

GLENELG STREET

NO. 08
L00008
APPLICATION REF.
ADDRESS

SOUTH BRISBANE, QLD 4101

DEVELOPMENT APPLICATION ARCHITECTURAL DRAWING LIST

DA-000	COVER PAGE
DA-001	PROJECT SUMMARY
DA-010	SITE PLAN
DA-010B	SETBACK DIAGRAM
DA-095	BASEMENT 07
DA-096	TYPICAL BASEMENT 03-04-05-06
DA-097	BASEMENT 02
DA-098	BASEMENT 01 / LOWER GROUND PLAN
DA-099	BASEMENT 01 MEZZANINE
DA-100	GROUND FLOOR PLAN
DA-100a	GROUND FLOOR MEZZANINE (PLANT)
DA-101	LEVEL 01 PLAN (TYPE A PODIUM)
DA-102	LEVEL 02 PLAN (TYPE B)
DA-103	LEVEL 03 PLAN (TYPE C)
DA-104	LEVEL 04 PLAN (TYPE D)
DA-105	LEVEL 05 PLAN (TYPE A)
DA-106	LEVEL 06 PLAN (TYPE B)
DA-107	LEVEL 07 PLAN (TYPE C)
DA-108	LEVEL 08 PLAN (TYPE D)
DA-109	LEVEL 09 PLAN (TYPE A)
DA-110	LEVEL 10 PLAN (TYPE B)
DA-111	LEVEL 11 PLAN (TYPE C)
DA-112	LEVEL 12 PLAN (TYPE D)
DA-113	LEVEL 13 PLAN (TYPE A)
DA-114	LEVEL 14 PLAN (TYPE B)
DA-115	LEVEL 15 PLAN (TYPE C)
DA-116	LEVEL 16 PLAN (TYPE D)
DA-117	LEVEL 17 PLAN (TYPE A)
DA-118	LEVEL 18,22 PLAN (TYPE B)
DA-119	LEVEL 19,23 PLAN (TYPE C)
DA-120	LEVEL 20,24 PLAN (TYPE D)
DA-121	LEVEL 21,25 PLAN (TYPE A)
DA-126	LEVEL 26 PLAN (SUB-PH TYPE B)
DA-127	LEVEL 27 PLAN (SUB-PH TYPE C)
DA-128	LEVEL 28 PLAN (SUB-PH TYPE D)
DA-129	LEVEL 29 PLAN (PENTHOUSE)
DA-131	PLANT LEVEL
DA-132	ROOFTOP AMENITIES FLOOR PLAN 01
DA-134	ROOF PLAN
DA-200	ELEVATION SOUTH & NORTH
DA-200a	ELEVATION SOUTH & NORTH
DA-201	ELEVATION EAST & WEST
DA-201a	ELEVATION EAST & WEST
DA-300	SECTION 1
DA-301	SECTION 2



Koichi
Takada
Architects

PROJECT SUMMARY

Address 23-25 Glenelg Street & 82 Merivale Street, South Brisbane
Site Area 2,784m²
Zone PC1 Principle Centre (City Centre)

PROPOSAL SUMMARY

PROPOSED

Building Height (Storeys)	30
Basements	7
Site Cover	L2-L11: 1,947 m2 / 69.96% (including balconies but excluding planters)
Total Units	321
Total Carspaces	467
Unit Mix	
1 Bed	39 (12.15%)
2 Bed	94 (29.28%)
3 Bed	108 (33.65%)
4 Bed	74 (23.05%)
5 Bed	6 (1.87%)
Total Units	321 (100%)
Car Parking Provided	
Residential	451 (included 13 communal EV for resident use)
Visitor	16 (included 1 Accessible)
Total Carparks	467
Publicly Accessible Ground Floor Park	1,452 m ²
Rooftop Communal Recreational Area	1,553.5 m ²
Skygardens Area	466 m ²
Community Garden	55 m ²
Visitors Centre	37 m ²
Community Rooms	94 m ²
Retail Cafe	31 m ²
Landscape Area	5,599 m ²

DEVELOPMENT SUMMARY

LEVEL	1B	2B	3B	4B	5B	CARS	GARDEN AREA
ROOF							
LEVEL 30 - AMENITIES							587 m ²
PLANT							
LEVEL 29 (PENTHOUSE)	-	-	-	4	-		151 m ²
LEVEL 28 (SUB-PH)	-	-	-	4	2		124 m ²
LEVEL 27 (SUB-PH)	-	-	-	4	2		151 m ²
LEVEL 26 (SUB-PH)	-	-	-	4	2		123 m ²
LEVEL 25	-	3	4	3	-		136 m ²
LEVEL 24	-	3	4	3	-		151 m ²
LEVEL 23	-	3	4	3	-		151 m ²
LEVEL 22	-	3	4	3	-		123 m ²
LEVEL 21	-	3	4	3	-		136 m ²
LEVEL 20	-	3	4	3	-		124 m ²
LEVEL 19	-	3	4	3	-		151 m ²
LEVEL 18	-	3	4	3	-		123 m ²
LEVEL 17	-	5	5	2	-		143 m ²
LEVEL 16	-	5	5	2	-		126 m ²
LEVEL 15	-	5	5	2	-		157 m ²
LEVEL 14	-	5	5	2	-		125 m ²
LEVEL 13	-	5	5	2	-		143 m ²
LEVEL 12	-	5	5	2	-		126 m ²
LEVEL 11	-	5	5	2	-		157 m ²
LEVEL 10	-	5	5	2	-		125 m ²
LEVEL 09	-	5	5	2	-		143 m ²
LEVEL 08	-	5	5	2	-		126 m ²
LEVEL 07	-	5	5	2	-		157 m ²
LEVEL 06	-	5	5	2	-		125 m ²
LEVEL 05	-	5	5	2	-		143 m ²
LEVEL 04	-	5	5	2	-		126 m ²
LEVEL 03	13	-	2	2	-		157 m ²
LEVEL 02	13	-	2	2	-		125 m ²
LEVEL 01	13	-	2	2	-		412 m ²
MEZZ PLANT	-	-	-	-	-		-
GROUND	-	-	-	-	-		-
LWR GND / B01	-	-	-	-	-	52	752 m ²
BASEMENT 02	-	-	-	-	-	62	-
BASEMENT 03	-	-	-	-	-	83	-
BASEMENT 04	-	-	-	-	-	83	-
BASEMENT 05	-	-	-	-	-	83	-
BASEMENT 06	-	-	-	-	-	83	-
BASEMENT 07	-	-	-	-	-	21	-
TOTAL	39	94	108	74	6		5,599 m²
GRAND TOTAL				321		467	

TLPI DIVERSITY

1 BED	39	12.15%
2 BED	94	29.28%
3 BED+	188	58.57%
TOTAL		100%

NO.	REVISION	BY	CHK	DATE
A	DEVELOPMENT APPLICATION	JAP	NZ	26/06/20
B	DA AMENDMENT	JAP	NZ	01/07/20
C	DA AMENDMENT	JAP	NZ	30/07/21
D	DA AMENDMENT	JAK	NZ	15/10/21
E	DA AMENDMENT	NZ	NZ	28/10/21
F	DA RESUBMISSION	WID	PB	13/10/23

REVISION NOTES:

KEY PLAN

CLOUD LEGEND

REVISION ON HOLD

NOTES:
 KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
 THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.
 THE CONTENT AND ACCURACY OF THIS DOCUMENT IS STRICTLY LIMITED TO THAT SHOWN IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
 VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

OTHERS:

CLIENT:
 ARIA PROPERTY GROUP
 LEVEL 2, 56 BOUNDARY STREET
 SOUTH BRISBANE, QLD, 4101

ARCHITECT:
 Suite 41 & 42, Level 4
 61 Marlborough Street
 Surry Hills, NSW 2010
 T 02 9698 8510
 ABN 63 131 365 896
 Nominated Architect:
 Koichi Takada
 NSW Architects 6901
 VIC Architects 16179
 QLD Architects 5590
 www.koichitakada.com



QA STAMP
 QA CONTROLLED DOCUMENT ©
 Koichi Takada Architects
 THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.

PROJECT:
 GLENELG STREET
 SOUTH BRISBANE, QLD 4101

STATUS:
 DEVELOPMENT APPLICATION

DWG NO.
 DA-001

SCALE
 NOT TO SCALE

DWG TITLE
 PROJECT SUMMARY

REVISION
 F

DATE
 13/10/23



NO.	REVISION	BY	CHK	DATE
A	DEVELOPMENT APPLICATION	AP	NZ	26/06/20
B	DA AMENDMENT'S	AP	NZ	07/07/20
C	DA AMENDMENT	WV	NZ	07/05/21
D	DA RESUBMISSION	WV	PB	13/10/23

REVISION NOTES:

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	13/10/23

KEY PLAN

CLOUD LEGEND

- REVISION
- ON HOLD

NOTES:
 KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
 THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
 THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.
 THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
 VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

OTHERS:

CLIENT:
 ARIA PROPERTY GROUP
 LEVEL 2, 56 BOUNDARY STREET
 SOUTH BRISBANE, QLD, 4101

ARCHITECT:
 Suite 41 & 42, Level 4
 61 Marlborough Street
 Surry Hills, NSW 2010
 T 02 9698 8510
 ABN 63 131 365 896
 Nominated Architect:
 Koichi Takada
 NSW Architects 6901
 VIC Architects 16179
 QLD Architects 5590
 www.koichitakada.com

Koichi Takada Architects

QA STAMP
 QA CONTROLLED DOCUMENT ©
 Koichi Takada Architects
 THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.

