

Department of Housing and Public Works

10 APARTMENTS AT:

DEVELOPMENT STATISTICS					
RP DATA		LOT 1 & 2 RP163786			
ADDRESS					
SITE AREA		1253m²			
SITE COVER		607m² (48.4%)			
LEVEL	1 BED GENERAL	2 BED GOLD	2 BED PLATINUM	GENERAL	TOTAL
00					
01	1	2	2	5	4
		-	-		6
TOTAL	1 10%	2 20%	2 20%	5 50%	10

DRAWING SCHEDULE	
A00.00	COVER SHEET
A00.10	DEVELOPMENT STATISTICS
A01.01	DEMOLITION PLAN
A01.02	EXTERNAL WORKS PLAN
A01.03	GROUND FLOOR PLAN
A01.04	LEVEL 01 PLAN
A01.05	ROOF PLAN
A02.10	UNIT LAYOUTS
A04.01	BUILDING ELEVATIONS
A04.02	BUILDING ELEVATIONS
A04.10	BUILDING SECTIONS
A09.01	PERSPECTIVES

LEGEND:	
BAL-1	BALUSTRADE - VERTICAL CLADDING
BAL-2	BALUSTRADE - OPAQUE GLASS
BC	BROOM CUPBOARD
BFC	BROOM FINISH CONCRETE
BR	BRICKWORK - LIGHT COLOUR
CL	CLOTHES LINE
CLD-1	CLADDING: VERTICAL PAINTED
CLD-2	CLADDING: HORIZONTAL PAINTED
CF	CEILING FAN
DP	DOWNPIPE
EG	EAVES GUTTER
FW	FLOOR WASTE
HP	HOT PLATE
HWU	HWU INSTANTANEOUS
LIN	LINEN CUPBOARD
MRS	METAL ROOF SHEETING
P	PANTRY
REF	REFRIGERATOR
RM	RENDER MASONRY-PAINTED
S	SINK
SP	DRAINAGE SPITTER
SCN-1	SCREEN TYPE 1-VERTICAL ALUMINIUM
SCN-2	SCREEN TYPE 2-HORIZONTAL ALUMINIUM
SHR	SHOWER
T	LAUNDRY TUB
VB	VANITY BASIN
WC	TOILET
WM	WASHING MACHINE
WO	WALL OVEN

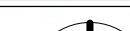


ARTIST IMPRESSION

LOCALITY MAP



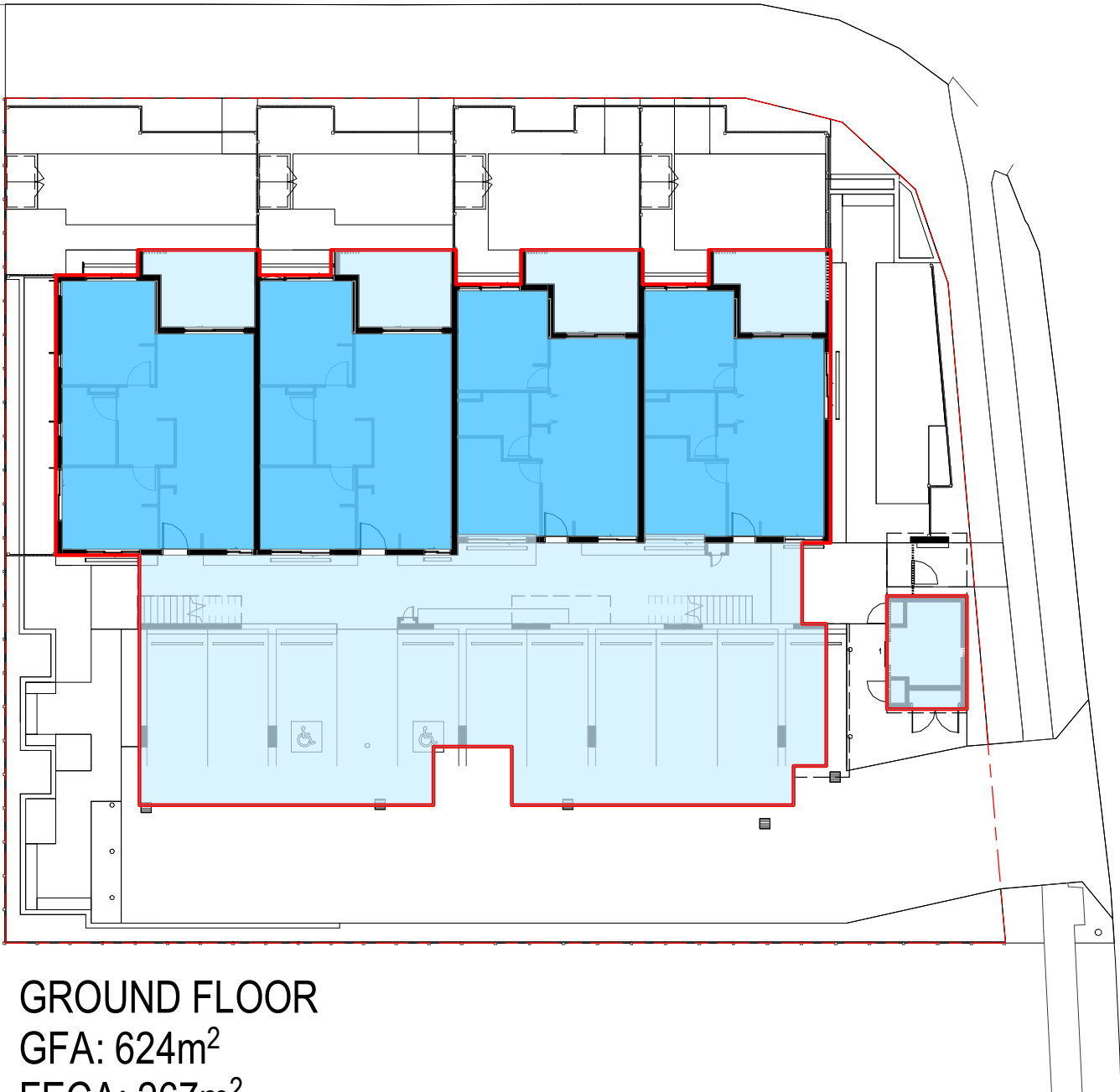
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DRAWINGS INDEXING SYSTEM		AMENDMENTS				 Queensland Government Department of Housing and Public Works	HK DRAWN		 GOLD COAST Suite 1, Ground Floor 142 Bundall Rd Bundall QLD 4217 T +61 7 5510 3471 gco@modedesign.com.au		SCALE			
FOR QBUILD USE ONLY		ISSUE	DATE	SUBJECT	AUTHORISED		DATE	DATE			As indicated	A1 SIZE		
☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS	A	01.12.20	50% SCHEMATIC DESIGN							MASTER SITE NUMBER	CLIENT REFERENCE NUMBER		
☐ CONSTRUCTION DETAILS	☐ OTHER	B	14.12.20	90% SCHEMATIC DESIGN							87907			
☐ ELEVATIONS	☐ PLAY STRUCTURES	C	17.12.20	100% SCHEMATIC DESIGN							DRAWING NUMBER			ISSUE
☐ EXTERNAL WORKS	☐ ROOF PLAN	D	25.01.21	100% SD RESPONSE							20598 / SD / A00.00		D	SHEET NO
☐ FITOUTS	☐ SECTIONS													
☐ FLOOR PLAN	☐ SETOUT PLAN													
☐ FURNITURE & EQUIPMENT	☐ SITE PLAN													
☐ HYDRAULICS	☐ STANDARDS													
☐ MASTER PLAN														

