

AMENDED IN RED

By: Essen Joseph
Date: 8 December 2022



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2014/558/5
Date: 21 December 2022



STAGE 1 • STAGE 2

AMENDED IN RED

01 OCT 2014

By: Cezar McCafferty (name)
MEDQ



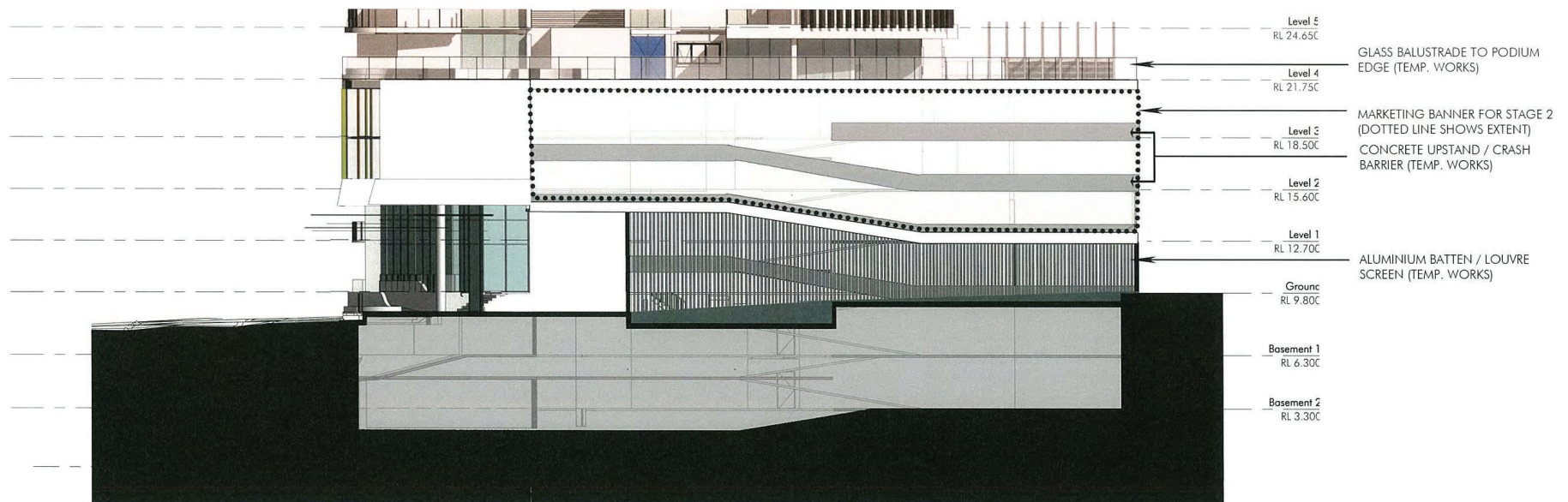
Subject to
Compliance
Assessment

Architectural
details required
to identify how
privacy is
managed for
dwellings
located in an
urbanized
context.

PLANS AND DOCUMENTS
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27 OCT 2014

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27 OCT 2014

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Client



Project

Residential Development
15 Anderson Street, Fortitude Valley

Title

STAGE 1 ELEVATION - NORTH CAST WALL

Scale

1:250

Date

05/09/14

Number

3400_DA43

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Architectural Consultant

nettleton tribe partnership pty ltd (B15 16 16) 682 122
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a brisbane | nettletontribe.com.au | nettletontribe.com.au

STAGE 1					
UNIT SUMMARY					
LEVEL	STUDIO	1 BED	2 BED	2 BED TH	TOTAL
GROUND	0	2	1	0	3
1	0	2	1	0	3
2	1	2	3	1	7
3	1	2	3	0	6
4	2	4	2	0	8
5	1	5	2	0	8
6	1	5	2	0	8
7	1	5	2	0	8
8	1	5	2	0	8
9	1	5	2	0	8
10	1	5	1	1	8
11	0	6	1	0	7
12	0	6	2	0	8
13	0	6	2	0	8
TOTAL	10	60	26	2	98
%	10.10%	61.22%	26.57%		

Subject to Compliance Assessment

Updated development summary to be submitted, taking into account additional built form requirements specified in DEV2014/558/5.

STAGE 2					
UNIT SUMMARY					
LEVEL	STUDIO	1 BED	2 BED	2 BED TH	TOTAL
GROUND	0	0	0	0	0
1	0	0	0	0	0
2	0	5	1	0	6
3	0	5	1	0	6
4	1	6	3	0	10
5	1	6	3	0	10
6	1	6	3	0	10
7	1	6	3	0	10
8	1	6	3	0	10
9	1	6	3	0	10
10	1	6	3	0	10
11	1	6	2	1	10
12	1	6	2	0	9
13	1	6	3	0	10
14	1	6	3	0	10
15	1	6	3	0	10
16					
17					
18					
19					
TOTAL	12	82	36	2	152
%	9.09%	62%	29%		

DEVELOPMENT TOTAL				UNITS
TOTAL	STUDIO		22	STUDIO
TOTAL	1 BEDS		142	1 BEDS
TOTAL	2 BEDS (INCL. TOWNHOUS)		66	2 BEDS
				9.57%
				61.74%
				28.70%

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Development Summary	
REAL PROPERTY DESCRIPTION:	LOT 10 ON SP208752 PARISH NORTH BRISBANE COUNTY STANLEY
SITE ADDRESS	15 ANDERSON STREET, FORTITUDE VALLEY
SITE AREA	2,896m2

