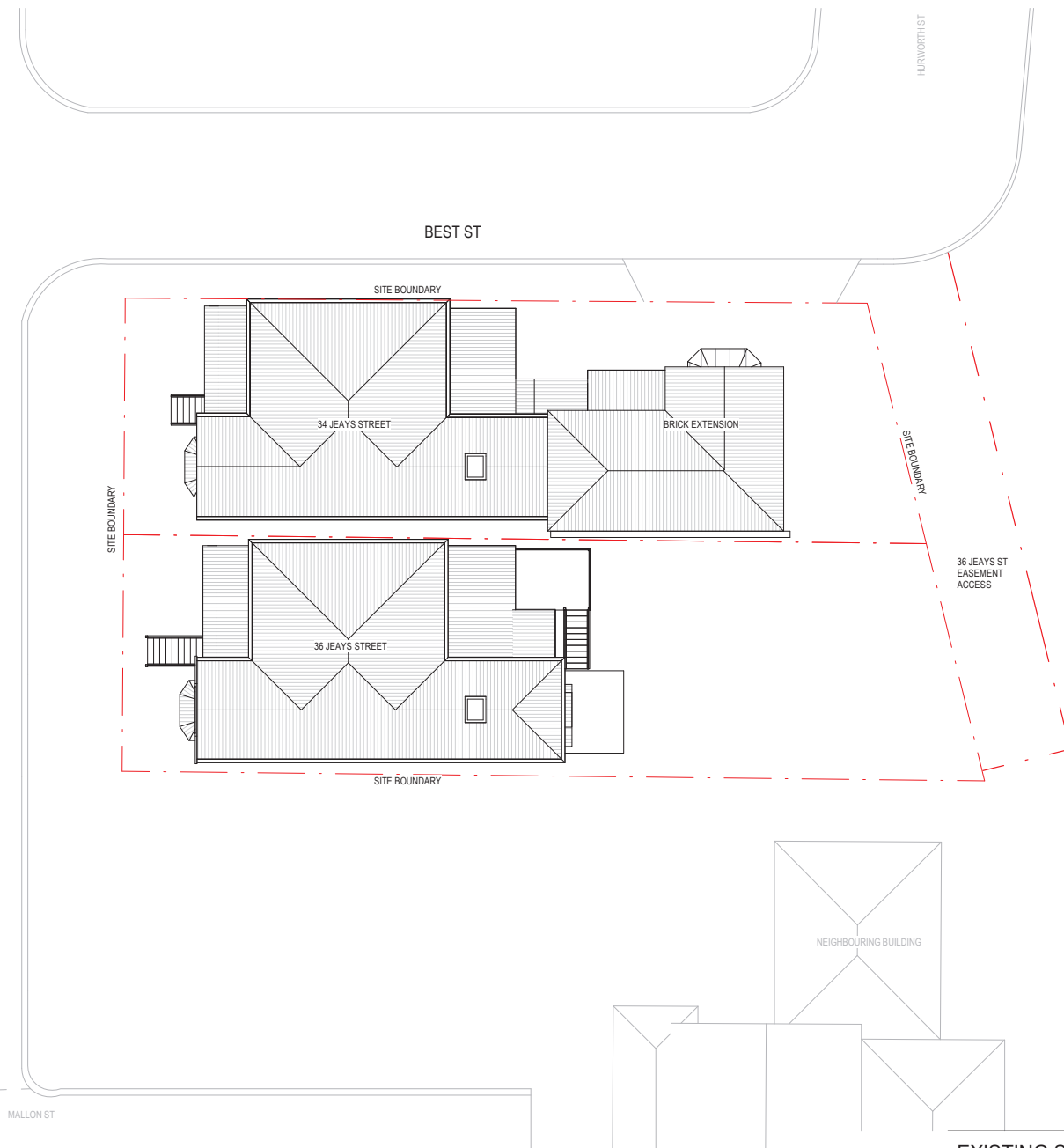


EXISTING SITE PLAN

1 : 200



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Approval no: DEV2016/755/3

Date: 2 June 2017



EXISTING SITE PLAN

A3 Sheet

Scale

1 : 200

3/04/2017 11:59:28 AM

COMMERCIAL TENANCY



DA01

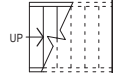
42 Bridge St. Albion QLD 4010
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BEST ST



1

SITE BOUNDARY



UNDERCROFT



STORE

LINE OF BUILDING ABOVE



3

JEAYS ST

34 JEAYS ST

36 JEAYS ST

SITE BOUNDARY

SITE BOUNDARY

2



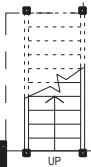
LINE OF DECK OVER



UP



FIRE PLACE



UP

SITE BOUNDARY



1

EXISTING LOWER LEVEL PLAN

1 : 100

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EXISTING GROUND FLOOR
PLAN

A3 Sheet Scale 1 : 100

3/04/2017 11:59:28 AM

COMMERCIAL TENANCY

DA02



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EXISTING UPPER LEVEL PLAN

1 : 100

EXISTING UPPER LEVEL
PLAN

COMMERCIAL TENANCY

DA03

A3 Sheet Scale 1 : 100

3/04/2017 11:59:30 AM



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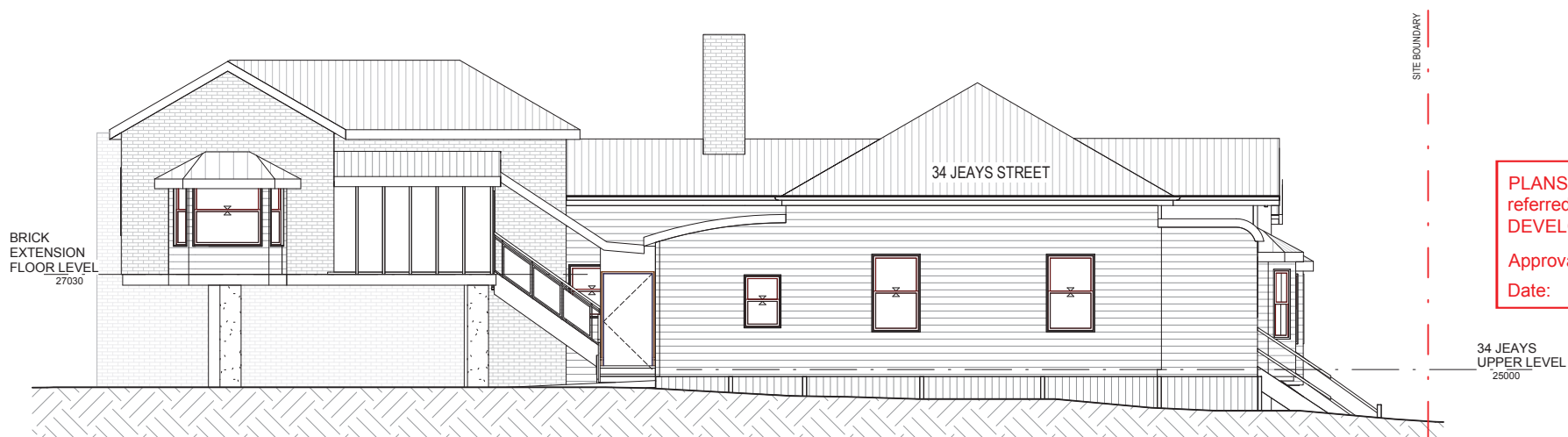


Queensland
Government



WEST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100

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EXISTING ELEVATIONS

A3 Sheet

Scale

1 : 100

3/04/2017 11:59:31 AM

COMMERCIAL TENANCY



DA04

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SOUTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100