FRANCIS GREENMAN		11/16/20
AUTHORISED FOR ISSUE	DATE	

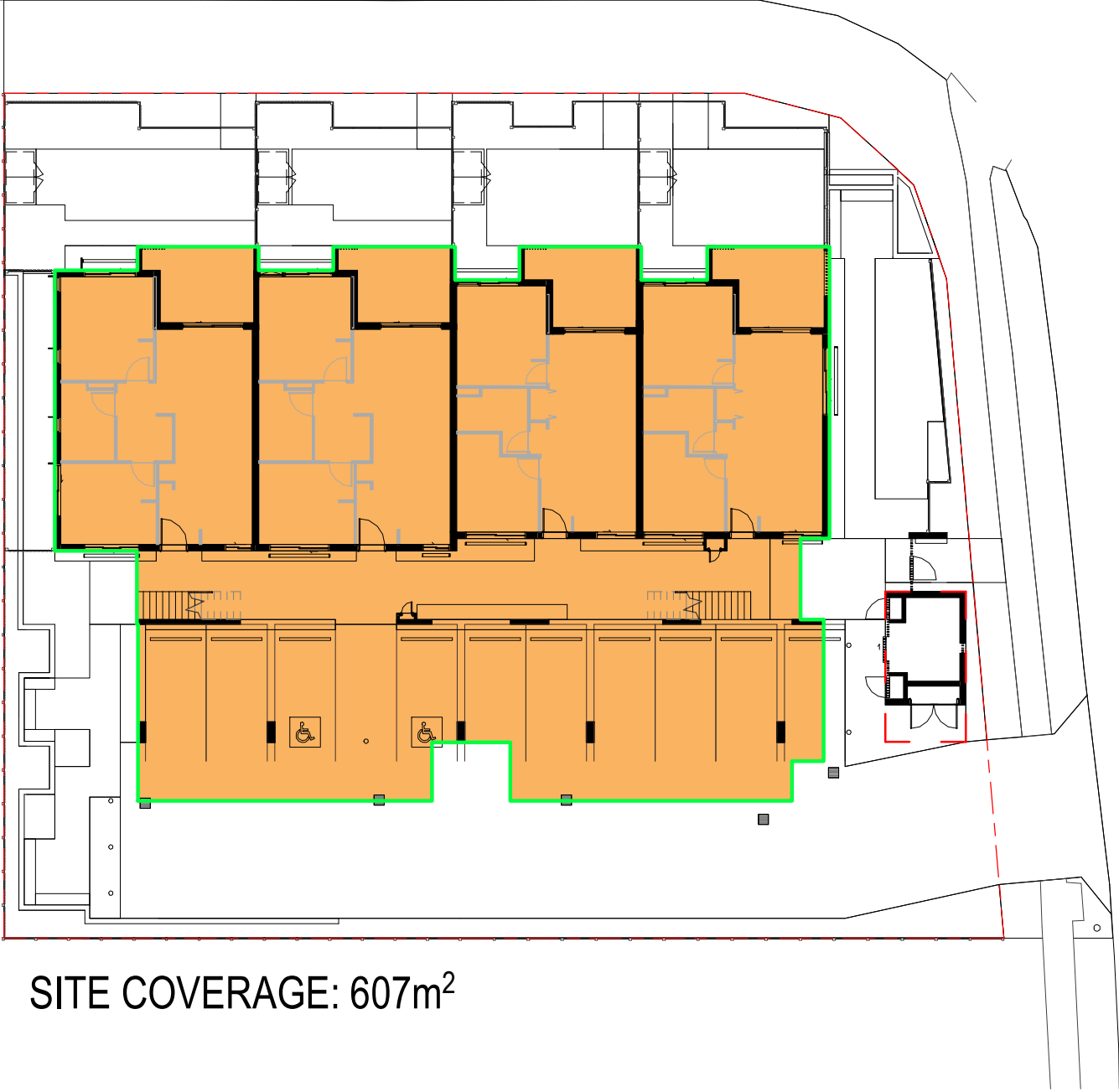
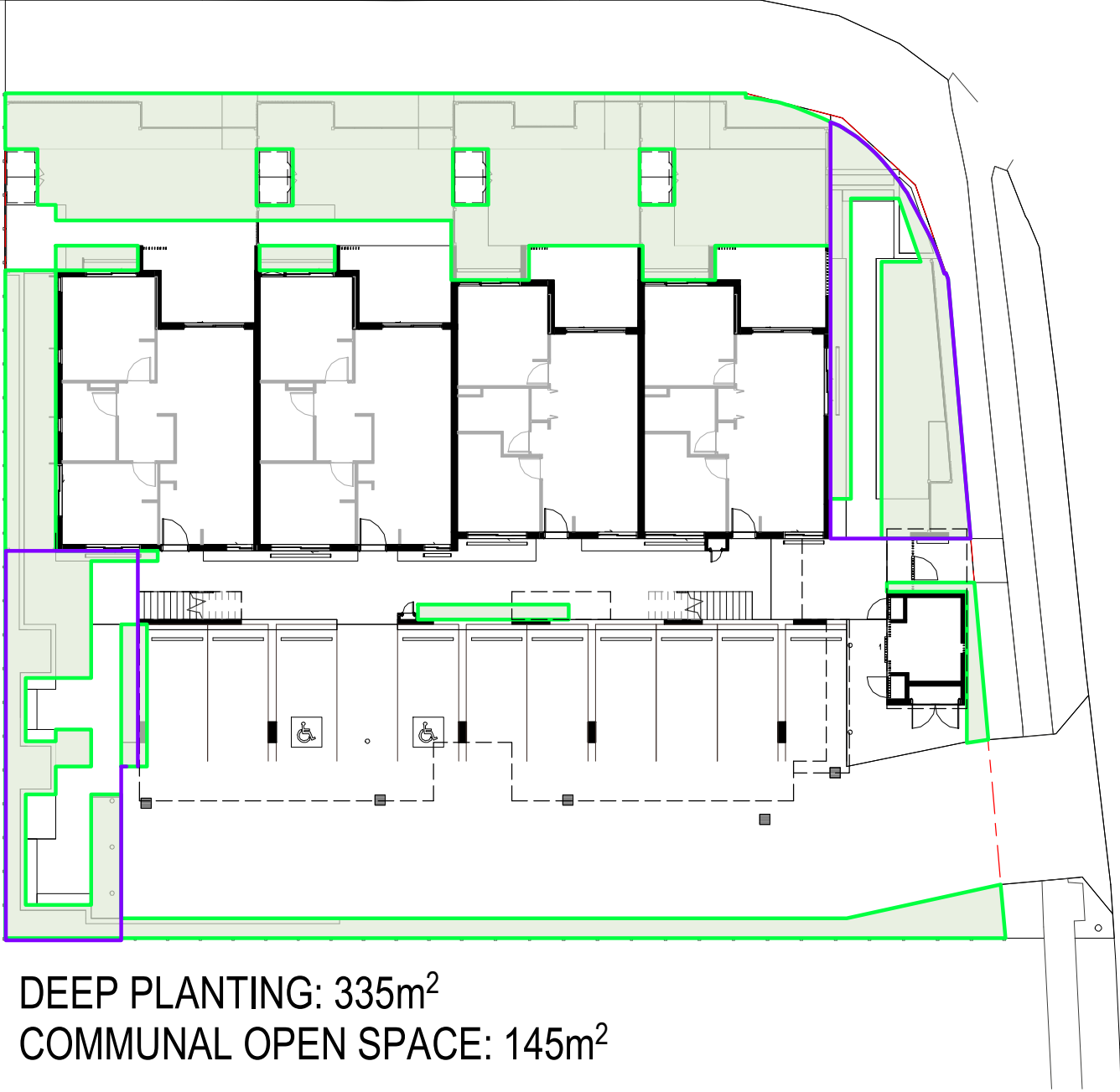
COVER SHEET	
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COVER SHEET



LEGEND	TOTAL
SITE AREA	1253m ²
SITE COVER	607m ² 48.4%
DEEP PLANTING	335m ² 26.7%
COMMUNAL OPEN SPACE	145m ² 11.5%
FULLY ENCLOSED FLOOR AREA (FECA)	642m ²
UNENCLOSED FLOOR AREA (UCA)	508m ²
GROSS FLOOR AREA (GFA)	1,226m ²

