

DEVELOPMENT APPLICATION FOR INDEPENDENT SENIORS LIVING DEVELOPMENT AT

49 - 53 Kuran St, 14 - 16 Buna St Chermside QLD



REAL PROPERTY DESCRIPTION:

ADDRESS: 49-53 Kuran Street, 14-16 Buna Street, Chermside 4032
 LOT NO: 138, 137, 136, 125 & 126
 PLAN NO: RP68788
 LOCAL AUTHORITY: BRISBANE CITY COUNCIL
 PARISH: KEDRON
 COUNTY: STANLEY
 SITE AREA: 2,920m² (combined site area)
 ZONE: LMR2 Low Medium Density Residential (2-3 storey mix)
 CODES APPLICABLE: MULTIPLE DWELLING CODE
 LOW-MEDIUM DENSITY RESIDENTIAL ZONE CODE
 SITE COVER: 61%

DRAWING LIST

DA-00	COVER SHEET
DA-01	EXISTING SITE PLAN
DA-02	PROPOSED SITE PLAN
DA-03	PROPOSED GROUND FLOOR PLAN
DA-04	PROPOSED LEVEL 01 FLOOR PLAN
DA-05	PROPOSED LEVEL 02 FLOOR PLAN
DA-06	PROPOSED LEVEL 03 FLOOR PLAN
DA-07	PROPOSED ROOF LEVEL PLAN
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DA-10	PROPOSED SECTIONS - SHEET 01
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AMENDMENTS		
No	Description	Date By
1	DA ISSUE	19.02.19 SP
2	DA ISSUE FOR COUNCIL	19.03.19 SP

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Structural Engineer:	Milanovic Neale +61 7 3255 1877
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Hydraulic Engineer:	DMA Engineers +61 7 3839 3050
Certifier:	Certis +61 7 3144 4600
Landscape Architect:	Place Design Group +61 7 3852 3922
Civil Engineer:	Milanovic Neale +61 7 3255 1877
Cost Planner:	Mitchell Brandtman +61 7 3327 5000

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Burnie Brae

PROJECT
 Kuran Street Retirement Village

DRAWING
COVER SHEET

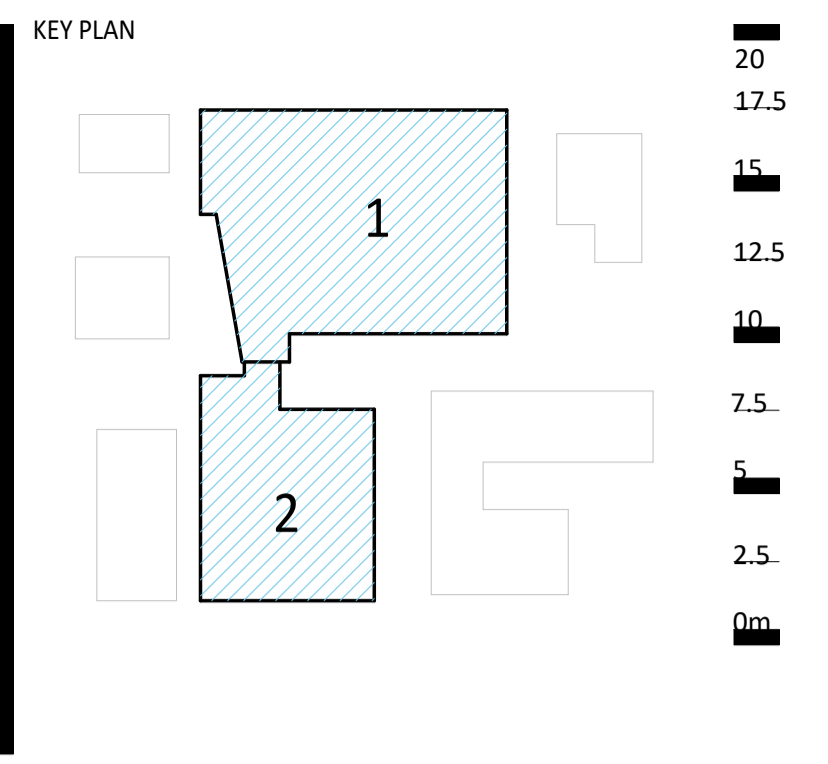
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DRAWING NO. SD-A-DA-00	ISSUE 2
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DEVELOPMENT APPLICATION



AMENDMENTS

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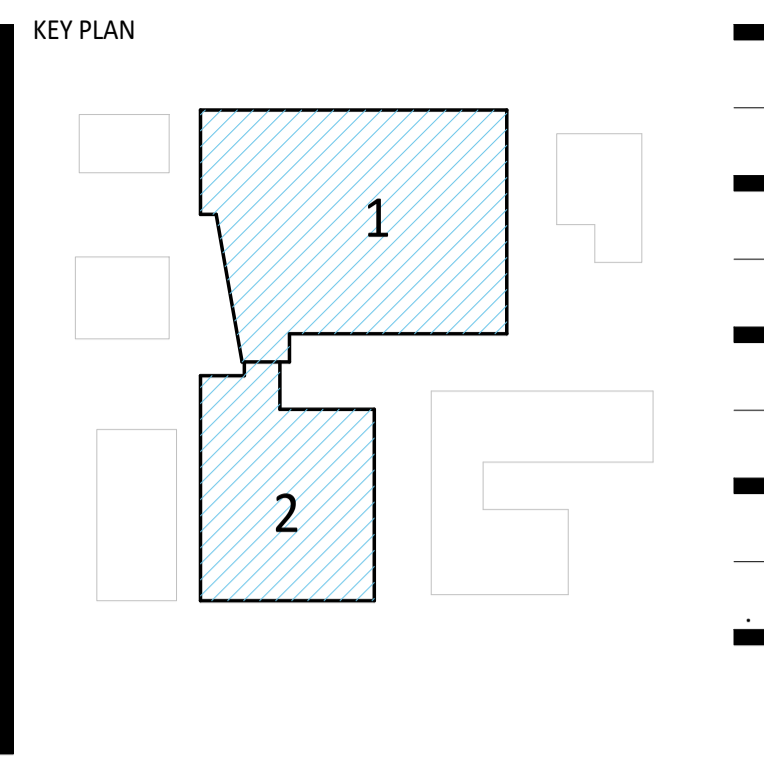
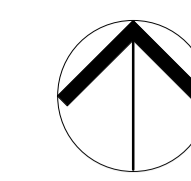
PROPOSED SITE PLAN

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AMENDMENTS

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1	DA ISSUE	19.02.19	SP
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APPROX. SITE COVER
1784m² / 61%

PROPOSED DEVELOPMENT

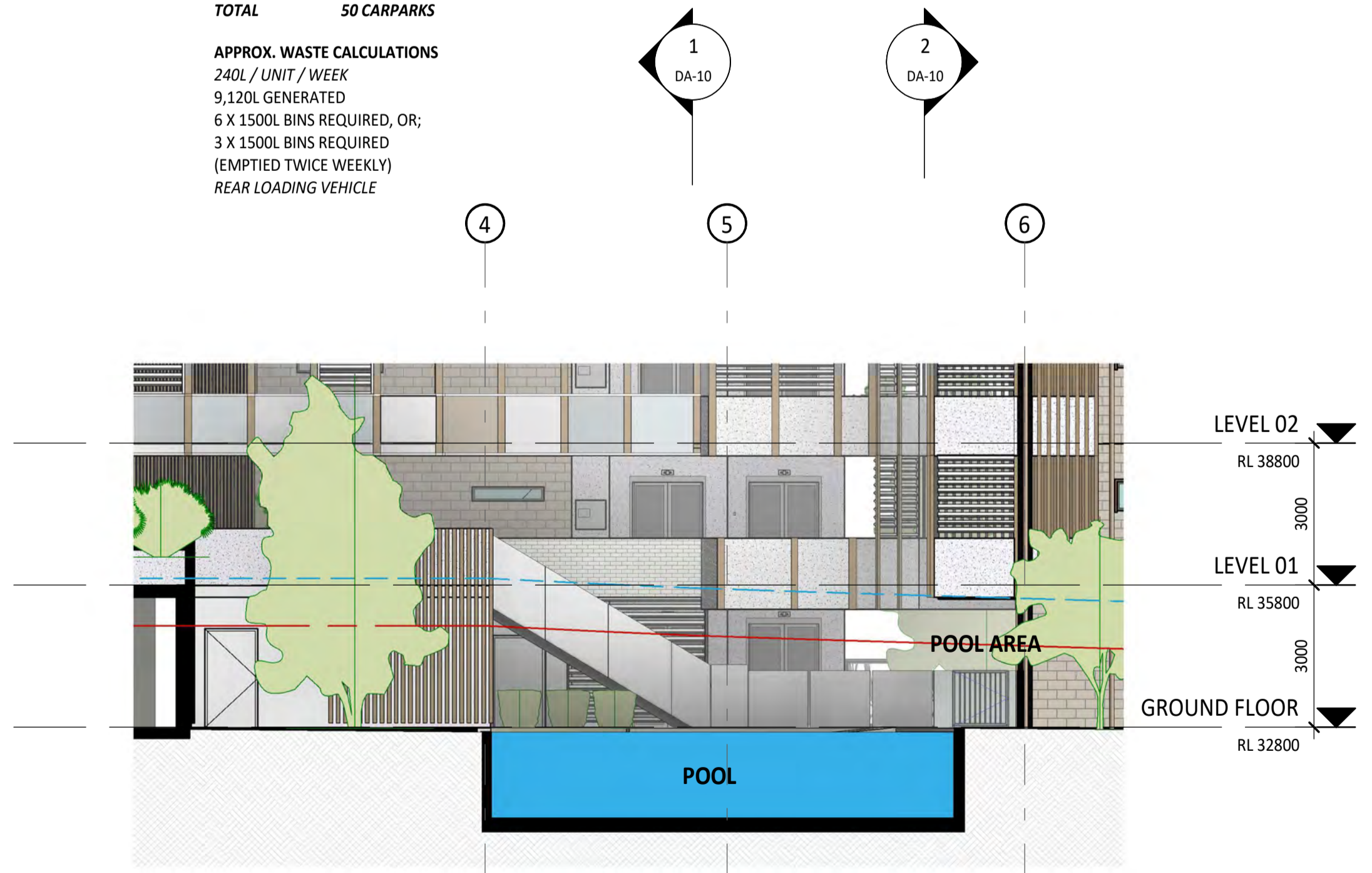
BUILDING 1 (KURAN ST)
GROUND CARPARKING
LEVEL 01 8 UNITS
LEVEL 02 9 UNITS
LEVEL 03 9 UNITS

BUILDING 2 (BUNA ST)
GROUND 2 UNITS
LEVEL 01 5 UNITS
LEVEL 02 5 UNITS
TOTAL 38 UNITS

SECURED CARPARKING
RESIDENT 38 CARPARKS
STAFF 01 CARPARK

OUTDOOR CARPARKING
VISITOR 08 CARPARKS
STAFF 03 CARPARKS
TOTAL 50 CARPARKS

APPROX. WASTE CALCULATIONS
240L / UNIT / WEEK
9,120L GENERATED
6 X 1500L BINS REQUIRED, OR;
3 X 1500L BINS REQUIRED
(EMPTIED TWICE WEEKLY)
REAR LOADING VEHICLE



1 PROPOSED GROUND FLOOR PLAN
DA-03 1:200

2 PROPOSED SECTION - POOL AREA
DA-03 1:100

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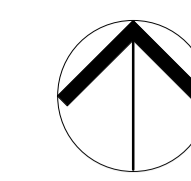
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PROPOSED GROUND FLOOR PLAN

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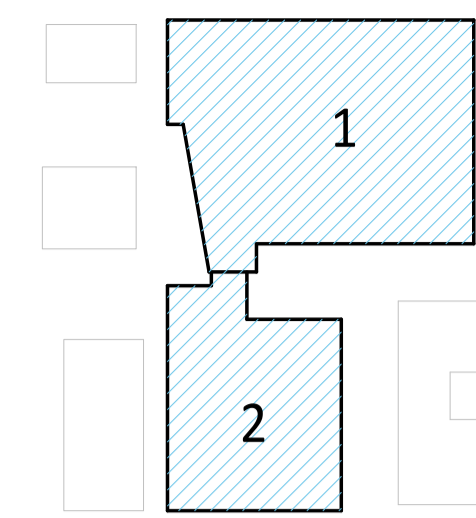
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DEVELOPMENT APPLICATION



KEY PLAN



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APPROX. SITE COVER
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BUILDING 1 (KURAN ST)
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LEVEL 01 8 UNITS
LEVEL 02 9 UNITS
LEVEL 03 9 UNITS

BUILDING 2 (BUNA ST)
GROUND 2 UNITS
LEVEL 01 5 UNITS
LEVEL 02 5 UNITS
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STAFF 01 CARPARK

