

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

14 MAY 2014

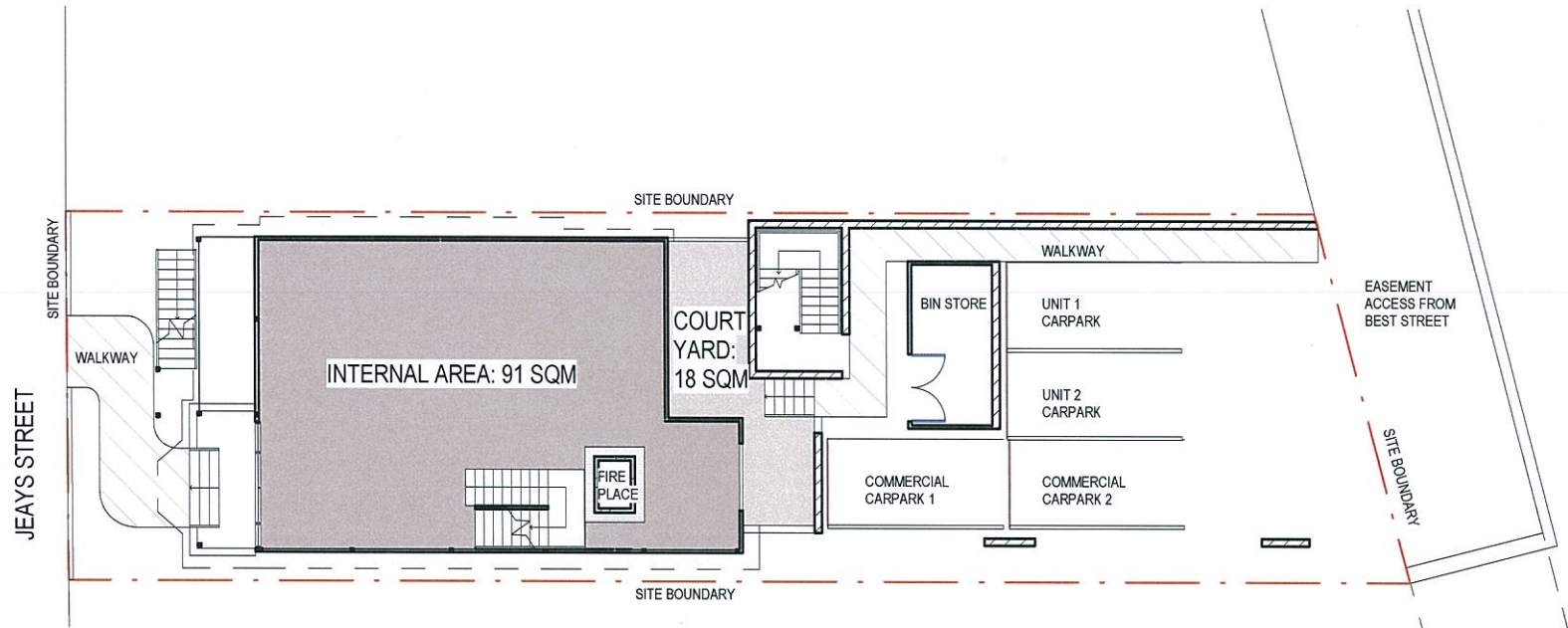
MEDQ

COVER

RPD
LOT 38 ON RP 9985
PARISH: NORTH BRISBANE
COUNTY: STANLEY

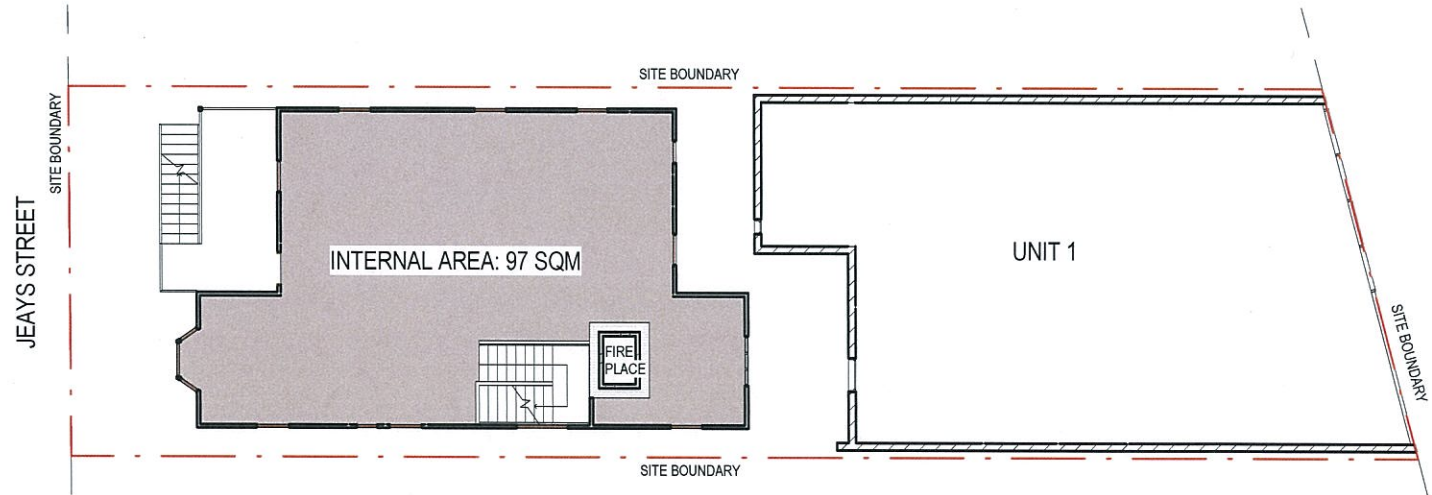
EASEMENT A: RP 202410

SITE AREA 354 SQM



COMMERCIAL GROUND FLOOR AREA PLAN

1 : 200



COMMERCIAL FIRST FLOOR AREA PLAN

1 : 200

NEW UNITS

UNIT 1 - LEVEL 1	
INTERNAL GFA	104 SQM
EXTERNAL GFA	28 SQM
TOTAL GFA	132 SQM
UNIT 2 - LEVEL 2	
INTERNAL GFA	102 SQM
EXTERNAL GFA	28 SQM
UNIT 2 - LEVEL 3	
INTERNAL GFA	75 SQM
EXTERNAL GFA	68 SQM
TOTAL GFA	276 SQM
TOTAL NEW GFA	408 SQM

EXISTING BUILDING

INTERNAL	
GROUND FLOOR GFA	91 SQM
FIRST FLOOR GFA	97 SQM
TOTAL GFA	188 SQM
EXTERNAL	
GROUND FLOOR	
COURT YARD	18 SQM
EXISTING BUILDING FIRST FLOOR	
LEVEL RAISED 700mm FROM RL	
24,904 TO RL 25,604	



Client:
MODCOL Pty Ltd

Project:
NEW UNIT DEVELOPMENT

Location:
36 JEAYS ST, BOWEN HILLS

NEYLAN ARCHITECTURE

"The Albion Fire Station" 42 Bridge Street Albion Queensland 4010
P: +61 7 3857 2044 F: +61 7 3857 0004 www.neylan.com.au

