



**HERITAGE ASSESSMENT FOR
EXEMPTION CERTIFICATE APPLICATION FOR
THE FORMER COMMONWEALTH ACETATE OF LIME FACTORY
UPDATED REPORT RESPONDING TO THE
REQUEST FOR INFORMATION**

27 March 2020

©Ruth Woods

Report no.1810.304.02/D

REPORT PREPARED BY



DEPARTMENT OF ENVIRONMENT AND SCIENCE
APPROVED FOR ISSUE
BY DELEGATED AUTHORITY

EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

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1810.304.02/D	27 March 2020	Updated report following RFI dated 19 February 2020

 RUTH WOODS
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1. INTRODUCTION

This report has been commissioned by Dunhill Properties Pty Ltd as the owners of the Commonwealth Acetate of Lime Factory (former). The report has been updated to reflect the responses to the Request for Information from the Department of Environment and Science dated 19 February 2020. All updates to this report have been highlighted in red. Updated drawings, including architectural, structural, civil, landscape and services' drawings are now submitted for review.

Work under the previous EC approval (Permit 201901-8473 EC), which involved the removal of later accretions that had been introduced during the former occupation of the site by Hans Small Goods, has been completed. The owners are now embarking on the first stage of works towards adaptively re-using the facility. A master plan for all the works and future works is included in the application, but this is submitted for information, not for approval at this stage.

Part of the Lot is permanently listed on the Queensland Heritage Register. The whole of the Lot is also in the Heritage Overlay of Brisbane City Plan 2014.

Works to a State listed heritage site are subject to with Performance and Acceptable Outcomes 8.2.12.3 *Assessment Criteria* of Brisbane City Plan 2014 unless and Exemption Certificate has been issued for the place, and State Code 14: Queensland Heritage. This application is for an Exemption Certificate for the site and the report covers the impact of the development on the heritage site and assesses that impact in accordance with the State Code 14: Queensland Heritage.



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Aerial photo illustrating the local listing outlined in blue and the State heritage listing outlined in red



HERITAGE ASSESSMENT REPORT

COMMONWEALTH ACETATE OF LIME FACTORY (former)

BCC approved an application through a local Exemption Certificate for demolition of later buildings outside the State heritage boundary (A004878983). This was obtained in April 2018 and since that time, the buildings within the local heritage overlay only, have been demolished.

This application for an Exemption Certificate covers some minor demolition, temporary and permanent relocation of two buildings, roof repairs and installation of windows and doors to make the place waterproof and secure. It now also includes civil and external works, landscape works, services, site signage and further structural drawings. The list of proposed works is set out in Section 6 of this report.

Emergency works have also been undertaken following significant rainfall events in February 2020. These works included the installation of stormwater reticulation around the site and new concrete slabs where the required grades and trenching for the stormwater were too significant to retain existing slabs. This work is covered as a new sub-section in Section 6.

Discussions have been held with the Department of Environment and Science and it was determined that works proposed were considered to have minimal detrimental impact and could be submitted under an application for an Exemption Certificate.

The report has been prepared in consultation with the owners of the place and their architects, O'Neill Architecture, who have prepared the documentation.

1.1 Statement details

Place Name	Commonwealth Acetate of Lime Factory (former)
Queensland Heritage number	ID 602465
Place address	82 Colmslie Road, Morningside
Author details	Ruth Woods
Date of preparation	January 2020
RPD	Lot 6 RP201432
Land area	23,389m ²

1.2 References

Allom Lovell Architects Hans Smallgoods Factory – a preliminary appraisal of cultural heritage significance

Ivan McDonald Architect Former Acetate of lime Factory, Colmslie- Assessment of cultural heritage significance

Department of Environment and Science – site file for the State heritage place



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2. HISTORY

The former Commonwealth Acetate of Lime Factory at Colmslie consists of a number of brick and timber buildings built between 1917 and 1920. Two timber demountable blocks were added as migrant accommodation c.1949. Since the early 1970s most of the site has been occupied by Hans Continental Smallgoods Pty Ltd, which has constructed a modern factory on the southern part of property. The remaining original buildings are used as offices and for storage. The riverfront fish markets have occupied the northern part of the original factory site since 1966.

