



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1524
Date: 31 January 2025



Project Title
BHC Northshore
Lot 1 Karakul Rd, Hamilton, QLD 4007



Melbourne
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

Sydney
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9690 9329

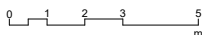
Brisbane
Level 5
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Canberra
Level 3
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Canberra ACT 2601
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ABN: 84006394281 Nominated Architects ACT: David Toroff 2734,
NSW: David Toroff 8028 QLD: Chad Brown 4041, SA: Hayball 3259,
TAS: Hayball F357, VIC: Hayball 50070

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Checked By
Date Printed
Scale

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Rev	Date	Description
A	05.07.2024	Development Application
B	16.10.2024	Revised DA

Drawing Title
PROPOSED SITE PLAN

Status
TOWN PLANNING

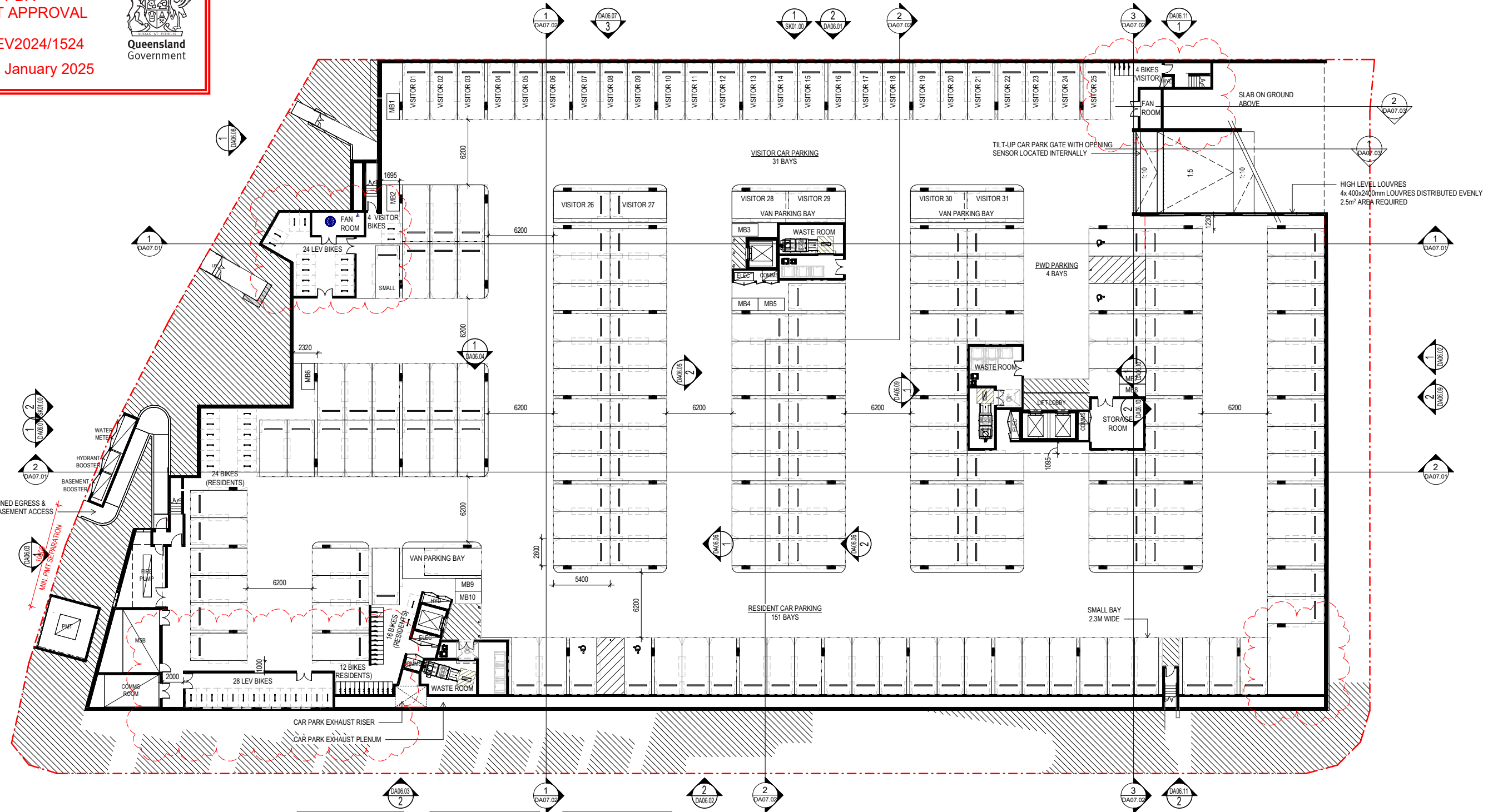
Project No
2714
Drawing No
DA01.01

Revision
B

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Total Site Area: 7979m2
Required Deep Planting Area: 10% = 797.9m2
Confirmed Deep Planting Area: 834.7m2
Percentage of Total Site: 10.5%
Deep Planting Area:

BIKE SCHEDULE	
Description	NO.
LEV	
FLOOR MOUNT	52
RESIDENTS	
FLOOR MOUNT	28
WALL MOUNT	96
VISITOR	
FLOOR MOUNT	44
WALL MOUNT	4

PARKING SCHEDULE	
LEVEL	NO.
HALF BASEMENT	182
TOTAL	182
PARKING DISABLED	
LEVEL	NO.
HALF BASEMENT	4
TOTAL	4

MOTORBIKE SCHEDULE	
LEVEL	NO.
HALF BASEMENT	10
TOTAL	10

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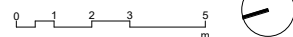
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A	05.07.2024	Development Application
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Drawing Title
BASEMENT FLOOR PLAN

Status
TOWN PLANNING

Project No
2714
Drawing No
DA01.02

Revision
B

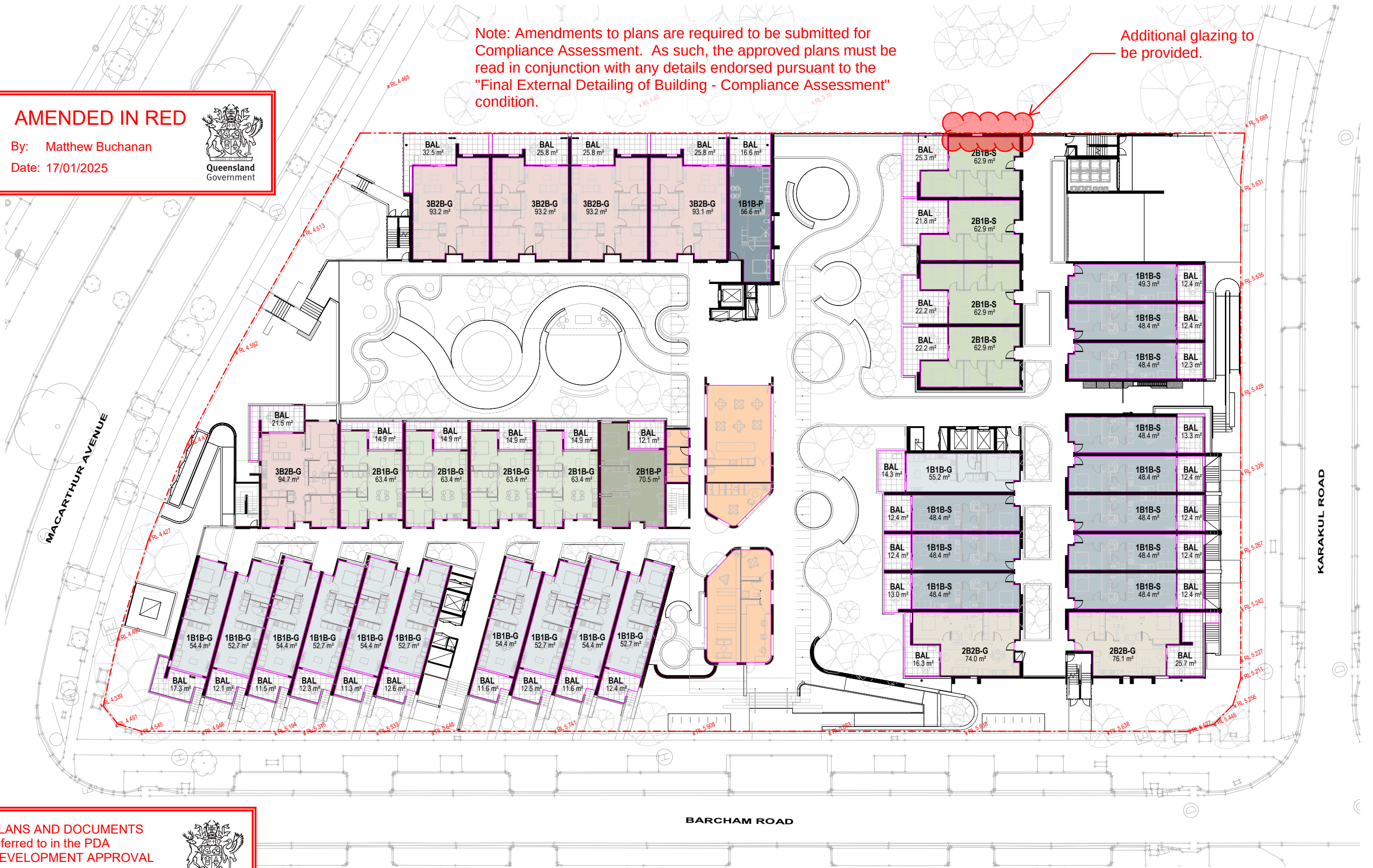
AMENDED IN RED

By: Matthew Buchanan
Date: 17/01/2025



Note: Amendments to plans are required to be submitted for Compliance Assessment. As such, the approved plans must be read in conjunction with any details endorsed pursuant to the "Final External Detailing of Building - Compliance Assessment" condition.

Additional glazing to be provided.



