
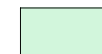
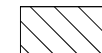
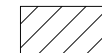

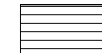

	Proposed Lot 1
	Proposed Lot 2
	Proposed Lot 1545
	Proposed Easement AB
	Proposed Easement AAC
	Proposed Easement AN
	Proposed Easement AP
	Proposed Easement AS

## NOTES:

1. Drawn to scale on an A3 sheet.
2. Lease interests have not been shown.
3. All dimensions and areas are subject to final survey and approval by EDQ.

H	Easement AC renamed to AAC	SCO	22/04/2025
G	Easement Updates	SCO	10/03/2025
F	Added Emt AS	DJL	18/02/2025
E	Added Emt AB, Updated Emt AN	DJL	12/12/2024
D	Updated Lot 1545	DJL	10/09/2024
C	Updates	BRJ	14/08/2024
B	Updates	BRJ	7/08/2024
A	Original Issue	BRJ	02/08/2024
Issue	Revision	Int	Date

Title:

**Plan of Proposed Lots  
1, 2 & 1545 & Easements  
AB, AAC, AN, AP & AS.  
(SP350306)**

Cancelling Lot 1545 on SP325211

Client: **AUSTRALIAN UNITY**

Locality:	HERSTON		
Local Gov:	BCC	Prepared By:	BRJ
Surveyed By:		Approved:	BM
Date Created:	02/08/2024	Scale:	1:1500
Comp File:	161102.project		
Plan No:	161102_128_PRO		

Note: Easement AS is configured to contain water, comms, & electrical infrastructure.

**Proposed Emt AS***Emt AK*  
SP328544**BRAMISTON**327  
RP9930

RP97709

11  
SP3252111546  
SP318644**Proposed Emt AAC**

SEE

*Emt AE*  
SP350305

SHEET

**Proposed Emt AN**1546  
SP318644*Emt AD*  
SP350305*Emt CI*  
SP318631*Emt AG*  
SP3285364  
SP3260253  
SP326025

SP326025

5  
SP326025*Emt CE*  
SP318630  
(Volumetric)*Emt CB*  
SP318630  
(Restricted)*Emt CD*  
SP318630  
(Volumetric)

SP326025

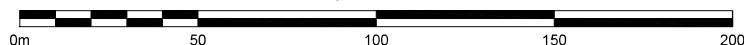
35  
SP31863132  
SP318630  
(Volumetric)33  
SP318630  
(Volumetric)34  
SP318630  
(Volumetric)36  
SP31863131  
SP318630  
(Volumetric)

1545 (Pt)

1545 (Pt)

*Emt AA*  
SP318181*Emt CA*  
SP318631**TERRACE****HERSTON ROAD**









Scale 1:1500

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

Approval no: DEV2025/1608

Date: 30 April 2025



-  Proposed Lot 1
-  Proposed Lot 2
-  Proposed Lot 1545
-  Proposed Easement AB
-  Proposed Easement AAC
-  Proposed Easement AN
-  Proposed Easement AP
-  Proposed Easement AS

**NOTES:**

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C	Updates	BRJ	14/08/2024
B	Updates	BRJ	7/08/2024
A	Original Issue	BRJ	02/08/2024
Issue	Revision	Int	Date

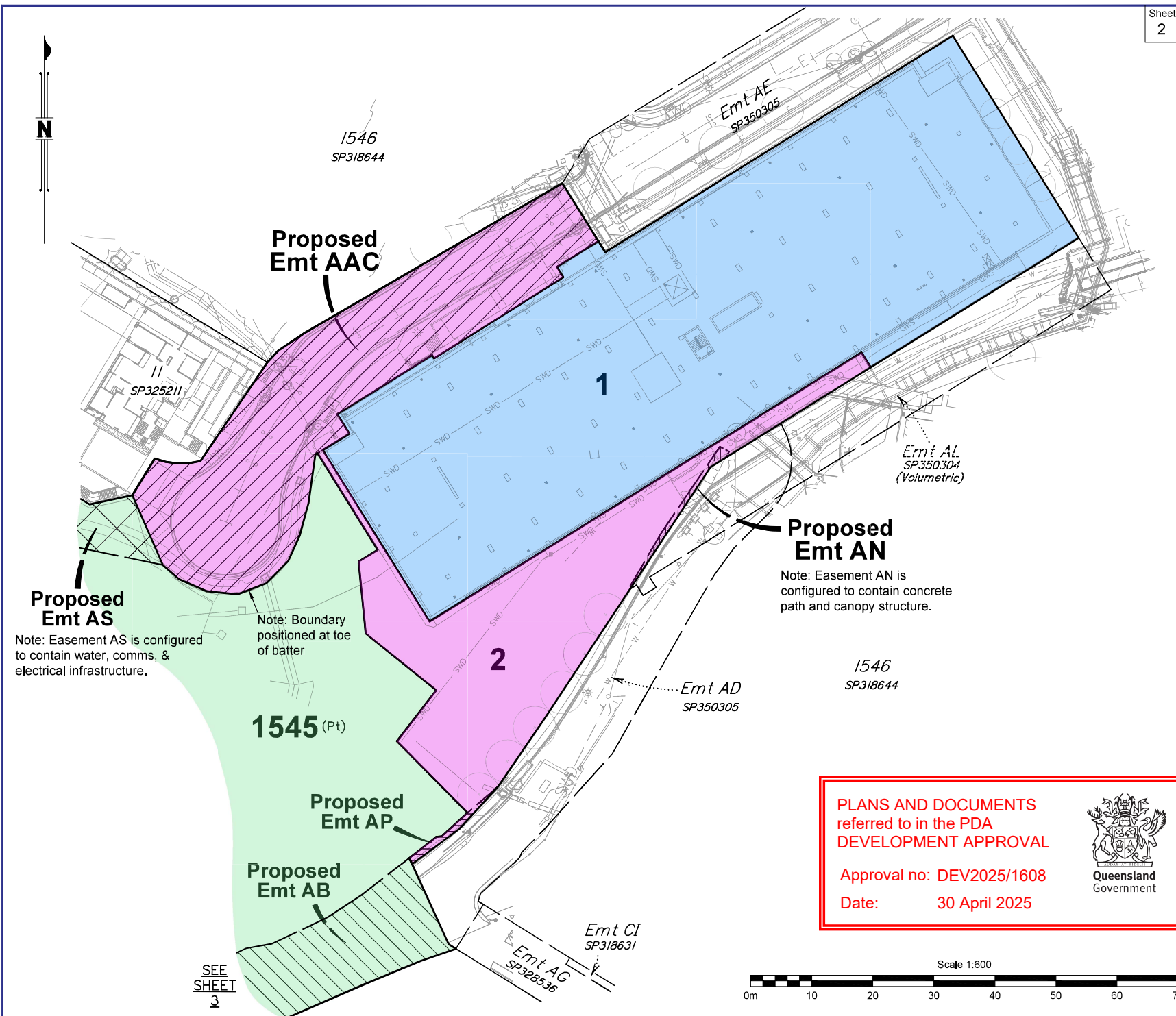
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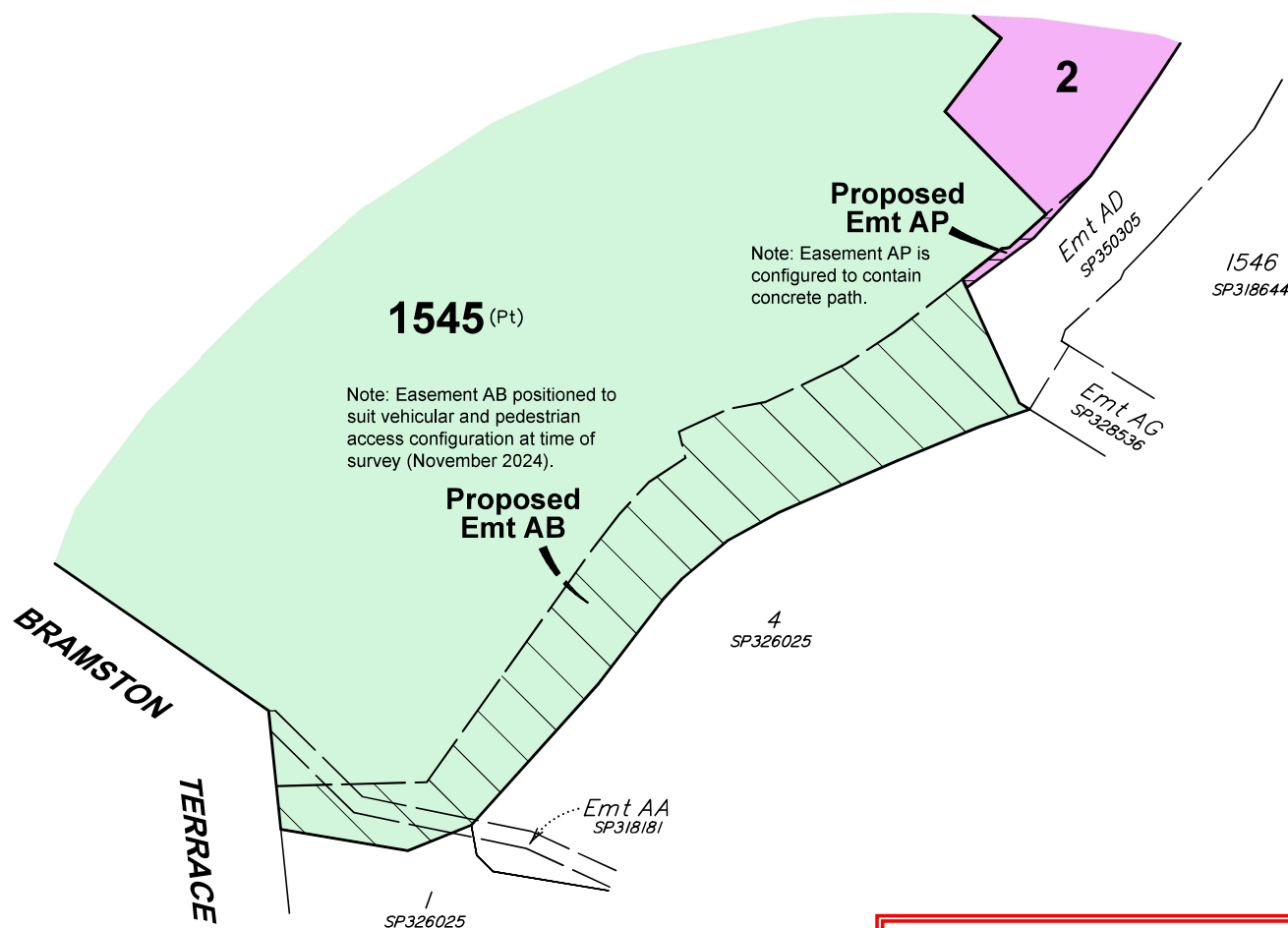
**Plan of Proposed Lots  
1, 2 & 1545 & Easements  
AB, AAC, AN, AP & AS.  
(SP350306)**

