

RFI / DA MODIFICATION ISSUE

20 OCTOBER 2023 - DA MOD ISSUE A-AX



CELADON APARTMENTS

LOT 110 ON RP 23418 & LOT 14 ON RP 23449 PARISH OF

INDOOROOPILLY COUNTY OF STANLEY

AT

22 SWANN ROAD TARINGA & 15 CUNNINGHAM STREET TARINGA

FOR

FS GROUP



Level 1 / 16 Marie Street
MILTON 3144 QLD
ph 07 3878 5969
m 0416 254 745
e brenton@brarch.com.au
www. redshed architects.com.au

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REV	SHEET	Cover Sheet
A-AX	116	REVISION #:
		ISSUED: 20/10/2023
		PROJECT #: 2016-189

PROPOSED APARTMENT
DEVELOPMENT

22 SWANN ROAD
TARINGA for
FS PROPERTY MANAGEMENT P/L



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RevID	Revision	Date
A-AQ	Various Changes as listed in "Comparative Report" including Deep Planting, levels, Units	29/11/21
A-AR	Car Parking levels amended and Driveway Entry amended	06/04/22
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Note; the colours are indicative only

DEVELOPMENT SUMMARY

LOT 1 ON REGISTERED PLAN 23450
LOT 110 ON REGISTERED PLAN 23418
LOT 14 ON REGISTERED PLAN 23449
PARISH OF INDOOROOPIILLY
COUNTY OF STANLEY
GROSS SITE AREA 2277 M²
NET SITE AREA 1941 M² (LESS
RECONFIGURATION OF LOT 14)

DWELLINGS
20 X 3 BEDROOM UNITS

PROPOSED SITE COVER
884.20 M² (45.6%)

LANDSCAPING			
DEEP PLANTING	301.0 M ²	(15.5%)	
IN NAT GROUND	50.01 M ²	(2.6%)	
TOTAL	351.0 M ²	(18.1%)	

CAR PARKING
41 RESIDENTS CARS
3 VISITOR CARS
44 - TOTAL
3 MOTORBIKES
26 BICYCLES

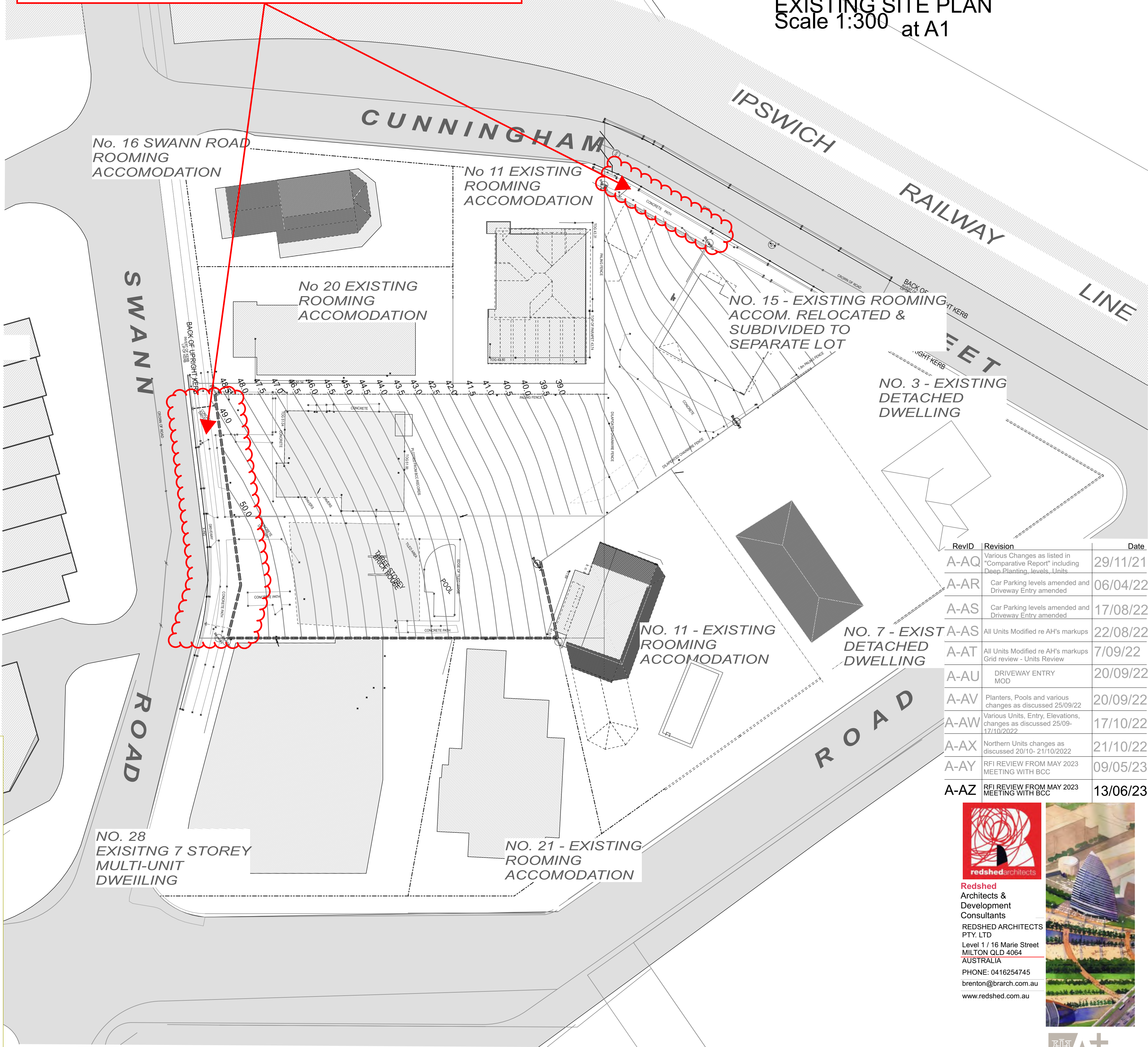
AREA SCHEDULE LEVEL	GFA (M ²)
LOWER LEVEL 5	17.5
LOWER LEVEL 4	169.60
LOWER LEVEL 3	284.10
LOWER LEVEL 2	749.00
LOWER LEVEL 1	778.00
GROUND LEVEL 0	532.70
UPPER LEVEL 1	506.20
UPPER LEVEL 2	370.10
UPPER LEVEL 3	206.70
UPPER LEVEL 4	127.80
TOTAL	3,741.7

Dedicate as road reserve the land required to provide pedestrian amenity, including the following:
a) A widening along the full length of the Swann Road frontage of the site to establish a minimum verge width of 3.750m measured from the nominal face of kerb.
Note that existing verge varies from 3.1 to 4.2m, i.e. requiring a dedication between 0-0.65m.
b) A widening along the full length of the Cunningham Street frontage of the site to establish a minimum verge width of 2.50m measured from the nominal face of kerb.
Note that existing verge varies from 2.0 to 2.25m, i.e. requiring a dedication between 0.25-0.50m.

AMENDED IN RED
18/12/2023

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL
Issued: 27/11/2020
Minor change: 18/01/2024

