

AMENDED IN RED

By: Sarah Hampstead
Date: 3 February 2021



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/956
Date: 23/03/2021



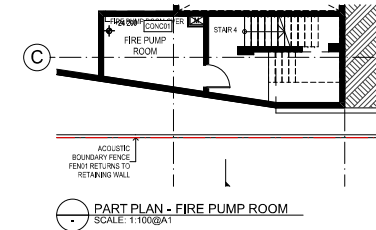
Acoustic Barrier
(including height,
returns and building
materials) in
accordance with
endorsed, updated
noise attenuation
report

To prevent clanging
and other noise
impacts, design and fix
into position all grates,
covers and other
fixtures in driveway
and garage areas that
may cause noise due
to vehicle movements.

Delineate and sign sufficient
space to accommodate a
minimum of 23 bicycle spaces in
accordance with AS2890.3 - 1993
Bicycle Parking Facilities

Acoustic Barrier
(including height,
returns and building
materials) in
accordance with
endorsed, updated
noise attenuation
report

Not part of this approval



DATE	REVISION	BY	CHK	NOL	DATE	REVISION	BY	CHK	NOL
18/01/19	For Information	GH	GH	01	11/03/2020	EDD RFI #1	GH	GH	11
02/05/19	For Information	GH	GH	02	10/12/2020	EDD RFI #1	GH	GH	12
21/02/2019	For Information	AV	GH	03					
23/02/2019	For Information	GH	GH	04					
25/02/2019	For Information	GH	GH	05					
30/03/2019	FOR TENDER	GH	GH	06					
01/02/2019	FOR TENDER	GH	GH	07					
12/11/2019	FOR TENDER	GH	GH	08					
04/03/2020	FOR TENDER	GH	GH	09					
04/08/2020	EDD RFI #2	TS	GH	10					

CHANGE CHANGE NOTES



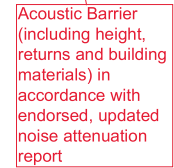
PROJECT: CINTRA RD CO-LIVING
DRAWING TITLE: GA PLAN - CARPARK
In accepting and offering this document for record against the Plus Architecture Pty Ltd AS21 021/0004, we warrant that the information contained herein is true and correct to the best of our knowledge and belief. The recipient agrees not to use this document for any purpose other than that intended and to ensure all drawings are used in accordance with the Plus Architecture Pty Ltd AS21 021/0004. The Plus Architecture Pty Ltd AS21 021/0004 shall not be used for any other purpose without the written consent of Plus Architecture Pty Ltd AS21 021/0004. The Plus Architecture Pty Ltd AS21 021/0004 shall not be used for any other purpose without the written consent of Plus Architecture Pty Ltd AS21 021/0004.

FOR INFORMATION			
SCALE 1:100 @A1	DATE 18/08/2019	PLUT DATE 10/12/2020	
JOB NO. 70184	DRAWING NO. A0099	REVISION 12	



Acoustic treatment in accordance with endorsed, updated noise attenuation report

Acoustic Barrier
(including height,
returns and building
materials) in
accordance with
endorsed, updated
noise attenuation
report



CHANGE	CHANGE NOTES
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+

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DRAWING TITLE
GA PLAN - GROUND

SCALE
1-500,000

1:100 g/vl
DATE

18/09/2019
18/09/2019

JOB NO.
3018

DRAWING NO.
A0100

12



All side boundary facing windows and other openings to areas that can be accessed by residents of and visitors to the site must have:

- a minimum sill height of 1.75 metres or
- frosted glass up to a minimum height of 1.75 metres measured from finished floor level. The frosting must be sufficient to obscure outwards views while allowing adequate light into the spaces.

