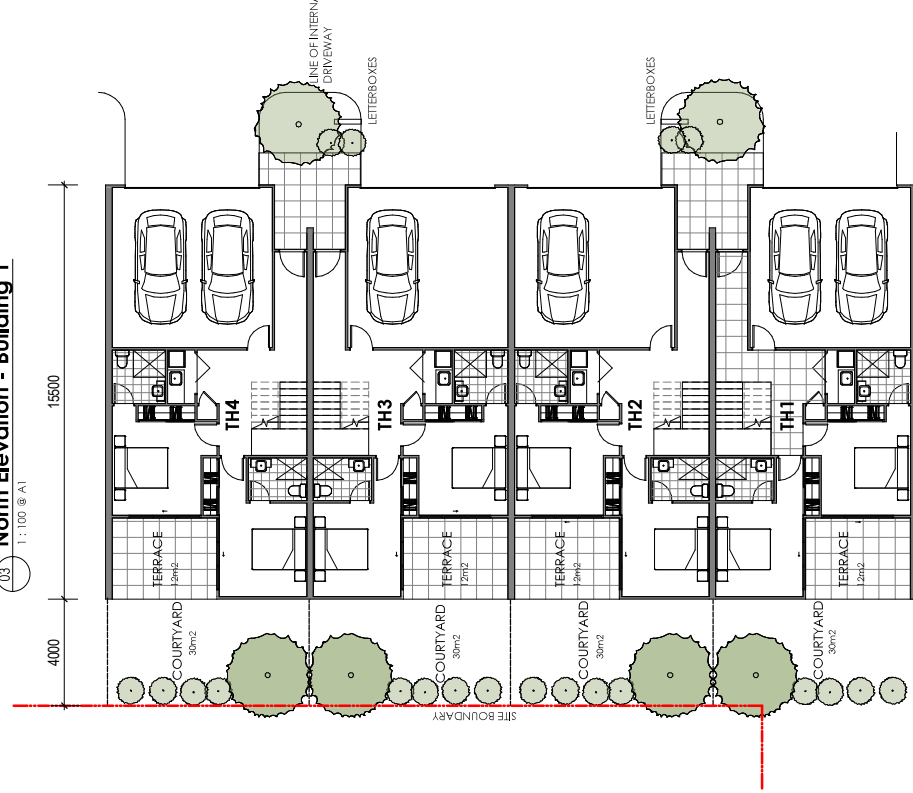
4° PITCH

05 East Elevation - Building 1

1:100 @ A1

06 West Elevation - Building 1

1:100 @ A1



TOWNHOUSE FLOOR AREA

Ground Floor	96m ²
First Floor	90m ²
TOTAL	186m²

Terrace	12m ²
Balcony	17m ²

01 Ground Level - Building 1

1:100 @ A1

02 Level 1 - Building 1

1:100 @ A1



RESIDENTIAL DEVELOPMENT
3 MOORES ROAD, REDLAND BAY

These drawings and designs are copyright and may not be reproduced or used in any way without the written permission of the Architect.

Scale @ A1
1:100

Date
JUNE 2020

Drawing No.
DA-05

Issue
B

BUILDING 1

LEG Constructions



LEG Constructions
PO Box 7067 Hemmant, QLD 4174
PH 07 3348 4100



Ground Level - Building 2
1:100 @ A1

GROUND FLOOR
5 x 1 bed units (x-ACCESSIBLE UNIT)
1 x 3 bed unit (ACCESSIBLE UNIT)

ACCESSIBLE UNIT MINIMUM REQUIREMENTS
BEDROOM MIN 3350x3800
PASSAGE MIN 1200mm
DOOR CLEAR MIN 920mm
SHOWER DIA MIN 1500mm

NOTE:
ALL BATHROOMS TO HAVE 9mm c/c TO BE USED AS SUBSISTABLE LINING TO ALL WALLS. (GRAB HANDLES IF NEEDED CAN BE INSTALLED LATER)