PROJECT:
 GLENELG STREET
 SOUTH BRISBANE, QLD 4101

STATUS:
 DEVELOPMENT APPLICATION

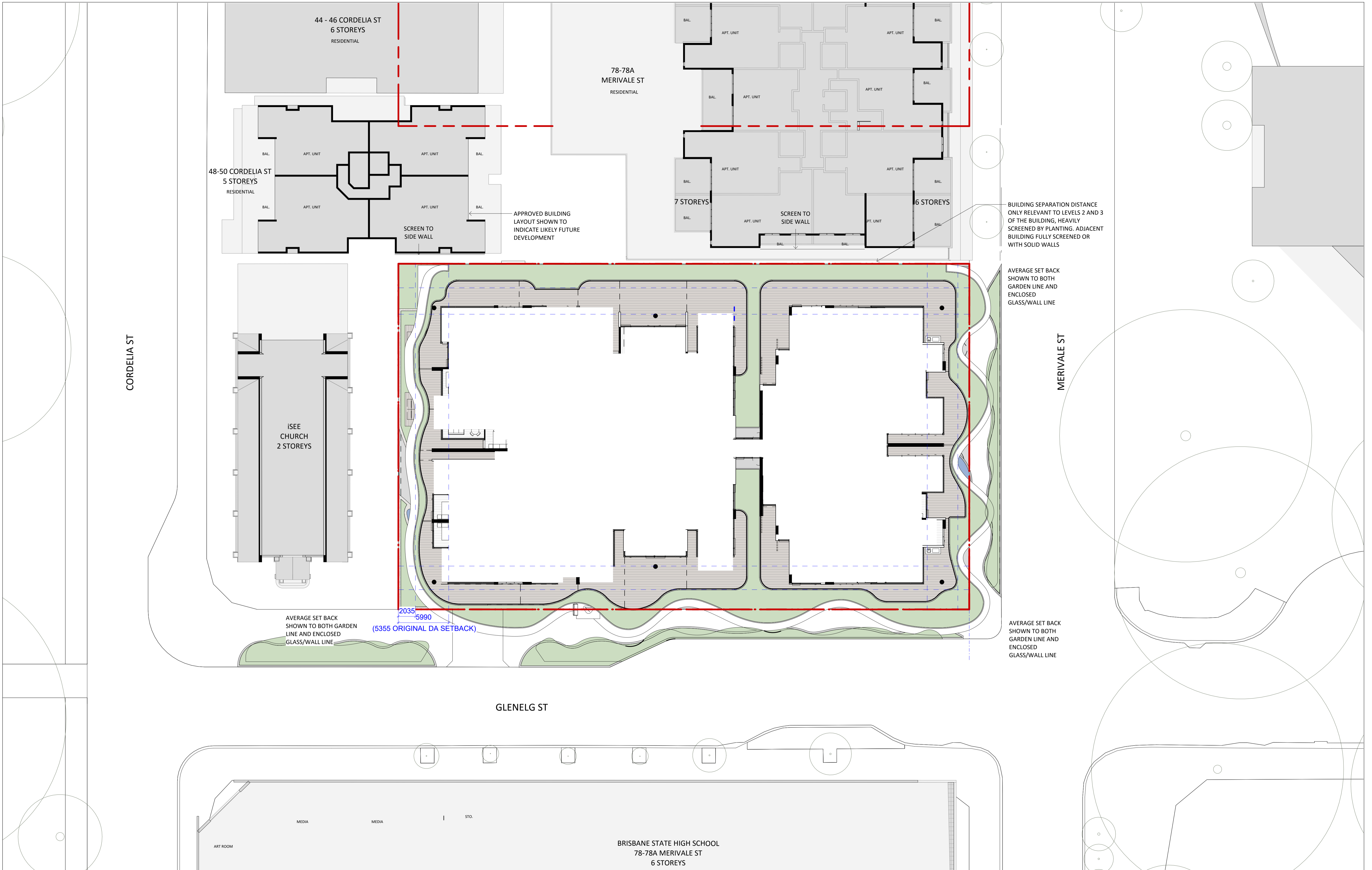
SCALE:
 1:500@A1, 1:1000@A3

DWG TITLE:
 SITE PLAN

DWG NO.:
 DA-010

REVISION:
 D

DATE:
 13/10/23



NO.	REVISION	BY	CHK	DATE
A	DEVELOPMENT APPLICATION	AP	NZ	26/06/20
B	DA AMENDMENT	AP	NZ	07/07/20
C	DA AMENDMENT	AP	NZ	07/06/21
D	DA AMENDMENT	AP	NZ	30/07/21
E	DA AMENDMENT	JK	NZ	15/10/21
F	DA RESUBMISSION	WID	PB	13/10/23

REVISION NOTES:	
REVISION	ON HOLD

NOTES:
 KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
 THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
 THE PDF DOCUMENT STAMPED BY KTA AS A 'DA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT.
 THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE DA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
 VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

CLIENT
 ARIA PROPERTY GROUP
 LEVEL 2, 56 BOUNDARY STREET
 SOUTH BRISBANE, QLD, 4101

ARCHITECT
 Suite 41 & 42, Level 4
 61 Marlborough Street
 Surry Hills, NSW 2010
 T 02 9698 8510
 ABN 63 131 365 896
 Nominated Architect:
 Koichi Takada
 NSW Architects 6901
 VIC Architects 16179
 QLD Architects 5590
 www.koichitakada.com

Koichi Takada Architects

GA STAMP
 GA CONTROLLED DOCUMENT ©
 Koichi Takada Architects
 THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF WIP, DRAFT OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.

PROJECT
GLENELG STREET
 SOUTH BRISBANE, QLD 4101

STATUS
 DEVELOPMENT APPLICATION

SCALE
 1:200@A1, 1:400@A3

DWG TITLE
SETBACK DIAGRAM

DWG NO.
DA-010B

REVISION
F

DATE
 13/10/23

50 CORDELIA STREET

78-78A MERIVALE STREET

MERIVALE STREET

ISEE CHURCH
31 GLENELG STREET

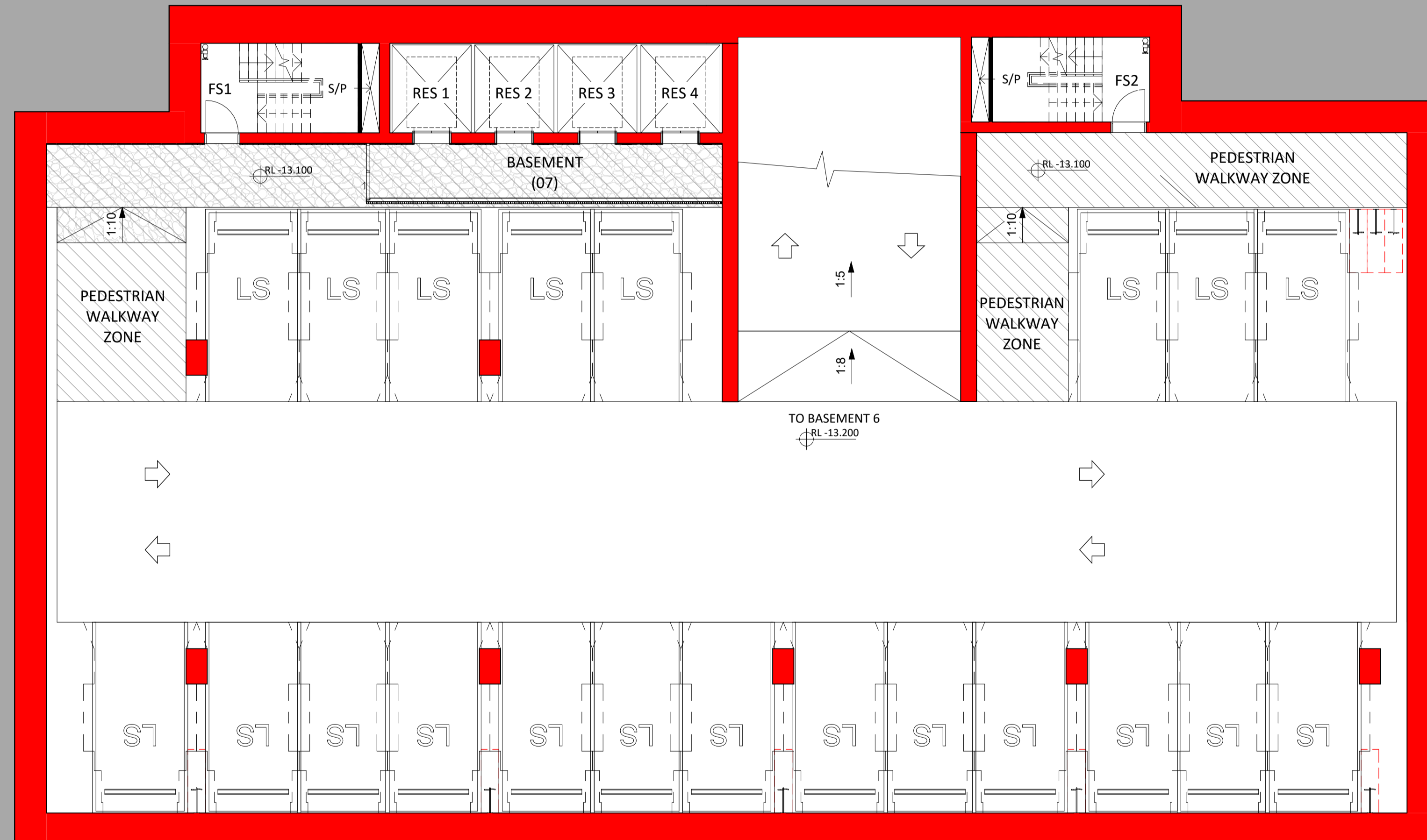
GLENELG STREET

DEEP SOIL ZONE

DEEP SOIL ZONE

DEEP SOIL ZONE

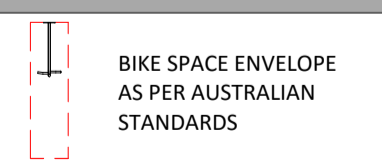
DEEP SOIL ZONE



RESI. CAR PARKING - OVERALL		
Description	Parking Count	
Accessible Bay (AS2890-2009)	6	
Car Bay (LS) Large 5400 x 2600	461	
Total Cars	467	

RESI. CAR PARKING - BASEMENT LEVEL B7		
Description	Parking Count	
Car Bay (LS) Large 5400 x 2600	21	
Total Cars	21	

BICYCLE PARKING - BASEMENT 07		
Description	Parking Count	
Wall-Mounted Bicycle Rack	8	



NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/09/20	
C	DA AMENDMENTS	AP	NZ	01/12/20	
D	DA AMENDMENT	AP	NZ	07/05/21	
E	WORK IN PROGRESS	-	NZ	31/05/21	
F	DA AMENDMENT	AP	NZ	30/07/21	
G	DA AMENDMENT	JK	NZ	17/09/21	
H	DA AMENDMENT	JK	NZ	15/10/21	
I	DA RESUBMISSION	WID	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/09/20	
C	DA AMENDMENTS	AP	NZ	01/12/20	
D	DA AMENDMENT	AP	NZ	07/05/21	
E	WORK IN PROGRESS	-	NZ	31/05/21	
F	DA AMENDMENT	AP	NZ	30/07/21	
G	DA AMENDMENT	JK	NZ	17/09/21	
H	DA AMENDMENT	JK	NZ	15/10/21	
I	DA RESUBMISSION	WID	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/09/20	
C	DA AMENDMENTS	AP	NZ	01/12/20	
D	DA AMENDMENT	AP	NZ	07/05/21	
E	WORK IN PROGRESS	-	NZ	31/05/21	
F	DA AMENDMENT	AP	NZ	30/07/21	
G	DA AMENDMENT	JK	NZ	17/09/21	
H	DA AMENDMENT	JK	NZ	15/10/21	
I	DA RESUBMISSION	WID	PB	13/10/23	

NOTES:
KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.
THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

CLIENT
ARIA PROPERTY GROUP
LEVEL 2, 56 BOUNDARY STREET
SOUTH BRISBANE, QLD, 4101

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
www.koichitakada.com

Koichi Takada Architects

QA STAMP
QA CONTROLLED DOCUMENT ©
Koichi Takada Architects
This stamping is a QA quality assurance stamp for the drawing. It is not a guarantee of accuracy or completeness. It is the responsibility of the user to verify the accuracy and completeness of the drawing. It is not to be used for any other purpose without the written consent of Koichi Takada Architects.

