



NOTE.
ALL CARPARKS TO BE ALLOWED POWER
AND CONDUITS FOR CHARGING STATION
INSTALLATION IF REQUIRED.

CARPARKING FACILITIES LEGEND
(To comply with AS2890.1:2004)

Cars			Dim. (Size)
1		Residential car space	2.4 x 5.4m
2		Circulation aisles adj. resident cars	5.8m min. clear aisles
3		Accessible car space	3.8 x 5.5m
4		Circulation aisles adj. resident cars	5.8m min. clear aisles
5		Visitor car space	2.6 x 5.4m
6		Circulation aisles adj. visitor cars	6.2m min. clear aisles
7		Electric Vehicle Charging Bay	1 every 100 cars
Bikes			
8		Vis Bikes	0.5 x 1.8m
9		Bike storage in accordance with Austroads Part 14 requirements).	1.5m clear aisles min.
10		Horizontal Residential bike space	0.5 x 1.8m
11		Bike storage in accordance with Austroads Part 14 requirements).	1.5m clear aisles min.
Ramps			
12	Width	Ramp widths	6.1min clear
13		Top of ramp - 2m transition	1:8
		Bottom of ramp - 2m transition	1:8
		Ramp < 20m long	1:5 max





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	Top of ramp - 2m transition	1:8
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	Ramp < 20m long	1:5 max

LEGEND

SIGHT TRIANGLES

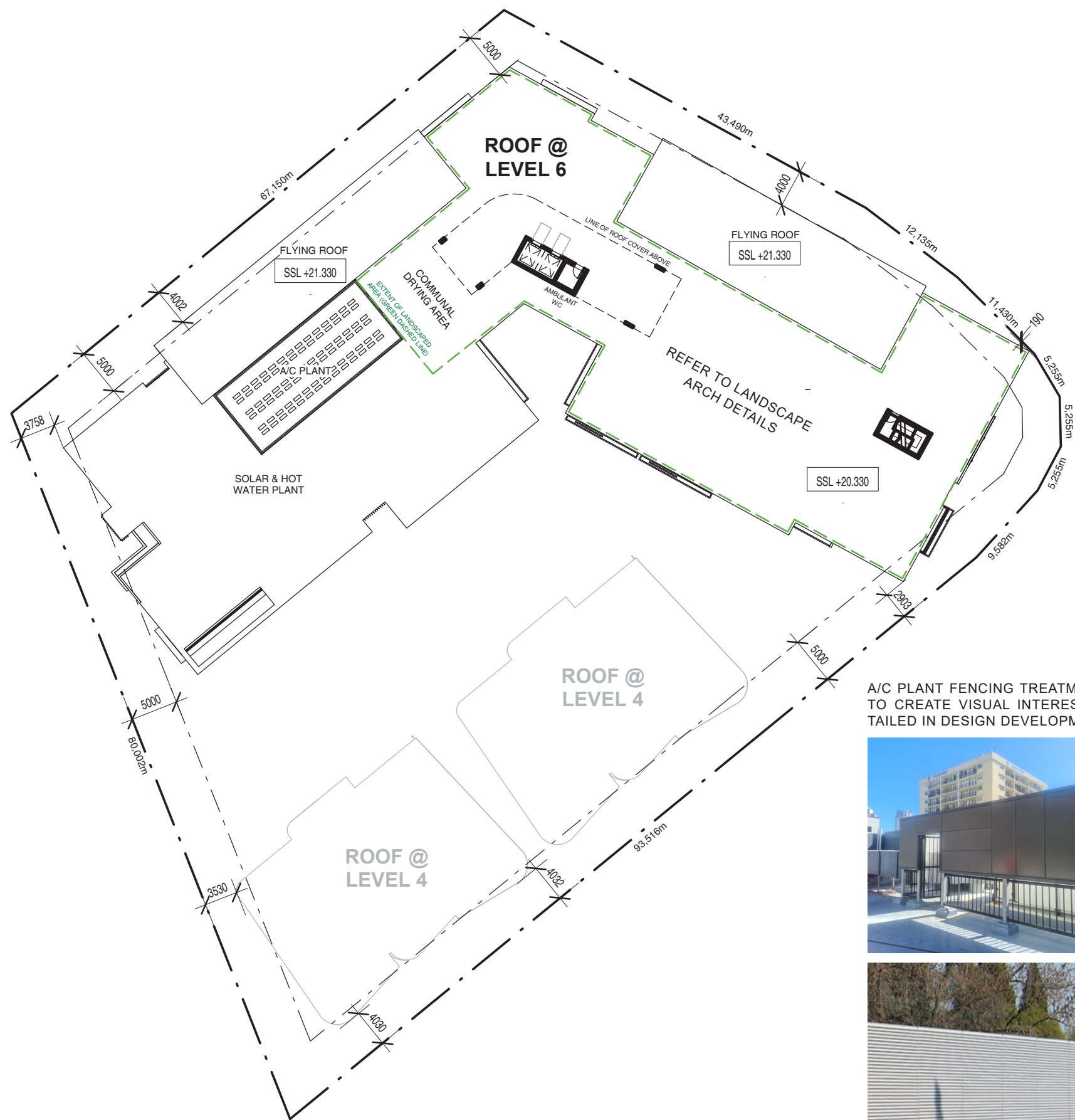
PEDESTRIAN SIGHT TRIANGLES TO BE KEPT CLEAR OF OBSTRUCTIONS TO VISIBILITY. LANDSCAPING UP TO 500MM IN HEIGHT IS PERMITTED WITHIN THIS AREA.

