



# EAST VILLAGE - PRECINCT 2D

WYNNUM RD & CREEK RD, CANNON HILL



## DRAWING LIST

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0.0	COVER SHEET
1.03	STAGING DIAGRAM
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2.02	2D - BASEMENT 01
2.03	2D - LEVEL 00 GND
2.04	2D - LEVEL 01 PLAN
2.05	2D - LEVEL 05 TYPICAL
2.07	2D - LEVEL 08 POOL
2.08	2D - ROOF
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3.02	BUILDING 1 - EAST & WEST ELEVATION
3.03	BUILDING 2 - EAST & WEST ELEVATION
3.04	BUILDING 3 - EAST & WEST ELEVATION
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7.02	RESIDENTIAL GFA SUMMARY
7.03	OPEN SPACE CALCULATIONS

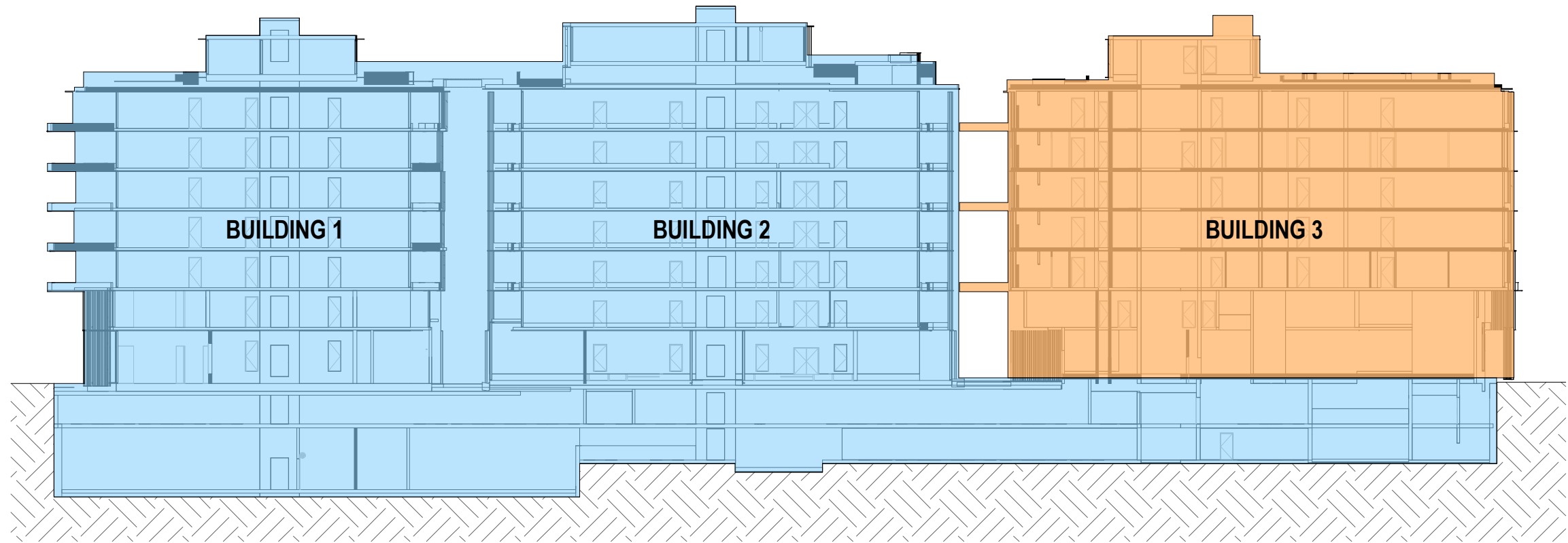
### SITE INFORMATION

LOT: SP247801  
 LOCATION: Cannon Hill  
 COUNCIL: Brisbane City Council

### APARTMENT MIX

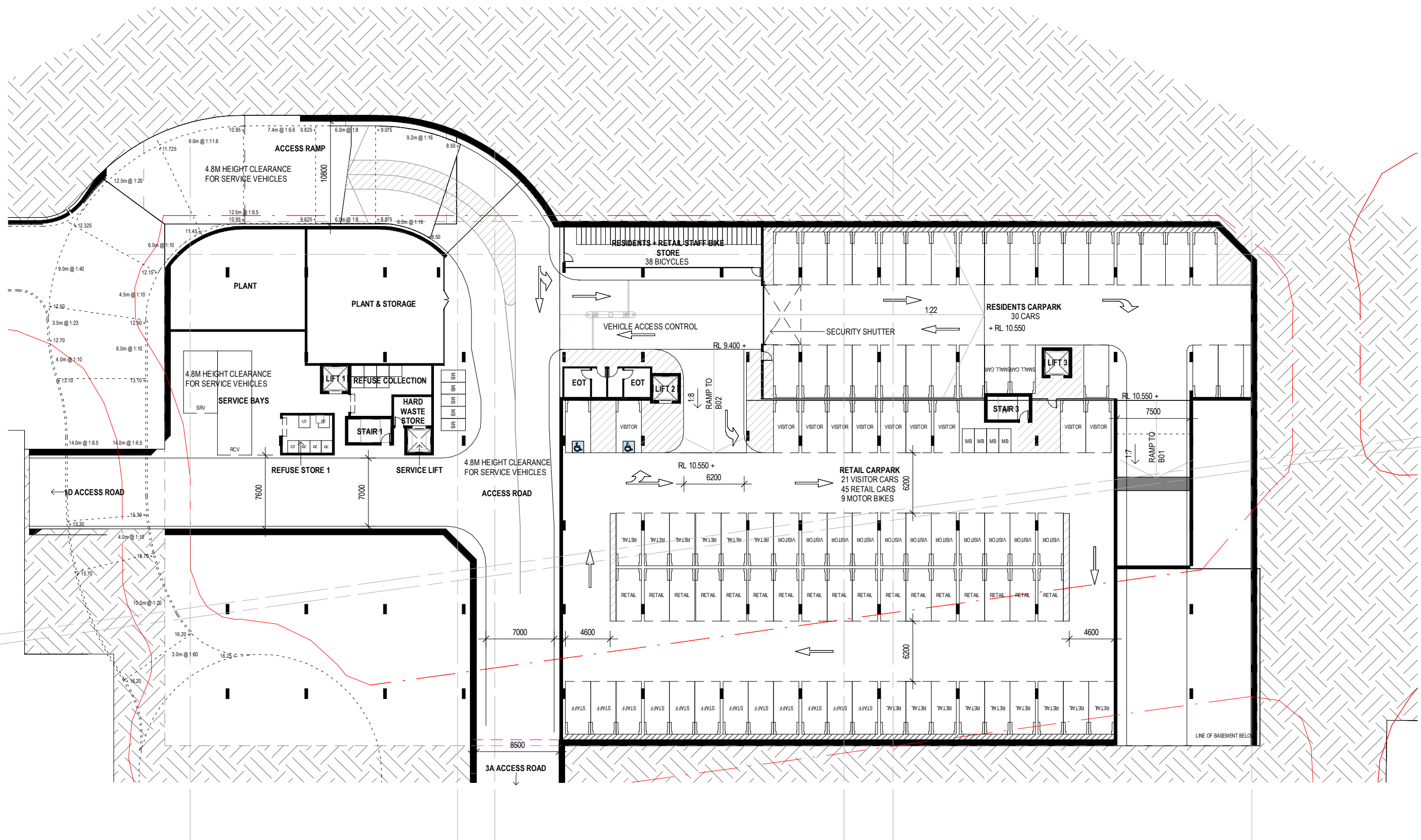
1 BED = 10  
 2 BED = 77  
 3 BED = 50  
 TOTAL = 137

