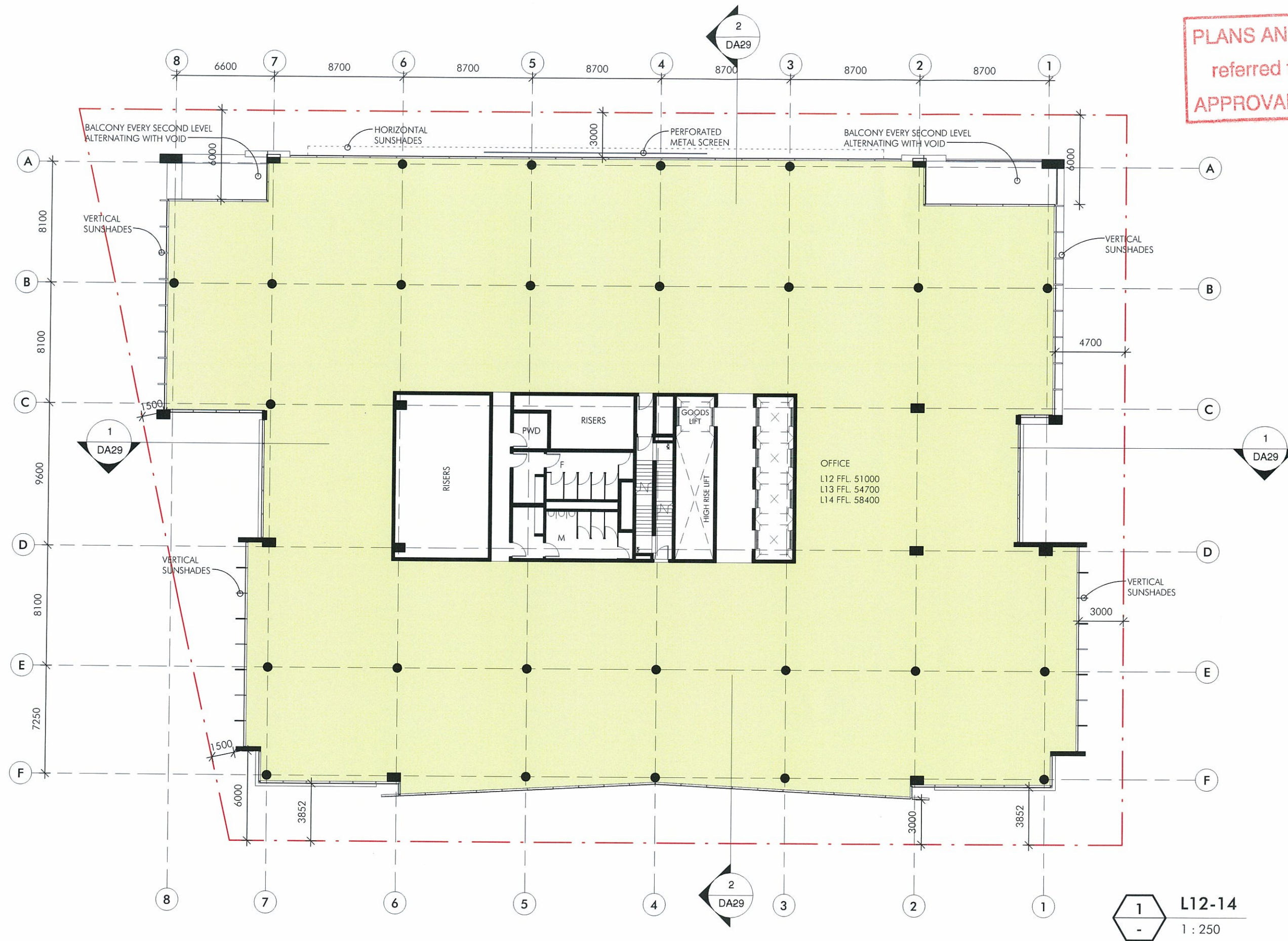


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Client
Project
proposed mixed use development
58 - 66 ABBOTSFORD ROAD, BOWEN HILLS

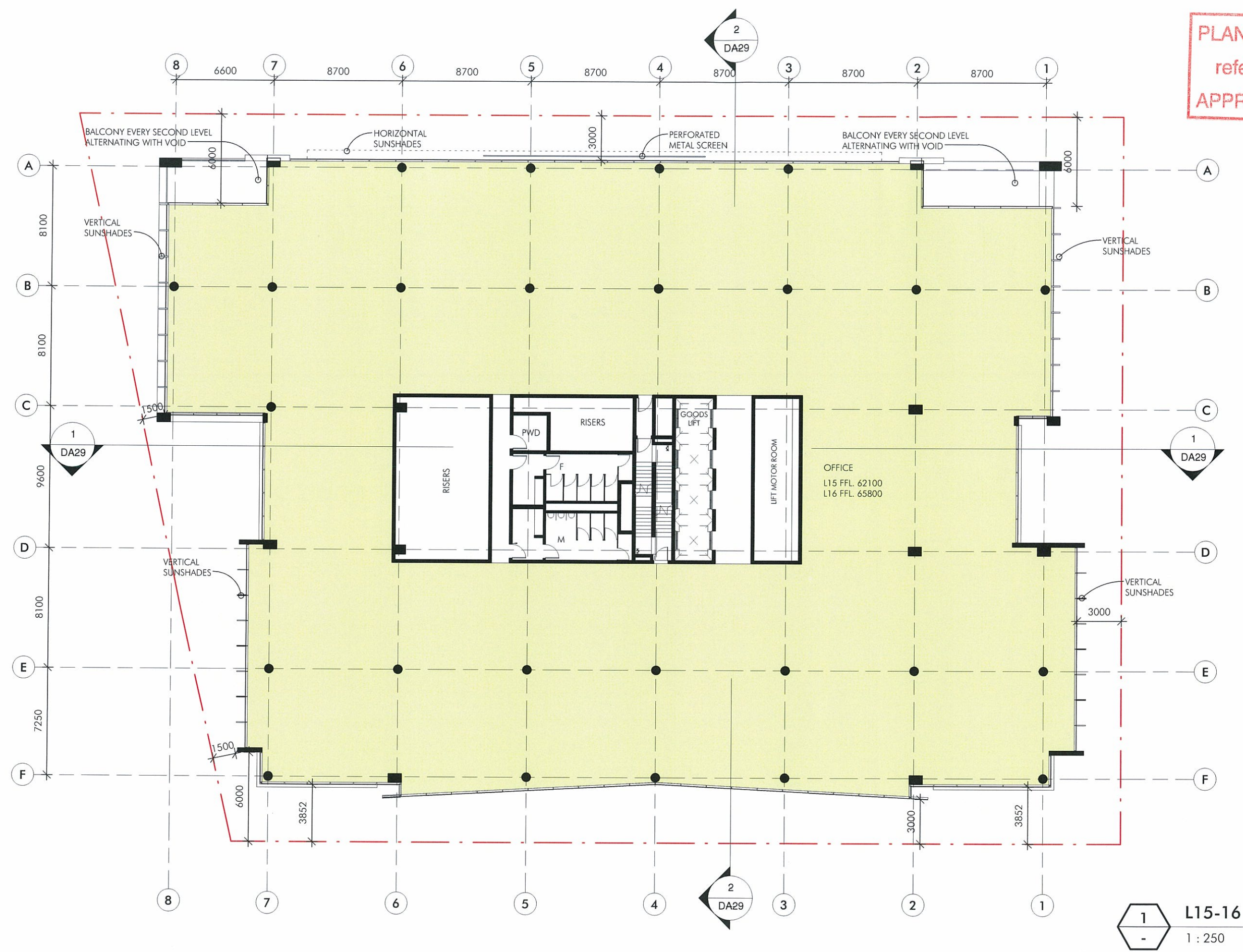
Title
Scale
Date
Number
LEVEL 12-14 PLAN
1 : 250
26.08.2011
3013_ DA21 (2)



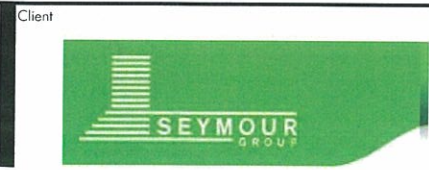
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1
-
L15-16
1 : 250



