



J2460359-01A

(Include address, phone number, email, reference, and Lodger Code)

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50436793	Lot 118 on SP141925	1 & 2	—	—
50510194	Lot 393 on SP149299	1 & 2	—	—

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DEVELOPMENT
APPROVAL
ONLY



Orig

Designation :

SP348076

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Area of Lot 900: 1219m²

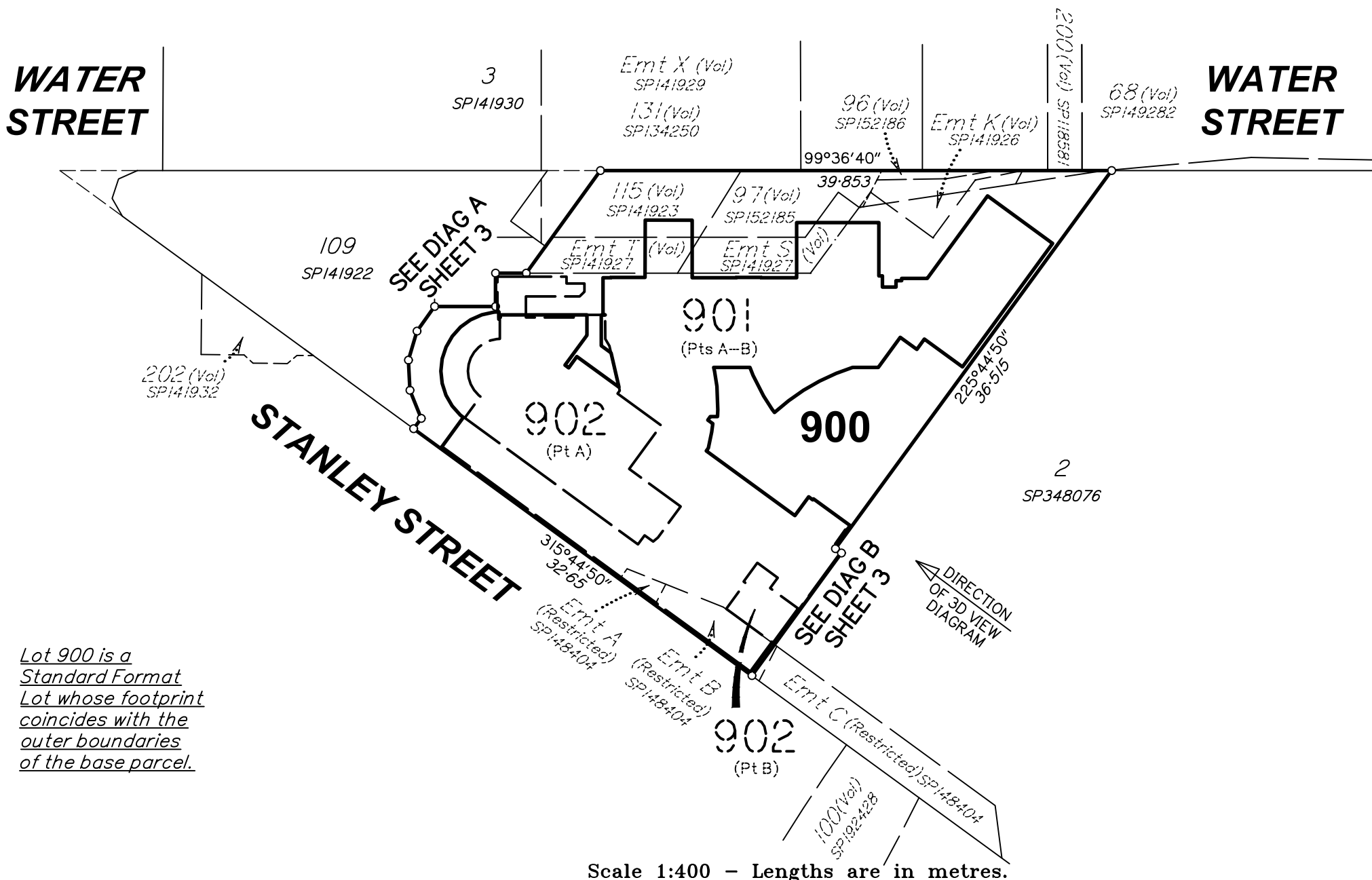
Area of Overall Footprint of Lot 901: 751m²

Total Volume of Lot 901: 8733m³

Area of Overall Footprint of Lot 902: 194m²

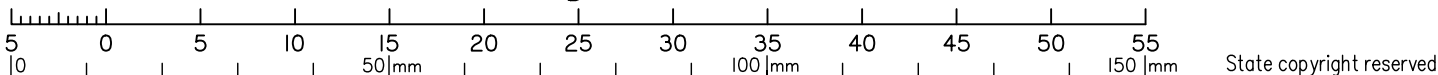
Total Volume of Lot 902: 810m³

Areas and Dimensions are preliminary pending field survey.



Lot 900 is a
Standard Format
Lot whose footprint
coincides with the
outer boundaries
of the base parcel.

Scale 1:400 - Lengths are in metres.



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Plan of Proposed Lots 900-902

Scale: 1:400

Format: VOLUMETRIC

Cancelling Lot 110 on SPI41922, Lot 120 on SPI41923,
Lot 119 on SPI41924 & Lot 1 on SP348076

LOCAL GOVERNMENT: BRISBANE CITY LOCALITY: SOUTH BRISBANE

Meridian: —

Survey Records: No

**PRELIMINARY
SP348077**

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1595

Date: 30/5/2025



Land Title Act 1994 ; Land Act 1994 Form 2IB Version 2		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins. Sheet 2 of 14		
(Dealing No.)		4. Lodged by		
		(Include address, phone number, email, reference, and Lodger Code)		
I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50436787 50436789 50436791 To Issue	Lot 10 on SP141922 Lot 120 on SP141923 Lot 119 on SP141924 Lot 1 on SP348076	900 & 901 900-902 900-902 900-902	- - - -	- - - -
FOR DEVELOPMENT APPROVAL ONLY				
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Approval no: DEV2025/1595 Date: 30/5/2025  Queensland Government		6. Building Format Plans only. I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; * Part of the building shown on this plan encroaches onto adjoining* lots and road Cadastral Surveyor/Director* Date *delete words not required 7. Lodgement Fees : Survey Deposit \$ Lodgement \$New Titles \$ Photocopy \$ Postage \$ TOTAL \$ 8. Insert Plan Number SP348077		
900-902 Subn Allot 134		5. Passed & Endorsed : By : Date : Signed : Designation :		
Lots Orig				
2. Orig Grant Allocation :				
3. References : Dept File : Local Govt : ??? Surveyor : J2460359				

DIAGRAM A

SCALE 1: 100

WATER STREET

Emt X (Vol)
SPI41929
131 (Vol)
SPI34250



900

Emt U
SPI41928

Emt T (Vol)
SPI41927

2.4
99°36'40"

2.6
9°36'40"

99°36'40"
4.75

901
(Pts A--B)

902
(Pt A)

900

901
(Pts A--B)

135°44'50"
0.58

902
(Pt B)

2
SP348076

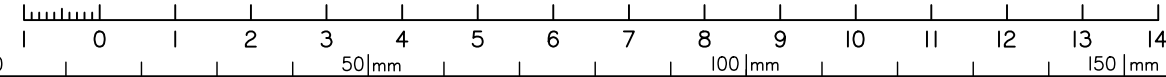
Emt B
(Restricted)
SPI48404

Emt C
(Restricted)
SPI48404

DIAGRAM B

SCALE 1: 100

Scale 1:100 - Lengths are in metres.



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Approval no: DEV2025/1595

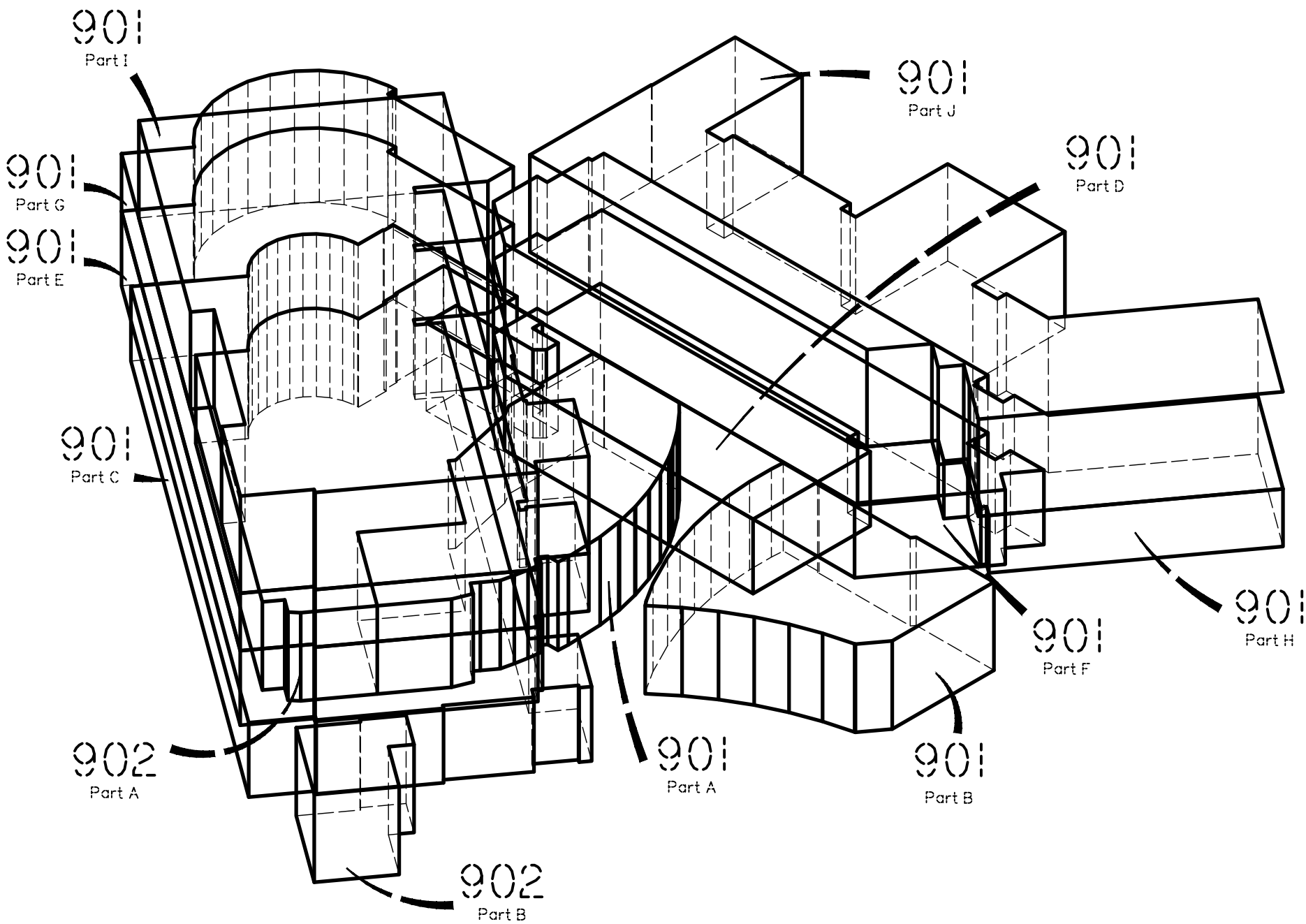
Date: 30/5/2025



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3D VIEW DIAGRAM C

SCALE 1:250
(Overview 3D View of Lots 901 & 902)

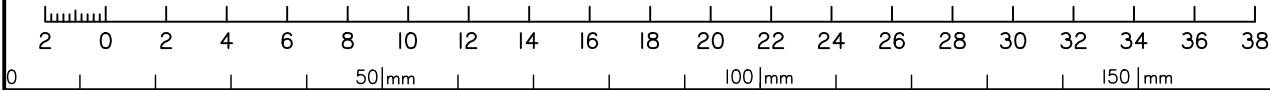


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referred to in the PDA
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Approval no: DEV2025/1595
Date: 30/5/2025



Scale 1:250 – Lengths are in metres.



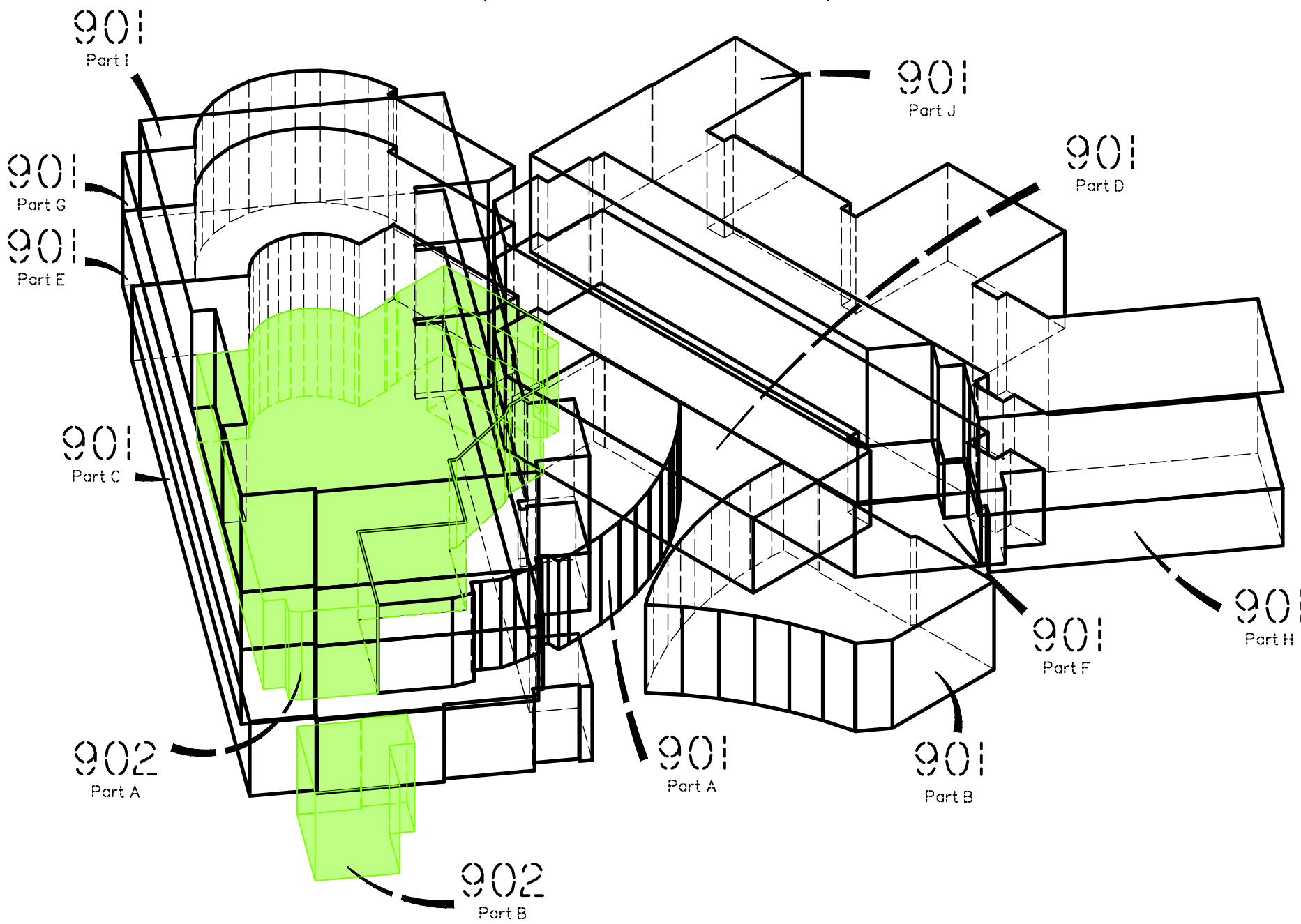
State copyright reserved.

