

STEP 1 - VOLUMETRIC FORMAT SUBDIVISION OVERALL FOOTPRINTS

Sheet
1 of
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Note: Standard Format Lot 30 occupies the full extent of the base parcel, excluding the volumetric areas of Lots 31-34.



1545

SP316602

Lease DLE
SP313010

Lease DSLA
SP318179

1546

SP318644

Emt CE
(Volumetric)

Lease DLC
SP297483

Emt CB
(Restricted)

Emt CD
(Volumetric)

33
(Volumetric)

Emt CC
(Volumetric)

Lease QIMR
SP140098

Note: Where not noted otherwise, the upper and lower planes of volumetric lots and easements will suit the as constructed features at the level of the building.

Note: Lot 30 is Standard Format.
Lots 31-34 are Volumetric Format.
Easement CB is Standard Format with depth restriction.
Easements CC-CE are Volumetric Format.

Note: Standard Format Lot 30 occupies the full extent of the base parcel, excluding the volumetric areas of Lots 31-34.

Denotes easement

NOTES

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C	Updated Lot 31 Boundary	DJL	2/09/2020
B	Boundaries Updated	DJL	27/08/2020
A	Original Issue	DJL	20/08/2020
Issue	Revision	Int	Date

Title:

STARS DEVELOPMENT Proposed Reconfiguration for Final Tenure - Step 1

Proposed Lots 30-34 & Emts CB-CE on
SP318630
Cancelling Lot 3 on SP319598

Overall Footprints

Client: AUSTRALIAN UNITY

Locality:	HERSTON		
Local Gov:	BCC	Prepared By:	DJL
Surveyed By:	MS	Approved:	BWM
Date Created:	20/08/2020	Scale:	1:750
Comp File:	161102.PROJECT		
Plan No:	161102 046 PRO		

A3

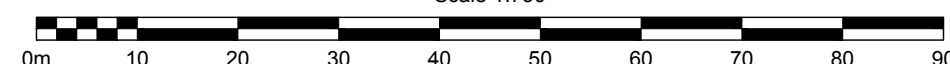
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1137
Date: 28 October 2020



HERSTON ROAD

Scale 1:750

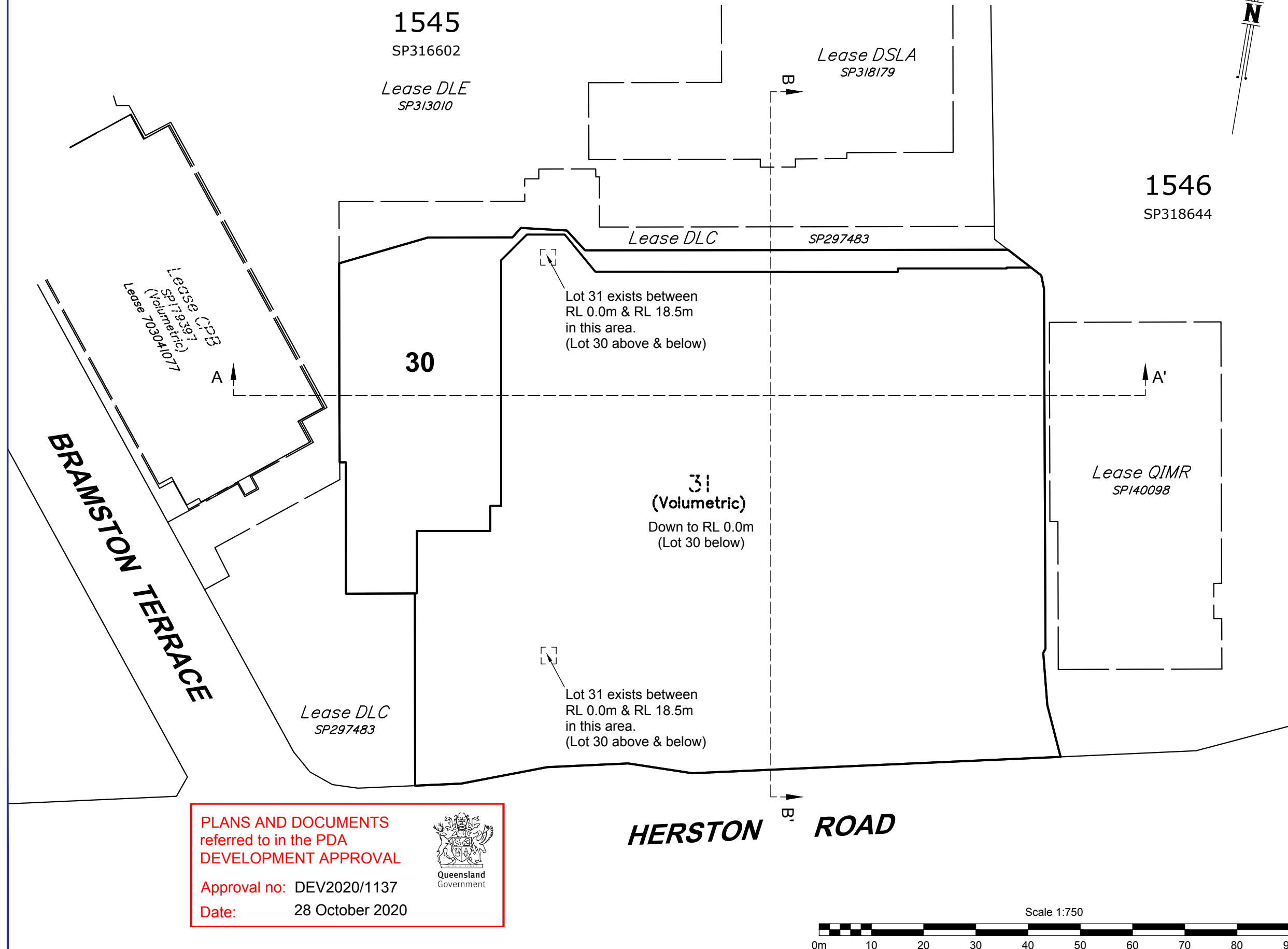


STEP 1 - VOLUMETRIC FORMAT SUBDIVISION
BELOW LEVEL B01
(EASEMENTS OMITTED - REFER OTHER SHEETS)

Sheet
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Title:
STARS DEVELOPMENT
Proposed Reconfiguration
for Final Tenure - Step 1
Proposed Lots 30-34 & Emfs CB-CE on
SP318630
Cancelling Lot 3 on SP319598

Below Level B01
Client: **AUSTRALIAN UNITY**
Locality: HERSTON
Local Gov: BCC Prepared By: DJL
Surveyed By: MS Approved: BWM
Date Created: 20/08/2020 Scale: 1:750
Comp File: 161102.PROJECT
Plan No: **161102_046_PRO**

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STEP 1 - VOLUMETRIC FORMAT SUBDIVISION

