

ITEM 1.

NOTE: A MINIMUM HABITABLE FLOOR LEVEL OF 3.2 AHD

REVISED CONDITIONS - VARIATION 4
REFERENCE EMAIL 02/06/20 FROM ETHOS URBAN

1. Notate on the plans a minimum habitable floor level of 3.2m AHD
2. Remove the Preliminary Advice Only stamp from plans in Appendix B TTM Drawing 18BRT0113-01 (Rev C) & 02 (Rev B) in the TTM report

REFER TO UPDATED TTM
REPORT DATED 23.06.2020

3. The TTM report recommends MRV servicing for the showroom use. Demonstrate on the plans where the MRV bay or hold point in accordance with TAPS is to be provided or provide justification on how MRV servicing can be managed.
4. The car stacker in Basement 3 level (-6.02 level shown) doesn't provide sufficient height to accommodate the 3 level car stackers, as detailed in the TTM report, within the nominated location.

FURTHER ISSUES ITEMS
REFERENCE EMAIL 02/06/20 FROM ETHOS URBAN

- Confirm what use (i.e. commercial or residential) the 224.51m² storage area on Basement 1 is associated with.
- F2.

- Delineate on the plans a 3.75m wide footpath (sidewalk) between the roadway (carriageway) and the property boundary for both the Edmondstone Road and Thompson Street frontages of the site.
- F3.

- The driveway splay must not protrude past the northern property boundary of the site (i.e. into the area of the sidewalk adjacent to the northern property on Thompson Street). Amend the plans to taper or snake the driveway to ensure the entire driveway and splay remain wholly within the sidewalk adjacent to the property the subject of this application.
- F4.

- Provide further detail about the visitor parking spaces for cars and bicycles located on
- F7. Basement level 1 and 2.

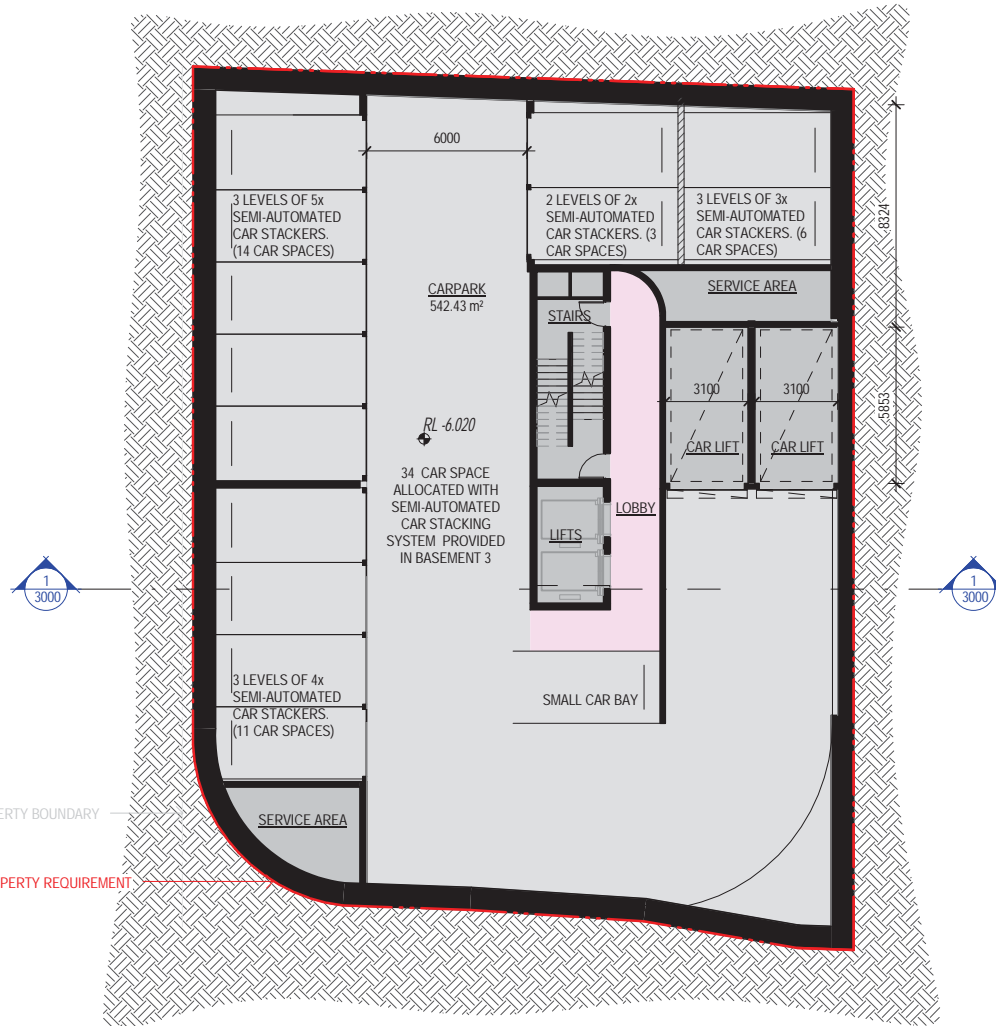
F7.1 Include details of how residential and commercial visitors to the site will be advised on the availability of the visitor car spaces, including the number available at any particular point in time

REFER TO UPDATED TTM
REPORT DATED 23.06.2020

F7.2 Bicycle parking is to be provided in accordance with TAPS requirements.

REFER TO UPDATED TTM
REPORT DATED 23.06.2020

- F8. Provide dimensioned plans for accessible units demonstrating accessibility in accordance with EDQ Guideline 2: Accessible Housing.



FLOOR PLAN - BASEMENT 3



Scale
1 : 200 @ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

DATE
15.06.2020

PROJECT NUMBER
18005

DRAWING NUMBER
TP1097 REV 2

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/974

Date: 11 September 2020



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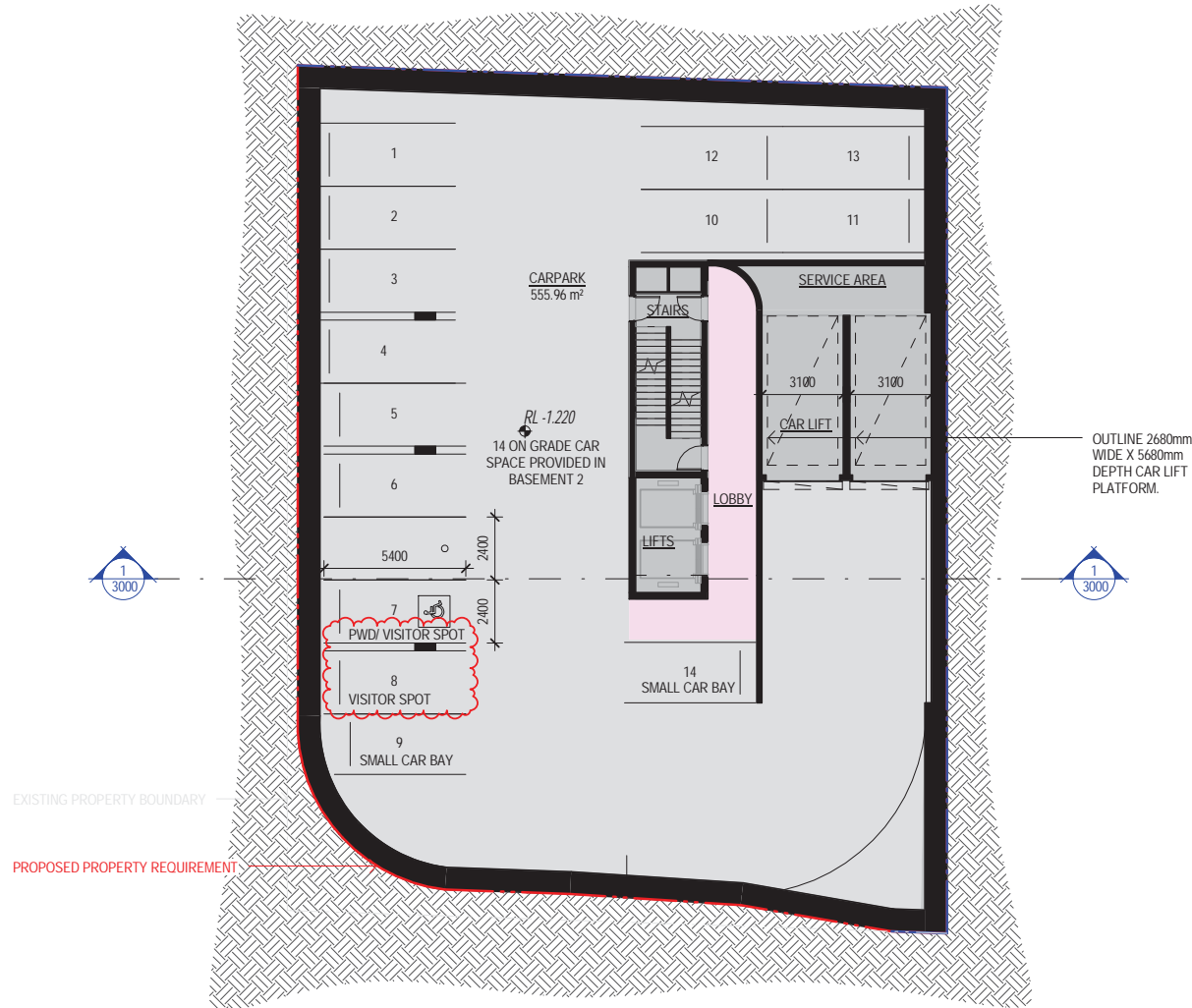
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NOTE: A MINIMUM HABITABLE
FLOOR LEVEL OF 3.2 AHDREVISED CONDITIONS - VARIATION 4
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REFER TO UPDATED TTM REPORT DATED 23.06.2020
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- F8.** Provide dimensioned plans for accessible units demonstrating accessibility in accordance with EDQ Guideline 2: Accessible Housing.