DRAWING LIST	
DWG No.	DWG TITLE
DA--	COVER SHEET
DA01	DEVELOPMENT SUMMARY
DA02	PERSPECTIVE 1
DA03	PERSPECTIVE 2
DA04	HEIGHT & DENSITY - WIDER CONTEXT
DA05	HEIGHT & DENSITY - IMMEDIATE CONTEXT
DA06	SUPERIOR DESIGN OUTCOMES 1
DA07	SUPERIOR DESIGN OUTCOMES 2
DA08	SUPERIOR DESIGN OUTCOMES 3
DA09	SUPERIOR DESIGN OUTCOMES 4
DA10	SUPERIOR DESIGN OUTCOMES 5
DA11	SITE LOCATION
DA12	PERSPECTIVE TOWARDS BRIBANE CITY
DA13	SITE CONNECTIVITY
DA14	PUBLIC REALM
DA15	BASEMENT 2
DA16	BASEMENT 1
DA17	GROUND FLOOR
DA18	LEVEL 1
DA19	LEVEL 2
DA20	LEVEL 3
DA21	PODIUM
DA22	TYPICAL LEVEL
DA23	COMMUNAL LEVEL
DA24	TYPICAL UPPER LEVEL
DA25	ROOF PLAN
DA26	PWD UNIT TYPES
DA27	SHADOW ANALYSIS
DA28	ELEVATIONS - ANDERSON STREET
DA29	ELEVATIONS - WATER STREET
DA30	ELEVATIONS - COSTIN STREET
DA31	ELEVATIONS - NORTH-WEST
DA32	SITE SECTION
DA33	STREET EDGE SECTION - ANDERSON STREET
DA34	STREET EDGE SECTION - WATER STREET
DA35	STREET EDGE SECTION - COSTIN STREET
DA36	GFA MEASUREMENT PLANS
DA37	SURVEY PLAN
DA38	LANDSCAPE - GROUND
DA39	LANDSCAPE - PODIUM

APPROX. GFA STAGE 1			
LEVEL	RESIDENTIAL	RETAIL	SUBTOTAL
B2	0	0	0
B1	0	0	0
GROUND	192	0	192
1	242	0	242
2	546	0	546
3	546	0	546
4	563	0	563
5	563	0	563
6	563	0	563
7	563	0	563
8	563	0	563
9	563	0	563
10	535	0	535
11	550	0	550
12	563	0	563
13	563	0	563
	7135	0	7135 m2

APPROX. GFA STAGE 2				TOTAL	
LEVEL	RESIDENTIAL	RETAIL	SUBTOTAL	RESIDENTIAL	RETAIL
B2	0	0	0	0	0
B1	0	0	0	0	0
GROUND	19	303	322	211	303
1	42	0	42	284	0
2	482	0	482	1028	0
3	482	0	482	1028	0
4	713	0	713	1296	0
5	713	0	713	1276	0
6	713	0	713	1276	0
7	713	0	713	1276	0
8	713	0	713	1276	0
9	713	0	713	1276	0
10	713	0	713	1248	0
11	687	0	687	1237	0
12	683	0	683	1246	0
13	718	0	718	1281	0
14	718	0	718	718	0
15	718	0	718	718	0
	9540	303	9843	16675	303

