

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1435/4

Date: 11 December 2024



MULTIPLE HOUSING

61 Light Lane BANYA QLD 4551

CONCEPT DESIGN

Thursday 7 November 2024



Hollindale Mainwaring
ARCHITECTURE

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DEVELOPMENT DETAILS

REAL PROPERTY DESCRIPTION

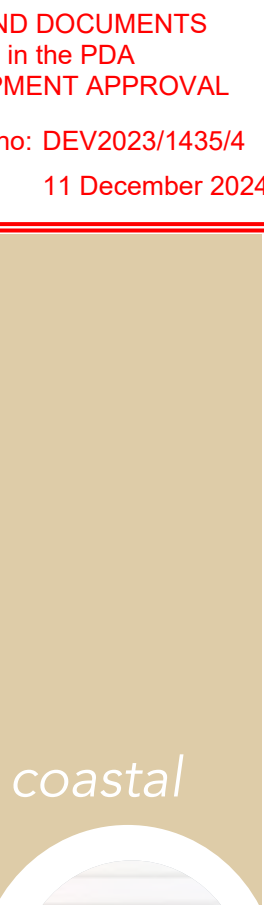
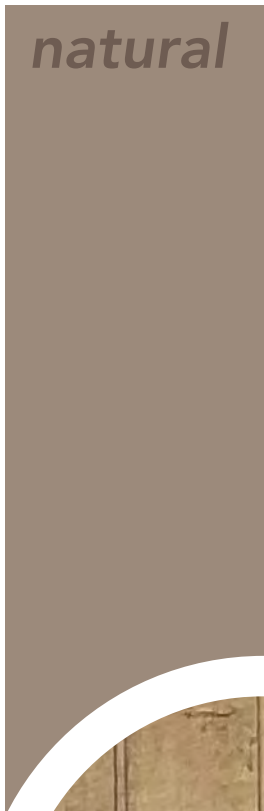
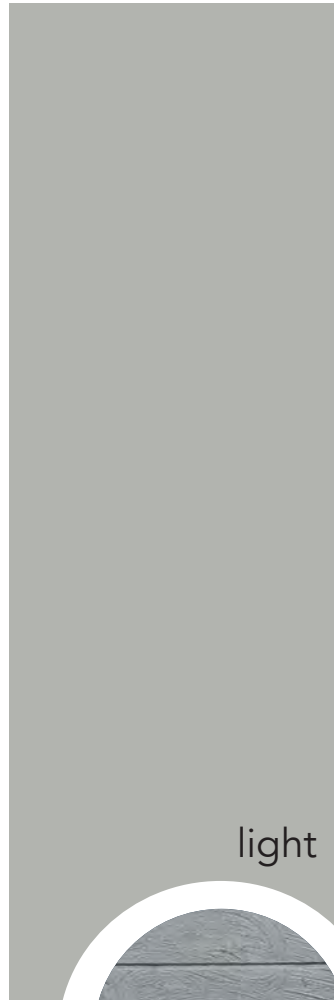
LOTS 862
SP XXXXX
Parish of XXXXX
County of XXXXX

				REQUIRED/ PERMITTED	COMPLIES
SITE AREA	=	2888 m ²			
PROPOSAL	=	34 MULTI UNIT DWELLINGS			
GFA	=	2510.0 m ²	86.91%	N/A	
SITE COVER	=	1562.0 m ²	54.09%	60%	YES
COMMON OPEN SPACE	=	466 m ²	16.1%	10%	YES
PLANTED OPEN SPACE	=	292 m ²	10.1%	10%	YES
TOTAL OPEN SPACE	=	758 m ²	26.2%	N/A	
STREET FRONTAGE		165445 m			
LENGTH OF TRANSPARENT FENCING		162945 m	98.5%	50%	YES
CAR PARKING					
Resident Spaces (CP's)		34		34	YES
Visitor Car Spaces (VP's)		9	0.25 /unit	9	YES
		43	1.25 /unit		
BIKE PARKING					
Bicycle Spaces (Resident)		34	1 /unit	34	YES
Bicycle Spaces (Visitor)			0.25 /unit	9	NO
Motorcycle Spaces		3	0.1 /unit	3.4	NO
RAINWATER STORAGE		kl	kl/unit	kl	

Unit Type	Beds Per Unit	Parking Per Unit	No of Unit	Total No of Parking	GFA per Unit (Excludes External)	GFA Total
a	2	1	12	12	78 m ²	936 m ²
a+	3	1	2	2	105 m ²	210 m ²
b	1	1	2	2	69 m ²	138 m ²
c	N/A	N/A	1	N/A	62 m ²	62 m ²
d	1	1	12	12	66 m ²	792 m ²
e	1	1	6	6	62 m ²	372 m ²
TOTALS			34	34		2510 m ²

Layout No:	Layout Name	Rev	Date
SK-0	COVER SHEET	i	7th NOV 2024
SK-1	TITLE SHEET	i	7th NOV 2024
SK-1-01	PICTORIAL INSPIRATION	H	17th OCT 2023
SK-2-00	LOCALITY PLAN	H	17th OCT 2023
SK-2-01	SITE ANALYSIS + SITE PLAN	i	7th NOV 2024
SK-2-02	UPPER SITE PLANS	H	17th OCT 2023
SK-2-03	BUILDING PLAN : GROUND FLOOR	i	7th NOV 2024
SK-2-04	BUILDING PLAN : FIRST FLOOR	H	17th OCT 2023
SK-2-05	BUILDING PLAN : SECOND FLOOR	H	17th OCT 2023
SK-2-06	BUILDING PLAN : ROOF LEVEL	H	17th OCT 2023
SK-3-01	STREET ELEVATIONS	i	7th NOV 2024
SK-3-02	WALKWAY ELEVATIONS	H	17th OCT 2023
SK-3-03	SITE SECTIONS	i	7th NOV 2024
SK-3-04	ENTRY ELEVATION ISOMETRICS	i	7th NOV 2024
SK-4-01	AREA SCHEDULE	H	17th OCT 2023
SK-4-02	UNIT PLANS	H	17th OCT 2023
SK-4-03	UNIT PLANS	H	17th OCT 2023
SK-4-04	UNIT PLANS	H	17th OCT 2023
SK-5-01	PERSPECTIVES : STREET	i	7th NOV 2024
SK-5-02	PERSPECTIVES : INTERNAL	H	17th OCT 2023