*GFA METHOD OF MEASUREMENT: FECA & UCA DO NOT INCLUDE EXTERNAL WALL THICKNESS.
GFA= FECA + UCA + WALL THICKNESS



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DRAWINGS INDEXING SYSTEM

FOR QBUILD USE ONLY

☐ CEILING PLANS

☐ CONSTRUCTION DETAILS

☐ ELEVATIONS

☐ EXTERNAL WORKS

☐ FITOUTS

☐ FLOOR PLAN

☐ FURNITURE & EQUIPMENT

☐ HYDRAULICS

☐ MASTER PLAN

☐ MISCELLANEOUS DETAILS

☒ OTHER

☐ PLAY STRUCTURES

☐ ROOF PLAN

☐ SECTIONS

☐ SETOUT PLAN

☐ SITE PLAN

☐ STANDARDS

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
A	14.12.20	90% SCHEMATIC DESIGN	
B	17.12.20	100% SCHEMATIC DESIGN	
C	14.01.21	COUNCIL RFI RESPONSE	
D	25.01.21	100% SD RESPONSE	



Queensland
Government

Department of
Housing and Public
Works

HK
DRAWN

11/16/20
DATE

FG
DISCIPLINE TEAM LEADER

11/16/20
DATE

FRANCIS GREENMAN
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DATE



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DEVELOPMENT STATISTICS

SCALE
1 : 250

AT
A1 SIZE

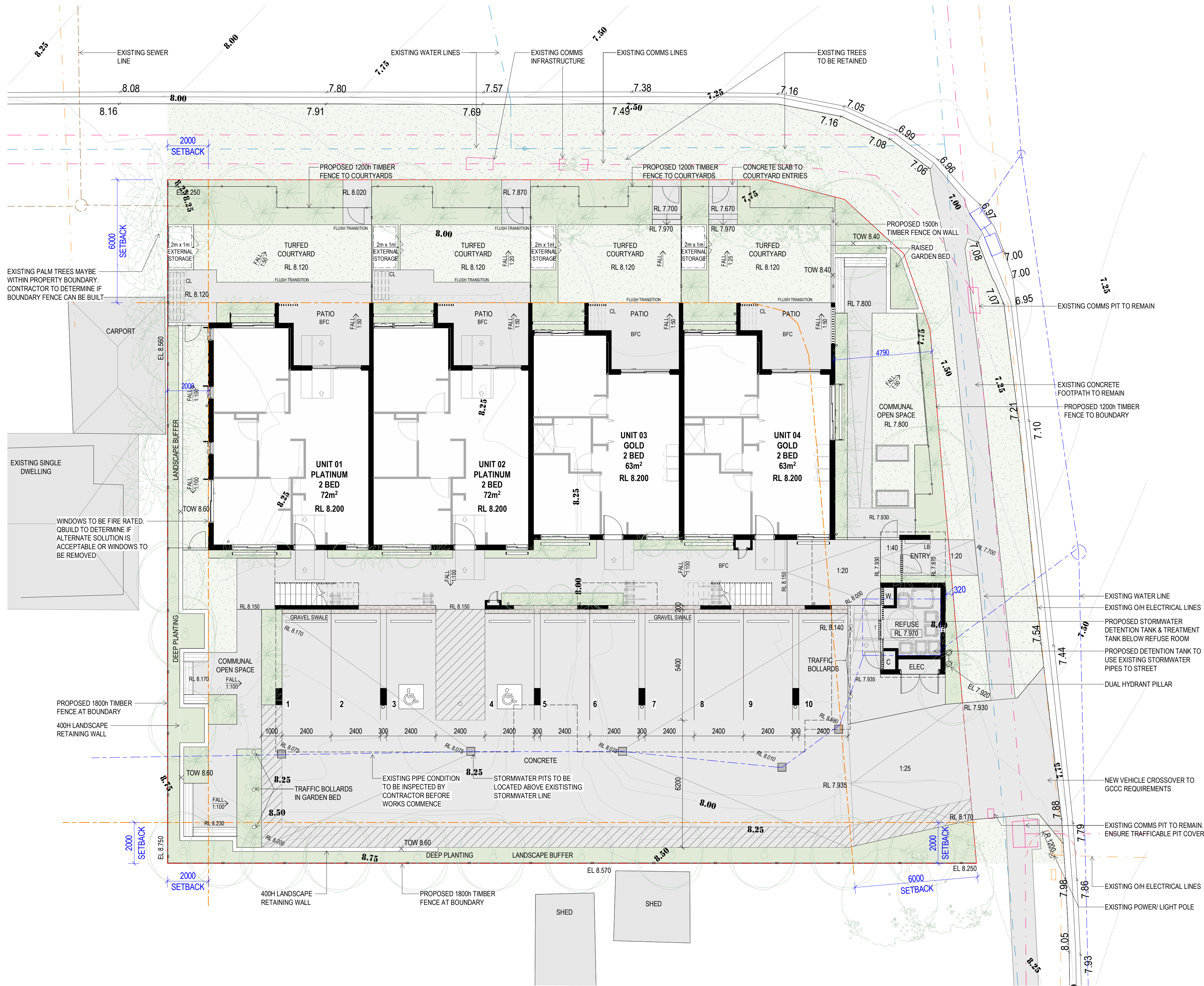
MASTER SITE NUMBER
87907

CLIENT REFERENCE NUMBER

DRAWING NUMBER
20598 / SD / A00.10

ISSUE
D

SHEET NO



NOTE:
-DEMOLISH & REMOVE U.N.O. ALL EXISTING FENCES
-REMOVE EXISTING CROSSOVERS/ DRIVEWAYS & MAKE KERB GOOD TO MATCH EXISTING
-INDICATIVE ONLY - CONTRACT/ CONSULTANT TO VERIFY SITE CONDITIONS SHOWN ON THIS DRAWING WITH CONTOUR AND DETAIL SURVEY AND ACTUAL SITE CONDITIONS

LEGEND:
1200h TIMBER PAILING FENCE
1800h TIMBER PAILING FENCE

DRAWINGS INDEXING SYSTEM
FOR GBUILD USE ONLY

☐ CEILING PLANS
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☐ FURNITURE & EQUIPMENT
☐ HYDRAULICS
☐ MASTER PLAN

☐ MISCELLANEOUS DETAILS
☐ OTHER
☐ PLAY STRUCTURES
☐ ROOF PLAN
☐ SECTIONS
☐ SETOUT PLAN
☐ SITE PLAN
☐ STANDARDS

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E	25.01.21	100% SD RESPONSE	
F	01.02.21	100% SD RESPONSE	

Queensland Government
Department of **Housing and Public Works**

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EXTERNAL WORKS PLAN

SCALE
1 : 100

AT
A1 SIZE

MASTER SITE NUMBER
87907

CLIENT REFERENCE NUMBER

DRAWING NUMBER
20598 / SD / A01.02

ISSUE
F

SHEET NO

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BARCODE

LEGEND:

- 1200h TIMBER PAILING FENCE
- 1800h TIMBER PAILING FENCE



DRAWINGS INDEXING SYSTEM

- CEILING PLANS
- CONSTRUCTION DETAILS
- ELEVATIONS
- EXTERNAL WORKS
- FITOUTS
- FLOOR PLAN
- FURNITURE & EQUIPMENT
- HYDRAULICS
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- SITE PLAN
- STANDARDS