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Rev	Date	Description
A	28.10.2024	Add Area Measurements

Drawing Title
GROUND FLOOR PLAN - AREA
CALCS

Status
DEVELOPMENT APPLICATION

Project No
2714
Drawing No
DA30.01

Revision
A

AMENDED IN RED

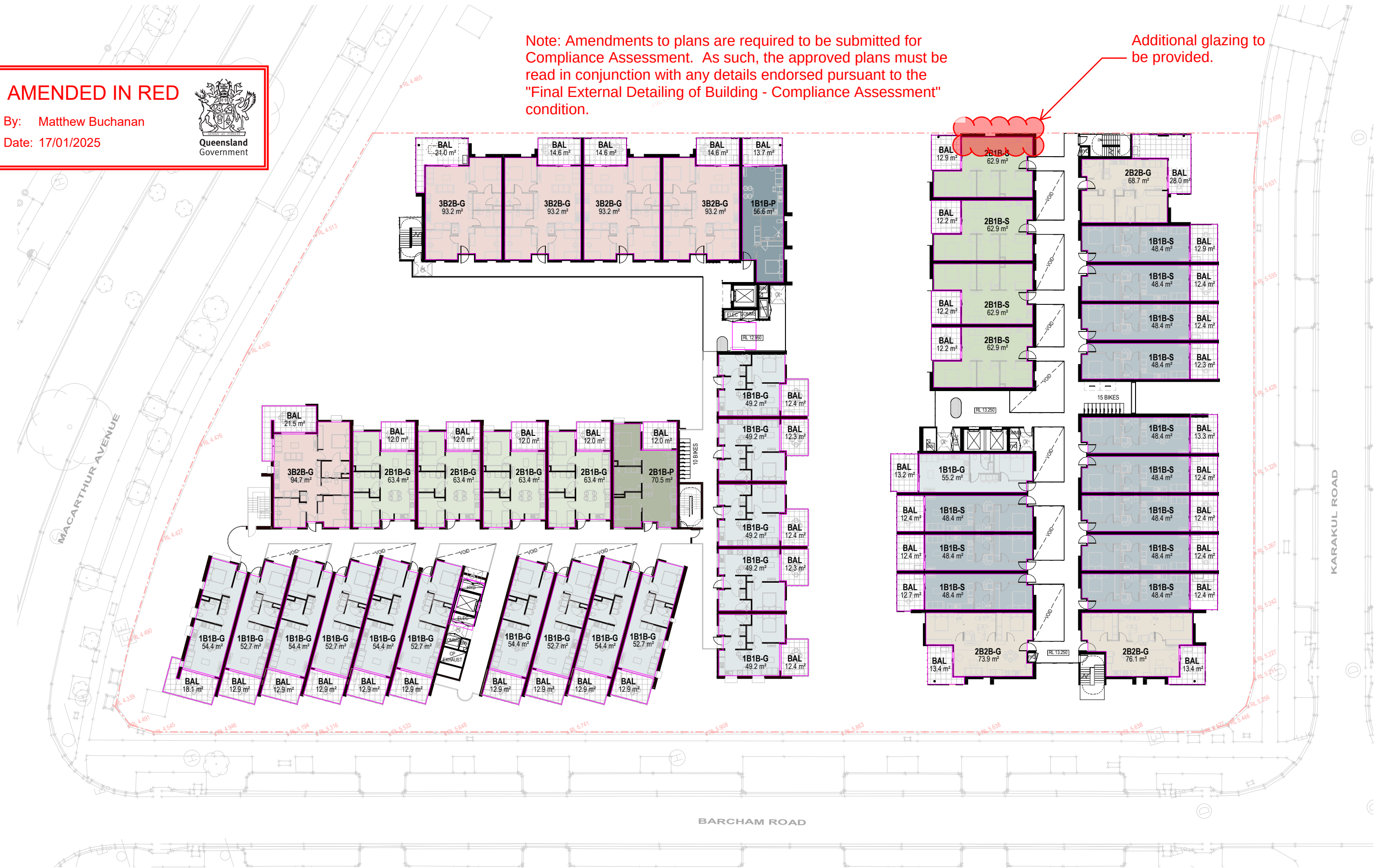
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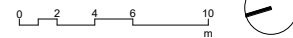
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Rev

Date

Description

A

28.10.2024

Add Area Measurements

Drawing Title

LEVEL 1, 2 & 3 FLOOR PLAN -
AREA CALCS

Status

DEVELOPMENT APPLICATION

Project No

2714

Drawing No

DA30.02

Revision

A

AMENDED IN RED

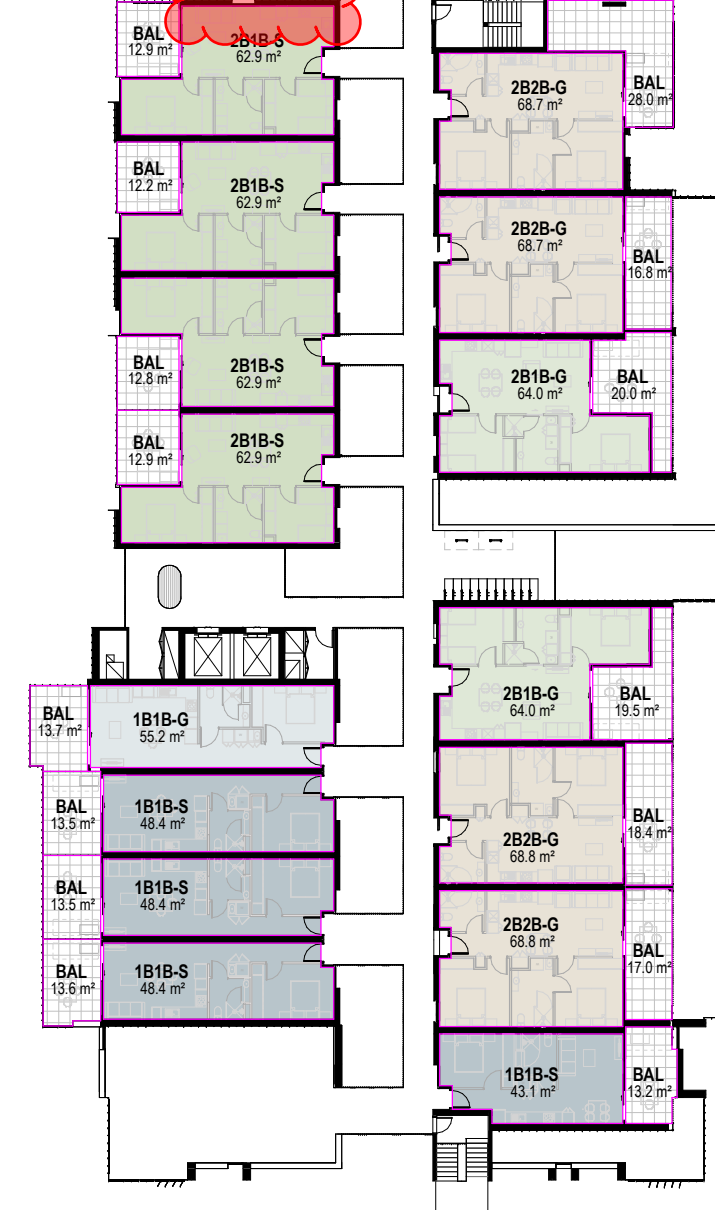
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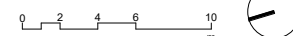
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Rev	Date	Description
A	28.10.2024	Add Area Measurements

Drawing Title
LEVEL 4 FLOOR PLAN - AREA
CALCS

Status
DEVELOPMENT APPLICATION

Project No
2714
Drawing No
DA30.03

Revision
A

NOTE: SOLAR ARRAY LAYOUT TO BE PROVIDED BY ELECTRICAL ENG.

MACARTHUR AVENUE

KARAKUL ROAD

BARCHAM ROAD

BUILDING A ROOF BELOW

BUILDING B ROOF BELOW

BUILDING C ROOF

BUILDING D ROOF

BUILDING D ROOF BELOW

BUILDING E ROOF

BUILDING E ROOF BELOW

BUILDING F ROOF

BUILDING G ROOF

BUILDING G ROOF BELOW

BUILDING H ROOF

BUILDING H ROOF BELOW

WASTE ROOM RISER

WASTE ROOM RISER

DA06.01

DA06.02

DA06.03

DA06.04

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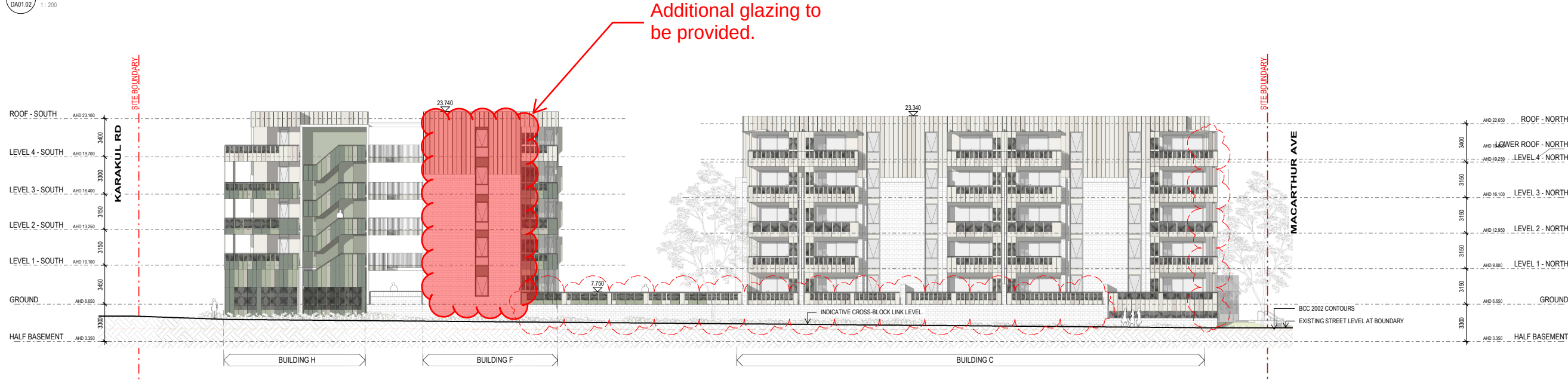
MATERIAL LEGEND	
AL01	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - GREEN
AL02	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - NEUTRAL
AL03	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - WARM RED
AL04	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - ORANGE
BW01	BLOCKWORK
CFC01	FIBRE CEMENT CLADDING - GREEN
CFC02	FIBRE CEMENT CLADDING - NEUTRAL
CFC03	FIBRE CEMENT CLADDING - WARM RED
CON01	PRECAST CONCRETE BRIGHTONLITE
GL01	BALCONY GLASS - LIGHT GREY
GL02	FACADE GLASS - GREY TINT
GL03	COMMUNAL GLASS - CLEAR
GL04	TRANSLUCENT GLASS
MT02	ALUMINIUM PANELS OVER CONCRETE BLOCK - NEUTRAL - 3x TONES
MT03	COLORBOND METAL CLADDING - STANDING SEAM - WARM RED
MT04	COLORBOND METAL CLADDING - STANDING SEAM - NEUTRAL
PC01	ALUMINIUM POWDERCOAT BALUSTRADE - GREEN - 3x TONES
PC02	ALUMINIUM POWDERCOAT BALUSTRADE - NEUTRAL - 3x TONES
PC03	ALUMINIUM POWDERCOAT TERRACOTTA
PC04	ALUMINIUM POWDERCOAT TERRACOTTA - 3x TONES
PT01	EXTERNAL PAINT - CHARCOAL
PT02	EXTERNAL PAINT - GREEN
PT03	EXTERNAL PAINT - ORANGE
PT04	EXTERNAL PAINT - SURF MIST

