

**GENERAL NOTES**

- 1 Do not scale from drawings, use figured dimensions only. Refer to Building Designer if any discrepancies occur.
- 2 Dimensions typically relate to structure only and do not include linings and/or cladding unless noted otherwise.
- 3 Contour levels shown on the Site Plan are existing only and are not indicative of finished levels.
- 4 Door and window dimensions and sizes are "nominal" only.
- 5 Smoke alarms are to be hard wired type installed in accordance with the Building Code of Australia, Australian Standards and local authority requirements.
- 6 Proposed method of termite treatment to be "Termimesh" installed in accordance with manufacturer's instructions and relevant Australian Standards.
- 7 Locations of all services below ground to be confirmed by contractor prior to commencement of construction.
- 8 Refer also to Brisbane City Council - Development Approval conditions for additional and/or other construction requirements.

**REAL PROPERTY DESCRIPTION**

Lot 128, 1 x 1.50 on RP 37845  
 Parish of Yeerongpilly  
 County of Stanley  
 Site Area 1215sqm

**AMENDMENTS**

DATE	DESCRIPTION	ISSUE

**lav bl design**

23 PORTLAND ST  
 ANNERLEY Q 4103  
 07 3891 3431  
 0410 579 606  
 lavbl@lavbl.com BSA Lic: 1010598

**PROJECT**

PROPOSED NEW 4 X 3 BED DWELLING  
 UNITS WITH EXISTING HOUSE at  
 18-22 PIERS ST, MOOROOKA Q 4105

**TITLE**

SITE/SET-OUT PLAN

SCALE 1:200 (A3)

