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GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH THE CURRENT EDITION BUILDING CODE OF AUSTRALIA (BCA) / NATIONAL CONSTRUCTION CODE (NCC) VOLUME 2 (CLASS 2) AND ASSOCIATED AUSTRALIAN STANDARDS.
2. ALL DIMENSIONS TO BE CHECKED ON SITE WITH ON SITE MEASURE PRIOR TO THE START OF CONSTRUCTION AND QUANTITY TAKEOFF. DO NOT SCALE DRAWINGS.
3. NOTIFY ALL RELEVANT LOCAL AUTHORITIES AND ON-SITE BUILDING MANAGERS FOR CONNECTION AND SEALING PROCEDURES TO EXISTING BUILDING SERVICES. SECURE THE BUILDING SITE TO THE STANDARDS OF THE WORKPLACE HEALTH AND SAFETY ACT.
4. VERIFY THE LOCATION OF EXISTING SERVICES AND PUBLIC UTILITIES PRIOR TO COMMENCEMENT. MAINTAIN, CAP & PROTECT BUILDING SERVICES AS PER EXISTING, DEMOLITION AND PROPOSED BUILDING PLANS.
5. COMPLY WITH ALL RELEVANT SITE SAFETY STANDARDS INCLUDING REQUIREMENTS FOR REMOVAL OF HAZARDOUS MATERIALS.
6. REFER TO CIVIL DRAWINGS FOR EXISTING AND NEW WATER, DRAINAGE DESIGN, ASSOCIATED SITE WORKS DESIGN AND DETAIL.
7. REFER TO CIVIL DRAWINGS AND LANDSCAPE DRAWINGS FOR ALL ROADWAY, PAVING, SURFACE, SURFACED FINISHED SURFACE LEVELS.
8. REFER TO THE ACOUSTIC REPORT FOR REQUIRED ACOUSTIC SPECIFICATION & DETAILS. ALL ACOUSTIC REQUIREMENTS TO MEET MINIMUM NCC U.N.O.
9. ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED UNLESS NOTED OTHERWISE, REFER FINISHES SCHEDULE FOR PAINT AND FINISH REQUIREMENTS.
10. GLAZING TO COMPLY WITH CURRENT VERSIONS OF AS 1288 AND AS 2047
11. ANY SERVICES PENETRATING A FIRE RATED/ ACOUSTIC WALL OR SLAB ARE TO BE APPROPRIATELY SEALED TO NCC & APPROVED AUTHORITY. MATERIALS TO BE ACCORDANCE WITH MINIMUM FRL/ACOUSTIC/ FIRE ENGINEERING REQUIREMENTS.
12. FIRE INDEXES OF MATERIALS, LININGS AND SURFACE FINISHES TO COMPLY WITH C1.10 OF NCC
13. NOTIFY ALL DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.
14. PROVIDE ALL EXPANSION, CONTROL OR CONSTRUCTION JOINTS.
15. WET AREAS TO BE WATERTIGHT AND WATERPROOF ON COMPLETION.
16. BUILDING EXTERIOR TO BE COMPLETELY WEATHERPROOF AT COMPLETION.
17. PROVIDE ACCESS AND SIGNAGE FOR PEOPLE WITH DISABILITIES IN ACCORDANCE WITH REQUIREMENTS OF THE NCC.
18. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF THE NCC.
19. ALL WORK IS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS.
20. TEST AND CERTIFY ALL WARRANTY PAPERS AND MANUALS FOR INSTALLATIONS. ENSURE ALL APPROPRIATE TEST CERTIFICATES, FORM 15'S & DATA SHEETS HAVE BEEN SOURCED PRIOR TO HANDOVER.

ABBREVIATIONS

CODE	DESCRIPTION
BAL-02	
BAL-03	
BO	
BOL	
BRK	
BW	
BWK	
CJ	
CO	
COL	
CONC	
DB	
DP-D	
EVC	
FBL	
FE	
FH	
FHR	
FIP	
FKL	
FOOD DIGESTER	
FWG	
GD	
GSWG	
GT	
HC	
HRO3	
HRV	
HS	
IGLO1	
IOS	
MIL-TEK 3O6HD CARDBOARD & PLASTIC BALER	
MSB	
PRM	
RLED	
RW	
SCM	
SCR03	
SD	
SDO	
SW	
TFO1	
TGSI	
TP	
TWD	
VBO1	
VP	
WC	
WCV	

DEVELOPMENT SUMMARY

SITE ADDRESS

187 OXFORD STREET, BULIMBA, QLD - 4171

PROPERTY DESCRIPTIONS

LOT CP ON BUP101014
LOT 3 ON RP65811
LOT 4 ON RP65811
LOT 5 ON RP65811

DEVELOPMENT SITE AREA

3,085 m²

DEVELOPMENT PROGRAMS
OFFICE, SHOP, FOOD & DRINK OUTLET, POOL

BASEMENT LEVELS

3 LEVELS

STOREYS

4 STOREYS

PEAK BUILDING HEIGHT
RL 21.650, 15.4m

CARPARKING

BASEMENT 1	67 (65 + 2 PWD)
BASEMENT 2	80 (78 + 2 PWD)
BASEMENT 3	118 (116 + 2 PWD)
TOTAL	265

BICYCLE PARKS

SECURE	40
VISITOR	30
TOTAL	70

GROSS FLOOR AREA

BASEMENT 3	0 m²
BASEMENT 2	0 m²
BASEMENT 1	0 m²
GROUND	2,190 m²
LEVEL 1	2,140 m²
LEVEL 2	2,142 m²
ROOF	885 m²

DEEP PLANTING

DEEP PLANTING	9% (275 m²)
ROOF PLANTING	REFER TO PLAN
SITE COVER	90% (2781 m²)

DEFINITIONS (BCC 2014 SC1.2)

GROSS FLOOR AREA

GROSS FLOOR AREA, FOR A BUILDING, MEANS THE TOTAL FLOOR AREA OF ALL STOREYS OF THE BUILDING, MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS AND THE CENTRE OF ANY COMMON WALLS OF THE BUILDING, OTHER THAN AREAS USED FOR —

A. BUILDING SERVICES, PLANT OR EQUIPMENT; OR
B. ACCESS BETWEEN LEVELS; OR
C. A GROUND FLOOR PUBLIC LOBBY; OR
D. A MALL; OR
E. PARKING, LOADING OR MANOEUVRING VEHICLES; OR
F. UNENCLOSED PRIVATE BALCONIES, WHETHER ROOFED OR NOT.

SITE COVER (BCC 2014 SC1.2)

SITE COVER, OF DEVELOPMENT, MEANS THE PORTION OF THE SITE, EXPRESSED AS A PERCENTAGE, THAT WILL BE COVERED BY A BUILDING OR STRUCTURE, MEASURED IN A VERTICAL PROJECTION FROM THE DEVELOPMENT IS CARRIED OUT, OTHER THAN A BUILDING OR STRUCTURE, OR PART OF A BUILDING OR STRUCTURE, THAT IS —

A. IN A LANDSCAPED OR OPEN SPACE AREA, INCLUDING, FOR EXAMPLE, A GAZEBO OR SHADE STRUCTURE; OR
B. A BASEMENT THAT IS COMPLETELY BELOW GROUND LEVEL AND USED FOR CAR PARKING; OR
C. THE EAVES OF A BUILDING; OR
D. A SUN SHADE.

PLOT RATIO

PLOT RATIO MEANS THE RATIO OF THE GROSS FLOOR AREA OF A BUILDING ON A SITE TO THE AREA OF THE SITE.

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.

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BRISBANE
6 PROSPECT ST,
FORTITUDE VALLEY,
QUEENSLAND, 4006

T 07 3186 4705

zarchitects.com.au

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DRAWING REGISTER (ARCHITECTURE)

DWG	TITLE	REV	DATE
A-0000	COVER PAGE	8	15/12/25
A-0001	DRAWING REGISTER	3	11/02/26
A-0003	NOTES - GENERAL	2	18/12/24
A-0004	NOTES - TYPE OF CONSTRUCTION	2	18/12/24
A-0005	LOCALITY PLAN	5	15/12/25
A-0010	EXISTING SURVEY PLAN	5	15/12/25
A-0011	EXISTING DEMO PLAN	5	15/12/25
A-0015	SITING PLAN	5	15/12/25
A-1050	FLOOR PLAN - SUBLEVEL	9	15/12/25
A-1100	FLOOR PLAN - BASEMENT LEVEL 3	12	15/12/25
A-1101	FLOOR PLAN - BASEMENT LEVEL 2	11	15/12/25
A-1102	FLOOR PLAN - BASEMENT LEVEL 1	11	15/12/25
A-1103	FLOOR PLAN - GROUND FLOOR	11	11/02/26
A-1104	LEVEL 1 FLOOR PLAN	10	15/12/25
A-1105	LEVEL 2 FLOOR PLAN	10	15/12/25
A-1106	ROOF PLAN	11	17/12/25
A-1107	ROOF PLAN (LOWER)	9	15/12/25
A-1108	ROOFTOP	10	17/12/25
A-1115	BASEMENT SUBLEVEL - SLAB PLAN	3	12/02/25
A-1116	BASEMENT 3 - SLAB PLAN	5	11/04/25
A-1117	BASEMENT 2 - SLAB PLAN	4	23/04/25
A-1118	BASEMENT 1 - SLAB PLAN	4	23/04/25
A-1201	BASEMENT 1 - RCP	1	18/12/24
A-1202	BASEMENT 2 - RCP	1	18/12/24
A-1203	BASEMENT 3 - RCP	1	18/12/24
A-1204	GROUND FLOOR - RCP	1	18/12/24
A-1600	ELEVATIONS - SHEET 01	7	15/12/25
A-1601	ELEVATIONS - SHEET 02	8	11/02/26
A-1650	SECTIONS - SHEET 01	5	15/12/25
A-1651	SECTIONS - SHEET 02	5	15/12/25
A-1675	EDGE SECTIONS - SHEET 01	6	15/12/25
A-1676	EDGE SECTIONS - SHEET 02	6	15/12/25
A-1677	EDGE SECTIONS - SHEET 03	6	15/12/25
A-1805	PADMOUNT DETAIL - SHEET 01	5	15/12/25
A-1806	EDGE DETAIL SHEET - SHEET 02	6	15/12/25
A-1807	EDGE DETAIL SHEET - SHEET 03	6	15/12/25
A-1808	EDGE DETAIL SHEET - SHEET 04	8	15/12/25
A-1809	EDGE DETAIL SHEET - SHEET 05	6	15/12/25
A-1850	DETAIL PLAN - LOADING DOCK - SHEET 01	6	15/12/25
A-1856	DETAIL CALLOUT - TYPICAL LIFT CAR PLAN	7	15/12/25
A-2012	ELEVATIONS - SHEET 03	5	18/12/24
A-2013	ELEVATIONS - SHEET 04	5	18/12/24
A-2050	EAST & WEST ELEVATION - BASIC	1	18/12/24
A-2051	NORTH & SOUTH ELEVATION - BASIC	1	18/12/24
A-2257	DETAIL SHEET - TYPICAL FOOTPATH GLAZING	4	11/02/26
A-2259	DETAIL SHEET - TYPICAL FOOTPATH GLAZING - 4	1	11/02/26
A-2265	DETAIL SHEET - FOOTPATH GLAZING 3D	1	11/02/26
A-2266	DETAIL SHEET - FOOTPATH GLAZING 3D - ENTRANCE 4	1	11/02/26
A-2267	DETAIL SHEET - TYPICAL GLAZING	1	21/05/25
A-2510	DETAIL SECTION - BASEMENT SHEET 01	4	18/12/24
A-2515	DETAIL SECTION - BASEMENT SHEET 02	4	18/12/24
A-3110	DETAIL PLAN - BASEMENT 3 AIR RISER	4	18/12/24
A-3120	DETAIL PLAN - BASEMENT 2/3 DB LAYOUT	1	18/12/24
A-3160	DETAIL PLAN - BASEMENT 2 - TYPICAL LOBBY BOLLARD	1	18/12/24
A-3180	DETAIL PLAN - B1 - MSB - SHEET 01	3	10/02/25
A-3181	DETAIL PLAN - B1 - MSB - SHEET 02	2	18/12/24
A-3185	DETAIL ELEVATION - BASEMENT 1 MSB	2	18/12/24

DRAWING REGISTER (ARCHITECTURE)

DWG	TITLE	REV	DATE
A-3186	DETAIL ELEVATION - BASEMENT 1-3 MSB (TYPICAL)	2	18/12/24
A-3190	DETAIL PLAN - PWD SHARED ACCESS - B1	4	18/12/24
A-3191	DETAIL PLAN - PWD SHARED ACCESS - B2	1	18/12/24
A-3192	DETAIL PLAN - PWD SHARED ACCESS - B3	1	18/12/24
A-3193	DETAIL SECTION - PWD SHARED ACCESS - B1	1	18/12/24
A-3194	DETAIL SECTION - PWD SHARED ACCESS - B2/3	1	18/12/24
A-3195	DETAIL - BASEMENT 1 SWTD & GT	2	18/12/24
A-3213	PLAN - LOADING DOCK - HYDRANT ASSEMBLY	1	18/12/24
A-3215	DETAIL SECTION - LOADING DOCK - SHEET 02	4	18/12/24
A-3221	DETAIL SECTION - PUMP ROOM	2	18/12/24
A-3225	DETAIL PLAN - GROUND FLOOR RISER TERMINATION	4	18/12/24
A-3230	DETAIL PLAN - LANEWAY ENTRY	4	18/12/24
A-3250	DETAIL PLAN - FIRE INDICATOR PANEL	5	18/12/24
A-3295	DETAIL PLAN - DEEP PLANTING	5	18/12/24
A-3300	DETAIL PLAN - OXFORD FACADE EAST - L1 ARCHES	2	18/12/24
A-3301	DETAIL PLAN - OXFORD FACADE EAST - L2 ARCHES	2	18/12/24
A-3320	DETAIL PLAN - OXFORD FACADE WEST - L1 ARCHES	2	18/12/24
A-3321	DETAIL PLAN - OXFORD FACADE WEST - L2 ARCHES	2	18/12/24
A-3330	3D - OXFORD FACADE EAST	2	18/12/24
A-3331	3D - OXFORD FACADE WEST	2	18/12/24
A-3420	PLAN - L1 RISER CONFIGURATION	1	18/12/24
A-3510	PLAN - BASEMENT RAMP SETOUT	3	31/03/25
A-3511	PLAN - BASEMENT RAMP SETOUT	3	31/03/25
A-5110	DETAIL CALLOUT - VEHICLE STACKER PIT	5	23/04/25
A-5160	DETAIL CALLOUT - TYPICAL LIFT CAR SECTION	5	18/12/24
A-5170	DETAIL CALLOUT - TRAVELATOR	2	18/12/24
A-5175	DETAIL CALLOUT - TRAVELATOR	4	18/12/24
A-5176	DETAIL CALLOUT - TRAVELATOR	4	18/12/24
A-5177	DETAIL CALLOUT - TRAVELATOR CONNECTION	1	18/12/24
A-5178	DETAIL CALLOUT - TRAVELATOR ENTRY	1	18/12/24
A-5250	PLAN - EAST EGRESS STAIR - BASEMENT	4	18/12/24
A-5251	PLAN - EAST EGRESS STAIR - GROUND (EGRESS OUT)	2	18/12/24
A-5252	PLAN - EAST EGRESS STAIR - GROUND	4	18/12/24
A-5253	PLAN - EAST EGRESS STAIR - L1/L2	4	18/12/24
A-5254	PLAN - EAST EGRESS STAIR - ROOF	4	18/12/24
A-5260	PLAN - EAST EGRESS SECTION	4	18/12/24
A-5261	PLAN - LIFT CORE OPENINGS	2	31/03/25
A-5262	PLAN - WESTERN STAIRCORE OPENINGS	2	31/03/25
A-5263	PLAN - EASTERN STAIRCORE OPENINGS	2	31/03/25
A-5350	PLAN - WEST EGRESS STAIR - BASEMENT	4	18/12/24
A-5351	PLAN - WEST EGRESS STAIR - GROUND	4	18/12/24
A-5352	DETAIL CALLOUT - WEST EGRESS STAIR - L1/L2/ROOF	4	18/12/24
A-5353	DETAIL CALLOUT - WEST EGRESS STAIR SECTION	2	18/12/24
A-5375	DETAIL CALLOUT - CAMBRIDGE STREET EGRESS	2	18/12/24
A-6107	PADMOUNT DETAIL - TYPICAL SECTION	4	18/12/24
A-6110	DETAIL CALLOUT - INTERNAL SUBSTATION	1	24/10/25
A-6121	DETAIL CALLOUT - SUBSTATION	1	24/10/25
A-8150	DETAIL SHEET - CAPPING BEAM TYPICAL DETAIL	5	11/09/24
A-8160	DETAIL SECTION - CAPPING BEAM EAST	6	18/12/24
A-8161	DETAIL SECTION - CAPPING BEAM WEST	7	18/12/24
A-8162	DETAIL SECTION - CAPPING BEAM NORTH	6	18/12/24
A-8163	DETAIL SECTION - CAPPING BEAM SOUTH	6	18/12/24
A-8170	DETAIL 3D - CAPPING BEAM DIAGRAM	3	18/12/24
A-8280	DETAIL PLAN - CAPPING BEAM PLAN @1200 CUT GL	3	18/12/24
A-8281	BASEMENT INTERNAL ELEVATION	4	16/04/25
A-8282	BASEMENT INTERNAL ELEVATION	5	16/04/25
A-8283	BASEMENT RAMP 3DS	4	11/04/25
A-9150	DETAIL SHEET - TYPICAL REBATES	1	18/12/24
C-1107	LEVEL 1 (PROPOSED) - AREA PLAN	2	26/07/24
C-1108	LEVEL 2 (PROPOSED) - AREA PLAN	2	26/07/24
C-1109	ROOF PLAN (PROPOSED) - AREA PLAN	2	26/07/24
Grand total: 118			

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REV.	DATE	DESCRIPTION	BY	ATT.
1	24/10/25	BA	MS	C.T.
2	18/12/24	CONSULTANT COORDINATION	KE	C.T.
3	11/02/26	MC SHOPFRONT	MS	COM

TITLE DRAWING REGISTER

DRAWING NUMBER A-0001

REVISION 3

SCALE (A3)

DATE 11/02/26

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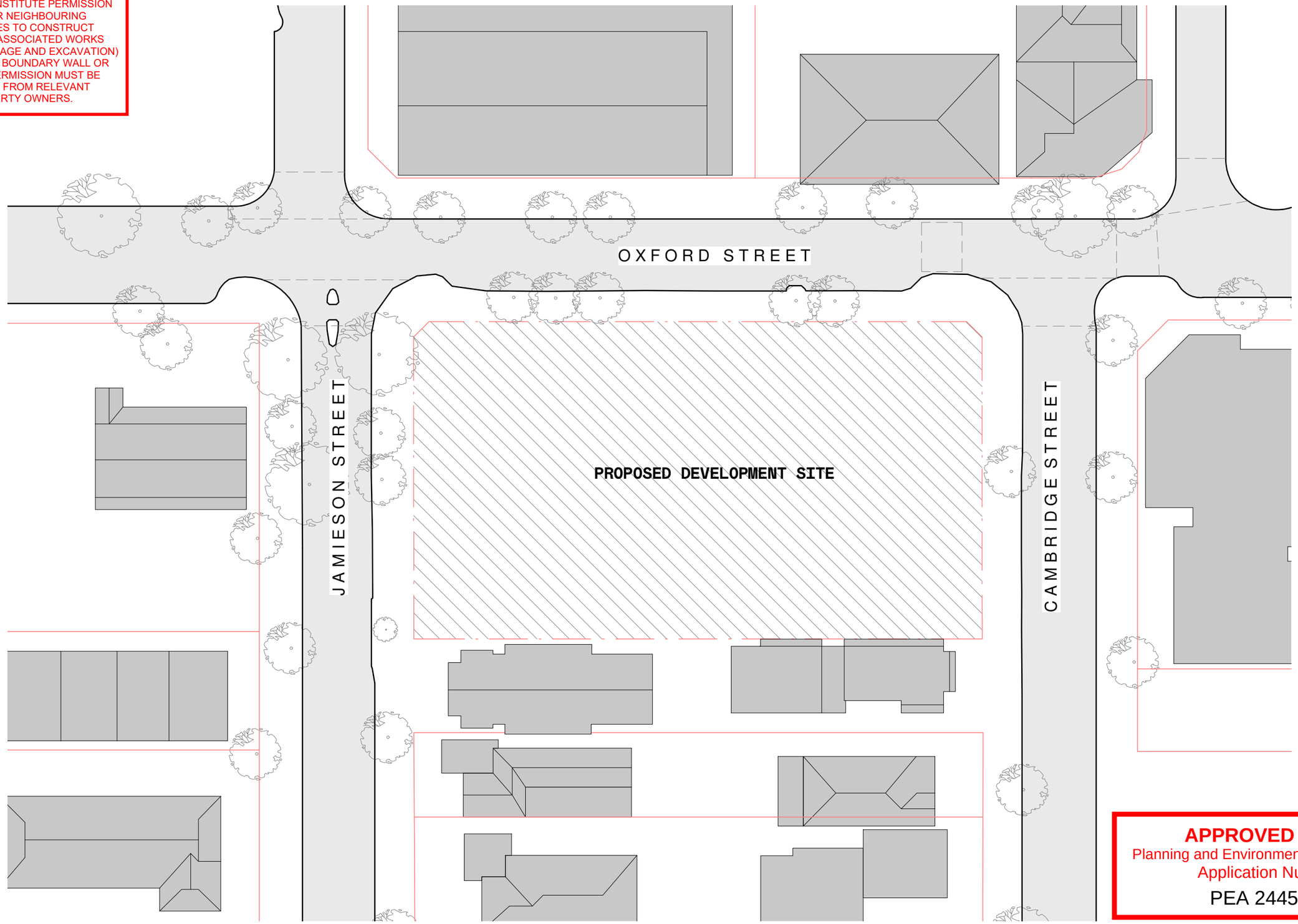

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1	16/02/24	CONSULTANT COORD	MS	C.T.
2	28/06/24	INTERNAL CO-ORD	MS	C.T.
3	24/10/25	BA	MS	C.T.
4	18/12/24	CONSULTANT COORDINATION	KE	C.T.
5	15/12/25	MINOR CHANGE	MS	COM

TITLE LOCALITY PLAN

DRAWING NUMBER A-0005

REVISION 5

SCALE (A3) 1 : 500

DATE 15/12/25

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1	16/02/24	CONSULTANT COORD	MS	C.T.
2	28/06/24	INTERNAL CO-ORD	MS	C.T.
3	24/10/25	BA	MS	C.T.
4	18/12/24	CONSULTANT COORDINATION	KE	C.T.
5	15/12/25	MINOR CHANGE	MS	COM

TITLE SITING PLAN

DRAWING NUMBER A-0015

REVISION 5

SCALE (A3) 1 : 250

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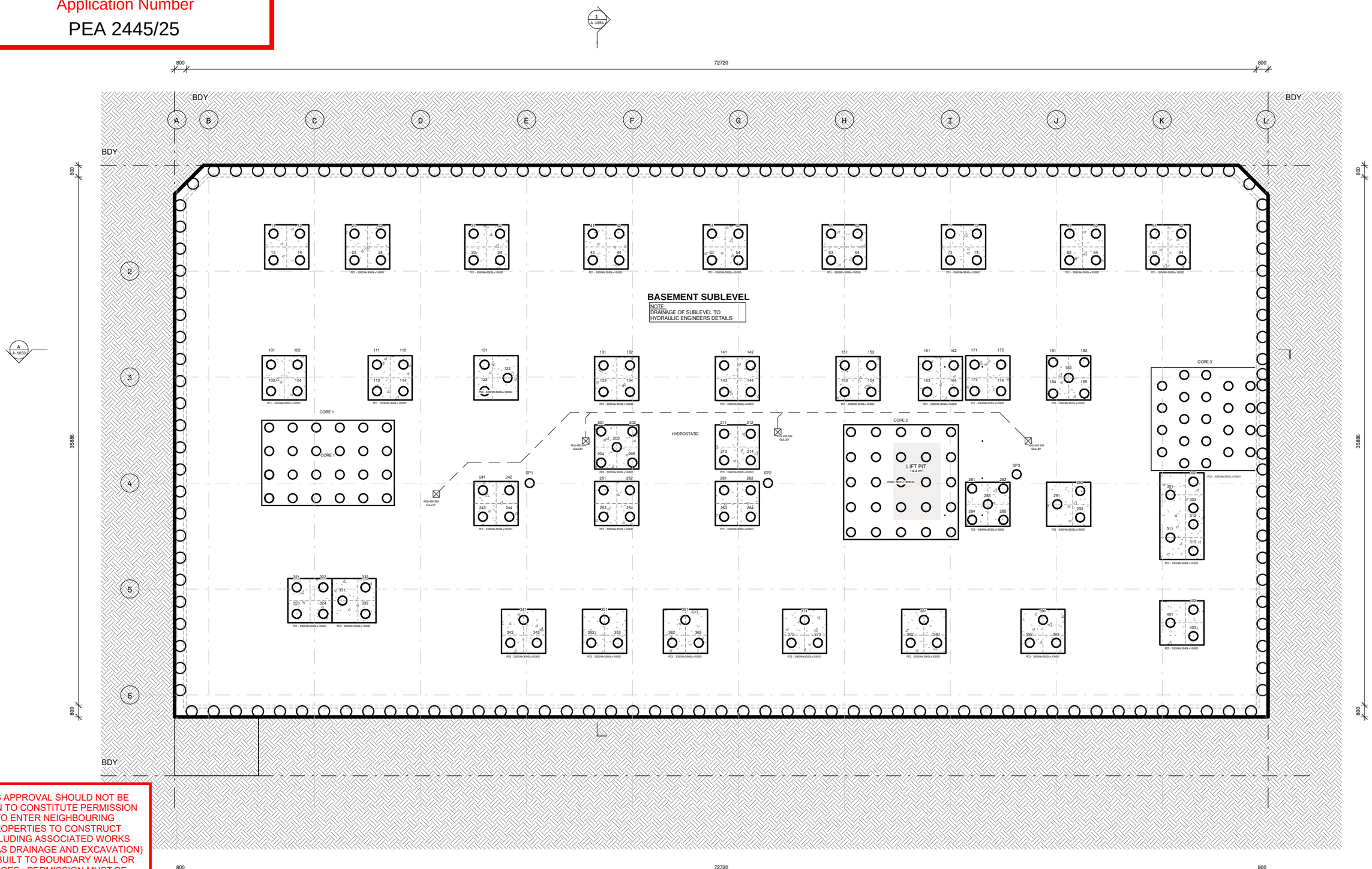

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1	16/02/24	CONSULTANT COORD	MS	C.T.
2	28/06/24	INTERNAL CO-ORD	MS	C.T.
3	16/07/24	INTERNAL CO-ORD	MS	C.T.
4	24/10/25	BA	MS	C.T.
5	18/12/24	CONSULTANT COORDINATION	KE	C.T.
6	30/01/25	IFC ISSUE	KE	N.B
7	12/02/25	BASEMENT REVISIONS	KE	C.T.
8	20/03/25	BASEMENT 3 RAMP REVISIONS	KE	C.T
9	15/12/25	MINOR CHANGE	MS	COM

TITLE FLOOR PLAN - SUBLEVEL

DRAWING NUMBER A-1050

REVISION 9

SCALE (A3) 1 : 250

DATE 15/12/25

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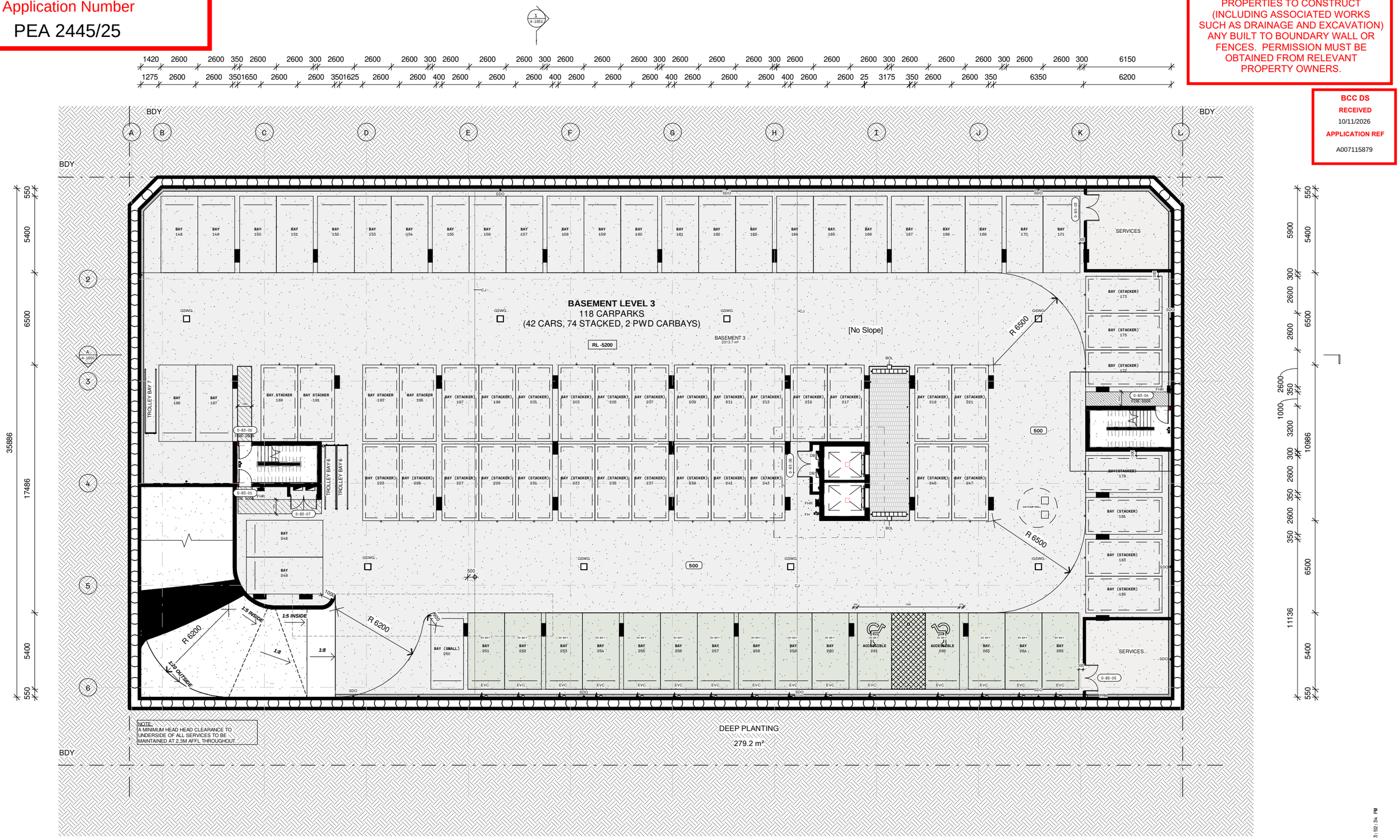

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SCALE BAR
0 5000 12500

TRUE NORTH

PROJECT NORTH

REV.	DATE	DESCRIPTION	BY	ATT.
4	24/10/25	BA	MS	C.T.
5	29/11/24	HF CO-ORD	MS	HF
6	18/12/24	CONSULTANT COORDINATION	KE	C.T.
7	30/01/25	IFC ISSUE	KE	N.B
8	20/03/25	BASEMENT 3 RAMP REVISIONS	KE	C.T
9	31/03/25	BASEMENT 3 IFC ISSUE	KE	C.T
10	11/04/25	BASEMENT 3 RAMP LEVEL CHANGE	KE	C.T
11	21/05/25	MINOR CHANGE	MS	CIELO
12	15/12/25	MINOR CHANGE	MS	COM

TITLE **FLOOR PLAN - BASEMENT LEVEL 3**

DRAWING NUMBER A-1100

REVISION 12

SCALE (A3) 1 : 250

DATE 15/12/25

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

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.