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EXISTING ELEVATIONS

A3 Sheet

Scale

1 : 100

3/04/2017 11:59:33 AM

COMMERCIAL TENANCY

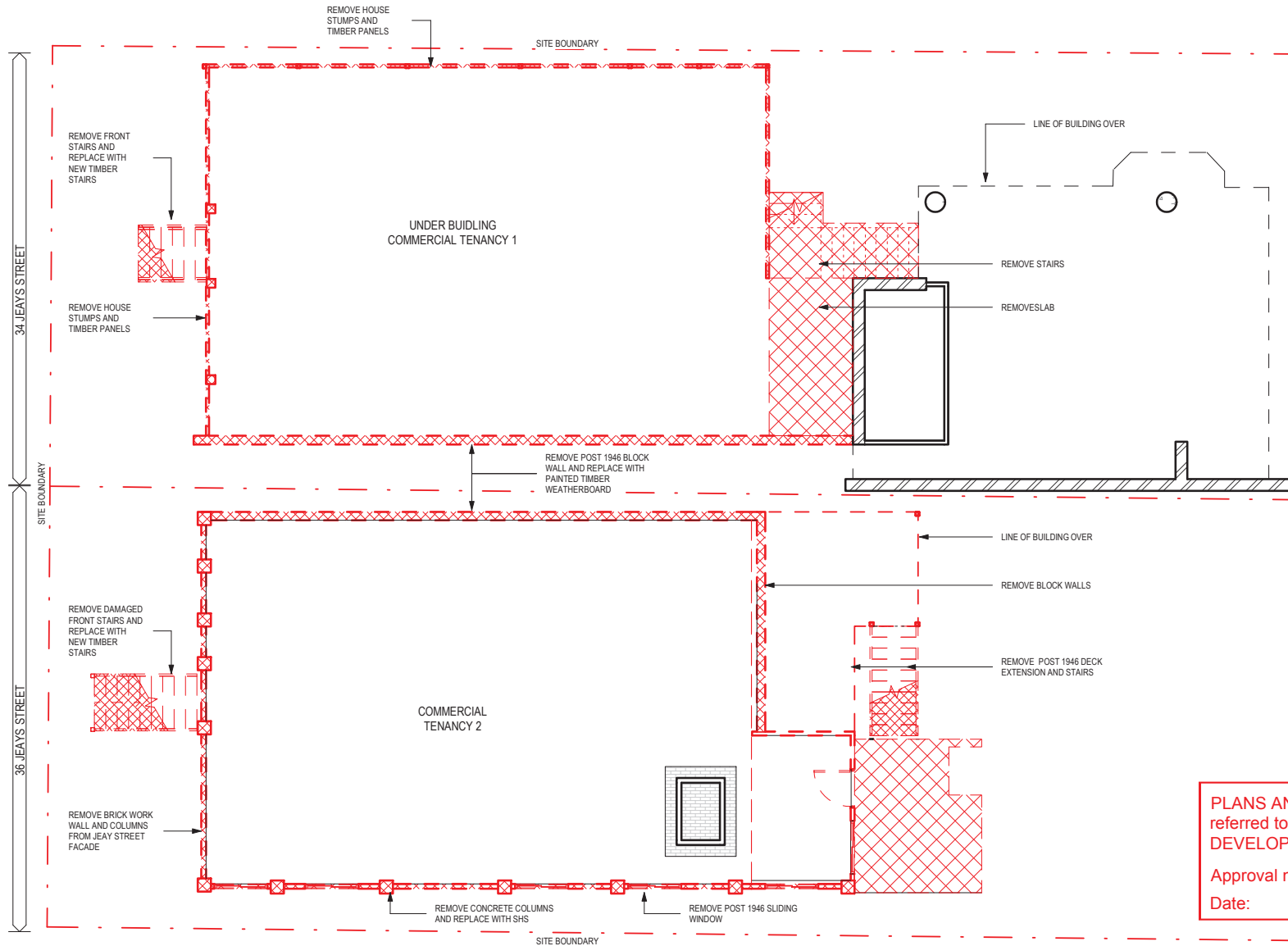


DA05

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BEST ST

JEAYS ST



PLANS AND DOCUMENTS
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STAGE 1 - DEMOLITION
LOWER LEVEL PLAN

A3 Sheet Scale 1 : 100

3/04/2017 11:59:33 AM

COMMERCIAL TENANCY

DA06

NEYLAN
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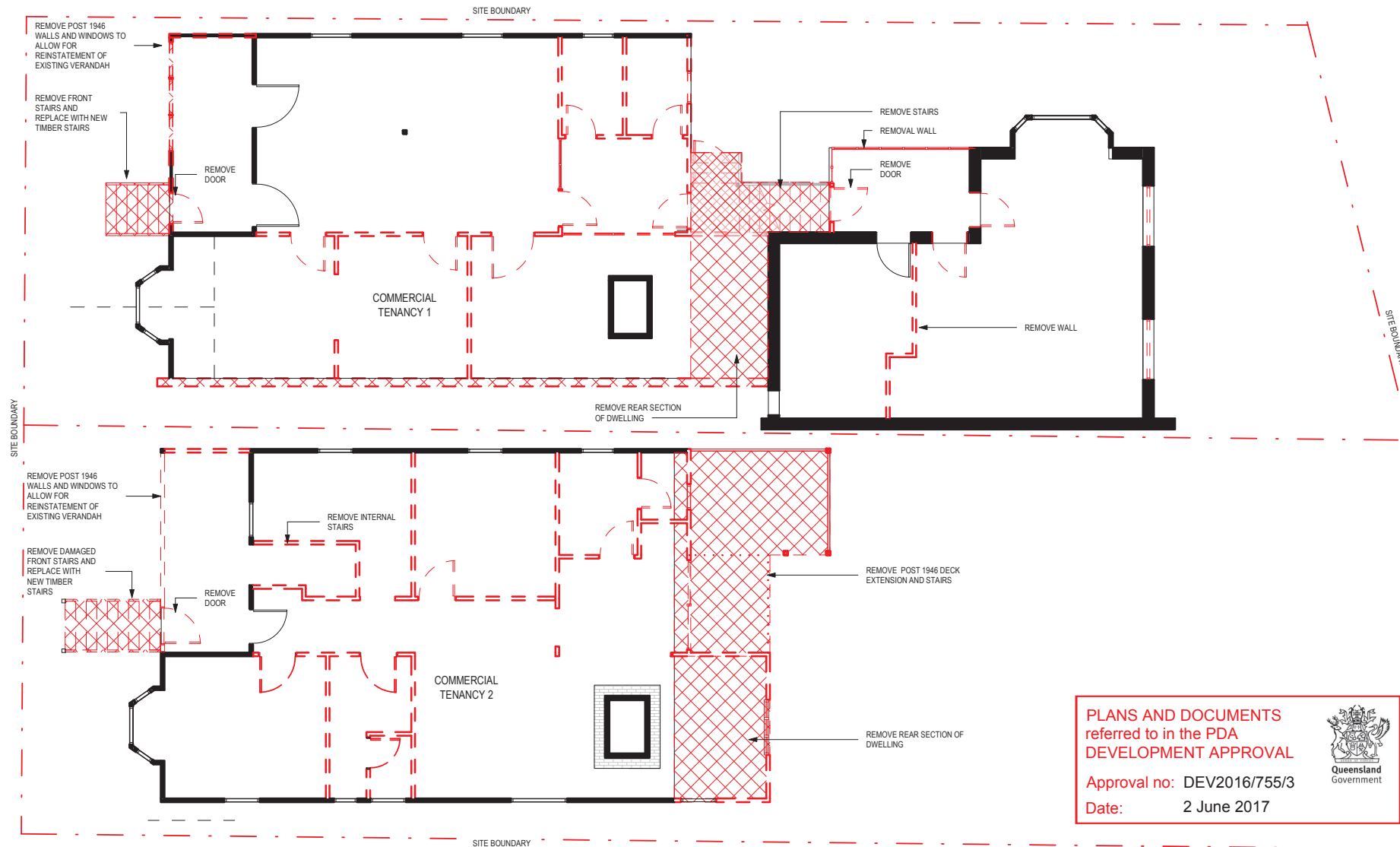
42 Bridge St. Albion QLD 4010
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BEST ST

JEAYS ST

36 JEAYS ST

34 JEAYS ST



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DEMOLITION PLAN - UPPER LEVEL

1 : 100

STAGE 1 - DEMOLITION
UPPER LEVEL PLAN

A3 Sheet Scale 1 : 100

3/04/2017 11:59:33 AM

COMMERCIAL TENANCY

DA07

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ARCHITECTURE

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BEST ST

JEAYS ST

34 JEAYS ST

36 JEAYS ST

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

REMOVE PART OF EXISTING
ROOF TO SEPERATE
HERITAGE BUILDING FROM
BRICK EXTENSION

REMOVE ROOF OVER STAIRS

REMOVE PART OF EXISTING ROOF

SITE BOUNDARY

DEMOLITION PLAN - ROOF

1 : 100

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STAGE 1 - DEMOLITION -
ROOF PLAN

A3 Sheet

Scale

1 : 100

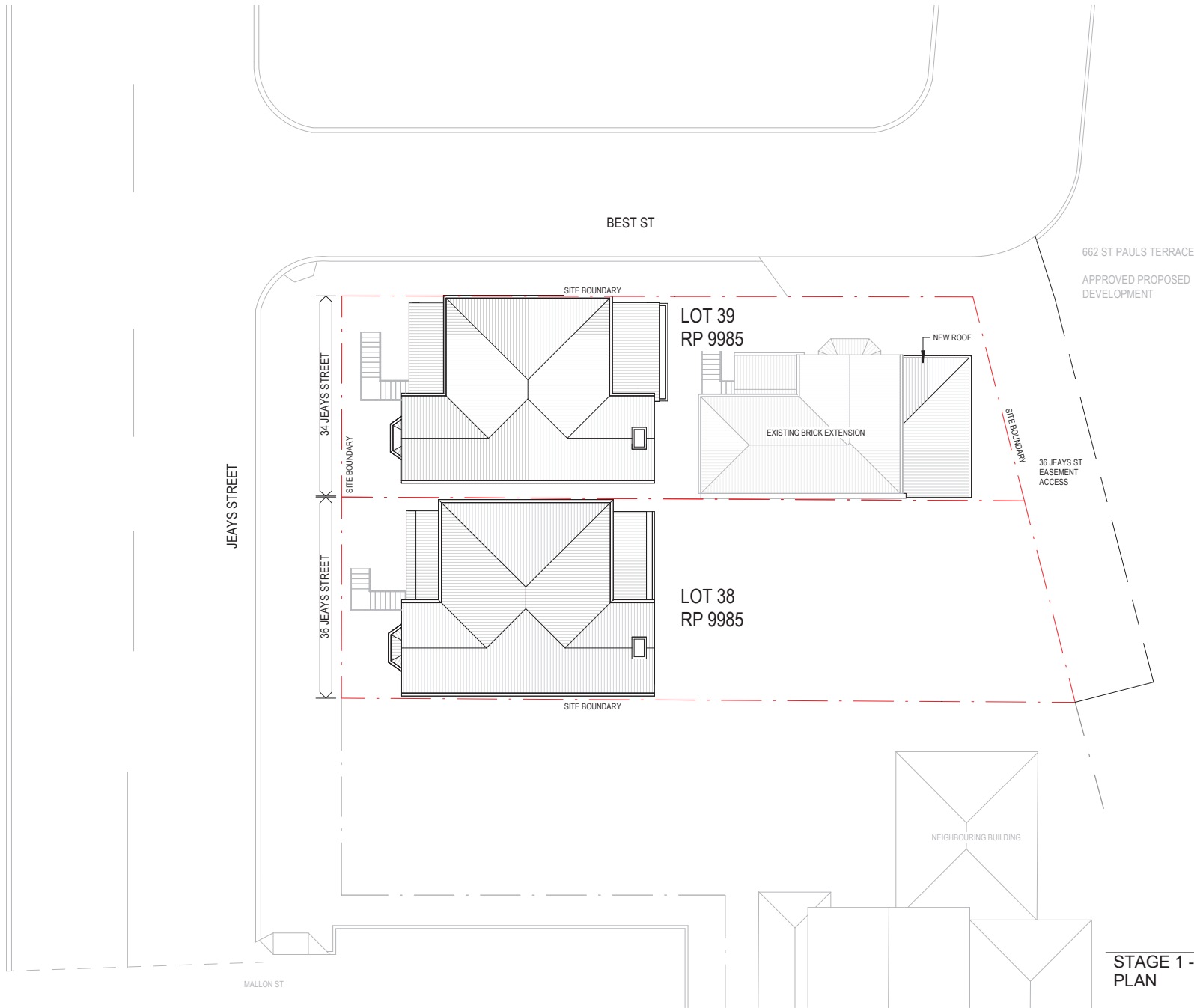
3/04/2017 11:59:34 AM

COMMERCIAL TENANCY

DA08

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ARCHITECTURE

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STAGE 1 - PROPOSED SITE PLAN

1 : 200

RPD

LOT 38 ON RP 9985
LOT 39 ON RP9985
PARISH: NORTH BRISBANE COUNTY:
STANLEY

SITE AREA
LOT 38: 354 SQM
LOT 39: 329 SQM

EASEMENT A: RP 202410

EXISTING
COMMERCIAL TENANCY GROSS FLOOR AREA SCHEDULE
COMMERCIAL TENANCY 1 (34 JEAYS STREET)

LOWER LEVEL

UPPER LEVEL

TOTAL GFA

-

114m²

114m²

COMMERCIAL TENANCY 2 (36 JEAYS STREET)

LOWER LEVEL

UPPER LEVEL

TOTAL GFA

78m²

114m²

192m²

COMMERCIAL TENANCY 3 (BRICK EXTENSION)

LOWER LEVEL

UPPER LEVEL

TOTAL GFA

-

58m²

58m²

EXISTING TOTAL COMMERCIAL GFA: 364m²

STAGE 1
COMMERCIAL TENANCY GROSS FLOOR AREA SCHEDULE

COMMERCIAL TENANCY 1 (34 JEAYS STREET)

LOWER LEVEL

UPPER LEVEL

TOTAL GFA

80m²

88m²

168m²

COMMERCIAL TENANCY 2 (36 JEAYS STREET)

LOWER LEVEL

UPPER LEVEL

TOTAL GFA

80m²

85m²

165m²

COMMERCIAL TENANCY 3 (BRICK EXTENSION)

LOWER LEVEL

UPPER LEVEL

TOTAL GFA

-

72m²

72m²

STAGE 1 TOTAL COMMERCIAL GFA: 405m²

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STAGE 1 - PROPOSED SITE
PLAN

