

TOWN PLANNING DRAWINGS

Apartment & Childcare Development

18 Outridge Street, 69 & 71 Banana Street, QLD, 4165

KEY PROPOSAL STATISTICS - MULTIPLE DWELLING

Site Area	2,427.85
Frontage:	55.1m+37.6m+4.9m+62.9m
Number of Storeys:	8
Maximum Building Height :	28.2m Above N.G.L (to lift overrun)
Total No. of Dwellings	52

CARPARK SUMMARY

Car Spaces - Resident	100
Car Spaces - Child Care	36
Car Spaces - Visitor	6
Private Open Space	2,570.68
BIKE PARK SUMMARY	
Bike Spaces - Res -	62
Bike Spaces - Visitor -	6

CHILDCARE SUMMARY

Nursery :	8 Children
Toddler Kids:	8 Children
Junior Kindy:	20 Children
Senior Kindy:	40 Children
Kindergarten:	44 Children
Total:	120
Outdoor area req:	840
Outdoor area prov:	844

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349
Date: 15/12/2023



This drawing is Copyright © Any design or construction shall be carried out in accordance with the Building Code of Australia (BCA) and the Building Regulation 2006. All levels are approximate only and are subject to confirmation by the relevant authorities. All workmanship, materials and construction to comply with the Queensland Building Act 2019 and the Queensland Building Code of Practice (QBCC) and the Building Code of Australia (BCA). Work to be carried out in a neat and professional manner. Where ambiguities or discrepancies exist, the Architect's interpretation shall prevail. All levels are approximate only and are subject to confirmation by the relevant authorities. All workmanship, materials and construction to comply with the Queensland Building Act 2019 and the Queensland Building Code of Practice (QBCC) and the Building Code of Australia (BCA). Work to be carried out in a neat and professional manner. Where ambiguities or discrepancies exist, the Architect's interpretation shall prevail.



Date	Issue	Details	Checked
07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	RH
14/03/23	F	Further Issues Response	EA
14/02/23	E	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP Lodgement Issue	EA

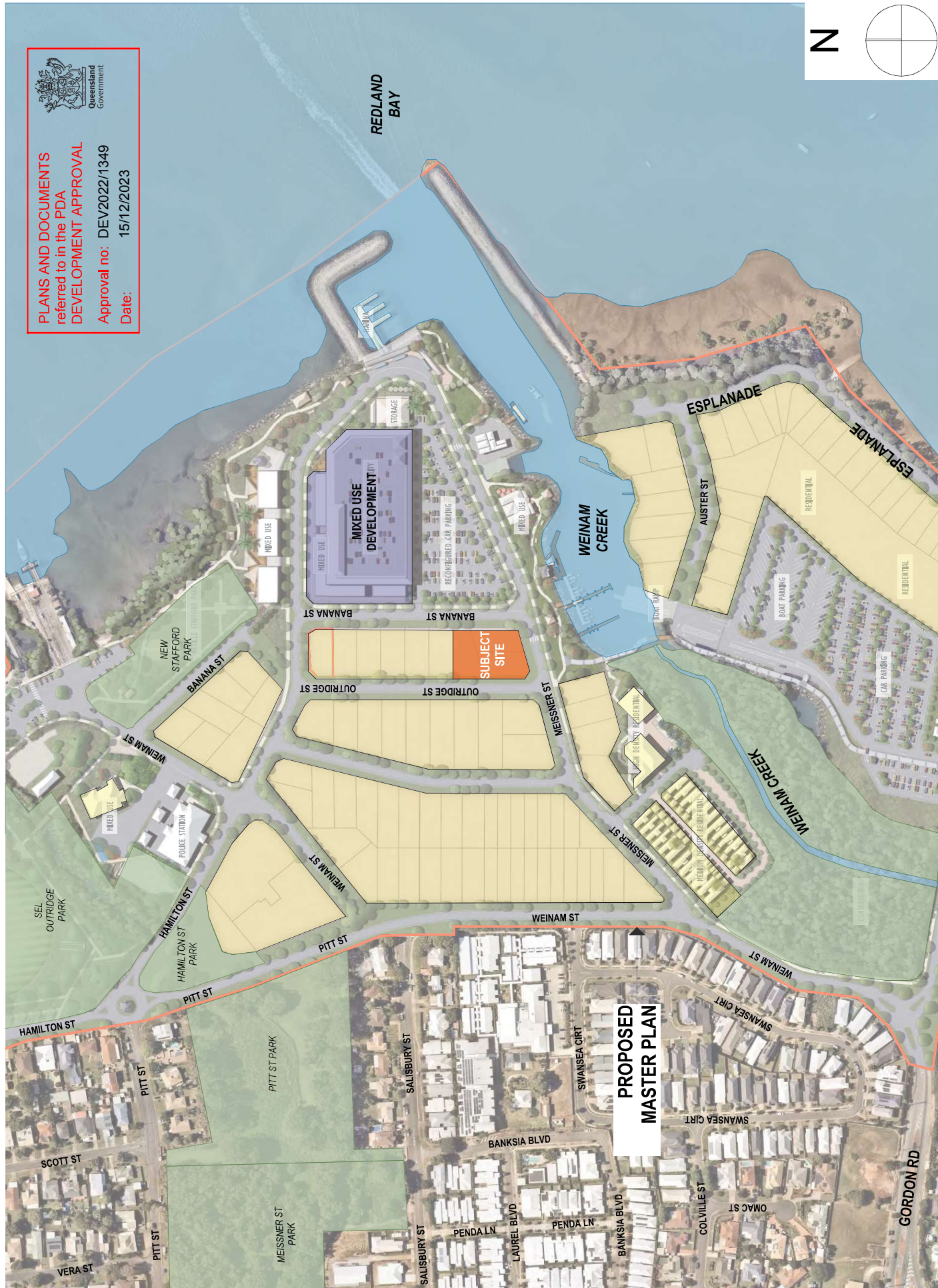
HAYES ANDERSON LYNCH ARCHITECTS PTY LTD
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS
3 / 709 MAIN STREET
KANGAROO POINT QLD 4169
P + 61 7 3852 3190
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project:
Apartment & Childcare Development
18 Outridge Street, 69 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title:
Coversheet

Scale @ A3	Drawn:	Checked:
1:1, 1:1.84	MC	EA
Project Number	Drawing Number	Issue
H4514BAN	TP001	H



PLANS AND DOCUMENTS
referred to in the **PDA**
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349
Date: 15/12/2023



Queensland
Government

TOWN PLANNING

General Notes

This drawing is Copyright © Any design or construction shall be carried out in accordance with the provisions of the Planning and Environment Act 2007 and the Planning and Environment Regulations 2007. The design and construction shall be carried out in accordance with the provisions of the Planning and Environment Act 2007 and the Planning and Environment Regulations 2007. The design and construction shall be carried out in accordance with the provisions of the Planning and Environment Act 2007 and the Planning and Environment Regulations 2007.

Date	Issue	Details	Checked
07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	RH
14/03/23	F	Further Issues Response	EA
14/02/23	D	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP Lodgement Issue	EA



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

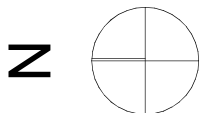
3 / 709 MAIN STREET
KANGAROO POINT QLD 4169
P + 61 7 38 52 3 19 0
E reception@halaarchitects.com.au
W www.halaarchitects.com.au



Project
Apartment & Childcare
Development
180-182 SPURWAY ST & 71 BANANA STREET,
REDLAND BAY, QLD 4165

Drawing Title
Context Plan

Scale @ A3	Drawn:	Checked:
	MC	EA
Project Number	Drawing Number	Issue
H4514BAN	TP002	H



**PROPOSED
MASTER PLAN**

Context Plan

General Notes

This drawing is Copyright © Any design or construction shall be the responsibility of the client and not the responsibility of the architect. The architect shall not be responsible for any errors or omissions in the drawing or any part thereof without written permission by Hayes-Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. All levels are approximate only and are subject to confirmation by the client. All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia, the Building Standards and AS1428.1. Work to be carried out in a neat and professional manner. Where ambiguities or discrepancies exist, Hayes-Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	EA
14/03/23	F	Further Issues Response	EA
01/02/23	A	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP Lodgement Issue	EA
Date	Issue	Details	Checked

HAYES ANDERSON LYNCH ARCHITECTS
ARCHITECTS PTY LTD
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS
3 / 709 MAIN STREET
KANGAROO POINT QLD 4169
P + 61 7 3852 3190
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment & Childcare
Development
18/04/2023, 69 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title	3D - East View
Scale @ A3	Drawn: MC
Project Number	Drawing Number
H4514BAN	TP003
Issue	H



EASTERN VIEW



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2022/1349
Date: 15/12/2023

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.

All levels are approximate **only** and are subject to confirmation by **licensed** surveyor.

All workmanship, materials and construction to comply with the Queensland Building Act 2019 and the Queensland Building Code, the Building Code of Australia 2019, the Premises Standard and AS1428.1.

Work to be carried out in a neat and appropriate manner.

Where ambiguities or discrepancies exist between the drawings and the specification, the drawings shall prevail.

Hayes Anderson Lynch Architects Pty, Ltd. shall be contacted for clarification.

