

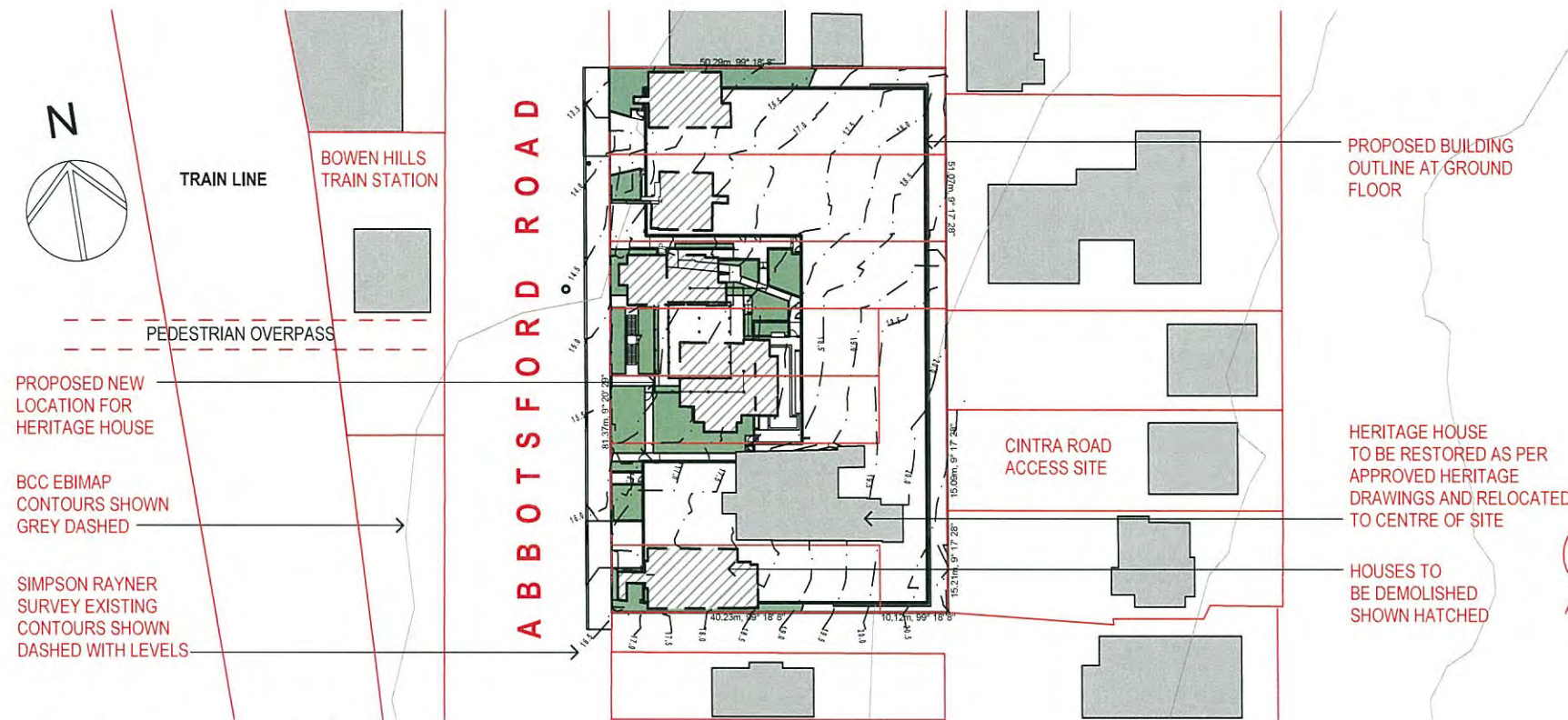
TOPAZ APARTMENTS

23 - 39 ABBOTSFORD ROAD, BOWEN HILLS

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

27 OCT 2015

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Unit Types	Total	Carparks	Areas
APARTMENTS BELOW 60m ² 59 TOTAL	156 total number of apartments	19 Visitors & Commercial	3.2 Plot Ratio
APARTMENTS 60m ² - 100m ² 88 TOTAL		153 Private Residential	4094.7m ² Site Area
APARTMENTS ABOVE 100m ² 9 TOTAL		172 total	12,602m ² Gross Floor Area incl. 308m ² Commercial GFA to BCC 2014 definition

20/10/15	P	EDQ ISSUE REVISED	AL
15/10/15	O	EDQ ISSUE REVISED	AL
01/10/15	N	EDQ ISSUE REVISED	AL
15/09/15	M	EDQ ISSUE REVISED	AL
07/08/15	L	EDQ ISSUE	AL
24/07/15	K	REVISED ISSUE	AL
14/07/15	J	REVISED ISSUE	AL
02/07/15	I	REVISED ISSUE	AL
05/06/15	H	REVISED ISSUE	AL
03/06/15	G	EDQ MEETING	AL
25/03/15	F	EDQ FURTHER ISSUES	EA
04/03/15	E	EDQ FURTHER ISSUES	EA
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28/01/15	C	EDQ ISSUE	EA
06/12/14	B	EDQ ISSUE	EA
31/10/14	A	EDQ ISSUE	EA
Date	No.	Details	Checked

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TOPAZ RESIDENCES

23-39 Abbottsford Road,
Bowen Hills, QLD 4006

Drawing Title
COVER SHEET

Scale @ A3	Drawn:	Checked:
NTS	SH	EA
Project Number	Drawing Number	Issue
H3179ABB	TP01	P

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2 Artist's Impression

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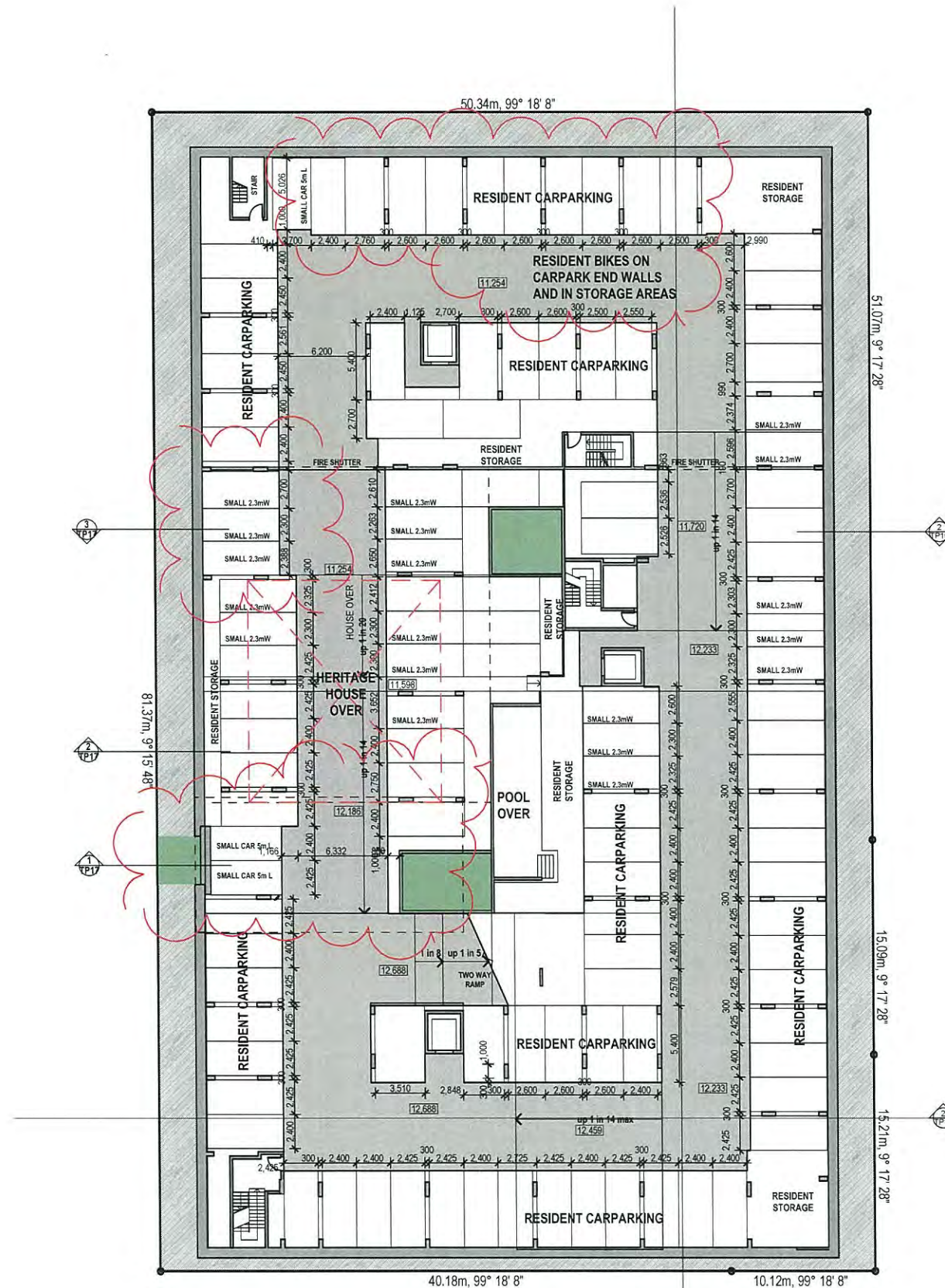
23-39 Abbotsford Road,
Bowen Hills, QLD 4006

Drawing Title

BASEMENT CARPARKING

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1:400	SH	EA
Project Number	Drawing Number	Issue
H3179ABB	TP02	P

Printed - 22/10/2015



Basement -1 Plan

1:400

1

PLANTING SHOWN INDICATIVELY.
REFER LANDSCAPE PLAN
FOR SPECIES AND PLACEMENTS

LEVELS SHOWN ARE TAKEN FROM
SIMPSON RAYNER SURVEY 06/03/13

RL= LEVEL TO AUSTRALIAN HEIGHT DATUM

KEY:

HERITAGE HOUSE PUBLIC EASEMENT

= FREE AREA BELOW
FOR DEEP PLANTING ROOT BALL

AND

AMENDED IN RED

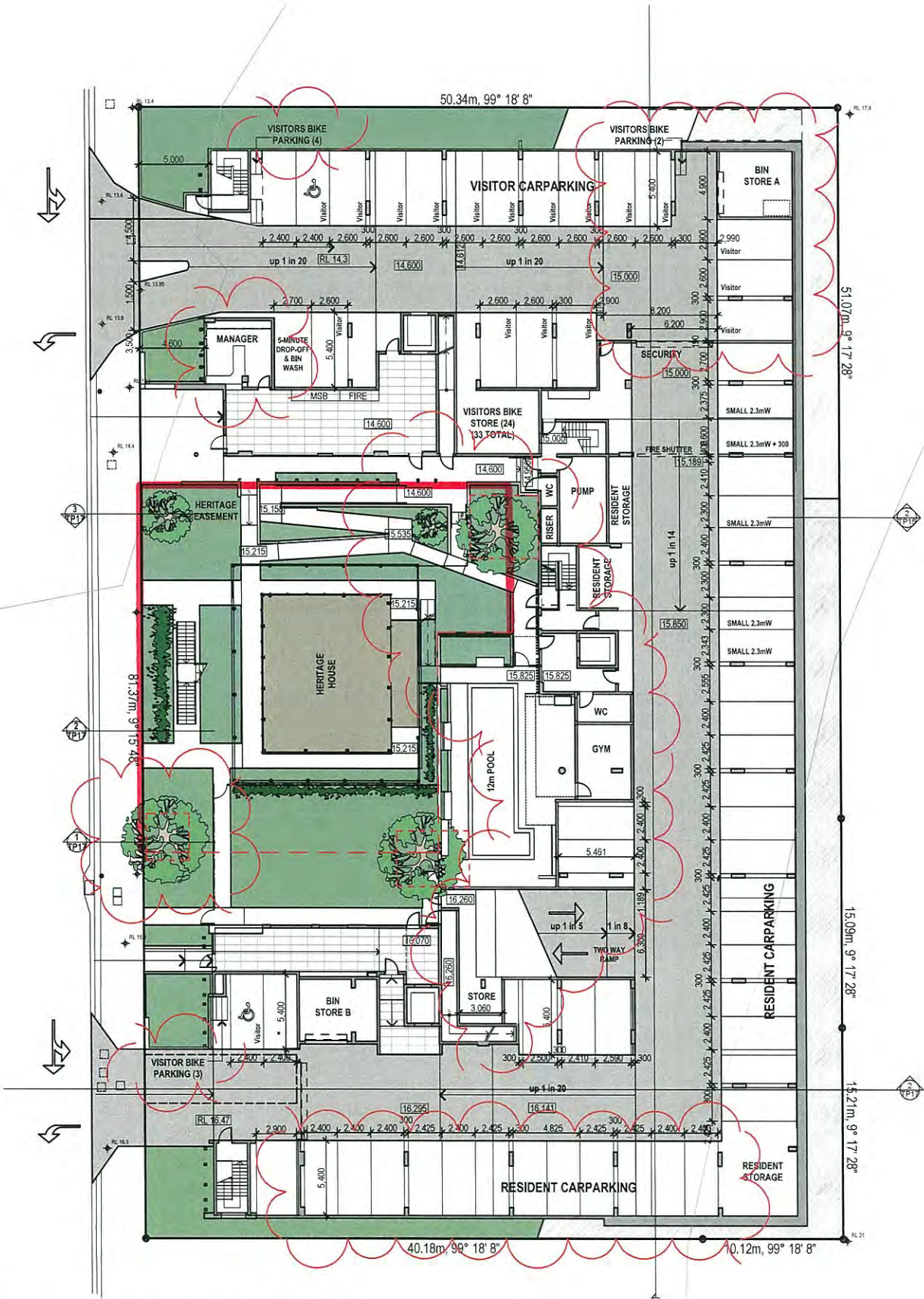
26 OCT 2015

By: **BRIANNA FYFFE** (name)
MEDQ

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1 Ground Floor Plan
1:400

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TOPAZ RESIDENCES

23-39 Abbotsford Road,
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Drawing Title
GROUND LEVEL PLAN

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Project Number	Drawing Number	Issue
H3179ABB	TP03	P

TOWN PLANNING

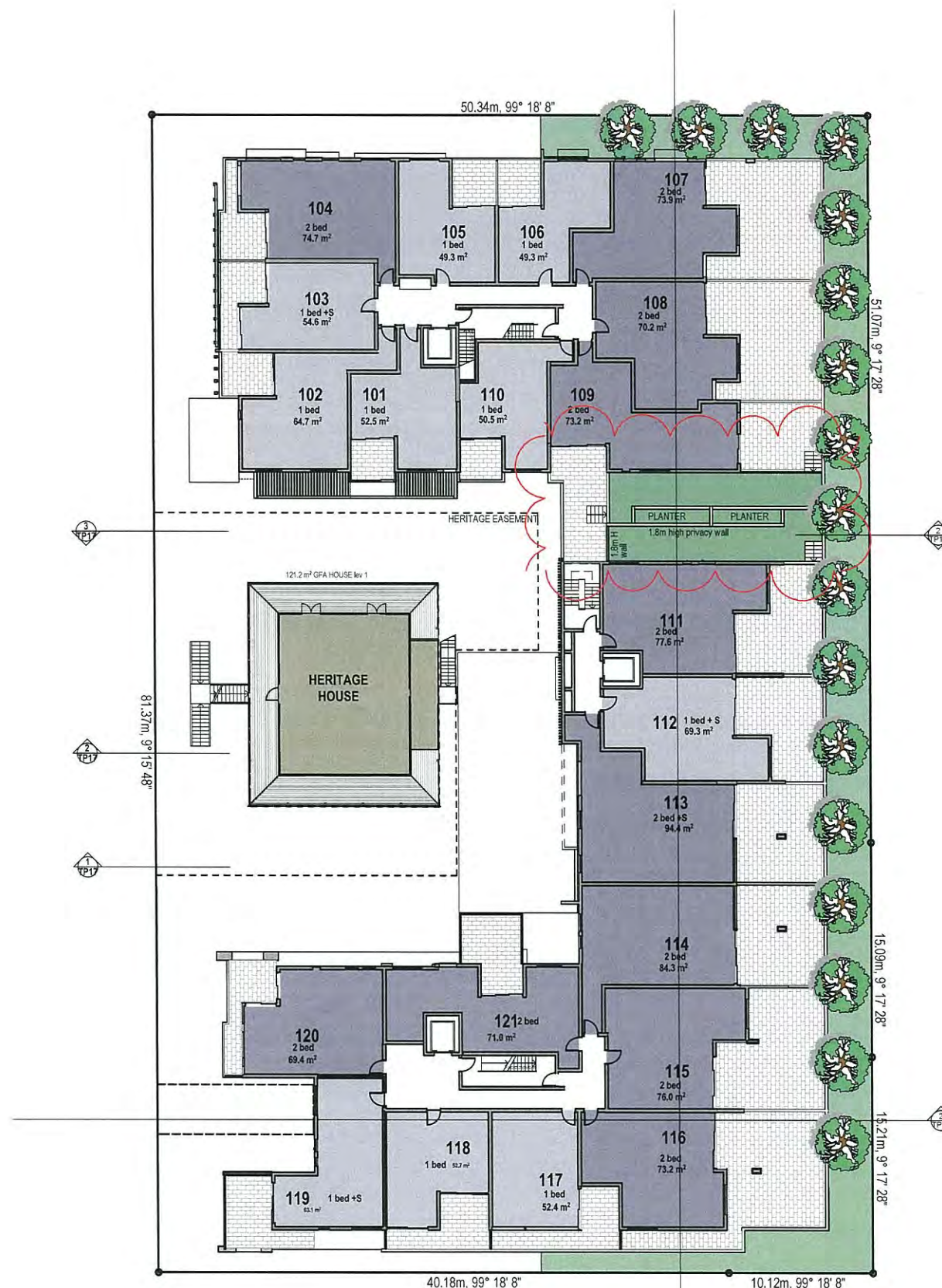
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1