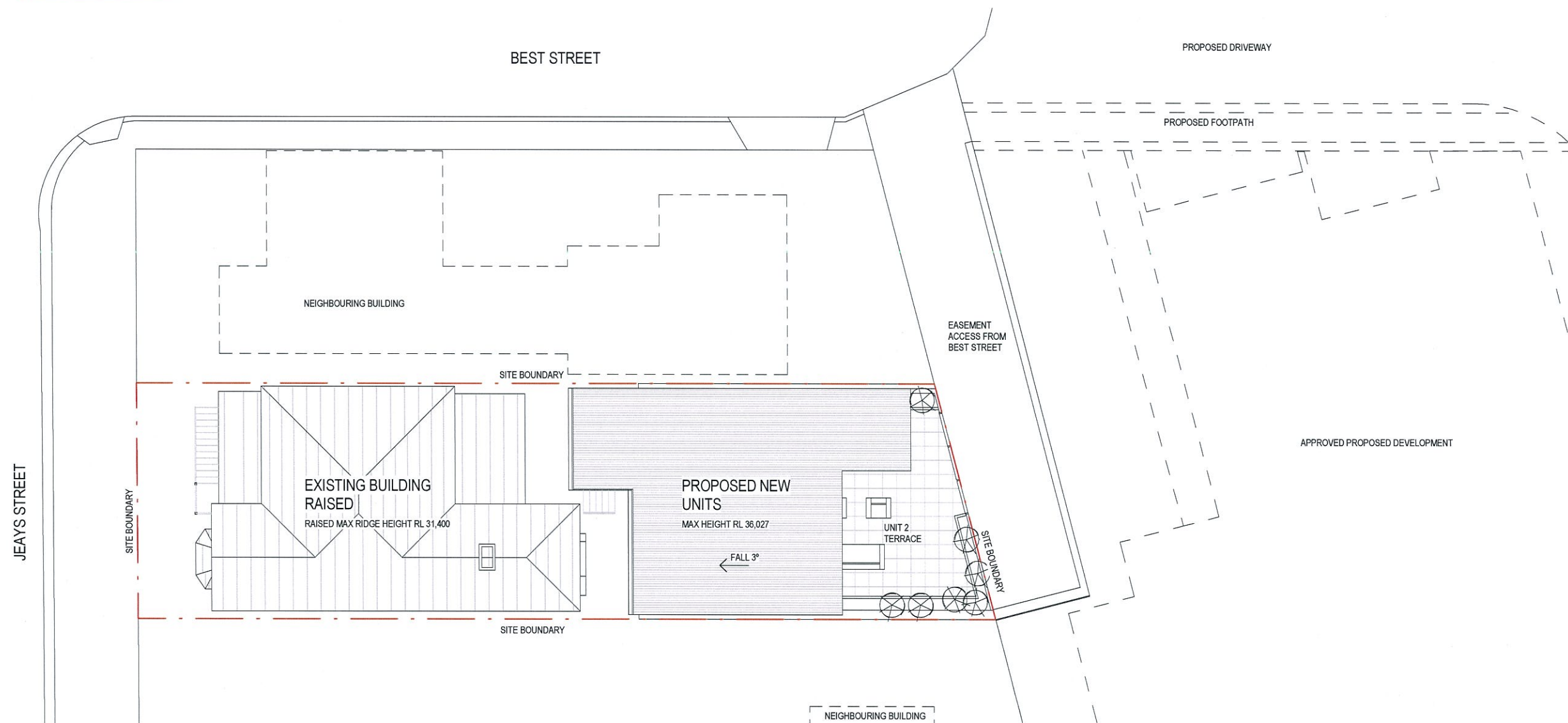
SITE PLAN

Scale: 1 : 200

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SITE PLAN

1 : 200



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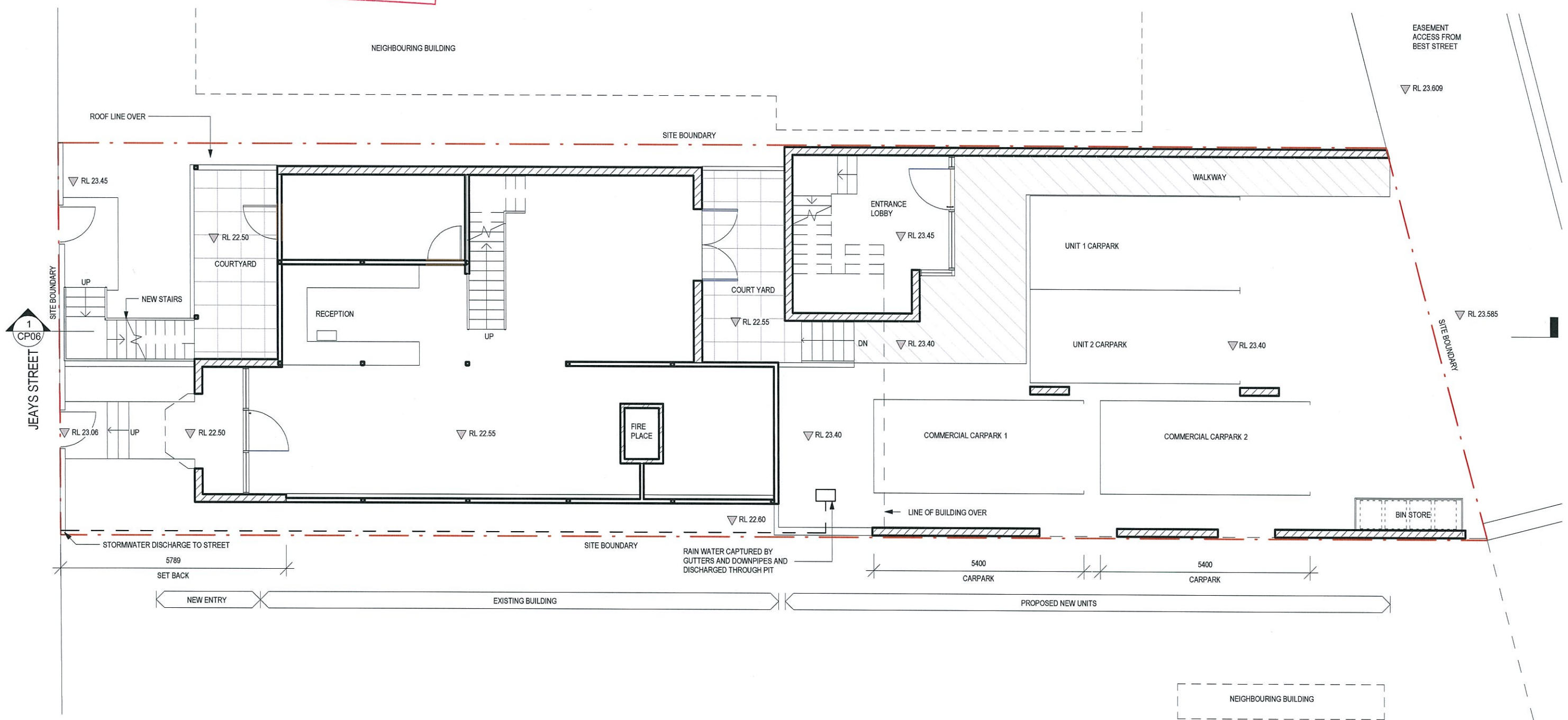
14 MAY 2014