PROJECT
GLENELG STREET
SOUTH BRISBANE, QLD 4101

STATUS
DEVELOPMENT APPLICATION

SCALE
1:100@A1, 1:200@A3

DWG TITLE
BASEMENT 07

DWG NO.
DA-095

REVISION
1

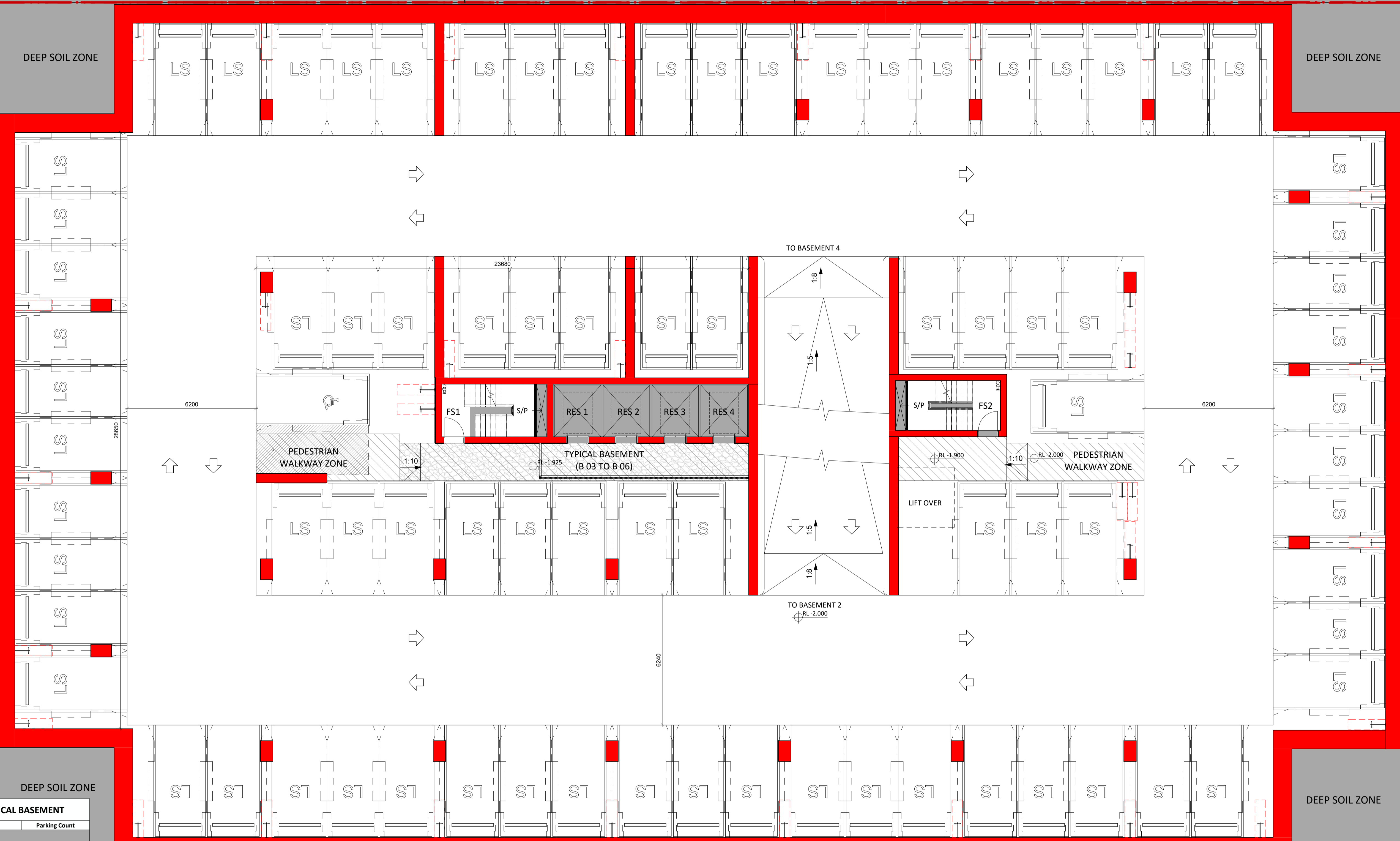
DATE
13/10/23

50 CORDELIA STREET

78-78A MERIVALE STREET

MERIVALE STREET

GLENELG STREET



CAR PARKING - TYPICAL BASEMENT

Description	Parking Count
BASEMENT 06	
Accessible Bay (AS2890-2009)	1
Car Bay (LS) Large 5400 x 2600	82
BASEMENT 05	
Accessible Bay (AS2890-2009)	1
Car Bay (LS) Large 5400 x 2600	82
BASEMENT 04	
Accessible Bay (AS2890-2009)	1
Car Bay (LS) Large 5400 x 2600	82
BASEMENT 03	
Accessible Bay (AS2890-2009)	1
Car Bay (LS) Large 5400 x 2600	82
Total Cars	332

RESI. CAR PARKING - OVERALL

Description	Parking Count
Accessible Bay (AS2890-2009)	6
Car Bay (LS) Large 5400 x 2600	461
Total Cars	467

BICYCLE PARKING - TYPICAL BASEMENT

Description	Parking Count
Wall-Mounted Bicycle Rack	33



NO.	REVISION	BY	CHK	DATE	REVISION NOTES
A	DEVELOPMENT APPLICATION	AP	GW	26/09/20	
B	DA AMENDMENTS	AP	GW	17/09/20	
C	DA AMENDMENTS	AP	NZ	23/10/20	
D	DA AMENDMENTS	AP	NZ	01/12/20	
E	DA AMENDMENT	-	NZ	07/05/21	
F	WORK IN PROGRESS	-	NZ	31/05/21	
G	DA AMENDMENT	AP	NZ	30/07/21	
H	DA AMENDMENT	JK	NZ	17/09/21	
I	DA AMENDMENT	JK	NZ	15/10/21	
J	DA RESUBMISSION	WED	PHB	13/10/23	

KEY PLAN

	REVISION
	ON HOLD

NOTES:
 KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
 THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
 THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT.
 THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
 VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

CLIENT:
 ARIA PROPERTY GROUP
 LEVEL 2, 56 BOUNDARY STREET
 SOUTH BRISBANE, QLD, 4101

ARCHITECT:
 Suite 41 & 42, Level 4
 61 Marlborough Street
 Surry Hills, NSW 2010
 T 02 9698 8510
 ABN 63 131 365 896
 Nominated Architect:
 Koichi Takada
 NSW Architects 6901
 VIC Architects 16179
 QLD Architects 5590
 www.koichitakada.com

Koichi Takada Architects

QA CONTROLLED DOCUMENT
 Koichi Takada Architects
 THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF WIP, DRAFT OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.

PROJECT:
 GLENELG STREET
 SOUTH BRISBANE, QLD 4101

STATUS:
 DEVELOPMENT APPLICATION

SCALE:
 1:100@A1, 1:200@A3

DWG TITLE:
 TYPICAL BASEMENT 03-04-05-06

DWG NO.:
 DA-096

REVISION:
 J

DATE:
 13/10/23

50 CORDELIA STREET

78-78A MERIVALE STREET

MERIVALE STREET

GLENELG STREET

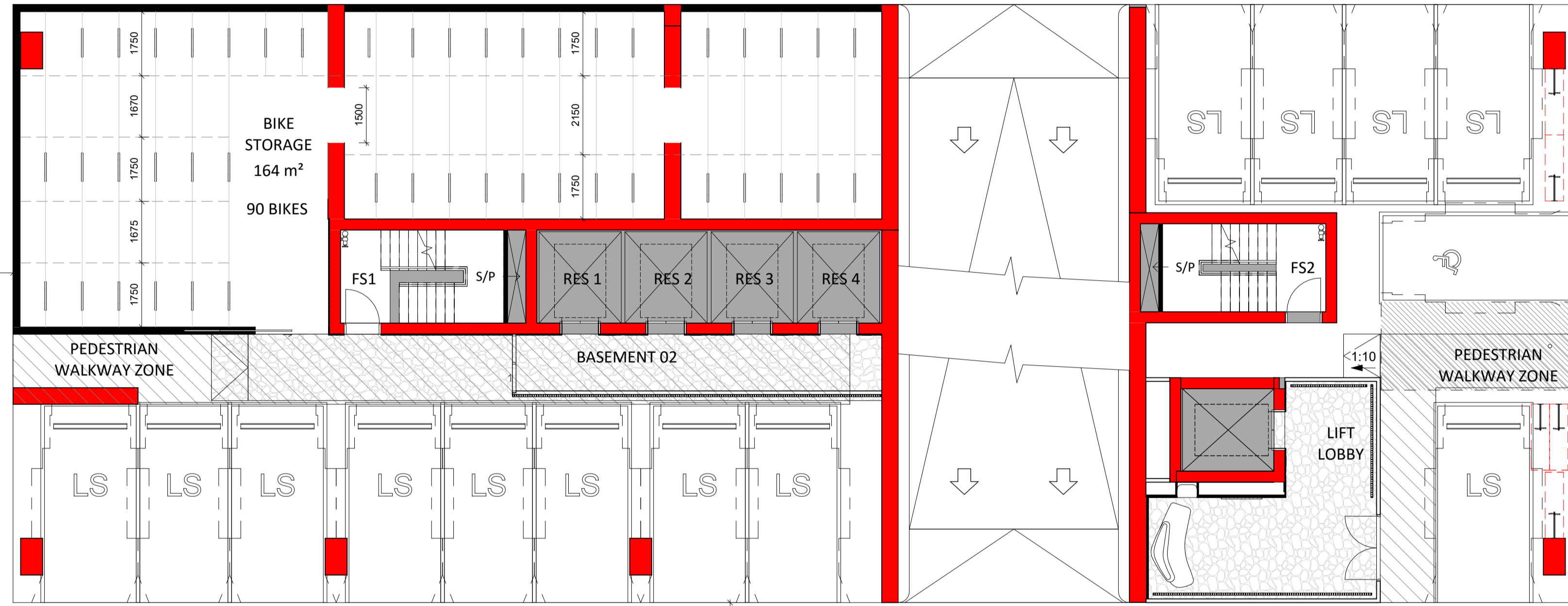
DEEP SOIL ZONE

DEEP SOIL ZONE

3M DEEP SOIL ZONE

3M DEEP SOIL ZONE

DEEP SOIL ZONE



2 DA-300

1 DA-300

1 DA-301

2 DA-301

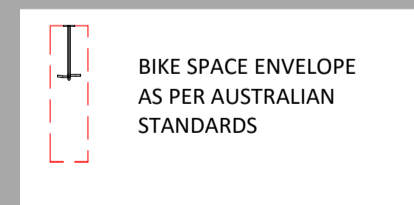
1 DA-301

2 DA-301

RESI. CAR PARKING - OVERALL		
Description	Parking Count	
Accessible Bay (AS2890-2009)	6	
Car Bay (LS) Large 5400 x 2600	461	
Total Cars	467	

