AREA DISCLAIMER
Subject to change during contract document development, and to Variations in accordance with the Contract Terms. See Identification Plan contained in the Disclosure Statement associated document for Area(s) that are indicative only.

SUBJECT TO COMPLIANCE ASSESSMENT

Increase building setback to 9m from boundary. Reconfigure apartments / building design to achieve setback.

SUBJECT TO COMPLIANCE ASSESSMENT

Reconfigure outlook of habitable spaces of all apartments on the eastern boundary towards Gregory Tce and the Drill Hall (e.g. through the use of a fin-shaped floor plate, providing solid walls to the north-east, but large windows looking north and south).

Each tower to achieve:
- a maximum tower footprint of 1,200m², and
- a maximum horizontal dimension of 50.0 metres for any part of the building.

Provide an 18.0 metre tower setback between Tower 1 and Tower 2.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759
Date: 25 January 2017
Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759/5
Date: 24 February 2025
Queensland Government

AMENDED IN RED
By: Chessa Lao
Date: 10 February 2025
Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government

AMENDED IN RED
By: Essen Joseph
Date: 15-Feb-2022
Queensland Government

Ground Floor

FORECOURT AND PLAZA DESIGN AS PER LANDSCAPE ARCHITECT DESIGN

POOL DECK ABOVE TO BE INCLUDED WITHIN STAGE 02 DEVELOPMENT

HOARDING & STRUCTURAL SLAB FOR INTERUM PERIOD ONLY. AS PER DESIGN.
TURFING AND LOW SHRUB PLANTING TO BE APPLIED SHOULD DEVELOPMENT OF STAGE 02 BE SIGNIFICANTLY DELAYED

Site Boundary
Proposed Site Boundary
Existing Site Boundary
Proposed Kerb Line
Existing Kerb Line
BRUNSWICK STREET
GREGORY TERRACE
TOWER 1 STAGE 01
TOWER 2 STAGE 02
Pool/Recreation Deck Over
STAGE 02 POOL DECK OVER
Void
STAGE 01 STAGE 02
Line of Building Over
18.0m
6500
3000
1:13
18
19942
20021
22245
24000
22868
23339
23558
23722
22689
23073
23472
23765
23046

1 Staging Plan
1 : 200

EDQ ISSUE 16/01/2017

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KINGSFORD
527 GREGORY TCE
STAGING PLAN
89084C16
SK9100
DATE: 16/01/2017 5:18:11 PM
SCALE: 1 : 200 @A1
SCALE : 1 : 200@ A1

AREA DISCLAIMER
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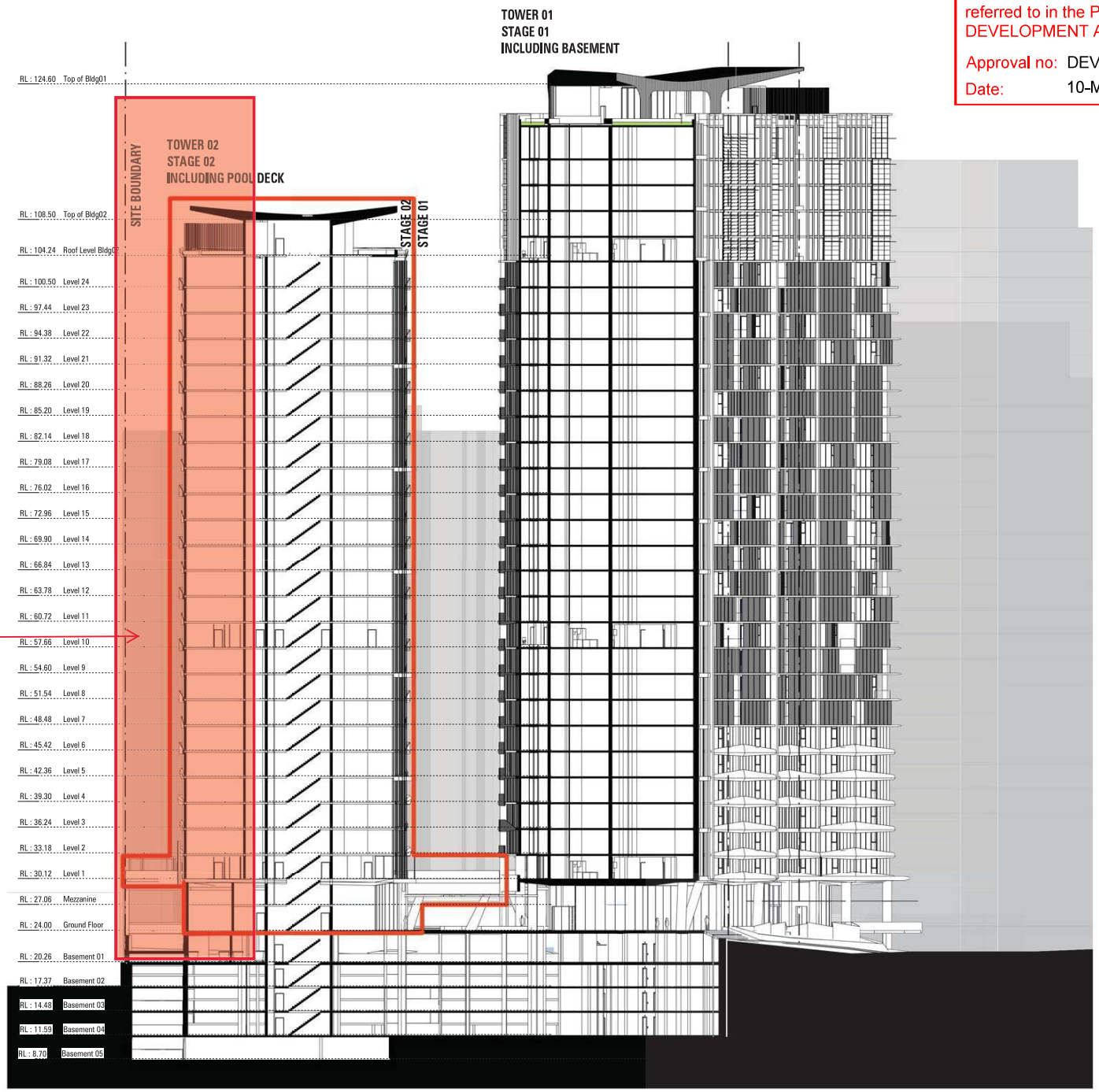
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government

SUBJECT TO COMPLIANCE ASSESSMENT

Reconfigure outlook of habitable spaces of all apartments on the eastern boundary towards Gregory Tce and the Drill Hall (e.g. through the use of a fin-shaped floor plate, providing solid walls to the north-east, with large windows looking north and south).

AMENDED IN RED
By: Essen Joseph
Date: 15-Feb-2022
Queensland Government

~~PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/759
Date: 25 January 2017
Queensland Government~~

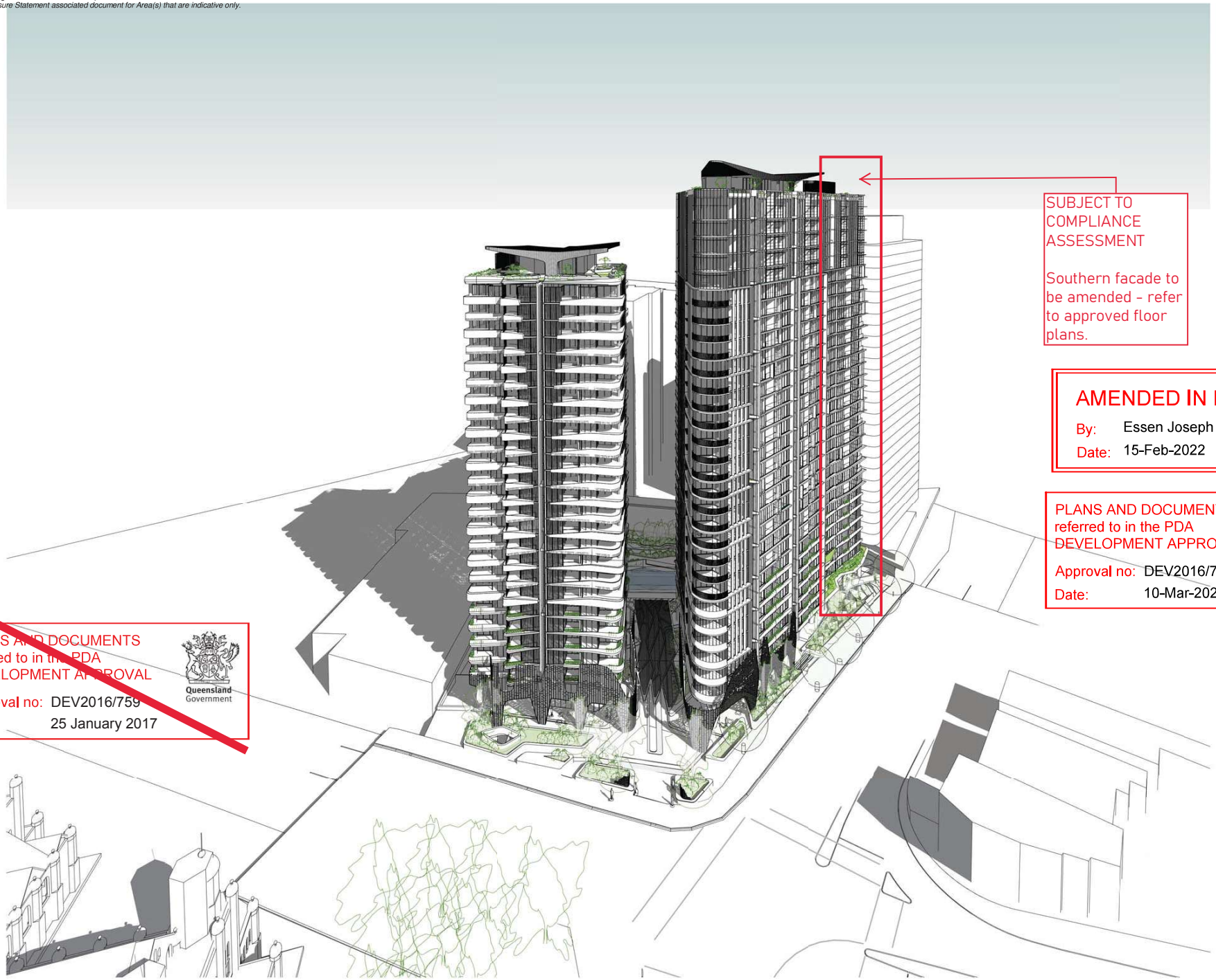


1 SECTION BB - TOWER 2 STAGING PLAN
1 : 250

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KINGSFORD
527 GREGORY TCE
STAGING SECTION
89084C16
SK9200
DATE: 16/01/2017 5:18:39 PM
SCALE: 1 : 250 @A1
SCALE : 1 : 250@ A1

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SUBJECT TO COMPLIANCE ASSESSMENT

Southern facade to be amended - refer to approved floor plans.

AMENDED IN RED

By: Essen Joseph

Date: 15-Feb-2022

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/759/3

Date: 10-Mar-2022

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/759

Date: 25 January 2017

Queensland Government

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KINGSFORD

527 GREGORY TCE

PERSPECTIVE

89084C16

SK1000

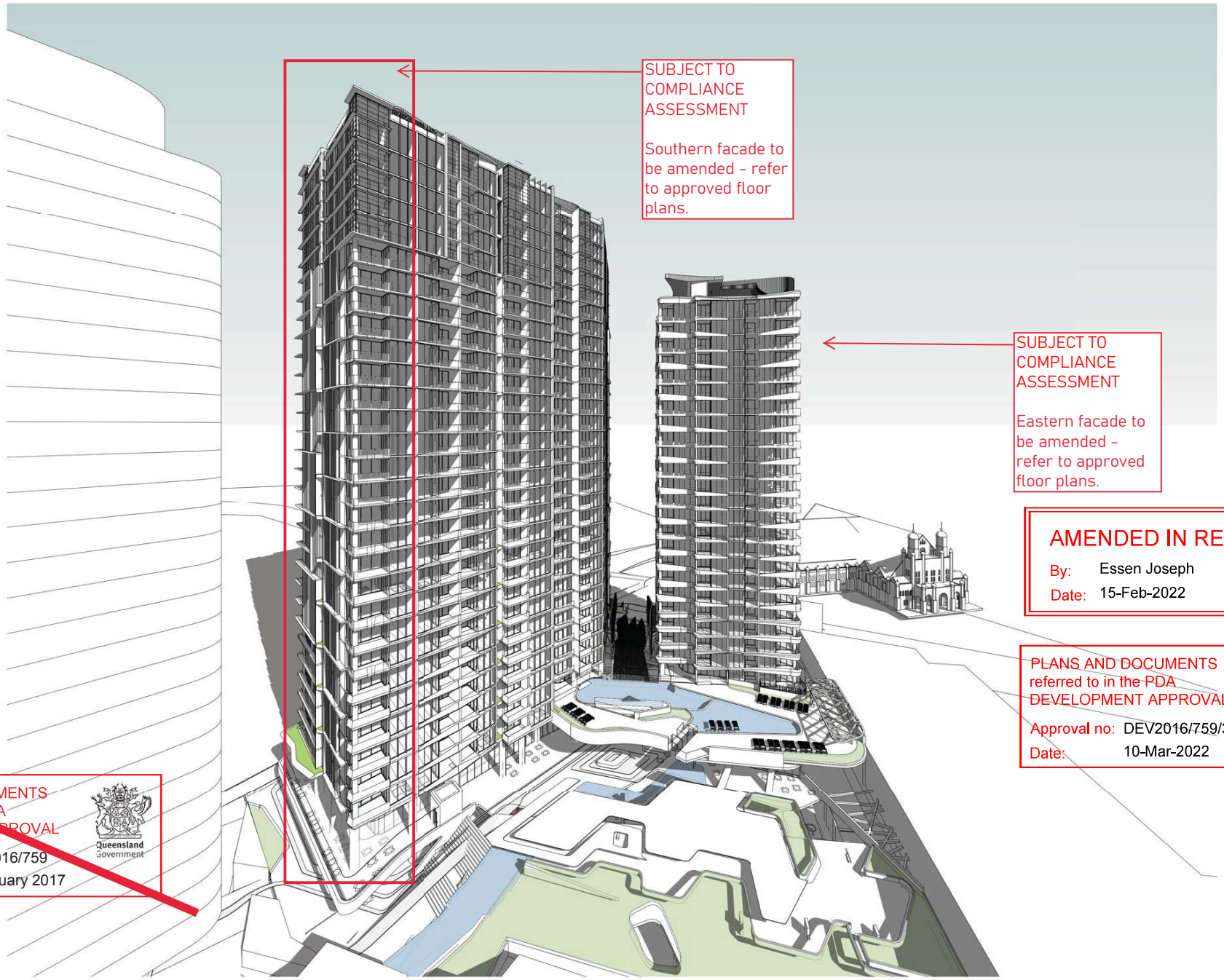
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SCALE: @A1

0 1 2 3 5m

SCALE : @ A1

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AMENDED IN RED
By: Essen Joseph
Date: 15-Feb-2022
Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government

~~PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL~~
~~Approval no: DEV2016/759~~
~~Date: 25 January 2017~~
~~Queensland Government~~

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KINGSFORD | 527 GREGORY TCE | REAR PERSPECTIVE | 89084C16 | SK1010 | DATE: 15/12/2016 5:06:55 PM | SCALE: @A1

0 1 2 3 5m
SCALE : @ A1

AREA DISCLAIMER
Subject to change during contract document development, and to Variations in accordance with the Contract Terms. See Identification Plan contained in the Disclosure Statement associated document for Area(s) that are indicative only.

SUBJECT TO COMPLIANCE ASSESSMENT

Eastern facade to be amended - refer to approved floor plans.



1 ENTRY

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759
Date: 25 January 2017
Queensland Government

AMENDED IN RED
By: Essen Joseph
Date: 15-Feb-2022
Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government

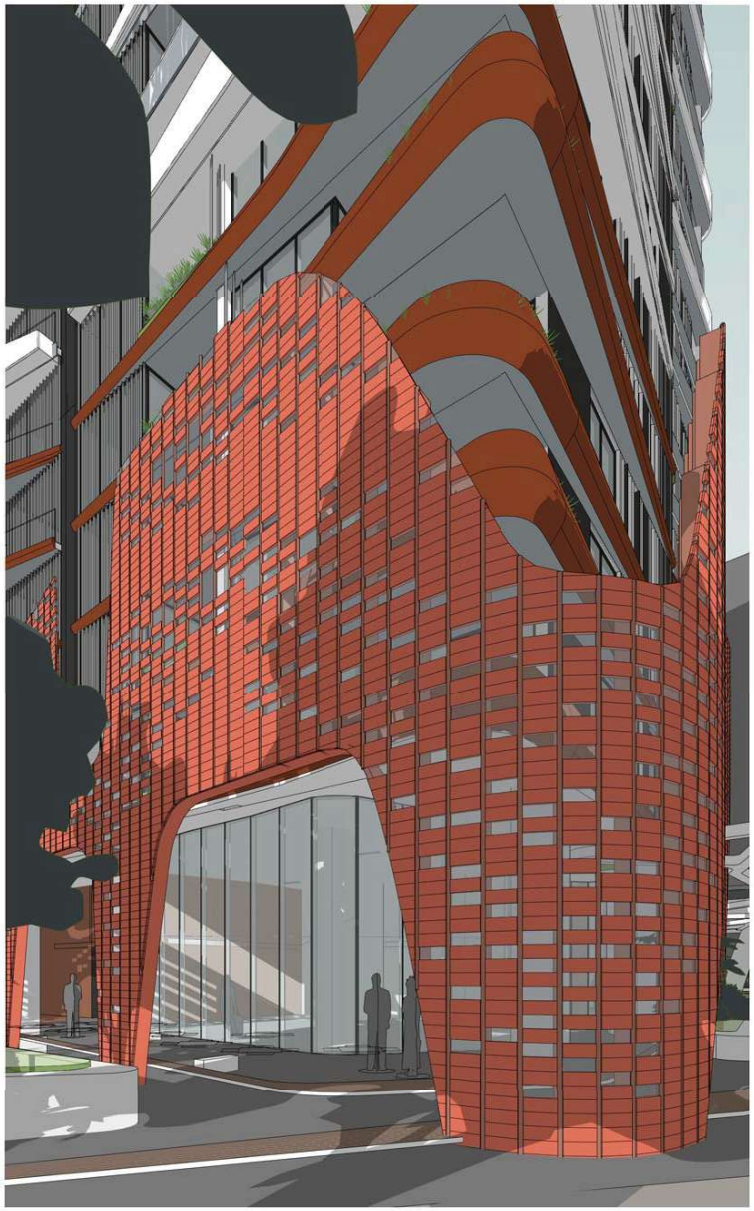
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KINGSFORD | 527 GREGORY TCE | ENTRY

89084C16
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DATE: 15/12/2016 5:18:46 PM
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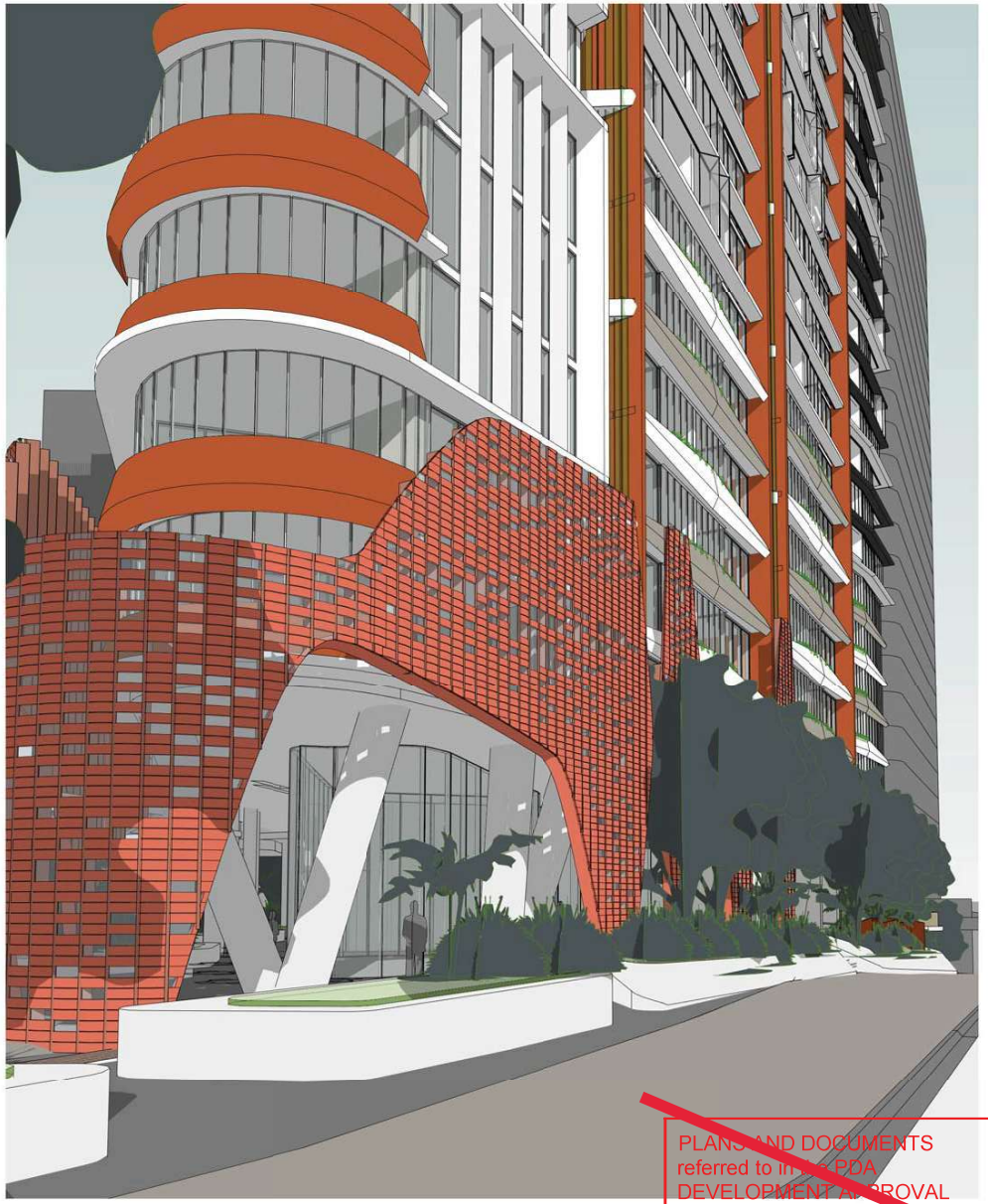
1 TOWER 02 TERRACOTTA SCREEN EDGE

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/759/3

Date: 10-Mar-2022

Queensland Government



2 TOWER 01 TERRACOTTA SCREEN EDGE

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/759

Date: 25 January 2017

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527 GREGORY TCE

ENTRY STREET LEVEL VIEWS

89084C16

SK1030

DATE: 15/12/2016 5:12:59 PM

SCALE: @A1

0 100 200 1000

SCALE : @ A1

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Subject to change during contract document development, and to Variations in accordance with the Contract Terms. See Identification Plan contained in the Disclosure Statement associated document for Area(s) that are indicative only.

