

SITE INFORMATION

99-101
LOT 136RP116753
LOT 137RP116753

1014.25m²

103-105
LOT 138RP116753
LOT 139RP116753

1011.72m²

TOTAL COMBINED SITE AREA
2,025.97m²

LANDSCAPED AREA (ON GROUND)
500m²

DEEP PLANTING
205m² / 10% SITE AREA

24 TOTAL DWELLINGS OVER 5 LEVELS

10x 4 BED DWELLINGS
9x 3 BED DWELLINGS
5x 2 BED DWELLINGS

INCLUSIVE OF
2x4 BED DWELLINGS ASSESSED AS SDA
FULLY ACCESSIBLE ACCOMODATION
LOCATED ON GROUND FLOOR

22 DWELLINGS SDA ENHANCED
LIVABILITY UNITS

ALL DWELLINGS TO BE DESIGNED IN
ALIGNMENT WITH SDA ENHANCED
LIVABILITY DESIGN GUIDELINES & LHA
GOLD STANDARD.

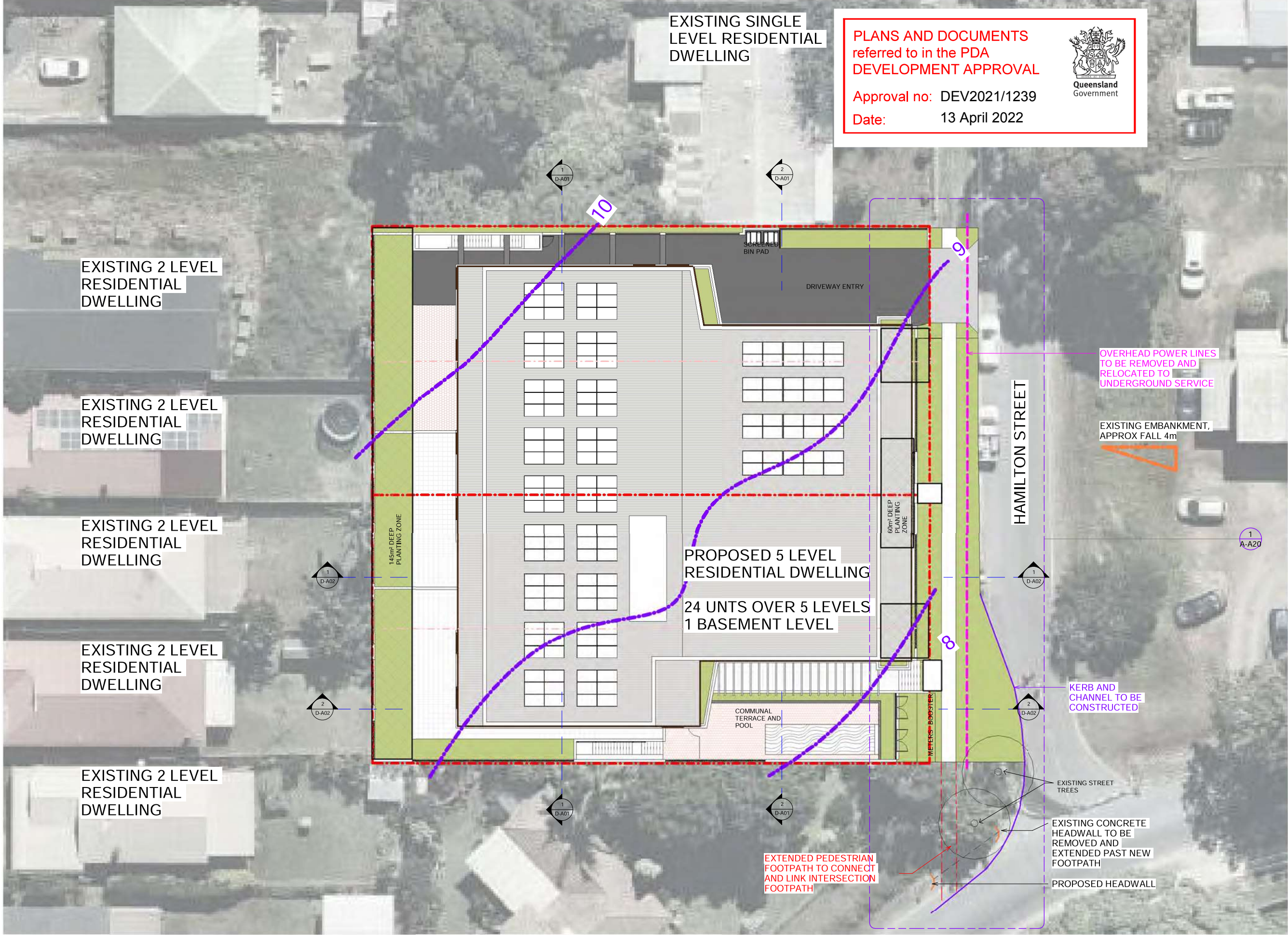
PARKING
SITE LOCATED WITHIN 300m OF
HAMILTON ST / PITT ST BUS STOP WITH
GREATER THAN 10 SERVICES PER DAY

SITE VISITORS PARKING
GROUND FLOOR 3 DEDICATED
VISITORS PARKS INCLUDE 1 DDA
VISITOR PARK

BASEMENT SECURE PARKING
46 PARKS TOTAL

24 RESIDENTS BICYCLES IN BASEMENT

6 FLOOR MOUNTED VISITORS BICYCLES
ON GROUND LEVEL



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OPEN BUILDING DESIGN QLD
LIC 1269277
20 RAINBOW ST, SANDGATE QLD 4017
E: GLENNBLIESNER@GMAIL.COM
M: 0401619444



No.	DES	DTE
A	CONSULTANT PRELIM REVIEW	13/08/21
B	CONSULTANT COORDINATION	15/10/21
C	PLANNING SUBMISSION	03/11/21
D	RFI RESPONSE	27/01/22

200901

99-101 + 103-105
HAMILTON ST REDLAND
BAY



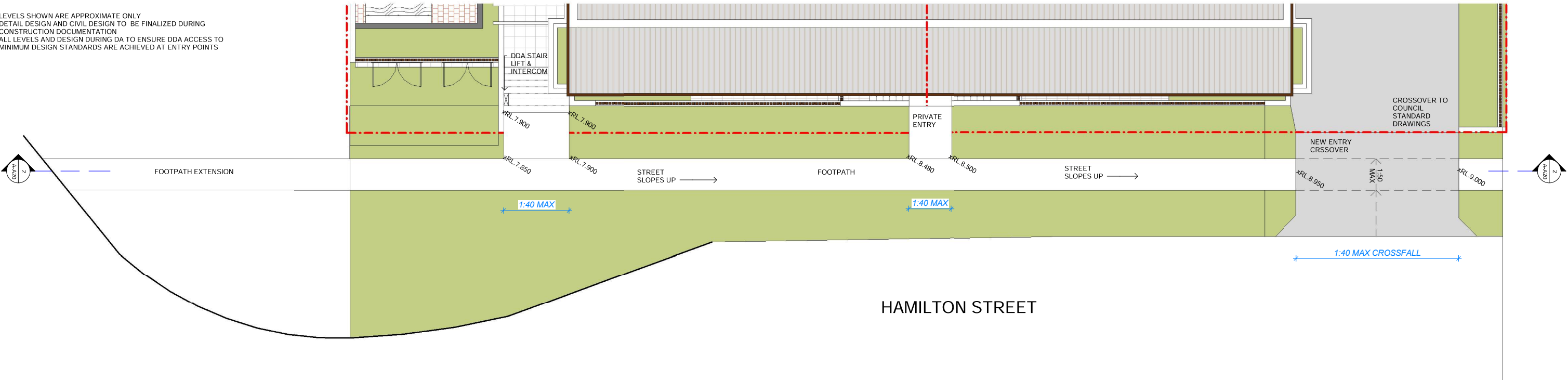
NUMBER
A-A10
NAME
SITE PLAN

SCALE(A1)
1 : 150

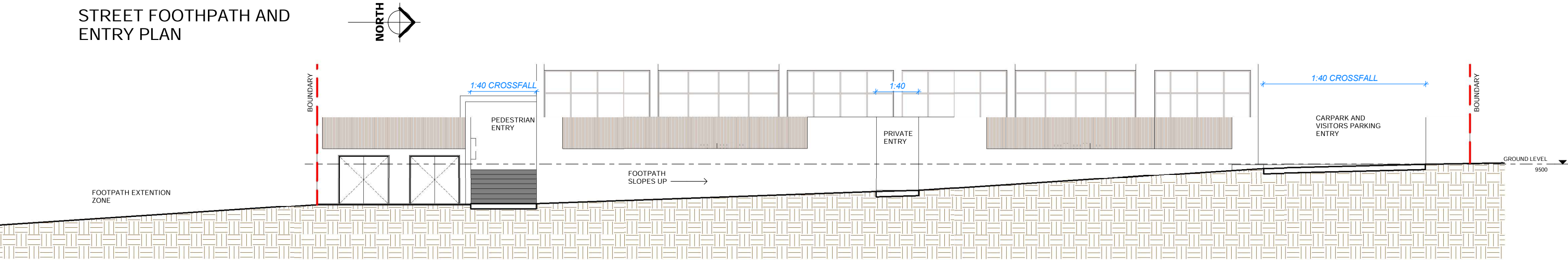
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27/01/22

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GB
ISSUE
D

LEVELS SHOWN ARE APPROXIMATE ONLY
DETAIL DESIGN AND CIVIL DESIGN TO BE FINALIZED DURING
CONSTRUCTION DOCUMENTATION
ALL LEVELS AND DESIGN DURING DA TO ENSURE DDA ACCESS TO
MINIMUM DESIGN STANDARDS ARE ACHIEVED AT ENTRY POINTS



STREET FOOTPATH AND
ENTRY PLAN



2 STREET SECTION
1 : 75

PLANS AND DOCUMENTS
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Approval no: DEV2021/1239
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No. DES
D RFI RESPONSE

