

SITE PLAN

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/891/12

Date: 28 May 2021



1:500@A3 0 5 10 15m

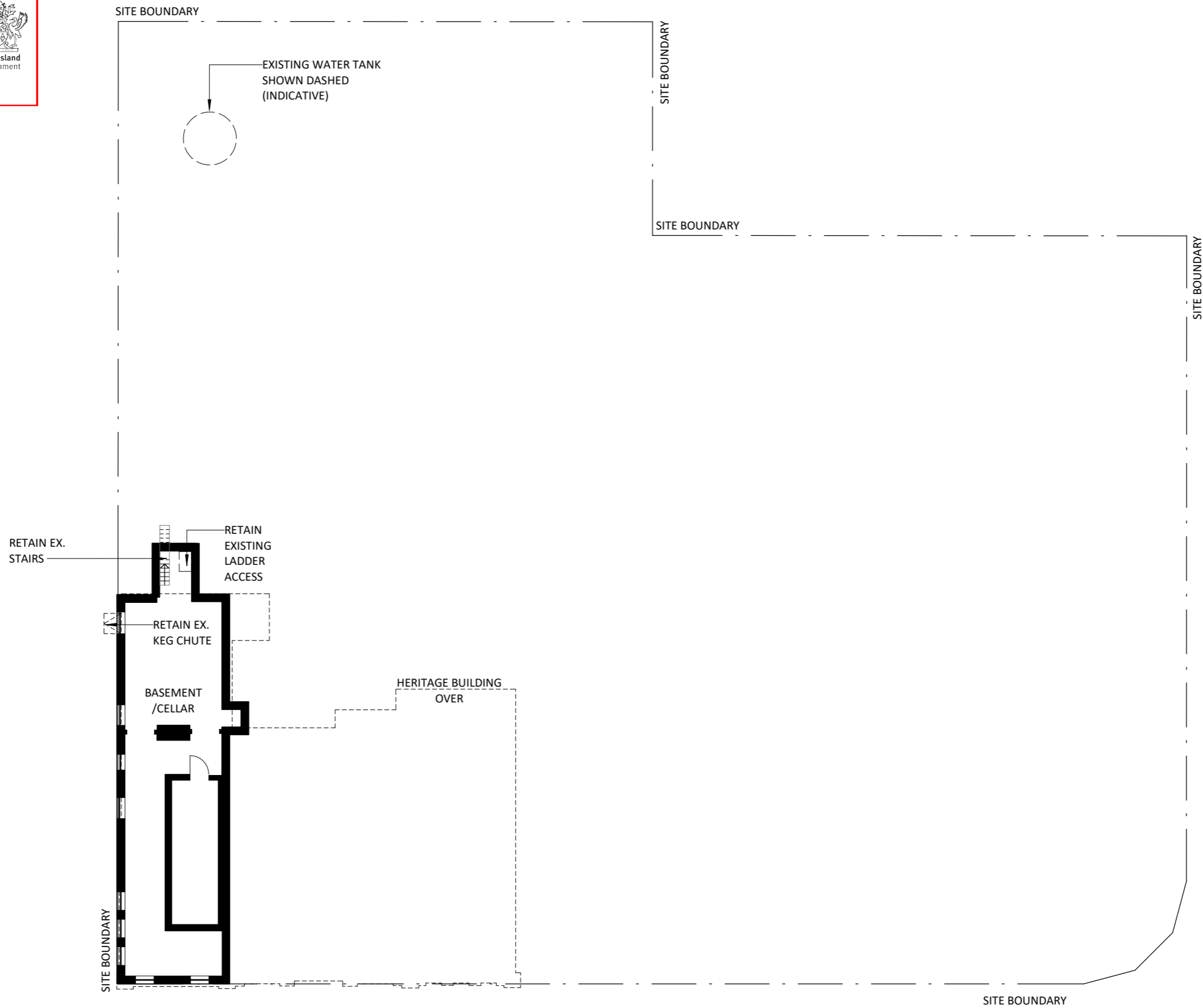


CELLAR - HERITAGE SCOPE OF WORKS

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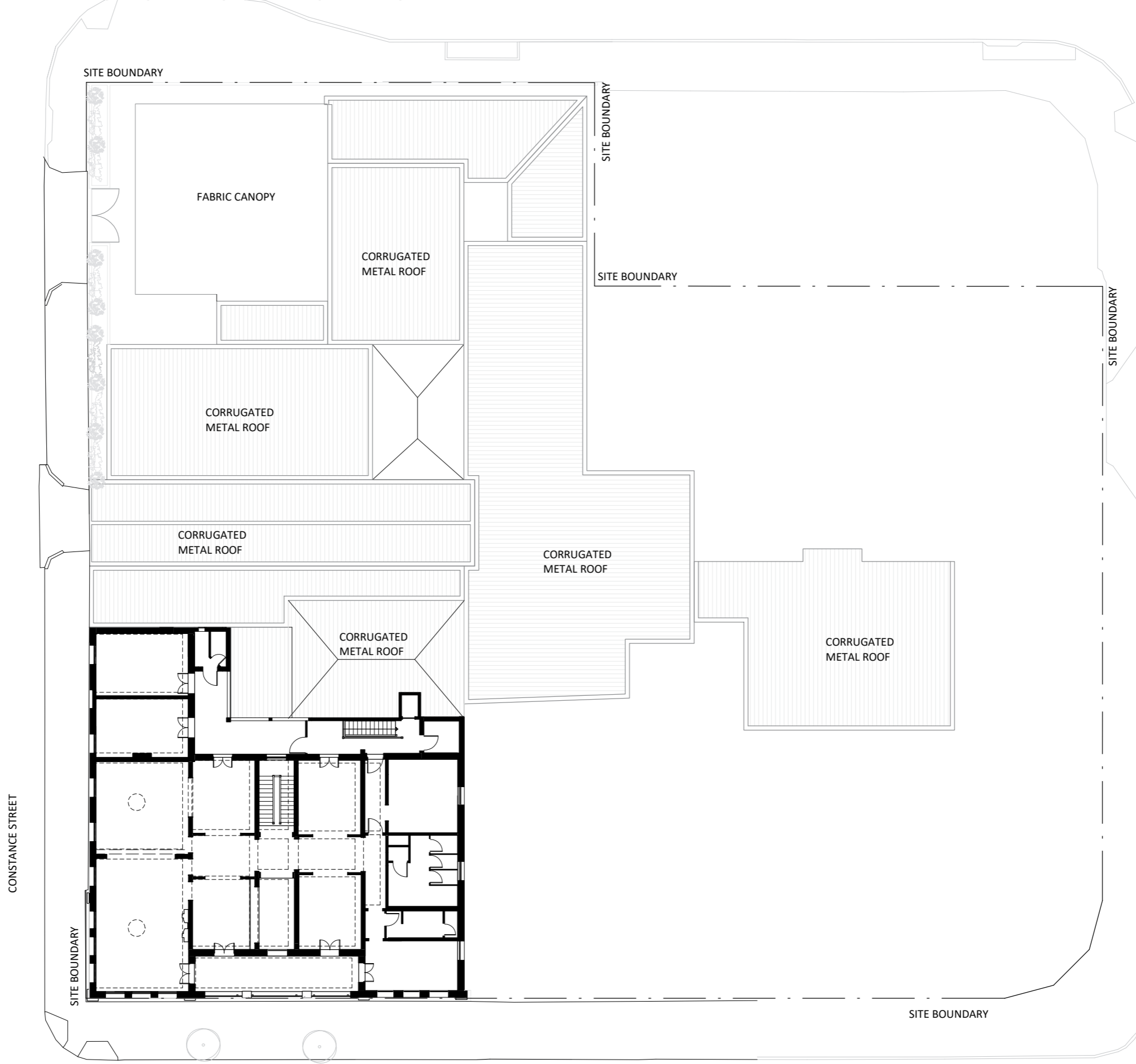
GROUND LEVEL - HERITAGE SCOPE OF WORKS

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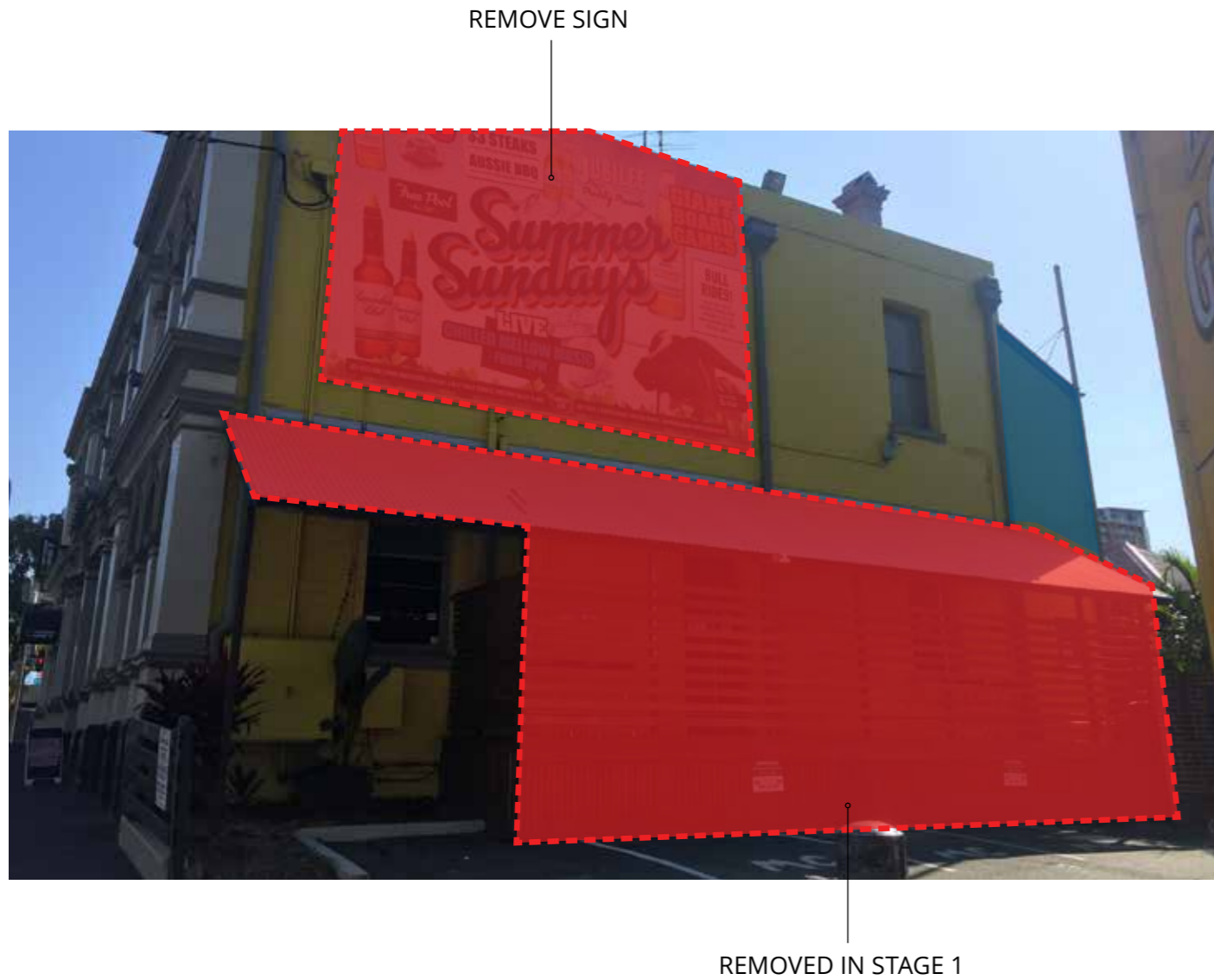
Date: 28 May 2021

DEMOLITION SCOPE OF WORKS

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NORTH EASTERN VERANDAH TO BE DEMOLISHED



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

LEVEL 1 - HERITAGE SCOPE OF WORKS


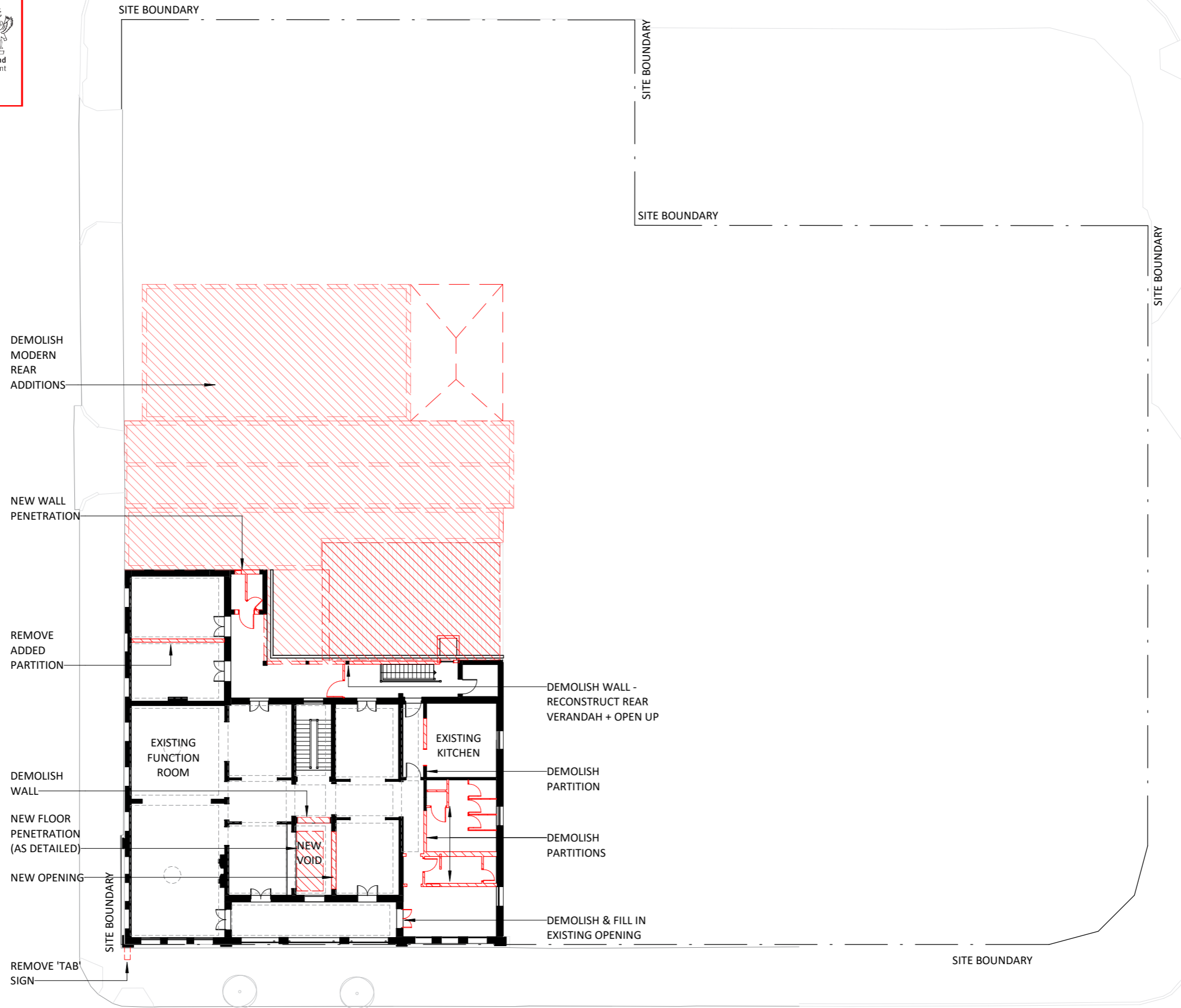
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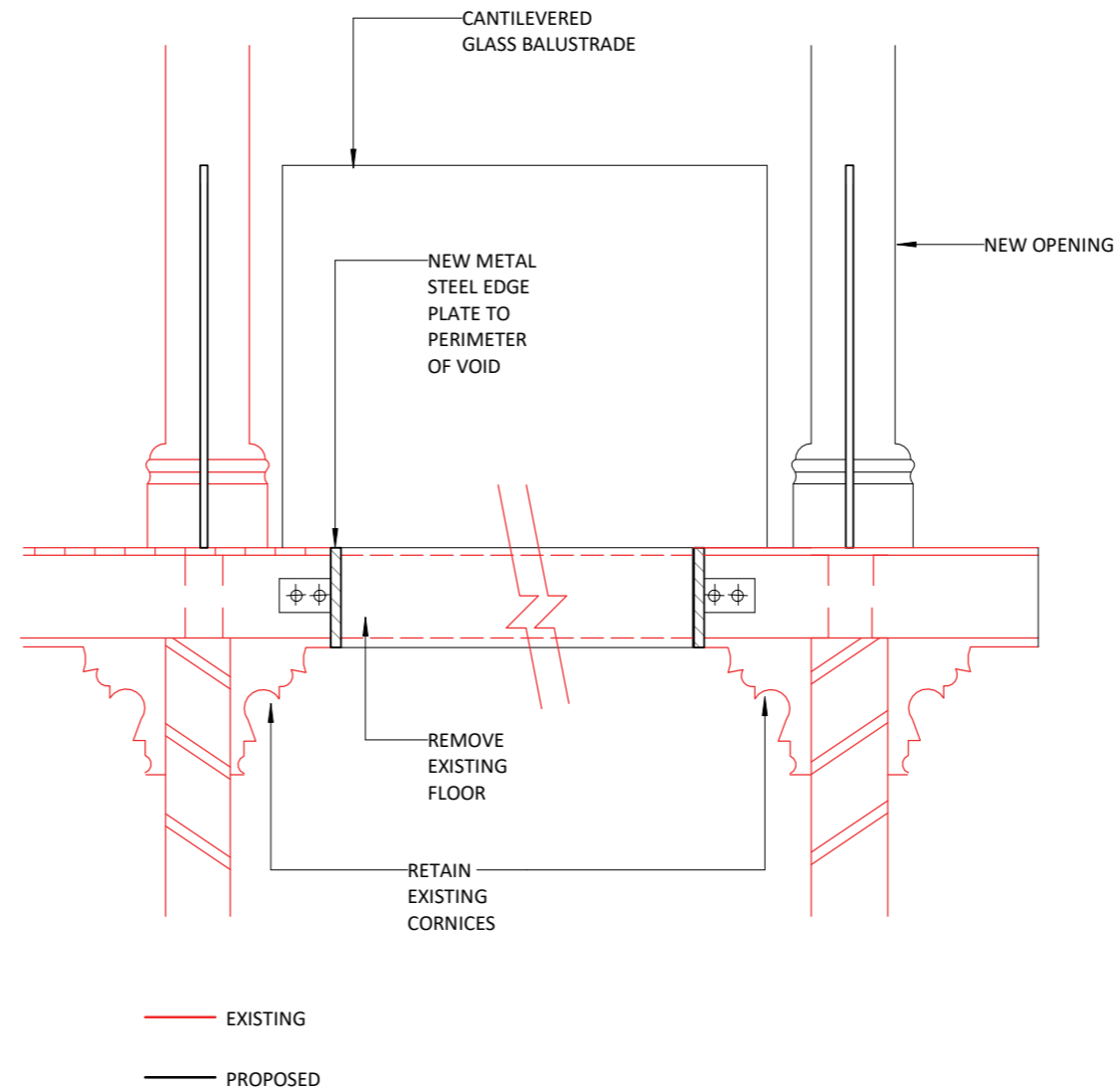
PROPOSED VOID DETAIL TO LEVEL 1 OF HERITAGE PUB