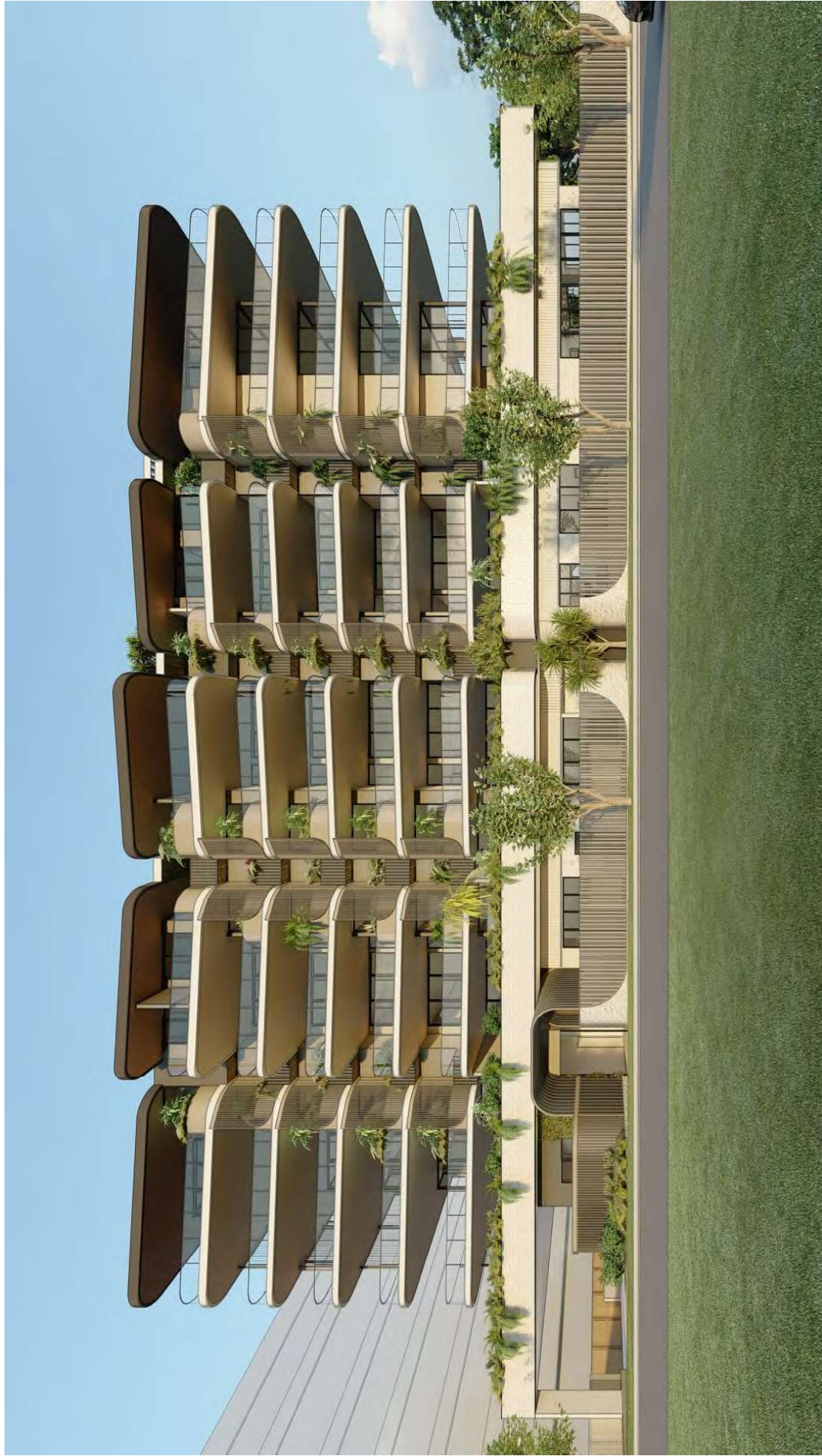
Issue	Details	Checked
07/06/23	H	Further Issues Response
14/04/23	G	Further Issues Response
14/03/23	F	Further Issues Response
16/02/23	E	TP Lodgement Issue
01/02/23	D	TP Lodgement Issue
21/10/22	C	TP Lodgement Issue
18/10/22	B	TP Lodgement Issue
04/10/22	A	TP Lodgement Issue



Project
Apartment & Childcare
Development
18 Outridge Street, 69 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title
3D West View

Scale @ A3 1:1.86	Drawn: MC	Checked: EA
Project Number H4514BAN	Drawing Number TP004	Issue H



WESTERN VIEW



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349

Date: 15/12/2023



SOUTHERN VIEW



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV/2022/1349

Date: 15/12/2023

TOWN PLANNING

General Notes

This drawing is Copyright © Any design or construction shall be carried out in accordance with the design and construction details shown on this drawing, in whole or part, without written permission by Hayes-Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. All levels are approximate only and are subject to confirmation by licensed surveyors. All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia, the Building Regulation 2006, the Building Standard and AS1428.1. Work to be carried out in a neat and professional manner. Where ambiguities or discrepancies exist, Hayes-Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	EA
14/03/23	F	Further Issues Response	EA
01/02/23	D	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP 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 3852 3190
E reception@halaarchitects.com.au
W www.halaarchitects.com.au



Project: Apartment & Childcare

Development
18/04/2023, 69 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title:

3D South View

Scale @ A3	Drawn:	Checked:
1:3.71	MC	EA
Project Number	Drawing Number	Issue
H4514BAN	TP005	H



SOUTHEAST VIEW

TOWN PLANNING

General Notes

This drawing is Copyright © Any design or construction shall be the responsibility of the client and the design team. Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site.

All levels are approximate only and are subject to confirmation by the client.

All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia, the Building Premises Standard and AS1428.1.

Work to be carried out in a neat and professional manner.

Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	RH
14/03/23	F	Further Issues Response	EA
01/02/23	D	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP 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 3852 3190

E reception@halarchitects.com.au

W www.halarchitects.com.au



Project
Apartment & Childcare
Development
18 Onda Street, 68 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title 3D Southeast view			
Scale @ A3	Drawn:	Checked:	
1:1,86	MC	EA	
Project Number	Drawing Number	Issue	
H4514BAN	TP006	H	



PEDESTRIAN ENTRY



PLANS AND DOCUMENTS
referred to in the **PDA**
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349

Date: 15/12/2023

TOWN PLANNING

This drawing is Copyright © Any design or construction shall be carried out in accordance with the conditions of the development approval issued by the Council of the City of Brisbane. Any design or construction shall be carried out in accordance with the conditions of the development approval issued by the Council of the City of Brisbane. Any design or construction shall be carried out in accordance with the conditions of the development approval issued by the Council of the City of Brisbane.

Date	Issue	Details	Checked
07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	RH
14/03/23	F	Further Issues Response	EA
01/02/23	D	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP Lodgement Issue	EA

HAYES ANDERSON LYNCH ARCHITECTS PTY LTD
ARCHITECTS TOWN PLANNERS INTERIOR DESIGNERS
3 / 709 MAIN STREET KANGAROO POINT QLD 4169
P + 61 7 3852 3190
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment & Childcare
Development
1800-000-0000
Redland Bay, QLD 4165

Drawing Title			
3D - Pedestrian Entry			
Scale @ A3	Drawn:	Checked:	
1:1,86	MC	EA	
Project Number	Drawing Number	Issue	
H4514BAN	TP007	H	



PEDESTRIAN ENTRY



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349

Date: 15/12/2023

TOWN PLANNING

General Notes
This drawing is Copyright © Any design or construction shall be carried out in accordance with the design and construction details shown on this drawing. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without written permission by Hayes Anderson Lynch Architects Pty. Ltd.
Confirm all dimensions on site.
All levels are approximate only and are subject to confirmation by licensed surveyors.
All workmanship, materials and construction to comply with the Queensland Building Act 1975, Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1.
Work to be carried out in a neat and professional manner.
Where ambiguities or discrepancies exist, the designer's interpretation shall prevail.
Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	RH
14/03/23	F	Further Issues Response	EA
01/02/23	E	Further Issues Response	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP 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 3852 3190

E reception@halarchitects.com.au

W www.halarchitects.com.au



Project
Apartment & Childcare
Development
18/04/2023 69 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title			
3D - Pedestrian Entry			
Scale @ A3	Drawn:	Checked:	
1:1,86	MC	EA	
Project Number	Drawing Number	Issue	
H4514BAN	TP008	H	



EAST FACADE

TOWN PLANNING

General Notes
This drawing is Copyright © Any design or construction shall be carried out in accordance with the requirements of the Building Act 1975 and the Building Regulation 2006. All levels are approximate only and are subject to confirmation by the client. All workmanship, materials and construction shall comply with the Queensland Building Act 1975 and the Queensland Building Code of Practice. Where ambiguities or discrepancies exist, the client shall be contacted for clarification.

07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	EA
14/03/23	F	Further Issues Response	EA
01/02/23	D	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP 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 3852 3190
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment & Childcare
Development 68 & 71 Banana Street, Redland Bay, QLD 4165

Drawing Title			
3D Facade			
Scale @ A3	Drawn:	Checked:	
1:186	MC	EA	
Project Number	Drawing Number	Issue	
H4514BAN	TP009	H	



PLANS AND DOCUMENTS
referred to in the **PDA**
DEVELOPMENT APPROVAL
Approval no: **DEV2022/1349**
Date: **15/12/2023**



COMMUNAL RECREATION



PLANS AND DOCUMENTS
referred to in the **PDA**
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349

Date: 15/12/2023

TOWN PLANNING

This drawing is Copyright © Any design or construction shall be carried out in accordance with the whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. All levels are approximate only and are subject to confirmation by licensed surveyors. All workmanship, materials and construction to comply with the Queensland Building Act 1975, Queensland Development Code, Premises Standard and AS1428.1. Work to be carried out in a neat and professional manner. Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

Date	Issue	Details	Checked
07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	EA
14/03/23	F	Further Issues Response	EA
01/02/23	D	Development Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP Lodgement Issue	EA