BCC DS  
 LODGED  
 23/07/2024  
 APPLICATION REF  
 A006575565

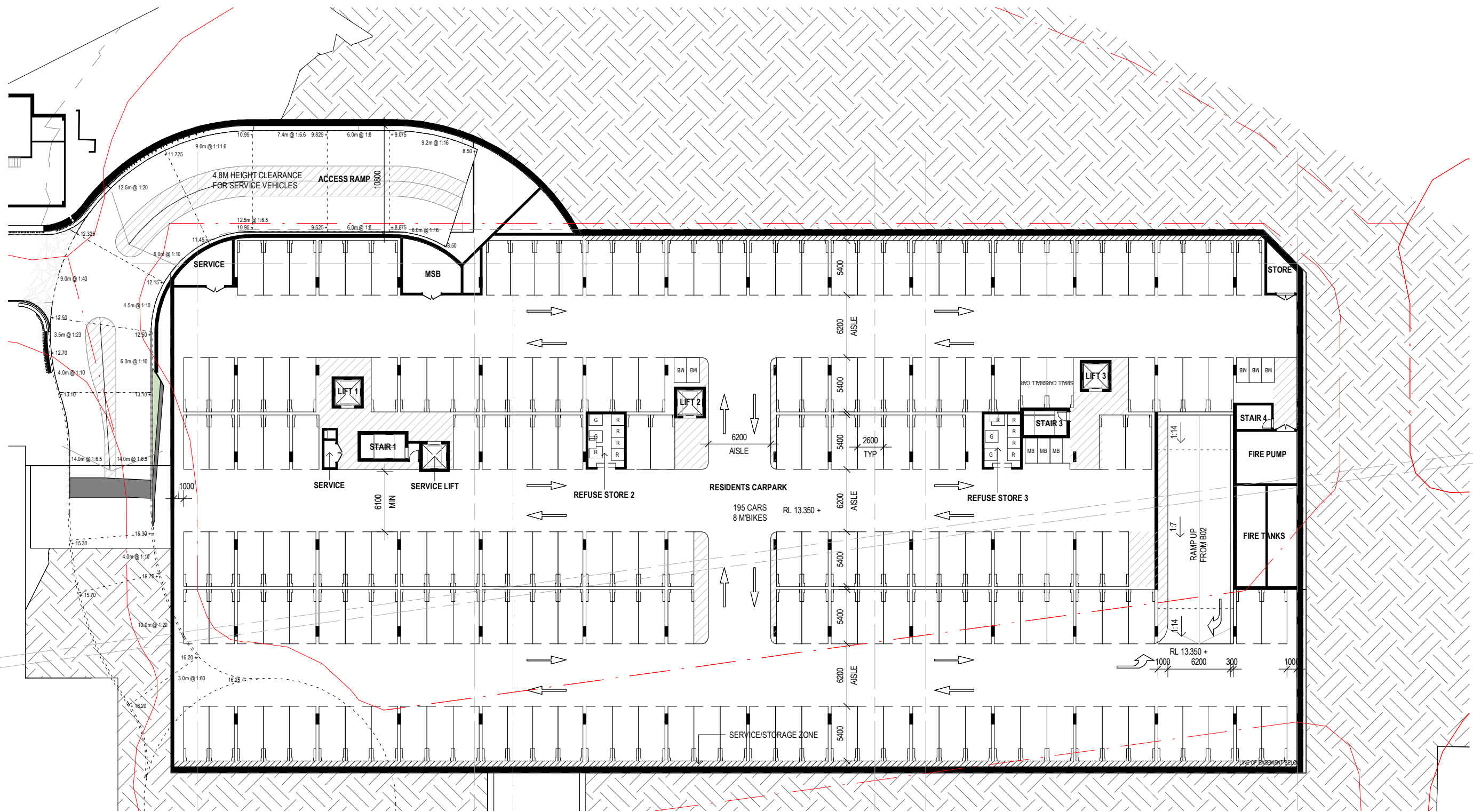


■ STAGE 1  
■ STAGE 2

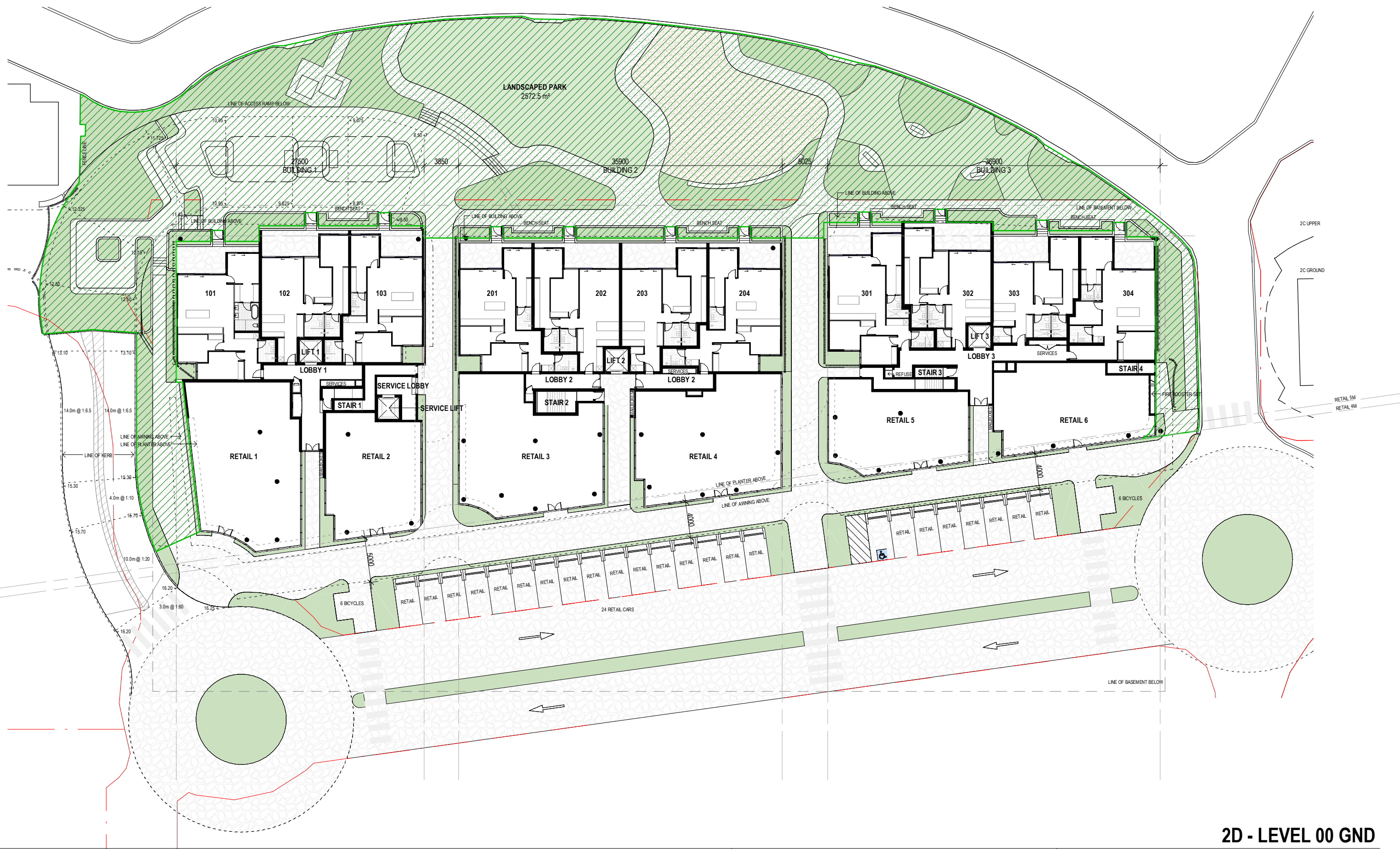
**STAGING DIAGRAM**



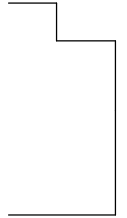
**2D - BASEMENT 02**



**2D - BASEMENT 01**



**2D - LEVEL 00 GND**




**2D - LEVEL 01 PLAN**

**bureau**proberts

**BCC DS  
LODGED**  
23/07/2024  
**APPLICATION REF**  
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CLIENT:  
**ANTHONY JOHN GROUP**  
PROJECT:  
**EAST VILLAGE - 2D BLOCK**  
ADDRESS:  
**WYNNUM RD & CREEK RD, CANNON HILL**

SCALE:  
1 : 400 [A3]  
DATE:  
01.07.24  
DRAWN:  
KS  
NORTH:  
  
PROJECT NO:  
**22045**  
PHASE:  
**DA**  
DRAWING NUMBER:  
**AR 2.04**  
REVISION:  
**19**  
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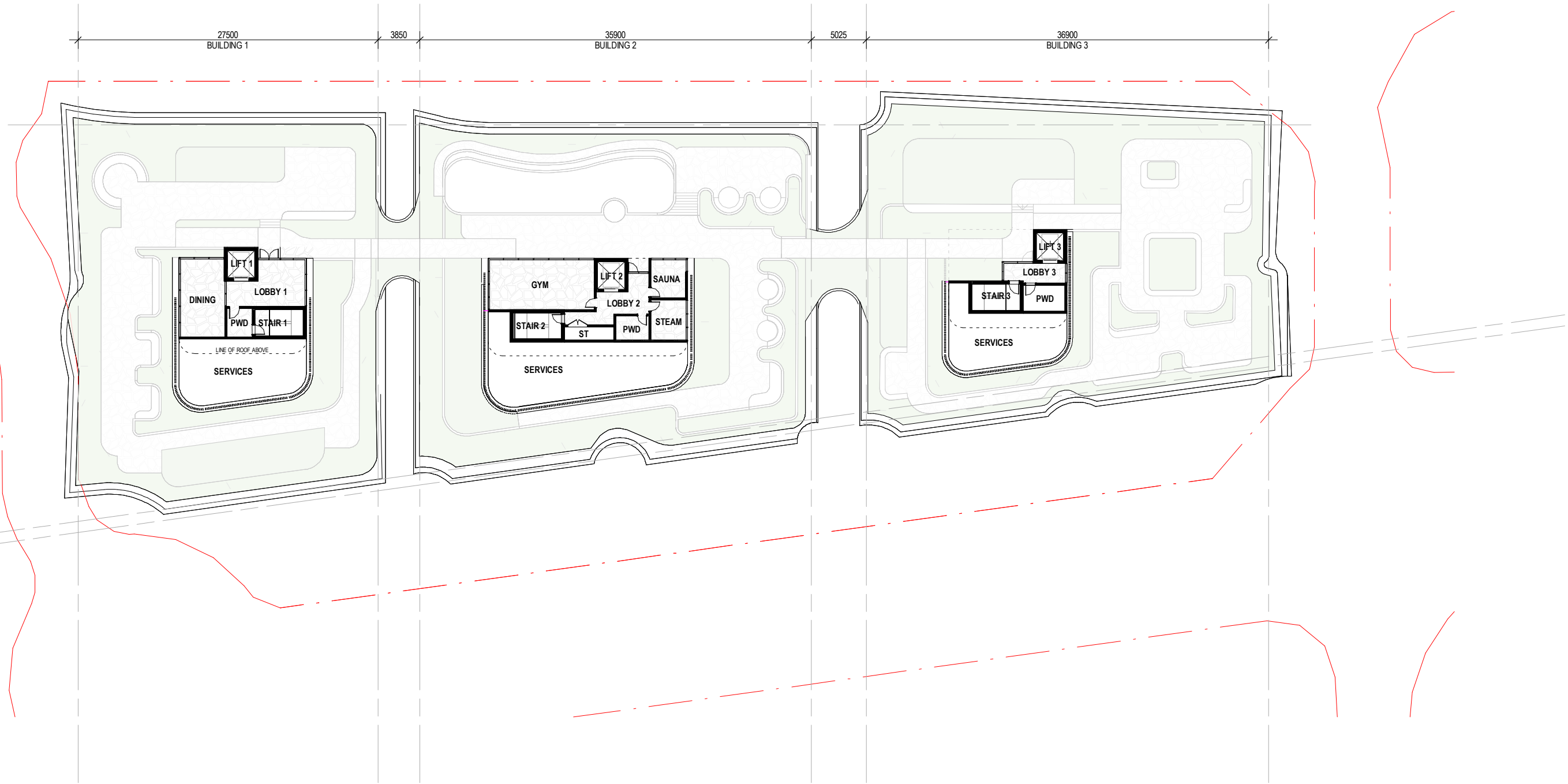


**2D - LEVEL 05 TYPICAL**

**BCC DS**  
**LODGED**  
 23/07/2024  
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**EAST VILLAGE - 2D BLOCK**  
 ADDRESS:  
 WYNNUM RD & CREEK RD, CANNON HILL

SCALE:  
 1 : 400 [A3]  
 DATE:  
 19.07.24  
 DRAWN:  
 KS  
 NORTH:  
  