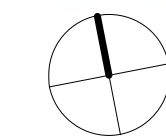
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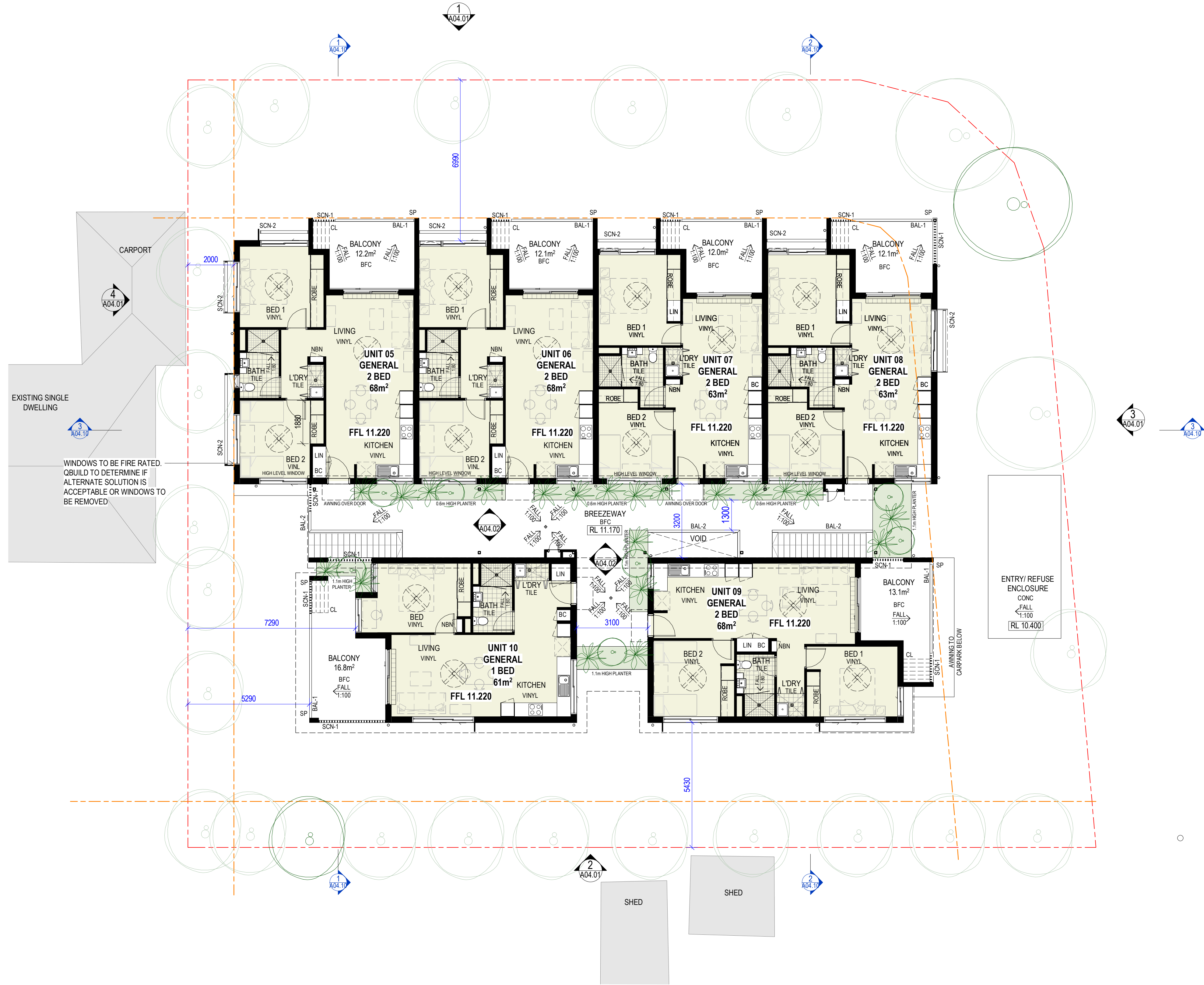
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FG	11/16/20
DISCIPLINE TEAM LEADER	DATE
FRANCIS GREENMAN	11/16/20
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GROUND FLOOR PLAN

SCALE		AT	
1 : 100		A1 SIZE	
MASTER SITE NUMBER		CLIENT REFERENCE NUMBER	
87907			
DRAWING NUMBER		ISSUE	SHEET NO
20598 / SD / A01.03		F	



DRAWINGS INDEXING SYSTEM

- FOR GBUILD USE ONLY
- | | |
|--|--|
| ☐ CEILING PLANS | ☐ MISCELLANEOUS DETAILS |
| ☐ CONSTRUCTION DETAILS | ☐ OTHER |
| ☐ ELEVATIONS | ☐ PLAY STRUCTURES |
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| ☐ FURNITURE & EQUIPMENT | ☐ SITE PLAN |
| ☐ HYDRAULICS | ☐ STANDARDS |
| ☐ MASTER PLAN | |

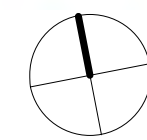
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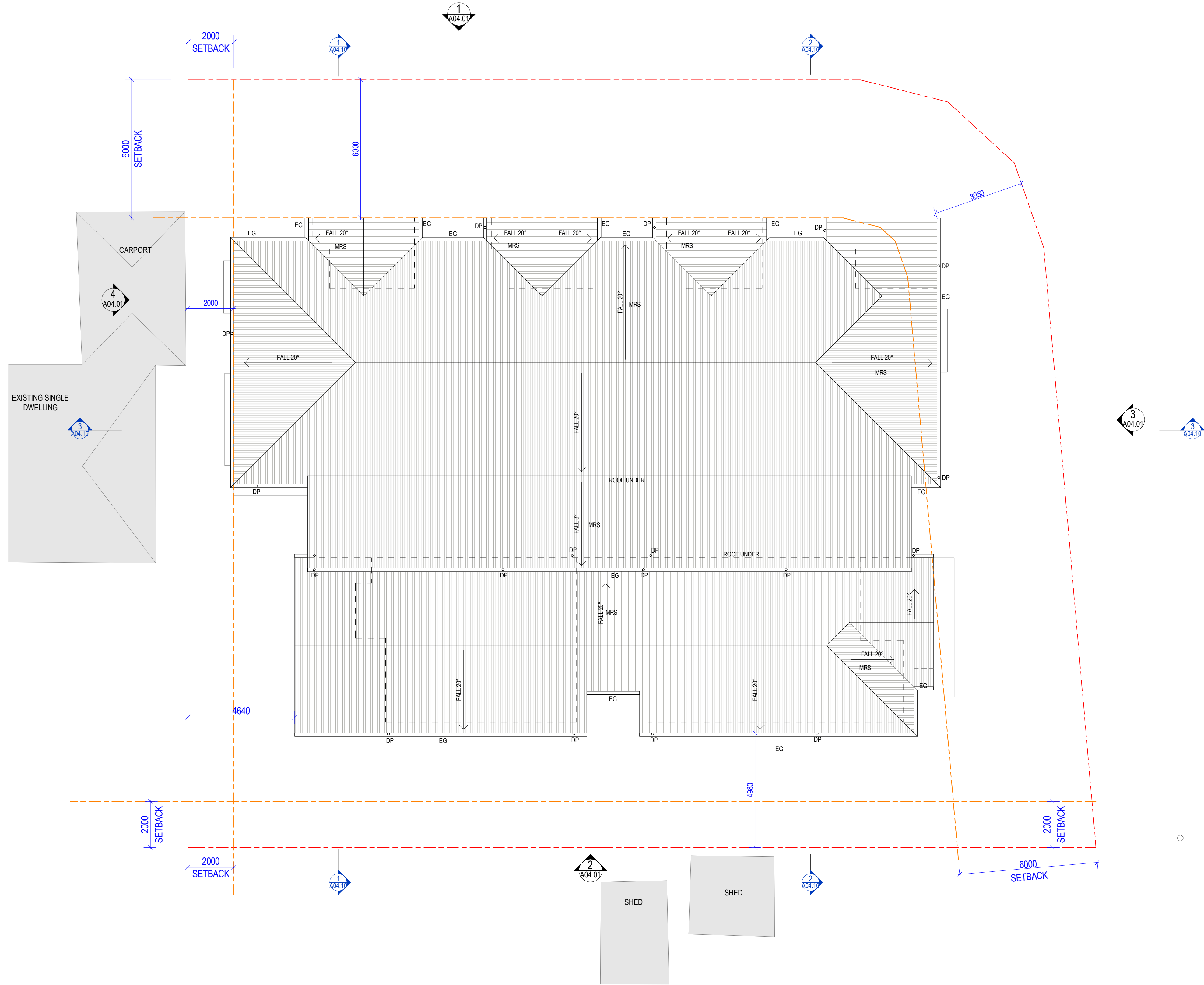
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LEVEL 01 PLAN

SCALE		AT	
1 : 100		A1 SIZE	
MASTER SITE NUMBER		CLIENT REFERENCE NUMBER	
87907			
DRAWING NUMBER		ISSUE	SHEET NO
20598 / SD / A01.04		E	



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 - ☐ FITOUTS
 - ☐ FLOOR PLAN
 - ☐ FURNITURE & EQUIPMENT
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 - ☐ MISCELLANEOUS DETAILS
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 - ☐ SECTIONS
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 - ☐ SITE PLAN
 - ☐ STANDARDS