AMENDED IN RED

By: Matthew Buchanan
Date: 17/01/2025



1 OVERALL - NORTH ELEVATION
DA01.02 1:200



2 OVERALL - EAST ELEVATION
DA01.02 1:200

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Rev	Date	Description
A	05.07.2024	Development Application
B	16.10.2024	Revised DA

Drawing Title
PRECINCT ELEVATIONS

Status
TOWN PLANNING

Project No
2714
Drawing No
DA06.01

Revision
B

PLANS AND DOCUMENTS
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MATERIAL LEGEND

AL01	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - GREEN
AL02	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - NEUTRAL
AL03	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - WARM RED
AL04	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - ORANGE
BW01	BLOCKWORK
CFC01	FIBRE CEMENT CLADDING - GREEN
CFC02	FIBRE CEMENT CLADDING - NEUTRAL
CFC03	FIBRE CEMENT CLADDING - WARM RED
CON01	PRECAST CONCRETE BRIGHTONLITE
GL01	BALCONY GLASS - LIGHT GREY
GL02	FACADE GLASS - GREY TINT
GL03	COMMUNAL GLASS - CLEAR
GL04	TRANSLUCENT GLASS
MT02	ALUMINIUM PANELS OVER CONCRETE BLOCK - NEUTRAL - 3x TONES
MT03	COLORBOND METAL CLADDING - STANDING SEAM - WARM RED
MT04	COLORBOND METAL CLADDING - STANDING SEAM - NEUTRAL
PC01	ALUMINIUM POWDERCOAT BALUSTRADE - GREEN - 3x TONES
PC02	ALUMINIUM POWDERCOAT BALUSTRADE - NEUTRAL - 3x TONES
PC03	ALUMINIUM POWDERCOAT TERRACOTTA
PC04	ALUMINIUM POWDERCOAT TERRACOTTA - 3x TONES
PT01	EXTERNAL PAINT - CHARCOAL
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PT03	EXTERNAL PAINT - ORANGE
PT04	EXTERNAL PAINT - SURF MIST



AMENDED IN RED

By: Matthew Buchanan

Date: 17/01/2025



1 OVERALL - SOUTH ELEVATION
DA01.02 1:200

Introduce some transparency
(e.g. breeze bricks) to the
ground floor balustrade walls
wherever possible



2 OVERALL - WEST ELEVATION
DA01.02 1:200

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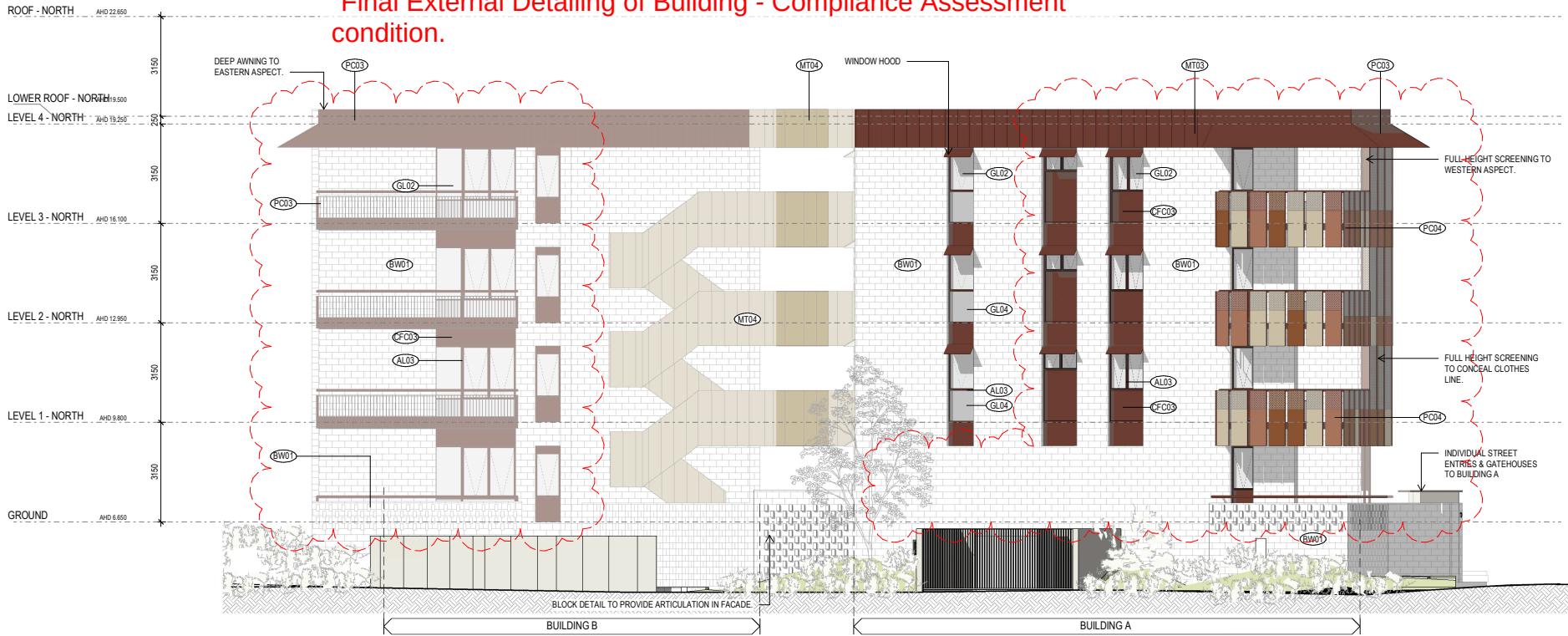
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DA06.02

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MATERIAL LEGEND

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AL02	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - NEUTRAL	GL04	
AL03	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - WARM RED	MT02	ALUMINIUM PANELS OVER CONCRETE BLOCK - NEUTRAL - 3x TONES
AL04	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - ORANGE	MT03	COLORBOND METAL CLADDING - STANDING SEAM - WARM RED
BW01	BLOCKWORK	MT04	COLORBOND METAL CLADDING - STANDING SEAM - NEUTRAL
CFC01	FIBRE CEMENT CLADDING - GREEN	PC01	ALUMINIUM POWDERCOAT BALUSTRADE - GREEN - 3x TONES
CFC02	FIBRE CEMENT CLADDING - NEUTRAL	PC02	ALUMINIUM POWDERCOAT BALUSTRADE - NEUTRAL - 3x TONES
CFC03	FIBRE CEMENT CLADDING - WARM RED	PC03	ALUMINIUM POWDERCOAT WARM RED - 3x TONES
CON01	PRECAST CONCRETE BRIGHTONLITE	PC04	ALUMINIUM POWDERCOAT WARM RED - 3x TONES
GL01	BALCONY GLASS - LIGHT GREY	PT01	EXTERNAL CONCRETE PAINT - CHARCOAL
GL02	FACADE GLASS - GREY TINT	PT02	EXTERNAL CONCRETE PAINT - GREEN
		PT03	EXTERNAL CONCRETE PAINT - ORANGE

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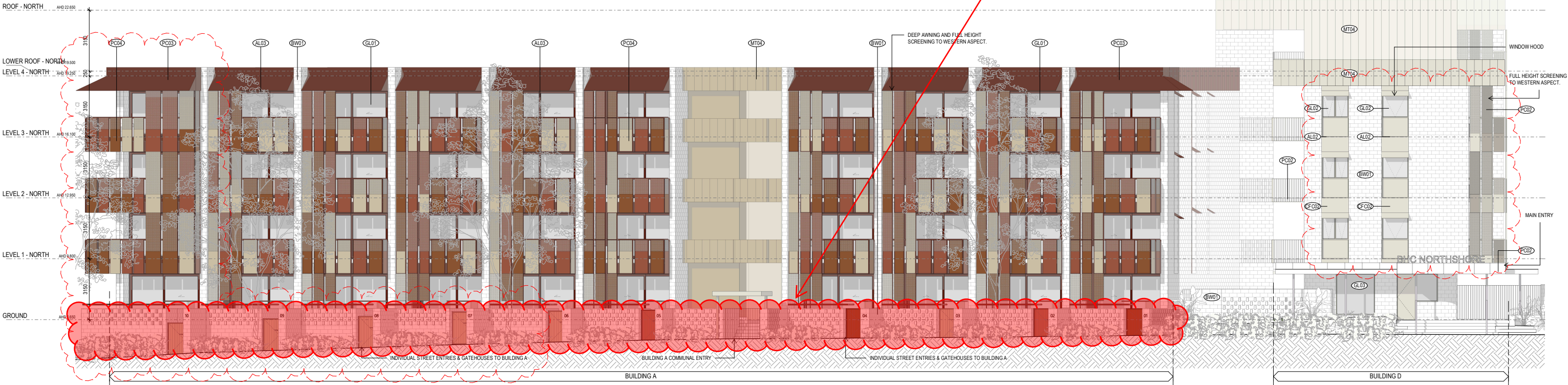


