

TOWN PLANNING DRAWINGS

Proposed Residences - 'Bella Baia'

57 Banana Street, Redland Bay, QLD 4165

KEY PROPOSAL STATISTICS - MULTIPLE DWELLING

Site Area	834.52 m ²
Frontage:	20.74m + 40.237m + 20.74m
Number of Storeys:	8
Maximum Building Height :	29.4m Above NGL

No. of Dwellings :	17		
Site Cover	600.53 m ²	75%	Previous Areas
Communal Open Space	655.52 m ²	39%	329.23 m ²
Landscaping (Including Deep Planting)	239.25 m ²	28.6%	113.97 m ²
Total Deep Planting	64.00 m ²	7.7%	47.3 m ² + 24.03 m ² (PMT)

Car Spaces - Resident	29
Car Spaces - Visitor	2
Total Car Spaces Proposed	31

AMENDED IN RED

By: Jennifer Davison
Date: 17 August 2023



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1300
Date: 18 September 2023



ChID	Change Name
CH-01	Areas Changed



TOWN PLANNING DRAWINGS

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd.
Confirm all dimensions on site.
Do not scale off drawings.
All levels are approximate only and are subject to confirmation by licenced surveyor.
All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1.
Work to be carried out in a neat and appropriate manner.
Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.



*Bella Baia ~ Another Boutique
Development by Fortezza Group
+61(07) 3236 4188*

ADAPTABLE UNIT

DEEP PLANTING AREA

24/07/23	P	SW Pit Added	RH
15/05/23	N	Revised Town Planning	EA
07/02/23	M	Roof Terrace Reconfiguration	EA
01/02/23	L	Loft Removed	EA
22/12/22	K	Lvl 4-6 Kitchen Layout	EA
10/12/22	J	Revised Window Schedule	EA
10/12/22	I	TP Information Request	EA
30/11/22	H	Window Schedule	EA
24/10/22	G	Futher Issues Response	EA
05/10/22	F	Futher Issues Response	EA
15/09/22	E	IR Response	EA
01/09/22	D	Prelim IR Response	EA
20/07/22	C	Updated Facade	EA
14/07/22	B	Detention tanks added	EA
09/06/22	A	Lodgement Issue	EA
Date	Issue Details	Checked	

HAL
HAYES
ANDERSON
LYNCH
ARCHITECTS PTY LTD
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

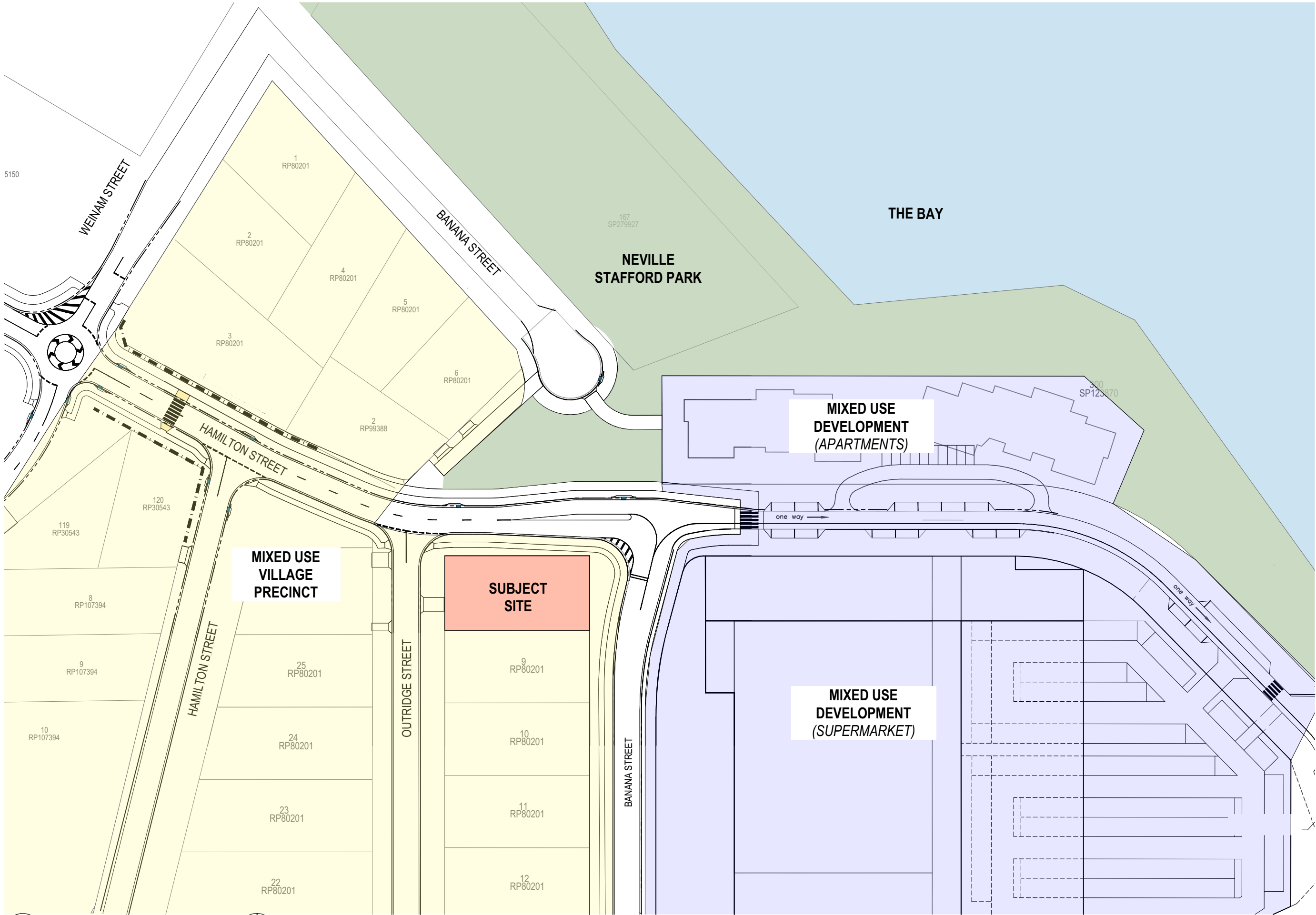
P + 61 7 3 8 5 2 3 1 9 0
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
Coversheet

Scale @ A3	Drawn: RH	Checked: RH
Project Number H4474BAN	Drawing Number TP101	Issue P



Context Plan
1:1000

ChID	Change Name

TOWN PLANNING
DRAWINGS

General Notes
This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd.
Confirm all dimensions on site.
Do not scale off drawings.
All levels are approximate only and are subject to confirmation by licenced surveyor.
All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1.
Work to be carried out in a neat and appropriate manner.
Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.



Bella Baia ~ Another Boutique Development by Fortezza Group
+61(07) 3236 4188

 ADAPTABLE UNIT

 DEEP PLANTING AREA

24/07/23	P	SW Pit Added	RH
15/05/23	N	Revised Town Planning	EA
07/02/23	M	Roof Terrace Reconfiguration	EA
01/02/23	L	Loft Removed	EA
22/12/22	K	Lvl 4-6 Kitchen Layout	EA
10/12/22	J	Revised Window Schedule	EA
10/12/22	I	TP Information Request	EA
30/11/22	H	Window Schedule	EA
24/10/22	G	Futher Issues Response	EA
05/10/22	F	Futher Issues Response	EA
15/09/22	E	IR Response	EA
01/09/22	D	Prelim IR Response	EA
20/07/22	C	Updated Facade	EA
14/07/22	B	Detention tanks added	EA
09/06/22	A	Lodgement Issue	EA
Date	Issue Details	Checked	



ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

P + 61 7 3 8 5 2 3 1 9 0
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
Context Plan

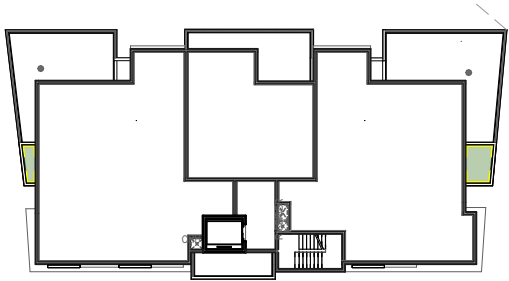
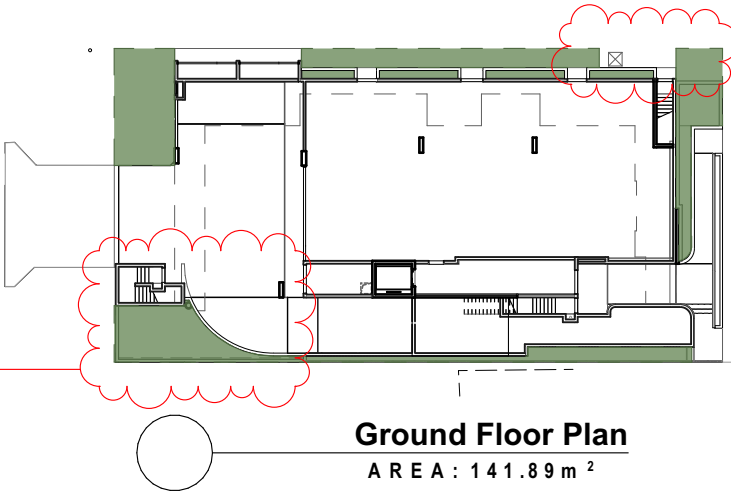
Scale @ A3	Drawn:	Checked:
1:1000	RH	RH
Project Number	Drawing Number	Issue
H4474BAN	TP102	P