FLOOR PLAN - BASEMENT 2



Scale
1 : 200 @ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

DATE
23.06.2020

PROJECT NUMBER
18005

DRAWING NUMBER
TP1098 REV 4

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/974

Date: 11 September 2020



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FLOOR PLAN - BASEMENT 1



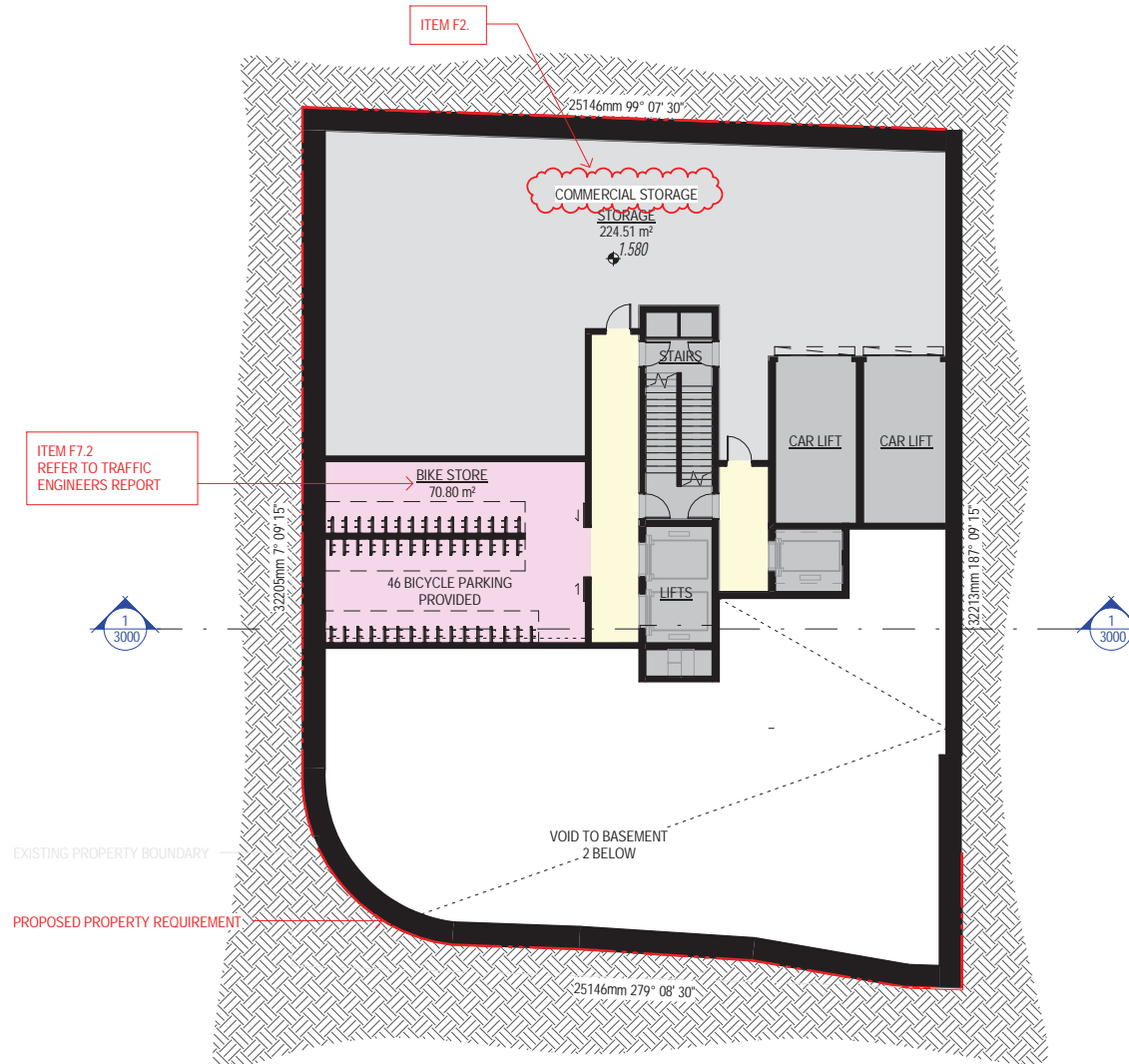
Scale
1 : 200 @ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

DATE
10.06.2020

PROJECT NUMBER
18005

DRAWING NUMBER
TP1099 REV 3



REVISED CONDITIONS - VARIATION 4 REFERENCE EMAIL 02/06/20 FROM ETHOS URBAN

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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2018/974

Date: 11 September 2020



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/974

Date: 11 September 2020



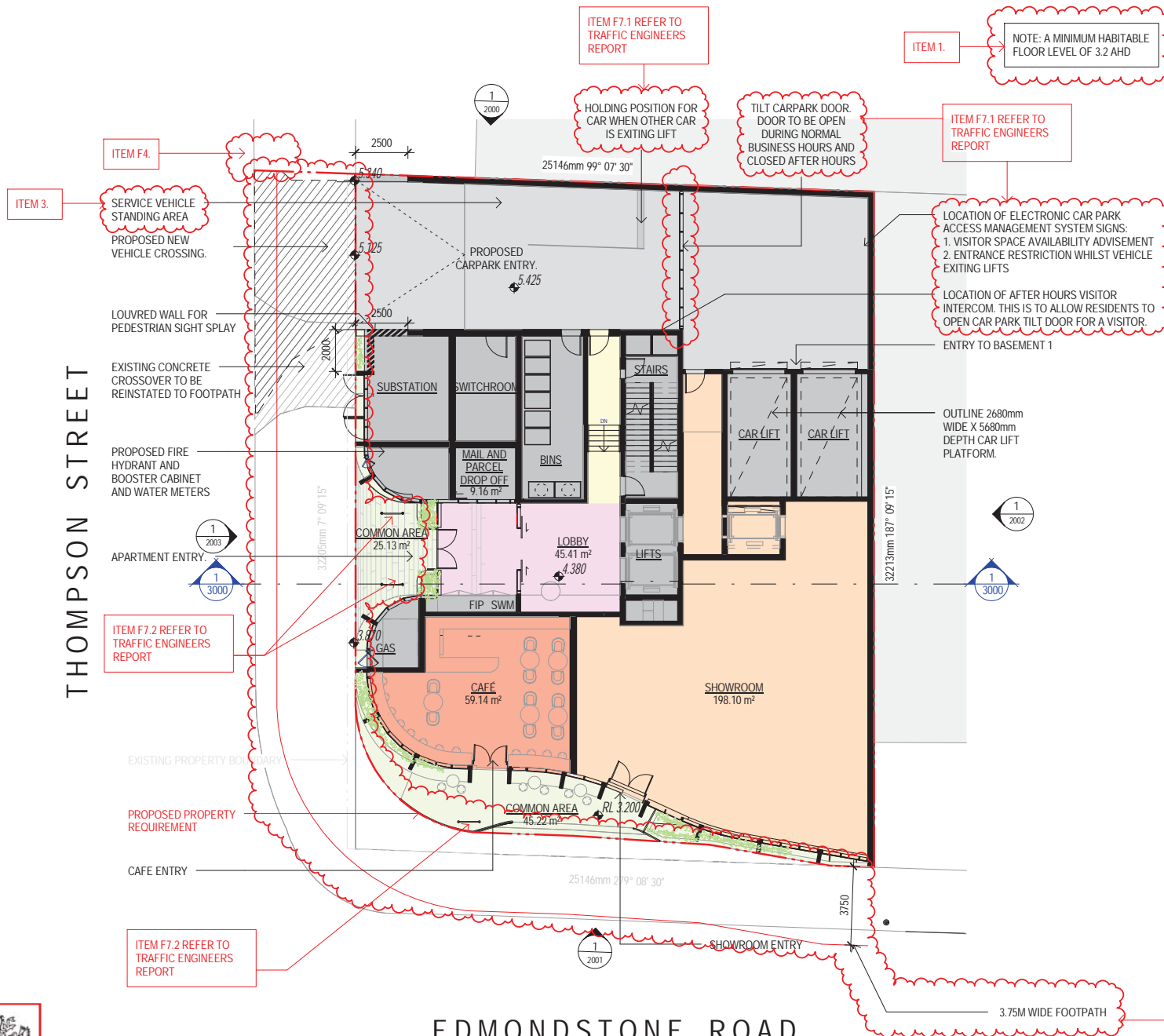
FLOOR PLAN - GROUND LEVEL



Scale
1 : 200 @ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

DATE
23.06.2020
PROJECT NUMBER
18005
DRAWING NUMBER
TP1100 REV 6



REVISED CONDITIONS - VARIATION 4
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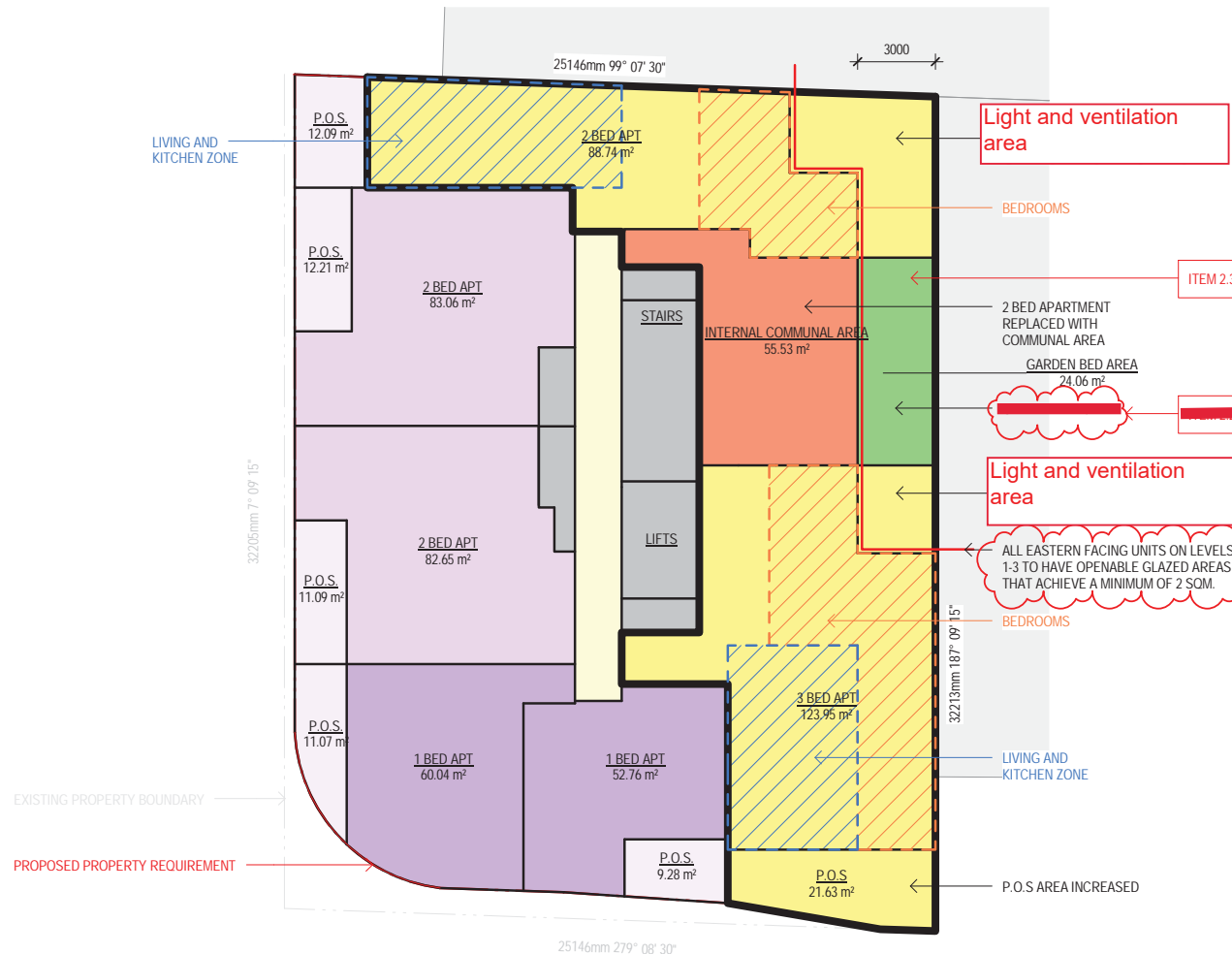
FURTHER ISSUES ITEMS
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ITEM F3.

