

PROPOSED DEVELOPMENT
AT
69-71 BANANA STREET + 18 OUTRIDGE STREET,
REDLAND BAY QLD 4165
FOR
Haytrist Pty Ltd & IDCM Pty Ltd

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

15 DEC 2015

MEDQ



GROSS FLOOR AREAS:	
GROUND FLOOR	
LIFT, SERVICES & STAIRS	44.4 SQ.M.
CARPARKING	1248.9 SQ.M.
LOBBY	15.9 SQ.M.
COMMUNAL OPEN SPACE	159.8 SQ.M.
TOTAL	1467.0 SQ.M.
LEVEL 1	
LIFT, SERVICES & STAIRS	63.0 SQ.M.
CARPARKING	1241.4 SQ.M.
TOTAL	1304.4 SQ.M.
LEVELS 2-6	
LOBBY, STAIRS, HALLWAYS, LIFT & SERVICES	128.9 SQ.M. (PER FLOOR) 644.5 SQ.M. (TOTAL)
VOIDS	55.3 SQ.M. (PER FLOOR) 276.5 SQ.M. (TOTAL)
UNITS 1, 10, 19, 28 & 37	126.5 SQ.M. (PER UNIT) 632.5 SQ.M. (TOTAL)
UNITS 1, 10, 19, 28 & 37 BALCONIES	17.5 SQ.M. (PER UNIT) 87.5 SQ.M. (TOTAL)
UNITS 2, 11, 20, 29 & 38	102.8 SQ.M. (PER UNIT) 514.5 SQ.M. (TOTAL)
UNITS 2, 11, 20, 29 & 38 BALCONIES	16.6 SQ.M. (PER UNIT) 83.0 SQ.M. (TOTAL)
UNITS 3, 12, 21, 30 & 39	118.5 SQ.M. (PER UNIT) 592.5 SQ.M. (TOTAL)
UNITS 3, 12, 21, 30 & 39 BALCONIES	20.2 SQ.M. (PER UNIT) 101.0 SQ.M. (TOTAL)
UNITS 4, 13, 22, 31 & 40	106.2 SQ.M. (PER UNIT) 531.0 SQ.M. (TOTAL)
UNITS 4, 13, 22, 31 & 40 BALCONIES	19.5 SQ.M. (PER UNIT) 97.5 SQ.M. (TOTAL)
UNITS 5, 14, 23, 32 & 41	101.5 SQ.M. (PER UNIT) 507.5 SQ.M. (TOTAL)
UNITS 5, 14, 23, 32 & 41 BALCONIES	28.3 SQ.M. (PER UNIT) 141.5 SQ.M. (TOTAL)
UNITS 6, 15, 24, 33 & 42	106.2 SQ.M. (PER UNIT) 531.0 SQ.M. (TOTAL)
UNITS 6, 15, 24, 33 & 42 BALCONIES	19.5 SQ.M. (PER UNIT) 97.5 SQ.M. (TOTAL)
UNITS 7, 16, 25, 34 & 43	118.5 SQ.M. (PER UNIT) 592.5 SQ.M. (TOTAL)
UNITS 7, 16, 25, 34 & 43 BALCONIES	20.2 SQ.M. (PER UNIT) 101.0 SQ.M. (TOTAL)
UNITS 8, 17, 26, 35 & 44	102.9 SQ.M. (PER UNIT) 514.5 SQ.M. (TOTAL)
UNITS 8, 17, 26, 35 & 44 BALCONIES	16.6 SQ.M. (PER UNIT) 83.0 SQ.M. (TOTAL)
UNITS 9, 18, 27, 36 & 45	128.5 SQ.M. (PER UNIT) 632.5 SQ.M. (TOTAL)
UNITS 9, 18, 27, 36 & 45 BALCONIES	17.6 SQ.M. (PER UNIT) 88.0 SQ.M. (TOTAL)
TOTALS	1185.7 SQ.M. (PER FLOOR) 5928.5 SQ.M. (FLOORS 2-6)

RPD + DEVELOPMENT DATA	
LOTS 14, 15 & 16 ON RP 80201 PARISH OF REDLAND COUNTY OF STANLEY	
SITE AREA: 2427 sqm	
PROPOSED SITE COVER: 1375.3 SQ.M. (56.6%) MAXIMUM BUILDING HEIGHT = 24.1m (7 STOREYS) REQUIRED NUMBER OF CARPARKING SPACES = 57 (12 VISITORS) PROVIDED NUMBER OF CARPARKING SPACES = 57 (12 VISITORS)	
PRIVATE OPEN SPACE	
UNIT 1 BALCONY =	17.5 SQ.M.
UNIT 2 BALCONY =	16.6 SQ.M.
UNIT 3 BALCONY =	20.2 SQ.M.
UNIT 4 BALCONY =	19.5 SQ.M.
UNIT 5 BALCONY =	28.3 SQ.M.
UNIT 6 BALCONY =	19.5 SQ.M.
UNIT 7 BALCONY =	20.2 SQ.M.
UNIT 8 BALCONY =	16.6 SQ.M.
UNIT 9 BALCONY =	17.6 SQ.M.
UNIT 10 BALCONY =	17.5 SQ.M.
UNIT 11 BALCONY =	16.6 SQ.M.
UNIT 12 BALCONY =	20.2 SQ.M.
UNIT 13 BALCONY =	19.5 SQ.M.
UNIT 14 BALCONY =	28.3 SQ.M.
UNIT 15 BALCONY =	19.5 SQ.M.
UNIT 16 BALCONY =	20.2 SQ.M.
UNIT 17 BALCONY =	16.6 SQ.M.
UNIT 18 BALCONY =	17.6 SQ.M.
UNIT 19 BALCONY =	17.5 SQ.M.
UNIT 20 BALCONY =	16.6 SQ.M.
UNIT 21 BALCONY =	20.2 SQ.M.
UNIT 22 BALCONY =	19.5 SQ.M.
UNIT 23 BALCONY =	28.3 SQ.M.
UNIT 24 BALCONY =	19.5 SQ.M.
UNIT 25 BALCONY =	20.2 SQ.M.
UNIT 26 BALCONY =	16.6 SQ.M.
UNIT 27 BALCONY =	17.6 SQ.M.
UNIT 28 BALCONY =	17.5 SQ.M.
UNIT 29 BALCONY =	16.6 SQ.M.
UNIT 30 BALCONY =	20.2 SQ.M.
UNIT 31 BALCONY =	19.5 SQ.M.
UNIT 32 BALCONY =	28.3 SQ.M.
UNIT 33 BALCONY =	19.5 SQ.M.
UNIT 34 BALCONY =	20.2 SQ.M.
UNIT 35 BALCONY =	16.6 SQ.M.
UNIT 36 BALCONY =	17.6 SQ.M.
UNIT 37 BALCONY =	17.5 SQ.M.
UNIT 38 BALCONY =	16.6 SQ.M.
UNIT 39 BALCONY =	20.2 SQ.M.
UNIT 40 BALCONY =	19.5 SQ.M.
UNIT 41 BALCONY =	28.3 SQ.M.
UNIT 42 BALCONY =	19.5 SQ.M.
UNIT 43 BALCONY =	20.2 SQ.M.
UNIT 44 BALCONY =	16.6 SQ.M.
UNIT 45 BALCONY =	17.6 SQ.M.
COMMUNAL OPEN SPACE (MULTI-PURPOSE AREA, OUTDOOR BBQ AREA)	159.8 SQ.M. (6.6%)
TOTAL OPEN SPACE AREA % OF TOTAL SITE AREA	1039.8 SQ.M. 42.8%