MEDQ

Date: 10/23/13

PROPOSED GROUND LEVEL

Scale: 1 : 100



GROUND FLOOR PLAN

1 : 100

CP02
REV A

Client:
MODCOL Pty Ltd

Project:
NEW UNIT DEVELOPMENT



Location:
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PROPOSED LEVEL 1

Scale: **1 : 100**



FIRST FLOOR PLAN

1 : 100

CP03
REV A

Client:
MODCOL Pty Ltd

Project:
NEW UNIT DEVELOPMENT



Location:
36 JEAYS ST, BOWEN HILLS

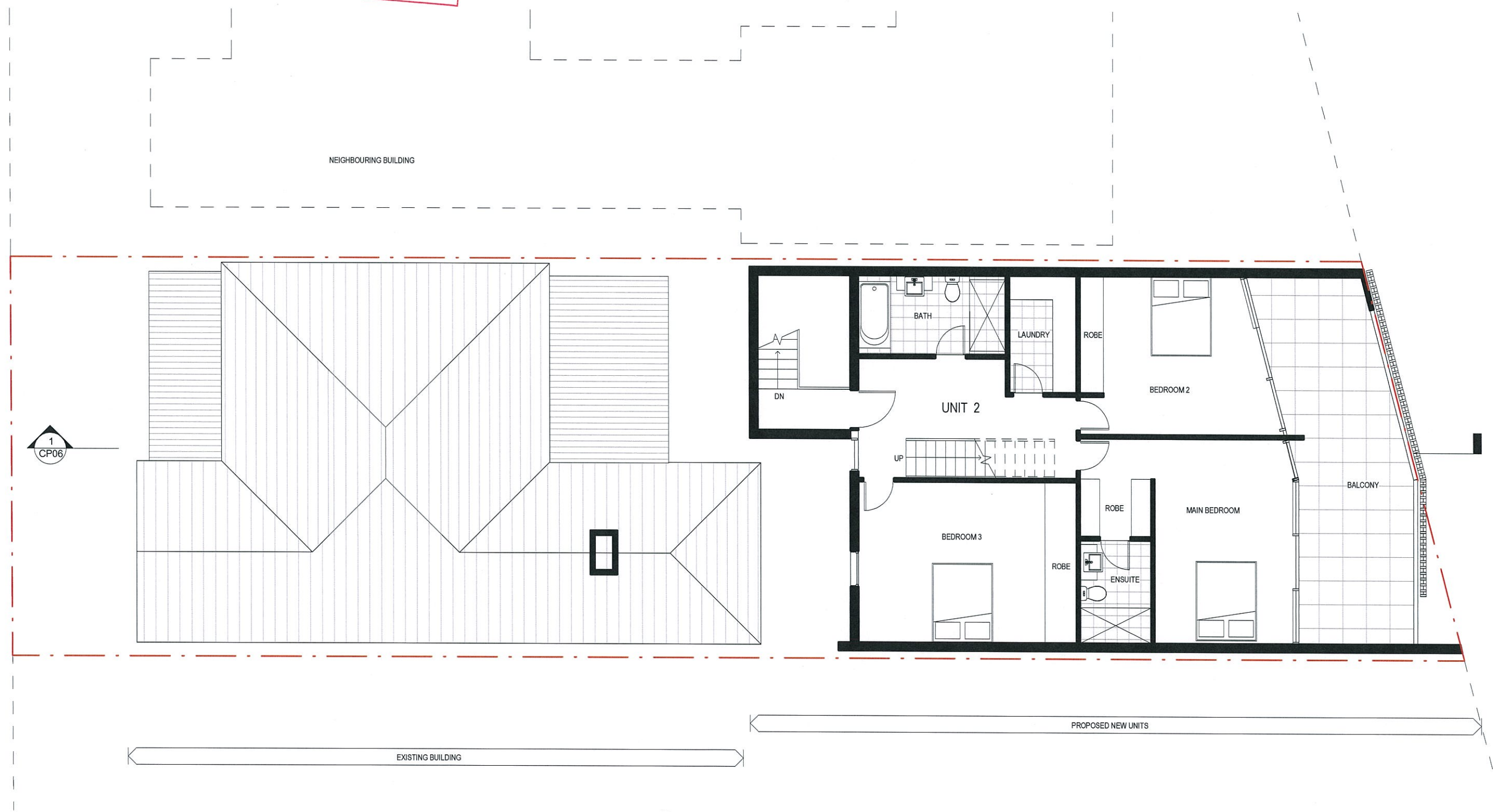
NEYLAN ARCHITECTURE
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Date: 11/04/13

PROPOSED LEVEL 2

Scale: 1 : 100



SECOND FLOOR PLAN

1 : 100

CP04

Client:
MODCOL Pty Ltd

Project:
NEW UNIT DEVELOPMENT



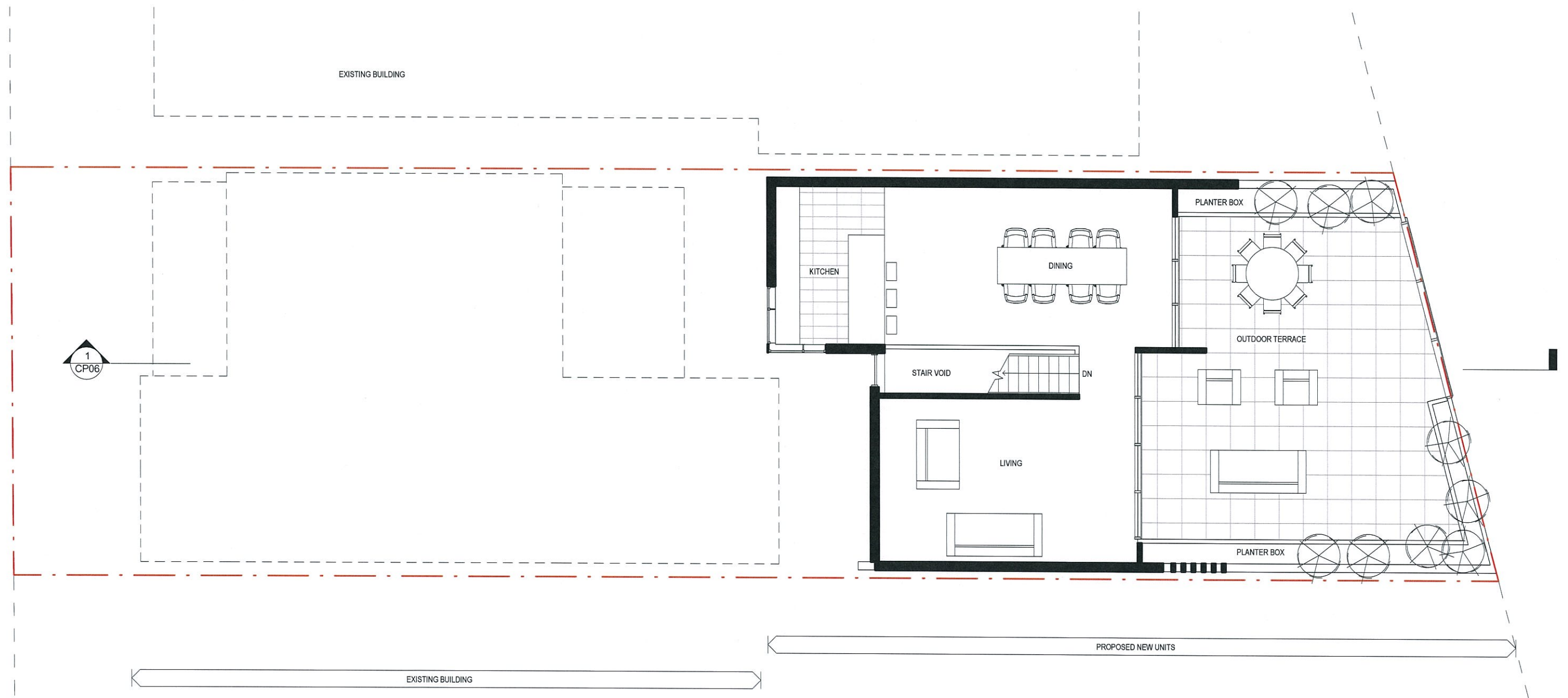
Location:
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THIRD FLOOR PLAN

