


1.4 HERITAGE RESPONSE

PROPOSED ALTERATIONS TO HERITAGE BUILDING AT GROUND FLOOR

- Demolition of north eastern verandah
- Replacement of north eastern door with window to match adjacent existing windows
- Removal of two doors at rear of building to be filled in
- Lift to be installed on rear verandah

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

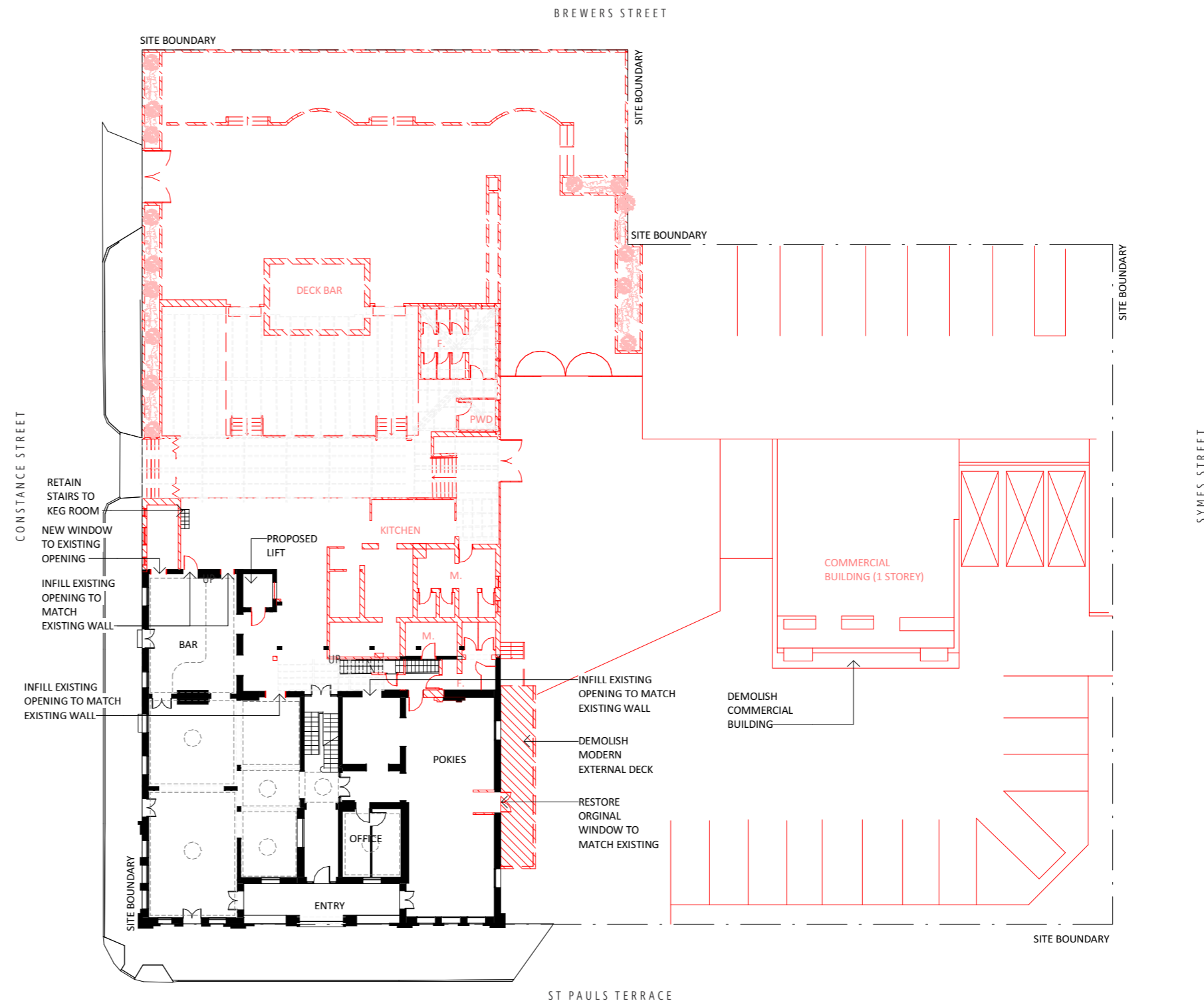
Approval no: DEV2017/891
Date: 19 February 2018




NORTH EASTERN VERANDAH TO BE DEMOLISHED



REAR VERANDAH TO BE RETAINED (CANNOT BE SEEN FROM STREET CURRENTLY)



RED HATCH INDICATES AREAS TO BE DEMOLISHED

GROUND FLOOR HERITAGE DEMOLITION SCOPE OF WORK

1.4 HERITAGE RESPONSE


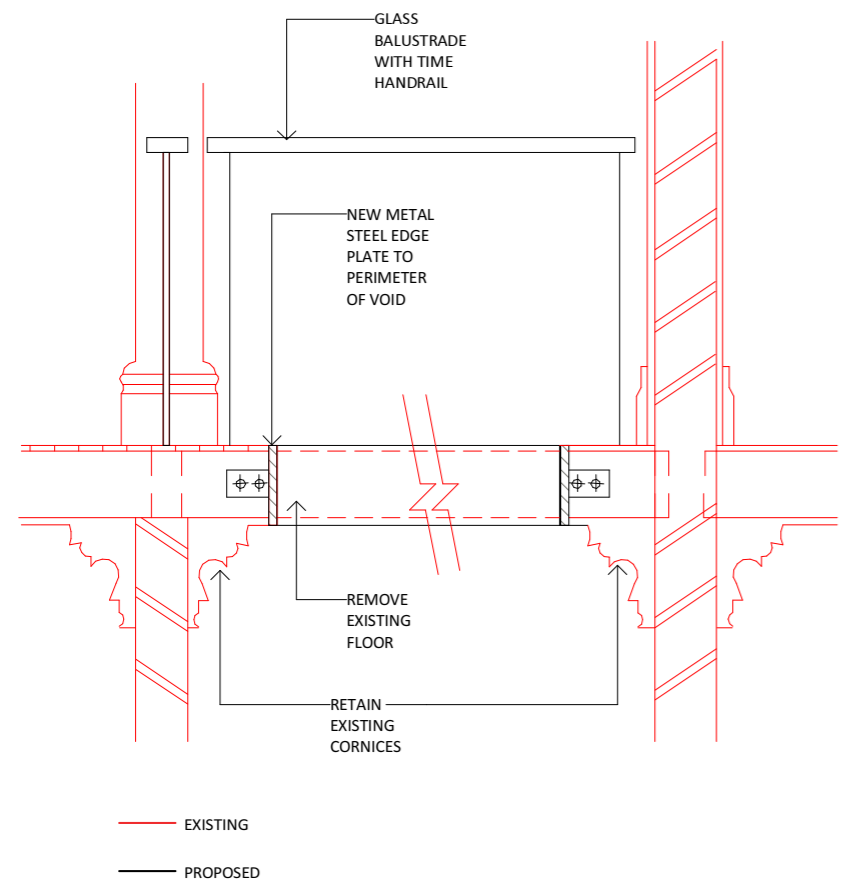
LEVEL 1 ALTERATIONS TO HERITAGE BUILDING

- Creation of stairwell void on level one above main entry
- Reconstruct original rear verandah which is currently enclosed
- New door and window openings to rear
- Cut new internal openings to allow modernising of use
- New lift
- Existing exposed brick walls (internal and external) to be replastered to match original finish
- Original external colour scheme to be reconstructed

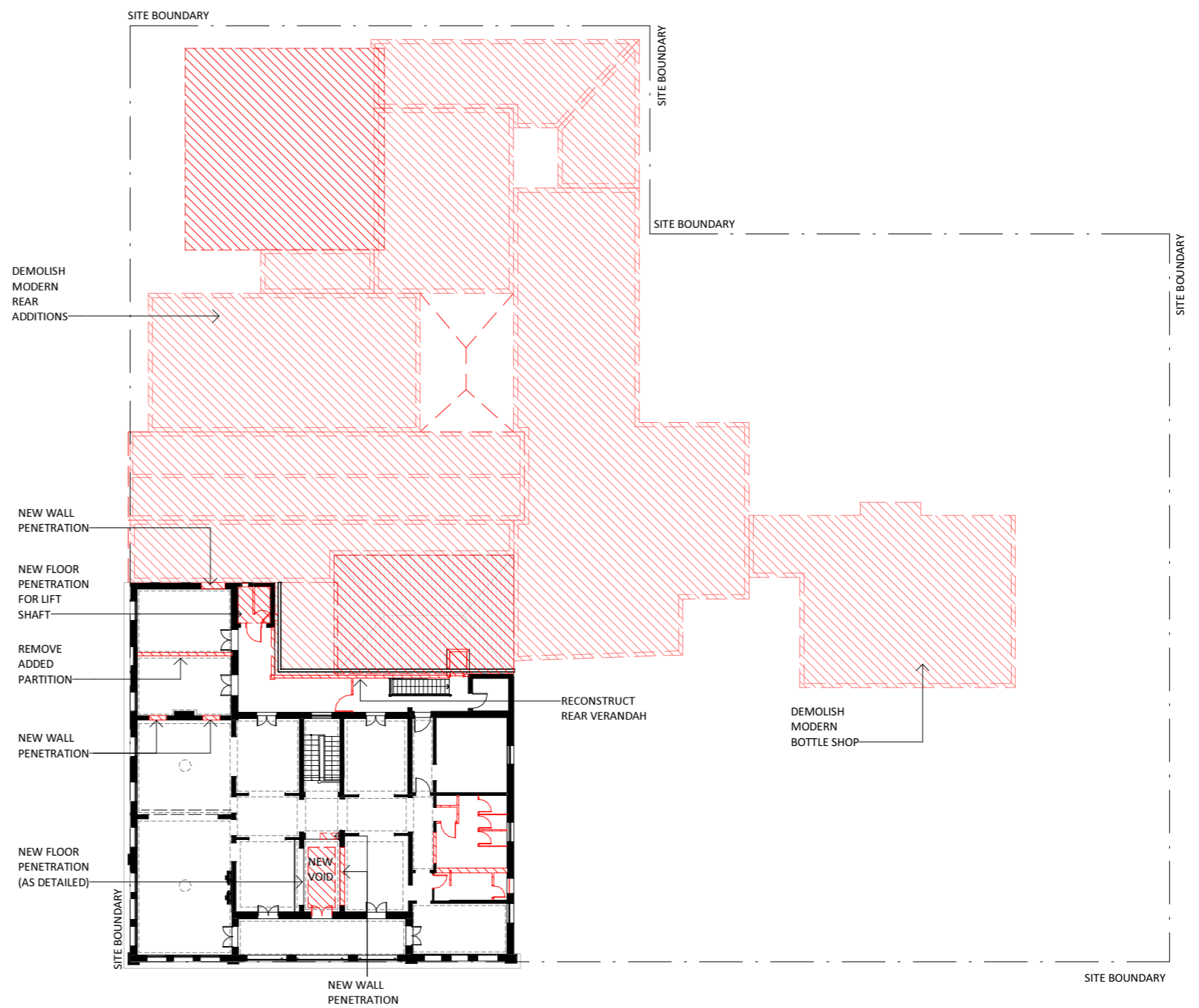
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PROPOSED STAIRWELL VOID + BALUSTRADE TO ENTRY STAIRWELL



RED HATCH INDICATES AREAS TO BE DEMOLISHED
LEVEL 1 HERITAGE DEMOLITION SCOPE OF WORK


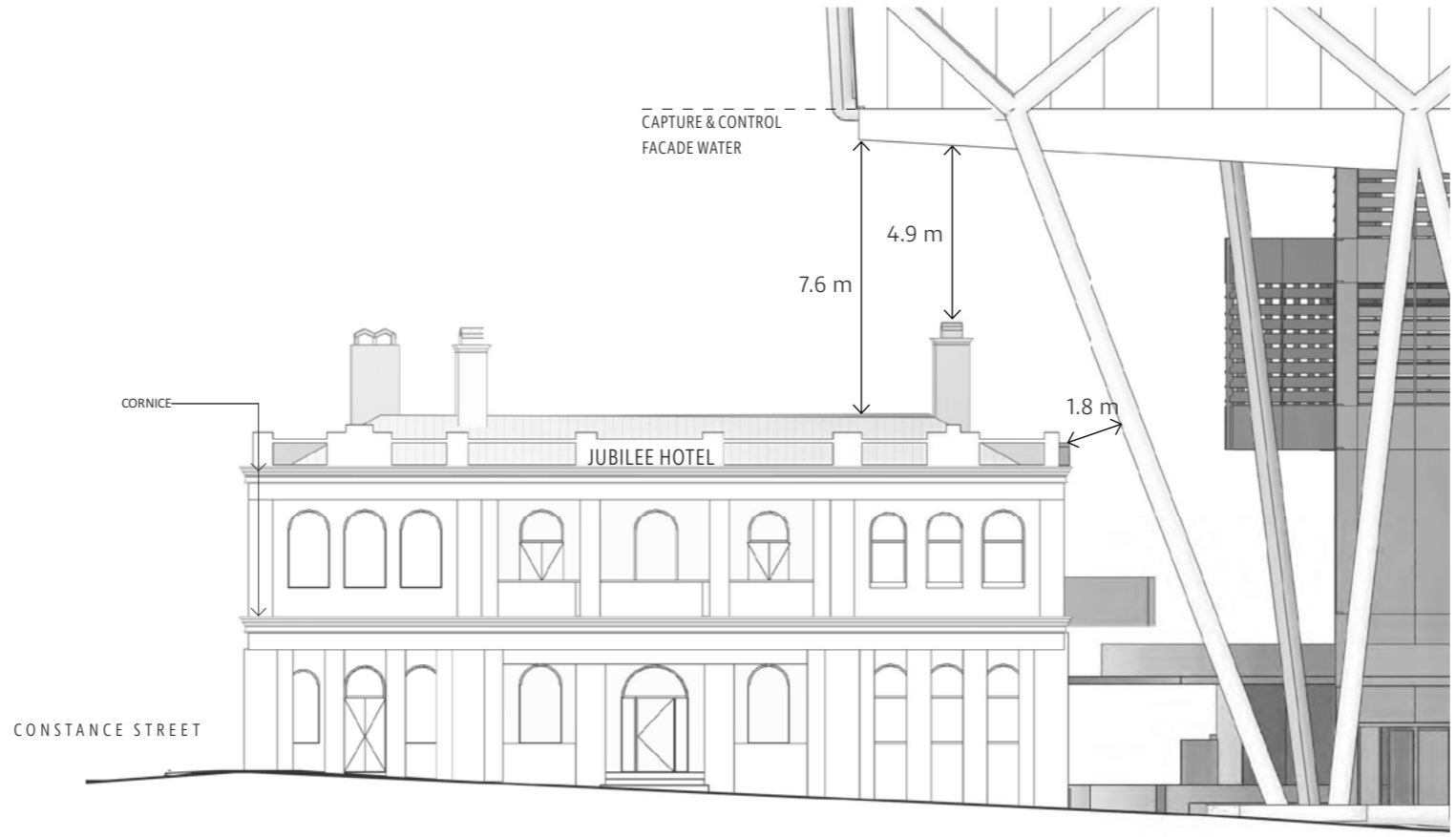
1.4 HERITAGE RESPONSE

PROPOSED ELEVATIONS

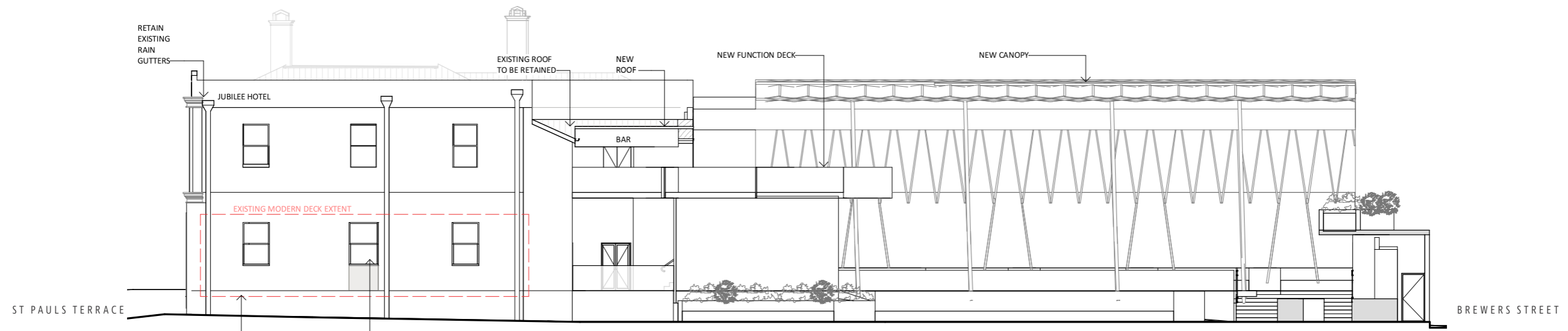
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ST PAULS TERRACE ELEVATION