BANANA STREET

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

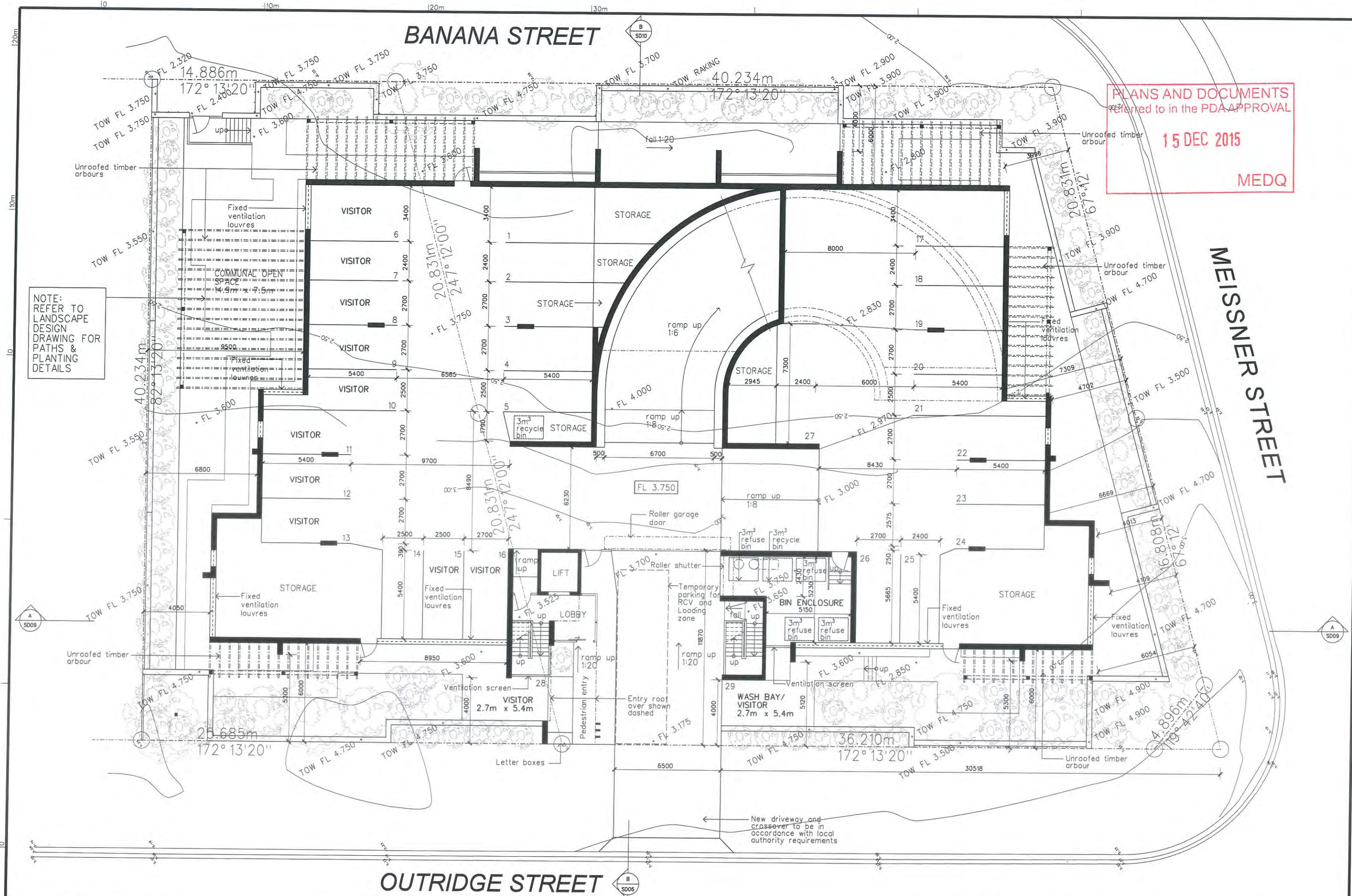
15 DEC 2015

MEDQ

MEISSNER STREET

OUTRIDGE STREET

NOTE:
REFER TO
LANDSCAPE
DESIGN
DRAWING FOR
PATHS &
PLANTING
DETAILS



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BANANA STREET

OUTRIDGE STREET

MEISSNER STREET

14.886m
172° 13' 20"

40.234m
172° 13' 20"

40.234m
82° 13' 20"

25.685m
172° 13' 20"

36.210m
172° 13' 20"

14.896m
179° 42' 40"

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15 DEC 2015

MEDQ

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PROPOSED DEVELOPMENT

AT
69-71 BANANA STREET + 18 OUTRIDGE STREET, REDLAND BAY QLD 4165
FOR
Haytrist Pty Ltd and IDCM Pty Ltd

TITLE:

PROPOSED LEVEL 01 PLAN

DATE: 02.12.15

SCALE: 1:100 at A1
(1:200 at A3)

DRAWN: B.R.A.

ISSUE: DEVELOPMENT APPROVAL

PROJECT No.:

Q13253

DA02

B

BANANA STREET

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15 DEC 2015

MEDQ

MEISSNER STREET

OUTRIDGE STREET

NOTE:
Refer to elevations and 3D images
for extents of screens/ handrails
and upstand walls to balconies

VERIFY ALL
DIMENSIONS,
LEVELS AND
SETOUT
ON SITE



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PROPOSED DEVELOPMENT

AT
69-71 BANANA STREET + 18 OUTRIDGE STREET, REDLAND BAY QLD 4165
FOR
Haytrist Pty Ltd and IDCM Pty Ltd

TITLE:

TYPICAL FLOOR PLAN LEVELS 2, 3, 4, 5 & 6

DATE: 02.12.15

SCALE: 1:100 at A1
(1:200 at A3)

DRAWN: B.R.A.

