

TOWN PLANNING DRAWINGS

Proposed Residences - 'Bella Baia'

57 Banana Street, Redland Bay, QLD 4165

KEY PROPOSAL STATISTICS - MULTIPLE DWELLING

Site Area	834.52	m ²	
Frontage:	20.74m + 40.237m + 20.74m		
Number of Storeys:	8		
Maximum Building Height :	29.4m Above NGL		
No. of Dwellings :	17		
Site Cover	600.53 m ²	75%	
Communal Open Space	655.52m ²	39%	
Landscaping (Including Deep Planting)	239.25 m ²	28.6%	
Total Deep Planting	64.00 m ²	7.7%	

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

CHANGE LIST	
ID	NAME
CH-19	Floor Material Changes
CH-20	Glazing Material Changes
CH-21	Removed Brick Facings to Render
CH-22	Finishes Material Changes
CH-23	Screens Removed
CH-24	Updated Development Signage
CH-25	Timber Soffit Replaced with Paint
CH-26	Facade Changes



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025WNC3201

Date: 24 December 2025

ChID	Change Name
CH-26	Facade Changes

PRELIMINARY MINOR CHANGE

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ADAPTABLE UNIT

DEEP PLANTING AREA

26/09/25 A Preliminary Minor Change RH
Date Issue Details Checked

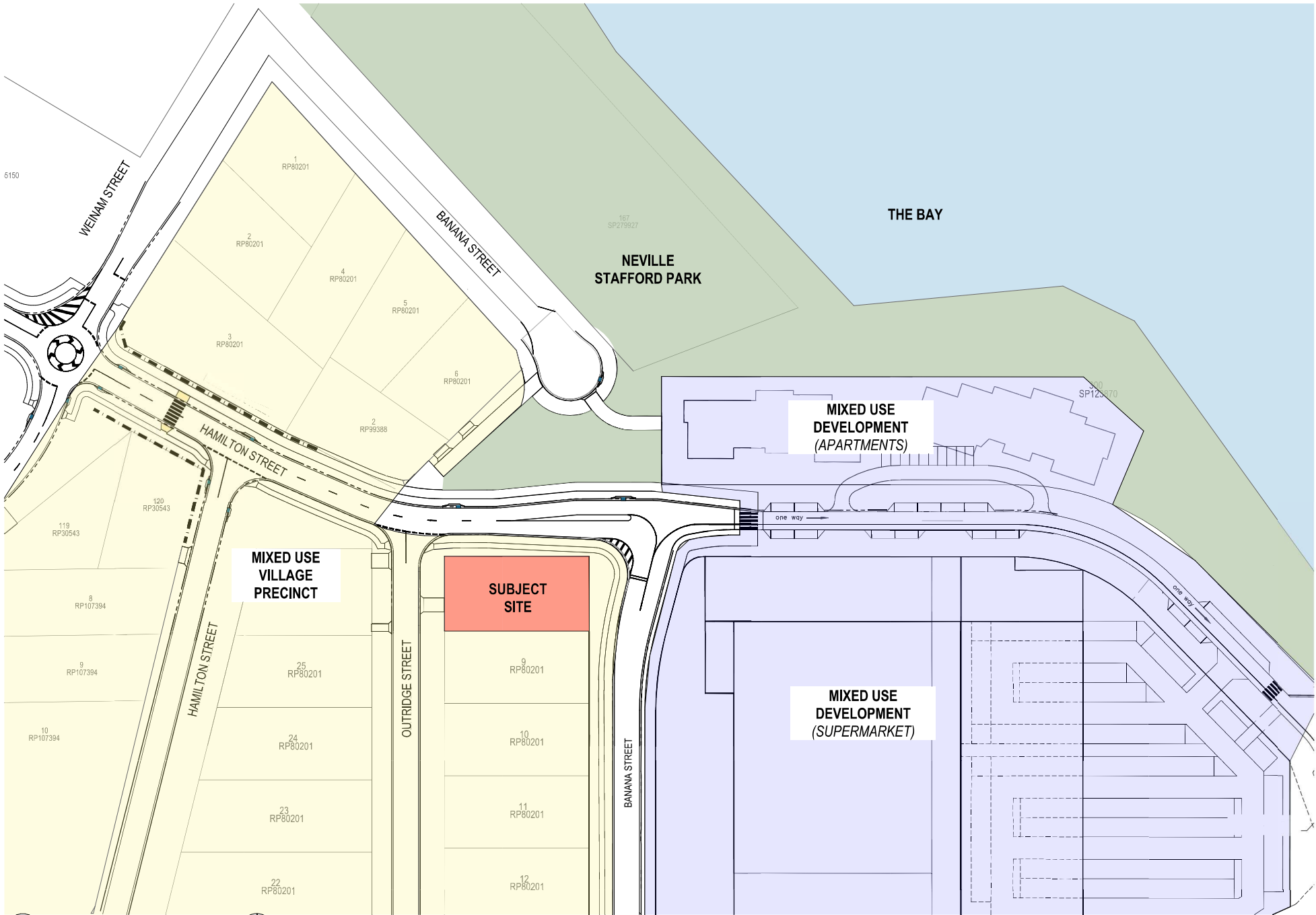
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Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
Coversheet

Scale @ A3 Drawn: Checked:
1:1.40, 1:1 KC RH
Project Number Drawing Number Issue
H5059BAN TP101 A



Context Plan
1:1000

CHID	Change Name

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ADAPTABLE UNIT

DEEP PLANTING AREA

26/09/25 A Preliminary Minor Change RH
Date Issue Details Checked


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Drawing Title
Context Plan

Scale @ A3 Drawn: Checked:
1:1000 KC RH
Project Number Drawing Number Issue
H5059BAN TP102 A

HAMILTON STREET

OUTRIDGE STREET

BANANA STREET

VEHICULAR ENTRY

Site Plan
1:200

EXISTING ONE STORY

ENTRY

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- ADAPTABLE UNIT
- DEEP PLANTING AREA

26/09/25 A Preliminary Minor Change RH
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Project
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Drawing Title
Site Plan

Scale @ A3 Drawn: Checked:
1:200 KC RH
Project Number Drawing Number Issue
H5059BAN TP104 A

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PLANS AND DOCUMENTS
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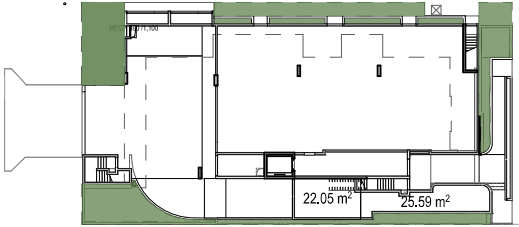
Approval no: DEV2025WNC3201
Date: 24 December 2025



