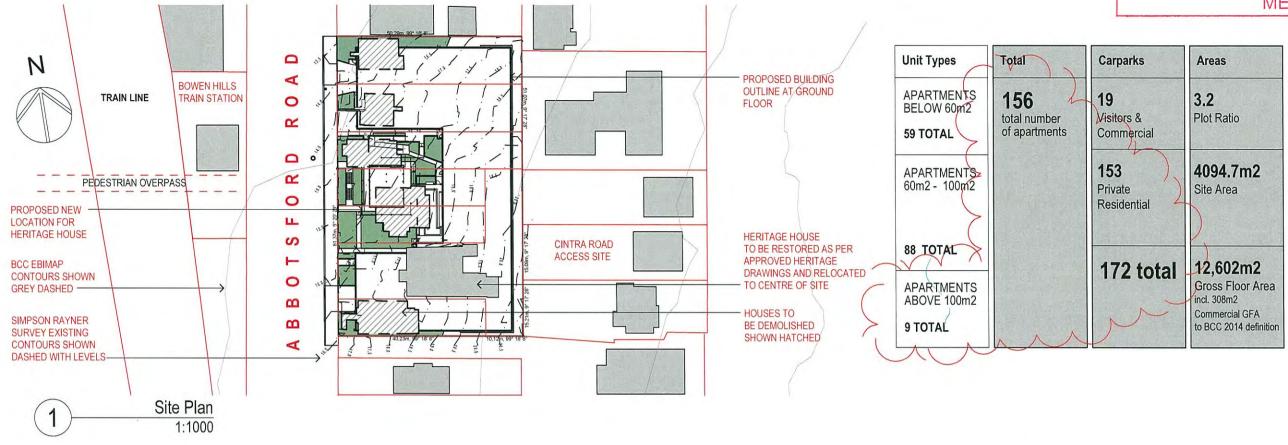
TOPAZ APARTMENTS

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23 - 39 ABBOTSFORD ROAD, BOWEN HILL\$

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PLANS AND DOCUMENTS referred to in the PDA APPROVAL

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15/10/15	0	EDQ ISSUE REVISED	AL
20/10/15	Ρ	EDQ ISSUE REVISED	AL



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Client

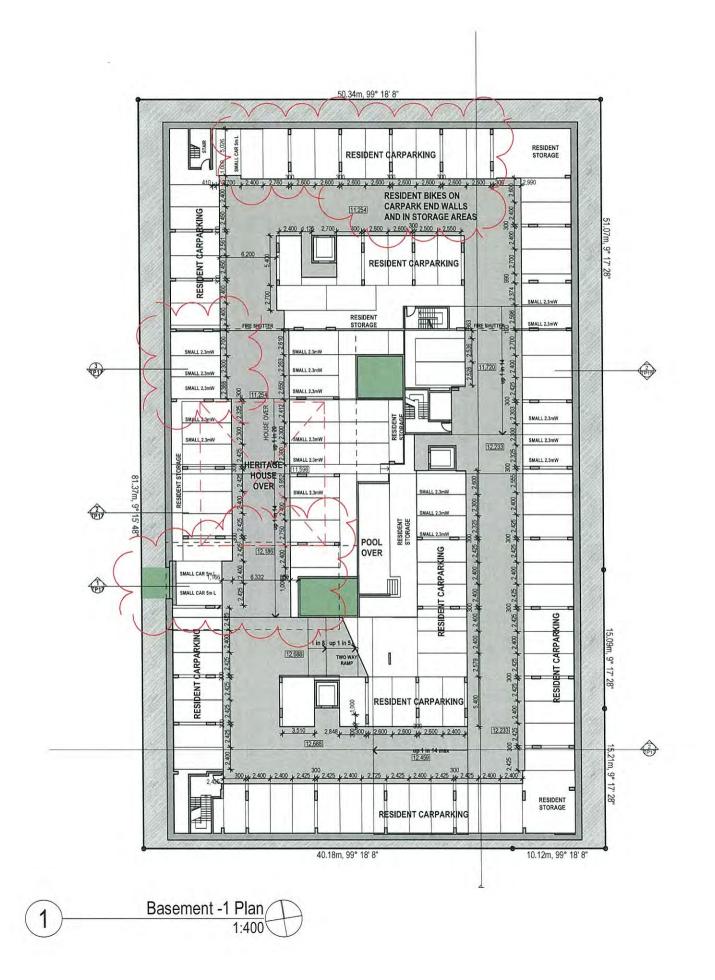
Devine Constructions

Project TOPAZ RESIDENCES

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title COVER SHEET

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





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Date	No	Details Ch	ecked
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Project **TOPAZ RESIDENCES**

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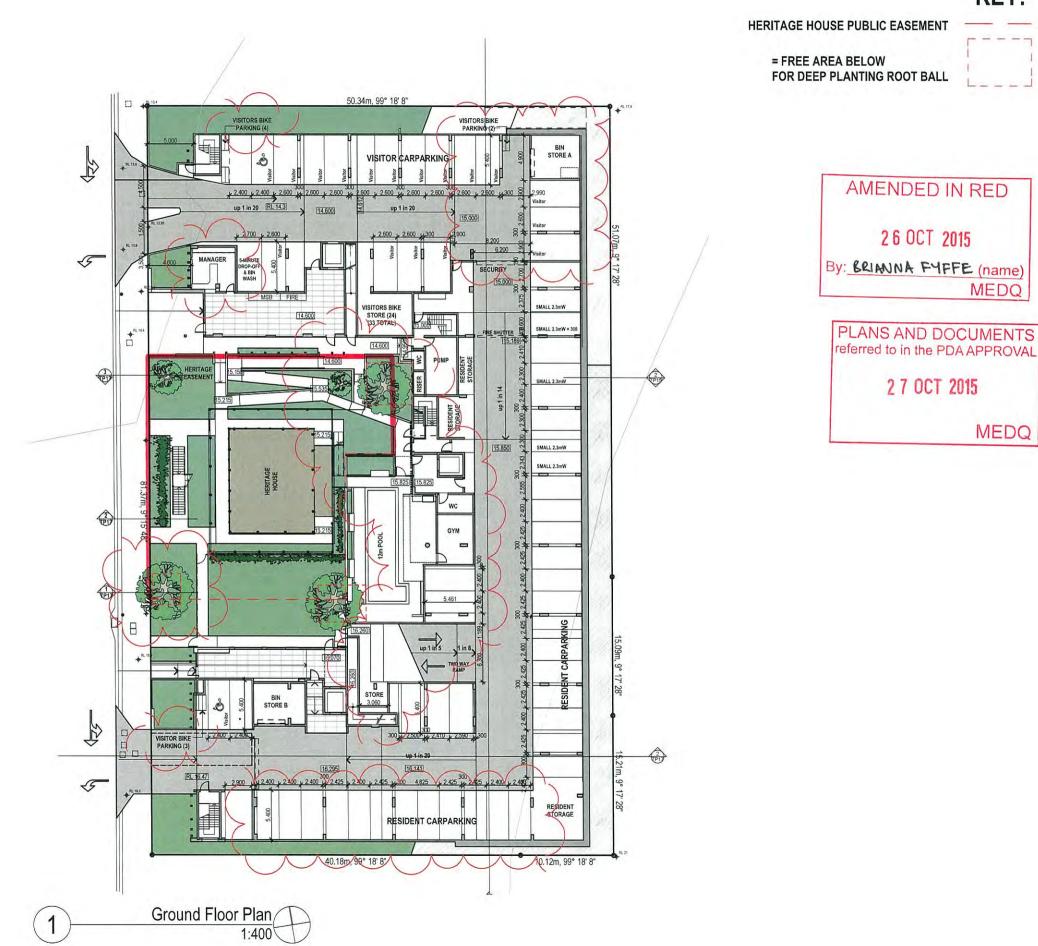
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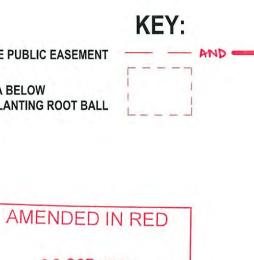
Drawn:	Checked:
SH	EA
Drawing Number	Issue
TP02	Р
	SH Drawing Number

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





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Date	No.	Details Che	cked



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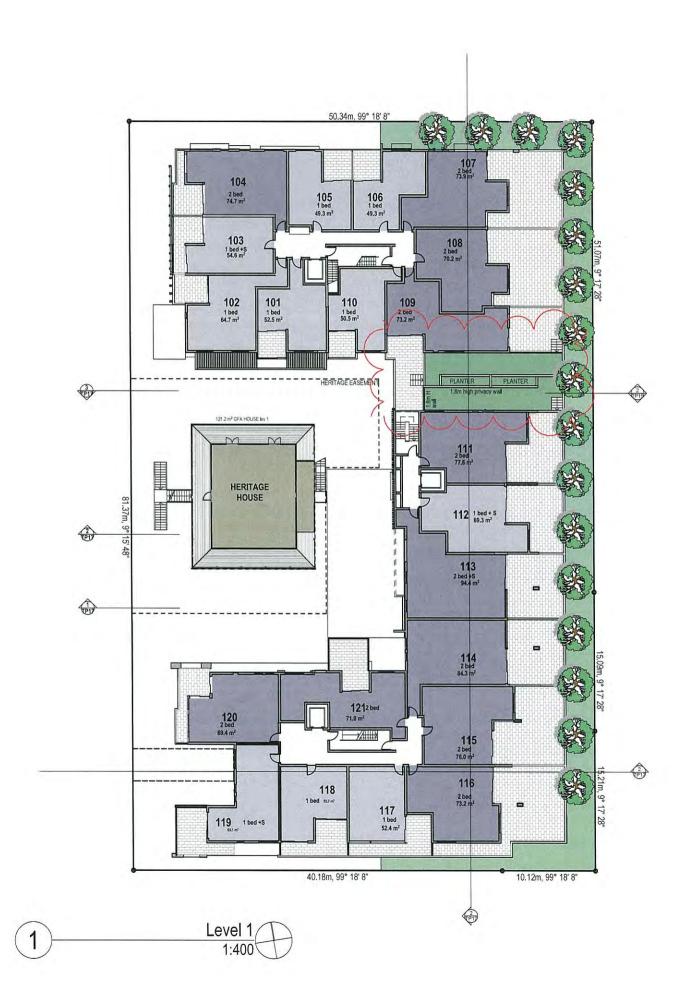
Client **Devine Constructions**