SITE AREA: 834.52 m²
TOTAL LANDSCAPED AREA: 239.25 m²
TOTAL LANDSCAPED AREA PERCENTAGE OF SITE AREA: 28.6%

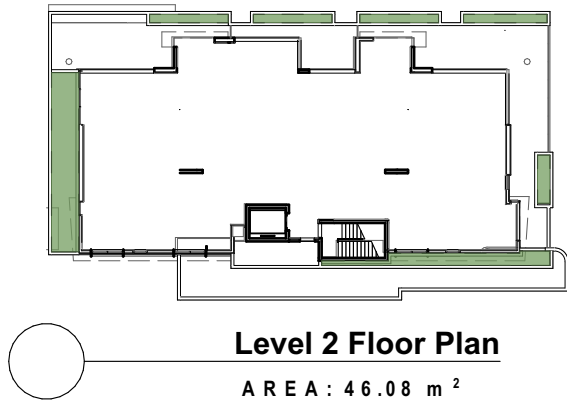
CH-03

CH-02

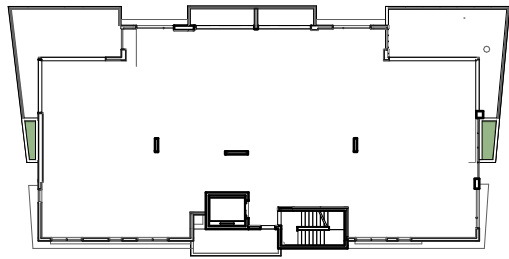
CH-15



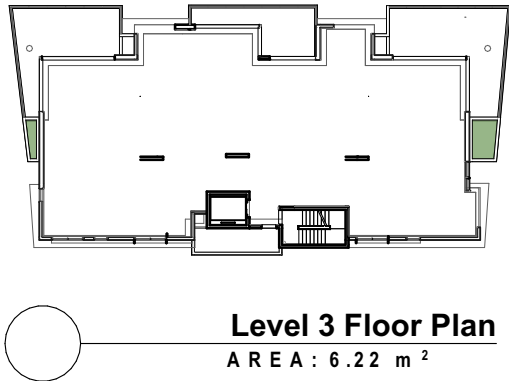
6. Level 5 Floor Plan
AREA : 6.22 m²



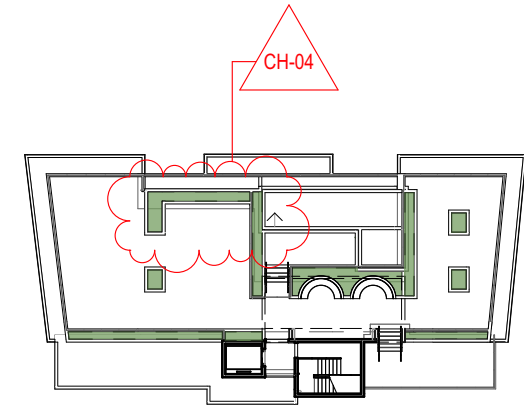
Level 2 Floor Plan
AREA : 46.08 m²



Level 7 Floor Plan
AREA : 4.39 m²



Level 3 Floor Plan
AREA : 6.22 m²



Roof Terrace Floor Plan
AREA : 34.45 m²

AMENDED IN RED

By: Jennifer Davison
Date: 17 August 2023



TOWN PLANNING
DRAWINGS

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. Do not scale off drawings. All levels are approximate only and are subject to confirmation by licenced surveyor. All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1. Work to be carried out in a neat and appropriate manner. Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.



Bella Baia ~ Another Boutique
Development by Fortezza Group
+61(07) 3236 4188

LANDSCAPED
AREAS

24/07/23	P	SW Pit Added	RH
15/05/23	N	Revised Town Planning	EA
07/02/23	M	Roof Terrace Reconfiguration	EA
01/02/23	L	Loft Removed	EA
22/12/22	K	Lvl 4-6 Kitchen Layout	EA
10/12/22	J	Revised Window Schedule	EA
10/12/22	I	TP Information Request	EA
30/11/22	H	Window Schedule	EA
24/10/22	G	Futher Issues Response	EA
05/10/22	F	Futher Issues Response	EA
15/09/22	E	IR Response	EA
01/09/22	D	Prelim IR Response	EA
20/07/22	C	Updated Facade	EA
14/07/22	B	Detention tanks added	EA
09/06/22	A	Lodgement Issue	EA

Date Issue Details Checked



ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

P + 61 7 3 8 5 2 3 1 9 0
E reception@halarchitects.com.au
W www.halarchitects.com.au

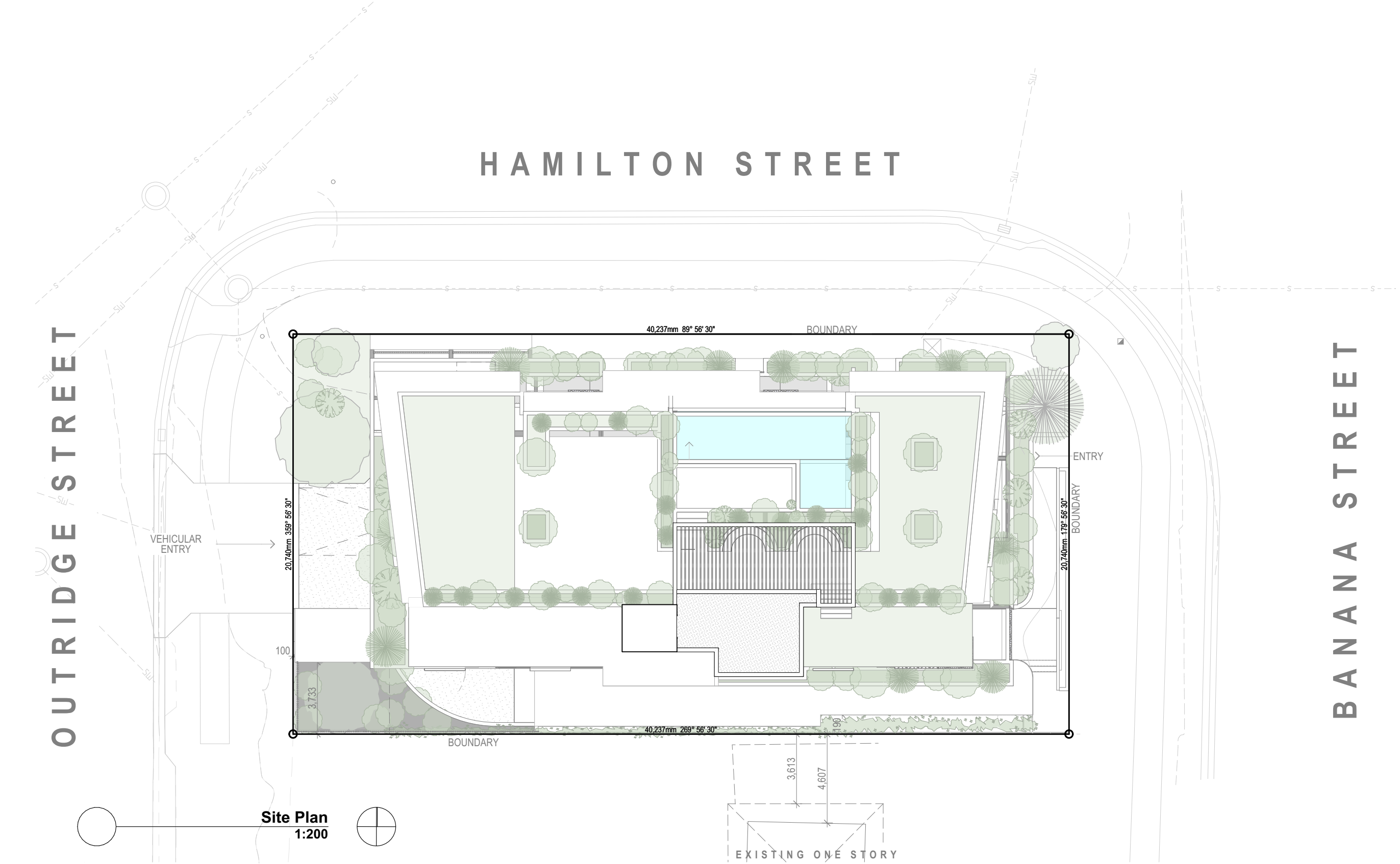


Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
Landscape Area Summary

Scale @ A3	Drawn:	Checked:
1:500	RH	RH
Project Number	Drawing Number	Issue
H4474BAN	TP103	P

ChID	Change Name
CH-02	PMT area removed, added space for deep plenting
CH-03	Additional Landscaping Gained
CH-04	Roof Landscape Redesigned
CH-15	SW Tank Added



ChID	Change Name

TOWN PLANNING
DRAWINGS

General Notes
This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd.
Confirm all dimensions on site.
Do not scale off drawings.
All levels are approximate only and are subject to confirmation by licenced surveyor.
All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1.
Work to be carried out in a neat and appropriate manner.
Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.