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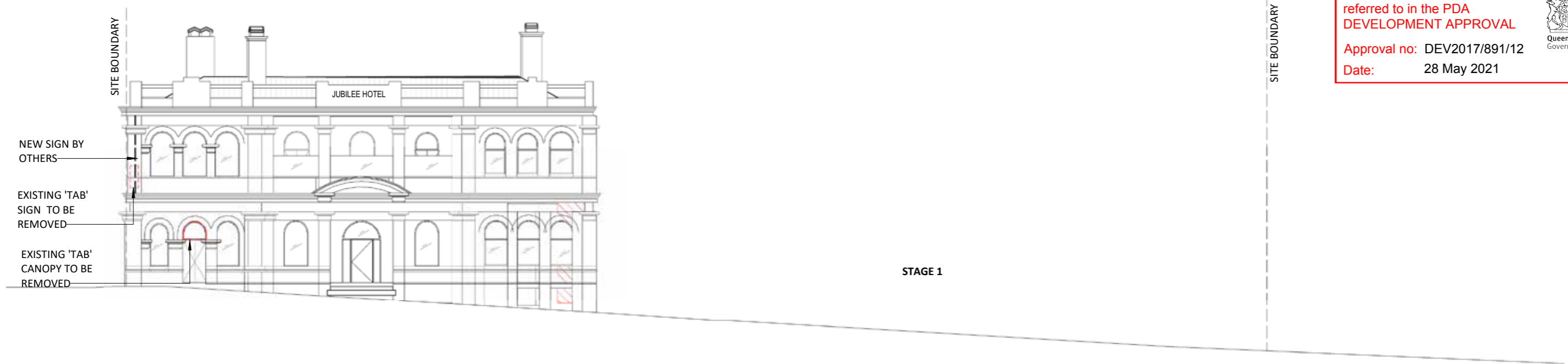
PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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DEMOLITION SCOPE OF WORKS

1:200@A3 0 2 4 6m



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ST PAUL'S TERRACE ELEVATION



CONSTANCE STREET ELEVATION


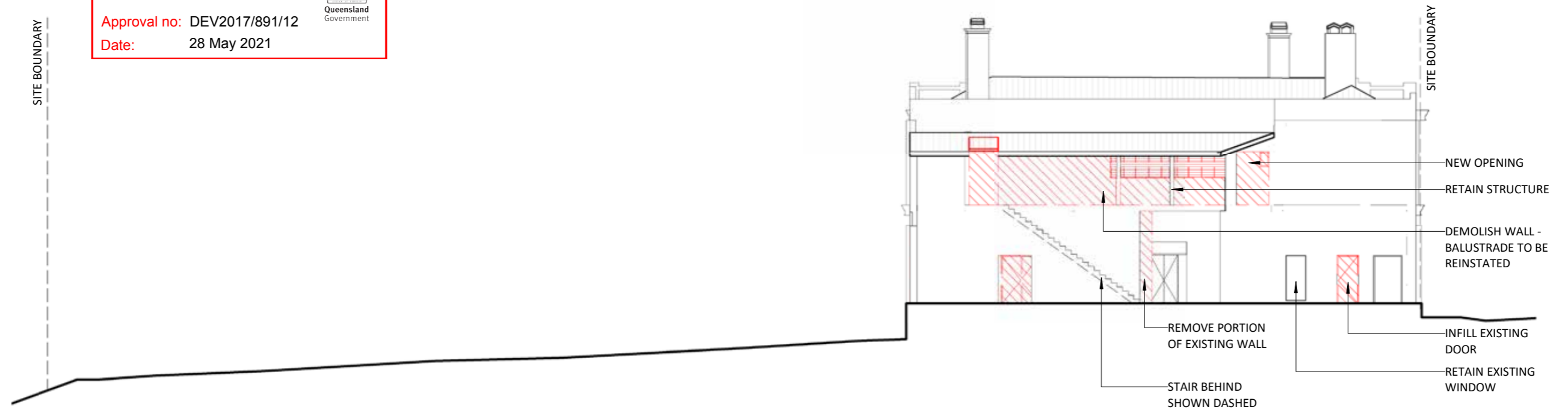
DEMOLITION SCOPE OF WORKS

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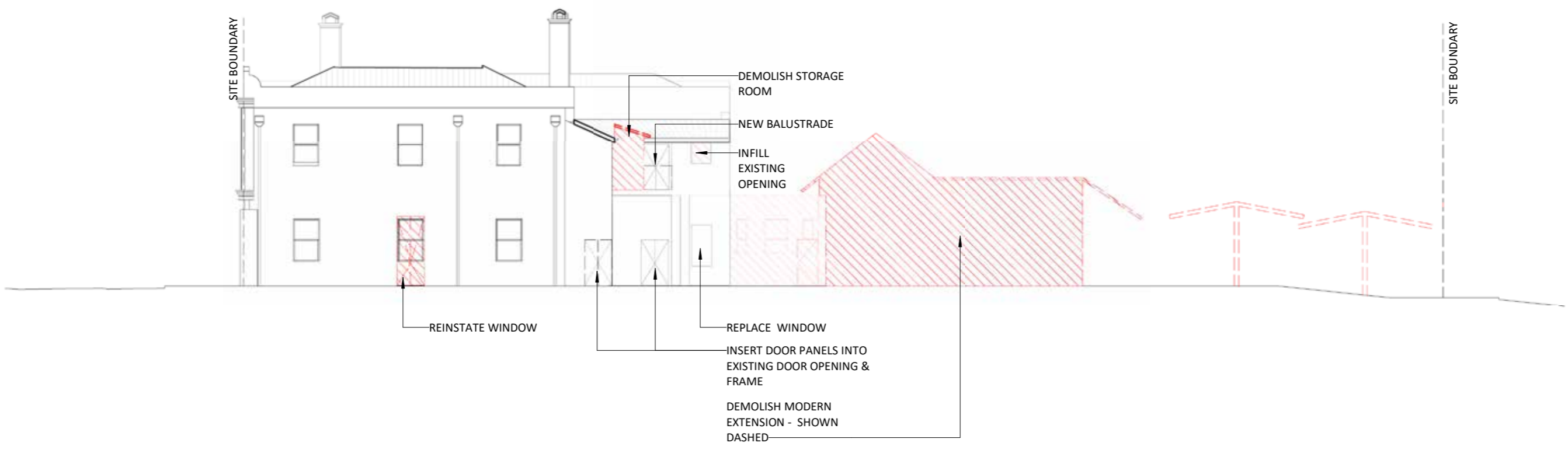
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REAR ELEVATION




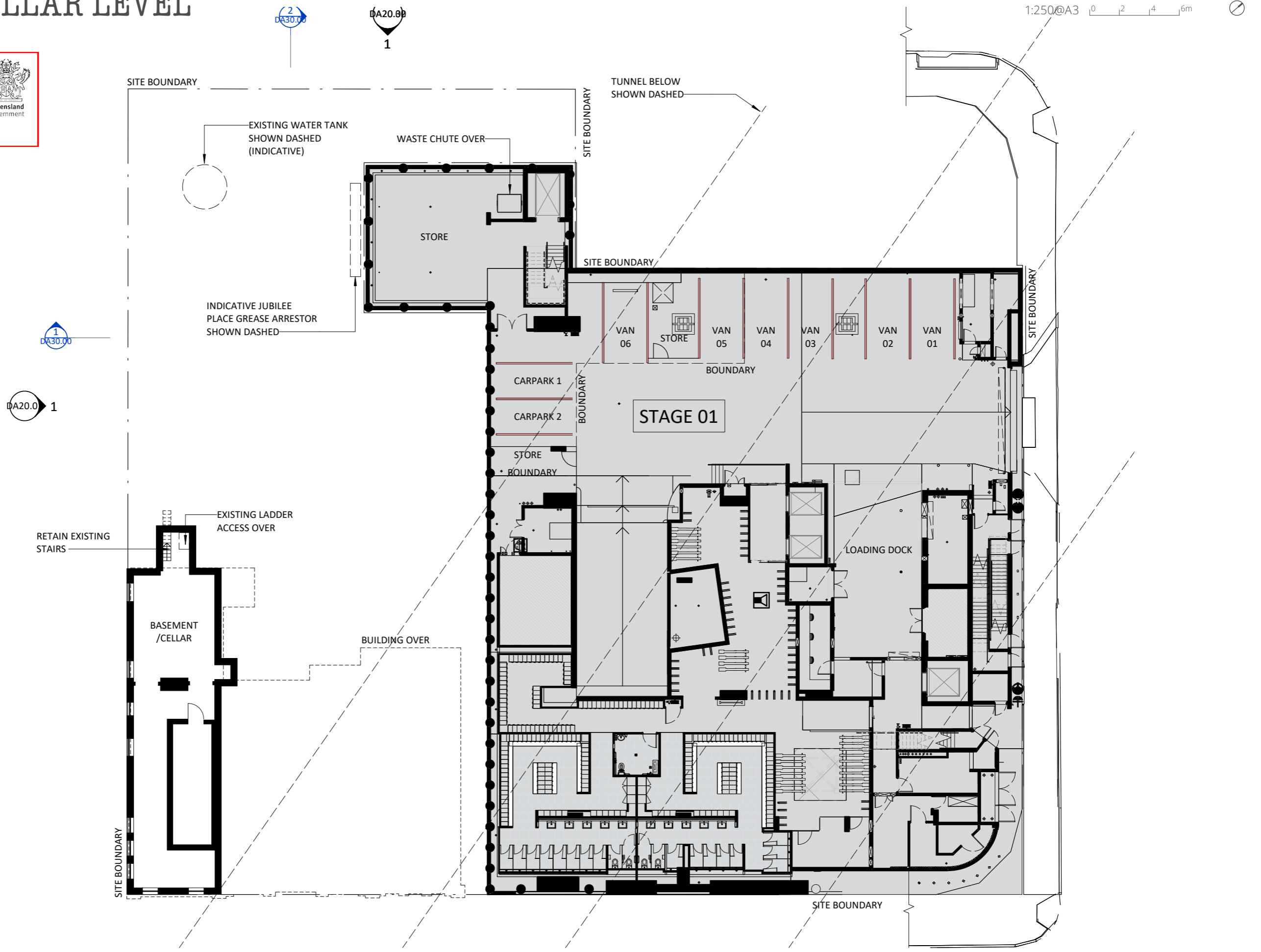
SIDE BOUNDARY ELEVATION

PROPOSED CELLAR LEVEL

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/891/12

Date: 28 May 2021

PROPOSED GROUND FLOOR

1:250@A3 0 2 4 6m

MATERIALS LEGENDS

- BRK01 White face brick patterned
- CD01 Tiled cladding
- CF01 Off form concrete
- CP01 Feature carpet insert to private dining room
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- CP03 Level 01 carpet
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- ST01B Stoned tiles to match ST01A, smaller format
- ST01C Stone tiles to match ST01B, smaller format
- ST02 Thresholds
- TF01 Timber floor

Not part of this approval

AMENDED IN RED
 By: K McGill
 Date: 25 May 2021

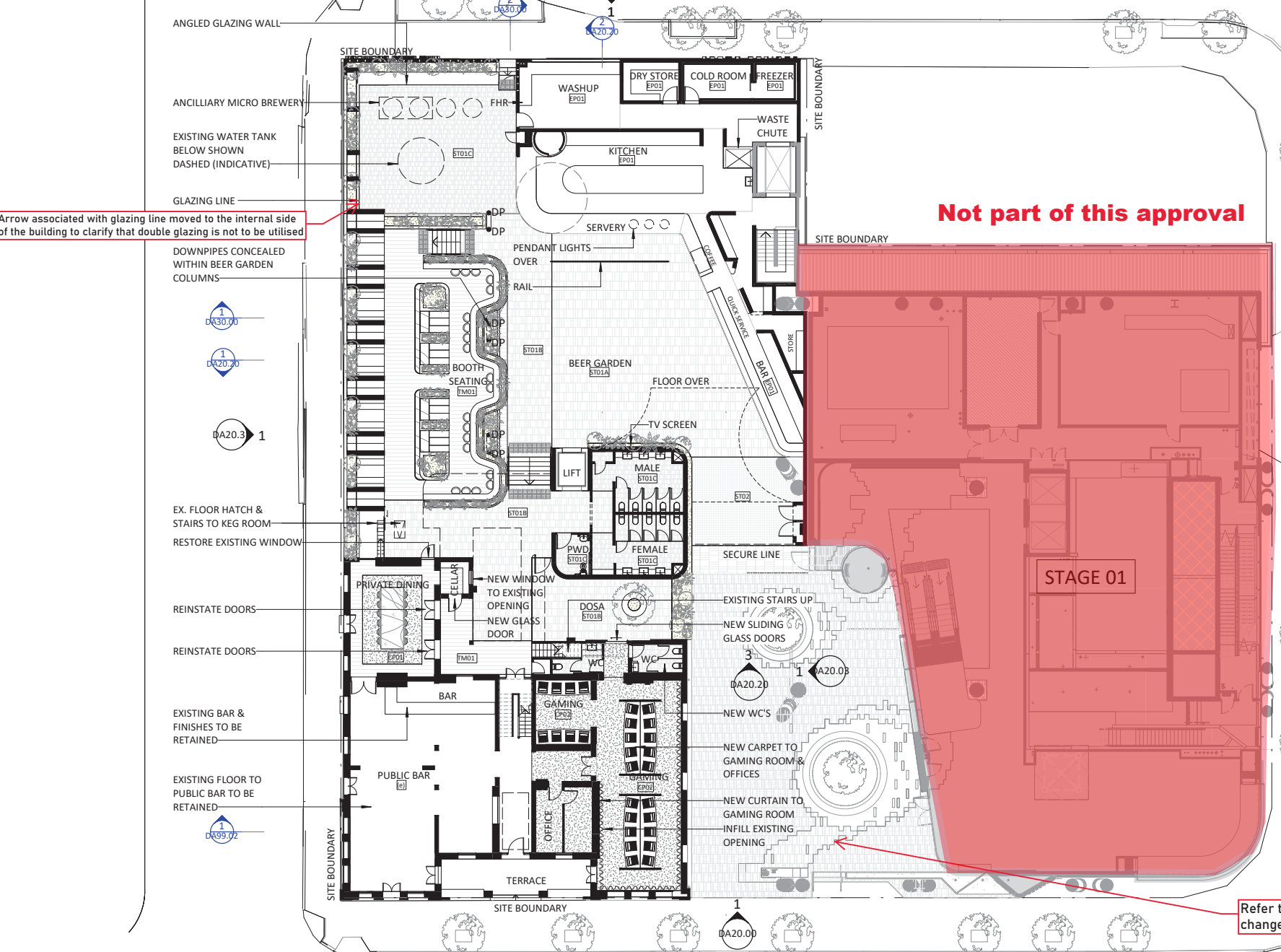


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Refer to the landscape plans for details of changed landscaping requirements.