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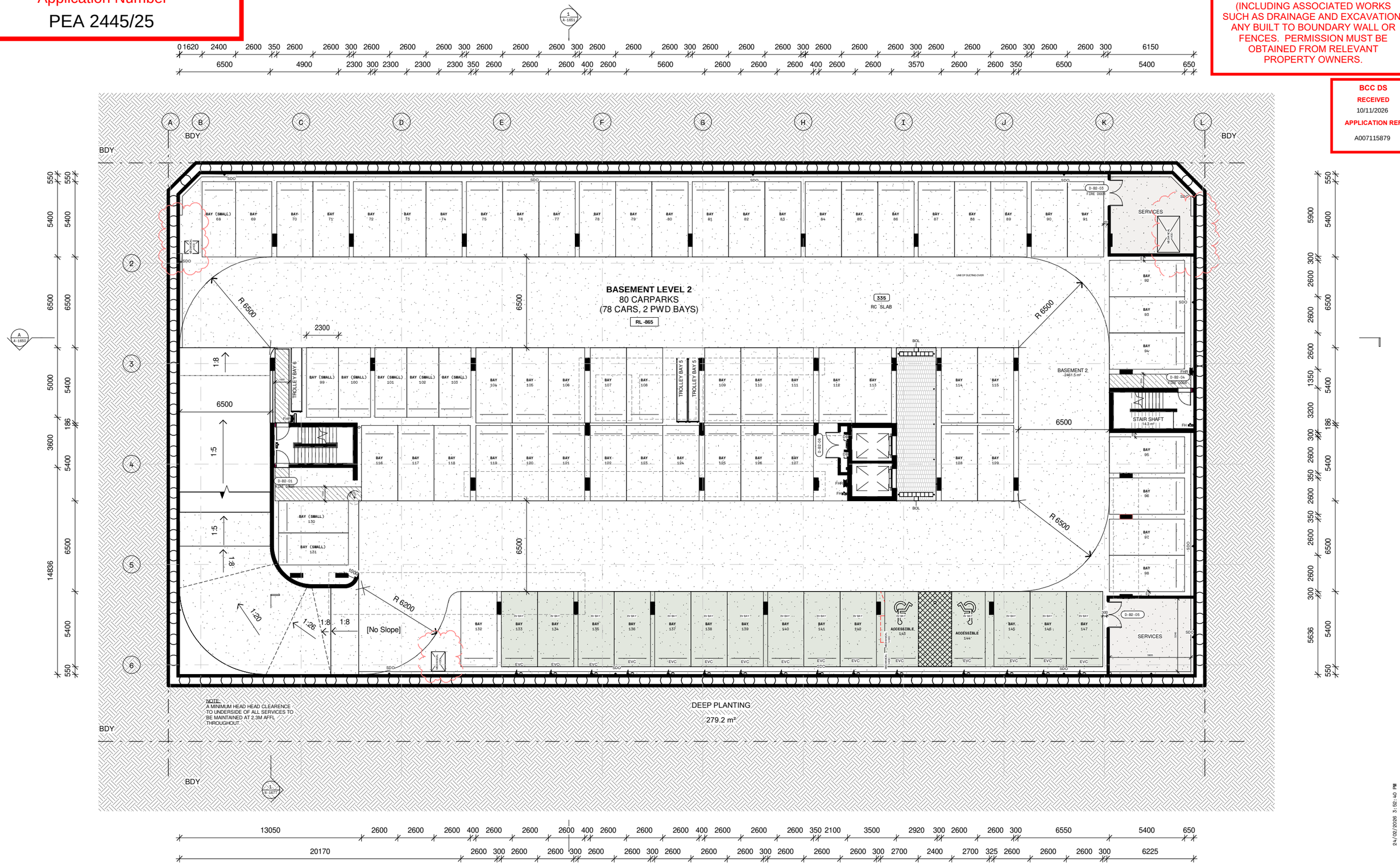

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CIELO GROUP

PROJECT
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SCALE BAR
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TRUE NORTH

PROJECT NORTH

REV.	DATE	DESCRIPTION	BY	ATT.
3	16/07/24	INTERNAL CO-ORD	MS	C.T.
4	24/10/25	BA	MS	C.T.
5	29/11/24	HF CO-ORD	MS	HF
6	18/12/24	CONSULTANT COORDINATION	KE	C.T.
7	12/02/25	BASEMENT REVISIONS	KE	C.T.
8	31/03/25	BASEMENT 3 IFC ISSUE	KE	C.T
9	23/04/25	REVISED BASEMENT PENETRATIONS	KE	CT
10	21/05/25	MINOR CHANGE	MS	CIELO
11	15/12/25	MINOR CHANGE	MS	COM

TITLE FLOOR PLAN - BASEMENT LEVEL 2
DRAWING NUMBER A-1101
REVISION 11
SCALE (A3) 1 : 250
DATE 15/12/25

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

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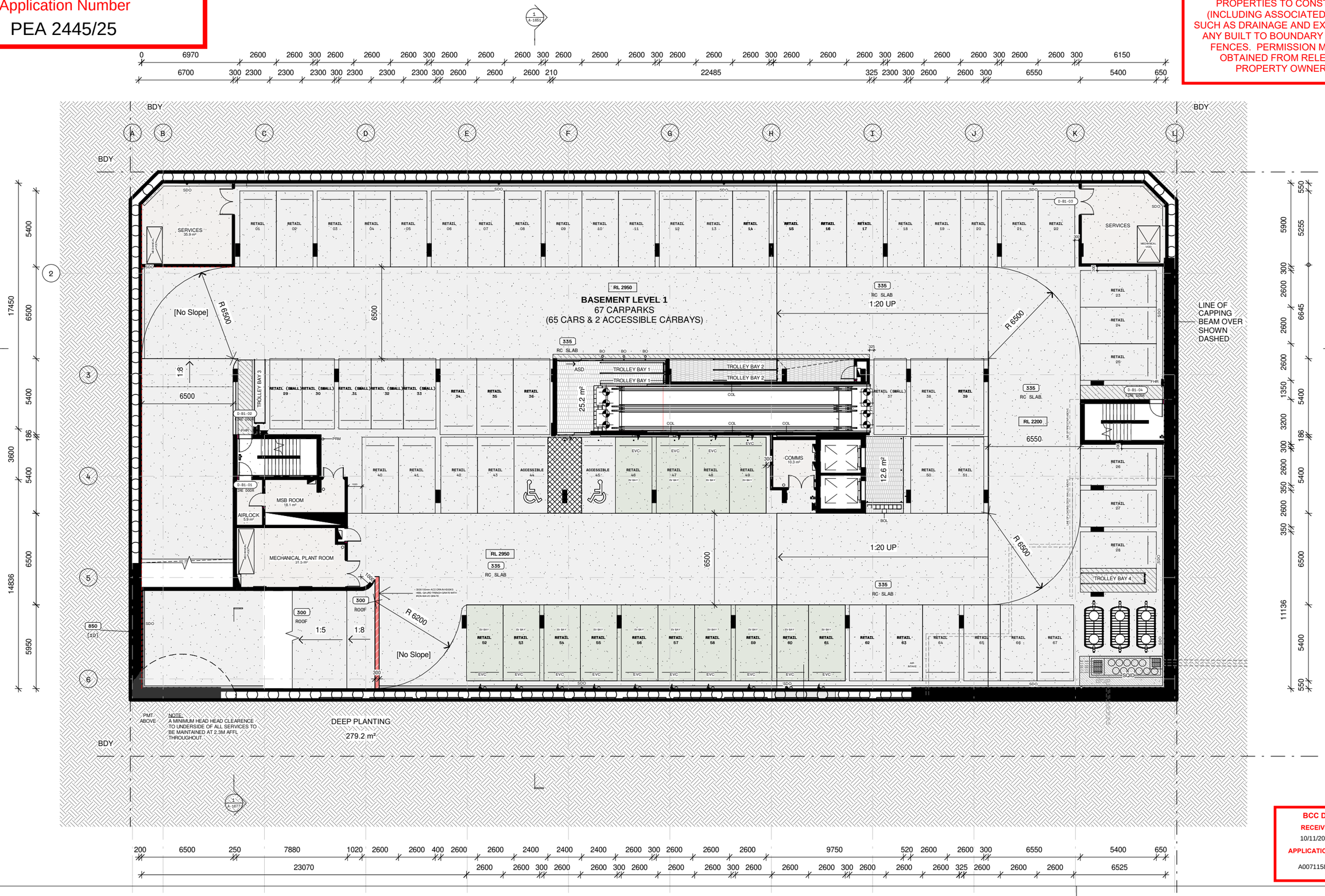

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TRUE NORTH

PROJECT NORTH

REV.	DATE	DESCRIPTION	BY	ATT.
3	16/07/24	INTERNAL CO-ORD	MS	C.T.
4	24/10/25	BA	MS	C.T.
5	29/11/24	HF CO-ORD	MS	HF
6	18/12/24	CONSULTANT COORDINATION	KE	C.T.
7	12/02/25	BASEMENT REVISIONS	KE	C.T.
8	31/03/25	BASEMENT 3 IFC ISSUE	KE	C.T
9	23/04/25	REVISED BASEMENT PENETRATIONS	KE	CT
10	21/05/25	MINOR CHANGE	MS	CIELO
11	15/12/25	MINOR CHANGE	MS	COM

TITLE FLOOR PLAN - BASEMENT LEVEL 1

DRAWING NUMBER A-1102

REVISION 11

SCALE (A3) 1 : 250

DATE 15/12/25

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AMENDED IN RED

22 April 2026

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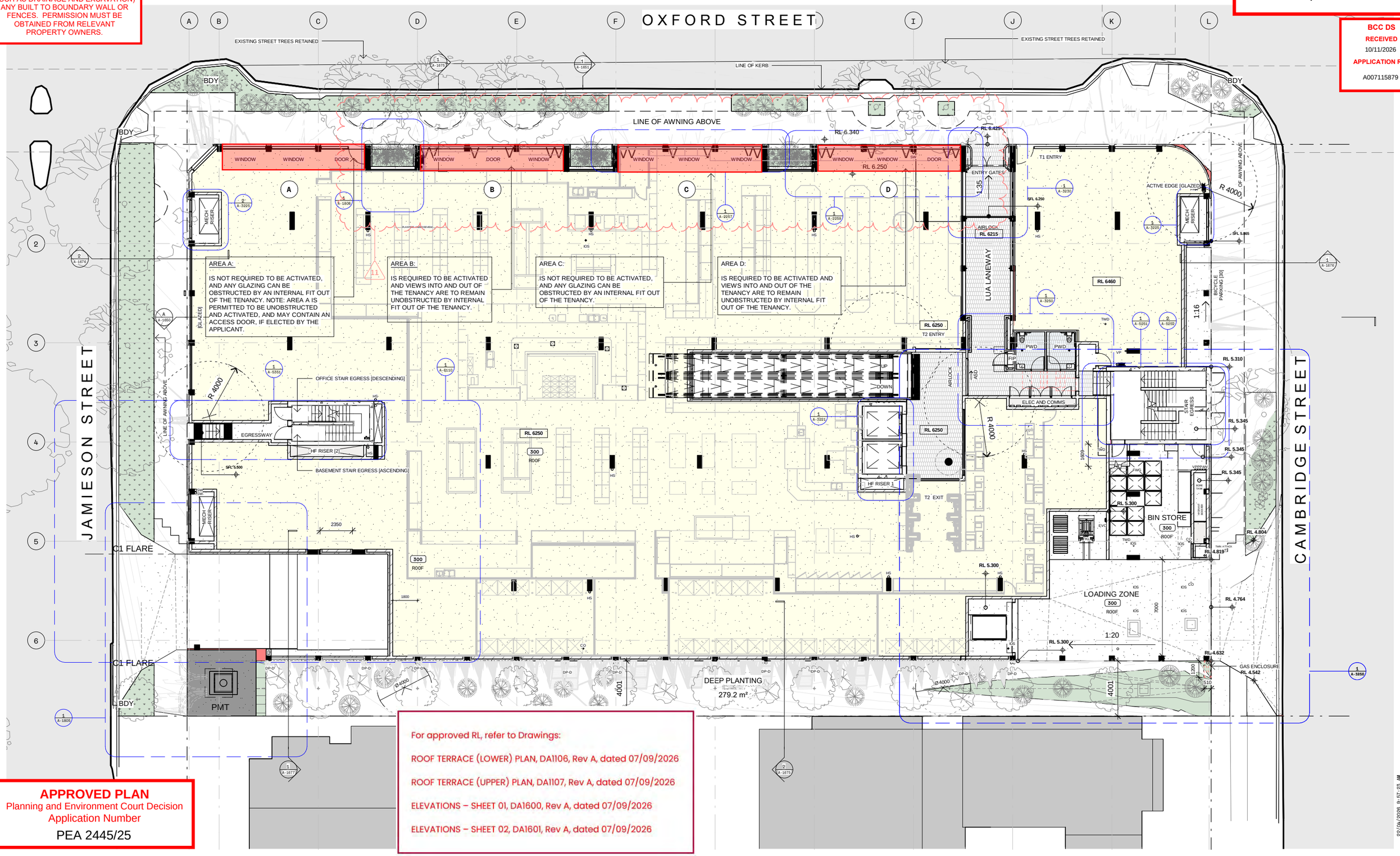

For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

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SCALE BAR
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TRUE NORTH

PROJECT NORTH

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7	18/12/24	CONSULTANT COORDINATION	KE	C.T.
8	31/03/25	BASEMENT 3 IFC ISSUE	KE	C.T
9	21/05/25	MINOR CHANGE	MS	CIELO
10	15/12/25	MINOR CHANGE	MS	COM
11	11/02/26	MC SHOPFRONT	MS	COM

TITLE FLOOR PLAN - GROUND FLOOR

DRAWING NUMBER A-1103

REVISION 11

SCALE (A3) 1 : 250

DATE 11/02/26

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.

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OXFORD STREET

JAMIESON STREET

CAMBRIDGE STREET

BDY

LINE OF KERB BELOW

AWNING

R 1800

R 1500

2400

3800

1500

VOID

HS

SOCIAL CLUB
203.6 m²

CLASS 9 TENANCY
2117.9 m²
250
ROOF

OPEN GYM
1380.4 m²

ELEC & COMMS

CONTROL POINT

EXHAUST
2.5 m²

HF RISER 1

PIPE RISER
2.8 m²

RECEPTION

OFFICE

LADIES CHANGE ROOMS

END OF TRIP

LOCKERS

MENS CHANGE ROOMS

BIKE STORAGE

PLANTER

DEEP PLANTING BELOW

1200
2200
5000

24/02/2026 3:52:57 PM

For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

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SCALE BAR
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TRUE NORTH

PROJECT NORTH

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4	24/10/25	BA	MS	C.T.
5	29/11/24	HF CO-ORD	MS	HF
6	18/12/24	CONSULTANT COORDINATION	KE	C.T.
7	31/03/25	BASEMENT 3 IFC ISSUE	KE	C.T
8	21/05/25	MINOR CHANGE	MS	CIELO
9	04/12/25	MINOR CHANGE CLTRL	MS	CIELO
10	15/12/25	MINOR CHANGE	MS	COM

TITLE **LEVEL 1 FLOOR PLAN**

DRAWING NUMBER A-1104

REVISION 10

SCALE (A3) 1 : 250

DATE 15/12/25

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OXFORD STREET

JAMIESON STREET

CAMBRIDGE STREET

BDY

TERRACE

RUN CLUB
202.6 m²

FUSION
208.0 m²

YOGA
202.5 m²

REFORMER
250.3 m²

CYCLE
107.2 m²

WELLNESS
811.8 m²

LOUNGE
78.5 m²

ELEC & COMMS

HF RISER

PIPE RISER

TF STAFF
123.3 m²

HEALING/TEA LOUNGE
59.5 m²

3106

3130

6600

1800

HS

For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

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4	24/10/25	BA	MS	C.T.
5	29/11/24	HF CO-ORD	MS	HF
6	18/12/24	CONSULTANT COORDINATION	KE	C.T.
7	31/03/25	BASEMENT 3 IFC ISSUE	KE	C.T
8	21/05/25	MINOR CHANGE	MS	CIELO
9	04/12/25	MINOR CHANGE CLTRL	MS	CIELO
10	15/12/25	MINOR CHANGE	MS	COM

TITLE: LEVEL 2 FLOOR PLAN

DRAWING NUMBER: A-1105

REVISION: 10

SCALE (A3) 1 : 250

DATE: 15/12/25

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APPLICATION REF
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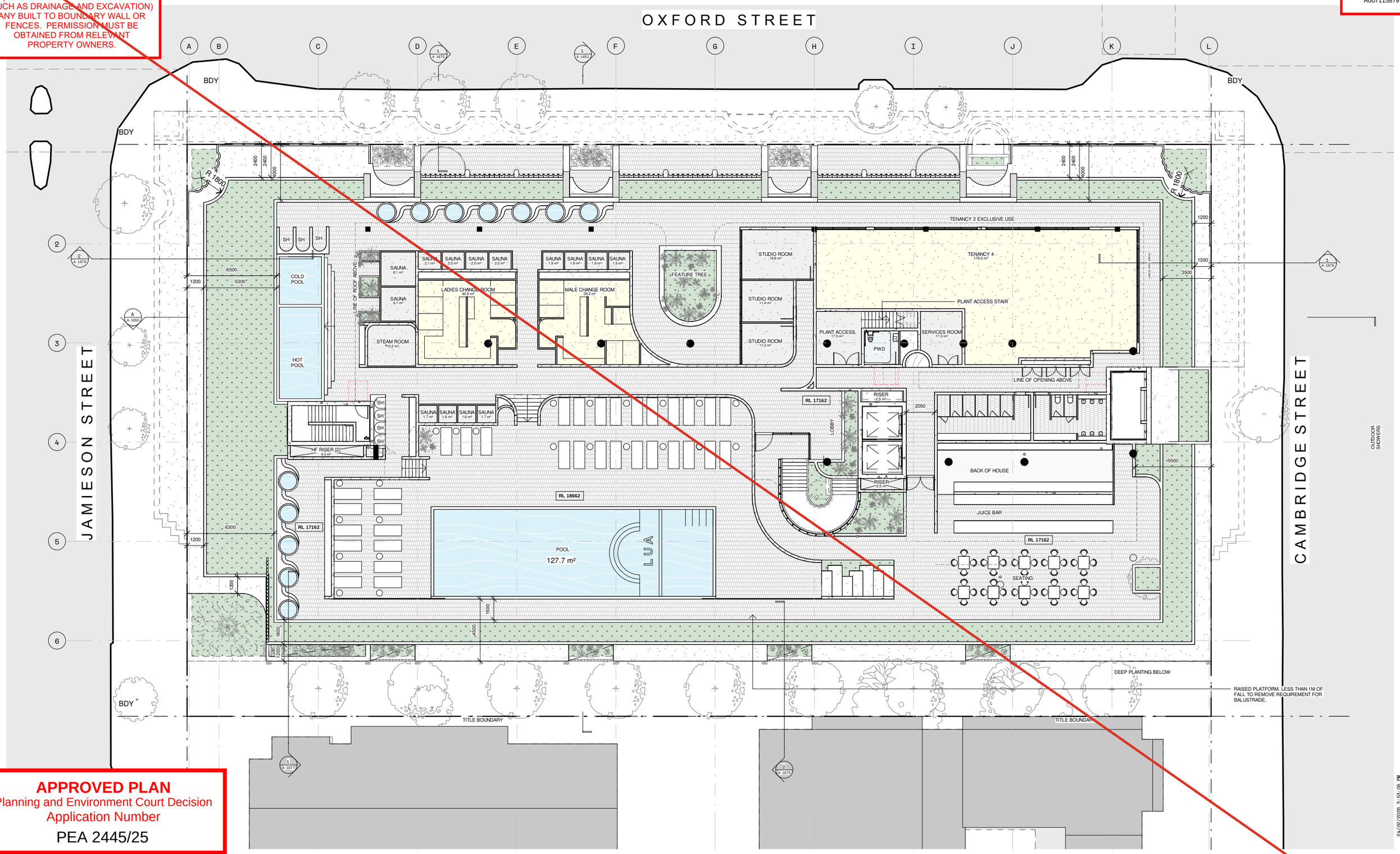

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

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SCALE BAR
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TRUE NORTH
PROJECT NORTH

REV.	DATE	DESCRIPTION	BY	ATT.
3	16/07/24	INTERNAL CO-ORD	MS	C.T.
4	24/10/25	BA	MS	C.T.
5	29/11/24	HF CO-ORD	MS	HF
6	18/12/24	CONSULTANT COORDINATION	KE	C.T.
7	31/03/25	BASEMENT 3 IFC ISSUE	KE	C.T
8	21/05/25	MINOR CHANGE	MS	CIELO
9	04/12/25	MINOR CHANGE CLTRL	MS	CIELO
10	15/12/25	MINOR CHANGE	MS	COM
11	17/12/25	MC ROOF	MS	COM

TITLE ROOF PLAN
DRAWING NUMBER A-1106
REVISION 11
SCALE (A3) 1 : 250
DATE 17/12/25

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OXFORD STREET

JAMIESON STREET

CAMBRIDGE STREET

BDY

TITLE BOUNDARY

R 1800

3 ICE BATHS

SAUNA SAUNA SAUNASAUNA SAUNA SAUNA SAUNASAUNA

4 m² 3 m² 3 m² 3 m² 3 m² 3 m² 3 m² 4 m²

OSH OSH OSH

COLD POOL

HOT POOL

TRADITIONAL SAUNA 20 m²

STEAM ROOM 13 m²

LINE OF ROOF ABOVE

MECHANICAL ZONE 1 51 m²

OPEN TO ABOVE

FEMALE AMENITES 62 m²

SERVICE CORRIDOR

SPIRIT TREE 27 m²

MECHANICAL ZONE 2

OPEN TO ABOVE

CLEANERS 3 m²

5000L TANK

INDICATIVE LOCATION ONLY

PWD 6 m²

WASH DOWN

TF LOBBY

RISER

LINE OF SKYLIGHT ABOVE

MALE AMENITES 39 m²

STORE ROOM

BOH KITCHEN

JUICE BAR

SPRINKLER TANK 195 m²

POOL PUMP ROOM 26 m²

POOL

HOT POOL

LINE OF SKYLIGHT ABOVE

JUICE BAR SEATING

DEEP PLANTING BELOW

RAISED PLATFORM. LESS THAN 1M OF FALL TO REMOVE REQUIREMENT FOR BALUSTRADE.