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Introduce some transparency (e.g. breeze bricks) to the ground floor balustrade walls wherever possible



2 BUILDING A - WEST ELEVATION

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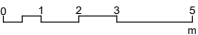
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Rev	Date	Description
A	05.07.2024	Development Application
B	16.10.2024	Revised DA

Drawing Title
ELEVATIONS - BUILDINGS A,B & D

Status
TOWN PLANNING

Project No
2714
Drawing No
DA06.03

Revision
B

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1524

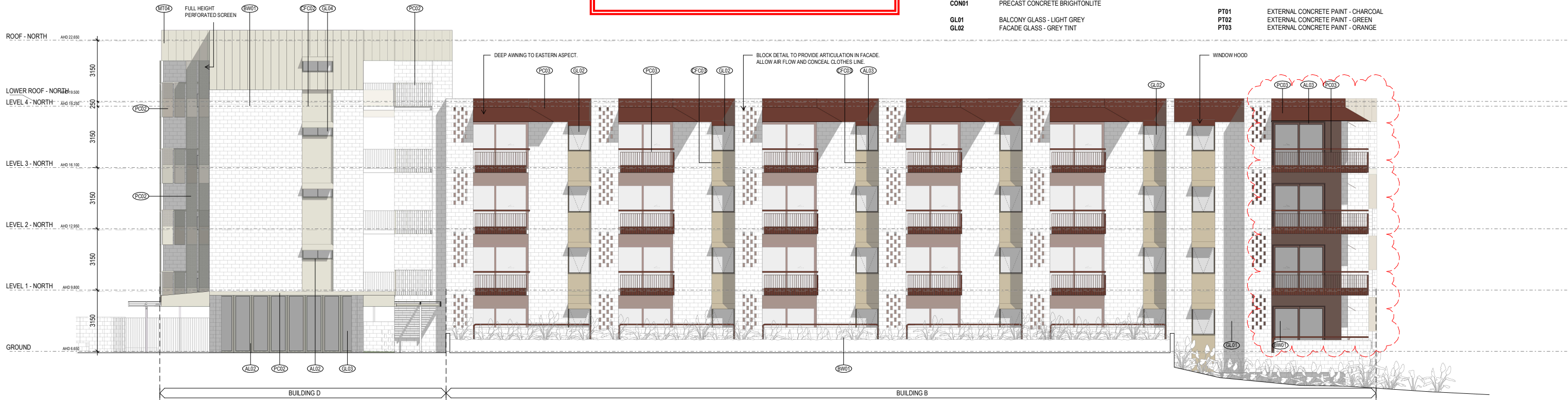
Date: 31 January 2025



MATERIAL LEGEND

AL01	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - GREEN
AL02	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - NEUTRAL
AL03	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - WARM RED
AL04	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - ORANGE
BW01	BLOCKWORK
CFC01	FIBRE CEMENT CLADDING - GREEN
CFC02	FIBRE CEMENT CLADDING - NEUTRAL
CFC03	FIBRE CEMENT CLADDING - WARM RED
CON01	PRECAST CONCRETE BRIGHTONLITE
GL01	BALCONY GLASS - LIGHT GREY
GL02	FACADE GLASS - GREY TINT

GL03	COMMUNAL GLASS - CLEAR
GL04	TRANSLUCENT GLASS
MT02	ALUMINIUM PANELS OVER CONCRETE BLOCK - NEUTRAL - 3x TONES
MT03	COLORBOND METAL CLADDING - STANDING SEAM - WARM RED
MT04	COLORBOND METAL CLADDING - STANDING SEAM - NEUTRAL
PC01	ALUMINIUM POWDERCOAT BALUSTRADE - GREEN - 3x TONES
PC02	ALUMINIUM POWDERCOAT BALUSTRADE - NEUTRAL - 3x TONES
PC03	ALUMINIUM POWDERCOAT WARM RED
PC04	ALUMINIUM POWDERCOAT WARM RED - 3x TONES
PT01	EXTERNAL CONCRETE PAINT - CHARCOAL
PT02	EXTERNAL CONCRETE PAINT - GREEN
PT03	EXTERNAL CONCRETE PAINT - ORANGE



1 BUILDING B&D - EAST ELEVATION
DA01.02 1:100



2 BUILDING A - EAST ELEVATION
DA01.03 1:100

Project Title
BHC Northshore
Lot 1 Karakul Rd, Hamilton, QLD 4007



Melbourne
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ABN: 84006394261 Nominated Architects: ACT: David Toroff 2734,
NSW: David Toroff 8028, QLD: Chad Brown 4041, SA: Hayball 3259,
TAS: Hayball F337, VIC: Hayball 50070

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Rev	Date	Description
A	05.07.2024	Development Application
B	16.10.2024	Revised DA

Drawing Title
ELEVATIONS - BUILDINGS A,B & D

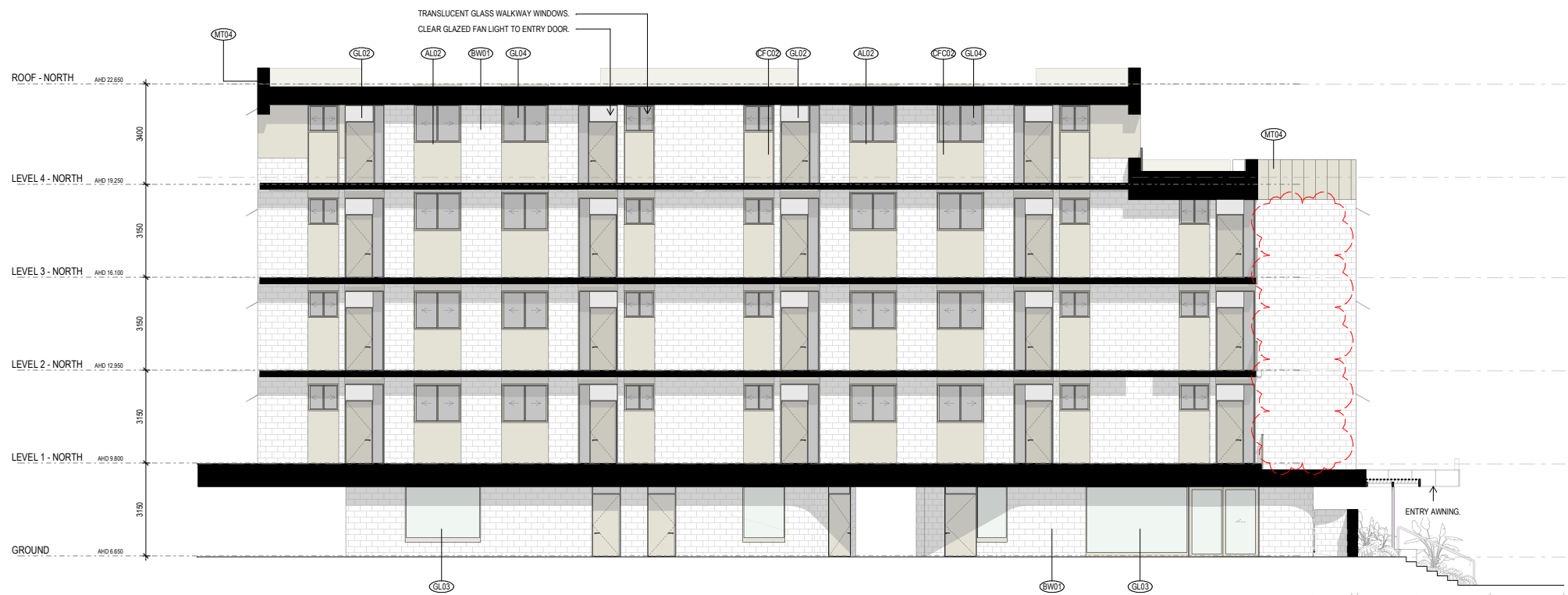
Status
TOWN PLANNING

Project No
2714
Drawing No
DA06.04

Revision
B



1 BUILDING B - WEST ELEVATION
DA01.03 1:100



2 BUILDING D - NORTH ELEVATION
DA01.02 1:100

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1524

Date: 31 January 2025



Project Title
BHC Northshore
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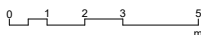
Brisbane
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253 Queen Street
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TAS: Hayball F357, VIC: Hayball 50070

