

## APPENDIX B PROPOSAL PLANS

Prepared by

HUSBAND ARCHITECTS

DEVELOPMENT APPLICATION

# 157 ABBOTSFORD ROAD BOWEN HILLS QLD 4006



| DA DRAWING LIST |                              |
|-----------------|------------------------------|
| DA00            | COVER SHEET                  |
| DA10            | SITE PLAN                    |
| DA200           | LEVEL 1/GROUND PLAN          |
| DA201           | MEZZANINE PLAN               |
| DA202           | LEVEL 2 PLAN                 |
| DA203           | LEVEL 3 PLAN                 |
| DA204           | LEVEL 4 PLAN                 |
| DA205           | LEVEL 5 PLAN                 |
| DA206           | LEVEL 6 PLAN                 |
| DA207           | LEVEL 7 PLAN                 |
| DA208           | LEVEL 8 PLAN                 |
| DA209           | ROOF TERRACE PLAN            |
| DA210           | ROOF PLAN                    |
| DA30            | PROPOSED SECTION A           |
| DA31            | PROPOSED SECTION B           |
| DA40            | NORTH ELEVATION              |
| DA41            | SOUTH ELEVATION              |
| DA42            | EAST ELEVATION               |
| DA43            | WEST ELEVATION               |
| DA50            | ABBOTSFORD RD PERSPECTIVE 1  |
| DA51            | ABBOTSFORD RD PERSPECTIVE 2  |
| DA52            | ALLISON ST PERSPECTIVE       |
| DA53            | STREET INTERFACE PERSPECTIVE |
| DA54            | BREAKFAST CK PERSPECTIVE 1   |
| DA55            | BREAKFAST CK PERSPECTIVE 2   |
| DA56            | BREAKFAST CK PERSPECTIVE 3   |





DEVELOPMENT SCHEDULE

ADDRESS: 157 ABBOTSFORD ROAD  
BOWEN HILLS QLD 4006  
RPD: LOT 1 RP165998 & LOT 219 RP9371  
SITE AREA: 1,392m<sup>2</sup>  
SITE COVER: 1,320m<sup>2</sup> (95%)

GFA CALCULATIONS

| FLOOR          | TOTAL                |
|----------------|----------------------|
| LEVEL 1/GROUND | 611                  |
| LEVEL 4        | 1,077                |
| LEVEL 5        | 696                  |
| LEVEL 6        | 696                  |
| LEVEL 7        | 696                  |
| LEVEL 8        | 696                  |
| ROOF TCE       | 57                   |
|                | 4,529 m <sup>2</sup> |

PLOT RATIO ALLOWED: 3xSITE  
GFA ALLOWED: 4176m<sup>2</sup>

TRANSPORT SCHEDULE

PARKING REQUIRED: 46 (MAX)  
PARKING PROVIDED: 77  
STAFF BICYCLES: 20  
VISITOR BICYCLES: 8

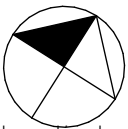
END OF TRIP FACILITIES

SHOWER & CHANGE FACILITIES: 3  
LOCKERS 28

1 LOCALITY PLAN  
SCALE: 1:500

PROJECT ABBOTSFORD RD COMMERCIAL DEVELOPMENT  
LOCATION 157 ABBOTSFORD ROAD BOWEN HILLS QLD 4006  
CLIENT THALLON MOLE GROUP  
TITLE SITE PLAN

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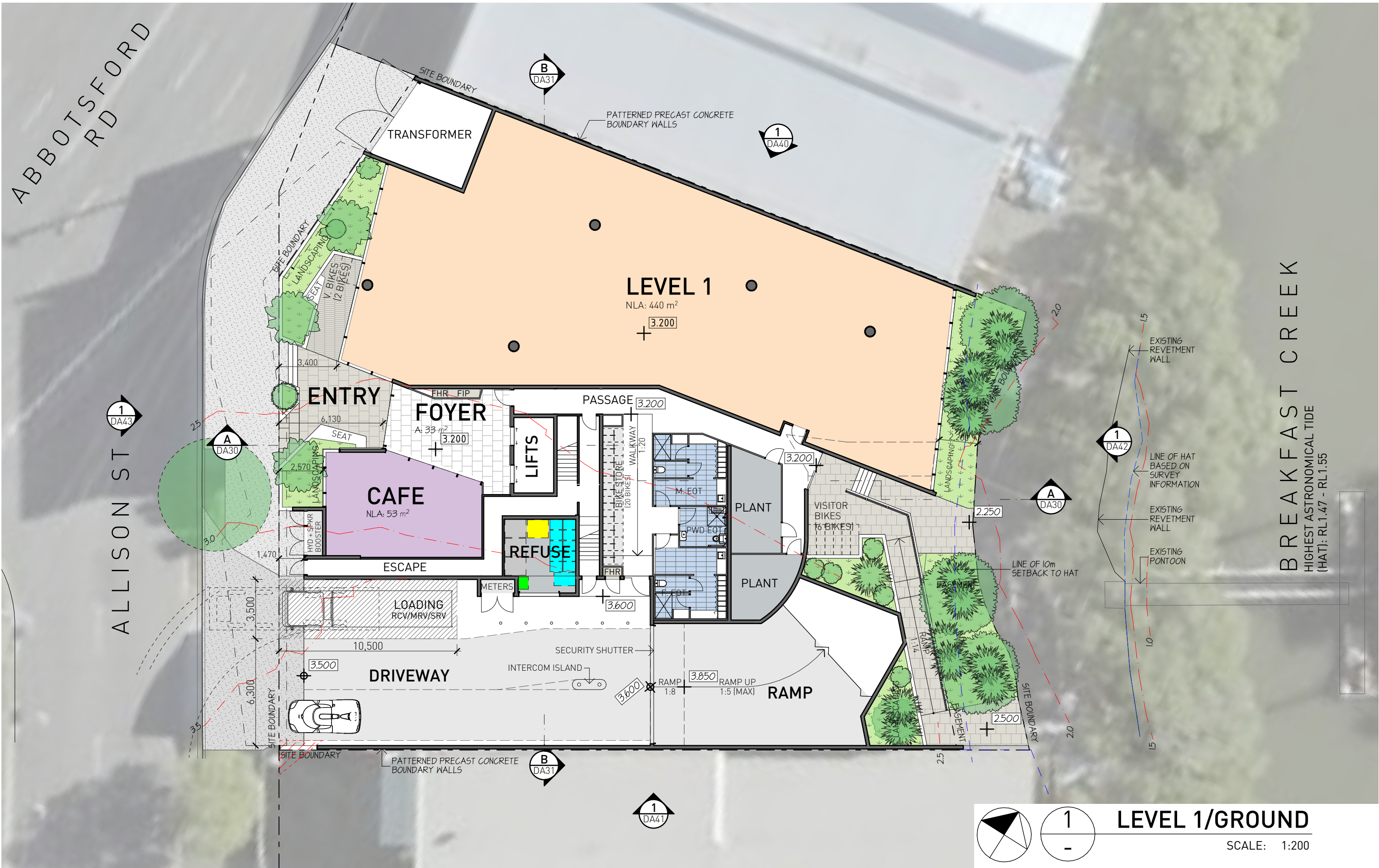


