



# SUPPORTING INFORMATION

for respective Item 2.1

**DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL  
CHANGE OF USE FOR MULTIPLE DWELLINGS (158 Dwellings) AND  
FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP,  
WOODY POINT - Division 6**

***#1 Architectural Report and Proposal Plans***

considered at

## GENERAL MEETING

**Tuesday 3 December 2019**

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**#1 Architectural Report and Proposal Plans**

# 2-8 Gayundah Esplanade

Woody Point, QLD.

Council RFI Response

13th September 2019

**rothelowman**

Brisbane, Melbourne, Sydney  
[rothelowman.com.au](http://rothelowman.com.au)

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# Moreton Bay Regional Council

## ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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#### Client

Traders in Purple  
113 Landsborough Ave  
Scarborough, QLD 4020

#### Town Planning

IB Town Planning  
Level 1, 46 Flinders Parade  
North Lakes, QLD 4509

#### Traffic Consultant

TTM  
Level 8/369 Ann Street  
Brisbane City, QLD 4000

#### Acoustic Engineer

TTM  
Level 8/369 Ann Street  
Brisbane City, QLD 4000

#### Architecture

Rothelowman  
56 Boundary Street  
South Brisbane, QLD 4101

#### Landscape Architect

Form LA  
Trinity Lane Via 900 Ann Street  
Fortitude Valley, QLD 4006

#### Waste Consultant

TTM  
Level 8/369 Ann Street  
Brisbane City, QLD 4000

#### Civil & Stormwater Engineer

Morgan Consulting Engineers  
1 Great George Street  
Paddington, QLD 4064

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# Executive Summary



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ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

## 1.0 Executive Summary / 1.01 RFI Responses

### Building Height, Bulk & Scale

#### Clause 1

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Private Open Space	Page 30
Height/Elevation Comparison	Page 32-35

### Building Design

#### Clause 2a

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#### Clause 2b

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Amended Scheme Envelope	Page 47
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Solar and Wind analysis	Page 48
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#### Clause 3b

Energy Efficiency Analysis	Page 49
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### Connectivity and Pedestrian Interface

#### Clause 4a and 4b

Approved Scheme Ground Plane	Page 51
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Amended Scheme Ground Plane	Page 52

#### Clause 4b

Amended Ground Perspective	Page 53
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### Landscaping

#### Clause 5

Deep Planting Analysis	Page 55
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#### Clause 6

Amended Landscaping Plan	Page 56
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### Staging

#### Clause 7 and 8

Staging Diagram	Page 58
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### Development Engineering

#### Clause 10

Refer to Architectural Plans	
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## 1.0 Executive Summary / 1.02 Comparative Summary

### APPROVED SCHEME

#### APT. YIELD

<b>0</b>	1 BED
<b>35</b>	2 BED
<b>112</b>	3 BED
<b>0</b>	TOWNHOUSES
<b>147</b>	TOTAL

#### CAR PARKING

<b>296</b>	RESIDENTIAL
<b>17/19</b>	RETAIL/VISITOR
<b>332</b>	TOTAL

#### HEIGHT SEQUENCE

<b>10</b>	STOREYS
<b>STEP AT 9</b>	STOREY SEQUENCE
<b>27.6m/</b>	HEIGHT TO ROOF
<b>39.1m AHD</b>	

**2980.9m<sup>2</sup>(49.9%)** SITE COVER (TYPICAL - INCL. BALC.)

**2063m<sup>2</sup>(34.5%)<sup>1\*</sup>** SITE COVER (TYPICAL - EXCL. BALC.)

**NOT INDICATED** DEEP PLANTING

### LODGED SCHEME

#### APT. YIELD

<b>1</b>	1 BED
<b>23</b>	2 BED
<b>125</b>	3 BED
<b>8</b>	TOWNHOUSES
<b>157</b>	TOTAL

#### CAR PARKING

<b>314</b>	RESIDENTIAL
<b>12</b>	RETAIL
<b>326</b>	TOTAL

#### HEIGHT SEQUENCE

<b>15</b>	STOREYS
<b>9/11/15</b>	STOREY SEQUENCE
<b>45m/</b>	HEIGHT TO ROOF
<b>56.5m AHD</b>	

**2373.4m<sup>2</sup>(34.3%)** SITE COVER (TYPICAL - INCL. BALC.)

**1863.2m<sup>2</sup>(27%)** SITE COVER (TYPICAL - EXCL. BALC.)

**830m<sup>2</sup>(11.9%)** DEEP PLANTING

### AMENDED SCHEME

#### APT. YIELD

<b>24</b>	2 BED + MPR
<b>13</b>	2 BED
<b>113</b>	3 BED
<b>8</b>	TOWNHOUSES
<b>158</b>	TOTAL

#### CAR PARKING

<b>316</b>	RESIDENTIAL
<b>11</b>	RETAIL
<b>327</b>	TOTAL

#### HEIGHT SEQUENCE

<b>15</b>	STOREYS
<b>11/13/15</b>	STOREY SEQUENCE
<b>45m/</b>	HEIGHT TO ROOF
<b>56.5m AHD</b>	

**2276m<sup>2</sup>(32.8%)** SITE COVER (TYPICAL - INCL. BALC.)

**1940.6m<sup>2</sup>(28%)** SITE COVER (TYPICAL - EXCL. BALC.)

**845sqm (12.2%)** DEEP PLANTING

<sup>1\*</sup> Measured as 39% - 2332.6sqm

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

# Urban Context & Site Analysis



# Moreton Bay Regional Council

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## 2.0 Urban Context & Site Analysis / 2.01 Macro Context



### Landmarks

- 1 Woody Point Jetty
- 2 HMQS Gayundah
- 3 The Belvedere Hotel
- 4 Parklands
- 5 Humpybong Yacht Club
- 6 Gayundah Coastal Arboretum
- 7 Eildon Croquet Club
- 8 Woody Point Park

### Legend

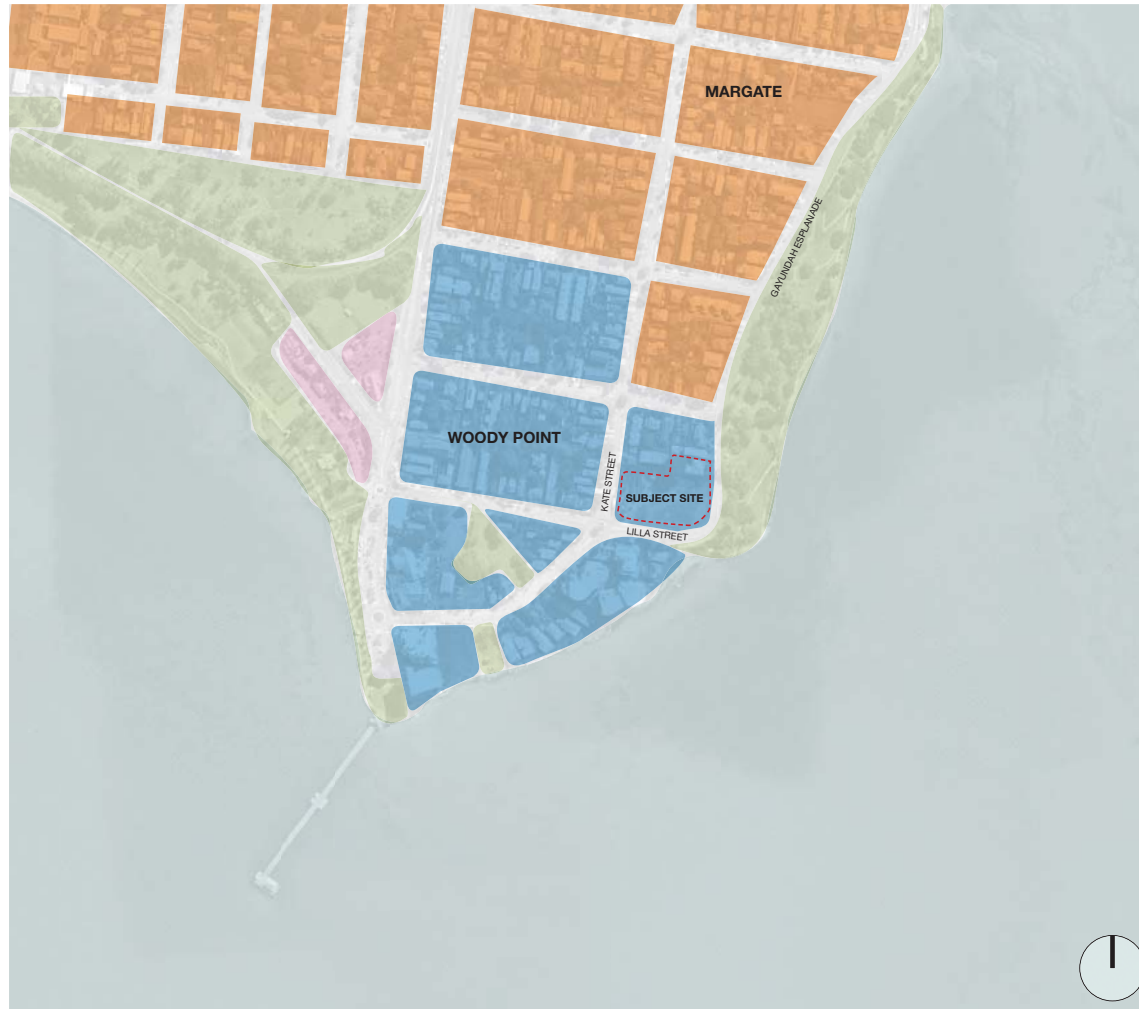
- Subject Site
- Major Road
- Minor Road
- Public Transport Stop
- Cyclist Connection







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## 2.0 Urban Context & Site Analysis / 2.02 Built Form Context



MBRC Building Heights Scheme	
	Subject Site
	Max 8.5 m
	Max 12 m
	Max 21m / Min 5m

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## 2.0 Urban Context & Site Analysis / 2.03 View Analysis



### Historical References

- 1 The Palace Hotel
- 2 HMQS Gayundah

### Legend

- Subject Site
- Existing Building
- Approved DA

How do we embed **ideas of place** within the development to offer **contextual relevance**?

The Gayundah



The Palace Hotel

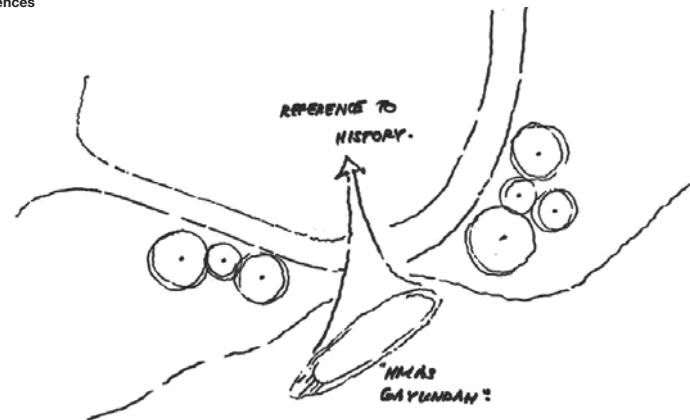


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2.0 Urban Context & Site Analysis / 2.05 Historical References

The HMQS Gayundah

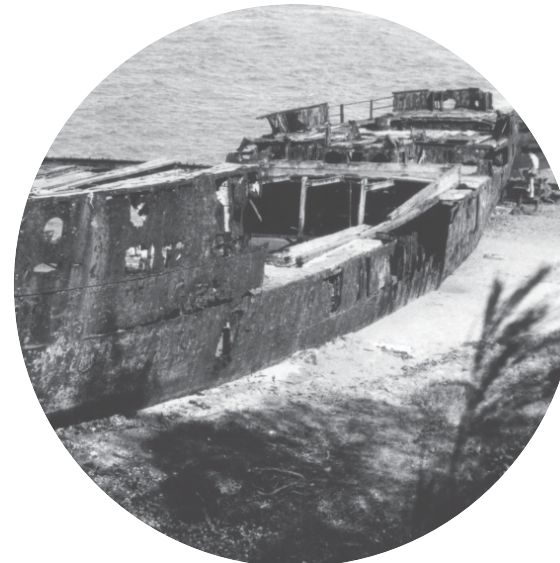
The HMQS Gayundah has historical significance for the Peninsula, the State and the Nation. The proposal seeks to allow the building to be of its place through reference to the history of the locality. It is proposed that this will be expressed through both form-making and materiality/colour seeking to engage with the shipwreck directly adjacent.



**Gayundah in Maritime Defence Force**  
'Gayundah' is the Aboriginal word for 'lightning'  
Launched in May 1884  
Served in the Maritime Defence Force until 1921



**Gayundah as Sand and Gravel Barge**  
Sold to Brisbane Gravel in 1921  
Used as a Sand and Gravel Barge until 1958



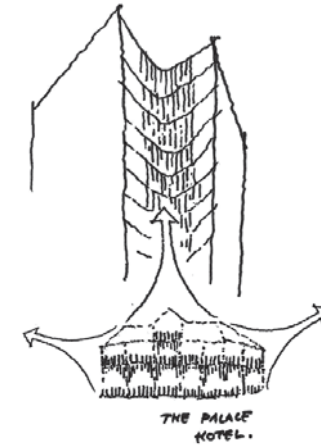
**Gayundah beached as Breakwater**  
Gayundah served for 74 years afloat  
Sold to Redcliffe Council in 1957  
Beached as breakwater off Woody Point Cliffs

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2.0 Urban Context & Site Analysis / 2.06 Historical References

**The Palace Hotel**

The site was until recently occupied by the Palace Hotel. This building was constructed in circa 1909. It formed an important public purpose for the area. We believe that opportunity lies in referencing some of the original features of this once beautiful structure within the proposal. Of particular interest to us are the Victorian Era filigree/ decorations and the notion of a 'widow's walk' seemingly existent in the original building.



**The Palace Hotel**  
Palace Hotel built in 1909  
Bee Gees performed in 1959  
Owned by the Filmer Family until 2002



**Architectural Elements and Filigree**  
Characterised by delicate filigree  
Deep eaves and verandah for sun protection  
Observatory or "widow's walk" for unimpeded views of the sea



**Image of Hotel before Demolition**  
Demolished in December 2014  
The building that was demolished had no resemblance to the original structure

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# A Design Narrative



# Moreton Bay Regional Council

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## 3.0 A Design Narrative / 3.01 View 1 - Hero Perspective



**View 1 - Perspective**

Disclaimer: Perspective images are presented as an artist's impression of the development only.

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## 3.0 A Design Narrative / 3.02 View 2 - Apartment Building Perspective



**View 2 - Perspective**

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## 3.0 A Design Narrative / 3.03 View 3 - Tower Perspective



**View 3 - Perspective**

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3.0 A Design Narrative / 3.04 View 4 - Corner Perspective



**View 4 - Perspective**

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## 3.0 A Design Narrative / 3.05 View 5 - Entry Perspective



**View 5 - Perspective**

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3.0 A Design Narrative / 3.06 View 6 - Corner Perspective



**View 6 - Perspective**

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3.0 A Design Narrative / 3.07 View 7 - Townhouse Perspective



**View 7 - Perspective**

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## 3.0 A Design Narrative / 3.08 View 8 - Townhouse Perspective



**View 8 - Perspective**

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3.0 A Design Narrative / 3.09 View 9 - Townhouse Perspective



**View 9 - Perspective**

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## 3.0 A Design Narrative / 3.10 View 10 - Townhouse Perspective



**View 10 - Perspective**

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## 3.0 A Design Narrative / 3.11 View 11 - Townhouse Perspective



**View 11 - Perspective**

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## 3.0 A Design Narrative / 3.12 View 12 - Townhouse Perspective



**View 12 - Perspective**

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# Building Height, Bulk and Scale

A Response to MBRC RFI

# Moreton Bay Regional Council

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## 4.0 Building Height, Bulk and Scale / 4.01 Clause 1A - Site Cover Comparison

SITE COVER COMPARISON			
	APPROVED SCHEME	LODGED SCHEME	AMENDED SCHEME
SITE AREA	5975sqm	6923.7sqm	6923.7sqm
MAX. ALLOWABLE	35%	25%	25%

LEVEL	LABELLED SITE COVER	MEASURED SITE COVER	LABELLED SITE COVER	MEASURED SITE COVER	MEASURED SITE COVER
BASEMENT	-	5204sqm (87%)	5493.3sqm (79%)	5493.6sqm (79%)	5545.58sqm (80%)
LOWER GROUND	-	4901.7sqm (82%)	5350.6sqm (77%)	5357.2sqm (77%)	5443.5sqm (78%)
UPPER GROUND	-	2432.8sqm (40.7%)	2584.9sqm (37%)	2587.7sqm (37%)	2487.4sqm (35.9%)
LEVEL 01	2063sqm (34.5%)	2332.6sqm (39%)	2619.5sqm (38%)	2622.04sqm (37.8%)	2641.3sqm (38%)
LEVEL 02	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 03	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 04	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 05	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 06	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 07	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 08	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 09	-	879.8sqm (14.7%)	1732.4sqm (25%)	1732.3sqm (25%)	1940.6sqm (28%)
LEVEL 10	-	-	1440.7sqm (21%)	1441.2sqm (21%)	1940.6sqm (28%)
LEVEL 11	-	-	1122.8sqm (16%)	1123.1sqm (16%)	1360.7sqm (19.6%)
LEVEL 12	-	-	927.6sqm (13%)	927.6sqm (13%)	1360.7sqm (19.6%)
LEVEL 13	-	-	927.6sqm (13%)	927.6sqm (13%)	661.5sqm (9.6%)
LEVEL 14	-	-	927.6sqm (13%)	927.6sqm (13%)	661.5sqm (9.6%)

### Site Cover with Balconies

- Approved Scheme Typical Plate Site Cover with Balcony: 2980.9sqm (49.9%)
- Lodged Scheme Typical Plate Site Cover with Balcony: 2373.4sqm (34.3%)
- Amended Scheme Typical Plate Site Cover with Balcony: 2276sqm (32.8%)

### RFI Clause 1A

Provide a comparison (e.g. data table) of the proposed and approved development site cover per storey.

