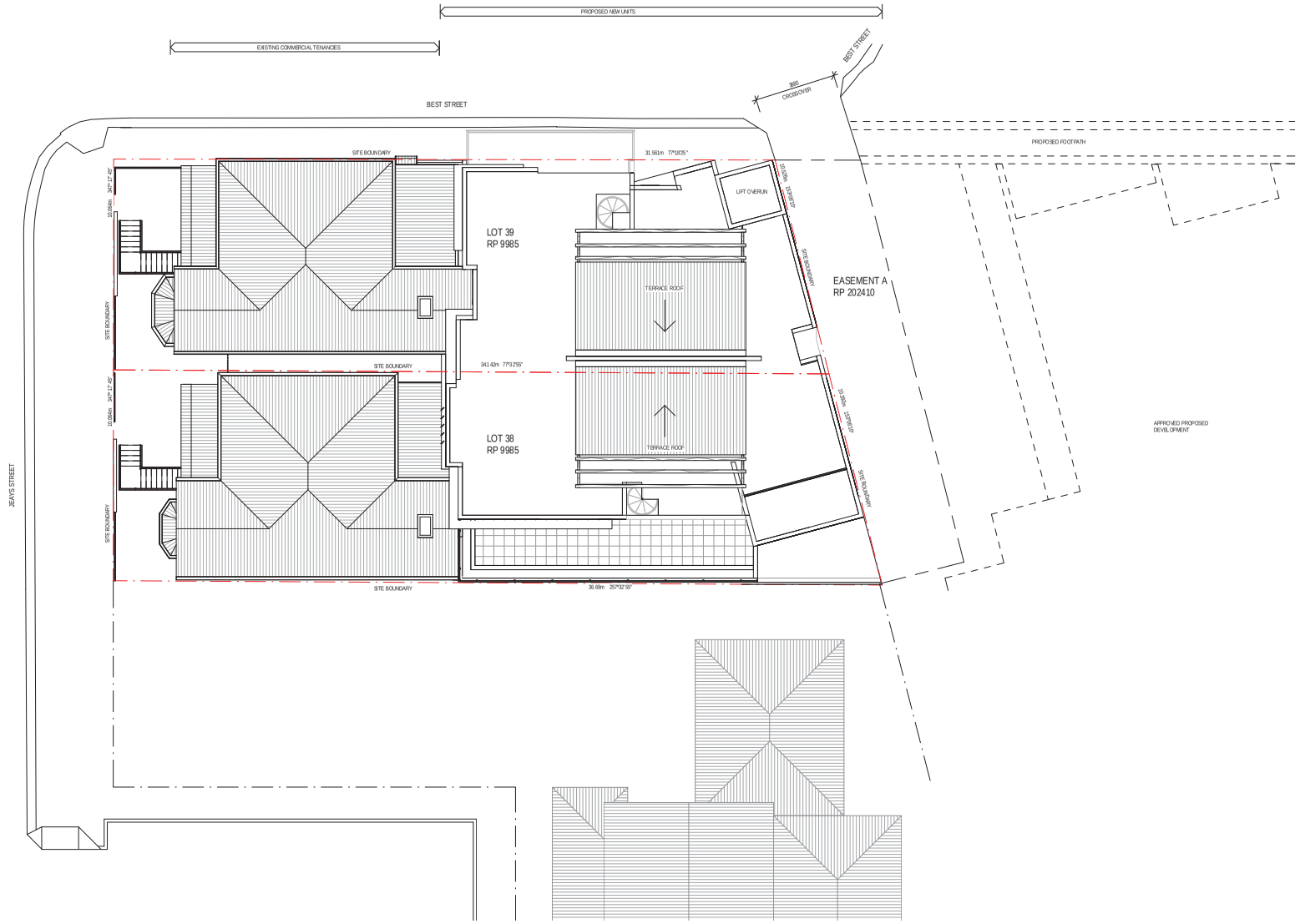


Amendments

No.	DATE	DESCRIPTION
A	14/07/15	PRELIM
B	22/07/15	DA ISSUE
C	01/04/16	DA REVISION

EXISTING COMMERCIAL TENANCY GROSS FLOOR AREA SCHEDULE

COMMERCIAL TENANCY 1

INTERNAL

GROUND FLOOR GFA	87 SQM
FIRST FLOOR GFA	92 SQM
TOTAL GFA	179 SQM

EXTERNAL

GROUND FLOOR COURT YARD	10 SQM

EXISTING BUILDING GFIRST FLOOR LEVEL RAISED 700mm FROM RL 24.934 TO RL 25.634

COMMERCIAL TENANCY 2

INTERNAL

GROUND FLOOR GFA	86 SQM
FIRST FLOOR GFA	80 SQM
TOTAL GFA	166 SQM

EXTERNAL

GROUND FLOOR COURT YARD	10 SQM

EXISTING BUILDING FIRST FLOOR LEVEL RAISED TO ACHIEVE 2700 HEAD HEIGHT ON GROUND LEVEL.

UNIT GROSS FLOOR AREA SCHEDULE

UNIT NO.	AREA SQM
LEVEL 2	
UNIT 1 - EXTERNAL	13.0
UNIT 1 - INTERNAL	94.5
UNIT 2 - EXTERNAL	43.6
UNIT 2 - INTERNAL	105.5
	256.6
LEVEL 3	
UNIT 3 - EXTERNAL	11.5
UNIT 3 - INTERNAL	94.5
UNIT 4 - EXTERNAL	13.5
UNIT 4 - INTERNAL	105.5
	225.0
LEVEL 4	
UNIT 5 - EXTERNAL	11.5
UNIT 5 - INTERNAL	94.5
UNIT 6 - EXTERNAL	13.5
UNIT 6 - INTERNAL	105.5
	225.0
LEVEL 5	
UNIT 7 - EXTERNAL	11.5
UNIT 7 - INTERNAL	94.5
UNIT 8 - EXTERNAL	13.5
UNIT 8 - INTERNAL	105.5
	225.0

UNIT NO.	AREA SQM
LEVEL 6	
UNIT 9 - EXTERNAL	11.5