SHEET OF

PROJECT NO

DWG NO

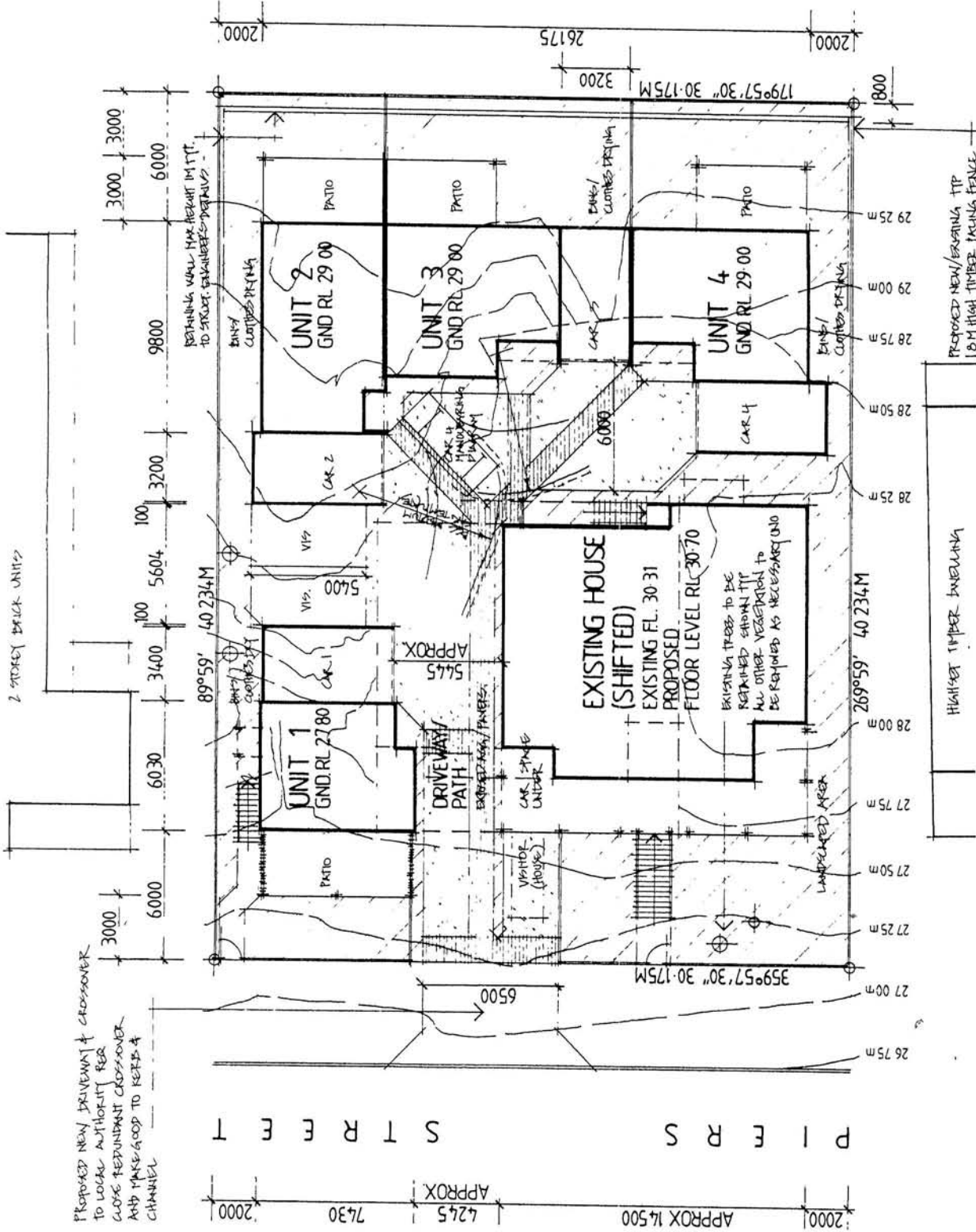
BA-01

DRAWN

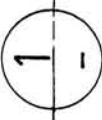
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DATE

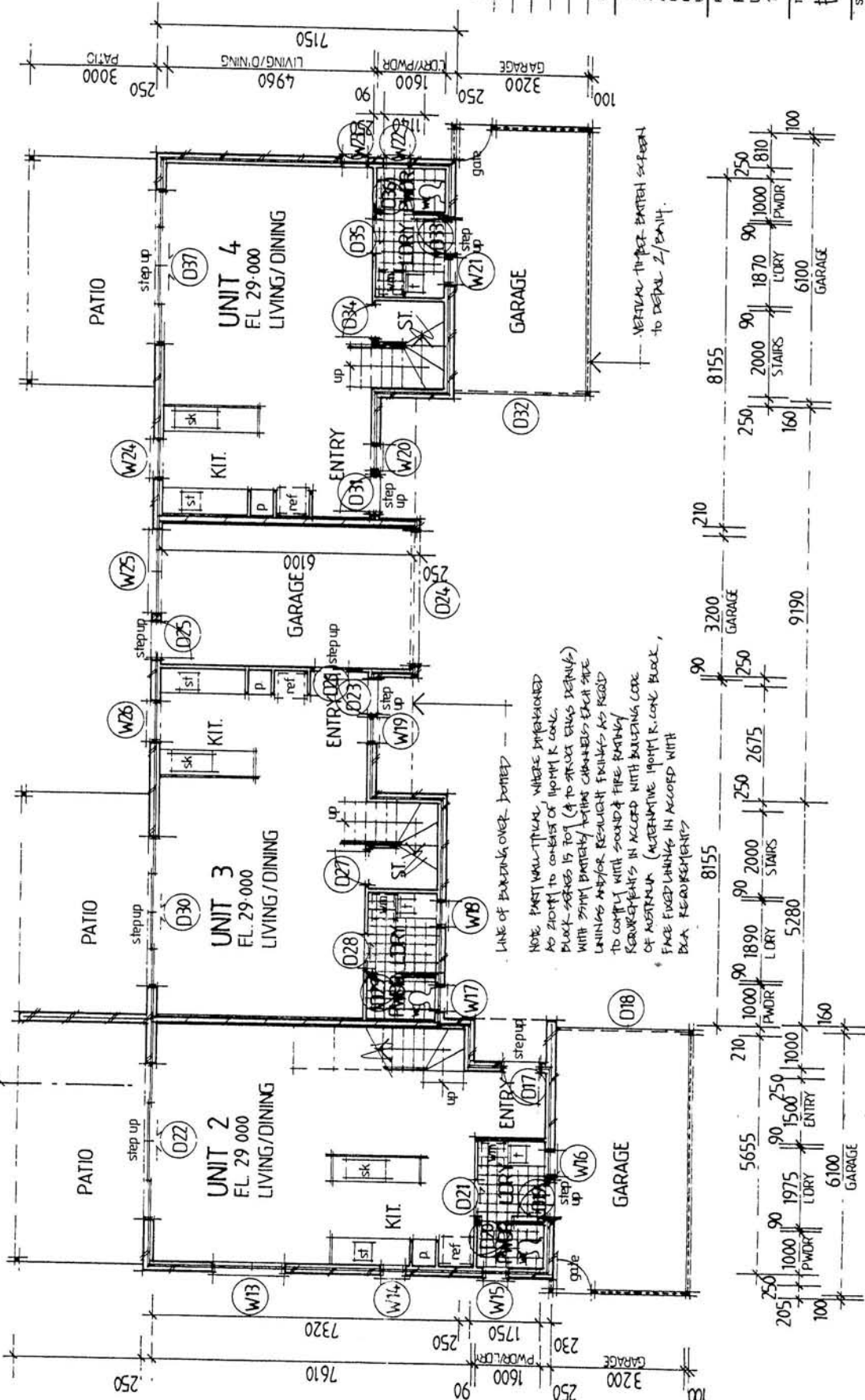
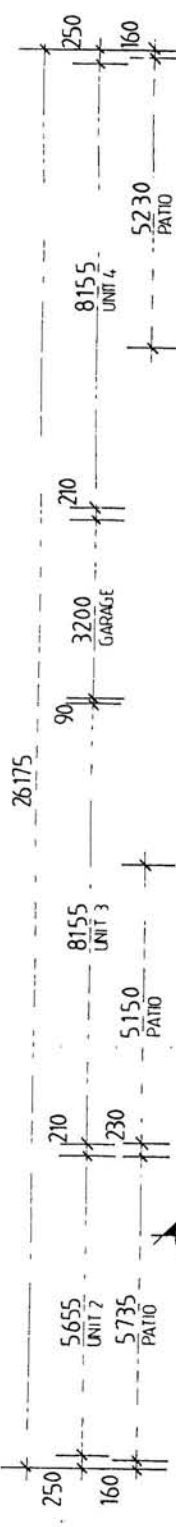
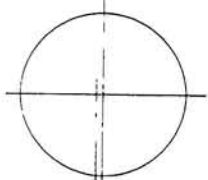
10.10.2017