Level 1
1:400

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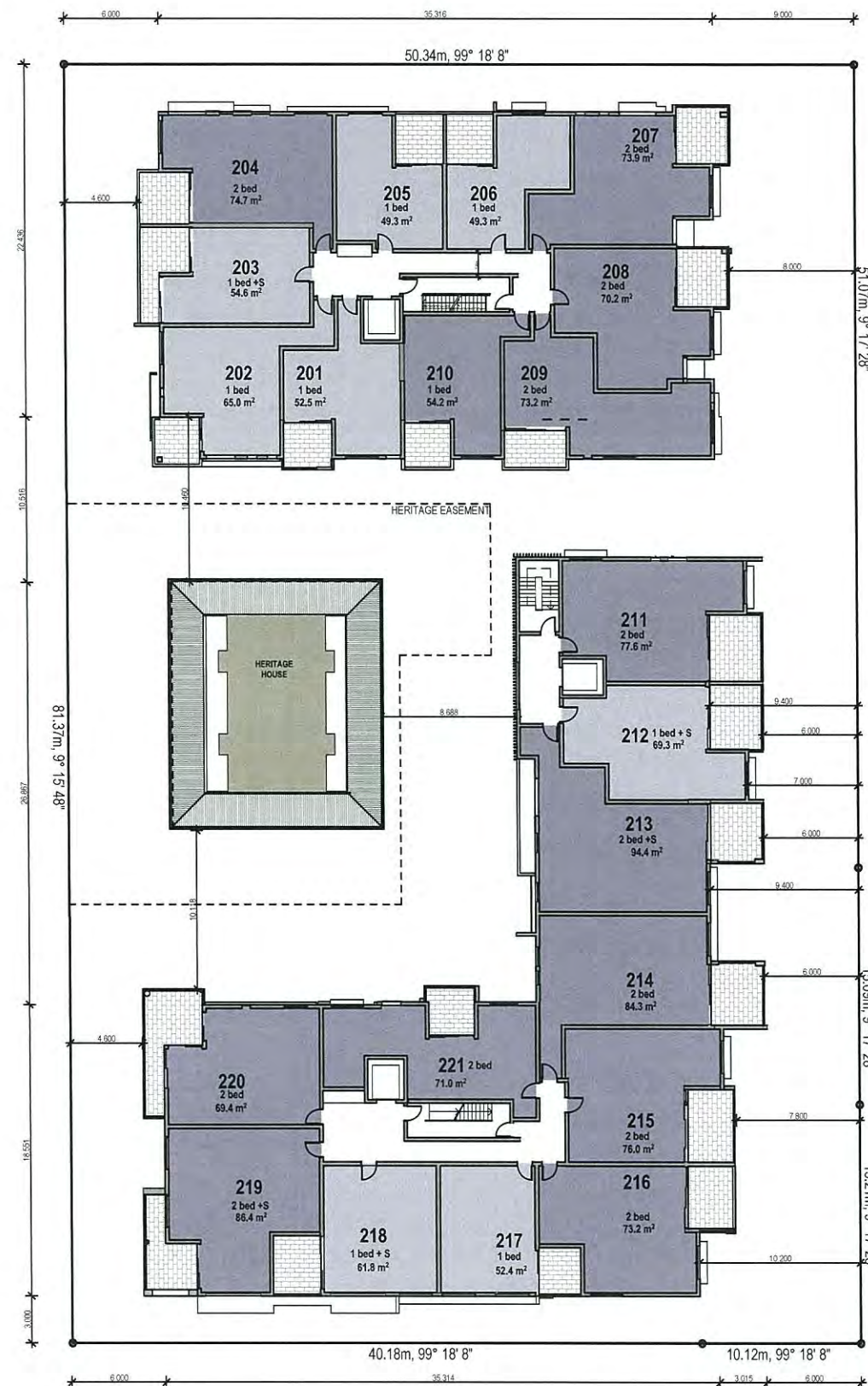
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TOPAZ RESIDENCES

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Drawing Title
LEVEL 1 PLAN

Scale @ A3	Drawn:	Checked:
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1 Level 2
1:400

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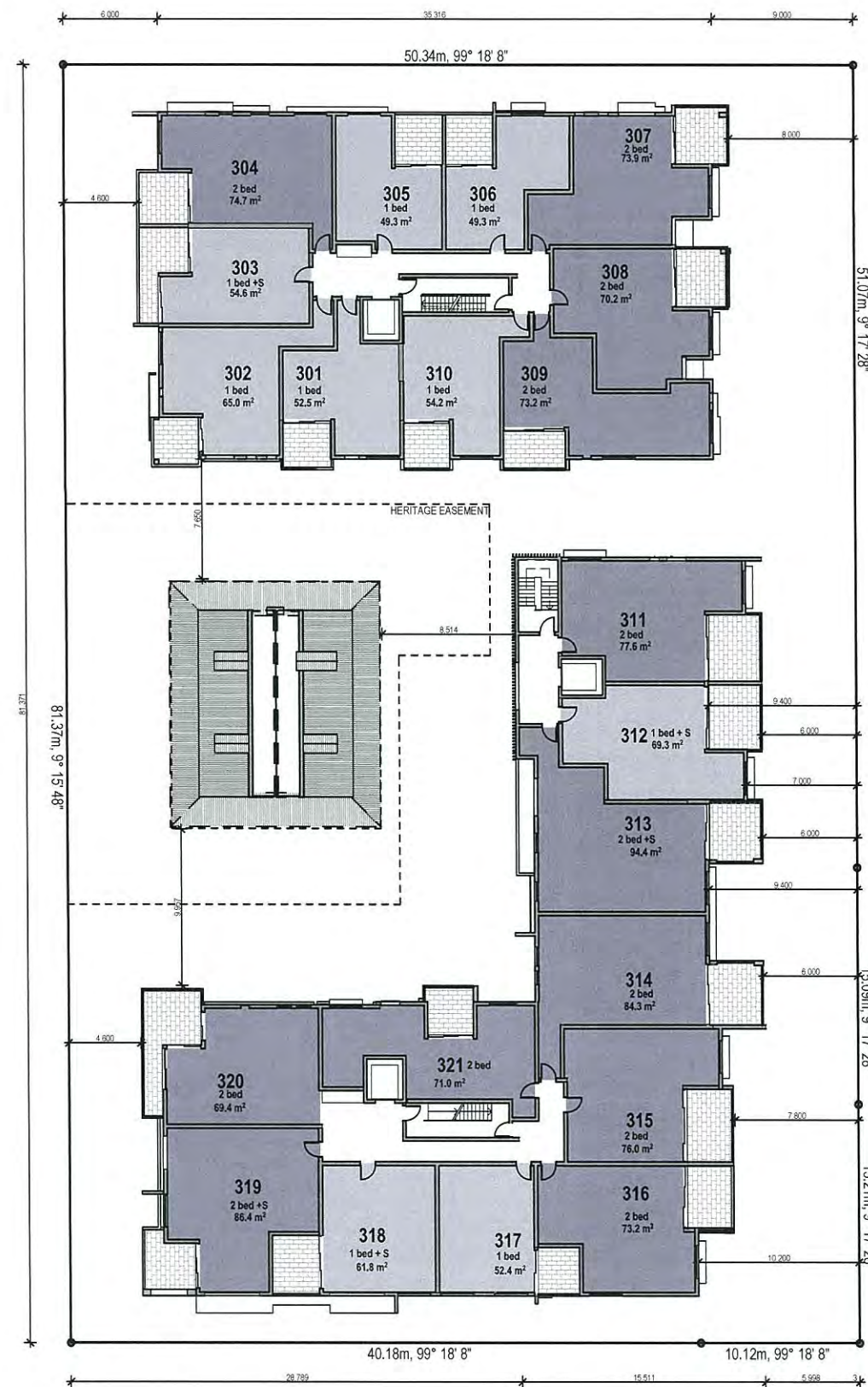
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Drawing Title
LEVEL 2 PLAN

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1:400	SH	EA
Project Number	Drawing Number	Issue
H3179ABB	TP05	P



1 Level 3
1:400

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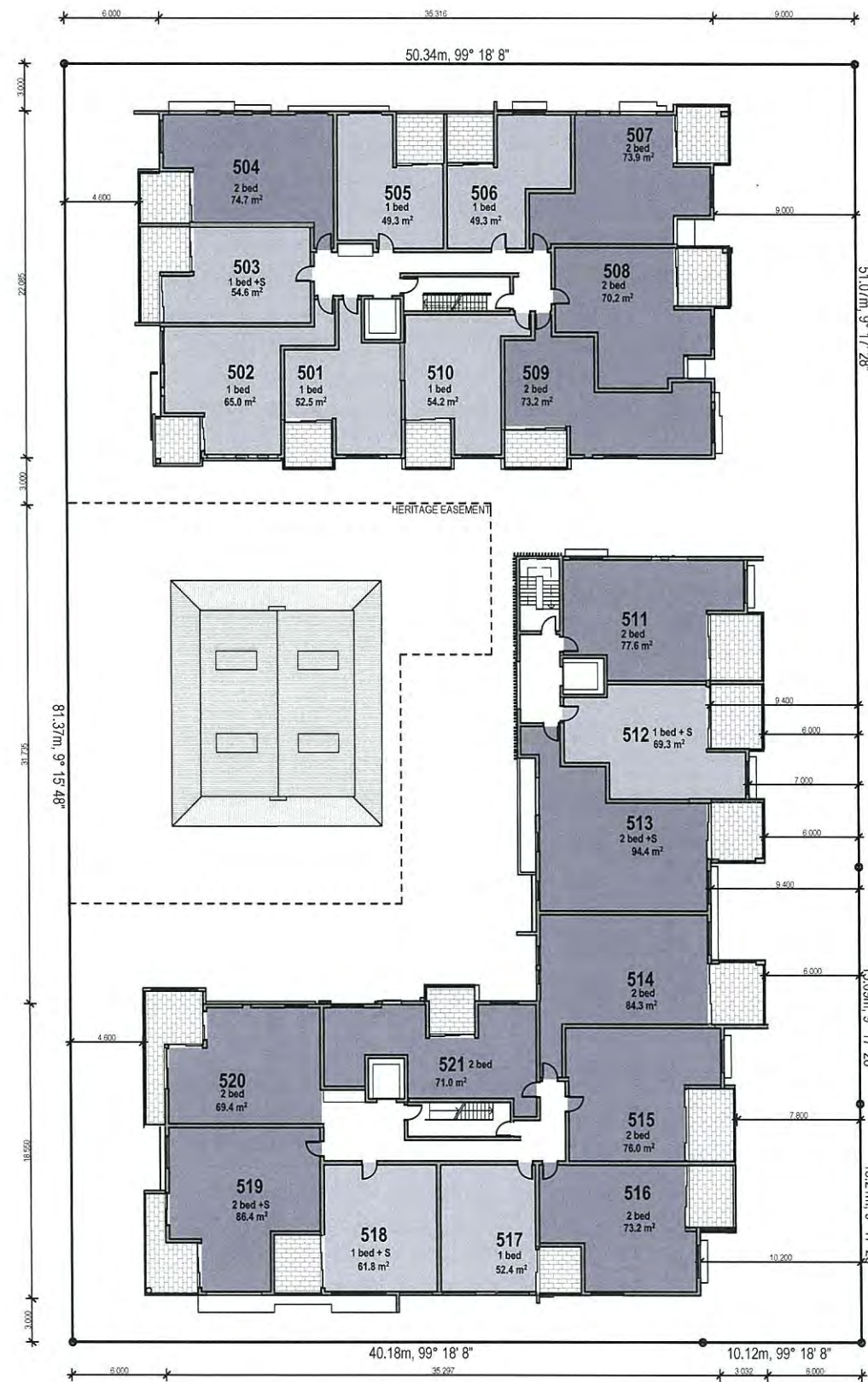
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Drawing Title

LEVEL 3 PLAN

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Project Number	Drawing Number	Issue
H3179ABB	TP06	P



1 Level 5
1:400

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Drawing Title

LEVEL 5 PLAN

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Project Number	Drawing Number	Issue
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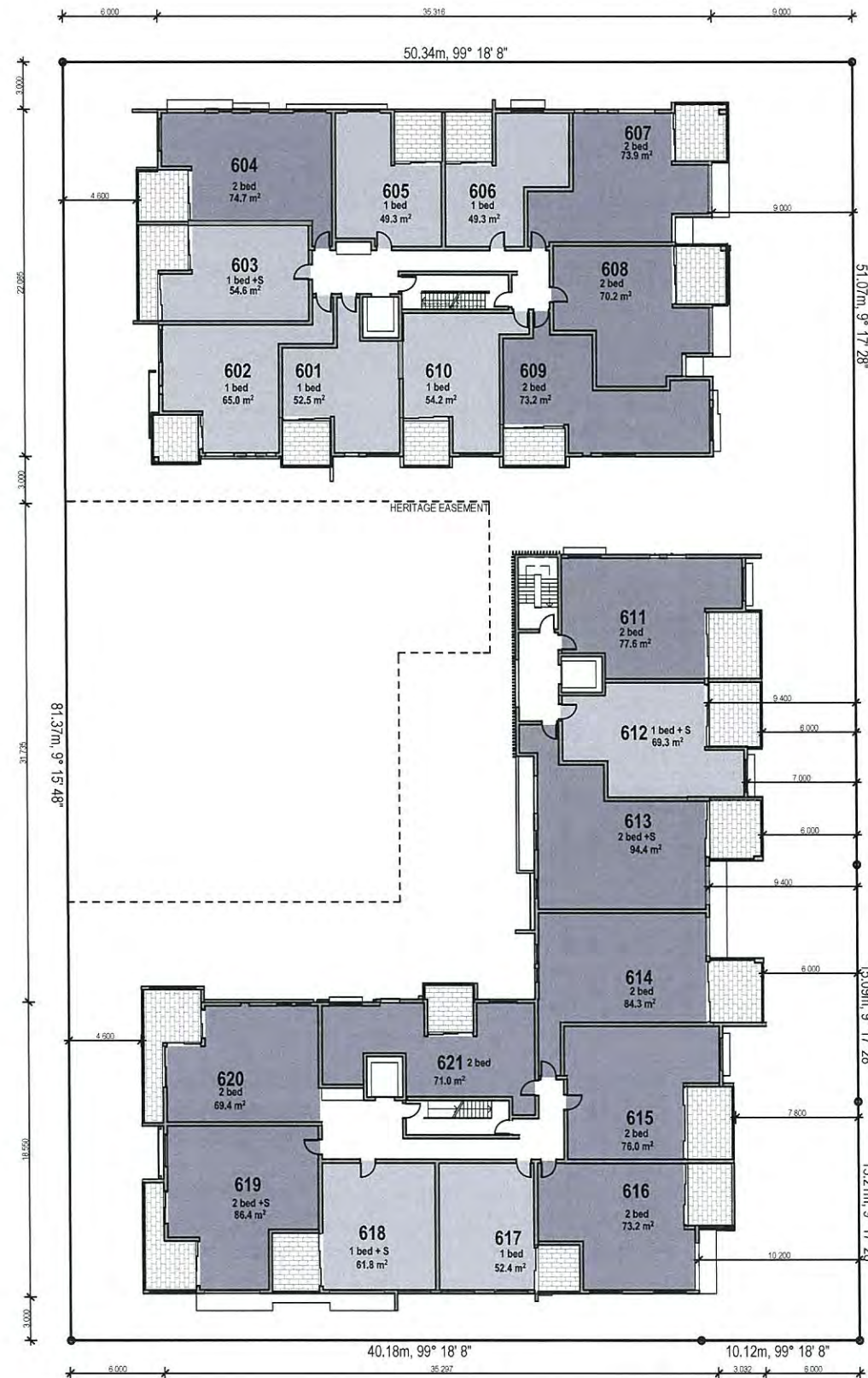
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1 Level 6
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Drawing Title

LEVEL 6 PLAN

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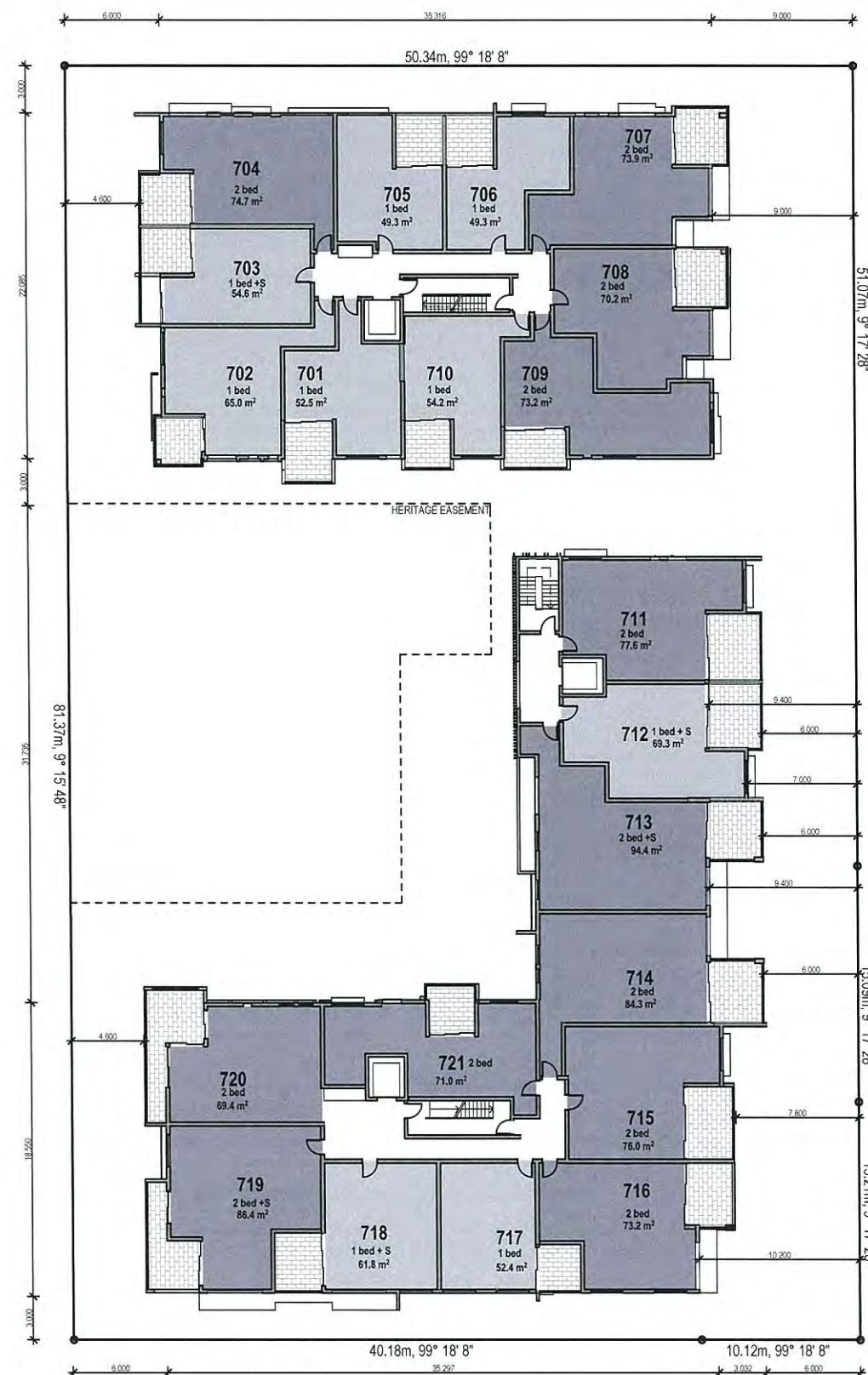
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1 Level 7
1:400