During World War One the Australian Commonwealth Arsenal developed its own defence factories, due to disruption of the supply of manufactured goods and armaments to Australia. By 1919 the defence factories included a Small Arms Factory at Lithgow, New South Wales; a Clothing Factory in South Melbourne; an Explosives Factory (Cordite) at Maribyrnong, Melbourne; a Government Woollen Mill; and the Acetate of Lime Factory at Colmslie, Brisbane. The latter provided acetate of lime for cordite production at Maribyrnong. After World War One the Australian government sought to protect the local steel, copper, chemical, and woollen textile industries, which had grown during the war, and to promote research and development. Government factories and laboratories were to provide a knowledge pool for the private sector, and the latter would then be able to help supply the country's defence needs in wartime. This policy of 'Self Containment' led to Australia being able to supply itself with light weapons and ammunition by World War Two. The Munitions Supply Board (1921 to 1939) inherited the defence factories of the Commonwealth Arsenal, and its High Explosives and Filling Factory Group in Victoria became the centre of chemical engineering in Australia. Other Munitions Supply Board assets in the 1920s included the Ordnance Factory Group, Gun Ammunition Factory Group, and Small Arms Ammunition Factory in Victoria, and the Small Arms Factory Group in New South Wales. The Munitions Supply Board thus controlled the largest and most advanced factory system in Australia, and the largest industrial research laboratories, under the Munitions Supply Laboratories organisation. A committee from the Commonwealth Department of Home Affairs selected a site for the Acetate of Lime Factory at Colmslie in mid-1916, after Cairns was considered and rejected. Subdivisions 2 and 3 of Eastern Suburban Allotment 22, Parish of Bulimba, County of Stanley, covering nine acres, two roods, and 29.5 perches were resumed on 21 September 1916 at a cost of £1,719. A plan drawn up by the Department of Home Affairs in November 1916, and signed 'HJB', laid out the main built elements of the factory, and their function, as designed by the bacteriologist and chemist Auguste J. F. deBavay.

Born in Belgium, deBavay had worked for a number of breweries (including Fosters, Swan, Cascade, Carlton and United), as well as working in the mining industry, and in the paper industry. He had designed the



COMMONWEALTH ACETATE OF LIME FACTORY (former)

The process of making acetate of lime started with molasses (from the Babinda and Mulgrave sugar mills) that had been shipped from Cairns to Brisbane. The molasses was pumped into a holding tank near the river, and was diluted with water. The liquid was then heated and cooled in the three-storey Agitator and Cooler House, to destroy foreign bacteria. In the two-storey Fermenting House yeast was added to large wooden temperature-controlled vats, with fermentation producing a dilute (8%) solution of alcohol (ethanol). The 'wash' was transferred to vats on the top floor of the three-storey Settling House, where it was allowed to settle out. The wash was then transferred to the adjacent three-storey Acidifier House, where it was repeatedly pumped through wooden vats, which contained wood shavings and *Bacterium Aceti*. Over several days, the alcohol was converted into acetic acid (vinegar). The new wash was heated by steam coils, and the acetic acid and water was distilled off, in the two-storey Evaporator House. The acid distillate was neutralised with milk of lime to produce acetate of lime, and this solution was concentrated for evaporation on a heated revolving drum, where it was scraped off as solid flakes. The bagged product was then sent to Maribyrnong for conversion into acetone. Acetone enabled the combination of nitro-glycerine and trinitrocellulose to form cordite.

Due to fears that oil resources were limited, alcohol produced from molasses was also considered as an alternative fuel. 'Power alcohol' was manufactured at Colmslie from August 1924 to June 1926, before production was halted by concerns that the cost was too high. Approximately 800 kilolitres of this alcohol was made, and was mixed with benzol and ether to produce 1200 kilolitres of motor fuel. This fuel was used by the Post Master General's Department, in its postal vehicles in Brisbane and Melbourne, and by Royal Australian Air Force (RAAF) vehicles in Victoria.