 PROJECT NO:  
**22045**  
 PHASE:  
**DA**  
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**AR 2.05**  
 REVISION:  
**20**  
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 LODGED  
 23/07/2024  
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CLIENT:  
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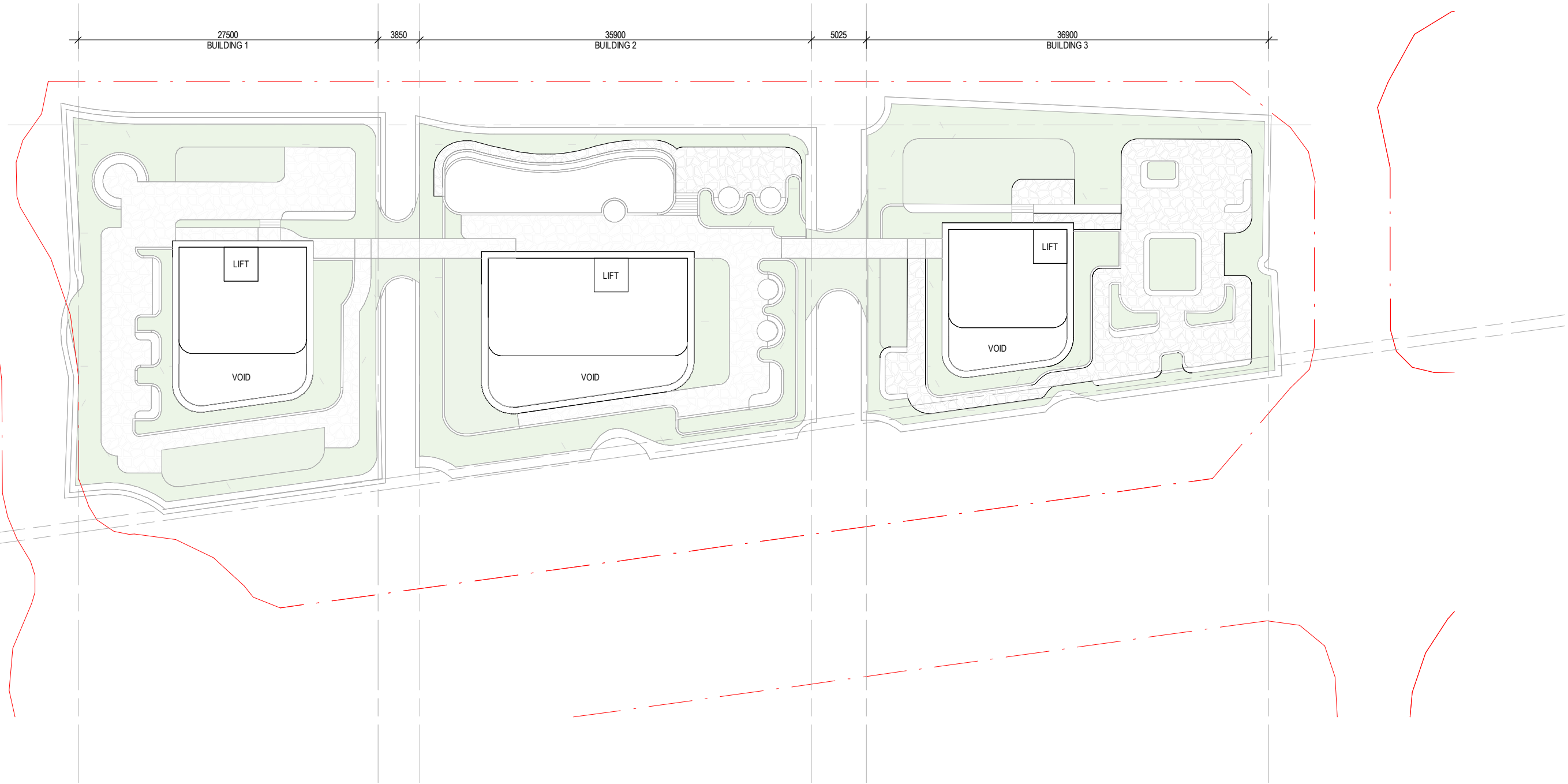
**2D - LEVEL 08 POOL**

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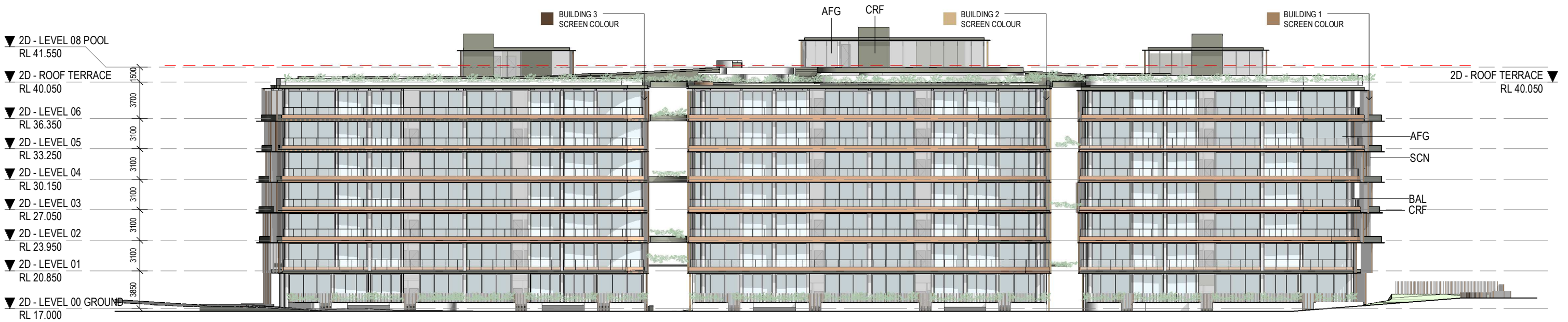
PROJECT NO: 22045      PHASE: DA      DRAWING NUMBER: AR 2.07      REVISION: 13

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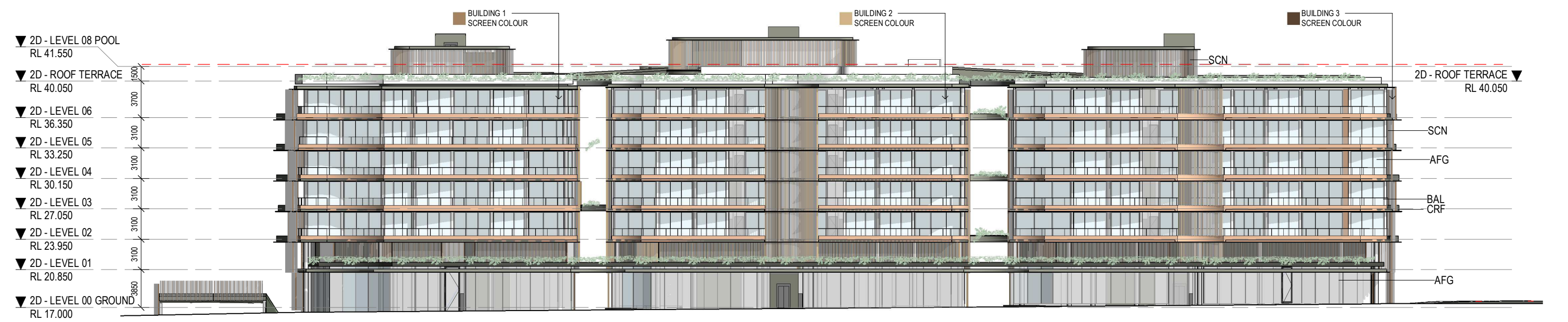
**2D - ROOF**



**1** NORTH ELEVATION  
1 : 400

**KEY**

CODE	DESCRIPTION
AFG	POWDERCOATED ALUMINIUM FRAMED GLAZING
BAL	TINTED GLASS BALUSTRADE
CRF	CEMENT RENDER FINISH
SCN	POWDERCOATED ALUMINIUM BATTEN SCREEN