NOTE:
ALL BATHROOMS TO BE MECHANICALLY EXHAUSTED TO OUTSIDE WALL VIA RUIKHEAD TO FUTURE DETAIL

Level 1 - Building 2
1:100 @ A1

LEVEL 1
4 x 2 bed units
2 x 3 bed units



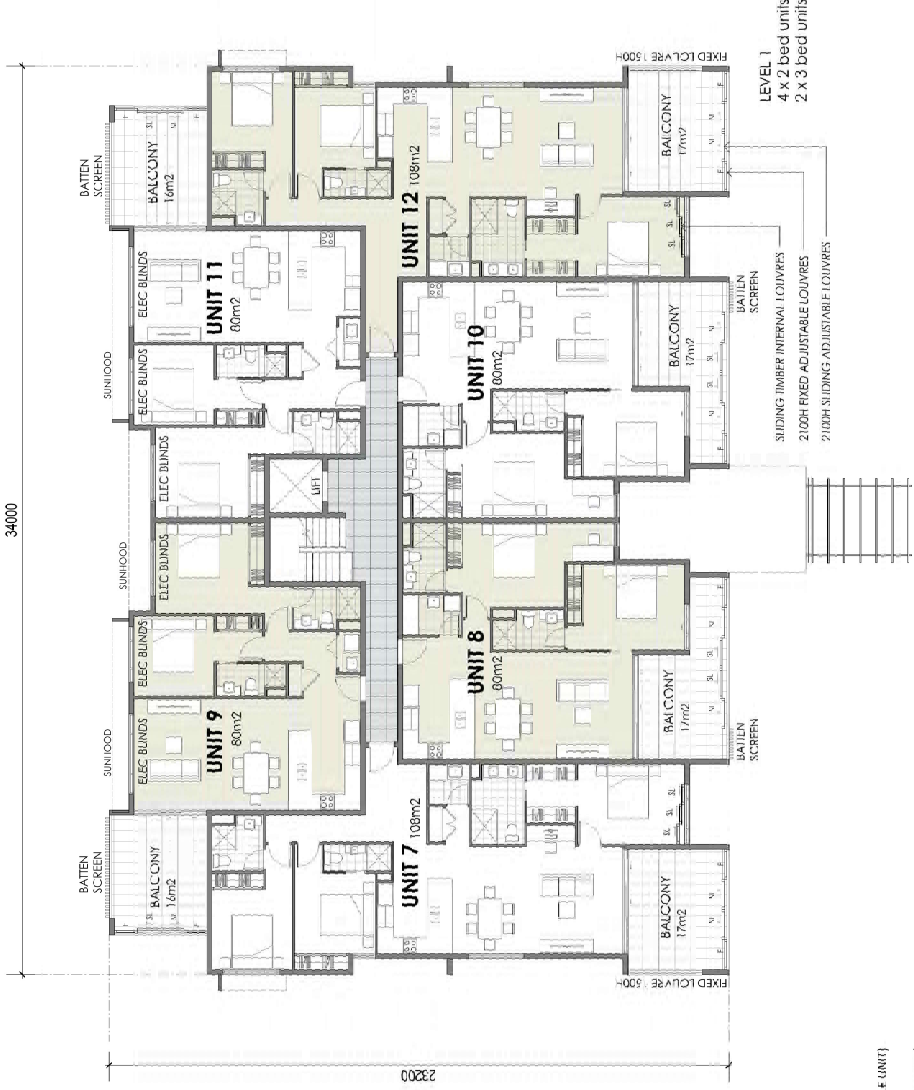
RESIDENTIAL DEVELOPMENT

3 MOORES ROAD, REDLAND BAY

These drawings are to be used as a guide only and must not be used for construction in whole or part without the written permission of the Architect.

Scale: A1
1:100
DATE: NOV 2020
DRAWN: C
CHECKED: DA.06
PROJECT: BUILDING 2

LEG CONSTRUCTIONS
1/15 Contributors
PO Box 706/ Hemmant, QLD 4174
PH: 07 3348 4100

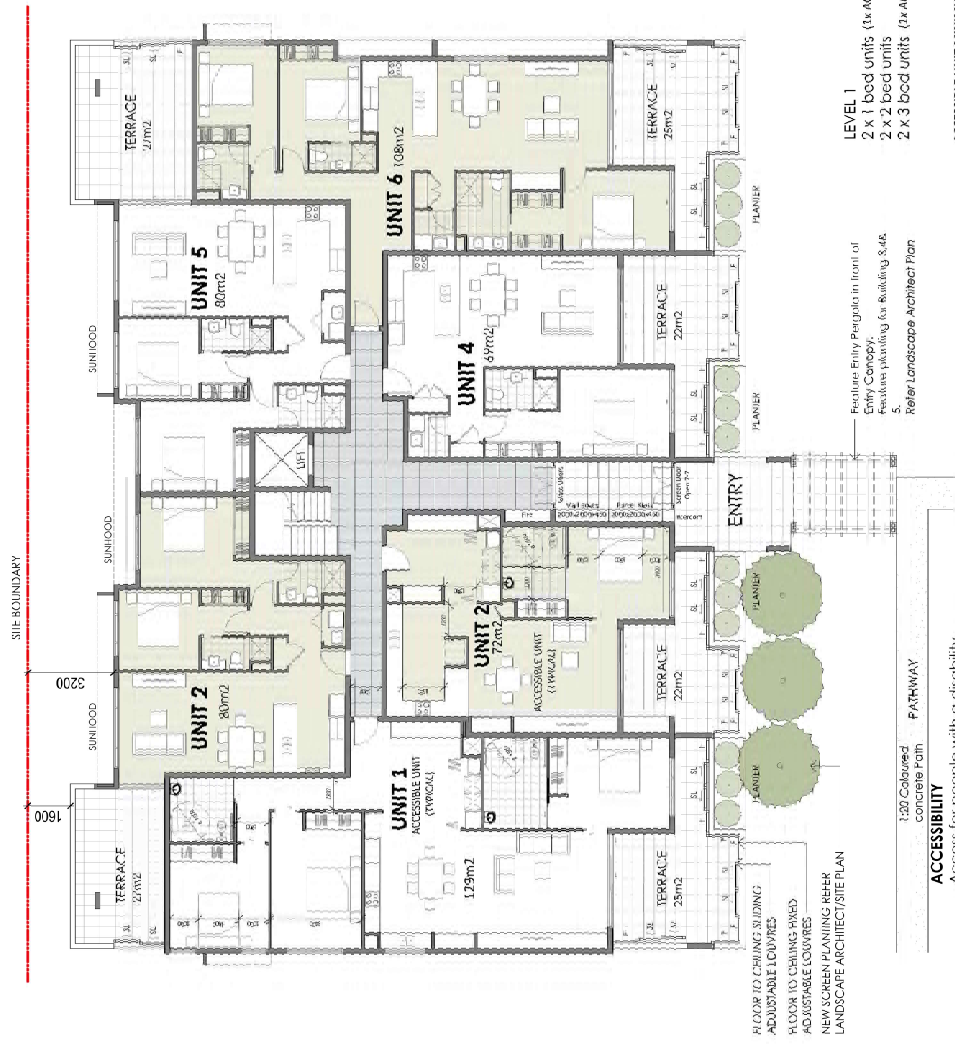


Level 1 - Building 3
1:100 @ A1

NOTE:
ALL BATHROOMS TO BE MECHANICALLY EXHAUSTED TO OUTSIDE WALL VIA BULKHEAD TO FUTURE DETAIL

ACCESSIBLE UNIT MINIMUM REQUIREMENTS
BEDROOM MIN 3550x3800
PASSAGE MIN 1200mm
DOOR CLEAR MIN 920mm
SHOWER DIA MIN 1500mm

Level 1
2 x 1 bed units (1x ACCESSIBLE UNIT)
2 x 2 bed units
2 x 3 bed units (1x ACCESSIBLE UNIT)



