SHEET INDEX	
PG.	DRAWING TITLE
0.00	COVER PAGE
0.01	3D INDICATIVE
0.02	3D INDICATIVE
0.03	3D INDICATIVE
0.04	3D INDICATIVE
0.05	3D INDICATIVE
0.06	3D INDICATIVE
0.07	3D INDICATIVE
1.1	SITE LOCATION
1.2	SURVEY PLAN
1.3	SITE PLAN
1.4	LANDSCAPE & RECREATION SPACE CALCULATION
1.5	REFUSE CALCULATION
2.1	GROUND FLOOR
2.2	FIRST FLOOR
2.3	SECOND FLOOR (TYPICAL)
2.4	THIRD FLOOR (TYPICAL)

SHEET INDEX	
PG.	DRAWING TITLE
2.5	FOURTH FLOOR (TYPICAL)
2.6	FIFTH FLOOR (Typical, Sub-Penthouse)
2.7	SIXTH FLOOR (Typical, Penthouse)
2.8	Roof Plan
2.9	SITE COVER
3.1	ELEVATION
3.2	ELEVATION
3.3	ELEVATION
3.4	ELEVATION
3.5	SECTION 1A
3.6	SECTIONS 2A
3.7	SECTIONS 3A

ISSUE	AMENDMENT	DATE
A1	New Design Sketch - 7 Storey	30/OCT/2023
A11-SK	Units layout sketch	07/DEC/2023
B1	Preliminary Issue	11/DEC/2023
B6	facade updated, floor plan amended	19/JAN/2024
C1	civil input, facade updated, FFL changed	22/JAN/2024
C12	Roof updated, added PWD unit	25/APR/2024
D1	Additional infos	08/MAY/2024
D7	Floor Plans amended, Roof Plans Amended	04/JUN/2024
E1	Preliminary Drawings, additional 3D Indicative	06/JUN/2024
E4	Elevation amended	16/JUN/2024
F1	Lift amended, waste chute relocated, bins room changed	19/JUN/2024
	Units amended : U05, U06 Typical, U08 Typical	
	Units amended : U23, U28 changed back to previous design	
F2	External colour scheme amended	29/JUN/2024
F3	Info request FSL lobby	08/JUL/2024
G1	Roof Changes	23/JUL/2024
G2	Roof minor change	26/JUL/2024
G3	Amended : Landscape, Bins Store, Visitor carpark	08/AUG/2024



PRELIMINARY FOR DISCUSSION - ISSUE G3 (08/AUG/2024)

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2024/1488
Date: 30/09/2024
Queensland Government

#PROPOSED DEVELOPMENT

LOT 12 #67 SHORE STREET EAST, CLEVELAND. REDLAND CITY, QLD

PROUDLY DEVELOPED BY :

TBC

SITE DETAILS

Real Property Description	:	Lot 12-13 on C14563
Address of Site	:	LOT 12 #67 SHORE STREET EAST CLEVELAND REDLAND CITY QLD
Area of Site	:	2,226 sqm (APPROX.)
Total Numbers of Proposed Unit	:	**30 Units**
Total Numbers of Proposed Carparking	:	**63 Cars (3 Visitor Spaces + 60 Residential Spaces)** **2 Motorbike Spaces**

RC+ Design
BSA License Number 1212835
Email info@rcplusdesign.com.au
Phone 0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
COVER PAGE

DESIGNER

ISSUE			
G3	08/AUG/2024	Preliminary Dwgs	VT
G2	26/JUL/2024	Preliminary Dwgs	VT
G1	23/JUL/2024	Preliminary Dwgs	VT

Refer to signed contract documents for final selections and inclusions

NORTH

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JOB NUMBER	DRAWING	REVISION
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BSA License Number 1212835
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Phone 0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
SITE LOCATION

DESIGNER

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NORTH

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JOB NUMBER

DRAWING 1.1

REVISION G3

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SURVEY LOCATION

SEE NOTE

The red dashed lines on this Plan represent an approximation of the boundary positions for this site and may not be located in its true position in relation to the Levels and Features shown here on. Additional Survey work is required to position the boundary and the Features in their correct relation to each other. Please contact Axis Surveys for additional advice before relying on the boundary position on this Plan for design purposes.

SETOUT EXTRA FEES ALERT (Designer/Builder Etc.)

