

**DRAWING LIST**

SHEET NUMBER	SHEET NAME	REVISION
DA-A0-010	SITE PLAN & PROJECT INFORMATION	0
DA-A0-020		
DA-A1-200	GROUND FLOOR PLAN	4
DA-A1-201	FIRST FLOOR PLAN	4
DA-A2-100	EXISTING ELEVATIONS	3
DA-A2-101	EXISTING ELEVATIONS	3

**PROJECT INFORMATION**

**PROJECT ADDRESS**  
88 + 50 SOUTHGATE AVENUE, CANNON HILL

**REAL PROPERTY DATA**  
LOT 136 ON SP 166589  
LOT 132 ON SP 162507

LOCALITY OF CANNON HILL  
LOCAL GOV'T. OF BRISBANE QC

**SITE AREA**  
2477 m<sup>2</sup> (LOT 136)  
9646 m<sup>2</sup> (LOT 132) - NOTE ROL  
NEW LOT AREA (LOT 132 + 9688 m<sup>2</sup>)  
CAR PARK SITE (LOT 130) AREA = 1578 m<sup>2</sup>

**BCC DS**  
**RECEIVED**  
18-07-2025  
**APPLICATION REF**  
A006815209

INFORMATION SHOWN OUTSIDE THE IMMEDIATE PROJECT SITE BOUNDARIES HAVE BEEN PUT TOGETHER BY AVAILABLE RESOURCES AND ARE SHOWN AS INDICATIVE ONLY.  
INFORMATION INSIDE THE PROJECT BOUNDARY IS AS EXISTING. NO CHANGES ARE PROPOSED TO EXISTING SITE CONDITIONS.

**THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.**

50 + 68 SOUTHGATE AVENUE - AERIAL VIEW



SUBJECT SITE (BLUE OUTLINE)  
DEVELOPMENT AREA (RED OUTLINE)

**AMENDED IN RED**  
15/05/2017

**SITE AREA** - LOT 136 + ADJOINING CARPARK SITE = 4055 SQM  
**SITE COVER** - BUILDING ON 50 SOUTHGATE AVE + 2 STOREY CAR PARK ON 68 SOUTHGATE AVE = 2144.5 SQM  
**SITE COVER = 52.8%**

~~**CARPARKS ON EXISTING SITE (LOT 136) - 40**~~

~~**CARPARKS PROPOSED - 40 (INCLUDING 2 DISABLED)**~~

**CARPARKS ON LOT 130 (NEIGHBOURING SITE) - 103 WITH 50 CARPARKS LICENSED TO LOT 136.**

**IMPERVIOUS AREAS EXISTING TO REMAIN (SQM)**

LOT 136 - SITE AREA	= 2477
LANDSCAPING	= 235
<b>EXISTING IMPERVIOUS AREA</b>	<b>= 2242 SQM</b>
ADJOINING CARPARK SITE AREA	= 1578
LOT 130 LANDSCAPING	= 457
<b>EXISTING IMPERVIOUS AREA</b>	<b>= 1121 SQM</b>
<b>TOTAL COMBINED SITE IMPERVIOUS AREA</b>	<b>= 3363 SQM</b>

**Received**  
15/05/2017  
**BCC DA**

**LODGED**  
13/04/2018  
**BCC DS**

PART OF EXISTING 2 STOREY OFFICE BUILDING ON LOT 132 INDICATIVELY SHOWN

132  
SP162507  
9646 SQM

PROPOSED EASEMENTS LIGHT & AIR

68 SOUTHGATE AVENUE  
SUBDIVIDED SITE  
SITE AREA 1578 SQM

EXISTING 2 STOREY CARPARK  
1235 SQM  
103 CAR PARKS TOTAL  
53 CAR PARKS GROUND LEVEL  
50 CAR PARKS LEVEL 1  
BUILDING FOOTPRINT AREA 1235 SQM

Not part of this approval

CORPORATE DRIVE

EASEMENT B

EASEMENT A

EASEMENT C

EASEMENT D

EASEMENT E

130  
SP188879  
1172 SQM

EXISTING 2 STOREY OFFICE BUILDING WITH WAREHOUSE  
1172 SQM

EXISTING 2 STOREY OFFICE BUILDING  
BUILDING FOOTPRINT AREA 909.5 SQM

EXISTING STAFF PARKING

EXISTING STAFF PARKING

EXISTING MRV LOADING BAY

BIN LOCATION

SOUTHGATE AVENUE Location of proposed carport

Not part of this approval

1 SITE PLAN

~~PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL~~  
Issued: 18/05/2017  
Minor change: 31/05/2018