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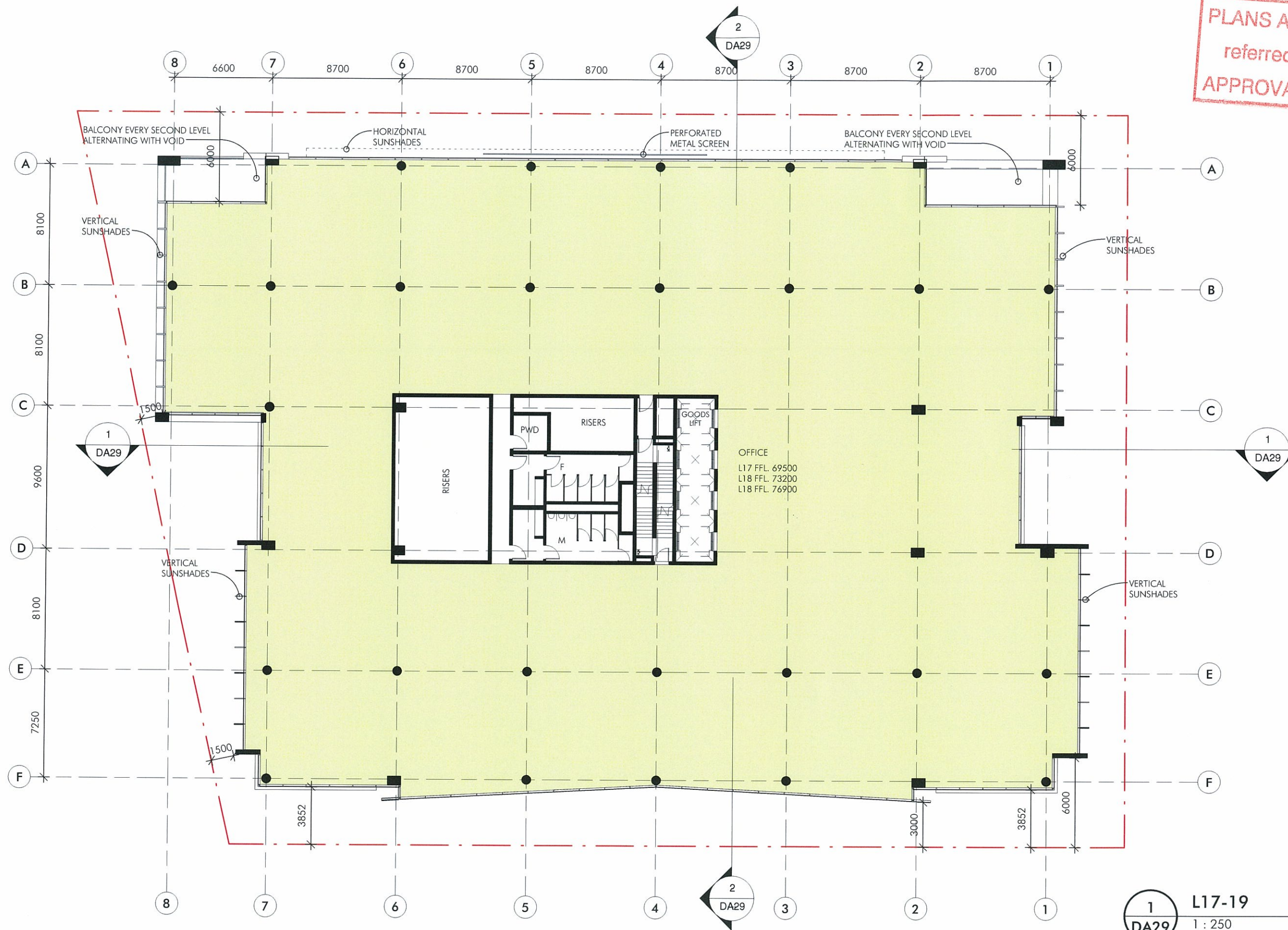
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Date
Number
LEVEL 15-16 PLAN
1 : 250
26.08.2011
3013_ DA22 (2)

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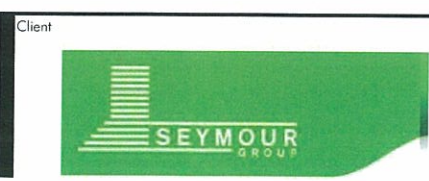


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1
DA29
L17-19
1 : 250



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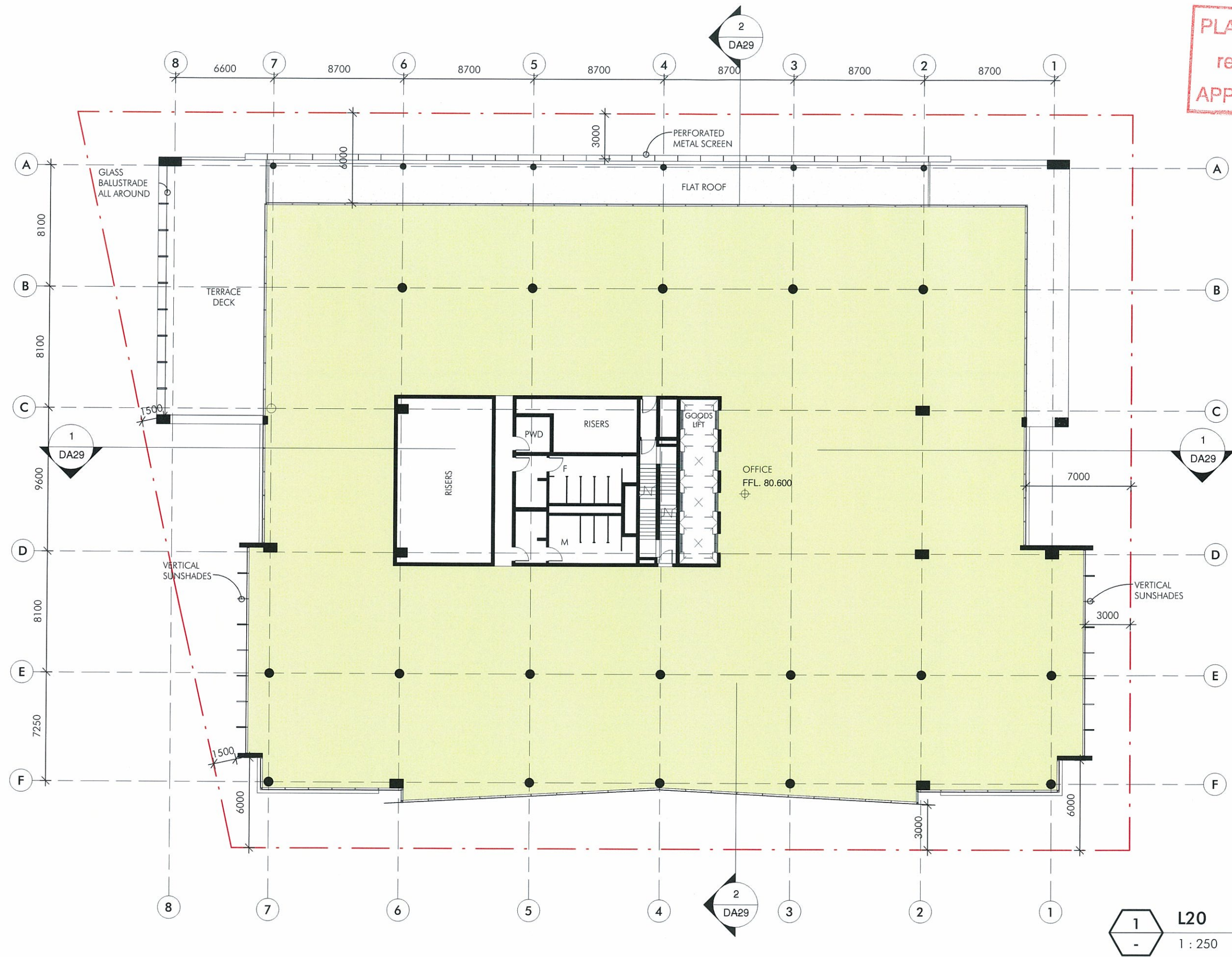


Title
Scale
Date
Number
LEVEL 17-19 PLAN
1 : 250
26.08.2011
3013_ DA23 (2)