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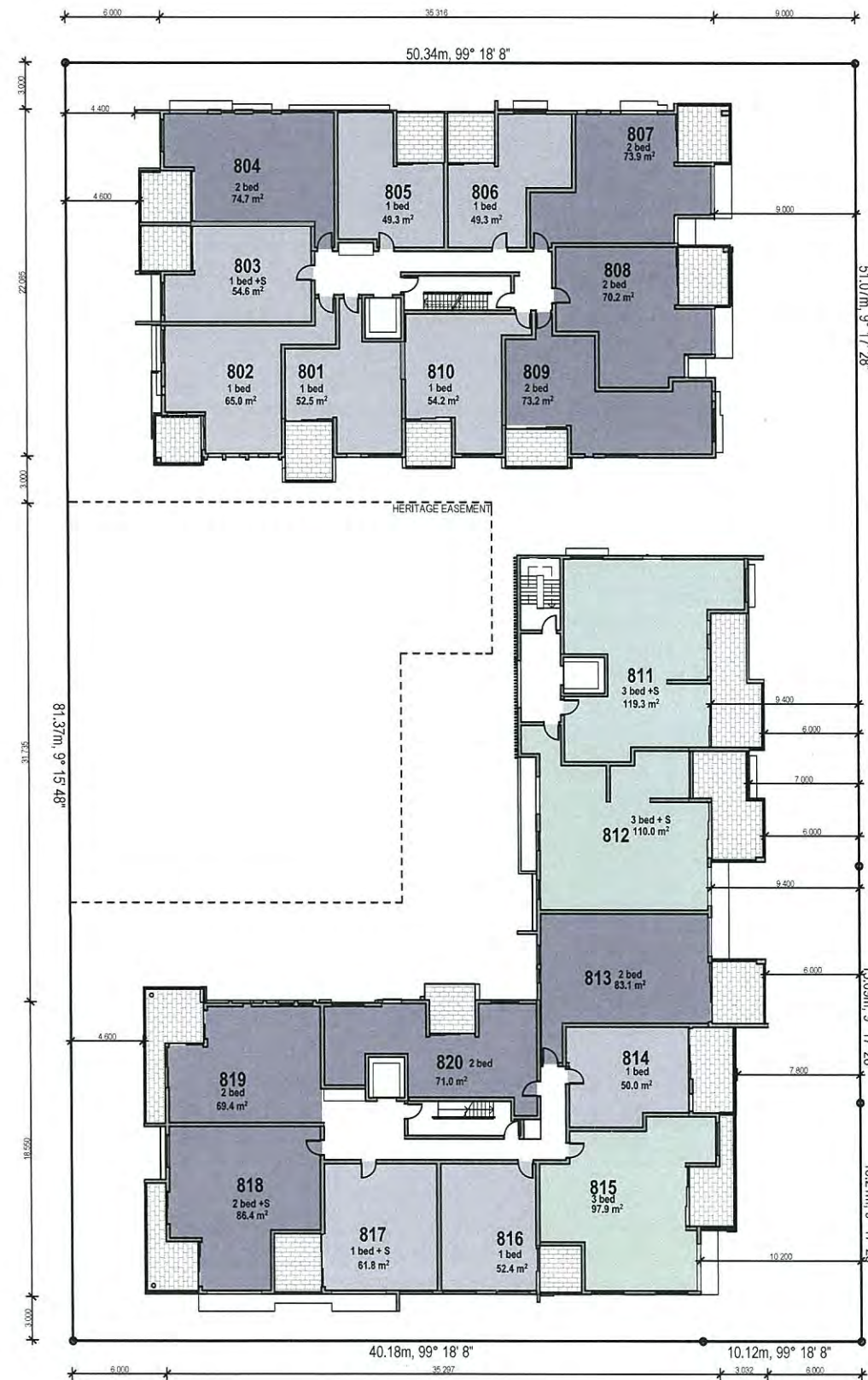
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LEVEL 7 PLAN

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1 Level 8
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LEVEL 8 PLAN

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07/08/15	L	EDQ ISSUE	AL
24/07/15	K	REVISED ISSUE	AL
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02/07/15	I	REVISED ISSUE	AL
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28/01/15	C	EDQ ISSUE	EA
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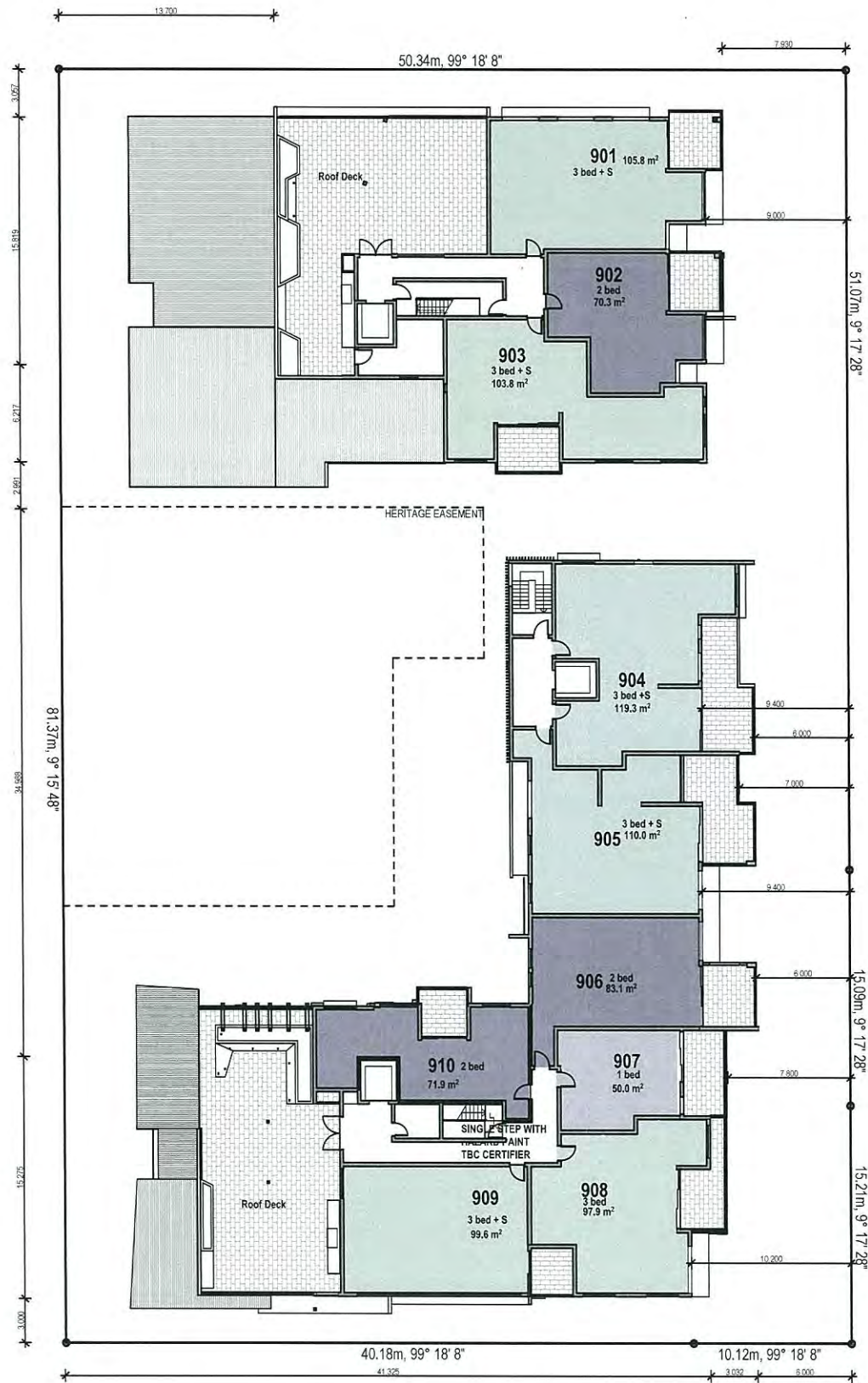
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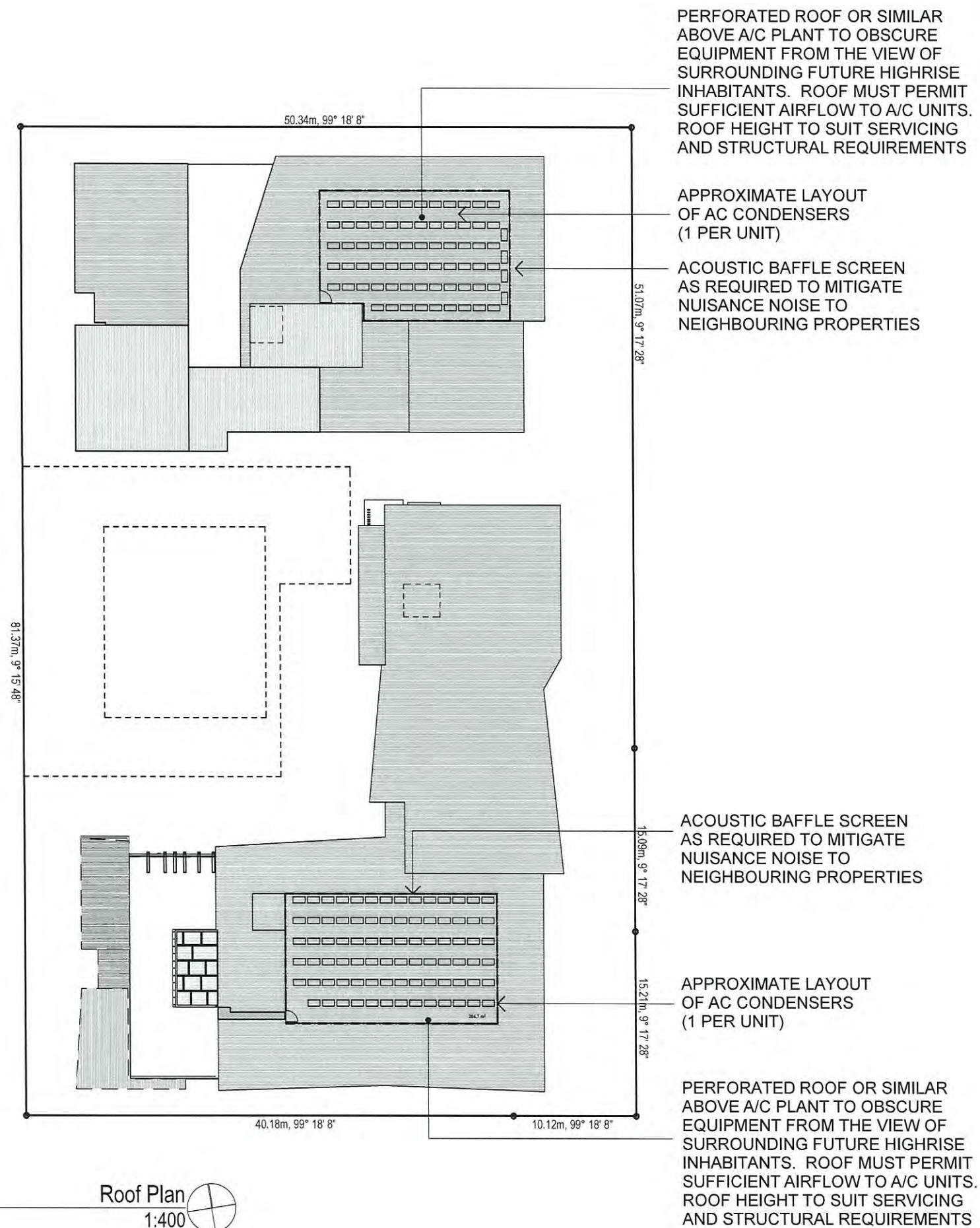
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LEVEL 9 PLAN

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Project Number	Drawing Number	Issue
H3179ABB	TP11	P

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1 Level 9
1:400



1 Roof Plan 1:400

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Drawing Title
ROOF PLAN

Scale @ A3 1:400	Drawn: SH	Checked: EA
Project Number H3179ABB	Drawing Number TP12	Issue P

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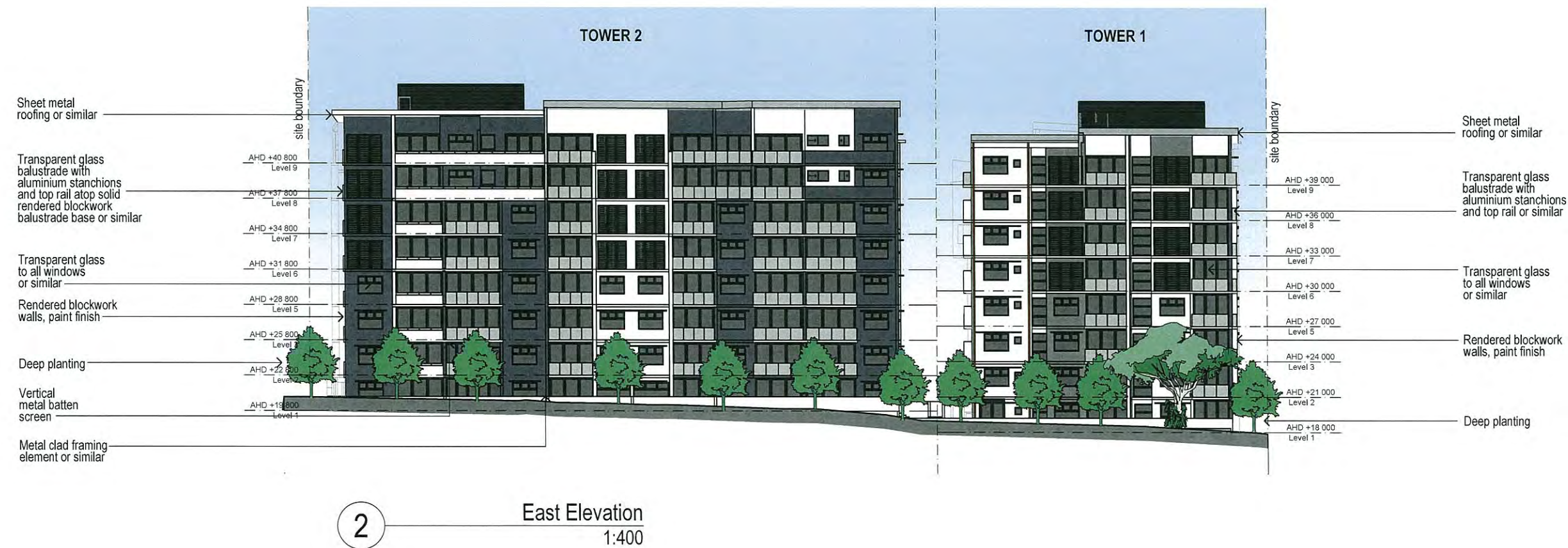
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Drawing Title
EAST & WEST ELEVATION

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Project Number	Drawing Number	Issue
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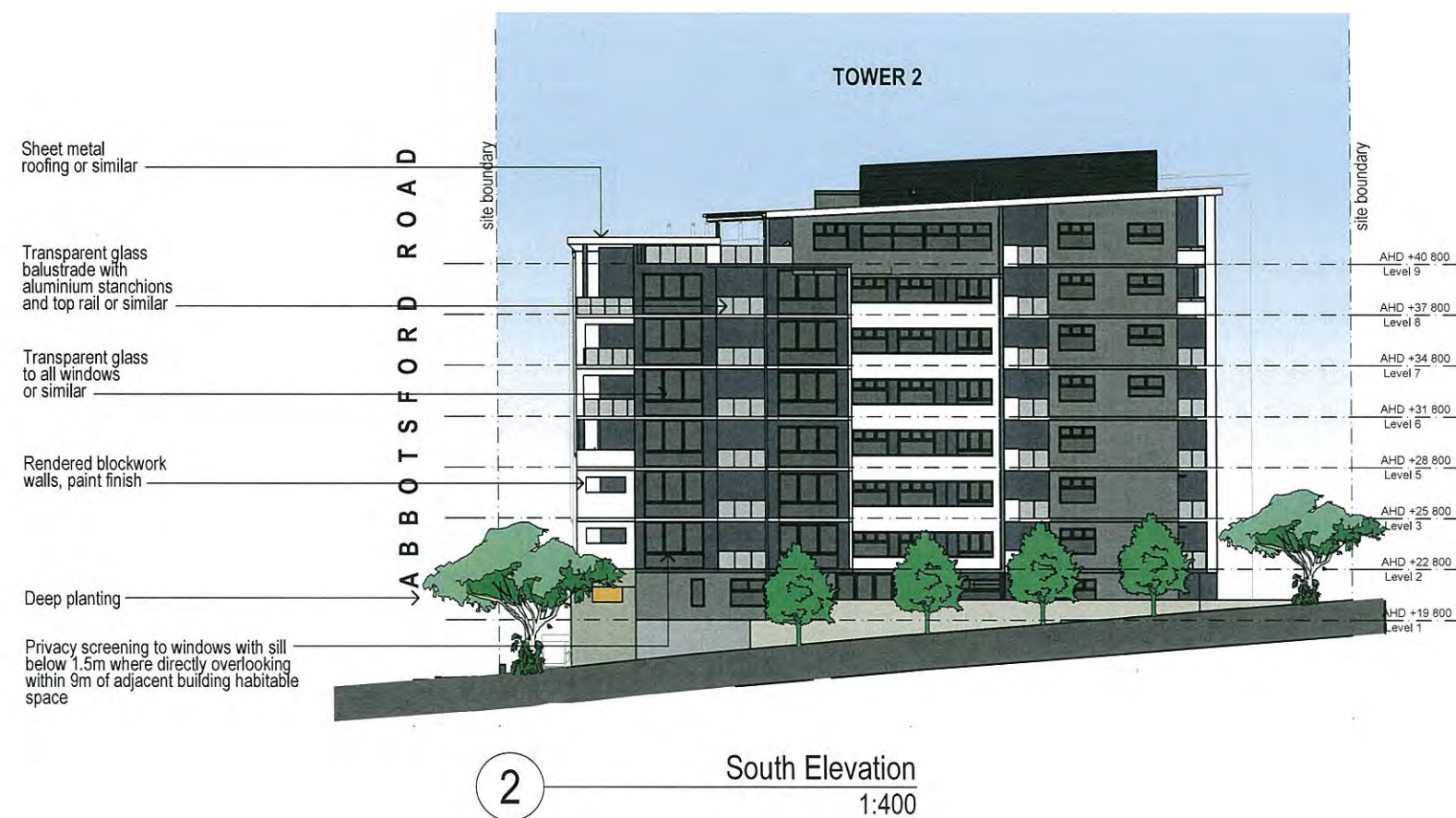
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Drawing Title
NORTH & SOUTH ELEVATION