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COMMONWEALTH ACETATE OF LIME FACTORY (former)

The Wireless Experimental Section's peace and quiet was disturbed when an advance party of RAAF personnel arrived at the factory on 23 May 1939. Several factory buildings were required for billeting and storage purposes while the RAAF was awaiting the completion of huts at Archerfield. The Ordnance Service also staked a claim for storage space from February 1940 onwards, and the Field Hygiene Section of the Seventh Division occupied a number of buildings in late 1940. The Engineer's Supply Service branch arrived in April 1941, and the Allied Works Council was present in 1942. The 6th Anti-Aircraft battery was a resident by June 1942 and the 2nd and 14th AA batteries by August 1943.

The Post Master General, Ordnance Services, and the Anti-Aircraft batteries were still using some buildings in October 1943, but from November 1942 onwards the Royal Australian Navy (RAN) gradually took over most of the complex, which became part of the Fairmile Naval Base (by 1948 the base was referred to as 'HMAS Moreton, Colmslie'). The factory's jetty became a refueling wharf, and navy workshops and a repair slipway were built between the factory and the river.

New tenants were soon to follow. In December 1943 Prime Minister Curtin had expressed the view that, for security reasons, Australia's population had to increase to 20 million. The Commonwealth Department of Immigration was created in 1945, and in 1946 the goal was to allow 70,000 migrants into Australia each year, (roughly 1% of Australia's population at the time). The United Kingdom-Australia Free and Assisted Passage Agreements became active in March 1947. Adults would only pay £10 towards their passage, and children aged 14-18 would be charged £5. A shipping shortage handicapped the program until 1948, but from 1947 to 1958, of 457,898 migrants moving from the United Kingdom to Australia, 68% received assisted passage. In this period the British represented about a third of all migrants to Australia. The peak years of assisted British migration to Australia were between 1949 and 1952.

In order to address labour shortages, the Australian Government also decided to utilise another source of immigrants: the mass of Displaced Persons in Europe. In July 1947 an agreement was reached with the United Nation's International Refugee Organisation, which would provide the ships to deliver a minimum of 12,000 Displaced Persons per year. This was the first assisted passage scheme for non-British migrants. The migrants included people from the Baltic States of Latvia, Estonia, and Lithuania. Other Displaced Persons



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came from Eastern and Central Europe, including Czechs, Yugoslavs, Ukrainians, Hungarians and Poles. By 1951, about 170,000 Displaced Persons had moved to Australia.

In 1949 the Migrant Accommodation Centres Division was formed within the Commonwealth Department of Immigration. It was decided that Displaced Persons would go to Holding Centres, where the dependents would stay until the 'breadwinner' of the family, working in the vicinity of the Holding Centre, could afford accommodation elsewhere. However, if a worker was allocated to a Worker's Hostel that had room for dependents, the family might be able to live together at the hostel. Although the Department of Immigration administered Holding Centres, the Department of Labour and National Service administered Worker's Hostels. In June 1949 the Department of Immigration was planning to open four Holding Centres for 'New Australians' in Queensland. Wacol opened 9 November 1949, on Army land; Stuart, on RAAF land south of Townsville [601708], opened 30 March 1950; Frazer's Paddock at Enoggera opened 14 April 1950, on Army land; and Cairns opened 19 August 1950, on acquired land. In 1952 the standard capacities of these camps were listed as: Wacol 1465; Stuart 500; Enoggera 515; and Cairns 370. At this time 13 Holding Centres were still active in Australia. By April 1960 Wacol was the only migrant Holding Centre left in Queensland.

In mid-1948 the Director of Migrant Hostels had visited the old Acetate of Lime Factory, now acting as a naval barracks, with representatives from the Department of Labour and National Service, and the Department of Works and Housing. In December 1948 the Department of Labour and National Service had asked the RAN for the use of the factory buildings for Baltic Displaced Persons, and the site was transferred from the Department of Interior to the Department of Labour and National Service. However, the land near the river would be used by the Army. In June 1949 it was reported that there would be a Worker's Hostel at Colmslie with a projected capacity of 500 persons. The existing buildings of the Acetate of Lime Factory would provide accommodation, but a number of timber huts were also added the site, as illustrated on an April 1949 map by the Commonwealth Department of Works and Housing (the huts are not present on a 1948 site map prepared by the Department of the Interior). Two of these huts, which were used as six room sleeping blocks, remain on site today, to the north of the brick Engineer's Office and Fitter's shop. By December 1949 the term 'Colmslie Migrant Hostel' was being used in correspondence.