EXISTING SITE PLAN
Scale 1:300 at A1



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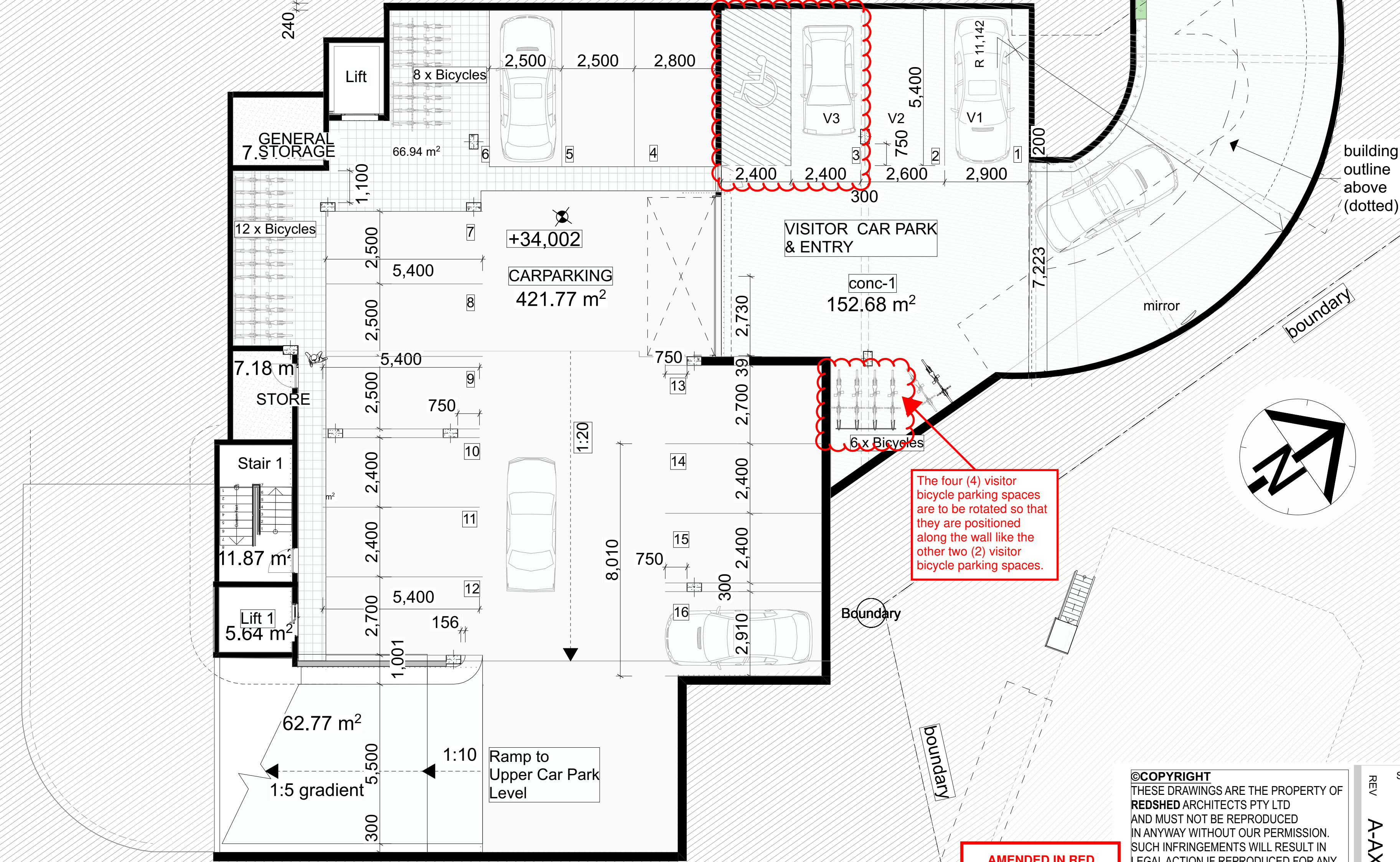
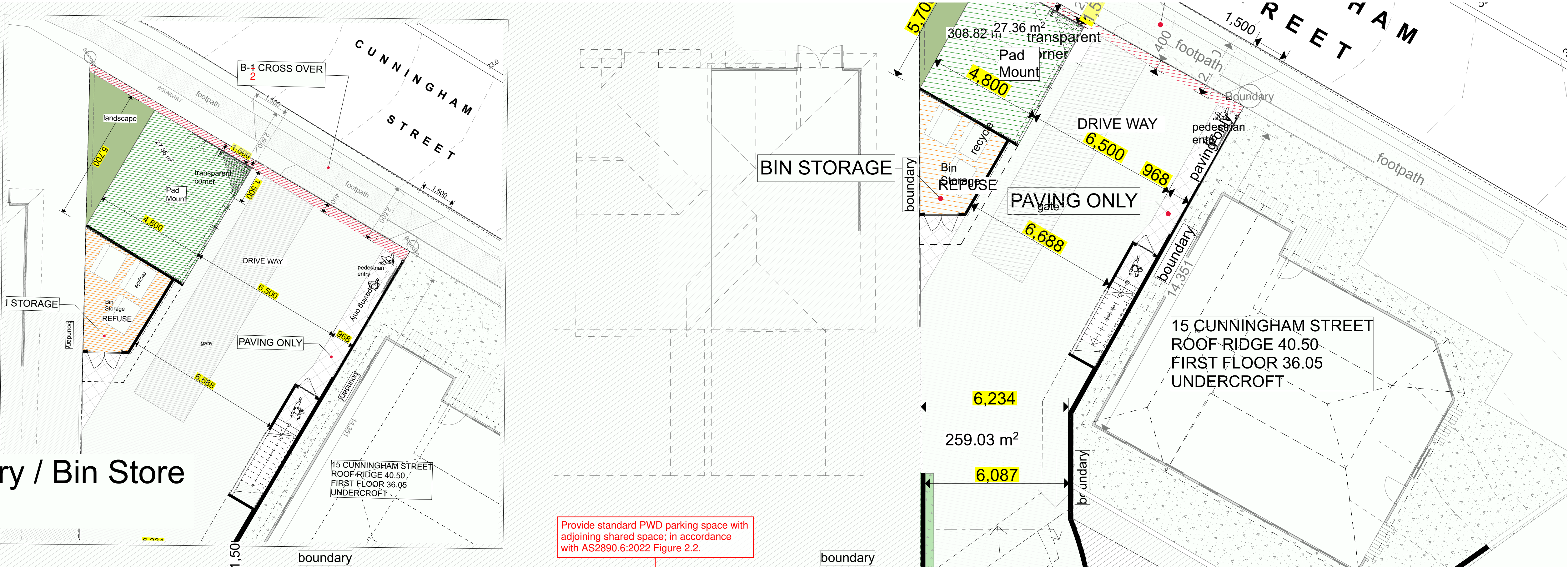
REV	SHEET	Site Plan
A-AX	117	
	REVISION #:	
	ISSUED:	20/10/2023
	PROJECT #:	2016-189

PROPOSED APARTMENT
DEVELOPMENT
22 SWANN ROAD
TARINGA for
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Detail of driveway Entry / Bin Store / Transformer LL5



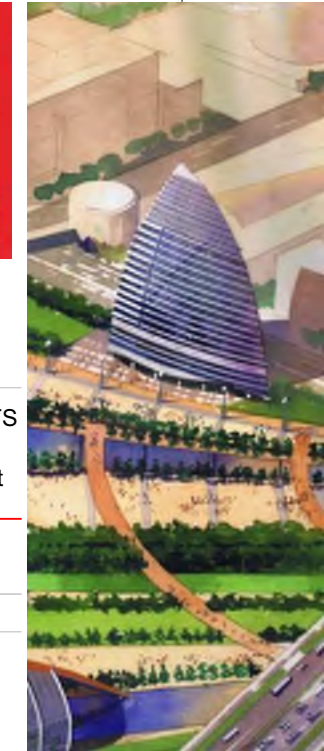
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Lower level 5
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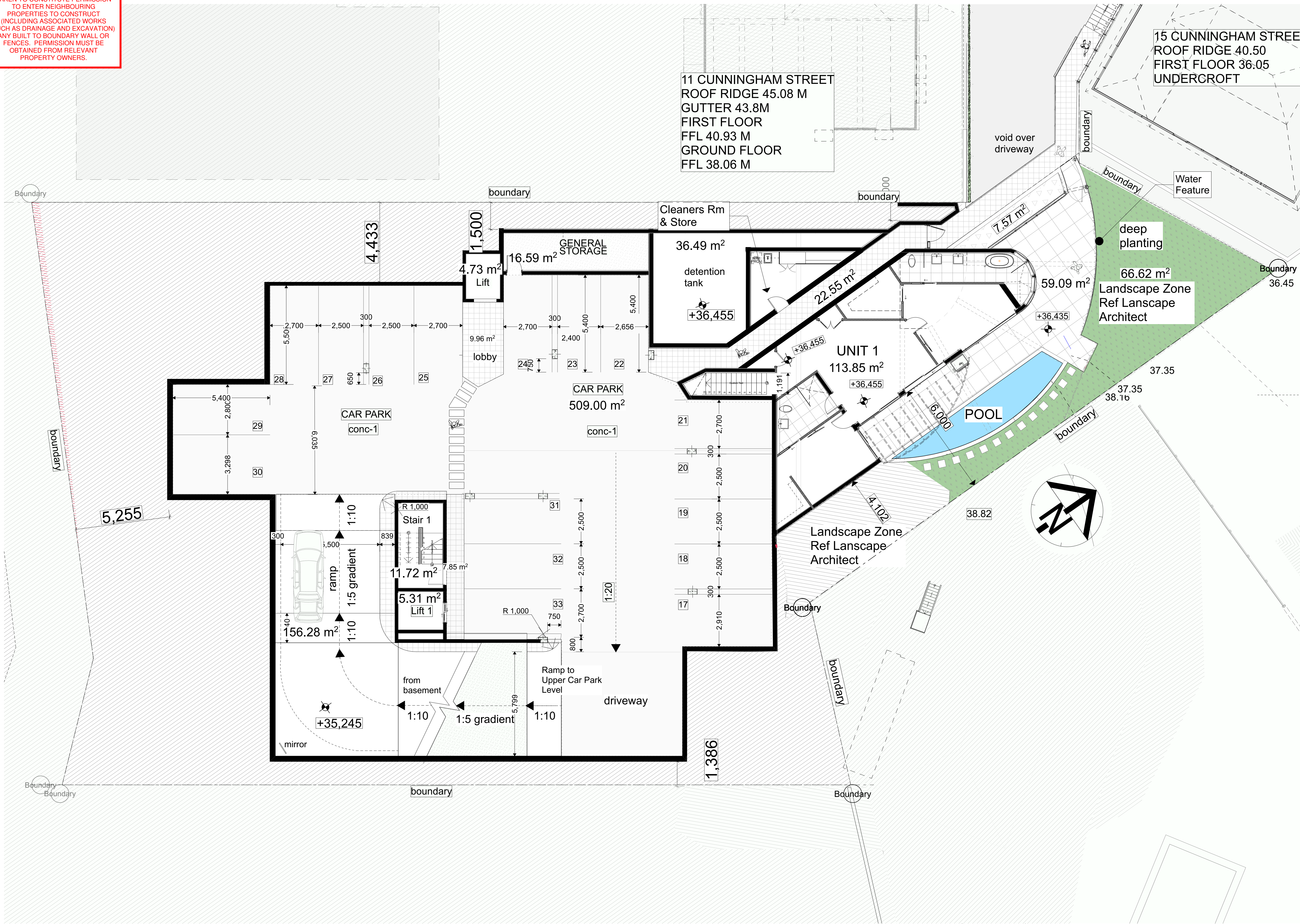
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18/12/2023