Project **TOPAZ RESIDENCES**

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title GROUND LEVEL PLAN

Scale @ A3	Drawn:	Checked:
1:160, 1:400	SH	EA
Project Number	Drawing Number	Issue
H3179ABB	TP03	Р



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Date	No.	Details (Checked



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Client

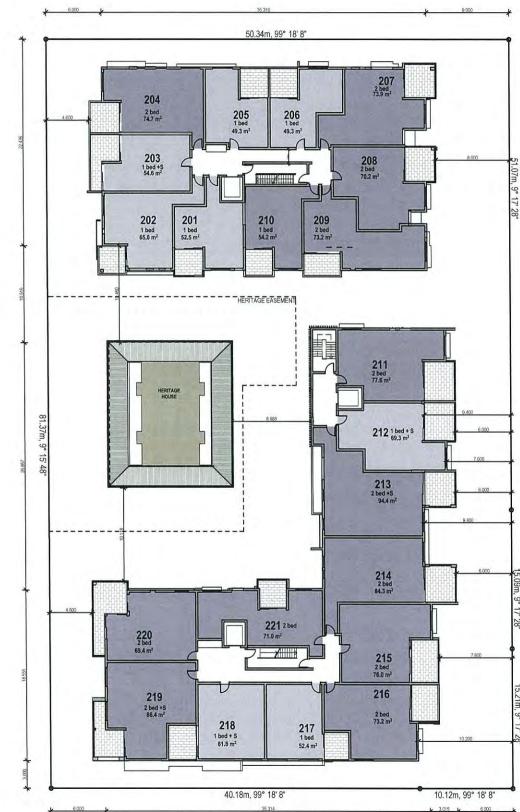
Devine Constructions

Project TOPAZ RESIDENCES

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title LEVEL 1 PLAN

Scale @ A3	Drawn:	Checked:
1:400	SH	EA
Project Number	Drawing Number	Issue
H3179ABB	TP04	0



Level 2

1:400

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Devine Constructions

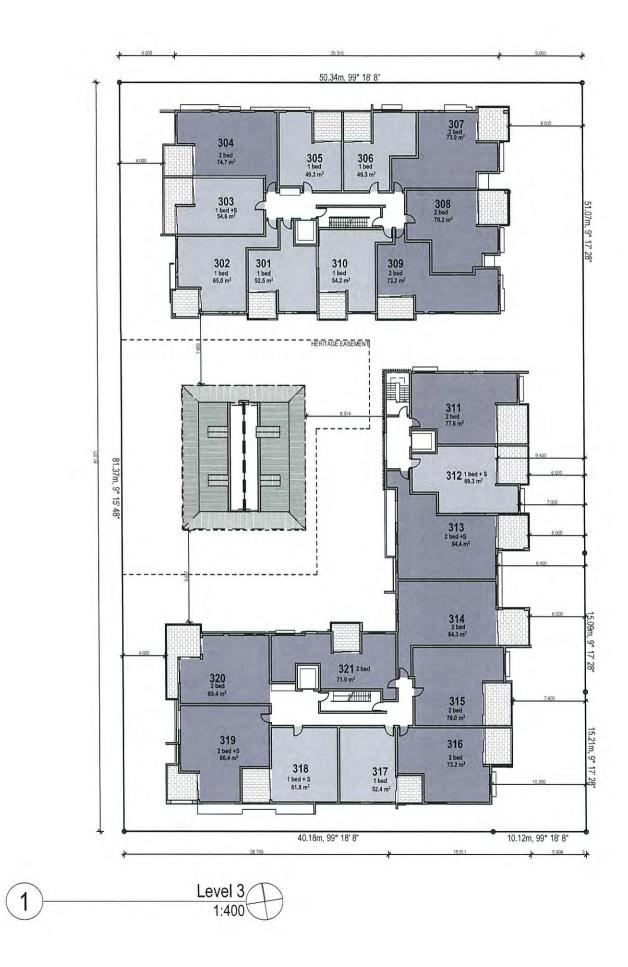
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23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title

Drawn:	Checked:
SH	EA
Drawing Number	Issue
TP05	Ρ
	SH Drawing Number





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31/10/14	Α	EDQ ISSUE	EA
Date	No.	Details Ch	ecked



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Client

Devine Constructions

Project TOPAZ RESIDENCES

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title LEVEL 3 PLAN

H3179ABB	TP06	Р
Project Number	Drawing Number	Issue
1:400	SH	EA
Scale @ A3	Drawn:	Checked:



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Date	No.	Details Che	cked



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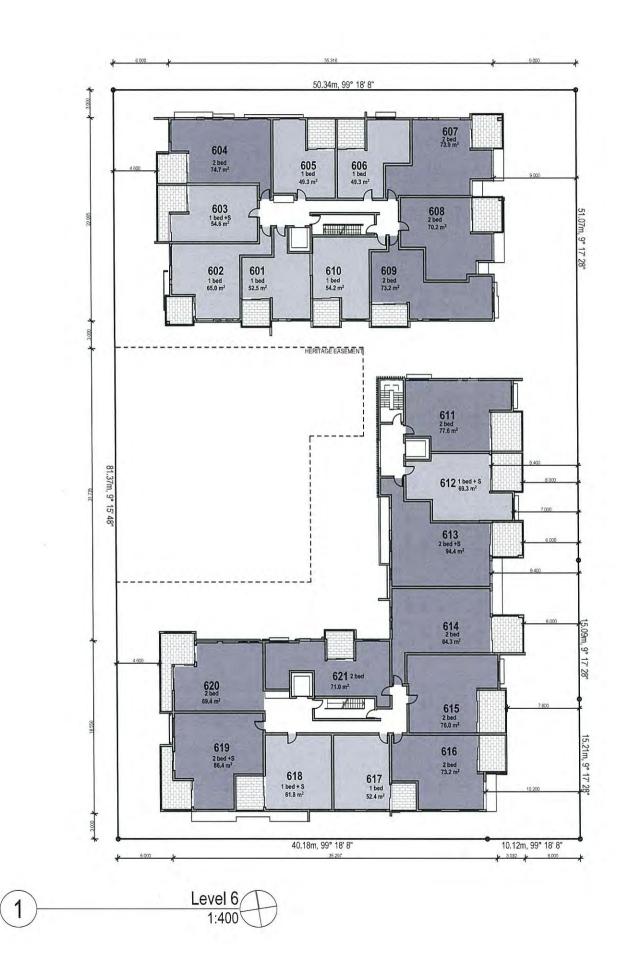
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Project TOPAZ RESIDENCES

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title

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1:400	SH	EA
Project Number	Drawing Number	Issue
H3179ABB	TP07	Ρ



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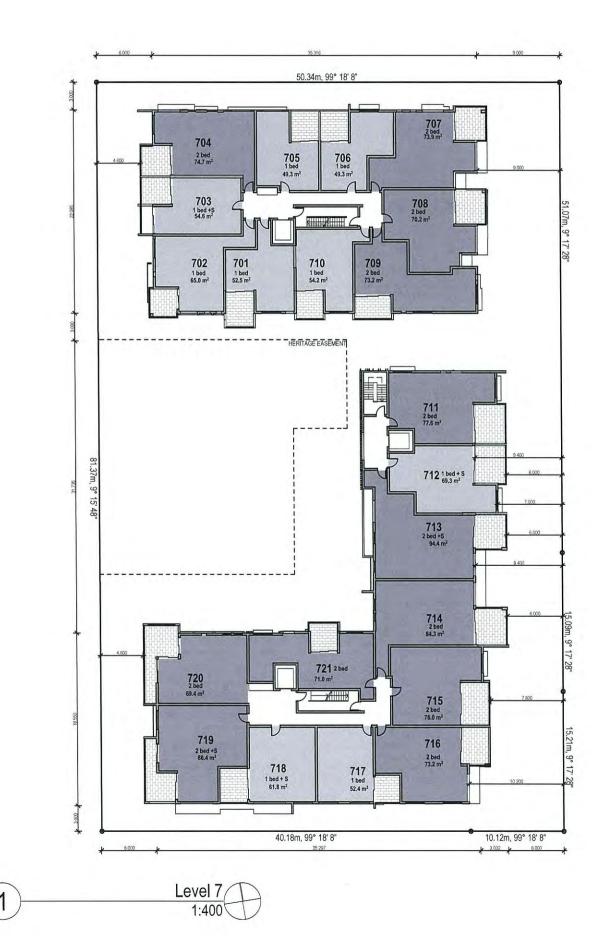
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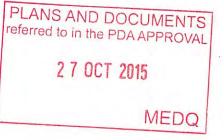
Project **TOPAZ RESIDENCES**

