Queensland Government

Approval no: DEV2012/397

Date: 28 SEPT 2017



Development Element	Amendment application, most recently approved 27 April 2016	Permissible Change	Change
Plot Ratio	3.23	3.20	-0.03
Building Height	8 Storeys	8 Storeys	No Change
Total GFA	13,214m²	13,135m²	-79m²
Apartments	174	168	-6
Car Parking	178	169	-9 (due to loss of apartments)
Bicycle Parking	38	38	No Change

North Tower (Stage 1A) has been reconfigured to provide a more diverse mix of apartment offerings.

The basements have been split between the North and South Tower allowing for staged construction.

All services have been relocated to North Tower and will be constructed in Stage 1^A.

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By: Brianna Fyffe

Date: 22 SEPT 2017







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*	1 6 750 2 7 500 3 7 500 4 8 000 5 7 500 6 7 500 7 7 500 8 7 500 9 8 750 10 179'59'20"	
A		.)
000 6 B	STAGE 2 SOUTH TOWER STAGE 1A NORTH TOWER ARCHITECTS DRAWINGS	
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8 750 90'01'45" 90.286m	POOL POOL C	
D 88		Ò
000 6 E	STAGE 1B HERITAGE HOUSE	:)
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	190°05′25° 35.969m 45.402m 10	

ABBOTSFORD ROAD

DATE	REVISION	BY	CHK	NO.
16/03/17	PERMISSIBLE CHANGE	CF	DJ	Α
31/03/17	DRAFT PERM CHANGE	JF	DJ	В
06/04/17	PERMISSIBLE CHANGE	CF	DJ	С
31/08/17	PERMISSIBLE CHANGE	CF	DJ	D



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CONSULTANTS			
STRUCTURAL ENGINEE	R	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHOP
SERVICES ENGINEER		#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHOP
BUILDING SURVEYOR		#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHOP
FIRE ENGINEER		#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHOP
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CINTRA PROPERTY PTY LTD SUITE 27, 33 MACMAHON STREET HURTSVILLE NSW 2220

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SITE PLAN

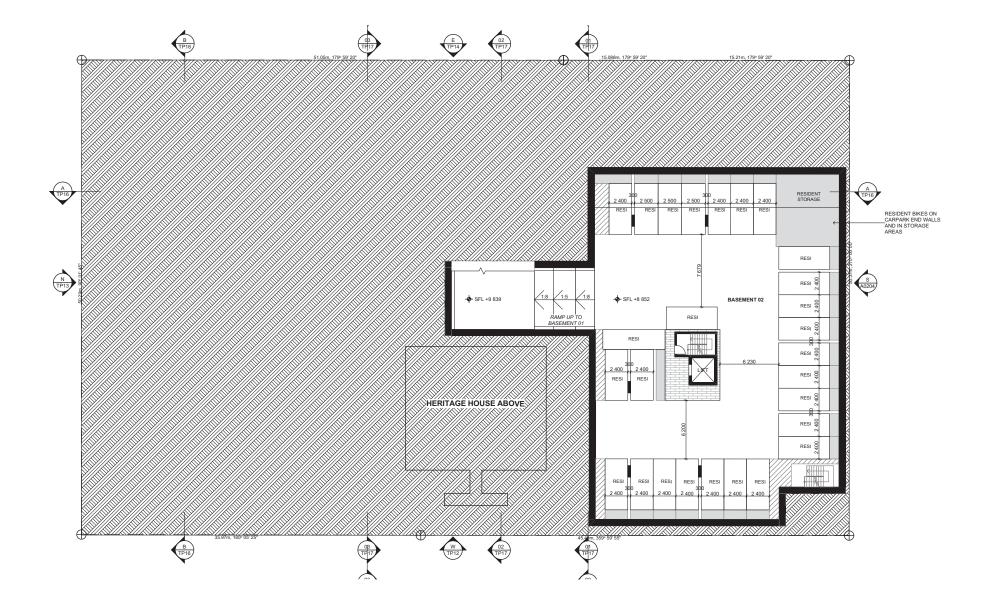
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07/04/17	PERMISSIBLE CHANGE	JF	DJ	С
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Brisbane New Zealand ACN 091690336

CONSULTANTS

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SERVICES ENGINEER | PCONSULTANT 2-COMPANY NAME | T CONS. 2 PHONE

SUBLINGS SURVEYOR | SCONSULTANT 3-COMPANY NAME | T CONS. 3 PHONE

SIRE ENGINEER | SCONSULTANT 3-COMPANY NAME | T CONS. 4 PHONE

SED | SCONSULTANT 3-COMPANY NAME | T CONS. 5 PHONE

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BASMENT 02 PLAN

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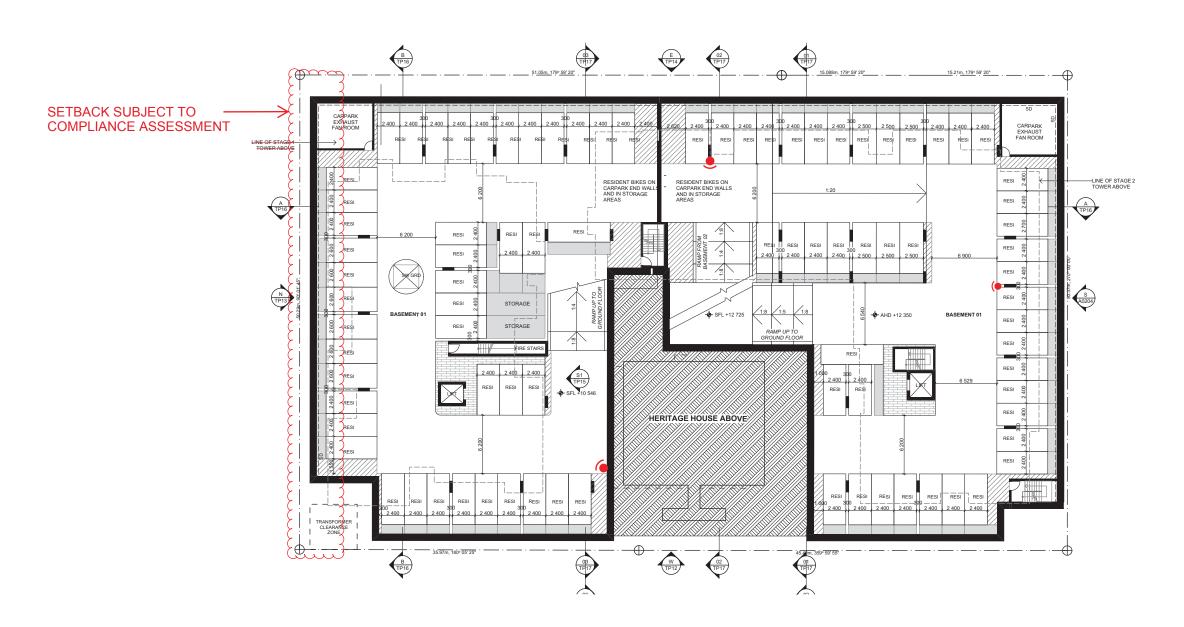
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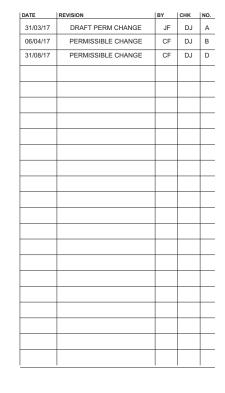
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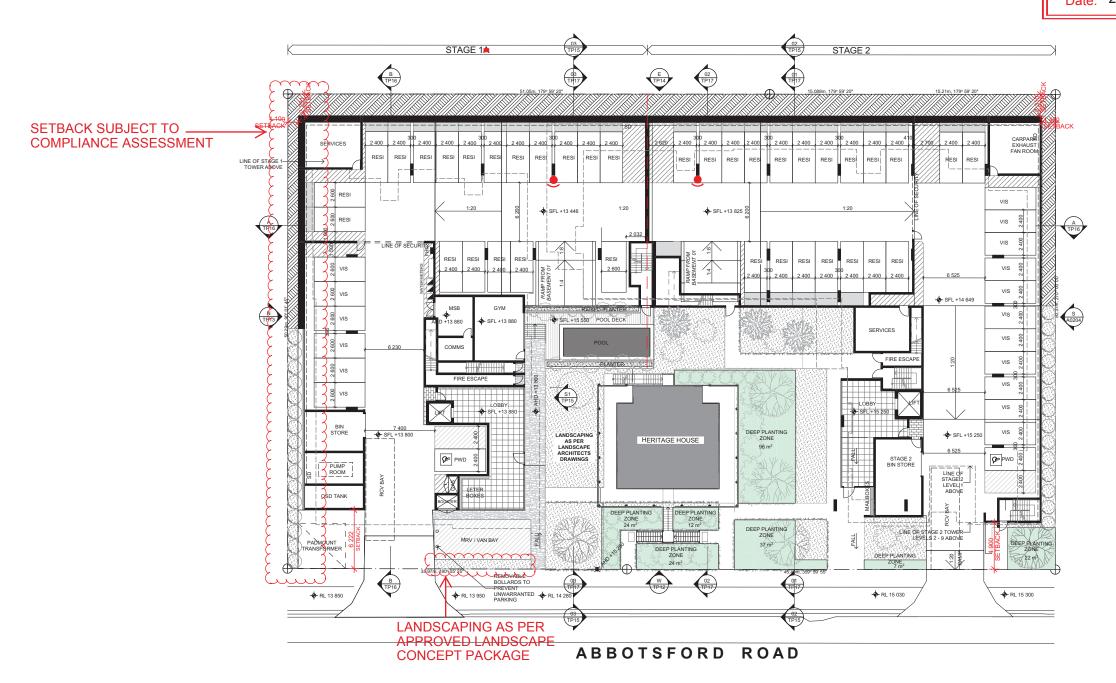


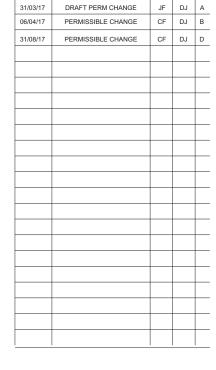
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GROUND FLOOR PLAN

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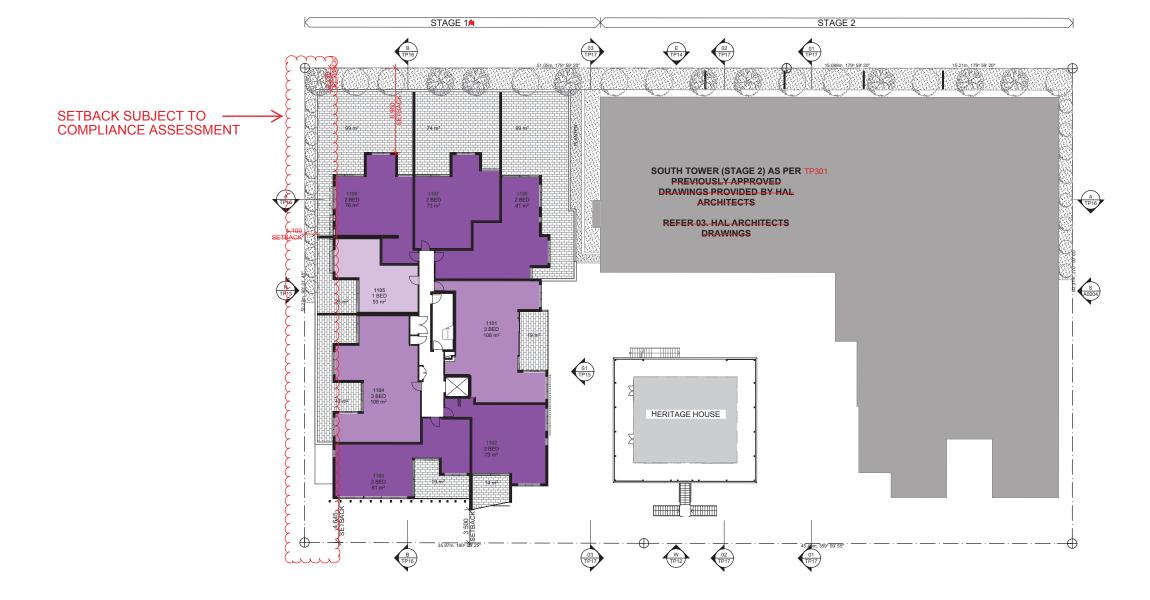
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LEVEL 01 PLAN