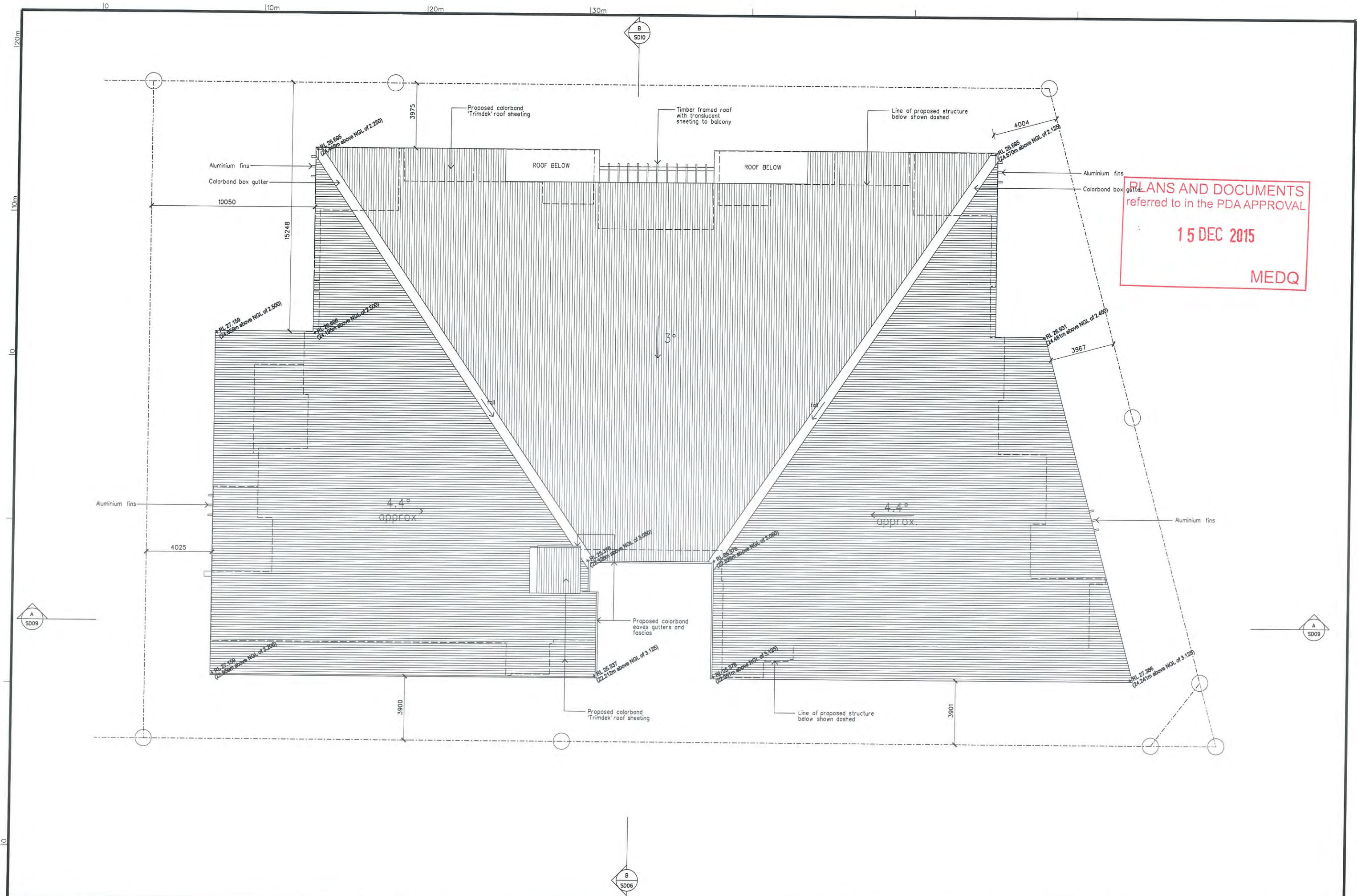
ISSUE: DEVELOPMENT APPROVAL

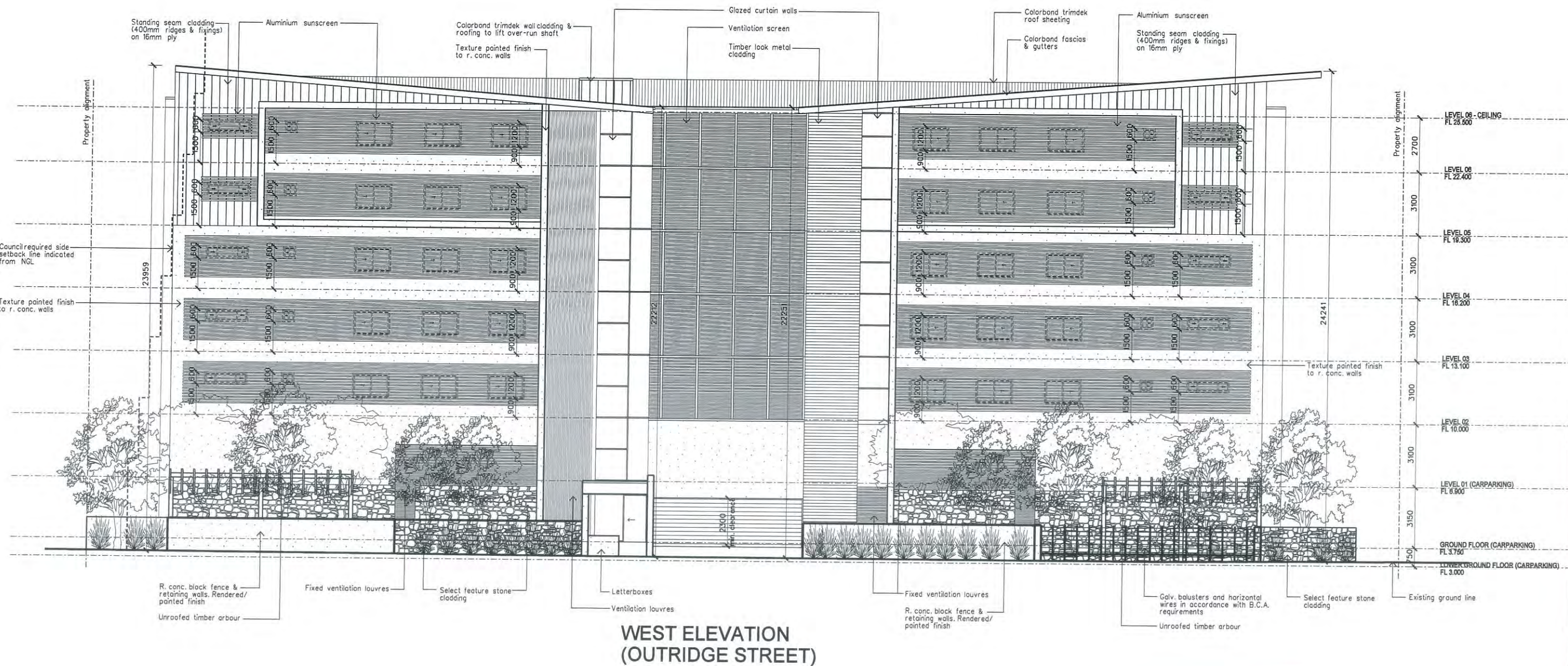
PROJECT No.:

Q13253

DA03

B





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15 DEC 2015

MEDQ

VERIFY ALL
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SETOUT
ON SITE

NORTH

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PROPOSED DEVELOPMENT

AT
69-71 BANANA STREET + 18 OUTRIDGE STREET, REDLAND BAY QLD 4165
FOR
Haytrist Pty Ltd and IDCM Pty Ltd

TITLE:

PROPOSED ELEVATIONS

DATE: 02.12.15

DRAWN: B.R.A.