Initial government policy was that British migrants would not be sent to Holding Centres. The Immigration Depot at Yungaba, Kangaroo Point, was remodeled to receive the first post-World War Two British migrants to Queensland, who left Britain in May 1947. In general, though, Yungaba was used as transit depot for those British migrants who had their own accommodation arranged. British migrants who needed longer-term accommodation would be housed at Workers' Hostels.



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In January 1952 'Commonwealth Hostels Limited' took over management of the Colmslie Migrant Hostel.

Although it was policy that assisted British migrants should live at hostels, there were also non-British migrants at Colmslie in the late 1950s. According to one woman who lived there between 1959 and 1962, these included Germans, Finns, Danes, Yugoslavs, and Russians. Mr Flood, the hostel's Manager at the time, lived in a bungalow (no longer extant) surrounded by palm trees and hibiscus. This was originally the Factory manager's office and laboratory, situated south of the Evaporator House.

As part of the Colmslie Migrant Hostel, the Acidifier House was used for accommodation, and as a dining room and kitchen. The Engineer's Office and Fitter's Shop became a baggage store and the Assistant Manager's quarters, and the Winch House became a tool room. The Evaporator House was used for accommodation, ablutions and recreation, and the Alcohol Still house was also used for accommodation. The Engine Room was used for accommodation and recreation, and the Boiler House was used as a laundry. The Lime Slacking Store became an office, and the Excise Office, Fertiliser House and Painter's Shop building (extended to the south around 1949) became a store.

The desire to keep the British out of Holding Centres seems to have weakened over time, since by 1959 it was suggested that Wacol could be used for British migrants. Due to the June 1959 'Nest Egg Scheme', whereby British migrants with £500 in savings could get assisted passage without an accommodation sponsor in Australia, there was a need for emergency accommodation. Yungaba and Colmslie were to be used first, but any extra British could join the Dutch migrants at Wacol.

In November 1960 the RAN declared its remaining land near the hostel as surplus to requirements. The RAN workshops, slipway and jetty, which had been occupied by the Army's Small Boat Squadron since 1956, had been declared surplus by the Army by April of 1960. The land adjoining the Hostel was thus transferred from the Department of Interior to the Department of Immigration in March 1962, and in 1966 this waterfront area, with the workshops, slipway, and part of the hostel grounds, was transferred to the Queensland Fish Board. The two-storied Fermentation House of the Acetate of Lime Factory still stands on this land, which now contains the Brisbane Fish Markets.

In January 1963 the Colmslie Migrant Hostel had a capacity of 270, with 30 Families resident. It was closed on 31 March 1963. Those migrants who could not find new accommodation were allowed to go to Wacol, which Commonwealth Hostels was taking over from the Department of Immigration. It appears that the Hostel was briefly reactivated in 1965, before closing permanently. Hans Van der Drift, a Dutch-born chef, started Hans Continental Smallgoods in Ascot in 1960, and his company occupied the remainder of the Colmslie hostel site in the early 1970s.

