

TOWN PLANNING DRAWINGS

Prepared For

Gallagher Terrace Pty Ltd

Mark Mina and Boris Pyatt

Apartment Development

46-54 Gallagher Tce, Kedron, City, QLD, Postcode

APARTMENT TOTALS (49)
ONE BEDROOM APARTMENTS: 01
TWO BEDROOM APARTMENTS: 48

TOTAL: 68 CAR SPACES (inclusive of 8 visitors)



Brisbane City Council - City Plan 2014
Multiple Dwelling Code Requirements

KEY PROPOSAL STATISTICS - MULTIPLE DWELLING

Site Area:	1620m ²
Frontage:	40m
No. of Dwellings:	49
*Site Cover:	1100m ² (68%)
Number of Storeys	6
*Building Height:	52.9m AHD
Gross Floor Area	4126.87m ²
Plot Ratio	2.5
*Private Open Space	815.29m ² (50%)
*Communal Open Space	350m ²
*Deep Planting	300m ² (18.5%)
On-Site Car Spaces	
Required:	67.25
Proposed:	68
Vehicular Crossover Width:	7m

***Site Cover:**
The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outermost projections of the building(s) and expressed as a percentage.
The term does not include:
(a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure
(b) basement car parking areas located wholly below ground level
For the purpose of determining compliance with an assessment criteria. (Source: City Plan 2014)

***Building Height**
If specified:
(a) in metres, the vertical distance between the *ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like;
(b) in storeys, the number of storeys above ground level; or
(c) in both metres and storeys, both (a) and (b) apply.
(Source: City Plan 2014)

***Ground Level**
The level of the natural ground, or, where the level of the natural has been lawfully changed, the level as lawfully changed.
(Source: City Plan 2014)

***Private Open Space:**
Ground floor dwellings to achieve minimum 35m² courtyards with minimum dimension of 3m. Above ground dwellings to achieve 12m² balconies with minimum 3m dimension (Source: City Plan 2014)

***Communal Open Space:**
Minimum of 5% or 40m² of the site area, whichever is the greater.
(Source: City Plan 2014)

***Deep Planting**
Minimum 10% of the site area is able to accommodate trees planted to natural ground, 100% open to the sky and can be reasonably accessed for maintenance purposes.
(Source: City Plan 2014)

TOWN PLANNING

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19/05/16 C IR Response EA
05/11/15 B IR Response EA
15/09/15 A Town Planning Lodgement EA

Date Issue Details Checked



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Mark Mina and Boris Pyatt

Project
Apartment Development
46-54 Gallagher Tce, Kedron

Drawing Title
Cover sheet

Scale @ A3 Drawn: SS/EA Checked: EA
Project Number Drawing Number Issue
H3117GAL TP101 C

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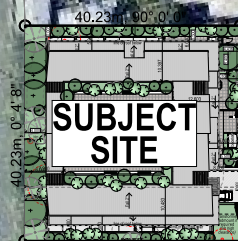
RODE ROAD

GYMPIE ROAD

BROMILOW STREET

GALLAGHER TERRACE

SUBJECT SITE



PLANS AND DOCUMENTS
referred to in the
APPROVAL

Dated: 09/12/2015

Site Plan
1:1000

TOWN PLANNING

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Received

05/11/2015

BCC DA

05/11/15 B IR Response EA
15/09/15 A Town Planning Lodgement EA
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46-54 Gallagher Toe, Kedron

Drawing Title
Site Plan

Scale @ A3 Drawn: SS/EA Checked: EA
1:1000 Project Number Drawing Number Issue
H3117GAL TP102 B