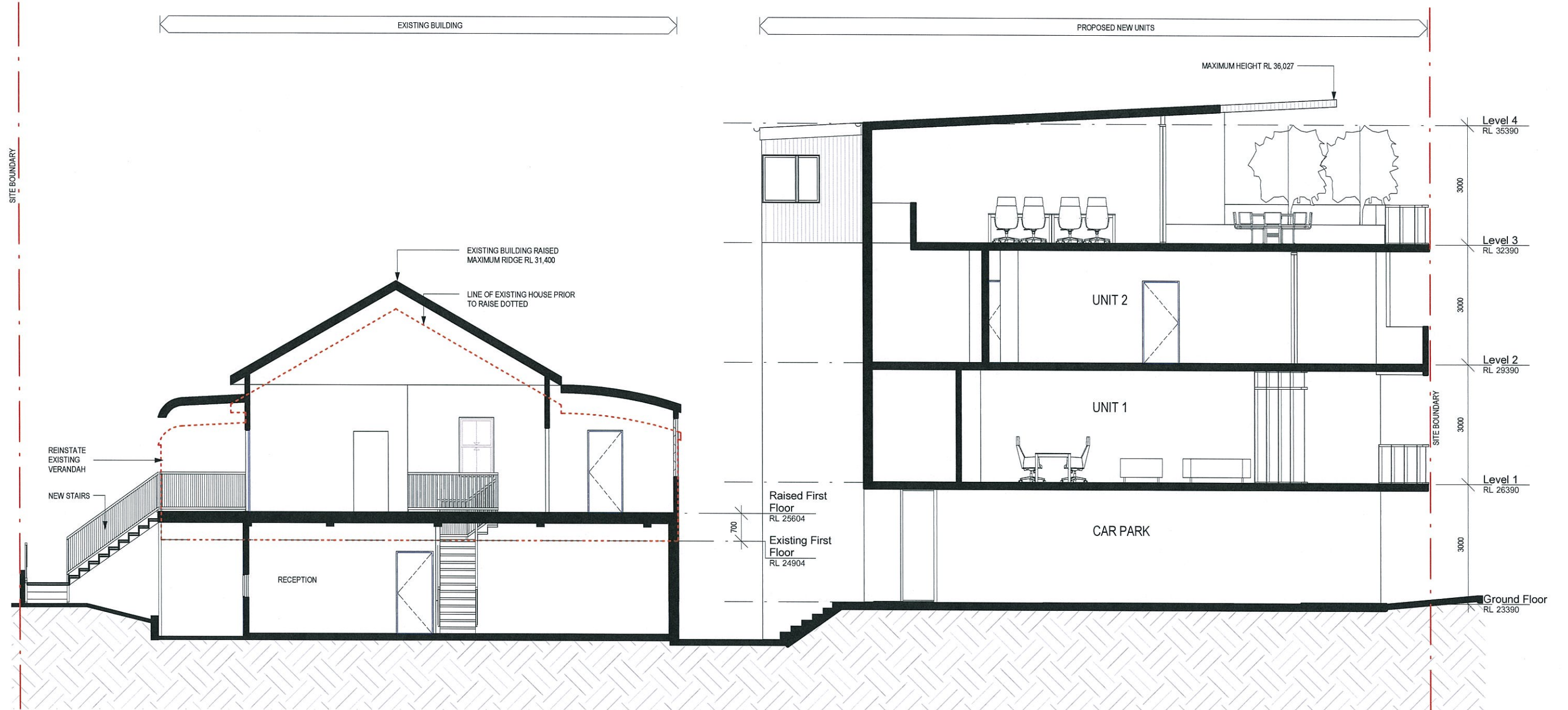
1 : 100



TYPICAL SECTION

Scale: 1 : 100

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SECTION

1 : 100

Date: 10/23/13

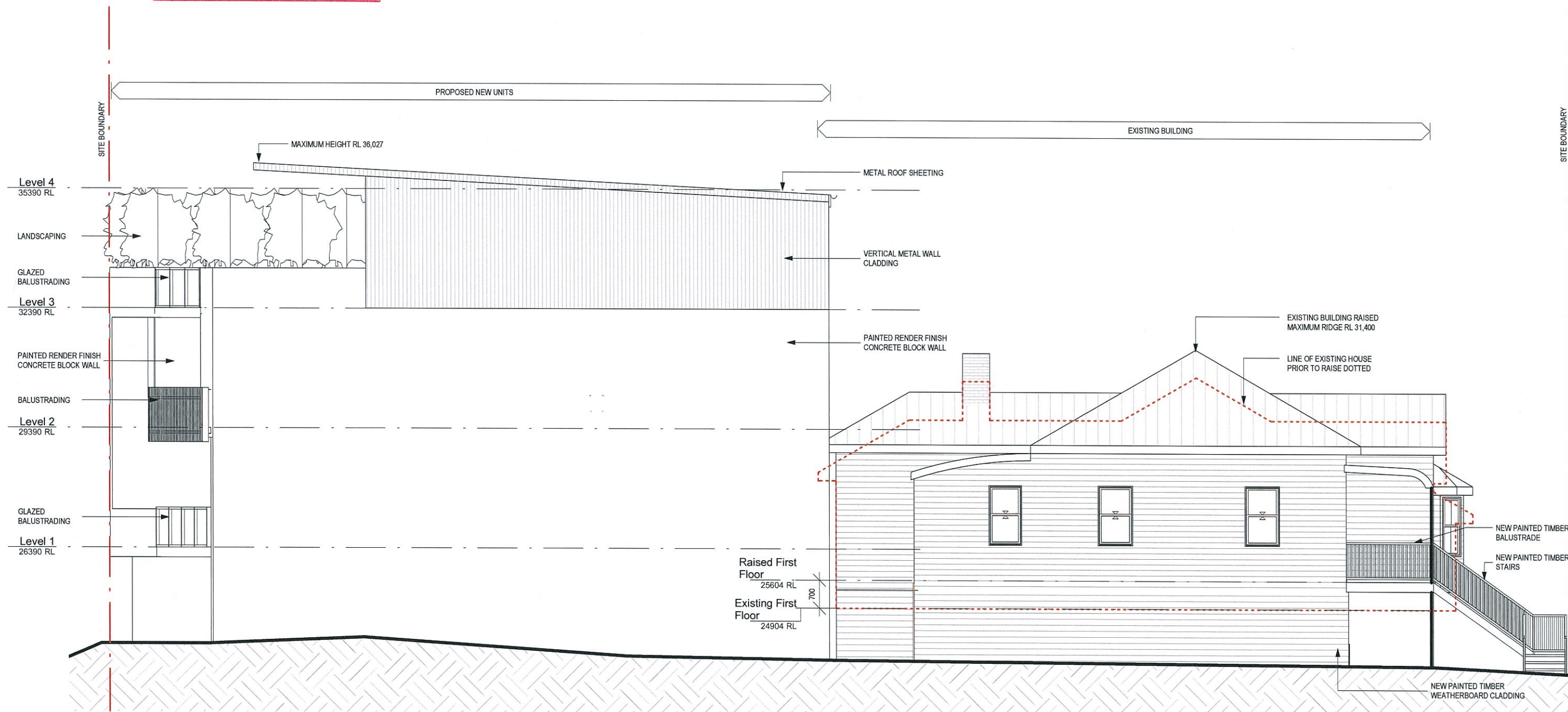
NORTH ELEVATION

Scale: 1 : 100

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NORTH ELEVATION

1 : 100

CP07
REV A

Client:
MODCOL Pty Ltd

Project:
NEW UNIT DEVELOPMENT

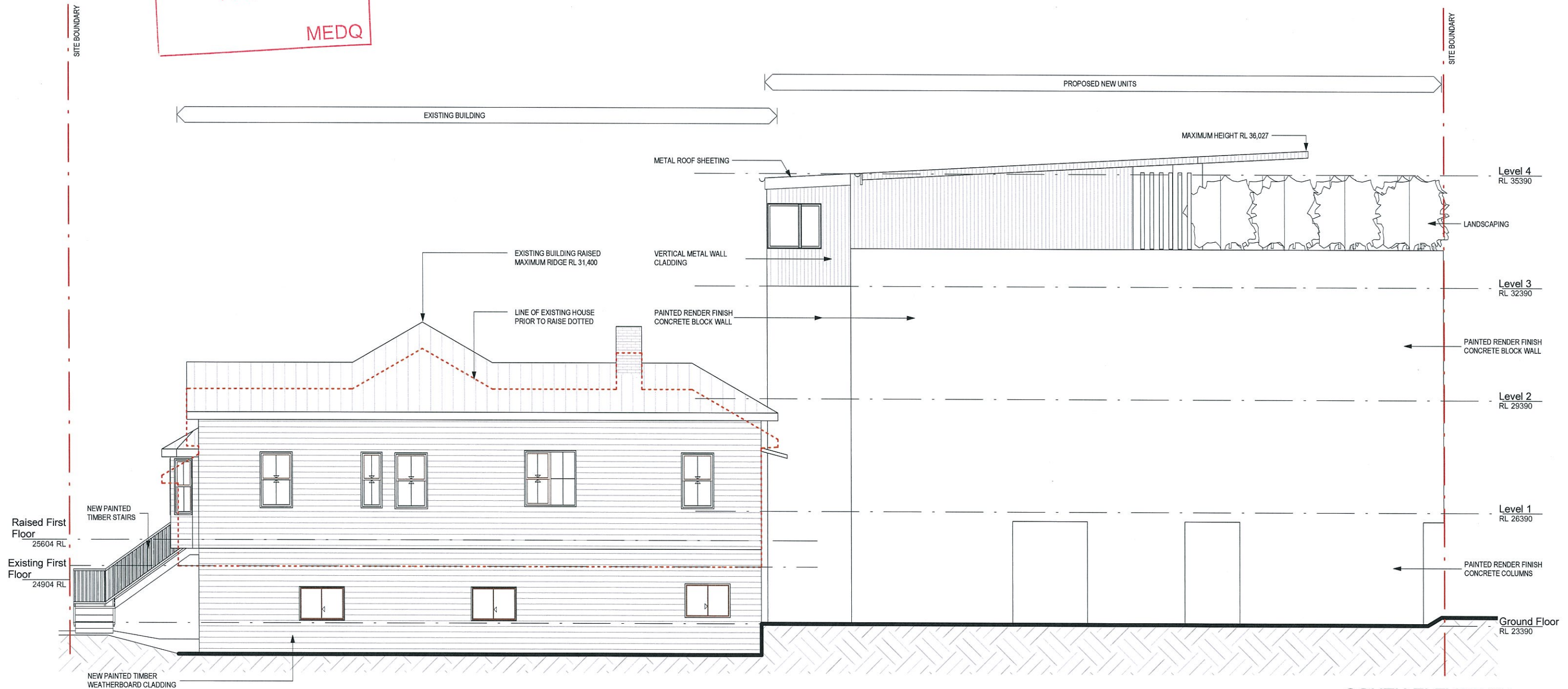
Location:
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SOUTH ELEVATIONScale: **1 : 100**PLANS AND DOCUMENTS
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**SOUTH ELEVATION**

1 : 100

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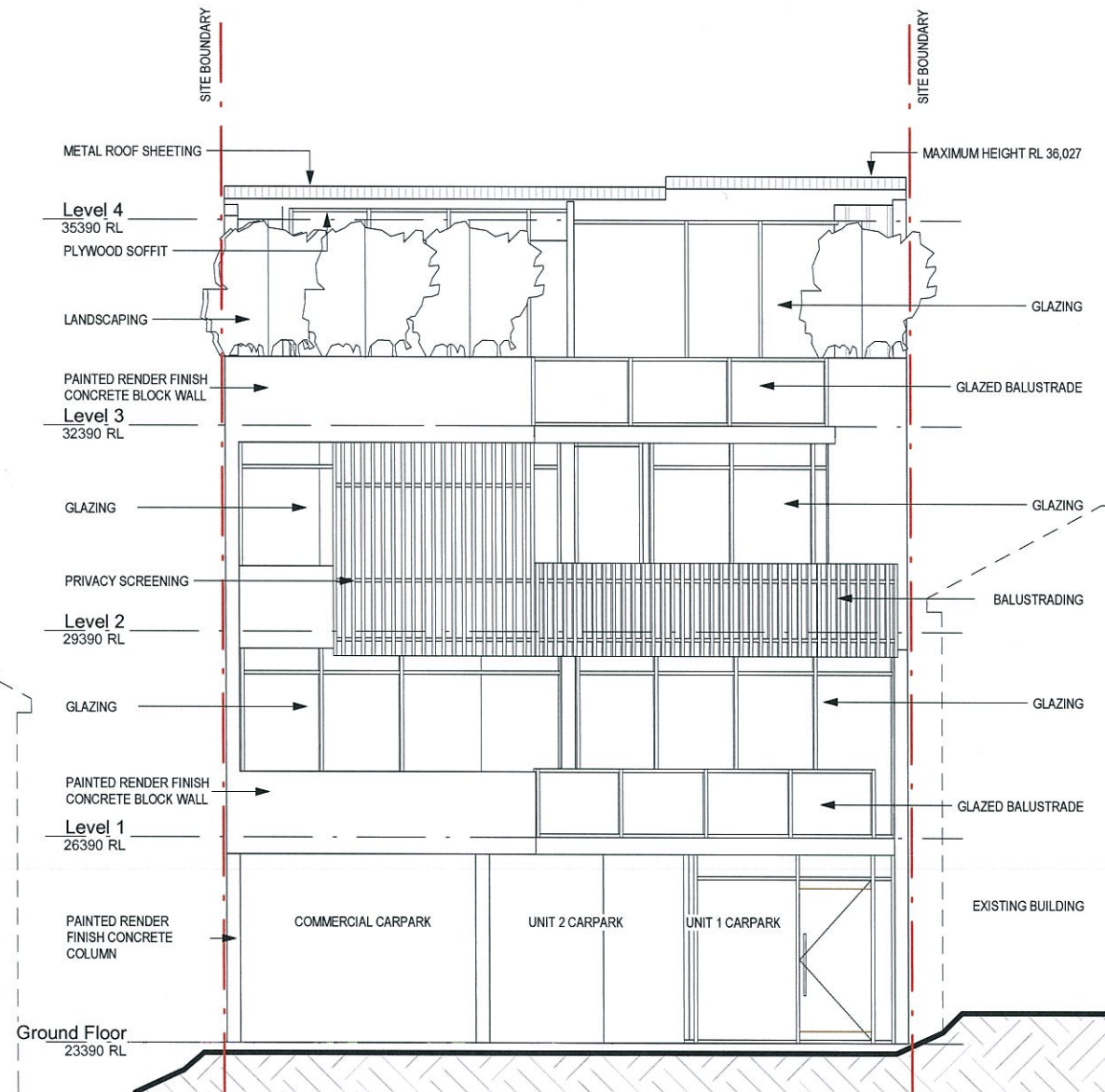
14 MAY 2014

