

Architectural Plans 02

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/812
Date: 22 December 2016



MARGARET STREET

GEORGE STREET

- BUILDING OVER
- LOCKERS & BENCH SEATING
- FEATURE SIGNAGE TO WALL TO INDICATE ENTRY
- ON GRADE STREET ENTRY TO UPPER B1

LOCKERS & BENCH SEATING

BIKE PARKING TOTAL = 57

- EXISTING
- PROPOSED - STAGE 1
- PROPOSED - STAGE 2

Scale: 1:250

Basement 1 Plan

Architectural 02 Plans

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- PROPOSED CAFE/NEWSAGENT
- PROPOSED OFFICE
- EXISTING OFFICE
- EXISTING
- PROPOSED - STAGE 1
- PROPOSED - STAGE 2

Stage 1 Ground Floor Plan

Scale: 1:250



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- PROPOSED - STAGE 1
- PROPOSED - STAGE 2

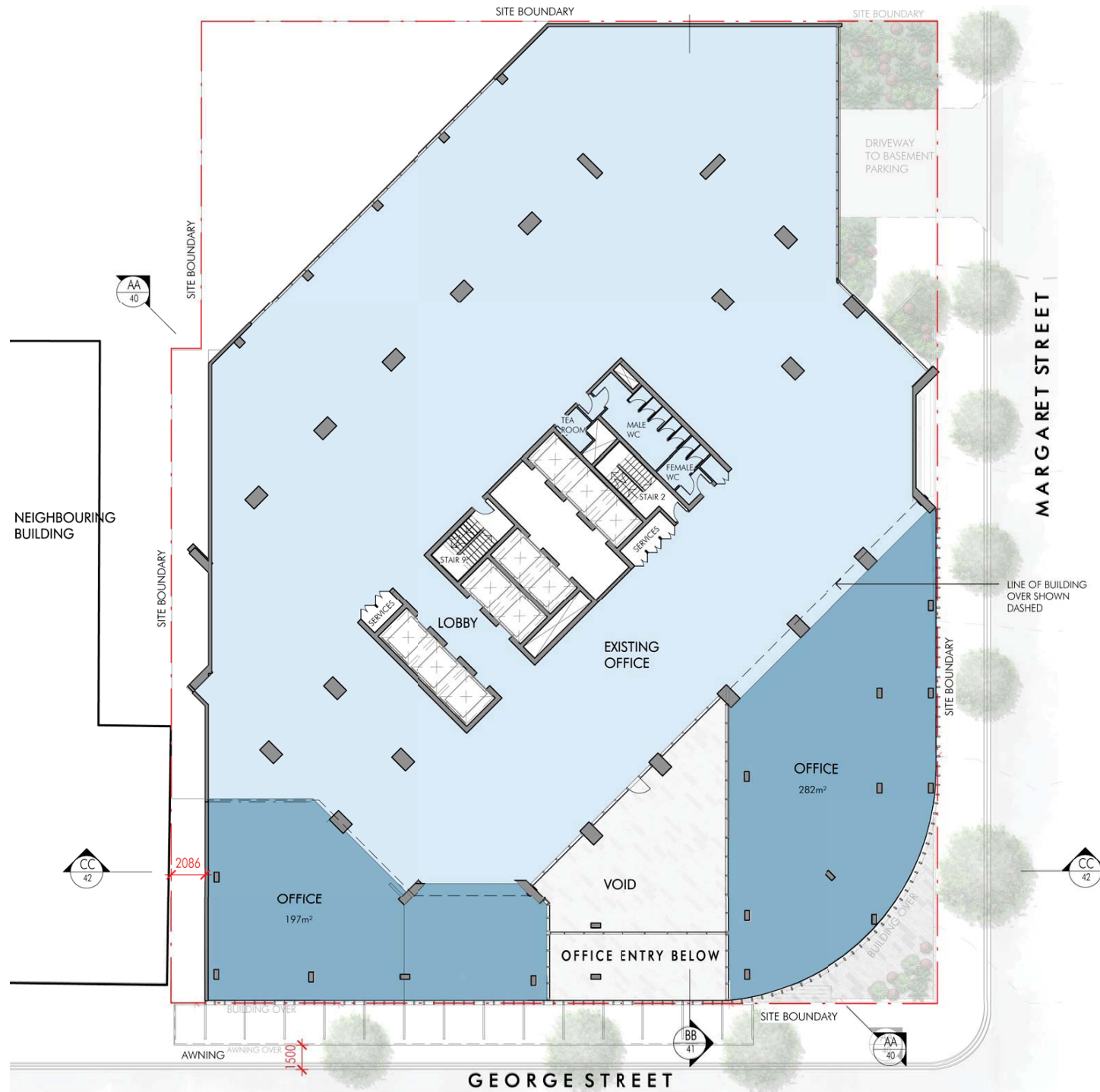
Stage 2 Ground Floor Plan

Scale: 1:250

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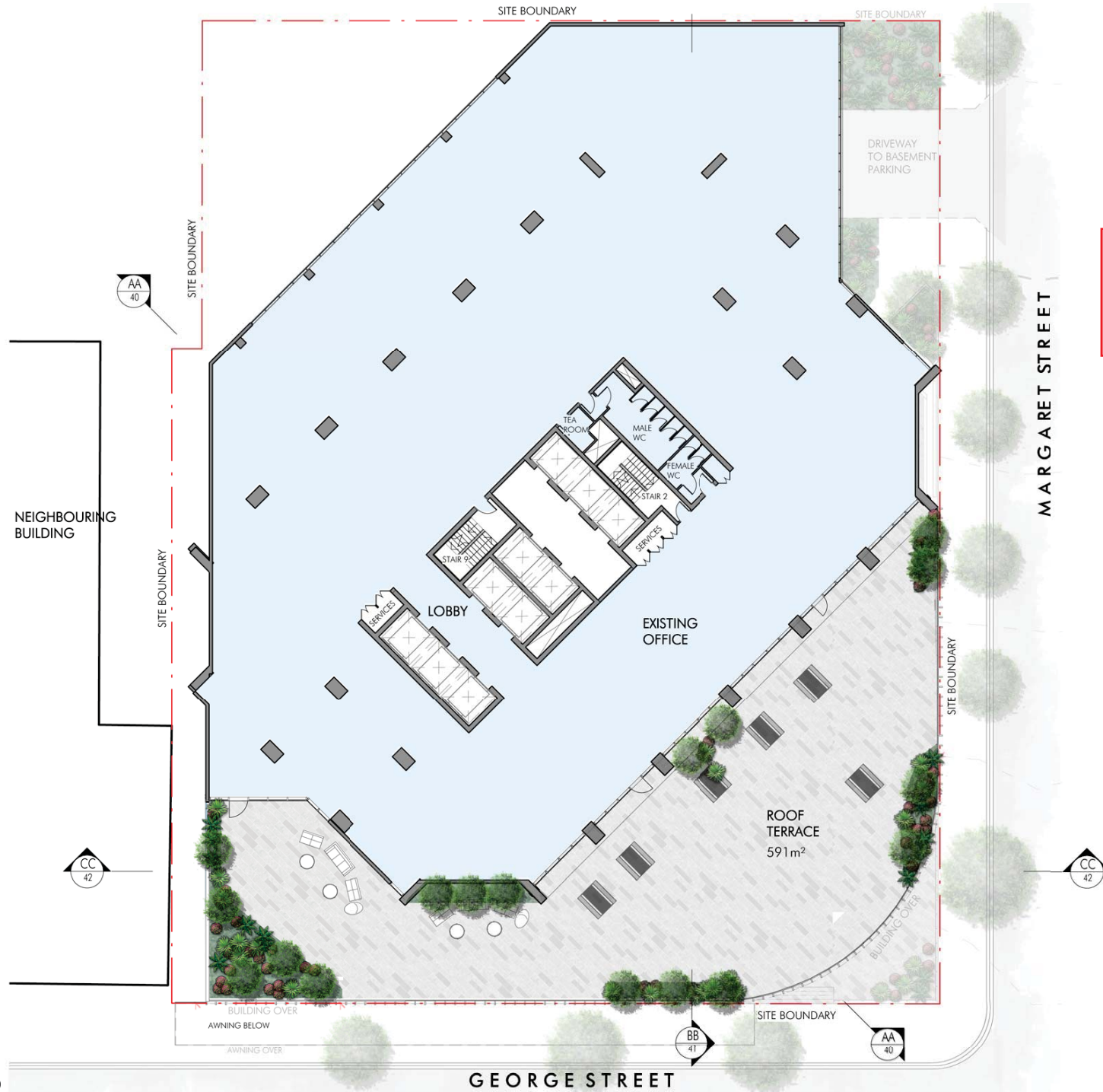
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Proposed Level 1 Plan