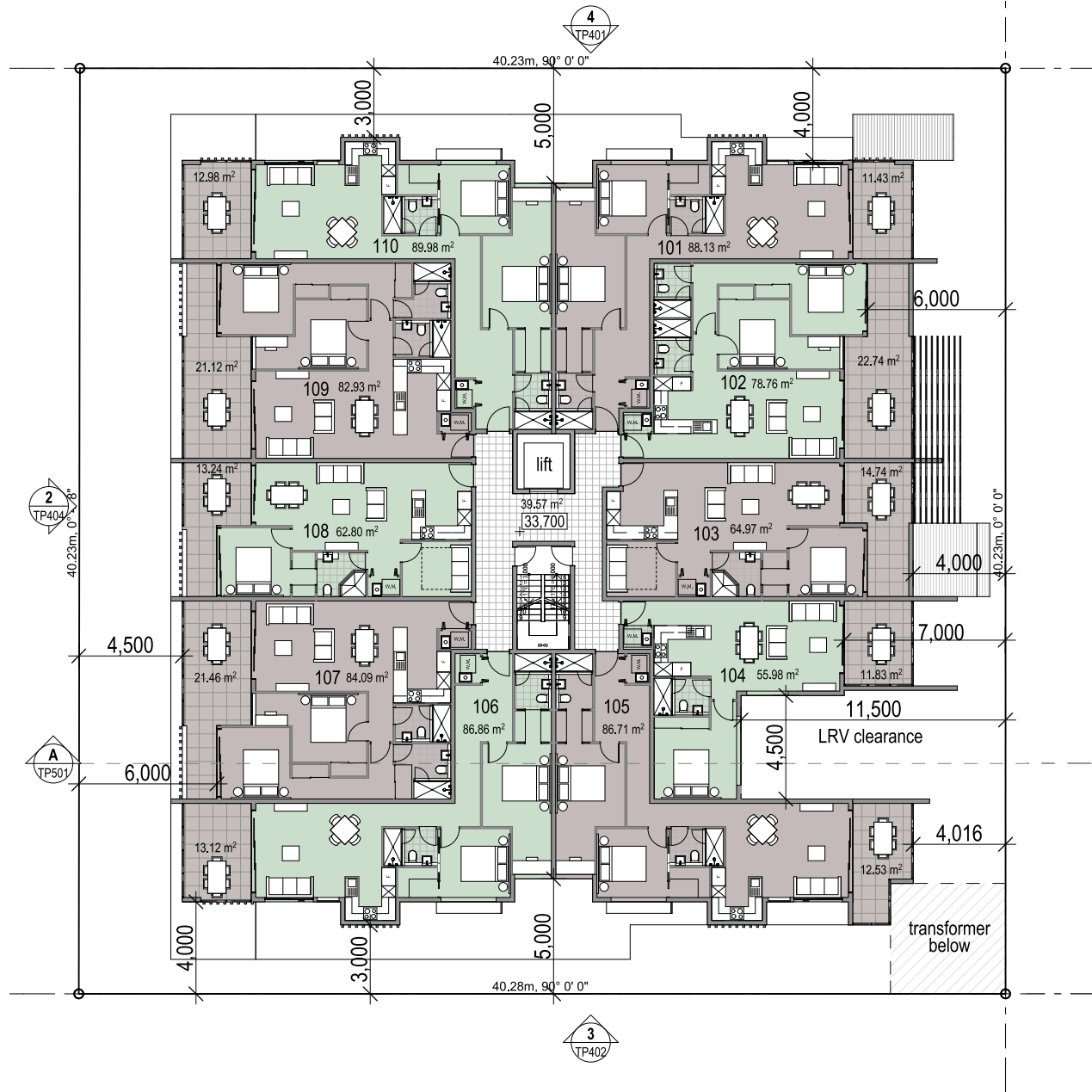
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PLANS AND DOCUMENTS

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Level 1
1:200

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Mark Mina and Boris Pyatt

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Apartment Development
46-54 Gallagher Toe, Kedron

Drawing Title
Level 1

Scale @ A3 Drawn: SS/EA Checked: EA
1:200
Project Number Drawing Number Issue
H3117GAL TP203 B

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Drawing Title
Roof Level

Scale @ A3 Drawn: SS/EA Checked: EA
Project Number Drawing Number Issue
H3117GAL TP208 B