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

## 4.0 Building Height, Bulk and Scale / 4.02 Clause 1 - Setback Area Comparison

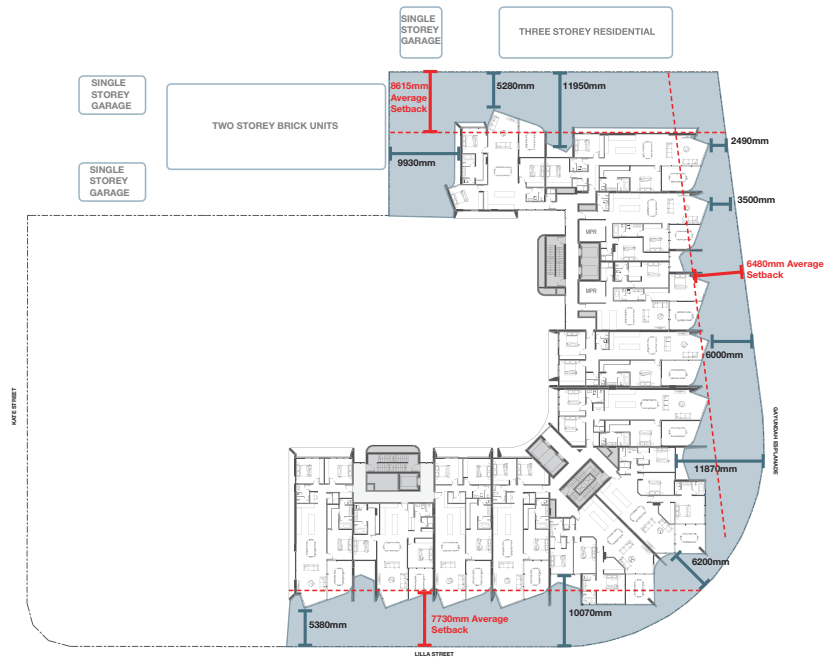


### LODGED SCHEME

Apartment Building Setback Area - 1137m<sup>2</sup>

#### RFI Clause 1

The applicant's Town Planning Report states "It is noted that the existing building is approved with a maximum RL 39.1m AHD or 10 storeys. The approved built form is bulky and extends across the length of all three street frontages. The proposed changes offers an improved built form which despite having a higher aspect, does overall reduce the bulk and scale of the development as it presents in the locality."



### AMENDED SCHEME

Apartment Building Setback Area - 1263m<sup>2</sup>

- Greater volume of setback area provided on tower facade interfaces
- Larger setbacks provided to adjacent built properties to north & west

# Moreton Bay Regional Council

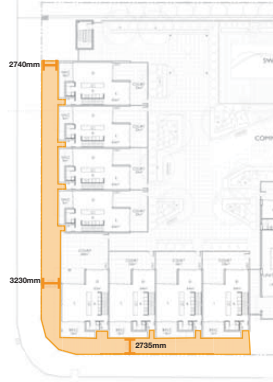
ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

## 4.0 Building Height, Bulk and Scale / 4.03 Clause 1 - Setback Area Comparison

### LODGED SCHEME



Lower Ground Townhouse Setback Area - 350m<sup>2</sup>



Upper Ground Townhouse Setback Area - 237m<sup>2</sup>



Level 1 Townhouse Setback Area - 243m<sup>2</sup>

### AMENDED SCHEME



Lower Ground Townhouse Setback Area - 341m<sup>2</sup>



Upper Ground Townhouse Setback Area - 254m<sup>2</sup>



Level 1 Townhouse Setback Area - 254m<sup>2</sup>

#### RFI Clause 1

The applicant's Town Planning Report states "It is noted that the existing building is approved with a maximum RL 39.1m AHD or 10 storeys. The approved built form is bulky and extends across the length of all three street frontages. The proposed changes offers an improved built form which despite having a higher aspect, does overall reduce the bulk and scale of the development as it presents in the locality."

#### Townhouse Setback Areas

- Greater volume of setback area provided on townhouse setbacks

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## 4.0 Building Height, Bulk and Scale / 4.04 Clause 1 - Private Open Space

### AMENDED SCHEME

- Living spaces expressed to tower envelope, creating greater facade articulation and variance
- Balconies protected from wind and weather
- New layout allows for habitable outdoor living on balconies all year round
- Balcony as a connecting piece between nature and living
- Balconies now integrated into the form and shaping of the tower envelope



### RFI Clause 1

The applicant's Town Planning Report states "It is noted that the existing building is approved with a maximum RL 39.1m AHD or 10 storeys. The approved built form is bulky and extends across the length of all three street frontages. The proposed changes offers an improved built form which despite having a higher aspect, does overall reduce the bulk and scale of the development as it presents in the locality."

# Moreton Bay Regional Council

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## 4.0 Building Height, Bulk and Scale / 4.05 Clause 1 - Height Follows Topography

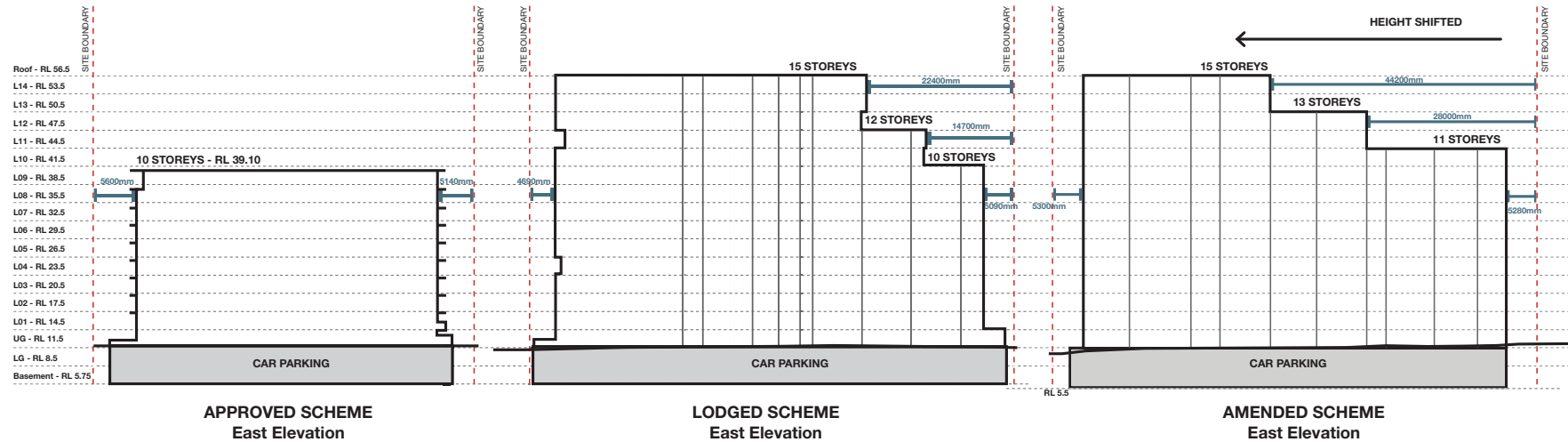


### RFI Clause 1

The applicant's Town Planning Report states "It is noted that the existing building is approved with a maximum RL 39.1m AHD or 10 storeys. The approved built form is bulky and extends across the length of all three street frontages. The proposed changes offers an improved built form which despite having a higher aspect, does overall reduce the bulk and scale of the development as it presents in the locality."



## HEIGHT COMPARISON STUDY



- Approved scheme under required height limit
- Further facade articulation required across street elevations

- Height increased to 15 storeys
- Stepping occurs from 10th storey on east elevation
- South elevation stepping occurs from 9th storey

- Height maintained at 15 storeys as per lodged scheme
- Consolidated stepping of tower form and roof

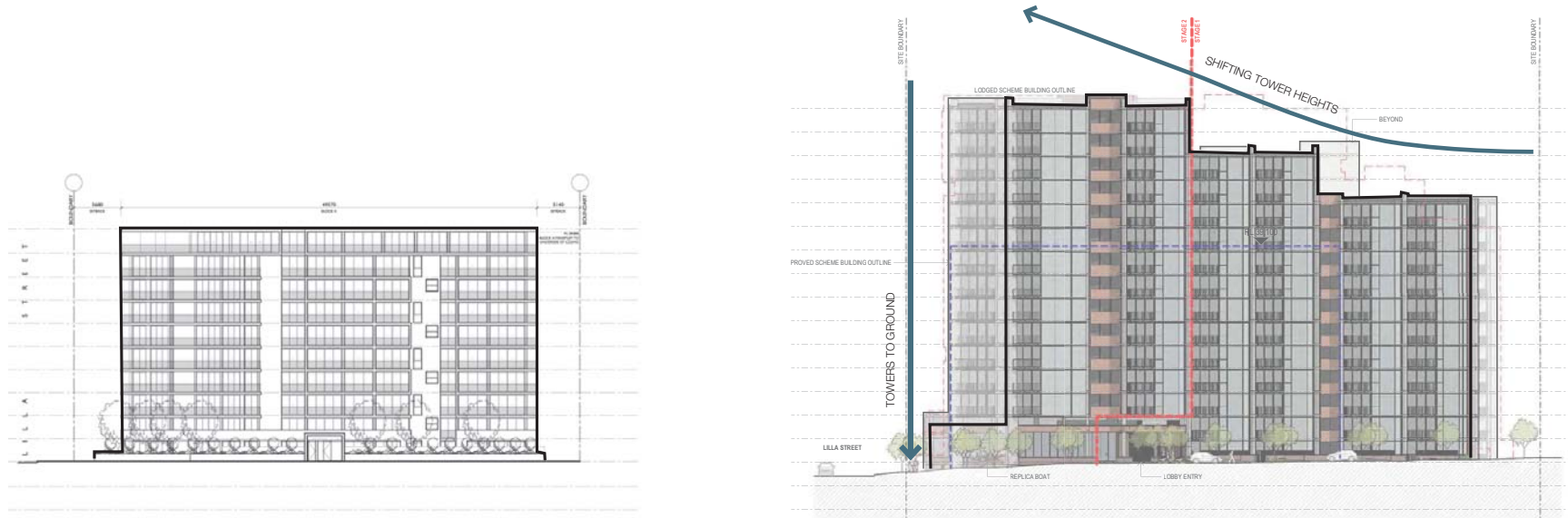
### RFI Clause 1

The applicant's Town Planning Report states "It is noted that the existing building is approved with a maximum RL 39.1m AHD or 10 storeys. The approved built form is bulky and extends across the length of all three street frontages. The proposed changes offers an improved built form which despite having a higher aspect, does overall reduce the bulk and scale of the development as it presents in the locality."

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

4.0 Building Height, Bulk and Scale / 4.07 Clause 1 - Elevation Comparison

ELEVATION COMPARISON STUDY



**APPROVED SCHEME  
East Elevation**

- Approved scheme under required height limit
- Further facade articulation required across street elevations

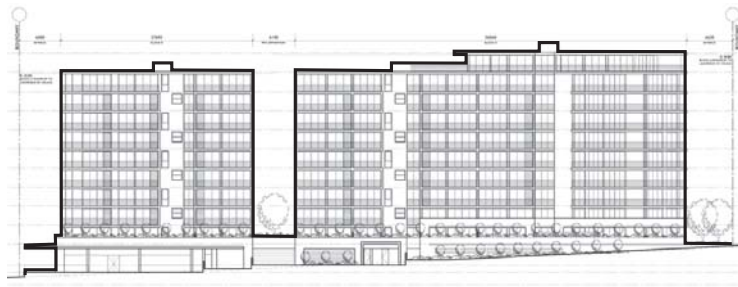
**AMENDED SCHEME  
East Elevation**

- Height maintained at 15 storeys as per lodged scheme
- Consolidated stepping of tower form and roof
- A collection of towers moving forward to the Headland
  - Height expressed at major corner
- A landmark built form atop the Shipwreck

**RFI Clause 1**

The applicant's Town Planning Report states "It is noted that the existing building is approved with a maximum RL 39.1m AHD or 10 storeys. The approved built form is bulky and extends across the length of all three street frontages. The proposed changes offers an improved built form which despite having a higher aspect, does overall reduce the bulk and scale of the development as it presents in the locality."

ELEVATION COMPARISON STUDY

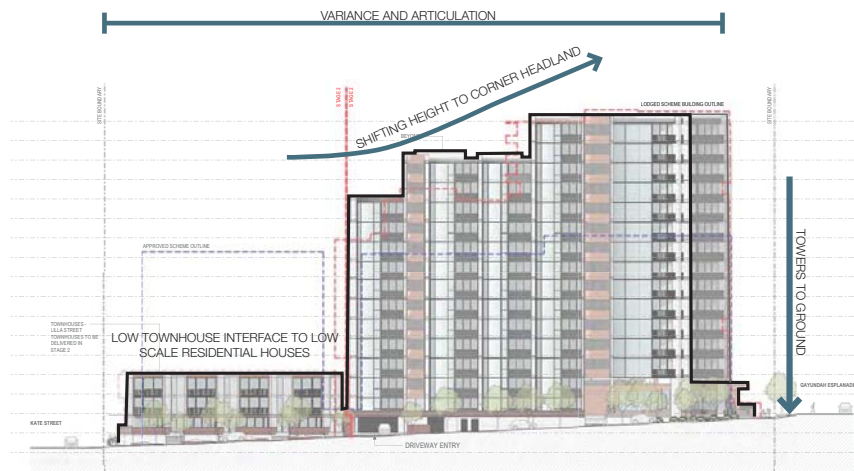


**APPROVED SCHEME**  
South Elevation

- Approved scheme under required height limit
- Further facade articulation required across street elevations

**RFI Clause 1**

The applicant's Town Planning Report states "It is noted that the existing building is approved with a maximum RL 39.1m AHD or 10 storeys. The approved built form is bulky and extends across the length of all three street frontages. The proposed changes offers an improved built form which despite having a higher aspect, does overall reduce the bulk and scale of the development as it presents in the locality."



**AMENDED SCHEME**  
South Elevation

- Height maintained at 15 storeys as per lodged scheme
- Consolidated stepping of tower form and roof
- A collection of towers moving forward to the Headland
  - Height expressed at major corner
- A landmark built form atop the Shipwreck

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## 4.0 Building Height, Bulk and Scale / 4.09 Clause 1 - Elevation Comparison

### ELEVATION COMPARISON STUDY

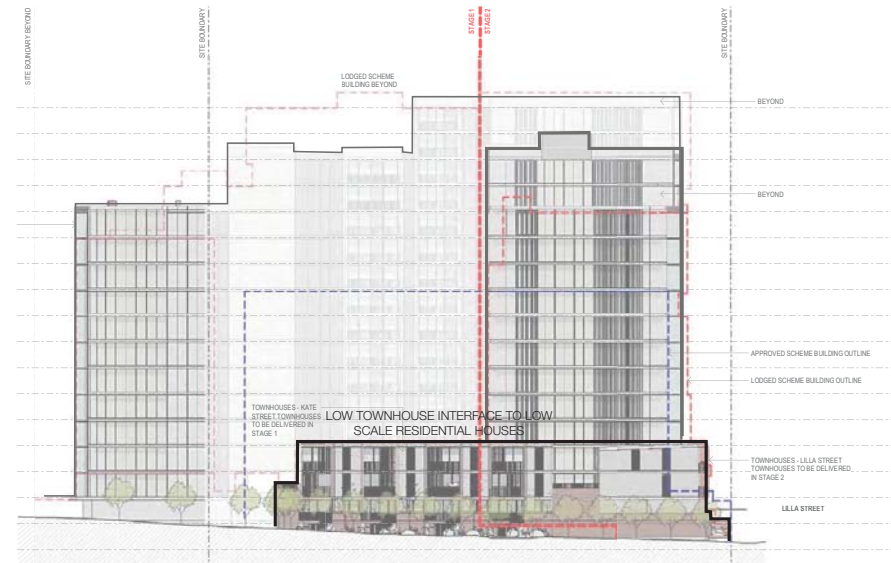


**APPROVED SCHEME  
West Elevation**

- Approved scheme under required height limit
- Further facade articulation required across street elevations

#### RFI Clause 1

The applicant's Town Planning Report states "It is noted that the existing building is approved with a maximum RL 39.1m AHD or 10 storeys. The approved built form is bulky and extends across the length of all three street frontages. The proposed changes offers an improved built form which despite having a higher aspect, does overall reduce the bulk and scale of the development as it presents in the locality."