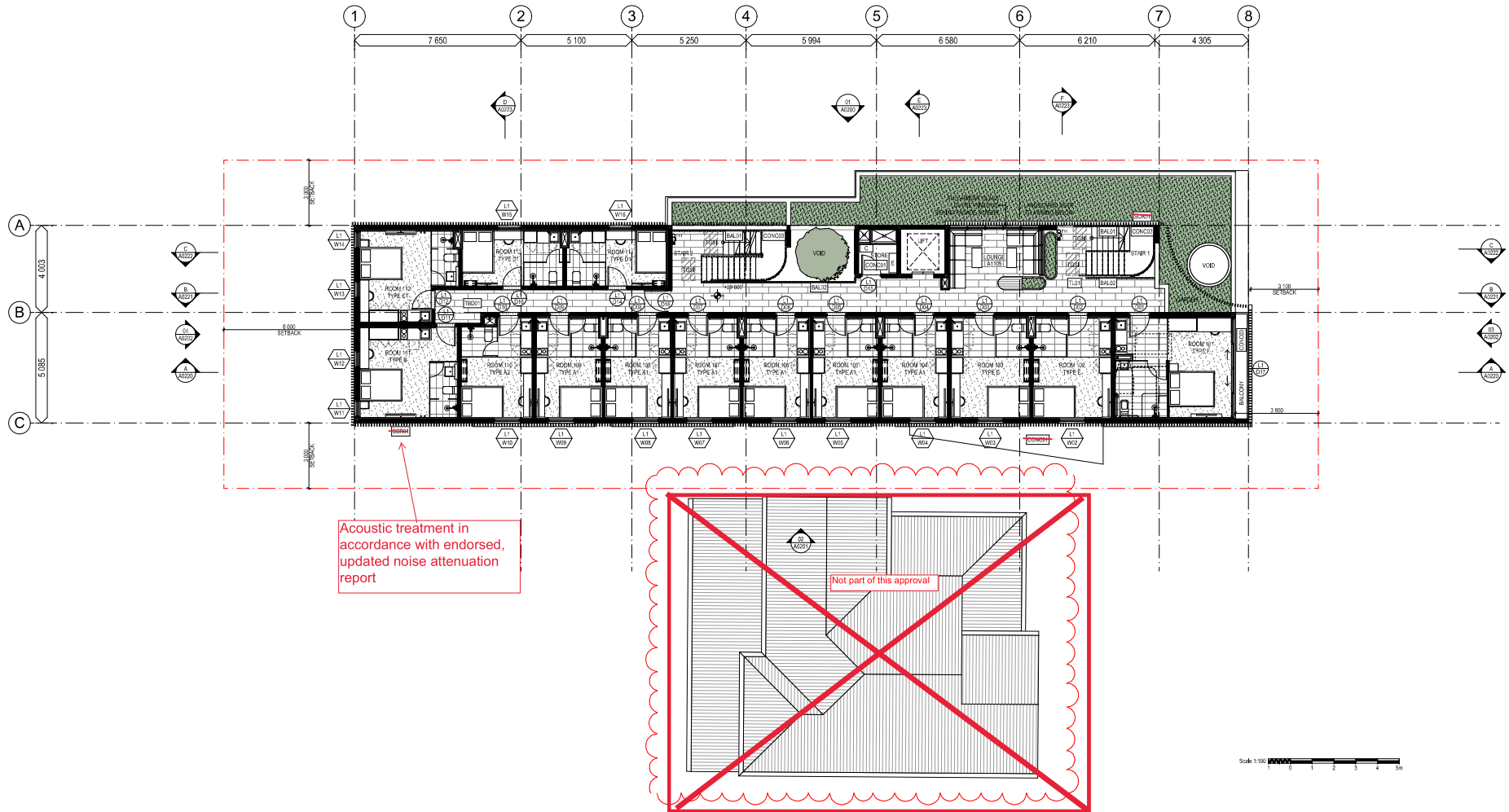
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Approval no: DEV2018/956
Date: 23/03/2021



Scale 1:100

DATE	REVISION	BY	CHK	NOL	DATE	REVISION	BY	CHK	NOL
18/01/19	For Information	GH	GH	01	10/10/2020	EDG RH 42	GH	GH	11
02/10/19	For Information	GH	GH	02					
21/10/2019	For Information	AV	GH	03					
20/10/2019	For Information	GH	GH	04					
30/10/2019	FOR TENDER	GH	GH	05					
31/10/2019	FOR TENDER	GH	GH	06					
12/11/2019	FOR TENDER	GH	GH	07					
04/03/2020	FOR TENDER	GH	GH	08					
01/06/2020	EDG RH 42	TS	GH	09					
11/06/2020	EDG RH 42	AV	GH	10					

CHANGE	CHANGE NOTES



PROJECT
CINTRA RD
CO-LIVING

DRAWING TITLE
GA PLAN - LEVEL 1

FOR INFORMATION		
SCALE 1:100 @A1	DATE 18/08/2019	PLUT DATE 10/10/2020
JOB NO. 70184	DRAWING NO. A0101	REVISION 11



All side boundary facing windows and other openings to areas that can be accessed by residents of and visitors to the site must have:

- a) a minimum sill height of 1.75 metres or
- b) frosted glass up to a minimum height of 1.75 metres measured from finished floor level. The frosting must be sufficient to obscure outwards views while allowing adequate light into the spaces.

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Date: 23/03/2021



DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
02/01/19	For Information	GH	GH	01	10/12/20	ISSUE PERMIT	GH	GH	11
02/10/19	For Information	GH	GH	02					
21/03/2019	For Information	AI	GH	03					
02/02/2019	For Information	GH	GH	04					
30/01/2019	FOR TENDER	GH	GH	05					
15/10/2019	FOR TENDER	GH	GH	06					
12/07/2019	FOR TENDER	GH	GH	07					
04/03/2020	FOR TENDER	GH	GH	08					
01/06/2020	ISSUE PERMIT	TS	GH	09					
14/06/2020	ISSUE PERMIT	AI	GH	10					

CHANGE	CHANGE NOTES

CLIENT



CINTRA

CINTRA PROPERTY PTY LTD



**PROJECT
CINTRA RE
CO-LIVING**

DRAWING TITLE
GA PLAN - LEVEL 2

FOR INFORMATION			
SCALE 1:100 @A1		PLOT DATE 10/12/2020	
DATE 18/09/2019			
JOB NO. 70184	DRAWING NO. A0102		REVISION 11



All side boundary facing windows and other openings to areas that can be accessed by residents of and visitors to the site must have:

a) a minimum sill height of 1.75 metres or

b) frosted glass up to a minimum height of 1.75 metres measured from finished floor level. The frosting must be sufficient to obscure outwards views while allowing adequate light into the spaces.