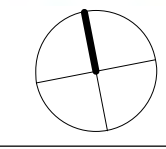
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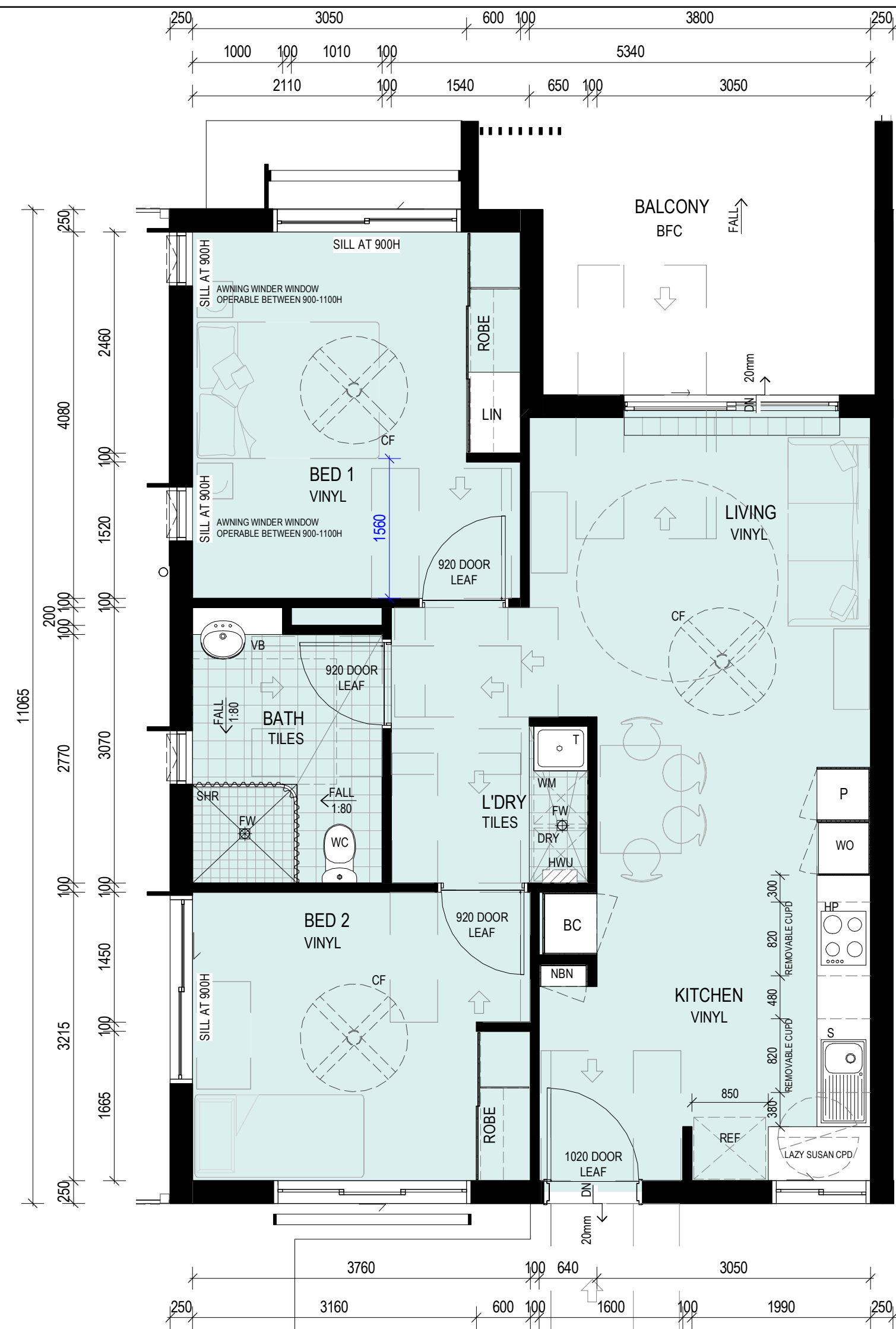


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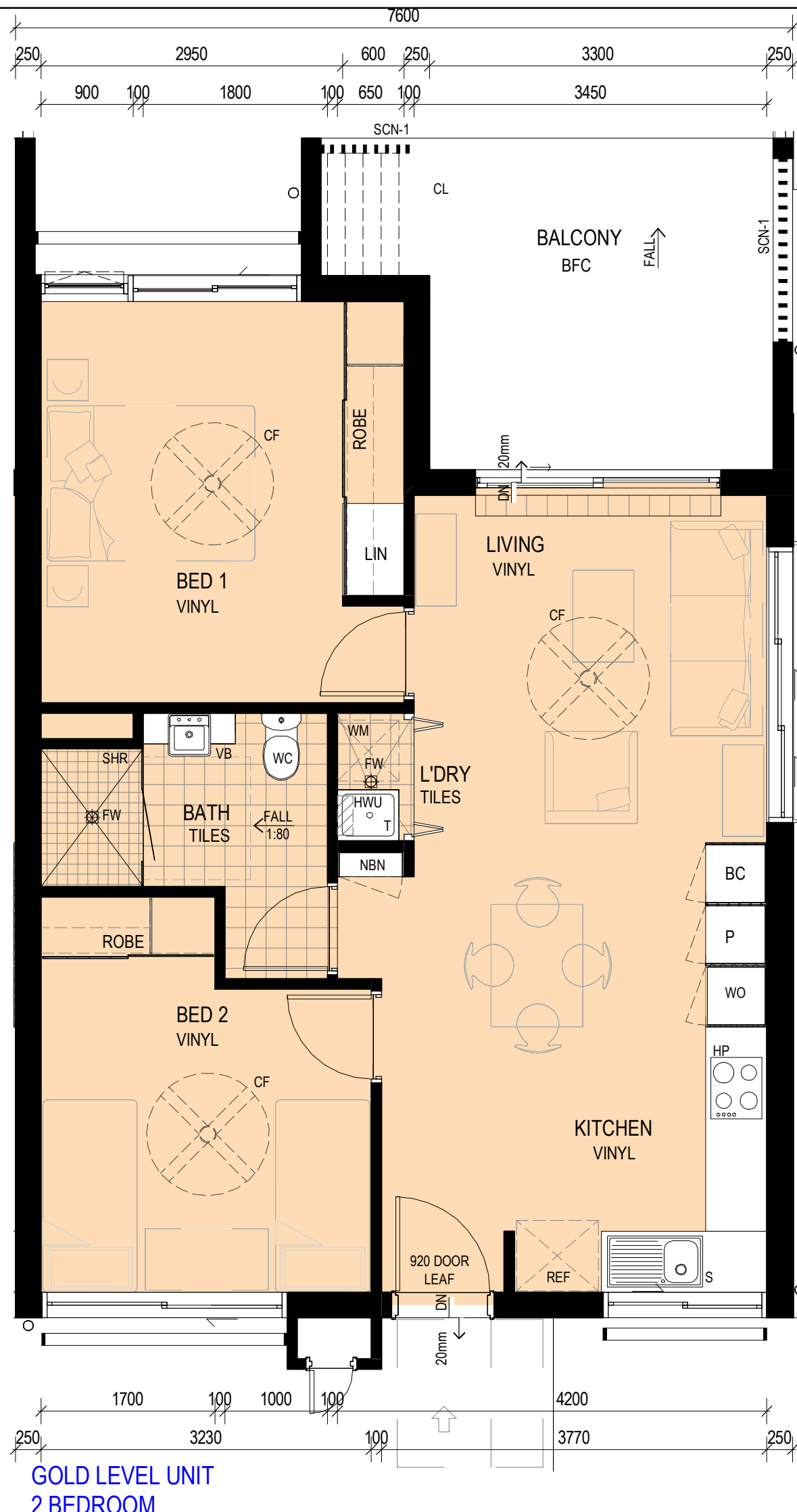