**HAYES
ANDERSON
LYNCH
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS**

ARCHITECTS PTY LTD

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

P + 61 7 3852 3190
E reception@halarchitects.com.au
W www.halarchitects.com.au

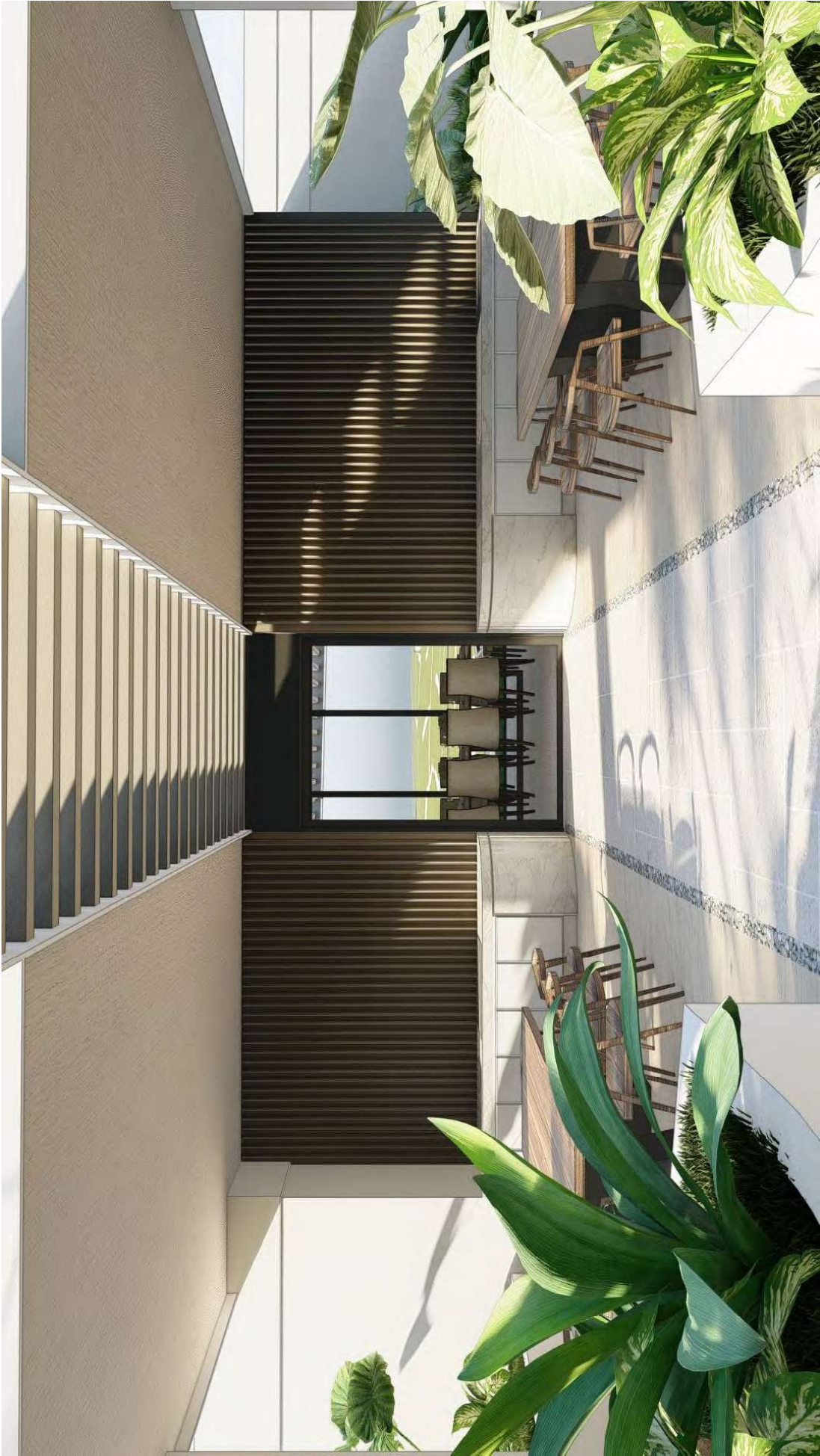


Project: **Apartment & Childcare**

Development: **Apartment 69 & 71 Banana Street, Redland Bay, QLD 4165**

Drawing Title: **3D - Communal Rec**

Scale @ A3	Drawn:	Checked:
1:186	MC	EA
Project Number	Drawing Number	Issue
H4514BAN	TP010	H



COMMUNAL RECREATION



PLANS AND DOCUMENTS
referred to in the **PDA**
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349

Date: 15/12/2023

TOWN PLANNING

General Notes

This drawing is Copyright © Any design or construction shall be carried out in accordance with the design and construction details shown on this drawing. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission by Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. All levels are approximate and are subject to confirmation by the client. All workmanship, materials and construction to comply with the Queensland Building Act 1975, Queensland Development Code, the Building Code of Australia, and the Premises Standard and AS1428.1. Work to be carried out in a neat and professional manner. Where ambiguities or discrepancies exist, the client shall be contacted for clarification. Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	EA
14/03/23	F	Further Issues Response	EA
01/02/23	E	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP 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 3852 3190
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment & Childcare
Development
18 O'Sullivan Street, 69 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title
3D - Communal Rec

Scale @ A3	Drawn:	Checked:
1:1,86	MC	EA
Project Number	Drawing Number	Issue
H4514BAN	TP011	H



NORTHWEST VIEW

TOWN PLANNING

General Notes
This drawing is Copyright © Any design or construction shall be undertaken in accordance with the provisions of the Building Act 1975 and the Building Regulation 2006. All dimensions are approximate and are subject to confirmation by the client. All workmanship, materials and construction shall comply with the Queensland Building Act 1975 and the Queensland Building Code of Practice. All work shall be carried out in a neat and professional manner. Where ambiguities or discrepancies exist, the client shall be contacted for clarification.

07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	EA
14/03/23	F	Further Issues Response	EA
14/02/23	E	Further Issues Response	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP 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 3852 3190
E reception@hayesarchitects.com.au
W www.hayesarchitects.com.au



Project
Apartment & Childcare
Development
1800-00-8888 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title 3D - North Setback			
Scale @ A3	Drawn:	Checked:	
	MC	EA	
Project Number	Drawing Number	Issue	
H4514BAN	TP012	H	



NORTHEAST VIEW



Queensland
Government

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349
Date: 15/12/2023

TOWN PLANNING

General Notes

This drawing is Copyright © Any design or construction shall be carried out in accordance with the whole or part, without written permission by Hayes-Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. All levels are approximate only and are subject to confirmation by licensed surveyors. All workmanship, materials and construction to comply with the Queensland Building Act 1975, Queensland Development Code, Premises Standard and AS1428.1. Work to be carried out in a neat and professional manner. Where ambiguities or discrepancies exist, Hayes-Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	RH
14/03/23	F	Further Issues Response	EA
14/02/23	E	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP Lodgement Issue	EA
Date	Issue	Details	Checked

HAYES-ANDERSON LYNCH ARCHITECTS
ARCHITECTS PTY LTD
TOWN PLANNERS
INTERIOR DESIGNERS
3 / 709 MAIN STREET
KANGAROO POINT QLD 4169
P + 61 7 3852 3190
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project

Apartment & Childcare
Development
1800-1800 Street
Redland Bay, QLD 4165

Drawing Title

3D - North Setback

Scale @ A3	Drawn:	Checked:
1:1,86	MC	EA
Project Number	Drawing Number	Issue
H4514BAN	TP013	H

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by James 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 a licensed 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 AS 1428.1. Work to be carried out in a neat and appropriate manner. Where ambiguities or discrepancies exist, James Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

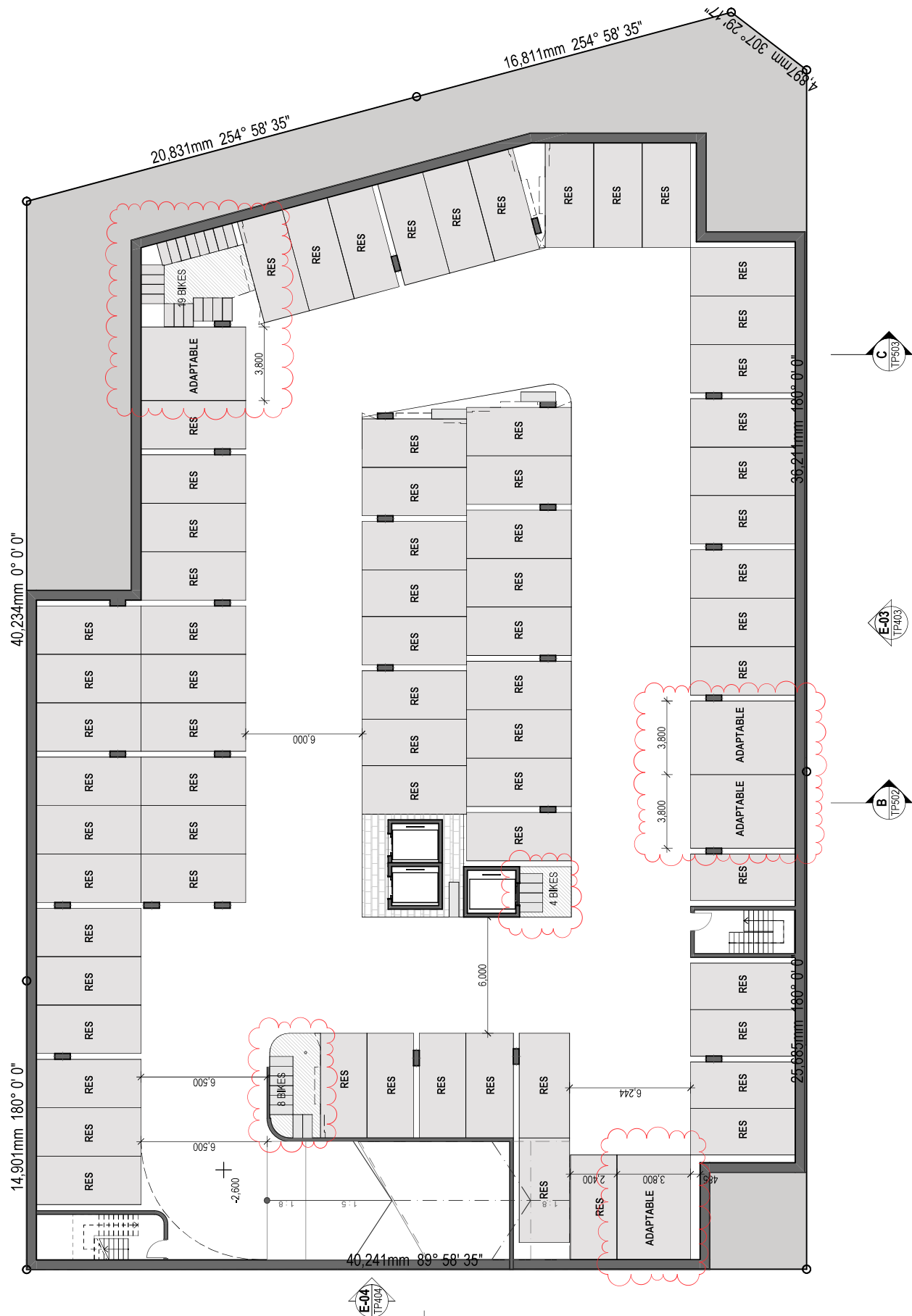
Issue	Date	Channel
Further Issues	04/10/22	EA
TP Lodgement	18/10/22	EA
TP Lodgement	21/10/22	EA
TP Lodgement	11/02/23	EA
TP Lodgement	16/02/23	EA
Further Issues	04/03/23	EA
Further Issues	16/03/23	EA
Further Issues	04/04/23	EA
Further Issues	07/06/23	EA