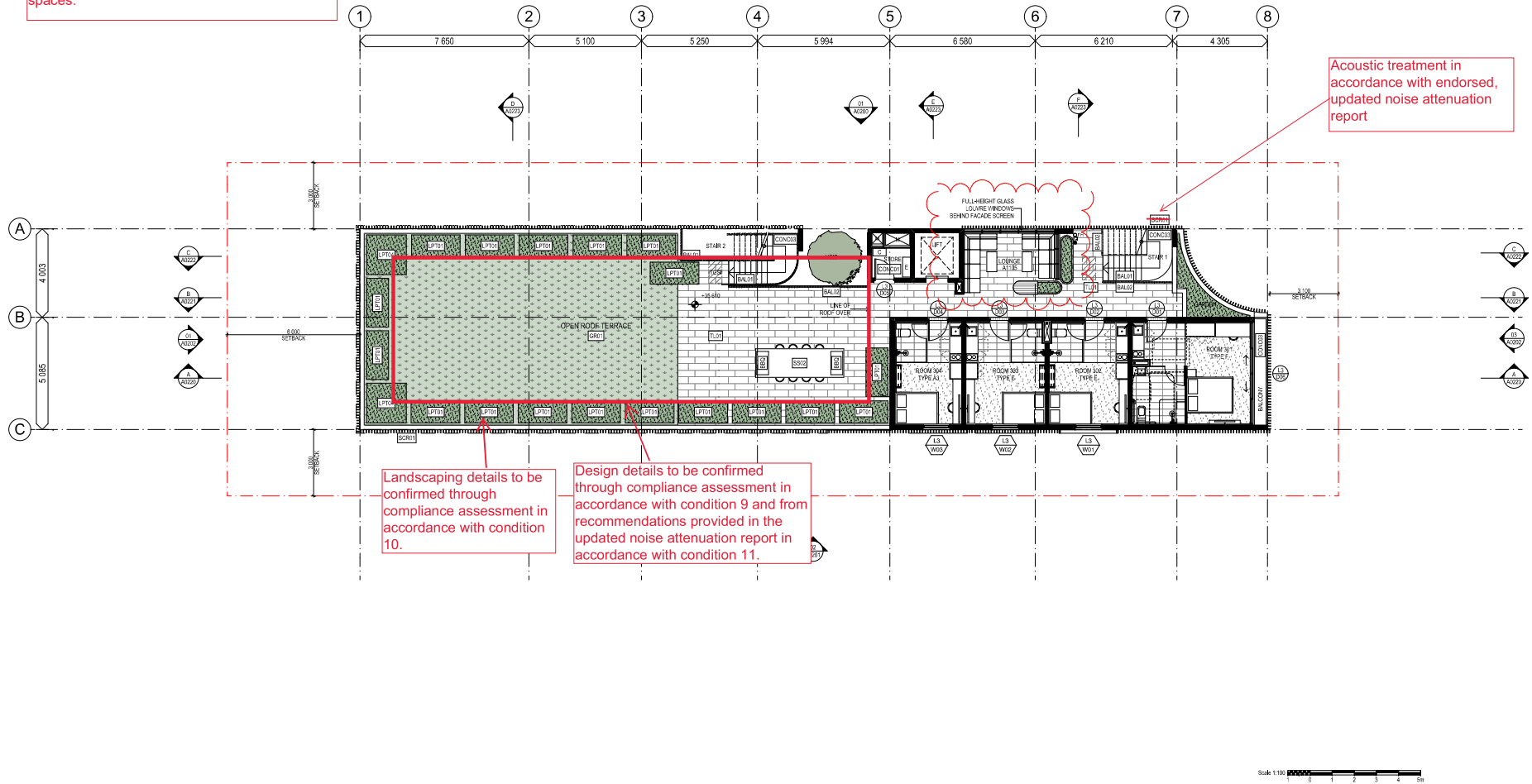
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

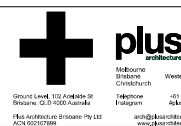
Approval no: DEV2018/056
Date: 23/03/2021



Scale 1:100

DATE	REVISION	BY	CHK	NOL	DATE	REVISION	BY	CHK	NOL
18/01/19	For Information	GH	GH	01	10/10/2020	EDD RFL	GH	GH	11
02/10/19	For Information	GH	GH	02					
21/10/2019	For Information	AV	GH	03					
20/10/2019	For Information	GH	GH	04					
30/10/2019	FOR TENDER	GH	GH	05					
01/10/2019	FOR TENDER	GH	GH	06					
12/11/2019	FOR TENDER	GH	GH	07					
04/03/2020	FOR TENDER	GH	GH	08					
01/06/2020	EDD RFL #2	TS	GH	09					
11/06/2020	EDD RFL #3	AV	GH	10					

CHANGE CHANGE NOTES



PROJECT
CINTRA RD
CO-LIVING

DRAWING TITLE
GA PLAN - LEVEL 3

FOR INFORMATION

SCALE
1:100 @A1

DATE
18/08/2019

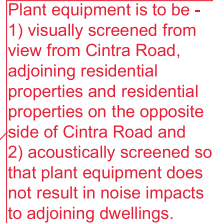
JOB NO.
70184

PLUT DATE
10/10/2020

DRAWING NO.
A0103

REVISION
11





DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
18/01/19	For Information	GH	GH	01	10/2/2020	EQD RFI 60	GH		11
03/02/19	For Information	GH	GH	02					
21/02/19	For Information	AV	GH	03					
25/02/19	For Information	GH	GH	04					
30/02/19	FOR TENDER	GH	GH	05					
01/03/19	FOR TENDER	GH	GH	06					
02/03/19	FOR TENDER	GH	GH	07					
04/03/20	FOR TENDER	GH	GH	08					
01/06/20	EQD RFI 60	TS	GH	09					
11/09/20	EQD RFI 60	AV	GH	10					

CHANGE	CHANGE NOTES

CLIENT

 **CINTRA**

CINTRA PROPERTY PTY LTD

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Western Australia
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Brisbane, QLD 4000 Australia

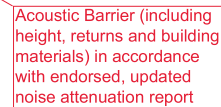
Plus Architecture Brisbane Pty Ltd
ACN 6221677889

arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT CONTRACT RD CO-LOCATION	DRAWING TITLE GRADING PLAN - ROOF		FOR INFORMATION		
	SCALE 1:100 @A1		PLOT DATE 10/12/2020		
	DATE JUN 09, 2019		DRAWING NO. A0104		
	JOB NO. 70184		REVISION 11		

All side boundary facing windows and other openings to areas that can be accessed by residents of and visitors to the site must have:

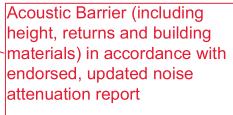
- a minimum sill height of 1.75 metres or
- frosted glass up to a minimum height of 1.75 metres measured from finished floor level. The frosting must be sufficient to obscure outwards views while allowing adequate light into the spaces.