REV	SHEET	LOWER LEVEL 5 PLAN
A-AX	120	
REVISION #:		
ISSUED:	20/10/2023	
PROJECT #:	2016-189	

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Lower Level 4 36000
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REV A-AX
SHEET LOWER LEVEL 4 PLAN
121
REVISION #:
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PROJECT #: 2016-189

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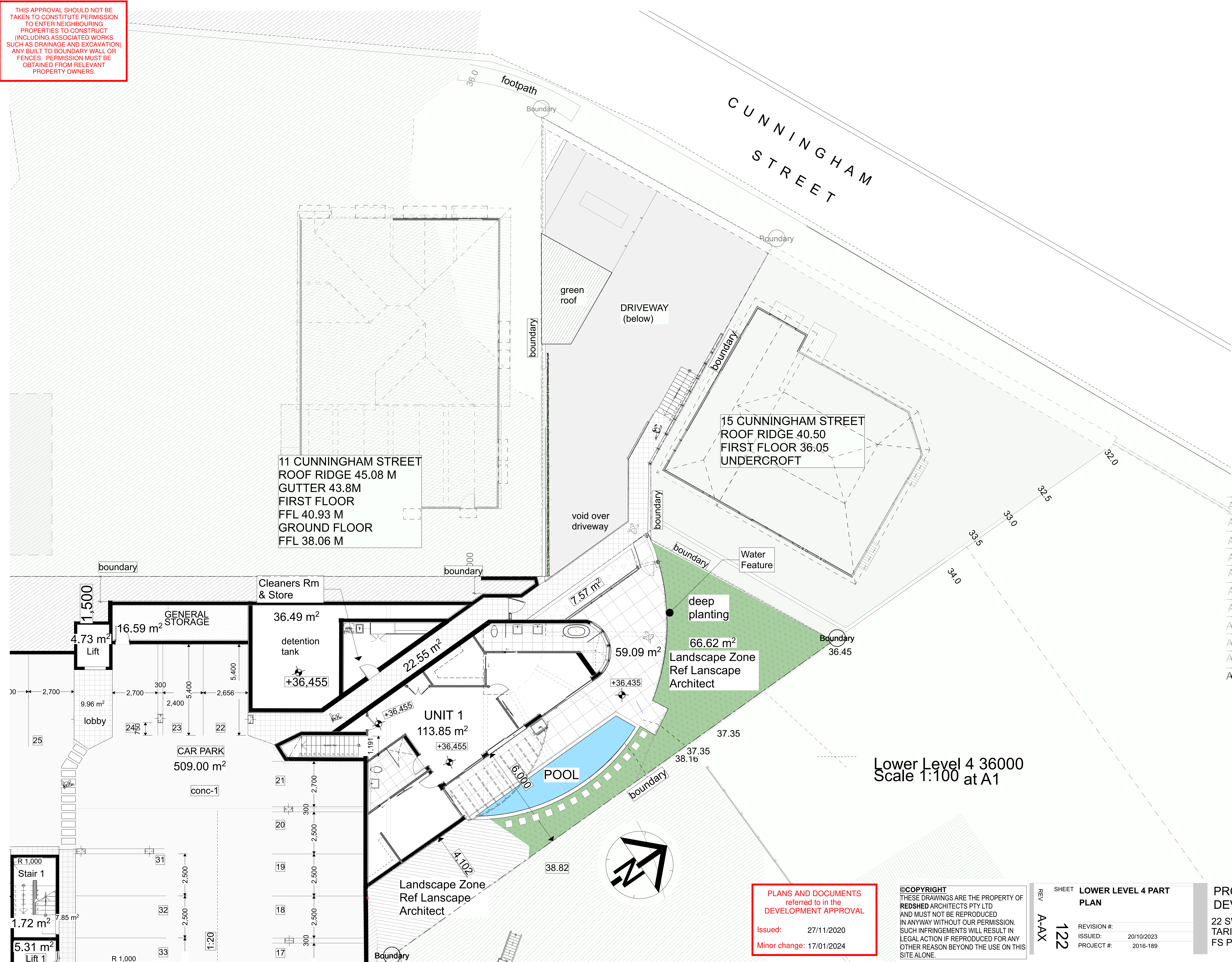


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REV
A-AX

SHEET
122

LOWER LEVEL 4 PART
PLAN

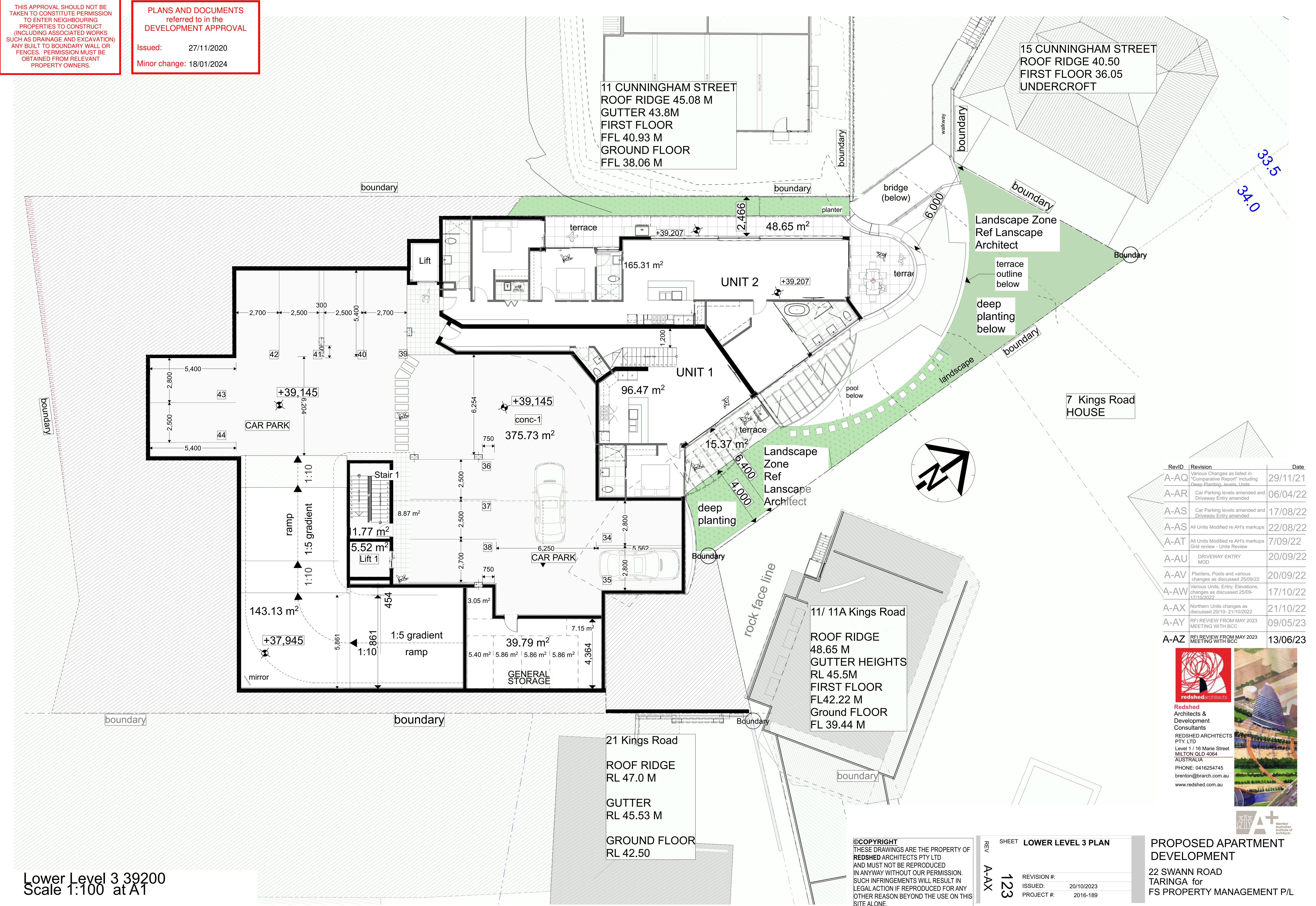
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REV	SHEET	123	REVISION #:
A-AX	LOWER LEVEL 3 PLAN		20/10/2023
			PROJECT #: 2016-189