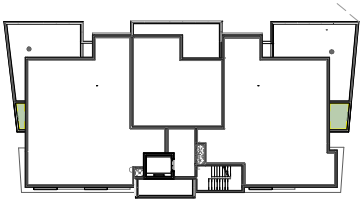
SITE AREA: 8 3 4 . 5 2 m²
TOTAL LANDSCAPED AREA 2 3 9 . 2 5 m²
TOTAL LANDSCAPED AREA PERCENTAGE OF SITE AREA: 28.6%

AMENDED IN RED

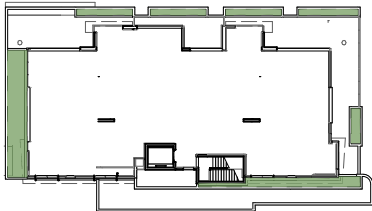
By: Jocelyn Bowyer
Date: 16/12/2025



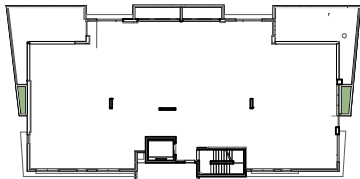
Ground Floor Plan
AREA : 1 4 1 . 8 9 m²



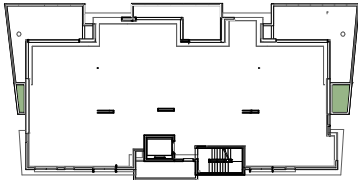
6. Level 5 Floor Plan
AREA : 6 . 2 2 m²



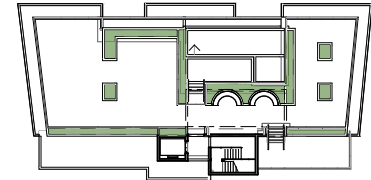
Level 2 Floor Plan
AREA : 4 6 . 0 8 m²



Level 7 Floor Plan
AREA : 4 . 3 9 m²



Level 3 Floor Plan
AREA : 6 . 2 2 m²



Roof Terrace Floor Plan
AREA : 3 4 . 4 5 m²

PRELIMINARY MINOR
CHANGE

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LANDSCAPED
AREAS

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CHID	Change Name

26/09/25 A Preliminary Minor Change RH
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Project
Apartment Development
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Drawing Title
Landscape Area Summary

Scale @ A3 Drawn: Checked:
1:500 KC RH
Project Number Drawing Number Issue
H5059BAN TP103 A

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ADAPTABLE UNIT

DEEP PLANTING AREA

26/09/25 A Preliminary Minor Change RH
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Project

Apartment Development
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Drawing Title

Basement -1 Floor Plan

Scale @ A3 Drawn: Checked:

1:200 KC RH

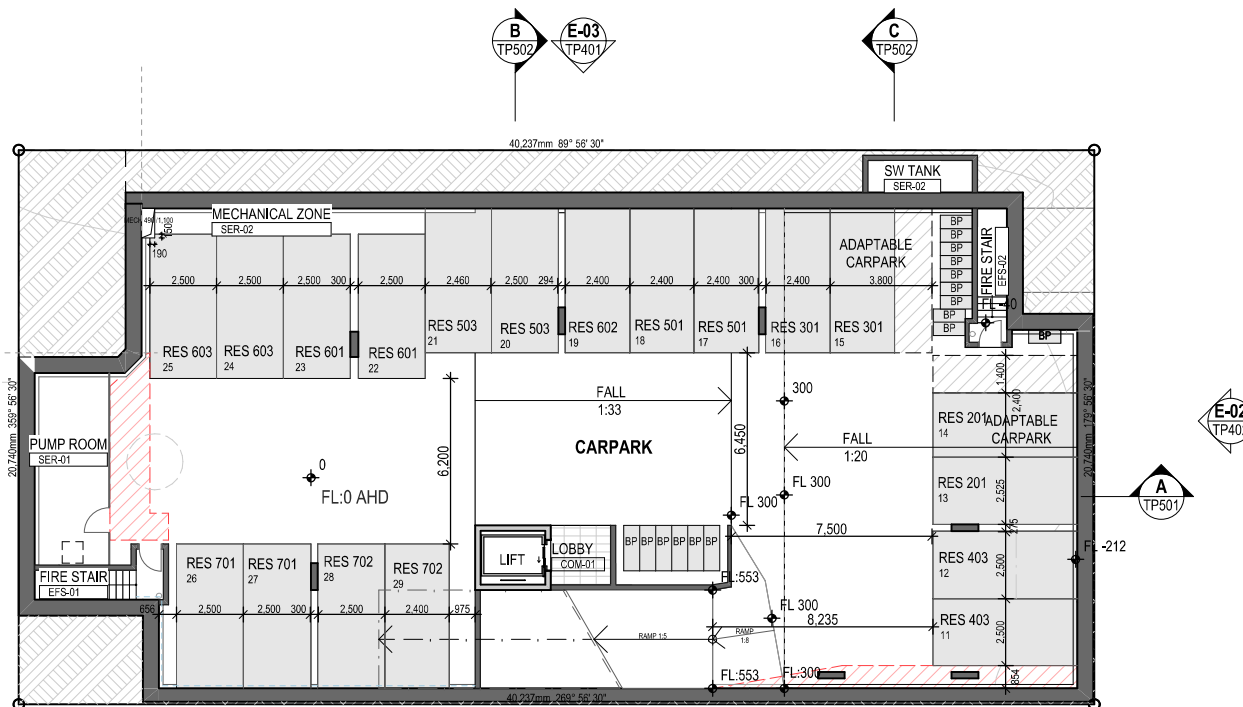
Project Number Drawing Number Issue

H5059BAN TP201 A

HAMILTON STREET

BANANA STREET

OUTRIDGE STREET



Basement -1
1:200

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- ADAPTABLE UNIT
DEEP PLANTING AREA