CAR PARKING - BASEMENT 02		
Description	Parking Count	
Accessible Bay (AS2890-2009)	1	
Car Bay (LS) Large 5400 x 2600	61	
Total Basement 02 Cars	62	

BICYCLE STORAGE - BASEMENT 02		
Description	Count	Parking Count
Bicycle Double Rack	45	90
Wall-Mounted Bicycle Rack	24	24
TOTAL BIKES	114	



NO.	REVISION	BY	CHK	DATE	REVISION NOTES
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/06/20	
C	DA AMENDMENTS	AP	NZ	23/10/20	
D	DA AMENDMENTS	AP	NZ	01/12/20	
E	DA AMENDMENT	-	NZ	07/05/21	
F	WORK IN PROGRESS	-	NZ	31/05/21	
G	DA AMENDMENT	AP	NZ	30/07/21	
H	DA AMENDMENT	JK	NZ	17/09/21	
I	DA AMENDMENT	JK	NZ	15/10/21	
J	DA RESUBMISSION	WED	JB	13/10/23	

KEY PLAN
REVISION ON HOLD

NOTES:
 KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
 THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
 THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.
 THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
 VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

CLIENT
 ARIA PROPERTY GROUP
 LEVEL 2, 56 BOUNDARY STREET
 SOUTH BRISBANE, QLD, 4101

ARCHITECT
 Suite 41 & 42, Level 4
 61 Marlborough Street
 Surry Hills, NSW 2010
 T 02 9698 8510
 ABN 63 131 365 896
 Nominated Architect:
 Koichi Takada
 NSW Architects 6901
 VIC Architects 16179
 QLD Architects 5590
 www.koichitakada.com

Koichi Takada Architects

QA CONTROLLED DOCUMENT ©
Koichi Takada Architects

THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF WIP, DRAFT OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.

PROJECT
GLENELG STREET
 SOUTH BRISBANE, QLD 4101

STATUS
 DEVELOPMENT APPLICATION

DWG NO.
DA-097

SCALE
 1:100@A1, 1:200@A3

DWG TITLE
BASEMENT 02

REVISION
J

DATE
 13/10/23



RESI. CAR PARKING - OVERALL	
Description	Parking Count
Accessible Bay (AS2890-2009)	6
Car Bay (LS) Large 5400 x 2600	461
Total Cars	467

CAR PARKING - BASEMENT 01	
Description	Parking Count
Accessible Bay (AS2890-2009)	1
Car Bay (LS) Large 5400 x 2600	51
Total Basement 01 Cars	52

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/08/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	-	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	JK	NZ	17/09/21	
J	DA AMENDMENT	JK	NZ	15/10/21	
K	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/08/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	-	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	JK	NZ	17/09/21	
J	DA AMENDMENT	JK	NZ	15/10/21	
K	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/08/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	-	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	JK	NZ	17/09/21	
J	DA AMENDMENT	JK	NZ	15/10/21	
K	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/08/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	-	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	JK	NZ	17/09/21	
J	DA AMENDMENT	JK	NZ	15/10/21	
K	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/08/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	-	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	JK	NZ	17/09/21	
J	DA AMENDMENT	JK	NZ	15/10/21	
K	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/08/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	-	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	JK	NZ	17/09/21	
J	DA AMENDMENT	JK	NZ	15/10/21	
K	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/08/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	-	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	JK	NZ	17/09/21	
J	DA AMENDMENT	JK	NZ	15/10/21	
K	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/08/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	-	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	JK	NZ	17/09/21	
J	DA AMENDMENT	JK	NZ	15/10/21	
K	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/08/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	-	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	JK	NZ	17/09/21	
J	DA AMENDMENT	JK	NZ	15/10/21	
K	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/08/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	-	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	JK	NZ	17/09/21	
J	DA AMENDMENT	JK	NZ	15/10/21	
K	DA RESUBMISSION	WD	PB	13/10/23	



NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	WORK IN PROGRESS			31/05/21	
B	DA AMENDMENT	AP	NZ	30/07/21	
C	DA AMENDMENT	JK	NZ	17/08/21	
D	DA AMENDMENT	JK	NZ	15/10/21	
E	DA RESUBMISSION	WJD	JB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	REVISION				
2	ON HOLD				

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	REVISION				
2	ON HOLD				

NOTES:
 KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
 THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
 THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.
 THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
 VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

CLIENT
 ARIA PROPERTY GROUP
 LEVEL 2, 56 BOUNDARY STREET
 SOUTH BRISBANE, QLD, 4101

ARCHITECT
 Suite 41 & 42, Level 4
 61 Marlborough Street
 Surry Hills, NSW 2010
 T 02 9698 8510
 ABN 63 131 365 896
 Nominated Architect:
 Koichi Takada
 NSW Architects 6901
 VIC Architects 16179
 QLD Architects 5590
 www.koichitakada.com

Koichi Takada Architects

QA STAMP
 QA CONTROLLED DOCUMENT ©
 Koichi Takada Architects
 THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF WIP, DRAFT OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.

PROJECT
 GLENELG STREET
 SOUTH BRISBANE, QLD 4101

STATUS
 DEVELOPMENT APPLICATION

SCALE
 1:100@A1, 1:200@A3

DWG TITLE
 BASEMENT 01 MEZZANINE

DWG NO.
 DA-099

REVISION
 E

DATE
 13/10/23



NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/09/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	NZ	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	LK	NZ	17/09/21	
J	DA AMENDMENT	LK	NZ	15/10/21	
K	DA AMENDMENT	NZ	NZ	28/10/21	
L	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/09/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	NZ	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	LK	NZ	17/09/21	
J	DA AMENDMENT	LK	NZ	15/10/21	
K	DA AMENDMENT	NZ	NZ	28/10/21	
L	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/09/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	NZ	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	LK	NZ	17/09/21	
J	DA AMENDMENT	LK	NZ	15/10/21	
K	DA AMENDMENT	NZ	NZ	28/10/21	
L	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/09/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	NZ	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	LK	NZ	17/09/21	
J	DA AMENDMENT	LK	NZ	15/10/21	
K	DA AMENDMENT	NZ	NZ	28/10/21	
L	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/09/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	NZ	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	LK	NZ	17/09/21	
J	DA AMENDMENT	LK	NZ	15/10/21	
K	DA AMENDMENT	NZ	NZ	28/10/21	
L	DA RESUBMISSION	WD	PB	13/10/23	

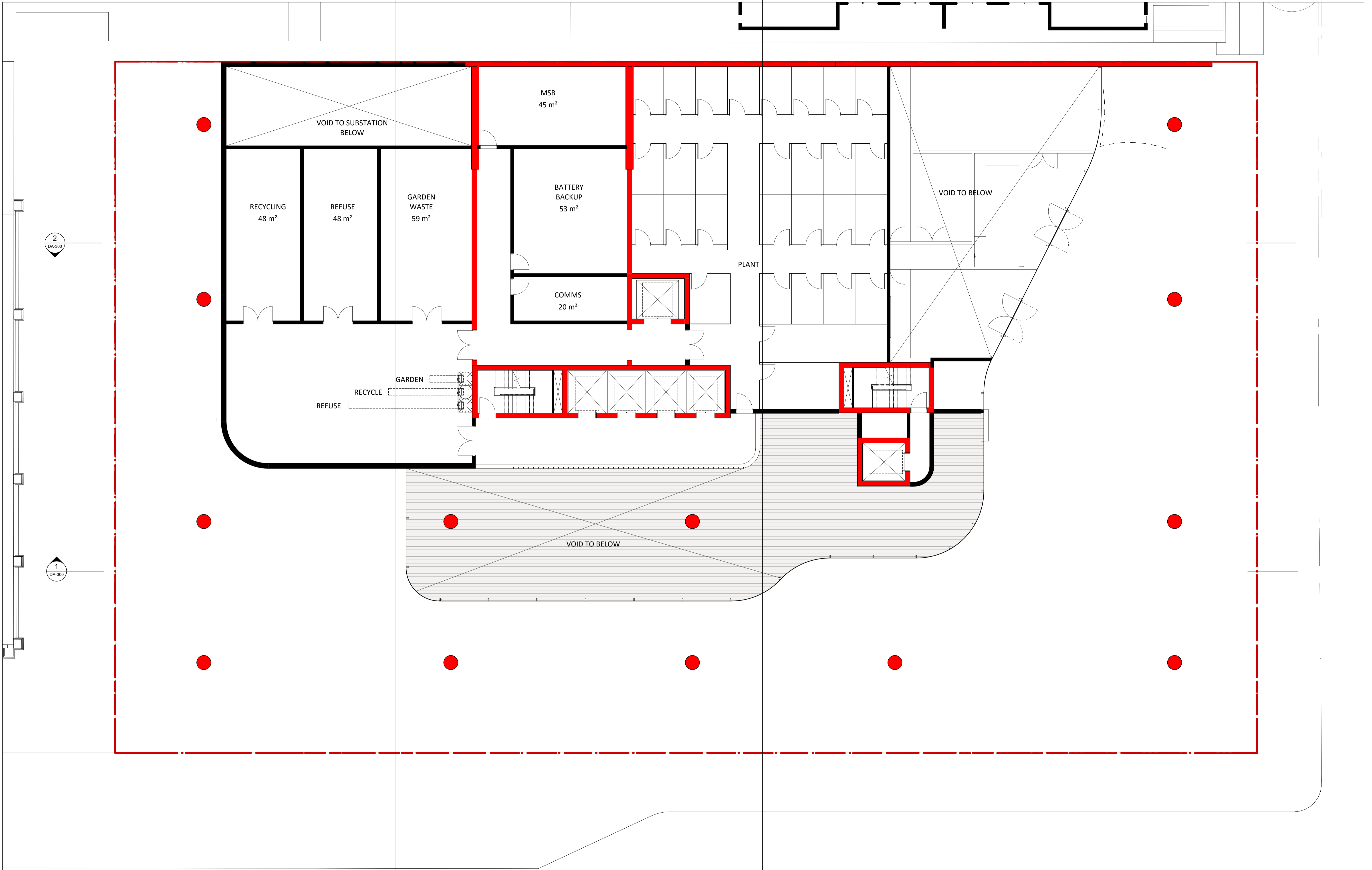
NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/09/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	NZ	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	LK	NZ	17/09/21	
J	DA AMENDMENT	LK	NZ	15/10/21	
K	DA AMENDMENT	NZ	NZ	28/10/21	
L	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/09/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	NZ	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	LK	NZ	17/09/21	
J	DA AMENDMENT	LK	NZ	15/10/21	
K	DA AMENDMENT	NZ	NZ	28/10/21	
L	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/09/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	NZ	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	LK	NZ	17/09/21	
J	DA AMENDMENT	LK	NZ	15/10/21	
K	DA AMENDMENT	NZ	NZ	28/10/21	
L	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/09/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	NZ	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	LK	NZ	17/09/21	
J	DA AMENDMENT	LK	NZ	15/10/21	
K	DA AMENDMENT	NZ	NZ	28/10/21	
L	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/09/20	
C	DA AMENDMENTS	NZ	NZ	01/09/20	
D	DA AMENDMENTS	AP	NZ	23/10/20	
E	DA AMENDMENTS	AP	NZ	01/12/20	
F	DA AMENDMENT	-	NZ	07/05/21	
G	WORK IN PROGRESS	-	NZ	31/05/21	
H	DA AMENDMENT	AP	NZ	30/07/21	
I	DA AMENDMENT	LK	NZ	17/09/21	
J	DA AMENDMENT	LK	NZ	15/10/21	
K	DA AMENDMENT	NZ	NZ	28/10/21	
L	DA RESUBMISSION	WD	PB	13/10/23	



NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/09/20	
C	DA AMENDMENTS	AP	NZ	23/10/20	
D	DA AMENDMENTS	AP	NZ	01/12/20	
E	DA AMENDMENT	-	NZ	07/05/21	
F	WORK IN PROGRESS			31/05/21	
G	DA AMENDMENT	AP	NZ	30/07/21	
H	DA AMENDMENT	JK	NZ	17/09/21	
I	DA AMENDMENT	JK	NZ	15/10/21	
J	DA RESUBMISSION	WB	JB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/09/20	
C	DA AMENDMENTS	AP	NZ	23/10/20	
D	DA AMENDMENTS	AP	NZ	01/12/20	
E	DA AMENDMENT	-	NZ	07/05/21	
F	WORK IN PROGRESS			31/05/21	
G	DA AMENDMENT	AP	NZ	30/07/21	
H	DA AMENDMENT	JK	NZ	17/09/21	
I	DA AMENDMENT	JK	NZ	15/10/21	
J	DA RESUBMISSION	WB	JB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENTS	AP	GW	17/09/20	
C	DA AMENDMENTS	AP	NZ	23/10/20	
D	DA AMENDMENTS	AP	NZ	01/12/20	
E	DA AMENDMENT	-	NZ	07/05/21	
F	WORK IN PROGRESS			31/05/21	
G	DA AMENDMENT	AP	NZ	30/07/21	
H	DA AMENDMENT	JK	NZ	17/09/21	
I	DA AMENDMENT	JK	NZ	15/10/21	
J	DA RESUBMISSION	WB	JB	13/10/23	

NOTES:
 KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
 THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
 THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.
 THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
 VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

OTHERS:
 CLIENT:
 ARIA PROPERTY GROUP
 LEVEL 2, 56 BOUNDARY STREET
 SOUTH BRISBANE, QLD, 4101

ARCHITECT:
 Suite 41 & 42, Level 4
 61 Marlborough Street
 Surry Hills, NSW 2010
 T 02 9698 8510
 ABN 63 131 365 896
 Nominated Architect:
 Koichi Takada
 NSW Architects 6901
 VIC Architects 16179
 QLD Architects 5590
 www.koichitakada.com

Koichi Takada Architects

GA STAMP
 QA CONTROLLED DOCUMENT ©
 Koichi Takada Architects
 THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF WIP, DRAFT OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.

PROJECT:
 GLENELG STREET
 SOUTH BRISBANE, QLD 4101

STATUS:
 DEVELOPMENT APPLICATION

SCALE:
 1:100@A1, 1:200@A3

DWG TITLE:
 GROUND FLOOR MEZZANINE (PLANT)

DWG NO.:
 DA-100a

REVISION:
 J

DATE:
 13/10/23



NO.	REVISION	BY	CHK	DATE	REVISION NOTES
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENT'S	AP	NZ	07/07/20	
C	DA AMENDMENT	NZ	NZ	07/06/21	
D	WORK IN PROGRESS	AP	NZ	31/05/21	
E	DA AMENDMENT	AP	NZ	30/07/21	
F	DA AMENDMENT	JK	NZ	15/10/21	
G	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENT'S	AP	NZ	07/07/20	
C	DA AMENDMENT	NZ	NZ	07/06/21	
D	WORK IN PROGRESS	AP	NZ	31/05/21	
E	DA AMENDMENT	AP	NZ	30/07/21	
F	DA AMENDMENT	JK	NZ	15/10/21	
G	DA RESUBMISSION	WD	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENT'S	AP	NZ	07/07/20	
C	DA AMENDMENT	NZ	NZ	07/06/21	
D	WORK IN PROGRESS	AP	NZ	31/05/21	
E	DA AMENDMENT	AP	NZ	30/07/21	
F	DA AMENDMENT	JK	NZ	15/10/21	
G	DA RESUBMISSION	WD	PB	13/10/23	

NOTES:
 KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
 THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
 THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.
 THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
 VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

CLIENT
 ARIA PROPERTY GROUP
 LEVEL 2, 56 BOUNDARY STREET
 SOUTH BRISBANE, QLD, 4101

ARCHITECT
 Suite 41 & 42, Level 4
 61 Marlborough Street
 Surry Hills, NSW 2010
 T 02 9698 8510
 ABN 63 131 365 896
 Nominated Architect:
 Koichi Takada
 NSW Architects 6901
 VIC Architects 16179
 QLD Architects 5590
 www.koichitakada.com

Koichi Takada Architects

GA CONTROLLED DOCUMENT ©
 This document is a QA controlled document. It is intended for use by the client and is not to be distributed or used for any other purpose without the written consent of Koichi Takada Architects.

THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF WIP, DRAFT OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.

PROJECT
 GLENELG STREET
 SOUTH BRISBANE, QLD 4101

STATUS
 DEVELOPMENT APPLICATION

SCALE
 1:100@A1, 1:200@A3

DWG NO.	REVISION	DATE
DA-101	G	13/10/23

TOTAL LANDSCAPE AREA = 429m²



Site Cover 1,947m² / 69.96% (Typical residential level - type B - including balconies but excluding planters)

- GLASS/WALL LINE AVERAGE SETBACK
- BALCONY LINE AVERAGE SETBACK
- PLANTERS AVERAGE SETBACK

TOTAL LANDSCAPE AREA = 157 m²

NO.	REVISION	BY	CHK	DATE	REVISION NOTES
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DRAWING AMENDMENTS	AP	NZ	01/07/21	
C	WORK IN PROGRESS	AP	NZ	31/05/21	
D	DA AMENDMENT	AP	NZ	30/07/21	
E	DA AMENDMENT	JK	NZ	15/10/21	
F	DA RESUBMISSION	WID	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES
1	REVISION				
2	ON HOLD				

NOTES:
 KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
 THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
 THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.
 THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
 VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

CLIENT:
 ARIA PROPERTY GROUP
 LEVEL 2, 56 BOUNDARY STREET
 SOUTH BRISBANE, QLD, 4101

ARCHITECT:
 Suite 41 & 42, Level 4
 61 Marlborough Street
 Surry Hills, NSW 2010
 T 02 9698 8510
 ABN 63 131 365 896
 Nominated Architect:
 Koichi Takada
 NSW Architects 6901
 VIC Architects 16179
 QLD Architects 5590
 www.koichitakada.com

Koichi Takada Architects

QA CONTROLLED DOCUMENT
 This document is a QA controlled document. It is not to be used for construction without the presence of WIP, DRAFT or ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.

PROJECT:
 GLENELG STREET
 SOUTH BRISBANE, QLD 4101

STATUS:
 DEVELOPMENT APPLICATION

DWG TITLE:
 LEVEL 02 PLAN (TYPE B)

DWG NO.:
 DA-102

REVISION:
 F

SCALE:
 1:100@A1, 1:200@A3

DATE:
 13/10/23



NO.	REVISION	DATE	BY	CHK	DATE
A	DEVELOPMENT APPLICATION	26/09/20	AP	NZ	26/09/20
B	DA AMENDMENT	31/05/21	AP	NZ	31/05/21
C	WORK IN PROGRESS	30/07/21	AP	NZ	30/07/21
D	DA AMENDMENT	13/10/23	AP	NZ	13/10/23
E	DA AMENDMENT		AP	NZ	
F	DA RESUBMISSION		AP	NZ	

NO.	REVISION	DATE	BY	CHK	DATE
1	REVISION				
2	ON HOLD				

NOTES:
 KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
 THIS DOCUMENT MUST NOT BE COPIED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
 THE PDF DOCUMENT STAMPED BY KTA AS A QA CONTROLLED DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.
 THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT SPECIFIED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
 VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

CLIENT:
 ARIA PROPERTY GROUP
 LEVEL 2, 56 BOUNDARY STREET
 SOUTH BRISBANE, QLD, 4101

ARCHITECT:
 Suite 41 & 42, Level 4
 61 Marlborough Street
 Surry Hills, NSW 2010
 T 02 9698 8510
 ABN 63 131 365 896
 Nominated Architect:
 Koichi Takada
 NSW Architects 6901
 VIC Architects 16179
 QLD Architects 5590
 www.koichitakada.com

Koichi Takada Architects

QA CONTROLLED DOCUMENT
 Koichi Takada Architects
 This document is not suitable for construction at any time unless KTA have noted the status title as for construction without the presence of 'WIP', 'DRAFT' or any other form of qualification on the document.