PLAZA-SIDE ELEVATION

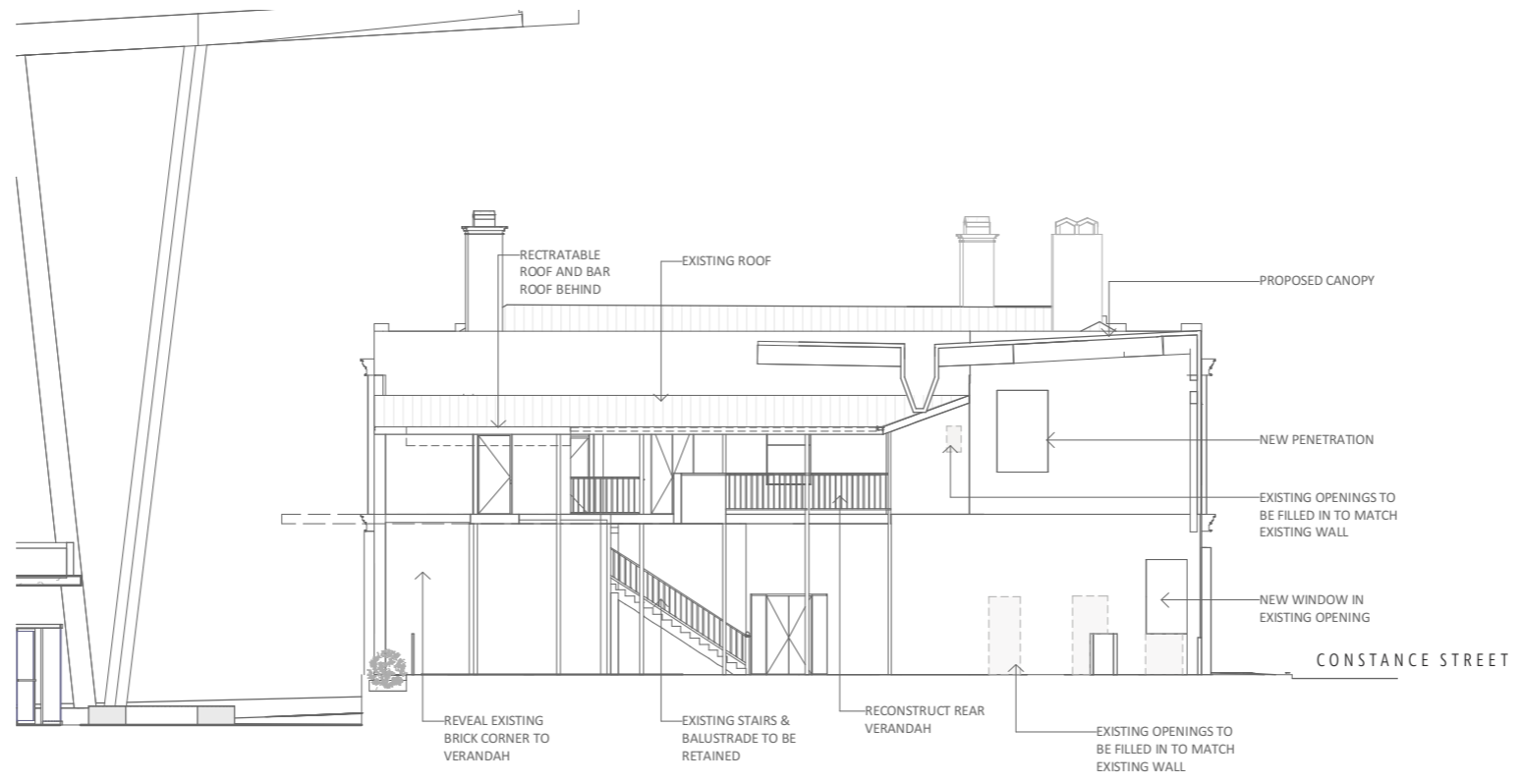

1.4 HERITAGE RESPONSE

PROPOSED ELEVATIONS

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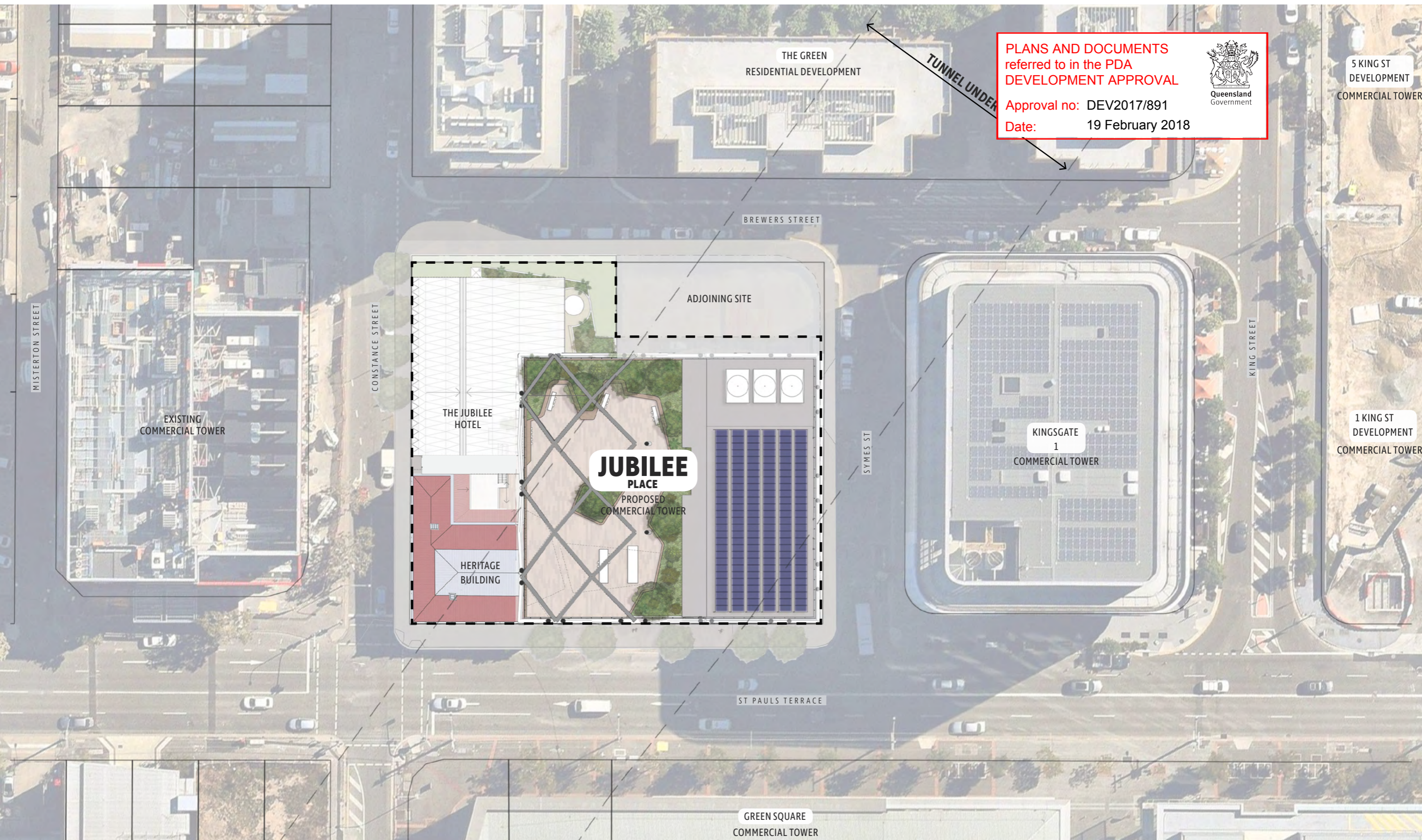


