CLEARVIEW PRECINCT H

GRIFFITH PLACE
SEVEN HILLS, 4170

DRAWING LIST

NUMBER	NAME	REVISION DATE	REVISION
0.000	COVER SHEET	261105	G
0.001	APARTMENT MATRIX AND SCHEDULES	261029	E
0.101	SITE SURVEY	261029	E
0.102	SITE PLAN	261029	E
1.100	OVERALL BASEMENT FLOOR PLAN	261029	F
1.101	OVERALL LOWER GROUND FLOOR PLAN	261103	G
1.102	OVERALL GROUND FLOOR PLAN	261103	G
1.103	OVERALL LEVEL 1 FLOOR PLAN	261103	G
1.104	OVERALL LEVEL 2 - TYPICAL FLOOR PLAN	261103	G
1.108	OVERALL LEVEL 6 FLOOR PLAN	261103	G
1.109	OVERALL LEVEL 7 FLOOR PLAN	261029	C
1.111	OVERALL - ROOF PLAN	261029	E
1.201	APARTMENT TYPE PLAN - 2 BED TYPE 1 AND 2	261029	E
1.202	APARTMENT TYPE PLAN - 2 BED TYPE 3 AND 4	261029	E
1.203	APARTMENT TYPE PLAN - 2 BED TYPE 5	261029	E
1.204	APARTMENT TYPE PLAN - 3 BED TYPE 1 AND 2	261029	E
1.205	APARTMENT TYPE PLAN - 3 BED TYPE 3 AND 4	261029	E
1.206	APARTMENT TYPE PLAN - 3 BED TYPE 4 NORTH	261029	E
1.207	APARTMENT TYPE PLAN - 3 BED TYPE 5	261029	E
1.208	APARTMENT TYPE PLAN - 4 BED TYPE 1	261029	E
1.209	APARTMENT TYPE PLAN - APT 1.7.01	261029	B
1.210	APARTMENT TYPE PLAN - APT 1.7.02	261029	B
1.211	APARTMENT TYPE PLAN - APT 1.7.03	261029	B
1.212	APARTMENT TYPE PLAN - APT 1.7.04	261029	B
1.401	SHADOW DIAGRAMS	261029	E
1.402	SHADOW DIAGRAMS	261029	E
2.001	NORTH AND EAST STREETSCAPE ELEVATIONS	261029	E
2.002	SOUTH AND WEST STREETSCAPE ELEVATIONS	261029	E
3.001	SECTIONS	261029	E
6.000	FINISHES	261029	B
6.002	FINISHES	261029	B
6.003	FINISHES	261029	B
6.004	FINISHES	261029	B
6.005	FINISHES	261030	B

DEVELOPMENT SUMMARY

SCHEDULE OF AREAS

SITE AREA	7375m²
PLOT RATIO	2.42
BUILDING 1	
CARPARK / SERVICES	5045 m²
COMMON AMENITIES	145 m²
COMMON OPEN SPACE	347 m²
GFA	10528 m²
LANDSCAPING	376 m²
PRIVATE LANDSCAPING	162 m²
PRIVATE OPEN SPACE	1637 m²
BUILDING 2	
CARPARK / SERVICES	4127 m²
COMMON AMENITIES	231 m²
COMMON OPEN SPACE	425 m²
GFA	7335 m²
LANDSCAPING	983 m²
PRIVATE LANDSCAPING	147 m²
PRIVATE OPEN SPACE	1152 m²

CARPARKING REQUIREMENTS

CARPARKING RATE	REQUIRED
1.2 CAR SPACES PER 2 BEDROOM APARTMENT	65
1.6 CAR SPACES PER 3 BEDROOM APARTMENT	90
2.0 CAR SPACES PER 4 BEDROOM APARTMENT	6
0.25 CAR SPACES PER APARTMENT FOR VISITOR SPACES. ONE ACCESSIBLE PARKING SPACE AND A SPACE FOR LOADING AND UNLOADING VEHICLES WITHIN THE SITE.	29
TOTAL CAR SPACES REQUIRED	190

BICYCLE PARKING

DA :	REQUIRED
1.00 RESIDENTIAL LOCKABLE, COVERED, BICYCLE PARKING SPACE PER DWELLING	
BUILDING 1	69
BUILDING 2	44
0.25 VISITOR BICYCLE PARKING SPACE PER DWELLING	
BUILDING 1	18
BUILDING 2	11

BICYCLE PARKING SCHEDULE

	PROVIDED
BUILDING 1	66
BUILDING 2	44
0.25 VISITOR BICYCLE PARKING SPACE PER DWELLING	
BUILDING 1	18
BUILDING 2	12

APARTMENT TYPES

APARTMENT TYPE	TOTAL
BUILDING 1	
2 BED	37
3 BED	32
4 BED	4
	73
BUILDING 2	
2 BED	18
3 BED	22
4 BED	3
	43
TOTAL APARTMENTS: 116	116

CARPARKING SCHEDULE

BUILDING 1		
LOWER GROUND	RESIDENTIAL	63
BASEMENT	RESIDENTIAL	79
LOWER GROUND	VISITOR	18
		160
BUILDING 2		
GROUND	RESIDENTIAL	46
LOWER GROUND	RESIDENTIAL	55
GROUND	SHARED ZONE	1
GROUND	VISITOR	11
		113
TOTAL CAR SPACES		273



GENERAL NOTES

1. CONFIRM ALL DIMENSIONS AND EXISTING INFRASTRUCTURE ON SITE PRIOR TO CONSTRUCTION.
2. ALL WORK IS TO COMPLY WITH IN ALL RESPECTS TO THE RELEVANT AUSTRALIAN BUILDING STANDARDS AND LOCAL COUNCIL LAWS / REGULATIONS.
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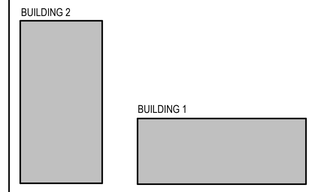
5. DOCUMENTS TO BE READ IN CONJUNCTION WITH CONSULTANTS AND RELEVANT DOCUMENTATION.

KEYPLAN LEGEND



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20-11-2026
APPLICATION REF
A007156336

REV	DESCRIPTION	DATE
G	ISSUED FOR APPROVAL	261105
F	ISSUED FOR APPROVAL	261029
E	ISSUED FOR FINAL APPROVAL	261014
D	ISSUED FOR COORDINATION	261006
C	ISSUED FOR COORDINATION	260907
B	DRAFT DA SET	260626
A	ISSUED FOR REVIEW	260619

PROJECT NAME / ADDRESS
CLEARVIEW - PRECINCT H

CLIENT
HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE, NEWSTEAD, QLD 4006

CPA
CHALMERS PARTNERS ARCHITECTS

27-9, NIHONBASHI HAKOZAKICHO, CHUO-KU, TOKYO

DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS INDICATED, ALL DIMENSIONS ARE IN MILLIMETRES. REPORT ANY DISCREPANICIES TO CPA BEFORE THE COMMENCEMENT OF WORK.
Original sheet size A1 (841x594)

DRAWING TITLE
COVER SHEET

PROJECT #	2026002
DATE	261105
SCALE @ A1	1 : 100 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA.0.000	G

APARTMENT MATRIX - BUILDING 1

APARTMENT NO.	APARTMENT TYPE	BEDROOMS
GROUND		
APT 1.0.01	2BT4	2 BED
APT 1.0.02	3BT1	3 BED
APT 1.0.03	2BT1	2 BED
APT 1.0.04	3BT4	3 BED
APT 1.0.05	3BT4	3 BED
APT 1.0.06	2BT3	2 BED
APT 1.0.07	3BT1	3 BED
APT 1.0.08	2BT1	2 BED
APT 1.0.09	3BT3	3 BED
LEVEL 1		
APT 1.1.01	3BT2	3 BED
APT 1.1.02	2BT4	2 BED
APT 1.1.03	3BT1	3 BED
APT 1.1.04	2BT1	2 BED
APT 1.1.05	3BT4	3 BED
APT 1.1.06	3BT4	3 BED
APT 1.1.07	2BT3	2 BED
APT 1.1.08	3BT1	3 BED
APT 1.1.09	2BT1	2 BED
APT 1.1.10	3BT3	3 BED
LEVEL 2		
APT 1.2.01	3BT2	2 BED
APT 1.2.02	2BT4	2 BED
APT 1.2.03	3BT1	3 BED
APT 1.2.04	2BT1	2 BED
APT 1.2.05	3BT4	3 BED
APT 1.2.06	3BT4	3 BED
APT 1.2.07	2BT3	2 BED
APT 1.2.08	3BT1	3 BED
APT 1.2.09	2BT1	2 BED
APT 1.2.10	3BT3	3 BED
LEVEL 3		
APT 1.3.01	3BT2	3 BED
APT 1.3.02	2BT4	2 BED
APT 1.3.03	3BT1	3 BED
APT 1.3.04	2BT1	2 BED
APT 1.3.05	3BT4	2 BED
APT 1.3.06	3BT4	2 BED
APT 1.3.07	2BT3	2 BED
APT 1.3.08	3BT1	3 BED
APT 1.3.09	2BT1	2 BED
APT 1.3.10	3BT3	2 BED
LEVEL 4		
APT 1.4.01	3BT2	3 BED
APT 1.4.02	2BT4	2 BED
APT 1.4.03	3BT1	3 BED
APT 1.4.04	2BT1	2 BED
APT 1.4.05	3BT4	2 BED
APT 1.4.06	3BT4	2 BED
APT 1.4.07	2BT3	2 BED
APT 1.4.08	3BT1	3 BED
APT 1.4.09	2BT1	2 BED
APT 1.4.10	3BT3	2 BED
LEVEL 5		
APT 1.5.01	3BT2	3 BED
APT 1.5.02	2BT4	2 BED
APT 1.5.03	3BT1	3 BED
APT 1.5.04	2BT1	2 BED
APT 1.5.05	3BT4	2 BED
APT 1.5.06	3BT4	2 BED
APT 1.5.07	2BT3	3 BED
APT 1.5.08	3BT1	3 BED
APT 1.5.09	2BT1	2 BED
APT 1.5.10	3BT3	2 BED
LEVEL 6		
APT 1.6.01	3BT2	3 BED
APT 1.6.02	2BT4	2 BED
APT 1.6.03	3BT1	3 BED
APT 1.6.04	2BT1	2 BED
APT 1.6.05	3BT4	3 BED
APT 1.6.06	3BT4	3 BED
APT 1.6.07	2BT3	2 BED
APT 1.6.08	3BT1	3 BED
APT 1.6.09	2BT1	2 BED
APT 1.6.10	3BT3	3 BED
LEVEL 7		
APT 1.7.01	4BT1	4 BED
APT 1.7.02	4BT2	4 BED
APT 1.7.03	4BT2	4 BED
APT 1.7.04	4BT3	4 BED
TOTAL APARTMENTS: 73		

APARTMENT MATRIX - BUILDING 2

APARTMENT NO.	APARTMENT TYPE	BEDROOMS
LEVEL 1		
APT 2.1.01	2BT2	2 BED
APT 2.1.02	3BT1	3 BED
APT 2.1.03	2BT3	2 BED
APT 2.1.04	3BT2	3 BED
APT 2.1.05	3BT6	3 BED
APT 2.1.06	3BT1	3 BED
APT 2.1.07	2BT5	2 BED
LEVEL 2		
APT 2.2.01	2BT2	2 BED
APT 2.2.02	3BT1	3 BED
APT 2.2.03	2BT3	2 BED
APT 2.2.04	3BT2	2 BED
APT 2.2.05	3BT6	2 BED
APT 2.2.06	3BT1	3 BED
APT 2.2.07	2BT5	2 BED
APT 2.2.08	3BT6	2 BED
LEVEL 3		
APT 2.3.01	2BT2	2 BED
APT 2.3.02	3BT1	3 BED
APT 2.3.03	2BT3	2 BED
APT 2.3.04	3BT2	3 BED
APT 2.3.05	3BT6	3 BED
APT 2.3.06	3BT1	3 BED
APT 2.3.07	2BT5	2 BED
APT 2.3.08	3BT2	3 BED
LEVEL 4		
APT 2.4.01	2BT2	2 BED
APT 2.4.02	2BT1	2 BED
APT 2.4.03	2BT3	2 BED
APT 2.4.04	3BT2	3 BED
APT 2.4.05	3BT6	3 BED
APT 2.4.06	3BT1	3 BED
APT 2.4.07	2BT5	2 BED
APT 2.4.08	3BT2	3 BED
LEVEL 5		
APT 2.5.01	2BT2	2 BED
APT 2.5.02	3BT1	3 BED
APT 2.5.03	2BT3	3 BED
APT 2.5.04	3BT2	3 BED
APT 2.5.05	3BT6	3 BED
APT 2.5.06	3BT1	3 BED
APT 2.5.07	2BT5	2 BED
APT 2.5.08	3BT2	3 BED
LEVEL 6		
APT 2.6.01	4BT1	4 BED
APT 2.6.02	4BT1	4 BED
APT 2.6.03	3BT5	3 BED
APT 2.6.04	4BT1	4 BED
TOTAL APARTMENTS: 43		

APARTMENT TYPES

APARTMENT TYPE	TOTAL
BUILDING 1	
2 BED	37
3 BED	32
4 BED	4
	73
BUILDING 2	
2 BED	18
3 BED	22
4 BED	3
	43
TOTAL APARTMENTS: 116	116

GENERAL NOTES

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C	ISSUED FOR COORDINATION	261006
B	ISSUED FOR COORDINATION	260907
A	ISSUED FOR REVIEW	260619

PROJECT NAME / ADDRESS
CLEARVIEW - PRECINCT H

CLIENT
HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE,
NEWSTEAD, QLD 4006

