

TOWN PLANNING DRAWINGS

Proposed Residences - 'Bella Baia'

57 Banana Street, Redland Bay, QLD 4165

KEY PROPOSAL STATISTICS - MULTIPLE DWELLING

| | | |
|---------------------------------------|---------------------------|-------|
| Site Area | 834.52 m ² | |
| Frontage: | 20.74m + 40.237m + 20.74m | |
| Number of Storeys: | 8 | |
| Maximum Building Height : | 29.4m Above NGL | |
| No. of Dwellings : | 17 | |
| Site Cover | 600.53 m ² | 75% |
| Communal Open Space | 655.52 m ² | 39% |
| Landscaping (Including Deep Planting) | 239.25 m ² | 28.6% |
| Total Deep Planting | 64.00 m ² | 7.7% |

| | |
|----------------------------------|-----------|
| Car Spaces - Resident | 29 |
| Car Spaces - Visitor | 2 |
| Total Car Spaces Proposed | 31 |

CHANGE LIST

| ID | NAME |
|-------|-----------------------------------|
| CH-19 | Floor Material Changes |
| CH-20 | Glazing Material Changes |
| CH-21 | Removed Brick Facings to Render |
| CH-22 | Finishes Material Changes |
| CH-23 | Screens Removed |
| CH-24 | Updated Development Signage |
| CH-25 | Timber Soffit Replaced with Paint |
| CH-26 | Facade Changes |



PRELIMINARY MINOR CHANGE

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ADAPTABLE UNIT

DEEP PLANTING AREA

26/09/25 A Preliminary Minor Change RH
 Date Issue Details Checked

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Project
Apartment Development
 57 Banana Street, Redland Bay,
 QLD 4165

Drawing Title
Coversheet

Scale @ A3 Drawn: Checked:
 1:1.40, 1:1 KC RH
 Project Number Drawing Number Issue
H5059BAN TP101 A

| ChID | Change Name |
|-------|----------------|
| CH-26 | Facade Changes |
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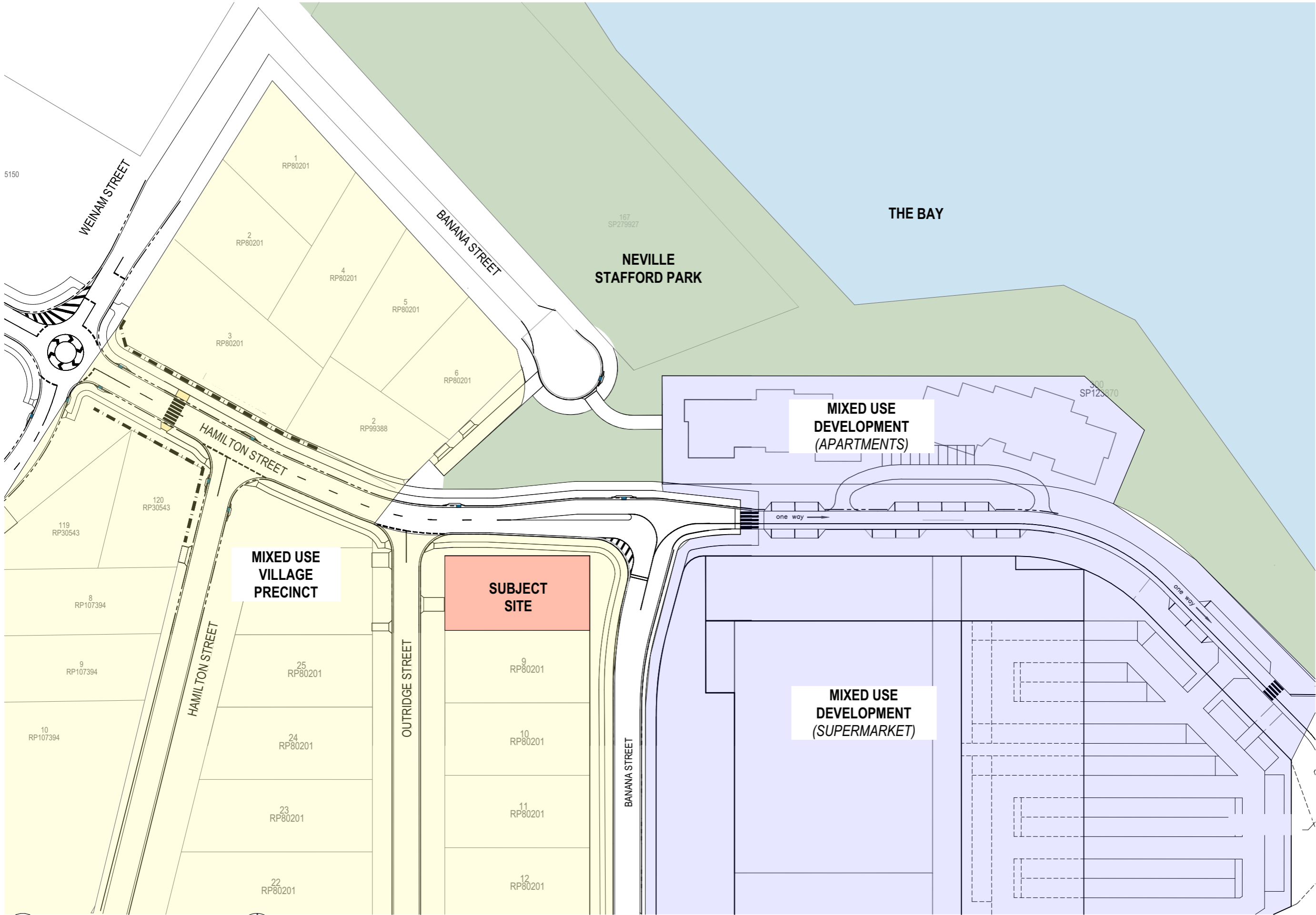
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ADAPTABLE UNIT

DEEP PLANTING AREA



Context Plan
1:1000

| ChID | Change Name |
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26/09/25 A Preliminary Minor Change RH
Date Issue Details Checked



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Project
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57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
Context Plan

| | | |
|----------------|----------------|----------|
| Scale @ A3 | Drawn: | Checked: |
| 1:1000 | KC | RH |
| Project Number | Drawing Number | Issue |
| H5059BAN | TP102 | A |