DTE
27/01/22

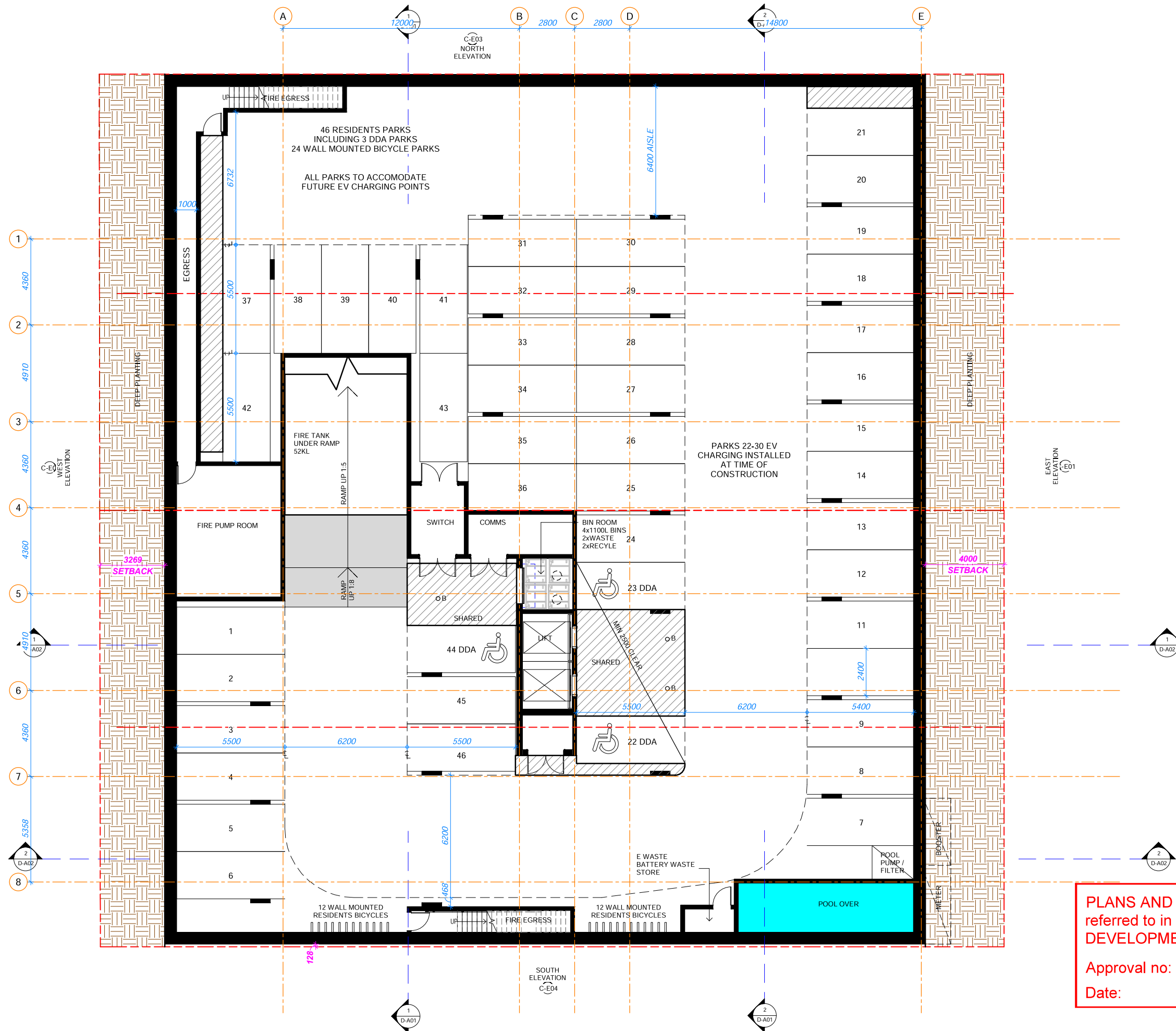
200901
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BAY

NUMBER
A-A20
NAME
STREET LEVELS

SCALE(A1)
1 : 75

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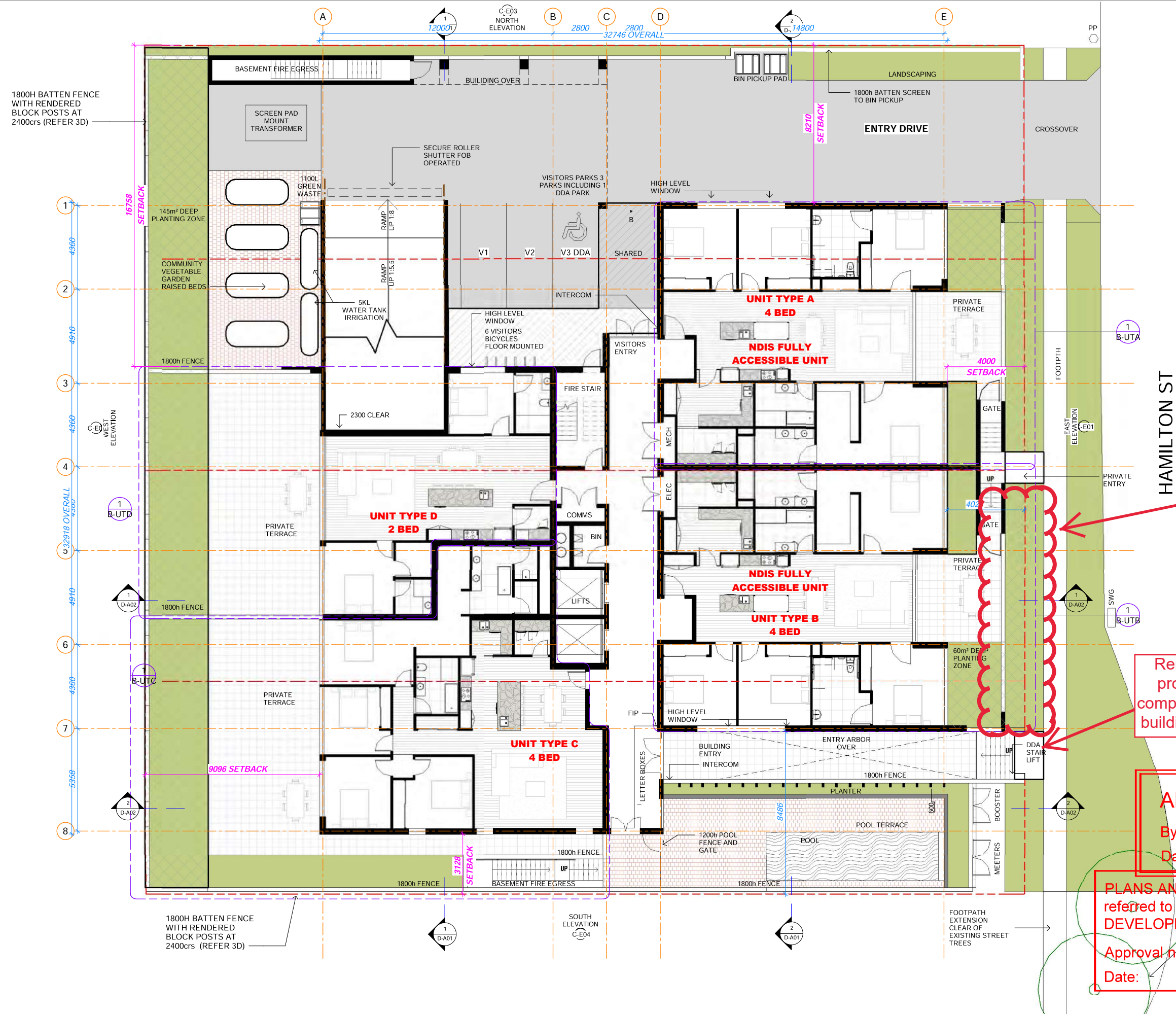


NUMBER
B-B01
NAME
BASEMENT FLOOR PLAN

SCALE(A1)
1 : 100

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GB
DATE
27/01/22

CHECKED
GB
ISSUE
D



Amend to reduce the visual and physical domination of the boundary wall / fence combination.

Remove stairs and stair lift and provide an equitable and DDA compliant access between the main building entrance and the footpath.

AMENDED IN RED
By: Gabrielle Shepherd
Date: 18 March 2022

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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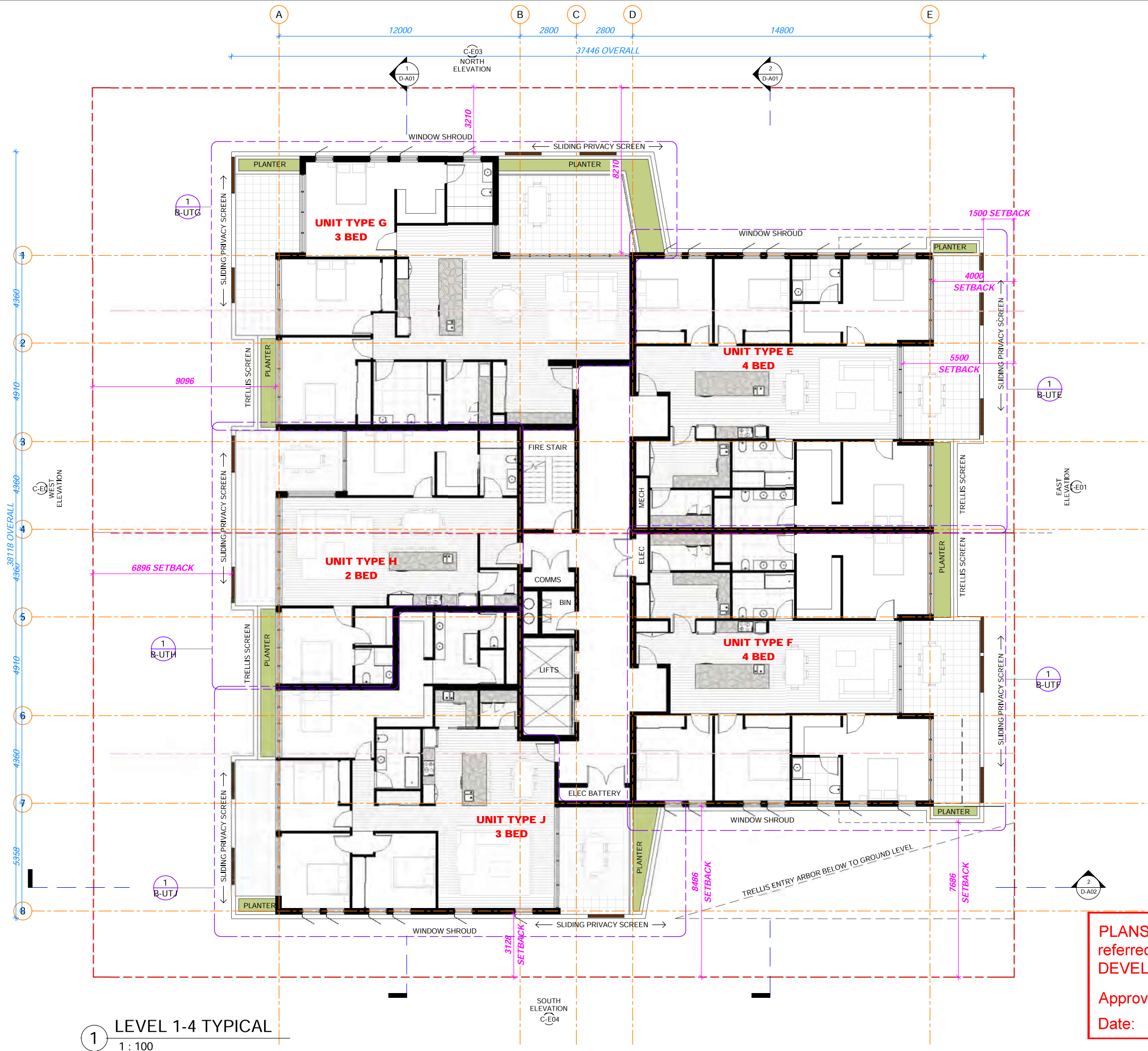
200901
99-101 + 103-105
HAMILTON ST REDLAND BAY