Q100 3.23 AHD



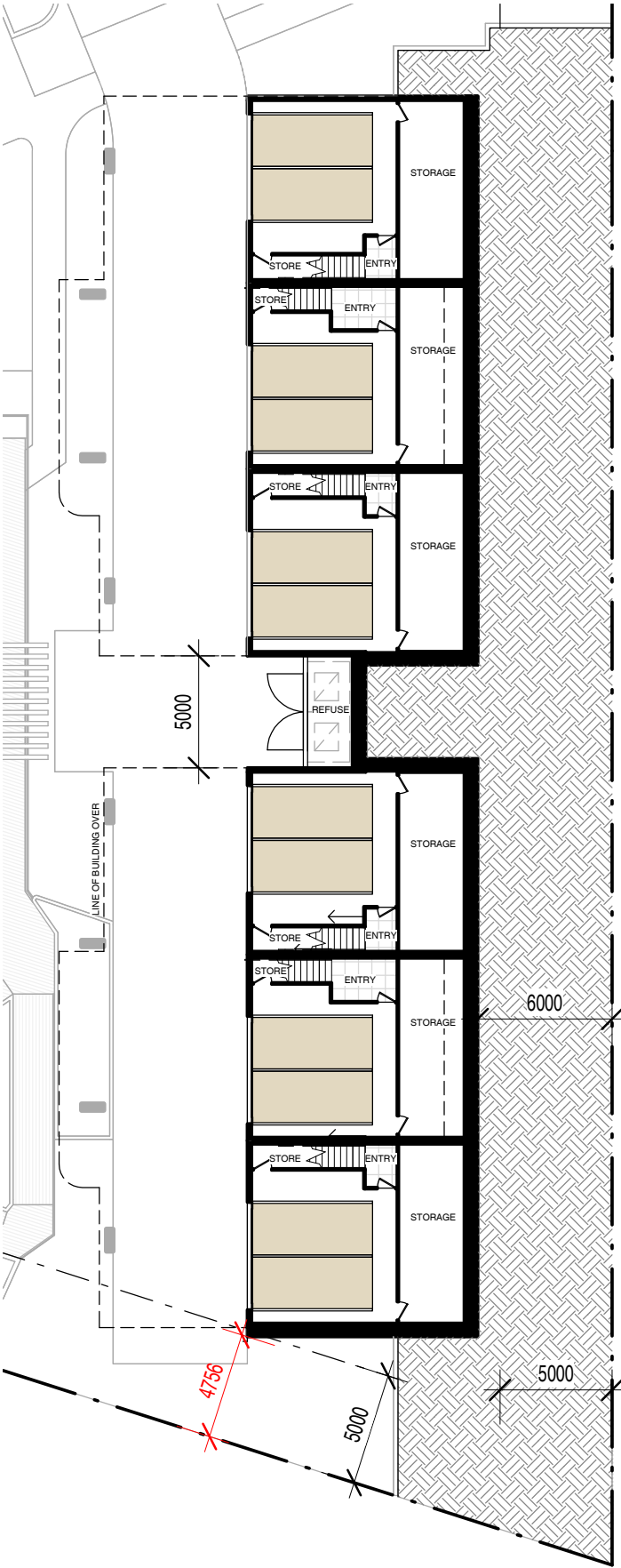




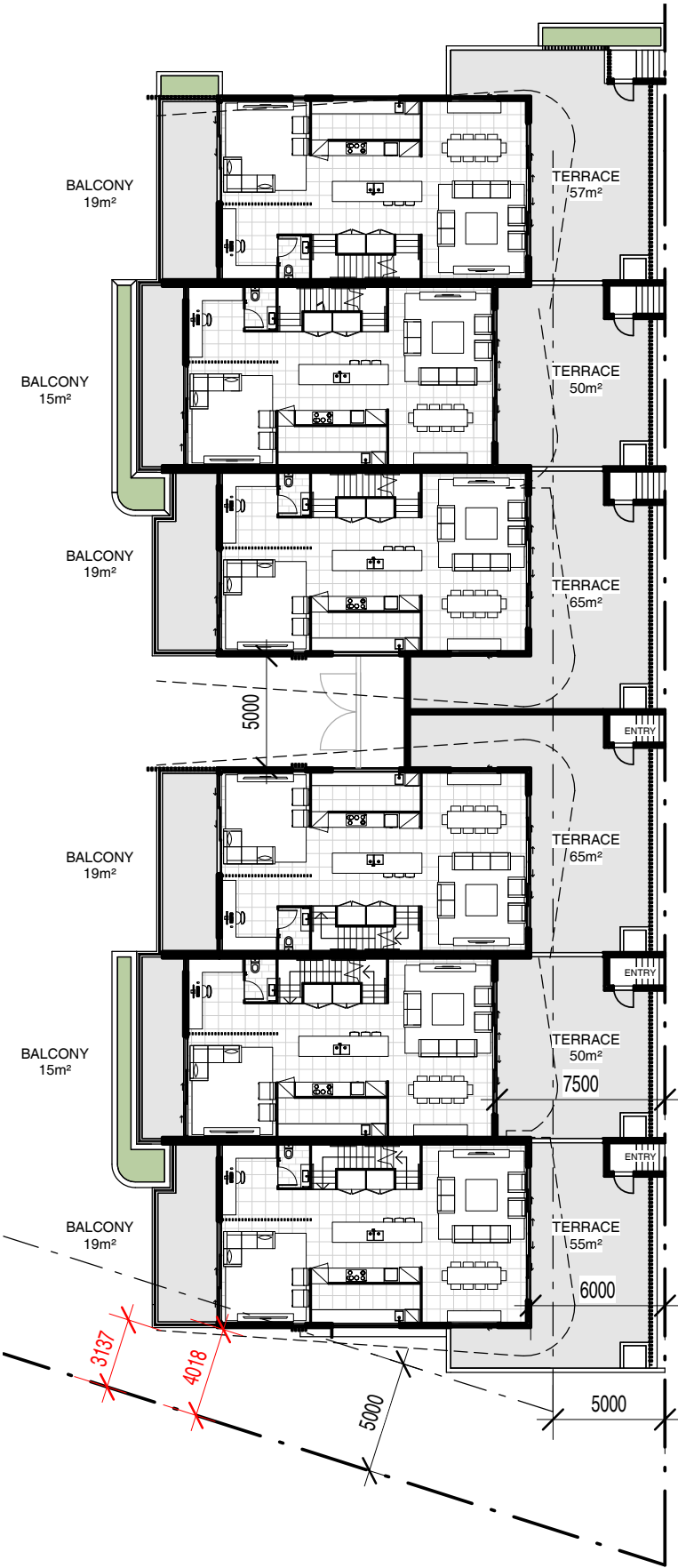


A/C PLANT FENCING TREATMENT | MONDRIAN OF DIFFERENT SCALE LOUVRES TO CREATE VISUAL INTEREST TO THE A/C ENCLOSURE TO BE FURTHER DETAILED IN DESIGN DEVELOPMENT PHASE.

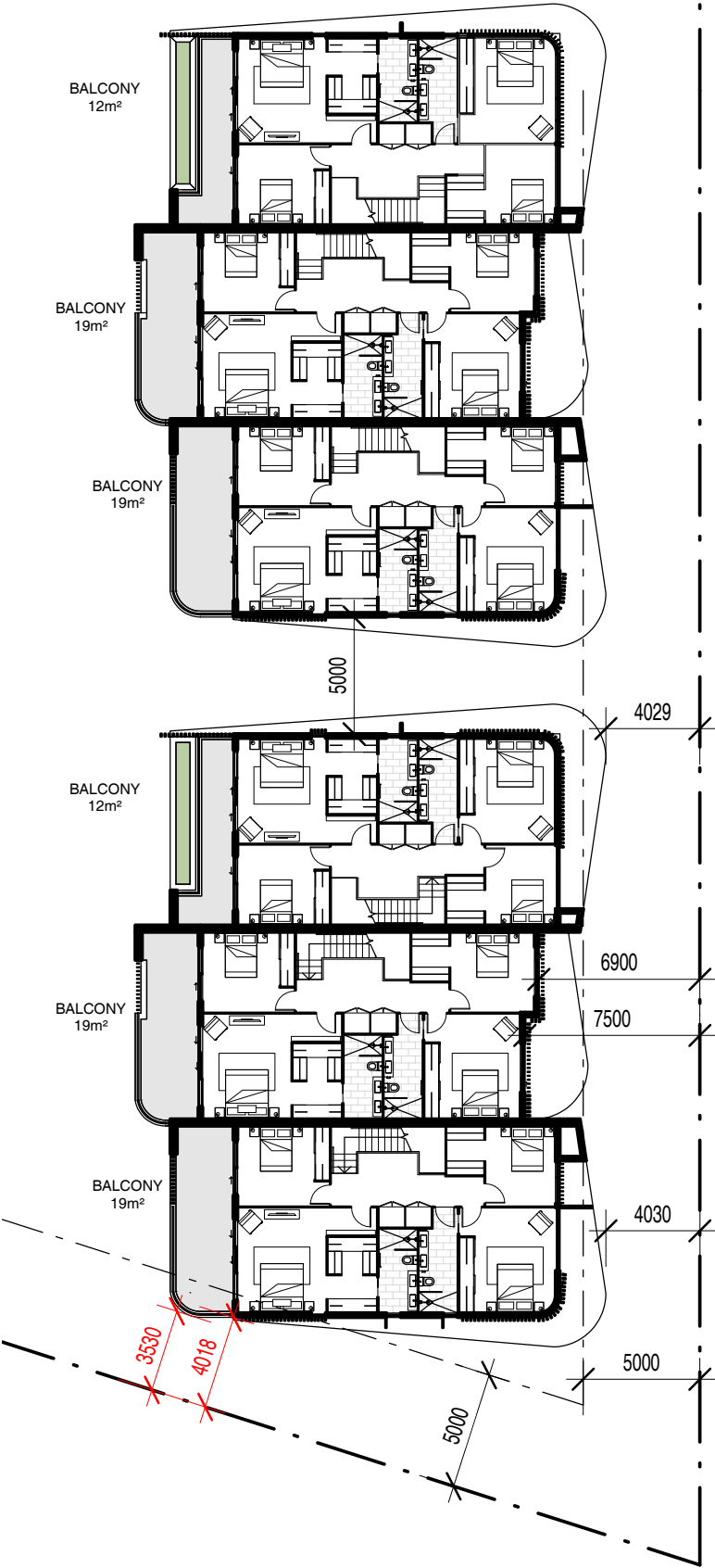




LEVEL 1 (GROUND)