This Contour and Feature Survey as prepared by Axis Surveys does not address the location of boundaries. Because of the age of the subject plan / and / or missing boundary pegs, Axis Surveys will require additional fees for extra control work to enable us to setout any proposed building work. Please contact this office for further advice.

BOUNDARY MARKS

NOTE Unless otherwise stated no boundary marks have been located, and those that have, have not been checked and may not be correct

Sewerage Note

NOTE Sewer manhole/s not located must be found on site prior to construction

Contour & Feature Survey ©

AXIS SURVEYS

Unit 5/23 Overlord Place, ACACIA RIDGE, Qld, 4110
Ph (07) 3363 8100 www.axissurveys.com.au

LOT 12 - 13 **on** C14563

#67-69 Shore Street East

Suburb Cleveland

Local Auth Redland City Council

Area As Shown

Client:

Mayer Hou c/o RC+ DESIGN

Order No:

NOTES TO BE READ BEFORE USING THIS PLAN

This Plan has limitations regarding its use for some applications. Please contact this office if there is any doubt about the suitability of this plan for the intended use. These notes form part of this plan and they must remain with the plan or any copies. The limitations of this plan are detailed in the link below, with the main ones being:-

1. This plan has been prepared for our client & should not be used by others without approval.
2. The boundaries shown have been sourced from the subject survey plan or as noted, and have not been checked, unless a boundary identification survey has been completed by Axis Surveys.
3. Distances from features to the shown boundaries should not be used or relied upon.
4. If positional accuracy is critical a boundary identification survey may be required.
5. The certificate of title has not been searched and should be checked for any encumbrances.
6. The contours may not represent the local authority's definition of "Ground Level"
7. A flood search has not been carried out. Check with local council for min. and max. construction heights.
8. Non visible services (if shown), have been plotted from the relevant authority's records or from other sources and may not be accurate. Services should be exposed before design or construction commences.
9. The position of any subsurface structures have not been investigated.
10. The north point has been taken from the survey plan and may not be suitable for all uses.

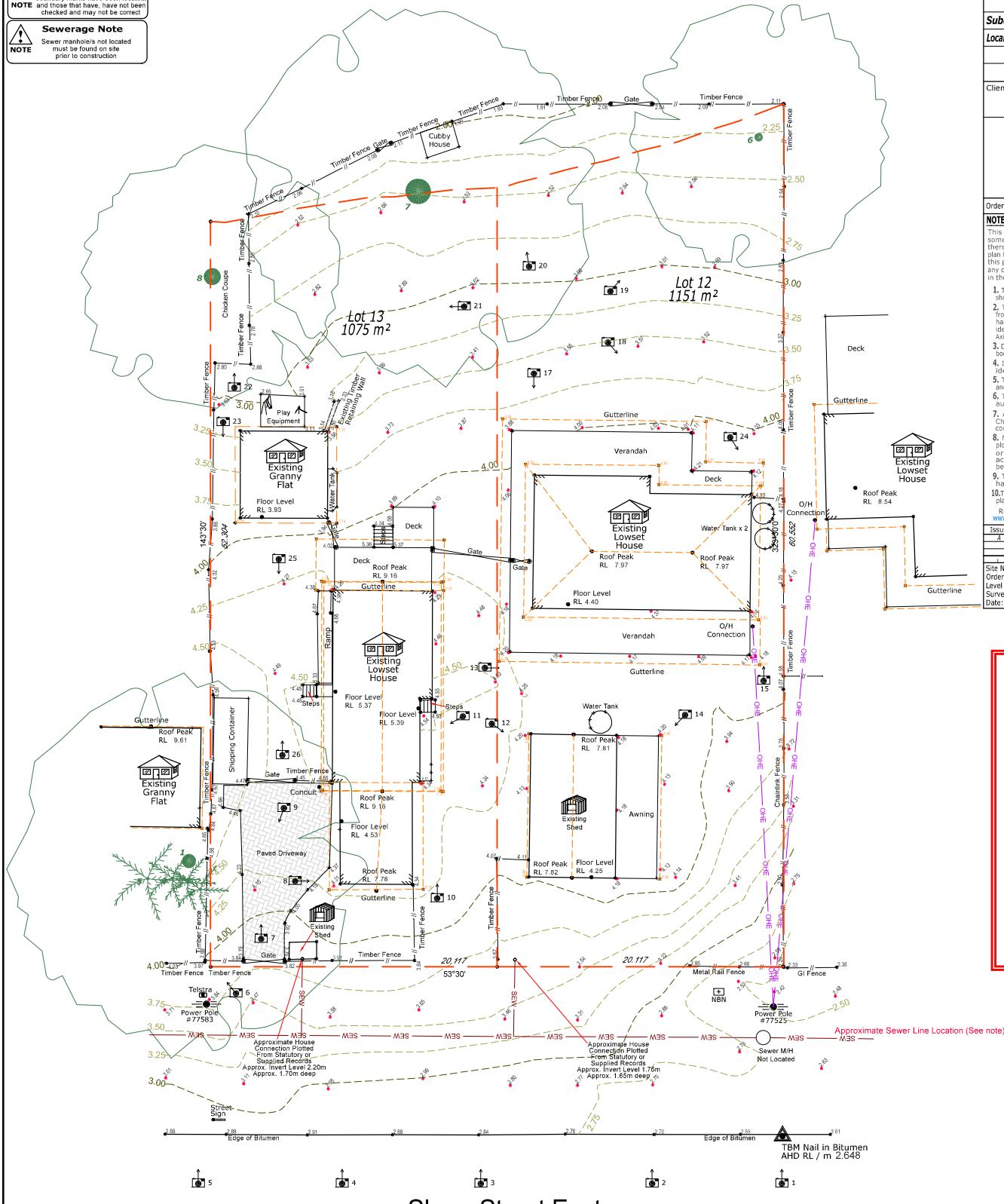
Refer to this link for more information www.axissurveys.com.au/alertsanddisclaimers/