LEVEL B01

Approx FFL RL18.9m

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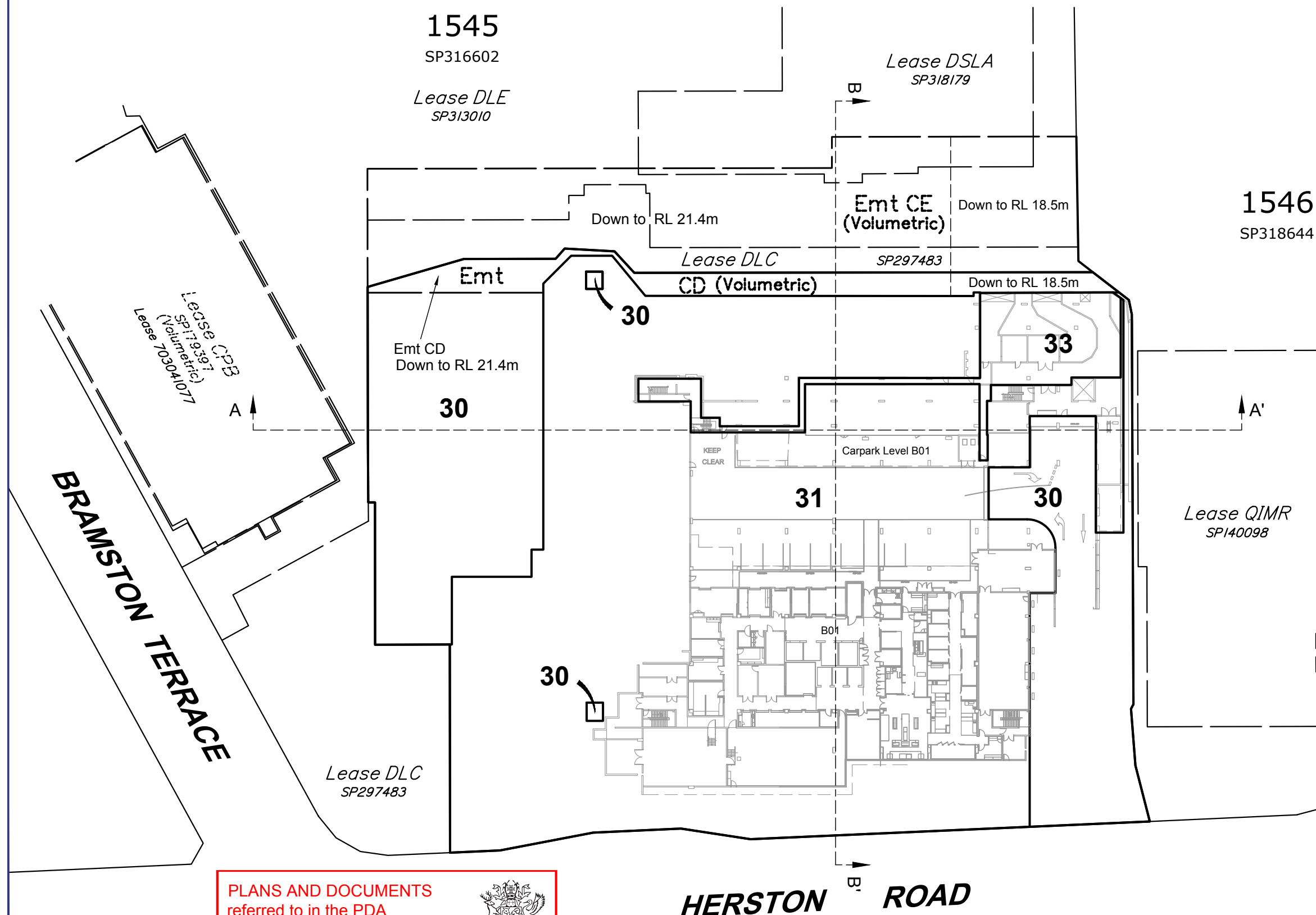
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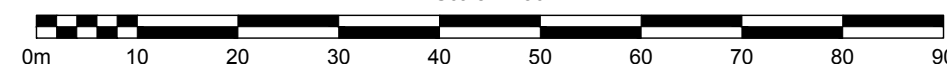
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HERSTON ROAD

Scale 1:750



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STARS DEVELOPMENT

**Proposed Reconfiguration
for Final Tenure - Step 1**

Proposed Lots 30-34 & Emfs CB-CE on
SP318630

Cancelling Lot 3 on SP319598

Level B01

Client: **AUSTRALIAN UNITY**

Locality: HERSTON

Local Gov: BCC Prepared By: DJL

Surveyed By: MS Approved: BWM

Date Created: 20/08/2020 Scale: 1:750

Comp File: 161102.PROJECT

Plan No: **161102_046_PRO**

A3

STEP 1 - VOLUMETRIC FORMAT SUBDIVISION

PARKING LEVELS P1 & P2

Approx FFL RL23.15m

Sheet
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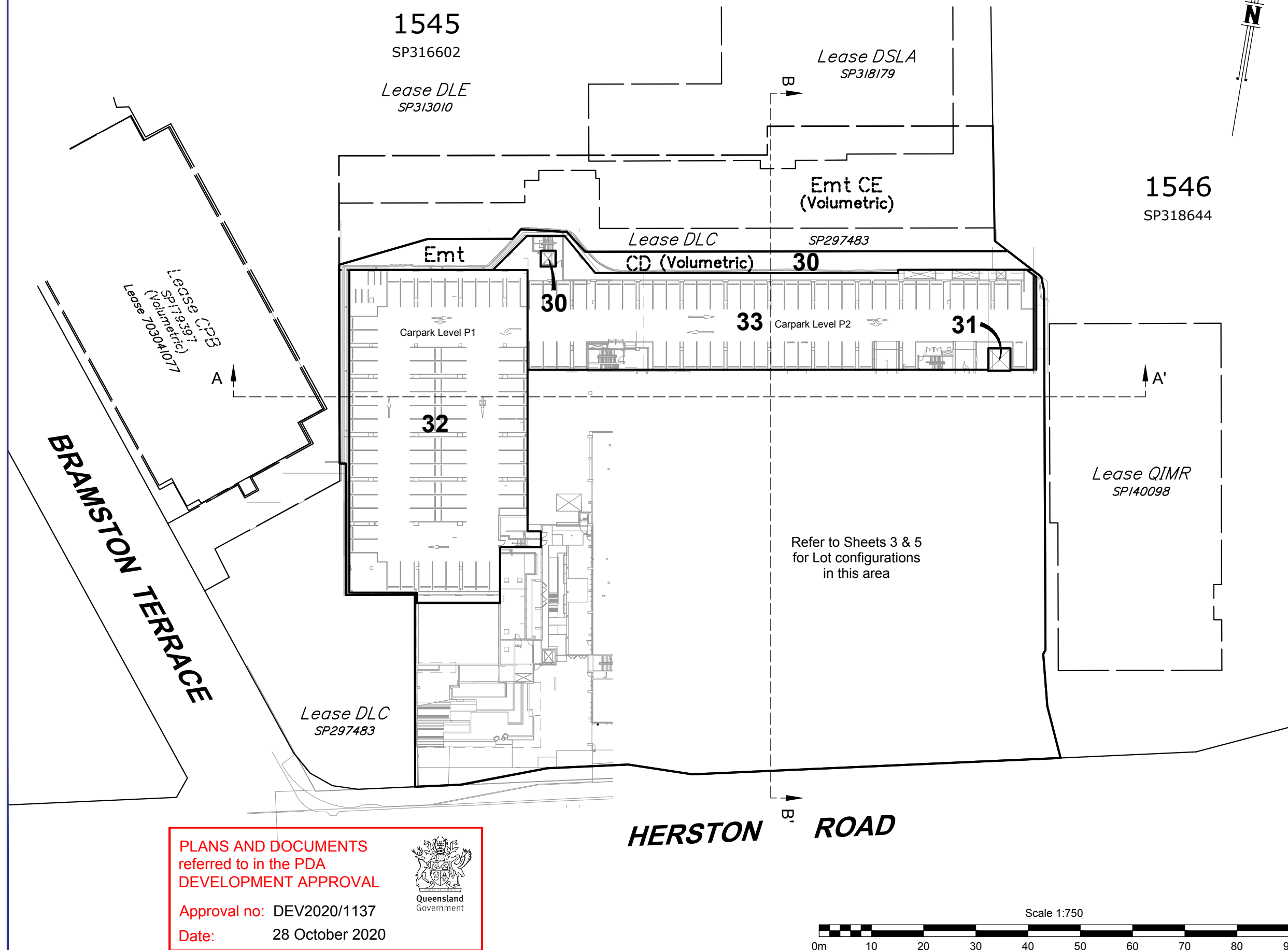
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STARS DEVELOPMENT