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|------|--------------------|-----|------------|
| A    | ISSUE FOR DA       | SM  | 26/07/2021 |
| P1   | COORDINATION ISSUE | SM  | 2/07/2021  |
| REV. | DETAILS            | INT | DATE       |

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SCALE: 1:100A3  
DRAWN BY:  
ISSUE DATE 26/07/2021  
JOB No. 1758  
DWG No. DA10  
ISSUE A





**LEVEL 1/GROUND**  
SCALE: 1:200

PROJECT **ABBOTSFORD RD COMMERCIAL DEVELOPMENT**  
LOCATION **157 ABBOTSFORD ROAD BOWEN HILLS QLD 4006**  
CLIENT **THALLON MOLE GROUP**  
TITLE **LEVEL 1/GROUND PLAN**

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| REV. | COORDINATION ISSUE | INT | DATE       |
|      | DETAILS            |     |            |

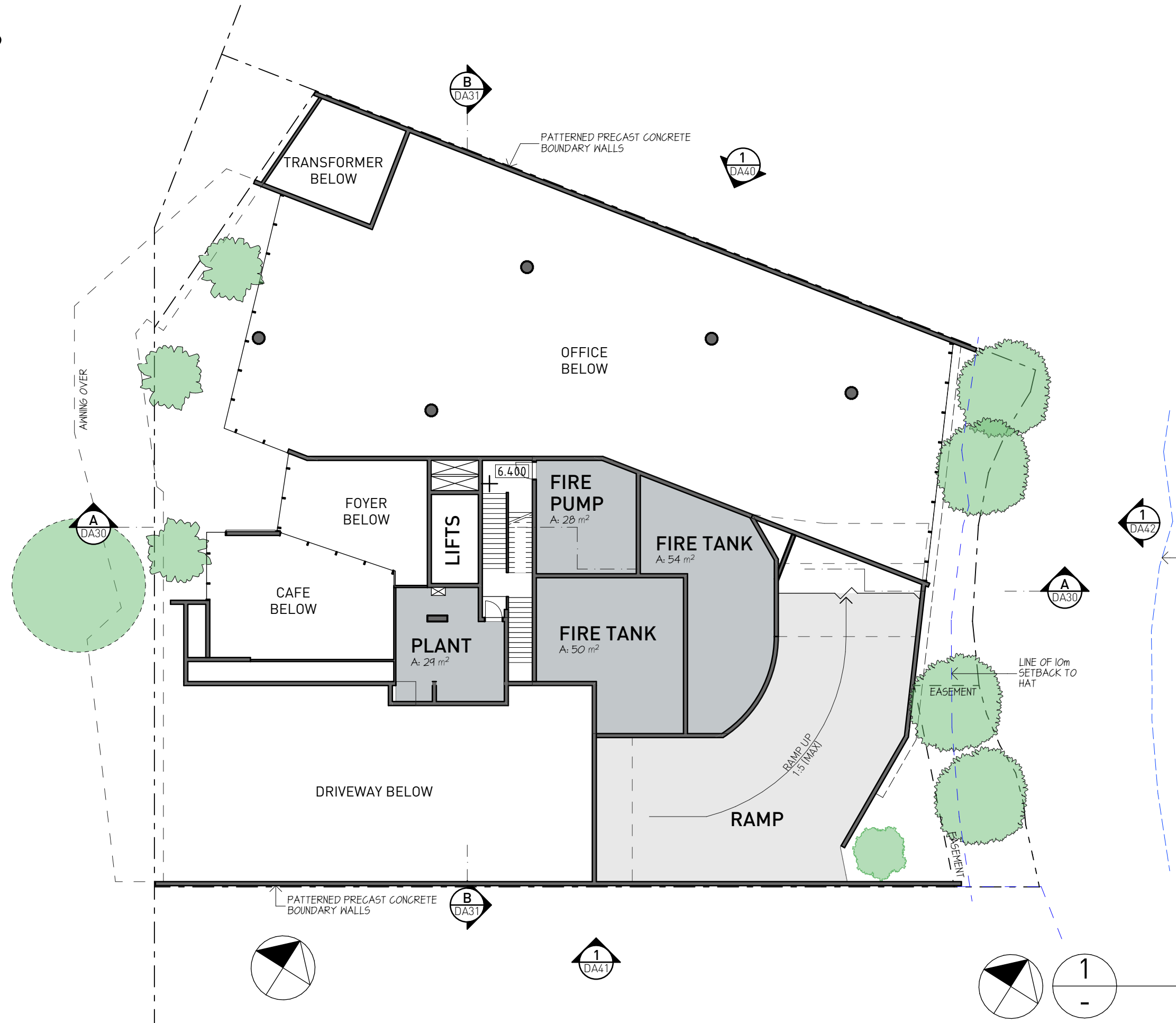
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SCALE: 1:200  
DRAWN BY: SM  
ISSUE DATE: 26/07/2021  
JOB No. 1758  
DWG No. DA200  
ISSUE A

ABBOTSFORD RD

ALLISON ST

BREAKFAST CREEK



SERV. MEZ

SCALE: 1:200

PROJECT **ABBOTSFORD RD COMMERCIAL DEVELOPMENT**  
LOCATION **157 ABBOTSFORD ROAD BOWEN HILLS QLD 4006**  
CLIENT **THALLON MOLE GROUP**  
TITLE **MEZZANINE PLAN**

