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Proposed Residential Development  
Corner Aura Boulevard and Park Avenue  
Nirimba

ACOUSTIC REPORT



**Client:**  
BlueCHP

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## 1. Introduction

This report is in response to a request by BlueCHP Ltd for a road traffic noise assessment of a proposed residential development to be located at the corner of Aura Boulevard and Park Avenue, Nirimba. As the area is still largely under development and traffic volumes do not reflect those of a fully developed suburb, it was not feasible to measure road traffic noise levels on site. To facilitate the assessment, traffic volumes were obtained from a previous report by ASK Consulting Engineers and the data was utilised to establish existing and future road traffic impacts to the proposed development. Based on the results of the assessment, recommendations for acoustic treatments and management controls are specified in this report.

## 2. Site Description

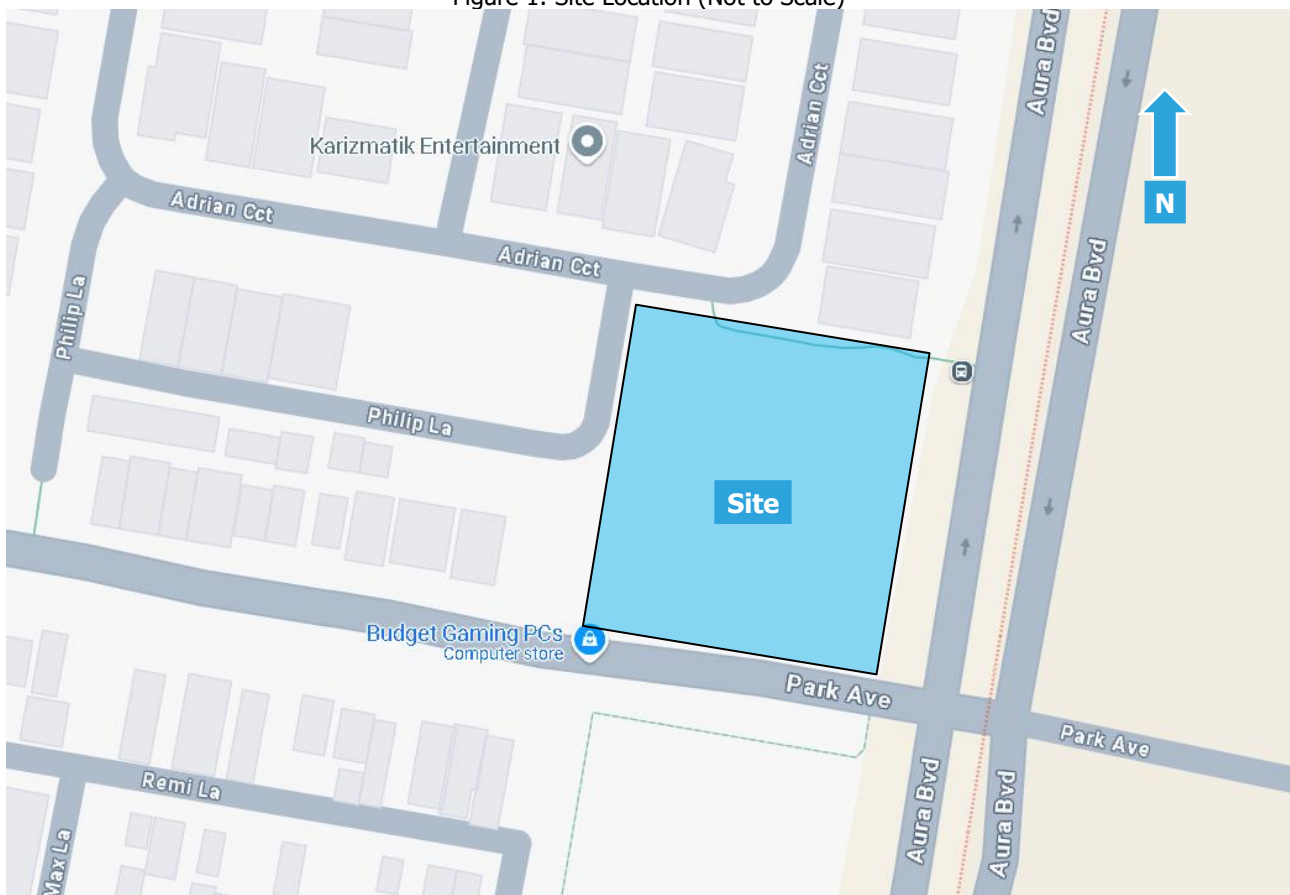
### 2.1 Site Location

The site is described by the following:

75 Adrian Circuit, Nirimba QLD 4551  
Lot 8013 on SP344645

Refer to Figure 1 for site location.

Figure 1: Site Location (Not to Scale)



A comprehensive site survey was conducted remotely and identified the following:

- a) The site is currently vacant.
- b) The surrounding area consists of residential land uses.
- c) The suburb of Nirimba is mostly still under development.
- d) Aura Boulevard bounds the site to the east, separating the development from currently vacant land.

## 2.2 Proposal

The proposal is to construct 30 residential units as follows:

- Total site area of 2092m<sup>2</sup>.
- The development comprises 30 1 and 2 bedroom units.
- 37 residents parking spaces will be located onsite.
- Communal area on ground floor.
- Site access via Adrian Circuit

Refer to the Appendices for development plans.

## 3. Noise Criteria

### 3.1 Road Traffic Noise Criteria

As required by the Sunshine Coast Regional Council all habitable rooms affected by traffic noise shall be designed in accordance with Australian Standard *AS2107:1987 'Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors'*.

#### 3.1.1 Internal Criteria - AS2107

Table 1 below specifies the applicable criteria for road traffic noise for the development in accordance with the satisfactory design sound levels specified in Australian Standard *AS2107:1987 'Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors'*.

Table 1: Road Traffic Noise Criteria – AS2107

| Location                               | Noise Level dB(A) |
|----------------------------------------|-------------------|
| Internal Criteria – Road Traffic Noise |                   |
| Living Areas                           | ≤35 dB(A) Leq     |
| Sleeping Areas                         | ≤30 dB(A) Leq     |

## 6. Road Traffic Assessment

Road traffic noise associated with Aura Boulevard for a ten year planning horizon was assessed at the development to determine compliance with the criteria nominated in Section 3 and any requirements for acoustic treatments.

### 3.2 Traffic Volumes

Traffic data for Aura Boulevard was obtained from the Noise Impact Assessment prepared by ASK Consulting Engineers and is presented in the table below. ASK obtained traffic volumes data from MWH Global. The traffic data includes 3% heavy vehicles and a growth rate of 1% per annum.

Table 2: Traffic Volumes

| Location       | 2031 AADT | 2034 Predicted AADT | Percentage of Heavy Vehicles |
|----------------|-----------|---------------------|------------------------------|
| Aura Boulevard | 6,341     | 6,533               | 3%                           |

### 3.3 Predicted Road Traffic Noise Levels - 2034

Road traffic noise modelling for the proposed development was based on the following information:

- Site layout, floor plans and elevations provided by Idearchitecture, Revision D, dated 11 October 2024.
- Aura Boulevard speed limit of 60km/h.
- Receiver heights were based on 1.6m above finished floor level.
- +2.5dB(A) Façade correction.

The CoRTN noise model predicted  $L_{A10,1\text{hour}}$  levels are detailed in Table 3.