Bella Baia ~ Another Boutique
Development by Fortezza Group
+61(07) 3236 4188

- ADAPTABLE UNIT
- DEEP PLANTING AREA

24/07/23	P	SW Pit Added	RH
15/05/23	N	Revised Town Planning	EA
07/02/23	M	Roof Terrace Reconfiguration	EA
01/02/23	L	Loft Removed	EA
22/12/22	K	Lvl 4-6 Kitchen Layout	EA
10/12/22	J	Revised Window Schedule	EA
10/12/22	I	TP Information Request	EA
30/11/22	H	Window Schedule	EA
24/10/22	G	Futher Issues Response	EA
05/10/22	F	Futher Issues Response	EA
15/09/22	E	IR Response	EA
01/09/22	D	Prelim IR Response	EA
20/07/22	C	Updated Facade	EA
14/07/22	B	Detention tanks added	EA
09/06/22	A	Lodgement Issue	EA

Date	Issue Details	Checked
------	---------------	---------



ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

P + 61 7 3 8 5 2 3 1 9 0
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
Site Plan

Scale @ A3	Drawn:	Checked:
1:200	RH	RH
Project Number	Drawing Number	Issue
H4474BAN	TP104	P

NOTE: These drawings are for BUILDING APPLICATION purposes only

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd.
Confirm all dimensions on site.
Do not scale off drawings.
All levels are approximate only and are subject to confirmation by licenced surveyor.
All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1.
Work to be carried out in a neat and appropriate manner.
Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.



Bella Baia ~ Another Boutique
Development by Fortezza Group
+61(0)7 3236 4188

ADAPTABLE UNIT

DEEP PLANTING AREA

24/07/23	P	SW Pit Added	RH
15/05/23	N	Revised Town Planning	EA
07/02/23	M	Roof Terrace Reconfiguration	EA
01/02/23	L	Loft Removed	EA
22/12/22	K	Lvl 4-6 Kitchen Layout	EA
10/12/22	J	Revised Window Schedule	EA
10/12/22	I	TP Information Request	EA
30/11/22	H	Window Schedule	EA
24/10/22	G	Futher Issues Response	EA
05/10/22	F	Futher Issues Response	EA
15/09/22	E	IR Response	EA
01/09/22	D	Prelim IR Response	EA
20/07/22	C	Updated Facade	EA
14/07/22	B	Detention tanks added	EA
09/06/22	A	Lodgement Issue	EA

Date Issue Details Checked



ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

P + 61 7 3 8 5 2 3 1 9 0
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

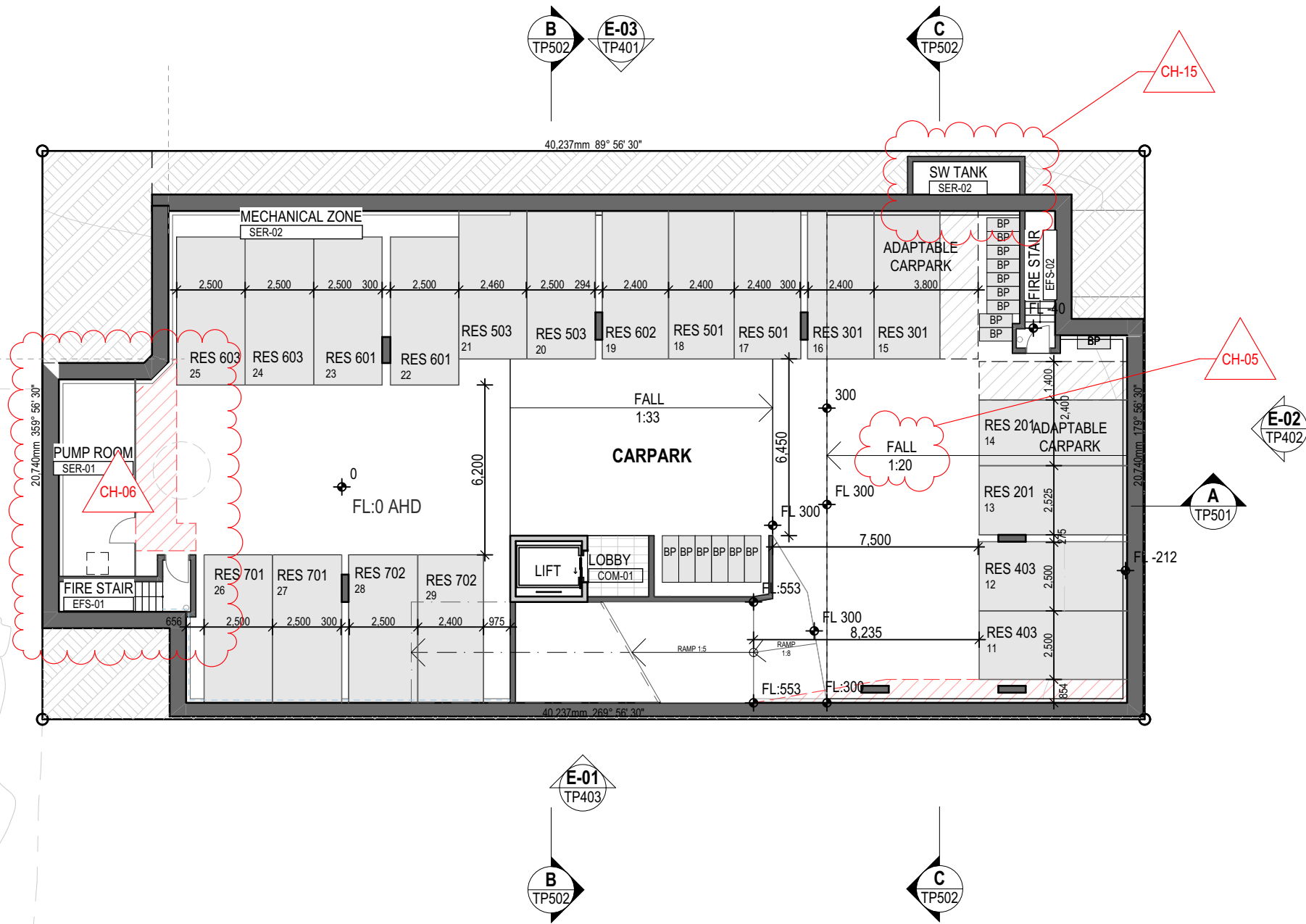
Drawing Title
Basement -1 Floor Plan

Scale @ A3	Drawn:	Checked:
1:200	RH	RH
Project Number	Drawing Number	Issue
H4474BAN	TP201	P

HAMILTON STREET

BANANA STREET

OUTRIDGE STREET



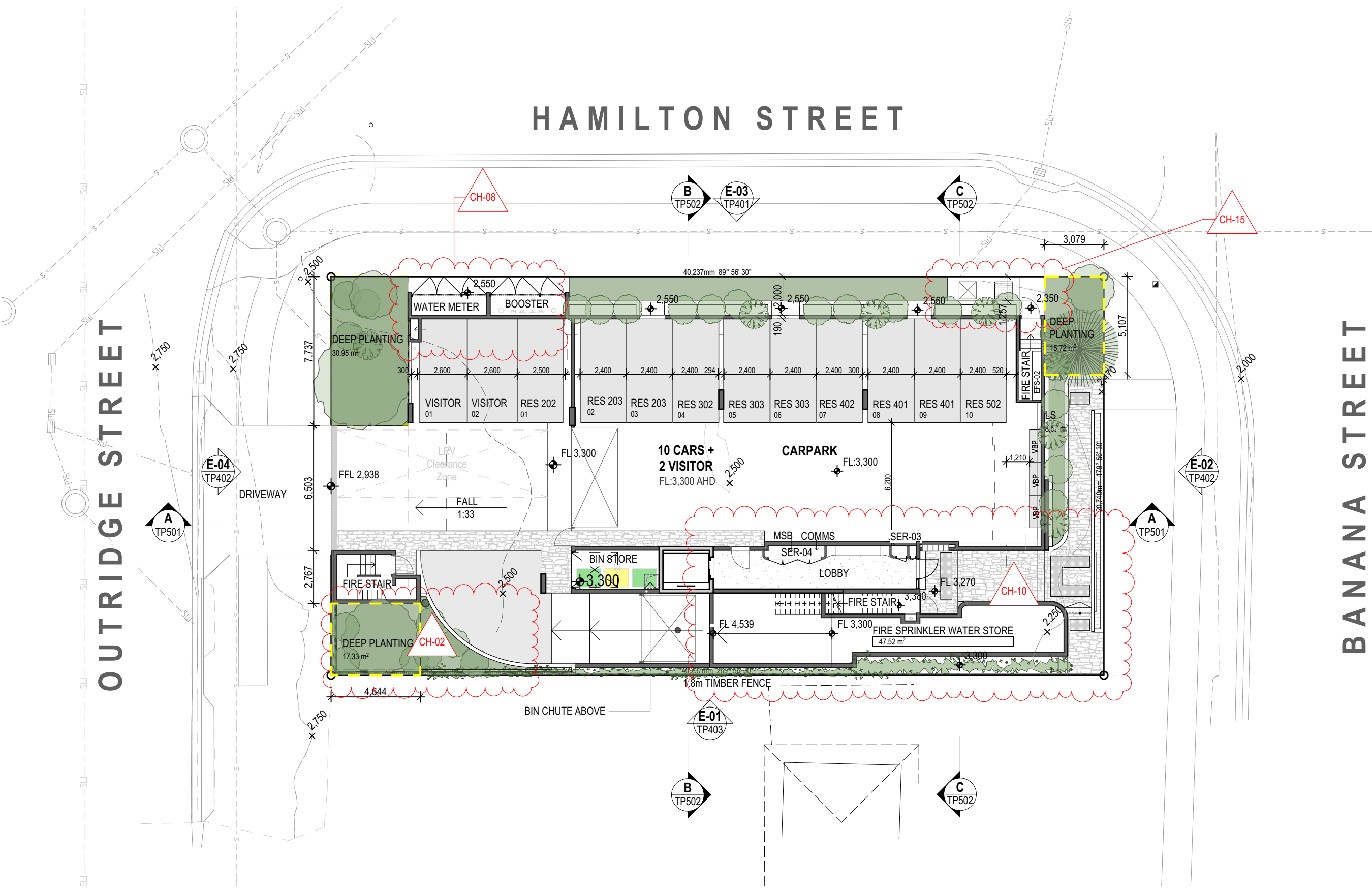
Basement -1
1:200

ChID	Change Name
CH-05	Fall in Basement Added
CH-06	Pump Room and MSSB Moved
CH-15	SW Tank Added

NOTE:
These drawings are for BUILDING APPLICATION purposes only

HAMILTON STREET

BANANA STREET



Ground Floor Plan
1:200

ChID	Change Name
CH-02	PMT area removed, added space for deep planting
CH-08	Water Meter and Booster swapped and Mech Riser Added
CH-10	Services Reconfigured. Fire Sprinkler storage, MSB and Comms
CH-15	SW Tank Added

NOTE:
These drawings are for BUILDING APPLICATION purposes only

TOWN PLANNING
DRAWINGS

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. Do not scale off drawings. All levels are approximate only and are subject to confirmation by licenced surveyor. All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1. Work to be carried out in a neat and appropriate manner. Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.