Carpark Legend

- Code Compliant PWD Carpark
- A Accessible Carpark - 3.8m x 5.5m
- T Tandem Carpark



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/759
Date: 25 January 2017
Queensland Government

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
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KINGSFORD | 527 GREGORY TCE | BASEMENT 05

89084C16
SK2010

DATE: 15/12/2016 5:15:33 PM
SCALE: 1 : 200 @A1

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SCALE : 1 : 200@ A1

ISSUE: PRELIMINARY
DATE: 15/09/2016
REV: P3

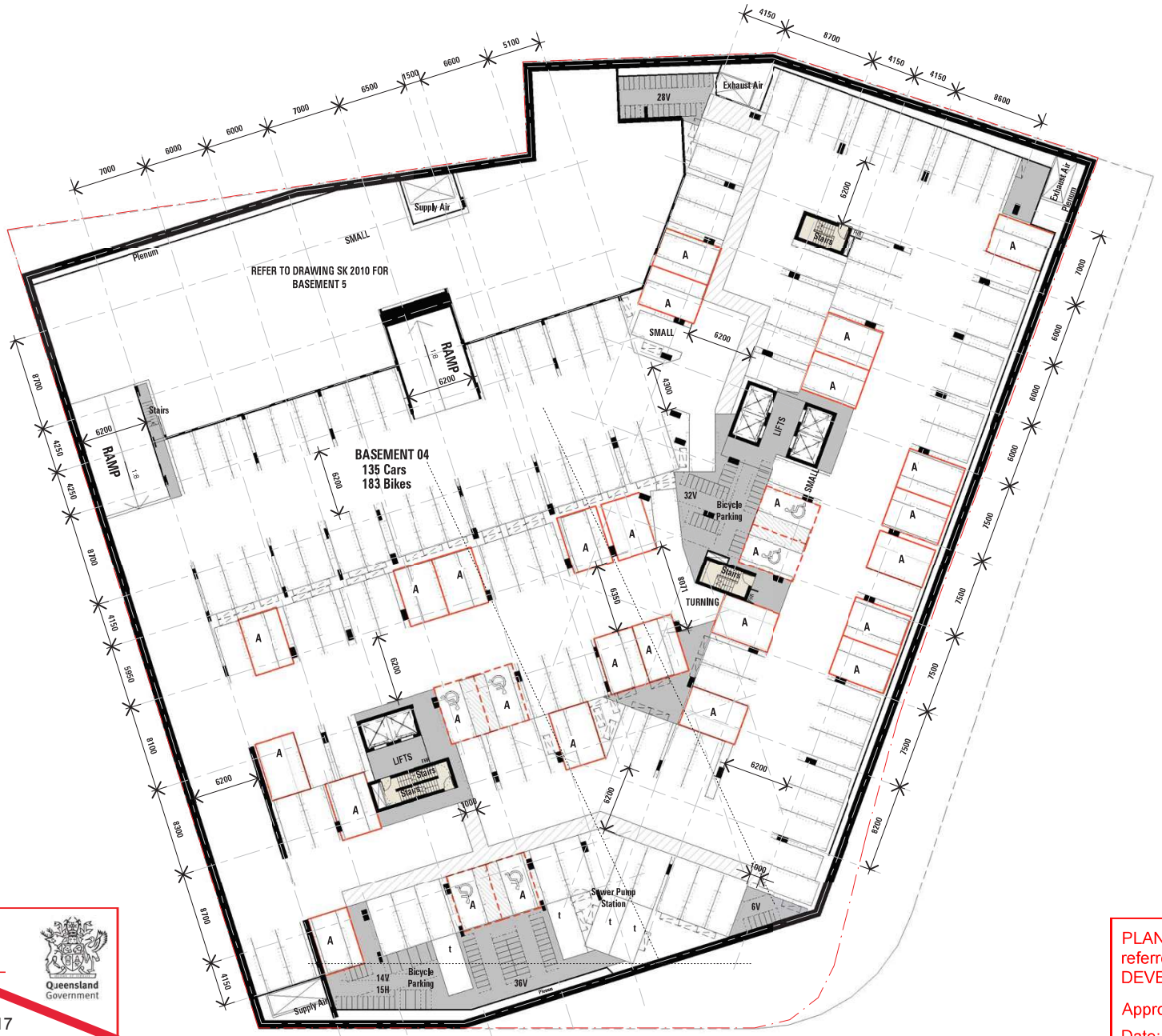
AREA DISCLAIMER
Subject to change during contract document development, and to Variations in accordance with the Contract Terms. See Identification Plan contained in the Disclosure Statement associated document for Area(s) that are indicative only.

Carpark Legend

Code Compliant PWD Carpark

A Accessible Carpark - 3.8m x 5.5m

T Tandem Carpark



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/759

Date: 25 January 2017

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/759/3

Date: 10-Mar-2022

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527 GREGORY TCE

BASEMENT 04

89084C16

SK2020

DATE: 15/12/2016 5:16:04 PM

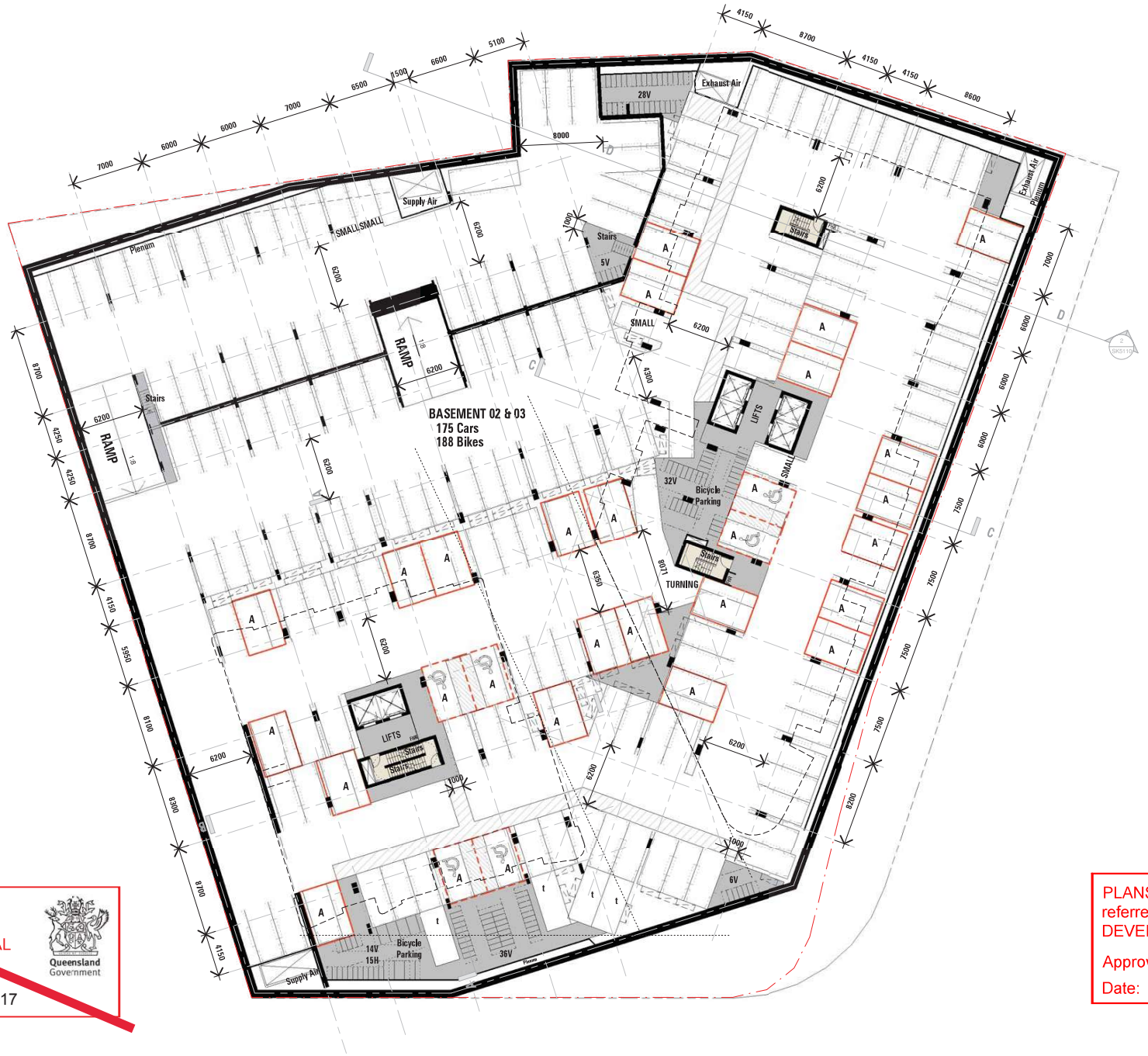
SCALE: 1 : 200 @A1

SCALE : 1 : 200@ A1

AREA DISCLAIMER
Subject to change during contract document development, and to Variations in accordance with the Contract Terms. See Identification Plan contained in the Disclosure Statement associated document for Area(s) that are indicative only.

Carpark Legend

- Code Compliant PWD Carpark
- A Accessible Carpark - 3.8m x 5.5m
- T Tandem Carpark



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759
Date: 25 January 2017
Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
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527 GREGORY TCE

BASEMENT 02 & 03

89084C16
SK2030

DATE: 15/12/2016 5:16:26 PM
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SCALE : 1 : 200@ A1

ISSUE: PRELIMINARY

DATE: 15/08/2016
REV: P3

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Carpark Legend

Code Compliant PWD Carpark

A Accessible Carpark - 3.8m x 5.5m

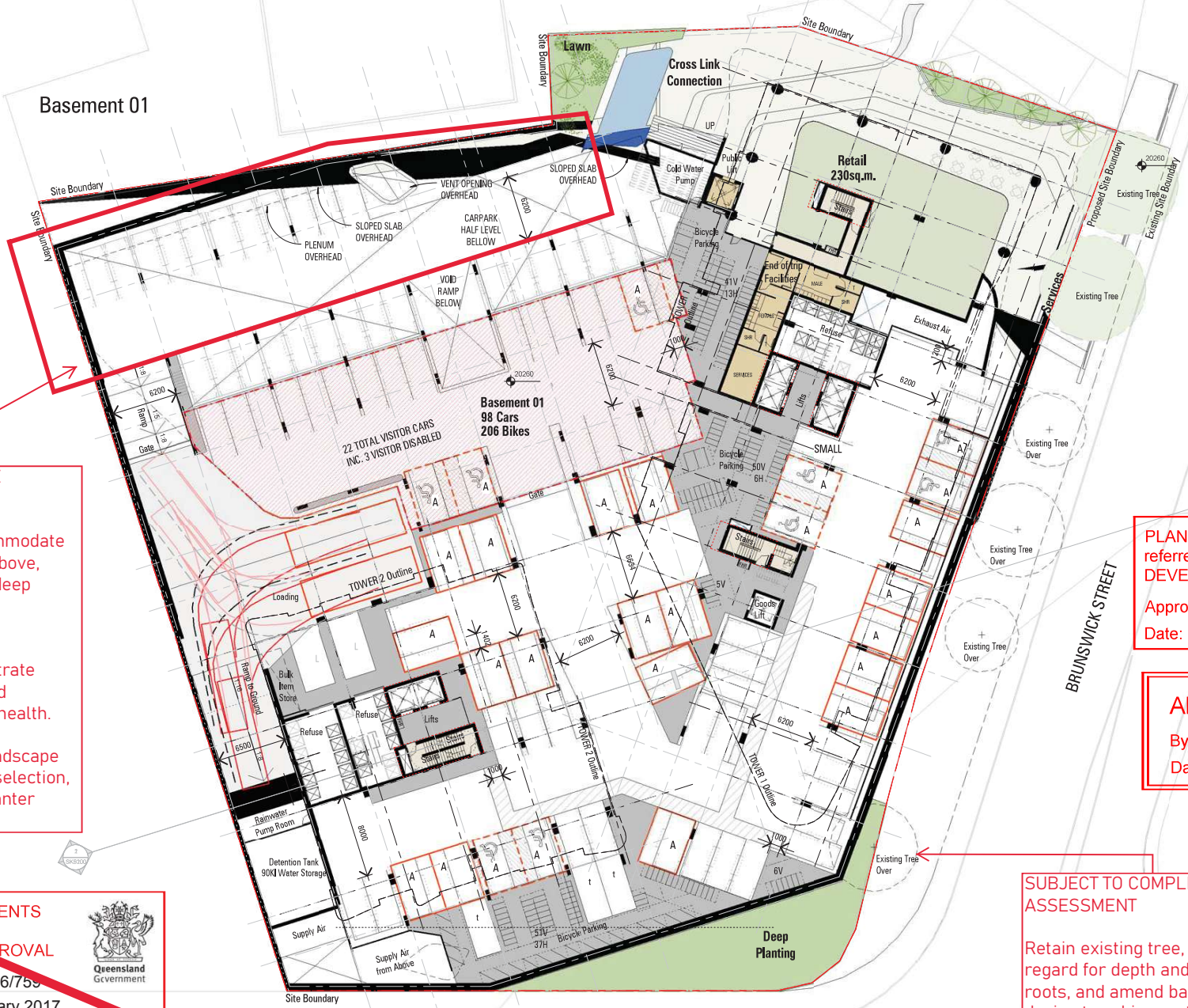
T Tandem Carpark

Landscape Legend

Existing Tree - To Be Retained

New Landscaping

Basement 01



Visitor Park Zone

SUBJECT TO COMPLIANCE ASSESSMENT

Basement design to accommodate planting of mature trees above, commensurate with BCC deep planting requirements.

Compliance assessment documentation to demonstrate viability of establishing and maintaining trees in good health.

See also the approved Landscape Design Intent for species selection, and its implications for planter design.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/759

Date: 25 January 2017

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/759/3

Date: 10-Mar-2022

Queensland Government

AMENDED IN RED

By: Essen Joseph

Date: 15-Feb-2022

Queensland Government

SUBJECT TO COMPLIANCE ASSESSMENT

Retain existing tree, having regard for depth and spread of roots, and amend basement design to achieve retention. Amend lower basement levels if required.

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527 GREGORY TCE

BASEMENT 01

89084C16

SK2050

DATE: 20/01/2017 4:39:35 PM

SCALE: 1 : 200 @A1

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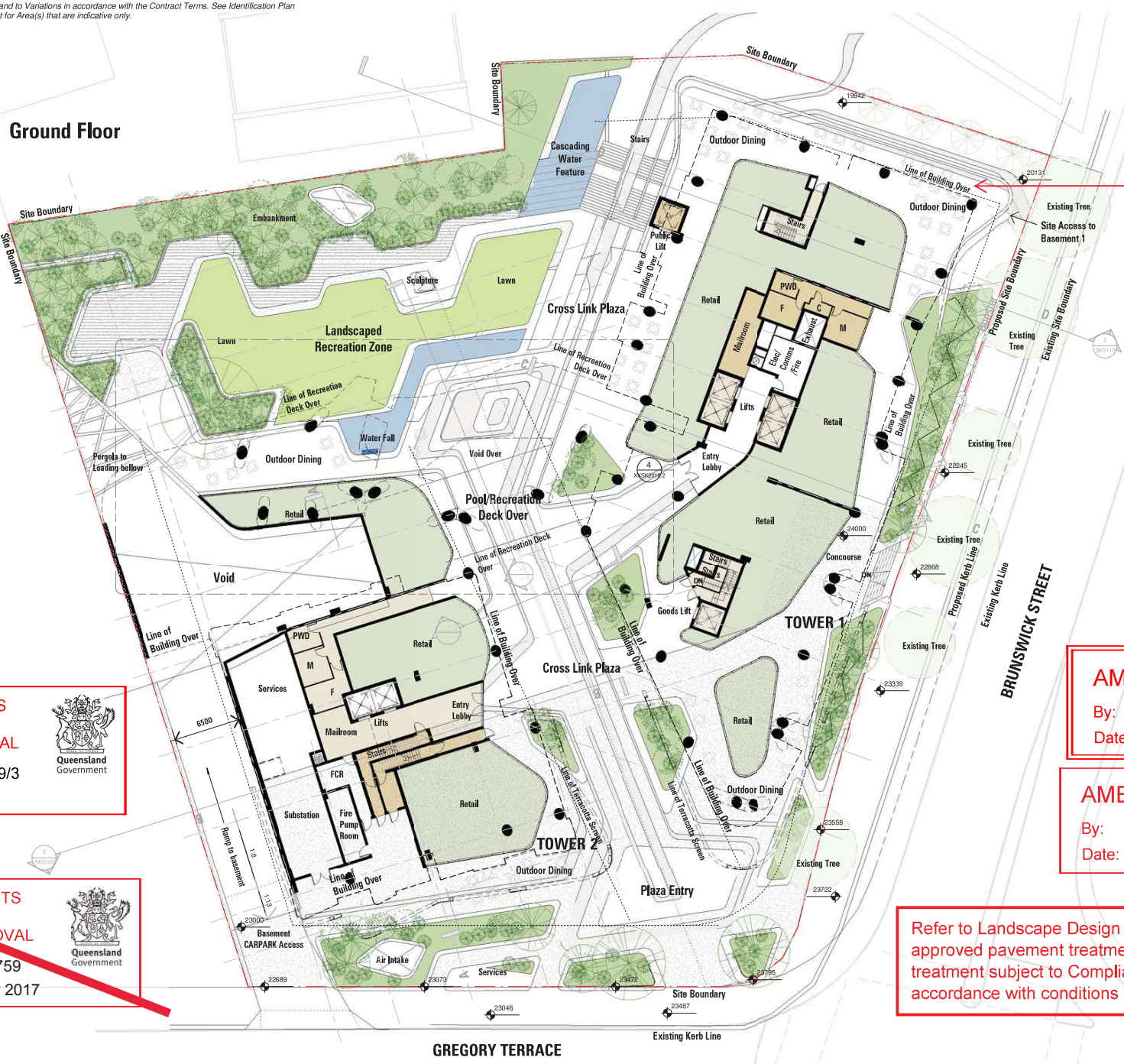
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ISSUE: PRELIMINARY

DATE: 23/09/2016

REV: P5

AREA DISCLAIMER
Subject to change during contract document development, and to Variations in accordance with the Contract Terms. See Identification Plan contained in the Disclosure Statement associated document for Area(s) that are indicative only.



Landscape Legend

Existing Tree - To Be Retained

New Landscaping

SUBJECT TO COMPLIANCE ASSESSMENT

Increase building setback to 9m from boundary. Reconfigure apartments / building design to achieve setback.

Refer to Landscape Design Intent, prepared by Form (as amended in red) for tree retention requirements.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/759/3

Date: 10-Mar-2022

Queensland Government

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

~~Approval no: DEV2016/759~~

~~Date: 25 January 2017~~

Queensland Government

AMENDED IN RED

By: Essen Joseph

Date: 15-Feb-2022

Queensland Government

AMENDED IN RED

By: Tom Barker

Date: 25 January 2017

Queensland Government

Refer to Landscape Design Intent, prepared by Form, for approved pavement treatment for Ground level. Pavement treatment subject to Compliance Assessment in accordance with conditions of approval.

EDQ ISSUE 16/12/2016

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527 GREGORY TCE

GROUND

89084C16

SK2100

DATE: 15/12/2016 5:20:33 PM

SCALE: 1 : 200 @A1

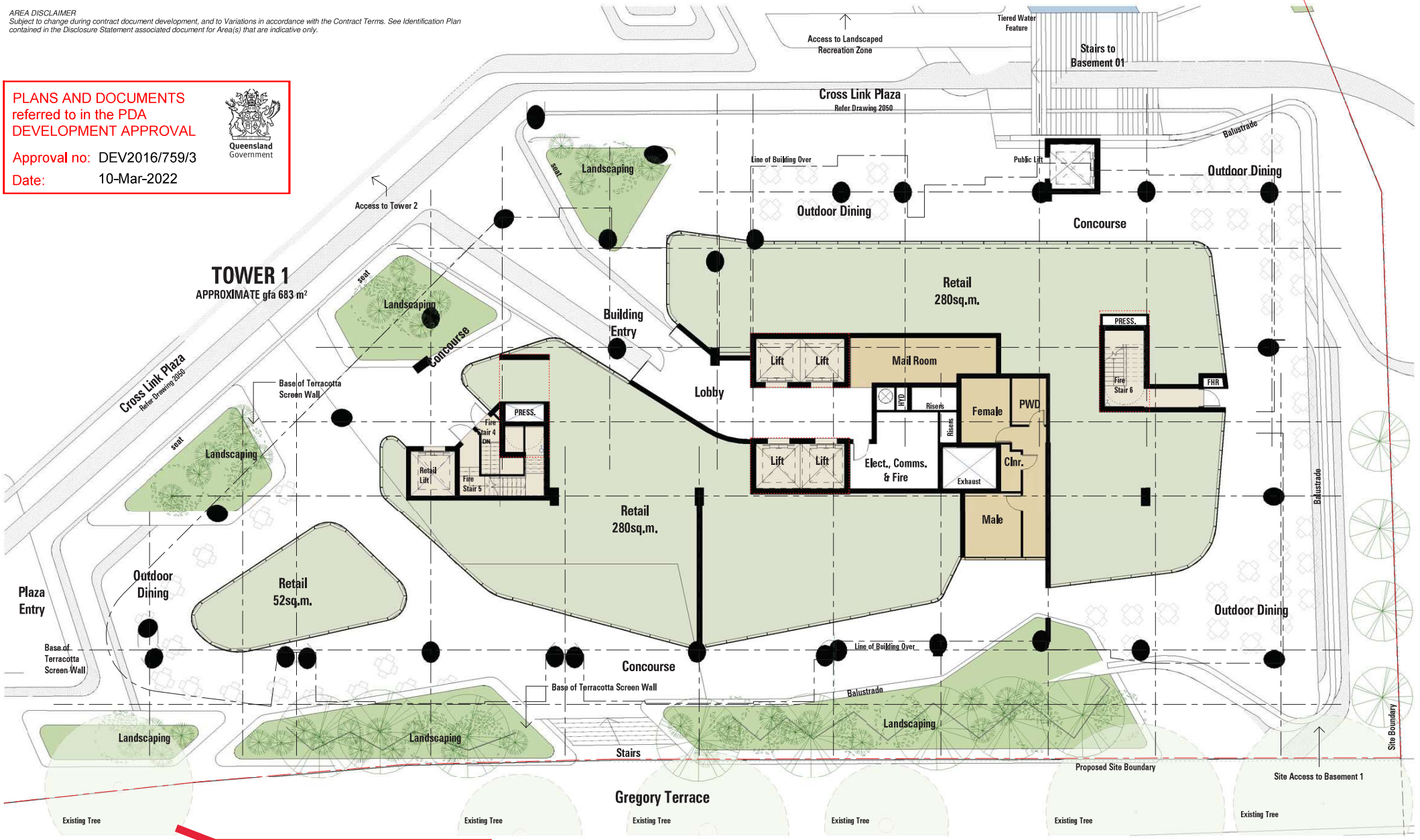
ISSUE: PRELIMINARY

DATE: 15/08/2016

REV: P3

AREA DISCLAIMER
Subject to change during contract document development, and to Variations in accordance with the Contract Terms. See Identification Plan contained in the Disclosure Statement associated document for Area(s) that are indicative only.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/759
Date: 25 January 2017
Queensland Government

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527 GREGORY TCE

TOWER 1 - GROUND

89084C15
SK 2101

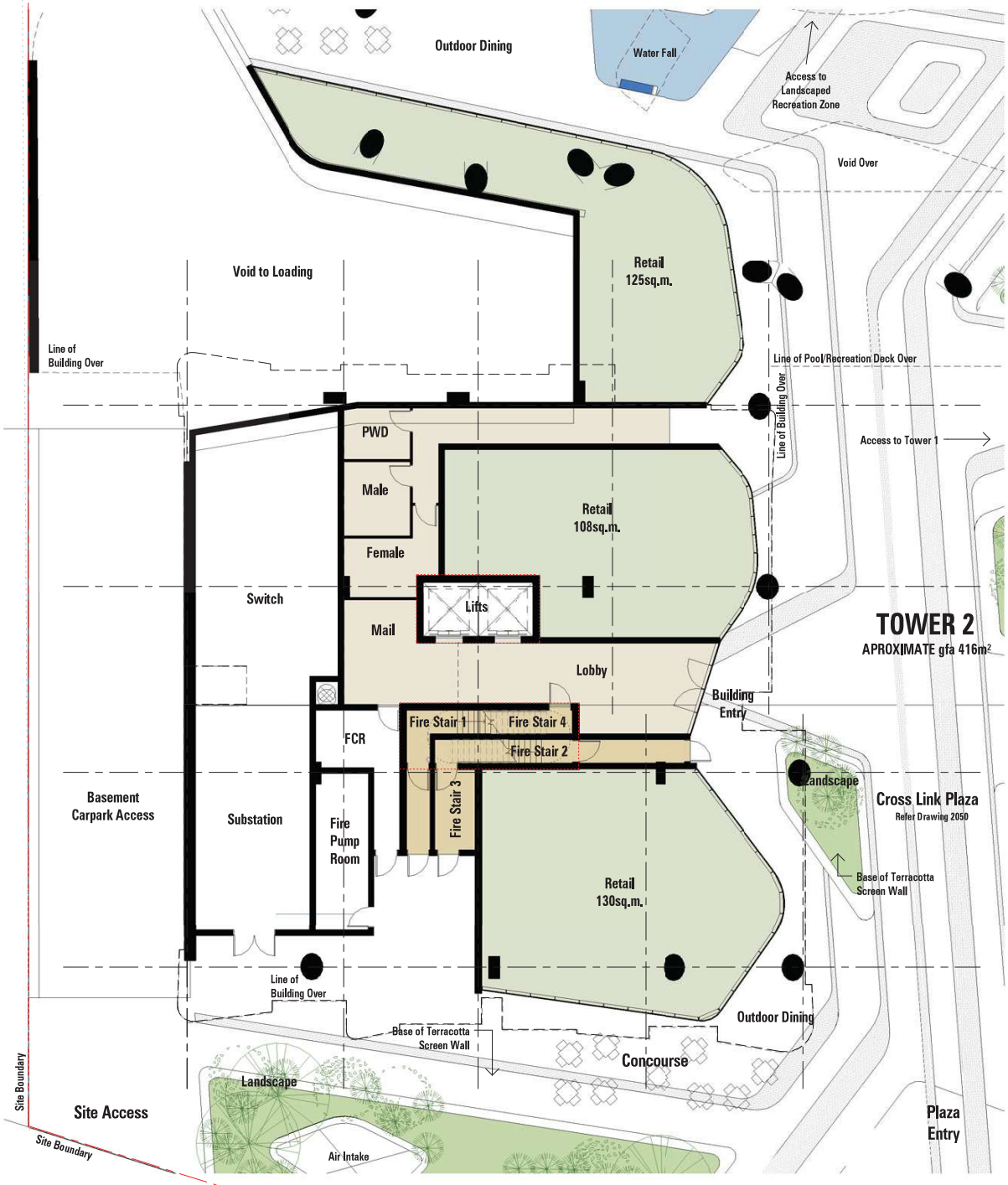
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SCALE : 1 : 100@ A1

ISSUE: PRELIMINARY

DATE: 30/06/2016
REV: P2

AREA DISCLAIMER
Subject to change during contract document development, and to Variations in accordance with the Contract Terms. See Identification Plan contained in the Disclosure Statement associated document for Area(s) that are indicative only.