Table 3: Predicted Road Traffic Noise Impacts

| Location  |       |        | Predicted Noise Impacts 2034 |                          |
|-----------|-------|--------|------------------------------|--------------------------|
| Townhouse | Floor | Room   | $L_{eq}$ 1hr Day dB(A)       | $L_{eq}$ 1hr Night dB(A) |
| 1         | G     | Bed 1  | 59                           | 56                       |
| 1         | G     | Bed 2  | 59                           | 56                       |
| 1         | G     | Living | 59                           | 56                       |
| 2         | G     | Bed 1  | 60                           | 57                       |
| 2         | G     | Living | 60                           | 57                       |
| 3         | G     | Bed 1  | 60                           | 57                       |
| 3         | G     | Living | 60                           | 57                       |
| 4         | G     | Bed 1  | 61                           | 58                       |
| 4         | G     | Bed 2  | 61                           | 58                       |
| 4         | G     | Living | 61                           | 58                       |
| 5         | G     | Bed 1  | 66                           | 63                       |
| 5         | G     | Bed 2  | 66                           | 63                       |
| 5         | G     | Living | 66                           | 63                       |
| 6         | G     | Bed 1  | 66                           | 63                       |
| 6         | G     | Living | 66                           | 63                       |
| 7         | G     | Bed 1  | 66                           | 63                       |
| 7         | G     | Bed 2  | 66                           | 63                       |
| 7         | G     | Living | 66                           | 63                       |
| 8         | G     | Bed 2  | 61                           | 58                       |

| Location  |       |        | Predicted Noise Impacts 2034 |                     |
|-----------|-------|--------|------------------------------|---------------------|
| Townhouse | Floor | Room   | Leq 1hr Day dB(A)            | Leq 1hr Night dB(A) |
| 8         | G     | Bed 1  | 61                           | 58                  |
| 8         | G     | Living | 61                           | 58                  |
| 9         | G     | Bed 2  | 60                           | 57                  |
| 9         | G     | Bed 1  | 60                           | 57                  |
| 9         | G     | Living | 60                           | 57                  |
| 10        | G     | Bed 2  | 60                           | 57                  |
| 10        | G     | Bed 1  | 60                           | 57                  |
| 10        | G     | Living | 60                           | 57                  |
| 11        | G     | Bed 2  | 59                           | 56                  |
| 11        | G     | Bed 1  | 59                           | 56                  |
| 11        | G     | Living | 59                           | 56                  |
| 12        | G     | Bed 1  | 58                           | 55                  |
| 12        | G     | Bed 2  | 58                           | 55                  |
| 12        | G     | Living | 58                           | 55                  |
| 13        | 1     | Bed 1  | 59                           | 56                  |
| 13        | 1     | Bed 2  | 59                           | 56                  |
| 13        | 1     | Living | 59                           | 56                  |
| 14        | 1     | Bed 1  | 59                           | 56                  |
| 14        | 1     | Living | 59                           | 56                  |
| 15        | 1     | Bed 1  | 60                           | 57                  |
| 15        | 1     | Living | 60                           | 57                  |
| 16        | 1     | Bed 1  | 61                           | 58                  |
| 16        | 1     | Bed 2  | 61                           | 58                  |
| 16        | 1     | Living | 61                           | 58                  |
| 17        | 1     | Bed 1  | 66                           | 63                  |
| 17        | 1     | Bed 2  | 66                           | 63                  |
| 17        | 1     | Living | 66                           | 63                  |
| 18        | 1     | Bed 1  | 65                           | 62                  |
| 18        | 1     | Living | 65                           | 62                  |
| 19        | 1     | Bed 2  | 65                           | 62                  |
| 19        | 1     | Bed 1  | 65                           | 62                  |
| 19        | 1     | Living | 65                           | 62                  |
| 20        | 1     | Bed 2  | 65                           | 62                  |
| 20        | 1     | Bed 1  | 65                           | 62                  |
| 20        | 1     | Living | 65                           | 62                  |
| 21        | 1     | Bed 1  | 66                           | 63                  |
| 21        | 1     | Bed 2  | 66                           | 63                  |
| 21        | 1     | Living | 66                           | 63                  |
| 22        | 1     | Bed 2  | 61                           | 58                  |
| 22        | 1     | Bed 1  | 61                           | 58                  |
| 22        | 1     | Living | 61                           | 58                  |
| 23        | 1     | Bed 2  | 60                           | 57                  |
| 23        | 1     | Bed 1  | 60                           | 57                  |
| 23        | 1     | Living | 60                           | 57                  |
| 24        | 1     | Bed 2  | 59                           | 56                  |
| 24        | 1     | Bed 1  | 59                           | 56                  |
| 24        | 1     | Living | 59                           | 56                  |
| 25        | 1     | Bed 2  | 59                           | 56                  |
| 25        | 1     | Bed 1  | 59                           | 56                  |
| 25        | 1     | Living | 59                           | 56                  |
| 26        | 1     | Bed 1  | 58                           | 55                  |
| 26        | 1     | Bed 2  | 58                           | 55                  |
| 26        | 1     | Living | 58                           | 55                  |

| Location  |       |        | Predicted Noise Impacts 2034 |                     |
|-----------|-------|--------|------------------------------|---------------------|
| Townhouse | Floor | Room   | Leq 1hr Day dB(A)            | Leq 1hr Night dB(A) |
| 27        | 1     | Bed 2  | 54                           | 51                  |
| 27        | 1     | Bed 1  | 54                           | 51                  |
| 27        | 1     | Living | 54                           | 51                  |
| 28        | 1     | Bed 2  | 55                           | 52                  |
| 28        | 1     | Bed 1  | 55                           | 52                  |
| 28        | 1     | Living | 55                           | 52                  |
| 29        | 1     | Bed 2  | 55                           | 52                  |
| 29        | 1     | Bed 1  | 55                           | 52                  |
| 29        | 1     | Living | 55                           | 52                  |
| 30        | 1     | Bed 2  | 56                           | 53                  |
| 30        | 1     | Bed 1  | 56                           | 53                  |
| 30        | 1     | Living | 56                           | 53                  |

Based on the predicted noise impacts, additional façade treatments are recommended to predict compliance with the internal assessment criteria, refer to Section 4 for further recommendations.

## 4. Recommendations

### 4.1 Road Noise

All glazing treatments were calculated using Australian Standard *AS3671:1989 'Road Traffic Noise Intrusion – Building Siting and Construction'*.

#### 4.1.1 Glazing

The minimum glazing treatments presented in Table 4 are required to comply with the following:

- The minimum glass thickness specified shall not be reduced regardless of the  $R_w$  performance of the glass unless the glazier can provide a specific (non-generic) NATA Test report proving the proposed glazing system complies (the test report must be based on the same configuration proposed for the development). Note an estimation or calculated performance will not be accepted.
- If compliance cannot be achieved with the minimum  $R_w$  ratings, the glazing system shall be upgraded until compliance is achieved.
- Glazing specified with acoustic seals requires a seal that has been tested with a glazing system or door to achieve an  $R_w$  rating in accordance with AS/NZS ISO 717.1, mohair seals are not acceptable.
- The glazier shall provide NATA test reports on request to verify compliance with the minimum  $R_w$  ratings. Generic reports are not acceptable.
- Living areas are defined as habitable rooms other than bedrooms (excluding garages, kitchens, bathrooms & hallways).