CPA
CHALMERS PARTNERS ARCHITECTS
27-9, NIHONBASHI HAKOZAKICHO, CHUO-KU,
TOKYO

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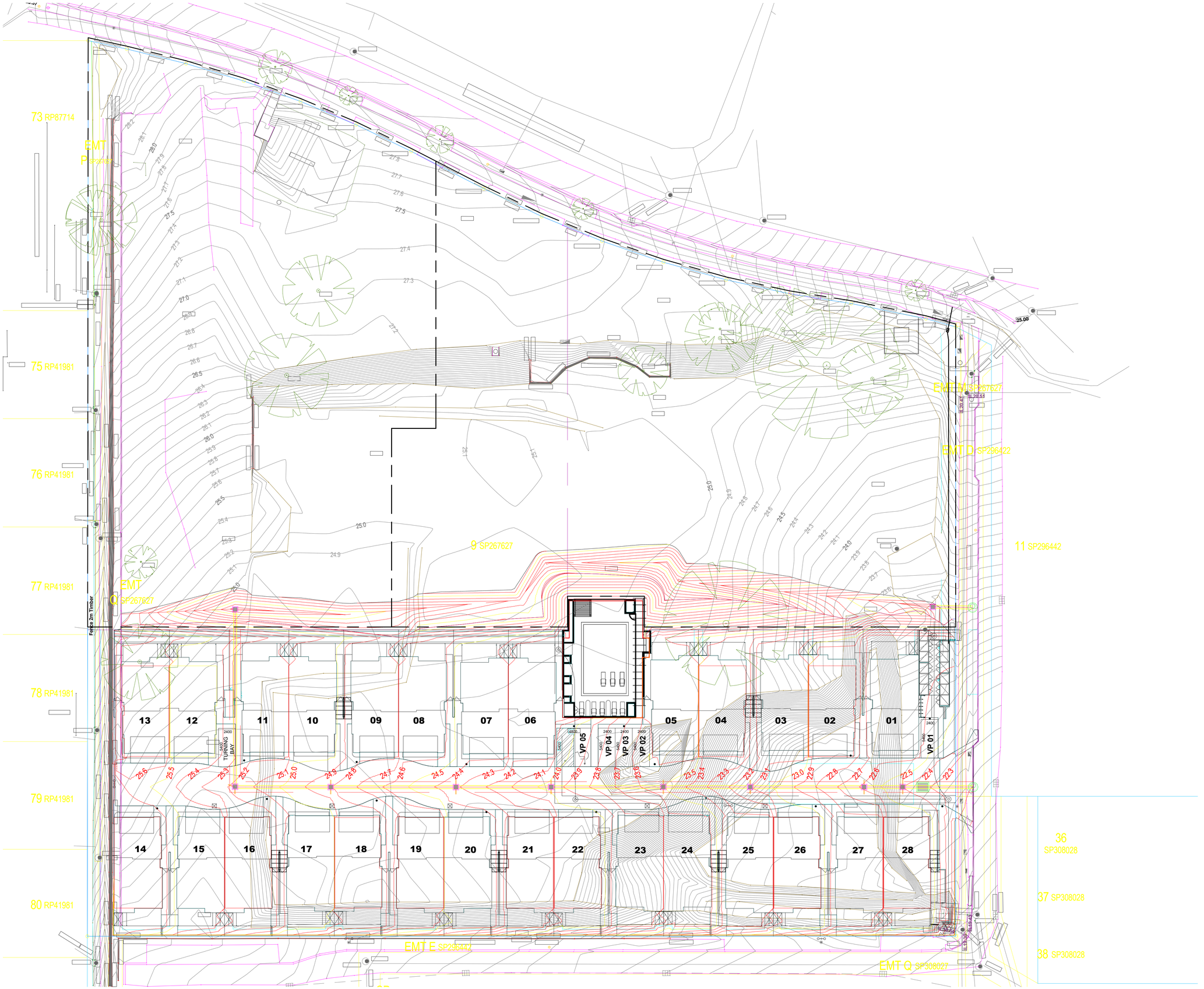
DRAWING TITLE
APARTMENT MATRIX AND SCHEDULES

PROJECT #	2026002
DATE	261029
SCALE @ A1	@ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 0.001	E



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HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE, NEWSTEAD, QLD 4006

CHALMERS PARTNERS ARCHITECTS
27-9 NIHONBASHI HAKOZAKICHO, CHUO-KU, TOKYO

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Original sheet size A1 (841x594)

DRAWING TITLE
SITE SURVEY

TRUE NORTH

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 250 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 0.101	E



1 SITE PLAN
1 : 250

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LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE,
NEWSTEAD, QLD 4006

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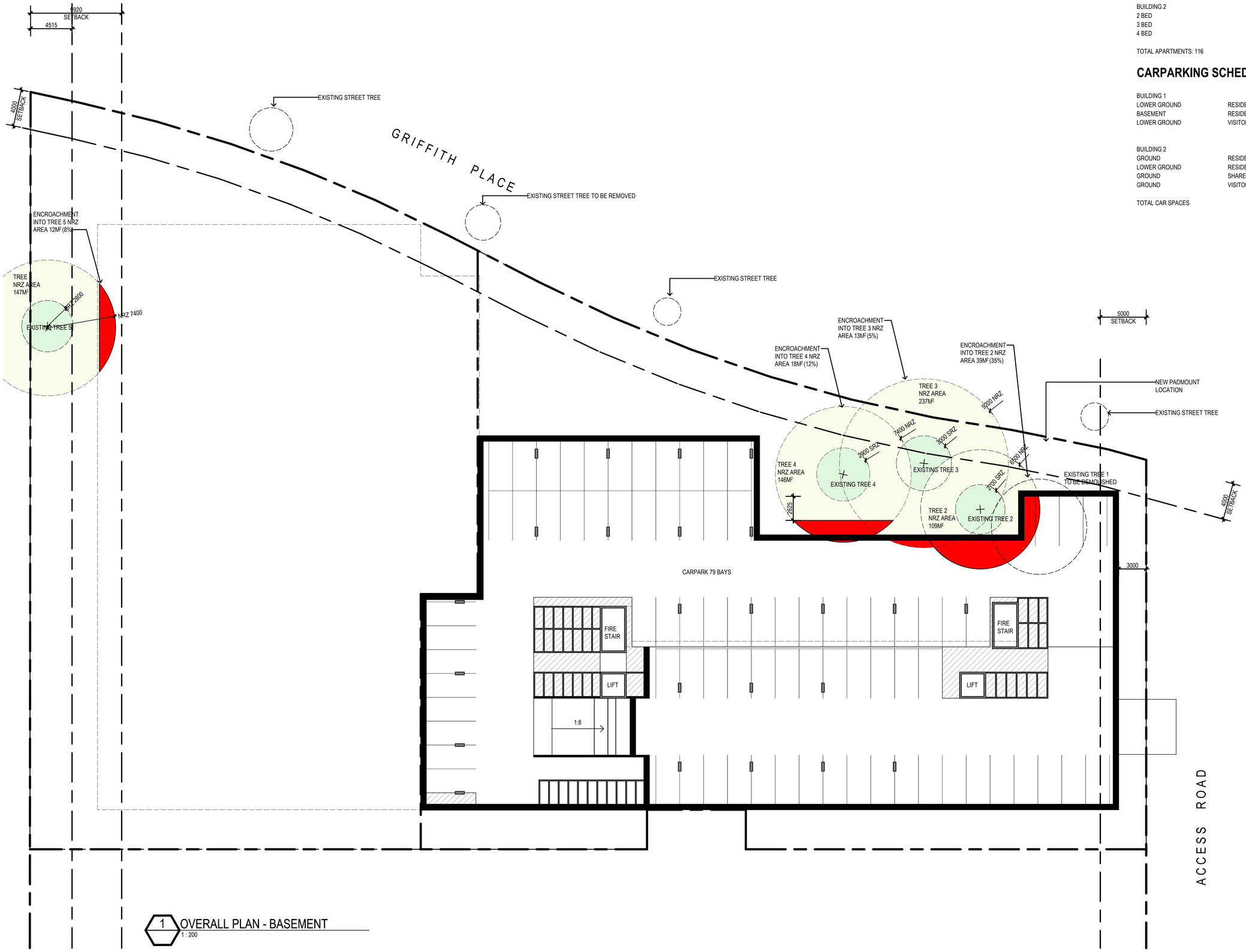
DRAWING TITLE
SITE PLAN

TRUE NORTH

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 250 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 0.102	E



1 OVERALL PLAN - BASEMENT
1 : 200

APARTMENT TYPES

APARTMENT TYPE	TOTAL
BUILDING 1	
2 BED	37
3 BED	32
4 BED	4
	73
BUILDING 2	
2 BED	18
3 BED	22
4 BED	3
	43
TOTAL APARTMENTS: 116	116

CARPARKING SCHEDULE

BUILDING 1		
LOWER GROUND	RESIDENTIAL	63
BASEMENT	RESIDENTIAL	79
LOWER GROUND	VISITOR	18
		160
BUILDING 2		
GROUND	RESIDENTIAL	46
LOWER GROUND	RESIDENTIAL	55
GROUND	SHARED ZONE	1
GROUND	VISITOR	11
		113
TOTAL CAR SPACES		273

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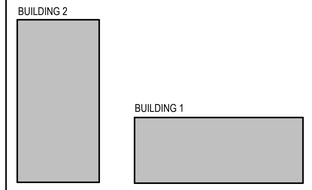
KEYPLAN LEGEND



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20-11-2026
APPLICATION REF
A007156336

REV	DESCRIPTION	DATE
G	ISSUED FOR APPROVAL	261116
F	ISSUED FOR APPROVAL	261029
E	ISSUED FOR FINAL APPROVAL	261014
D	ISSUED FOR COORDINATION	261006
C	ISSUED FOR COORDINATION	260907
B	DRAFT DA SET	260626
A	ISSUED FOR REVIEW	260619

PROJECT NAME / ADDRESS
CLEARVIEW - PRECINCT H

CLIENT
HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE, NEWSTEAD, QLD 4006

CPA
CHALMERS PARTNERS ARCHITECTS

27-9, NIHONBASHI HAKOZAKICHO, CHUO-KU, TOKYO

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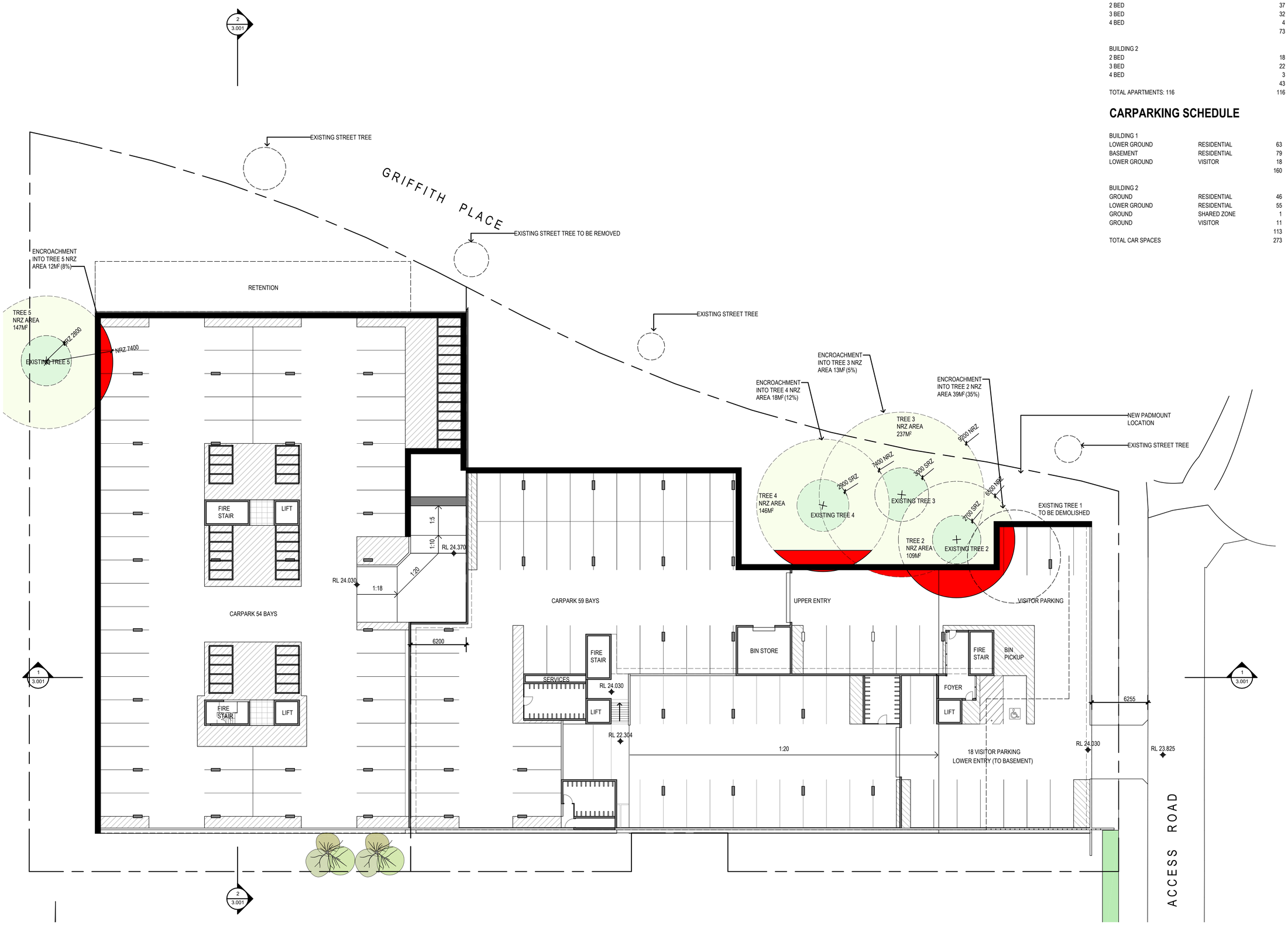
Original sheet size A1 (841x594)

DRAWING TITLE
OVERALL BASEMENT FLOOR PLAN

TRUE NORTH

PROJECT #	2026002
DATE	261116
SCALE @ A1	1 : 200 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA.1.100	G