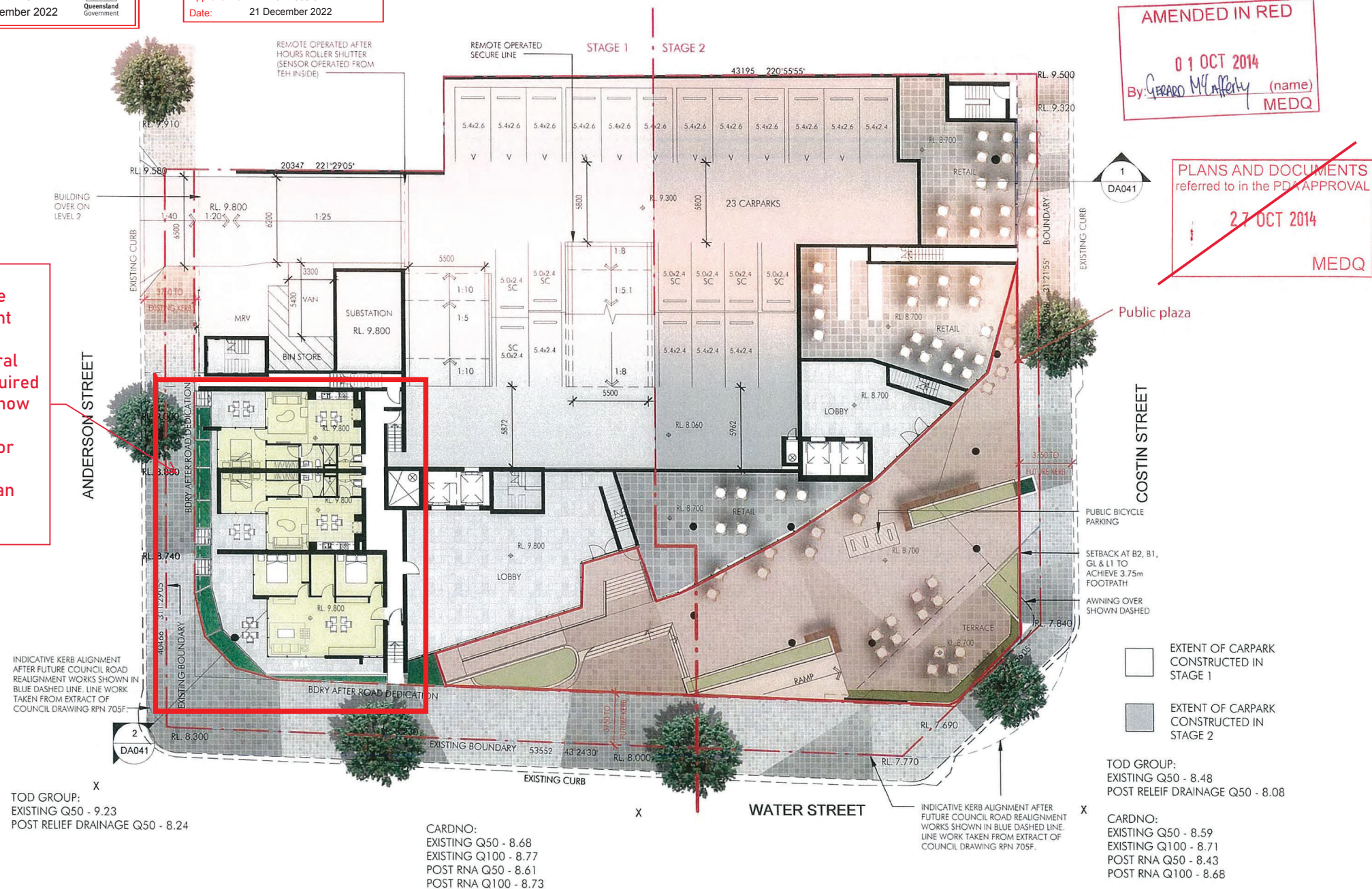
TOTAL DEVELOPMENT GFA (APPROX.) 16978 m2
SITE AREA 2,896m2 PLOT RATIO 58.8:1 ALLOWABLE = 4:1

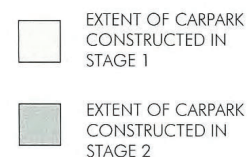
CARPARK SUMMARY					
STAGE 1 CARS					
LEVELS	RES CARS	RES MOTOS	RES TANDEM	RES VIS	SUBTOTAL
B2	58	0	0	0	58
B1	68	0	0	0	68
GF	4	0	0	5	9
L1	9	0	0	0	9
L2	12	0	0	0	12
L3	7	0	0	0	7
TOTAL	156	8	0	5	169
TOTAL RES CARS	169				

STAGE 2 CARS				
LEVELS	RES CARS	RES TANDEM	RES VIS	SUBTOTAL
B2	0	0	0	0
B1	0	0	0	0
GF	8	0	6	14
L1	14	1	0	15
L2	18	1	0	19
L3	16	1	0	17
TOTAL	56	3	6	65
TOTAL RES CARS	65			