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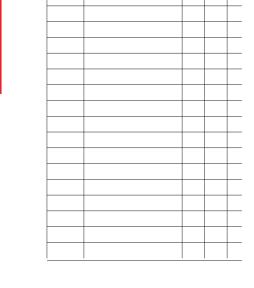


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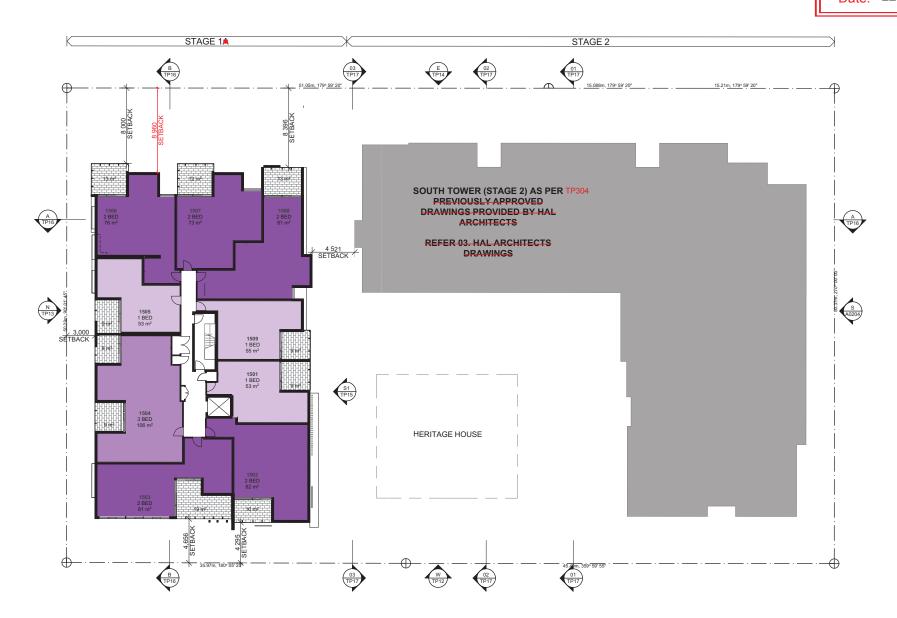


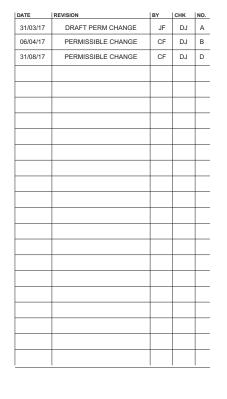


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LEVEL 05 PLAN

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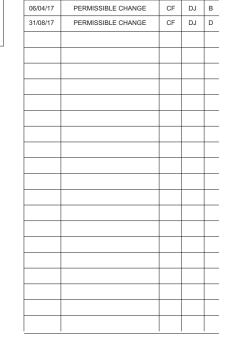


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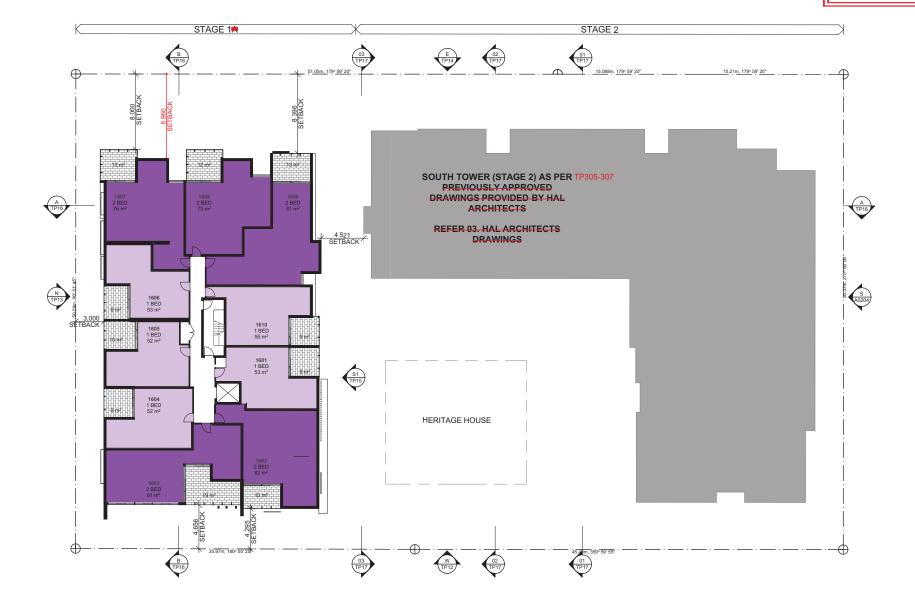


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LEVEL 06-08 PLAN

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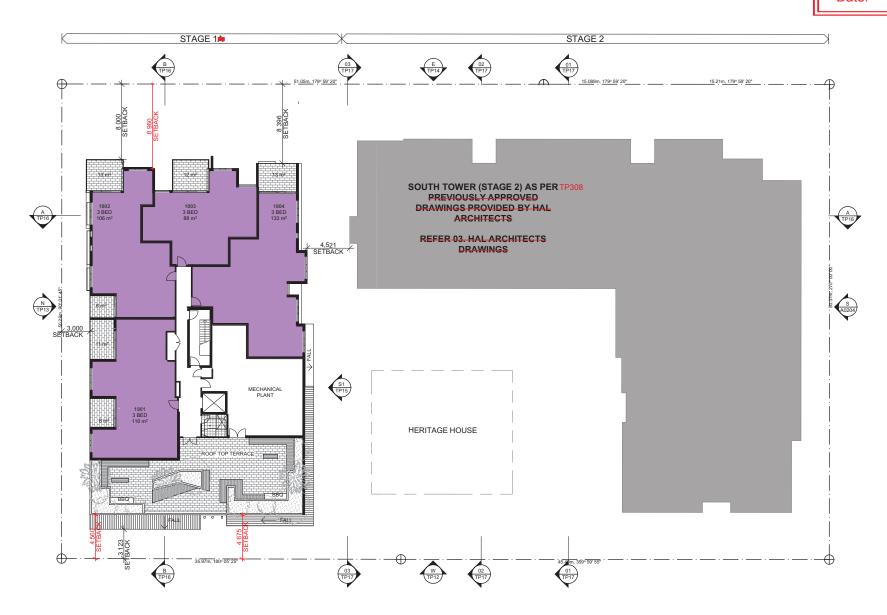
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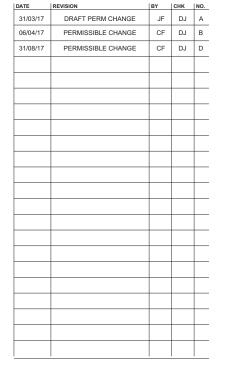


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LEVEL 09 PLAN

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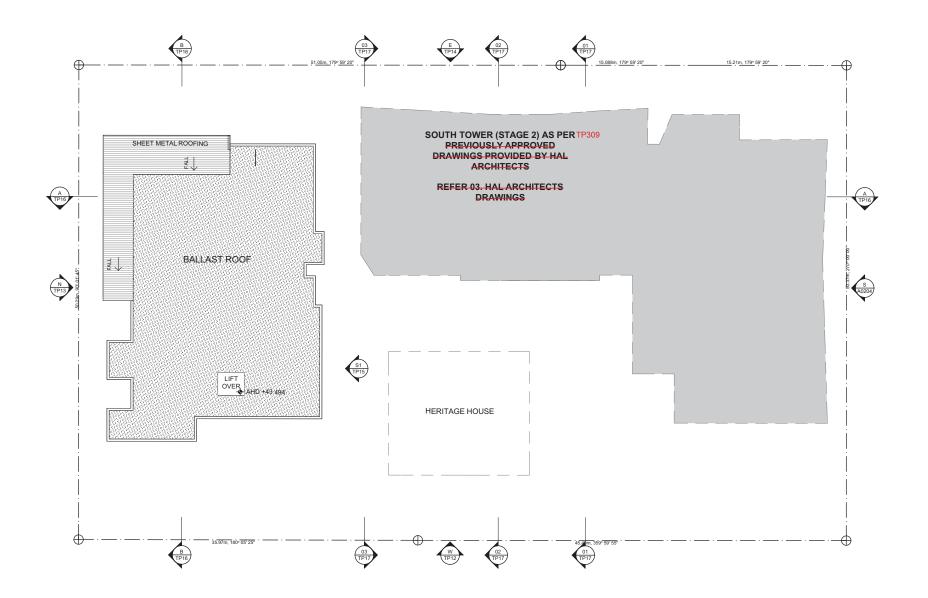
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ROOF PLAN

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CF DJ A

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CINTRA PROPERTY PTY LTD SUITE 27, 33 MACMAHON STREET HURTSVILLE NSW 2220

WEST ELEVATION

ISSU	E FOR RE\	/IEW
DATE	PLOT DATE	SCALE
MARCH 17	21/09/2017	1:100
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FINISHES LEGEND

- (F) APPLIED FINISH LIGHT
- AF2 APPLIED FINISH DARK
- (F) APPLIED FINISH SELECTED COLOUR
- (G1) TRANSPARENT GLAZING
- (M1) SHEET METAL ROOFING OR SIMILAR
- T1 PLANTING TRELLIS
- B1 GLASS BALUSTRADE



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SITE BOUNDARY		SITÉ BOUNDARY
AHD 38 800 LEVEL 08		
AHD 35 850 LEVEL 07	B1	(F)
5 860		
#HD 32 900 LEVEL 06		
AHD 29 950 LEVEL 05		
AHD 27 000 LEVEL 04		
AHD 24 050 LEVEL 03		
		OAD
AHD 21 100 LEVEL 02		ABBOTSFORD ROAD
AHD 18 150 LEVEL 01		ABBOTSF
99		AB AB
GROUND LEVEL	BUILDING A NORTH TOWER (STAGE 1)	

NORTH ELEVATION (NORTH TOWER)
SCALE: 1:100@A1

FINISHES LEGEND

- APPLIED FINISH LIGHT
- AF2 APPLIED FINISH DARK
- APPLIED FINISH SELECTED COLOUR
- ① TRANSPARENT GLAZING
- (M1) SHEET METAL ROOFING OR SIMILAR
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NORTH ELEVATION

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EAST ELEVATION

DATE	PLOT DATE	SCALE
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FINISHES LEGEND

(F) APPLIED FINISH - LIGHT

AF2 APPLIED FINISH - DARK

(G1) TRANSPARENT GLAZING

T1 PLANTING TRELLIS

B1 GLASS BALUSTRADE

(F) APPLIED FINISH - SELECTED COLOUR

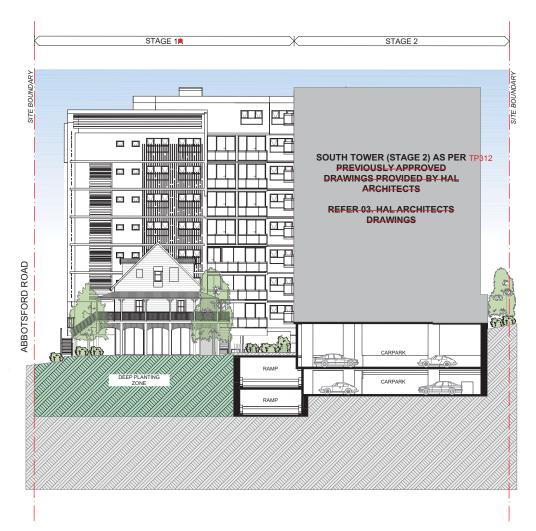
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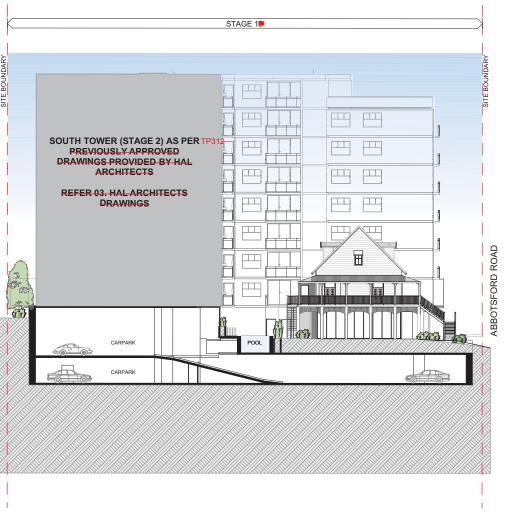
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06/04/17 PERMISSIBLE CHANGE CF DJ C
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BUILDING A NORTH TOWER (STAGE 1)