REAR ELEVATION



CONSTANCE STREET ELEVATION

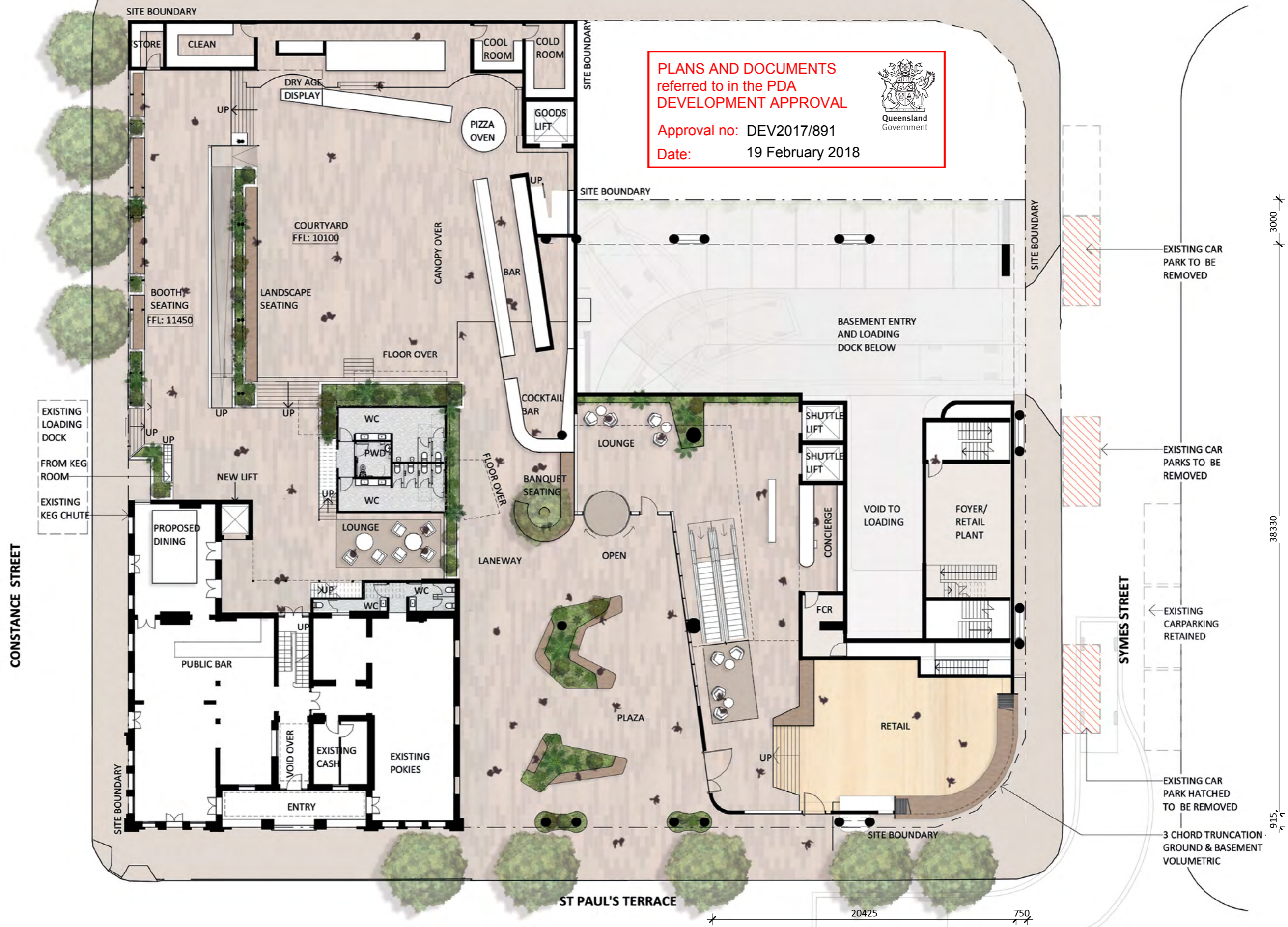
DA.01 ROOF/SITE PLAN

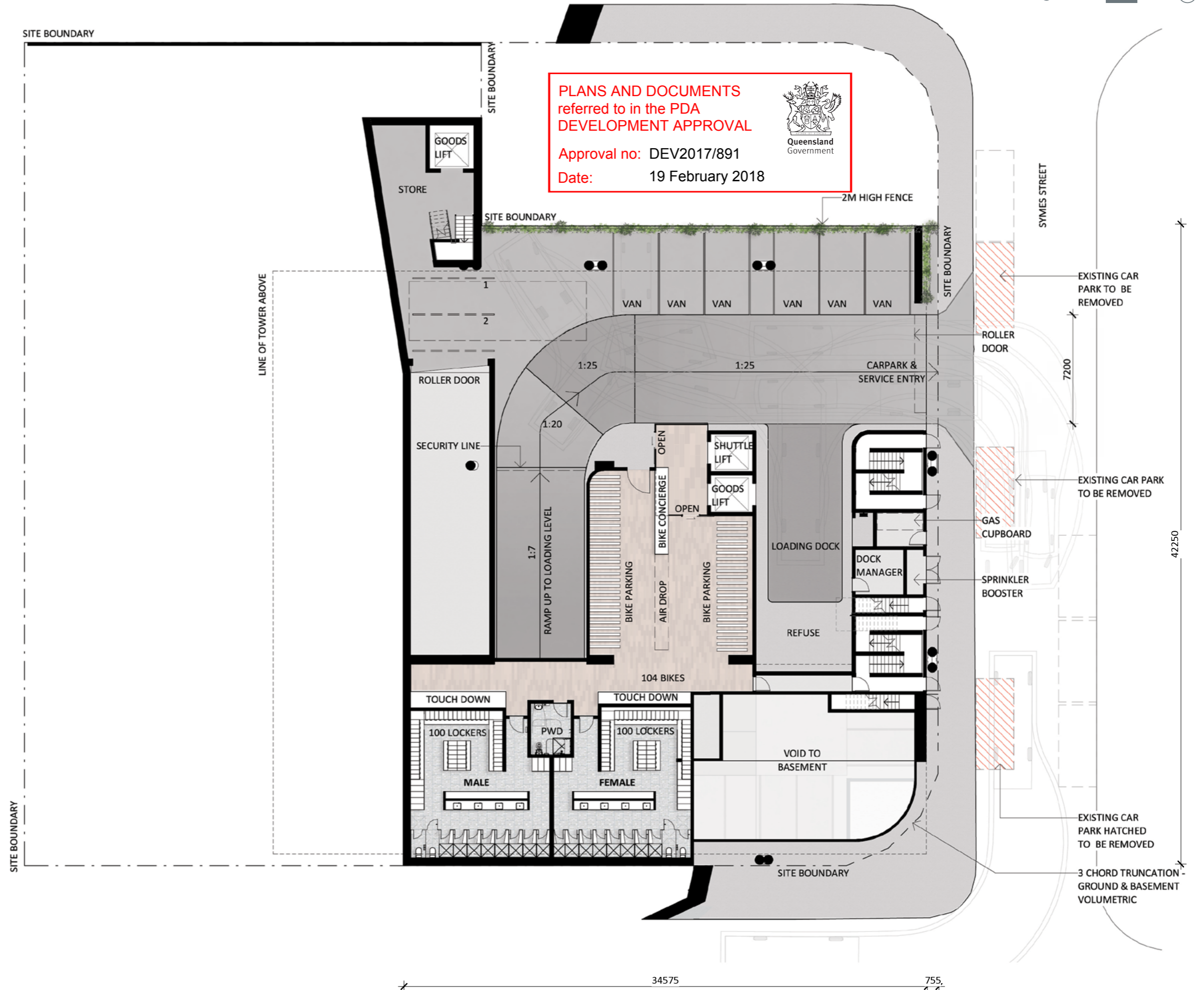


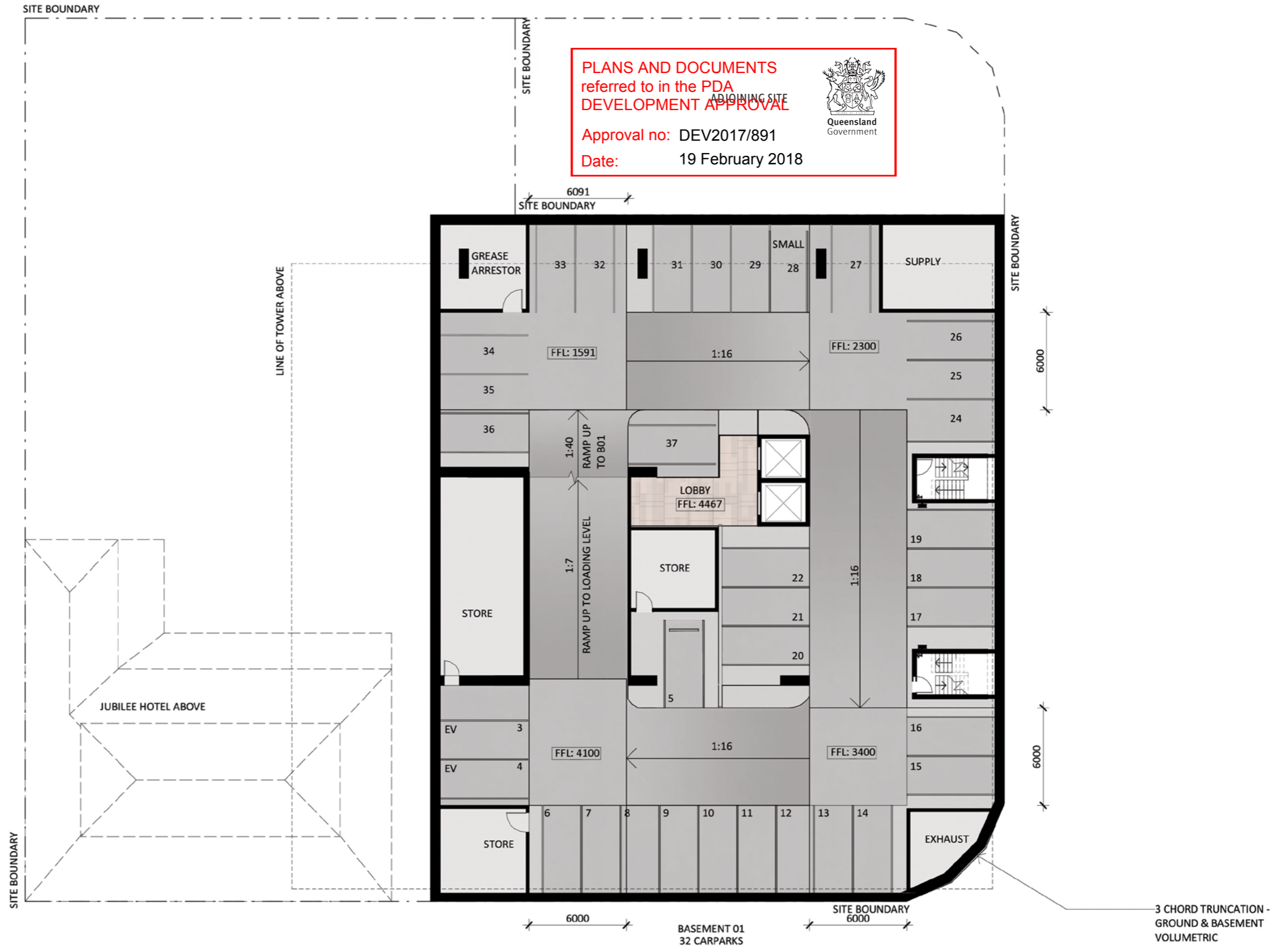
PLANS AND DOCUMENTS
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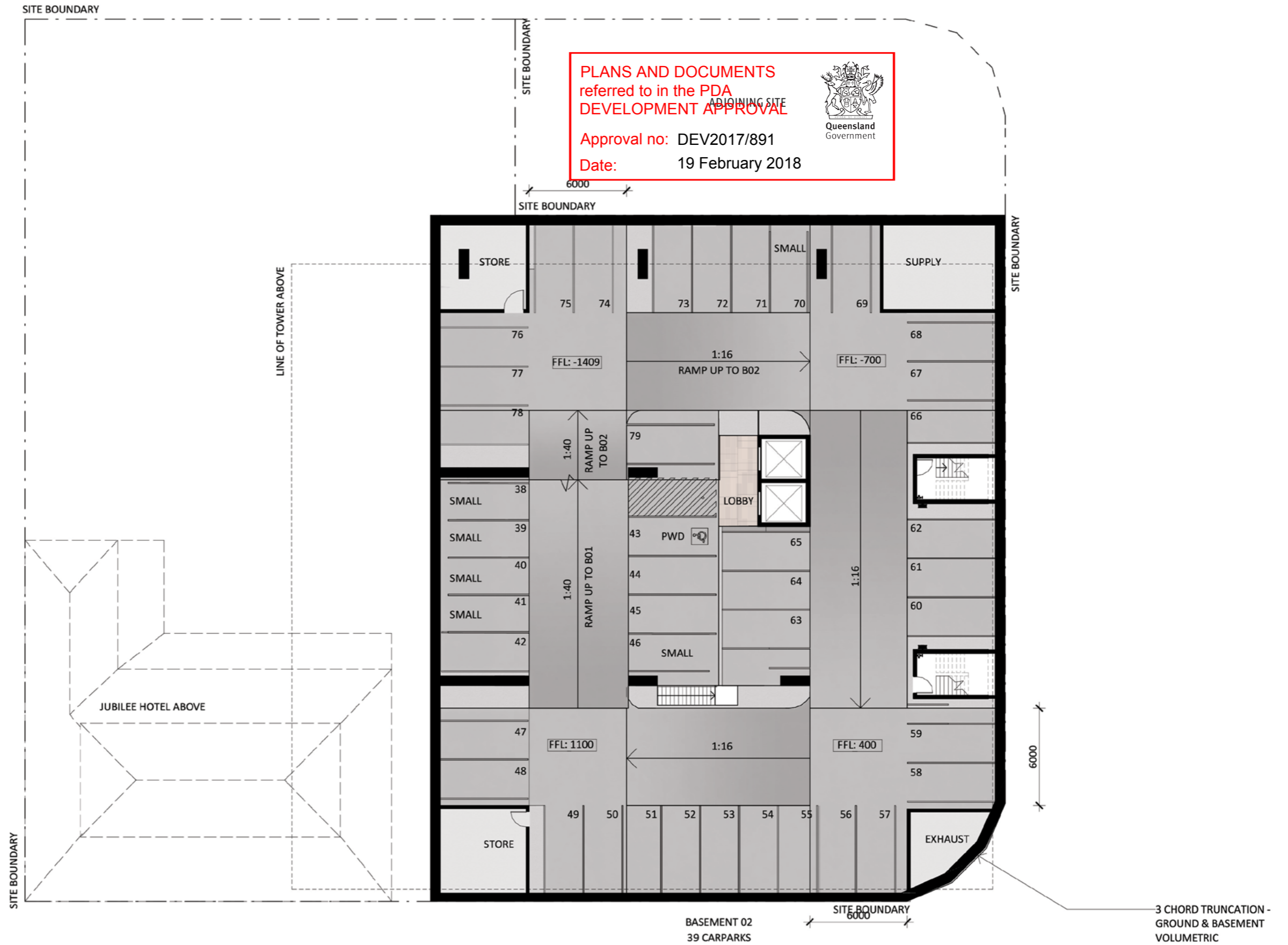
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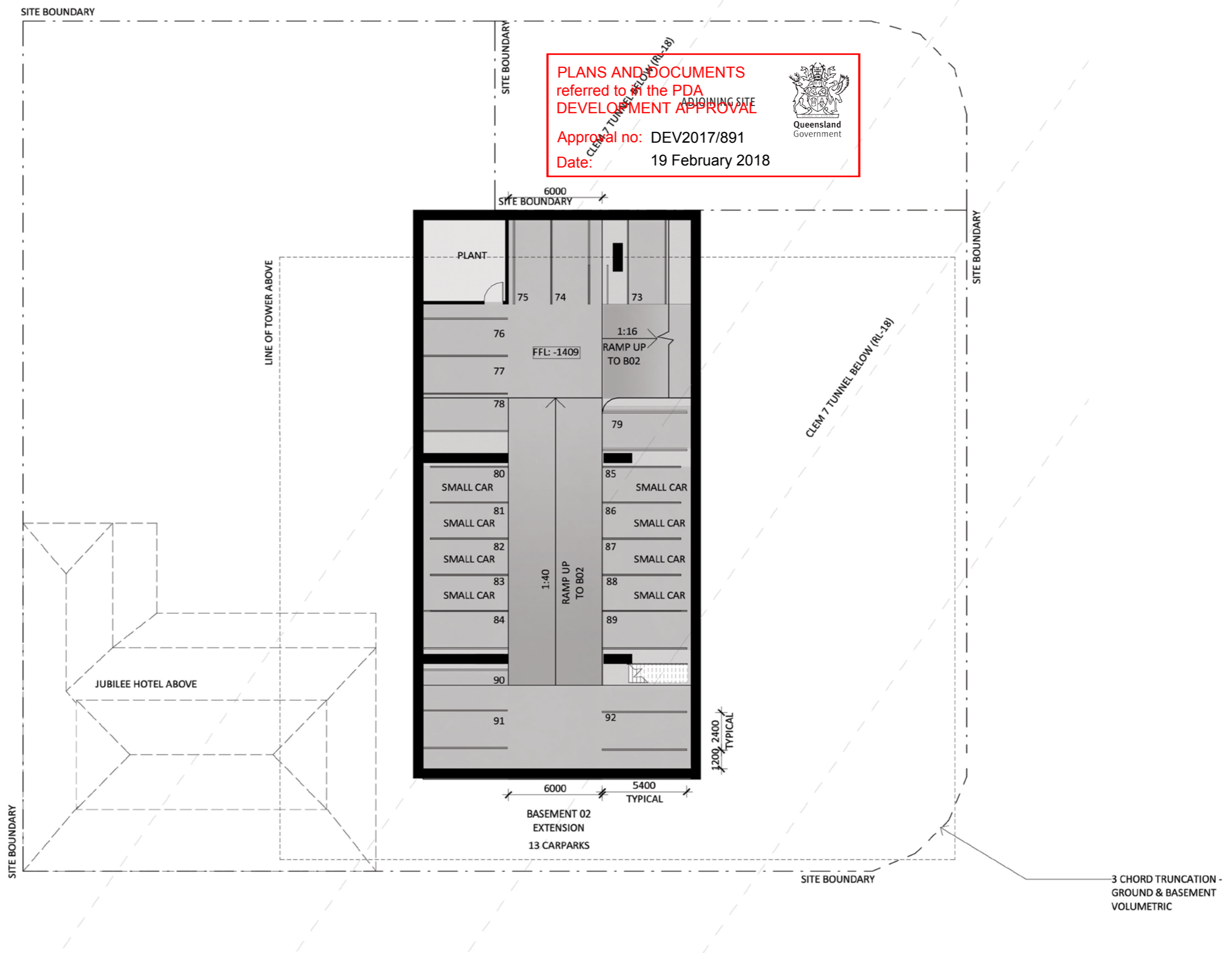