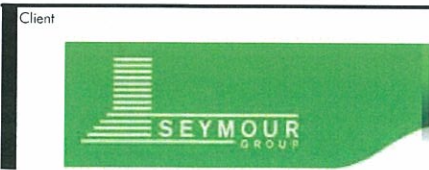


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1 L20
- 1 : 250



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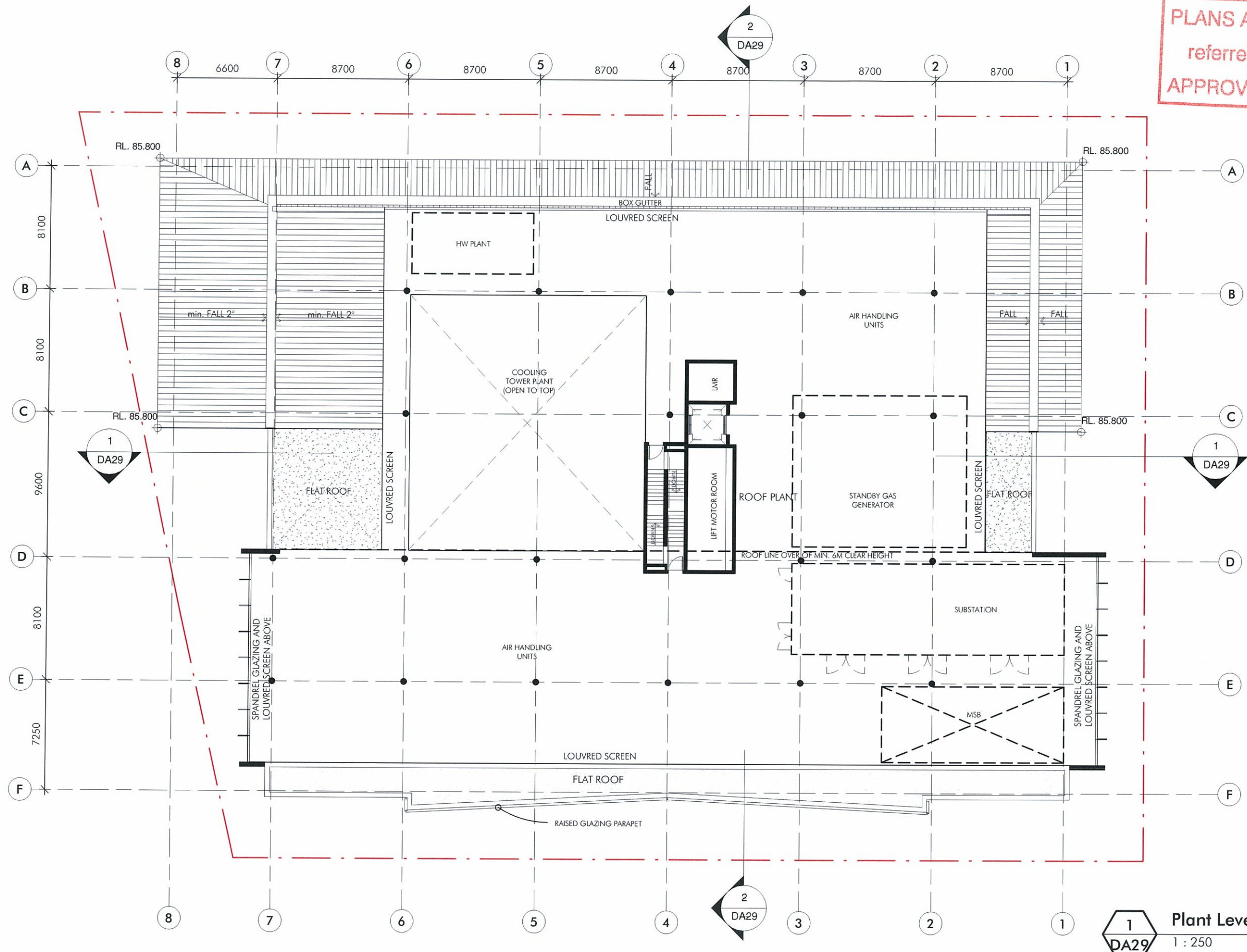
Title
Scale
Date
Number
LEVEL 20 PLAN
1 : 250
26.08.2011
3013_ DA24 (2)

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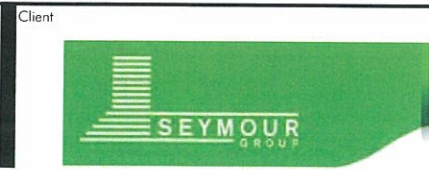
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Plant Level
1 : 250



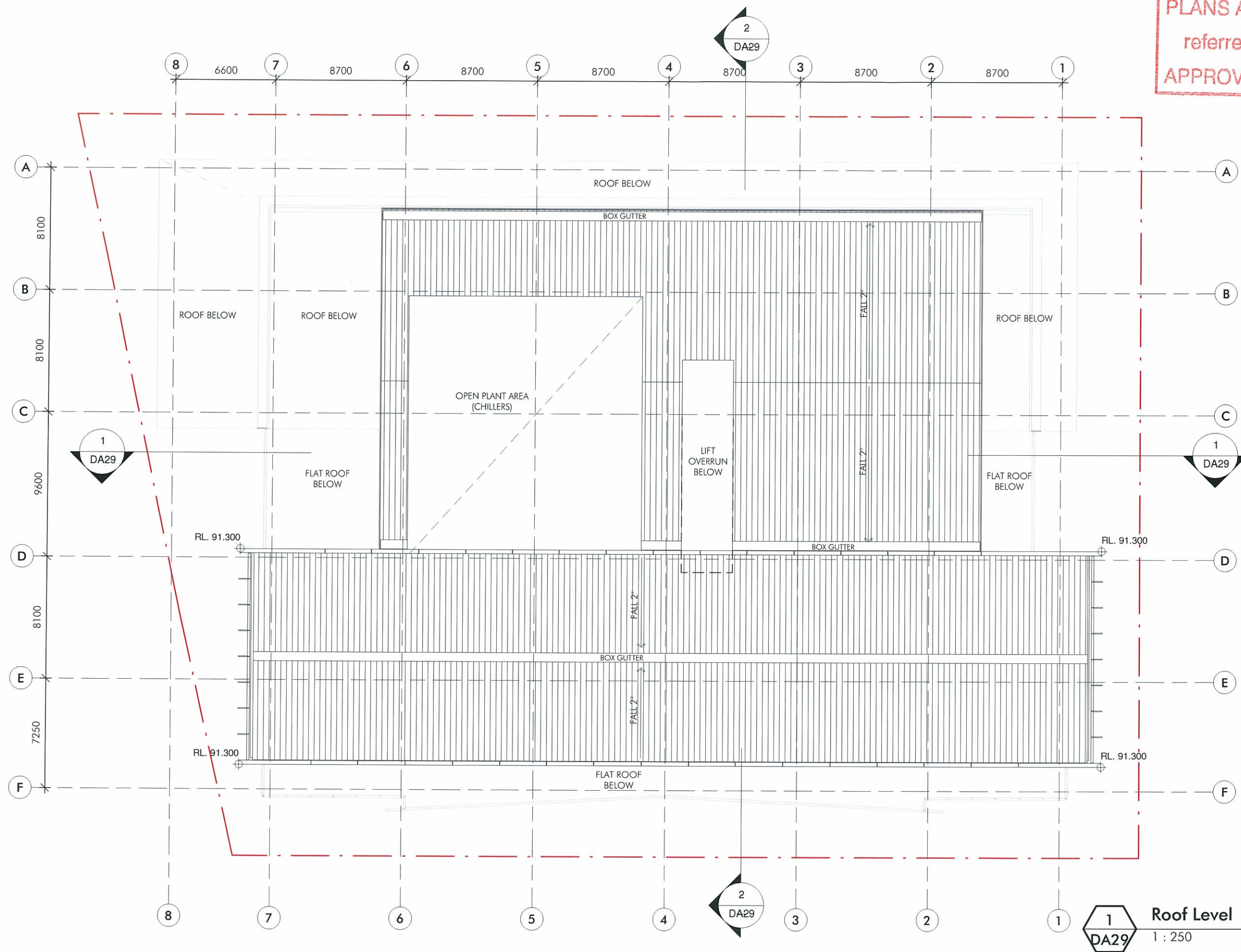
Client
Project
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Title
Scale
Date
Number
PLANT LEVEL PLAN
1 : 250
26.08.2011
3013_ DA25 (2)