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Scale: 1:250

Elevations 04



Scale: 1:400

- L27 PLANT
RL 106.275
- L26
RL 102.935
- L25
RL 99.635
- L24
RL 96.335
- L23
RL 93.035
- L22
RL 89.735
- L21
RL 86.435
- L20
RL 83.135
- L19
RL 79.835
- L18
RL 76.535
- L17
RL 73.235
- L16
RL 69.935
- L15
RL 66.635
- L14
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- L13
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- L12
RL 56.735
- L11
RL 53.435
- L10
RL 50.135
- L9
RL 46.835
- L8
RL 43.535
- L7
RL 40.235
- L0
RL 36.935
- L3
RL 33.635
- L4
RL 30.335
- L3
RL 26.680
- L2
RL 23.025
- L1
RL 19.370
- G

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AMENDED IN RED
 By: Laura Shobbrook
 Date: 22 December 2016



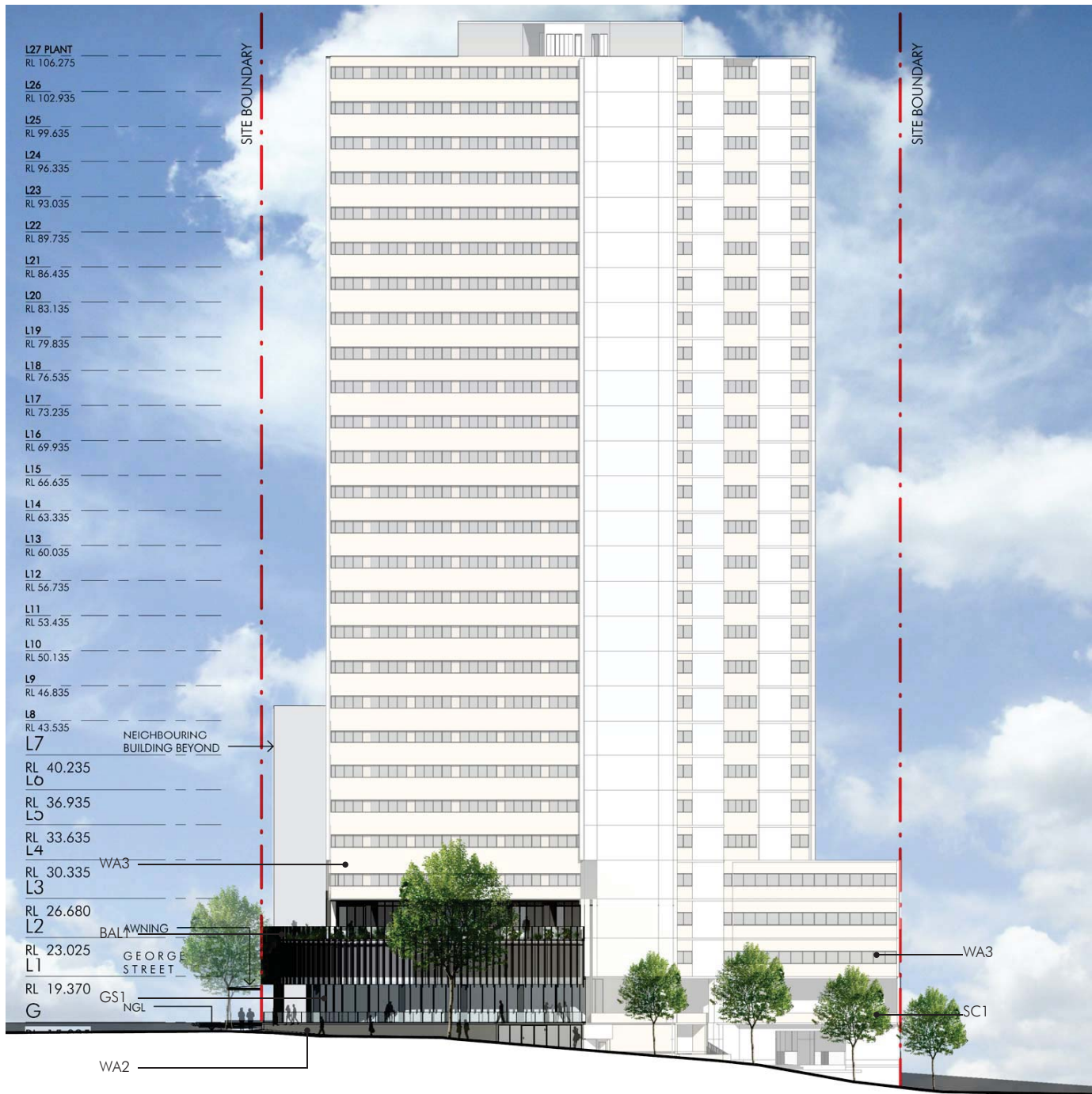
Not part of this approval
 Subject to Compliance Assessment