Bella Baia ~ Another Boutique
Development by Fortezza Group
+61(07) 3236 4188

ADAPTABLE UNIT

DEEP PLANTING AREA

24/07/23	P	SW Pit Added	RH
15/05/23	N	Revised Town Planning	EA
07/02/23	M	Roof Terrace Reconfiguration	EA
01/02/23	L	Loft Removed	EA
22/12/22	K	Lvl 4-6 Kitchen Layout	EA
10/12/22	J	Revised Window Schedule	EA
10/12/22	I	TP Information Request	EA
30/11/22	H	Window Schedule	EA
24/10/22	G	Futher Issues Response	EA
05/10/22	F	Futher Issues Response	EA
15/09/22	E	IR Response	EA
01/09/22	D	Prelim IR Response	EA
20/07/22	C	Updated Facade	EA
14/07/22	B	Detention tanks added	EA
09/06/22	A	Lodgement Issue	EA

Date Issue Details Checked



ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

P + 61 7 3 8 5 2 3 1 9 0
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
Ground Floor Plan

Scale @ A3	Drawn:	Checked:
1:200	RH	RH
Project Number	Drawing Number	Issue
H4474BAN	TP202	P

TOWN PLANNING
DRAWINGS

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd.
Confirm all dimensions on site.
Do not scale off drawings.
All levels are approximate only and are subject to confirmation by licenced surveyor.
All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1.
Work to be carried out in a neat and appropriate manner.
Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.



Bella Baia ~ Another Boutique Development by Fortezza Group
+61(07) 3236 4188

ADAPTABLE UNIT

DEEP PLANTING AREA

24/07/23	P	SW Pit Added	RH
15/05/23	N	Revised Town Planning	EA
07/02/23	M	Roof Terrace Reconfiguration	EA
01/02/23	L	Loft Removed	EA
22/12/22	K	Lvl 4-6 Kitchen Layout	EA
10/12/22	J	Revised Window Schedule	EA
10/12/22	I	TP Information Request	EA
30/11/22	H	Window Schedule	EA
24/10/22	G	Futher Issues Response	EA
05/10/22	F	Futher Issues Response	EA
15/09/22	E	IR Response	EA
01/09/22	D	Prelim IR Response	EA
20/07/22	C	Updated Facade	EA
14/07/22	B	Detention tanks added	EA
09/06/22	A	Lodgement Issue	EA

Date Issue Details Checked



ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

P + 61 7 3 8 5 2 3 1 9 0
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
Level 2 Floor Plan

Scale @ A3	Drawn:	Checked:
1:200	RH	RH
Project Number	Drawing Number	Issue
H4474BAN	TP203	P



Level 2 Floor Plan
1:200

NOTE:
These drawings are for BUILDING APPLICATION purposes only

TOWN PLANNING
DRAWINGS

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd.
Confirm all dimensions on site.
Do not scale off drawings.
All levels are approximate only and are subject to confirmation by licenced surveyor.
All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1.
Work to be carried out in a neat and appropriate manner.
Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.



Bella Baia ~ Another Boutique
Development by Fortezza Group
+61(07) 3236 4188

ADAPTABLE UNIT

DEEP PLANTING AREA

24/07/23	P	SW Pit Added	RH
15/05/23	N	Revised Town Planning	EA
07/02/23	M	Roof Terrace Reconfiguration	EA
01/02/23	L	Loft Removed	EA
22/12/22	K	Lvl 4-6 Kitchen Layout	EA
10/12/22	J	Revised Window Schedule	EA
10/12/22	I	TP Information Request	EA
30/11/22	H	Window Schedule	EA
24/10/22	G	Futher Issues Response	EA
05/10/22	F	Futher Issues Response	EA
15/09/22	E	IR Response	EA
01/09/22	D	Prelim IR Response	EA
20/07/22	C	Updated Facade	EA
14/07/22	B	Detention tanks added	EA
09/06/22	A	Lodgement Issue	EA

Date Issue Details Checked



ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

P + 61 7 3 8 5 2 3 1 9 0
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
Level 3 Floor Plan

Scale @ A3	Drawn:	Checked:
1:200	RH	RH
Project Number	Drawing Number	Issue
H4474BAN	TP204	P

NOTE:
These drawings are for BUILDING APPLICATION purposes only



Level 3 Floor Plan
1:200

ChID	Change Name

TOWN PLANNING
DRAWINGS

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. Do not scale off drawings. All levels are approximate only and are subject to confirmation by licenced surveyor. All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1. Work to be carried out in a neat and appropriate manner. Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.



Bella Baia ~ Another Boutique
Development by Fortezza Group
+61(07) 3236 4188

ADAPTABLE UNIT

DEEP PLANTING AREA

24/07/23	P	SW Pit Added	RH
15/05/23	N	Revised Town Planning	EA
07/02/23	M	Roof Terrace Reconfiguration	EA
01/02/23	L	Loft Removed	EA
22/12/22	K	Lvl 4-6 Kitchen Layout	EA
10/12/22	J	Revised Window Schedule	EA
10/12/22	I	TP Information Request	EA
30/11/22	H	Window Schedule	EA
24/10/22	G	Futher Issues Response	EA
05/10/22	F	Futher Issues Response	EA
15/09/22	E	IR Response	EA
01/09/22	D	Prelim IR Response	EA
20/07/22	C	Updated Facade	EA
14/07/22	B	Detention tanks added	EA
09/06/22	A	Lodgement Issue	EA

Date Issue Details Checked



ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

P + 61 7 3 8 5 2 3 1 9 0
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
Level 4-6 Floor Plan

Scale @ A3	Drawn:	Checked:
1:200	RH	RH
Project Number	Drawing Number	Issue
H4474BAN	TP205	P

NOTE:
These drawings are for BUILDING APPLICATION purposes only



Level 4-6 Floor Plan
1:200

ChID	Change Name

TOWN PLANNING
DRAWINGS

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd.
Confirm all dimensions on site.
Do not scale off drawings.
All levels are approximate only and are subject to confirmation by licenced surveyor.
All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1.
Work to be carried out in a neat and appropriate manner.
Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.



Bella Baia ~ Another Boutique
Development by Fortezza Group
+61(07) 3236 4188

ADAPTABLE UNIT

DEEP PLANTING AREA

24/07/23	P	SW Pit Added	RH
15/05/23	N	Revised Town Planning	EA
07/02/23	M	Roof Terrace Reconfiguration	EA
01/02/23	L	Loft Removed	EA
22/12/22	K	Lvl 4-6 Kitchen Layout	EA
10/12/22	J	Revised Window Schedule	EA
10/12/22	I	TP Information Request	EA
30/11/22	H	Window Schedule	EA
24/10/22	G	Futher Issues Response	EA
05/10/22	F	Futher Issues Response	EA
15/09/22	E	IR Response	EA
01/09/22	D	Prelim IR Response	EA
20/07/22	C	Updated Facade	EA
14/07/22	B	Detention tanks added	EA
09/06/22	A	Lodgement Issue	EA

Date Issue Details Checked



ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

P + 61 7 3 8 5 2 3 1 9 0
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
Level 7 Floor Plan

Scale @ A3	Drawn:	Checked:
1:200	RH	RH
Project Number	Drawing Number	Issue
H4474BAN	TP206	P

NOTE:
These drawings are for BUILDING APPLICATION purposes only



Level 7 Floor Plan
1:200

ChID	Change Name

TOWN PLANNING
DRAWINGS

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd.
Confirm all dimensions on site.
Do not scale off drawings.
All levels are approximate only and are subject to confirmation by licenced surveyor.
All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1.
Work to be carried out in a neat and appropriate manner.
Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.