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title LEVEL 6 PLAN

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Project Number	Drawing Number	Issue
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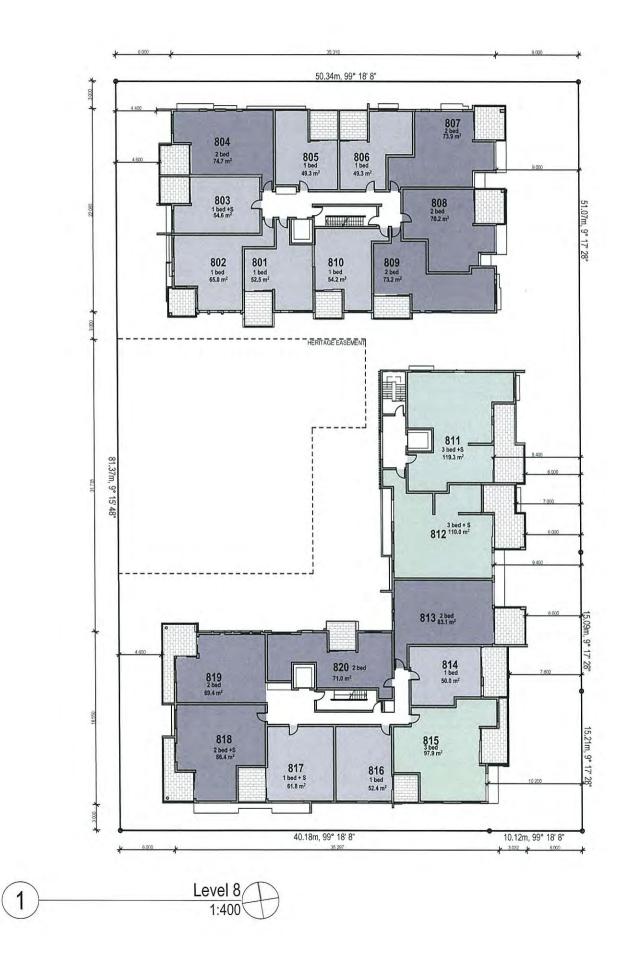
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Project **TOPAZ RESIDENCES**

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Drawing Title

Scale @ A3	Drawn:	Checked
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Project Number	Drawing Number	Issue
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General Notes

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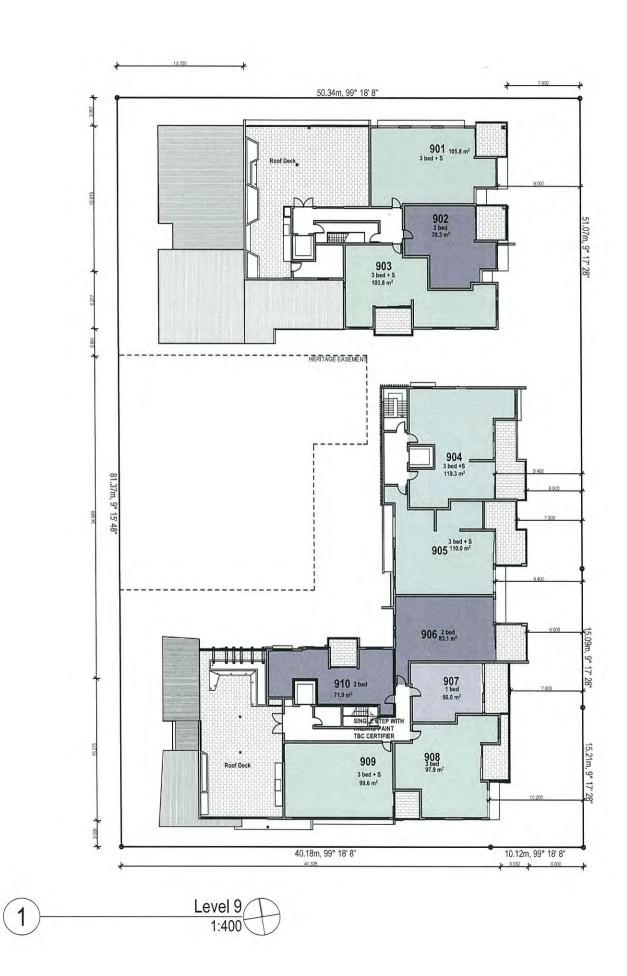
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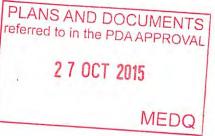
Project TOPAZ RESIDENCES

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title LEVEL 8 PLAN

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Project Number	Drawing Number	Issue
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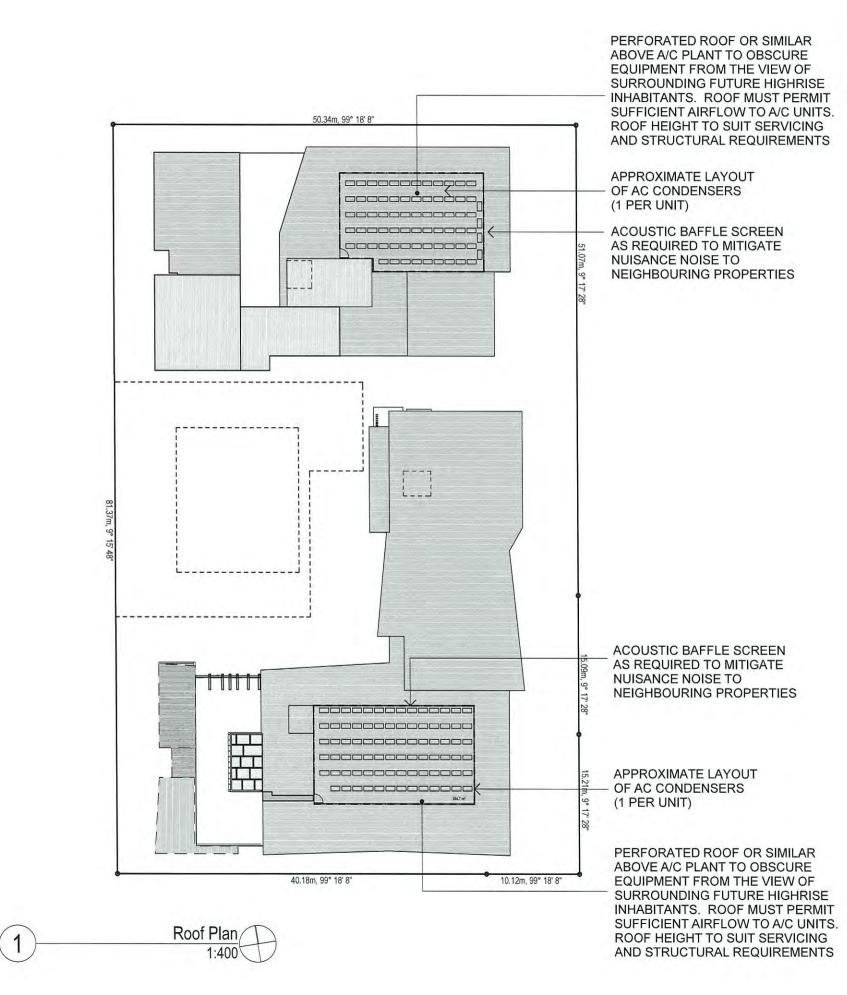
Devine Constructions

Project **TOPAZ RESIDENCES**

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title LEVEL 9 PLAN

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Devine Constructions

Project **TOPAZ RESIDENCES**

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title ROOF PLAN

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roofing or similar
Horizontal metal batten screen

Transparent glass balustrade with aluminium stanchions and top rail or similar atop solid balustrade base

Transparent glass to all windows & doors or similar

Rendered blockwork walls, paint finish

Chamferboard feature panelling to balustrade

Planted trellis

Abbotsford Road Vehicle exit

Deep planting

Sheet metal roofing or similar

Transparent glass balustrade with aluminium stanchions and top rail or similar

Transparent glass to all windows or similar

Rendered blockwork walls, paint finish

Deep planting

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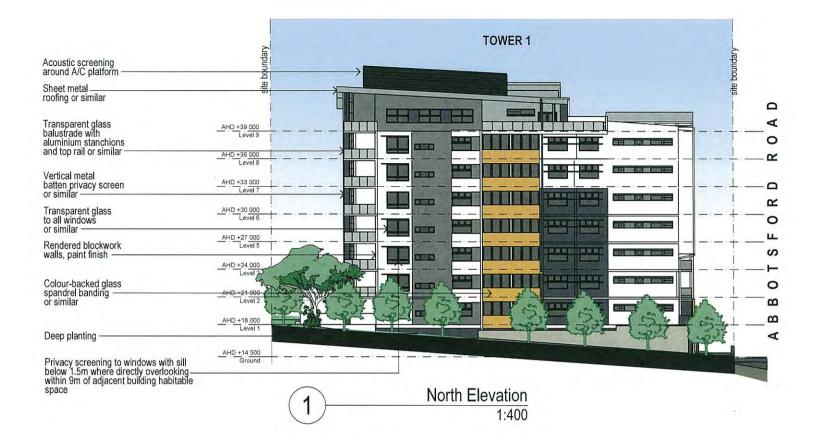
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Project **TOPAZ RESIDENCES**