Table 4: Minimum Glazing Treatments

| Town house | Floor | Room   | Rw Ratings |      |          |          |              | Glazing   |           |              | Acoustic seals |
|------------|-------|--------|------------|------|----------|----------|--------------|-----------|-----------|--------------|----------------|
|            |       |        | Wall       | Roof | Window 1 | Window 2 | Sliding Door | Window 1  | Window 2  | Sliding Door |                |
| 1          | G     | Bed 1  | 40         |      | 22       |          |              | 4mm float |           |              | no             |
| 1          | G     | Bed 2  | 40         |      | 22       |          |              | 4mm float |           |              | no             |
| 1          | G     | Living | 40         |      | 22       | 22       | 22           | 4mm float | 4mm float | 4mm float    | no             |
| 2          | G     | Bed 1  | 40         |      | 22       |          |              | 4mm float |           |              | no             |
| 2          | G     | Living | 40         |      | 22       |          | 27           | 4mm float |           | 4mm float    | yes            |
| 3          | G     | Bed 1  | 40         |      | 22       |          |              | 4mm float |           |              | no             |
| 3          | G     | Living | 40         |      | 22       |          | 27           | 4mm float |           | 4mm float    | yes            |
| 4          | G     | Bed 1  | 40         |      | 22       |          |              | 4mm float |           |              | no             |
| 4          | G     | Bed 2  | 40         |      | 22       |          |              | 4mm float |           |              | no             |
| 4          | G     | Living | 40         |      |          |          | 27           |           |           | 4mm float    | yes            |
| 5          | G     | Bed 1  | 40         |      | 31       | 31       |              | 6.38 lam  | 6.38 lam  |              | yes            |
| 5          | G     | Bed 2  | 40         |      | 31       | 31       |              | 6.38 lam  | 6.38 lam  |              | yes            |
| 5          | G     | Living | 40         |      | 30       |          | 30           | 6mm float |           | 6mm float    | yes            |
| 6          | G     | Bed 1  | 40         |      | 30       |          | 30           | 6mm float |           | 6mm float    | yes            |
| 6          | G     | Living | 40         |      | 35       |          | 35           | 10.38 lam |           | 10.38 lam    | yes            |
| 7          | G     | Bed 1  | 40         |      | 31       | 31       |              | 6.38 lam  | 6.38 lam  |              | yes            |
| 7          | G     | Bed 2  | 40         |      | 29       |          |              | 5mm tough |           |              | yes            |
| 7          | G     | Living | 40         |      | 30       |          | 30           | 6mm float |           | 6mm float    | yes            |
| 8          | G     | Bed 2  | 40         |      | 22       |          |              | 4mm float |           |              | no             |
| 8          | G     | Bed 1  | 40         |      | 22       |          |              | 4mm float |           |              | no             |
| 8          | G     | Living | 40         |      |          |          | 27           |           |           | 4mm float    | yes            |
| 9          | G     | Bed 2  | 40         |      | 22       |          |              | 4mm float |           |              | no             |
| 9          | G     | Bed 1  | 40         |      | 22       |          |              | 4mm float |           |              | no             |
| 9          | G     | Living | 40         |      |          |          | 27           |           |           | 4mm float    | yes            |
| 10         | G     | Bed 2  | 40         |      | 22       |          |              | 4mm float |           |              | no             |
| 10         | G     | Bed 1  | 40         |      | 22       |          |              | 4mm float |           |              | no             |
| 10         | G     | Living | 40         |      |          |          | 22           |           |           | 4mm float    | no             |
| 11         | G     | Bed 2  | 40         |      | 22       |          |              | 4mm float |           |              | no             |
| 11         | G     | Bed 1  | 40         |      | 22       |          |              | 4mm float |           |              | no             |
| 11         | G     | Living | 40         |      |          |          | 22           |           |           | 4mm float    | no             |
| 12         | G     | Bed 1  | 40         |      | 22       | 22       |              | 4mm float | 4mm float |              | no             |
| 12         | G     | Bed 2  | 40         |      | 22       |          |              | 4mm float |           |              | no             |
| 12         | G     | Living | 40         |      | 22       |          | 22           | 4mm float |           | 4mm float    | no             |
| 13         | 1     | Bed 1  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 13         | 1     | Bed 2  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 13         | 1     | Living | 40         | 40   | 22       | 22       | 22           | 4mm float | 4mm float | 4mm float    | no             |
| 14         | 1     | Bed 1  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 14         | 1     | Living | 40         | 40   | 27       |          | 27           | 4mm float |           | 4mm float    | yes            |
| 15         | 1     | Bed 1  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 15         | 1     | Living | 40         | 40   | 27       |          | 27           | 4mm float |           | 4mm float    | yes            |
| 16         | 1     | Bed 1  | 40         | 40   | 27       |          |              | 4mm float |           |              | yes            |
| 16         | 1     | Bed 2  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 16         | 1     | Living | 40         | 40   |          |          | 27           |           |           | 4mm float    | yes            |

| Town house | Floor | Room   | Rw Ratings |      |          |          |              | Glazing   |           |              | Acoustic seals |
|------------|-------|--------|------------|------|----------|----------|--------------|-----------|-----------|--------------|----------------|
|            |       |        | Wall       | Roof | Window 1 | Window 2 | Sliding Door | Window 1  | Window 2  | Sliding Door |                |
| 17         | 1     | Bed 1  | 40         | 40   | 33       | 33       |              | 10.38 lam | 10.38 lam |              | yes            |
| 17         | 1     | Bed 2  | 40         | 40   | 33       | 33       |              | 10.38 lam | 10.38 lam |              | yes            |
| 17         | 1     | Living | 40         | 40   | 33       |          | 33           | 10.38 lam |           | 10.38 lam    | yes            |
| 18         | 1     | Bed 1  | 40         | 40   | 33       |          | 33           | 10.38 lam |           | 10.38 lam    | yes            |
| 18         | 1     | Living | 40         | 40   | 31       |          | 31           | 6.38 lam  |           | 6.38 lam     | yes            |
| 19         | 1     | Bed 2  | 40         | 40   | 27       |          |              | 4mm float |           |              | yes            |
| 19         | 1     | Bed 1  | 40         | 40   | 27       |          |              | 4mm float |           |              | yes            |
| 19         | 1     | Living | 40         | 40   |          |          | 30           |           |           | 6mm float    | yes            |
| 20         | 1     | Bed 2  | 40         | 40   | 27       |          |              | 4mm float |           |              | yes            |
| 20         | 1     | Bed 1  | 40         | 40   | 30       | 30       |              | 6mm float | 6mm float |              | yes            |
| 20         | 1     | Living | 40         | 40   |          |          | 30           |           |           | 6mm float    | yes            |
| 21         | 1     | Bed 1  | 40         | 40   | 33       | 33       |              | 10.38 lam | 10.38 lam |              | yes            |
| 21         | 1     | Bed 2  | 40         | 40   | 33       | 33       |              | 10.38 lam | 10.38 lam |              | yes            |
| 21         | 1     | Living | 40         | 40   | 33       |          | 33           | 10.38 lam |           | 10.38 lam    | yes            |
| 22         | 1     | Bed 2  | 40         | 40   | 27       |          |              | 4mm float |           |              | yes            |
| 22         | 1     | Bed 1  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 22         | 1     | Living | 40         | 40   |          |          | 27           |           |           | 4mm float    | yes            |
| 23         | 1     | Bed 2  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 23         | 1     | Bed 1  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 23         | 1     | Living | 40         | 40   |          |          | 27           |           |           | 4mm float    | yes            |
| 24         | 1     | Bed 2  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 24         | 1     | Bed 1  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 24         | 1     | Living | 40         | 40   |          |          | 27           |           |           | 4mm float    | yes            |
| 25         | 1     | Bed 2  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 25         | 1     | Bed 1  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 25         | 1     | Living | 40         | 40   |          |          | 22           |           |           | 4mm float    | no             |
| 26         | 1     | Bed 1  | 40         | 40   | 27       | 27       |              | 4mm float | 4mm float |              | yes            |
| 26         | 1     | Bed 2  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 26         | 1     | Living | 40         | 40   | 22       |          | 27           | 4mm float |           | 4mm float    | yes            |
| 27         | 1     | Bed 2  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 27         | 1     | Bed 1  | 40         | 40   | 22       | 22       | 22           | 4mm float | 4mm float | 4mm float    | no             |
| 27         | 1     | Living | 40         | 40   |          |          | 22           |           |           | 4mm float    | no             |
| 28         | 1     | Bed 2  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 28         | 1     | Bed 1  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 28         | 1     | Living | 40         | 40   |          |          | 22           |           |           | 4mm float    | no             |
| 29         | 1     | Bed 2  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 29         | 1     | Bed 1  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 29         | 1     | Living | 40         | 40   |          |          | 22           |           |           | 4mm float    | no             |
| 30         | 1     | Bed 2  | 40         | 40   | 22       |          |              | 4mm float |           |              | no             |
| 30         | 1     | Bed 1  | 40         | 40   | 22       | 22       |              | 4mm float | 4mm float |              | no             |
| 30         | 1     | Living | 40         | 40   |          |          | 22           |           |           | 4mm float    | no             |