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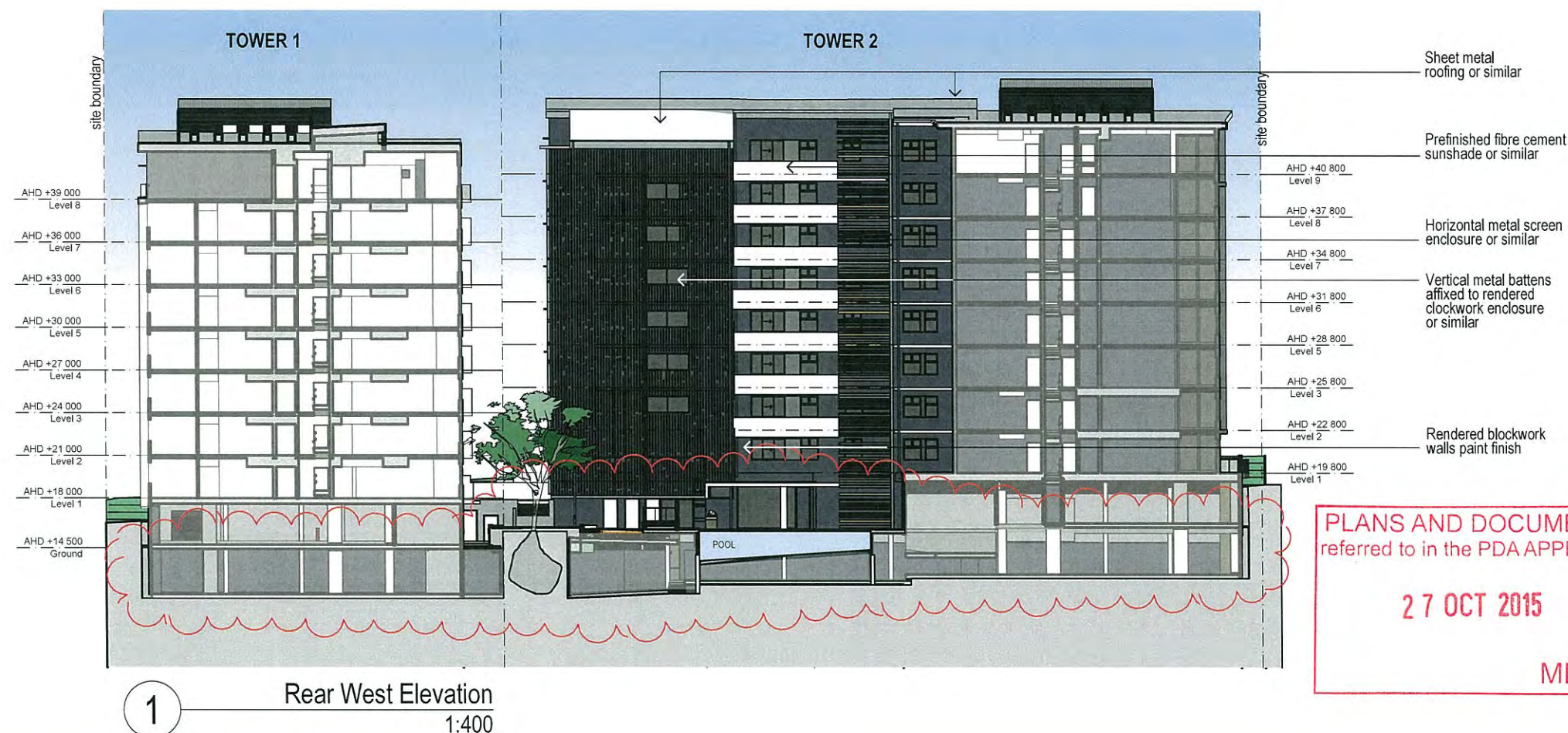
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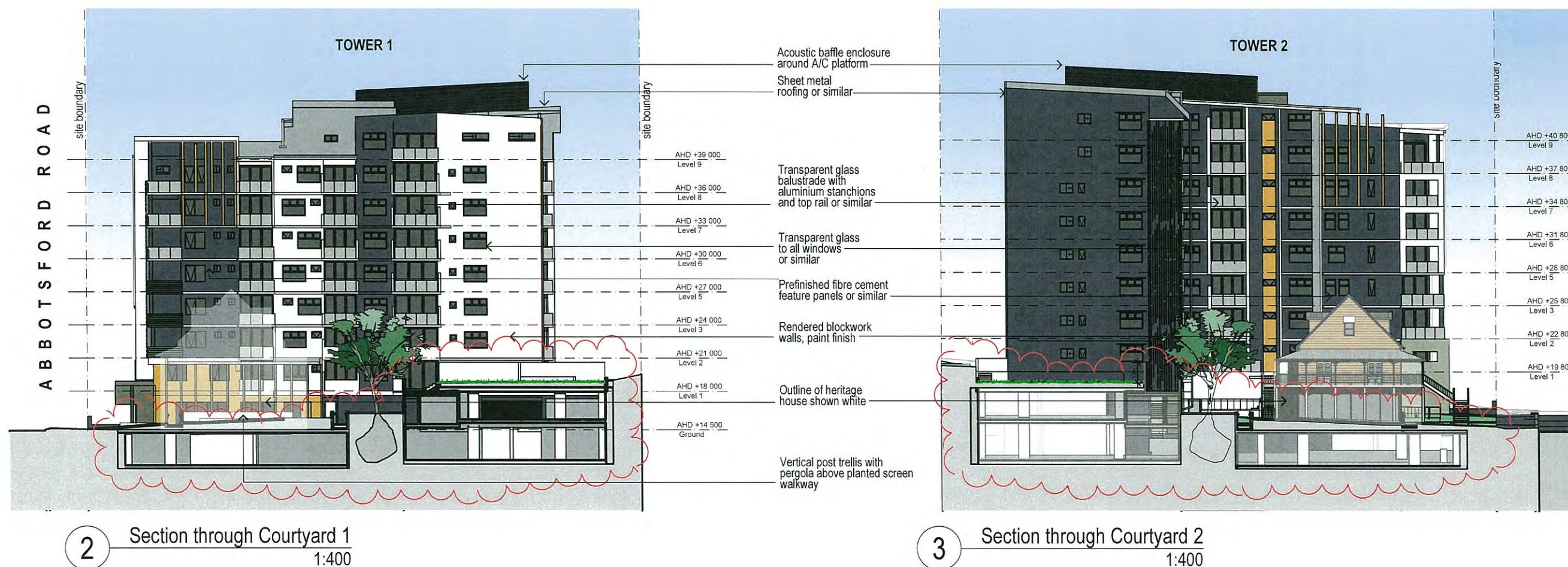
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COURTYARD ELEVATIONS

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Project Number	Drawing Number	Issue
H3179ABB	TP15	P

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1 Rear West Elevation
 1:400



2 Section through Courtyard 1
 1:400

3 Section through Courtyard 2
 1:400

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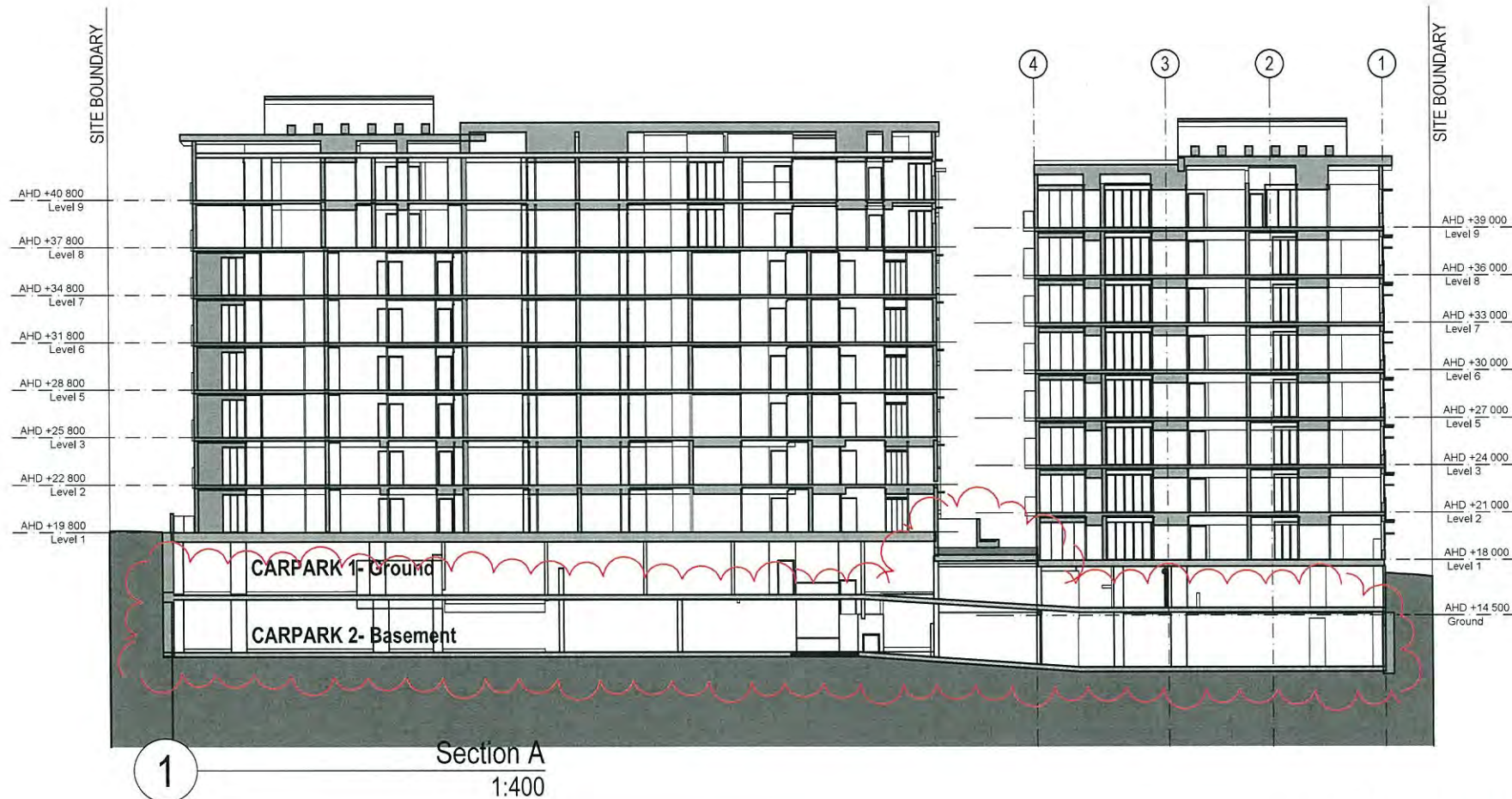
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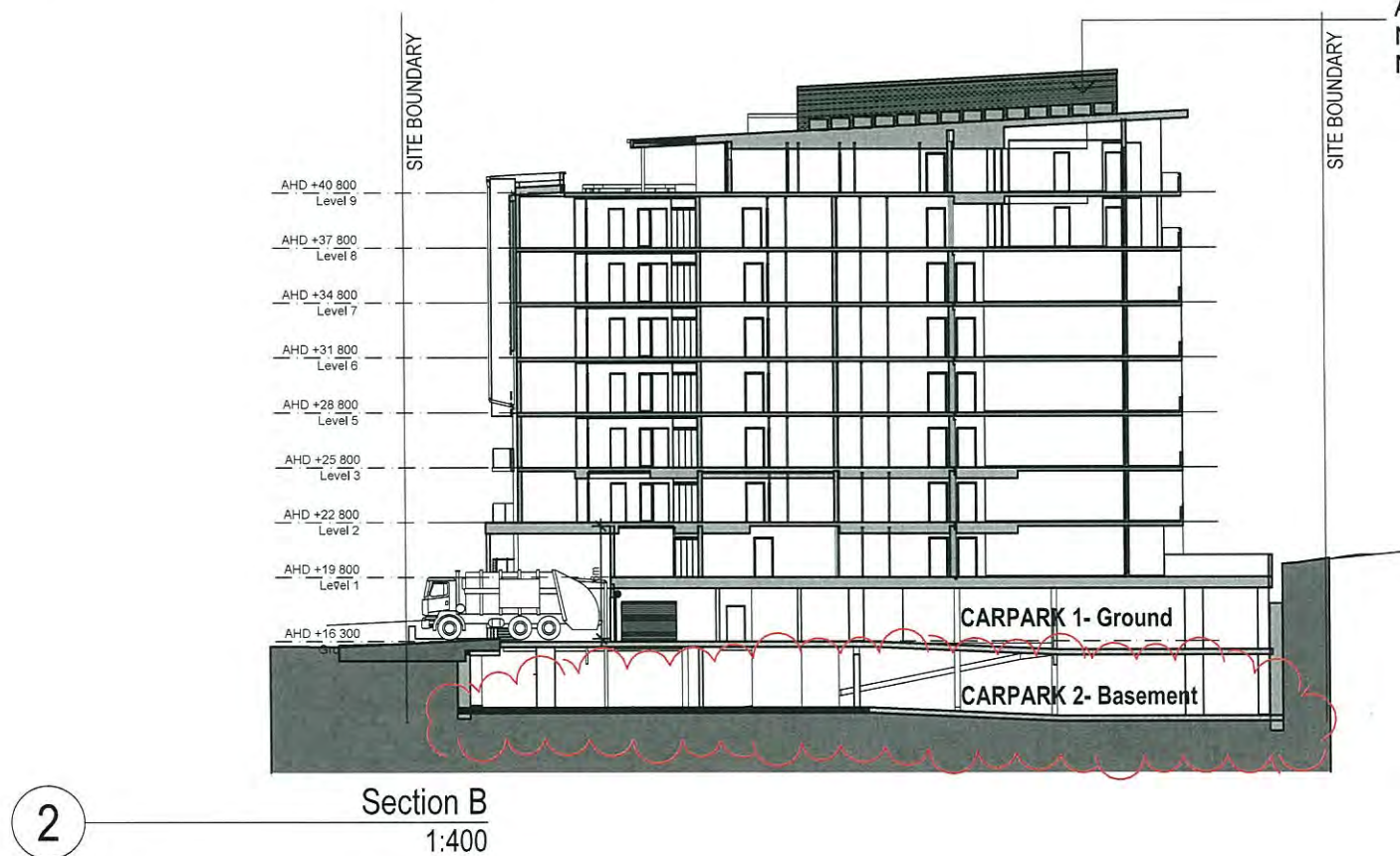
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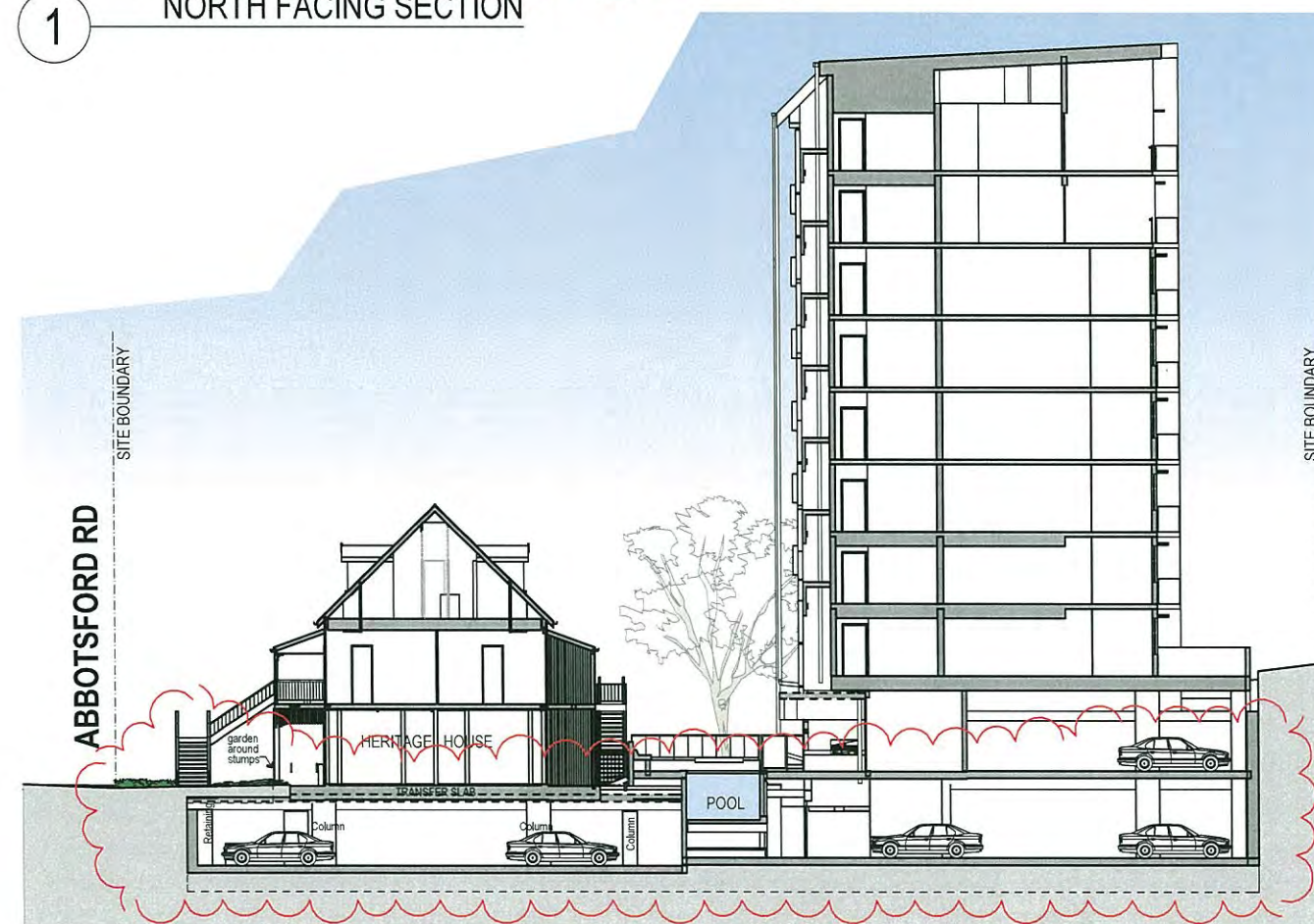


ACOUSTIC Baffle SCREEN
AS REQUIRED TO MITIGATE
NUISANCE NOISE TO
NEIGHBOURING PROPERTIES





1 NORTH FACING SECTION



2 SECTION THROUGH HOUSE



3 EAST FACING SECTION

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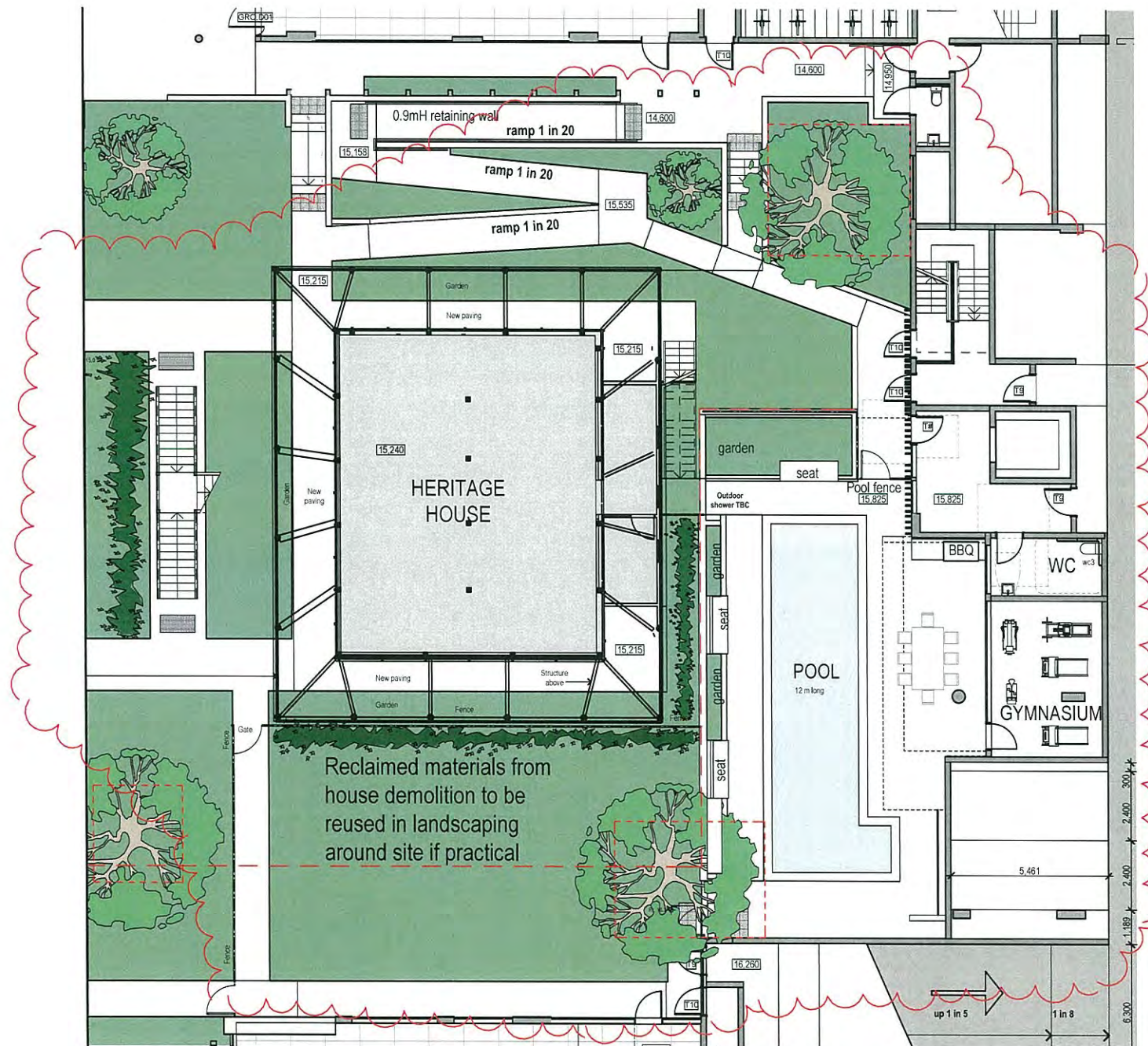
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Drawing Title
SECTIONS THROUGH
CARPARK