PRELIMINARY MINOR CHANGE

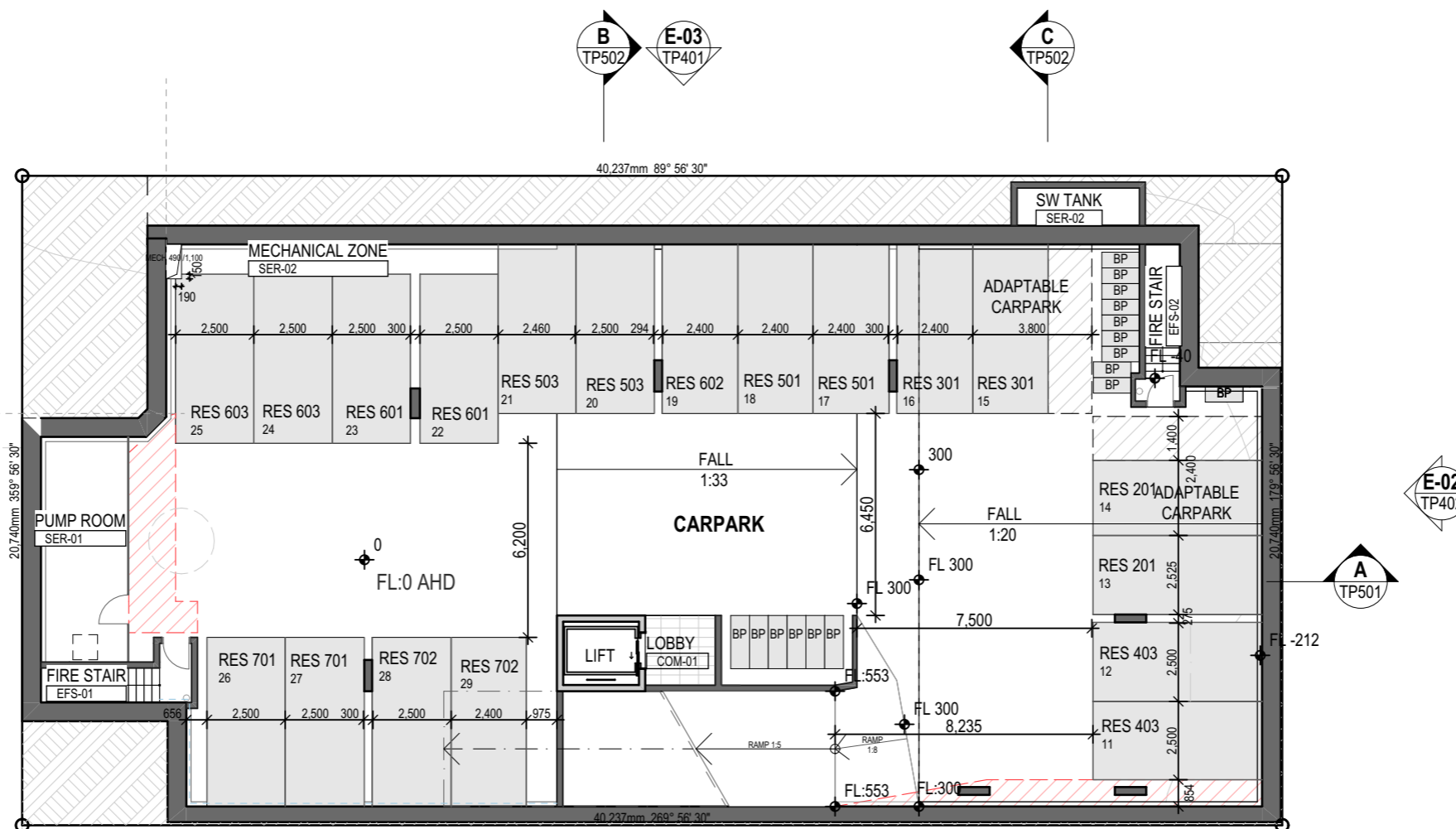
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HAMILTON STREET

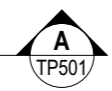
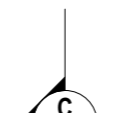
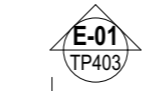
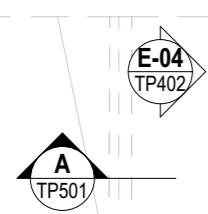
OUTRIDGE STREET

BANANA STREET



ADAPTABLE UNIT

DEEP PLANTING AREA



Basement -1
1:200

| ChID | Change Name |
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NOTE:
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26/09/25 A Preliminary Minor Change RH
Date Issue Details Checked



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Project
Apartment Development
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QLD 4165

Drawing Title
Basement -1 Floor Plan

Scale @ A3 Drawn: Checked:
1:200 KC RH
Project Number Drawing Number Issue
H5059BAN TP201 A