**AMENDED SCHEME  
West Elevation**

- Height maintained at 15 storeys as per lodged scheme
- Consolidated stepping of tower form and roof
- A collection of towers moving forward to the Headland
  - Height expressed at major corner
- A landmark built form atop the Shipwreck

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

# Building Design



# Moreton Bay Regional Council

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## 5.0 Building Design / 5.01 Clause 2A - Approved Scheme Plan Design

### Approved Scheme Plan Design

- Broad width to corner
- Additional facade articulation required
- Lack of clarity in massing and breaks
- Conventional experience of views
- Withdrawn living areas
- Exposed balconies to wind and weather



### RFI Clause 2A

Additional permeability in building design to reduce the appearance of building bulk and to facilitate access to light and air flow. Due to the scale of the building, it is recommended that breaks in built form are provided and increase the space between the vertical building elements.

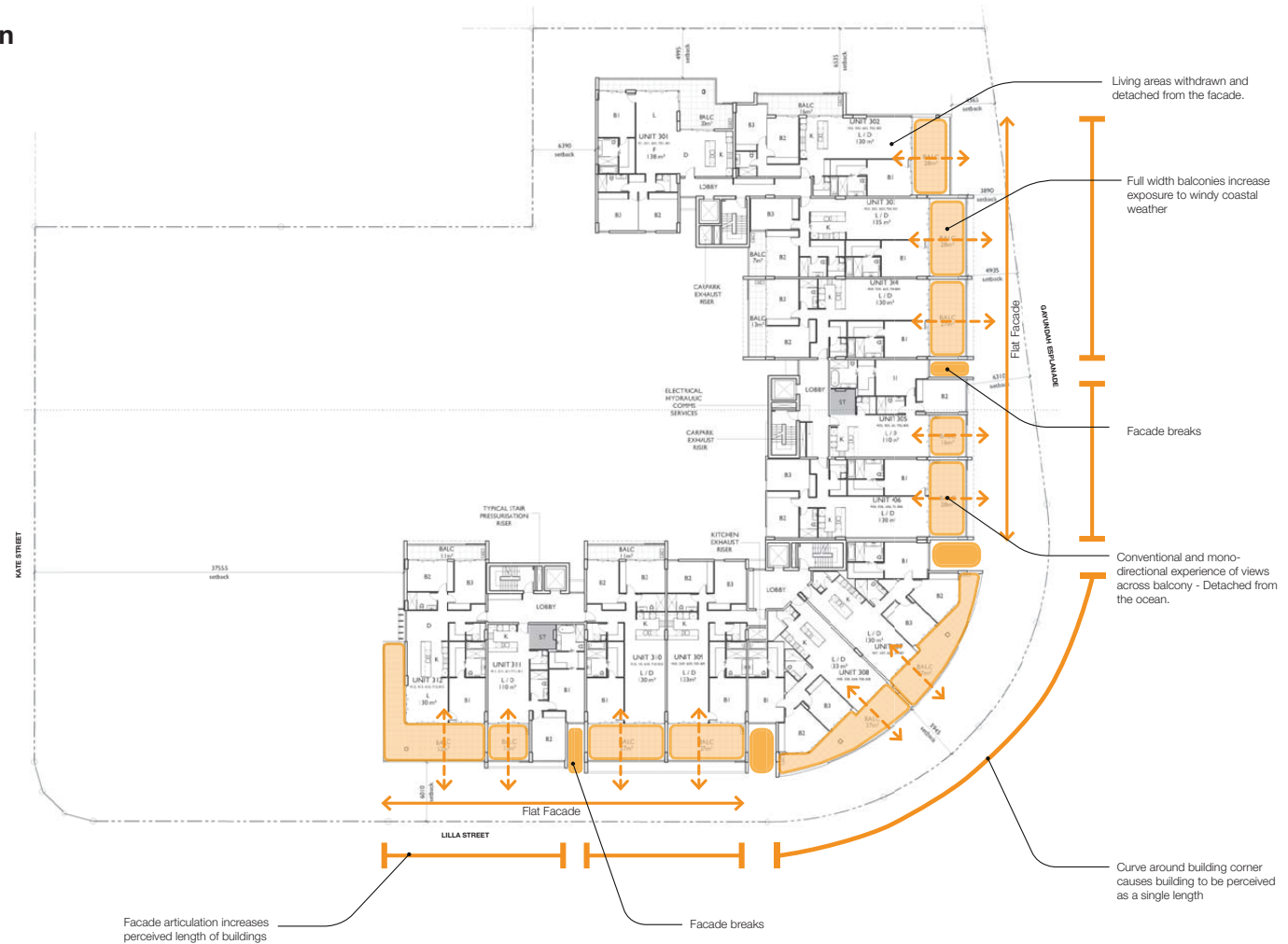
# Moreton Bay Regional Council

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

## 5.0 Building Design / 5.02 Clause 2A - Lodged Scheme Plan Design

### Lodged Scheme Plan Design

- Broad width to corner
- Additional facade articulation required
- Lack of clarity in massing and breaks
- Withdrawn living areas
- Exposed balconies to wind and weather
- Dominance of Balconies - Lack of variance in facade



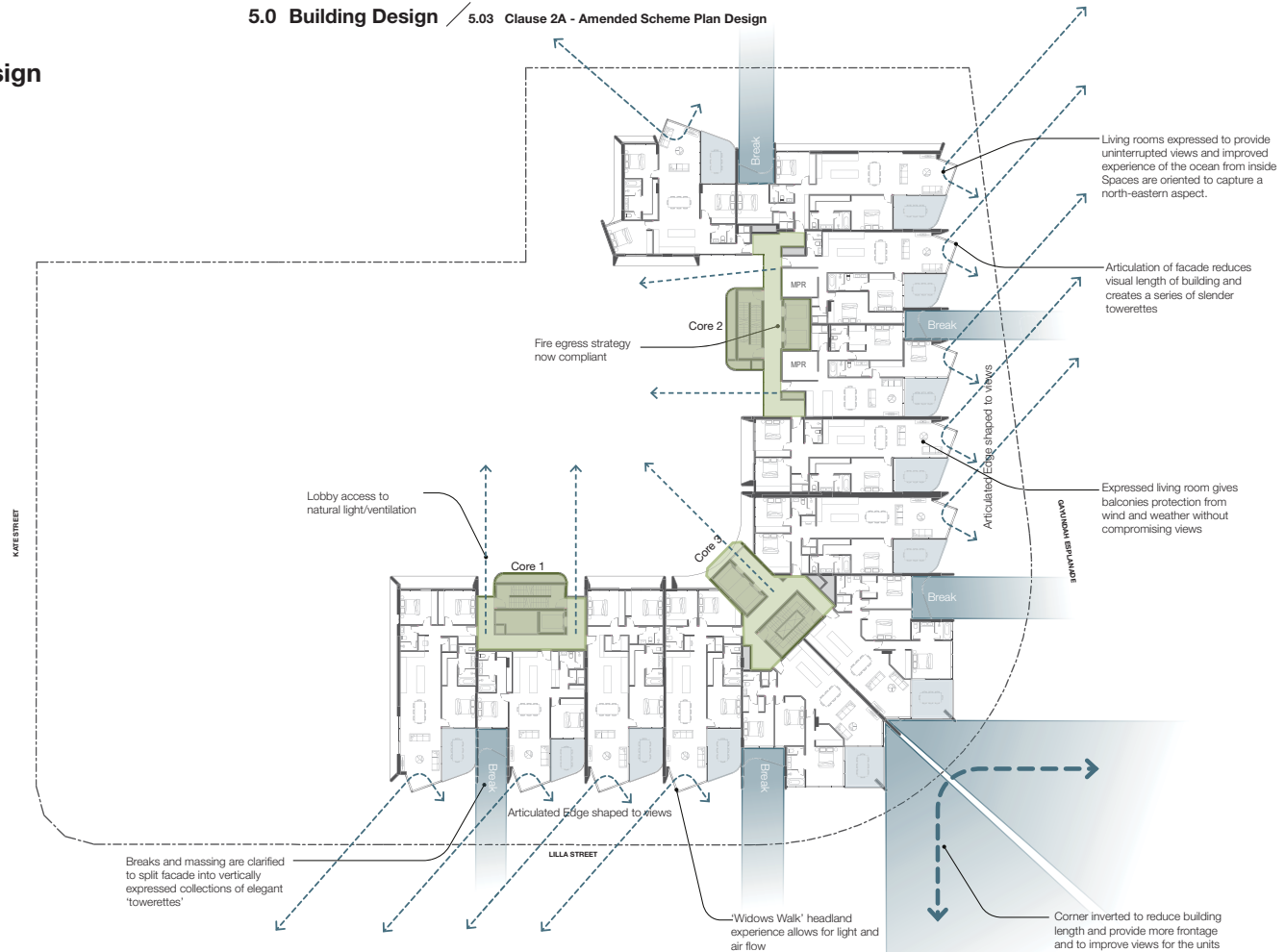
### RFI Clause 2A

Additional permeability in building design to reduce the appearance of building bulk and to facilitate access to light and air flow. Due to the scale of the building, it is recommended that breaks in built form are provided and increase the space between the vertical building elements.

## 5.0 Building Design / 5.03 Clause 2A - Amended Scheme Plan Design

### Amended Scheme Plan Design

- Improved clarity and massing in breaks to increase building permeability
- Improved facade articulation
- Exterior views and access to natural light and air flow from all lobbies
- Consolidated core design overtly expressed externally to help define vertical building elements
- Improved experience of ocean through living on the edge - 'The Widow's Walk'
- Unobstructed views from living areas
- Protected balconies integrated into the shaping of tower envelope - helping to reduce appearance in building bulk
- All lobbies, bedroom and living spaces designed to facilitate access to light and air flow
- Use of deep facades to north and west to facilitate shading
- Regressive corner articulation assists in reducing perceived building length



### RFI Clause 2A

Additional permeability in building design to reduce the appearance of building bulk and to facilitate access to light and air flow. Due to the scale of the building, it is recommended that breaks in built form are provided and increase the space between the vertical building elements.



# Moreton Bay Regional Council

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5.0 Building Design / 5.04 Clause 2A - Approved Unit Design



**View 1 - Approved Scheme (Perspective from Living Room)**

Disclaimer: Perspective images are presented as an artist's impression of the development only.

# Moreton Bay Regional Council

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5.0 Building Design / 5.05 Clause 2A - Lodged Unit Design



**View 1 - Lodged Scheme (Perspective from Living Room)**

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# Moreton Bay Regional Council

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

5.0 Building Design / 5.06 Clause 2A - Amended Unit Design



**View 2 - Amended Scheme (Perspective from Living Room)**

Disclaimer: Perspective images are presented as an artist's impression of the development only.

# Moreton Bay Regional Council

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

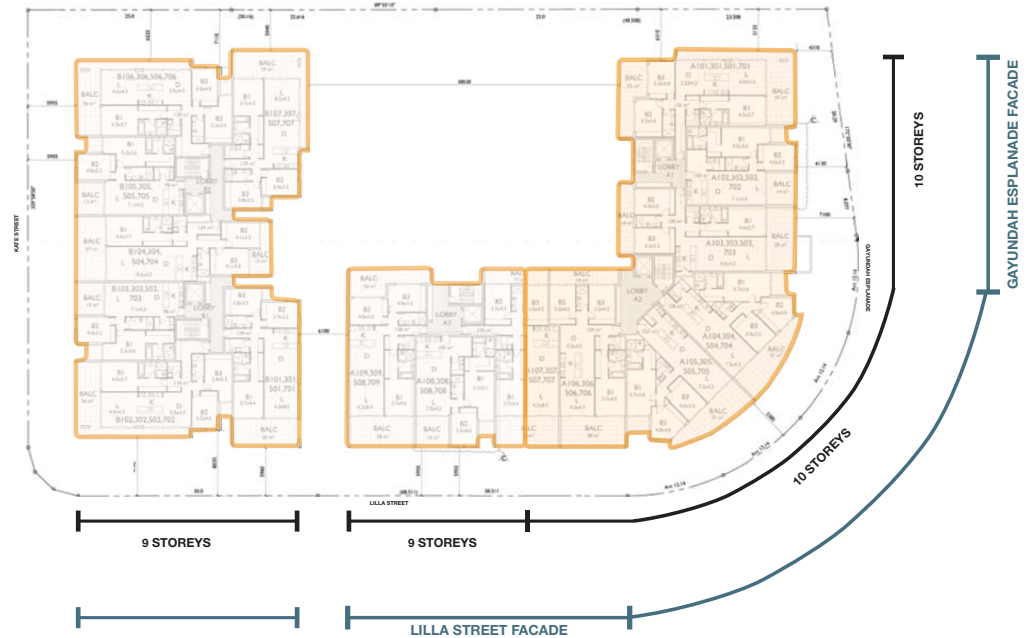
5.0 Building Design / 5.07 Clause 2B - Approved Massing Arrangement

## Approved Massing Arrangement

Massing and Floor Plan Diagram



- Length of building around corner of Gayundah Esplanade and Lilla Street
- Curved corner increases perceived building length
- Hard edge presented to streetscape across full site boundary



### RFI Clause 2B

Tall buildings are required to provide architectural variation through a distinct top, middle and base section.

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

5.0 Building Design / 5.08 Clause 2B - Lodged Massing Arrangement

**Lodged Massing Arrangement**

Massing and Floor Plan Diagram



- Length of building around corner of Gayundah Esplanade and Lilla Street
- Irregularity of stepping
- Curved corner increases perceived building length
- Hard edge presented to streetscape



**RFI Clause 2B**

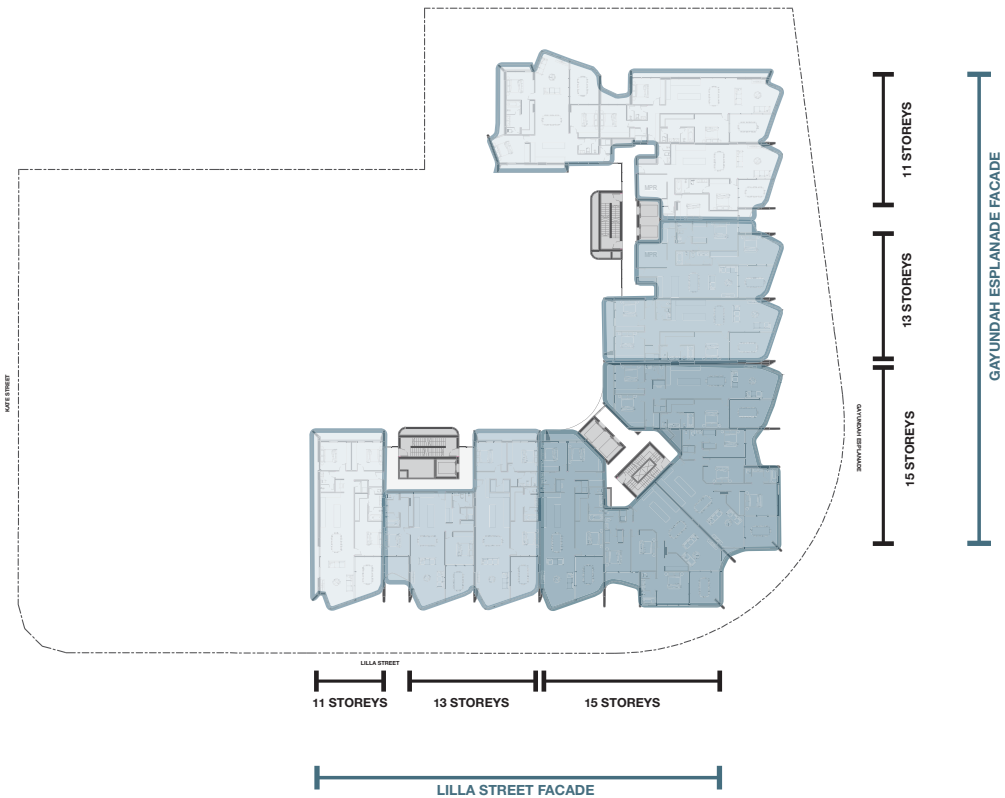
Tall buildings are required to provide architectural variation through a distinct top, middle and base section.