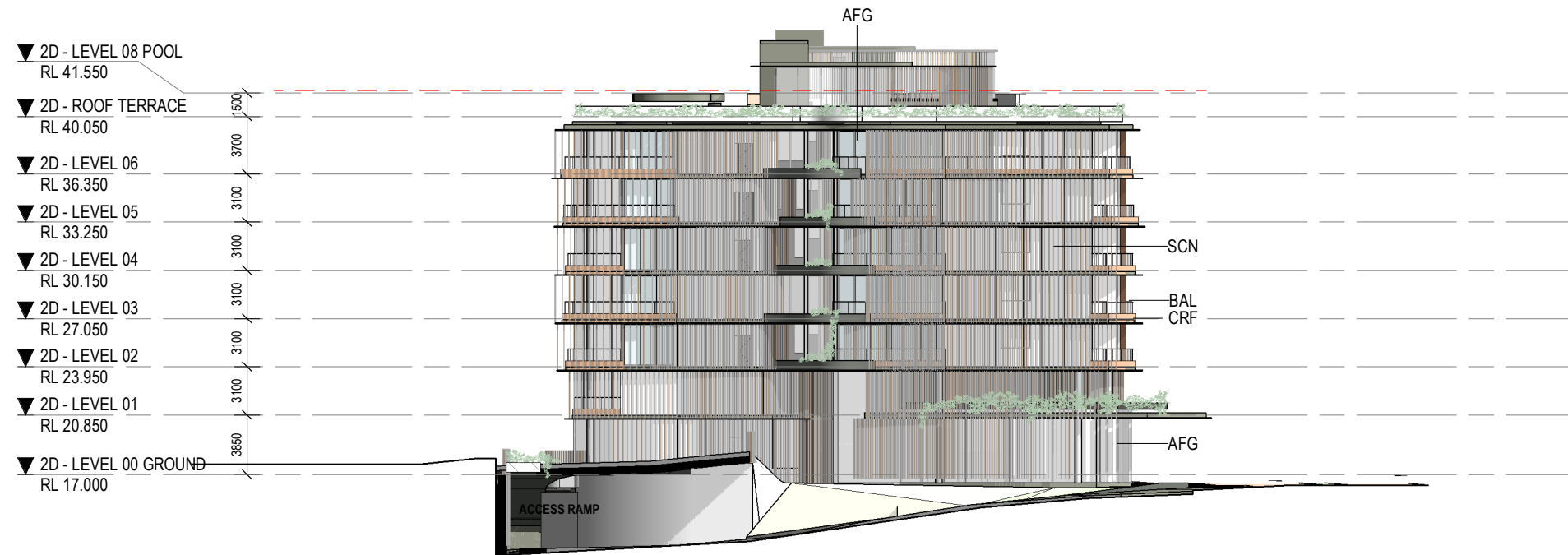
**2** SOUTH ELEVATION  
1 : 400

**NORTH & SOUTH ELEVATION**

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LODGED  
23/07/2024  
APPLICATION REF  
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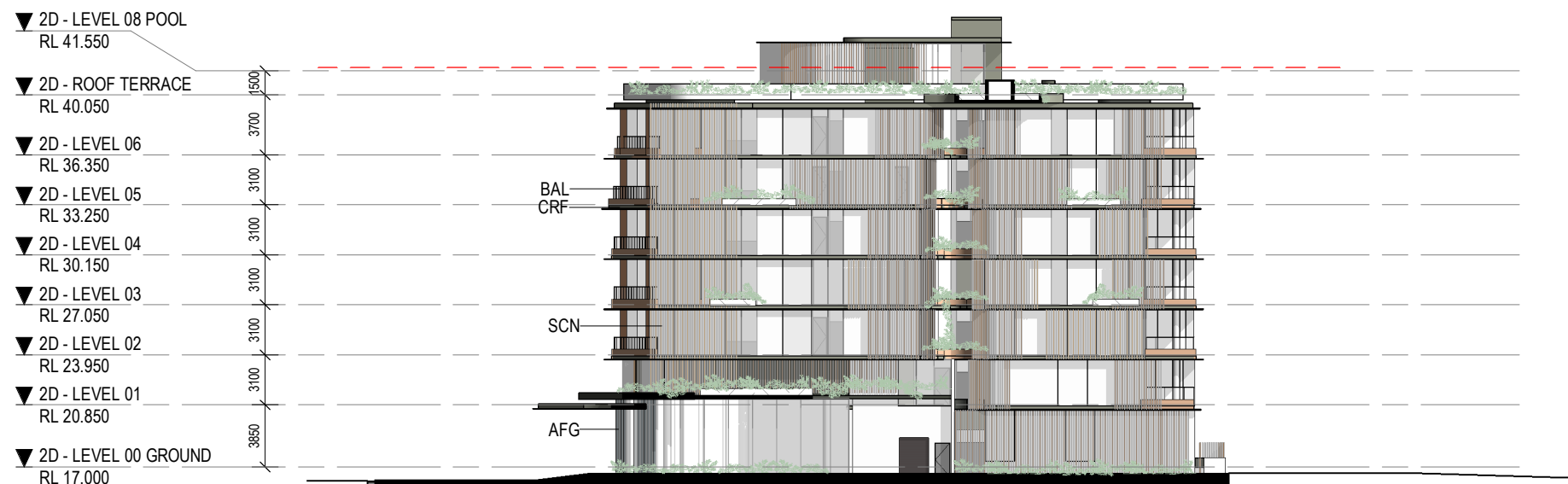
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01.07.24  
DRAWN:  
KS  
PROJECT NO:  
22045  
PHASE:  
DA  
DRAWING NUMBER:  
AR 3.01  
REVISION:  
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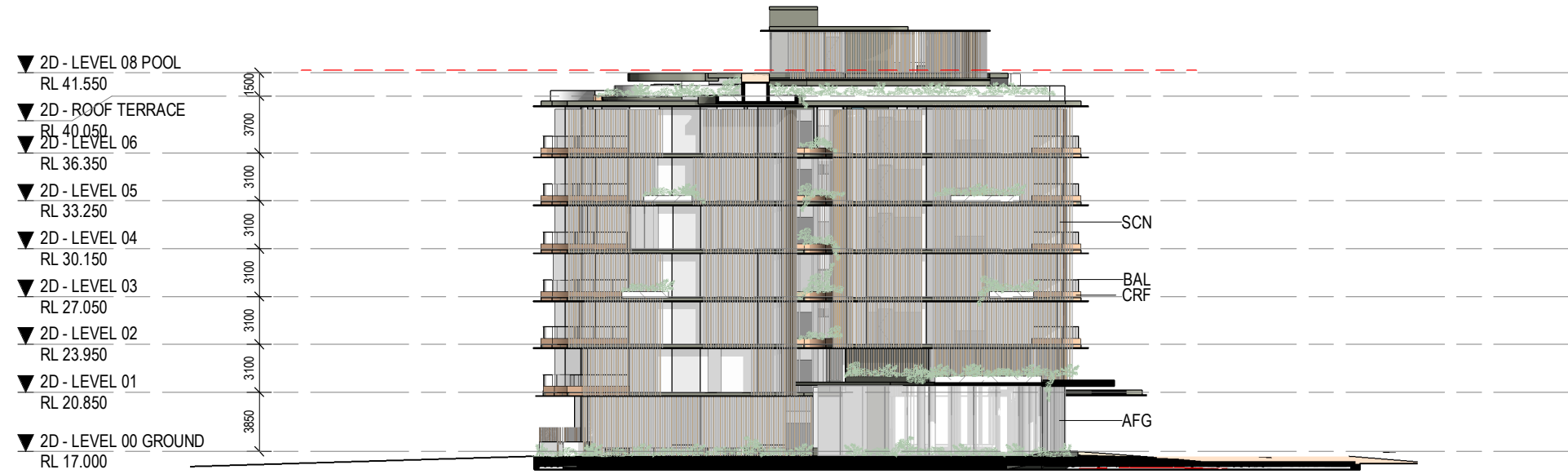
1 B1 - WEST ELEVATION  
1 : 400

**KEY**

CODE	DESCRIPTION
AFG	POWDERCOATED ALUMINIUM FRAMED GLAZING
BAL	TINTED GLASS BALUSTRADE
CRF	CEMENT RENDER FINISH
SCN	POWDERCOATED ALUMINIUM BATTEN SCREEN



2 B1 - EAST ELEVATION  
1 : 400



1 B2 - WEST ELEVATION  
1 : 400

**KEY**

CODE	DESCRIPTION
AFG	POWDERCOATED ALUMINIUM FRAMED GLAZING
BAL	TINTED GLASS BALUSTRADE
CRF	CEMENT RENDER FINISH
SCN	POWDERCOATED ALUMINIUM BATTEN SCREEN