SKETCH DRAWINGS

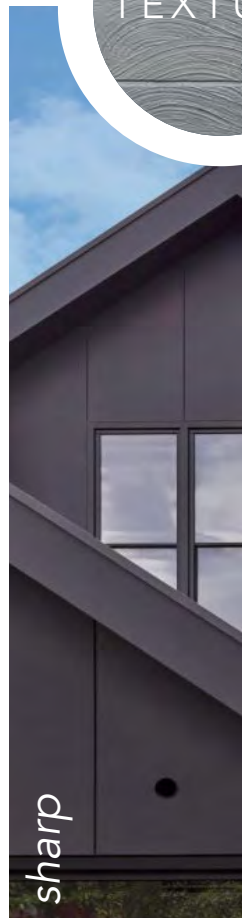


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SCANDI BARN



sharp



SCALE



FRAME



variation



battens



timber feature

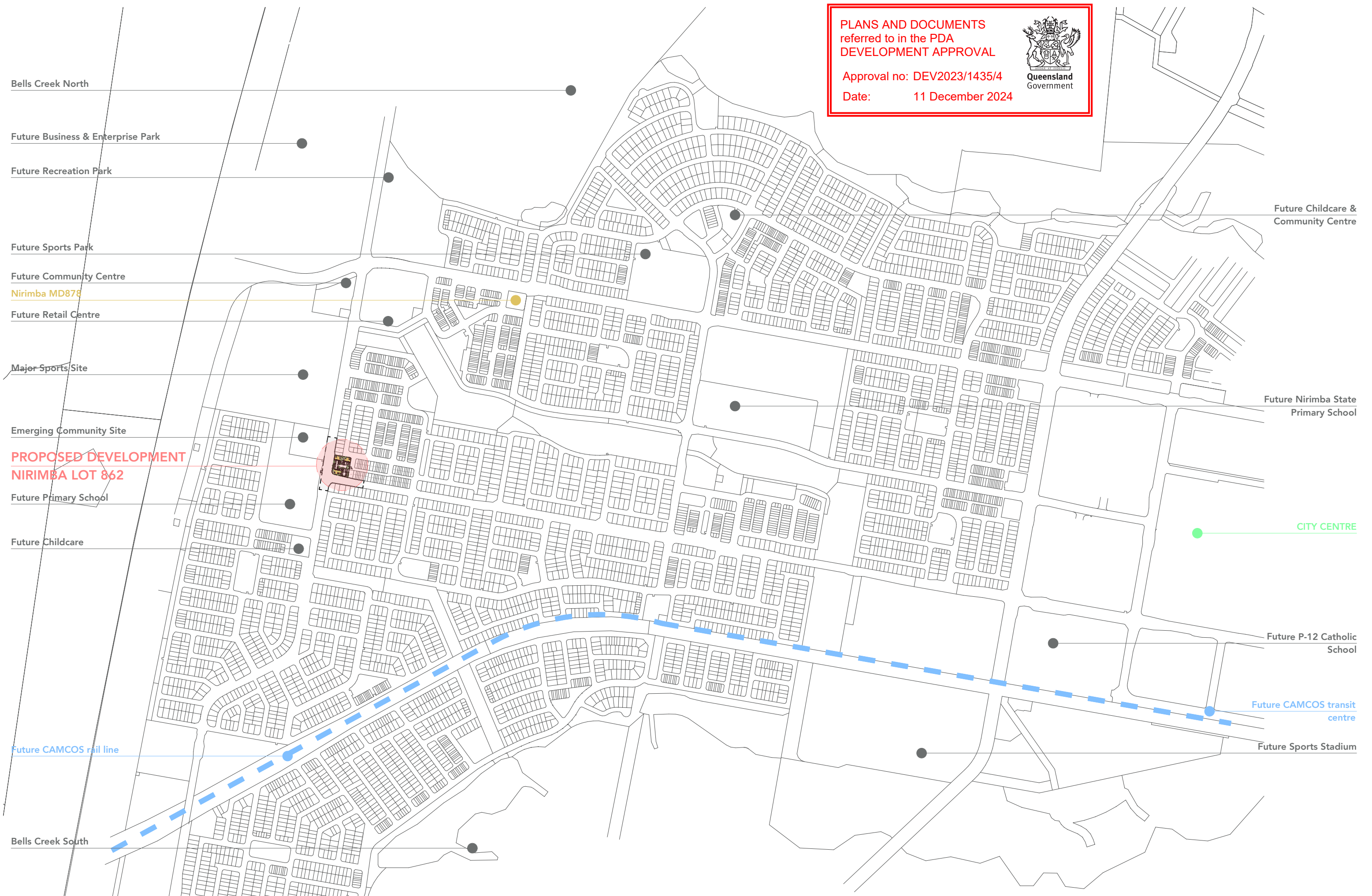


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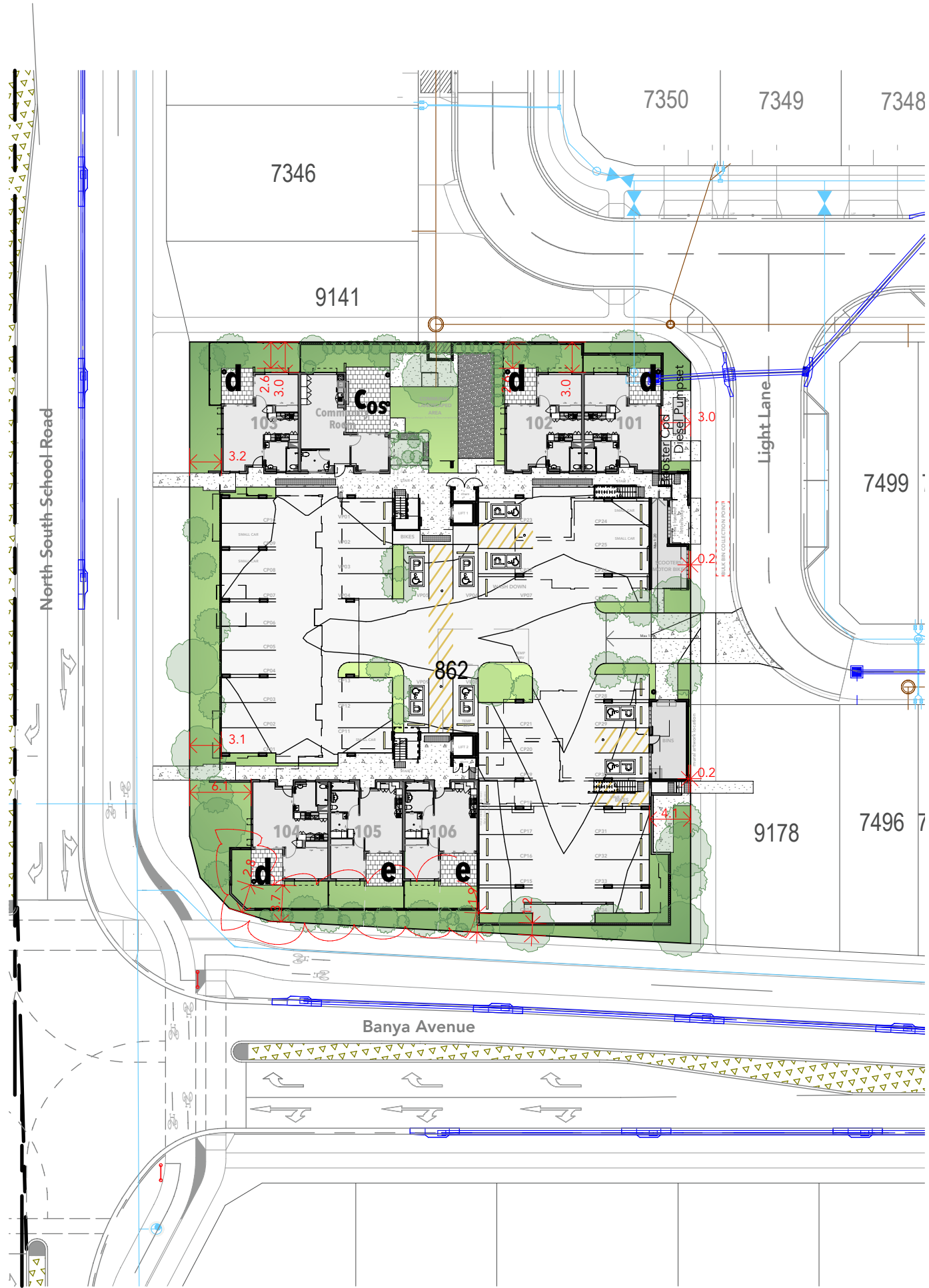
Queensland
Government