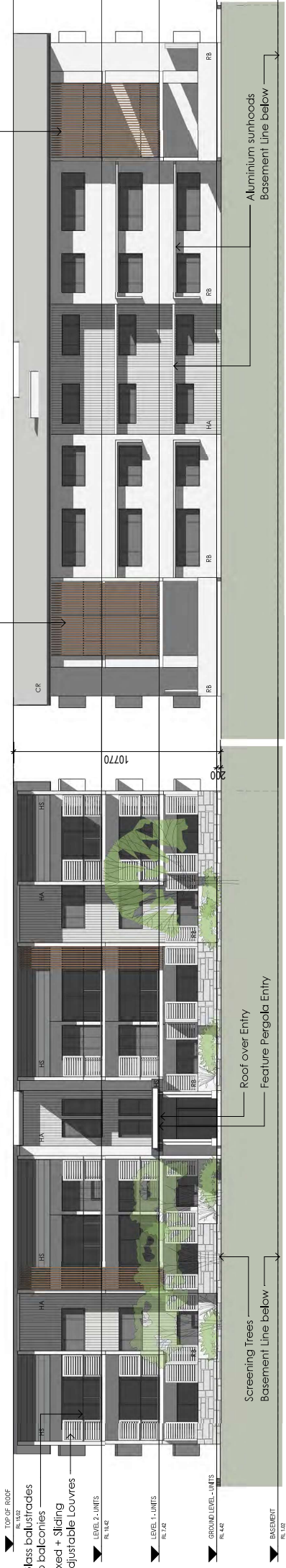
Ground Level - Building 3
1:100 @ A1

ACCESSIBILITY
Access for people with a disability provided to 2 Ground Floor units in Building 2.3&4

FLOOR TO CHIMNEY BRICKS
FLOOR TO CHIMNEY BRICKS
FLOOR TO CHIMNEY BRICKS
FLOOR TO CHIMNEY BRICKS
FLOOR TO CHIMNEY BRICKS
FLOOR TO CHIMNEY BRICKS

PLANS AND DOCUMENTS
Approved by the PDA
DEVELOPMENT APPROVAL
Approval no. DEV/2020/0893
Date: 18 December 2020

Aluminium vertical batten screens to balconies



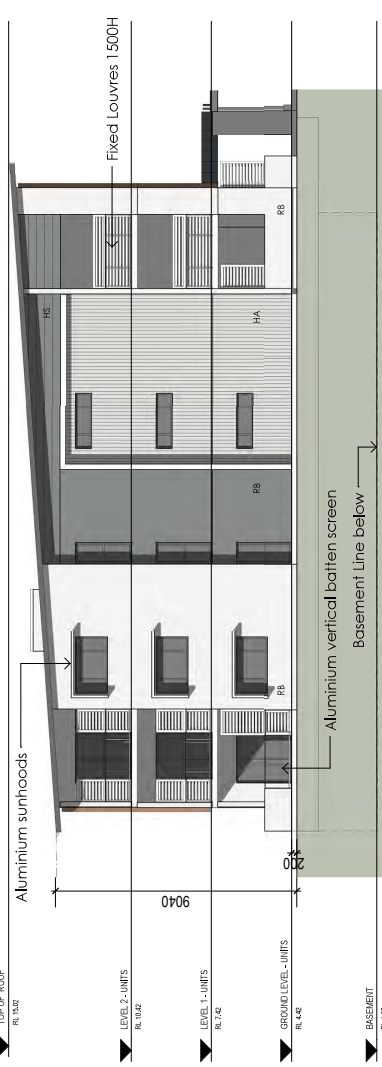
03 North West Elevation - Building 3
1:100 @ A1

GENERAL MATERIALS AND FINISHES:

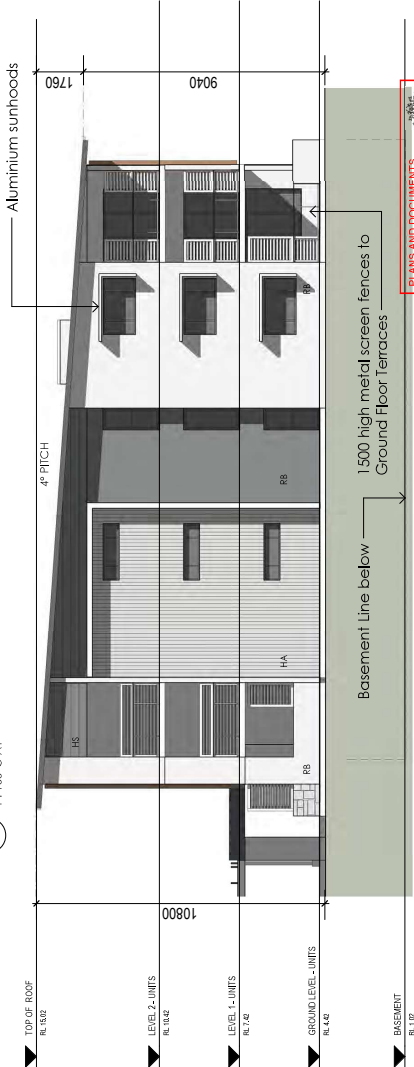
- ROOF
CR Colorbond corrugated steel roofing on timber trusses
Colorbond steel gutters and downpipes

EXTERNAL WALLS

- HM Hardies Scyon Matrix Cladding, Paint finish.
HS Hardies Scyon Stria Cladding, Paint finish.
HA Hardies Scyon Axon VJ 133 Smooth, Paint finish.
RB Rendered blockwork.
SL Sliding Adjustable Louvre - Powdercoated Aluminium
F Fixed Adjustable Louvre - Powdercoated Aluminium