Project
Apartment & Childcare
Development
18 Outridge Street, 69 & 71 Banana Street,
Redland Bay QLD 4165

Drawing Title
Basement -2 Floor Plan

Scale @ A3 1:200	Drawn: MC	Checked: EA
Project Number H4514BAN	Drawing Number TP201	Issue H



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1349
Date: 15/12/2023

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by James Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site.

Do not scale off drawings.
All levels are approximate only and are to be confirmed by a licensed 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 AS 1428.1.

Work to be carried out in a neat and appropriate manner.

Where ambiguities or discrepancies exist, James Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

Issue	Date	Channel
Further Issues	04/10/22	EA
TP Lodgement	18/10/22	EA
TP Lodgement	21/10/22	EA
TP Lodgement	11/02/23	EA
TP Lodgement	10/02/23	EA
TP Lodgement	16/02/23	EA
Further Issues	03/03/23	EA
Further Issues	14/04/23	EA
Further Issues	07/06/23	RH



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
www.halarchitects.com.au



Project
Apartment & Childcare
Development
18 Outridge Street, 69 & 71 Banana Street,
Redland Bay QLD 4155

Drawing Title
Basement -1 Floor Plan

Scale @ A3	Drawn:	Checked:
1:200	MC	EA
Project Number	Drawing Number	Issue
H4514BAN	TP202	H



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1349

Date: 15/12/2023





This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or in part, without written permission by Haynes Anderson Lynch Architects Pty. Ltd. to confirm all dimensions on site. Drawings are not to scale off drawings. Drawings are subject to confirmation by licenced surveyor.

Our joint worksmanship, materials and construction comply with the Queensland Building Act 1975, the Building Code of Australia 1992, the Building Code of Australia 1992, the Premises Standard and AS 1428.1.

Work to be carried out in a neat and appropriate manner.

Where anomalies or discrepancies exist, the licenced surveyor, Haynes Anderson Lynch Architects Pty. Ltd. will be contacted for clarification.

Issue	Response	Detail	Checked
7/06/23	H	Further Issues Response	RH
4/04/23	G	Further Issues Response	RH
4/03/23	F	Further Issues Response	EA
6/02/23	E	TP Lodgement Issue	EA
1/02/23	D	TP Lodgement Issue	EA
1/10/22	C	TP Lodgement Issue	EA
8/10/22	B	TP Lodgement Issue	EA
4/10/22	A	TP Lodgement Issue	EA

HALARSON
ARCHITECTS PTY LTD
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS
3/709 MAIN STREET
KANGAROO POINT QLD 4169
P +61 7 3852 3190
E reception@halarsonarchitects.com.au
W www.halarsonarchitects.com.au

Project
Apartment & Childcare

Development
69 & 71 Banana Street,
Bedland Bay QLD 4165

Drawing Title
Level 2 Floor Plan

Scale @ A3	Drawn:	Checked:
1:200	MC	EA
Project Number	Drawing Number	Issue
44514BAN	TP204	H



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1349
Date: 15/12/2023

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. to confirm all dimensions on site.

Do not scale off drawings.

All levels are approximate only and are subject to confirmation by licensed surveyor.

All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, the Australian Standards and AS 1428.1. 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.

7/06/23	H	Further Issues	Response	RH
4/04/23	G	Further Issues	Response	RH
4/03/23	F	Further Issues	Response	EA
6/02/23	E	TP Lodgement	Issue	EA
1/02/23	D	TP Lodgement	Issue	EA
1/10/22	C	TP Lodgement	Issue	EA
8/10/22	B	TP Lodgement	Issue	EA
4/10/22	A	TP Lodgement	Issue	EA
4/10/22	Issue	Details	Checked	

**HALAYES ANDERSON
ARCHITECTS PTY LTD**
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

8 / 709 MAIN STREET
KANGAROO POINT QLD 4159

+61 7 3852 3190
E reception@halarchitects.com.au
www.halarchitects.com.au



Project
Apartment & Childcare
Development
8 Outridge Street, 69 & 71 Banana Street,
Welland Bay QLD 4165

Drawing Title
Level 3-6 Floor Plan

Scale @ A3	Drawn:	Checked:
1/200	MC	EA
Project Number	Drawing Number	Issue
44514BAN	TP205	H




PLANS AND DOCUMENTS
 referred to in the PDA
 DEVELOPMENT APPROVAL
 Approval no: DEV2022/1349
 Date: 15/12/2023

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or in part, without written permission by Hayles 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 fenced survey.

All workmanship, materials and construction to comply with the Planning and Building Act 1975 and with the Building Code of Australia 2019.

Work to be carried out in a neat and appropriate manner.

Where ambiguities or discrepancies exist, Hayles Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

Issue	Date	Response	Checklist
Further Issues	07/09/23	H	EA
Further Issues	14/04/23	G	EA
Further Issues	03/03/23	F	EA
TP Lodgement Issue	06/02/23	E	EA
TP Lodgement Issue	11/02/23	D	EA
TP Lodgement Issue	21/10/22	C	EA
TP Lodgement Issue	18/10/22	B	EA
TP Lodgement Issue	04/10/22	A	EA

HALY E S
ANDERSON
LYNCH
ARCHITECTS PTY LTD
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS
3 / 709 MAIN STREET
KANGAROO POINT QLD 4169
P + 61 7 3 852 3 190
E reception@halarchitects.com.au
www.halarchitects.com.au



Project
Apartment & Childcare
Development
18 Outridge Street, 69 & 71 Banana Street,
Redland Bay QLD 4155

Drawing Title		Checked:	
Level 7 Floor Plan		EA	
Scale @ A3	Drawn:	Issue	
1:200	MC	H	
Project Number	Drawing Number	TP206	
H4514BAN		H	



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1349
Date: 15/12/2023

Level 7 Floor Plan
1:200



This drawing is Copyright © Any design or construction shall be carried out in accordance with the conditions of the development approval. Any design or construction shall be carried out in accordance with the conditions of the development approval. Any design or construction shall be carried out in accordance with the conditions of the development approval.

07/06/23 H Further Issues Response RH
14/04/23 G Further Issues Response RH
14/03/23 F Further Issues Response EA
14/02/23 E Further Issues Response EA
01/02/23 D Further Issues Response EA
21/10/22 C TP Lodgement Issue EA
18/10/22 B TP Lodgement Issue EA
04/10/22 A TP Lodgement Issue EA