LEVEL 2



LEVEL 3

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SOUTHERN

RL 13.02 TH ROOF

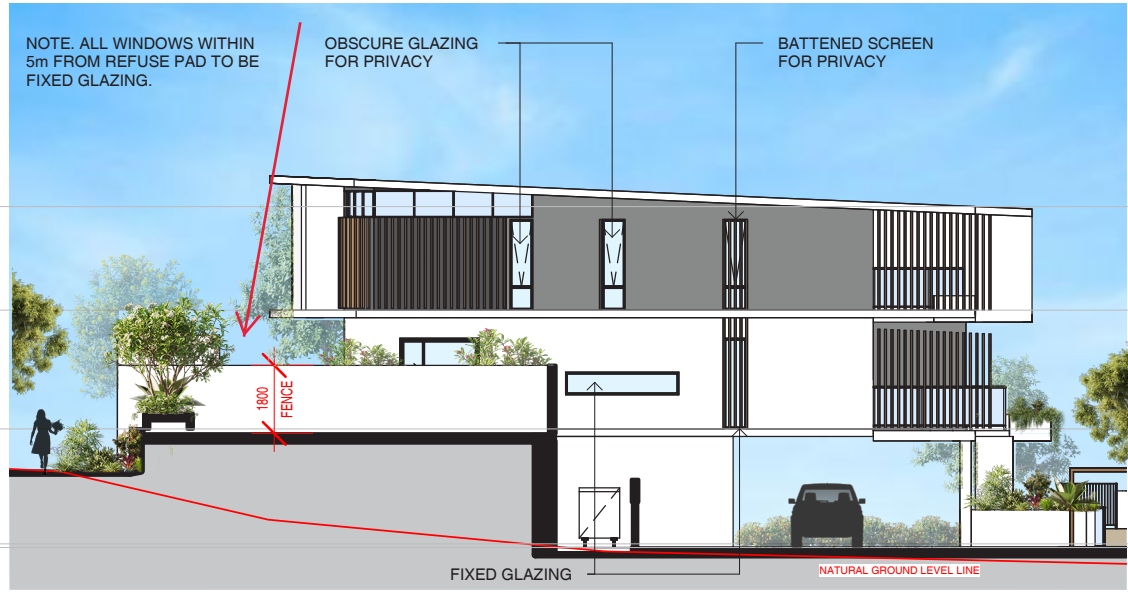
RL 10.28 TH L3

RL 7.14 TH L2

RL 4.10 L1 UNITS



EASTERN



EASTERN MIDDLE

RL 13.02 TH ROOF

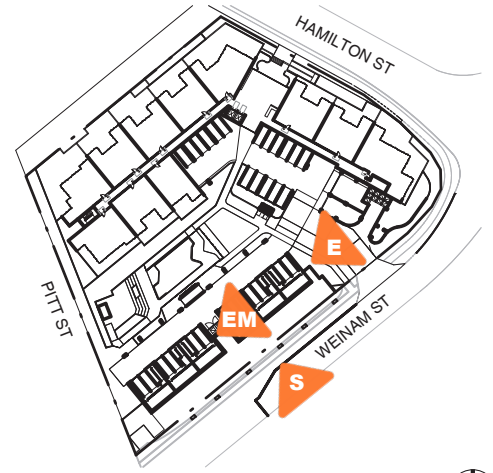
RL 10.28 TH L3

RL 7.14 TH L2

RL 4.10 L1 UNITS

RL 4.00 L1 (GRD)

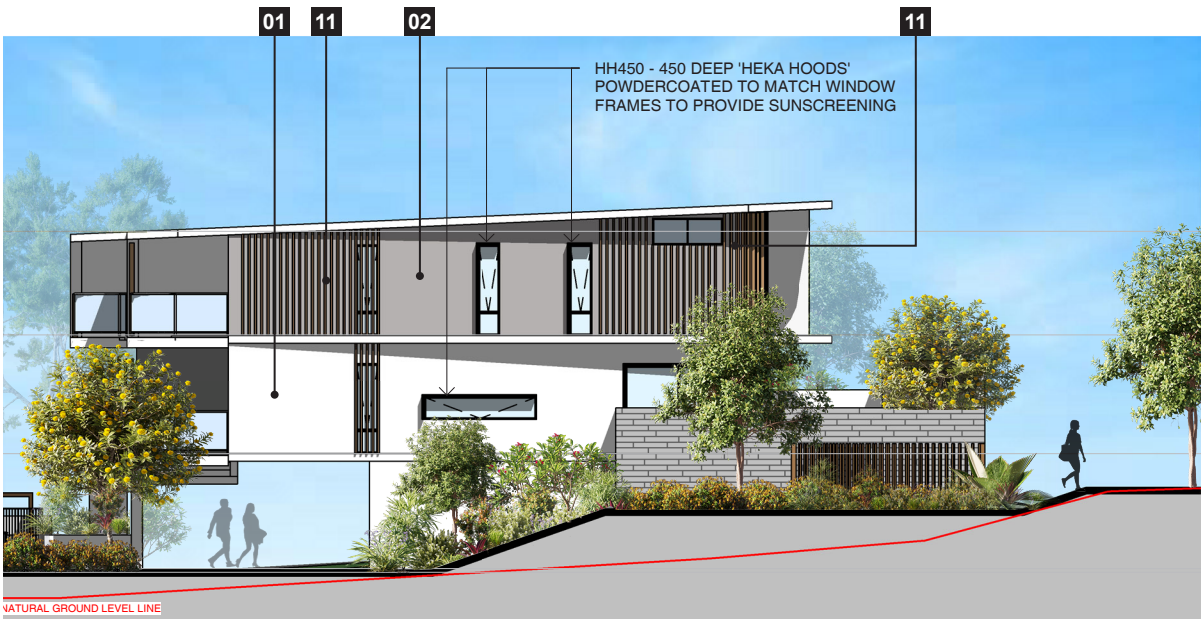
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02	Dulux Timeless Grey SN4G4																		
03	Dulux Western Myall SN4G7																		
04	Dulux Walhalla RB50																		
Paint Finish	Clear Glazing Black Frames	Clear Glazing Balustrades	Frameless Glazing to Lobby	Feature Concrete Planters + Upstand	Precast Concrete Upstands	Cantilevered Roof Feature	Timber Battened Screens	Facade Planting	Layered Planting										