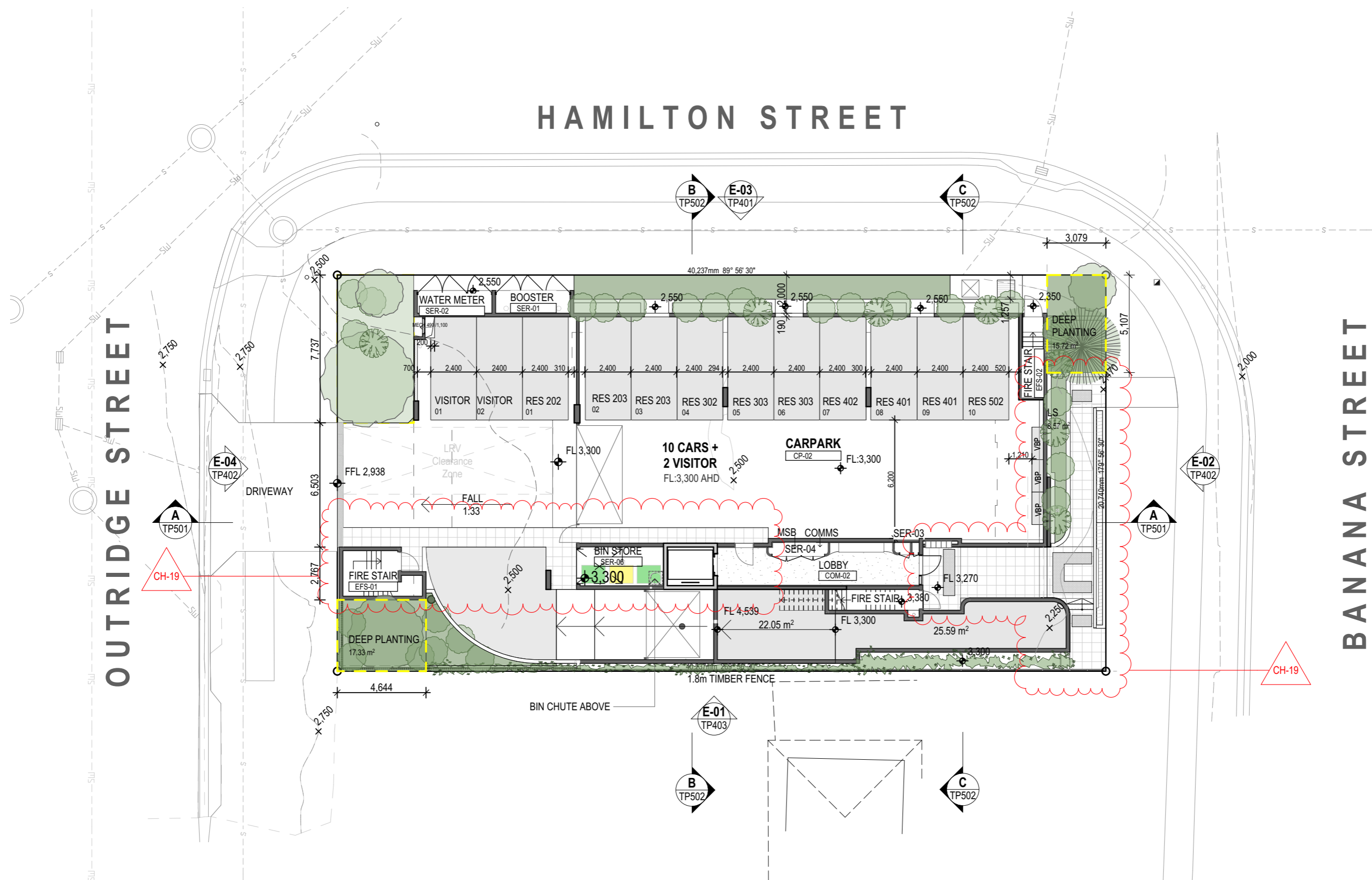
PRELIMINARY MINOR CHANGE

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HAMILTON STREET

BANANA STREET



- ADAPTABLE UNIT
- DEEP PLANTING AREA

OUTRIDGE STREET

Ground Floor Plan
1:200

| ChID | Change Name |
|-------|------------------------|
| CH-19 | Floor Material Changes |
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NOTE:
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Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
Ground Floor Plan

Scale @ A3 Drawn: Checked:
1:200 KC RH
Project Number Drawing Number Issue
H5059BAN TP202 A

PRELIMINARY MINOR CHANGE

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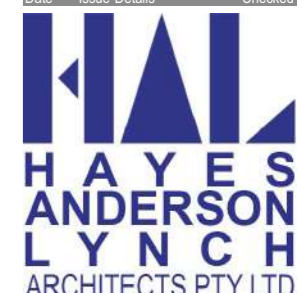
- ADAPTABLE UNIT
- DEEP PLANTING AREA

Level 2 Floor Plan
1:200

| ChID | Change Name |
|-------|--------------------------|
| CH-19 | Floor Material Changes |
| CH-20 | Glazing Material Changes |
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Apartment Development
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Drawing Title
Level 2 Floor Plan
Scale @ A3 Drawn: Checked:
1:200 KC RH
Project Number Drawing Number Issue
H5059BAN TP203 A

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- ADAPTABLE UNIT
- DEEP PLANTING AREA

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Drawing Title
Level 3 Floor Plan

Scale @ A3 Drawn: Checked:
1:200 KC RH
Project Number Drawing Number Issue
H5059BAN TP204 A

Level 3 Floor Plan
1:200

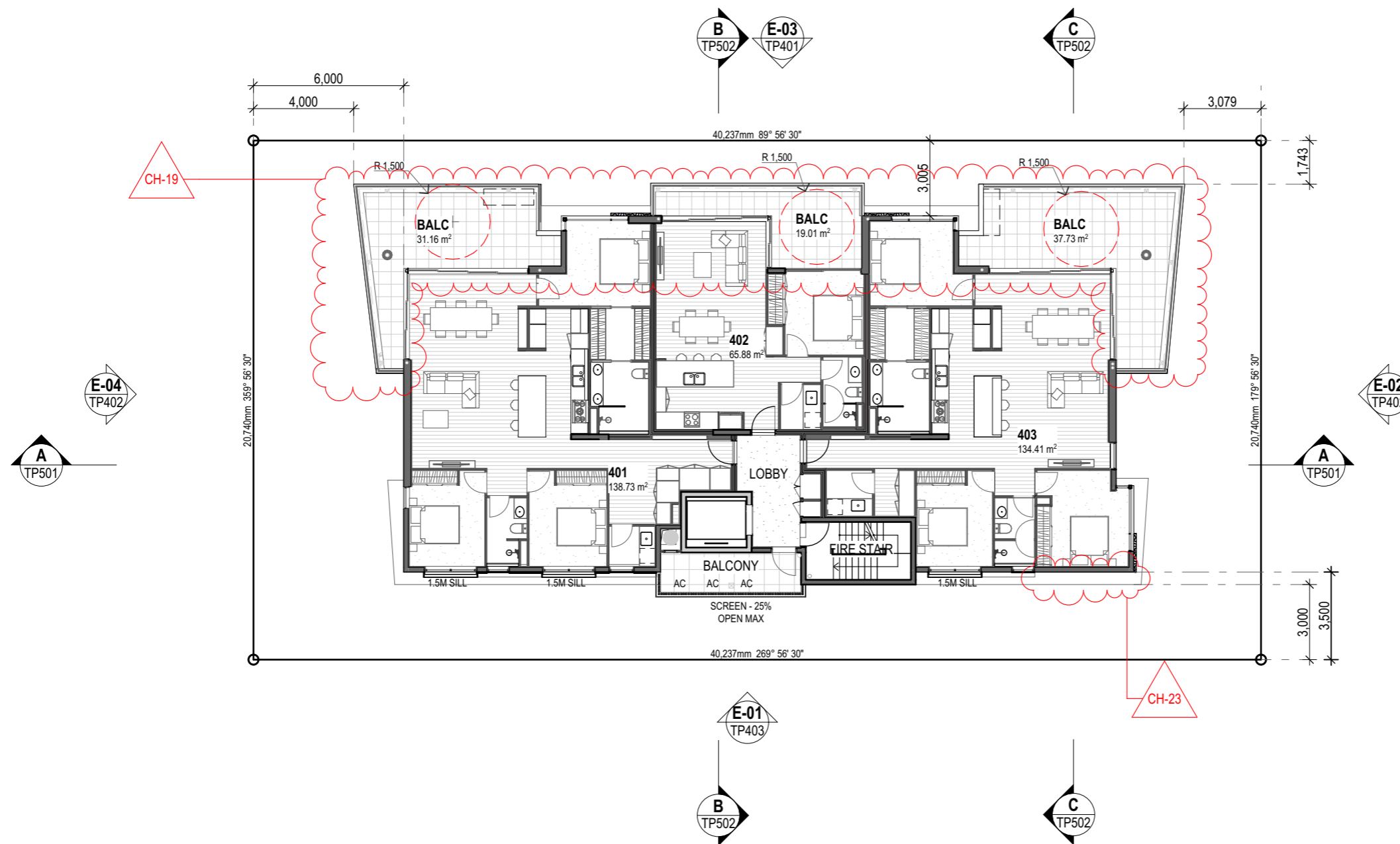
| ChID | Change Name |
|-------|------------------------|
| CH-19 | Floor Material Changes |
| CH-23 | Screens Removed |
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Level 4-6 Floor Plan
1:200

