

Neighbouring Property Consent

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[This includes for any works for: built to boundary walls; any construction (retaining walls) within neighbouring buildings structural zones, boundary fences; temporary rock anchoring, or crane overfall.]

QUARRY STREET

COMMON DRIVE EASEMENT A RP 52050

34.150m 9° 13' 00"

3430 OMP

2327m 21° 13' 10"

2886 OMP

22430m 98° 13' 00"

EXISTING BUILDING
BUP 10426

EXISTING STAIRS TO BE REMOVED

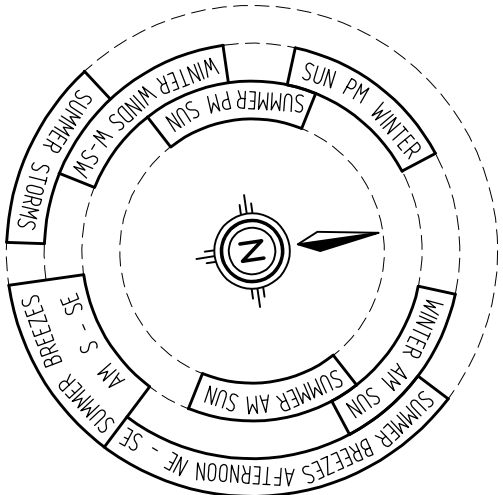
EXISTING ROOF STRUCTURE TO BE REMOVED FOR ROOF DECK/TERRACE

2230 OMP

31310m 188° 05' 00"

1146 OMP

<u>PROPERTY DETAILS</u>	
LOT NUMBER:	1-4
RP/SP NUMBER:	BUP 104206
PARISH:	HAMILTON
COUNTY:	STANLEY
AREA:	835
LOCAL AUTHORITY:	BRISBANE CITY COUNCIL
SITE ZONING:	LMR2
PRECINCT:	TBCD
<u>FLOOD LEVELS</u>	
DEFINED FLOOD LEVEL (Q100)	N/A
50 YEAR	N/A
20 YEAR	N/A



			© COPYRIGHT THIS DRAWING IS THE EXCLUSIVE PROPERTY OF HARRIS DESIGNS & COMMUNICATIONS PTY LTD AND MAY NOT BE LOANED OR COPIED IN WHOLE OR PART WITHOUT WRITTEN CONSENT	PROJECT PROPOSED PROJECT 7 QUARRY STREET HAMILTON	 building designers' association of queensland inc.	CLIENT GARBUTT/YANG			 HARRIS DESIGNS AND COMMUNICATIONS PTY LTD ACN 082 563 273 83 Dover Street WILSON Q 4051 Ph: (07) 3352 6269 Fax: (07) 3356 2994 Mobile: (0408) 752 025 Licenced Under the BSA 815150 Email Address: jon@harrisdesigns.com.au harrisdesigns.com.au	DRAWING TITLE SITE PLAN		
B	07/22	WORKING DRAWINGS				JOB No.	DWG No.	ISSUE				
A	10/20	PRELIMINARY				200903	001	B				
ISSUE	DATE	DESCRIPTION										

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 12/05/2022
Minor change: 16/07/2026

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21/05/2026

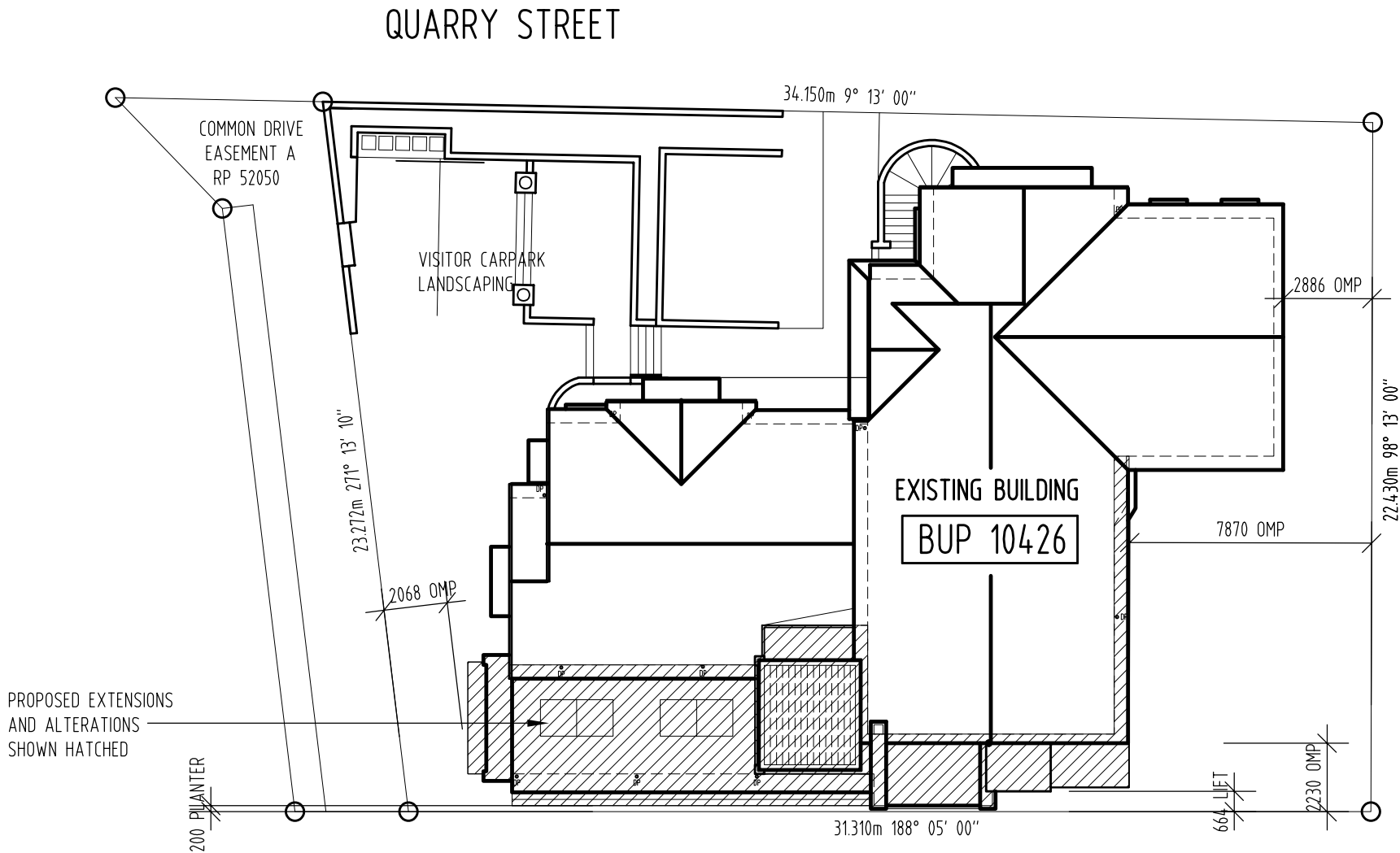
APPLICATION REF
A007027221

Neighbouring Property Consent

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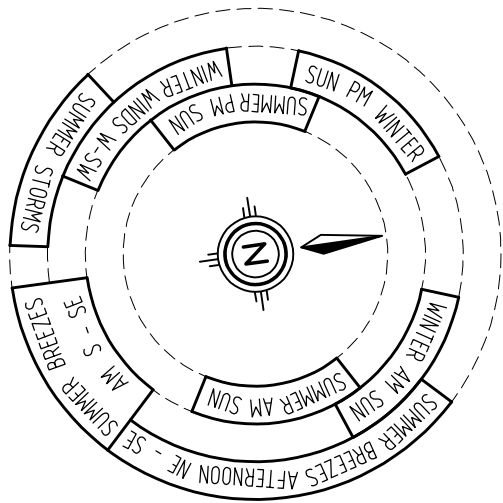
(This includes for any works for: built to boundary walls; any construction (retaining walls) within neighbouring buildings structural zones, boundary fences, temporary rock anchoring, or crane oversail.)

1. SEWERAGE		
1. SEWERAGE PLAN TO BE IN ACCORDANCE WITH COUNCIL PREPARED PLAN		
2. STORMWATER		
A) STORMWATER TO BE DISCHARGED TO COUNCIL APPROVED DISCHARGE POINT B) POSITION OF STORMWATER LINES AS PER COUNCIL REQUIREMENTS C) MAXIMUM ROOF AREA STORMWATER DISCHARGE AS SPECIFIED DOWNPIPE DRAINAGE PIPE/SHAPE		
100x75 DP: 90mmØ DP: 100mmØ DP:	50m SQ. ROOF AREA 50m SQ. ROOF AREA 60m SQ. ROOF AREA	
3. EARTHWORKS		
A) CUT AND FILL INDICATED ON PLANS MAY VARY AT CONSTRUCTION STAGE AND BUILDER IS TO VERIFY AND ADJUST AS REQUIRED B) ANY VARIATION AT CONSTRUCTION STAGE IS TO COMPLY WITH COUNCIL POLICY ON EARTHWORKS/DRAINAGE FOR RESIDENTIAL SITES C) SITE WORKS INDICATED ON THIS PLAN ARE FOR CONSTRUCTION PURPOSES ONLY. IT IS THE CLIENTS RESPONSIBILITY TO CARRY OUT ALL LANDSCAPING		
4. RETAINING WALLS		
A) ALL RETAINING WALLS ARE TO COMPLY WITH COUNCIL POLICY ON RETAINING WALLS AND ENBANKMENTS ON RESIDENTIAL BUILDING SITES B) POSITION OF RETAINING WALLS MAY VARY AND MUST BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT C) ANY VARIATION AT CONSTRUCTION STAGE TO COMPLY WITH COUNCILS POLICY D) RETAINING WALLS BY BUILDER UNLESS OTHERWISE NOTED		
5. CONTOURS AND LEVELS		
A) CONTOURS AND LEVELS SHOWN ON THE PLAN ARE TAKEN FROM LEVELS PREPARED BY STEVE TOOHEY SURVEYS AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THOSE LEVELS		
6. SITE SETOUT		
A) ALL BOUNDARY CLEARANCES SHOWN ARE TO BE VERIFIED BY BUILDER AT SETOUT AND PRIOR TO ANY CONSTRUCTION COMMENCING B) ANY VARIATION TO SETOUT DIMENSIONS MUST REMAIN WITHIN COUNCIL REQUIREMENTS C) IT IS RECOMMENDED AND MAY BE CONDITIONED THAT A LICENCED SURVEYOR SET OUT THE BUILDING		
7. FENCING		
A) ALL FENCING TO BE COMPLETED BY BUILDER UNLESS OTHERWISE NOTED ON THE PLANS OR SPECIFICATIONS B) ALL FENCING NOT TO EXCEED 2000 HIGH ABOVE NATURAL GROUND LEVEL		
8. GENERAL		
A) DO NOT SCALE OF THE PLANS, FIGURED DIMENSIONS TAKE PREFERENCE B) BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON PLANS BEFORE THE COMMENCEMENT OF THE JOB AND NO RESPONSIBILITY IS TAKEN AFTER COMMENCEMENT OF JOB		



PROPOSED SITE PLAN

PROPERTY DETAILS	
LOT NUMBER:	1-4
RP/SP NUMBER:	BUP 104206
PARISH:	HAMILTON
COUNTY:	STANLEY
AREA:	835
LOCAL AUTHORITY:	BRISBANE CITY COUNCIL
SITE ZONING:	LMR2
PRECINCT:	TBCO
FLOOD LEVELS	
DEFINED FLOOD LEVEL (Q100)	N/A
50 YEAR	N/A
20 YEAR	N/A



F	03/26	PLAN AMENDMENTS
E	11/24	PLAN AMENDMENTS
D	04/23	FIRE COMPLIANCE AMENDMENTS
C	07/22	WORKING DRAWINGS
B	02/22	PLANNING AMENDMENTS
A	10/20	PRELIMINARY
ISSUE	DATE	DESCRIPTION