PROJECT:
 GLENELG STREET
 SOUTH BRISBANE, QLD 4101

STATUS:
 DEVELOPMENT APPLICATION

DWG TITLE:
 LEVEL 03 PLAN (TYPE C)

DWG NO.:
 DA-103

REVISION:
 F

DATE:
 13/10/23

SCALE:
 1:100@A1, 1:200@A3

50 CORDELIA STREET

78-78A MERIVALE STREET

MERIVALE STREET

GLENELG STREET

2 DA-300

1 DA-300

1 DA-301

2 DA-301

1 DA-301



Site Cover 1,947m² / 69.96% (Typical residential level - type D - including balconies but excluding planters)

- GLASS/WALL LINE AVERAGE SETBACK
- BALCONY LINE AVERAGE SETBACK
- PLANTERS AVERAGE SETBACK

BCC DS
LODGED
29/11/2023
APPLICATION REF
A006414556

TOTAL LANDSCAPE AREA = 154 m²

NO.	REVISION	BY	CHK	DATE	REVISION NOTES
A	DEVELOPMENT APPLICATION	AP	GW	26/09/20	
B	DA AMENDMENT'S	AP	NZ	07/10/20	
C	WORK IN PROGRESS	AP	NZ	31/05/21	
D	DA AMENDMENT	AP	NZ	30/07/21	
E	DA AMENDMENT	JK	NZ	15/10/21	
F	DA RESUBMISSION	WID	PB	13/10/23	

KEY PLAN	REVISION	ON HOLD
	REVISION	
	ON HOLD	

NOTES:
KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.
THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

CLIENT
ARIA PROPERTY GROUP
LEVEL 2, 56 BOUNDARY STREET
SOUTH BRISBANE, QLD, 4101

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
www.koichitakada.com

PROJECT
GLENELG STREET
SOUTH BRISBANE, QLD 4101

Koichi Takada Architects

STATUS
DEVELOPMENT APPLICATION

DWG NO.
DA-104

REVISION
F

SCALE
1:100@A1, 1:200@A3

DATE
13/10/23

50 CORDELIA STREET

78-78A MERIVALE STREET

MERIVALE STREET

GLENELG STREET



Site Cover 1,947m² / 69.96% (Typical residential level - type A - including balconies but excluding planters)

TOTAL LANDSCAPE AREA = 175 m²

- GLASS/WALL LINE AVERAGE SETBACK
- BALCONY LINE AVERAGE SETBACK
- PLANTERS AVERAGE SETBACK

NO.	REVISION	BY	CHK	DATE	REVISION NOTES
A	DEVELOPMENT APPLICATION	AP	GW	26/06/20	
B	DA AMENDMENT'S	AP	NZ	07/07/20	
C	WORK IN PROGRESS	AP	NZ	31/05/21	
D	DA AMENDMENT	AP	NZ	30/07/21	
E	DA AMENDMENT	JK	NZ	15/10/21	
F	DA RESUBMISSION	WID	PB	13/10/23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES
1	REVISION				
2	ON HOLD				

NOTES:
 KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
 THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
 THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.
 THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
 VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

CLIENT:
 ARIA PROPERTY GROUP
 LEVEL 2, 56 BOUNDARY STREET
 SOUTH BRISBANE, QLD, 4101

ARCHITECT:
 Suite 41 & 42, Level 4
 61 Marlborough Street
 Surry Hills, NSW 2010
 T 02 9698 8510
 ABN 63 131 365 896
 Nominated Architect:
 Koichi Takada
 NSW Architects 6901
 VIC Architects 16179
 QLD Architects 5590
 www.koichitakada.com

PROJECT:
 GLENELG STREET
 SOUTH BRISBANE, QLD 4101

Koichi Takada Architects

QA CONTROLLED DOCUMENT
 This document is a QA controlled document. It is intended for use in the construction of the project. It is not to be used for any other purpose without the written consent of Koichi Takada Architects.

STATUS:
 DEVELOPMENT APPLICATION

DWG TITLE:
 LEVEL 05 PLAN (TYPE A)

DWG NO.:
 DA-105

REVISION:
 F

DATE:
 13/10/23

SCALE:
 1:100@A1, 1:200@A3

50 CORDELIA STREET

78-78A MERIVALE STREET

MERIVALE STREET

MERIVALE ST

GLENELG ST

GLENELG STREET

ISEE CHURCH
31 GLENELG STREET

1000 3000
2000 3000

5180
5805
7015
GLASS LINE

5170
GLASS LINE
3870
BALC.
2810
PLANTERS

3000
1740
PLANTERS
2410
BALC.
4675
GLASS LINE

Site Cover 1,947 m² / 69.96% (Typical residential level - type B - including balconies but excluding planters)

TOTAL LANDSCAPE AREA = 153 m²

- GLASS/WALL LINE AVERAGE SETBACK
- BALCONY LINE AVERAGE SETBACK
- PLANTERS AVERAGE SETBACK

NO.	REVISION	BY	CHK	DATE	REVISION NOTES
A	DA RESUBMISSION	WJD	PB	13/10/23	

KEY PLAN
CLOUD LEGEND
REVISION
ON HOLD

NOTES:
KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
THIS DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.
THE CONTENT AND ACCURACY OF THIS DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

CLIENT
ARIA PROPERTY GROUP
LEVEL 2, 56 BOUNDARY STREET
SOUTH BRISBANE, QLD, 4101

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
www.koichitakada.com

Koichi Takada Architects

PROJECT
GLENELG STREET
SOUTH BRISBANE, QLD 4101

STATUS
DEVELOPMENT APPLICATION

DWG TITLE
LEVEL 06 PLAN (TYPE B)

DWG NO.
DA-106

REVISION
A

SCALE
1:100@A1, 1:200@A3

DATE
13/10/23

50 CORDELIA STREET

78-78A MERIVALE STREET

MERIVALE STREET

MERIVALE ST

GLENELG STREET

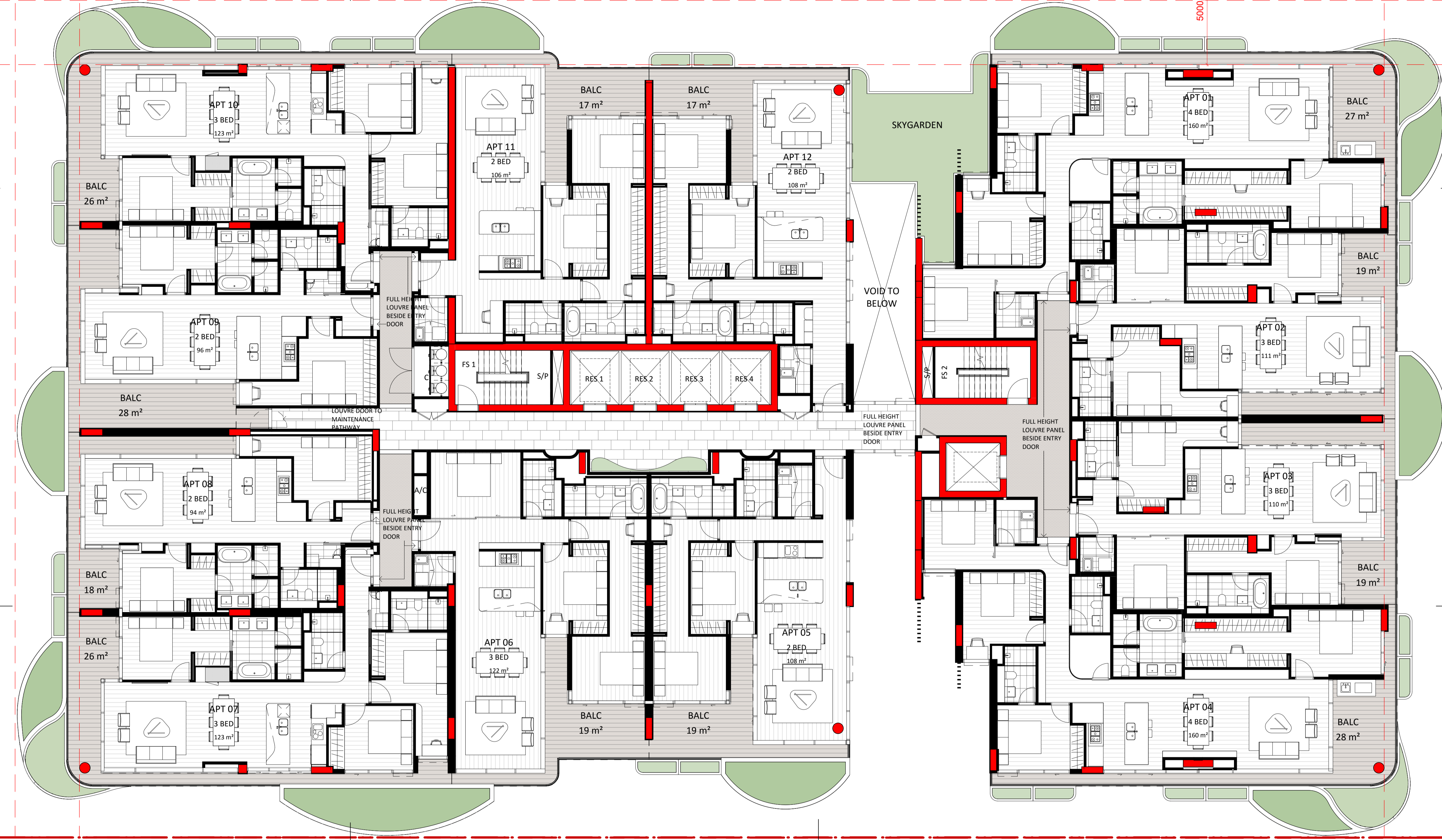
GLENELG ST

ISEE CHURCH
31 GLENELG STREET

1000
3000
2000
3000

5000

3000



Site Cover 1,947 m² / 69.96% (Typical residential level - type C - including balconies but excluding planters)