**1 SITE / SET OUT PLAN**







LINE OF BUILDING OVER JITTERY

NOTE: PART WALL-TYPICAL, WHERE IMPROVED AS SHOWN TO COMPLY WITH 1901 R CODE. BLACK-STEEL IS TOP (4 TO STAIRS TRUSS DECKING) WITH 2" MIN BRACKET/STRUT CHANNELS EACH SIDE. LININGS AND/OR RESIN/REINFORCEMENT FRAMES AS REQ'D TO COMPLY WITH SMOKE AND FIRE RATING REQUIREMENTS IN ACCORD WITH BUILDING CODE OF ALBERTA. (ALTERNATIVE 1901 R CODE BLACK FACE EVIDENCE MARKING IN ACCORD WITH B.C.A. REQUIREMENTS)

VERTICAL TRIPPER BRACKET SCHEDULE TO DETAIL 2/18/14

AMENDMENTS

DATE	DESCRIPTION	ISSUE

**l a v b l design**  
23 PORTLAND ST  
ANNELEY Q 4103  
07 3891 3431  
0410 579 606  
lavb@lavb.com BSA Lic. 1010598

PROJECT  
PROPOSED NEW 4 X 3 BED DWELLING  
UNITS WITH EXISTING HOUSE at  
18-22 PIERS ST, MOOROOKA Q 4105

TITLE  
**FLOOR PLAN**

SCALE  
1:100 (AS)