26/09/25 A Preliminary Minor Change RH
Date Issue Details Checked

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Project

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Drawing Title

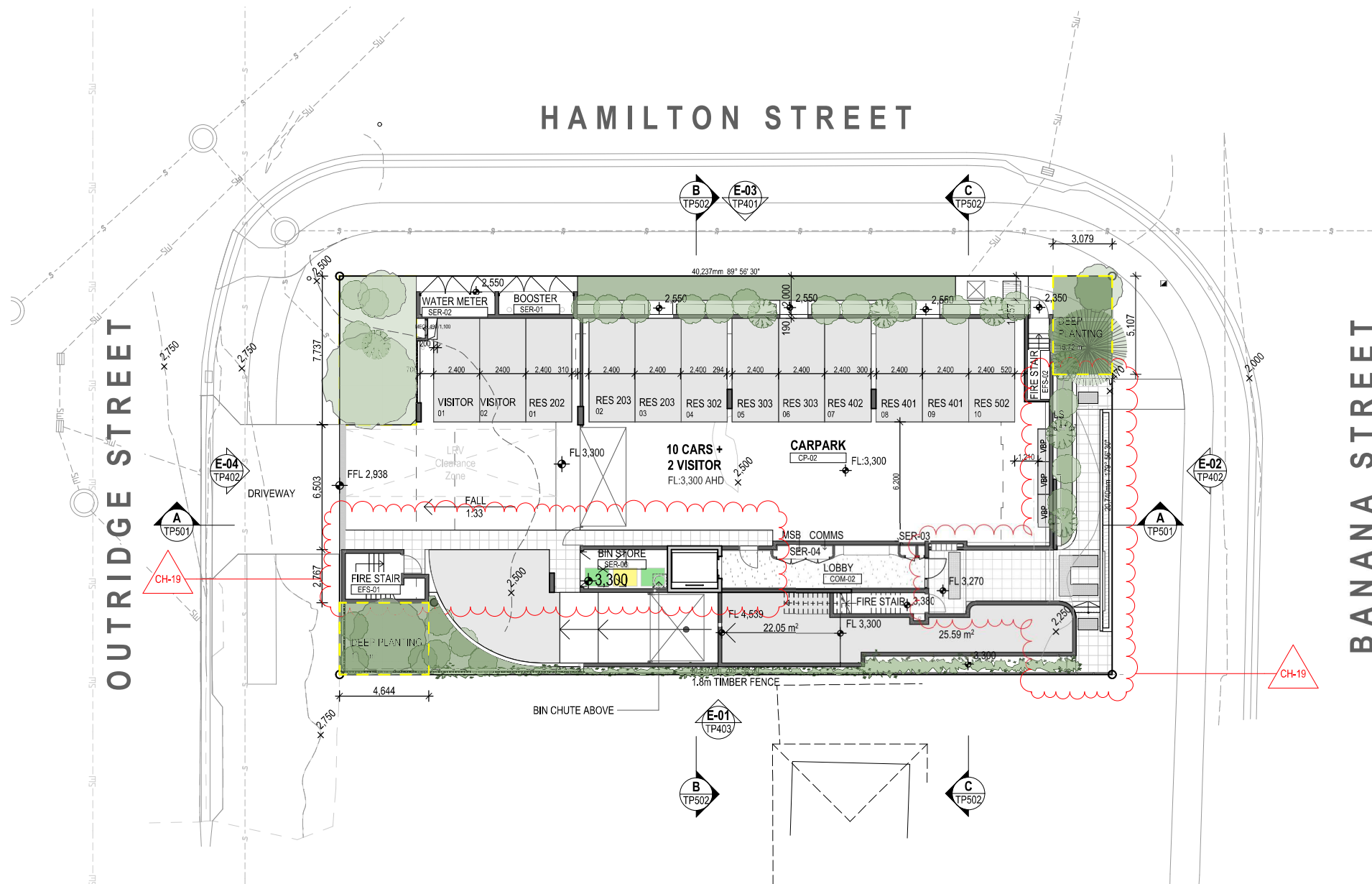
Ground Floor Plan

Scale @ A3 Drawn: Checked:
1:200 KC RH

Project Number Drawing Number Issue
H5059BAN TP202 A

HAMILTON STREET

BANANA STREET



Ground Floor Plan
1:200

CHID	Change Name
CH-19	Floor Material Changes

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DEEP PLANTING AREA

26/09/25 A Preliminary Minor Change RH
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Project

Apartment Development
57 Banana Street, Redland Bay,
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Drawing Title

Level 2 Floor Plan

Scale @ A3 Drawn: Checked:
1:200 KC RH

Project Number Drawing Number Issue
H5059BAN TP203 A



Level 2 Floor Plan
1:200

CHID	Change Name
CH-19	Floor Material Changes
CH-20	Glazing Material Changes

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Project

Apartment Development
57 Banana Street, Redland Bay,
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Drawing Title

Level 3 Floor Plan

Scale @ A3 Drawn: KC Checked: RH

Project Number Drawing Number Issue

H5059BAN TP204 A

NOTE:

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Level 3 Floor Plan
1:200

CHID	Change Name
CH-19	Floor Material Changes
CH-23	Screens Removed

PLANS AND DOCUMENTS
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ADAPTABLE UNIT

DEEP PLANTING AREA

26/09/25 A Preliminary Minor Change RH
Date Issue Details Checked

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Project

Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title

Level 4-6 Floor Plan

Scale @ A3 Drawn: Checked:
1:200 KC RH

Project Number Drawing Number Issue
H5059BAN TP205 A

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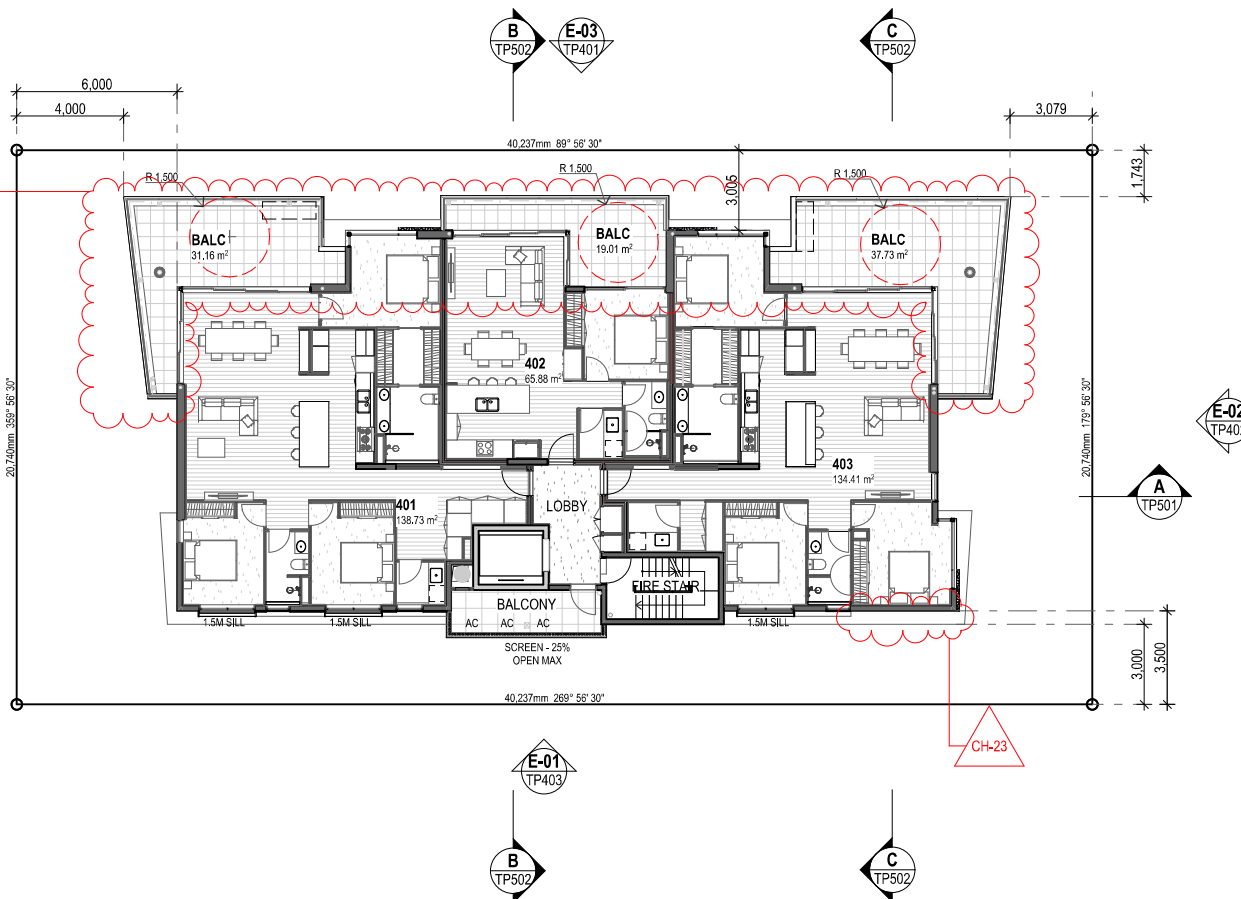
Level 4-6 Floor Plan
1:200

