

railway line

to carseldine
station

future busway

edge of future busway

future link to busway

proposed acoustic boundary

lavender place

pedestrian entry

future development sites

pedestrian entry

site area 4547 sqm

pedestrian entry

vehicle entry

future development sites

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 17/12/09

carseldine ave

greater site area 7433 sqm

development summary

bhc component
12 x studio units
24 x 1 bed units
12 x 2 bed units
nras component
10 x 1 bed units
6 x 2 bed units (1 accessible)
total units = 64
20% accessible

car parking summary

bhc component
studio units @ 0.1 = 1.2
1 bed units @ 0.38 = 9.12
2 bed units @ 0.45 = 5.4
= 16 cars
nras component
all units @ 0.75 = 12 cars
visitors = 7 cars
total cars = 35 (5 accessible)

area summary

site area = 4547 sqm
GFA = 4284 sqm
site cover = 41%
plot ratio = 0.942
greater site area = 7433 sqm
density = 84 dwellings per
hectare

DA APPROVAL

DISCLAIMER

Do not scale from drawings. Drawings are to be checked on site prior to commencement of work. Discrepancies to be brought to the attention of the architect. Electronic drawings are for information only. Any discrepancies must be referred to the Architect for confirmation. COPYRIGHT: This concept and layout are the property of the Architect and are the copyright of the Architect. Use of any part of the drawings or information contained herein without the written permission of the Architect constitutes an infringement of copyright.

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	23/10/08	Tender Information	DA	NO
B	24/10/08	DA Approval Issue	DA	NO
C	26/10/08	Boundary Revised	AB	NO

PROJECT

Fitzgibbon
Carseldine Grove Ave
Fitzgibbon

CLIENT

Brisbane Housing
Company

DRAWING NAME

Site Context Plan

AP PROJECT NO

3023

A3
at plot 1:1

APPROVED
DIRECTOR

REVIEWED
MANAGER

DRAWN
DA



ANKERFIELD

49 Adelaide St Brisbane 4000
P 07 3231 8500
F 07 3231 8503
www.ankerfield.com.au

50mm LINE @ A3

scale: 1:500
date: 16/10/09

DISC

A

SD

SCORE

100-01

REV.

C



Ground Level



Level 3



Level 1



Level 4



Level 2

- 1A External

1A Internal

1B External

1B Internal

1C External

1C Internal

1D External

1D Internal
- 2A External

2A Internal

2B External

2B Internal

2C External

2C Internal

ST External

ST Internal

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 17/12/09

DA APPROVAL

Do not scale from drawings. Dimensions are to be checked on site. Discrepancies to be brought to the attention of the author.
ELECTRONIC DRAWINGS
Electronic drawings are uncontrolled documents and are not to be used for construction. Any dimensions not nominated must be referred to the original drawings.
COPYRIGHT
The copyright of Arkfield, Ltd. or its licensors in this document is acknowledged. Use or copying of the document without the written permission of Arkfield constitutes an infringement of copyright.

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	27/10/09	DA Application Issue	DA	NO

PROJECT
Fitzgibbon
Cairns Grove Ave
Fitzgibbon

CLIENT
**Brisbane Housing
Company**

DRAWING NAME
Unit Diagrams
Unit Area Analysis

AF PROJECT No 3023		A3 at plot 1:1	
APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN Author	
		DESIGN REVIEW	



50mm LINE @ A3				scale : 1 : 750	
date : 16/10/09					
DISC.	PHASE	SCORE	DWG No.	REV.	
			000-02	A	