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PROJECT

PROPOSED PROJECT

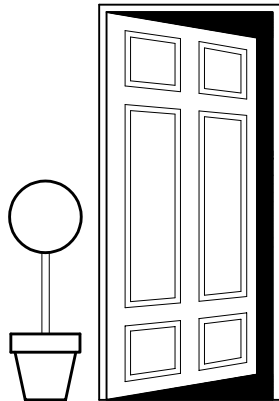
7 QUARRY STREET
HAMILTON



CLIENT

GARBUTT/YANG

DRAWN	SCALE	DATE
JH	1:200	10/20



HARRIS

DESIGNS AND COMMUNICATIONS PTY LTD

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harrisdesigns.com.au

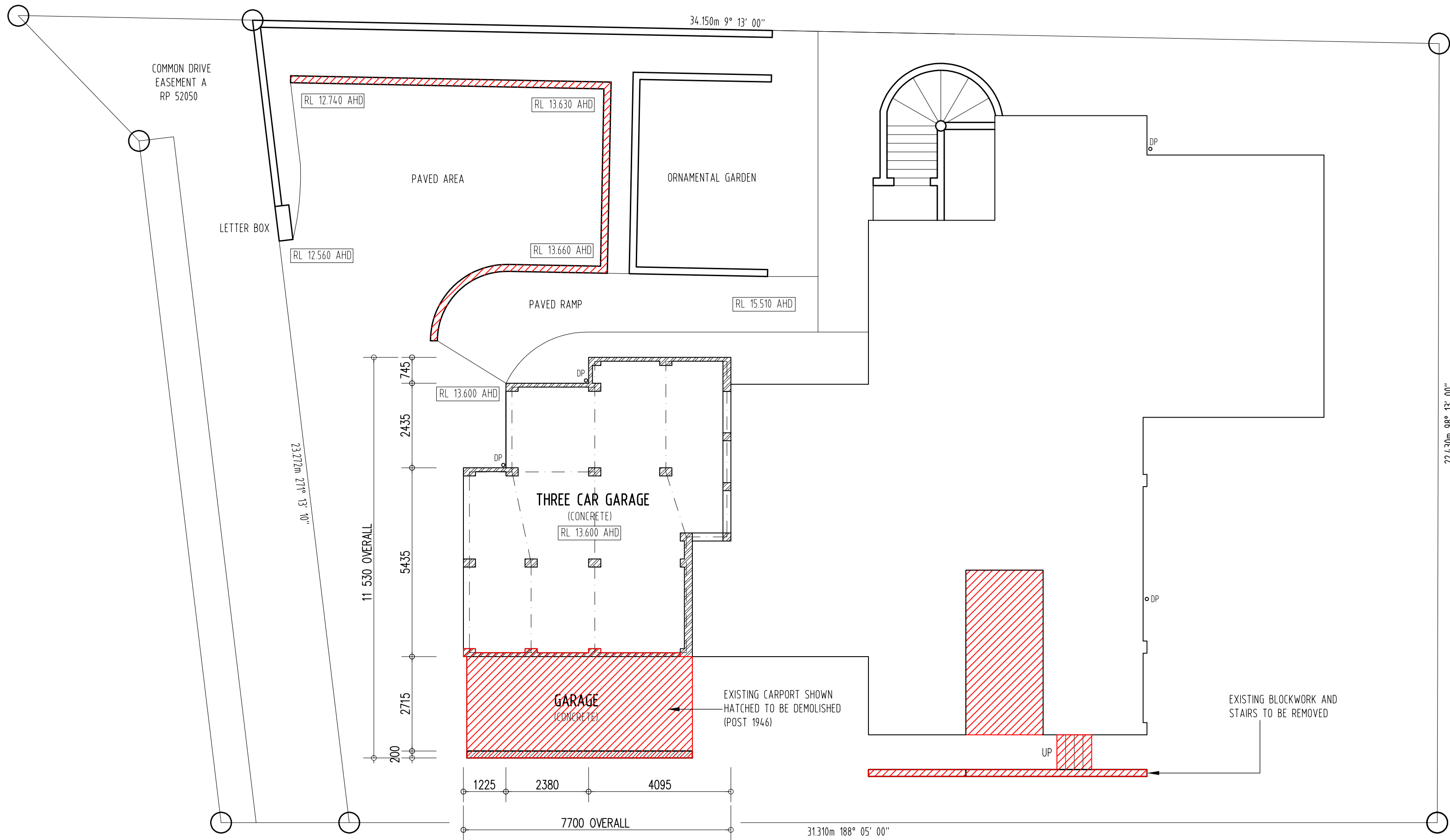
DRAWING TITLE		
SITE PLAN		
JOB No. 200903	DWG No. 002	ISSUE F

DRAWINGS 1:200 AT A2

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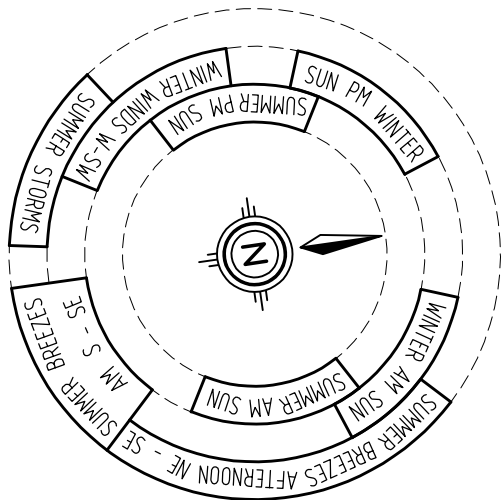
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
Issued: 12/05/2022
Minor change: 16/07/2026

BCC DS RECEIVED
21/05/2026
APPLICATION REF
A007027221



LEGEND:	
DN	STEP DOWN
REF	REFRIGERATOR
FRZ	FREEZOR
PWD	POWDER ROOM
BC	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
WO	WALL OVEN TOWER
DP	DOWN PIPE
LS	LAUNDRY SHUTE
+	SELECTED TAP FITTING
tap	EXT. 12mm HOSE COCK
B.BAR	BREAKFAST BAR
+FW	FLOOR WASTE
HW	HOT WATER SYSTEM
SA	IONISATION SMOKE ALARM

FLOOR AREAS:	
GARAGE FLOOR AREA	75.89
LEVEL ONE FLOOR AREA	165.69
WALL PERIMETER	79.99
DECK FLOOR AREA	33.20
STORE FLOOR AREA	87.42
LEVEL TWO FLOOR AREA	252.77
WALL PERIMETER	96.30
LEVEL THREE FLOOR AREA	177.45
WALL PERIMETER	61.78
TOTAL AREA	792.42
TOTAL BUILDING AREA	283.07
TOTAL LAND AREA	835.00
SITE COVER	33.90 %



EXISTING INTERNAL FINISHES:	
INTERNAL WALLS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
CEILING:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
FLOOR BOARDS:	140mm TOUNGE AND GROOVE
CORNICE:	DECORATIVE AS SELECTED
SKIRTING:	90mm LAMBS TOUNGE
ARCHITRAVE:	90mm LAMBS TOUNGE
CEILING (TERRACE):	NOT APPLICABLE

EXISTING SUB FLOOR PLAN
LEVEL ZERO / GARAGE

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

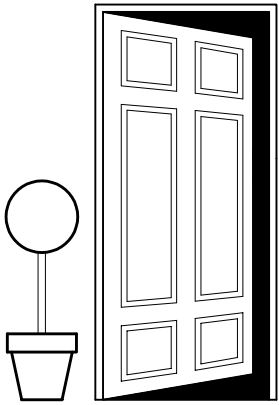
ISSUE	DATE	DESCRIPTION
C	07/23	PLAN AMENDMENTS
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PROJECT
PROPOSED PROJECT
7 QUARRY STREET
HAMILTON



CLIENT		
GARBUTT/YANG		
DRAWN	SCALE	DATE
JH	1:100	10/20



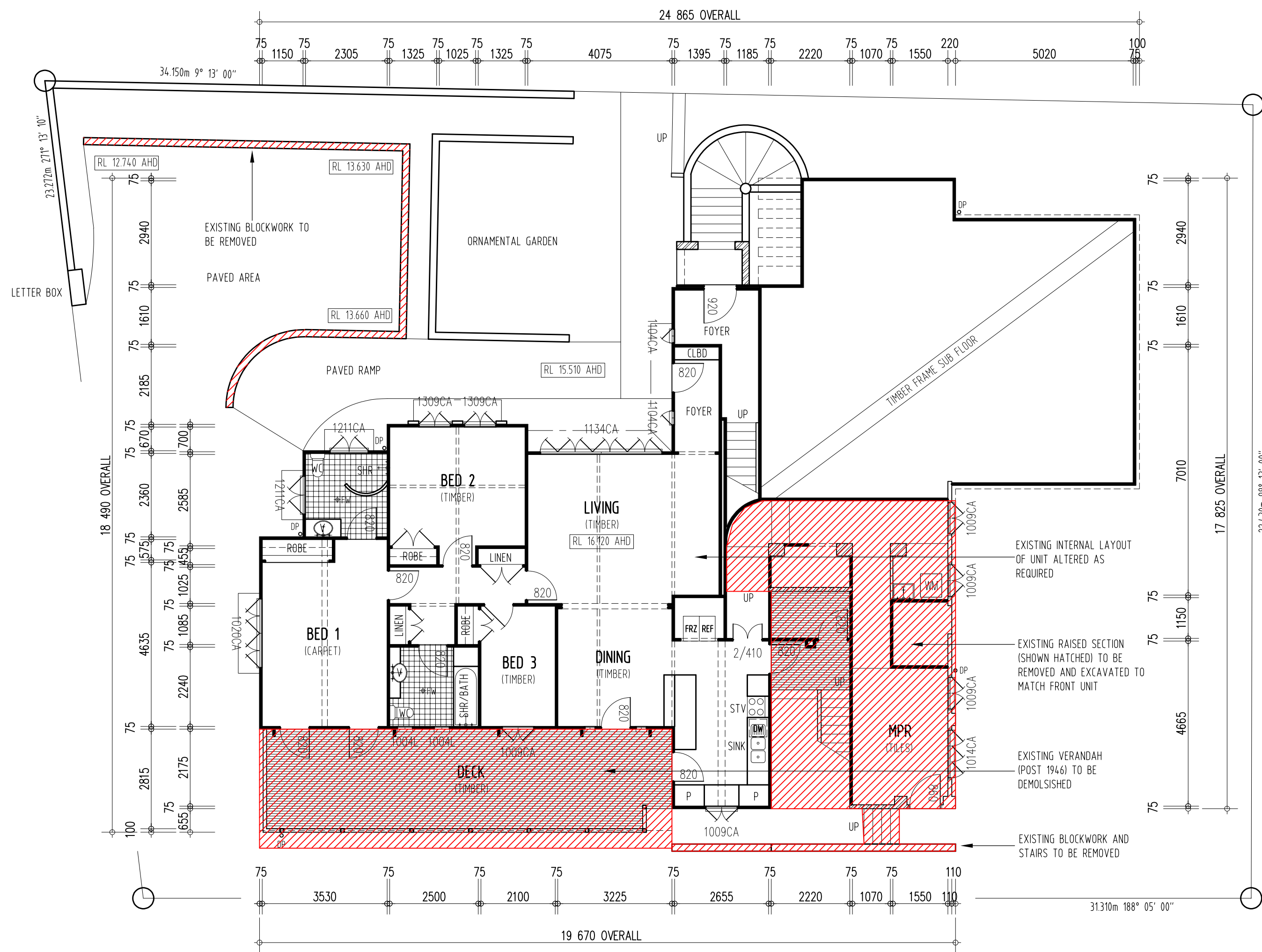
HARRIS
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harrisdesigns.com.au