Bella Baia ~ Another Boutique
Development by Fortezza Group
+61(0)7 3236 4188

ADAPTABLE UNIT

DEEP PLANTING AREA

24/07/23	P	SW Pit Added	RH
15/05/23	N	Revised Town Planning	EA
07/02/23	M	Roof Terrace Reconfiguration	EA
01/02/23	L	Loft Removed	EA
22/12/22	K	Lvl 4-6 Kitchen Layout	EA
10/12/22	J	Revised Window Schedule	EA
10/12/22	I	TP Information Request	EA
30/11/22	H	Window Schedule	EA
24/10/22	G	Futher Issues Response	EA
05/10/22	F	Futher Issues Response	EA
15/09/22	E	IR Response	EA
01/09/22	D	Prelim IR Response	EA
20/07/22	C	Updated Facade	EA
14/07/22	B	Detention tanks added	EA
09/06/22	A	Lodgement Issue	EA

Date Issue Details Checked



ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

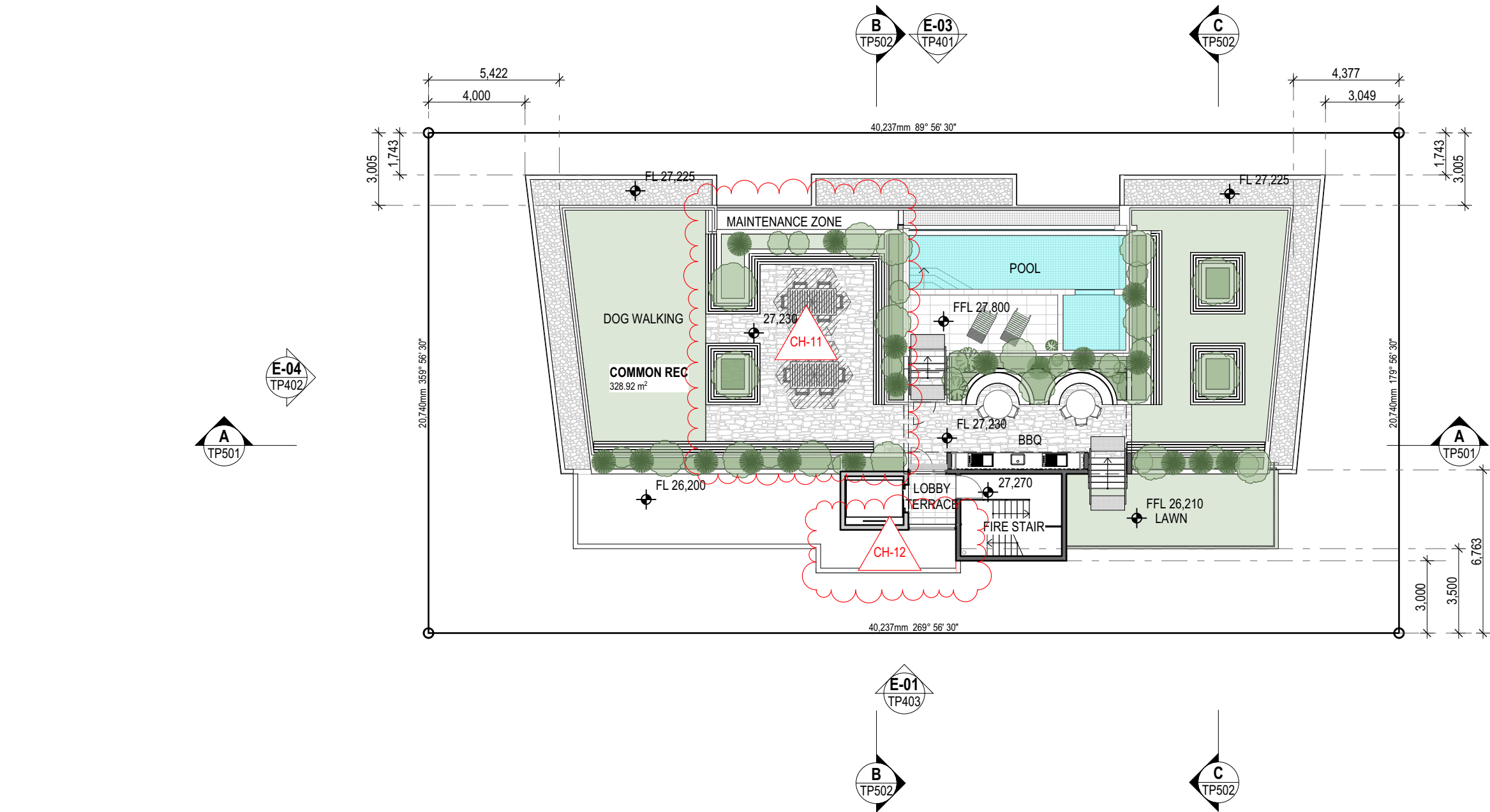
P + 61 7 3 8 5 2 3 1 9 0
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
Roof Terrace Plan

Scale @ A3	Drawn:	Checked:
1:200	RH	RH
Project Number	Drawing Number	Issue
H4474BAN	TP207	P



Roof Terrace Floor Plan
1:200

ChID	Change Name
CH-11	Roof Communal Area reconfigured
CH-12	Screen Removed

NOTE:
These drawings are for BUILDING APPLICATION purposes only

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd.
Confirm all dimensions on site.
Do not scale off drawings.
All levels are approximate only and are subject to confirmation by licenced surveyor.
All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1.
Work to be carried out in a neat and appropriate manner.
Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.



Bella Baia ~ Another Boutique
Development by Fortezza Group
+61(07) 3236 4188

ADAPTABLE UNIT

DEEP PLANTING AREA

24/07/23	P	SW Pit Added	RH
15/05/23	N	Revised Town Planning	EA
07/02/23	M	Roof Terrace Reconfiguration	EA
01/02/23	L	Loft Removed	EA
22/12/22	K	Lvl 4-6 Kitchen Layout	EA
10/12/22	J	Revised Window Schedule	EA
10/12/22	I	TP Information Request	EA
30/11/22	H	Window Schedule	EA
24/10/22	G	Futher Issues Response	EA
05/10/22	F	Futher Issues Response	EA
15/09/22	E	IR Response	EA
01/09/22	D	Prelim IR Response	EA
20/07/22	C	Updated Facade	EA
14/07/22	B	Detention tanks added	EA
09/06/22	A	Lodgement Issue	EA

Date Issue Details Checked



ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

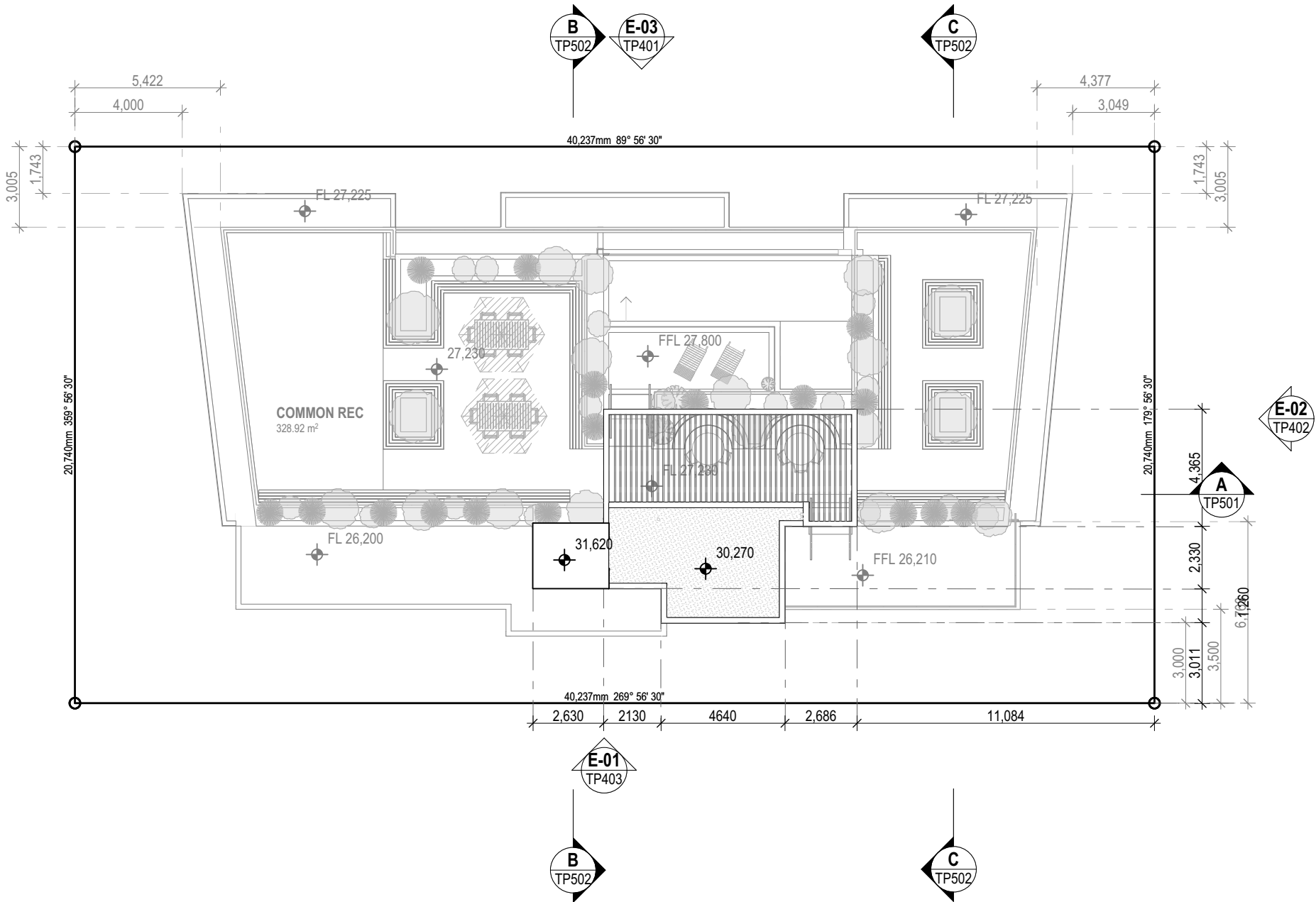
P + 61 7 3 8 5 2 3 1 9 0
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
Roof Plan

Scale @ A3	Drawn:	Checked:
1:200	RH	RH
Project Number	Drawing Number	Issue
H4474BAN	TP208	P



Roof Plan
1:200

ChID	Change Name

NOTE:
These drawings are for BUILDING APPLICATION purposes only

TOWN PLANNING
DRAWINGS

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. Do not scale off drawings. All levels are approximate only and are subject to confirmation by licenced surveyor. All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1. Work to be carried out in a neat and appropriate manner. Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.