- Covered Communal

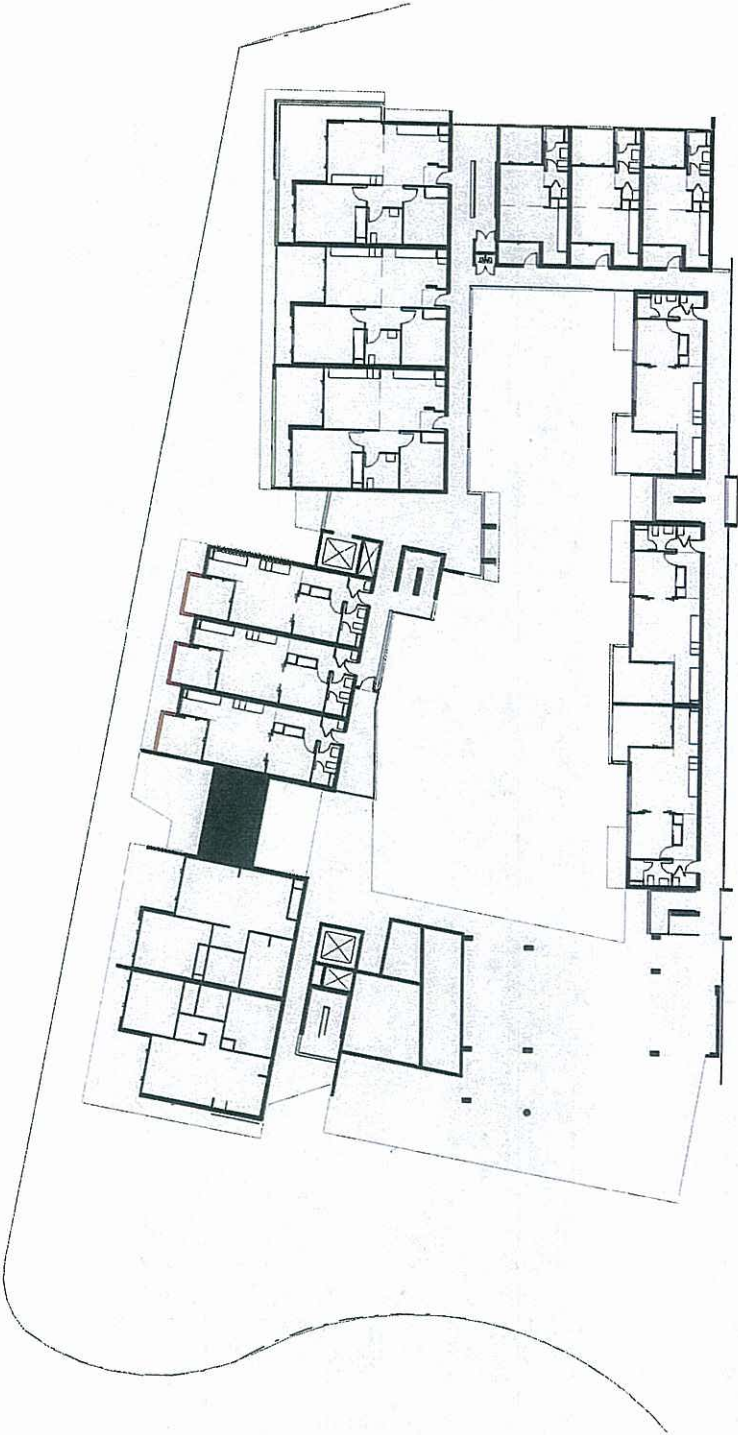
Indoor Communal

Outdoor Communal

Site Cover

Site Uncovered

Area Schedule (Site Cover)		
Name		Percentage
Site Uncovered		59%
Site Cover		41%



Area Schedule (Communal Areas)		
Name		Area
Covered Communal		46 m²
Indoor Communal		25 m²
Outdoor Communal		585 m²
		656 m²



Site Cover

Communal Areas

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 17 /12 /09

DA APPROVAL

DISCLAIMER

Do not scale from drawings. Dimensions are to be checked on site prior to commencement of work. Discrepancies to be sought in the first instance from the Architect.
ELECTRONIC DRAWINGS
Issued for information only. Any dimensions not nominated must be referred to the Architect for confirmation.
The copyright and information contained in this document are the copyright of ARKFIELD. Use or copying of the document in whole or in part without the written permission of ARKFIELD constitutes an infringement of copyright.