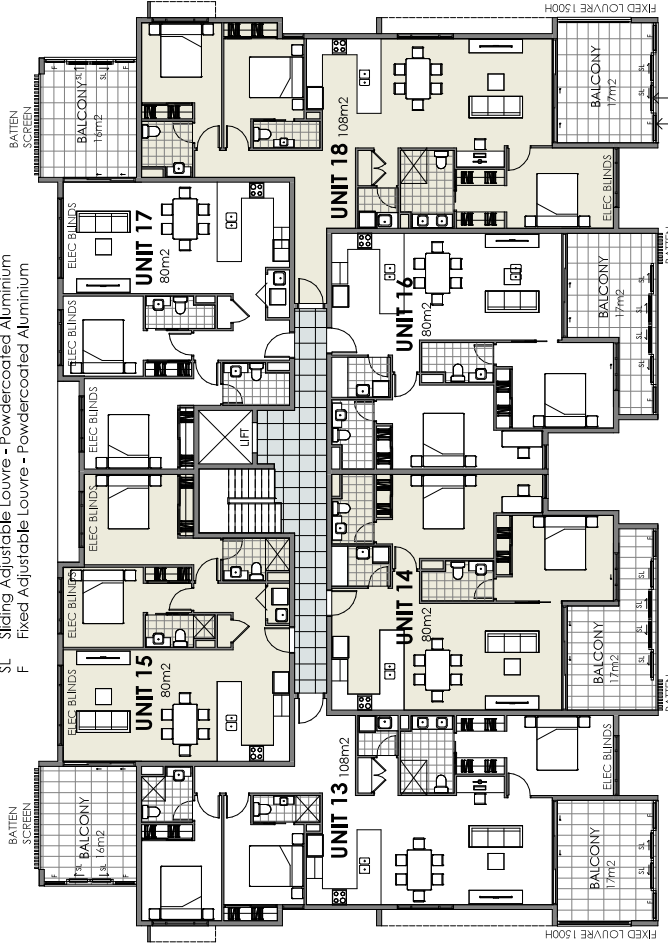


04 South West Elevation - Building 3
1:100 @ A1



05 North East Elevation - Building 3
1:100 @ A1

LEVEL 2
4 x 2 bed units
2 x 3 bed units
2100H FIXED ADJUSTABLE LOUVRES
2100H SLIDING ADJUSTABLE LOUVRES



01 Level 2 - Building 3
1:100 @ A1



RESIDENTIAL DEVELOPMENT
3 MOORES ROAD, REDLAND BAY

Scale @ A1
1 : 100
Date
JUNE 2020
Drawing No.
DA-09
Issue
B

LEG Constructions
LEG Constructions
PO Box 7067 Hemmant, QLD 4174
PH 07 3498 4100

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no. DEV202010893
Date: 18 December 2020

These drawings and designs are copyright and
without the written permission of the Architect.



Level 1 - Building 4
LEVEL 1
4 x 2 bed units
2 x 3 bed units

Level 1 - Building 4
Scale 1:100
Date NOV 2020

Ground Floor - Building 4
Scale 1:100
Date NOV 2020

Ground Floor - Building 4
Scale 1:100
Date NOV 2020

ACCESSIBLE UNIT MINIMUM REQUIREMENTS
BEDROOM MIN 3350x3800
PASSAGE MIN 1200mm
DOOR CLEAR MIN 920mm
SHOWER DIA MIN 1500mm

NOTE:
ALL BATHROOMS TO HAVE 5mm c/c TO BE USED AS SUBSTRATE LINING TO ALL WALLS. (GRAB HANDLES IF NEEDED CAN BE INSTALLED LATER)

NOTE:
ALL BATHROOMS TO BE MECHANICALLY EXHAUSTED TO OUTSIDE WALL VIA BULKHEAD TO FUTURE DETAIL

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DE/2020/1083
Date: 18 December 2020



RESIDENTIAL DEVELOPMENT
3 MOORES ROAD, REDLAND BAY

BUILDING 4
Downs No. DA.10

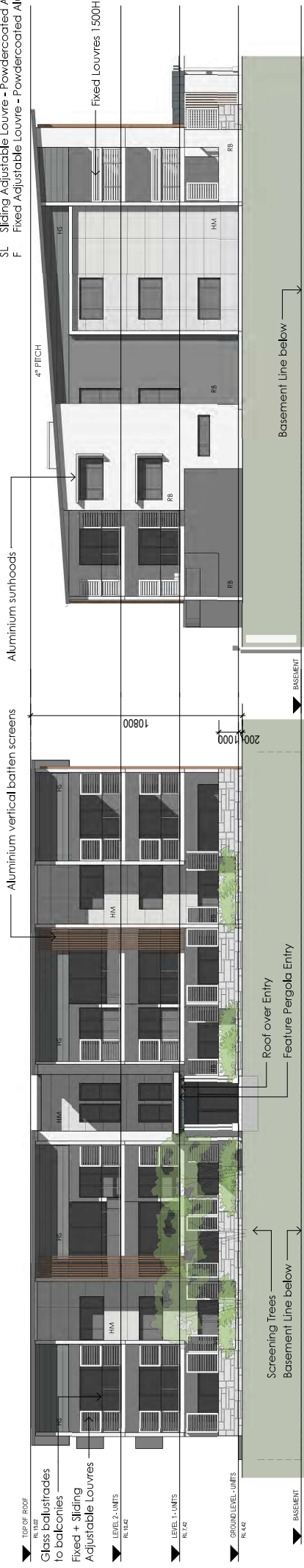
LEG Construction
LEG Construction
PO Box 7027 Murrumbidgee, QLD 4174
PH 07 3348 4100

GENERAL MATERIALS AND FINISHES:

- ROOF
CR Colorbond corrugated steel roofing on timber trusses
Colorbond steel gutters and downpipes

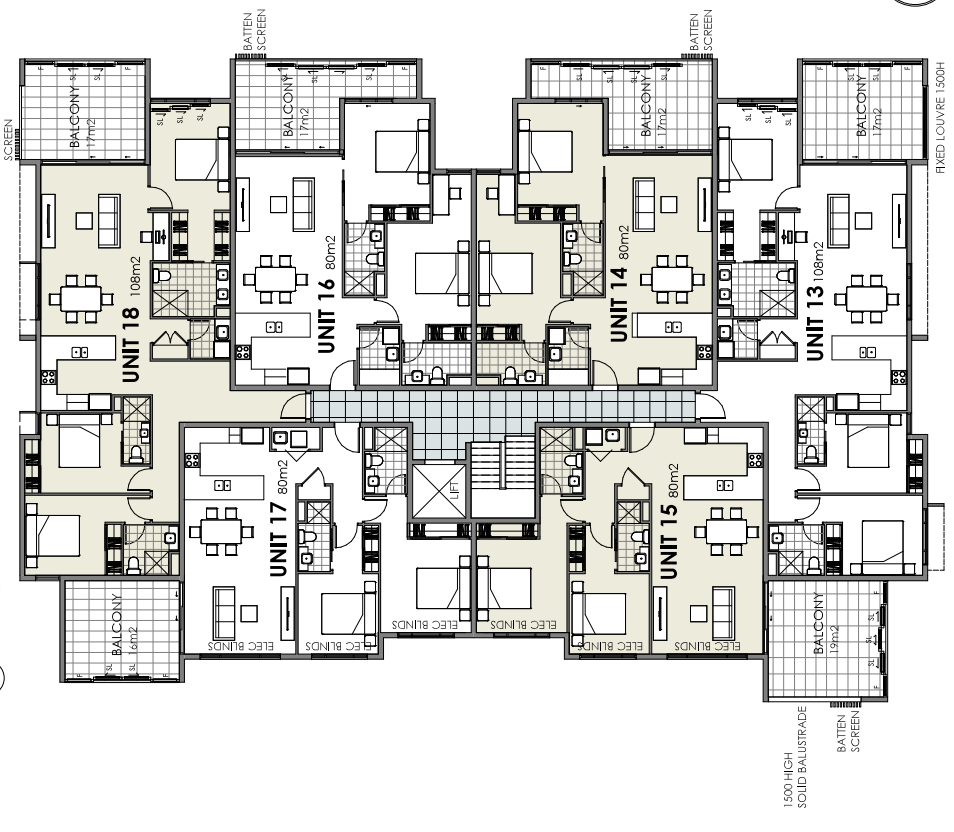
EXTERNAL WALLS

- HM Hardies Scyon Matrix Cladding. Paint finish.
HS Hardies Scyon Stria Cladding. Paint finish.
HA Hardies Scyon Axon VJ 133 Smooth. Pain finish.
RB Rendered blockwork.
SL Sliding Adjustable Louvre - Powdercoated Aluminium
F Fixed Adjustable Louvre - Powdercoated Aluminium



02 North East Elevation - Building 4
1:100 @ A1

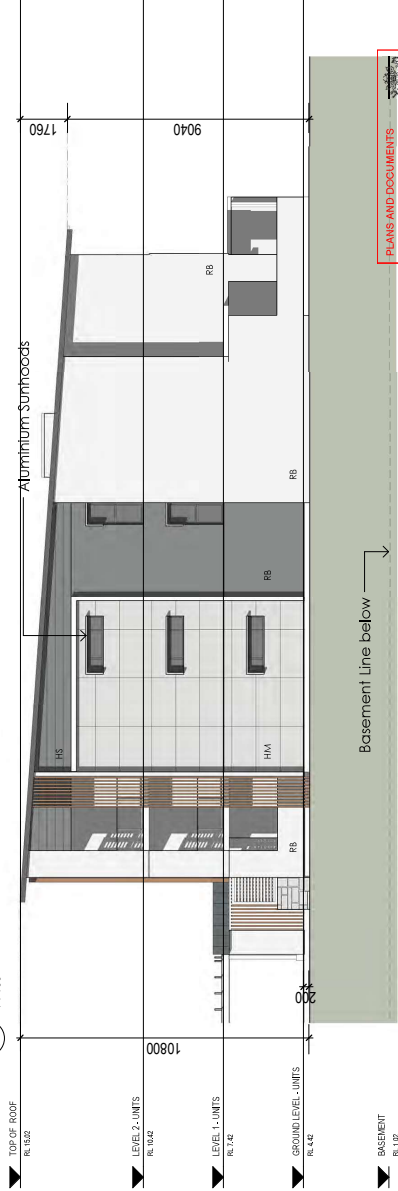
03 South East Elevation - Building 4
1:100 @ A1



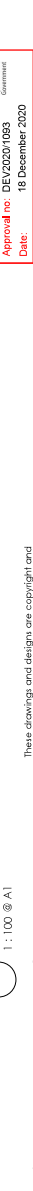
01 Level 2 - Building 4
1:100 @ A1



04 South West Elevation - Building 4
1:100 @ A1



05 North West Elevation - Building 4
1:100 @ A1



These drawings and designs are copyright and without the written permission of the Architect.