PROJECT No.:

SCALE: 1:100 at A1
(1:200 at A3)

ISSUE: DEVELOPMENT APPROVAL

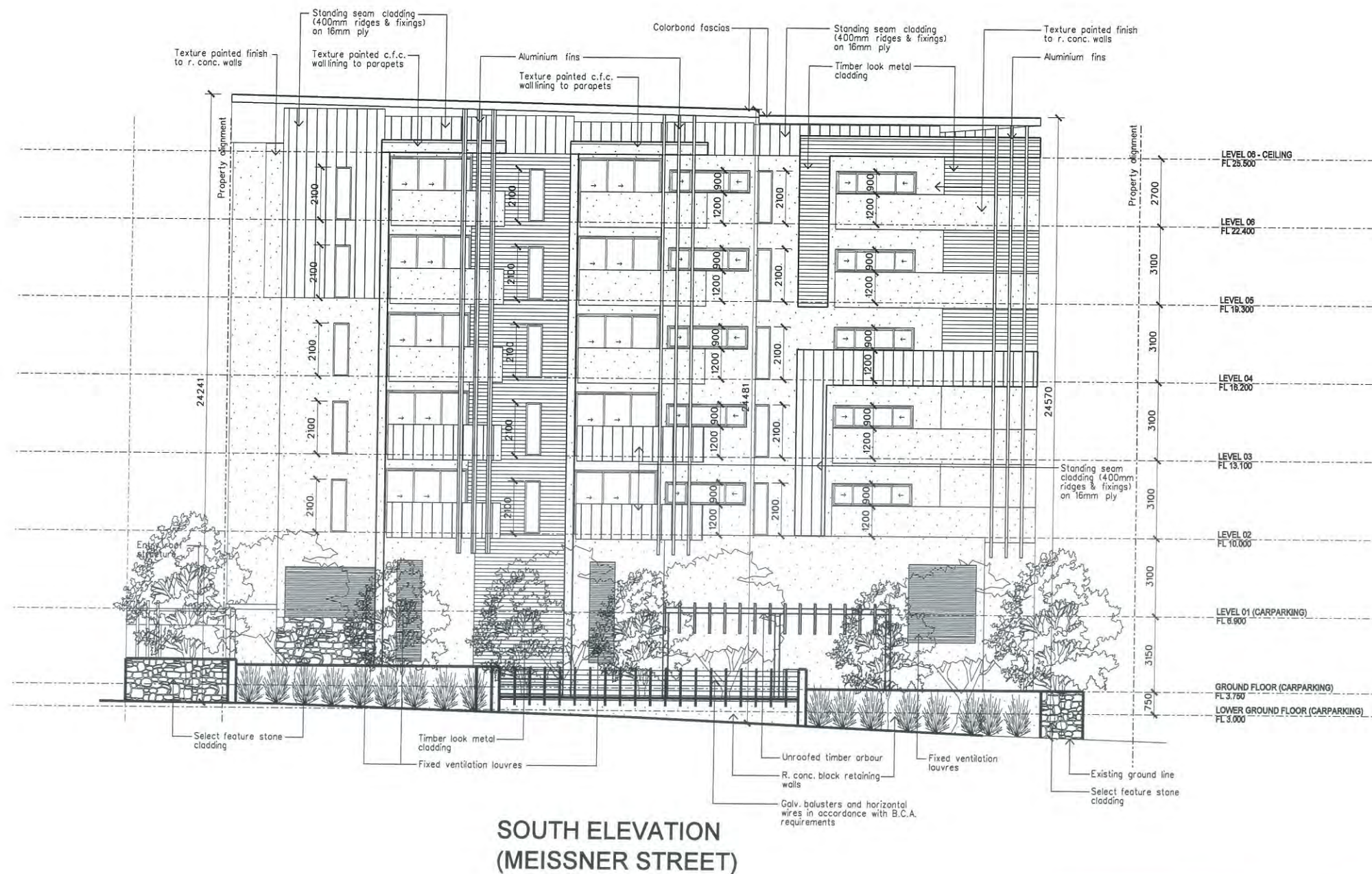
Q13253

DA05

B



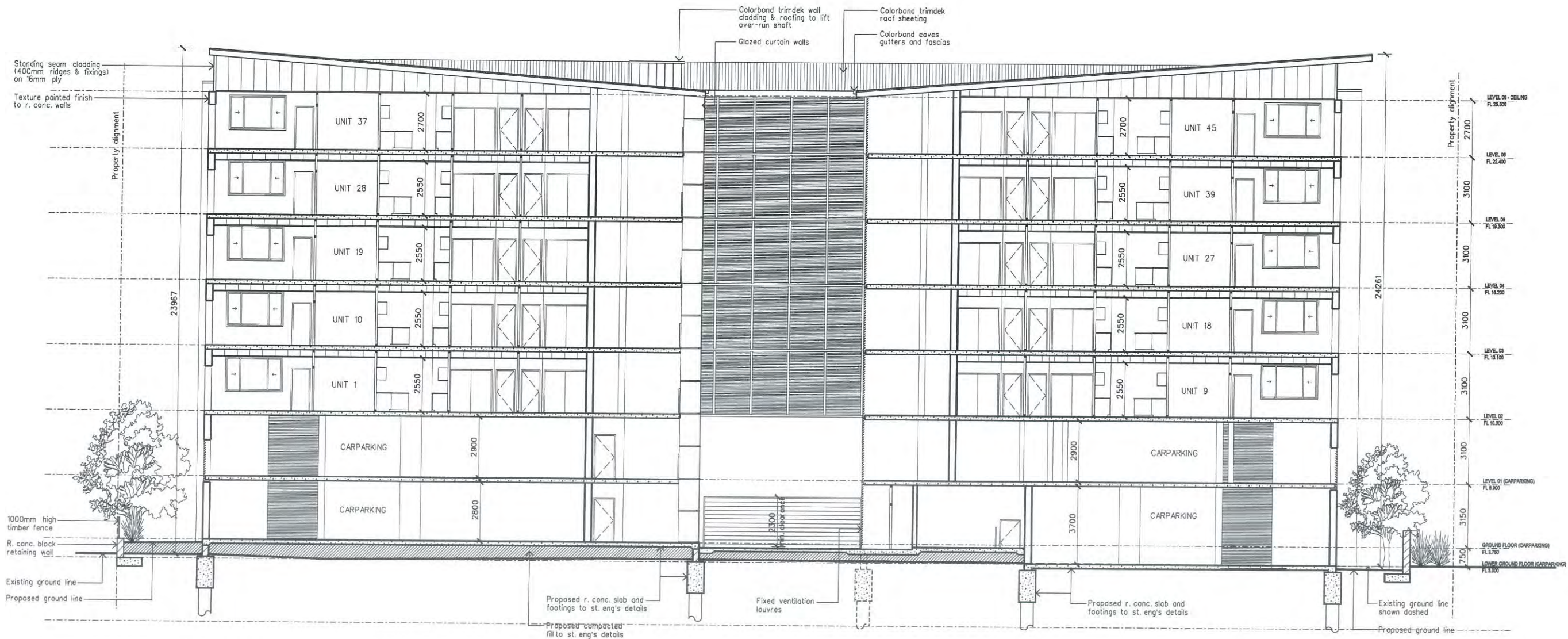
MEDQ



PLANS AND DOCUMENTS
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MEDQ

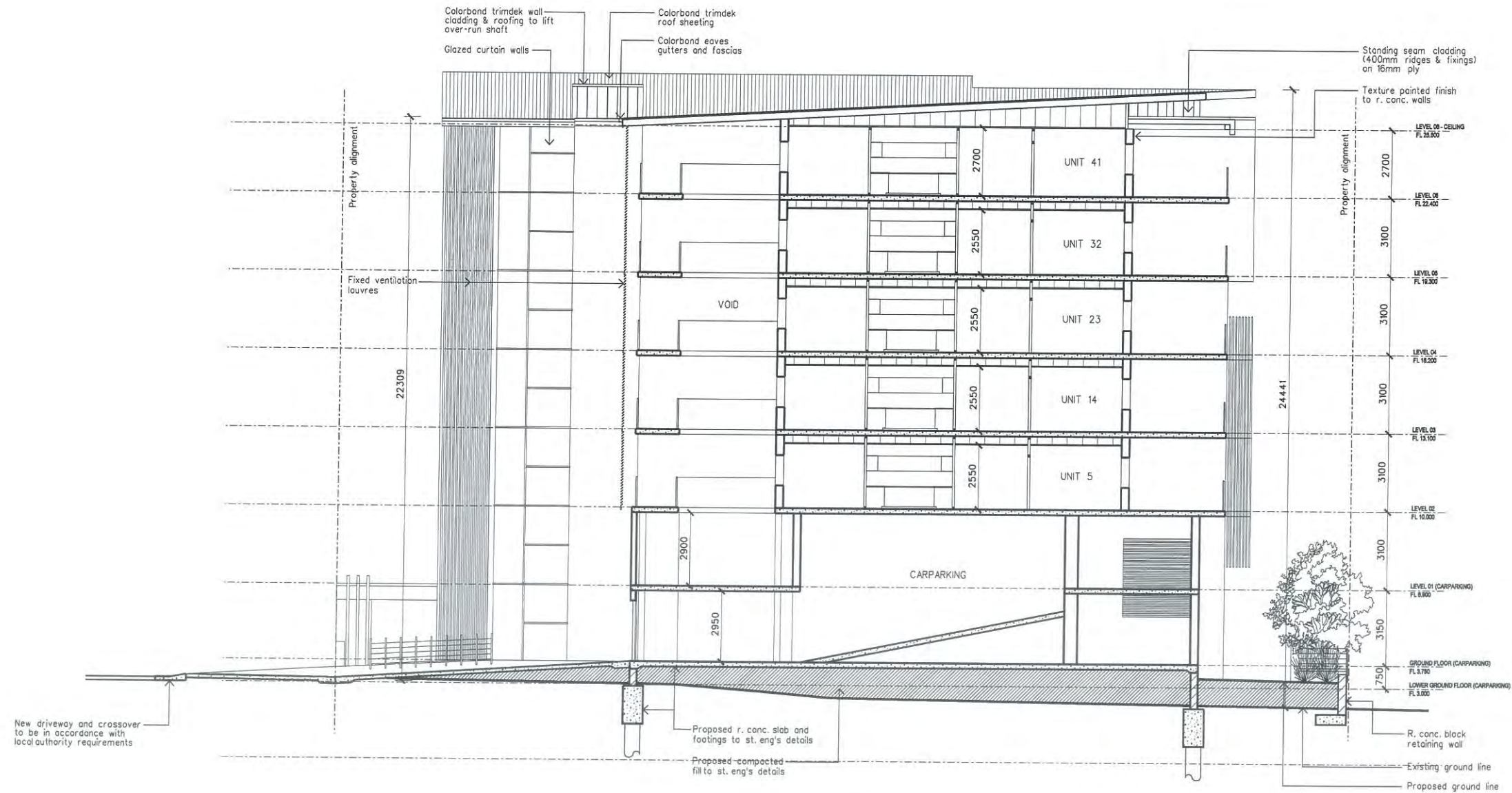


SECTION A-A

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

15 DEC 2015

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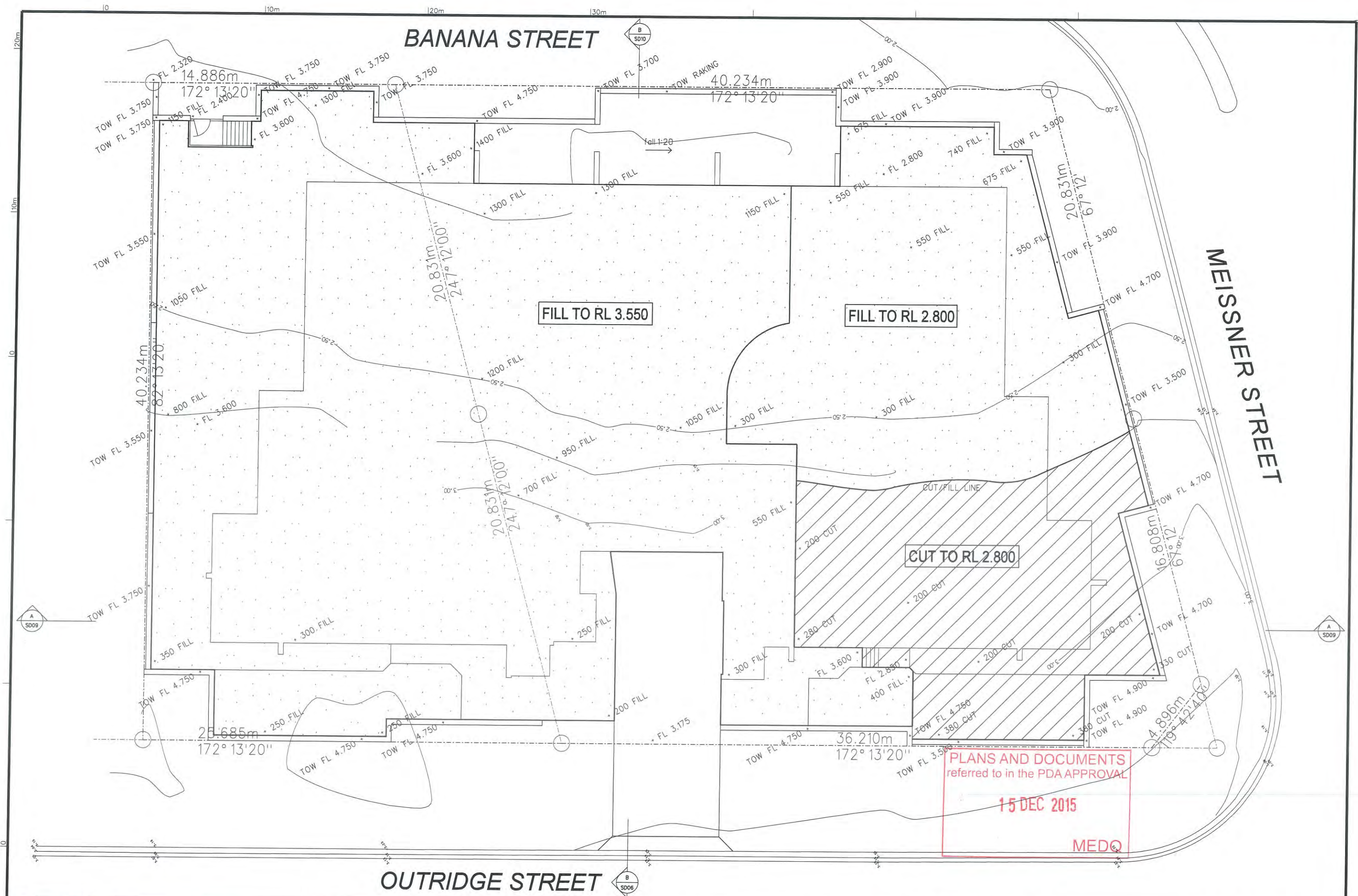