REV	DATE	DESCRIPTION	DRAWN	CHECKED
1	28.10.09	Issued for DA	DA	NO
2	28.10.09	Issued for Review	DA	NO

PROJECT
Fitzgibbon
Carsel Grove Ave
Fitzgibbon

CLIENT
Brisbane Housing
Company

DRAWING NAME
Site Diagrams

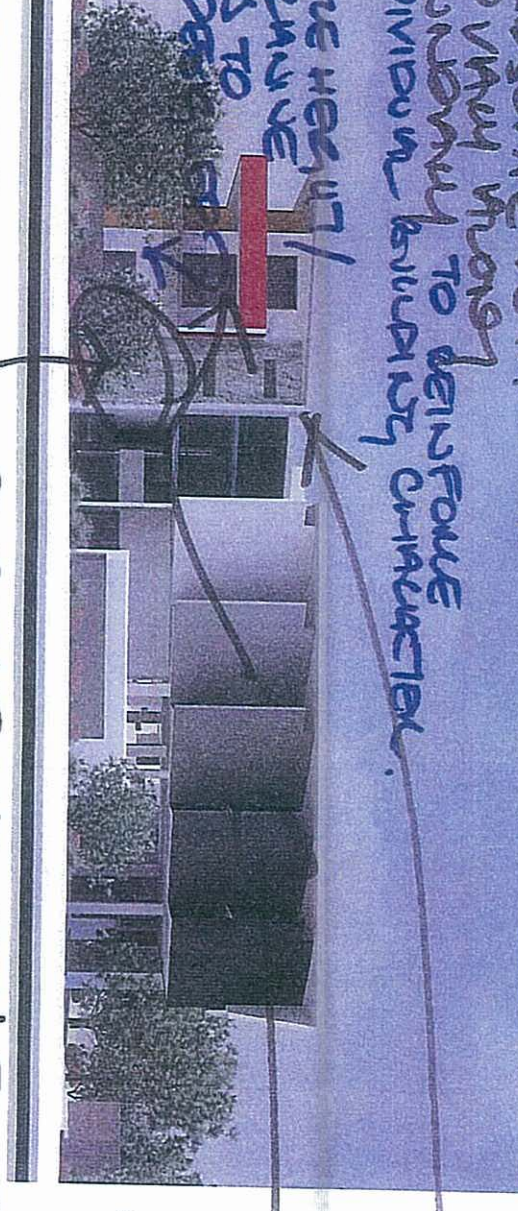
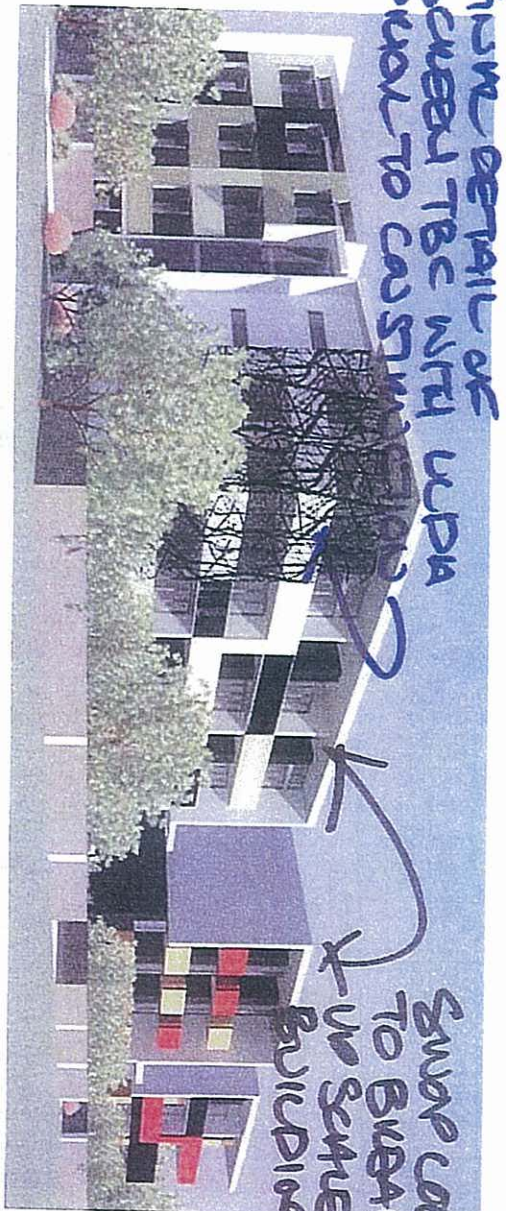
AP PROJECT No 3023		A3 at plot 1:1	
APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN Author	