Scale: # A1
1 : 100

Date
JUNE 2020

Drawing No.
DA.11

Issue
B

LEG Constructions
PO Box 7067 Hemmant, QLD 4174
PH 07 3498 4100

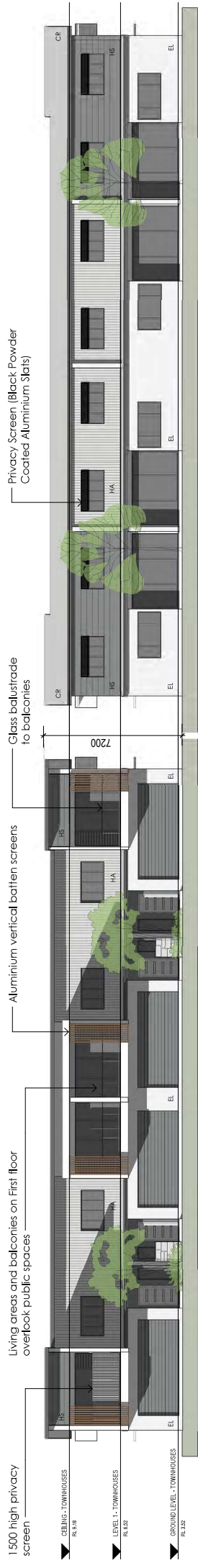
RESIDENTIAL DEVELOPMENT

3 MOORES ROAD, REDLAND BAY

BUILDING 4

LEG Constructions

PO Box 7067 Hemmant, QLD 4174
PH 07 3498 4100

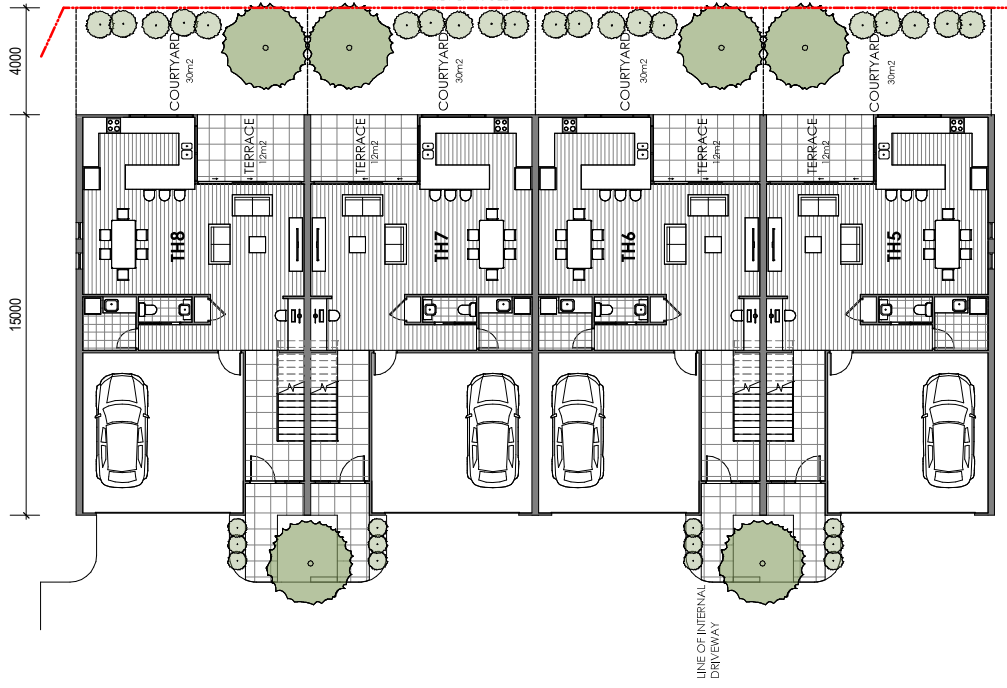


03 South Elevation - Building 5

1 : 100 @ A1

04 North Elevation - Building 5

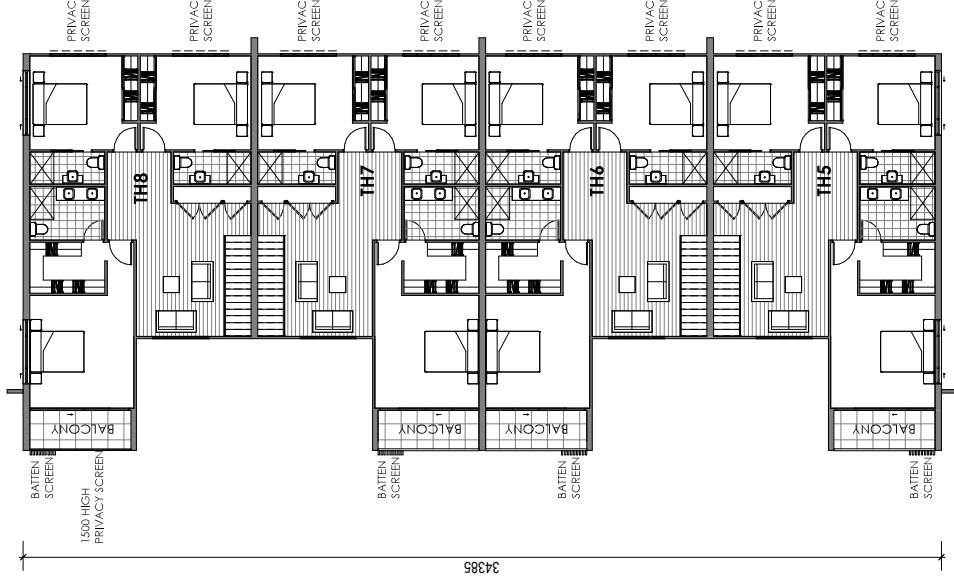
1 : 100 @ A1



01 Ground Level - Building 5

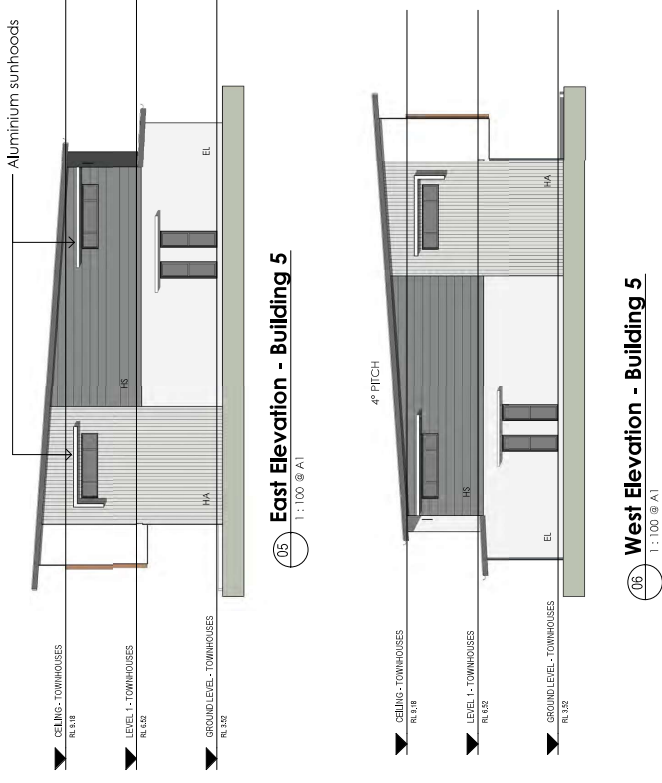
1 : 100 @ A1

TOWNHOUSE FLOOR AREA	
Ground Floor	110m2
First Floor	98m2
TOTAL	208m2
Terrace	
Terrace	12m2
Balcony	6m2



02 Level 1 - Building 5

1 : 100 @ A1



05 East Elevation - Building 5

1 : 100 @ A1

06 West Elevation - Building 5

1 : 100 @ A1

GENERAL MATERIALS AND FINISHES:

ROOF

- CR Colorbond corrugated steel roofing on timber trusses
- CR Colorbond steel gutters and downpipes

EXTERNAL WALLS

- HM1 Hardies Scyon Matrix Cladding, Paint finish.
- HS Hardies Scyon Stria Cladding, Paint finish.