SHEET  
OF

PROJECT NO

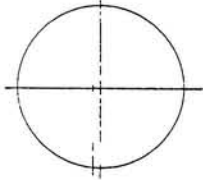
DWG NO  
BA-D3

DRAWN  
LYEL

DATE  
AUG. 2014

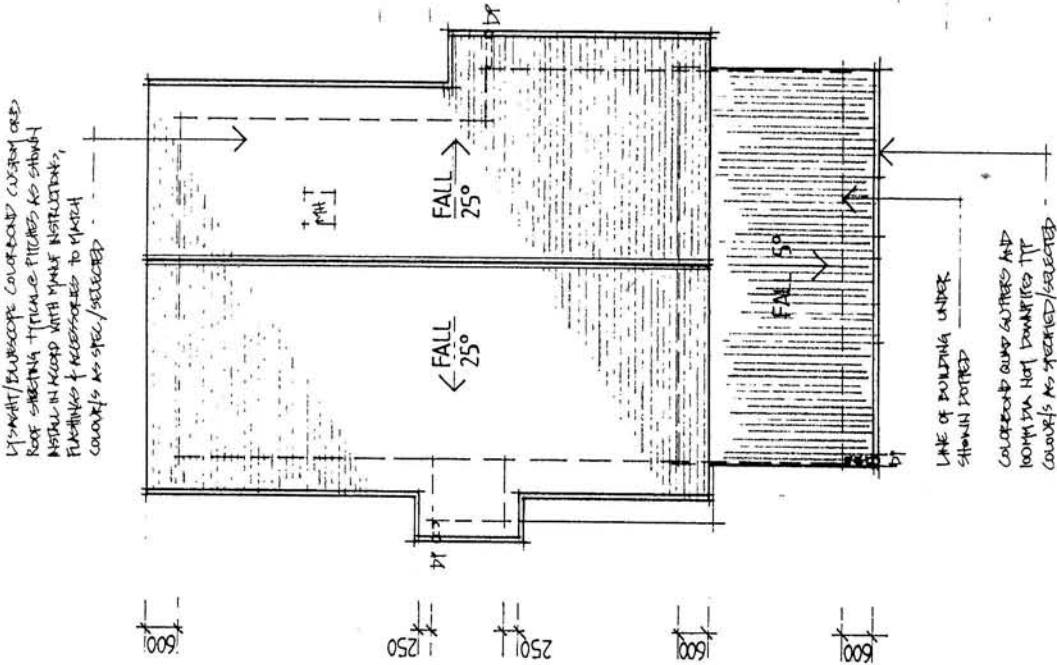
**1 GROUND FLOOR PLAN**



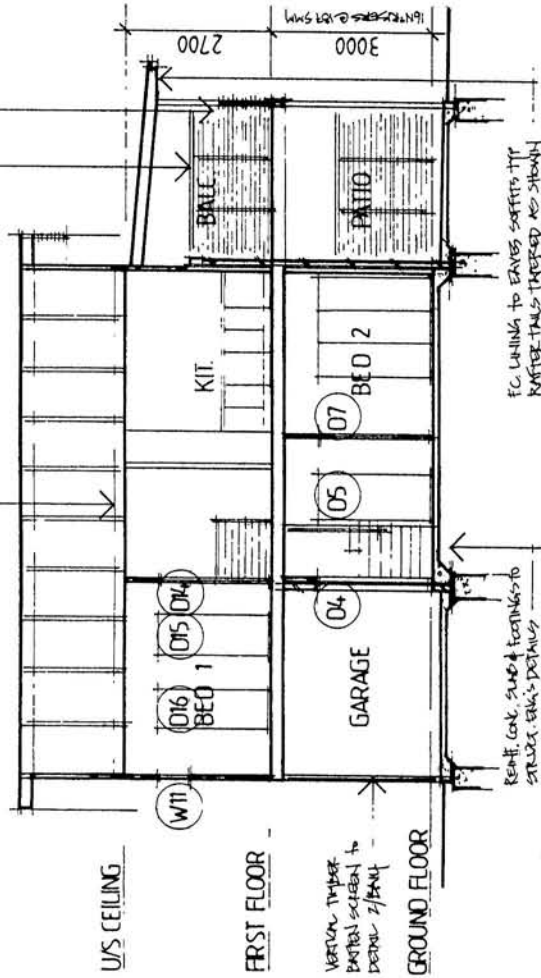


TIMBER ROOF FRAMING/TRUSSES TO STRUCTURAL ENGINEER'S & TRUSS MANUFACTURER'S DETAILS

UPPARENT/BLUESCOPE COLOURED CUSTOM ORG. ROOF SHEETING TYPICAL FITTERS AS SHOWN NOTED IN RECORD WITH MAKE INSTRUCTIONS, FLASHINGS & ACCESSORIES TO MATCH COLOURS AS SPEC./SELECTED