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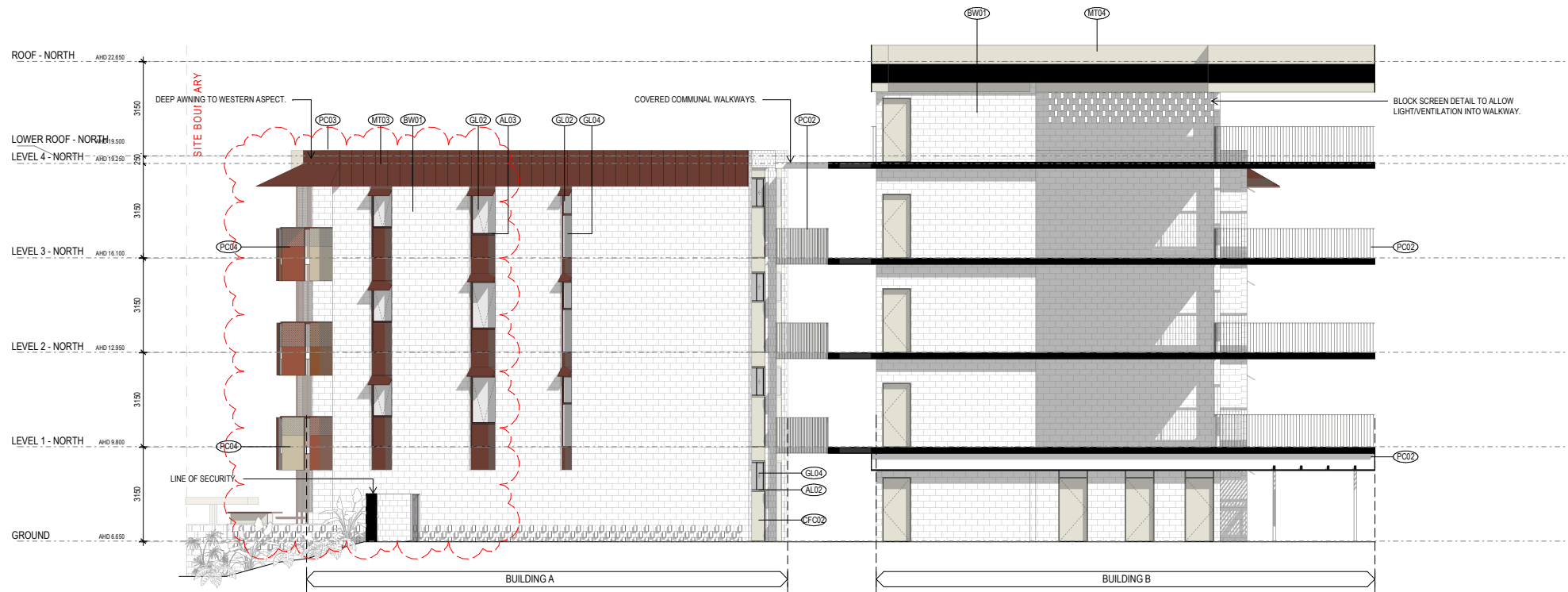
Rev	Date	Description
A	05.07.2024	Development Application
B	16.10.2024	Revised DA

Drawing Title
ELEVATIONS - BUILDINGS A,B & D

Status
TOWN PLANNING

Project No
2714
Drawing No
DA06.05

Revision
B



1 BUILDING A&B - SOUTH ELEVATION
DA01.02 1:100

MATERIAL LEGEND

AL01	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - GREEN
AL02	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - NEUTRAL
AL03	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - WARM RED
AL04	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - ORANGE
BW01	BLOCKWORK
CFC01	FIBRE CEMENT CLADDING - GREEN
CFC02	FIBRE CEMENT CLADDING - NEUTRAL
CFC03	FIBRE CEMENT CLADDING - WARM RED
CON01	PRECAST CONCRETE BRIGHTONLITE
GL01	BALCONY GLASS - LIGHT GREY
GL02	FACADE GLASS - GREY TINT
GL03	COMMUNAL GLASS - CLEAR
GL04	TRANSLUCENT GLASS
MT02	ALUMINIUM PANELS OVER CONCRETE BLOCK - NEUTRAL - 3x TONES
MT03	COLORBOND METAL CLADDING - STANDING SEAM - WARM RED
MT04	COLORBOND METAL CLADDING - STANDING SEAM - NEUTRAL
PC01	ALUMINIUM POWDERCOAT BALUSTRADE - GREEN - 3x TONES
PC02	ALUMINIUM POWDERCOAT BALUSTRADE - NEUTRAL - 3x TONES
PC03	ALUMINIUM POWDERCOAT TERRACOTTA
PC04	ALUMINIUM POWDERCOAT TERRACOTTA - 3x TONES
PT01	EXTERNAL PAINT - CHARCOAL
PT02	EXTERNAL PAINT - GREEN
PT03	EXTERNAL PAINT - ORANGE
PT04	EXTERNAL PAINT - SURF MIST



2 BUILDING D - SOUTH ELEVATION
DA01.02 1:100

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2024/1524
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Rev	Date	Description
A	05.07.2024	Development Application
B	16.10.2024	Revised DA

Drawing Title
ELEVATIONS - BUILDINGS A,B & D

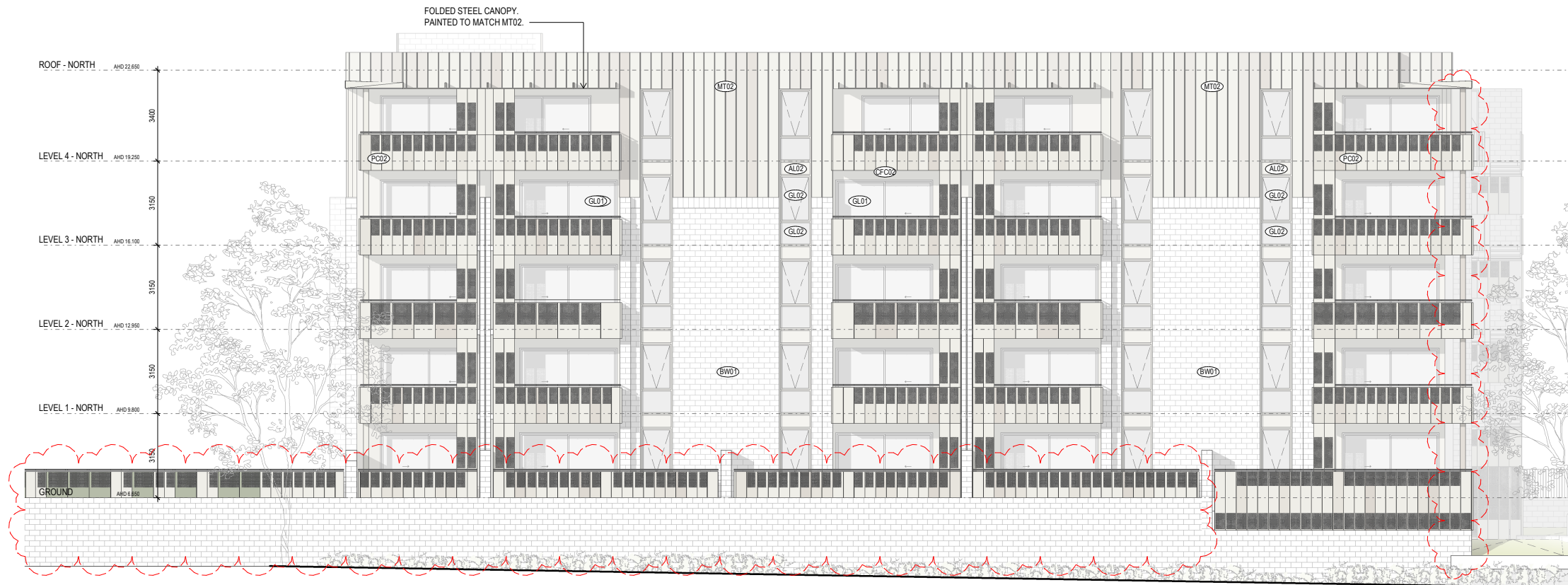
Status
TOWN PLANNING

Project No
2714
Drawing No
DA06.06

Revision
B

MATERIAL LEGEND

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AL02	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - NEUTRAL
AL03	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - WARM RED
AL04	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - ORANGE
BW01	BLOCKWORK
CFC01	FIBRE CEMENT CLADDING - GREEN
CFC02	FIBRE CEMENT CLADDING - NEUTRAL
CFC03	FIBRE CEMENT CLADDING - WARM RED
CON01	PRECAST CONCRETE BRIGHTONLITE
GL01	BALCONY GLASS - LIGHT GREY
GL02	FACADE GLASS - GREY TINT
GL03	COMMUNAL GLASS - CLEAR
GL04	TRANSLUCENT GLASS
MT02	ALUMINIUM PANELS OVER CONCRETE BLOCK - NEUTRAL - 3x TONES
MT03	COLORBOND METAL CLADDING - STANDING SEAM - WARM RED
MT04	COLORBOND METAL CLADDING - STANDING SEAM - NEUTRAL
PC01	ALUMINIUM POWDERCOAT BALUSTRADE - GREEN - 3x TONES
PC02	ALUMINIUM POWDERCOAT BALUSTRADE - NEUTRAL - 3x TONES
PC03	ALUMINIUM POWDERCOAT TERRACOTTA
PC04	ALUMINIUM POWDERCOAT TERRACOTTA - 3x TONES
PT01	EXTERNAL PAINT - CHARCOAL
PT02	EXTERNAL PAINT - GREEN
PT03	EXTERNAL PAINT - ORANGE
PT04	EXTERNAL PAINT - SURF MIST



3 BUILDING C - EAST ELEVATION
DA01.02 / 1:100

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1524
Date: 31 January 2025



4 BUILDING C - WEST ELEVATION
DA01.03 / 1:100

Project Title

BHC Northshore
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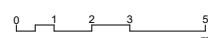
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221 London Circuit
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ABN: 84006394261 Nominated Architects ACT: David Toroff 2734,
NSW: David Toroff 8028, QLD: Chad Brown 4041, SA: Hayball 3259,
TAS: Hayball F307, VIC: Hayball 50070

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Rev	Date	Description
A	05.07.2024	Development Application
B	16.10.2024	Revised DA