**Proposed Reconfiguration
for Final Tenure - Step 1**

Proposed Lots 30-34 & Emts CB-CE on
SP318630

Cancelling Lot 3 on SP319598

Parking Levels P1 & P2

Client: **AUSTRALIAN UNITY**

Locality: HERSTON

Local Gov: BCC Prepared By: DJL

Surveyed By: MS Approved: BWM

Date Created: 20/08/2020 Scale: 1:750

Comp File: 161102.PROJECT

Plan No: **161102_046_PRO**

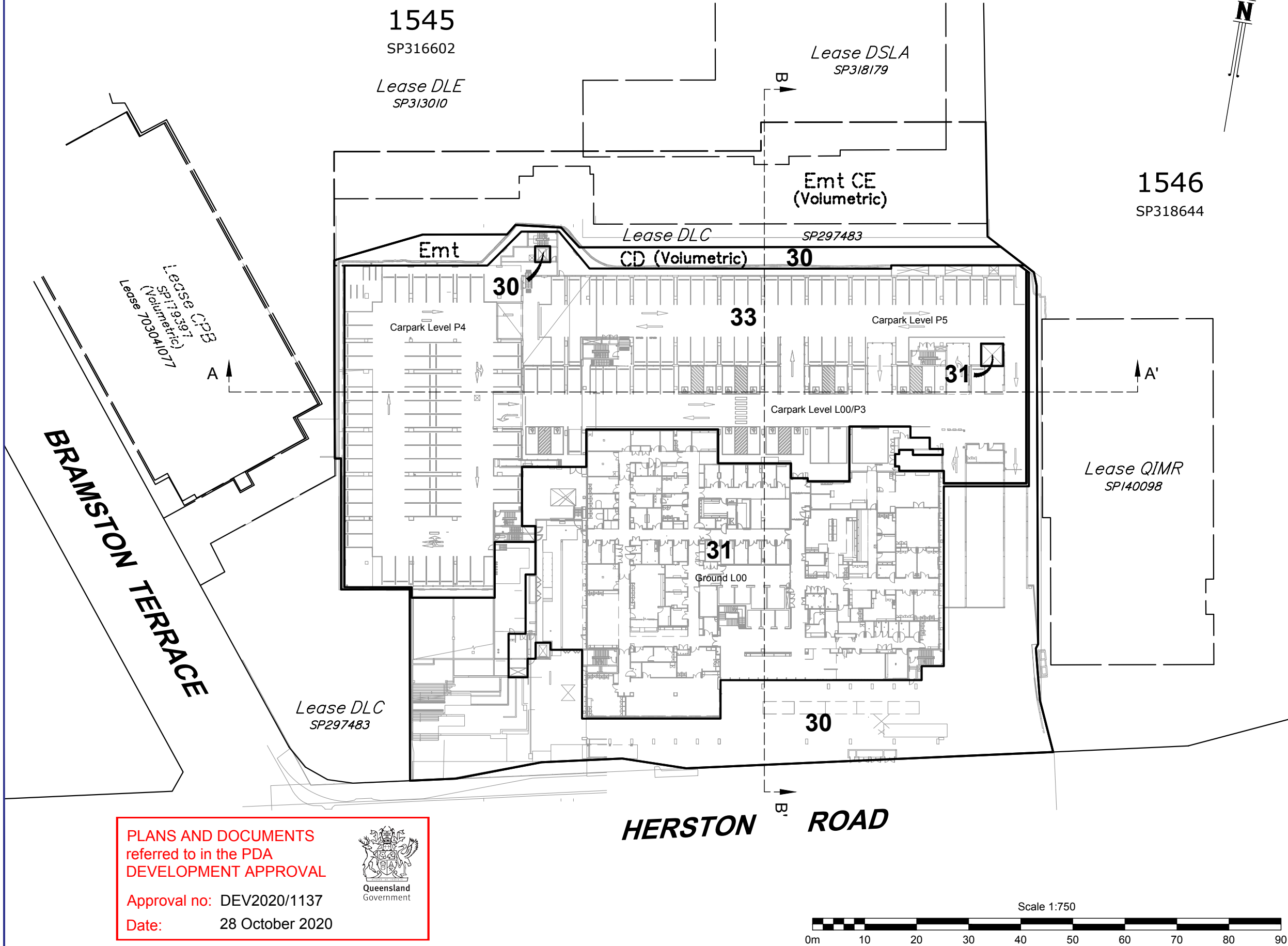
A3

STEP 1 - VOLUMETRIC FORMAT SUBDIVISION
GROUND LEVEL L00 & PARKING LEVELS P3, P4 & P5
Approx FFL RL24.5m-RL27.8m

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Proposed Reconfiguration
for Final Tenure - Step 1
Proposed Lots 30-34 & Emfs CB-CE on
SP318630
Cancelling Lot 3 on SP319598
Ground Level L00 and
Parking Levels P3, P4 & P5

Client: **AUSTRALIAN UNITY**

Locality:	HERSTON		
Local Gov:	BCC	Prepared By:	DJL
Surveyed By:	MS	Approved:	BWM
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Plan No:	161102_046_PRO		

STEP 1 - VOLUMETRIC FORMAT SUBDIVISION

LEVEL L01 & PARKING LEVELS P6, P7 & P8

Approx FFL RL28.9m-RL30.6m

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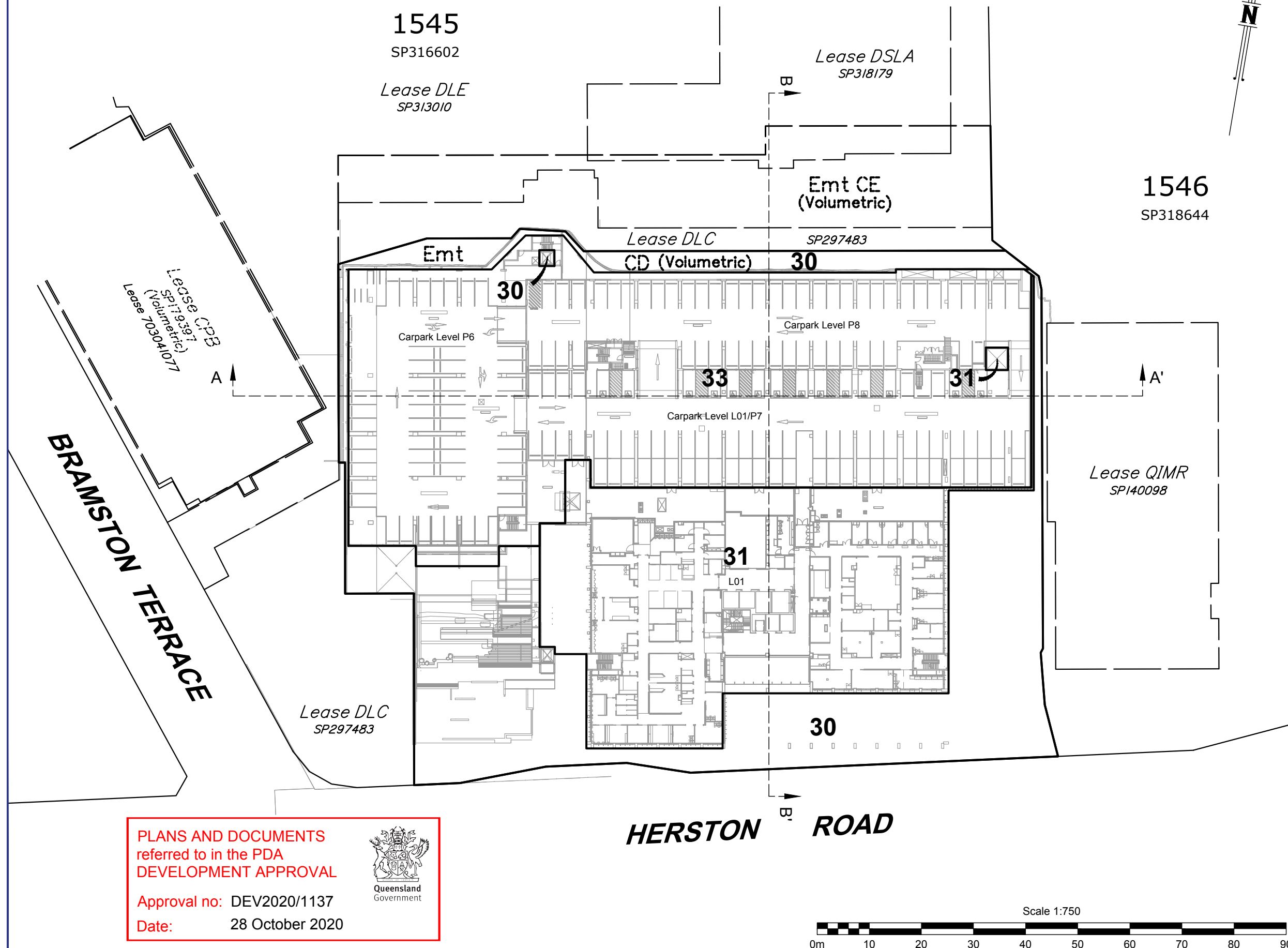