NUMBER
B-L00
NAME
GROUND FLOOR PLAN

SCALE(A1)
1 : 100

APPROVED	CHECKED
GB	GB
DATE	ISSUE
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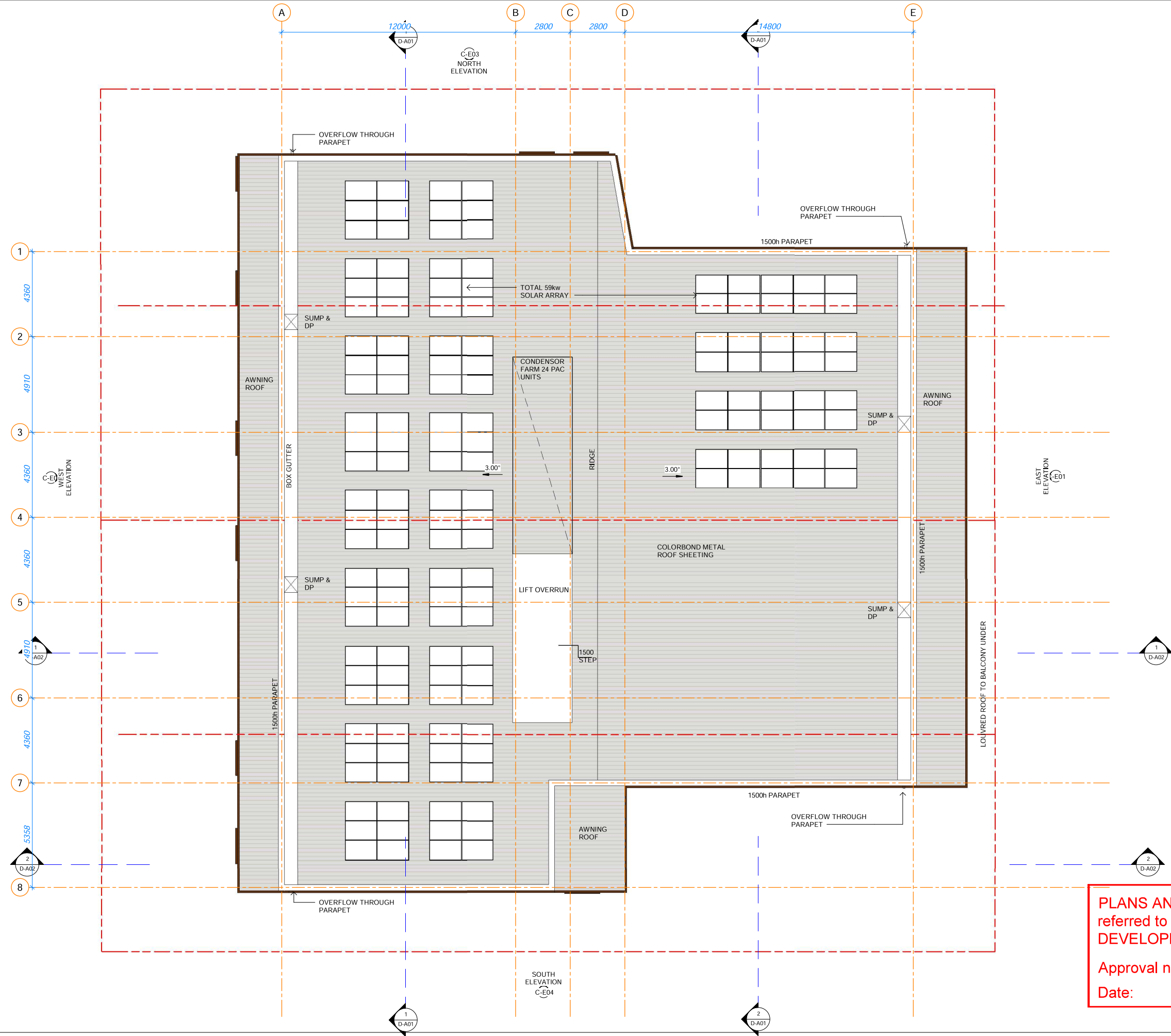
200901
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BAY



NUMBER
B-L01
NAME
LEVEL 01-04 TYPICAL PLAN

SCALE(A1)
1 : 100

APPROVED	CHECKED
GB	GB
DATE	ISSUE
27/01/22	D



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Queensland
Government

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HAMILTON ST REDLAND
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NUMBER
B-L05
NAME
ROOF PLAN

SCALE(A1)
1 : 100

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GB	GB
DATE	ISSUE
27/01/22	D



TYPE A - 4 BED
NDIS - SDA FULLY ACCESSIBLE UNIT

180m² INTERNAL
40m² EXTERNAL

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BAY

NUMBER
B-UTA
NAME
UNIT TYPE A

SCALE(A1)
1 : 50

APPROVED	CHECKED
GB	GB
DATE	ISSUE
27/01/22	D



TYPE B - 4 BED
NDIS - SDA FULLY ACCESSIBLE UNIT

180m² INTERNAL
40m² EXTERNAL

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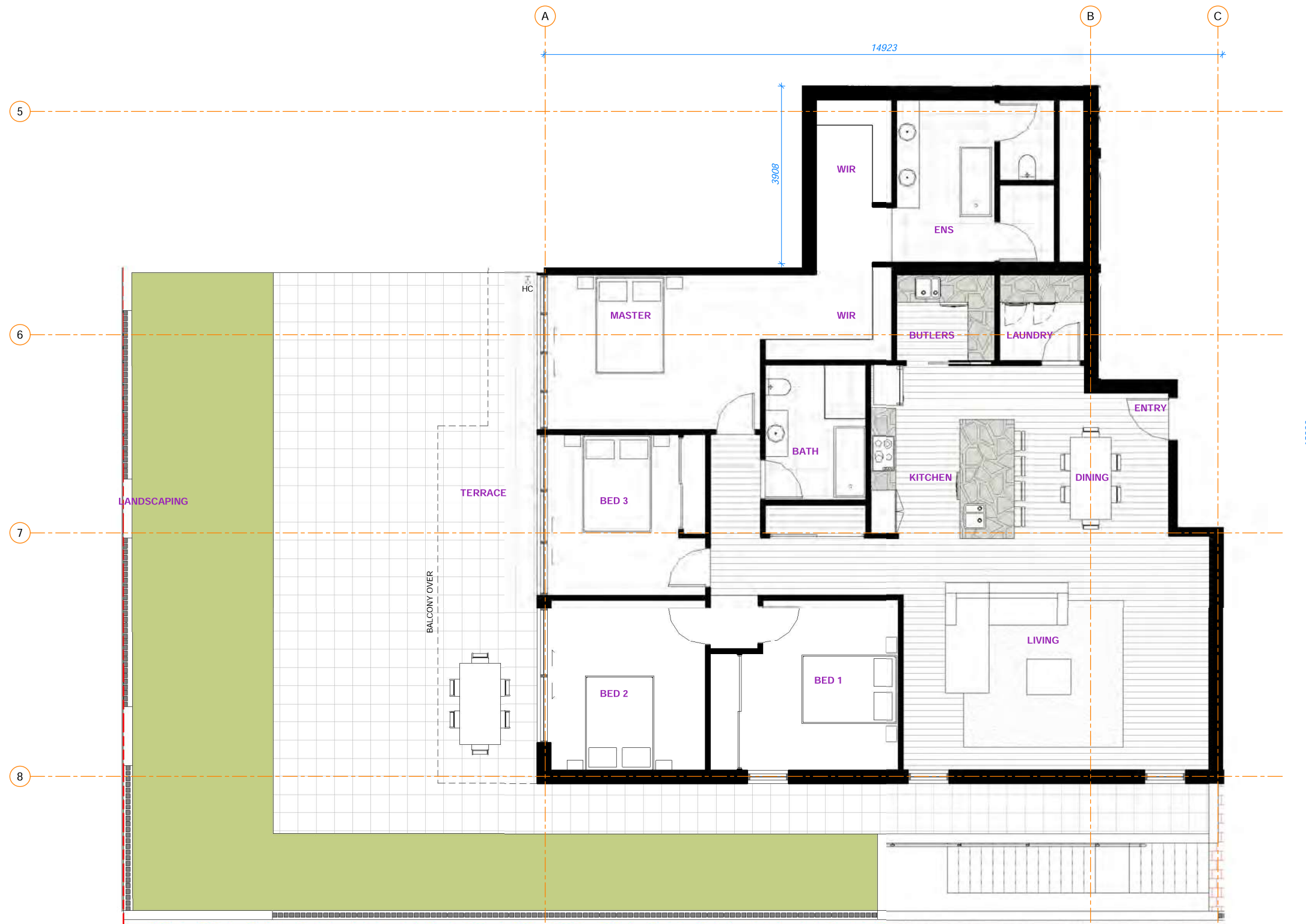
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HAMILTON ST REDLAND
BAY