- all openings on the eastern elevation for the podium units on levels 1-3 achieving a minimum glassed area of 2m² and capable of being opened to allow for natural ventilation
- the podium setback area on the eastern boundary of the site being annotated on the plans —
 - as a light and ventilation well and not for private or communal open space
 - with restricted access, other than for maintenance purposes and
 - being included in common property under any future community titling arrangement
- justification for the floor to ceiling height of level 6.2m and acknowledgement that any mezzanine (i.e. intermediate floor in the building) constitutes gross floor area and is not being considered as part of this application.
- the total gross floor area of the development.

THOMPSON STREET



EDMONDSTONE ROAD

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2018/974
Date: 11 September 2020

Subject to compliance assessment for
detailed design

AMENDED IN RED

By: Marissa Bais
Date: 10 August 2020



FLOOR PLAN - LEVEL 1



Scale 1 : 200@ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

DATE
23.06.2020

PROJECT NUMBER
18005

DRAWING NUMBER
SK0050 REV 3

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THOMPSON STREET



EDMONDSTONE ROAD

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2018/974
Date: 11 September 2020

FLOOR PLAN - LEVEL 2



Scale
1 : 200 @ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

DATE
23.06.2020

PROJECT NUMBER
18005

DRAWING NUMBER
SK0051 REV 2

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Subject to compliance assessment for
detailed design

AMENDED IN RED

By: Marissa Bais
Date: 10 August 2020



THOMPSON STREET



EDMONDSTONE ROAD

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2018/974
Date: 11 September 2020

Subject to compliance assessment for
detailed design

AMENDED IN RED

By: Marissa Bais
Date: 10 August 2020



FLOOR PLAN - LEVEL 3



Scale 1 : 200 @ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

DATE
23.06.2020

PROJECT NUMBER
18005

DRAWING NUMBER
SK0052 REV 2

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ITEM 1.

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REVISED CONDITIONS - VARIATION 4
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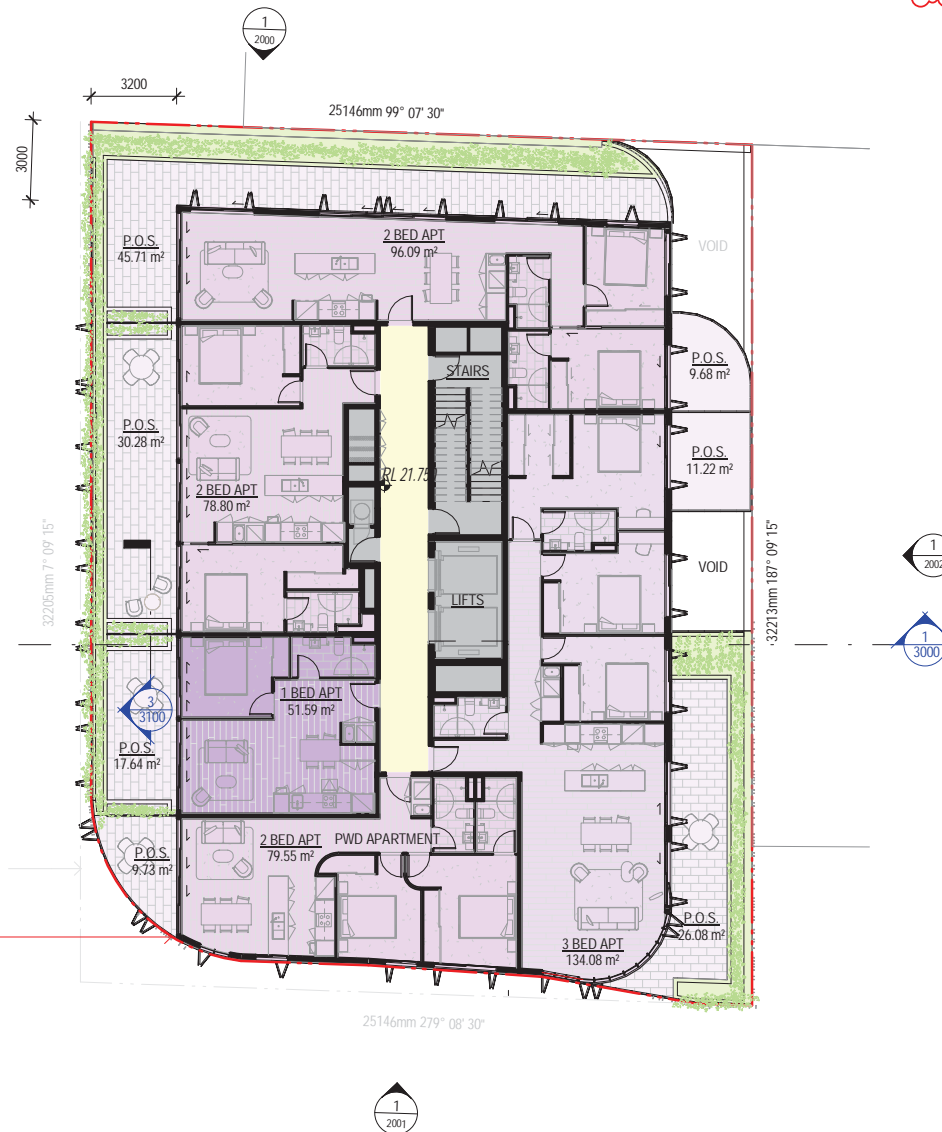
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THOMPSON STREET

EXISTING PROPERTY BOUNDARY

PROPOSED PROPERTY REQUIREMENT



EDMONDSTONE ROAD

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVALApproval no: DEV2018/974
Date: 11 September 2020

FLOOR PLAN - LEVEL 4



Scale

1 : 200 @ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

DATE
15.06.2020PROJECT NUMBER
18005DRAWING NUMBER
TP1104 REV 4
METIER
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ITEM 1.

NOTE: A MINIMUM HABITABLE FLOOR LEVEL OF 3.2 AHD

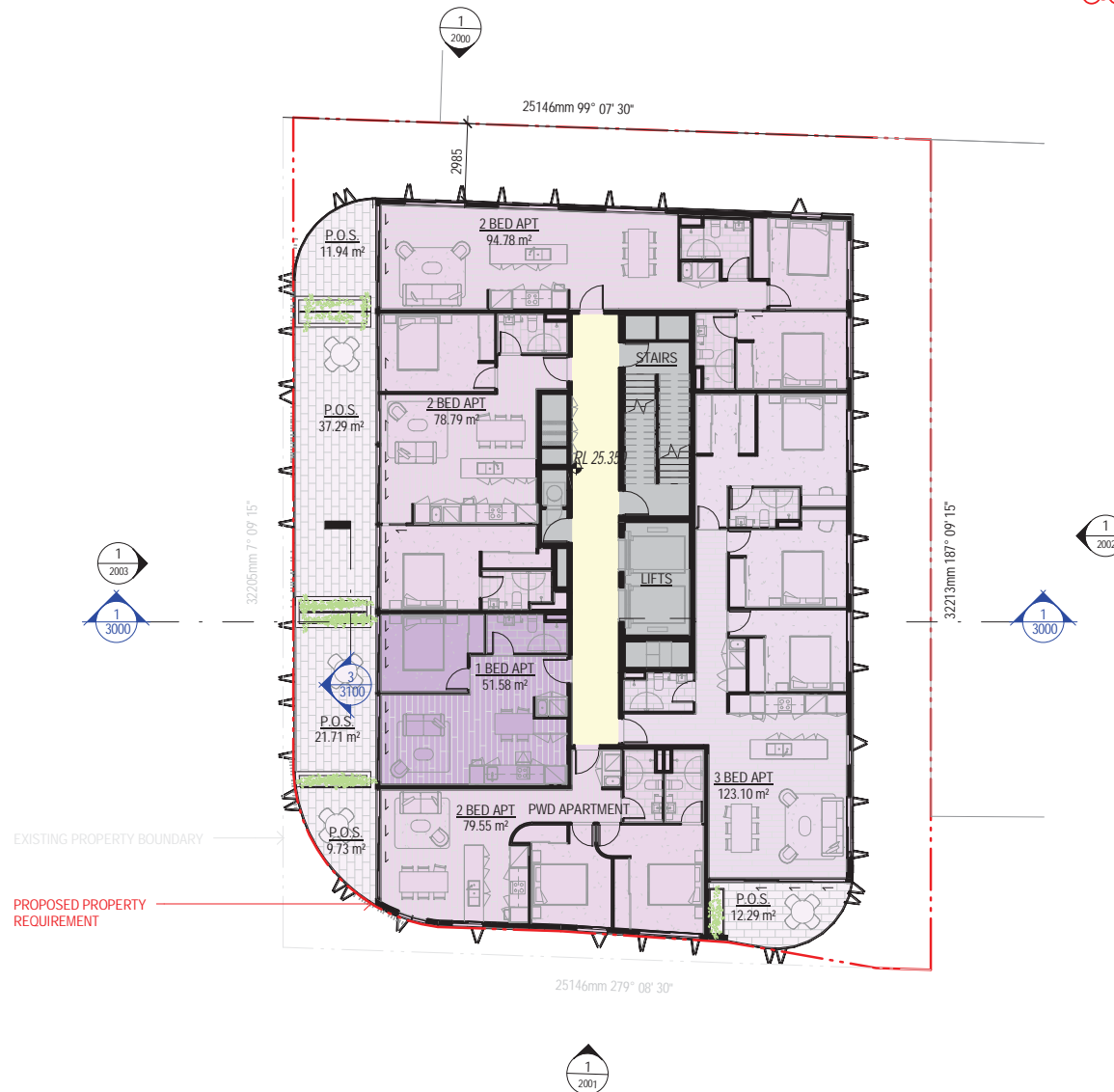
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THOMPSON STREET



EDMONDSTONE ROAD

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2018/974
Date: 11 September 2020

FLOOR PLAN - LEVEL 5



Scale
1 : 200@ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

DATE
15.06.2020

PROJECT NUMBER
18005

DRAWING NUMBER
TP1105 REV 4

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ITEM 1.

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THOMPSON STREET

EXISTING PROPERTY BOUNDARY

PROPOSED PROPERTY REQUIREMENT

32205mm 7° 09' 15"

32213mm 187° 09' 15"

25146mm 279° 08' 30"

EDMONDSTONE ROAD

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

PLANS AND DOCUMENTS
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Approval no: DEV2018/974
Date: 11 September 2020

FLOOR PLAN - LEVEL 6



Scale
1 : 200 @ A3

DATE
15.06.2020

PROJECT NUMBER
18005

DRAWING NUMBER
TP1106 REV 4

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ITEM 1.