DRAWING TITLE		
FLOOR PLAN		
JOB No.	DWG No.	ISSUE
200903	003	C

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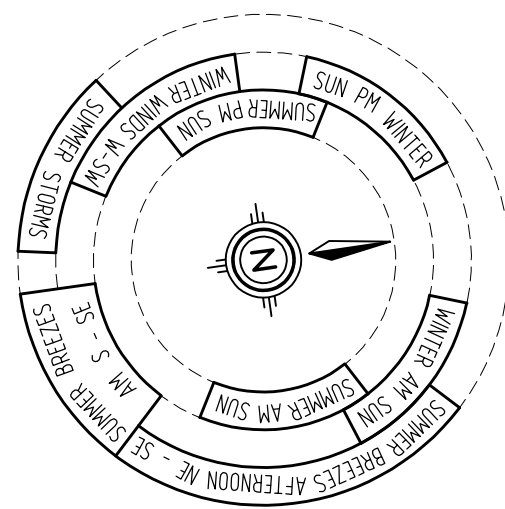
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APPLICATION REF
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LEGEND:	
DN	STEP DOWN
REF	REFRIGERATOR
FRZ	FREEZER
PWD	POWDER ROOM
BC	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
WO	WALL OVEN TOWER
DP	DOWN PIPE
LS	LAUNDRY SHUTE
+	SELECTED TAP FITTING
tap	EXT. 12mm HOSE COCK
B.BAR	BREAKFAST BAR
FW	FLOOR WASTE
HW	HOT WATER SYSTEM
SA	IONISATION SMOKE ALARM

FLOOR AREAS:	
GARAGE FLOOR AREA	75.89
LEVEL ONE FLOOR AREA	165.69
WALL PERIMETER	79.99
DECK FLOOR AREA	33.20
STORE FLOOR AREA	87.42
LEVEL TWO FLOOR AREA	252.77
WALL PERIMETER	96.30
LEVEL THREE FLOOR AREA	177.45
WALL PERIMETER	61.78
TOTAL AREA	792.42
TOTAL BUILDING AREA	283.07
TOTAL LAND AREA	835.00
SITE COVER	33.90%



EXISTING LOWER FLOOR PLAN
LEVEL ONE / UNIT ONE

EXISTING INTERNAL FINISHES:	
INTERNAL WALLS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
CEILINGS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
FLOOR BOARDS:	140mm TOUNGE AND GROOVE
CORNICE:	DECORATIVE AS SELECTED
SKIRTING:	90mm LAMBS TOUNGE
ARCHITRAVE:	90mm LAMBS TOUNGE
CEILINGS (TERRACE):	NOT APPLICABLE

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

DRAWINGS 1:100 AT A2

ISSUE	DATE	DESCRIPTION
B	07/22	WORKING DRAWINGS
A	10/20	PRELIMINARY

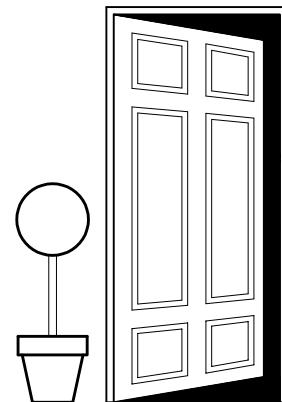
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PROJECT
PROPOSED PROJECT
7 QUARRY STREET
HAMILTON



CLIENT
GARBUTT/YANG

DRAWN	SCALE	DATE
JH	1:100	10/20



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DRAWING TITLE
FLOOR PLAN

JOB No.	DWG No.	ISSUE
200903	004	B

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PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

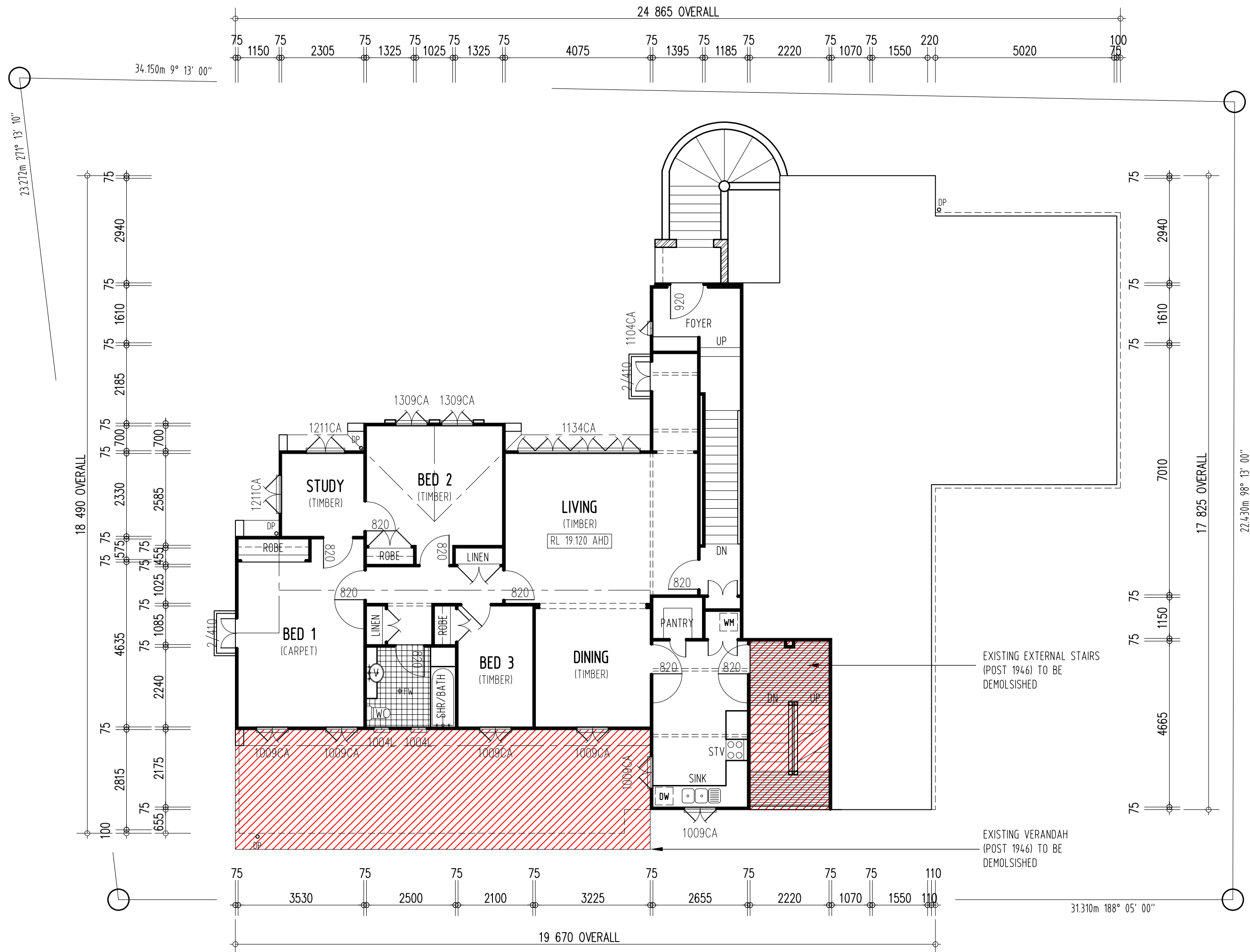
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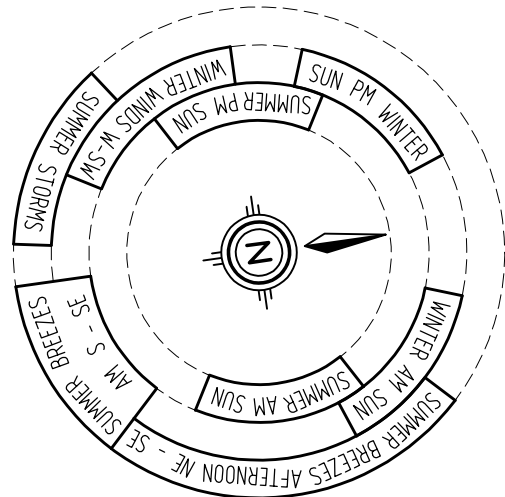
21/05/2026

APPLICATION REF A007027221



LEGEND:	
DN	STEP DOWN
REF	REFRIGERATOR
FRZ	FREEZER
PWD	POWDER ROOM
BC	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
WO	WALL OVEN TOWER
DP	DOWN PIPE
LS	LAUNDRY SHUTE
+	SELECTED TAP FITTING
top	EXT. 12mm HOSE COCK
BBAR	BREAKFAST BAR
FW	FLOOR WASTE
HS	HOT WATER SYSTEM
SD	IONISATION SMOKE ALARM

FLOOR AREAS:	
GARAGE FLOOR AREA	75.89
LEVEL ONE FLOOR AREA	165.69
WALL PERIMTER	79.99
DECK FLOOR AREA	33.20
STORE FLOOR AREA	87.42
LEVEL TWO FLOOR AREA	252.77
WALL PERIMTER	96.30
LEVEL THREE FLOOR AREA	177.45
WALL PERIMTER	61.78
TOTAL AREA	792.42
TOTAL BUILDING AREA	283.07
TOTAL LAND AREA	835.00
SITE COVER	33.90 %



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CORNICE:	DECORATIVE AS SELECTED
SKIRTING:	90mm LAMBS TONGUE
ARCHITRAVE:	90mm LAMBS TONGUE
CEILINGS (TERRACE):	NOT APPLICABLE

EXISTING MID FLOOR PLAN

LEVEL TWO / UNIT TWO

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

DRAWINGS 1:100 AT A2

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PROJECT

PROPOSED PROJECT

7 QUARRY STREET

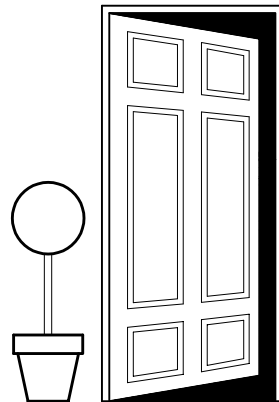
HAMILTON

building designers' association of queensland inc.