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Plan
Number

SP348077

3D VIEW DIAGRAM

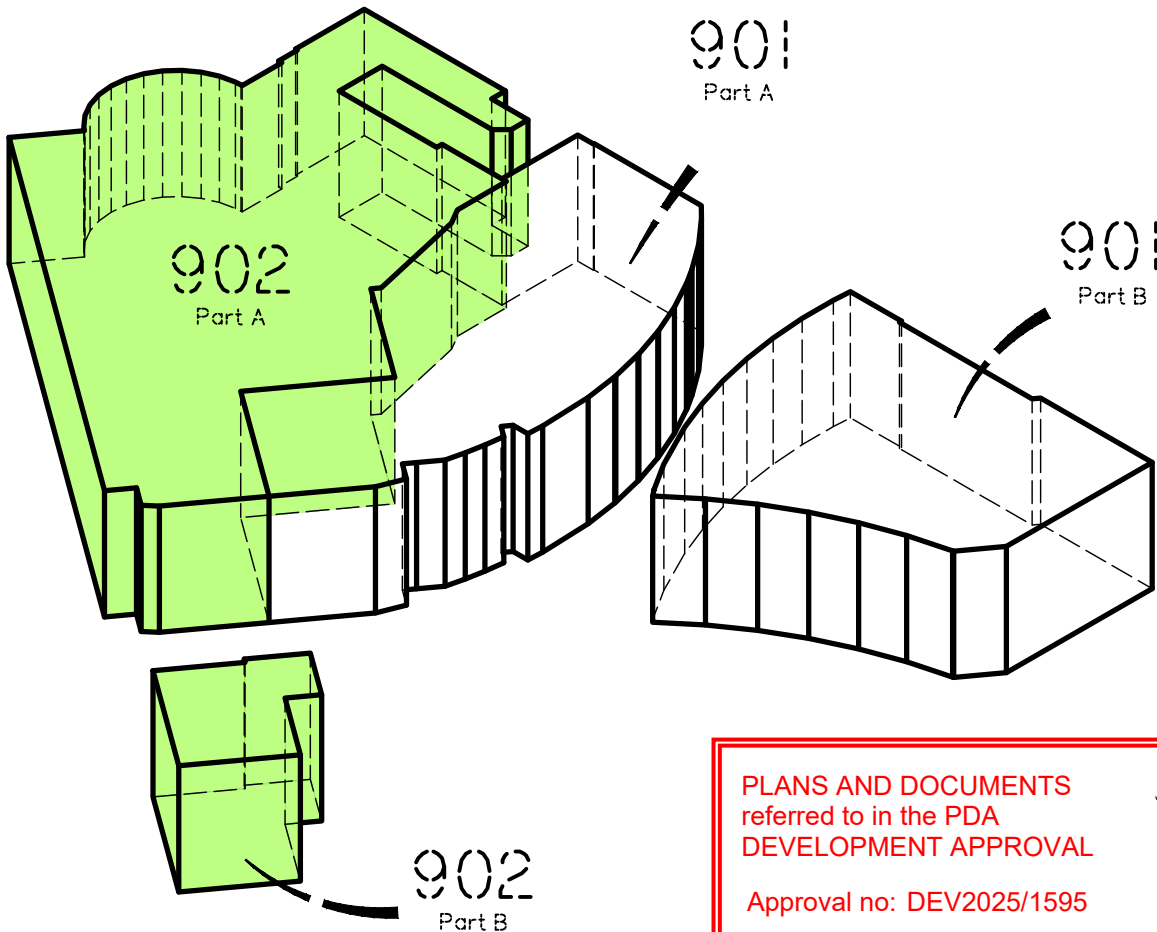
SCALE 1:250
(Overview 3D View of Lots 901 & 902)



Lot 902 shown hatched. Lot 901 has been left unhatched for clarity.

3D VIEW DIAGRAM

SCALE 1:250
(3D View of Lots 901 & 902)
(In Level 2)



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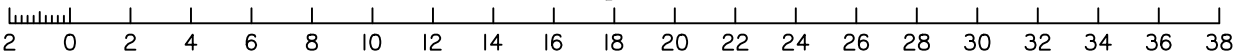
Approval no: DEV2025/1595
Date: 30/5/2025


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LEGEND



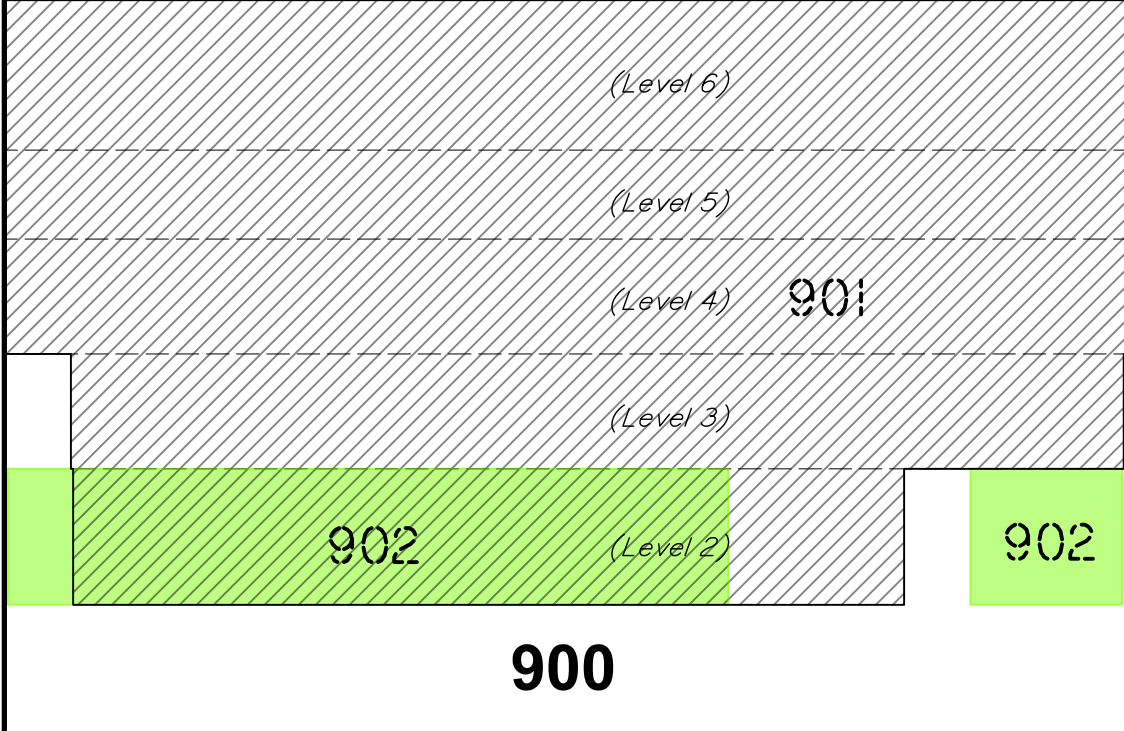
Scale 1:250 – Lengths are in metres.



LATERAL ASPECT VIEW

FROM STANLEY STREET
(Not-to-Scale)

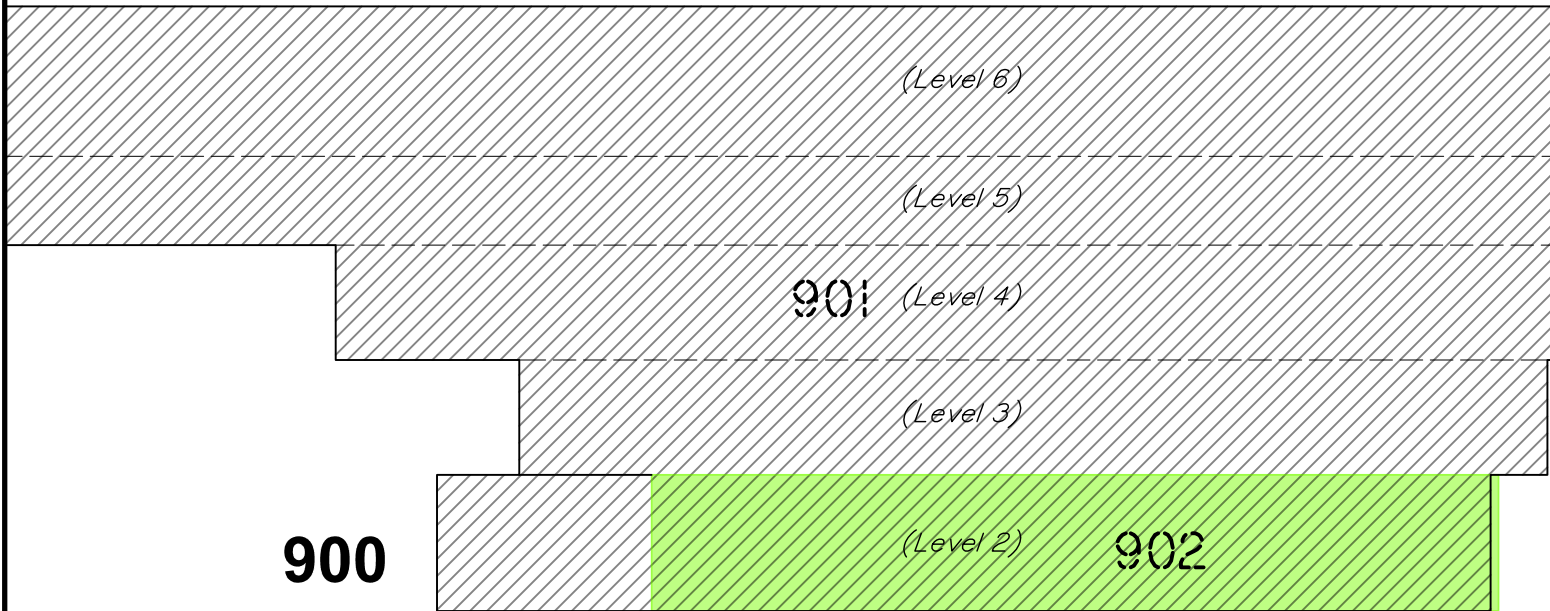
900



LATERAL ASPECT VIEW

FROM WATER STREET
(Not-to-Scale)

900

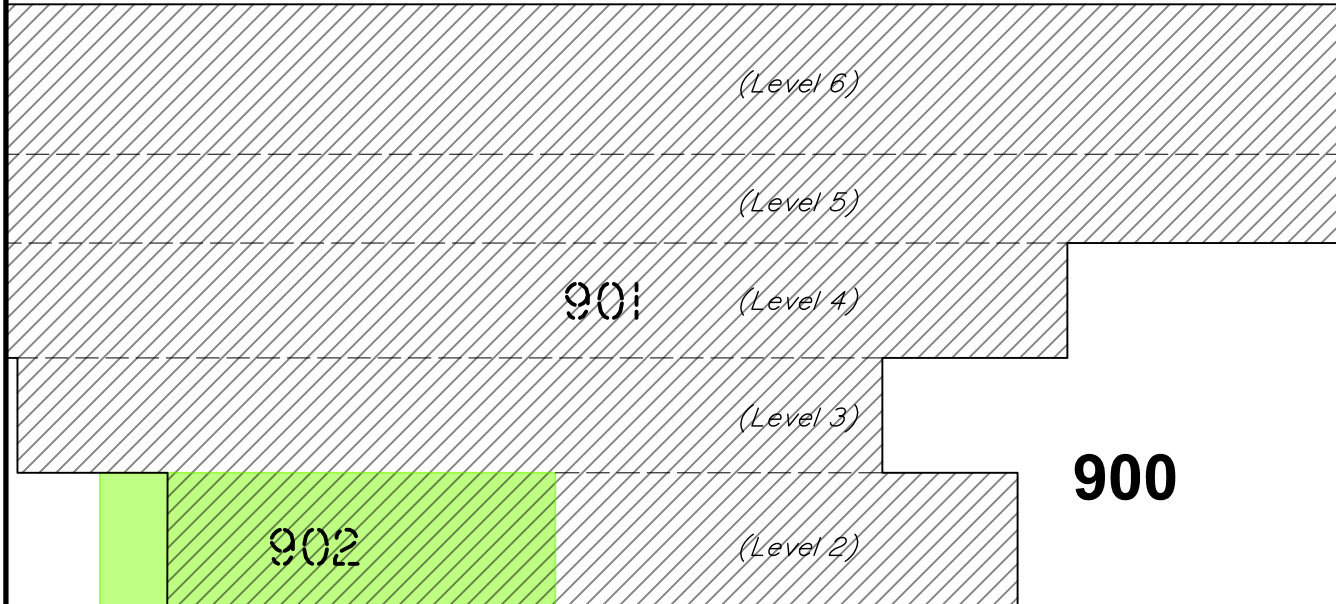


LATERAL ASPECT VIEW

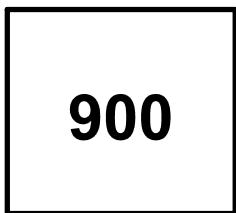
FROM LOT 2 ON SP348076
(Not-to-Scale)

900

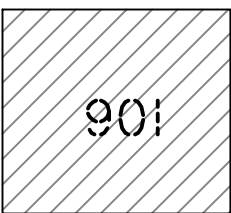
2
SP348076



LEGEND



Standard Format Lot
(Mater to Retain)



Volumetric Lot
(Medical Suites)



Volumetric Lot
(Retail)