**Amended Massing Arrangement**

Massing and Floor Plan Diagram



- Strong expression on corner of Gayundah Esplanade and Lilla Street
- Length of building reduced by inverting corner and creating two street façades
- Slender and consolidated tower expressions
- Gradual and regular stepping - 11 storeys - 13 storeys - 15 storeys delivering a distinct rooftop to the tower
- Unique architectural language at ground plane through materiality
- Volume created at ground plane to increase activation/legibility creating a distinct base section
- Consolidated entry sequence expressed through volume
- HMQS Gayundah replica overtly expressed on the corner of Gayundah Esplanade and Lilla Street
- Building top defined by stepped roof
- Building middle section defined by slender 'towerettes'
- Building base defined by ground plane materiality & expression



**RFI Clause 2B**

Tall buildings are required to provide architectural variation through a distinct top, middle and base section.

# Moreton Bay Regional Council

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

5.0 Building Design / 5.10 Clause 2C - Render Comparison

## Render Comparison



**APPROVED SCHEME**



**AMENDED SCHEME**

### RFI Clause 2C

*Include architectural features which provide attractive vertical variation where visible from public spaces including the front, sides and rear of the building. This could include features such as variation in colours and materials, green walls, and form.*

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Contextual Comparison



APPROVED SCHEME



AMENDED SCHEME



# Moreton Bay Regional Council

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)



**View 1 - Perspective from Ted Smout Bridge**

Disclaimer: Perspective images are presented as an artist's impression of the development only.

## Moreton Bay Regional Council

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**View 2 - Perspective from End of Ted Smout Bridge**

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# Moreton Bay Regional Council

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## 5.0 Building Design / 5.11 Clause 2C - Amended Scheme Envelope



**View 1 - Perspective**

Disclaimer: Perspective images are presented as an artist's impression of the development only.



### Colour and Form

- Form-making is nautical in expression, referencing the historical HMQS Gayundah
- Colour and materiality of the proposal engages with the shipwreck

### Connecting the Podium & Tower

- Expression of podium materiality and geometry through the tower (Articulating tower breaks)



### Robust Materiality

- Use of robust materials to shield from ocean corrosion
- Use of structure as an expressive architectural element
- Vertical blades define tower edges and offer privacy between dwellings



### Architectural Elements

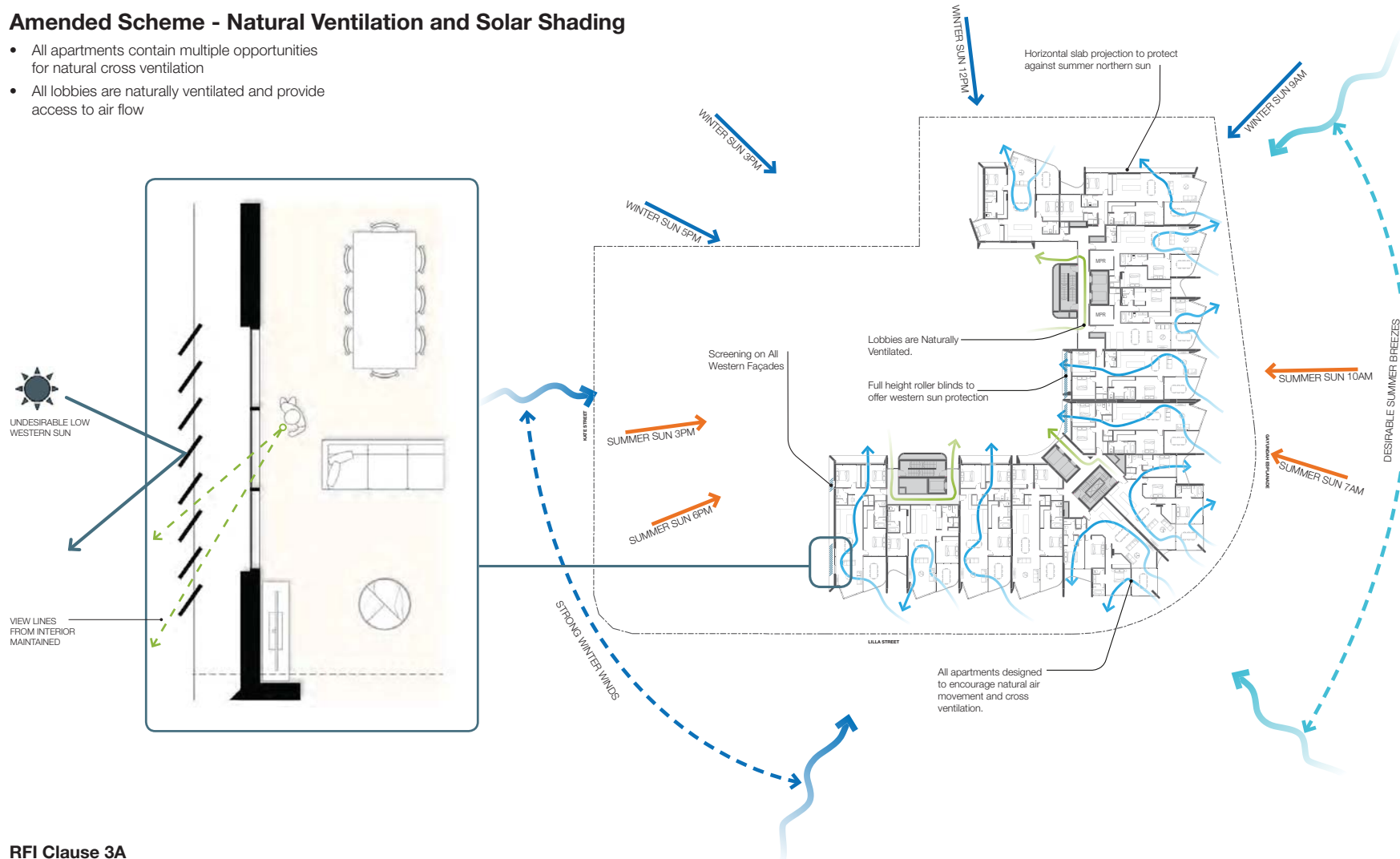
- Reference to Victorian Era filigree and decoration of the original Palace Hotel
- Notion of the observatory/widow's walk embedded in the bay window
- Deep eaves referencing the subtropical verandah and responding to local climate

### RFI Clause 2C

Include architectural features which provide attractive vertical variation where visible from public spaces including the front, sides and rear of the building. This could include features such as variation in colours and materials, green walls, and form.

**Amended Scheme - Natural Ventilation and Solar Shading**

- All apartments contain multiple opportunities for natural cross ventilation
- All lobbies are naturally ventilated and provide access to air flow



**RFI Clause 3A**

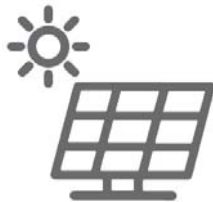
Review the proposed building design to address the (western) solar heat and allow natural air movement through proposed units from prevailing breezes.

## Amended Scheme - Energy Efficiency

The project has engaged with leading consultants to ensure that strategies of energy efficient design initiatives to reduce energy consumption and waste are embedded into the design.

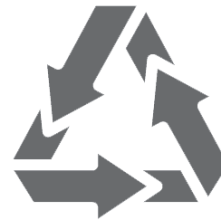
Refer to Waste Management Report prepared by TTM

Refer to Landscape Architect Report Prepared by Form LA



### Energy & Technology

- Performance glazing façade to meet relevant standards
  - Energy efficient air conditioning systems
    - Energy efficient LED lamps
- An energy metering system for monitoring demand
  - Lifts with high efficiency drives
    - Solar water heating



### Waste & Water

- Rainwater harvesting for landscape irrigation through provision of water tanks
  - Water efficient fixtures to reduce potable water demand
- Dedicated waste chutes to maximize recycling from building occupants
- Preference for the utilisation of native coastal species in soft landscaping palette
- Bio-retention system to manage stormwater quality



### Active Transport

- Significant quantity of bicycle parking for residents and visitors
  - Bicycle storage
    - Proximity to Woody Point Town Centre
- Close Proximity to bike paths and footpath/promenade
- Future provision through supply of conduits for car parking to service units (to accommodate electric cars)

### RFI Clause 3B

Identify energy efficiency design initiatives which are integrated into the form and function of the development.

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# Connectivity and Pedestrian Interface

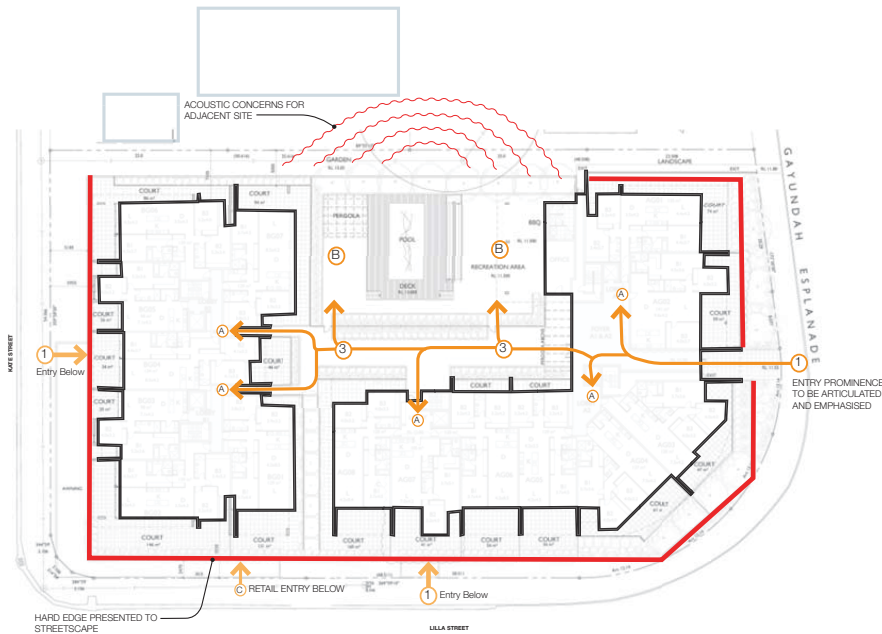


# Moreton Bay Regional Council

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6.0 Connectivity and Pedestrian Interface / 6.01 Clause 4A & 4B - Approved and Lodged Scheme Ground Plane

## Approved and Lodged Schemes - Ground Plane Design



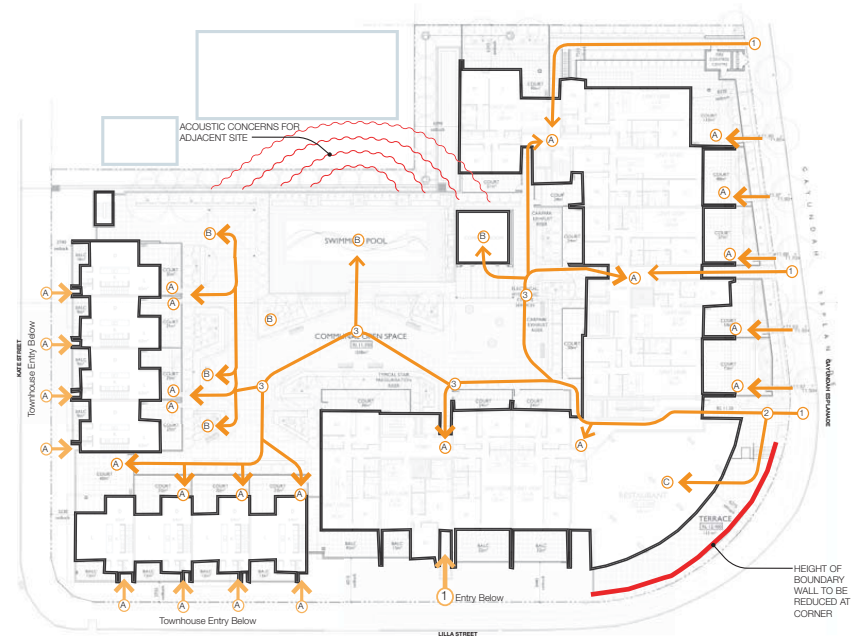
### Approved Scheme

#### RFI Clause 4A

Provide updated proposal plans and landscape concept plans which demonstrate the provision of a 2m wide pedestrian path abutting the property boundary. The remaining verge is to be grassed.

#### RFI Clause 4B

Provide amended plans which demonstrate an improved pedestrian interface at the corner of Gayundah Esplanade and Lilla Street. Options may include the use of a ramped entry, stepped planting to reduce the height of the boundary wall at this location.

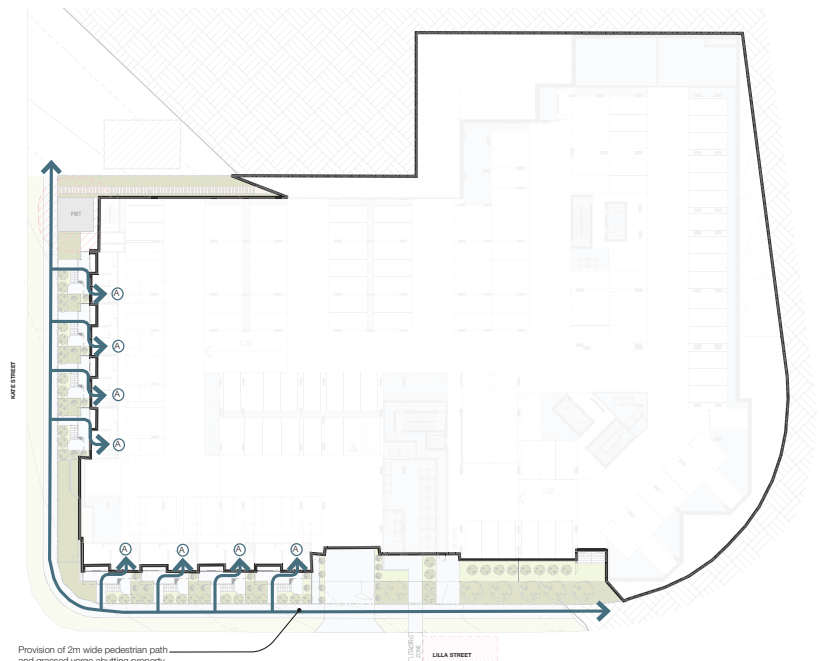


### Lodged Scheme

- Legible site entry required
- Higher visual permeability and pedestrian friendly circulation to be incorporated
- Lobby spaces are visually separated from the streetscape

- (A) Residential entry (town house entries on lower ground)
- (B) Residential recreation zone
- (C) Retail zone entry to be more legible
- (1) Site entry
- (2) Point of choice between retail and residential zones
- (3) Point of choice between residential and recreational zones.

## Amended Scheme - Ground Plane Design



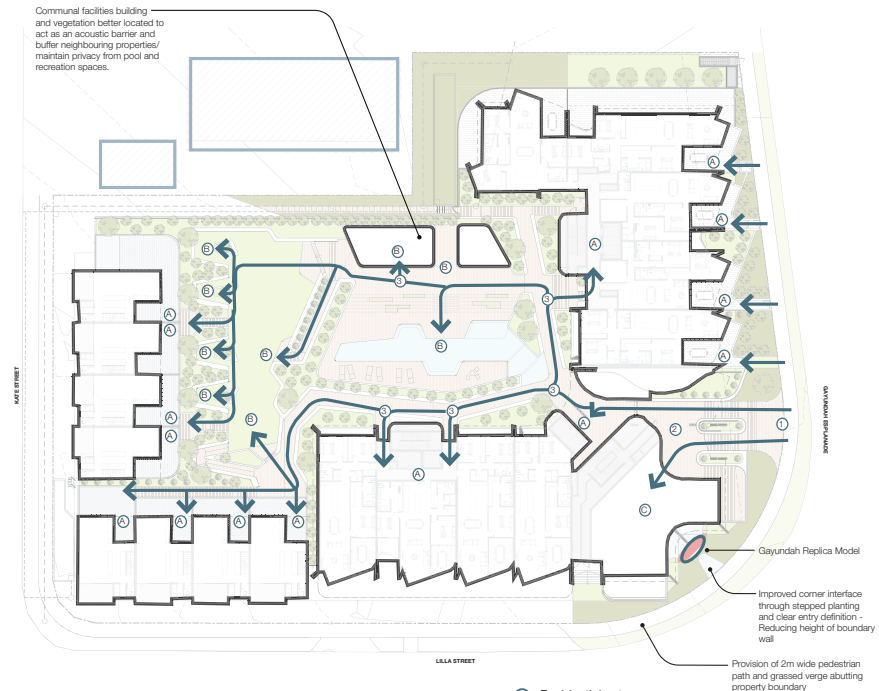
### Lower Ground

#### RFI Clause 4A

Provide updated proposal plans and landscape concept plans which demonstrate the provision of a 2m wide pedestrian path abutting the property boundary. The remaining verge is to be grassed.

#### RFI Clause 4B

Provide amended plans which demonstrate an improved pedestrian interface at the corner of Gayundah Esplanade and Lilla Street. Options may include the use of a ramped entry, stepped planting to reduce the height of the boundary wall at this location.



### Upper Ground

- Clear and defined entry sequence from corner of Gayundah Esplanade and Lilla Street
- Permeable and pedestrian friendly ground plane
- Logical wayfinding integrated with landscape and communal spaces
- High visibility to communal recreation from entry lobby
- Expression of boat replica defines the corner of the scheme

- (A) Residential entry
- (B) Residential recreation zone
- (C) Retail zone
- (1) Pedestrian entry to site
- (2) Point of choice between retail and residential zones
- (3) Point of choice between residential and recreational zones.