- GLASS/WALL LINE AVERAGE SETBACK
- BALCONY LINE AVERAGE SETBACK
- PLANTERS AVERAGE SETBACK

TOTAL LANDSCAPE AREA = 184 m²

NO.	REVISION	BY	CHK	DATE	REVISION NOTES
A	DA RESUBMISSION	WJD	PB	13/10/23	-

KEY PLAN
CLOUD LEGEND
REVISION
ON HOLD

NOTES:
KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LEGISLATION TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
THIS DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.
THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

OTHERS

CLIENT
ARIA PROPERTY GROUP
LEVEL 2, 56 BOUNDARY STREET
SOUTH BRISBANE, QLD, 4101

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
www.koichitakada.com

Koichi Takada Architects

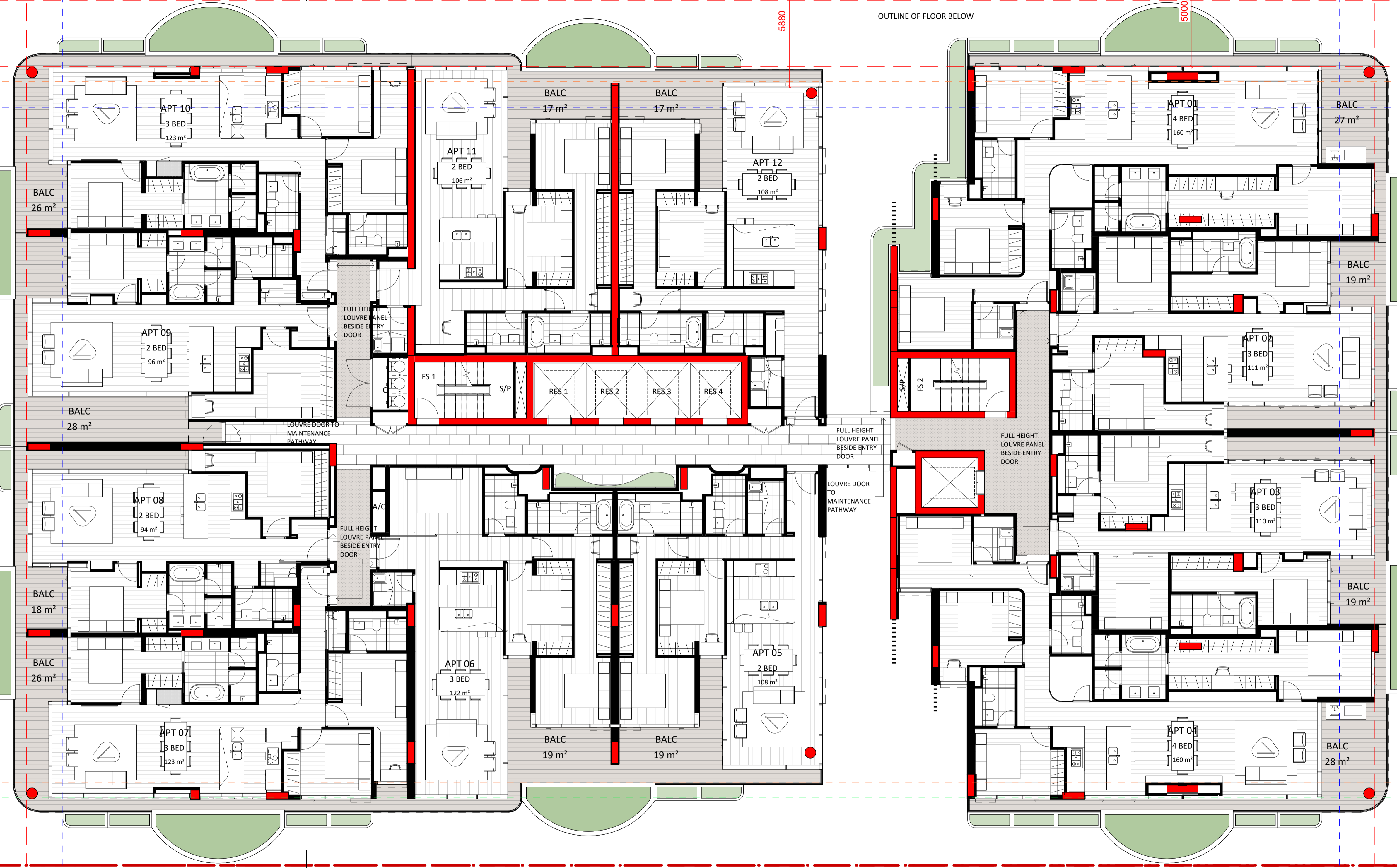
QA STAMP
KTA CONTROLLED DOCUMENT ©
Koichi Takada Architects
THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF WIP, DRAFT OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.

PROJECT
GLENELG STREET
SOUTH BRISBANE, QLD 4101
STATUS
DEVELOPMENT APPLICATION
SCALE
1:100@A1, 1:200@A3

DWG TITLE
LEVEL 07 PLAN (TYPE C)
DWG NO.
DA-107
REVISION
A
DATE
13/10/23

50 CORDELIA STREET

78-78A MERIVALE STREET



Site Cover 1,947 m² / 69.96% (Typical residential level - type D - including balconies but excluding planters)

- GLASS/WALL LINE AVERAGE SETBACK
- BALCONY LINE AVERAGE SETBACK
- PLANTERS AVERAGE SETBACK

TOTAL LANDSCAPE AREA = 154 m²

NO.	REVISION	BY	CHK	DATE	REVISION NOTES
A	DA RESUBMISSION	WD	PB	13/10/23	

KEY PLAN
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> REVISION </div> <div style="text-align: center;"> ON HOLD </div> </div>

NOTES:
 KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
 THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
 THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.
 THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
 VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

CLIENT
 ARIA PROPERTY GROUP
 LEVEL 2, 56 BOUNDARY STREET
 SOUTH BRISBANE, QLD, 4101

ARCHITECT
 Suite 41 & 42, Level 4
 61 Marlborough Street
 Surry Hills, NSW 2010
 T 02 9698 8510
 ABN 63 131 365 896
 Nominated Architect:
 Koichi Takada
 NSW Architects 6901
 VIC Architects 16179
 QLD Architects 5590
 www.koichitakada.com

Koichi Takada Architects

THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF WIP, DRAFT OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.

GA STAMP

Koichi Takada Architects

GA CONTROLLED DOCUMENT ©

PROJECT
 GLENELG STREET
 SOUTH BRISBANE, QLD 4101

STATUS
 DEVELOPMENT APPLICATION

0 5 m

DWG TITLE
 LEVEL 08 PLAN (TYPE D)

DWG NO.
 DA-108

REVISION
 A

SCALE
 1:100@A1, 1:200@A3

DATE
 13/10/23

50 CORDELIA STREET

78-78A MERIVALE STREET

1
DA-301

2
DA-301

OUTLINE OF FLOOR BELOW

OUTLINE OF FLOOR BELOW

MERIVALE ST

MERIVALE STREET

GLENELG ST

GLENELG STREET

1000
3000
2000
3000

5000

5100
PLANTERS
5005
BALC.
7015
GLASS LINE

2
DA-300

ISEE CHURCH
31 GLENELG STREET
1
DA-300

5170
GLASS LINE
3870
BALC.
2600
PLANTERS

2670
PLANTERS
3395
BALC.
5640
GLASS LINE

3000
1595
PLANTERS
2410
BALC.
4675
GLASS LINE

Site Cover 1,947 m² / 69.96% (Typical residential level - type A - including balconies but excluding planters)

- GLASS/WALL LINE AVERAGE SETBACK
- BALCONY LINE AVERAGE SETBACK
- PLANTERS AVERAGE SETBACK

TOTAL LANDSCAPE AREA = 175 m²

NO.	REVISION	BY	CHK	DATE	REVISION NOTES
A	DA RESUBMISSION			13/10/23	

KEY PLAN	REVISION	ON HOLD

NOTES:
KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.
THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

CLIENT
ARIA PROPERTY GROUP
LEVEL 2, 56 BOUNDARY STREET
SOUTH BRISBANE, QLD, 4101

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
www.koichitakada.com

Koichi Takada Architects

PROJECT
GLENELG STREET
SOUTH BRISBANE, QLD 4101

DWG TITLE
LEVEL 09 PLAN (TYPE A)

STATUS
DEVELOPMENT APPLICATION

DWG NO.
DA-109

REVISION
A

SCALE
1:100@A1, 1:200@A3

DATE
13/10/23

GA STAMP
QA CONTROLLED DOCUMENT ©
Koichi Takada Architects
This document is a QA controlled document and must not be used, copied, reproduced or distributed in any manner without the express written consent of Koichi Takada Architects.

THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF WIP, DRAFT OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.