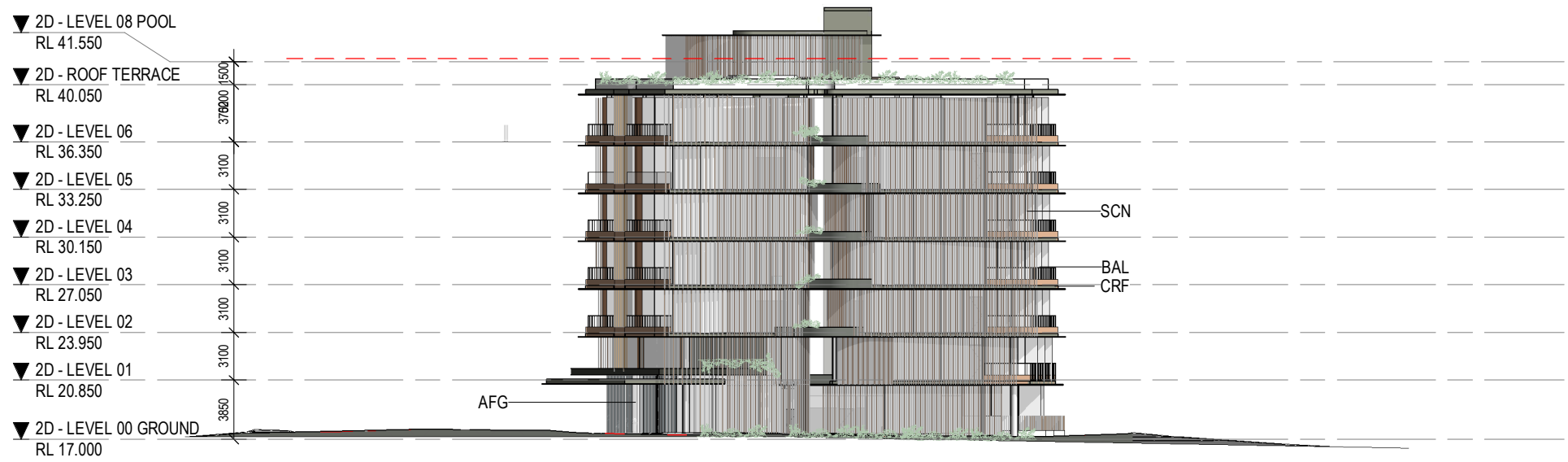
2 B2 - EAST ELEVATION  
1 : 400



**2** B3 - WEST ELEVATION  
1 : 400

**KEY**

CODE	DESCRIPTION
AFG	POWDERCOATED ALUMINIUM FRAMED GLAZING
BAL	TINTED GLASS BALUSTRADE
SCN	POWDERCOATED ALUMINIUM BATTEN SCREEN



**1** B3 - EAST ELEVATION  
1 : 400



**BRISBANE CITY COUNCIL GROSS FLOOR AREA (GFA) DEFINITION:**  
 GROSS FLOOR AREA, FOR A BUILDING, MEANS THE TOTAL FLOOR AREA OF ALL STOREYS OF THE BUILDING, MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS AND THE CENTRE OF ANY COMMON WALLS OF THE BUILDING, OTHER THAN AREAS USED FOR:

- A. BUILDING SERVICES, PLANT OR EQUIPMENT; OR
- B. ACCESS BETWEEN LEVELS; OR
- C. A GROUND FLOOR PUBLIC LOBBY; OR
- D. A MALL; OR
- E. PARKING, LOADING OR MANOEUVRING VEHICLES; OR
- F. UNENCLOSED PRIVATE BALCONIES, WHETHER ROOFED OR NOT

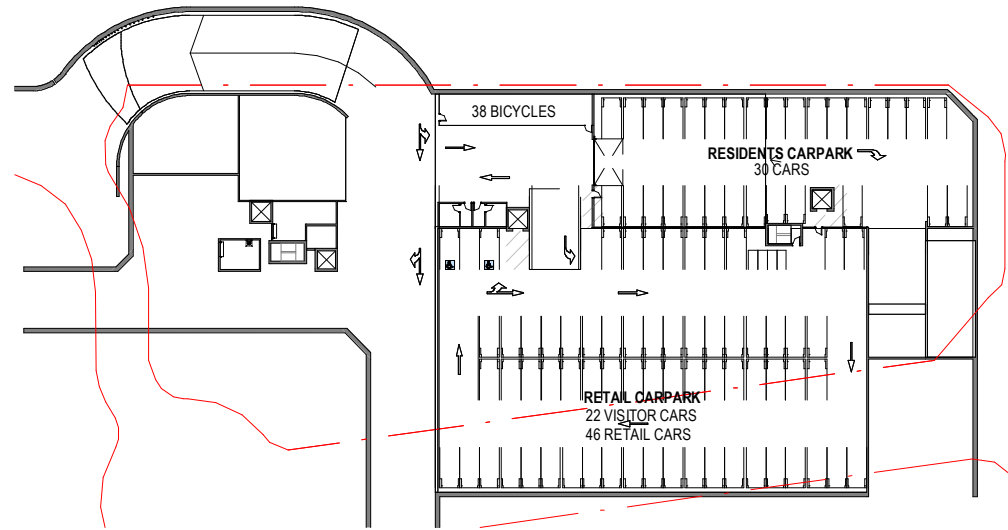
**RETAIL GFA**

NAME	LEVEL	AREA
<b>BUILDING 1</b>		
RETAIL 1	2D - LEVEL 00 RETAIL	215 m <sup>2</sup>
RETAIL 2	2D - LEVEL 00 RETAIL	142 m <sup>2</sup>
		357 m <sup>2</sup>
<b>BUILDING 2</b>		
RETAIL 3	2D - LEVEL 00 RETAIL	214 m <sup>2</sup>
RETAIL 4	2D - LEVEL 00 RETAIL	209 m <sup>2</sup>
		423 m <sup>2</sup>
<b>BUILDING 3</b>		
RETAIL 5	2D - LEVEL 00 RETAIL	146 m <sup>2</sup>
RETAIL 6	2D - LEVEL 00 RETAIL	157 m <sup>2</sup>
		303 m <sup>2</sup>
<b>TOTAL RETAIL GFA</b>		<b>1082 m<sup>2</sup></b>