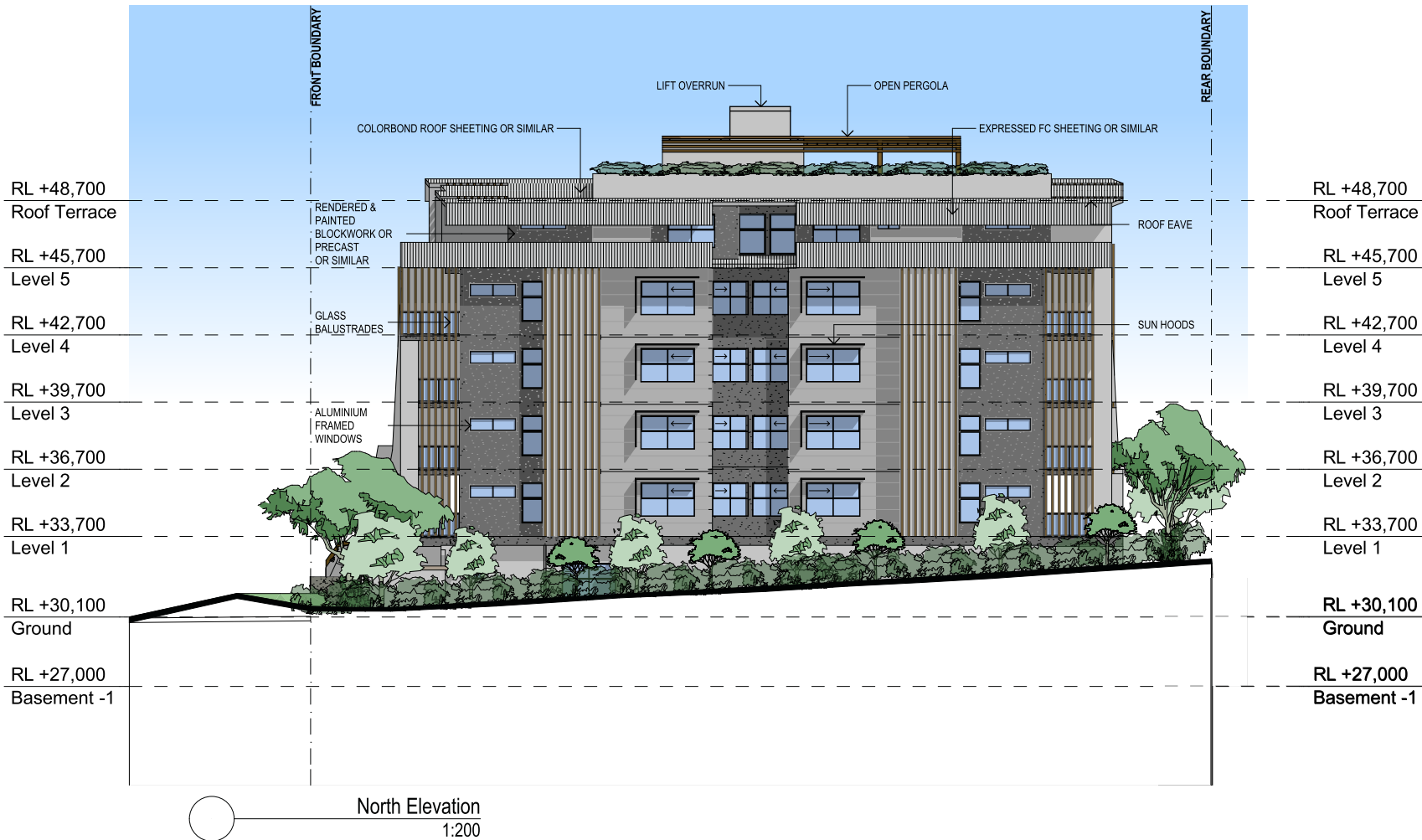
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Mark Mina and Boris Pyatt
Project
Apartment Development
46-54 Gallagher Tce, Kedron

Drawing Title
North Elevation

Scale @ A3
1:200
Project Number
H3117GAL
Drawing Number
TP401
Issue
B

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46-54 Gallagher Toe, Kedron

Drawing Title
Section A

Scale @ A3 Drawn: SS/EA Checked: EA
1:200
Project Number Drawing Number Issue
H3117GAL TP501 B

Printed: 05-Nov-15

KEY	
	0,0m - 0,5m Cut
	0,5m - 1,0m Cut
	1,0m - 1,5m Cut
	1,5m - 2,0m Cut
	2,0m - 2,5m Cut
	2,5m - 3,0m Cut
	3,0m - 3,5m Cut
	3,5m - 4,0m Cut
	4,0m - 4,5m Cut
	4,5m - 5,0m Cut
	5,0m - 5,5m Cut
	5,5m - 6,0m Cut
	5,5m - 6,0m Cut

+48,700
Roof Terrace

+45,700
Level 5

+42,700
Level 4

+39,700
Level 3

+36,700
Level 2

+33,700
Level 1

+30,100
Ground

+27,000
Basement -1



Section A
1:200

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