NOTE: A MINIMUM HABITABLE
FLOOR LEVEL OF 3.2 AHDREVISED CONDITIONS - VARIATION 4
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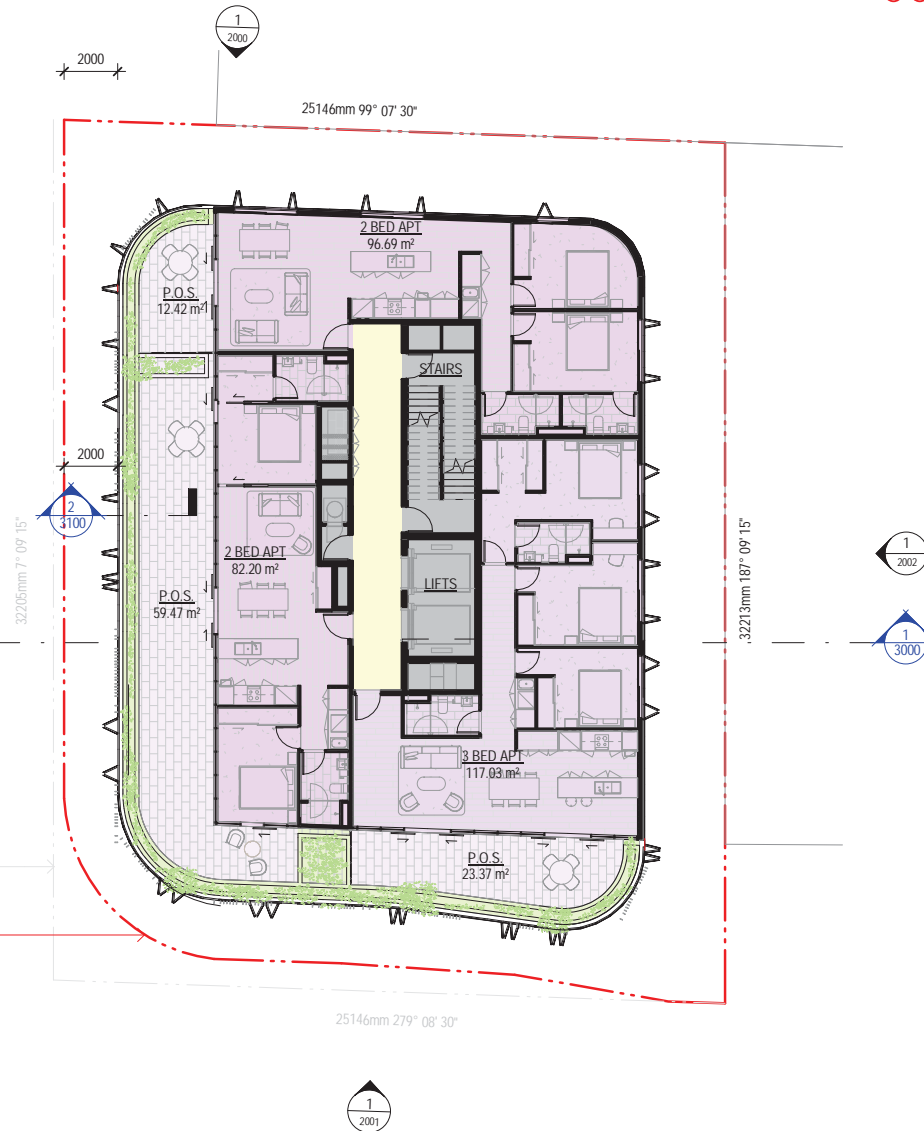
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THOMPSON STREET

EXISTING PROPERTY BOUNDARY

PROPOSED PROPERTY
REQUIREMENT

EDMONDSTONE ROAD

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVALApproval no: DEV2018/974
Date: 11 September 2020

FLOOR PLAN - LEVEL 7



Scale

1 : 200 @ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

DATE
15.06.2020PROJECT NUMBER
18005DRAWING NUMBER
TP1107 REV 4
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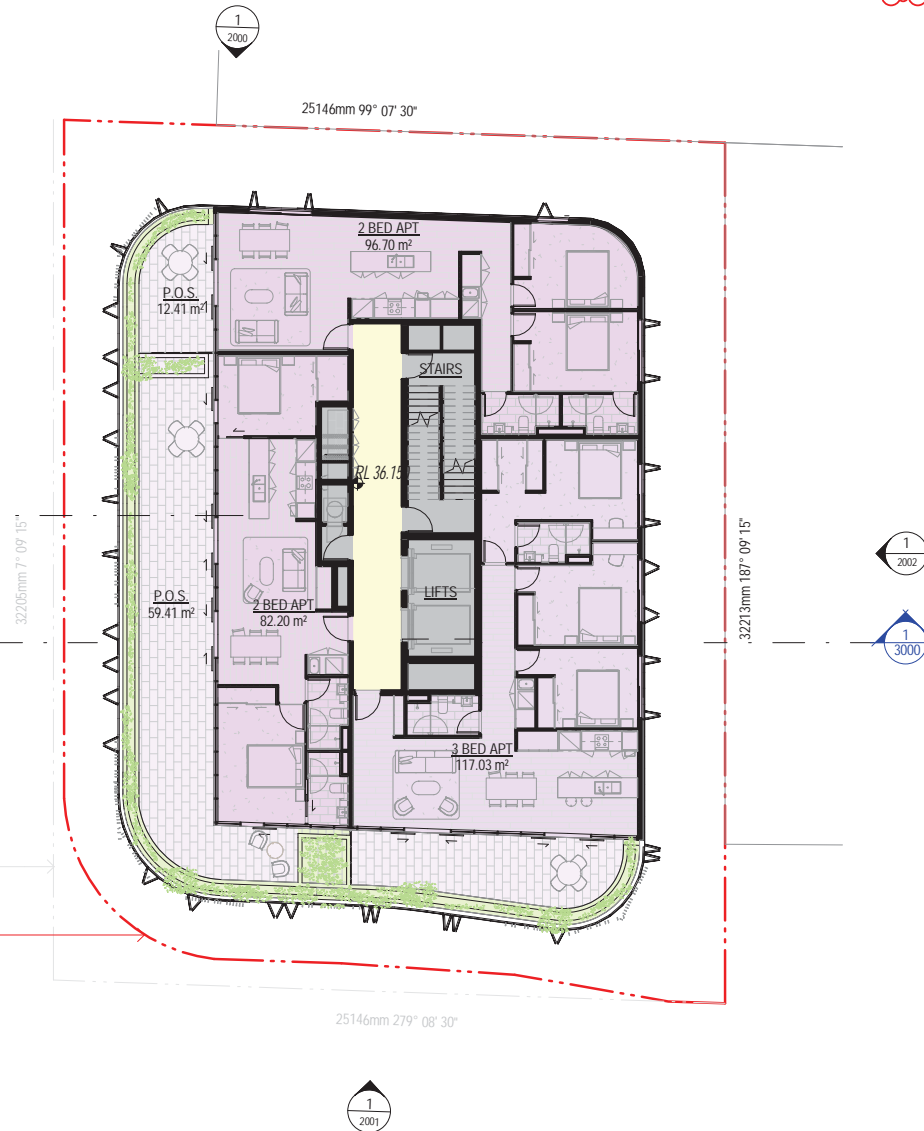
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THOMPSON STREET

EXISTING PROPERTY BOUNDARY
PROPOSED PROPERTY REQUIREMENT



EDMONDSTONE ROAD

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2018/974
Date: 11 September 2020

FLOOR PLAN - LEVEL 8



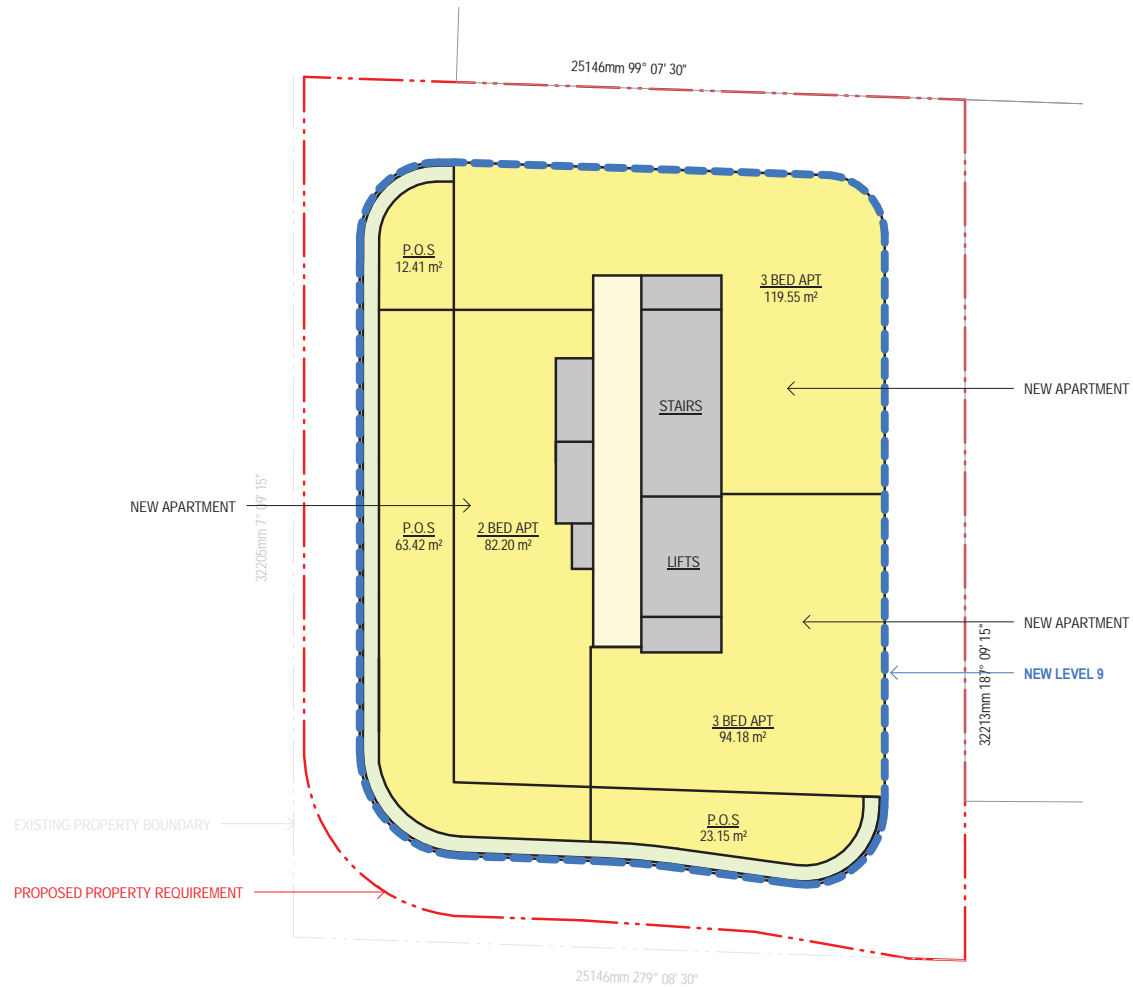
Scale 1 : 200 @ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

DATE 15.06.2020
PROJECT NUMBER 18005
DRAWING NUMBER TP1108 REV 4

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THOMPSON STREET



EDMONDSTONE ROAD

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2018/974
Date: 11 September 2020

Subject to compliance assessment for
detailed design

AMENDED IN RED

By: Marissa Bais
Date: 10 August 2020



FLOOR PLAN - LEVEL 9



0 2 4 6 8 10 m
Scale
1 : 200 @ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