| ChID | Change Name |
|-------|------------------------|
| CH-19 | Floor Material Changes |
| CH-23 | Screens Removed |
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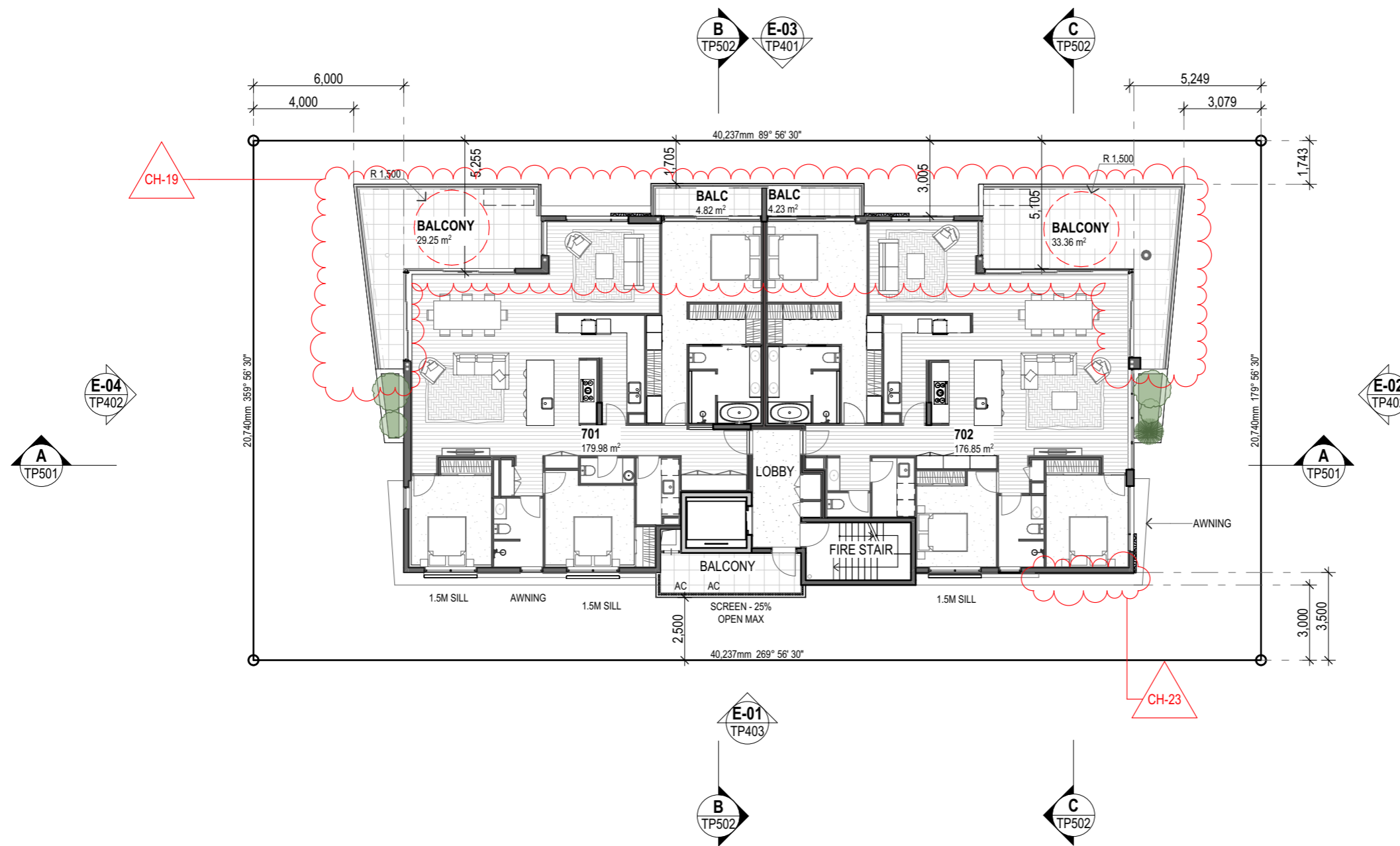
Drawing Title
Level 4-6 Floor Plan

| Scale @ A3 | Drawn: | Checked: |
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| 1:200 | KC | RH |
| Project Number | Drawing Number | Issue |
| H5059BAN | TP205 | A |

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- ADAPTABLE UNIT
- DEEP PLANTING AREA

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Project
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57 Banana Street, Redland Bay,
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Drawing Title
Level 7 Floor Plan

Scale @ A3 Drawn: Checked:
1:200 KC RH
Project Number Drawing Number Issue
H5059BAN TP206 A