UNIT 9 - INTERNAL	94.5
UNIT 10 - EXTERNAL	13.5
UNIT 10 - INTERNAL	105.5
	224.9
LEVEL 7	
UNIT 11 - EXTERNAL LOWER	11.5
UNIT 11 - INTERNAL	94.5
UNIT 12 - EXTERNAL LOWER	13.5
UNIT 12 - INTERNAL	105.5
	225.0
LEVEL 8	
UNIT 12 - EXTERNAL UPPER	51.0
UNIT 12 - EXTERNAL UPPER	52.0
	103.0
UNIT TOTAL INTERNAL & EXTERNAL GFA	1484.5

DRAWING SCHEDULE

NO.	REV.	NAME	DATE
DD101	C	SITE PLAN & PROPOSED SERVICES CONFIGURATION PLAN	05/08/14
DD103	F	GROUND & LEVEL 1 FLOOR PLANS	05/08/14
DD104	E	LEVEL 2 & TYPICAL FLOOR PLANS LEVELS 3 - 8	05/08/14
DD107	E	SOUTH & EAST ELEVATIONS	12/23/14
DD105	E	LEVEL 7 - 8 & ROOF PLANS	05/22/15
DD106	D	NORTH & WEST ELEVATIONS	07/21/15
DD108	A	PERSPECTIVES	07/28/15
DD109		COLOUR SCHEDS	08/31/15
DD110	A	CROSSOVER PLAN - STREET SCAPE EXTERNAL WORKS SURFACE FINISHES	03/31/16

RPD

LOT 38 ON RP 9985
LOT 39 ON RP9985
PARISH: NORTH BRISBANE
COUNTY: STANLEY

EASEMENT A RP 202410

SITE AREA
LOT 38: 354 SQM
LOT 39: 329 SQM

NEYLAN ARCHITECTURE
"The Albion Fire Station" 42 Bridge Street Albion Queensland 4010
P: +61 7 3857 3044 F: +61 7 3857 3004 www.neylan.com.au

Client:

MODCOL Pty Ltd

Project

NEW UNIT DEVELOPMENT

Location:

36 JEAYS ST, BOWEN HILLS

Sheet Name:

SITE PLAN & PROPOSED SERVICES CONFIGURATION PLAN

Project number	1309
Scale	1 : 100
Date	14/07/15
Drawn by	SM
Checked by	JN
Sheet size	A1
Drawing No:	DD101
Issue No:	C

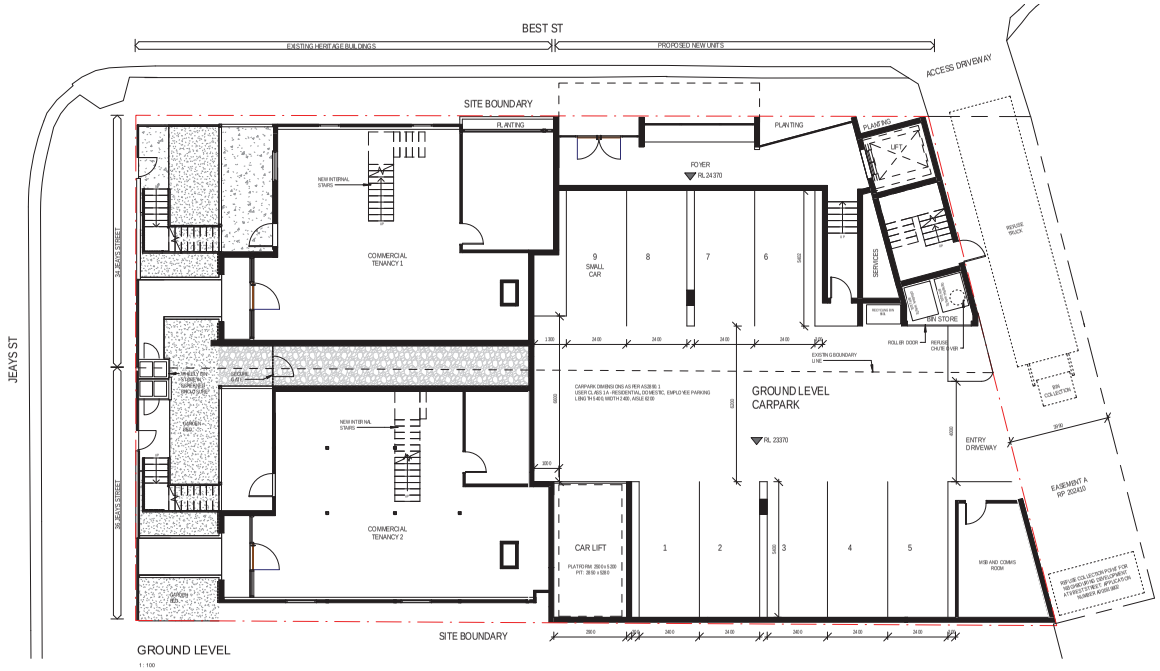
1/04/2016 2:17:21 PM

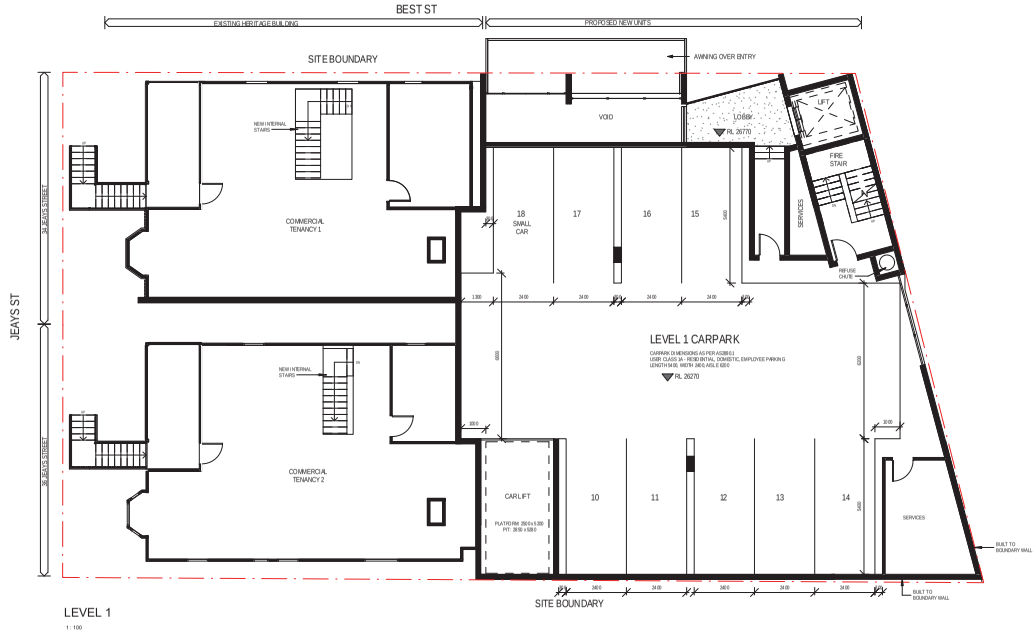
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/755