- HA Hardies Scyon Axon VJ 133 Smooth, Paint finish.
- HA Hardies Easylap FC panels - Textured paint finish.
- SL Sliding Adjustable Louvre - Powdercoated Aluminium
- F Fixed Adjustable Louvre - Powdercoated Aluminium



These drawings and designs are copyright and without the written permission of the Architect.

Scale @ A1
1 : 100
Date
JUNE 2020

RESIDENTIAL DEVELOPMENT

3 MOORES ROAD, REDLAND BAY

BUILDING 5

Drawing No.
DA.12

Issue
B

LEG Constructions

LEG Constructions
PO Box 7067 Hemmant, QLD 4174
PH 07 3348 4100

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

POOL GAZEBO

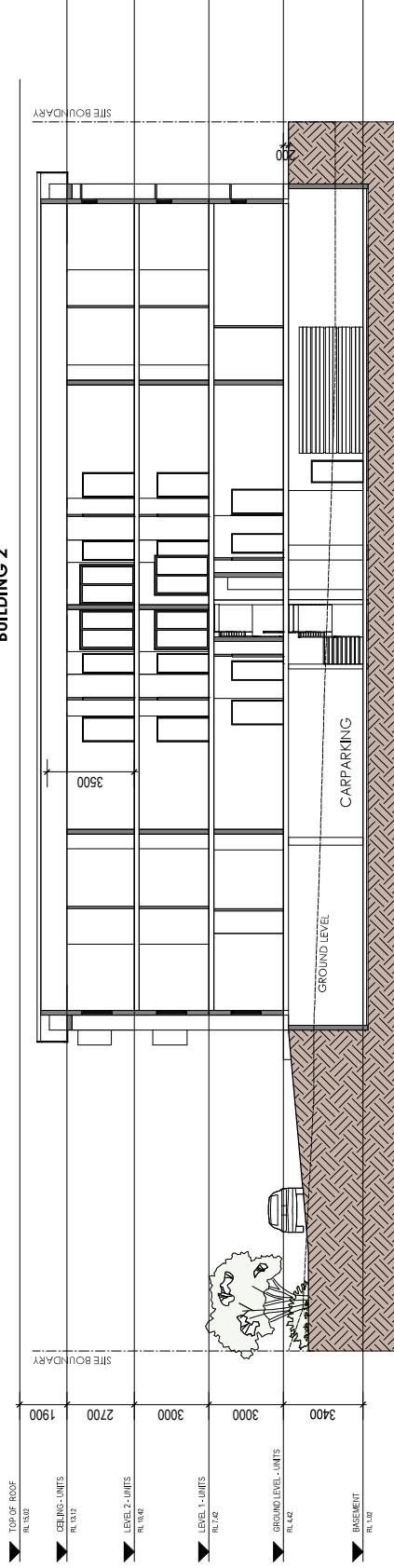
ENTRY TO BASEMENT

ENTRY TO BASEMENT

01 Streetscape - along driveway

1 : 250 @ A1

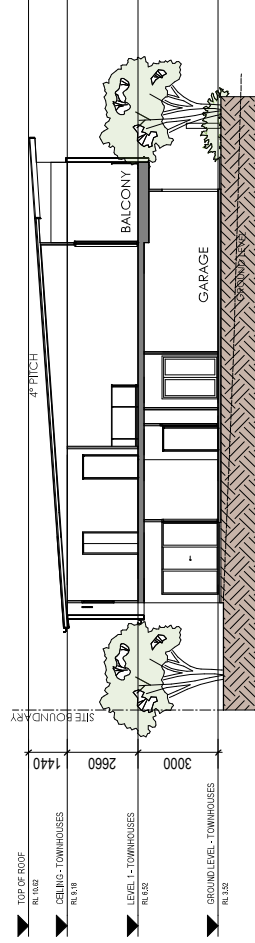
BUILDING 2



02 Section 1

1 : 100 @ A1

BUILDING 1



03 Section 2

1 : 100 @ A1

PLANS AND DOCUMENTS
REVISED AND
DEVELOPMENT APPROVAL
Approval No. DE/2020/1095
Date: 18 December 2020

These drawings and designs are copyright and
may not be reproduced or used in any way
without the written permission of the Architect.