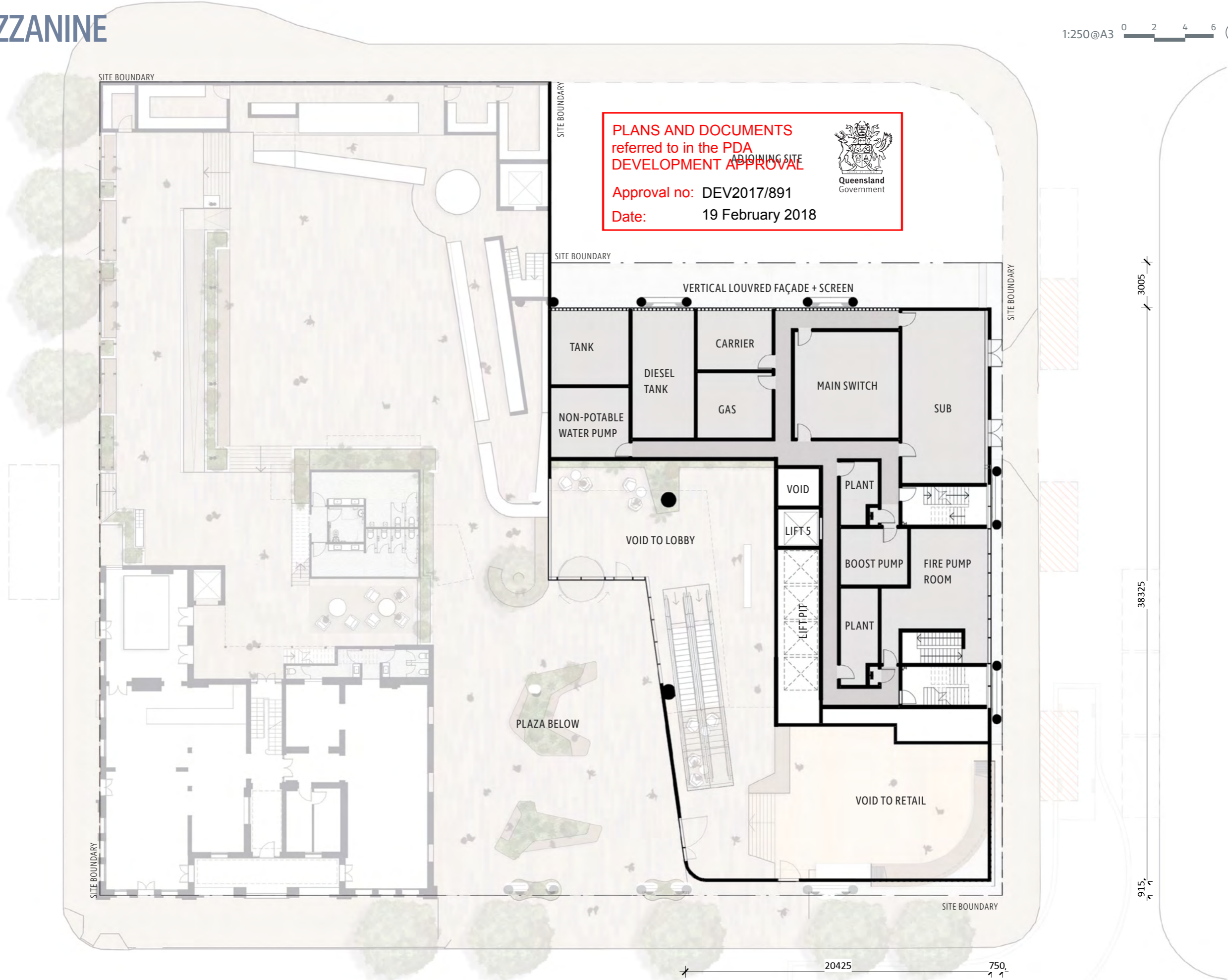


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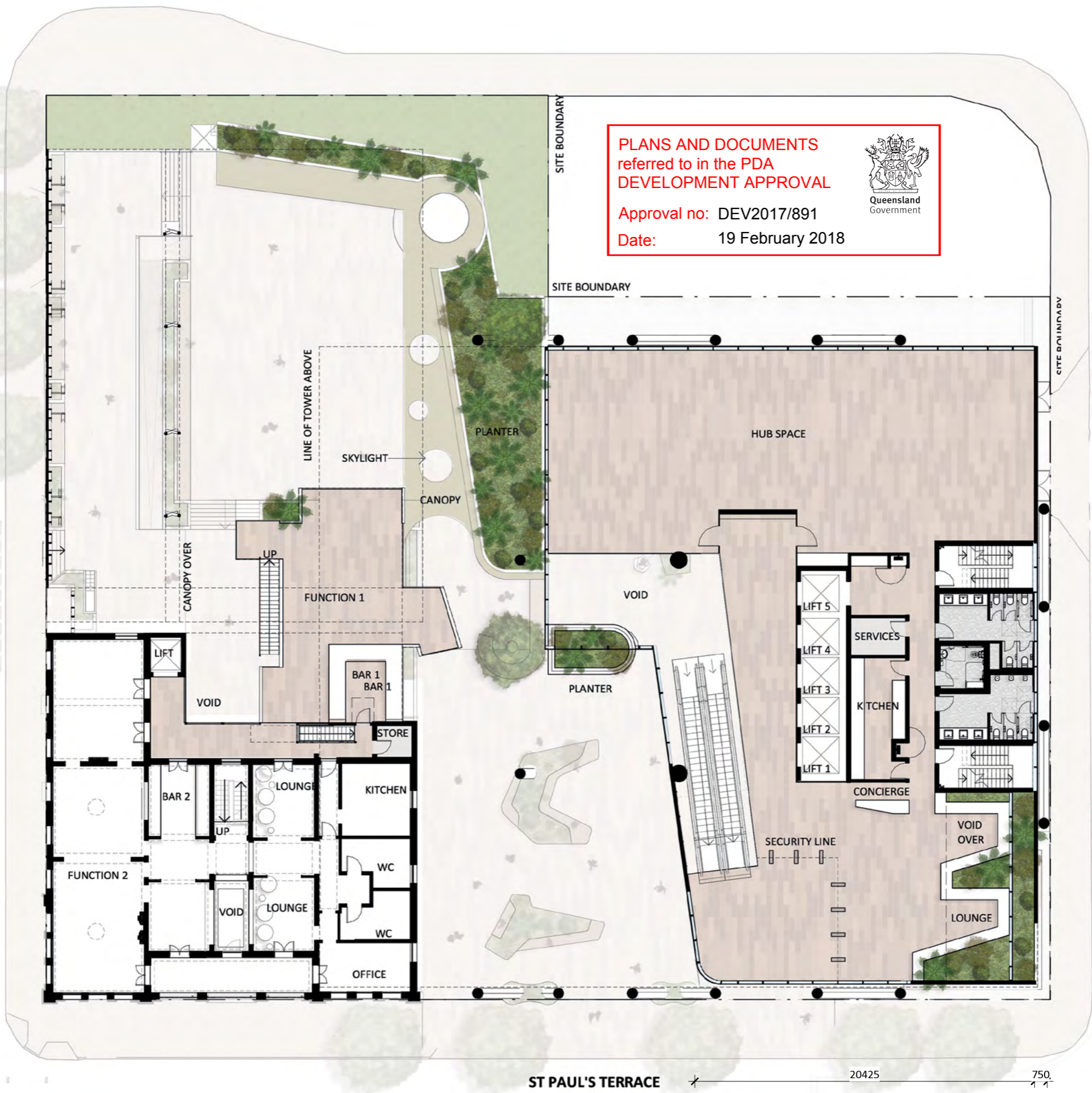
3 CHORD TRUNCATION -
 GROUND & BASEMENT
 VOLUMETRIC



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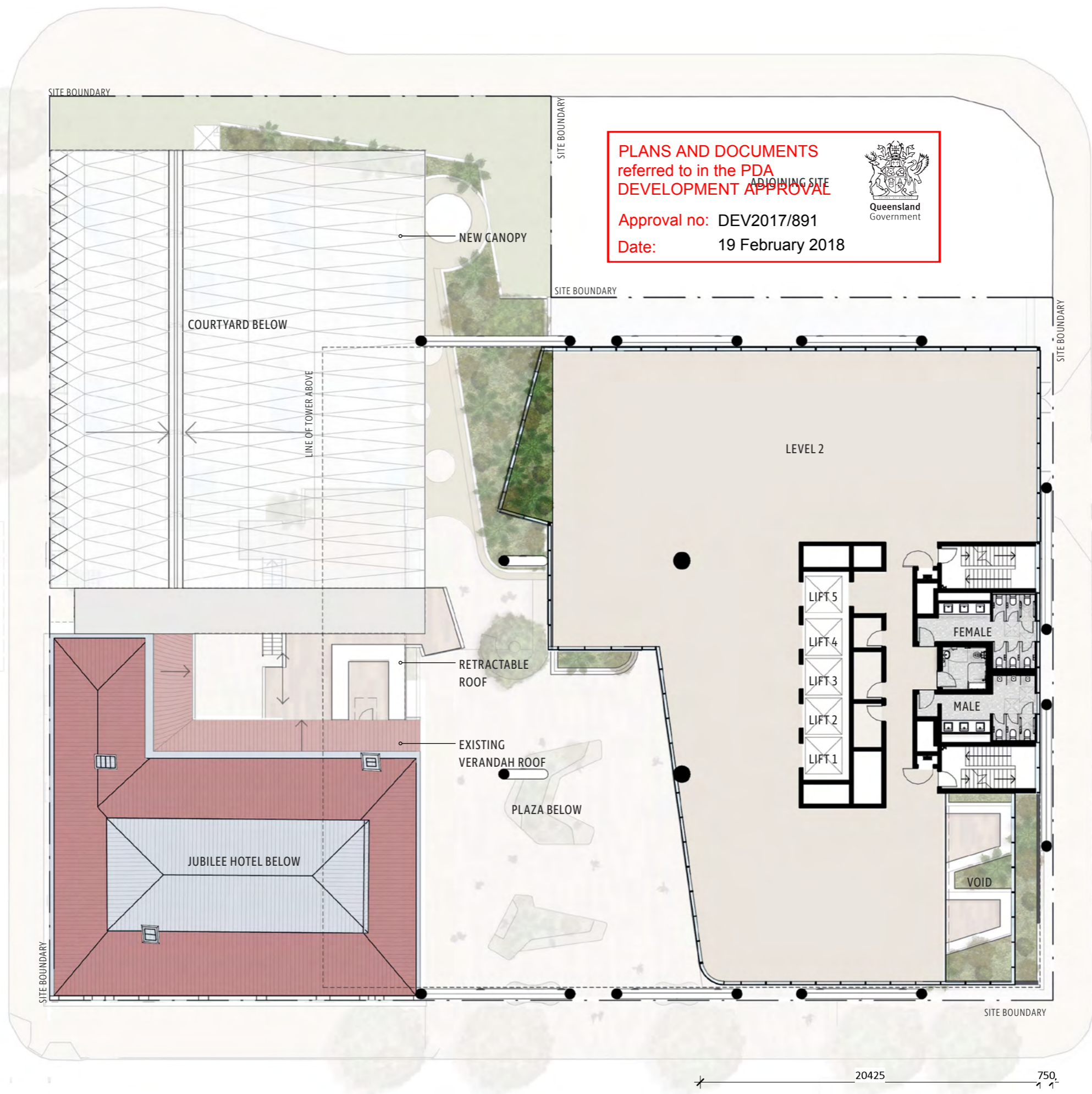