Note: Adjoining Lots not shown for Clarity

PLANS AND DOCUMENTS
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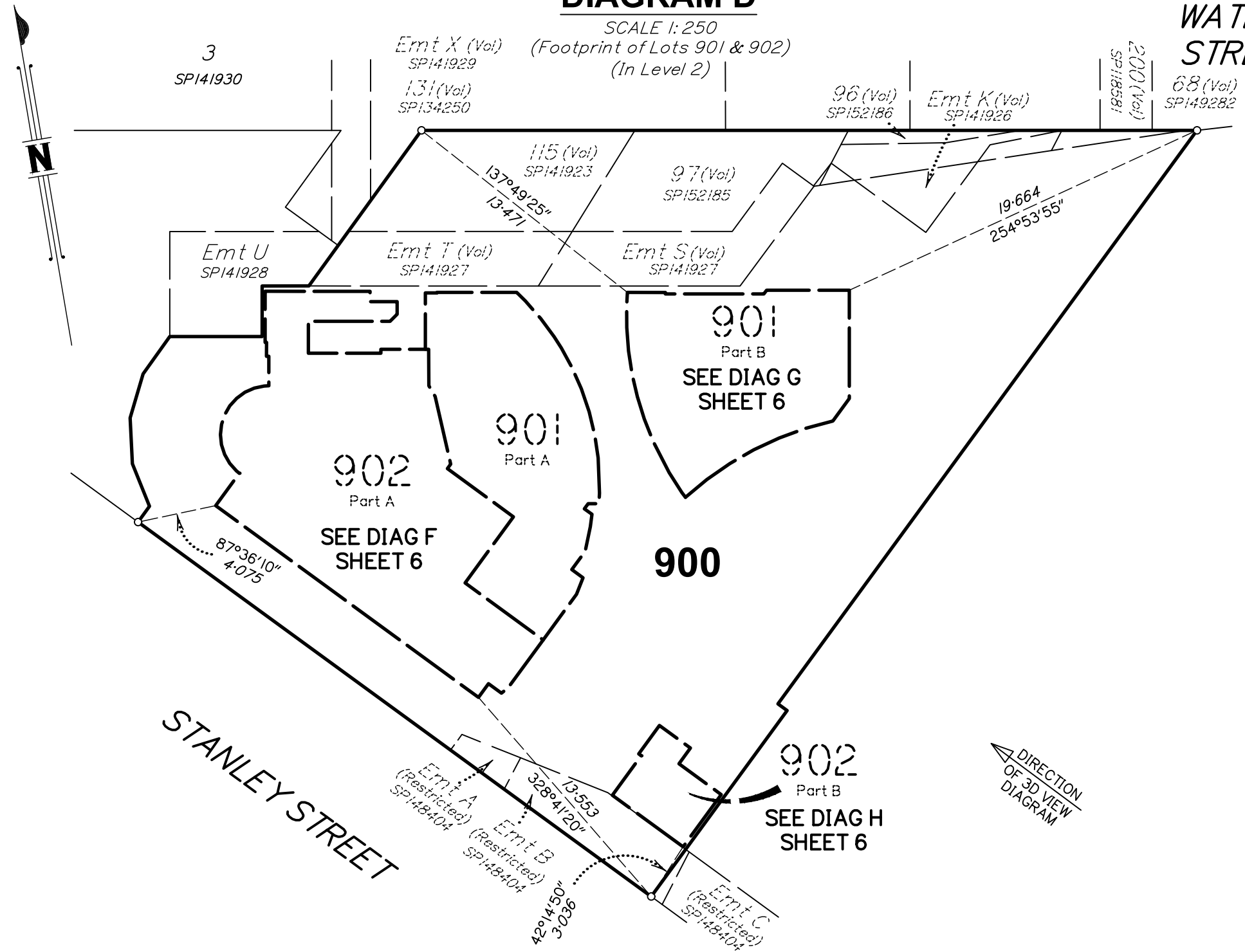
Date: 30/5/2025



ADDITIONAL SHEET
DIAGRAM D

Sheet
5 of
14

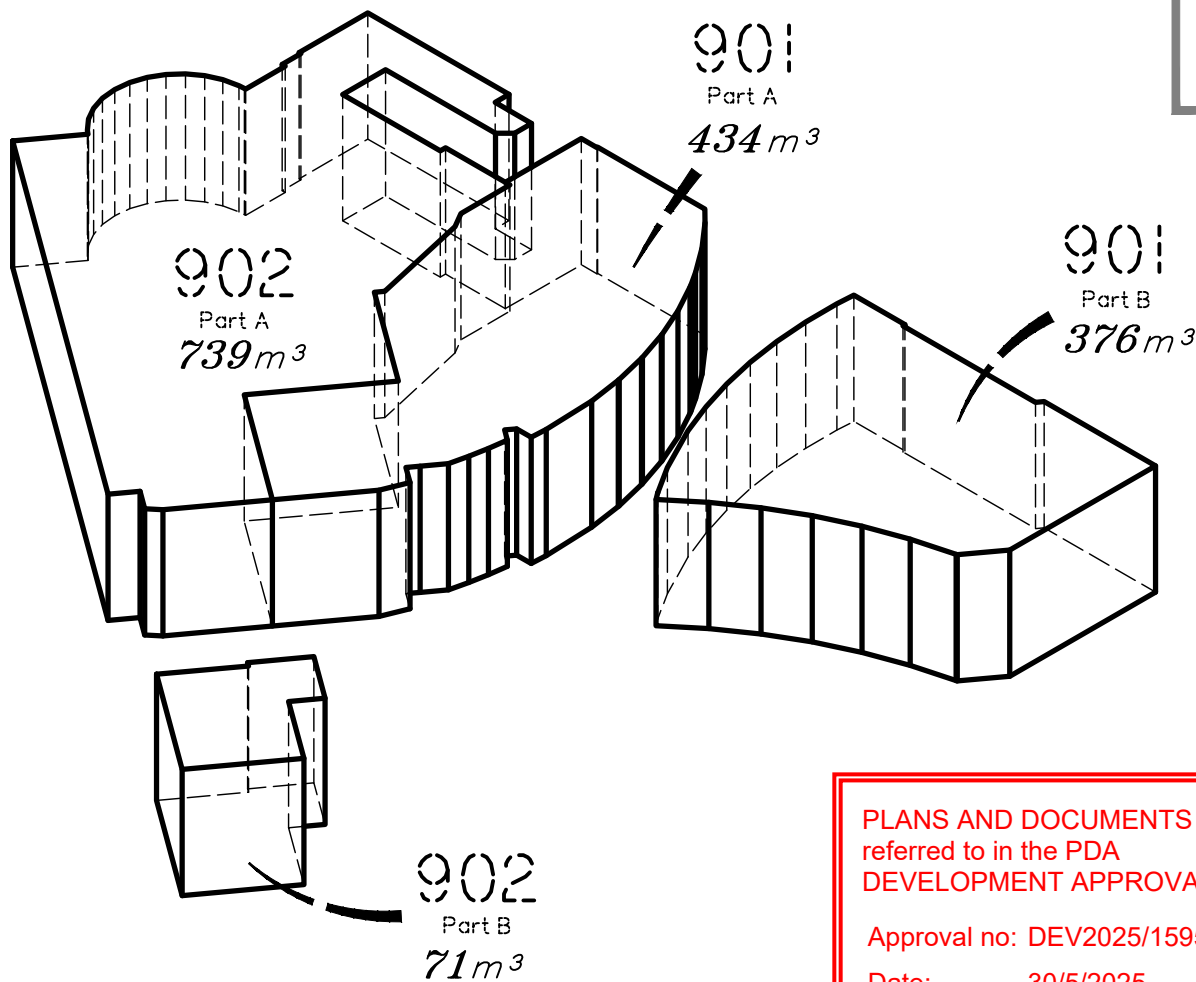
WATER STREET



3D VIEW DIAGRAM E

SCALE 1:250
(3D View of Lots 901 & 902)
(In Level 2)

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Lot 901 Parts A & B
and Lot 902 Parts
A & B are bounded
by vertical &
horizontal planes.

Refer to the
Footprint Diagram
for the dimensions
of the horizontal
edges.

Upper plane RL 18.325

Lower plane RL 14.15

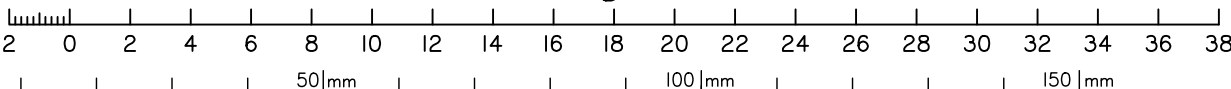
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referred to in the PDA
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Date: 30/5/2025



Scale 1:250 - Lengths are in metres.



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DIAGRAM F

SCALE 1: 100

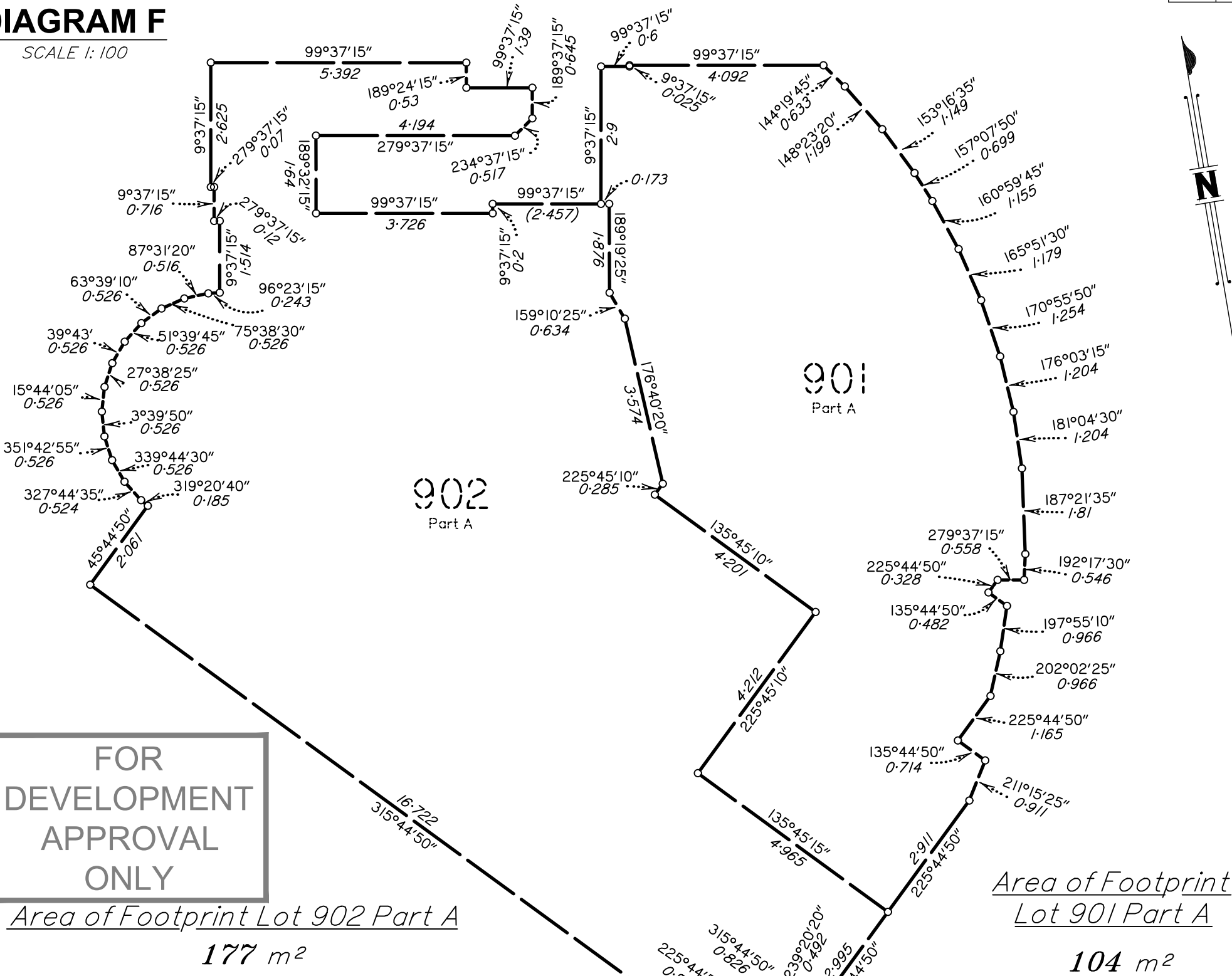


DIAGRAM G

SCALE 1: 100

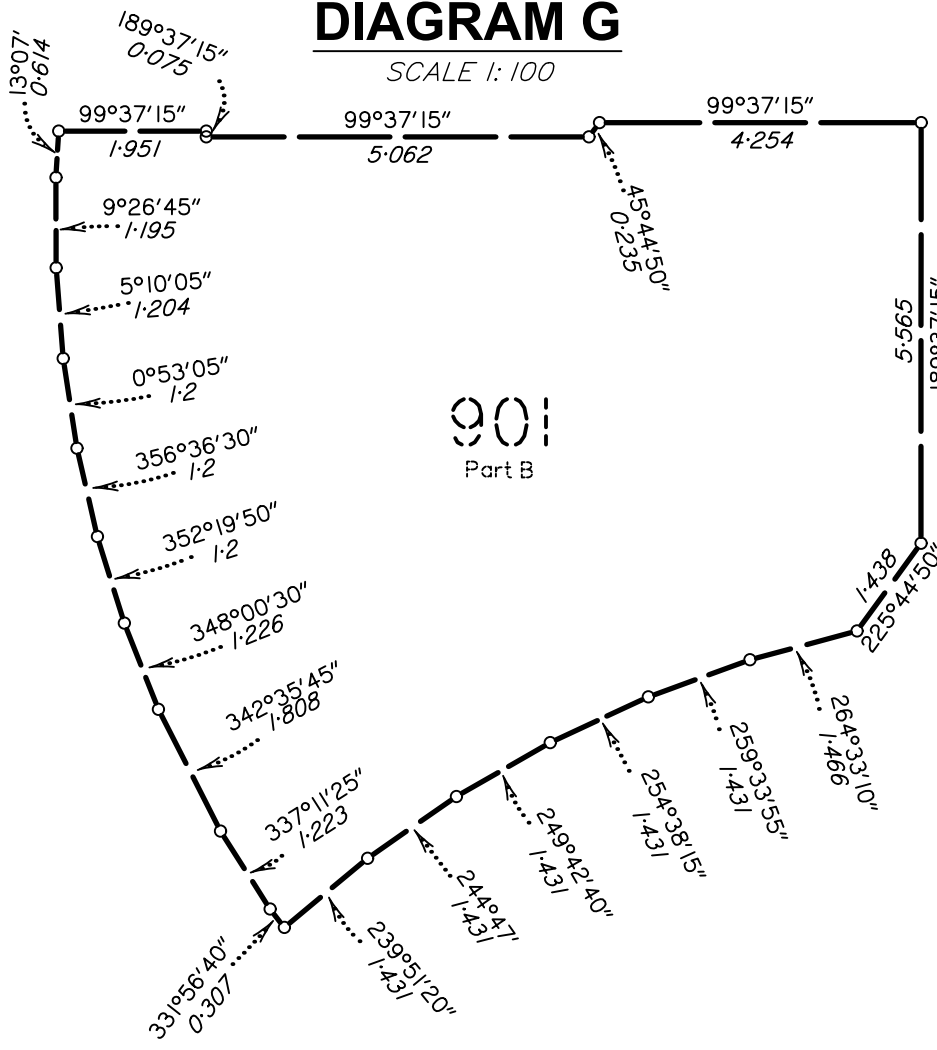
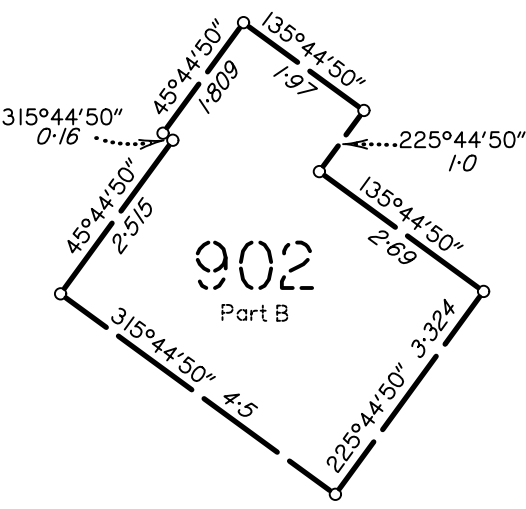


DIAGRAM H

SCALE 1: 100



Scale 1:100 - Lengths are in metres.