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL  
Issued: 18/5/2017  
Minor change: 4/8/2021

**PRELIMINARY**

SKETCH DESIGN

SITE PLAN & PROJECT INFORMATION



drawing no.: DA-A0-010  
job no.: 160591  
drawn by: KS  
scale: 1:200 @ A1

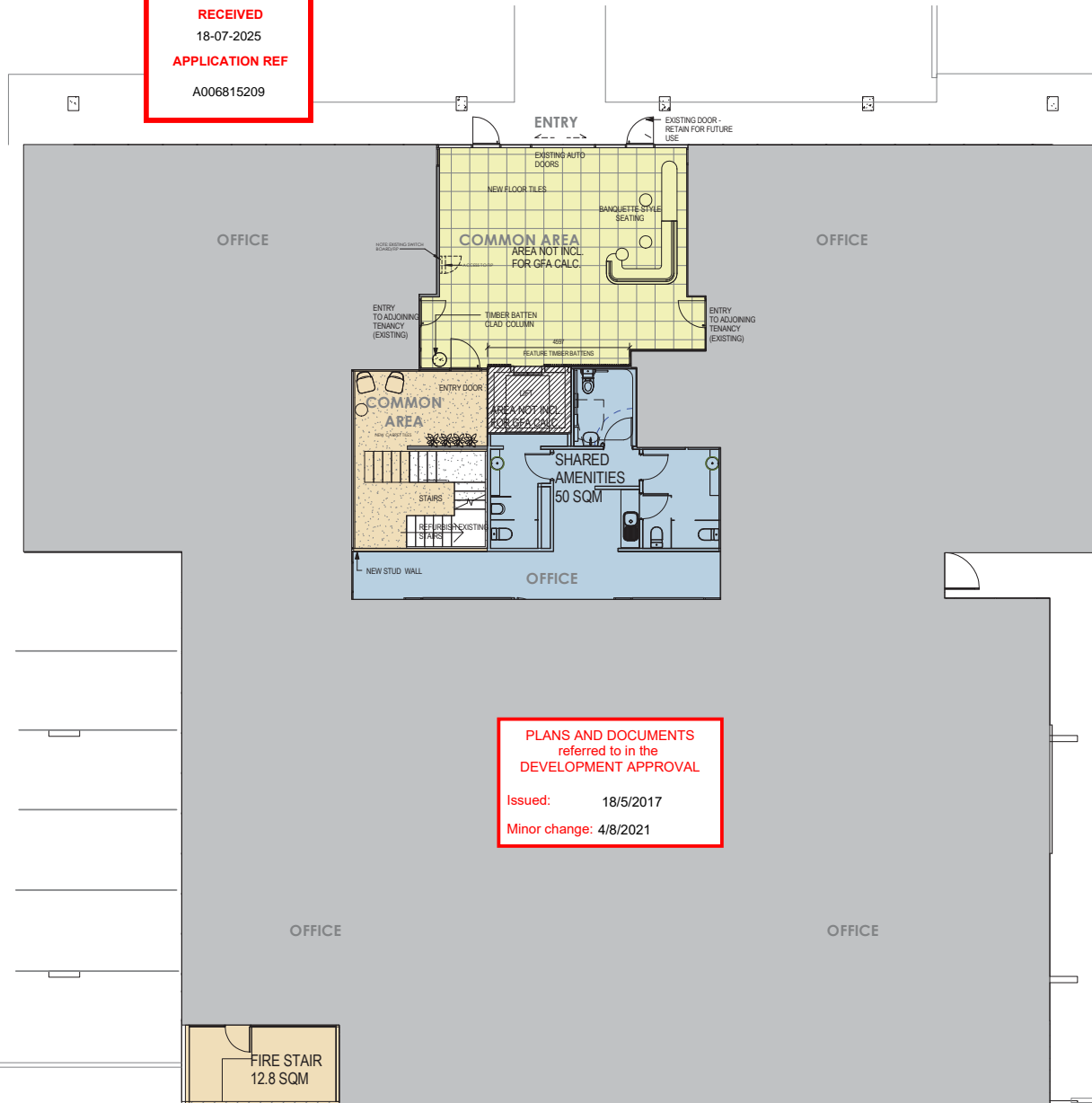


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**REIQ OFFICE FIT-OUT**

revision: 8 DA - REVISED CARPARKS 15/05/17

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**GFA**  
EXISTING TOTAL GROUND LEVEL GFA  
874.0 SQM  
PROPOSED TOTAL GROUND LEVEL GFA -  
855.0 SQM  
PROPOSED REIQ TENANCY GROUND LEVEL  
GFA -  
19.0 SQM  
FUTURE TENANCY GROUND LEVEL GFA -  
836.0 SQM  
SHARED AMENITIES GROUND LEVEL GFA -  
50 SQM  
(FOR GROUND FLOOR TENANT'S USE ONLY)  
FUTURE MULTIPLE TENANCIES TOTAL GFA  
786.0 SQM