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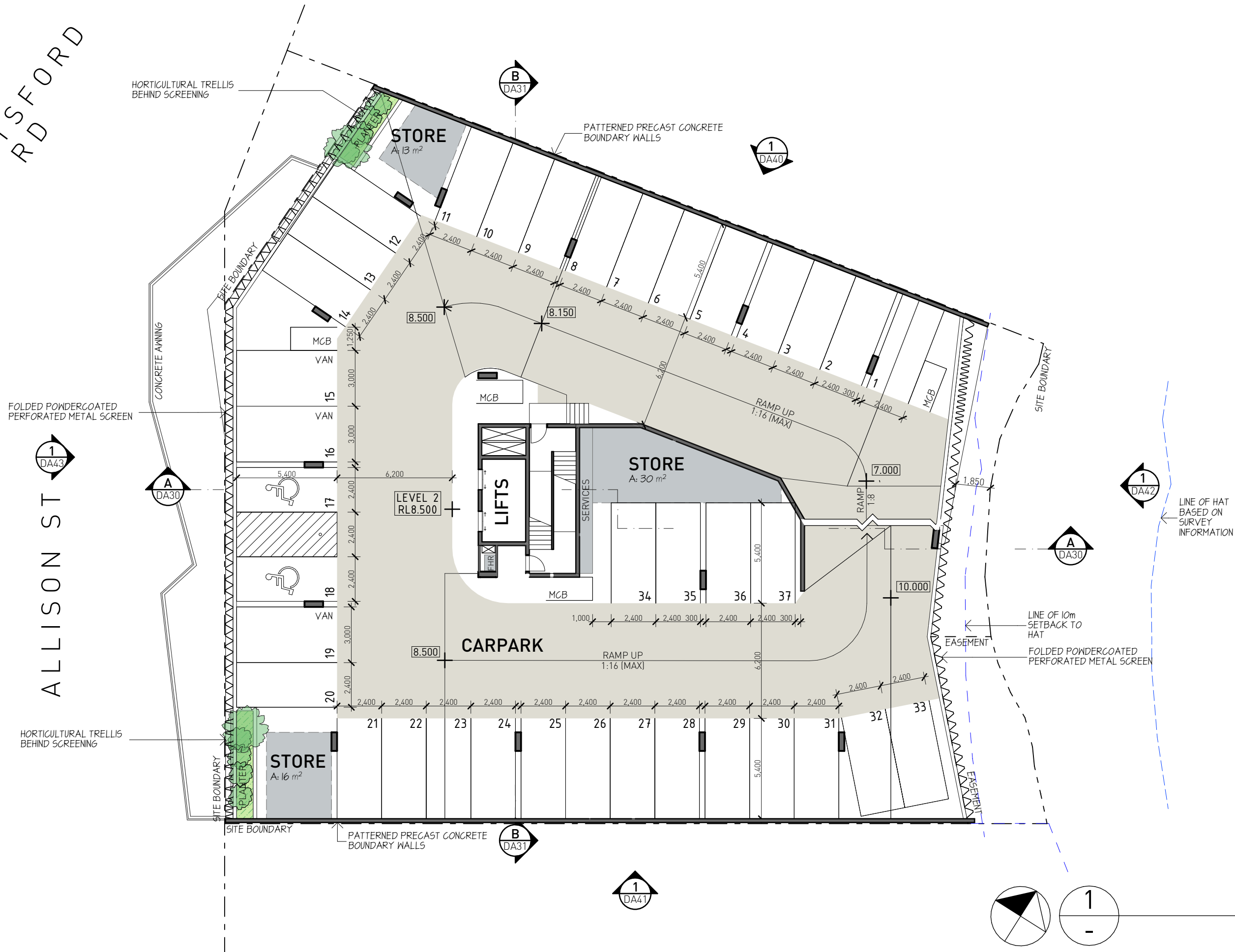
SCALE: 1:200  
DRAWN BY: SM  
ISSUE DATE: 26/07/2021  
JOB No. 1758  
DWG No. DA201  
ISSUE A



ABBOTSFORD RD

ALLISON ST

BREAKFAST CREEK



LEVEL 2

SCALE: 1:200

PROJECT **ABBOTSFORD RD COMMERCIAL DEVELOPMENT**  
LOCATION **157 ABBOTSFORD ROAD BOWEN HILLS QLD 4006**  
CLIENT **THALLON MOLE GROUP**  
TITLE **LEVEL 2 PLAN**

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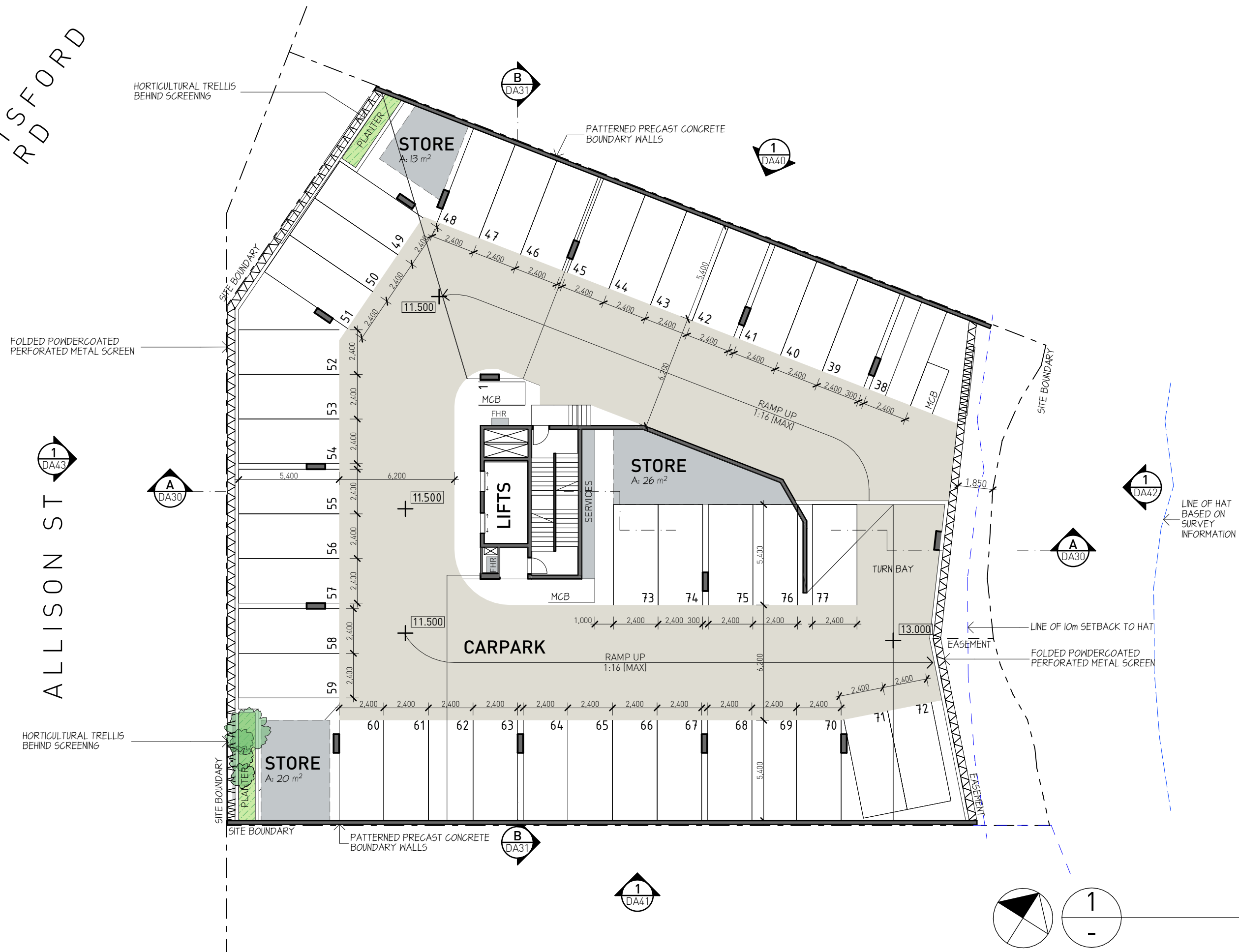
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| REV. | COORDINATION ISSUE | INT | DATE       |
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SCALE: 1:200  
JOB No. 1758  
DRAWN BY: SM  
DWG No. DA202  
ISSUE DATE 26/07/2021  
ISSUE A