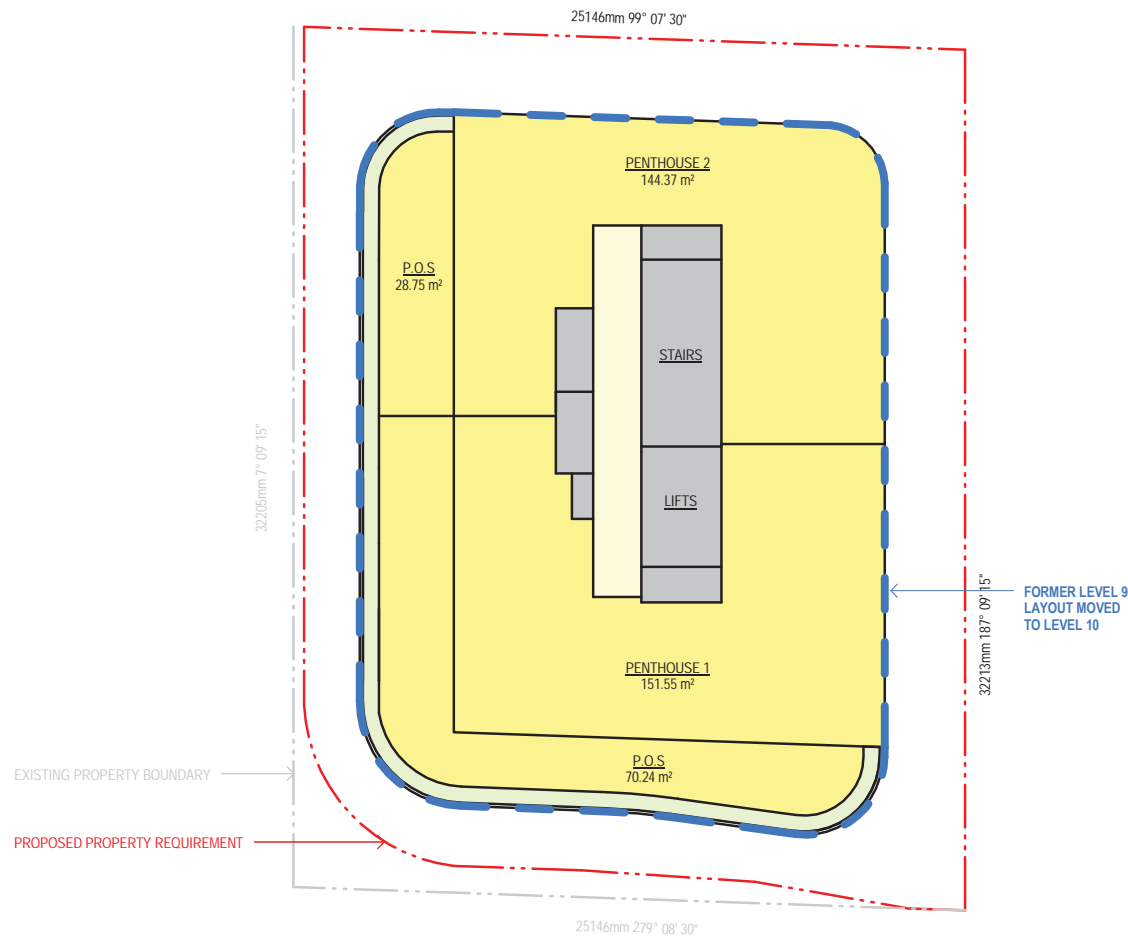
DATE
30.04.2020

PROJECT NUMBER
18005

DRAWING NUMBER
SK0053 REV 1

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THOMPSON STREET



EDMONDSTONE ROAD

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2018/974
Date: 11 September 2020

Subject to compliance assessment for
detailed design

AMENDED IN RED

By: Marissa Bais
Date: 10 August 2020



FLOOR PLAN - LEVEL 10



0 1 2 3 4 5m
Scale
1 : 100@A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

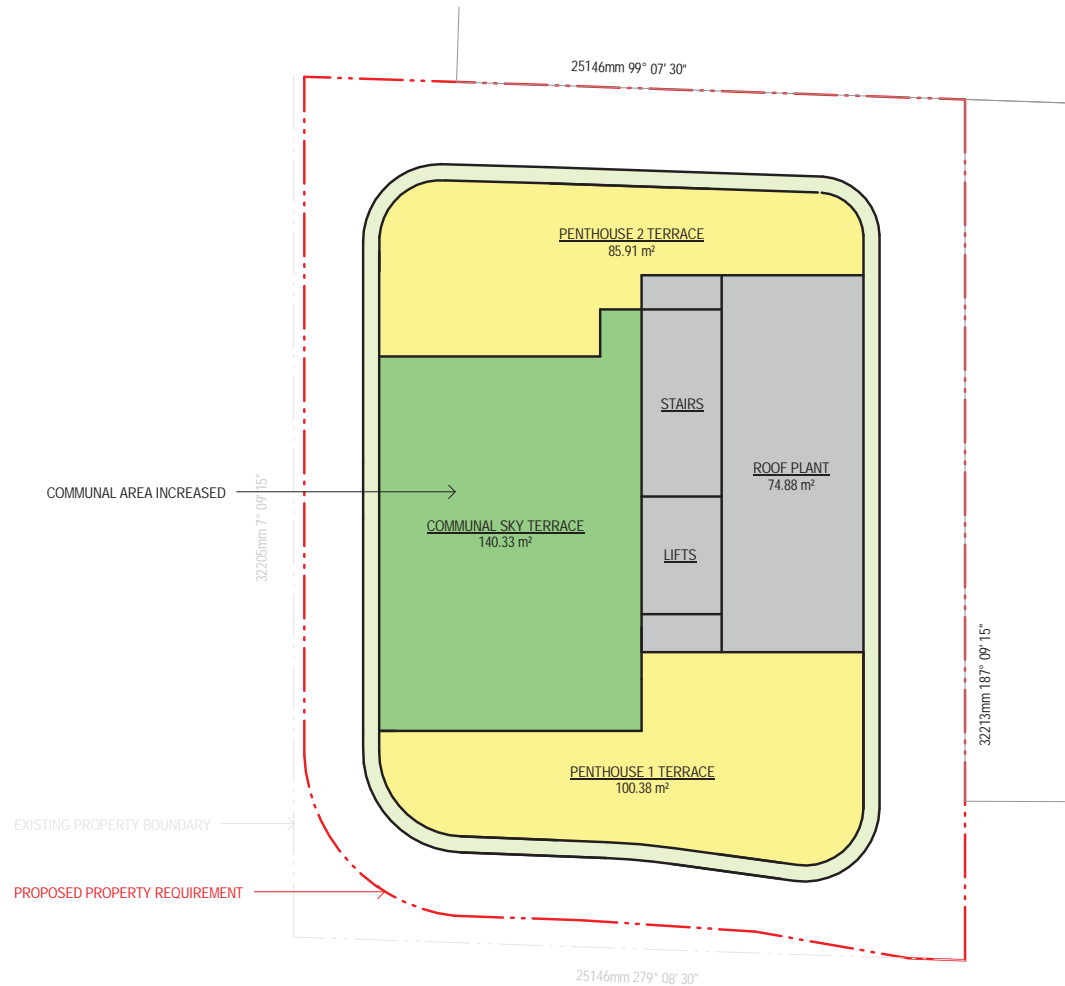
DATE
30.04.2020

PROJECT NUMBER
18005

DRAWING NUMBER
SK0054 REV 1

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THOMPSON STREET



EDMONDSTONE ROAD

Subject to compliance assessment for detailed design

AMENDED IN RED

By: Marissa Bais
Date: 10 August 2020



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2018/974
Date: 11 September 2020



ROOF LEVEL - SKY TERRACE



Scale 1 : 200 @ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

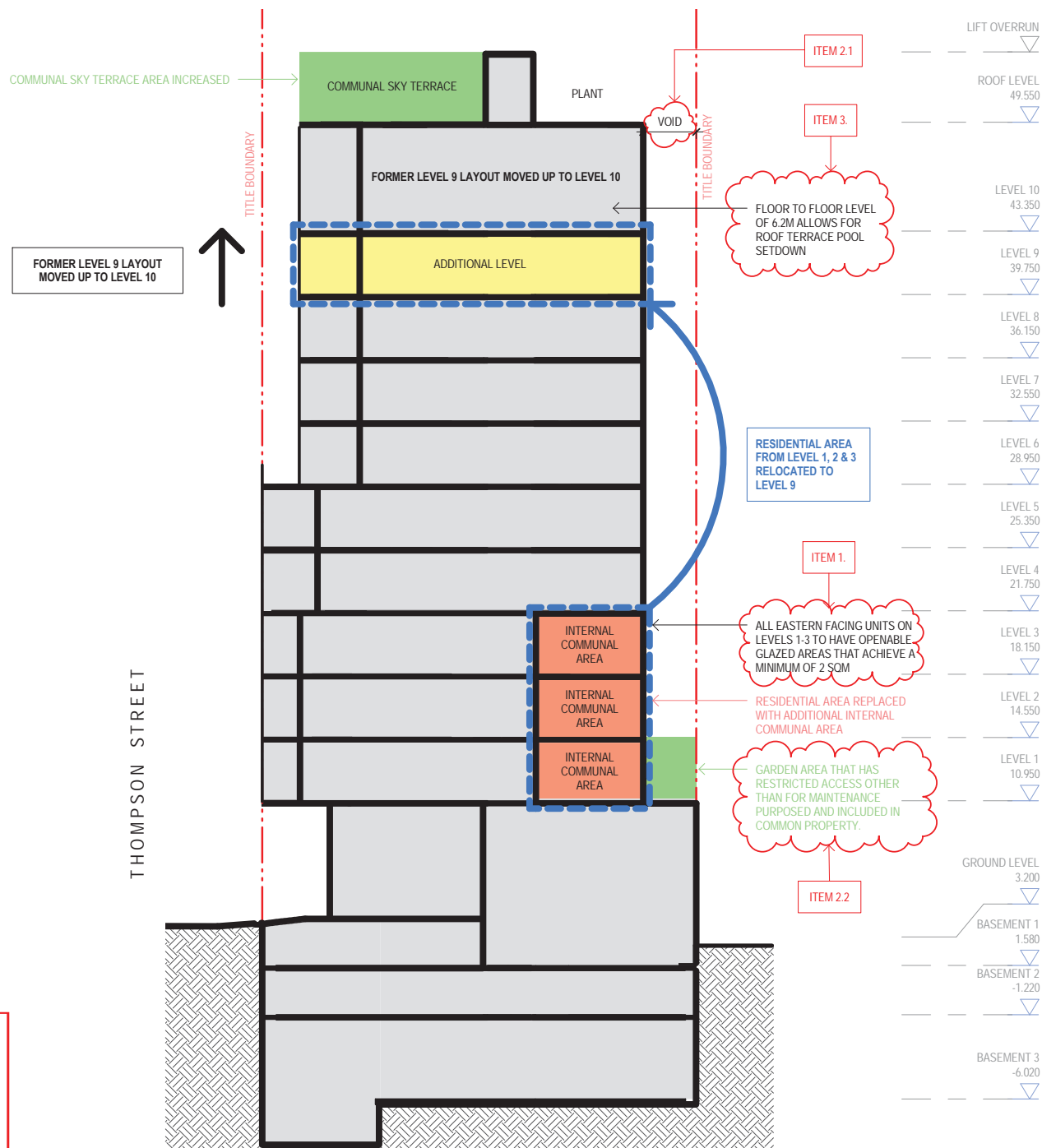
DATE
30.04.2020

PROJECT NUMBER
18005

DRAWING NUMBER
SK0055 REV 1

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- all openings on the eastern elevation for the podium units on levels 1 -3 achieving a minimum glassed area of 2m2 and capable of being opened to allow for natural ventilation
- the podium setback area on the eastern boundary of the site being annotated on the plans —
 - as a light and ventilation well and not for private or communal open space
 - with restricted access, other than for maintenance purposes and
 - being included in common property under any future community titling arrangement
- justification for the floor to ceiling height of level 6.2m and acknowledgement that any mezzanine (i.e. intermediate floor in the building) constitutes gross floor area and is not being considered as part of this application.
- the total gross floor area of the development.