**LODGED  
13/04/2018  
BCC DS**

**1**  
1:75 PROPOSED GROUND FLOOR DA PLAN

~~PLANS AND DOCUMENTS  
referred to in the  
DEVELOPMENT APPROVAL  
Issued: 18/05/2017  
Minor change: 31/05/2018~~

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FROM RELEVANT PROPERTY OWNERS.~~

~~**Received  
01/03/2017  
BCC DA**~~

**PRELIMINARY**  
SKETCH DESIGN  
GROUND FLOOR PLAN



drawing no.: DA-A1:200  
job no.: 160991  
drawn by: KS  
scale: 1:75 @ A1



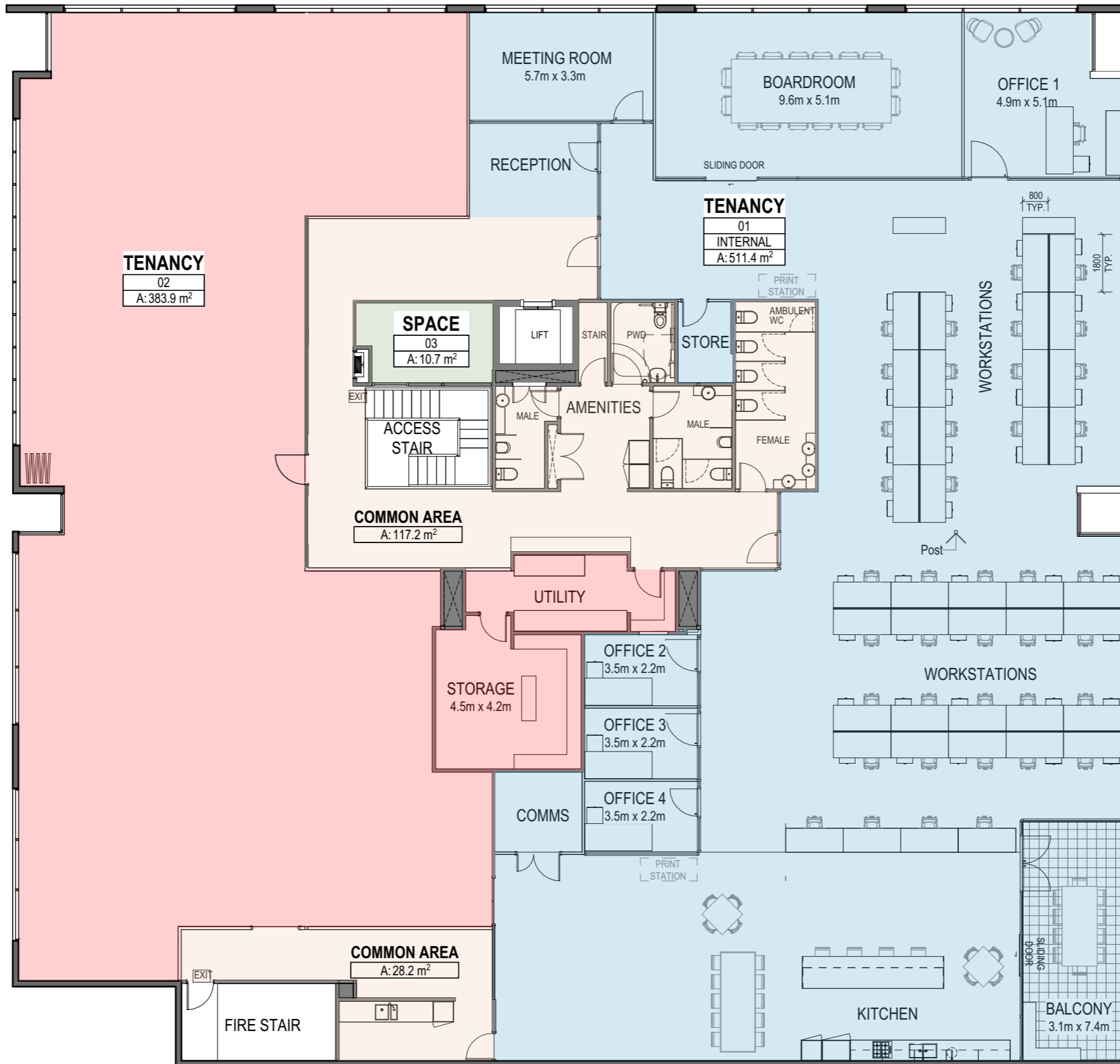
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**REIQ OFFICE FIT-OUT**  
revision: 4 DA - SITE INFORMATION  
17.02.27