CLIENT

GARBUTT/YANG

DRAWN	SCALE	DATE
JH	1:100	10/20



HARRIS

DESIGNS AND COMMUNICATIONS PTY LTD

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Mobile: (0408) 752 025

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Email Address: jon@harrisdesigns.com.au

harrisdesigns.com.au

DRAWING TITLE		
FLOOR PLAN		
JOB No.	DWG No.	ISSUE
200903	005	B

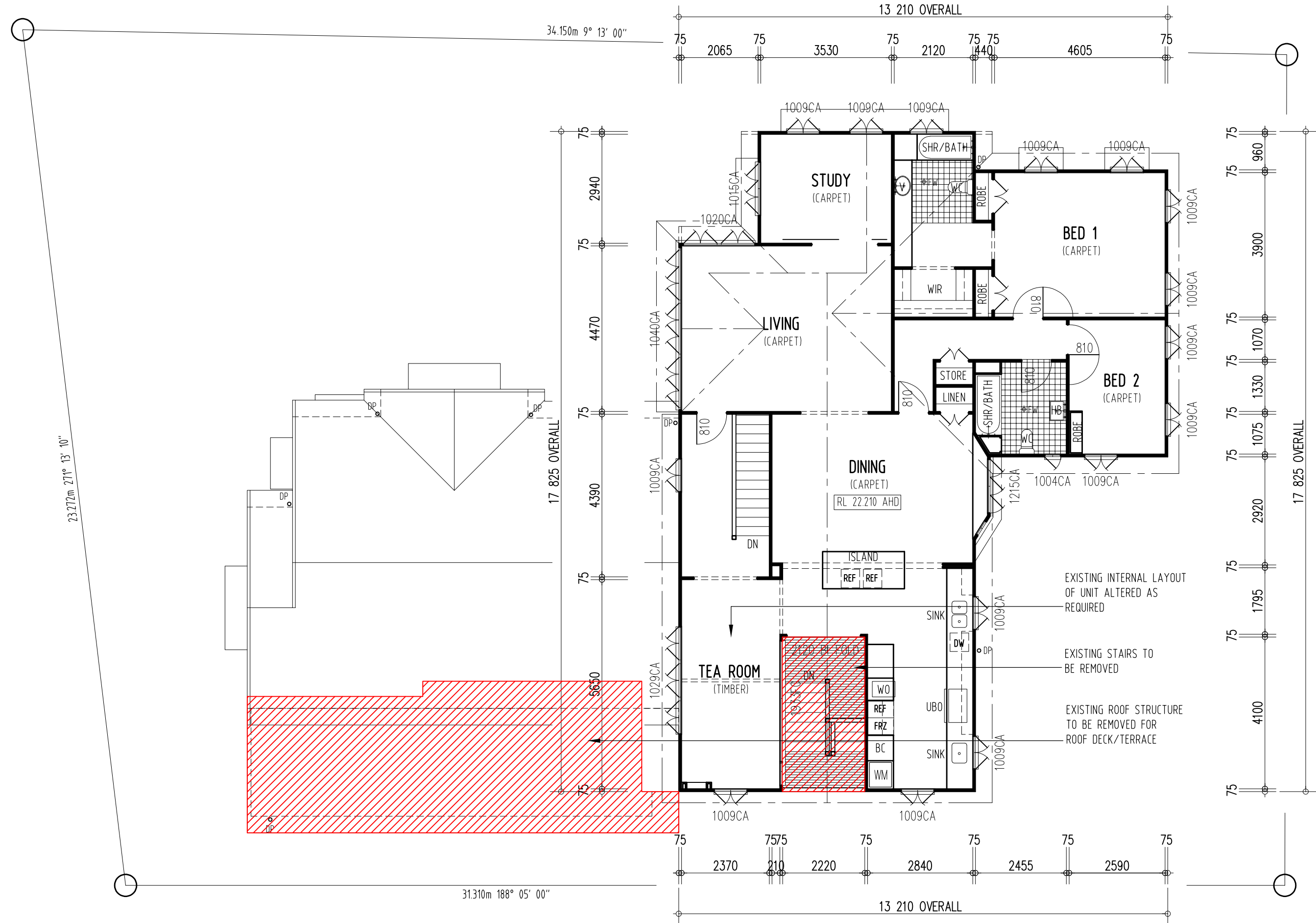
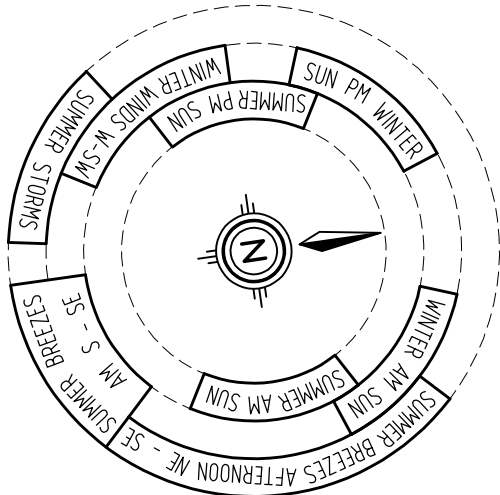
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LS	LAUNDRY SHUTE
+	SELECTED TAP FITTING
tap	EXT. 12mm HOSE COCK
B.BAR	BREAKFAST BAR
+FW	FLOOR WASTE
HW	HOT WATER SYSTEM
SA	IONISATION SMOKE ALARM

FLOOR AREAS:	
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LEVEL ONE FLOOR AREA	165.69
WALL PERIMTER	79.99
DECK FLOOR AREA	33.20
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WALL PERIMTER	96.30
LEVEL THREE FLOOR AREA	177.45
WALL PERIMTER	61.78
TOTAL AREA	792.42
TOTAL BUILDING AREA	283.07
TOTAL LAND AREA	835.00
SITE COVER	33.90 %



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CORNICE:	DECORATIVE AS SELECTED
SKIRTING:	90mm LAMBS TOUNGE
ARCHITRAVE:	90mm LAMBS TOUNGE
CEILINGS (TERRACE):	NOT APPLICABLE

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

EXISTING UPPER FLOOR PLAN

LEVEL THREE / UNIT FOUR

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

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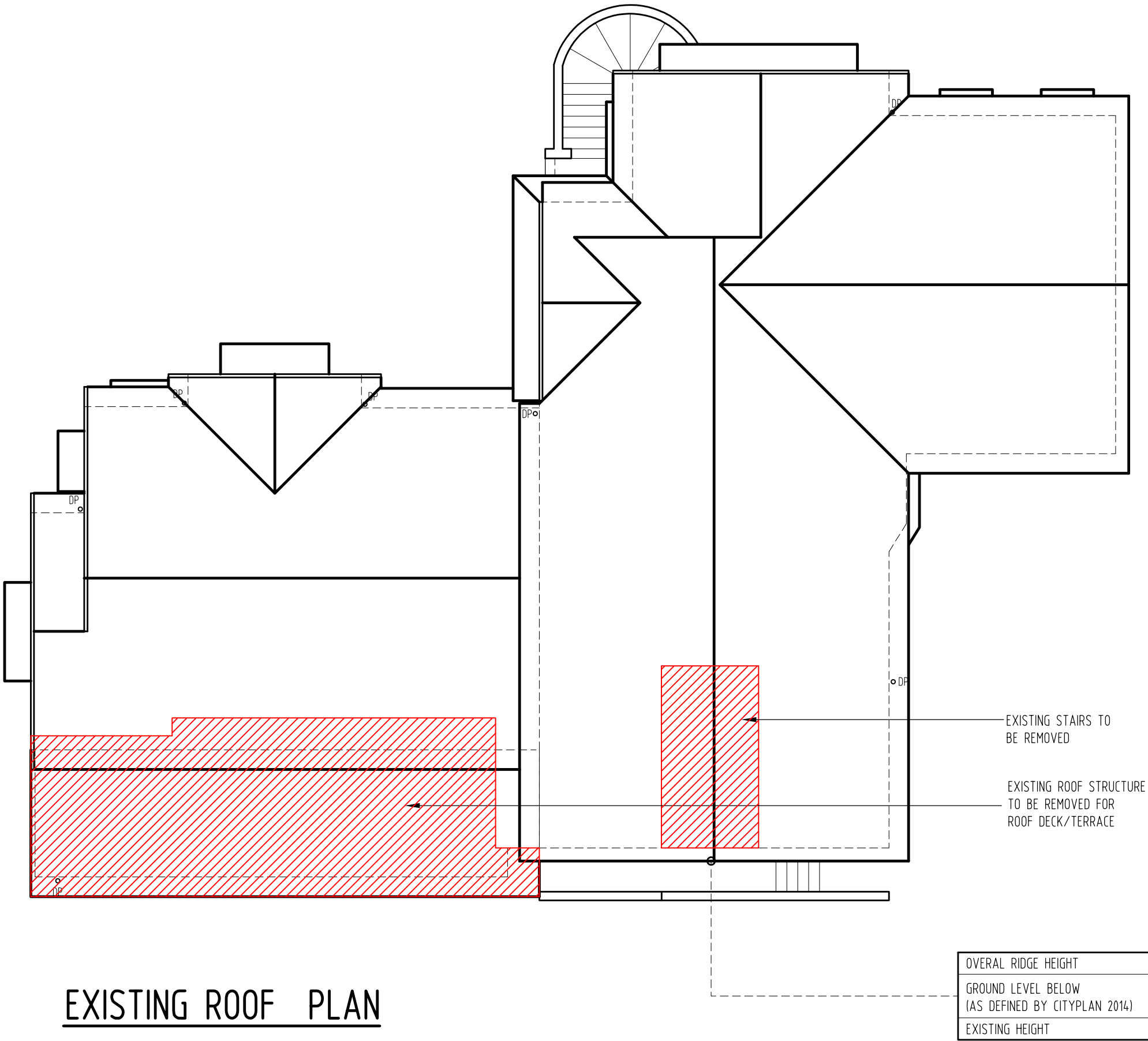
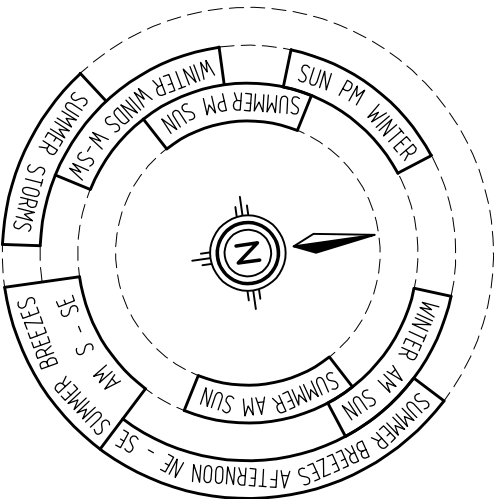
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WO	WALL OVEN TOWER
DP	DOWN PIPE
LS	LAUNDRY SHUTE
+	SELECTED TAP FITTING
trap	EXT. 12mm HOSE COCK
B BAR	BREAKFAST BAR
FW	FLOOR WASTE
HS	HOT WATER SYSTEM
SD	IONISATION SMOKE ALARM

FLOOR AREAS:	
GARAGE FLOOR AREA	75.89
LEVEL ONE FLOOR AREA	165.69
WALL PERIMTER	79.99
DECK FLOOR AREA	33.20
STORE FLOOR AREA	87.42
LEVEL TWO FLOOR AREA	252.77
WALL PERIMTER	96.30
LEVEL THREE FLOOR AREA	177.45
WALL PERIMTER	617.8
TOTAL AREA	792.42
TOTAL BUILDING AREA	283.07
TOTAL LAND AREA	835.00
SITE COVER	33.90 %



EXISTING ROOF PLAN

EXISTING INTERNAL FINISHES:	
INTERNAL WALLS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
CEILINGS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
FLOOR BOARDS:	140mm TOUNGE AND GROOVE
CORNICE:	DECORATIVE AS SELECTED
SKIRTING:	90mm LAMBS TOUNGE
ARCHITRAVE:	90mm LAMBS TOUNGE
CEILINGS (TERRACE):	NOT APPLICABLE

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A	10/20	PRELIMINARY
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PROJECT

PROPOSED PROJECT

7 QUARRY STREET
HAMILTON

CLIENT

GARBUTT/YANG

DRAWN	SCALE	DATE
JH	1:100	10/20

HARRIS

DESIGNS AND COMMUNICATIONS PTY LTD

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DRAWING TITLE

ROOF PLAN

JOB No.	DWG No.	ISSUE
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DEVELOPMENT APPROVAL

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21/05/2026

APPLICATION REF
A007027221

Neighbouring Property Consent

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(This includes for any works for: built to boundary walls; any construction (retaining walls) within neighbouring buildings structural zones, boundary fences, temporary rock anchoring, or crane oversail.)