MEDQ

Date: 01/20/14

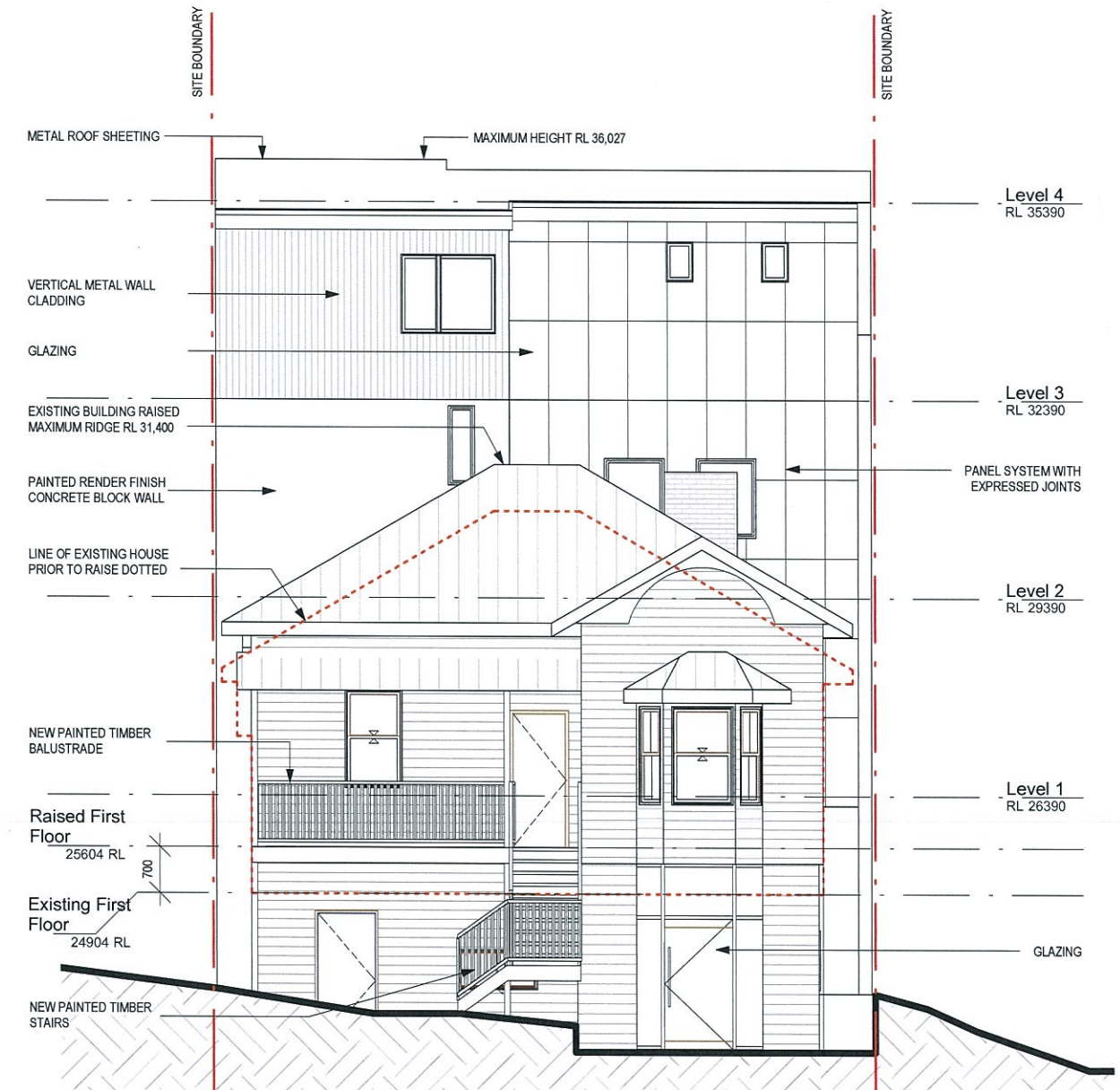
EAST and WEST ELEVATIONS

Scale: 1 : 100



EAST ELEVATION

1 : 100



WEST ELEVATION

1 : 100

CP09
REV A

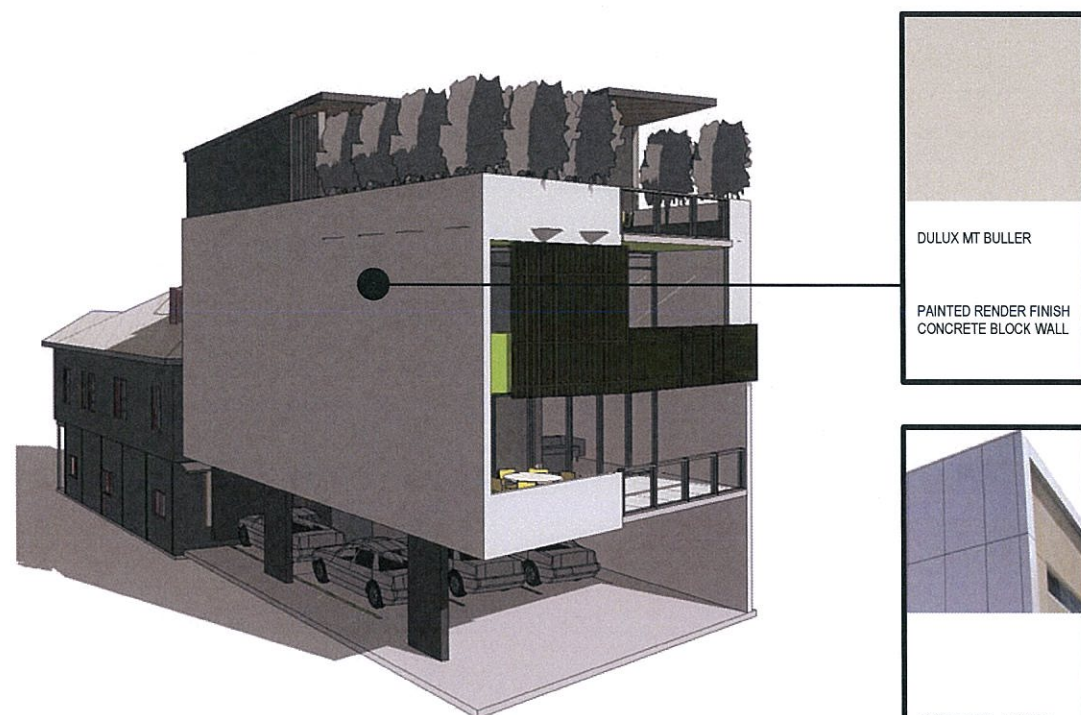
Client:
MODCOL Pty Ltd

Project:
NEW UNIT DEVELOPMENT

Location:
36 JEAYS ST, BOWEN HILLS

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DULUX MT BULLER
PAINTED RENDER FINISH
CONCRETE BLOCK WALL

EXPRESSED JOINTED
PANELS

COLORBOND CITI
VERTICAL METAL
CLADDING

NEW UNITS



DULUX YOUNG LEAF
FEATURE PAINTED
RENDER FINISH CONCRETE
BLOCK WALL