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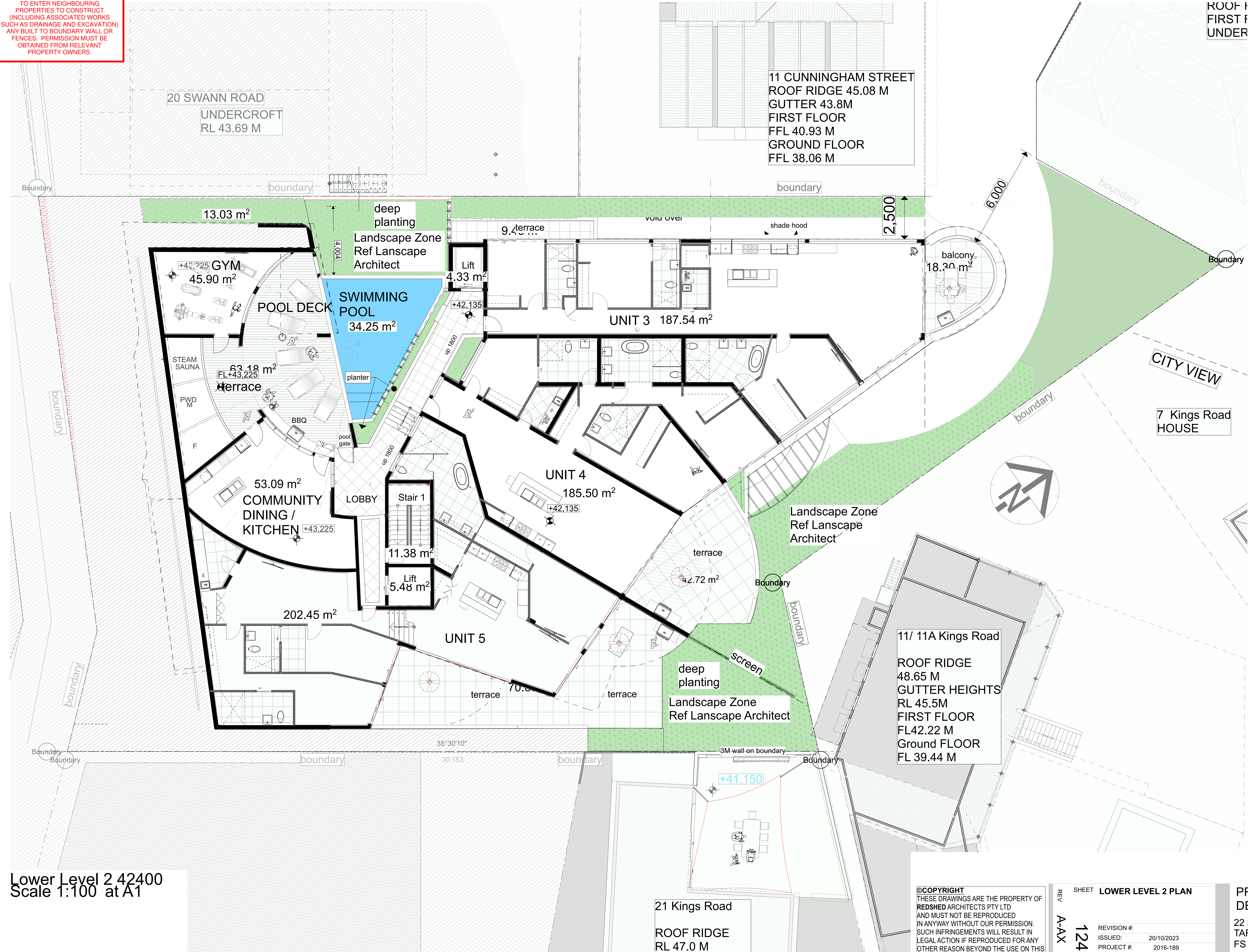
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FIRST F
UNDER

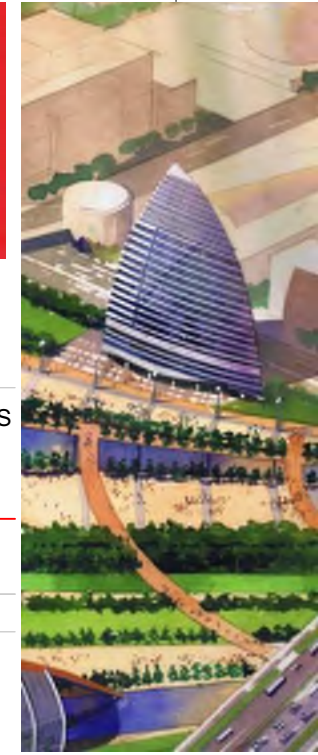
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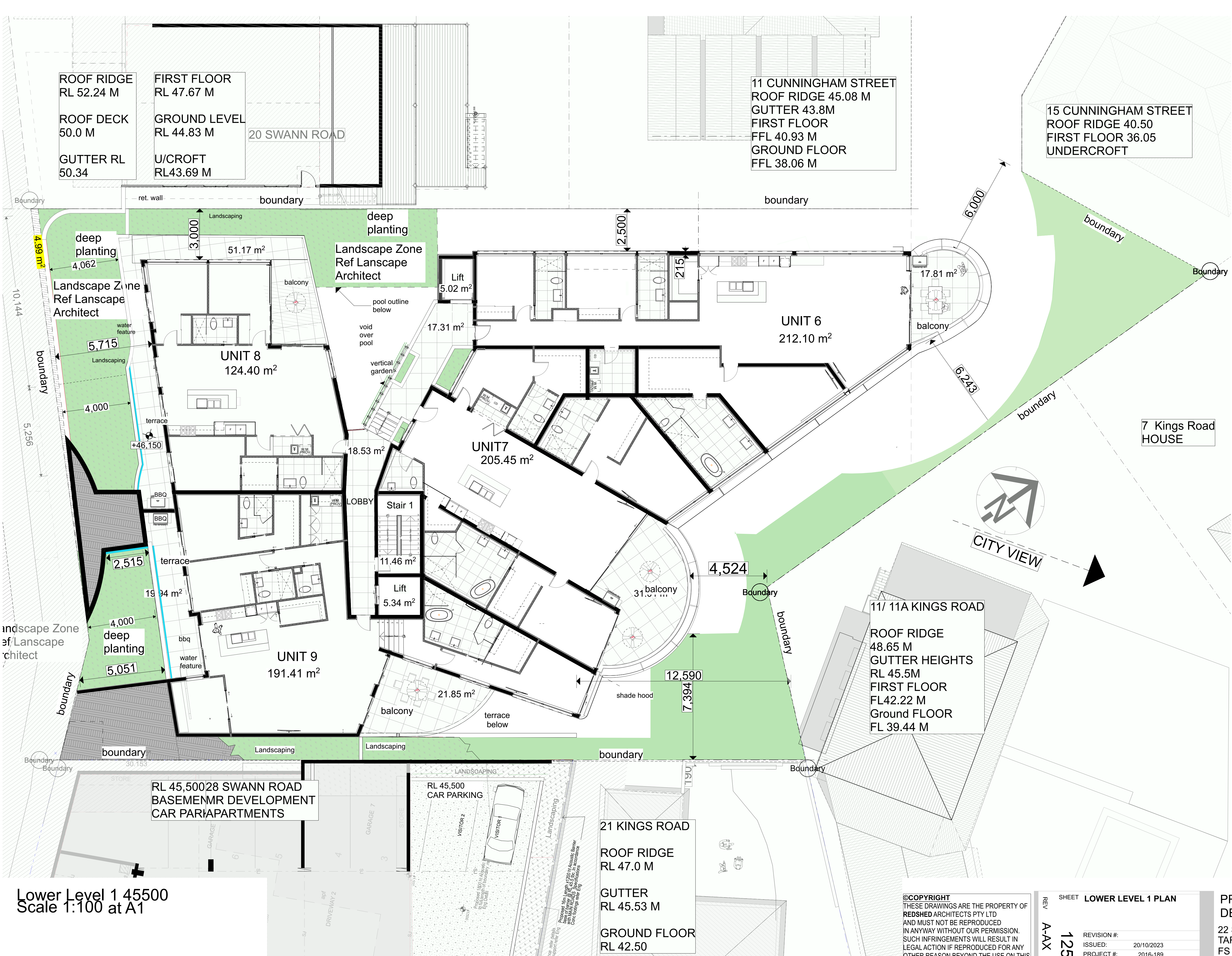


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REV A-AX 124
SHEET LOWER LEVEL 2 PLAN
REVISION #:
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REV
A-AX