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title EAST & WEST ELEVATION

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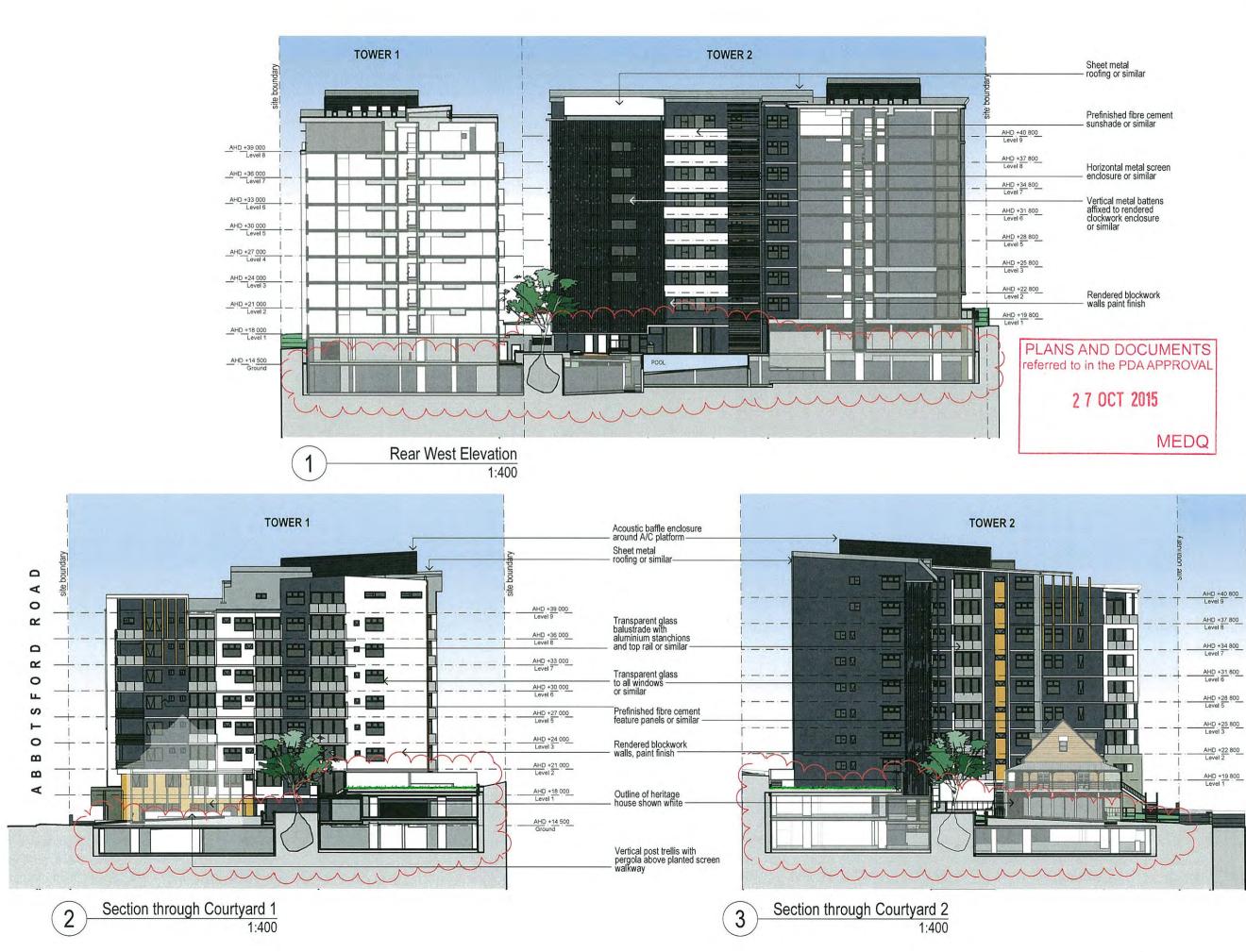
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Project **TOPAZ RESIDENCES**

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title NORTH & SOUTH ELEVATION

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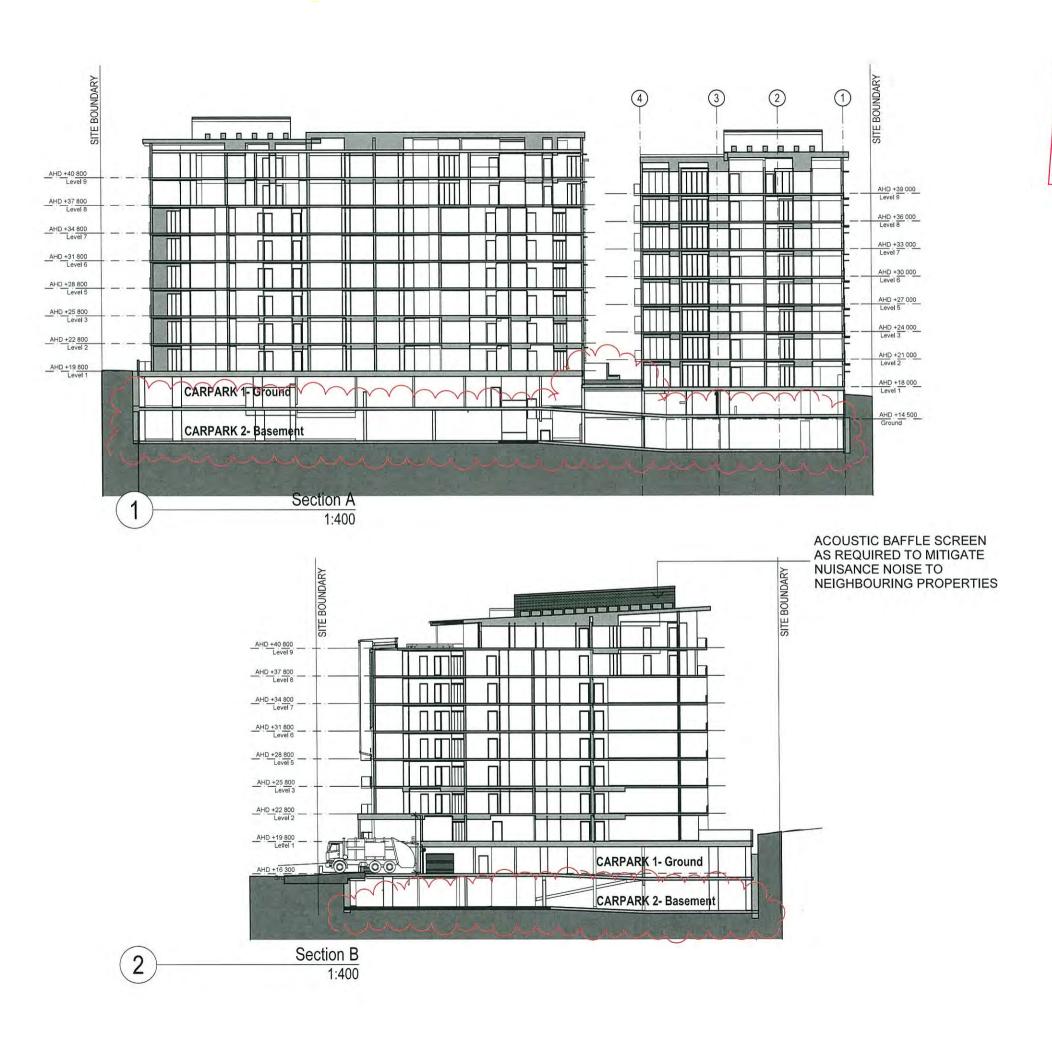
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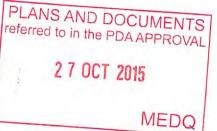
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Project **TOPAZ RESIDENCES**

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title SECTIONS

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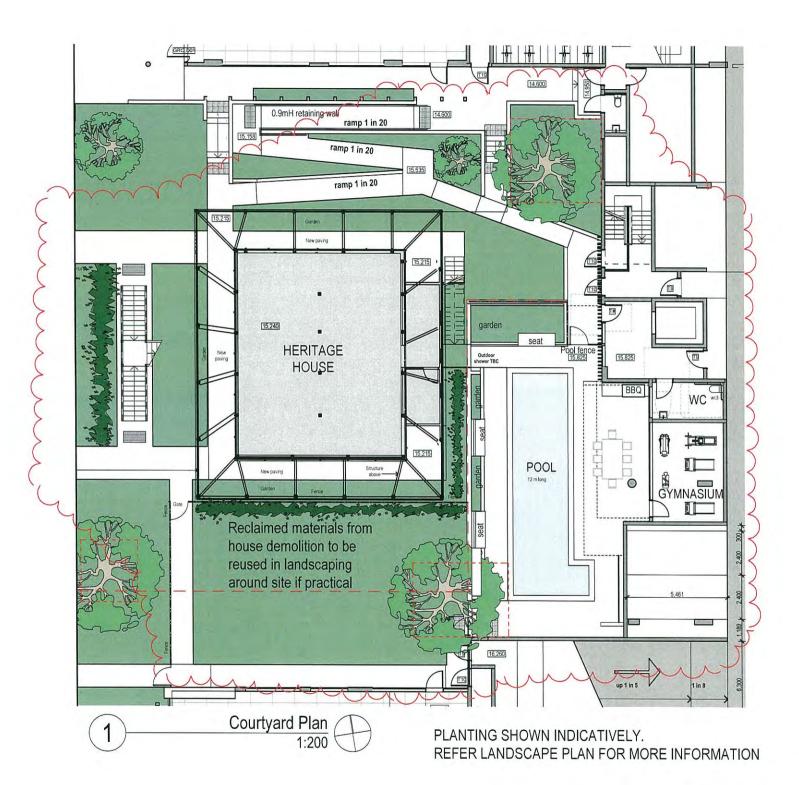
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Project **TOPAZ RESIDENCES**

23-39 Abbotsford Road, Bowen Hills, QLD 4006

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PLANS AND DOCUMENTS referred to in the PDA APPROVAL