TOTAL RES CARS + MB 234
TOTAL TAN CARS 3
CARS REQUIRED:
RES @ 1 PER UNIT: 230 CARS

PLANS AND DOCUMENTS referred to in the PDA APPROVAL
27 OCT 2014
MEDQ





PWD
UNIT TYPE A

ANDERSON STREET

2
DA041

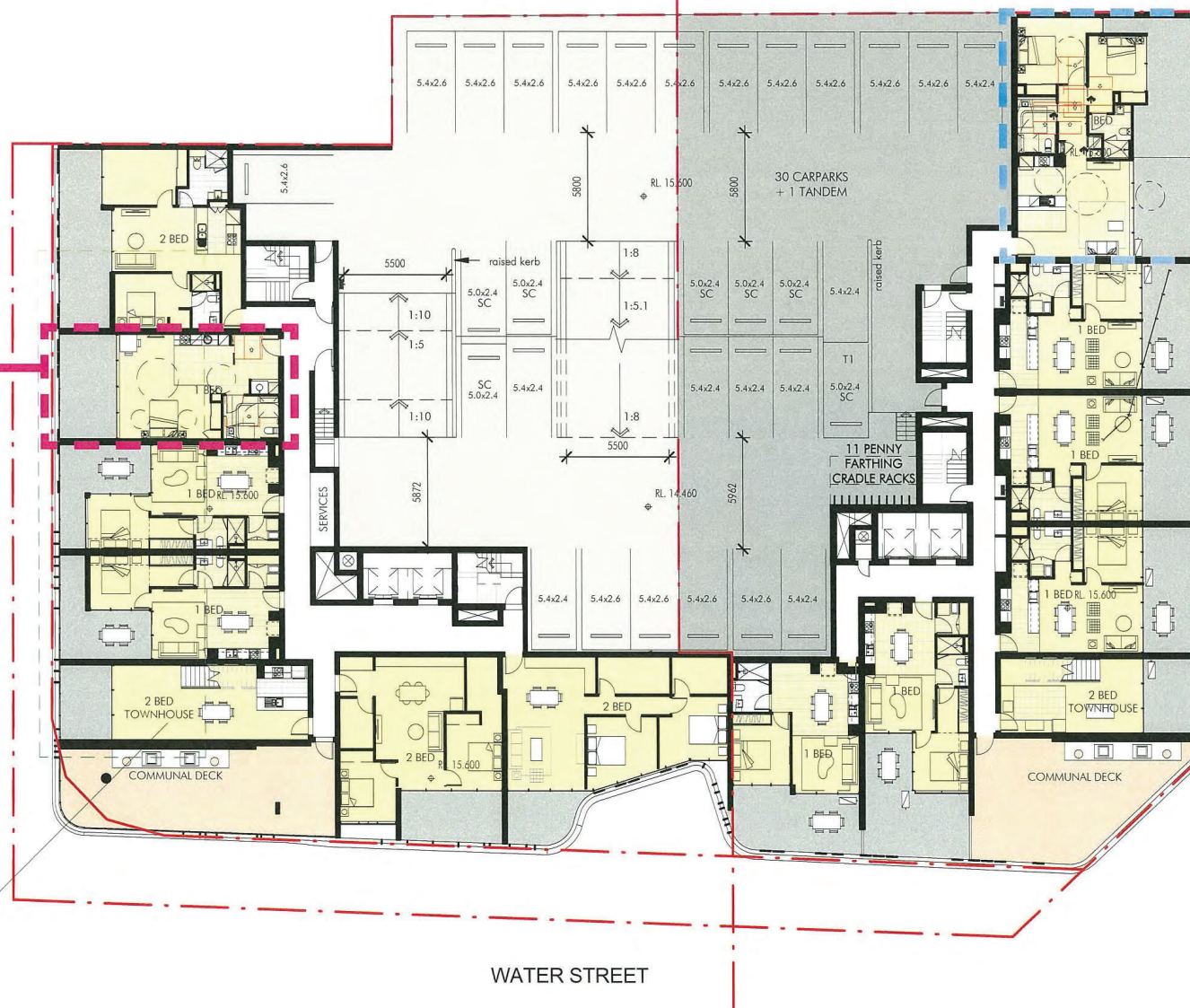
WATER STREET

COSTIN STREET

PWD
UNIT TYPE B

- EXTENT OF CARPA
CONSTRUCTED IN
STAGE 1
- EXTENT OF CARPA
CONSTRUCTED IN
STAGE 2

STAGE 1 STAGE 2



PWD
UNIT TYPE B
DA041

COSTIN STREET

- EXTENT OF CARPARK
CONSTRUCTED IN
STAGE 1
- EXTENT OF CARPARK
CONSTRUCTED IN
STAGE 2

WATER STREET

ANDERSON STREET

PWD
UNIT TYPE A

2
DA041

STAGE 1 STAGE 2

STORMWATER RETENTION TANK
STORMWATER QUALITY

LOW HEIGHT AREA
UNDER POOL SHELL
- POOL PUMP ROOM
* 1200MM
CLEARANCE
UNDER POOL

23 CARPARKS
+ 1 TANDEM

11 PENNY
FARTHING
CRADLE RACKS

2 BED
TOWNHOUSE

2 BED
TOWNHOUSE

VOID

VOID

SERVICES



Subject to Compliance Assessment

Building separation to address parameters specified in s 2.6.3 of the Bowen Hills Development Scheme 2019

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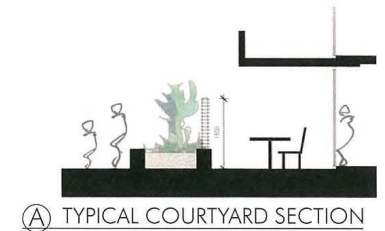


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STAGE 1 STAGE 2



PWD
UNIT TYPE A
LEVEL 4 - 10

ANDERSON STREET

PWD
UNIT TYPE B
LEVEL 4 - 15

COSTN STREET

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Street setbacks to address parameters specified in s 2.6.3 of the Bowen Hills Development Scheme 2019

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WATER STREET



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PWD
UNIT TYPE A
LEVEL 4 - 10