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STAFF 03 CARPARKS
TOTAL 50 CARPARKS

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(EMPTIED TWICE WEEKLY)
REAR LOADING VEHICLE

NOTE:
REFER TO DRAWINGS
SD-A-DA-12 & SD-A-DA-13
FOR APARTMENT TYPE
LAYOUTS

1 PROPOSED LEVEL 01 PLAN
DA-03 1 : 200



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DRAWING
PROPOSED LEVEL 01
FLOOR PLAN

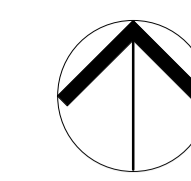
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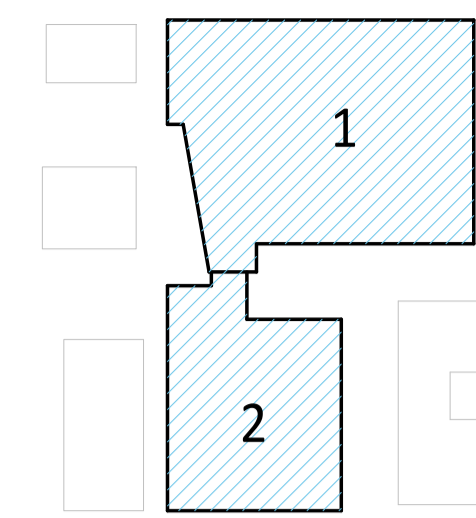
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KEY PLAN



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APPROX. SITE COVER
1784m² / 61%

PROPOSED DEVELOPMENT
BUILDING 1 (KURAN ST)
 GROUND CARPARKING
 LEVEL 01 8 UNITS
 LEVEL 02 9 UNITS
 LEVEL 03 9 UNITS

BUILDING 2 (BUNA ST)
 GROUND 2 UNITS
 LEVEL 01 5 UNITS
 LEVEL 02 5 UNITS
 TOTAL 38 UNITS

SECURED CARPARKING
 RESIDENT 38 CARPARKS
 STAFF 01 CARPARK

OUTDOOR CARPARKING
 VISITOR 08 CARPARKS
 STAFF 03 CARPARKS
 TOTAL 50 CARPARKS

APPROX. WASTE CALCULATIONS
 240L / UNIT / WEEK
 9,120L GENERATED
 6 X 1500L BINS REQUIRED, OR;
 3 X 1500L BINS REQUIRED
 (EMPTIED TWICE WEEKLY)
 REAR LOADING VEHICLE

1 PROPOSED LEVEL 02 PLAN
DA-03 1:200



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DRAWING

PROPOSED LEVEL 02 FLOOR PLAN

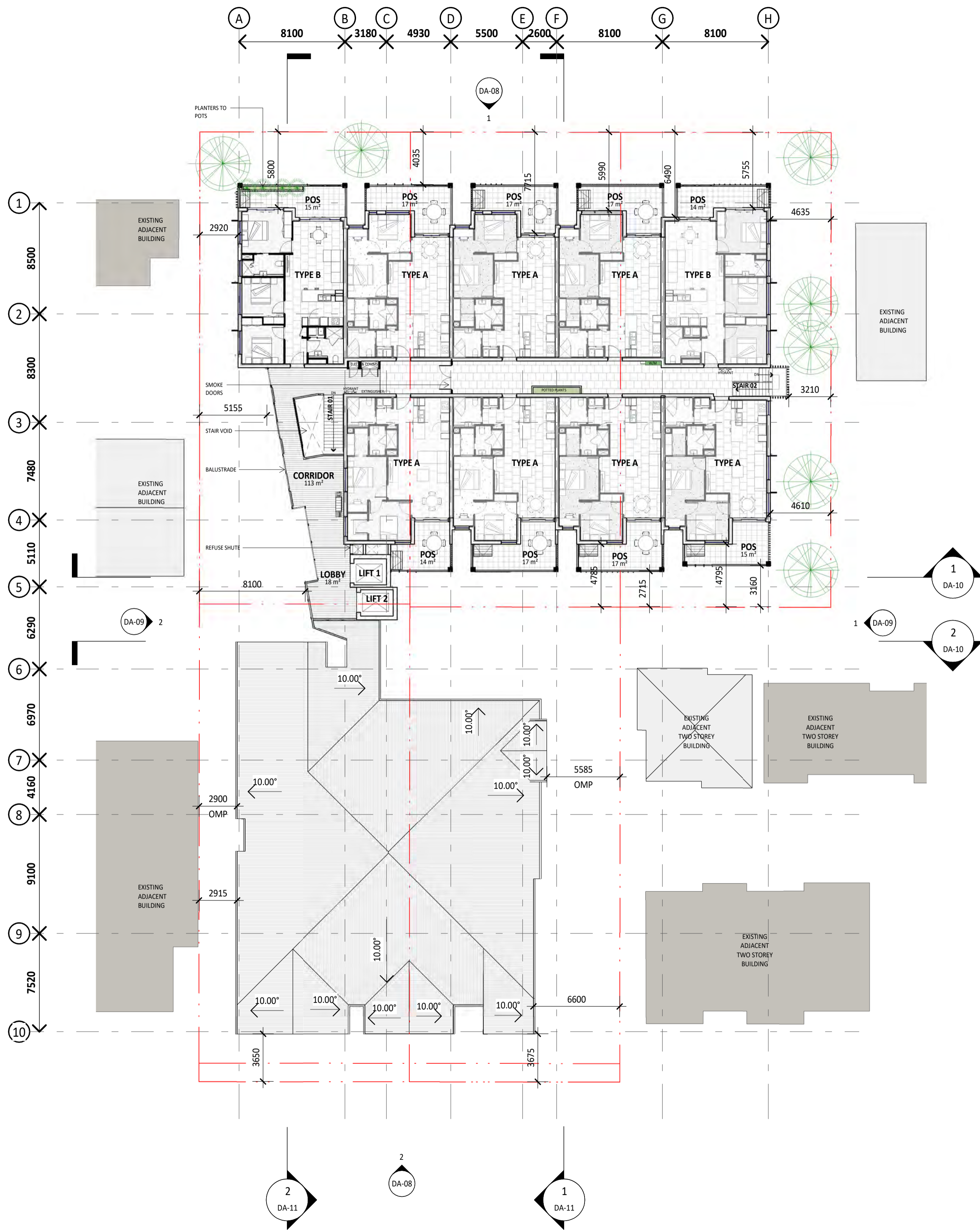
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1 PROPOSED LEVEL 03 PLAN
DA-08 1:200

APPROX. SITE COVER
1784m² / 61%

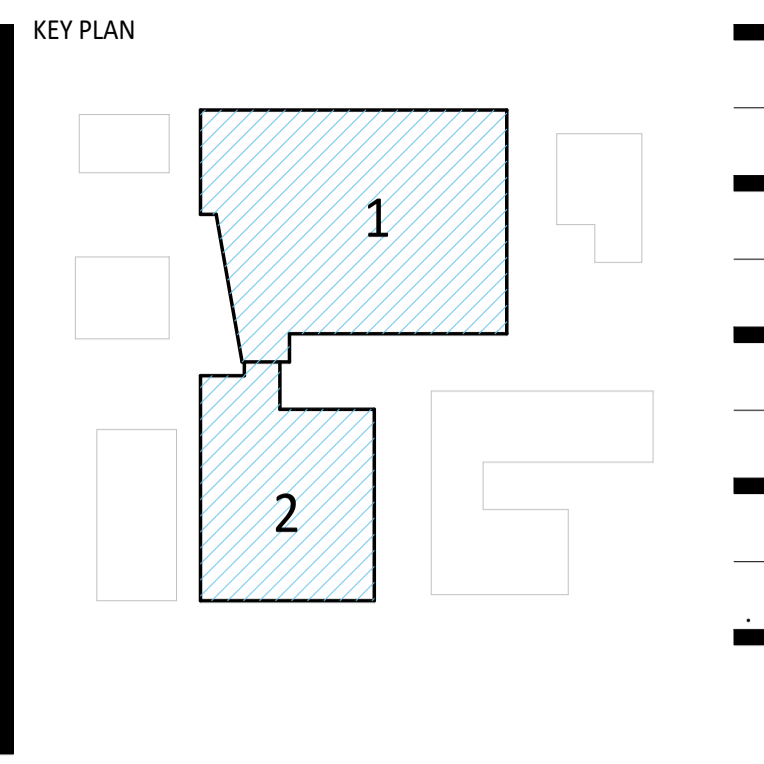
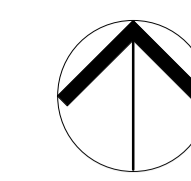
PROPOSED DEVELOPMENT
BUILDING 1 (KURAN ST)
GROUND CARPARKING
LEVEL 01 8 UNITS
LEVEL 02 9 UNITS
LEVEL 03 9 UNITS

BUILDING 2 (BUNA ST)
GROUND 2 UNITS
LEVEL 01 5 UNITS
LEVEL 02 5 UNITS
TOTAL 38 UNITS

SECURED CARPARKING
RESIDENT 38 CARPARKS
STAFF 01 CARPARK

OUTDOOR CARPARKING
VISITOR 08 CARPARKS
STAFF 03 CARPARKS
TOTAL 50 CARPARKS

APPROX. WASTE CALCULATIONS
240L / UNIT / WEEK
9,120L GENERATED
6 X 1500L BINS REQUIRED, OR;
3 X 1500L BINS REQUIRED
(EMPTIED TWICE WEEKLY)
REAR LOADING VEHICLE



AMENDMENTS

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DRAWING
PROPOSED LEVEL 03 FLOOR PLAN

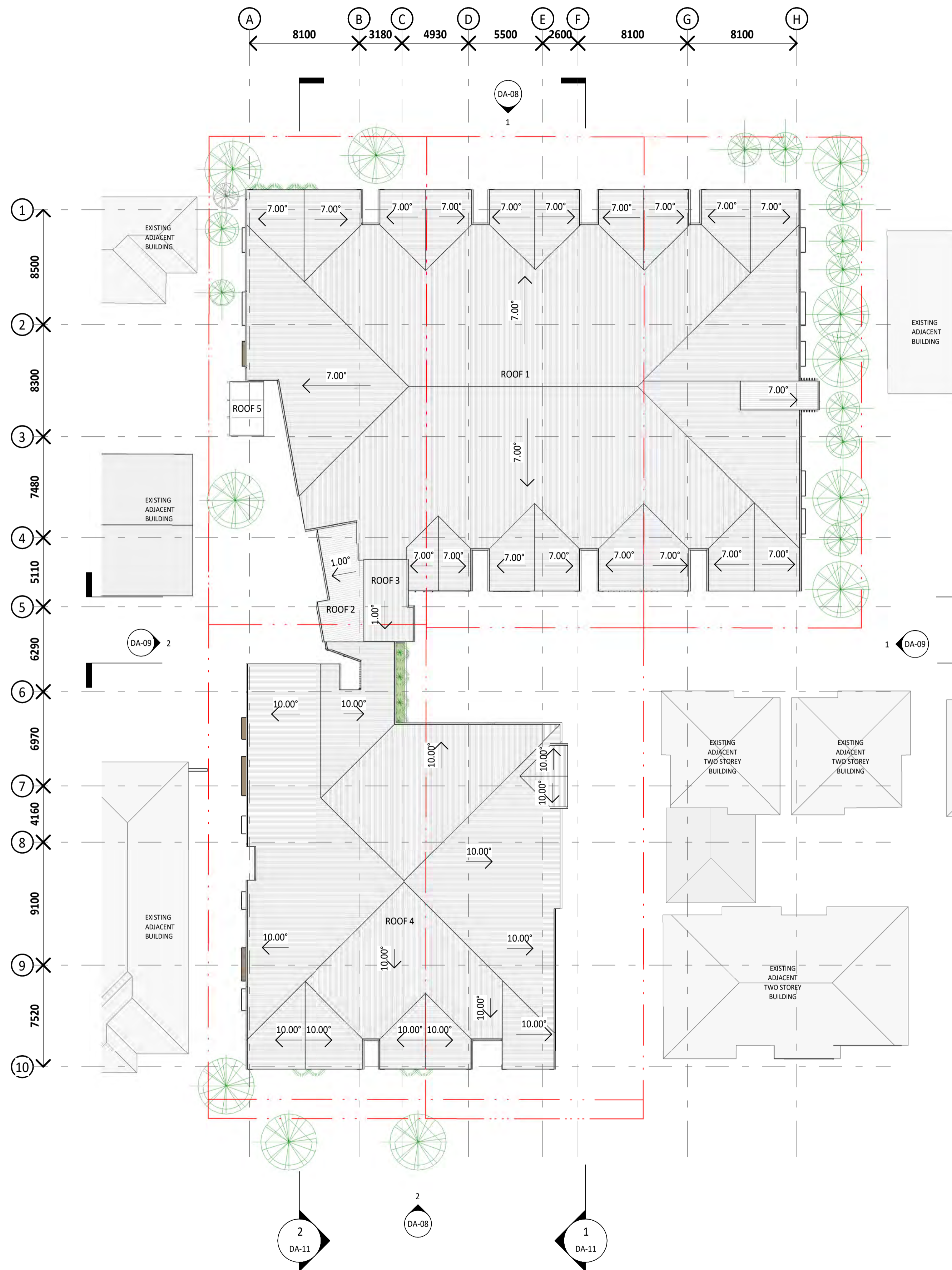
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1 PROPOSED ROOF PLAN
DA-03 1 : 200