Cancelling Lot 1545 on SP325211

Client: **AUSTRALIAN UNITY**

Locality:	HERSTON
Local Gov:	BCC
Prepared By:	BRJ
Surveyed By:	Approved: BM
Date Created:	02/08/2024
Scale:	1:600
Comp File:	161102.project
Plan No:	161102_128_PRO

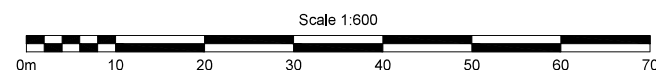




**PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL**

Approval no: DEV2025/1608

Date: 30 April 2025



	Proposed Lot 1
	Proposed Lot 2
	Proposed Lot 1545
	Proposed Easement AB
	Proposed Easement AAC
	Proposed Easement AN
	Proposed Easement AP
	Proposed Easement AS

**NOTES:**

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D	Updated Lot 1545	DJL	10/09/2024
C	Updates	BRJ	14/08/2024
B	Updates	BRJ	7/08/2024
A	Original Issue	BRJ	02/08/2024
Issue	Revision	Int	Date

Title:

**Plan of Proposed Lots  
1, 2 & 1545 & Easements  
AB, AAC, AN, AP & AS.  
(SP350306)**

Cancelling Lot 1545 on SP325211

Client: **AUSTRALIAN UNITY**

Locality:	HERSTON		
Local Gov:	BCC	Prepared By:	BRJ
Surveyed By:		Approved:	BM
Date Created:	02/08/2024	Scale:	1:600
Comp File:	161102.project		
Plan No:	161102_128_PRO		

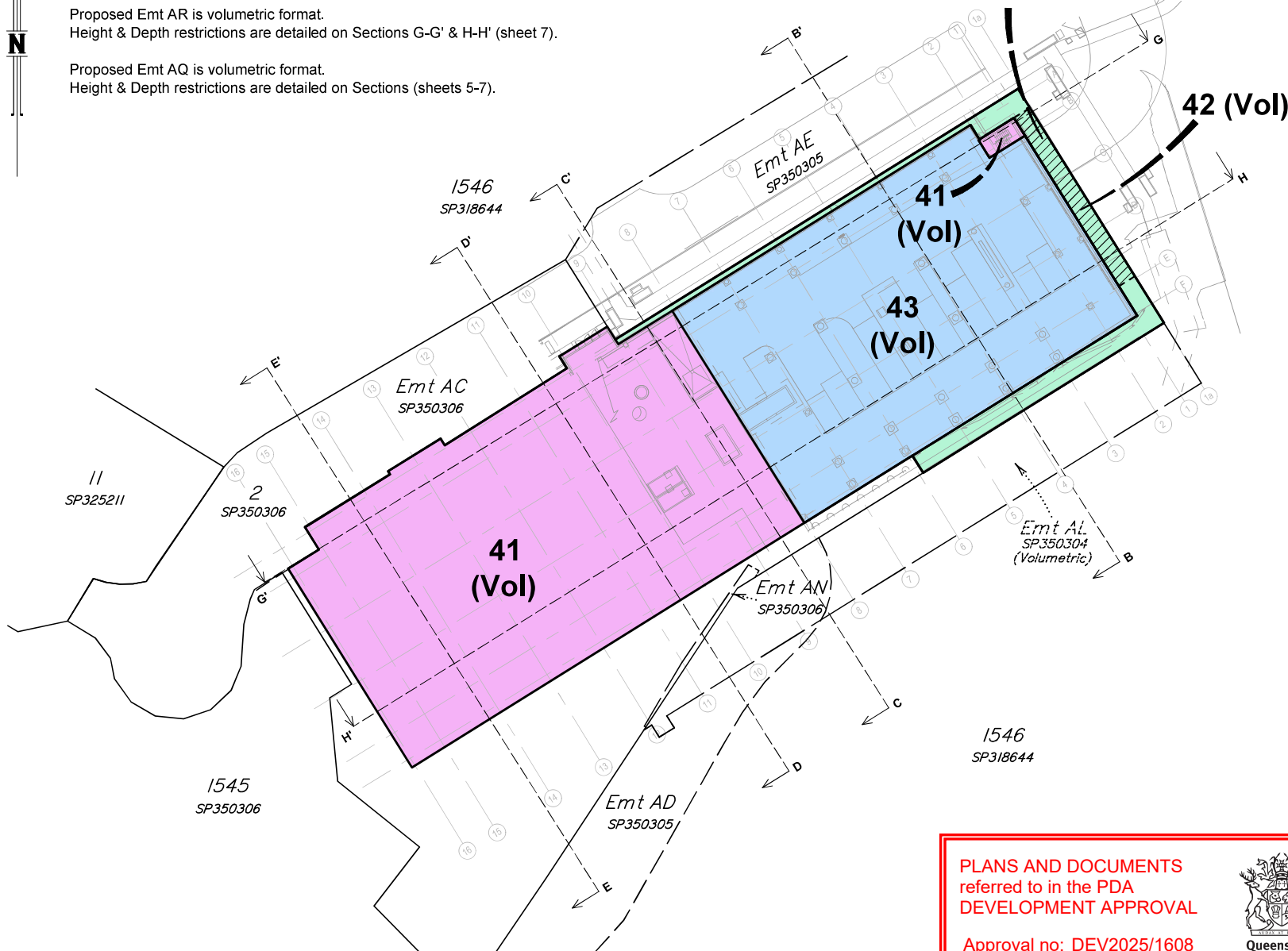
**Notes:**

Proposed Emt AR is volumetric format.  
Height & Depth restrictions are detailed on Sections G-G' & H-H' (sheet 7).