Date Issue Details Checked

Hayes Anderson Lynch Architects Pty Ltd

ARCHITECTS PTY LTD

ARCHITECTS

TOWN PLANNERS

INTERIOR DESIGNERS

3 / 709 MAIN STREET

KANGAROO POINT QLD 4169

P + 61 7 38 52 3 19 0

E reception@halarchitects.com.au

W www.halarchitects.com.au

Member of the Institute of Architects

Project: Apartment & Childcare

Development: 1800m² Apartment, 68 & 71 Banana Street, Redland Bay, QLD 4165

Drawing Title: Roof Plan

Scale @ A3: Drawn: MC Checked: EA

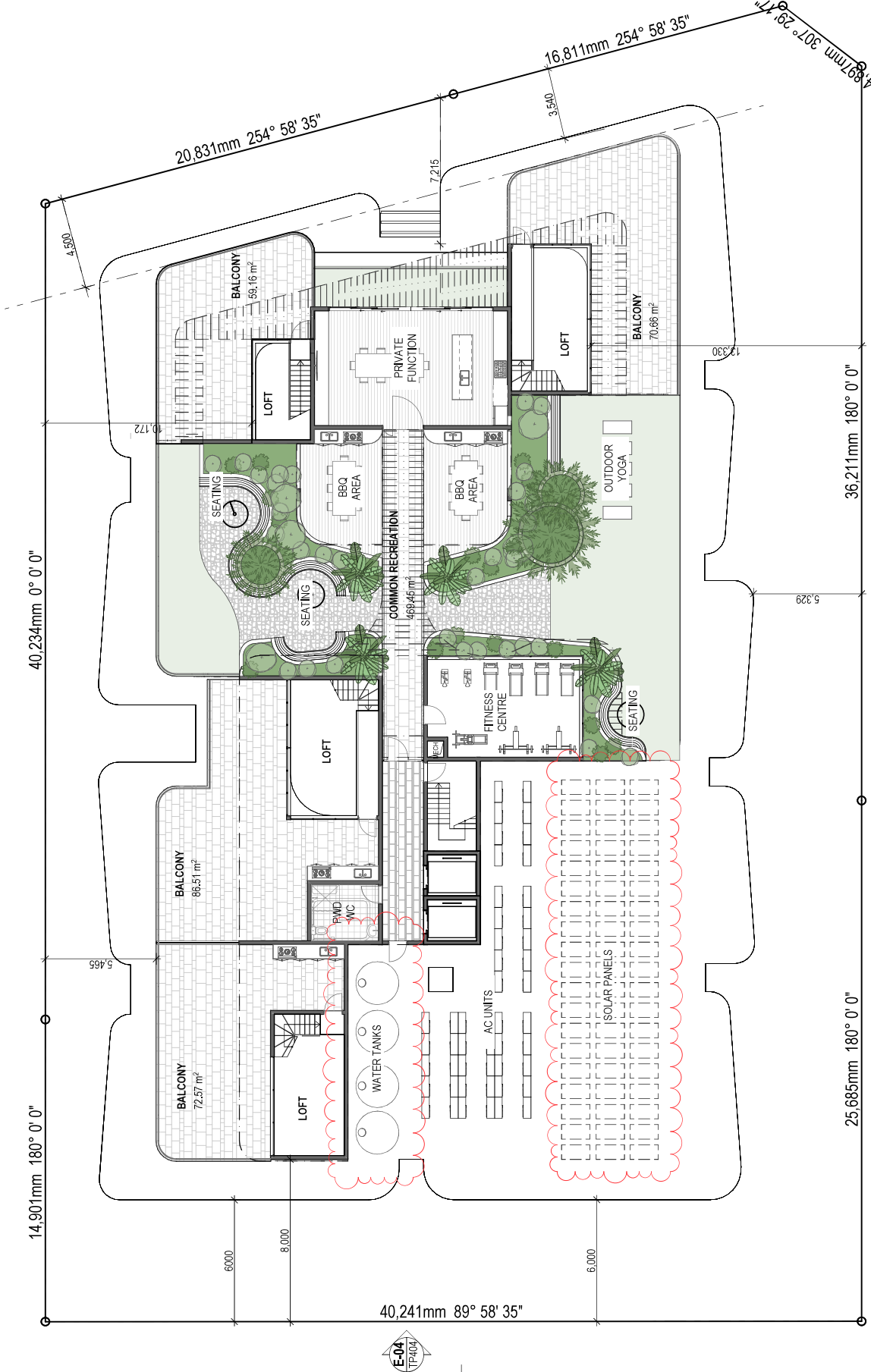
Project Number: Drawing Number: Issue

H4514BAN TP207 H



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2022/1349
Date: 15/12/2023

Roof Plan
1:200



General Notes

This drawing is Copyright © Any design or construction shall be undertaken in accordance with the provisions of the Town Planning Act 1973 and the Town Planning Regulations 1974, and shall be subject to the approval of the relevant authority.

Hayes-Anderson Lynch Architects Pty. Ltd. confirm all dimensions on site.

All levels are approximate only and are subject to confirmation by the relevant authority.

All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Building Code, the Building Regulation 2006, the Building Standard and AS1428.1.

Work to be carried out in a neat and professional manner.

Where ambiguities or discrepancies exist, the client shall be contacted for clarification.



East Elevation
1:250

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2022/1349
Date: 15/12/2023



MATERIALS & COLOURS		FENESTRATION / BALUSTRADES		ARCHITECTURAL ELEMENTS		ROOF	
P-01. 	P-02. 						
P-03. 	P-04. 						
P-05. 							

Project
Apartment + Childcare
Development
18/05/2022 68 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title
East Elevation

Scale @ A3 Drawn: MC Checked: EA
Project Number Drawing Number: Issue
H4514BAN TP401 H

Date	Issue	Details	Checked
07/06/23	G	Further Issues Response	RH
14/04/23	H	Further Issues Response	RH
14/03/23	F	Further Issues Response	EA
01/02/23	D	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP Lodgement Issue	EA

HAYES-ANDERSON LYNCH ARCHITECTS PTY LTD
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS
3 / 709 MAIN STREET
KANGAROO POINT QLD 4169
P + 61 7 38 52 3 19 0
E reception@halarchitects.com.au
W www.halarchitects.com.au





South Elevation
1:200

MATERIALS & COLOURS		FENESTRATION / BALUSTRADES		ARCHITECTURAL ELEMENTS		ROOF	
P-01	Painted Render Dulux 'Lexicon' or Similar	Window Glass Aluminium powder coated - clear	Slicing Doors Aluminium Powder Coated - Clear	Vertical screen - circular profile or Similar	Screen - 'L' profile or Similar	Soffits Timber box horizontal cladding or Similar	Fascia To Match Colobond Night Sky or Similar
P-03	Painted Render Dulux 'Powder Rock' or Similar	Balustrade Glass Tinted Glass on Spigots	Solid Balustrade	Vertical Garden - Wire Trellis System or similar	Sun Shade Louvers Powder Coated to Match window frames	Feature Stone 'Crazy Pavé' Wall Cladding or Similar	Feature Architectural Elements
P-05	Painted Render Dulux 'Tristan' or Similar			Balcony Concrete Planters	Vertical Retractable screen - circular profile or Similar	Face Brick Cladding or Similar	

General Notes

This drawing is Copyright © Any design or construction shall be undertaken in accordance with the provisions of the Building Act 1975 and the Building Regulation 2006. The design is the property of Hayes Anderson Lynch Architects Pty. Ltd. and shall not be used, copied, reproduced, or otherwise disclosed in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site.

All levels are approximate and are subject to confirmation by the client. All workmanship, materials and construction to comply with the Queensland Building Act 1975 and the Queensland Building Code of Practice. Premises Standard and AS1428.1. Work to be carried out in a neat and professional manner.

Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	RH
14/03/23	F	Further Issues Response	EA
01/02/23	E	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP 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

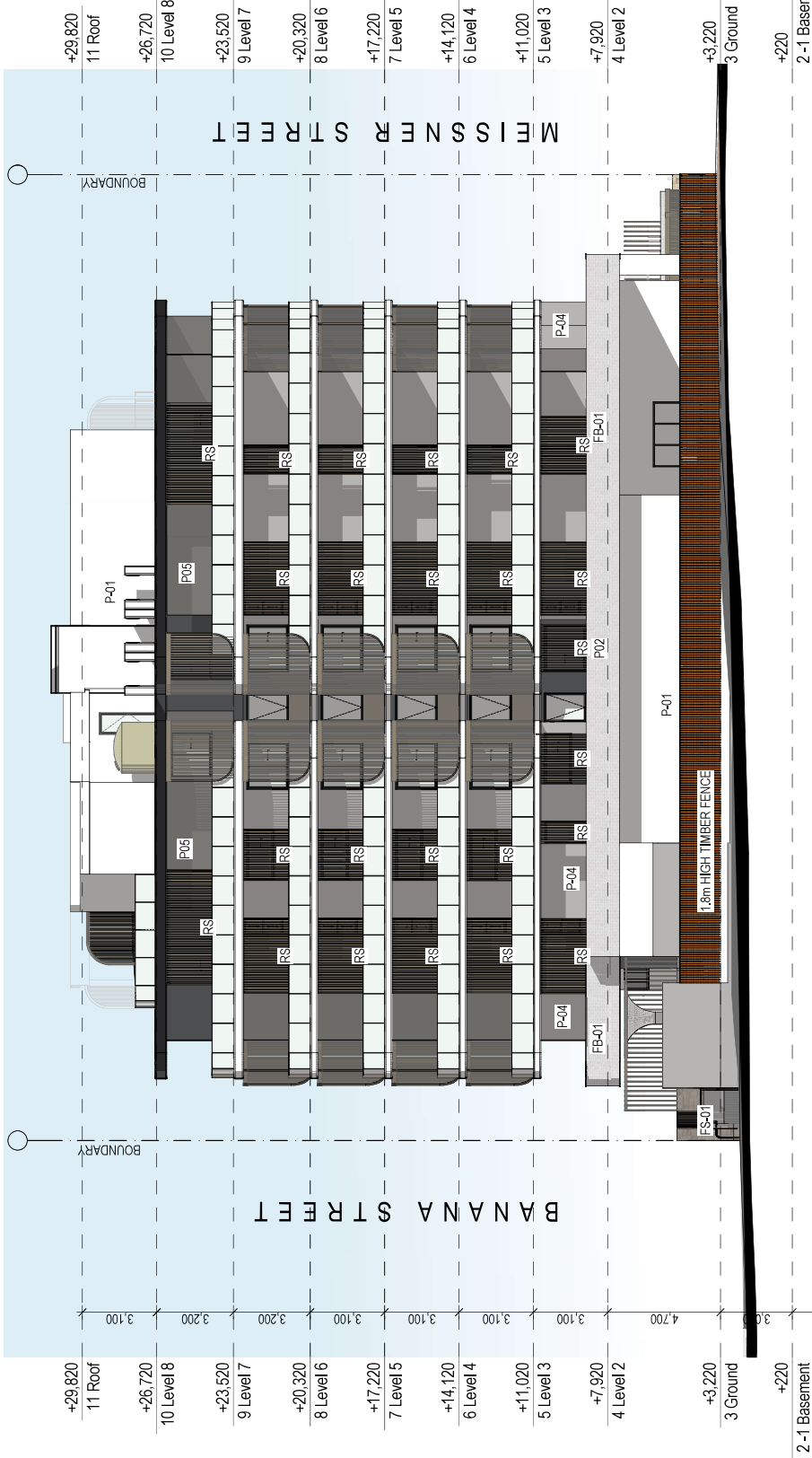
P + 61 7 38 52 3 19 0
E reception@halaarchitects.com.au
W www.halaarchitects.com.au