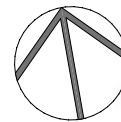
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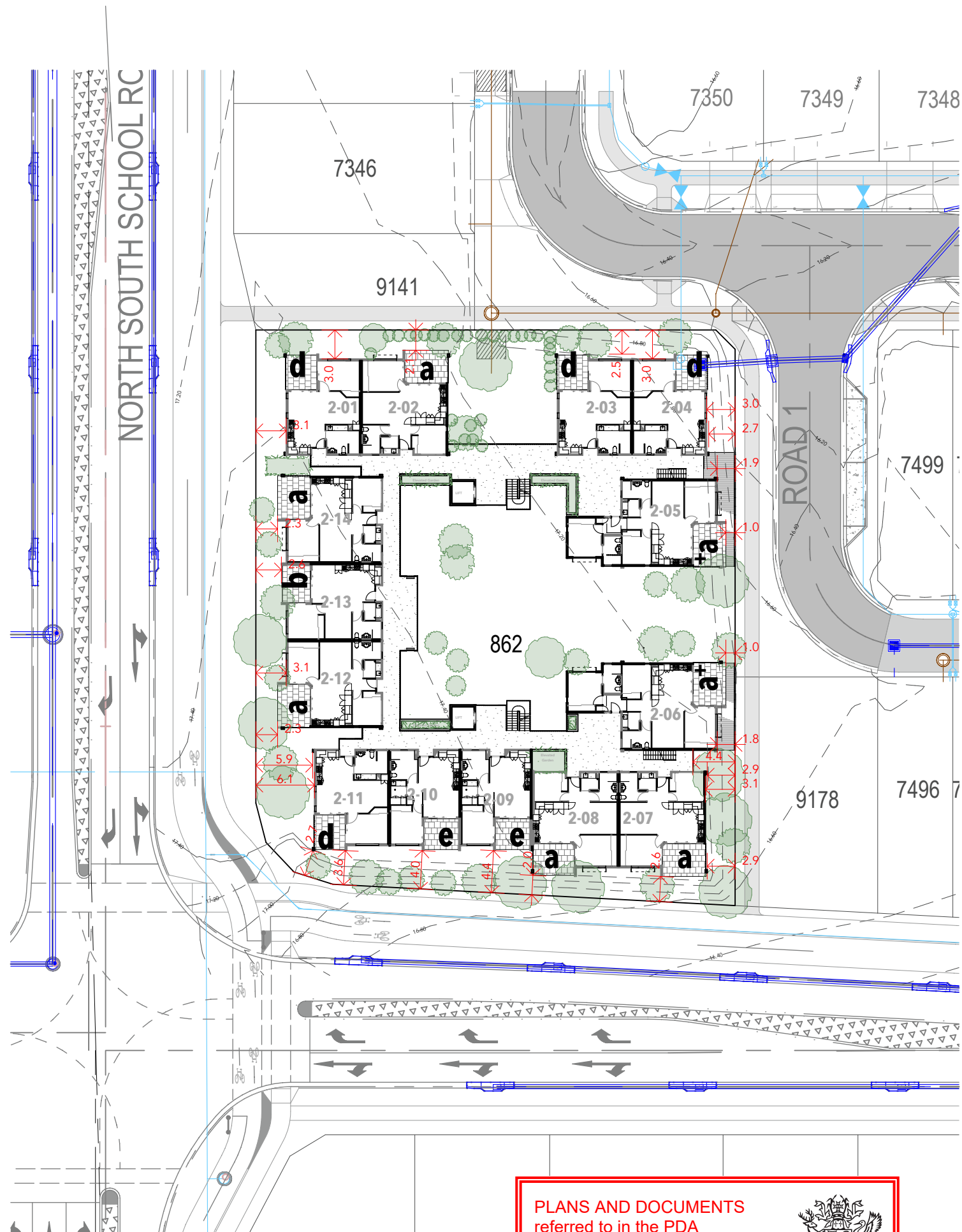
MASTER PLAN : GROUND FLOOR
1:2000



1

SITE PLAN : GROUND FLOOR
1:500





1
-
SITE PLAN : FIRST FLOOR
1:500

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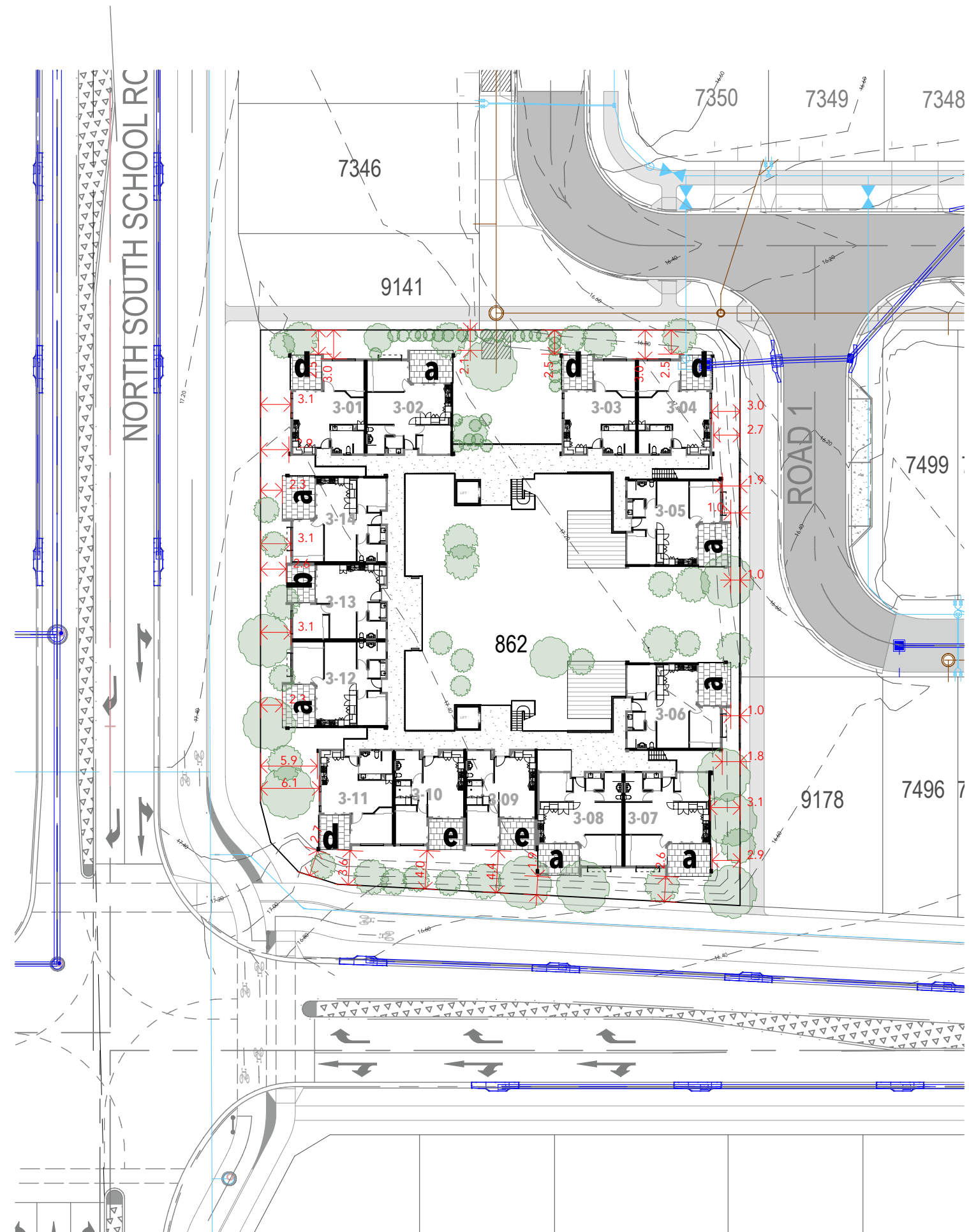
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PLANS

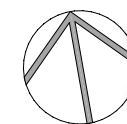
MULTIPLE HOUSING, LOT 862 BANYA QLD 4551