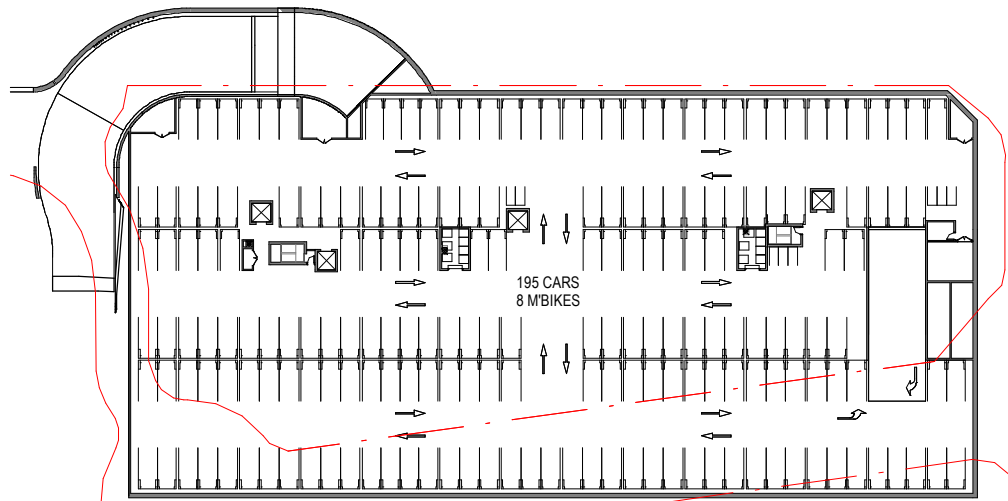
**CARPARKING**

ALLOCATION	LEVEL	SIZE	COUNT
<b>RESIDENTIAL</b>			
VISITOR	2D - BASEMENT 02	5400 x 2600	20
			20
SMALL CAR	2D - BASEMENT 02	5000 x 2600	2
SMALL CAR	2D - BASEMENT 01	5000 x 2600	2
			4
RESIDENT	2D - BASEMENT 02	5400 x 2500	4
RESIDENT	2D - BASEMENT 02	5400 x 2600	24
RESIDENT	2D - BASEMENT 01	5400 x 2400	6
RESIDENT	2D - BASEMENT 01	5400 x 2500	48
RESIDENT	2D - BASEMENT 01	5400 x 2600	139
			221
			245
<b>RETAIL</b>			
VISITOR	2D - BASEMENT 02	5400 x 2600	1
			1
STAFF	2D - BASEMENT 02	5400 x 2600	12
			12
RETAIL	2D - BASEMENT 02	5400 x 2600	32
RETAIL	2D - LEVEL 00 RETAIL	5400 x 2600	23
			55
PWD	2D - BASEMENT 02	5400 x 2600	1
PWD	2D - LEVEL 00 RETAIL	5400 x 2600	1
			2
			70
<b>TOTAL CARPARKING</b>			<b>315</b>