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STARS DEVELOPMENT
Proposed Reconfiguration
for Final Tenure - Step 1
Proposed Lots 30-34 & Emits CB-CE on
SP318630
Cancelling Lot 3 on SP319598
Level L01 and
Parking Levels P6, P7 & P8

Client: **AUSTRALIAN UNITY**

Locality:	HERSTON	Prepared By:	DJL
Local Gov:	BCC	Approved:	BWM
Surveyed By:	MS	Scale:	1:750
Date Created:	20/08/2020	Comp File:	161102.PROJECT
Plan No:	161102_046_PRO		

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STEP 1 - VOLUMETRIC FORMAT SUBDIVISION

LEVEL L02 & PARKING LEVEL 9

Approx FFL RL33.4m-RL33.88m

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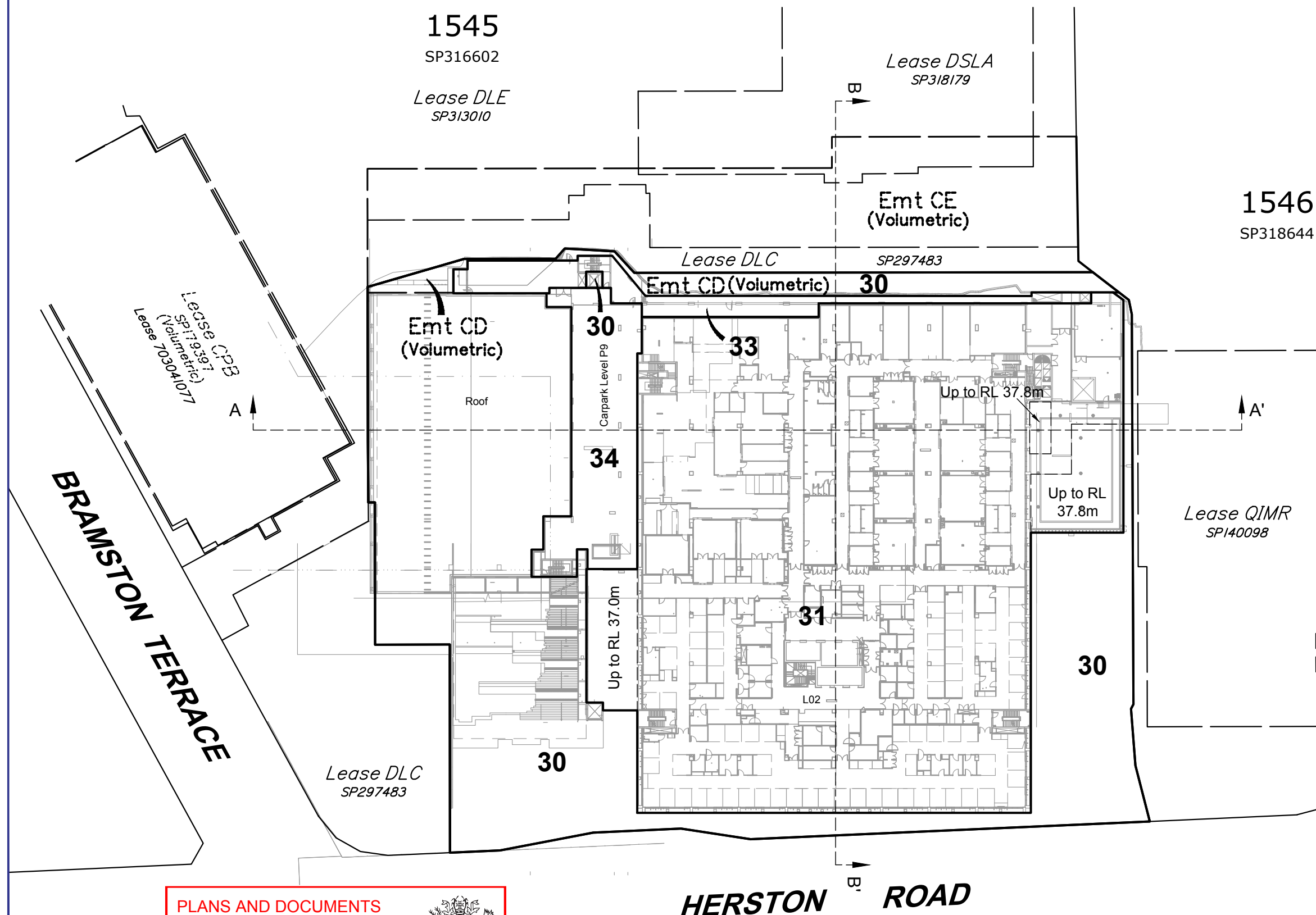
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**Proposed Reconfiguration
for Final Tenure - Step 1**

Proposed Lots 30-34 & Emits CB-CE on
SP318630

Cancelling Lot 3 on SP319598

**Level L02 and
Parking Level 9**

Client: **AUSTRALIAN UNITY**

Locality: **HERSTON**

Local Gov: **BCC** Prepared By: **DJL**

Surveyed By: **MS** Approved: **BWM**

Date Created: **20/08/2020** Scale: **1:750**

Comp File: **161102.PROJECT**

Plan No: **161102_046_PRO**

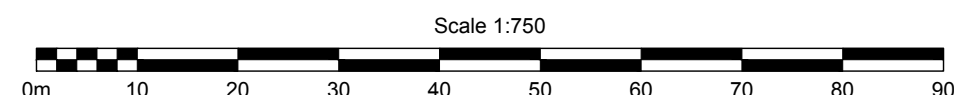
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Date: **28 October 2020**