#### 4.1.2 Alternative Ventilation

We recommend that all locations nominated in Table 4 that require acoustic seals have the provision for an alternative ventilation system similar to air-conditioning or mechanical ventilation to allow doors and windows to be closed.

#### 4.1.3 Wall Construction

The following wall construction has been proposed for the development:

- 190mm Core filled blockwork (Rw 50)

The proposed construction satisfies the minimum Rw 40 Requirement.

Penetrations through the external walls shall not reduce the overall acoustic performance of the installed wall system. Additional systems are available upon request.

#### 4.1.4 Roof Construction

The following roof construction is recommended:

- Rw 40 - metal sheet roof with sarking, suspended 13mm plasterboard ceiling, 75mm thick fibreglass with a density of 11kg/m<sup>3</sup> in the cavity.

Penetrations through the external roof shall not reduce the overall acoustic performance of the installed roof system. Additional systems are available upon request.

## 5. Conclusion

A road traffic noise assessment was conducted for the proposed multi residential development to be located at the corner of Aura Boulevard and Park Avenue, Nirimba. On the condition the recommendations detailed in Section 4 are implemented, compliance is predicted with the assessment criteria.

If you should have any queries, please do not hesitate to contact us.

Report prepared by,



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## 6. Appendices

## 6.1 Development Plans



## ARCHITECTURAL DRAWINGS

## AURA SOCIAL HOUSING PROJECT

CORNER BANYA AVENUE,  
NIRIMBA

bluechp

## DEVELOPMENT SUMMARY

| PROPERTY DESCRIPTION | PROPERTY DESCRIPTION                             |                                |          |           |
|----------------------|--------------------------------------------------|--------------------------------|----------|-----------|
| LOTS                 | 8013                                             |                                |          |           |
| SP                   | 344054                                           |                                |          |           |
| LOCAL GOV            | SUNSHINE COAST REGIONAL COUNCIL                  |                                |          |           |
| AREA                 | PRECINCT 10 STAGE 10                             |                                |          |           |
| SITE AREA            | 334m <sup>2</sup>                                | REQUIRED                       | PROVIDED | COMPLIANT |
| GFA                  | GF = 183m <sup>2</sup><br>L1 = 156m <sup>2</sup> | 60% MAX.                       | = 67.76% | NO        |
| SITE COVER           | 2195m <sup>2</sup>                               | 60% MAX.                       | = 62.78% | NO        |
| UNITS                | 30                                               | N/A                            | = 30     | N/A       |
| UNIT SHOG STANDARD   | GOLD                                             | 100%                           | = 100%   | YES       |
| COMMUNAL OPEN SPACE  | 336m <sup>2</sup>                                | 10% MIN.                       | = 10.08% | YES       |
| PRIVATE OPEN SPACE   | GF = 452m <sup>2</sup><br>L1 = 255m <sup>2</sup> | = 703m <sup>2</sup><br>= 21.2% | N/A      |           |
| DEEP SOIL PLANTING   | 212m <sup>2</sup>                                | 5% MIN.                        | = 6.36%  | YES       |
| STREET FRONTAGE      | = 143m                                           |                                | = 50%    | YES       |
| CAR PARKING          | 30 / 17.5                                        | +37.5                          | = 37     | NO        |
| RESIDENT SPACES      | 15/UNIT                                          | = 30                           | = 29     | NO        |
| VISITOR SPACES       | 0.25A/UNIT                                       | = 7.5                          | = 6      | YES       |
| BIKE PARKING         | 30 / 17.5                                        | + 37.5                         | = 38     | YES       |
| RESIDENT SPACES      | 10 / UNIT                                        | = 30                           | = 30     | YES       |
| VISITOR SPACES       | = 7.5                                            | = 7.5                          | = 8      | YES       |

## DEFINITIONS

|      |                                                                                                                                                                                                                                                                            |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FECA | <ul style="list-style-type: none"> <li>FULLY ENCLOSED FLOOR AREA</li> <li>INSIDE FACE OF EXTERNAL WALLS, EXCLUDING ALL PROJECTIONS</li> </ul>                                                                                                                              |
| UCA  | <ul style="list-style-type: none"> <li>UN-ENCLOSED FLOOR AREA</li> <li>INSIDE FACE OF THE BOUNDING ELEMENT. IF NO VERTICAL ELEMENT EXISTS, IT IS MEASURED TO EDGE OF SLAB</li> </ul>                                                                                       |
| POS  | <ul style="list-style-type: none"> <li>PRIVATE OPEN SPACE</li> <li>EXCLUSIVE OF COVERED AND UNCOVERED SPACE</li> </ul>                                                                                                                                                     |
| GFA  | <ul style="list-style-type: none"> <li>GROSS FLOOR AREA</li> <li>THE SUM OF FEA AND UCA. EXCLUDES AREA OF UNCOVERED PRIVATE OPEN SPACE</li> </ul>                                                                                                                          |
| GBA  | <ul style="list-style-type: none"> <li>GROSS BUILDING AREA</li> <li>THE TOTAL ENCLOSED AND UNENCLOSED AREA MEASURED TO THE OUTSIDE FACE OF ANY ENCLOSED WALL OR VERTICAL ELEMENTS MEASURED TO THE CENTRE OF PARTY WALLS. EXCLUDES UNENCLOSED PRIVATE OPEN SPACE</li> </ul> |
| SHDG | SOCIAL HOUSING DESIGN GUIDE, NES - MARCH 2024                                                                                                                                                                                                                              |