For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026

9/7/2026 11:02:29 AM

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CONSTRUCTION

SCALE BAR

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A	07/09/2026	ISSED FOR INFORMATION

PROJECT NORTH

REV.	DATE	DESCRIPTION	BY	ATT.
A	07/09/2026	ISSED FOR INFORMATION	MAS	CIELO

TITLE **ROOF TERRACE (LOWER) PLAN**

DRAWING NUMBER DA-1106

REVISION A

SCALE (A3) 1 : 250

DATE 07/09/2026

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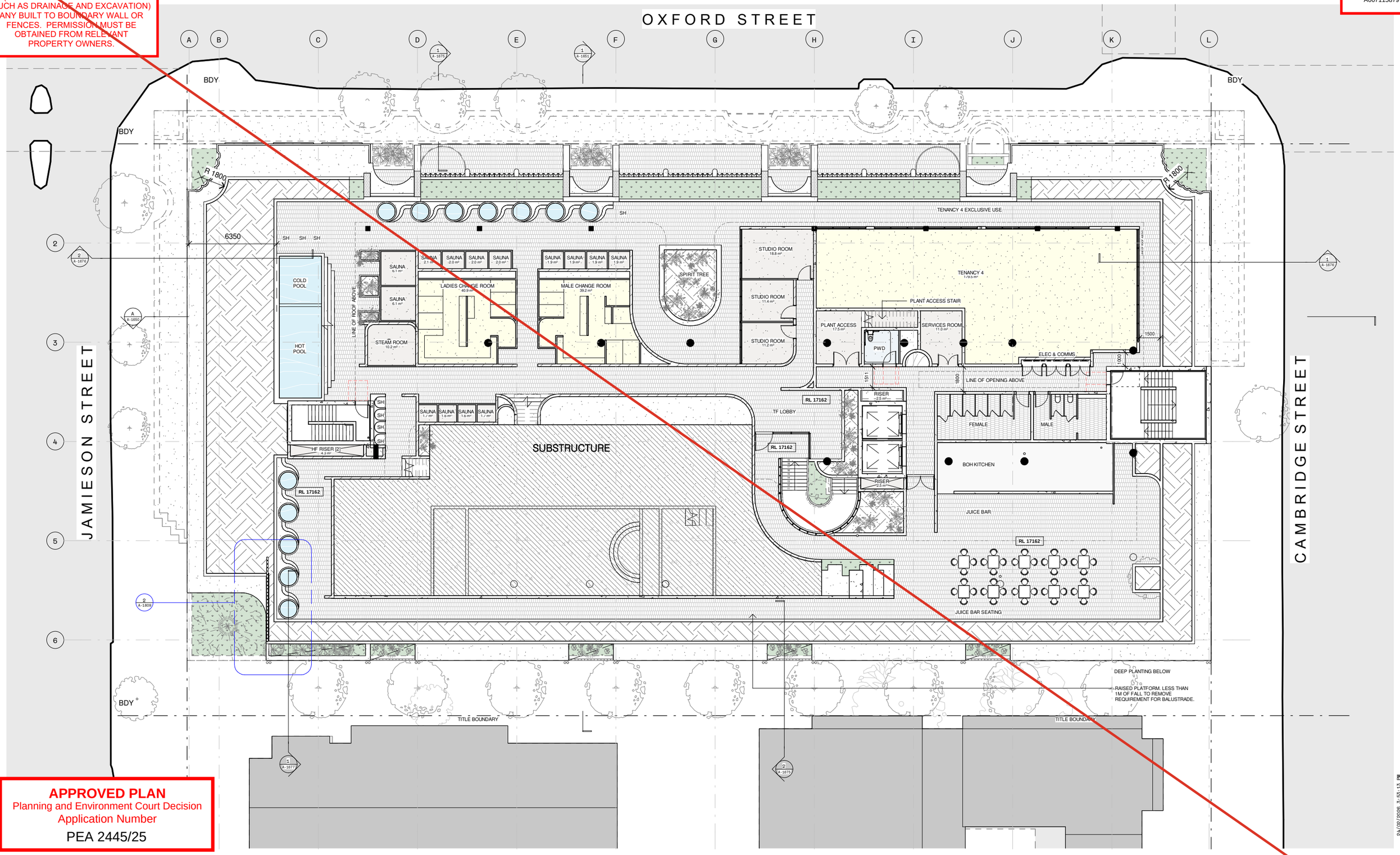

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

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TRUE NORTH
PROJECT NORTH

REV.	DATE	DESCRIPTION	BY	ATT.
1	16/02/24	CONSULTANT COORD	MS	C.T.
2	28/06/24	INTERNAL CO-ORD	MS	C.T.
3	16/07/24	INTERNAL CO-ORD	MS	C.T.
4	24/10/25	BA	MS	C.T.
5	29/11/24	HF CO-ORD	MS	HF
6	18/12/24	CONSULTANT COORDINATION	KE	C.T.
7	31/03/25	BASEMENT 3 IFC ISSUE	KE	C.T
8	21/05/25	MINOR CHANGE	MS	CIELO
9	15/12/25	MINOR CHANGE	MS	COM

TITLE ROOF PLAN (LOWER)
DRAWING NUMBER A-1107
REVISION 9
SCALE (A3) 1 : 250
DATE 15/12/25

24/02/2026 3:53:13 PM

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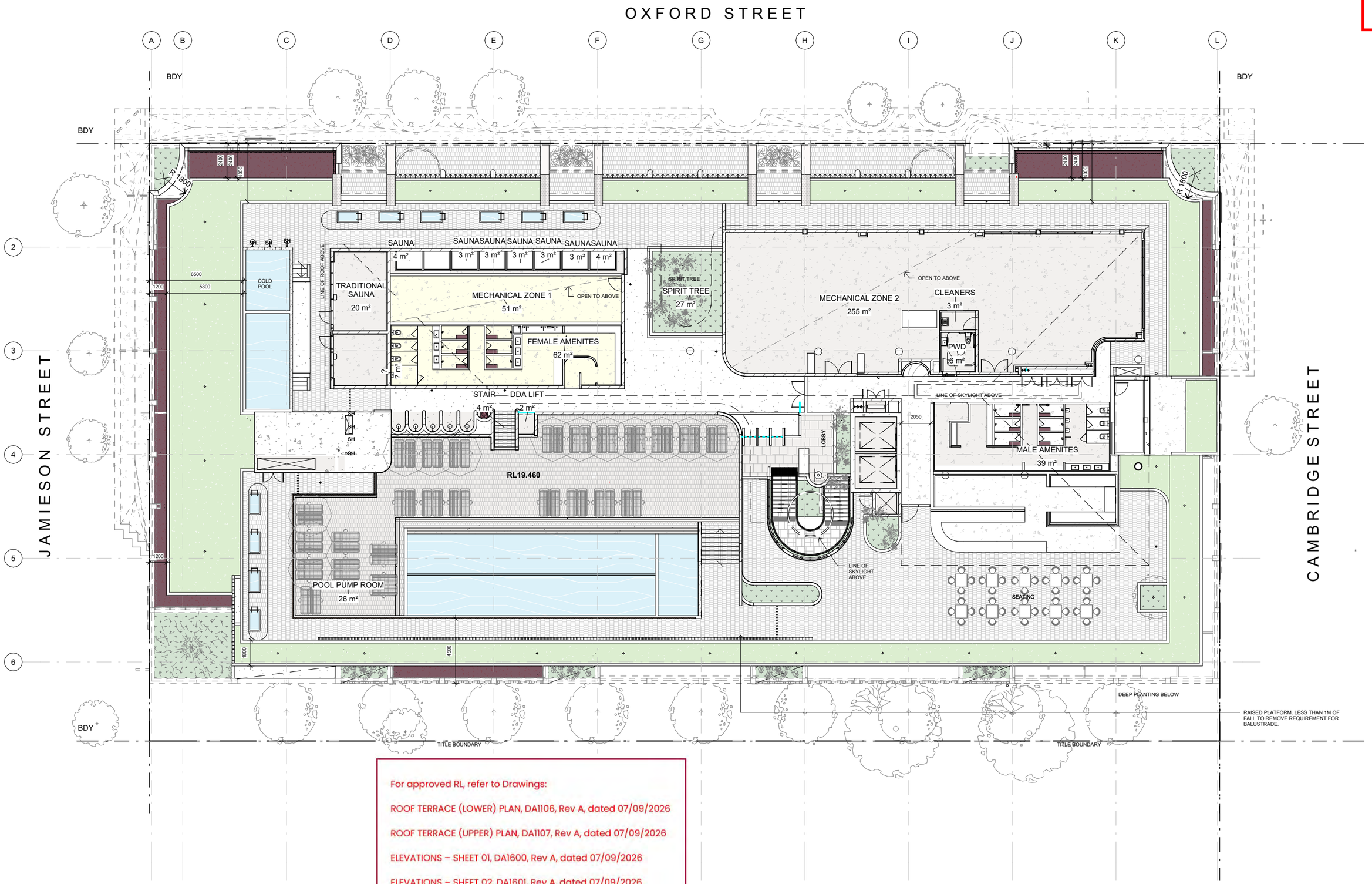

For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026

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A	07/09/2026	ISSED FOR INFORMATION

PROJECT NORTH

REV.	DATE	DESCRIPTION	BY	ATT.
A	07/09/2026	ISSED FOR INFORMATION	MAS	CIELO

TITLE: **ROOF TERRACE (UPPER) PLAN**

DRAWING NUMBER: DA-1107

REVISION: A

SCALE (A3) 1 : 250

DATE: 07/09/2026

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APPLICATION REF
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OXFORD STREET

JAMIESON STREET

CAMBRIDGE STREET

BDY

HARRIS FARM PLANT ZONE
7.5KPA LIVE LOAD

VOID

SPATIAL PROVISION FOR LEVEL 1 & 2 GYM
TENANCY CONDENSER UNITS AND MSSB

SPATIAL PROVISION FOR GROUND FLOOR RETAIL
TENANCY CONDENSER UNITS & PLANT

ZONE FOR ROOF SMOKE EXHAUST
KITCHEN EXHAUST FANS

GLAZED

SPATIAL PROVISION FOR FUTURE SOLAR PANELS
TO 20% OF THE ROOFED AREA. APPROX 750kg TOTAL WEIGHT

STAIR CORE LID

LIFT SHAFT LID

POOL BELOW

LUA

RL 20.650
RL 20350
RL 21400
RL 17162
RL 18662
RL 21650

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

24/02/2026 5:53:18 PM

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SCALE BAR
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TRUE NORTH PROJECT NORTH

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3	16/07/24	INTERNAL CO-ORD	MS	C.T.
4	24/10/25	BA	MS	C.T.
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6	18/12/24	CONSULTANT COORDINATION	KE	C.T.
7	31/03/25	BASEMENT 3 IFC ISSUE	KE	C.T
8	21/05/25	MINOR CHANGE	MS	CIELO
9	15/12/25	MINOR CHANGE	MS	COM
10	17/12/25	MC ROOF	MS	COM

TITLE ROOFTOP
DRAWING NUMBER A-1108
REVISION 10
SCALE (A3) 1 : 250
DATE 17/12/25

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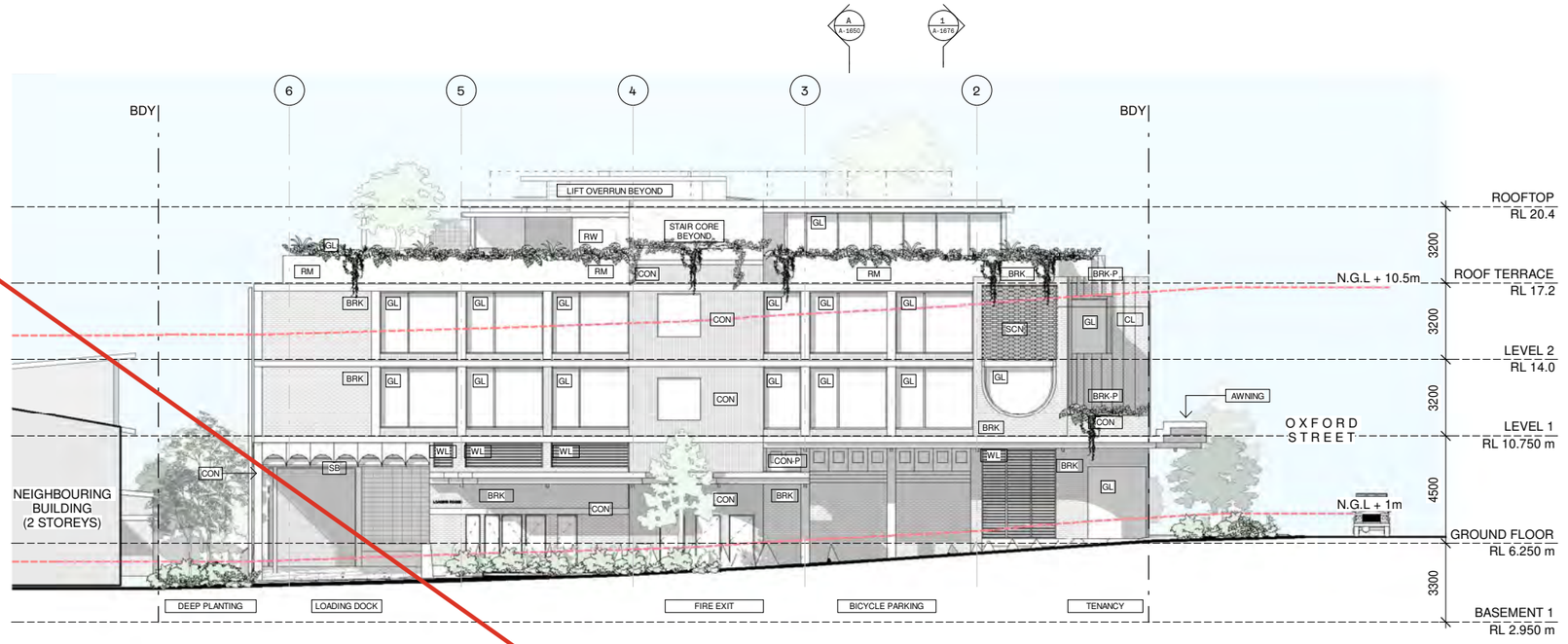
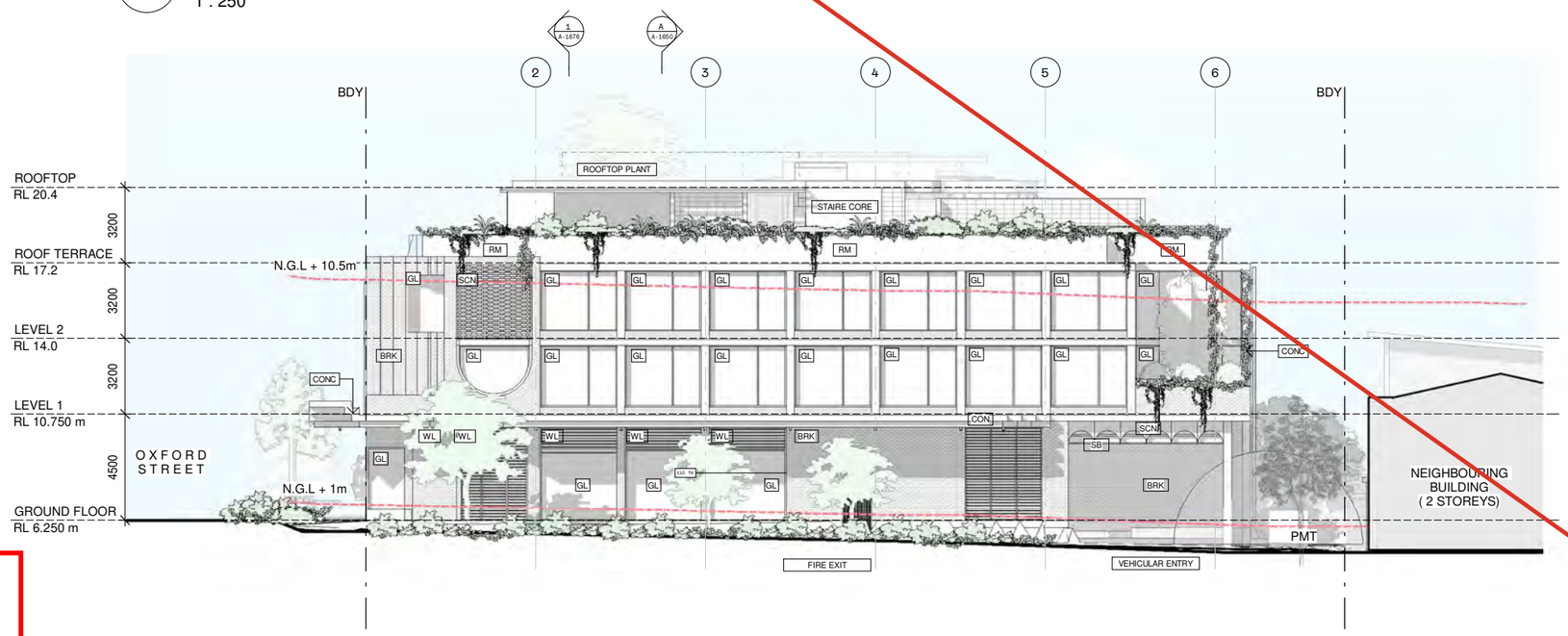
APPLICATION REF
A007115879



1 EAST ELEVATION
1 : 250



2 WEST ELEVATION
A-6110
1 : 250

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.

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

ABBREVIATIONS LEGEND

TAG	DESCRIPTION
BAL	BALUSTRADE
BRK	BRICKWORK
BRK-P	BRICKWORK PROFILED
BDY	BOUNDARY
CON	CONCRETE
CON-P	CONCRETE PROFILED
GL	GLAZING
CL	CLADDING
SGN	SIGNAGE
SCN	SCREEN
WL	WEATHER LOUVRE
RM	RENDERED MASONRY
SB	STEEL BEAM

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SCALE BAR
0 5000 12500

TRUE NORTH PROJECT NORTH

REV.	DATE	DESCRIPTION	BY	ATT.
1	16/02/24	CONSULTANT COORD	MS	C.T.
2	28/06/24	INTERNAL CO-ORD	MS	C.T.
3	24/10/25	BA	MS	C.T.
4	29/11/24	HF CO-ORD	MS	HF
5	18/12/24	CONSULTANT COORDINATION	KE	C.T.
6	24/10/25	MINOR CHANGE CLTRL	MS	CIELO
7	15/12/25	MINOR CHANGE	MS	COM

TITLE ELEVATIONS - SHEET 01
DRAWING NUMBER A-1600
REVISION 7
SCALE (A3) As indicated
DATE 15/12/25

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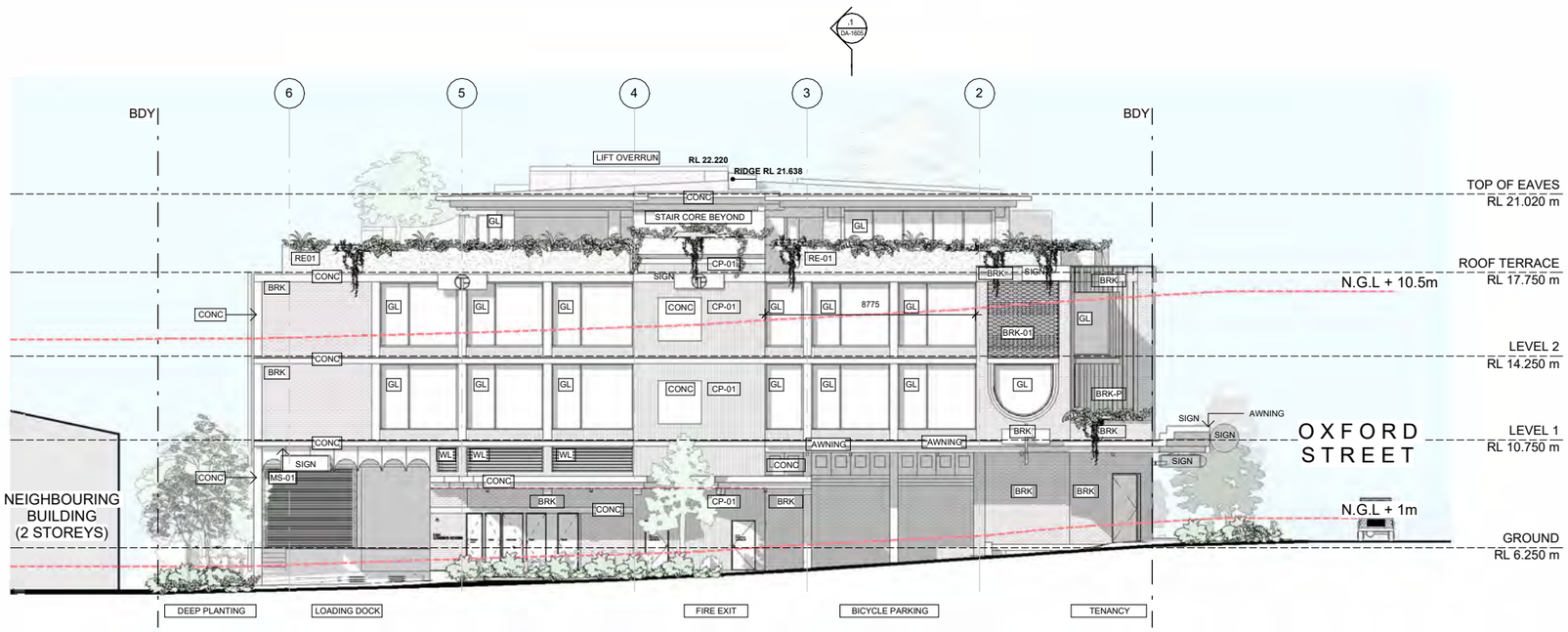

1 / A-3210 EAST ELEVATION - DA

1 : 250



For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026

2 / A-6106 WEST ELEVATION - DA

1 : 250

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A	07/09/2026	ISSUED FOR INFORMATION

PROJECT NORTH

REV.	DATE	DESCRIPTION	BY	ATT.
A	07/09/2026	ISSUED FOR INFORMATION	MAS	CIELO

TITLE **ELEVATIONS SHEET 01**

DRAWING NUMBER DA-1600

REVISION A

SCALE (A3) 1 : 250

DATE 07/09/2026

THIS APPROVAL SHO
TAKEN TO CONSTITUT
TO ENTER NEIGH
PROPERTIES TO CO
(INCLUDING ASSOCIA
SUCH AS DRAINAGE AND EXCAVATION)
ANY BUILT TO BOUNDARY WALL OR
FENCES. PERMISSION MUST BE
OBTAINED FROM RELEVANT
PROPERTY OWNERS.

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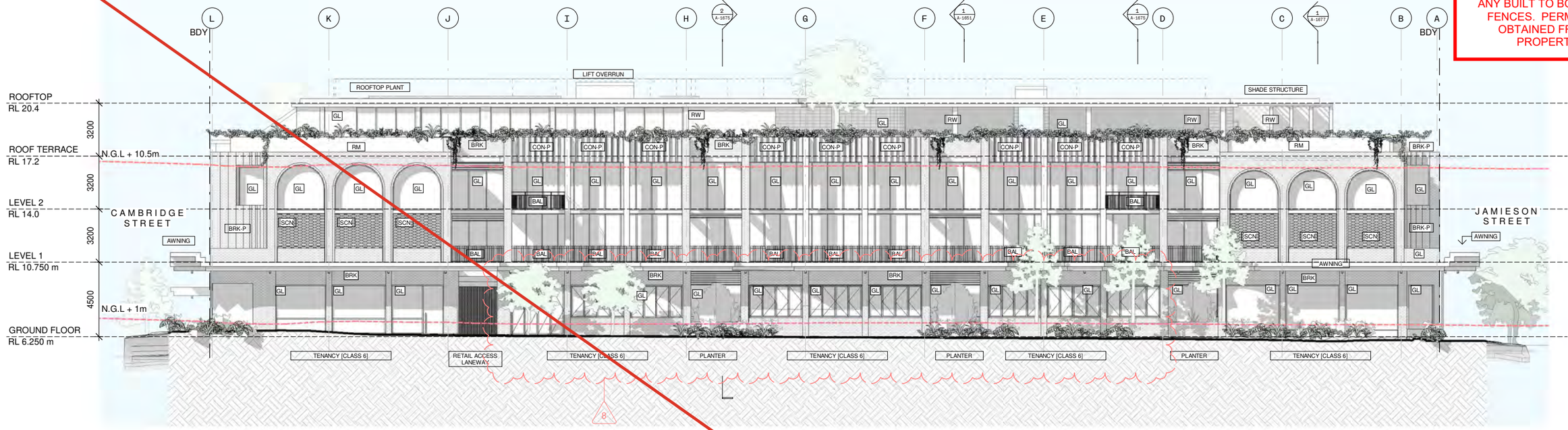
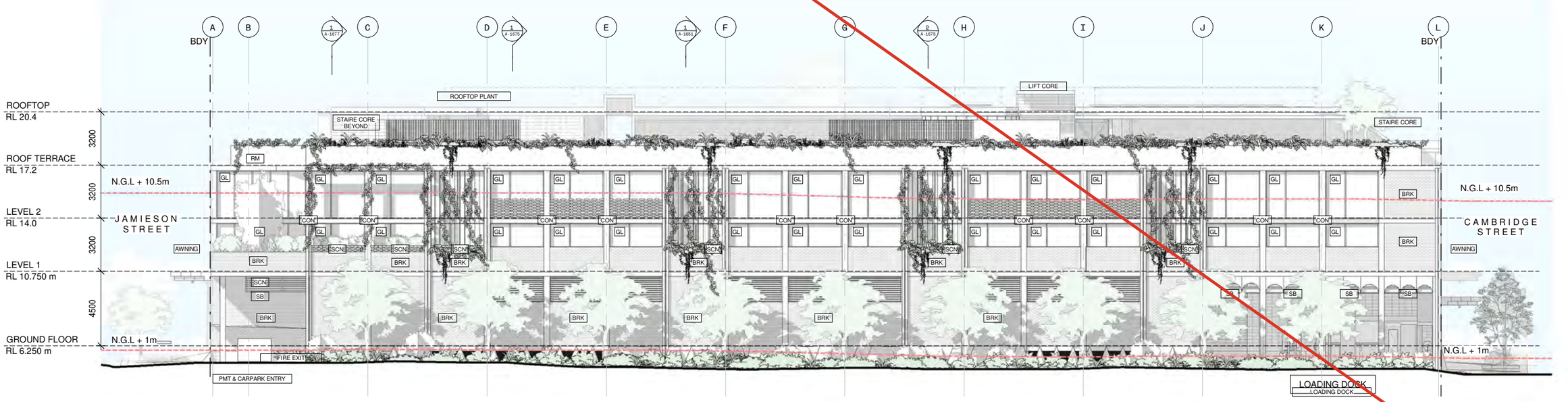


1 NORTH ELEVATION
1 : 250



2 SOUTH ELEVATION
1 : 250

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

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SCALE BAR
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TRUE NORTH PROJECT NORTH

REV.	DATE	DESCRIPTION	BY	ATT.
1	16/02/24	CONSULTANT COORD	MS	C.T.
2	28/06/24	INTERNAL CO-ORD	MS	C.T.
3	24/10/25	BA	MS	C.T.
4	29/11/24	HF CO-ORD	MS	HF
5	18/12/24	CONSULTANT COORDINATION	KE	C.T.
6	24/10/25	MINOR CHANGE CLTRL	MS	CIELO
7	15/12/25	MINOR CHANGE	MS	COM
8	11/02/26	MC SHOPFRONT	MS	COM

TITLE ELEVATIONS - SHEET 02

DRAWING NUMBER A-1601

REVISION 8

SCALE (A3) 1 : 250

DATE 11/02/26

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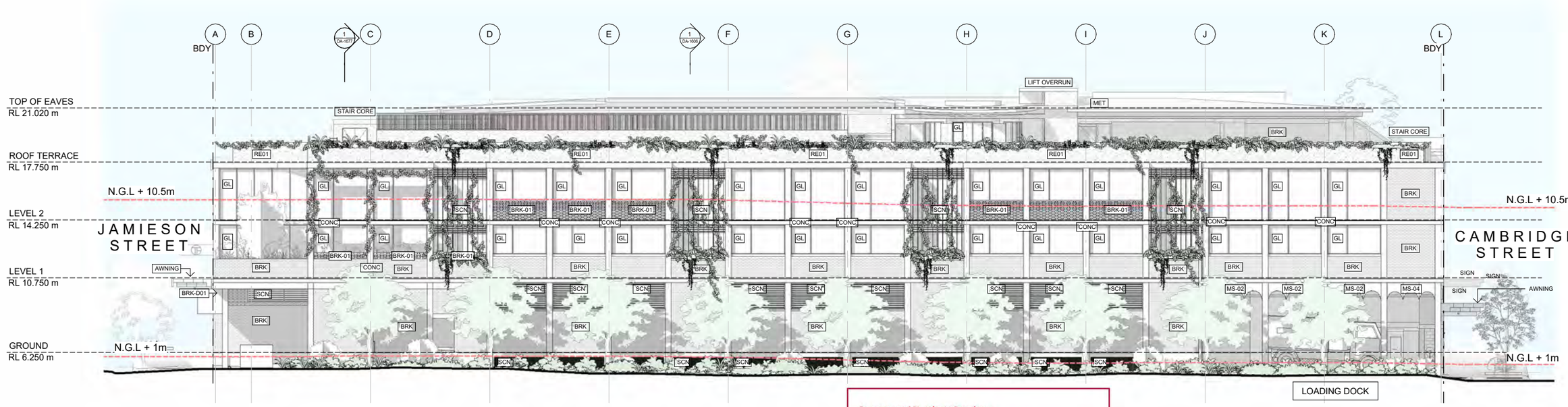
1 NORTH ELEVATION - DA

1 : 250



2 SOUTH ELEVATION -DA

A-6106

1 : 250

For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026

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A	07/09/2026	ISSED FOR INFORMATION

PROJECT NORTH

REV.	DATE	DESCRIPTION	BY	ATT.
A	07/09/2026	ISSED FOR INFORMATION	MAS	CEILO

TITLE **ELEVATIONS SHEET 02**

DRAWING NUMBER DA-1601

REVISION A

SCALE (A3) 1 : 250

DATE 07/09/2026

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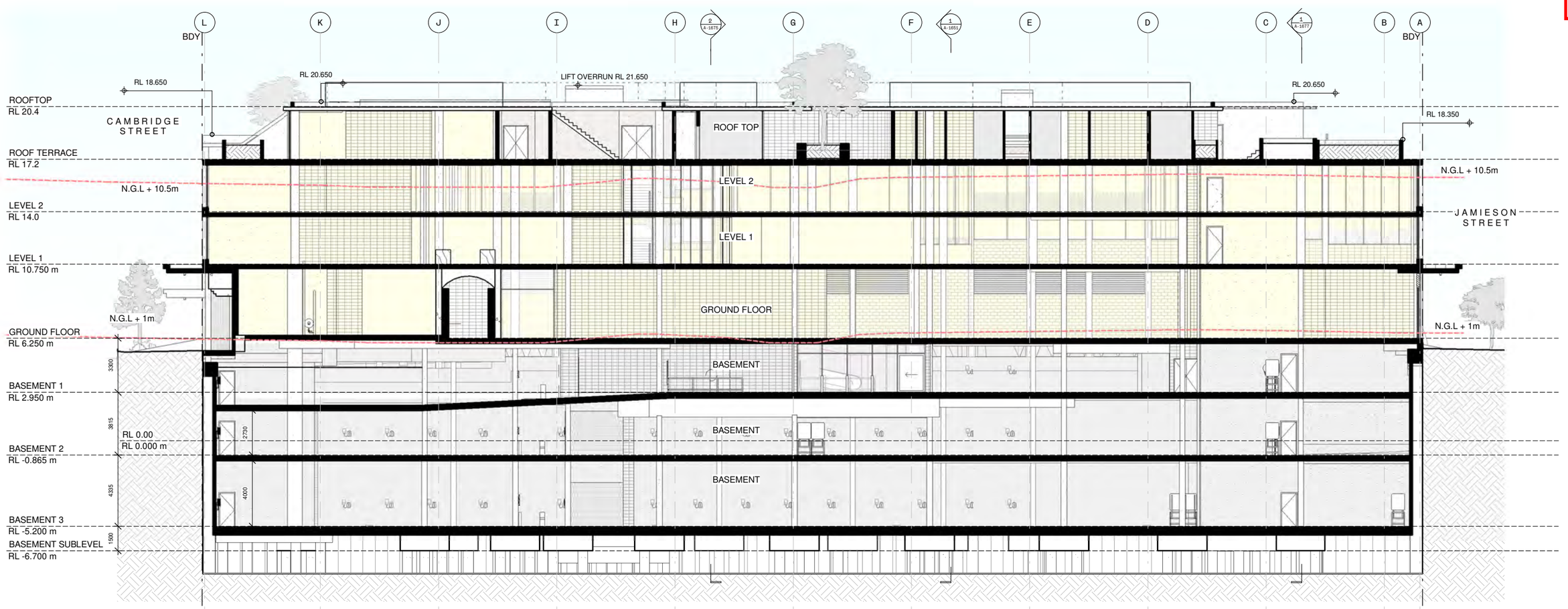