○ ——— **Level 7 Floor Plan** ——— ⊕
1:200

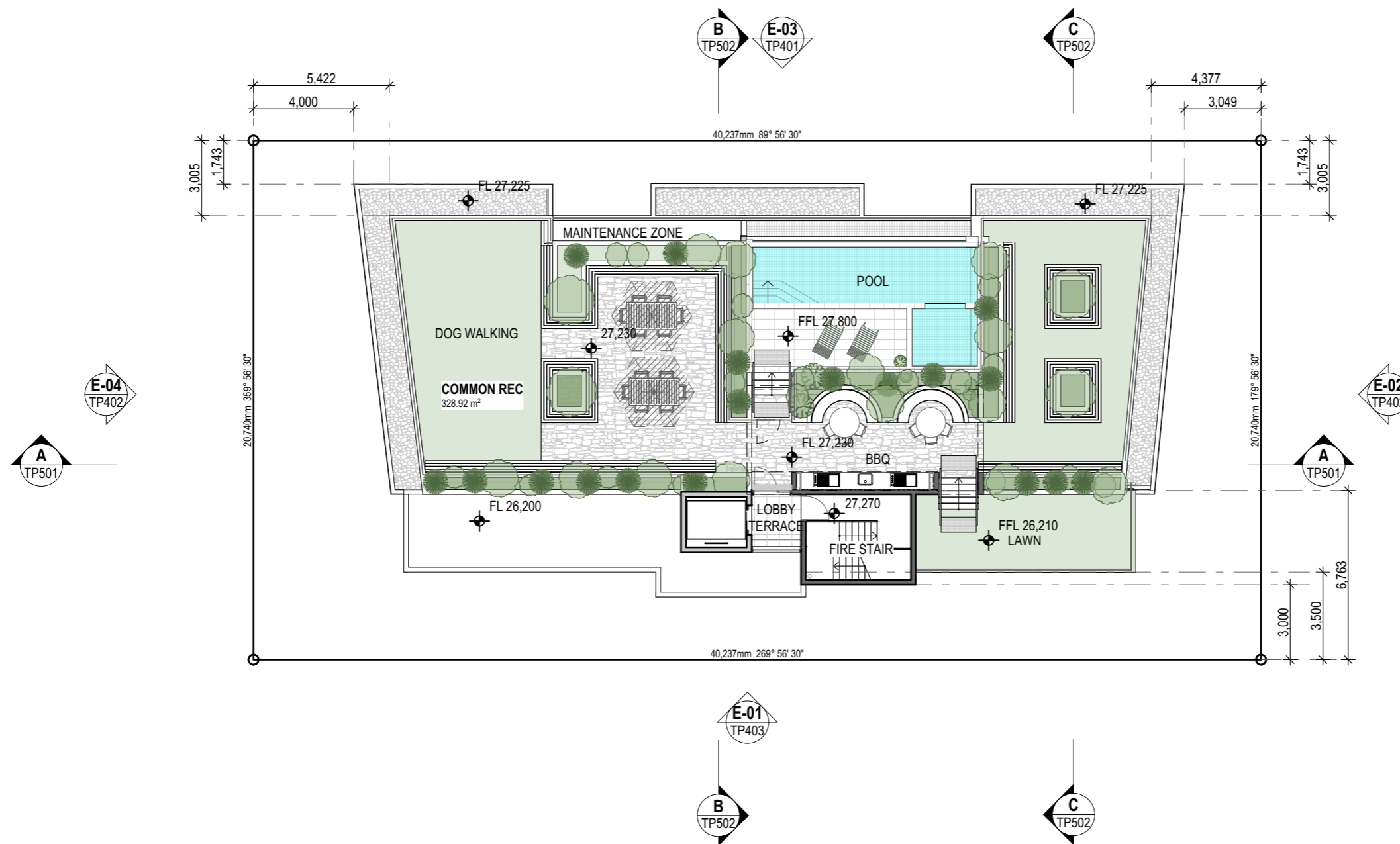
| ChID | Change Name |
|-------|------------------------|
| CH-19 | Floor Material Changes |
| CH-23 | Screens Removed |
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- ADAPTABLE UNIT
- DEEP PLANTING AREA

26/09/25 A Preliminary Minor Change RH
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Project
Apartment Development
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Drawing Title
Roof Terrace Plan

Scale @ A3 Drawn: Checked:
 1:200 KC RH
 Project Number Drawing Number Issue
H5059BAN TP207 A

Roof Terrace Floor Plan
 1:200

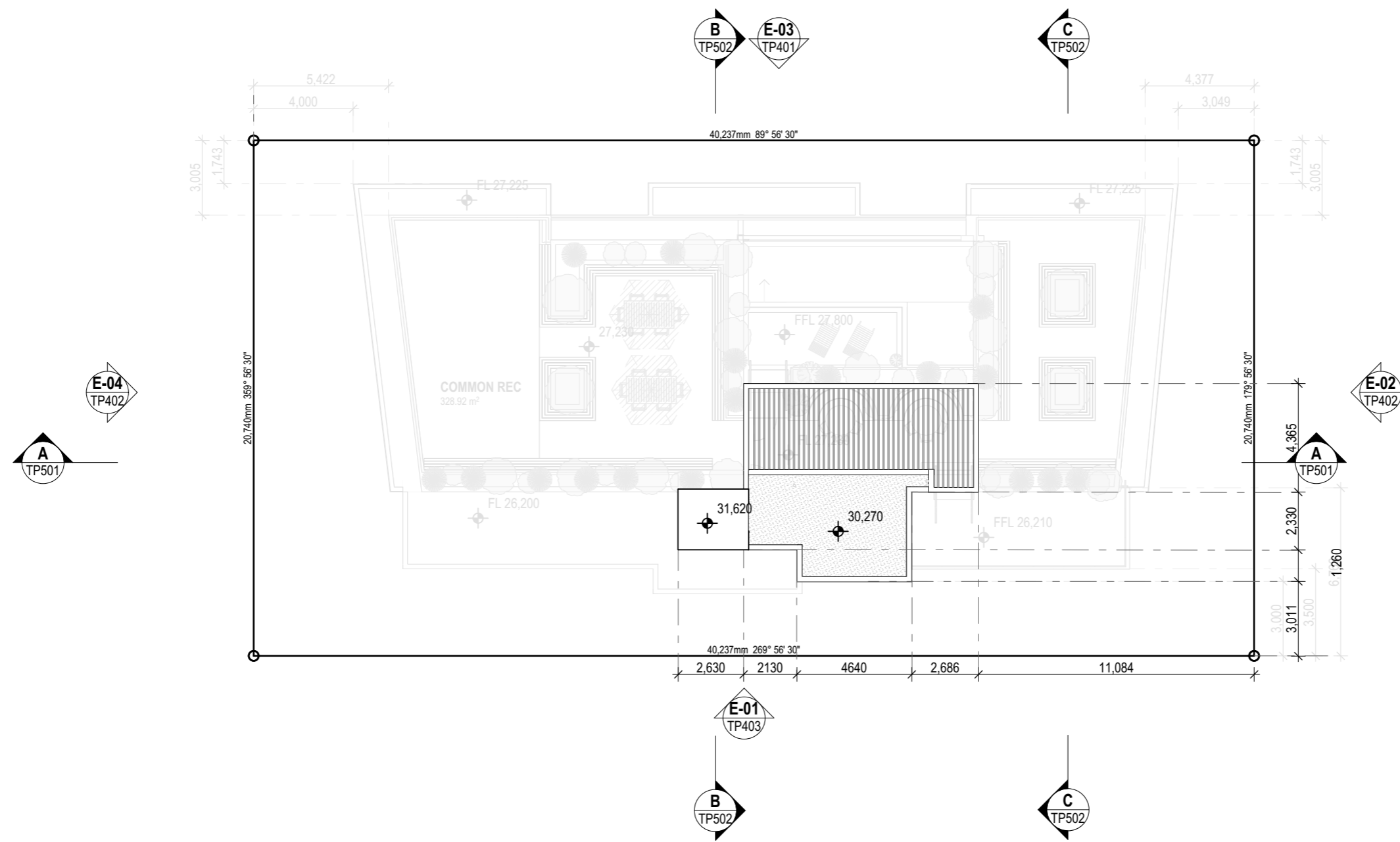
| ChID | Change Name |
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- ADAPTABLE UNIT
- DEEP PLANTING AREA