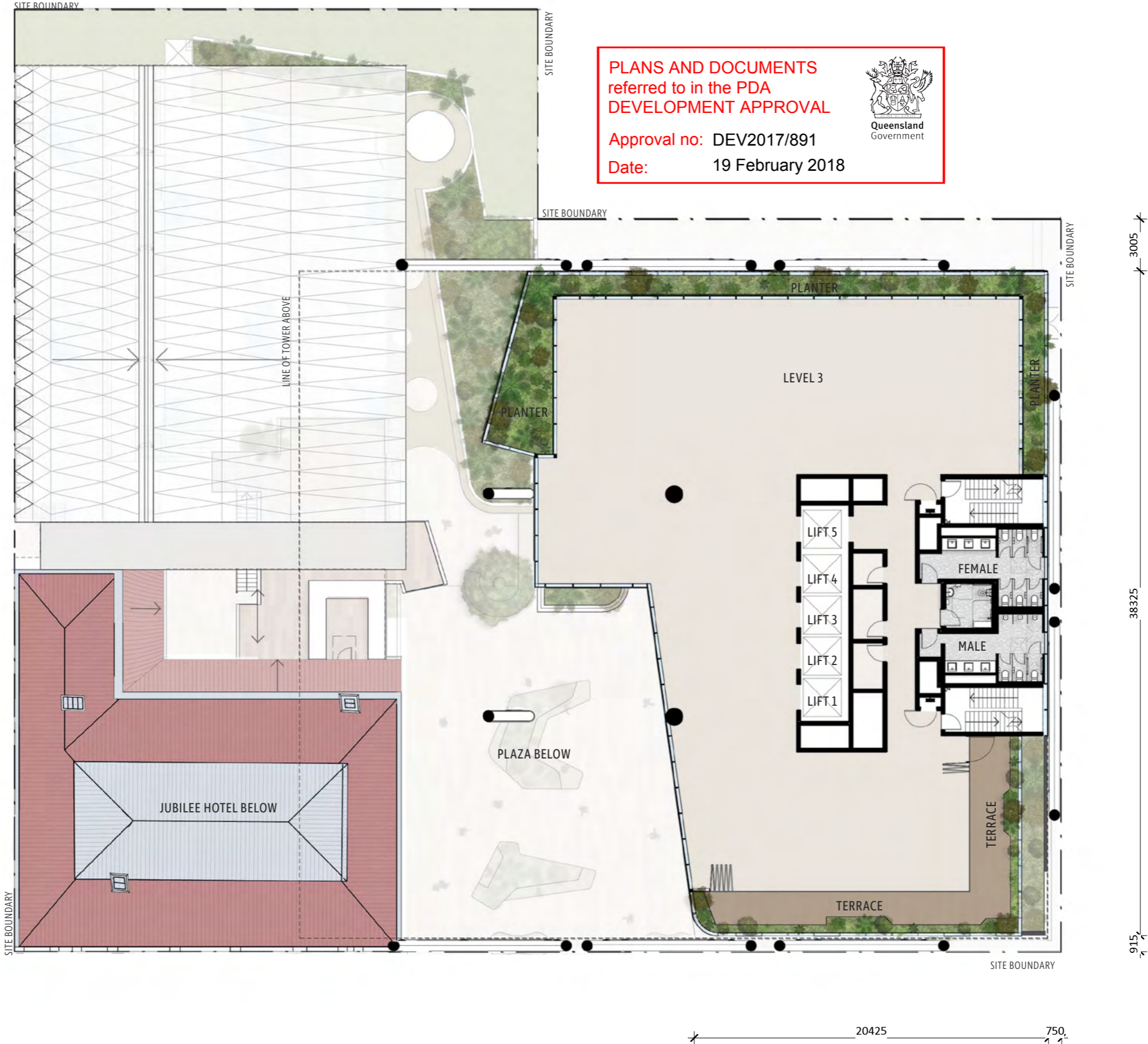


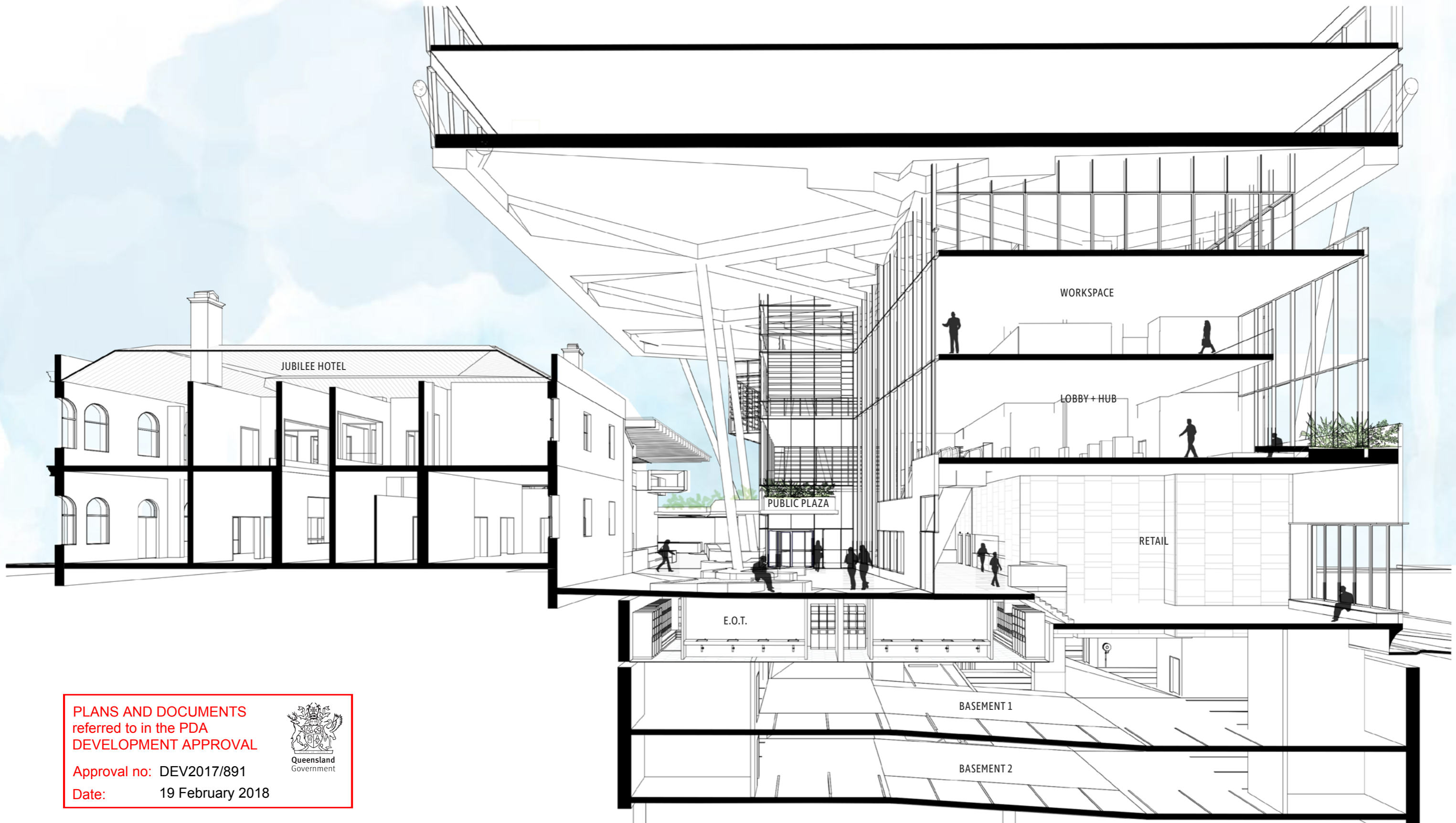
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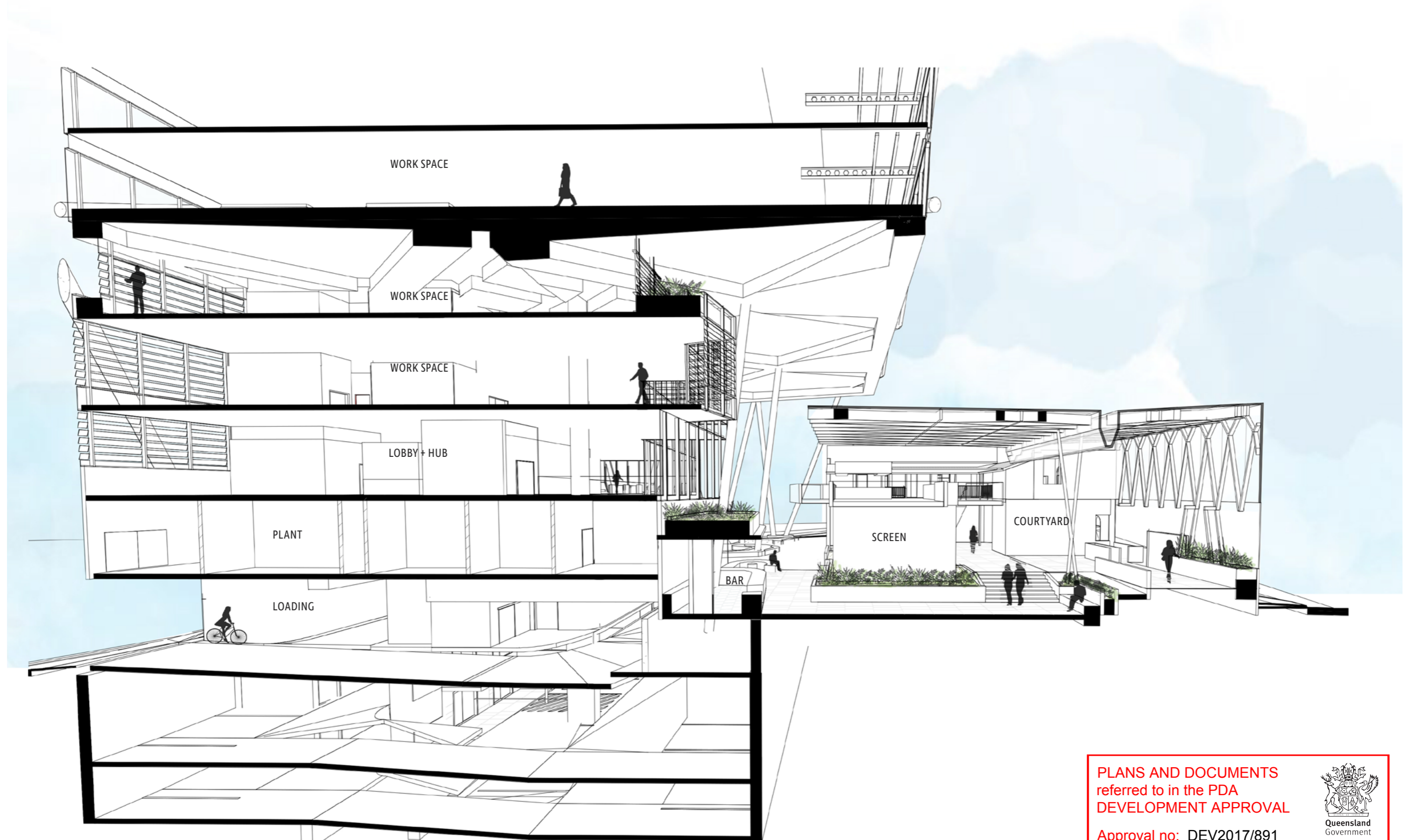
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Queensland
Government



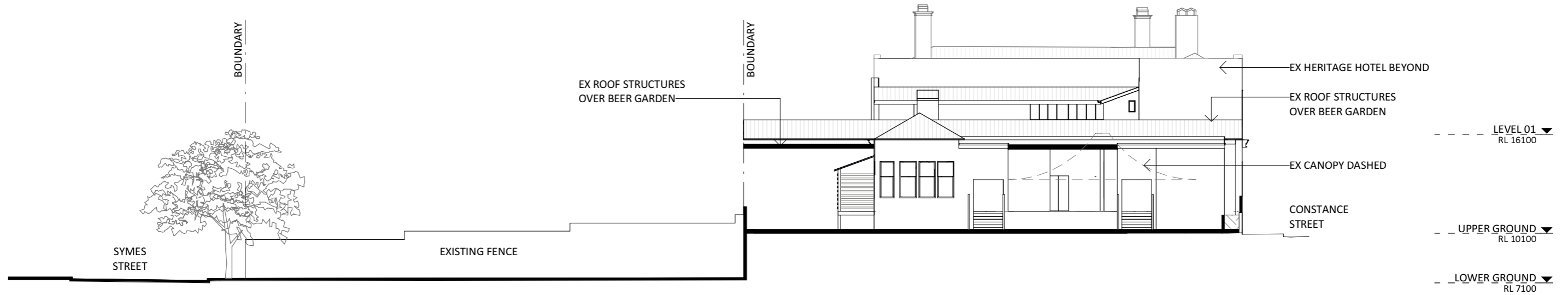
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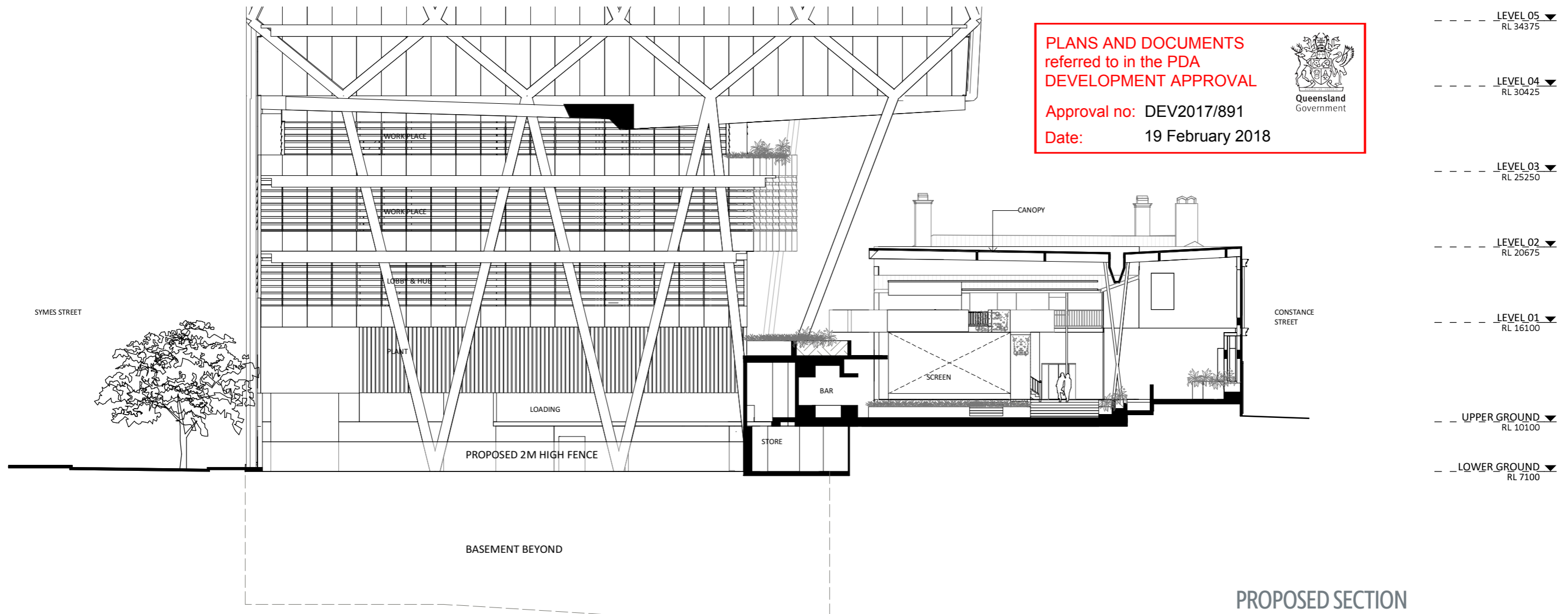


DA.13 SIDE PODIUM ELEVATION

1:250@A3 0 2 4 6




EXISTING SECTION



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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PROPOSED SECTION

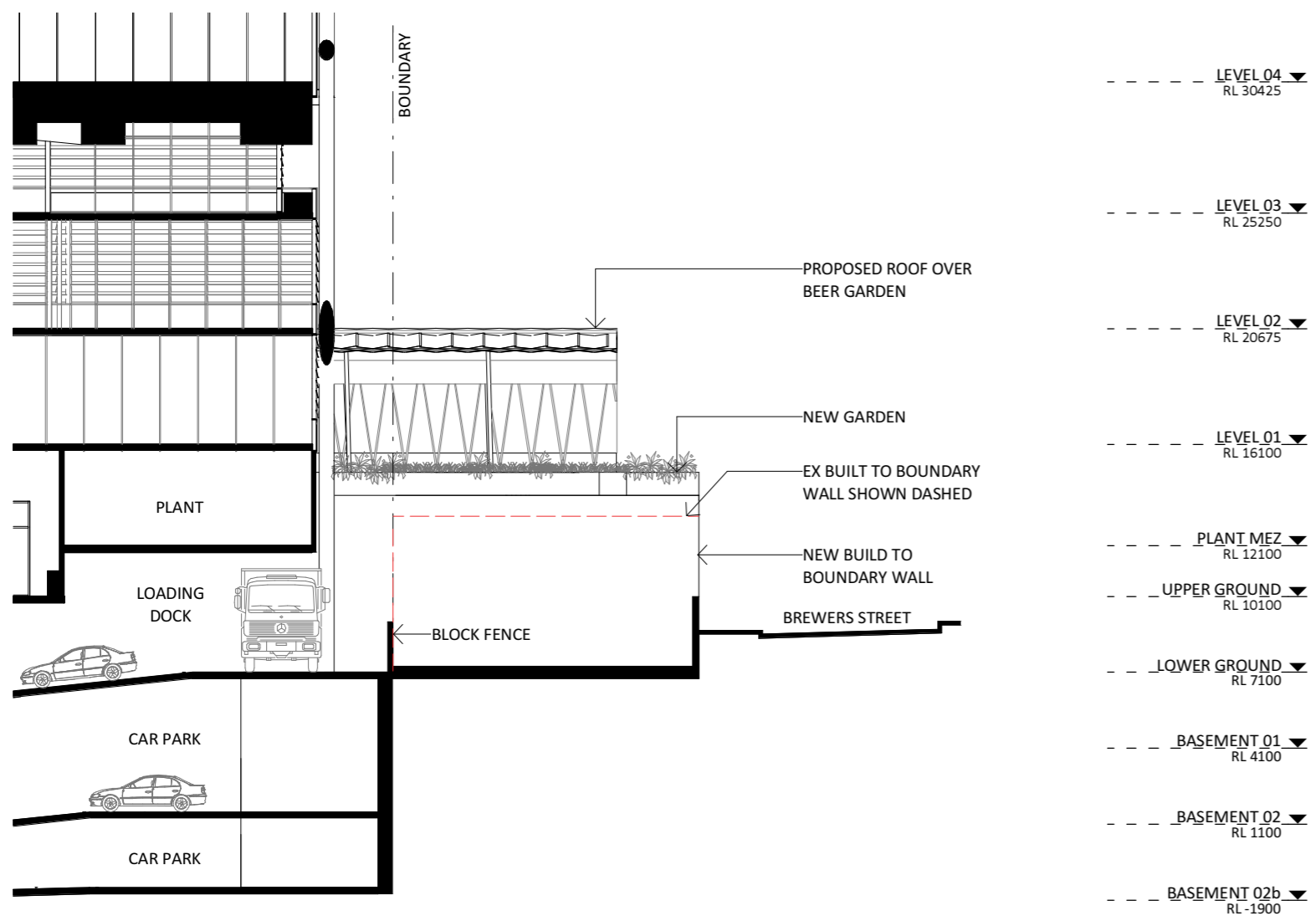
DA.14 SECTION THROUGH ADJOINING SITE

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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