SECTION B-B

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

15 DEC 2015

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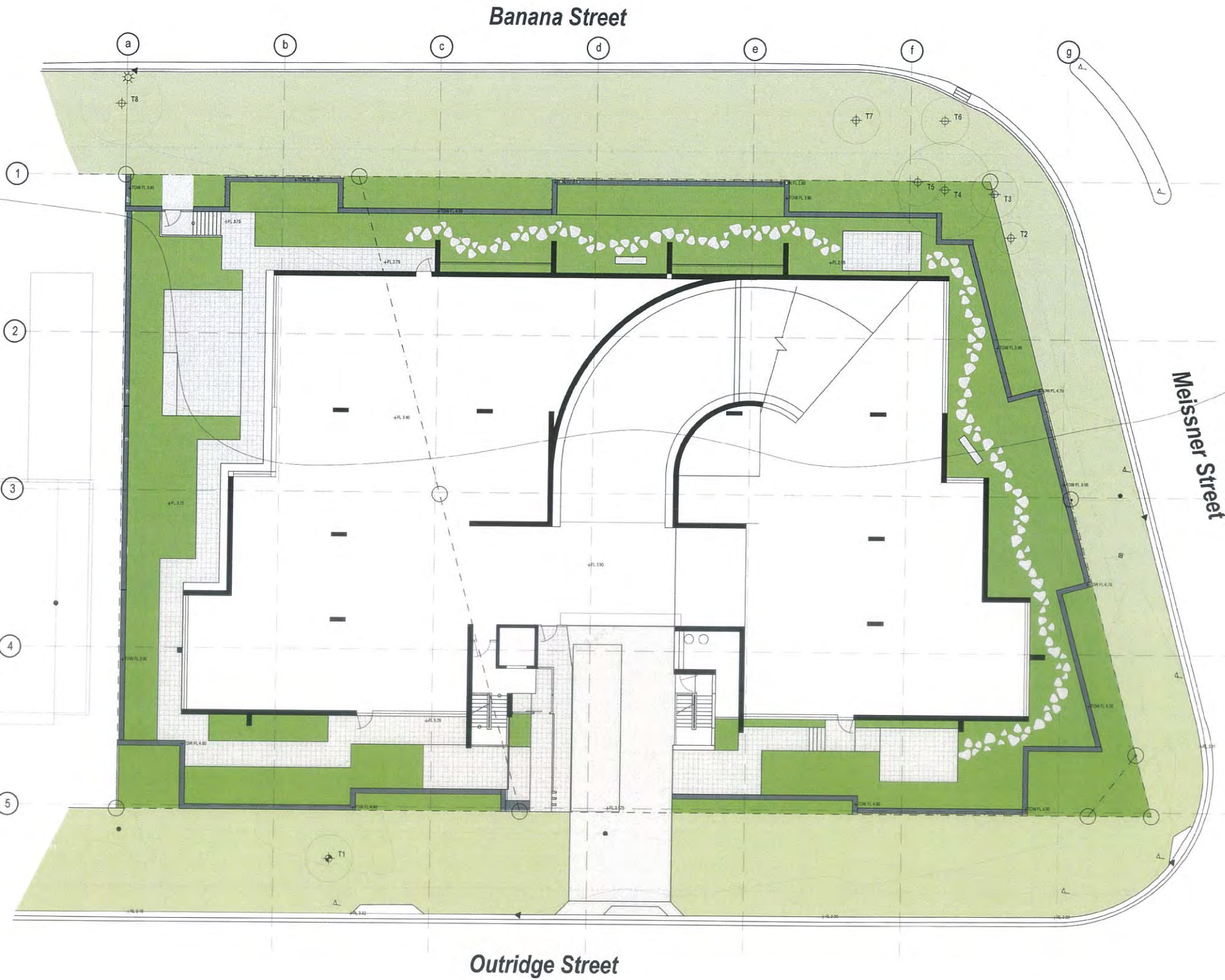
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Proposed multi-unit
dwelling
69-71 Banana Street + 18 Outridge,
Redland Bay
**LANDSCAPE CONCEPT
PLAN**
1:50M ALLCOP 1



LEGEND

- EXISTING TREE - RETAINED
Refer Existing Tree Schedule
- EXISTING TREE - REMOVE
Refer Existing Tree Schedule
- EXISTING GRASSED AREAS
Refer Proposed Planting Schedule
- COMMUNAL LANDSCAPE
Refer Proposed Planting Schedule
- PROPOSED HARDSTAND
Refer Architectural drawings
- EXISTING HARDSTAND
Refer Architectural drawings
- PROPOSED FENCE
Refer Architectural drawings
- EXISTING WATER LINES
As taken from Survey drawings
- EXISTING SEWER
As taken from Survey drawings
- EXISTING CONTOURS
As taken from Survey drawings
- PROPOSED ELEVATIONS
Refer Architectural drawings