Drawing Title

ELEVATIONS - BUILDING C

Status

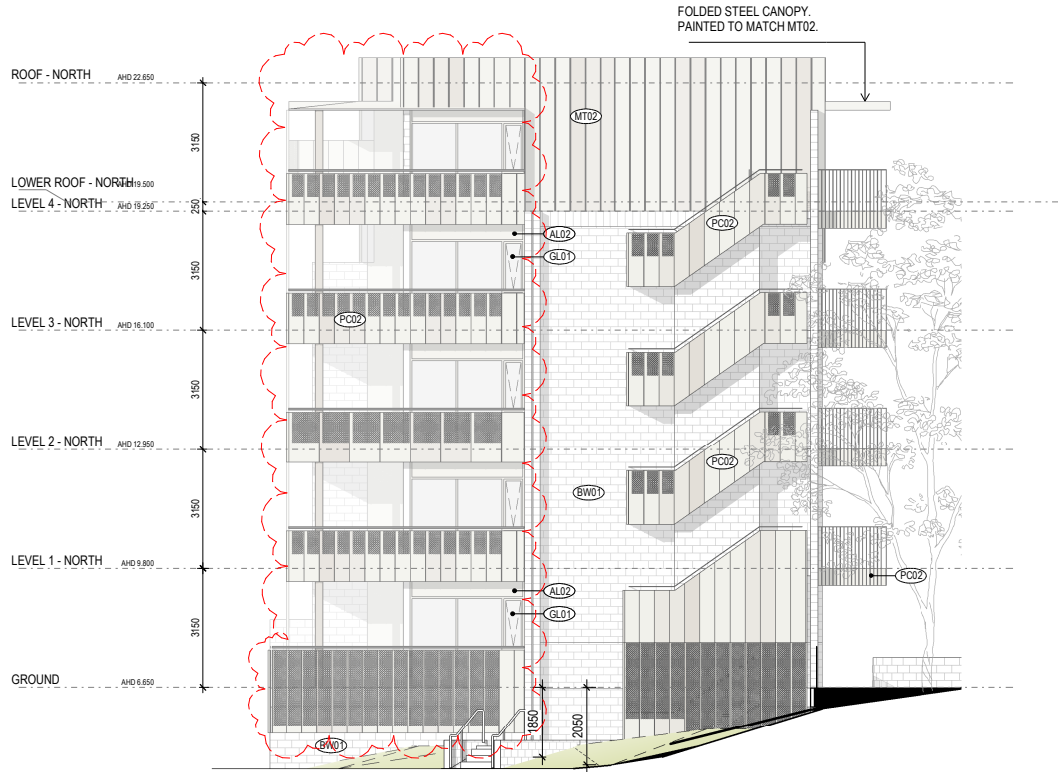
TOWN PLANNING

Project No

2714
Drawing No
DA06.07

Revision

B



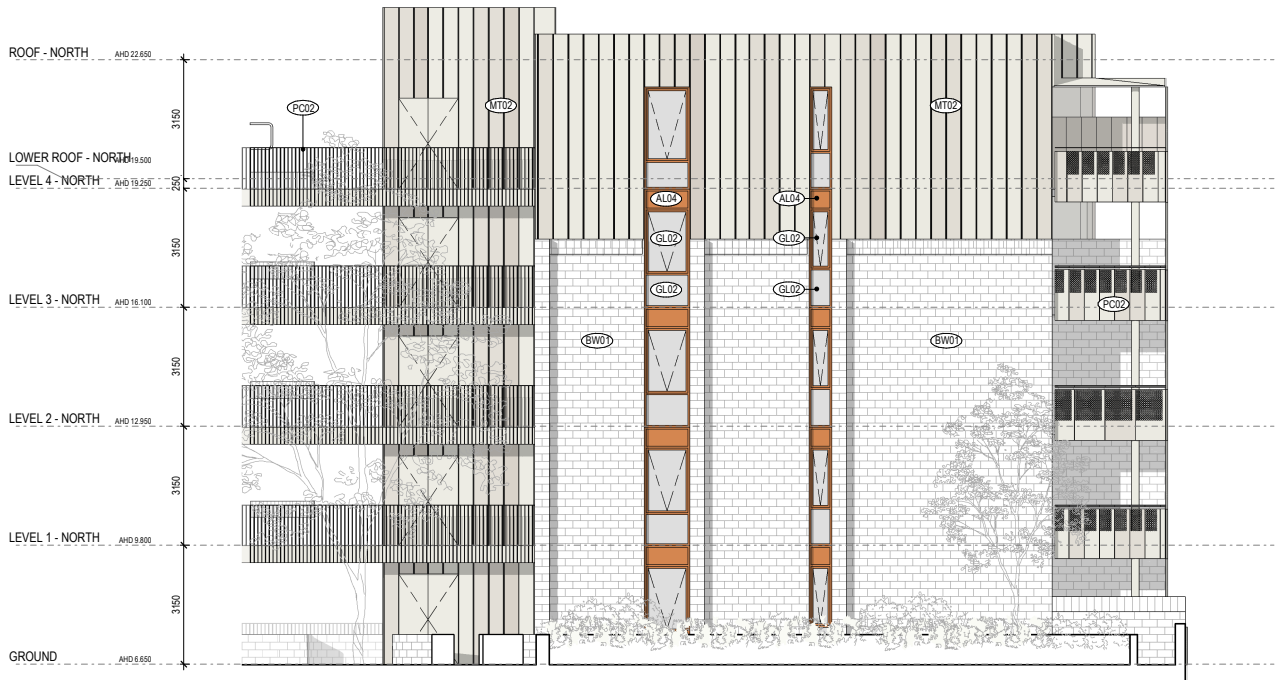
1 BUILDING C - NORTH ELEVATION
DA01.02 T: 1:100

MATERIAL LEGEND

AL01	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - GREEN
AL02	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - NEUTRAL
AL03	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - WARM RED
AL04	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - ORANGE
BW01	BLOCKWORK
CFC01	FIBRE CEMENT CLADDING - GREEN
CFC02	FIBRE CEMENT CLADDING - NEUTRAL
CFC03	FIBRE CEMENT CLADDING - WARM RED
CON01	PRECAST CONCRETE BRIGHTONLITE
GL01	BALCONY GLASS - LIGHT GREY
GL02	FACADE GLASS - GREY TINT
GL03	COMMUNAL GLASS - CLEAR
GL04	TRANSLUCENT GLASS
MT02	ALUMINIUM PANELS OVER CONCRETE BLOCK - NEUTRAL - 3x TONES
MT03	COLORBOND METAL CLADDING - STANDING SEAM - WARM RED
MT04	COLORBOND METAL CLADDING - STANDING SEAM - NEUTRAL
PC01	ALUMINIUM POWDERCOAT BALUSTRADE - GREEN - 3x TONES
PC02	ALUMINIUM POWDERCOAT BALUSTRADE - NEUTRAL - 3x TONES
PC03	ALUMINIUM POWDERCOAT TERRACOTTA
PC04	ALUMINIUM POWDERCOAT TERRACOTTA - 3x TONES
PT01	EXTERNAL PAINT - CHARCOAL
PT02	EXTERNAL PAINT - GREEN
PT03	EXTERNAL PAINT - ORANGE
PT04	EXTERNAL PAINT - SURF MIST

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1524
Date: 31 January 2025



2 BUILDING C - SOUTH ELEVATION
DA01.03 T: 1:100

Project Title
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TAS: Hayball F357, VIC: Hayball 50070

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Rev	Date	Description
A	05.07.2024	Development Application
B	16.10.2024	Revised DA

Drawing Title
ELEVATIONS - BUILDING C

Status
TOWN PLANNING

Project No
2714
Drawing No
DA06.08

Revision
B

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1524

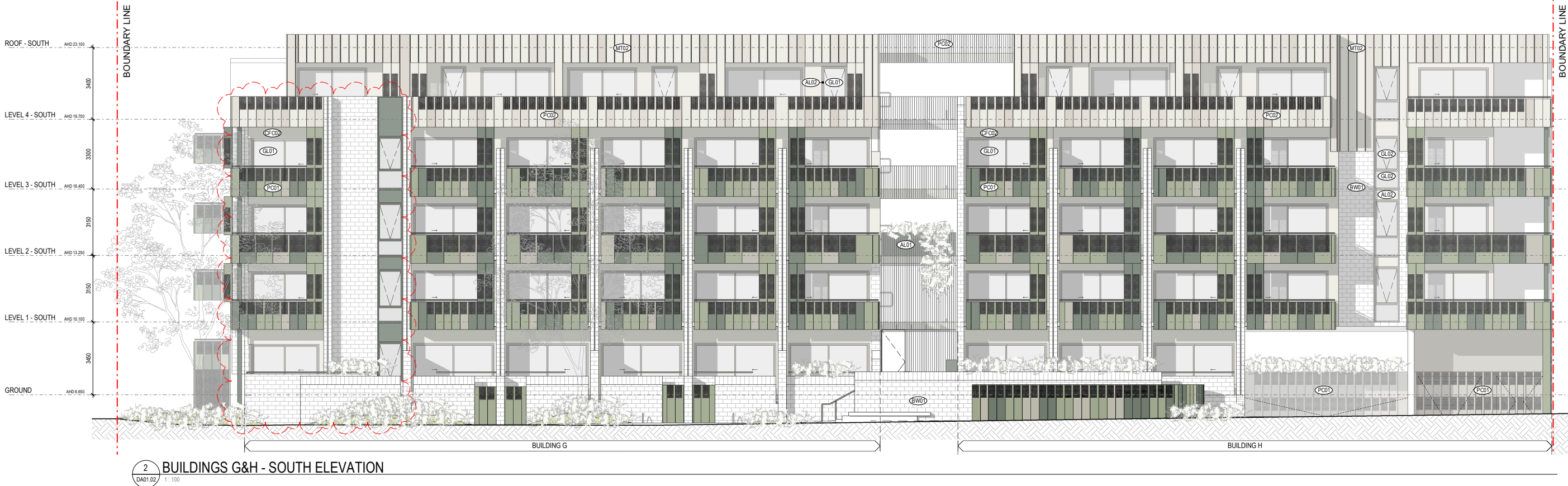
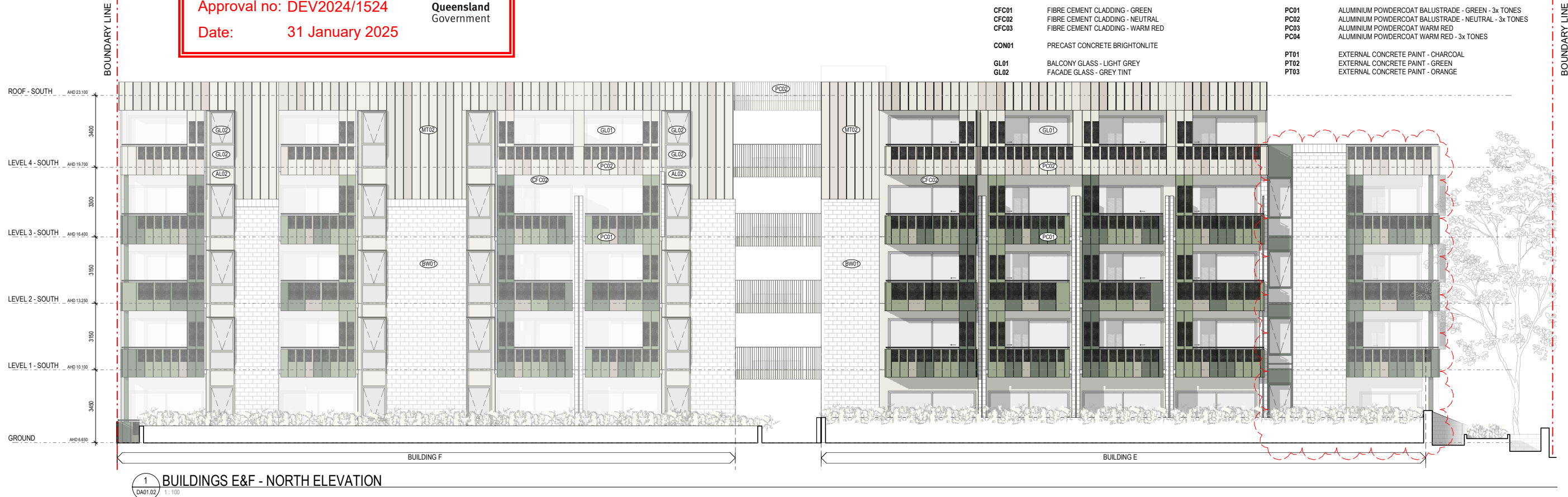
Date: 31 January 2025