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STAGE 1 | STAGE 2

TOWER 2
LEVEL 5 - 10

COSTAN STREET

PWD
UNIT TYPE B
LEVEL 4 - 15

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UNIT TYPE A
LEVEL 4 - 10

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STAGE 1

STAGE 2

TOWER 1
LEVEL 10

TOWER 2
LEVEL 11

PWD
UNIT TYPE B
LEVEL 4 - 15

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UNIT TYPE A
LEVEL 4 - 10

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STAGE 1 STAGE 2

TOWER 1
LEVEL 12 - 13

TOWER 2
LEVEL 13 - 15

PWD
UNIT TYPE B
LEVEL 4 - 15

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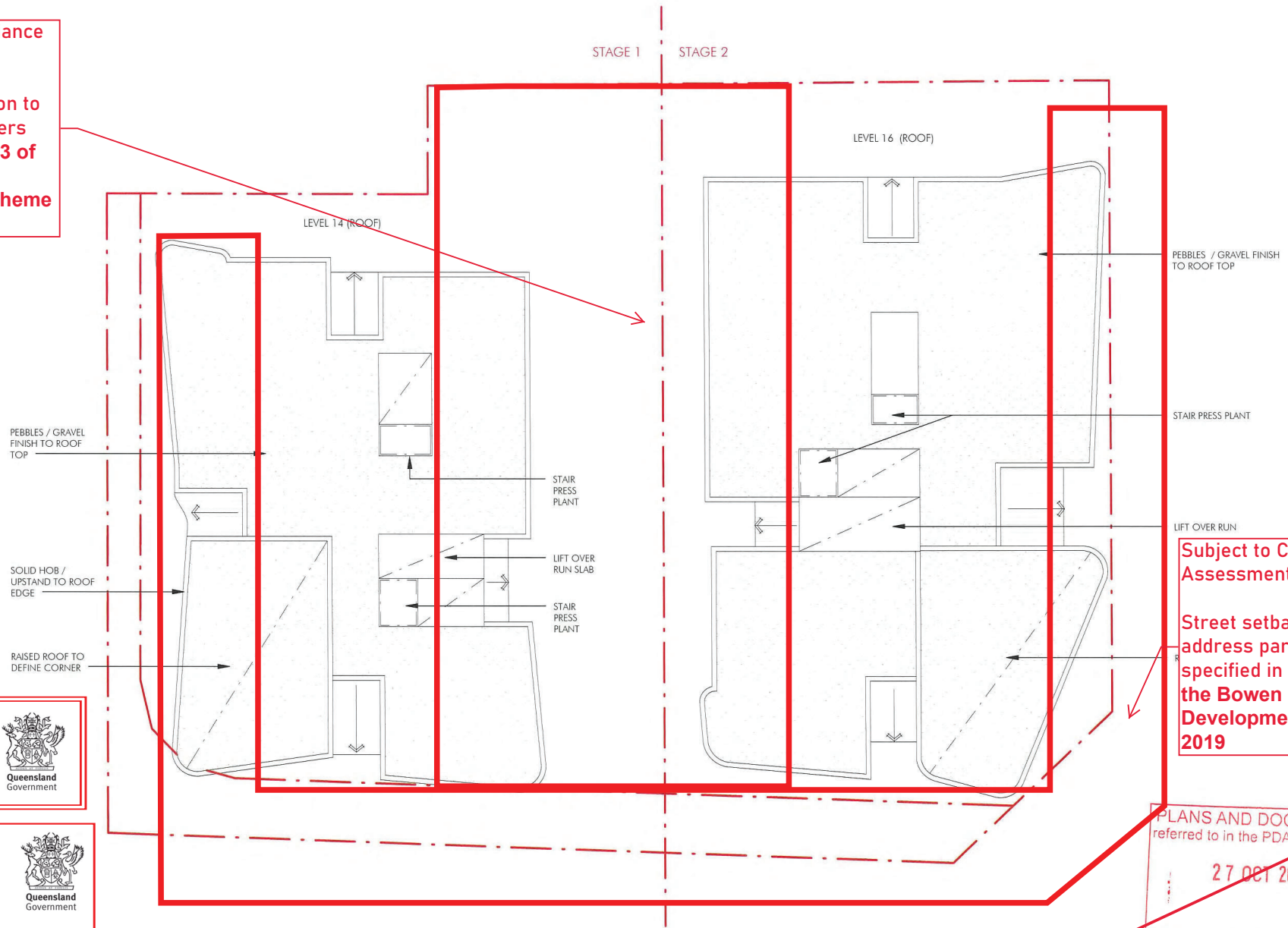
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Residential Development
15 Anderson Street, Fortitude Valley

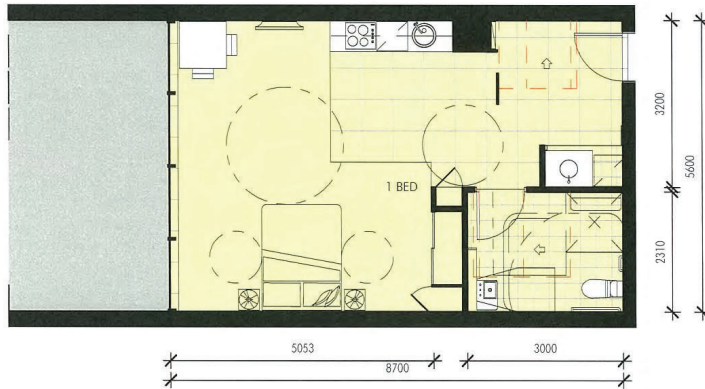


Title
Scale
Date
Number
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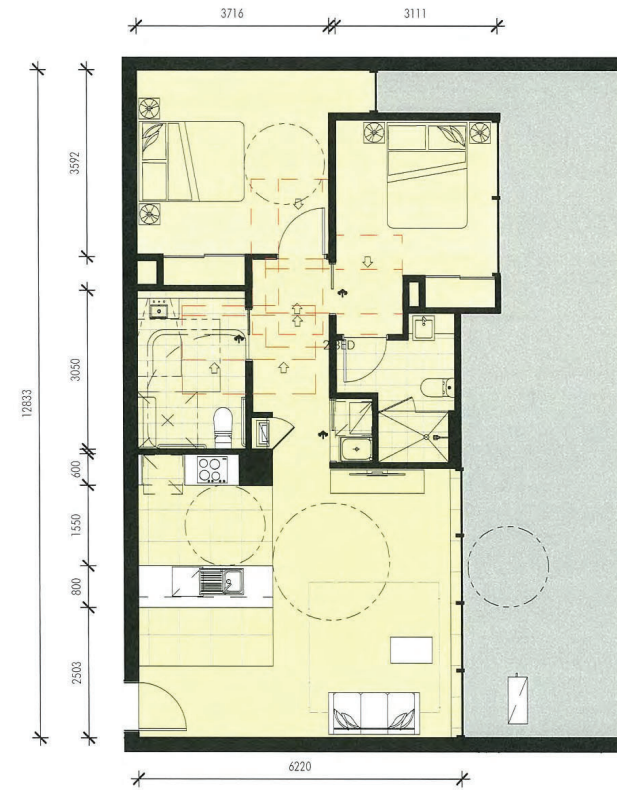
ROOF PLAN
1:250
11/06/14
3400_DA25