ALLISON ST

# BREAKFAST CREEK



## LEVEL 3

SCALE: 1:200

PROJECT **ABBOTSFORD RD COMMERCIAL DEVELOPMENT**  
LOCATION **157 ABBOTSFORD ROAD BOWEN HILLS QLD 4006**  
CLIENT **THALLON MOLE GROUP**  
TITLE **LEVEL 3 PLAN**

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SCALE: 1:200@A3  
DRAWN BY: SM  
ISSUE DATE 26/07/2021

JOB No. 1758  
DWG No. DA203  
ISSUE A

ABBOTSFORD  
RD

FOLDED POWDERCOATED  
PERFORATED METAL SCREEN

FOLDED POWDERCOATED  
PERFORATED METAL FIN

1  
DA43

A  
DA30

ALLISON ST

B  
DA31

1  
DA40

PATTERNED PRECAST CONCRETE  
BOUNDARY WALLS

TCE.  
64 m<sup>2</sup>

TCE.  
59 m<sup>2</sup>

1  
DA42

LINE OF HAT  
BASED ON  
SURVEY  
INFORMATION

A  
DA30

LINE OF 10m SETBACK TO HAT

EASEMENT

ROOF OVER STOREY BELOW

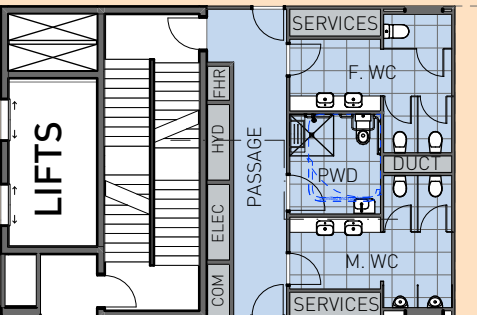
LEVEL 4

NLA: 960 m<sup>2</sup>

15.900

C'YARD

33 m<sup>2</sup>



1  
DA41

PATTERNED PRECAST CONCRETE  
BOUNDARY WALLS

SITE BOUNDARY

SITE BOUNDARY

BREAKFAST CREEK

LEVEL 4

SCALE: 1:200

PROJECT **ABBOTSFORD RD COMMERCIAL DEVELOPMENT**  
LOCATION **157 ABBOTSFORD ROAD BOWEN HILLS QLD 4006**  
CLIENT **THALLON MOLE GROUP**  
TITLE **LEVEL 4 PLAN**

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DRAWN BY: SM  
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JOB No. 1758  
DWG No. DA204  
ISSUE A



ABBOTSFORD  
RD

1  
DA43

ALLISON ST

A  
DA30

B  
DA31

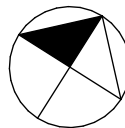
1  
DA40

1  
DA42

A  
DA30

B  
DA31

1  
DA41



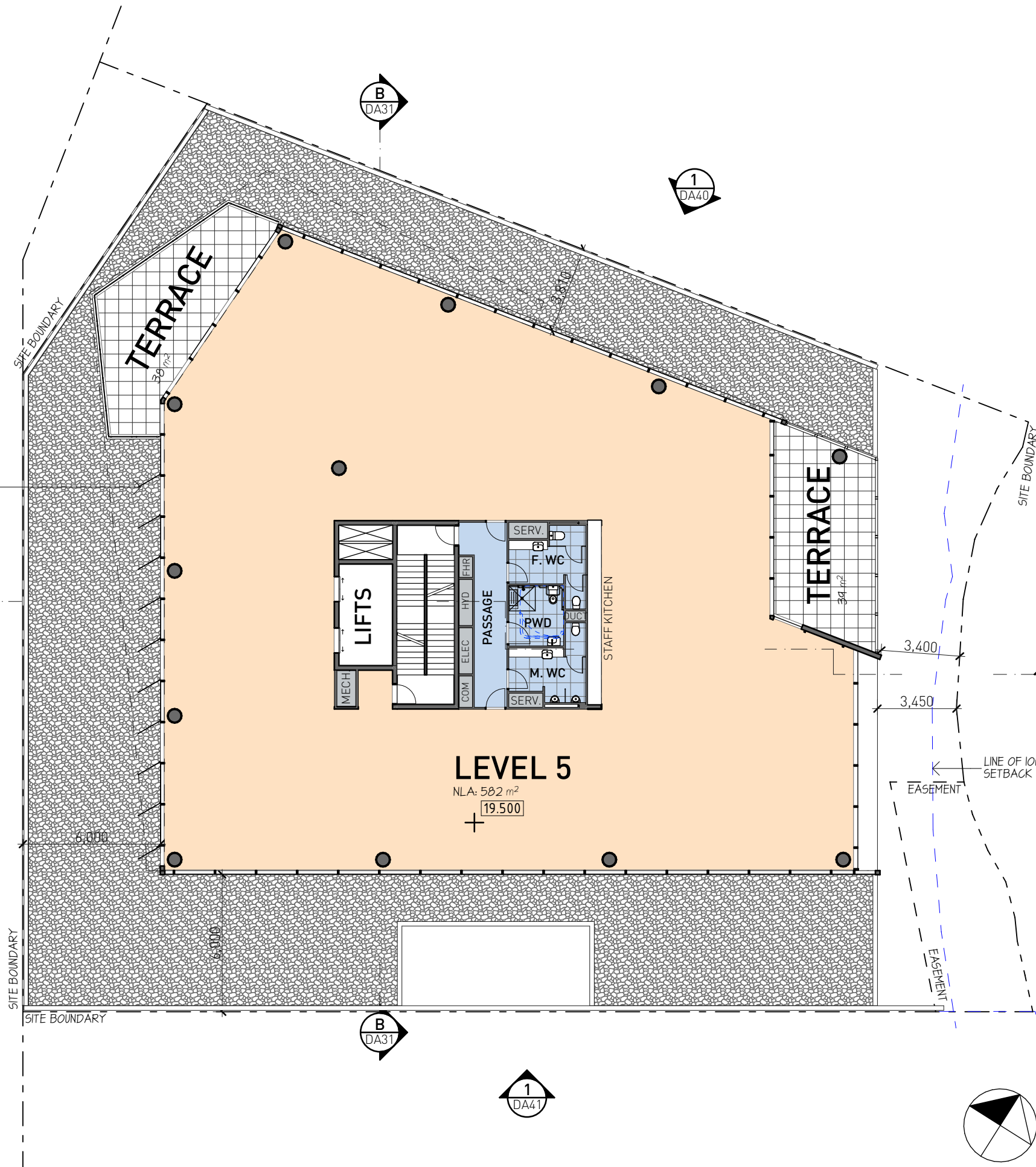
1  
-

BREAKFAST CREEK

LEVEL 5

SCALE: 1:200

FOLDED POWDERCOATED  
PERFORATED METAL SCREEN



PROJECT **ABBOTSFORD RD COMMERCIAL DEVELOPMENT**  
LOCATION **157 ABBOTSFORD ROAD BOWEN HILLS QLD 4006**  
CLIENT **THALLON MOLE GROUP**  
TITLE **LEVEL 5 PLAN**