MATERIALS LEGEND

- WA1 Rendered Masonry - Painted White
- WA2/COL1 Stone Cladding
- WA3 Existing Facade to remain
- BAL1 Glass Balustrade
- GS1 Clear Glazing with Charcoal Glazing Frame
- GS2 Grey Glazing with Charcoal Glazing Frame
- GS3 Grey Spandrel Glass with Charcoal Glazing Frame
- SC1 Aluminium Vertical Mullions @ 1200mm Spacing - Charcoal
- AW1 Clear Glazed Awning with Charcoal Frame

West Elevation - George St

Elevations 04



Scale: 1:400

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South Elevation - Margaret St

Elevations 04



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BAL1	Glass Balustrade
GS1	Clear Glazing with Charcoal Glazing Frame
GS2	Grey Glazing with Charcoal Glazing Frame
GS3	Grey Spandrel Glass with Charcoal Glazing Frame
SC1	Aluminium Vertical Mullions @ 1200mm Spacing - Charcoal
AW1	Clear Glazed Awning with Charcoal Frame

Scale: 1:250

Facade Elevation - George St

Elevations 04



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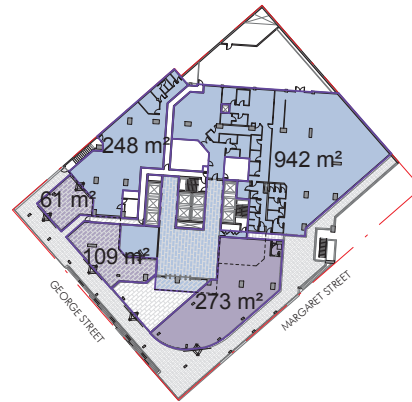
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Facade Elevation - Margaret St

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Basement 1



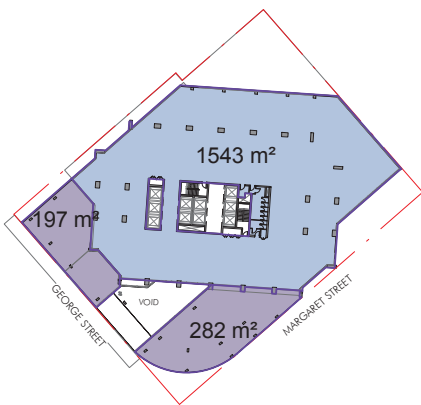
Ground Floor

Proposed Additional GFA

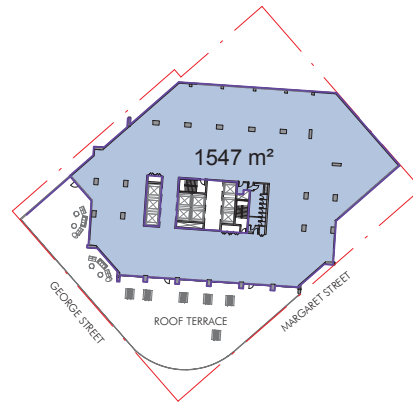
Basement 1	231	= 231m ²
Ground Floor	61+109 + 273	= 443m ²
Level 1	197+282	= 479m ²
Level 2		= 0m ²

Total additional GFA = 1153m²

- Proposed GFA
- Existing GFA



level 1



level 2

Gross Floor Area:

As defined in Brisbane City Council - City Plan 2014
The total floor area of all storeys of the building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:
(a) building services, plant and equipment;
(b) access between levels;
(c) ground floor public lobby;
(d) a mall;
(e) the parking, loading or manoeuvring of motor vehicles;
(f) unenclosed private balconies, whether roofed or not.



Scale: 1:1000