NUMBER
B-UTB
NAME
UNIT TYPE B

SCALE(A1)
1 : 50

APPROVED	CHECKED
GB	GB
DATE	ISSUE
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TYPE C - 4 BED
NDIS - SDA ENHANCED LIVABILITY UNIT

170m² INTERNAL
155m² EXTERNAL

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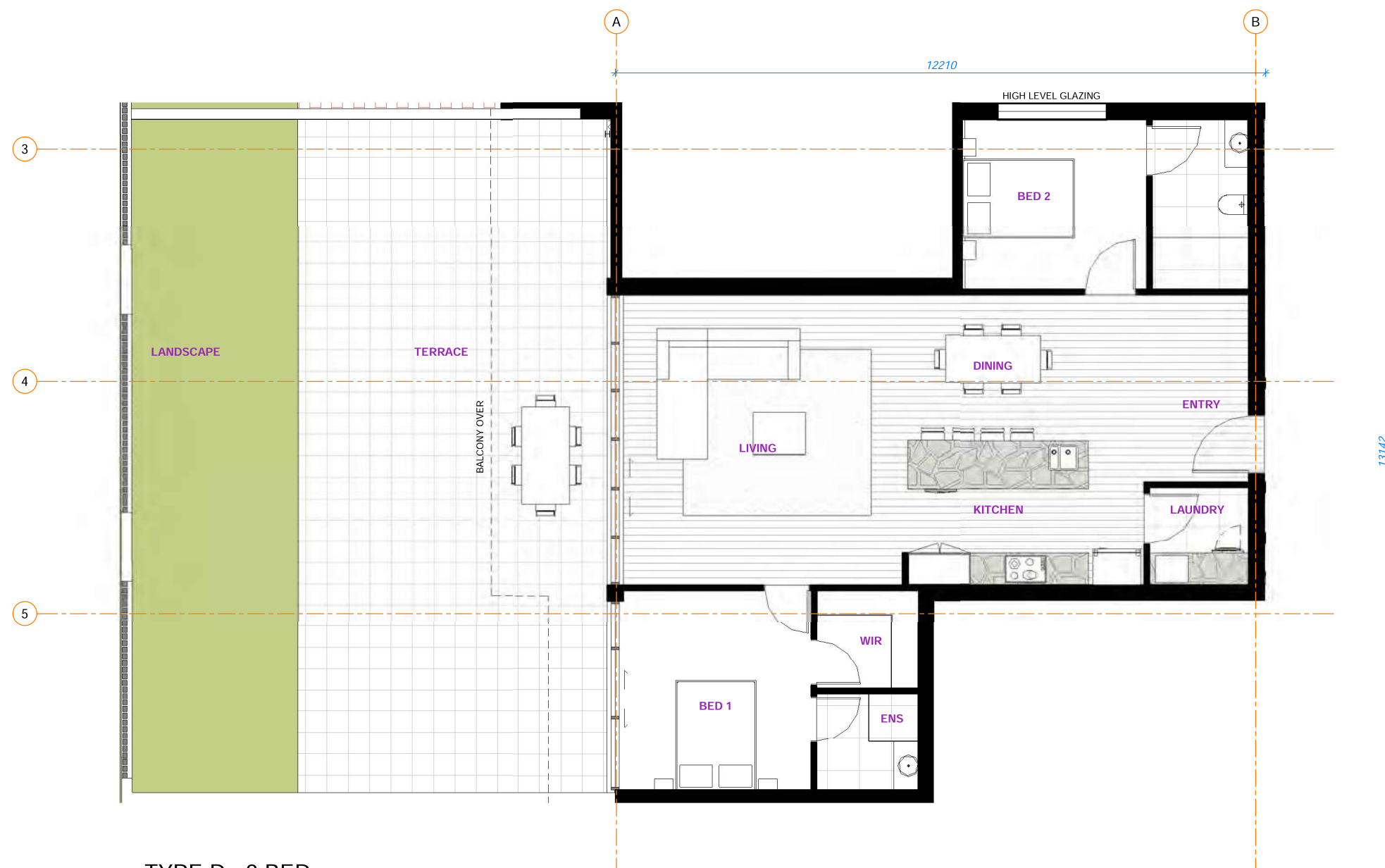
200901
99-101 + 103-105
HAMILTON ST REDLAND
BAY

NUMBER
B-UTC
NAME
UNIT TYPE C

SCALE(A1)
1 : 50

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GB
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D



TYPE D - 2 BED
NDIS - SDA ENHANCED LIVABILITY UNIT

100m² INTERNAL
115m² EXTERNAL

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200901
99-101 + 103-105
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BAY

NUMBER
B-UTD
NAME
UNIT TYPE D

SCALE(A1)
1 : 50

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GB	GB
DATE	ISSUE
27/01/22	D



TYPE E - 4 BED
NDIS - SDA ENHANCED LIVABILITY UNIT

140m² INTERNAL
30m² EXTERNAL

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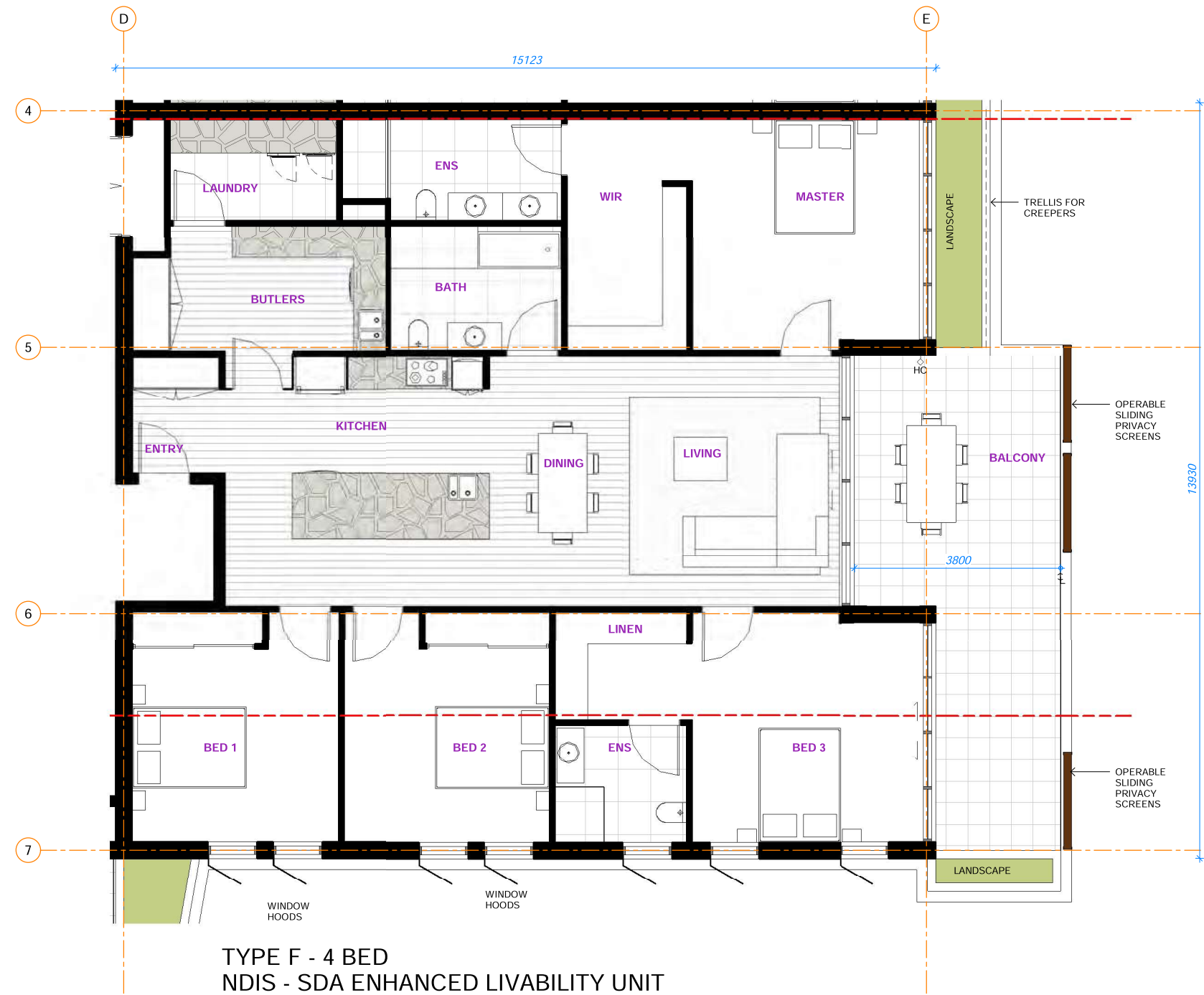
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HAMILTON ST REDLAND
BAY