O1 SOUTH ELEVATION (NORTH TOWER)
- SCALE: 1:200@A1







O3 SECTION - COURTYARD 2
- SCALE: 1:200@A1



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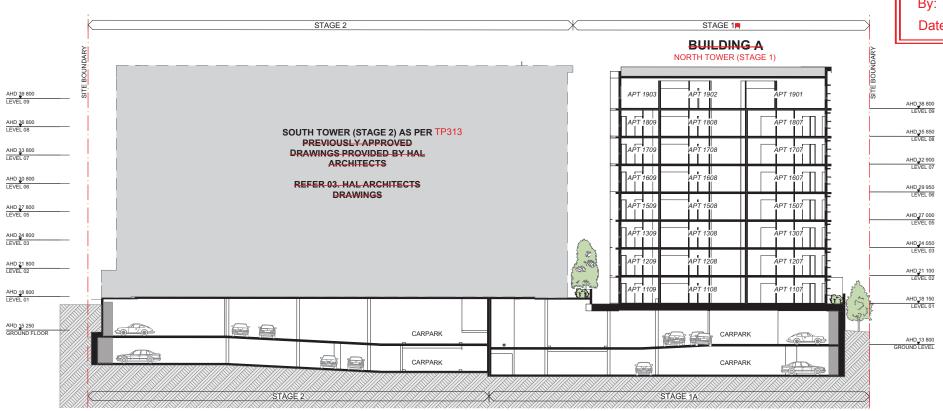
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COURTYARD SECTIONS AND SOUTH ELEVATION (NORTH TOWER)

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STAGE 1 **BUILDING A** NORTH TOWER (STAGE 1) AHD 38 800 LEVEL 09 AHD 35 850 LEVEL 08 AHD 32 900 LEVEL 07 AHD 29 950 LEVEL 06 AHD 27 000 LEVEL 05 AHD 24 050 LEVEL 03 AHD 21 100 LEVEL 02 AHD 18 150 LEVEL 01 AHD 13 800 GROUND LEVEL

B SECTION BB - SCALE: 1:200@A1

A SECTION AA
- SCALE: 1:200@A1

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PLANS AND DOCUMENTS referred to in the PDA **DEVELOPMENT APPROVAL**

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plus

Melbourne Sydney Plus Architecture Pty. Ltd. Brisbane New Zealand ACN 091690336

CONSULTANTS		
STRUCTURAL ENGINEER	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
SERVICES ENGINEER	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
BUILDING SURVEYOR	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
FIRE ENGINEER	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
ESD	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

23-29 Abbotsford Rd Bowen Hills

CINTRA PROPERTY PTY LTD SUITE 27, 33 MACMAHON STREET HURTSVILLE NSW 2220

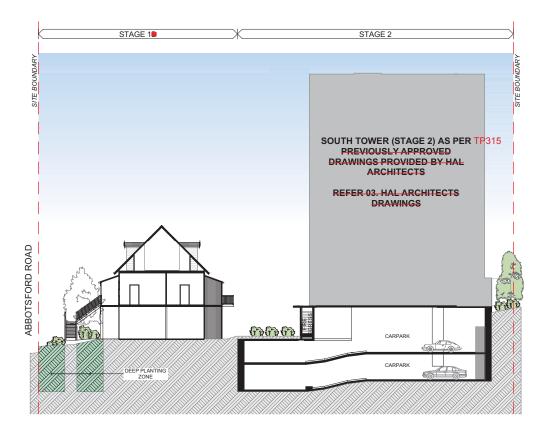
SECTIONS

ISSU	E FOR REV	/IEW
DATE	PLOT DATE	SCALE
MARCH 17	21/09/2017	1:200
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CJ, JF	DJ	
JOB No.		\leftarrow
70137		

TP16 REVISION D



01 SECTION - NORTH - SCALE: 1:200@A1



02 SECTION - HERRITAGE HOUSE - SCALE: 1:200@A1

PLANS AND DOCUMENTS referred to in the PDA **DEVELOPMENT APPROVAL**

Approval no: DEV2012/397 28 SEPT 2017

Date:



AMENDED IN RED By: Brianna Fyffe

Date: 22 SEPT 2017



DATE	REVISION	BY	CHK	NO.
31/03/17	DRAFT PERM CHANGE	JF	DJ	A
06/04/17	PERMISSIBLE CHANGE	CF	DJ	В
31/08/17	PERMISSIBLE CHANGE	CF	DJ	D



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CONSULTANTS					
STRUCTURAL ENGINEE	R	#CONSULTANT	-COMPANY NAME	т	CONS. 1 PHONE
SERVICES ENGINEER		#CONSULTANT	-COMPANY NAME	т	CONS. 2 PHONE
BUILDING SURVEYOR		#CONSULTANT	-COMPANY NAME	т	CONS. 3 PHONE
FIRE ENGINEER		#CONSULTANT	-COMPANY NAME	т	CONS. 4 PHONE
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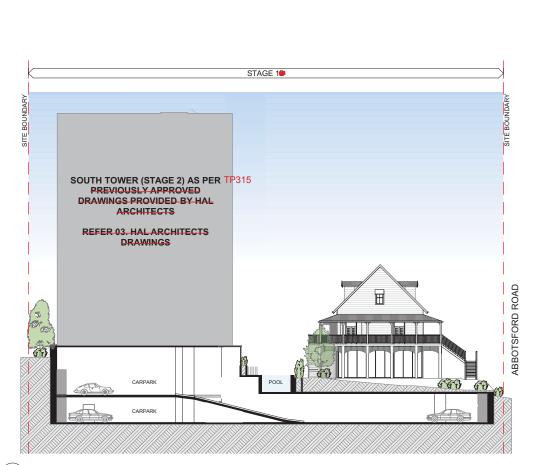
23-29 Abbotsford Rd Bowen Hills

CINTRA PROPERTY PTY LTD SUITE 27, 33 MACMAHON STREET HURTSVILLE NSW 2220

SECTIONS THROUGH CARPARK

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DATE	PLOT DATE	SCALE
MARCH 17	21/09/2017	1:200
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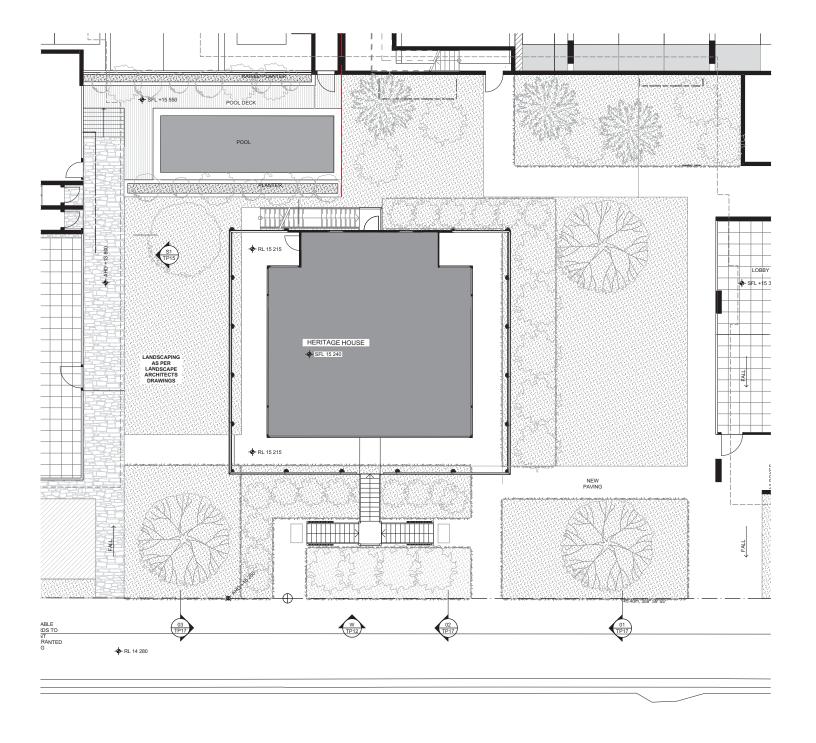


O3 SECTION - EAST - SCALE: 1:200@A1



Approval no: DEV2012/397

Date: 28 SEPT 2017



DATE	REVISION	BY	СНК	NO
31/03/17	DRAFT PERM CHANGE	JF	DJ	А
06/04/17	PERMISSIBLE CHANGE	CF	DJ	В
31/08/17	PERMISSIBLE CHANGE	CF	DJ	D
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Level 15, 111 Eagle St Brisbane QLD 4000 Australia Telephone +61 7 3067 3599 Instagram #plusarchitecture.cum.au www.plusarchitecture.com.au Plus Architecture Pty. Ltd. d ACN 09169063

CONSULTANTS			
STRUCTURAL ENGINEE	R	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
SERVICES ENGINEER		#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
BUILDING SURVEYOR		#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
FIRE ENGINEER		#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
ESD		#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

PROJEC

23-29 Abbotsford Rd Bowen Hills

FOR

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DRAWING TIT

COURTYARD PLAN

ISSU	E FOR REV	/IEW
DATE	PLOT DATE	SCALE
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Approval no: DEV2012/397

28 SEPT 2017 Date:



AMENDED IN RED Brianna Fyffe

Date: 22 SEPT 2017

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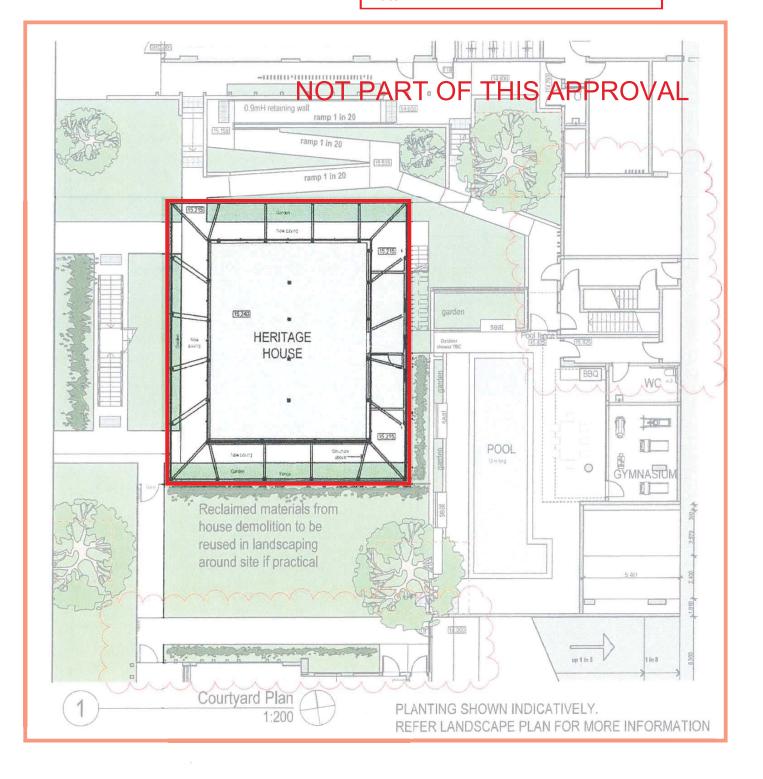
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8/12/14	В	EDQ ISSUE	EA
28/01/15	C	EDQ ISSUE	EA
23/02/15	D	TRAFFIC ISSUE	EA
04/03/15	E	EDQ FURTHER ISSUES	EA
25/03/15	F	EDQ FURTHER ISSUES	EA
03/06/15	G	EDQ MEETING	AL
05/06/15	H	REVISED ISSUE	AL
02/07/15	1	REVISED ISSUE	AL
14/07/15	J	REVISED ISSUE	AL
24/07/15	K	REVISED ISSUE	AL
07/08/15	L	EDQ ISSUE	AL
15/09/15	M	EDO ISSUE REVISED	AL
01/10/15	N	EDQ ISSUE REVISED	AL
15/10/15	0	EDQ ISSUE REVISED	AL
20/10/15	P	EDQ ISSUE REVISED	AL
17/02/16	100	REVISED ISSUE	AL
26/02/16	500	REVISED ISSUE	AL
01/03/16		REVISED ISSUE	AL
11/03/16		REVISED ISSUE	Al
15/03/16	1.5	REVISED ISSUE	AL
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07/04/16	0.37	CLIENT ISSUE	AL
14/04/16	7	EDO ISSUE REVISED	AL