# Moreton Bay Regional Council

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6.0 Connectivity and Pedestrian Interface / 6.03 Clause 4A & 4B - Amended Scheme Ground Perspective



## RFI Clause 4B

Provide amended plans which demonstrate an improved pedestrian interface at the corner of Gayundah Esplanade and Lilla Street. Options may include the use of a ramped entry, stepped planting to reduce the height of the boundary wall at this location.

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# Landscaping



Note: Refer to Landscape Architect Report for detailed response to Council RFI

# Moreton Bay Regional Council

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## 7.0 Landscaping / 7.01 Clause 5 - Amended Scheme Deep Planting



AMENDED LOWER GROUND LEVEL



AMENDED UPPER GROUND LEVEL

### RFI Clause 5

The Town Planning Report notes that the development provides 12% deep planting and complies with the Residential Uses Code Example E10.2 that deep planting areas have a minimum dimension of 4m. Please provide a dimensioned Landscape Concept Plan identifying the nominated deep planting areas, noting that they must be clear of the basement.

**TOTAL DEEP PLANTING AREA - 845sqm (12.2%)**

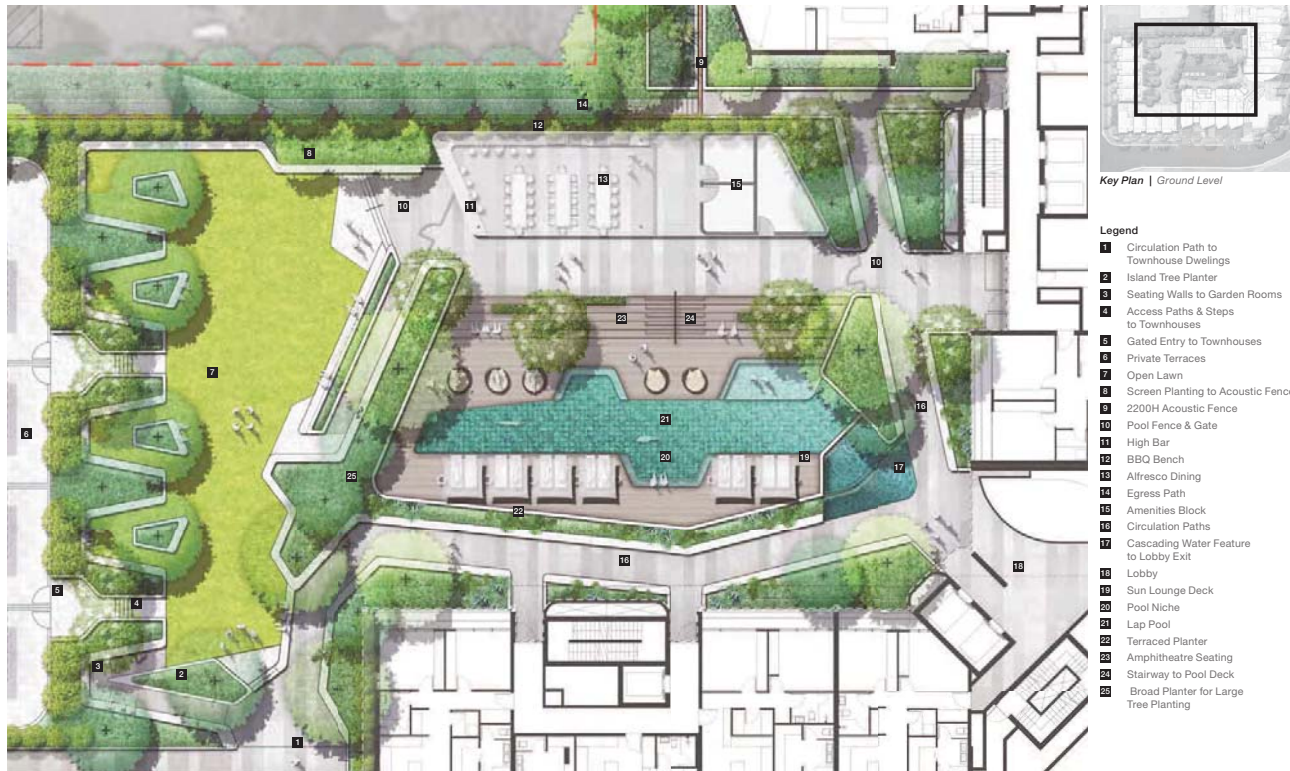
■ Deep Planting

Note: Refer to Landscape Architect Report for detailed response to Council RFI

# Moreton Bay Regional Council

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## 7.0 Landscaping / 7.02 Clause 6 - Amended Scheme Landscape Plan



### RFI Clause 6

With reference to the Planning Scheme Policy - Residential Design section 6.7 Landscaping, provide information demonstrating that the proposed landscaping:

- Integrates with the overall site layout and building design;

Information Request – Development Application No. DA/16705/2007/VCHG/3 Page 3

- Reduces the urban heat island effect and enhances and improves micro-climate conditions;
- Contributes to local biodiversity;
- Enables planting of large trees on site; and
- Integrates water sensitive urban design.

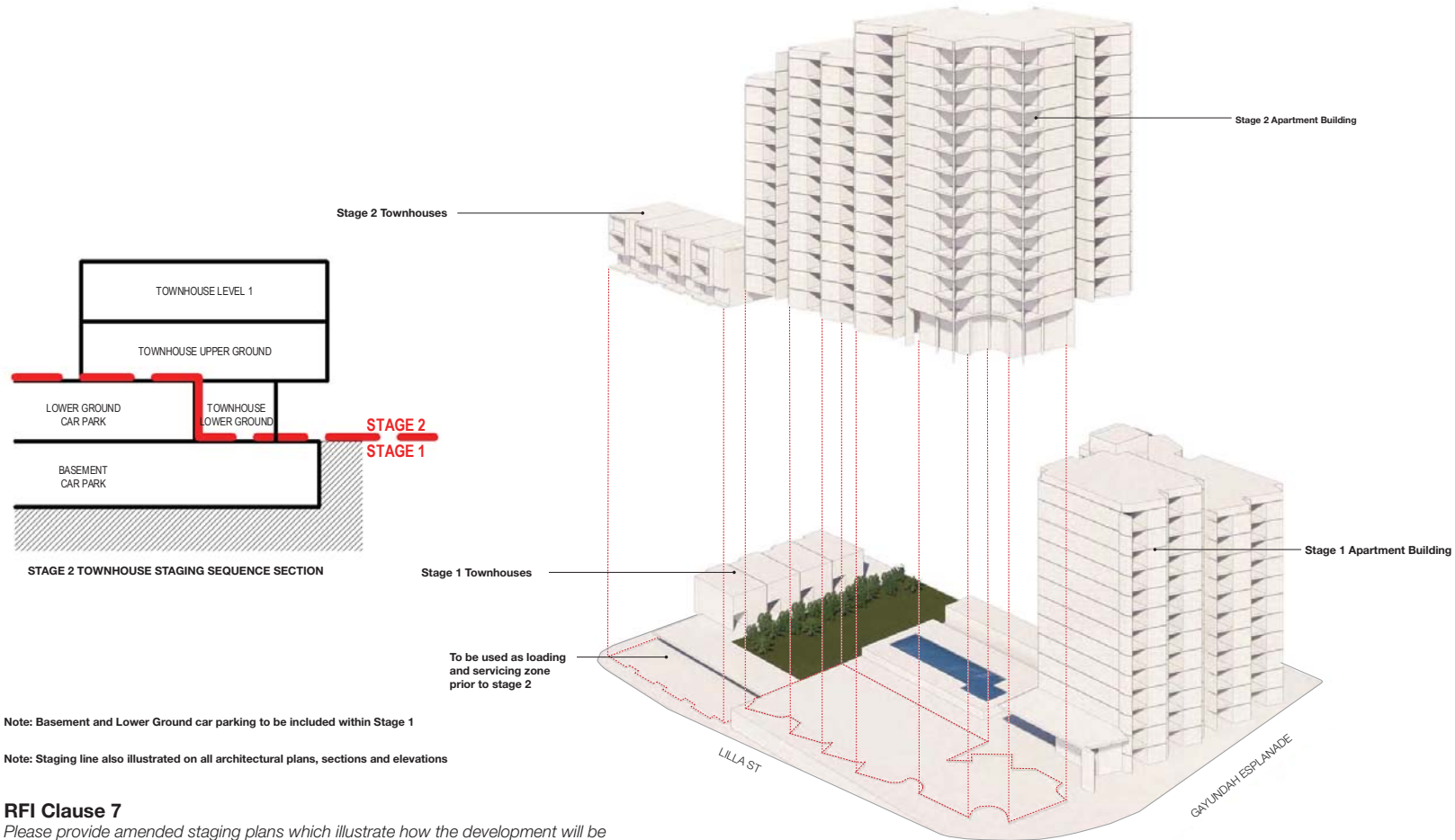
Note: Refer to Landscape Architect Report for detailed response to Council RFI

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**Staging** /

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

8.0 Staging / 8.01 Clause 7 & 8 - Amended Staging Diagram



Note: Basement and Lower Ground car parking to be included within Stage 1

Note: Staging line also illustrated on all architectural plans, sections and elevations

**RFI Clause 7**

Please provide amended staging plans which illustrate how the development will be physically delivered for Stage 1 (i.e. elevations and a site plan) Plans should illustrate the visual appearance of the built form and indicative landscaping for Stage 1.

**RFI Clause 8**

The proposed town houses are represented in the town planning report as a positive aspect of the proposal. In this respect, these should be delivered in stage 1.

AMENDED STAGING DIAGRAM

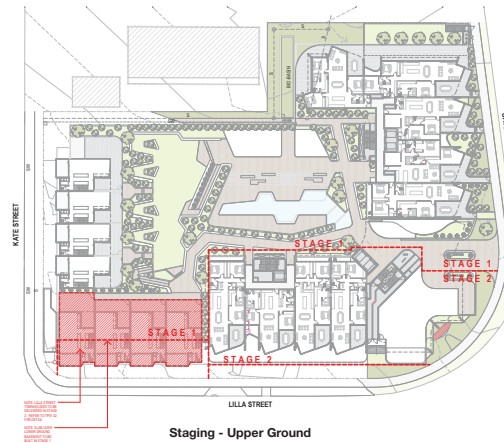
# Moreton Bay Regional Council

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

## 8.0 Staging / 8.02 Clause 7 & 8 - Amended Staging Plans



Staging - Lower Ground



Staging - Upper Ground



Staging - Level 01

Note: Staging line also illustrated on all architectural plans, sections and elevations

### RFI Clause 7

Please provide amended staging plans which illustrate how the development will be physically delivered for Stage 1 (i.e. elevations and a site plan) Plans should illustrate the visual appearance of the built form and indicative landscaping for Stage 1.

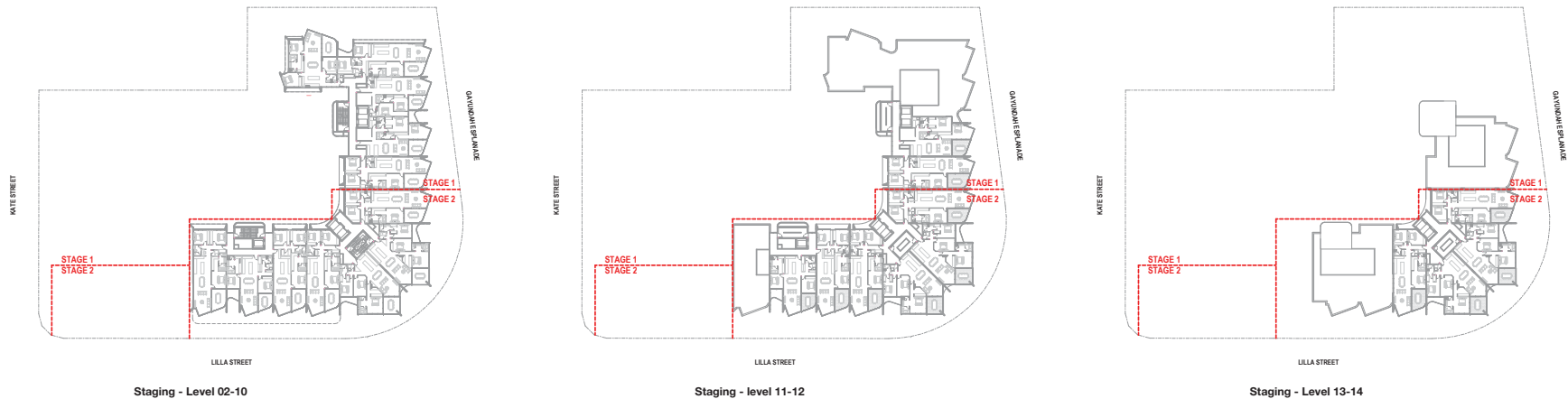
### RFI Clause 8

The proposed town houses are represented in the town planning report as a positive aspect of the proposal. In this respect, these should be delivered in stage 1.

# Moreton Bay Regional Council

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

## 8.0 Staging / 8.03 Clause 7 & 8 - Amended Staging Plans



Note: Staging line also illustrated on all architectural plans, sections and elevations

### RFI Clause 7

Please provide amended staging plans which illustrate how the development will be physically delivered for Stage 1 (i.e. elevations and a site plan) Plans should illustrate the visual appearance of the built form and indicative landscaping for Stage 1.

### RFI Clause 8

The proposed town houses are represented in the town planning report as a positive aspect of the proposal. In this respect, these should be delivered in stage 1.



ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

# Materiality and Buildability



# Moreton Bay Regional Council

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

## 9.0 Materiality and Buildability / 9.01 Material Perspective



ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

# Drawings



# Moreton Bay Regional Council

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)



## DRAWING LIST

TP00.00	COVER SHEET
TP00.01	DEVELOPMENT SUMMARY
TP00.02	SCHEDULE OF ACCOMM. / SITE COVER
TP00.03	EXISTING CONTEXT PLAN
TP00.04	PROPOSED SITE PLAN
TP01.01	BASEMENT 01 FLOOR PLAN
TP01.02	LOWER GROUND FLOOR PLAN
TP01.03	UPPER GROUND FLOOR PLAN
TP01.04	LEVEL 01 FLOOR PLAN
TP01.05	LEVEL 02-10 FLOOR PLAN
TP01.06	LEVEL 11-12 FLOOR PLAN
TP01.07	LEVEL 13-14 FLOOR PLAN
TP01.08	ROOF PLAN
TP02.01	NORTH ELEVATION
TP02.02	SOUTH ELEVATION
TP02.03	EAST ELEVATION
TP02.04	WEST ELEVATION
TP03.01	SECTION A

## RFI RESPONSE

Revisions /  
P1 30.08.19 FOR REVIEW  
P2 04.09.19 FOR REVIEW  
P3 12.09.19 RFI RESPONSE

Project /  
LR 2-8 GAYUNDAH  
LR ESPLANADE  
LR 2-8 GAYUNDAH ESPLANADE  
WOODY POINT

Drawing /  
COVER SHEET

Project No / 219084 Date / 01.08.19 Author / JF

Scale: @ A3 /

Drawing No. TP00.00 P3

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# Moreton Bay Regional Council

## ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

### DEVELOPMENT SUMMARY

#### SITE STATISTICS

MBRC RATES			
PARAMETERS	ORIGINAL SITE AREA	CURRENT SITE AREA	NOTES
AREA TOTAL	5975sqm	6923.7sqm	Lot 101 not part of original site area
MAX. SITE COVER	35%	25%	
MAX. NO. OF STOREYS	30m max.	21m	
MIN. DEEP PLANTING	10%	5% - 346.19sqm	Min. dimension of 4m
MIN. P.O.S.	50sqm/unit	12sqm/Unit	Min. dimension of 2.4m
MIN. DENSITY (NO. OF UNITS)	site area/50	45 Dwellings/Ha	
GFA (BASED ON MAX. SITE COVER)	N/A	15578.33sqm (9 storeys)	10456.25sqm (7 storeys)   20912.50sqm (14 storeys)
MIN. BIKES	N/A	1/Dwelling + 0.5/retail park	
MIN. STORAGE	N/A	8m3/Unit	

#### APPROVED SCHEME (10 STOREYS) \*Note: This does not include the 27 units approved under separate DA

PARAMETERS	COUNCIL RATE	PROVIDED TOTAL	NOTES
SITE COVER (TYPICAL - INCL. BALC.)		<b>50% - 2980.9sqm</b>	
SITE COVER (TYPICAL - EXCL. BALC.)	35%	<b>39% - 2332.61sqm</b>	Labelled on drawing as 34.5% - 2083sqm
UNIT TOTAL	Site Area/50	<b>147</b>	
NO. OF STOREYS	30m max.	<b>10 storeys / 27.6m</b>	39.1m AHD
DEEP PLANTING	10%	-	Deep Planting not labelled on plans
P.O.S.	50sqm/unit avg.	<b>Min. Achieved</b>	
GFA	N/A	<b>21384.35sqm</b>	
BIKES	N/A	-	
STORAGE	N/A	<b>1309.1m3</b>	