Net Lettable Area		
TENANCY	LOCATION	AREA (sqm)
01	EXTERNAL	23.9
	INTERNAL	511.4
		<b>535.3 m<sup>2</sup></b>
02	INTERNAL	383.9
03	INTERNAL	10.7

**NOTE:**  
 AREAS HAVE BEEN CALCULATED TO THE CENTRE LINE OF SHARED WALLS AND INSIDE FACE OF EXTERNAL WALLS EXCLUDING STAIRS, LIFTS AND SERVICE RISERS.  
 ALL AREAS TO BE CONFIRMED BY A LICENCED SURVEYOR

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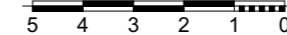
**PLANS AND DOCUMENTS**  
 referred to in the  
**DEVELOPMENT APPROVAL**

Issued: 18/5/2017  
 Minor change: 4/8/2021

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**BCC DS**  
**LODGED**  
 26/05/2021  
**APPLICATION REF**  
 A005744180

**Tenancy Plan**  
 1:150



**SKETCH DESIGN**

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**TENANCY LEGEND**

- TENANCY SPACE
- COMMON AREA

**STRUCTURE LEGEND**

- Existing walls
- To be demolished

**FURNITURE LEGEND**

- Existing loose furniture available as part of Tenancy 1
- Existing fixed furniture available as part of Tenancy 1
- Indicative location for additional workstation

Date	Issue Details	Checked
15/04/21	D Tenancy Plan	EA
11/02/20	C Tenancy Plan	MW
11/02/20	B Tenancy Plan	MW
10/02/20	A Tenancy Plan	MW

**HAL**  
**HAYES ANDERSON LYNCH**  
 ARCHITECTS PTY LTD  
 ARCHITECTS  
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 INTERIOR DESIGNERS  
 3 / 709 MAIN STREET  
 KANGAROO POINT QLD 4169  
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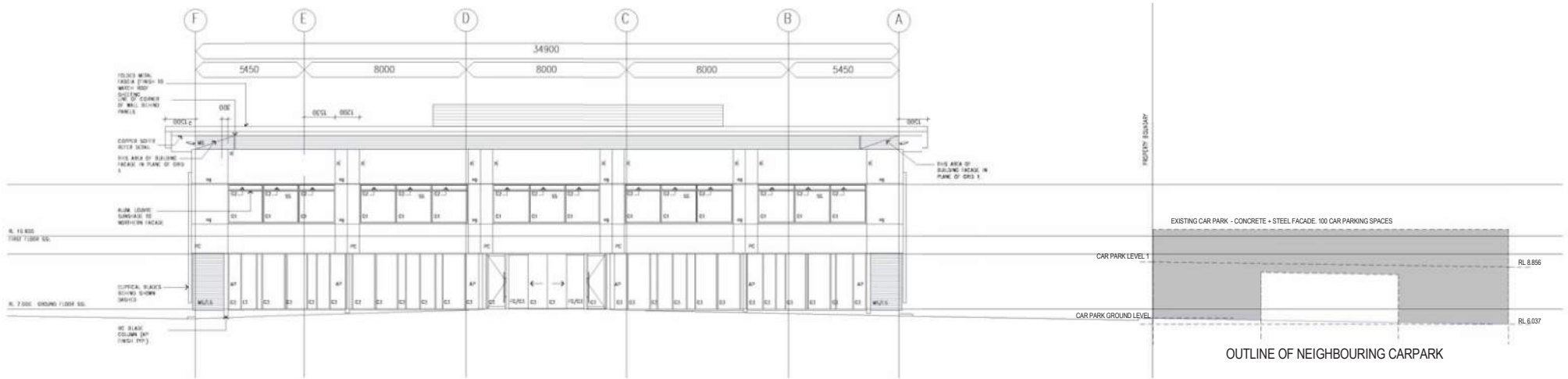
Project  
**Commercial Tenancy**  
 Level 1, 50 Southgate Avenue  
 CANNON HILL, QLD 4170