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Insert Plan Number

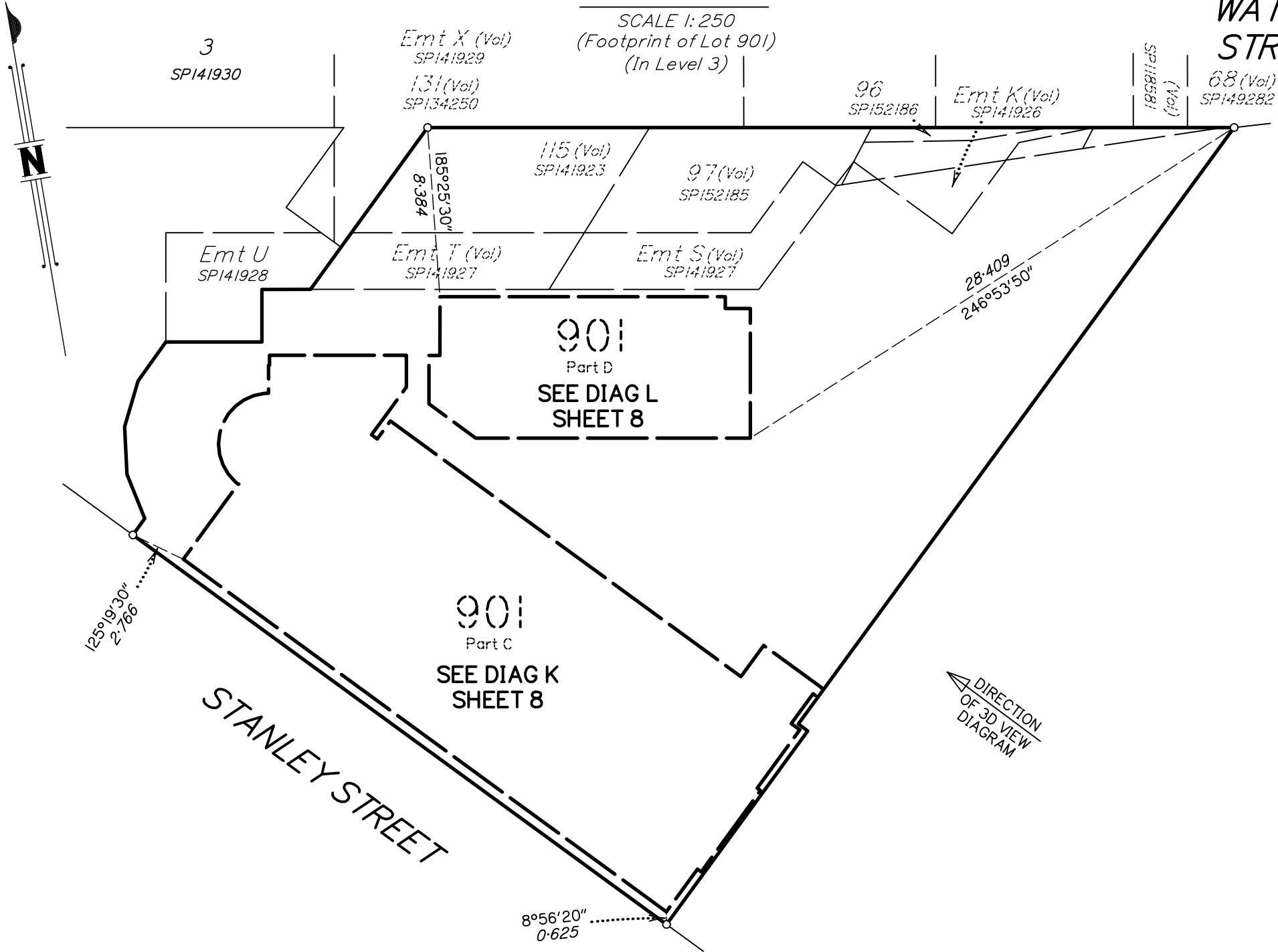
SP348077

ADDITIONAL SHEET
DIAGRAM I

SCALE 1:250
(Footprint of Lot 901)
(In Level 3)

Sheet
7 of
14

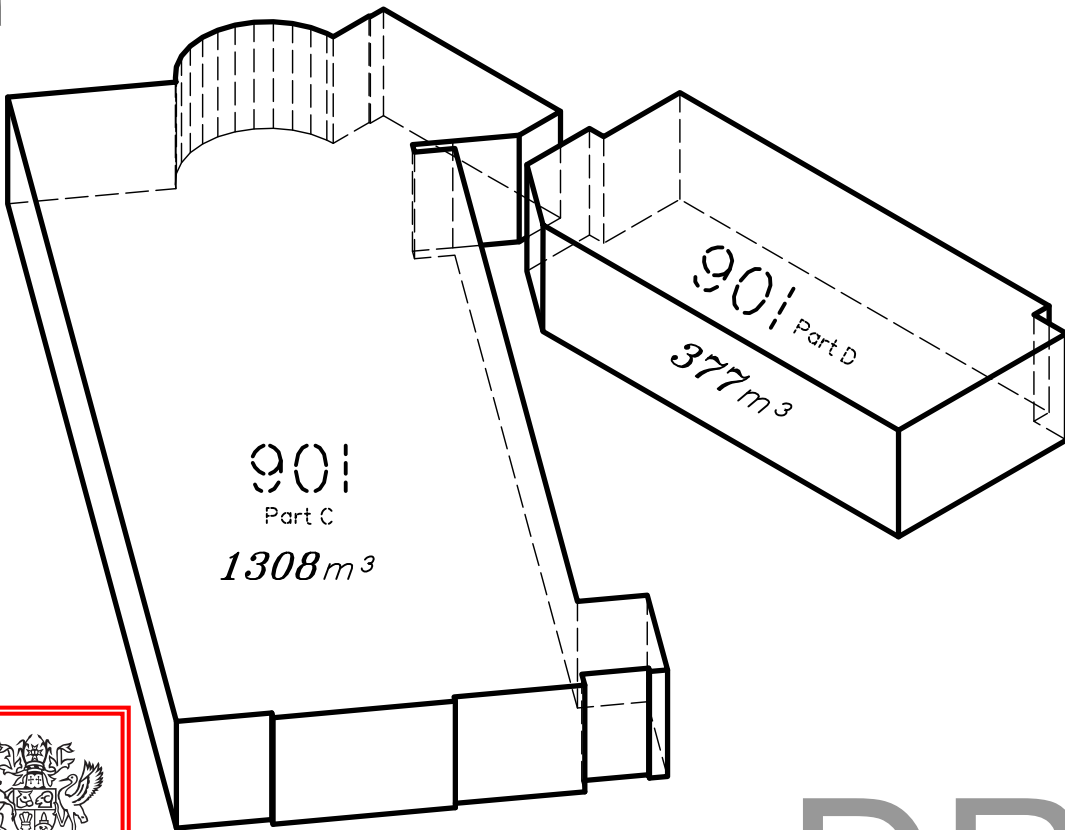
WATER STREET



3D VIEW DIAGRAM J

SCALE 1:250
(3D View of Lot 901)
(In Level 3)

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Lot 901 Parts C & D
are bounded by
vertical & horizontal
planes.

Refer to the
Footprint Diagram
for the dimensions
of the horizontal
edges.

Upper plane RL 21.85

Lower plane RL 18.325

PLANS AND DOCUMENTS
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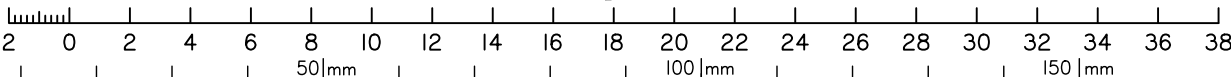
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DRAFT

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DIAGRAM K
SCALE 1: 100

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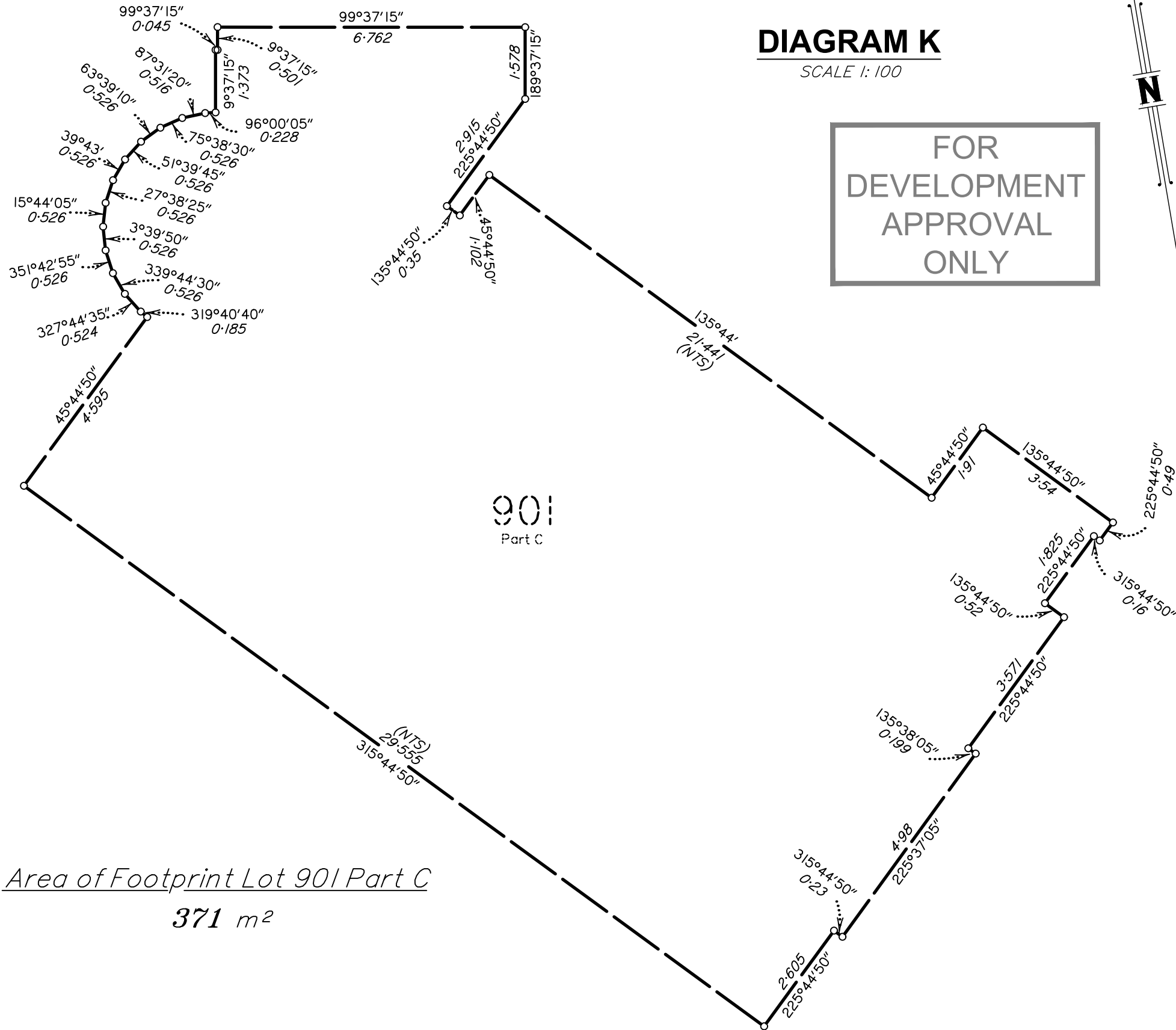
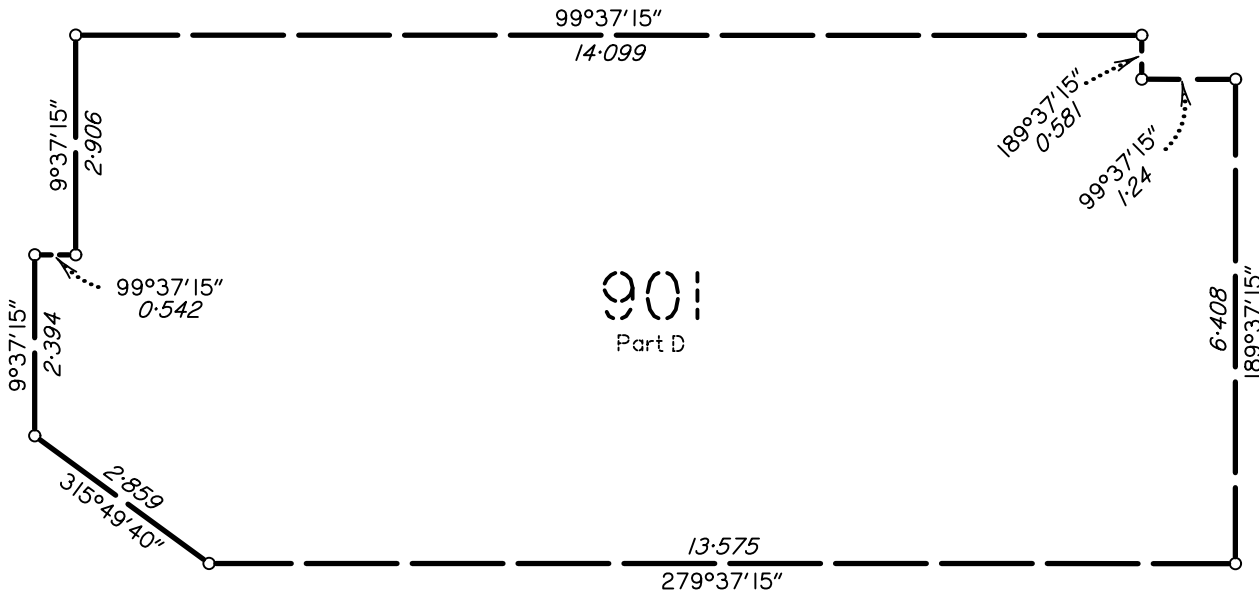