APPROX. SITE COVER
1784m² / 61%

PROPOSED DEVELOPMENT

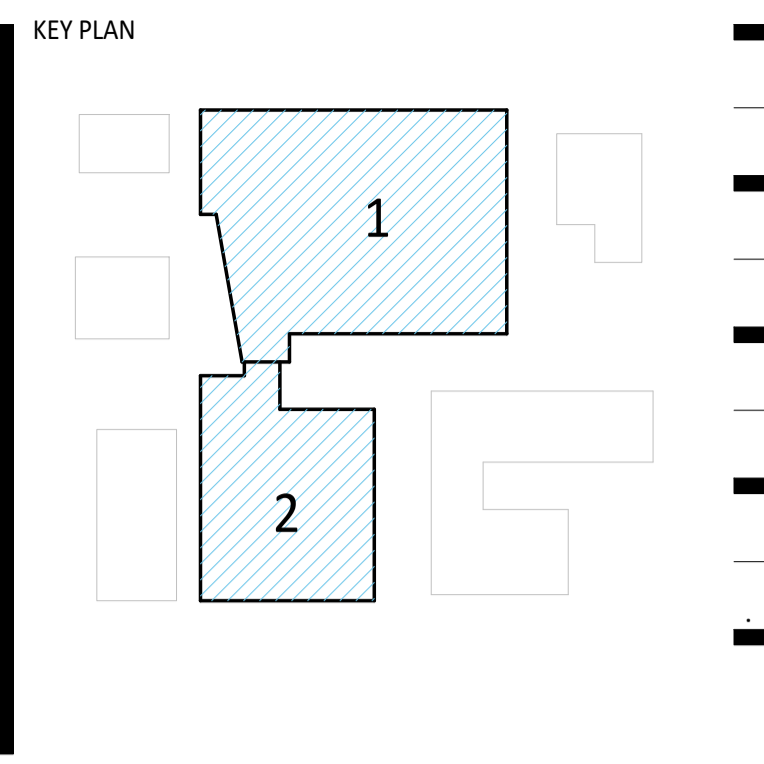
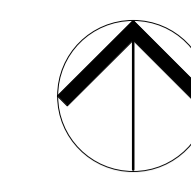
BUILDING 1 (KURAN ST)
GROUND CARPARKING
LEVEL 01 8 UNITS
LEVEL 02 9 UNITS
LEVEL 03 9 UNITS

BUILDING 2 (BUNA ST)
GROUND 2 UNITS
LEVEL 01 5 UNITS
LEVEL 02 5 UNITS
TOTAL 38 UNITS

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STAFF 01 CARPARK

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VISITOR 08 CARPARKS
STAFF 03 CARPARKS
TOTAL 50 CARPARKS

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REAR LOADING VEHICLE



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DRAWING

PROPOSED ROOF LEVEL PLAN

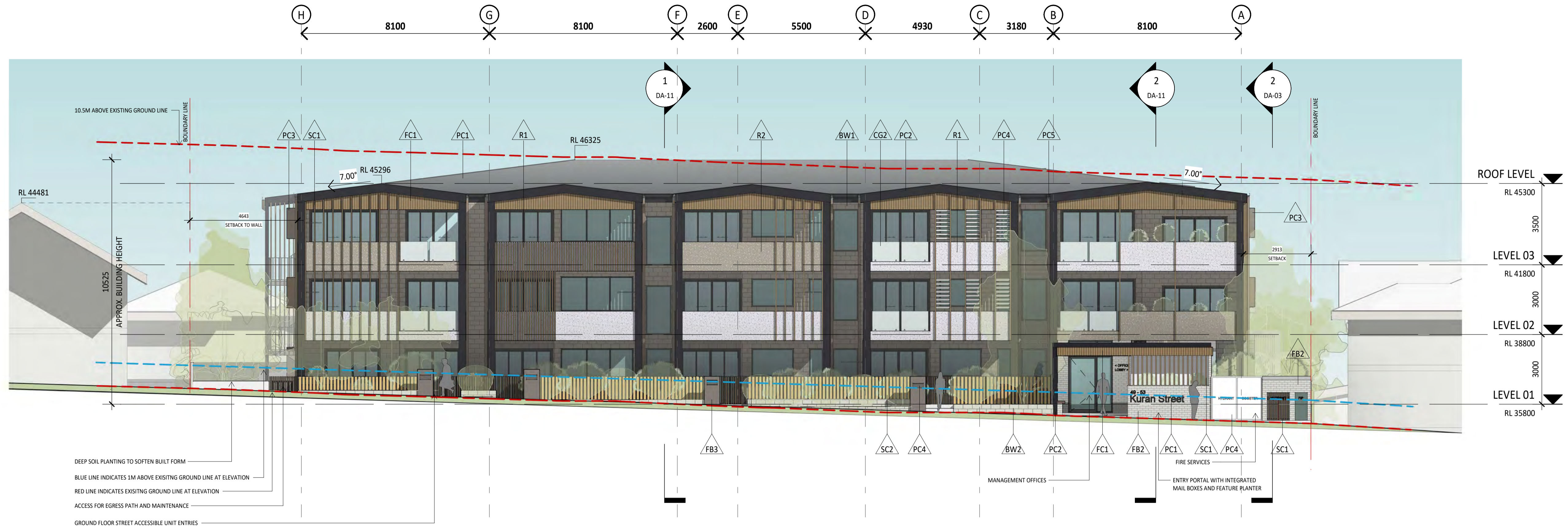
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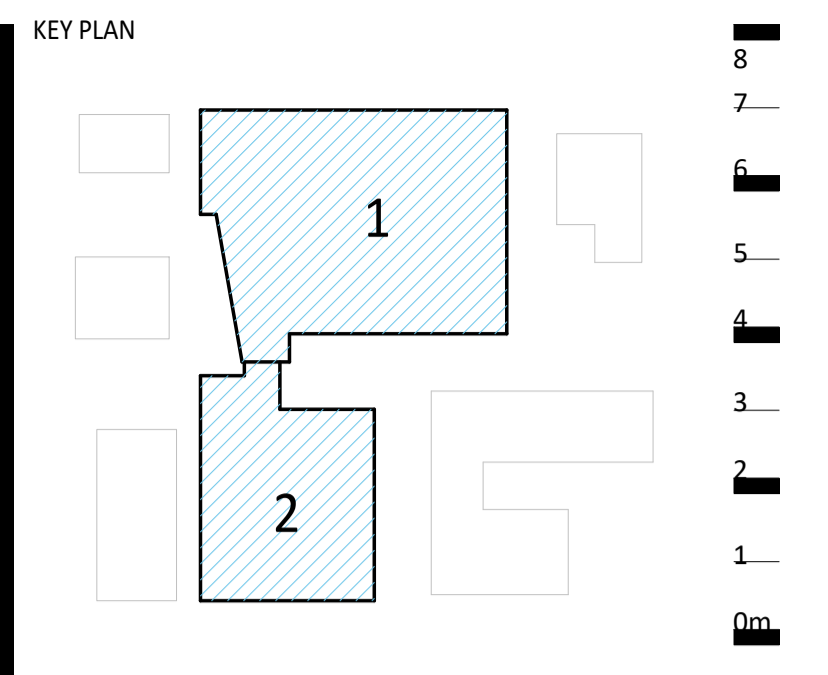
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1 PROPOSED NORTH ELEVATION
DA-02 1:100

NOTE:
REFER TO DRAWING
SD-A-DA-21 FOR PROPOSED
MATERIALS AND CODES



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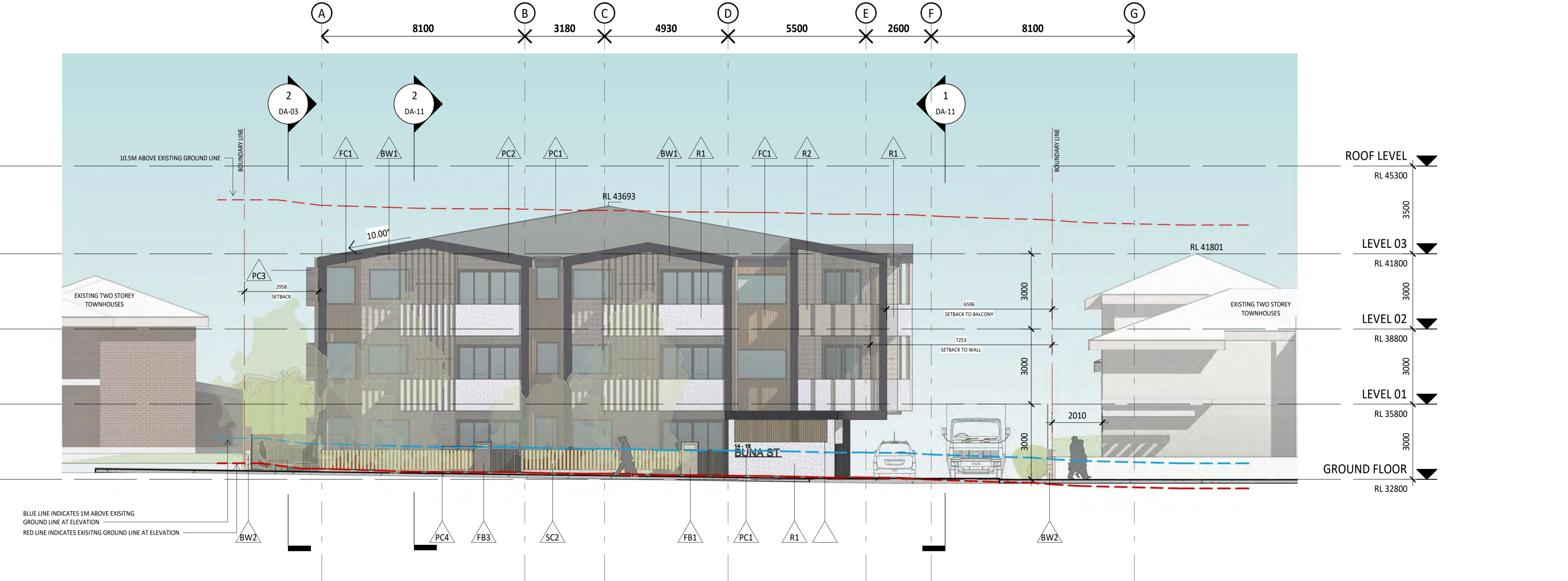
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PROPOSED ELEVATIONS - SHEET 01