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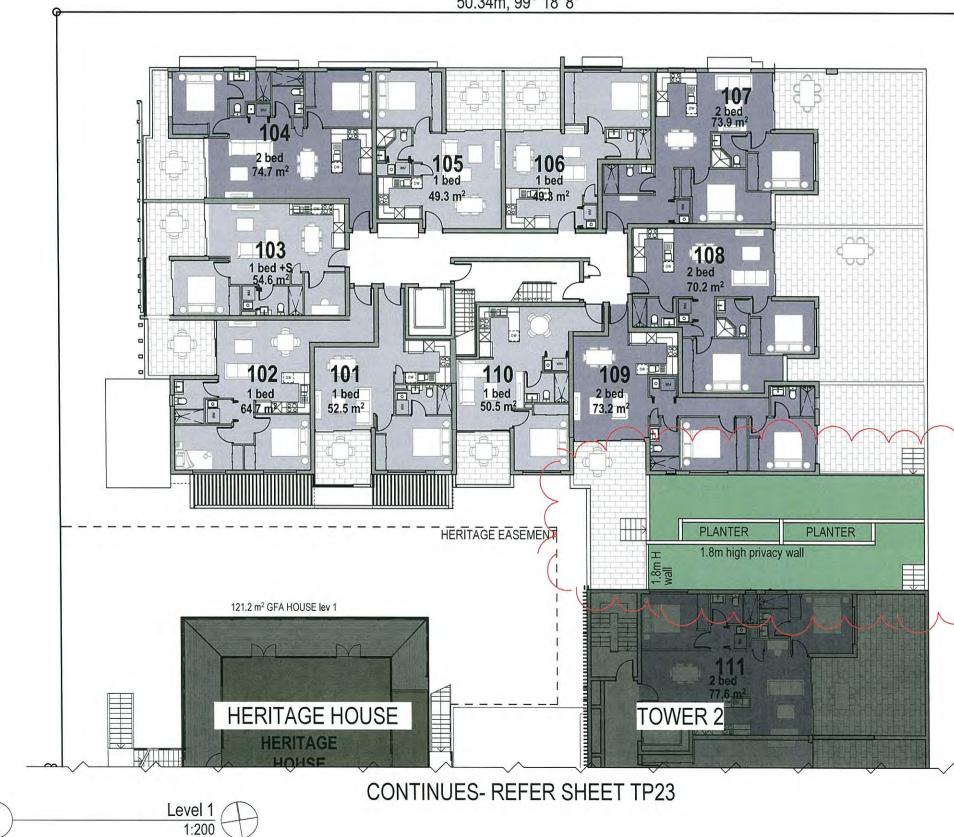
Project **TOPAZ RESIDENCES**

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title COURTYARD DETAIL PLAN

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50.34m, 99° 18' 8"

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

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51.07m,

9° 17' 28"

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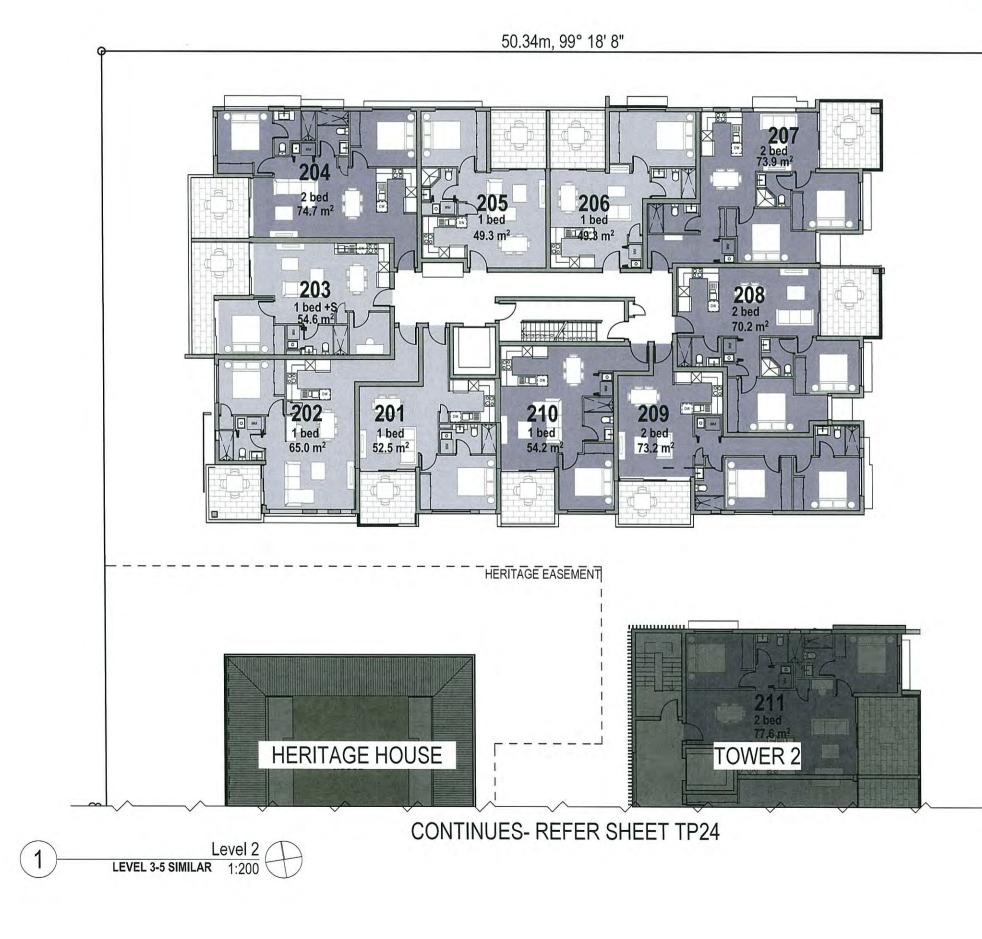
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Project **TOPAZ RESIDENCES**

23-39 Abbotsford Road, Bowen Hills, QLD 4006

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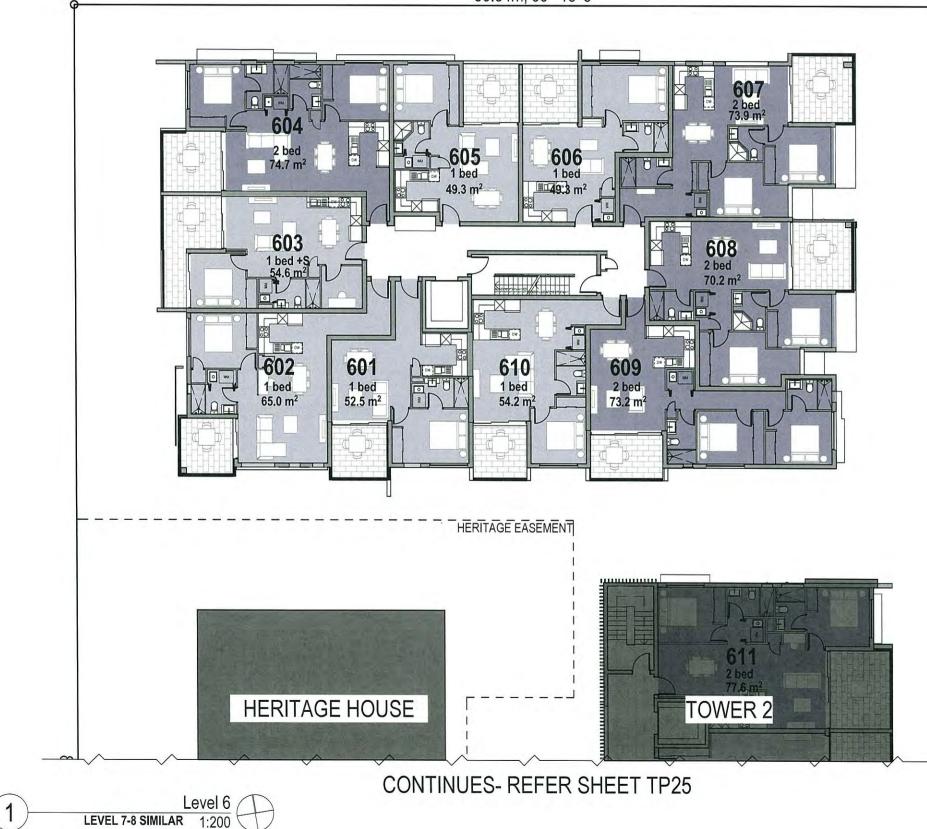
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Project **TOPAZ RESIDENCES**

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title TOWER 1 F	ROOM LAYOU	TS-
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50.34m, 99° 18' 8"



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51.07m, 9° 17' 28"

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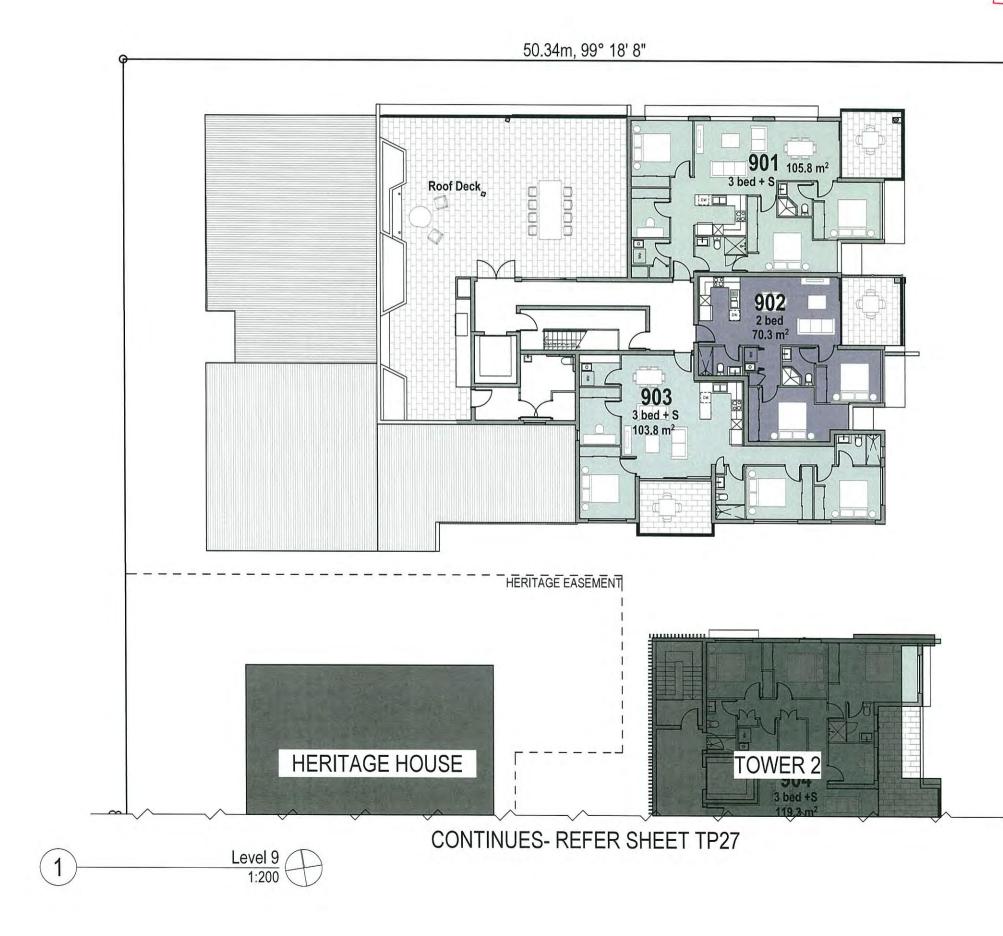
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Project **TOPAZ RESIDENCES**