1 OVERALL PLAN - LOWER GROUND
1 : 200

APARTMENT TYPES

APARTMENT TYPE	TOTAL
BUILDING 1	
2 BED	37
3 BED	32
4 BED	4
	73
BUILDING 2	
2 BED	18
3 BED	22
4 BED	3
	43
TOTAL APARTMENTS: 116	116

CARPARKING SCHEDULE

BUILDING 1		
LOWER GROUND	RESIDENTIAL	63
BASEMENT	RESIDENTIAL	79
LOWER GROUND	VISITOR	18
		160
BUILDING 2		
GROUND	RESIDENTIAL	46
LOWER GROUND	RESIDENTIAL	55
GROUND	SHARED ZONE	1
GROUND	VISITOR	11
		113
TOTAL CAR SPACES		273

GENERAL NOTES

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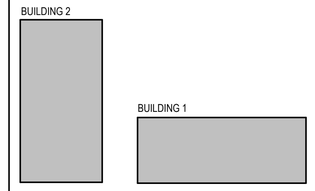
KEYPLAN LEGEND



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G	ISSUED FOR APPROVAL	261103
F	ISSUED FOR APPROVAL	261029
E	ISSUED FOR FINAL APPROVAL	261014
D	ISSUED FOR COORDINATION	261006
C	ISSUED FOR COORDINATION	260907
B	DRAFT DA SET	260626
A	ISSUED FOR REVIEW	260619

PROJECT NAME / ADDRESS
CLEARVIEW - PRECINCT H

CLIENT
HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE, NEWSTEAD, QLD 4006

CPA
CHALMERS PARTNERS ARCHITECTS

27-9, NIHONBASHI HAKOZAKICHO, CHUO-KU, TOKYO

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Original sheet size A1 (841x594)

SCALE BAR 1 : 200

DRAWING TITLE
OVERALL LOWER GROUND FLOOR PLAN

TRUE NORTH

PROJECT #	2026002
DATE	261116
SCALE @ A1	1 : 200 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA.1.101	H

APARTMENT MATRIX - BUILDING 1

APARTMENT NO.	APARTMENT TYPE	BEDROOMS
GROUND		
APT 1.0.01	2BT4	2 BED
APT 1.0.02	3BT1	3 BED
APT 1.0.03	2BT1	2 BED
APT 1.0.04	3BT4	3 BED
APT 1.0.05	3BT4	3 BED
APT 1.0.06	2BT3	2 BED
APT 1.0.07	3BT1	3 BED
APT 1.0.08	2BT1	2 BED
APT 1.0.09	3BT3	3 BED

GENERAL NOTES

1. CONFIRM ALL DIMENSIONS AND EXISTING INFRASTRUCTURE ON SITE PRIOR TO CONSTRUCTION.
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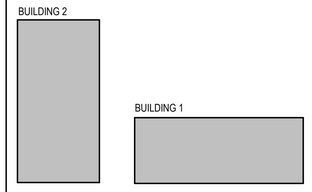
5. DOCUMENTS TO BE READ IN CONJUNCTION WITH CONSULTANTS AND RELEVANT DOCUMENTATION.

KEYPLAN LEGEND



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RECEIVED
20-11-2026
APPLICATION REF
A007156336

REV	DESCRIPTION	DATE
G	ISSUED FOR APPROVAL	261103
F	ISSUED FOR APPROVAL	261029
E	ISSUED FOR FINAL APPROVAL	261014
D	ISSUED FOR COORDINATION	261006
C	ISSUED FOR COORDINATION	260907
B	DRAFT DA SET	260626
A	ISSUED FOR REVIEW	260619

PROJECT NAME / ADDRESS
CLEARVIEW - PRECINCT H

CLIENT
HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE, NEWSTEAD, QLD 4006

CPA
CHALMERS PARTNERS ARCHITECTS
27-9, NIHONBASHI HAKOZAKICHO, CHUO-KU, TOKYO

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Original sheet size A1 (841x594)

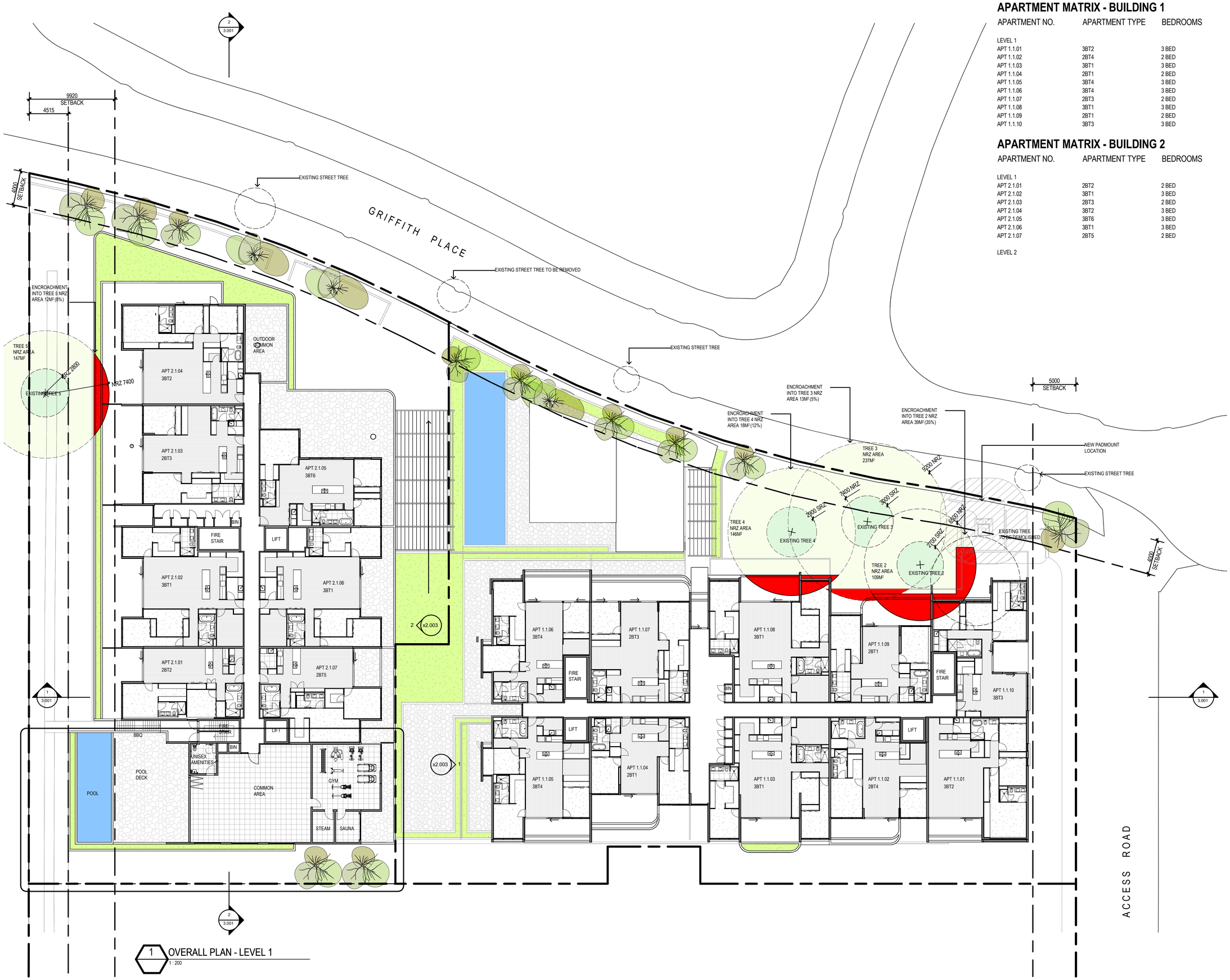
SCALE BAR 1 : 200

DRAWING TITLE
OVERALL GROUND FLOOR PLAN

PROJECT #	2026002
DATE	261103
SCALE @ A1	1 : 200 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA.1.102	G

TRUE NORTH

1 OVERALL PLAN - GROUND
1 : 200



1 OVERALL PLAN - LEVEL 1
1 : 200

APARTMENT MATRIX - BUILDING 1

APARTMENT NO.	APARTMENT TYPE	BEDROOMS
LEVEL 1		
APT 1.1.01	3BT2	3 BED
APT 1.1.02	2BT4	2 BED
APT 1.1.03	3BT1	3 BED
APT 1.1.04	2BT1	2 BED
APT 1.1.05	3BT4	3 BED
APT 1.1.06	3BT4	3 BED
APT 1.1.07	2BT3	2 BED
APT 1.1.08	3BT1	3 BED
APT 1.1.09	2BT1	2 BED
APT 1.1.10	3BT3	3 BED

APARTMENT MATRIX - BUILDING 2

APARTMENT NO.	APARTMENT TYPE	BEDROOMS
LEVEL 1		
APT 2.1.01	2BT2	2 BED
APT 2.1.02	3BT1	3 BED
APT 2.1.03	2BT3	2 BED
APT 2.1.04	3BT2	3 BED
APT 2.1.05	3BT6	3 BED
APT 2.1.06	3BT1	3 BED
APT 2.1.07	2BT5	2 BED
LEVEL 2		

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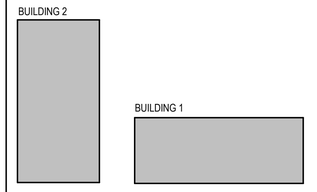
KEYPLAN LEGEND



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B	DRAFT DA SET	260626
A	ISSUED FOR REVIEW	260619

PROJECT NAME / ADDRESS
CLEARVIEW - PRECINCT H

CLIENT
HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE, NEWSTEAD, QLD 4006

CPA
CHALMERS PARTNERS ARCHITECTS

27-9, NIHONBASHI HAKOZAKICHO, CHUO-KU, TOKYO

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Original sheet size A1 (841x594)

DRAWING TITLE
OVERALL LEVEL 1 FLOOR PLAN

TRUE NORTH

PROJECT #	2026002
DATE	261103
SCALE @ A1	1 : 200 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA.1.103	G



1 OVERALL PLAN - LEVEL 2 TYPICAL
1 : 200

APARTMENT MATRIX - BUILDING 1

APARTMENT NO.	APARTMENT TYPE	BEDROOMS
LEVEL 2		
APT 1.2.01	3BT2	2 BED
APT 1.2.02	2BT4	2 BED
APT 1.2.03	3BT1	3 BED
APT 1.2.04	2BT1	2 BED
APT 1.2.05	3BT4	3 BED
APT 1.2.06	3BT4	3 BED
APT 1.2.07	2BT3	2 BED
APT 1.2.08	3BT1	3 BED
APT 1.2.09	2BT1	2 BED
APT 1.2.10	3BT3	3 BED

APARTMENT MATRIX - BUILDING 2

APARTMENT NO.	APARTMENT TYPE	BEDROOMS
APT 2.2.01	2BT2	2 BED
APT 2.2.02	3BT1	3 BED
APT 2.2.03	2BT3	2 BED
APT 2.2.04	3BT2	2 BED
APT 2.2.05	3BT6	2 BED
APT 2.2.06	3BT1	3 BED
APT 2.2.07	2BT5	2 BED
APT 2.2.08	3BT6	2 BED
LEVEL 3		

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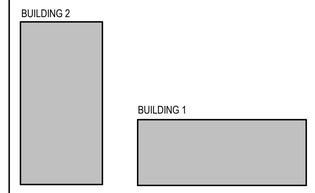

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CLEARVIEW - PRECINCT H

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HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE, NEWSTEAD, QLD 4006

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CHALMERS PARTNERS ARCHITECTS

27-9, NIHONBASHI HAKOZAKICHO, CHUO-KU, TOKYO

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Original sheet size A1 (841x594)

DRAWING TITLE
OVERALL LEVEL 2 - TYPICAL FLOOR PLAN

TRUE NORTH

PROJECT #	2026002
DATE	261103
SCALE @ A1	1 : 200 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA.1.104	G



1 OVERALL PLAN - LEVEL 3
1 : 200

APARTMENT MATRIX - BUILDING 1

APARTMENT NO.	APARTMENT TYPE	BEDROOMS
LEVEL 3		
APT 1.3.01	3BT2	3 BED
APT 1.3.02	2BT4	2 BED
APT 1.3.03	3BT1	3 BED
APT 1.3.04	2BT1	2 BED
APT 1.3.05	3BT4	2 BED
APT 1.3.06	3BT4	2 BED
APT 1.3.07	2BT3	2 BED
APT 1.3.08	3BT1	3 BED
APT 1.3.09	2BT1	2 BED
APT 1.3.10	3BT3	2 BED

APARTMENT MATRIX - BUILDING 2

APARTMENT NO.	APARTMENT TYPE	BEDROOMS
LEVEL 3		
APT 2.3.01	2BT2	2 BED
APT 2.3.02	3BT1	3 BED
APT 2.3.03	2BT3	2 BED
APT 2.3.04	3BT2	3 BED
APT 2.3.05	3BT6	3 BED
APT 2.3.06	3BT1	3 BED
APT 2.3.07	2BT5	2 BED
APT 2.3.08	3BT6	3 BED

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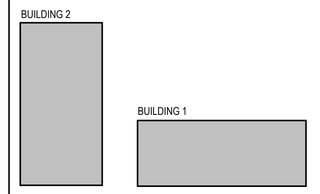

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20-11-2026
APPLICATION REF
A007156336

REV	DESCRIPTION	DATE
A	ISSUED FOR APPROVAL	261105

PROJECT NAME / ADDRESS
CLEARVIEW - PRECINCT H

CLIENT
HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE, NEWSTEAD, QLD 4006

CPA
CHALMERS PARTNERS ARCHITECTS

27-9, NIHONBASHI HAKOZAKICHO, CHUO-KU, TOKYO

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Original sheet size A1 (841x594)