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1 DA29 Roof Level
1 : 250

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Title
Scale
Date
Number

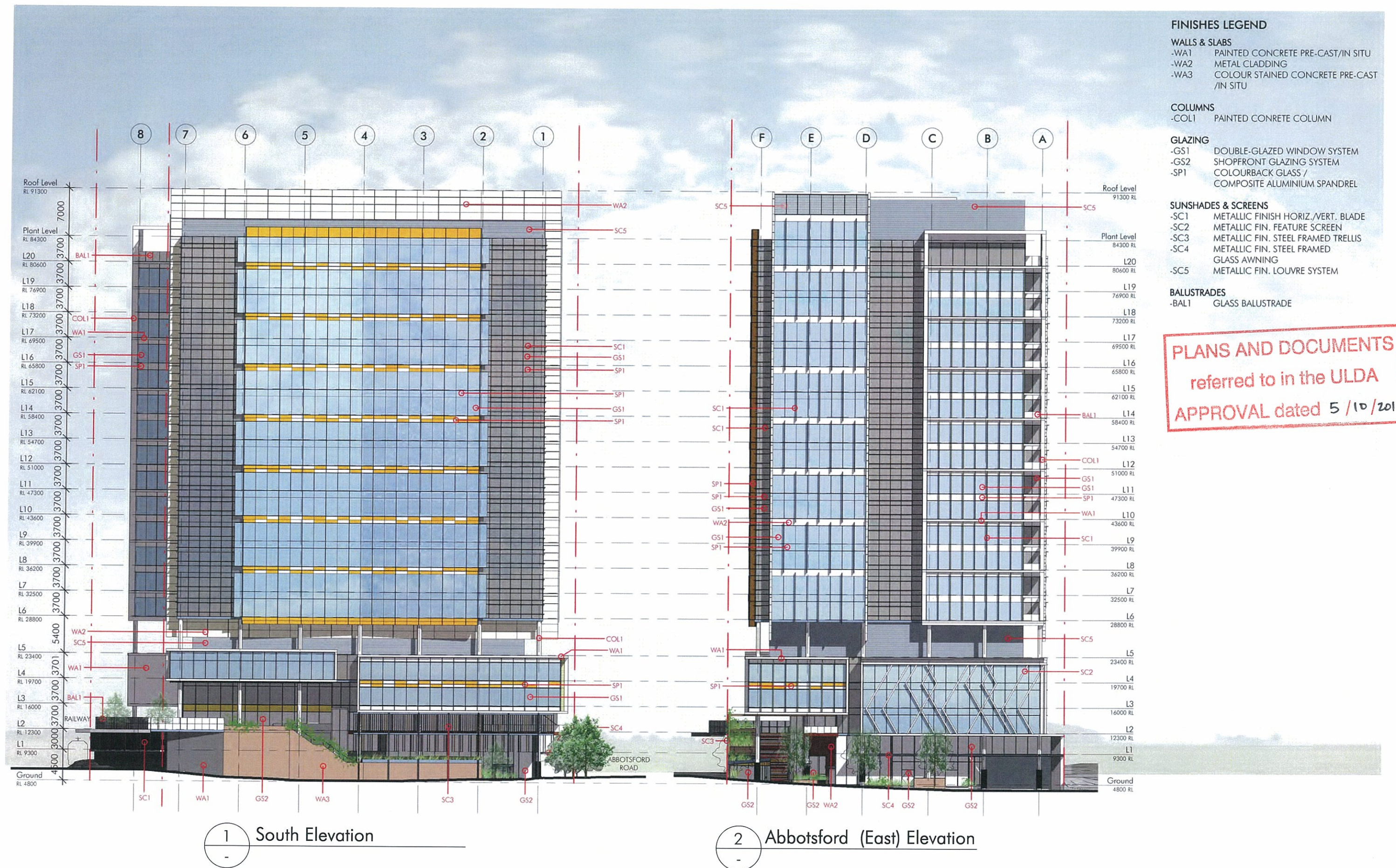
ROOF PLAN
1 : 250
26.08.2011
3013_ DA26 (2)



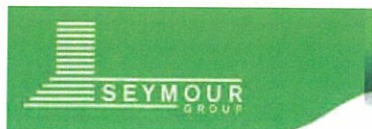
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BLD. ELEVATIONS SHEET 1
1/500
Date 26.08.2011
Number 3013_ DA27 (2)

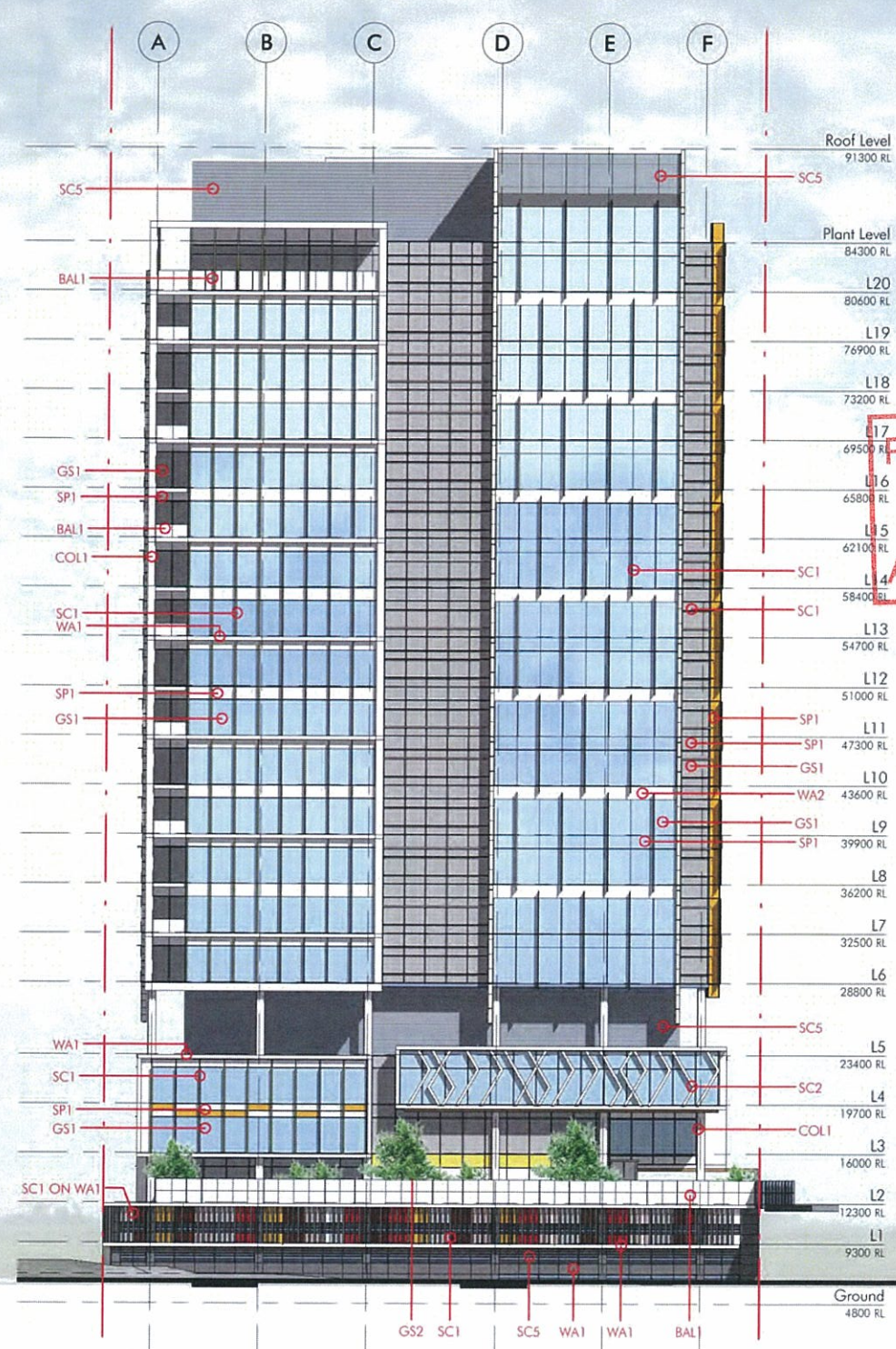
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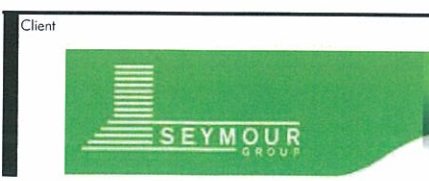
1 North Elevation



2 Railway (West) Elevation

- FINISHES LEGEND**
- WALLS & SLABS**
- WA1 PAINTED CONCRETE PRE-CAST/IN SITU
 - WA2 METAL CLADDING
 - WA3 COLOUR STAINED CONCRETE PRE-CAST /IN SITU
- COLUMNS**
- COL1 PAINTED CONCRETE COLUMN
- GLAZING**
- GS1 DOUBLE-GLAZED WINDOW SYSTEM
 - GS2 SHOPFRONT GLAZING SYSTEM
 - SP1 COLOURBACK GLASS / COMPOSITE ALUMINIUM SPANDREL
- SUNSHADES & SCREENS**
- SC1 METALLIC FINISH HORIZ./VERT. BLADE
 - SC2 METALLIC FIN. FEATURE SCREEN
 - SC3 METALLIC FIN. STEEL FRAMED TRELLIS
 - SC4 METALLIC FIN. STEEL FRAMED GLASS AWNING
 - SC5 METALLIC FIN. LOUVRE SYSTEM
- BALUSTRADES**
- BAL1 GLASS BALUSTRADE