Scale @ A3	Drawn:	Checked:
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ABBOTSFORD ROAD



1 Courtyard Plan 1:200

PLANTING SHOWN INDICATIVELY.
REFER LANDSCAPE PLAN FOR MORE INFORMATION

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COURTYARD DETAIL PLAN

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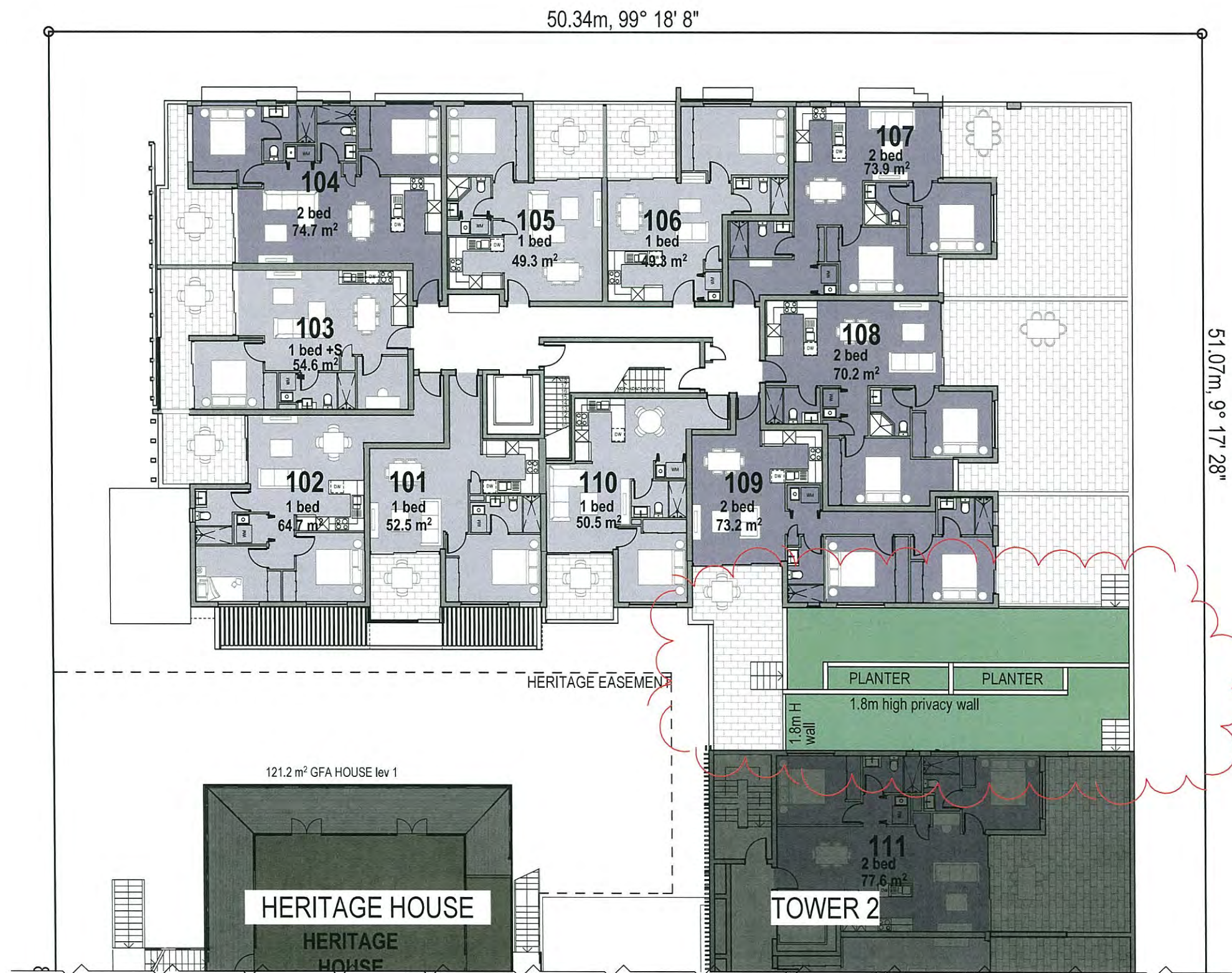
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Drawing Title

**TOWER 1 ROOM LAYOUTS-
LEVEL 1**

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Project Number	Drawing Number	Issue
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CONTINUES- REFER SHEET TP23

1

Level 1
1:200



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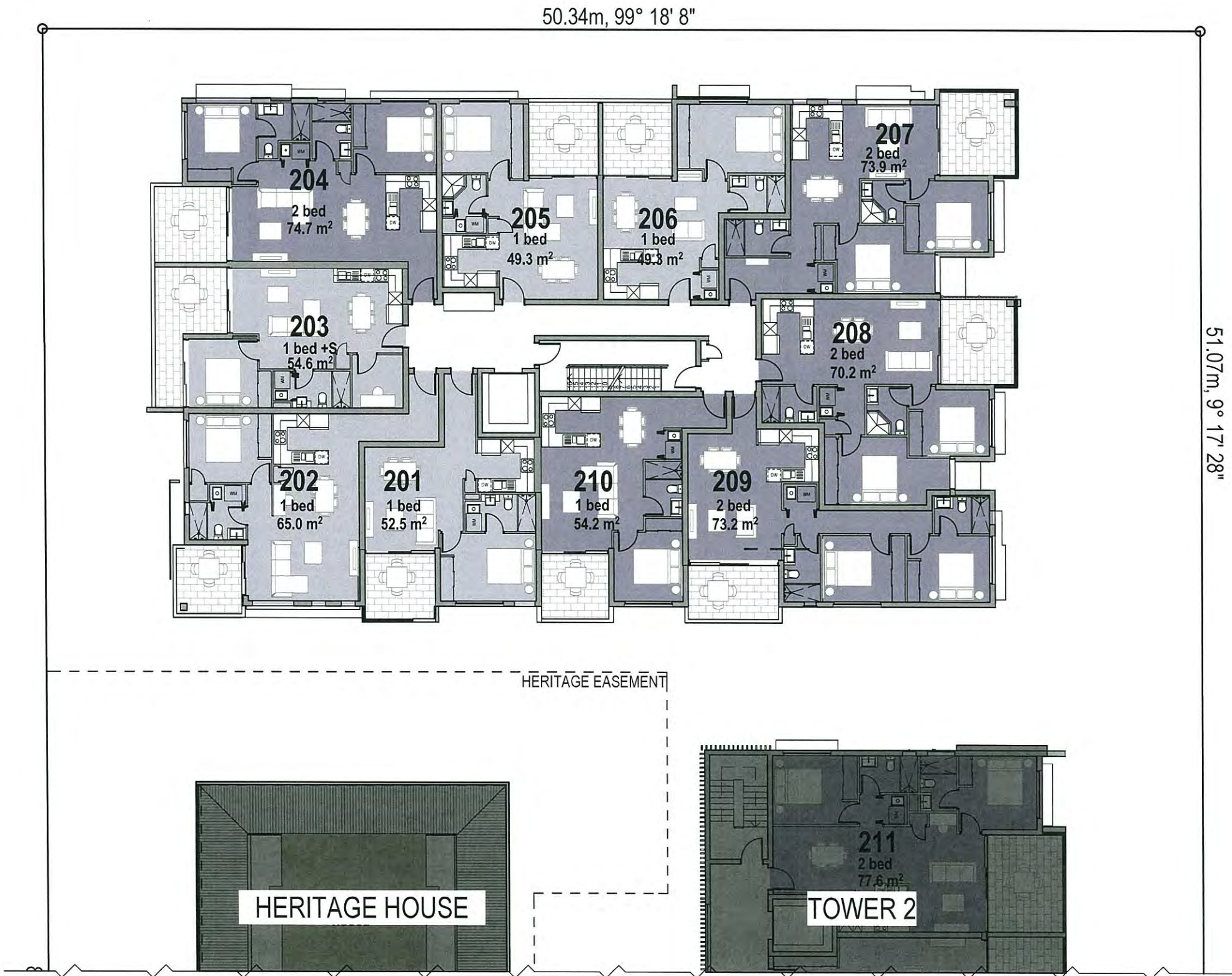
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Drawing Title		
TOWER 1 ROOM LAYOUTS- LEVEL 2-5 TYPICAL FLOOR		
Scale @ A3	Drawn:	Checked:
1:200	SH	EA
Project Number	Drawing Number	Issue
H3179ABB	TP20	P



1 Level 2
LEVEL 3-5 SIMILAR 1:200

CONTINUES- REFER SHEET TP24

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20/10/15	P	EDQ ISSUE REVISED	AL
15/10/15	O	EDQ ISSUE REVISED	AL
01/10/15	N	EDQ ISSUE REVISED	AL
15/09/15	M	EDQ ISSUE REVISED	AL
07/08/15	L	EDQ ISSUE	AL
24/07/15	K	REVISED ISSUE	AL
14/07/15	J	REVISED ISSUE	AL
02/07/15	I	REVISED ISSUE	AL
05/06/15	H	REVISED ISSUE	AL
03/06/15	G	EDQ MEETING	AL
25/03/15	F	EDQ FURTHER ISSUES	EA
04/03/15	E	EDQ FURTHER ISSUES	EA
23/02/15	D	TRAFFIC ISSUE	EA
28/01/15	C	EDQ ISSUE	EA
6/12/14	B	EDQ ISSUE	EA
31/10/14	A	EDQ ISSUE	EA

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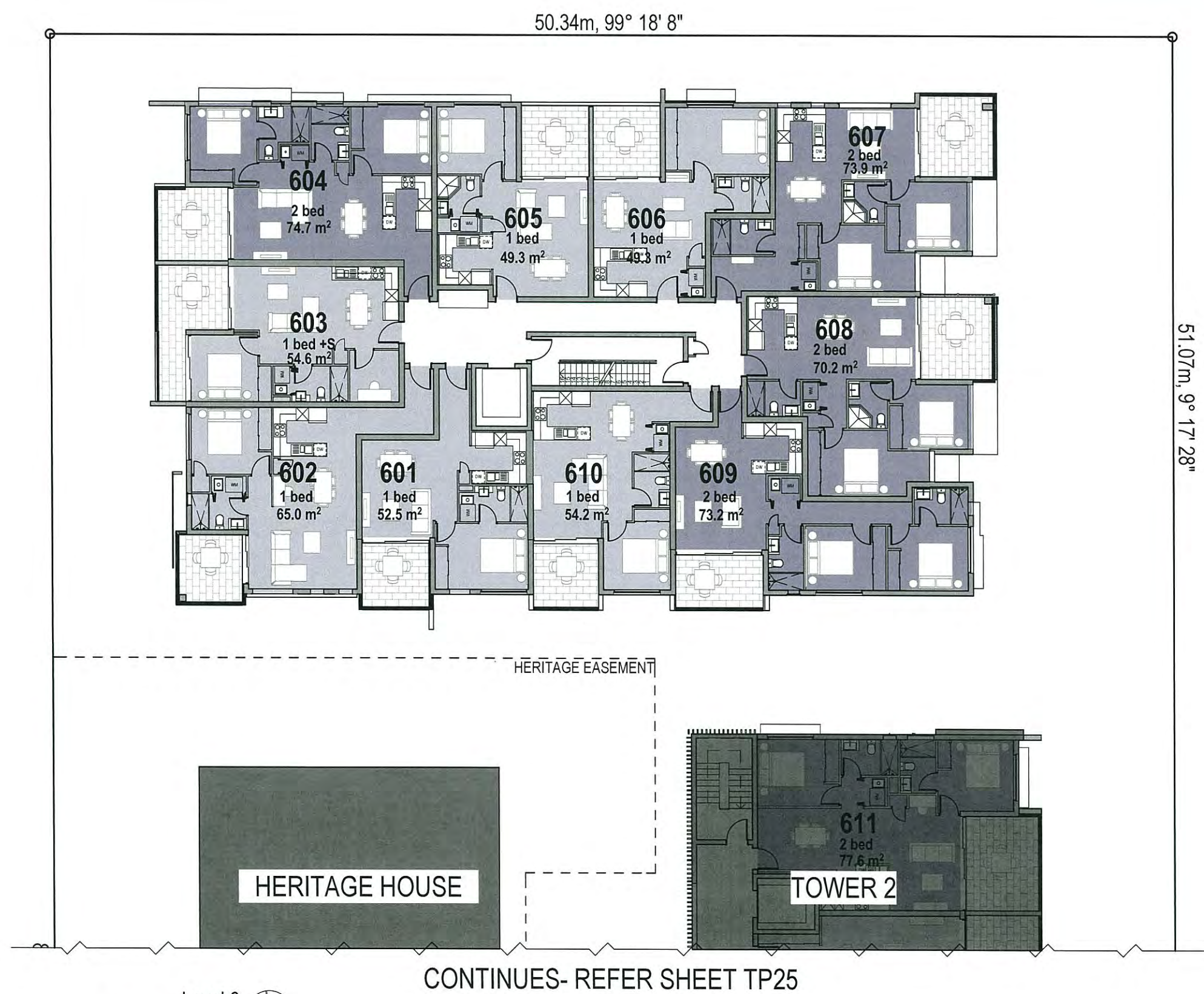
Client
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Bowen Hills, QLD 4006

Drawing Title
TOWER 1 ROOM LAYOUTS-
LEVEL 6-8 TYPICAL FLOOR

Scale @ A3	Drawn:	Checked:
1:200	SH	EA
Project Number	Drawing Number	Issue
H3179ABB	TP21	P



