

Flood Note

Minimum Ground Level (AHD)	3.9
Maximum Ground Level (AHD)	14.2
Defined Flood Level (DFL - 1:100)	4.8
Interim Residential Floor Level (IRFL)	2.7 / River
Defined Flood Source	Creek

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Stairs to observe
minimum setback of
900mm from side
perimeter boundary

Open Space

Site Area: 1221m²
Open Space: 327m² = 27%

Gross Floor Areas

House FF GFA	116 m ²
House GF GFA	5 m ²
Town House 1 2F GFA	60 m ²
Town House 1 FF GFA	55 m ²
Town House 1 GF GFA	6 m ²
Town House 2 2F GFA	60 m ²
Town House 2 FF GFA	55 m ²
Town House 2 GF GFA	6 m ²
Town House 3 FF GFA	68 m ²
Town House 3 GF GFA	61 m ²
Town House 4 FF GFA	68 m ²
Town House 4 GF GFA	55 m ²
Grand total	614 m ²

Site Area: 1221 m²
GFA: 614 m² = 50 %

Site Cover

Site Area: 1221 m²
Site Cover: 574 m² = 47 %

GOULD PLACE

Site Plan
1:200

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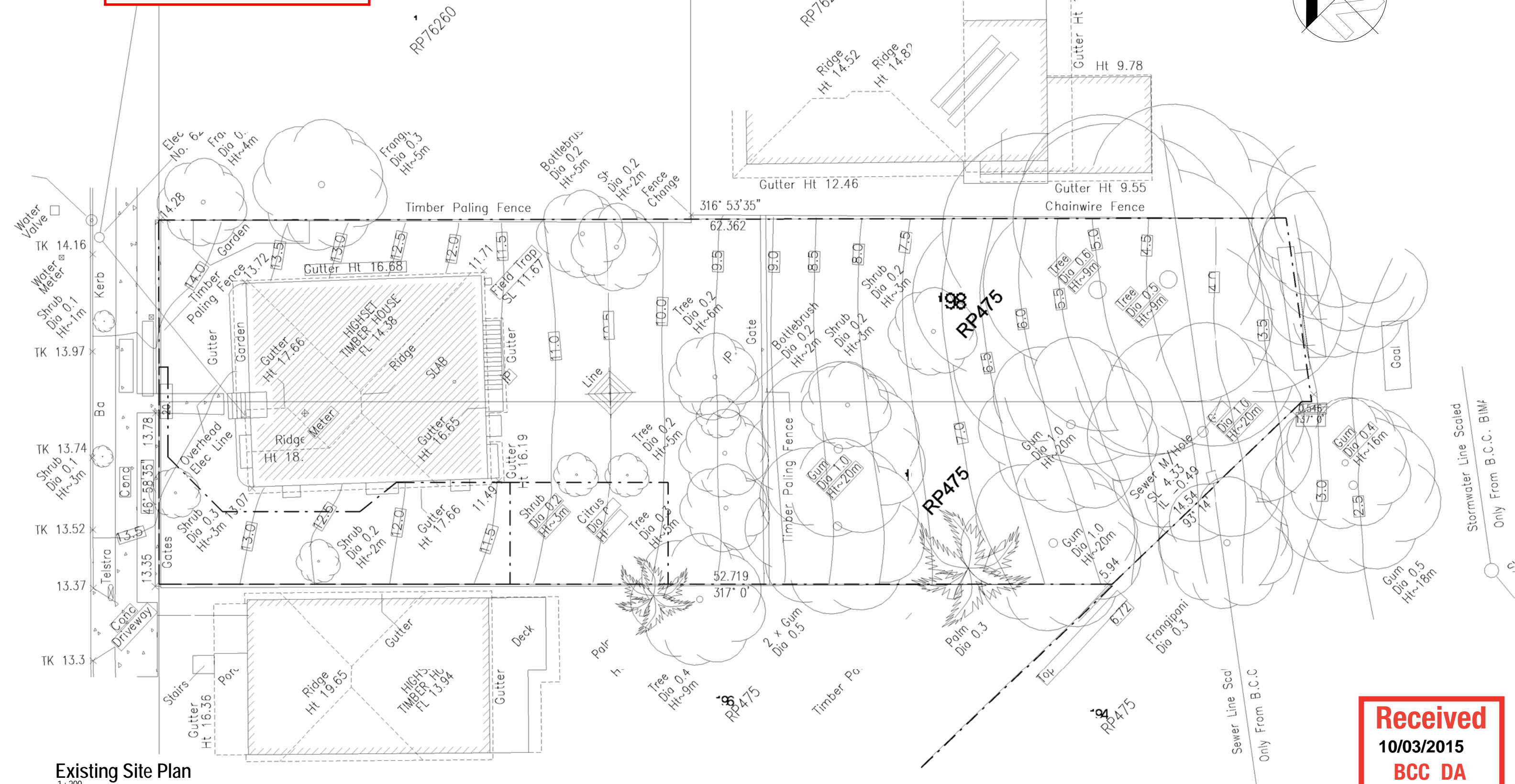
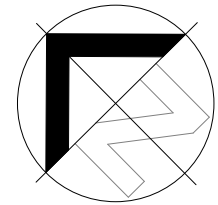
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W: www.ressolutiondesign.com

Real Property Description	Revision	Description	Date	Drawn By	Project:	Drawing Title:	Scale at A3 :	Job No. :	
Lot No. 197 / 198 Area: 1217m2	F	RFI Drawings	16.07.14	Steven	Multi Unit Dwelling for Mormace Pty Ltd & PC Developments at 7 Gould Place Herston, Q, 4006	Site Plan	1 : 200	14018	
Plan No. : RP 475	G	Revised Easement	28.07.14	Steven			Checked: MMW	Page No: DA01	
Parish: Nth Brisbane	H	RFI Drawings	12.09.14	Steven			Project Status: DA Drawings	Wind Rating: N2 (W33N)	Revision: J
County: Stanley	I	RFI Drawings	16.09.14	Steven					
Authority: Brisbane C. C.	J	RFI Drawings	17.09.14	Steven					

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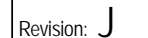
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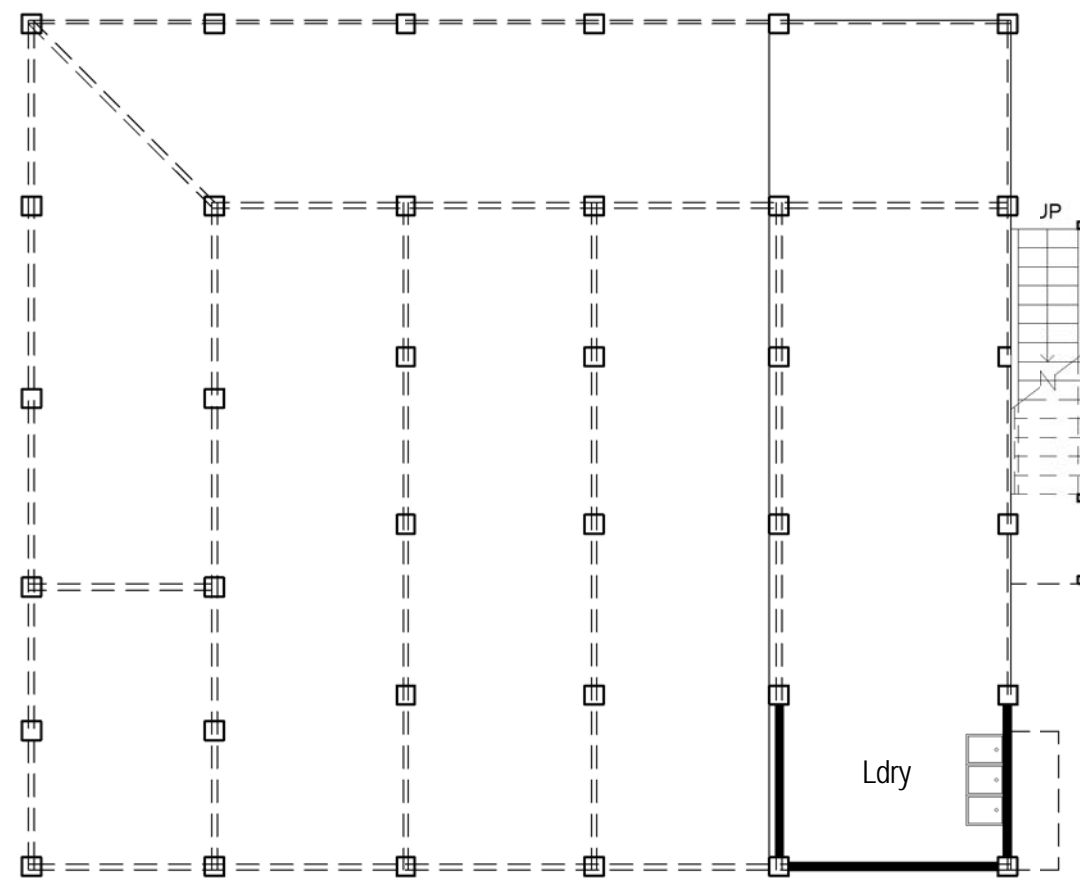