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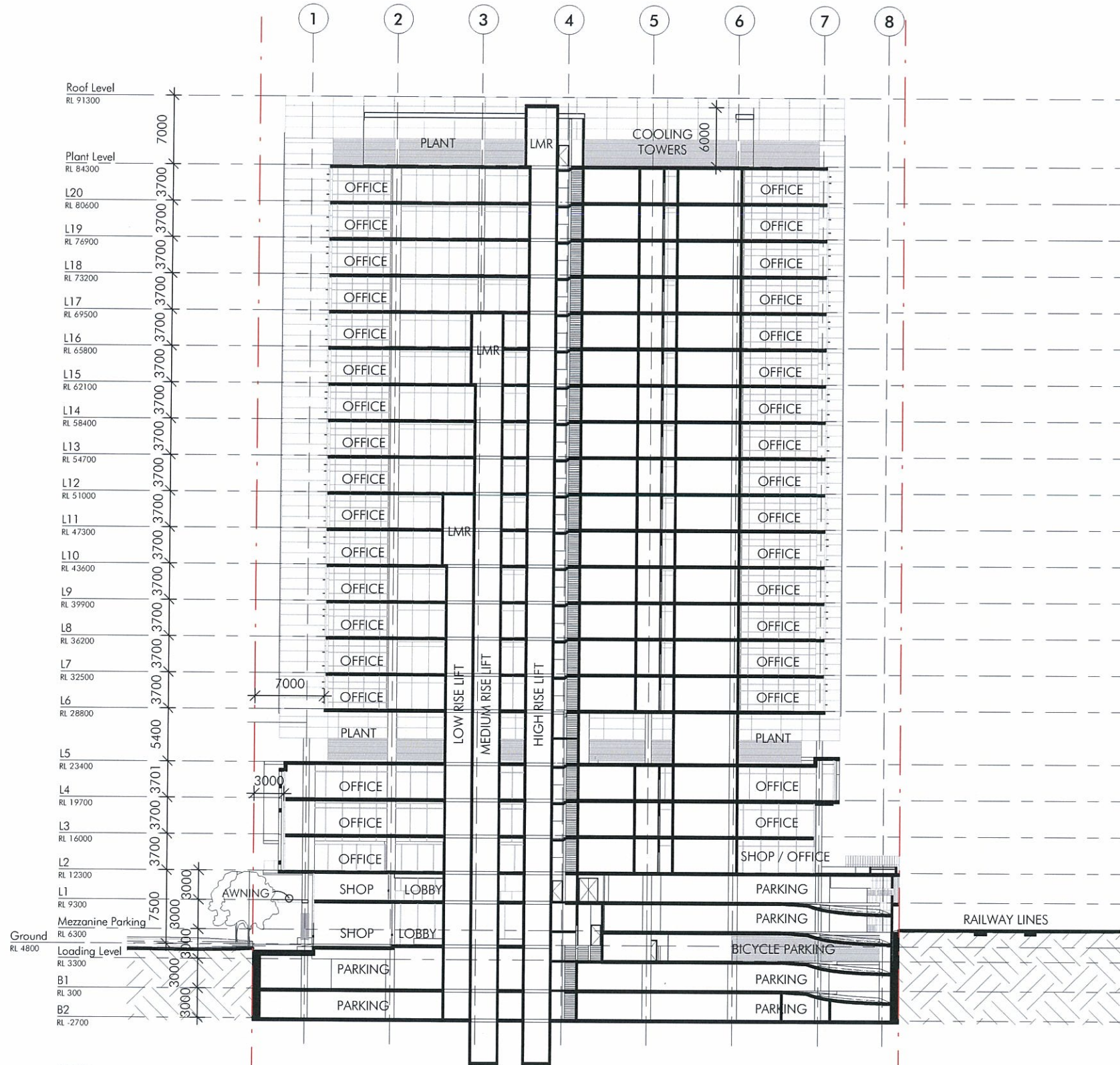


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58 - 66 ABBOTSFORD ROAD, BOWEN HILLS

Title
Scale
Date
Number
BLD. ELEVATIONS SHEET 2
1/500
26.08.2011
3013_ DA28 (2)