HAYES ANDERSON LYNCH

ARCHITECTS PTY LTD ARCHITECTS TOWN PLANNERS

INTERIOR DESIGNERS

46 BERWICK STREET FORTITUDE VALLEY OLD 4006 FO BOX 2680 FORTITUDE VALLEY BC QLD 4006 BRISBANE AUSTRALIA

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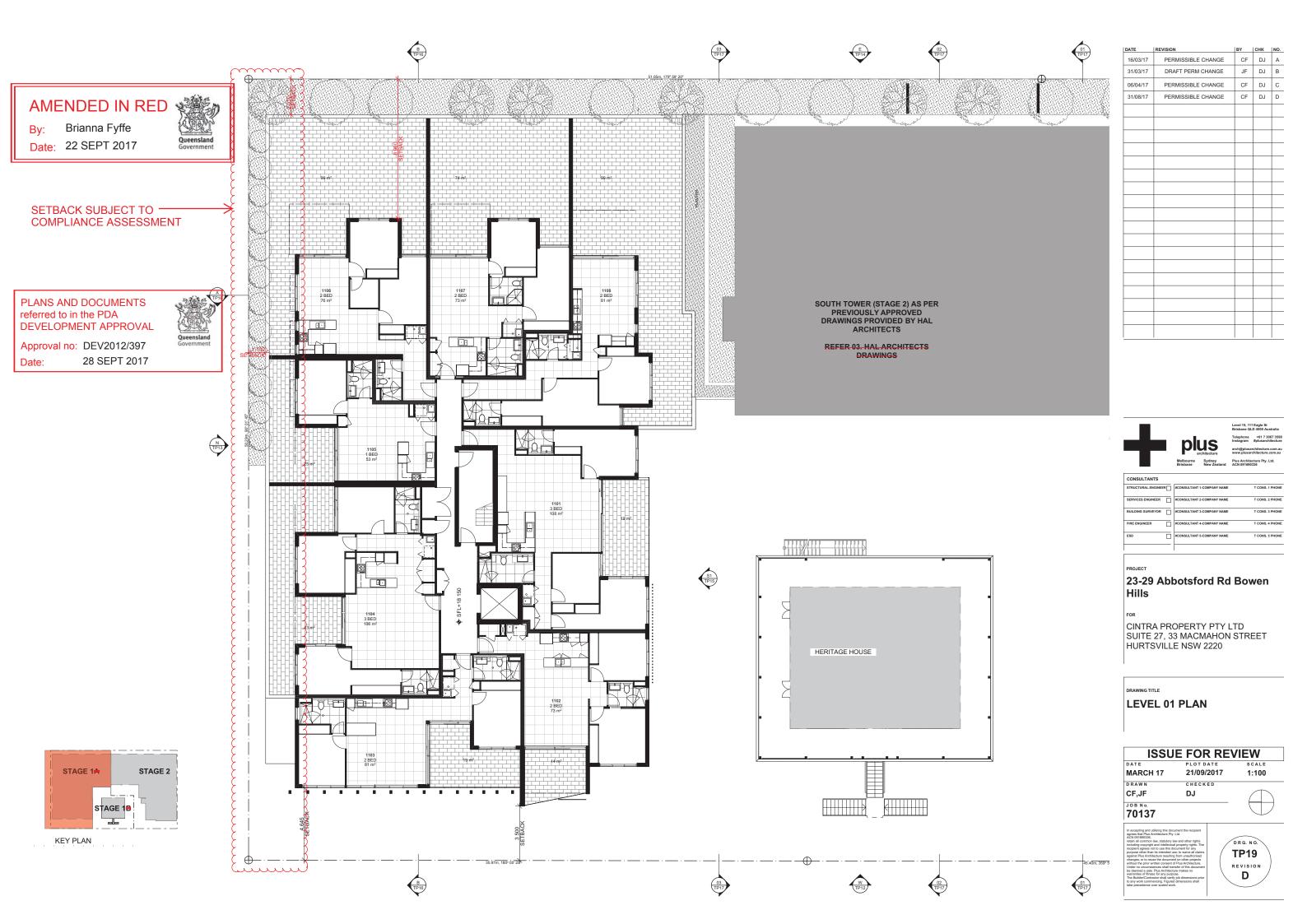
TOPAZ RESIDENCES

23-39 Abbotsford Road, Bowen Hills, QLD 4006

COURTYARD DETAIL PLAN

Scale @ A3 Drawn. 1:200 BG/FC EA Project Number Drawing Number Essue H2943ABB TP18 AA

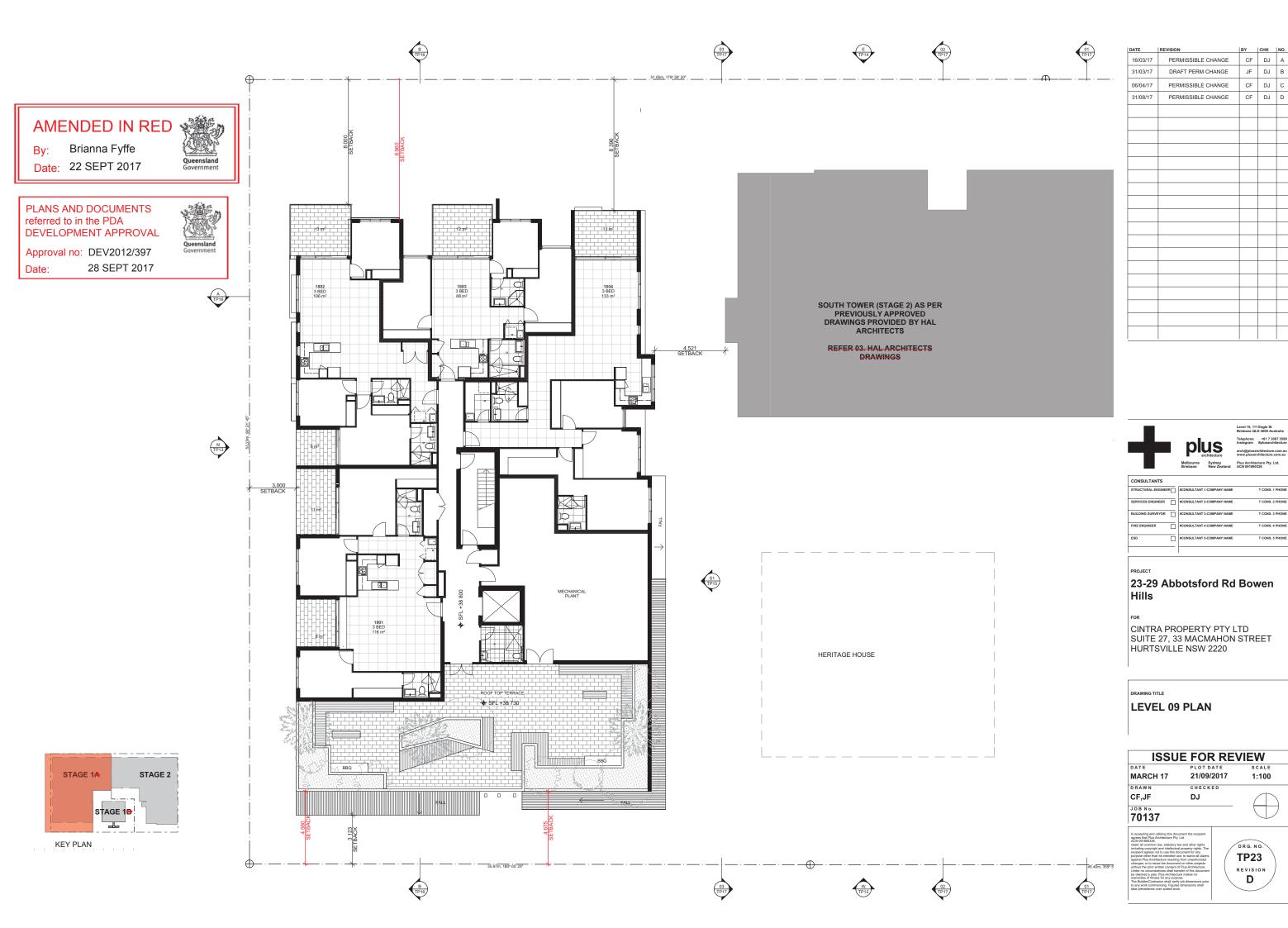
Printed - 22/04/2019













PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

111

112 2 bed 70.5 m²

113 2 bed 70,5 m²

114

9.8 m²

123

121

1 bed 50.0 m²

118

1 bed 51.5 m²

22.8 m²

40.18m, 99° 18' 8"

117 1 bed 53.0 m² 35.4 m²

35.2 m²

35.2 n

10.12m, 99° 18' 8"

87.4 m²

Date:

28 SEPT 2017

Approval no: DEV2012/397

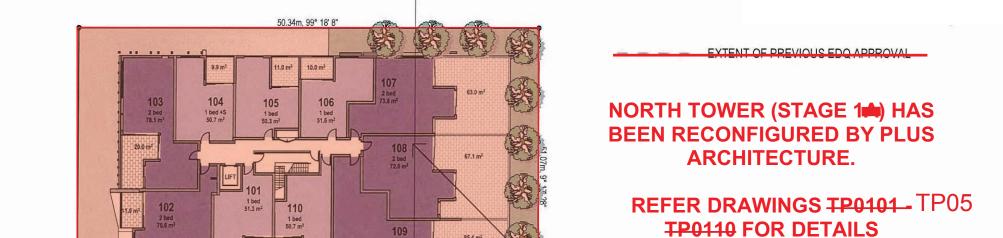
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AMENDED IN RED

By: Brianna Fyffe

Date: 22 SEPT 2017





General reconfiguration of units to suit lift and stair relocation and internal alterations to suit marketing requirements of the apartment layouts

07/04/16 Y CLIENT ISSUE 31/03/16 X EDQ ISSUE REVISED 22/03/16 W REVISED ISSUE 17/03/16 V REVISED ISSUE 15/03/16 U REVISED ISSUE 01/03/16 S REVISED ISSUE 26/02/16 R REVISED ISSUE 17/02/16 Q REVISED ISSUE 20/10/15 P EDQ ISSUE REVISED 15/10/15 O EDQ ISSUE REVISED 01/10/15 N FDQ ISSUF REVISED 07/08/15 L EDQ ISSUE 24/07/15 K REVISED ISSUE 14/07/15 J REVISED ISSUE 02/07/15 1 REVISED ISSUE REVISED ISSUE 05/06/15 H 03/06/15 G EDQ MEETING 03/00/15 G EDQ MEETING SUES EA
04/03/15 E EDQ FURTHER ISSUES EA
23/02/15 D TRAFFIC ISSUE EA
28/01/15 C EDQ ISSUE EA 6/12/14 B EDQ ISSUE 31/10/14 A EDQ ISSUE

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22/04/16 AA EDQ ISSUE REVISED

General Notes

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Client

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23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title
LEVEL 1 PLAN

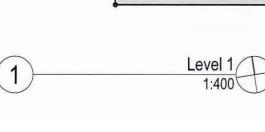
 Scale @ A3
 Drawn:
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 1:400
 BG/FC
 EA

 Project Number
 Drawing Number
 Issue

 H2943ABB
 TP301
 D

Printed = 22/04/2016



3

HERITAGE

120 2 bed 74.6 m²

> 119 1 bed 55.4 m²

46.2 m²



PLANS AND DOCUMENTS referred to in the PDA **DEVELOPMENT APPROVAL** Government

Approval no: DEV2012/397

28 SEPT 2017



Brianna Fyffe Date: 22 SEPT 2017 Queensland

EXTENT OF PREVIOUS EDQ APPROVAL

NORTH TOWER (STAGE 1♠) HAS **BEEN RECONFIGURED BY PLUS** ARCHITECTURE.