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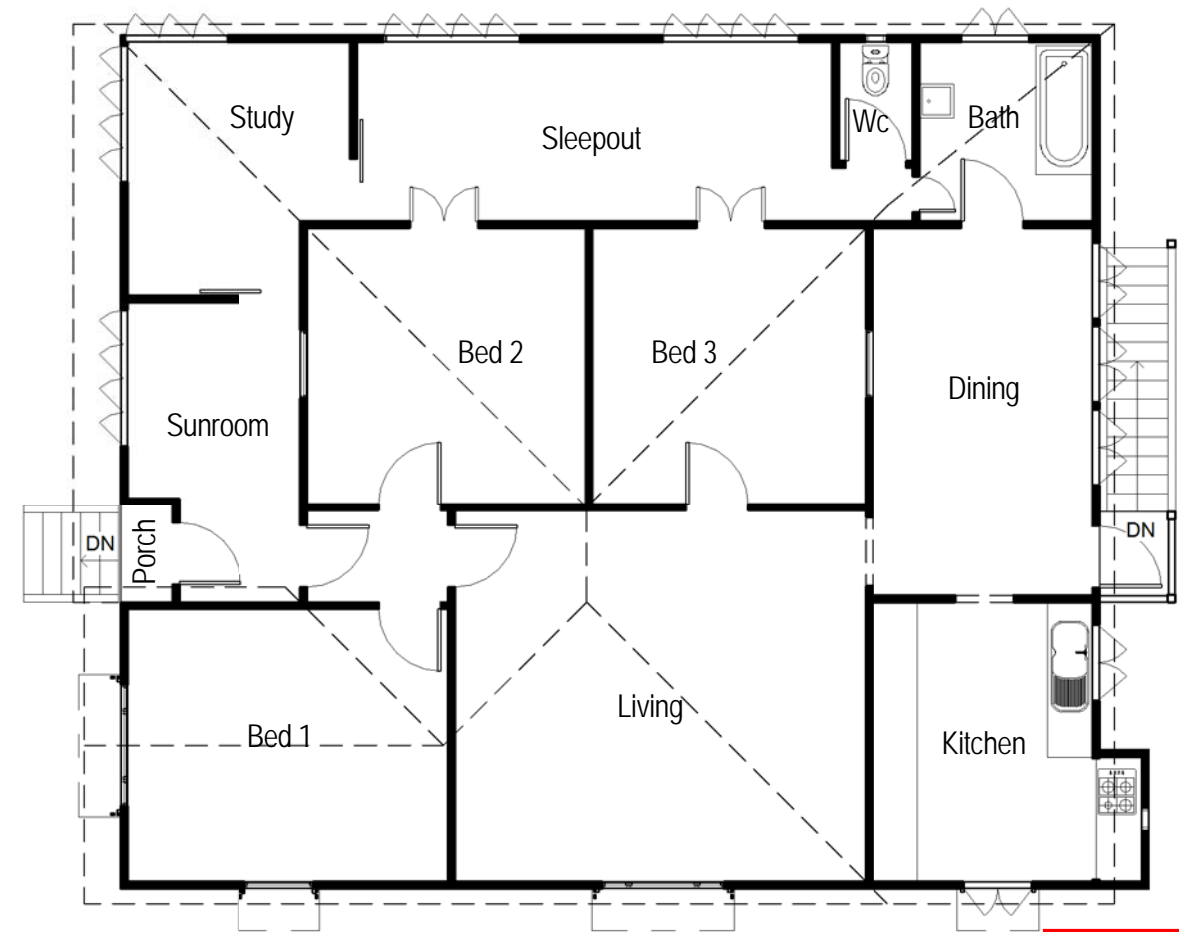


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Existing Ground Level
1 : 100



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Existing First Level
1 : 100

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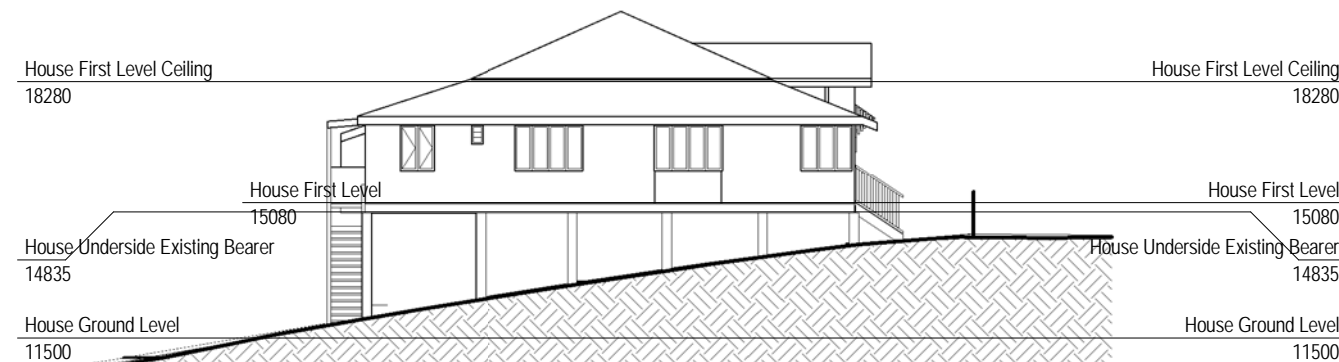
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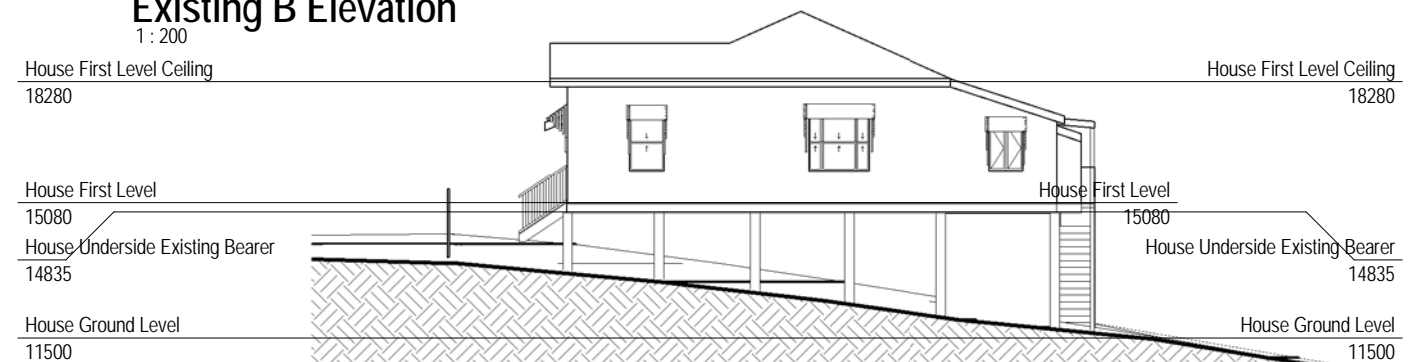
Existing D Elevation
1 : 200