COMMERICAL TENANCY

DA09

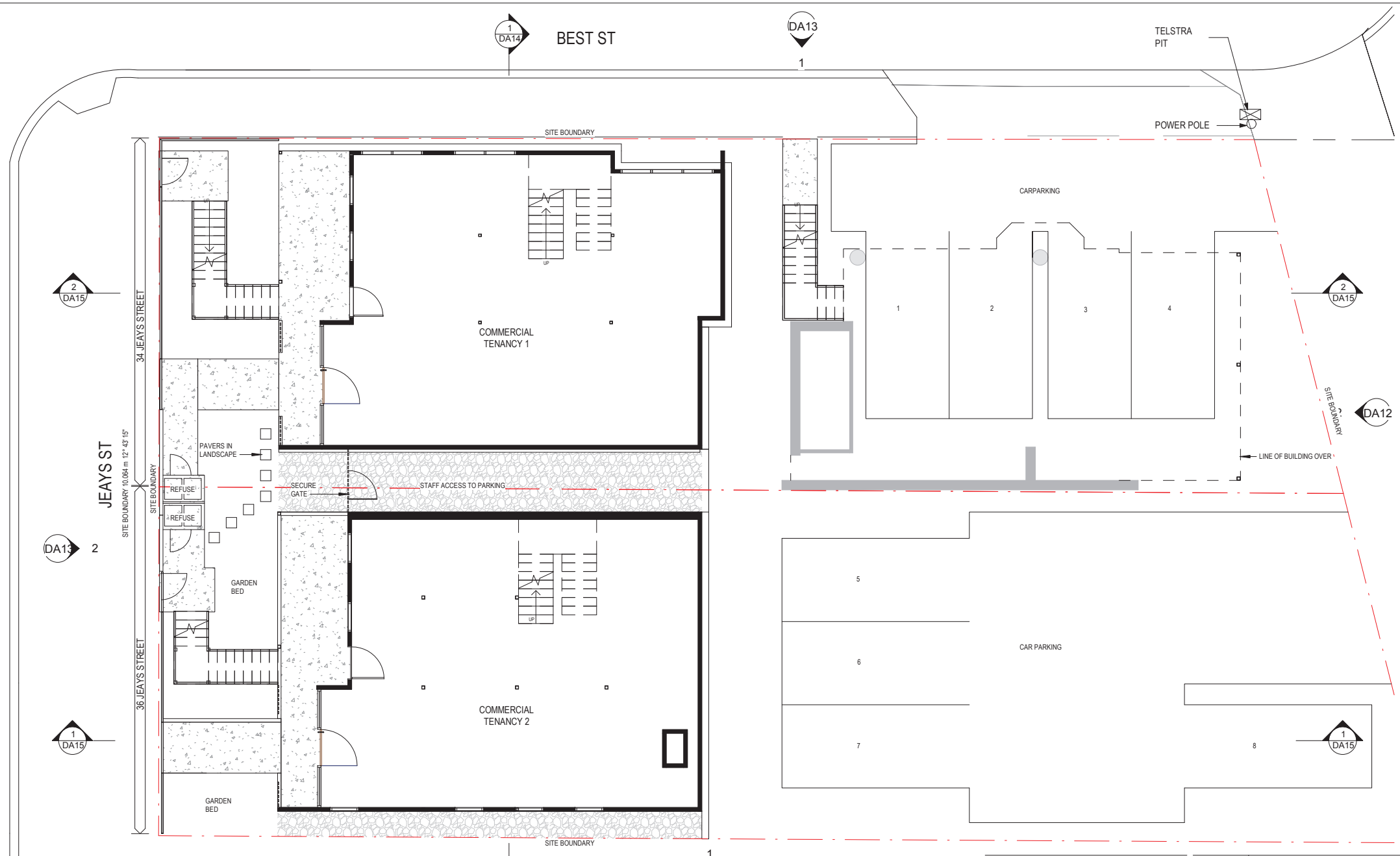
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Scale

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3/04/2017 11:43:28 AM

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STAGE 1 - HERITAGE LOWER LEVEL PLAN

1 : 100

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Date: 2 June 2017



STAGE 1 - PROPOSED LOWER LEVEL PLAN

COMMERICAL TENANCY

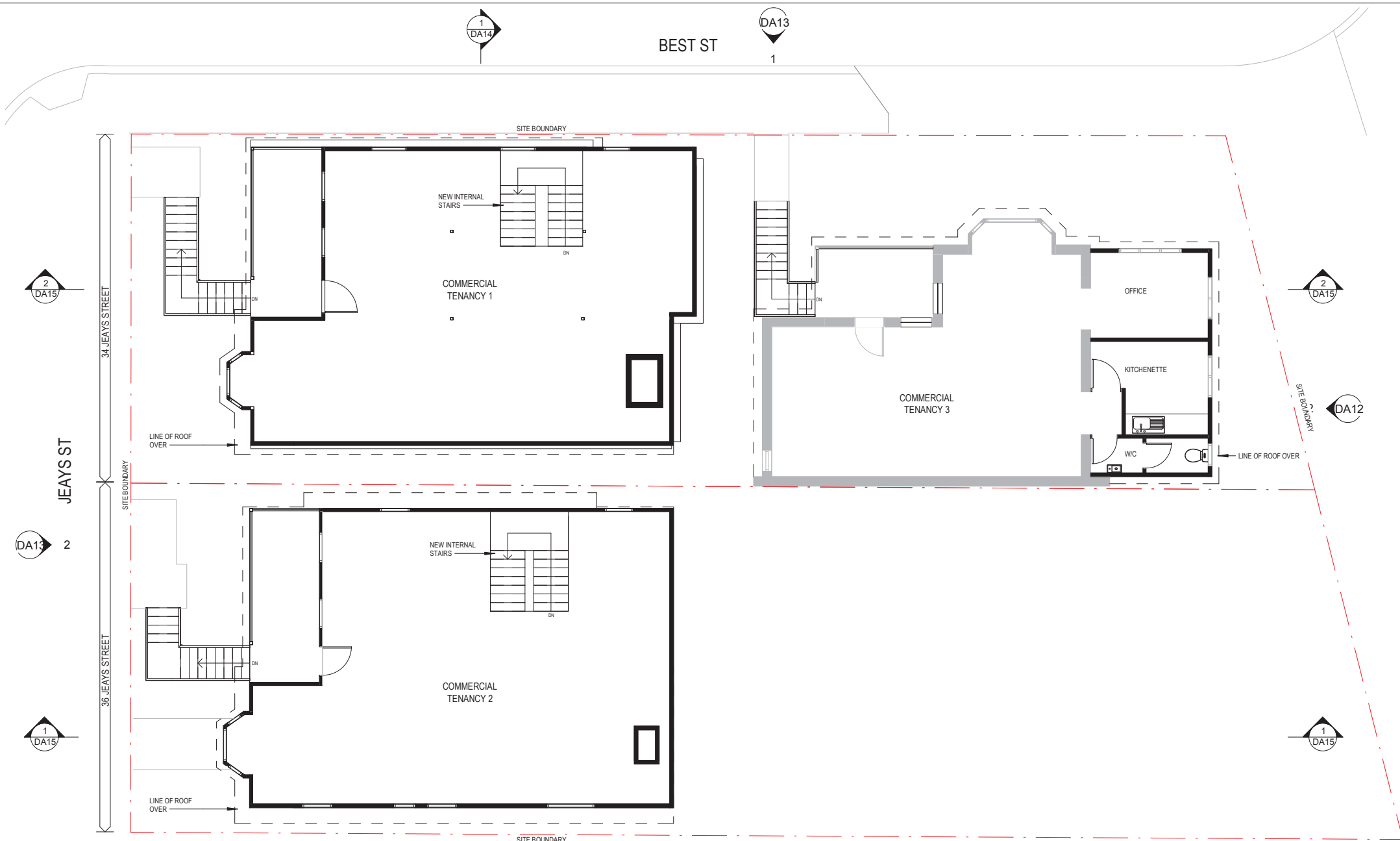
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A3 Sheet Scale 1 : 100

3/04/2017 11:43:29 AM

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ARCHITECTURE

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STAGE 1 - HERITAGE UPPER LEVEL

1 : 100

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Date: 2 June 2017



STAGE 1 - PROPOSED UPPER LEVEL PLAN

COMMERICAL TENANCY

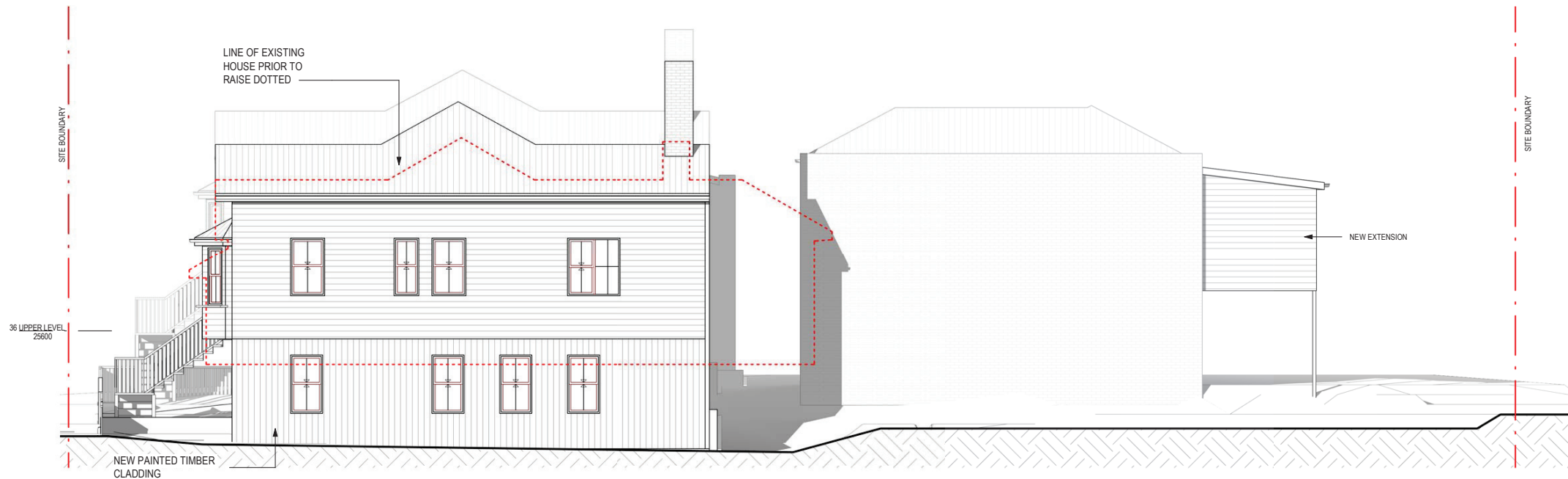
DA11

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STAGE 1 - SOUTH ELEVATION

1 : 100



STAGE 1 - EAST ELEVATION

1 : 100

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STAGE 1 - PROPOSED
ELEVATIONS