Arrow associated with glazing line moved to the internal side of the building to clarify that double glazing is not to be utilised



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: **DEV2017/891/3**

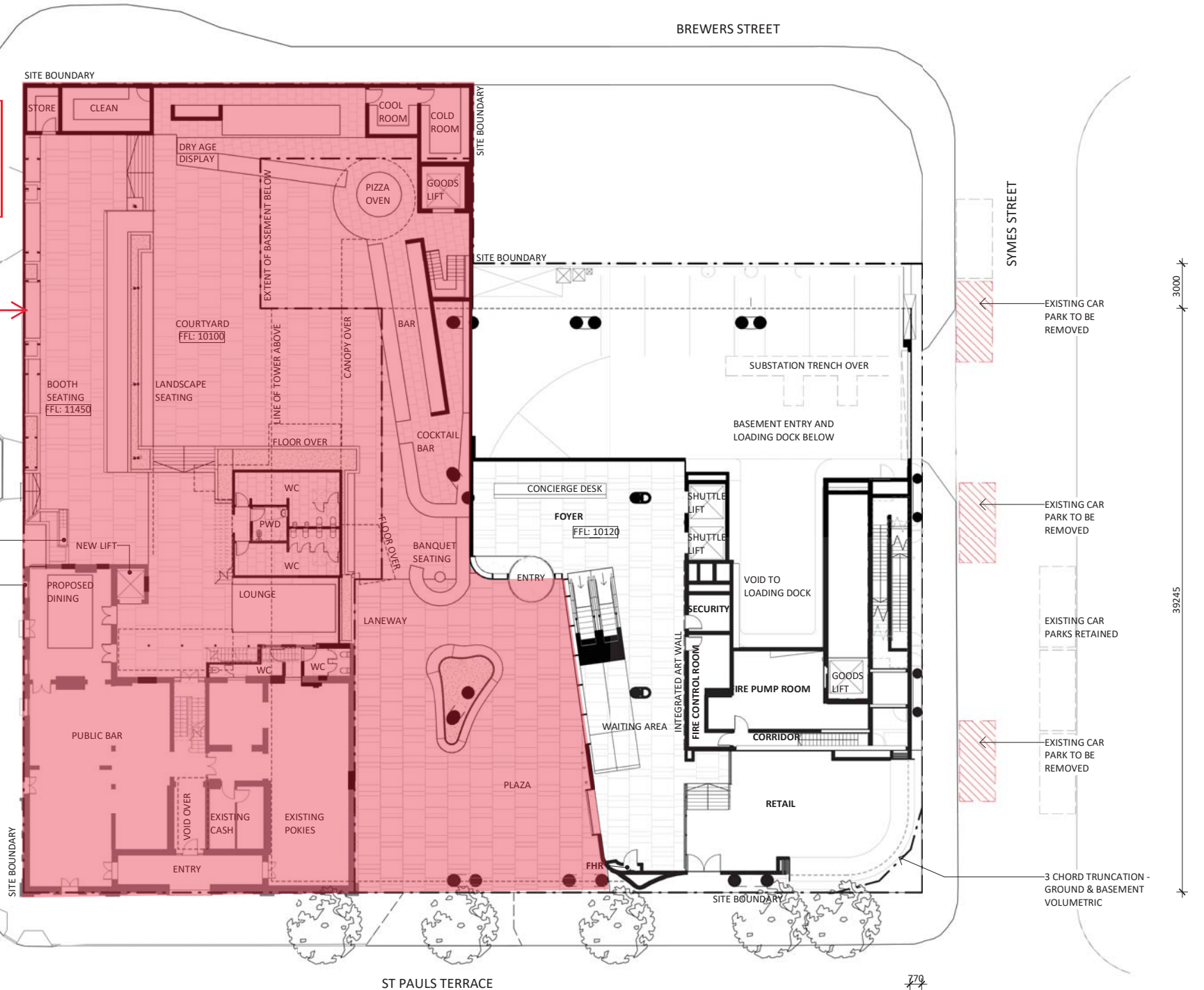
Date: **4 July 2019**



Not approved - refer to drawings approved on 28 May 2021

AMENDED IN RED

By: K McGill
Date: 25 May 2021



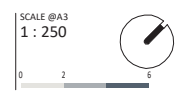
Client
JGL PROPERTIES

BlightRayner
Level 2, 88 Creek Street, Brisbane Qld 4000
Ph. 39056500 info@blightrayner.com.au

Project Name
JUBILEE PLACE
Project Address
470 St Pauls Terrace, Fortitude Valley QLD 4006

Sheet Name
GROUND LEVEL

Project No. 16008
Drawing No. 190516
DA.02
Revision A
Date 190516
Drawn by JC
Checked by JB



16/05/2019 11:20:18 AM

PROPOSED LEVEL ONE

1:250@A3 0 2 4 6m

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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GLAZING LINE

NEW CARPET

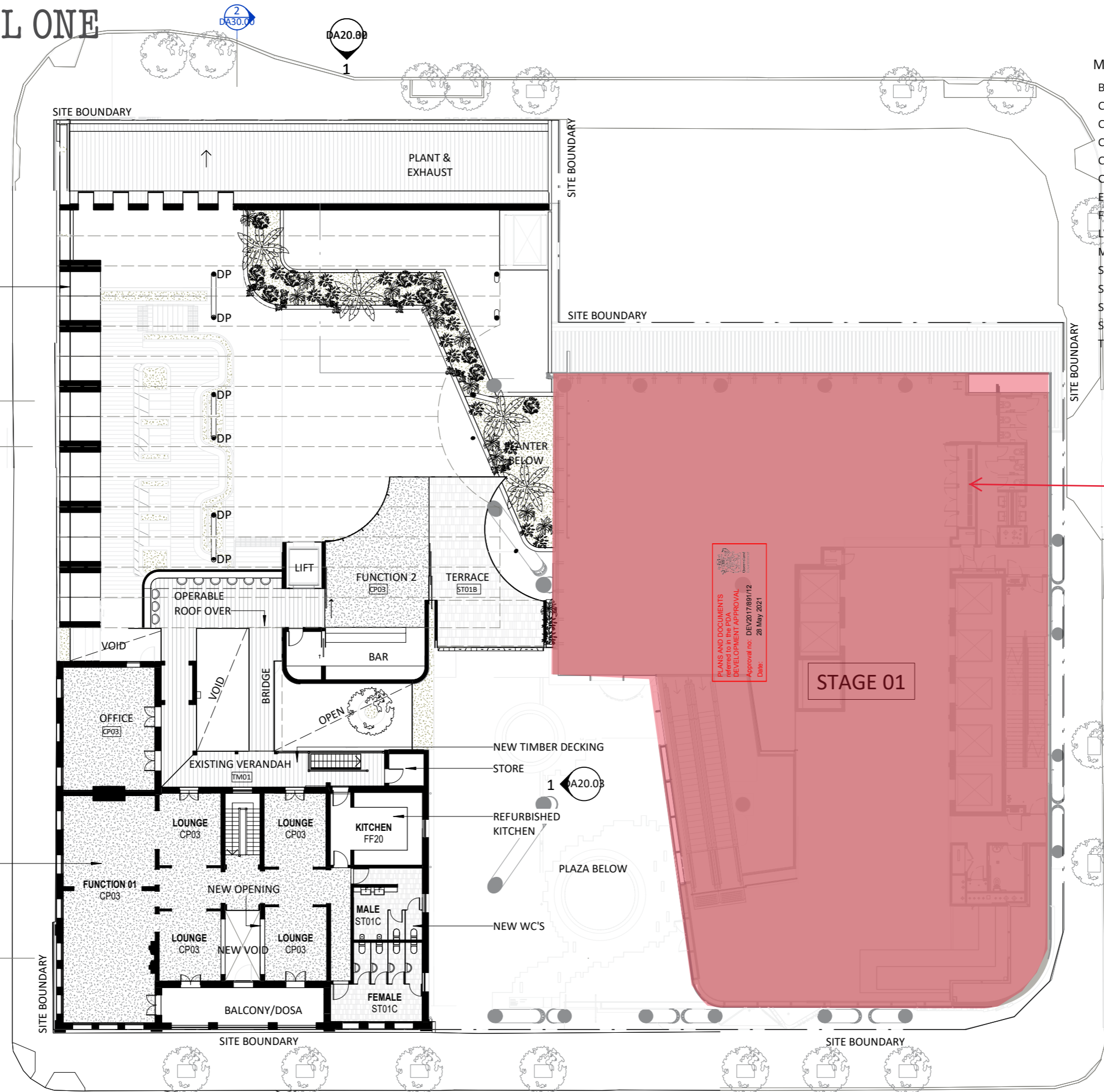
1 DA30.00

1 DA20.20

1 DA20.0

1 DA20.3

1 DA99.02



MATERIALS LEGENDS

- BRK01 White face brick patterned
- CD01 Tiled cladding
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- ST02 Thresholds
- TF01 Timber floor

Not part of this approval

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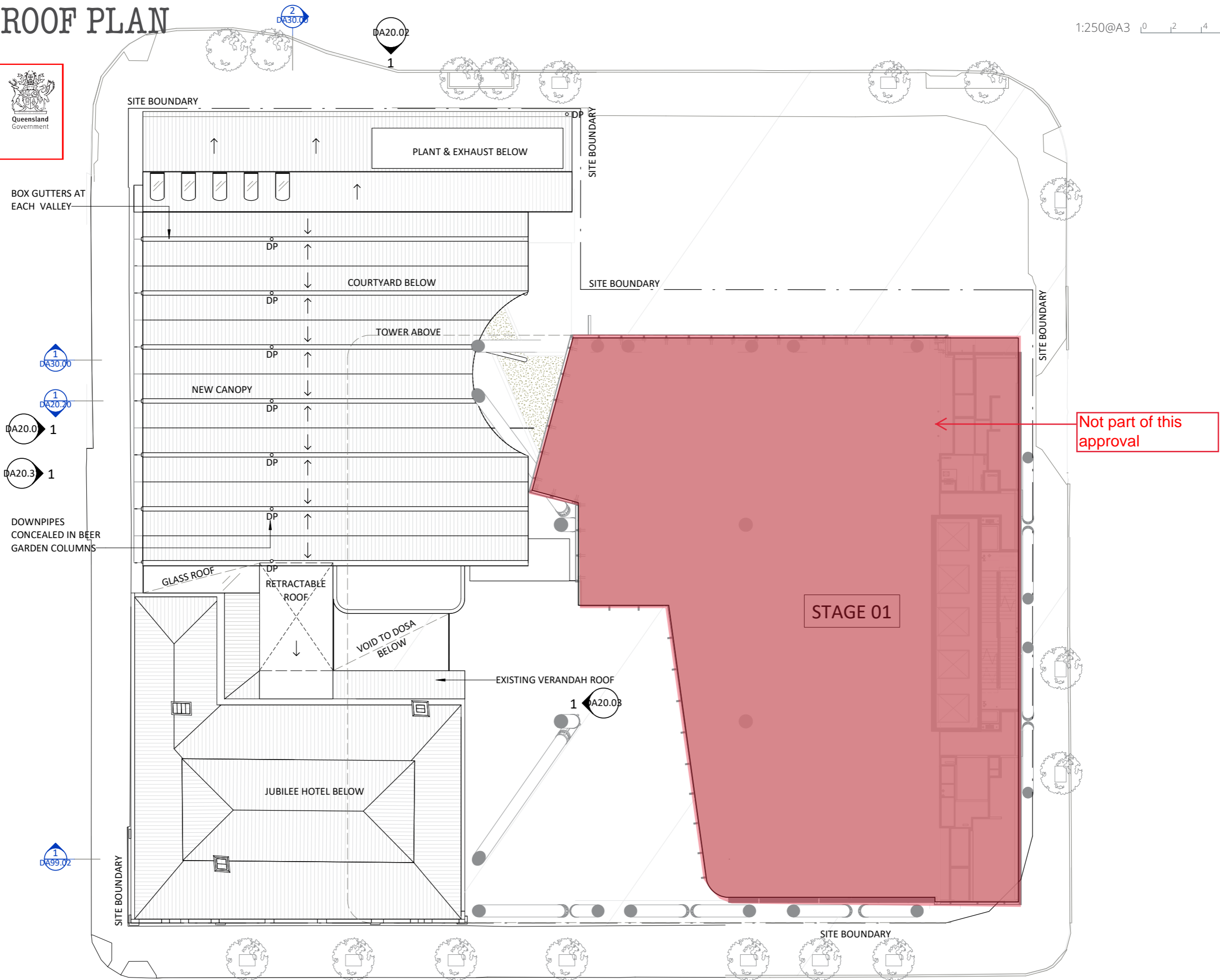
PROPOSED ROOF PLAN

1:250@A3 0 2 4 6m

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

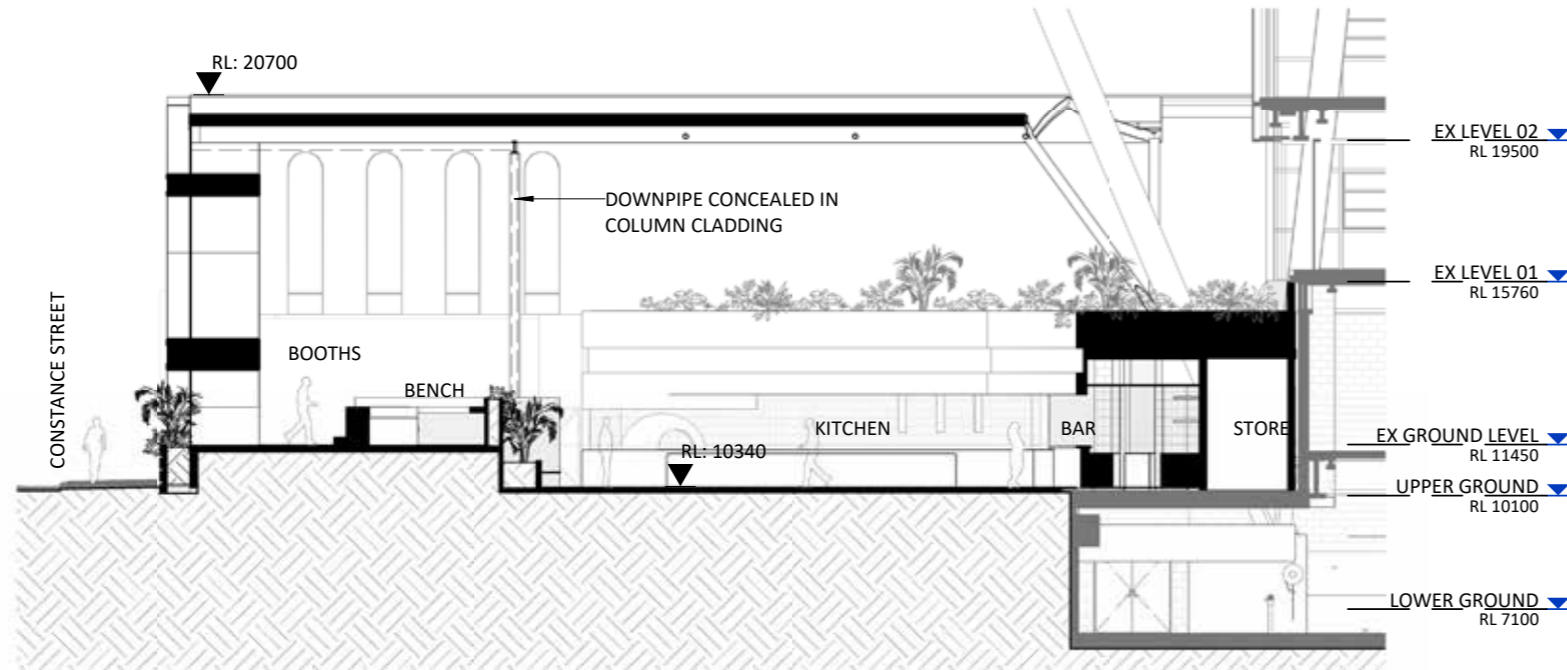
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Date: 28 May 2021

PROPOSED SECTIONS

1:200@A3 0 2 4 6m



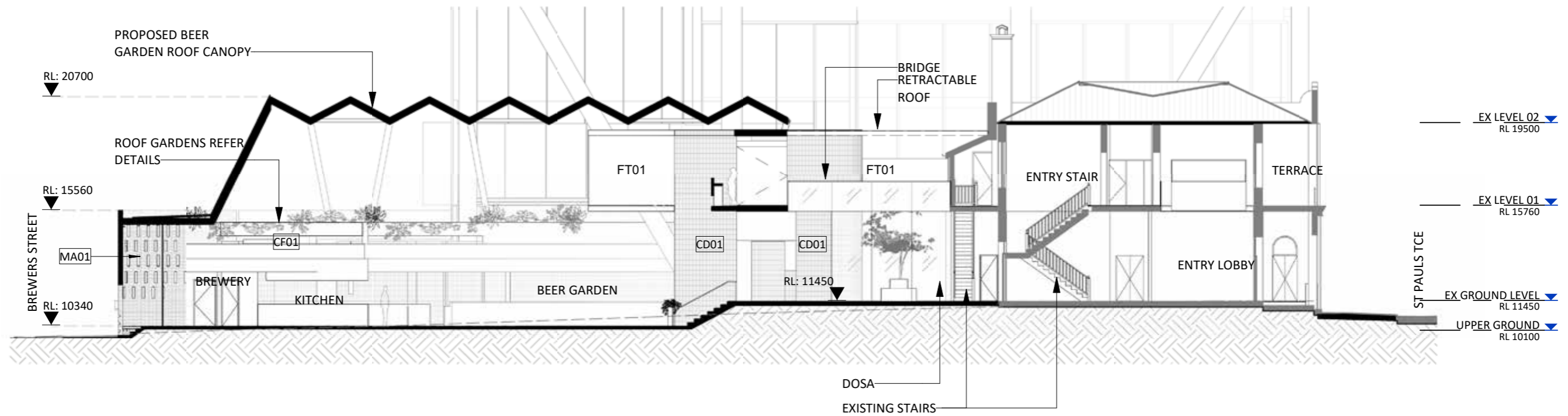
CROSS SECTION A

MATERIALS LEGENDS

BRK01	White face brick patterned
CD01	Tiled cladding
CF01	Off form concrete
CP01	Feature carpet insert to private dining room
CP02	Gaming room carpet
CP03	Level 01 carpet
EP01	Epoxy flooring
FT01	Frameless clear glass
LV01	Glass Louvres to allow cross ventilation
MA01	Solid patterned masonry
ST01A	Stone tiles (to match existing Jubilee Place Plaza floor)
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ST01C	Stone tiles to match ST01B, smaller format
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TF01	Timber floor