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government

~~PLANS AND DOCUMENTS~~
~~referred to in the PDA~~
~~DEVELOPMENT APPROVAL~~
~~Approval no: DEV2016/759~~
~~Date: 25 January 2017~~
Queensland Government

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KINGSFORD | 527 GREGORY TCE | TOWER 2 - GROUND | 89084C15 | SK 2102 | DATE: 15/12/2016 5:21:04 PM | SCALE: 1 : 100 @A1 | SCALE : 1 : 100@ A1 | ISSUE: PRELIMINARY | DATE: 30/06/2016 | REV: P2

AREA DISCLAIMER
Subject to change during contract document development, and to Variations in accordance with the Contract Terms. See Identification Plan contained in the Disclosure Statement associated document for Area(s) that are indicative only.

AMENDED IN RED
By: Essen Joseph
Date: 15-Feb-2022
Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government

SUBJECT TO COMPLIANCE ASSESSMENT

Reconfigure outlook of habitable spaces of all apartments on the eastern boundary towards Gregory Tce and the Drill Hall (e.g. through the use of a fin-shaped floor plate, providing solid walls to the north-east, with large windows looking north and south).

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759
Date: 25 January 2017
Queensland Government

SUBJECT TO COMPLIANCE ASSESSMENT

Increase building setback to 9m from boundary. Reconfigure apartments / building design to achieve setback.

Landscape Legend
Existing Tree - To Be Retained
New Landscaping

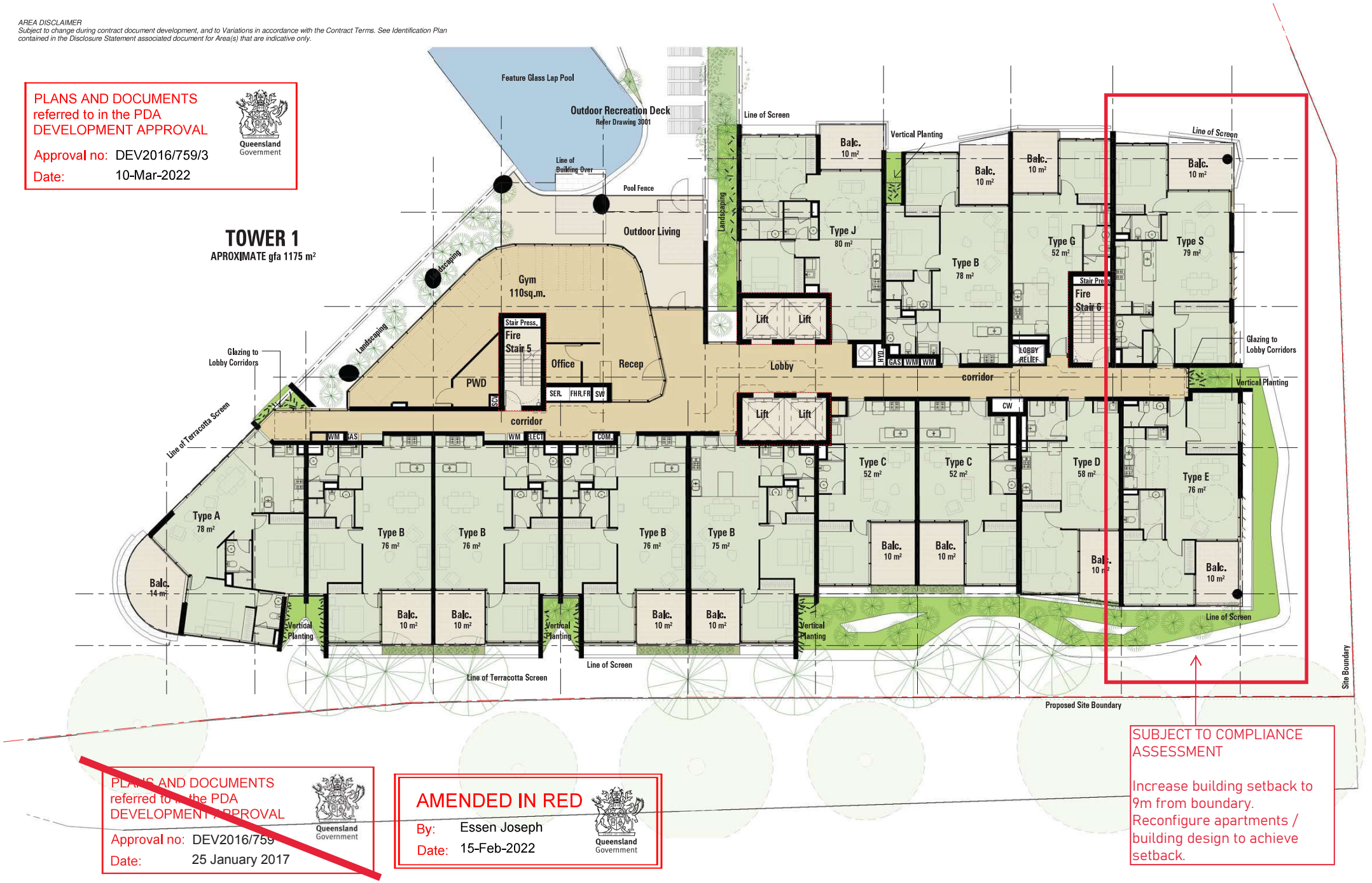
Site Boundary
5460
Proposed Site Boundary
Existing Site Boundary
TOWER 1
INCREASED DEPTH TO PLANTER BED. VERTICAL TRELLACE SYSTEM TO BE INSTALLED ALONG BLADE WALL
Lookout
Glass Bridge & Water fall
Void
Pool Fence
Line of Building Over
Feature Glass Lap Pool
Shallow Recreation Pool
Outdoor Recreation Deck
Pergola
Lifts
Stairs
Gym
INCREASE TO GREEN EDGE SURROUNDING LEVEL 01 VOIDS TO GROUND FLOOR
PLANTER BOXES TO BALCONY EDGES L01-L06 BEHIND SCULPTURAL FACADE ELEMENTS
AMENDED POSITION OF VERTICAL GARDENS, VERTICAL TRELLACE SYSTEM TO BE INSTALLED ALONG BLADE WALL. BEDROOM WINDOW REMAINS CLEAR
Multi Function Room
TOWER 2
INCREASED DEPTH TO PLANTER BED. VERTICAL TRELLACE SYSTEM TO BE INSTALLED ALONG BLADE WALL
Line of Terracotta Screen
PLANTER BOXES TO BALCONY EDGES L01-L06 BEHIND SCULPTURAL FACADE ELEMENTS
GREEN CANOPY STRUCTURE TO SHADE VOID BETWEEN TOWERS
AMENDED POSITION OF VERTICAL GARDENS, VERTICAL TRELLACE SYSTEM TO BE INSTALLED ALONG BLADE WALL. BEDROOM WINDOW REMAINS CLEAR
BRUNSWICK STREET
GREGORY TERRACE

EDQ ISSUE 16/12/2016

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KINGSFORD
527 GREGORY TCE
LEVEL 01
89084C16
SK3010
DATE: 16/12/2016 8:44:23 AM
SCALE: 1 : 200 @A1
0 4 8 12 20m
SCALE : 1 : 200@ A1
ISSUE: PRELIMINARY
DATE: 22/09/2016
REV: P4

AREA DISCLAIMER
Subject to change during contract document development, and to Variations in accordance with the Contract Terms. See Identification Plan contained in the Disclosure Statement associated document for Area(s) that are indicative only.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/759
Date: 25 January 2017
Queensland Government

AMENDED IN RED
By: Essen Joseph
Date: 15-Feb-2022
Queensland Government

SUBJECT TO COMPLIANCE ASSESSMENT

Increase building setback to 9m from boundary. Reconfigure apartments / building design to achieve setback.

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527 GREGORY TCE

TOWER 1 - LEVEL 01

89084C15
SK 3011

DATE: 15/12/2016 5:03:29 PM
SCALE: 1 : 100 @A1

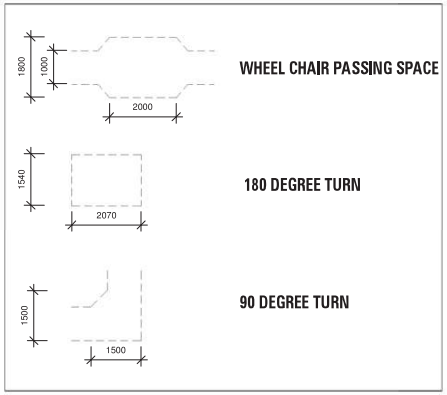
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ISSUE: PRELIMINARY

DATE: 21/09/2016
REV: P3

AREA DISCLAIMER
Subject to change during contract document development, and to Variations in accordance with the Contract Terms. See Identification Plan contained in the Disclosure Statement associated document for Area(s) that are indicative only.

ACCESSIBILITY





AMENDED IN RED
By: Essen Joseph
Date: 15-Feb-2022
Queensland Government

SUBJECT TO COMPLIANCE ASSESSMENT

Reconfigure outlook of habitable spaces of all apartments on the eastern boundary towards Gregory Tce and the Drill Hall (e.g. through the use of a fin-shaped floor plate, providing solid walls to the north-east, with large windows looking north and south).

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759
Date: 25 January 2017
Queensland Government

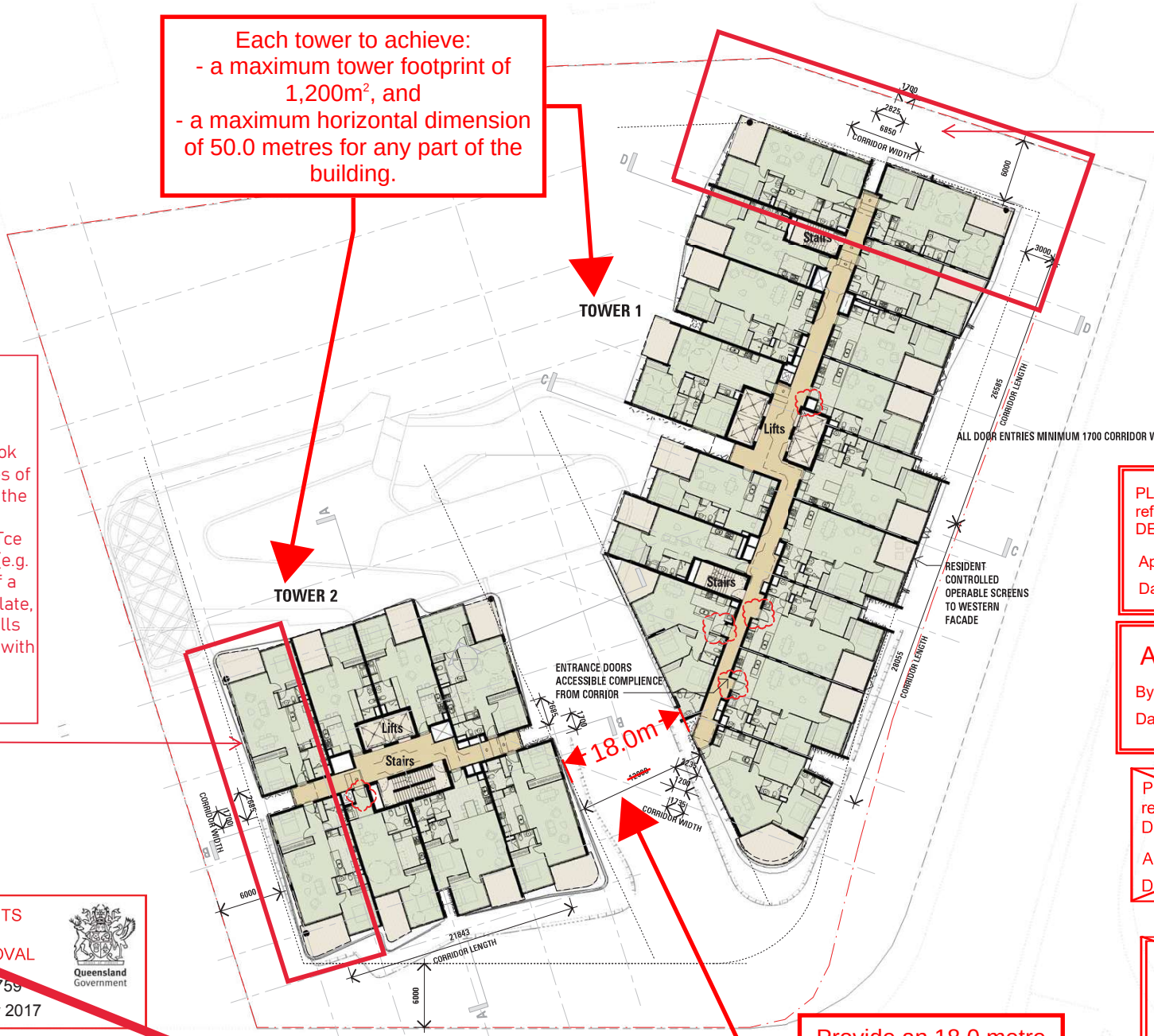
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government

EDQ ISSUE 16/12/2016

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KINGSFORD
527 GREGORY TCE
TOWER 2 - LEVEL 01
89084C15
SK 3012
DATE: 16/12/2016 3:25:45 PM
SCALE: As indicated@A1
SCALE : 1 : As indicated@ A1
ISSUE: PRELIMINARY
DATE: 21/09/2016
REV: P3

AREA DISCLAIMER
Subject to change during contract document development, and to Variations in accordance with the Contract Terms. See Identification Plan contained in the Disclosure Statement associated document for Area(s) that are indicative only.

Each tower to achieve:
- a maximum tower footprint of 1,200m^2, and
- a maximum horizontal dimension of 50.0 metres for any part of the building.



SUBJECT TO COMPLIANCE ASSESSMENT

Reconfigure outlook of habitable spaces of all apartments on the eastern boundary towards Gregory Tce and the Drill Hall (e.g. through the use of a fin-shaped floor plate, providing solid walls to the north-east, with large windows looking north and south).

SUBJECT TO COMPLIANCE ASSESSMENT

Increase building setback to 9m from boundary. Reconfigure apartments / building design to achieve setback.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759/5
Date: 24 February 2025
Queensland Government

AMENDED IN RED
By: Chessa Lao
Date: 10 February 2025
Queensland Government

~~PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL~~
~~Approval no: DEV2016/759/3~~
~~Date: 10-Mar-2022~~
Queensland Government

~~AMENDED IN RED~~
~~By: Essen Joseph~~
~~Date: 15-Feb-2022~~
Queensland Government

~~PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL~~
Approval no: DEV2016/759
Date: 25 January 2017
Queensland Government

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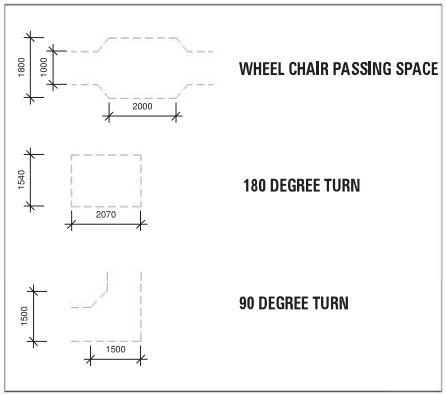
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KINGSFORD
527 GREGORY TCE
TYPICAL PLAN LEVEL 02-24
89084C16
SK3100
DATE: 16/12/2016 8:59:51 AM
SCALE: 1 : 200 @A1
0 4 8 12 20m
SCALE : 1 : 200@ A1
ISSUE: PRELIMINARY
DATE: 22/09/2016
REV: P4

AREA DISCLAIMER
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SUBJECT TO COMPLIANCE ASSESSMENT

Increase building setback to 9m from boundary. Reconfigure apartments / building design to achieve setback.

ACCESSIBILITY



TOWER 1

APPROXIMATE gfa 1234 m²

AMENDED DOOR THRESHOLDS FOR ACCESS

Vertical Planting

Glazing to Lobby Corridors

ADDITIONAL VERTICAL BLADES TO ACHIEVE THERMAL COMFORT

SCREENS TO PARTIALLY CLOSE BALCONY SPACE TO WESTERN SUN

ADDITIONAL VERTICAL BLADES TO ACHIEVE THERMAL COMFORT

PROPOSED BIFOLD SYSTEM
*REFER TO SECTION 06 - WESTERN FACADE DETAILS

BIFOLDS CLOSE INTO 3M LONG PANEL AND CAN BE SLID ACROSS APARTMENT EDGE

VERTICAL PLANTING AMENDED TO TRELLIS SUPPORTED ON BLADE WALL, NO OBSTRUCTION TO BEDROOM WINDOW

Line of Screen

Glazing to Lobby Corridors

Site Boundary

Proposed Site Boundary

4000 6000 6000 2000 8500 7500 6000 7000

5200 3000 7500 7500 7500 7500 6000 6000 6000 7000

3150 5550 4150 4150 8600 3050

28027 CORRIDOR | 6800 LIFT LOBBY | 19785 CORRIDOR

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/759
Date: 25 January 2017
Queensland Government

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referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government

AMENDED IN RED
By: Essen Joseph
Date: 15-Feb-2022
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527 GREGORY TCE

TOWER 1 - TYPICAL LEVEL

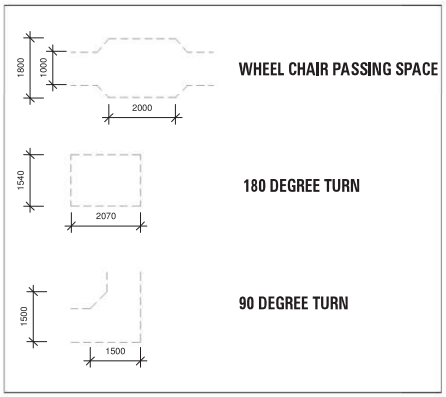
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ISSUE: PRELIMINARY
DATE: 21/09/2016
REV: P3

AREA DISCLAIMER
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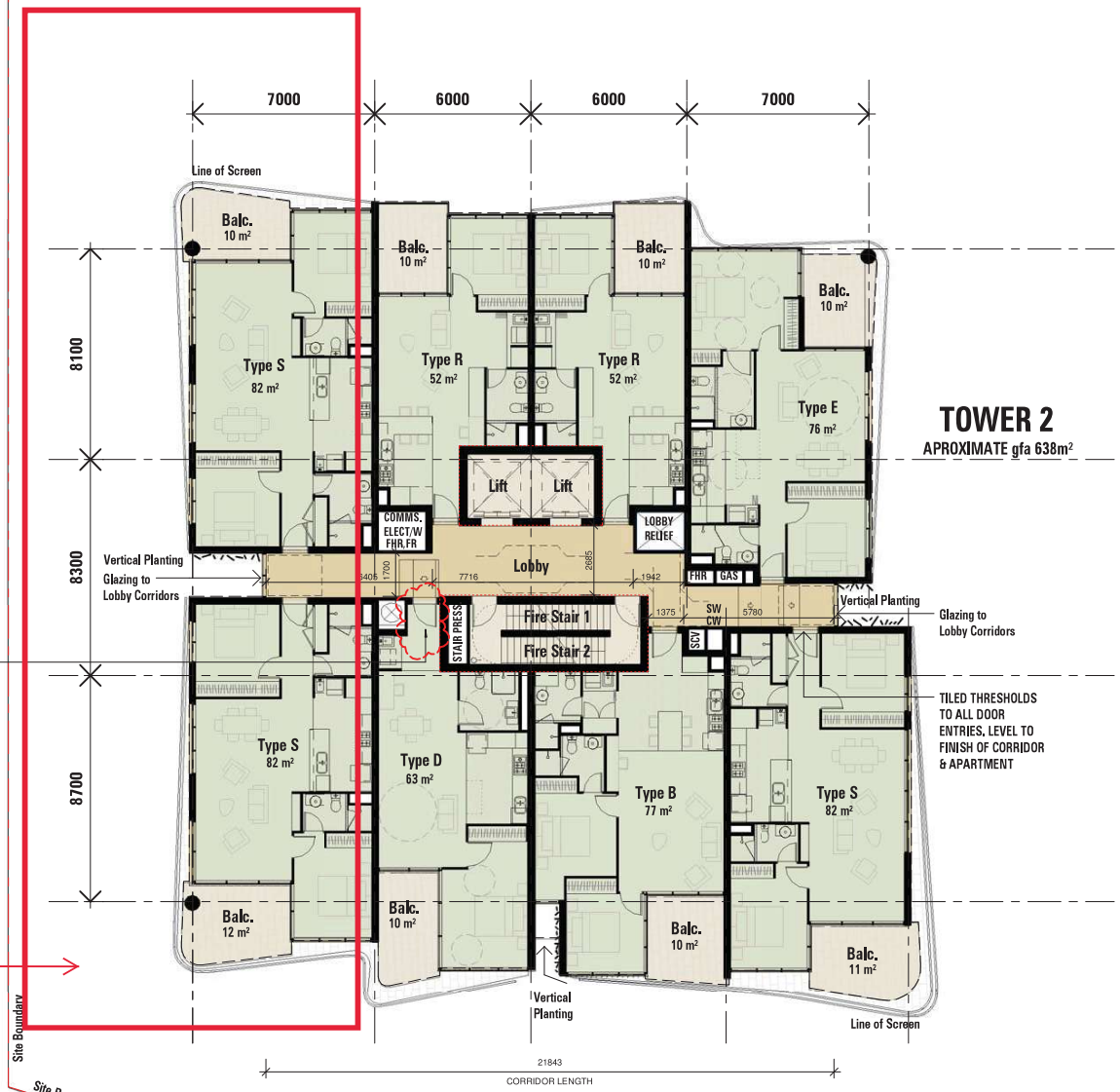
ACCESSIBILITY



SUBJECT TO COMPLIANCE ASSESSMENT

Reconfigure outlook of habitable spaces of all apartments on the eastern boundary towards Gregory Tce and the Drill Hall (e.g. through the use of a fin-shaped floor plate, providing solid walls to the north-east, with large windows looking north and south).