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/974
Date: 11 September 2020



DIAGRAMMATIC SECTION

Scale
1 : 250 @ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

DATE
23.06.2020

PROJECT NUMBER
18005

DRAWING NUMBER
SK0056 REV 2

Subject to compliance assessment for
detailed design

AMENDED IN RED

By: Marissa Bais
Date: 10 August 2020



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ITEM 1.

NOTE: A MINIMUM HABITABLE FLOOR LEVEL OF 3.2 AHD

REVISED CONDITIONS - VARIATION 4
REFERENCE EMAIL 02/06/20 FROM ETHOS URBAN

1. Note on the plans a minimum habitable floor level of 3.2m AHD
2. Remove the Preliminary Advice Only stamp from plans in Appendix B TTM Drawing 188RT0113-01 (Rev C) & 02 (Rev B) in the TTM report
REFER TO UPDATED TTM REPORT DATED 23.06.2020
3. The TTM report recommends MRV servicing for the showroom use. Demonstrate on the plans where the MRV bay or hold point in accordance with TAPS is to be provided or provide justification on how MRV servicing can be managed.
4. The car stacker in Basement 3 level (-6.02 level shown) doesn't provide sufficient height to accommodate the 3 level car stackers, as detailed in the TTM report, within the nominated location.

FURTHER ISSUES ITEMS
REFERENCE EMAIL 02/06/20 FROM ETHOS URBAN

- Confirm what use (i.e. commercial or residential) the 224.51m² storage area on Basement 1 is associated with.
- F2. Delineate on the plans a 3.75m wide footpath (sidewalk) between the roadway (carriageway) and the property boundary for both the Edmondstone Road and Thompson Street frontages of the site.
- The driveway splay must not protrude past the northern property boundary of the site (i.e. into the area of the sidewalk adjacent to the northern property on Thompson Street). Amend the plans to taper or snake the driveway to ensure the entire driveway and splay remain wholly within the sidewalk adjacent to the property the subject of this application.
- Provide further detail about the visitor parking spaces for cars and bicycles located on
- F7. Basement level 1 and 2.
F7.1 Include details of how residential and commercial visitors to the site will be advised on the availability of the visitor car spaces, including the number available at any particular point in time
REFER TO UPDATED TTM REPORT DATED 23.06.2020
F7.2 Bicycle parking is to be provided in accordance with TAPS requirements.
REFER TO UPDATED TTM REPORT DATED 23.06.2020
- F8. Provide dimensioned plans for accessible units demonstrating accessibility in accordance with EDQ Guideline 2: Accessible Housing.

THOMPSON STREET

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVALApproval no: DEV2018/974
Date: 11 September 2020

DETAILED GROUND FLOOR PLAN

Scale
1 : 200 @ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

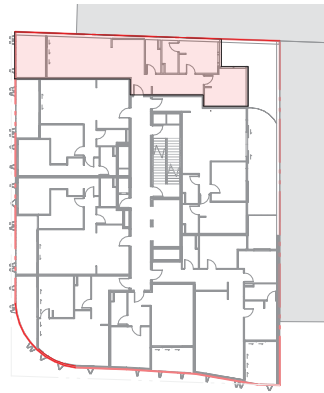
DATE
15.06.2020PROJECT NUMBER
18005DRAWING NUMBER
TP1200 REV 3

AMENDED IN RED

By: Marissa Bais
Date: 8 September 2020

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THOMPSON STREET

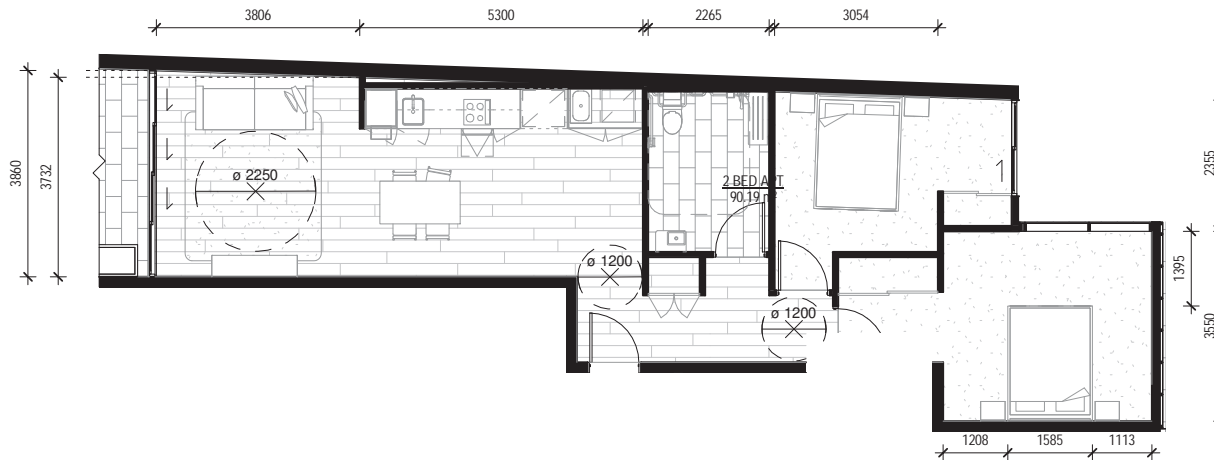


EDMONDSTONE ROAD

1 LEVEL 1 - REFERENCE PLAN

1:500

ITEM F8.



2

LEVEL 1 - ACCESSIBLE UNIT TYPE A

3000

1:100

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/974

Date: 11 September 2020



Subject to compliance assessment for
detailed design

AMENDED IN RED

By: Marissa Bais

Date: 10 August 2020



NOTE: A MINIMUM HABITABLE
FLOOR LEVEL OF 3.2 AHD

ITEM 1.

REVISED CONDITIONS - VARIATION 4
REFERENCE EMAIL 02/06/20 FROM ETHOS URBAN

1. Note on the plans a minimum habitable floor level of 3.2m AHD
2. Remove the Preliminary Advice Only stamp from plans in Appendix B TTM Drawing 18BRT0113-01 (Rev C) & 02 (Rev B) in the TTM report
REFER TO UPDATED TTM REPORT DATED 23.06.2020
3. The TTM report recommends MRV servicing for the showroom use. Demonstrate on the plans where the MRV bay or hold point in accordance with TAPS is to be provided or provide justification on how MRV servicing can be managed.
4. The car stacker in Basement 3 level (-6.02 level shown) doesn't provide sufficient height to accommodate the 3 level car stackers, as detailed in the TTM report, within the nominated location.

FURTHER ISSUES ITEMS
REFERENCE EMAIL 02/06/20 FROM ETHOS URBAN

- Confirm what use (i.e. commercial or residential) the 224.51m² storage area on Basement 1 is associated with.
- Delineate on the plans a 3.75m wide footpath (sidewalk) between the roadway (carriageway) and the property boundary for both the Edmondstone Road and Thompson Street frontages of the site.
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- Provide further detail about the visitor parking spaces for cars and bicycles located on
- F7. Basement level 1 and 2.
F7.1 Include details of how residential and commercial visitors to the site will be advised on the availability of the visitor car spaces, including the number available at any particular point in-time
REFER TO UPDATED TTM REPORT DATED 23.06.2020
F7.2 Bicycle parking is to be provided in accordance with TAPS requirements.
REFER TO UPDATED TTM REPORT DATED 23.06.2020
- F8. Provide dimensioned plans for accessible units demonstrating accessibility in accordance with EDQ Guideline 2: Accessible Housing.

ACCESSIBLE UNITS - TYPE A

Scale As indicated @ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

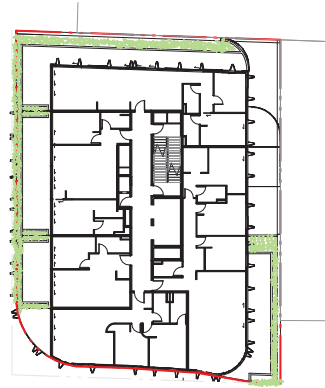
DATE
15.06.2020

PROJECT NUMBER
18005

DRAWING NUMBER
TP1210 REV -

METIER
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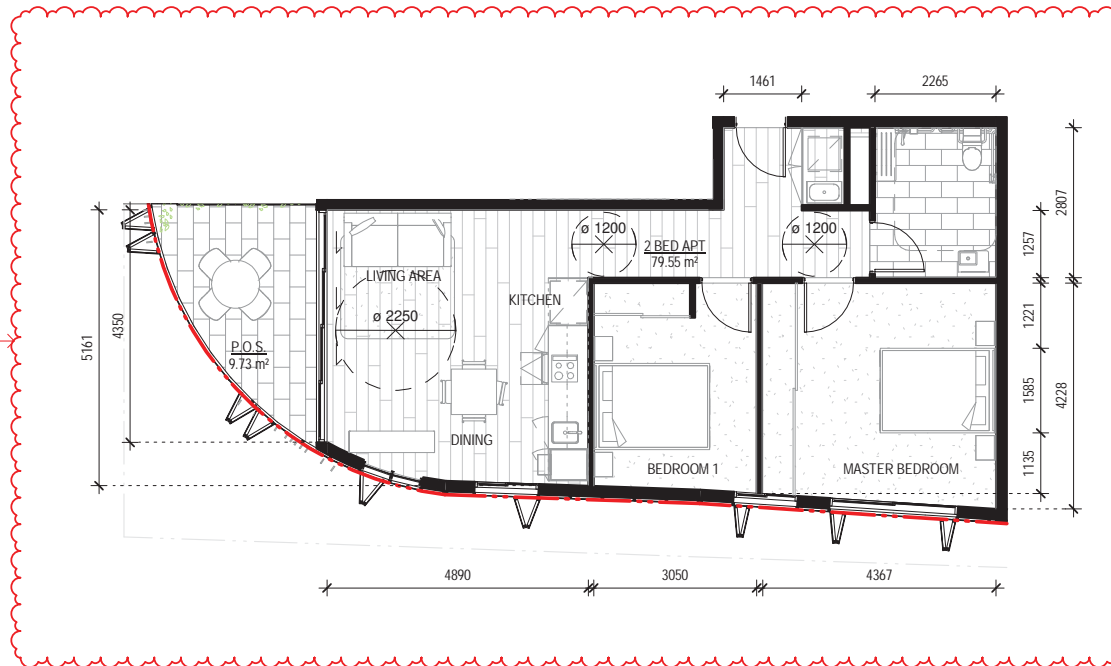
THOMPSON STREET



EDMONDSTONE ROAD

1 LEVEL 4 - REFERENCE PLAN
3000 1:500

ITEM F8.