ROOF PLAN

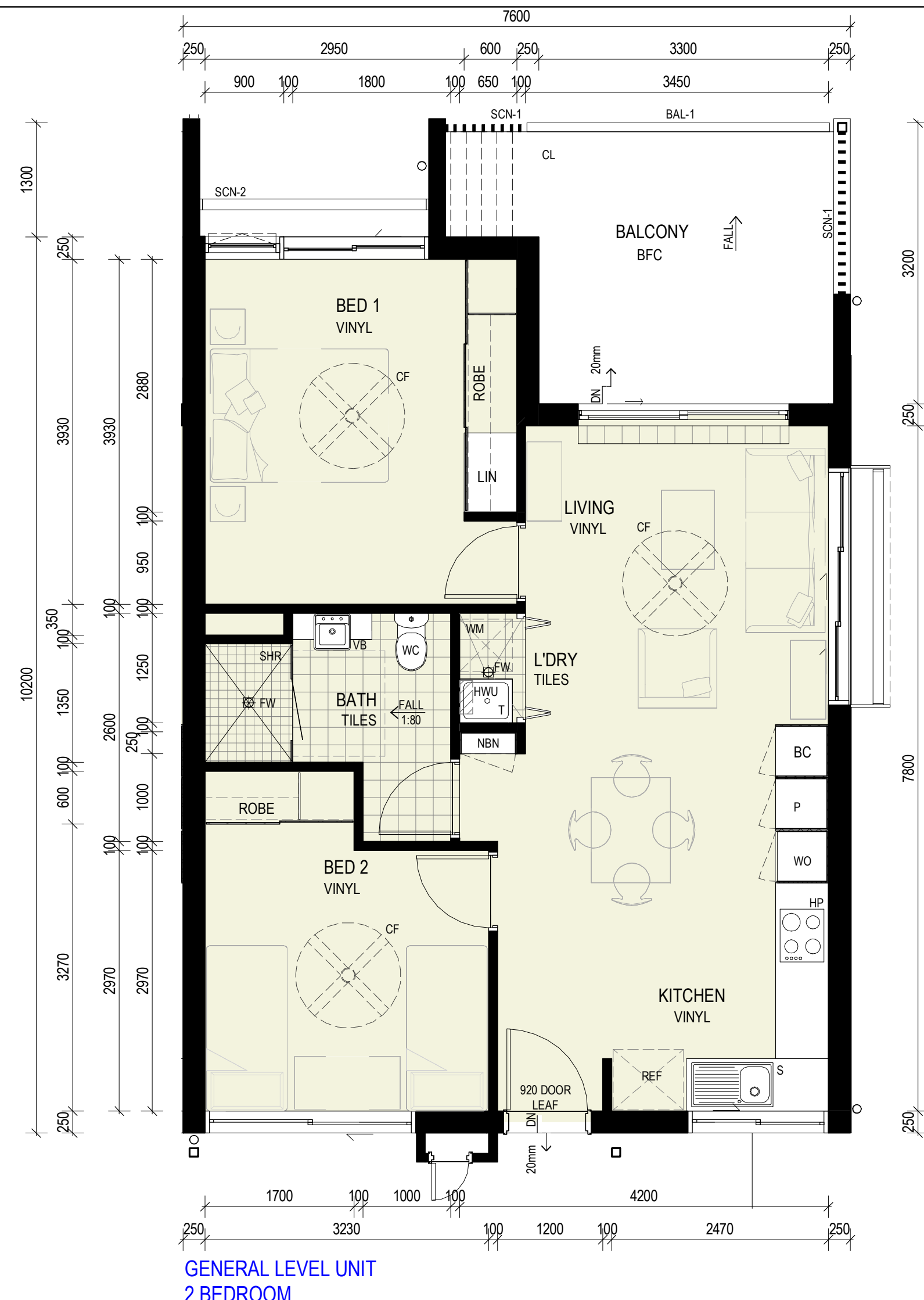
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MASTER SITE NUMBER		CLIENT REFERENCE NUMBER	
87907			
DRAWING NUMBER	ISSUE	SHEET NO	
20598 / SD / A01.05	C		