○ ————— **Roof Plan** ⊕
 1:200

| ChID | Change Name |
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26/09/25 A Preliminary Minor Change RH
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Project
Apartment Development
 57 Banana Street, Redland Bay,
 QLD 4165
 Drawing Title
Roof Plan
 Scale @ A3 Drawn: Checked:
 1:200 KC RH
 Project Number Drawing Number Issue
H5059BAN TP208 A

PRELIMINARY MINOR CHANGE

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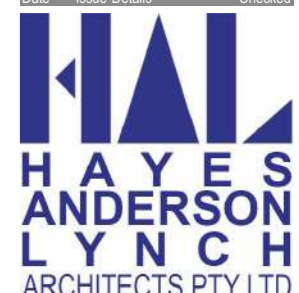
North Elevation
1:200

| ChID | Change Name |
|-------|-----------------------------------|
| CH-20 | Glazing Material Changes |
| CH-21 | Removed Brick Facings to Render |
| CH-23 | Screens Removed |
| CH-25 | Timber Soffit Replaced with Paint |

| MATERIALS & COLOURS | | FENESTRATION / BALUSTRADES | | ARCHITECTURAL ELEMENTS | | ROOF | |
|---------------------|---|----------------------------|---|------------------------|--|-------|--|
| P-01 | Painted Render Dulux 'Lexicon' or Similar | P-02 | Painted Render Dulux 'Raku' or Similar | AS-01 | Medium Bronze Vertical screen - flat profile | P-06 | Soffits Painted Render - Colorbond Jasper or Similar |
| P-03 | Painted Render Dulux 'Domino' or Similar | P-04 | Painted Render Dulux 'Electro Dark Bronze' or Similar | AS-02 | Medium Bronze - Privacy window screen - Angled Flat profile or similar | FB-01 | Face brick - Stretcher bond or Similar |
| P-05 | (OFC) Grey Paint | | | AS-03 | Medium Bronze - Privacy window screen - Angled Flat profile or similar | MS | Mosaic Tiles Everglade Eco outdoor or Similar |
| | | | | VG-01 | Vertical Garden - Wire Trellis System or similar | | |
| | | | | | | | |

- ADAPTABLE UNIT
- DEEP PLANTING AREA

26/09/25 A Preliminary Minor Change RH
Date Issue Details Checked



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Project
Apartment Development
57 Banana Street, Redland Bay, QLD 4165

Drawing Title
North Elevation

| Scale @ A3 | Drawn: | Checked: |
|----------------|----------------|----------|
| 1:200 | KC | RH |
| Project Number | Drawing Number | Issue |
| H5059BAN | TP401 | A |

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| ChID | Change Name |
|-------|-----------------------------------|
| CH-20 | Glazing Material Changes |
| CH-21 | Removed Brick Facings to Render |
| CH-24 | Updated Development Signage |
| CH-25 | Timber Soffit Replaced with Paint |

| MATERIALS & COLOURS | | FENESTRATION / BALUSTRADES | | ARCHITECTURAL ELEMENTS | | ROOF | |
|---------------------|---|----------------------------|---|------------------------|---|-------|--|
| P-01 | Painted Render Dulux 'Lexicon' or Similar | P-02 | Painted Render Dulux 'Raku' or Similar | AS-01 | Medium Bronze Vertical screen - flat profile | P-06 | Soffits Painted Render - Colorbond Jasper or Similar |
| P-03 | Painted Render Dulux 'Domino' or Similar | P-04 | Painted Render Dulux 'Electro Dark Bronze' or Similar | AS-02 | Sliding Doors Clear Glass Aluminium Powder Coated - Dark Bronze | AS-02 | Medium Bronze Vertical screen - round profile |
| P-05 | (OFC) Grey Paint | | | AS-03 | Balustrade Glass Tinted Glass on Spigots | AS-03 | Medium Bronze - Privacy window screen - Angled Flat profile or similar |
| | | | | VG-01 | Solid Balustrade | GS-01 | 100 % Obscure Window Glass or Similar |
| | | | | | | AW-01 | Sun Shade Louvres Powder Coated to Match window frames |
| | | | | | | FB-01 | Face brick - Stretcher bond or Similar |
| | | | | | | MS | Mosaic Tiles Everglade Eco outdoor or Similar |

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Date Issue Details Checked



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Apartment Development
57 Banana Street, Redland Bay, QLD 4165