MATERIAL LEGEND

AL01	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - GREEN
AL02	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - NEUTRAL
AL03	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - WARM RED
AL04	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - ORANGE
BW01	BLOCKWORK
CFC01	FIBRE CEMENT CLADDING - GREEN
CFC02	FIBRE CEMENT CLADDING - NEUTRAL
CFC03	FIBRE CEMENT CLADDING - WARM RED
CON01	PRECAST CONCRETE BRIGHTONLITE
GL01	BALCONY GLASS - LIGHT GREY
GL02	FACADE GLASS - GREY TINT

GL03	COMMUNAL GLASS - CLEAR
GL04	TRANSLUCENT GLASS
MT02	ALUMINIUM PANELS OVER CONCRETE BLOCK - NEUTRAL - 3x TONES
MT03	COLORBOND METAL CLADDING - STANDING SEAM - WARM RED
MT04	COLORBOND METAL CLADDING - STANDING SEAM - NEUTRAL
PC01	ALUMINIUM POWDERCOAT BALUSTRADE - GREEN - 3x TONES
PC02	ALUMINIUM POWDERCOAT BALUSTRADE - NEUTRAL - 3x TONES
PC03	ALUMINIUM POWDERCOAT WARM RED
PC04	ALUMINIUM POWDERCOAT WARM RED - 3x TONES
PT01	EXTERNAL CONCRETE PAINT - CHARCOAL
PT02	EXTERNAL CONCRETE PAINT - GREEN
PT03	EXTERNAL CONCRETE PAINT - ORANGE



Project Title

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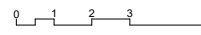
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Rev

Date

Description

A 05.07.2024 Development Application

B 16.10.2024 Revised DA

Drawing Title

ELEVATIONS - BUILDINGS E-H

Status

TOWN PLANNING

Project No

2714

Drawing No

DA06.09

Revision

B

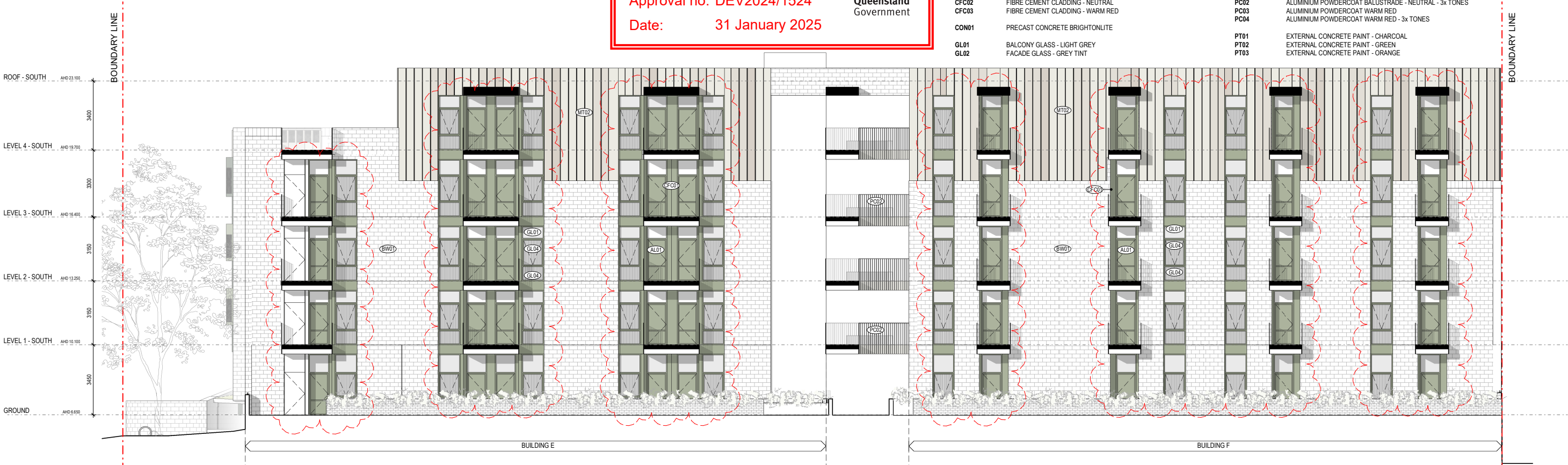
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1524
Date: 31 January 2025



MATERIAL LEGEND

AL01	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - GREEN	GL03	COMMUNAL GLASS - CLEAR
AL02	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - NEUTRAL	GL04	TRANSLUCENT GLASS
AL03	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - WARM RED	MT02	ALUMINIUM PANELS OVER CONCRETE BLOCK - NEUTRAL - 3x TONES
AL04	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - ORANGE	MT03	COLORBOND METAL CLADDING - STANDING SEAM - WARM RED
BW01	BLOCKWORK	MT04	COLORBOND METAL CLADDING - STANDING SEAM - NEUTRAL
CFC01	FIBRE CEMENT CLADDING - GREEN	PC01	ALUMINIUM POWDERCOAT BALUSTRADE - GREEN - 3x TONES
CFC02	FIBRE CEMENT CLADDING - NEUTRAL	PC02	ALUMINIUM POWDERCOAT BALUSTRADE - NEUTRAL - 3x TONES
CFC03	FIBRE CEMENT CLADDING - WARM RED	PC03	ALUMINIUM POWDERCOAT WARM RED
CON01	PRECAST CONCRETE BRIGHTONLITE	PC04	ALUMINIUM POWDERCOAT WARM RED - 3x TONES
GL01	BALCONY GLASS - LIGHT GREY	PT01	EXTERNAL CONCRETE PAINT - CHARCOAL
GL02	FACADE GLASS - GREY TINT	PT02	EXTERNAL CONCRETE PAINT - GREEN
		PT03	EXTERNAL CONCRETE PAINT - ORANGE



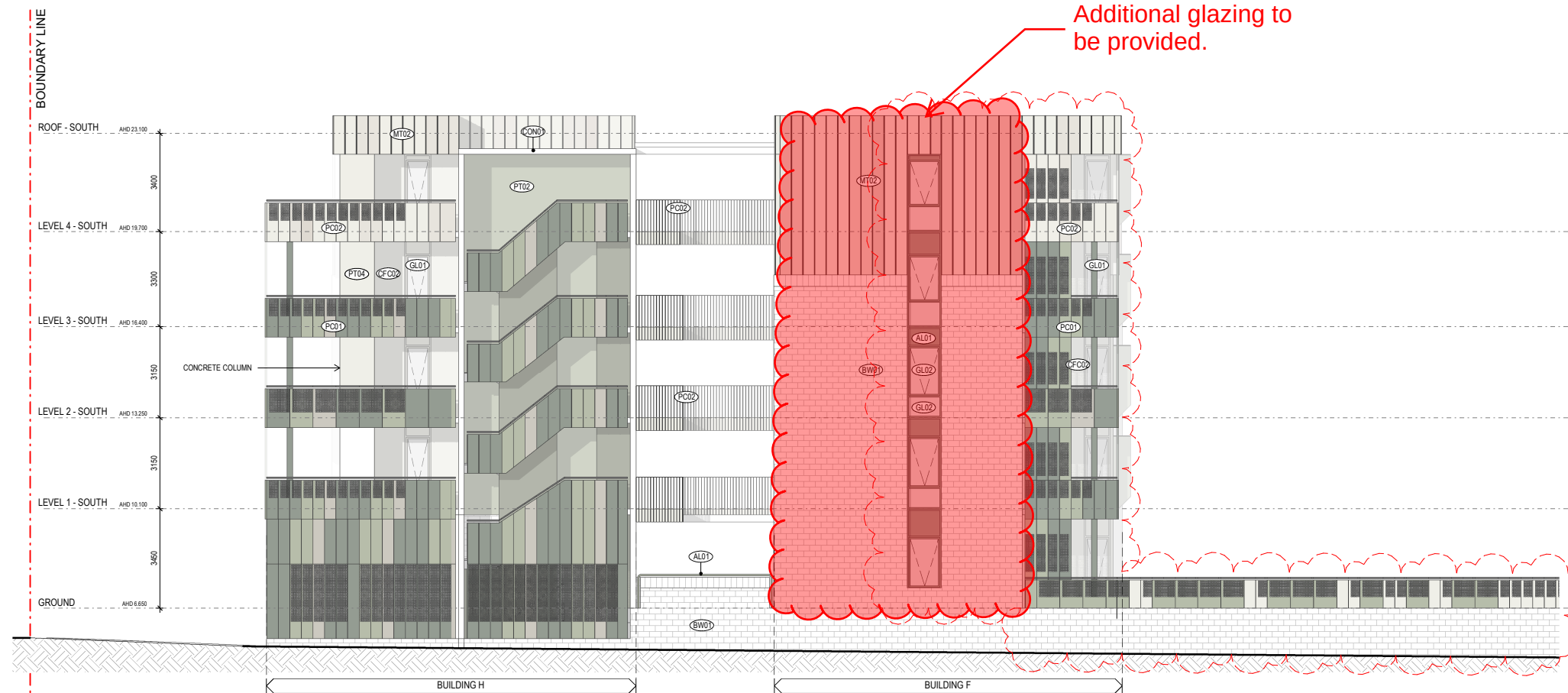
1 BUILDINGS E&F - NORTH CORRIDOR ELEVATION