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1 PWD UNIT TYPE A
1 : 100



2 PWD UNIT TYPE B
1 : 100

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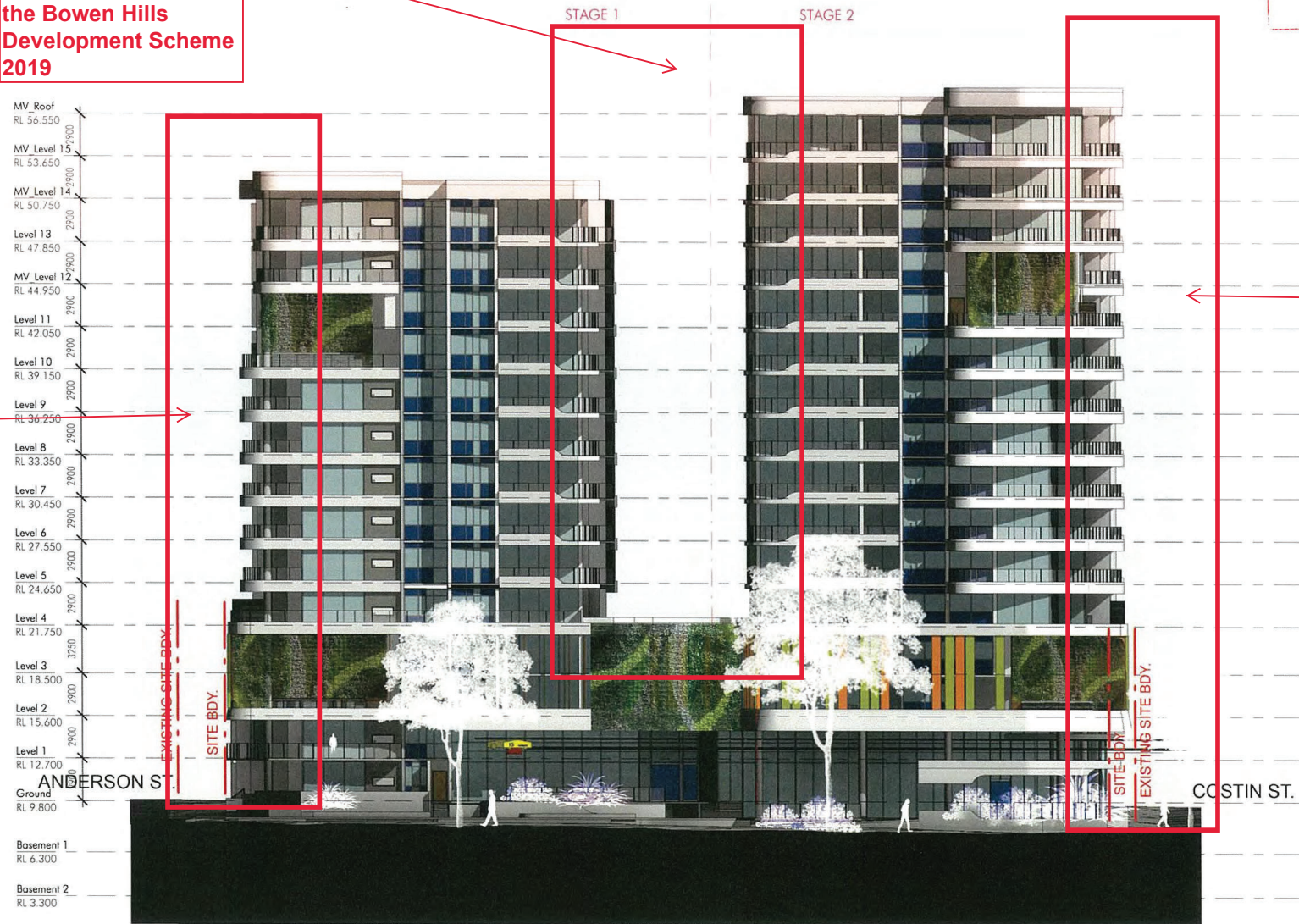
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Queensland Government