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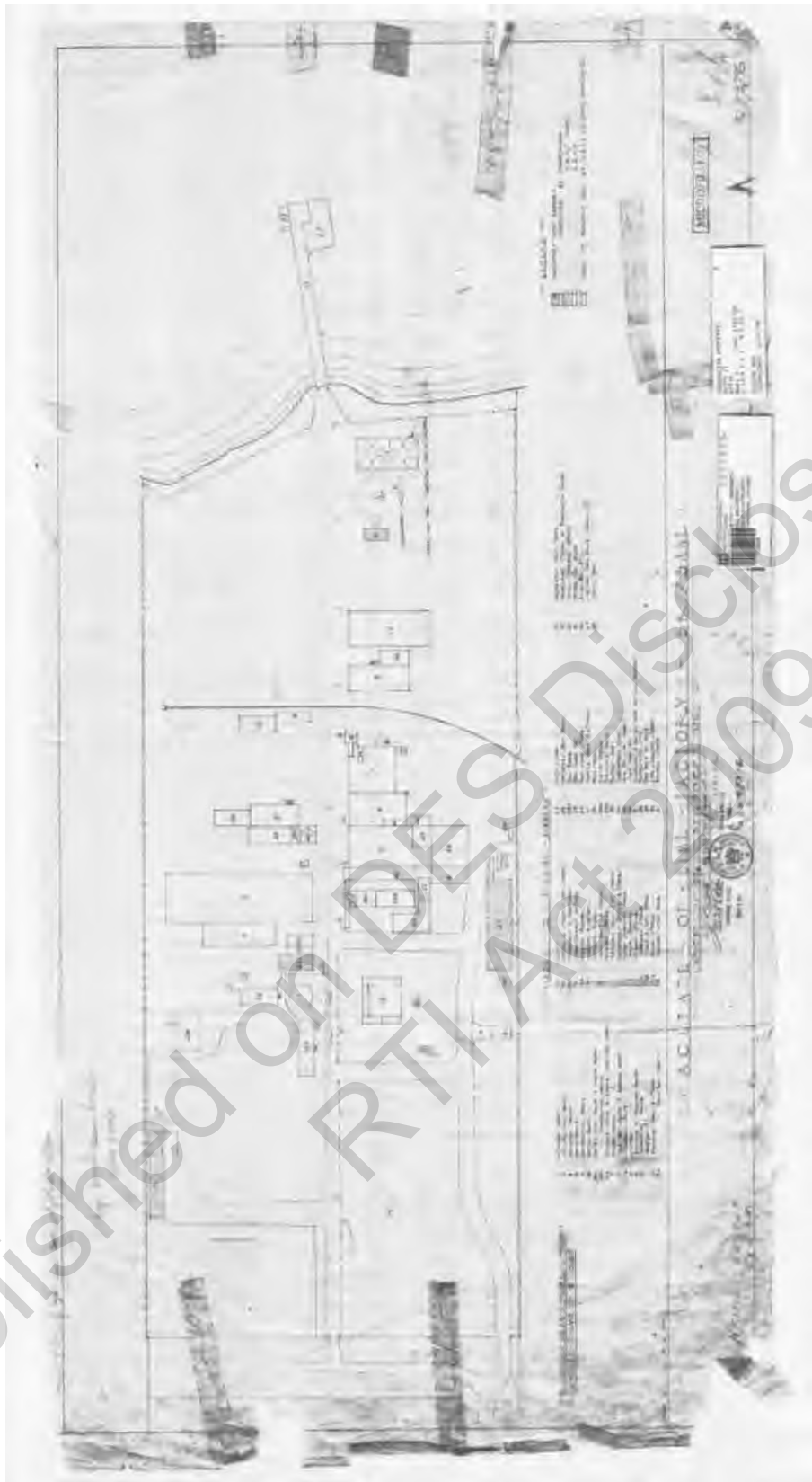
Although the molasses storage tanks and Montejus pit near the river were demolished before the end of World War Two, and the Agitator and Cooling House, Settling Tank House, and Laboratory/Bungalow have disappeared since World War Two, a number of the main buildings involved in the process of producing acetate of lime are still present on the site. However, the top two floors of the Acidifier House were removed some time after 1965, and with its modern cladding the building no longer resembles its earlier form.¹



1936 and RHS 1946 aerial photos from Qimagery

¹ State citation ID 602465





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1940 site plan, source: client files, note the southern extension to Building 4 is not evident in this plan