Bella Baia ~ Another Boutique Development by Fortezza Group
+61(0)7 3236 4188

ADAPTABLE UNIT

DEEP PLANTING AREA

24/07/23	P	SW Pit Added	RH
15/05/23	N	Revised Town Planning	EA
07/02/23	M	Roof Terrace Reconfiguration	EA
01/02/23	L	Loft Removed	EA
22/12/22	K	Lvl 4-6 Kitchen Layout	EA
10/12/22	J	Revised Window Schedule	EA
10/12/22	I	TP Information Request	EA
30/11/22	H	Window Schedule	EA
24/10/22	G	Futher Issues Response	EA
05/10/22	F	Futher Issues Response	EA
15/09/22	E	IR Response	EA
01/09/22	D	Prelim IR Response	EA
20/07/22	C	Updated Facade	EA
14/07/22	B	Detention tanks added	EA
09/06/22	A	Lodgement Issue	EA

Date Issue Details Checked



ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

P + 61 7 3 8 5 2 3 1 9 0

E reception@halarchitects.com.au

W www.halarchitects.com.au



Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
North Elevation

Scale @ A3 Drawn: Checked:

1:200 RH RH

Project Number Drawing Number Issue

H4474BAN TP401 P



ChID	Change Name
CH-11	Roof Communal Area reconfigured
CH-14	Adjusted Levels to suite Structural Coordination

MATERIALS & COLOURS				FENESTRATION / BALUSTRADES				ARCHITECTURAL ELEMENTS				ROOF			
P-01.	Painted Render Dulux 'Lexicon' or Similar	P-02.	Painted Render Dulux 'Raku' or Similar		Window Glass Dark Bronze Aluminium powder coated frame		Sliding Doors Aluminium Powder Coated - Dark Bronze	AS-01.	Medium Bronze Vertical screen - flat profile	AS-02.	Medium Bronze Vertical screen - round profile		Soffits Timber look horizontal cladding or Similar		Fascia To Match Colobond 'Night Sky' or Similar
P-02.	Painted Render Dulux 'Domino' or Similar	P-04.	Painted Render Dulux 'Electro Dark Bronze' or Similar		Balustrade Glass Tinted Glass on Spigots		Solid Balustrade	AS-03.	Medium Bronze - Privacy window screen- Angled Flat profile or similar	GS-01.	100 % Obscure Window Glass or Similar	FB-01.	Face brick - Stretcher bond or Similar	FB-02.	Feature Face Brick - Angled Bond or Similar
P-05.	(OFC) Grey Paint							VG-01.	Vertical Garden - Wire Trellis System or similar	AW-01.	Sun Shade Louvres Powder Coated to Match window frames			MS.	Mosaic Tiles Everglade Eco outdoor or Similar

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. Do not scale off drawings. All levels are approximate only and are subject to confirmation by licenced surveyor. All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1. Work to be carried out in a neat and appropriate manner. Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

fortezza
GROUP

*Bella Baia ~ Another Boutique
Development by Fortezza Group*
+61(07) 3236 4188

ADAPTABLE UNIT

DEEP PLANTING AREA

24/07/23	P	SW Pit Added	RH
15/05/23	N	Revised Town Planning	EA
07/02/23	M	Roof Terrace Reconfiguration	EA
01/02/23	L	Loft Removed	EA
22/12/22	K	Lvl 4-6 Kitchen Layout	EA
10/12/22	J	Revised Window Schedule	EA
10/12/22	I	TP Information Request	EA
30/11/22	H	Window Schedule	EA
24/10/22	G	Futher Issues Response	EA
05/10/22	F	Futher Issues Response	EA
15/09/22	E	IR Response	EA
01/09/22	D	Prelim IR Response	EA
20/07/22	C	Updated Facade	EA
14/07/22	B	Detention tanks added	EA
09/06/22	A	Lodgement Issue	EA

Date Issue Details Checked

**HAYES
ANDERSON
LYNCH**
ARCHITECTS PTY LTD

ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

P + 61 7 3 8 5 2 3 1 9 0

E reception@halarchitects.com.au

W www.halarchitects.com.au



Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
East & West Elevation

Scale @ A3 Drawn: Checked:

1:200 RH RH

Project Number Drawing Number Issue

H4474BAN TP402 P



E-02

East Elevation
1:200



E-04

West Elevation
1:200

ChID	Change Name
CH-02	PMT area removed, added space for deep planting
CH-13	Material Changes
CH-14	Adjusted Levels to suite Structural Coordination

MATERIALS & COLOURS			
P-01.	Painted Render Dulux 'Lexicon' or Similar	P-02.	Painted Render Dulux 'Raku' or Similar
P-02.	Painted Render Dulux 'Domino' or Similar	P-04.	Painted Render Dulux 'Electro Dark Bronze' or Similar
P-05.	(OFC) Grey Paint		

FENESTRATION / BALUSTRADES	
Window Glass	Dark Bronze Aluminium powder coated frame
Balustrade Glass	Tinted Glass on Spigots
Sliding Doors	Aluminium Powder Coated - Dark Bronze
Solid Balustrade	
Vertical Garden	Wire Trellis System or similar

ARCHITECTURAL ELEMENTS	
AS-01.	Medium Bronze Vertical screen - flat profile
AS-02.	Medium Bronze Vertical screen - round profile
AS-03.	Medium Bronze - Privacy window screen- Angled Flat profile or similar
VG-01.	Vertical Garden - Wire Trellis System or similar
GS-01.	100 % Obscure Window Glass or Similar
AW-01.	Sun Shade Louvres Powder Coated to Match window frames

ROOF	
Soffits	Timber look horizontal cladding or Similar
Fascia	To Match Colobond 'Night Sky' or Similar
FEATURE ARCHITECTURAL ELEMENTS	
FB-01.	Face brick - Stretcher bond or Similar
FB-02.	Feature Face Brick - Angled Bond or Similar
MS	Mosaic Tiles Everglade Eco outdoor or Similar

- LEGEND**
- AS-# ALLUMINIUM PRIVACY SCREEN
 - AW ALLUMINIUM AWNING
 - BAL-# TINTED GLASS BALUSTRADE
 - FS-# FEATURE STONE
 - P-# RENDERED PAINT
 - OFC OFF FORM CONCRETE - VJ PROFILE

**TOWN PLANNING
DRAWINGS**

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. Do not scale off drawings. All levels are approximate only and are subject to confirmation by licenced surveyor. All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1. Work to be carried out in a neat and appropriate manner. Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.



**Bella Baia ~ Another Boutique
Development by Fortezza Group**
+61(07) 3236 4188

- ADAPTABLE UNIT
- DEEP PLANTING AREA

24/07/23	P	SW Pit Added	RH
15/05/23	N	Revised Town Planning	EA
07/02/23	M	Roof Terrace Reconfiguration	EA
01/02/23	L	Loft Removed	EA
22/12/22	K	Lvl 4-6 Kitchen Layout	EA
10/12/22	J	Revised Window Schedule	EA
10/12/22	I	TP Information Request	EA
30/11/22	H	Window Schedule	EA
24/10/22	G	Futher Issues Response	EA
05/10/22	F	Futher Issues Response	EA
15/09/22	E	IR Response	EA
01/09/22	D	Prelim IR Response	EA
20/07/22	C	Updated Facade	EA
14/07/22	B	Detention tanks added	EA
09/06/22	A	Lodgement Issue	EA