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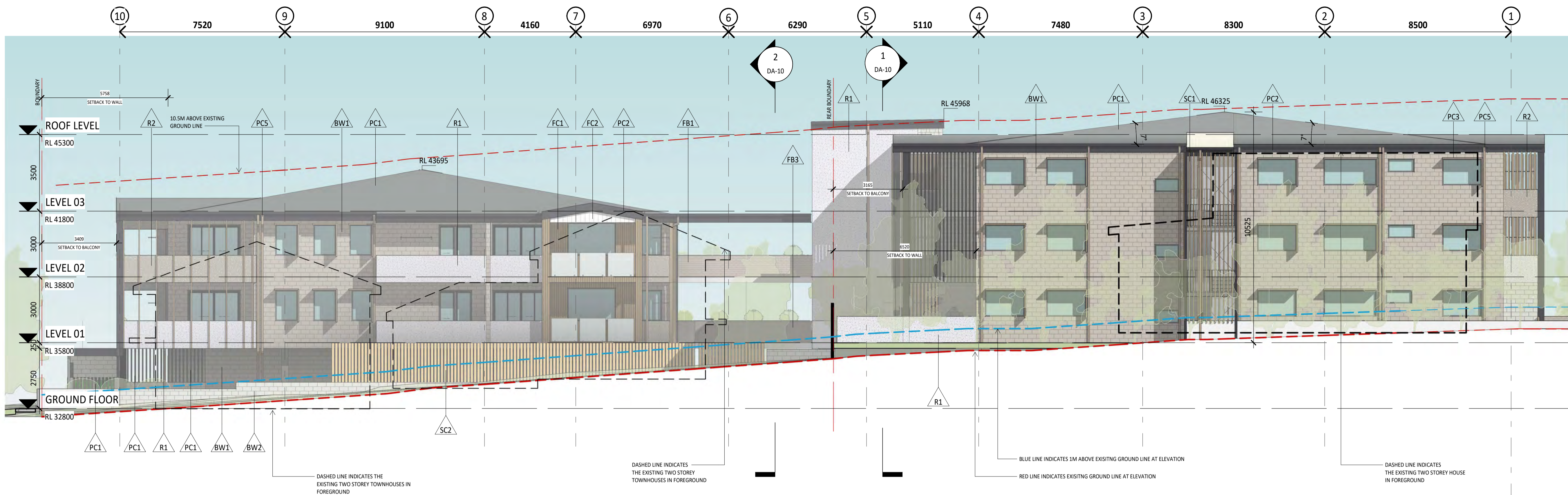
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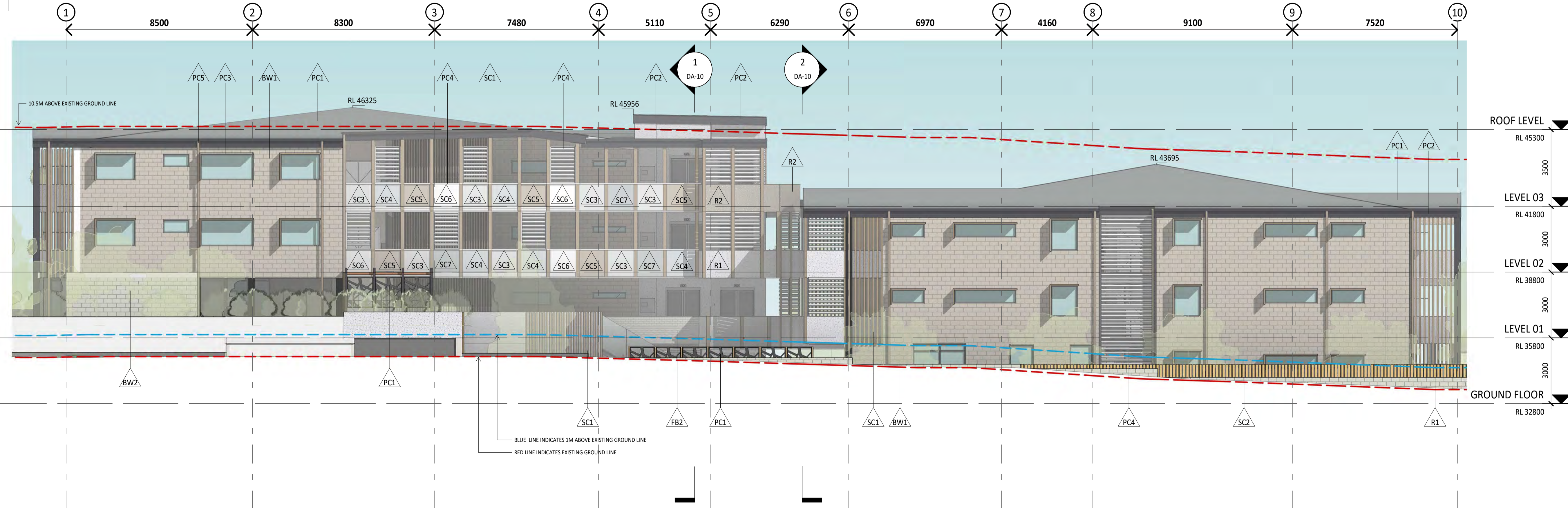
2 PROPOSED SOUTH ELEVATION
DA-02 1:100

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1 PROPOSED EAST ELEVATION
DA-02 1 : 100



2 PROPOSED WEST ELEVATION
DA-02 1 : 100

DEVELOPMENT APPLICATION

KEY PLAN

AMENDMENTS

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DRAWING

PROPOSED ELEVATIONS - SHEET 02

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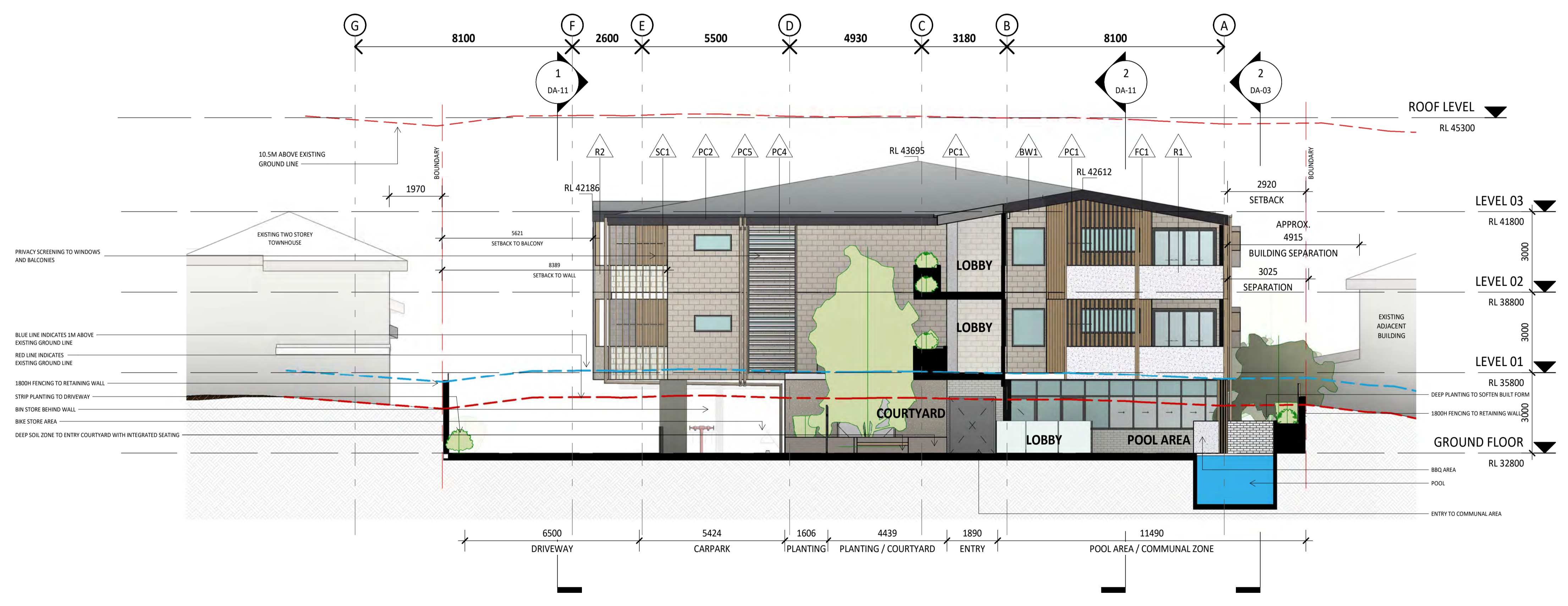
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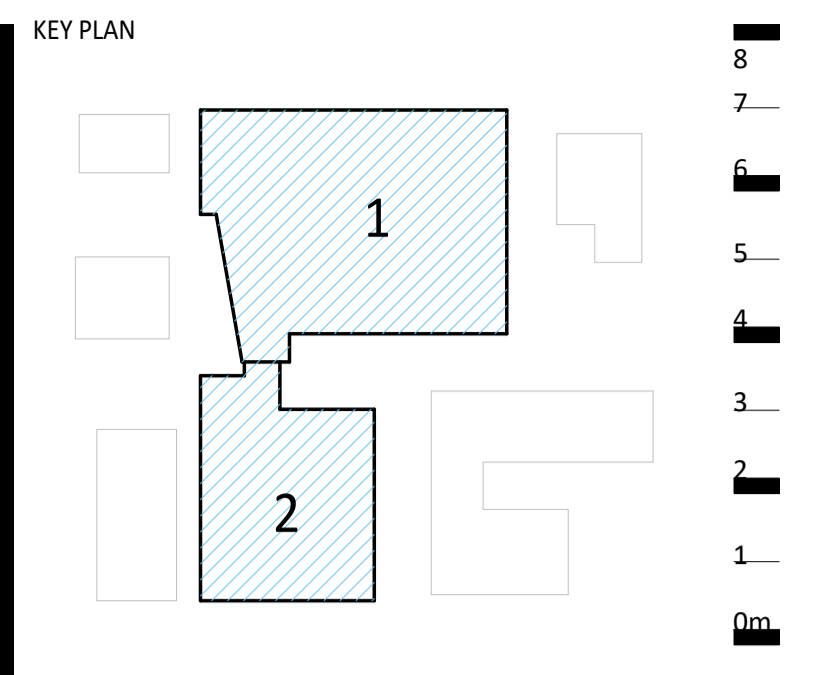
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1 PROPOSED BUILDING 1 - SOUTH SECTION
DA-03 1:100



2 PROPOSED BUILDING 2 - NORTH SECTION
DA-03 1:100



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Kuran Street Retirement Village

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PROPOSED SECTIONS - SHEET 01

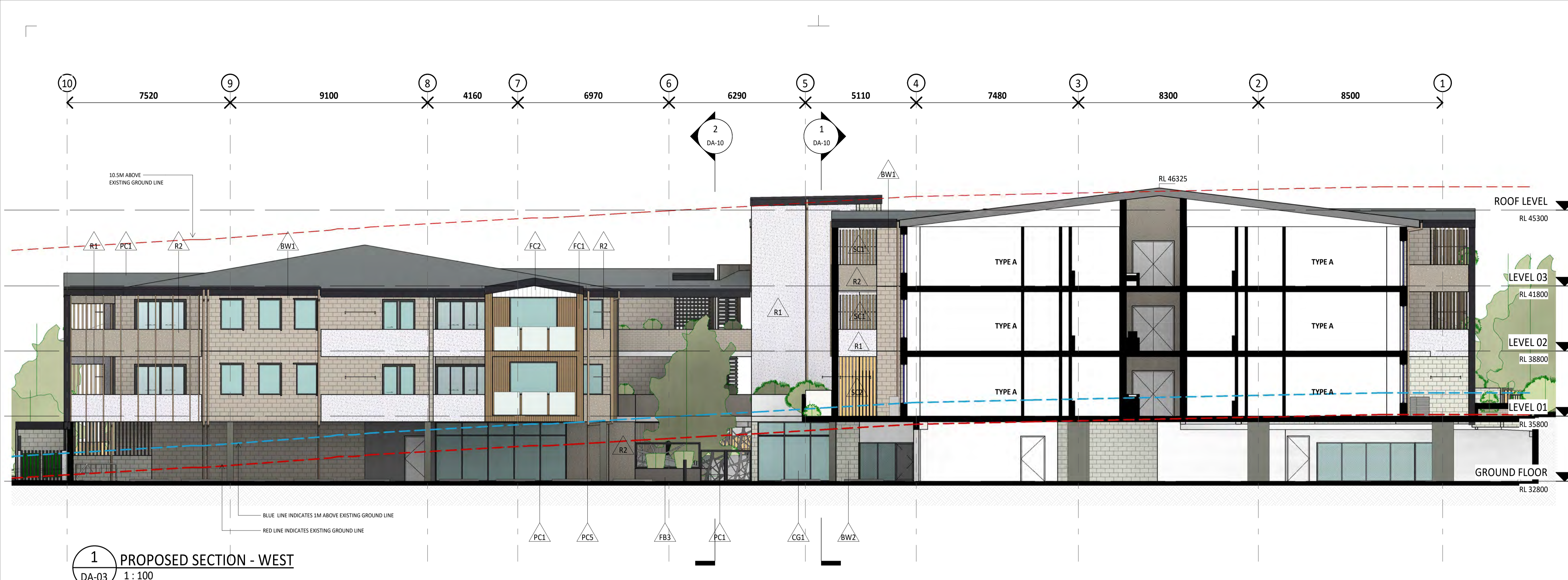
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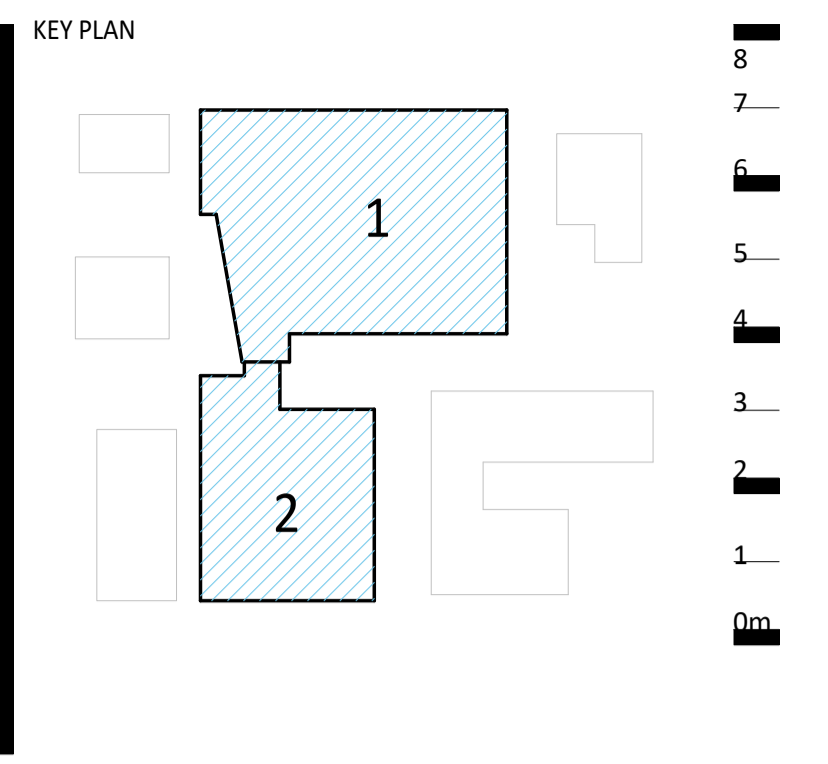