1
-
SITE PLAN : SECOND FLOOR
1:500

1279 : SK-2-02 (H) UPPER SITE PLANS

CONCEPT DESIGN



Hollindale Mainwaring
ARCHITECTURE

North South School Road

Light Lane



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1
-

BUILDING PLAN : GROUND FLOOR
1:250

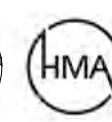
PLANS

1279 : SK-2-03 (i) BUILDING PLAN : GROUND FLOOR

Thursday 7 November 2024

MULTIPLE HOUSING, 61 Light Lane BANYA QLD 4551

FOR INFORMATION



Hollindale Mainwaring
ARCHITECTURE

BUILDING PLAN : FIRST FLOOR
1:250

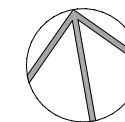
Tuesday, 17 October 2023

MULTIPLE HOUSING, LOT 862 BANYA QLD 4551

PLANS

1279 : SK-2-04 (H) BUILDING PLAN : FIRST FLOOR

CONCEPT DESIGN

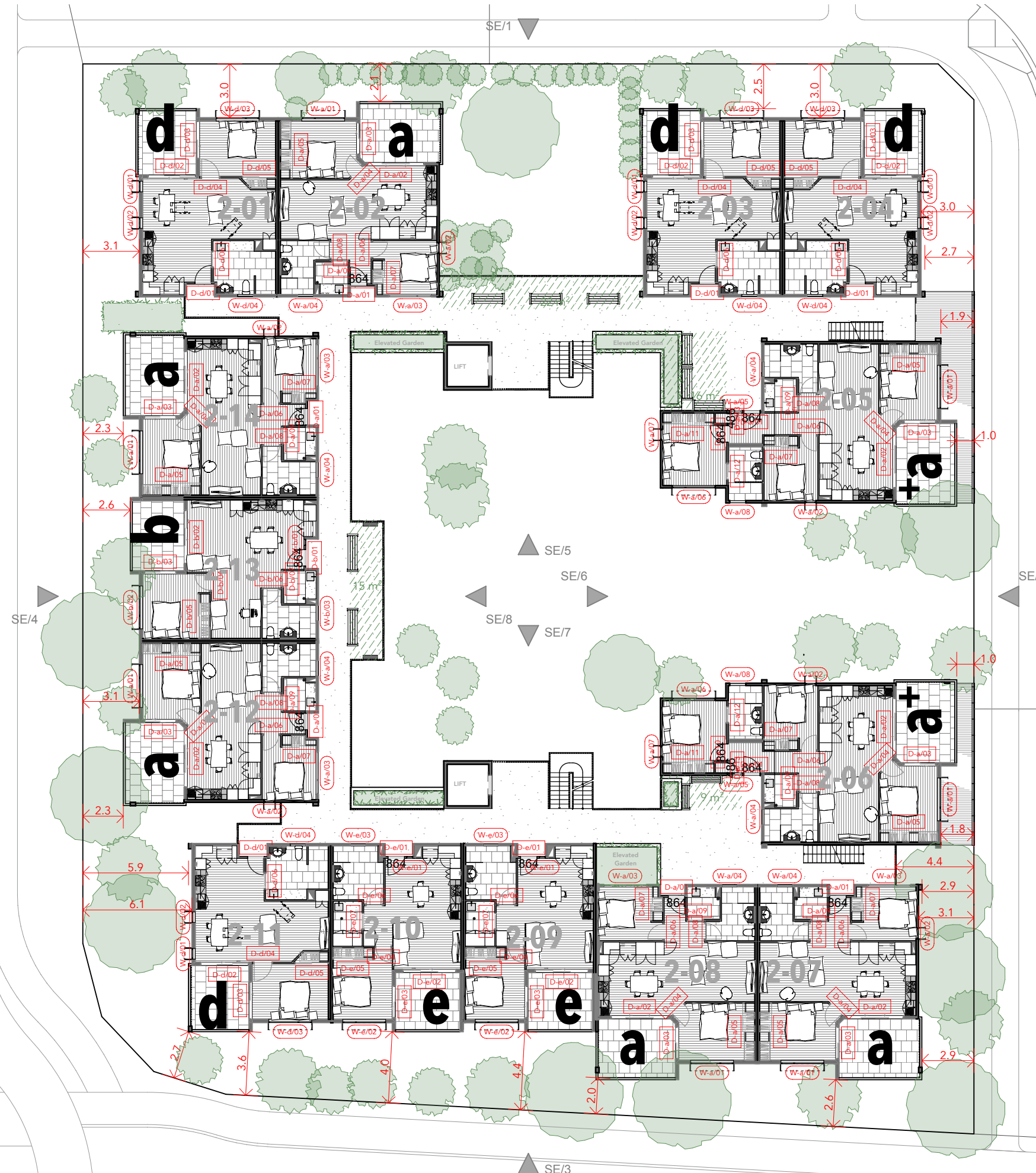


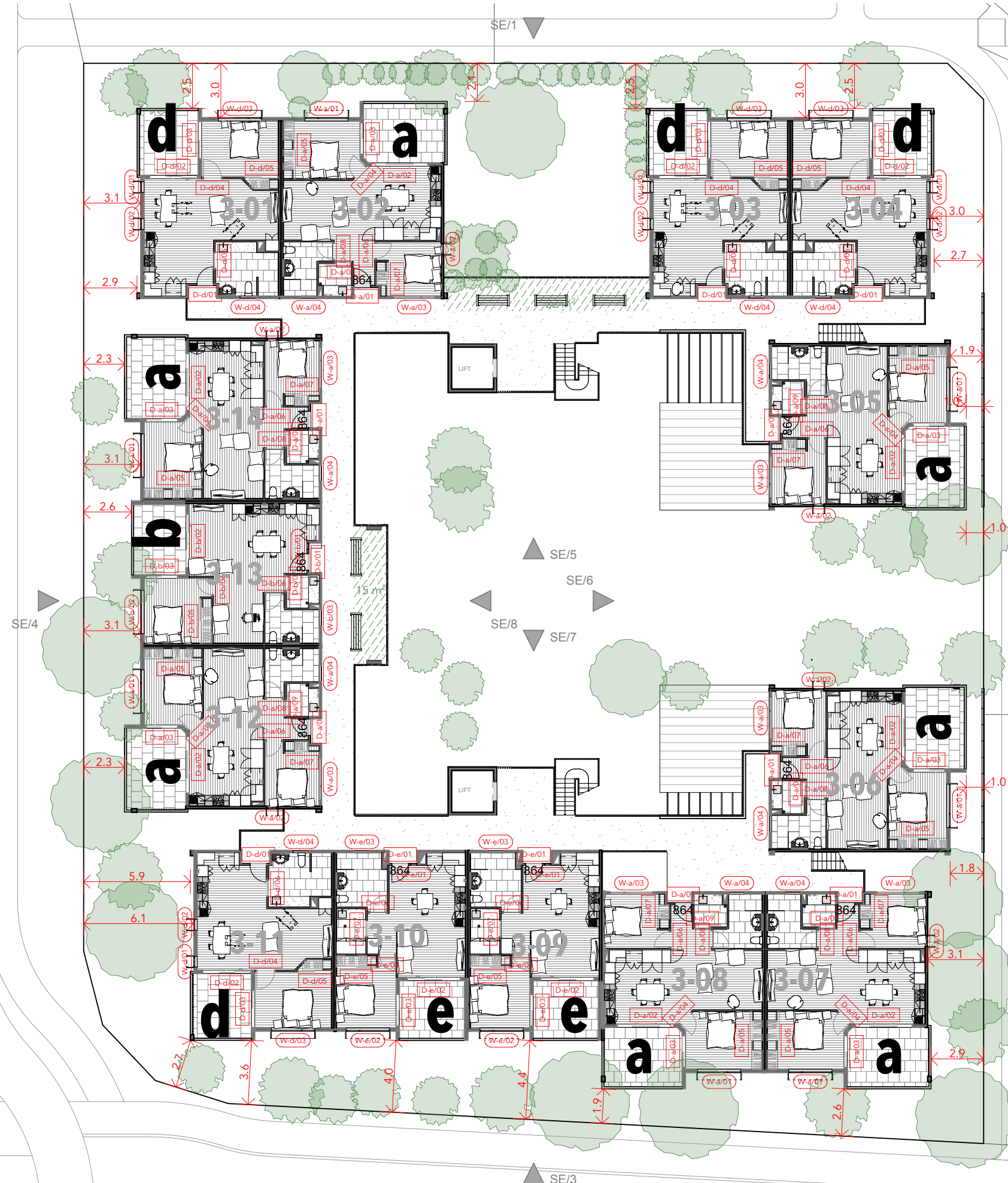
Hollindale Mainwaring
ARCHITECTURE

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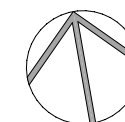
Date: 11 December 2024