NUMBER
B-UTE
NAME
UNIT TYPE E

SCALE(A1)
1 : 50

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27/01/22	D



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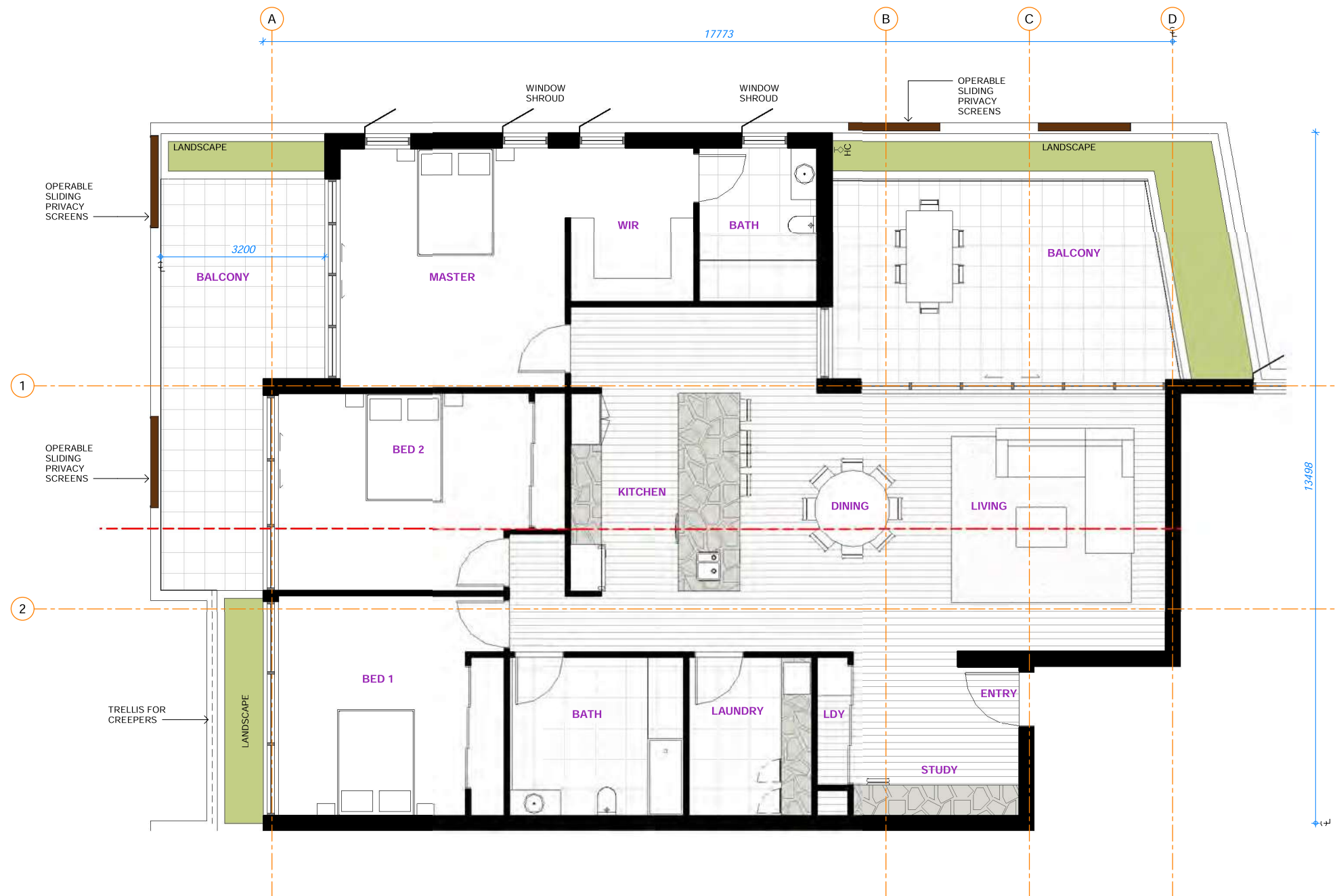
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99-101 + 103-105
HAMILTON ST REDLAND
BAY

NUMBER
B-UTF
NAME
UNIT TYPE F

SCALE(A1)
1 : 50

APPROVED	CHECKED
GB	GB
DATE	ISSUE
27/01/22	D



TYPE G - 3 BED
NDIS - SDA ENHANCED LIVABILITY UNIT

175m² INTERNAL
45m² EXTERNAL

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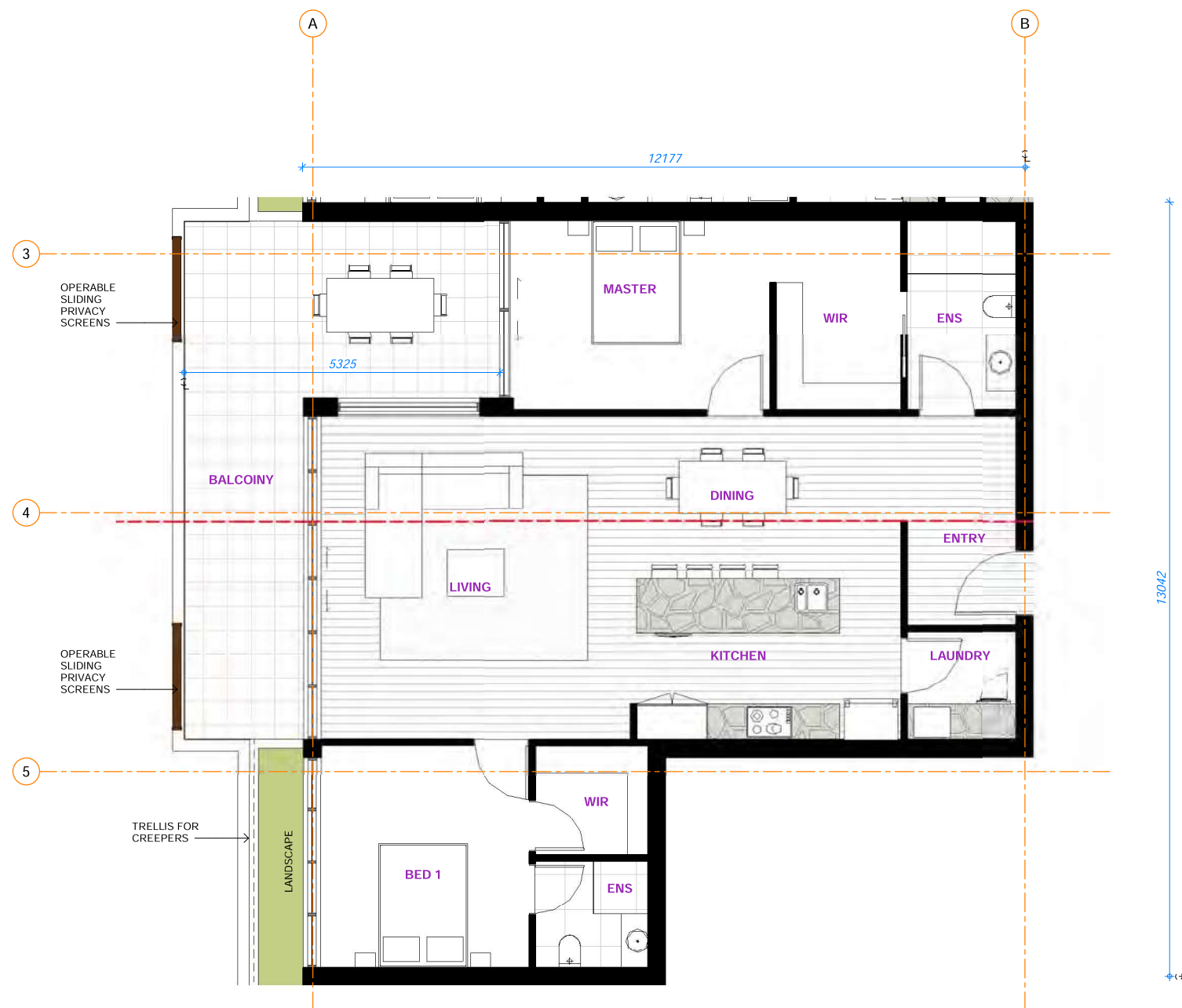
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C	PLANNING SUBMISSION	03/11/21
D	RFI RESPONSE	27/01/22

200901
99-101 + 103-105
HAMILTON ST REDLAND
BAY

NUMBER
B-UTG
NAME
UNIT TYPE G

SCALE(A1)
1 : 50

APPROVED	CHECKED
GB	GB
DATE	ISSUE
27/01/22	D



TYPE H - 2 BED
NDIS - SDA ENHANCED LIVABILITY UNIT

112m² INTERNAL
27m² EXTERNAL

PLANS AND DOCUMENTS
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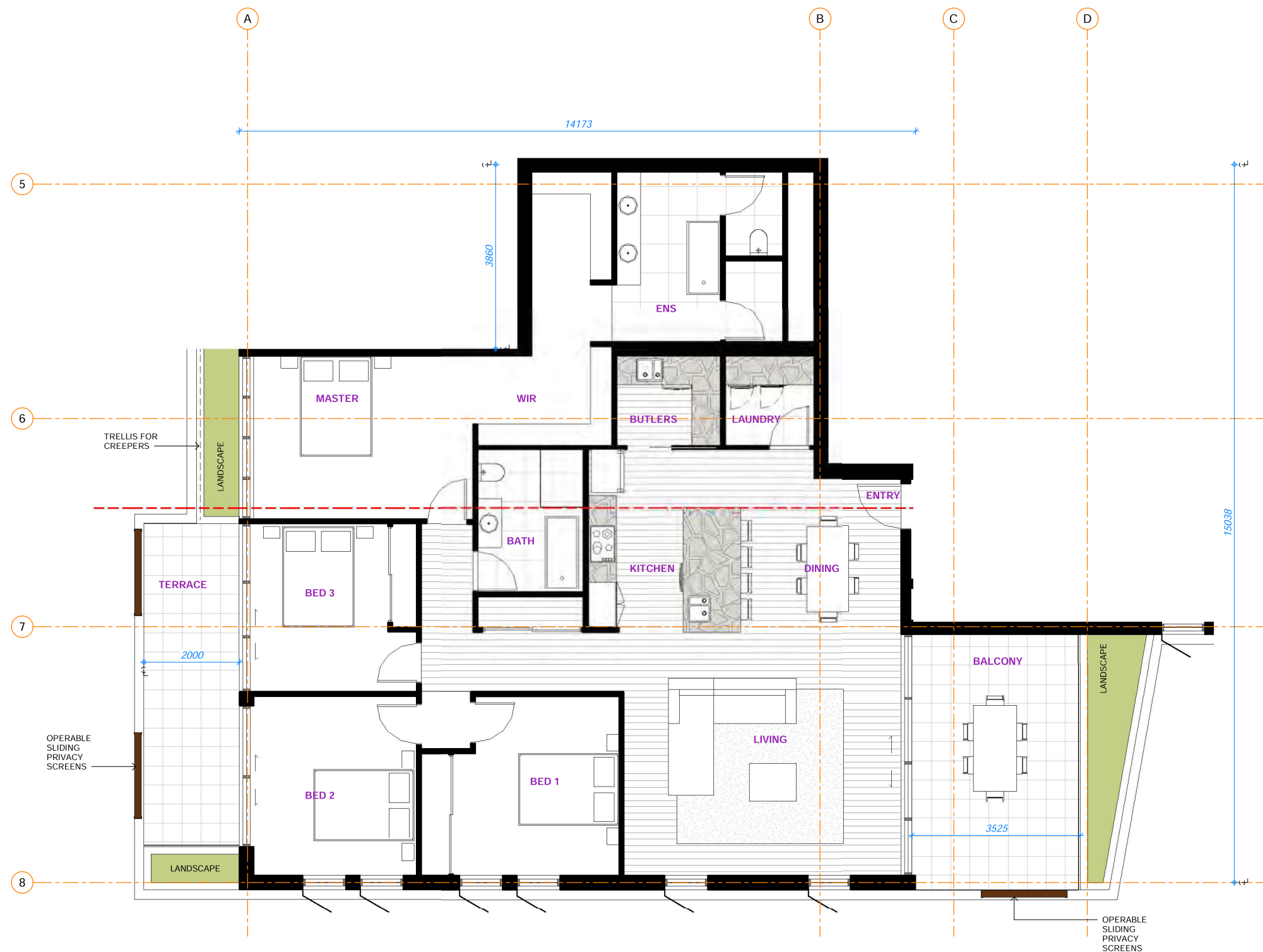
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99-101 + 103-105
HAMILTON ST REDLAND
BAY