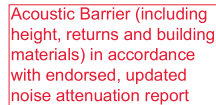
DATE				REVISION	BY	CHK	NO.	DATE				REVISION	BY	CHK	NO.	CHANGE	CHANGE NOTES	CLIENT		PROJECT		DRAWING TITLE		FOR INFORMATION				
25/05/2019				FOR TENDER	GH	GH	01											 		CINTRA PROPERTY PTY LTD	CINTRA RD CO-LIVING	NORTH ELEVATION	SCALE	1:100 (B/A1)				
31/10/2019				FOR TENDER	GH	GH	02										DATE						PLOT DATE					
02/11/2019				FOR TENDER	GH	GH	03										30/01/2019						10/12/2020					
04/03/2020				FOR TENDER	GH	GH	04										JOB NO.						DRAWING NO.	REVISION				
01/08/2020				EQD RTR K2	TS	GH	05										70184						A0200	07				
11/09/2020				EQD RTR F3	AV	GH	06																					
19/12/2020				EQD RTR K3	AV	GH	07																					
																		Ground Level, 102 Adelaide St Melbourne, VIC 3000 Australia	Telephone +61 3 202 2000 Email arch@plusarchitect.com.au	401 3 202 2000 plusarchitect.com.au								

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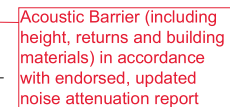
- a) a minimum sill height of 1.75 metres or
- b) frosted glass up to a minimum height of 1.75 metres measured from finished floor level. The frosting must be sufficient to obscure outwards views while allowing adequate light into the spaces.

[illegible]

[illegible]



DATE					REVISION					DATE					REVISION					BY					CHK					NO.					CHANGE					CHANGE NOTES					CLIENT					PROJECT					DRAWING TITLE					FOR INFORMATION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												

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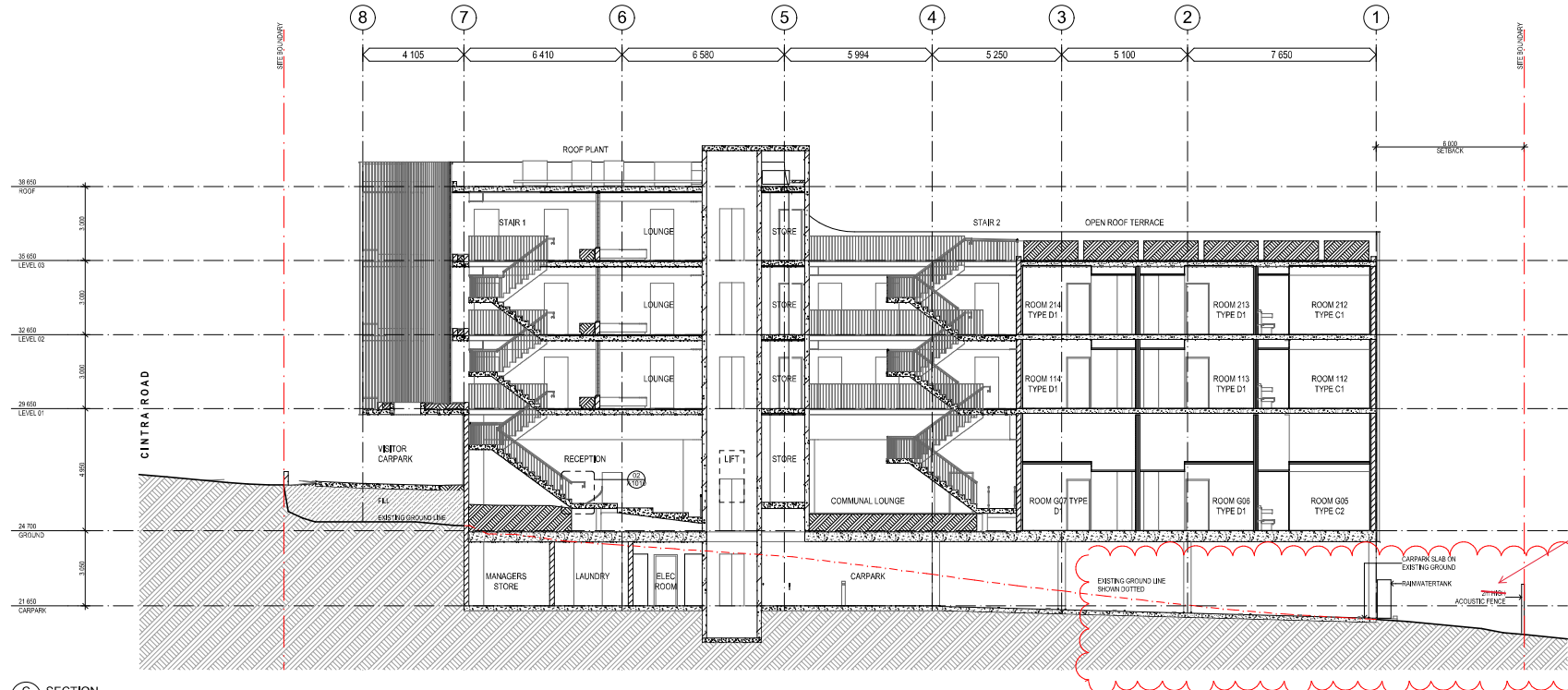
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DEVELOPMENT APPROVAL