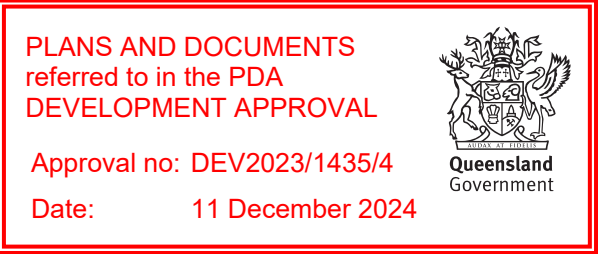




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Finishes Legend		
	FC#1	Horizontal Weatherboard Cladding Dulux™ Berry Pie or similar
	FC#2	Vertical Timber Grain FC Cladding Two Coat Stain System
	BW	Bagged Blockwork with Horz Grooves @400crs. Monument or similar
	MRS	Metal Roof Sheetting Colorbond™ Surfmist or similar
	X-Sc	Vertical Batten Screen Colorbond™ Terrain or similar

SE/1
-
STREET : Northern Elevation
1:250



SE/2
-
STREET : Eastern Elevation
1:250



SE/3
-
STREET : Southern Elevation
1:250



SE/4
-
STREET : Western Elevation
1:250

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Finishes Legend	
	FC#1 Horizontal Weatherboard Cladding Dulux™ Berry Pie or similar
	FC#2 Vertical Timber Grain FC Cladding Two Coat Stain System
	BW Bagged Blockwork with Horz Grooves @400crs. Monument or similar
	MRS Metal Roof Sheetting Colorbond™ Surfmist or similar
	K-Sc Vertical Batten Screen Colorbond™ Terrain or similar

SE/5
-
Walkway : Southern Elevation
1:250



SE/6
-
Walkway : Western Elevation
1:250



SE/7
-
Walkway : Northern Elevation
1:250



SE/8
-
Walkway : Eastern Elevation
1:250

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SS/1
-

Site Section 1
1:250



SS/2
-

Site Section 2
1:250



SS/3
-

Site Section 3
1:250



SS/4
-

Site Section 4
1:250

Color
Bagg
Horiz

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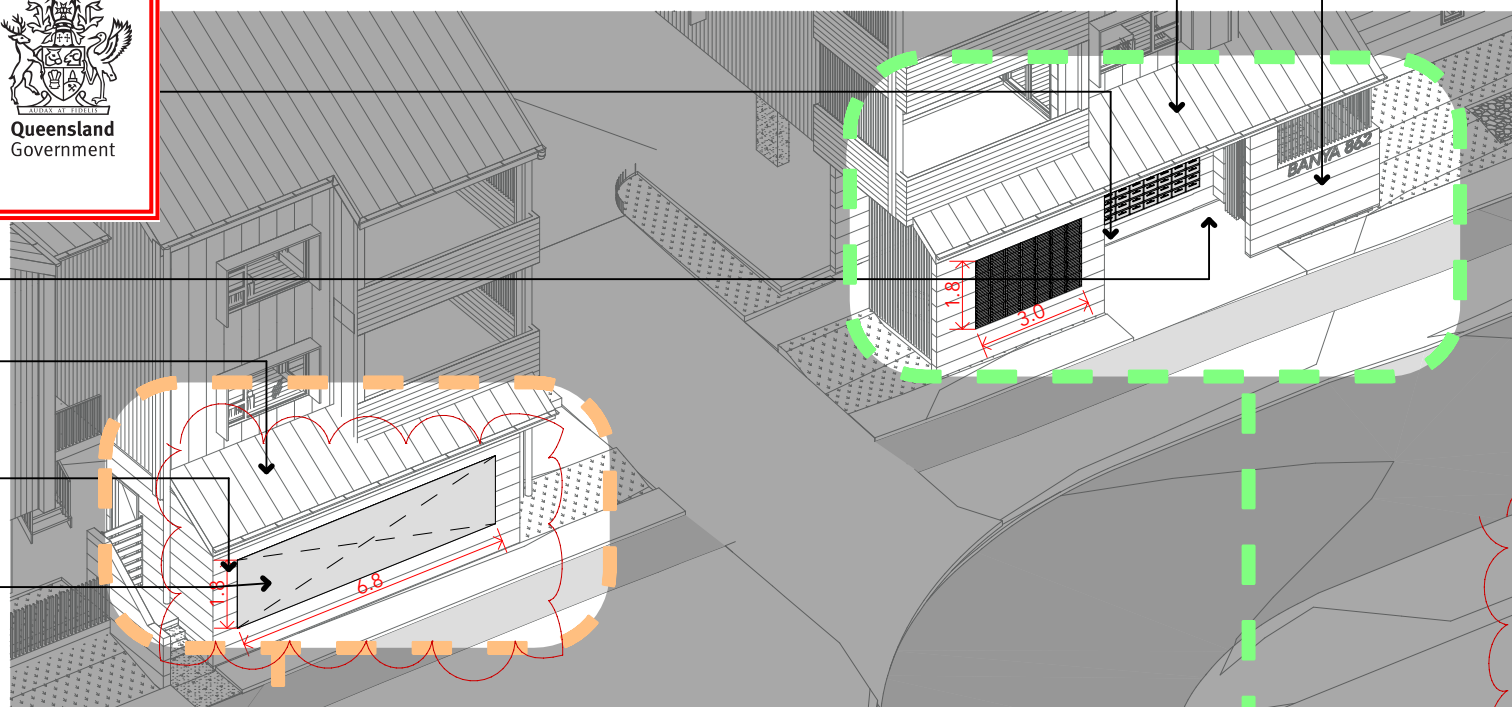
Aluminium balustrade -
Selected Powdercoat colour