Existing B Elevation
1 : 200

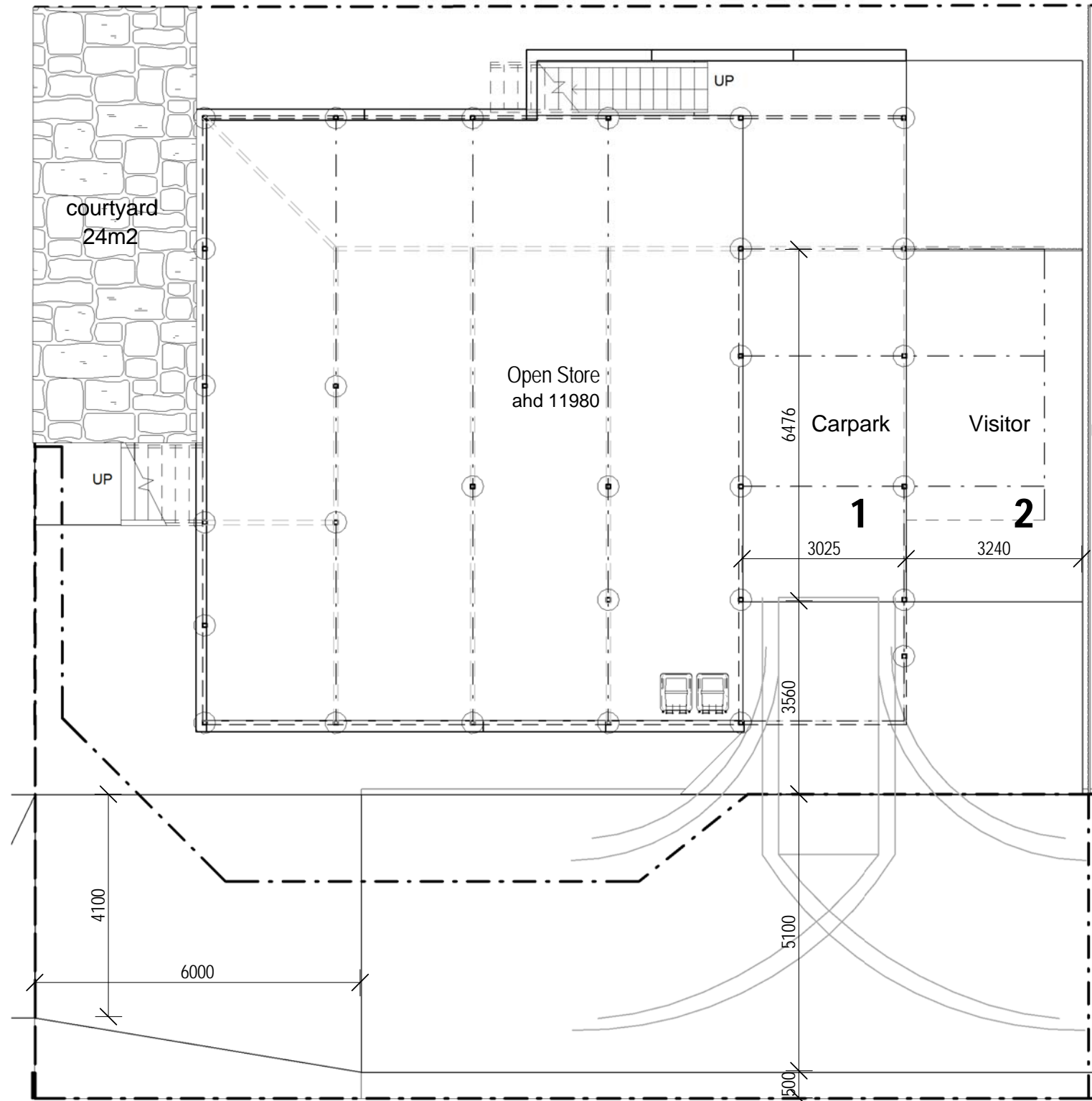


Existing A Elevation
1 : 200



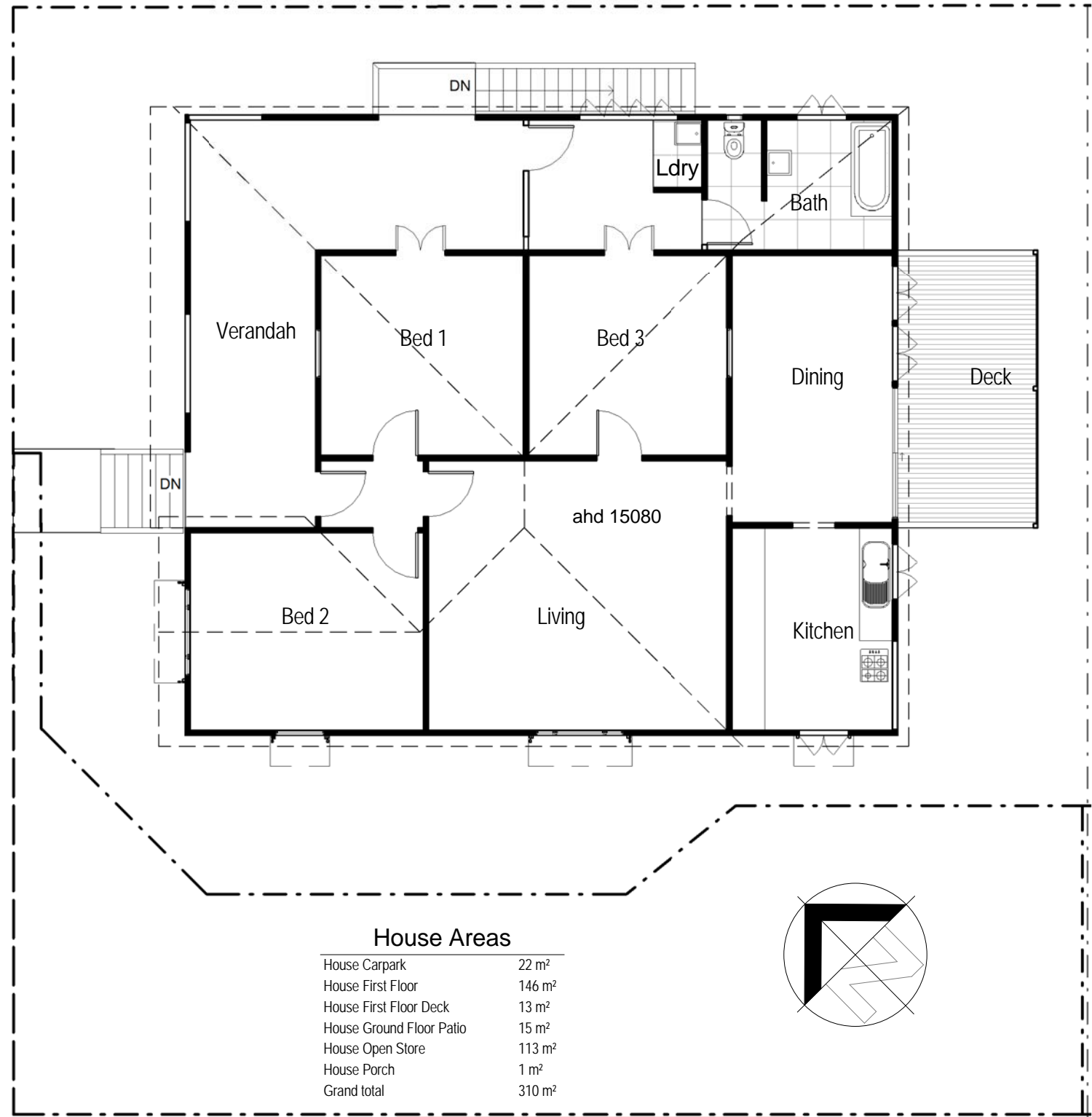
Existing C Elevation
1 : 200

 OBSA No. : 1274859 ABN: 99 107 371 353 E: info@ressolutiondesign.com W: www.ressolutiondesign.com	PO BOX 1213 Wynnum Qld, 4178 T: 07 3902 1800	Real Property Description	Revision	Description	Date	Drawn By	Project: Multi Unit Dwelling for Mormace Pty Ltd & PC Developments at 7 Gould Place Herston, Q, 4006	Drawing Title: Existing Plans Project Status: DA Drawings	Scale at A3 : As indicated	Job No. : 14018	
		Lot No. 197 / 198 Area: 1217m2	F	RFI Drawings	16.07.14	Steven			Checked:	MMW	Page No: DA03
		Plan No. : RP 475	G	Revised Easement	28.07.14	Steven			Wind Rating: N2 (W33N)		
		Parish: Nth Brisbane	H	RFI Drawings	12.09.14	Steven					
		County: Stanley	I	RFI Drawings	16.09.14	Steven					
		Authority: Brisbane C. C.	J	RFI Drawings	17.09.14	Steven					



New House Ground Level
1 : 100

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New House First Level
1 : 100

House Areas	
House Carpark	22 m ²
House First Floor	146 m ²
House First Floor Deck	13 m ²
House Ground Floor Patio	15 m ²
House Open Store	113 m ²
House Porch	1 m ²
Grand total	310 m ²