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DRAWN BY: SM  
ISSUE DATE 26/07/2021  
JOB No. 1758  
DWG No. DA205  
ISSUE A

$$\frac{1}{-}$$

SCALE: 1:200

SITE BOUNDARY

SCALE: 1:200@A3  
DRAWN BY: SM  
ISSUE DATE: 24/07/2021

JOB No. 1758  
DWG No. DA206  
ISSUE A

JOB No. **1758**  
DWG No. **DA206**  
ISSUE **A**



ABBOTSFORD  
RD

ALLISON ST

BREAKFAST CREEK

FOLDED POWDERCOATED  
PERFORATED METAL SCREEN

FOLDED POWDERCOATED  
PERFORATED METAL FIN

1  
DA43

A  
DA30

B  
DA31

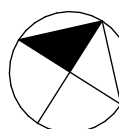
1  
DA40

1  
DA42

A  
DA30

B  
DA31

1  
DA41



1  
-

LEVEL 7

SCALE: 1:200

PROJECT **ABBOTSFORD RD COMMERCIAL DEVELOPMENT**  
LOCATION **157 ABBOTSFORD ROAD BOWEN HILLS QLD 4006**  
CLIENT **THALLON MOLE GROUP**  
TITLE **LEVEL 7 PLAN**

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| DRAWN BY:<br><b>SM</b>          | DWG No. <b>DA207</b> |
| ISSUE DATE<br><b>26/07/2021</b> | ISSUE<br><b>A</b>    |

ABBOTSFORD RD

1  
DA43

A  
DA30

ALLISON ST

FOLDED POWDERCOATED PERFORATED METAL FIN

FOLDED POWDERCOATED PERFORATED METAL SCREEN

B  
DA31

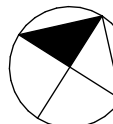
1  
DA40

1  
DA42

A  
DA30

B  
DA31

1  
DA41



1  
-

BREAKFAST CREEK

LINE OF HAT  
BASED ON  
SURVEY  
INFORMATION

LINE OF 10m  
SETBACK TO HAT

EASEMENT

EASEMENT

EASEMENT

BALC.  
38 m<sup>2</sup>

LEVEL 8

NLA: 582 m<sup>2</sup>

30.300

CURTAIN GLASS WALL

6,000

6,000

3,810

3,400

LEVEL 8

SCALE: 1:200

PROJECT **ABBOTSFORD RD COMMERCIAL DEVELOPMENT**  
LOCATION **157 ABBOTSFORD ROAD BOWEN HILLS QLD 4006**  
CLIENT **THALLON MOLE GROUP**  
TITLE **LEVEL 8 PLAN**

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SCALE: 1:200  
DRAWN BY: SM  
ISSUE DATE: 26/07/2021  
JOB No. 1758  
DWG No. DA208  
ISSUE A

ABBOTSFORD RD

1  
DA43

ALLISON ST

A  
DA30

B  
DA31

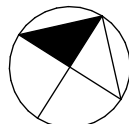
1  
DA40

1  
DA42

A  
DA30

B  
DA31

1  
DA41



1  
-

ROOF TCE

SCALE: 1:200

PROJECT **ABBOTSFORD RD COMMERCIAL DEVELOPMENT**  
LOCATION **157 ABBOTSFORD ROAD BOWEN HILLS QLD 4006**  
CLIENT **THALLON MOLE GROUP**  
TITLE **ROOF TERRACE PLAN**

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SCALE: 1:200  
DRAWN BY: SM  
ISSUE DATE: 26/07/2021  
JOB No. 1758  
DWG No. DA209  
ISSUE A



ABBOTSFORD  
RD



ALLISON ST



SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY



SITE BOUNDARY



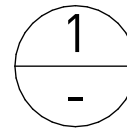
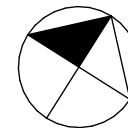
LINE OF HAT  
BASED ON  
SURVEY  
INFORMATION



EASEMENT

EASEMENT

BREAKFAST CREEK



ROOF

SCALE: 1:200

PROJECT **ABBOTSFORD RD COMMERCIAL DEVELOPMENT**  
LOCATION **157 ABBOTSFORD ROAD BOWEN HILLS QLD 4006**  
CLIENT **THALLON MOLE GROUP**  
TITLE **ROOF PLAN**