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CROSS SECTION B

PROPOSED ELEVATIONS

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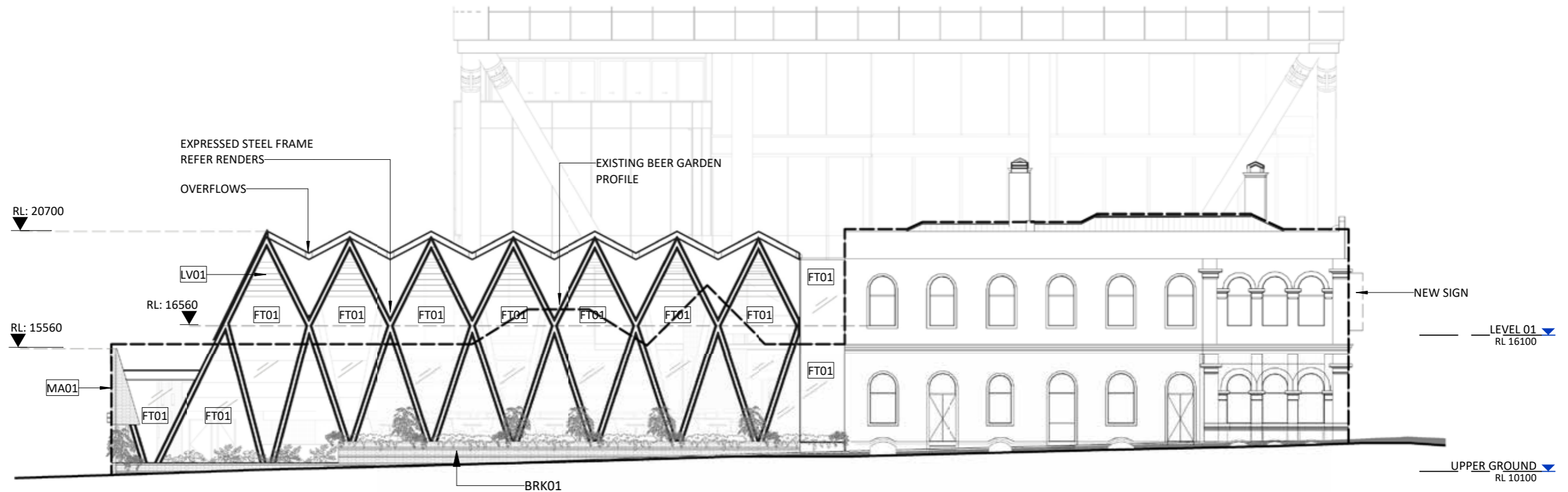
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MATERIALS LEGENDS

- BRK01 White face brick patterned
- CD01 Tiled cladding
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ST PAUL'S TERRACE ELEVATION




CONSTANCE STREET ELEVATION

PROPOSED ELEVATIONS

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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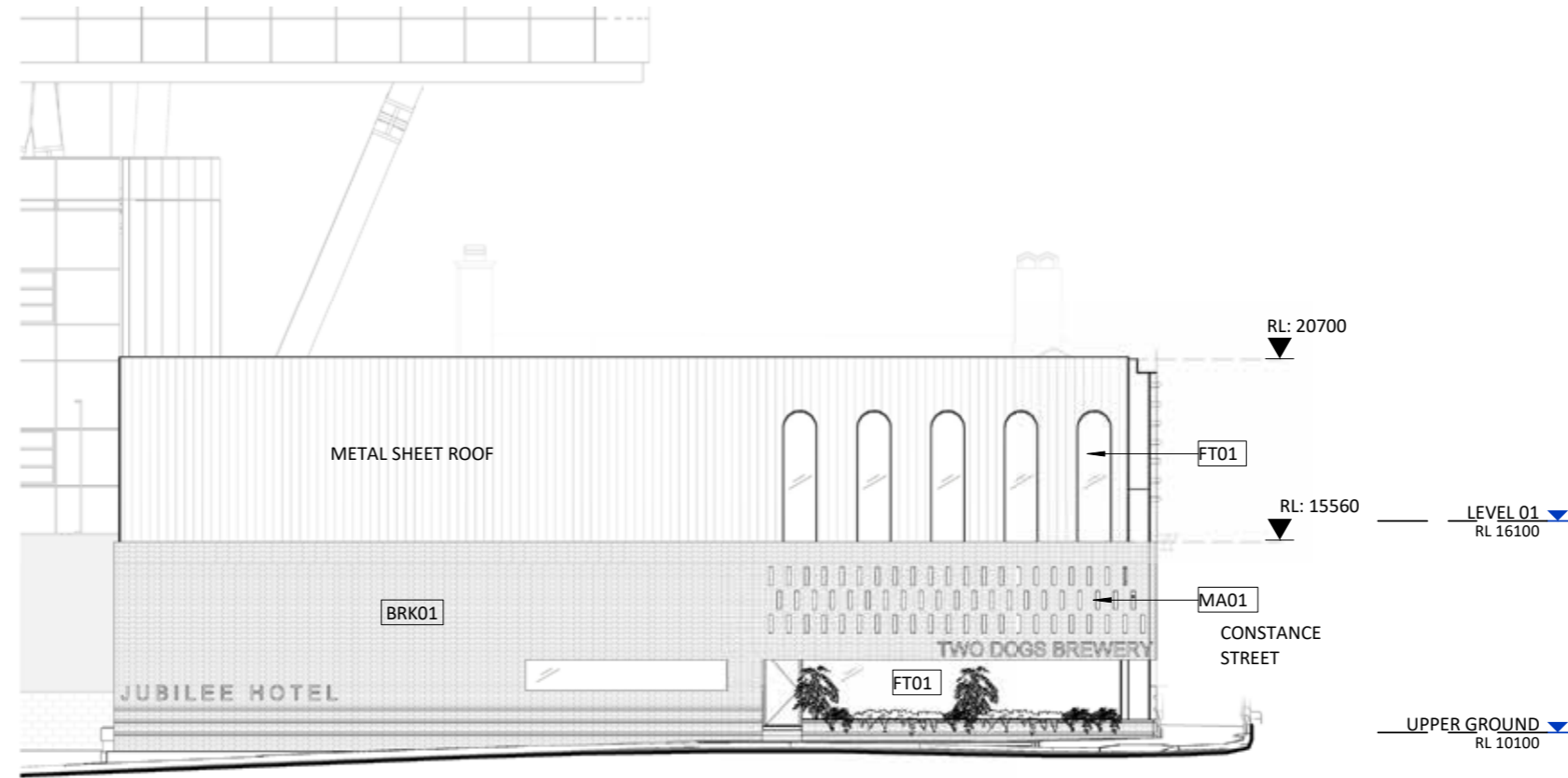
Date: 28 May 2021



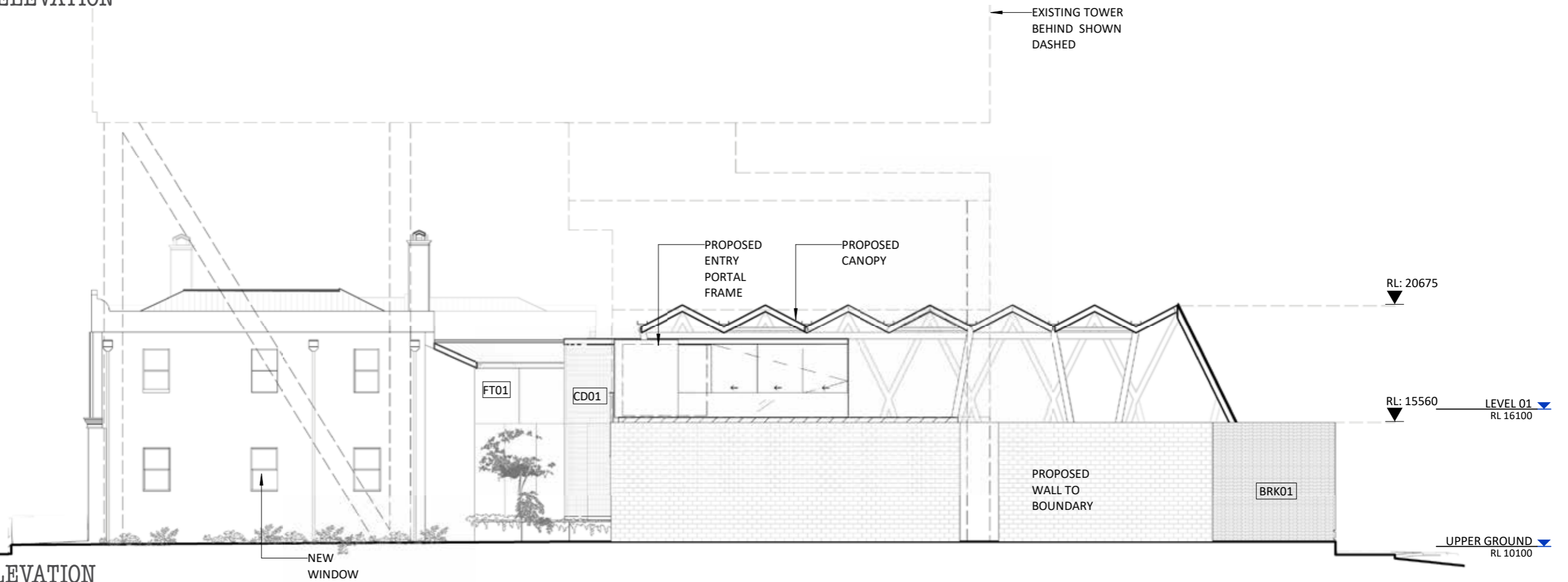
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MATERIALS LEGENDS

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TF01	Timber floor



BREWERS STREET ELEVATION



SIDE BOUNDARY ELEVATION

INTERNAL ELEVATIONS

1:200@A3 0 2 4 6m

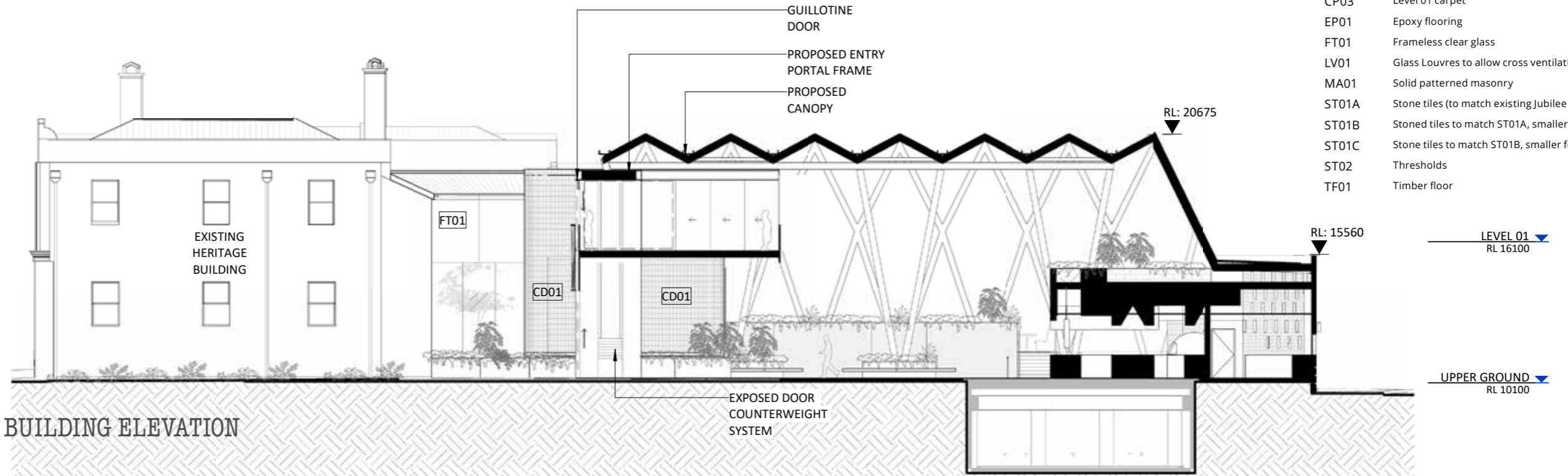
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



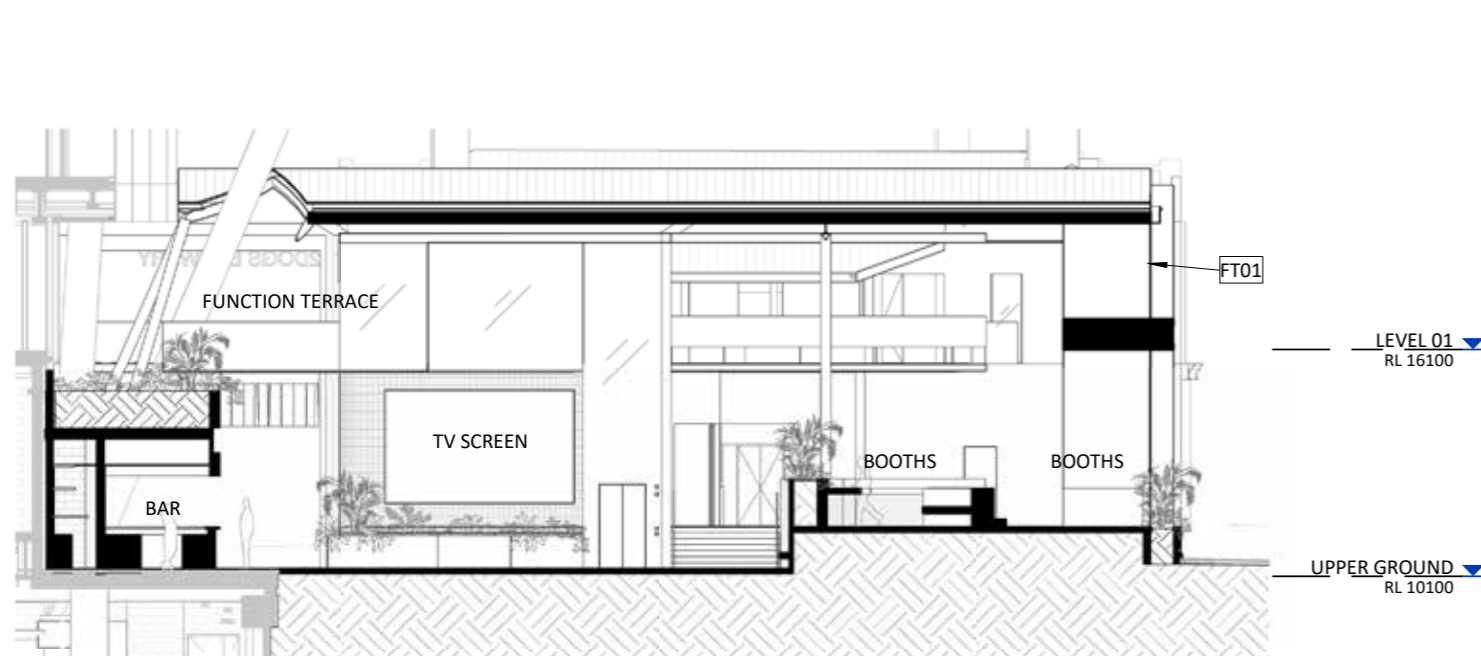
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MATERIALS LEGENDS

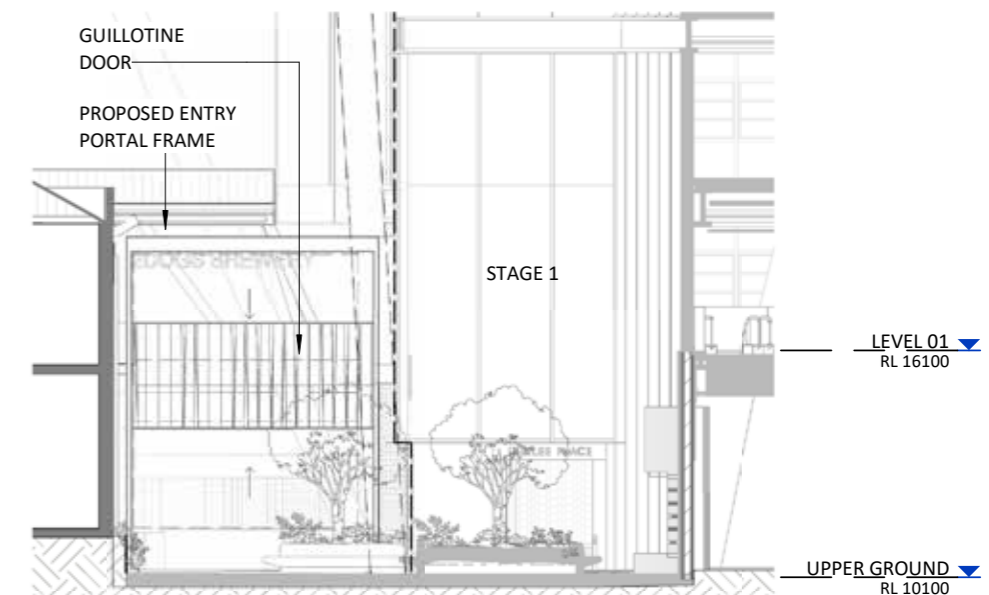
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REAR OF HERITAGE BUILDING ELEVATION