NUMBER
B-UTH
NAME
UNIT TYPE H

SCALE(A1)
1 : 50

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TYPE J - 4 BED
NDIS - SDA ENHANCED LIVABILITY UNIT

170m² INTERNAL
32m² EXTERNAL

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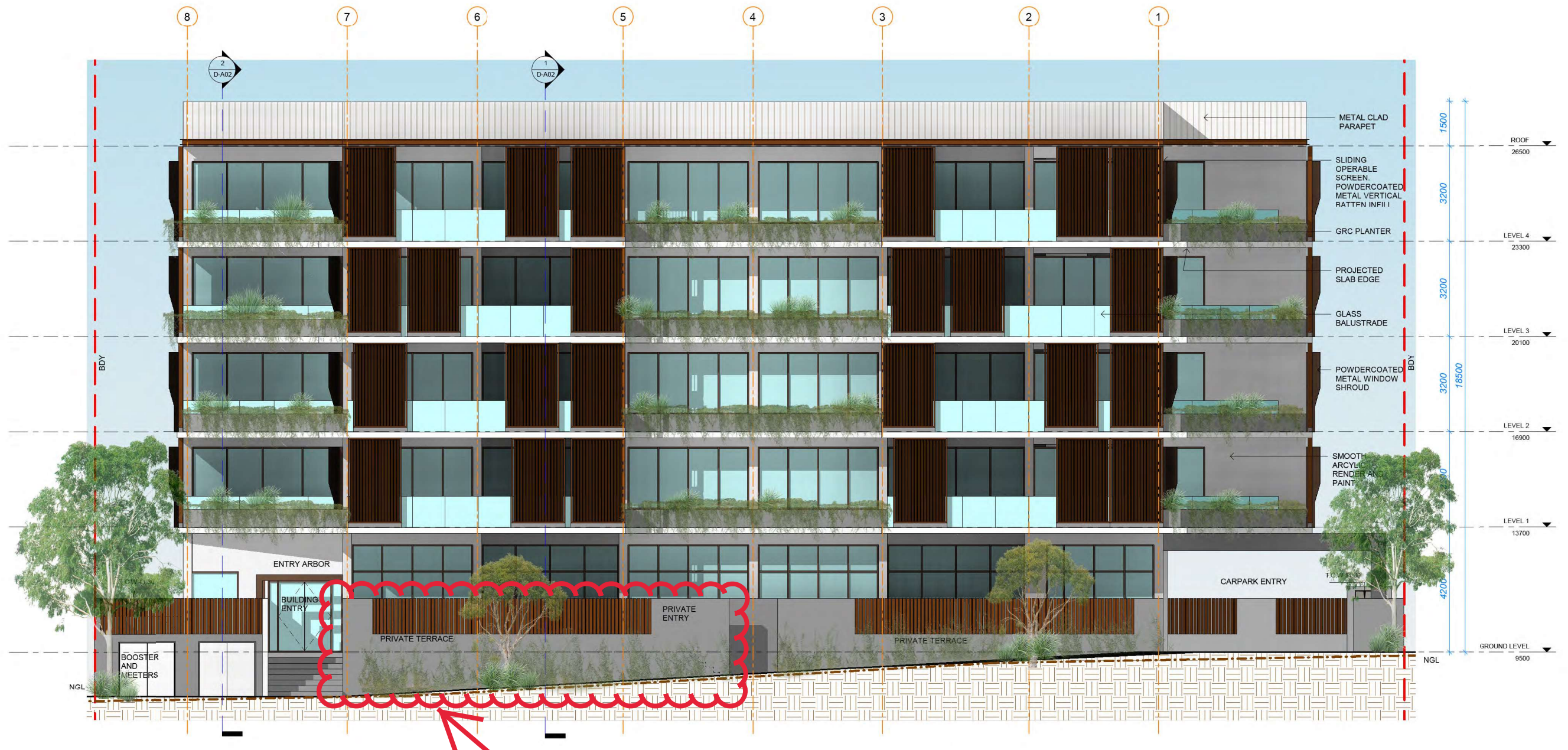
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HAMILTON ST REDLAND
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NUMBER
B-UTJ
NAME
UNIT TYPE J

SCALE(A1)
1 : 50

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AMENDED IN RED

By: Gabrielle Shepherd

Date: 18 March 2022



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HAMILTON ST REDLAND
BAY

NUMBER
C-E01
NAME
BUILDING ELEVATIONS

SCALE(A1)
1:75

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1 WEST ELEVATION
1 : 75

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HAMILTON ST REDLAND
BAY

NUMBER
C-E02
NAME
BUILDING ELEVATIONS

SCALE(A1)
1 : 75

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DATE	ISSUE
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1 NORTH ELEVATION
1 : 75

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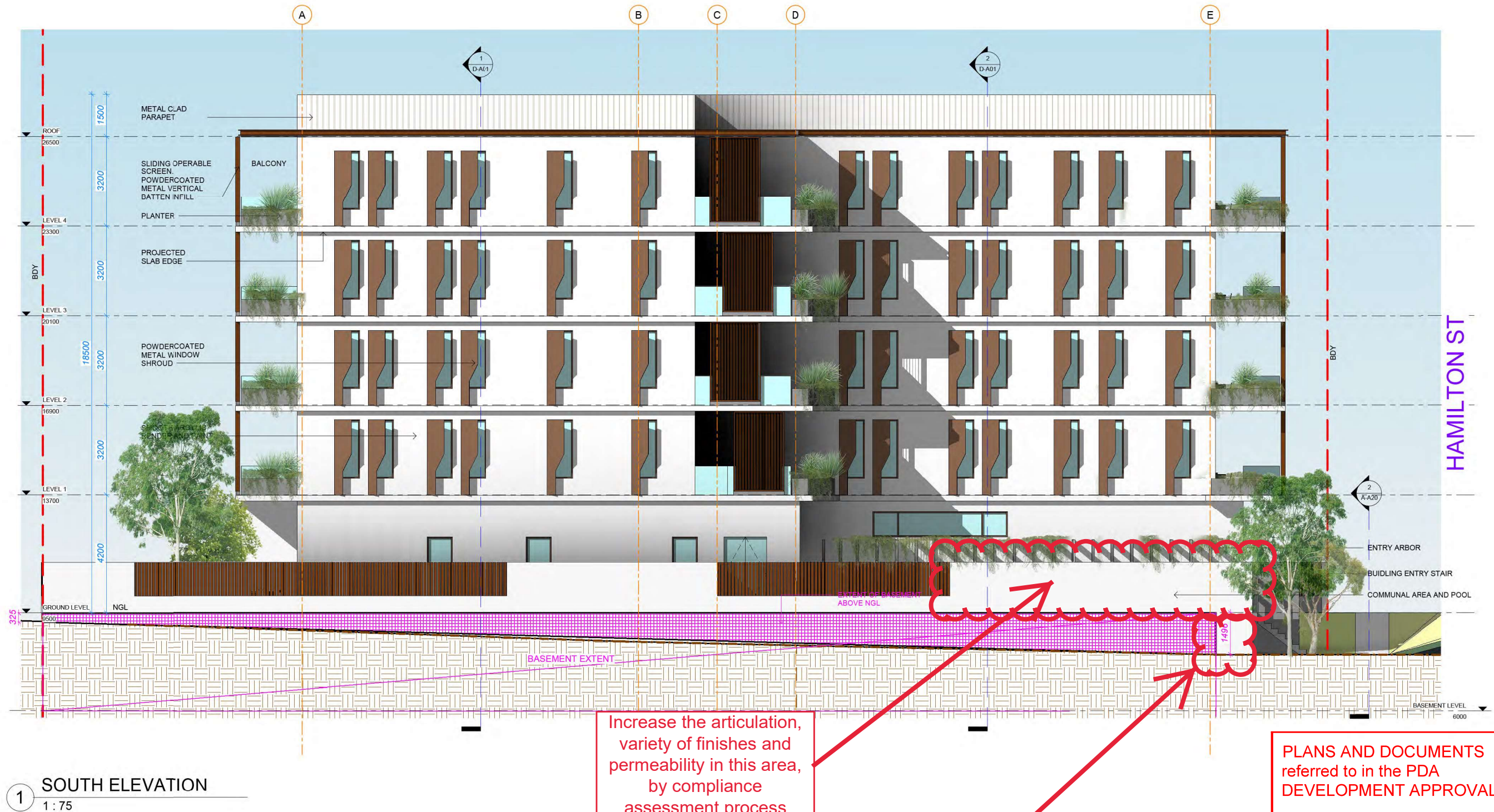
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200901
99-101 + 103-105
HAMILTON ST REDLAND
BAY