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NORTHERN



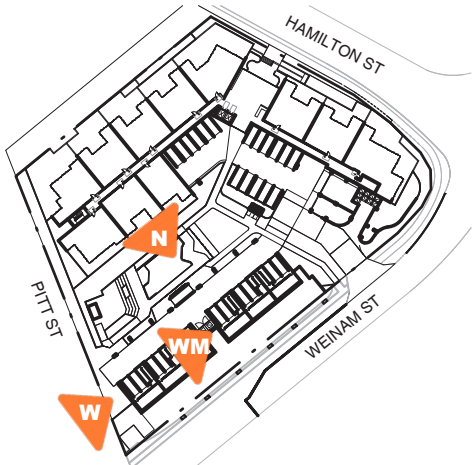
WESTERN



WESTERN MIDDLE

- 01 Dulux Lexicon Quarter SW1E1
- 02 Dulux Timeless Grey SN4G4
- 03 Dulux Western Myall SN4G7
- 04 Dulux Walhalla RB50

- Paint Finish
- Clear Glazing | Black Frames
- Clear Glazing Balustrades
- Frameless Glazing to Lobby
- Feature Concrete Planters + Upstand
- Precast Concrete Upstands
- Cantilevered Roof Feature
- Timber Battened Screens
- Facade Planting
- Layered Planting