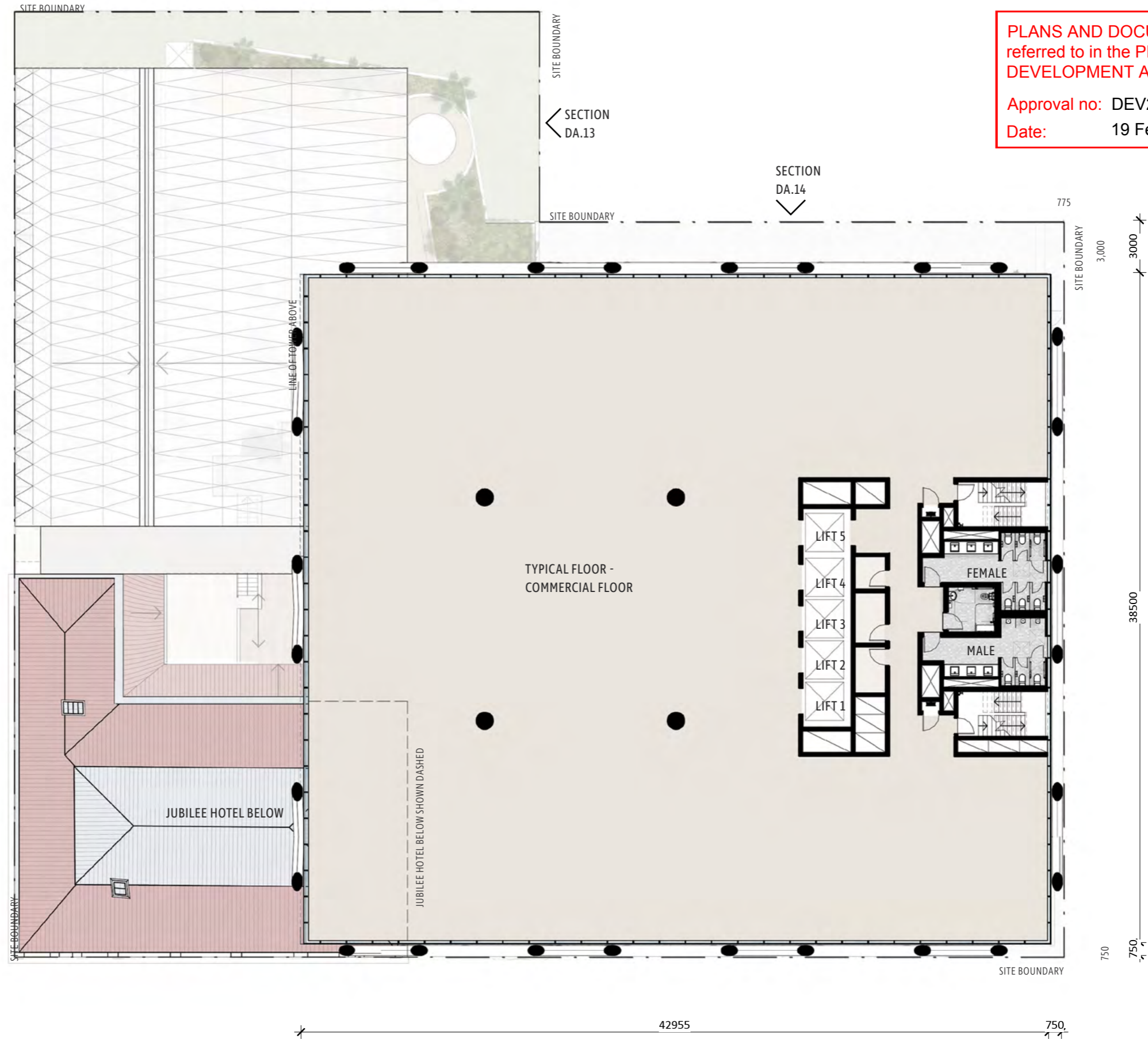
Approval no: DEV2017/891

Date: 19 February 2018

EXISTING BOUNDARY WALL ON BREWERS ST

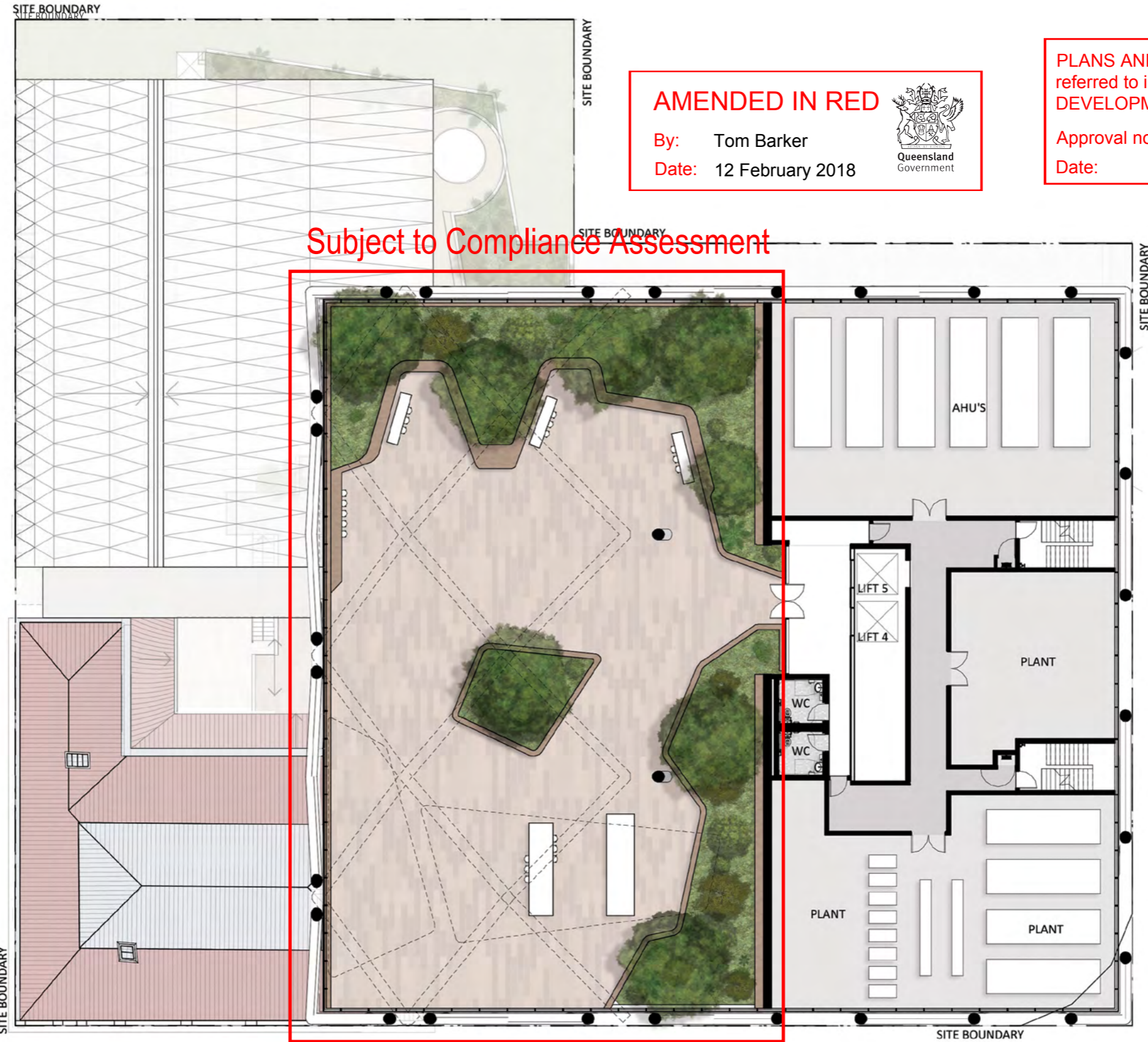
DA.15 LEVEL 4-13 (TYPICAL)



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/891
Date: 19 February 2018





AMENDED IN RED
By: Tom Barker
Date: 12 February 2018



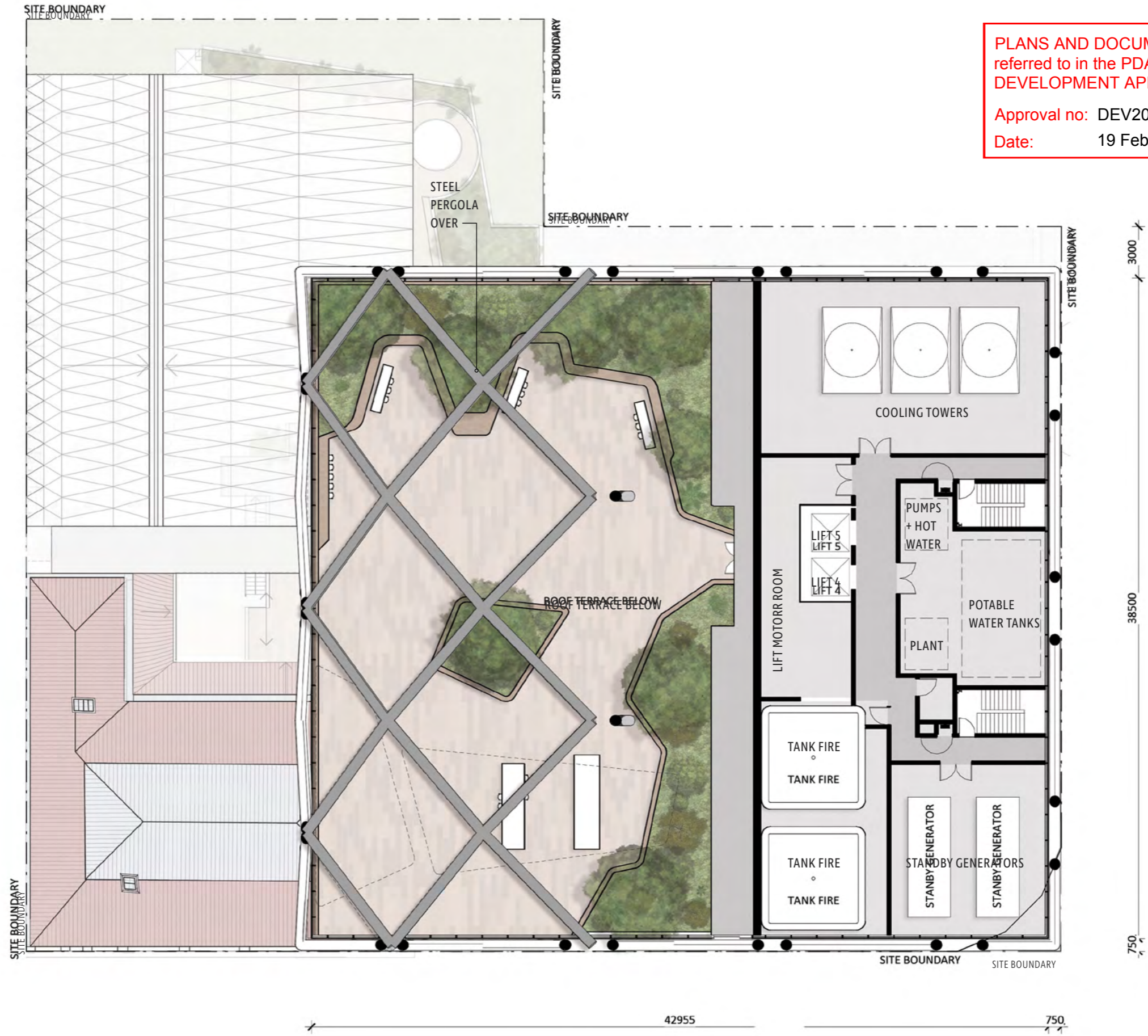
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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Subject to Compliance Assessment

DA.17 LEVEL 15 PLANT

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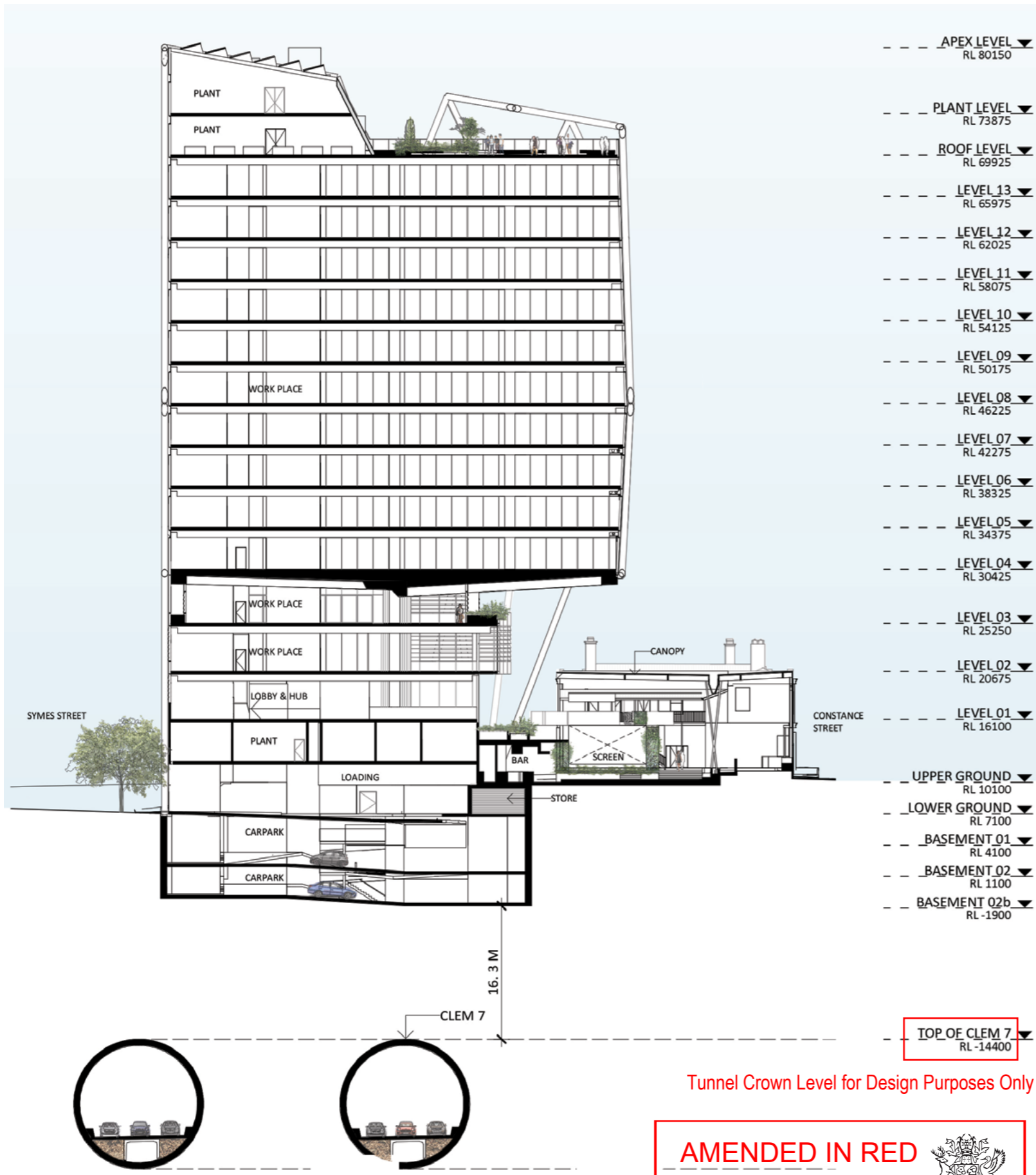


PLANS AND DOCUMENTS
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DA.18 BUILDING SECTION + VIEW FROM ST PAULS TERRACE



PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL
 Approval no: DEV2017/891
 Date: 19 February 2018



Tunnel Crown Level for Design Purposes Only

AMENDED IN RED
 By: Tom Barker
 Date: 12 February 2018



MATERIALS LEGEND

1. EXPRESSED STRUCTURAL STEEL - WHITE
2. FLOOR TO FLOOR GLAZING - STRUCTURALLY GLAZED TO MILLION BEHIND - SILVER
3. HORIZONTAL EXPRESSED CHANNEL
4. FRAMELESS GLASS TO PODIUM - SILVER
5. WHITE TILE
6. FRAMELESS GLASS LOUVRES
7. PLANTER - SEE FLOOR PLANS FOR LOCATIONS
8. CLEAR DANPALON ROOF CANOPY