DIAGRAM L
SCALE 1: 100



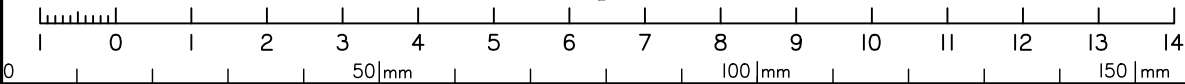
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Date: 30/5/2025



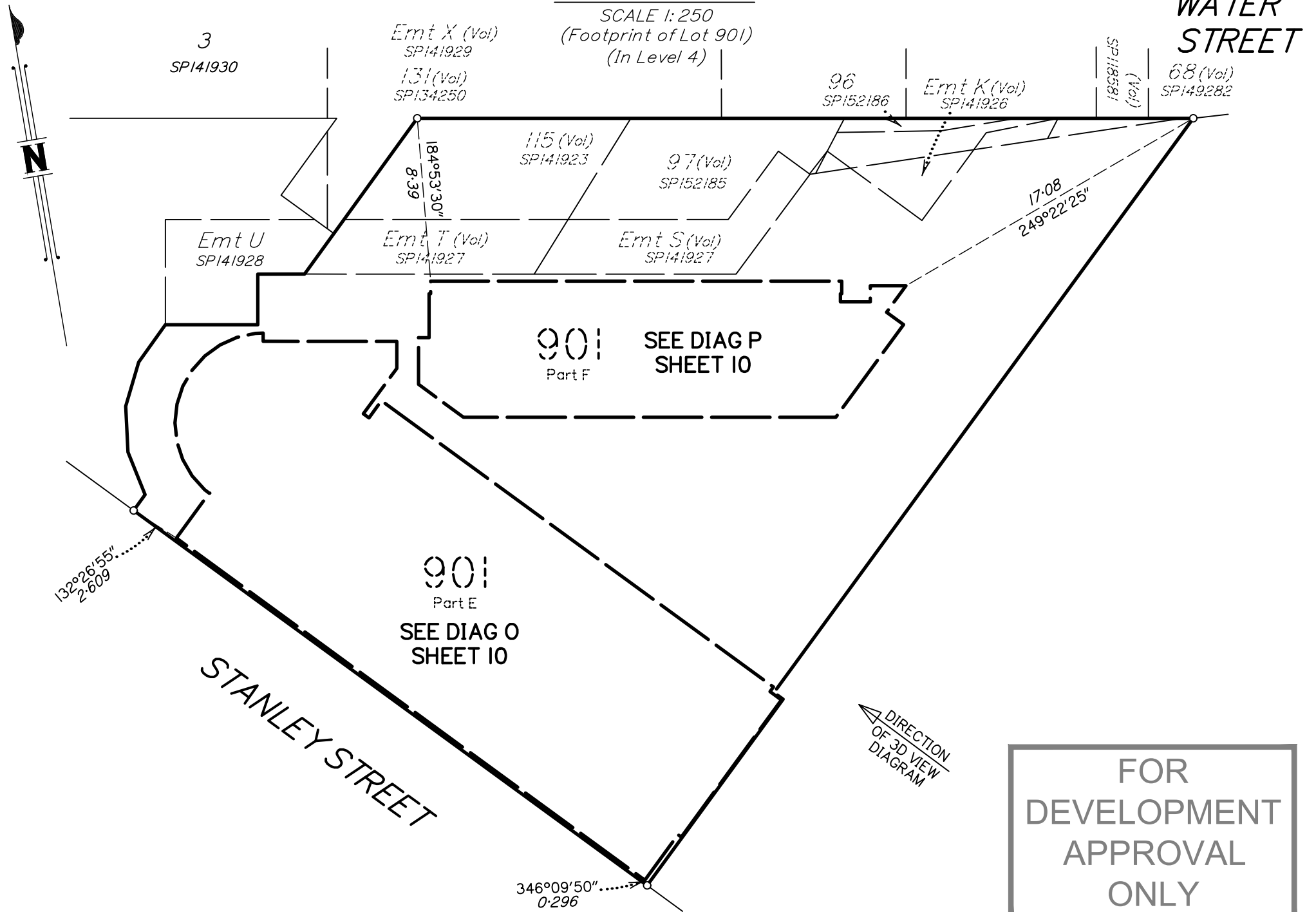
State copyright reserved.

Scale 1:100 – Lengths are in metres.



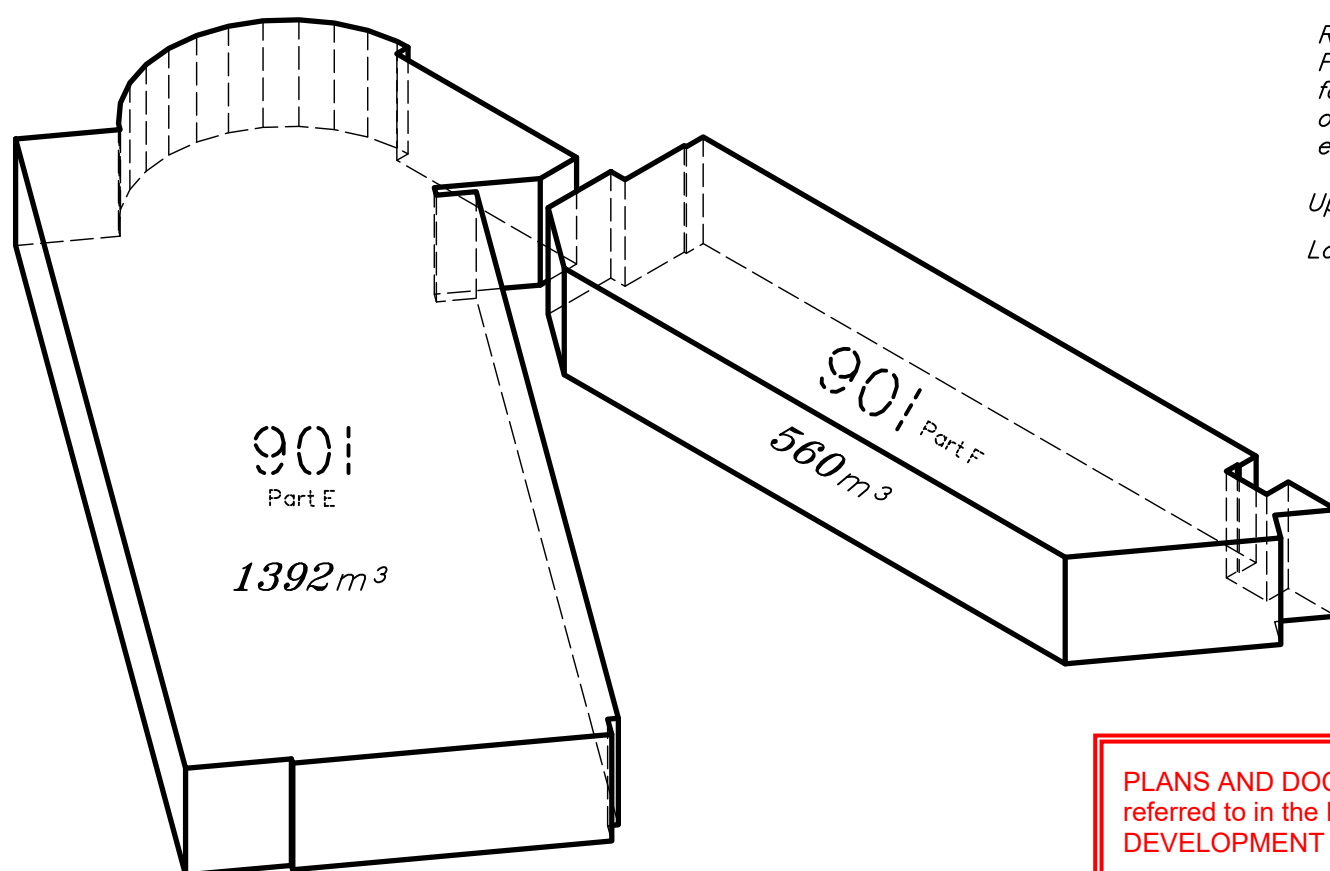
Insert
Plan
Number

SP348077



3D VIEW DIAGRAM N

SCALE 1:250
(3D View of Lot 901)
(In Level 4)



*Lot 90/ Parts E & F
are bounded by
vertical & horizontal
planes.*

Refer to the Footprint Diagram for the dimensions of the horizontal edges.

Upper plane RL 25.375
Lower plane RL 21.85

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1595
Date: 30/5/2025



Scale 1:250 – Lengths are in metres.

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Plan
Number

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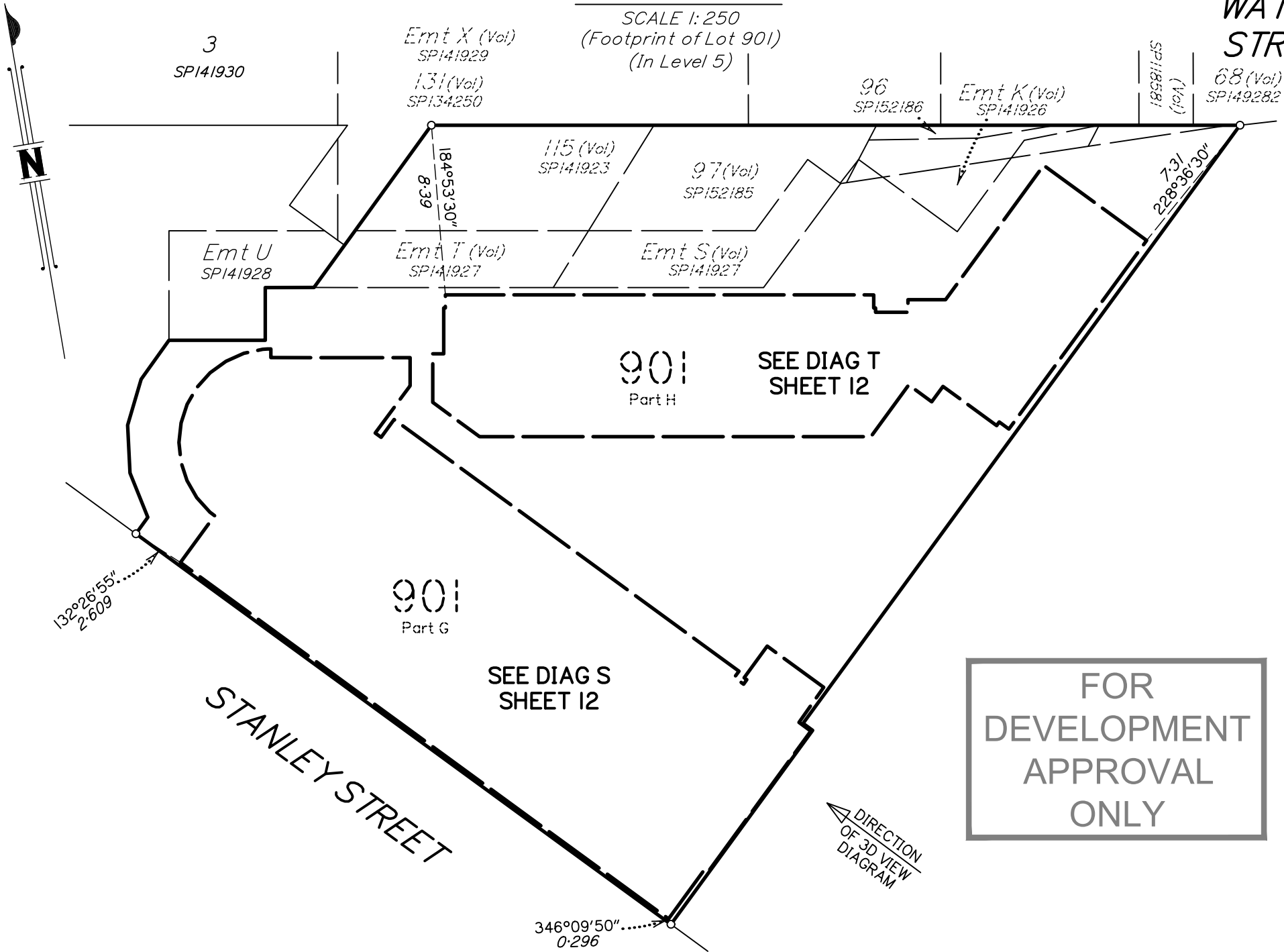


ADDITIONAL SHEET
DIAGRAM Q

SCALE 1:250
(Footprint of Lot 901)
(In Level 5)

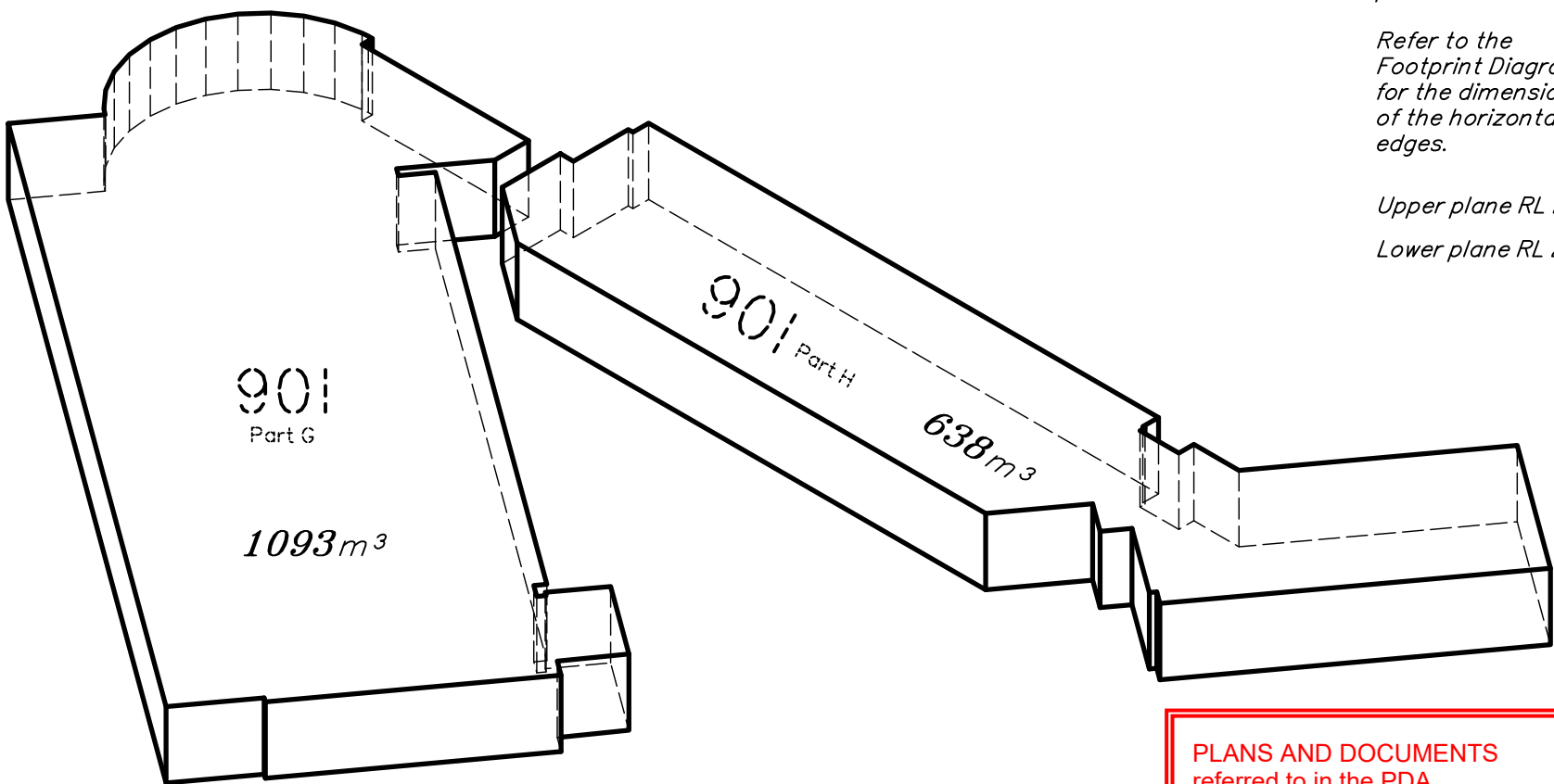
Sheet
11 of
14

WATER STREET



3D VIEW DIAGRAM R

SCALE 1:250
(3D View of Lot 901)
(In Level 5)



Lot 901 Parts G & H
are bounded by
vertical & horizontal
planes.