Member of the
Institute of
Architects

Project
Apartment & Childcare
Development
180-182 St. Johns Road
Redland Bay, QLD 4165

Drawing Title		North Elevation
Scale @ A3	Drawn:	Checked:
1:200	MC	EA
Project Number	Drawing Number	Issue
H4514BAN	TP404	H



North Elevation
1:200

MATERIALS & COLOURS		FENESTRATION / BALUSTRADES		ARCHITECTURAL ELEMENTS		ROOF	
P-01. Painted Render Dulux 'Lexicon' or Similar	P-02. Painted Render Dulux 'Domino' or Similar	Window Glass Aluminium powder coated - clear	Slicing Doors Aluminium Powder Coated - Clear	Vertical screen - circular profile or Similar	Screen - 'L' profile or Similar	Soffits Timber box horizontal cladding or Similar	Fascia To Match Calabond 'Night Sky' or Similar
P-03. Painted Render Dulux 'Powered Rock' or Similar	P-04. Painted Render Dulux 'Silkwo' or Similar	Balustrade Glass Tinted Glass on Spigots	Solid Balustrade	Vertical Garden - Wire Trellis System or similar	Sun Shade Louvers Powder Coated to Match window frames	Feature Stone 'Crazy Pavé' Wall Cladding or Similar	Face Brick Cladding or Similar
P-05. Painted Render Dulux 'Tristan' or Similar					Vertical Retractable screen - circular profile or Similar	Axon 133 Dark Grey vertical paneling or Similar	

FEATURE ARCHITECTURAL ELEMENTS

General Notes

This drawing is Copyright © Any design or construction shall be carried out in accordance with the conditions of the development approval by Hayes-Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. All levels are approximate only and are subject to confirmation by the client. All workmanship, materials and construction to comply with the Queensland Building Act 1975 and Queensland Development Code, the Building Regulation 2006, the Building Code of Australia, the Building Standards and AS1428.1. Work to be carried out in a neat and professional manner. Where ambiguities or discrepancies exist, Hayes-Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

Date	Issue	Details	Checked
07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	EA
14/03/23	F	Further Issues Response	EA
01/02/23	D	TP Lodgement Issue	EA
01/02/23	C	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP Lodgement Issue	EA

HAYES
ANDERSON
LYNCH
ARCHITECTS
PTY LTD

ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

P + 61 7 38 52 3 19 0

E reception@halyarchitects.com.au

W www.halyarchitects.com.au



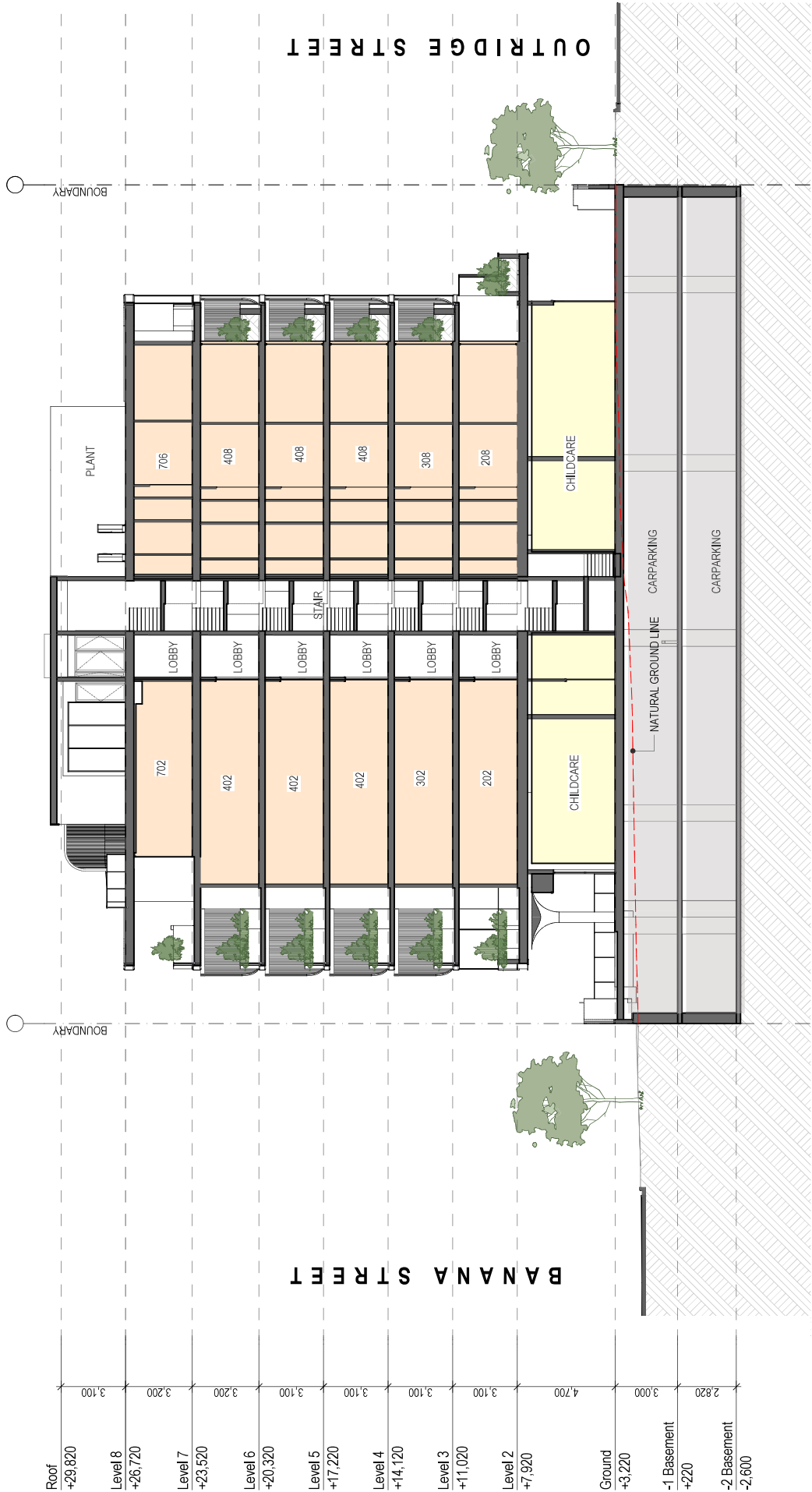
Project

Apartment & Childcare
Development 68 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title

Section B

Scale @ A3	Drawn	Checked
1:200	MC	EA
Project Number	Drawing Number	Issue
H4514BAN	TP502	H



HAYES
ANDERSON
LYNCH
ARCHITECTS
PTY LTD

ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

P + 61 7 38 52 3 19 0

E reception@halyarchitects.com.au

W www.halyarchitects.com.au

HAYES
ANDERSON
LYNCH
ARCHITECTS
PTY LTD

ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

P + 61 7 38 52 3 19 0

E reception@halyarchitects.com.au

W www.halyarchitects.com.au



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2022/1349
Date: 15/12/2023

[illegible]

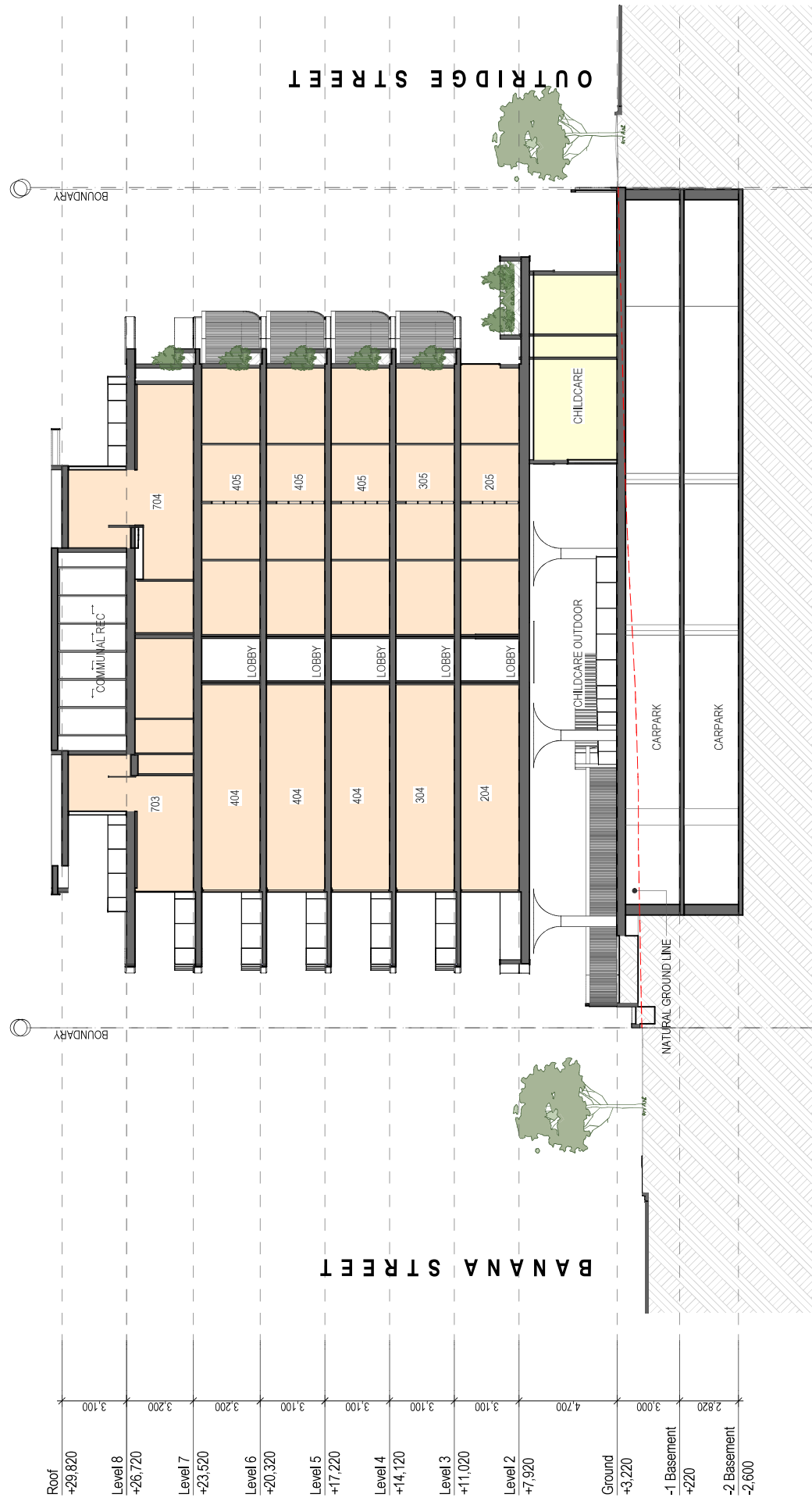
Date	Issue	Details	Checklist
07/06/23	H	Further Issues	Response
14/04/23	G	Further Issues	Response
14/03/23	F	Further Issues	Response
16/02/23	E	TP Lodgement	Issue
01/02/23	D	TP Lodgement	Issue
21/10/22	C	TP Lodgement	Issue
18/10/22	B	TP Lodgement	Issue
04/10/22	A	TP Lodgement	Issue