Drawing Title  
**Tenancy Plan**

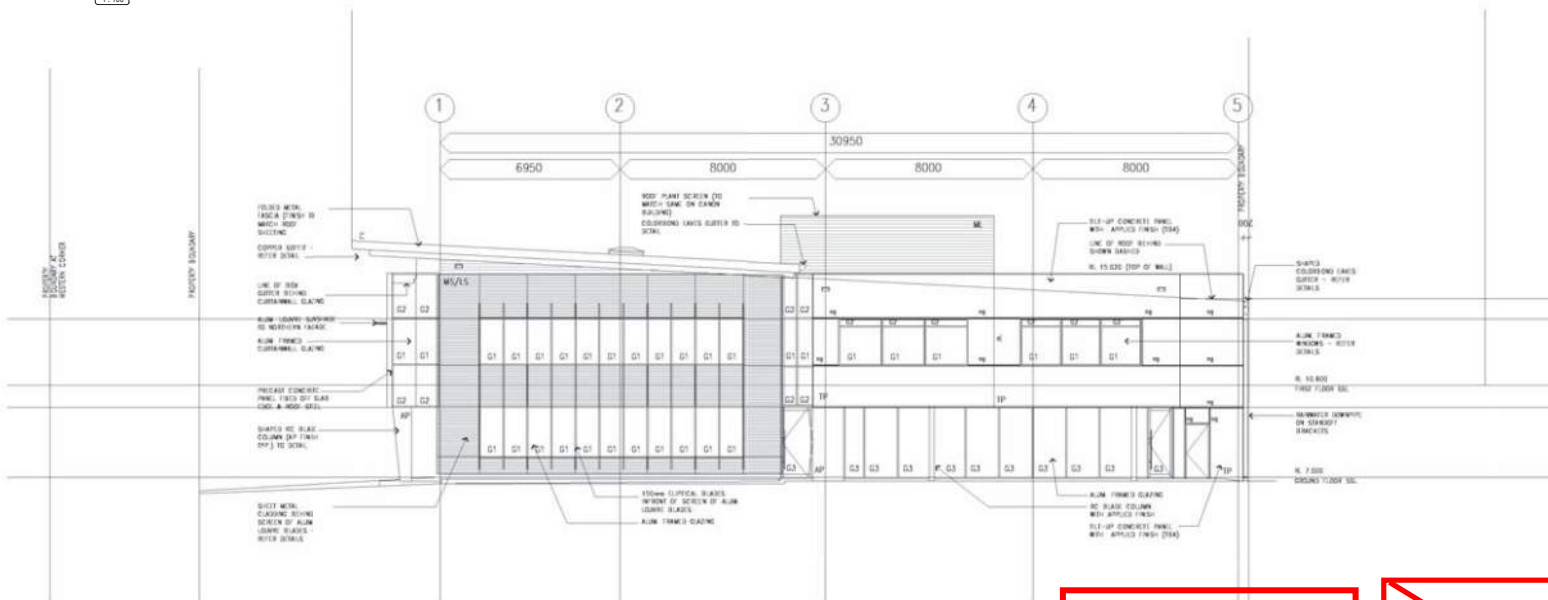
Scale @ A3	Drawn:	Checked:
1:150	BG	MW
Project Number	Drawing Number	Issue
H4015SOU	SD101	D

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2 NORTH ELEVATION  
 1:100



1 EAST ELEVATION  
 1:100

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL  
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 Date Minor change: 31/05/2018

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 01/03/2017  
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EXISTING BUILDING - ALL EXTERNAL BUILDING ELEVATIONS TO REMAIN AS BUILT