Communal mail boxes

Colorbond™ Metal roof cladding

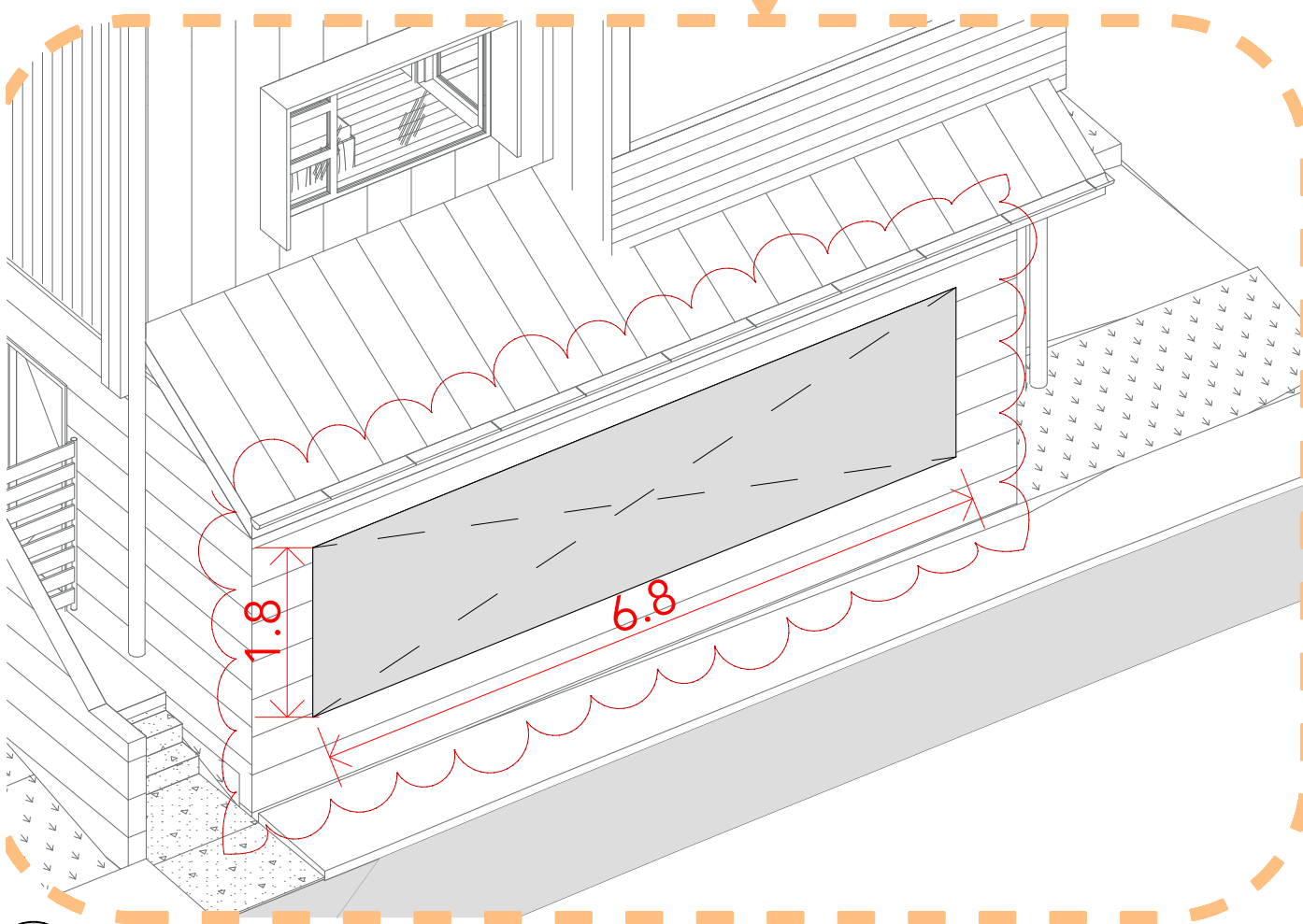
Bagged and Painted masonry with
Horizontal raked joints @ 400 crs