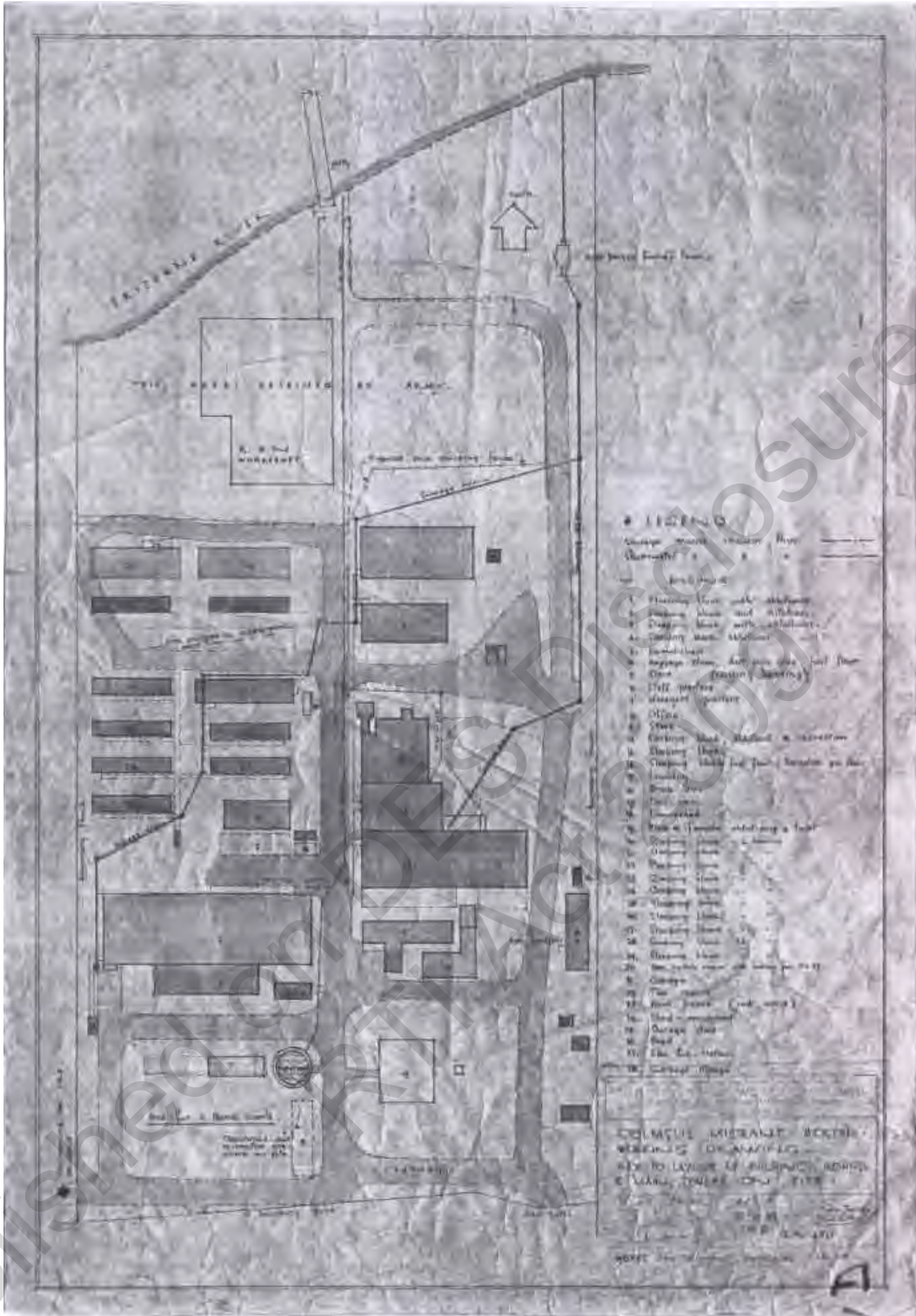


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1948 site plan, source: client files, note the southern extension to Building 4 is not evident in this plan





1949 site plan, source: client files- the huts for the former migrant hostel appear for the first time in this plan and the southern extension of Building 4 is shown. The extension is called up as B11 in this plan and noted as "Store" building; formerly Buildings 33A (Excise Office), B (Fertilizer House) and C (Painter's Shop)



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Enlarged section of the previous 1949 site plan indicating the relocation of Building 8, source: client files



1951 aerial showing the southern extension to Building 4 has been constructed, source: Qimagery





1960 and RHS, 1964 aerial photos from Qimagery. Note that there is a building in both locations for Building 8, It is unclear whether the current Building 6 is the “relocated Building 8” or another early building.