Issue	Date	Amendment	By
A	25/03/2022	Original Issue	CCU

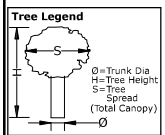
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Order No: X464541
Level Datum: AHD
Surveyed: LD
Date: 25/03/2022

Scale: 1:200

PAGE 1 OF 1



Tree Legend



TREE SCHEDULE

No.	Name	T.'Ø'	Spr.'Ø'	'H'
1	TREE	1.00 m	25.0 m	20.0 m
2	PALM	0.25 m	4.0 m	15.0 m
3	PALM	0.25 m	4.0 m	13.0 m
4	PALM	0.25 m	4.0 m	13.0 m
5	PALM	0.25 m	6.0 m	13.0 m
6	TREE	0.60 m	18.0 m	8.0 m
7	TREE	1.80 m	25.0 m	14.0 m
8	TREE	1.20 m	18.0 m	18.0 m

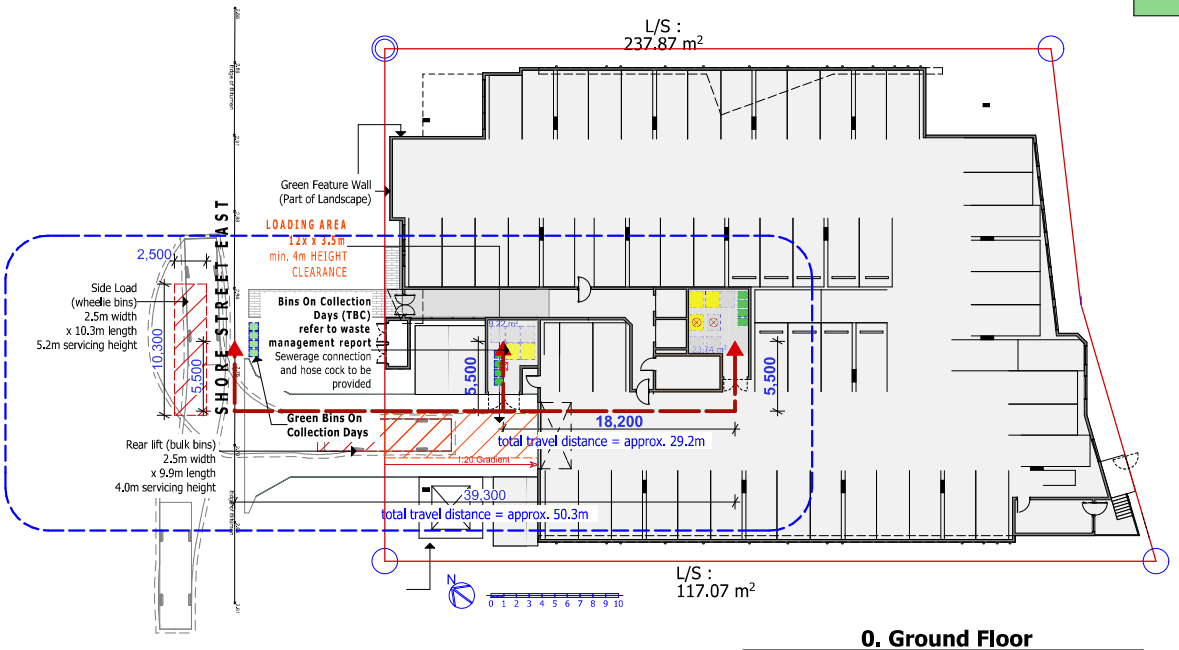
Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1488