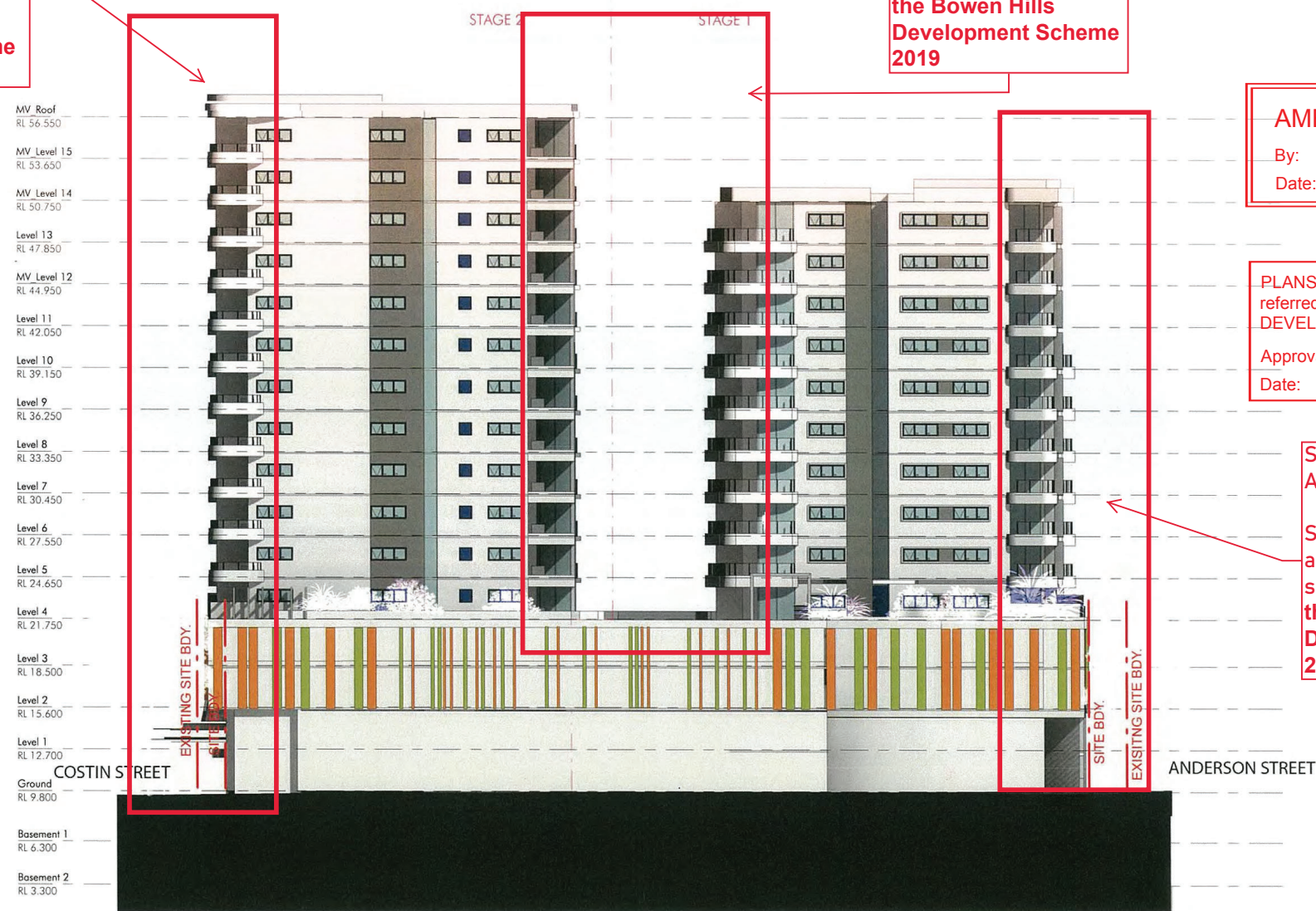
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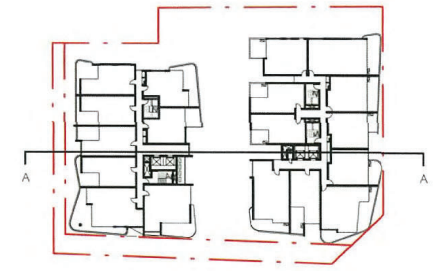
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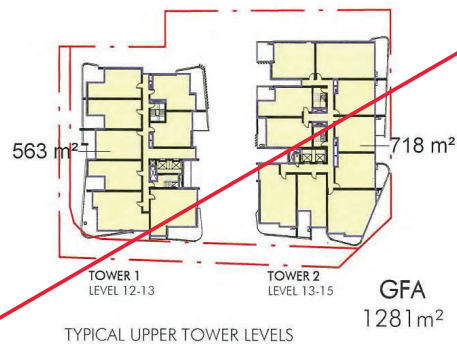
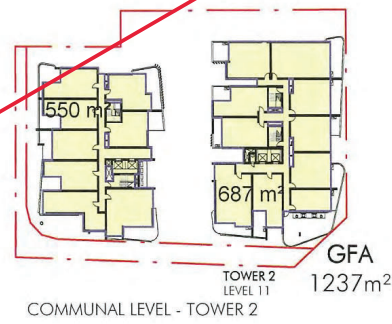
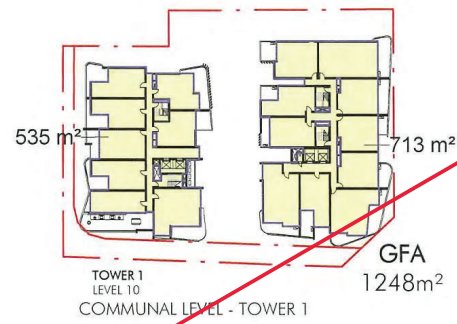
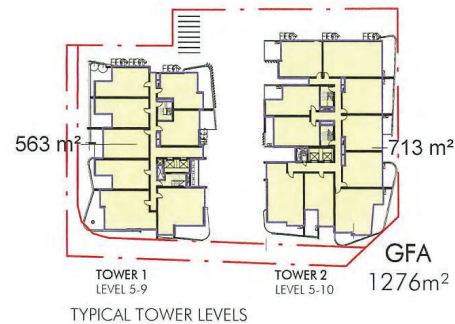
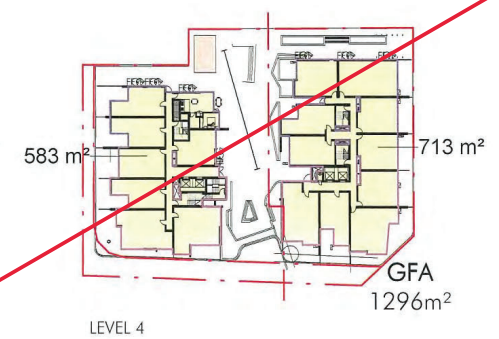
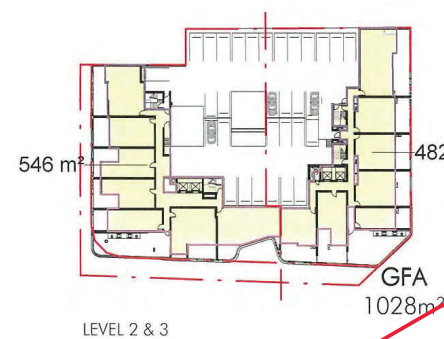
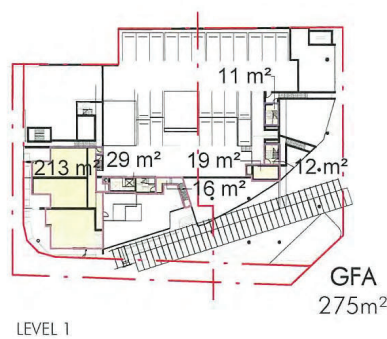
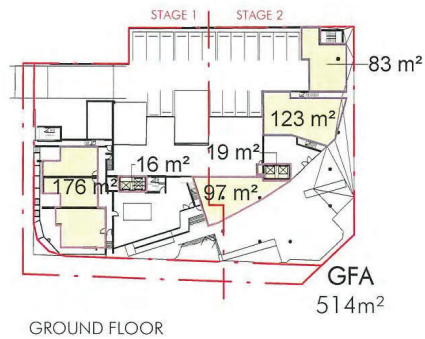
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Updated GFA details to be submitted, taking into account additional built form requirements specified in DEV2014/558/5.