ARKFIELD
110 Adelaide St Brisbane 4000
P (07) 3831 8500
F (07) 3831 8536
e-mail: info@arkfield.com.au

DISC.	PHASE	SCOPE	DWG No.	REV.
			000-03	B

50mm LINE @ A3
scale : 1 : 500
date : 16/10/09



EVERYTHING REVIEW FOR DD/DA SIGNOFF.

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 17/12/09

03.12.2009.
DA APPROVAL

DISCLAIMER
Do not scale from drawings. Dimensions are to be checked on the spot or by measurement of work. Discrepancies to be referred to the architect. Electronic drawings are for information only. Any dimensions not included must be referred to the architect for confirmation. The copyright of this drawing is the property of the architect. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without prior written permission of the architect.

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	27/10/09	DA Application	SA	NO

PROJECT
Fitzgibbon
Cairns Grove Ave
Fitzgibbon

CLIENT
Brisbane Housing
Company

DRAWING NAME
Perspective Views

AT PROJECT No
3023

at plot 1:1
A3

APPROVED PROJECT DIRECTION
[Signature]

REVIEWED PROJECT MANAGER
[Signature]

DRAWN Author
[Signature]

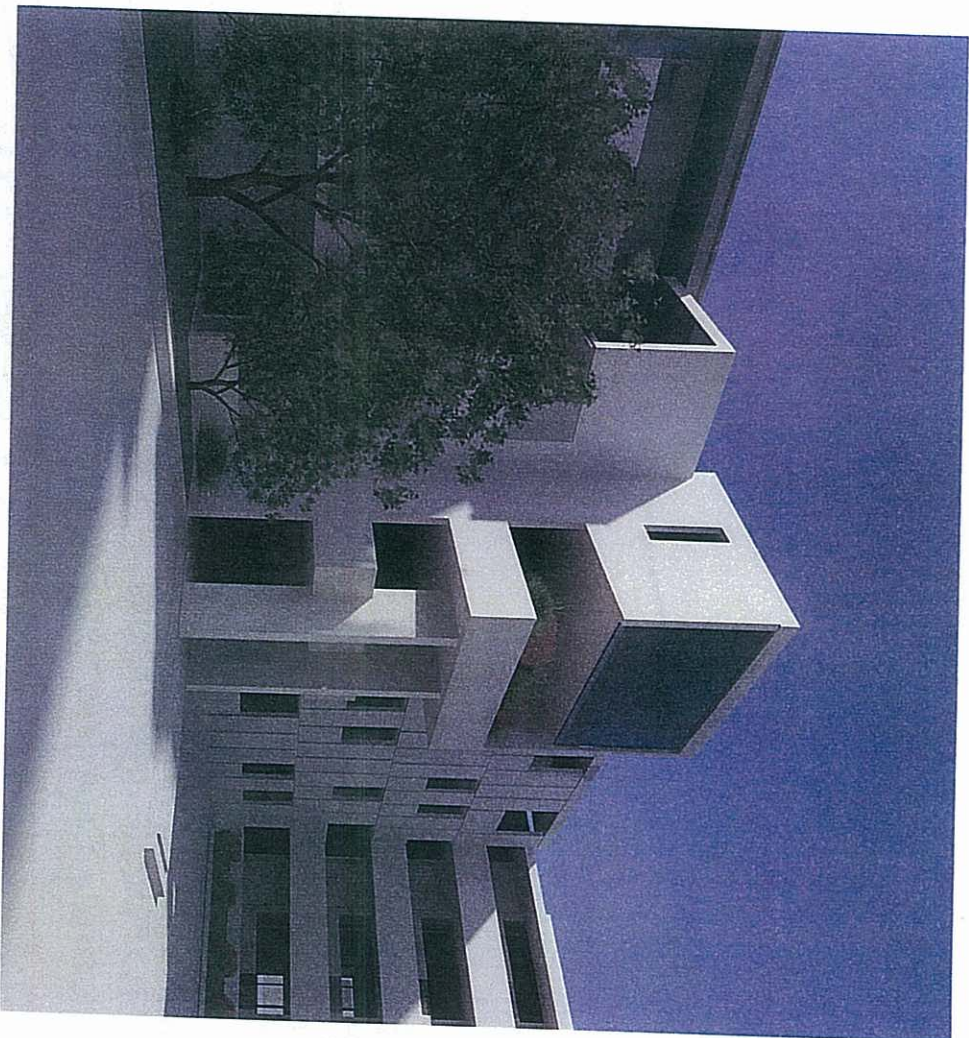
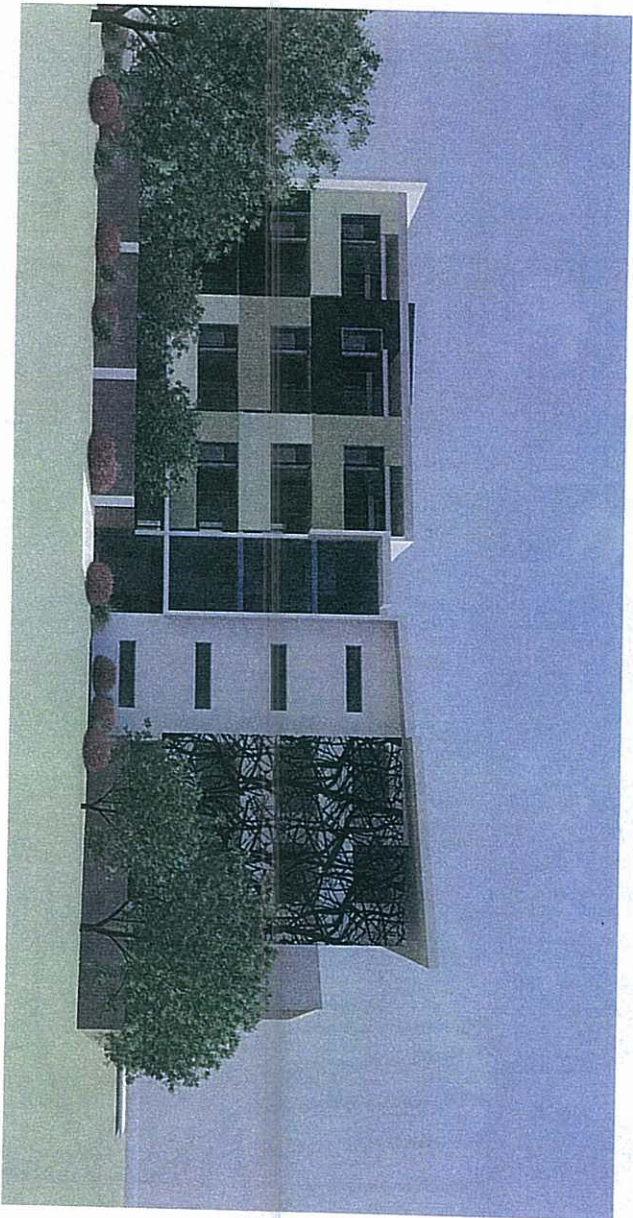
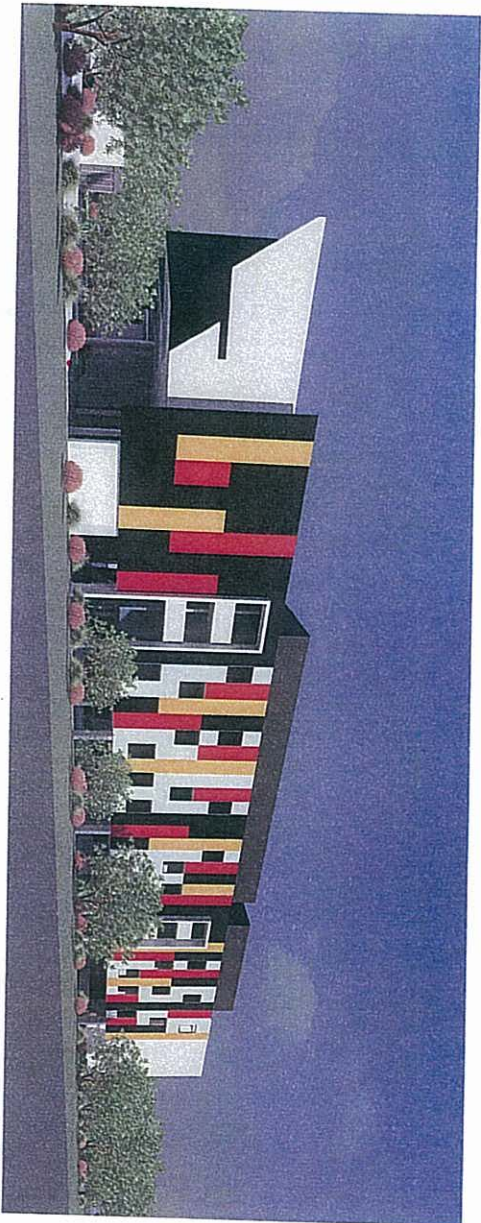
DESIGN REVIEW
[Signature]