#### LODGED SCHEME (15 STOREYS)

PARAMETERS	COUNCIL RATE	PROVIDED TOTAL	NOTES
SITE COVER (TYPICAL - INCL. BALC.)		<b>34.3% - 2373.4sqm</b>	
SITE COVER (TYPICAL - EXCL. BALC.)	25% - 1730.93sqm	<b>27% - 1863.2sqm</b>	
UNIT TOTAL	Min. 45 Dwellings/Ha	<b>157</b>	
NO. OF STOREYS	21m	<b>15 Storeys/45m</b>	56.5m AHD
DEEP PLANTING	5% - 346.19sqm	<b>12% (830.8sqm)</b>	
P.O.S.	12sqm/Unit	<b>Min. Achieved</b>	
GFA	15578.33sqm (9 storeys)	<b>23912.93sqm</b>	Rates: 12116.48sqm (7 storeys)   17309.25sqm (10 storeys)
BIKES	163	<b>56 Indicated</b>	Indicated on LG - Uncertain if bonnet bikes are utilised
STORAGE	1256m3	<b>1784m3</b>	1784m3 @ 2100h   1529.5m3 @ 1800h

#### AMENDED SCHEME (15 STOREYS)

PARAMETERS	COUNCIL RATE	PROVIDED TOTAL	NOTES
SITE COVER (TYPICAL - INCL. BALC.)		<b>32.8% - 2276sqm</b>	
SITE COVER (TYPICAL - EXCL. BALC.)	25% - 1730.93sqm	<b>28% - 1940.6sqm</b>	
UNIT TOTAL	Min. 45 Dwellings/Ha	<b>158</b>	Increased by 1 unit from lodged scheme
NO. OF STOREYS	21m	<b>15 Storeys/45m</b>	56.5m AHD
DEEP PLANTING	5% - 346.19sqm	<b>12.2% - 845sqm</b>	
P.O.S.	12sqm/Unit	<b>Min. Achieved</b>	
GFA	15578.33sqm (9 storeys)	<b>24400.37sqm</b>	Rates: 12116.48sqm (7 storeys)   17309.25sqm (10 storeys)
BIKES	164	<b>Min. Achieved</b>	
STORAGE	1264m3	<b>1550.6m3</b>	Storage Height taken at 2100mm

#### COUNCIL PARKING RATES

MBRC PARKING RATES	RES.	VISITOR	COMMERCIAL (MIN.)	COMMERCIAL (MAX.)
MBRC CAR RATE (MIN.)	1	0	1 per 30sqm GFA	1 per 20sqm GFA
MBRC CARS (MIN.)	<b>158</b>	<b>0</b>	<b>8.3</b>	<b>12.5</b>
MBRC BIKE RATE (MIN.)	1	0	1 per 2 commercial parks	1 per 2 commercial parks
MBRC BIKES (MIN.)	<b>158</b>	<b>0</b>	<b>4.15</b>	<b>6.25</b>

#### CAR PARKING COMPARISON

LODGED SCHEME				
CAR PARKING SCHEDULE			TOTAL	TOTAL AREA
LEVEL	RES.	RETAIL	CAR TOTAL	BASEMENT AREA
BASEMENT	182	0	<b>182</b>	5493.6
LOWER GROUND	132	12	<b>144</b>	5099
<b>TOTAL</b>	<b>314</b>	<b>12</b>	<b>326</b>	<b>10592.6</b>

AMENDED SCHEME				
CAR PARKING SCHEDULE			TOTAL	TOTAL AREA (sqm)
LEVEL	RES.	RETAIL	CAR TOTAL	BASEMENT AREA
BASEMENT	185	0	<b>185</b>	5483.27
LOWER GROUND	131	11	<b>142</b>	5079.85
<b>TOTAL</b>	<b>316</b>	<b>11</b>	<b>327</b>	<b>10563.12</b>

#### BIKE PARKING COMPARISON (EXISTING BONNET BIKES NOT INDICATED)

LODGED SCHEME			
BIKE PARKING SCHEDULE			TOTAL
LEVEL	RES.	RETAIL VIS.	BIKE TOTAL
BASEMENT	0	0	<b>0</b>
LOWER GROUND	55	0	<b>55</b>
<b>TOTAL</b>	<b>55</b>	<b>0</b>	<b>55</b>

AMENDED SCHEME			
BIKE PARKING SCHEDULE			TOTAL
LEVEL	RES.	RETAIL VIS.	BIKE TOTAL
BASEMENT	100	0	<b>100</b>
LOWER GROUND	58	6	<b>64</b>
<b>TOTAL</b>	<b>158</b>	<b>6</b>	<b>164</b>

### RFI RESPONSE

Revisions /  
 P1 15.08.19 WORK IN PROGRESS LR  
 P2 23.08.19 WORK IN PROGRESS LR  
 P3 30.08.19 FOR REVIEW LR  
 P4 04.09.19 FOR REVIEW LR  
 P5 12.09.19 RFI RESPONSE LR

Project / **2-8 GAYUNDAH  
 ESPLANADE**  
 2-8 GAYUNDAH ESPLANADE  
 WOODY POINT

Drawing / **DEVELOPMENT  
 SUMMARY**

Project No / **219084** Date / **01.08.19** Author / **PC** Scale @ **A3**

Drawing No / **TP00.01 P5**

**rothelawman**

Brisbane, Melbourne, Sydney  
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# Moreton Bay Regional Council

## ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

### SCHEDULE OF ACCOMMODATION - PROPOSED RL SCHEME

SCHEDULE OF ACCOMMODATION					TOTAL
LEVEL	2 BED 2 BATH	3 BED 2 BATH	2 BED + MPR	4 BED 2 BATH TH	APTS
BASEMENT					0
LOWER GROUND				8	8
UPPER GROUND	1	6	2		9
LEVEL 01	1	6	2		9
LEVEL 02	1	9	2		12
LEVEL 03	1	9	2		12
LEVEL 04	1	9	2		12
LEVEL 05	1	9	2		12
LEVEL 06	1	9	2		12
LEVEL 07	1	9	2		12
LEVEL 08	1	9	2		12
LEVEL 09	1	9	2		12
LEVEL 10	1	9	2		12
LEVEL 11	1	6	1		8
LEVEL 12	1	6	1		8
LEVEL 13	0	4			4
LEVEL 14	0	4			4
ROOF					0
<b>TOTAL</b>	<b>13</b>	<b>113</b>	<b>24</b>	<b>8</b>	<b>158</b>

### SCHEDULE OF ACCOMMODATION - EXISTING ADM SCHEME

SCHEDULE OF ACCOMMODATION					TOTAL
LEVEL	1 BED 1 BATH	2 BED 2 BATH	3 BED 2 BATH	4 BED 2 BATH TH	APTS
BASEMENT	0	0	0	0	0
LOWER GROUND	0	0	0	8	8
UPPER GROUND	1	1	8		10
LEVEL 01	0	2	8	0	10
LEVEL 02	0	2	10	0	12
LEVEL 03	0	2	10	0	12
LEVEL 04	0	2	10	0	12
LEVEL 05	0	2	10	0	12
LEVEL 06	0	2	10	0	12
LEVEL 07	0	2	10	0	12
LEVEL 08	0	2	10	0	12
LEVEL 09	0	1	10	0	11
LEVEL 10	0	1	8	0	9
LEVEL 11	0	1	6	0	7
LEVEL 12	0	1	5	0	6
LEVEL 13	0	1	5	0	6
LEVEL 14	0	1	5	0	6
ROOF	0	0	0	0	0
<b>TOTAL</b>	<b>1</b>	<b>23</b>	<b>125</b>	<b>8</b>	<b>157</b>

### SITE COVER COMPARISON

SITE COVER COMPARISON			
SITE AREA	APPROVED SCHEME	LODGED SCHEME	AMENDED SCHEME
	597.5sqm	6923.7sqm	6923.7sqm
MAX. ALLOWABLE	35%	25%	25%

LEVEL	LABELLED SITE COVER	MEASURED SITE COVER	LABELLED SITE COVER	MEASURED SITE COVER	MEASURED SITE COVER
BASEMENT	-	5204sqm (87%)	5493.3sqm (79%)	5493.6sqm (79%)	5545.58sqm (80%)
LOWER GROUND	-	4901.7sqm (82%)	5350.6sqm (77%)	5357.2sqm (77%)	5443.5sqm (78%)
UPPER GROUND	-	2432.8sqm (40.7%)	2584.9sqm (37%)	2587.7sqm (37%)	2487.4sqm (35.9%)
LEVEL 01	2063sqm (34.5%)	2332.6sqm (39%)	2619.5sqm (38%)	2622.04sqm (37.8%)	2641.3sqm (38%)
LEVEL 02	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 03	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 04	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 05	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 06	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 07	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 08	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 09	-	879.8sqm (14.7%)	1732.4sqm (25%)	1732.3sqm (25%)	1940.6sqm (28%)
LEVEL 10	-	-	1440.7sqm (21%)	1441.2sqm (21%)	1940.6sqm (28%)
LEVEL 11	-	-	1122.8sqm (16%)	1123.1sqm (16%)	1360.7sqm (19.6%)
LEVEL 12	-	-	927.6sqm (13%)	927.6sqm (13%)	1360.7sqm (19.6%)
LEVEL 13	-	-	927.6sqm (13%)	927.6sqm (13%)	661.5sqm (9.6%)
LEVEL 14	-	-	927.6sqm (13%)	927.6sqm (13%)	661.5sqm (9.6%)

NOTE:  
 APPROVED SCHEME TYPICAL PLATE SITE COVER WITH BALCONY: 2989.9sqm (49.9%)  
 LODGED SCHEME TYPICAL PLATE SITE COVER WITH BALCONY: 2373.4sqm (34.3%)  
 AMENDED SCHEME TYPICAL PLATE SITE COVER WITH BALCONY: 2276sqm (32.8%)

## RFI RESPONSE

Revisions /  
 P1 15.08.19 WORK IN PROGRESS  
 P2 23.08.19 WORK IN PROGRESS  
 P3 30.08.19 FOR REVIEW  
 P4 04.09.19 FOR REVIEW  
 P5 12.09.19 RFI RESPONSE

Project / 2-8 GAYUNDAH  
**ESPLANADE**  
 2-8 GAYUNDAH ESPLANADE  
 WOODY POINT

Drawing / **SCHEDULE OF  
 ACCOMM. / SITE  
 COVER**

Project No / 219084 Date / 12.08.19 Author / PC

Scale / @ A3

Drawing No / TP00.02 P5

**rothelowman**

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# Moreton Bay Regional Council

ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)



## RFI RESPONSE

Revisions /  
 P1 30.08.19 FOR REVIEW  
 P2 04.09.19 FOR REVIEW  
 P3 12.09.19 RFI RESPONSE

Project /  
 LR 2-8 GAYUNDAH  
 LR ESPLANADE  
 2-8 GAYUNDAH ESPLANADE  
 WOODY POINT

Drawing /  
 EXISTING CONTEXT  
 PLAN

Project No / 219084 Date / 01.08.19 Author / JF

Scale: @ A3 / 1 : 2500

Drawing No / TP00.03 P3

**rothelowman**



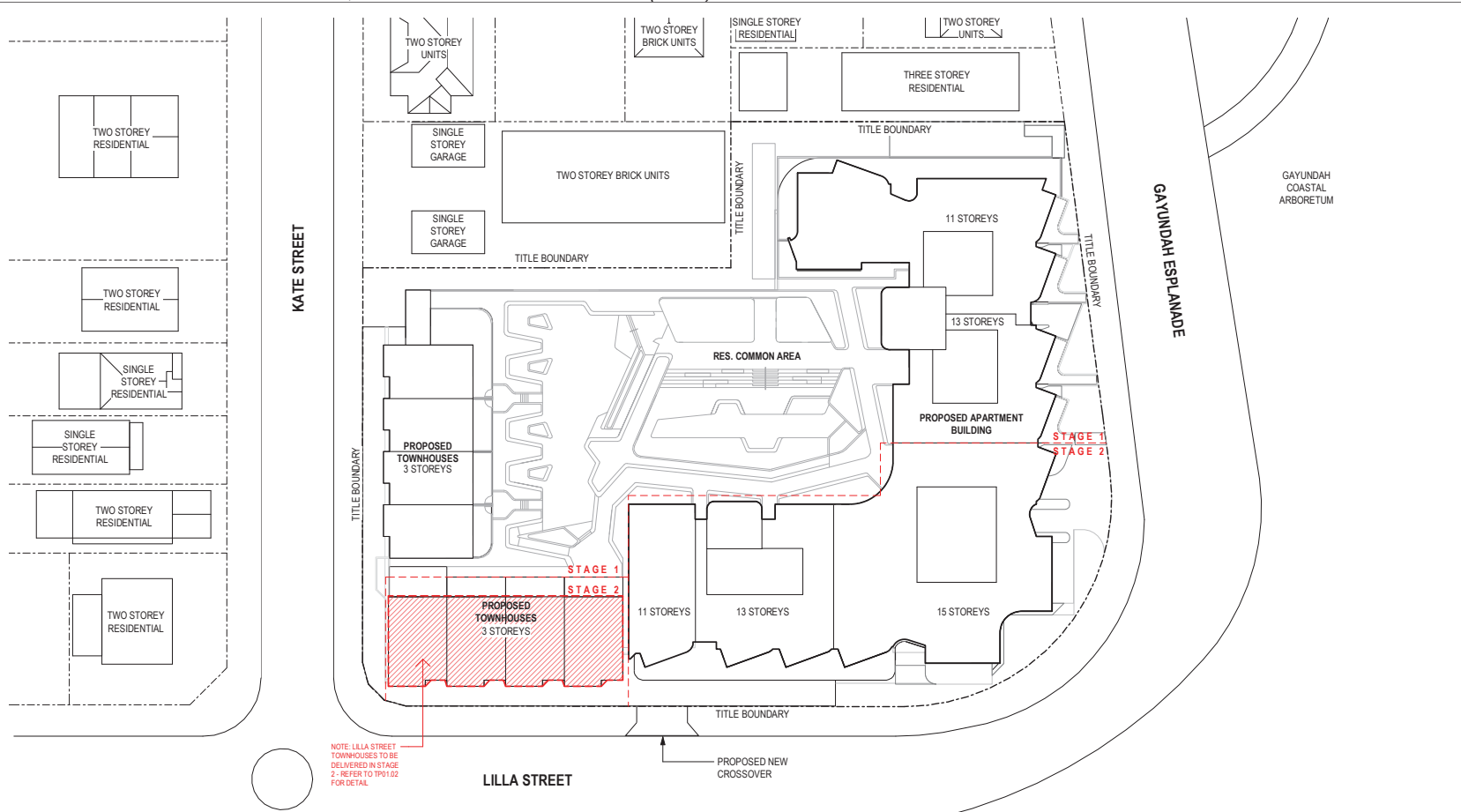
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# Moreton Bay Regional Council

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NOTE: LILLA STREET TOWNHOUSES TO BE DELIVERED IN STAGE 2 - REFER TO TP01.02 FOR DETAIL