APARTMENT DOOR ALIGNED WITH CORRIDOR TO COMPLY WITH ACCESS STANDARDS
*AREA INCREASE FROM 62 TO 63m²
*ALL ENTRY DOORS ACCESSIBILITY COMPLIMENT FROM CORRIDOR



TOWER 2

APROXIMATE gfa 638m²

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Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government

~~PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL~~
~~Approval no: DEV2016/759~~
~~Date: 25 January 2017~~
~~Queensland Government~~

AMENDED IN RED
By: Essen Joseph
Date: 15-Feb-2022
Queensland Government

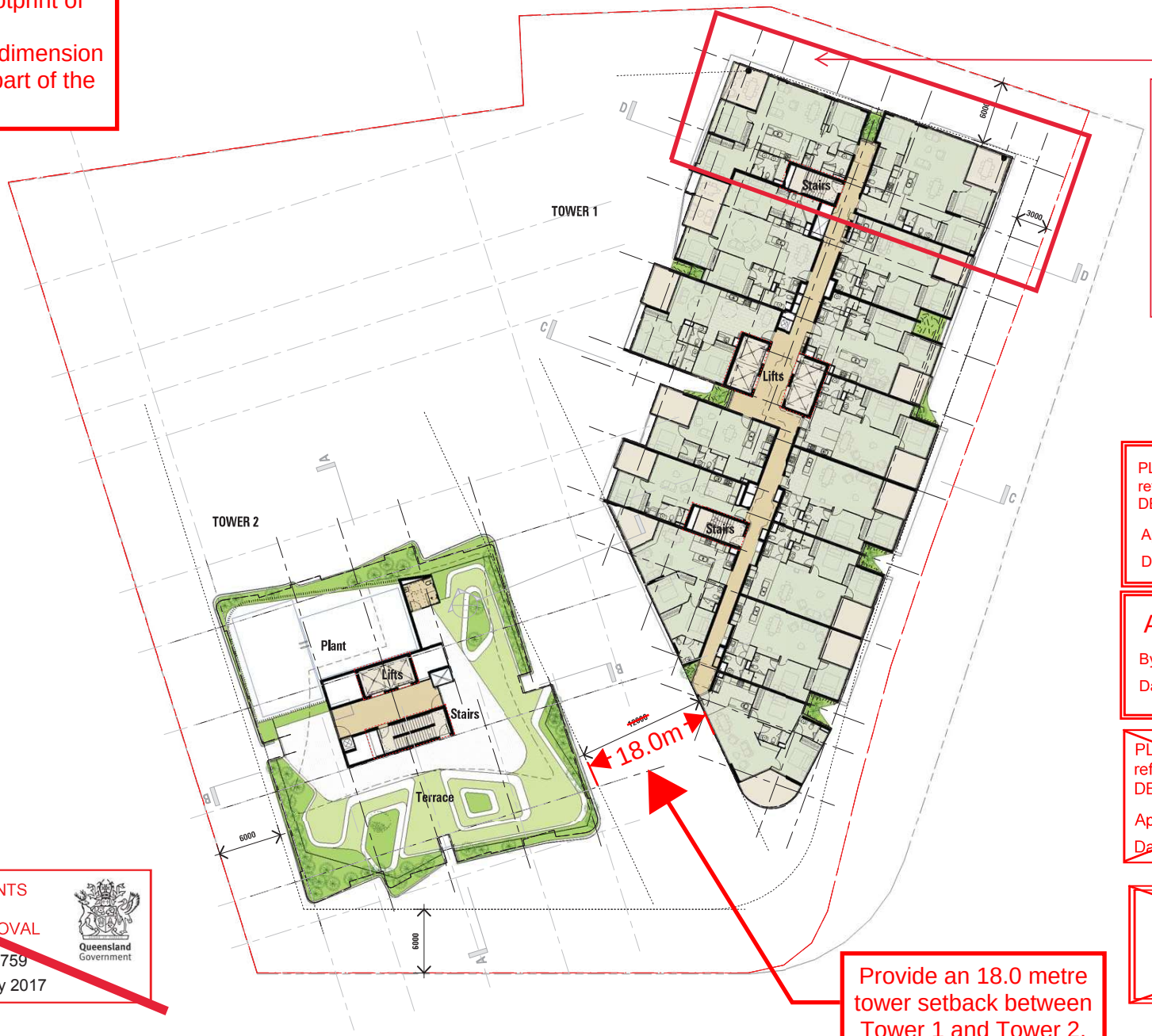
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nra-co-lab™ | KINGSFORD | 527 GREGORY TCE | TOWER 2 - TYPICAL LEVEL | 89084C15 | SK 3102 | DATE: 16/12/2016 3:25:46 PM | SCALE: As indicated@A1 | 0 2 4 6 10m | SCALE : 1 : As indicated@ A1 | ISSUE: Revision 5 | DATE: Date 5 | REV: P5

AREA DISCLAIMER
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Each tower to achieve:
- a maximum tower footprint of 1,200m^2, and
- a maximum horizontal dimension of 50.0 metres for any part of the building.



SUBJECT TO COMPLIANCE ASSESSMENT

Increase building setback to 9m from boundary. Reconfigure apartments / building design to achieve setback.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759/5
Date: 24 February 2025
Queensland Government

AMENDED IN RED
By: Chessa Lao
Date: 10 February 2025
Queensland Government

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~~Date: 10-Mar-2022~~
Queensland Government

~~AMENDED IN RED~~
~~By: Essen Joseph~~
~~Date: 15-Feb-2022~~
Queensland Government

~~PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL~~
~~Approval no: DEV2016/759~~
~~Date: 25 January 2017~~
Queensland Government

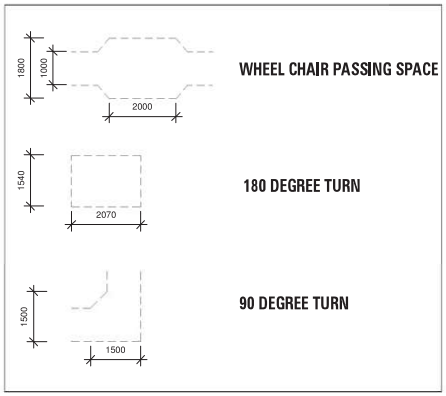
Provide an 18.0 metre tower setback between Tower 1 and Tower 2.

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527 GREGORY TCE
TYPICAL PLAN LEVEL 25-29
89084C16
SK3250
DATE: 16/12/2016 9:06:09 AM
SCALE: 1 : 200 @A1
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SCALE : 1 : 200@ A1
ISSUE: PRELIMINARY
DATE: 22/09/2016
REV: P4

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Subject to change during contract document development, and to Variations in accordance with the Contract Terms. See Identification Plan contained in the Disclosure Statement associated document for Area(s) that are indicative only.

ACCESSIBILITY



TOWER 1

APPROXIMATE gfa 1260 m²



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Approval no: ~~DEV2016/759~~
Date: 25 January 2017
Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
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SUBJECT TO COMPLIANCE ASSESSMENT

Increase building setback to 9m from boundary. Reconfigure apartments / building design to achieve setback.

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By: Essen Joseph
Date: 15-Feb-2022
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527 GREGORY TCE

TOWER 1 - TOP LEVELS

89084C15
SK 3251

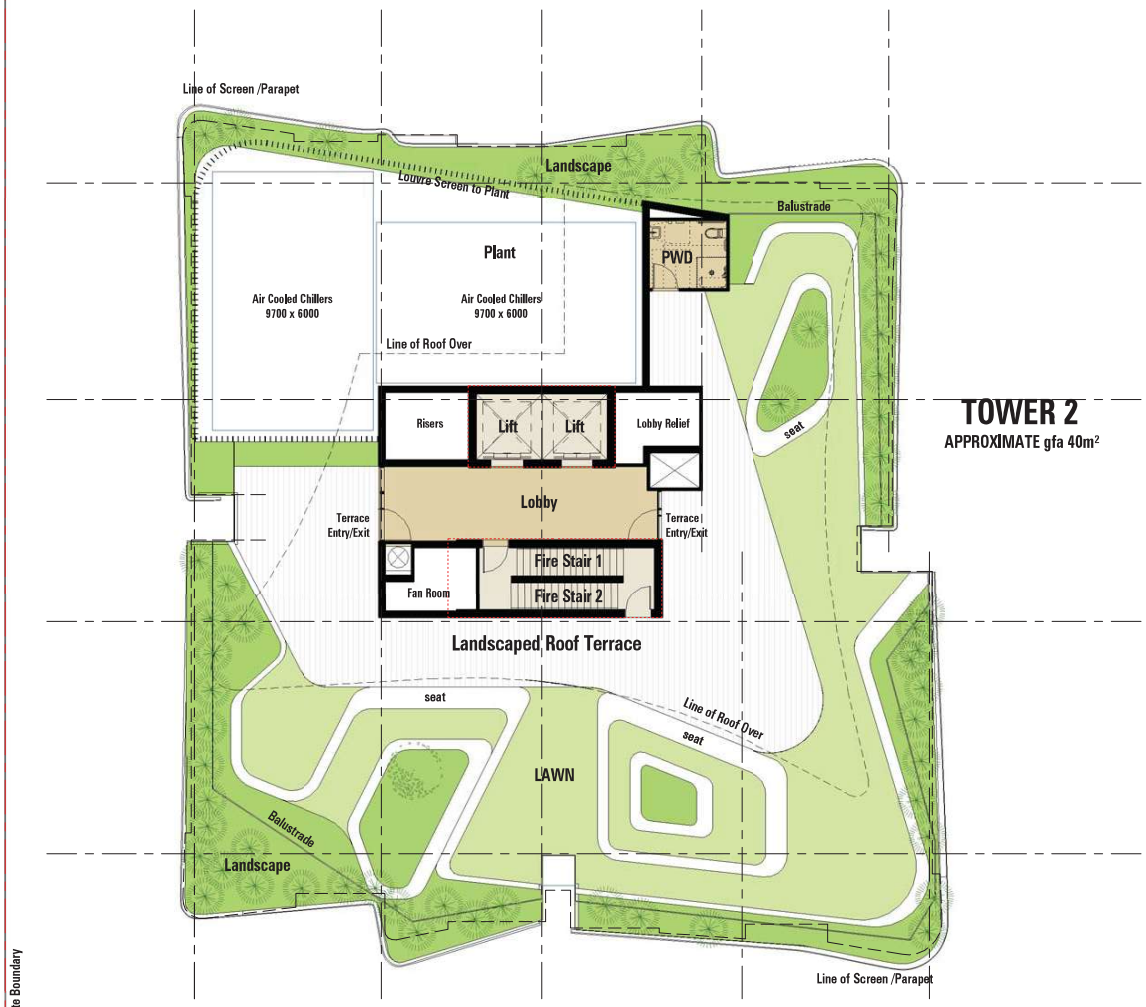
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SCALE : 1 : As indicated@ A1

ISSUE: PRELIMINARY

DATE: 30/06/2016
REV: P2

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TOWER 2
APPROXIMATE gfa 40m²

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referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/759
Date: 25 January 2017
Queensland Government

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
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527 GREGORY TCE

TOWER 2 - ROOF LEVEL

89084C15
SK 3252

DATE: 15/12/2016 5:23:10 PM
SCALE: 1 : 100 @A1

0 1 2 3 5m
SCALE : 1 : 100@ A1

ISSUE: PRELIMINARY

DATE: 30/06/2016
REV: P2

AREA DISCLAIMER
Subject to change during contract document development, and to Variations in accordance with the Contract Terms. See Identification Plan contained in the Disclosure Statement associated document for Area(s) that are indicative only.



SUBJECT TO COMPLIANCE ASSESSMENT

Amend rooftop as per changes to lower floors, as required.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/759

Date: 25 January 2017

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/759/3

Date: 10-Mar-2022

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By: Essen Joseph

Date: 15-Feb-2022

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527 GREGORY TCE

ROOF TERRACE TOWER 1

89084C16

SK3350

DATE: 16/12/2016 9:17:35 AM

SCALE: 1 : 200 @A1

0 4 8 12 20m

SCALE : 1 : 200@ A1

ISSUE: PRELIMINARY

DATE: 29/06/2016

REV: P2

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DEVELOPMENT APPROVAL

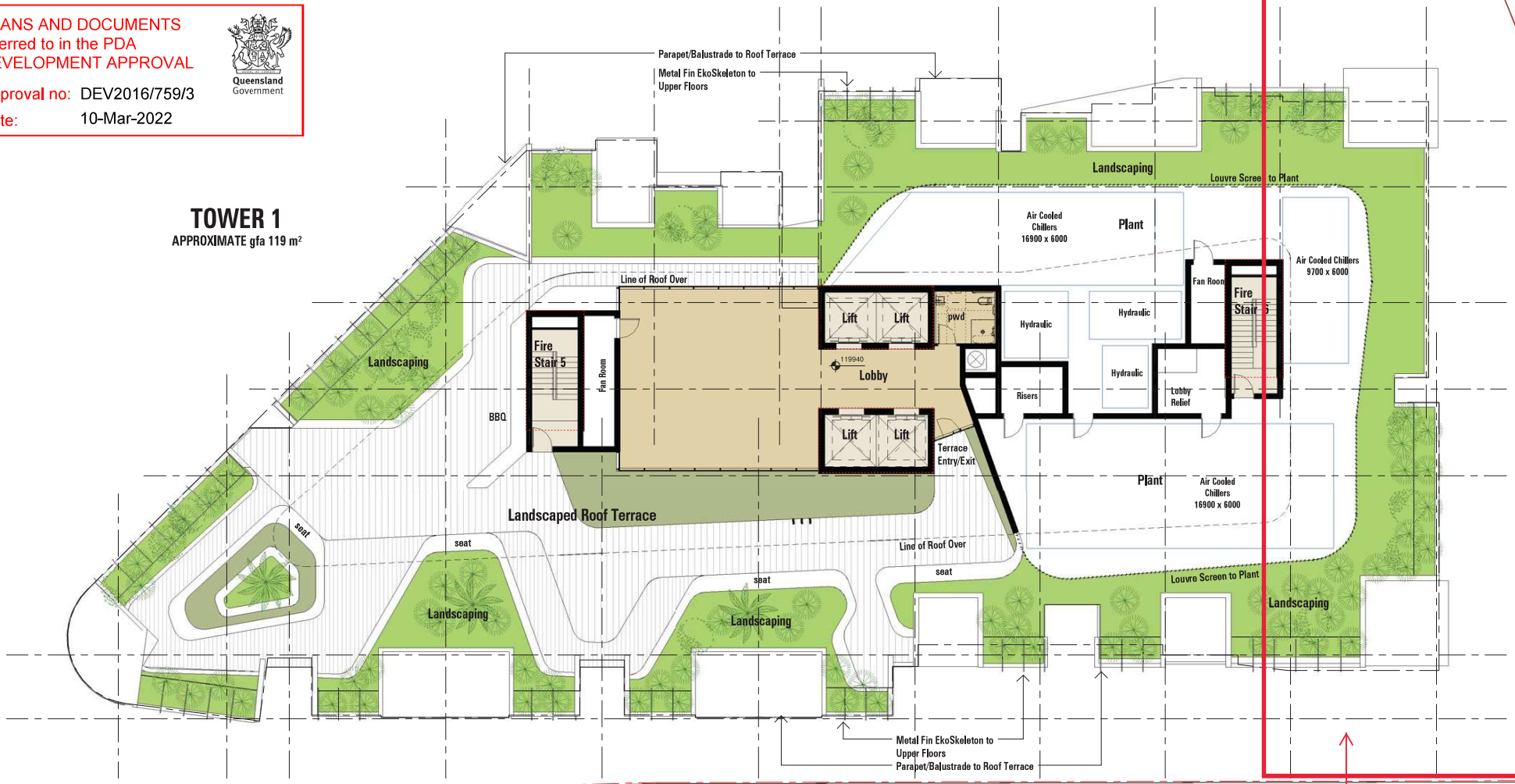
Approval no: DEV2016/759/3

Date: 10-Mar-2022

Queensland Government

TOWER 1

APPROXIMATE gfa 119 m²



SUBJECT TO COMPLIANCE ASSESSMENT

Amend rooftop as per changes to lower floors, as required

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~~Approval no: DEV2016/759~~

~~Date: 25 January 2017~~

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AMENDED IN RED

By: Essen Joseph

Date: 15-Feb-2022

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527 GREGORY TCE

TOWER 1 - ROOF LEVEL

89084C15
SK 3351

DATE: 16/12/2016 9:17:43 AM
SCALE: 1 : 100 @A1

SCALE : 1 : 100@ A1

ISSUE: PRELIMINARY

DATE: 30/06/2016
REV: P2

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Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government

AMENDED IN RED
By: Essen Joseph
Date: 15-Feb-2022
Queensland Government

SUBJECT TO COMPLIANCE ASSESSMENT

Increase building setback to 9m from boundary. Reconfigure apartments / building design to achieve setback.



~~PLANS AND DOCUMENTS~~
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527 GREGORY TCE

BRUNSWICK ST ELEVATION

89084C16
SK4010

DATE: 16/12/2016 12:27:15 PM
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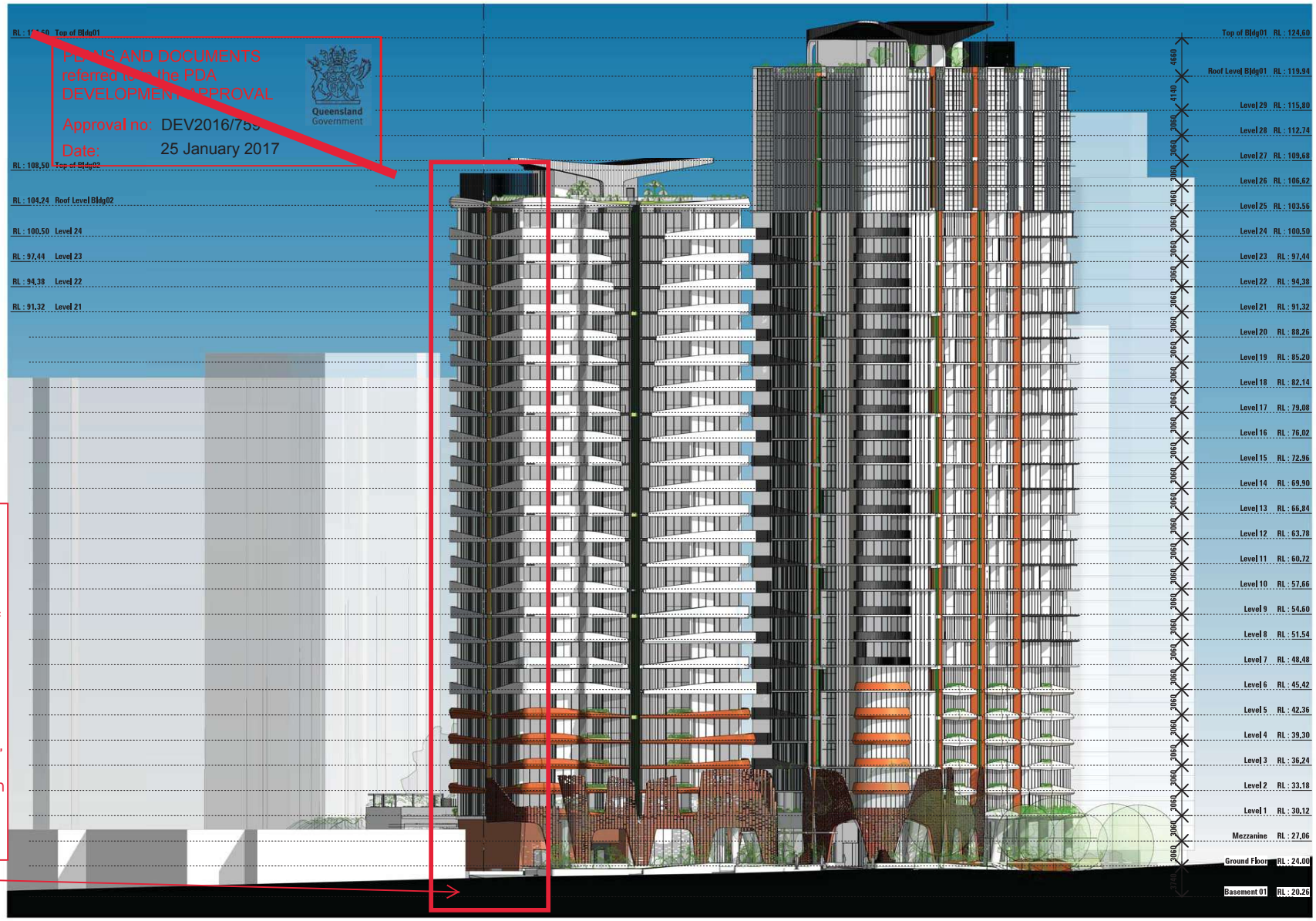
ISSUE: PRELIMINARY

DATE: 29/06/2016
REV: P2

AREA DISCLAIMER
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Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government

AMENDED IN RED
By: Essen Joseph
Date: 15-Feb-2022
Queensland Government



SUBJECT TO COMPLIANCE ASSESSMENT

Reconfigure outlook of habitable spaces of all apartments on the eastern boundary towards Gregory Tce and the Drill Hall (e.g. through the use of a fin-shaped floor plate, providing solid walls to the north-east, with large windows looking north and south).

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527 GREGORY TCE

GREGORY TERRACE ELEVATION

89084C16
SK4020

DATE: 16/12/2016 12:28:34 PM
SCALE: 1 : 250 @A1

0 5 10 15 25m
SCALE : 1 : 250@ A1

ISSUE: PRELIMINARY

DATE: 29/06/2016
REV: P2

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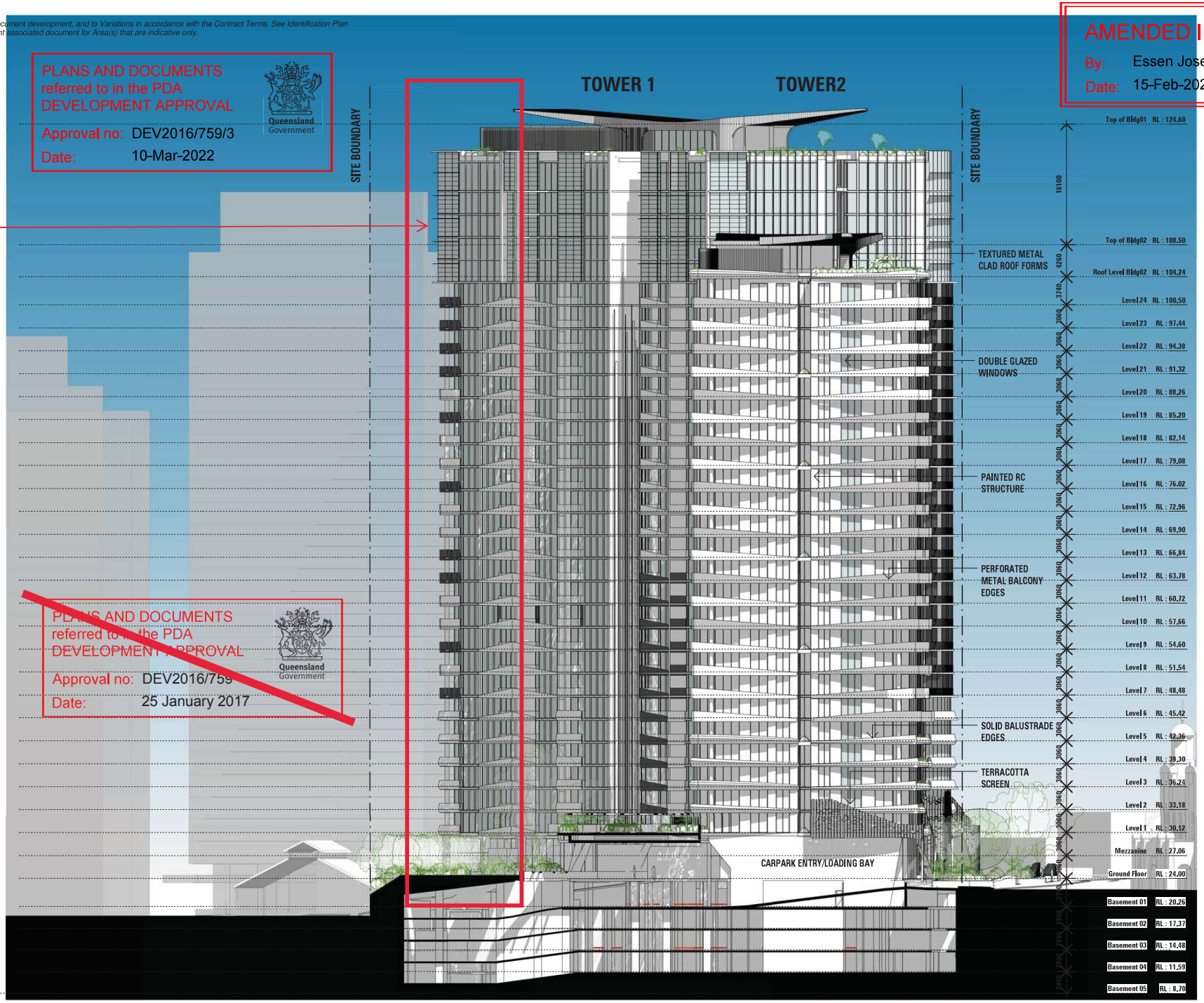
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government

AMENDED IN RED
By: Essen Joseph
Date: 15-Feb-2022
Queensland Government

SUBJECT TO COMPLIANCE ASSESSMENT

Increase building setback to 9m from boundary. Reconfigure apartments / building design to achieve setback.

~~PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL~~
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527 GREGORY TCE

NORTH EAST ELEVATION

89084C16
SK4030

DATE: 16/12/2016 12:17:04 PM
SCALE: 1 : 250 @A1

0 5 10 15 25m
SCALE : 1 : 250@ A1

AREA DISCLAIMER
Subject to change during contract document development, and to Variations in accordance with the Contract Terms. See Identification Plan contained in the Disclosure Statement associated document for Area(s) that are indicative only.