Date: 30/09/2024

refer to waste management report for detail



SITE AREA : 2,226 sqm (as per survey)

Ground Floor	
Landscape Area	117.07
Landscape Area	237.87
	354.94 m²

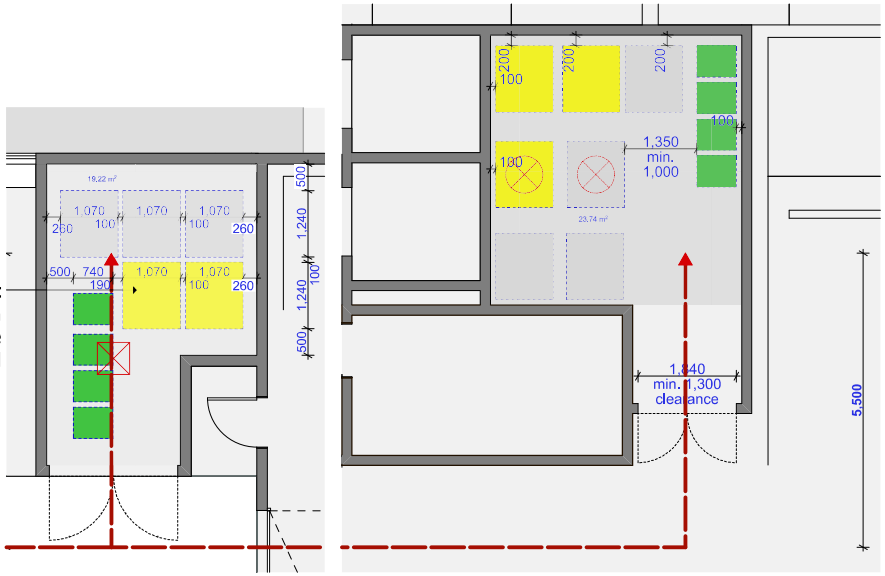
Table 4-1 Refuse Calculations

Use	(L / 100m² / day)			Units	(L / Week)		
	General Waste	Commingled Recycling	Green Waste (L / 100m² / landscaping)		General Waste	Commingled Recycling	Green Waste
3+ bedroom	100	70	240	30	3,000	2,100	828

Table 4-2 Bin Requirements

Description	Dwellings	General Waste	Commingled Recycling	Green Waste
Total	30	3,000	2,100	828
Daily Volumes (L per day)		429	300	118
Collection Frequency (per week)		1	1	Once a month or as needed
Collection Volumes (L per week)		3,000	2,100	828
Bin Size (L)		1100	1100	240
No. Bins (+bins under chute)		3^{+1}	2^{+1}	4
Bin Area		5.3m²	4m²	1.7m²
Refuse Storage Room Area		29.25m²		
Bin Servicing Room Area		13.9m²		

0. Ground Floor



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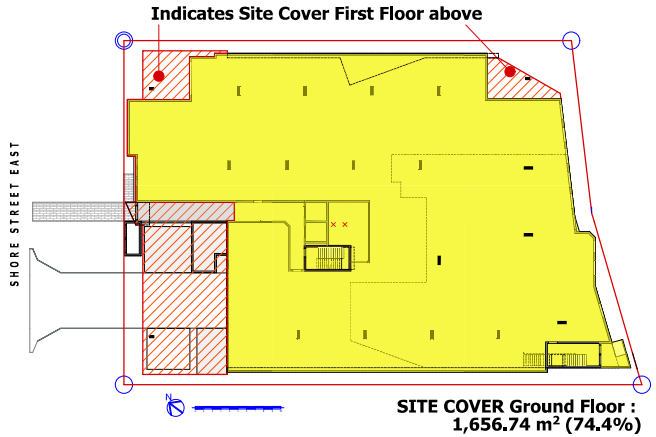
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PRELIMINARY FOR DISCUSSION - ISSUE G3 (08/AUG/2024)