Refer to the
Footprint Diagram
for the dimensions
of the horizontal
edges.

Upper plane RL 28.1

Lower plane RL 25.375

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2025/1595

Date: 30/5/2025



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SP348077

Scale 1:250 - Lengths are in metres.

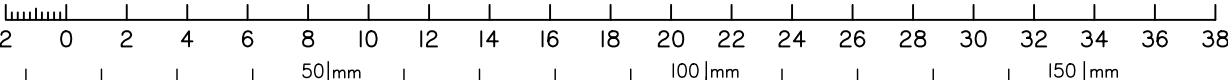




DIAGRAM S

SCALE 1: 100

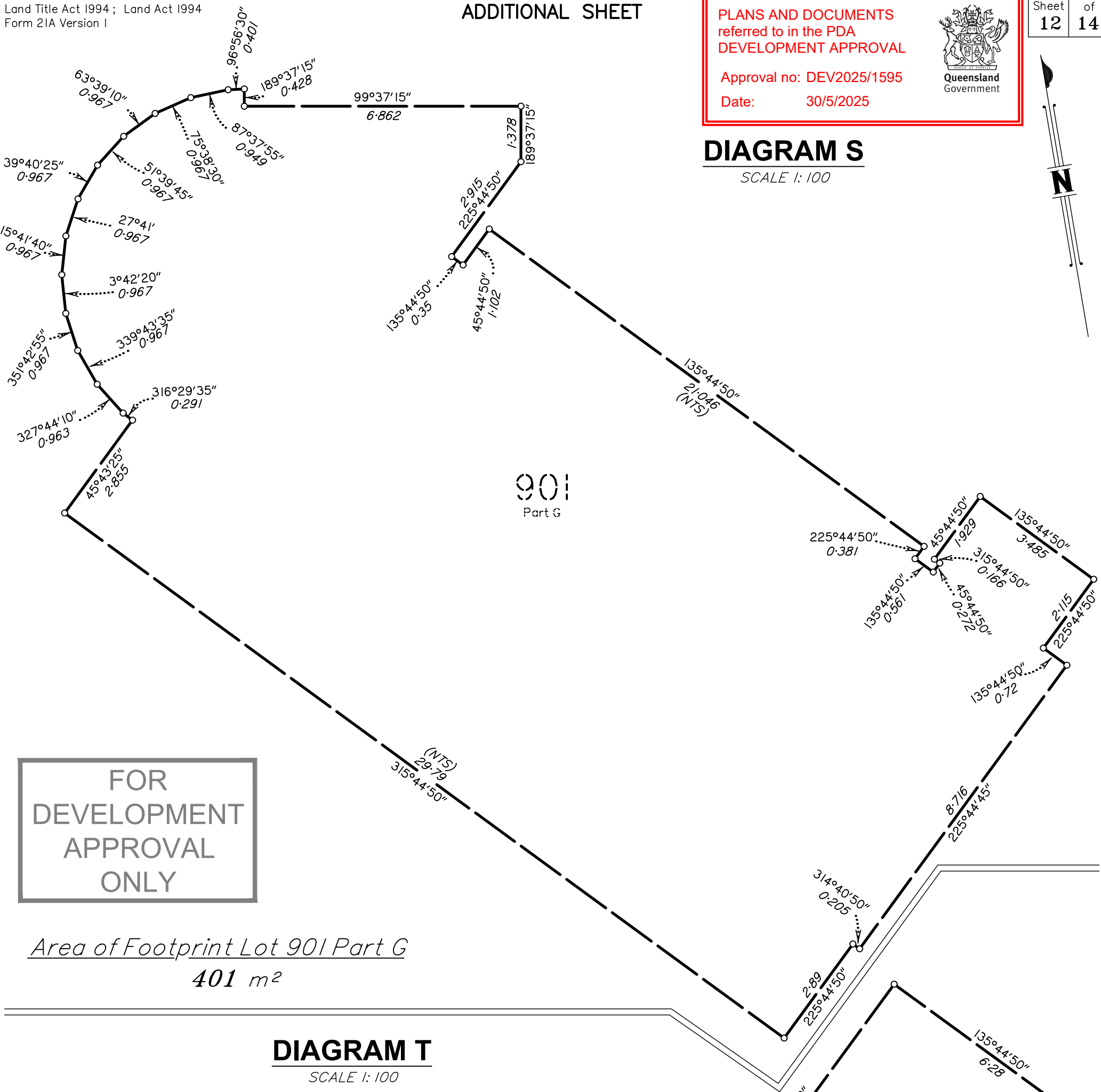
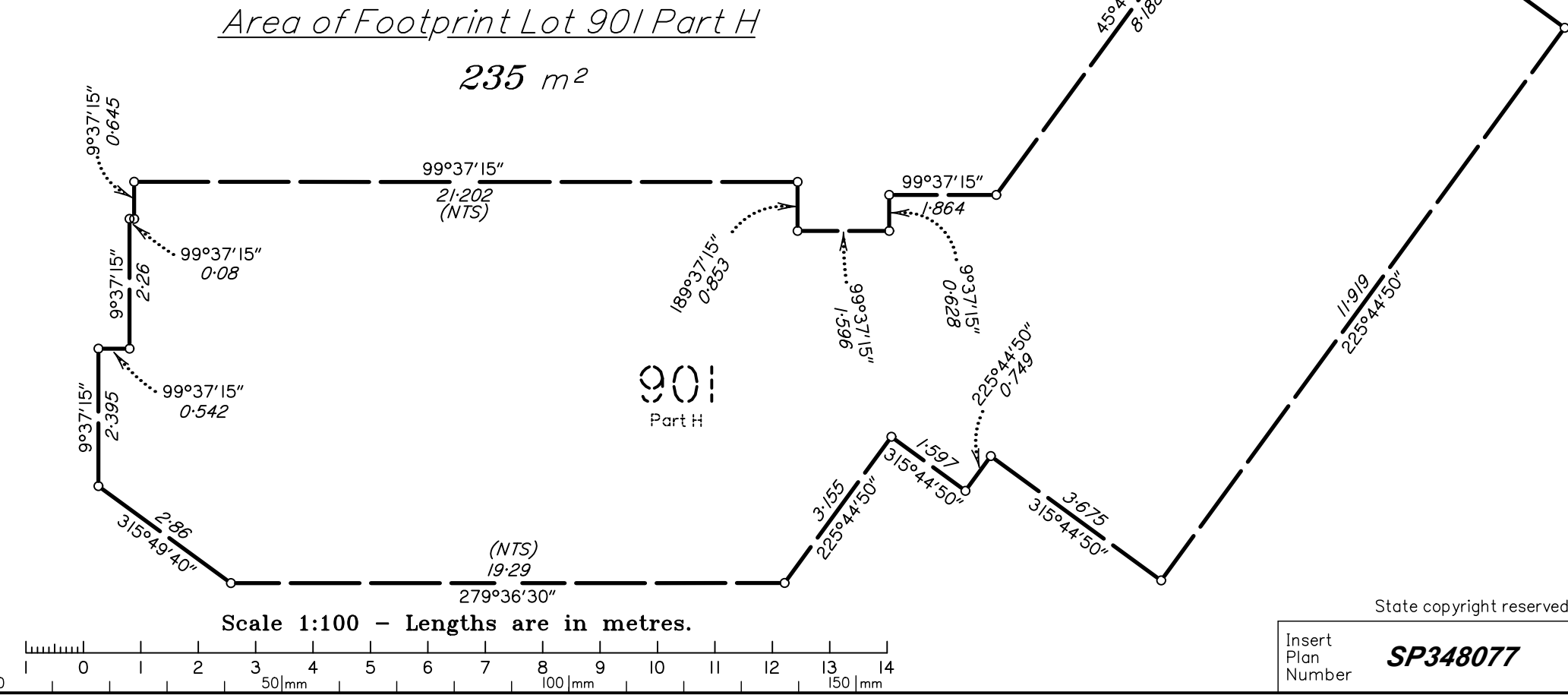


DIAGRAM T

SCALE 1: 100



Scale 1:100 - Lengths are in metres.

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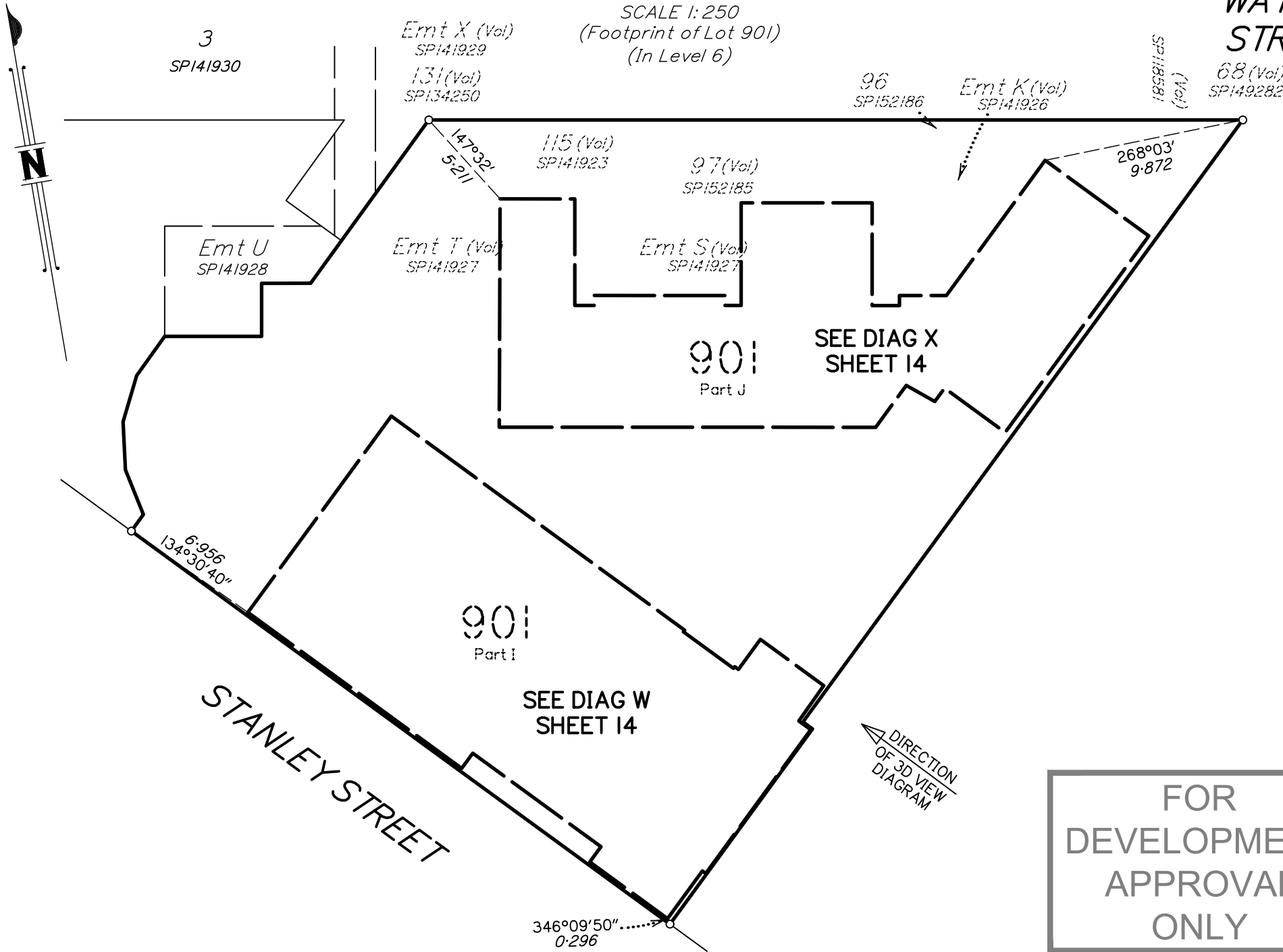
SP348077

ADDITIONAL SHEET
DIAGRAM U

SCALE 1:250
(Footprint of Lot 901)
(In Level 6)