Approval no: DEV2018/956
Date: 23/03/2021



SECTION C
SCALE: 1:100 @A1

Acoustic Barrier (including height, returns and building materials) in accordance with endorsed, updated noise attenuation report

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.	CHANGE	CHANGE NOTES	CLIENT	PROJECT	DRAWING TITLE	FOR INFORMATION
21/12/2019	For Information	AL	GH	01								CINTRA	CINTRA RD CO-LIVING	SECTION C	SCALE: 1:100 @A1
30/10/2019	FOR TENDER	GH	GH	02											DATE: 21/12/2019
31/10/2019	FOR TENDER	GH	GH	03											PROJECT NO. 70184
12/11/2019	FOR TENDER	GH	GH	04											DRAWING NO. A0222
04/03/2020	FOR TENDER	GH	GH	05											REVISION 08
01/06/2020	EDD RH 02	TS	GH	06											
11/06/2020	EDD RH 03	AL	GH	07											
10/12/2020	EDD RH 04	GH	GH	08											

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PROJECT: CINTRA RD CO-LIVING

DRAWING TITLE: SECTION C

FOR INFORMATION

SCALE: 1:100 @A1

DATE: 21/12/2019

PROJECT NO. 70184

DRAWING NO. A0222

REVISION 08

AMENDED IN RED

By: Sarah Hampstead
Date: 3 February 2021

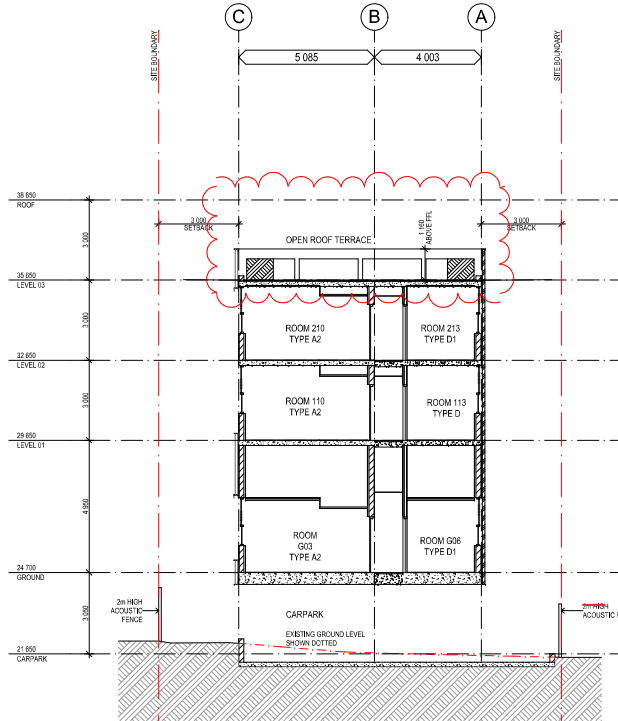


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

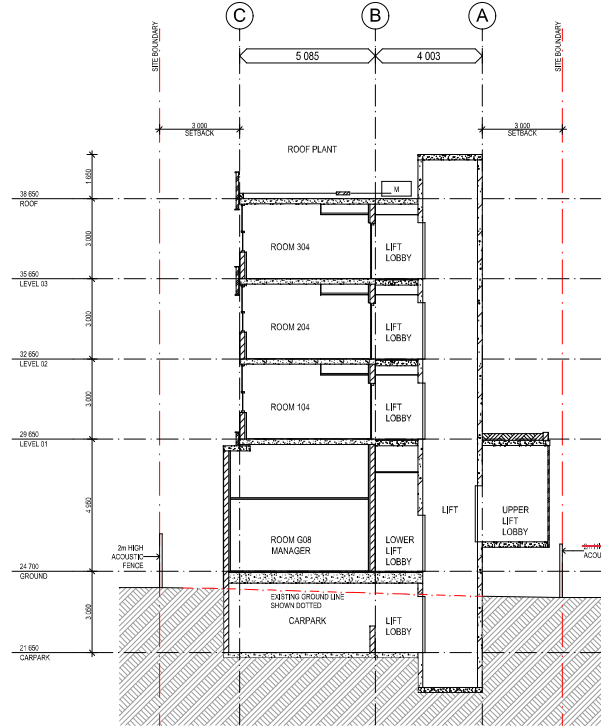
Approval no: DEV2018/956
Date: 23/03/2021