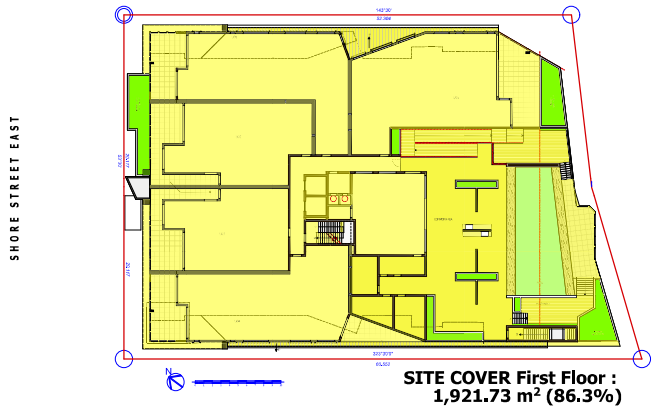
RC+ Design	BSA License Number 1212835 Email info@rcplusdesign.com.au Phone 0421197117	CLIENT TBC LOCATION LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD	DRAWING NAME REFUSE CALCULATION DESIGNER	ISSUE G3 08/AUG/2024 Preliminary Dwgs VT G2 26/JUL/2024 Preliminary Dwgs VT G1 23/JUL/2024 Preliminary Dwgs VT Refer to signed contract documents for final selections and inclusions

NORTH	SCALE	JOB NUMBER	DRAWING	REVISION
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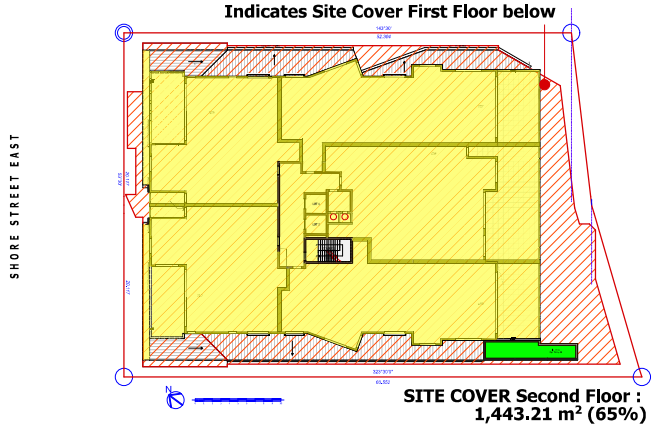
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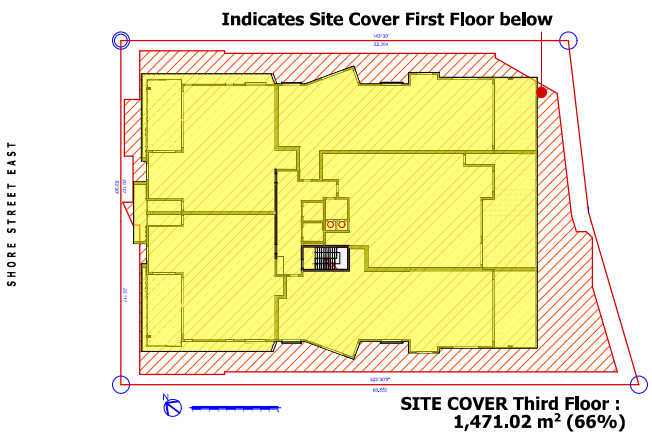
0. Ground Floor