Project
Apartment & Childcare

Development
18 Outridge Street, 69 & 71 Banana Street,
Redland Bay QLD 4165

Drawing Title
Section C

Scale @ A3	Drawn:	Checked:
1:200	MC	EA
Project Number	Drawing Number	Issue
H4514BAN	TP503	H



Section C
1:200

PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349

Date: 15/12/2023

 **United Kingdom**
Ministry of Housing and Government

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349
Date: 15/12/2023



March 21 - 9am



TOWN PLANNING

General Notes

This drawing is Copyright © Any design or construction shall be carried out in accordance with the design and construction details shown on this drawing, and no part, without written permission by Hayes-Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. All levels are approximate and are subject to confirmation by the client. All workmanship, materials and construction to comply with the Queensland Building Act 1975, Queensland Development Code, the Building Code of Australia, and the Premises Standard and AS1428.1. Work to be carried out in a neat and professional manner. Where ambiguities or discrepancies exist, Hayes-Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

Date	Issue	Details	Checked
07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	EA
14/03/23	F	Further Issues Response	EA
08/02/23	E	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP Lodgement Issue	EA



**HAYES
ANDERSON
LYNCH**
ARCHITECTS PTY LTD
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS
3 / 709 MAIN STREET
KANGAROO POINT QLD 4169
P + 61 7 38 52 3 19 0
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment & Childcare
Development
1800-000-88 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title			
Sun Studios - Autumn Equinox -			
March 21 - 9am			
Scale @ A3	Drawn:	Checked:	
1:143	MC	EA	
Project Number	Drawing Number	Issue	
H4514BAN	TP701	H	

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV/2022/1349

Date: 15/12/2023



March 21 - 12noon



TOWN PLANNING

General Notes

This drawing is Copyright © Any design or construction shall be carried out in accordance with the design and construction of the whole or part, without written permission by Hayes-Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site.
All levels are approximate and are subject to confirmation by the client.
All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia, the Premises Standard and AS1428.1.
Work to be carried out in a neat and professional manner.
Where ambiguities or discrepancies exist, Hayes-Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

Date	Issue	Details	Checked
07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	RH
14/03/23	F	Further Issues Response	EA
01/02/23	D	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP Lodgement Issue	EA

HAYES-ANDERSON LYNCH ARCHITECTS
ARCHITECTS PTY LTD
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS
3 / 709 MAIN STREET
KANGAROO POINT QLD 4169
P + 61 7 3852 3190
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project

Apartment & Childcare
Development
1800-1800 Street, 68 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title

Sun Studies - Autumn Equinox -

March 21 - 12noon

Scale @ A3 Drawn: MC Checked: EA

Project Number Drawing Number Issue

1:143 MC EA

H4514BAN TP702 H

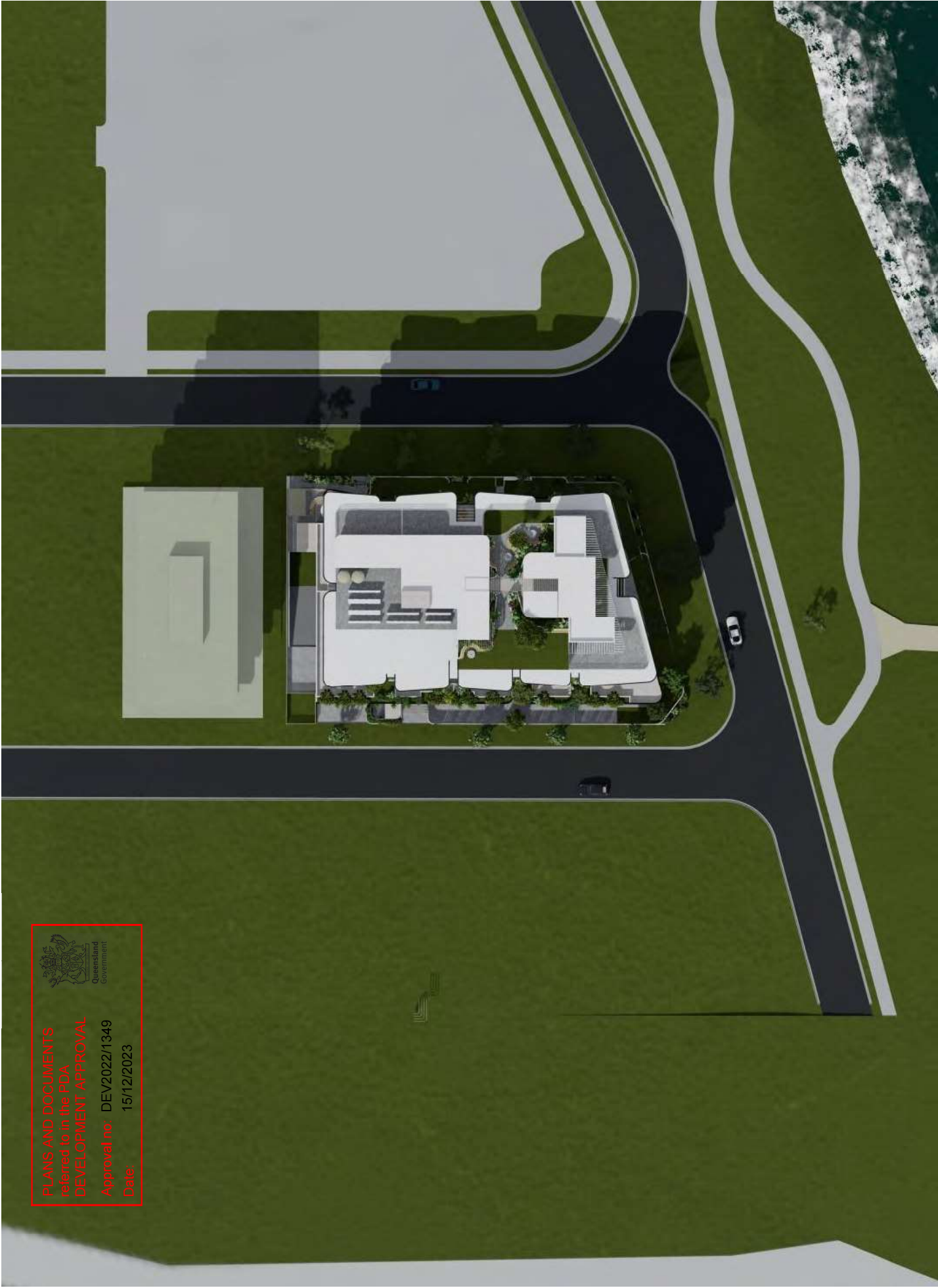
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349

Date: 15/12/2023



Queensland
Government



March 21 - 3pm



TOWN PLANNING

General Notes

This drawing is Copyright © Any design or construction shall be carried out in accordance with the design and construction details shown on this drawing, which are the property of Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. All levels are approximate and are subject to confirmation by the client. All workmanship, materials and construction to comply with the Queensland Building Act 1975, Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1. Work to be carried out in a neat and professional manner. Where ambiguities or discrepancies exist, the client shall be contacted for clarification. Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

07/06/23	H	Further Issues Response	RH		
14/04/23	G	Further Issues Response	RH		
14/03/23	F	Further Issues Response	EA		
16/02/23	E	TP Lodgement Issue	EA		
01/02/23	D	TP Lodgement Issue	EA		
21/10/22	C	TP Lodgement Issue	EA		
18/10/22	B	TP Lodgement Issue	EA		
04/10/22	A	TP 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 3852 3190
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment & Childcare
Development
1800-00-SPRUELL & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title
Sun Studies - Autumn Equinox -
March 21 - 3pm
Scale @ A3 Drawn: MC Checked: EA
Project Number Drawing Number Issue
H4514BAN TP703 H



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349
Date: 15/12/2023

TOWN PLANNING

General Notes

This drawing is Copyright © Any design or construction shall be carried out in accordance with the design and construction details shown on this drawing, and shall be subject to the approval of the Council of the City of Brisbane. Any design or construction shall be subject to the approval of the Council of the City of Brisbane. Any design or construction shall be subject to the approval of the Council of the City of Brisbane.