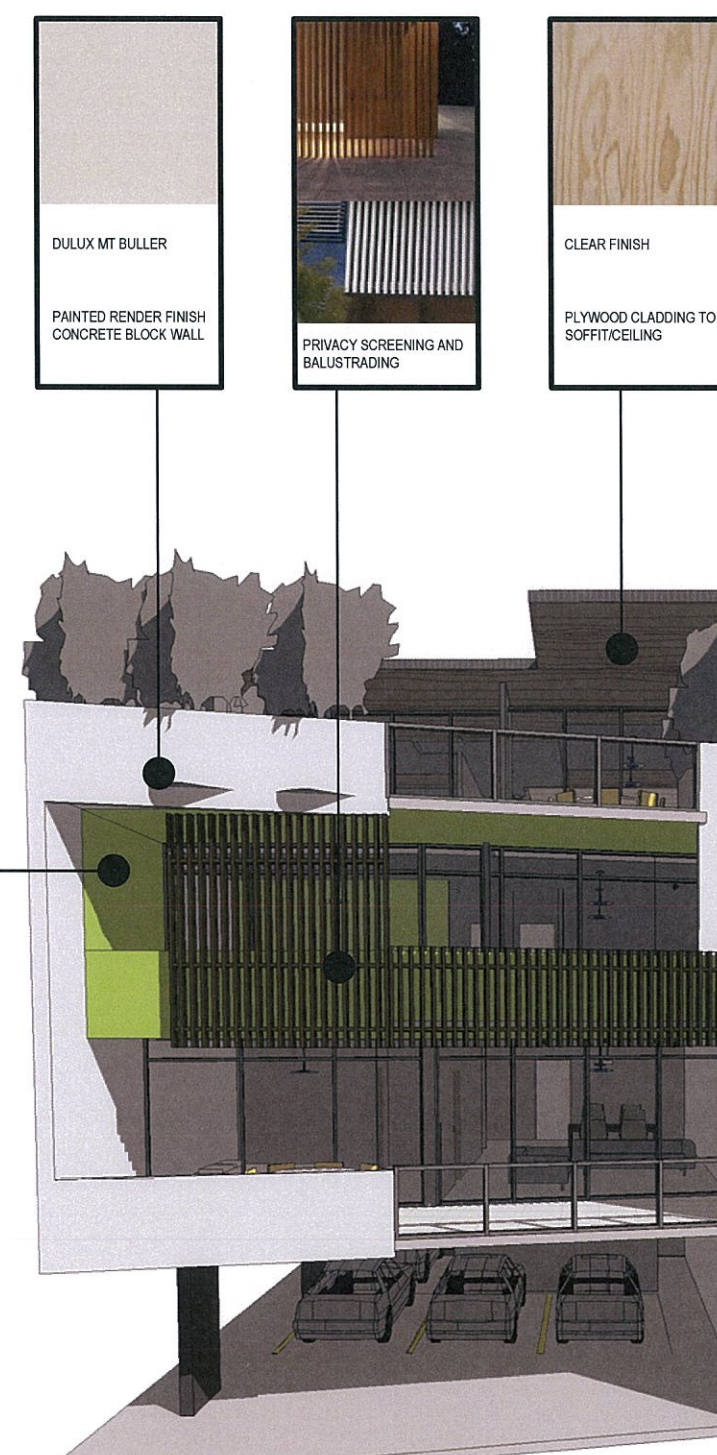
EXISTING BUILDING TO BE
PAINTED IN
COMPLIMENTARY
NEUTRAL TONES AND
RECLAD WHERE
REQUIRED WITH TIMBER
WEATHBOARDS

VIEW FROM JEAY STREET

CP10

Client:
MODCOL Pty Ltd

Project:
NEW UNIT DEVELOPMENT



DULUX MT BULLER
PAINTED RENDER FINISH
CONCRETE BLOCK WALL

PRIVACY SCREENING AND
BALUSTRADING

CLEAR FINISH
PLYWOOD CLADDING TO
SOFFIT/CEILING

NEW UNITS BALCONIES & PARKING

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COLOUR PERSPECTIVES

Scale:

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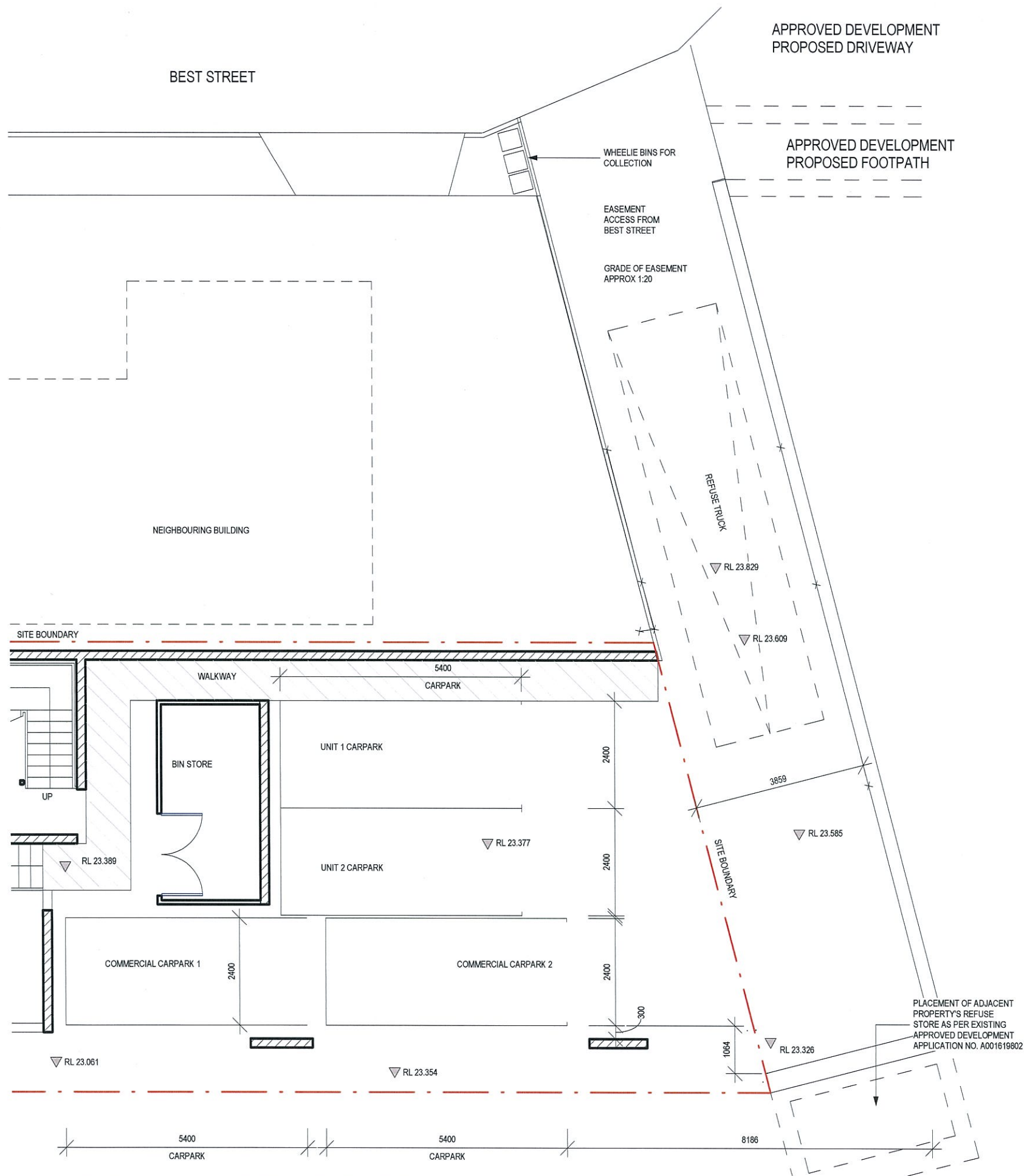
MEDQ