COMMERICAL TENANCY

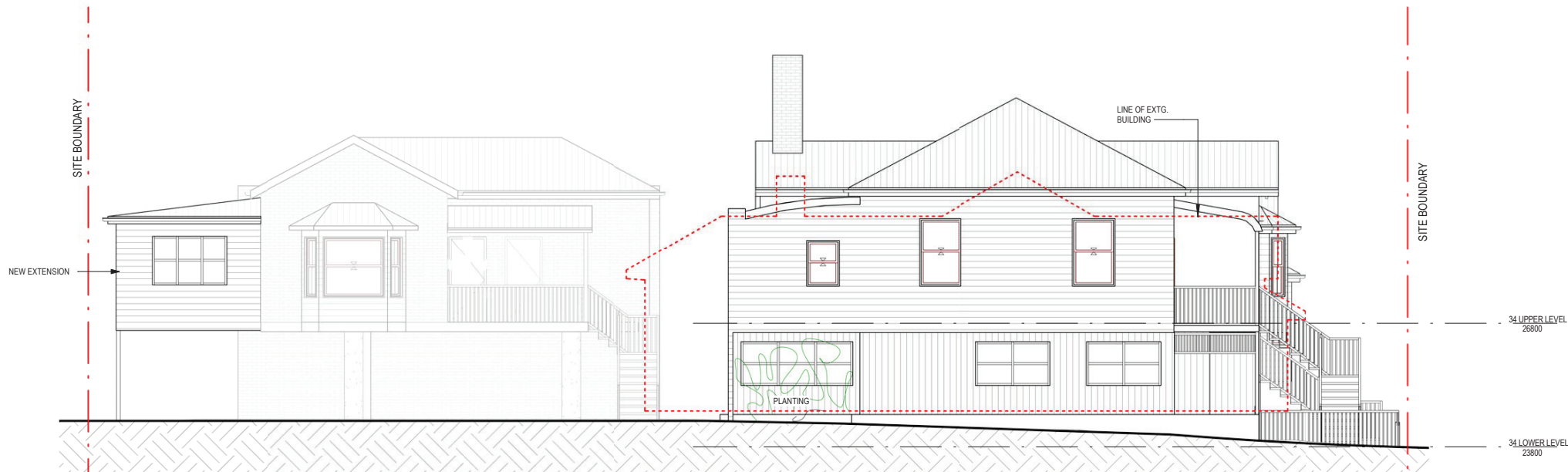
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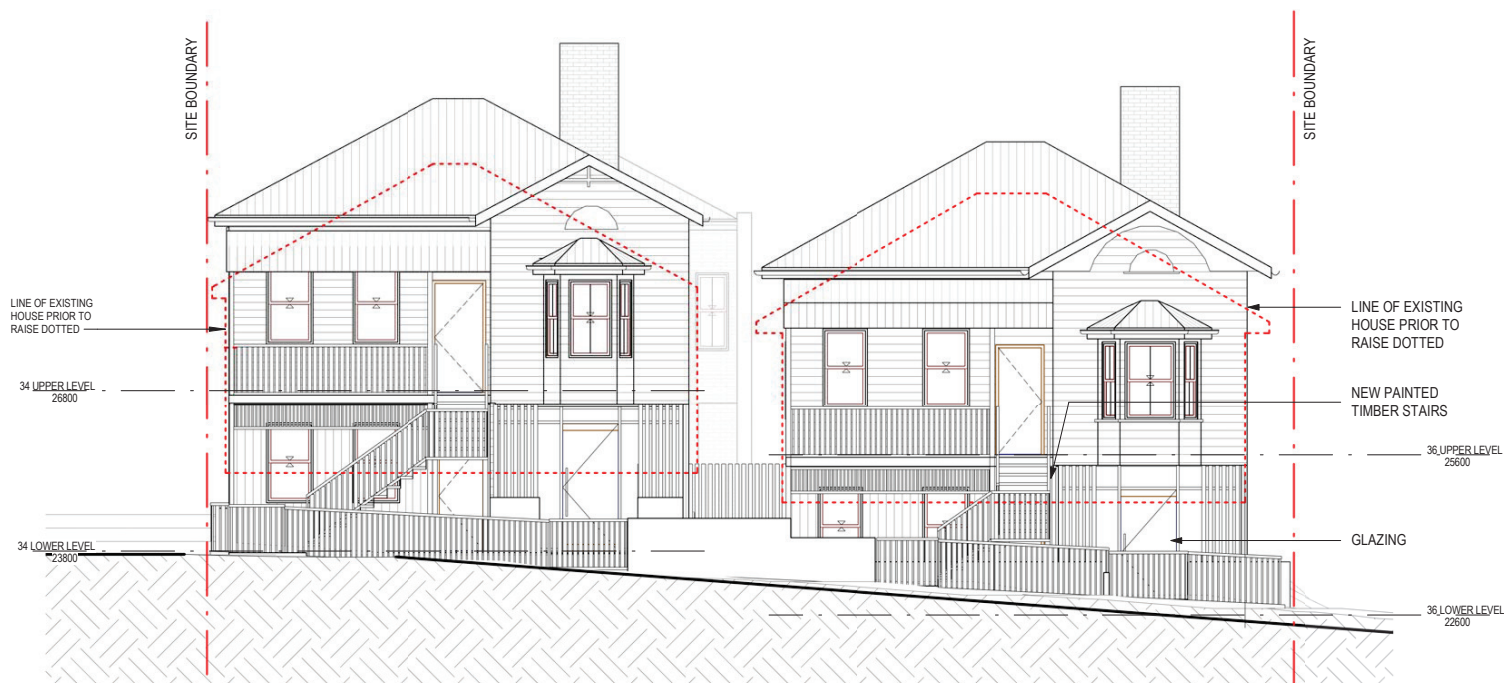
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ARCHITECTURE

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STAGE 1 - NORTH ELEVATION

1 : 100



STAGE 1 - WEST ELEVATION

1 : 100

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Date: 2 June 2017



STAGE 1 - PROPOSED
ELEVATIONS

A3 Sheet Scale 1 : 100

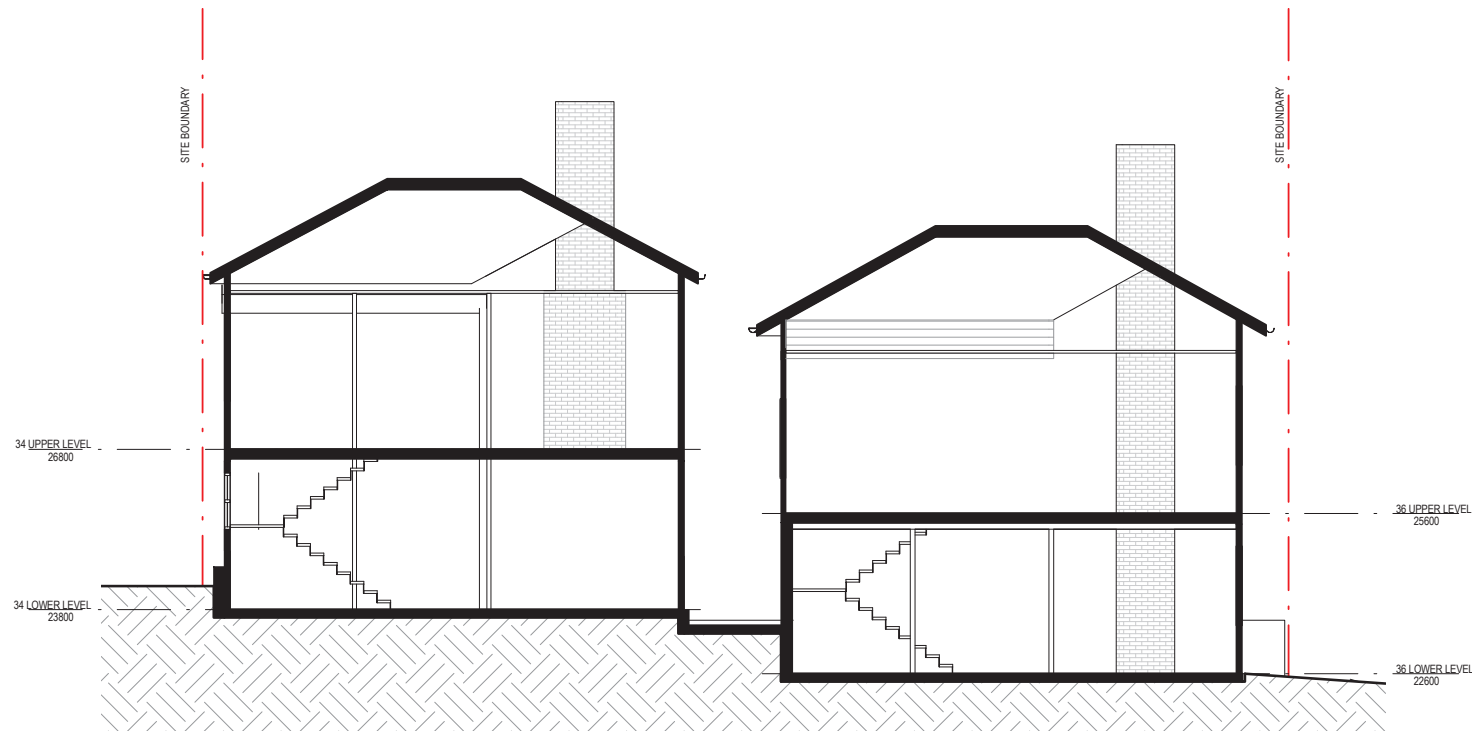
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COMMERICAL TENANCY

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ARCHITECTURE

DA13

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STAGE 1 - SECTION A

1 : 100

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Date: 2 June 2017



STAGE 1 - PROPOSED
SECTIONS

A3 Sheet Scale 1 : 100

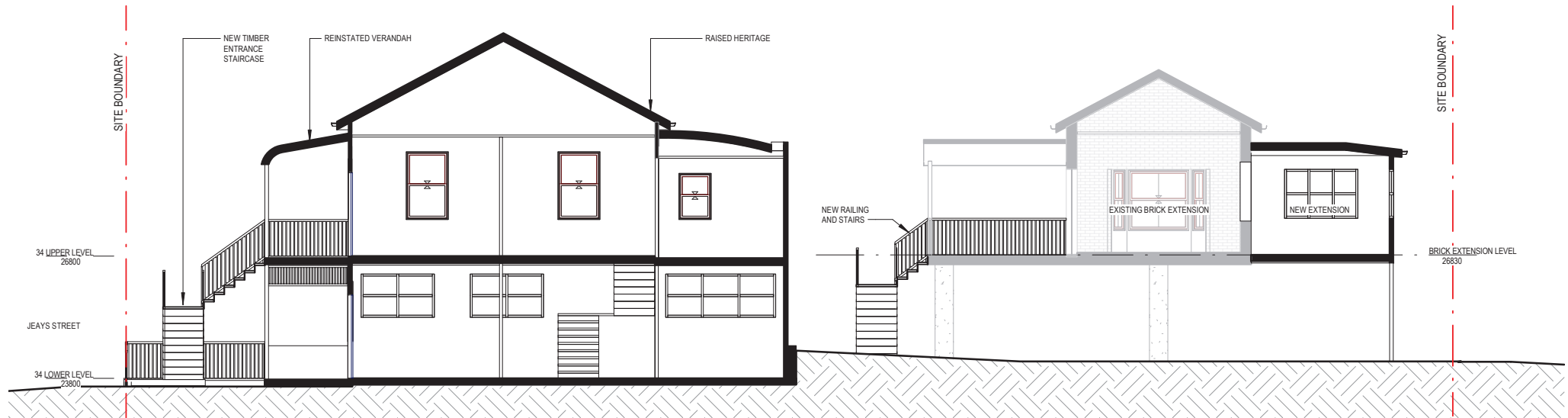
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COMMERICAL TENANCY



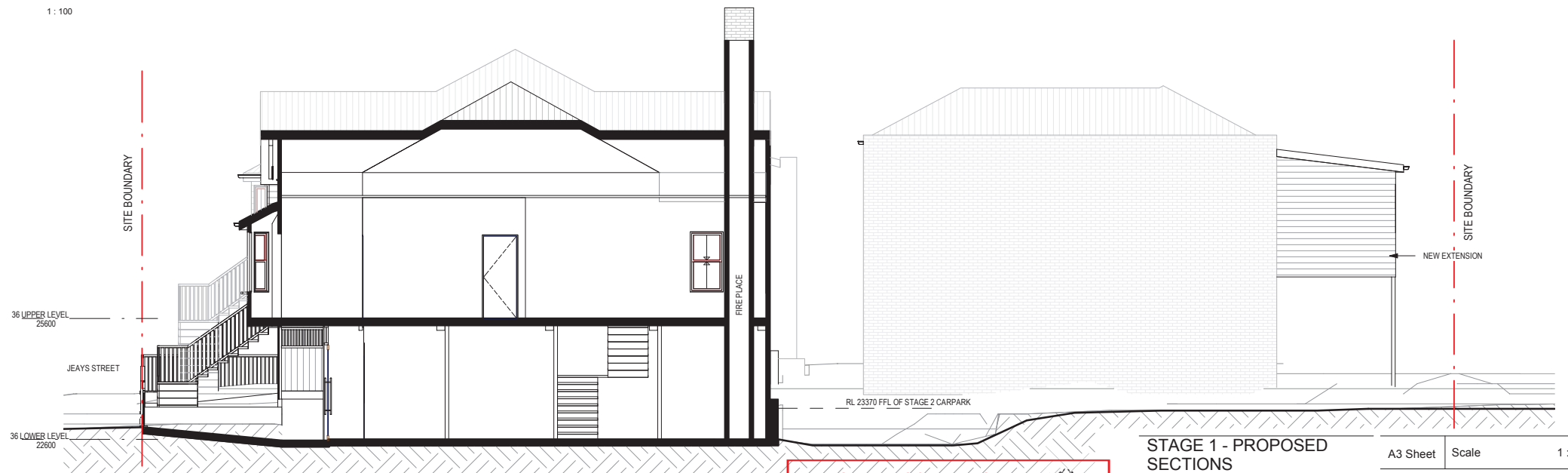
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STAGE 1 - SECTION B