| UNIT SUMMARY |          |           |       |       |       |       |       |
|--------------|----------|-----------|-------|-------|-------|-------|-------|
|              | UNIT NO. | UNIT TYPE | FECA  | UCA   | POS   | GFA   | GSA   |
| GROUND       | 01       | TYPE-2B3  | 63 mi | 15 mi | 40 mi | 73 mi | 85 mi |
|              | 02       | TYPE-1B2  | 15 mi | 15 mi | 15 mi | 69 mi | 69 mi |
|              | 03       | TYPE-1B2  | 48 mi | 15 mi | 23 mi | 64 mi | 69 mi |
|              | 04       | TYPE-2B3  | 63 mi | 14 mi | 19 mi | 77 mi | 86 mi |
|              | 05       | TYPE-2B2  | 64 mi | 13 mi | 37 mi | 75 mi | 85 mi |
|              | 06       | TYPE-1B1  | 50 mi | 16 mi | 29 mi | 62 mi | 74 mi |
|              | 07       | TYPE-2B2  | 63 mi | 15 mi | 29 mi | 62 mi | 74 mi |
|              | 08       | TYPE-2B1  | 65 mi | 13 mi | 39 mi | 77 mi | 86 mi |
|              | 09       | TYPE-2B1  | 65 mi | 13 mi | 39 mi | 78 mi | 85 mi |
|              | 10       | TYPE-2B1  | 65 mi | 13 mi | 40 mi | 78 mi | 85 mi |
|              | 11       | TYPE-2B4  | 63 mi | 13 mi | 48 mi | 76 mi | 82 mi |
|              | 12       | TYPE-2B2  | 64 mi | 15 mi | 63 mi | 79 mi | 91 mi |
| LEVEL 01     | 13       | TYPE-2B3  | 63 mi | 14 mi | 14 mi | 77 mi | 87 mi |
|              | 14       | TYPE-2B2  | 64 mi | 16 mi | 14 mi | 70 mi | 80 mi |
|              | 15       | TYPE-1B2  | 48 mi | 16 mi | 16 mi | 65 mi | 70 mi |
|              | 16       | TYPE-2B3  | 63 mi | 15 mi | 15 mi | 78 mi | 86 mi |
|              | 17       | TYPE-2B2  | 64 mi | 13 mi | 13 mi | 66 mi | 72 mi |
|              | 18       | TYPE-1B1  | 50 mi | 15 mi | 15 mi | 65 mi | 74 mi |
|              | 19       | TYPE-1B1  | 51 mi | 14 mi | 14 mi | 64 mi | 73 mi |
|              | 20       | TYPE-2B1  | 65 mi | 14 mi | 14 mi | 79 mi | 86 mi |
|              | 21       | TYPE-2B2  | 64 mi | 13 mi | 13 mi | 77 mi | 87 mi |
|              | 22       | TYPE-2B4  | 64 mi | 14 mi | 14 mi | 73 mi | 83 mi |
|              | 23       | TYPE-2B1  | 65 mi | 14 mi | 14 mi | 79 mi | 86 mi |
|              | 24       | TYPE-2B4  | 64 mi | 14 mi | 14 mi | 73 mi | 83 mi |
| 25           | TYPE-2B4 | 63 mi     | 14 mi | 14 mi | 77 mi | 83 mi |       |
| 26           | TYPE-2B2 | 64 mi     | 13 mi | 13 mi | 77 mi | 87 mi |       |
| 27           | TYPE-2B1 | 65 mi     | 14 mi | 14 mi | 79 mi | 86 mi |       |
| 28           | TYPE-2B1 | 65 mi     | 14 mi | 14 mi | 79 mi | 86 mi |       |
| 29           | TYPE-2B1 | 65 mi     | 14 mi | 14 mi | 79 mi | 86 mi |       |
| 30           | TYPE-2B1 | 65 mi     | 14 mi | 14 mi | 79 mi | 86 mi |       |

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## NOTES

- NOTES**
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  2. Figured dimensions shall take precedence over scaled dimensions.
  3. Dimensions relate to structure only and do not include linings or claddings unless noted otherwise.
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## AMENDMENTS

| AMENDMENTS |          |                  |         |
|------------|----------|------------------|---------|
| REV        | DATE     | DETAIL           | CHECKED |
| A          | 11.07.24 | DA ISSUE         | FI      |
| B          | 01.10.24 | REVISED DA ISSUE | FI      |
| C          | 15.10.24 | DA AMENDMENT     | FI      |
| D          | 23.10.24 | DA AMENDMENT     | FI      |
| E          | 08.11.24 | FOR INFORMATION  | FI      |
| F          | 22.11.24 | DA ISSUE         | FI      |
|            |          |                  |         |
|            |          |                  |         |



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client **BLUE CHP  
LIMITED**

|         |                                    |
|---------|------------------------------------|
|         | LIMITED                            |
| project | AURA AFFORDABLE<br>HOUSING BLUECHP |

locale CORNER BANYA AVE,  
NIRIMBA

DEVELOPMENT  
SUMMARY

---

|         |          |                     |     |
|---------|----------|---------------------|-----|
| scale   | 1 : 250  | drawn               | LS  |
| date    | 11.10.24 | checked             | FI  |
| job no. |          | disc no. / cert no. | rev |

|           |         |   |
|-----------|---------|---|
| 2307-1425 | DA_0002 | F |
|-----------|---------|---|





1 DA - SITE PLAN  
SCALE 1 : 500

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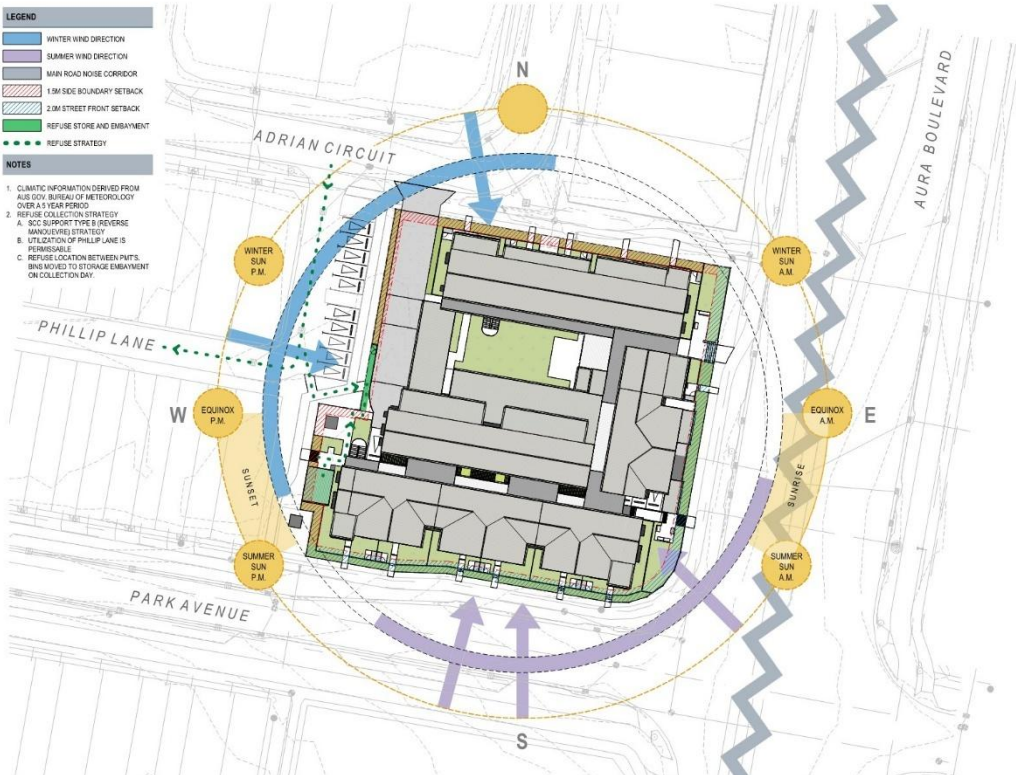
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|-----|----------|------------------|---------|
| A   | 11.02.24 | DA ISSUE         | FI      |
| B   | 18.07.24 | DA ISSUE         | FI      |
| C   | 15.10.24 | REVISED DA ISSUE | FI      |
| D   | 15.10.24 | DA AMENDMENT     | FI      |
| E   | 23.10.24 | DA AMENDMENT     | FI      |
| F   | 22.11.24 | DA ISSUE         | FI      |