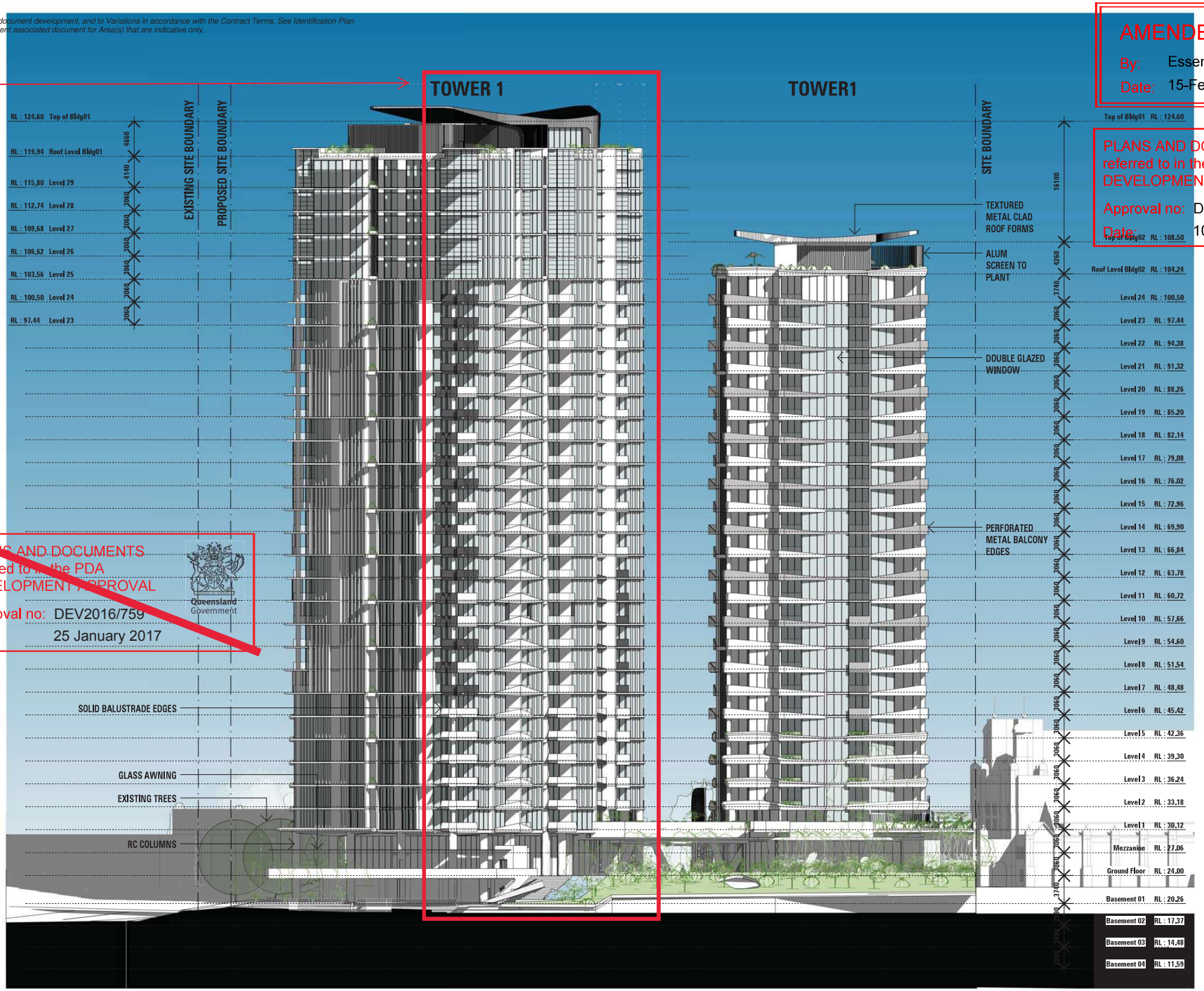
SUBJECT TO COMPLIANCE ASSESSMENT

Increase building setback to 9m from boundary. Reconfigure apartments / building design to achieve setback.

AMENDED IN RED
By: Essen Joseph
Date: 15-Feb-2022
Queensland Government

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Date: 10-Mar-2022
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~~Approval no: DEV2016/759~~
~~Date: 25 January 2017~~
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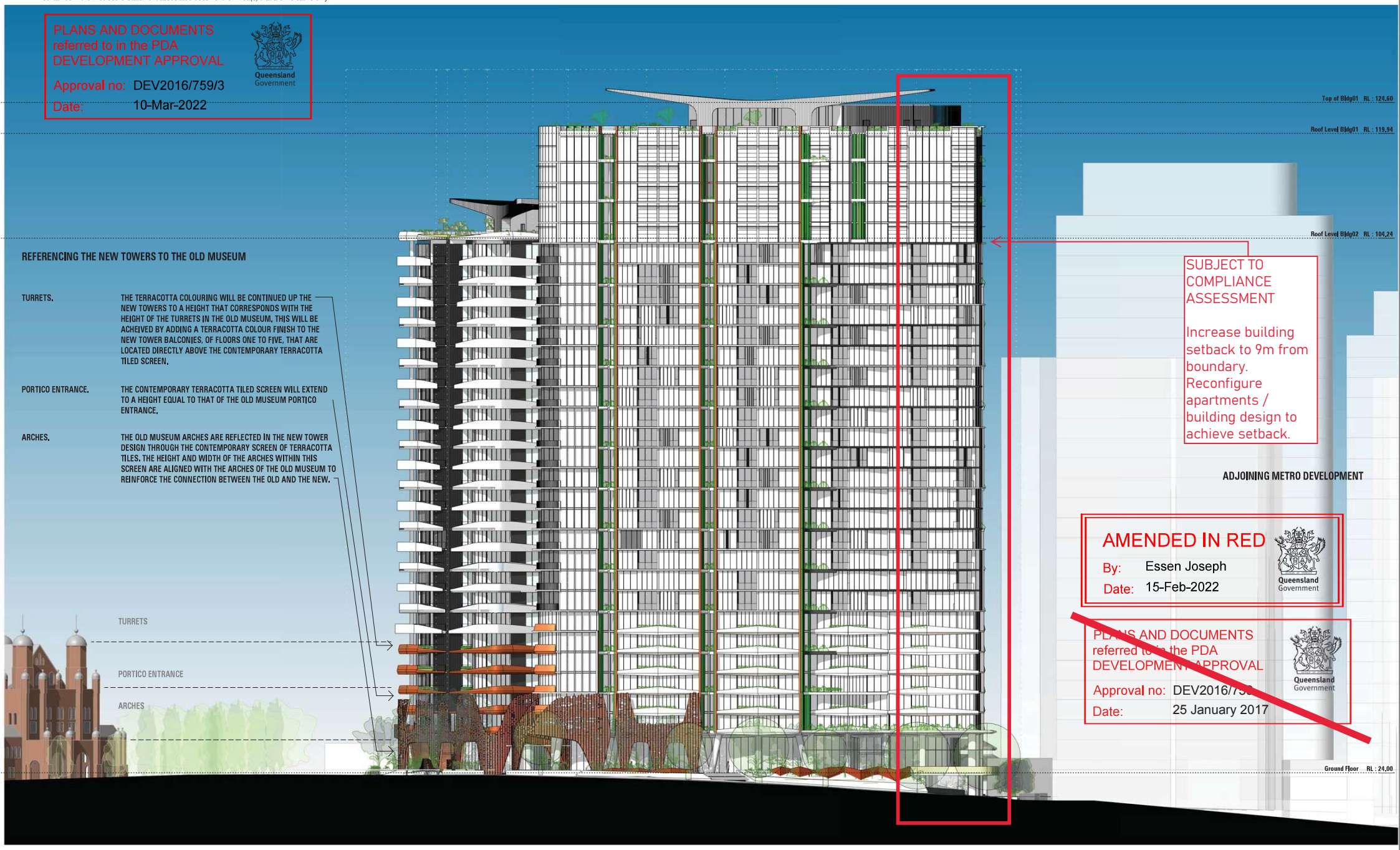
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KINGSFORD | 527 GREGORY TCE | SOUTH EAST ELEVATION | 89084C16 SK4040 | DATE: 16/12/2016 12:34:09 PM | SCALE: 1 : 250 @A1 | 0 5 10 15 25m | SCALE : 1 : 250@ A1

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DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
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By: Essen Joseph
Date: 15-Feb-2022
Queensland Government

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL
Approval no: DEV2016/7[illegible]
Date: 25 January 2017
Queensland Government

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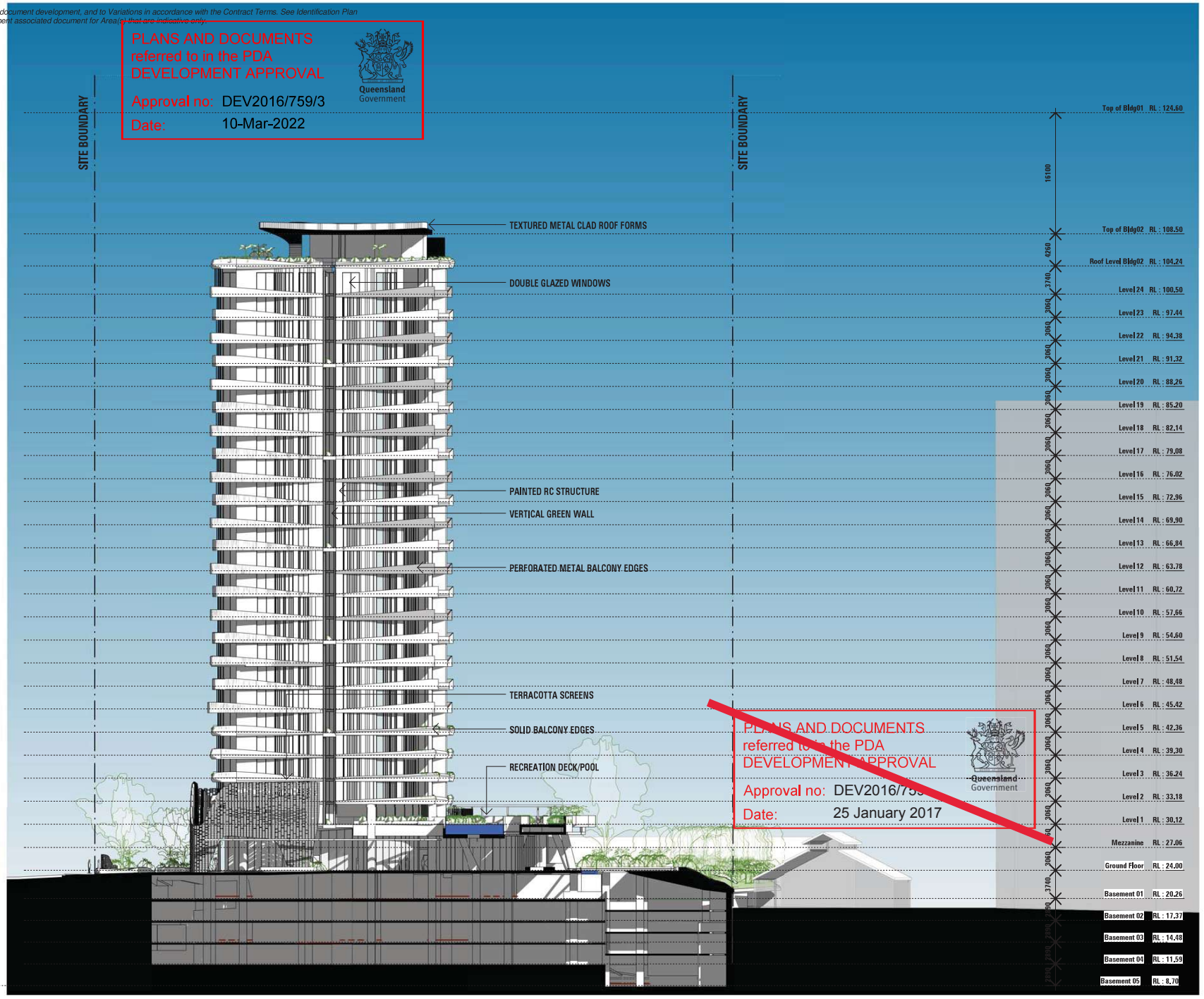
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KINGSFORD | 527 GREGORY TCE | STREETSCAPE ELEVATION | 89084C16 | SK4050 | DATE: 16/12/2016 12:35:30 PM | SCALE: 1 : 250 @A1

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SCALE : 1 : 250@ A1

AREA DISCLAIMER
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Approval no: DEV2016/759
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527 GREGORY TCE

INTERNAL ELEVATION - TOWER 2

89084C16
SK4150

DATE: 16/12/2016 9:55:11 AM
SCALE: 1 : 250 @A1

0 5 10 15 25m
SCALE : 1 : 250@ A1

AREA DISCLAIMER
Subject to change during contract document development, and to Variations in accordance with the Contract Terms. See Identification Plan contained in the Disclosure Statement associated document for Area(s) that are indicative only.

AMENDED IN RED
By: Essen Joseph
Date: 15-Feb-2022

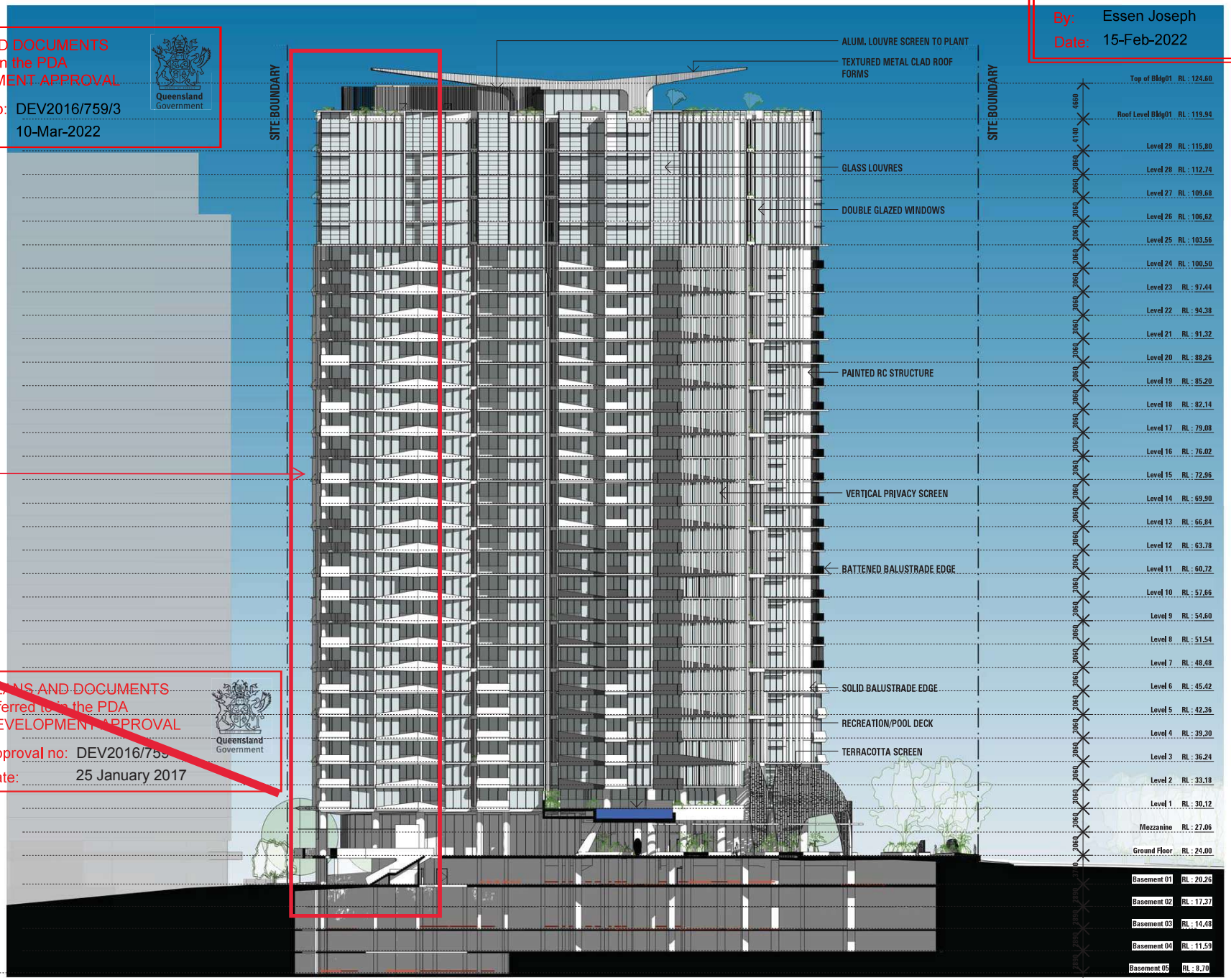
Queensland Government

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Approval no: DEV2016/759/3
Date: 10-Mar-2022

SUBJECT TO COMPLIANCE ASSESSMENT

Increase building setback to 9m from boundary. Reconfigure apartments / building design to achieve setback.

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527 GREGORY TCE

INTERNAL ELEVATION - TOWER 1

89084C16
SK4250

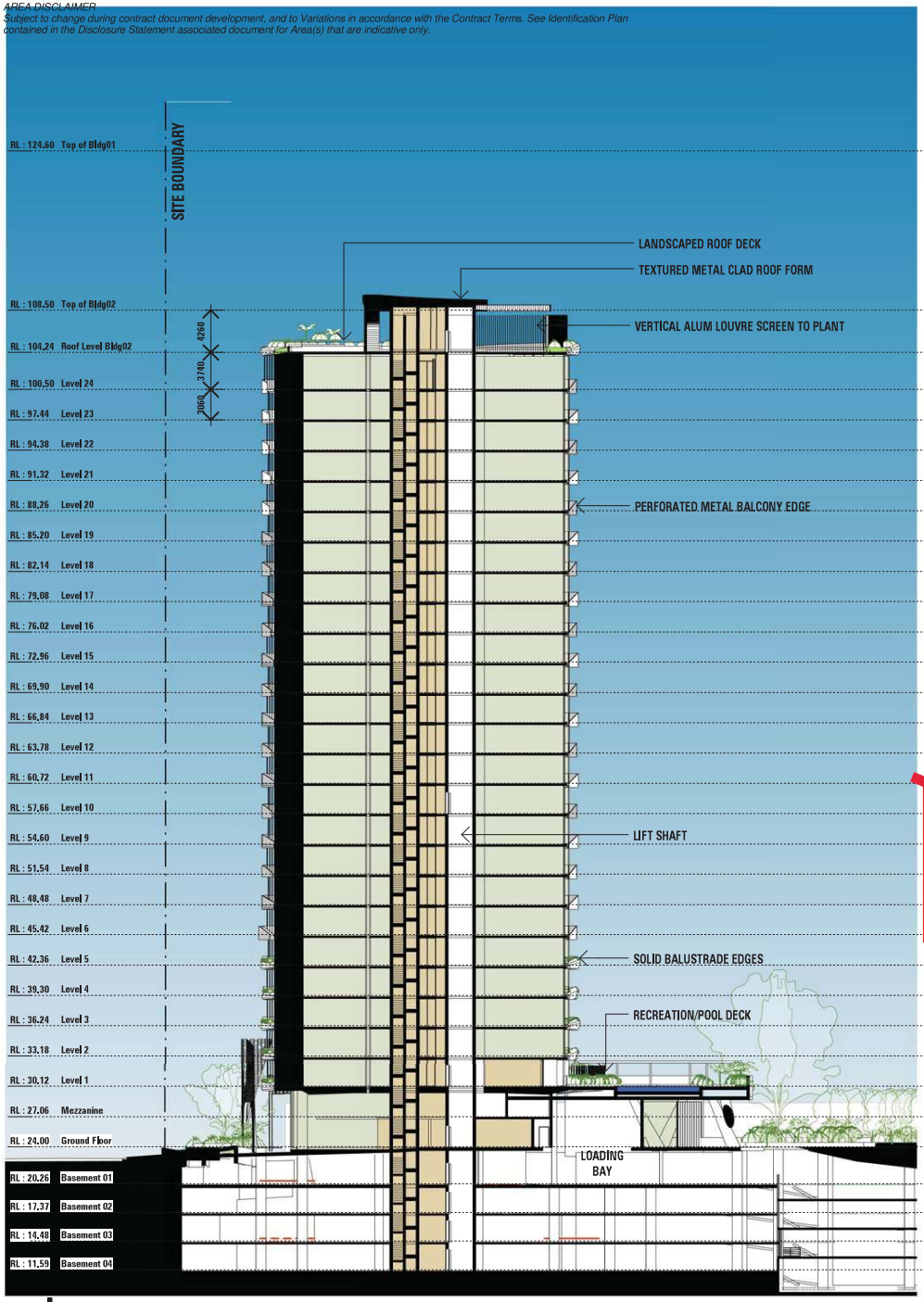
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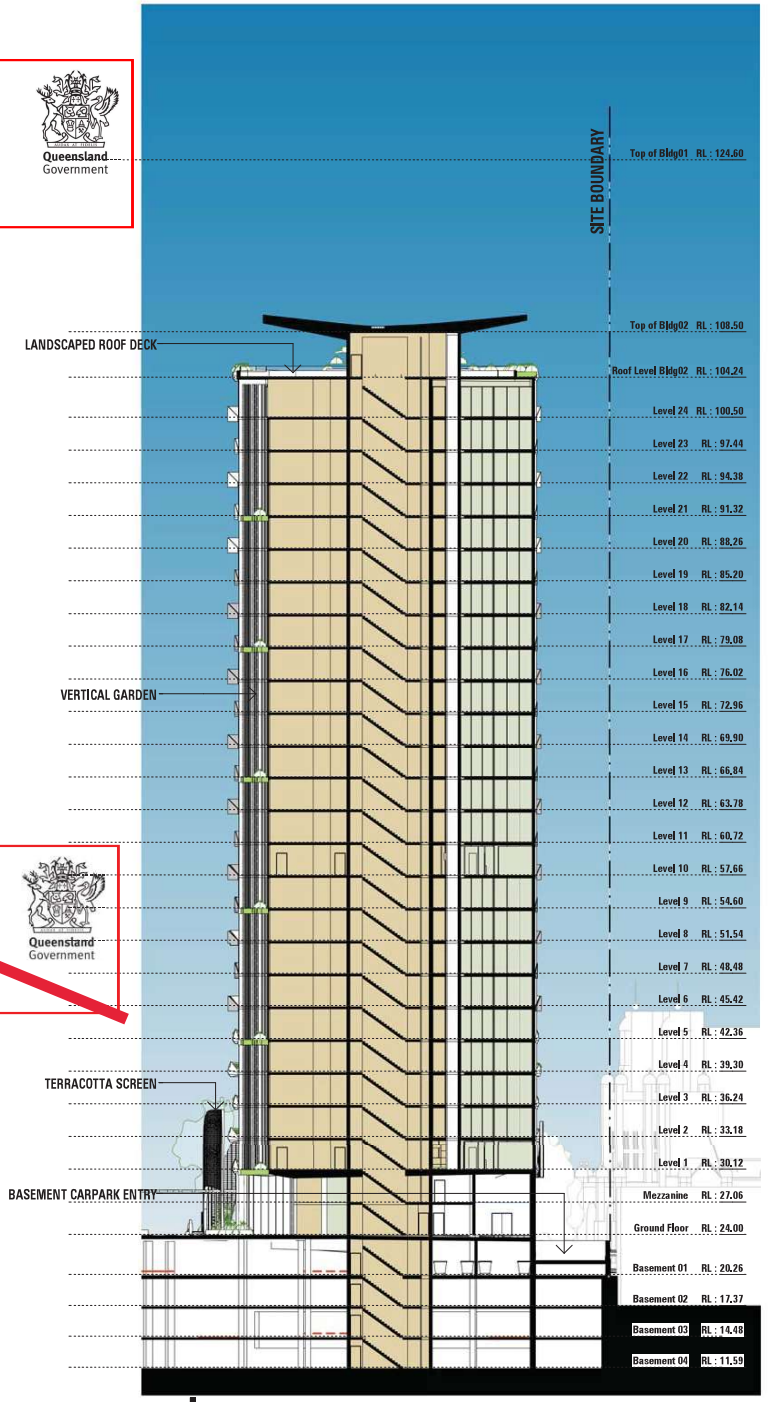
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Queensland Government