07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	RH
14/03/23	F	Further Issues Response	EA
01/02/23	D	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP 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 3852 3190
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project

Apartment & Childcare
Development
1800-1800 Street, 68 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title

Sun Studies - Winter Solstice -

June 22 - 9am

Scale @ A3	Drawn:	Checked:
1:143	MC	EA
Project Number	Drawing Number	Issue
H4514BAN	TP704	H

June 22 - 9am

N



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349

Date: 15/12/2023



June 22 - 12noon

TOWN PLANNING

General Notes

This drawing is Copyright © Any design or construction shall be carried out in accordance with the design and specifications shown on this drawing, and no part, without written permission by Hayes-Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site.
All levels are approximate only and are subject to confirmation by licensed surveyors.
All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia, and the Premises Standard and AS1428.1.
Work to be carried out in a neat and professional manner.
Where ambiguities or discrepancies exist, the designer's interpretation shall prevail.
Hayes-Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

Date	Issue	Details	Checked
07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	RH
14/03/23	F	Further Issues Response	EA
01/02/23	E	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP Lodgement Issue	EA

**HAYES
ANDERSON
LYNCH**
ARCHITECTS PTY LTD
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS
3 / 709 MAIN STREET
KANGAROO POINT QLD 4169
P + 61 7 38 52 3 19 0
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project

Apartment & Childcare
Development
18 O'Shea Street, 69 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title

Sun Studies - Winter Solstice -

June 22 - 12noon

Scale @ A3 Drawn: MC Checked: EA

Project Number Drawing Number Issue

H4514BAN TP705 H

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349

Date: 15/12/2023



June 22 - 3pm



TOWN PLANNING

General Notes

This drawing is Copyright © Any design or construction shall be carried out in accordance with the design and construction of the whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. All levels are approximate and are subject to confirmation by the client. All workmanship, materials and construction to comply with the Queensland Building Act 1975, Queensland Development Code, the Building Code of Australia, and the Premises Standard and AS1428.1. Work to be carried out in a neat and professional manner. Where ambiguities or discrepancies exist, the client shall be contacted for clarification. Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

Date	Issue	Details	Checked
07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	RH
14/03/23	F	Further Issues Response	EA
01/02/23	E	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP Lodgement Issue	EA

HAYES ANDERSON LYNCH ARCHITECTS PTY LTD
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS
3 / 709 MAIN STREET
KANGAROO POINT QLD 4169
P + 61 7 3852 3190
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project

Apartment & Childcare
Development
1800-000-88 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title

Sun Studies - Winter Solstice -

June 22 - 3pm

Scale @ A3 Drawn: MC Checked: EA

Project Number Drawing Number Issue

H4514BAN TP706 H

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349

Date: 15/12/2023



TOWN PLANNING

General Notes

This drawing is Copyright © Any design or construction shall be carried out in accordance with the conditions of the development approval issued by Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. All levels are approximate only and are subject to confirmation by the relevant authority. All workmanship, materials and construction to comply with the Queensland Building Act 1975, Queensland Development Code, the Building Code of Australia, and the Building Standards and AS1428.1. Work to be carried out in a neat and professional manner. Where ambiguities or discrepancies exist, the client shall be contacted for clarification. Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

Date	Issue	Details	Checked
07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	RH
14/03/23	F	Further Issues Response	EA
14/02/23	E	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP Lodgement Issue	EA



**HAYES
ANDERSON
LYNCH**
ARCHITECTS PTY LTD
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS
3 / 709 MAIN STREET
KANGAROO POINT QLD 4169
P + 61 7 3852 3190
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment & Childcare
Development
18 Onda Street, 69 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title

Scale @ A3	Drawn:	Checked:
1:143	MC	EA
Project Number	Drawing Number	Issue
H4514BAN	TP707	H





Queensland
Government

PLANS AND DOCUMENTS
referred to in the FDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349
Date: 15/12/2023



September 23 - 12noon



TOWN PLANNING

General Notes

This drawing is Copyright © Any design or construction shall be carried out in accordance with the design and specifications of the whole or part, without written permission by Hayes-Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. All levels are approximate only and are subject to confirmation by the client. All workmanship, materials and construction to comply with the Queensland Building Act 1975, Queensland Development Code, the Building Code of Australia, and the Premises Standard and AS1428.1. Work to be carried out in a neat and professional manner. Where ambiguities or discrepancies exist, Hayes-Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	RH
14/03/23	F	Further Issues Response	EA
01/02/23	D	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP Lodgement Issue	EA
		Date	Issue
		Checked	



**HAYES
ANDERSON
LYNCH**
ARCHITECTS PTY LTD
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS
3 / 709 MAIN STREET
KANGAROO POINT QLD 4169
P + 61 7 3852 3190
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project

Apartment & Childcare
Development
18 O'Shea Street, 68 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title

Sun Studies - Spring Equinox -

September 23 - 12noon

Scale @ A3 Drawn: MC Checked: EA

Project Number Drawing Number Issue

H4514BAN TP708 H

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349
Date: 15/12/2023



TOWN PLANNING

General Notes

This drawing is Copyright © Any design or construction shall be carried out in accordance with the whole or part, without written permission by Hayes-Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. All levels are approximate and are subject to confirmation by the relevant authority. All workmanship, materials and construction to comply with the Queensland Building Act 1975, Queensland Development Code, Premises Standard and AS1428.1. Work to be carried out in a neat and professional manner. Where ambiguities or discrepancies exist, Hayes-Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

Date	Issue	Details	Checked
07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	RH
14/03/23	F	Further Issues Response	EA
01/02/23	E	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP Lodgement Issue	EA

**HAYES
ANDERSON
LYNCH**
ARCHITECTS PTY LTD
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS
3 / 709 MAIN STREET
KANGAROO POINT QLD 4169
P + 61 7 38 52 3 19 0
E reception@halaarchitects.com.au
W www.halaarchitects.com.au



Project
Apartment & Childcare
Development
18 O'Shea Street
Redland Bay, QLD 4165

Drawing Title

Sun Studios - Spring Equinox -
September 23 - 3pm
Scale @ A3 Drawn: MC Checked: EA
Project Number Drawing Number Issue
H4514BAN TP709 H





PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no. DEV2022/1349

Date: 15/12/2023

TOWN PLANNING

General Notes

This drawing is Copyright © Any design or construction shall be carried out in accordance with the whole or part, without written permission by Hayes-Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. All levels are approximate and are subject to confirmation by the client. All workmanship, materials and construction to comply with the Queensland Building Act 1975, Queensland Development Code, the Building Code of Australia, and the Premises Standard and AS1428.1. Work to be carried out in a neat and professional manner. Where ambiguities or discrepancies exist, Hayes-Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

Date	Issue	Details	Checked
07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	RH
14/03/23	F	Further Issues Response	EA
06/07/23	I	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP Lodgement Issue	EA



**HAYES
ANDERSON
LYNCH**
ARCHITECTS PTY LTD
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS
3 / 709 MAIN STREET
KANGAROO POINT QLD 4169
P + 61 7 38 52 3 19 0
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment & Childcare
Development
18 O'Shea Street, 69 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title

Sun Studios - Summer Solstice

December 22 - 9am

Scale @ A3 Drawn: MC Checked: EA

Project Number Drawing Number Issue

H4514BAN TP710 H

December 22 - 9am

N



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349
Date: 15/12/2023



December 22 - 12noon

TOWN PLANNING

General Notes

This drawing is Copyright © Any design or construction shall be carried out in accordance with the design and construction of the whole or part, without written permission by Hayes-Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site.

All levels are approximate and are subject to confirmation by the client.

All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia, and the Premises Standard and AS1428.1.

Work to be carried out in a neat and professional manner.

Where ambiguities or discrepancies exist, the client shall be contacted for clarification.

Hayes-Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

Date	Issue	Details	Checked
07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	RH
14/03/23	F	Further Issues Response	EA
08/07/23	D	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP Lodgement Issue	EA

HAYES ANDERSON LYNCH ARCHITECTS PTY LTD
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

P + 61 7 3852 3190
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project: **Apartment & Childcare**
Development: **Apartment**
1800-800-88 & 71 Banana Street,
Redland Bay, QLD 4165

Drawing Title: **Sun Studios - Summer Solstice**
December 22 - 12noon

Scale @ A3: Drawn: MC Checked: EA
Project Number: 1:143 Drawing Number: TP711 Issue: H

PLANS AND DOCUMENTS
referred to in the FDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1349

Date: 15/12/2023



Queensland
Government



December 22 - 3pm

TOWN PLANNING

General Notes

This drawing is Copyright © Any design or construction shall be carried out in accordance with the design and construction of the whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site.
All levels are approximate and are subject to confirmation by the client.
All workmanship, materials and construction to comply with the Queensland Building Act 1975, Queensland Development Code, the Building Code of Australia, and the Premises Standard and AS1428.1.
Work to be carried out in a neat and professional manner.
Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

Date	Issue	Details	Checked
07/06/23	H	Further Issues Response	RH
14/04/23	G	Further Issues Response	RH
14/03/23	F	Further Issues Response	EA
14/02/23	E	TP Lodgement Issue	EA
01/02/23	D	TP Lodgement Issue	EA
21/10/22	C	TP Lodgement Issue	EA
18/10/22	B	TP Lodgement Issue	EA
04/10/22	A	TP Lodgement Issue	EA

HAYES ANDERSON LYNCH ARCHITECTS PTY LTD
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS
3 / 709 MAIN STREET
KANGAROO POINT QLD 4169
P + 61 7 38 52 3 19 0
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project

Apartment & Childcare
Development
18 O'Shea Street
Redland Bay, QLD 4165

Drawing Title

Sun Studios - Summer Solstice -

December 22 - 3pm

Scale @ A3 Drawn: MC Checked: EA

Project Number Drawing Number Issue

H4514BAN TP712 H