Proposed Emt AQ is volumetric format.  
Height & Depth restrictions are detailed on Sections (sheets 5-7).

# Undercroft Level

**Proposed  
Emt AR  
(Volumetric)**



- Proposed Lot 41 (Volumetric)
- Proposed Lot 42 (Volumetric)
- Proposed Lot 43 (Volumetric)
- Proposed Lot 44 (Standard Format)
- Proposed Easement AQ (Volumetric)
- Proposed Easement AR (Volumetric)

**NOTES:**

1. Drawn to scale on an A3 sheet.
2. Lease interests have not been shown.
3. All dimensions and areas are subject to final survey and approval by EDQ.

G	Removed Lot 44 in Lot 41	DJL	18/02/2025
F	Updates	BRJ	29/01/2025
E	Emt AO removed & Emt AN Updated	DJL	12/12/2024
D	Updated Boundaries	DJL	25/11/2024
C	Updates	BRJ	14/08/2024
B	Updates	BRJ	7/08/2024
A	Original Issue	BRJ	5/08/2024
Issue	Revision	Int	Date

**Title:**

**Plan of Proposed  
Lots 41-43 (Volumetric) &  
Lot 44 (Standard) and  
Easements AQ & AR (Volumetric)  
(SP350307)**

Cancelling Lot 1 on SP350306

**Client: AUSTRALIAN UNITY**

**Locality: HERSTON**

**Local Gov: BCC Prepared By: BRJ**

**Surveyed By: Approved: BM**

**Date Created: 02/08/2024 Scale: 1:600**

**Comp File: 161102.project**

**Plan No: 161102\_130\_PRO**

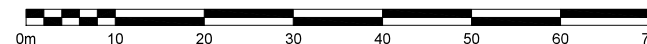
**PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL**

**Approval no: DEV2025/1608**

**Date: 30 April 2025**

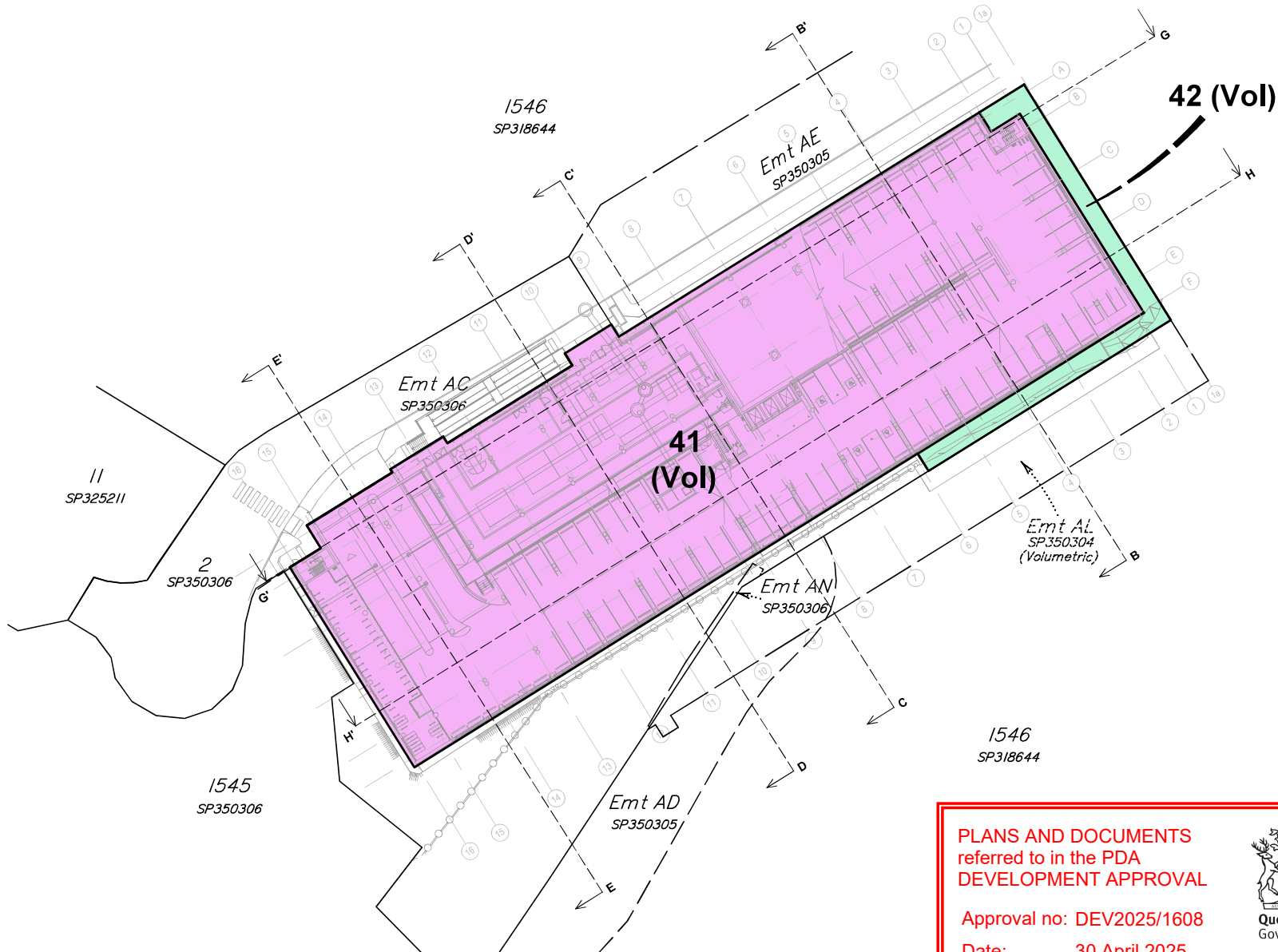


Scale 1:600





# LEVEL 1



- Proposed Lot 41 (Volumetric)
- Proposed Lot 42 (Volumetric)
- Proposed Lot 43 (Volumetric)
- Proposed Lot 44 (Standard Format)
- Proposed Easement AQ (Volumetric)
- Proposed Easement AR (Volumetric)

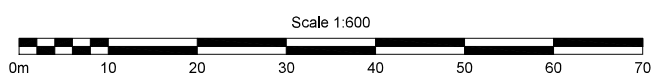
NOTES:  
1. Drawn to scale on an A3 sheet.  
2. Lease interests have not been shown.  
3. All dimensions and areas are subject to final survey and approval by EDQ.

G	Removed Lot 44 in Lot 41	DJL	18/02/2025
F	Updates	BRJ	29/01/2025
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D	Updated Boundaries	DJL	25/11/2024
C	Updates	BRJ	14/08/2024
B	Updates	BRJ	7/08/2024
A	Original Issue	BRJ	5/08/2024
Issue	Revision	Int	Date