DRAWING TITLE
OVERALL LEVEL 3 FLOOR PLAN

TRUE NORTH

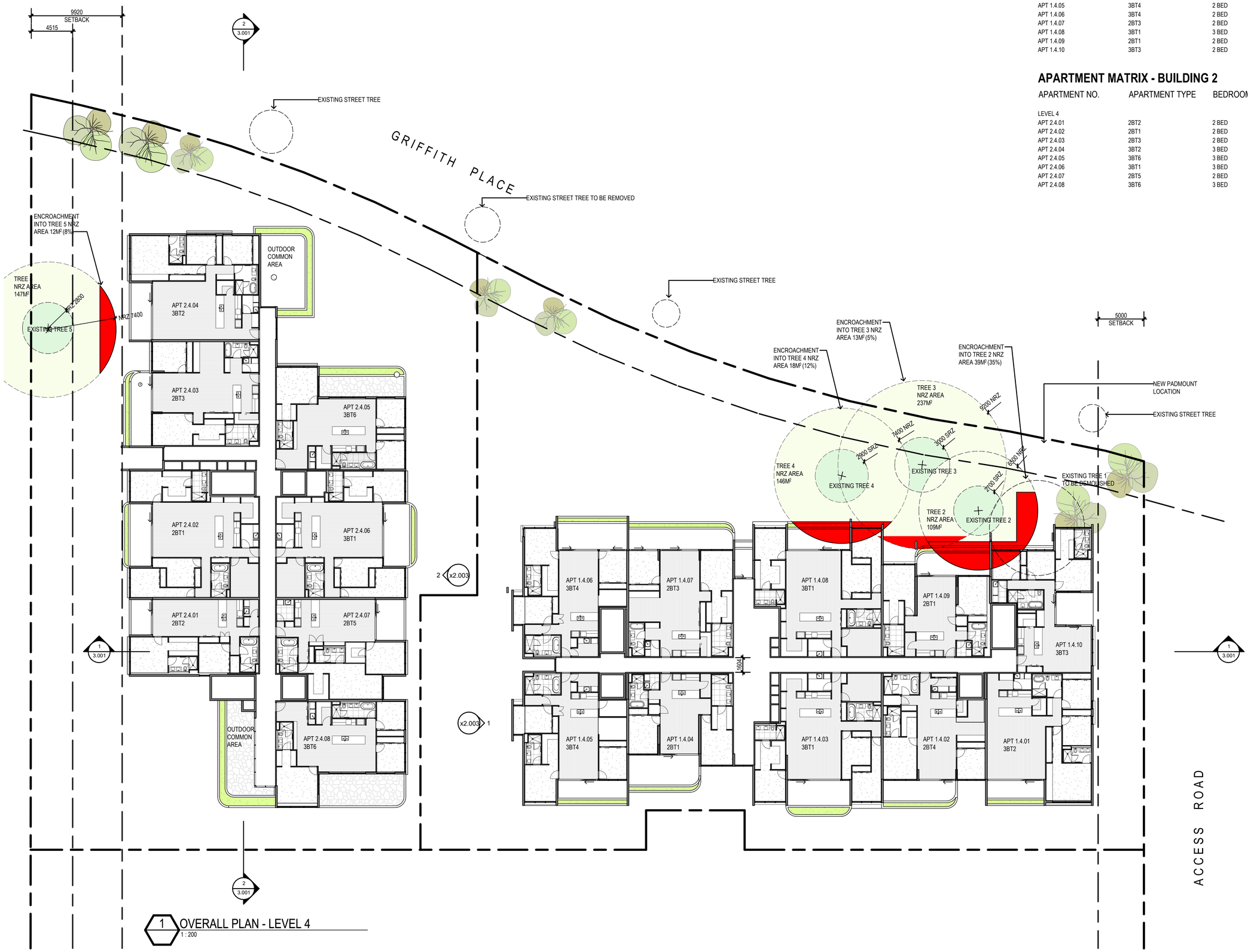
PROJECT #	2026002
DATE	261105
SCALE @ A1	1 : 200 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA.1.105	A

APARTMENT MATRIX - BUILDING 1

APARTMENT NO.	APARTMENT TYPE	BEDROOMS
LEVEL 4		
APT 1.4.01	3BT2	3 BED
APT 1.4.02	2BT4	2 BED
APT 1.4.03	3BT1	3 BED
APT 1.4.04	2BT1	2 BED
APT 1.4.05	3BT4	2 BED
APT 1.4.06	3BT4	2 BED
APT 1.4.07	2BT3	2 BED
APT 1.4.08	3BT1	3 BED
APT 1.4.09	2BT1	2 BED
APT 1.4.10	3BT3	2 BED

APARTMENT MATRIX - BUILDING 2

APARTMENT NO.	APARTMENT TYPE	BEDROOMS
LEVEL 4		
APT 2.4.01	2BT2	2 BED
APT 2.4.02	2BT1	2 BED
APT 2.4.03	2BT3	2 BED
APT 2.4.04	3BT2	3 BED
APT 2.4.05	3BT6	3 BED
APT 2.4.06	3BT1	3 BED
APT 2.4.07	2BT5	2 BED
APT 2.4.08	3BT6	3 BED



1 OVERALL PLAN - LEVEL 4
1 : 200

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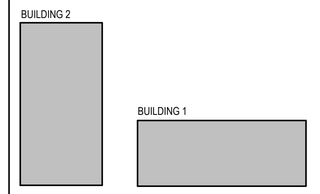

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PROJECT NAME / ADDRESS
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HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE, NEWSTEAD, QLD 4006

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CHALMERS PARTNERS ARCHITECTS
27-9, NIHONBASHI HAKOZAKICHO, CHUO-KU, TOKYO

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Original sheet size A1 (841x594)

DRAWING TITLE
OVERALL LEVEL 4 FLOOR PLAN

TRUE NORTH

PROJECT #	2026002
DATE	261105
SCALE @ A1	1 : 200 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA.1.106	A

APARTMENT MATRIX - BUILDING 1

APARTMENT NO.	APARTMENT TYPE	BEDROOMS
LEVEL 5		
APT 1.5.01	3BT2	3 BED
APT 1.5.02	2BT4	2 BED
APT 1.5.03	3BT1	3 BED
APT 1.5.04	2BT1	2 BED
APT 1.5.05	3BT4	2 BED
APT 1.5.06	3BT4	2 BED
APT 1.5.07	2BT3	3 BED
APT 1.5.08	3BT1	3 BED
APT 1.5.09	2BT1	2 BED
APT 1.5.10	3BT3	2 BED

APARTMENT MATRIX - BUILDING 2

APARTMENT NO.	APARTMENT TYPE	BEDROOMS
LEVEL 5		
APT 2.5.01	2BT2	2 BED
APT 2.5.02	3BT1	3 BED
APT 2.5.03	2BT3	3 BED
APT 2.5.04	3BT2	3 BED
APT 2.5.05	3BT6	3 BED
APT 2.5.06	3BT1	3 BED
APT 2.5.07	2BT5	2 BED
APT 2.5.08	3BT6	3 BED



1 OVERALL PL0AN - LEVEL 5
1 : 200

GENERAL NOTES

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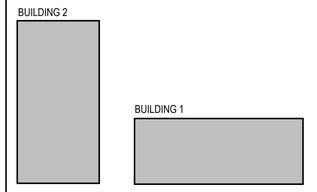

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HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE, NEWSTEAD, QLD 4006

CPA
CHALMERS PARTNERS ARCHITECTS

27-9, NIHONBASHI HAKOZAKICHO, CHUO-KU, TOKYO

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Original sheet size A1 (841x594)

DRAWING TITLE
OVERALL LEVEL 5 FLOOR PLAN

TRUE NORTH

PROJECT #	2026002
DATE	261105
SCALE @ A1	1 : 200 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA.1.107	A



1 OVERALL PLAN - LEVEL 6
1 : 200

APARTMENT MATRIX - BUILDING 1

APARTMENT NO.	APARTMENT TYPE	BEDROOMS
LEVEL 6		
APT 1.6.01	3BT2	3 BED
APT 1.6.02	2BT4	2 BED
APT 1.6.03	3BT1	3 BED
APT 1.6.04	2BT1	2 BED
APT 1.6.05	3BT4	3 BED
APT 1.6.06	3BT4	3 BED
APT 1.6.07	2BT3	2 BED
APT 1.6.08	3BT1	3 BED
APT 1.6.09	2BT1	2 BED
APT 1.6.10	3BT3	3 BED
LEVEL 7		
APT 1.7.01	4BT1	4 BED
APT 1.7.02	4BT2	4 BED
APT 1.7.03	4BT2	4 BED
APT 1.7.04	4BT3	4 BED
TOTAL APARTMENTS: 73		

APARTMENT MATRIX - BUILDING 2

APARTMENT NO.	APARTMENT TYPE	BEDROOMS
APT 2.6.01	4BT1	4 BED
APT 2.6.02	4BT1	4 BED
APT 2.6.03	3BT5	3 BED
APT 2.6.04	4BT1	4 BED
TOTAL APARTMENTS: 43		

GENERAL NOTES

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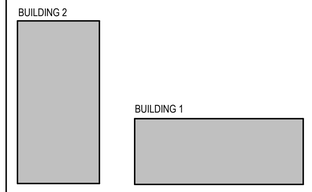

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A	ISSUED FOR REVIEW	260619

PROJECT NAME / ADDRESS
CLEARVIEW - PRECINCT H

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HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE, NEWSTEAD, QLD 4006

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CHALMERS PARTNERS ARCHITECTS
27-9, NIHONBASHI HAKOZAKICHO, CHUO-KU, TOKYO

SCALE BAR 1 : 200

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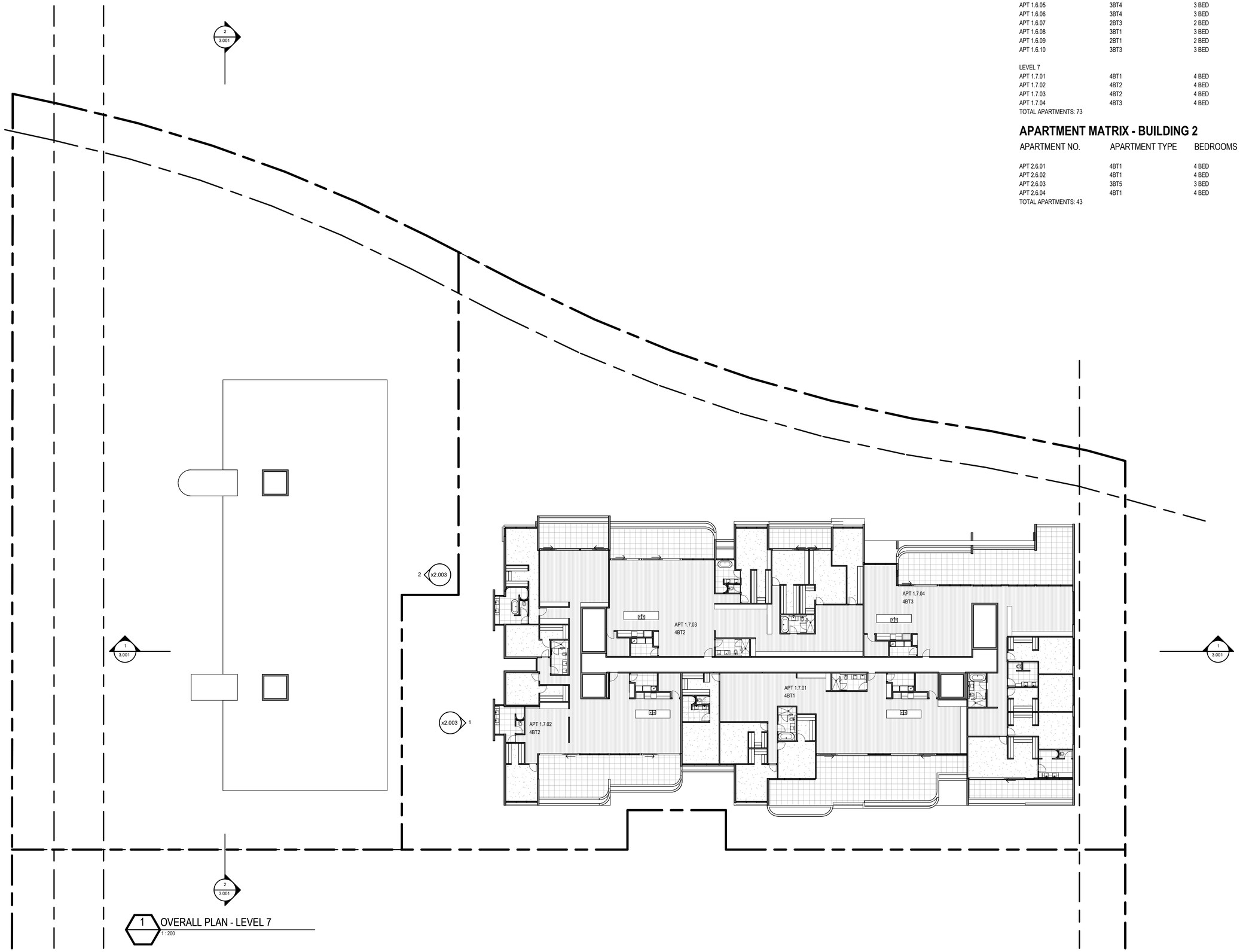
DRAWING TITLE
OVERALL LEVEL 6 FLOOR PLAN

TRUE NORTH

PROJECT #	2026002
DATE	261103
SCALE @ A1	1 : 200 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA.1.108	G



1 OVERALL PLAN - LEVEL 7
1 : 200

APARTMENT MATRIX - BUILDING 1

APARTMENT NO.	APARTMENT TYPE	BEDROOMS
LEVEL 6		
APT 1.6.01	3BT2	3 BED
APT 1.6.02	2BT4	2 BED
APT 1.6.03	3BT1	3 BED
APT 1.6.04	2BT1	2 BED
APT 1.6.05	3BT4	3 BED
APT 1.6.06	3BT4	3 BED
APT 1.6.07	2BT3	2 BED
APT 1.6.08	3BT1	3 BED
APT 1.6.09	2BT1	2 BED
APT 1.6.10	3BT3	3 BED
LEVEL 7		
APT 1.7.01	4BT1	4 BED
APT 1.7.02	4BT2	4 BED
APT 1.7.03	4BT2	4 BED
APT 1.7.04	4BT3	4 BED
TOTAL APARTMENTS: 73		

APARTMENT MATRIX - BUILDING 2

APARTMENT NO.	APARTMENT TYPE	BEDROOMS
APT 2.6.01	4BT1	4 BED
APT 2.6.02	4BT1	4 BED
APT 2.6.03	3BT5	3 BED
APT 2.6.04	4BT1	4 BED
TOTAL APARTMENTS: 43		

GENERAL NOTES

1. CONFIRM ALL DIMENSIONS AND EXISTING INFRASTRUCTURE ON SITE PRIOR TO CONSTRUCTION.
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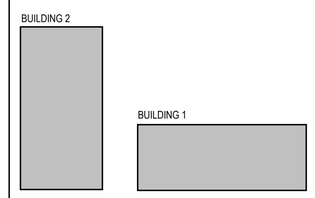
4. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWINGS.
5. DOCUMENTS TO BE READ IN CONJUNCTION WITH CONSULTANTS AND RELEVANT DOCUMENTATION.