Drawing Title
East & West Elevation

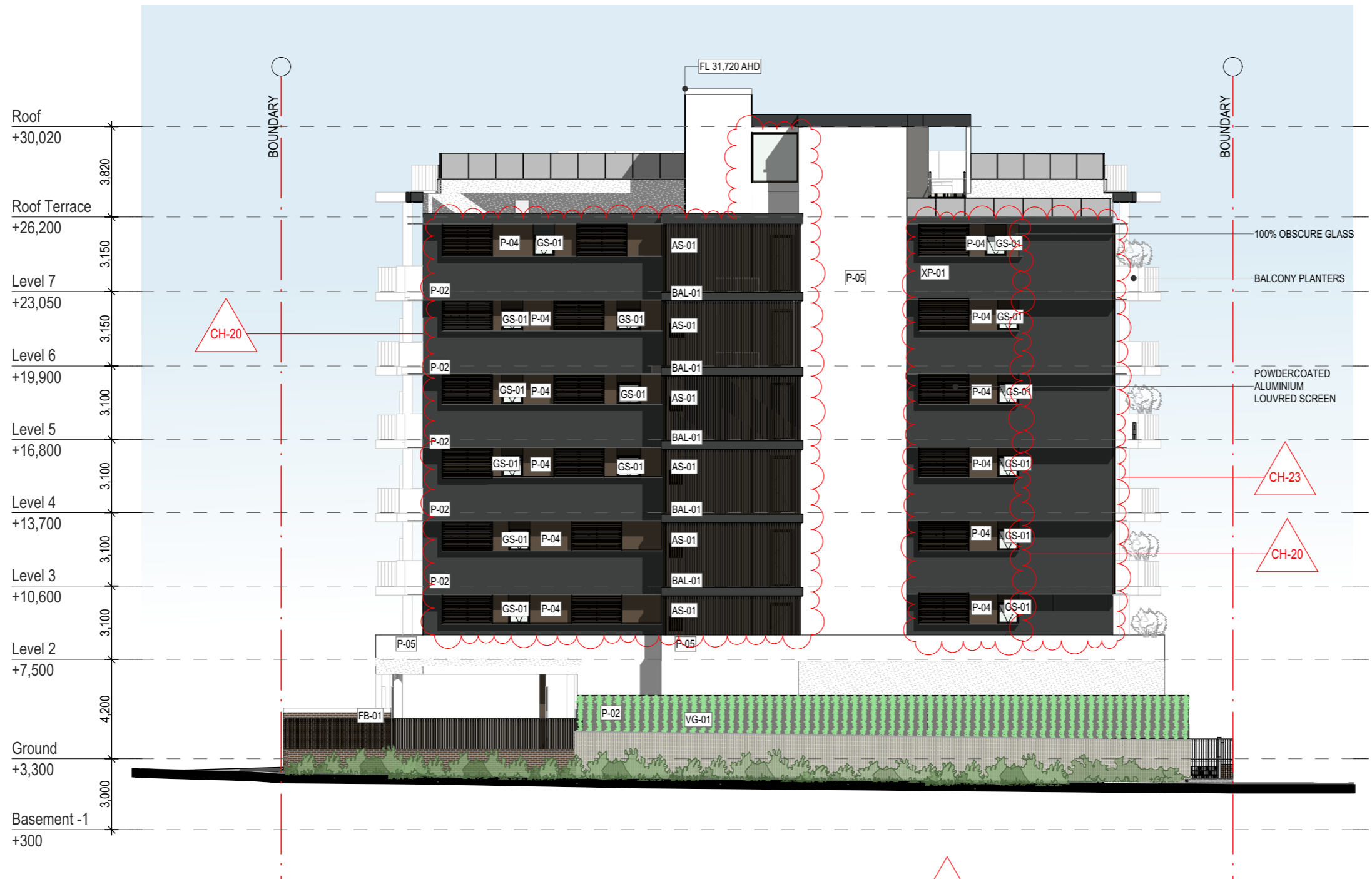
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|----------------|----------------|----------|
| 1:200 | KC | RH |
| Project Number | Drawing Number | Issue |
| H5059BAN | TP402 | A |

LEGEND

| | |
|-------|--------------------------------|
| AS-# | ALLUMINIUM PRIVACY SCREEN |
| AW | ALLUMINIUM AWNING |
| BAL-# | TINTED GLASS BALUSTRADE |
| FS-# | FEATURE STONE |
| P-# | RENDERED PAINT |
| OFC | OFF FORM CONCRETE - VJ PROFILE |

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- ADAPTABLE UNIT
- DEEP PLANTING AREA

E-01 South Elevation 1:200

| ChID | Change Name |
|-------|-----------------------------------|
| CH-20 | Glazing Material Changes |
| CH-23 | Screens Removed |
| CH-25 | Timber Soffit Replaced with Paint |

| MATERIALS & COLOURS | | FENESTRATION / BALUSTRADES | | ARCHITECTURAL ELEMENTS | | ROOF | |
|---------------------|---|----------------------------|---|------------------------|--|-------|--|
| P-01 | Painted Render Dulux 'Lexicon' or Similar | P-02 | Painted Render Dulux 'Raku' or Similar | AS-01 | Medium Bronze Vertical screen - flat profile | P-06 | Soffits Painted Render - Colorbond Jasper or Similar |
| P-03 | Painted Render Dulux 'Domino' or Similar | P-04 | Painted Render Dulux 'Electro Dark Bronze' or Similar | AS-02 | Medium Bronze Vertical screen - round profile | | Fascia To Match Colorbond 'Night Sky' or Similar |
| P-05 | (OFC) Grey Paint | | | AS-03 | Medium Bronze - Privacy window screen - Angled Flat profile or similar | FB-01 | Face brick - Stretcher bond or Similar |
| | | | | BAL-01 | Tinted Glass Aluminium powder coated frame | MS | Mosaic Tiles Everglade Eco outdoor or Similar |
| | | | | BAL-02 | Sliding Doors Clear Glass Aluminium Powder Coated - Dark Bronze | | |
| | | | | BAL-03 | Balustrade Glass Tinted Glass on Spigots | | |
| | | | | BAL-04 | Solid Balustrade | | |
| | | | | BAL-05 | Window Glass Clear Glass Dark Bronze Aluminium powder coated frame | | |
| | | | | BAL-06 | Sliding Doors Clear Glass Aluminium Powder Coated - Dark Bronze | | |
| | | | | AS-04 | Medium Bronze - Privacy window screen - Angled Flat profile or similar | | |
| | | | | AS-05 | Vertical Garden - Wire Trellis System or similar | | |
| | | | | AS-06 | Medium Bronze Vertical screen - flat profile | | |
| | | | | AS-07 | Medium Bronze Vertical screen - round profile | | |
| | | | | AS-08 | Sun Shade Louvres Powder Coated to Match window frames | | |
| | | | | GS-01 | 100 % Obscure Window Glass or Similar | | |
| | | | | GS-02 | 100 % Obscure Window Glass or Similar | | |
| | | | | GS-03 | 100 % Obscure Window Glass or Similar | | |
| | | | | GS-04 | 100 % Obscure Window Glass or Similar | | |
| | | | | GS-05 | 100 % Obscure Window Glass or Similar | | |
| | | | | GS-06 | 100 % Obscure Window Glass or Similar | | |
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| | | | | GS-08 | 100 % Obscure Window Glass or Similar | | |
| | | | | GS-09 | 100 % Obscure Window Glass or Similar | | |
| | | | | GS-10 | 100 % Obscure Window Glass or Similar | | |
| | | | | GS-11 | 100 % Obscure Window Glass or Similar | | |
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| | | | | GS-99 | 100 % Obscure Window Glass or Similar | | |
| | | | | GS-100 | 100 % Obscure Window Glass or Similar | | |