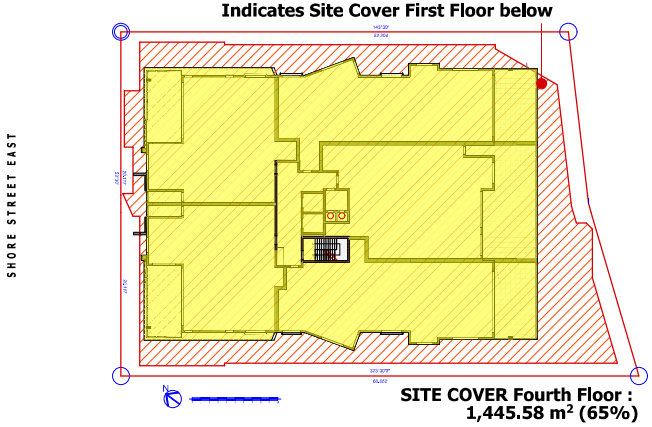
1. First Floor



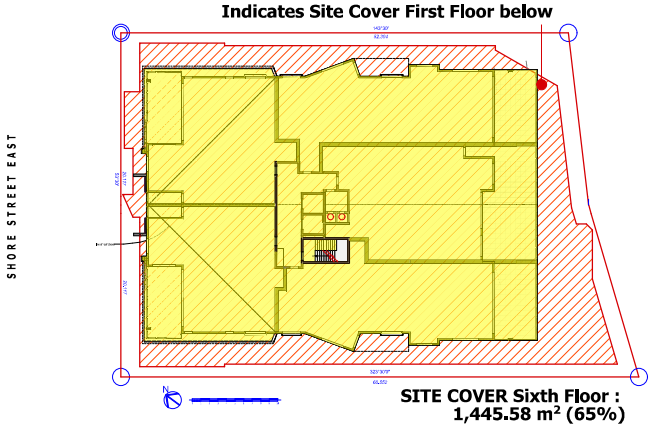
2. Second Floor



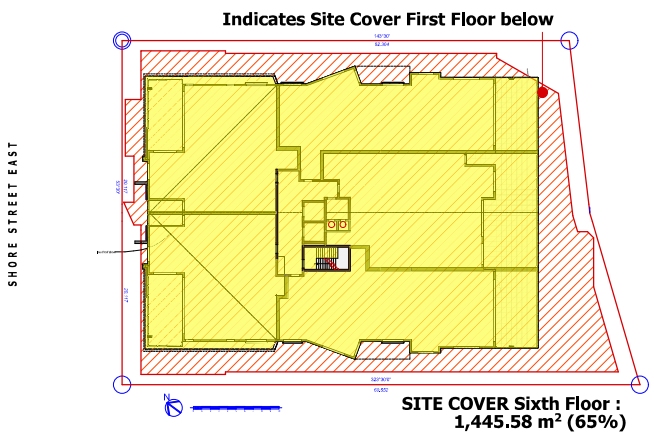
3. Third Floor



4. Fourth Floor



6. Sixth Floor (Penthouse)



6. Sixth Floor (Penthouse)

SITE AREA :
2,226 sqm (approx)
SITE COVER MAX :
1,921.73 m² (86.3%)

SITE COVER, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—
(a)in a landscaped or open space area, including, for example, a gazebo or shade structure; or
(b)a basement that is completely below ground level and used for car parking; or
(c)the eaves of a building; or
(d)a sun shade

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1488

Date: 30/09/2024

Queensland Government

PRELIMINARY ISSUE - REV G3 (08/AUG/2024)

NORTH

RC+ Design

BSA License Number 1212835
Phone info@rcplusdesign.com.au
Email 0421197117

LOCATION :
LOT 12 #67
SHORE STREET EAST
CLEVELAND
REDLAND CITY
QLD

CLIENT:
TBC

DRAWING NAME :
SITE COVER

ISSUE

G3	08/AUG/2024	Prelim Dwg	VT
G2	26/JUL/2024	Prelim Dwg	VT
G1	23/JUL/2024	Prelim Dwg	VT
F3	08/JUL/2024	Prelim Dwg	VT
F2	29/JUN/2024	Prelim Dwg	VT