A
A-1050
SECTION A
1 : 250

For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

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0 5000 12500

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PROJECT NORTH

REV.	DATE	DESCRIPTION	BY	ATT.
1	16/02/24	CONSULTANT COORD	MS	C.T.
2	28/06/24	INTERNAL CO-ORD	MS	C.T.
3	24/10/25	BA	MS	C.T.
4	18/12/24	CONSULTANT COORDINATION	KE	C.T.
5	15/12/25	MINOR CHANGE	MS	COM

TITLE **SECTIONS - SHEET 01**

DRAWING NUMBER A-1650

REVISION 5

SCALE (A3) 1 : 250

DATE 15/12/25

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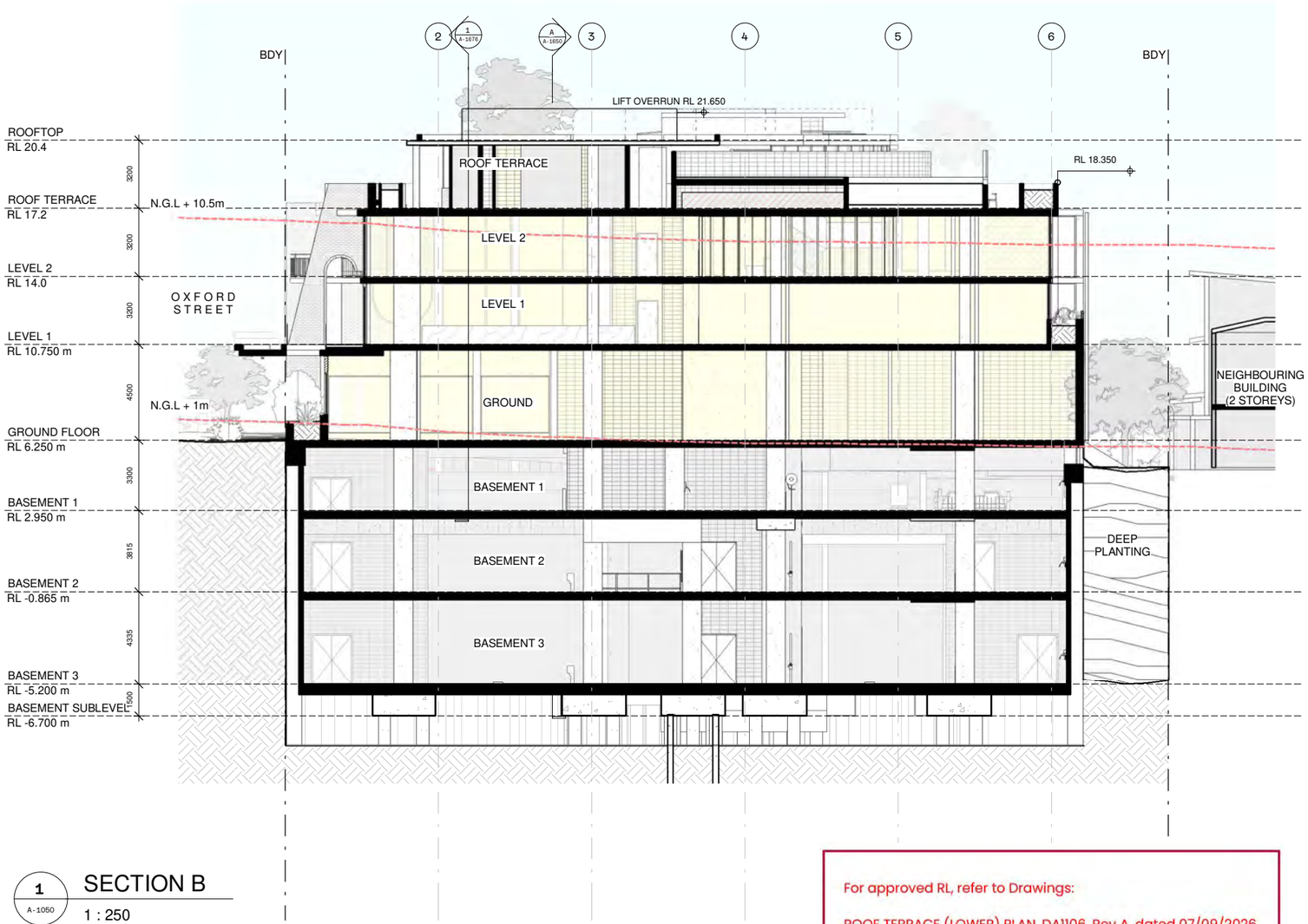

1 / A-1050 SECTION B

1 : 250

For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026

APPROVED PLAN
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Application Number
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PROJECT NORTH

REV.	DATE	DESCRIPTION	BY	ATT.
1	16/02/24	CONSULTANT COORD	MS	C.T.
2	28/06/24	INTERNAL CO-ORD	MS	C.T.
3	24/10/25	BA	MS	C.T.
4	18/12/24	CONSULTANT COORDINATION	KE	C.T.
5	15/12/25	MINOR CHANGE	MS	COM

TITLE SECTIONS - SHEET 02

DRAWING NUMBER A-1651

REVISION 5

SCALE (A3) 1 : 250

DATE 15/12/25

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

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.

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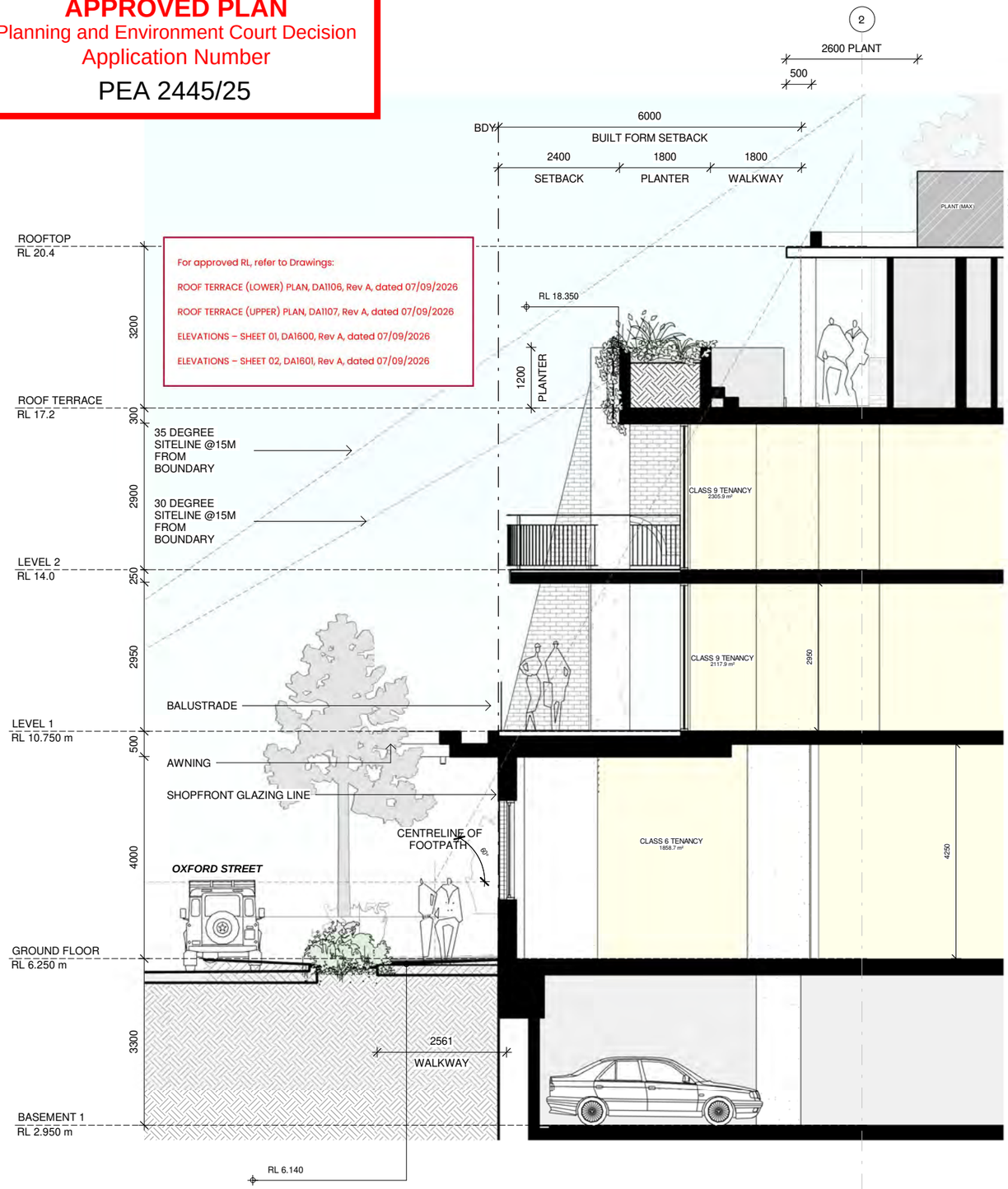
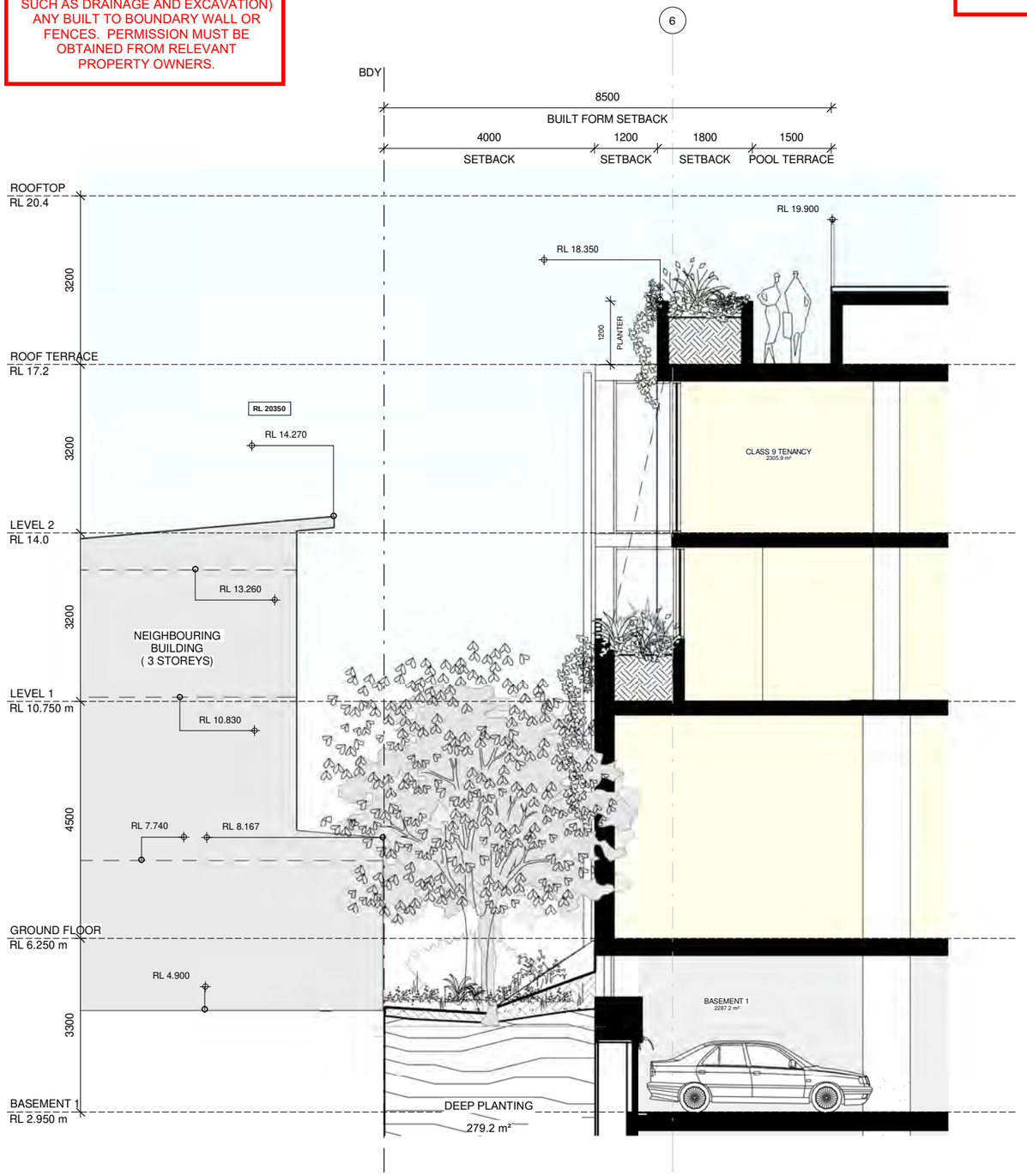
ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026
ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026
ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026



1 A-1103 OXFORD STREET - PEDESTRIAN & SECTION
1 : 100



2 A-1103 SOUTHERN BOUDARY SECTION - CAMBRIDGE
1 : 100

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SCALE BAR
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REV.	DATE	DESCRIPTION	BY	ATT.
1	16/02/24	CONSULTANT COORD	MS	C.T.
2	28/06/24	INTERNAL CO-ORD	MS	C.T.
3	24/10/25	BA	MS	C.T.
4	18/12/24	CONSULTANT COORDINATION	KE	C.T.
5	04/12/25	MINOR CHANGE CLTRL	MS	CIELO
6	15/12/25	MINOR CHANGE	MS	COM

TITLE EDGE SECTIONS - SHEET 01
DRAWING NUMBER A-1675
REVISION 6
SCALE (A3) 1 : 100
DATE 15/12/25

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

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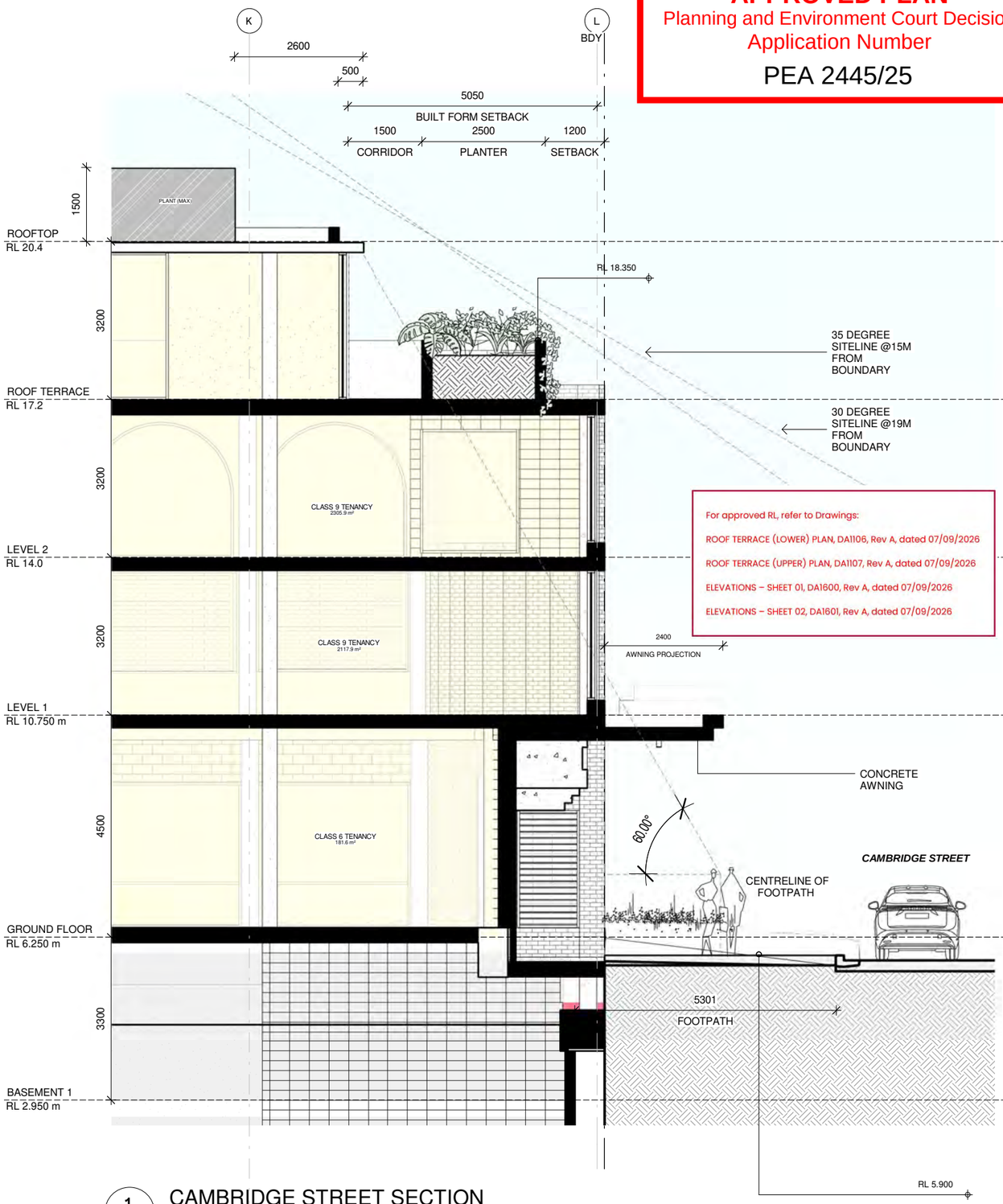


For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

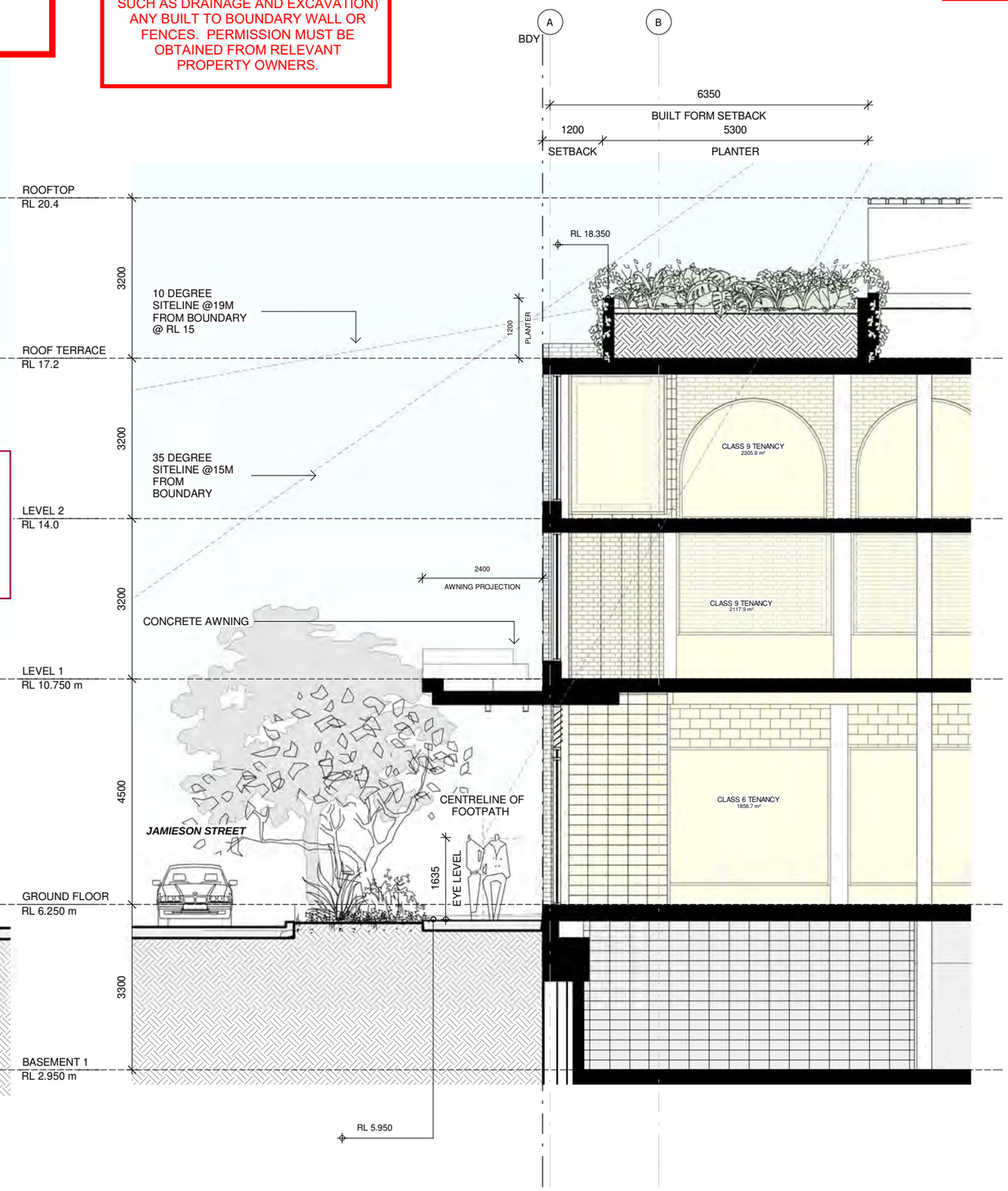
ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026

1 / A-1103 CAMBRIDGE STREET SECTION

1 : 100



2 / A-1103 JAMIESON STREET SECTION

1 : 100

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TRUE NORTH

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REV.	DATE	DESCRIPTION	BY	ATT.
1	16/02/24	CONSULTANT COORD	MS	C.T.
2	28/06/24	INTERNAL CO-ORD	MS	C.T.
3	24/10/25	BA	MS	C.T.
4	18/12/24	CONSULTANT COORDINATION	KE	C.T.
5	04/12/25	MINOR CHANGE CLTRL	MS	CIELO
6	15/12/25	MINOR CHANGE	MS	COM

TITLE EDGE SECTIONS - SHEET 02

DRAWING NUMBER A-1676

REVISION 6

SCALE (A3) 1 : 100

DATE 15/12/25

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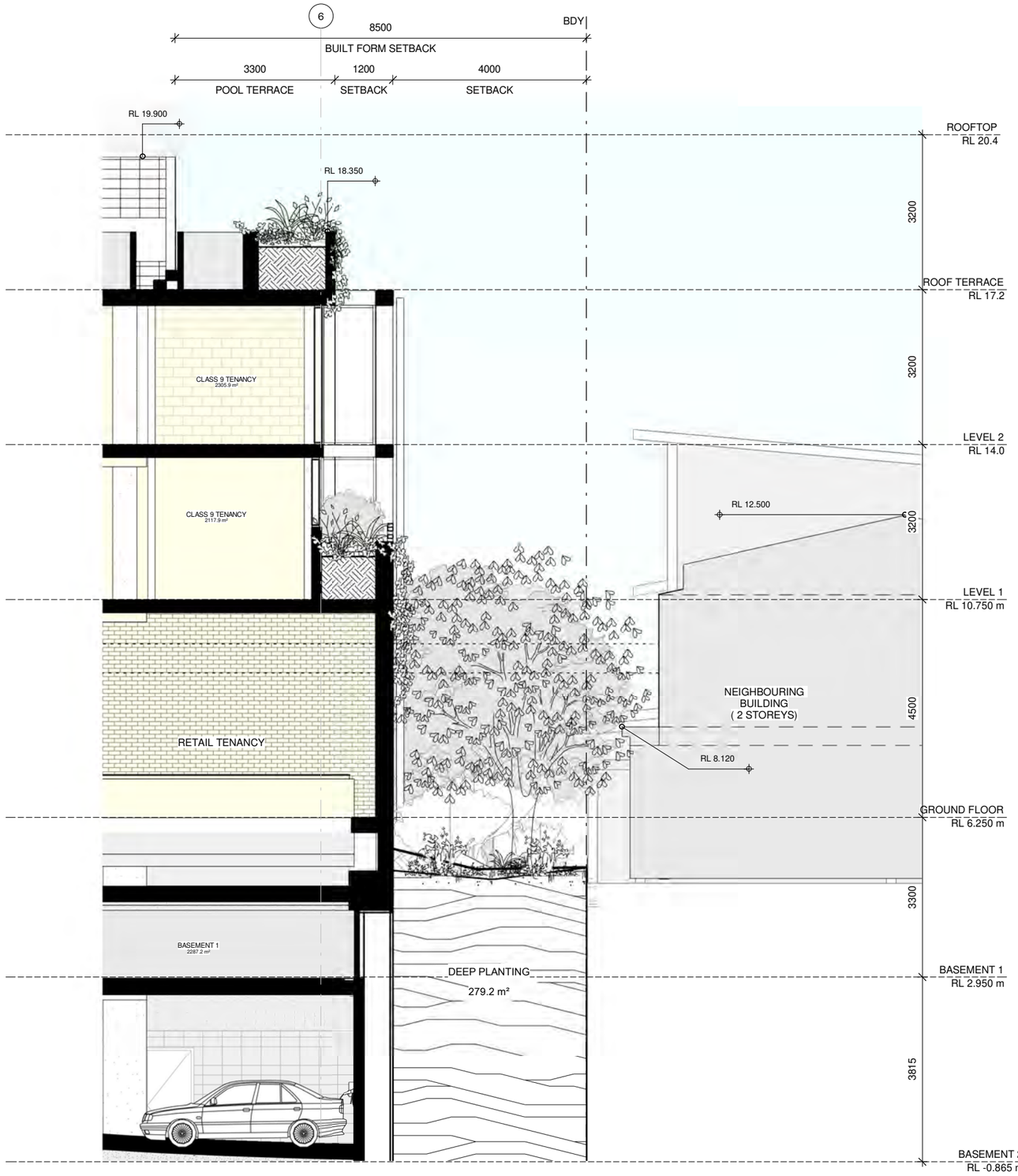

1 / A-1101 SOUTHERN BOUDARY SECTION - JAMIESON

1 : 100

For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026

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APPROVED PLAN
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Application Number
PEA 2445/25

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REV.	DATE	DESCRIPTION	BY	ATT.
1	16/02/24	CONSULTANT COORD	MS	C.T.
2	28/06/24	INTERNAL CO-ORD	MS	C.T.
3	24/10/25	BA	MS	C.T.
4	18/12/24	CONSULTANT COORDINATION	KE	C.T.
5	04/12/25	MINOR CHANGE CLTRL	MS	CIELO
6	15/12/25	MINOR CHANGE	MS	COM

TITLE EDGE SECTIONS - SHEET 03

DRAWING NUMBER A-1677

REVISION 6

SCALE (A3) 1 : 100

DATE 15/12/25

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10/11/2026
APPLICATION REF
A007115879