HERSTON ROAD



A3

STEP 1 - VOLUMETRIC FORMAT SUBDIVISION

LEVEL L03

Approx FFL RL37.9m

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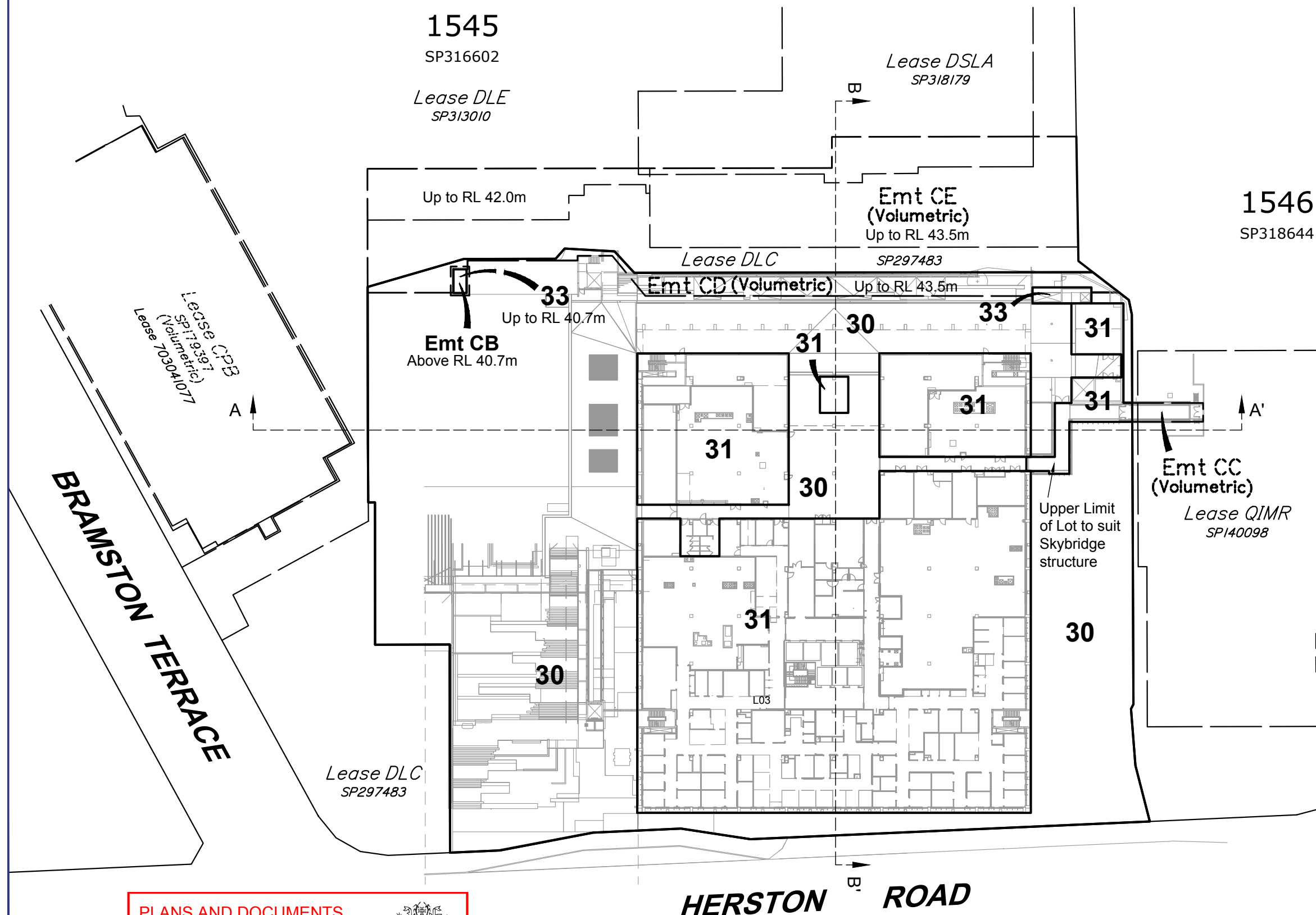
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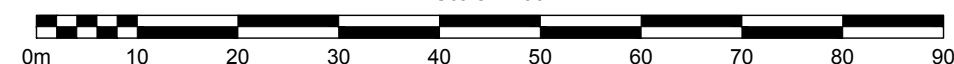
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HERSTON ROAD

Scale 1:750



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Issue	Revision	Int	Date

Title:

STARS DEVELOPMENT

**Proposed Reconfiguration
for Final Tenure - Step 1**

Proposed Lots 30-34 & Emts CB-CE on
SP318630

Cancelling Lot 3 on SP319598

Level L03

Client: **AUSTRALIAN UNITY**

Locality: HERSTON

Local Gov: BCC Prepared By: DJL

Surveyed By: MS Approved: BWM

Date Created: 20/08/2020 Scale: 1:750

Comp File: 161102.PROJECT

Plan No: **161102_046_PRO**

A3

STEP 1 - VOLUMETRIC FORMAT SUBDIVISION

LEVEL L04 & ABOVE

Approx FFL RL42.1m

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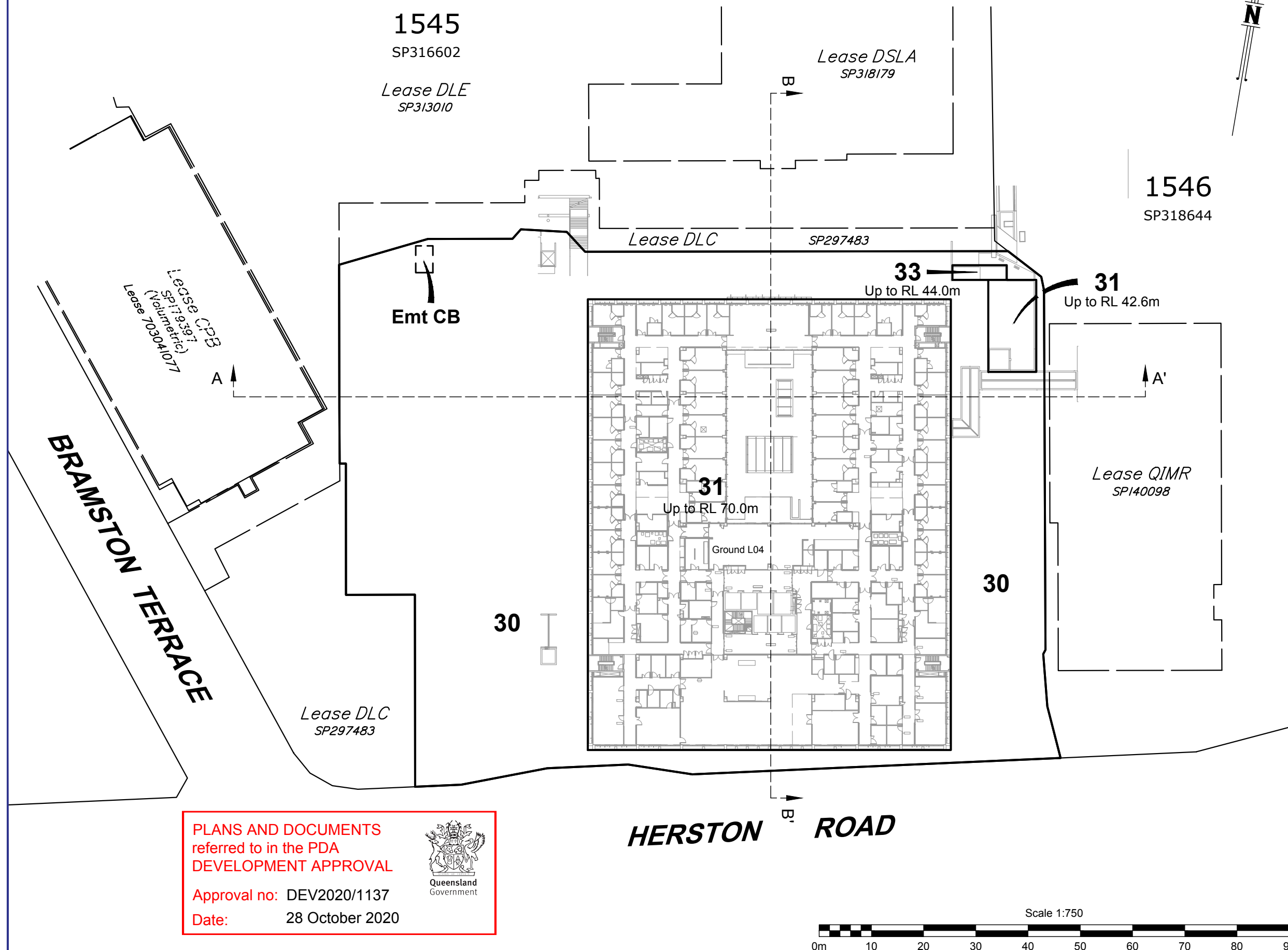
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STARS DEVELOPMENT