Date Issue Details Checked



**ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS**

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

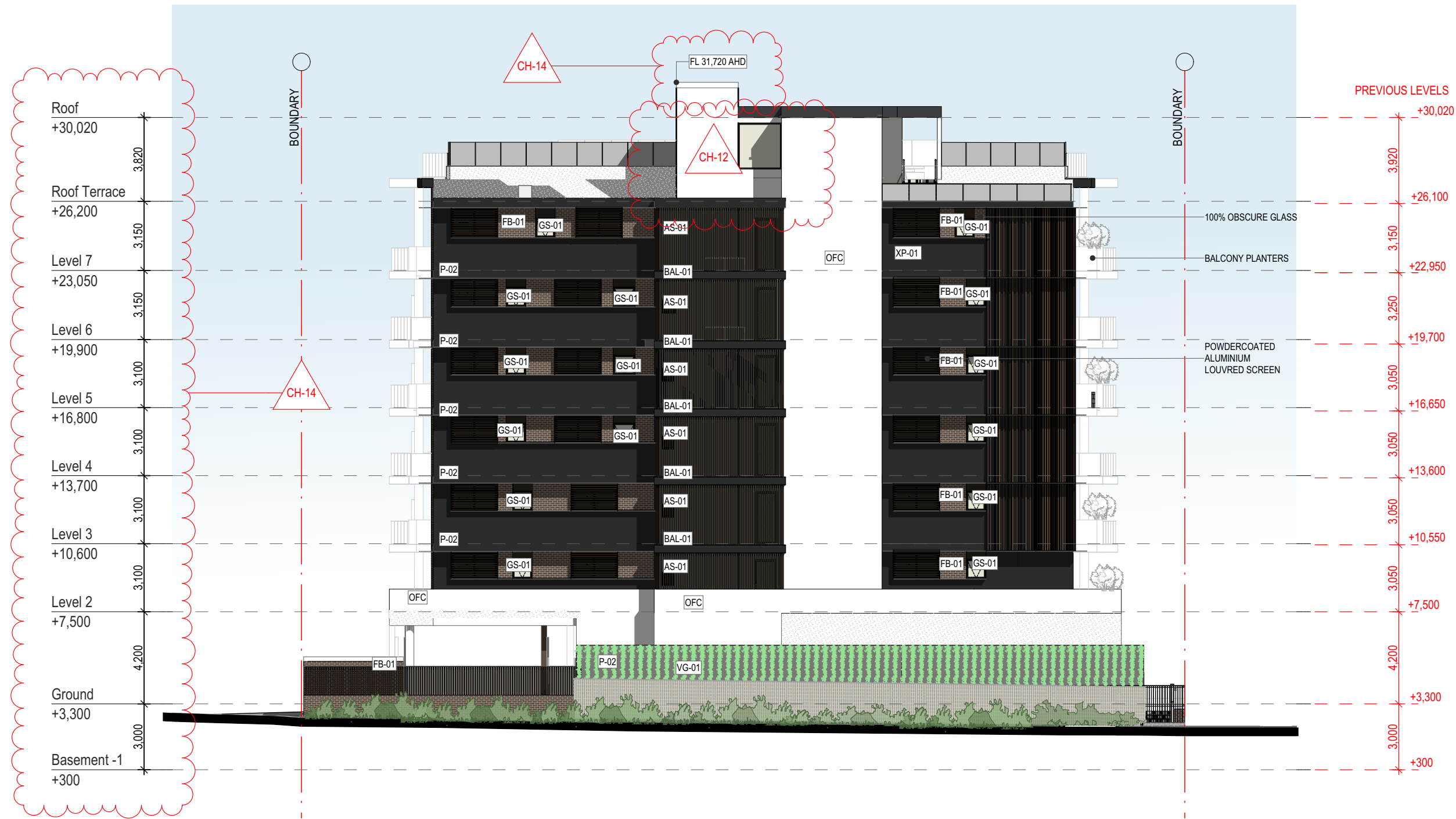
P + 61 7 3 8 5 2 3 1 9 0
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165





















Drawing Title
South Elevation

Scale @ A3 1:200	Drawn: RH	Checked: RH
Project Number H4474BAN	Drawing Number TP403	Issue P



E-01 **South Elevation**
1:200

ChID	Change Name
CH-12	Screen Removed
CH-14	Adjusted Levels to suite Structural Coordination

MATERIALS & COLOURS				FENESTRATION / BALUSTRADES		ARCHITECTURAL ELEMENTS				ROOF			
P-01.	 Painted Render Dulux 'Lexicon' or Similar	P-02.	 Painted Render Dulux 'Raku' or Similar	 Window Glass Dark Bronze Aluminium powder coated frame	 Sliding Doors Aluminium Powder Coated - Dark Bronze	AS-01.	 Medium Bronze Vertical screen - flat profile	AS-02.	 Medium Bronze Vertical screen - round profile	 Soffits Timber look horizontal cladding or Similar	 Fascia To Match Colobond 'Night Sky' or Similar		
P-02.	 Painted Render Dulux 'Domino' or Similar	P-04.	 Painted Render Dulux 'Electro Dark Bronze' or Similar	 Balustrade Glass Tinted Glass on Spigots	 Solid Balustrade	AS-03.	 Medium Bronze - Privacy window screen- Angled Flat profile or similar	GS-01.	 100 % Obscure Window Glass or Similar	FB-01.	 Face brick - Stretcher bond or Similar	FB-02.	 Feature Face Brick - Angled Bond or Similar
P-05.	 (OFC) Grey Paint					VG-01.	 Vertical Garden - Wire Trellis System or similar	AW-01.	 Sun Shade Louvres Powder Coated to Match window frames			MS	 Mosaic Tiles Everglade Eco outdoor or Similar

TOWN PLANNING
DRAWINGS

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd.
Confirm all dimensions on site.
Do not scale off drawings.
All levels are approximate only and are subject to confirmation by licenced surveyor.
All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1.
Work to be carried out in a neat and appropriate manner.
Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.



Bella Baia ~ Another Boutique Development by Fortezza Group
+61(07) 3236 4188

ADAPTABLE UNIT

DEEP PLANTING AREA

24/07/23	P	SW Pit Added	RH
15/05/23	N	Revised Town Planning	EA
07/02/23	M	Roof Terrace Reconfiguration	EA
01/02/23	L	Loft Removed	EA
22/12/22	K	Lvl 4-6 Kitchen Layout	EA
10/12/22	J	Revised Window Schedule	EA
10/12/22	I	TP Information Request	EA
30/11/22	H	Window Schedule	EA
24/10/22	G	Futher Issues Response	EA
05/10/22	F	Futher Issues Response	EA
15/09/22	E	IR Response	EA
01/09/22	D	Prelim IR Response	EA
20/07/22	C	Updated Facade	EA
14/07/22	B	Detention tanks added	EA
09/06/22	A	Lodgement Issue	EA

Date Issue Details Checked



ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

P + 61 7 3 8 5 2 3 1 9 0
E reception@halarchitects.com.au
W www.halarchitects.com.au

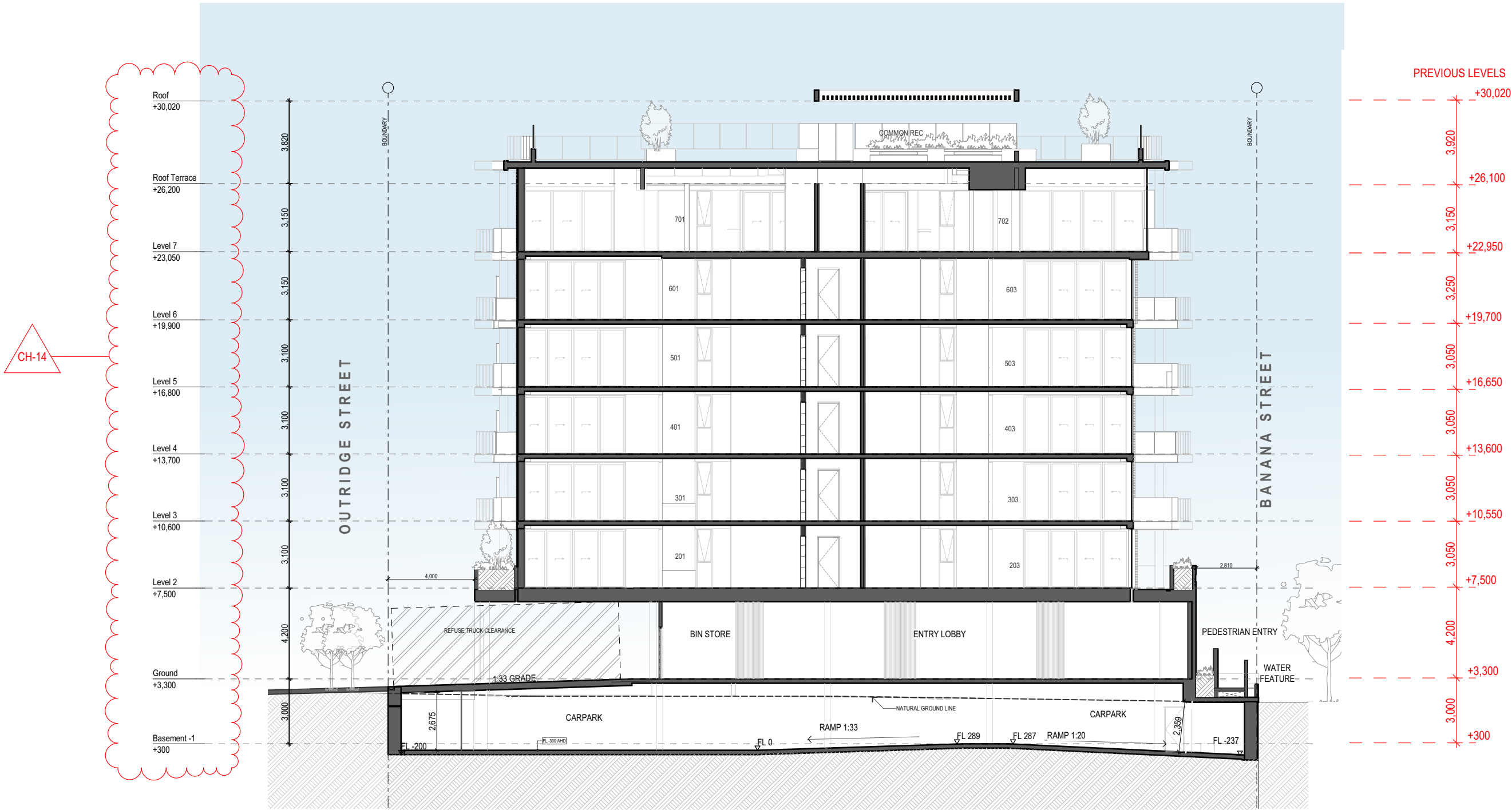


Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title

Sections

Scale @ A3	Drawn:	Checked:
1:200	RH	RH
Project Number	Drawing Number	Issue
H4474BAN	TP501	P



Section A
1:200

ChID	Change Name
CH-14	Adjusted Levels to suite Structural Coordination

NOTE:
These drawings are for BUILDING APPLICATION purposes only

TOWN PLANNING
DRAWINGS

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. Do not scale off drawings. All levels are approximate only and are subject to confirmation by licenced surveyor. All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1. Work to be carried out in a neat and appropriate manner. Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.