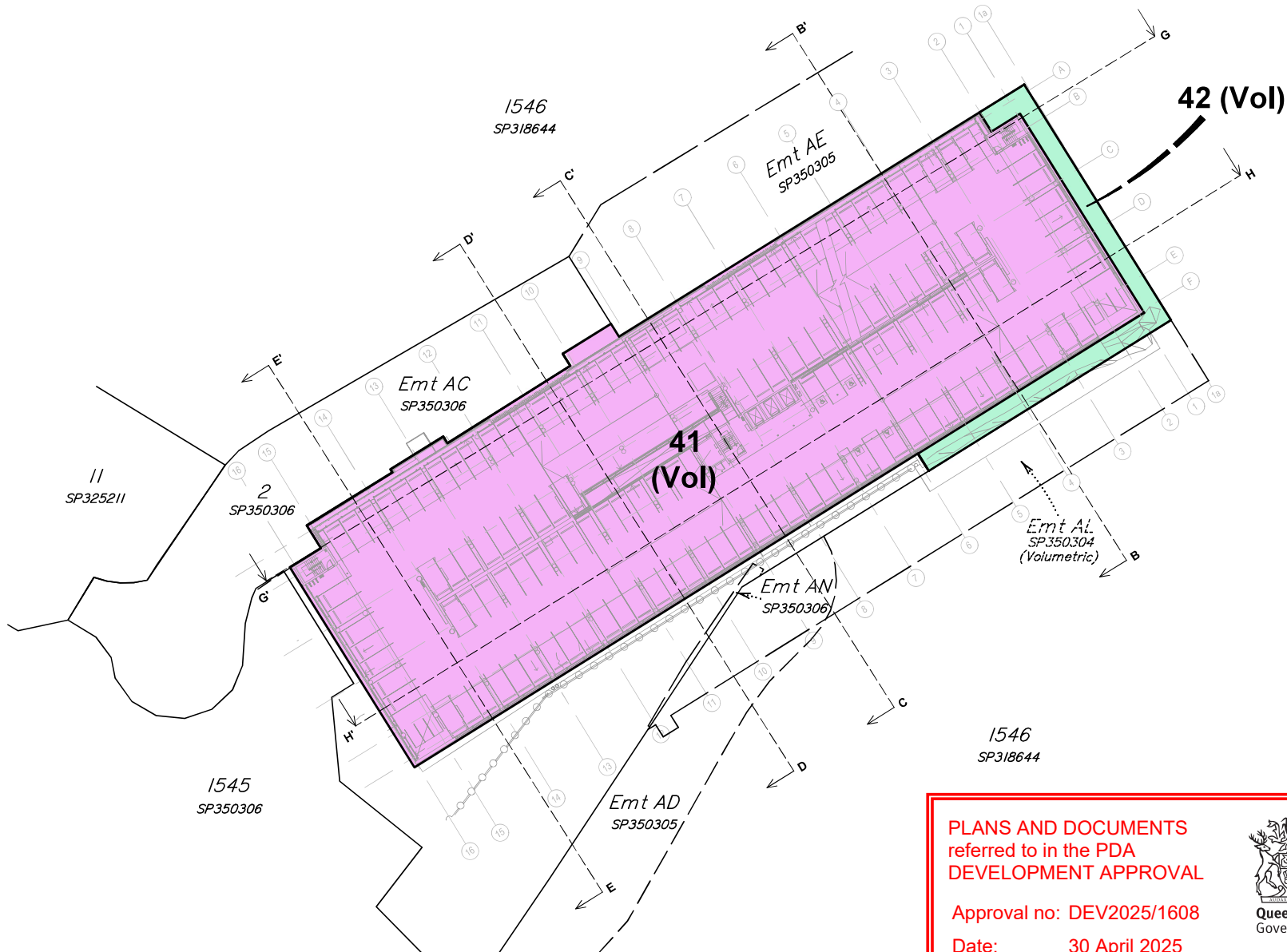
Title:  
**Plan of Proposed Lots 41-43 (Volumetric) & Lot 44 (Standard) and Easements AQ & AR (Volumetric) (SP350307)**  
Cancelling Lot 1 on SP350306  
Client: **AUSTRALIAN UNITY**

Locality: **HERSTON**  
Local Gov: **BCC** Prepared By: **BRJ**  
Surveyed By: **BRJ** Approved: **BM**  
Date Created: **02/08/2024** Scale: **1:600**  
Comp File: **161102.project**  
Plan No: **161102\_130\_PRO**

**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**  
  
**Approval no: DEV2025/1608**  
**Date: 30 April 2025**



## Level 2 - Level 6

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2025/1608

Date: 30 April 2025



## NOTES:

1. Drawn to scale on an A3 sheet.
2. Lease interests have not been shown.
3. All dimensions and areas are subject to final survey and approval by EDQ.

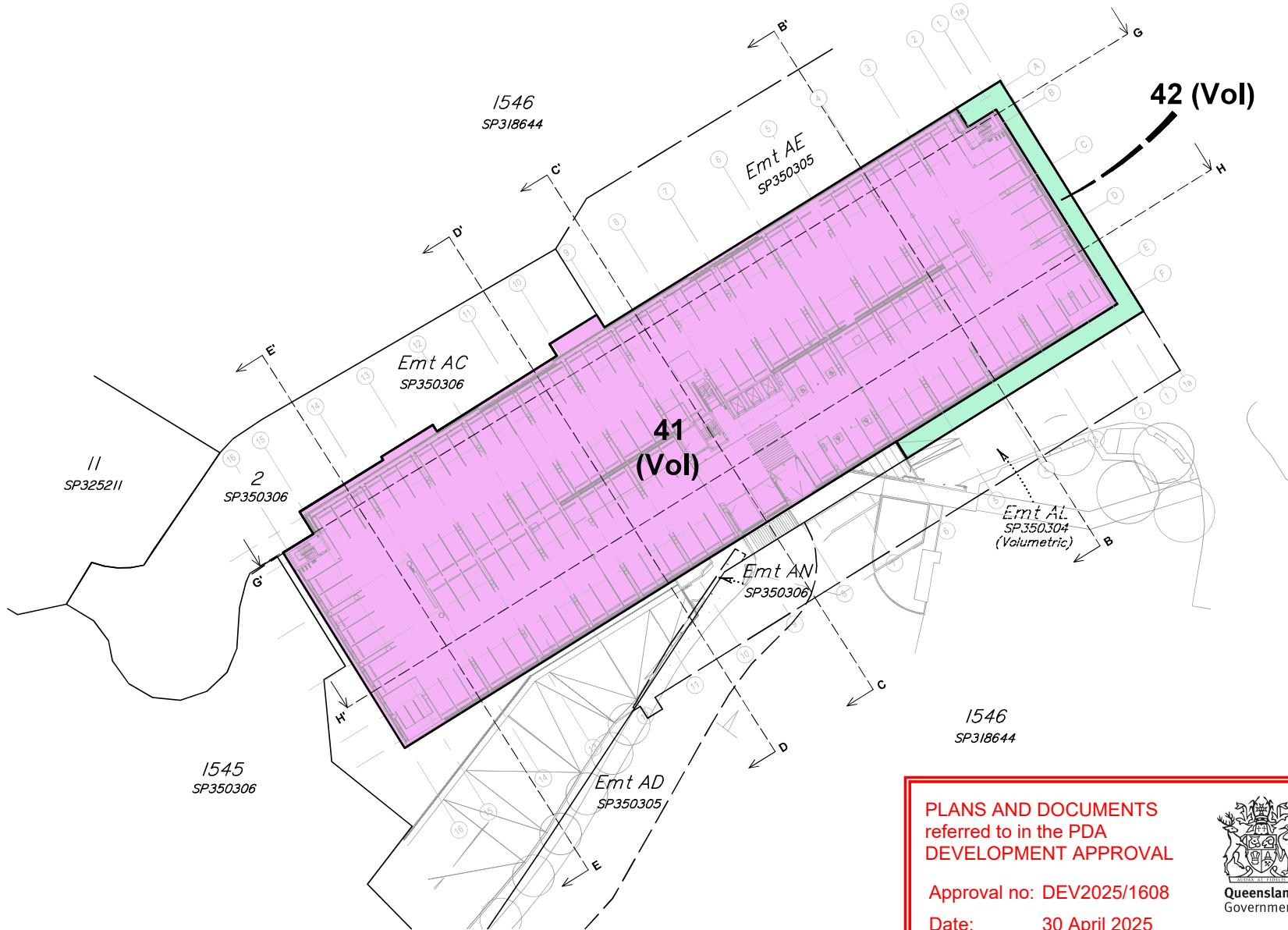
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F	Updates	BRJ	29/01/2025
E	Emt AO removed & Emt AN Updated	DJL	12/12/2024
D	Updated Boundaries	DJL	25/11/2024
C	Updates	BRJ	14/08/2024
B	Updates	BRJ	7/08/2024
A	Original Issue	BRJ	5/08/2024
Issue	Revision	Int	Date

Title:  
**Plan of Proposed  
Lots 41-43 (Volumetric) &  
Lot 44 (Standard) and  
Easements AQ & AR (Volumetric)  
(SP350307)**

Cancelling Lot 1 on SP350306

Client: **AUSTRALIAN UNITY**Locality: **HERSTON**Local Gov: **BCC** Prepared By: **BRJ**Surveyed By: **BM** Approved: **BM**Date Created: **02/08/2024** Scale: **1:600**Comp File: **161102.project**Plan No: **161102\_130\_PRO**

## Level 7



- Proposed Lot 41 (Volumetric)
- Proposed Lot 42 (Volumetric)
- Proposed Lot 43 (Volumetric)
- Proposed Lot 44 (Standard Format)
- Proposed Easement AQ (Volumetric)
- Proposed Easement AR (Volumetric)

**NOTES:**  
1. Drawn to scale on an A3 sheet.  
2. Lease interests have not been shown.  
3. All dimensions and areas are subject to final survey and approval by EDQ.