## RFI RESPONSE

Revisions / P1 30.08.19 FOR REVIEW  
P2 04.09.19 FOR REVIEW  
P3 12.09.19 RFI RESPONSE

LR  
LR  
LR

Project / **2-8 GAYUNDAH ESPLANADE**  
2-8 GAYUNDAH ESPLANADE  
WOODY POINT



Drawing / **PROPOSED SITE PLAN**



Project No / **219084** Date / **01.08.19** Author / **JF**

Scale: @ A3 / **1 : 500**

Drawing No. / **TP00.04 P3**

MORETON BAY

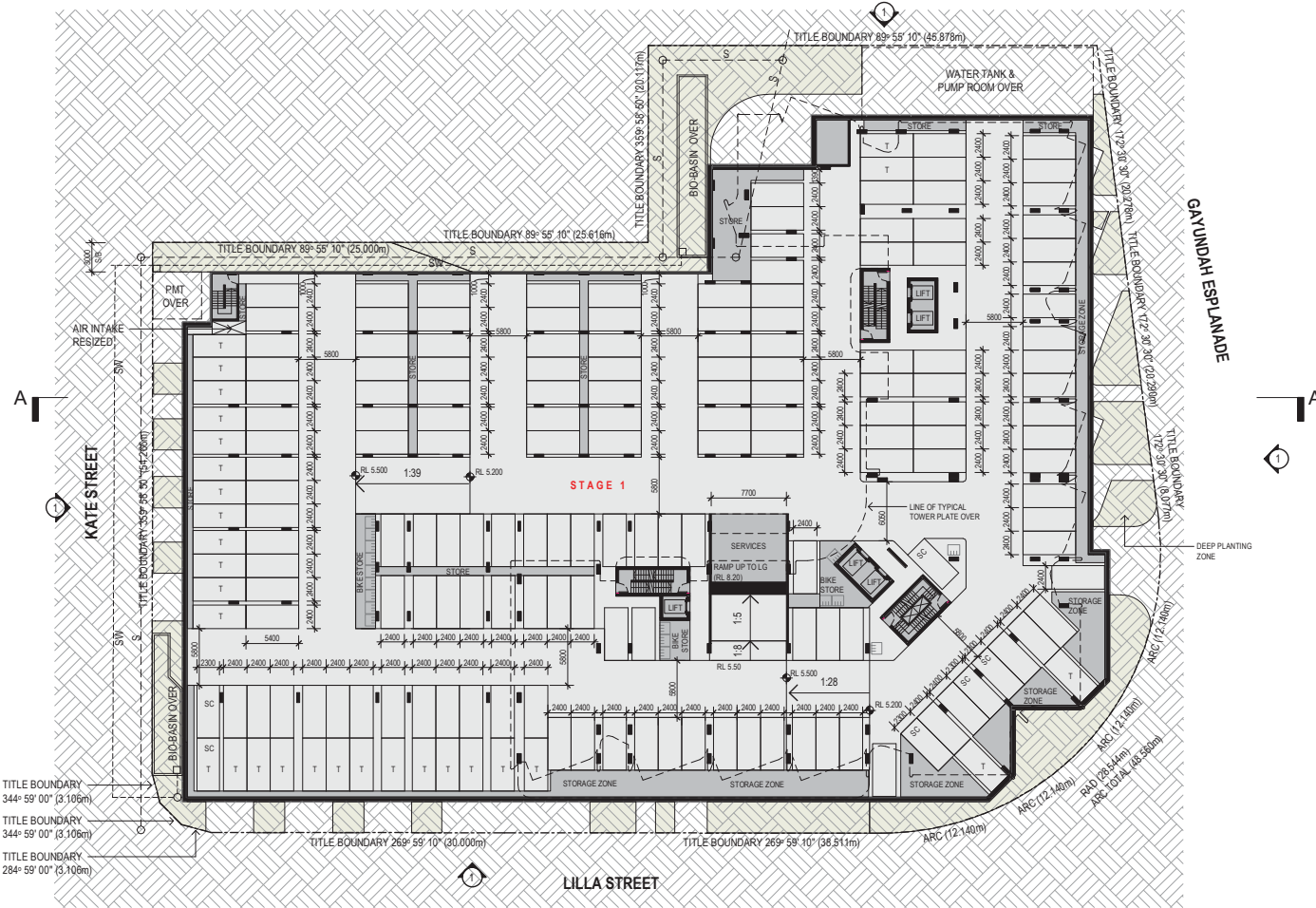
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# Moreton Bay Regional Council

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## RFI RESPONSE

Revisions		
P1	15.08.19	WORK IN PROGRESS
P2	23.08.19	WORK IN PROGRESS
P3	30.08.19	FOR REVIEW
P4	04.09.19	FOR REVIEW
P5	12.09.19	RFI RESPONSE

Project / **2-8 GAYUNDAH ESPLANADE**  
 2-8 GAYUNDAH ESPLANADE  
 WOODY POINT

Drawing / **BASEMENT 01 FLOOR PLAN**

Project No. / **219084** Date / **01.08.19**

Author / **PC/JF** Scale: @ A3 / **1 : 400**

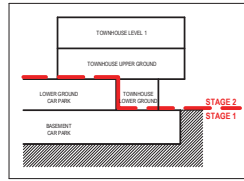
Drawing No. / **TP01.01 P5**

**rothelowman**

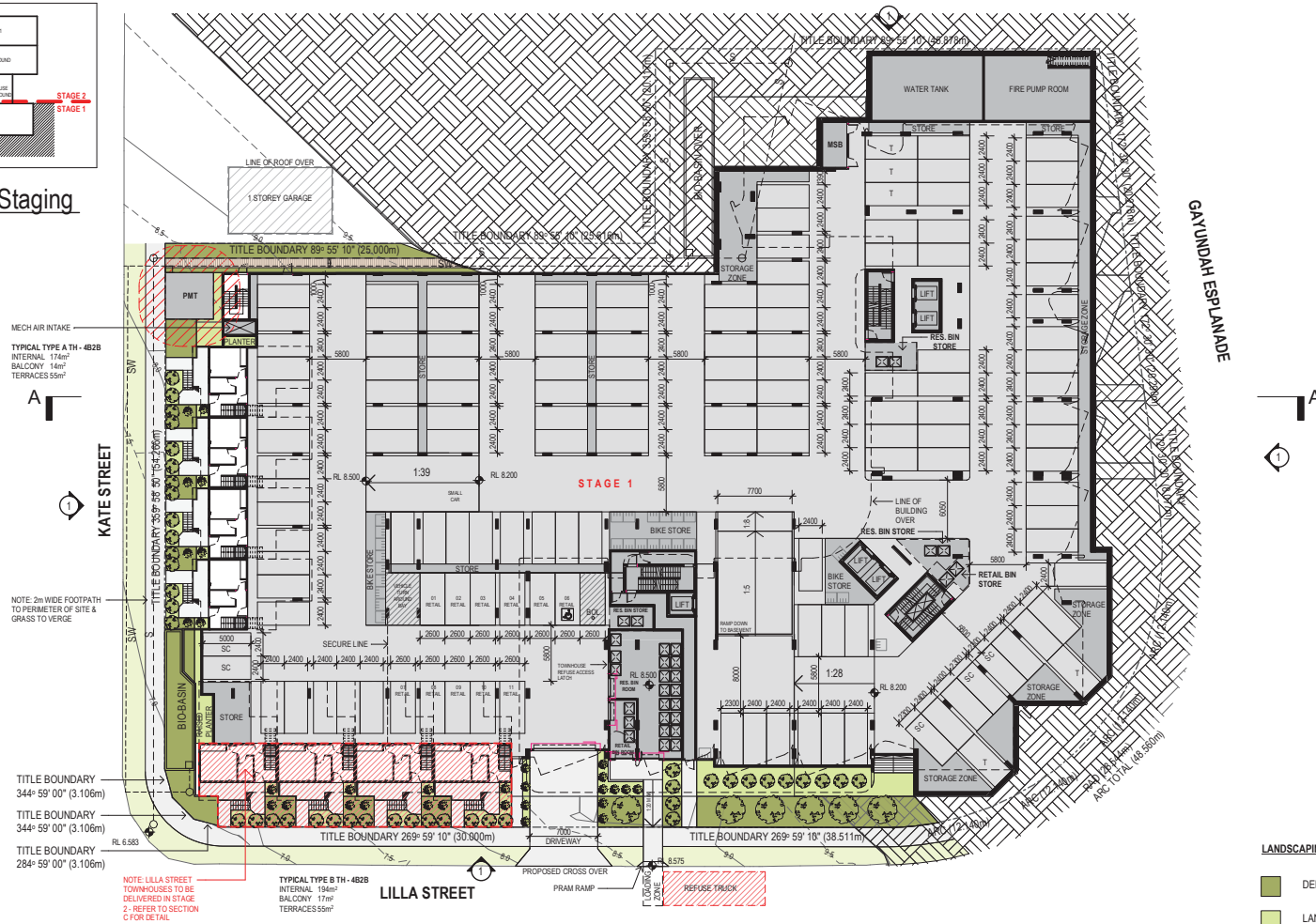
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Section C - Staging



**LANDSCAPING LEGEND**

- DEEP PLANTING
- LANDSCAPING

**RFI RESPONSE**

Revisions	Date	Description
P1	23.08.19	WORK IN PROGRESS
P2	30.08.19	FOR REVIEW
P3	04.09.19	FOR REVIEW
P4	12.09.19	RFI RESPONSE

Project **2-8 GAYUNDAH ESPLANADE**  
2-8 GAYUNDAH ESPLANADE  
WOODY POINT

Drawing **LOWER GROUND FLOOR PLAN**

Project No **219084** Date **01.08.19** Author **PC/JF** Scale **@A3 1:400**

Drawing No **TP01.02 P4**

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## RFI RESPONSE

Revisions	Project	Drawing	Project No	Date	Author	Scale	Drawing No
P1 23.08.19	2-8 GAYUNDAH ESPLANADE	UPPER GROUND FLOOR PLAN	219084	01.08.19	PC/JF	1 : 400	TP01.03 P5
P2 30.08.19							
P3 04.09.19							
P4 12.09.19							
P5 30.10.19							

Project: 2-8 GAYUNDAH ESPLANADE  
 2 & 8 GAYUNDAH ESPLANADE  
 WOODY POINT

Drawing: UPPER GROUND FLOOR PLAN

Project No: 219084 Date: 01.08.19 Author: PC/JF Scale: @A3 1 : 400

Drawing No: TP01.03 P5

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## RFI RESPONSE

Revisions	Date	Description
P1	23.08.19	WORK IN PROGRESS
P2	30.08.19	FOR REVIEW
P3	04.09.19	FOR REVIEW
P4	12.09.19	RFI RESPONSE

Project / **2-8 GAYUNDAH ESPLANADE**  
 2-8 GAYUNDAH ESPLANADE  
 WOODY POINT

Drawing / **LEVEL 01 FLOOR PLAN**

Project No. / **219084** Date / **01.08.19** Author / **PC**

Scale @ A3 / **1 : 400**

Drawing No. / **TP01.04 P4**

**rothelowman**

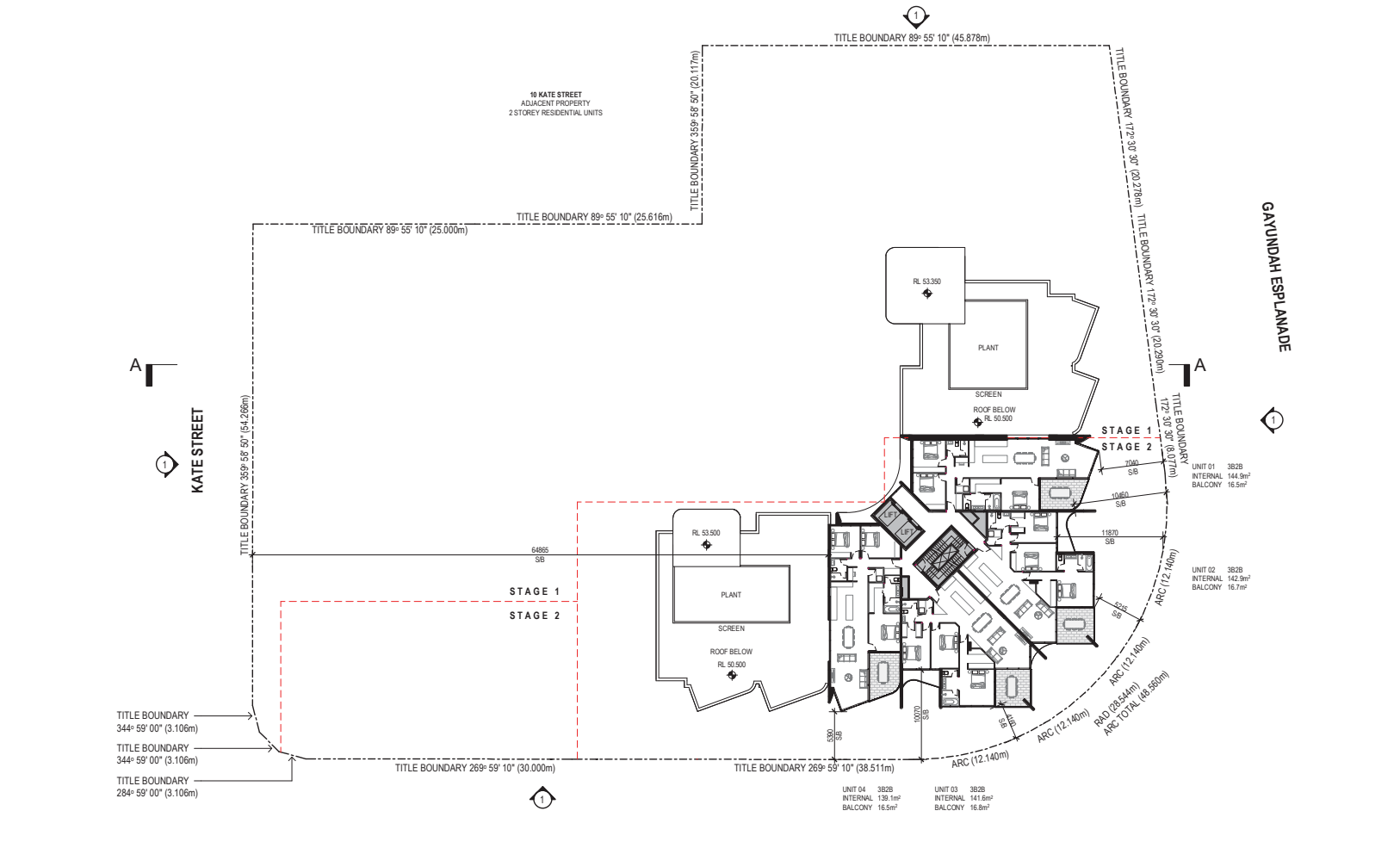
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## RFI RESPONSE