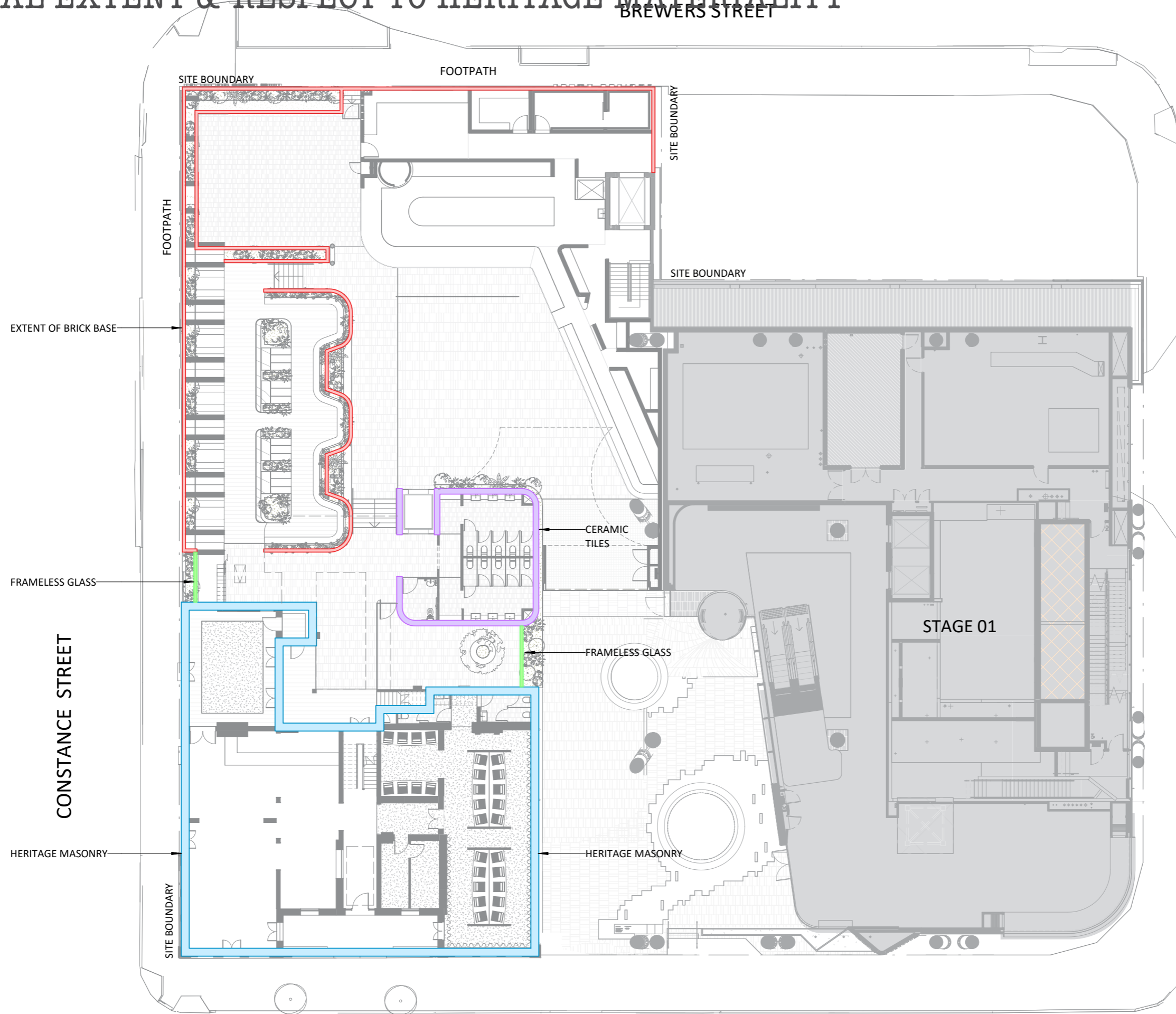


INTERNAL COURTYARD ELEVATION



INTERNAL COURTYARD ELEVATION


MATERIAL EXTENT & RESPECT TO HERITAGE MATERIALITY



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BREWERS STREET FAÇADE

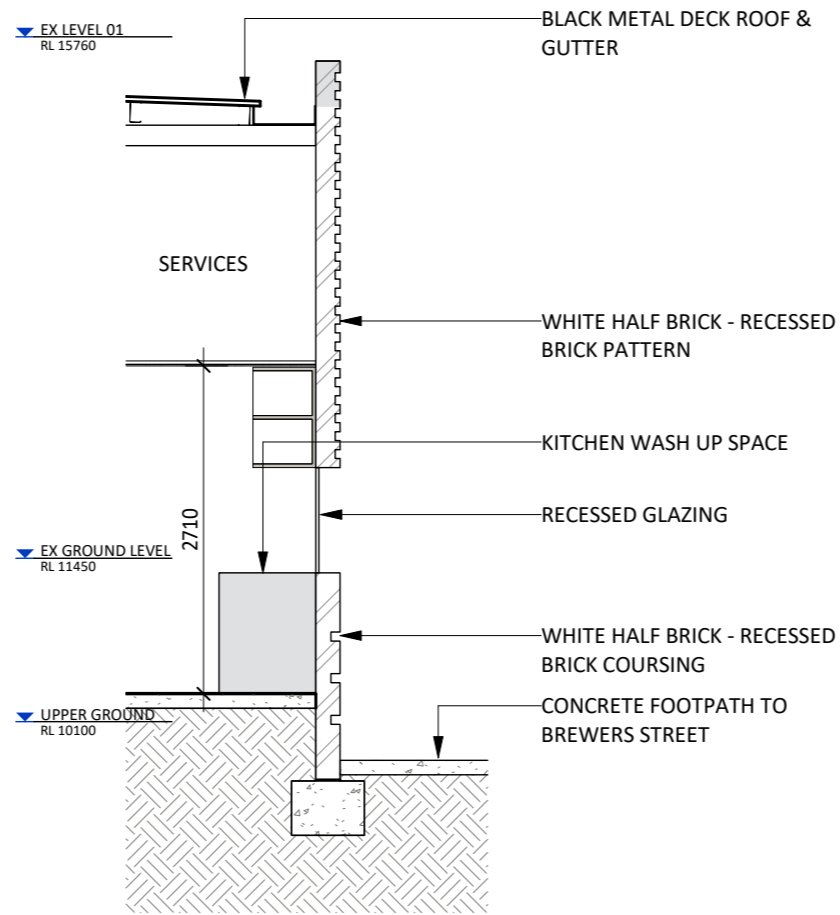
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



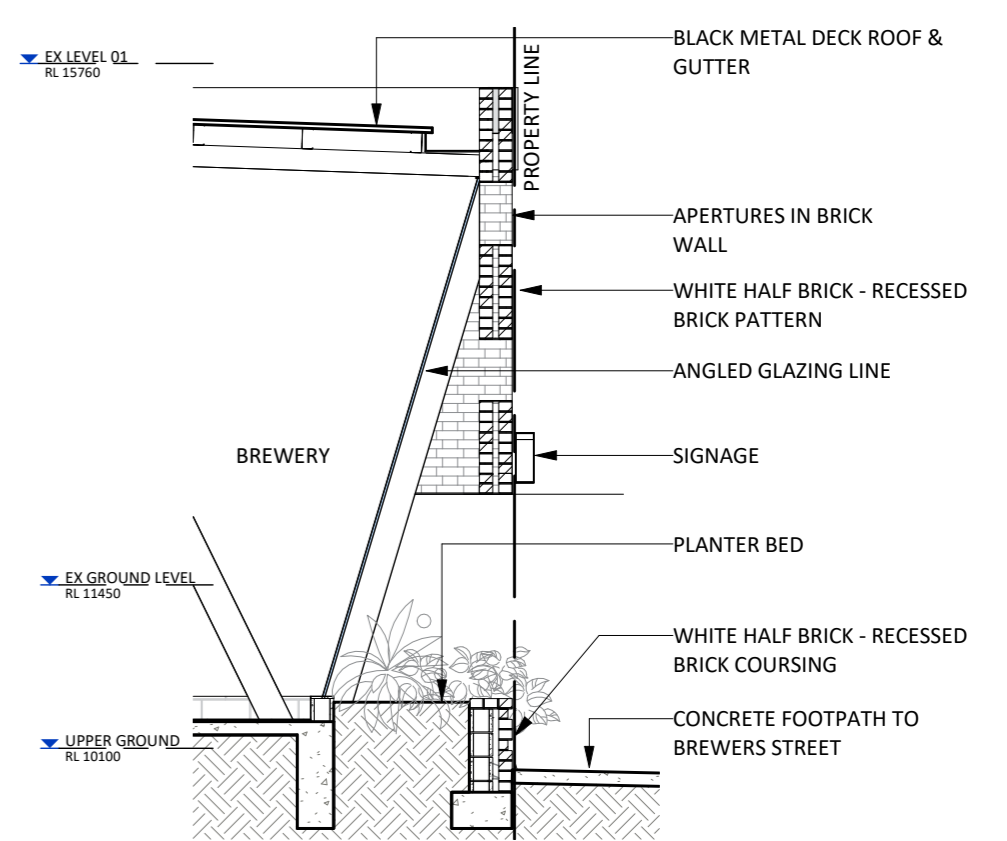
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The new base to the beer garden is proposed to be a white brick that is patterned in "garden bond" banded to define the base, and perforated to activate.

The white brick is chosen as a neutral colour, a colour that allows the heritage pub to remain the "hero material".



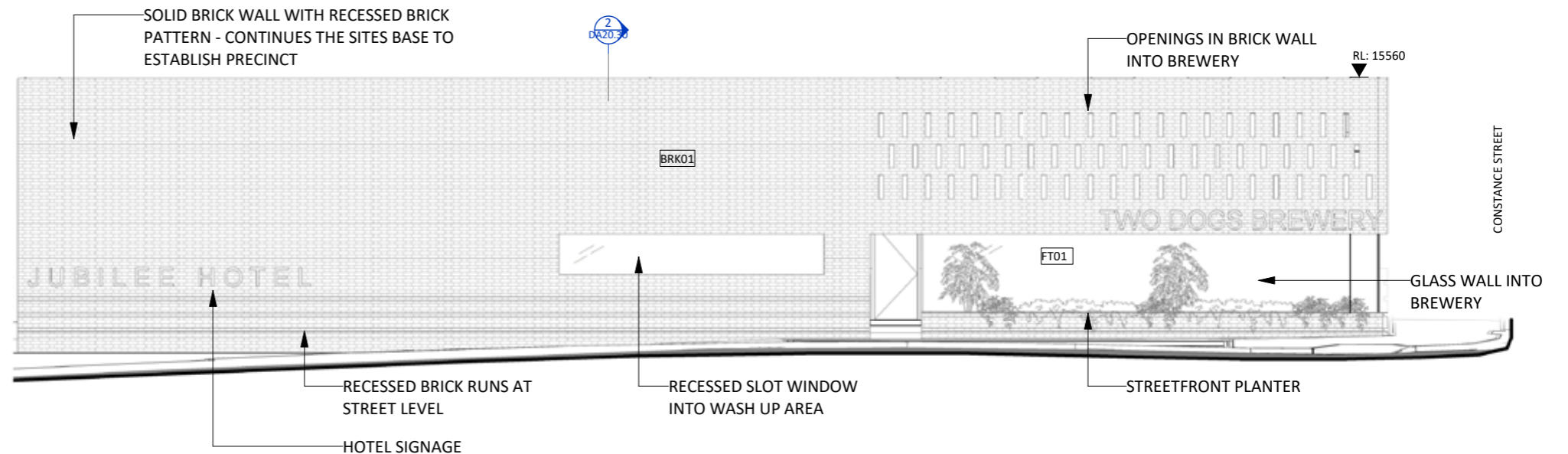
FAÇADE SECTION



BREWERY SECTION

MATERIALS LEGENDS

- BRK01 White face brick patterned
- CD01 Tiled cladding
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- TF01 Timber floor



DETAILED ELEVATION

CONSTANCE STREET FAÇADE

SETOUT RATIONALE

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

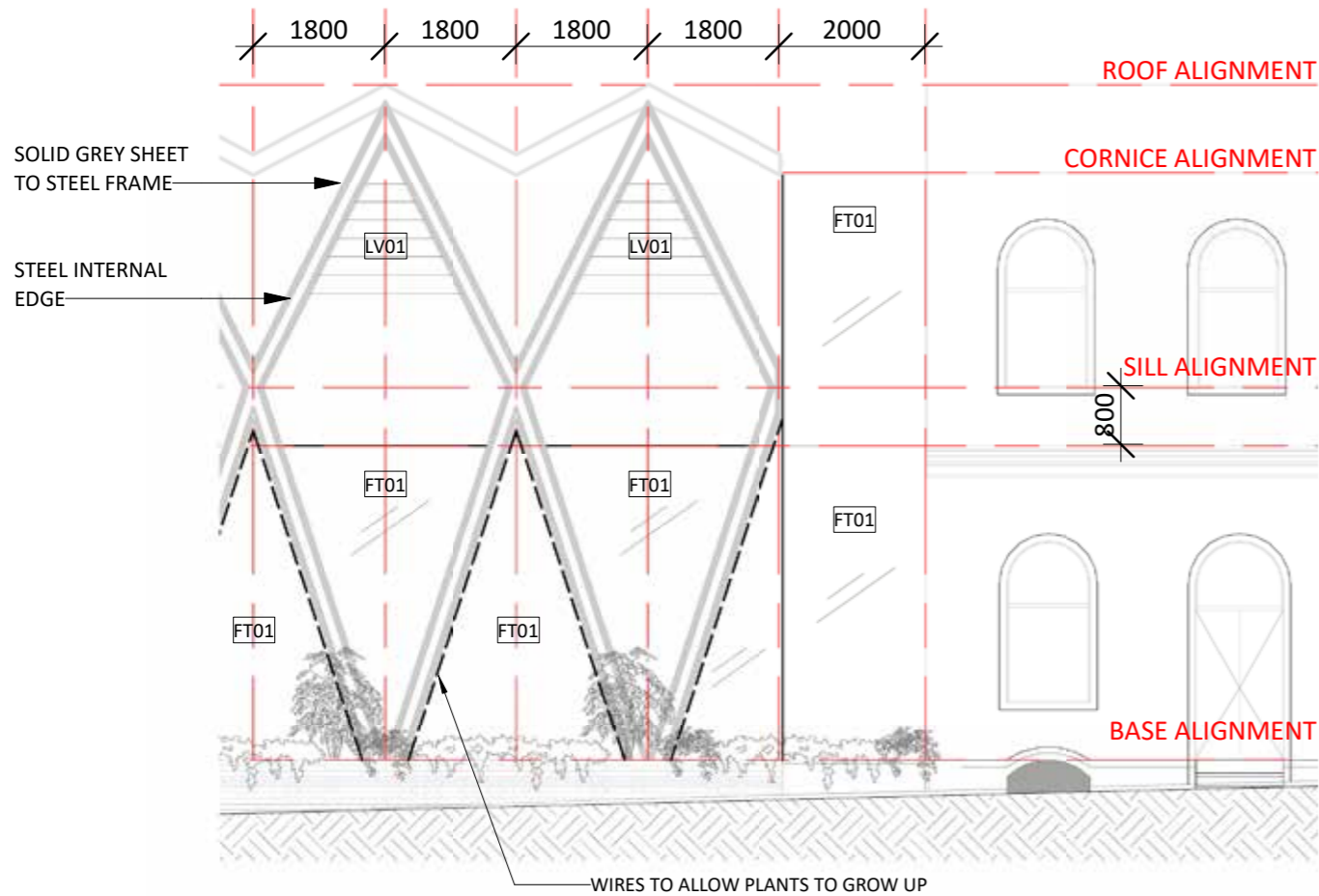
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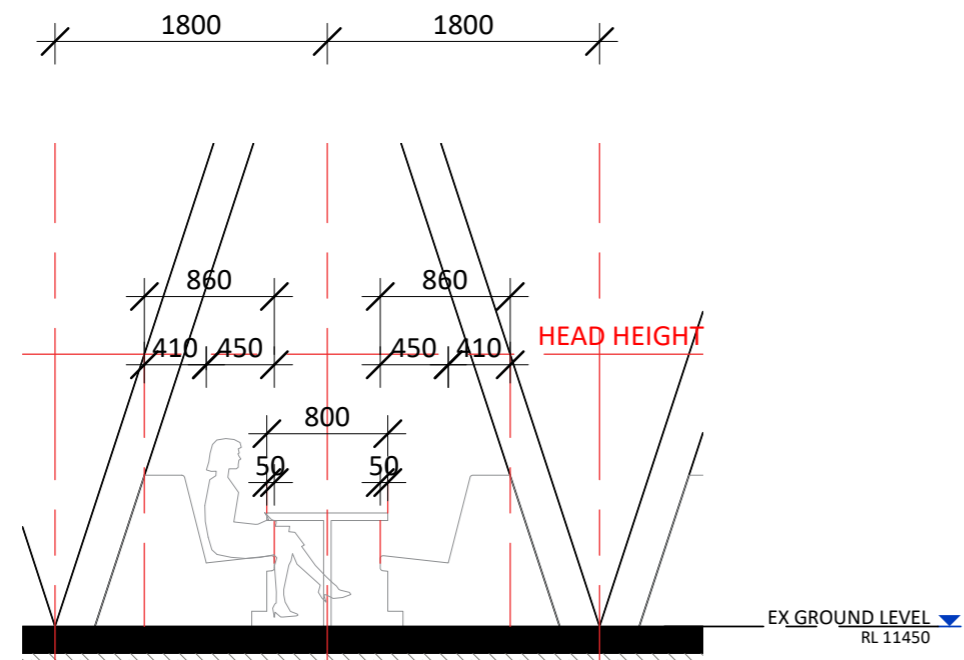


MATERIALS LEGENDS

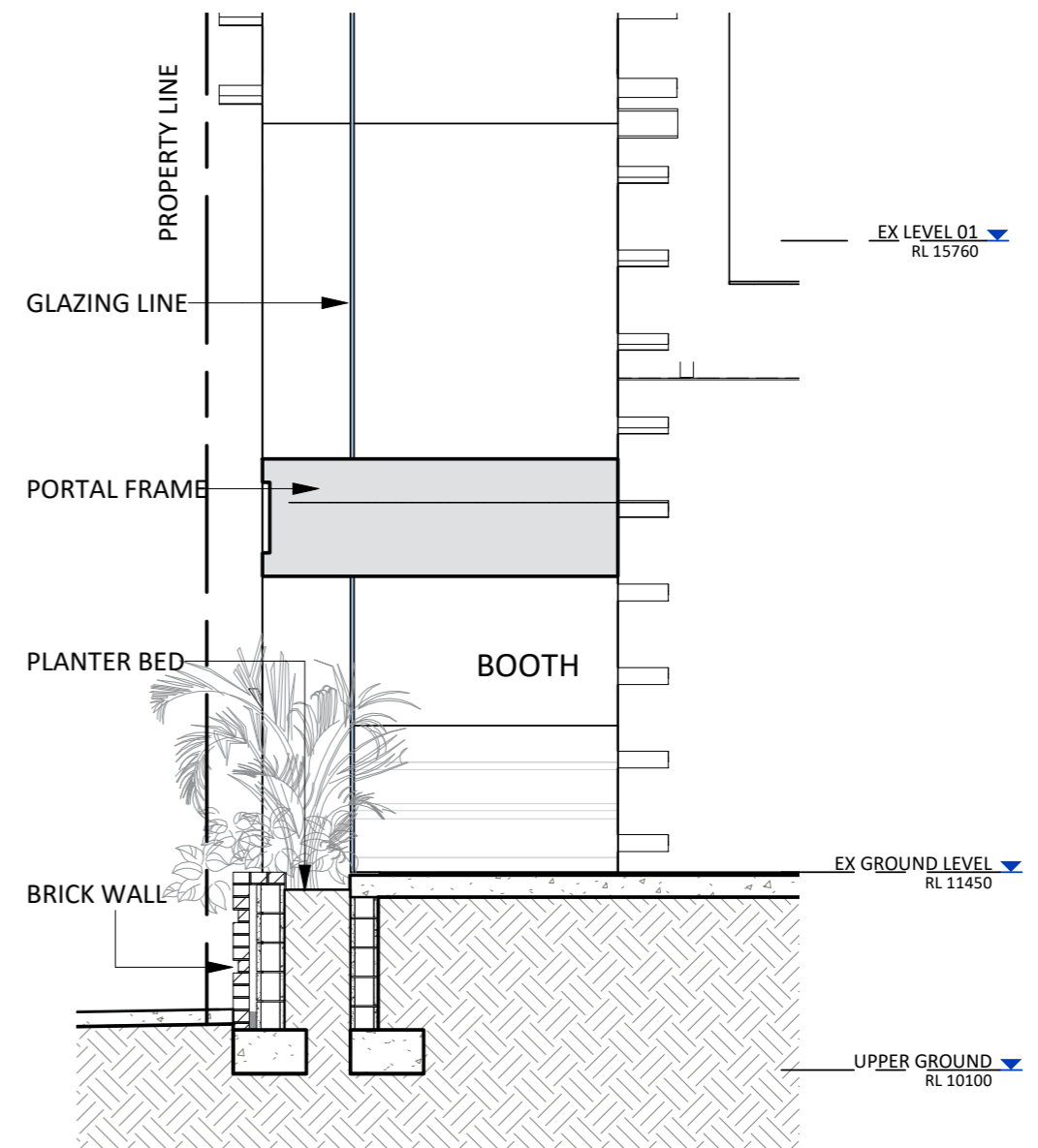
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DETAILED ELEVATION