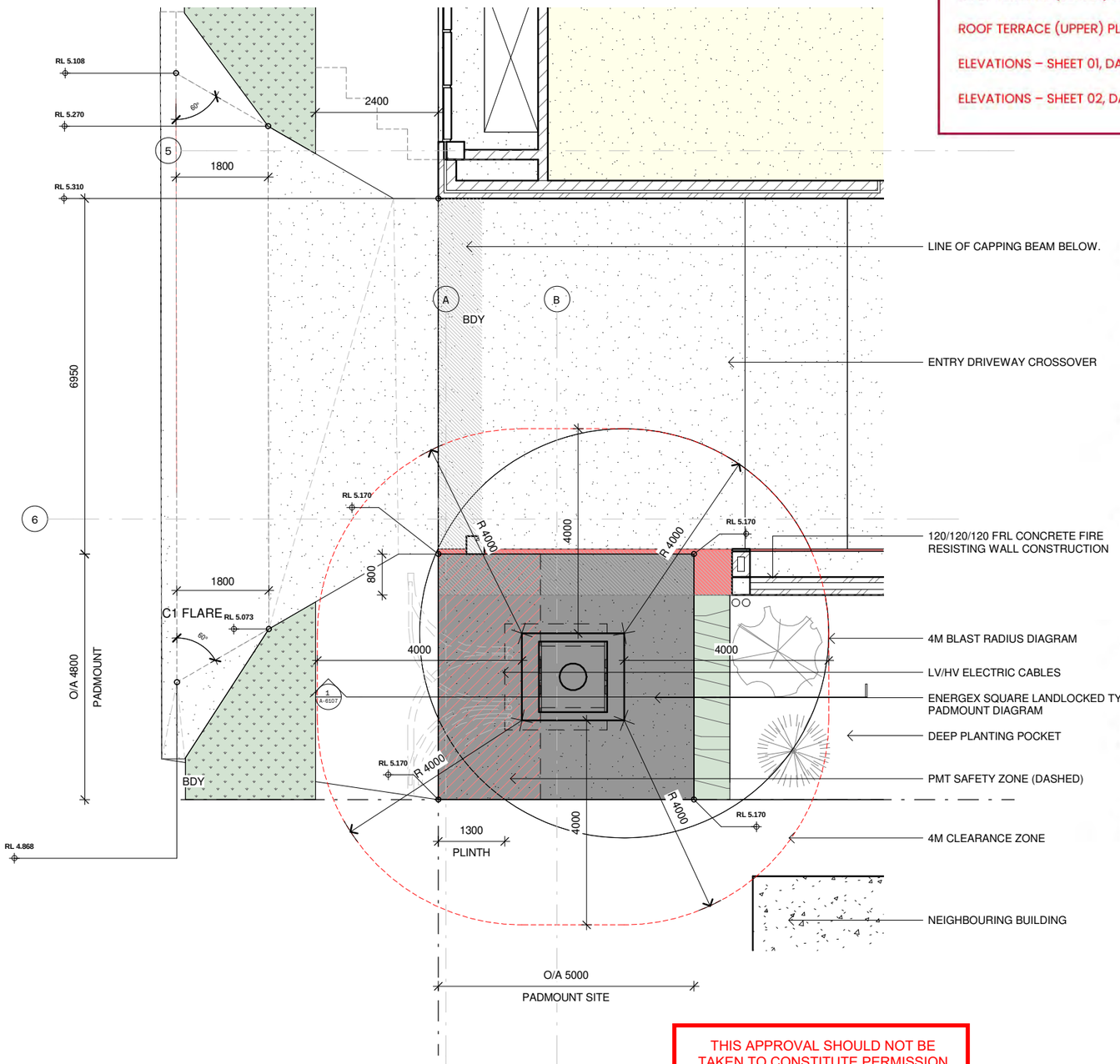
For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

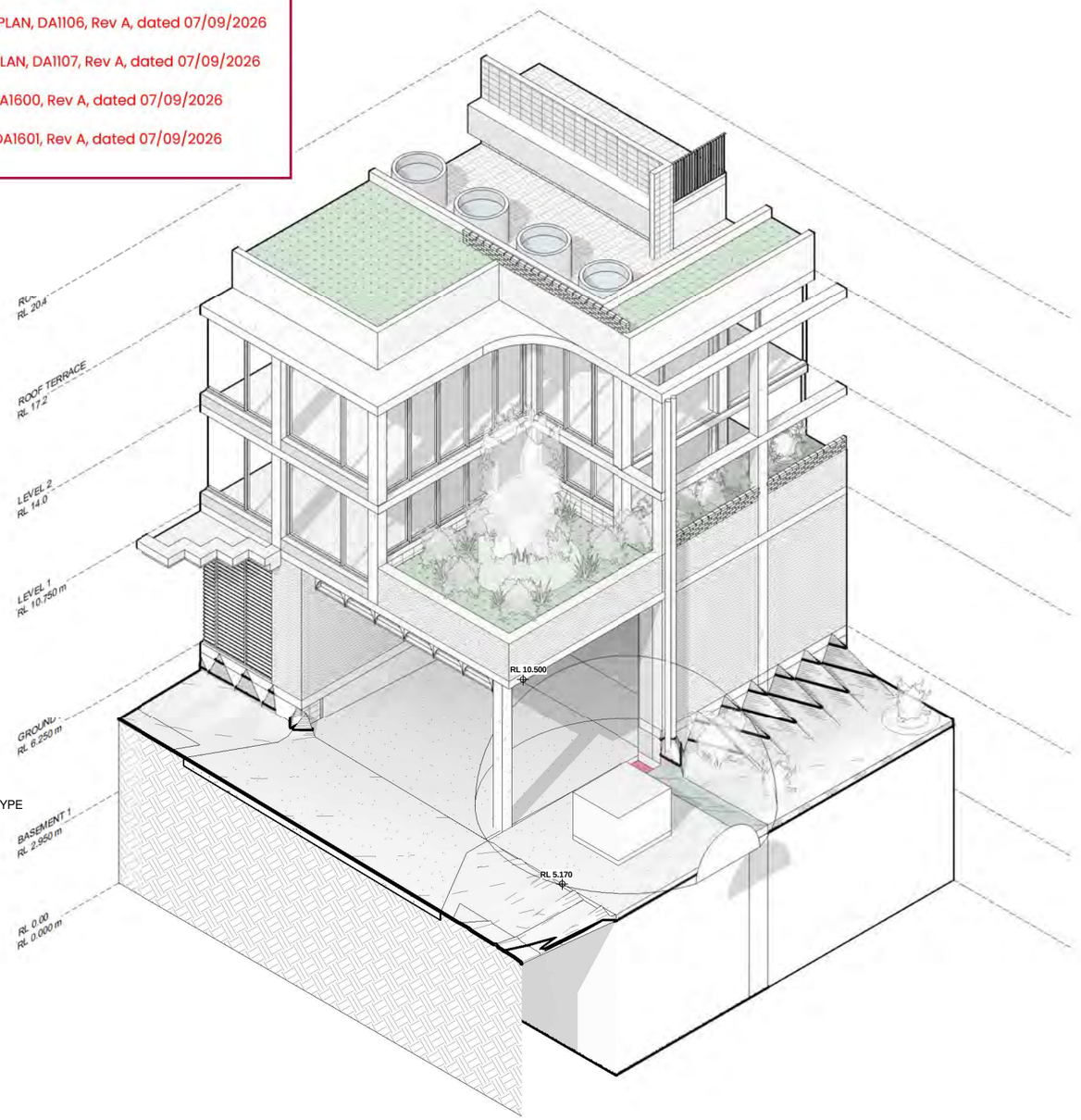
ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026



1 / A-1103 PADMOUNT - DETAIL PLAN

1 : 100



3 3D - PADMOUNT

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APPROVED PLAN
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Application Number
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PROJECT NORTH

REV.	DATE	DESCRIPTION	BY	ATT.
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2	28/06/24	INTERNAL CO-ORD	MS	C.T.
3	24/10/25	BA	MS	C.T.
4	18/12/24	CONSULTANT COORDINATION	KE	C.T.
5	15/12/25	MINOR CHANGE	MS	COM

TITLE: PADMOUNT DETAIL - SHEET 01

DRAWING NUMBER: A-1805

REVISION: 5

SCALE (A3) 1 : 100

DATE: 15/12/25

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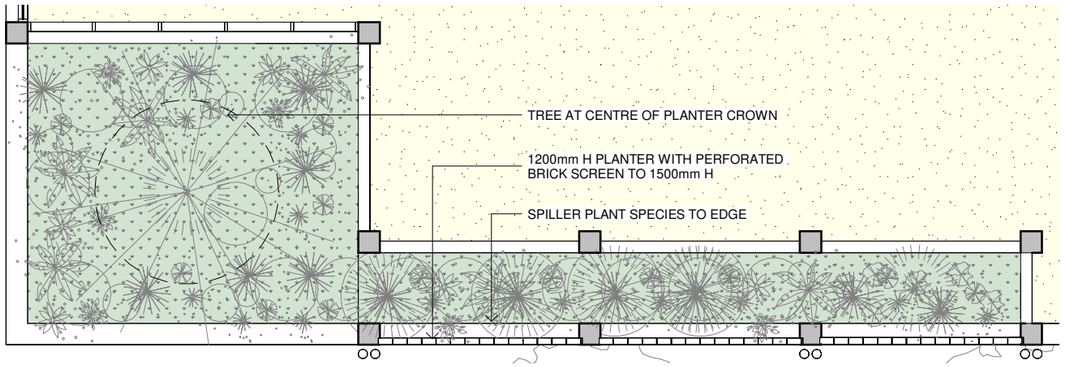
APPLICATION REF
A007115879



1 / A-1104 LEVEL 1 - JAMIESON SIDE PLANTER

1 : 100

For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026

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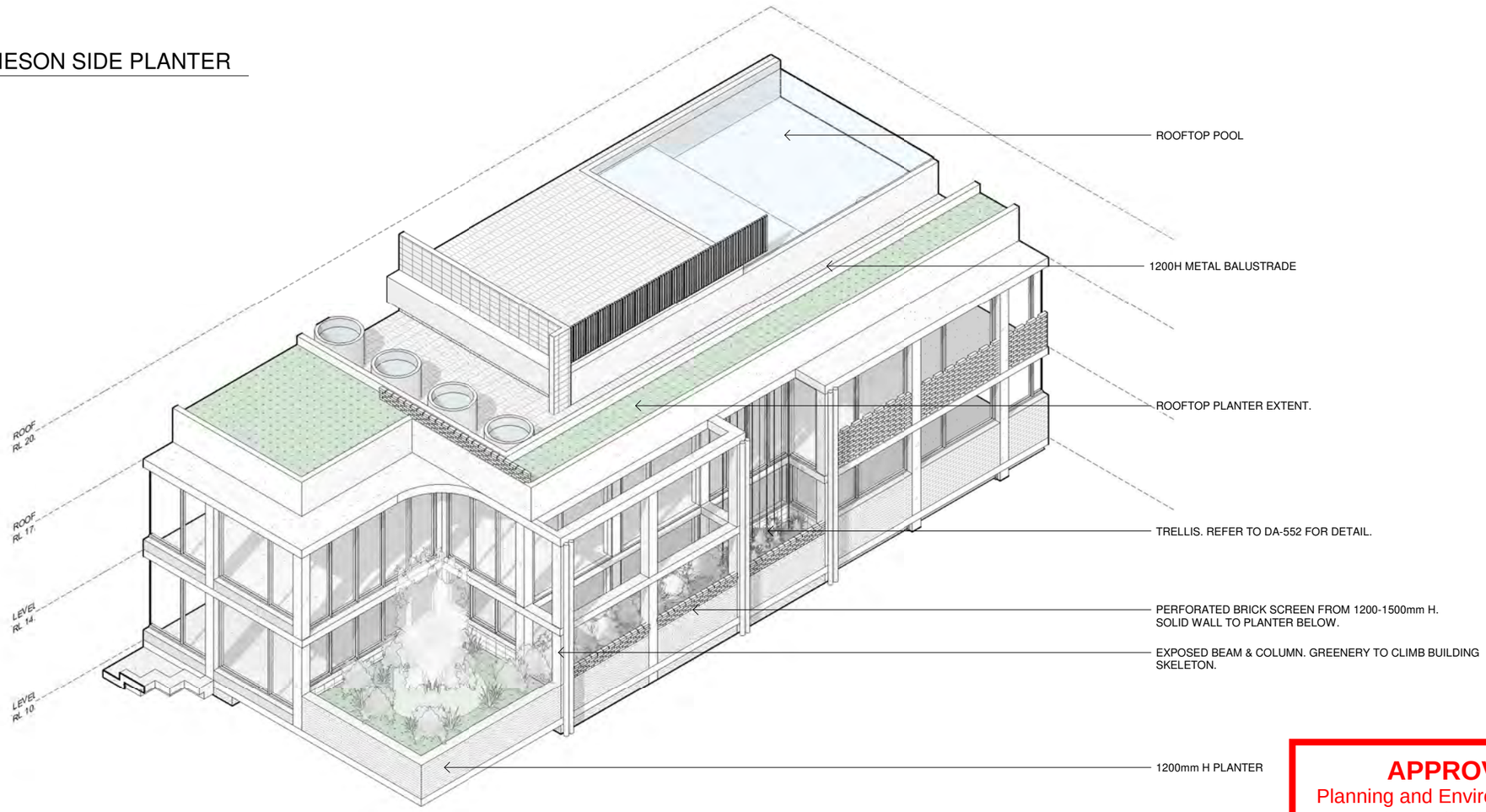

2 / 3D - CAMBRIDGE ST CORNER PLANTER

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

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SCALE BAR

0 1000 2500

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REV.	DATE	DESCRIPTION	BY	ATT.
1	16/02/24	CONSULTANT COORD	MS	C.T.
2	28/06/24	INTERNAL CO-ORD	MS	C.T.
3	24/10/25	BA	MS	C.T.
4	18/12/24	CONSULTANT COORDINATION	KE	C.T.
5	04/12/25	MINOR CHANGE CLTRL	MS	CIELO
6	15/12/25	MINOR CHANGE	MS	COM

TITLE EDGE DETAIL SHEET - SHEET 02

DRAWING NUMBER A-1806

REVISION 6

SCALE (A3) 1 : 100

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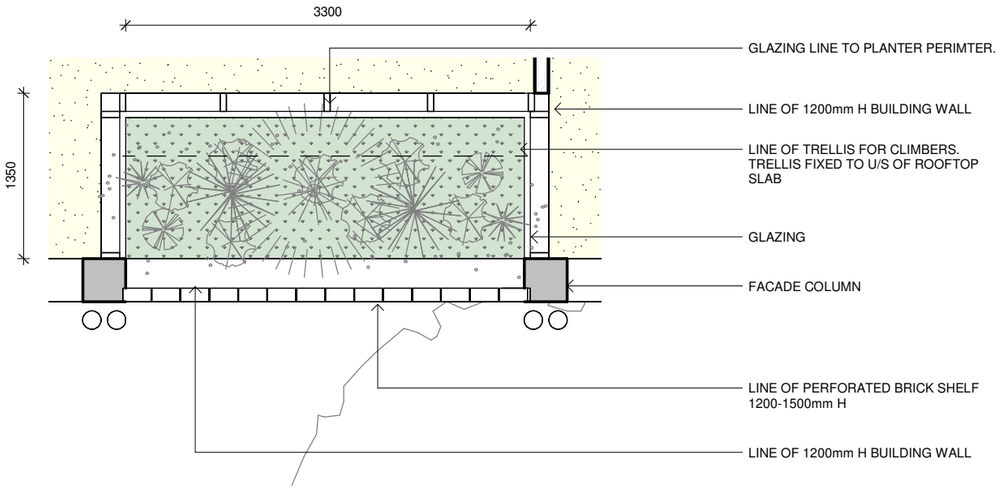
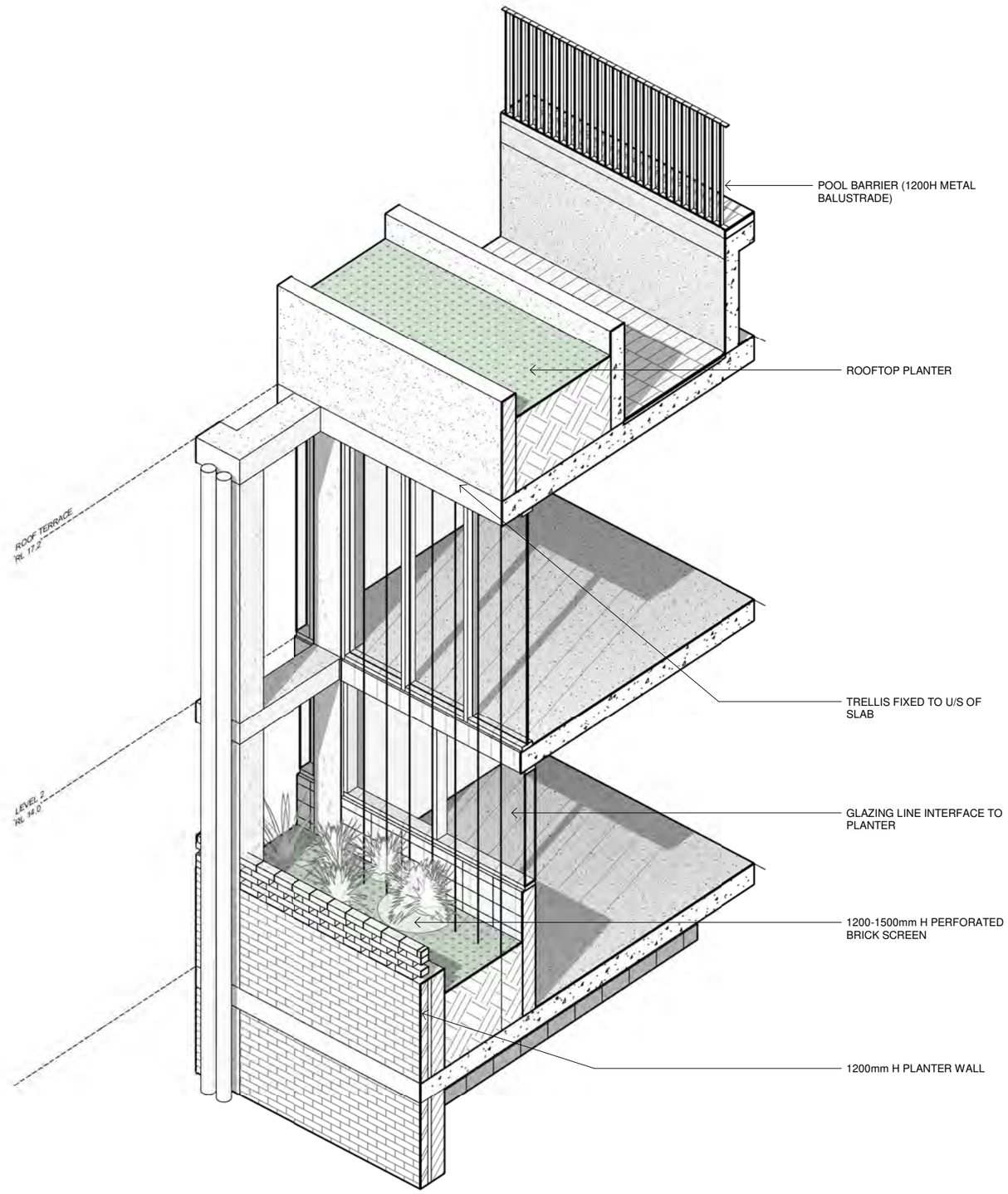


1 / A-1104 SOUTHERN PLANTER

1 : 50



2 3D - SOUTHERN FACADE PLANTER

For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026

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Application Number
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4	18/12/24	CONSULTANT COORDINATION	KE	C.T.
5	04/12/25	MINOR CHANGE CLTRL	MS	CIELO
6	15/12/25	MINOR CHANGE	MS	COM

TITLE EDGE DETAIL SHEET - SHEET 03

DRAWING NUMBER A-1807

REVISION 6

SCALE (A3) 1 : 50

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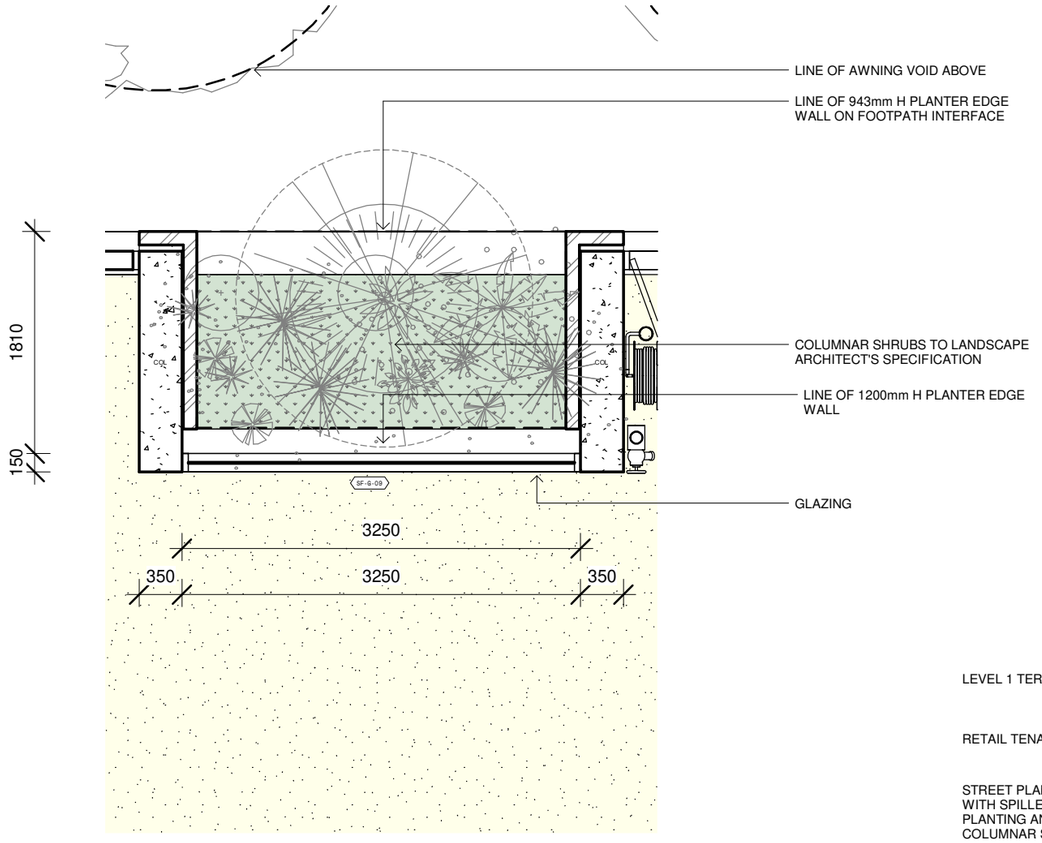
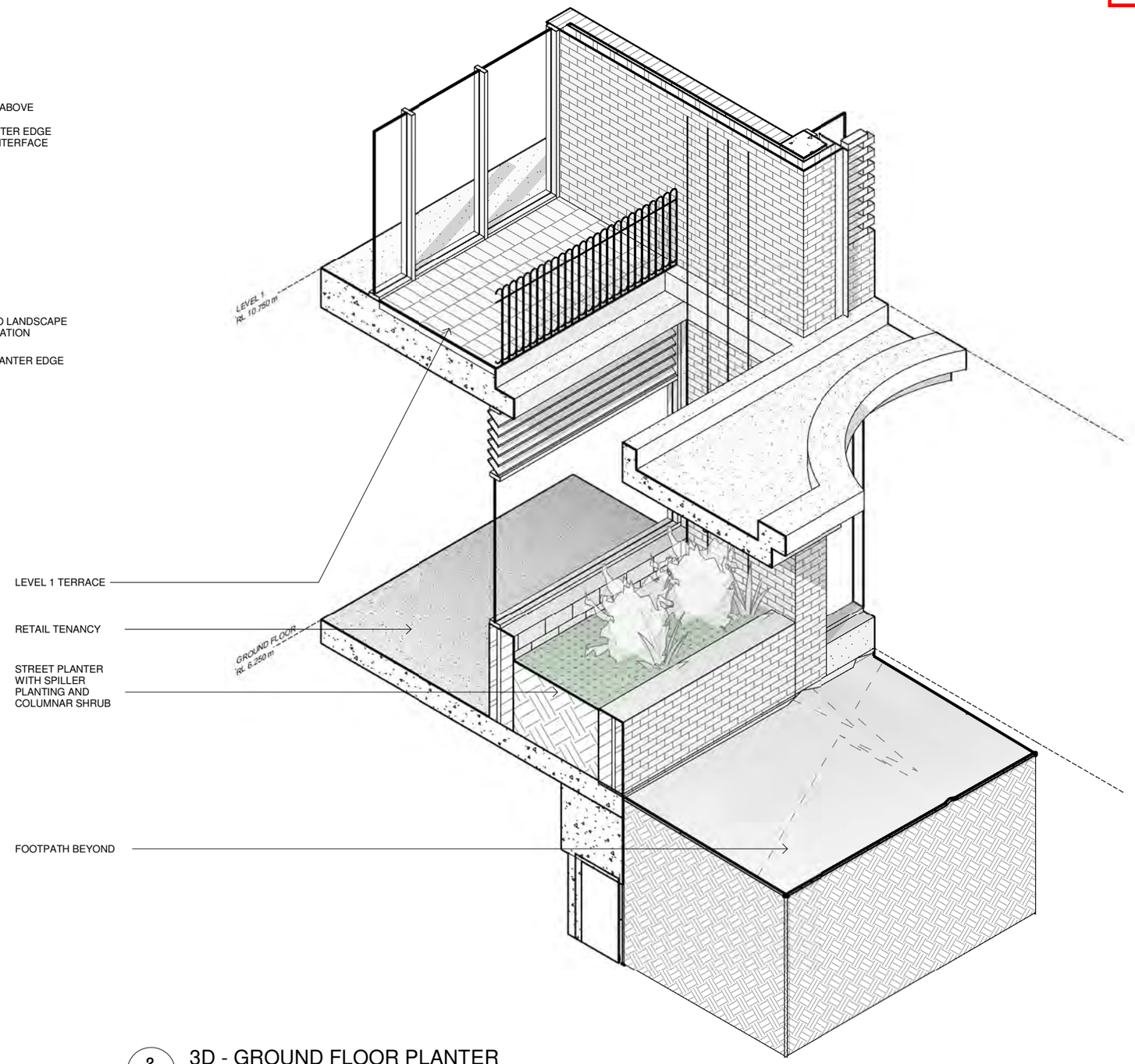


1 A-1103 GROUND FLOOR INBOARD PLANTER

1 : 50



2 3D - GROUND FLOOR PLANTER

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For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026

APPROVED PLAN
Planning and Environment Court Decision
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REV.	DATE	DESCRIPTION	BY	ATT.
1	16/02/24	CONSULTANT COORD	MS	C.T.
2	28/06/24	INTERNAL CO-ORD	MS	C.T.
3	24/10/25	BA	MS	C.T.
4	29/11/24	HF CO-ORD	MS	HF
5	18/12/24	CONSULTANT COORDINATION	KE	C.T.
6	21/05/25	MINOR CHANGE	MS	CIELO
7	04/12/25	MINOR CHANGE CLTRL	MS	CIELO
8	15/12/25	MINOR CHANGE	MS	COM

TITLE EDGE DETAIL SHEET - SHEET 04

DRAWING NUMBER A-1808

REVISION 8

SCALE (A3) 1 : 50

DATE 15/12/25

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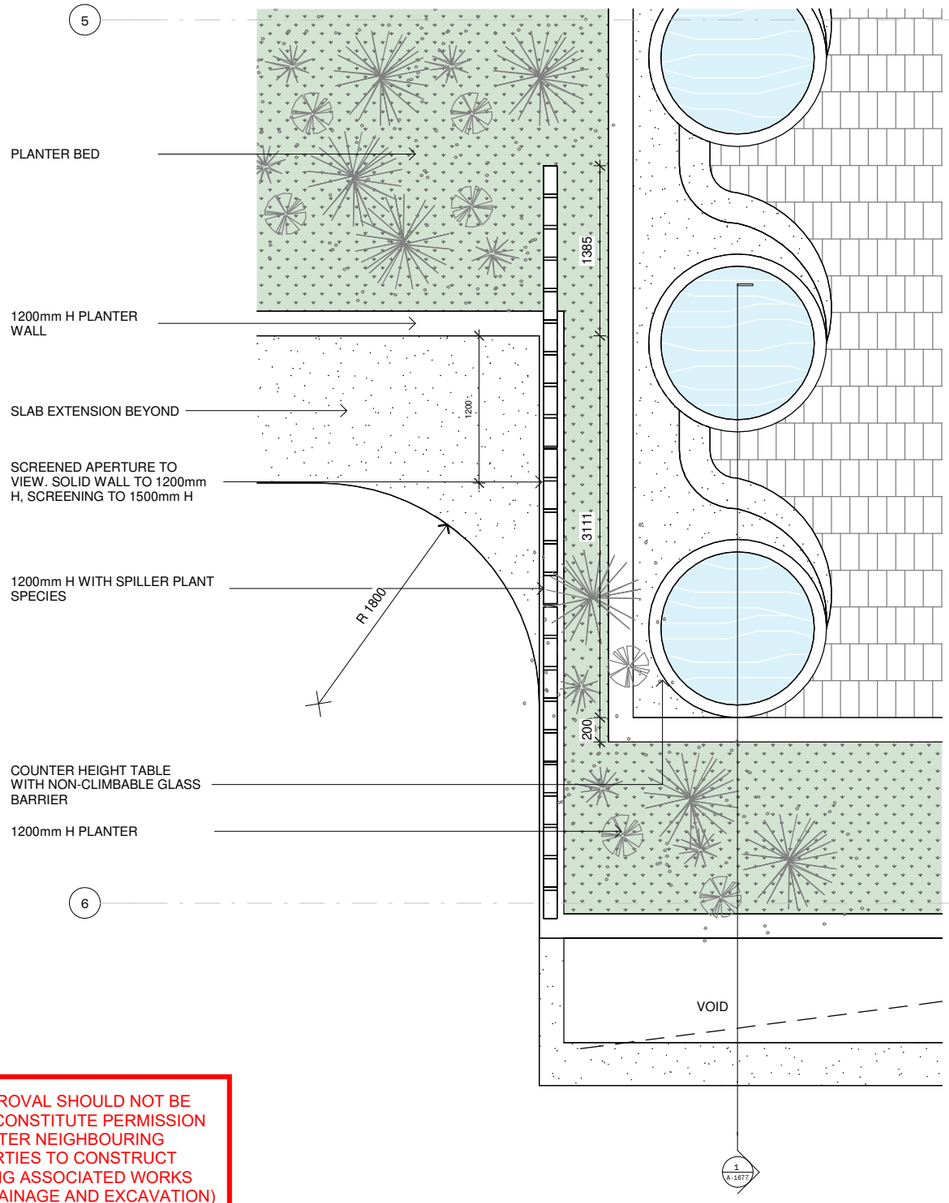
For approved RL, refer to Drawings:

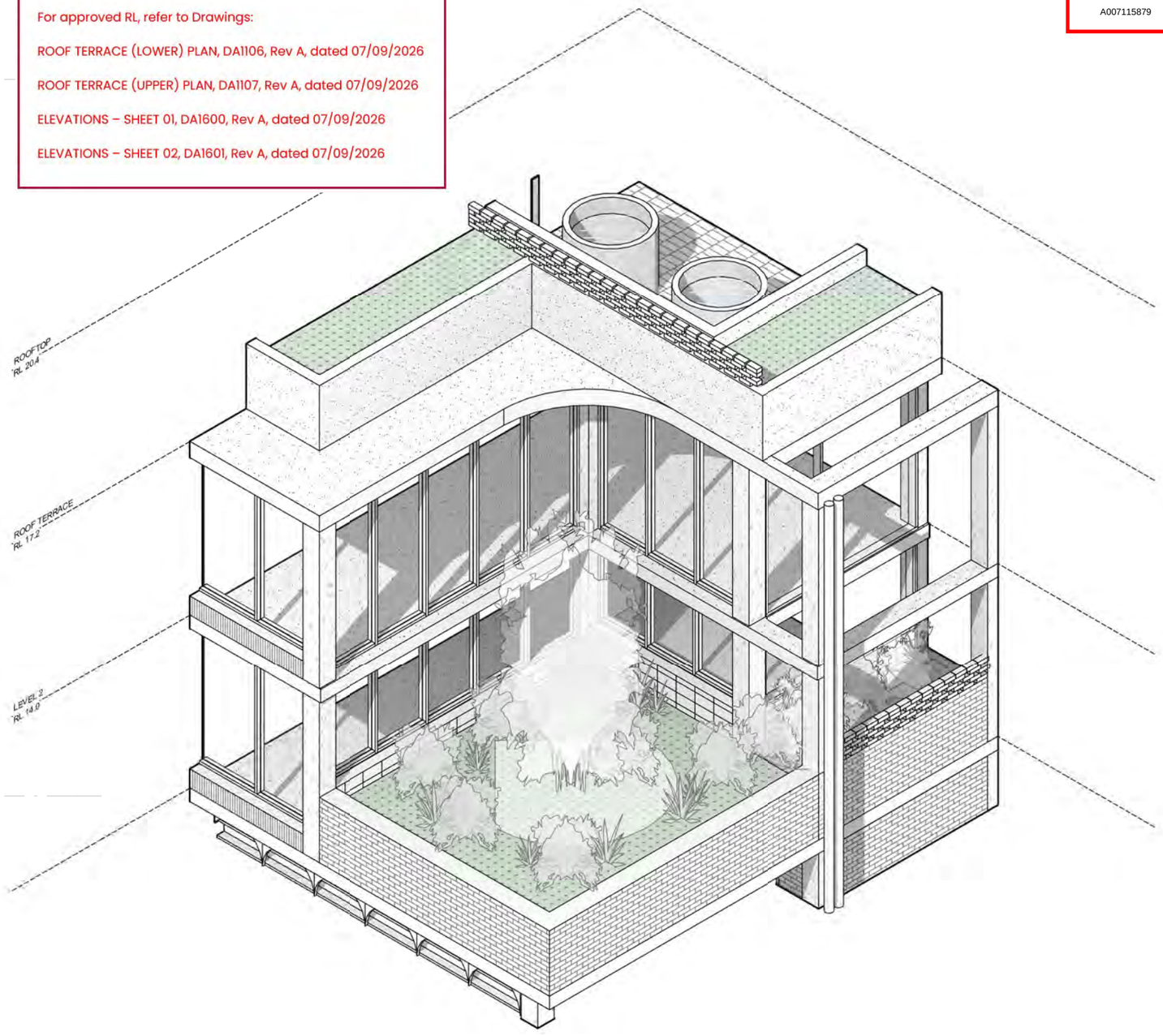
ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026





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2 / A-1107 ROOF TERRACE - SW CORNER DETAIL PLAN

1 : 50

1 3D - ROOFTOP SW CORNER

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Application Number
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1	16/02/24	CONSULTANT COORD	MS	C.T.
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3	24/10/25	BA	MS	C.T.
4	18/12/24	CONSULTANT COORDINATION	KE	C.T.
5	04/12/25	MINOR CHANGE CLTRL	MS	CIELO
6	15/12/25	MINOR CHANGE	MS	COM

TITLE: EDGE DETAIL SHEET - SHEET 05

DRAWING NUMBER: A-1809

REVISION: 6

SCALE (A3) 1 : 50

DATE: 15/12/25

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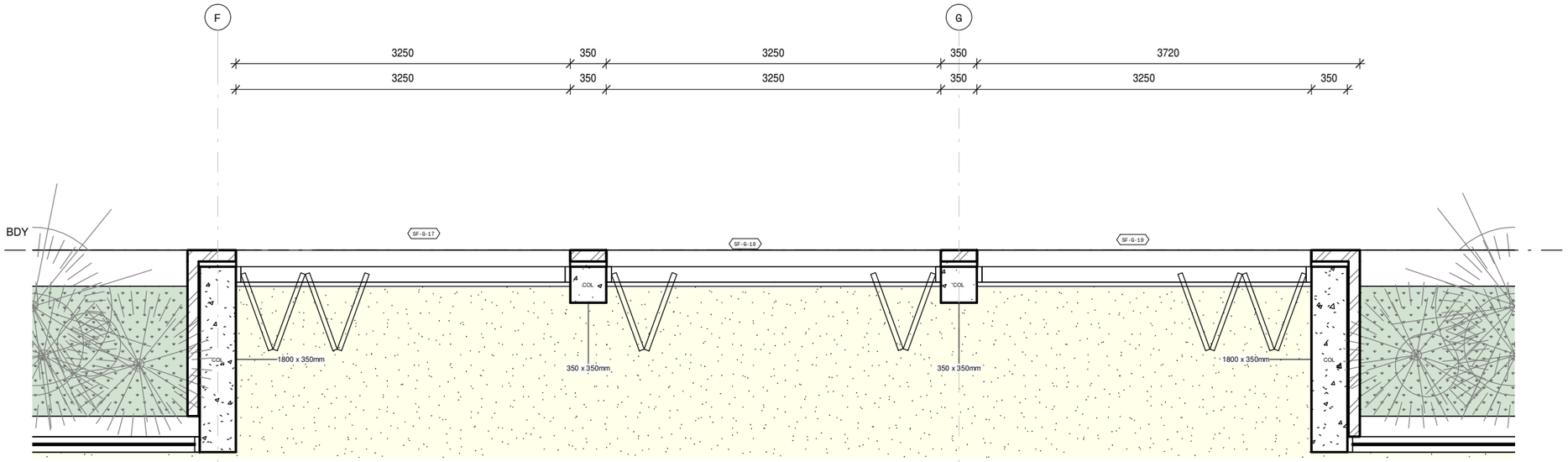
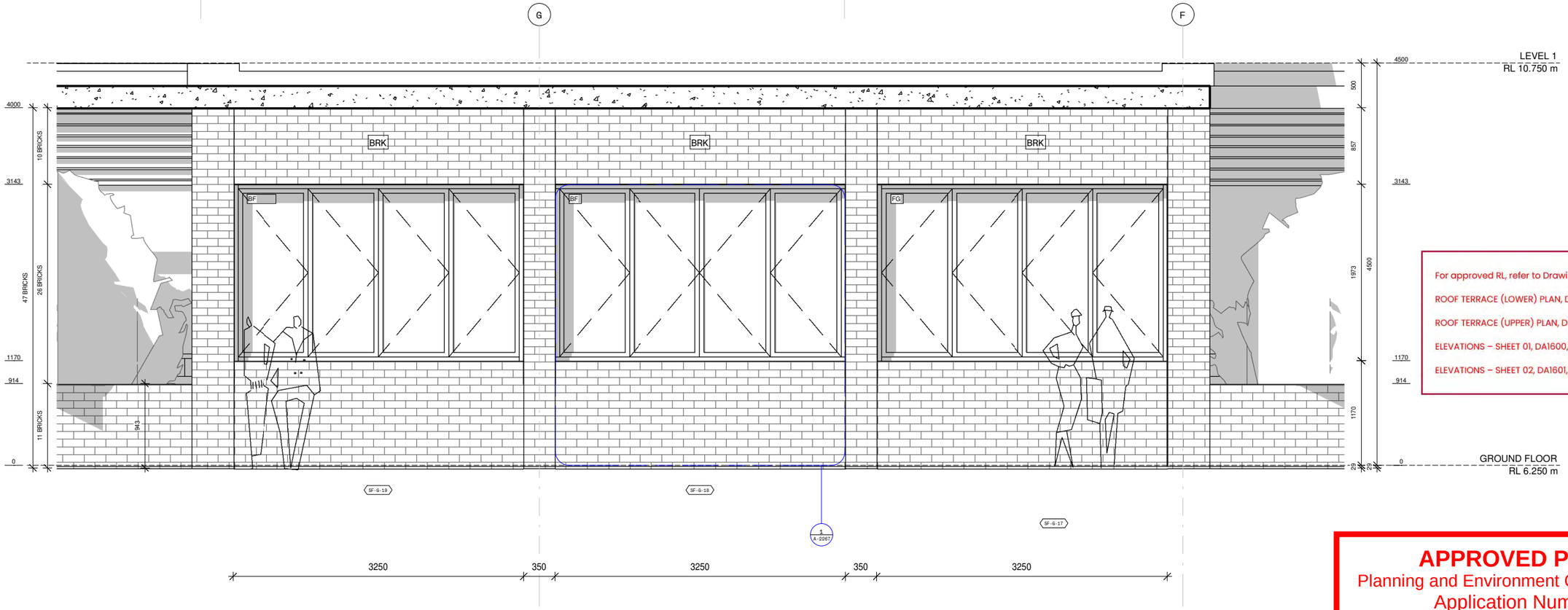


1 A-1103

PLAN - G - TYPICAL 'ACTIVE' SHOPFRONT GLAZING

1 : 50



3 ELEVATION - G - 'ACTIVE' SHOPFRONT GLAZING

1 : 50

For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026

APPROVED PLAN
Planning and Environment Court Decision
Application Number
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REV.	DATE	DESCRIPTION	BY	ATT.
1	29/11/24	HF CO-ORD	MS	HF
2	18/12/24	CONSULTANT COORDINATION	KE	C.T.
3	21/05/25	MINOR CHANGE	MS	CIELO
4	11/02/26	MC SHOPFRONT	MS	COM

TITLE DETAIL SHEET - TYPICAL FOOTPATH GLAZING

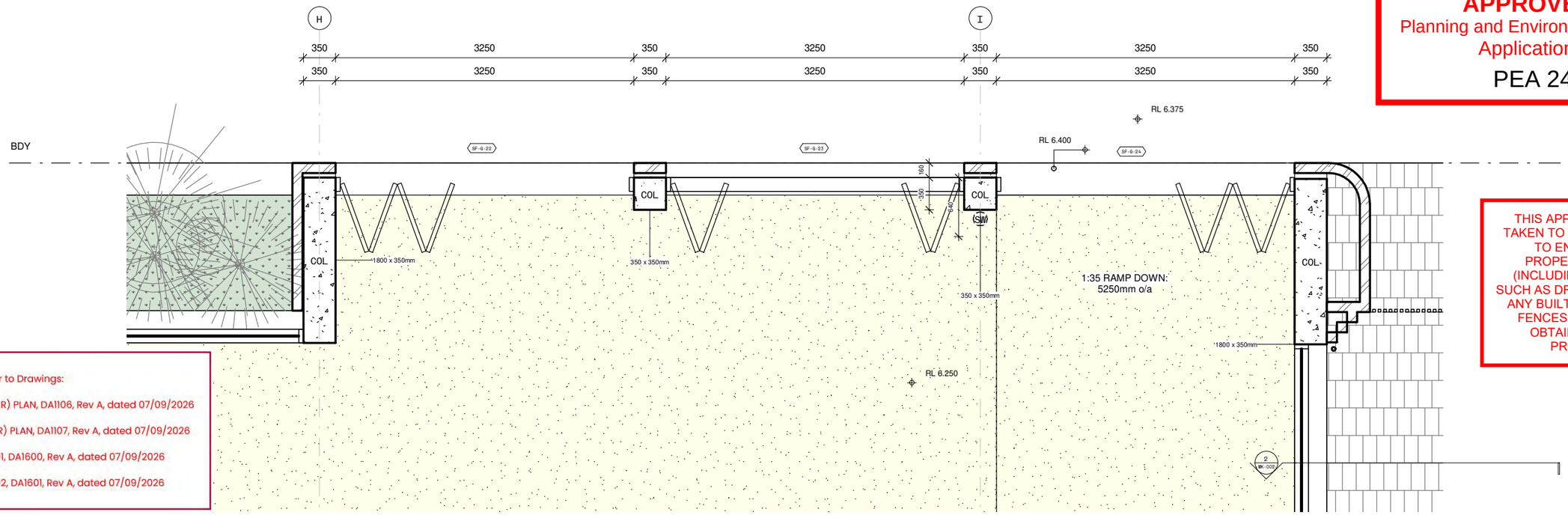
DRAWING NUMBER A-2257

REVISION 4

SCALE (A3) 1 : 50

DATE 11/02/26

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25



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For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026

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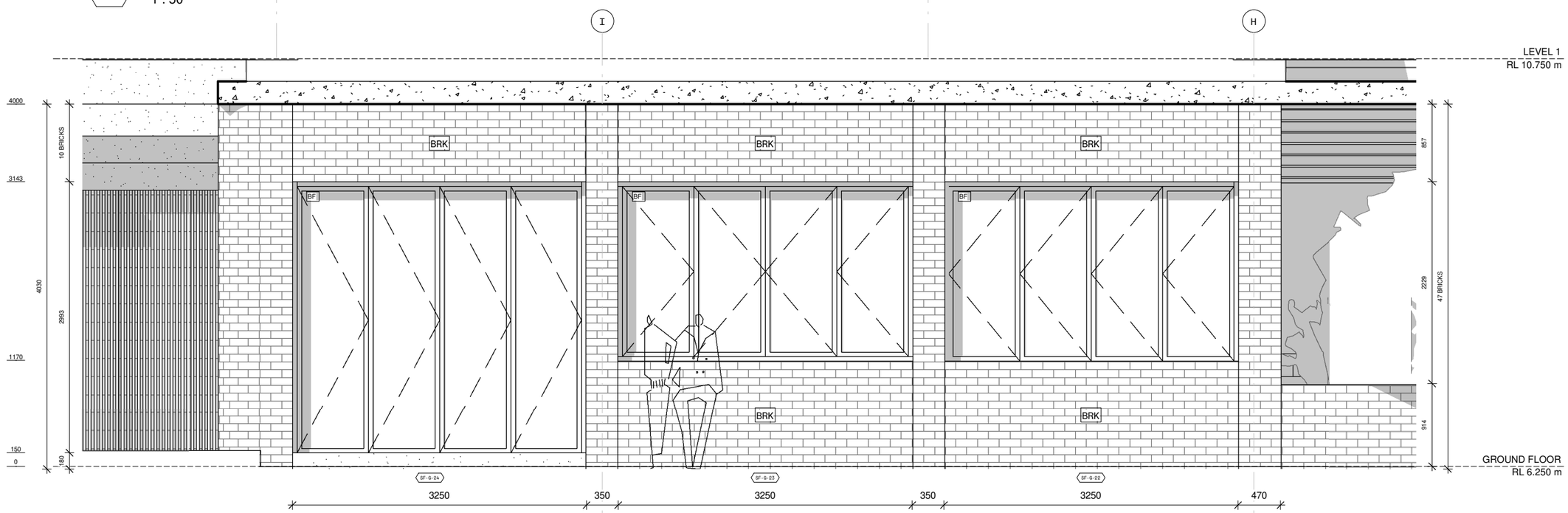
A-1103

PLAN - G - T2 PEDESTRIAN ENTRY 4

1 : 50



2

ELEVATION - G - 'ACTIVE' SHOPFRONT GLAZING - 4

1 : 50

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REV.	DATE	DESCRIPTION	BY	ATT.
1	11/02/26	MC SHOPFRONT	MS	COM

TITLE DETAIL SHEET - TYPICAL FOOTPATH GLAZING - 4

DRAWING NUMBER A-2259

REVISION 1

SCALE (A3) 1 : 50

DATE 11/02/26

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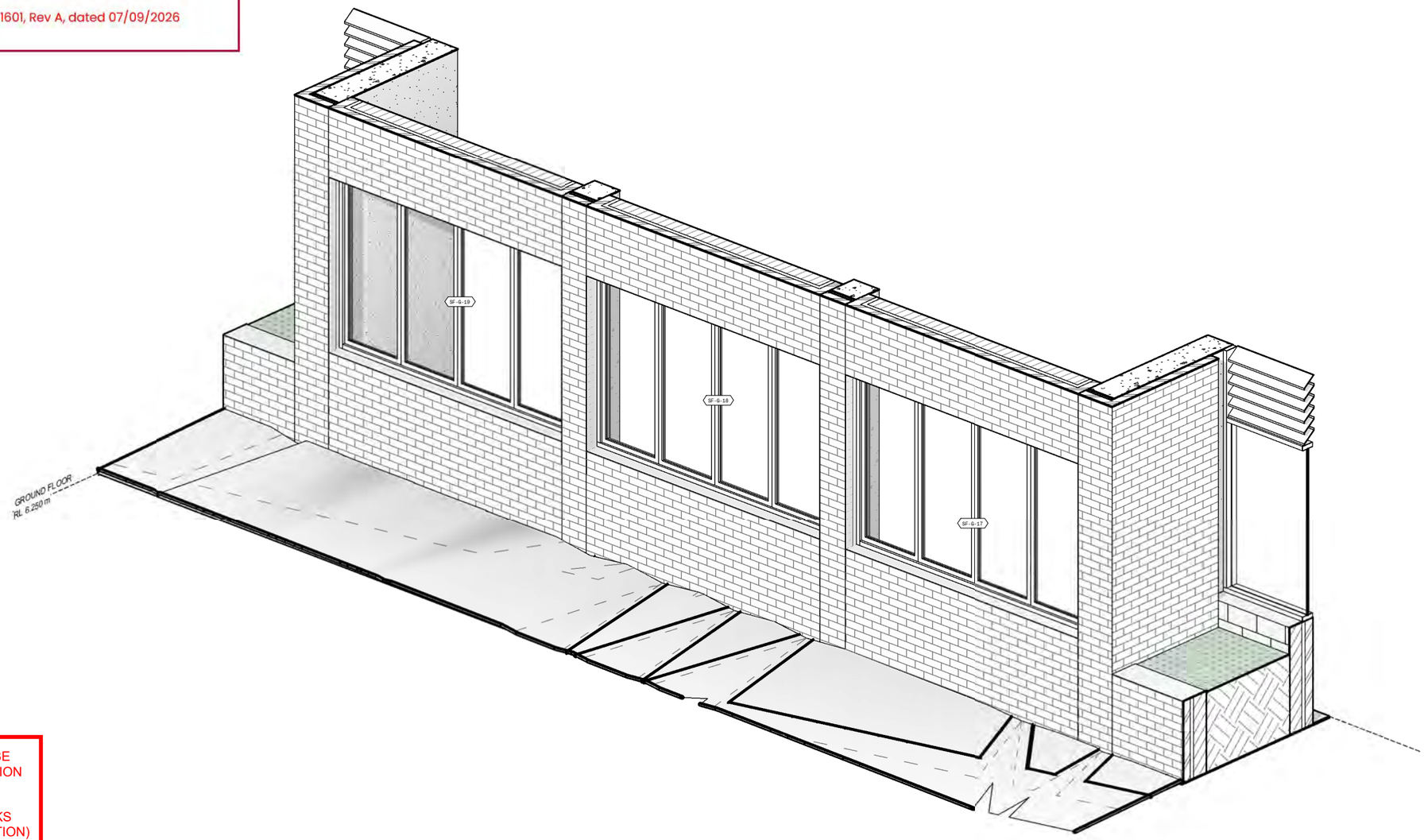
ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026



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APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

1 3D - G - TYPICAL 'ACTIVE' GLAZING

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1	11/02/26	MC SHOPFRONT	MS	COM

TITLE DETAIL SHEET - FOOTPATH GLAZING 3D
DRAWING NUMBER A-2265
REVISION 1
SCALE (A3)
DATE 11/02/26

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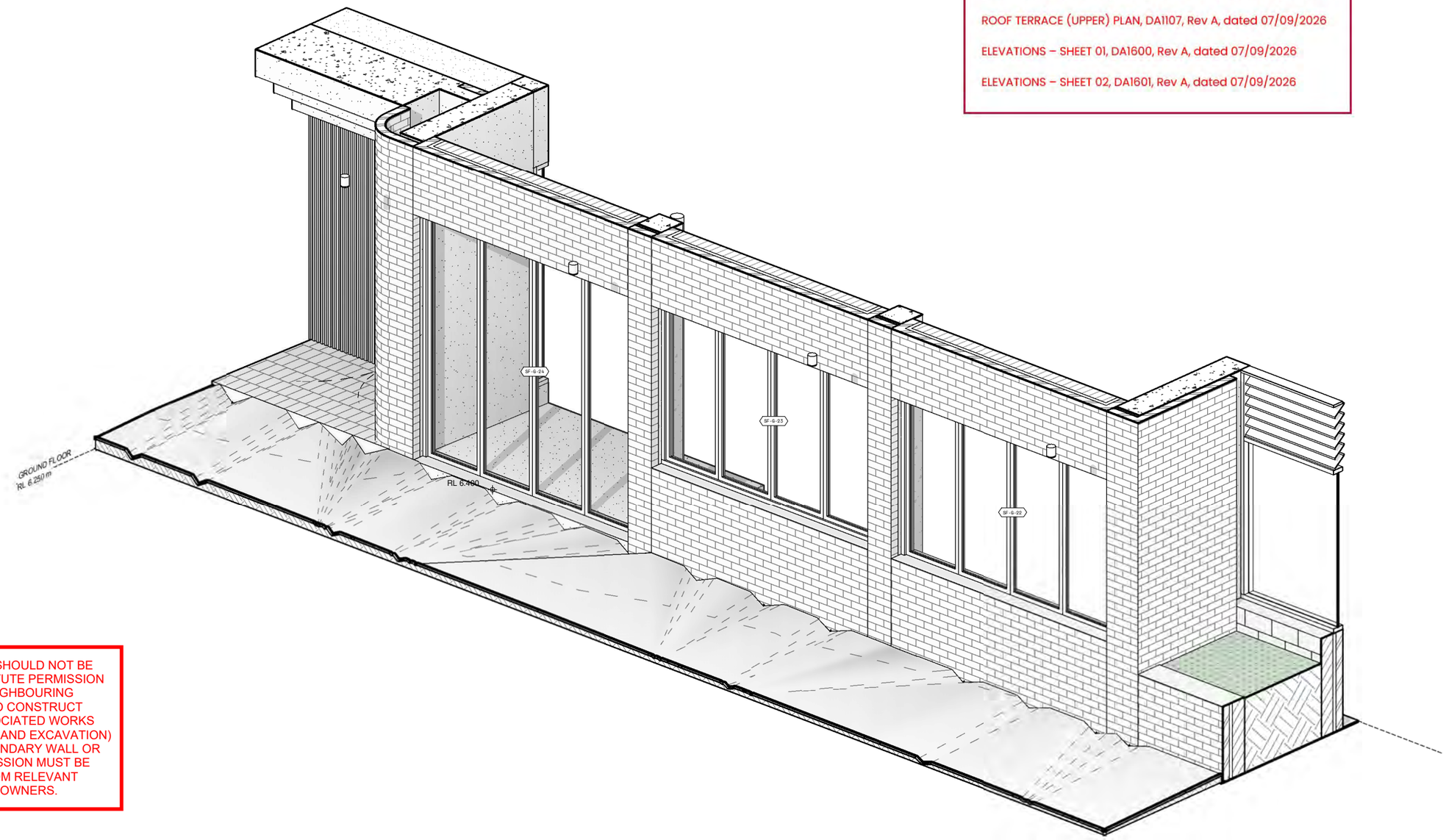
For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026



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1 3D - G - TYPICAL 'ACTIVE' GLAZING - 4

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1	11/02/26	MC SHOPFRONT	MS	COM

TITLE DETAIL SHEET - FOOTPATH GLAZING 3D - ENTRANCE 4

DRAWING NUMBER A-2266

REVISION 1

SCALE (A3)

DATE 11/02/26

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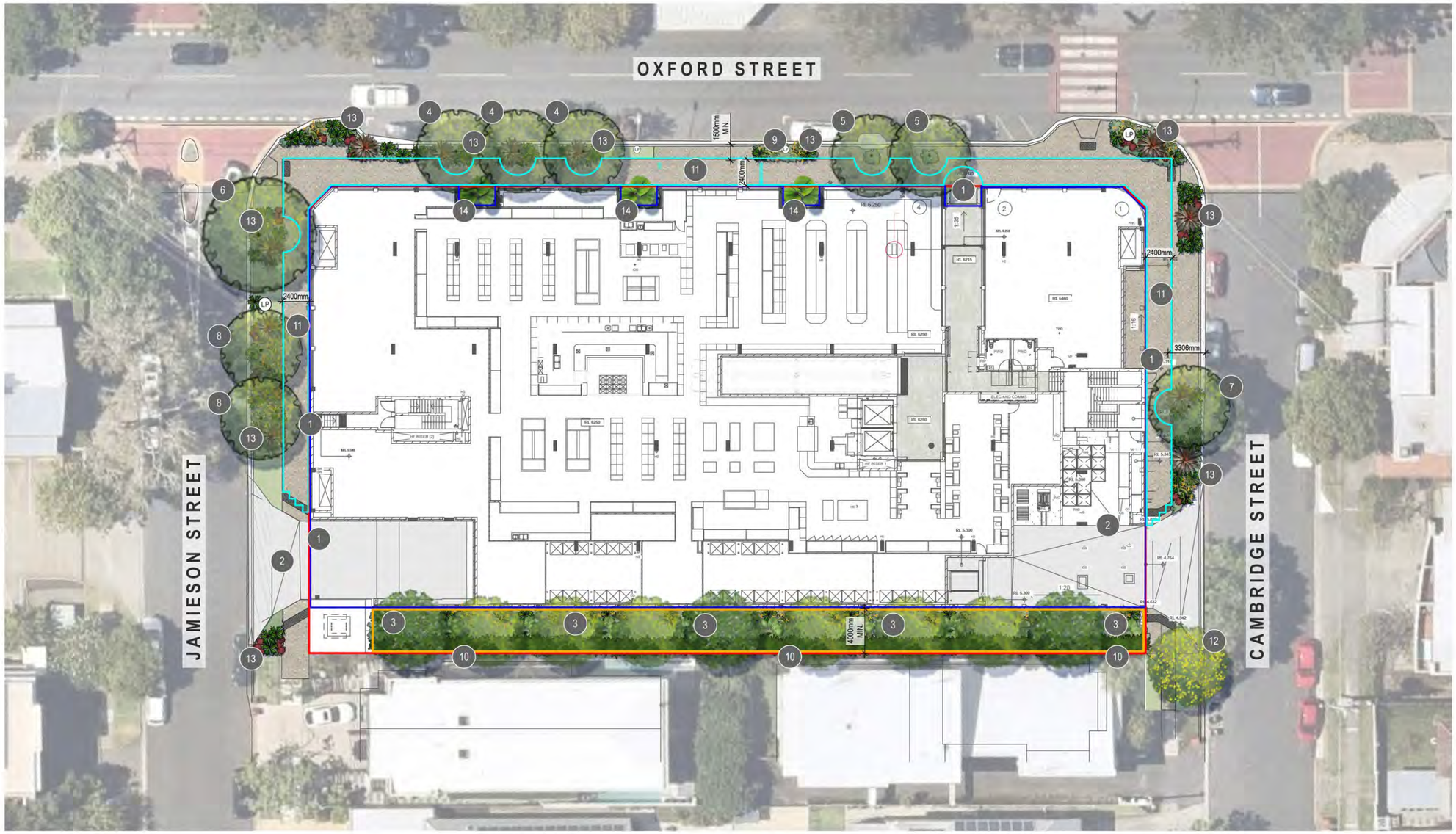