SHEET
125

LOWER LEVEL 1 PLAN

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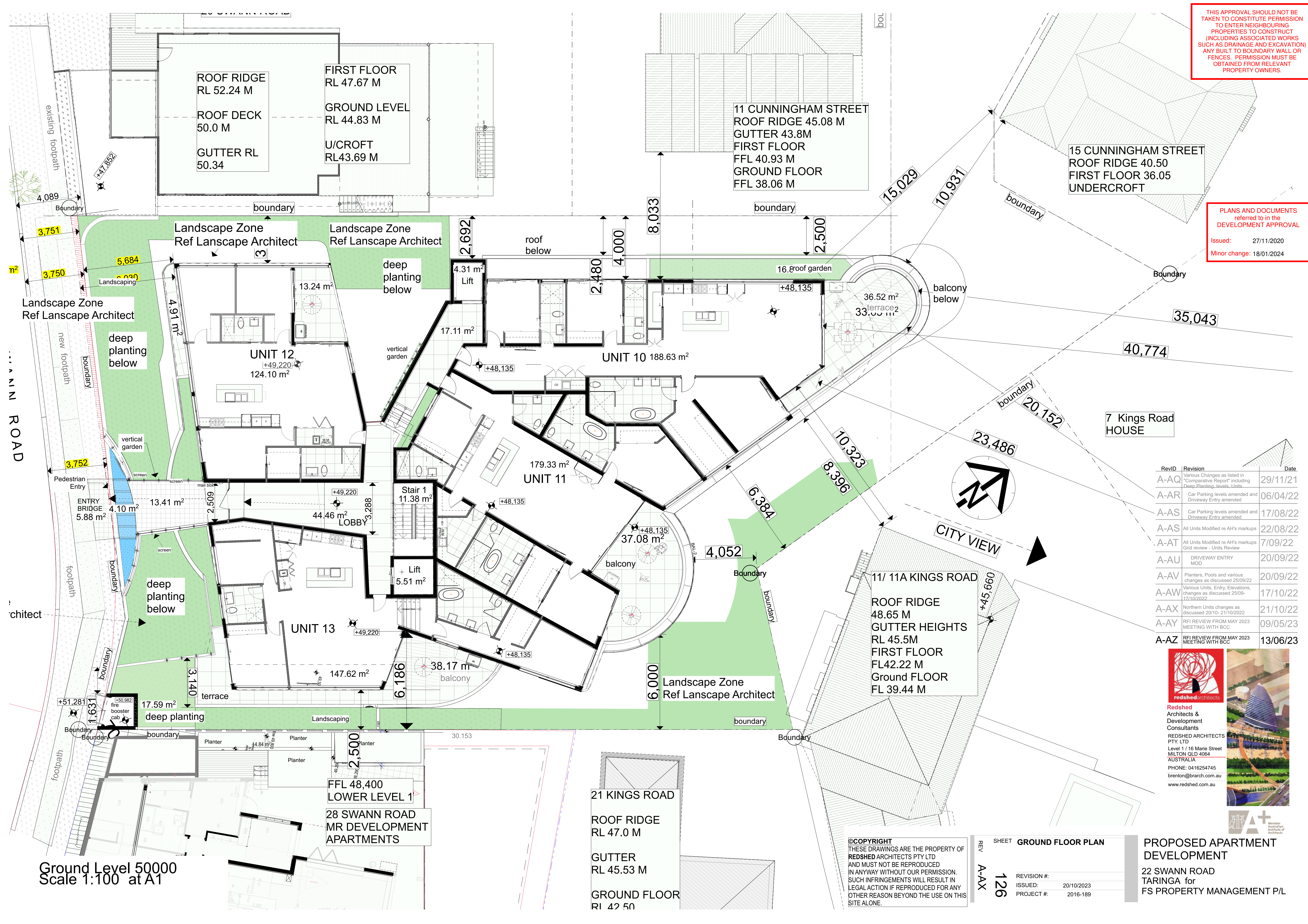
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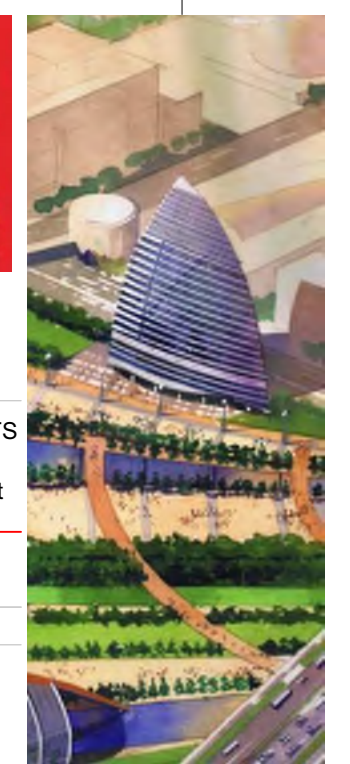
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REV	SHEET	GROUND FLOOR PLAN
A-AX	126	
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DEVELOPMENT

22 SWANN ROAD
TARINGA for
FS PROPERTY MANAGEMENT P/L

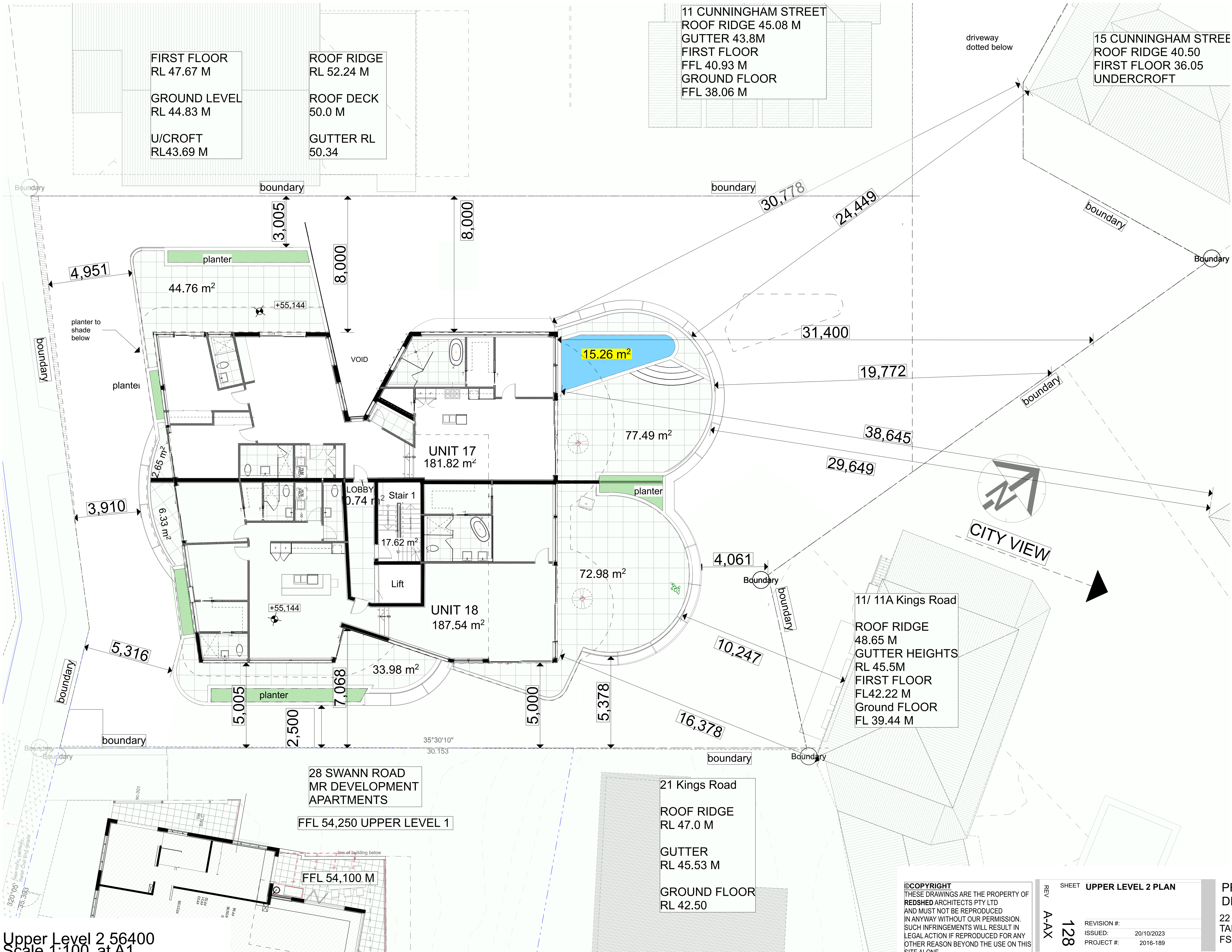
Ground Level 50000
Scale 1:100 at A1

Issued: 27/11/2020
Minor change: 18/01/2024



**PROPOSED APARTMENT
DEVELOPMENT**

**22 SWANN ROAD
TARINGA for
FS PROPERTY MANAGEMENT P/L**



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(INCLUDING ASSOCIATED WORKS
SUCH AS DRAINAGE AND EXCAVATION)
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FENCES. PERMISSION MUST BE
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PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 27/11/2020
Minor change: 18/01/2024

RevID	Revision	Date
A-AQ	Various Changes as listed in "Comparative Report" including Deep Planting, levels, Units	29/11/21
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A-AZ	RFI REVIEW FROM MAY 2023 MEETING WITH BCC	13/06/23