Bella Baia ~ Another Boutique Development by Fortezza Group
+61(07) 3236 4188

ADAPTABLE UNIT

DEEP PLANTING AREA

24/07/23	P	SW Pit Added	RH
15/05/23	N	Revised Town Planning	EA
07/02/23	M	Roof Terrace Reconfiguration	EA
01/02/23	L	Loft Removed	EA
22/12/22	K	Lvl 4-6 Kitchen Layout	EA
10/12/22	J	Revised Window Schedule	EA
10/12/22	I	TP Information Request	EA
30/11/22	H	Window Schedule	EA
24/10/22	G	Futher Issues Response	EA
05/10/22	F	Futher Issues Response	EA
15/09/22	E	IR Response	EA
01/09/22	D	Prelim IR Response	EA
20/07/22	C	Updated Facade	EA
14/07/22	B	Detention tanks added	EA
09/06/22	A	Lodgement Issue	EA

Date Issue Details Checked



ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

P + 61 7 3 8 5 2 3 1 9 0
E reception@halarchitects.com.au
W www.halarchitects.com.au

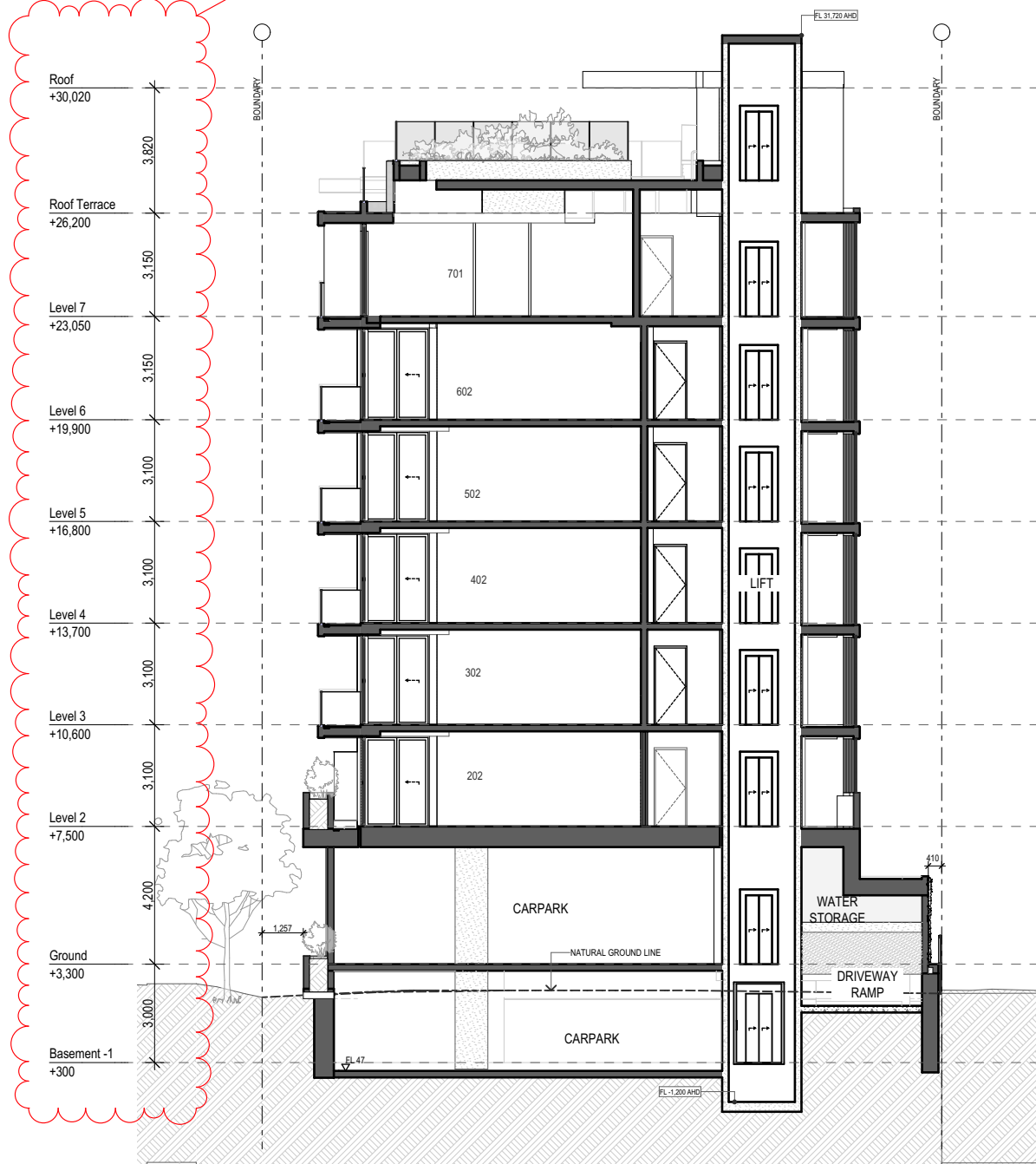


Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
Sections

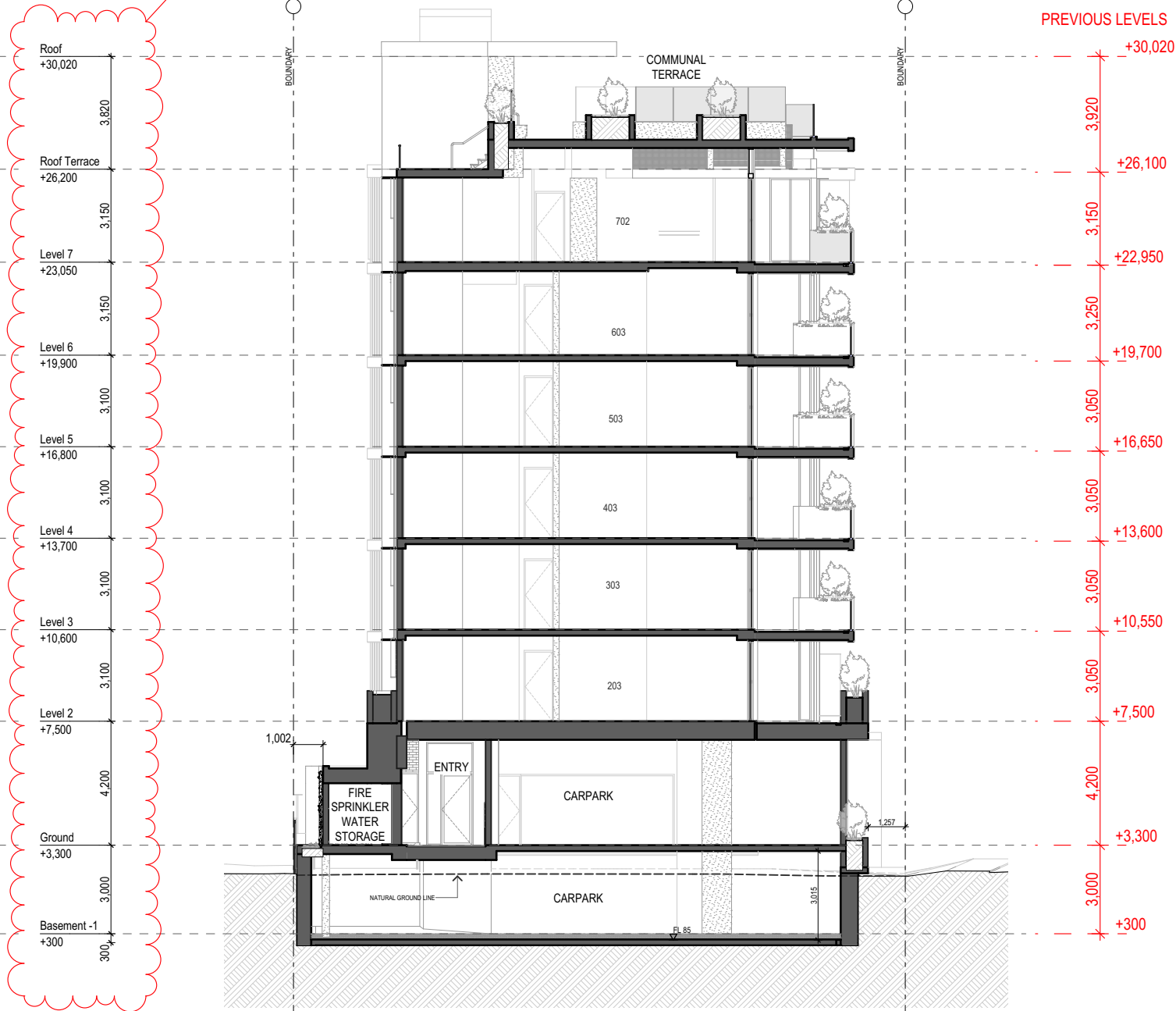
Scale @ A3	Drawn:	Checked:
1:200	RH	RH
Project Number	Drawing Number	Issue
H4474BAN	TP502	P

CH-14



Section B
1:200

CH-14



Section C
1:200

NOTE:
Boundary, contours, levels, and site services information is shown indicatively only, based on eBimap. It is subject to confirmation by a licensed Surveyor in the form of an Identification Survey

NOTE:
These drawings are for BUILDING APPLICATION purposes only

ChID	Change Name
CH-14	Adjusted Levels to suite Structural Coordination