G	Removed Lot 44 in Lot 41	DJL	18/02/2025
F	Updates	BRJ	29/01/2025
E	Emt AO removed & Emt AN Updated	DJL	12/12/2024
D	Updated Boundaries	DJL	25/11/2024
C	Updates	BRJ	14/08/2024
B	Updates	BRJ	7/08/2024
A	Original Issue	BRJ	5/08/2024
Issue	Revision	Int	Date

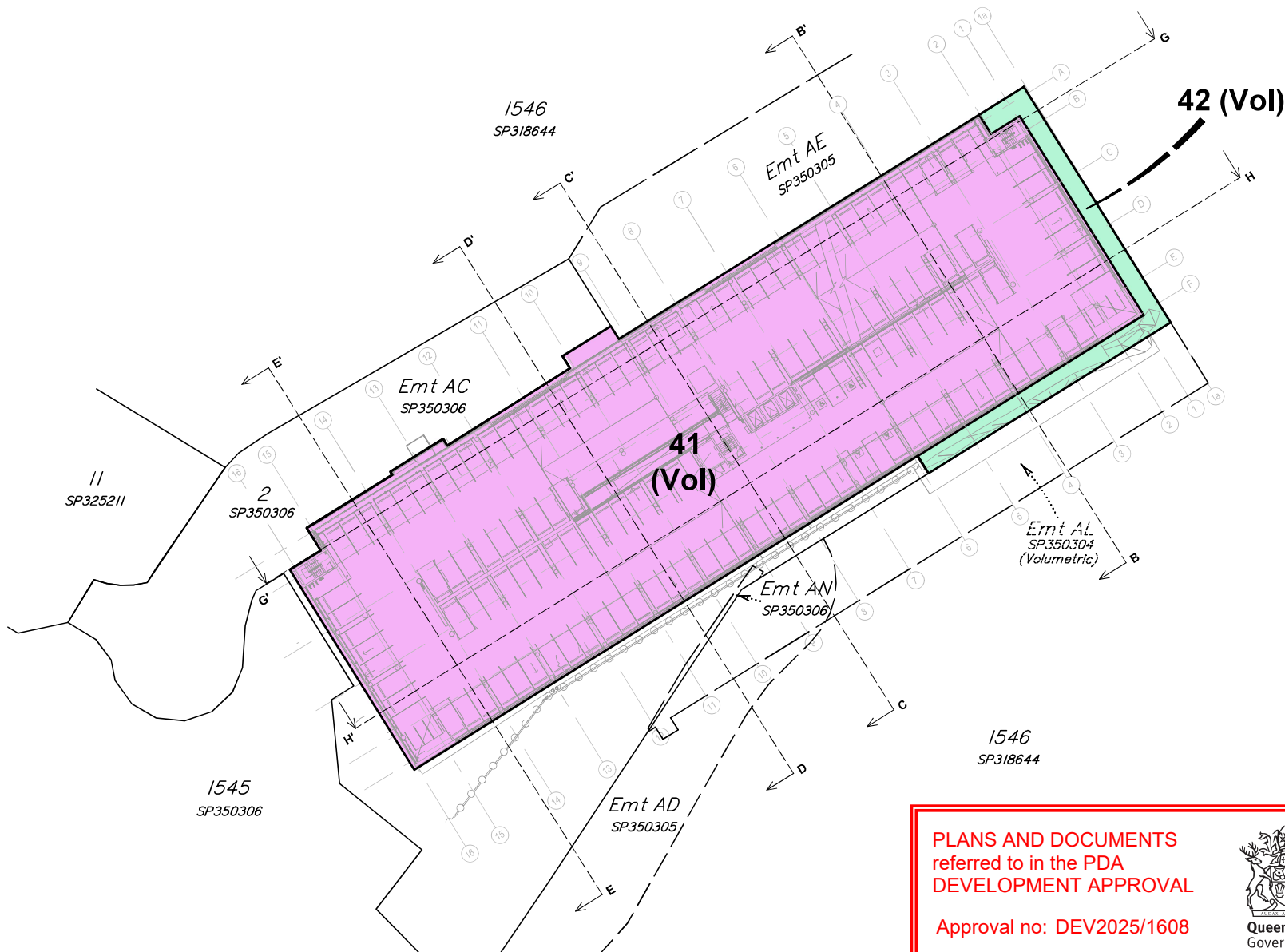
Title:  
**Plan of Proposed Lots 41-43 (Volumetric) & Lot 44 (Standard) and Easements AQ & AR (Volumetric) (SP350307)**  
Cancelling Lot 1 on SP350306  
Client: **AUSTRALIAN UNITY**

Locality: **HERSTON**  
Local Gov: **BCC** Prepared By: **BRJ**  
Surveyed By: **BM**  
Date Created: **02/08/2024** Scale: **1:600**  
Comp File: **161102.project**  
Plan No: **161102\_130\_PRO**

**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**  
  
Approval no: **DEV2025/1608**  
Date: **30 April 2025**



# Level 8 & Level 8 West



- Proposed Lot 41 (Volumetric)
- Proposed Lot 42 (Volumetric)
- Proposed Lot 43 (Volumetric)
- Proposed Lot 44 (Standard Format)
- Proposed Easement AQ (Volumetric)
- Proposed Easement AR (Volumetric)

NOTES:  
1. Drawn to scale on an A3 sheet.  
2. Lease interests have not been shown.  
3. All dimensions and areas are subject to final survey and approval by EDQ.

G	Removed Lot 44 in Lot 41	DJL	18/02/2025
F	Updates	BRJ	29/01/2025
E	Emt AO removed & Emt AN Updated	DJL	12/12/2024
D	Updated Boundaries	DJL	25/11/2024
C	Updates	BRJ	14/08/2024
B	Updates	BRJ	7/08/2024
A	Original Issue	BRJ	5/08/2024
Issue	Revision	Int	Date

Title:  
**Plan of Proposed  
Lots 41-43 (Volumetric) &  
Lot 44 (Standard) and  
Easements AQ & AR (Volumetric)  
(SP350307)**

Cancelling Lot 1 on SP350306

Client: **AUSTRALIAN UNITY**

Locality: **HERSTON**

Local Gov: **BCC** Prepared By: **BRJ**

Surveyed By: **BRJ** Approved: **BM**

Date Created: **02/08/2024** Scale: **1:600**

Comp File: **161102.project**

Plan No: **161102\_130\_PRO**

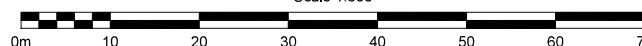
**PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL**