REFER DRAWINGS TP0101_TP06 **TP0110 FOR DETAILS**

> General reconfiguration of units to suit lift and stair relocation and internal alterations to suit marketing requirements of the apartment layouts

50.34m, 99° 18' 8" 10.0 m² 204 205 1 bed 50,3 m² 206 1 bed 51.6 m² 20.0 m 210 1 bed 54.5 m² 212 2 bed 70.5 m² 9.8 m² 223 1 bed \$1.0 m² 213 2 bed 70.5 m² 214 2 bed 70,5 m³ 222 221 1 bed 50.0 m² 220 2 bed 74.6 m² 215 2 bed 70.5 m² 216 2 bed 73.1 m² 218 217 22.9 m² 10.12m, 99° 18' 8" 40.18m, 99° 18' 8"

Level 2/ 1:400

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22/04/16 AA EDQ ISSUE REVISED 14/04/16 Z EDQ ISSUE REVISED 07/04/16 Y CLIENTISSUE 31/03/16 X EDQ ISSUE REVISED 22/03/16 W REVISED ISSUE 17/03/16 V REVISED ISSUE 15/03/16 U REVISED ISSUE 11/03/16 T REVISED ISSUE 01/03/16 S REVISED ISSUE 26/02/16 R REVISED ISSUE 17/02/16 Q REVISED ISSUE 20/10/15 P FDO ISSUE REVISED 01/10/15 N EDQ ISSUE REVISED 15/09/15 M EDQ ISSUE REVISED 07/08/15 L EDQ ISSUE REVISED ISSUE REVISED ISSUE 24/07/15 K 14/07/15 J 02/07/15 | REVISED ISSUE 05/06/15 H 03/06/15 G EDQ MEETING

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ARCHITECTS TOWN PLANNERS INTERIOR DESIGNERS

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TOPAZ RESIDENCES

23-39 Abbotsford Road, Bowen Hills, QLD 4006

LEVEL 2 PLAN

Scale @ A3	Drawn:	Checked:
1:400	BG/FC	EA
Project Number	Drawing Number	Issue
H2943ABB	TP302	D



PLANS AND DOCUMENTS referred to in the PDA **DEVELOPMENT APPROVAL**

Approval no: DEV2012/397

Date:

28 SEPT 2017



AMENDED IN RED

Brianna Fyffe

Date: 22 SEPT 2017



EXTENT OF PREVIOUS EDQ APPROVAL

NORTH TOWER (STAGE 1th) HAS **BEEN RECONFIGURED BY PLUS** ARCHITECTURE.

REFER DRAWINGS TP0101 - TP06 TP0110 FOR DETAILS

> General reconfiguration of units to suit lift and stair relocation and internal alterations to suit marketing requirements of the apartment layouts

50.34m, 99° 18' 8" 307 304 305 306 20.0 m² 308 2 bed 72.0 m² 310 1 bed 54.5 m² 1 bed 51.3 m² 302 2 bed 79.1 m² 311 312 2 bed 70.5 m² 323 1 bed 51.0 m² 313 2 bed 70.5 m² 314 322 321 1 bed 50.0 m² 320 2 bed 74.6 m² 315 2 bed 70.5 m² 319 316 2 bed 73.1 m² 318 317 1 bed + S 59.0 m² 22.9 m² 40.18m, 99° 18' 8" 10.12m, 99° 18' 8"

Level 3/

1:400

TOWN PLANNING

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22/04/16 AA EDQ ISSUE REVISED 14/04/16 Z EDQ ISSUE REVISED 07/04/16 Y CLIENT ISSUE 31/03/16 X EDQ ISSUE REVISED 22/03/16 W REVISED ISSUE 17/03/16 V REVISED ISSUE 15/03/16 U REVISED ISSUE 11/03/16 T REVISED ISSUE 01/03/16 S REVISED ISSUE 26/02/16 R REVISED ISSUE 17/02/16 Q REVISED ISSUE 20/10/15 P EDQ ISSUE REVISED 15/10/15 O EDQ ISSUE REVISED 01/10/15 N EDQ ISSUE REVISED 15/09/15 M EDQ ISSUE REVISED 07/08/15 L EDQ ISSUE 24/07/15 K REVISED ISSUE 14/07/15 J REVISED ISSUE 02/07/15 1 REVISED ISSUE 05/06/15 H REVISED ISSUE 03/06/15 G EDQ MEETING 25/03/15 F EDQ FURTHER ISSUES 04/03/15 E EDQ FURTHER ISSUES 23/02/15 D TRAFFIC ISSUE 6/12/14 B FDO ISSUE

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LEVEL 3 PLAN

Scale @ A3 Checked: EA 1:400 BG/FC Project Number Drawing Number Issue H2943ABB TP303 D



PLANS AND DOCUMENTS referred to in the PDA **DEVELOPMENT APPROVAL**

Approval no: DEV2012/397

Date:

50.34m, 99° 18' 8"

28 SEPT 2017



AMENDED IN RED

Brianna Fyffe Date: 22 SEPT 2017



EXTENT OF PREVIOUS EDG APPROVAL

NORTH TOWER (STAGE 1♠) HAS **BEEN RECONFIGURED BY PLUS** ARCHITECTURE.

REFER DRAWINGS TP0101 - TP07 TP0110 FOR DETAILS

> General reconfiguration of units to suit lift and stair relocation and internal alterations to suit marketing requirements of the apartment layouts

10.0 m² 507 504 503 505 1 bed 50.3 m² 506 1 bed +S 50.7 m² 1 bed 51.6 m 20.0 m² 510 502 2 bed 79.1 m² 1 bed 54.5 m² 509 2 bed 78.5 m² 2 bed 74.2 m² 512 2 bed 70.5 m² 523 1 bed 51.0 m² 513 2 bed 70.5 m² 514 9.2 m² 522 521 520 2 bed 74.6 m² 515 2 bed 70.5 m² 518 517 1 bed + S 59.0 m² 1 bed 53.0 m² 40.18m, 99° 18' 8' 10.12m, 99° 18' 8"

Level 5/ 1:400

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2015, Premises Standard and AS1428.1.
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22/04/16 AA EDQ ISSUE REVISED 14/04/16 Z EDQ ISSUE REVISED 07/04/16 Y CLIENT ISSUE 31/03/16 X EDQ ISSUE REVISED 22/03/16 W REVISED ISSUE 17/03/16 V REVISED ISSUE 15/03/16 U REVISED ISSUE 11/03/16 T REVISED ISSUE 01/03/16 S REVISED ISSUE 26/02/16 R REVISED ISSUE 17/02/16 Q REVISED ISSUE 20/10/15 P EDQ ISSUE REVISED 15/10/15 O EDQ ISSUE REVISED 01/10/15 N EDQ ISSUE REVISED 15/09/15 M FDO ISSUE REVISED 07/08/15 L EDQ ISSUE 24/07/15 K REVISED ISSUE 14/07/15 J REVISED ISSUE 02/07/15 I REVISED ISSUE 05/06/15 H REVISED ISSUE 03/06/15 G EDQ MEETING 25/03/15 F EDO FURTHER ISSUES 23/02/15 D TRAFFIC ISSUE 28/01/15 C EDQ ISSUE 6/12/14 B EDQ ISSUE 31/10/14 A EDQ ISSUE

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LEVEL 5 PLAN

H2943ABB	TP304	D
	Drawing Number	Issue
1:400	BG/FC	EA
Scale @ A3	Drawn:	Checked



PLANS AND DOCUMENTS referred to in the PDA **DEVELOPMENT APPROVAL** **Oueensland**

Approval no: DEV2012/397

28 SEPT 2017 Date:



Brianna Fyffe Date: 22 SEPT 2017



EXTENT OF PREVIOUS EDQ APPROVAL

NORTH TOWER (STAGE 1♠) HAS **BEEN RECONFIGURED BY PLUS** ARCHITECTURE.

REFER DRAWINGS TP0101 - TP08 TP0110 FOR DETAILS

> General reconfiguration of units to suit lift and stair relocation and internal alterations to suit marketing requirements of the apartment layouts

50.34m, 99° 18' 8" 10.0 m² 607 604 606 1 bed 51.6 m² 603 605 1 bed +S 50.7 m² 20.0 m² 608 2 bed 72.0 m² 610 1 bed 54.5 m² 602 2 bed 79.1 m² 612 2 bed 70.5 m² 9.8 m² 623 1 bed 51.0 m² 613 2 bed 70.5 m² 614 9,2 m² 622 621 1 bed 50.0 m² 620 2 bed 74.6 m² 615 2 bed 70.5 m² 619 616 2 bed 73.1 m² 618 617 40.18m, 99° 18' 8" 10.12m, 99° 18' 8"

Level 6/ 1:400

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Work to be carried out in a neat and appropriate manner.

appropriate manner.
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22/04/16 AA FDO ISSUE REVISED 14/04/16 Z EDQ ISSUE REVISED 07/04/16 Y CLIENT ISSUE 31/03/16 X EDQ ISSUE REVISED 22/03/16 W REVISED ISSUE 17/03/16 V REVISED ISSUE 15/03/16 U REVISED ISSUE 11/03/16 T REVISED ISSUE 01/03/16 S REVISED ISSUE 26/02/16 R REVISED ISSUE 17/02/16 Q REVISED ISSUE 20/10/15 P EDQ ISSUE REVISED 15/10/15 O EDQ ISSUE REVISED 01/10/15 N EDQ ISSUE REVISED 15/09/15 M FDO ISSUE REVISED 07/08/15 L EDQ ISSUE REVISED ISSUE 24/07/15 K REVISED ISSUE REVISED ISSUE 14/07/15 J 02/07/15 1 05/06/15 H REVISED ISSUE 03/06/15 G EDQ MEETING AL
25/03/15 F EDQ FURTHER ISSUES EA
04/03/15 E EDQ FURTHER ISSUES EA
23/02/15 D TRAFFIC ISSUE EA
28/01/15 C EDQ ISSUE EA
6/12/14 B EDQ ISSUE EA
31/10/14 A EDQ ISSUE EA 03/06/15 G EDQ MEETING 31/10/14 A EDQ ISSUE

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ARCHITECTS TOWN PLANNERS INTERIOR DESIGNERS

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LEVEL 6 PLAN

H2943ARR	TD20E	D
Project Number	Drawing Number	Issue
1:400	BG/FC	EA
Scale @ A3	Drawn:	Checked



PLANS AND DOCUMENTS referred to in the PDA **DEVELOPMENT APPROVAL**

Approval no: DEV2012/397

28 SEPT 2017 Date:



AMENDED IN RED

Brianna Fyffe Date: 22 SEPT 2017



EXTENT OF PREVIOUS EDQ APPROVAL

NORTH TOWER (STAGE 1♣) HAS **BEEN RECONFIGURED BY PLUS** ARCHITECTURE.

REFER DRAWINGS TP0101 - TP08 TP0110 FOR DETAILS

> General reconfiguration of units to suit lift and stair relocation and internal alterations to suit marketing requirements of the apartment layouts

50.34m, 99° 18' 8" 707 704 703 705 706 1 bed +S 50.7 m² 20.0 m² 708 2 bed 72.0 m² 710 1 bed 54.5 m² 702 2 bed 79.1 m² 2 bed 74.2 m² 712 2 bed 70.5 m² 9.8 m² 723 1 bed \$1.0 m² 713 2 bed 70.5 m² 714 9.2 m² 722 721 1 bed 50.0 m² 720 715 2 bed 70.5 m² 2 bed 73.1 m² 717 40.18m, 99° 18' 8" 10.12m, 99° 18' 8"

Level 7/ 1:400

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TOPAZ RESIDENCES

23-39 Abbotsford Road, Bowen Hills, QLD 4006

LEVEL 7 PLAN

H2943ABB	TP306	D
Project Number	Drawing Number	Issue
1:400	BG/FC	EA
Scale @ A3	Drawn:	Checked



PLANS AND DOCUMENTS referred to in the PDA **DEVELOPMENT APPROVAL** Queensland

Approval no: DEV2012/397

28 SEPT 2017

AMENDED IN RED

Brianna Fyffe Date: 22 SEPT 2017

Queensland

EVTENT OF DDEVIOUS EDO ADDDOVAL

NORTH TOWER (STAGE 1 HAS **BEEN RECONFIGURED BY PLUS** ARCHITECTURE.