CHID	Change Name
CH-19	Floor Material Changes
CH-23	Screens Removed

PLANS AND DOCUMENTS
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DEEP PLANTING AREA

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Project

Apartment Development
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Drawing Title

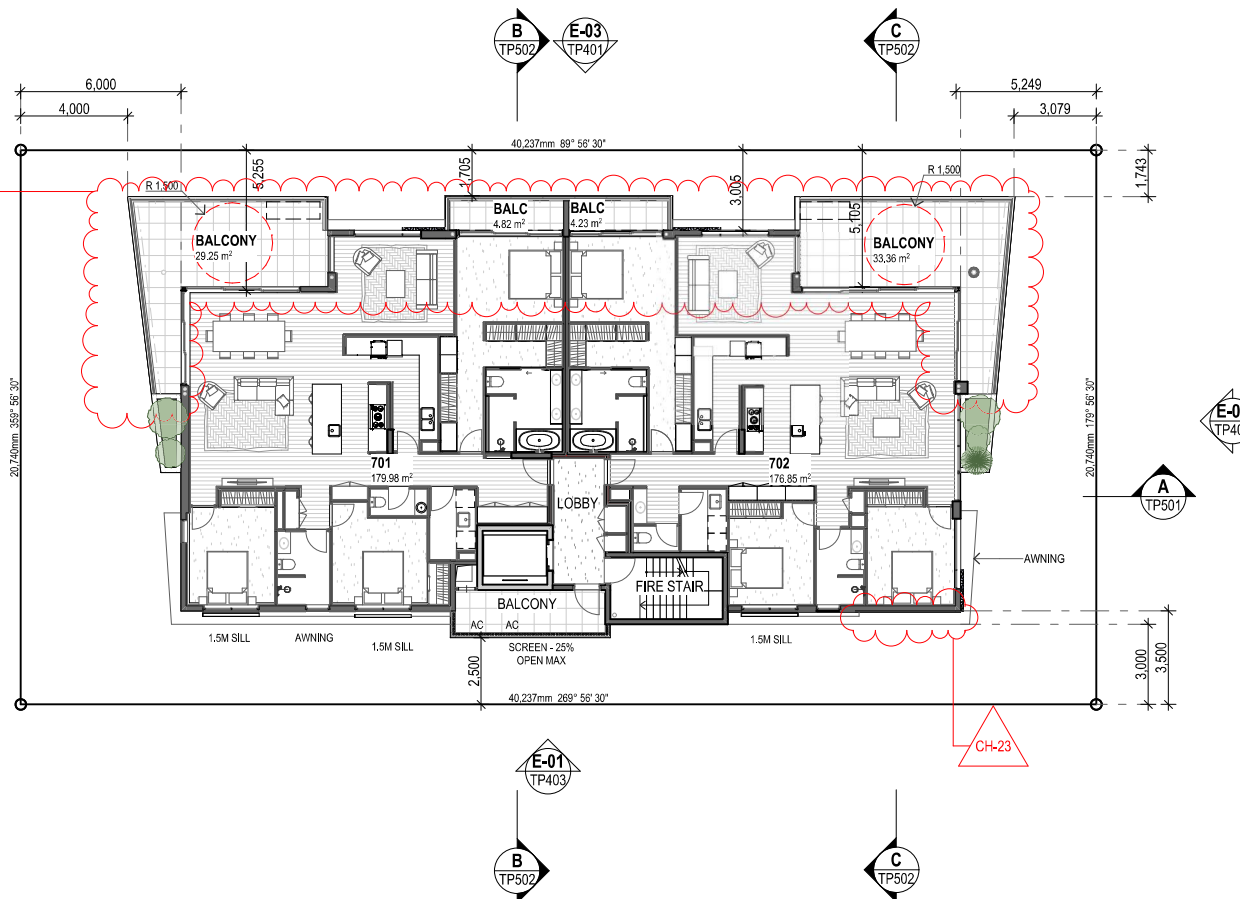
Level 7 Floor Plan

Scale @ A3 Drawn: Checked:
1:200 KC RH

Project Number Drawing Number Issue
H5059BAN TP206 A

NOTE:

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Level 7 Floor Plan
1:200

CHID	Change Name
CH-19	Floor Material Changes
CH-23	Screens Removed

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26/09/25 A Preliminary Minor Change RH
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Project