KEYPLAN LEGEND



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20-11-2026
APPLICATION REF
A007156336

REV	DESCRIPTION	DATE
C	ISSUED FOR APPROVAL	261029
B	ISSUED FOR FINAL APPROVAL	261014
A	ISSUED FOR COORDINATION	261006

PROJECT NAME / ADDRESS
CLEARVIEW - PRECINCT H

CLIENT
HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE, NEWSTEAD, QLD 4006

CPA
CHALMERS PARTNERS ARCHITECTS
27-9, NIHONBASHI HAKOZAKICHO, CHUO-KU, TOKYO

SCALE BAR 1 : 200

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Original sheet size A1 (841x594)

DRAWING TITLE
OVERALL LEVEL 7 FLOOR PLAN

TRUE NORTH

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 200 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA.1.109	C



1 OVERALL PL AN - ROOF
1 : 200

GENERAL NOTES

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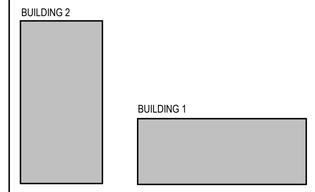
KEYPLAN LEGEND



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D	ISSUED FOR FINAL APPROVAL	261014
C	ISSUED FOR COORDINATION	261006
B	ISSUED FOR COORDINATION	260907
A	ISSUED FOR REVIEW	260619

PROJECT NAME / ADDRESS
CLEARVIEW - PRECINCT H

CLIENT
HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE, NEWSTEAD, QLD 4006

CPA
CHALMERS PARTNERS ARCHITECTS

27-9, NIHONBASHI HAKOZAKICHO, CHUO-KU, TOKYO

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SCALE BAR 1 : 200
Original sheet size A1 (841x594)

DRAWING TITLE
OVERALL - ROOF PLAN

TRUE NORTH

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 200 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA.1.111	E



1 DETAIL PLAN - APARTMENT 2 BED TYPE 1

1 : 50



2 DETAIL PLAN - APARTMENT 2 BED TYPE 2

1 : 50

GENERAL NOTES

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LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE,
NEWSTEAD, QLD 4006

CHALMERS PARTNERS ARCHITECTS
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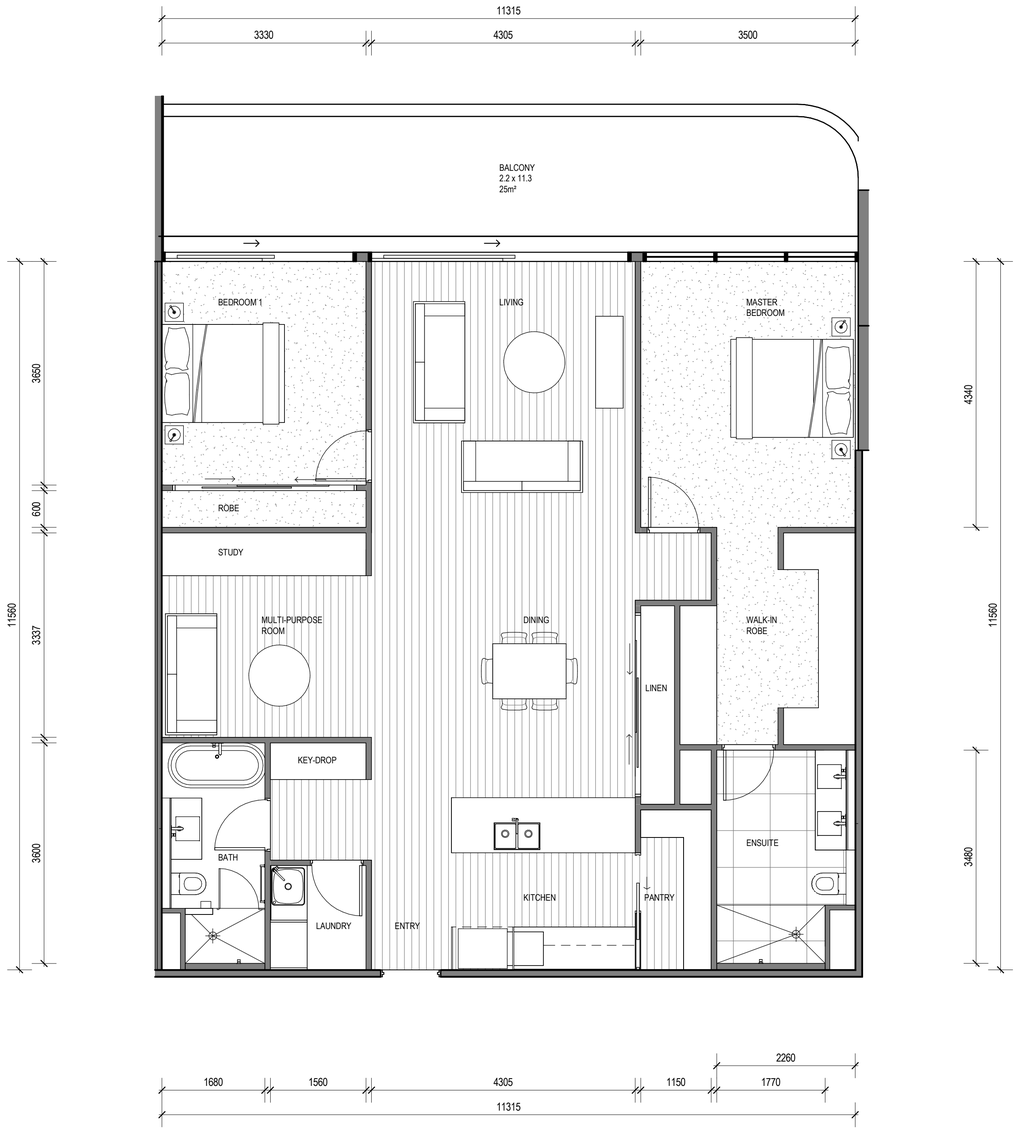
Original sheet size A1 (841x594)

DRAWING TITLE

APARTMENT TYPE PLAN - 2 BED TYPE 1 AND 2

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 50 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 1.201	E



1 DETAIL PLAN - APARTMENT 2 BED TYPE 3
1 : 50



2 DETAIL PLAN - APARTMENT 2 BED TYPE 4
1 : 50

GENERAL NOTES

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HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE,
NEWSTEAD, QLD 4006

CHALMERS PARTNERS ARCHITECTS
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SCALE BAR : 1:

DRAWING TITLE
APARTMENT TYPE PLAN - 2 BED TYPE 3 AND 4

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 50 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 1.202	E



1 DETAIL PLAN - APARTMENT 2 BED TYPE 5

1 : 50

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A	ISSUED FOR REVIEW	260619

PROJECT NAME / ADDRESS

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SCALE BAR 1 : 50

DRAWING TITLE

APARTMENT TYPE PLAN - 2 BED TYPE 5

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 50 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 1.203	E



1 DETAIL PLAN - APARTMENT 3 BED TYPE 1
1 : 50



2 DETAIL PLAN - APARTMENT 3 BED TYPE 2
1 : 50

GENERAL NOTES

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NEWSTEAD, QLD 4006

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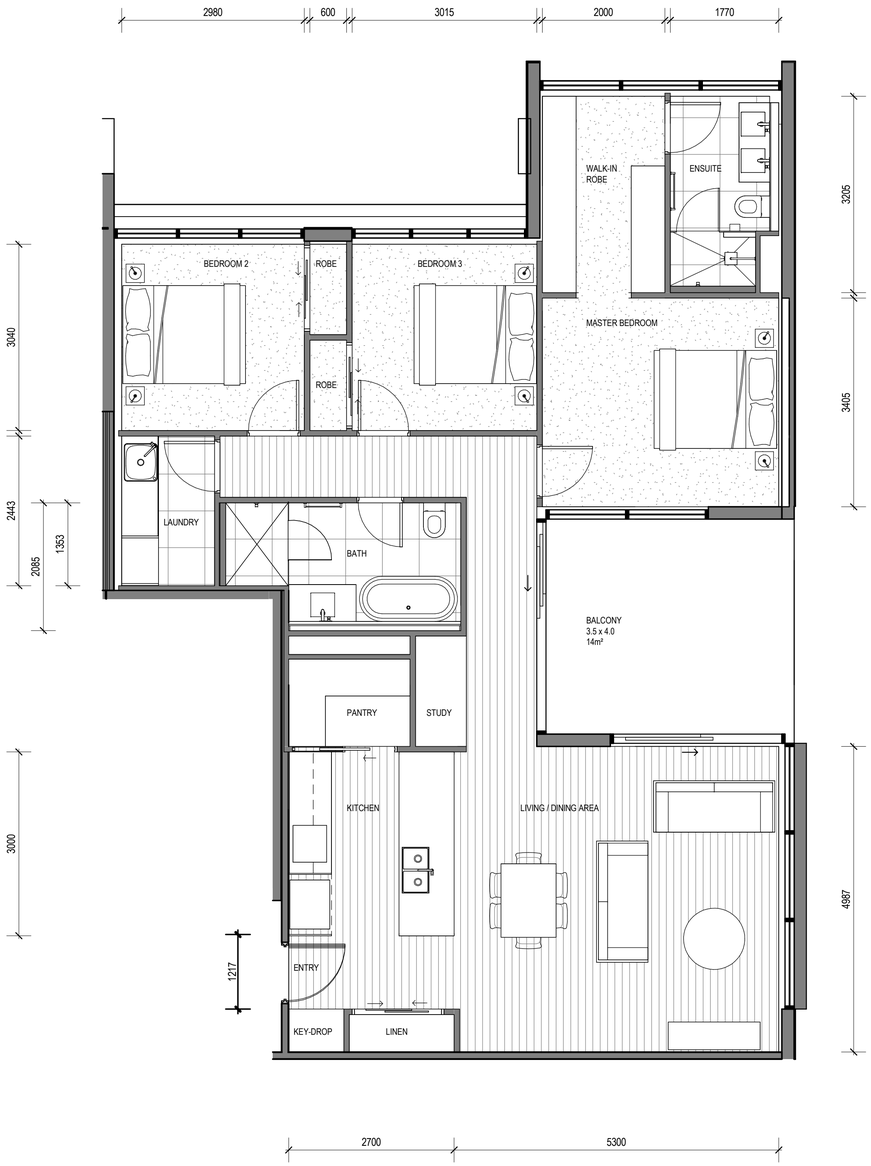
DRAWING TITLE
APARTMENT TYPE PLAN - 3 BED TYPE 1 AND 2

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 50 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 1.204	E



1 DETAIL PLAN - APARTMENT 3 BED TYPE 3
1 : 50



2 DETAIL PLAN - APARTMENT 3 BED TYPE 4
1 : 50

GENERAL NOTES

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HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE,
NEWSTEAD, QLD 4006

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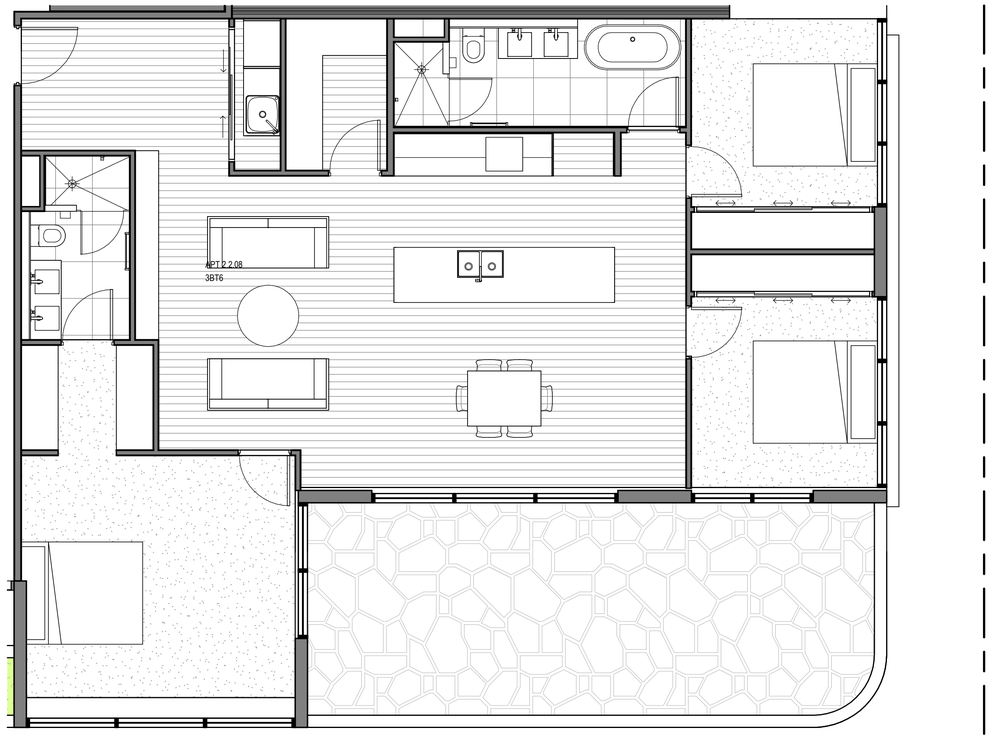
SCALE BAR 1 : 50