MATERIAL EXEMPLARS



EXPRESSED STRUCTURAL STEEL




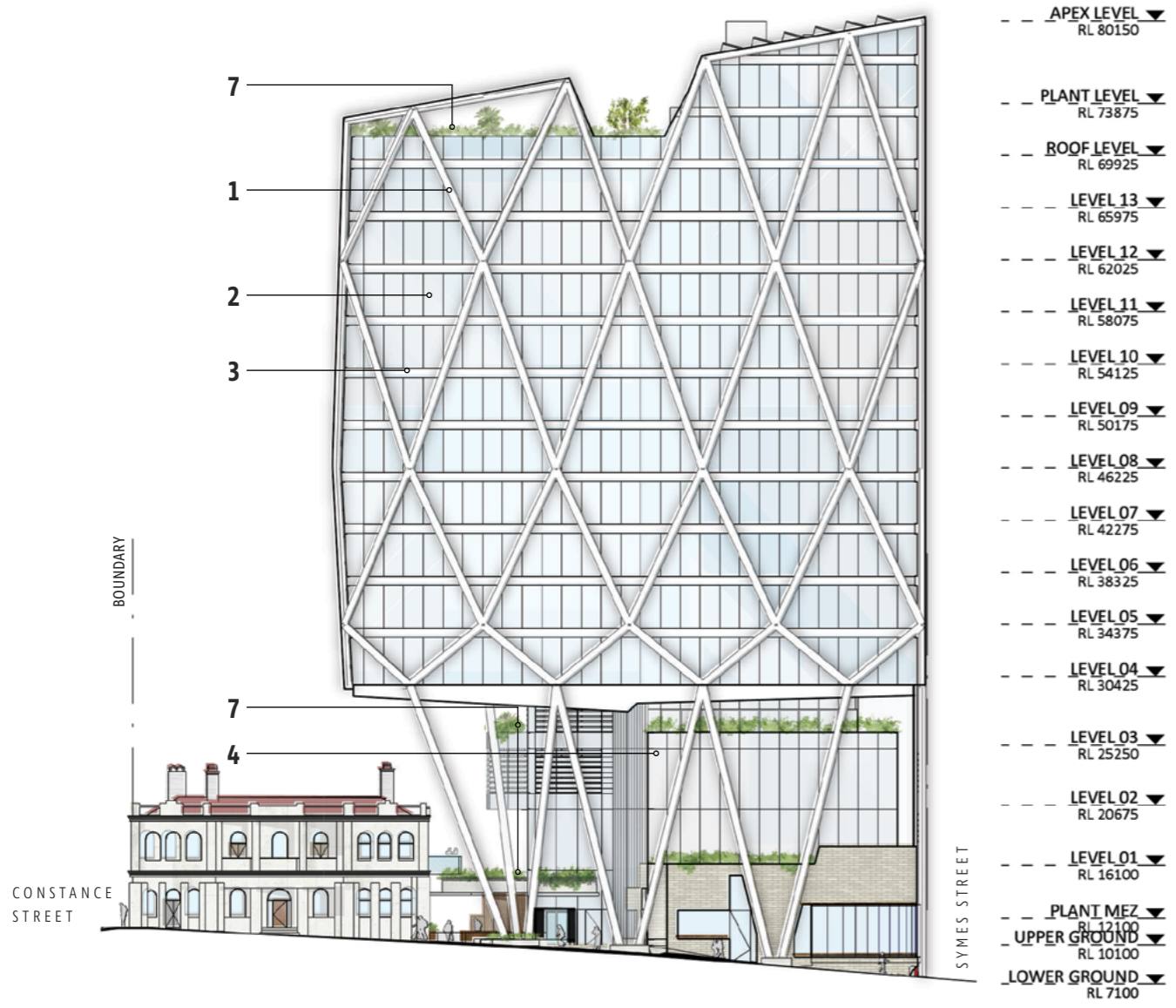
FLOOR TO FLOOR GLAZING



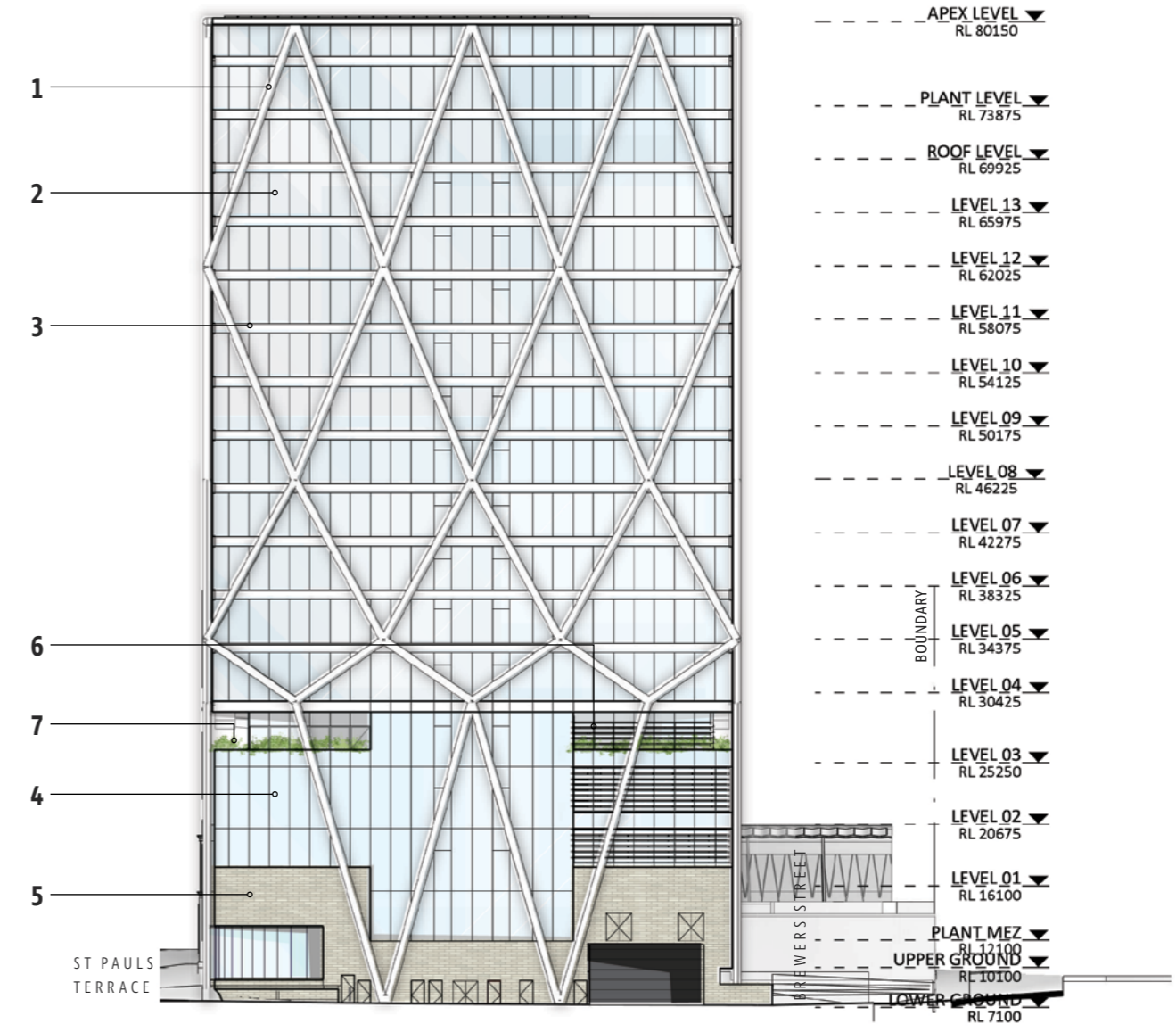
PUB ROOF STRUCTURE BEACON

PLANS AND DOCUMENTS
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Date: 19 February 2018

ST PAULS TERRACE ELEVATION



SYMES STREET ELEVATION

MATERIALS LEGEND

1. EXPRESSED STRUCTURAL STEEL - WHITE
2. FLOOR TO FLOOR GLAZING - STRUCTURALLY GLAZED TO MILLION BEHIND - SILVER
3. HORIZONTAL EXPRESSED CHANNEL
4. FRAMELESS GLASS TO PODIUM - SILVER
5. WHITE TILE
6. FRAMELESS GLASS LOUVRES
7. PLANTER - SEE FLOOR PLANS FOR LOCATIONS
8. CLEAR DANPALON ROOF CANOPY

MATERIAL EXEMPLARS



EXPRESSED STRUCTURAL STEEL



FLOOR TO FLOOR GLAZING


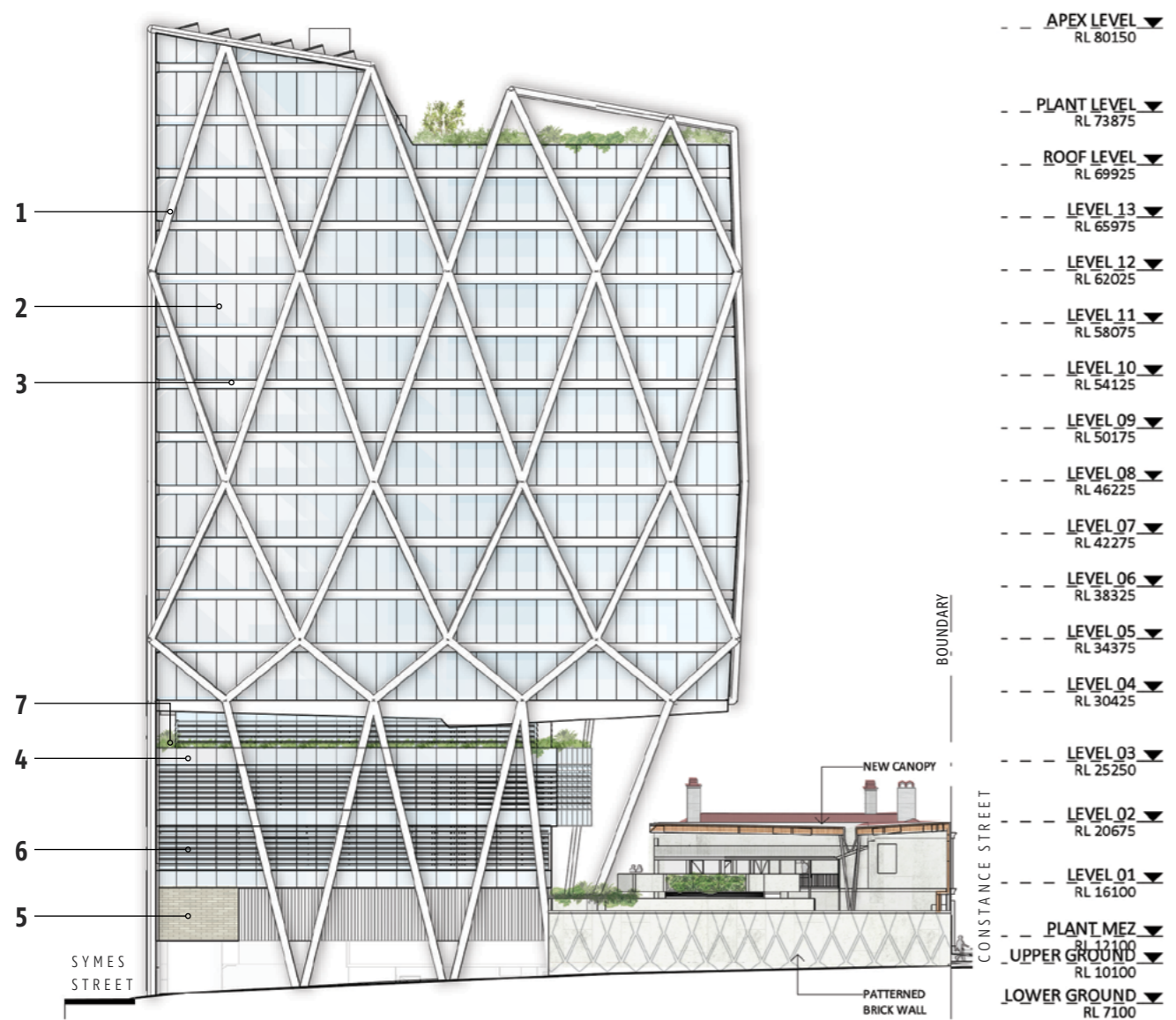


PUB ROOF STRUCTURE BEACON

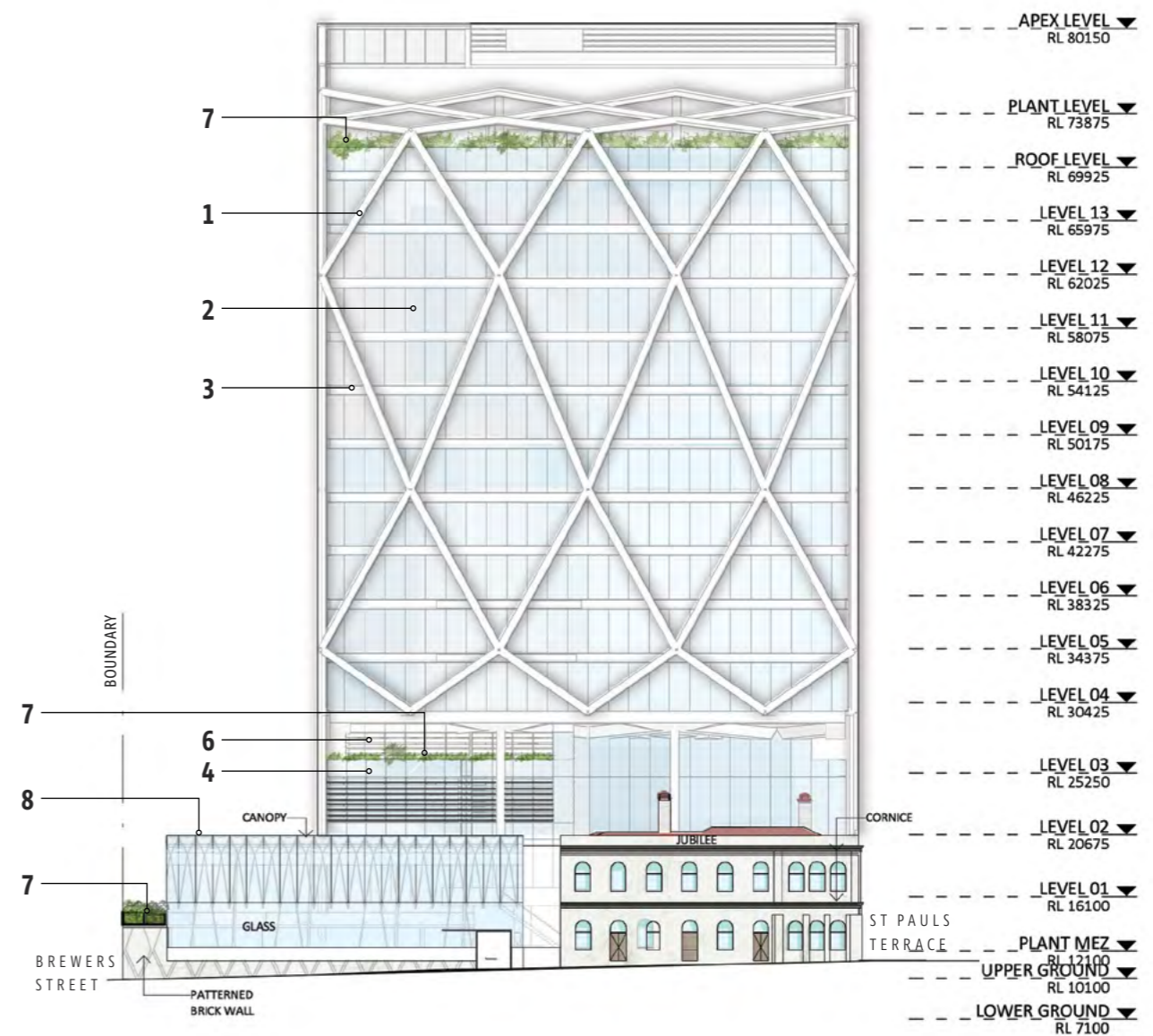
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BREWERS STREET ELEVATION