EXISTING SOUTH ELEVATION

DRAWINGS 1:100 AT A2

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B	07/22	WORKING DRAWINGS				DRAWN	SCALE	DATE		JOB No.	DWG No.	ISSUE
A	3/21	PRELIMINARY				JH	1:100	3/21		200903	008	B
ISSUE	DATE	DESCRIPTION										

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 12/05/2022
Minor change: 16/07/2026

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APPLICATION REF
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EXISTING WEST ELEVATION

DRAWINGS 1:100 AT A2

B	07/22	WORKING DRAWINGS
A	3/21	PRELIMINARY
ISSUE	DATE	DESCRIPTION

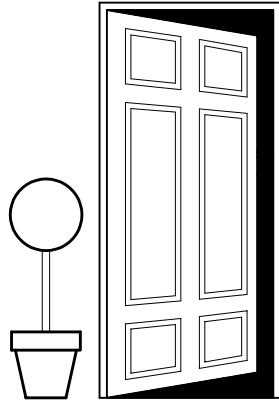
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WRITTEN CONSENT

PROJECT
PROPOSED PROJECT
7 QUARRY STREET
HAMILTON



CLIENT
GARBUTT/YANG

DRAWN	SCALE	DATE
JH	1:100	3/21



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DRAWING TITLE
ELEVATION

JOB No.	DWG No.	ISSUE
200903	009	B

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 12/05/2022
Minor change: 16/07/2026

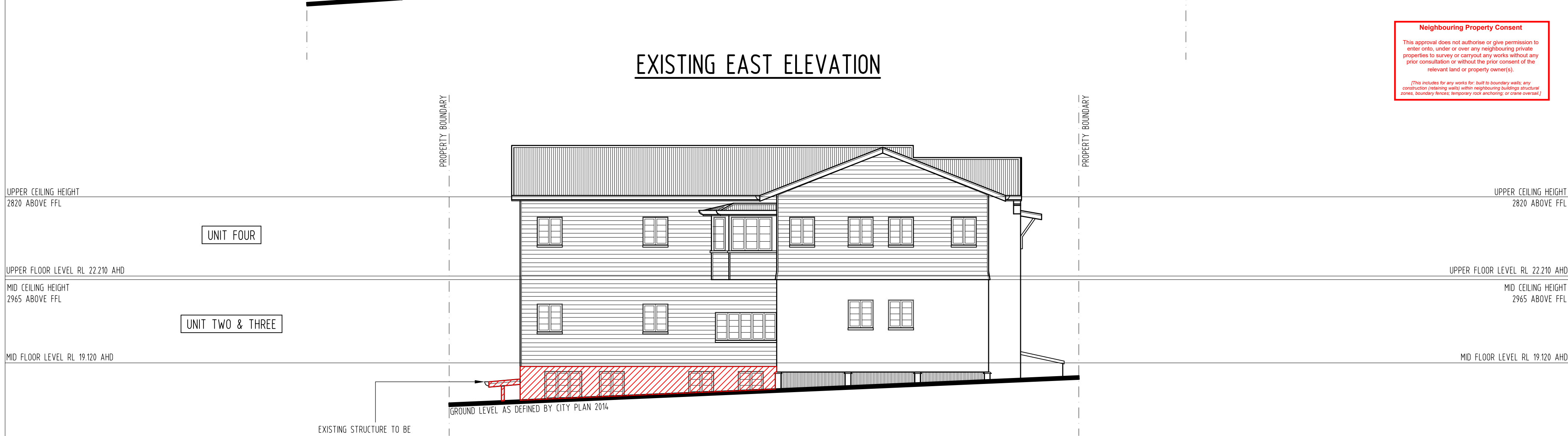
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APPLICATION REF
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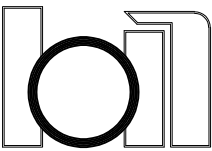
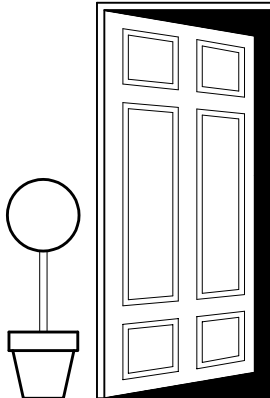


EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION

DRAWINGS 1:100 AT A2

			© COPYRIGHT THIS DRAWING IS THE EXCLUSIVE PROPERTY OF HARRIS DESIGNS & COMMUNICATIONS PTY LTD AND MAY NOT BE LOANED OR COPIED IN WHOLE OR PART WITHOUT WRITTEN CONSENT	PROJECT PROPOSED PROJECT 7 QUARRY STREET HAMILTON	 building designers' association of queensland inc.	CLIENT GARBUTT/YANG <table><tr><td>DRAWN</td><td>SCALE</td><td>DATE</td></tr><tr><td>JH</td><td>1:100</td><td>3/21</td></tr></table>			DRAWN	SCALE	DATE	JH	1:100	3/21	 HARRIS DESIGNS AND COMMUNICATIONS PTY LTD ACN 082 563 273 83 Dover Street WILSTON Q 4051 Ph: (07) 3352 6289 Fax: (07) 3356 2994 Mobile: (0408) 752 025 Licenced Under the BSA: 81550 Email Address: jon@harrisdesigns.com.au harrisdesigns.com.au	DRAWING TITLE ELEVATIONS <table><tr><td>JOB No.</td><td>DWG No.</td><td>ISSUE</td></tr><tr><td>200903</td><td>010</td><td>B</td></tr></table>			JOB No.	DWG No.	ISSUE	200903	010	B
DRAWN	SCALE	DATE																						
JH	1:100	3/21																						
JOB No.	DWG No.	ISSUE																						
200903	010	B																						
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PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Issued: 12/05/2022

Minor change: 16/07/2026

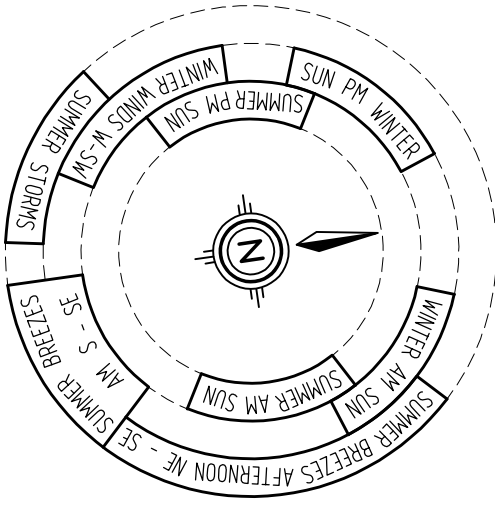
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21/05/2026

APPLICATION REF A007027221

LEGEND:	
DN	STEP DOWN
REF	REFRIGERATOR
FRZ	FREEZER
PWD	POWDER ROOM
BC	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
WO	WALL OVEN TOWER
DP	DOWN PIPE
LS	LAUNDRY SHUTE
+	SELECTED TAP FITTING
tap	EXT. 12mm HOSE COCK
B BAR	BREAKFAST BAR
FW	FLOOR WASTE
HW	HOT WATER SYSTEM
SD	IONISATION SMOKE ALARM

FLOOR AREAS:	
GARAGE/LOBBY AREA	126.77
LEVEL ONE FLOOR AREA	222.84
WALL PERIMETER	79.83
DECK FLOOR AREA	44.45
COMMON TERRACE AREA	7.02
LEVEL TWO FLOOR AREA	132.05
WALL PERIMETER	61.47
TERRACE FLOOR AREA	13.25
COMMON TERRACE AREA	17.90
LEVEL THREE FLOOR AREA	182.50
WALL PERIMETER	65.51
ROOF TERRACE AREA	21.31
TOTAL AREA	768.09
TOTAL BUILDING AREA	361.39
TOTAL LAND AREA	835.00
SITE COVER	43.28%



EXISTING INTERNAL FINISHES:		
INTERNAL WALLS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS	
CEILINGS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS	
FLOOR BOARDS:	14.0mm TOUNGE AND GROOVE	
CORNICE:	DECORATIVE AS SELECTED	
SKIRTING:	90mm LAMBS TOUNGE	
ARCHITRAVE:	90mm LAMBS TOUNGE	
CEILINGS (TERRACE):	NOT APPLICABLE	

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

PROPOSED SUB FLOOR PLAN

ISSUE	DATE	DESCRIPTION
F	03/26	PLAN AMENDMENTS
E	11/24	PLAN AMENDMENTS
D	07/23	PLAN AMENDMENTS
C	04/23	FIRE COMPLIANCE AMENDMENTS
B	07/22	WORKING DRAWINGS
A	10/20	PRELIMINARY

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PROJECT

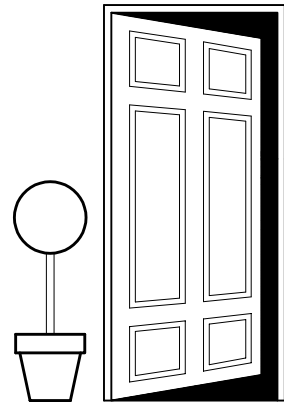
PROPOSED PROJECT
7 QUARRY STREET
HAMILTON



CLIENT

GARBUTT/YANG

DRAWN	SCALE	DATE
JH	1:100	10/20



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Email Address: jon@harrisdesigns.com.au
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DRAWING TITLE

FLOOR PLAN

JOB No.	DWG No.	ISSUE
200903	011	F

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PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

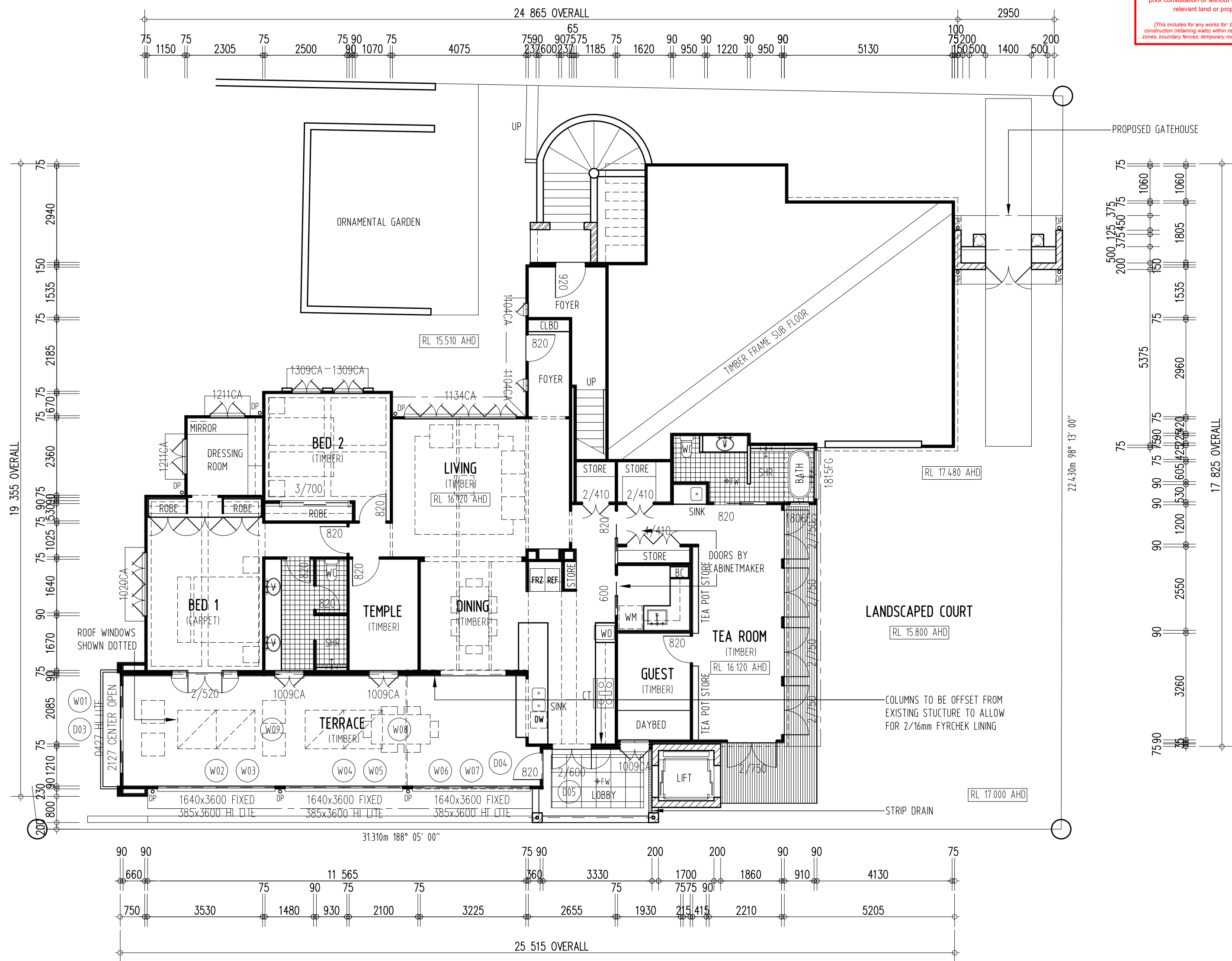
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APPLICATION REF A007027221