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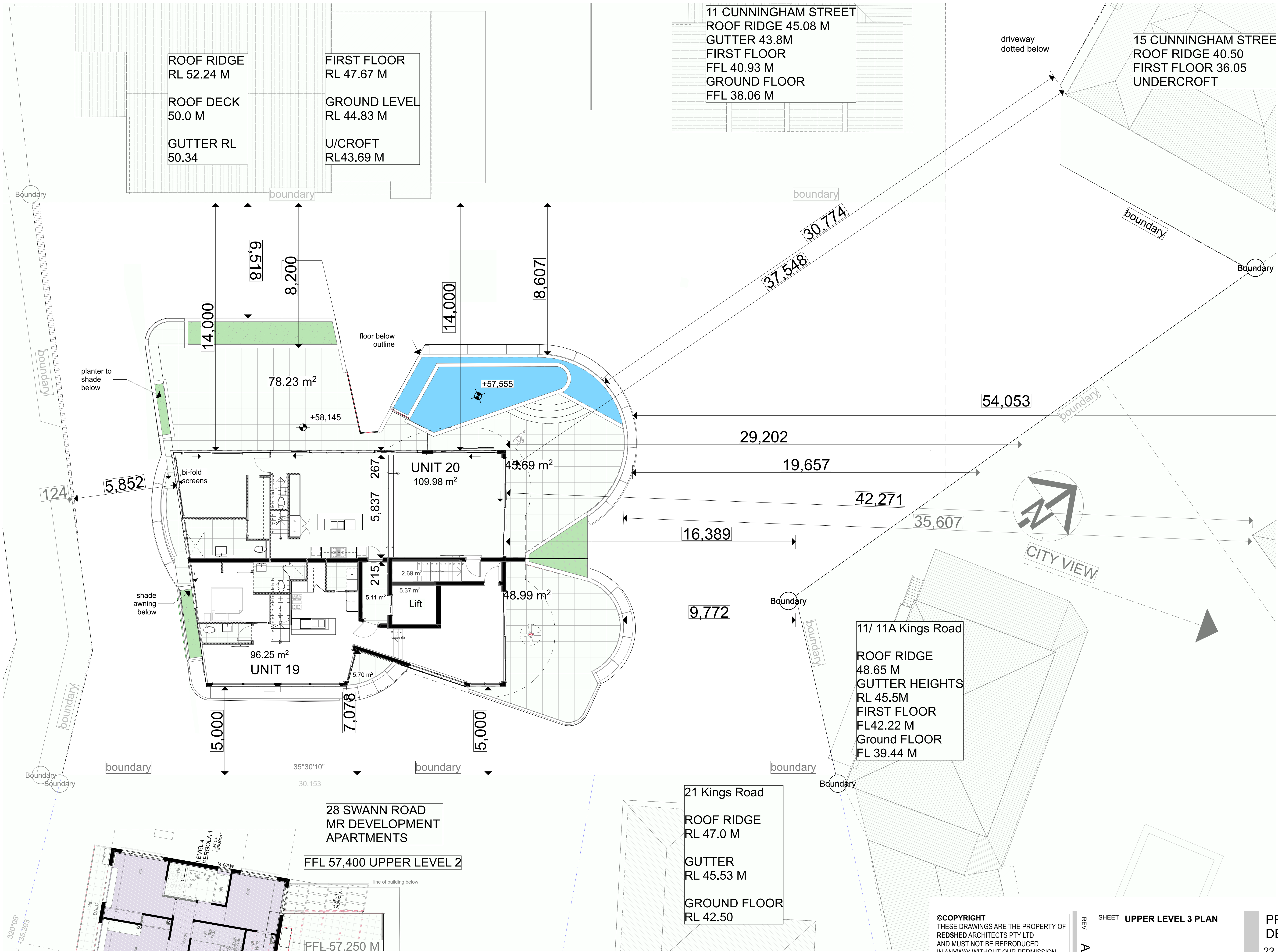


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REV
A-AX
SHEET
128
UPPER LEVEL 2 PLAN
REVISION #:
ISSUED: 20/10/2023
PROJECT #: 2016-189

PROPOSED APARTMENT
DEVELOPMENT
22 SWANN ROAD
TARINGA for
FS PROPERTY MANAGEMENT P/L

Upper Level 2 56400
Scale 1:100 at A1



Upper Level 3 59500
Scale 1:100 at A1

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Minor change: 18/01/2024

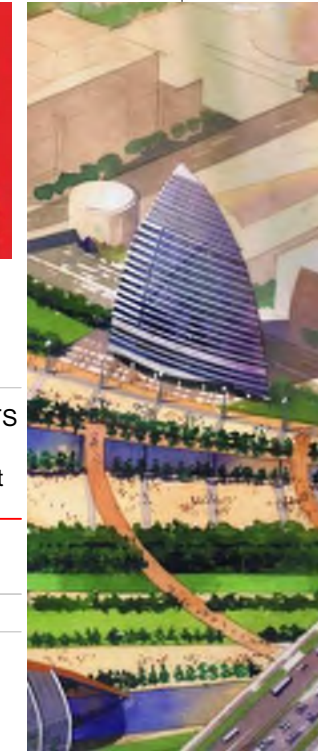
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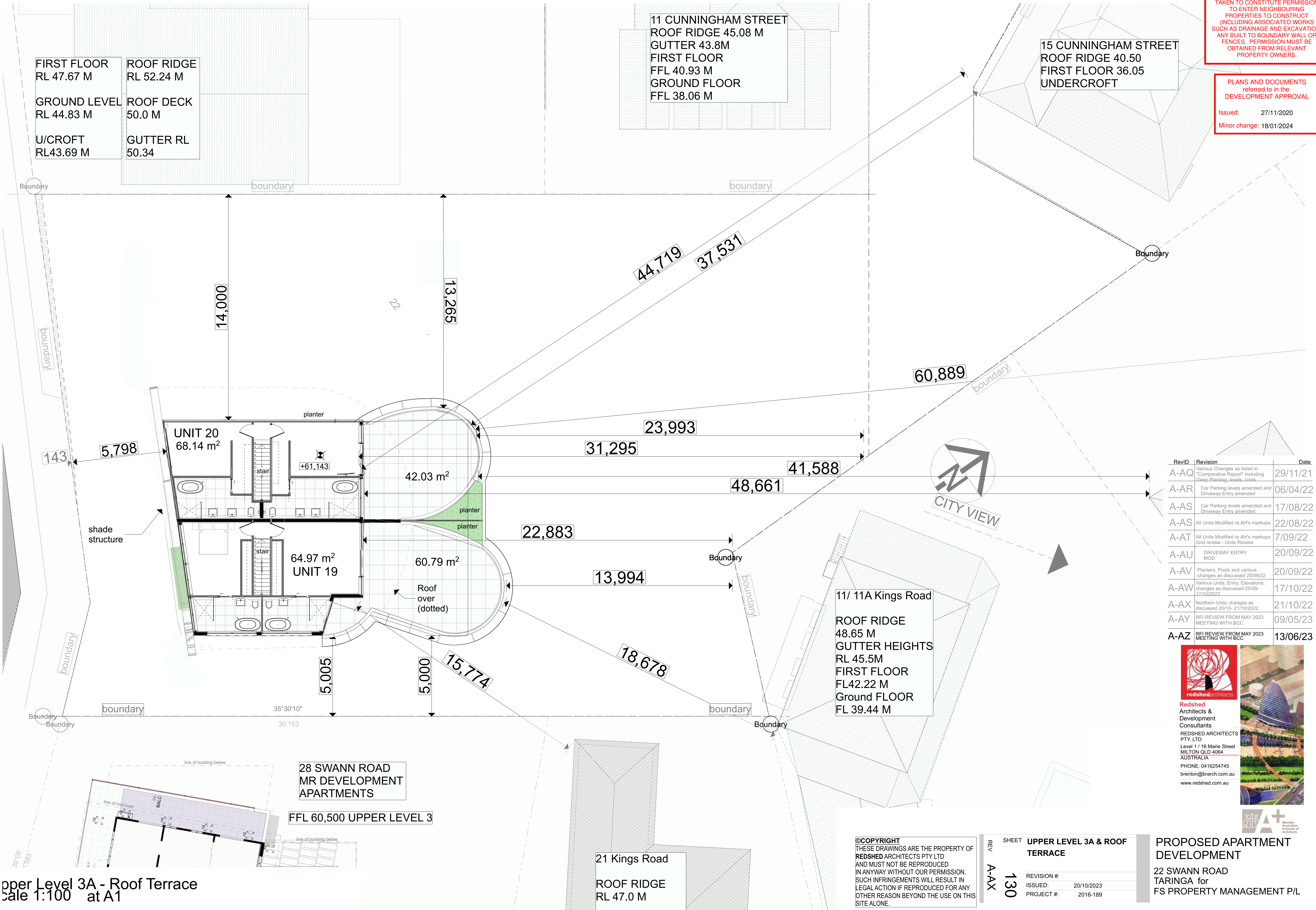


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REV	SHEET	129	UPPER LEVEL 3 PLAN
A-AX	REVISION #:	20/10/2023	
	ISSUED:	2016-189	
	PROJECT #:		