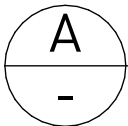
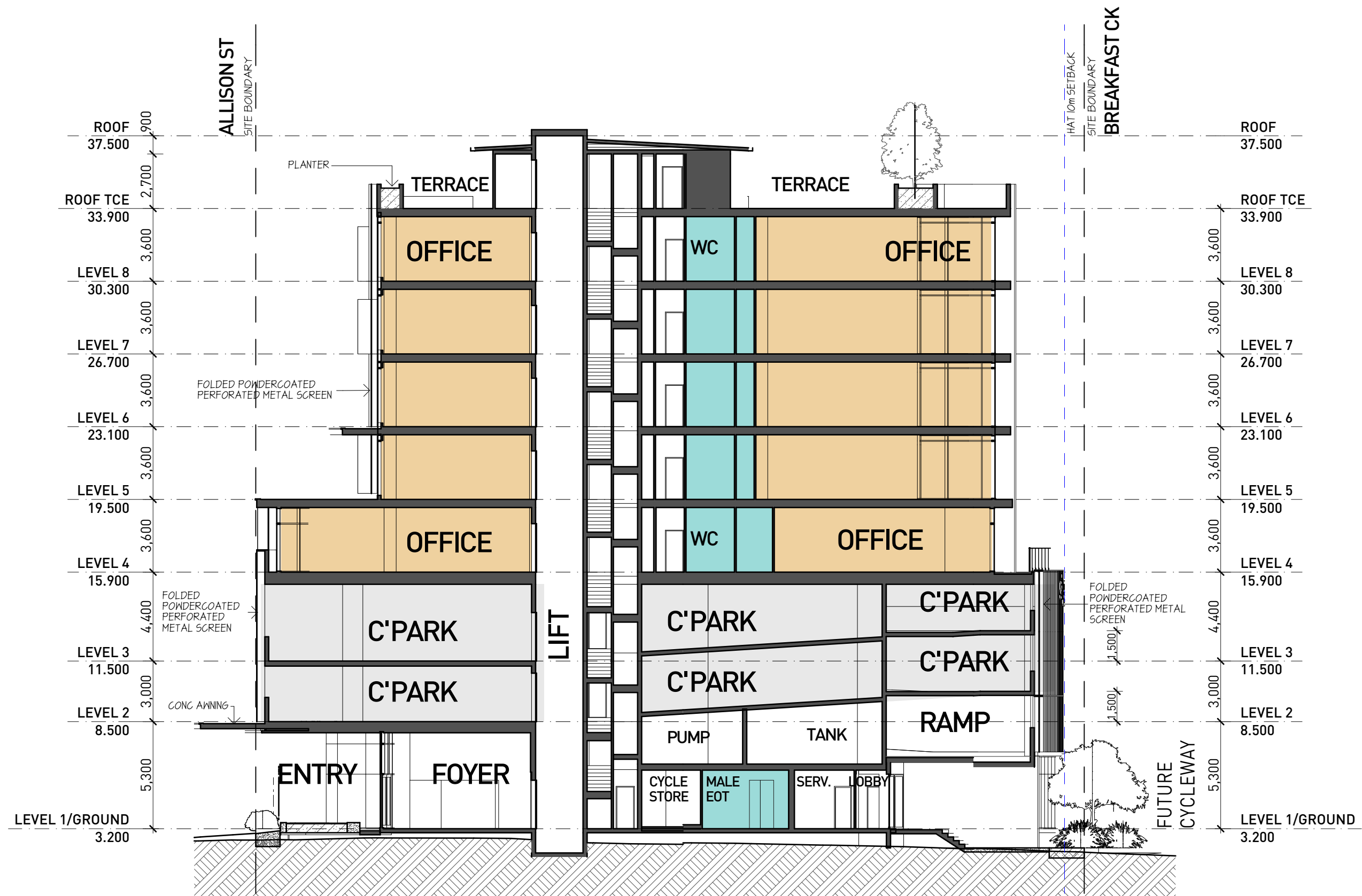
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| REV. | DESCRIPTION        | DATE       |
|------|--------------------|------------|
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| SM   | SM                 | SM         |
| INT  | INT                | DATE       |



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SCALE: 1:200  
JOB No. **1758**  
DRAWN BY: **SM**  
DWG No. **DA210**  
ISSUE DATE **26/07/2021**  
ISSUE **A**



# SECTION A

SCALE: 1:200

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Contractors must verify all dimensions, levels and relevant details on site prior to any work or making shop drawings.

Do not scale from drawings. Discrepancies or any dimensions not nominated to be brought to the attention of the architect for confirmation.

Architectural documentation to be read in conjunction with other consultant documentation. Contractors to verify coordination on site prior to commencing work or making shop drawings. Discrepancies to be brought to the attention of the architect.

|      |                                       |     |            |
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PROJECT  
**ABBOTSFORD RD  
COMMERCIAL DEVELOPMENT**  
LOCATION  
**157 ABBOTSFORD ROAD  
BOWEN HILLS QLD 4006**  
CLIENT  
**THALLON MOLE GROUP**

TITLE  
**PROPOSED SECTION A**

|                                 |                        |
|---------------------------------|------------------------|
| SCALE:<br><b>1:200@A3</b>       | JOB No.<br><b>1758</b> |
| DRAWN BY:                       | DWG No.<br><b>DA30</b> |
| ISSUE DATE<br><b>26/07/2021</b> | ISSUE<br><b>A</b>      |

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| P1   | PRELIMINARY ISSUE, COORDINATION ISSUE | SM  | 21/05/2021 |
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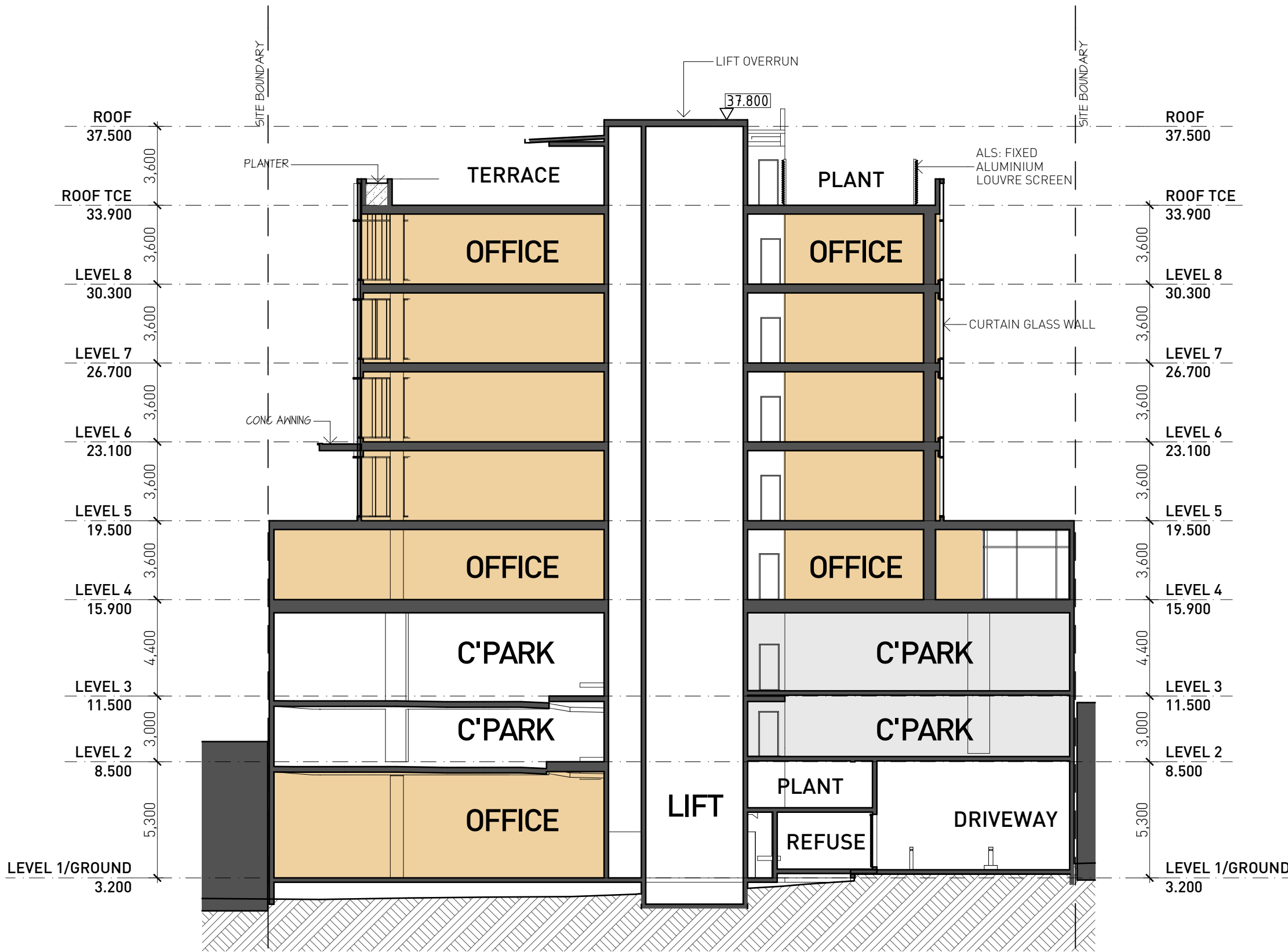