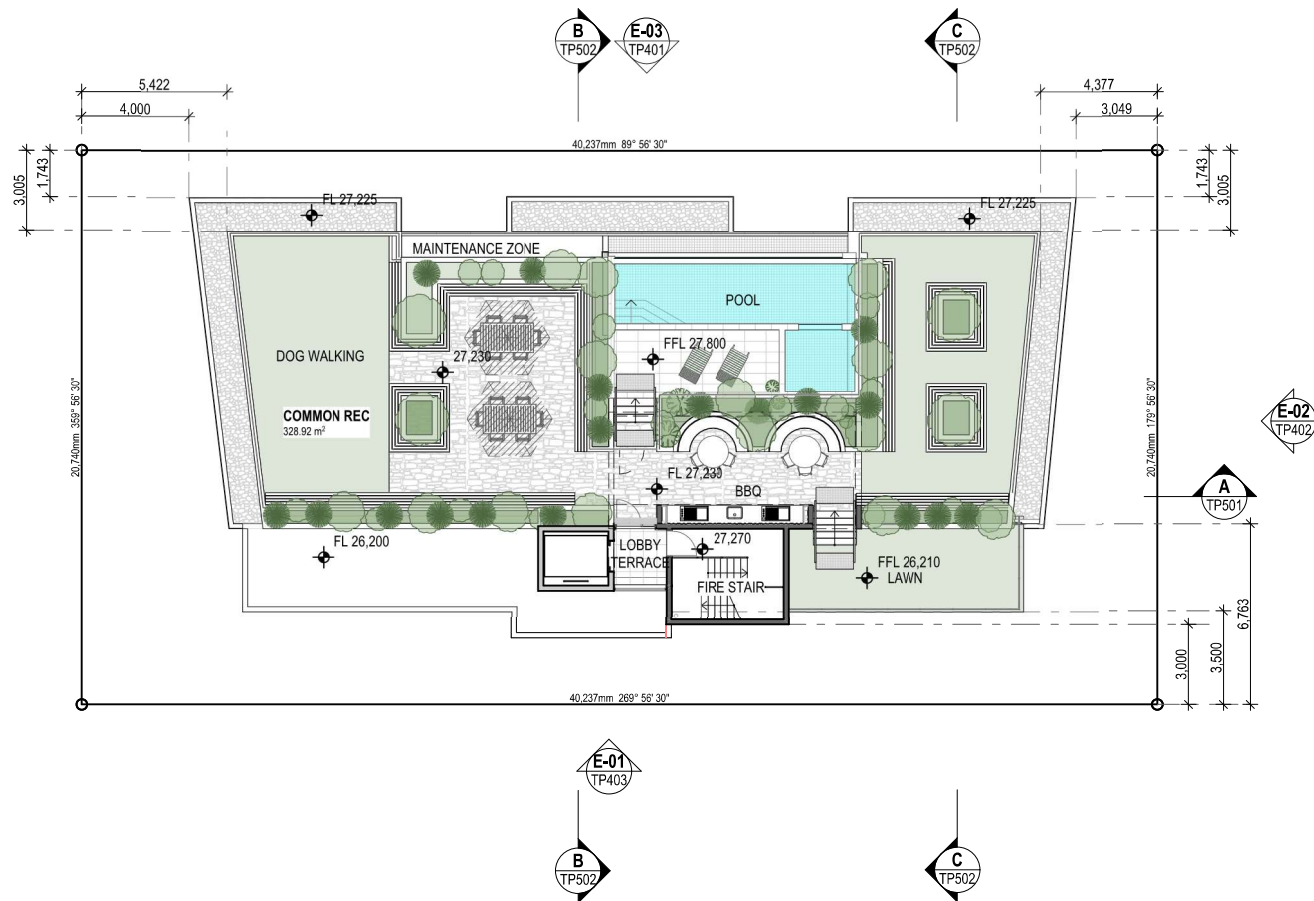
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title

Roof Terrace Plan

Scale @ A3 Drawn: Checked:
1:200 KC RH

Project Number Drawing Number Issue
H5059BAN TP207 A



Roof Terrace Floor Plan
1:200

CHID	Change Name

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Project

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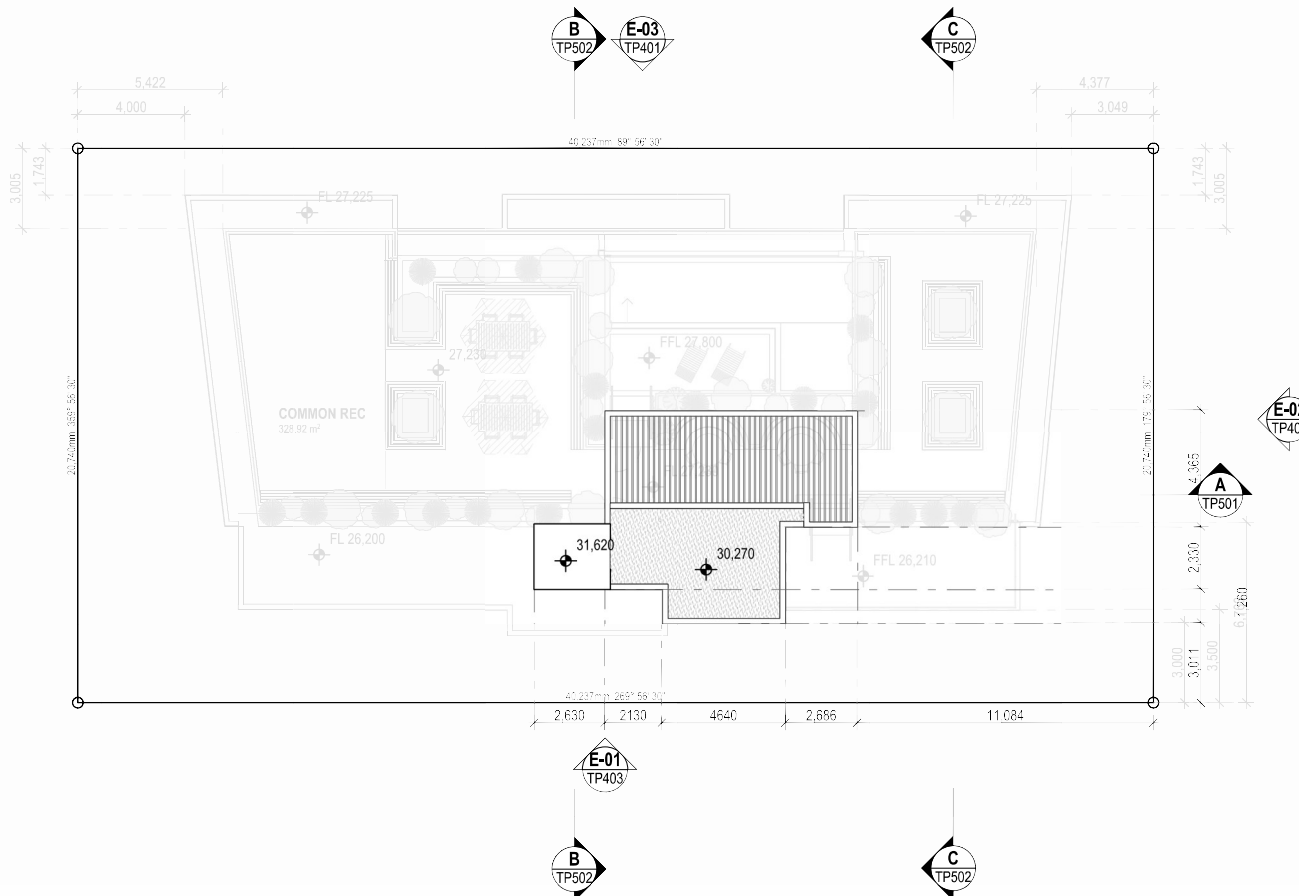
Drawing Title