PROPOSED APARTMENT
DEVELOPMENT

22 SWANN ROAD
TARINGA for
FS PROPERTY MANAGEMENT P/L



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SHEET
REV
A-AX
130

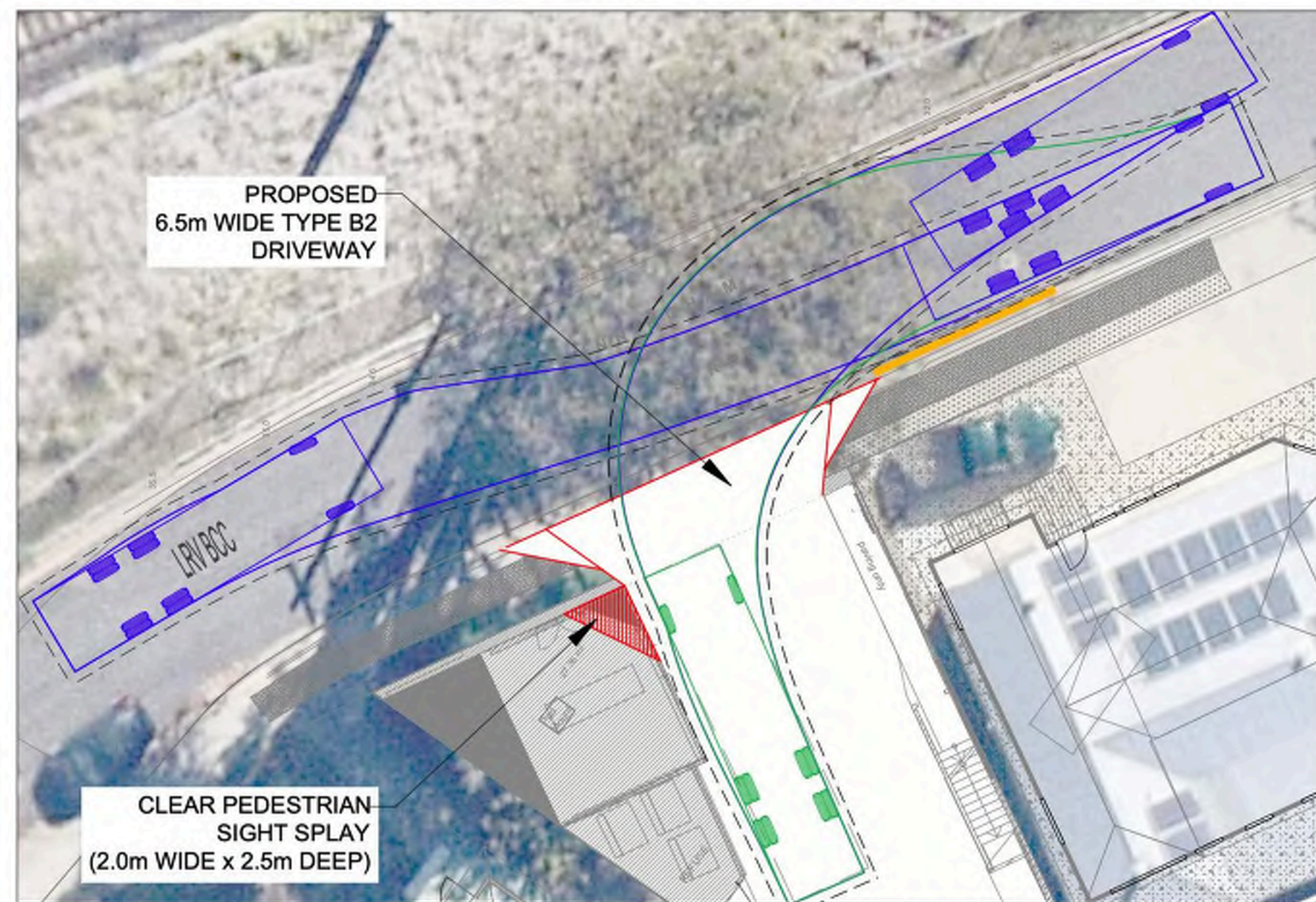
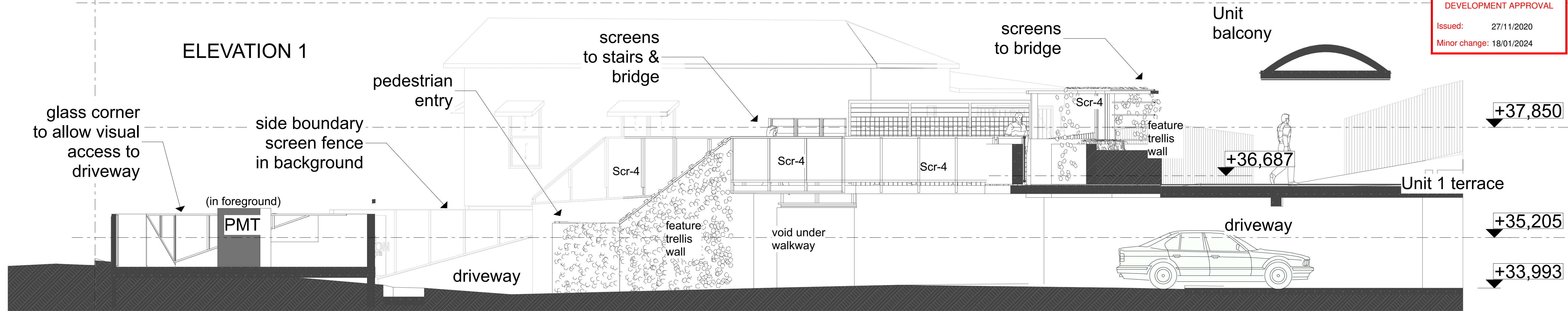
UPPER LEVEL 3A & ROOF
TERRACE

REVISION #:
ISSUED: 20/10/2023
PROJECT #: 2016-189

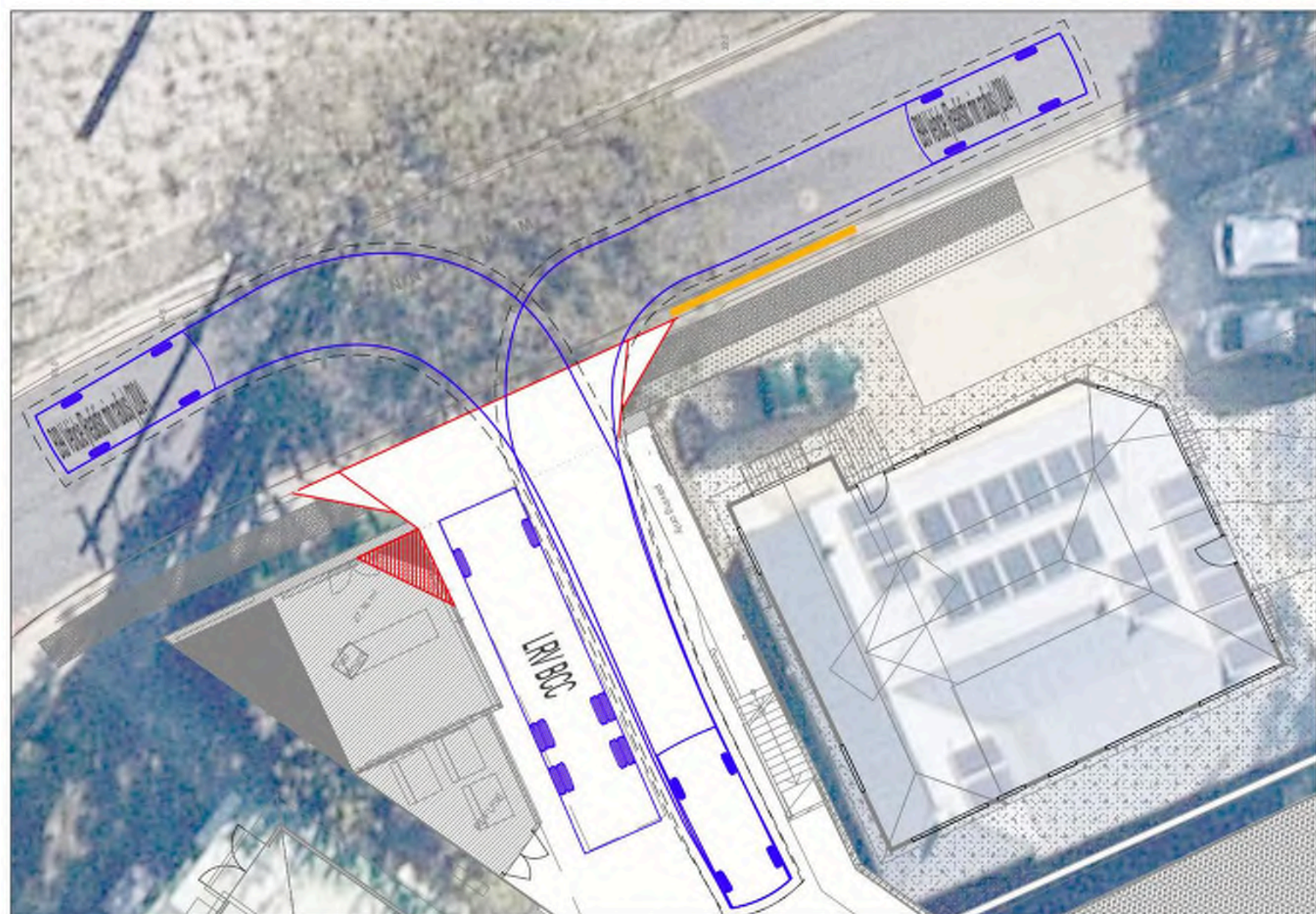
PROPOSED APARTMENT
DEVELOPMENT

22 SWANN ROAD
TARINGA for
FS PROPERTY MANAGEMENT P/L

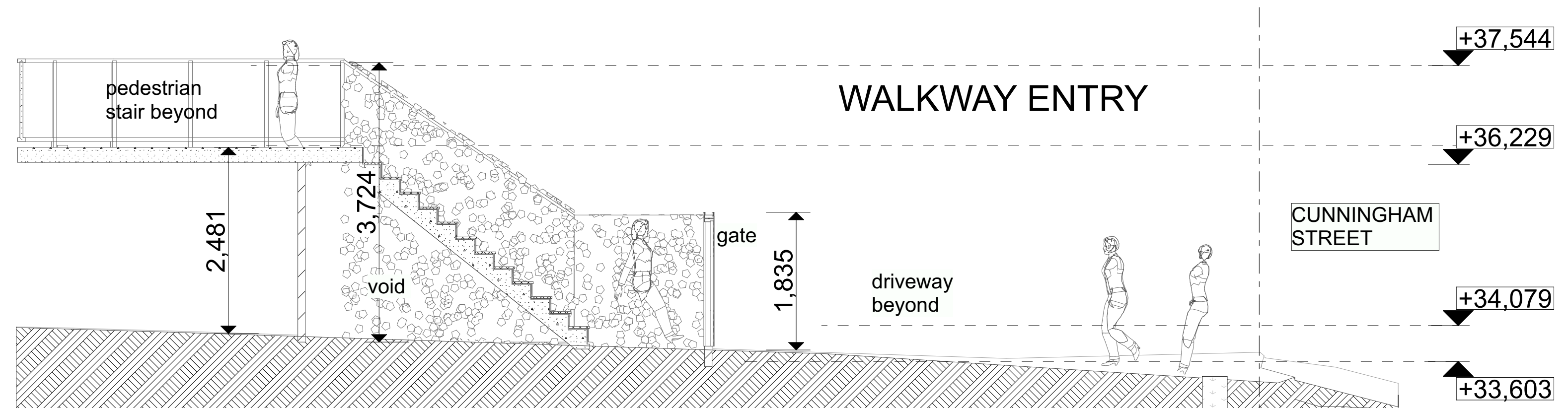
Upper Level 3A - Roof Terrace
Scale 1:100 at A1