ARCHIDIOM

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



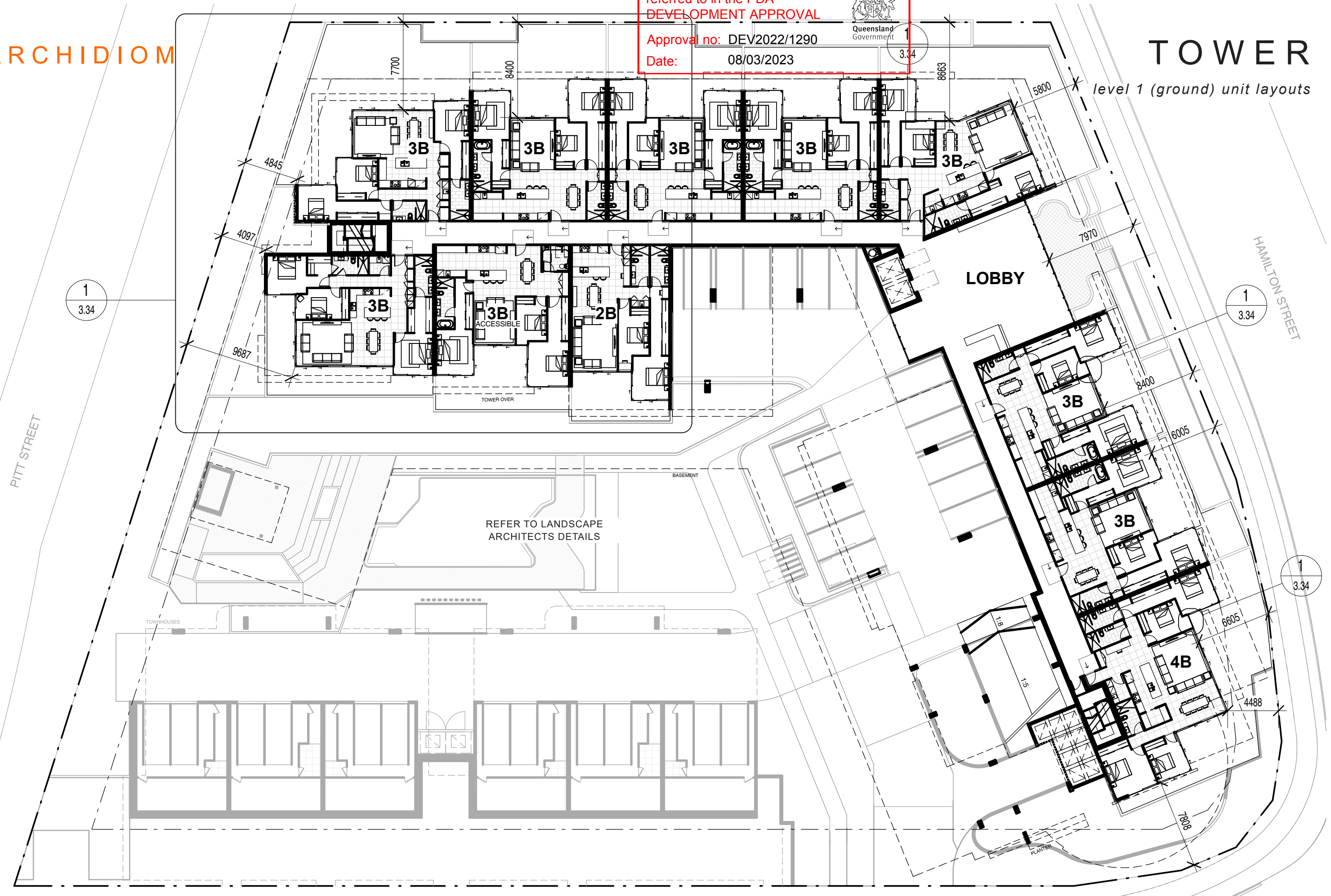
Approval no: DEV2022/1290

Date: 08/03/2023

Queensland
Government

TOWER

level 1 (ground) unit layouts



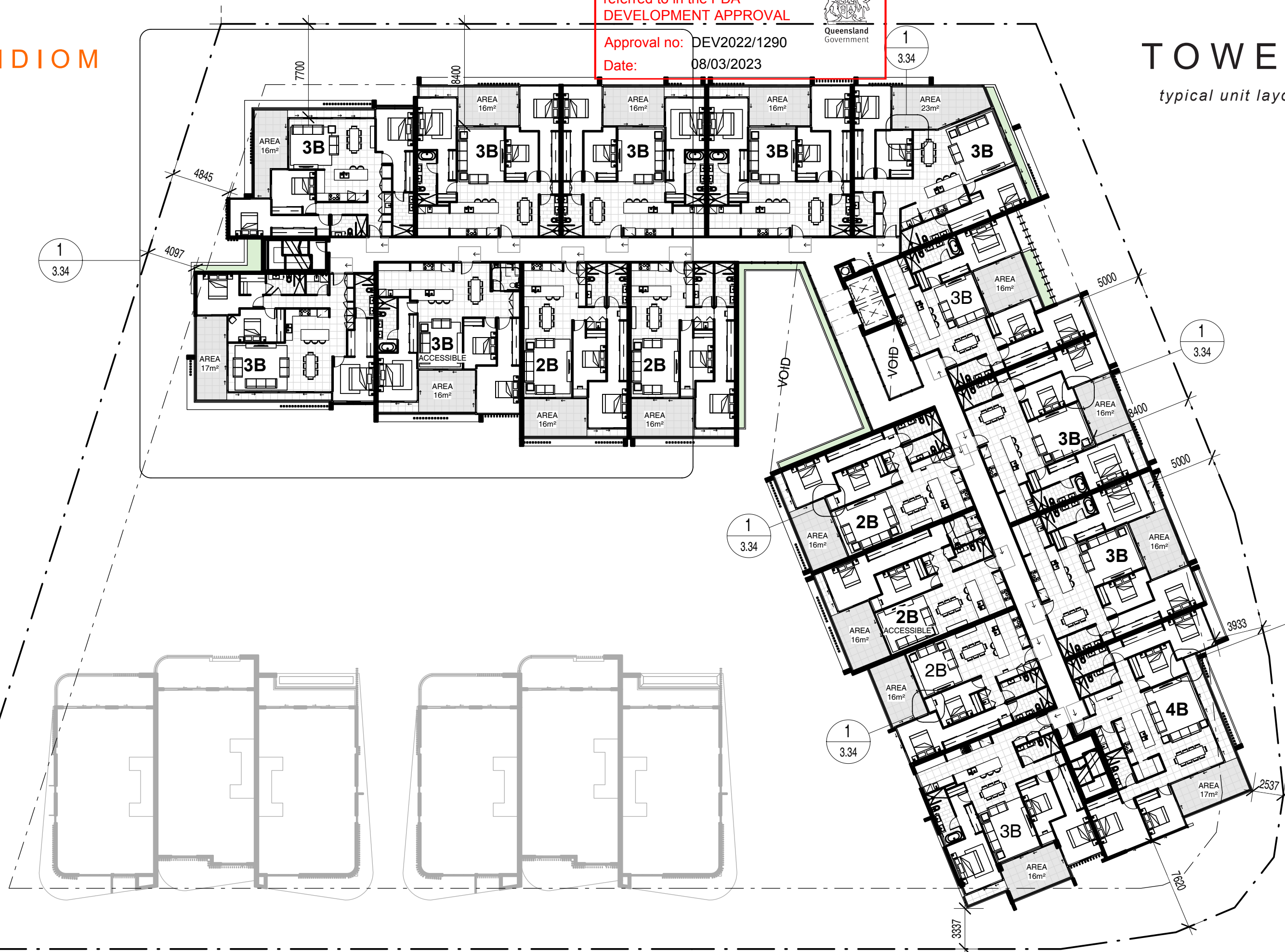
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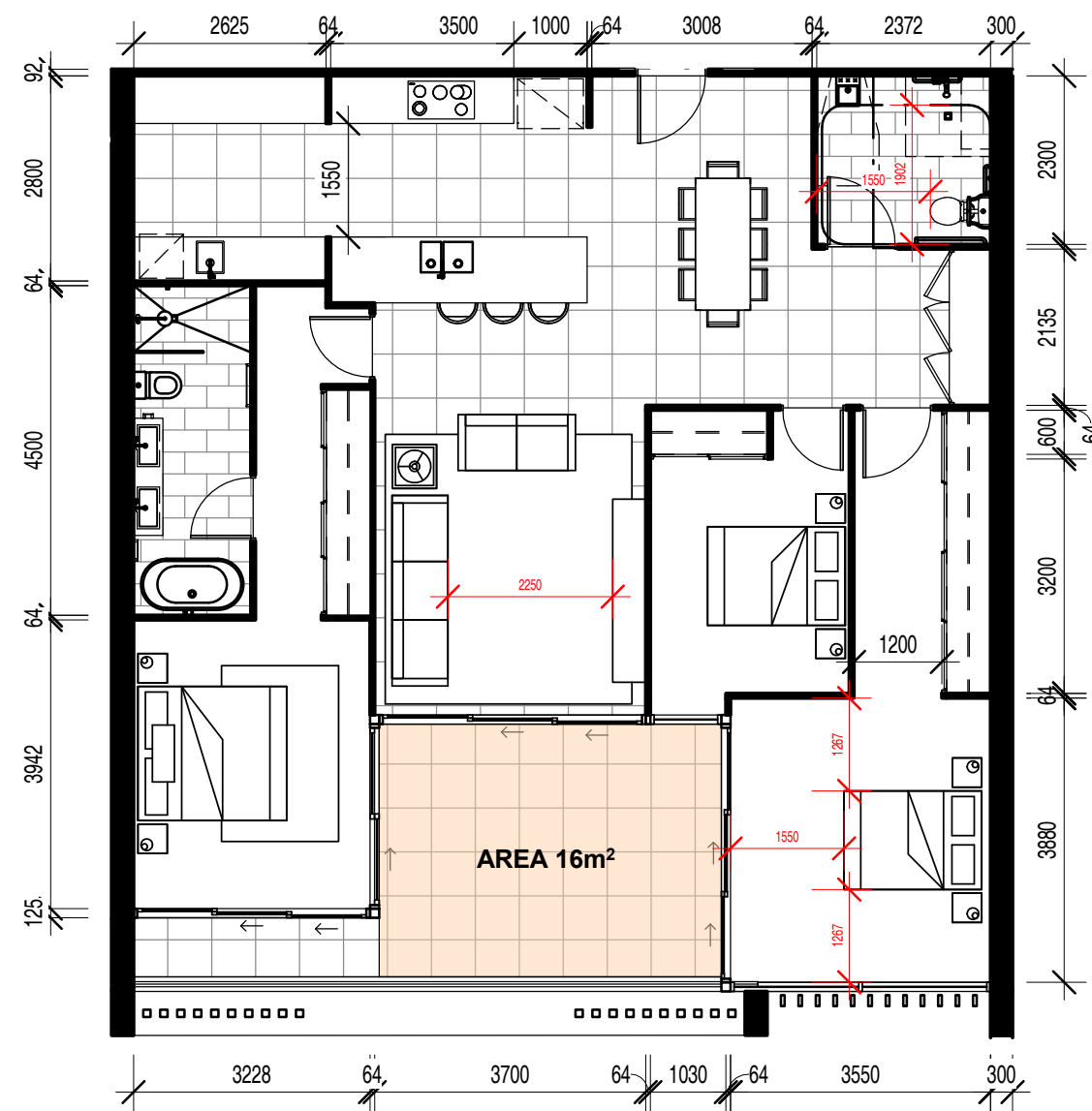


TOWER
typical unit layouts



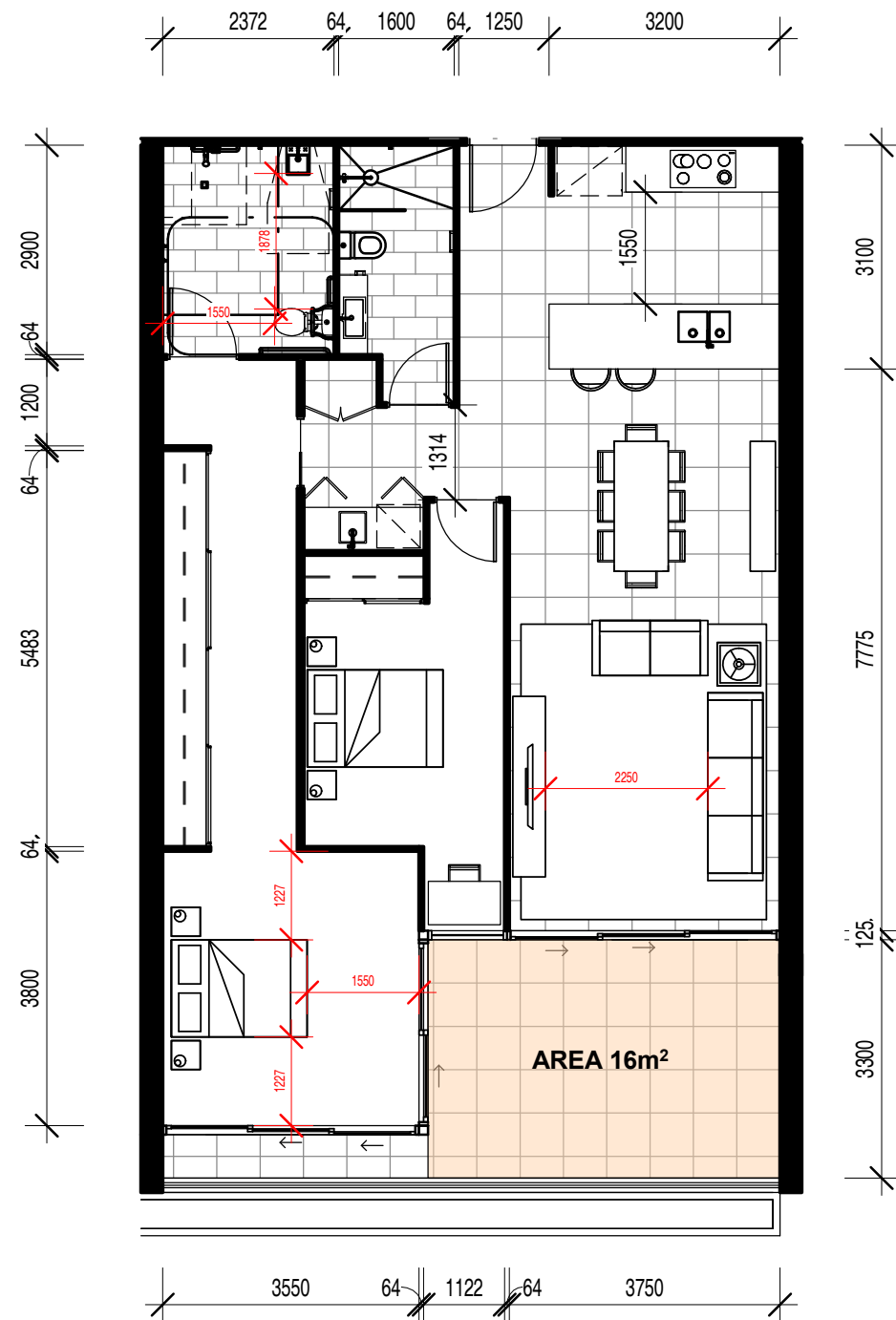
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3 BEDROOM ACCESSIBLE UNIT