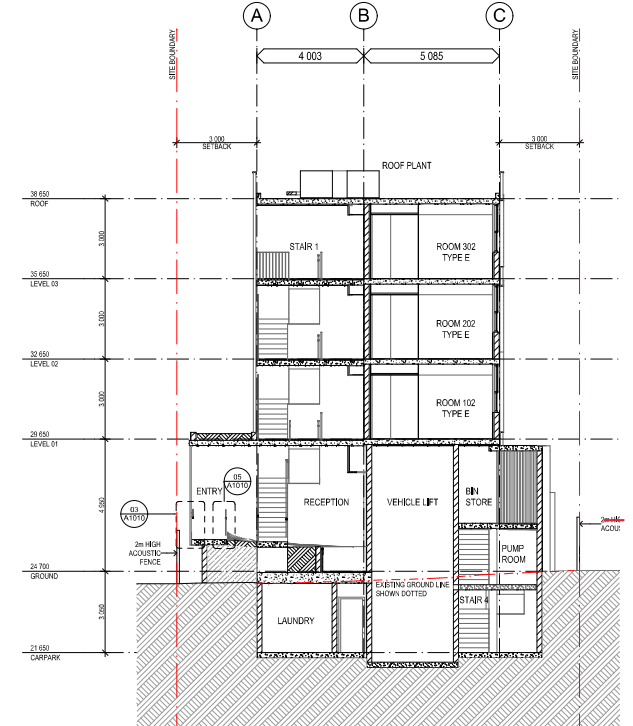
Acoustic Barrier (including height, returns and building materials) in accordance with endorsed, updated noise attenuation report



D SECTION
SCALE: 1:100@A1



E SECTION
SCALE: 1:100@A1



F SECTION
SCALE: 1:100@A1

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.	CHANGE	CHANGE NOTES	CLIENT	PROJECT	DRAWING TITLE	FOR INFORMATION
01/10/2019	FOR INFORMATION	GH	GH	01								CINTRA	CINTRA RD CO-LIVING	SECTIONS D, E, F	SCALE: 1:100 @A1
30/10/2019	FOR TENDER	GH	GH	02											DATE: 10/10/2020
01/10/2019	FOR TENDER	GH	GH	03											JOB NO: 70184
01/10/2019	FOR TENDER	GH	GH	04											DRAWING NO: A0223
04/03/2020	FOR TENDER	GH	GH	05											REVISION: 08
04/06/2020	EDG RH 02	TS	GH	06											
11/06/2020	EDG RH 03	AL	GH	07											
10/12/2020	EDG RH 04	GH	GH	08											

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PROJECT: CINTRA RD CO-LIVING

DRAWING TITLE: SECTIONS D, E, F

FOR INFORMATION

SCALE: 1:100 @A1

DATE: 10/10/2020

JOB NO: 70184

DRAWING NO: A0223

REVISION: 08



1. The louvered windows must be closed shut between 10pm and 7am on any given day.
2. Tenants will not be able to manually open, close or alter the louvres.
3. Louvre windows above 2.42m FFL will be restricted to a maximum opening angle of 30 degrees.
4. Louvre windows below 2.42m FFL will be restricted to a maximum opening angle of 10 degrees.
5. the louvre window will be set behind the façade batten screen and frosted up to a height of 1.75m to obscure views outwards.

NOTES ON OPERATION OF LOUVRE WINDOW:

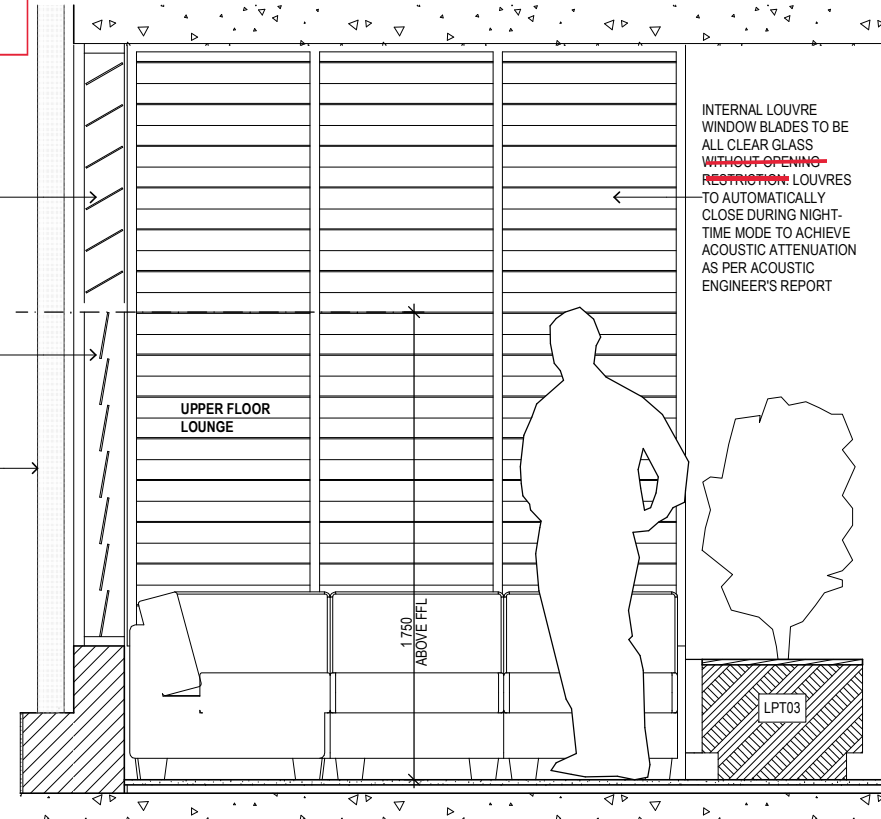
- LOUVRE WINDOW IS FULL-HEIGHT AND CONTINUOUS BEHIND FACADE BATTEN SCREEN
- ~~ALL FACADE LOUVRE BLADES BELOW 1750mm ABOVE FFL ARE FROSTED PRIVACY GLASS TO PREVENT ANY DIRECT VIEWS THROUGH THE GLASS~~
- ALL LOUVRE BLADE GALLERIES RUN VIA CONCEALED ELECTRIC MOTORS WHICH ARE CONTROLLED BY AN AUTOMATED BUILDING MANAGEMENT SYSTEM (BMS)
- ~~DURING TYPICAL DAY TIME USE, THE FACADE LOUVRE BLADES BELOW 1750mm ABOVE FFL ARE LIMITED TO THEIR MAXIMUM OPENING ANGLE BY THE BMS CONTROL SYSTEM~~
- DURING TYPICAL NIGHT-TIME USE, ALL LOUVRE BLADES ARE FULLY CLOSED TO ACHIEVE ACOUSTIC ATTENUATION AS PER ACOUSTIC ENGINEER'S REPORT
- IN AN EMERGENCY EVENT, UPON TRIGGER OF THE BUILDING FIRE ALARM SYSTEM, THE BMS OPENS THE LOUVRE BLADES TO THEIR FULL OPENING POSITION (NOM 90°) TO FACILITATE NATURAL SMOKE VENTILATION THROUGH THE FACADE OPENINGS IN ACCORDANCE WITH THE FIRE ENGINEERING DESIGN AND QFES REQUIREMENTS
- UPON CESSATION OF THE EMERGENCY EVENT, THE BMS RESETS AND THE LOUVRE BLADES RETURN TO THEIR TYPICAL DAY-TIME / NIGHT-TIME OPERATIONS