DRAWING TITLE
APARTMENT TYPE PLAN - 3 BED TYPE 3 AND 4

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 50 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 1.205	E



1 DETAIL PLAN - APARTMENT 3 TYPE 4 NORTH
1 : 50



2 DETAIL PLAN - APARTMENT 3 BED TYPE 6
1 : 50

GENERAL NOTES

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C	ISSUED FOR COORDINATION	261006
B	ISSUED FOR COORDINATION	260907
A	ISSUED FOR REVIEW	260619

PROJECT NAME / ADDRESS
CLEARVIEW - PRECINCT H

CLIENT
HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE,
NEWSTEAD, QLD 4006

CHALMERS PARTNERS ARCHITECTS
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TOKYO

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SCALE BAR 1 : 50

DRAWING TITLE
APARTMENT TYPE PLAN - 3 BED TYPE 4 NORTH

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 50 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 1.206	E



1 DETAIL PLAN - APARTMENT 3 BED TYPE 5
1 : 50

GENERAL NOTES

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A	ISSUED FOR REVIEW	260619

PROJECT NAME / ADDRESS
CLEARVIEW - PRECINCT H

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HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE, NEWSTEAD, QLD 4006

CHALMERS PARTNERS ARCHITECTS
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SCALE BAR 1 : 50

DRAWING TITLE
APARTMENT TYPE PLAN - 3 BED TYPE 5

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 50 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 1.207	E



1 DETAIL PLAN - APARTMENT 4 BED TYPE 1
1 : 50

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B	ISSUED FOR COORDINATION	260907
A	ISSUED FOR REVIEW	260619

PROJECT NAME / ADDRESS
CLEARVIEW - PRECINCT H

CLIENT
HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE,
NEWSTEAD, QLD 4006

CHALMERS PARTNERS ARCHITECTS
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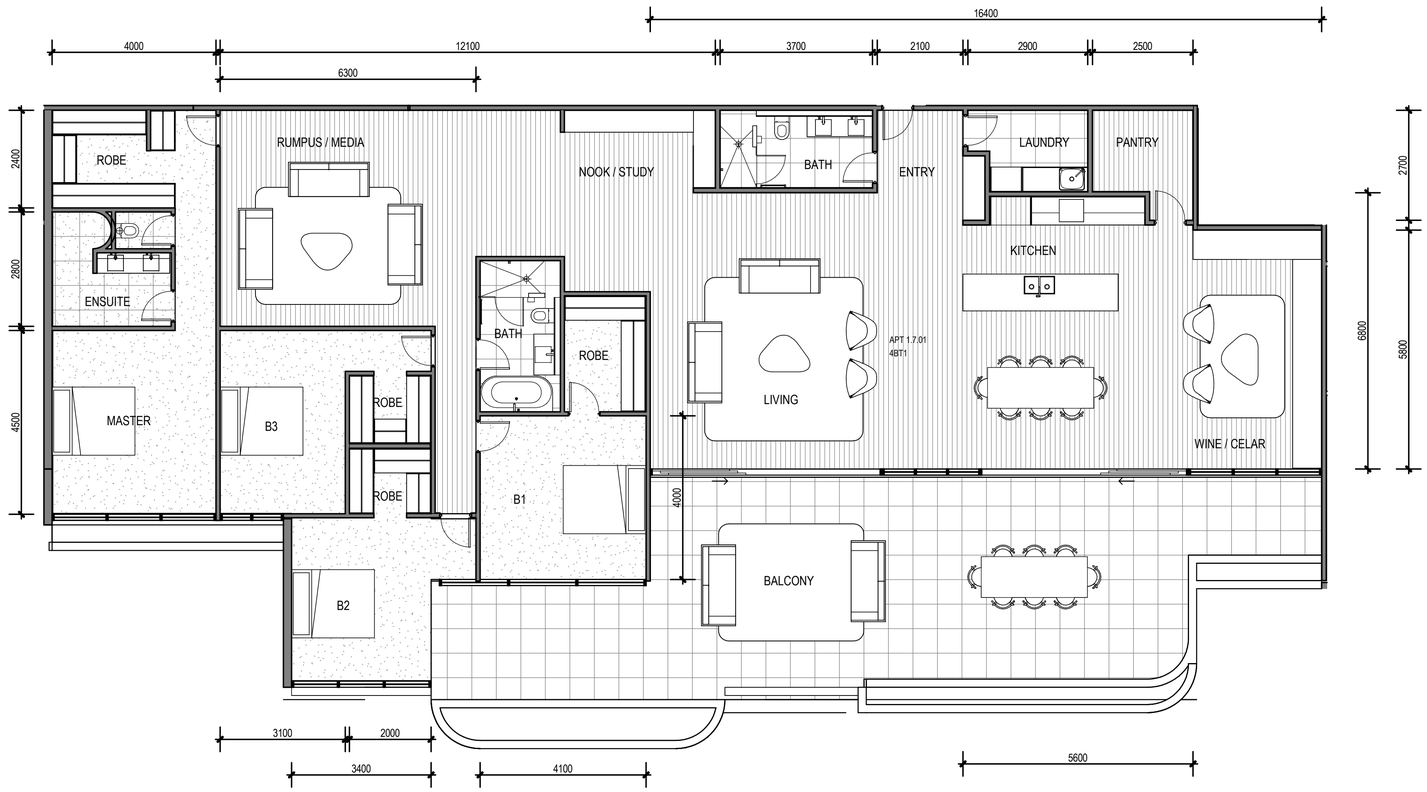
Original sheet size A1 (841x594)

SCALE BAR 1 : 50

DRAWING TITLE
APARTMENT TYPE PLAN - 4 BED TYPE 1

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 50 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 1.208	E



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A	PENTHOUSE ISSUE	261015

PROJECT NAME / ADDRESS
CLEARVIEW - PRECINCT H

CLIENT
HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE,
NEWSTEAD, QLD 4006

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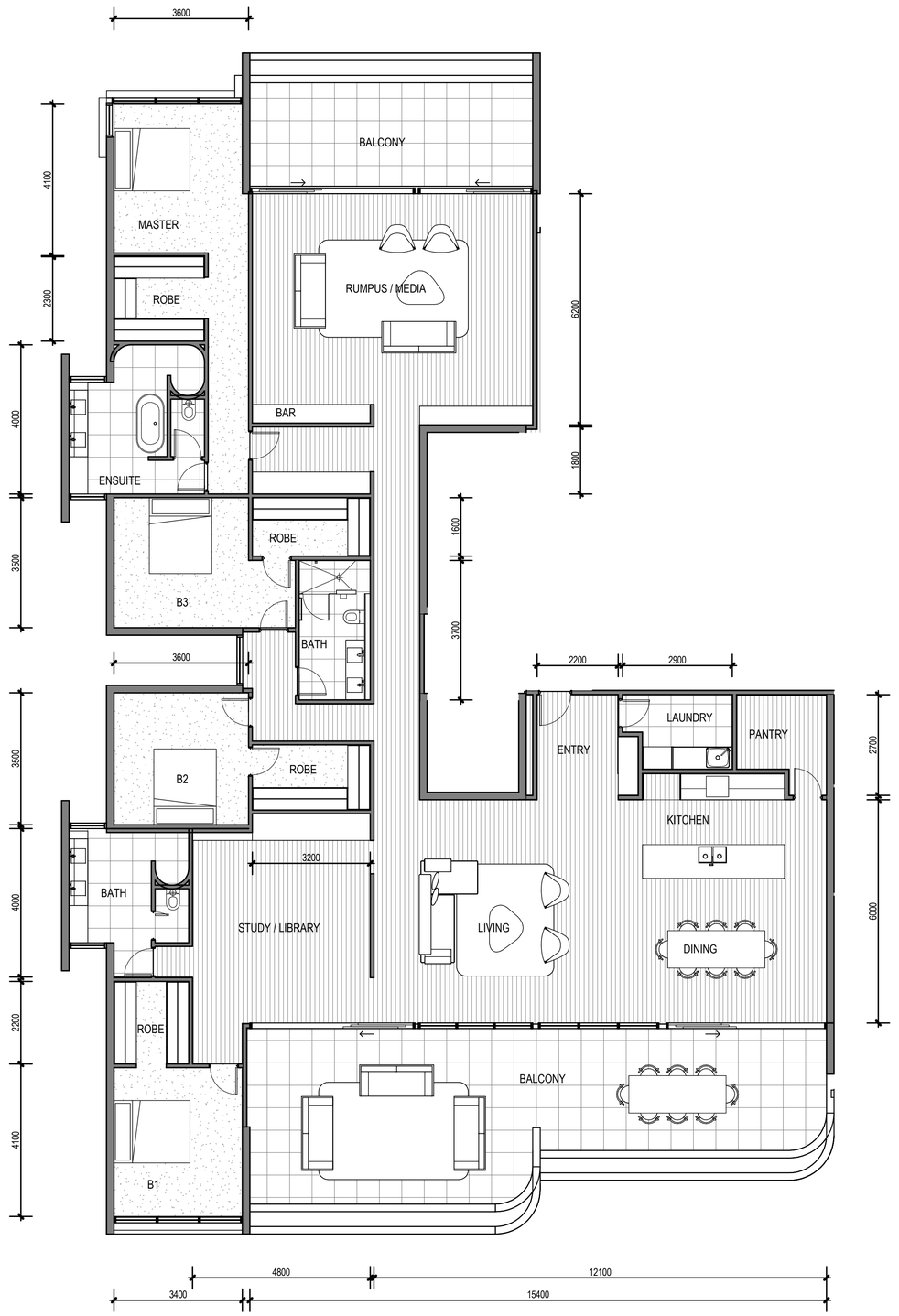
SCALE BAR 1 : 50

DRAWING TITLE
APARTMENT TYPE PLAN - APT 1.7.01

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 75 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 1.209	B



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HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE,
NEWSTEAD, QLD 4006

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TOKYO

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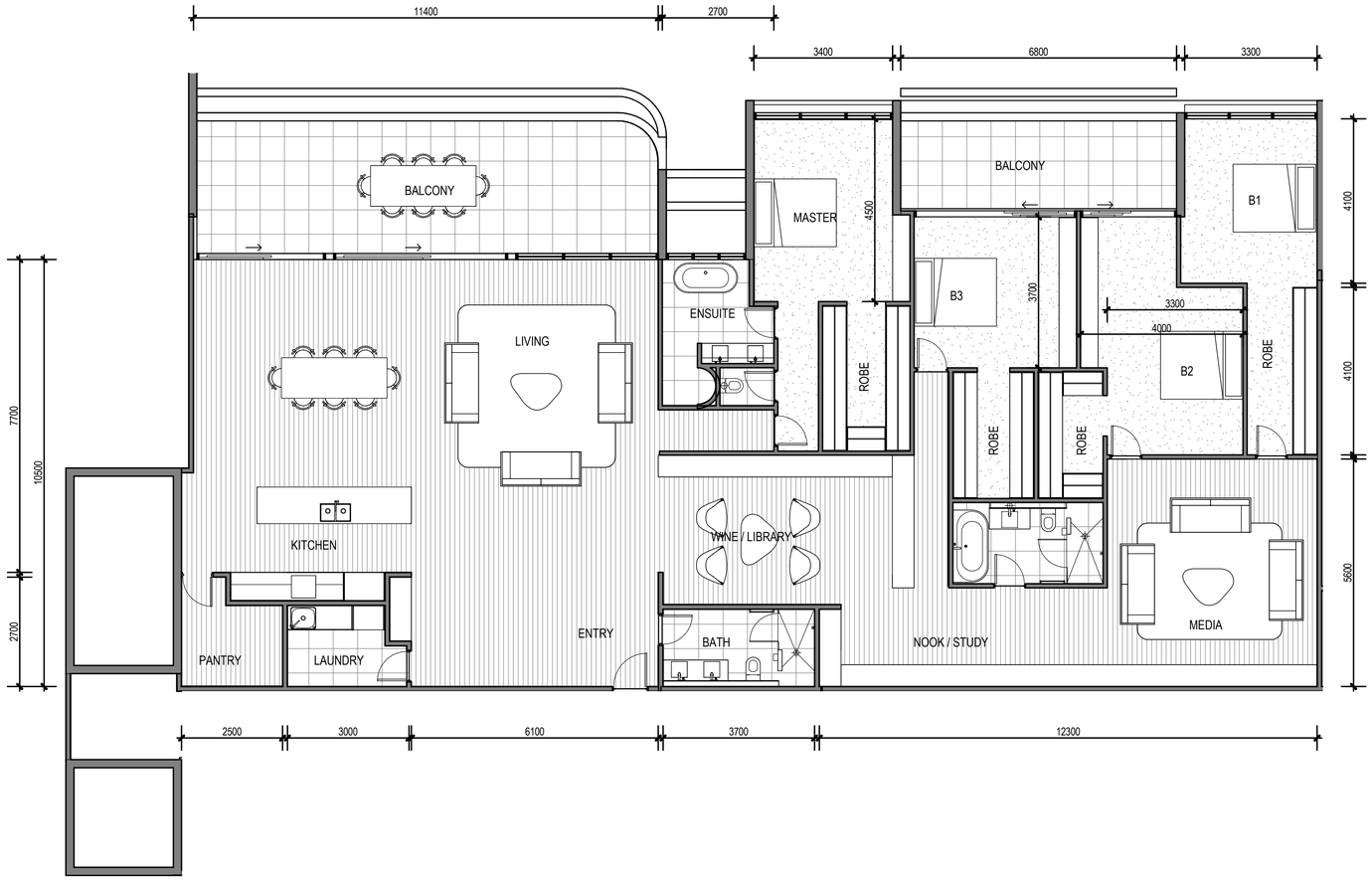
DRAWING TITLE
APARTMENT TYPE PLAN - APT 1.7.02