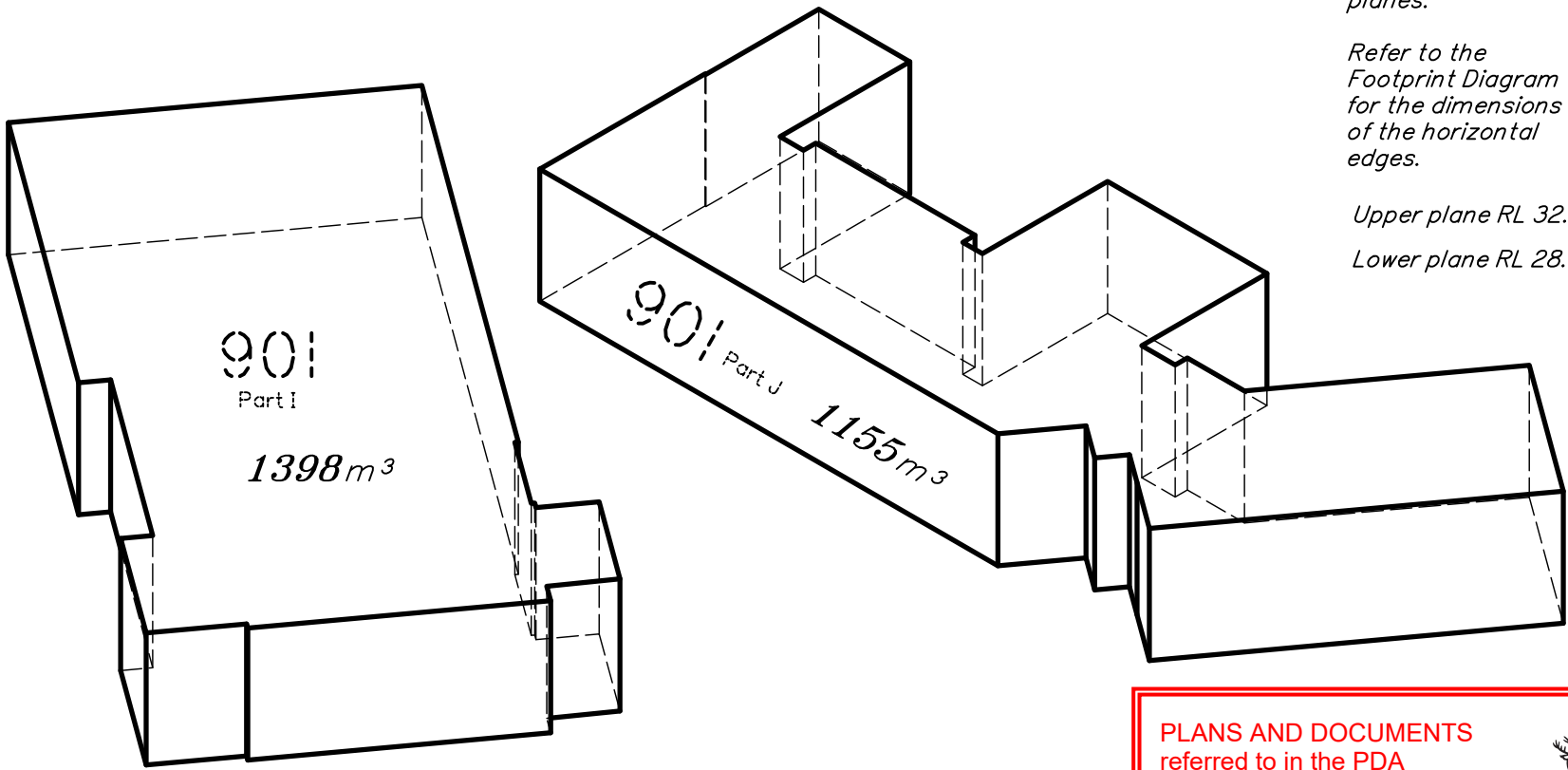
Sheet
13 of
14

WATER STREET



3D VIEW DIAGRAM V

SCALE 1:250
(3D View of Lot 901)
(In Level 6)



Lot 901 Parts I & J
are bounded by
vertical & horizontal
planes.

Refer to the
Footprint Diagram
for the dimensions
of the horizontal
edges.

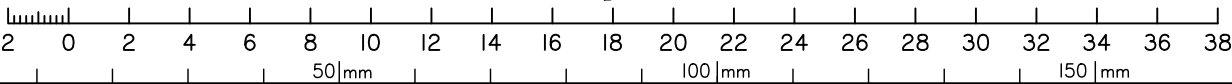
Upper plane RL 32.7
Lower plane RL 28.1

PLANS AND DOCUMENTS
referred to in the PDA
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Approval no: DEV2025/1595
Date: 30/5/2025



Scale 1:250 - Lengths are in metres.



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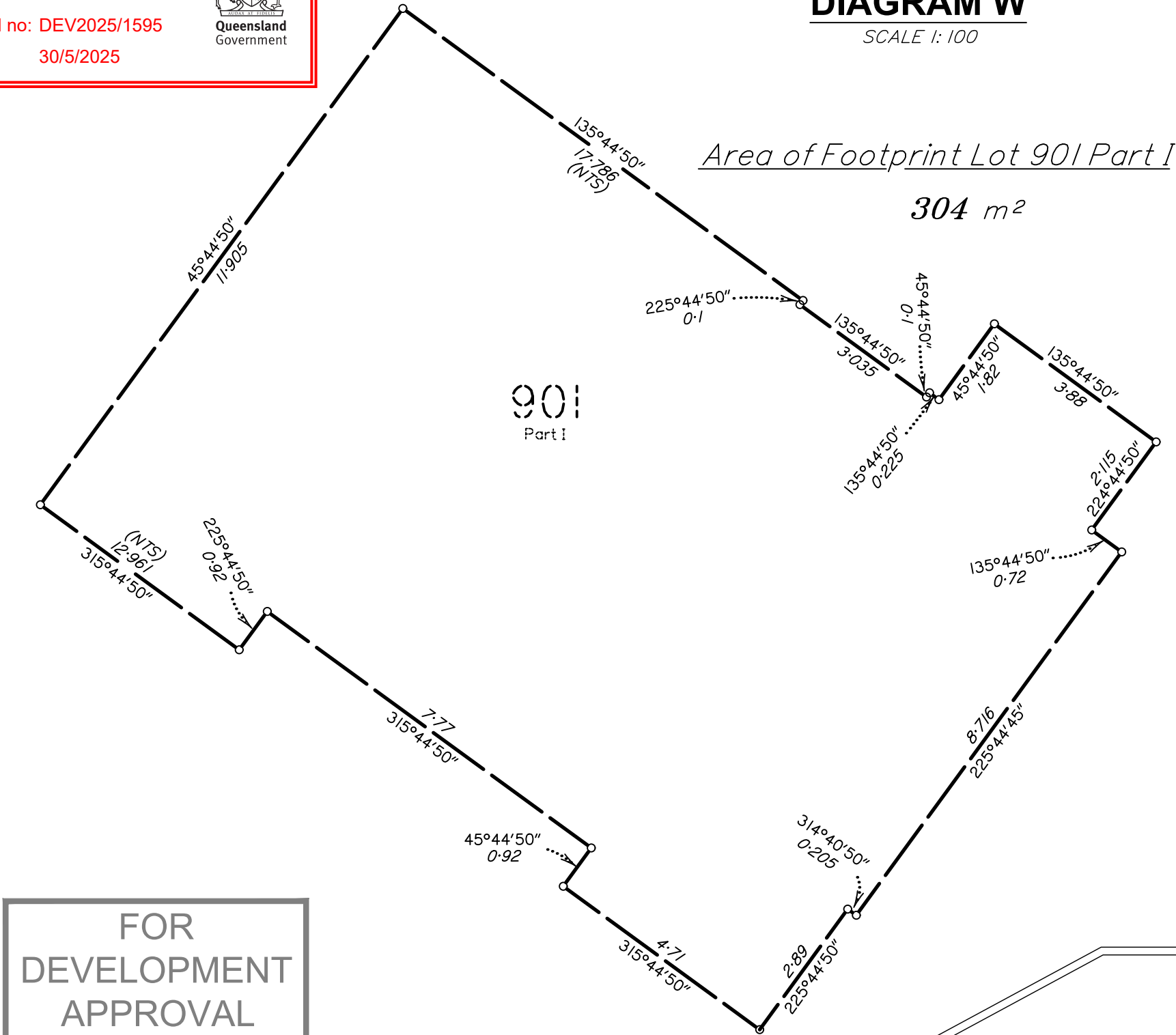
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referred to in the PDA
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Date: 30/5/2025



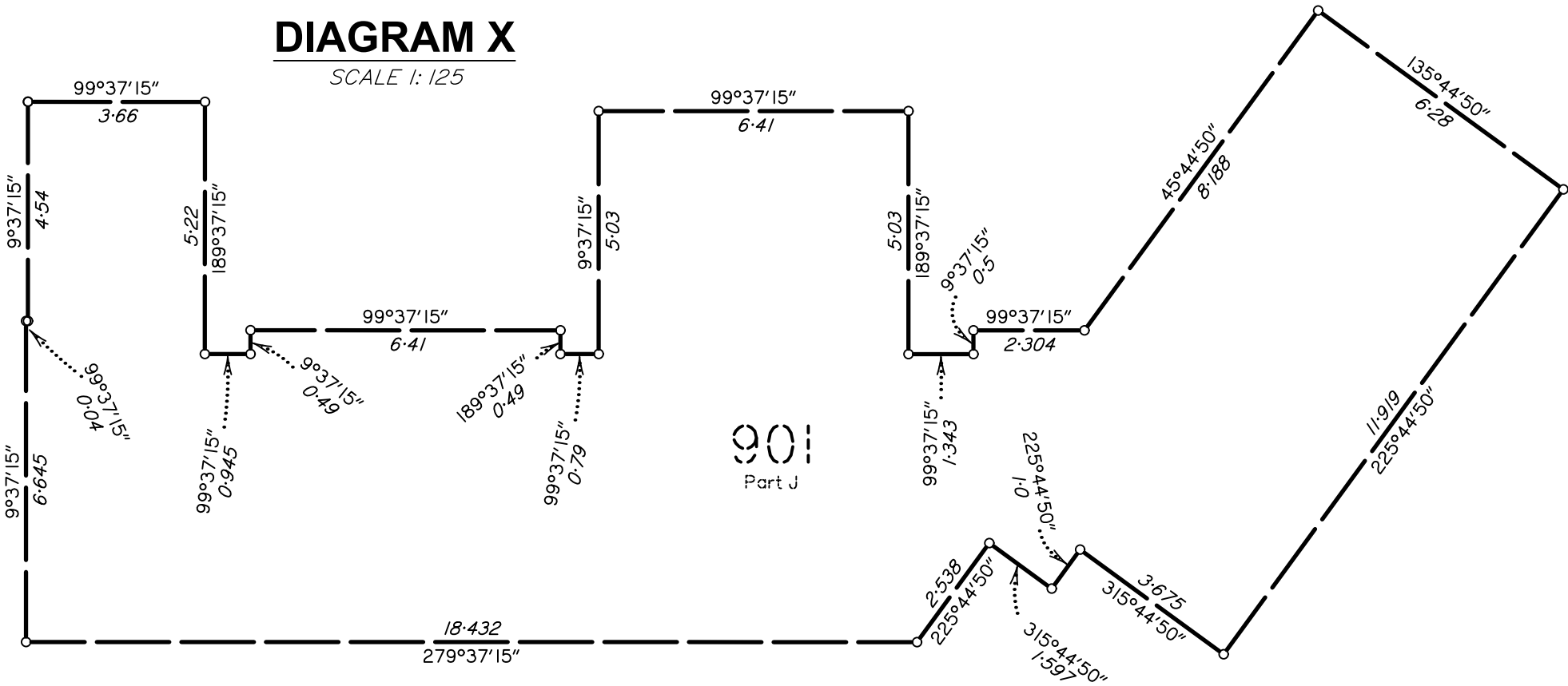
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DIAGRAM W
SCALE 1: 100



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DIAGRAM X
SCALE 1: 125



Area of Footprint Lot 90I Part J

251 m²

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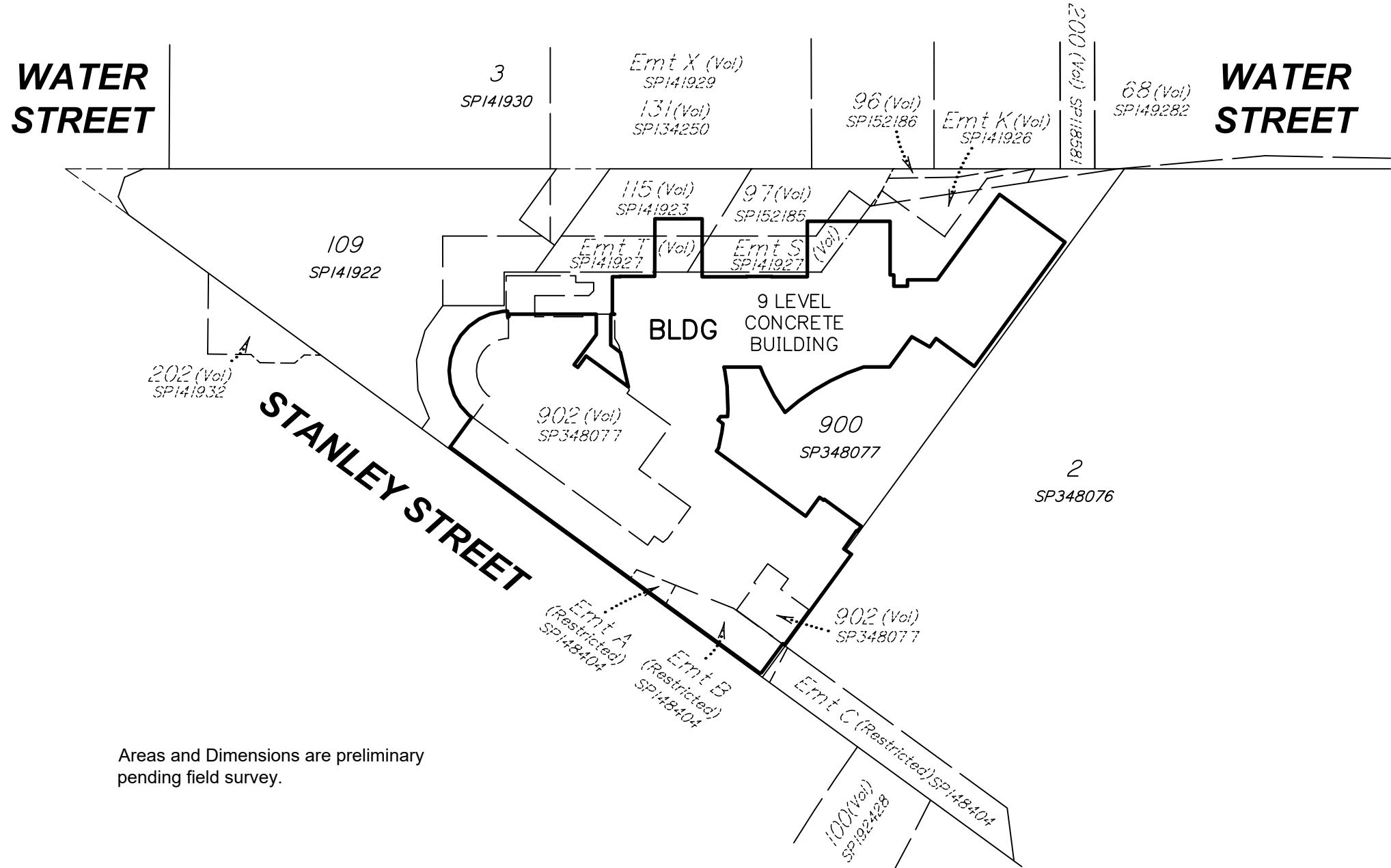
Approval no: DEV2025/1595
Date: 30/5/2025



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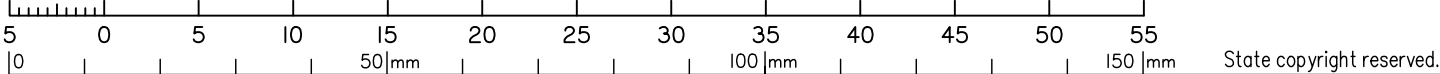


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Area of Base Parcel
751 m²

Scale 1:400 – Lengths are in metres.