DETAILED SECTION ESTABLISHING SETOUT



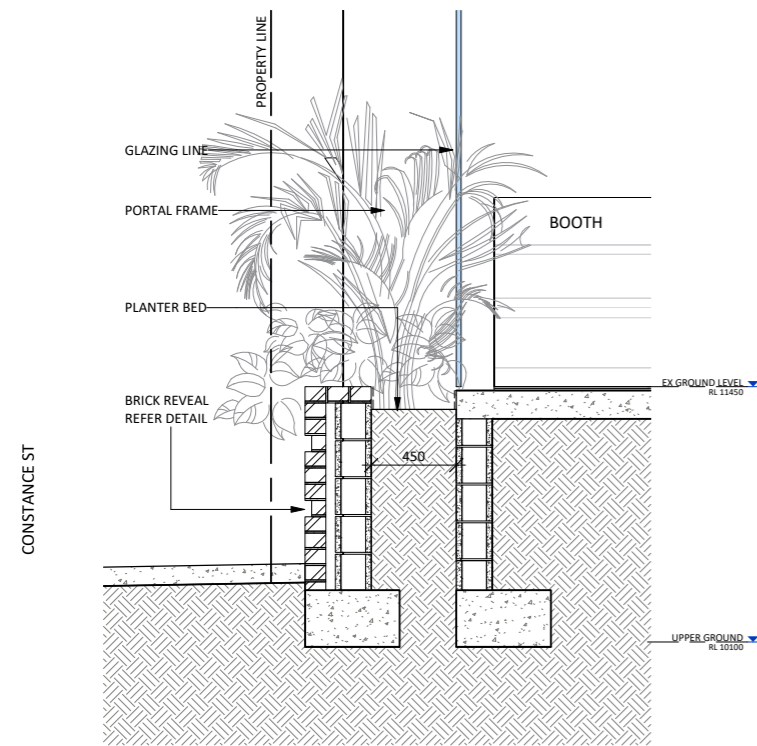
FAÇADE SECTION

SECTIONS THROUGH STREET SIDE PLANTERS

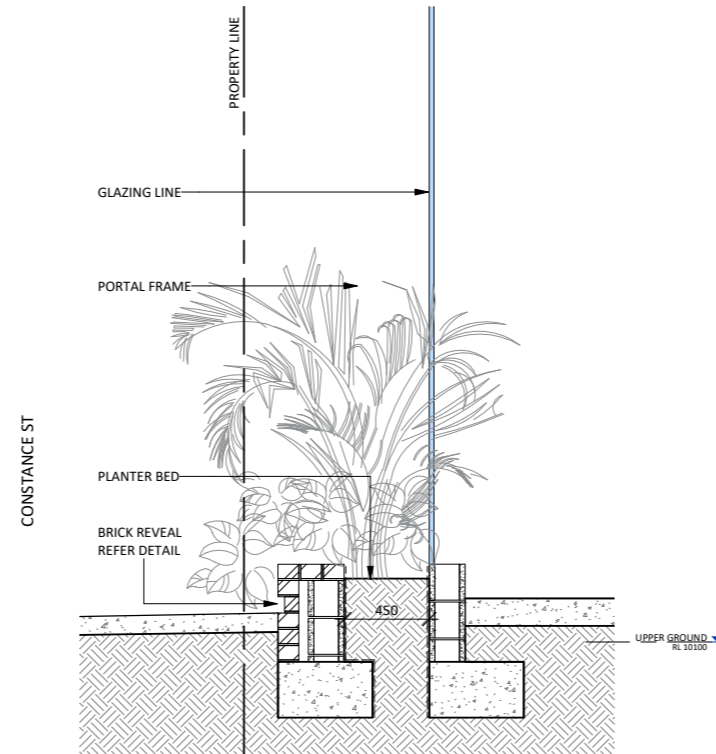
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



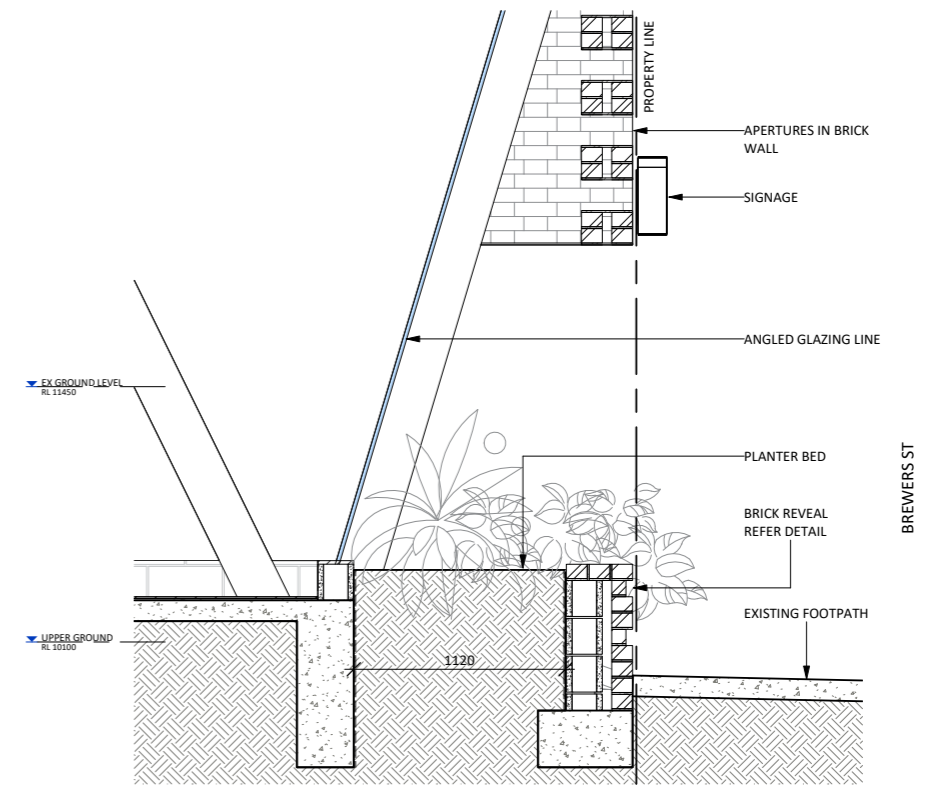
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1 FLOOR DETAILS - CONSTANCE STREET - BOOTH SEATING PLANTER
A30.01 1:20



2 FLOOR DETAILS - CONSTANCE STREET - BREWERY EDGE PLANTER
A30.01 1:20

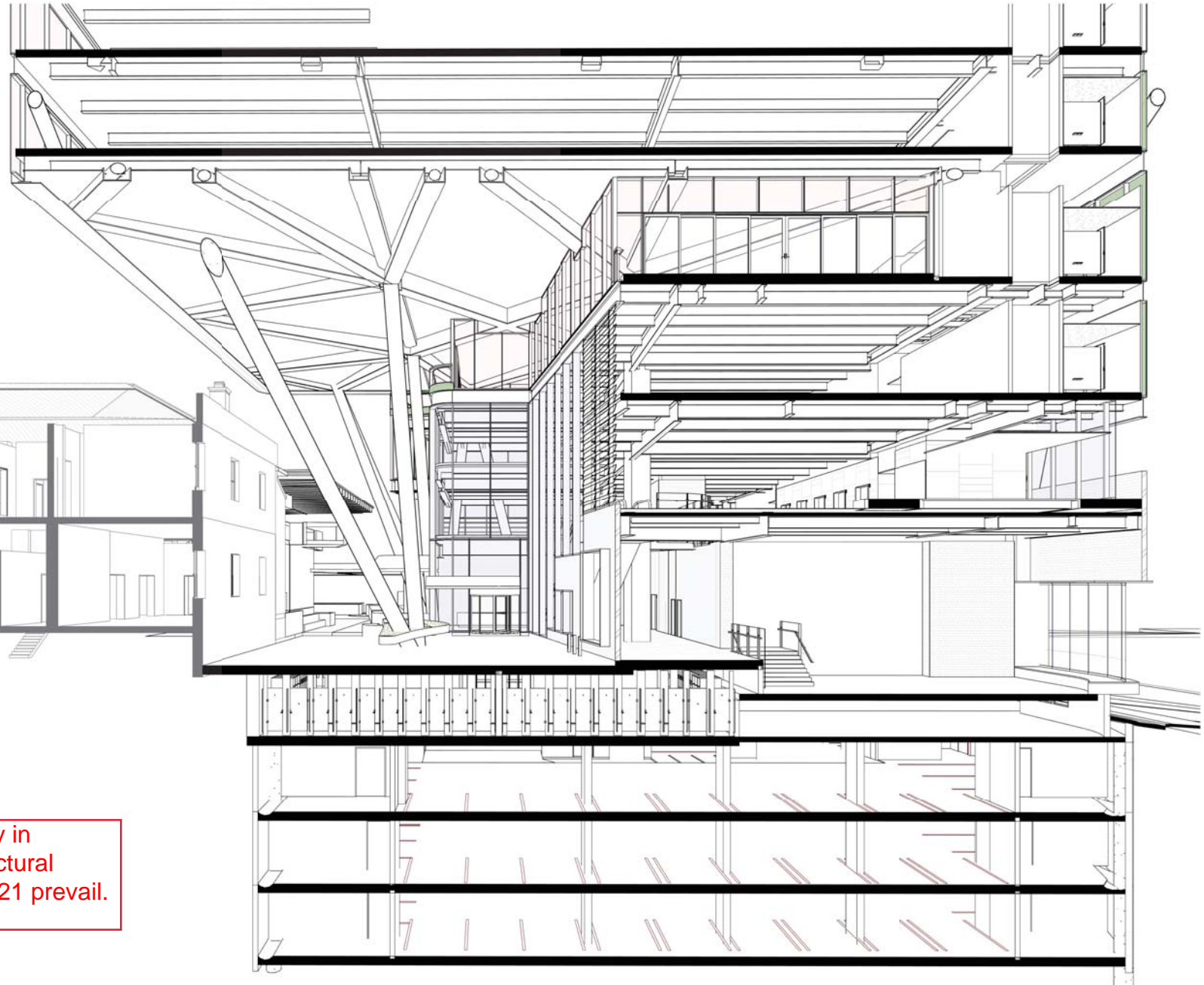


3 FLOOR DETAILS - BREWERS STREET - BREWERY EDGE PLANTER
A30.00 1:20

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: **DEV2017/891/3**

Date: **4 July 2019**



AMENDED IN RED

By: K McGill
Date: 25 May 2021



To the extent of any inconsistency in
architectural detailing, the architectural
drawings approved on 28 May 2021 prevail.

Client
JGL PROPERTIES

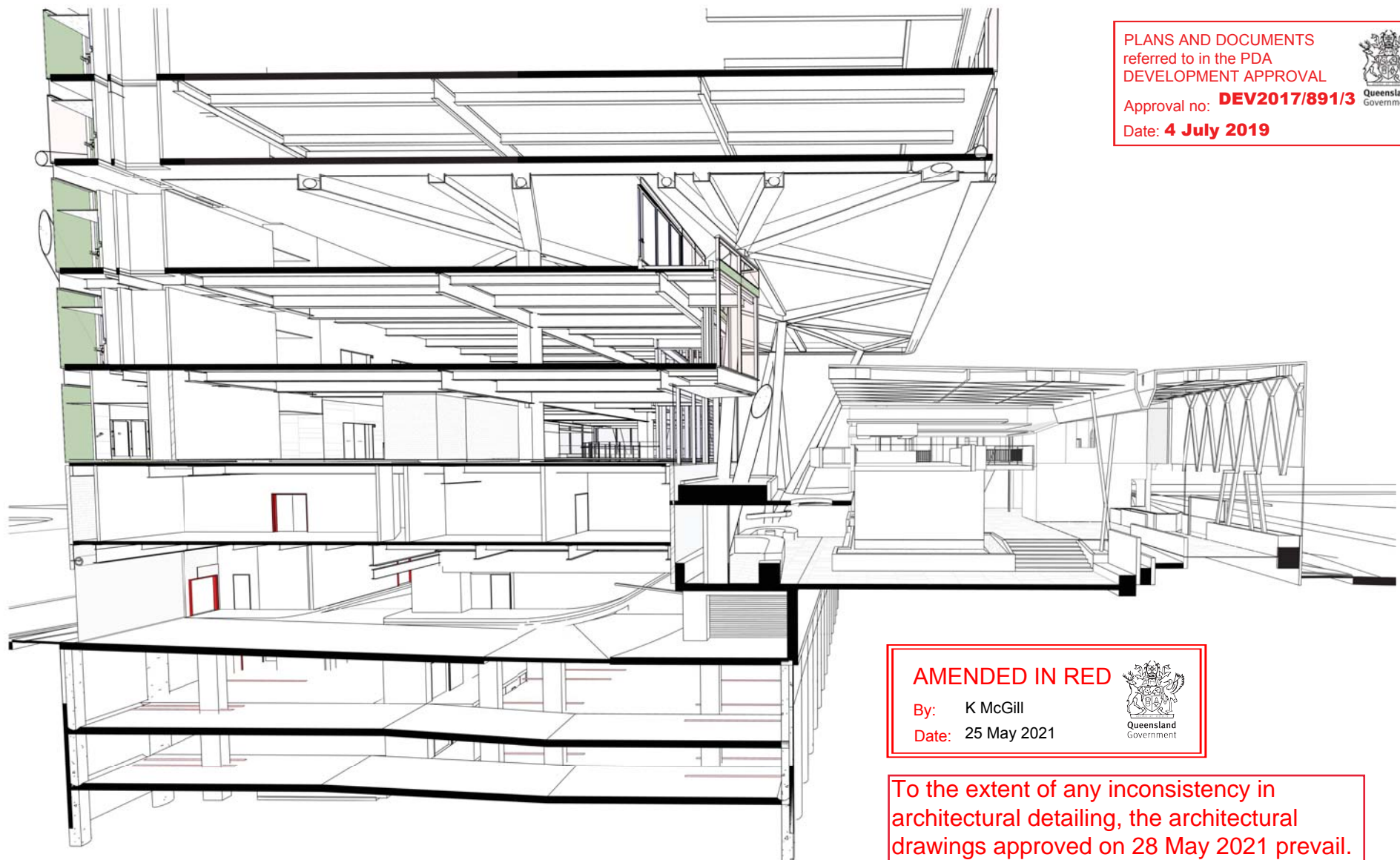
BlightRayner
Level 2, 88 Creek Street, Brisbane Qld 4000
Ph. 39056500 info@blightrayner.com.au

Project Name
JUBILEE PLACE
Project Address
470 St Pauls Terrace, Fortitude Valley QLD 4006

Sheet Name
**SECTIONAL PERSPECTIVE THROUGH
PLAZA**
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Project No. 16008
Drawing No. DA.11
Revision B
Date 190516
Drawn by JC
Checked by JB