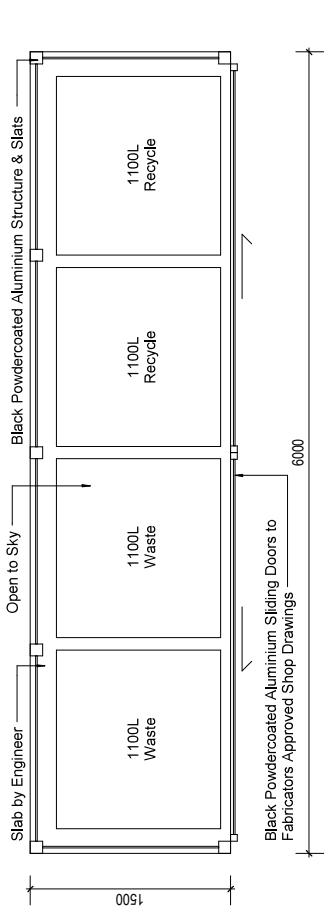
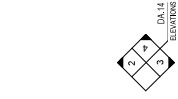
Scale @ A1
As Indicated
Date
JUNE 2020

Drawing No.
DA.13
Issue
B

LEG Constructions
PO Box 7067 Hemmant, QLD 4174
PH 07 3348 4100

RESIDENTIAL DEVELOPMENT
3 MOORES ROAD, REDLAND BAY

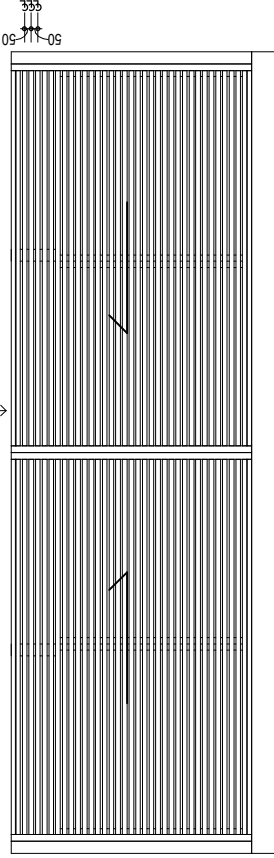
STREETSCAPE + SECTIONS LEG Constructions



1 Bin Enclosure Plan

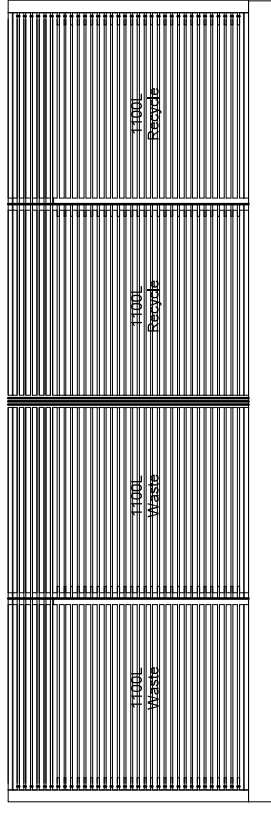
1:20 @ A1

Top rail for sliding door track.
Refer Engineers drawings.



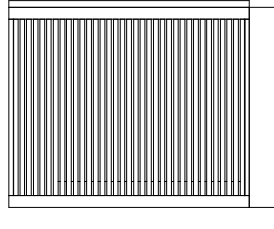
2 Bin Enclosure Front Elev

1:20 @ A1



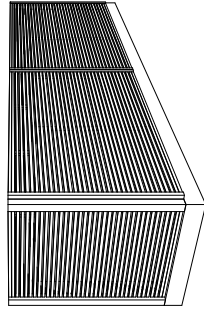
3 Bin Enclosure Rear Elev

1:20 @ A1



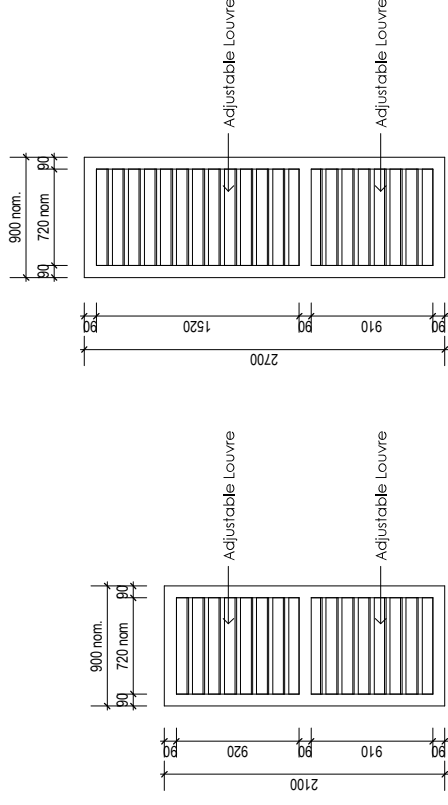
4 Bin Enclosure Side Elev

1:20 @ A1



5 Bin Enclosure 3D

@ A1



Aluminium Louvres (To be measured on-site. All dimensions Nominal)

1:20 @ A1

These drawings and designs are copyright and may not be reproduced or used in any way without the written permission of the Architect.

Scale @ A1
1:20

Date
JUNE 2020

Drawing No.
DA.14

Issue
B

LEG Constructions
PO Box 7067 Hemmant, QLD 4174
PH 07 3488 4100

RESIDENTIAL DEVELOPMENT

3 MOORES ROAD, REDLAND BAY

DESIGN FEATURES DETAILS

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approved no: DEV20201093
Date: 18 December 2020