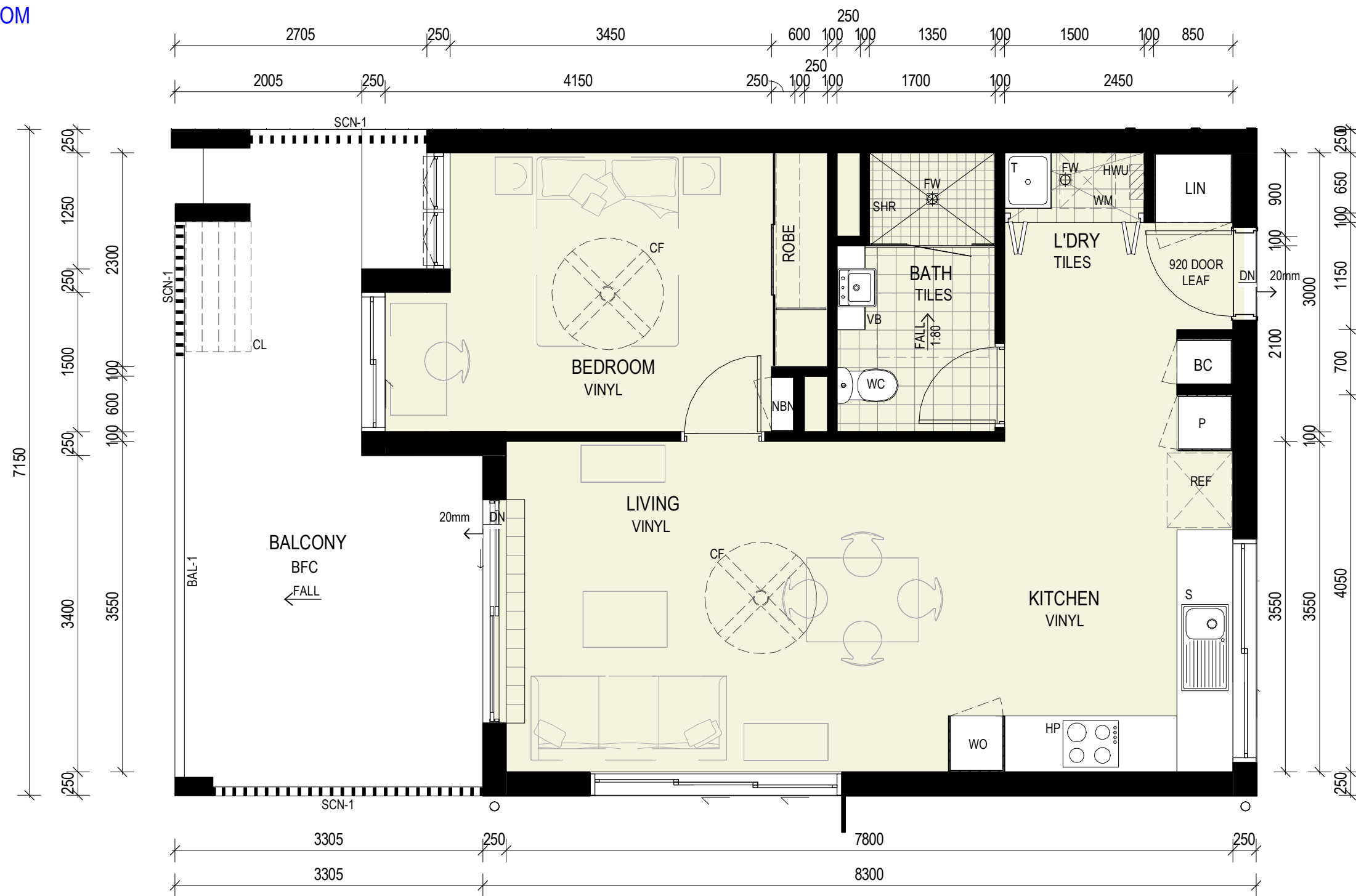
PLATINUM LEVEL UNIT
2 BEDROOM
72m²



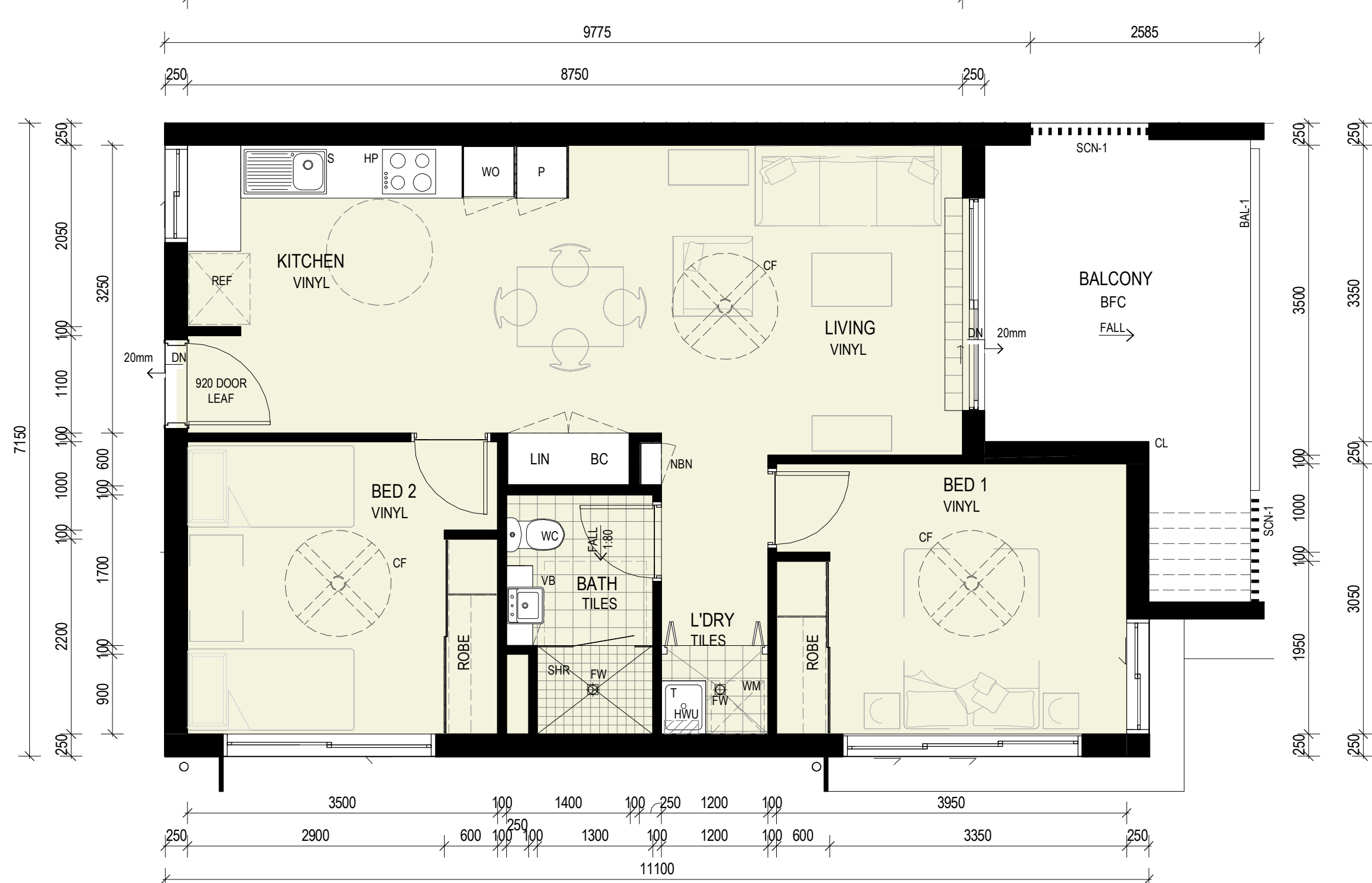
GOLD LEVEL UNIT
2 BEDROOM
63m²



GENERAL LEVEL UNIT
2 BEDROOM
63-68m²



GENERAL LEVEL UNIT
1 BEDROOM
61m²



GENERAL LEVEL UNIT
2 BEDROOM
68m²

LEGEND:

BAL-1	BALUSTRADE - VERTICAL CLADDING
BAL-2	BALUSTRADE - OPAQUE GLASS
BC	BROOM CUPBOARD
BFC	BROOM FINISH CONCRETE
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WO	WALL OVEN

DRAWINGS INDEXING SYSTEM	
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☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
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☐ MASTER PLAN	

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 **Queensland Government**
Department of **Housing and Public Works**

HK	11/16/20
DRAWN	DATE
FG	11/16/20
DISCIPLINE TEAM LEADER	DATE
FRANCIS GREENMAN	11/16/20
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As indicated		A1 SIZE	
MASTER SITE NUMBER		CLIENT REFERENCE NUMBER	
87907			
DRAWING NUMBER		ISSUE	SHEET NO
20598 / SD / A02.10		C	

UNIT LAYOUTS



1 ELEVATION NORTH
Scale: 1:100



2 ELEVATION SOUTH
Scale: 1:100



3 ELEVATION EAST
Scale: 1:100



4 ELEVATION WEST
Scale: 1:100

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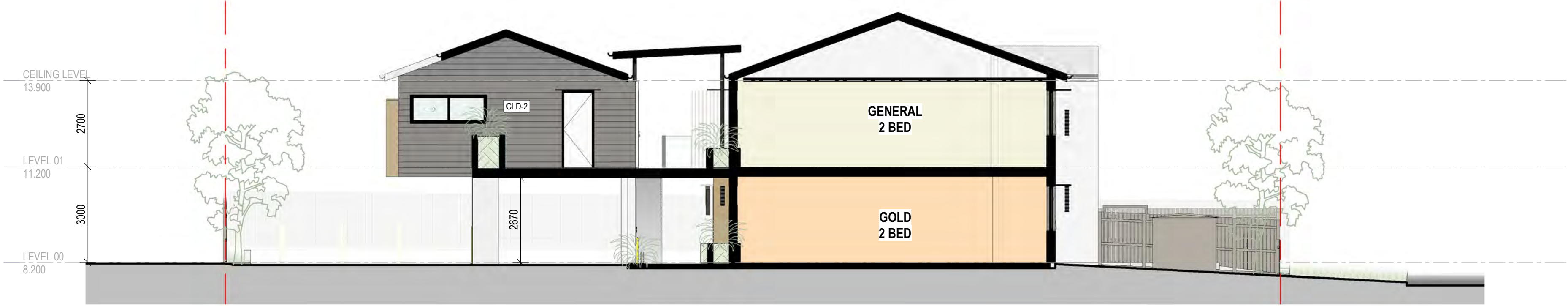


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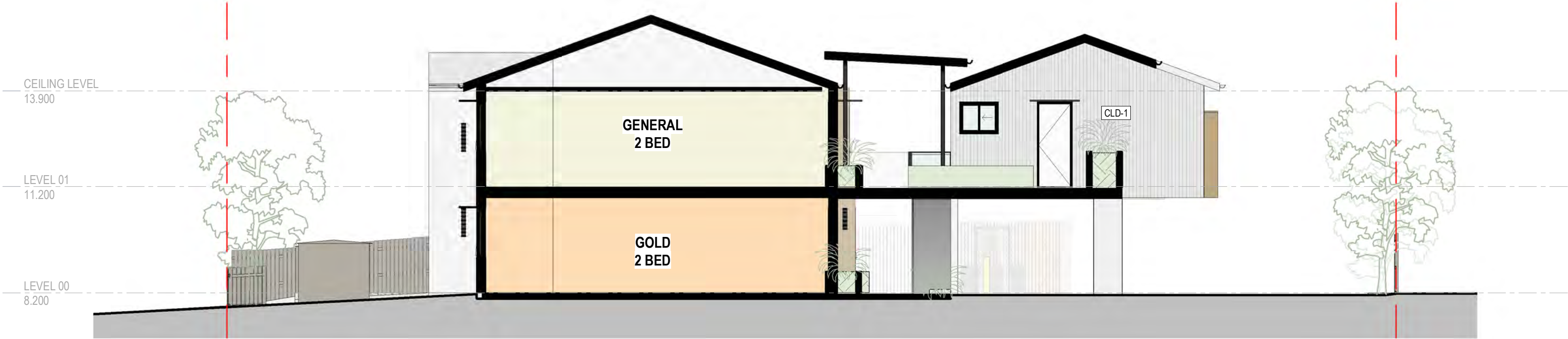


SCALE		AT	
1:100		A1 SIZE	
MASTER SITE NUMBER		CLIENT REFERENCE NUMBER	
87907			
DRAWING NUMBER		ISSUE	SHEET NO
20598 / SD / A04.01		F	