1 PROPOSED SECTION - WEST
DA-03 1:100



2 PROPOSED SECTION - EAST
DA-03 1:100

DEVELOPMENT APPLICATION



AMENDMENTS

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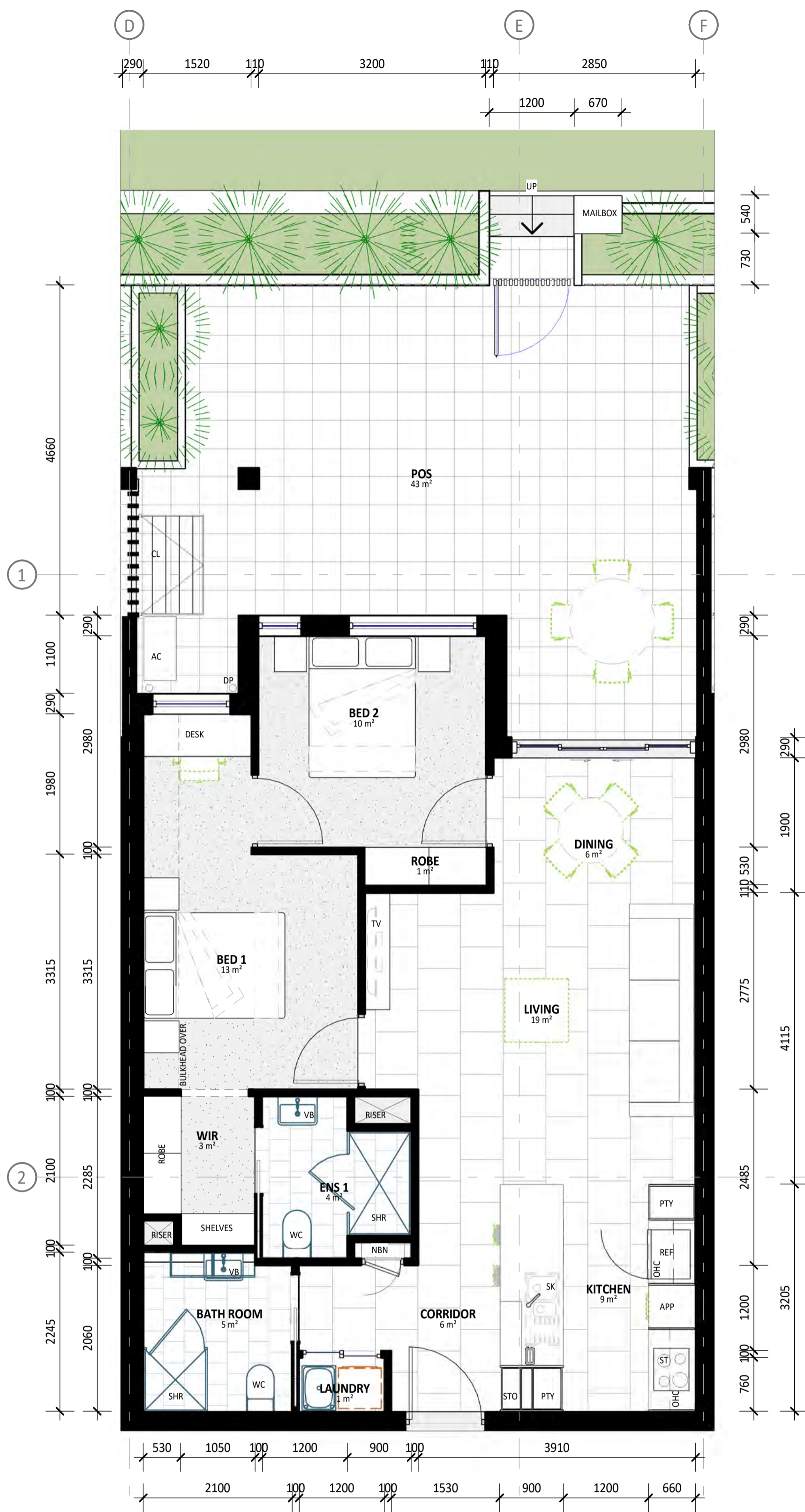
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PROPOSED SECTIONS - SHEET 02

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1 PROPOSED TYPICAL UNIT TYPE A1
DA-03 1 : 50

UNIT TYPE A1

Refer to key plan for locations

- 2 BEDROOM
- 2 BATHROOM

ALL UNITS INTERNAL AREA	78m ²
GROUND FLOOR EXTERNAL AREA	41m ²
BALCONY EXTERNAL AREA	15-17m ²

NOTE: Gold standard targeted Liveable Housing Design Guideline



2 PROPOSED TYPICAL UNIT TYPE A2
DA-03 1 : 50

UNIT TYPE A2

Refer to key plan for locations

- 2 BEDROOM
- 2 BATHROOM

ALL UNITS INTERNAL AREA	77m ²
GROUND FLOOR EXTERNAL AREA	43m ²
BALCONY EXTERNAL AREA	15-17m ²

NOTE: Gold standard targeted Liveable Housing Design Guideline



3 PROPOSED TYPICAL UNIT TYPE A3
DA-03 1 : 50

UNIT TYPE A3

Refer to key plan for locations

- 2 BEDROOM
- 2 BATHROOM

ALL UNITS INTERNAL AREA	80m ²
GROUND FLOOR EXTERNAL AREA	27m ²
BALCONY EXTERNAL AREA	15-17m ²

NOTE: Gold standard targeted Liveable Housing Design Guideline

- LEGEND**
- SK SINK
 - AC AIR CONDITIONING
 - ST STOVE TOP
 - PTY PANTRY
 - APP APPLIANCE TOWER
 - NBN INTERNET
 - TV TELEVISION
 - REF REFRIGERATOR
 - WC WATER CLOSET
 - SHR SHOWER
 - VB VANITY BASIN
 - OHC OVER-HEAD CLIPBOARD
 - STO STORAGE
 - DP DOWNPIPE
 - CL CLOTHES LINE

KEY PLAN

AMENDMENTS

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PROPOSED UNIT PLANS - SHEET 01

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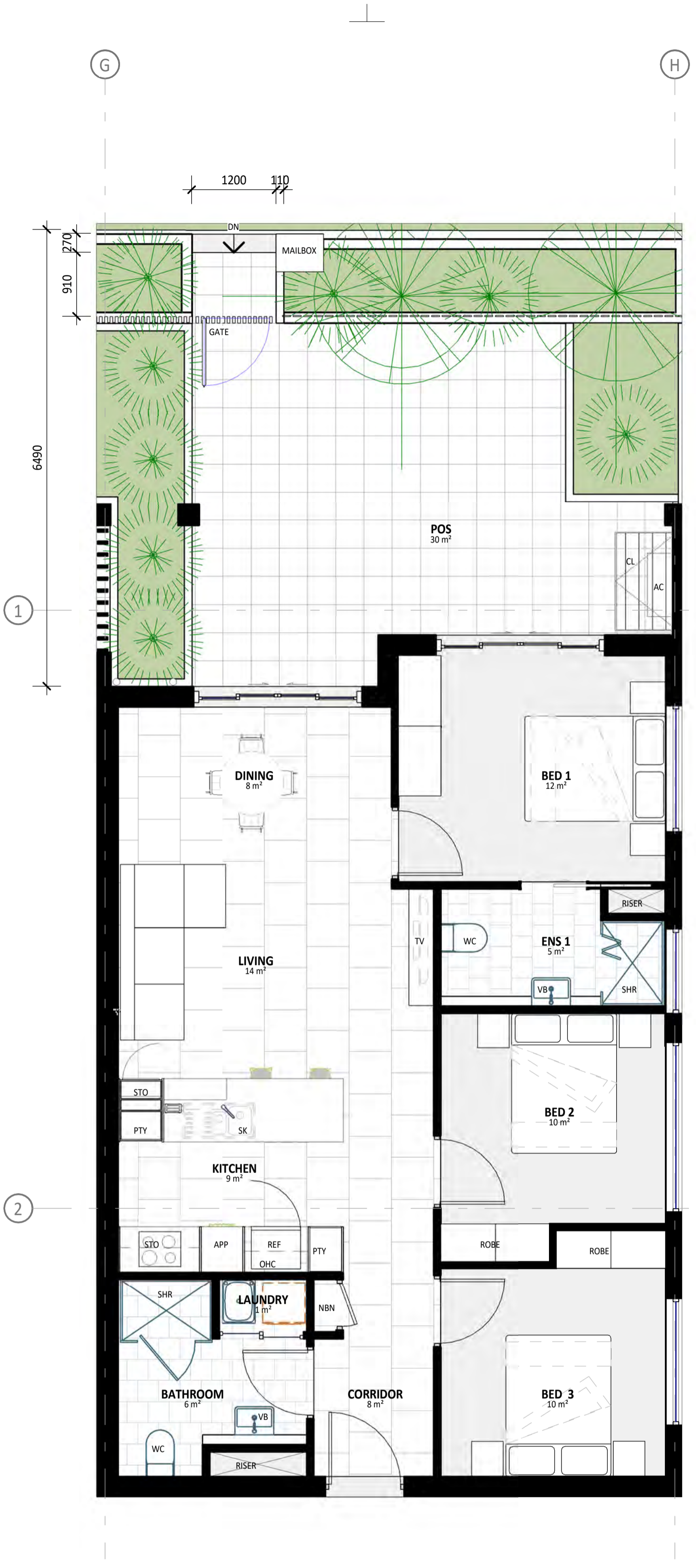


1 PROPOSED TYPICAL UNIT TYPE A4
DA-03 1 : 50

UNIT TYPE A4
Refer to key plan for locations - no ground floor units
2 BEDROOM
2 BATHROOM