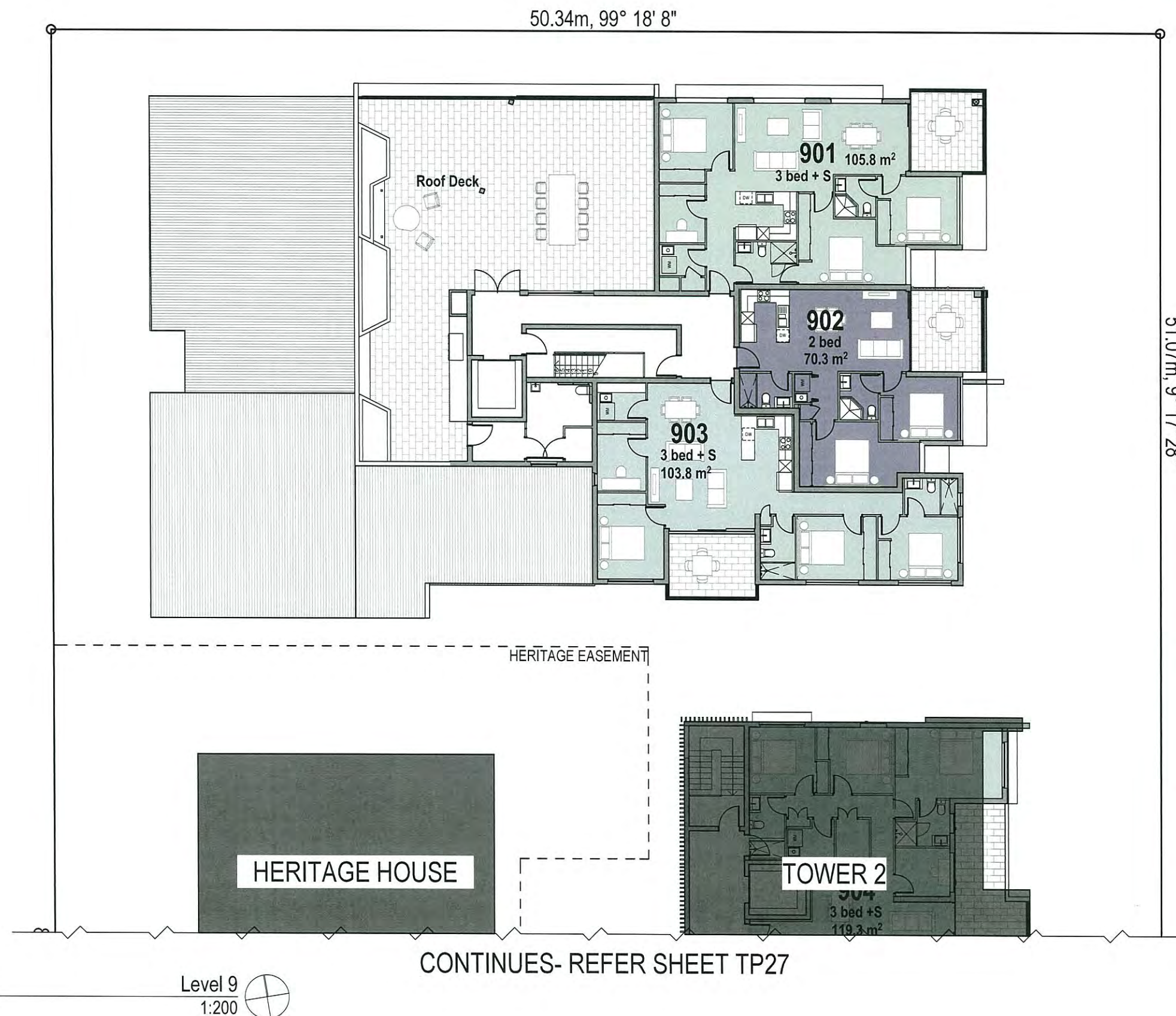
1 Level 6
LEVEL 7-8 SIMILAR 1:200

CONTINUES- REFER SHEET TP25

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28/01/15	C	EDQ ISSUE	EA
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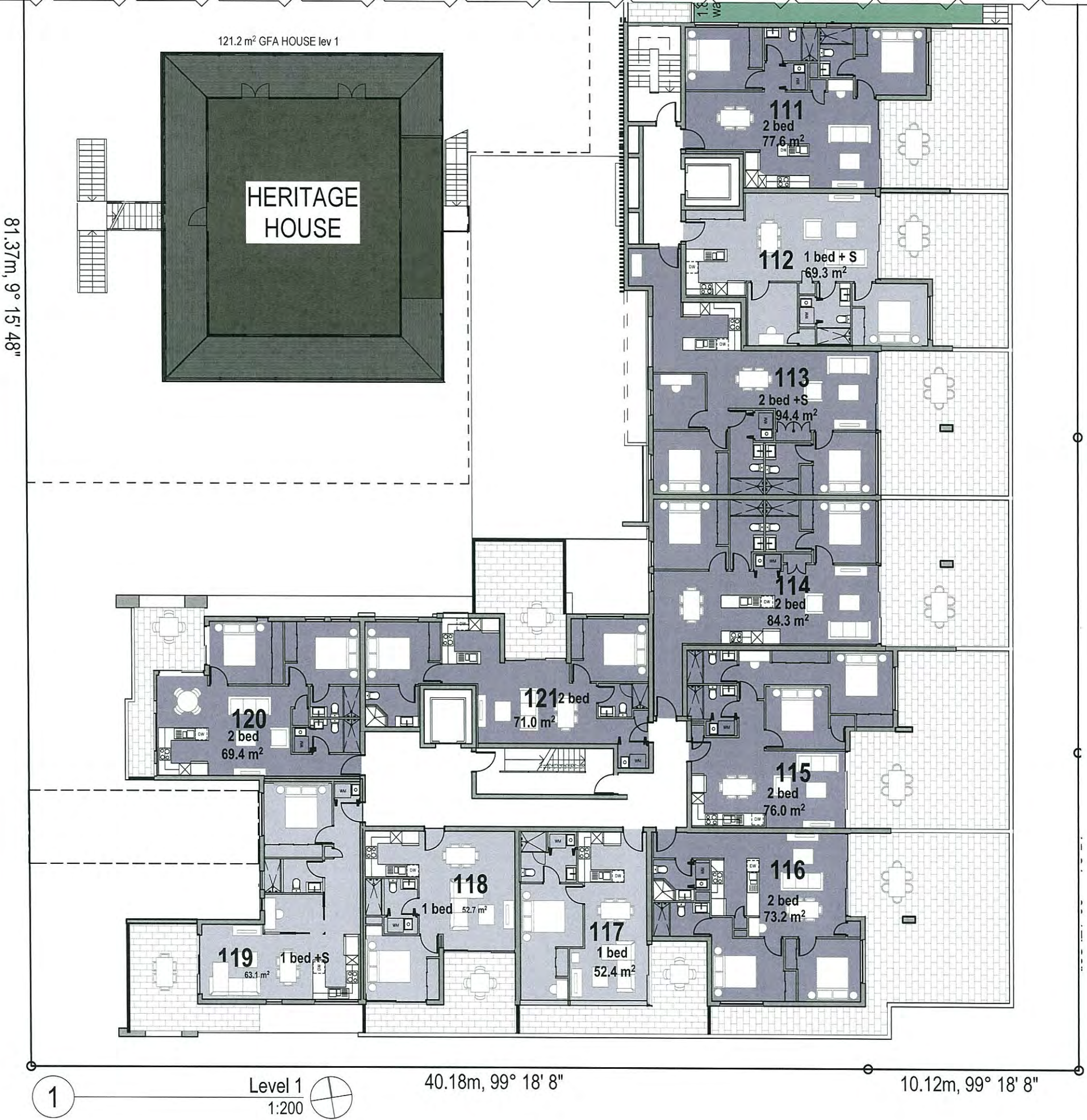
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**TOWER 1 ROOM LAYOUTS-
LEVEL 9**

Scale @ A3	Drawn:	Checked:
1:200	SH	EA
Project Number	Drawing Number	Issue
H3179ABB	TP22	P

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CONTINUES- REFER SHEET TP19



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28/01/15	C	EDQ ISSUE	EA
6/12/14	B	EDQ ISSUE	EA
31/10/14	A	EDQ ISSUE	EA

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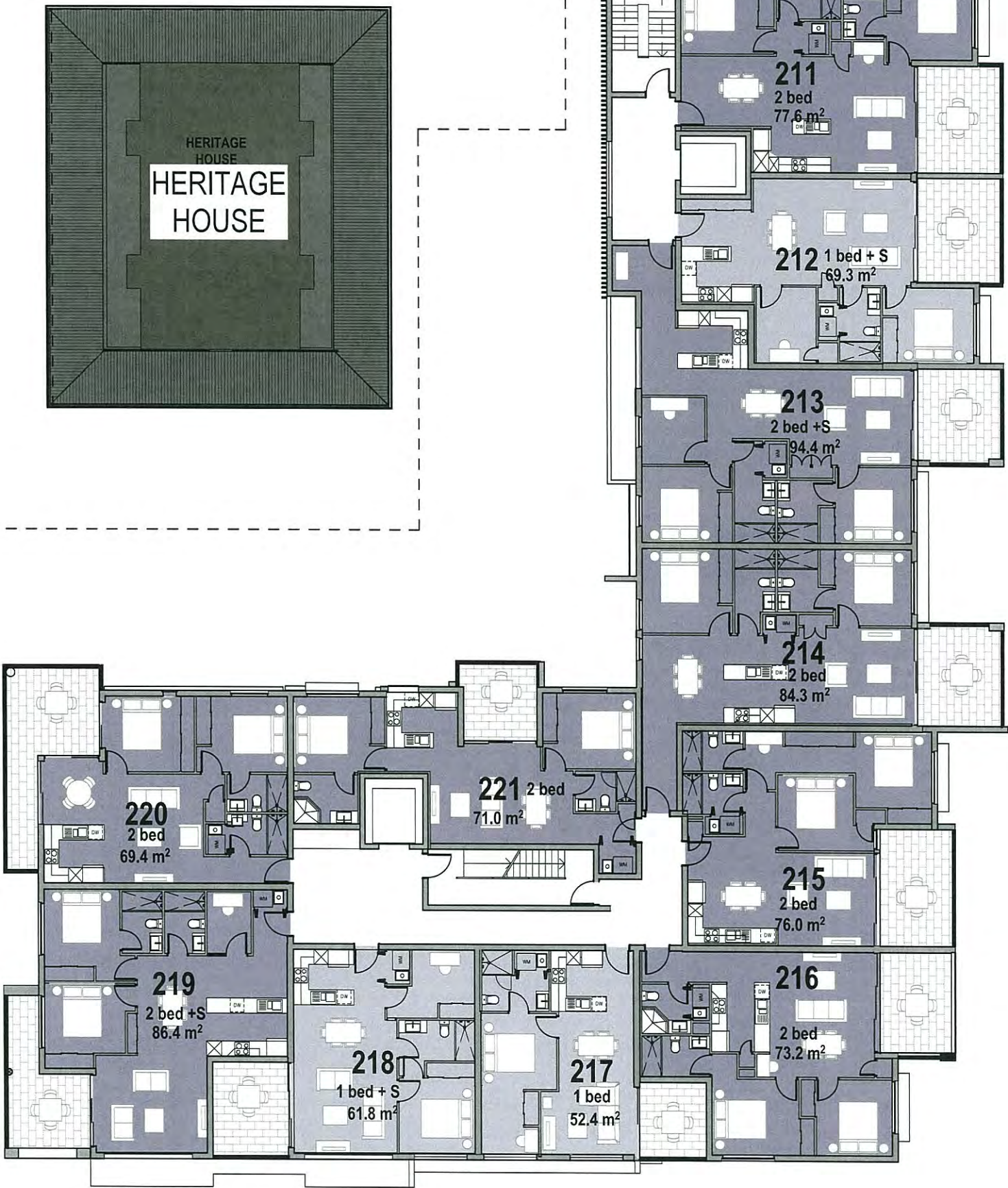
23-39 Abbotsford Road,
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Drawing Title
TOWER 2 ROOM LAYOUTS-
LEVEL 1

Scale @ A3	Drawn:	Checked:
1:200	SH	EA
Project Number	Drawing Number	Issue
H3179ABB	TP23	P

CONTINUES- REFER SHEET TP20

81.37m, 9° 15' 48"



1 Level 2
LEVEL 4-5 SIMILAR 1:200

40.18m, 99° 18' 8"

10.12m, 99° 18' 8"

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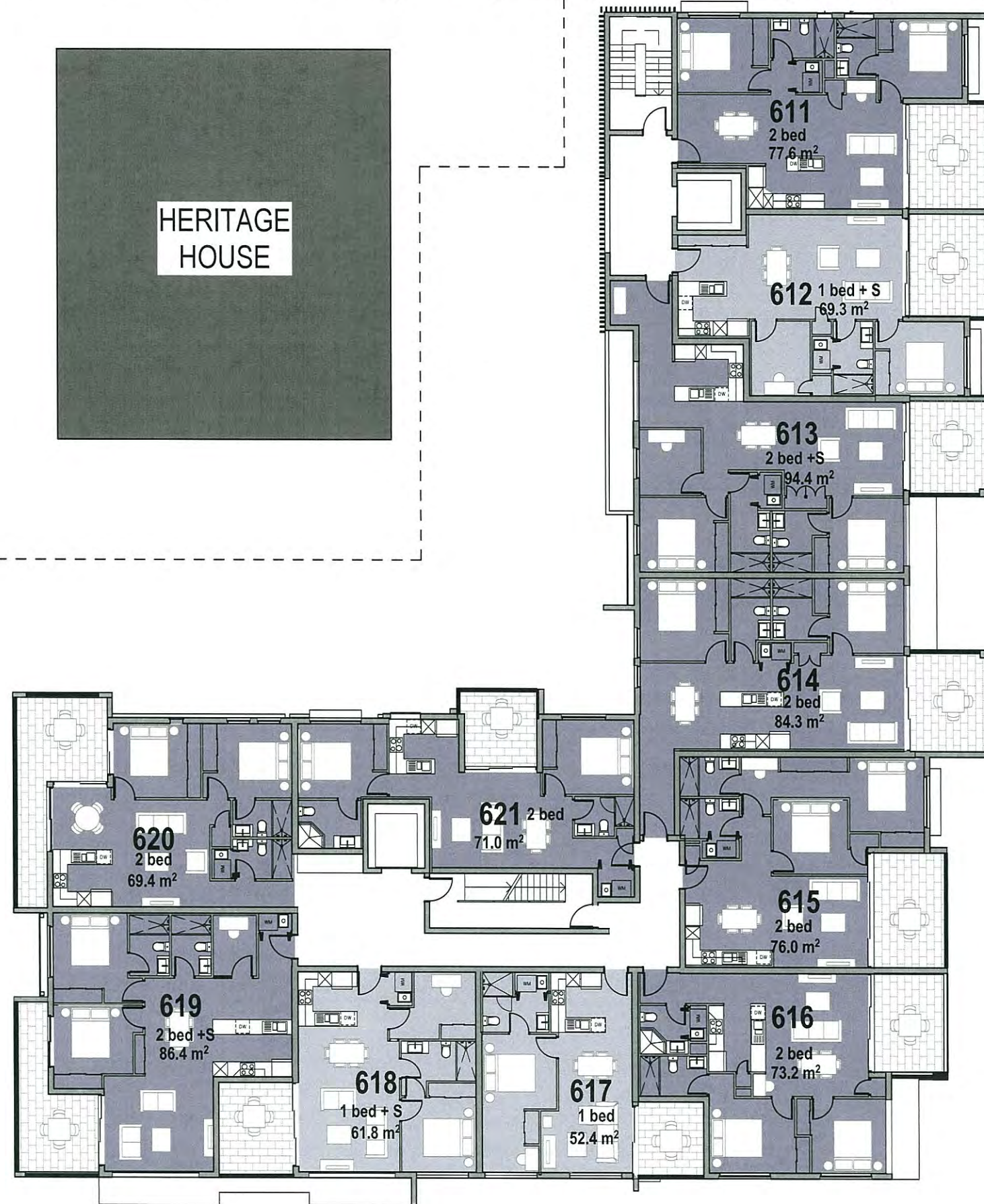
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TOWER ROOM LAYOUTS-
LEVEL 2-5 TYPICAL FLOOR

Scale @ A3	Drawn:	Checked:
1:200	SH	EA
Project Number	Drawing Number	Issue
H3179ABB	TP24	P

CONTINUES- REFER SHEET TP21

81.37m, 9° 15' 48"

HERITAGE
HOUSE



1

Level 6
LEVEL 7 SIMILAR 1:200

40.18m, 99° 18' 8"

10.12m, 99° 18' 8"

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6/12/14	B	EDQ ISSUE	EA
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Drawing Title

**TOWER 2 ROOM LAYOUTS-
LEVEL 6-7 TYPICAL FLOOR**

Scale @ A3 Drawn: Checked:
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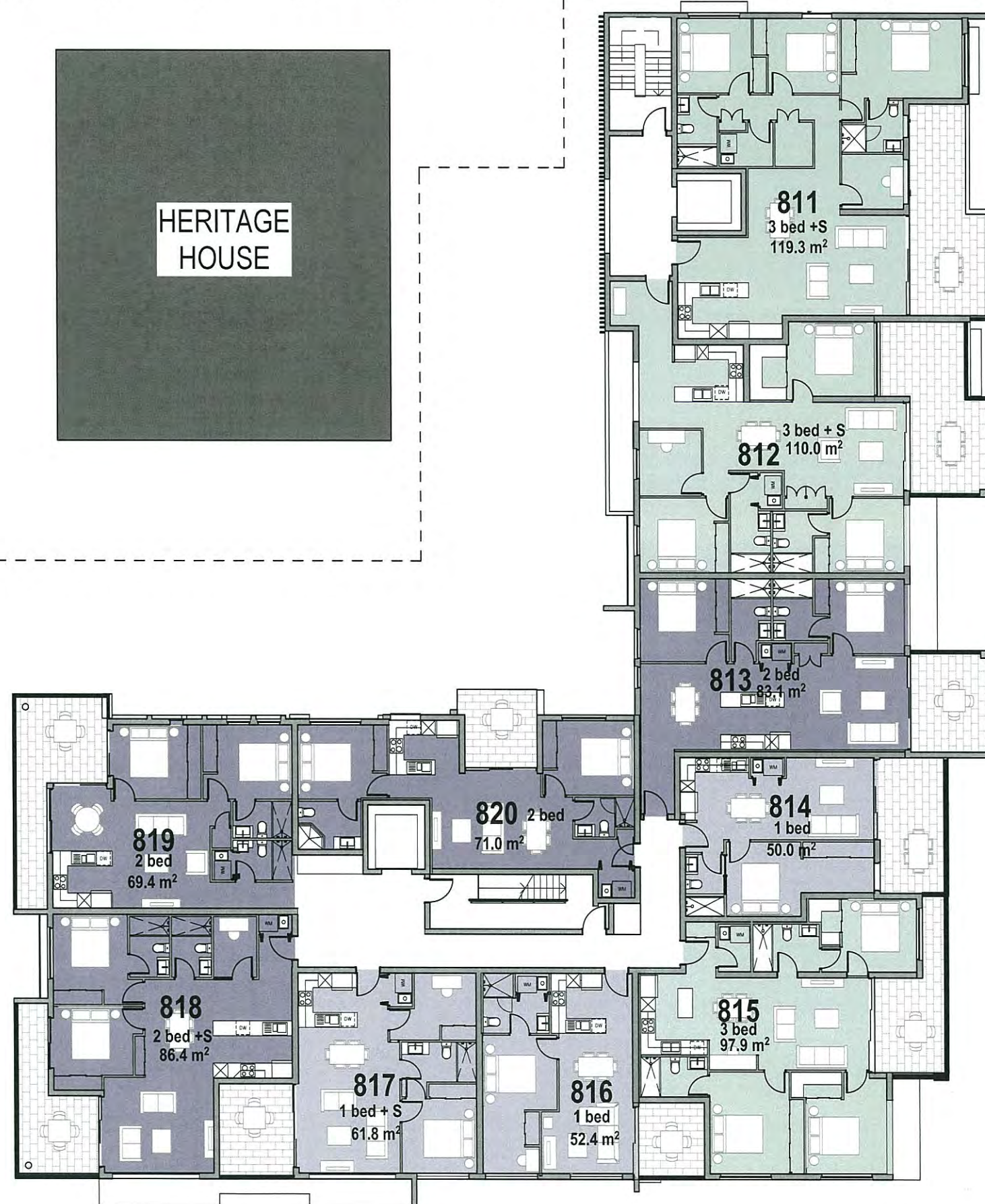
Project Number Drawing Number Issue
H3179ABB TP25 P

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CONTINUES- REFER SHEET TP21

81.37m, 9° 15' 48"

HERITAGE
HOUSE



1

Level 8
1:200

40.18m, 99° 18' 8"

10.12m, 99° 18' 8"

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Drawing Title
TOWER 2 ROOM LAYOUTS-
LEVEL 8