0 5 m

50 CORDELIA STREET

78-78A MERIVALE STREET

MERIVALE STREET

GLENELG STREET

1000
3000
2000
3000

5180
5805
6015
7015
GLASS LINE

2
DA-300

ISEE CHURCH
31 GLENELG STREET
1
DA-300

5170
GLASS LINE
3870
BALC.
2810
PLANTERS

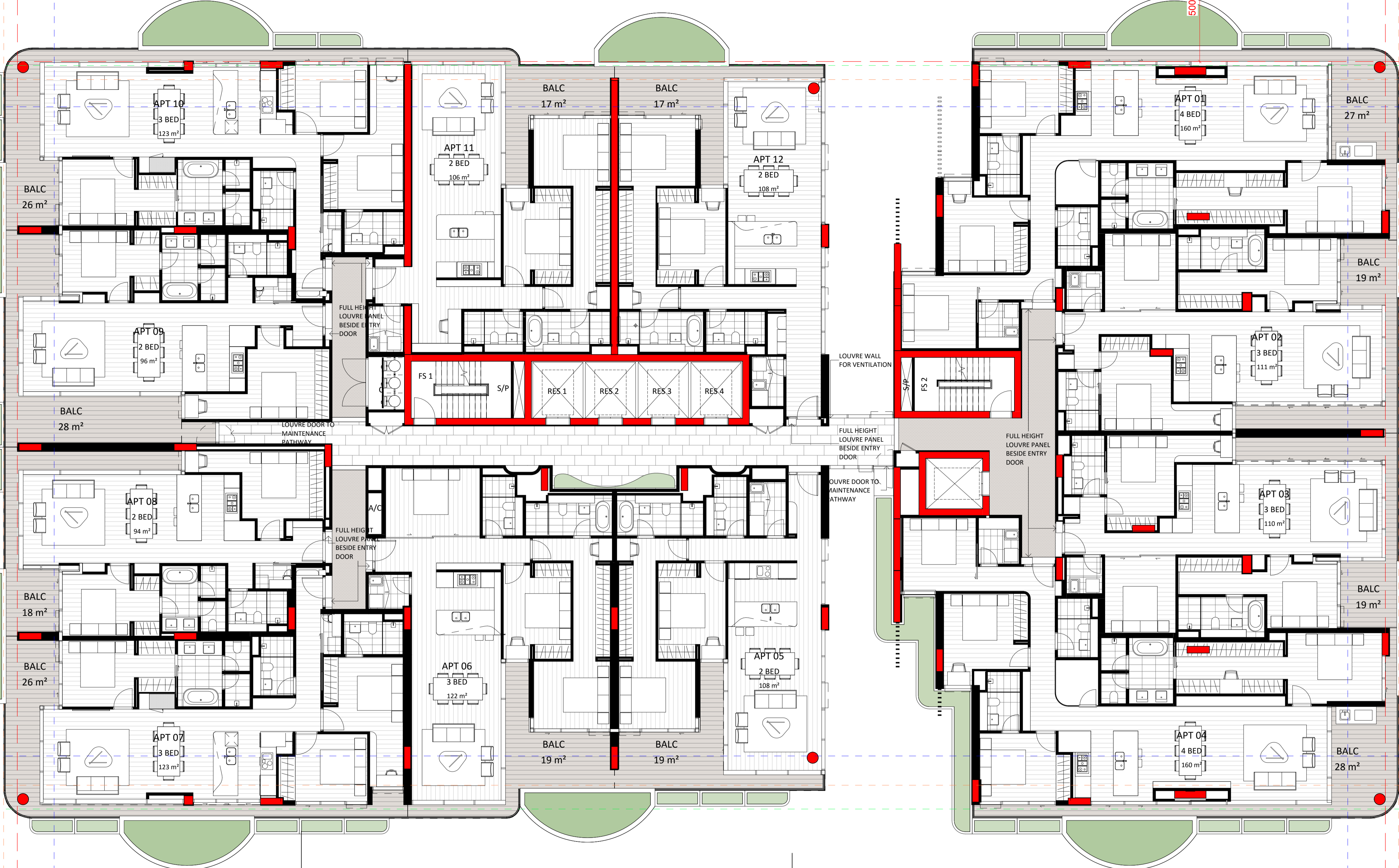
2670
PLANTERS
3395
BALC.
5640
GLASS LINE

3000
1740
PLANTERS
2410
BALC.
4675
GLASS LINE

Site Cover 1,947 m² / 69.96% (Typical residential level - type B - including balconies but excluding planters)

--- GLASS/WALL LINE AVERAGE SETBACK
--- BALCONY LINE AVERAGE SETBACK
--- PLANTERS AVERAGE SETBACK

TOTAL LANDSCAPE AREA = 153 m²



NO.	REVISION	BY	CHK	DATE	REVISION NOTES
A	DA RESUBMISSION			13/10/23	

KEY PLAN
REVISION
ON HOLD

NOTES:
KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.
THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

CLIENT
ARIA PROPERTY GROUP
LEVEL 2, 56 BOUNDARY STREET
SOUTH BRISBANE, QLD, 4101

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
www.koichitakada.com

Koichi Takada Architects

QA CONTROLLED DOCUMENT ©
Koichi Takada Architects
THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF WIP, DRAFT OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.

PROJECT
GLENELG STREET
SOUTH BRISBANE, QLD 4101

STATUS
DEVELOPMENT APPLICATION

SCALE
1:100@A1, 1:200@A3

DWG TITLE
LEVEL 10 PLAN (TYPE B)

DWG NO.
DA-110

REVISION
A

DATE
13/10/23

50 CORDELIA STREET

78-78A MERIVALE STREET

MERIVALE STREET

GLENELG STREET

1000 3000
2000 3000

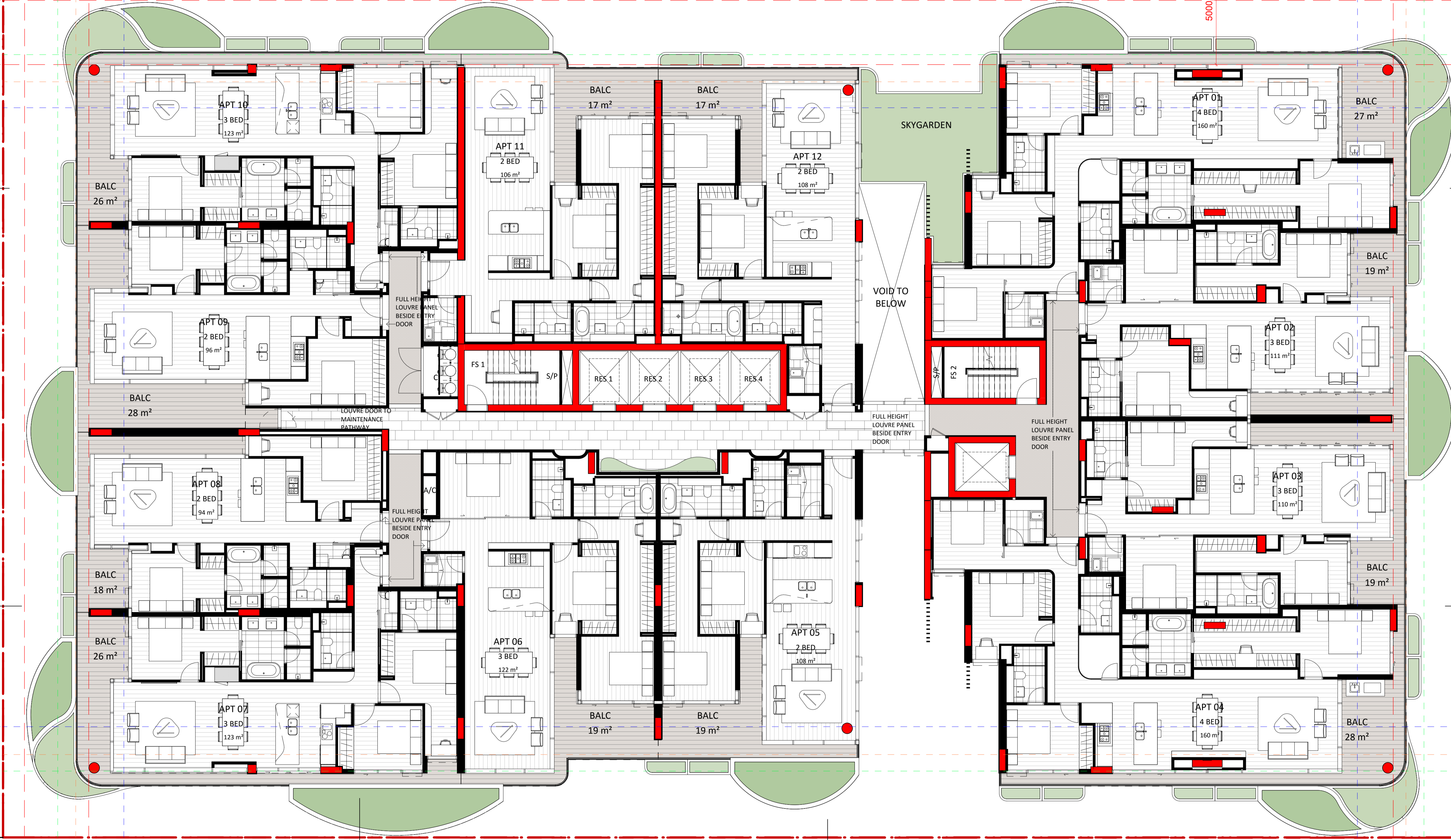
3000 1565
PLANTERS 2410
BALC. 4675
GLASS LINE

4535
PLANTERS 5005
BALC. 7015
GLASS LINE

2 DA-300

1 DA-300

5170
GLASS LINE 3870
BALC. 3100
PLANTERS



Site Cover 1,947 m² / 69.96% (Typical residential level - type C - including balconies but excluding planters)

- GLASS/WALL LINE AVERAGE SETBACK
- BALCONY LINE AVERAGE SETBACK
- PLANTERS AVERAGE SETBACK

TOTAL LANDSCAPE AREA = 184 m²

NO.	REVISION	BY	CHK	DATE	REVISION NOTES
A	DA RESUBMISSION	WJD	PB	13/10/23	

KEY PLAN
REVISION
ON HOLD

NOTES:
KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LEGISLATION TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
THIS DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.
THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

CLIENT
ARIA PROPERTY GROUP
LEVEL 2, 56 BOUNDARY STREET
SOUTH BRISBANE, QLD, 4101

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
www.koichitakada.com

Koichi Takada Architects

QA CONTROLLED DOCUMENT ©
Koichi Takada Architects
THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF WIP, DRAFT OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.

PROJECT
GLENELG STREET
SOUTH BRISBANE, QLD 4101

STATUS
DEVELOPMENT APPLICATION

SCALE
1:100@A1, 1:200@A3

DWG TITLE
LEVEL 11 PLAN (TYPE C)

DWG NO.
DA-111

REVISION
A

DATE
13/10/23

50 CORDELIA STREET

78-78A MERIVALE STREET

MERIVALE STREET

GLENELG STREET



NO.	REVISION	BY	CHK	DATE	REVISION NOTES
A	DA AMENDMENT	JK	NZ	15/10/21	
B	DA RESUBMISSION	WJ	PS	13/10/23	

KEY PLAN
REVISION
ON HOLD

NOTES:
 KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.
 THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.
 THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.
 THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.
 VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.

CLIENT
 ARIA PROPERTY GROUP
 LEVEL 2, 56 BOUNDARY STREET
 SOUTH BRISBANE, QLD, 4101

ARCHITECT
 Suite 41 & 42, Level 4
 61 Marlborough Street
 Surry Hills, NSW 2010
 T 02 9698 8510
 ABN 63 131 365 896
 Nominated Architect:
 Koichi Takada
 NSW Architects 6901
 VIC Architects 16179
 QLD Architects 5590
 www.koichitakada.com

Koichi Takada Architects

QA CONTROLLED DOCUMENT ©
 Koichi Takada Architects
 THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF WIP, DRAFT OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.

PROJECT
 GLENELG STREET
 SOUTH BRISBANE, QLD 4101

STATUS
 DEVELOPMENT APPLICATION

SCALE
 1:100@A1, 1:200@A3

DWG TITLE
 LEVEL 12 PLAN (TYPE D)

DWG NO.
 DA-112

REVISION
 B

DATE
 13/10/23

TOTAL LANDSCAPE AREA = 154 m²