ALL UNITS INTERNAL AREA	79m ²
GROUND FLOOR EXTERNAL AREA	27m ²
BALCONY EXTERNAL AREA	15-17m ²

NOTE: Gold standard targeted Liveable Housing Design Guideline



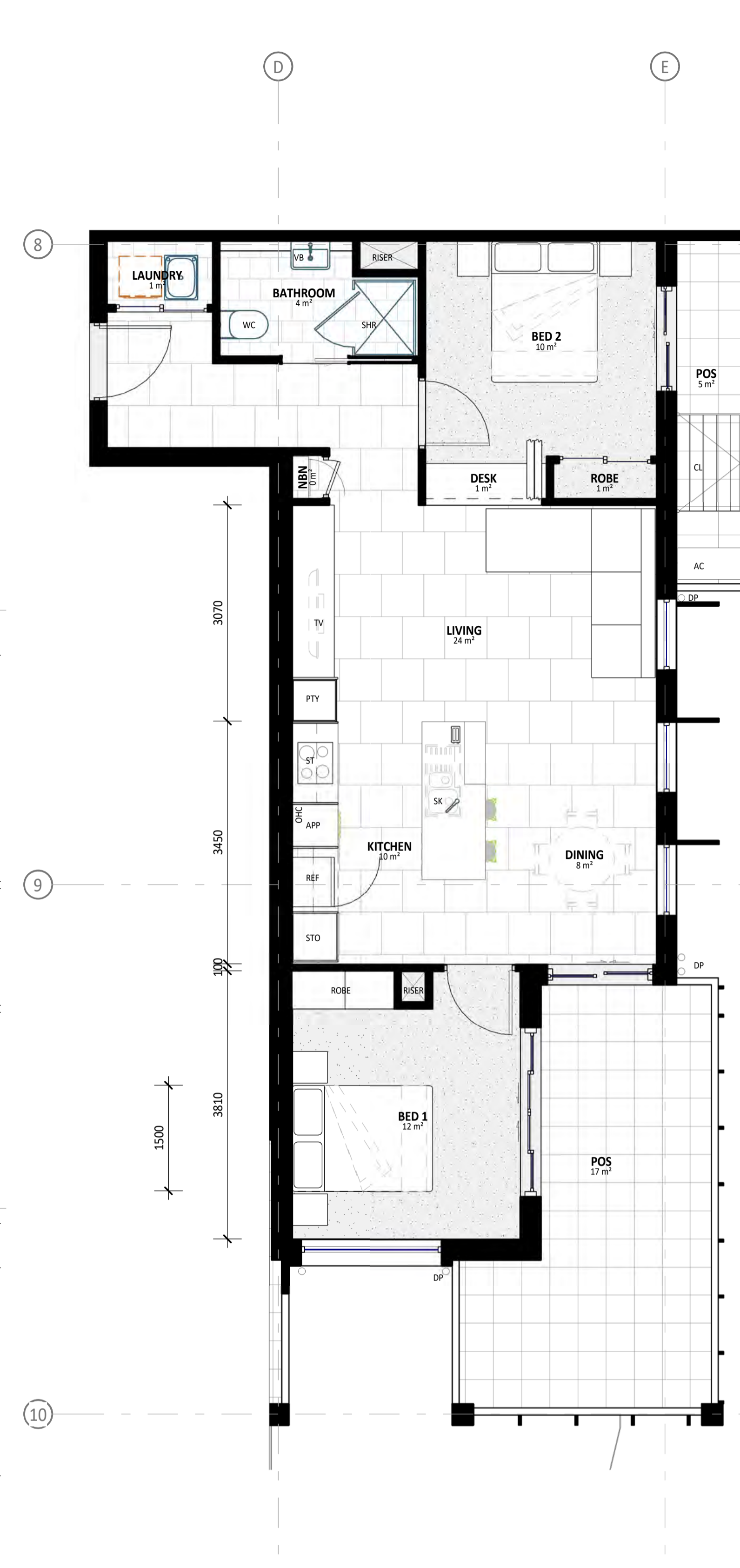
2 PROPOSED TYPICAL UNIT TYPE B1
DA-03 1 : 50

UNIT TYPE B1
Refer to key plan for locations
3 BEDROOM
2 BATHROOM

INTERNAL AREA	95m ²
EXTERNAL AREA*	16.50m ² - 37m ²

*PRIVATE OPEN SPACE VARIES BETWEEN UNIT

NOTE: Gold standard targeted Liveable housing design guideline

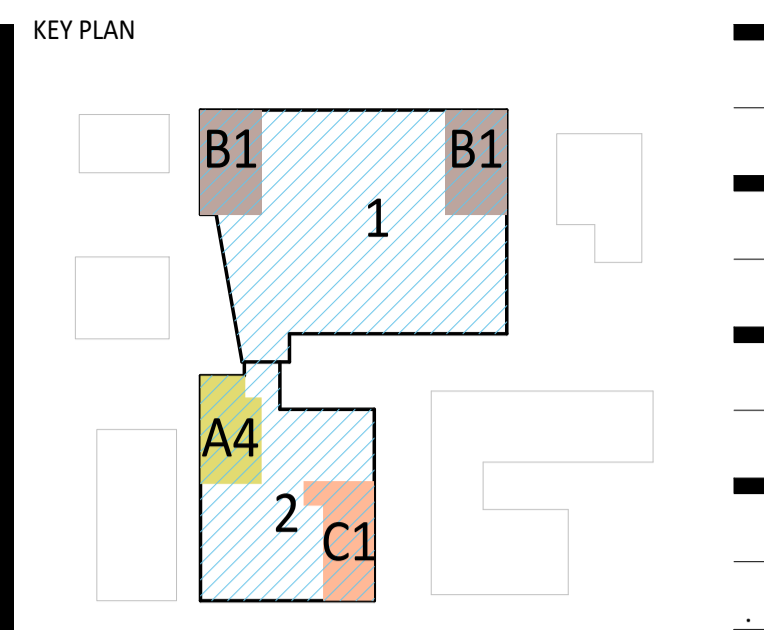
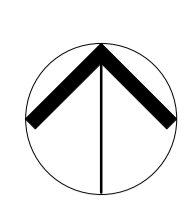


3 PROPOSED TYPICAL UNIT TYPE C1
DA-03 1 : 50

UNIT TYPE C1
Refer to key plan for locations
2 BEDROOM
1 BATHROOM

INTERNAL AREA	73m ²
EXTERNAL AREA	26m ²

NOTE: Gold standard targeted Liveable Housing Design Guideline



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PROPOSED UNIT PLANS - SHEET 02

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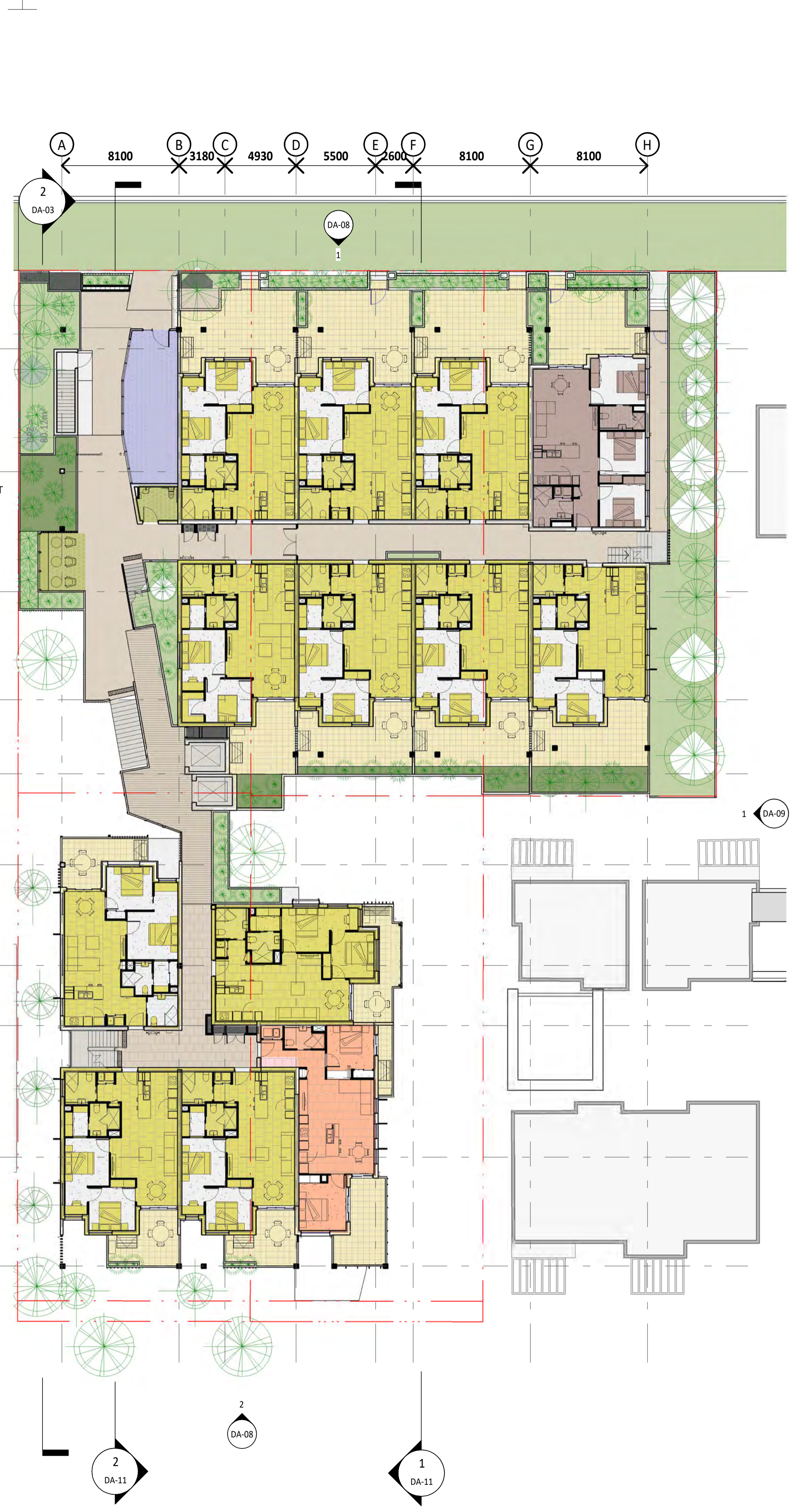
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1 PROPOSED GROUND FLOOR - AREA ARRANGEMENT
DA-03 1 : 200

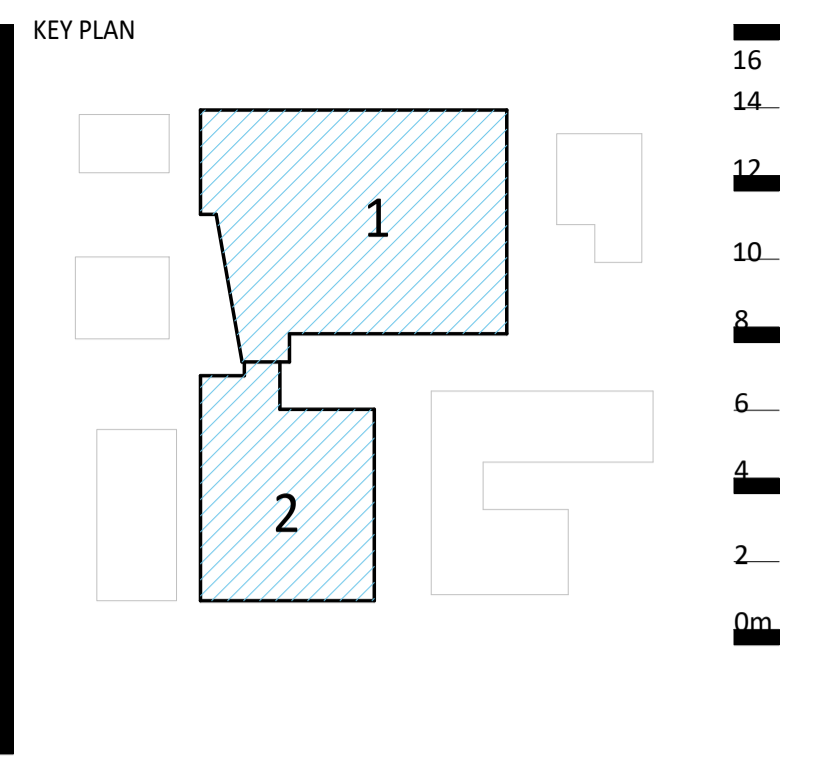
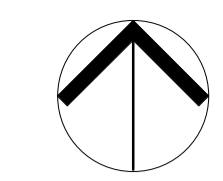
- LEGEND**
- ALLIED HEALTH
 - AMENITIES
 - CARPARK
 - COMMUNAL SPACE
 - DEEP SOIL ZONE
 - VISITOR PARKING
 - CORRIDORS
 - SHARED ZONE
 - STORE
 - PRIVATE OPEN SPACE
 - TYPE A
 - SERVICES
 - DRIVEWAY
 - VERTICAL TRANSPORT
 - BIN PAD
 - Calculating...