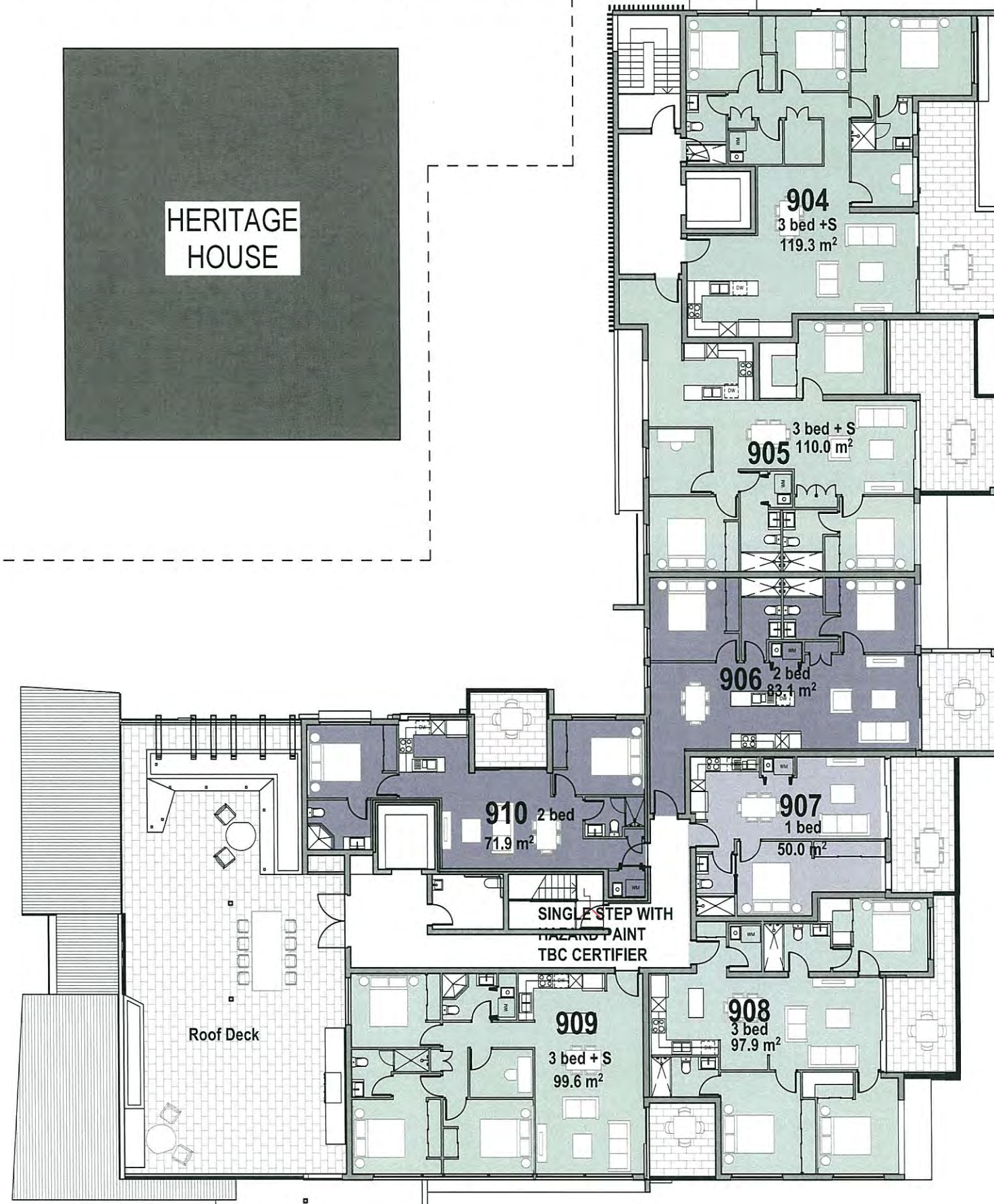
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H3179ABB	TP26	P

Printed - 22/10/2015

CONTINUES- REFER SHEET TP22

81.37m, 9° 15' 48"

HERITAGE
HOUSE



Level 9
1:200

40.18m, 99° 18' 8"

10.12m, 99° 18' 8"

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Drawing Title
**TOWER 2 ROOM LAYOUTS-
LEVEL 9**

Scale @ A3 1:200	Drawn: SH	Checked: EA
Project Number H3179ABB	Drawing Number TP27	Issue P

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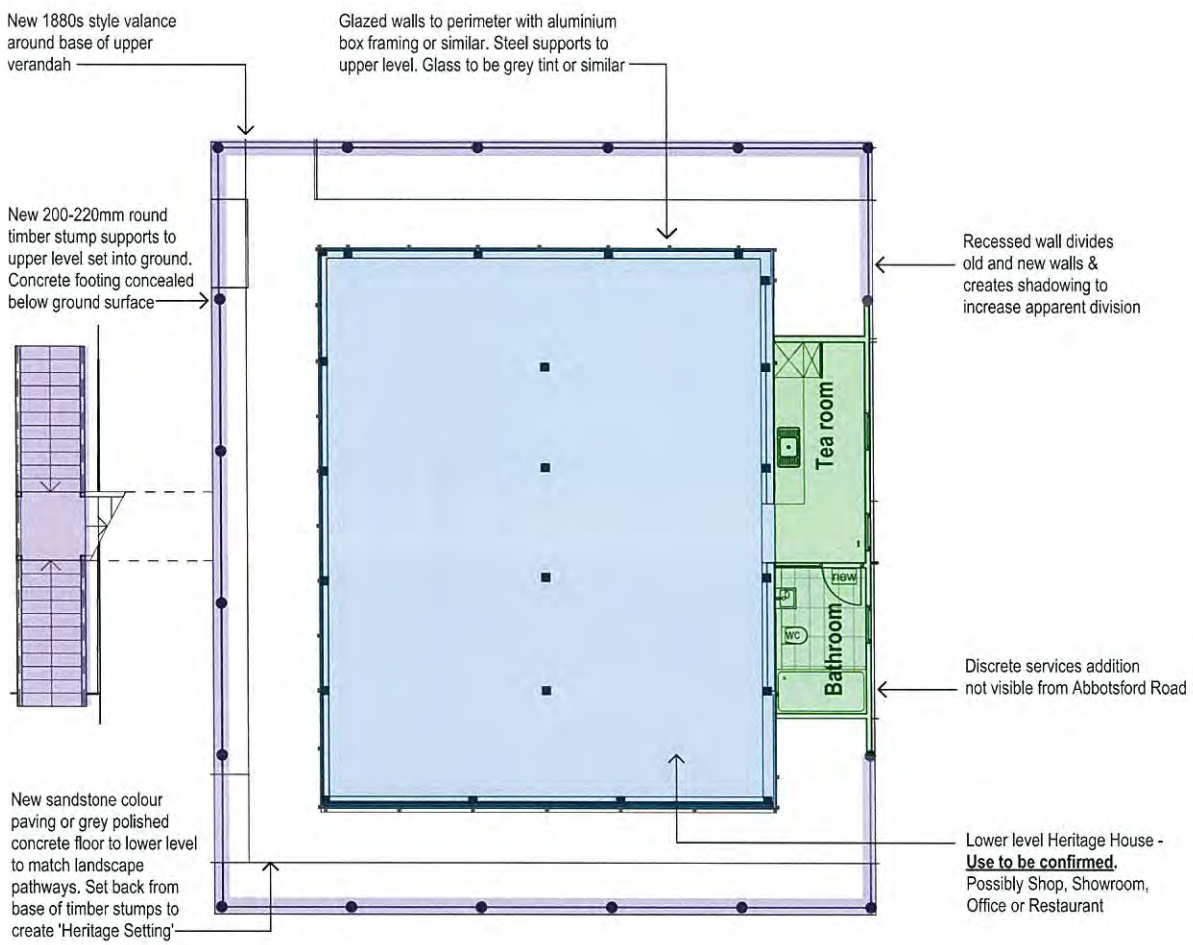
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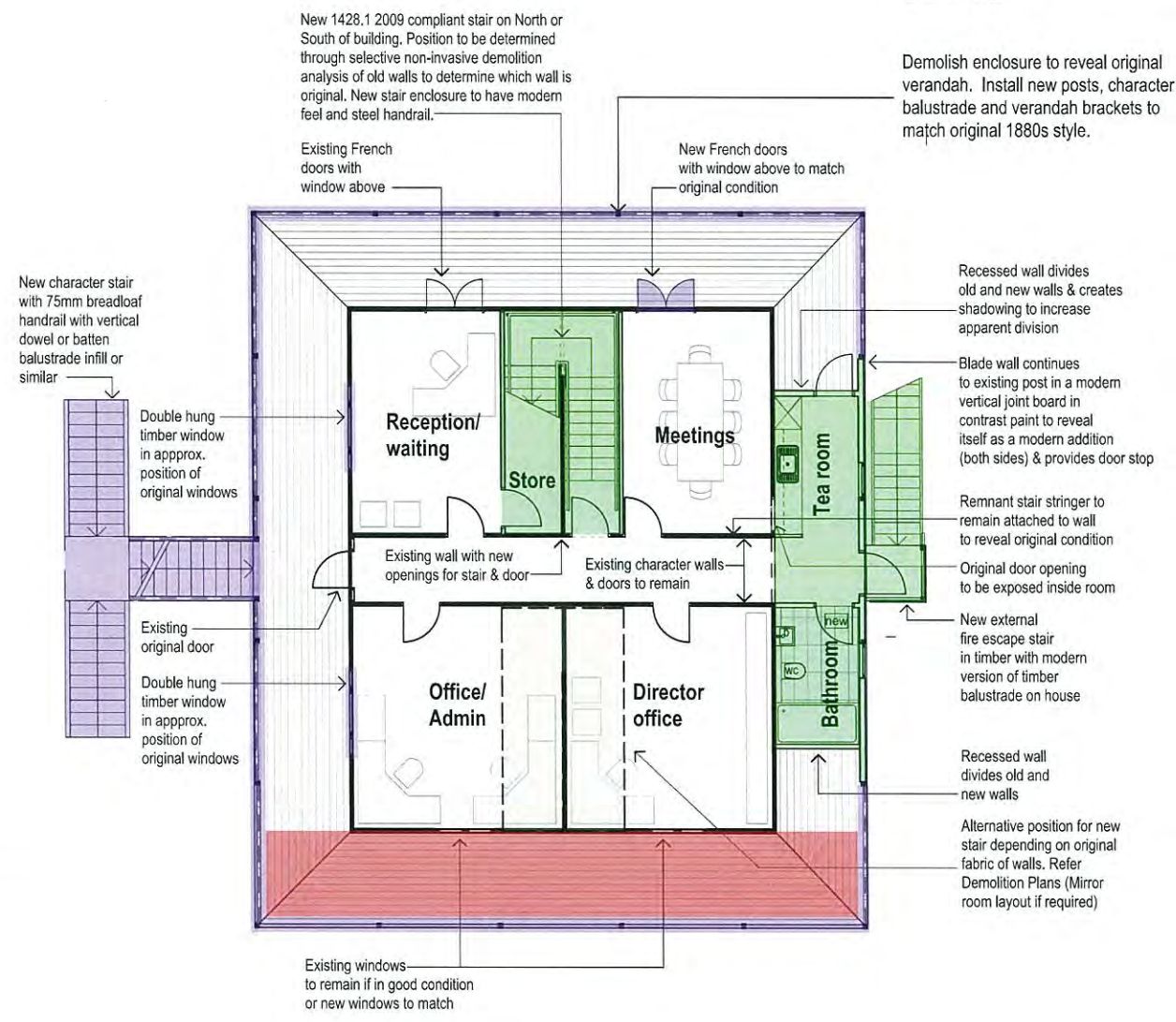
Heritage House -
Use to be confirmed.

Possible room &
furniture layout shown
for small office

Demolish enclosure to reveal original
verandah. Install new posts, character
balustrade and verandah brackets to
match original 1880s style.



1 Heritage House Ground 1:150



2 Heritage House Level 1 1:150

NOTES

- Existing VJ walls to remain typically. Where linings have been removed or added, use VJ linings to restore walls to original condition if VJ on adjacent walls in room. New walls at upper levels to be plasterboard. Paint finish to all walls.
- Existing VJ ceilings to be retained or revealed where covered with linings. Any asbestos wall or ceiling linings to be removed. New ceilings to upper level to be plasterboard with fibrecement to wet areas.
- New shot edge decking to all external verandahs
- Refer associated Landscape Plan by CitiCene to review garden setting
- All doors to be restored to original condition where possible. New doors at upper level to be plain flush leaf. Relocate suitable existing door from demolished rear building if possible and significant. Paint finish
- New doors and windows will be of the same materials as the old house but will be un-ornamented, with square timberwork so that from a distance, they look original and suit the house but on closer inspection they reveal themselves as new modern work.
- Original timber flooring to be revealed and restored where possible or new timber flooring to match original to all internal floors at Level 1 and 2

KEY

- New building elements to restore house to known original condition
- New modern stair, enclosing walls and rear amenities extension
- New infill below existing heritage house
- New building elements reflecting style and era of original condition
- ND = New door
- Existing original walls to be demolished, see notes on drawing

BUILDING APPROVAL

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Heritage House
23-39 Abbotsford Road,
Bowen Hills, QLD 4006

Drawing Title ABBOTSFORD HOUSE Proposed Floor Plans 1			
Scale @ A3 1:150	Drawn: SH	Checked: KH	
Project Number H3179ABB	Drawing Number TP 101	Issue I	

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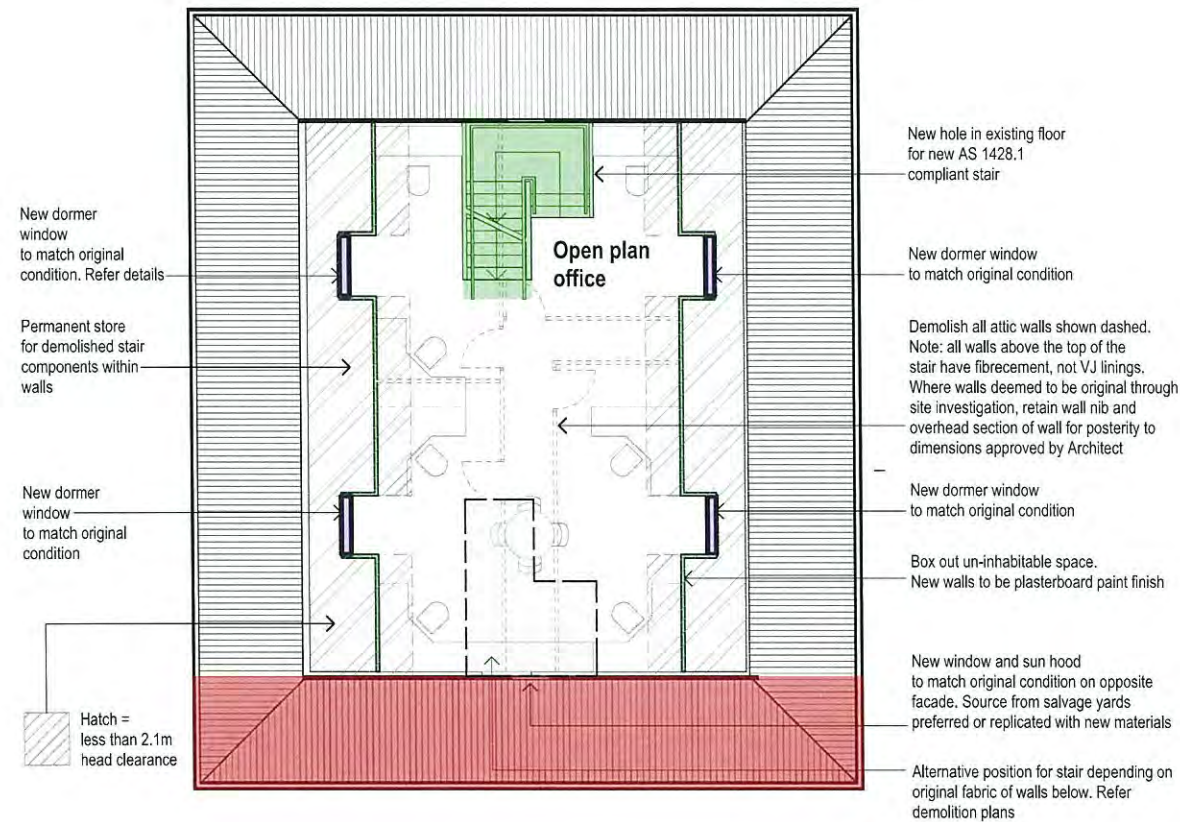
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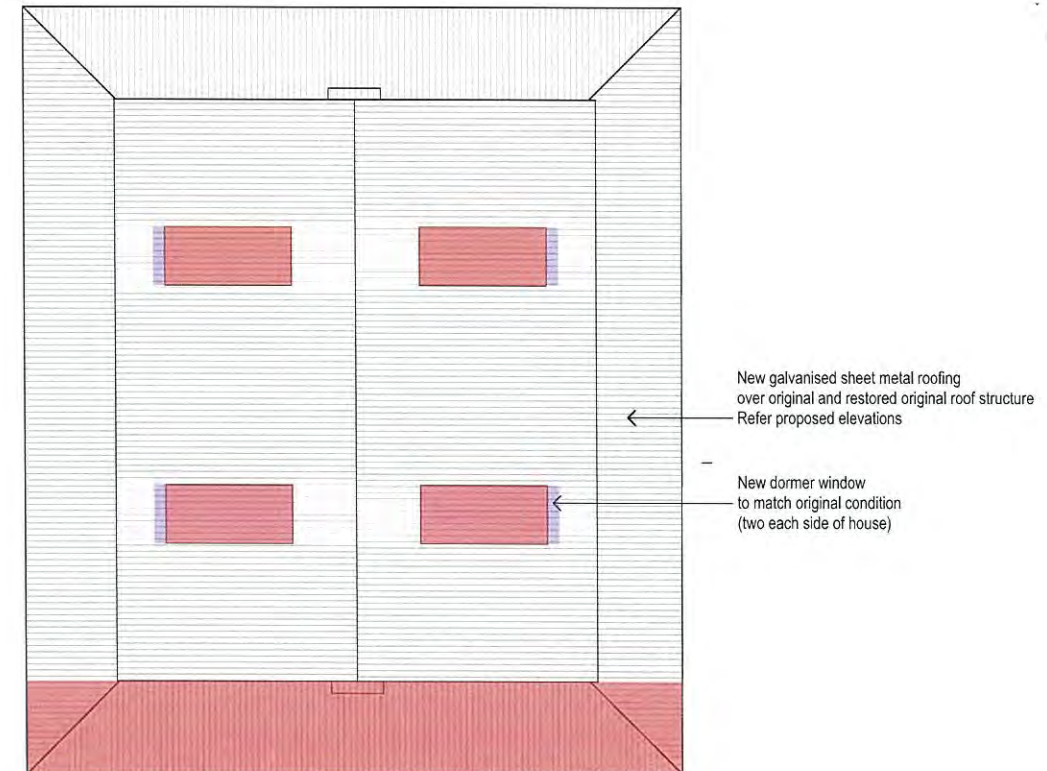
MEDQ

Heritage House -
Use to be confirmed.

Possible room &
furniture layout shown
for small office



1 Heritage House Level 2
1:150



2 Heritage House Roof
1:150

NOTES

Existing VJ walls to remain typically. Where linings have been removed or added, use VJ linings to restore walls to original condition if VJ on adjacent walls in room. New walls at upper levels to be plasterboard. Paint finish to all walls.

Existing VJ ceilings to be retained or revealed where covered with linings. Any asbestos wall or ceiling linings to be removed. New ceilings to upper level to be plasterboard with fibrecement to wet areas.

New shot edge decking to all external verandahs

Refer associated Landscape Plan by CitiCene to review garden setting

All doors to be restored to original condition where possible. New doors at upper level to be plain flush leaf. Relocate suitable existing door from demolished rear building if possible and significant. Paint finish

New doors and windows will be of the same materials as the old house but will be un-ornamented, with square timberwork so that from a distance, they look original and suit the house but on closer inspection they reveal themselves as new modern work.