1 SECTION AA - TOWER 2
1 : 250



2 SECTION BB - TOWER 2
1 : 250

EDQ ISSUE 16/12/2016

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KINGSFORD

527 GREGORY TCE

SECTIONS TOWER 2

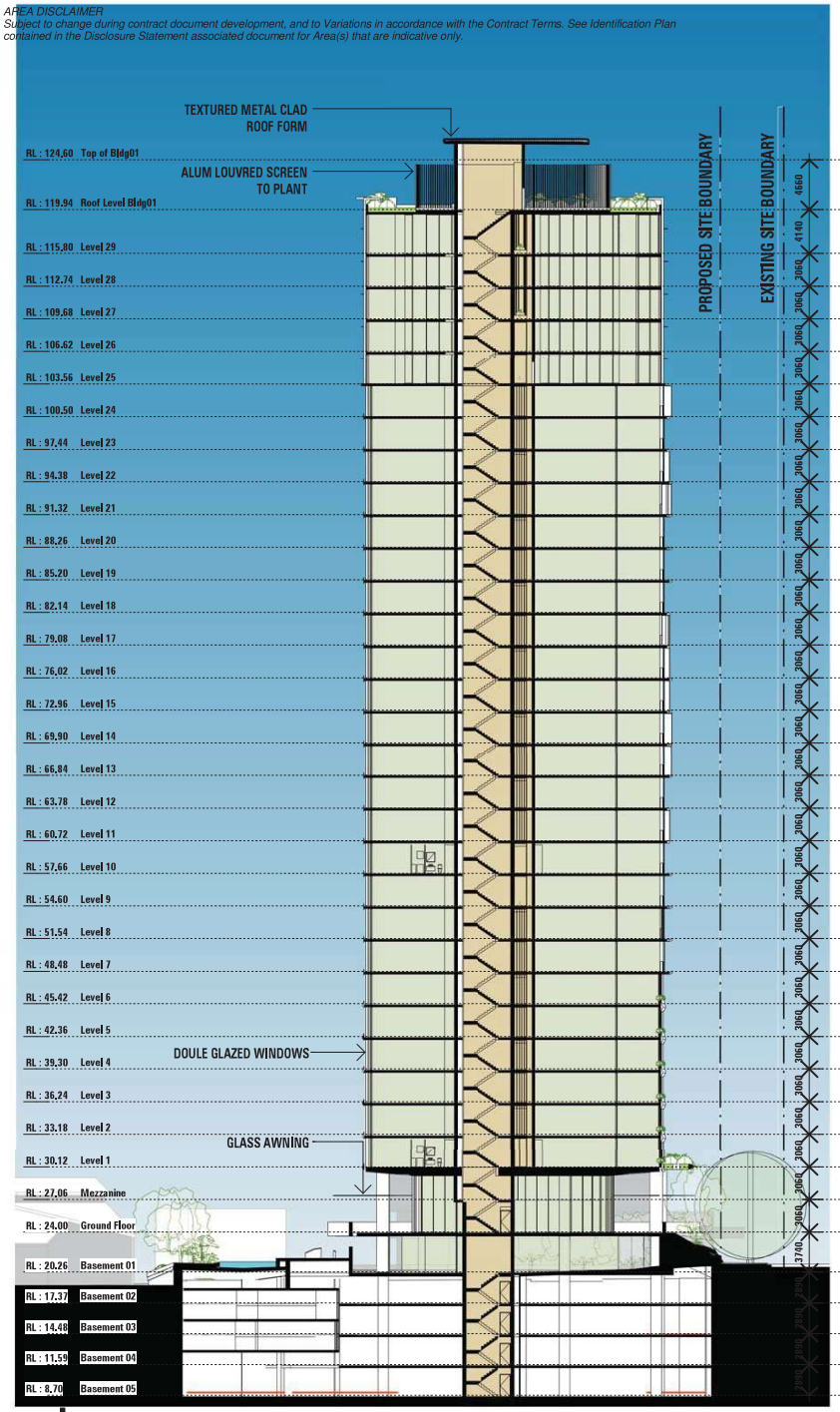
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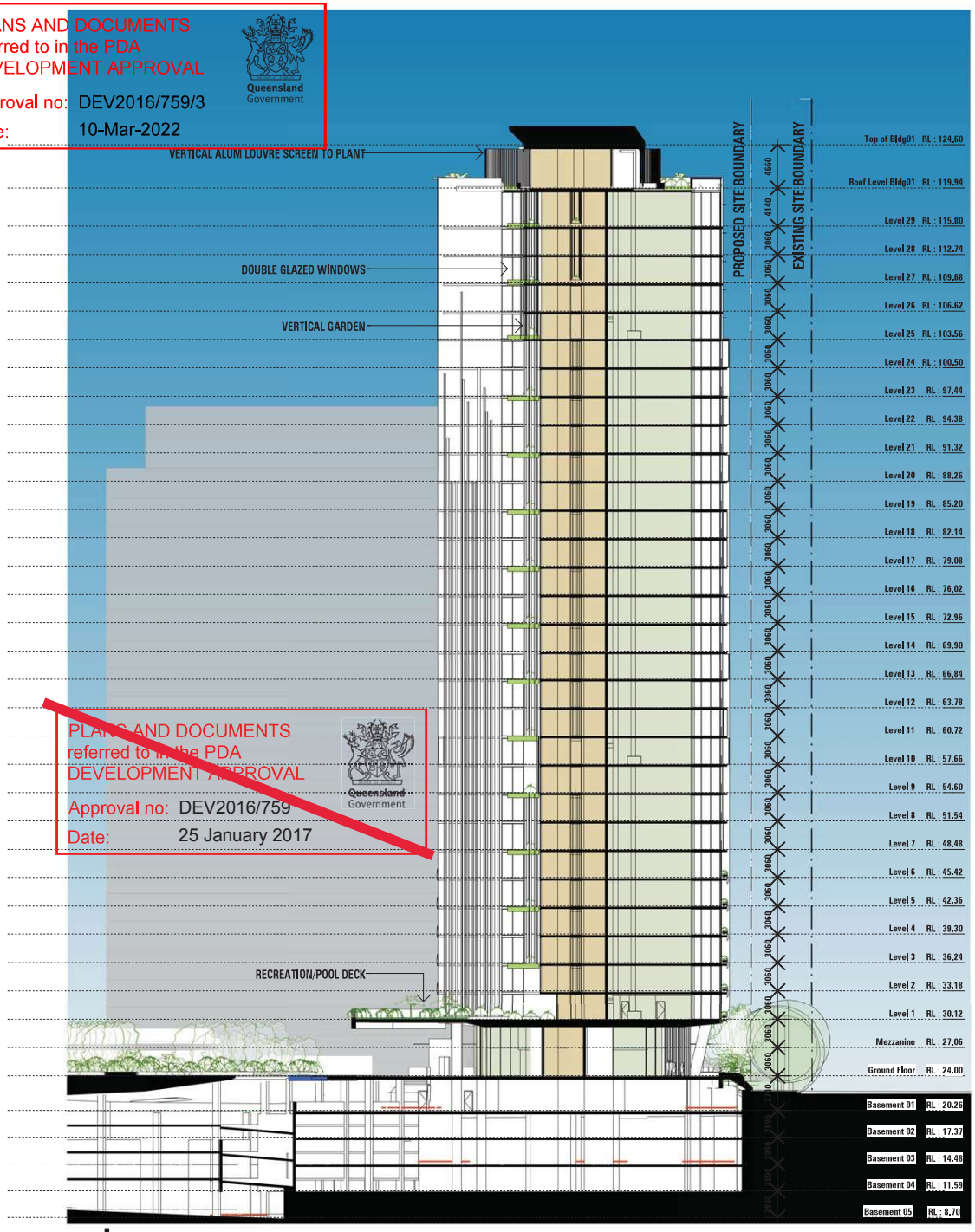
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AREA DISCLAIMER
Subject to change during contract document development, and to Variations in accordance with the Contract Terms. See Identification Plan contained in the Disclosure Statement associated document for Area(s) that are indicative only.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government



2 SECTION DD - TOWER 1
1 : 250



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/759
Date: 25 January 2017
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1 SECTION CC - TOWER 1
1 : 250

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KINGSFORD | 527 GREGORY TCE

SECTIONS TOWER 1

89084C16
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03 ADDITIONAL PERSPECTIVE

PEDESTRIAN VIEW - INTERSECTION OF BRUNSWICK & GREGORY TCE

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
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STREET VIEW - BRUNSWICK ST & GREGORY TCE

DESIGN CHANGES TO BE NOTED:
REMOVAL OF THE SMALL SCREEN ELEMENTS AROUND PLANTERS, BACKS OF SEATING TO BE DONE IN TILES. THE AMENDMENT OF THE PAVING DESIGN AS DISCUSSED. THE APPLICATION OF TERRACOTTA , CERAMIC OR SIMILAR TILING TO THE LOWER BANDING ON EACH BUILDING TO ENSURE LONGEVITY OF THE FINISH AND COLOUR. DARKER GLAZING TO TOWER 02 & CLEARER GLAZING TO TOWER 01.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/75
Date: 25 January 2017
Queensland Government

03 ADDITIONAL PERSPECTIVE

VIEW FROM INTERSECTION



STREET VIEW - BRUNSWICK ST & GREGORY TCE

DESIGN CHANGES TO BE NOTED:
REMOVAL OF TERRACOTTA COLOUR FROM VERTICAL BREAKS

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/759
Date: 25 January 2017
Queensland Government

SUBJECT TO
COMPLIANCE
ASSESSMENT

Increase building setback to 9m from boundary. Reconfigure apartments / building design to achieve setback.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government

AMENDED IN RED
By: Essen Joseph
Date: 15-Feb-2022
Queensland Government

11 BUILDING AESTHETIC

TOWER DISTINCTION - CONCEPT FINISHES

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759
Date: 25 January 2017
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TOWER 01 FINISHES CONCEPT - LIGHTER COLOUR SCHEME



TERRACOTTA TILE CLADDING



PAVING



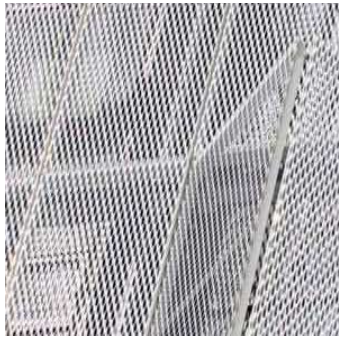
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GLASS



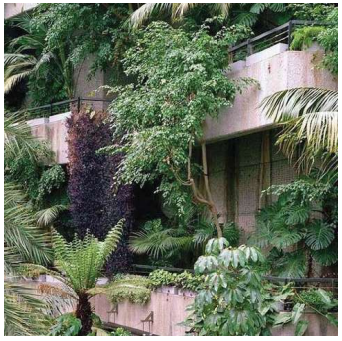
LOBBY



PERFORATED PANELS



BALCONY



LANDSCAPE



APARTMENT ROOM

TOWER 02 FINISHES CONCEPT - DARKER COLOUR SCHEME



TERRACOTTA TILE CLADDING



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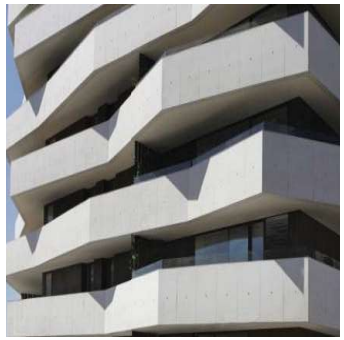
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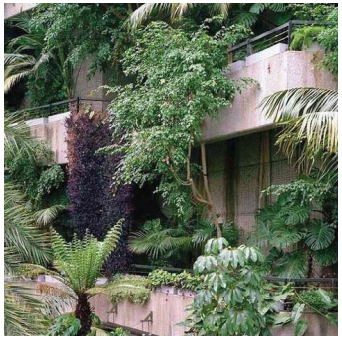
LOBBY



BANDED EDGES



BALCONY



LANDSCAPE



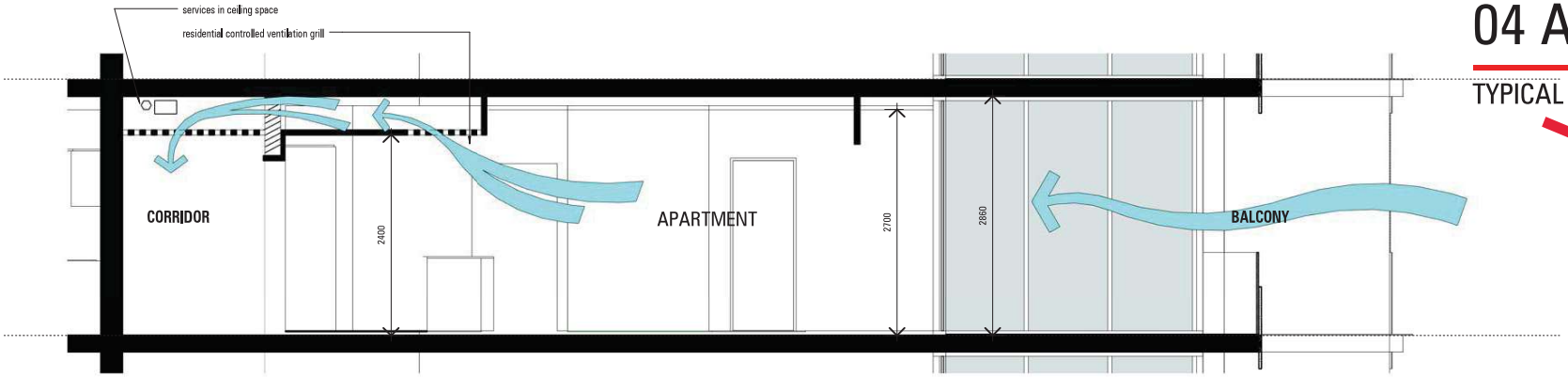
APARTMENT ROOM

AREA DISCLAIMER
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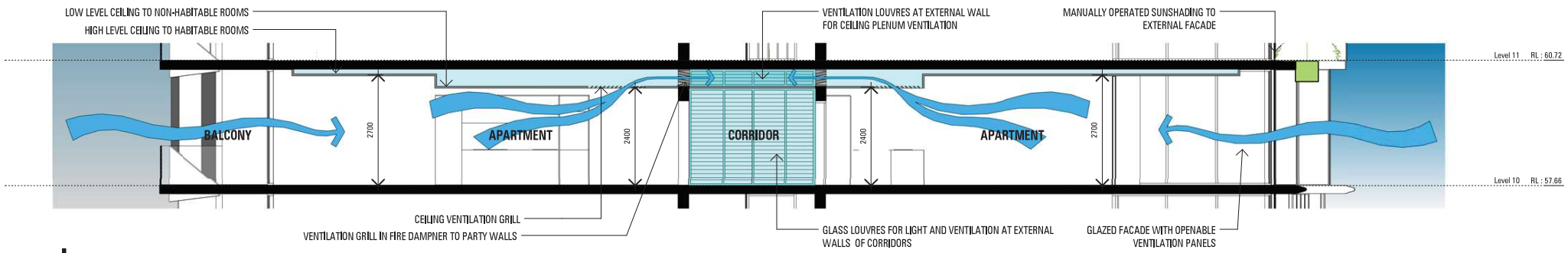
04 APARTMENT DETAILS

TYPICAL FLOOR PLAN

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759
Date: 25 January 2017
Queensland Government



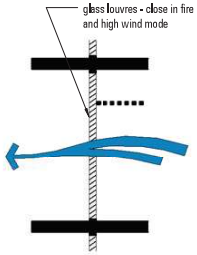
4 Ventilation - Apartment to Corridor
1 : 30



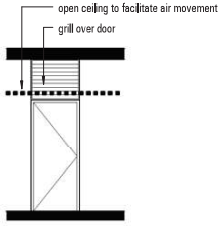
5 Apartment/Corridor - Cross Ventilation
1 : 50



1 Level 10 - Cross Ventilation
1 : 500



2 Ventilation - Corridor
1 : 50



3 Ventilation - Apartment Door Grill
1 : 50

CROSS VENTILATION STRATEGY

THE PROPOSED SYSTEM HAS BEEN INVESTIGATED FOR ITS PERFORMANCE AND RELEVANCE TO THE PROJECT. THE ILLUSTRATED OPTION WILL DRAW FRESH AIR THROUGH THE APARTMENTS AND EXHAUST OUT INTO / THROUGH THE NATURALLY VENTILATED CORRIDORS.

PRELIMINARY ADVICE HAS BEEN SOUGHT FROM APPROPRIATE CONSULTANTS FOR THE VIABILITY OF SUCH A SYSTEM. THIS OPTION IS SEEN TO BE THE MOST EFFECTIVE FOR CREATING CROSS VENTILATION ACROSS THE BUILDING.

FURTHER INVESTIGATIONS ARE NOTED ON PAGE 14.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government

04 APARTMENT DETAILS

TYPICAL FLOOR PLAN

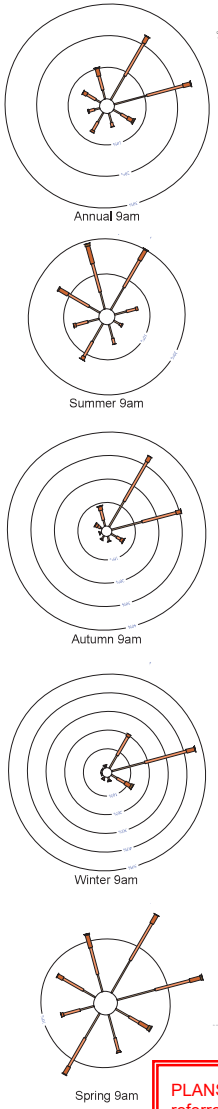
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government

AMENDED IN RED
By: Essen Joseph
Date: 15-Feb-2022
Queensland Government

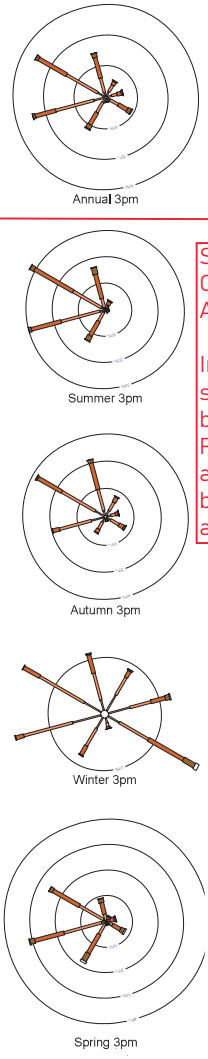
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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Queensland Government

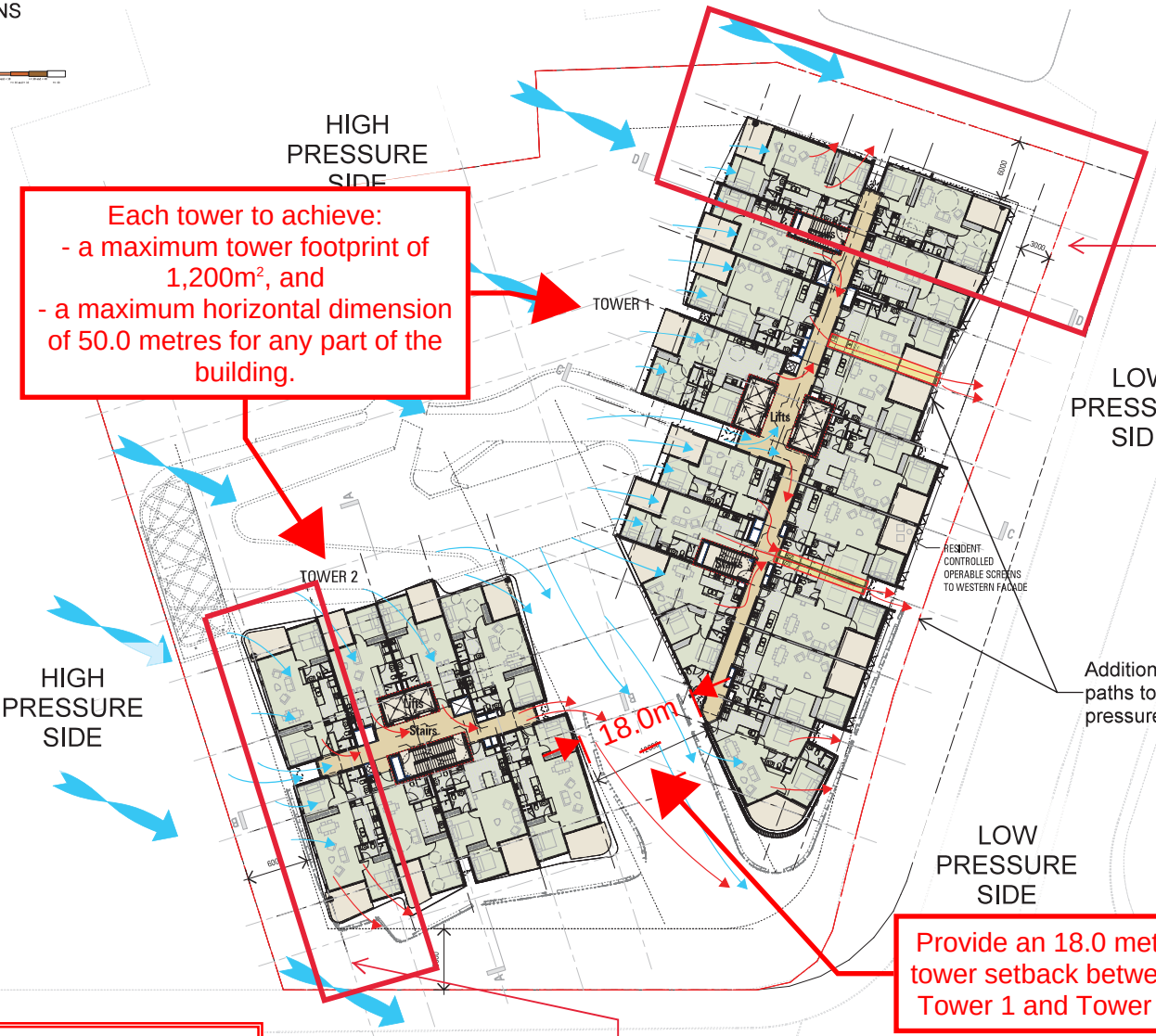
EXAMPLE OF DOMINANT AFTERNOON PREVAILING CONDITION

MORNING CONDITIONS



AFTERNOON CONDITIONS





Each tower to achieve:
- a maximum tower footprint of 1,200m², and
- a maximum horizontal dimension of 50.0 metres for any part of the building.

SUBJECT TO COMPLIANCE ASSESSMENT

Increase building setback to 9m from boundary. Reconfigure apartments / building design to achieve setback.

Provide an 18.0 metre tower setback between Tower 1 and Tower 2.

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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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Date: 24 February 2025
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SUBJECT TO COMPLIANCE ASSESSMENT

Reconfigure outlook of habitable spaces of all apartments on the eastern boundary towards Gregory Tce and the Drill Hall (e.g. through the use of a fin-shaped floor plate, providing solid walls to the north-east, with large windows looking north and south).

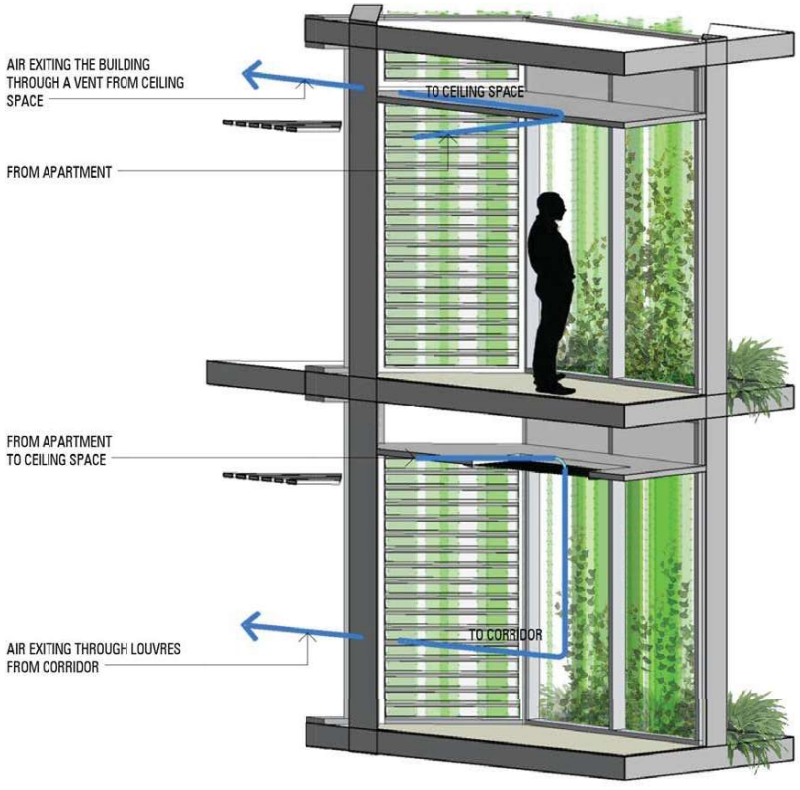
AMENDED IN RED
By: Chessa Lao
Date: 10 February 2025
Queensland Government

04 APARTMENT DETAILS

TYPICAL FLOOR PLAN

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759
Date: 25 January 2017
Queensland Government

AIR FLOW DIRECTION



1 NATURAL VENTILATION THROUGH CORRIDORS



OPTION ONE

AIR WILL FLOW FROM THE APARTMENT INTO THE CEILING SPACE. IT WILL THEN EXIT THE BUILDING DIRECTLY FROM THE CEILING SPACE, THROUGH A VENT LOCATED IN THE EXTERNAL FACADE.

OPTION TWO

AIR WILL FLOW FROM THE APARTMENT INTO THE CEILING SPACE. IT WILL THEN FLOW FROM THE CEILING SPACE, THROUGH A VENT INTO THE CORRIDOR. THE AIR WILL THEN EXIT THE BUILDING FROM THE CORRIDOR, THROUGH THE LOUVRED WINDOWS LOCATED AT THE END OF EACH NATURALLY VENTILATED CORRIDOR.