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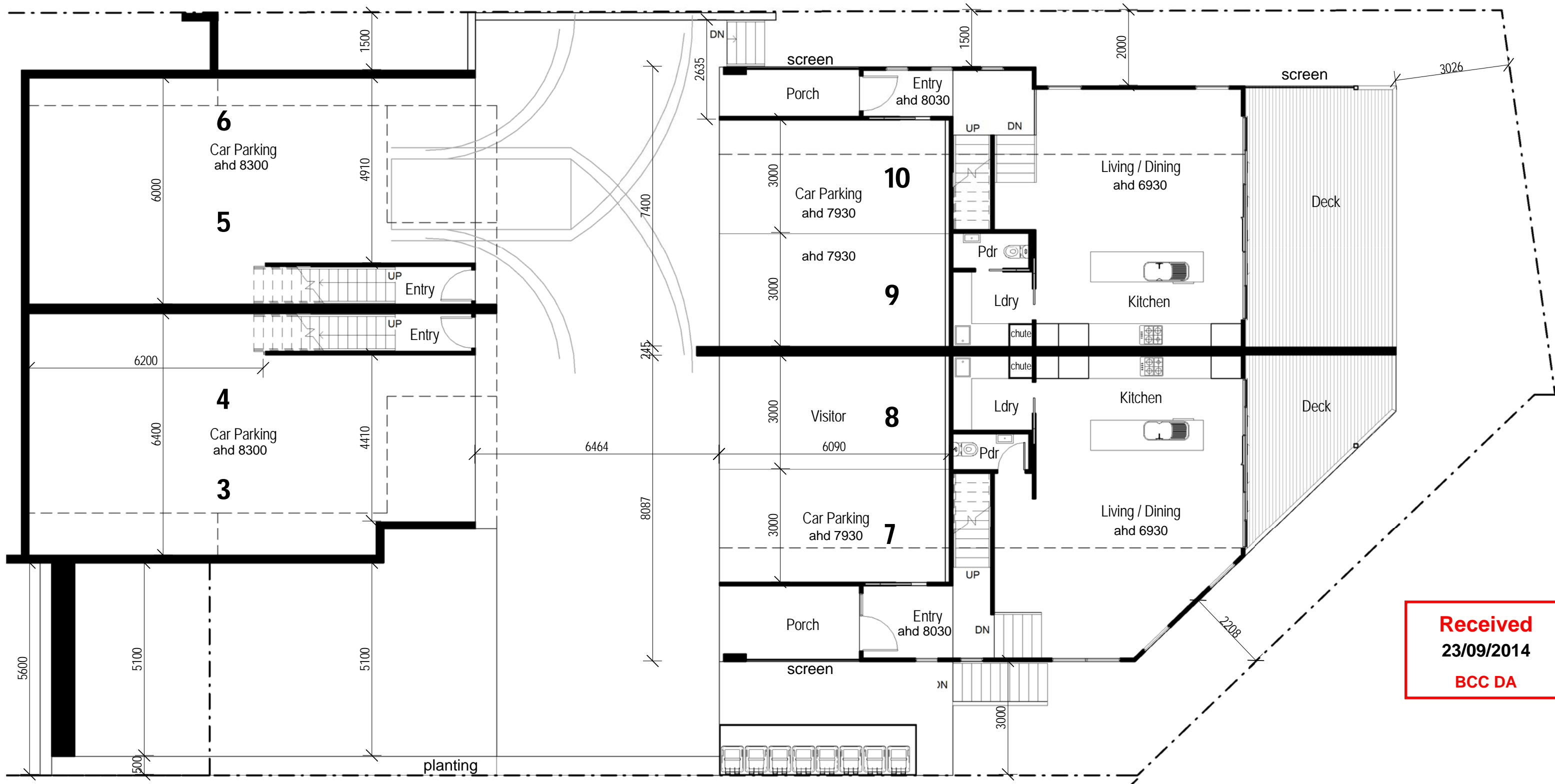
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QBSA No.: 1274859
ABN: 99 107 371 353

Real Property Description	Revision	Description	Date	Drawn By	Project:	Drawing Title:	Scale at A3:	Job No.:
Lot No. 197 / 198 Area: 1217m ²	F	RFI Drawings	16.07.14	Steven	Multi Unit Dwelling for Mormace Pty Ltd & PC Developments at 7 Gould Place Herston, Q, 4006	Proposed House Plans	1 : 100	14018
Plan No.: RP 475	G	Revised Easement	28.07.14	Steven			Checked: MMW	Page No: DA04
Parish: Nth Brisbane	H	RFI Drawings	12.09.14	Steven			Wind Rating: N2 (W33N)	Revision: J
County: Stanley	I	RFI Drawings	16.09.14	Steven			Project Status: DA Drawings	
Authority: Brisbane C. C.	J	RFI Drawings	17.09.14	Steven				



Town House 1 Areas

Town House 1 Balcony	11 m²
Town House 1 First Floor	58 m²
Town House 1 Ground Floor	78 m²
Town House 1 Patio	32 m²
Town House 1 Second Floor	69 m²
Grand total	249 m²

Town House 2 Areas

Town House 2 Balcony	9 m²
Town House 2 First Floor	58 m²
Town House 2 Ground Floor	76 m²
Town House 2 Patio	42 m²
Town House 2 Second Floor	69 m²
Grand total	254 m²

Town House 3 Areas

Town House 3 Car Parking	18 m²
Town House 3 Deck	14 m²
Town House 3 First Floor	72 m²
Town House 3 Ground Floor	65 m²
Town House 3 Porch	8 m²
Grand total	177 m²

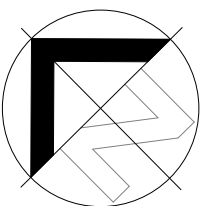
Town House 4 Areas

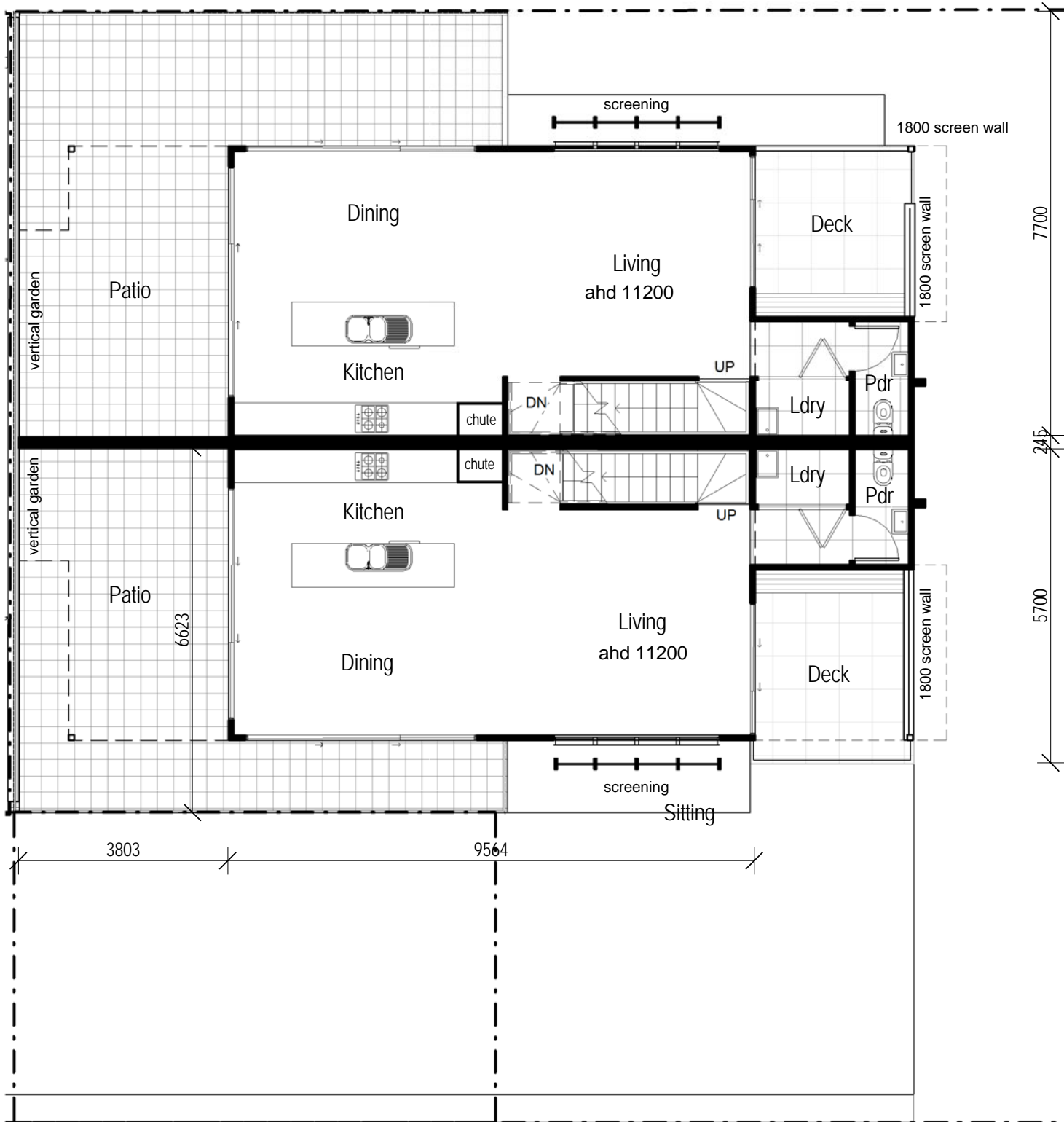
Town House 4 Car Parking	37 m²
Town House 4 Deck	28 m²
Town House 4 First Floor	72 m²
Town House 4 Ground Floor	59 m²
Town House 4 Porch	5 m²
Grand total	201 m²