LOUVRE BLADES
ABOVE 1750mm
ABOVE FFL TO BE
CLEAR GLASS
~~WITHOUT OPENING
RESTRICTION~~

LOUVRE BLADES
BELOW 1750mm
ABOVE FFL TO BE
FROSTED GLASS.
BLADES RESTRICTED
TO MAX 10° OPENING

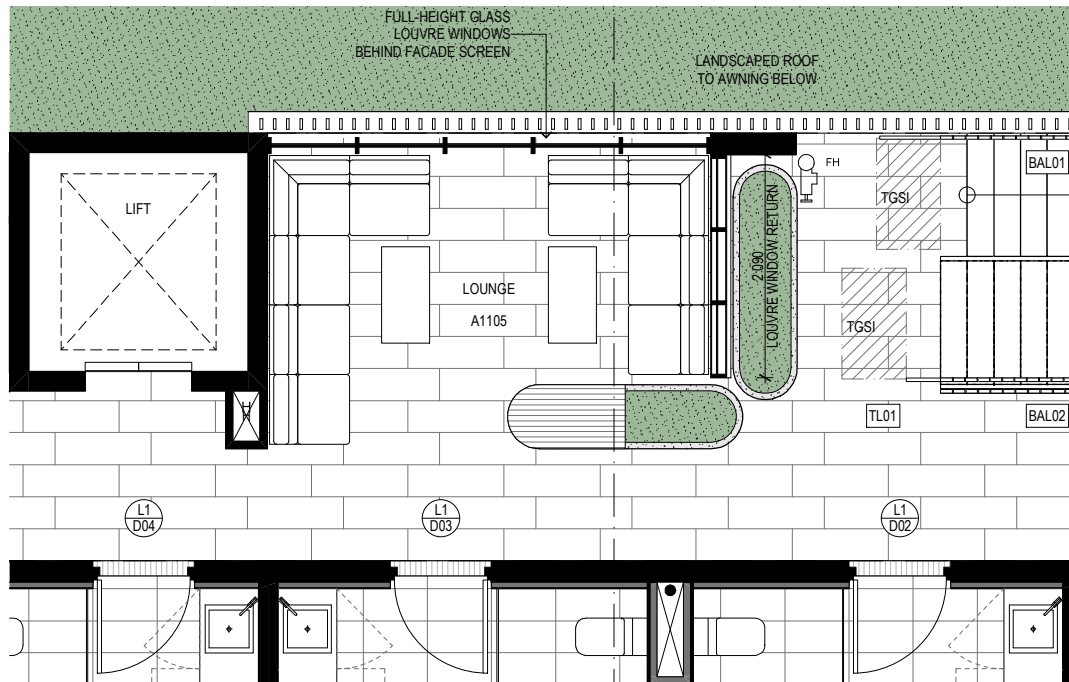
VERTICAL BATTEN
FACADE SCREEN

INTERNAL LOUVRE
WINDOW BLADES TO BE
ALL CLEAR GLASS
~~WITHOUT OPENING
RESTRICTION~~ LOUVRES
TO AUTOMATICALLY
CLOSE DURING NIGHT-
TIME MODE TO ACHIEVE
ACOUSTIC ATTENUATION
AS PER ACOUSTIC
ENGINEER'S REPORT