2 LEVEL 4 - ACCESSIBLE UNIT TYPE B
3000 1:100

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/974
Date: 11 September 2020



ACCESSIBLE UNITS - TYPE B

Scale As indicated @ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

Subject to compliance assessment for
detailed design

AMENDED IN RED

By: Marissa Bais
Date: 10 August 2020



ITEM 1.

NOTE: A MINIMUM HABITABLE
FLOOR LEVEL OF 3.2 AHD

REVISED CONDITIONS - VARIATION 4
REFERENCE EMAIL 02/06/20 FROM ETHOS URBAN

1. Note on the plans a minimum habitable floor level of 3.2m AHD
2. Remove the Preliminary Advice Only stamp from plans in Appendix B TTM Drawing 18BRT0113-01 (Rev C) & 02 (Rev B) in the TTM report
REFER TO UPDATED TTM REPORT DATED 23.06.2020
3. The TTM report recommends MRV servicing for the showroom use. Demonstrate on the plans where the MRV bay or hold point in accordance with TAPS is to be provided or provide justification on how MRV servicing can be managed.
4. The car stacker in Basement 3 level (-6.02 level shown) doesn't provide sufficient height to accommodate the 3 level car stackers, as detailed in the TTM report, within the nominated location.

FURTHER ISSUES ITEMS
REFERENCE EMAIL 02/06/20 FROM ETHOS URBAN

- Confirm what use (i.e. commercial or residential) the 224.5m² storage area on Basement 1 is associated with.
- F2. Delineate on the plans a 3.75m wide footpath (sidewalk) between the roadway (carriageway) and the property boundary for both the Edmondstone Road and Thompson Street frontages of the site.
- The driveway splay must not protrude past the northern property boundary of the site (i.e. into the area of the sidewalk adjacent to the northern property on Thompson Street). Amend the plans to taper or snake the driveway to ensure the entire driveway and splay remain wholly within the sidewalk adjacent to the property subject of this application.
- F4. Provide further detail about the visitor parking spaces for cars and bicycles located on Basement level 1 and 2.
- F7.1 Include details of how residential and commercial visitors to the site will be advised on the availability of the visitor car spaces, including the number available at any particular point in-time
REFER TO UPDATED TTM REPORT DATED 23.06.2020
- F7.2 Bicycle parking is to be provided in accordance with TAPS requirements.
REFER TO UPDATED TTM REPORT DATED 23.06.2020
- F8. Provide dimensioned plans for accessible units demonstrating accessibility in accordance with EDQ Guideline 2: Accessible Housing.

DATE
15.06.2020

PROJECT NUMBER
18005

DRAWING NUMBER
TP1211 REV -

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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2018/974

Date: 11 September 2020

LEGEND

- GL01 LAMINATED TOUGHENED GLASS
COLOR: CLEAR
- MT01 EXPANDED METAL MESH
COLOR: WHITE
- MT02 ANODISED ALUMINIUM FRAMES
COLOR: MATT WHITE
- PC01 PRECAST CONCRETE WALL WITH
RECKLI FORM LINER
COLOR: OFF-WHITE

AMENDED IN RED

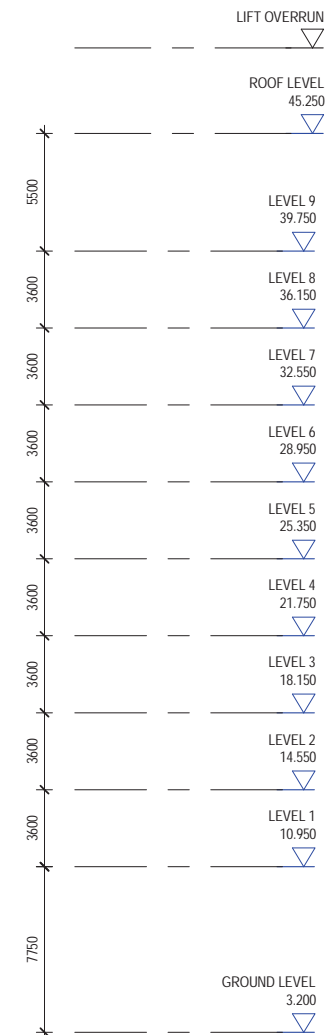
By: Marissa Bais

Date: 10 August 2020



ELEVATION - NORTH

Scale
0 2.5 5 7.5 10 12.5 m
1 : 250 @ A3

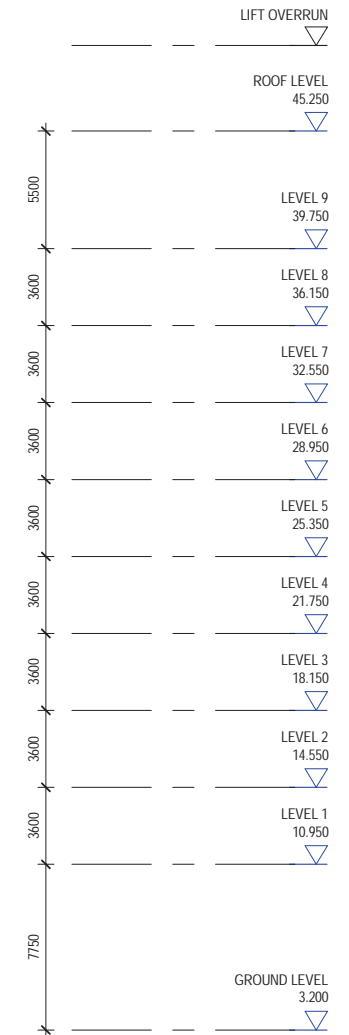
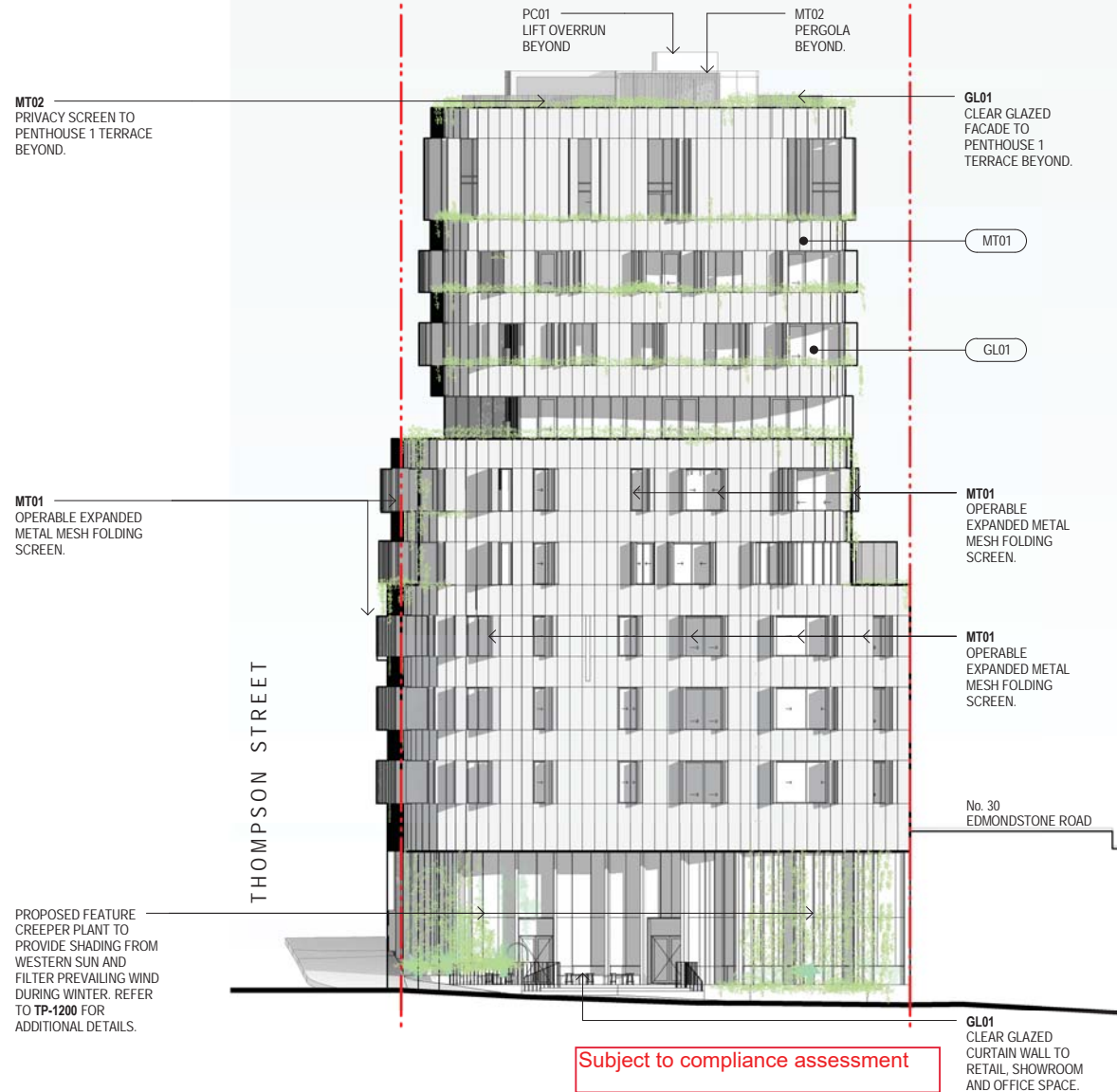


26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

Subject to compliance assessment

DATE 20.12.2019 PROJECT NUMBER 18005 DRAWING NUMBER TP2000 REV 3

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AMENDED IN RED

By: Marissa Bais

Date: 10 August 2020



LEGEND

- GL01 LAMINATED TOUGHENED GLASS
COLOR: CLEAR
- MT01 EXPANDED METAL MESH
COLOR: WHITE
- MT02 ANODISED ALUMINIUM FRAMES
COLOR: MATT WHITE
- PC01 PRECAST CONCRETE WALL WITH
RECKLI FORM LINER
COLOR: OFF-WHITE

ELEVATION - SOUTH

Scale 1 : 250@A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

DATE
20.12.2019

PROJECT NUMBER
18005

DRAWING NUMBER
TP2001 REV 3

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AMENDED IN RED

By: Marissa Bais

Date: 10 August 2020



LEGEND

- GL01 LAMINATED TOUGHENED GLASS
COLOR: CLEAR
- MT01 EXPANDED METAL MESH
COLOR: WHITE
- MT02 ANODISED ALUMINIUM FRAMES
COLOR: MATT WHITE
- PC01 PRECAST CONCRETE WALL WITH
RECKLI FORM LINER
COLOR: OFF-WHITE

MT01
OPERABLE EXPANDED
METAL MESH FOLDING
SCREEN.

PC01
OFF-WHITE PRECAST
CONCRETE WITH RECKLI
FORM-LINER

EDMONDSTONE ROAD

PC01
LIFT OVERRUN
BEYOND

GL01
CLEAR GLAZED FACADE TO
PENTHOUSE 1 TERRACE
BEYOND.

MT02
PERGOLA
BEYOND.

PC01
STAIRCORE
BEYOND.

MT02
PERGOLA
BEYOND.

MT01
OPERABLE
EXPANDED METAL
MESH FOLDING
SCREEN.