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title TOWER 1 F	ROOM LAYOU	TS-
LEVEL 6-8	TYPICAL F	LOOR
Scale @ A3	Drawn:	Checked
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Project Number	Drawing Number	Issue
H3179ABB	TP21	Ρ





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PLANS AND DOCUMENTS referred to in the PDA APPROVAL

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51.07m, 9° 17' 28"

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46 B E R W I C K S T R E E T FORTITUDE VALLEY QLD 4006 PO BOX 2680 FORTITUDE VALLEY BC QLD 4006 BRISBANE AUSTRALIA

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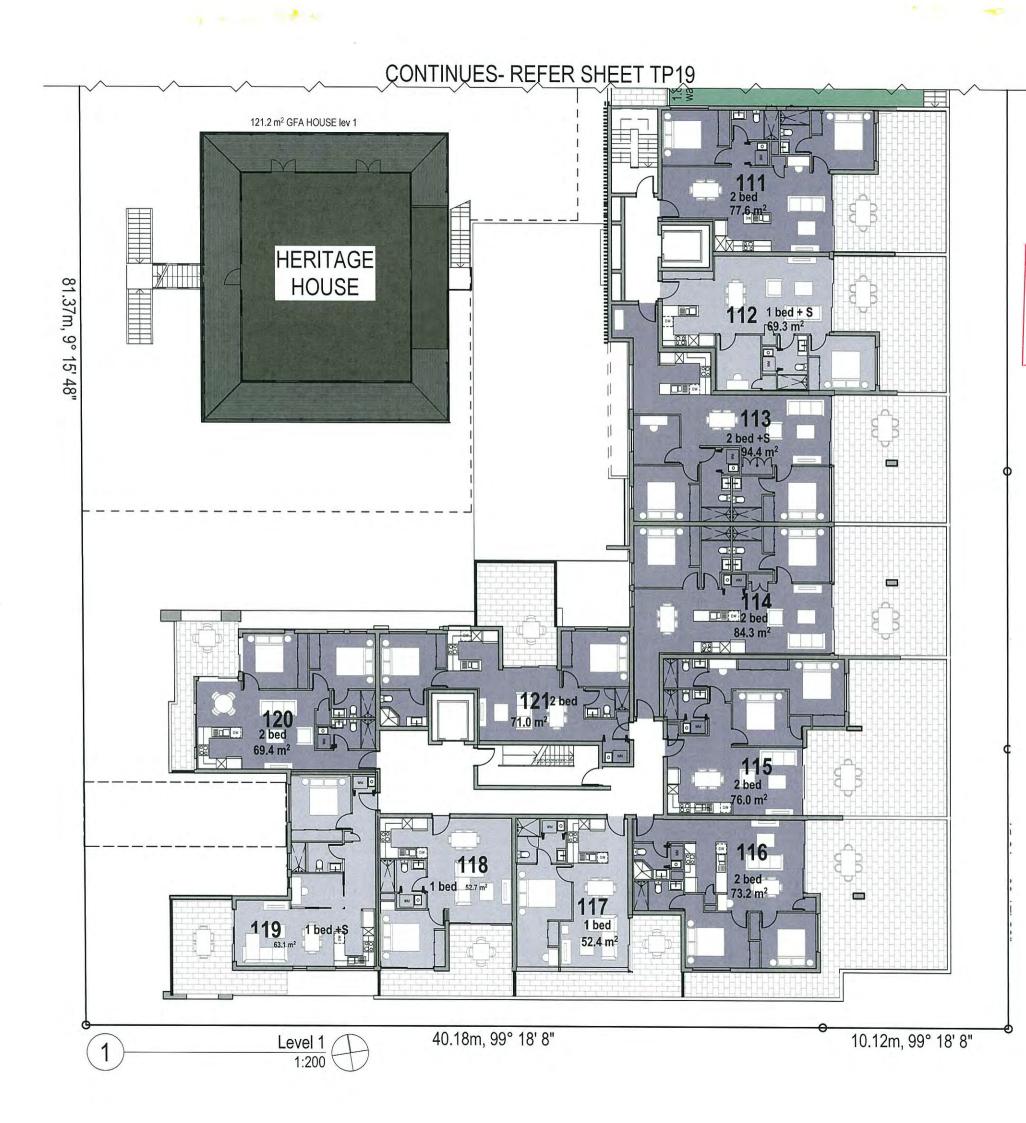
Client

Devine Constructions

Project **TOPAZ RESIDENCES**

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title TOWER 1 ROOM LAYOUTS- LEVEL 9				
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Project Number	Drawing Number	Issue		
H3179ABB	TP22	Ρ		



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Project **TOPAZ RESIDENCES**

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title TOWER 2 F LEVEL 1	ROOM LAYOU	TS-
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Project Number	Drawing Number	Issue
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Project **TOPAZ RESIDENCES**

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title TOWER RC	OM LAYOUT	S-
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23-39 Abbotsford Road, Bowen Hills, QLD 4006

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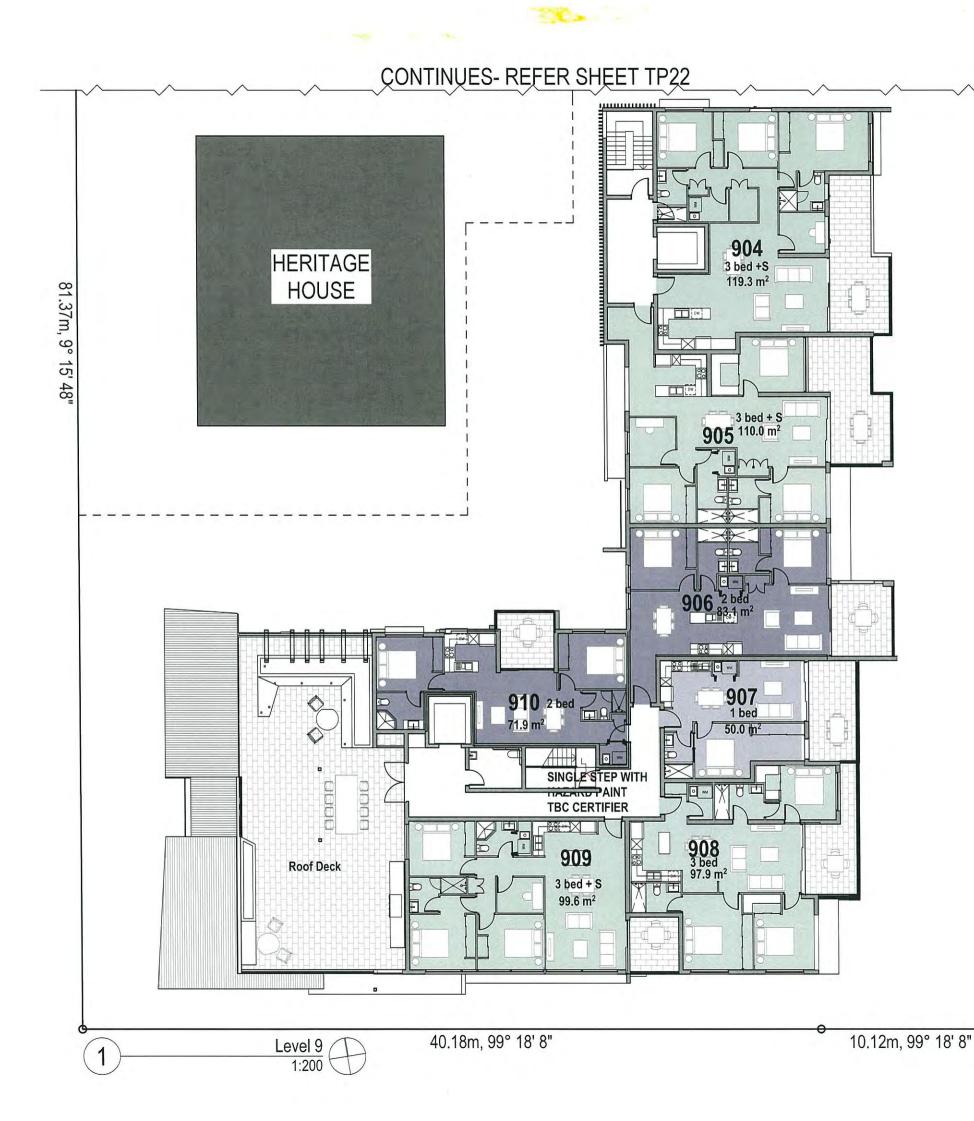
Devine Constructions