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PROJECT  
**ABBOTSFORD RD  
COMMERCIAL DEVELOPMENT**  
LOCATION  
**157 ABBOTSFORD ROAD  
BOWEN HILLS QLD 4006**  
CLIENT  
**THALLON MOLE GROUP**

TITLE  
**PROPOSED SECTION B**

SCALE: 1:200 @ A3  
DRAWN BY:  
ISSUE DATE 26/07/2021  
JOB No. 1758  
DWG No. DA31  
ISSUE A

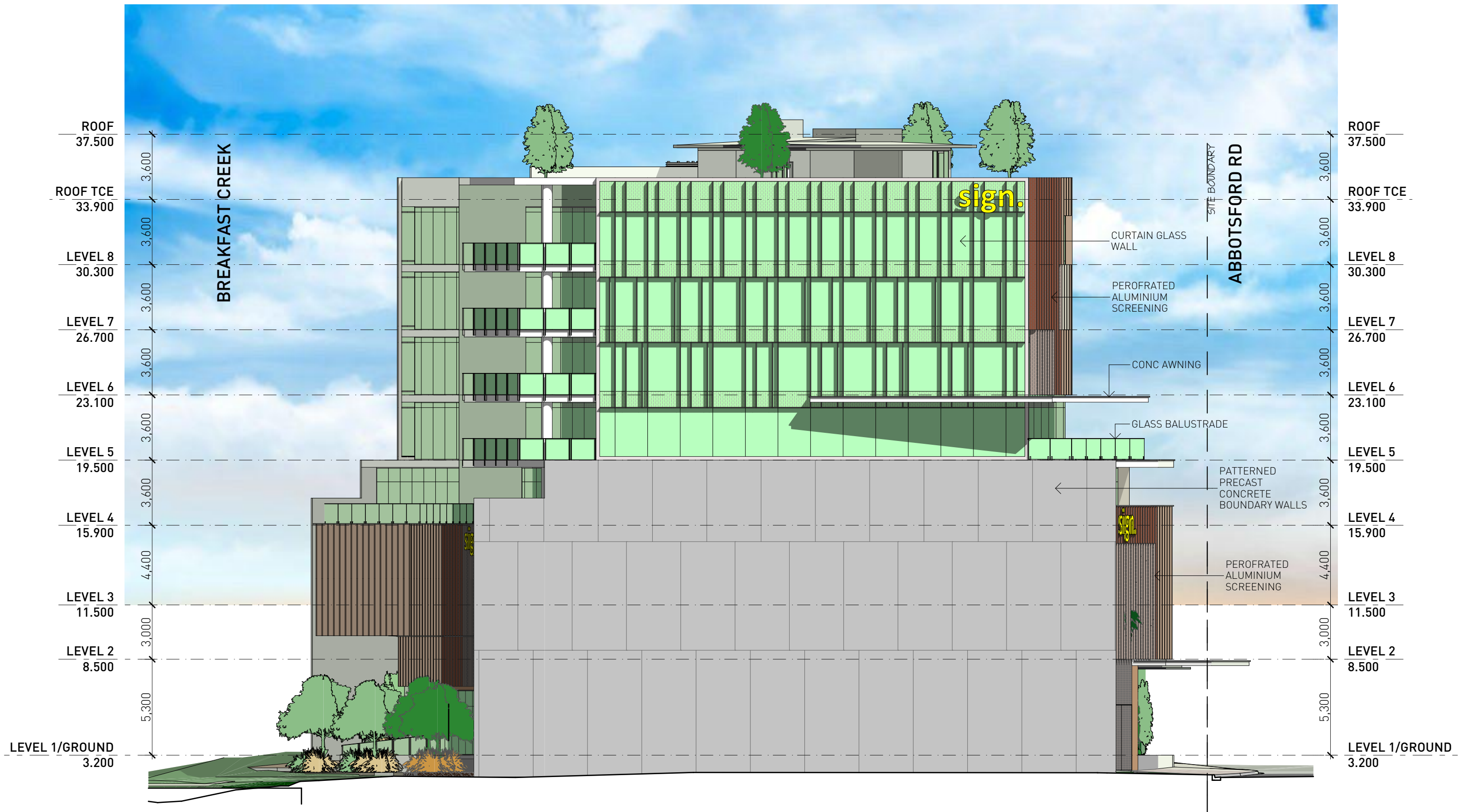


B  
-

**SECTION B**

SCALE: 1:200





1  
-

## NORTH ELEVATION

SCALE: 1:200

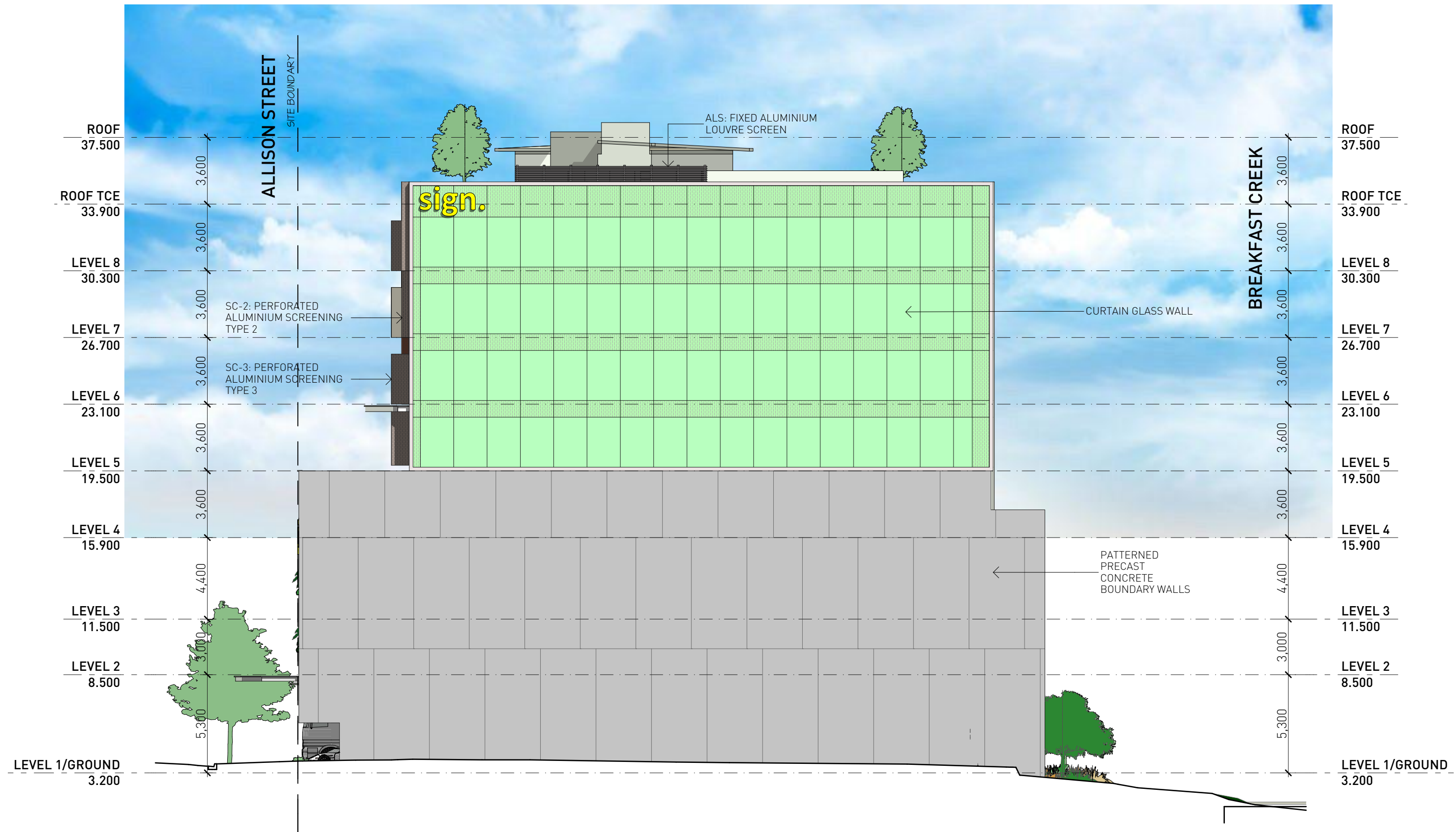
PROJECT **ABBOTSFORD RD COMMERCIAL DEVELOPMENT**  
LOCATION **157 ABBOTSFORD ROAD BOWEN HILLS QLD 4006**  
CLIENT **THALLON MOLE GROUP**  
TITLE **NORTH ELEVATION**

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ISSUE DATE 26/07/2021  
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ISSUE A



1  
-

# SOUTH ELEVATION

SCALE: 1:200

PROJECT **ABBOTSFORD RD COMMERCIAL DEVELOPMENT**  
LOCATION **157 ABBOTSFORD ROAD BOWEN HILLS QLD 4006**  
CLIENT **THALLON MOLE GROUP**  
TITLE **SOUTH ELEVATION**

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DWG No. DA41  
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CLIENT **THALLON MOLE GROUP**  
TITLE **EAST ELEVATION**

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| SCALE: 1:200@A3       | JOB No. 1758 |
| DRAWN BY: SM          | DWG No. DA42 |
| ISSUE DATE 26/07/2021 | ISSUE A      |





## MATERIALS SCHEDULE

PF-1:  
RENDER & PAINT  
FINISH - LIGHT



PF-2:  
RENDER & PAINT  
FINISH - DARK



PF-3:  
RENDER & PAINT  
FINISH - COLOUR 1



PF-4:  
RENDER & PAINT  
FINISH - COLOUR 2



CP-1:  
CERAMIC PANEL  
CLADDING TYPE 1



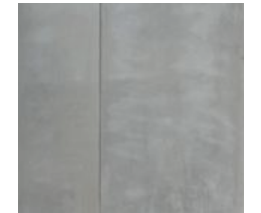
CP-2:  
CERAMIC PANEL  
CLADDING TYPE 2



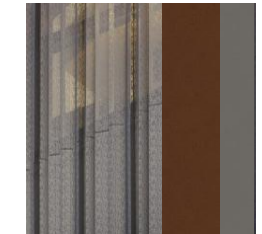
TIL-1:  