Date: 8 September 2016

Queensland Government





Amendments

No.	DATE	DESCRIPTION
A	14/07/15	PRELIM
B	22/07/15	DA ISSUE
C	04/09/15	DA ISSUE
D	18/09/15	DA ISSUE
E	04/03/16	DA REVISION
F	01/04/16	DA REVISION

LEGEND:

- PAVING TYPE 1 - HONED COLOURED CONCRETE HANSON, BORAL OR APPROVED EQUIVALENT
- PAVING TYPE 2 - ASPHALT TO MATCH EXISTING FOOTPATH
- PAVING TYPE 3 - QUARRY RUBBLE
- TACTILE PAVING HAZARD TGSIs - PAVING TO COMPLY WITH AS1428.4.1 AND BCC STANDARD DETAILS
- LANDSCAPED BED WITH GROUND COVER - REFER GROUND COVER PALETTE

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/755

Date: 8 September 2016

Queensland Government

NEYLAN ARCHITECTURE

Client: MODCOL Pty Ltd

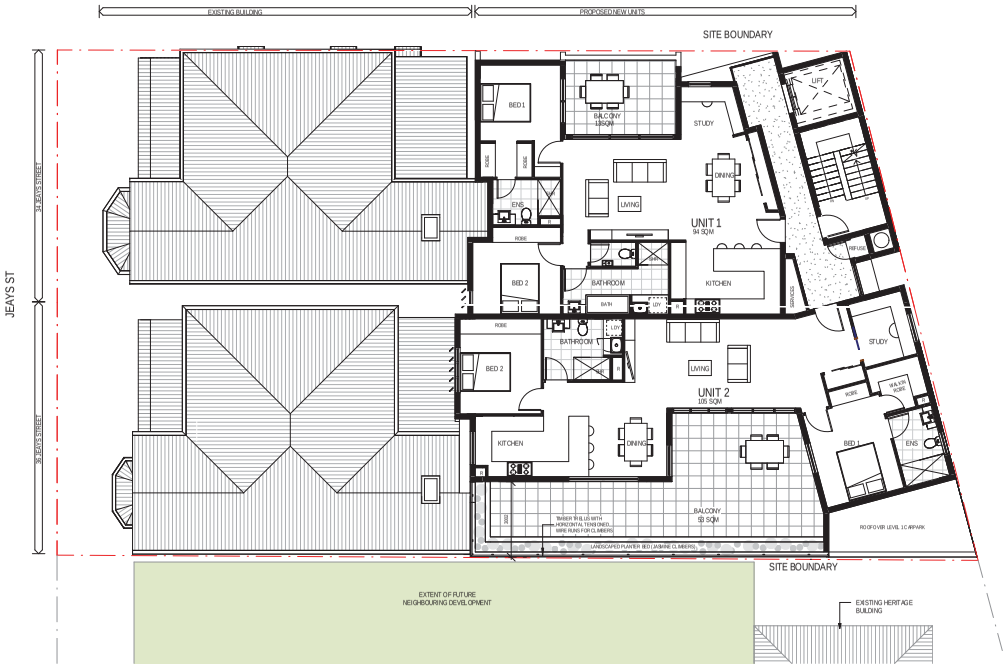
Project: NEW UNIT DEVELOPMENT

Location: 36 JEAYS ST, BOWEN HILLS

Sheet Name: GROUND & LEVEL 1 FLOOR PLANS

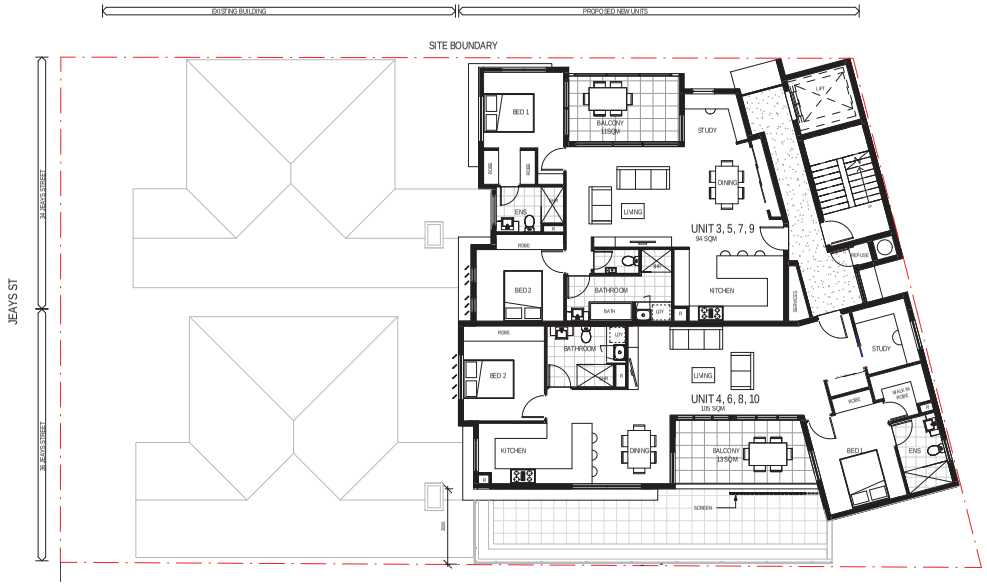
Project number	1309
Scale	1 : 100
Date	14/07/15
Drawn by	SM
Checked by	JN
Sheet size	A1
Drawing No:	DD103
Issue No:	F

1/04/2016 2:30:09 PM



LEVEL 2

1 : 100



LEVEL 3 - 6

1 : 100

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/755

Date: 8 September 2016

Queensland Government

Amendments

No.	DATE	DESCRIPTION
A	14/07/15	PRELIM
B	22/07/15	DA ISSUE
C	04/09/15	DA ISSUE
D	28/09/15	DA REVISION
E	01/04/16	DA REVISION