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project **AURA AFFORDABLE HOUSING BLUECHP**  
location **CORNER BANYA AVE, NIRIMBA**  
site **SITE PLAN**

scale 1 : 500 drawn LS  
date 11.10.24 checked FI  
job no 2307-1425 desig no / cadfile rev  
DA\_0100 F



1 SITE ANALYSIS  
SCALE 1 : 500

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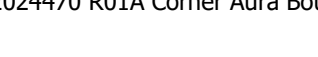
client **BLUE CHP LIMITED**  
project **AURA AFFORDABLE HOUSING BLUECHP**  
location **CORNER BANYA AVE, NIRIMBA**  
site **SITE ANALYSIS**

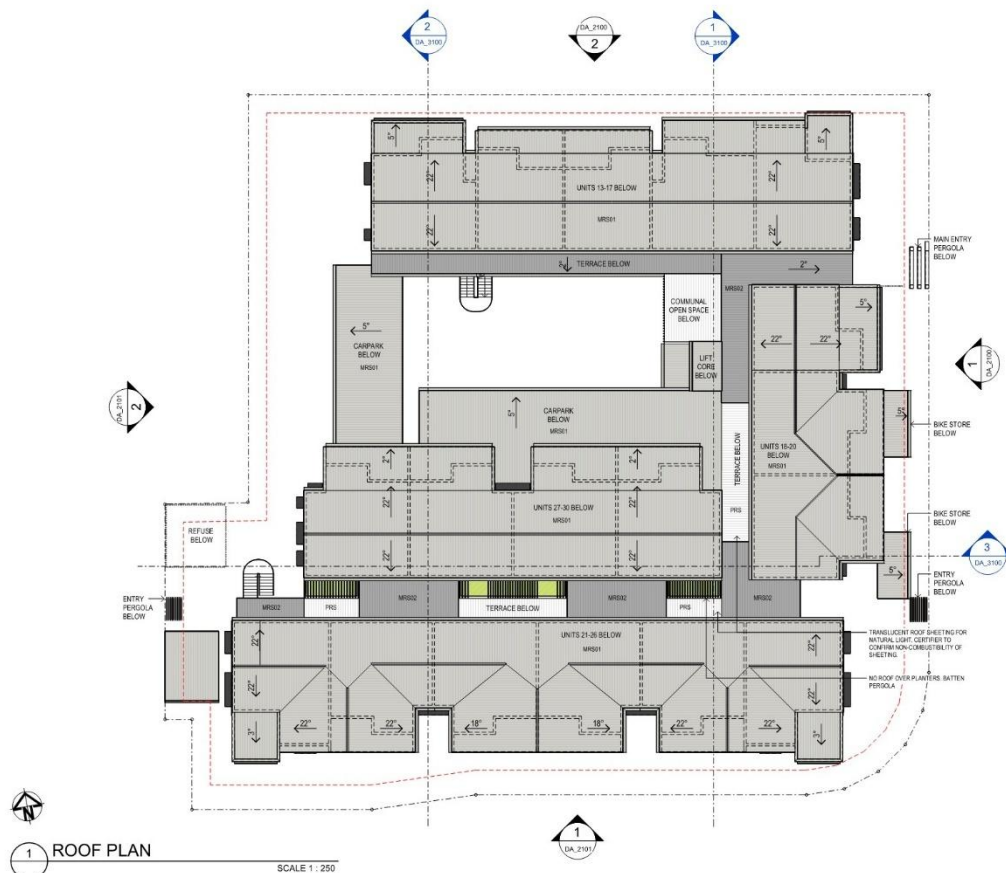
scale As indicated drawn LS  
date 11.10.24 checked FI  
job no 2307-1425 desig no / cadfile rev  
DA\_0110 E















1 EAST ELEVATION

SCALE 1 : 250



2 ELEVATION 01  
NORTH

SCALE 1 : 250

| EXTERNAL WALL FINISHES |                                                  |                                                                                                    |
|------------------------|--------------------------------------------------|----------------------------------------------------------------------------------------------------|
| PCT01                  | RENDERED & PAINTED BLOCKWORK<br>EXPRESSED JOINTS | 300MM EXPRESSED JOINTS<br>DULUX BEIGE ROYAL HALF SW624<br>EXTERIOR WEATHERSHIELD LOW SHEEN PAINT   |
| PCT02                  | RENDERED & PAINTED BLOCKWORK<br>EXPRESSED JOINTS | 300MM EXPRESSED JOINTS<br>DULUX LEXICON WHITE HALF SW622<br>EXTERIOR WEATHERSHIELD LOW SHEEN PAINT |
| PCT03                  | RENDERED & PAINTED BLOCKWORK<br>EXPRESSED JOINTS | 300MM EXPRESSED JOINTS<br>DULUX RANGI SM4F<br>EXTERIOR WEATHERSHIELD LOW SHEEN PAINT               |
| PCT04                  | RENDERED & PAINTED BLOCKWORK<br>EXPRESSED JOINTS | DULUX FLOODED GUM SW443<br>EXTERIOR WEATHERSHIELD LOW SHEEN PAINT                                  |
| PCT05                  | RENDERED & PAINTED BLOCKWORK<br>EXPRESSED JOINTS | DULUX LEXICON WHITE HALF SW622<br>EXTERIOR WEATHERSHIELD LOW SHEEN PAINT                           |
| PCT06                  | RENDERED & PAINTED BLOCKWORK<br>EXPRESSED JOINTS | DULUX MONUMENT C29<br>EXTERIOR WEATHERSHIELD LOW SHEEN PAINT                                       |
| MO01                   | STANDING SEAM METAL CLADDING                     | COLORBOND MONUMENT MATTE FINISH                                                                    |
| PCT06                  | EXTERNAL ALUMINIUM CLADDING                      | POWDERCOATED ALUMINIUM - TIMBER LOOK<br>CLADDING JARRAH WOOD FINISH                                |
| PCT07                  | EXTERNAL ALUMINIUM CLADDING                      | POWDERCOATED ALUMINIUM - TIMBER LOOK<br>CLADDING BLUE GUM FINISH                                   |

| EXTERNAL POWDERCOAT FINISHES |                                    |                                                             |
|------------------------------|------------------------------------|-------------------------------------------------------------|
| PCT01                        | SCREEN / FENCE TYPE 01             | ALUMINIUM POWDERCOAT<br>COLORMATCH TO PCT01 - BLUE GUM      |
| PCT02                        | SCREEN / FENCE TYPE 02             | ALUMINIUM POWDERCOAT<br>COLORBOND MONUMENT MATTE FINISH     |
| PCT03                        | METAL FASCIA, PORTAL FRAME CAPPING | METAL POWDERCOAT FINISH<br>COLORBOND WINGSPRAY MATTE FINISH |
| PCT04                        | FASCIA, GUTTERS                    | METAL POWDERCOAT FINISH<br>COLORBOND SOUTHERLY MATTE FINISH |
| PCT05                        | MAIN ENTRY PERGOLA                 | METAL POWDERCOAT FINISH<br>COLORBOND DOVER WHITE            |
| ROOF SHEETING                |                                    |                                                             |
| MR001                        | CORRUGATED METAL ROOF SHEETING     | SPANDEK PROFILE<br>COLORBOND STEEL - SOUTHERLY              |
| MR002                        | CORRUGATED METAL ROOF SHEETING     | SPANDEK PROFILE<br>COLORBOND STEEL - WINGSPRAY              |