**Proposed Reconfiguration
for Final Tenure - Step 1**

Proposed Lots 30-34 & Emfs CB-CE on
SP318630

Cancelling Lot 3 on SP319598

Level L04 & Above

Client: **AUSTRALIAN UNITY**

Locality: **HERSTON**

Local Gov: **BCC** Prepared By: **DJL**

Surveyed By: **MS** Approved: **BWM**

Date Created: **20/08/2020** Scale: **1:750**

Comp File: **161102.PROJECT**

Plan No: **161102_046_PRO**

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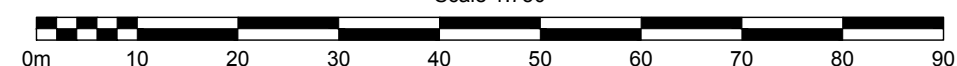
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Date: **28 October 2020**



HERSTON ROAD

Scale 1:750



A3

STEP 1 - VOLUMETRIC FORMAT SUBDIVISION
SECTIONS

Sheet
10 of
10

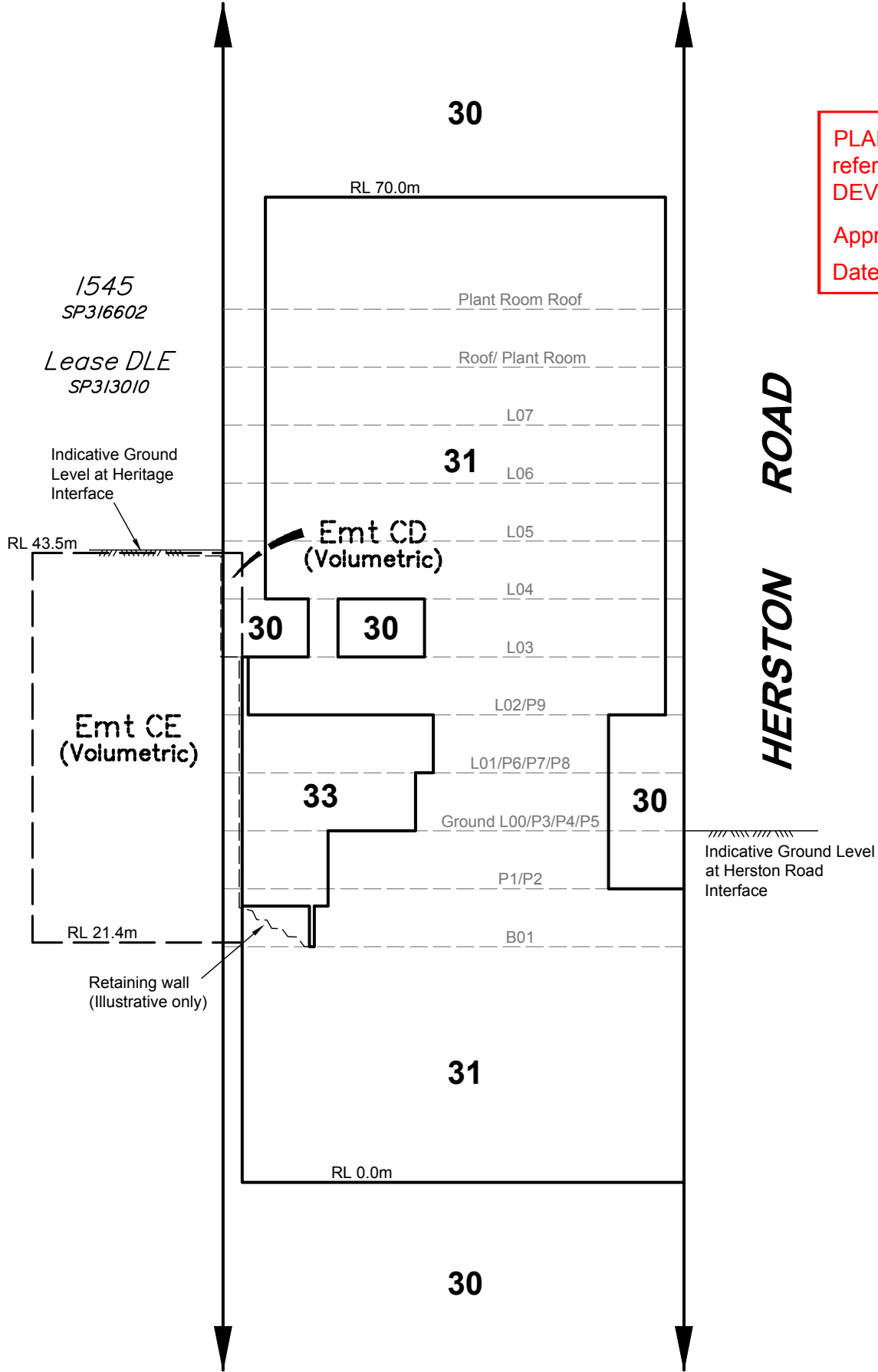
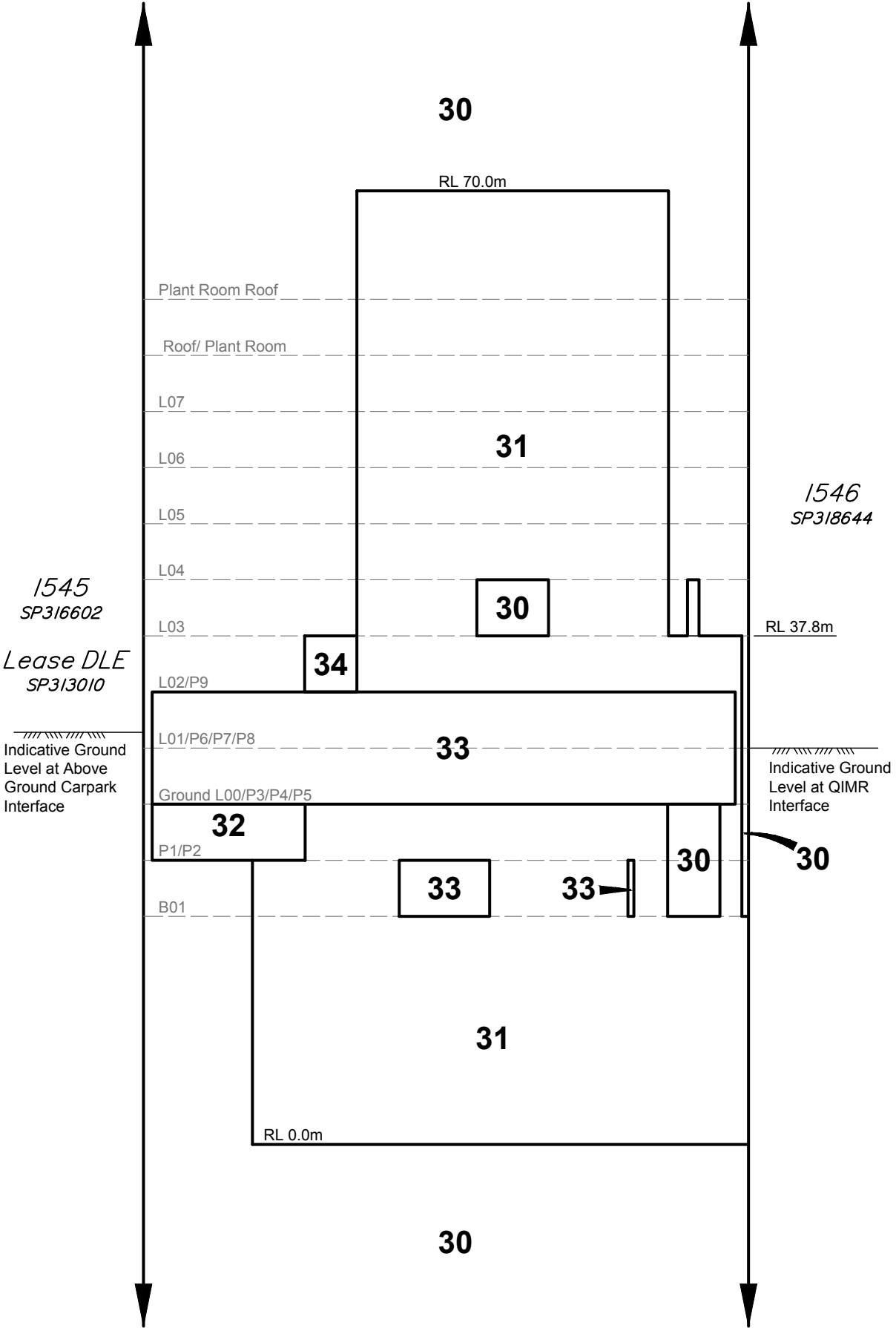
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SECTION A-A'
Not to Scale