2 CROSS SECTION SCALE: 1:20@A3

3 LOUNGE IMAGE



1 LEVEL 01 LOUNGE PLAN SCALE: 1:50@A3

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Date: 23/03/2021



Project CINTRA RD CO-LIVING

Job No. 70184

Title UPPER LEVEL LOUNGE

Sketch SK.12

By GH

Date 10/12/2020



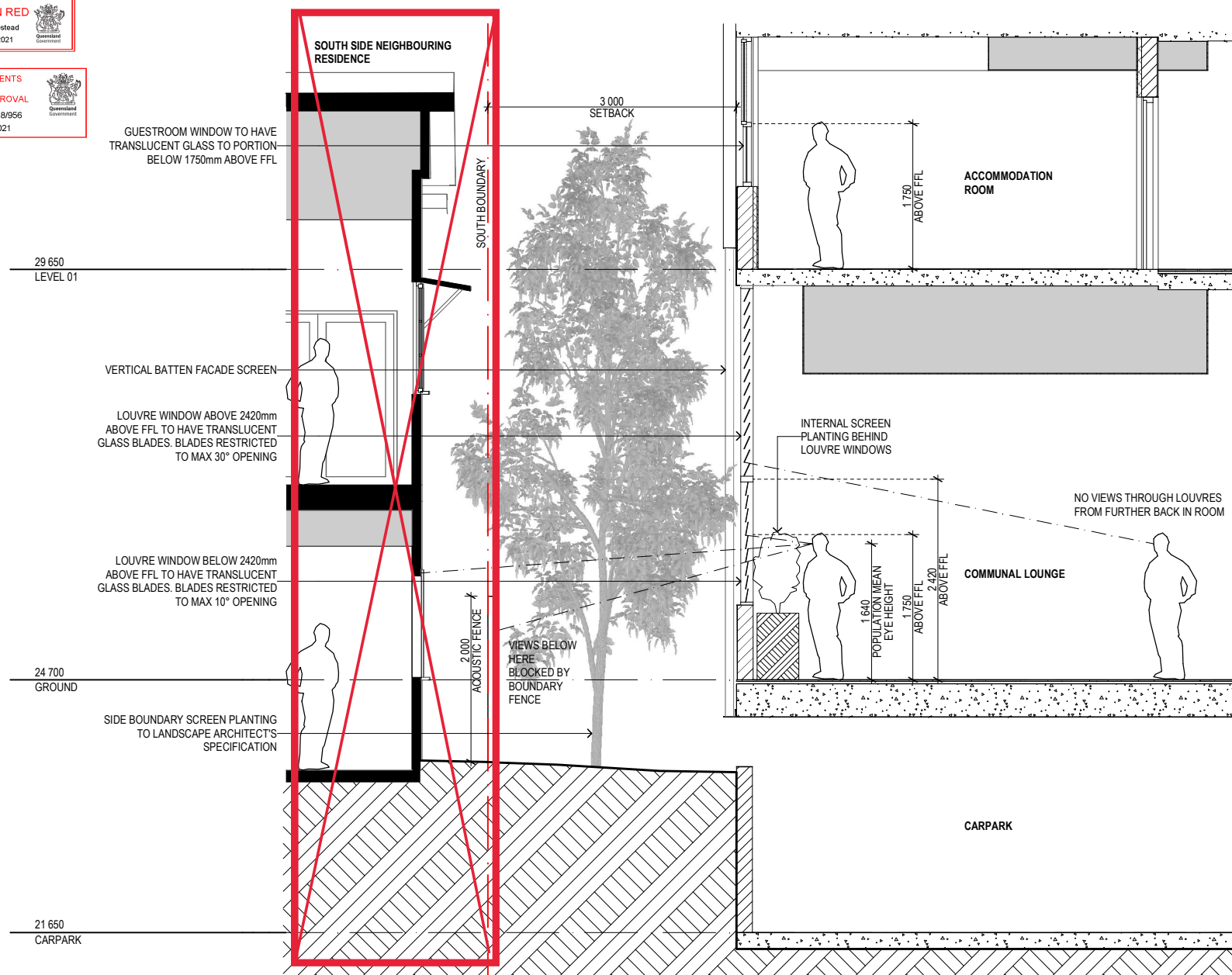
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NOTES ON OPERATION OF LOUVRE WINDOW:

- LOUVRE WINDOW IS FULL-HEIGHT AND CONTINUOUS BEHIND FACADE BATTEN SCREEN
- ALL LOUVRE BLADES ARE FROSTED PRIVACY GLASS TO PREVENT ANY DIRECT VIEWS THROUGH THE GLASS
- ALL LOUVRE BLADE GALLERIES RUN VIA CONCEALED ELECTRIC MOTORS WHICH ARE CONTROLLED BY AN AUTOMATED BUILDING MANAGEMENT SYSTEM (BMS)
- DURING TYPICAL DAY-TIME USE, THE LOUVRE BLADES ARE LIMITED TO THEIR MAXIMUM OPENING ANGLE BY THE BMS CONTROL SYSTEM**
- DURING TYPICAL NIGHT-TIME USE, ALL LOUVRE BLADES ARE FULLY CLOSED TO ACHIEVE ACOUSTIC ATTENUATION AS PER ACOUSTIC ENGINEER'S REPORT
- IN AN EMERGENCY EVENT, UPON TRIGGER OF THE BUILDING FIRE ALARM SYSTEM, THE BMS OPENS THE LOUVRE BLADES TO THEIR FULL OPENING POSITION (NOM 90°) TO FACILITATE NATURAL SMOKE VENTILATION THROUGH THE FACADE OPENINGS IN ACCORDANCE WITH THE FIRE ENGINEERING DESIGN AND QFES REQUIREMENTS
- UPON CESSATION OF THE EMERGENCY EVENT, THE BMS RESETS AND THE LOUVRE BLADES RETURN TO THEIR TYPICAL DAY-TIME / NIGHT-TIME OPERATIONS

- The louvred windows must be closed shut between 10pm and 7am on any given day.
- Tenants will not be able to manually open, close or alter the louvres.
- Louvre windows above 2.42m FFL will be restricted to a maximum opening angle of 30 degrees.
- Louvre windows below 2.42m FFL will be restricted to a maximum opening angle of 10 degrees.
- the louvre window will be set behind the façade batten screen and frosted up to a height of 1.75m to obscure views outwards.

1 SOUTH BOUNDARY - SECTION 1
SCALE: 1:50@A1

Project CINTRA RD CO-LIVING
Job No. 70184
Title SOUTH BOUNDARY STUDY
Sketch SK.13 By GH
Date 10/12/2020