2 PROPOSED LEVEL 01 - AREA ARRANGEMENT
DA-03 1 : 200

AREA LEGEND

- COMMUNAL AREA 314m²
- DEEP SOIL ZONE 285m²
- VEGETATION
- COMMUNAL SPACE 228m²
- PRIVATE OPEN SPACE
- TYPE A - 2 BEDROOM UNITS
- TYPE B - 3 BEDROOM UNITS
- TYPE C - 2 BEDROOM UNITS
- MANAGEMENT OFFICE 39.46m²
- ALLIED HEALTH 15m²
- CORRIDORS
- VERTICAL TRANSPORT
- SERVICES
- BIN PAD



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PROPOSED AREA PLANS

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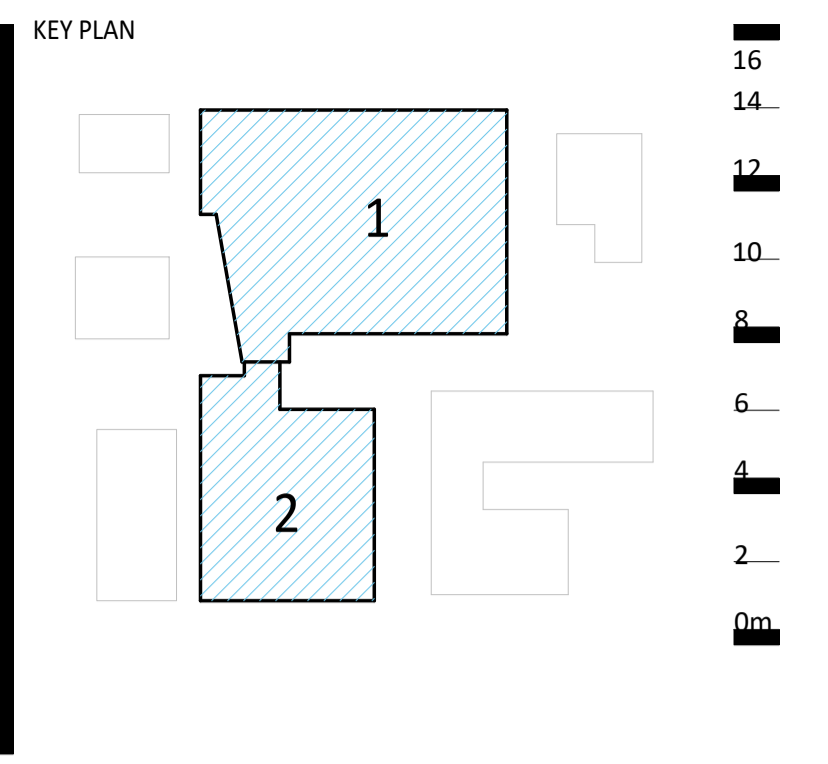
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AREA LEGEND

COMMUNAL AREA	314m ²
DEEP SOIL ZONE	285m ²
VEGETATION	
COMMUNAL SPACE	228m ²
PRIVATE OPEN SPACE	
TYPE A - 2 BEDROOM UNITS	
TYPE B - 3 BEDROOM UNITS	
TYPE C - 2 BEDROOM UNITS	
MANAGEMENT OFFICE	39.46m ²
ALLIED HEALTH	15m ²
CORRIDORS	
VERTICAL TRANSPORT	
SERVICES	
BIN PAD	



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1 PROPOSED LEVEL 02 - AREA ARRANGEMENT
DA-03 1:200

2 PROPOSED LEVEL 03 - AREA ARRANGEMENT
DA-08 1:200

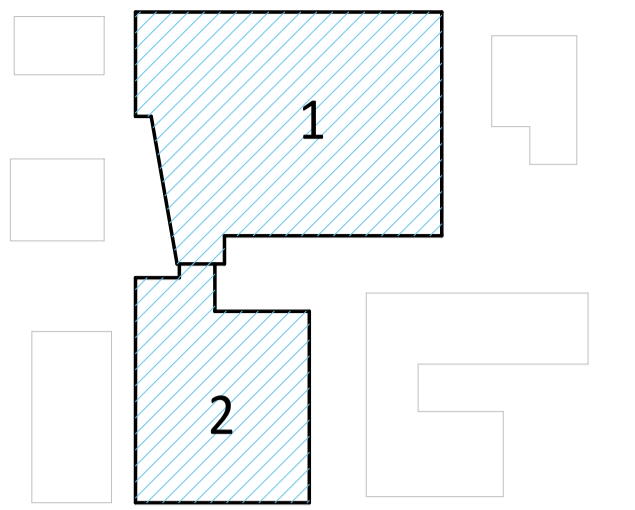
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ARTIST IMPRESSION - VIEW FROM KURAN STREET

KEY PLAN



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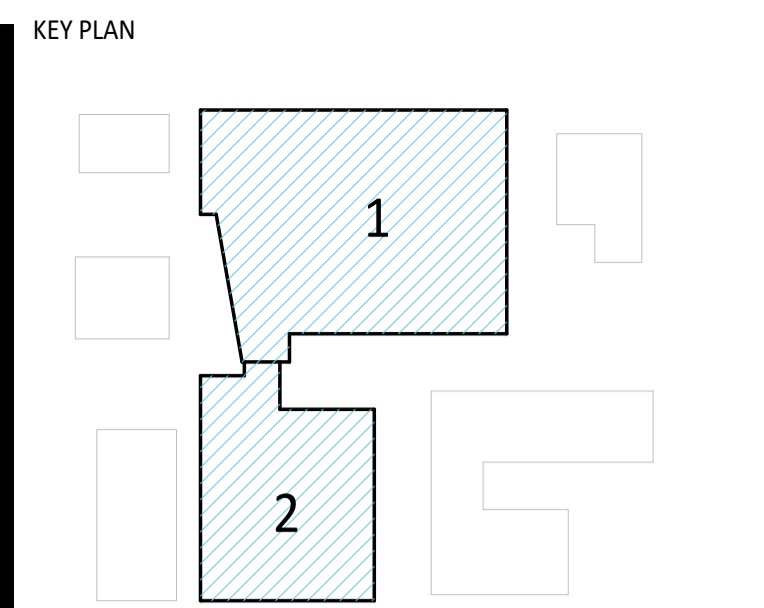
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2



ARTIST IMPRESSION - VIEW FROM BUNA STREET



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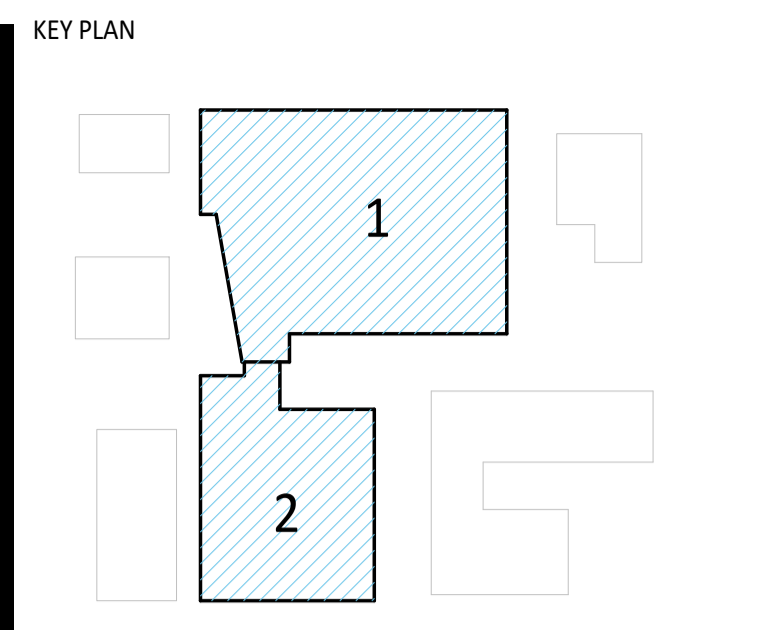
1 3D VIEW - KURAN STREET FROM PARK



2 3D VIEW - FROM BUNA STREET



3 3D VIEW - WEST KURAN STREET



AMENDMENTS

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PROPOSED EXTERNAL 3D VIEWS

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1 3D VIEW - COMMUNAL AREA FROM STAIR - LEVEL 01



2 3D VIEW - COMMUNAL AREA PERGOLA



3 3D VIEW - COMMUNAL AREA - LEVEL 01

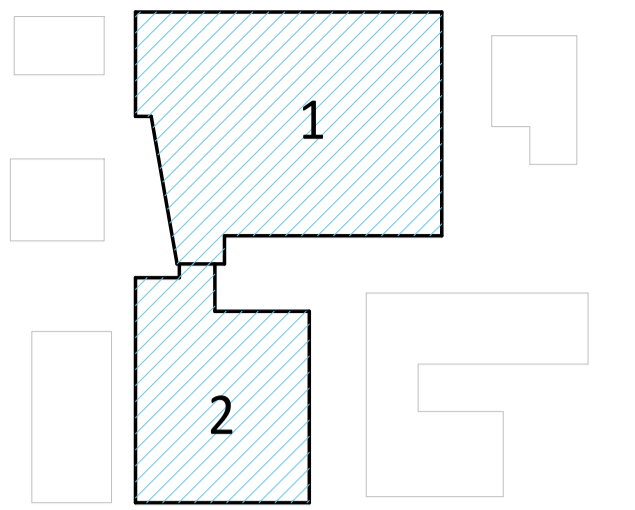


4 3D VIEW - POOL AREA



5 3D VIEW - POOL AREA TOWRDS BUNA STREET

KEY PLAN



AMENDMENTS

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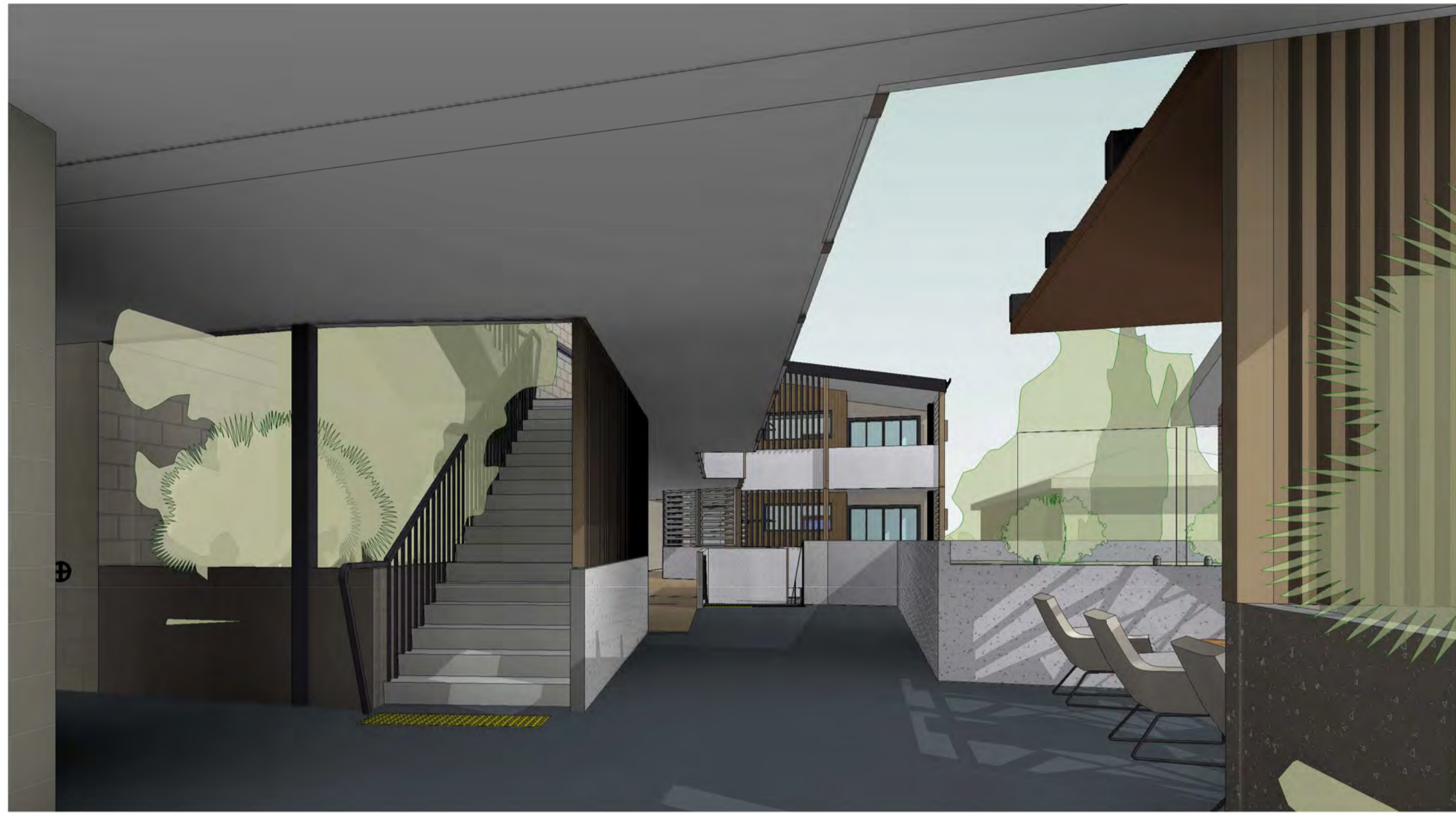
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SCALE	PROJ. NO.	CHK	DRAWN	DATE
A1 (at A1)	183459	BT	SP	JAN19

DRAWING NO. SD-A-DA-19	ISSUE 2
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1 3D VIEW - COMMUNAL SPACE - LEVEL 01