SCALE @A3
0 0



PLANS AND DOCUMENTS referred to in the PDA
 DEVELOPMENT APPROVAL

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Date: **4 July 2019**



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Date: 25 May 2021



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DEVELOPMENT APPROVAL



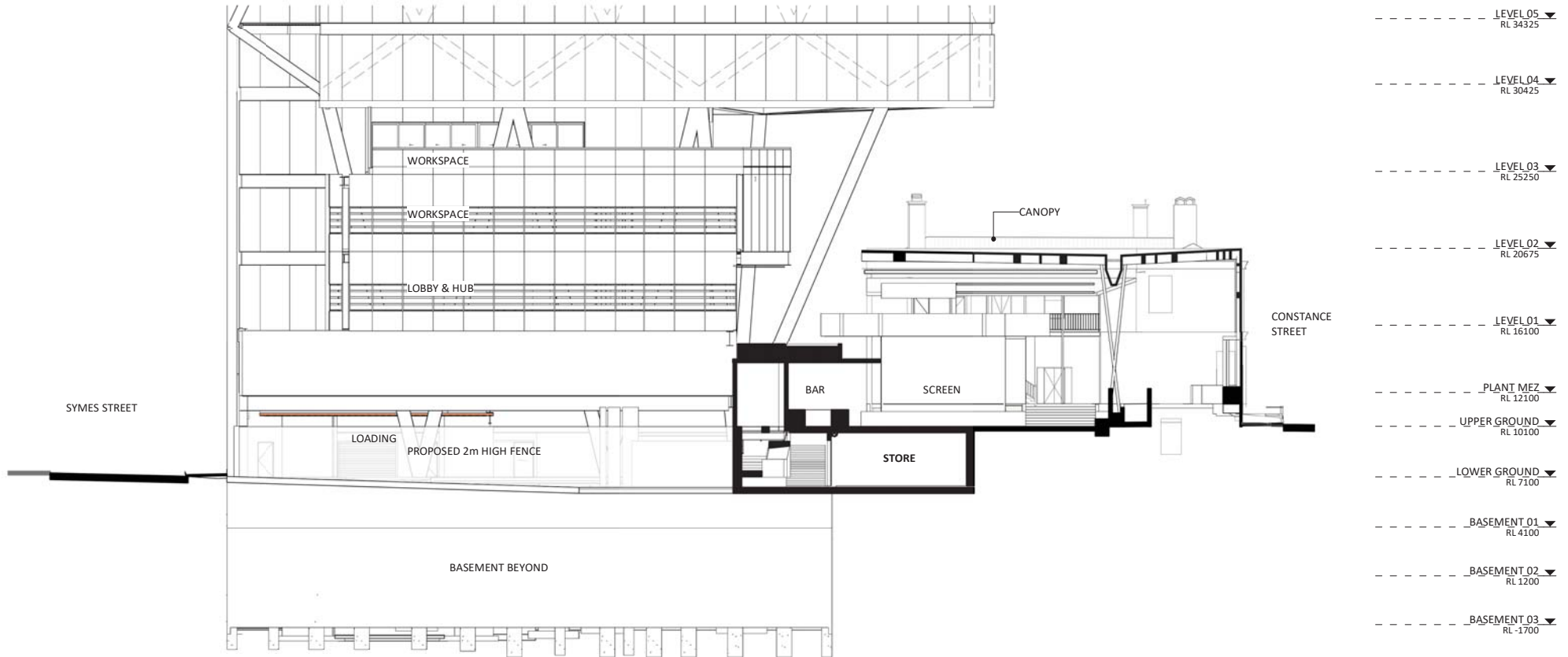
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Client
JGL PROPERTIES

BlightRayner
Level 2, 88 Creek Street, Brisbane Qld 4000
Ph. 39056500 info@blightrayner.com.au

Project Name
JUBILEE PLACE
Project Address
470 St Pauls Terrace, Fortitude Valley QLD 4006

Sheet Name
SIDE PODIUM ELEVATION

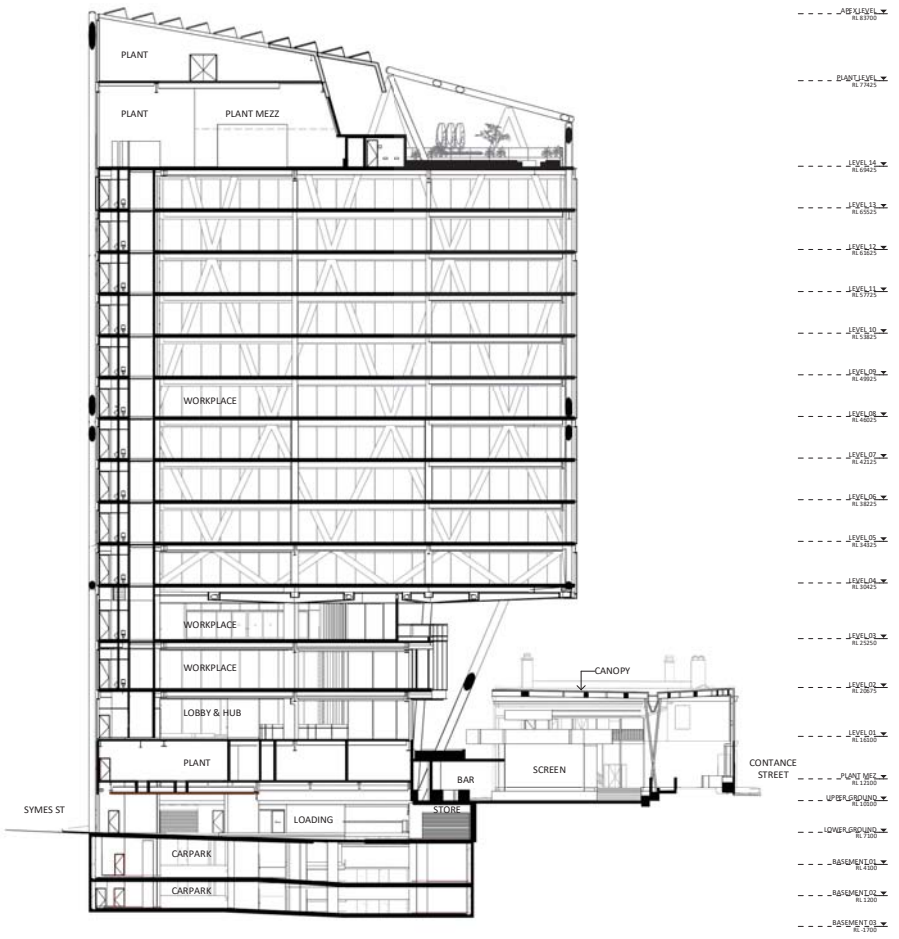
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Project No.
16008
Drawing No.
DA.13
Revision
B

Date
190516
Drawn by
JC
Checked by
JB

SCALE @A3
1 : 250





AMENDED IN RED

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Date: 25 May 2021



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Date: **4 July 2019**



Rev	Description	Date	By
A	PLANNING UPDATE	19/05/21	JC

Client
JGL PROPERTIES
WATPAC

BlightRayner

Level 2, 88 Creek Street, Brisbane QLD 4000
 07 3200 0200 | info@blightrayner.com.au

Project Name
JUBILEE PLACE

JUBILEE PLACE
 470 St Pauls Terrace, Fortitude Valley QLD 4006

Sheet Name
BUILDING SECTION

Project No.
16008

Drawing No.
DA.18

Revision
A

Date
190516

Drawn by
JC

Checked by
JB

Scale
 @A1 1 : 250
 @A3 1 : 500

0 2 6 10

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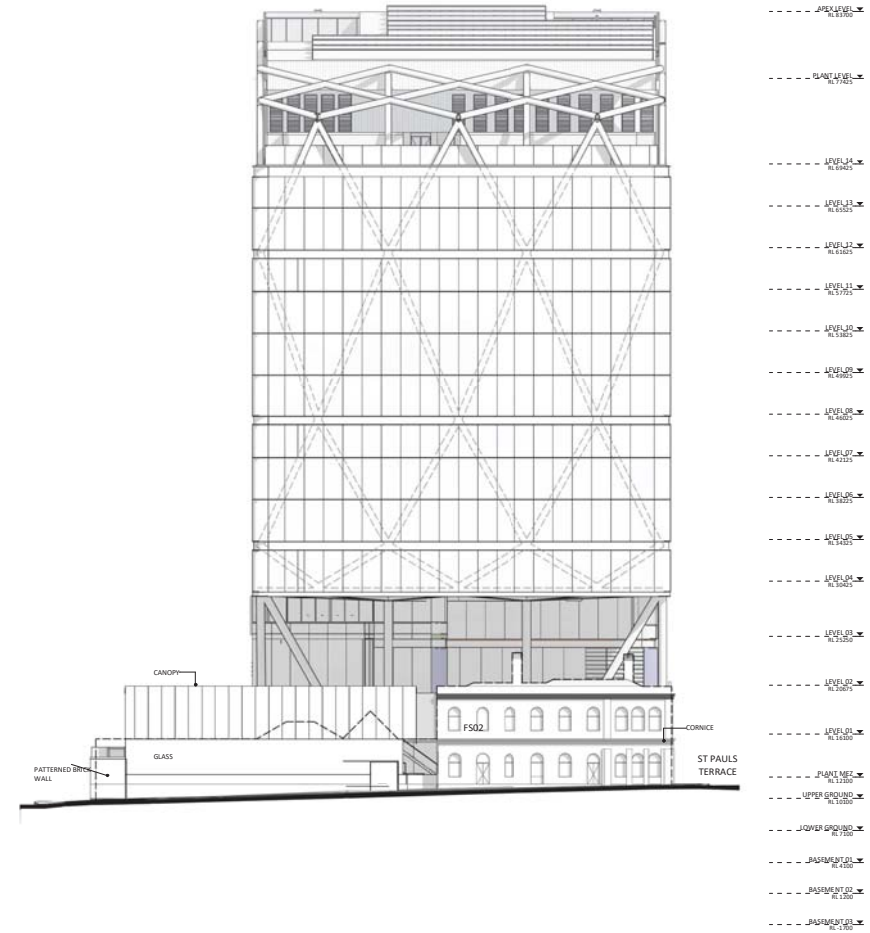
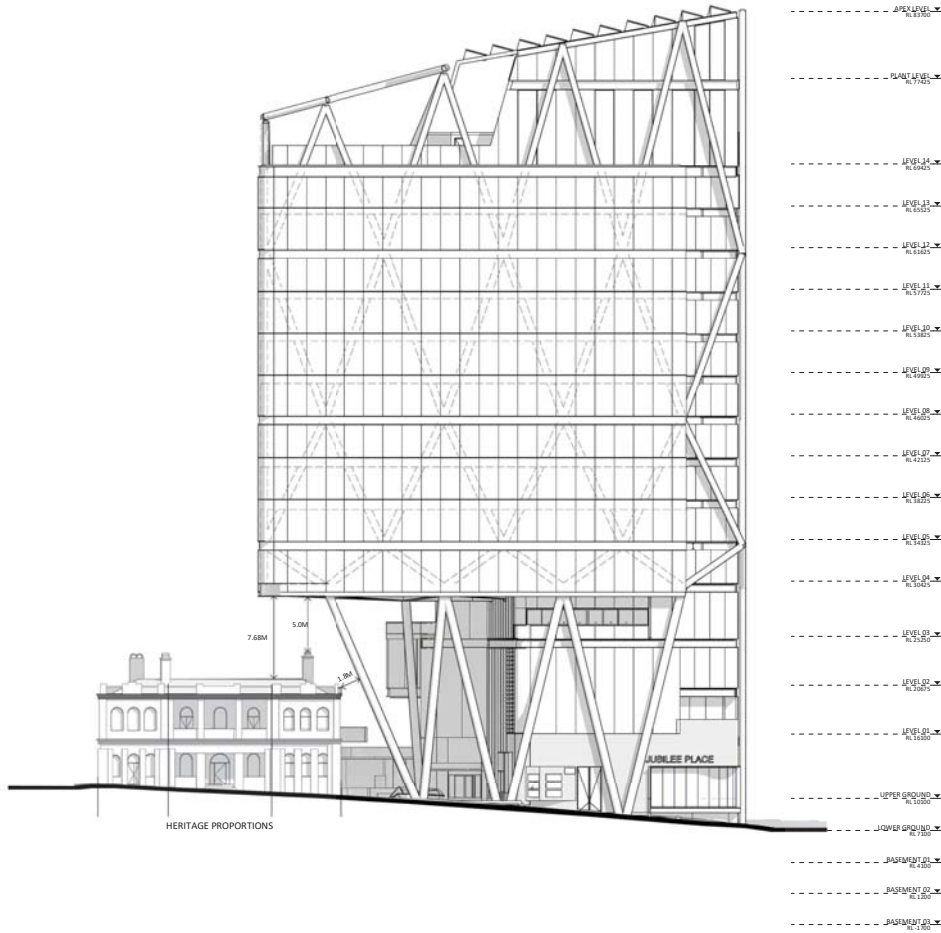
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1 ST PAULS TERRACE ELEVATION A
20.03 1 : 250

2 CONSTANCE STREET ELEVATION A
1 : 250

Rev	Description	Date	By
A	AMENDED UPDATES		

Client
JGL PROPERTIES
WATPAC

BlightRayner
Level 2, 88 Creek Street, Brisbane QLD 4000
TEL: 3000 0000 | info@blightrayner.com.au

Project Name
JUBILEE PLACE
JUBILEE PLACE
470 St Pauls Terrace, Fortitude Valley QLD 4006

Sheet Name
ST PAULS TERRACE ELEVATION

Project No.
190516
Drawing No.
DA.19
Revision
A

Date
190516
Drawn by
JC
Checked by
JB

Scale
@A1 1 : 250
@A3 1 : 500
0 2 6 10

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DEVELOPMENT APPROVAL

Approval no: DEV2017/891/12

Date: 28 May 2021




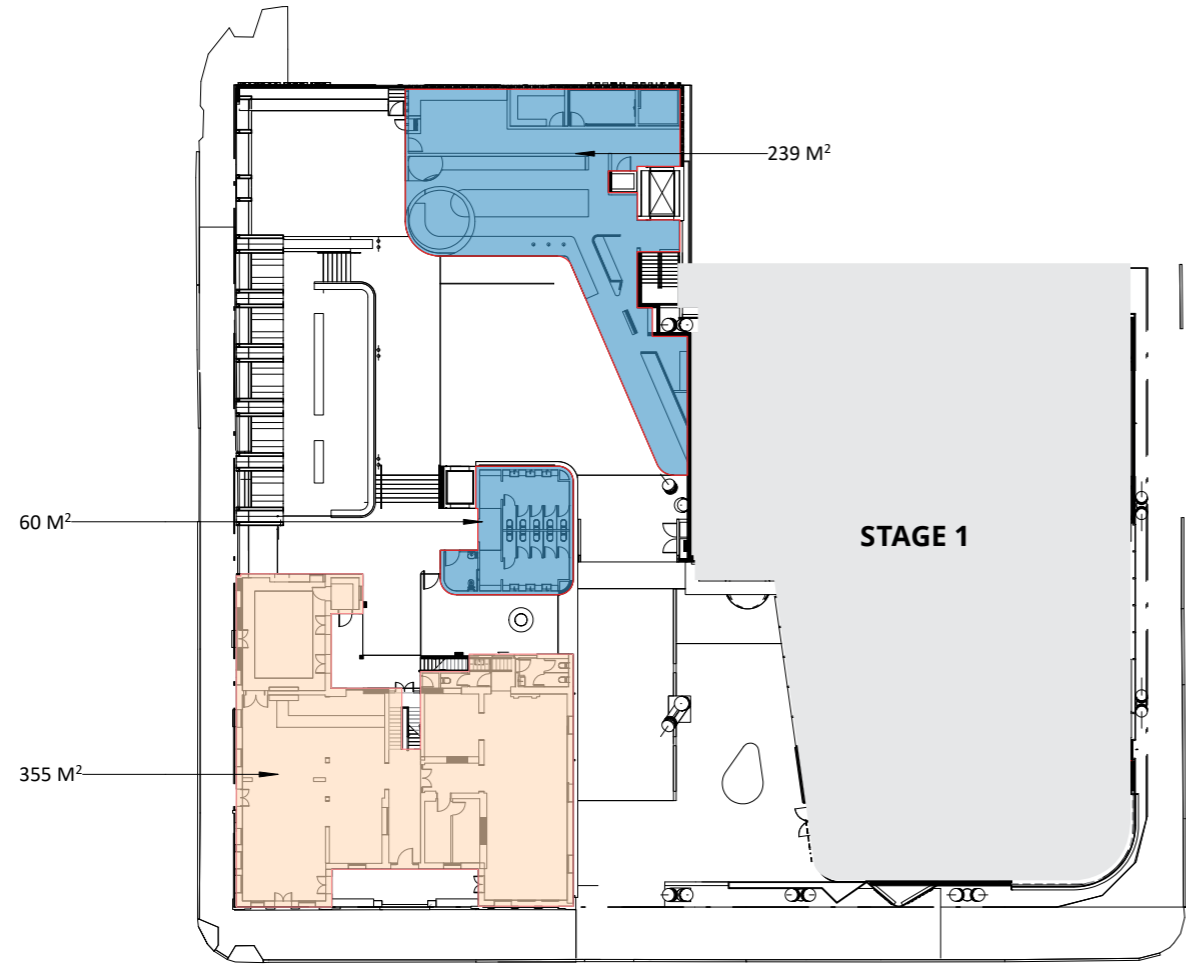
BCC DEFINITION GROSS FLOOR AREA

1:500@A3 0 5 10 15m

- EXISTING HERITAGE HOTEL
- PROPOSED HOTEL EXPANSION

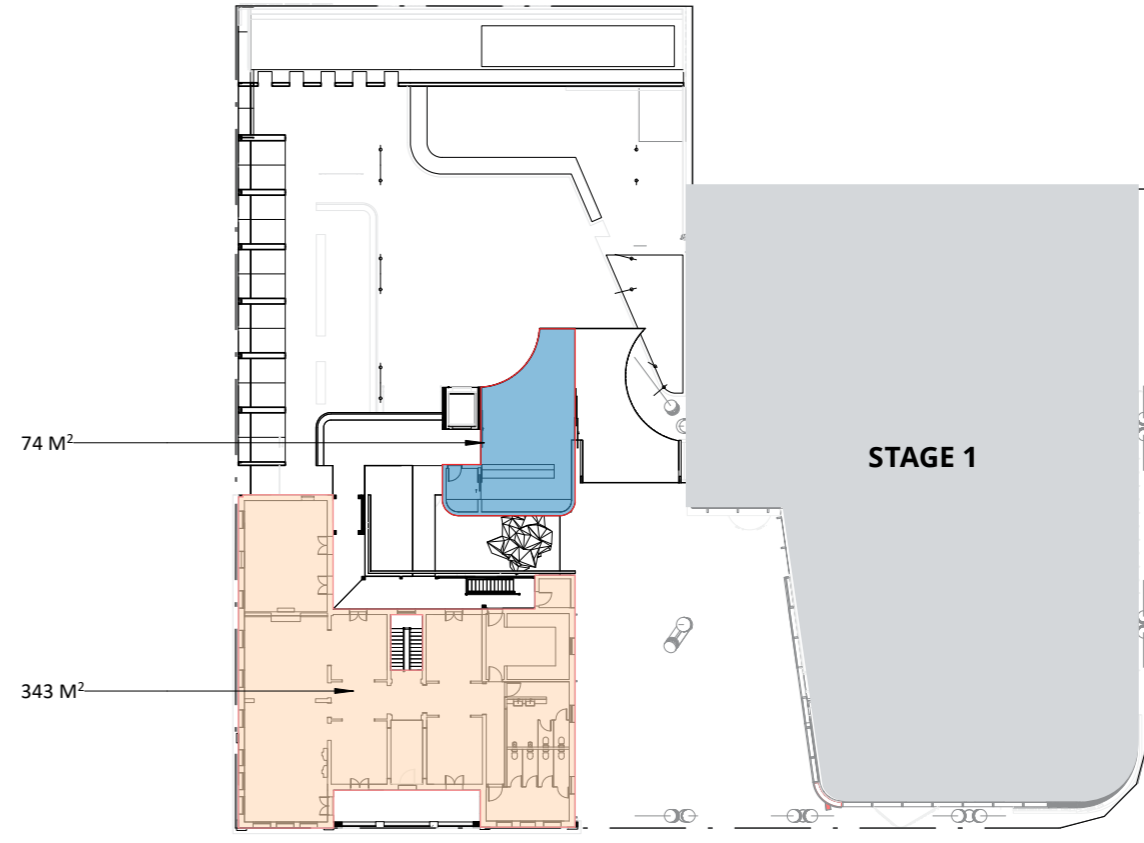
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GROUND FLOOR GFA

- 364 M²
- 302 M²



LEVEL 01

- 343 M²
- 74 M²

FAÇADE + BENCHMARK IMAGES

GLAZING IS TO HAVE A LIGHT REFLECTIVITY THAT DOES NOT EXCEED 20%

REVISED CURVED FORM TO SOFTEN THE PROPOSED TOWER; CREATE REFERENCE TO HERITAGE DETAIL BELOW.