1 : 100



STAGE 1 - SECTION C

1 : 100

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STAGE 1 - PROPOSED
SECTIONS

COMMERCIAL TENANCY

DA15

A3 Sheet Scale 1 : 100

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34 JEAVS STREET

36 JEAVS STREET

BEST ST

LOW SHRUBS / GROUND COVER PALETTE: (SUGGESTED SPECIES)



DIANELLA TASMANICA
(TASMAN FLAX LILY)



CURCULIGO CAPITULATE
(PALM GRASS)



DIETES GRANDIFLORA
(DIETES)



ADIANTUM HISPIDULUM
(ROUGH MAIDENHAIR FERN)

SMALL TREE PALETTE: (SUGGESTED SPECIES)



ACMENA SMITHII
(LILLY PILLY)



XANTHOSTEMON CHRYSANTHUS
(GOLDEN PENDA)

LEGEND:



PAVING TYPE 1
- COLOURED CONCRETE



PAVING TYPE 2
- ASPHALT TO MATCH EXISTING FOOTPATH



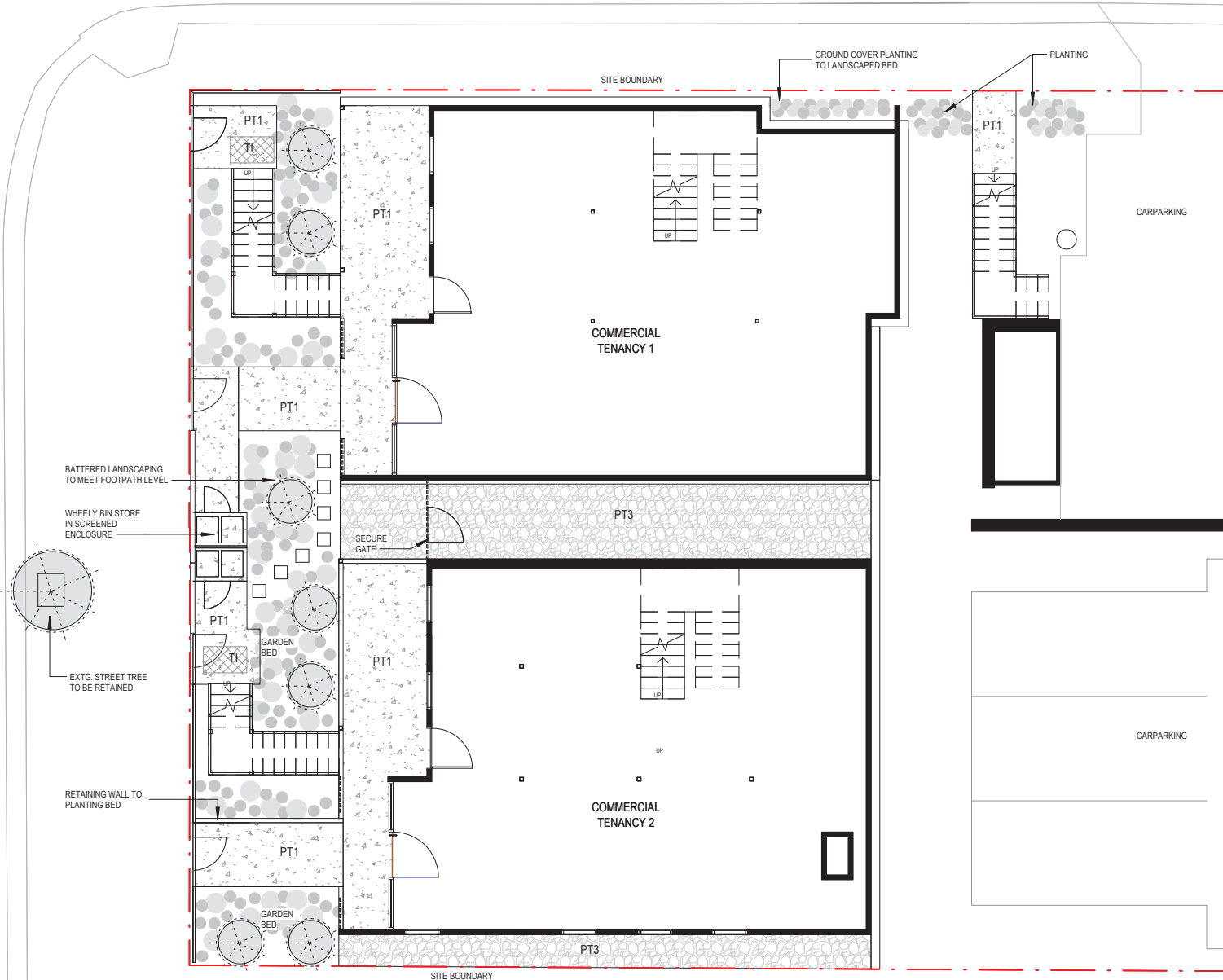
PAVING TYPE 3
- QUARRY RUBBLE



TACTILE PAVING HAZARD TGSIs
- PAVING TO COMPLY WITH AS1428.4.1
AND BCC STANDARD DETAILS



LANDSCAPED BED WITH GROUND COVER
- REFER GROUND COVER PALETTE



STAGE 1 - LANDSCAPE PLAN

1 : 100

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Date: 2 June 2017



STAGE 1 - LANDSCAPE PLAN

A3 Sheet

Scale

As indicated

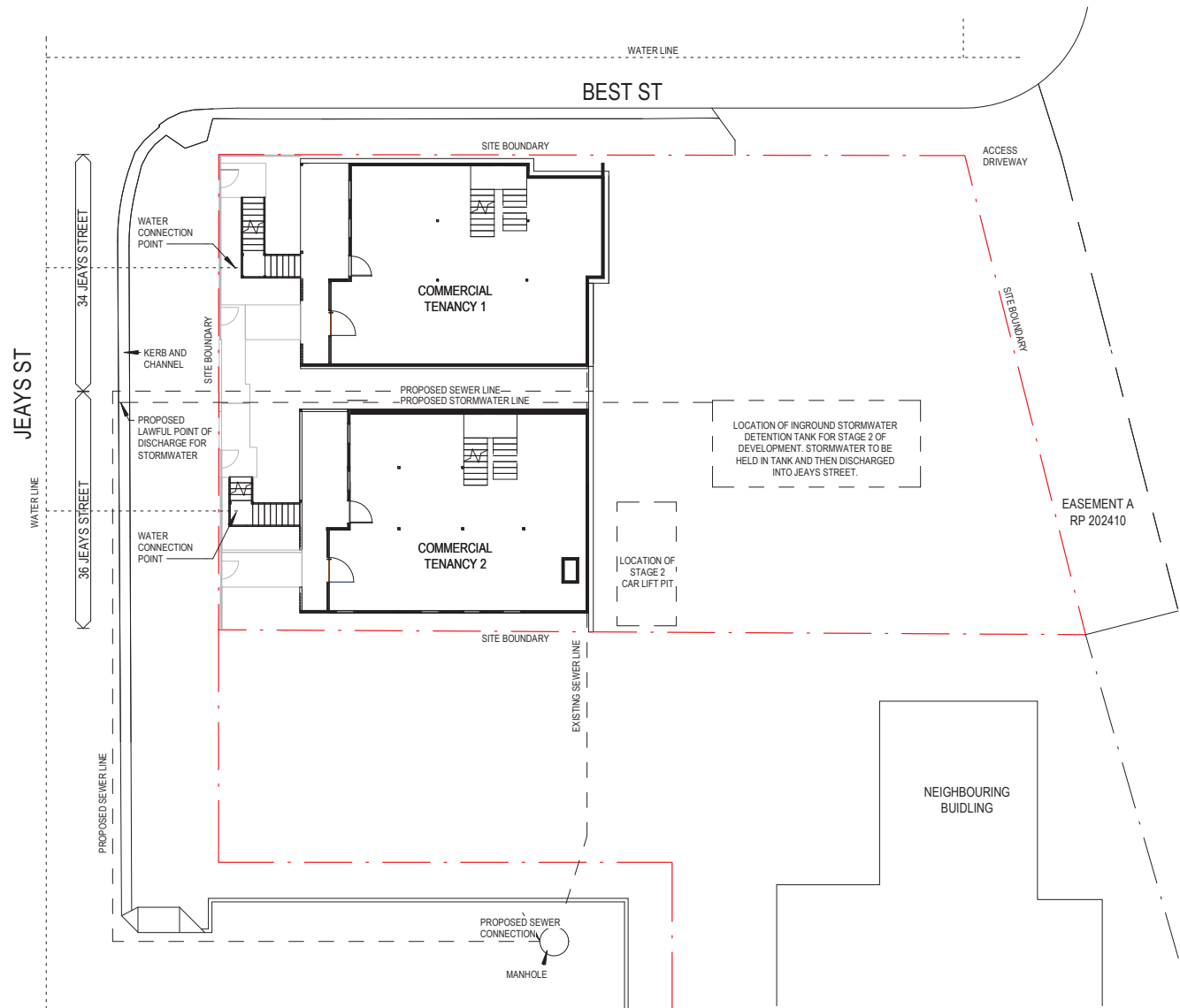
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COMMERICAL TENANCY