DA01.02 1:100



2 BUILDINGS G&H - SOUTH CORRIDOR ELEVATION

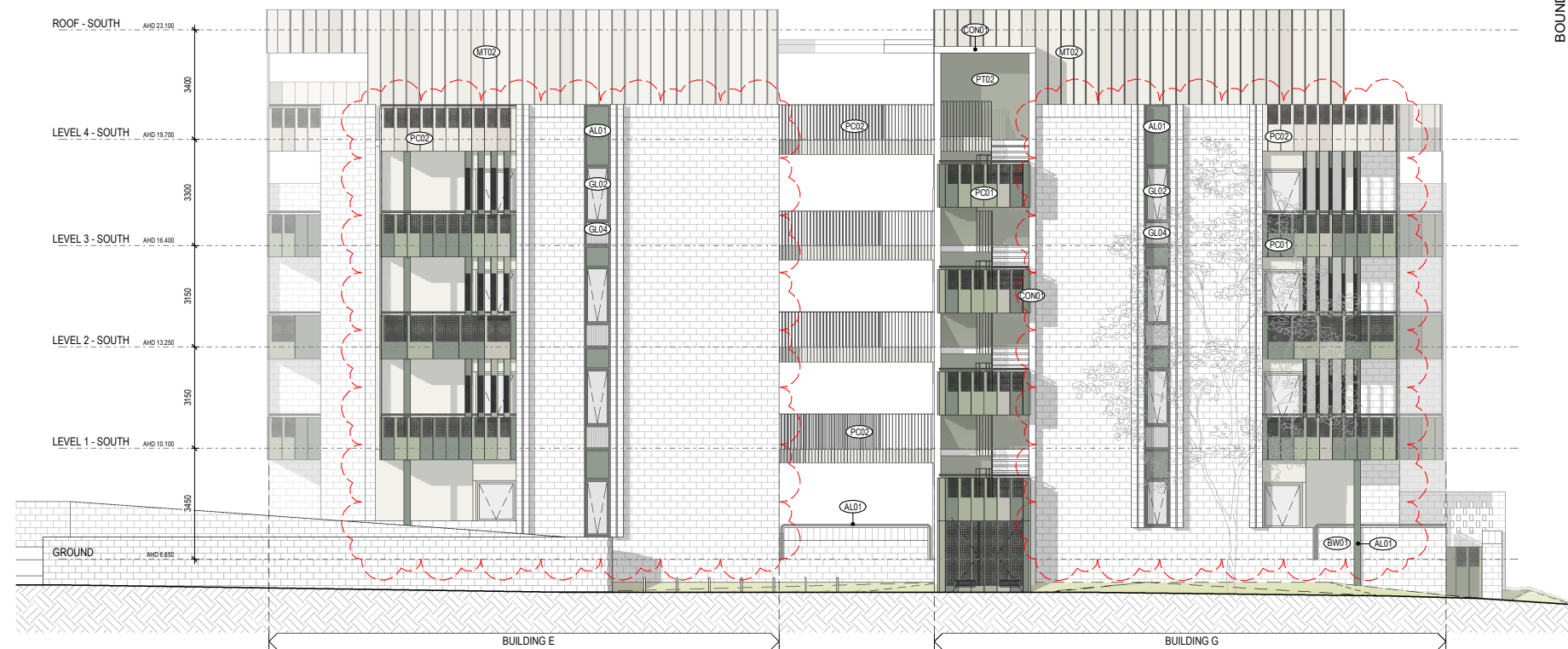
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1 BUILDINGS F&H - EAST ELEVATION
DA01.02 1:100

MATERIAL LEGEND

AL01	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - GREEN
AL02	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - NEUTRAL
AL03	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - WARM RED
AL04	ALUMINIUM POWDERCOAT WINDOWS AND DOORS - ORANGE
BW01	BLOCKWORK
CFC01	FIBRE CEMENT CLADDING - GREEN
CFC02	FIBRE CEMENT CLADDING - NEUTRAL
CFC03	FIBRE CEMENT CLADDING - WARM RED
CON01	PRECAST CONCRETE BRIGHTONLITE
GL01	BALCONY GLASS - LIGHT GREY
GL02	FACADE GLASS - GREY TINT
GL03	COMMUNAL GLASS - CLEAR
GL04	TRANSLUCENT GLASS
MT02	ALUMINIUM PANELS OVER CONCRETE BLOCK - NEUTRAL - 3x TONES
MT03	COLORBOND METAL CLADDING - STANDING SEAM - WARM RED
MT04	COLORBOND METAL CLADDING - STANDING SEAM - NEUTRAL
PC01	ALUMINIUM POWDERCOAT BALUSTRADE - GREEN - 3x TONES
PC02	ALUMINIUM POWDERCOAT BALUSTRADE - NEUTRAL - 3x TONES
PC03	ALUMINIUM POWDERCOAT TERRACOTTA
PC04	ALUMINIUM POWDERCOAT TERRACOTTA - 3x TONES
PT01	EXTERNAL PAINT - CHARCOAL
PT02	EXTERNAL PAINT - GREEN
PT03	EXTERNAL PAINT - ORANGE
PT04	EXTERNAL PAINT - SURF MIST



2 BUILDINGS E&G - WEST ELEVATION
DA01.02 1:100

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1524
Date: 31 January 2025



AMENDED IN RED

By: Matthew Buchanan
Date: 17/01/2025



Note: Amendments to plans are required to be submitted for Compliance Assessment. As such, the approved plans must be read in conjunction with any details endorsed pursuant to the "Final External Detailing of Building - Compliance Assessment" condition.

Project Title
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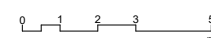
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A	05.07.2024	Development Application
B	16.10.2024	Revised DA

Drawing Title
ELEVATIONS - BUILDINGS E-H

Status
TOWN PLANNING

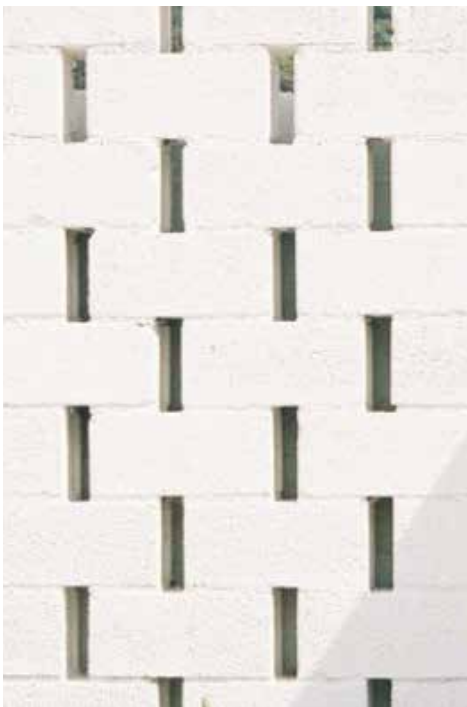
Project No
2714
Drawing No
DA06.11

Revision
B

07 Identity Matters



Masonry Wall Finish - Warm Colour
Typical Facade Material



Hit & Miss blockwork at key ground floor lo-
cations. Non-climbable

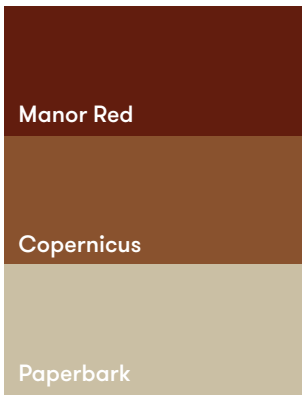
Coloured Metalwork in curated locations



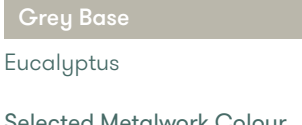
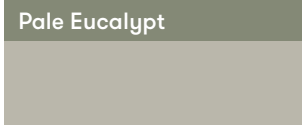
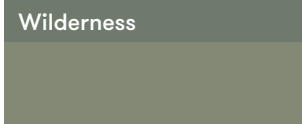
Neutral Coloured Painted Metal
Balustrade for Walkways



Lightweight cladding at upper levels.
Coloured Aggregate Concrete Floor Finish



Terracotta



Selected Metalwork Colour
Palette

LONGEVITY

The masonry base of the development will help anchor the development on the site and provide durability at street level of the communal areas of the development while helping to reduce maintenance requirements.

The metal cladding of the upper levels, creates a lighter top to the building with subtle changes in texture and colours while the durability of powdercoat finishes will create a building which ages well over time.

FIRST NATIONS

Public art has an integral role in sharing stories and interpreting places and people.

BHC is committed to collaborating with specialist Aboriginal consultants, as well as working with relevant stakeholders, to inform and prepare a First Nation Benefit Plan that will be implemented throughout the design, delivery, and operation of the project.”

CREATIVE LIGHTING

Creative use of lighting is important to make sure the development offers a safe environment, whilst reducing light pollution. The development offers opportunities to enhance landscaping areas and follow the principle of the Dark-Sky movement. Targeted lighting will reduce nocturnal skyglow in urban areas, reduce glare and other biological impacts and reduce harm to nocturnal native animals.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1524
Date: 31 January 2025