Roof Plan

Scale @ A3 Drawn: KC Checked: RH

Project Number Drawing Number Issue

H5059BAN TP208 A



Roof Plan
1:200

CHID	Change Name

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North Elevation
1:200

CHID	Change Name
CH-20	Glazing Material Changes
CH-21	Removed Brick Facings to Render
CH-23	Screens Removed
CH-25	Timber Soffit Replaced with Paint

MATERIALS & COLOURS				FENESTRATION / BALUSTRADES		ARCHITECTURAL ELEMENTS		ROOF	
P-01	Painted Render Dulux 'Lexicon' or Similar	P-02	Painted Render Dulux 'Raku' or Similar	Window Glass Clear Glass Dark Bronze Aluminium powder coated frame	Sliding Doors Clear Glass Aluminium Powder Coated - Dark Bronze	AS-01 Medium Bronze Vertical screen - flat profile	AS-02 Medium Bronze Vertical screen - round profile	P-06 Soffit Painted Render - Colorbond Jasper or Similar	Fascia To Match Colorbond 'Night Sky' or Similar
P-03	Painted Render Dulux 'Domino' or Similar	P-04	Painted Render Dulux 'Electro Dark Bronze' or Similar	Balustrade Glass Tinted Glass on Spigots	Solid Balustrade	AS-03 Medium Bronze - Privacy window screen-Angled Flat profile or similar	GS-01 100 % Obscure Window Glass or Similar	FEATURE ARCHITECTURAL ELEMENTS	
P-05	(OFC) Grey Paint					VG-01 Vertical Garden - Wire Trellis System or similar	AW-01 Sun Shade Louvers Powder Coated to Match window frames	FB-01 Face brick - Stretcher bond or Similar	MS Mosaic Tiles Everglade Eco outdoor or Similar

26/09/25 A Preliminary Minor Change RH
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Drawing Title
North Elevation
Scale @ A3 Drawn: Checked:
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Project Number Drawing Number Issue
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DEEP PLANTING AREA

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Approval no: DEV2025WNC3201

Date: 24 December 2025



26/09/25 A Preliminary Minor Change RH
Date Issue Details Checked

**HAYES
ANDERSON
LYNCH**
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Project

Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title

East & West Elevation

Scale @ A3 Drawn: Checked:
1:200 KC RH

Project Number Drawing Number Issue
H5059BAN TP402 A



MATERIALS & COLOURS			
P-01	Painted Render Dulux 'Lexicon' or Similar	P-02	Painted Render Dulux 'Raku' or Similar
P-03	Painted Render Dulux 'Domino' or Similar	P-04	Painted Render Dulux 'Electro Dark Bronze' or Similar
P-05	(OFC) Grey Paint		

FENESTRATION/BALUSTRADES	
Window Glass Clear Glass Dark Bronze Aluminium powder coated frame	Sliding Doors Clear Glass Aluminium Powder Coated - Dark Bronze
Balustrade Glass Tinted Glass on Spigots	Solid Balustrade

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

ROOF	
P-06	Softie Painted Render - Colorbond Jasper or Similar
FB-01	Face brick - stretcher bond or Similar
MS	Mosaic Tiles Everglede Eco outdoor or Similar

FEATURE ARCHITECTURAL ELEMENTS

CHID	Change Name
CH-20	Glazing Material Changes
CH-21	Removed Brick Facings to Render
CH-24	Updated Development Signage
CH-25	Timber Soffit Replaced with Paint

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

PRELIMINARY MINOR
CHANGE

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All levels are approximate only and are subject to confirmation by licenced surveyor.
All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1.
Work to be carried out in a neat and appropriate manner.
Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

ADAPTABLE UNIT
DEEP PLANTING AREA

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2025WNC3201
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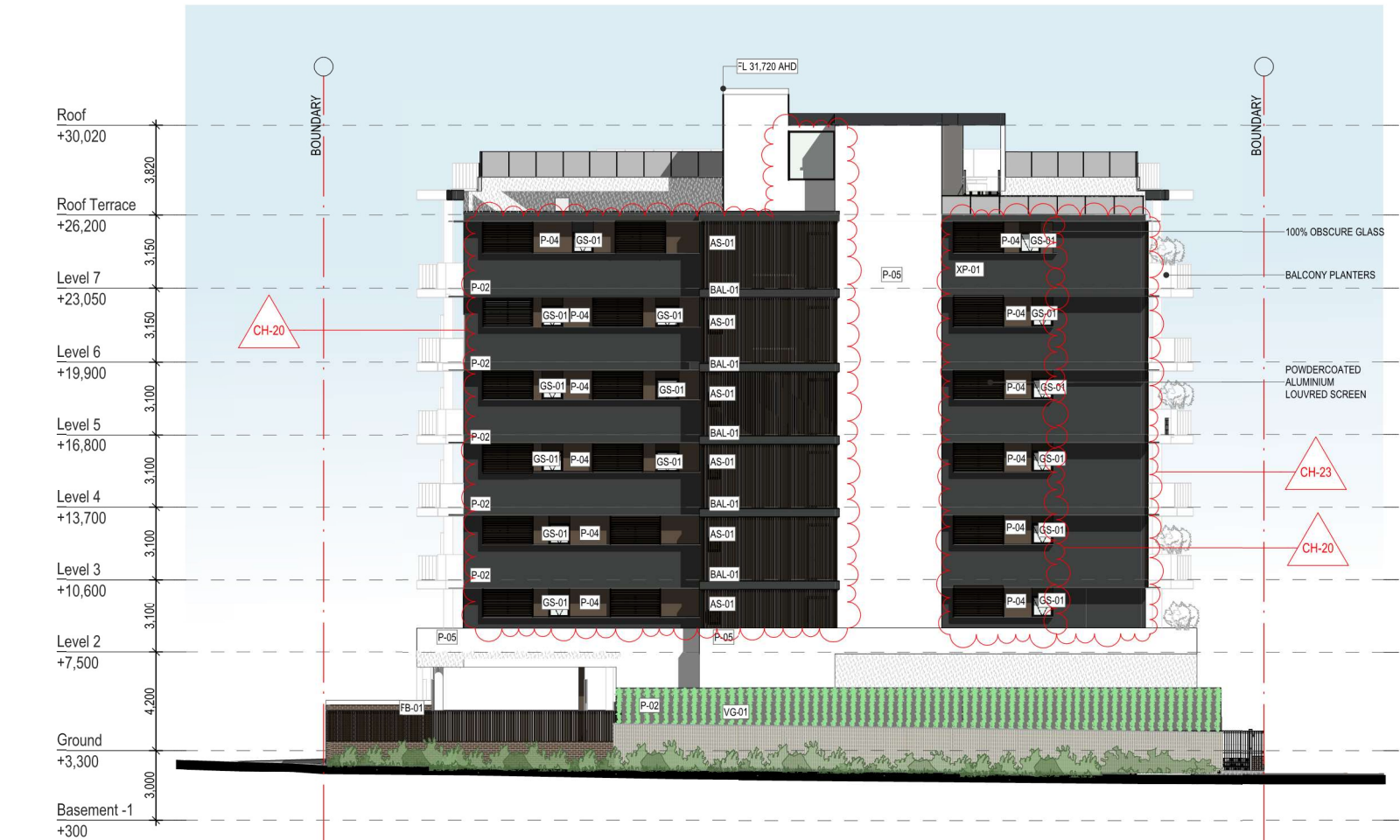
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Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
South Elevation