DA16

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SERVICES PLAN

1 : 200

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Approval no: DEV2016/755/3

Date: 2 June 2017



SERVICES PLAN

A3 Sheet

Scale

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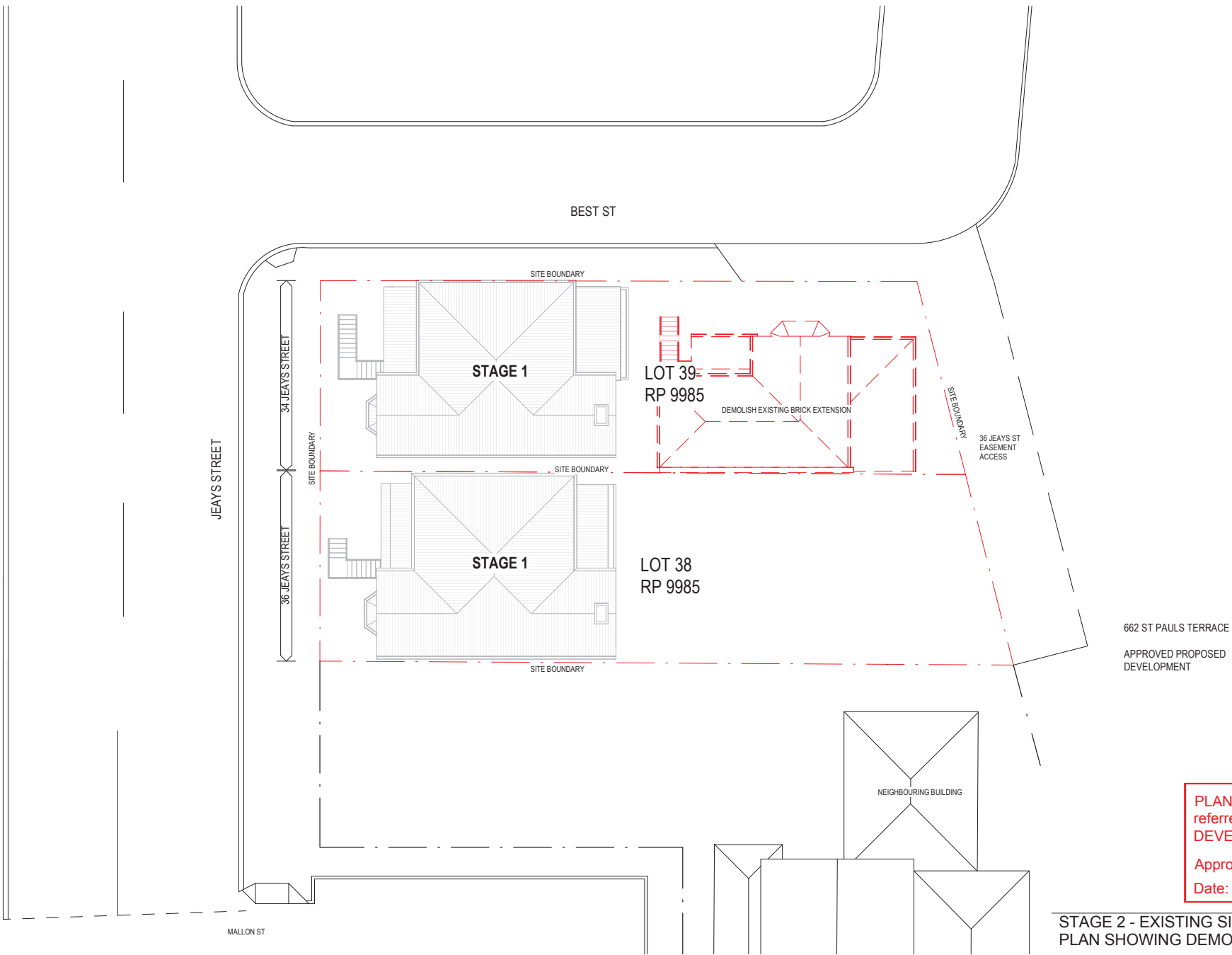
3/04/2017 11:43:44 AM

COMMERICAL TENANCY



DA17

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662 ST PAULS TERRACE
APPROVED PROPOSED
DEVELOPMENT

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Date: 2 June 2017



STAGE 2 - EXISTING SITE PLAN SHOWING DEMOLITION

1 : 200

STAGE 2 - EXISTING SITE
PLAN SHOWING DEMOLITION

A3 Sheet

Scale

1 : 200

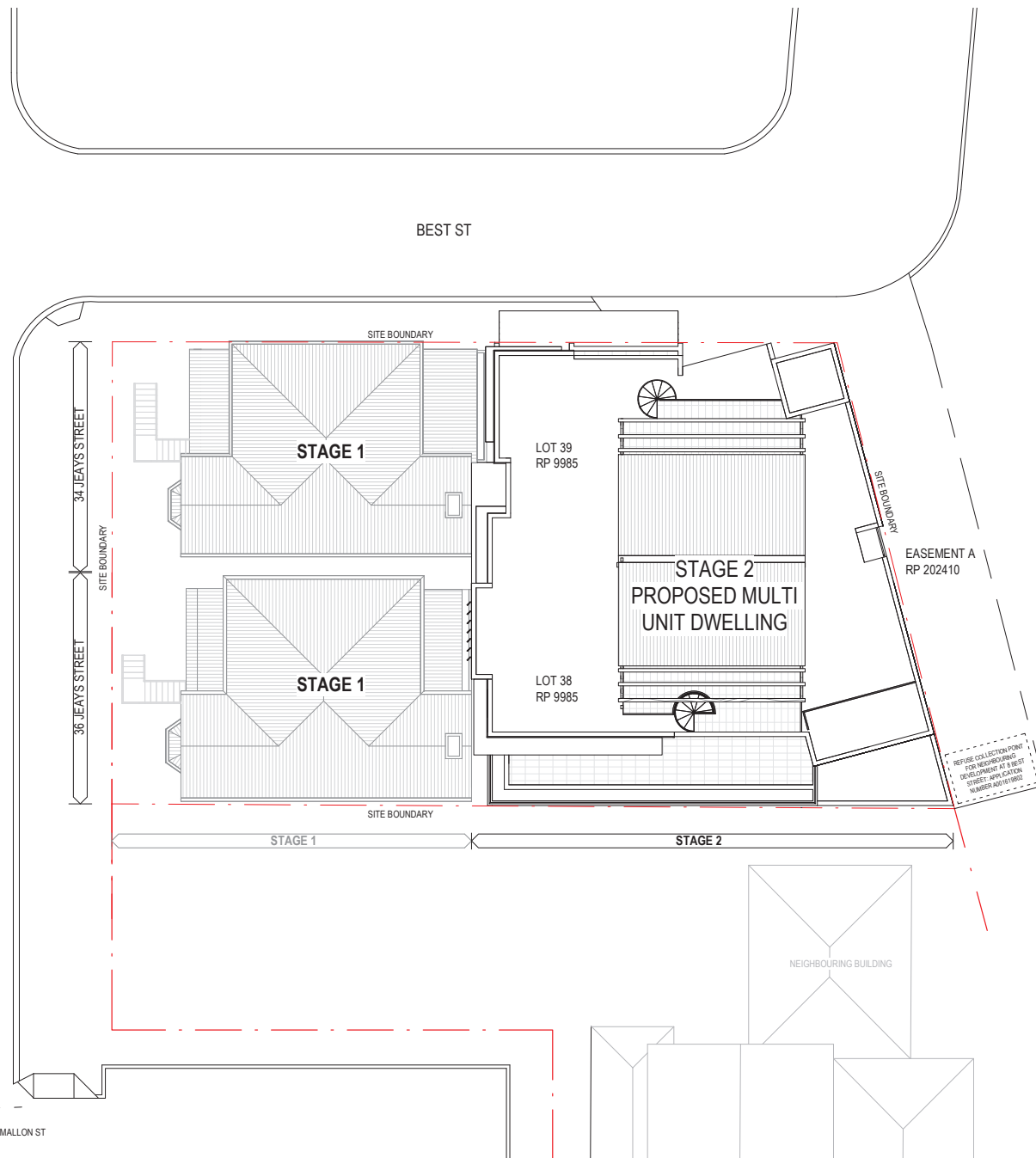
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COMMERICAL TENANCY

DA18

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STAGE 2 COMMERCIAL TENANCY GROSS FLOOR AREA SCHEDULE

COMMERCIAL TENANCY 1 (34 JEAYS STREET)

LOWER LEVEL	80m ²
UPPER LEVEL	88m ²
TOTAL GFA	168m²

COMMERCIAL TENANCY 2 (36 JEAYS STREET)

LOWER LEVEL	80m ²
UPPER LEVEL	85m ²
TOTAL GFA	165m²

COMMERCIAL TENANCY 3 (BRICK EXTENSION)

LOWER LEVEL	-
UPPER LEVEL	-
TOTAL GFA	-

STAGE 2 TOTAL COMMERCIAL GFA: 333m²

STAGE 2 UNIT GROSS FLOOR AREA SCHEDULE

UNIT No. INTERNAL EXTERNAL TOTAL

LEVEL 2			
UNIT 1	94m ²	13m ²	107m ²
UNIT 2	105m ²	53m ²	158m ²

LEVEL 3			
UNIT 3	94m ²	13m ²	107m ²
UNIT 4	105m ²	13m ²	118m ²

LEVEL 4			
UNIT 5	94m ²	13m ²	107m ²
UNIT 6	105m ²	13m ²	118m ²

LEVEL 5			
UNIT 7	94m ²	13m ²	107m ²
UNIT 8	105m ²	13m ²	118m ²

LEVEL 6			
UNIT 9	94m ²	13m ²	107m ²
UNIT 10	105m ²	13m ²	118m ²

LEVEL 7/8			
UNIT 11	94m ²	64m ²	158m ²
UNIT 12	105m ²	65m ²	170m ²

TOTAL 1,194m² 299m² 1,493m²

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**STAGE 2 - PROPOSED SITE
PLAN**

A3 Sheet Scale 1 : 200

3/04/2017 11:43:46 AM

COMMERICAL TENANCY

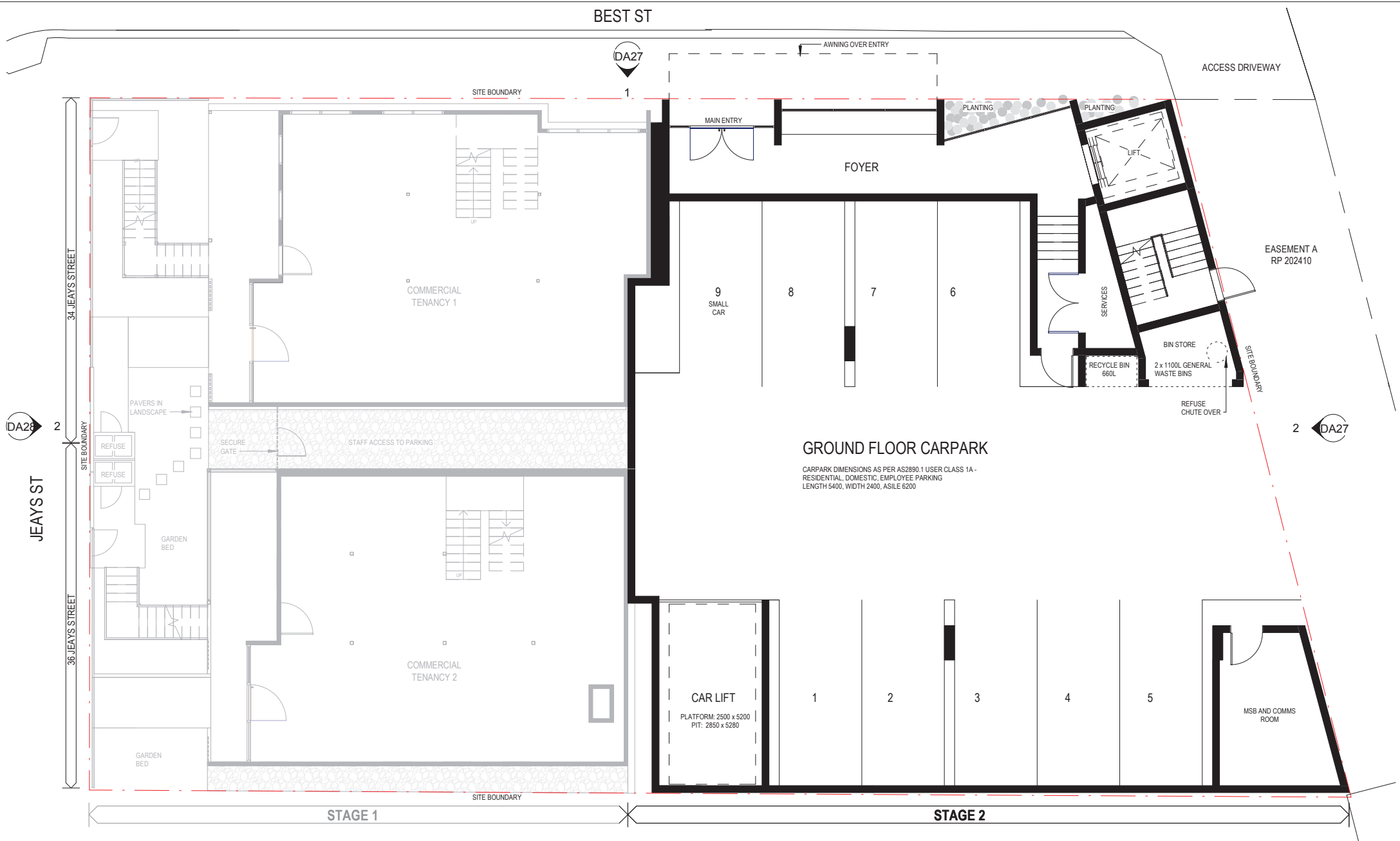


DA19

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STAGE 2 - PROPOSED SITE PLAN