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Town House 1 Areas

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Town House 1 Second Floor	69 m ²
Grand total	249 m ²

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Grand total	254 m ²

Town House 3 Areas

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Town House 3 First Floor	72 m ²
Town House 3 Ground Floor	65 m ²
Town House 3 Porch	8 m ²
Grand total	177 m ²

Town House 4 Areas

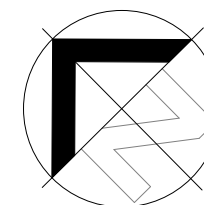
Town House 4 Car Parking	37 m ²
Town House 4 Deck	28 m ²
Town House 4 First Floor	72 m ²
Town House 4 Ground Floor	59 m ²
Town House 4 Porch	5 m ²
Grand total	201 m ²

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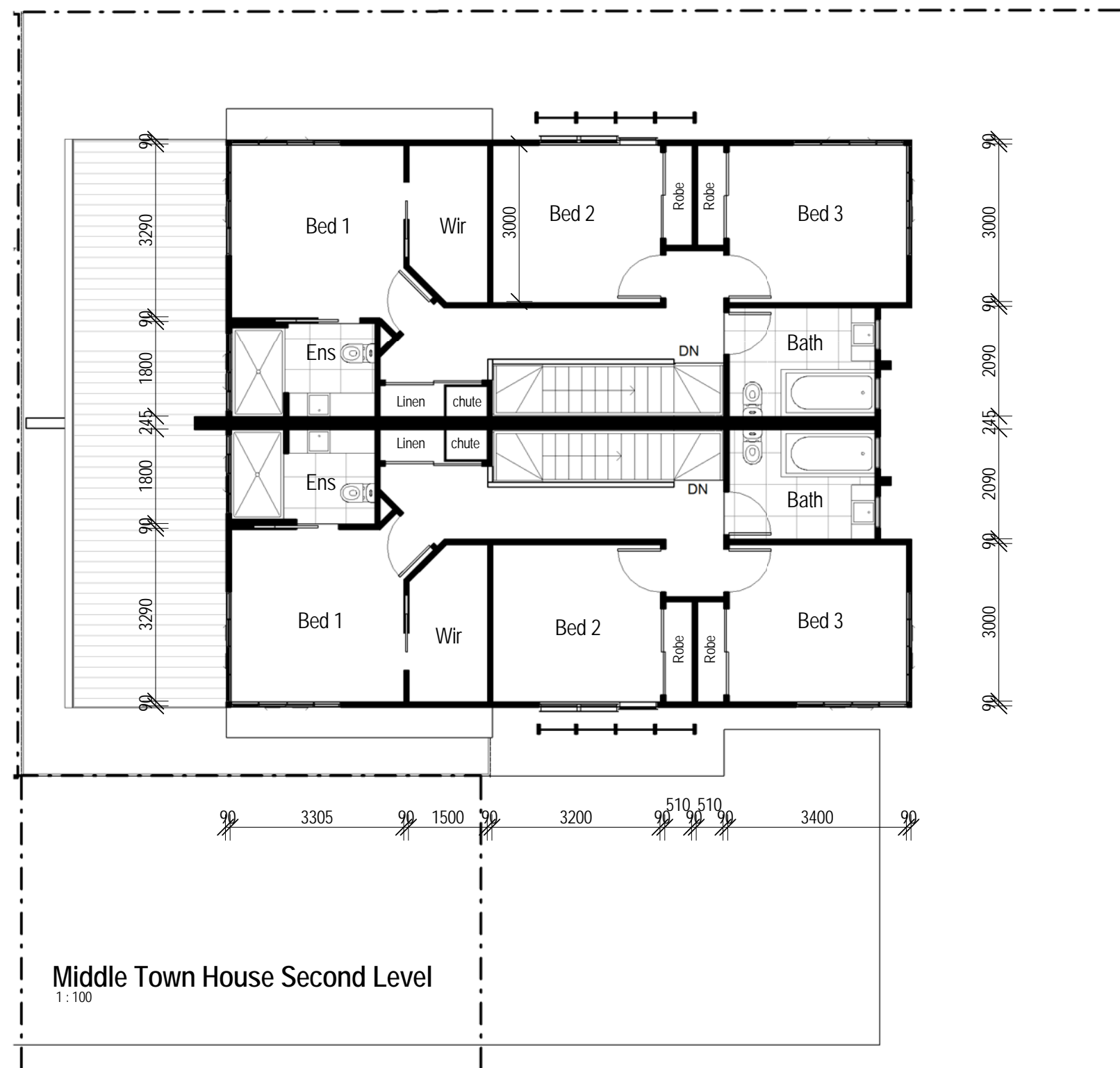
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Real Property Description	Revision	Description	Date	Drawn By	Project	Drawing Title:	Scale at A3 :	Job No. :
Lot No. 197 / 198 Area: 1217m ²	F	RFI Drawings	16.07.14	Steven	Multi Unit Dwelling for Mormace Pty Ltd & PC Developments at 7 Gould Place Herston, Q, 4006	Rear Town Houses First Floor Project Status: DA Drawings	1 : 100	14018
Plan No. : RP 475	G	Revised Easement	28.07.14	Steven			Checked: MMW	Page No: DA06
Parish: Nth Brisbane	H	RFI Drawings	12.09.14	Steven			Wind Rating: N2 (W33N)	Revision: J
County: Stanley	I	RFI Drawings	16.09.14	Steven				
Authority: Brisbane C. C.	J	RFI Drawings	17.09.14	Steven				



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Town House 1 Areas

Town House 1 Balcony	11 m ²
Town House 1 First Floor	58 m ²
Town House 1 Ground Floor	78 m ²
Town House 1 Patio	32 m ²
Town House 1 Second Floor	69 m ²
Grand total	249 m ²

Town House 2 Areas

Town House 2 Balcony	9 m ²
Town House 2 First Floor	58 m ²
Town House 2 Ground Floor	76 m ²
Town House 2 Patio	42 m ²
Town House 2 Second Floor	69 m ²
Grand total	254 m ²

Town House 3 Areas

Town House 3 Car Parking	18 m ²
Town House 3 Deck	14 m ²
Town House 3 First Floor	72 m ²
Town House 3 Ground Floor	65 m ²
Town House 3 Porch	8 m ²
Grand total	177 m ²

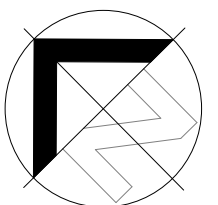
Town House 4 Areas

Town House 4 Car Parking	37 m ²
Town House 4 Deck	28 m ²
Town House 4 First Floor	72 m ²
Town House 4 Ground Floor	59 m ²
Town House 4 Porch	5 m ²
Grand total	201 m ²

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	Lot No. : 197 / 198 Area: 1217m ²	F	RFI Drawings	16.07.14	Steven			1 : 100	
	Plan No. : RP 475	G	Revised Easement	28.07.14	Steven			Checked:	Page No: DA07
	Parish: Nth Brisbane	H	RFI Drawings	12.09.14	Steven			MMW	
	County: Stanley	I	RFI Drawings	16.09.14	Steven			Wind Rating:	Revision: J
	Authority: Brisbane C. C.	J	RFI Drawings	17.09.14	Steven			N2 (W33N)	