Project **TOPAZ RESIDENCES**

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title TOWER 2 ROOM LAYOUTS-LEVEL 8

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Project Number	Drawing Number	Issue
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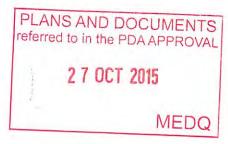
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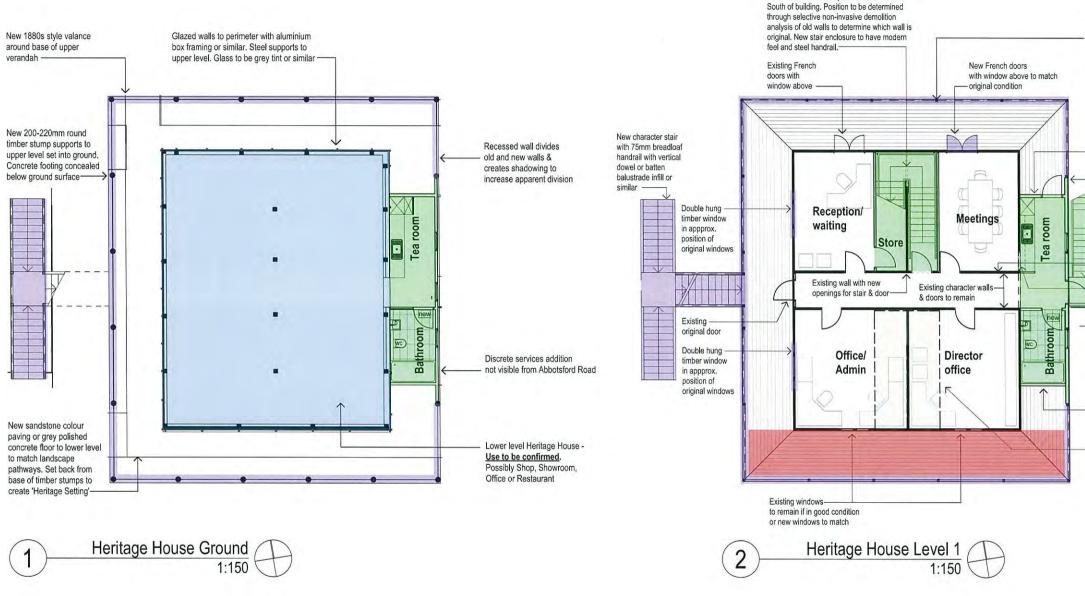
Project TOPAZ RESIDENCES

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title TOWER 2 F LEVEL 9	ROOM LAYOU	TS-
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Project Number	Drawing Number	Issue
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New 1428.1 2009 compliant stair on North or



NOTES

Existing VJ walls to remain typically. Where linings have been removed or added, use VJ Inings 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 signiicant. 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



ND = New door

New building elements to restore house to known original condition

New infill below existing

heritage house



New modern stair, enclosing walls and rear amenities extension

New building elements reflecting style and era of original condition

Existing original walls to be demolished, see notes on drawing

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.

> Recessed wall divides old and new walls & creates -shadowing to increase apparent division

Blade wall continues to existing post in a modern vertical joint board in contrast paint to reveal itself as a modern addition (both sides) & provides door stop

Remnant stair stringer to remain attached to wall to reveal original condition

Original door opening to be exposed inside room

New external fire escape stair in timber with modern version of timber balustrade on house

Recessed wall divides old and new walls

Alternative position for new stair depending on original fabric of walls. Refer Demolition Plans (Mirror room layout if required)

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Client **Devine Constructions** Projec

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

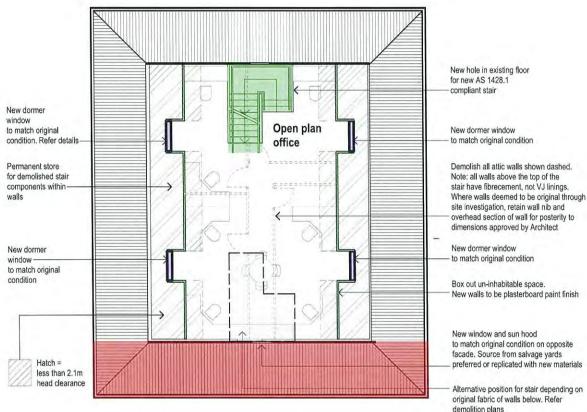
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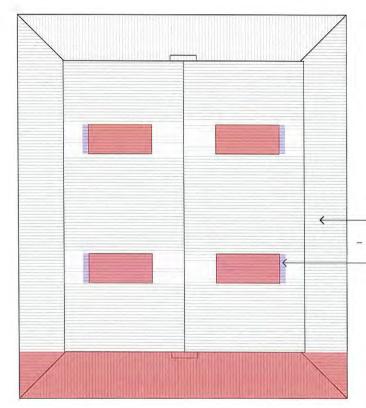


Heritage House -Use to be confirmed.

Possible room & furniture layout shown for small office



Heritage House Level 2 1:150



Heritage House Roof 2 1:150

NOTES

Existing VJ walls to remain typically. Where linings have been removed or added, use VJ Inings 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 signiicant. Paint finish

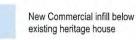
New doors and windows will be of the same materials as the old house but will be un-ornamented, with square timberwork so that from a distance, they look original and suit the house but on closer inspection they reveal themselves as new modern work.

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



ND = New door

New modern stair and upper level walls at edges of attic space

New building elements to match style and era of original condition

Existing presumed non-original attic walls to be demolished, see notes on drawing

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New galvanised sheet metal roofing over original and restored original roof structure Refer proposed elevations

New dormer window to match original condition (two each side of house)

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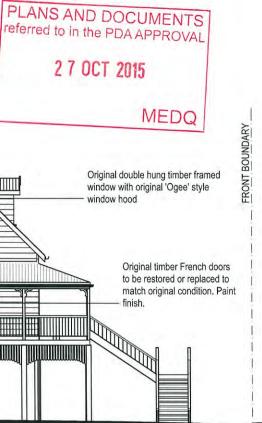
Client **Devine Constructions**

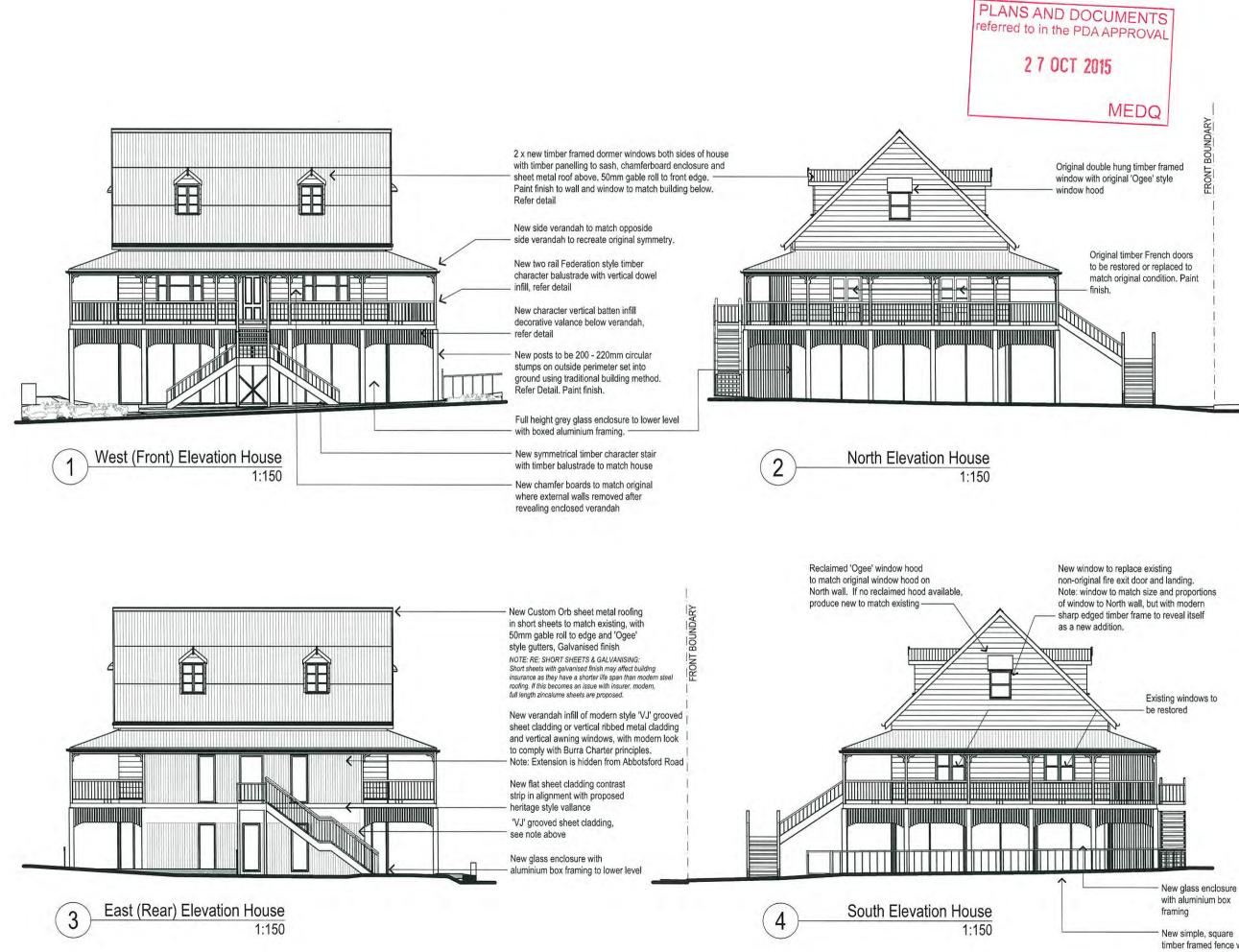
Project **TOPAZ RESIDENCES** Heritage House