Original timber flooring to be revealed and restored where possible or new timber flooring to match original to all internal floors at Level 1 and 2

KEY

- New building elements to restore house to known original condition
- New modern stair and upper level walls at edges of attic space
- New Commercial infill below existing heritage house
- New building elements to match style and era of original condition
- ND = New door
- Existing presumed non-original attic walls to be demolished, see notes on drawing

20/10/15	I	EDQ ISSUE REVISED	AL
01/10/15	H	EDQ ISSUE REVISED	AL
15/09/15	G	EDQ ISSUE REVISED	AL
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27/02/15	C	CONSULTANT ISSUE	KH
26/02/15	B	CONSULTANT ISSUE	KH
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Heritage House
23-39 Abbotsford Road,
Bowen Hills, QLD 4006

Drawing Title
ABBOTSFORD HOUSE
Proposed Floor Plans 2
Scale @ A3 Drawn: SH Checked: KH
1:150
Project Number Drawing Number Issue
H3179ABB TP 102 I

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

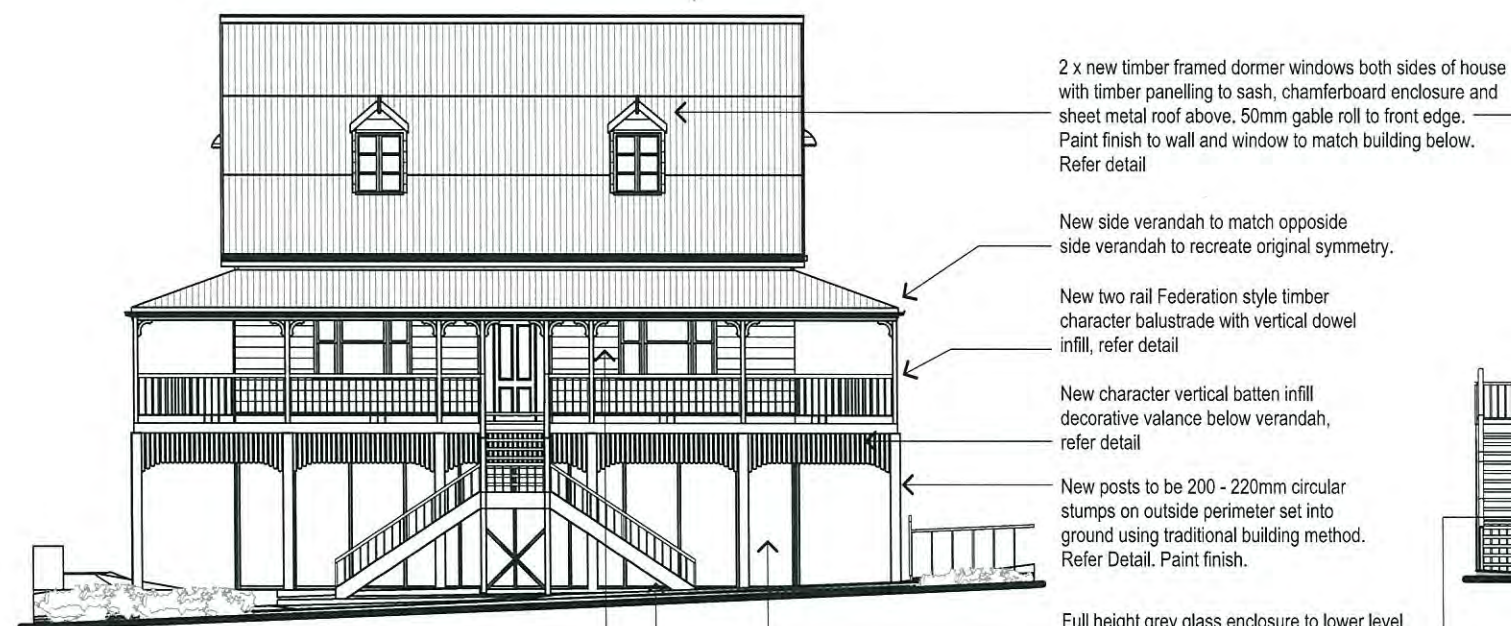
27 OCT 2015

MEDQ

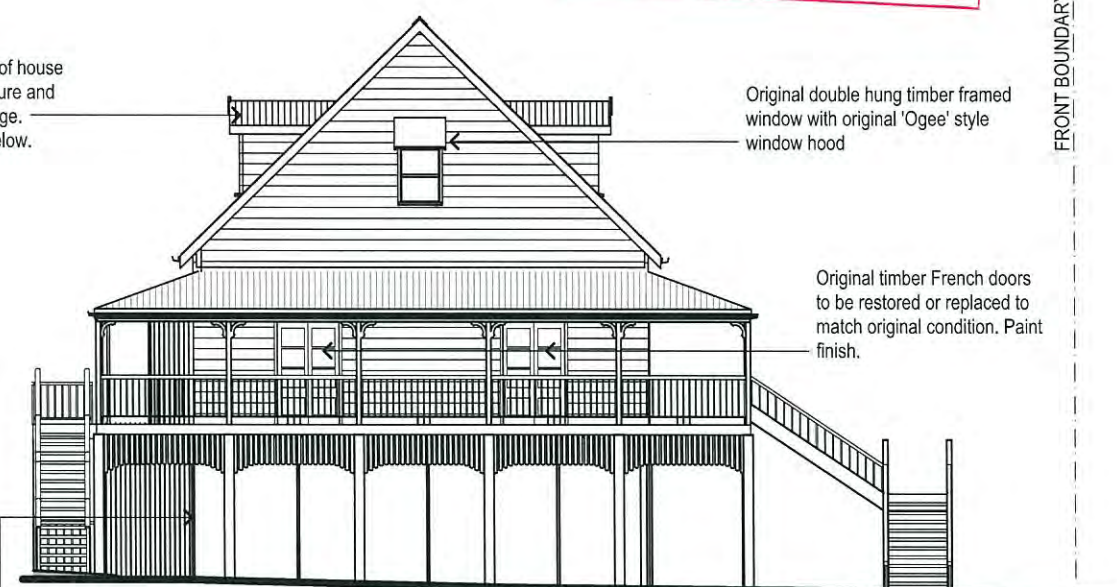
BUILDING APPROVAL

General Notes

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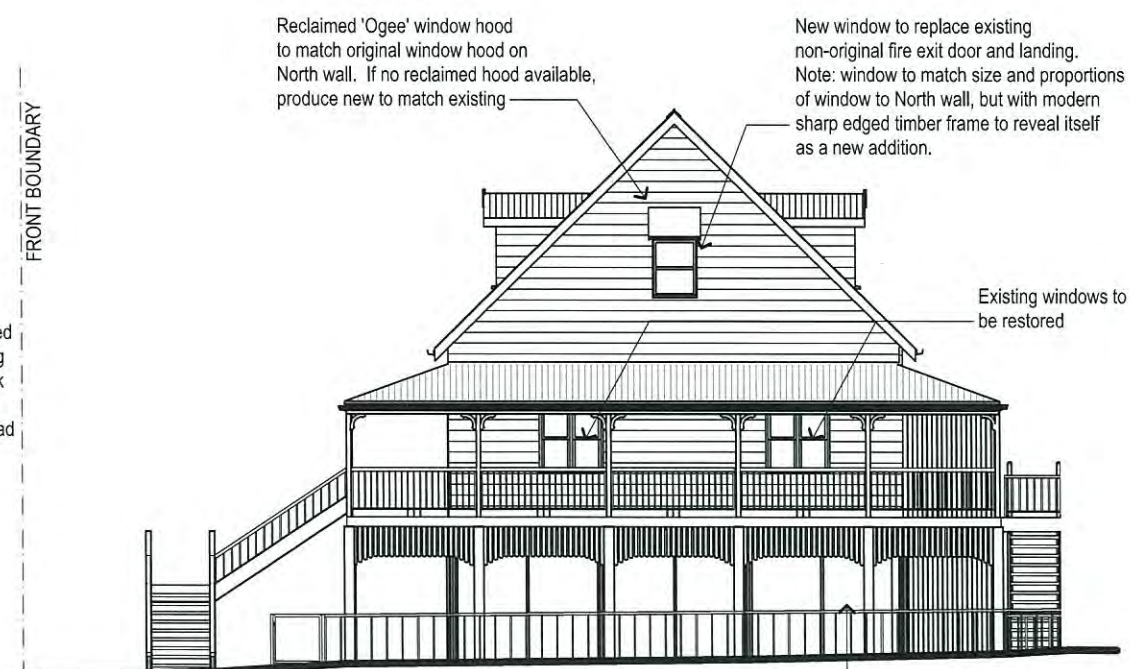
1 West (Front) Elevation House
1:150



2 North Elevation House
1:150



3 East (Rear) Elevation House
1:150



4 South Elevation House
1:150

20/10/15	I	EDQ ISSUE REVISED	AL
01/10/15	H	EDQ ISSUE REVISED	AL
15/09/15	G	EDQ ISSUE REVISED	AL
07/08/15	F	EDQ ISSUE	EA
04/03/15	E	EDQ FURTHER ISSUES	EA
02/03/15	D	CONSULTANT ISSUE	KH
27/02/15	C	CONSULTANT ISSUE	KH
26/02/15	B	CONSULTANT ISSUE	KH
28/01/15	A	EDQ ISSUE	KH

Date No. Details Checked

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Client
Devine Constructions

Project
TOPAZ RESIDENCES
Heritage House
23-39 Abbotsford Road,
Bowen Hills, QLD 4006

Drawing Title
ABBOTSFORD HOUSE
Elevations

Scale @ A3 Drawn: SH Checked: KH
1:150

Project Number Drawing Number Issue
H3179ABB TP 103 I

BUILDING APPROVAL

General Notes

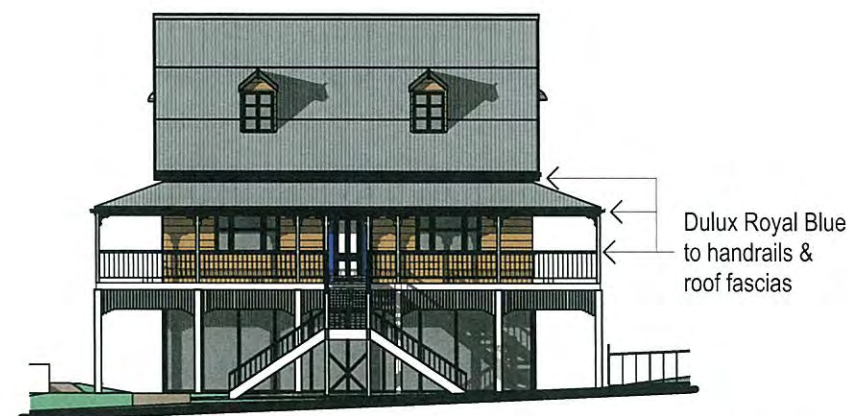
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COLOUR SCHEME BY SALLY OSBOURNE MVA

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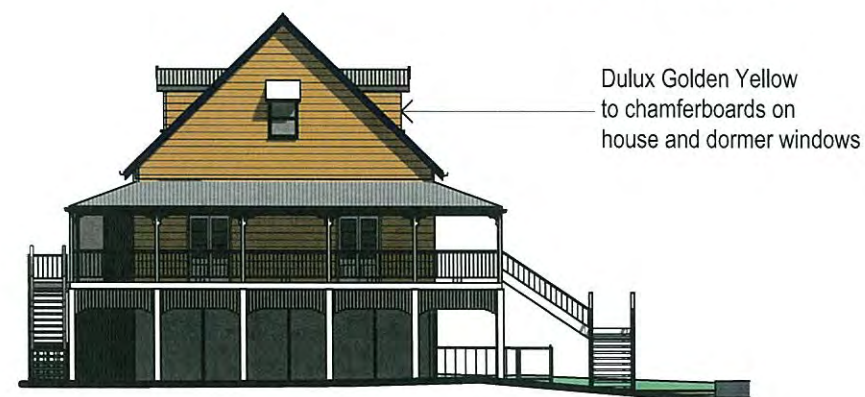
WEST COLOURS



EAST COLOURS



SOUTH COLOURS



NORTH COLOURS



DULUX- ROYAL BLUE G29

DULUX- GOLDEN YELLOW G58

DULUX- LIME WHITE O28
HALF STRENGTH

REFER REPORT BY SALLY OSBOURNE MVA FOR ADDITIONAL INFORMATION

20/10/15	I	EDQ ISSUE REVISED	AL
01/10/15	H	EDQ ISSUE REVISED	AL
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Date	No.	Details	Checked
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Project
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Drawing Title
ABBOTSFORD HOUSE Colour Scheme

Scale @ A3 Drawn: SH Checked: KH
Project Number Drawing Number Issue
H3179ABB TP 104 I

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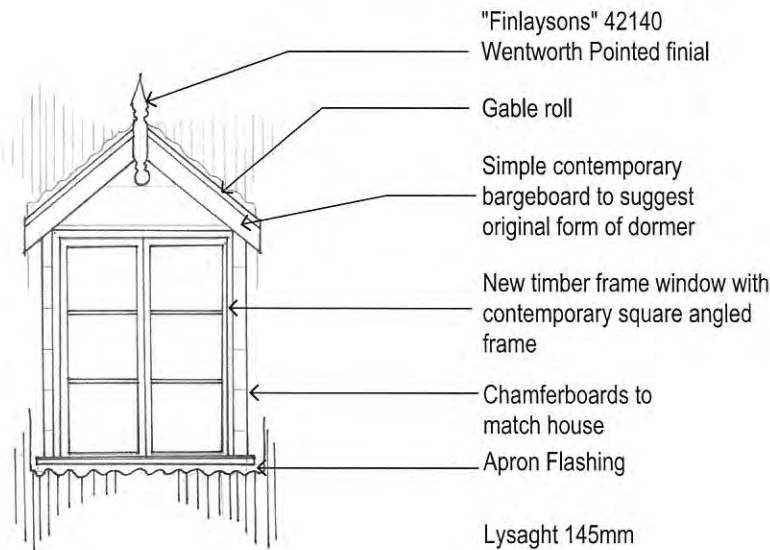
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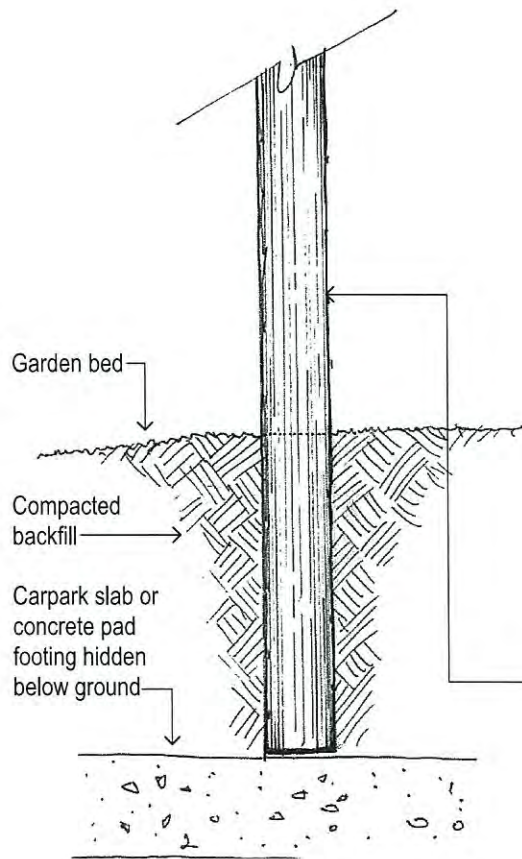
Drawing Title
ABBOTSFORD HOUSE Details

Scale @ A3	Drawn:	Checked:
1:20/1:40	SH	KH
Project Number	Drawing Number	Issue
H3179ABB	TP 105	I

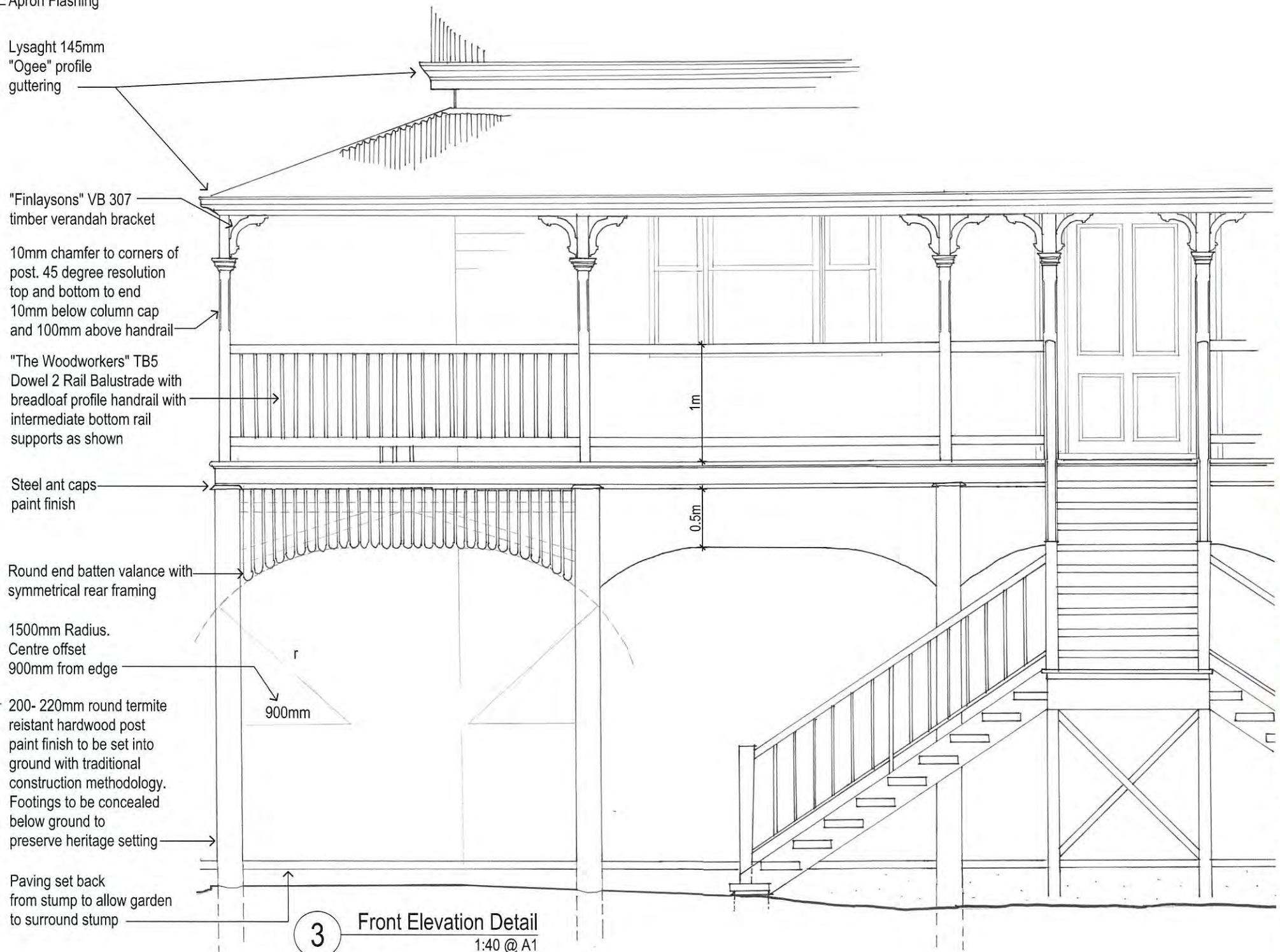
Printed:- 21/10/2015



1 Dormer Window Detail
1:40 @ A1



2 Stump Detail
1:20 @ A1



3 Front Elevation Detail
1:40 @ A1

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Drawing Title
ABBOTSFORD HOUSE
Movement Diagram
Scale @ A3 Drawn: SH Checked: KH
Project Number Drawing Number Issue
H3179ABB TP 108 I

Printed: 21/10/2015