NUMBER
C-E03
NAME
BUILDING ELEVATIONS

SCALE(A1)
1 : 75

APPROVED	CHECKED
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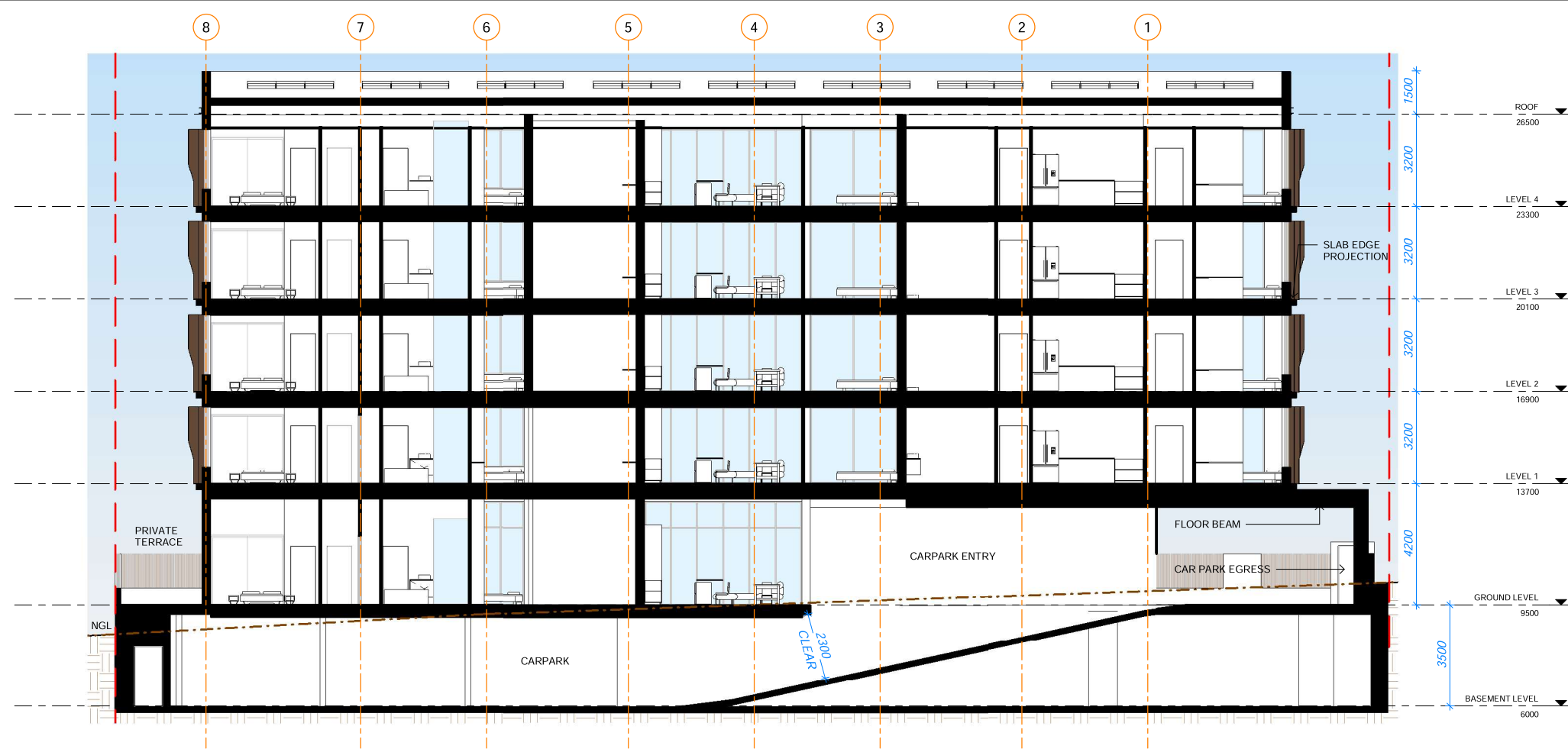
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HAMILTON ST REDLAND
BAY

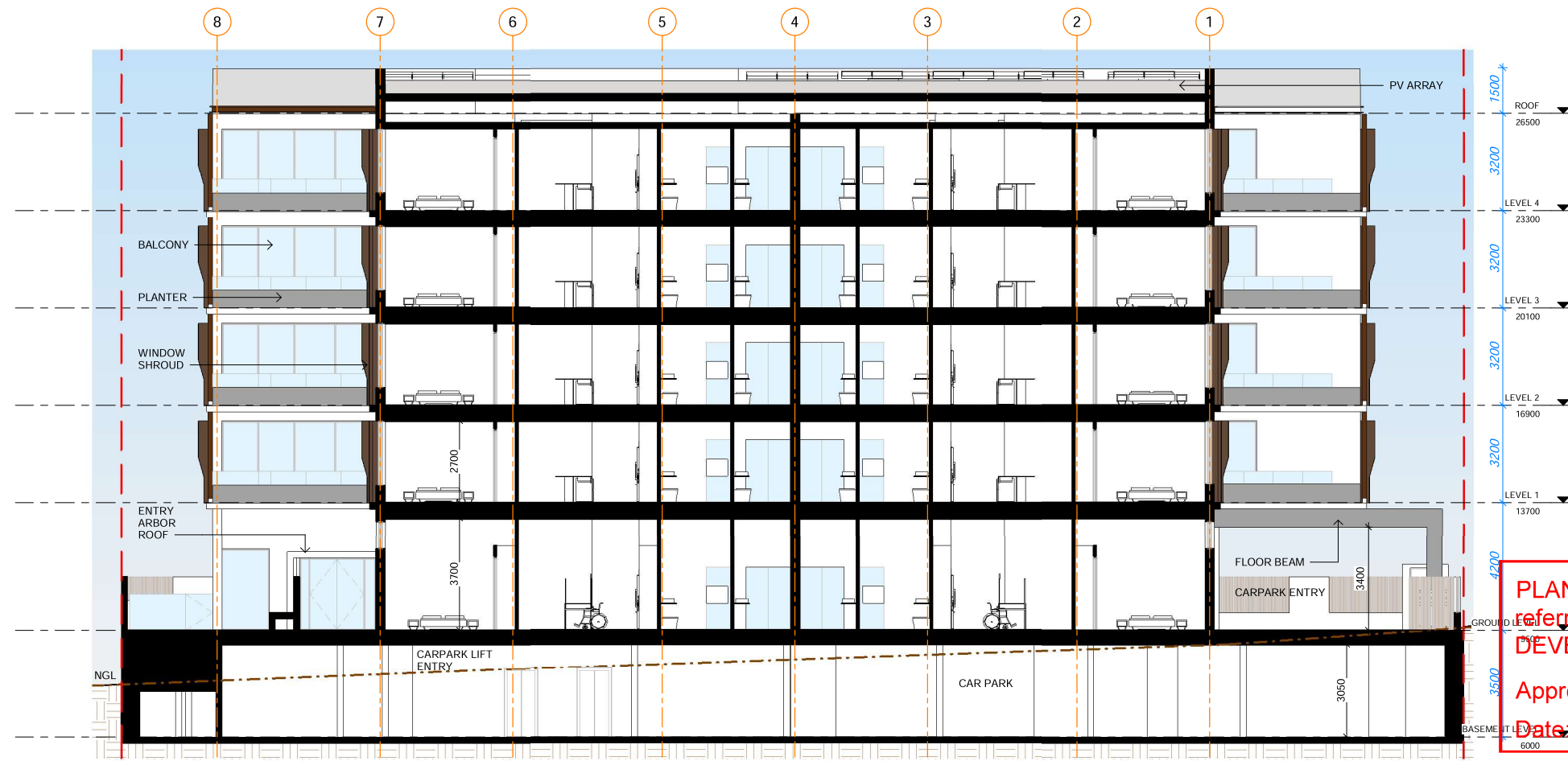
NUMBER
C-E04
NAME
BUILDING ELEVATIONS

SCALE(A1)
1 : 75

APPROVED	CHECKED
GB	GB
DATE	ISSUE
27/01/22	D



1 LONG SECTION GRID A-B
1 : 100



2 LONG SECTION GRID D-E
1 : 100

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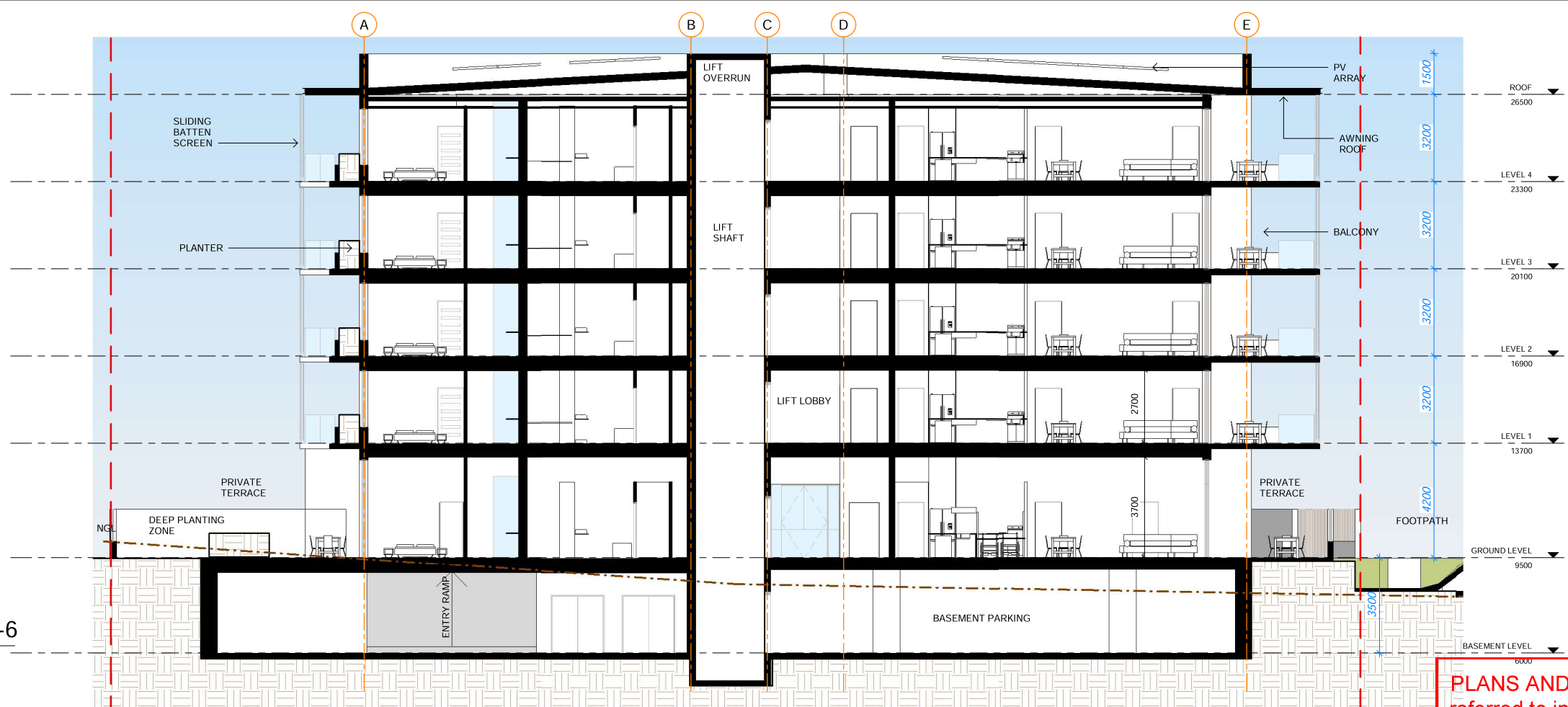
200901
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HAMILTON ST REDLAND
BAY