Mural artwork location

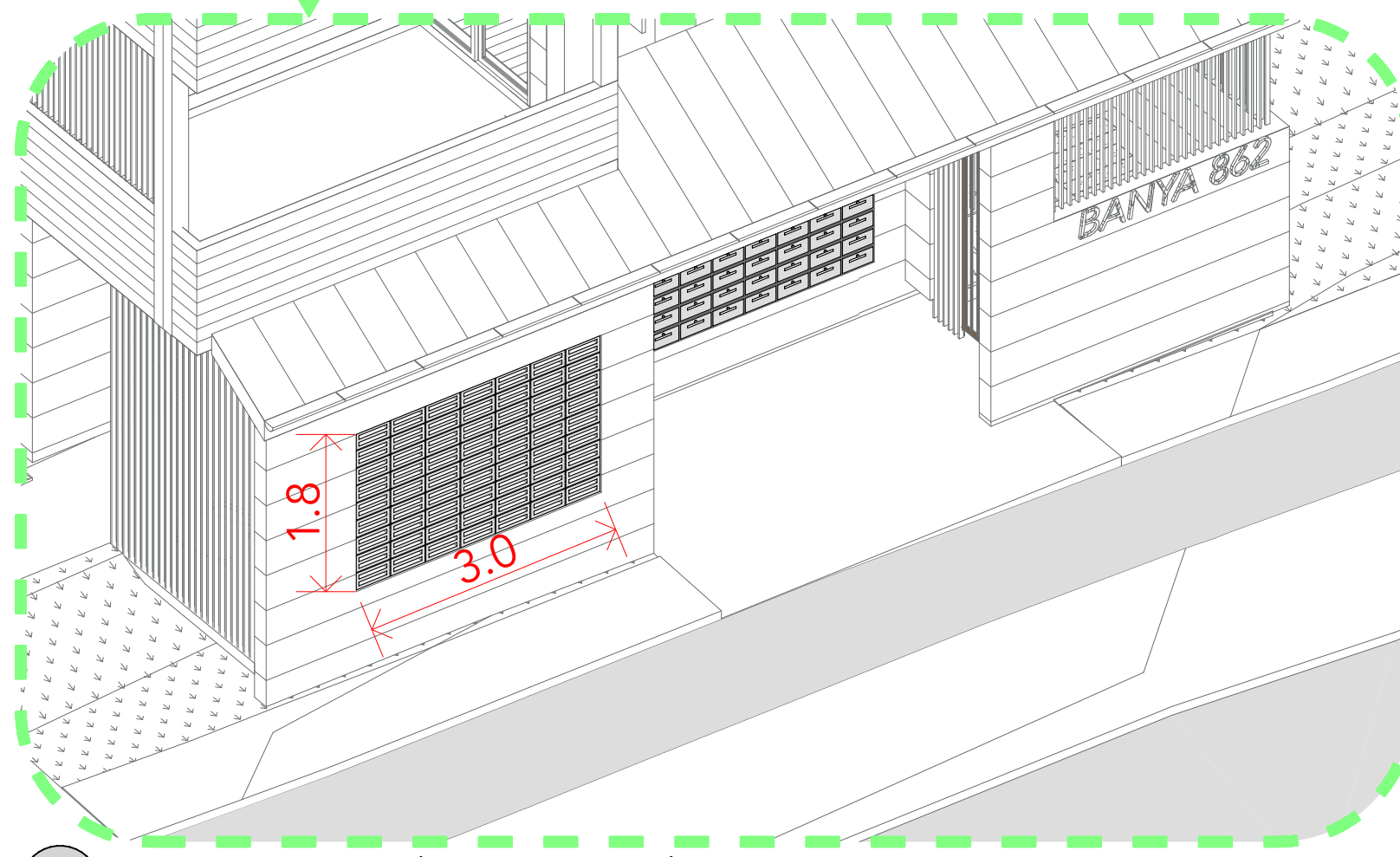


Street : Eastern Elevation ISO#1
1:200

Eastern Perspective



Bin Store
1:75



Bike/Scooter + Mail
1:75

ELEVATIONS

1279 : SK-3-04 (i) ENTRY ELEVATION ISOMETRICS

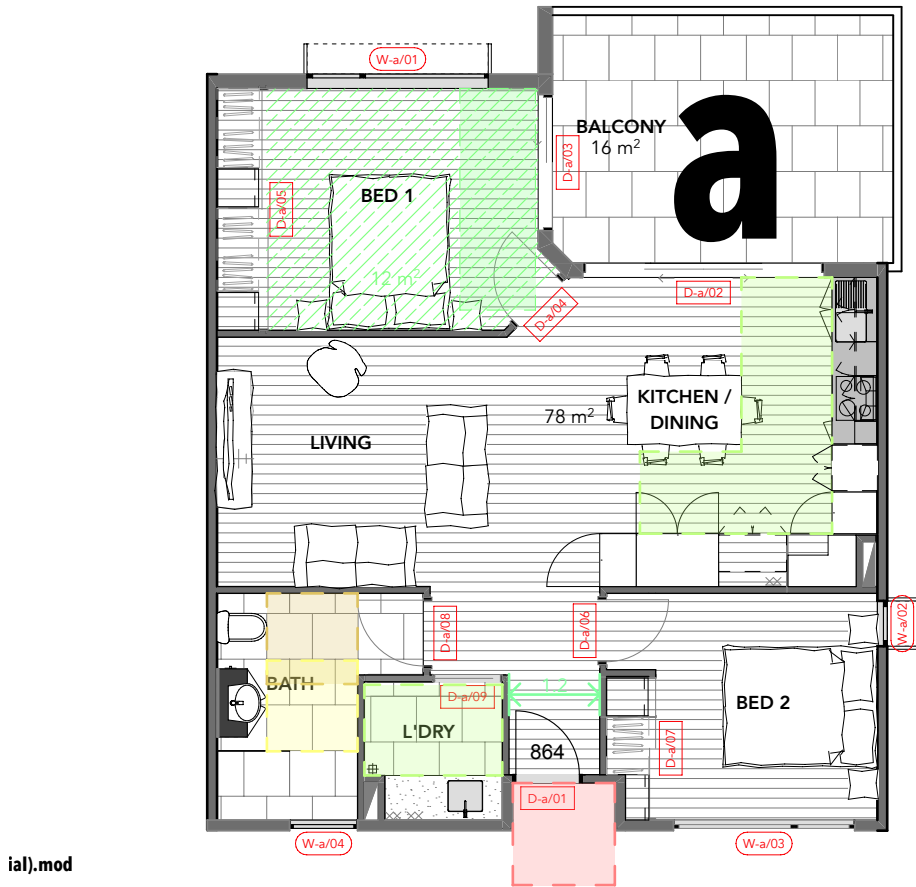


	UNIT a		UNIT a+		UNIT b		UNIT c		UNIT d		TYPE e	
	2Br, 1B (GOLD)		3Br, 2B (GOLD)		1Br+MPR,1B (GOLD)		COMMUNAL AREA		1Br, 1B (PLATINUM)		1Br+1B (GOLD)	
	Internal	External	Internal	External	Internal	External	Internal	External	Internal	External	Internal	External
GROUND FLOOR												
HABITABLE	78 sqm	16 sqm	105 sqm	16 sqm	69 sqm	12 sqm	62 sqm	29 sqm	66 sqm	12 sqm	62 sqm	12 sqm
FIRST FLOOR												
HABITABLE												
SECOND FLOOR												
HABITABLE												
	78 sqm	16 sqm	105 sqm	16 sqm	69 sqm	12 sqm	62 sqm	29 sqm	66 sqm	12 sqm	62 sqm	12 sqm
	94 sqm		121 sqm		81 sqm		91 sqm		78 sqm		74 sqm	

	TOTAL
Type a - 2 BED (LHA GOLD)	12
Type a+ - 3 BED (LHA GOLD)	2
Type b - 1 BED +MPR (LHA GOLD)	2
Type cos - COMMUNAL	1
Type d - 1 BED (LHA PLATINUM)	12
Type e - 1 BED (LHA GOLD)	6
	35

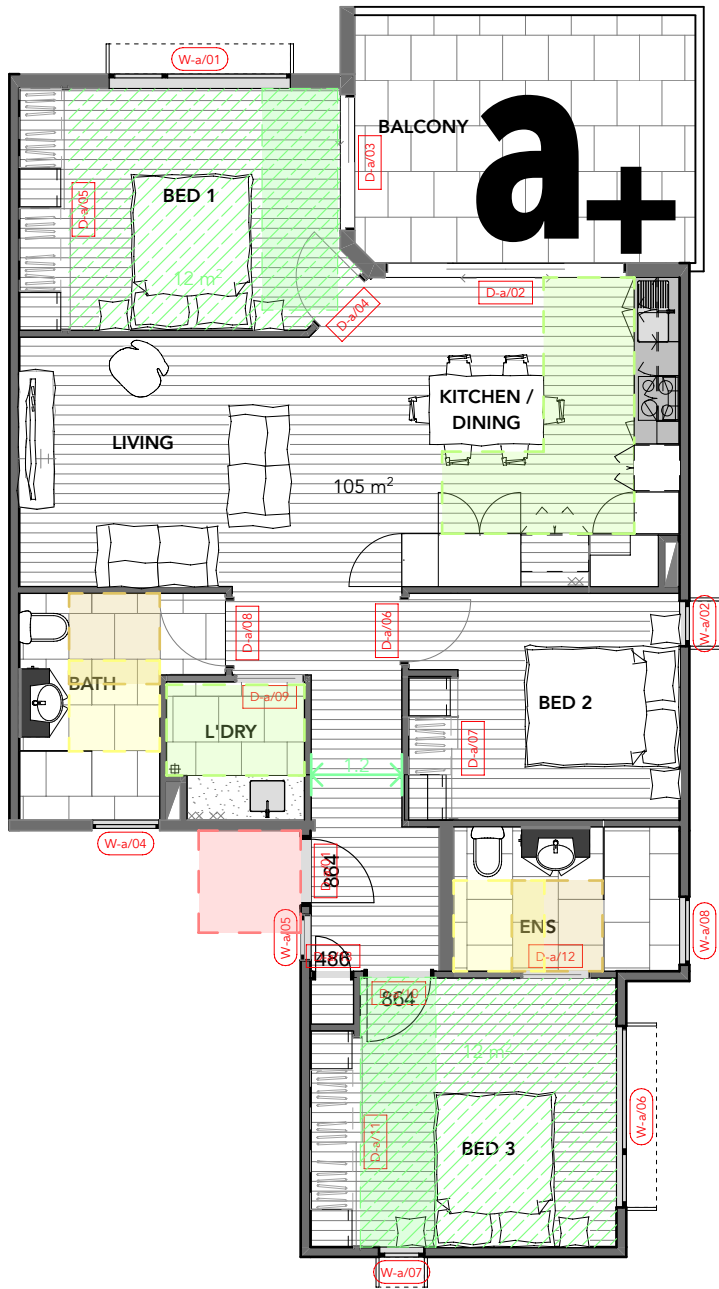
	TOTAL
Type a - 2 BED (LHA GOLD)	12
Type a+ - 3 BED (LHA GOLD)	2
Type b - 1 BED +MPR (LHA GOLD)	2
Type cos - COMMUNAL	1
Type d - 1 BED (LHA PLATINUM)	12
Type e - 1 BED (LHA GOLD)	6
	35

LHA Requirements	
	MIN. ENTRY LANDING Gold: 1350 x 1350 Platinum: 1500 x 1500
	MIN. TOILET CIRCULATION Gold: 1200 x 1200 Platinum: 1200 x 1200
	MIN. SHOWER CLEARNACE Gold: 1200 x 1200 Platinum: 1400 x 1600
	MIN. BENCH CIRCULATION CLEARANCE Gold: 1200 clearance to front of fixed benches Platinum: 1550 clearance to front of fixed benches
	MIN. BEDROOM PATH OF TRAVEL Gold: 1000 to min. one side of the bed Platinum: 1000 to min. one side of the bed
	MIN. BEDROOM CIRCULATION Platinum: 1540 X 2070 between bed and door
	MIN. BEDROOM FLOOR AREA Gold: 10m2 min.
	MIN. LIVING ROOM CIRCULATION Platinum: 2250 diameter clear