Revisions		
P1	23.08.19	WORK IN PROGRESS
P2	30.08.19	FOR REVIEW
P3	04.09.19	FOR REVIEW
P4	12.09.19	RFI RESPONSE

Project / **2-8 GAYUNDAH ESPLANADE**  
2-8 GAYUNDAH ESPLANADE  
WOODY POINT

Drawing / **LEVEL 13-14 FLOOR PLAN**

Project No. / **219084** Date / **01.08.19** Author / **PC**

Scale / **@ A3 1 : 400**

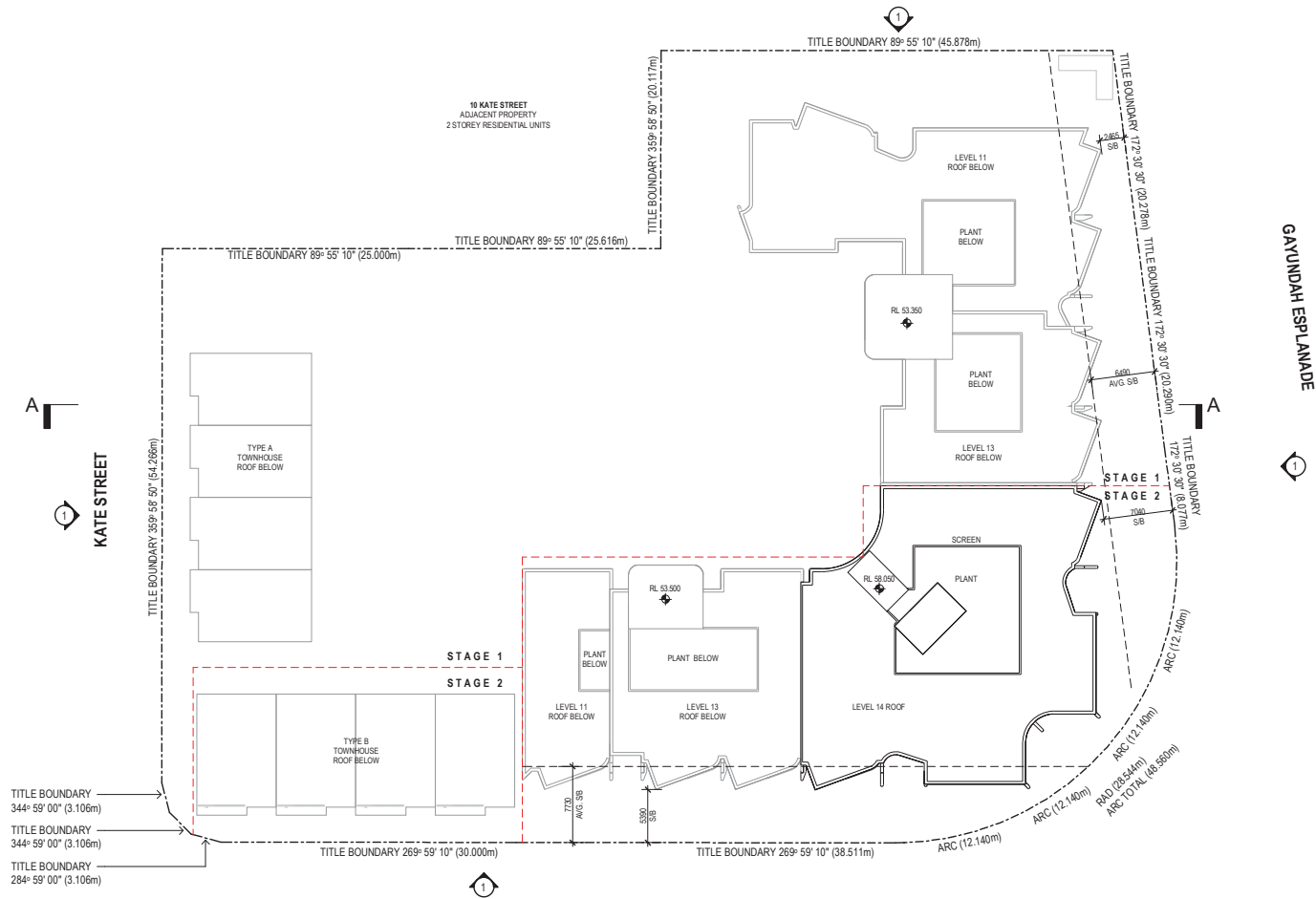
Drawing No. / **TP01.07 P4**

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## RFI RESPONSE

Revisions /  
 P1 30.08.19 FOR REVIEW  
 P2 04.09.19 FOR REVIEW  
 P3 12.09.19 RFI RESPONSE

Project /  
**2-8 GAYUNDAH ESPLANADE**  
 2-8 GAYUNDAH ESPLANADE  
 WOODY POINT

Drawing / **ROOF PLAN**

Project No. / **219084** Date / **01.08.19** Author / **JF**

Scale @ A3 / **1 : 400**

Drawing No. / **TP01.08 P3**

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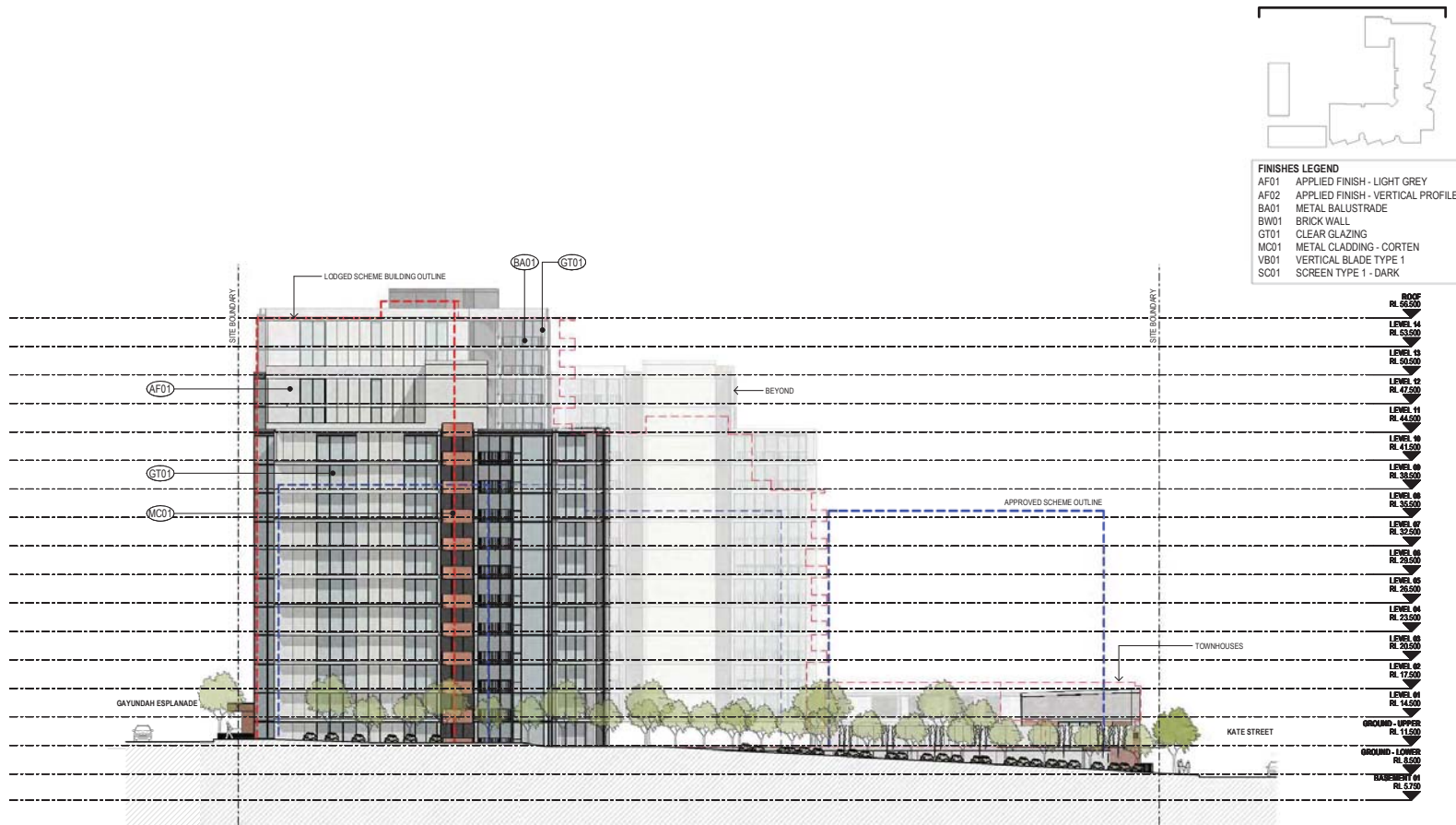
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## RFI RESPONSE

Revisions / P1 04.08.19 FOR REVIEW  
P2 12.08.19 RFI RESPONSE

Project / 2-8 GAYUNDAH  
ESPLANADE  
2-8 GAYUNDAH ESPLANADE  
WOODY POINT

Drawing / NORTH ELEVATION

Project No / 219084 Date / 01.08.19

Author / JF/PC Scale: @ A3 / 1 : 400

Drawing No. TP02.01 P2

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## RFI RESPONSE

Revisions		
P1	03.08.19	WP ISSUE
P2	04.08.19	FOR REVIEW
P3	12.08.19	RFI RESPONSE

Project / **2-8 GAYUNDAH ESPLANADE**  
2-8 GAYUNDAH ESPLANADE  
WOODY POINT

Drawing / **SOUTH ELEVATION**

Project No / **219084** Date / **01.08.19**

Author / **JF/PC** Scale @ A3 / **1 : 400**

Drawing No / **TP02.02 P3**

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**FINISHES LEGEND**

- AF01 APPLIED FINISH - LIGHT GREY
- AF02 APPLIED FINISH - VERTICAL PROFILE
- BA01 METAL BALUSTRADE
- BW01 BRICK WALL
- GT01 CLEAR GLAZING
- MC01 METAL CLADDING - CORTEN
- VB01 VERTICAL BLADE TYPE 1
- SC01 SCREEN TYPE 1 - DARK

**LEVEL SCHEDULE**

- ROOF RL 56.500
- LEVEL 14 RL 53.500
- LEVEL 13 RL 50.500
- LEVEL 12 RL 47.500
- LEVEL 11 RL 44.500
- LEVEL 10 RL 41.500
- LEVEL 09 RL 38.500
- LEVEL 08 RL 35.500
- LEVEL 07 RL 32.500
- LEVEL 06 RL 29.500
- LEVEL 05 RL 26.500
- LEVEL 04 RL 23.500
- LEVEL 03 RL 20.500
- LEVEL 02 RL 17.500
- LEVEL 01 RL 14.500
- GROUND - UPPER RL 11.500
- GROUND - LOWER RL 8.500
- BASEMENT 01 RL 5.500

**LEGEND**

- LODGED SCHEME OUTLINE
- .- LODGED SCHEME OUTLINE BEYOND
- APPROVED SCHEME OUTLINE
- .- APPROVED SCHEME OUTLINE BEYOND

## RFI RESPONSE

**Revisions**

P1	03.09.19	WP ISSUE
P2	04.09.19	FOR REVIEW
P3	12.09.19	RFI RESPONSE

**Project**  
 LR 2-8 GAYUNDAH  
 LR ESPLANADE  
 LR 2-8 GAYUNDAH ESPLANADE  
 LR WOODY POINT

**Drawing**  
 EAST ELEVATION

**Project No** / 219084 **Date** / 01.08.19

**Author** / JF/PC **Scale** @ A3 / 1 : 400

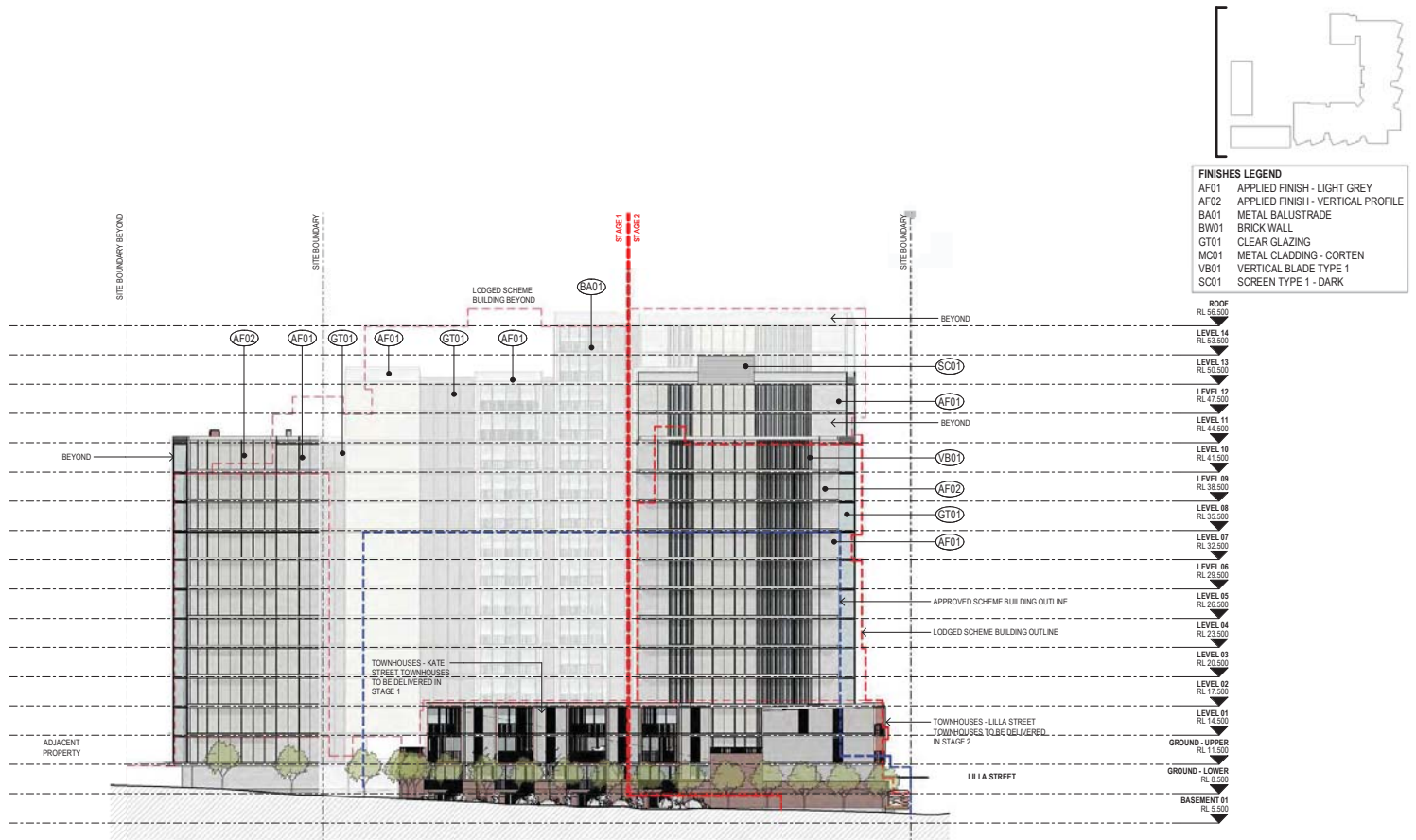
**Drawing No** / TP02.03 P3



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**FINISHES LEGEND**

- AFD1 APPLIED FINISH - LIGHT GREY
- AFD2 APPLIED FINISH - VERTICAL PROFILE
- BA01 METAL BALUSTRADE
- BW01 BRICK WALL
- GT01 CLEAR GLAZING
- MCO1 METAL CLADDING - CORTEN
- VB01 VERTICAL BLADE TYPE 1
- SC01 SCREEN TYPE 1 - DARK

**LEGEND**

- LODGED SCHEME OUTLINE
- LODGED SCHEME OUTLINE BEYOND
- APPROVED SCHEME OUTLINE
- APPROVED SCHEME OUTLINE BEYOND

## RFI RESPONSE

Revisions

P1	03.09.19	WP ISSUE
P2	04.09.19	FOR REVIEW
P3	12.09.19	RFI RESPONSE

Project / **2-8 GAYUNDAH ESPLANADE**  
2-8 GAYUNDAH ESPLANADE  
WOODY POINT

Drawing / **WEST ELEVATION**

Project No / **219084** Date / **01.08.19**

Author / **JF/PC** Scale @ A3 / **1 : 400**

Drawing No. / **TP02.04 P3**

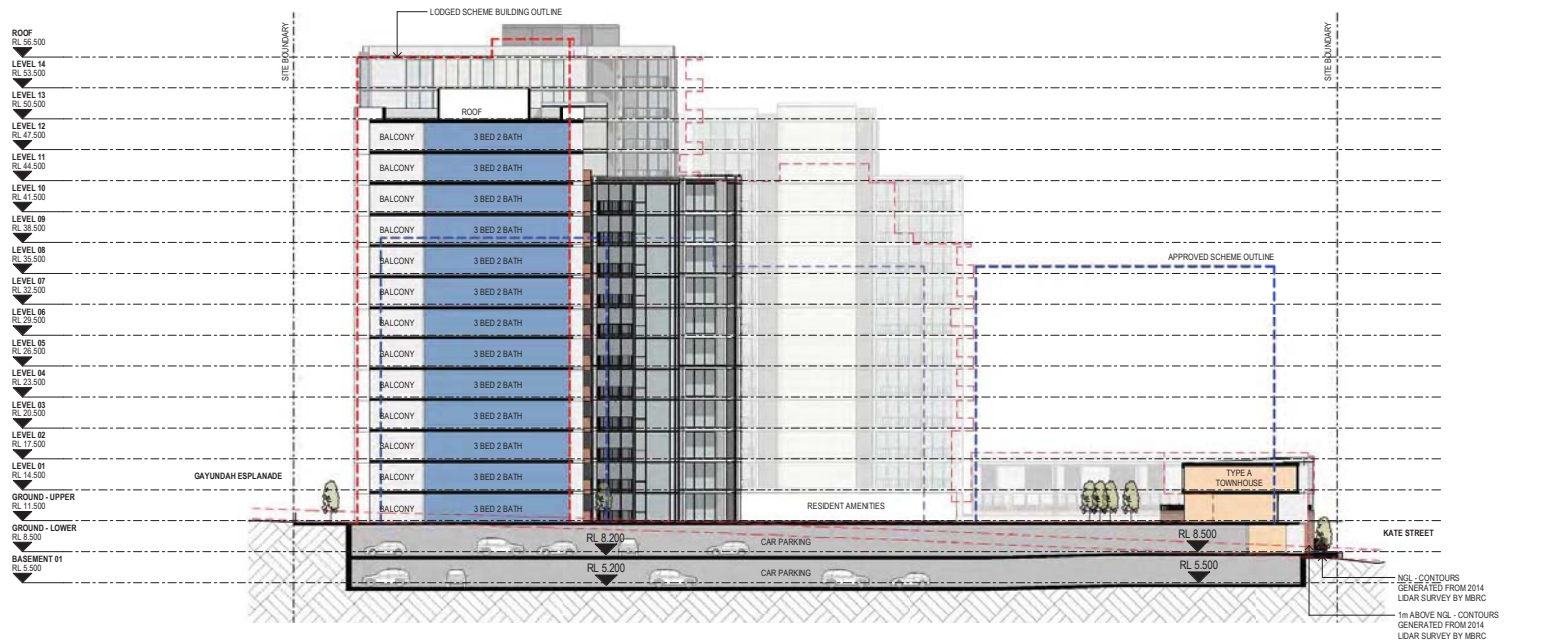
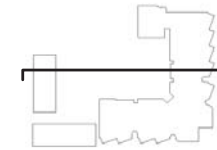


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NGL - CONTOURS  
GENERATED FROM 2014  
LIDAR SURVEY BY MBRC  
1m ABOVE NGL - CONTOURS  
GENERATED FROM 2014  
LIDAR SURVEY BY MBRC

LEGEND	
<span style="color: red;">---</span>	LODGED SCHEME OUTLINE
<span style="color: red;">---</span>	LODGED SCHEME OUTLINE BEYOND
<span style="color: blue;">---</span>	APPROVED SCHEME OUTLINE
<span style="color: blue;">---</span>	APPROVED SCHEME OUTLINE BEYOND

## RFI RESPONSE

Revisions		
P1	23.08.19	WORK IN PROGRESS
P2	03.09.19	WIP ISSUE
P3	04.09.19	FOR REVIEW
P4	12.09.19	RFI RESPONSE

Project / **2-8 GAYUNDAH ESPLANADE**  
2-8 GAYUNDAH ESPLANADE  
WOODY POINT

Drawing / **SECTION A**

Project No / **219084** Date / **01.08.19**

Author / **JF/PC** Scale @ A3 / **1 : 400**

Drawing No. / **TP03.01 P4**

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**rothel~~o~~wman**

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