NEYLAN ARCHITECTURE

Client: MODCOL Pty Ltd

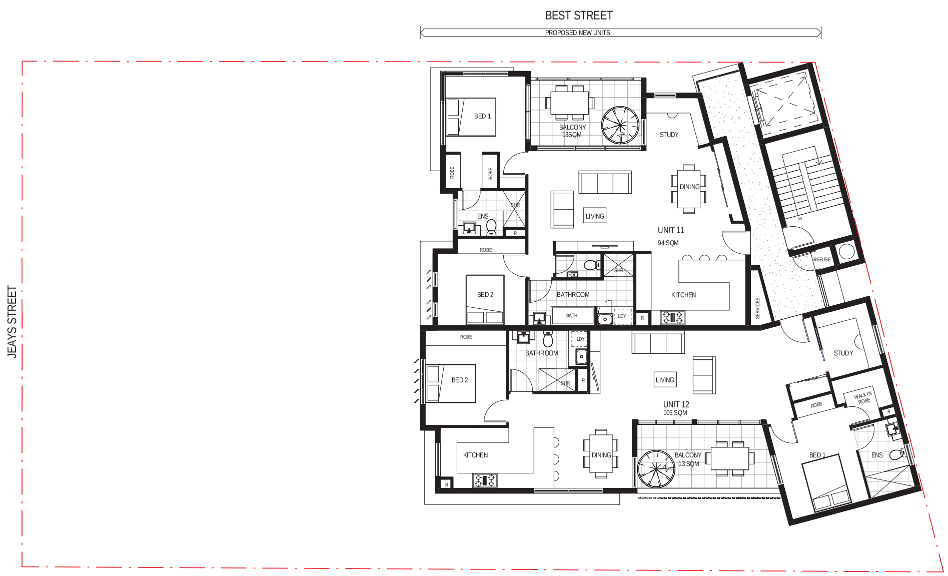
Project: NEW UNIT DEVELOPMENT

Location: 36 JEAYS ST, BOWEN HILLS

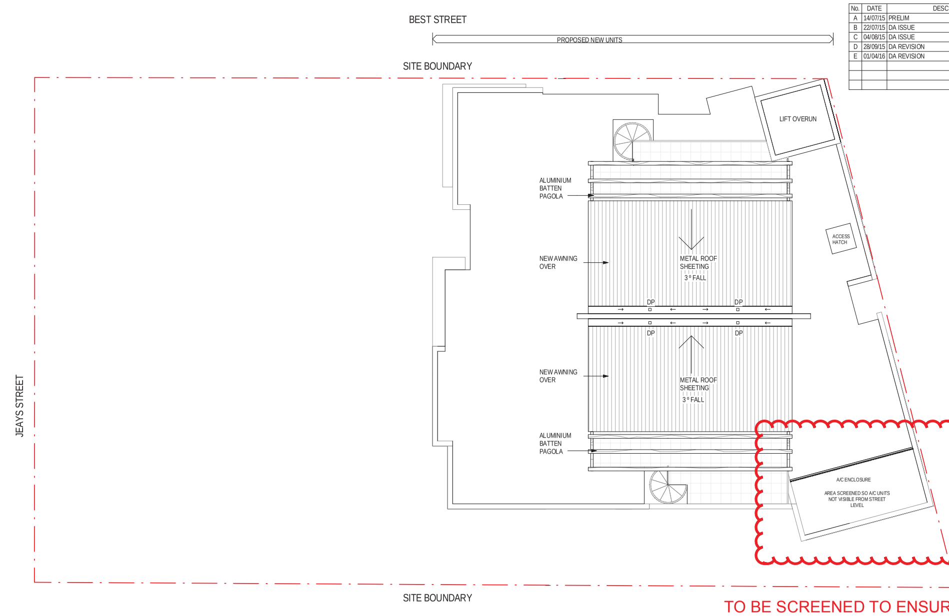
Sheet Name: LEVEL 2 & TYPICAL FLOOR PLANS (LEVELS 3 - 6)

Project number	1309
Scale	1 : 100