PROPOSED LOWER FLOOR PLAN

UNIT ONE

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

DRAWINGS 1:100 AT A2

G	03/26	PLAN AMENDMENTS
F	11/24	PLAN AMENDMENTS
E	05/24	PLAN AMENDMENTS
D	07/23	PLAN AMENDMENTS
C	04/23	FIRE COMPLIANCE AMENDMENTS
B	07/22	WORKING DRAWINGS
A	10/20	PRELIMINARY
ISSUE	DATE	DESCRIPTION

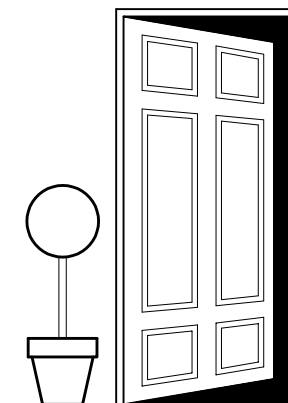
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PROJECT
PROPOSED PROJECT
7 QUARRY STREET
HAMILTON



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DRAWN	SCALE	DATE
JH	1:100	10/20



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DRAWING TITLE
FLOOR PLAN

JOB No.	DWG No.	ISSUE
200903	012	G

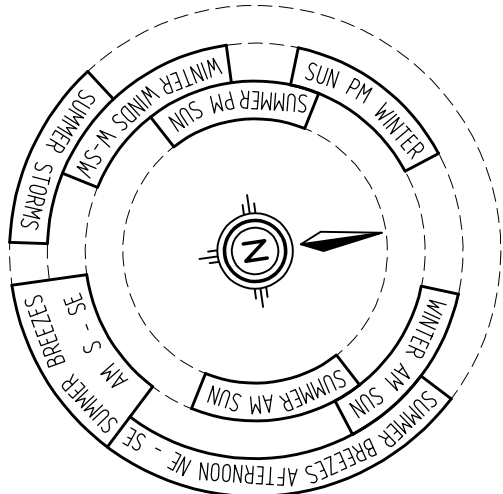
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PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
Issued: 12/05/2022
Minor change: 16/07/2026

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21/05/2026
APPLICATION REF
A007027221

LEGEND:	
DN	STEP DOWN
REF	REFRIGERATOR
FRZ	FREEZOR
PWD	POWDER ROOM
BC	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
WO	WALL OVEN TOWER
DP	DOWN PIPE
LS	LAUNDRY SHUTE
+	SELECTED TAP FITTING
top	EXT. 12mm HOSE COCK
B.BAR	BREAKFAST BAR
FW	FLOOR WASTE
HS	HOT WATER SYSTEM
SO	IONISATION SMOKE ALARM

FLOOR AREAS:	
GARAGE/LOBBY AREA	126.77
LEVEL ONE FLOOR AREA	222.84
WALL PERIMETER	79.83
DECK FLOOR AREA	4.45
COMMON TERRACE AREA	7.02
LEVEL TWO FLOOR AREA	132.05
WALL PERIMETER	61.47
TERRACE FLOOR AREA	13.25
COMMON TERRACE AREA	17.90
LEVEL THREE FLOOR AREA	182.50
WALL PERIMETER	65.51
ROOF TERRACE AREA	21.31
TOTAL AREA	768.09
TOTAL BUILDING AREA	361.39
TOTAL LAND AREA	835.00
SITE COVER	43.28%



PROPOSED MID FLOOR PLAN
LEVEL TWO / UNIT TWO

EXISTING INTERNAL FINISHES:

INTERNAL WALLS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
CEILINGS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
FLOOR BOARDS:	140mm TONGUE AND GROOVE
CORNICE:	DECORATIVE AS SELECTED
SKIRTING:	90mm LAMBS TOUNGE
ARCHITRAVE:	90mm LAMBS TOUNGE
CEILINGS (TERRACE):	NOT APPLICABLE

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

H	03/26	PLAN AMENDMENTS
G	11/24	PLAN AMENDMENTS
F	08/24	PLAN AMENDMENTS
E	05/24	PLAN AMENDMENTS
D	07/23	PLAN AMENDMENTS
C	04/23	FIRE COMPLIANCE AMENDMENTS
B	07/22	WORKING DRAWINGS
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PROJECT

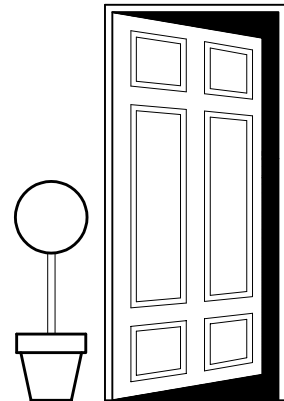
PROPOSED PROJECT
7 QUARRY STREET
HAMILTON



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DRAWN	SCALE	DATE
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DRAWING TITLE

FLOOR PLAN

JOB No.	DWG No.	ISSUE
200903	013	H

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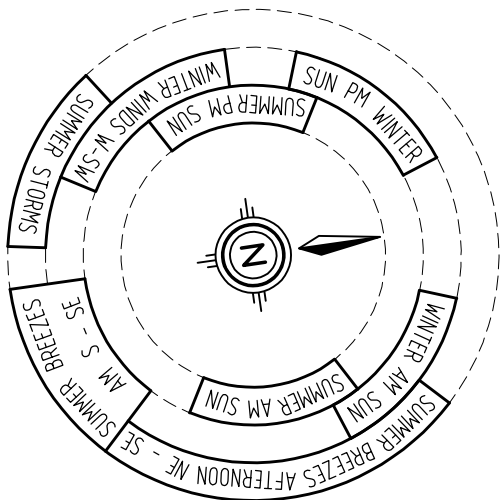
APPLICATION REF A007027221

AMENDED IN RED

16/07/2026

LEGEND:	
DN	STEP DOWN
REF	REFRIGERATOR
FRZ	FREEZOR
PWD	POWDER ROOM
BC	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
WO	WALL OVEN TOWER
DP	DOWN PIPE
LS	LAUNDRY SHUTE
+	SELECTED TAP FITTING
tap	EXT. 12mm HOSE COCK
B.BAR	BREAKFAST BAR
FW	FLOOR WASTE
HW	HOT WATER SYSTEM
SD	IONISATION SMOKE ALARM

FLOOR AREAS:	
GARAGE/LOBBY AREA	126.77
LEVEL ONE FLOOR AREA	222.84
WALL PERIMETER	79.83
DECK FLOOR AREA	44.45
COMMON TERRACE AREA	7.02
LEVEL TWO FLOOR AREA	132.05
WALL PERIMETER	61.47
TERRACE FLOOR AREA	13.25
COMMON TERRACE AREA	17.90
LEVEL THREE FLOOR AREA	182.50
WALL PERIMETER	65.51
ROOF TERRACE AREA	21.31
TOTAL AREA	768.09
TOTAL BUILDING AREA	361.39
TOTAL LAND AREA	835.00
SITE COVER	43.28%



Roofed deck area not to be operable - to remain open and unenclosed at all times to ensure it does not constitute a storey

PROPOSED UPPER FLOOR PLAN

LEVEL THREE / UNIT FOUR

EXISTING INTERNAL FINISHES:

INTERNAL WALLS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
CEILINGS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS
FLOOR BOARDS:	140mm TOUNGE AND GROOVE
CORNICE:	DECORATIVE AS SELECTED
SKIRTING:	90mm LAMBS TOUNGE
ARCHITRAVE:	90mm LAMBS TOUNGE
CEILINGS (TERRACE):	NOT APPLICABLE

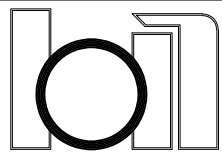
ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

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PROJECT

PROPOSED PROJECT
7 QUARRY STREET
HAMILTON



building designers'
association of
queensland inc.

CLIENT

GARBUTT/YANG

DRAWN
JH

SCALE
1:100

DATE
10/20

HARRIS
DESIGNS AND COMMUNICATIONS PTY LTD

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Mobile: (0408) 752 025
Licenced Under the BSA: 61650
Email Address: jon@harrisdesigns.com.au
harrisdesigns.com.au

DRAWING TITLE

FLOOR PLAN

JOB No.
200903

DWG No.
014

ISSUE
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PLANS AND DOCUMENTS
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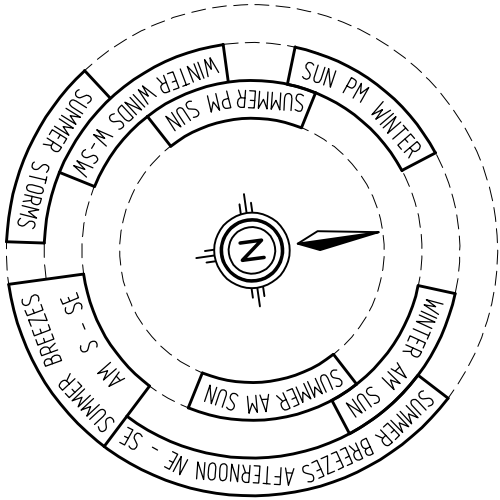
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AMENDED IN RED

16/07/2026

LEGEND:	
DN	STEP DOWN
REF	REFRIGERATOR
FRZ	FREEZOR
PWD	POWDER ROOM
BC	BROOM CUPBOARD
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LS	LAUNDRY SHUTE
+	SELECTED TAP FITTING
tap	EXT. 12mm HOSE COCK
B.BAR	BREAKFAST BAR
FW	FLOOR WASTE
HW	HOT WATER SYSTEM
SD	IONISATION SMOKE ALARM

FLOOR AREAS:	
GARAGE/LOBBY AREA	126.77
LEVEL ONE FLOOR AREA	222.84
WALL PERIMTER	79.83
DECK FLOOR AREA	44.45
COMMON TERRACE AREA	7.02
LEVEL TWO FLOOR AREA	132.05
WALL PERIMTER	614.7
TERRACE FLOOR AREA	13.25
COMMON TERRACE AREA	17.90
LEVEL THREE FLOOR AREA	182.50
WALL PERIMTER	65.51
ROOF TERRACE AREA	213.1
TOTAL AREA	768.09
TOTAL BUILDING AREA	361.39
TOTAL LAND AREA	835.00
SITE COVER	43.28%



OVERAL RIDGE HEIGHT	RL 26.860 AHD
GROUND LEVEL BELOW (AS DEFINED BY CITYPLAN 2014)	RL 15.690 AHD
EXISTING HEIGHT	11.170m OVERALL HEIGHT

PROPOSED ROOF PLAN

Roofed deck area not to be operable - to remain open and unenclosed at all times to ensure it does not constitute a storey

EXISTING INTERNAL FINISHES:		
INTERNAL WALLS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS	
CEILINGS:	10mm PLASTERBOARD LINING IN TO MANUFACTURERS SPECIFICATIONS	
FLOOR BOARDS:	140mm TOUNGE AND GROOVE	
CORNICE:	DECORATIVE AS SELECTED	
SKIRTING:	90mm LAMBS TOUNGE	
ARCHITRAVE:	90mm LAMBS TOUNGE	
CEILINGS (TERRACE):	NOT APPLICABLE	