Approval no: **DEV2025/1608**

Date: **30 April 2025**

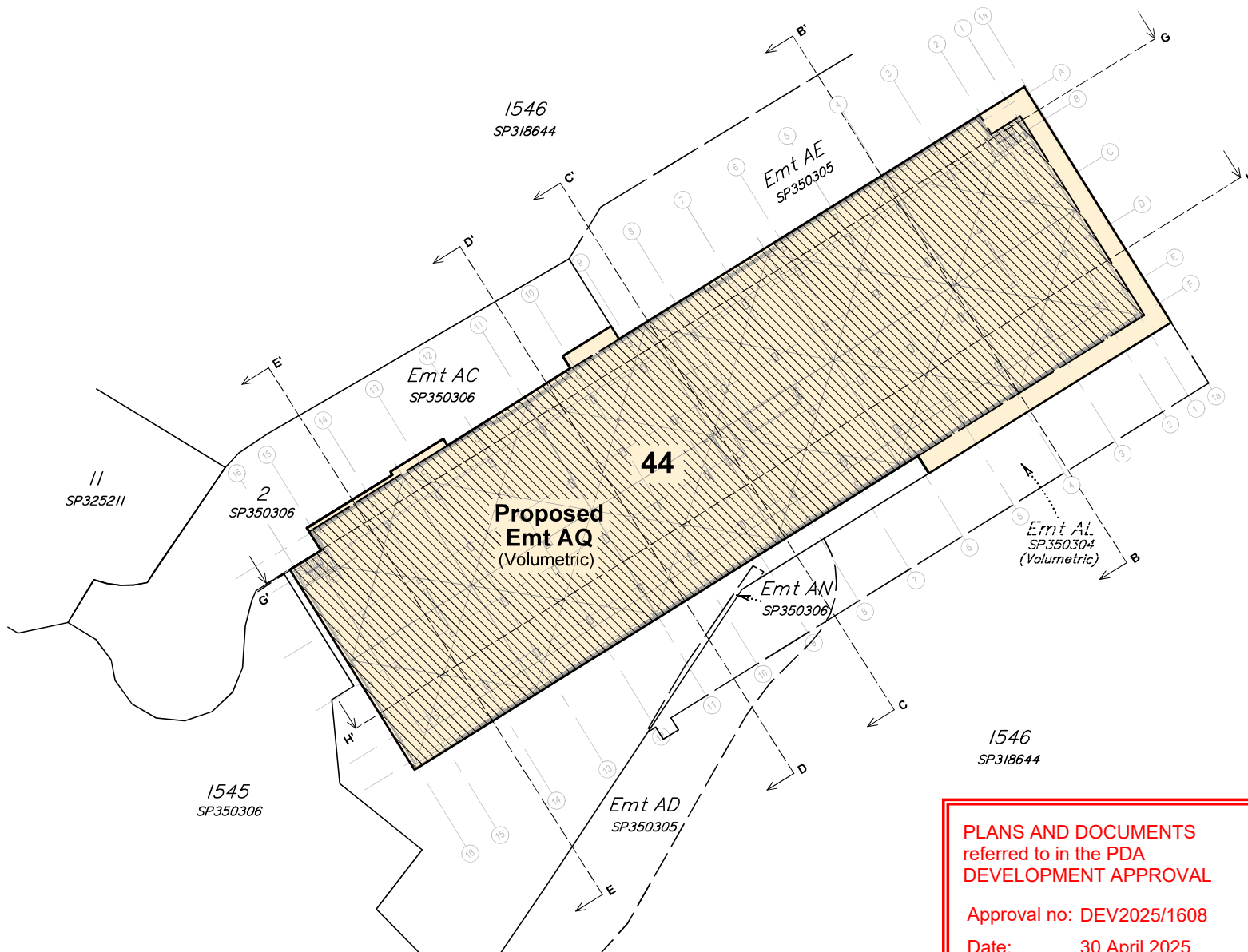


Scale 1:600





# ROOF



- Proposed Lot 41 (Volumetric)
- Proposed Lot 42 (Volumetric)
- Proposed Lot 43 (Volumetric)
- Proposed Lot 44 (Standard Format)
- Proposed Easement AQ (Volumetric)
- Proposed Easement AR (Volumetric)

NOTES:  
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3. All dimensions and areas are subject to final survey and approval by EDQ.

G	Removed Lot 44 in Lot 41	DJL	18/02/2025
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B	Updates	BRJ	7/08/2024
A	Original Issue	BRJ	5/08/2024
Issue	Revision	Int	Date

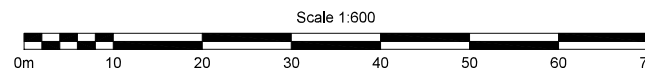
Title:  
**Plan of Proposed  
Lots 41-43 (Volumetric) &  
Lot 44 (Standard) and  
Easements AQ & AR (Volumetric)  
(SP350307)**  
Cancelling Lot 1 on SP350306  
Client: **AUSTRALIAN UNITY**

Locality: **HERSTON**  
Local Gov: **BCC** Prepared By: **BRJ**  
Surveyed By: **BM**  
Date Created: **02/08/2024** Scale: **1:600**  
Comp File: **161102.project**  
Plan No: **161102\_130\_PRO**