1 : 200



STAGE 2 - GROUND FLOOR PLAN

1 : 100



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Date: 2 June 2017



STAGE 2 - GROUND FLOOR PLAN

COMMERICAL TENANCY

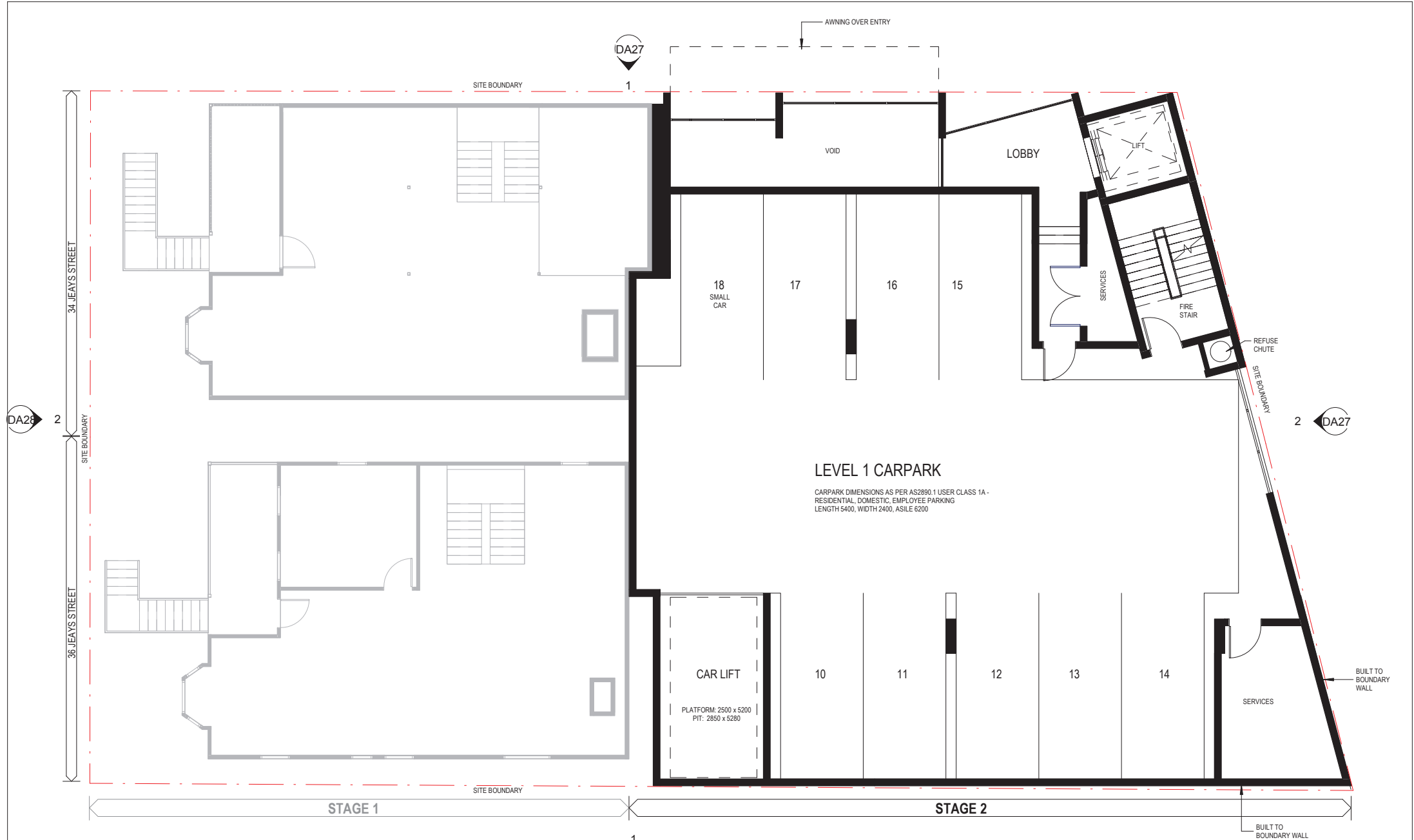
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STAGE 2 - LEVEL 1

1 : 100



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STAGE 2 - LEVEL 1 PLAN

A3 Sheet Scale 1 : 100

3/04/2017 11:43:48 AM

COMMERICAL TENANCY



DA21

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BEST ST



STAGE 2 - LEVEL 2

1 : 100



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STAGE 2 - LEVEL 2 PLAN

A3 Sheet Scale 1 : 100

3/04/2017 11:43:52 AM

COMMERICAL TENANCY

DA22

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1

2

36 JEAYS STREET

1 : 100



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BEST ST

DA27

SITE BOUNDARY

1

DA28

2

SITE BOUNDARY

34 JEAYS STREET

36 JEAYS STREET

SITE BOUNDARY

1

DA28

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STAGE 2

STAGE 2 - LEVEL 7 PLAN

A3 Sheet Scale 1 : 100

3/04/2017 11:43:56 AM

COMMERICAL TENANCY

DA24

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ARCHITECTURE

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STAGE 2 - LEVEL 7

1 : 100



DA28

2

34 JEAYS STREET

36 JEAYS STREET

SITE BOUNDARY

BEST ST

SITE BOUNDARY

DA27

1

ACCESS TO UNIT BELOW

LINE OF ROOF OVER

BATTEN SCREENING

BATTEN SCREENING

LINE OF ROOF OVER

ACCESS TO UNIT BELOW

UNIT 11

ROOFTOP TERRACE
51m²

UNIT 12

ROOFTOP TERRACE
52m²

LIFT OVER-RUN

ACCESS
HATCH

CERAMIC TILES

CERAMIC TILES

A/C PLANT

SCREENING AROUND A/C PLANT

SITE BOUNDARY

STAGE 2

DA28

1

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Date: 2 June 2017



STAGE 2 - LEVEL 8 PLAN
ROOF TERRACE

COMMERCIAL TENANCY

DA25

A3 Sheet

Scale

1 : 100

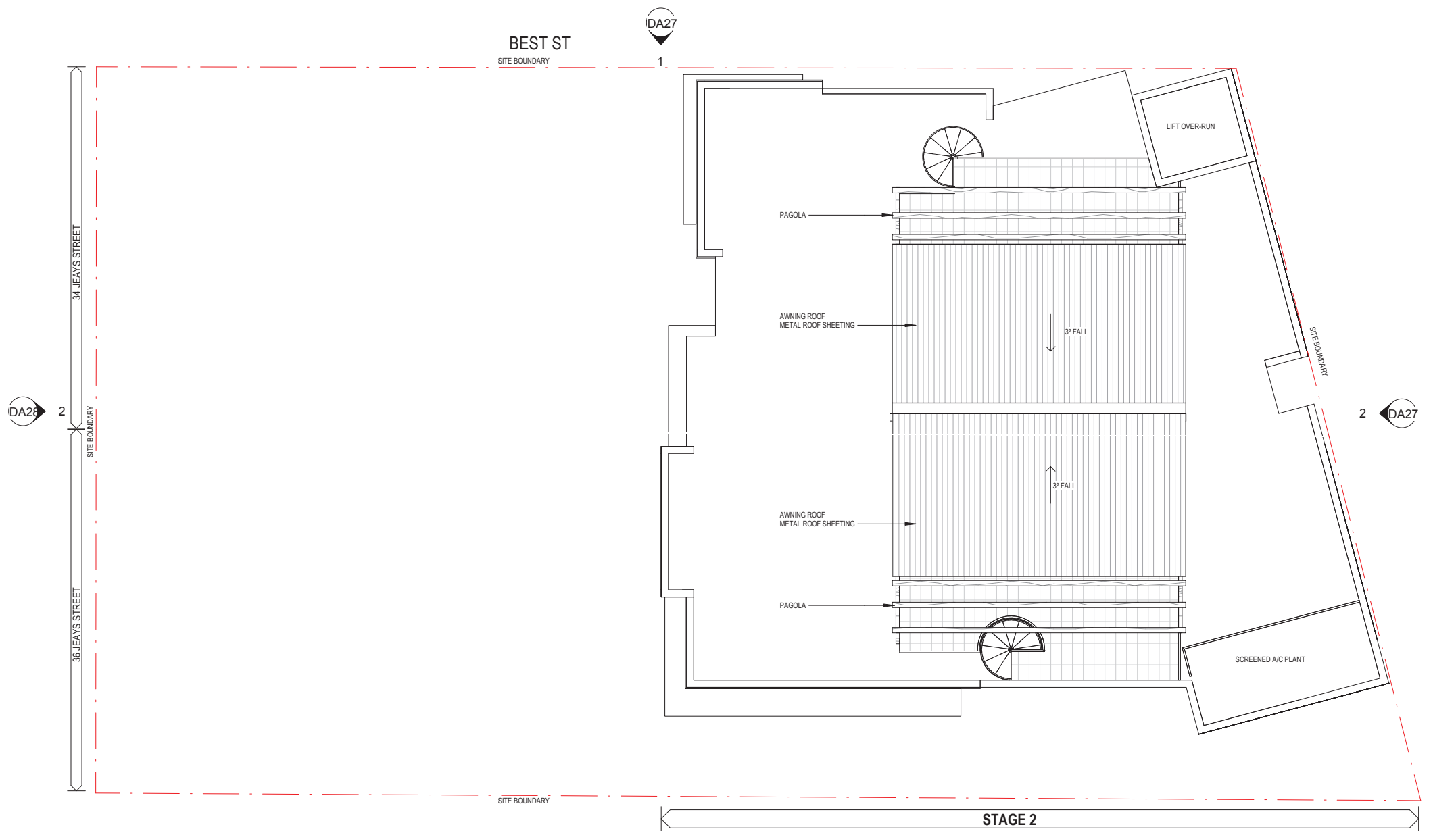
3/04/2017 11:43:56 AM

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ARCHITECTURE

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STAGE 2 - LEVEL 8 ROOF TERRACE