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 75 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 1.210	B



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APPLICATION REF
A007156336

REV	DESCRIPTION	DATE
B	ISSUED FOR APPROVAL	261029
A	PENTHOUSE ISSUE	261015

PROJECT NAME / ADDRESS
CLEARVIEW - PRECINCT H

CLIENT
HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE,
NEWSTEAD, QLD 4006

CHALMERS PARTNERS ARCHITECTS
27-9, NIHONBASHI HAKOZAKICHO, CHUO-KU,
TOKYO

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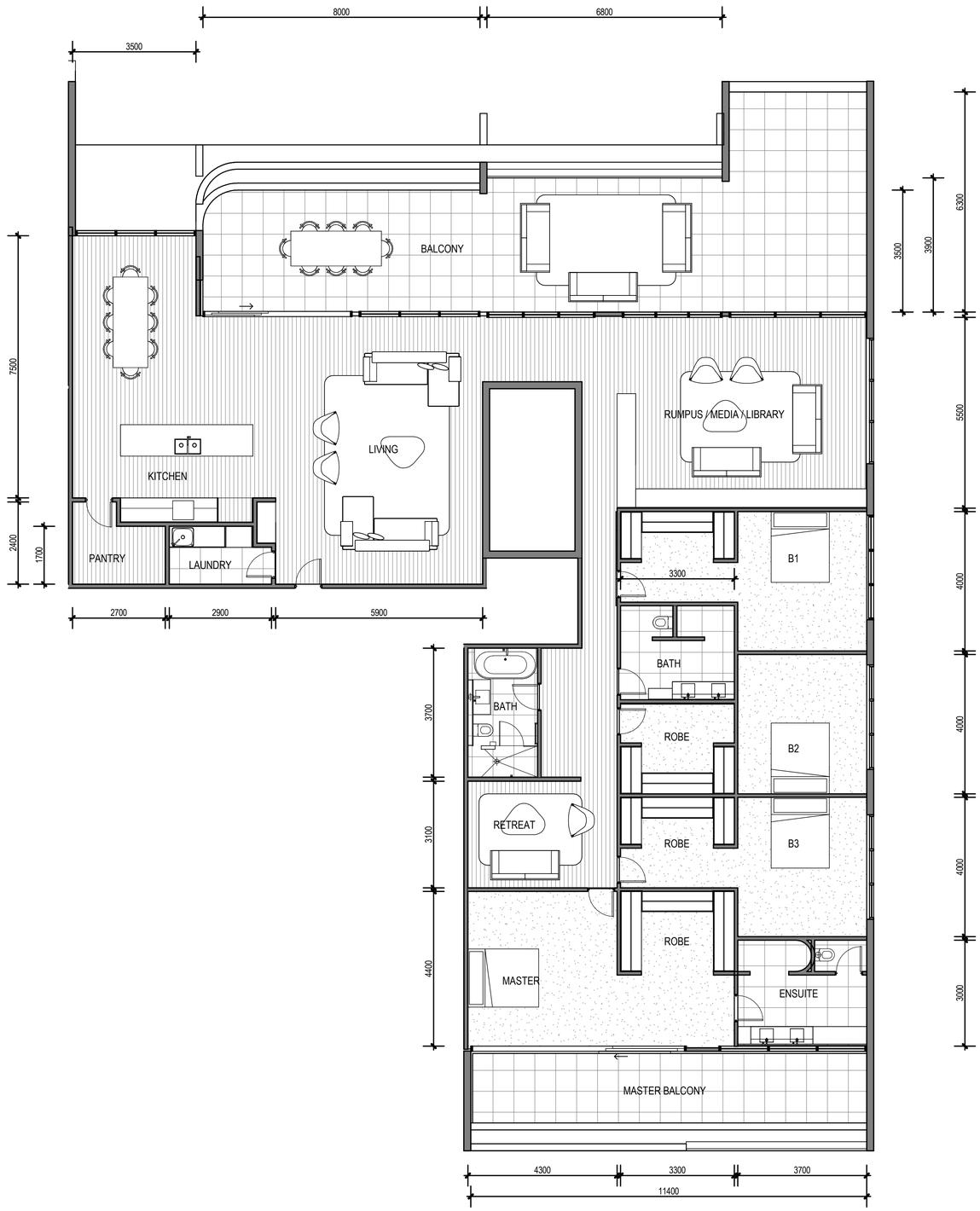
DRAWING TITLE
APARTMENT TYPE PLAN - APT 1.7.03

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 75 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 1.211	B



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HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE, NEWSTEAD, QLD 4006

CHALMERS PARTNERS ARCHITECTS
27-9, NIHONBASHI HAKOZAKICHO, CHUO-KU, TOKYO

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SCALE BAR 1 : 50

DRAWING TITLE
APARTMENT TYPE PLAN - APT 1.7.04

PROJECT #	2026002
DATE	261029
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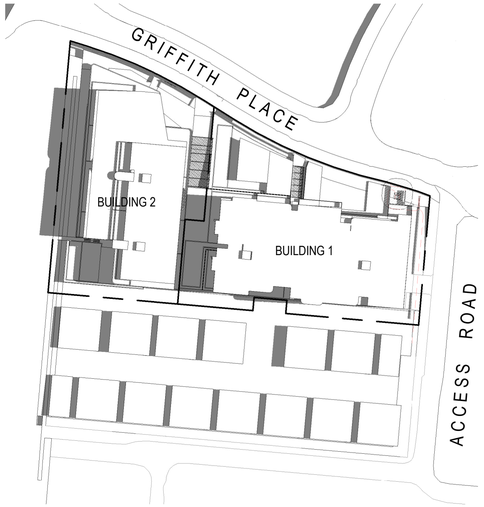
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 1.212	B



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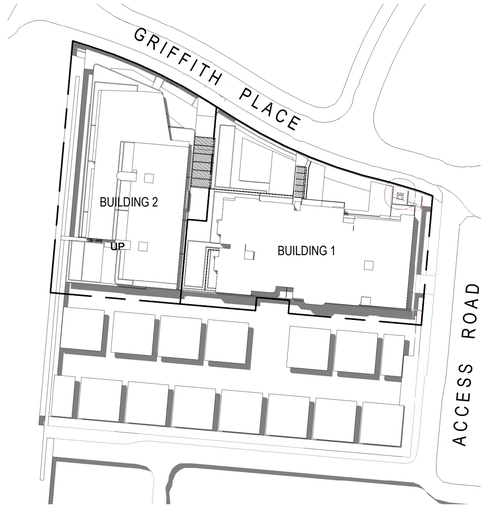
1 : 1000



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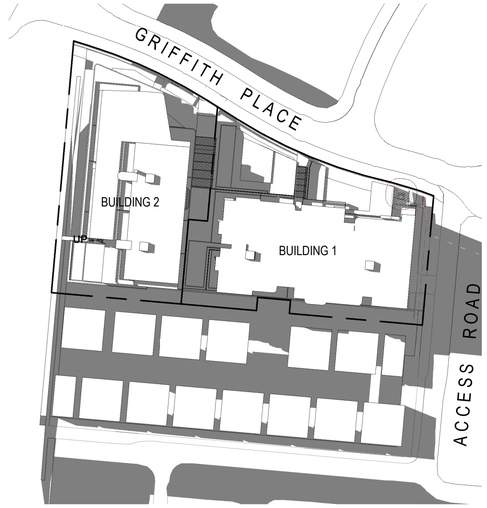

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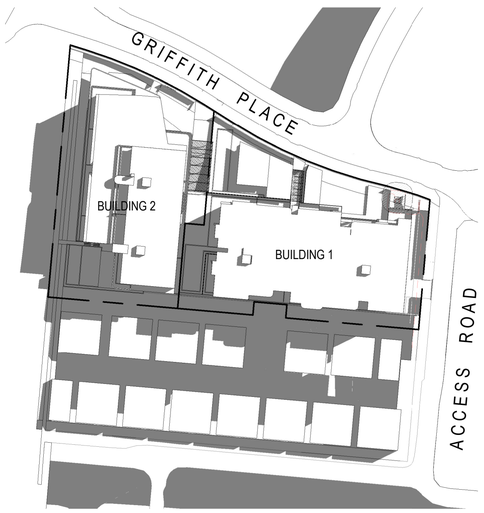

4 21st MARCH - 09:00
1 : 1000



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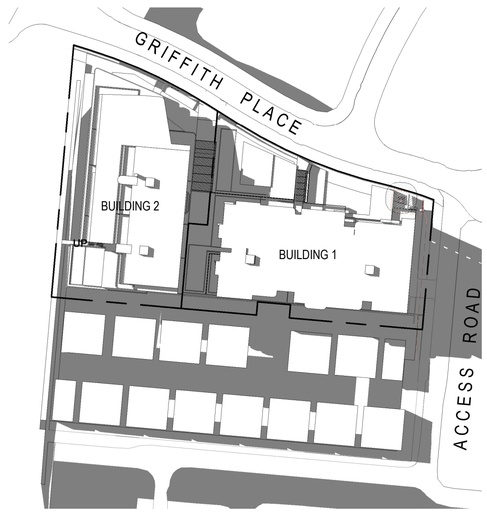
1 : 1000



6 21st MARCH - 15:00
1 : 1000

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B	ISSUED FOR COORDINATION	260907
A	ISSUED FOR REVIEW	260619

PROJECT NAME / ADDRESS
CLEARVIEW - PRECINCT H

CLIENT
HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE,
NEWSTEAD, QLD 4006

CPA
CHALMERS PARTNERS ARCHITECTS
27-9, NIHONBASHI HAKOZAKICHO, CHUO-KU,
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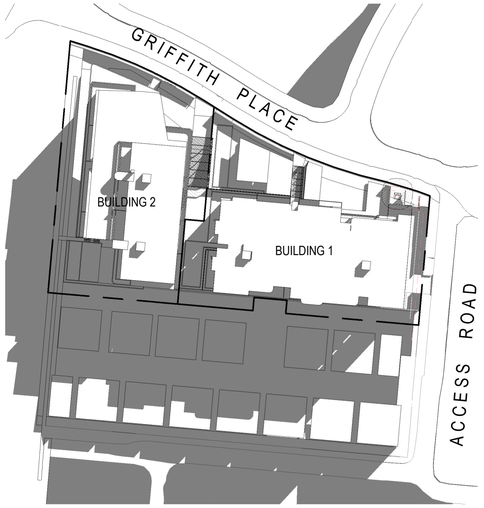
DRAWING TITLE
SHADOW DIAGRAMS

TRUE NORTH

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 1000 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
BA. 1.401	E



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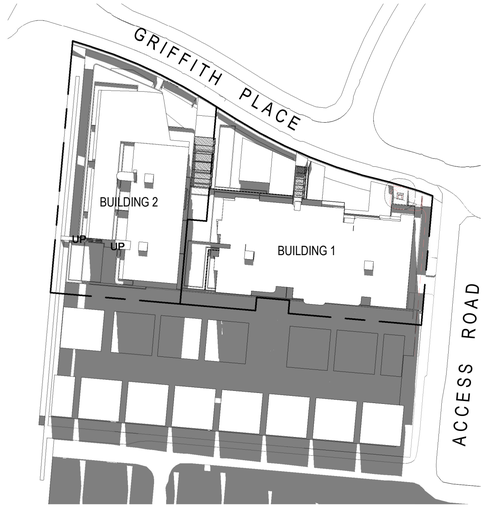
1 : 1000



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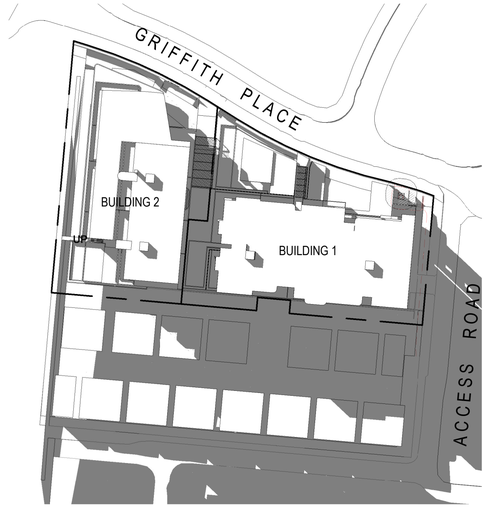

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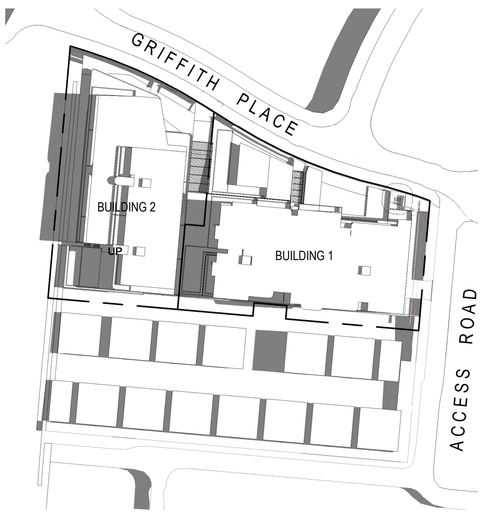
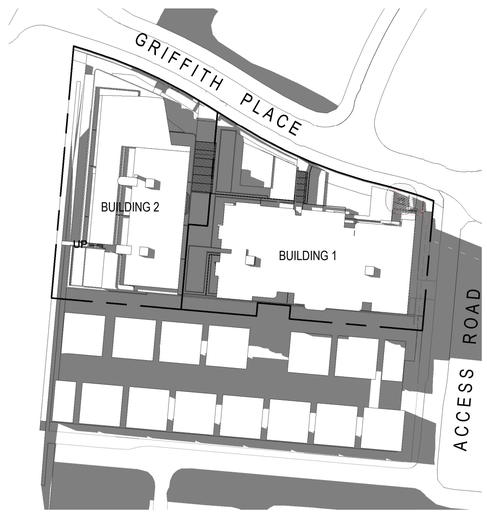


4 21st SEPTEMBER - 09:00
1 : 1000



5 21st SEPTEMBER - 12:00
1 : 1000



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CLIENT
HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE,
NEWSTEAD, QLD 4006