CONSTANCE STREET ELEVATION

DA.24 GROSS FLOOR AREA

UPPER GROUND TO LEVEL 10

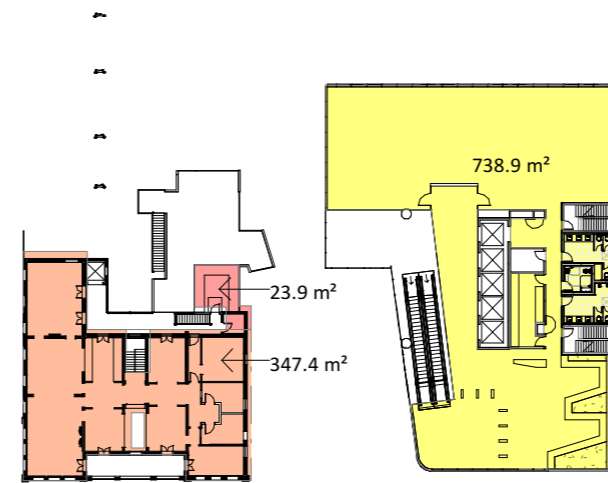
- HERITAGE HOTEL
- PROPOSED HOTEL EXPANSION
- RETAIL
- COMMERCIAL

PLANS AND DOCUMENTS
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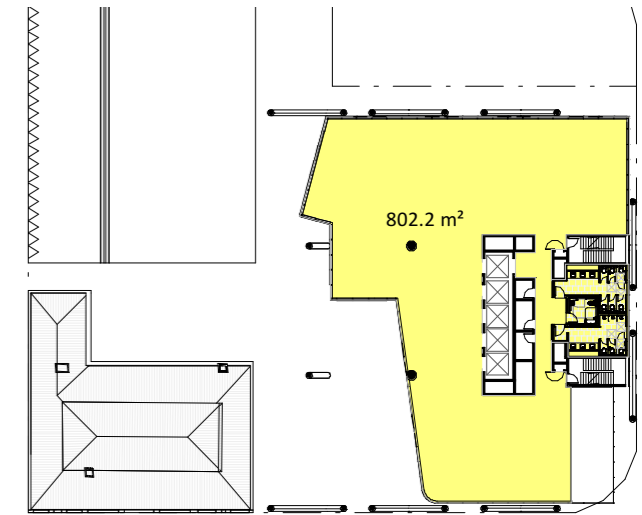
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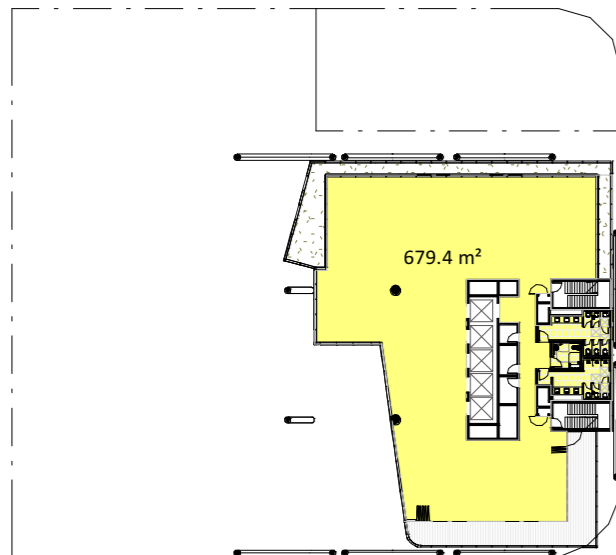

UPPER GROUND



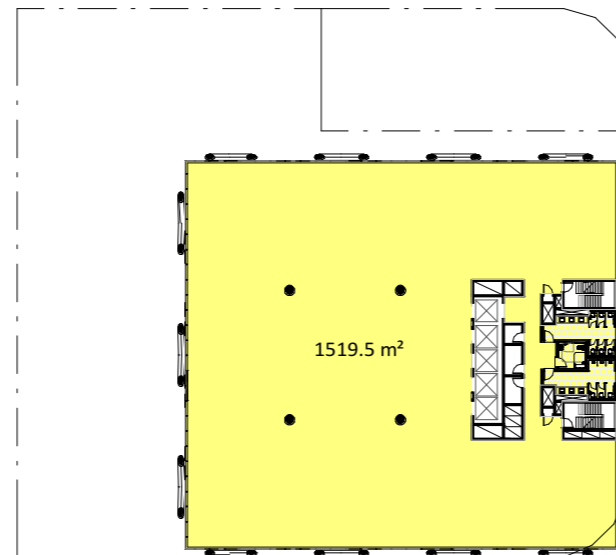
LEVEL 01



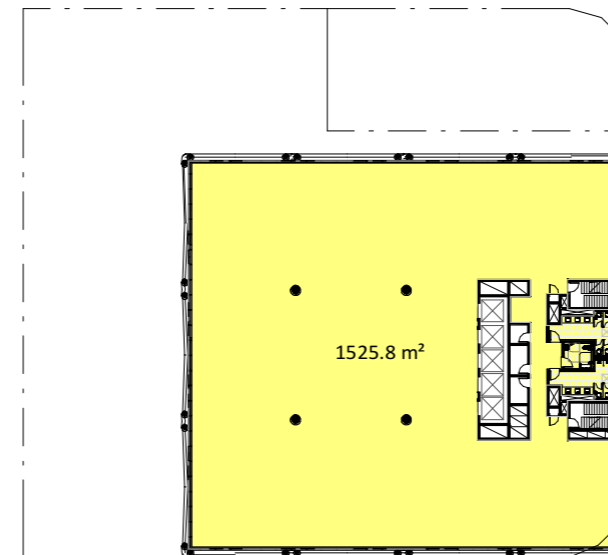
LEVEL 02



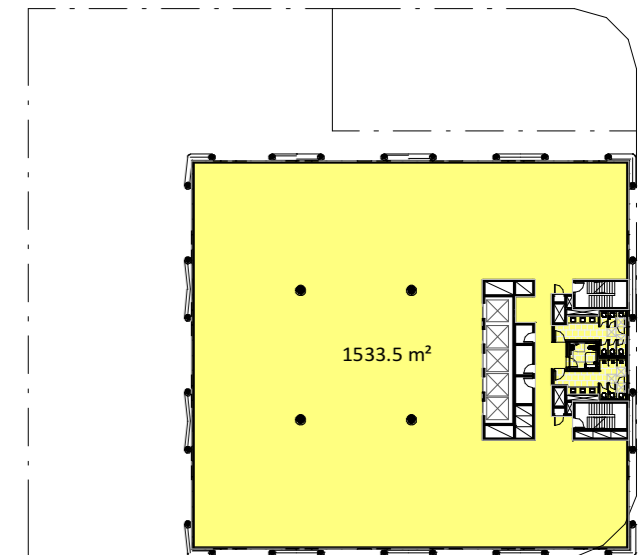
LEVEL 03



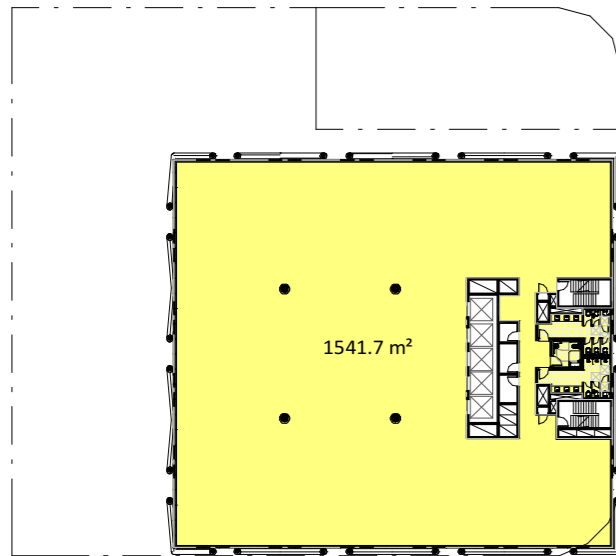
LEVEL 04



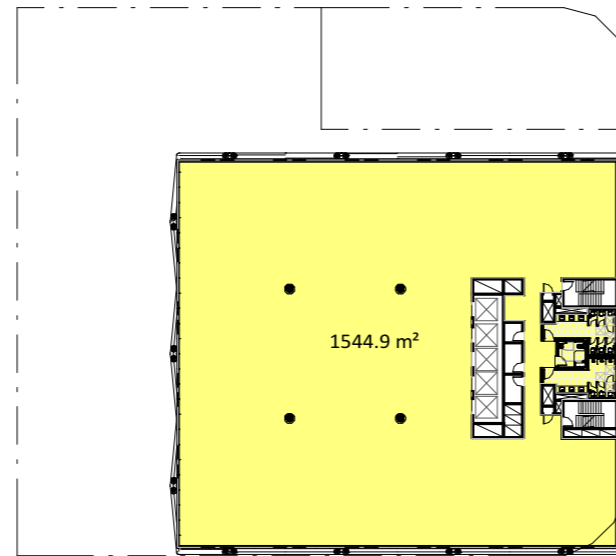
LEVEL 05



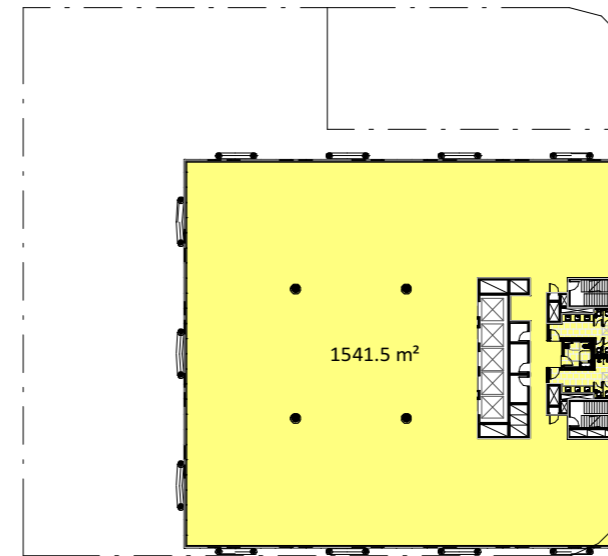
LEVEL 06



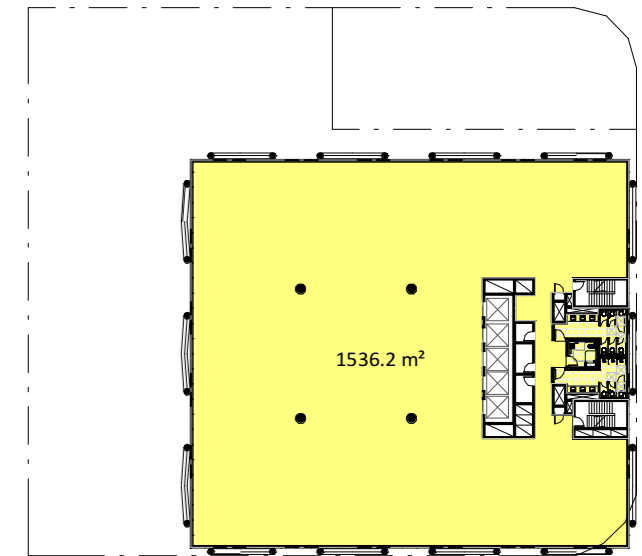
LEVEL 07



LEVEL 08



LEVEL 09



LEVEL 10


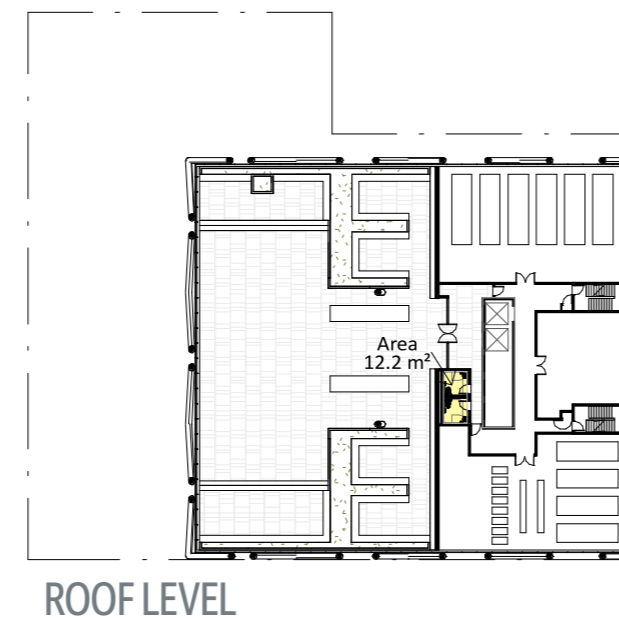
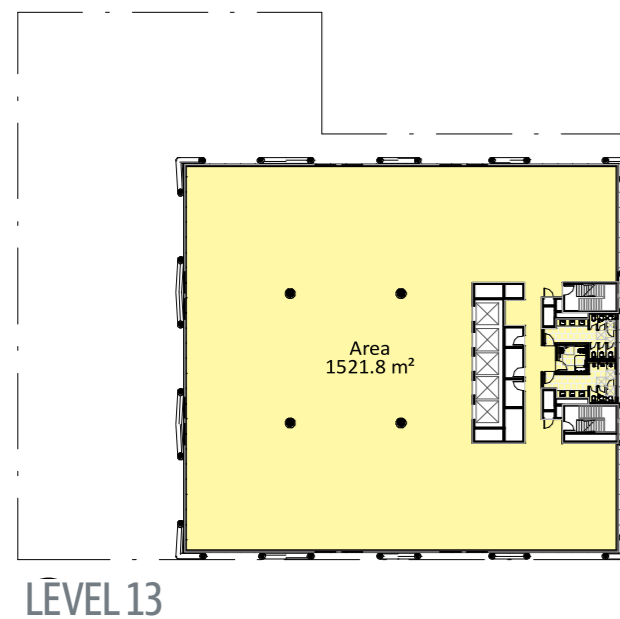
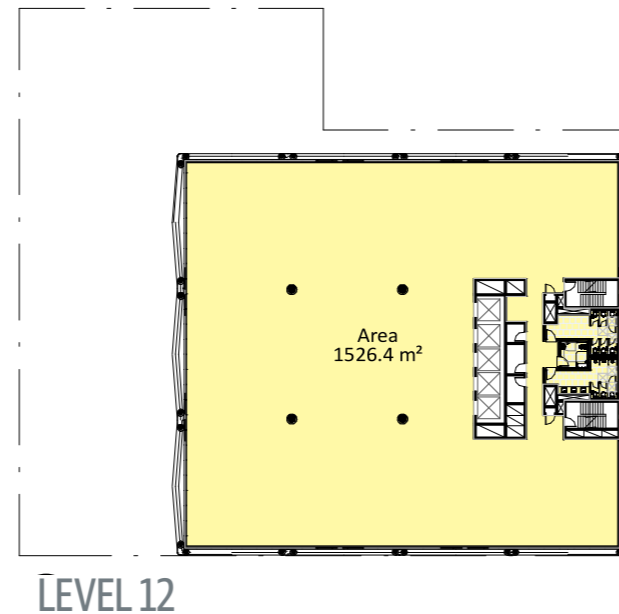
DA.24 GROSS FLOOR AREA

LEVEL 11 TO ROOF LEVEL + AREA SCHEDULE

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GFA	
Level	Area
UPPER GROUND	872.2 m ²
LEVEL 01	1110.2 m ²
LEVEL 02	802.2 m ²
LEVEL 03	679.4 m ²
LEVEL 04	1519.5 m ²
LEVEL 05	1525.8 m ²
LEVEL 06	1533.5 m ²
LEVEL 07	1541.7 m ²
LEVEL 08	1544.9 m ²
LEVEL 09	1541.5 m ²
LEVEL 10	1536.2 m ²
LEVEL 11	1531.1 m ²
LEVEL 12	1526.4 m ²
LEVEL 13	1521.8 m ²
ROOF LEVEL	12.2 m ²
	18798.6 m²