AREA	
INTERNAL	129m ²
EXTERNAL	21m ²
TOTAL	150m ²




2 BEDROOM ACCESSIBLE UNIT

AREA	
INTERNAL	107m ²
EXTERNAL	20m ²
TOTAL	127m ²

TOWER

glazing to habitable rooms

 HIGHLIGHTS TYPICAL GLAZING TO BED 2 AND/OR 3. ALL BEDROOMS IN THE DEVELOPMENT HAVE ACCESS TO NATURAL LIGHTING.

REFER ELEVATIONS FOR GLAZING HEIGHT. TYPICALLY FULL HEIGHT.

REFER CALLOUTS TO OVERALL FLOOR PLANS.

PS. DUE TO STANDARDIZED LINE WEIGHT OF THE USED SOFTWARE, GLAZING LINES MIGHT APPEAR AS SOLID AT SCALES COARSER THAN 1:150



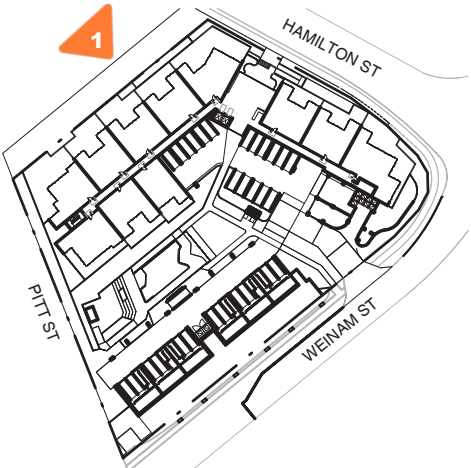


TOWER
northwest elevation



1 - NORTH WEST ELEVATION










01	Dulux Lexicon Quarter SW1E1	05	06	07	08	09	10	11	12	13
02	Dulux Timeless Grey SN4G4									
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Paint Finish	Clear Glazing Black Frames	Clear Glazing Balustrades	Frameless Glazing to Lobby	Feature Concrete Planters + Upstand	Precast Concrete Upstands	Cantilevered Roof Feature	Timber/Black Vertical or Horizontal Battened Screens	Facade Planting	Layered Planting	

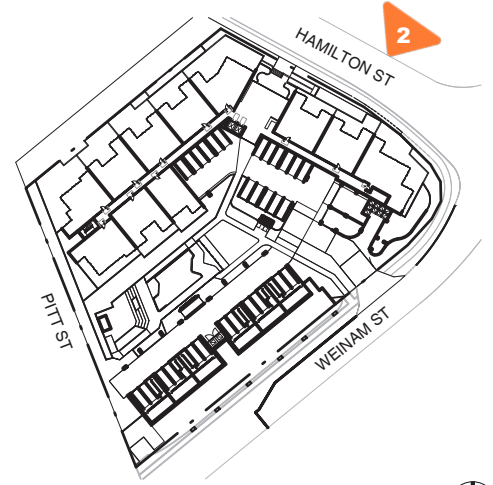


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2 - NORTH EAST ELEVATION

01	Dulux Lexicon Quarter SW1E1	05		06		07		08		09		10		11		12		13	
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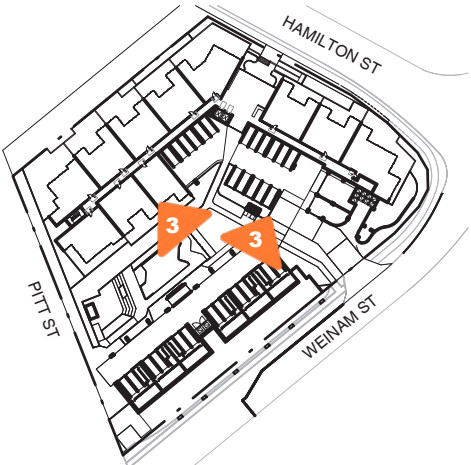


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3 - INTERNAL WEST & EAST ELEVATIONS

01	Dulux Lexicon Quarter SW1E1	05	06	07	08	09	10	11	12	13
02	Dulux Timeless Grey SN4G4									
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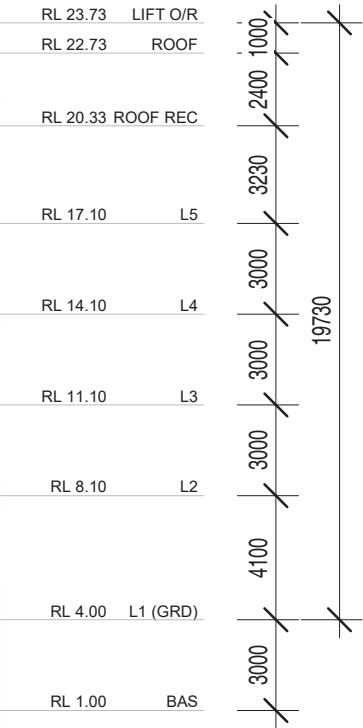




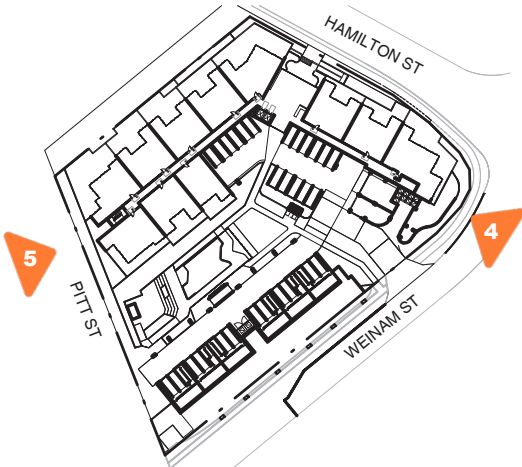
4 - SOUTH EASTERN ELEVATION



5 - SOUTH WESTERN ELEVATION



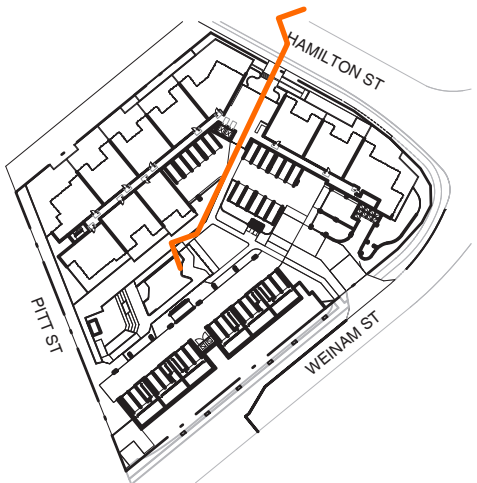
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TOWER