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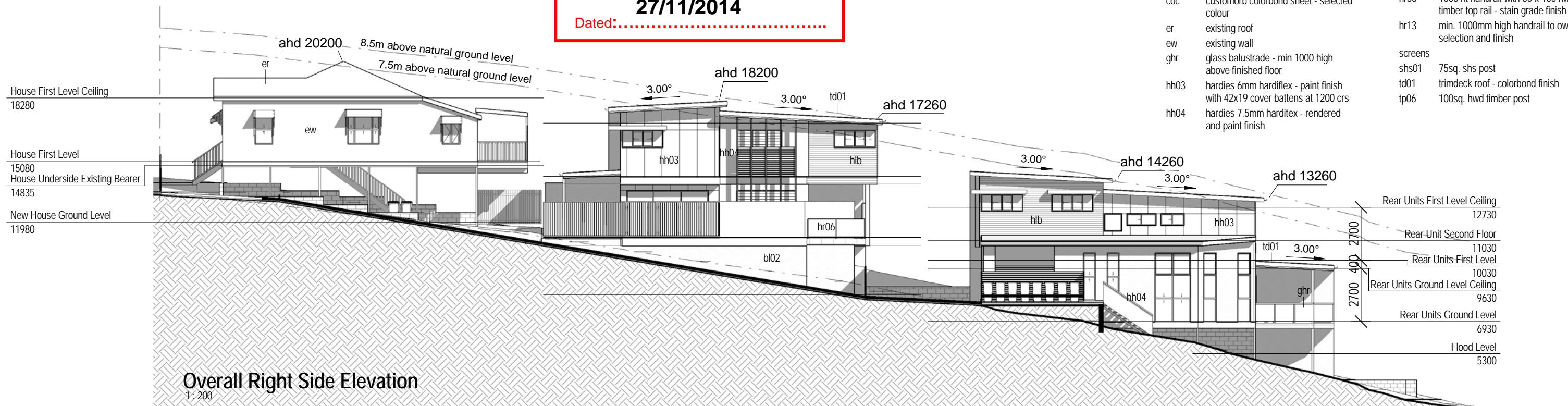
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General Cladding Note

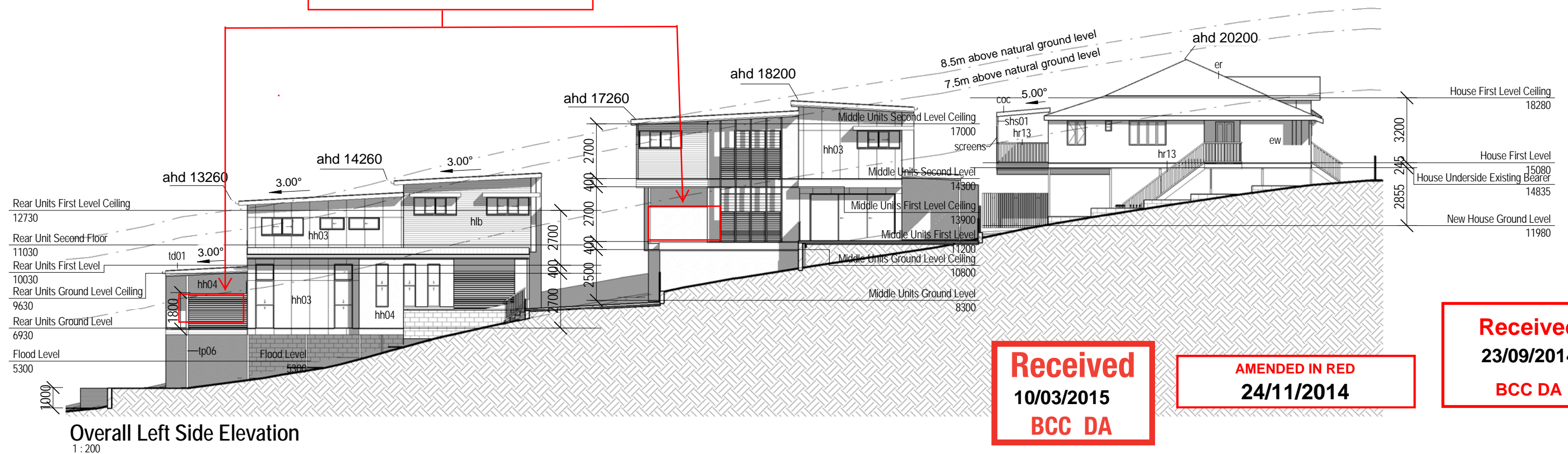
All claddings to be fixed as per manufacturer's manual. Refer designer for any queries.

Legend

awn01	fc clad framed awning	hlb	hardies scyon linea board - as per manufacturer
bl02	190 block wall - rendered and painted	hr06	1000 ht handrail with 50 x 100 hwd timber top rail - stain grade finish
coc	customorb colorbond sheet - selected colour	hr13	min. 1000mm high handrail to owners selection and finish
er	existing roof	screens	
ew	existing wall	shs01	75sq. shs post
ghr	glass balustrade - min 1000 high above finished floor	td01	trimdeck roof - colorbond finish
hh03	hardies 6mm hardiflex - paint finish with 42x19 cover battens at 1200 crs	tp06	100sq. hwd timber post
hh04	hardies 7.5mm harditex - rendered and paint finish		




Provide 1.8 metre high timber batten screen. Maximum of 25% openings.



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		Lot No. : 197 / 198 Area: 1217m2	F	RFI Drawings	16.07.14	Steven			Checked:	MMW	Page No: DA08
		Plan No. : RP 475	G	Revised Easement	28.07.14	Steven			Wind Rating: N2 (W33N)		
		Parish: Nth Brisbane	H	RFI Drawings	12.09.14	Steven					
		County: Stanley	I	RFI Drawings	16.09.14	Steven					
		Authority: Brisbane C. C.	J	RFI Drawings	17.09.14	Steven					