NUMBER
D-A01
NAME
BUILDING LONG SECTIONS

SCALE(A1)
1 : 100

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DATE	ISSUE
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1 SHORT SECTION GRID 5-6
1 : 100

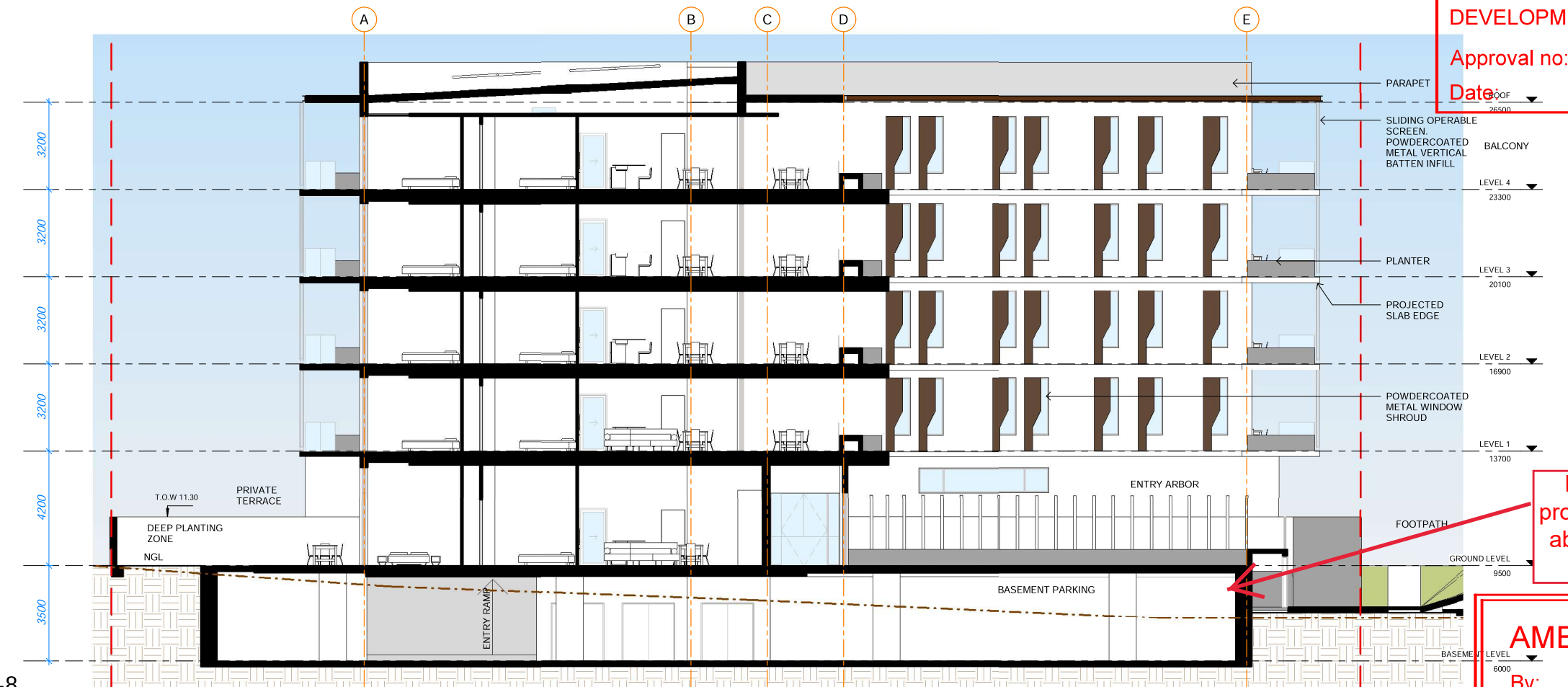


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2 SHORT SECTION GRID 7-8
1 : 100



Reduce basement
projection to 1m or less
above natural ground
level

AMENDED IN RED

By: Gabrielle Shepherd
Date: 18 March 2022



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HAMILTON ST REDLAND
BAY

NUMBER
D-A02
NAME
BUILDING SHORT SECTIONS

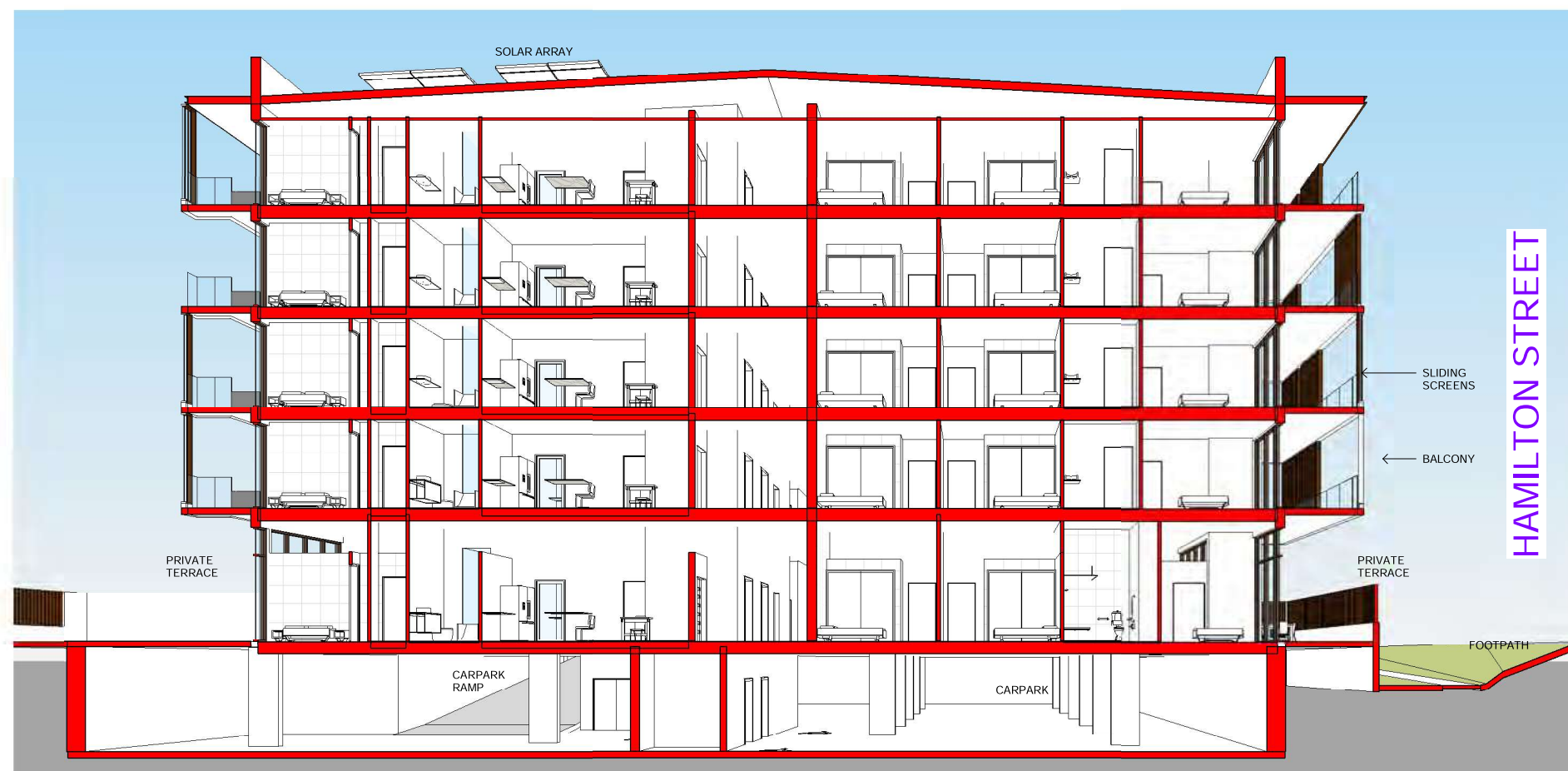
SCALE(A1)
1 : 100

APPROVED
GB
DATE
27/01/22

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GB
ISSUE
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1 LONG SECTIONAL AXO



2 SHORT SECTIONAL AXO

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1239

Date: 13 April 2022



GLENN BLIESNER DESIGN

OPEN BUILDING DESIGN QLD
LIC 1269277
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No.	DES	DTE
B	CONSULTANT COORDINATION	15/10/21
C	PLANNING SUBMISSION	03/11/21
D	RFI RESPONSE	27/01/22

200901
99-101 + 103-105
HAMILTON ST REDLAND
BAY

NUMBER
Z-C01
NAME
SECTIONAL VIEWS

SCALE(A1)

APPROVED	CHECKED
GB	GB
DATE	ISSUE
27/01/22	D