1 ROOF PLAN UNIT 1



2 SECTION UNIT 1

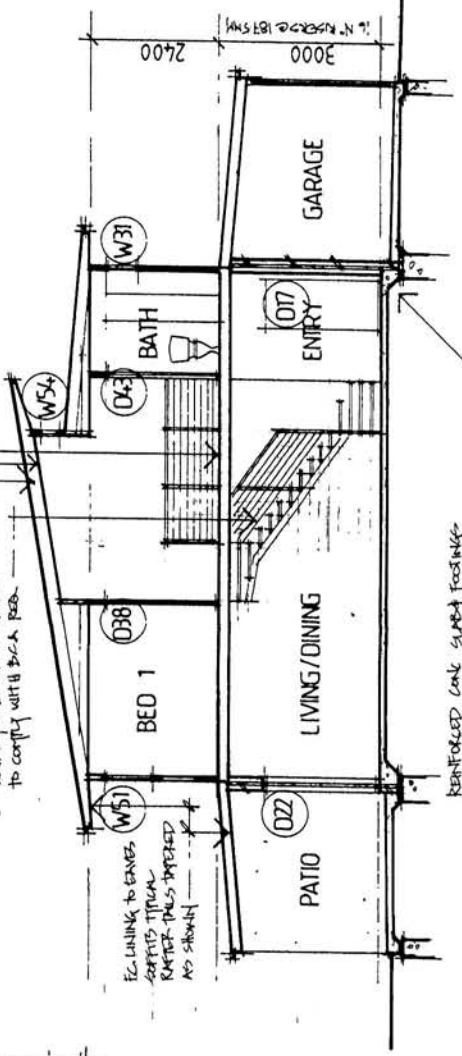
REINFC. CONK SLAB & FOOTINGS TO STRUCT. ENGR'S DETAILS

TIMBER ROOF FRAMING & TRUSSES TO STRUCTURAL ENGINEER'S & TRUSS MANUFACTURER'S DETAILS

OPEN RISE-TIMBER TRUSS (UNIT 2) FROM BY SOME DOWNER/TIMBER SPIRES & CHALK BALUSTRADE TO COMPLY WITH B.C.A. REGR.

K. CONK BLOCK PARTY WALL BEYOND TO CONTINUE TO U/S OF ROOF SHEETING

SUSPENDED TIMBER-FLOOR FRAMING TO STRUCTURAL ENGINEER'S DETAILS, TYPICAL



3 SECTION UNIT 2

AMENDMENTS

DATE	DESCRIPTION	ISSUE
	<b>l a v b l design</b>	
	23 PORTLAND ST ANNERLEY Q 4103 07 3691 3431 04 10 873 606	
	PROJECT BBA/LLC 10/05/98	
	PROPOSED NEW 4 X 3 BED DWELLING UNITS WITH EXISTING HOUSE at 18-22 PIERS ST, MOOROOKA Q 4105	
TITLE		
ROOF PLAN, SECTIONS.		
SCALE	SHEET	OF
1:100 (A3)		
PROJECT NO		
DWG NO	DRAWN	DATE
FA-05	WBL	MAY. 2004.



173 Boundary Street, West End Q 4101

Tel: 073 844 8399  
Fax: 073 844 3276  
Email: metrocity@iprimus.com.au

4 April 2005

To Whom It May Concern,

**Re: Rental Appraisal – 18-22 Piers Street, Moorooka**

Thank you for requesting a rental appraisal for the above property.