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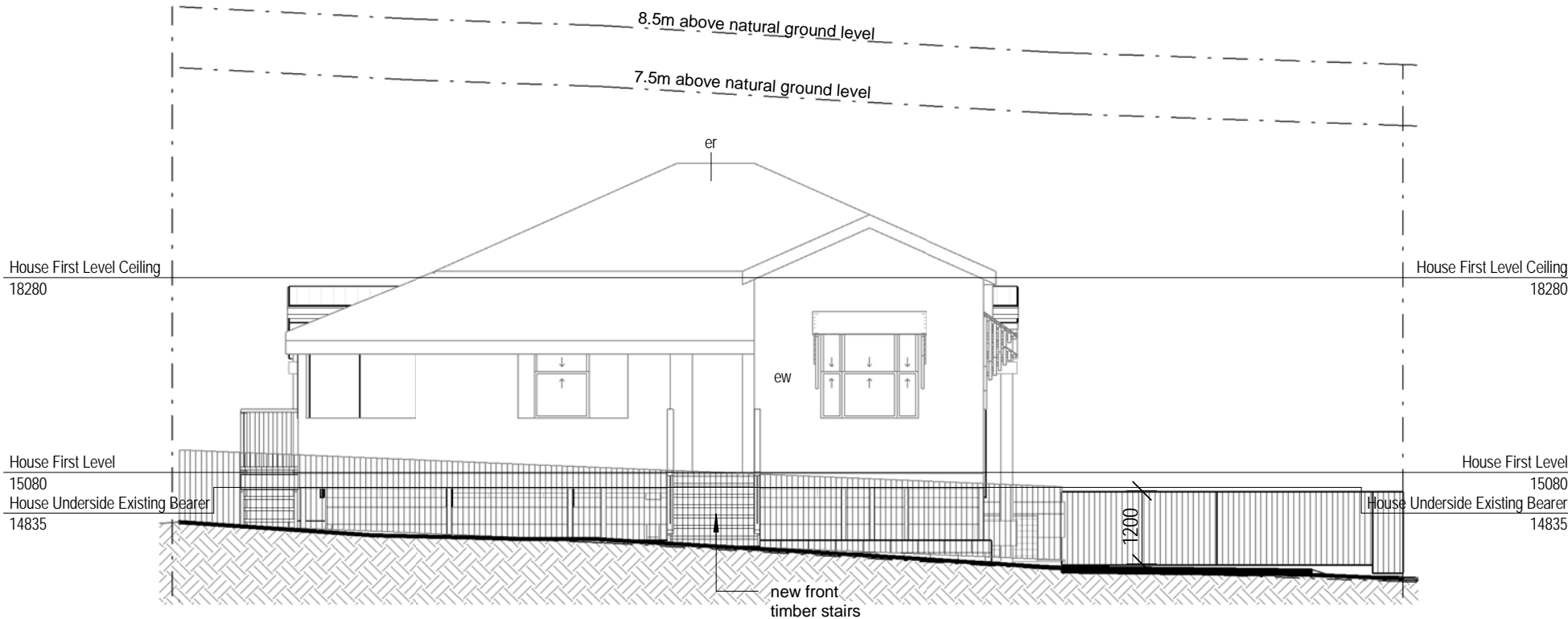
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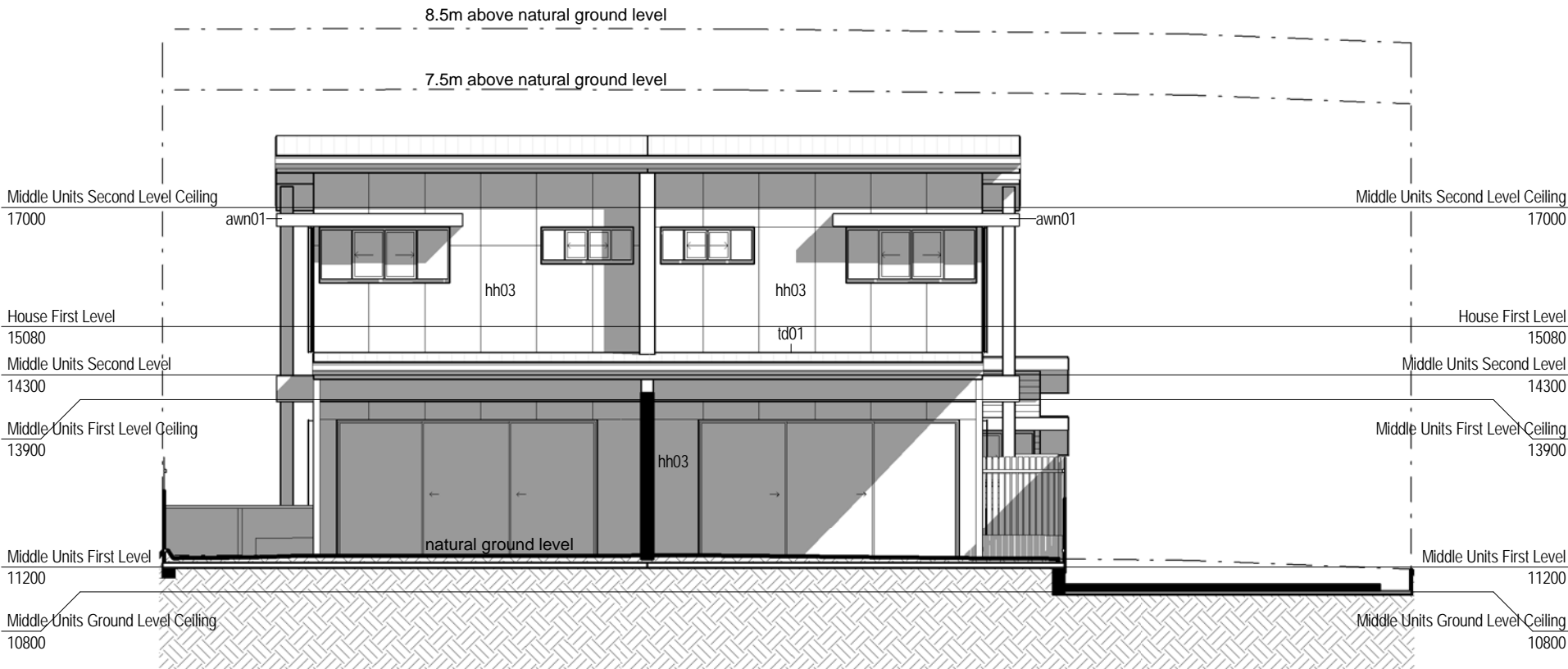
All claddings to be fixed as per manufacturer's manual. Refer designer for any queries.

Legend

awn01	fc clad framed awning
bl02	190 block wall - rendered and painted
coc	customorb colorbond sheet - selected colour
er	existing roof
ew	existing wall
ghr	glass balustrade - min 1000 high above finished floor
hh03	hardies 6mm hardiflex - paint finish with 42x19 cover battens at 1200 crs
hh04	hardies 7.5mm harditex - rendered and paint finish
hlb	hardies scyon linea board - as per manufacturer
hr06	1000 ht handrail with 50 x 100 hwd timber top rail - stain grade finish
hr13	min. 1000mm high handrail to owners selection and finish
screens	
shs01	75sq. shs post
td01	trimdeck roof - colorbond finish
tp06	100sq. hwd timber post



House Front Elevation
1 : 100



Middle Town House Front Elevation
1 : 100

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QBSA No. : 1274859
ABN: 99 107 371 353

Real Property Description
Lot No. : 197 / 198 Area: 1217m2
Plan No. : RP 475
Parish: Nth Brisbane
County: Stanley
Authority: Brisbane C. C.

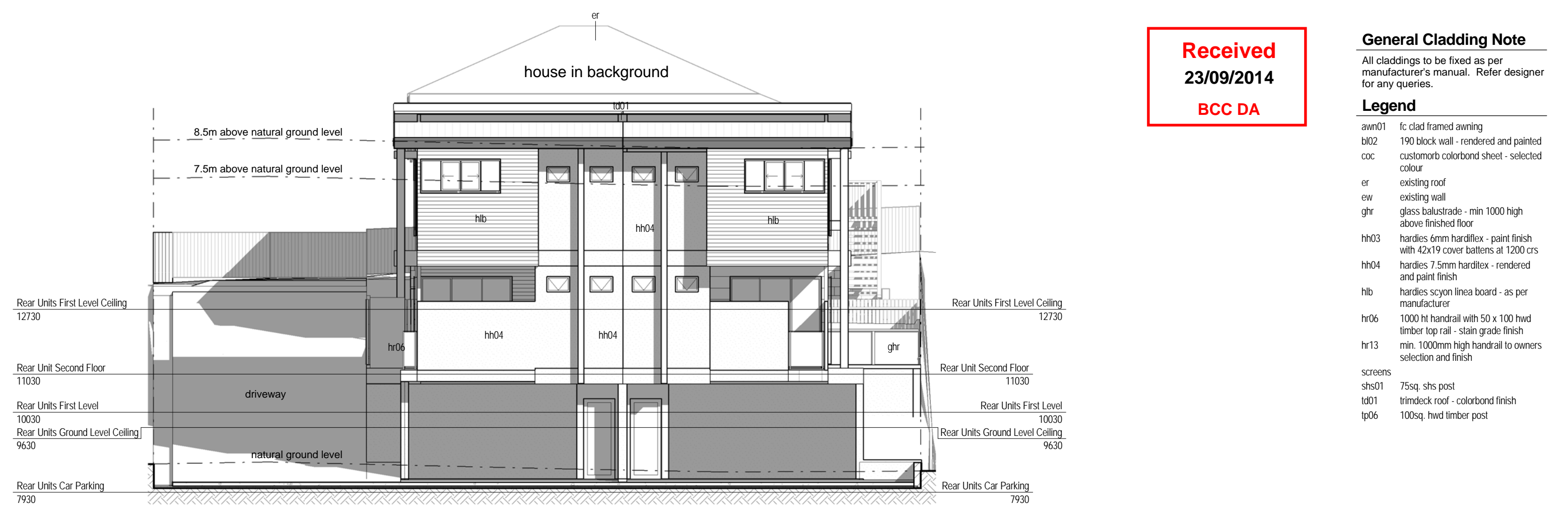
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F	RFI Drawings	16.07.14	Steven
G	Revised Easement	28.07.14	Steven
H	RFI Drawings	12.09.14	Steven
I	RFI Drawings	16.09.14	Steven
J	RFI Drawings	17.09.14	Steven

Project:
Multi Unit Dwelling
for Mormace Pty Ltd & PC Developments
at 7 Gould Place
Herston, Q, 4006

Drawing Title:
Elevations

Project Status:
DA Drawings

Scale at A3 : 1 : 100	Job No. : 14018
Checked: MMW	Page No: DA09
Wind Rating: N2 (W33N)	Revision: J



General Cladding Note

All claddings to be fixed as per manufacturer's manual. Refer designer for any queries.