ARCHITECT
412 Adelaide St Brisbane 4000
P 07 3211 8181
F 07 3211 8225
e-mail: info@jnharch.com.au

Scale: 1:1
date: 16/10/09

50mm LINE @ A3

DATE
03.12.2009



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 17/12/09

DA APPROVAL

DISCLAIMER

Do not scale from drawings. Dimensions are to be checked on site. Discrepancies to be brought to the attention of the author. Electronic drawings are uncontrolled documents and are not to be used for construction. Copyright reserved. The concepts and information contained in this document are for information only. Any use of the information of Arkfield constitutes an infringement of copyright.

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	27/10/09	DA Application Issue	DA	NO

PROJECT
Fitzgibbon
Carsel Grove Ave
Fitzgibbon

CLIENT
**Brisbane Housing
Company**

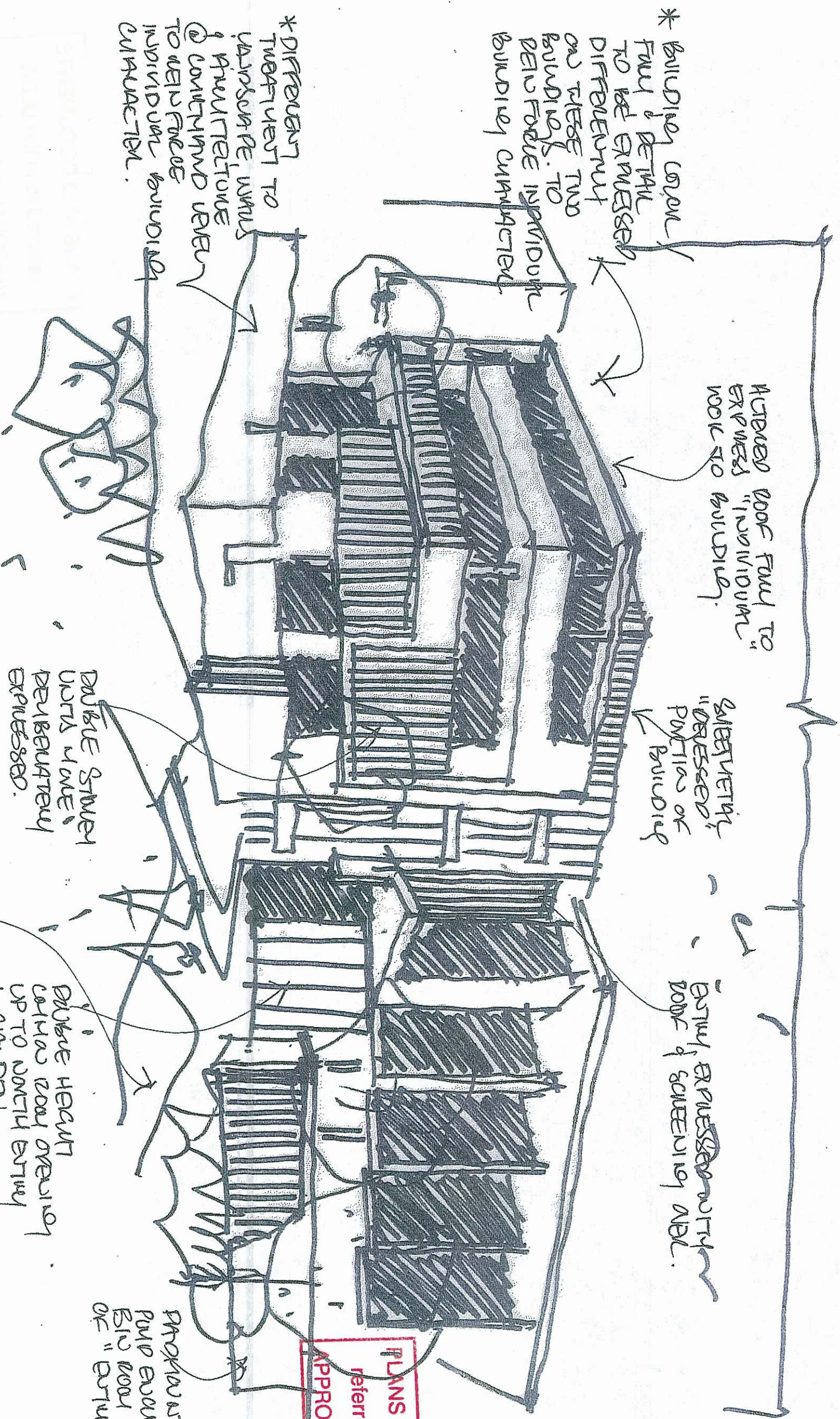
DRAWING NAME
Perspective Views

AF PROJECT No 3023		A3 at plot 1:1	
APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN Author	