Scale @ A3 Drawn: Checked:
1:200 KC RH
Project Number Drawing Number Issue
H5059BAN TP403 A



E-01 South Elevation
1:200

CHID	Change Name
CH-20	Glazing Material Changes
CH-23	Screens Removed
CH-25	Timber Soffit Replaced with Paint

MATERIALS & COLOURS		FENESTRATION / BALUSTRADES		ARCHITECTURAL ELEMENTS		ROOF	
P-01. Painted Render Dulux 'Lexicon' or Similar	P-02. Painted Render Dulux 'Raku' or Similar	Window Glass Clear Glass Dark Bronze Aluminium powder coated frame	Sliding Doors Clear Glass Aluminium Powder Coated - Dark Bronze	AS-01. Medium Bronze Vertical screen - flat profile	AS-02. Medium Bronze Vertical screen - round profile	P-06. Soffits Painted Render - Colorbond Lager or Similar	Fascia To Match Colorbond 'Night Sky' or Similar
P-03. Painted Render Dulux 'Domino' or Similar	P-04. Painted Render Dulux 'Electro Dark Bronze' or Similar	Balustrade Glass Tinted Glass on Spigots	Solid Balustrade	AS-03. Medium Bronze - Privacy window screen - Angled Flat profile or similar	GS-01. 100% Obscure Window Glass or Similar	FB-01. Face brick - Stretcher bond or Similar	MS. Mosaic Tiles Everglade Eco outdoor or Similar
P-05. (OFC) Grey Paint				VG-01. Vertical Garden - Wire Trellis System or similar	AW-01. Sun Shade Louvers Powder Coated to Match window frames		

PRELIMINARY MINOR
CHANGE

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ADAPTABLE UNIT

DEEP PLANTING AREA

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Project

Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title

Sections

Scale @ A3 Drawn: Checked:

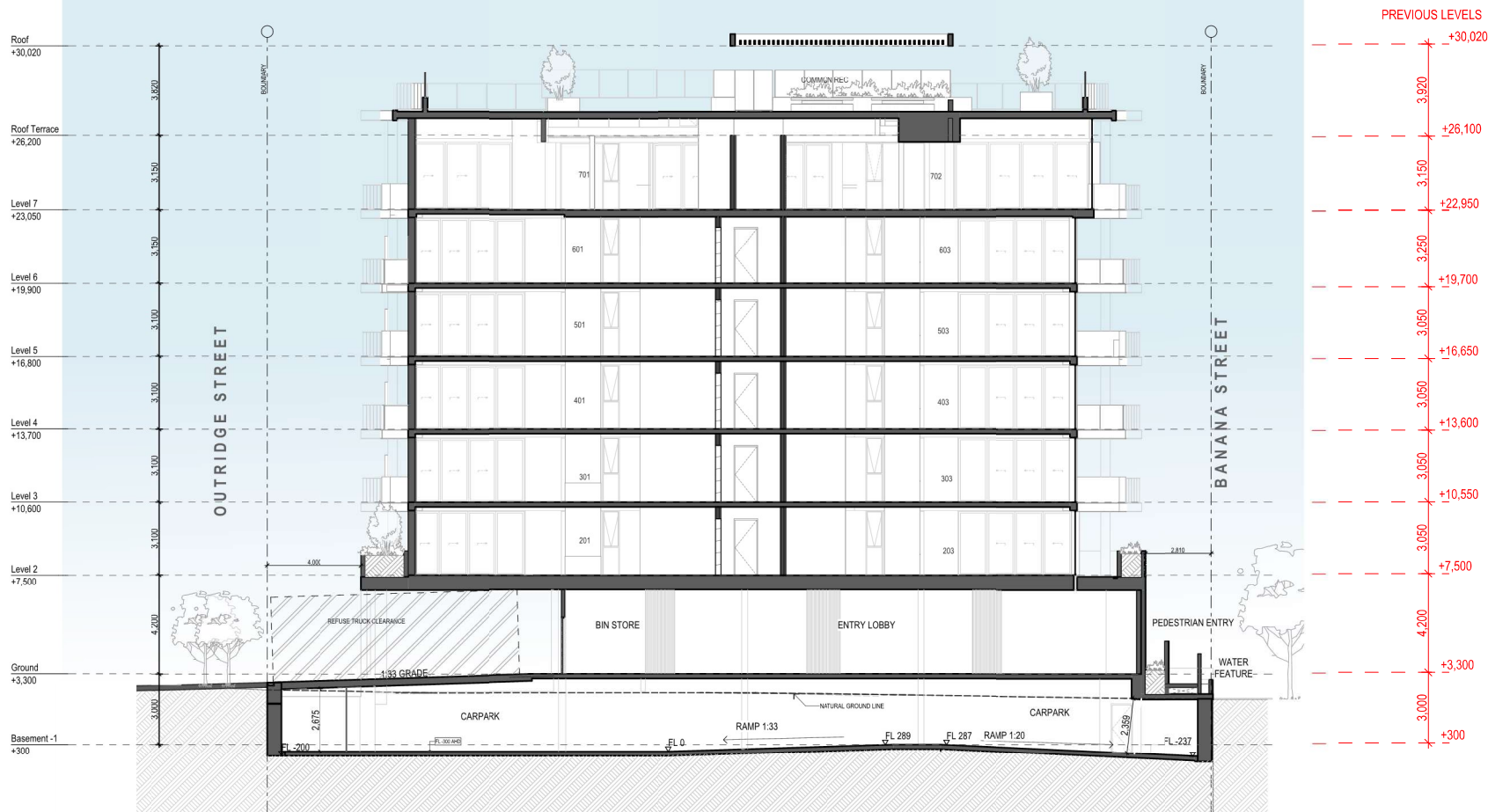
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Project Number Drawing Number Issue