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DRAWING TITLE
SHADOW DIAGRAMS

TRUE NORTH

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SCALE @ A1	1 : 1000 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
BA. 1.402	E



1 STREETSCAPE ELEVATION - NORTH
1 : 200



2 STREETSCAPE ELEVATION - EAST
1 : 200

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DRAWING TITLE
NORTH AND EAST STREETSCAPE ELEVATIONS

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 200 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 2.001	E



1 STREETSCAPE ELEVATION - SOUTH
1 : 200



2 STREETSCAPE ELEVATION - WEST
1 : 200

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DRAWING TITLE
SOUTH AND WEST STREETSCAPE ELEVATIONS

PROJECT #	2026002
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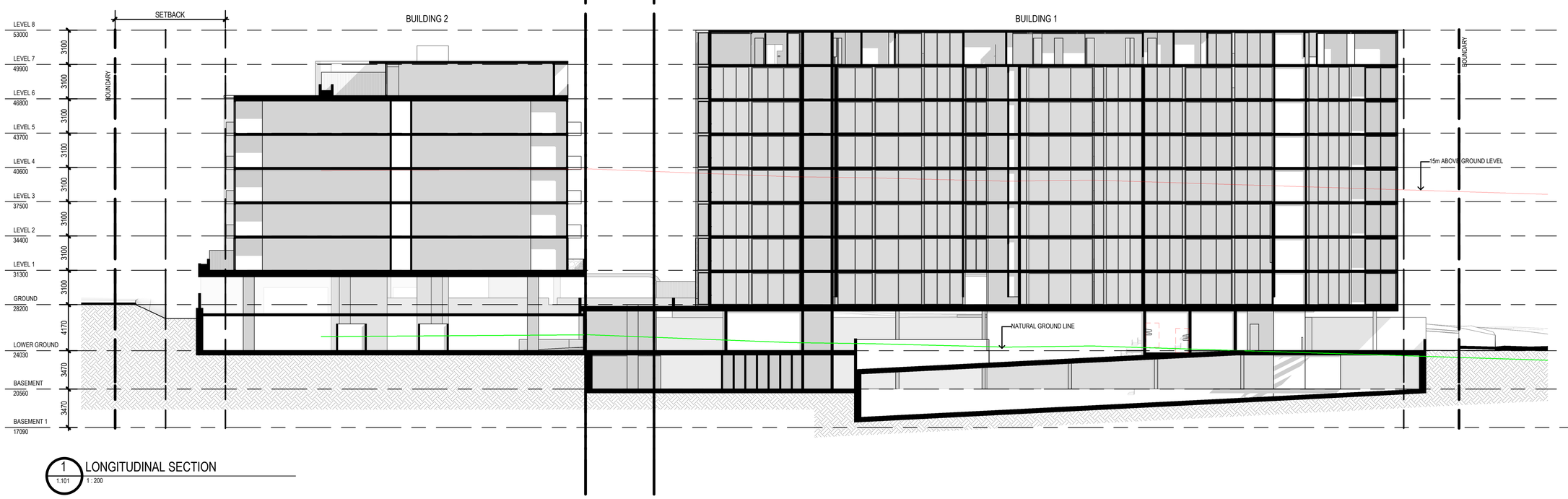
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 2.002	E



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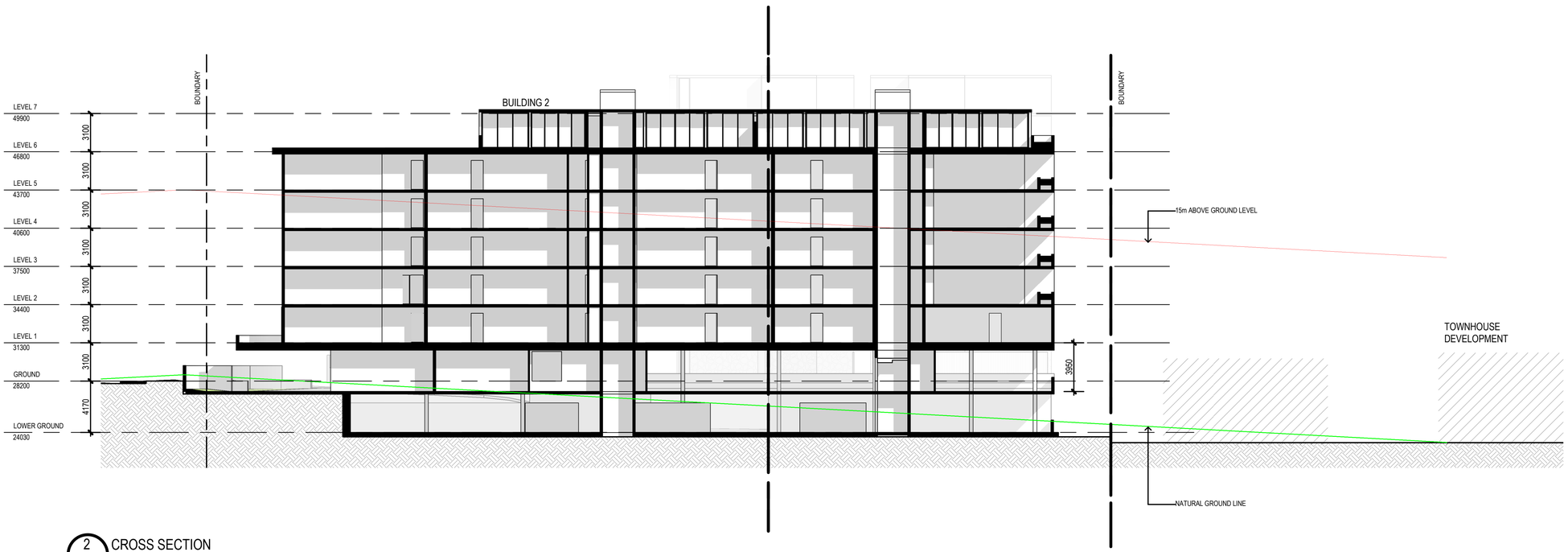

2 1:101 CROSS SECTION
1 : 200

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KEYPLAN LEGEND

SITE SECTION LEGEND

5 DENOTES NUMBER OF STOREYS (FROM 1 - 8)

MAX BUILDING HEIGHT ENVELOPE

9.5m OR 15m HEIGHT ABOVE GROUND LINE

GROUND

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HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE,
NEWSTEAD, QLD 4006

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SCALE BAR 1 : 200

DRAWING TITLE

SECTIONS

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 200 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 3.001	E

EW01
EXTERNAL WALLS (PRIMARY)



Painted rendered concrete.
Colour: Warm white / off-white.
Low sheen finish.

EW02
EXTERNAL WALLS (SECONDARY)



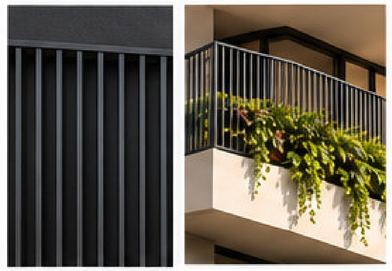
Light warm grey / greige render.
Used to create depth to recessed elements.
Low sheen finish.

SC01
VERTICAL SCREENS



Powdercoated aluminium vertical battens.
Colour: Warm white.
Used to façade screens and feature arches.

BAL01
BALCONY BALUSTRADE



Vertical steel balustrade.
Powdercoated finish.
Colour: Charcoal.

GL01
GLAZING



Clear performance glazing with low-e coating.
Aluminium frames in charcoal finish (FR01).
Neutral tone.

FR01
WINDOW / DOOR FRAMES



Aluminium frames.
Colour: Charcoal.
Used to all windows, doors and glazed screens.

RF01
ROOF PLANT / SCREEN



Aluminium louvre screen.
Colour: Monument or similar.
Used for roof plant screening and mechanical areas.

ST01
NATURAL STONE



Natural stone cladding.
Pale limestone / sandstone.
Used to podium walls, feature walls and landscape edges.

LD02
PODIUM LANDSCAPE



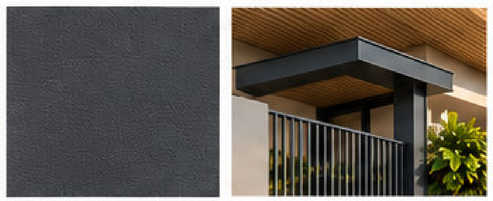
Layered planting to podium and ground level.
Refer landscape architect's drawings.
Species to suit coastal/subtropical environment.

LD03
BALCONY PLANTING



Integrated planters to selected balconies only.
Refer landscape architect's drawings.
Species to suit coastal/subtropical environment.

MT01
MISCELLANEOUS METALWORK

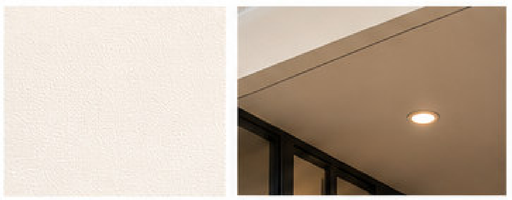


Powdercoated metal.
Colour: Charcoal.
Includes gates, handrails, trims and ancillary metalwork.

MT02
WHITE METALWORK / TRIMS

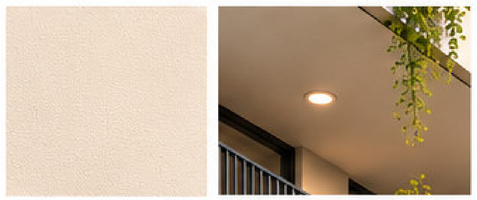
Powdercoated aluminium / steel.
Colour: Warm white.
Used to screen framing, arches and selected façade trims.

CL01
SOFFITS (GENERAL)



Painted FC / rendered concrete / aluminium.
Colour: Warm white.
Low sheen finish.

CL02
SOFFITS (RECESSED BALCONIES)



Painted finish.
Colour: Soft warm white.
Used to recessed balcony soffits to reinforce depth.

MATERIALS PALETTE (COMBINED)



EW01 Warm White Render
EW02 Light Greige Render
SC01 White Vertical Screens
BAL01 / FR01 / MT01 Charcoal Metalwork
ST01 Natural Stone
LD02 / LD03 Landscape Planting
GL01 Clear Glaizing
RF01 Aluminium Louvre
CL01 / CL02 Soffits (Warm White)

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FINISHES

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EXTERNAL FINISHES + MATERIALS



REFERENCE VIEW 01 — Coordinated overall material expression

MATERIAL PALETTE

EW01
EXTERNAL WALLS (PRIMARY)

Warm off-white rendered masonry / concrete.
Low-sheen exterior finish. Primary unifying façade colour.



EW02
EXTERNAL WALLS (SECONDARY)

Light warm grey / greige render.
Used to create depth to recessed elements and secondary planes. Low sheen finish.



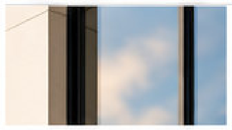
SC01
VERTICAL SCREENS

Powdercoated aluminium vertical battens.
Colour: Warm white.
Used to façade screens, architectural feature elements and privacy screens.



BAL01
BALCONY BALUSTRADE

Vertical steel balustrade.
Powdercoated finish.
Colour: Charcoal.
Fine vertical members with simple top rail; visually recessive.



GL01
GLAZING

Clear performance glazing with low-e coating.
Colour: Neutral tone.
Aluminium frames in charcoal finish (FR01).
Avoid strongly coloured or highly reflective glass.



FR01
WINDOW / DOOR FRAMES

Powdercoated aluminium.
Colour: Charcoal.
Used to all windows, doors and glazed screens.



ST01
NATURAL STONE

Natural stone cladding.
Pale limestone / sandstone.
Used to podium walls, feature walls and landscape edges.



RF01
ROOF PLANT / SOFFIT

Metal roofing, awnings and soffits.
Colour: Warm white / light grey.
To remain visually recessive.



MT01
MISCELLANEOUS METALWORK

Powdercoated metal.
Colour: Charcoal.
Includes gates, handrails, trims and ancillary metalwork.



LD01 / LD02
LANDSCAPE PLANTING

Layered planting to podium, ground and balconies.
Species to suit coastal / subtropical environment.
Refer landscape architect's drawings.

GENERAL NOTES

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KEYPLAN LEGEND

BCC DS
RECEIVED
20-11-2026
APPLICATION REF
A007156336

REV	DESCRIPTION	DATE
B	ISSUED FOR APPROVAL	261029
A	ISSUED FOR FINAL APPROVAL	261014

PROJECT NAME / ADDRESS
CLEARVIEW - PRECINCT H

CLIENT
HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE, NEWSTEAD, QLD 4006

CHALMERS PARTNERS ARCHITECTS
27-9, NIHONBASHI HAKOZAKICHO CHUO-KU, TOKYO

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Original sheet size A1 (841x594)

DRAWING TITLE
FINISHES

PROJECT #	2026002
DATE	261029
SCALE @ A1	@ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 6.002	B

EXTERNAL FINISHES + MATERIALS



REFERENCE VIEW 01 — Coordinated overall material expression

MATERIAL PALETTE

EW01
EXTERNAL WALLS (PRIMARY)

Warm off-white rendered masonry / concrete.
Low-sheen exterior finish. Primary unifying façade colour.



EW02
EXTERNAL WALLS (SECONDARY)

Light warm grey / greige render.
Used to create depth to recessed elements and secondary planes. Low sheen finish.



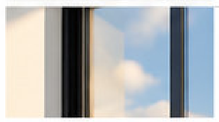
SC01
VERTICAL SCREENS

Powdercoated aluminium vertical battens.
Colour: Warm white.
Used to façade screens, architectural feature elements and privacy screens.



BAL01
BALCONY BALUSTRADE

Vertical steel balustrade.
Powdercoated finish.
Colour: Charcoal.
Fine vertical members with simple top rail; visually recessive.



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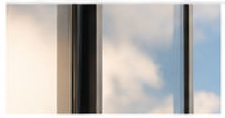

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