PROPOSED STREET VIEW FROM
JEAYS STREET



PROPOSED AERIAL VIEW



EASEMENT PLAN - GROUND FLOOR

1:100

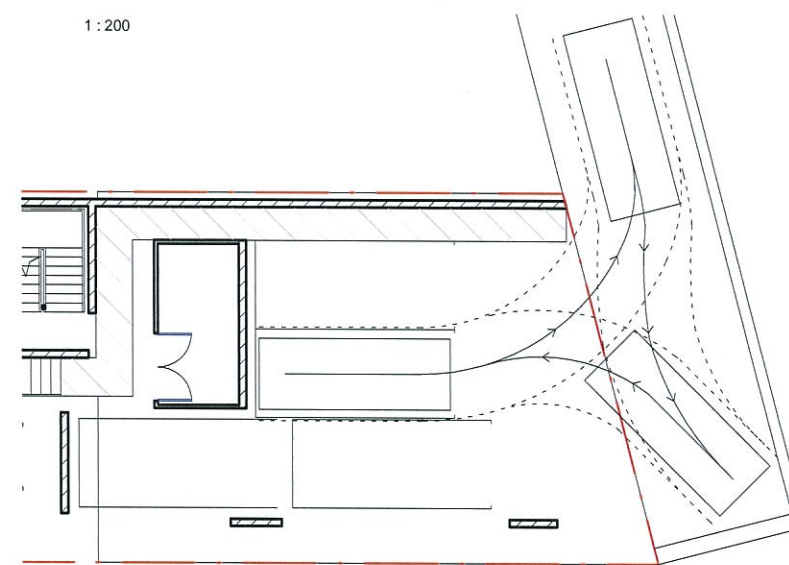
CP12

Client:
MODCOL Pty Ltd

Project:
NEW UNIT DEVELOPMENT

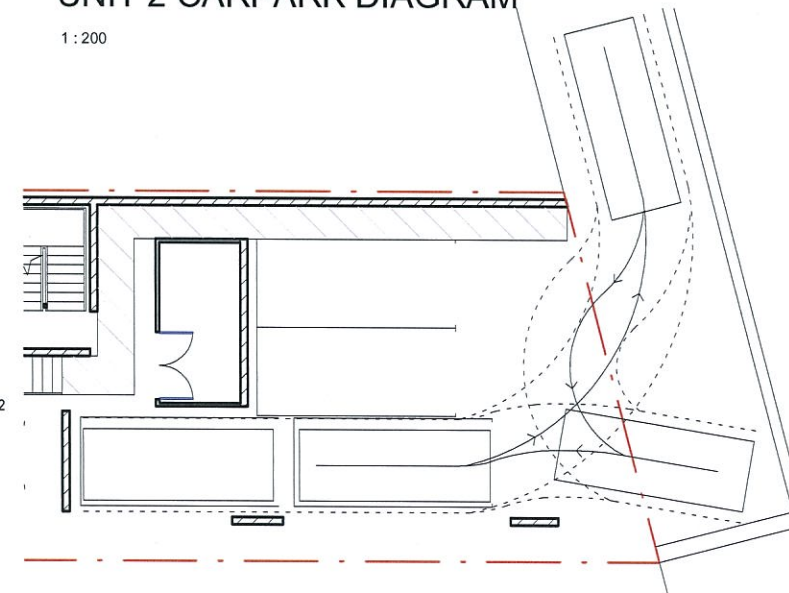
UNIT 1 CARPARK DIAGRAM

1:200



UNIT 2 CARPARK DIAGRAM

1:200



COMMERCIAL CARPARK DIAGRAM

1:200



Date: 12/18/13

CARPARKING LAYOUTS

Scale: **As indicated**

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MEDQ

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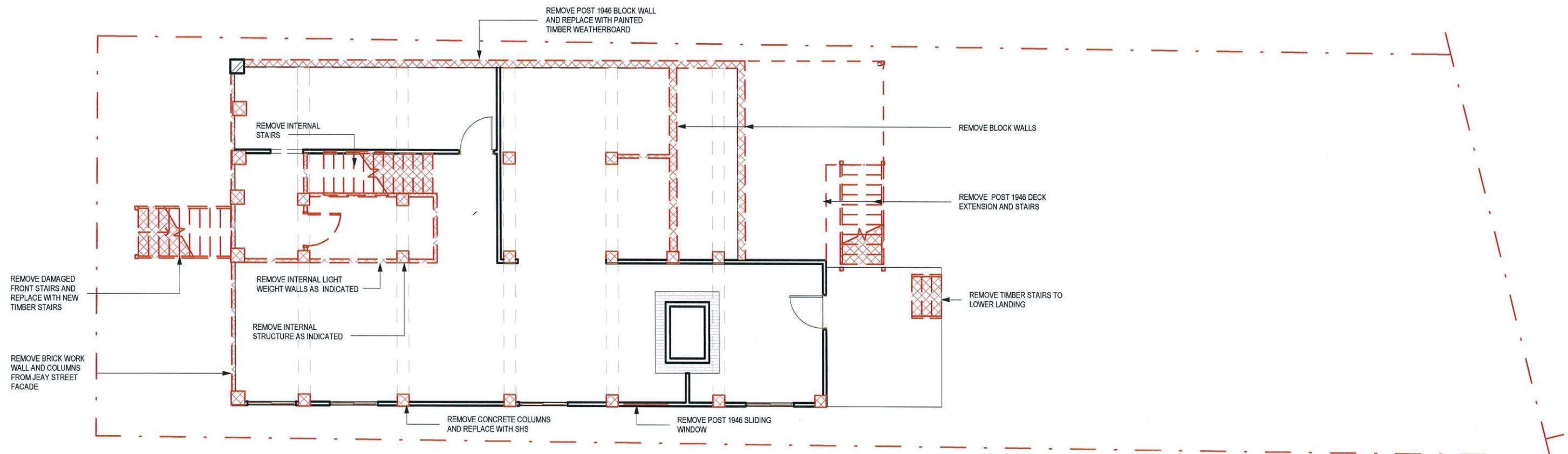
GROUND FLOOR DEMOLITION

Scale: 1 : 100

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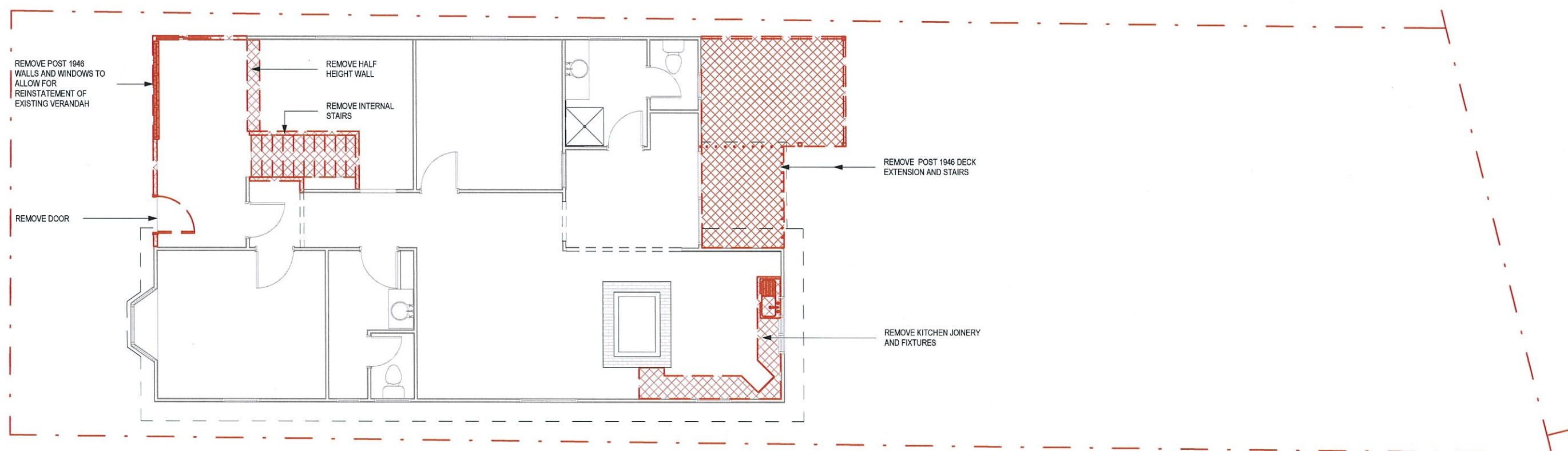
GROUND FLOOR DEMOLITION PLAN

1 : 100

FIRST FLOOR DEMOLITION

Scale: 1 : 100

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FIRST FLOOR DEMOLITION

1 : 100