H5059BAN TP501 A

NOTE:

These drawings are for BUILDING APPLICATION purposes only



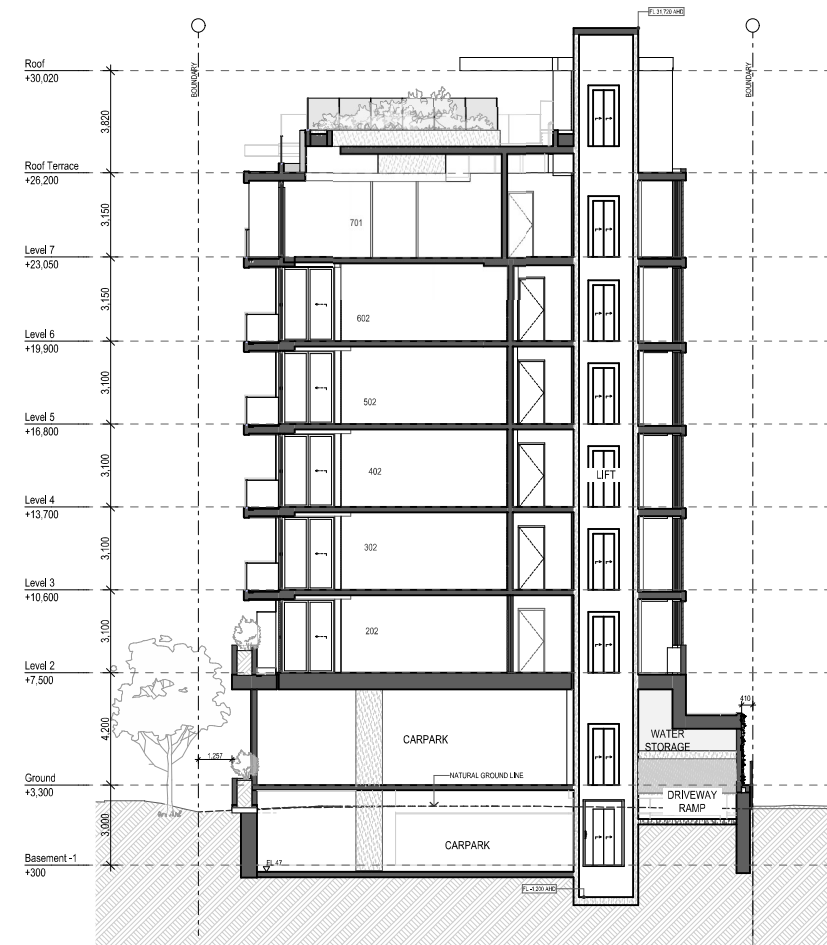
Section A
1:200

CHID	Change Name

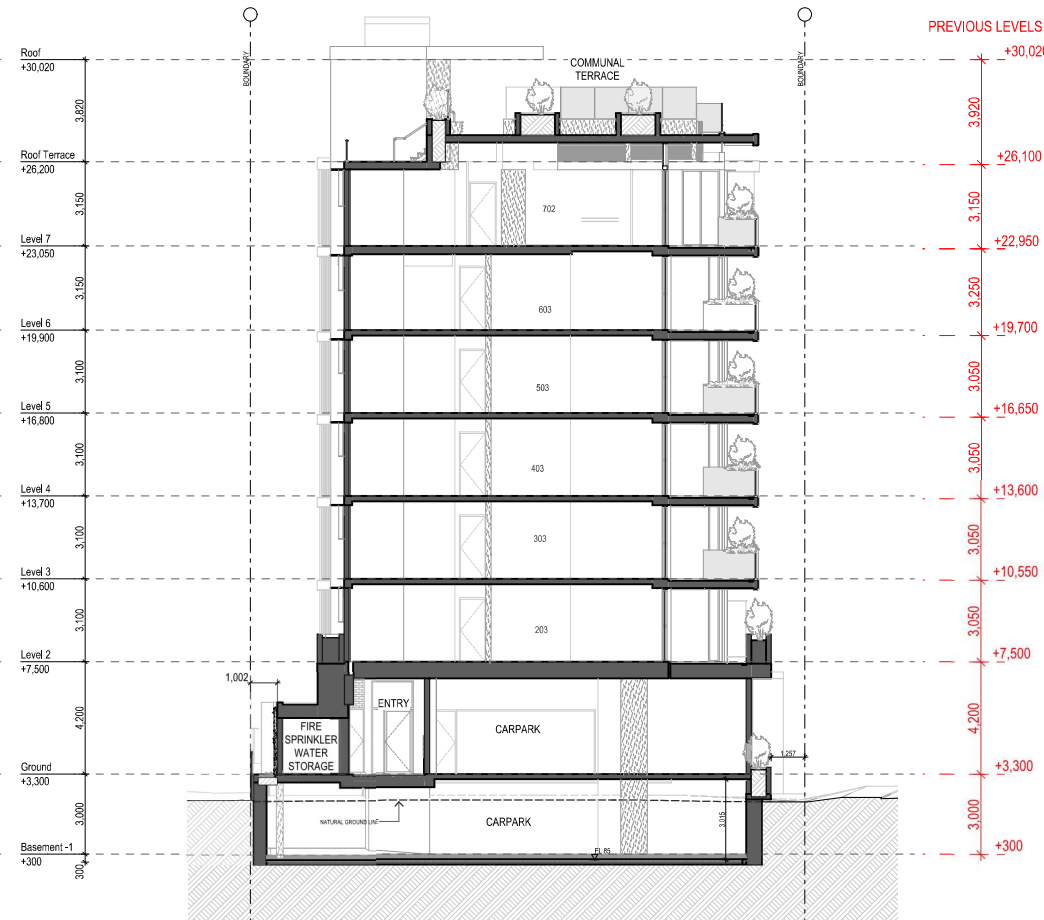
PRELIMINARY MINOR
CHANGE

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Section B
1:200



Section C
1:200

CHID	Change Name

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Queensland
Government

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

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Drawing Title
Sections

Scale @ A3 Drawn: Checked:
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Project Number Drawing Number Issue
H5059BAN TP502 A