Refer to signed contract documents for final selections and inclusions

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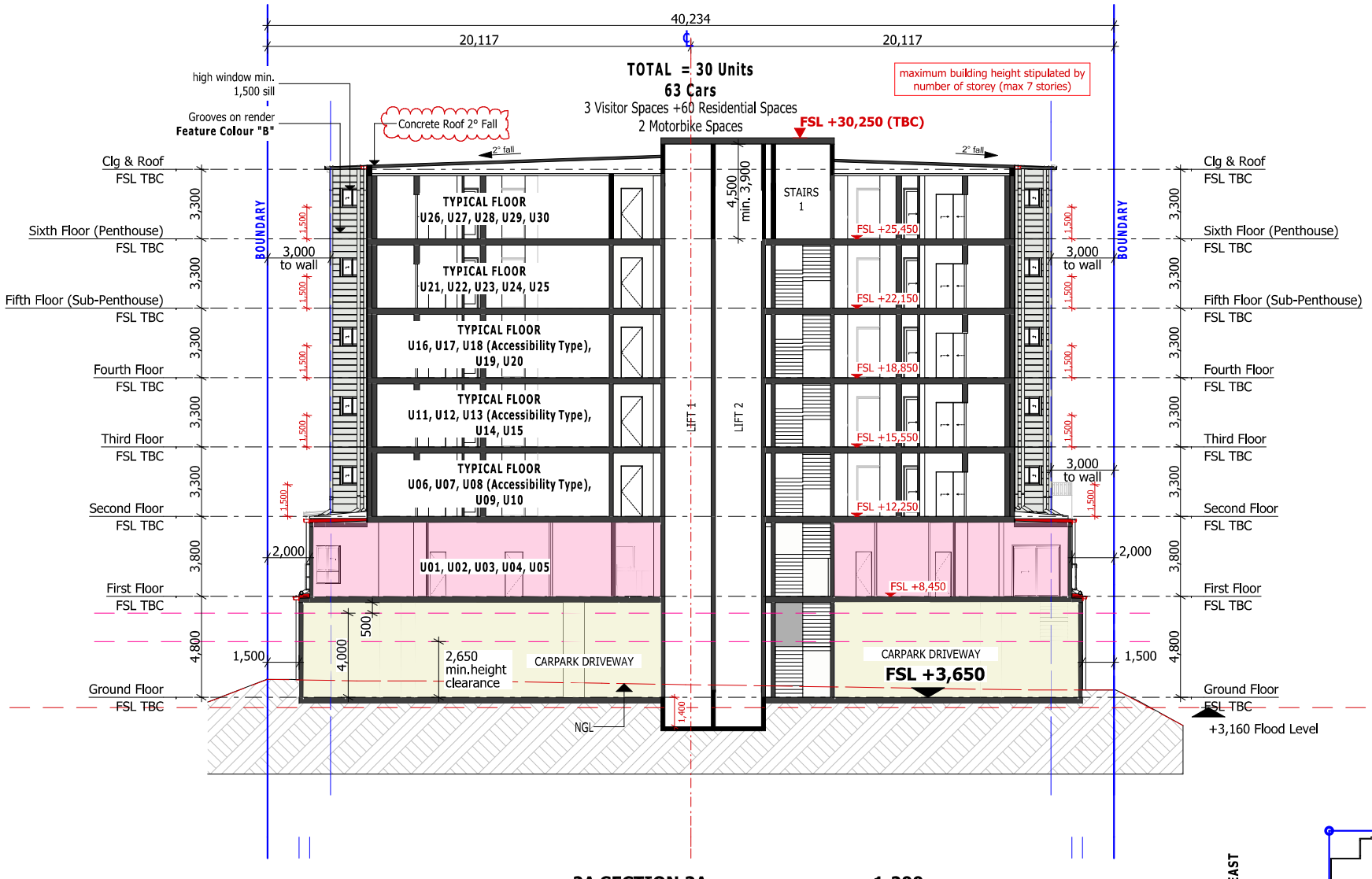
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ISSUE : G3

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NOTE :
the finished floor level of the habitable Ground Floor areas and all critical infrastructure have been designed to be at or above 3.46m AHD to achieve a minimum 300mm freeboard above the flood level



2A SECTION 2A **1:200**

PRELIMINARY FOR DISCUSSION - ISSUE G3 (08/AUG/2024)

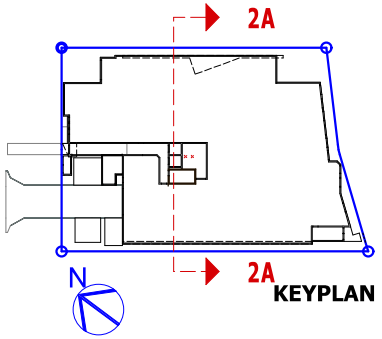
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Date: 30/09/2024

Queensland Government

SHORE STREET EAST



KEYPLAN

RC+ Design
BSA License Number 1212835
Email info@rcplusdesign.com.au
Phone 0421197117

CLIENT
TBC

LOCATION
LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DRAWING NAME
SECTIONS 2A

DESIGNER

ISSUE			
G3	08/AUG/2024	Preliminary Dwgs	VT
G2	26/JUL/2024	Preliminary Dwgs	VT
G1	23/JUL/2024	Preliminary Dwgs	VT