50mm LINE @ A3		scale : 1 : 1 date : 16/10/09	
DISC.	PHASE	SCOPE	DWG No.
			000-05
REV.			A

PROPOSITIVE NEW FORM NE CONCRETE. FITZGERALD HOUSE NO. 1



PLANS AND DOCUMENTS
 referred to in the ULDA
 APPROVAL dated 17/12/09

Project:	ARHFIELD
Date:	3.12.09
Author:	21
Drawn:	21

SECURE PARKING

WATER TANKS

PRIVATE GREEN
COMMON ROOM
TO BE
PARTIALLY
IN BUILT HOUSE
POSSIBLE.

BOUNDARY OVER

VISUAL
CUT PARKING

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 17/12/09

BIN ENCLOSURE
OFFICE RUMP BEHIND
BOUNDARY VANDERBILT
IN "ENTRY" STRUCTURE.

ENTRY FOREGROUND
WITH COVER
ROOF TO PROTECT
COVER VISITORS.

PRODUCT
TRANSFERRED
AS PART OF
"ENTRY" STRUCTURE

"IMPROVED UNIT"
? VANDERBILT

PRIVATE HEIGHT
MEASURE WITH VISITORS
TO BE DESIGNED
APPROPRIATELY.

UNIMPROVED DETACHMENT
ENTRY TO THIS UNIT.

BUDGET UNIT
ENTRY

VANDERBILT
UNIT

PRIVATE CATCHMENT
SEPARATE ENTRY
TO DIFFERENTIATE
INDIVIDUAL BUILDING
CHARACTER.

PROPOSED GREEN PLANTING
REQUIREMENTS

Project:	ARMHFIELD
Date:	3/12/09
Author:	22
Dwg No:	PA002.4