Legend

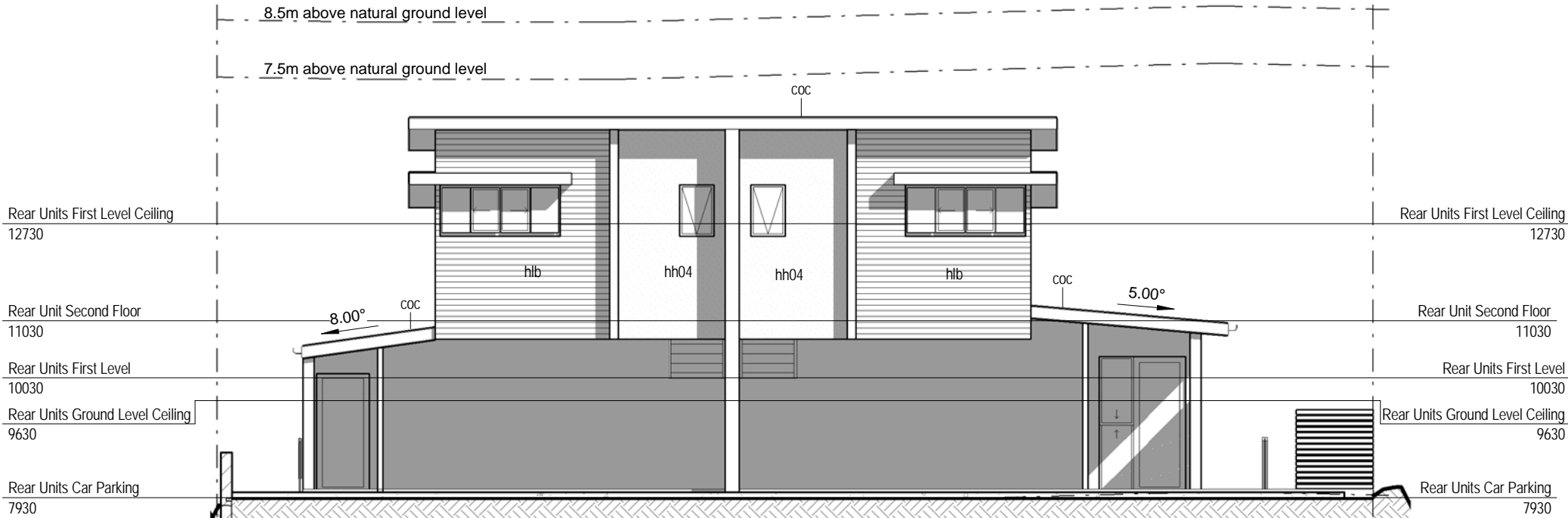
awn01	fc clad framed awning
bl02	190 block wall - rendered and painted
coc	customorb colorbond sheet - selected colour
er	existing roof
ew	existing wall
ghr	glass balustrade - min 1000 high above finished floor
hh03	hardies 6mm hardiflex - paint finish with 42x19 cover battens at 1200 crs
hh04	hardies 7.5mm harditex - rendered and paint finish
hlb	hardies scyon linea board - as per manufacturer
hr06	1000 ht handrail with 50 x 100 hwd timber top rail - stain grade finish
hr13	min. 1000mm high handrail to owners selection and finish
screens	
shs01	75sq. shs post
td01	trimdeck roof - colorbond finish
tp06	100sq. hwd timber post

Middle Town House Rear Elevation
1 : 100


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Rear Town House Front Elevation
1 : 100

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		Lot No. : 197 / 198 Area: 1217m2	F	RFI Drawings	16.07.14	Steven			1 : 100	
		Plan No. : RP 475	G	Revised Easement	28.07.14	Steven			Checked: MMW	
		Parish: Nth Brisbane	H	RFI Drawings	12.09.14	Steven			Wind Rating: N2 (W33N)	
		County: Stanley	I	RFI Drawings	16.09.14	Steven				
		Authority: Brisbane C. C.	J	RFI Drawings	17.09.14	Steven				

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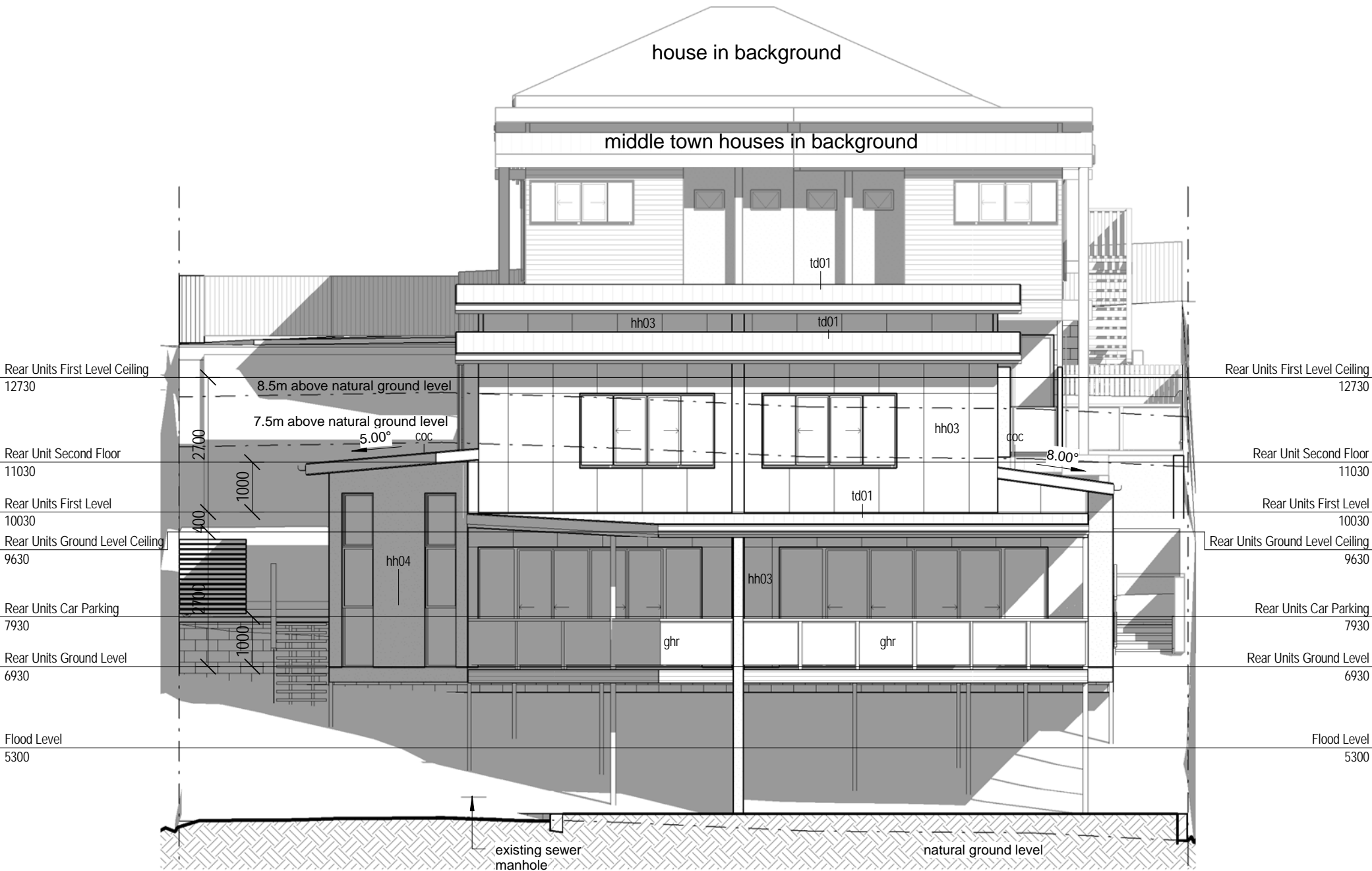
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General Cladding Note

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Legend

awn01	fc clad framed awning
bl02	190 block wall - rendered and painted
coc	customorb colorbond sheet - selected colour
er	existing roof
ew	existing wall
ghr	glass balustrade - min 1000 high above finished floor
hh03	hardies 6mm hardiflex - paint finish with 42x19 cover battens at 1200 crs
hh04	hardies 7.5mm harditex - rendered and paint finish
h1b	hardies scyon linea board - as per manufacturer
hr06	1000 ht handrail with 50 x 100 hwd timber top rail - stain grade finish
hr13	min. 1000mm high handrail to owners selection and finish
screens	
shs01	75sq. shs post
td01	trimdeck roof - colorbond finish
tp06	100sq. hwd timber post




Rear Elevation
1:100

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		Plan No. : RP 475	G	Revised Easement	28.07.14	Steven			MMW	
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		County: Stanley	I	RFI Drawings	16.09.14	Steven			N2 (W33N)	
		Authority: Brisbane C. C.	J	RFI Drawings	17.09.14	Steven			Revision: J	

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