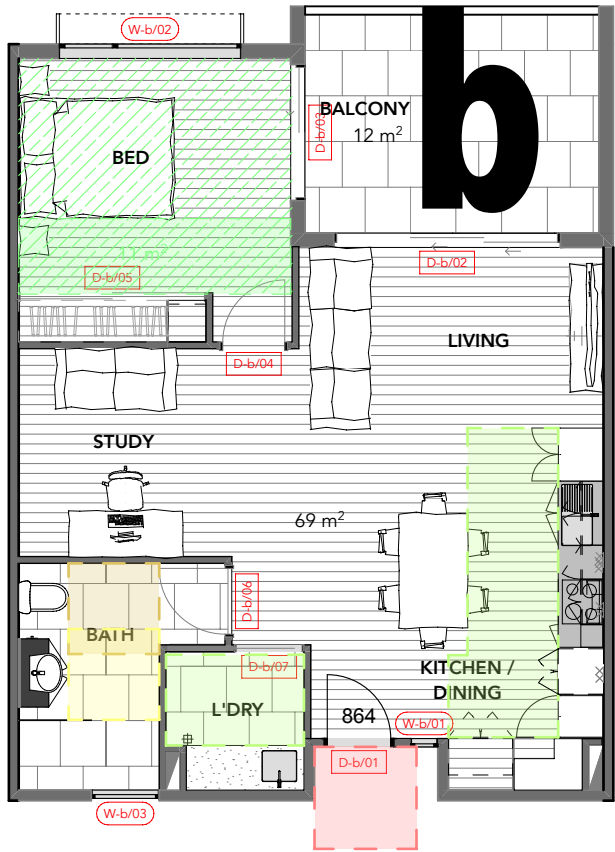


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1
-
UNIT a : 2 BED (GOLD)
1:100



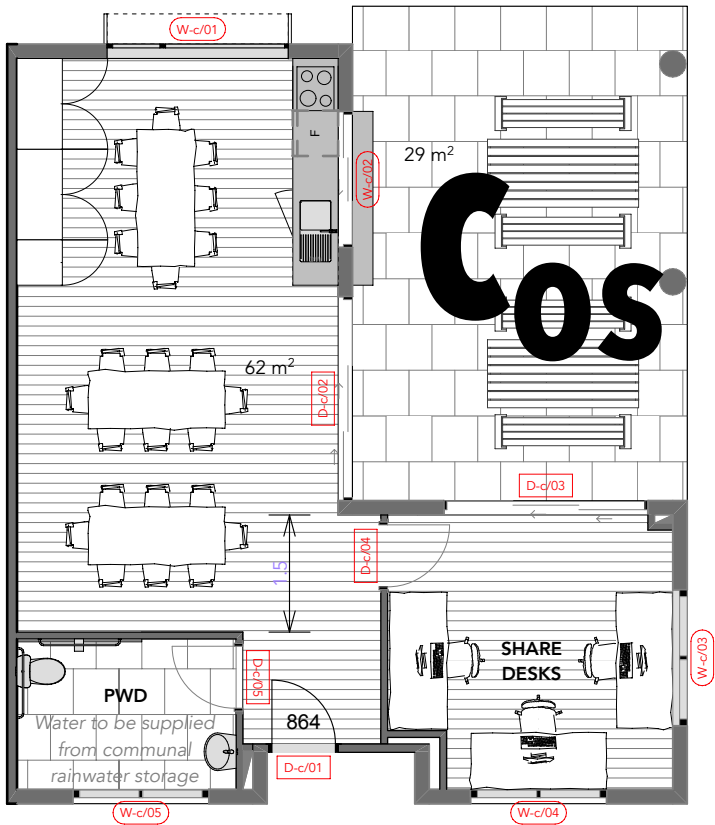
1
-
UNIT a+ : 3 BED (GOLD)
1:100



1

UNIT b : 1 BED + MPR (GOLD)

1:100



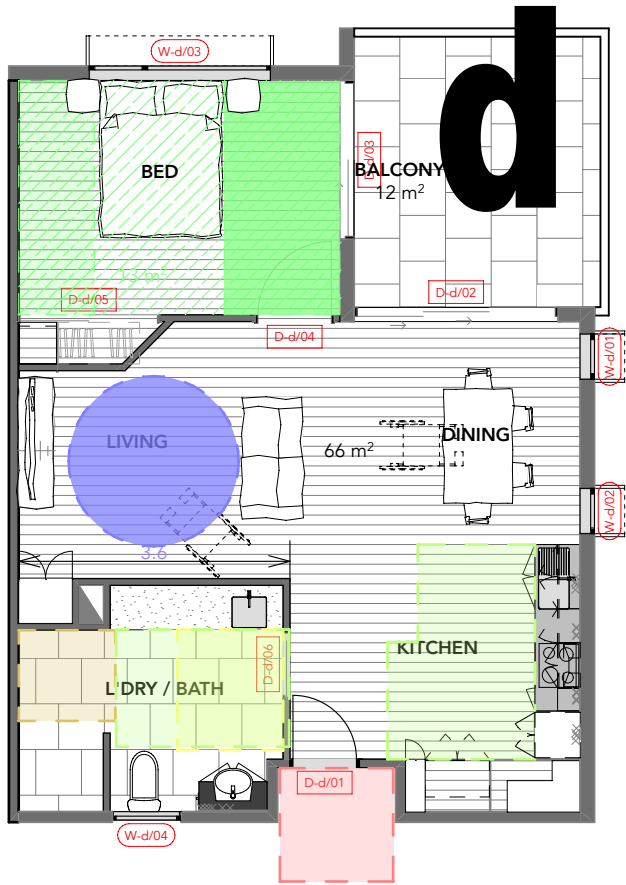
1

TYPE c : COMMUNAL

1:100

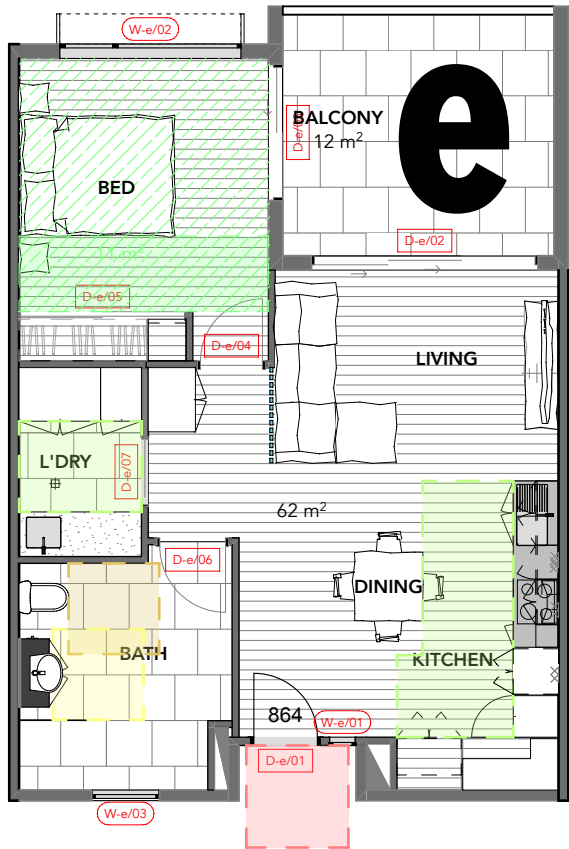
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Type b - 1 BED +MPR (LHA GOLD)	2
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Type e - 1 BED (LHA GOLD)	6
	35

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	MIN. BEDROOM FLOOR AREA Gold: 10m2 min.
	MIN. LIVING ROOM CIRCULATION Platinum: 2250 diameter clear



1

UNIT d : 1 BED (PLATINUM)
1:100



1

UNIT e : 1 BED (GOLD)
1:100

	TOTAL
Type a - 2 BED (LHA GOLD)	12
Type a+ - 3 BED (LHA GOLD)	2
Type b - 1 BED +MPR (LHA GOLD)	2
Type cos - COMMUNAL	1
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Type e - 1 BED (LHA GOLD)	6
	35

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	MIN. BEDROOM FLOOR AREA Gold: 10m2 min.
	MIN. LIVING ROOM CIRCULATION Platinum: 2250 diameter clear



Elevated North-Eastern



Elevated South-Western Corner



Eastern Entrance



South-Western Corner



Western Street



Ground Floor Driveway



Second Floor Walkway



Ground Floor Walkway



Communal Area