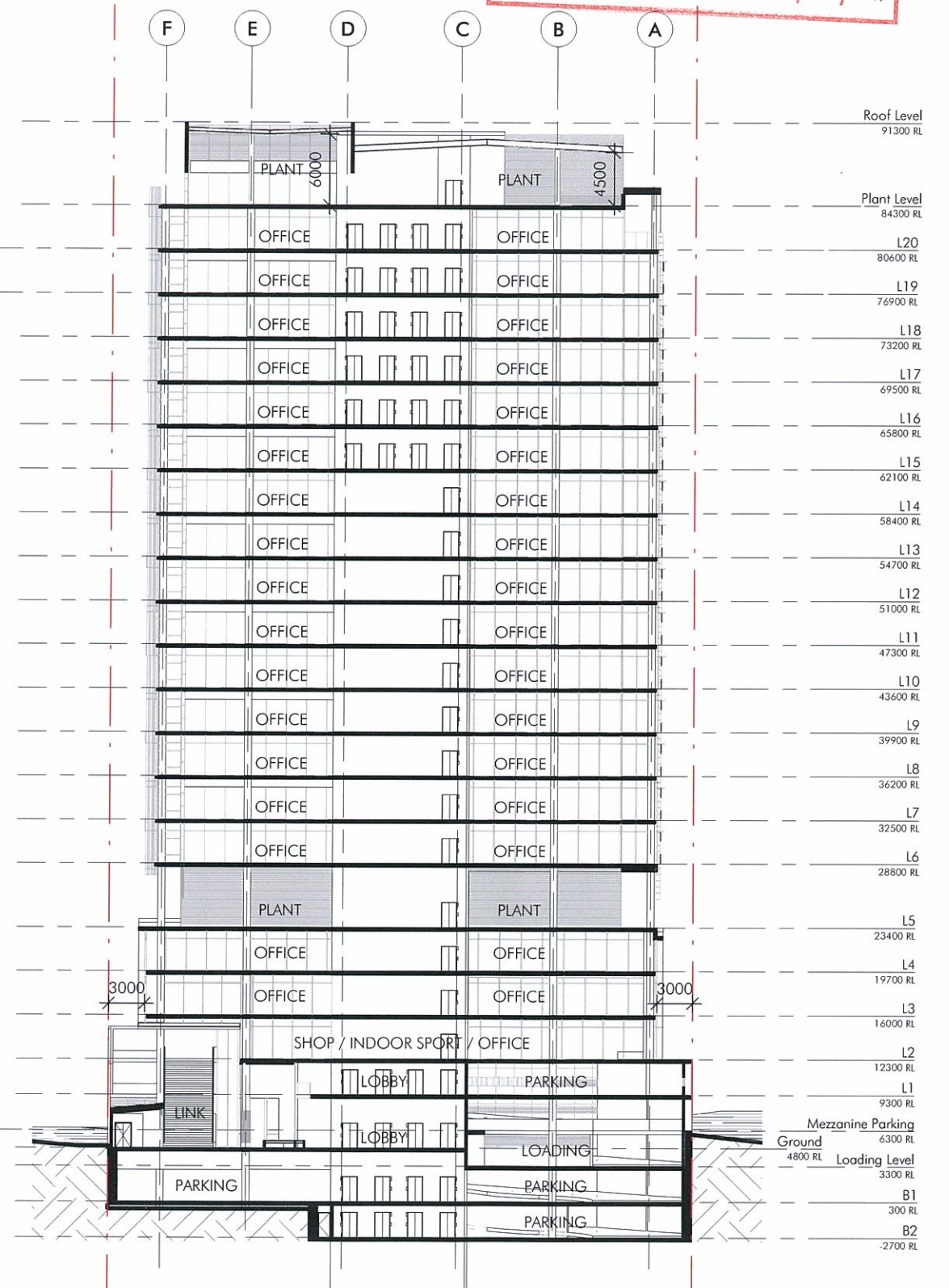


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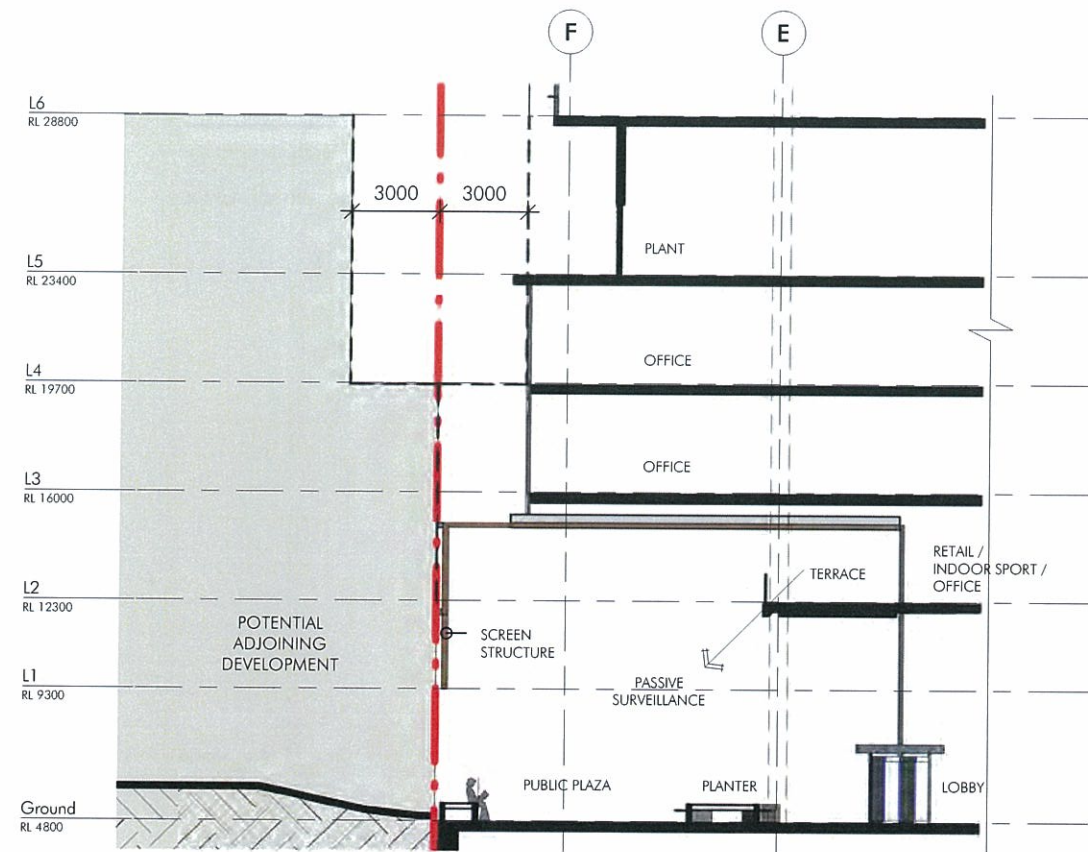


1
DA10

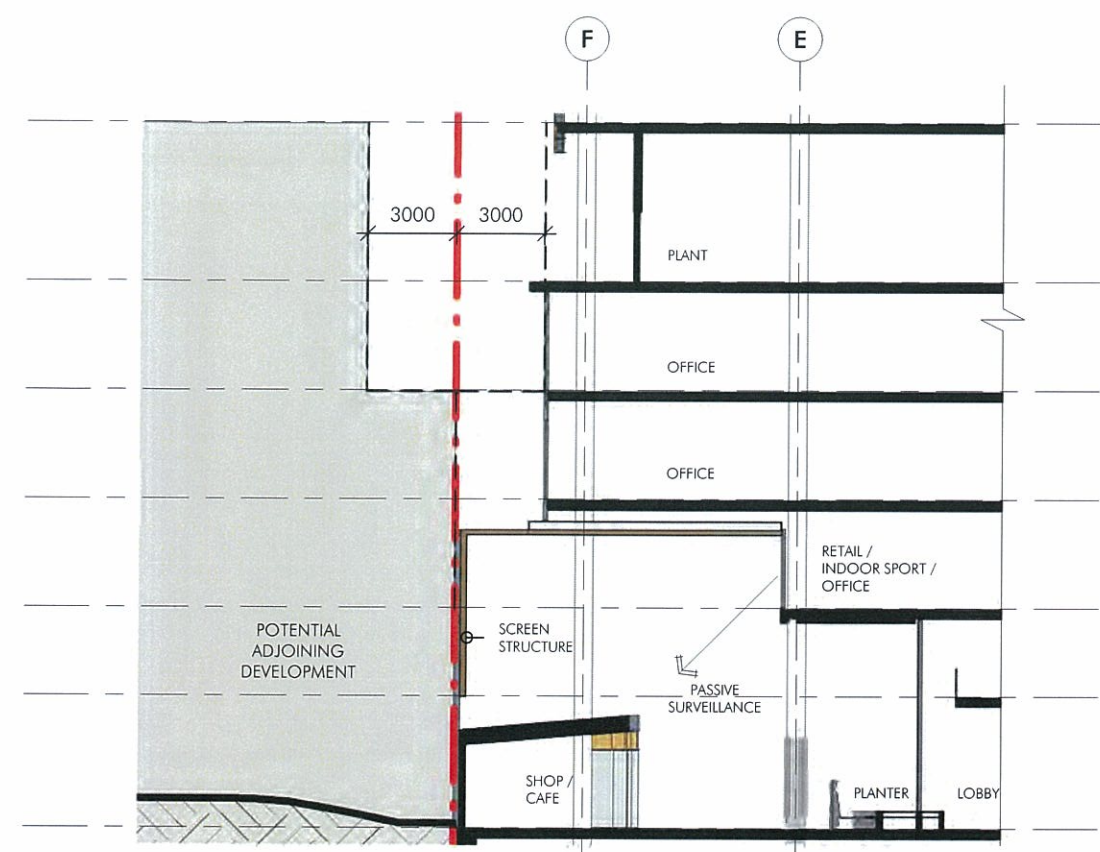
Long Section A-A
1 : 500



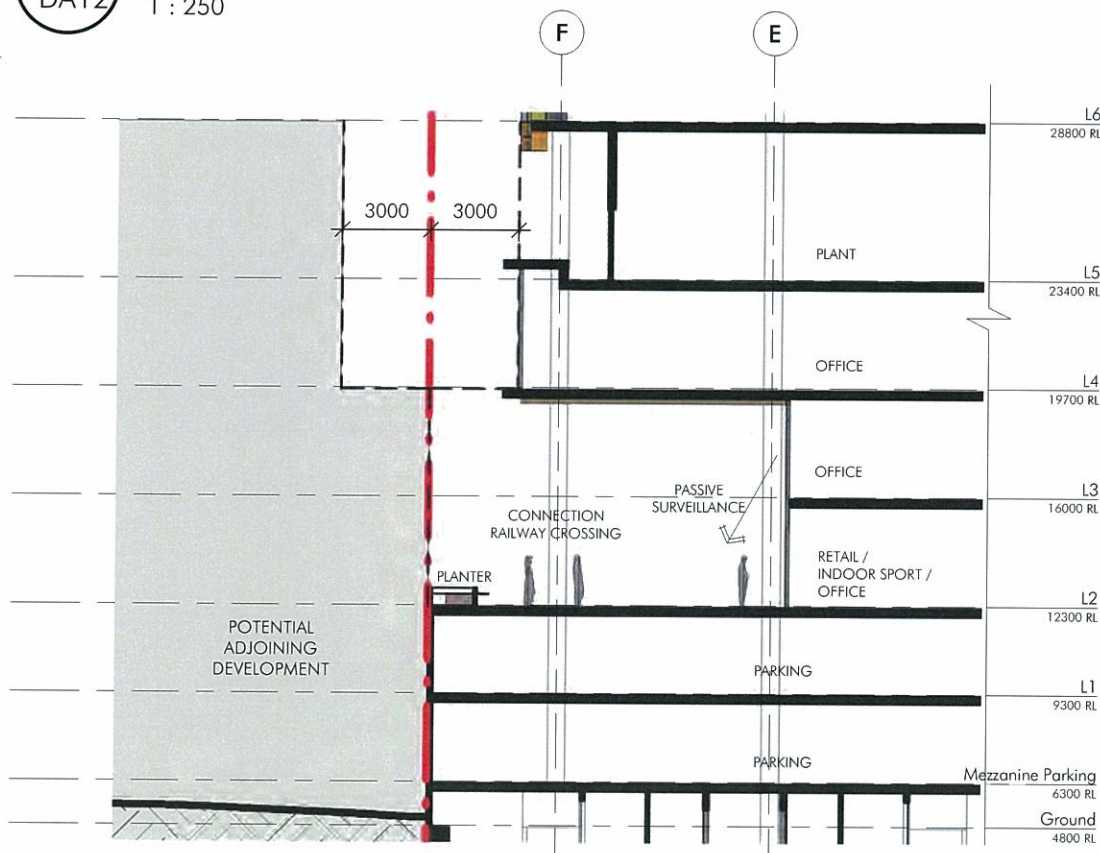
2 Cross Section B-B
- 1 : 500



1
DA12
Cross Section 1 thru' Activated Passage
1 : 250



2
DA12
Cross Section 2 thru' Activated Passage
1 : 250



3
-
Cross Section 3 thru' Activated Passage
1 : 250

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58 - 66 ABBOTSFORD ROAD, BOWEN HILLS