23-39 Abbotsford Road, Bowen Hills, QLD 4006 1000

Drawing Title ABBOTSFORD HOUSE

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





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New simple, square timber framed fence with mesh infill around bottom (modern) storey

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Client **Devine Constructions** Project

TOPAZ RESIDENCES Heritage House

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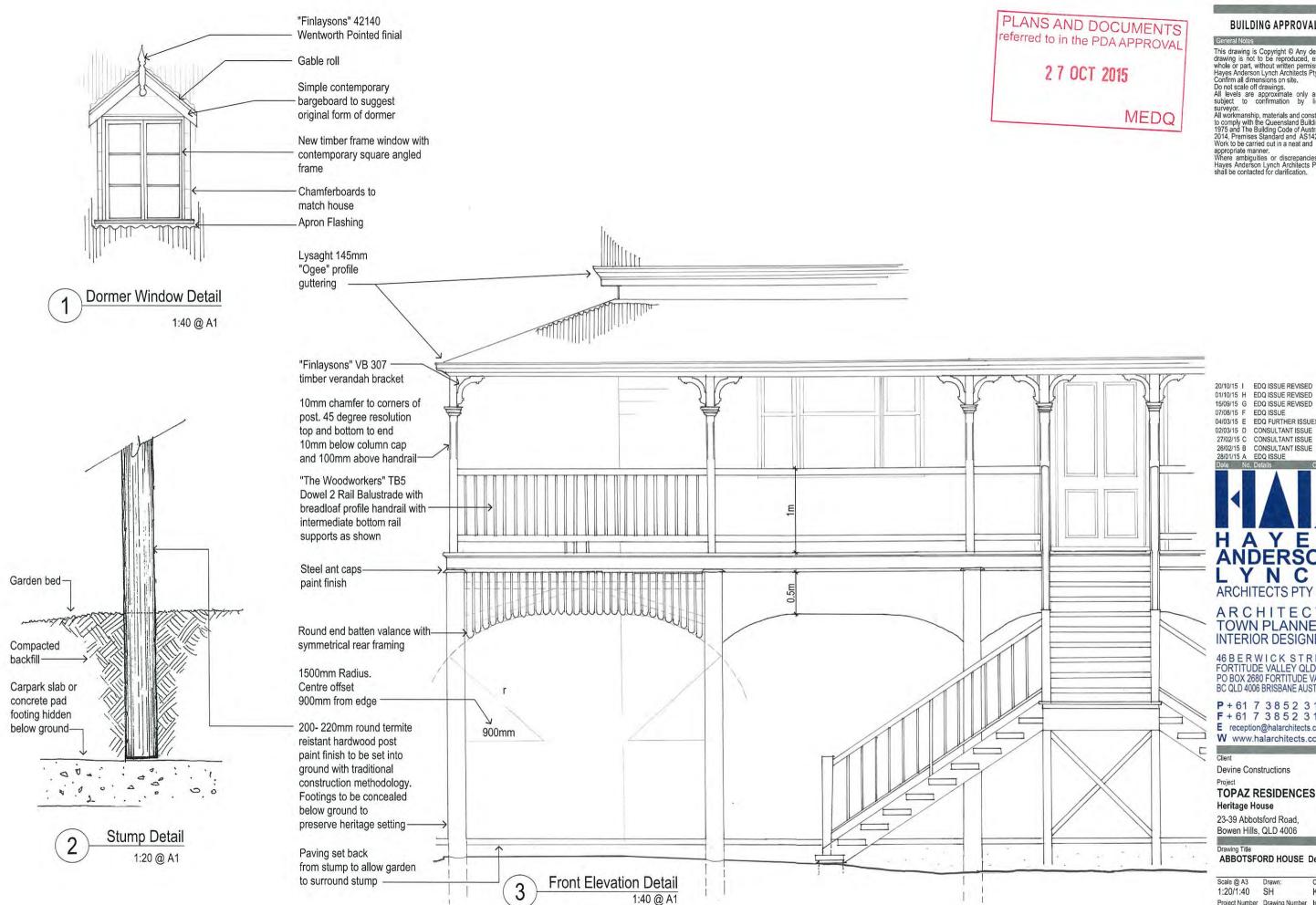
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Client Devine Constructions
Project
TOPAZ RESIDENCES
Heritage House
23-39 Abbotsford Road, Bowen Hills, QLD 4006
Drawing Title
ABBOTSFORD HOUSE Colour
Scheme
Scale @ A3 Drawn: Checked: SH KH
Project Number Drawing Number Issue
H3179ABB TP 104
Printed:- 21/10/201



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20/10/15 I EDQ ISSUE REVISED

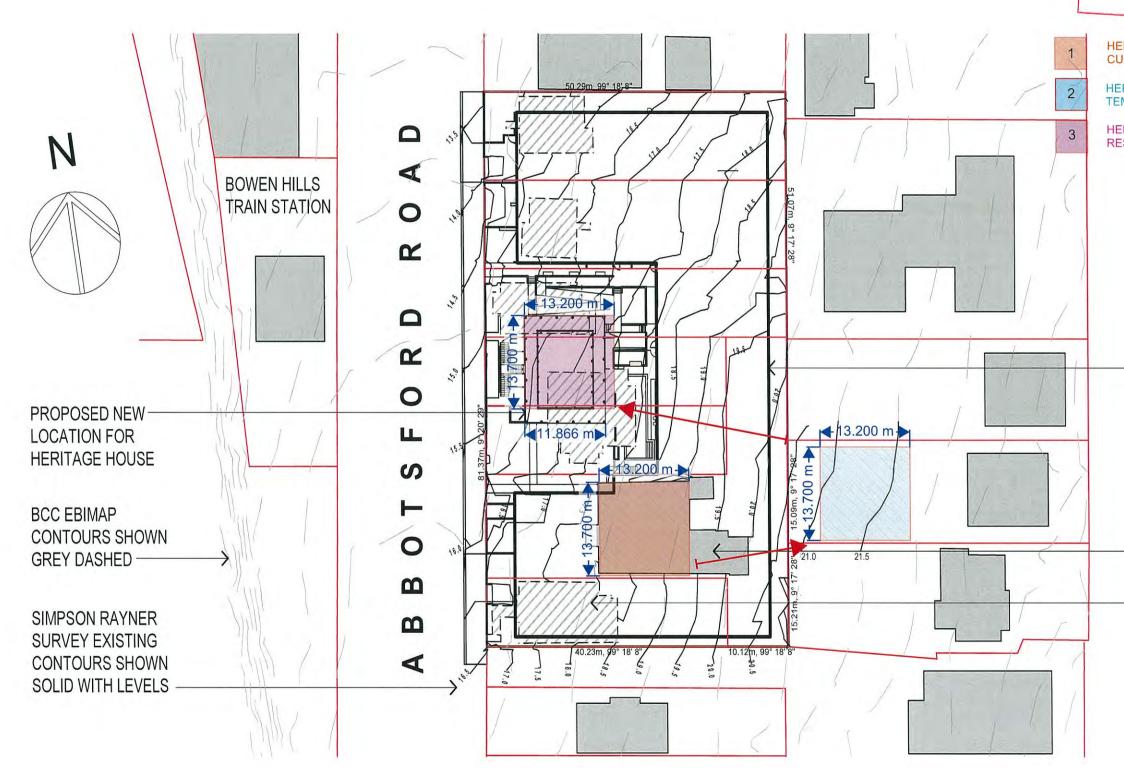
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UT/10/15 H EDQ ISSUE REVISED	AL
15/09/15 G EDQ ISSUE REVISED	AL
07/08/15 F EDQ ISSUE	EA
04/03/15 E EDQ FURTHER ISSUES	EA
02/03/15 D CONSULTANT ISSUE	KH
27/02/15 C CONSULTANT ISSUE	KH
26/02/15 B CONSULTANT ISSUE	KH
28/01/15 A EDQ ISSUE	KH
Date No. Details Chee	ked
HAYE ANDERSO ARCHITECTS PTY LT	H
A R C H I T E C T TOWN PLANNER INTERIOR DESIGNER	S
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Client	-
Devine Constructions	
Project	
TOPAZ RESIDENCES	
Heritage House	
23-39 Abbotsford Road,	
Bowen Hills, QLD 4006	
Drawing Title	

ABBOTSFORD HOUSE Details

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



PLANS AND DOCUMENTS referred to in the PDA APPROVAL 2 7 OCT 2015 MEDQ HERITAGE BUILDING CURRENT LOCATION

HERITAGE BUILDING PROPOSED TEMPORARY LOCATION

HERITAGE BUILDING FINAL RESTORED LOCATION

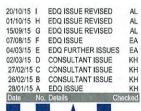
BUILDING APPROVAL

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PROPOSED BUILDING OUTLINE AT GROUND FLOOR

HERITAGE HOUSE TO BE RESTORED TO **ORIGINAL CONDITION** AND RELOCATED TO CENTRE OF SITE

HOUSES TO **BE DEMOLISHED** SHOWN HATCHED





ARCHITECTS TOWN PLANNERS INTERIOR DESIGNERS

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Client

Devine Constructions Project

TOPAZ RESIDENCES Heritage House

23-39 Abbotsford Road, Bowen Hills, QLD 4006

Drawing Title ABBOTSFORD HOUSE Movement Diagram

Scale @ A3	Drawn:	Checked
NTS	SH	KH
Project Number	Drawing Number	Issue
H3179ABB	TP 108	1
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