**Plan of Proposed Lots 201-203, 301-306, 401-405,
501-508, 601-604 and Common Property**

Cancelling Lot 901 on SP348077

LOCAL
GOVERNMENT: **BRISBANE CITY** LOCALITY: **SOUTH BRISBANE**

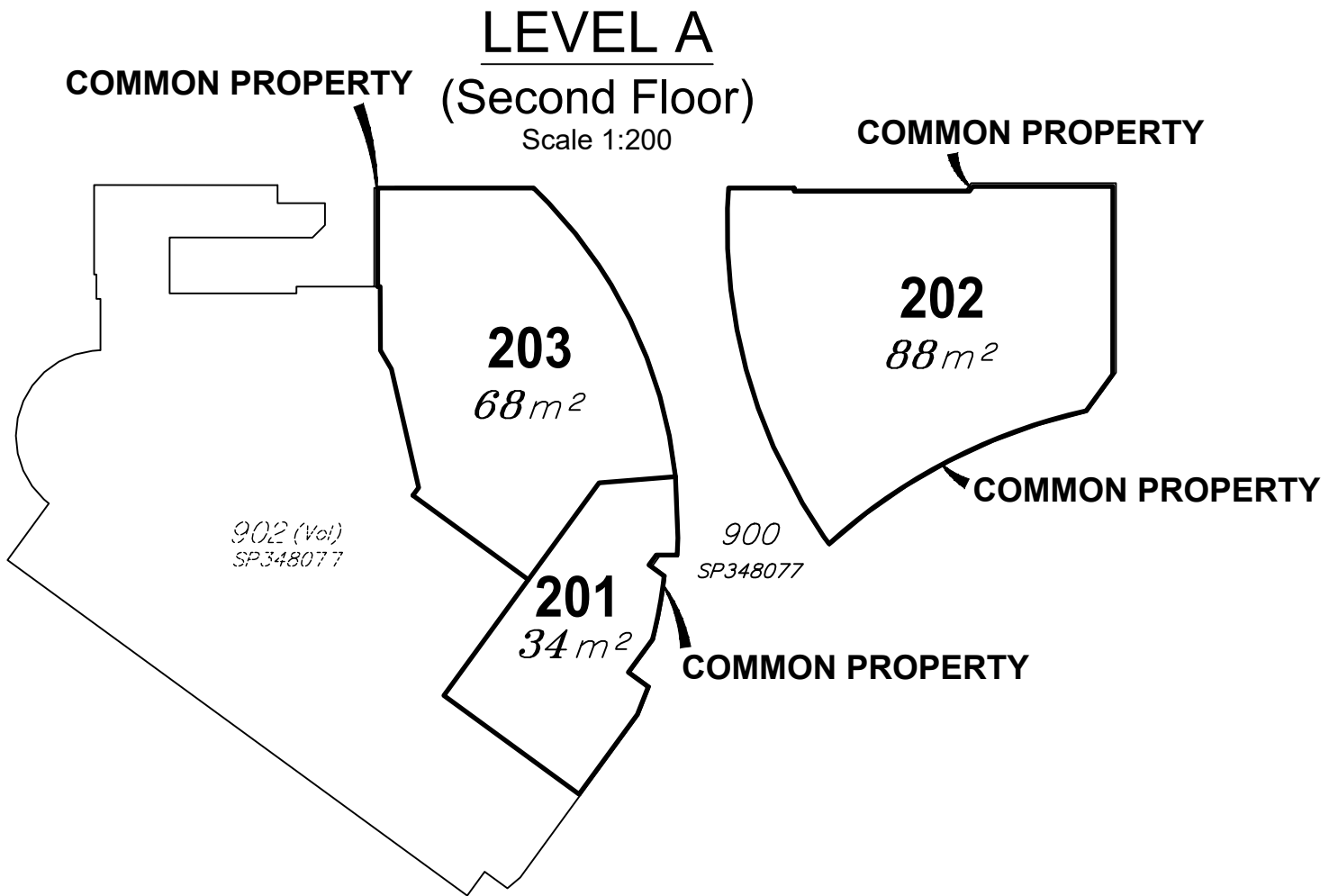
Meridian: —

Survey
Records: *No*

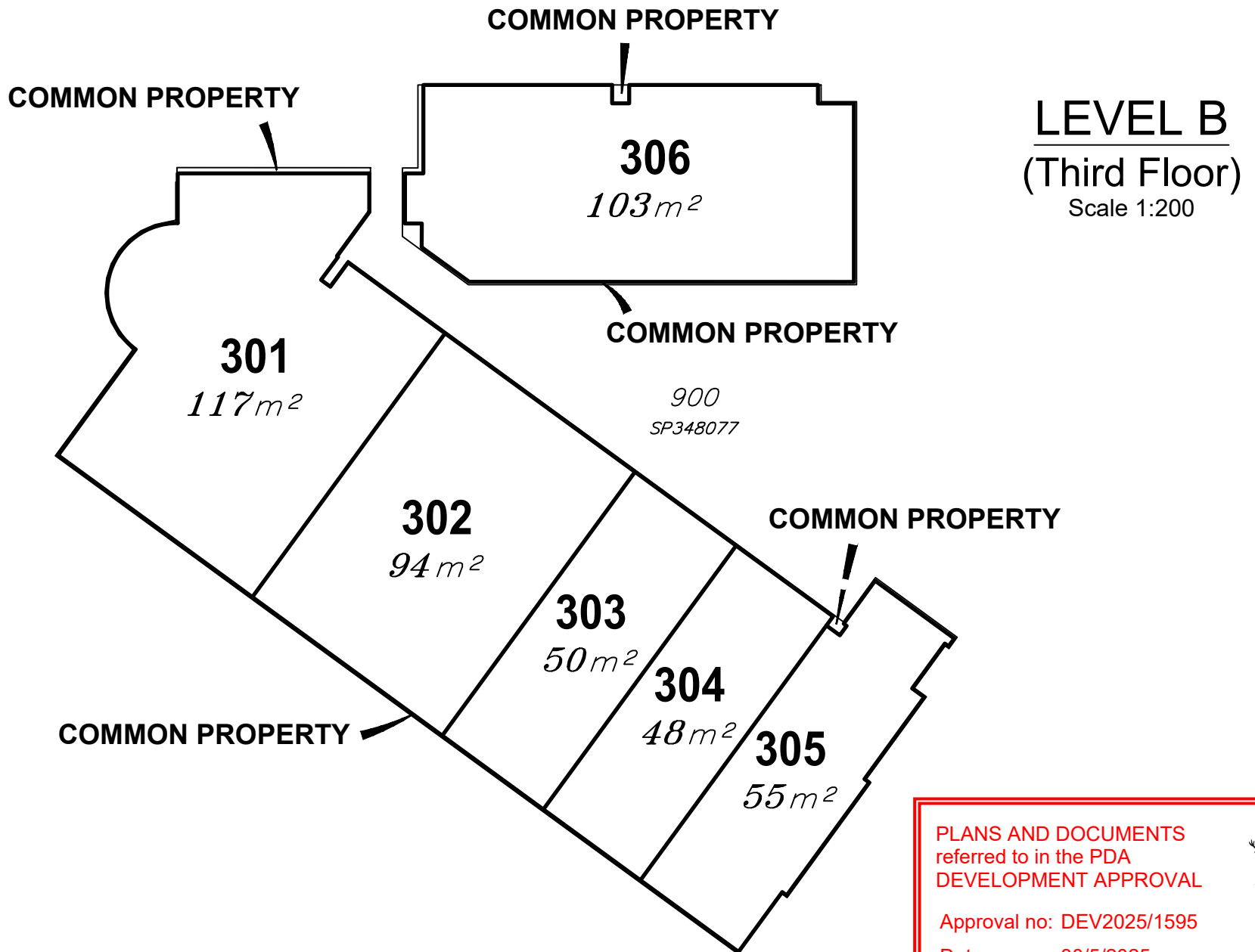
Scale: **1:400**
Format: **BUILDING**

**PRELIMINARY
SP348078**

Land Title Act 1994 ; Land Act 1994 Form 2IB Version 2		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins. Sheet2of5		
(Dealing No.)		4. Lodged by		
		(Include address, phone number, email, reference, and Lodger Code)		
I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
To Issue	Lot 90I on SP348077	20I–203, 30I–306, 40I–405, 50I–508, 60I–604 & CP	–	–
FOR DEVELOPMENT APPROVAL ONLY				
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Approval no: DEV2025/1595 Date: 30/5/2025  Queensland Government		Development Approval: ??? 6. Building Format Plans only. I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; * Part of the building shown on this plan encroaches onto adjoining lots and road. Cadastral Surveyor/Director* Date *delete words not required 7. Lodgement Fees : Survey Deposit \$ Lodgement \$New Titles \$ Photocopy \$ Postage \$ TOTAL \$ 8. Insert Plan Number SP348078		
20I–203, 30I–306, 40I–405, 50I–508, 60I–604 & CP		Subn Allot I34		
Lots		Orig		
2. Orig Grant Allocation :		5. Passed & Endorsed :		
3. References : Dept File : Local Govt : ??? Surveyor : J2460359		By : Date : Signed : Designation :		



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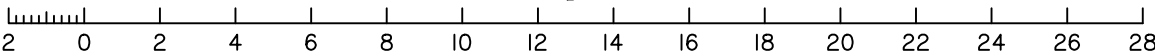
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Date: 30/5/2025



Scale 1:200 – Lengths are in metres.



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Insert
Plan
Number

SP348078

LEVEL C
(Fourth Floor)

Scale 1:200

COMMON PROPERTY

COMMON PROPERTY

COMMON PROPERTY

COMMON PROPERTY

COMMON PROPERTY

COMMON PROPERTY

COMMON PROPERTY

COMMON PROPERTY

COMMON PROPERTY

COMMON PROPERTY

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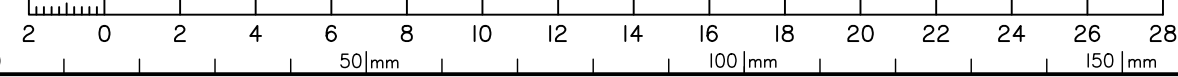
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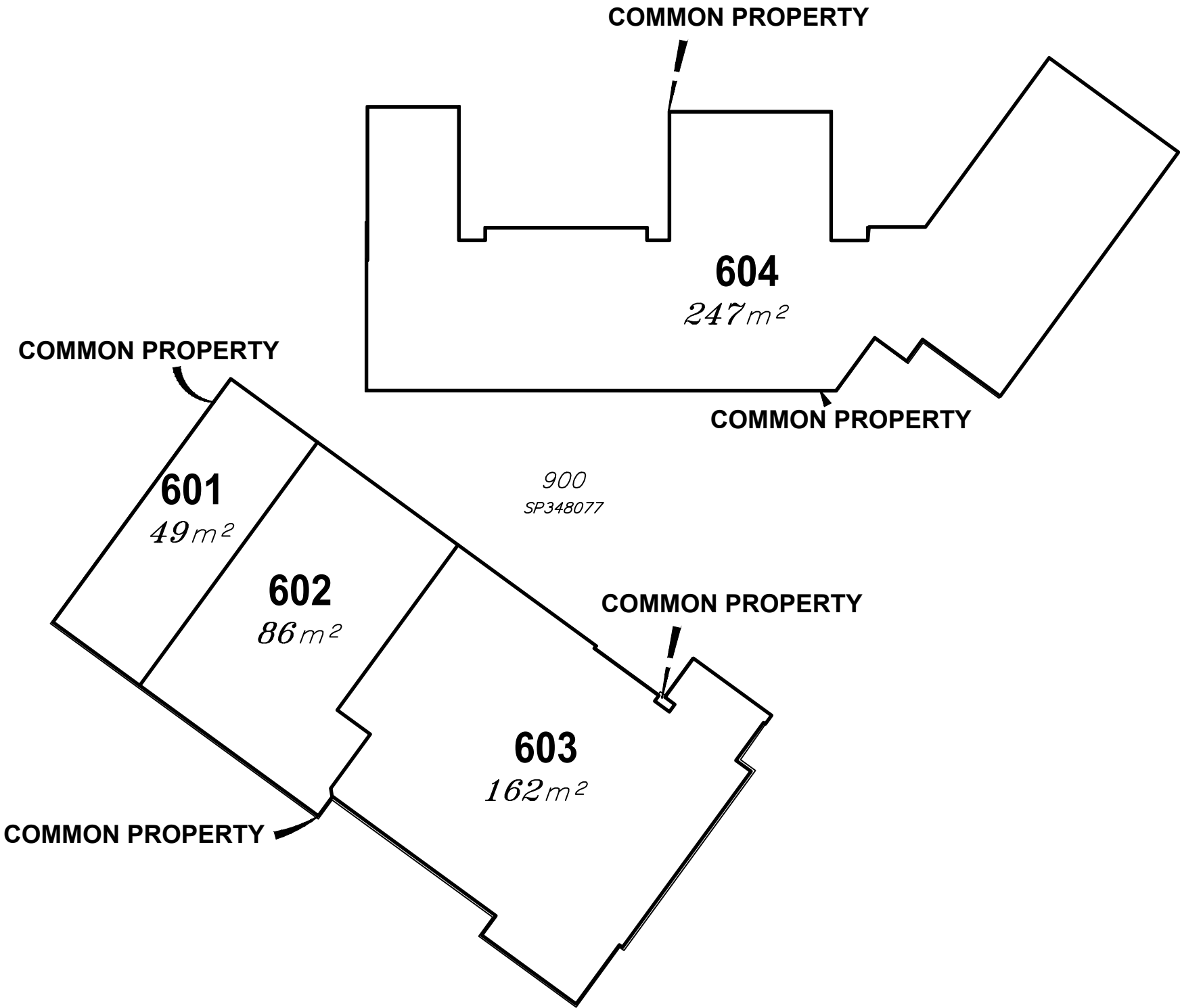
Insert
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LEVEL E
(Sixth Floor)
Scale 1:200

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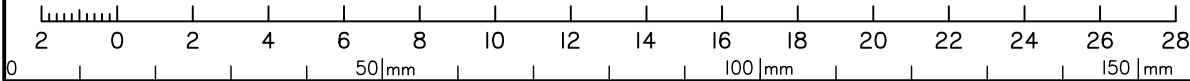


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Plan
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