TILE TYPE 1



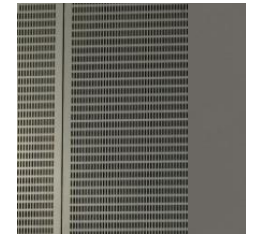
PCP:  
PRECAST CONCRETE  
PANEL



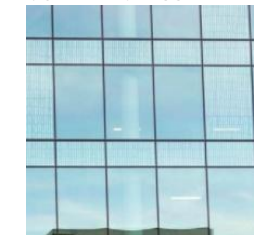
SC-1/SC-2  
PERFORATED ALUMINIUM  
SCREENING



CA-1:  
CLADDING ALUMINIUM  
PERFORATED



GL:  
CURTAIN GLASS WALL



ALS:  
ALUMINIUM LOUVRE  
SCREEN



PROJECT **ABBOTSFORD RD COMMERCIAL DEVELOPMENT**  
LOCATION **157 ABBOTSFORD ROAD BOWEN HILLS QLD 4006**  
CLIENT **THALLON MOLE GROUP**  
TITLE **WEST ELEVATION**

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**SM**  
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**26/07/2021**

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DWG No. **DA43**  
ISSUE **A**





PROJECT **ABBOTSFORD RD COMMERCIAL DEVELOPMENT**  
LOCATION **157 ABBOTSFORD ROAD BOWEN HILLS QLD 4006**  
CLIENT **THALLON MOLE GROUP**  
TITLE **ABBOTSFORD RD PERSPECTIVE 1**

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PROJECT **ABBOTSFORD RD COMMERCIAL DEVELOPMENT**  
LOCATION **157 ABBOTSFORD ROAD BOWEN HILLS QLD 4006**  
CLIENT **THALLON MOLE GROUP**  
TITLE **ABBOTSFORD RD PERSPECTIVE 2**

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CLIENT **THALLON MOLE GROUP**  
TITLE **ALLISON ST PERSPECTIVE**

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CLIENT **THALLON MOLE GROUP**  
TITLE **STREET INTERFACE PERSPECTIVE**

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CLIENT **THALLON MOLE GROUP**  
TITLE **BREAKFAST CK PERSPECTIVE 1**

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CLIENT **THALLON MOLE GROUP**  
TITLE **BREAKFAST CK PERSPECTIVE 2**

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CLIENT **THALLON MOLE GROUP**  
TITLE **BREAKFAST CK PERSPECTIVE 3**

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