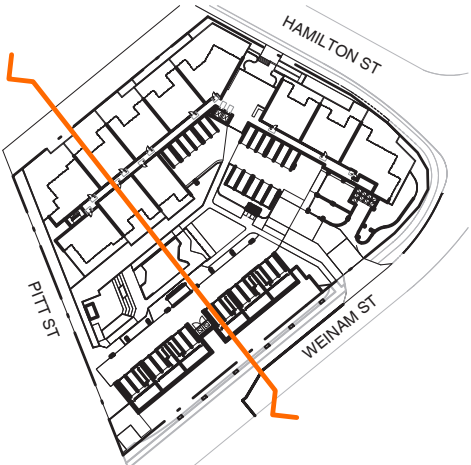
lobby section





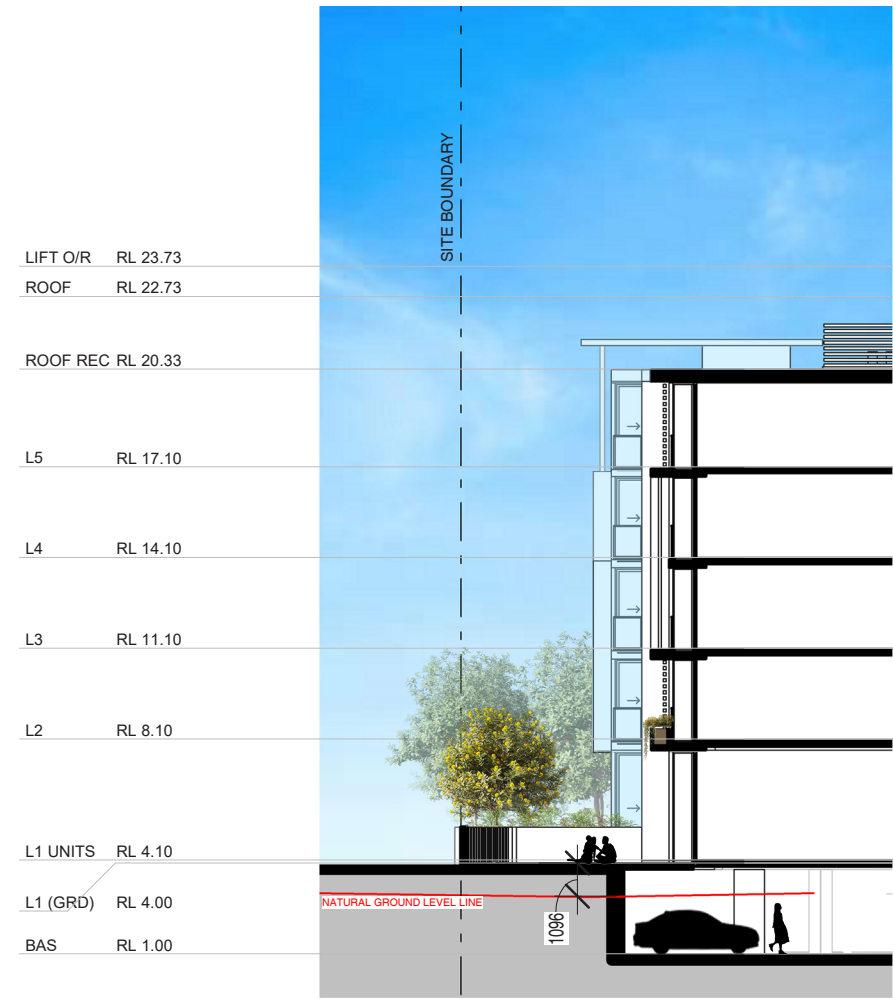
TOWER

overall cross section



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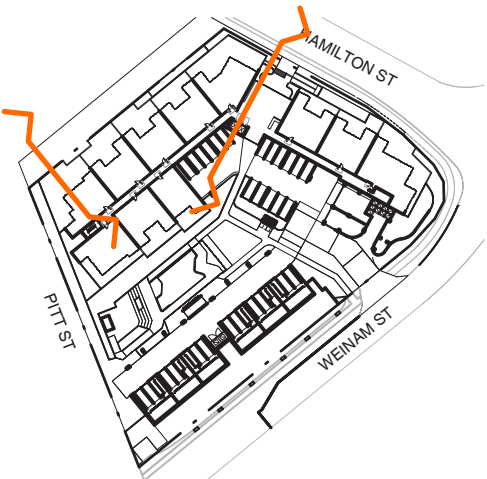




SECTION THROUGH BASEMENT'S ENCOACHMENT



SECTION THROUGH ROOFTOP RECREATION COVERED PORTION





Boundary fencing and retaining wall design is subject to compliance assessment under the requirements of condition 29



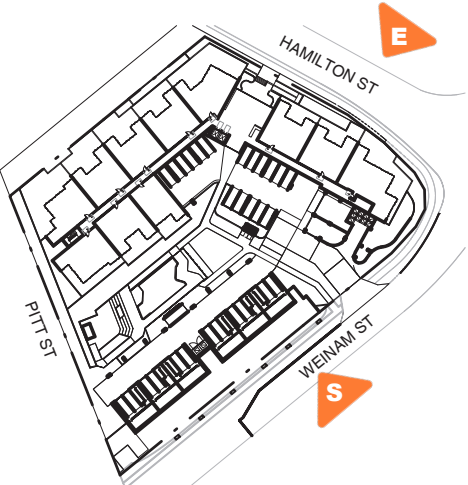
AMENDED IN RED

By: Elizabeth Piper

Date: 10/02/2023



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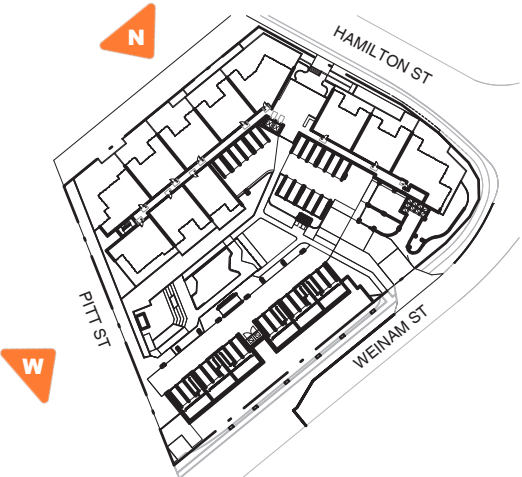