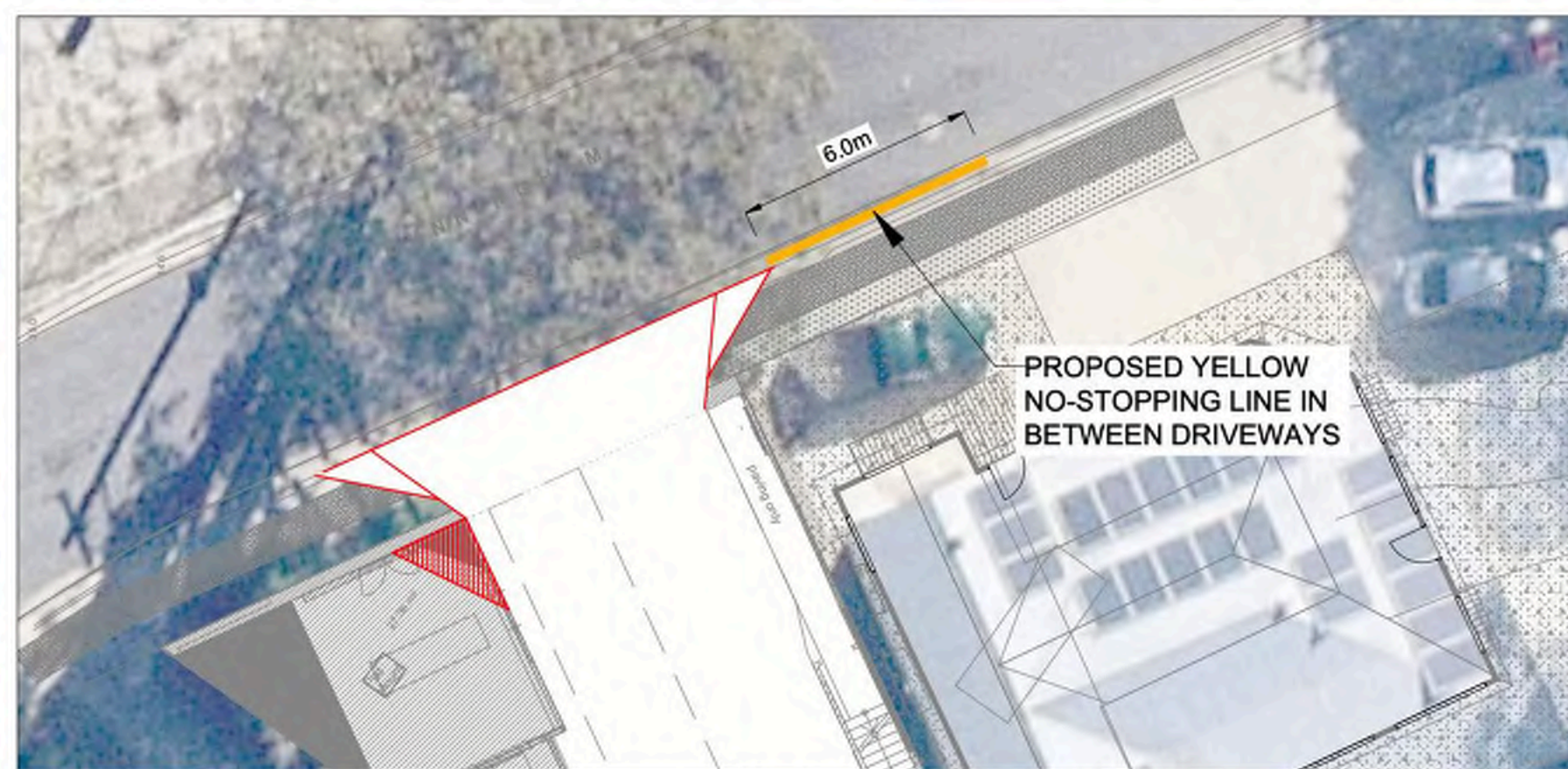
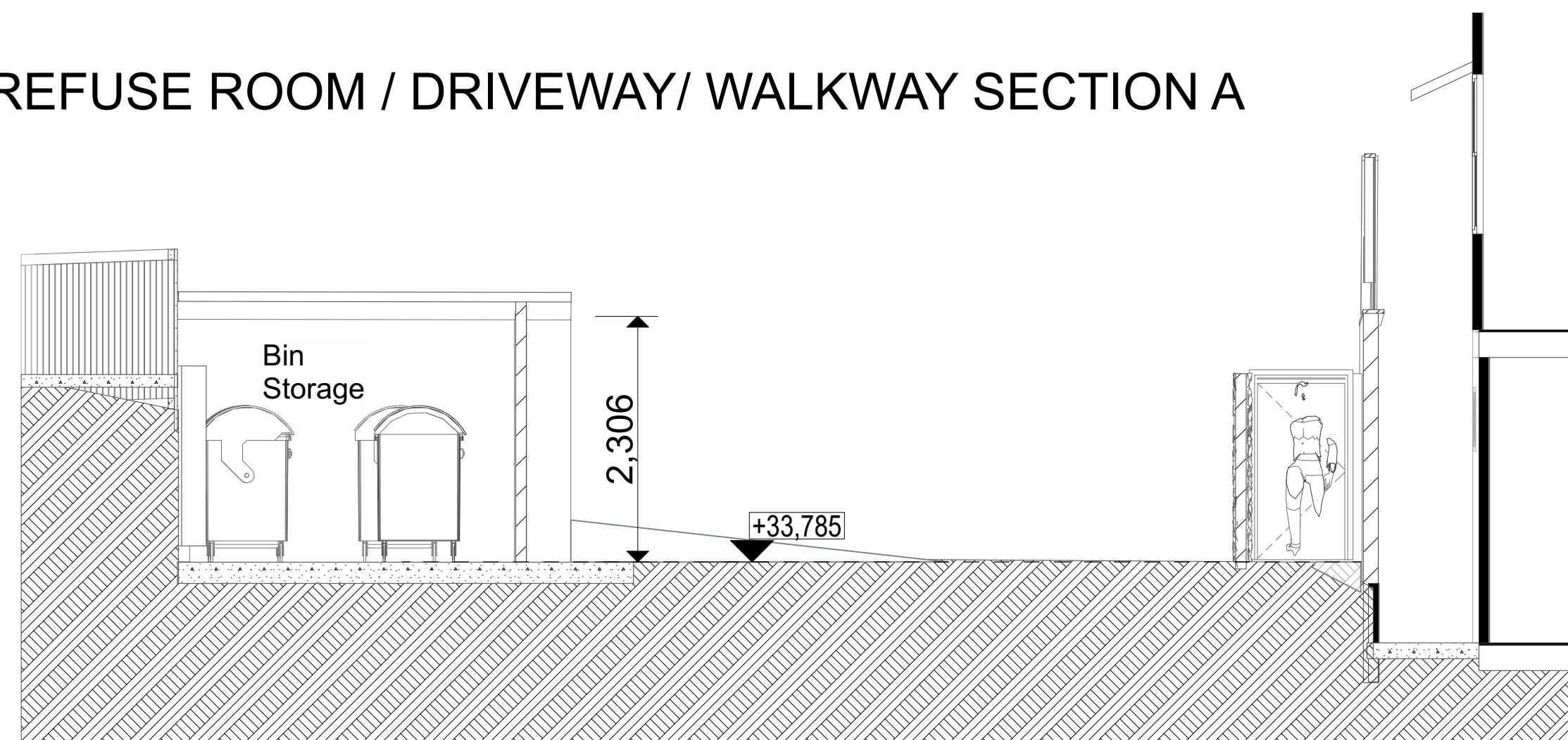
LRV ACCESS - REVERSE IN & FORWARD OUT



ENTERING B99 PASSING LRV PARKED ON DRIVEWAY



REFUSE ROOM / DRIVEWAY/ WALKWAY SECTION A



EXTERNAL LINE MARKING TREATMENTS

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A-AZ
SHEET
BINS & TRANSFORMER
115
REVISION #:
ISSUED: 21/12/2023
PROJECT #: 2016-189

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