1 : 100



STAGE 2 - ROOF

1 : 100

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Date: 2 June 2017



STAGE 2 - ROOF PLAN

A3 Sheet Scale 1 : 100

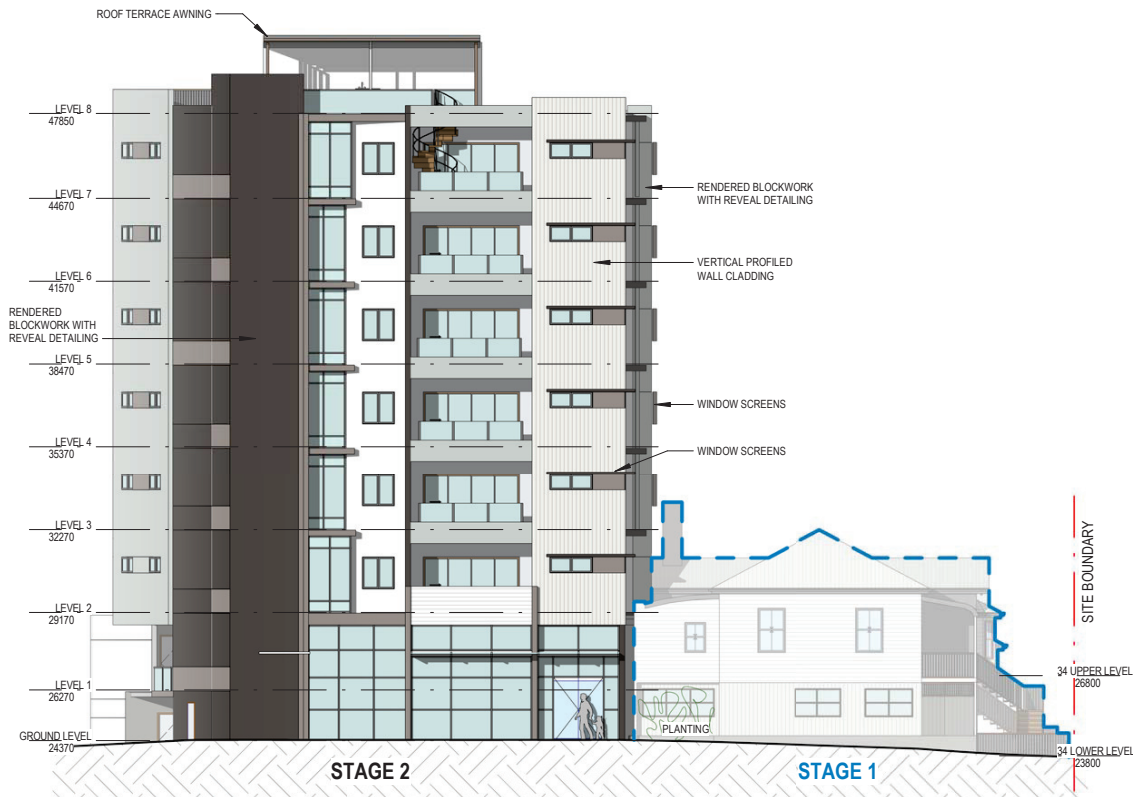
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COMMERICAL TENANCY

DA26

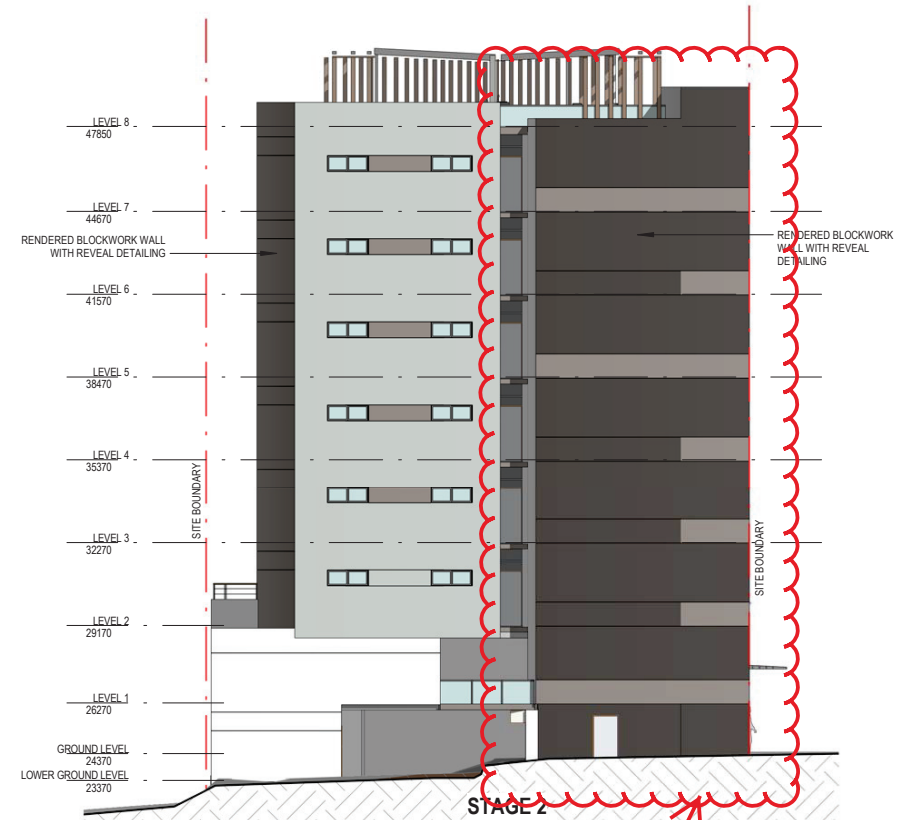
NEYLAN
ARCHITECTURE

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STAGE 2 - NORTH ELEVATION

1 : 200



STAGE 2 - EAST ELEVATION

1 : 200

AMENDED IN RED

By: Gerard McCafferty
Date: 26 May 2017



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Approval no: DEV2016/755/3
Date: 2 June 2017



**STAGE 2 - PROPOSED
ELEVATIONS**

COMMERICAL TENANCY

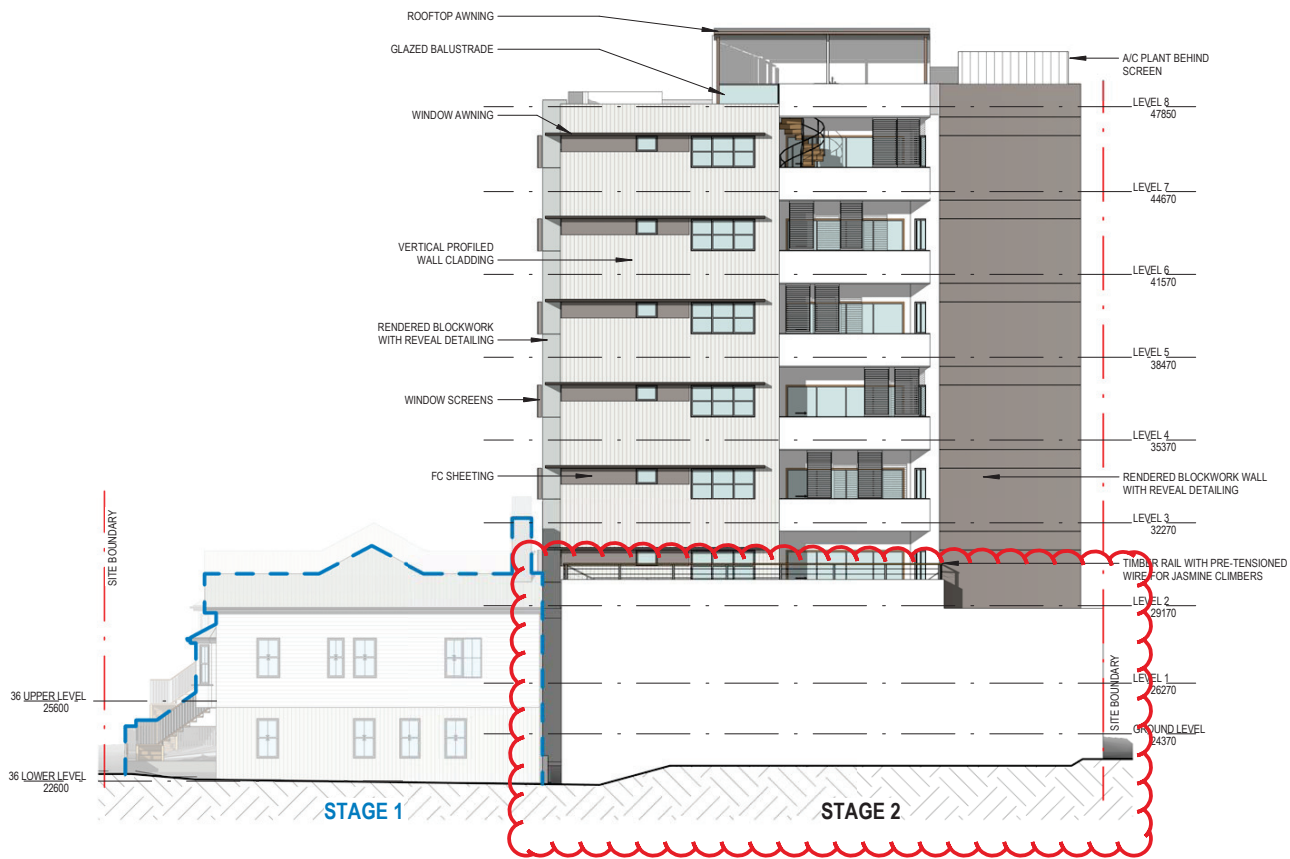
DA27

A3 Sheet Scale 1 : 200

3/04/2017 11:44:11 AM



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STAGE 2 - SOUTH ELEVATION

1 : 200

Treatment of Built-to-Boundary wall
subject to Compliance Assessment

AMENDED IN RED

By: Gerard McCafferty

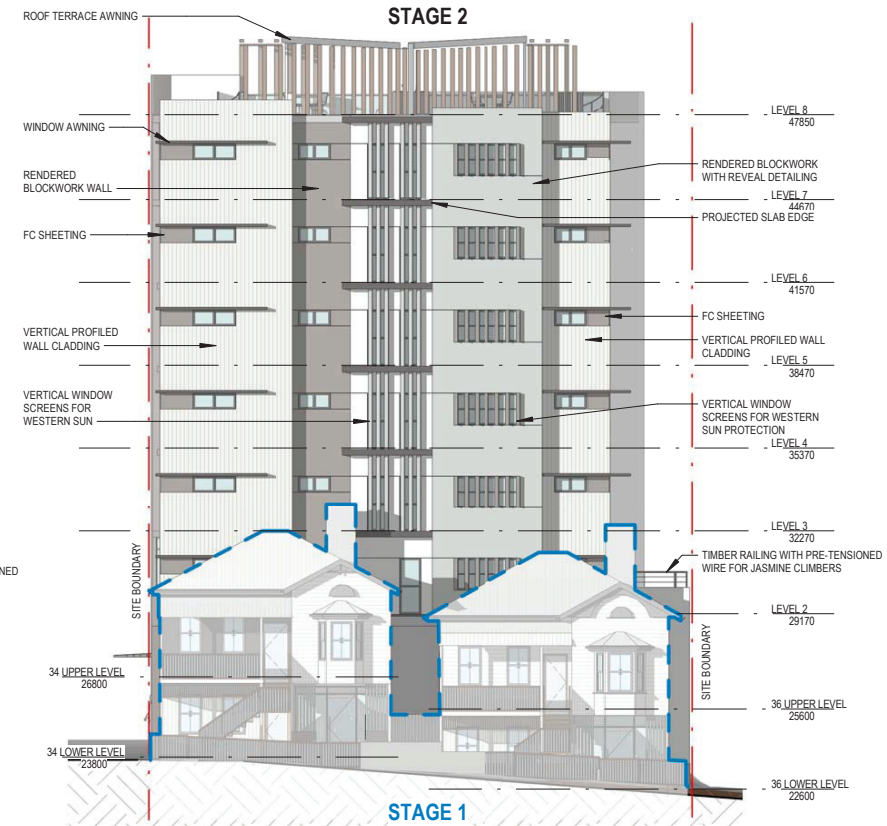
Date: 26 May 2017



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Approval no: DEV2016/755/3

Date: 2 June 2017



STAGE 2 - WEST ELEVATION

1 : 200

STAGE 2 - PROPOSED
ELEVATIONS

COMMERICAL TENANCY

DA28

A3 Sheet Scale 1 : 200

3/04/2017 11:44:26 AM

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ARCHITECTURE

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