PRELIMINARY SKETCH DESIGN

EXISTING ELEVATIONS

drawing no.: DA-A2-100  
 job no.: 16091  
 drawn by:  
 scale: 1:100 @ A1

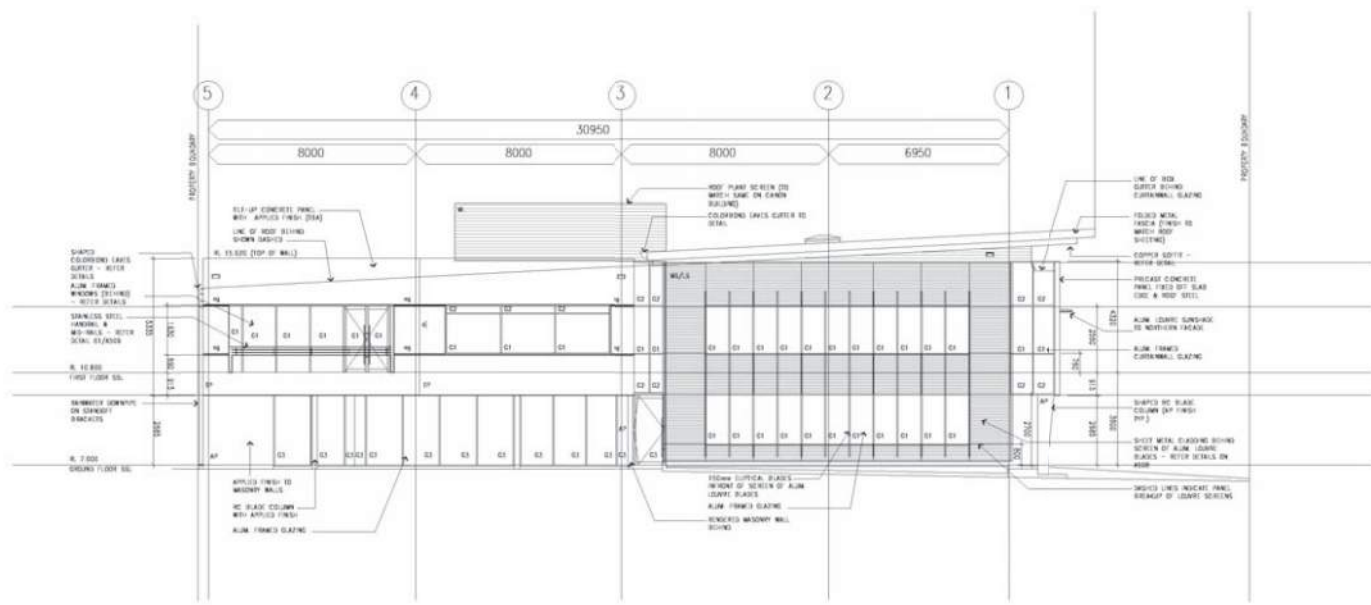


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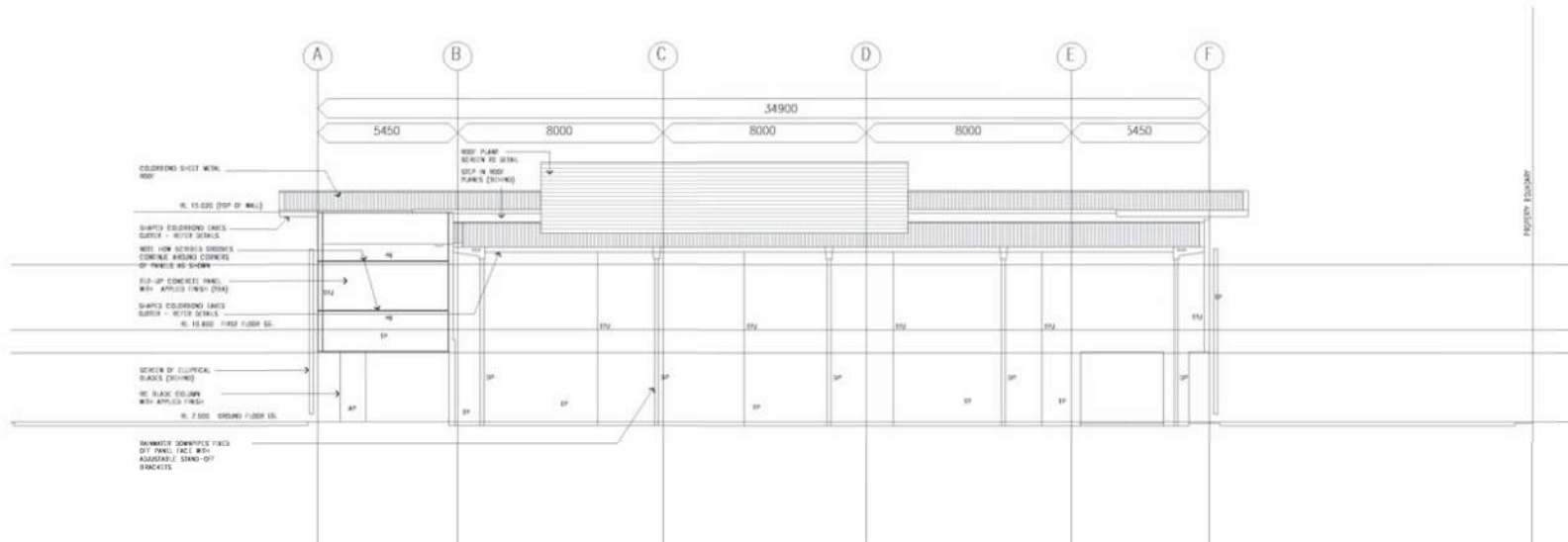
REIQ OFFICE FIT-OUT  
 revision: 3 | ISSUE FOR DA  
 17/02/20