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Typical level - Unit Areas

Stage 1 Unit Areas							
No. of Levels	Level	<60m2	x No. of lvls	60-100m2	x No. of lvls	>100m2	x No. of lvls
8	Level 4-9, 12-13	6	48	2	16	0	0
1	Level 10	6	6	1	1	1	1
1	Level 11	6	6	1	1	0	0
1	Level 2	3	3	3	3	1	1
1	Level 3	3	3	3	3	0	0
2	Level 1 & Ground	2	4	1	2	0	0
TOTAL			70		26		2
							98

Stage 2 Unit Areas							
No. of Levels	Level	<60m2	x No. of lvls	60-100m2	x No. of lvls	>100m2	x No. of lvls
10	Level 4-10, 13-15	6	60	4	40	0	0
1	Level 11	6	6	3	3	1	1
1	Level 12	6	6	3	3	0	0
1	Level 2	5	5	1	1	1	1
1	Level 3	5	5	1	1	0	0
2	Level 1 & Ground	0	0	0	0	0	0
TOTAL			82		48		2
							132

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Subject to Compliance
Assessment

Updated landscape drawings to
be submitted, taking into
account condition 9C of
Development Permit
DEV2014/558/5.



Landscape Intent Ground floor plan

30564-LI-01
Date: 21 March 2014
Issue: A

Waterhousia floribunda
street trees

COSTIN STREET

Feature Alcantarea

Timber seating

Green roof above

Raised planters

Jasmine on stainless
wires above

WATER STREET

X

X

TOD GROUP:
EXISTING Q50 - 8.48
POST RELIEF DRAINAGE Q50 - 8.08

CARDNO:
EXISTING Q50 - 8.59
EXISTING Q100 - 8.71
POST RNA Q50 - 8.43
POST RNA Q100 - 8.68

CARDNO:
EXISTING Q50 - 8.68
EXISTING Q100 - 8.77
POST RNA Q50 - 8.61
POST RNA Q100 - 8.73

TOD GROUP:
EXISTING Q50 - 9.23
POST RELIEF DRAINAGE Q50 - 8.24

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Landscape Intent Podium floor plan

30564-LI-02
Date: 21 March 2014
Issue: A



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Landscape Intent Plant palette

30564-LI-03
Date: 21 March 2014
Issue: A

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TREES



Waterhousia floribunda

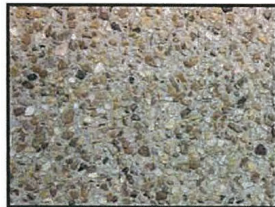


Pandanus pedunculatus

MATERIALS



Nambucca river rock



Exposed Aggregate



Stainless steel wires with jasmine



Timber seats

Subject to Compliance
Assessment

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DEV2014/558/5.

SHRUBS and GROUNDCOVERS



Magnolia grandiflora 'Little Gem'



Rhapis excelsa



Thysanolaena maxima



Liriope Stripty white



Liriope Evergreen giant



Calathea zebrina



Alcantarea imperialis rubra



Philodendron Xanadu



Cordyline rubra



Bromeliad species



Feature green walls

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