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

H	03/26	PLAN AMENDMENTS
G	11/24	PLAN AMENDMENTS
F	08/24	PLAN AMENDMENTS
E	07/24	PLAN AMENDMENTS
D	04/23	FIRE COMPLIANCE AMENDMENTS
C	07/22	WORKING DRAWINGS
B	02/22	PLANNING AMENDMENTS
A	10/20	PRELIMINARY
ISSUE	DATE	DESCRIPTION

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PROJECT

PROPOSED PROJECT

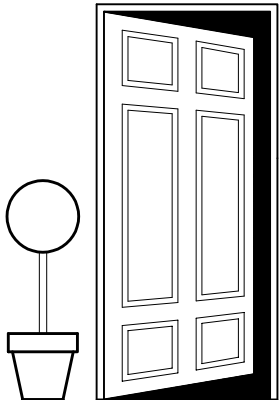
7 QUARRY STREET
HAMILTON



CLIENT

GARBUTT/YANG

DRAWN	SCALE	DATE
JH	1:100	10/20



HARRIS

DESIGNS AND COMMUNICATIONS PTY LTD

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harrisdesigns.com.au

DRAWING TITLE

ROOF PLAN

JOB No.	DWG No.	ISSUE
200903	015	H

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 12/05/2022
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PROPOSED SOUTH ELEVATION

INSULATION:

PROVIDE BRADFORD R 2.5 SARKING WITH R3 CEILING BATTS
PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL FLOOR CAVITIES
PROVIDE BRADFORD THERMAFOIL R15 SISILATION WITH R2.5 WALL INSULATION TO ALL EXTERNAL WALLS
PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL BATHROOM WALLS

NOTES:

SPEEDBRACE ROOF CROSS BRACING TO COMPLY WITH AS 1684

I	03/26	PLAN AMENDMENTS
H	11/24	PLAN AMENDMENTS
G	08/24	PLAN AMENDMENTS
F	07/24	PLAN AMENDMENTS
E	05/24	PLAN AMENDMENTS
D	07/23	PLAN AMENDMENTS
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ISSUE	DATE	DESCRIPTION

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PROJECT

PROPOSED PROJECT

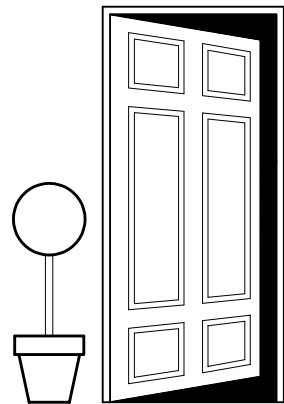
7 QUARRY STREET
HAMILTON



CLIENT

GARBUTT/YANG

DRAWN	SCALE	DATE
JH	1:100	3/21



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DRAWING TITLE

ELEVATION

JOB No.	DWG No.	ISSUE
200903	016	I

PLANS AND DOCUMENTS
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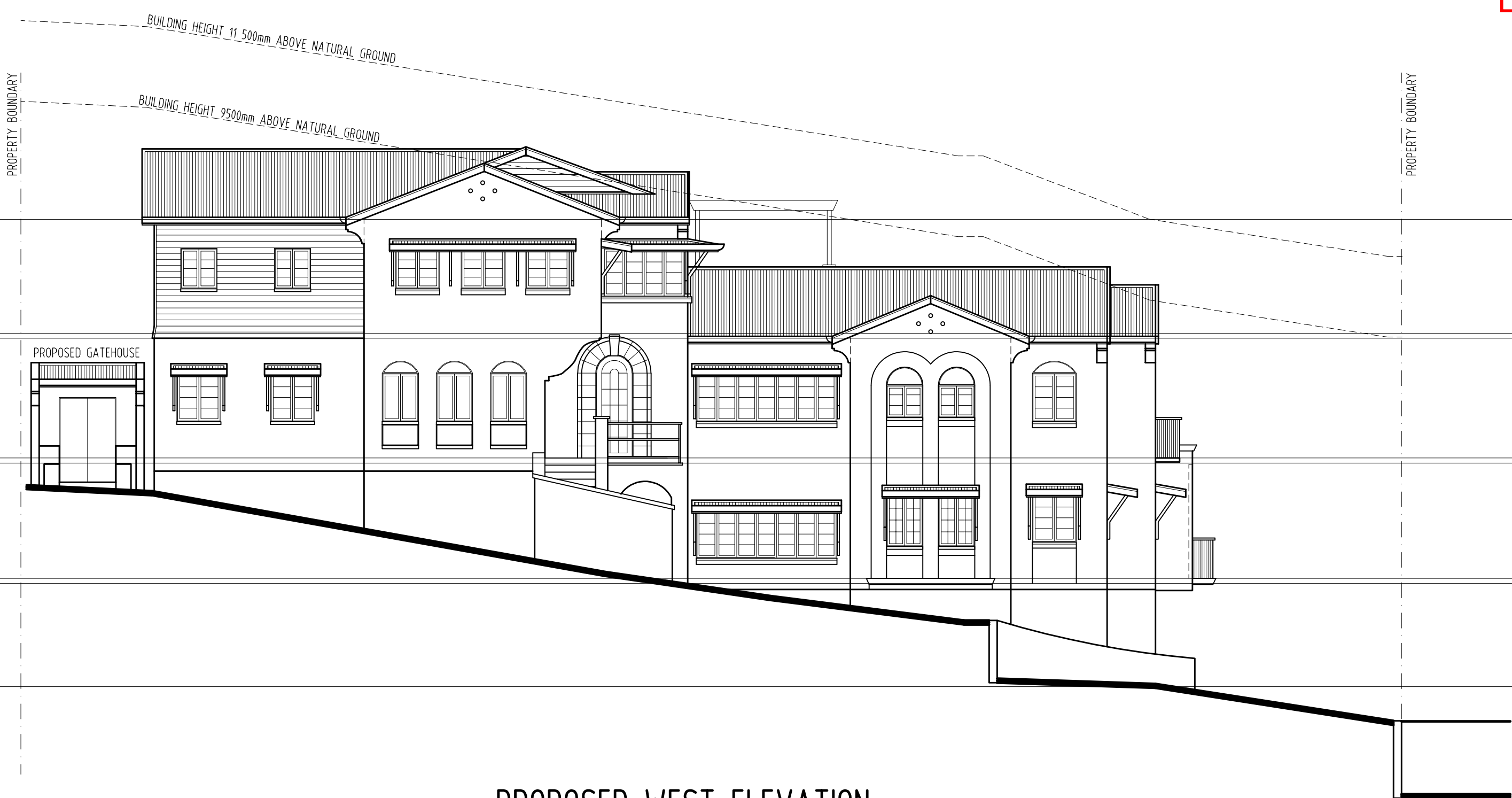
21/05/2026

APPLICATION REF
A007027221

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PROPOSED WEST ELEVATION

INSULATION:

PROVIDE BRADFORD R 2.5 SARKING WITH R3 CEILING BATTS
PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL FLOOR CAVITIES
PROVIDE BRADFORD THERMAFOIL R15 SISILATION WITH R2.5 WALL INSULATION TO ALL EXTERNAL WALLS
PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL BATHROOM WALLS

NOTES:

SPEEDBRACE ROOF CROSS BRACING TO COMPLY WITH AS 1684

ISSUE	DATE	DESCRIPTION
E	03/26	PLAN AMENDMENTS
D	08/24	PLAN AMENDMENTS
C	05/24	PLAN AMENDMENTS
B	07/22	WORKING DRAWINGS
A	3/21	PRELIMINARY

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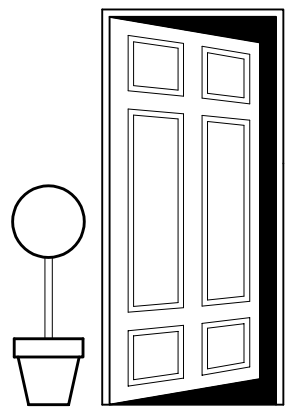
PROJECT

PROPOSED PROJECT

7 QUARRY STREET
HAMILTON



CLIENT GARBUTT/YANG		
DRAWN	SCALE	DATE
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DRAWINGS 1:100 AT A2		
DRAWING TITLE ELEVATION		
JOB No. 200903	DWG No. 017	ISSUE E

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APPLICATION REF
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PROPOSED EAST ELEVATION

INSULATION:

PROVIDE BRADFORD R 2.5 SARKING WITH R3 CEILING BATTS
PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL FLOOR CAVITIES
PROVIDE BRADFORD THERMAFOIL R15 SISILATION WITH R2.5 WALL INSULATION TO ALL EXTERNAL WALLS
PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL BATHROOM WALLS

NOTES:

SPEEDBRACE ROOF CROSS BRACING TO COMPLY WITH AS 1684

I	03/26	PLAN AMENDMENTS
H	11/24	PLAN AMENDMENTS
G	08/24	PLAN AMENDMENTS
F	07/24	PLAN AMENDMENTS
E	05/24	PLAN AMENDMENTS
D	07/23	PLAN AMENDMENTS
C	04/23	FIRE COMPLIANCE AMENDMENTS
A	3/21	PRELIMINARY
ISSUE	DATE	DESCRIPTION

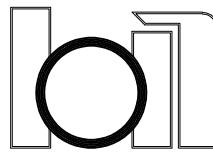
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PROJECT

PROPOSED PROJECT

7 QUARRY STREET
HAMILTON



building designers'
association of
queensland inc.

CLIENT

GARBUTT/YANG

DRAWN

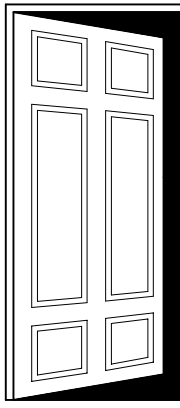
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DATE

3/21



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ELEVATION

JOB No.

200903

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ISSUE

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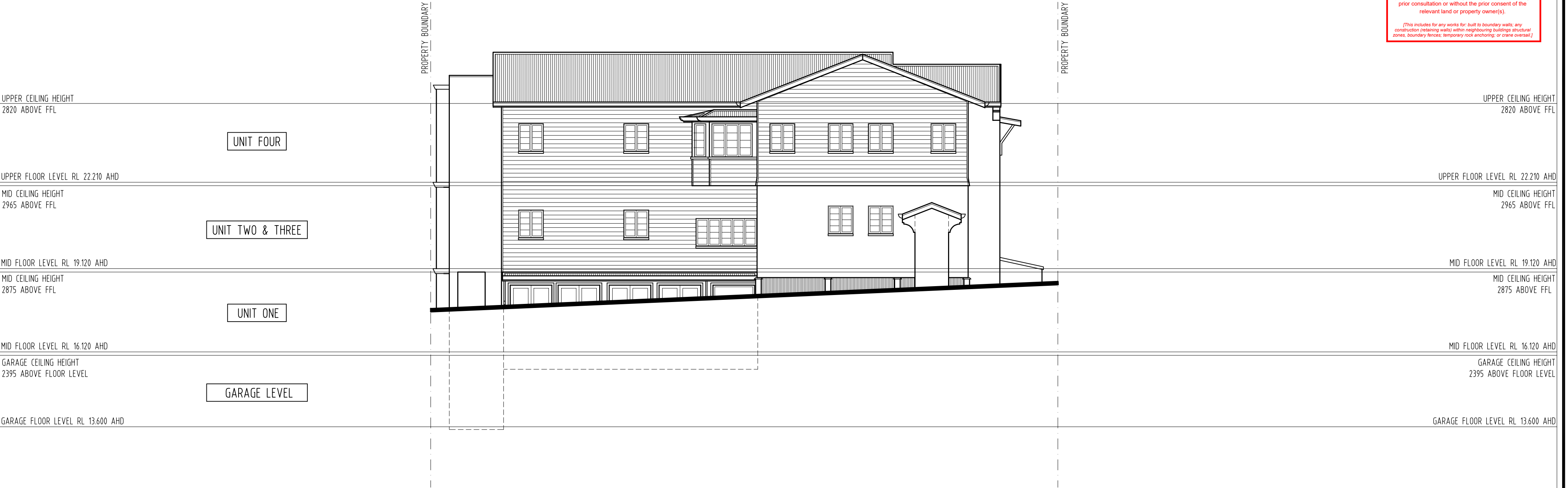
21/05/2026