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**2**  
WEST ELEVATION  
1:100



**1**  
SOUTH ELEVATION  
1:100

**LODGED  
13/04/2018  
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**PLANS AND DOCUMENTS  
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Minor change: 4/8/2021

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**PRELIMINARY**  
SKETCH DESIGN  
**EXISTING ELEVATIONS**  
  
drawing no.: DA-A2-101  
job no.: 160091  
drawn by: KS  
scale: 1:100 @ A1



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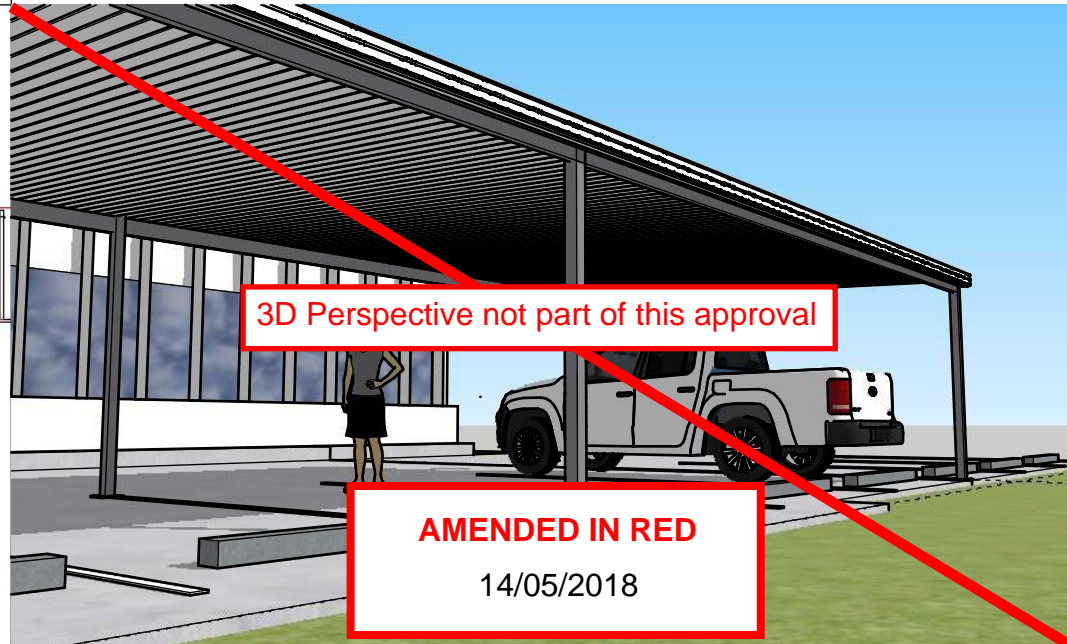
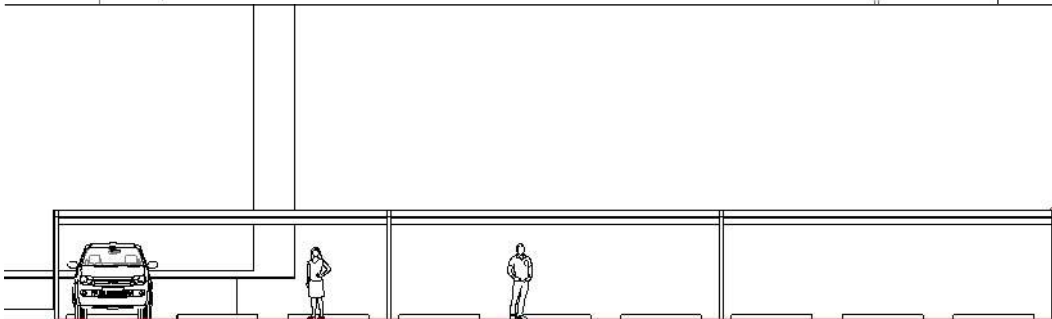