2 ELEVATION VIEW
1 : 25

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government

06 WESTERN FACADE DETAILS

OPERABLE FACADE

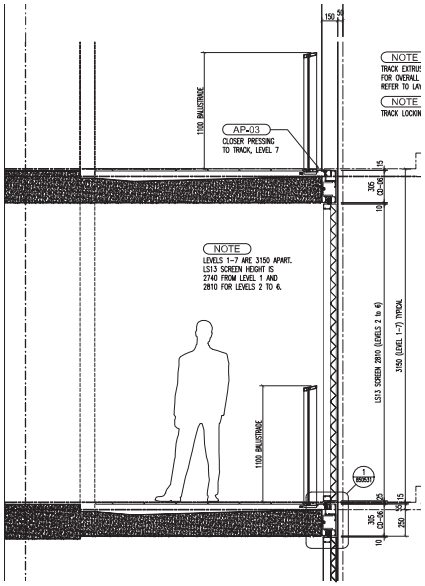
REFERENCE PROJECT

BARANGAROO SOUTH APARTMENTS

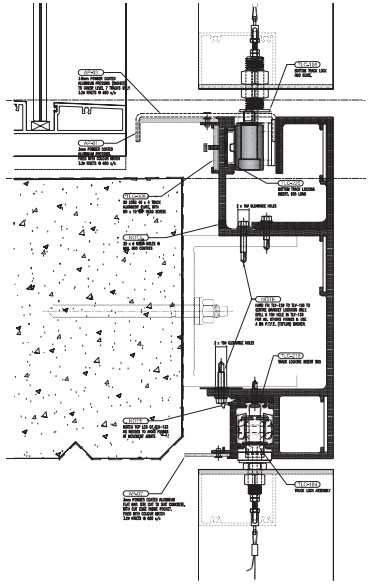
THIS DEVELOPMENT FEATURES THE RECOMMENDED STYLE OF BIFOLD SYSTEM INTENDED FOR THE WESTERN FACADE OF BUILDING 01. DETAIL DRAWINGS BELOW PROVIDED BY LOUVRECLAD

THE SYSTEM CAN BE RETRACTED BACK TO ALLOW FULL VIEWS. THE SYSTEM HAS THE ABILITY TO LOCK AT INTERVALS ACROSS THE TRACK AND IS DESIGNED TO MINIMISE RACKING DURING WINDY PERIODS AND ALLOW FOR SAFE OPERATION. THE SYSTEM IS OPERABLE FROM THE BALCONY EDGE ALLOWING THE OPERATOR TO CLOSE THE SYSTEM INTO A FLAT PANEL AND SLIDE IT ACROSS TO THE DESIRED LOCATION. IN THE INSTANCE OF 527 GREGORY TCE THIS WOULD BE AN IDEAL SOLUTION TO ALLOW THE OPERATOR TO SLIDE THE SCREEN ACROSS TO THE BEDROOM SIDE MANUALLY.

NOTE: THE INTENTION FOR GREGORY TCE BUILDING 01 FACADE IS A MORE TRANSPARENT RESULT THAN ACHIEVED AT THE BARANGAROO SOUTH PROJECT AS PREVIOUSLY DISCUSSED.



DRAWING - CONCRETE SLAB EDGE DETAIL
WEST ELEVATION - BY TOWNSEND GROUP PTY. LTD. - REFERENCE ONLY



DRAWING - CONCRETE SLAB EDGE DETAIL
WEST ELEVATION - BY TOWNSEND GROUP PTY. LTD. - REFERENCE ONLY







WESTERN FACADE SCREENING
- 527 GREGORY TCE

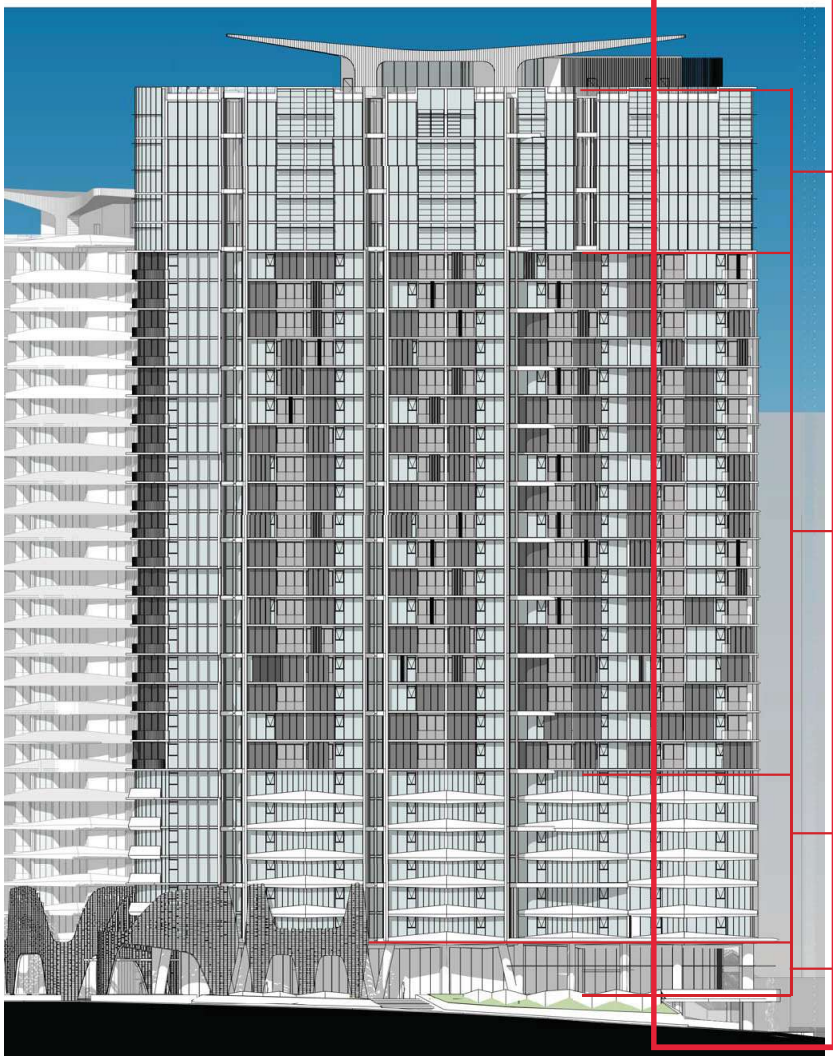
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759
Date: 25 January 2017
Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government

06 WESTERN FACADE DETAILS

TOWER 01 - WESTERN SCREENS / SUN SHADING

AMENDED IN RED
By: Essen Joseph
Date: 15-Feb-2022
Queensland Government



LEVEL 26 - 30

GLAZED WINTERGARDEN BALCONIES

LOW E GLASS LOUVRE SYSTEM INCLUDING INTERNAL BLIND SYSTEM TO MAINTAIN RESIDENT COMFORT.

HORIZONTAL SHADING TO BEDROOM GLAZING. ALUMINUM SUN HOOD OR SIMILAR.

LEVEL 07 - 25

BIFOLDING PERFORATED METAL SCREEN SYSTEM. OPERABLE BY RESIDENT

OPERABLE BIFOLD SCREEN SYSTEM THAT CAN BE ADJUSTED TO EITHER SIDE OF APARTMENT FOR COMFORT. MANUALLY OPERABLE BY RESIDENT FROM BALCONY. SYSTEM TO BE LOCKABLE ACROSS MULTIPLE POINTS TO ENSURE SAFETY AND MINIMUM DISTURBANCE DURING HIGH WIND AND SEVERE WEATHER

LEVEL 01 - 06

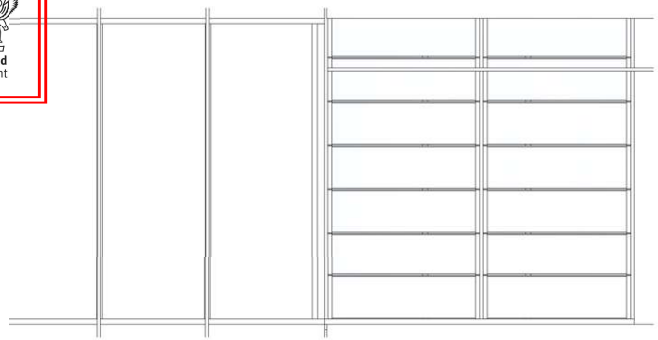
BIFOLDING GLAZED DOORS

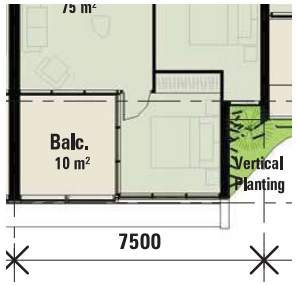
GLAZED BIFOLD DOORS. MANUALLY OPERABLE BY RESIDENT. TO CONTROL ROAD NOISE & POLLUTION. LOW E GLASS TO ACHIEVE THERMAL COMFORT.

LEVEL 01 - 02

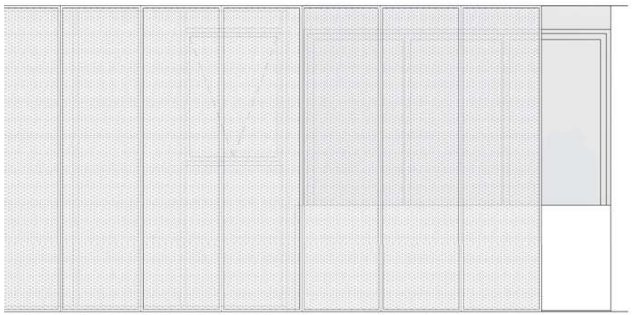
FEATURE TERRACOTTA SCREEN

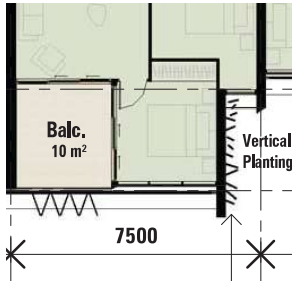
CUSTOM SCREEN REFERENCING THE OLD MUSEUM & LOCAL BUILT CHARACTER. THE SCREEN WILL HAVE A HIT AND MISS PATTERN TO ALLOW FOR NATURAL LIGHT AND VENTILATION TO APARTMENTS. IT ALSO PROVIDES PRIVACY AND ACOUSTIC PROTECTION



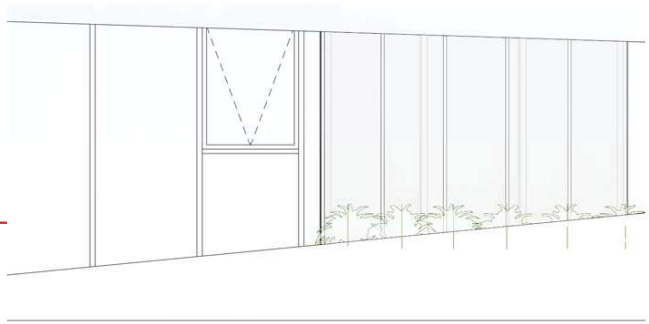


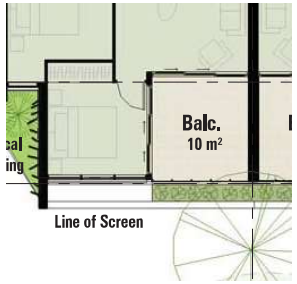
TYPE A - WINTERGARDEN



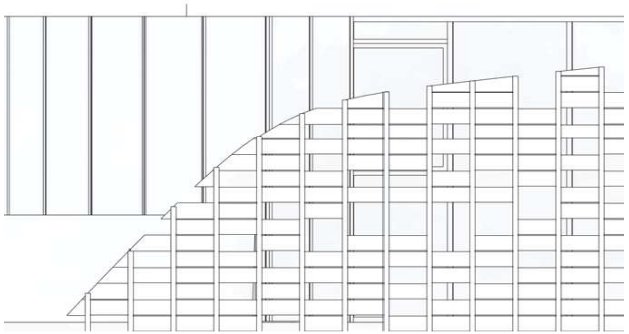


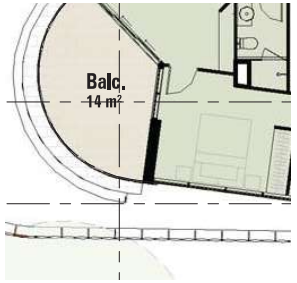
TYPE B - OPERABLE PERFORATED METAL SCREEN





TYPE C - GLASS BIFOLDING DOORS TO WINTERGARDEN





TYPE D - FEATURE TERRACOTTA SCREEN

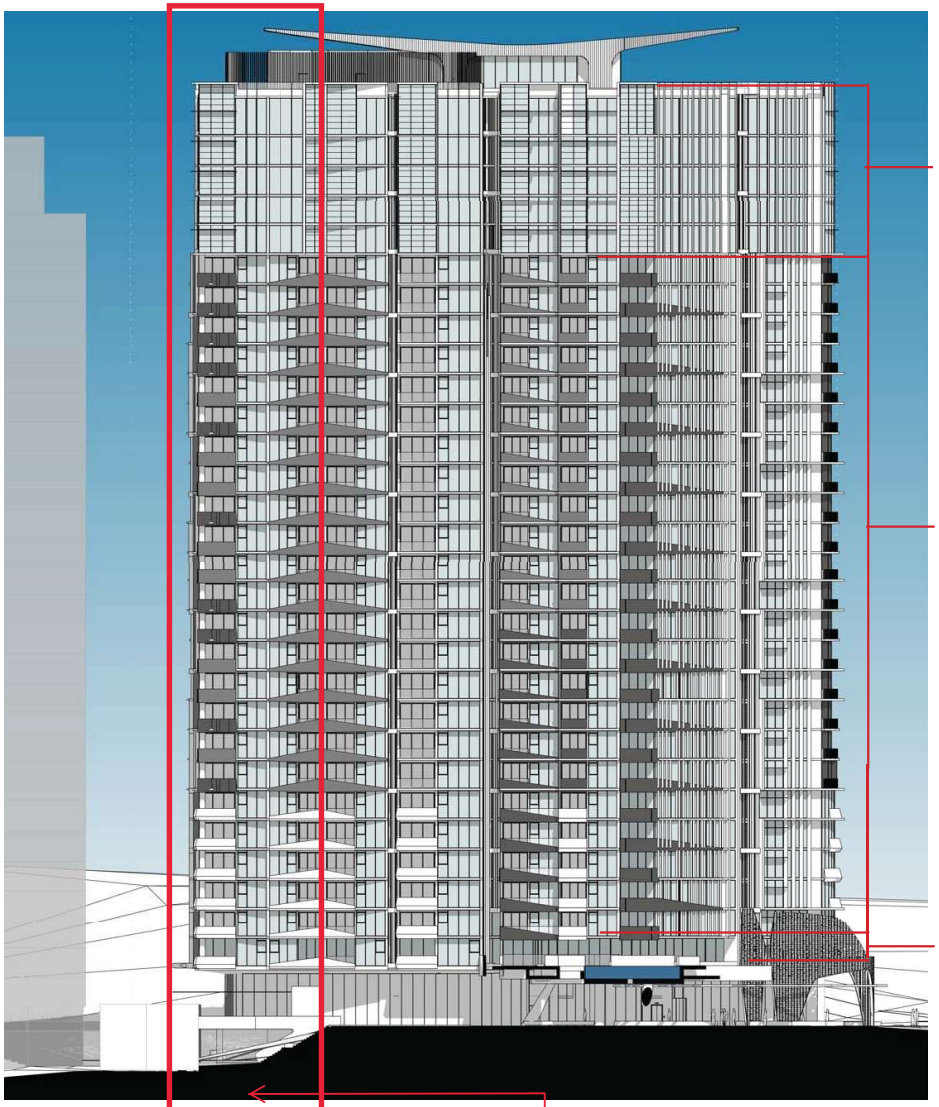
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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Date: 10-Mar-2022
Queensland Government

~~PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL~~
~~Approval no: DEV2016/759~~
~~Date: 25 January 2017~~
Queensland Government

06 EASTERN FACADE DETAILS

TOWER 01 - EASTERN SCREENS / SUN SHADING

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759/3
Date: 10-Mar-2022
Queensland Government

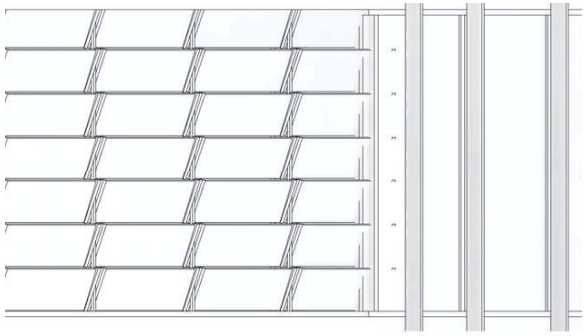


LEVEL 26 - 30

GLAZED WINTERGARDEN BALCONIES

LOW E GLASS LOUVRE SYSTEM INCLUDING INTERNAL BLIND SYSTEM TO MAINTAIN RESIDENT COMFORT.

HORIZONTAL SHADING TO BEDROOM GLAZING. ALUMINUM SUN HOOD OR SIMILAR. VERTICAL BLADES TO MITIGATE WESTERN SUN TO NORTH WESTERN CORNER



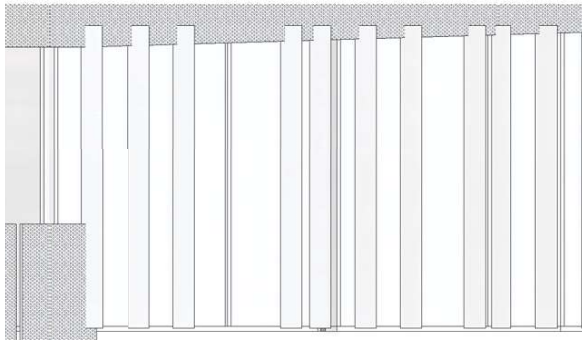


TYPE E - WINTERGARDEN LOUVRE'S & VERTICAL BLADES

LEVEL 02- 25

ALUMINUM PRIVACY SCREEN

FIXED ALUMINIUM BLADES TO PROVIDE PRIVACY BETWEEN BUILDING 01 & 02. EXTENDING ACROSS OPPOSING FACES OF EACH BUILDING. ANGLED TO ACHIEVE VIEWS & NATURAL LIGHT WHILST MAINTAINING PRIVACY. ALTERNATING PATTERN UP BUILDING.



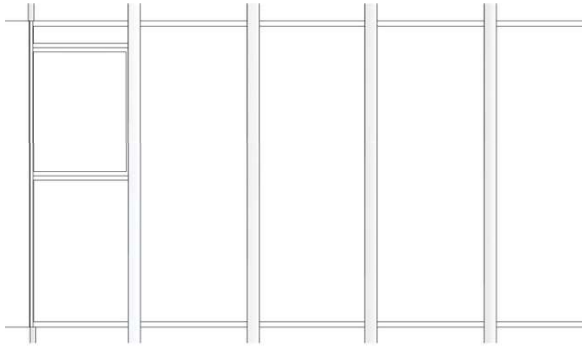


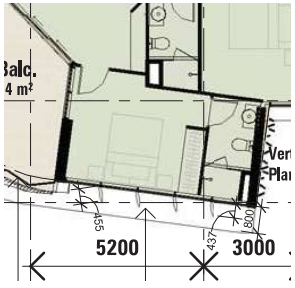
TYPE F - PRIVACY SCREENING

LEVEL 01 - 25

LARGE VERTICAL ALUMINUM BLADES

VERTICAL BLADES TO MITIGATE WESTERN SUN TO NORTH WESTERN CORNER OF BUILDING PROVIDING THERMAL COMFORT AND REDUCTION ON SOLAR GAIN





TYPE G - LARGE VERTICAL BLADES

SUBJECT TO COMPLIANCE ASSESSMENT

Increase building setback to 9m from boundary. Reconfigure apartments / building design to achieve setback.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/759/2
Date: 25 January 2017
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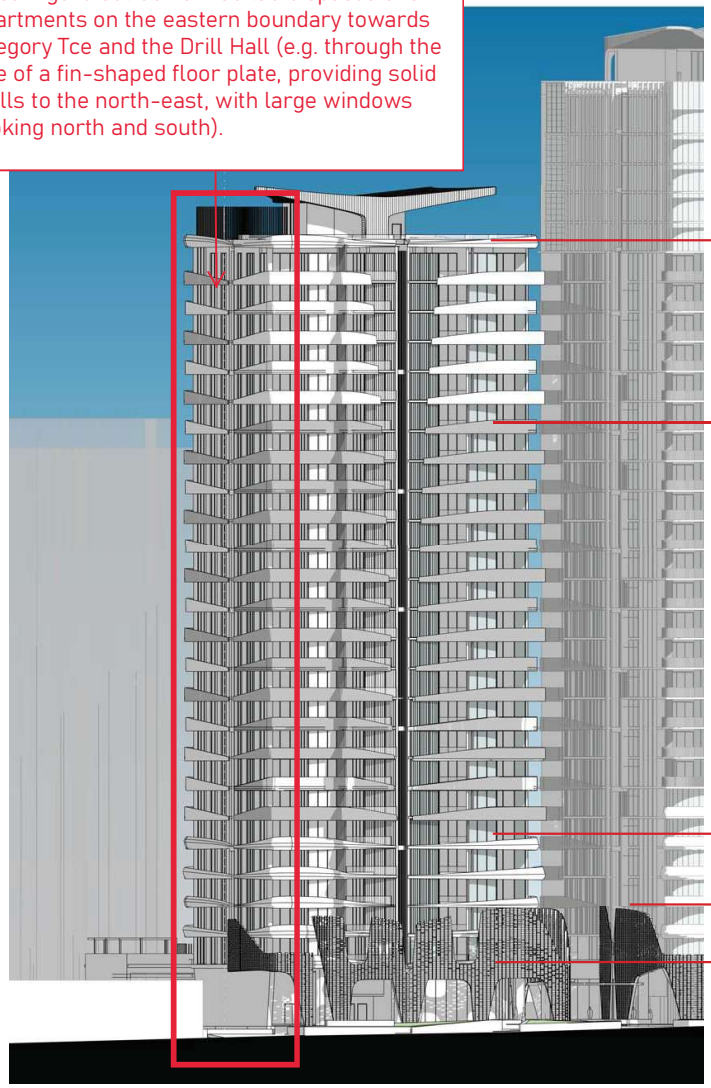
AMENDED IN RED
By: Essen Joseph
Date: 15-Feb-2022
Queensland Government

06 NORTH WEST FACADE DETAILS

TOWER 02 - NORTH WEST SCREENS / SUN SHADING

SUBJECT TO COMPLIANCE ASSESSMENT

Reconfigure outlook of habitable spaces of all apartments on the eastern boundary towards Gregory Tce and the Drill Hall (e.g. through the use of a fin-shaped floor plate, providing solid walls to the north-east, with large windows looking north and south).