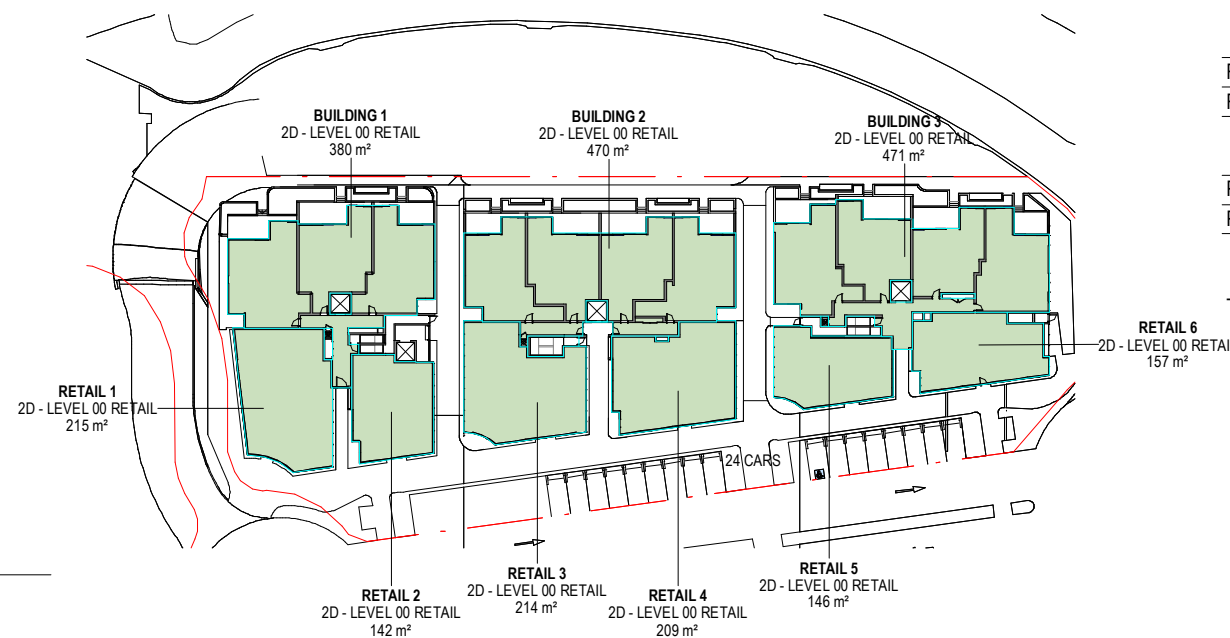
1 2D - BASEMENT 02  
1 : 1000



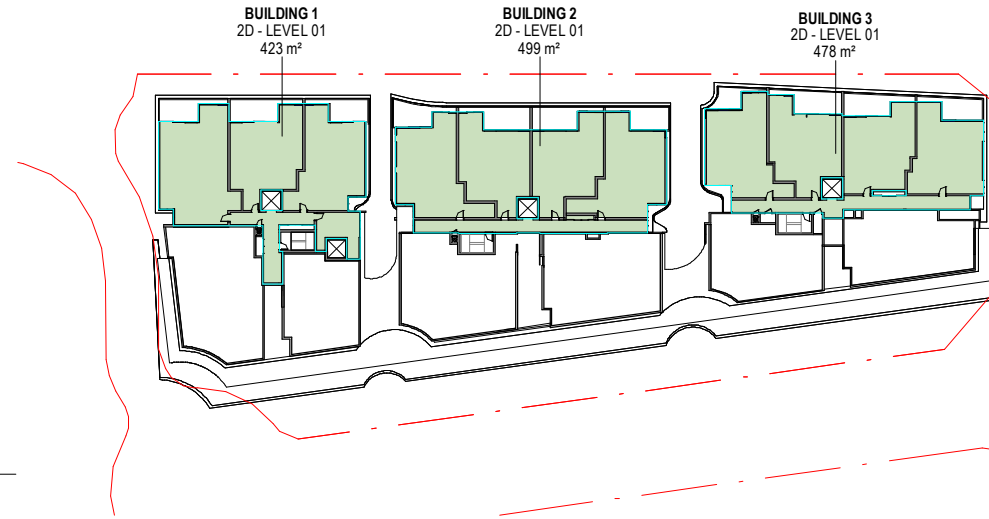
2 2D - BASEMENT 01  
1 : 1000



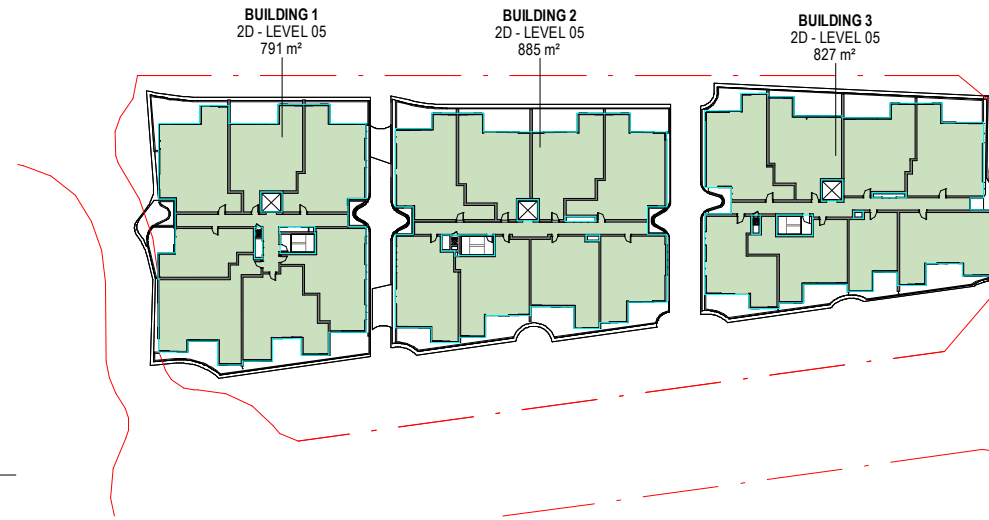
3 2D - LEVEL 00 GND  
1 : 1000



**CARPARKING & RETAIL GFA SUMMARY**



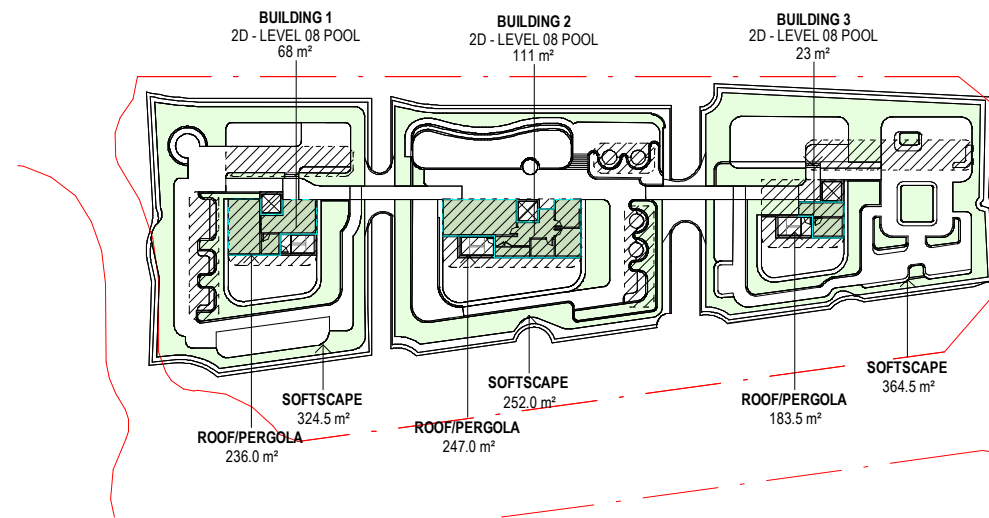
1 2D - LEVEL 01  
1 : 1000



2 LEVEL 02-06  
1 : 1000

**ROOFTOP SUMMARY**

	BUILDING 1	BUILDING 2	BUILDING 3
ROOFTOP AREA:	970m <sup>2</sup>	1090m <sup>2</sup>	1020m <sup>2</sup>
ENCLOSED ROOM AREA:	68m <sup>2</sup> 7.0%	111m <sup>2</sup> 10.0%	23m <sup>2</sup> 2.5%
SOFTSCAPE AREA:	324m <sup>2</sup> 33.5%	252m <sup>2</sup> 23.0%	364m <sup>2</sup> 35.5%
ROOF/PERGOLA AREA:	236m <sup>2</sup> 24.5%	247m <sup>2</sup> 22.5%	183m <sup>2</sup> 18.0%



3 2D - LEVEL 08 POOL  
1 : 1000

**APARTMENT MIX**

BUILDING 1	
1B1B	5
2B2B	17
3B2B	19
	41

BUILDING 2	
2B2B	29
3B2B	19
	48

BUILDING 3	
1B1B	5
2B2B	24
2B2B+MPR	7
3B2B	12
	48
	137

**RESIDENTIAL GFA**

BUILDING 1	
2D - LEVEL 00 RETAIL	380 m <sup>2</sup>
2D - LEVEL 01	423 m <sup>2</sup>
2D - LEVEL 02	791 m <sup>2</sup>
2D - LEVEL 03	791 m <sup>2</sup>
2D - LEVEL 04	791 m <sup>2</sup>
2D - LEVEL 05	791 m <sup>2</sup>
2D - LEVEL 06	791 m <sup>2</sup>
2D - LEVEL 08 POOL	68 m <sup>2</sup>
	4827 m <sup>2</sup>

BUILDING 2	
2D - LEVEL 00 RETAIL	470 m <sup>2</sup>
2D - LEVEL 01	499 m <sup>2</sup>
2D - LEVEL 02	885 m <sup>2</sup>
2D - LEVEL 03	885 m <sup>2</sup>
2D - LEVEL 04	885 m <sup>2</sup>
2D - LEVEL 05	885 m <sup>2</sup>
2D - LEVEL 06	885 m <sup>2</sup>
2D - LEVEL 08 POOL	111 m <sup>2</sup>
	5503 m <sup>2</sup>

BUILDING 3	
2D - LEVEL 00 RETAIL	471 m <sup>2</sup>
2D - LEVEL 01	478 m <sup>2</sup>