Refer to signed contract documents for final selections and inclusions

NORTH

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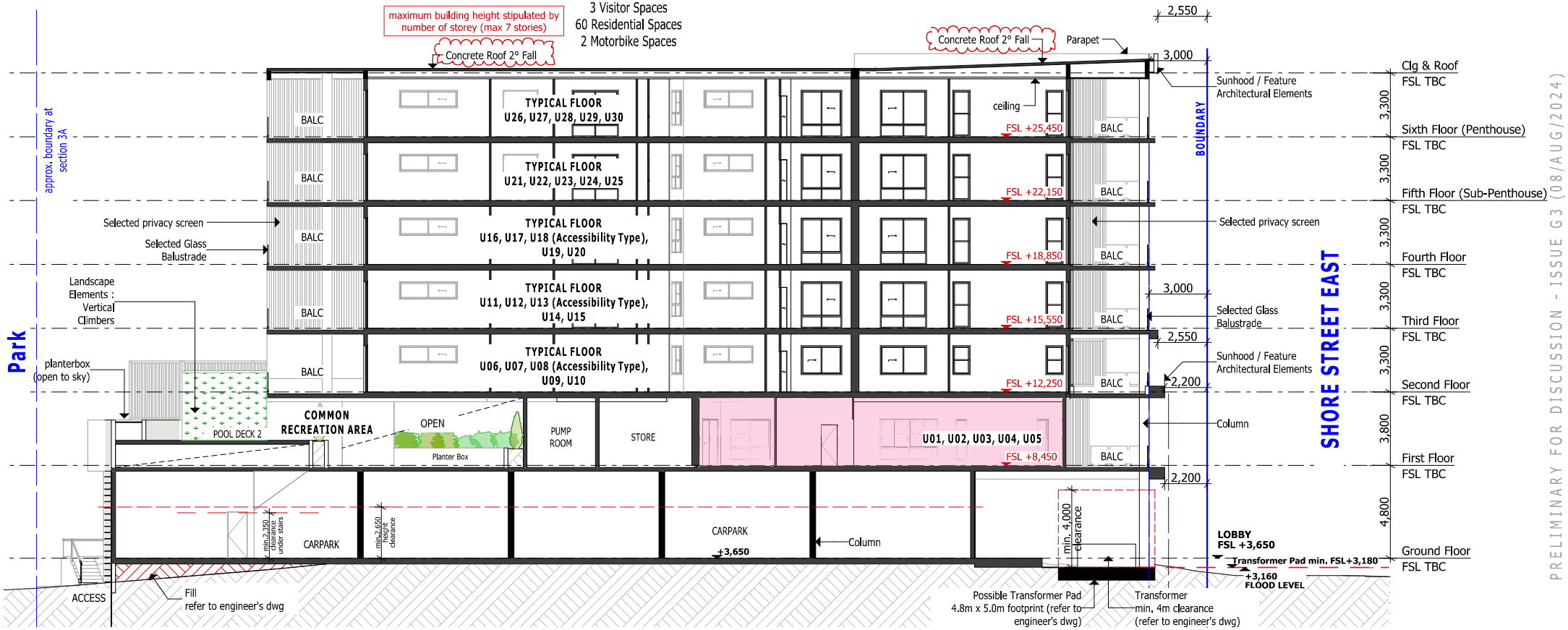
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NOTE :
the finished floor level of the habitable Ground Floor areas and all critical infrastructure have been designed to be at or above 3.46m AHD to achieve a minimum 300mm freeboard above the flood level

TOTAL = 30 Units, 63 Cars

3 Visitor Spaces
60 Residential Spaces
2 Motorbike Spaces



3A SECTION 3A **1:200**

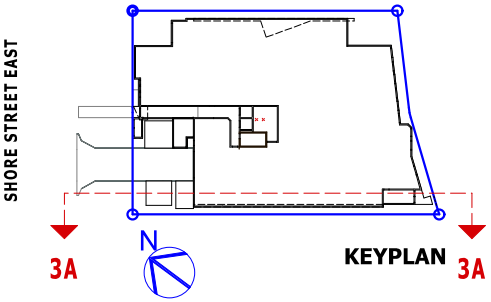
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LOCATION
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DRAWING NAME
SECTIONS 3A

DESIGNER

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NORTH

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JOB NUMBER	DRAWING	REVISION
	3.7	G3

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