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

Approval no: **DEV2025/1608**

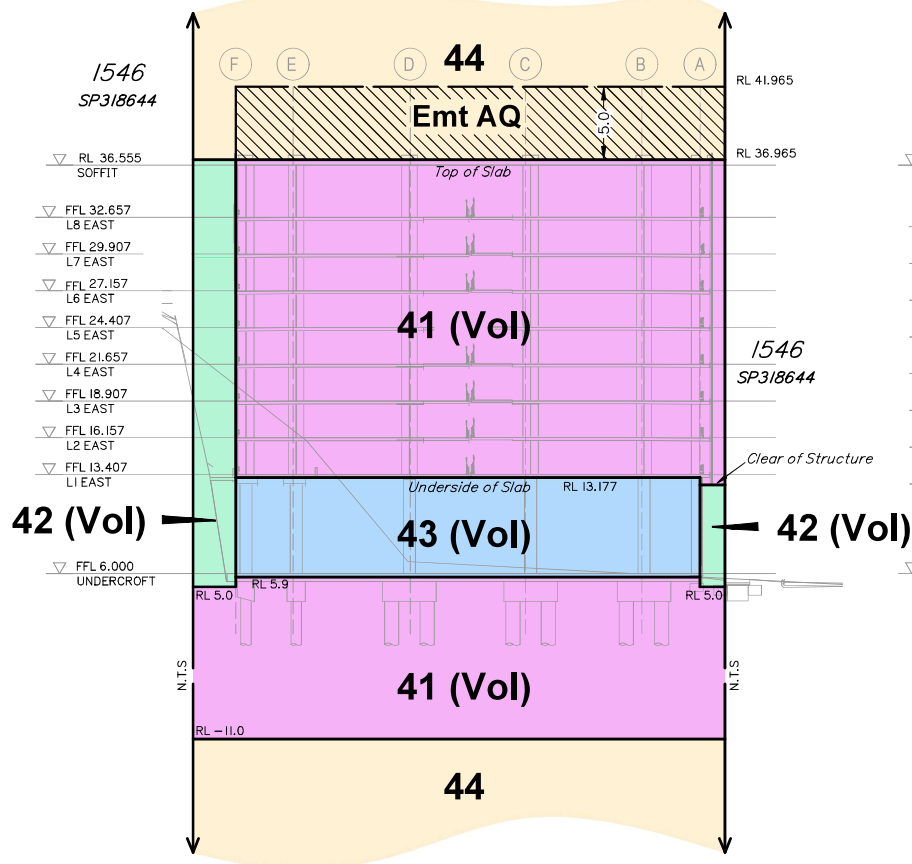
Date: **30 April 2025**





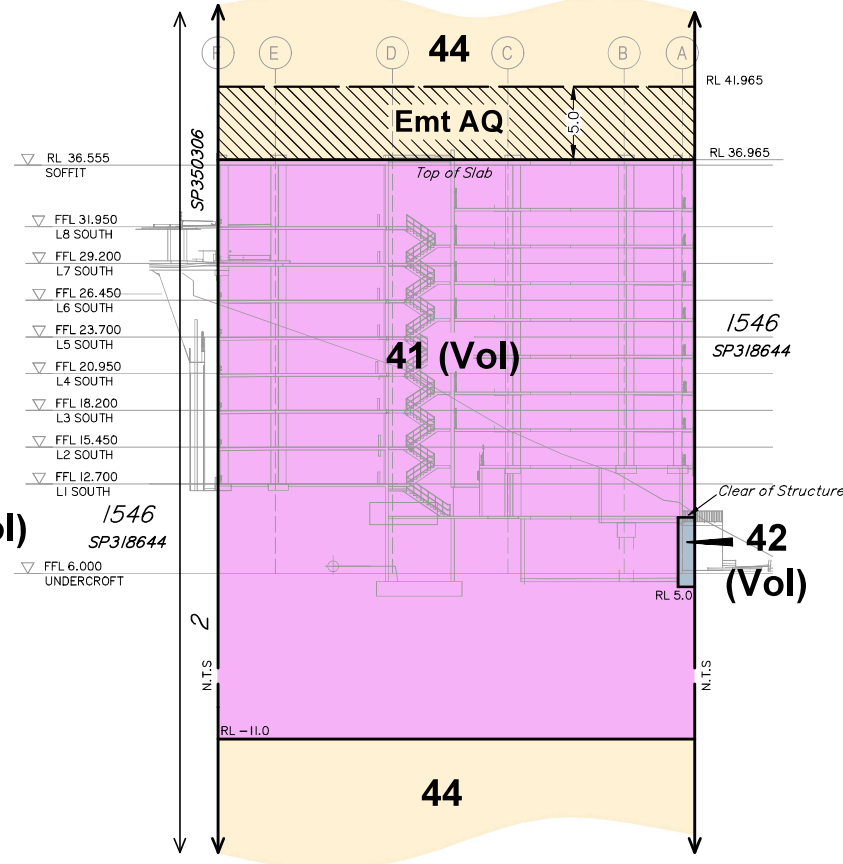
## Section B-B'

Not to Scale



## Section C-C'

Not to Scale



- Proposed Lot 41 (Volumetric)
- Proposed Lot 42 (Volumetric)
- Proposed Lot 43 (Volumetric)
- Proposed Lot 44 (Standard Format)
- Proposed Easement AQ (Volumetric)
- Proposed Easement AR (Volumetric)

NOTES:  
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Issue	Revision	Int	Date

Title:  
**Plan of Proposed  
Lots 41-43 (Volumetric) &  
Lot 44 (Standard) and  
Easements AQ & AR (Volumetric)  
(SP350307)**

Cancelling Lot 1 on SP350306

Client: **AUSTRALIAN UNITY**

Locality:	HERSTON
Local Gov:	BCC
Prepared By:	BRJ
Surveyed By:	Approved: BM
Date Created:	02/08/2024
Scale:	1:400
Comp File:	161102.project
Plan No:	161102_130_PRO

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

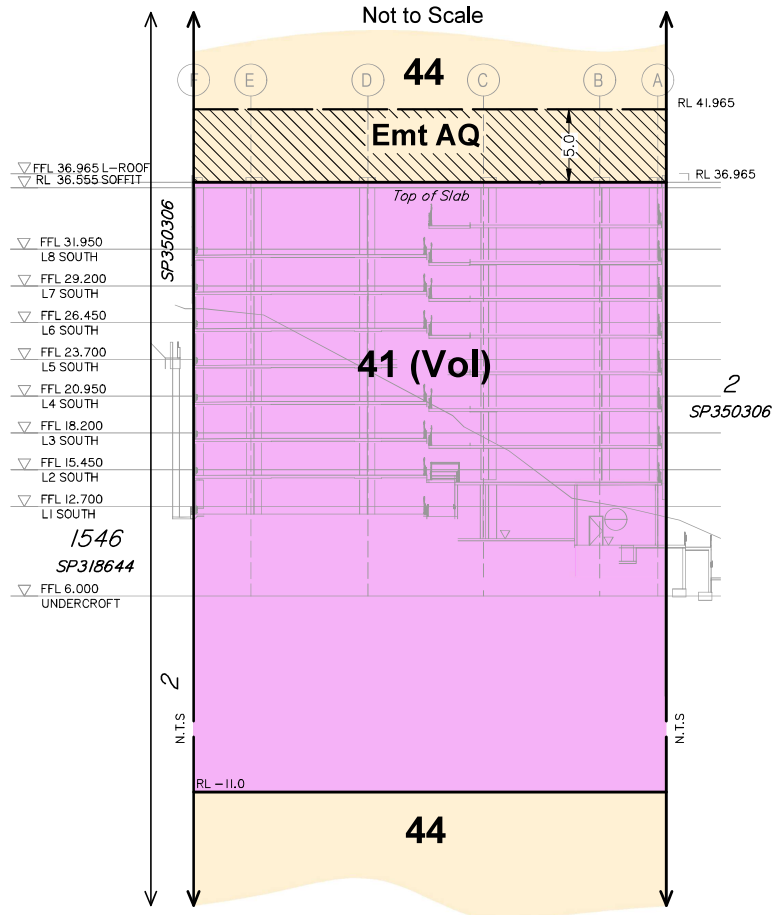
Approval no: DEV2025/1608

Date: 30 April 2025



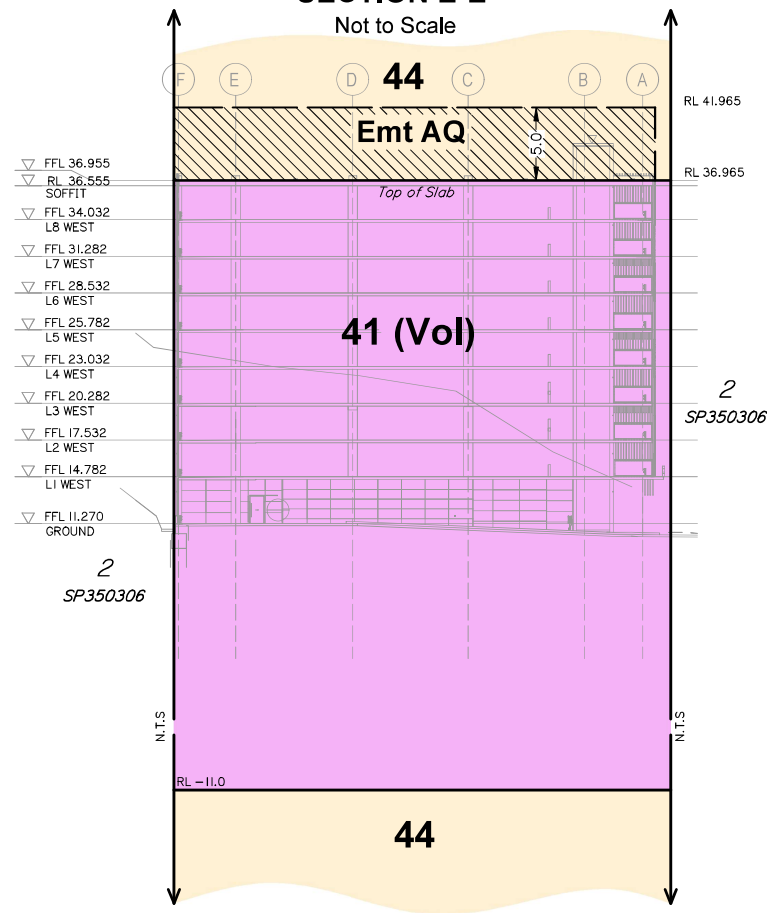
## Section D-D'

Not to Scale



## SECTION E-E'

Not to Scale



- Proposed Lot 41 (Volumetric)
- Proposed Lot 42 (Volumetric)
- Proposed Lot 43 (Volumetric)
- Proposed Lot 44 (Standard Format)
- Proposed Easement AQ (Volumetric)
- Proposed Easement AR (Volumetric)

### NOTES:

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Issue	Revision	Int	Date

Title:  
**Plan of Proposed  
Lots 41-43 (Volumetric) &  
Lot 44 (Standard) and  
Easements AQ & AR (Volumetric)  
(SP350307)**

Cancelling Lot 1 on SP350306

Client: **AUSTRALIAN UNITY**

Locality:	HERSTON
Local Gov:	BCC
Prepared By:	BRJ
Surveyed By:	Approved: BM
Date Created:	02/08/2024
Scale:	1:400
Comp File:	161102.project
Plan No:	161102_130_PRO