THIS IS TO PROVIDE A HIGH LEVEL OF TRANSPARENCY TO REVEAL THE 'CLOAKED' STRUCTURE

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AMENDED IN RED

By: K McGill

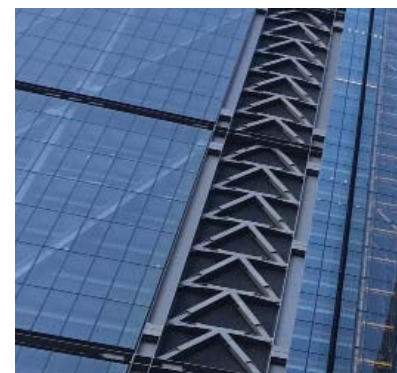
Date: 25 May 2021




PROPOSED GLAZING FAÇADE BENCHMARK:
333 GEORGE STREET SYDNEY



STRUCTURE SEEN THROUGH FAÇADE



INSIDE TO OUT
STRUCTURAL APPROACH



CONSTRUCTION + FAÇADE INTERFACE


PROPOSED BENCHMARKS WITH STRUCTURE
BEHIND TRANSPARENT GLASS

Not part of this approval

~~PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL~~

~~Approval no: DEV2017/891~~

~~Date: 22 November 2018~~

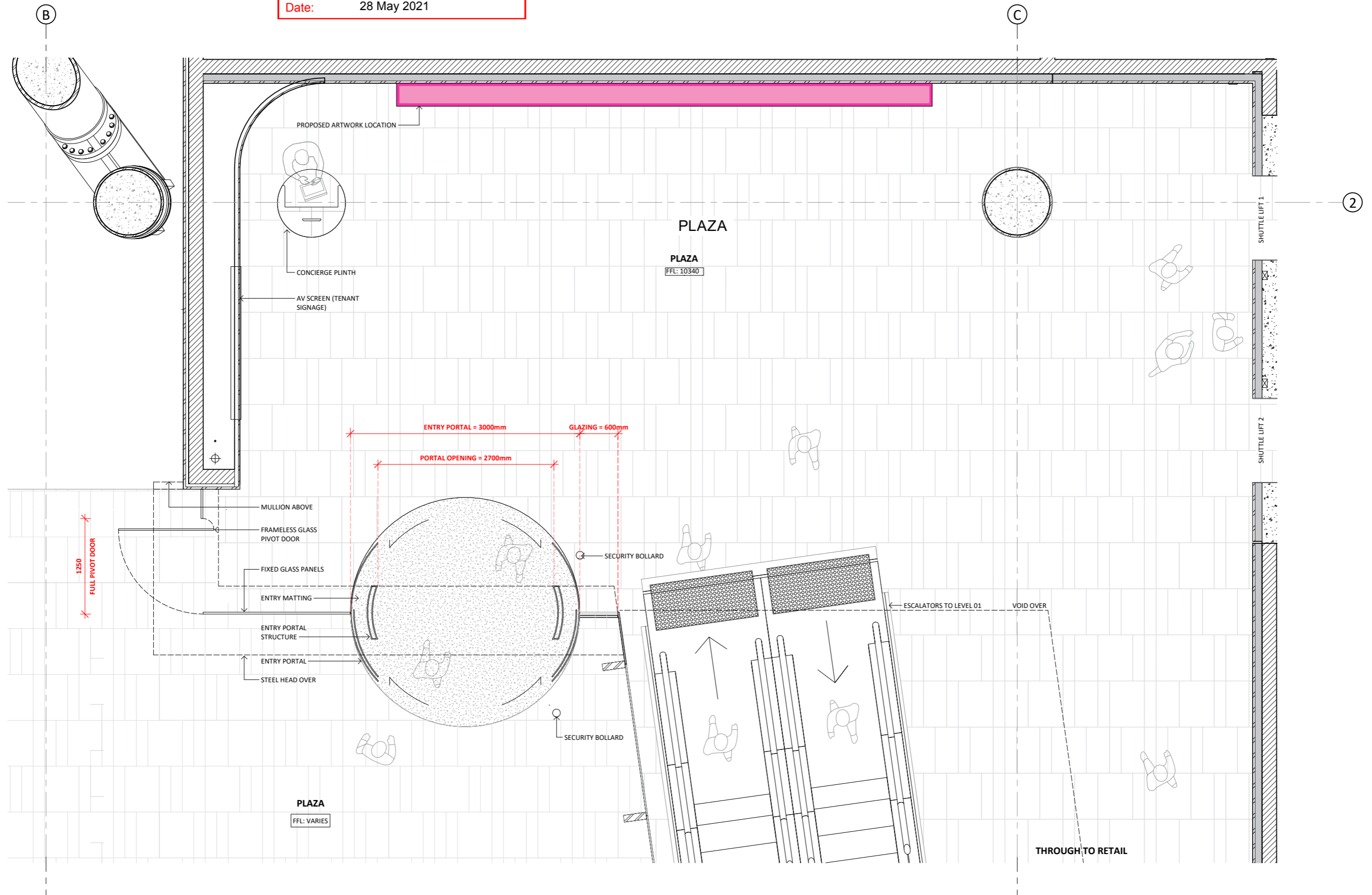


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TENANT 01
TENANT 02
TENANT 03
TENANT 04

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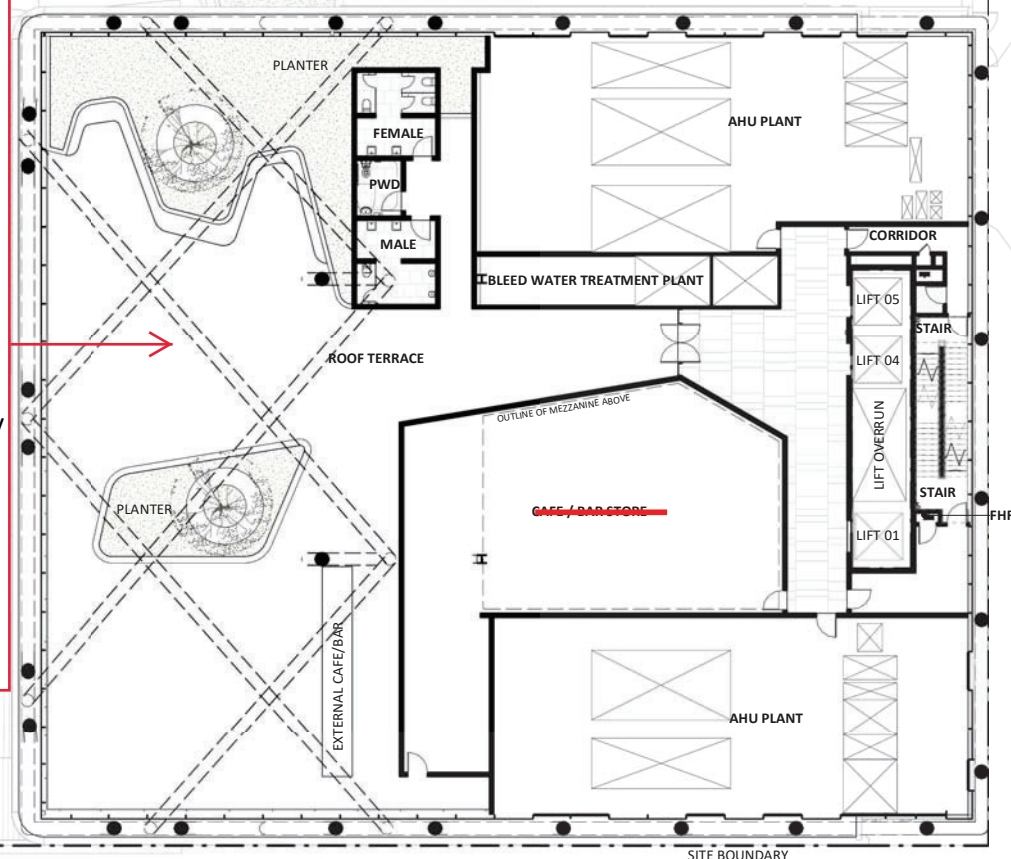
Approval no: **DEV2017/891/3**
Date: **4 July 2019**



Minimum deep planting area to be 170 square metres, designed to support tree growth as per the requirements of condition 25. Minimum 50% cover over the green roof area to be provided as shown on the approved Roof Garden Concept Plan, prepared by Lat27, and designed to achieve ecological sustainability outcomes.

Note:

- Plan amended to reconcile conflict between approved landscape drawings and architectural drawings.
- Planting cover requirements other than for deep planting may be achieved through the use of climbers, green walls, sedum roof planting, or a combination of such approaches.
- Tree planting extent to be confirmed through compliance assessment.
- See condition 25.



AMENDED IN RED

By: **K McGill**
Date: **4/07/19**



AMENDED IN RED

By: **K McGill**
Date: **25 May 2021**



Client
JGL PROPERTIES

BlightRayner
Level 2, 88 Creek Street, Brisbane Qld 4000
Ph. 39056500 info@blightrayner.com.au

Project Name
JUBILEE PLACE
Project Address
470 St Pauls Terrace, Fortitude Valley QLD 4006

Sheet Name
LEVEL 14 ROOF TERRACE

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Use figured dimensions only. Do not scale. Check all dimensions on site prior to fabrication or setout. These designs, drawings and specifications are copyright and must not be used, kept or copied by any means without permission.

Project No. **16008**
Drawing No. **DA.16**
Revision
B
Date **190516**
Drawn by **JC**
Checked by **JB**

SCALE @A3
1 : 250



19/05/2019 11:21:51 AM

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



Approval no: **DEV2017/891/3**
Date: **4 July 2019**

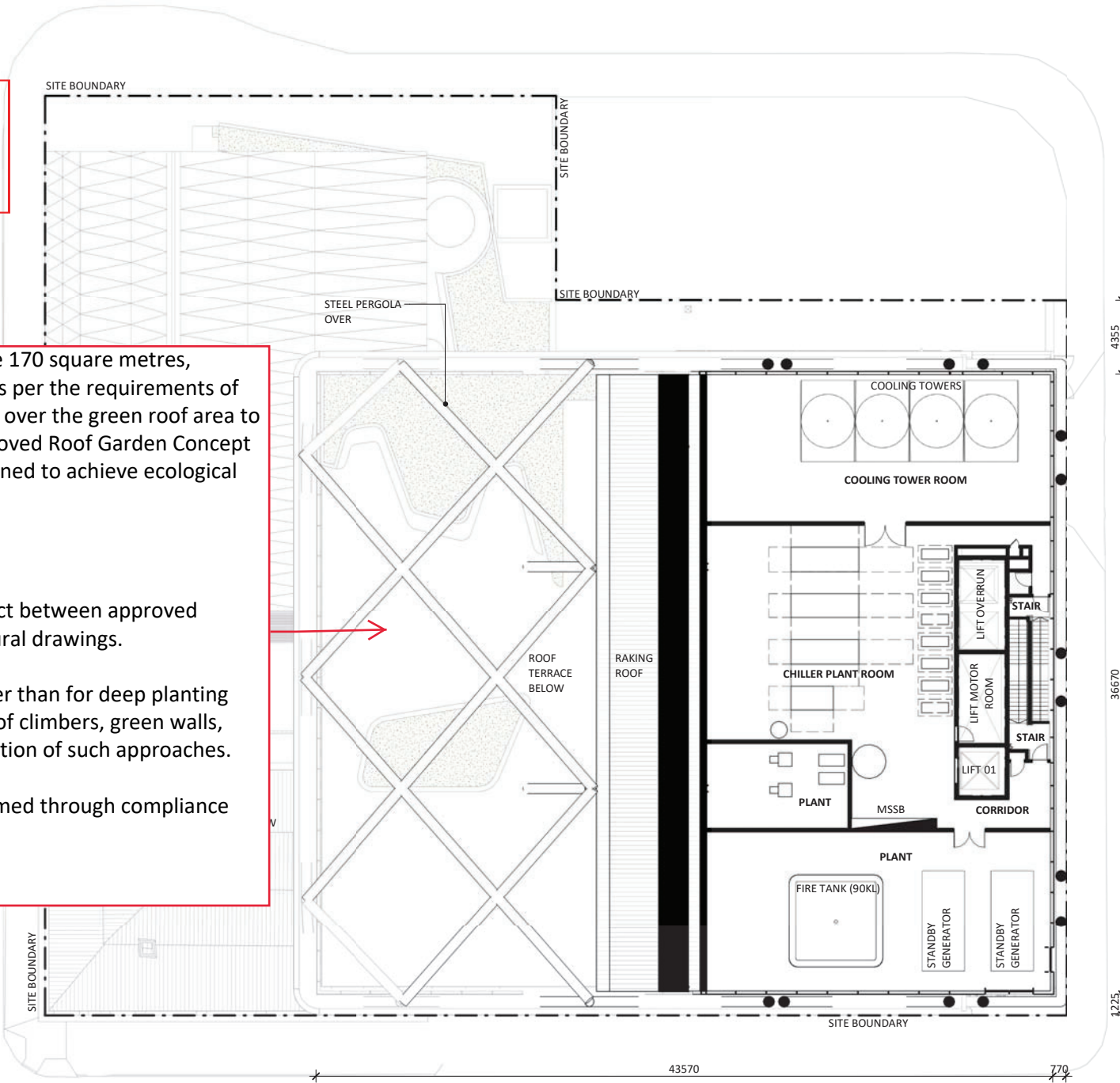
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AMENDED IN RED

By: K McGill
Date: 25 May 2021



STAGING PLANS SHOWING DEMARCATION BETWEEN STAGE 1 (OFFICE TOWER) AND STAGE 2 (JUBILEE HOTEL): 19 DEC 2019

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



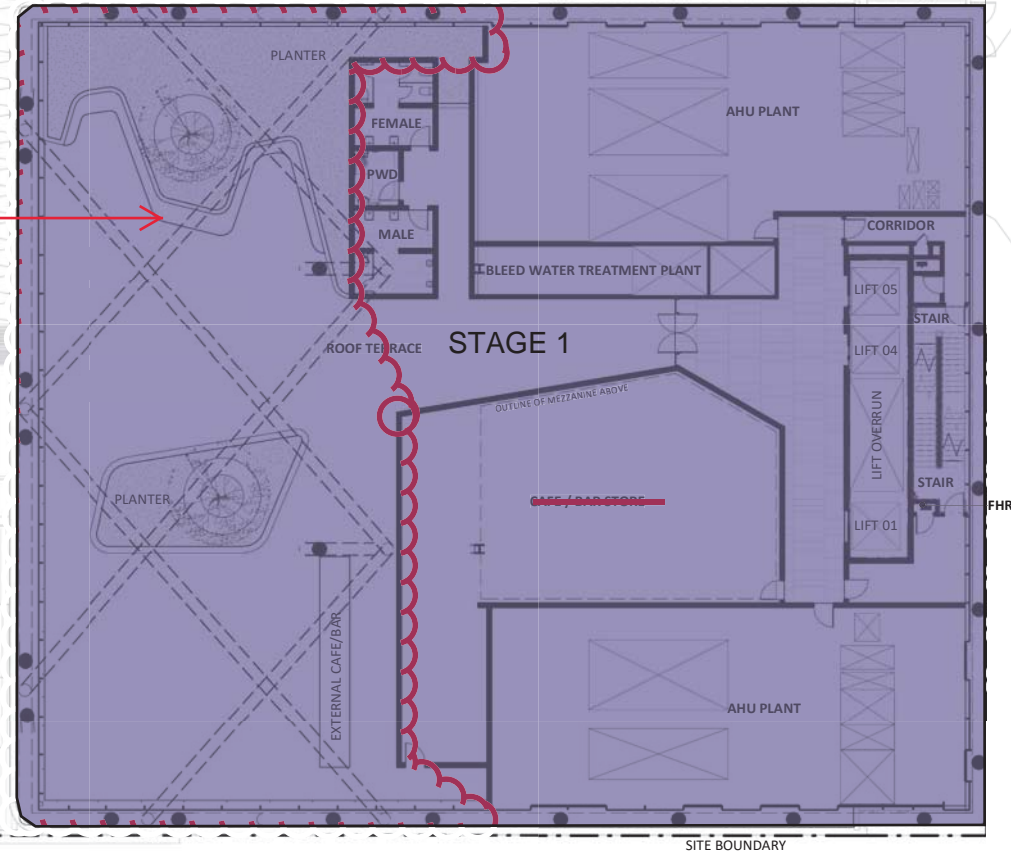
Approval no: DEV2017/891

Date: 7 January 2020

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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/891
Date: 7 January 2020



AMENDED IN RED

By: K McGill
Date: 25 May 2021