APPLICATION REF
A007027221

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PROPOSED NORTH ELEVATION

INSULATION:

PROVIDE BRADFORD R 2.5 SARKING WITH R3 CEILING BATTS
PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL FLOOR CAVITIES
PROVIDE BRADFORD THERMAFOIL R15 SISILATION WITH R2.5 WALL INSULATION TO ALL EXTERNAL WALLS
PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL BATHROOM WALLS

NOTES:

SPEEDBRACE ROOF CROSS BRACING TO COMPLY WITH AS 1684

B	07/22	WORKING DRAWINGS
A	3/21	PRELIMINARY
ISSUE	DATE	DESCRIPTION

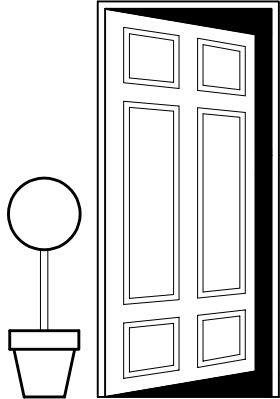
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PROJECT
PROPOSED PROJECT
7 QUARRY STREET
HAMILTON



CLIENT
GARBUTT/YANG

DRAWN	SCALE	DATE
JH	1:100	3/21



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DRAWING TITLE
ELEVATION

JOB No. 200903	DWG No. 019	ISSUE B
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PROPOSED NORTH ELEVATION

- INSULATION:
- PROVIDE BRADFORD R 2.5 SARKING WITH R3 CEILING BATTS
PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL FLOOR CAVITIES
PROVIDE BRADFORD THERMAFOIL R15 SISILATION WITH R2.5 WALL INSULATION TO ALL EXTERNAL WALLS
PROVIDE BRADFORD SOUND SCREEN INSULATION TO ALL BATHROOM WALLS
- NOTES:
- SPEEDBRACE ROOF CROSS BRACING TO COMPLY WITH AS 1684

DRAWINGS 1:100 AT A2

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B	07/22	WORKING DRAWINGS				DRAWN	SCALE	DATE		JOB No.	DWG No.	ISSUE
A	3/21	PRELIMINARY				JH	1:100	3/21		200903	020	B
ISSUE	DATE	DESCRIPTION										

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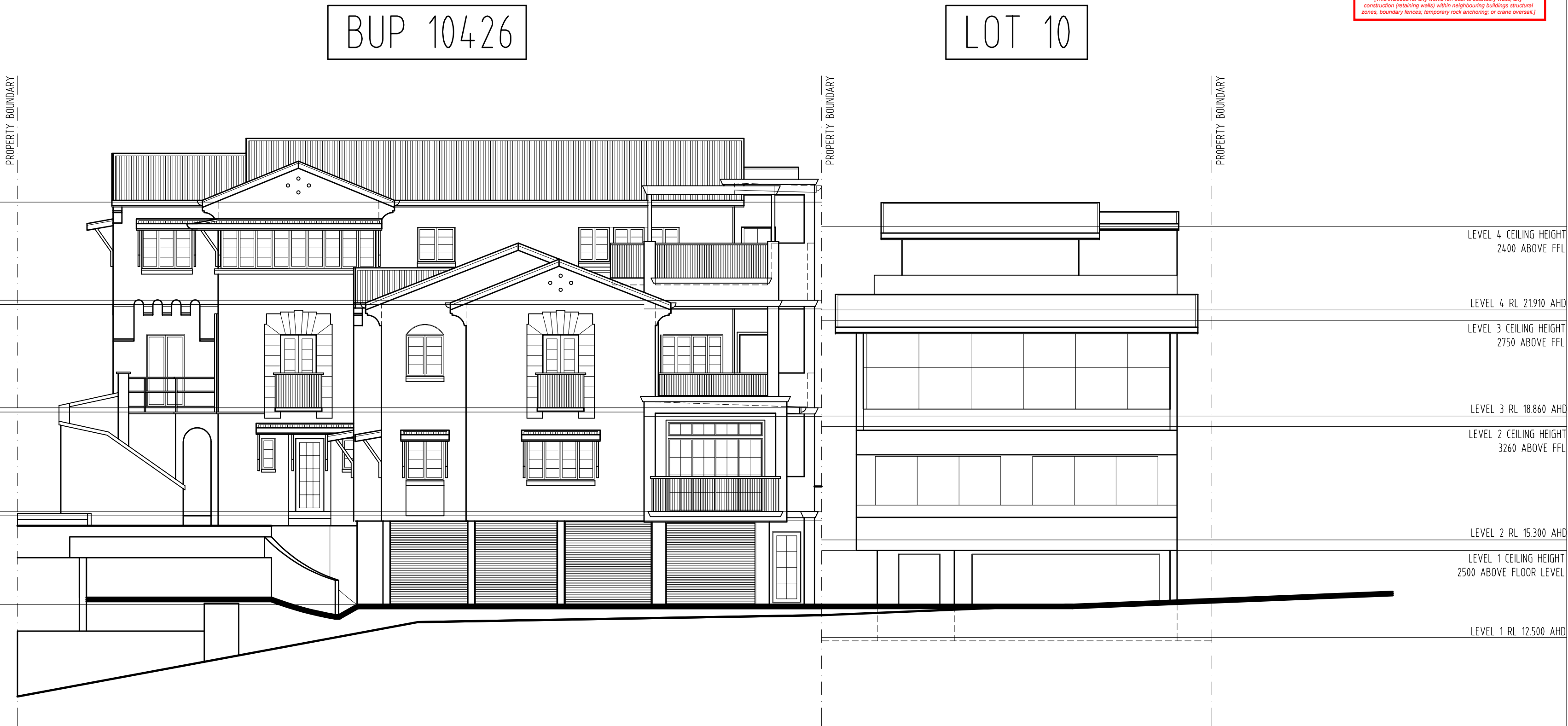
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PROPOSED SOUTH ELEVATION
PROPOSED DRIVEWAY ELEVATION

DRAWINGS 1:100 AT A2

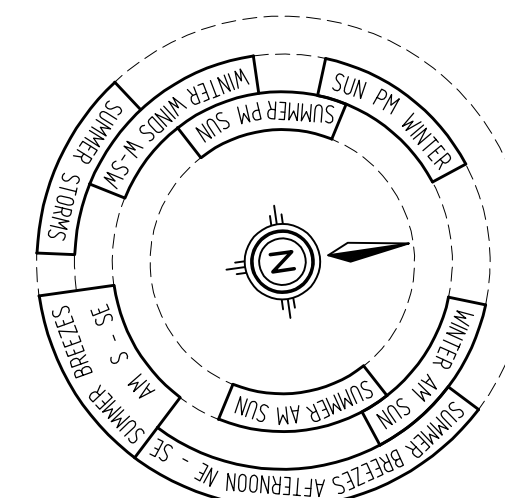
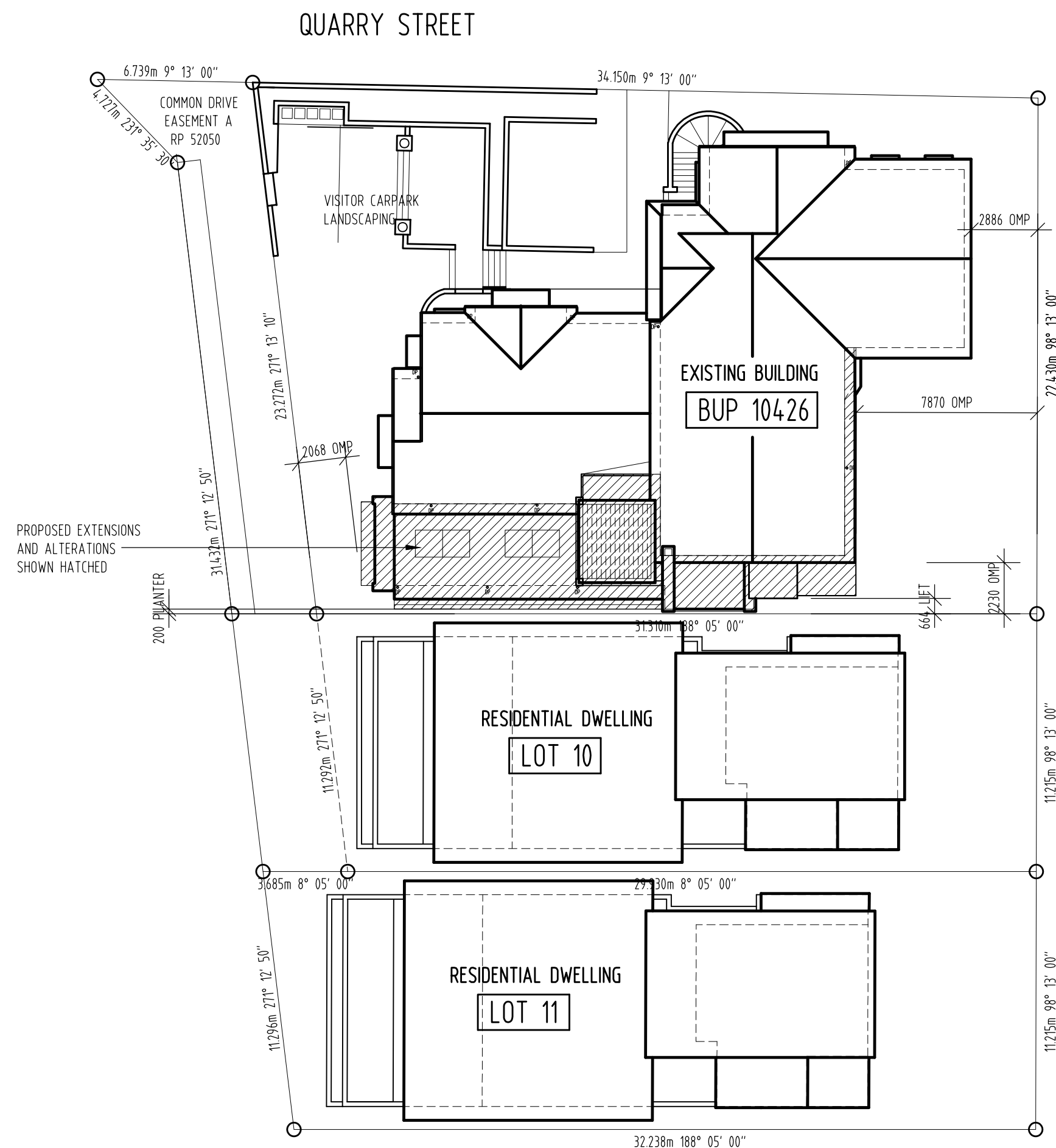
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F	03/26	PLAN AMENDMENTS				DRAWN	SCALE	DATE		JOB No.	DWG No.	ISSUE
E	11/24	PLAN AMENDMENTS				JH	1:100	3/21		200903	021	F
D	07/23	PLAN AMENDMENTS										
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A simple line drawing of a door with a doorknob. The door is rectangular with a handle on the right side. The doorknob is a circle on a short vertical post. The door is slightly ajar, showing a dark interior.

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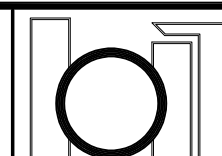
DRAWING TITLE
ADJOINING LOT PLAN

JOB No.	DWG No.	ISSUE
200903	022	E

E	03/26	PLAN AMENDMENTS
D	04/23	FIRE COMPLIANCE AMENDMENTS
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B	02/22	PLANNING AMENDMENTS
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