REFER DRAWINGS TP0101 - TP08 TP0110-FOR DETAILS

> General reconfiguration of units to suit lift and stair relocation and internal alterations to suit marketing requirements of the apartment layouts

50.34m, 99° 18' 8" 807 803 804 805 1 bed 50,3 m² 806 1 bed 51,6 m² 1 bed +S 50.7 m² 20.0 m² 810 1 bed 54.5 m² 802 2 bed 79.1 m² 809 2 bed 78.5 m² 2 bed 74,2 m² 812 2 bed 70.5 m² 9.8 m² 823 1 bed \$1.0 m² 813 2 bed 70.5 m² 814 2 bed 70.5 m² 9,2 m² 822 821 820 2 bed 74.6 m² 815 2 bed 70.5 m² 819 816 2 bed 73.1 m² 818 817 1 bed + S 59.0 m² 1 bed 53,0 m² 40.18m, 99° 18' 8" 10.12m, 99° 18' 8" **TOWN PLANNING**

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14/04/16 Z EDQ ISSUE REVISED 07/04/16 Y CLIENT ISSUE

31/03/16 X EDQ ISSUE REVISED 22/03/16 W REVISED ISSUE 17/03/16 V REVISED ISSUE 15/03/16 U REVISED ISSUE 11/03/16 T REVISED ISSUE 01/03/16 S REVISED ISSUE 26/02/16 R REVISED ISSUE 17/02/16 Q REVISED ISSUE 20/10/15 P EDQ ISSUE REVI EDQ ISSUE REVISED 15/10/15 O EDQ ISSUE REVISED 15/09/15 M EDQ ISSUE REVISED 07/08/15 L 24/07/15 K EDQ ISSUE REVISED ISSUE | REVISED ISSUE | AL | REVISED 14/07/15 J 05/06/15 H REVISED ISSUE 03/06/15 G EDQ MEETING 25/03/15 F 04/03/15 E EDQ FURTHER ISSUES 23/02/15 D TRAFFIC ISSUE 28/01/15 C FDQ ISSUE 6/12/14 B EDQ ISSUE 31/10/14 A EDQ ISSUE

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LEVEL 8 PLAN

H2943ABB	TP307	D
Project Number	Drawing Number	Issue
1:400	BG/FC	EA
Scale @ A3	Drawn:	Checked:

Level 8/ 1:400



PLANS AND DOCUMENTS referred to in the PDA **DEVELOPMENT APPROVAL**

Approval no: DEV2012/397

28 SEPT 2017 Date:



AMENDED IN RED

Brianna Fyffe Date: 22 SEPT 2017 **Oueensland**

EXTENT OF PREVIOUS FOO APPROVAL

NORTH TOWER (STAGE 1♠) HAS **BEEN RECONFIGURED BY PLUS** ARCHITECTURE.

REFER DRAWINGS TP0101 - TP09 TP0110 FOR DETAILS

> General reconfiguration of units to suit lift and stair relocation and internal alterations to suit marketing requirements of the apartment layouts

50.34m, 99° 18' 8" **Roof Deck** 901 903 2 bed 74.2 m² 912 2 bed 70.5 m² 920 1 bed 51,0 m² 913 2 bed 70.5 m² 914 2 bed 70.5 m² 915 2 bed 70.5 m² Fall 916 2 bed 73.1 m² 917 1 bed 53.0 m²

40.18m, 99° 18' 8"

1:400

10.12m, 99° 18' 8"

TOWN PLANNING

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31/03/16 X EDQ ISSUE REVISED 22/03/16 W REVISED ISSUE 17/03/16 V REVISED ISSUE 11/03/16 T REVISED ISSUE 01/03/16 S REVISED ISSUE 26/02/16 R REVISED ISSUE 17/02/16 Q REVISED ISSUE 20/10/15 P EDQ ISSUE REVI EDQ ISSUE REVISED 15/10/15 O EDQ ISSUE REVISED 15/09/15 M EDO ISSUE REVISED 07/08/15 L EDQ ISSUE REVISED ISSUE 24/07/15 K 24/07/15 K REVISED ISSUE AL
14/07/15 J REVISED ISSUE AL
05/06/15 I REVISED ISSUE AL
05/06/15 H REVISED ISSUE AL
05/06/15 F EDQ FURTHER ISSUES
04/03/15 F EDQ FURTHER ISSUES
04/03/15 E EDQ FURTHER ISSUES
04/03/15 C EDQ FURTHER ISSUES
04/03/15 C EDQ ISSUE EA
07/21/14 B EDQ ISSUE EA
07/21/14 B EDQ ISSUE EA 28/01/15 C EDQ ISSUE 6/12/14 B EDQ ISSUE 31/10/14 A EDQ ISSUE

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LEVEL 9 PLAN

H2943ABB	TP308	D
Project Number	Drawing Number	Issue
1:400	BG/FC	EA
Scale @ A3	Drawn:	Checked

Level 9/



PLANS AND DOCUMENTS referred to in the PDA **DEVELOPMENT APPROVAL**

Approval no: DEV2012/397

28 SEPT 2017 Date:



Brianna Fyffe Date: 22 SEPT 2017

AMENDED IN RED Queensland

PERFORATED ROOF OR SIMILAR ABOVE A/C PLANT TO OBSCURE **EQUIPMENT FROM THE VIEW OF** SURROUNDING FUTURE HIGHRISE INHABITANTS. ROOF MUST PERMIT

ACOUSTIC BAFFLE SCREEN **NEIGHBOURING PROPERTIES**

> NORTH TOWER (STAGE 1頁) HAS **BEEN RECONFIGURED BY PLUS** ARCHITECTURE.

> > TP0110 FOR DETAILS

ACOUSTIC BAFFLE SCREEN AS REQUIRED TO MITIGATE NUISANCE NOISE TO **NEIGHBOURING PROPERTIES**

APPROXIMATE LAYOUT OF AC CONDENSERS (1 PER UNIT)

PERFORATED ROOF OR SIMILAR ABOVE A/C PLANT TO OBSCURE **EQUIPMENT FROM THE VIEW OF** SURROUNDING FUTURE HIGHRISE INHABITANTS. ROOF MUST PERMIT SUFFICIENT AIRFLOW TO A/C UNITS. ROOF HEIGHT TO SUIT SERVICING AND STRUCTURAL REQUIREMENTS

SUFFICIENT AIRFLOW TO A/C UNITS. ROOF HEIGHT TO SUIT SERVICING AND STRUCTURAL REQUIREMENTS 50.34m, 99° 18' 8" APPROXIMATE LAYOUT OF AC CONDENSERS (1 PER UNIT) AS REQUIRED TO MITIGATE NUISANCE NOISE TO

10.12m, 99° 18' 8"

REFER DRAWINGS TP0101 - TP10

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surveyor.
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14/04/16 Z EDQ ISSUE REVISED 07/04/16 Y CLIENT ISSUE

31/03/16 X FDQ ISSUE REVISED

17/03/16 V REVISED ISSUE 15/03/16 U REVISED ISSUE 11/03/16 T REVISED ISSUE 01/03/16 S REVISED ISSUE 26/02/16 R REVISED ISSUE 17/02/16 Q REVISED ISSUE 20/10/15 P EDQ ISSUE REVISED 15/10/15 O EDQ ISSUE REVISED 01/10/15 N EDQ ISSUE REVISED 15/09/15 M EDQ ISSUE REVISED

07/08/15 I FDQ ISSUE

28/01/15 C FDO ISSUE

6/12/14 B EDQ ISSUE 31/10/14 A EDQ ISSUE

02/07/15 |

04/03/15 E

14/07/15 J REVISED ISSUE

REVISED ISSUE 05/06/15 H REVISED ISSUE

EDO FURTHER ISSUES

03/06/15 G EDQ MEETING 25/03/15 F EDQ FURTHER ISSUES

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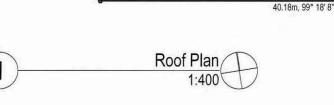
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ROOF PLAN

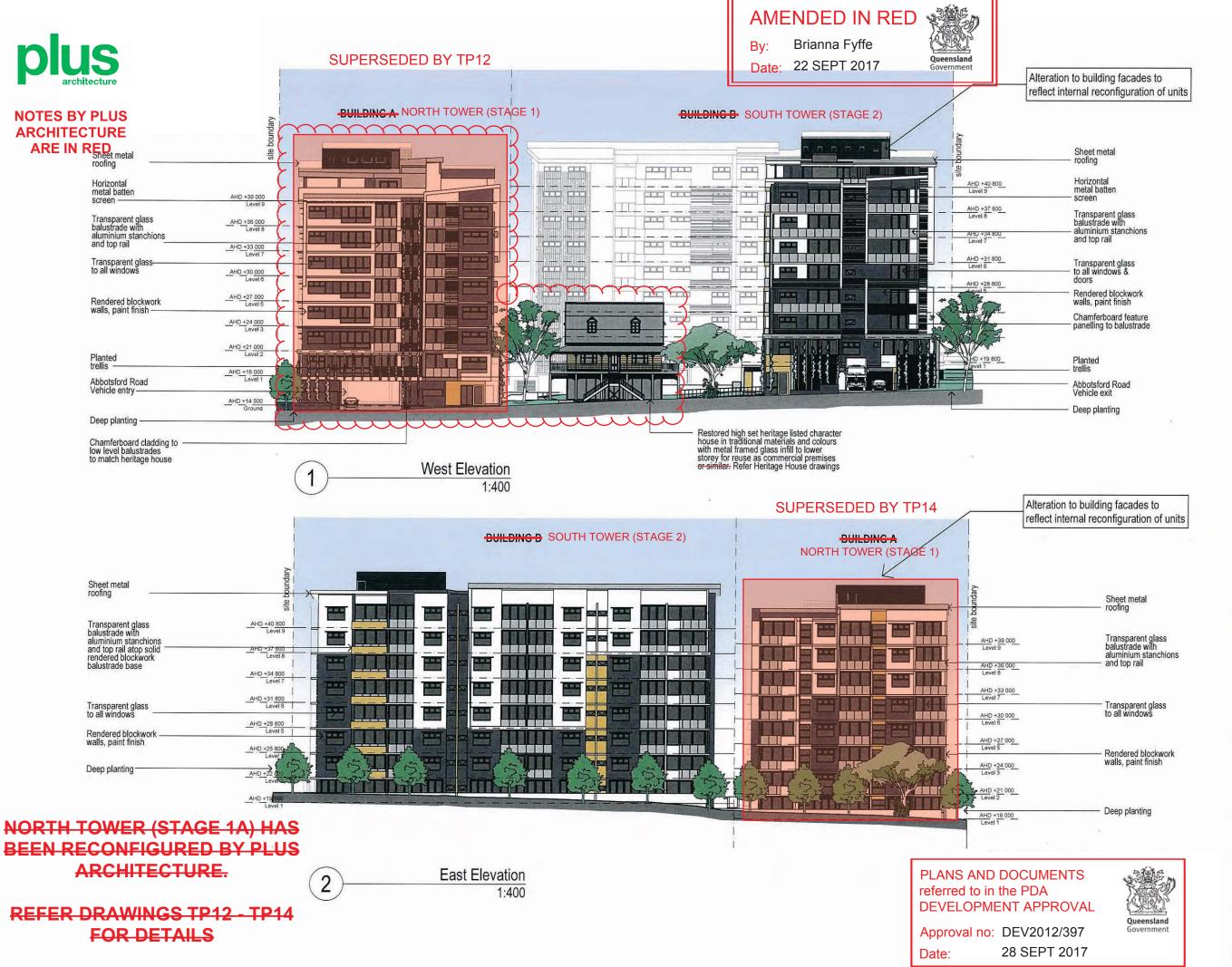
Scale @ A3 1:400 Drawn: BG/FC EA Project Number Drawing Number Issue H2943ABB TP309 D



Fall

Fall

Fall



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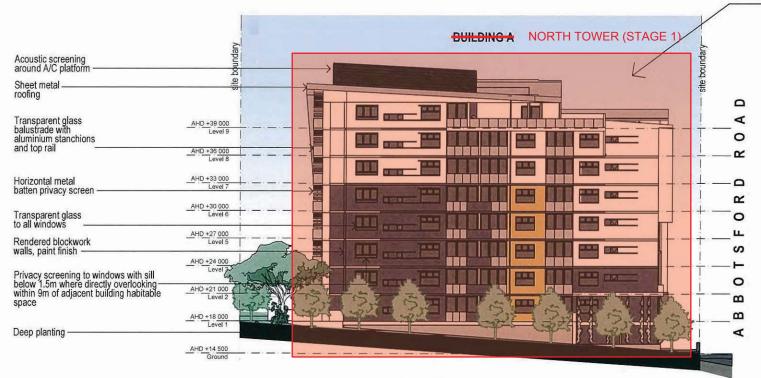
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EAST & WEST ELEVATION

Scale @ A3 BG/FC 1:400 EA Project Number Drawing Number Issue H2943ABB TP310 D



SUPERSEDED BY TP13



Alteration to building facades to reflect internal reconfiguration of units

AMENDED IN RED

Brianna Fyffe

22 SEPT 2017



NORTH TOWER (STAGE 1A) HAS BEEN RECONFIGURED BY PLUS ARCHITECTURE.