BUILDING ELEVATIONS



5 ELEVATION INTERNAL
Scale: 1 : 100



6 ELEVATION INTERNAL
Scale: 1 : 100



7 ELEVATION INTERNAL
Scale: 1 : 100



8 ELEVATION INTERNAL
Scale: 1 : 100

DRAWINGS INDEXING SYSTEM

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Author 12/09/20

DRAWN

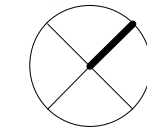
Checker 12/09/20

DISCIPLINE TEAM LEADER

Approver 12/09/20

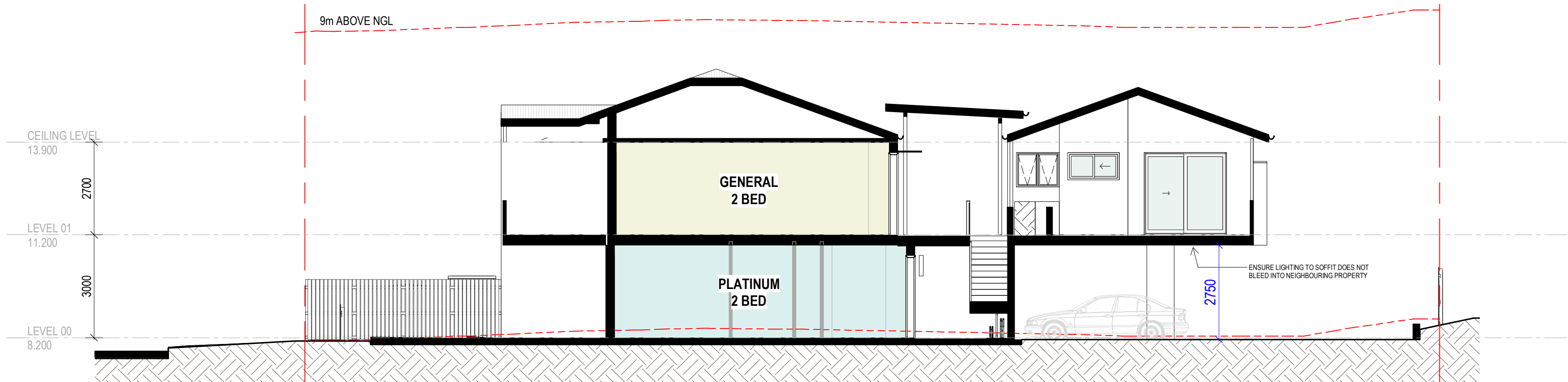
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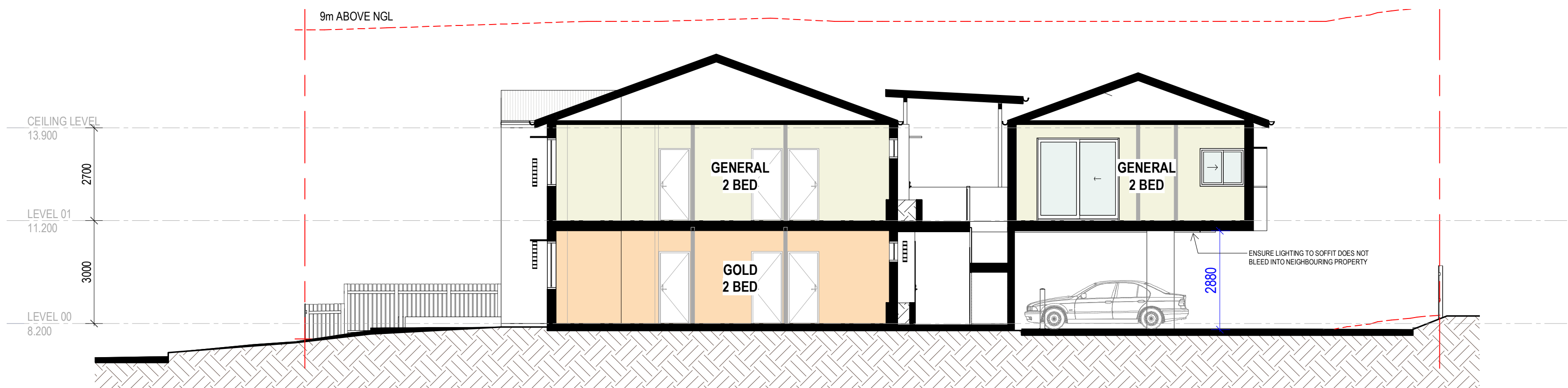


BUILDING ELEVATIONS

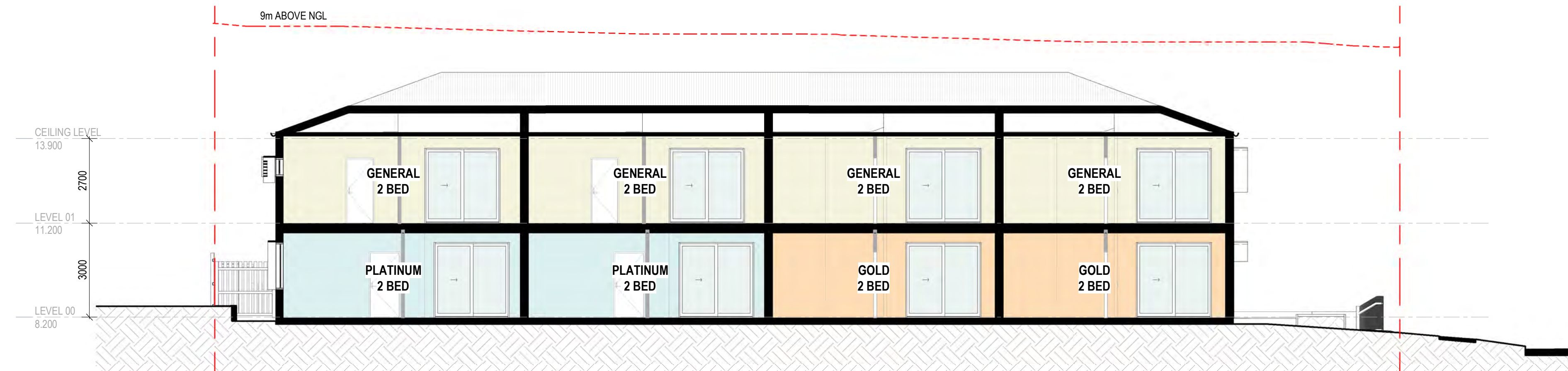
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1 : 100		A1 SIZE	
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87907			
DRAWING NUMBER		ISSUE	SHEET NO
20598 / SD / A04.02		D	



1 SECTION 01
Scale: 1 : 100



2 SECTION 02
Scale: 1 : 100



3 SECTION 03
Scale: 1 : 100

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BUILDING SECTIONS

SCALE		AT	
1 : 100		A1 SIZE	
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87907			
DRAWING NUMBER		ISSUE	SHEET NO
20598 / SD / A04.10		F	



DRAWINGS INDEXING SYSTEM	
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☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
☐ CONSTRUCTION DETAILS	☐ OTHER
☒ ELEVATIONS	☐ PLAY STRUCTURES
☒ EXTERNAL WORKS	☐ ROOF PLAN
☐ FITOUTS	☐ SECTIONS
☒ FLOOR PLAN	☒ SETOUT PLAN
☐ FURNITURE & EQUIPMENT	☒ SITE PLAN
☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	

AMENDMENTS			
ISSUE	DATE	SUBJECT	AUTHORISED
A	17.12.20	100% SCHEMATIC DESIGN	
B	25.01.21	100% SD RESPONSE	
C	01.02.21	100% SD RESPONSE	



Queensland Government
Department of **Housing and Public Works**

Author	12/01/20
DRAWN	DATE
Checker	12/01/20
DISCIPLINE TEAM LEADER	DATE
Approver	12/01/20
AUTHORISED FOR ISSUE	DATE



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SCALE		AT	
		A1 SIZE	
MASTER SITE NUMBER		CLIENT REFERENCE NUMBER	
87907			
DRAWING NUMBER		ISSUE	SHEET NO
20598 / SD / A09.01		C	

PERSPECTIVES