Title **PODIUM SECTIONS SHEET 1**

Scale 1 : 250

Date 12.05.2011

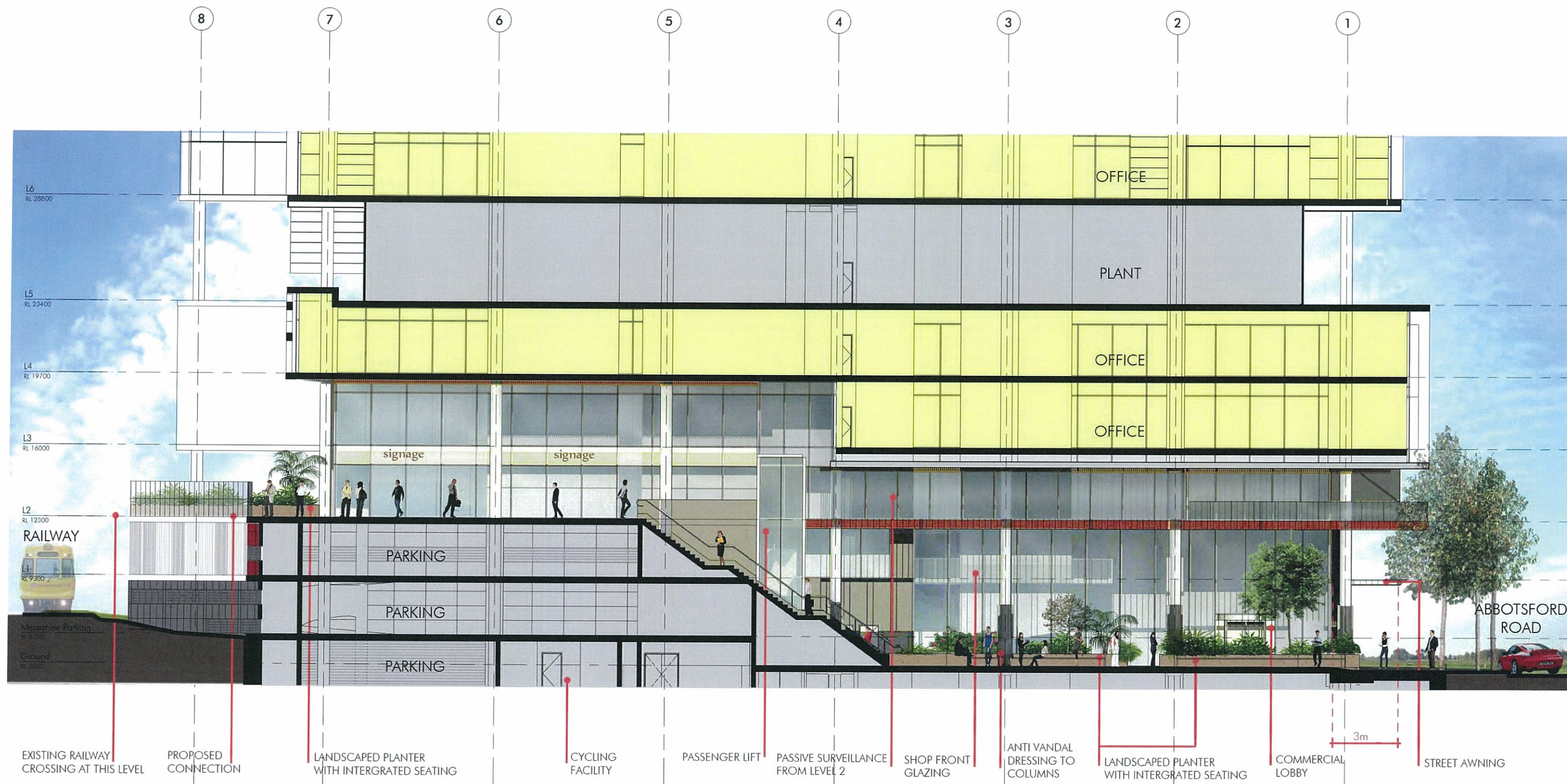
Number 3013_ DA30 (1)

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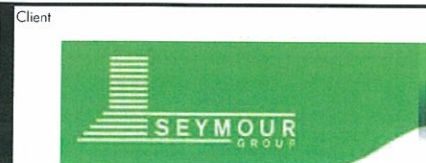
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2 Long Section through Activated Passage
DA12 1 : 200

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Title PODIUM SECTIONS SHEET 2
Scale 1 : 200
Date 12.05.2011
Number 3013_ DA31 (1)

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VIEW FROM ABBOTSFORD RD LOOKING NORTH



VIEW FROM ABBOTSFORD RD TOWARDS CITY

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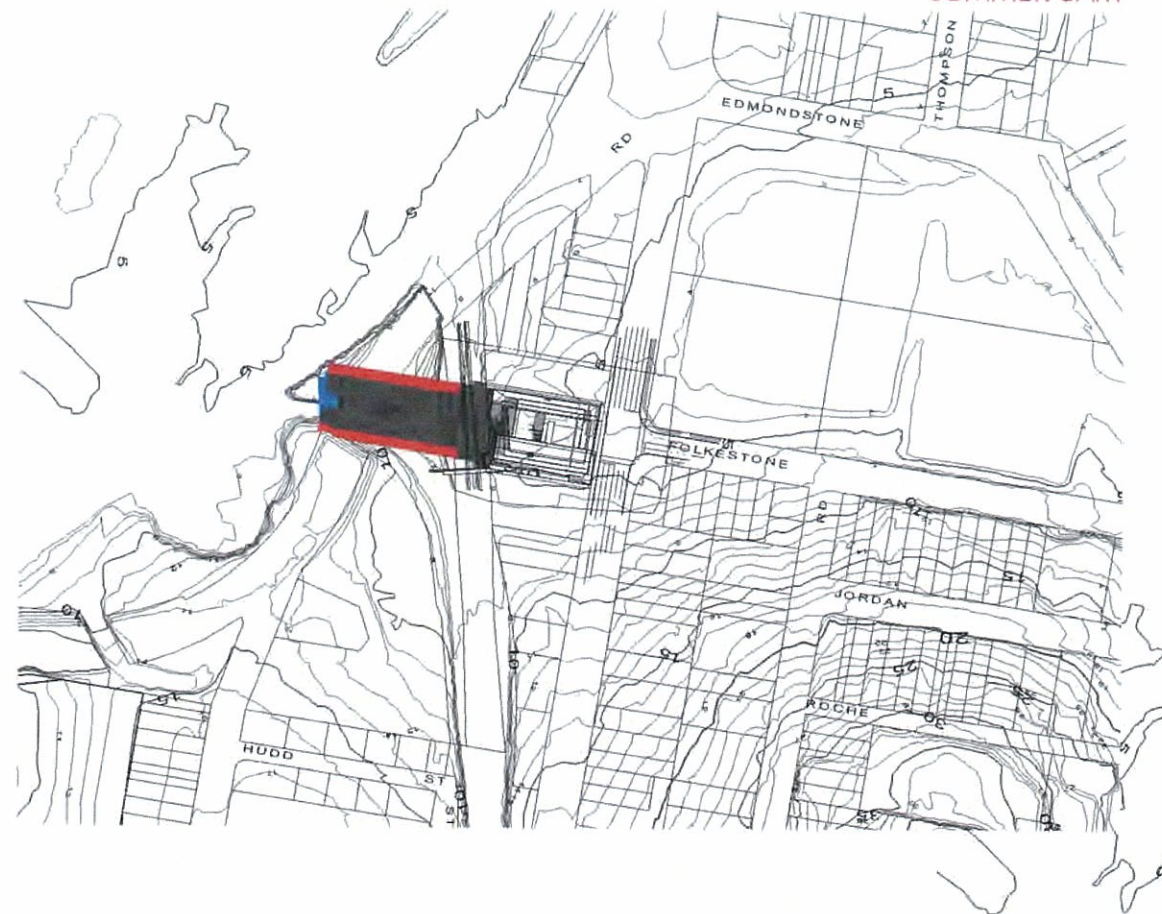
Title PERSPECTIVE VIEWS SHEET4
Scale
Date 26.08.2011
Number 3013_ DA32 (2)