LEGEND

- EXISTING TREES TO BE
- PROPOSED STREET TREES
- PROPOSED SHADE TREES
- PROPOSED SHRUB AND LOW LEVEL PLANTING
- PROPOSED GROUNDCOVER PLANTING
- PROPOSED BUFFER PLANTING
- TURF
- FULL WIDTH CONCRETE TO STREETSCAPE AS PER BULIMBA SCIP LOCALITY STREET TYPE
- INTERNAL PAVED AREA - REFER ARCHITECTS DRGS FOR DETAILS
- EXTENT OF DEEP PLANTING IN NATURAL GROUND THAT CAN SUPPORT LARGE TREES - REFER ARCHITECTS DRAWINGS FOR DETAILS
- BUILDING LINE OVER
- AWNING OVER. MINIMUM 1500mm FROM BACK OF KERB TO PERMIT ZONE FOR STREET TREES (AWNING TO BE MODIFIED AROUND EXISTING TREES WHERE REQUIRED
- PROPERTY BOUNDARY
- LP — LIGHT POLE / POWER POLE
- TGSI IN VOODOO - REFER CIVIL DRAWINGS FOR DETAILS

ANNOTATION NOTES

1. SITE ENTRY / EXIT
2. DRIVEWAY AND CAR PARK SPACES TO ENGINEERS DETAILS
3. SHADING AND SCREENING / COLUMNAR TREES SYZ aus AND ELA eum TO PROVIDE BUFFERING OF BOUNDARY ADJACENT PRIVATE RESIDENTIAL DWELLING
4. EXISTING MELALEUCA quinquenervia ALONG OXFORD STREET TO BE RETAINED
5. EXISTING CUPANIOPSIS anacardioides ALONG OXFORD STREET TO BE RETAINED
6. EXISTING CUPANIOPSIS anacardioides ALONG JAMIESON STREET TO BE RETAINED
7. EXISTING LOPHOSTEMON confertus ALONG CAMBRIDGE STREET TO BE RETAINED
8. EXISTING SCHEFFLERA actinophylla ALONG JAMIESON STREET TO BE RETAINED UNLESS CONDITIONED TO BE REMOVED
9. CHARACTER LIGHT POLE TO BE RETAINED
10. BUFFERING SHRUBS SYZ RES TO BE USED ALONG SOUTHERN PROPERTY BOUNDARY AS A HEDGE. SHRUBS TO BE UNDERPLANTED WITH SHADE TOLERANT SHRUBS AND GROUNDCOVERS HEL pen, MON del, SPA sen AND MYO par TO DEEP PLANTING AREA TO CREATE A LUSH PLANTED AREA AND TIERED BUFFER.
11. LOCALITY STREET FULL WIDTH EXPOSED AGGREGATE 2400mm WIDE UNOBSTRUCTED FOOTPATH IN HANSON “COUNTRY GOLD” OR APPROVED EQUIVALENT WITH DRIVEWAYS TO MATCH
12. CUP ana TO CAMBRIDGE STREET TO PROVIDE STREETSCAPE AMENITY AS PER BULIMBA SCIP LOCALITY STREET TYPE TABLE 5.2.2.4.3.A
13. STREET FRONTING GARDEN BEDS TO FEATURE SHRUBS AND GROUNDCOVERS ALC rub, CAR mac, DOR pal, KAL thy, LIR mus, SEN man AND SPECIES THAT ALIGN WITH BULIMBA SCIP LOCALITY STREET TYPE. GARDEN BED TO PROVIDE GREENING OF THE STREETSCAPE IN KEEPING WITH THE CHARACTER OF THE VILLAGE CENTER
14. FEATURE PALMS LIC gra AND GROUNDCOVERS PEP obt IN RAISED PLANTERS 3300mm x 1402mm RECESSED INTO OXFORD STREET FACADE / FRONTAGE, WITH CLIMBING SPECIES FIC pum AND PAN jas TRAINED TO CLIMB INSIDE FACES OF BLADE WALLS TO PROVIDE SUBSTANTIAL GREENING OF THE FRONTAGE ENCOURAGING AN ARTICULATED AND VISUALLY PERMEABLE RETAIL FRONTAGE TO ADJACENT SECTIONS OF GLAZING, IN ACCORDANCE WITH THE INTENT OF THE BULIMBA NEIGHBOURHOOD PLAN - OXFORD STREET PRECINCT

PLAN
SCALE 1:200

NOTES

1. REFER TO DRG 2212-018-SK010 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES
2. REFER ARCHITECTS DRGS FOR ALL FENCE DETAILS
3. REFER CIVIL ENGINEERS DRGS FOR ALL RETAINING WALL DETAILS

For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026

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APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

0 2 4 6 8 10m
SCALE 1:200 AT ORIGINAL SIZE

PRELIMINARY

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H	REVISED ISSUE	JC	10.06.26
G	REVISED ISSUE	JC	10.06.26

CIELO
187 OXFORD STREET, BULIMBA

LANDSCAPE CONCEPT PLAN GROUND FLOOR PLANTING PLAN

LAUD ink
landscape architecture and urban design
Office 7, 915 Ann Street, Fortitude Valley, QLD 4006
E eleas@laudink.com.au / jane@laudink.com.au
W www.laudink.com.au
ABN 80 169 838 144

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scale 1:200 for A1 | job no. 2212-018
date JUN 2026 | rev no. H

approved E. NICHOLAOU*

SK002

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10/11/2026
APPLICATION REF
A007115879



PLAN
SCALE 1:200

ANNOTATION NOTES

1. PROPOSED PODIUM PLANTER TO FEATURE LOW MAINTENANCE SHRUBS CAR mac, PHI CON, PHI XAN, CRA ova AND GROUNDCOVERS LIR EG, MYO par
2. SMALL FEATURE TREE RAN fit TO PODIUM PLANTER INTERFACE WITH JAMIESON STREET TO PROVIDE VISUAL AMENITY
3. CLIMBING SPECIES PAN jas AND TRA jas TRAINED TO CLIMB TRELLIS, AND FIC pum TRAINED TO CLIMB EXPOSED BEAMS AND COLUMNS IN WESTERN RECESS, TO SOFTEN BUILDING FACADE
4. CASCADING SPECIES CAS CI AND DIC SF TO CASCADE OVER PODIUM PLANTER EDGE TO SOFTEN BUILDING FACADE
5. REFER DRAWING 2212-018-SK002 FOR LOWER LEVEL DETAILS
6. LOW MAINTENANCE AND HARDY SHRUBS TO CORNER PLANTERS TO SOFTEN BUILDING FACADE AND PROVIDE STREETSCAPE ACTIVATION / AMENITY
7. FEATURE SHADE TOLERANT TREE FIC lyr AND ACCENT SHRUB MON del WITH GROUNDCOVERS LIR EG AND PEP obt

For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 01, DA1600, Rev A, dated 07/09/2026

ELEVATIONS – SHEET 02, DA1601, Rev A, dated 07/09/2026

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APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

LEGEND

- PROPOSED FEATURE TR
- PROPOSED SHRUB AND LOW LEVEL PLANTING
- PROPOSED GROUNDCOVER PLANTING
- INTERNAL PAVED AREA - REFER ARCHITECTS DRGS FOR DETAILS
- BUILDING LINE OVER
- PROPERTY BOUNDARY

NOTES

1. REFER TO DRG 2212-018-SK010 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES
2. REFER ARCHITECTS DRGS FOR ALL FENCE DETAILS
3. REFER CIVIL ENGINEERS DRGS FOR ALL RETAINING WALL DETAILS

0 2 4 6 8 10m
SCALE 1:200 AT ORIGINAL SIZE

PRELIMINARY

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CIELO
187 OXFORD STREET, BULIMBA
LANDSCAPE CONCEPT PLAN
LEVEL 1 PLANTING PLAN

LAUD ink
landscape architecture and urban design
Office 7, 915 Ann Street, Fortitude Valley, QLD 4006
E eleas@laudink.com.au / jane@laudink.com.au
W www.laudink.com.au
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approved E. NICHOLAOU*

SK003

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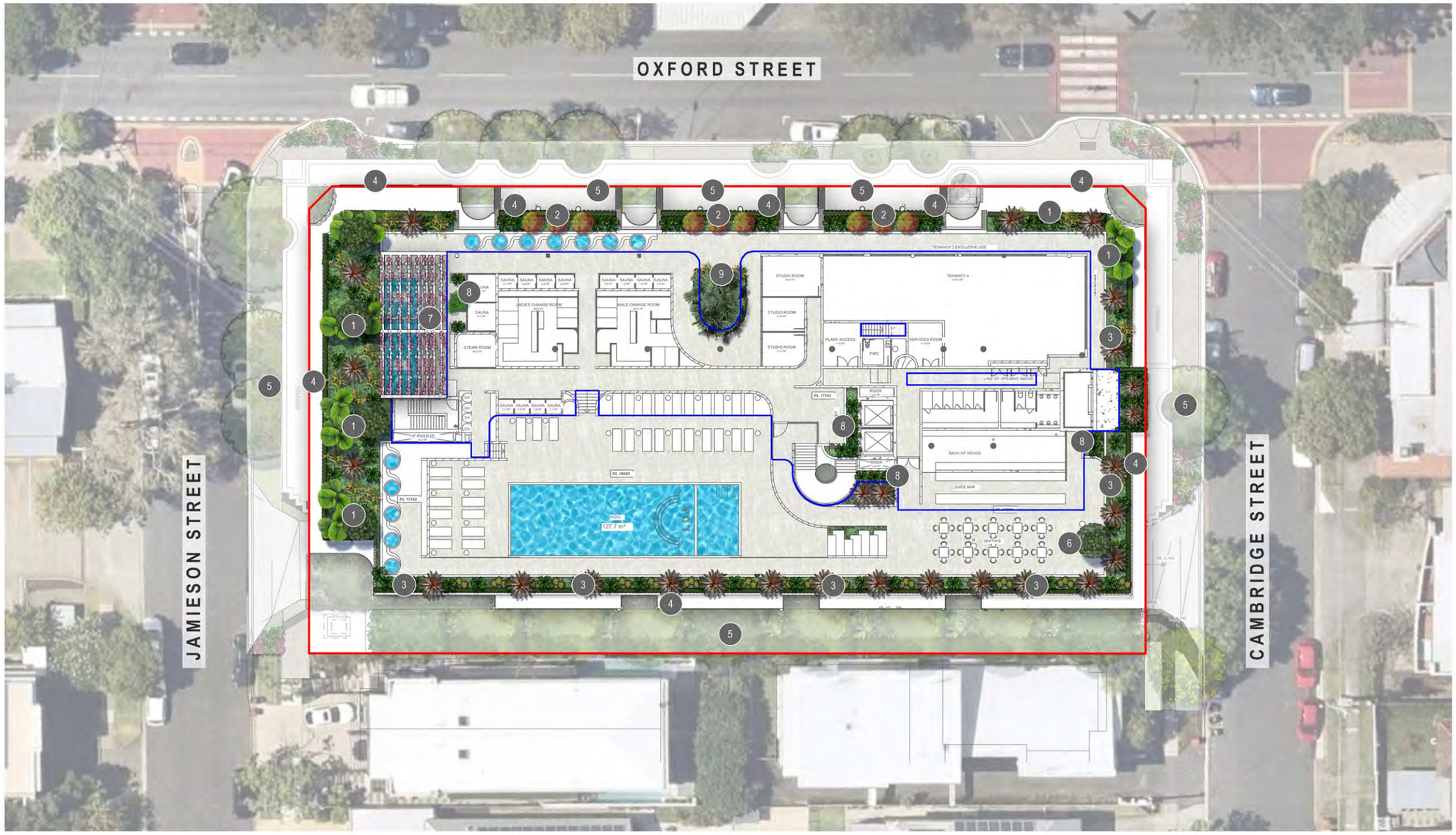

PLAN
SCALE 1:200

ANNOTATION NOTES

1. PROPOSED TROPICAL PALM TREES LIC gra AND/OR FEATURE TREE RAN fit TO PODIUM PLANTERS ADJACENT COMMUNAL SPACE. TREES TO BE UNDERPLANTED WITH SHRUBS CAR mac, CRA ova, PHO XAN AND GROUNDCOVERS LOM LT, LIR EG, KAL thy, PEP obt, SEN man, VIP hed
2. FEATURE SHRUBS ABE gra AND CAR mac TO LINEAR PLANTER TO SOFTEN BUILDING INTERFACE WITH OXFORD STREET, UNDERPLANTED WITH GROUNDCOVERS AS PER PLANT SCHEDULE ON 2212-018-SK010
3. PROPOSED SHRUBS ALC rub, CRA ova, PHI CON. PHI XAN AND GROUNDCOVERS DOE pal, LIR EG, KAL thy, SEN man, PEP obt, LOM LT TO BE MIX PLANTED TO SOUTHERN AND EASTERN PODIUM PLANTER TO PROVIDE VISUAL AMENITY
4. CASCADING SPECIES CAS CI AND DIC SF TO BE MIX PLANTED TO CASCADE OVER PODIUM PLANTER EDGE TO SOFTEN BUILDING FACADE
5. REFER DRAWING 2212-018-SK002 AND SK003 FOR LOWER LEVEL DETAILS
6. SMALL FEATURE TREES RAN fit TO TO SOFTEN BUILDING FACADE AND RPOVIDE SHADED AMENITY. TREES TO BE UNDERPLANTED WITH GROUNDCOVERS AS PER PLANT SCHEDULE ON 2212-018-SK010
7. MIX OF CLIMBING SPECIES TO BE TRAINED TO PERGOLA TO PROVIDE SOFTENING AND STREETSCAPE ACTIVATION / AMENITY
8. SHADE TOLERANT SPECIES TO AREA WITH ROOF OVER
9. LARGE FEATURE TREE PAN tec TO CREATE DEFINING LANDSCAPE FEATURE ELEMENT TO OXFORD STREET FRONTAGE AND SOFTEN BULK AND SCALE OF BUILT FORM. TREES TO BE UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS

For approved RL, refer to Drawings:

ROOF TERRACE (LOWER) PLAN, DA1106, Rev A, dated 07/09/2026

ROOF TERRACE (UPPER) PLAN, DA1107, Rev A, dated 07/09/2026

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APPROVED PLAN
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Application Number
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LEGEND

- PROPOSED FEATURE TR
- PROPOSED SHRUB AND LOW LEVEL PLANTING
- PROPOSED GROUNDCOVER PLANTING
- INTERNAL PAVED AREA - REFER ARCHITECTS DRGS FOR DETAILS
- BUILDING LINE OVER
- PROPERTY BOUNDARY

NOTES

1. REFER TO DRG 2212-018-SK010 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES
2. REFER ARCHITECTS DRGS FOR ALL FENCE DETAILS
3. REFER CIVIL ENGINEERS DRGS FOR ALL RETAINING WALL DETAILS

0 2 4 6 8 10m
SCALE 1:200 AT ORIGINAL SIZE

PRELIMINARY

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CIELO
187 OXFORD STREET, BULIMBA

LANDSCAPE CONCEPT PLAN
ROOF PLANTING PLAN

LAUD ink
landscape architecture and urban design
Office 7, 915 Ann Street, Fortitude Valley, QLD 4006
E eleas@laudink.com.au / jane@laudink.com.au
W www.laudink.com.au
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date JUN 2026 rev no. H

approved E. NICHOLAOU*

SK004

NOTES

1. REFER TO LANDSCAPE CONCEPT PLAN 2212-018-SK002 FOR LANDSCAPE SITE PLAN
2. REFER TO CIVIL ENGINEERS DRAWINGS FOR DRIVEWAY AND RETAINED CROSSOVER DETAILS
3. REFER TO ARCHITECTS DRAWINGS FOR ALL FENCE DETAILS
4. LANDSCAPE DETAILED DESIGN IS TO BE COORDINATED WITH HYDRAULIC AND ENGINEERING DESIGN TO CONFIRM LOCATIONS OF UNDERGROUND SERVICES PRIOR TO CONSTRUCTION
5. LANDSCAPE GENERAL STANDARDS.
   5.1 CULTIVATION MINIMUM DEPTH 150mm FOR TURFED AREAS AND PLANTING AREAS
   5.2 IMPORTED TOPSOIL TO AS 4419. MINIMUM DEPTHS, GRASSED AREAS (TURF) 100mm, PLANTING AREAS 300mm.
   5.3 MULCH TO AS 4454 PROVIDE MULCH WHICH IS FREE OF DELETERIOUS AND EXTRANEOUS MATTER SUCH AS SOIL, WEEDS AND STICKS.
   5.4 STAKE SIZES FOR PLANTS 1-2.5m HEIGHT TWO 50 x 50 x 1800mm STAKES PER PLANT PROVIDE TIES FIXED SECURELY TO THE STAKES, ONE TIE AT HALF THE HEIGHT OF THE MAIN STEM, OTHERS AS NECESSARY TO STABLILISE PLANT. FOR PLANTS <2.5m HIGH 50mm HESSIAN WEBBING STAPLED TO THE STAKES.
6. FOR ALL STREETSCAPE WORKS REFER TO THE FOLLOWING BRISBANE CITY COUNCIL STANDARD DRAWINGS FOR LANDSCAPES CONSTRUCTION DETAILS:
6.1 SOFTWORKS:
   6.1.1 BSD-9051 PLANTING GENERAL NOTES SHEET 1
   6.1.2 BSD-9051 PLANTING GENERAL NOTES SHEET 2
   6.1.3 BSD-9052 PLANTING MEDIA PROFILES (TURF AND GARDEN)
   6.1.4 BSD-9053 PLANTING - TYPICAL TREE, SHRUB & TUBE STOCK
   6.1.5 BSD-9082 ROOT DEFLECTOR INSTALLATION ADJACENT TO EXISTING ROAD AND STRUCTURES
7. ALL BCC STANDARD DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING BRISBANE CITY COUNCIL TECHNICAL REFERENCE SPECIFICATIONS:
   7.1 S190 LANDSCAPING

APPROVED PLAN
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PROPOSED PLANT SPECIES SCHEDULE

CODE	PLANT SPECIES	COMMON NAME	CENTRES (mm)	POT SIZE	APP AT
TREES					
CUP ana	CUPANIOPSIS anacardioides	Tuckeroo	AS SHOWN	25L	10m x 4m
ELA eum	ELAEOCARPUS eumundii	Eumundii Quandong	AS SHOWN	25L	8-10m x 3-5m
FIC lyr	FICUS lyrata	Fiddle Leaf Fig	AS SHOWN	200L	3m x 3m
LIC gra	LICUALA grandis	Ruffled Fan Palm	AS SHOWN	25L	3m x 3m
PAN tec	PANDANUS tectorius	Pandanus Palm	AS SHOWN	200L	5-7m x 5-7m
RAN fit	RANDIA fitzalanii	Native Gardenia	AS SHOWN	25L	6-10 x 2-4
SYZ aus	SYZYGIUM australe	Lilly pilly	AS SHOWN	25L	15m x 6m
TRI lau	TRISTANIOPSIS laurina 'Luscious'	Luscious	AS SHOWN	25L	7-12m x 5m
SHRUBS					
ABE gra	ABELIA grandiflora Dwarf	ABELIA x grandiflora 'Nana'	1000mm	300mm	
ALC rub	ALCANTAREA Imperialis rubra	Imperial Bromeliad	700mm	300mm	
CAR mac	CARISSA macrocarpa	Desert Star	750mm	300mm	
CRA ova	CRASSULA ovata	Jade Plant	700mm	300mm	
HEL pen	HELICONIA pendula	Pendent Heliconia	1000mm	300mm	
MON del	MONSTERA deliciosa	Swiss Cheese Plant	700mm	300mm	
PHI CON	PHILODENDRON 'Congo'	Congo	500mm	300mm	
PHI XAN	PHILODENDRON 'Xanadu'	Xanadu	500mm	300mm	
RHA exc	RHAPIS excelsa	Lady Palm	1500mm	300mm	
SYZ RES	SYZYGIUM 'Resilience'	Psyllid resistant Lilly Pilly	1000mm	300mm	
GROUNDCOVERS					
ASP ela	ASPIDISTRA elatior	Cast-Iron Plant	700mm	200mm	
DOR pal	DOROTHEANTHUS palmeri	Spear Lily	1000mm	200mm	
LIR EG	LIRIOPE muscari 'Evergreen Giant'	Evergreen Giant	500mm	200mm	
LOM LT	LOMANDRA 'Lime Tuff' PBR	Lime Tuff Lomandra	400mm	200mm	
KAL thy	KALANCHOE thyrsiflora	Flap Jack Kalanchoe	500mm	200mm	
MYO par	MYOPORUM parvifolium	Creeping Boobialla	750mm	200mm	
OPH jap	OPHIOPOGON japonicus	Mondo Grass	200mm	200mm	
PEP obt	PEPEROMIA obtusifolia	Baby Rubber Plant	350mm	200mm	
SEN man	SENECIO mandraliscae	Blue Chalk Sticks	500mm	200mm	
SPA SEN	SPATHIPHYLLUM 'sensation'	Peace Lily	500mm	200mm	
ZOY ten	ZOYSIA tenuifolia	Korean Velvet Grass	250mm	200mm	
VIO hed	VIOLA hederacea	Native Violet	300mm	200mm	
CLIMBING / CASCADING					
CAS CI	CASUARINA glauca 'Cousin It'	Cousin It	750mm	140mm	
CHO fra	CHONEMORPHA fragrans	Frangipani Vine	500mm	140mm	
CIS ant	CISSUS antarctica	Kangaroo Vine	500mm	140mm	
DIC SF	DICHONDRA 'Silver Falls'	Silver Falls	500mm	140mm	
EPI aur	EPIPREMNUM aureum	Devil' Ivy	500mm	140mm	
PAN jas	PANDOREA jasminoides	Bower of Beauty	500mm	140mm	
FIC pum	FICUS pumilla	Creeping Fig	200mm	140mm	
TRA jas	TRACHELOSPERMUM jasminoides	Star Jasmine	300mm	140mm	
TURF					
TURF	CYNODON dactylon	Green Couch			

PROPOSED TREE SPECIES


CUPANIOPSIS anacardioides


ELAEOCARPUS eumundii


FICUS lyrata

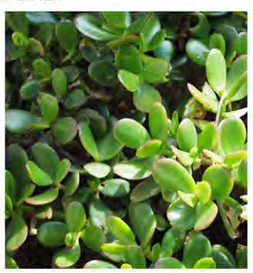

LICUALA grandis


SYZYGIUM australe


PANDANUS tectorius

PROPOSED SHRUB AND GROUNDCOVER SPECIES


CARISSA grandiflora 'Desert Star'


CRASSULA ovata


HELICONIA pendula


MONSTERA deliciosa


PHILODENDRON 'Congo'

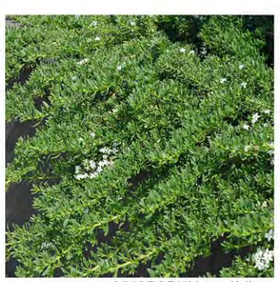

PHILODENDRON 'Xanadu'


RHAPIS excelsa


ASPIDISTRA elatior


KALANCHOE thyrsiflora


LOMANDRA 'Lime Tuff'


MYOPORUM parvifolium


OPHIOPOGON japonicus


PEPEROMIA obtusifolia


SENECIO mandraliscae


SPATHIPHYLLUM


ZOYSIA tenuifolia

PRELIMINARY

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CIELO
187 OXFORD STREET, BULIMBA
LANDSCAPE CONCEPT PLAN
PLANT SPECIES SCHEDULE, IMAGES & NOTES

LAUD ink
landscape architecture and urban design
Office 7, 915 Ann Street, Fortitude Valley, QLD 4006
E eleas@laudink.com.au / jane@laudink.com.au
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scale | NTS for A1 job no. | 2212-018
date | JUN 2026 rev no. | H
approved E. NICHOLAOU*
SK010



SECTION A
SCALE 1:50

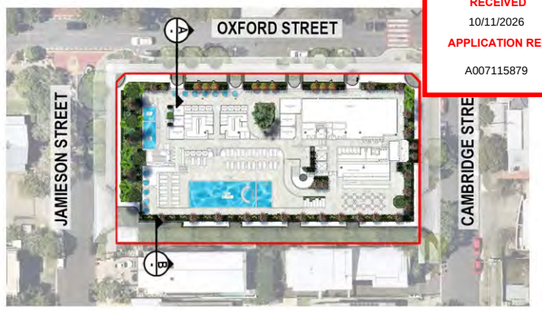
SECTION B
SCALE 1:50

ANNOTATION NOTES

1. EXISTING MEL QUI TO BE RETAINED AND UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS AS PER 2212-018-SK010 TO PROVIDE AMENITY TO OXFORD STREET INKEEPING WITH THE INTENT OF THE BULIMBA NEIGHBOURHOOD PLAN
2. RAISED PLANTER INSET TO PROPOSED BUILDING FRONTAGE WITH CUTOUT IN AWNING TO ALLOW FOR TREE GRWOTH TO BE PLANTED OUT WITH LIC gra (100L STOCK SIZE) WITH SHRUBS MON del, GROUNDCOVERS PEP obt AND CLIMBING SPECIES FIC pum, PANAS PER 2212-018-SK010 TO CREATE AN ARTICULATED AND VISUALLY PERMEABLE LANDSCAPE ACCENT
3. 1800mm HIGH FENCE TO PROVIDE PRIVACY. FENCING TO BE SOFTENED WITH SHRUBS SYZ RES AND GROUNDCOVERS AS PER 2212-018-SK010
4. SELF ADHERING CLIMBER FIC pum TO BE TRAINED TO BASE OF CONCRETE WALL TO PROVIDE ADDITIONAL SOFTENING AND VERTICAL GREENING
5. PROPOSED ELA eum AND SYZ aus TO BUFFER PROPOSED BUILIDNG IN DEEP PLANTING ZONE ALONG REAR BOUNDARY
6. FEATURE SHRUBS ABE gra AND CAR mac TO LINEAR PLANTER TO SOFTEN BUILDING INTERFACE WITH OXFORD STREET, UNDERPLANTED WITH GROUNDCOVERS AS PER PLANT SCHEDULE ON 2212-018-SK010
7. PROPOSED PODIUM PLANTER TO FEATURE LOW MAINTENANCE SHRUBS PHI CON, PHI XAN, CRA ova AND GROUNDCOVERS LIR EG, MYO par. CLIMBING SPECIES PAN jas AND TRA jas TRAINED TO CLIMB TRELLIS TO SOFTEN BUILDING FACADE
8. PROPOSED SHRUBS ALC rub, CRA ova, PHI CON. PHI XAN AND GROUNDCOVERS DOE pal, LIR EG, KAL thy, SEN man, PEP obt, LOM LT TO BE MIX PLANTED TO SOUTHERN AND EASTERN PODIUM PLANTER TO PROVIDE VISUAL AMENITY
9. CASCADING SPECIES CAS CI AND DIC SF TO CASCADE OVER PODIUM PLANTER EDGE TO SOFTEN BUILDING FACADE

NOTES
1. REFER TO DRAWING 2212-018-SK010 FOR PLANT SPECIES SCHEDULE, IMAGES GENERAL NOTES

2. REFER ARCHITECTURAL AND CIVIL ENGINEERS DRAWINGS FOR DETAILS



KEY PLAN
SCALE NTS

KEY PLAN
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0 0.5 1.0 1.5 2.0 2.5m
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CIELO
187 OXFORD STREET, BULIMBA
LANDSCAPE CONCEPT PLAN
SECTIONS & CHARACTER IMAGES

EXISTING STREETSCAPE CHARACTER REFERENCE IMAGES











LAUD ink
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E eleas@laudink.com.au / jane@laudink.com.au
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OXFORD STREET