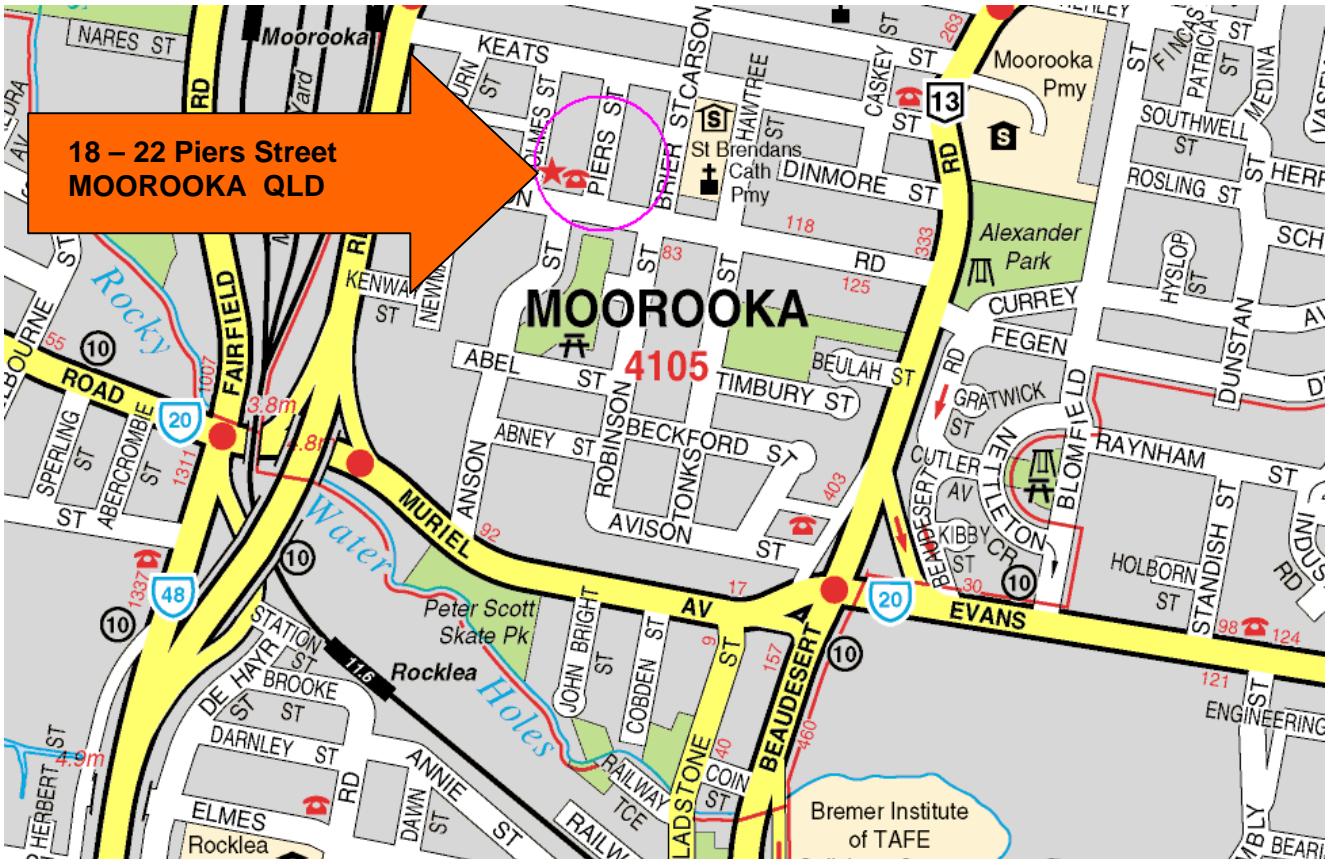
This brand new townhouse has 3 bedrooms, 2 bathrooms and an extra toilet. It is in a great small complex located close to all amenities. The townhouse also comes with an entertaining area and lock up garage.

We believe that a realistic rental would be approximately \$300 per week.

Yours faithfully,

Kylie Jackson  
Metrocity Realty

Disclaimer: This estimate of worth is an estimate only and whilst we believe the figure is correct it is not to be taken as a sworn valuation



## Community Profiles

### Moorooka

Local Government Authority	Brisbane
Location	7 km from CBD
Features	Moorooka rail station, Moorooka Shopping Centre
Median Price	REIQ research shows that the median house price in the suburb for 2004 was \$325,000.
Median Weekly Rent	The median weekly rent paid for a 3-bedroom house in this area in the Sept 2004 quarter was \$310. The median weekly rent paid for a 2-bedroom unit in this area was \$260 for the same period.

## Commentary

This suburb is located seven kilometres south of the Brisbane Central Business District.

Moorooka contains a diverse array of housing styles ranging from two-bedroom workers cottages through to the larger family homes, many of which are located on the elevated parts of the suburb. Many of the homes within Moorooka also have magnificent city views.

Some parts of the Moorooka are quite leafy with many homes located beside Toohey Forest Park.

Moorooka has seen quite substantial capital growth in median house prices in recent years due to its location near the City and the opportunity its housing mix has presented to an ever-increasing section of the population who wish to renovate older style houses. Consequently, the suburb has in many places received a makeover in recent times.

Moorooka is a conveniently located suburb, which also has a diverse range of housing styles.

Moorooka is also well serviced by public transport infrastructure; the suburb has its own railway station and has regular CityXpress bus services.

The Brisbane City Council has increased the level of funding it has allocated to upgrade the amenity of Moorooka over recent years. One of these projects has been a recent completion of a major refurbishment of the Moorooka Shopping Centre.

According to the 2001 Census there were 8,576 people living in the suburb with a median age of 36. The median individual income was between \$300 and \$399 per week. Of all occupied private dwellings 61% were either fully owned or being purchased; 33% were being rented.