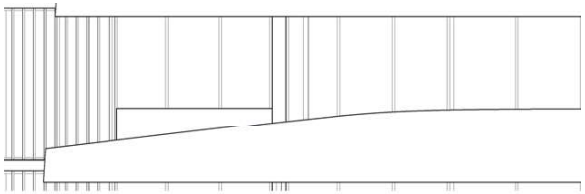
NOTE:
FACADE TREATMENT REMAINS THE SAME ON EASTERN EDGES

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LEVEL 20-24

OPAQUE & CLEAR GLASS BANDING

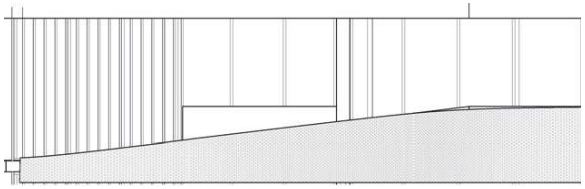
ALTERNATING FORM OF WRAPPING GLASS BANDING THAT PROVIDES AN OVERHANG TO THE NORTHERN AND WESTERN EDGES. OPAQUE COLOUR BACK GLAZING AND CLEAR GLAZING OVER BALCONY EDGES CREATE A LIGHT TRANSLUCENT AESTHETIC TO THE TOP OF THE BUILDING. THIS



LEVEL06- 19

PERFORATED METAL BANDING

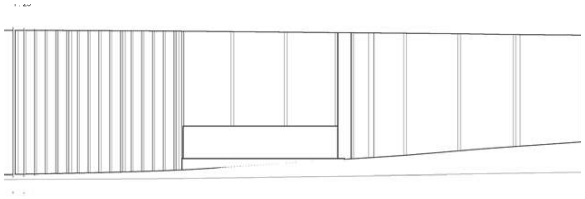
ALTERNATING FORM OF WRAPPING METAL BANDING THAT PROVIDES AN OVERHANG TO THE NORTHERN AND WESTERN EDGES. VARYING PERFORATIONS CREATE INTEREST AND INDIVIDUALITY ACROSS THE LEVELS



LEVEL 01 - 05

SCULPTURAL CONCRETE BANDING

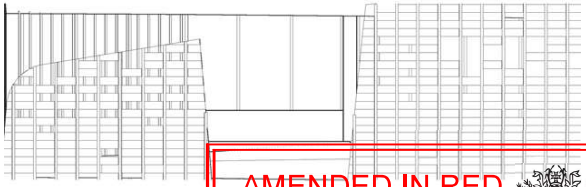
EACH LEVEL IS WRAPPED WITH A SCULPTURAL CONCRETE ELEMENTS PROVIDING OVERHANG TO THE NORTHERN & WESTERN EDGES. BANDING TO BE FINISHED WITH TERRACOTTA TILE, CERAMIC TILE OR SIMILAR



LEVEL 01 - 02

FEATURE TERRACOTTA SCREEN

CUSTOM SCREEN REFERENCING THE OLD MUSEUM & LOCAL BUILT CHARACTER. THE SCREEN WILL HAVE A HIT AND MISS PATTERN TO ALLOW FOR NATURAL LIGHT AND VENTILATION TO APARTMENTS. IT ALSO PROVIDES PRIVACY AND ACOUSTIC PROTECTION





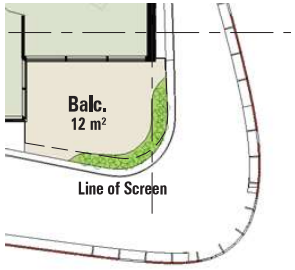
TYPE H - GLAZED BANDED EDGES



TYPE I - PERFORATED METAL BANDING



TYPE J -SCULPTURAL CONCRETE BANDING



TYPE K - TERRACOTTA SCREEN

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Date: 15-Feb-2022
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06 SOUTH WEST FACADE DETAILS

TOWER 02 - SOUTH WESTERN SCREENS / SUN SHADING

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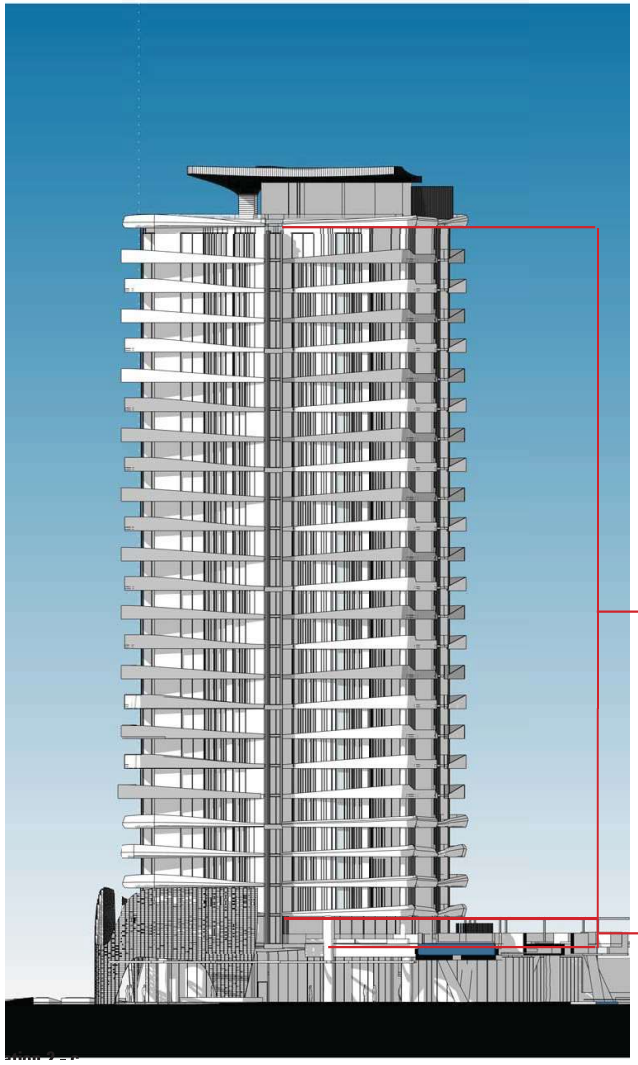
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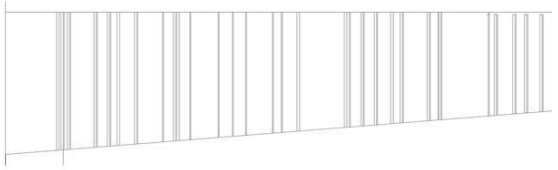
Queensland Government

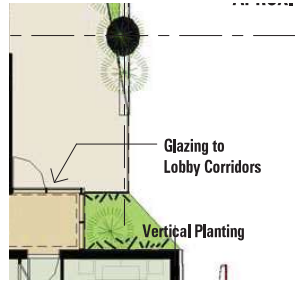


LEVEL 01-25

ALUMINIUM PRIVACY SCREENING

FIXED ALUMINIUM BLADES TO PROVIDE PRIVACY BETWEEN BUILDING 01 & 02. EXTENDING ACROSS OPPOSING FACES OF EACH BUILDING. ANGLED TO ACHIEVE VIEWS & NATURAL LIGHT WHILST MAINTAINING PRIVACY. ALTERNATING PATTERN UP BUILDING.



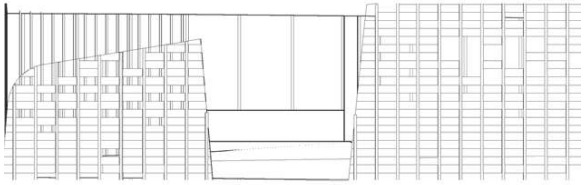


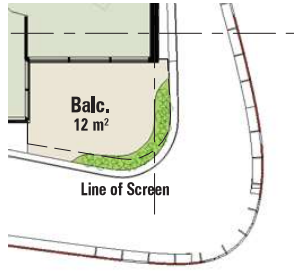
TYPE L - PRIVACY SCREENING

LEVEL 01 - 02

FEATURE TERRACOTTA SCREEN

CUSTOM SCREEN REFERENCING THE OLD MUSEUM & LOCAL BUILT CHARACTER. THE SCREEN WILL HAVE A HIT AND MISS PATTERN TO ALLOW FOR NATURAL LIGHT AND VENTILATION TO APARTMENTS. IT ALSO PROVIDES PRIVACY AND ACOUSTIC PROTECTION





TYPE K - TERRACOTTA SCREEN

08 & 09 VERTICAL GARDENS

TOWER 01 - GREEN WALL DET.

SUBJECT TO COMPLIANCE ASSESSMENT

Detailed landscape architecture plans to be submitted, supported by details demonstrating the ability to establish and maintain the proposed vertical gardens, having regard for planter depths, soil/media volumes, irrigation and maintenance systems, access to light, and choice of appropriate species.

IN RESPONSE TO THE COMMENTS REGARDING THE EXTENT OF GREENERY THROUGHOUT THE SCHEME THE FOLLOWING AMENDMENTS HAVE BEEN MADE:

1. A VERTICAL TRELLIS SYSTEM IS PROPOSED TO BE FIXED ALONG THE BLADE WALL OF EACH RECESS. THEREFORE LEAVING A CLEAR OPENING TO THE BEDROOM WINDOW. THE PLANTING WIDTH HAS INCREASED AND WILL NOW BE MORE VISIBLE ALONG THE ELEVATION.

2. AN IRRIGATION SYSTEM IS PROPOSED TO MAINTAIN THE INTEGRITY OF THE PLANTING ACROSS THE SCHEME. DETAILS TBA

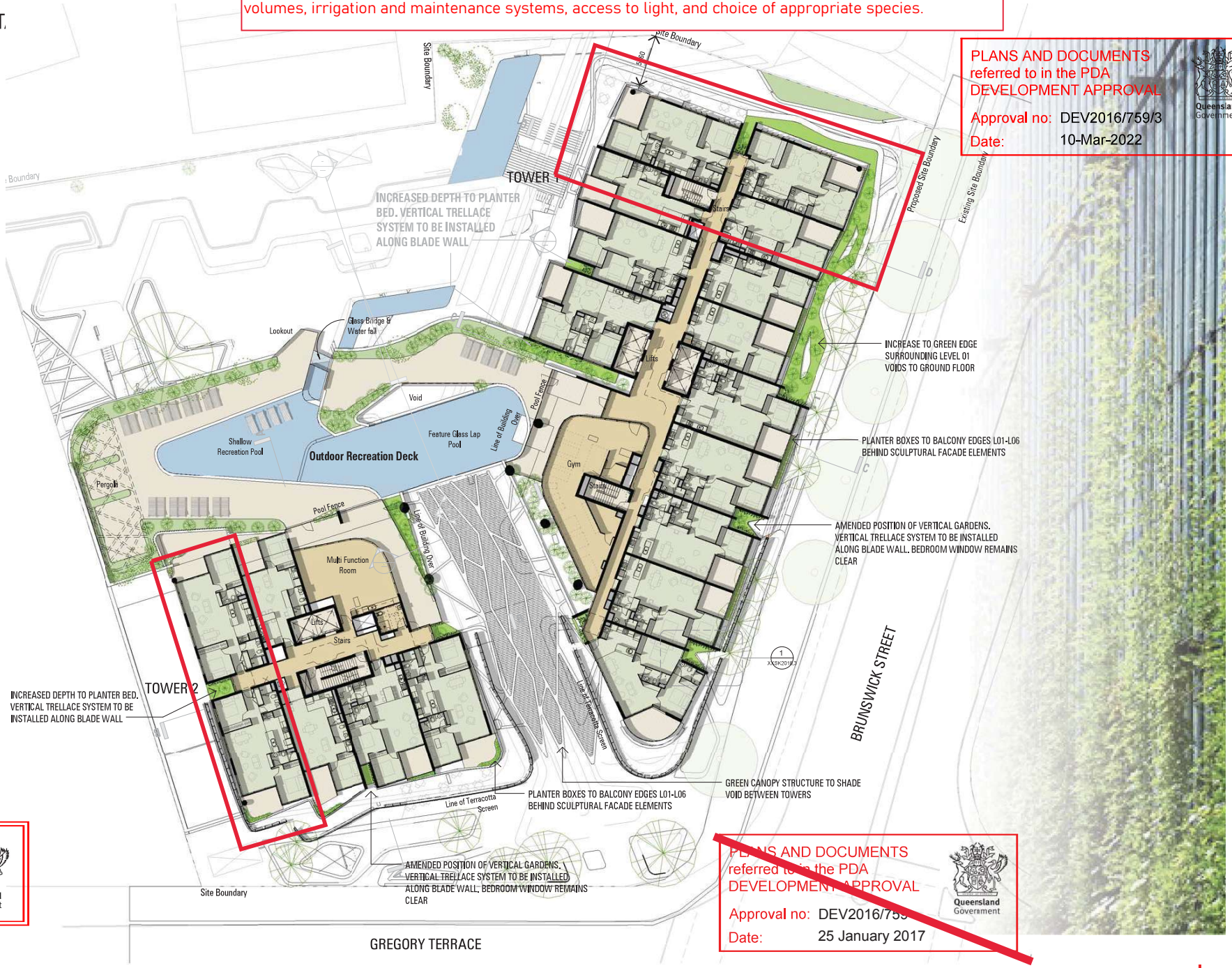
3. LEVEL 01 INCLUDES AN INCREASED GREEN EDGE TO EXTEND OVER THE RETAIL WALKWAY BELOW. THIS DENSELY VEGETATED GREEN EDGE WILL PROVIDE GREATER PROTECTION AND ADDRESS THE REQUIREMENT FOR AN EXTENSIVELY "GREEN" BUILDING

4. THE SIZE OF ALL PLANTERS HAS BEEN INCREASED TO PROVIDE MAXIMUM VEGETATION WHERE POSSIBLE.

5. PLANTER BOXES ARE PROPOSED ALONG BALCONY EDGES FROM L01- L06 TO ENHANCE THE GREEN AESTHETIC AND FACADE PERFORMANCE. THESE ARE TO BE MAINTAINED BY RESIDENTS AND ARE INCLUDED IN THE APARTMENT DESIGN ON THE LOWER LEVELS.

6. THE FEATURE SCREEN WILL INCLUDE CLIMBING VEGETATION AT GROUND TO PROVIDE A SOFT EDGE TO THE DEVELOPMENT. THIS UNIQUE SUBTROPICAL STRUCTURE WILL BE THE KEY LANDMARK OF THE DEVELOPMENT CREATING A DISTINCT GATEWAY TO THE SITE.

NOTE: FURTHER EXPLANATION OF THIS ISSUE IS ILLUSTRATED IN THE LANDSCAPE REPORT



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08 & 09 VERTICAL GARDENS

TOWER 02 - GREEN WALL DETAILS

SUBJECT TO COMPLIANCE ASSESSMENT

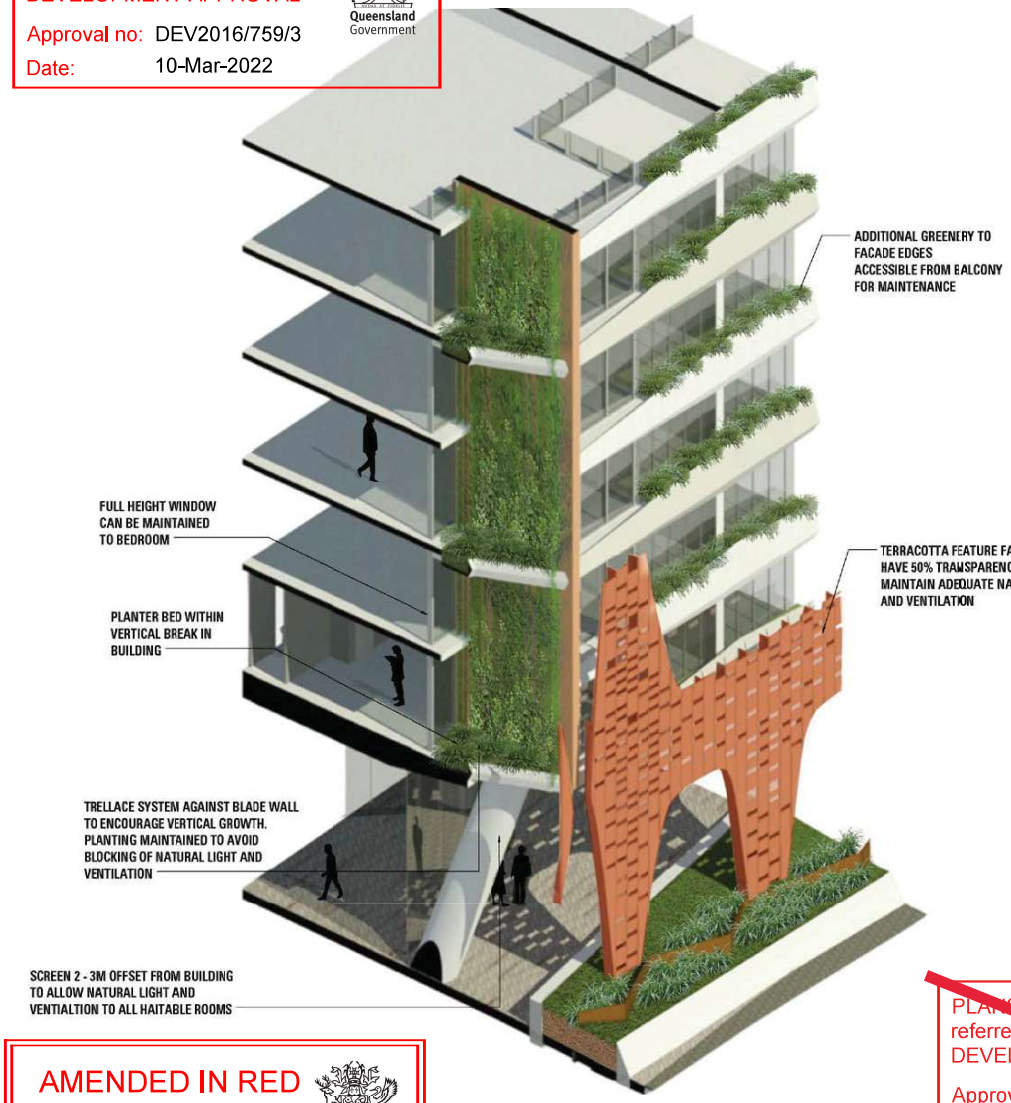
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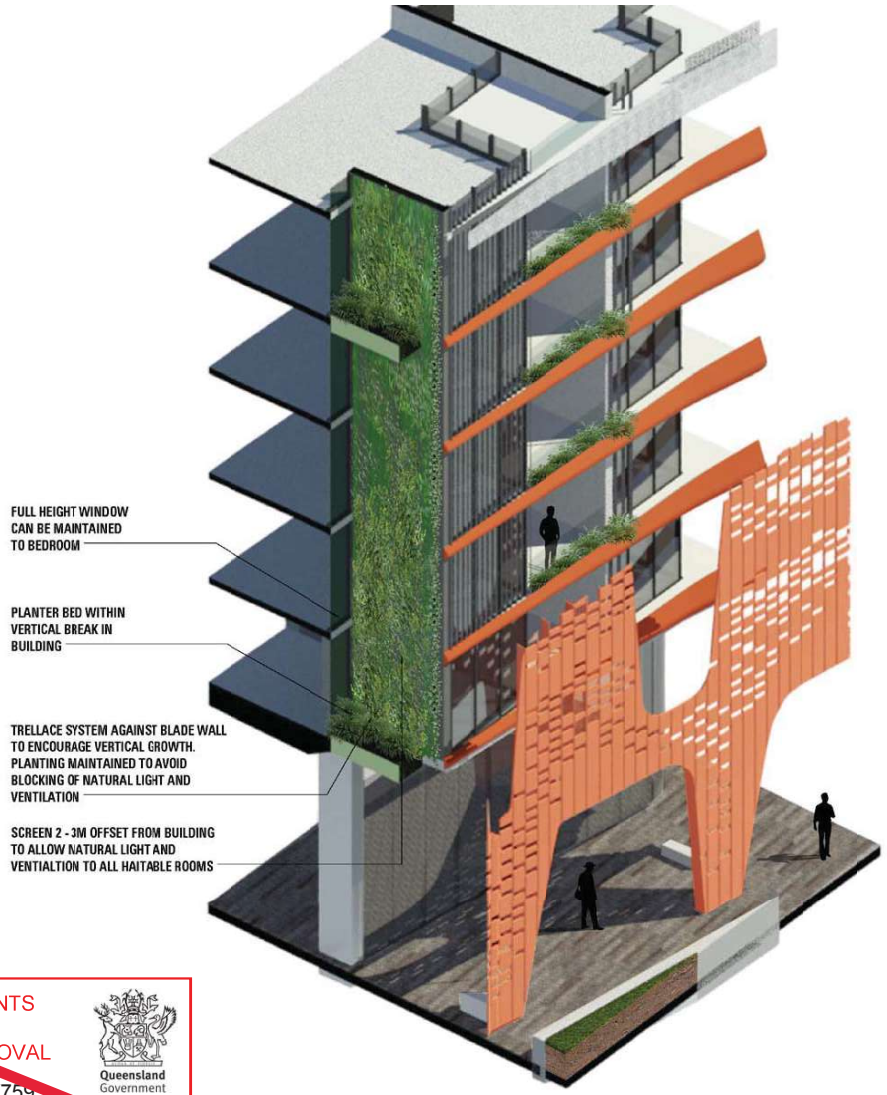
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08 & 09 VERTICAL GARDENS

DETAIL PLAN & RECOMMENDED SYSTEM FOR TRELLIS

THE VERTICAL RECESSES ALONG THE FACADE OF TOWER 01 WILL READ AS STRONG ARCHITECTURAL ELEMENTS SOFTENED BY LUSH VINES CLIMBING THE RICH TERRACOTTA COLOUR BLADE WALLS.

THIS FEATURE CONNECTS THE TOWERS TO THE SCREEN AND SURROUNDING BUILT CONTEXT THROUGH COLOUR & VEGETATION.

A VERTICAL TRELLIS SYSTEM IS PROPOSED EVERY 3 LEVELS TO ENCOURAGE SUFFICIENT GROWTH FROM EACH PLANTER BED. THE VEGETATION IS TO BE MAINTAINED EXTERNALLY VIA ABSEIL OR SIMILAR SYSTEM TO PROVIDE SAFE ACCESS FOR MAINTENANCE PERSONNEL TO ACCESS GREEN AREAS AND GLAZING TO PERFORM MAINTENANCE AND CLEANING.

RESIDENTS WILL EXPERIENCE GREEN SPACE ON EVERY LEVEL OF THE TOWER FROM THE LIFT LOBBY AND THE ENDS OF EACH CORRIDOR OFFERING NATURAL LIGHT, VENTILATION

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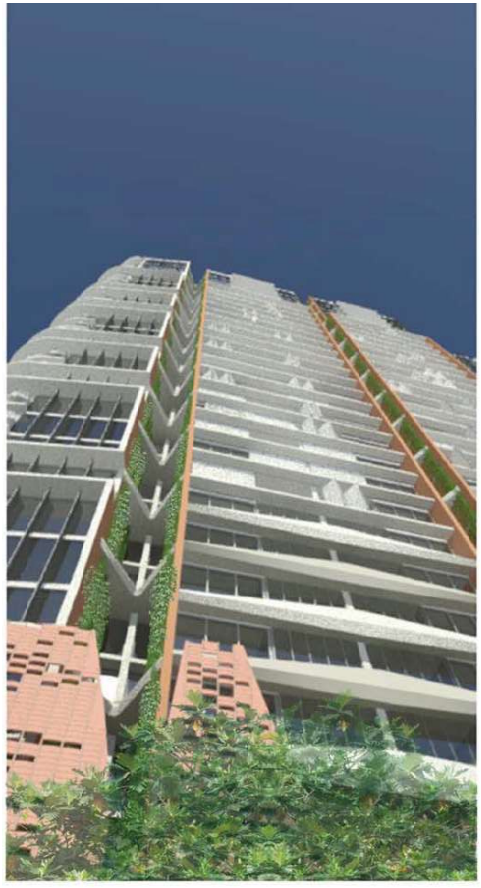
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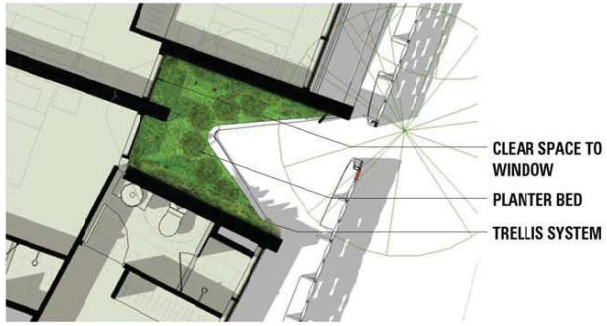
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AGS1 - INDIVIDUAL CABLE TRELLIS SYSTEMS

AGS1v

Individual Vertical Cable Trellis System

Vertical cable trellises allow the introduction of exciting accents to walls with cables positioned to splash vibrant colour, or lush greens, as features on the facade.

The Ronstan AGS1v is the ideal climbing structure for vines and tendril climbers. The stainless steel cables are held off the wall by grade 316 stainless steel wall mounts designed to hold the cables specific distances from the wall. All cables have threaded ends for tensioning.

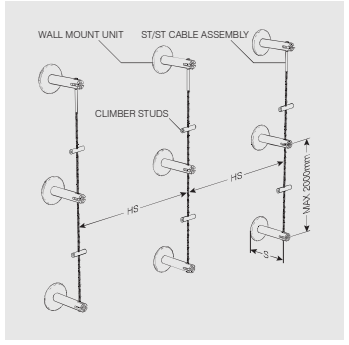
Plants have space to easily weave around the cables providing optimal growth conditions. Wall mounts have backing plates to spread the load on the facade. Climber studs can be added to give plants an extra foothold.



AGS1v - Single Vertical Cable

System No	Orientation	HS mm	S mm	Suitable plant types
AGS1v-200	Vertical	200	80	Slow growing vines
AGS1v-400	Vertical	400	80	Slow growing vines
AGS1v-600	Vertical	600	120	Vigorous vines
AGS1v-800	Vertical	800	160	Vigorous vines
AGS1v-CUST	Vertical	Custom	Custom	

*See page 28 for further component details.
See page 40 for wall mount installation details.



SPECIFICATION BLOCK

Specify as Ronstan AGS1v-XXX Vertical Cable trellis system.

Consists of stainless steel wall mount sets and 4mm cable assemblies.

Aluminium/plastic climber studs to be provided at 500mm centres.

RONSTAN CABLE TRELLIS SYSTEMS www.ronstantensilearch.com

RONSTAN TENSILE ARCHITECTURE