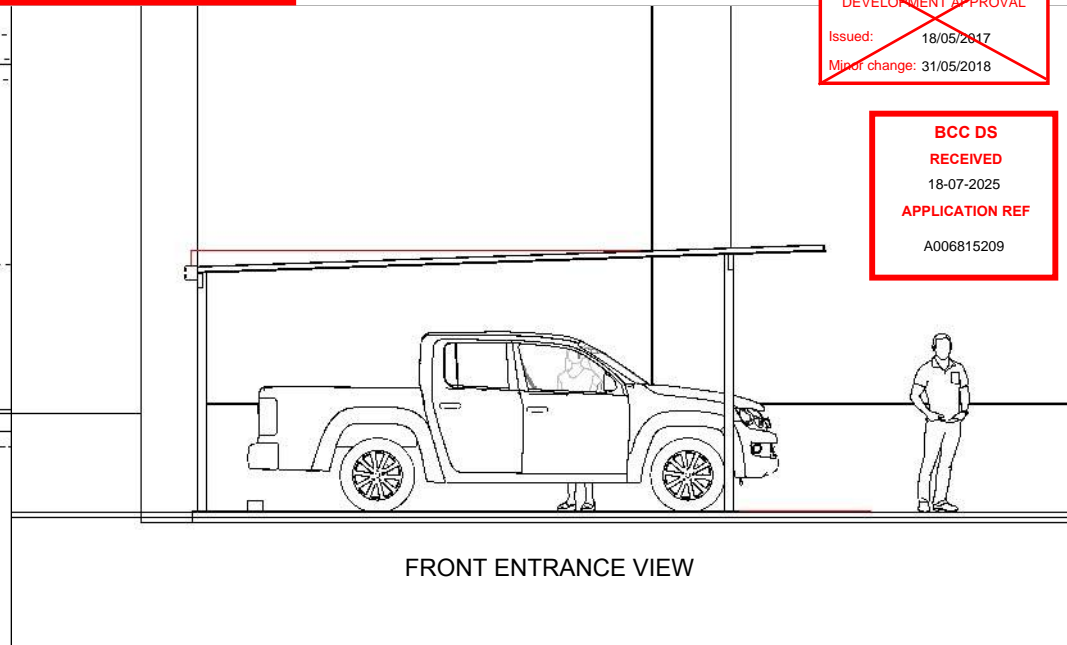
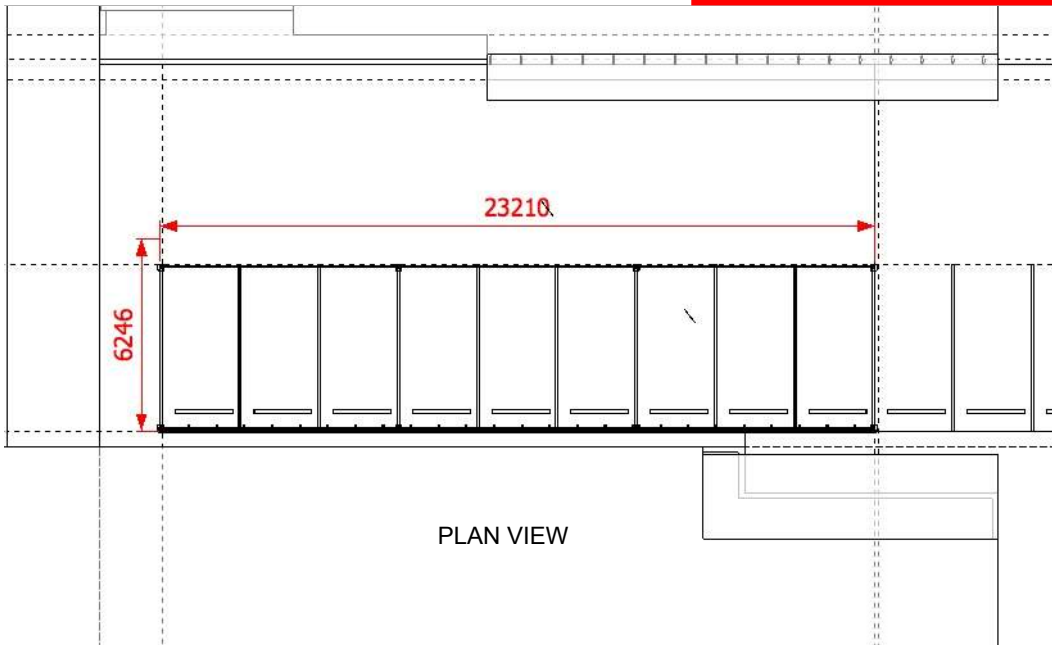
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17/01/20

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**Drawing Title: Car Port Plan and Elevations**

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 Minor change: 4/8/2021

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**DRAWN BY**  
 3DS - PB  
**DESCRIPTION**  
 Sheet Description

**PROJECT NO.**  
 1730701  
**PROJECT**  
 Carport & Fence

**ISSUE**  
 Nov 03, 2017  
**RE-ISSUE**  
 Mar 15, 2018

**CLIENT**  
 ENDEAVOUR BUILDING  
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 Cannon Hill QLD