SECTION B-B'
Not to Scale



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STARS DEVELOPMENT
Proposed Reconfiguration
for Final Tenure - Step 1
Proposed Lots 30-34 & Emits CB-CE on
SP318630
Cancelling Lot 3 on SP319598
Sections to illustrate
Volumetric Configuration

Client: **AUSTRALIAN UNITY**

Locality:	HERSTON		
Local Gov:	BCC	Prepared By:	DJL
Surveyed By:	MS	Approved:	BWM
Date Created:	20/08/2020	Scale:	N.T.S
Comp File:	161102.PROJECT		
Plan No:	161102_046_PRO		

STEP 2 - STANDARD FORMAT SUBDIVISION

Sheet
1 of
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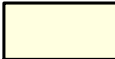


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Note: Lots 35 & 36 are Standard Format.

 Denotes easement

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C	Updated Boundaries	DJL	27/08/2020
B	Section AA' Updated	DJL	25/08/2020
A	Original Issue	DJL	20/08/2020
Issue	Revision	Int	Date

Title:

STARS DEVELOPMENT Proposed Reconfiguration for Final Tenure - Step 2

Proposed Lots 35 & 36 & Emits CA & CG-CI
on SP318631, Cancelling Lot 30 on SP318630

Client: **AUSTRALIAN UNITY**

Locality: HERSTON

Local Gov: BCC Prepared By: DJL

Surveyed By: MS Approved: BWM

Date Created: 20/08/2020 Scale: 1:750

Comp File: 161102.PROJECT

Plan No: **161102_047_PRO**

A3

BRAMSTON TERRACE

HERSTON ROAD

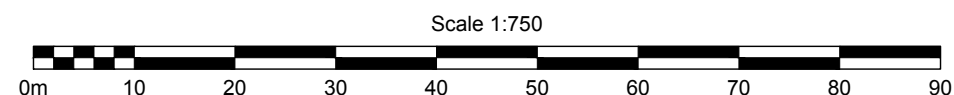
AMENDED IN RED

By: Chris Hinton

Date: 26 October 2020



**Temporary Access
Easement Only**



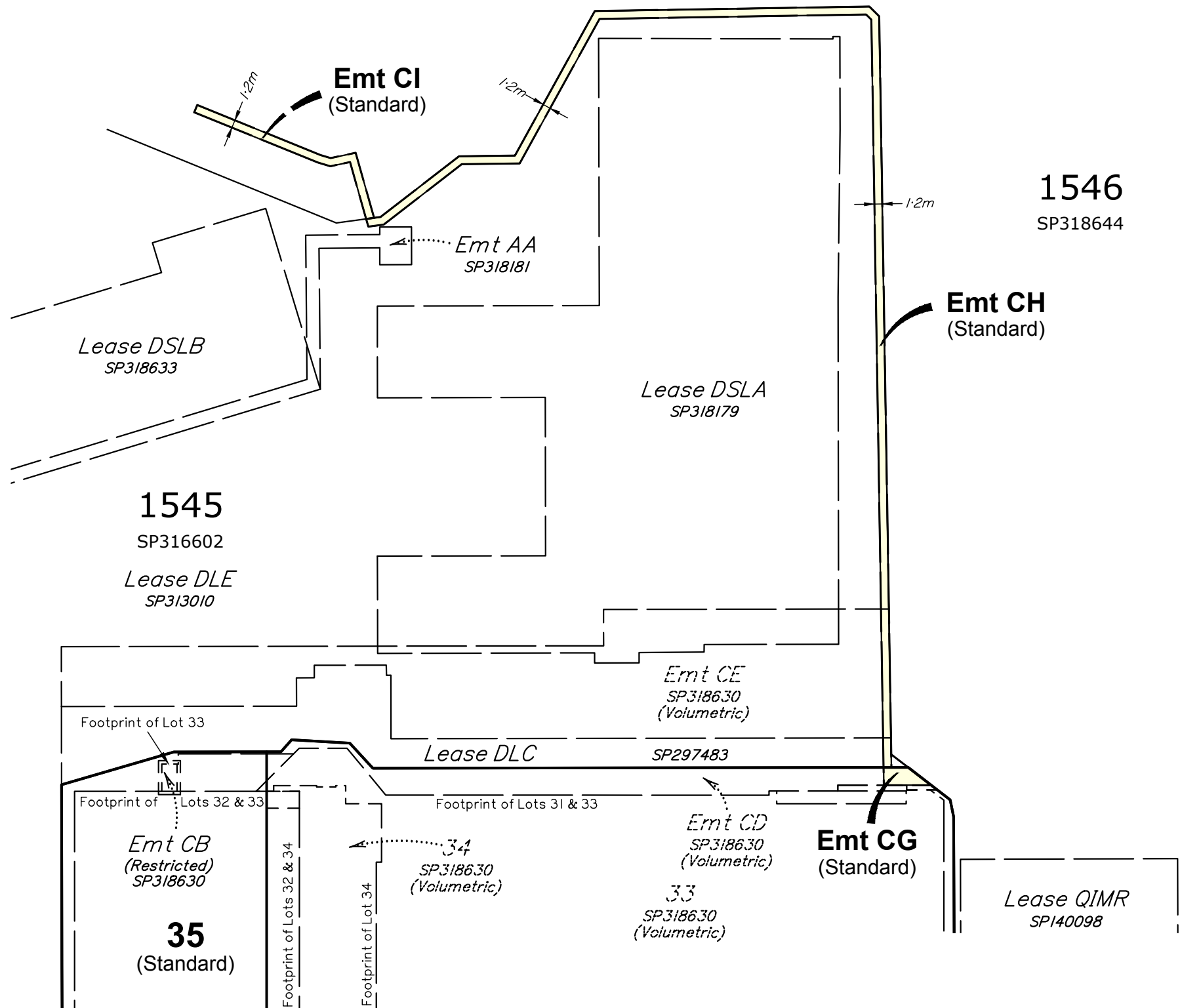
STEP 2 - STANDARD FORMAT SUBDIVISION

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Note: Lots 35 & 36 are Standard Format.

Denotes easement

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STARS DEVELOPMENT
Proposed Reconfiguration
for Final Tenure - Step 2
Proposed Lots 35 & 36 & Emits CA & CG-CI
on SP318631, Cancelling Lot 30 on SP318630