Date	14/07/15
Drawn by	SM
Checked by	JN
Sheet size	A1
Drawing No:	DD104
Issue No:	E

1/04/2016 2:11:31 PM

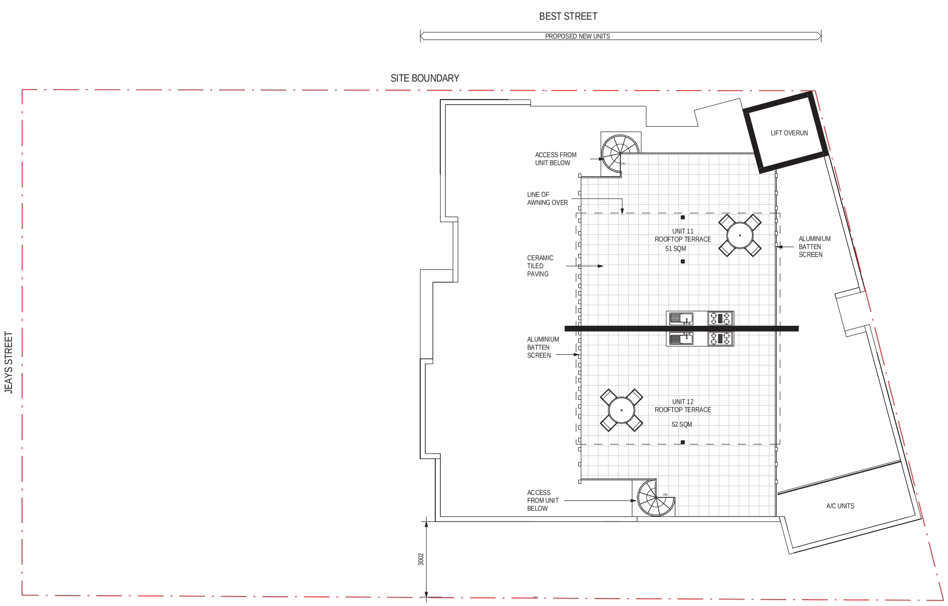


LEVEL 7
1 : 100



ROOF PLAN
1 : 100

TO BE SCREENED TO ENSURE AC UNITS ARE NOT VISIBLE FROM FUTURE SURROUNDING DEVELOPMENT UP TO 12 STOREYS.