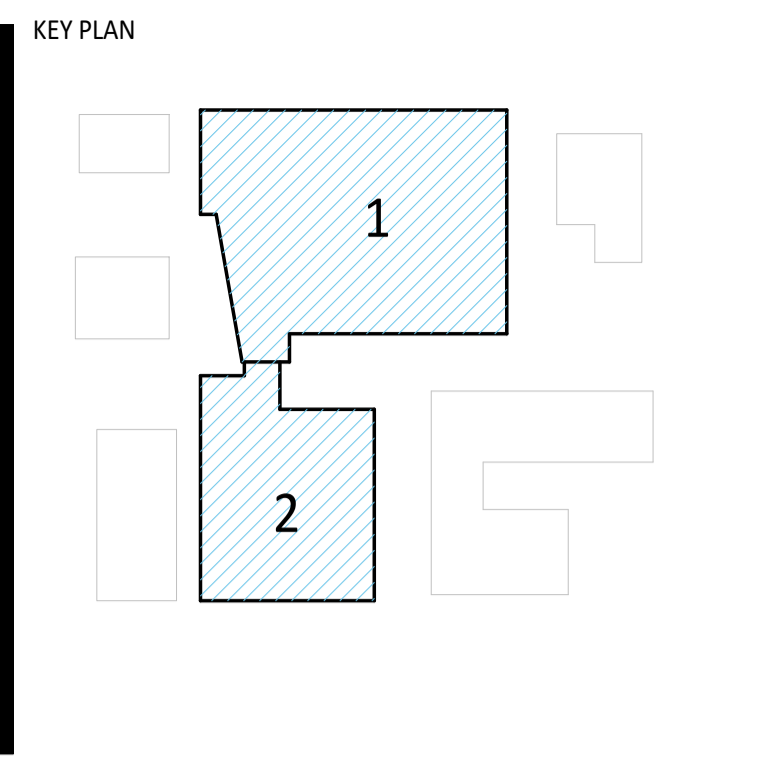
2 3D VIEW - BUNA STREET ENTRANCE



3 3D VIEW - COMMUNAL BBQ AREA



4 3D VIEW - VIEW FROM KURAN STREET



AMENDMENTS		Date	By
No	Description		
1	DA ISSUE	19.02.19	SP
2	DA ISSUE FOR COUNCIL	19.03.19	SP

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 architecture | interiors | health | planning

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Mechanical Engineer:	DMA Engineers +61 7 3839 3050
Electrical Engineer:	DMA Engineers +61 7 3839 3050
Hydraulic Engineer:	DMA Engineers +61 7 3839 3050
Certifier:	Certis +61 7 3144 4600
Landscape Architect:	Place Design Group +61 7 3852 3922
Civil Engineer:	Milanovic Neale +61 7 3255 1877
Cost Planner:	Mitchell Brandtman +61 7 3327 5000

CLIENT

Burnie Brae

PROJECT

Kuran Street Retirement Village

DRAWING

PROPOSED 3D VIEWS

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A1 (at A1)	183459	BT	SP	JAN19

DRAWING NO. SD-A-DA-20	ISSUE 2
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BLOCKWORK



PEBBLE

BLOCKWORK



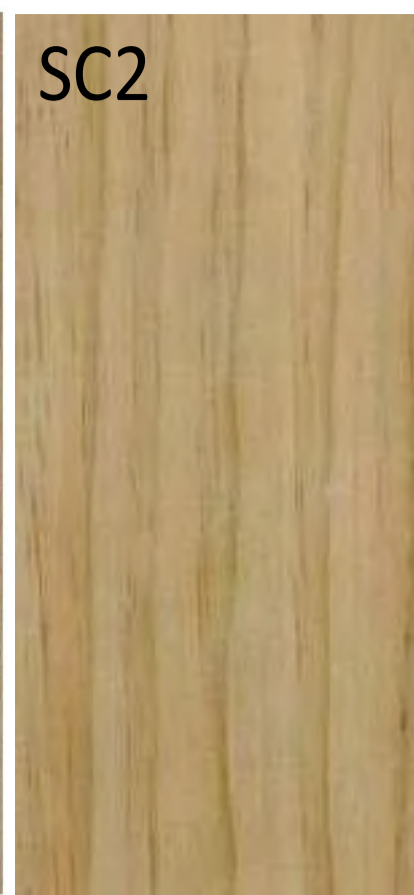
CONCRETE GREY BLOCK

SCREENING



WOODLOOK

FENCE / SCREENS



TREATED PINE

FEATURE CLADDING

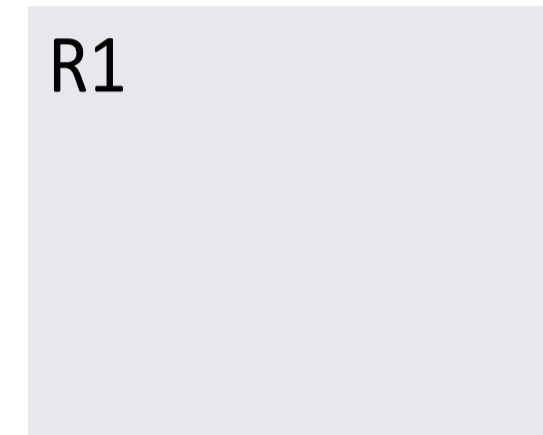


INNOWOOD
PREMIUM OAK



HARDIEGROOVE
FC LINING

RENDER



RSA SNOWFLAKE



RSA SONNET

GLAZING



EXTERNAL GLAZING

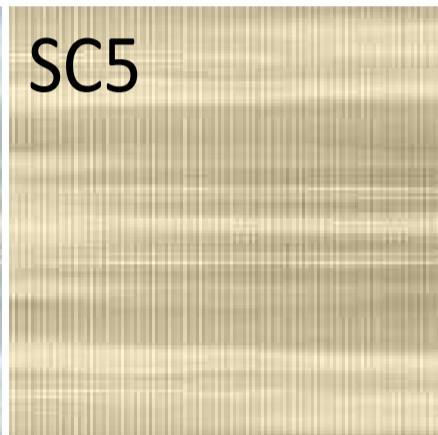
BALUSTRADING



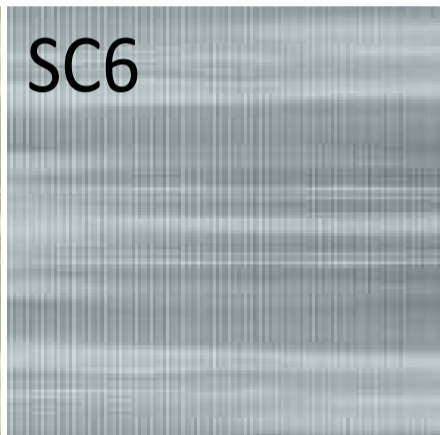
OPAL WHITE



CLEAR



BRONZE METALLIC

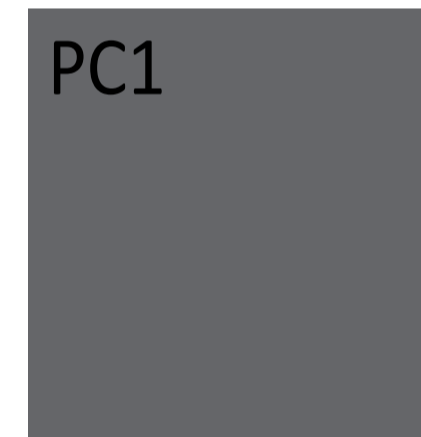


GREY METALLIC



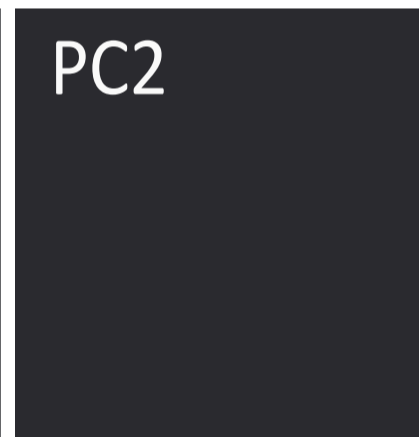
FC PAINTED WHITE

ROOF



BASALT

TRIMS / SCREENS



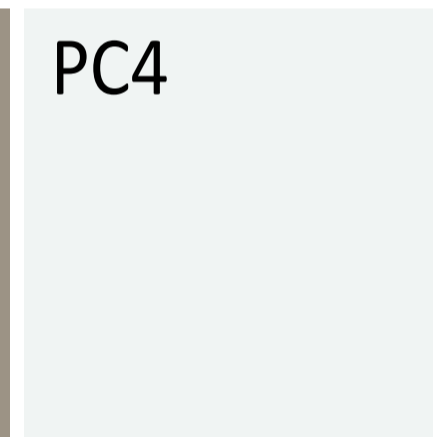
MONUMENT

SUNHOOD



CHAMPAGNE KINETIC

SCREENS



PEARL WHITE

DOWNPIPES

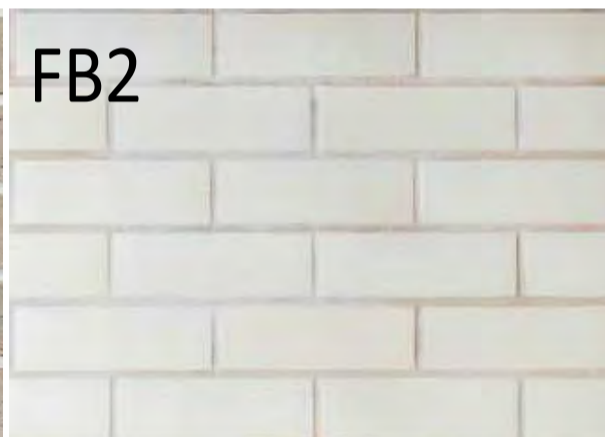


RIVERSAND

FEATURE BRICK



NEDLAND GREY



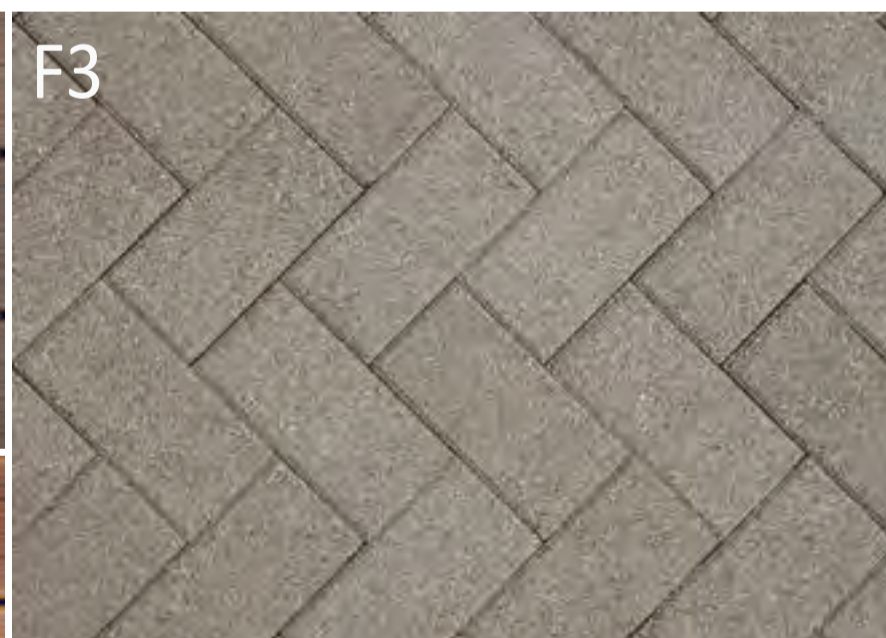
ALLURE LULU



ALLURE KOKO



DECKING / CLADDING

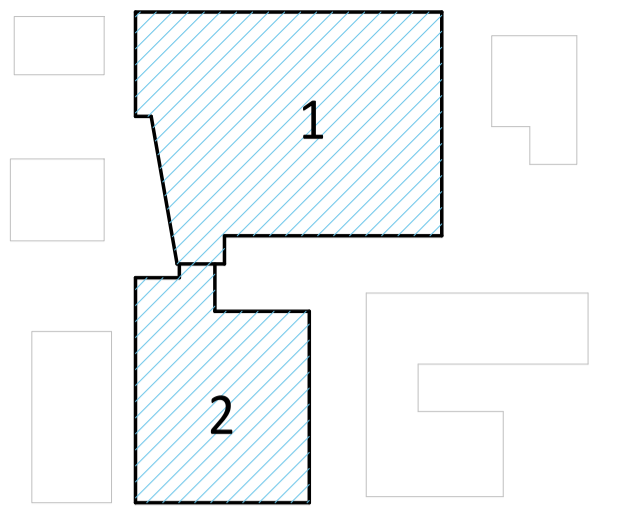


PAVING



PAVING

KEY PLAN



AMENDMENTS

No	Description	Date	By
1	DA ISSUE	19.02.19	SP
2	DA ISSUE FOR COUNCIL	19.03.19	SP

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CLIENT

Burnie Brae



PROJECT

Kuran Street Retirement Village

DRAWING

PROPOSED FINISHES

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SCALE (at A1)	PROJ. NO. 183459	CHK CY	DRAWN SP	DATE JAN19
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DRAWING NO.
SD-A-DA-21

ISSUE
2