Overall Footprints			
Client:	AUSTRALIAN UNITY		
Locality:	HERSTON		
Local Gov:	BCC	Prepared By:	DJL
Surveyed By:	MS	Approved:	BWM
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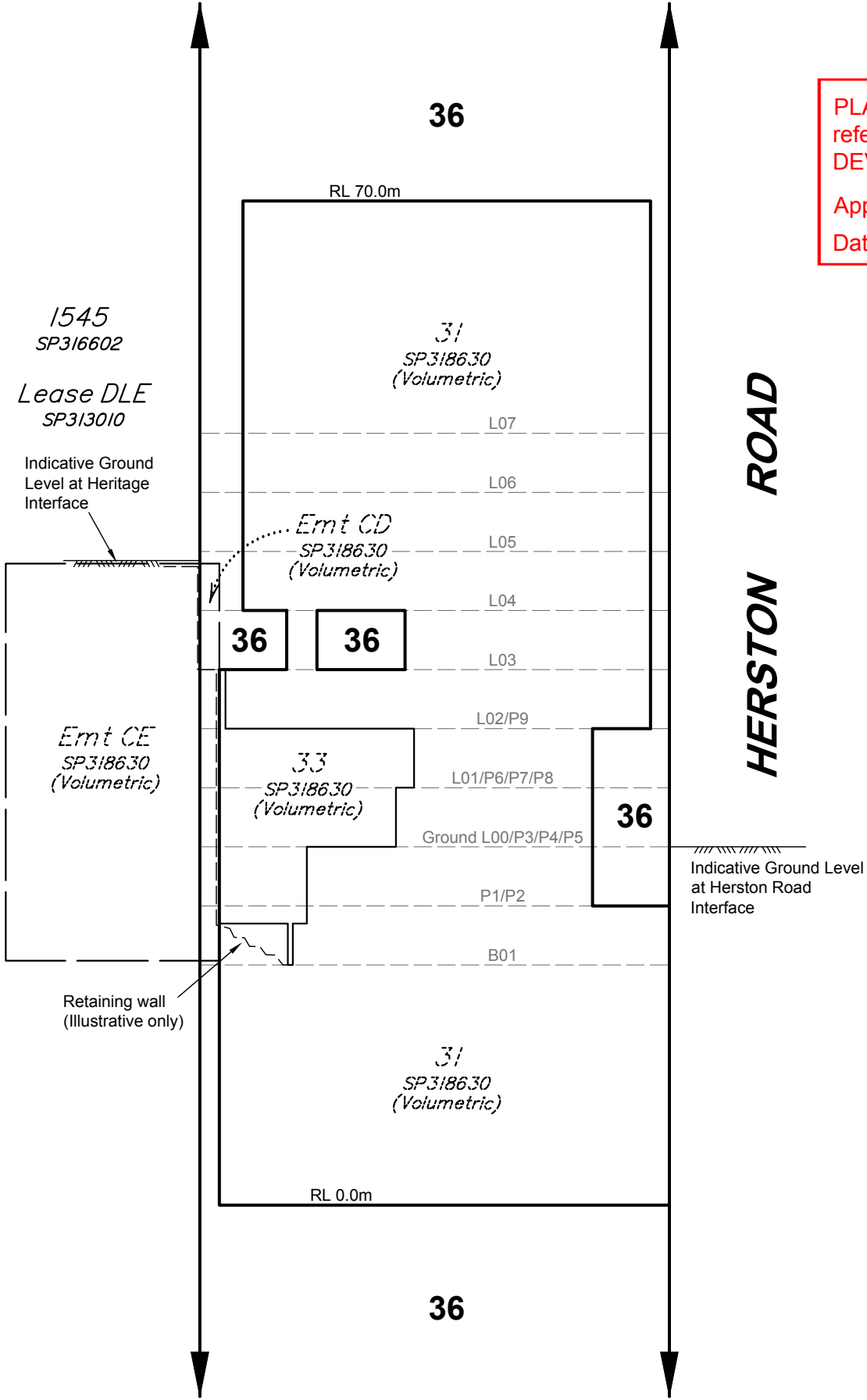
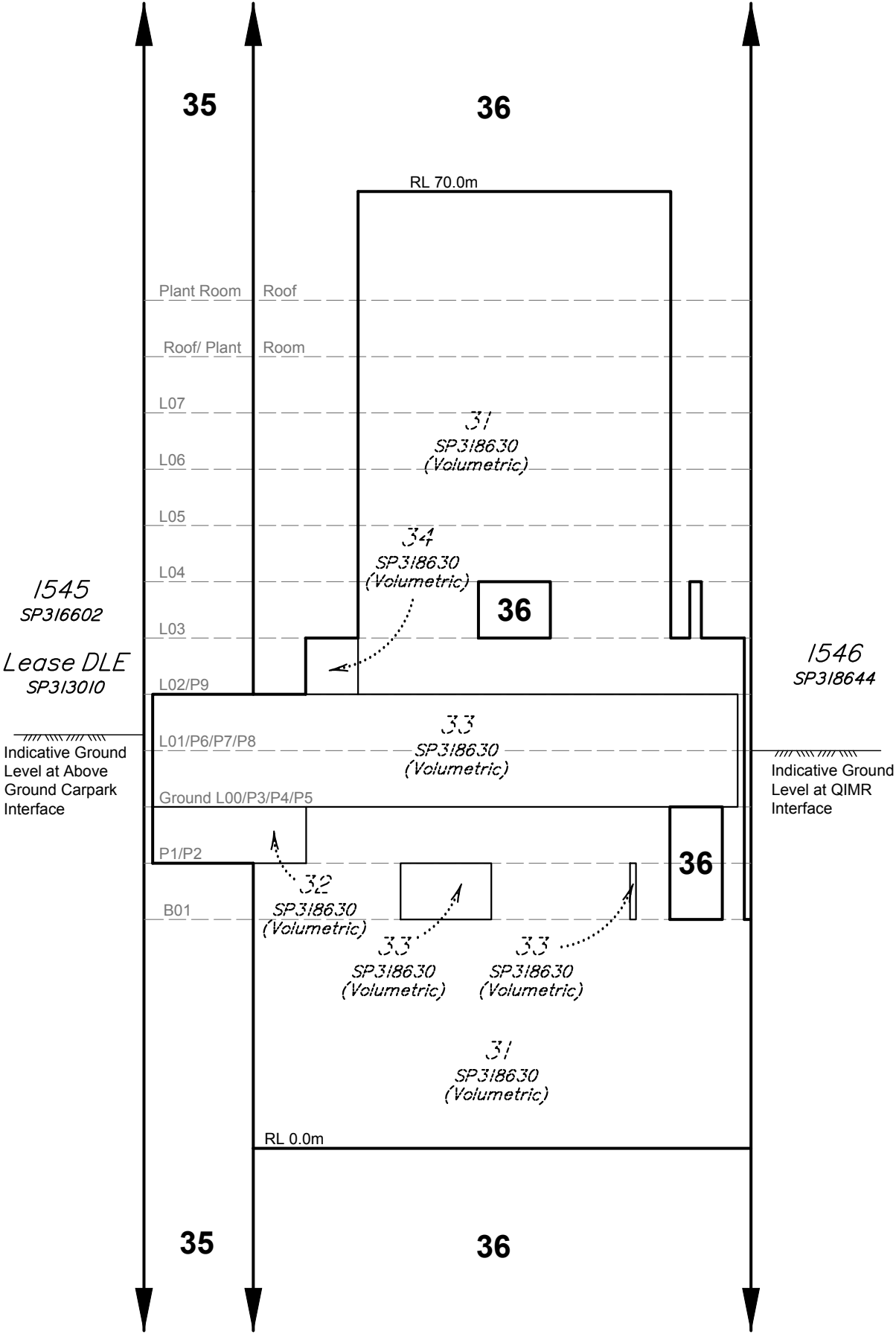
STEP 2 - STANDARD FORMAT SUBDIVISION
SECTIONS

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SECTION A-A'
Not to Scale

SECTION B-B'
Not to Scale



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Note: Lots 35 & 36 are Standard Format.

- NOTES
1. Drawn to Scale on A3 sheet.
 2. This plan is for internal use only and is subject to final survey.
 3. This plan is subject to survey and approval by the planning authority.

D	Updated Lot 31 Boundary	DJL	2/09/2020
C	Updated Boundaries	DJL	27/08/2020
B	Section AA' Updated	DJL	25/08/2020
A	Original Issue	DJL	20/08/2020
Issue	Revision	Int	Date

Title:
STARS DEVELOPMENT
Proposed Reconfiguration
for Final Tenure - Step 2
Proposed Lots 35 & 36 & Emits CA & CG-CI
on SP318631, Cancelling Lot 30 on SP318630

Sections			
Client:	AUSTRALIAN UNITY		
Locality:	HERSTON		
Local Gov:	BCC	Prepared By:	DJL
Surveyed By:	MS	Approved:	BWM
Date Created:	20/08/2020	Scale:	N.T.S.
Comp File:	161102.PROJECT		
Plan No:	161102_047_PRO		