LEVEL 8 - ROOF TERRACE LEVEL
1 : 100

Amendments

No.	DATE	DESCRIPTION
A	14/07/15	PRELIM
B	22/07/15	DA ISSUE
C	04/08/15	DA ISSUE
D	28/09/15	DA REVISION
E	01/04/16	DA REVISION

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/755

Date: 8 September 2016

Queensland Government

AMENDED IN RED

By: Tom Barker

Date: 31 August 2016

Queensland Government

NEYLAN ARCHITECTURE

Client: MODCOL Pty Ltd

Project: NEW UNIT DEVELOPMENT

Location: 36 JEAYS ST, BOWEN HILLS

Sheet Name: LEVEL 7 - 8 & ROOF PLANS

Project number	1309
Scale	1 : 100
Date	14/07/15
Drawn by	Author
Checked by	Checker
Sheet size	A1
Drawing No:	DD105
Issue No:	E

1/04/2016 2:11:47 PM

Amendments

No.	DATE	DESCRIPTION
A	14/07/15	PRELIM
B	23/07/15	DA ISSUE
C	04/08/15	DA ISSUE
D	01/04/16	DA REVISION

NORTH ELEVATION

1 : 100

WEST ELEVATION

1 : 100

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/755

Date: 8 September 2016

Queensland Government

NEYLAN ARCHITECTURE

"The Albion Fire Station" 43 Bridge Street Albion Queensland 4010
P: +61 7 3857 3044 F: +61 7 3857 5904 www.neylan.com.au

Client:

MODCOL Pty Ltd

Project

NEW UNIT DEVELOPMENT

Location:

36 JEAYS ST, BOWEN HILLS

Sheet Name:

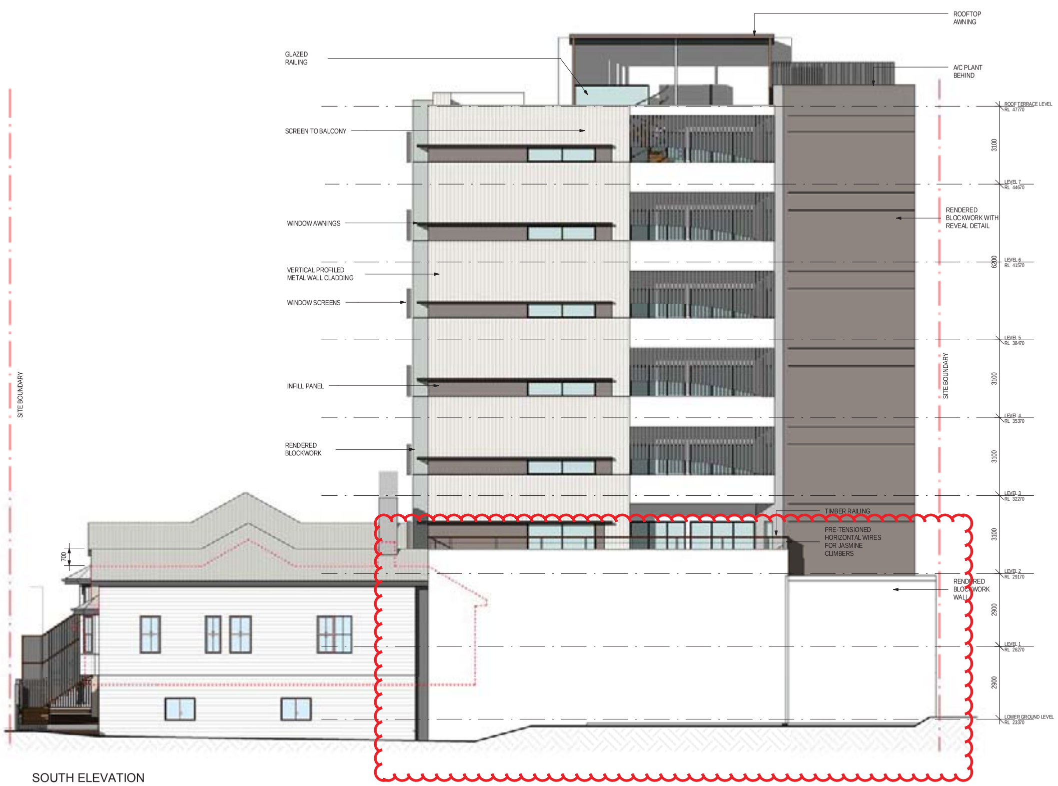
NORTH & WEST ELEVATIONS

Project number	1309
Scale	1 : 100
Date	14/07/15
Drawn by	LM
Checked by	KL
Sheet size	A1
Drawing No: DD106	Issue No: D

1/04/2016 2:18:08 PM

Amendments

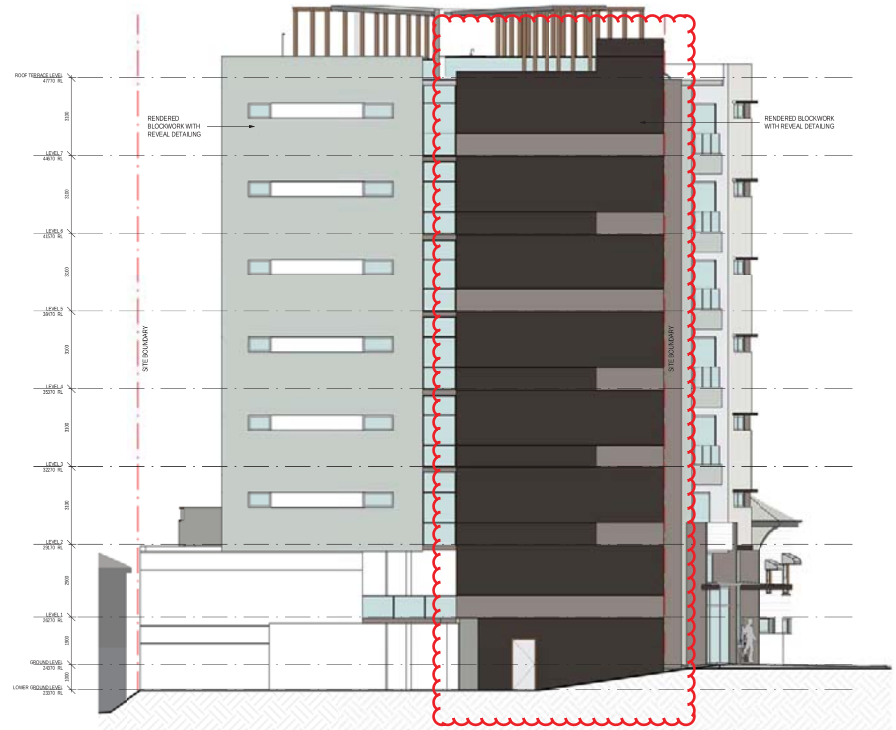
No.	DATE	DESCRIPTION
A	14/07/15	PRELIM
B	22/07/15	DA ISSUE
C	04/08/15	DA ISSUE
D	28/09/15	DA REVISION
E	01/04/16	DA REVISION



SOUTH ELEVATION

1 : 100

Treatment of Built-to-Boundary wall subject to Compliance Assessment



EAST ELEVATION

1 : 100

Treatment of Built-to-Boundary wall subject to Compliance Assessment

NEYLAN ARCHITECTURE

Client: MODCOL Pty Ltd

Project: NEW UNIT DEVELOPMENT

Location: 36 JEAYS ST, BOWEN HILLS

Sheet Name: SOUTH & EAST ELEVATIONS

Project number	1309
Scale	1 : 100
Date	14/07/15
Drawn by	Author
Checked by	Checker
Sheet size	A1
Drawing No:	DD107
Issue No:	E

1/04/2016 2:18:39 PM

AMENDED IN RED

By: Tom Barker

Date: 31 August 2016

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/755

Date: 8 September 2016

Queensland Government