No. 1 THOMPSON STREET

BUILDING OUTLINE OF No. 30
EDMONDSTONE ROAD

	LIFT OVERRUN	▽
	ROOF LEVEL	45.250
5500		▽
	LEVEL 9	39.750
		▽
	LEVEL 8	36.150
		▽
	LEVEL 7	32.550
		▽
	LEVEL 6	28.950
		▽
	LEVEL 5	25.350
		▽
	LEVEL 4	21.750
		▽
	LEVEL 3	18.150
		▽
	LEVEL 2	14.550
		▽
	LEVEL 1	10.950
		▽
7750		
	GROUND LEVEL	3.200
		▽

ELEVATION - EAST

0 2.5 5 7.5 10 12.5 m
Scale 1 : 250 @ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

Subject to compliance assessment

DATE
20.12.2019

PROJECT NUMBER
18005

DRAWING NUMBER
TP2002 REV 3

METIER
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Queensland
Government

LEGEND

Subject to compliance assessment

0 2.5 5 7.5 10 12.5 m

Scale 1 : 250@ A3

DATE	PROJECT NUMBER	DRAWING NUMBER
20.12.2019	18005	TP2003 REV 3

1. Notate on the plans a minimum habitable floor level of 3.2m AHD
2. Remove the Preliminary Advice Only stamp from plans in Appendix B TTM Drawing 18BRT0113-01 (Rev C) & 02 (Rev B) in the TTM report
REFER TO UPDATED TTM REPORT DATED 23.06.2020
3. The TTM report recommends MRV servicing for the showroom use. Demonstrate on the plans where the MRV bay or hold point in accordance with TAPS is to be provided or provide justification on how MRV servicing can be managed.
4. The car stacker in Basement 3 level (-6.02 level shown) doesn't provide sufficient height to accommodate the 3 level car stackers, as detailed in the TTM report, within the nominated location.

FURTHER ISSUES ITEMS
REFERENCE EMAIL 02/06/20 FROM ETHOS URBAN

- Confirm what use (i.e. commercial or residential) the 224.51m2 storage area on Basement 1 is associated with.
- F2.** Delineate on the plans a 3.75m wide footpath (sidewalk) between the roadway (carriageway) and the property boundary for both the Edmondstone Road and Thompson Street frontages of the site.
- The driveway splay must not protrude past the northern property boundary of the site (i.e. into the area of the sidewalk adjacent to the northern property on Thompson Street). Amend the plans to taper or snake the driveway to ensure the entire driveway and splay remain wholly within the sidewalk adjacent to the property the subject of this application.
- F4.** Provide further detail about the visitor parking spaces for cars and bicycles located on Basement level 1 and 2.
- F7.** **F7.1** Include details of how residential and commercial visitors to the site will be advised on the availability of the visitor car spaces, including the number available at any particular point in-time
REFER TO UPDATED TTM REPORT DATED 23.06.2020
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REFER TO UPDATED TTM REPORT DATED 23.06.2020
- F8.** Provide dimensioned plans for accessible units demonstrating accessibility in accordance with EDQ Guideline 2: Accessible Housing.



	LIFT OVERRUN
1800	—
2200	—
	ROOF LEVEL 45.250
	—
5500	—
	LEVEL 9 39.750
	—
3600	—
	LEVEL 8 36.150
	—
3600	—
	LEVEL 7 32.550
	—
3600	—
	LEVEL 6 28.950
	—
3600	—
	LEVEL 5 25.350
	—
3600	—
	LEVEL 4 21.750
	—
3600	—
	LEVEL 3 18.150
	—
3600	—
	LEVEL 2 14.550
	—
3600	—
	LEVEL 1 10.950
	—
3600	—
	GROUND LEVEL 3.200
7750	—
	BASEMENT 1 1.580
	—
1620	—
	BASEMENT 2 -1.220
	—
2800	—
	BASEMENT 3 -6.020
4800	—

Subject to compliance assessment

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/974
Date: 11 September 2020



AMENDED IN RED

By: Marissa Bais
Date: 10 August 2020



ITEM 4. REFER TO
TTM TRAFFIC
REPORT, PAGE 35

SECTION - WEST EAST

Scale 1 : 250 @ A3

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

DATE 23.06.2020 PROJECT NUMBER 18005 DRAWING NUMBER TP3000 REV 4

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PROPOSED AREA SCHEDULE NOTE: (SUBJECT TO COUNCIL APPROVAL) GFA EXCLUDES ROOF TERRACE, SKY TERRACE, P.O.S AND LANDSCAPE																							
	BRISBANE CITY COUNCIL GFA													RESIDENTIAL									
	(m²)	GFA (m²)	CAR PARKING (m²)	No. PARKING	STORAGE (m²)	CIRCULATION & SERVICES (m²)	BICYCLE PARKING (m²)	APARTMENT LEVEL CORRIDORS (m²)	PUBLIC SPACE (m²)	SHOWROOM / OFFICE NLA	RETAIL/CAFE NLA (m²)	TOTAL RESIDENTIAL NSA (m²)	TOTAL NO. OF APARTMENTS	1 BED		2 BED		3 BED			EXTERNAL COMMUNAL SPACE (m²)	INTERNAL COMMUNAL SPACE (m²)	LANDSCAPE/ SOFTSCAPE (m²)
LEVEL														NSA (m²)	No.	NSA (m²)	No.	NSA (m²)	No.	P.O.S. (m²)			
BASEMENT 3	0	770.17	582.72	34	0	187.45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BASEMENT 2	0	770.35	597.69	14	0	172.66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BASEMENT 1	0	504.42	0	0	224.51	209.10	70.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GROUND LOBBY LEVEL	327.59	770.31	0	0	0	442.72	0	0	70.35	198.1	59.14	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 1	579.33	631.66	0	0	0	52.33	0	32.6	0	0	0	491.2	6	112.8	2	254.45	3	123.95	1	114.45	0	55.53	24.06
LEVEL 2	585.39	637.71	0	0	0	52.33	0	35.62	0	0	0	508.99	6	47.85	1	344.19	4	116.95	1	77.7	0	40.77	0
LEVEL 3	585.39	637.71	0	0	0	52.33	0	35.62	0	0	0	508.99	6	47.85	1	344.19	4	116.95	1	77.7	0	40.77	0
LEVEL 4	470.17	522.49	0	0	0	52.33	0	30.07	0	0	0	440.1	5	51.59	1	254.43	3	134.08	1	129.44	0	0	62.2
LEVEL 5	457.87	510.19	0	0	0	52.33	0	30.07	0	0	0	427.8	5	51.58	1	253.12	3	123.1	1	92.96	0	0	0
LEVEL 6	320.95	373.26	0	0	0	52.31	0	24.69	0	0	0	296.27	3	0	0	179.45	2	116.82	1	172.5	0	0	56.99
LEVEL 7	320.6	372.92	0	0	0	52.33	0	24.67	0	0	0	295.93	3	0	0	178.89	2	117.03	1	95.26	0	0	31.76
LEVEL 8	320.6	372.92	0	0	0	52.33	0	24.67	0	0	0	295.93	3	0	0	178.9	2	117.03	1	94.96	0	0	31.75
LEVEL 9	320.95	373.28	0	0	0	52.33	0	25.03	0	0	0	295.92	3	0	0	82.2	1	213.73	2	98.99	0	0	27.72
LEVEL 10	295.92	373.28	0	0	0	77.35	0	0	0	0	0	295.92	2	0	0	0	0	295.92	2	98.99	0	0	27.72
ROOF LEVEL	140.33	257.53	0	0	0	117.20	0	0	0	0	0	0	0	0	0	0	0	0	0	186.29	140.33	0	50.38
GRAND TOTAL	4,725.09	7,878.22	1180.41	48	224.51	1677.40	70.8	263.04	70.35	198.1	59.14	3,857.05	42	311.66	6	2069.82	24	1475.57	12	1239.25	140.33	137.08	312.57

ITEM 4.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2018/974

Date: 11 September 2020



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DEVELOPMENT SCHEDULE

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

DATE
23.06.2020

PROJECT NUMBER
18005

DRAWING NUMBER
TP9000 REV 5

Scale Not to scale@ A3



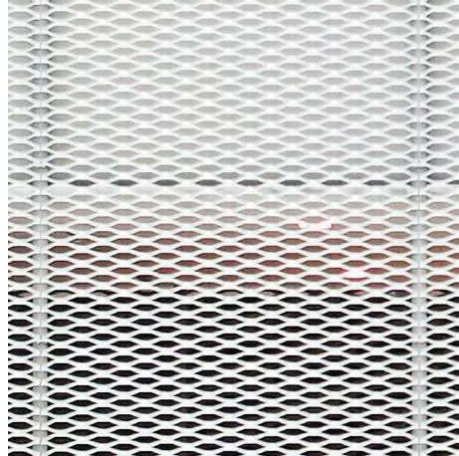
REVISED CONDITIONS - VARIATION 4 REFERENCE EMAIL 02/06/20 FROM ETHOS URBAN

- all openings on the eastern elevation for the podium units on levels 1 -3 achieving a minimum glassed area of 2m2 and capable of being opened to allow for natural ventilation
- the podium setback area on the eastern boundary of the site being annotated on the plans —
 - 2.1 as a light and ventilation well and not for private or communal open space
 - 2.2 with restricted access, other than for maintenance purposes and
 - 2.3 being included in common property under any future community titling arrangement
- justification for the floor to ceiling height of level 6.2m and acknowledgement that any mezzanine (i.e. intermediate floor in the building) constitutes gross floor area and is not being considered as part of this application.
- the total gross floor area of the development.



**GL 01 FACADE GLAZING, WINDOWS, GLAZED
DOORS AND GLASS**

LAMINATED TOUGHENED GLASS
COLOUR: CLEAR



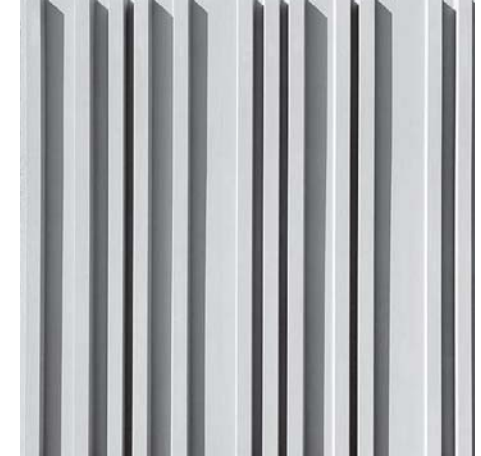
MT01 FACADE SCREEN

EXPANDED METAL MESH
COLOUR: WHITE



MT02 EXTERNAL WINDOW AND DOOR FRAMES

ANODISED ALUMINIUM
COLOUR: MATT WHITE



**PC01 PRECAST CONCRETE WALL WITH RECKLI
FORM LINER.**

COLOUR: OFF-WHITE

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Queensland
Government

Approval no: DEV2018/974

Date: 11 September 2020

MATERIALS BOARD

26 EDMONDSTONE RD, BOWEN HILLS QLD 4006

Scale Not to scale@ A3

DATE
20.12.2019

PROJECT NUMBER
18005

DRAWING NUMBER
TP9150 REV 2

METIER
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