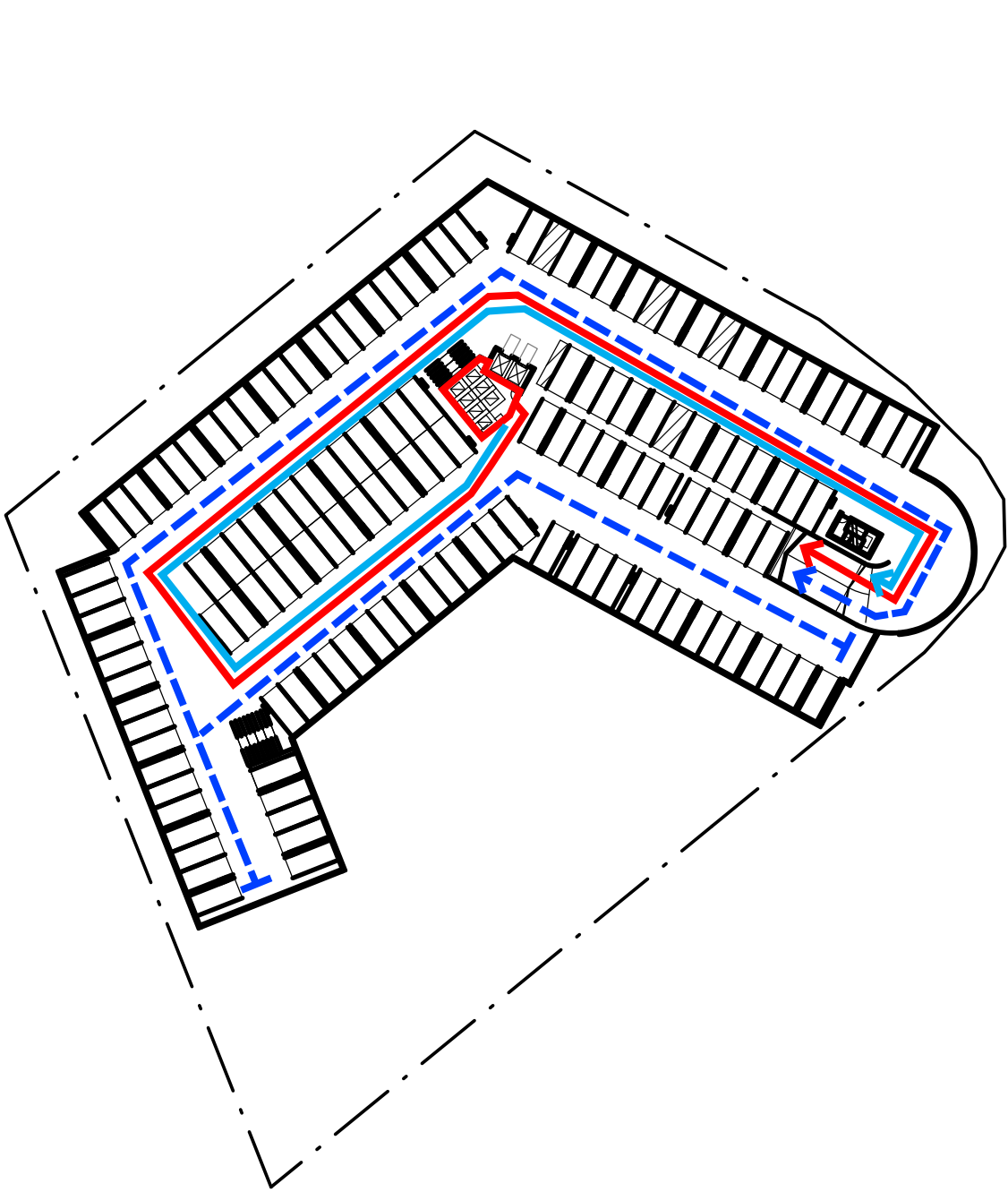


NORTH

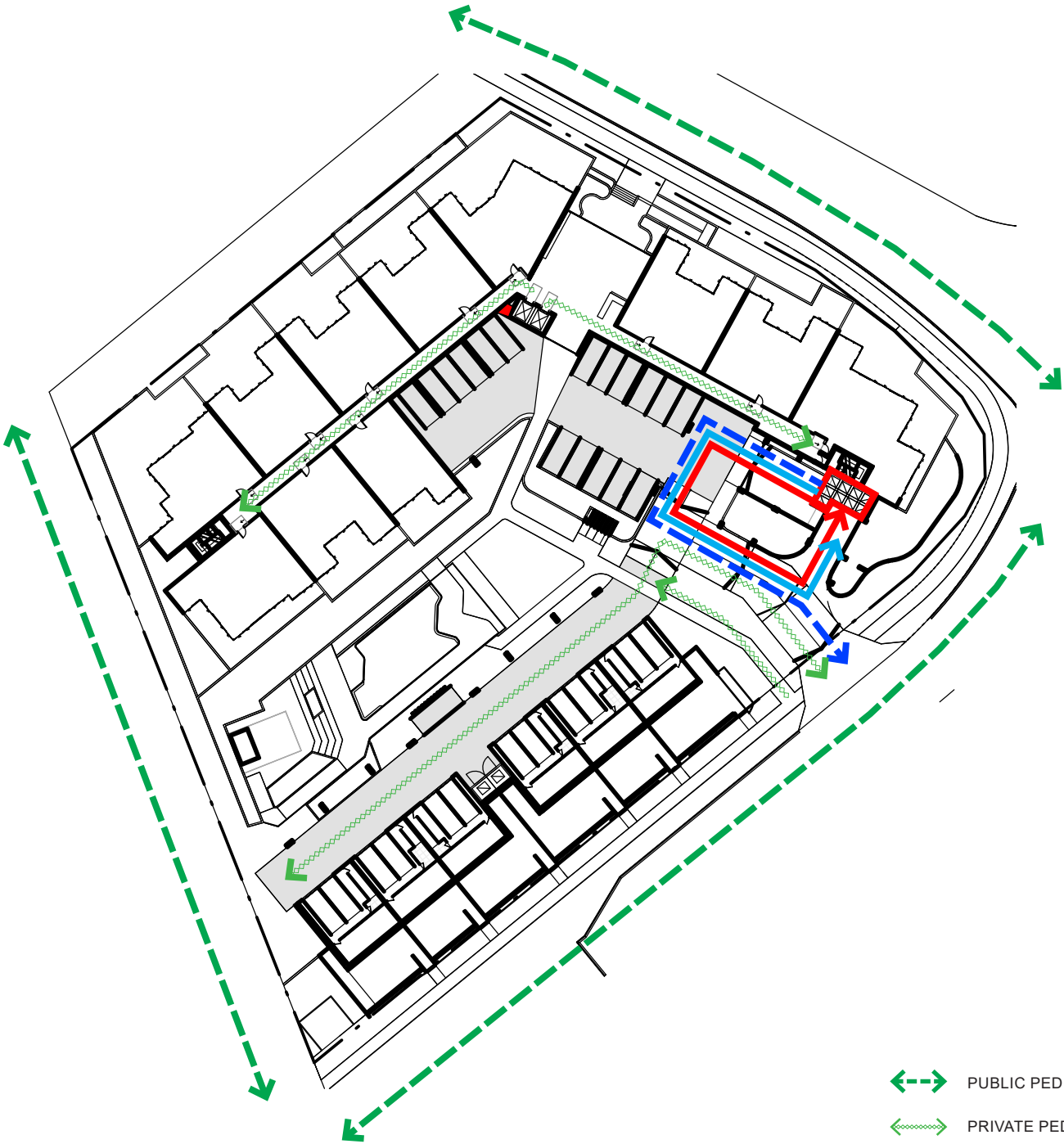


WEST





BASEMENT



LEVEL 1 [GROUND]

- PUBLIC PED ACCESS
- PRIVATE PED ACCESS
- VEHICULAR
- REFUSE
- REFUSE ROOM
- BIN COLLECTION PAD
- REFUSE CHUTE
- BIN CARTING ROUTE

TO BE UPDATED

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