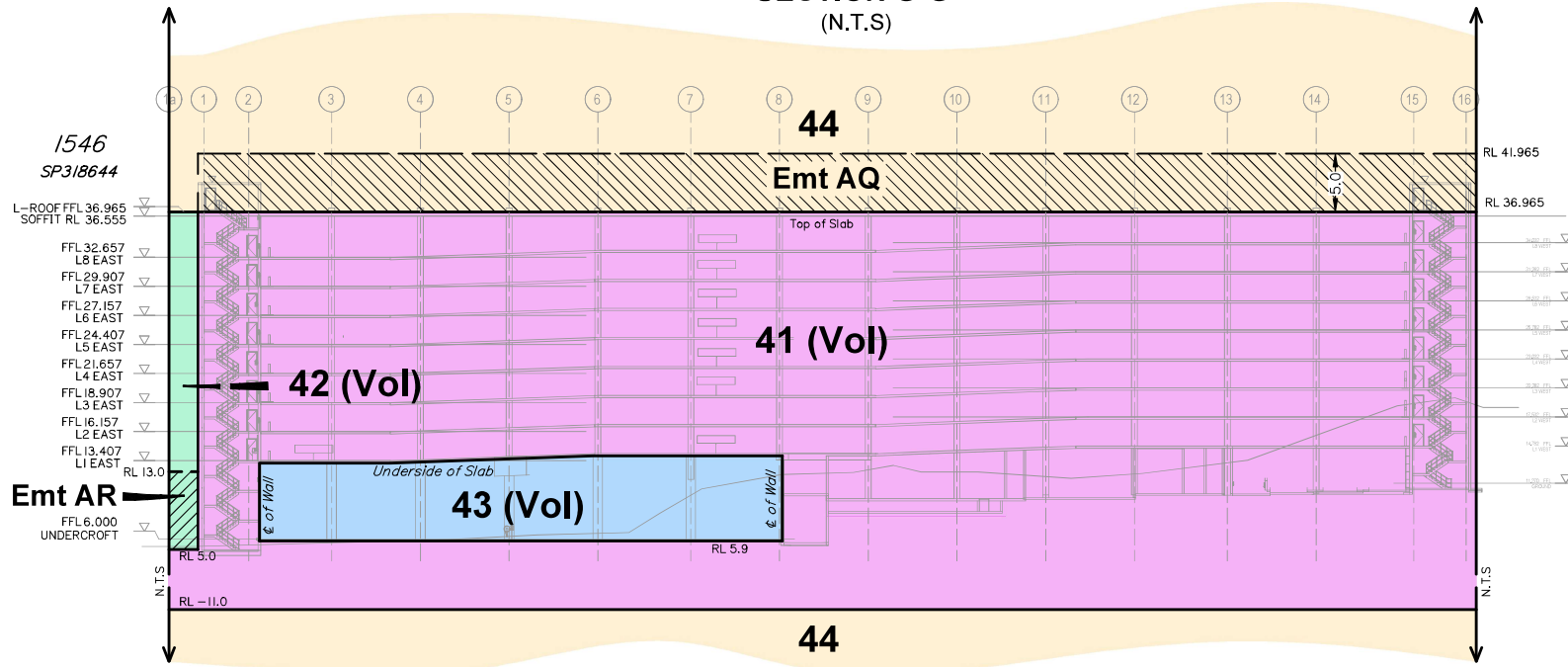
**PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL**

Approval no: DEV2025/1608

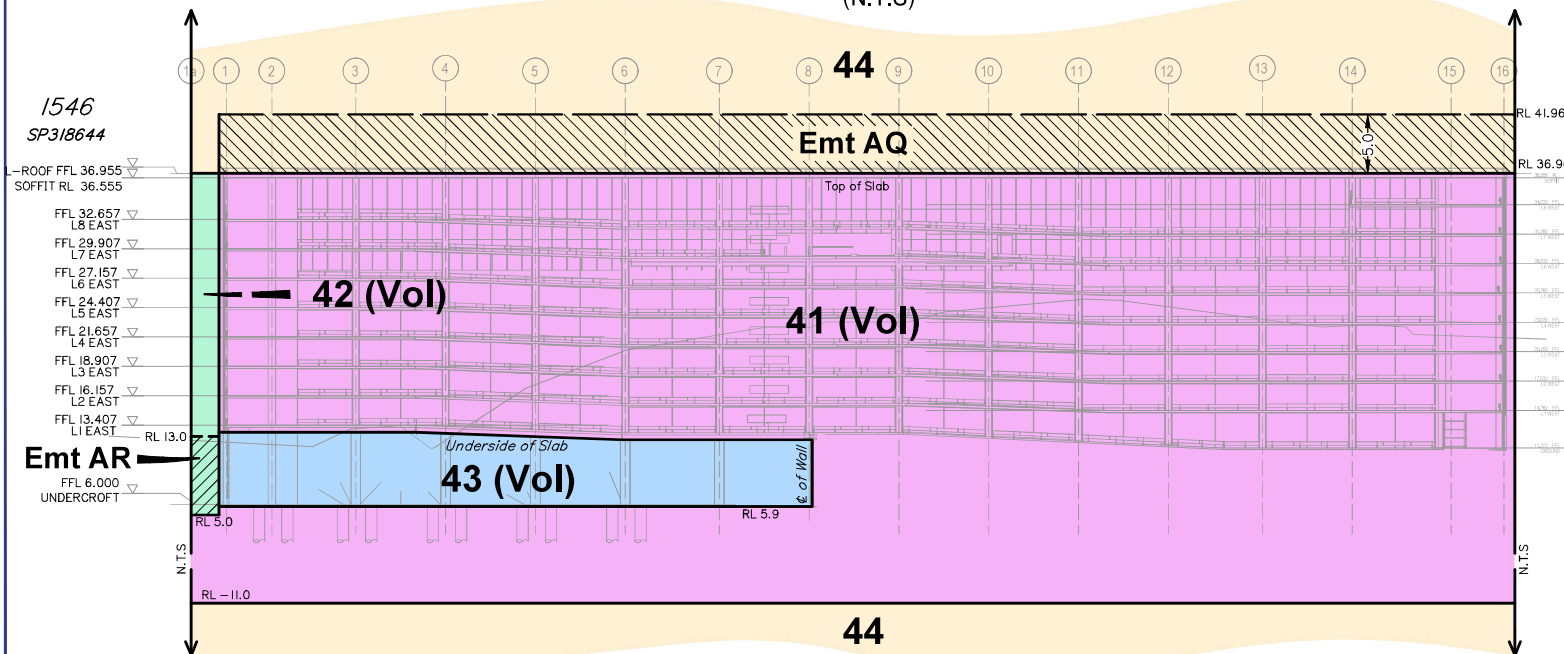
Date: 30 April 2025



SECTION G-G  
(N.T.S)



SECTION H-H  
(N.T.S)



Sheet  
9 of  
9

BENNETT + BENNETT

PO Box 5021, GCMC QLD 9726  
Ph: (07) 5631 8000  
mail@bennettandbennett.com.au

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2025/1608

Date: 30 April 2025



2  
SP350306

Emt AC  
SP350306

- Proposed Lot 41  
(Volumetric)
- Proposed Lot 42  
(Volumetric)
- Proposed Lot 43  
(Volumetric)
- Proposed Lot 44  
(Standard Format)
- Proposed  
Easement AQ  
(Volumetric)
- Proposed  
Easement AR  
(Volumetric)

NOTES:

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G	Removed Lot 44 in Lot 41	DJL	18/02/2025
F	Updates	BRJ	29/01/2025
E	Emt AO removed & Emt AN Updated	DJL	12/12/2024
D	Updated Boundaries	DJL	25/11/2024
C	Updates	BRJ	14/08/2024
B	Updates	BRJ	7/08/2024
A	Original Issue	BRJ	5/08/2024
Issue	Revision	Int	Date

Title:  
**Plan of Proposed  
Lots 41-43 (Volumetric) &  
Lot 44 (Standard) and  
Easements AQ & AR (Volumetric)  
(SP350307)**  
Cancelling Lot 1 on SP350306

Client: **AUSTRALIAN UNITY**

Locality: **HERSTON**

Local Gov: **BCC** Prepared By: **BRJ**

Surveyed By: **BM** Approved: **BM**

Date Created: **02/08/2024** Scale: **N.T.S**

Comp File: **161102.project**

Plan No: **161102\_130\_PRO**

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