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

15 DEC 2015

MEDQ

Proposed multi-unit
dwelling
69-71 Banahs Street + 18 Outridge,
Redland Bay

LANDSCAPE CONCEPT
PLAN
15.094 ALLCP2



LEGEND

- 1 PROPOSED DRIVEWAY CROSSOVER
Refer Engineering ovg & BCC Standards
- 2 EXISTING GRASSED AREAS
Refer Proposed Planting Schedule
- 3 PROPOSED HARDSTAND
Refer Architectural drawings
- 4 COMMUNAL LANDSCAPE
Refer Proposed Planting Schedule
- 5 COMMUNAL RECREATION AREAS
Refer LA drawings
- 6 PROPOSED PERGOLA - CLIMBERS
To future detail
- 7 PROPOSED COLUMNAR TREES
Refer Proposed Planting Schedule
- 8 PROPOSED FEATURE TREES
Refer Proposed Planting Schedule
- 9 PROPOSED SCREEN TREES
Refer Proposed Planting Schedule
- 10 PROPOSED PALM GROVE
Refer Proposed Planting Schedule
- 11 PROPOSED SCREEN PLANTING
Refer Proposed Planting Schedule
- 12 PROPOSED SEATING AREA
To future detail
- 13 PROPOSED FENCE
Refer Architectural drawings
- 14 ADJACENT BUILDING
Refer Survey drawings

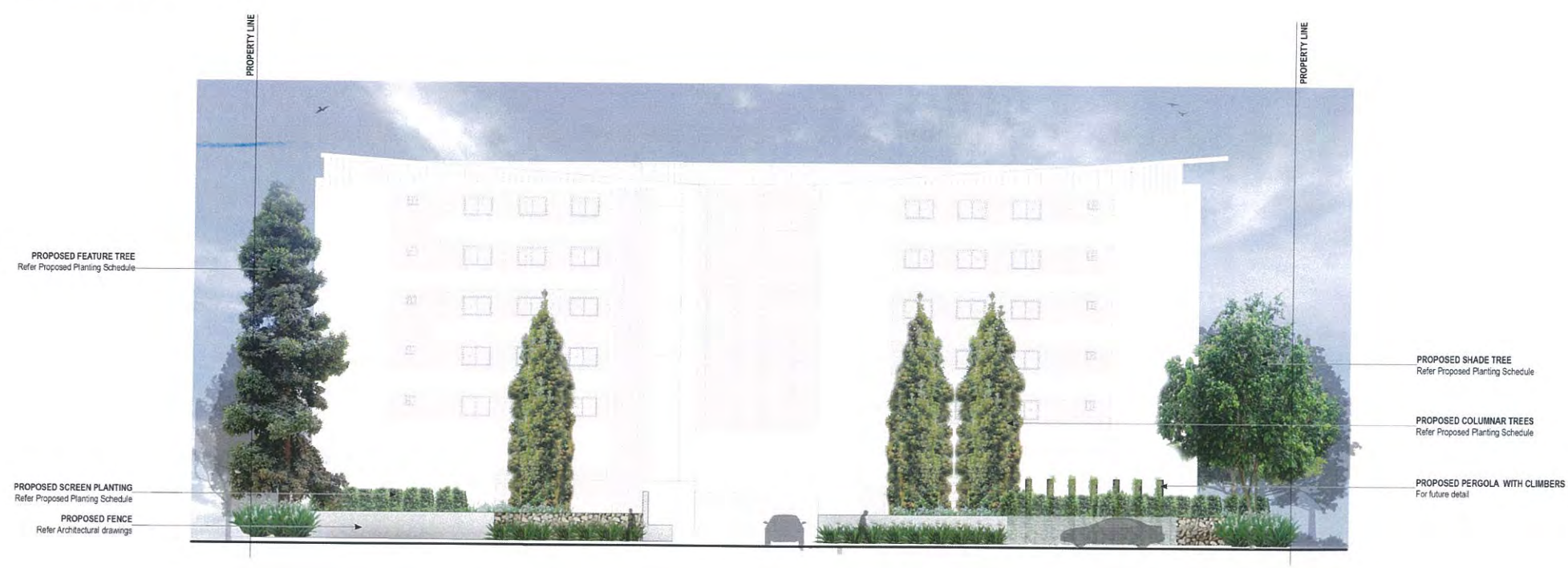
PLANS AND DOCUMENTS
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15 DEC 2015

MEDQ



WEST ELEVATION
SCALE 1:200



SOUTH ELEVATION
SCALE 1:200

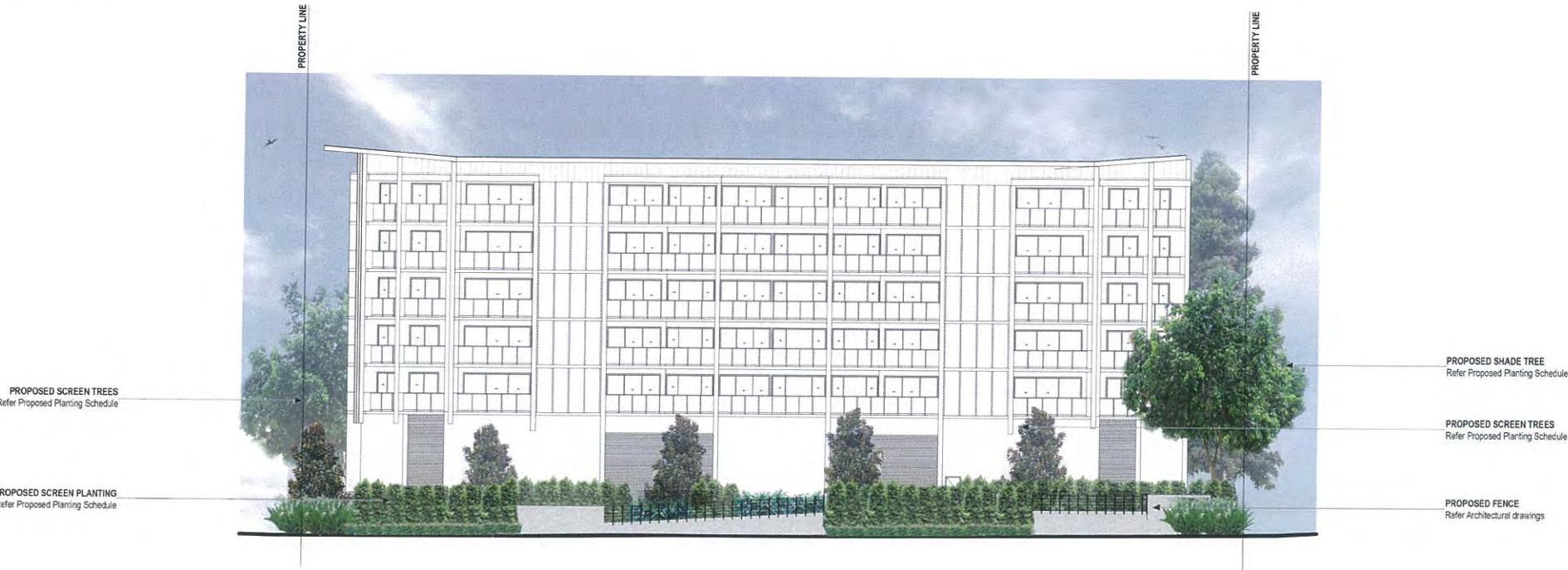


PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

15 DEC 2015

MEDQ

EAST ELEVATION
SCALE 1:200



NORTH ELEVATION
SCALE 1:200



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

15 DEC 2015

MEDQ

PROPOSED PLANTING SCHEDULE

The spacing of plants shown on plan have been derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time. Quantities indicated have been based on the spacing of individual plants appropriate to the available area for the particular species used, where this available area increases (or decreases) through the course of construction, quantities may also need to increase (or decrease) to maintain the plant spacing indicated on plan.