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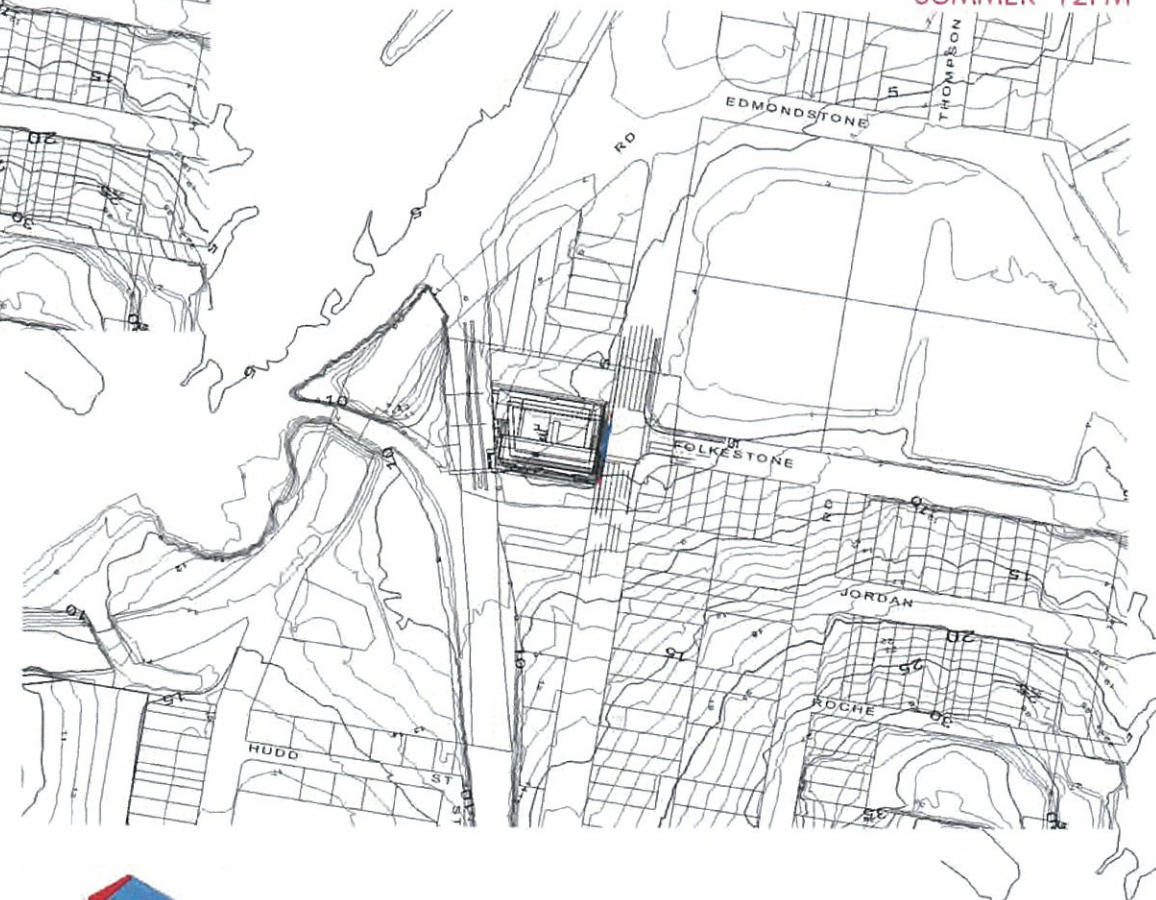


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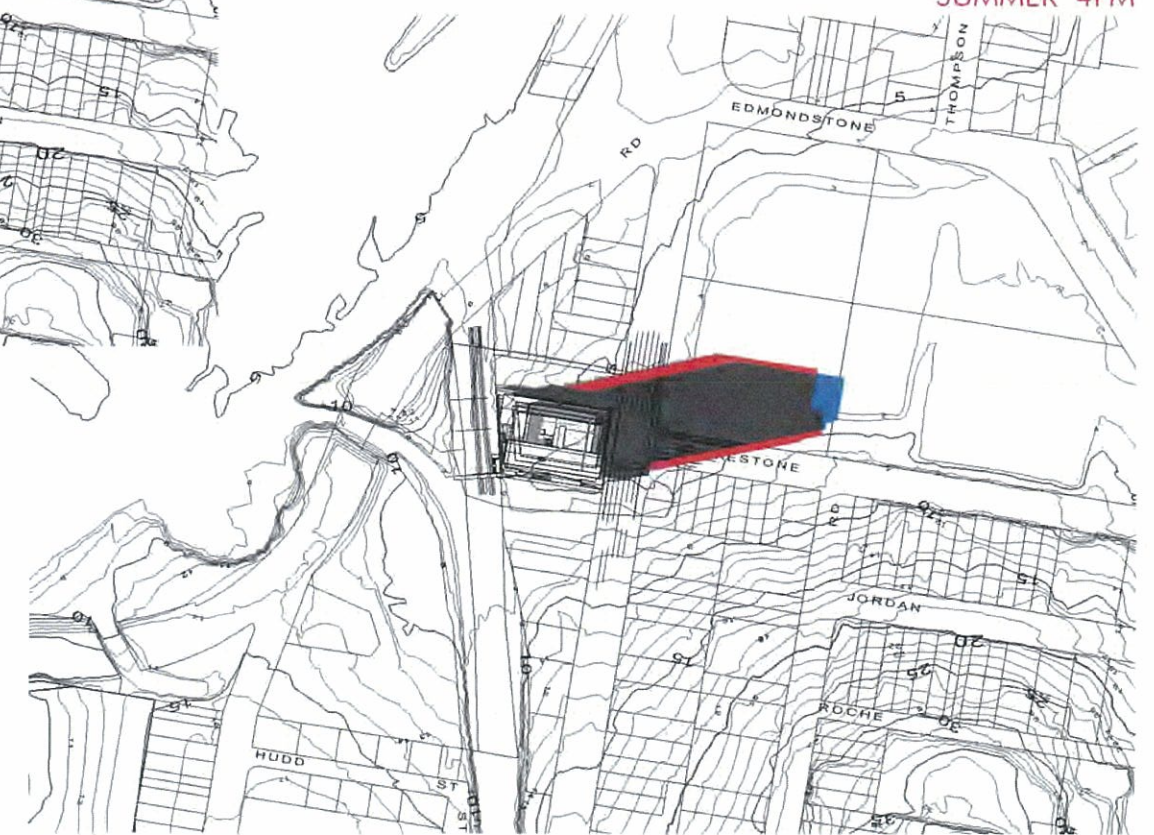
SUMMER 8AM



SUMMER 12PM



SUMMER 4PM



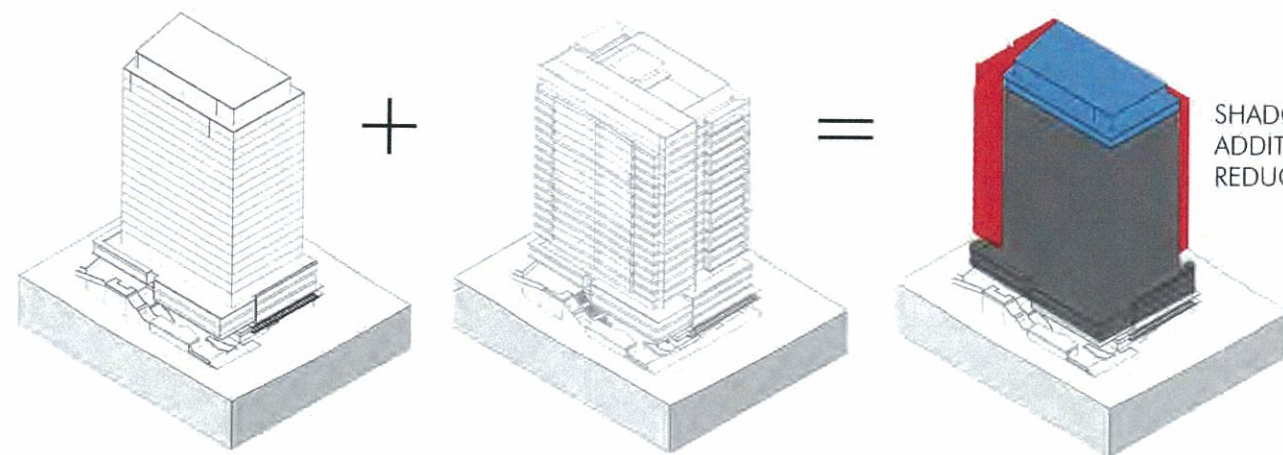
SHADOW DIAGRAMS

NOTE: FOR THE COMPARATIVE PURPOSE OF THIS EXERCISE THE SHADOWS SHOWN ARE CAST ONTO A FLAT PLANE AND THEREFORE DO NOT REPRESENT THE REALISTIC EXTENT OF SHADOWS ONTO AN UNDULATING TOPOGRAPHY. THE DIAGRAMS INTEND TO SHOW THE DIFFERENCE BETWEEN A COMPLIANT AND THE PROPOSED MASS.

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COMPLIANT:
- PLOT RATIO 8
- 24 STORIES + PLANT

PROPOSED:
- PLOT RATIO 12.4
- 21 STORIES + PLANT



SHADOW OF COMPLIANT MASS SHOWN IN GREY
ADDITIONAL SHADOW SHOWN IN RED
REDUCED SHADOW SHOWN IN BLUE

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SHADOW DIAGRAMS SHEET 1

Scale
Date
Number

26.08.2011
3013DA33.1 (1)

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