26/09/25 A Preliminary Minor Change RH
 Date Issue Details Checked



ARCHITECTS
 TOWN PLANNERS
 INTERIOR DESIGNERS
 3 / 709 MAIN STREET
 KANGAROO POINT QLD 4169
 P + 61 7 3852 3190
 E reception@halarchitects.com.au
 W www.halarchitects.com.au



Project
Apartment Development
 57 Banana Street, Redland Bay,
 QLD 4165
 Drawing Title
South Elevation
 Scale @ A3 Drawn: Checked:
 1:200 KC RH
 Project Number Drawing Number Issue
H5059BAN TP403 A

PRELIMINARY MINOR CHANGE

General Notes

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ADAPTABLE UNIT

DEEP PLANTING AREA

26/09/25 A Preliminary Minor Change RH
Date Issue Details Checked



HAYES ANDERSON LYNCH
ARCHITECTS PTY LTD
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

3 / 709 MAIN STREET
KANGAROO POINT QLD 4169

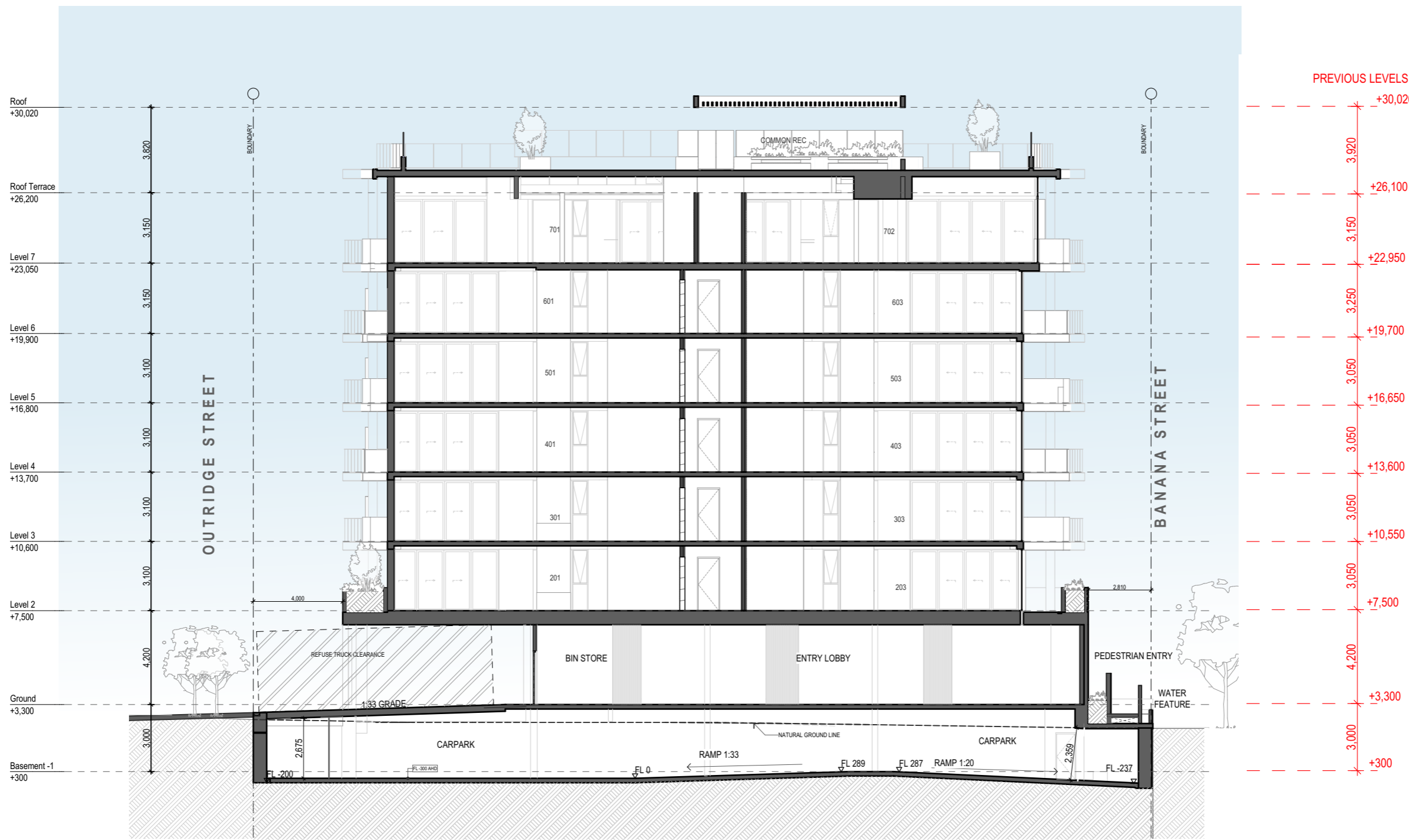
P + 61 7 3 8 5 2 3 1 9 0
E reception@halarchitects.com.au
W www.halarchitects.com.au



Project
Apartment Development
57 Banana Street, Redland Bay,
QLD 4165

Drawing Title
Sections

| | | |
|----------------|----------------|----------|
| Scale @ A3 | Drawn: | Checked: |
| 1:200 | KC | RH |
| Project Number | Drawing Number | Issue |
| H5059BAN | TP501 | A |



Section A
1:200

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NOTE:
These drawings are for BUILDING APPLICATION purposes only