CODE	SPECIES	COMMON NAME	SIZE**	SPACING	HEIGHT	WIDTH
TREES / PALMS						
Ar	Agathis robusta	Queensland Kaori Pine	400L	as shown	25	8
Es	Elaeocarpus sumundii	Smooth Leaved Quandong	100L	as shown	8	4
Mg	Magnolia grandiflora Little Gem	Dwarf Magnolia	200L	as shown	4	3
Wf	Waterhouseia floribunda	Weeping Lillypilly	400L	as shown	15	10
Wb	Wodyetia bifurcata	Foxtail palm	45L	as shown	10	3
SCREEN PLANTING						
ALP 2er	Alpinia zerumbet Green Shell	Shell Ginger	200mm	1.5	2.5	2
CHA sei	Chamaedorea seifrizii	Reed Palm	200mm	1.2	3	1.5
SYZ E	Syzygium australe Elite	Lillypilly	200mm	1.5	3	1.5
SHRUBS AND GROUNDCOVERS						
CLI min	Clivia miniata Belgian Hybrid	Natal lily	140mm	0.8	1	1.2
CRI ped	Crinum pedunculatum	Swamp lily	200mm	1	2	2
COR R	Cordyline rubra	Palm lily	200mm	1.2	2.5	2
GAR OP	Gardenia veitchii Ocean Pearl	Dwarf Gardenia	200mm	0.8	0.5	1
HYM lit	Hymenocallis littoralis	Spiderlily	140mm	0.6	0.7	0.7
LIR EG	Liriope Evergreen Giant	Liriope	140mm	0.6	0.8	0.3
OPH jap	Ophiopogon japonicus Nana	Dwarf mondo grass	140mm	0.15	0.2	0.2
PHI xan	Philodendron Xanadu	Xanadu	140mm	0.8	1	1
ZAM fur	Zamia furfuracea	Cardboard Palm	200mm	1	1.5	1.5
ZOY ten	Zoysia tenuifolia	Temple Grass	140mm	0.3	0.1	0.4
CLIMBERS						
TRA jas	Trachelospermum jasminoides	Star jasmine	140mm	0.6	0.2	0.5

** PLANT CONTAINER SIZE:

200L	200 Litre container stock min	Min. height at time of planting: 3m
100L	100 Litre container stock min	Min. height at time of planting: 2.5m
45L	45 Litre container stock min	Min. height at time of planting: 1.8m
25L	25 Litre container stock min	Min. height at time of planting: 1m
300mm	300mm dia minimum pot size	
200mm	200mm dia minimum pot size	
140mm	140mm dia minimum pot size	



EXISTING TREE SCHEDULE

Tree locations taken from Survey drawings

No.	Botanical name	Common name	DBH (mm)	Spread (m)	TPZ (radius)	Action
T1	Banksia integrifolia	Ivory oak tree	300	3	3600	P1
T2	Ulmus glabra	English Elm	200	2	2400	R6
T3	Casuarina fenzlana	Leopard tree	300	3	3600	R6
T4	Spathodea campanulata	African Tulip tree	600	6	7200	R6
T5	Plumeria sp.	Frangipani tree	200	2	2400	R6
T6	Spathodea campanulata	African Tulip tree	300	3	3600	R6
T7	Albizia julibrissin	Silk tree	300	3	3600	R7
T8	Schefflera actinophylla	Umbrella tree	300	5	3600	R6

LEGEND

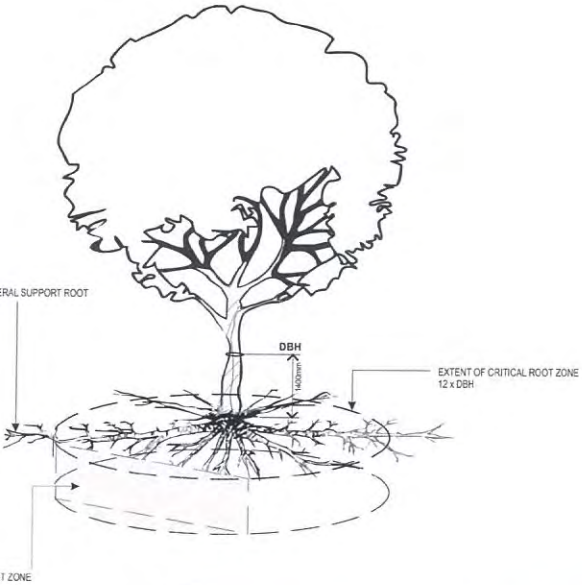
DBH = An estimated measurement of the trunk diameter at 1.4m from the ground
TPZ = Tree Protection Zone (guide based on AS4370)

R. REMOVE

- R1 Within proposed dwelling footprint
- R2 Within proposed driveway
- R3 Within proposed car and/or
- R4 More than 10% within TPZ
- R5 Redland City Council declared Wood species - already removed
- R6 Redland City Council declared Wood species - already removed
- R7 Poor form and/or health
- R8 Dead or dying

P. RETAIN AND PROTECT

- P1 No other action required
- P2 To adjacent property - retain
- P3 Remove dead and dangerous branches as per AS 4372:2007 Pruning of Amenity Trees
- P4 Remove branches to allow access as per AS 4372:2007 Pruning of Amenity Trees
- P5 Prune lower branches as per AS 4372:2007 Pruning of Amenity Trees
- P6 Tree surgery required as per AS 4372:2007 Pruning of Amenity Trees
- P7 Protected during construction works (including TPZ fencing)



CRITICAL ROOT ZONE GUIDE

10% CRITICAL ROOT ZONE

GUIDE BASED ON AS 4970

nts (at A1)

NOTES:

- Where highly significant or significant trees have more than 2 major lateral support roots or more than 10% of the critical root zone affected, an inspection by a qualified arborist is required prior to any proposed work.
- The loss of more than 10% of the critical root zone may affect the stability of the tree. An inspection by a qualified arborist is required for a root management plan.