REFER DRAWINGS TP12 - TP14 FOR DETAILS

Alteration to building facades to reflect internal reconfiguration of units

> referred to in the PDA **DEVELOPMENT APPROVAL**





28 SEPT 2017 Date:

PLANS AND DOCUMENTS

Approval no: DEV2012/397

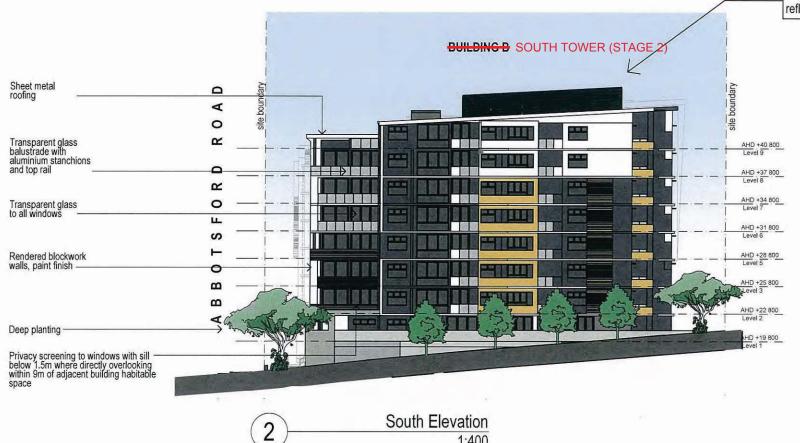
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NORTH & SOUTH ELEVATION

Scale @ A3 1:400 BG/FC EA Project Number Drawing Number Issue H2943ABB TP311 D



North Elevation

1:400

1:400

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22/04/16 AA EDQ ISSUE REVISED

14/04/16 Z EDQ ISSUE REVISED 07/04/16 Y CLIENT ISSUE

31/03/16 X EDQ ISSUE REVISED

REVISED ISSUE

22/03/16 W REVISED ISSUE 17/03/16 V REVISED ISSUE

15/03/16 U REVISED ISSUE

01/03/16 S REVISED ISSUE

26/02/16 R REVISED ISSUE

17/02/16 Q REVISED ISSUE

07/08/15 L EDQ ISSUE 24/07/15 K

14/07/15 J REVISED ISSUE 02/07/15 I REVISED ISSUE 05/06/15 H REVISED ISSUE

03/06/15 G EDQ MEETING

28/01/15 C EDQ ISSUE 6/12/14 B EDQ ISSUE 31/10/14 A EDQ ISSUE

20/10/15 P EDQ ISSUE REVISED 15/10/15 O EDQ ISSUE REVISED

01/10/15 N EDQ ISSUE REVISED

15/09/15 M EDQ ISSUE REVISED

04/03/15 E EDQ FURTHER ISSUES TRAFFIC ISSUE

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YNCH

EDQ FURTHER ISSUES

11/03/16 T

25/03/15 F

PLANS AND DOCUMENTS referred to in the PDA **DEVELOPMENT APPROVAL**

Queensland

Section through Courtyard 1

1:400

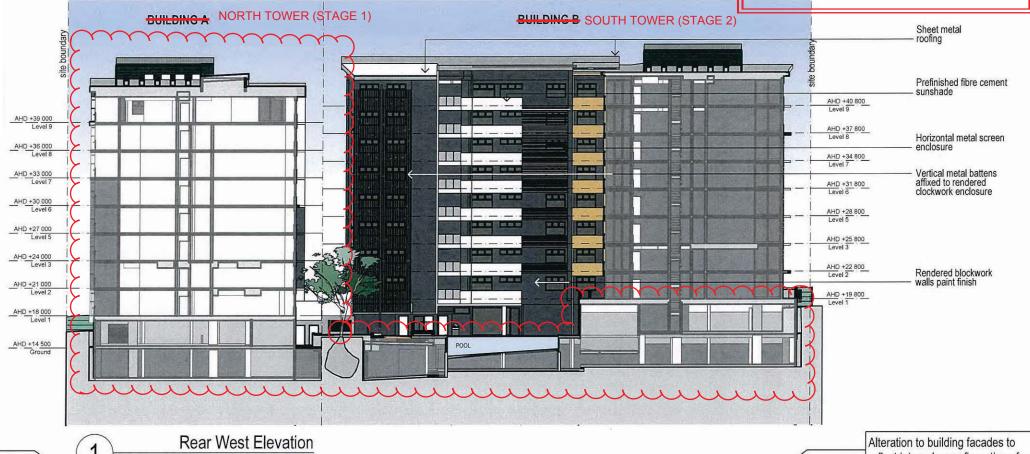
Approval no: DEV2012/397 28 SEPT 2017 Date:

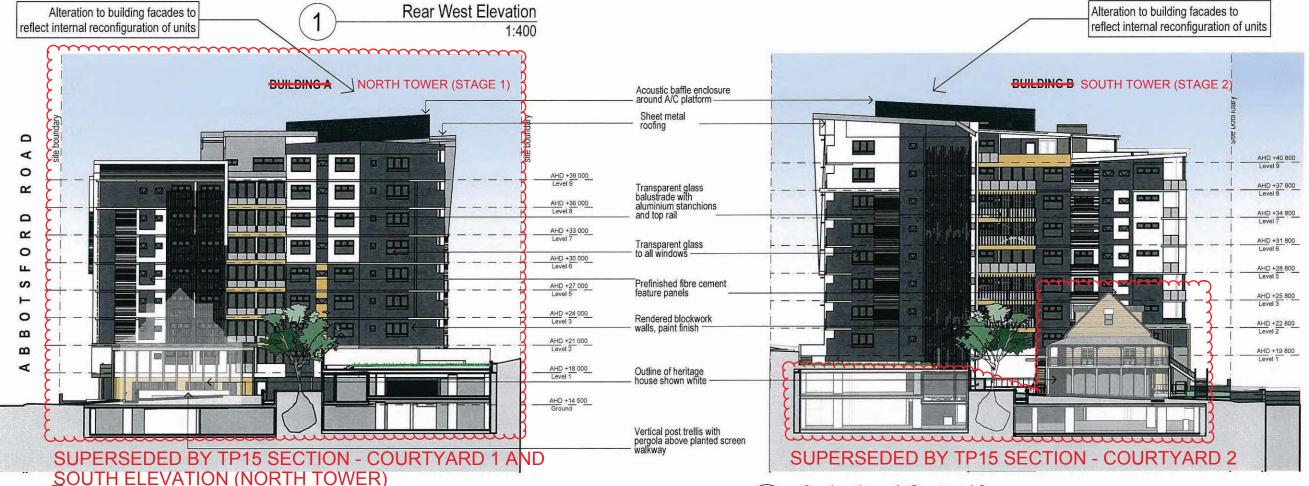
SUPERSEDED TP16 SECTION AA



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Section through Courtyard 2

3

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COURTYARD ELEVATIONS

(6.54)		
H2943ABB	TP312	С
Project Number	Drawing Number	Issue
1:400	BG/FC	EA
Scale @ A3	Drawn:	Checked

SUPERSEDED BY TP16 SECTION AA NORTH TOWER (STAGE 1) **SOUTH TOWER (STAGE 2)** SITE BOUNDARY **NOTES BY PLUS ARCHITECTURE ARE IN RED** AHD +40 800 Level 9 AHD +39 000 Level 9 AHD +37 800 Level 8 AHD +34 800 Level 7 AHD +33 000 Level 7 AHD +31 800 Level 6 AHD +30 000 AHD +28 800 AHD +25 800 Level 3 AHD +24 000 Level 3 AHD +22 800 Level 2 AHD +19 800 AHD +18 000 Level 1 CARPARK 1- Ground AHD +14 500 CARPARK 2- Basement

SOUTH TOWER (STAGE 2)

CARPARK 1- Ground

CARPARK 2- Basement

Section A

SITE BOUNDARY

Section B

1:400

AHD +40 800 Level 9

AHD +37 800 Level 8

AHD +31 800 Level 6

AHD +28 800 Level 5

AHD +25 800 Level 3

AHD +22 800 Level 2

2

1:400

AMENDED IN RED

Brianna Fyffe Date: 22 SEPT 2017



PLANS AND DOCUMENTS referred to in the PDA **DEVELOPMENT APPROVAL**

Queensland

Approval no: DEV2012/397

28 SEPT 2017 Date:

ALL BASEMENT CARPARKING

HAS BEEN RECONFIGURED BY

PLUS ARCHITECTURE.

REFER DRAWINGS TP0096 -

TP0098 FOR DETAILS

ACOUSTIC BAFFLE SCREEN AS REQUIRED TO MITIGATE

NEIGHBOURING PROPERTIES

NUISANCE NOISE TO

SITE BOUNDARY

22/04/16 AA EDQ ISSUE REVISED 14/04/16 Z EDQ ISSUE REVISED 07/04/16 Y CLIENT ISSUE 31/03/16 X EDQ ISSUE REVISED 22/03/16 W REVISED ISSUE REVISED ISSUE 15/03/16 U REVISED ISSUE 11/03/16 T REVISED ISSUE 01/03/16 S REVISED ISSUE 26/02/16 R REVISED ISSUE 17/02/16 Q REVISED ISSUE 20/10/15 P FDO ISSUE REVISED 01/10/15 N EDQ ISSUE REVISED 15/09/15 M EDQ ISSUE REVISED 07/08/15 L EDQ ISSUE 24/07/15 K REVISED ISSUE 14/07/15 J REVISED ISSUE 02/07/15 1 REVISED ISSUE 05/06/15 H 03/06/15 G EDQ MEETING 25/03/15 F EDQ FURTHER ISSUES 04/03/15 E EDQ FURTHER ISSUES 23/02/15 D TRAFFIC ISSUE 28/01/15 C EDQ ISSUE 6/12/14 B FDO ISSUE 31/10/14 A EDQ ISSUE

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Checked: BG/FC EA 1:400 Project Number Drawing Number Issue H2943ABB TP313 Ď

SUPERSEDED BY TP 16 SECTION BB

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SECTIONS

Scale @ A3 Drawn:



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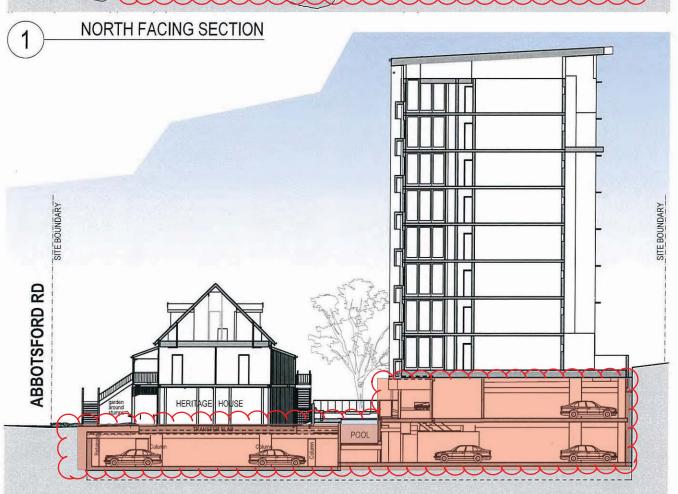
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ALL BASEMENT CARPARKING HAS BEEN RECONFIGURED BY PLUS ARCHITECTURE.