JAMIESON STREET

CAMBRIDGE STREET

#187
CP
BUP101014
1252m†

#189
3
RP65811
617m†

#191
4
RP65811
617m†

#193
5
RP65811
615m†

#10
17
RP65811

Two Storey Commercial Building Iron Roof Underground Carpark

Three Storey Brick Building Iron Roof

Two Storey Rendered Building Iron Roof

Three Storey Brick and Rendered Building Iron Roof

Two Storey Weatherboard Building Iron Roof

269°24'00" 74.345 m

89°24'00" 70.332 m

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

9/08/2024 6:25:55 PM

CLIENT
CIELO GROUP

PROJECT
LUA

DESIGN DEVELOPMENT

CAD DISCLAIMER

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SCALE BAR

TRUE NORTH

PROJECT NORTH

REV.	DATE	DESCRIPTION	BY	ATT.
1	16/02/24	CONSULTANT COORD	MS	C.T.
2	07/05/24	P&E	MS	C.T.
3	13/06/24	P&E	MS	C.T
4	08/08/24	DA	MS	BCC

SURVEY PLAN

DRAWING NUMBER A-0005

SCALE (A3) 1 : 250

REVISION & DATE [4]:08/08/24

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APPLICATION REF
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EXISTING TREES MARKED RED TO BE REMOVED

EXISTING TREE TO BE RETAINED

OXFORD STREET

JAMIESON STREET

CAMBRIDGE STREET

CP
BUP101014

3
RP65811

4
RP65811

5
RP65811

EXISTING OUTDOOR DECK TO BE DEMOLISHED

EXISTING 2 STOREY COMMERCIAL TO BE DEMOLISHED

EXISTING 2 STOREY COMMERCIAL TO BE DEMOLISHED

EXISTING 2 STOREY COMMERCIAL TO BE DEMOLISHED

EXISTING 1 STOREY GARAGING TO BE DEMOLISHED

EXISTING 1 STOREY GARAGING TO BE DEMOLISHED

EXISTING 1 STOREY GARAGING TO BE DEMOLISHED

EXISTING 1 STOREY GARAGING TO BE DEMOLISHED

NEIGHBOURING 2 STOREY RESIDENTIAL

NEIGHBOURING 2 STOREY RESIDENTIAL

BDY

9/08/2024 6:25:56 PM

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CIELO GROUP

PROJECT
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DESIGN DEVELOPMENT

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SCALE BAR

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TRUE NORTH

PROJECT NORTH

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2	07/05/24	P&E	MS	C.T.
3	13/06/24	P&E	MS	C.T
4	08/08/24	DA	MS	BCC

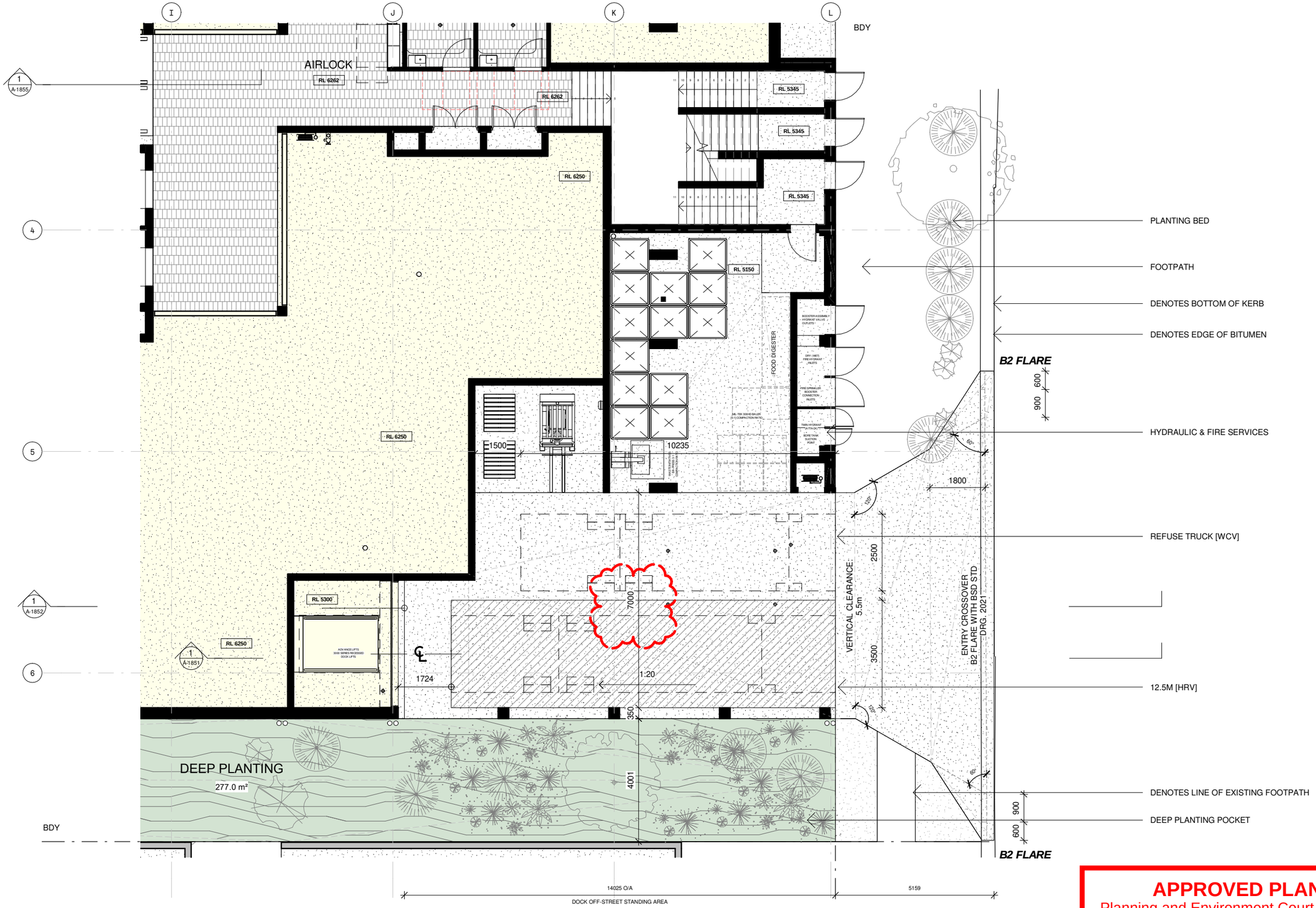
EXISTING DEMO PLAN

DRAWING NUMBER A-0011

SCALE (A3) 1 : 250

REVISION & DATE [4]:08/08/24

BCC DS
RECEIVED
10/11/2026
APPLICATION REF
A007115879



1 / A-1103 LOADING DOCK

1 : 125

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

9/08/2024 6:27:41 PM

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PROJECT
LUA

DESIGN DEVELOPMENT

CAD DISCLAIMER
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SCALE BAR

TRUE NORTH

PROJECT NORTH

REV.	DATE	DESCRIPTION	BY	ATT.
1	14/02/24	FOR INFORMATION	MS	C.T.
2	16/02/24	CONSULTANT COORD	MS	C.T.
3	13/06/24	P&E	MS	C.T
4	08/08/24	DA	MS	BCC

DETAIL CALLOUT - LOADING DOCK - SHEET 01

DRAWING NUMBER A-1850

SCALE (A3) 1 : 125

REVISION & DATE [4]:08/08/24

BCC DS
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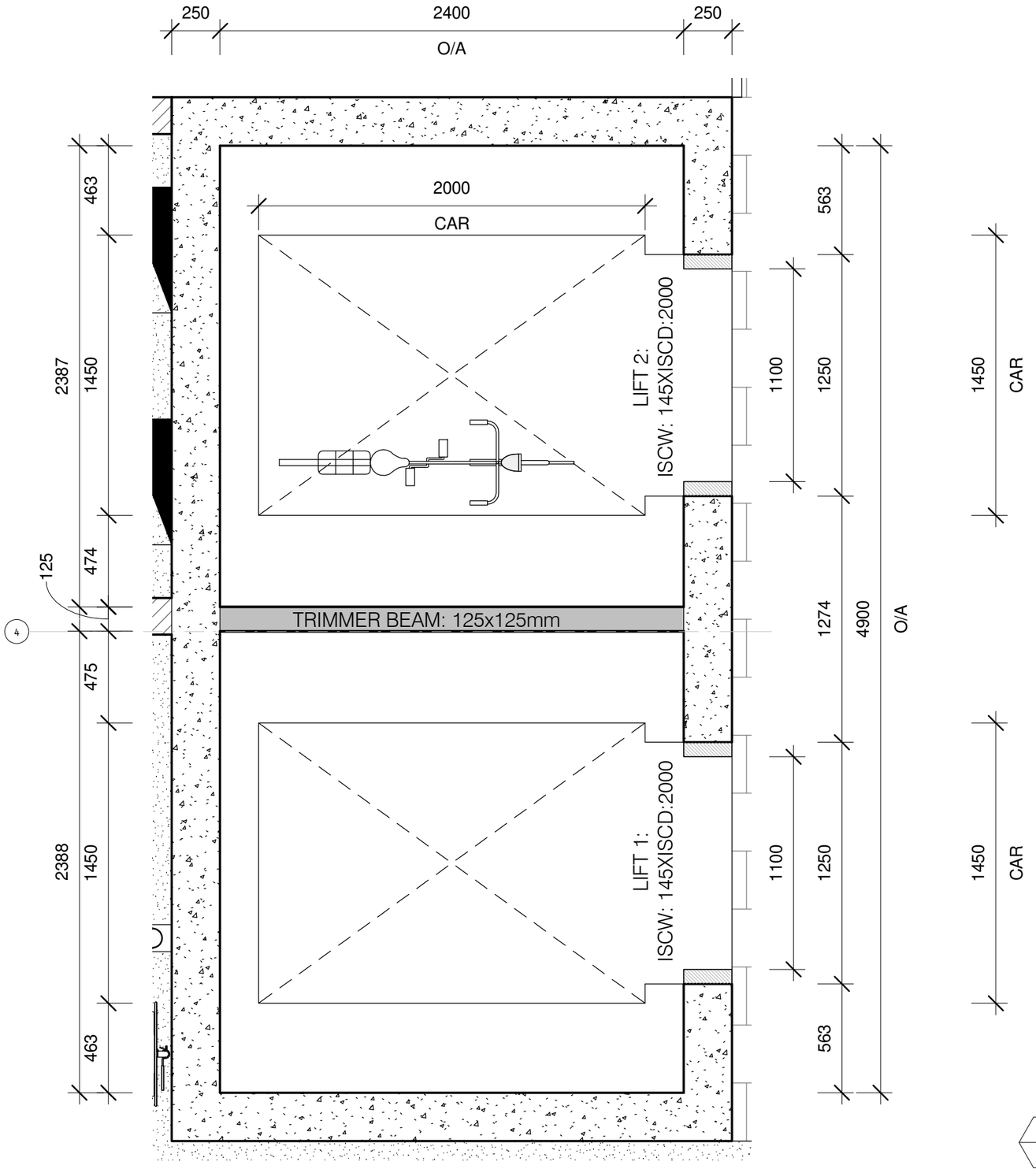
10/11/2026
APPLICATION REF
A007115879



1 BASEMENT 03 - OTIS LIFT SETOUT

1 : 25

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

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SCALE BAR

TRUE NORTH

PROJECT NORTH

REV.	DATE	DESCRIPTION	BY	ATT.
1	16/02/24	CONSULTANT COORD	MS	C.T.
2	13/06/24	P&E	MS	C.T
3	08/08/24	DA	MS	BCC

DETAIL CALLOUT - TYPICAL LIFT CAR

DRAWING NUMBER A-1856

SCALE (A3) 1 : 25

REVISION & DATE [3]:08/08/24

BCC DS
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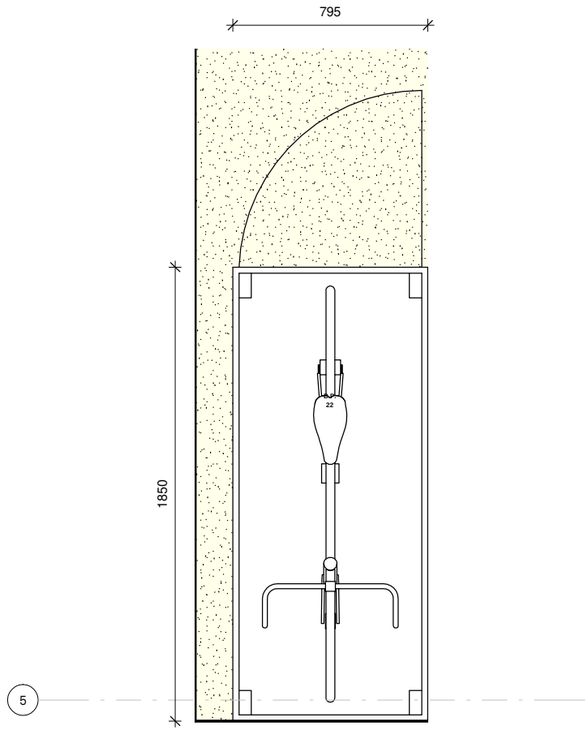
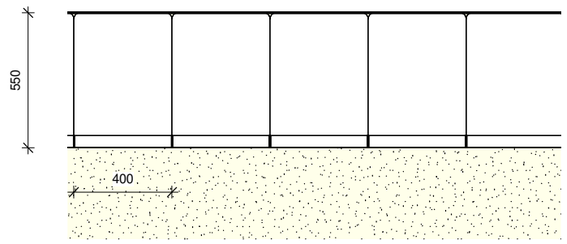
10/11/2026
APPLICATION REF
A007115879



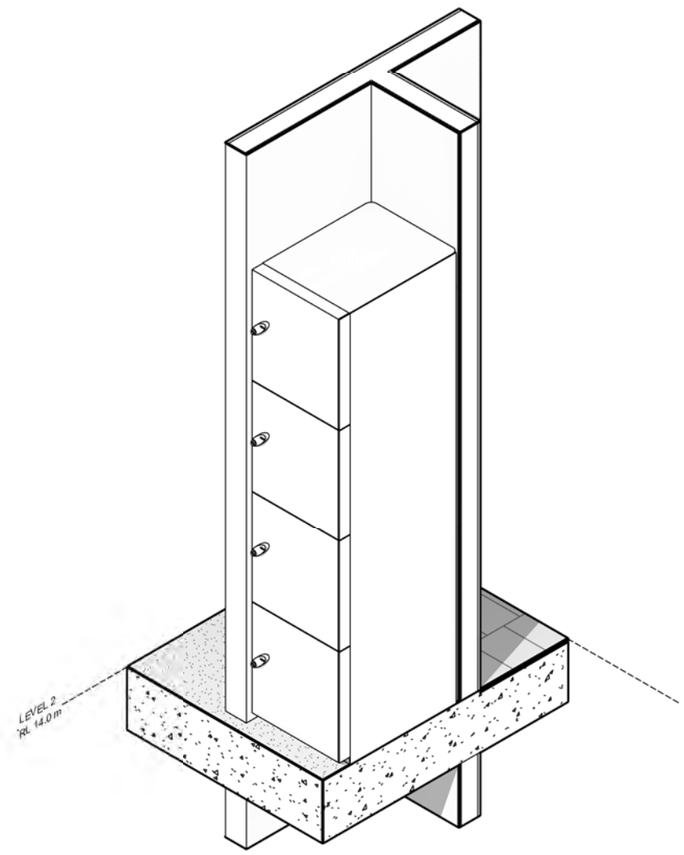
1 A-1600 PLAN - TYPICAL BIKE LOCKER

1 : 25

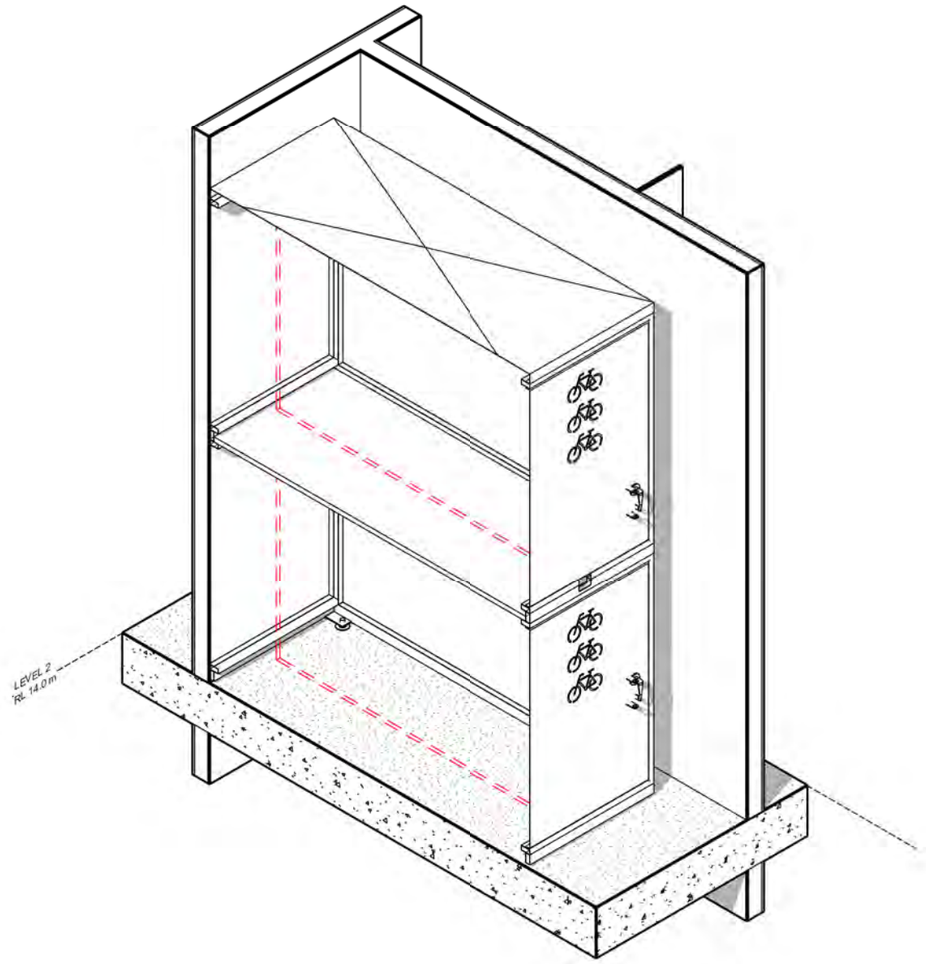


2 A-1600 PLAN - TYPICAL LOCKER

1 : 25



3 3D - EOT - 4 TIER LOCKER



4 3D - EOT - STACKED BIKE LOCKER

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

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SCALE BAR

TRUE NORTH PROJECT NORTH

REV.	DATE	DESCRIPTION	BY	ATT.
1	13/06/24	P&E	MS	C.T
2	08/08/24	DA	MS	BCC

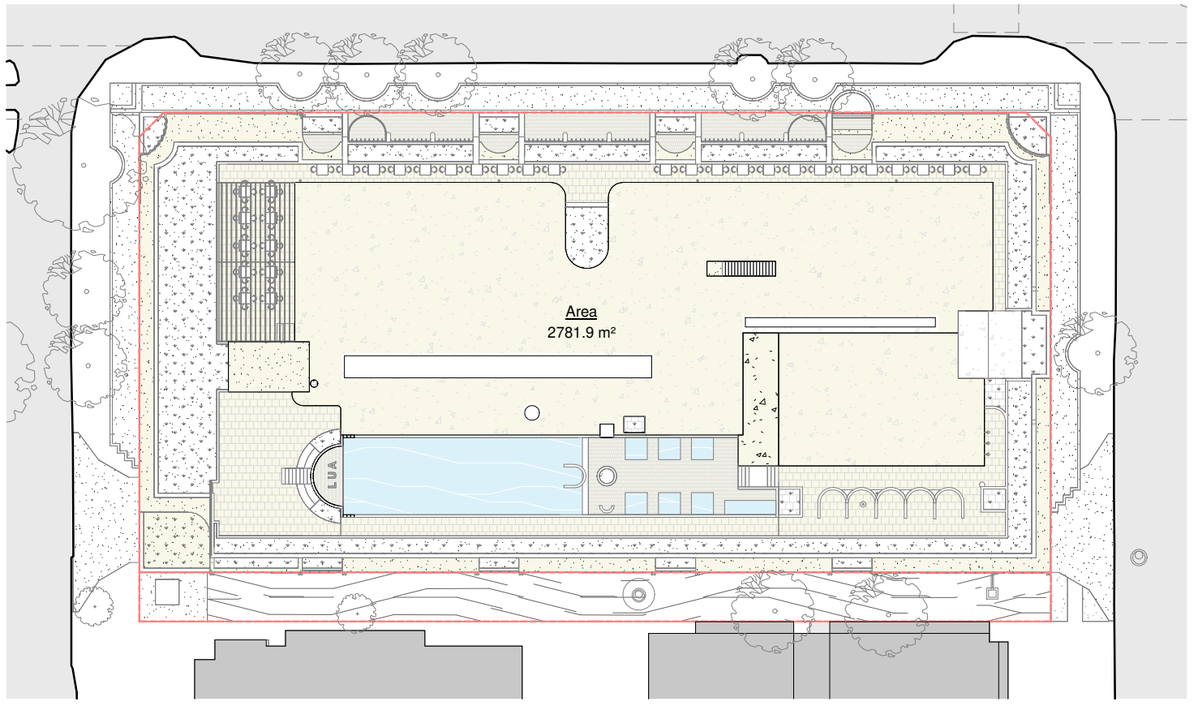
DETAIL CALLOUT - EOT

DRAWING NUMBER A-1860

SCALE (A3) 1 : 25

REVISION & DATE [2]:08/08/24

BCC DS
RECEIVED
10/11/2026
APPLICATION REF
A007115879



1 SITE COVERAGE PLAN
SCALE: 1 : 500

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

Area Schedule (Site Cover)	
Level	Area
ROOFTOP	2781.9 m²
2781.9 m²: 1	2781.9 m²

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DESIGN DEVELOPMENT

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SCALE BAR

TRUE NORTH

PROJECT NORTH

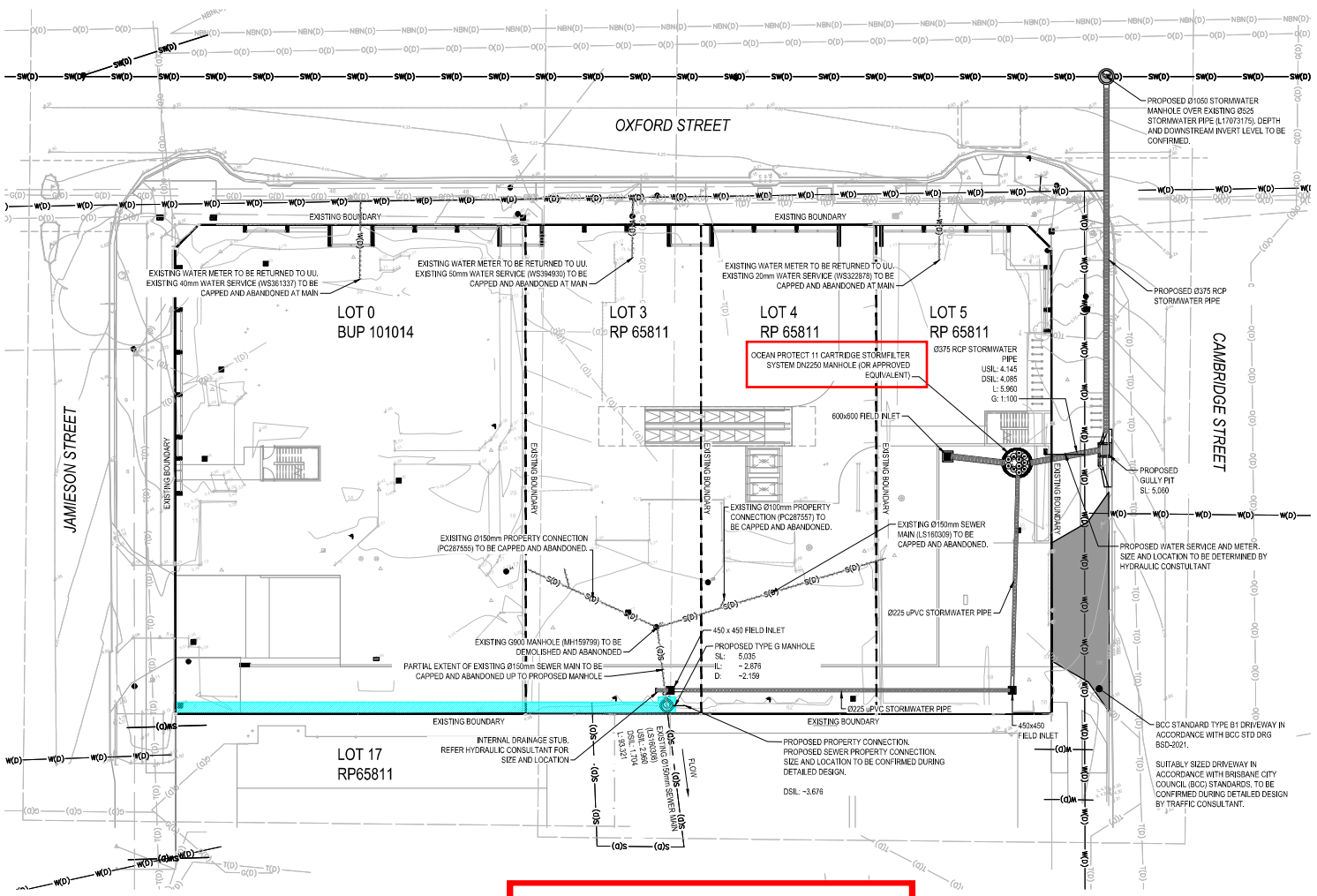
REV.	DATE	DESCRIPTION	BY	ATT.
1	07/05/24	P&E	MS	C.T.
2	13/06/24	P&E	MS	C.T
3	08/08/24	DA	MS	BCC

AREA PLAN - SITE COVER

DRAWING NUMBER **DA-701**

SCALE (A3) 1 : 500

REVISION & DATE [3]:08/08/24



LEGEND

- CATCHMENT BOUNDARY
- EXISTING KERB AND CHANNEL
- EXISTING CROWN OF ROAD
- EXISTING CONTOUR
- EXISTING STORMWATER DRAINAGE
- EXISTING WATER
- EXISTING SEWER
- EXISTING OPTUS
- EXISTING NBN
- EXISTING TELSTRA
- EXISTING GAS
- ABANDONED SERVICE
- PROPOSED WATER
- PROPOSED WATER METER
- PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER EASEMENT
- PROPOSED FIELD INLET - TRAFFICABLE FIELD INLET WITH CLASS D GRATE
- PROPOSED STORMWATER PIPE
- PROPOSED STORMFILTER SYSTEM 11 CARTRIDGE DN2250 MANHOLE
- PROPOSED DRIVEWAY
- PROPOSED STORMWATER MANHOLE

NOTE:
INVERT LEVELS OF EXISTING ASSET (L17073175) TO BE CONFIRMED

OceanGuard stormwater quality devices are to be installed in all the in field inlets

The stormwater quality devices are to be installed and maintained in accordance with manufacturer specification.

APPROVED PLAN
Planning and Environment Court Decision
Application Number
PEA 2445/25

BCC DS
RECEIVED
08/03/2023
APPLICATION REF
A006093746

PLANS AND DOCUMENTS
referred to in the
APPROVAL
Dated: **5/4/2023**

AMENDED IN RED
01/02/2023

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.

NOT FOR CONSTRUCTION

INFORMATION ONLY

SCALE 1 : 200
0 2 4 6 8 10 (m)

NAXOS ENGINEERS
T 1300 598 544
E info@naxosengineers.com.au
Level 1, Suite 8
557 Gregory Terrace, Fortitude Valley, Qld 4006
PO Box 224, Spring Hill QLD 4004
NAXOSENGINEERS.COM.AU

AMENDMENTS

No.	DATE	DESCRIPTION	DRAWN
A	05.12.2022	PRELIMINARY ISSUE	SD

Associated Consultant:
ZARCHITECTS

Approved: GREGG TYQUIN
ON BEHALF OF NAXOS ENGINEERS
RPEQ. 1528 Date: 05.12.2022

Drawn: SD | Design: SD
Checked: GT | Supervisor: GT

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CONCEPT SERVICES PLAN

North: | Orig. Drg. Size A1 | Size of Land: 3101M² | Scale: 1:200

Client: CIELO GROUP PTY LTD

Project: 4 INTO 1 COMMERCIAL DEVELOPMENT AT 187-193 OXFORD STREET, BULIMBA

Job No. 22-182 | Drawing No. SK003 | Revision: A