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| E          | 22.11.24 | DA ISSUE         | FI      |

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project **AURA AFFORDABLE HOUSING BLUECHP**

location **CORNER BANYA AVE, NIRIMBA**

site **BUILDING ELEVATIONS 01**

|        |           |                    |         |
|--------|-----------|--------------------|---------|
| scale  | 1 : 250   | drawn              | LS      |
| date   | 11.10.24  | checked            | FI      |
| job no | 2307-1425 | desig no / cadfile | DA_2100 |
|        |           | rev                | E       |



1 SOUTH ELEVATION

SCALE 1 : 250



2 WEST ELEVATION  
WEST

SCALE 1 : 250



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| rev        | date     | description      | checked |
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client **BLUE CHP LIMITED**  
project **AURA AFFORDABLE HOUSING BLUECHP**

location **CORNER BANYA AVE, NIRIMBA**

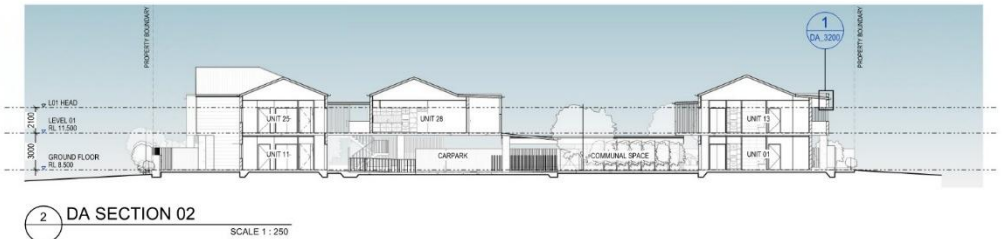
site **BUILDING ELEVATIONS 02**

|        |           |                    |         |
|--------|-----------|--------------------|---------|
| scale  | 1 : 250   | drawn              | LS      |
| date   | 11.10.24  | checked            | FI      |
| job no | 2307-1425 | desig no / cadfile | DA_2101 |
|        |           | rev                | F       |



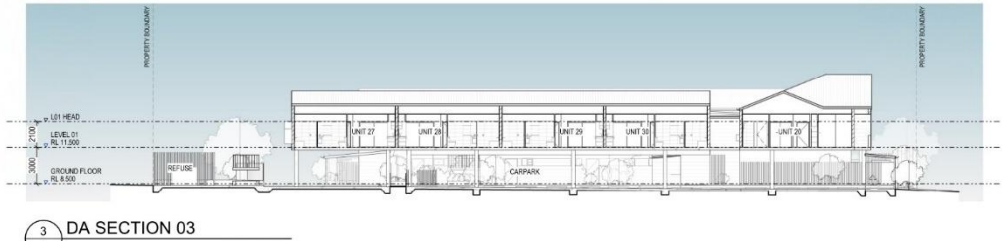
1 DA SECTION 01

SCALE 1:250



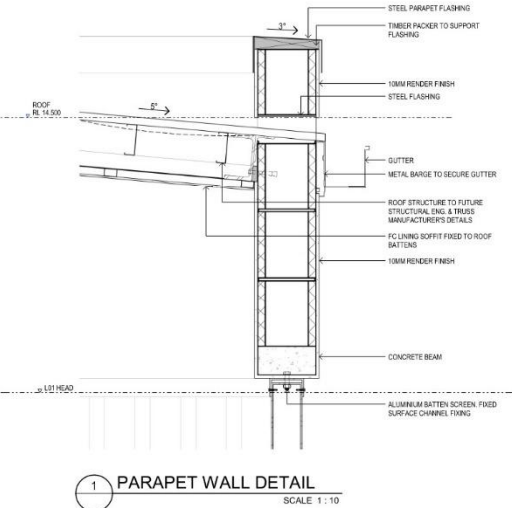
2 DA SECTION 02

SCALE 1:250



3 DA SECTION 03

SCALE 1:250



1 PARAPET WALL DETAIL

SCALE 1:10

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AMENDMENTS

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|-----|----------|------------------|---------|
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| B   | 01.10.24 | REVISED DA ISSUE | FI      |
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NOTES:  
SLAB AND FOOTING DETAILS TO STRUCTURAL ENGINEER'S DRAWINGS

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project **AURA AFFORDABLE HOUSING BLUECHP**

location **CORNER BANYA AVE, NIRIMBA**

site **BUILDING SECTIONS**

scale 1:250 drawn LS

date 11.10.24 checked FI

job no 2307-1425 design/cad/rev DA\_3100 D

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AMENDMENTS

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|-----|----------|--------------|---------|
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| B   | 22.11.24 | DA ISSUE     | FI      |

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project **AURA AFFORDABLE HOUSING BLUECHP**