2D - LEVEL 02	827 m <sup>2</sup>
2D - LEVEL 03	827 m <sup>2</sup>
2D - LEVEL 04	827 m <sup>2</sup>
2D - LEVEL 05	827 m <sup>2</sup>
2D - LEVEL 06	827 m <sup>2</sup>
2D - LEVEL 08 POOL	23 m <sup>2</sup>
	5109 m <sup>2</sup>
<b>TOTAL RESIDENTIAL GFA</b>	<b>15439 m<sup>2</sup></b>

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- E. PARKING, LOADING OR MANOEUVRING VEHICLES; OR
- F. UNENCLOSED PRIVATE BALCONIES, WHETHER ROOFED OR NOT

**BRISBANE CITY COUNCIL ROOFTOP GARDEN:**  
A RECREATION AND AMENITY SPACE ON A BUILDING ROOFTOP THAT INCORPORATES A MIX OF HARD AND SOFT LANDSCAPING AND OPEN SPACE.

FOR THE PURPOSE OF SECTION 1.7.7(3) ONLY, A ROOFTOP GARDEN ALSO MEANS A SPACE THAT:

- A. IS NOT LOCATED ON A PODIUM OR IN A BUILDING HEIGHT TRANSITION;
- B. INCLUDES COMMUNAL OPEN SPACE AND DOES NOT INCLUDE PRIVATE OPEN SPACE;
- C. INCLUDES A MINIMUM SOFT LANDSCAPING AREA OF 15% OF THE ROOFTOP;
- D. MAY ONLY INCLUDE THE FOLLOWING STRUCTURES:
- E. MEETS THE FOLLOWING PARAMETERS FOR STRUCTURES MENTIONED IN (D):
  - I. MAXIMUM HEIGHT ABOVE THE ROOFTOP OF:
    - A. 3.5M FOR A POOL, SPA AND ANY ELEVATED DECK, PLATFORM, WALKWAY OR FLOOR LEVEL (EXCLUDING SAFETY BARRIERS UP TO 1.8M WHERE NOT TINTED);
    - B. 3.5M WHERE SETBACK LESS THAN 3M FROM THE OUTERMOST PROJECTION OF THE ROOFTOP;
    - C. 6M WHERE SETBACK A MINIMUM 3M FROM THE OUTERMOST PROJECTION OF THE ROOFTOP;
  - II. MAXIMUM COMBINED TOTAL FOOTPRINT OF 40% OF THE ROOFTOP FOR ALL ROOFED STRUCTURES (EXCLUDING LIFT SHAFT AND STAIRWAY);
  - III. MAXIMUM COMBINED TOTAL GROSS FLOOR AREA OF 20% OF THE ROOFTOP FOR ALL FULLY ENCLOSED STRUCTURES (EXCLUDING LIFT SHAFT AND STAIRWAY).

**RESIDENTIAL GFA SUMMARY**