REFER DRAWINGS TP0096 -TP0098 FOR DETAILS

SUPERSEDED BY TP17 SECTION - NORTH



DEEP

PLANTING

DEFP

PLANTING

SUPERSEDED BY TP17 SECTION - HERITAGE HOUSE SECTION THROUGH HOUSE



EAST FACING SECTION 3

SUPERSEDED BY TP17 SECTION - EAST

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Starhill Pty Ltd

TOPAZ RESIDENCES

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Drawing Title
SECTIONS THROUGH **CARPARK**

Scale @ A3 Checked: BG/FC EA 1:300 Project Number Drawing Number Issue H2943ABB TP315 D

Queensland

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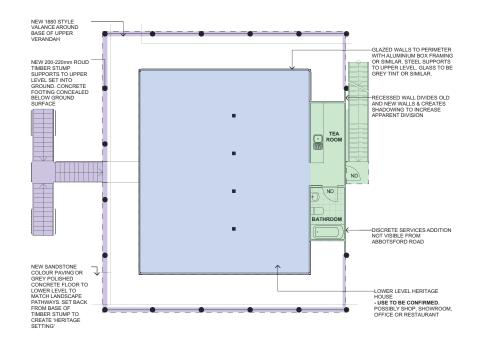
By: Brianna Fyffe
Date: 22 SEPT 2017



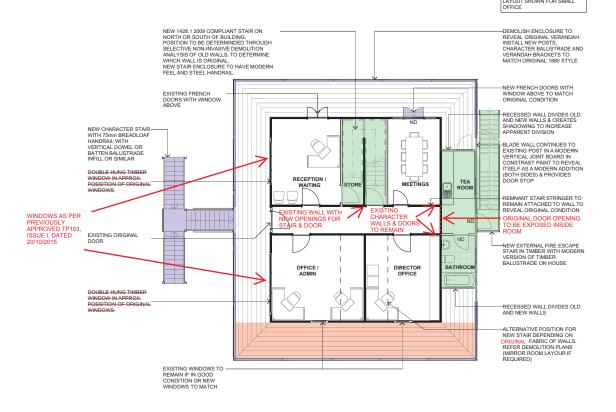
HERITAGE HOUSE -USE TO BE CONFIRMED.

Approval no: DEV2012/397

Date: 28 SEPT 2017



01 HERITAGE HOUSE GROUND FLOOR PLAN
- SCALE: 1:100@A1



02 HERITAGE HOUSE LEVEL 1 FLOOR PLAN SCALE: 1:100@A1

ND = NEW DOOR

NOTES

EXISTING VJ WALLS TO REMAIN TYPICALLY. WHERE LININGS HAVE BEEN REMOVED OR ADDED, USE VJ LININGS TO RESTORE WALLS TO ORIGINAL CONDITION IF VJ ON ADJACENT WALLS IN ROOM. NEW WALLS AT UPPER LEVELS TO BE PLASTERBOARD. PAINT FINISH TO ALL WALLS.

EXISTING VJ CEILINGS TO BE RETAINED OR REVEALED WHERE COVERED WITH LINING. ANY ASBESTOS WALL OR CEILING LININGS TO BE REMOVED. NEW CEILINGS TO UPPER LEVEL TO BE PLASTERBOARD WITH FIBRECEMENT TO WET AREAS.

NEW SHOT EDGE DECKING TO ALL EXTERNAL VERANDAHS.

CONLON GROUP

REFER ASSOCIATED LANDSCAPE PLAN BY CITICENE TO REVIEW GARDEN SETTING.

ALL DOORS TO BE RESTORED TO ORIGINAL CONDITION WHERE POSSIBLE. NEW DOORS AT UPPER LEVEL TO BE PLAIN FLUSH LEAF. RELOCATE SUITABLE EXISITING DOOR FROM DEMOLISHED REAR BUILDING IF POSSIBLE AND SIGNIFICANT. PAINT FINISH.

NEW DOORS AND WINDOWS WILL BE OF THE SAME MATERIALS AS THE OLD HOUSE BUT WILL BE UN-ORNAMENTED, WITH SQUARE TIMBERWORK SO THAT FROM A DISTANCE, THEY LOOK ORIGINAL AND SUIT THE HOSUE BUT ON CLOSER INSPECTION THEY REVEAL THEMSELVES AS NEW MODERN WORK.

ORIGINAL TIMBER FLOORING TO BE REVEALED AND RESTORED WHERE POSSIBLE OR NEW TIMBER FLOORING TO MATCH ORIGINAL TO ALL INTERNAL FLOORS AT LEVEL 1 AND 2.

KEY



NEW BUILDING ELEMENTS TO RESTORE HOUSE TO KNOWN ORIGINAL CONDITION

NEW INFILL BELOW EXISTING HERITAGE



NEW MODERN STAIR, ENCLOSING WALLS AND REAR AMENITIES EXTENSION



NEW BUILDING ELEMENTS REFLECTING STYLE AND ERA OF ORIGINAL CONDITION

EXISTING ORIGINAL WALLS TO BE DEMOLISHED, SEE NOTES ON DRAWING 31/03/17 DRAFT PERM CHANGE JF DJ A

06/04/17 PERMISSIBLE CHANGE CF DJ B

31/08/17 PERMISSIBLE CHANGE CF DJ D



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PROPOSED HOUSE PLANS 1

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Brianna Fyffe Date: 22 SEPT 2017



-NEW HOLE IN EXISTING FLOOR FOR NEW AS 1428.1 2009 COMPLIANT STAIR -NEW DORMER WINDOW TO MATCH ORIGINAL CONDITION (TWO EACH SIDE OF HOUSE) NEW DORMER WINDOW TO MATCH ORIGINAL CONDITION REFER DETAILS DEMOLISH ALL ATTIC WALLS DEMOLISH ALLATTIC WALLS SHOWN DASHED. NOTE: ALL WALLS ABOVE THE TOP OF THE STAIR HAVE FIBRECEMENT, NOT VJ LINING. WHERE WALLS DEEMED TO BE ORIGINAL THROUGH SITE INVESTIGATION, RETAIN WALL NIB AND OVERHEAD SECTION OF WALL FOR POSTERITY TO DIMENSIONS APPROVED BY ARCHITECT. BOX OUT UN-INHABITABLE SPACE. NEW WALLS TO BE PLASTERBOARD PAINT FINISH —NEW WINDOW AND SUN HOOD TO MATCH ORIGINAL CONDITION ON OPPOSITE FACADE. SOURCE FROM SALVAGE YARDS PREFERRED OR REPLICATED WITH NEW MATERIALS STAIR DEPENDING ON ORIGINAL FABRIC OF WALLS BELOW. REFER DEMOLITION PLANS.

01 HERITAGE HOUSE LEVEL 2 FLOOR PLAN
- SCALE: 1:100@A1

NOTES

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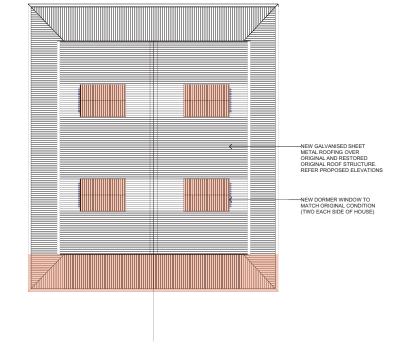
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O2 HERITAGE HOUSE ROOF PLAN
- SCALE: 1:100@A1

KEY



NEW BUILDING ELEMENTS TO RESTORE HOUSE TO KNOWN ORIGINAL CONDITION



NEW INFILL BELOW EXISTING HERITAGE







NEW MODERN STAIR, ENCLOSING WALLS AND REAR AMENITIES EXTENSION AND UPPER LEVEL WALLS AT EDGES OF ATTIC SPACE



NEW BUILDING ELEMENTS REFLECTING STYLE AND ERA OF ORIGINAL CONDITION

EXISTING ORIGINAL WALLS TO BE DEMOLISHED, SEE NOTES ON DRAWING

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06/04/17	PERMISSIBLE CHANGE	CF	DJ	В
31/08/17	PERMISSIBLE CHANGE	CF	DJ	D

DATE REVISION



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BUILDING SURVEYOR		#CONSULTANT	3-COMPANY NAME	T CONS. 3 PHONE
FIRE ENGINEER		#CONSULTANT	4-COMPANY NAME	T CONS. 4 PHONE
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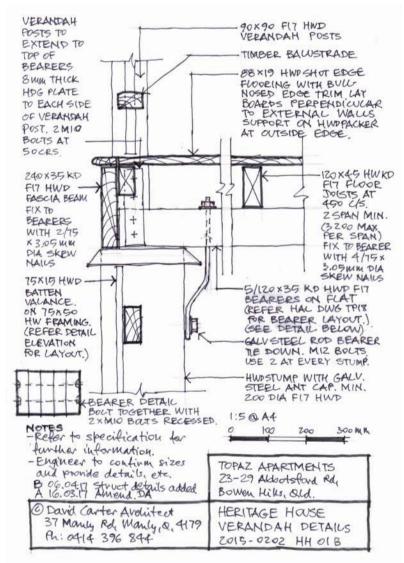
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PROPOSED HOUSE PLANS 2

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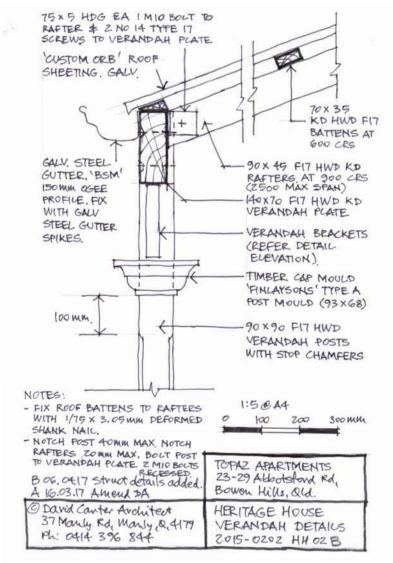
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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



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Date: 28 SEPT 2017



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PROPOSED HOUSE DETAILS

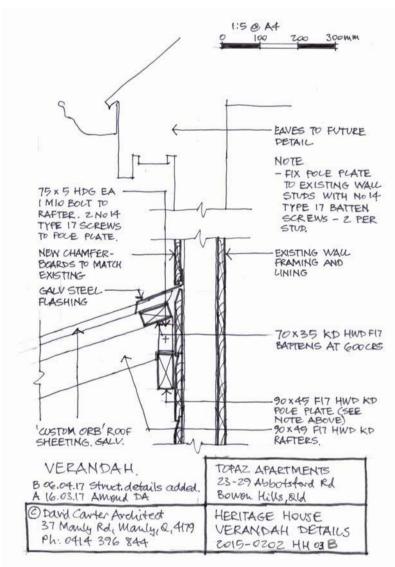
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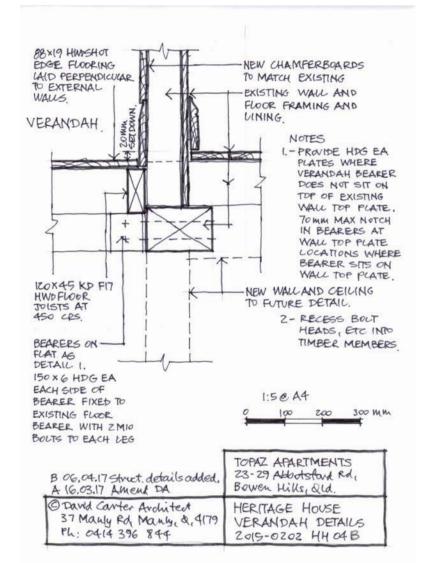


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