location **CORNER BANYA AVE, NIRIMBA**

site **CONSTRUCTION DETAIL**

scale 1:10 drawn LS

date 11.10.24 checked FI

job no 2307-1425 design/cad/rev DA\_3200 B

ABBREVIATIONS

BRC

CPT

HP

LDV

LN

LT

NBN

PAN

REF

SB

SH

SK

TL1

TL2

VB

WCV

WC

BROOM CUPBOARD

CARPET

HOT PLATE - INDUCTION

LAUNDRY

LAUNDRY TUB

NBN RECESSED INTO STUD

PANTRY

REFRIGERATOR

BATHUB

SHOWER

KITCHEN SINK

TILE TYPE 1 - 600 x 600

TILE TYPE 2 - 600 x 300

VANITY BASIN

WALL OVEN

WATER CLOSET

LEGEND

1800 WIDE CLEARANCE

1200 WIDE CLEARANCE

1000 WIDE CLEARANCE

800 WIDE CLEARANCE

UNIT TYPE 1 BED - INTERNAL AREA

UNIT TYPE 1 BED - EXTERNAL AREA

UNIT TYPE 2 BED - INTERNAL AREA

UNIT TYPE 2 BED - EXTERNAL AREA



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AMENDMENTS

rev

date

description

checked

A

11.07.24

DA ISSUE

FI

B

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FI

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15.10.24

DA AMENDMENT

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client

BLUE CHP LIMITED

project

AURA AFFORDABLE HOUSING BLUECHP

location

CORNER BANYA AVE, NIRIMBA

site

UNIT PLANS 01

scale

As indicated

drawn

LS

date

11.10.24

checked

FI

job no

2307-1425

desig no / cadfile

rev

DA\_5000

D

ABBREVIATIONS

BRC

CPT

HP

LDV

LN

LT

NBN

PAN

REF

SB

SH

SK

TL1

TL2

VB

WCV

WC

BROOM CUPBOARD

CARPET

HOT PLATE - INDUCTION

LAUNDRY

LAUNDRY TUB

NBN RECESSED INTO STUD

PANTRY

REFRIGERATOR

BATHUB

SHOWER

KITCHEN SINK

TILE TYPE 1 - 600 x 600

TILE TYPE 2 - 600 x 300

VANITY BASIN

WALL OVEN

WATER CLOSET

LEGEND

1800 WIDE CLEARANCE

1200 WIDE CLEARANCE

1000 WIDE CLEARANCE

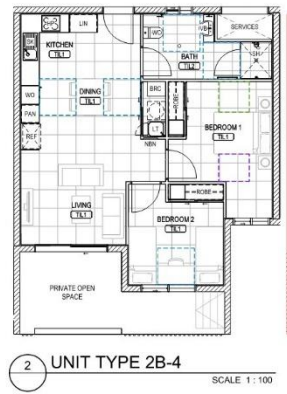
800 WIDE CLEARANCE

UNIT TYPE 1 BED - INTERNAL AREA

UNIT TYPE 1 BED - EXTERNAL AREA

UNIT TYPE 2 BED - INTERNAL AREA

UNIT TYPE 2 BED - EXTERNAL AREA



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AMENDMENTS

rev

date

description

checked

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DA AMENDMENT

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client

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project

AURA AFFORDABLE HOUSING BLUECHP

location

CORNER BANYA AVE, NIRIMBA

site

UNIT PLANS 02

scale

As indicated

drawn

LS

date

11.10.24

checked

FI

job no

2307-1425

desig no / cadfile

rev

DA\_5001

C





1 PERSPECTIVE  
CNR PARK AVE & AURA BVD SCALE



2 PERSPECTIVE  
PARK AVE SCALE

|                                                                                                                                                     |          |                  |         |
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| NOTES                                                                                                                                               |          |                  |         |
| 1. Confirm all dimensions and levels on site before commencing work.                                                                                |          |                  |         |
| 2. Elected dimensions and level prescriptions are noted dimensions.                                                                                 |          |                  |         |
| 3. Dimensions relate to structure only and do not include kerbs or landscaping unless noted otherwise.                                              |          |                  |         |
| 4. All work, materials and construction to comply with the Queensland Building Act 1975 and the National Construction Code of Australia.            |          |                  |         |
| AMENDMENTS                                                                                                                                          |          |                  |         |
| rev                                                                                                                                                 | date     | description      | checked |
| A                                                                                                                                                   | 11.07.24 | DA ISSUE         | FI      |
| B                                                                                                                                                   | 18.07.24 | DA ISSUE         | FI      |
| C                                                                                                                                                   | 01.10.24 | REVISED DA ISSUE | FI      |
| D                                                                                                                                                   | 15.10.24 | DA AMENDMENT     | FI      |
| E                                                                                                                                                   | 22.11.24 | DA ISSUE         | FI      |
|                                                                                                                                                     |          |                  |         |
|                                                                                                                                                     |          |                  |         |

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client BLUE CHP LIMITED

project AURA AFFORDABLE HOUSING BLUECHP

location CORNER BANYA AVE, NIRIMBA

title PERSPECTIVES 01

|        |           |                    |     |
|--------|-----------|--------------------|-----|
| scale  | 11.10.24  | drawn              | LS  |
| date   |           | checked            | FI  |
| job no | 2307-1425 | desig no / cadfile | rev |
|        |           | DA_8000            | E   |



1 PERSPECTIVE  
AURA BVD SCALE



2 PERSPECTIVE  
AURA BVD SCALE

|                                                                                                                                                     |          |                  |         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------|---------|
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| NOTES                                                                                                                                               |          |                  |         |
| 1. Confirm all dimensions and levels on site before commencing work.                                                                                |          |                  |         |
| 2. Elected dimensions and level prescriptions are noted dimensions.                                                                                 |          |                  |         |
| 3. Dimensions relate to structure only and do not include kerbs or landscaping unless noted otherwise.                                              |          |                  |         |
| 4. All work, materials and construction to comply with the Queensland Building Act 1975 and the National Construction Code of Australia.            |          |                  |         |
| AMENDMENTS                                                                                                                                          |          |                  |         |
| rev                                                                                                                                                 | date     | description      | checked |
| A                                                                                                                                                   | 11.07.24 | DA ISSUE         | FI      |
| B                                                                                                                                                   | 18.07.24 | DA ISSUE         | FI      |
| C                                                                                                                                                   | 01.10.24 | REVISED DA ISSUE | FI      |
| D                                                                                                                                                   | 15.10.24 | DA AMENDMENT     | FI      |
| E                                                                                                                                                   | 22.11.24 | DA ISSUE         | FI      |
|                                                                                                                                                     |          |                  |         |
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client BLUE CHP LIMITED

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location CORNER BANYA AVE, NIRIMBA

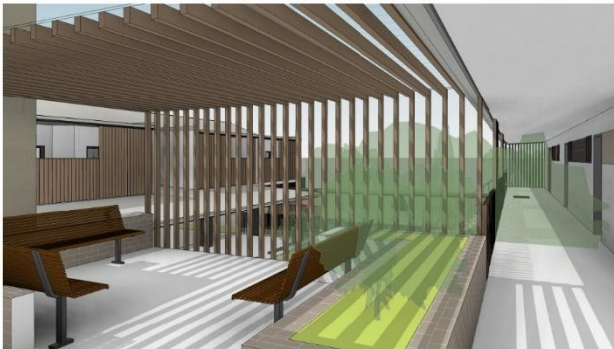
title PERSPECTIVES 02

|        |           |                    |     |
|--------|-----------|--------------------|-----|
| scale  | 11.10.24  | drawn              | LS  |
| date   |           | checked            | FI  |
| job no | 2307-1425 | desig no / cadfile | rev |
|        |           | DA_8001            | E   |





1 PERSPECTIVE  
COMMUNAL SPACE - CENTRAL SCALE



2 PERSPECTIVE  
COMMUNAL SPACE - LVL 1 SCALE



3 PERSPECTIVE  
AURA BVD SCALE

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**NOTES**

1. Confirm all dimensions and levels on site before commencing work.
2. All dimensions and levels are approximate and not to be used for construction.
3. Dimensions made to structure only and do not include kerbs or landscaping unless noted otherwise.
4. All work, materials and construction to comply with the Queensland Building Act 1975 and the National Construction Code of Australia.

| AMENDMENTS |          |                  |         |
|------------|----------|------------------|---------|
| no.        | date     | description      | checked |
| A          | 11.07.24 | DA ISSUE         | FI      |
| B          | 18.07.24 | DA ISSUE         | FI      |
| C          | 01.10.24 | REVISED DA ISSUE | FI      |
| D          | 15.10.24 | DA AMENDMENT     | FI      |
| E          | 22.11.24 | DA ISSUE         | FI      |
|            |          |                  |         |
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client **BLUE CHP LIMITED**  
project **AURA AFFORDABLE HOUSING BLUECHP**  
location **CORNER BANYA AVE, NIRIMBA**  
site **PERSPECTIVES 03**

|                  |                    |     |
|------------------|--------------------|-----|
| scale            | drawn              | LS  |
| date 11.10.24    | checked            | FI  |
| job no 2307-1425 | designed / drafted | rev |
|                  | DA_8002            | E   |