1981 and 1986 aerial photos from Qimagery



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Aerial photo illustrating the extent of demolition (outlined in red) which was approved in April 2018. The roof additions to Building 6 are evident in this photo. The original building appears to have been a simple rectangular building with a hipped roof.



3. CULTURAL HERITAGE SIGNIFICANCE

Under the Queensland Heritage Act there are eight criteria (a to h) which are used for assessing significance.

A place is considered significant if it meets at least one of the criteria.

3.1 Significance criteria

The Queensland Cultural Centre is listed on the State Heritage Register which notes that the site is considered significant for five of the eight criteria:

Criterion A - The place is important in demonstrating the evolution or pattern of Queensland's history.

The remaining buildings of the Commonwealth Acetate of Lime Factory at Colmslie, built between 1917 and 1920 as part of the defence-factory program of the Australian Commonwealth Arsenal, demonstrate Queensland's role in Australia's early defence industry: using the products of sugar cane to contribute to Australian self-sufficiency in ammunition manufacture. Between 1943 and 1948 the factory was part of a Royal Australian Navy Base, illustrating how Commonwealth properties could be adapted for military use in a crisis. The use of the factory buildings as a hostel for migrants between 1949 and 1963, and c.1965, demonstrates the process of adapting Commonwealth defence properties to temporarily house migrants from Britain and Europe during Australia's post-World War Two period of mass immigration. In addition, the factory network of the Munitions Supply Board was related to a deliberate government effort to provide a scientific and technical knowledge base for Australian private industry.

Criterion B - The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage.

The Acetate of Lime Factory at Colmslie was the only Commonwealth Arsenal/Munitions Supply Board Factory built in Queensland prior to World War Two, and was the only factory of its type in Australia. The two de-mountable timber huts on the site may be among the last remaining in-situ Queensland examples of the temporary accommodation provided on military properties for post-World War Two migrants.

Criterion E - The place is important because of its aesthetic significance.

The Acetate of Lime Factory at Colmslie has fine industrial aesthetic qualities and its relationship with the river is also aesthetically significant. In particular the brick chimney is an important landmark in the industrial river-scape of the Brisbane River.



Criterion F - The place is important in demonstrating a high degree of creative or technical achievement at a particular period.

An innovative process for manufacturing Acetate of Lime from molasses was developed for the Australian Government by the noted bacteriologist and chemist Auguste deBavay, and the Colmslie factory was built to his specifications.

Criterion H - The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.

The factory buildings have a strong association with the chemist Auguste deBavay. The factory is also associated with a number of Commonwealth government and military organisations of importance, including the Commonwealth Arsenal, the Munitions Supply Board, the Royal Australian Navy, the Commonwealth Department of Labour and National Service, and the Commonwealth Department of Immigration.

3.2 Elements which are not significant

The State citation notes that the post 1970 structures and extensions on the site are not significant, nor are the post 1970 internal modifications to the factory buildings significant.



4. THE SITE TODAY

4.1 Setting

The former factory buildings do not have a street presence from Colmslie Road, apart from the brick chimney which is clearly visible. The buildings step down the site to the northern, river side.

The extant original factory buildings are as follows with the current building numbers noted:

- Evaporator House – Bldg 1
- Engine Room – Bldg 2
- Chimney and boiler house - Bldg 3
- Remnant part of the Excise Office, Fertilizer House and Paint Shop – Bldg 4
- Lime Slacking store – Bldg 5
- Relocated building – Bldg 6
- Engineer's office – Bldg 7
- Two migrant huts – Bldg 8

The extant buildings most representative of the migrant residency on the site are the two Huts to the north-west of the factory. The southern extension to Building 4 which occurred c1949, was likely a storeroom, possibly a linen, blanket and bedding store. ²

4.1 Evaporator House – Building 1



Building 1 from the south-east with opening to have new door B1b.L1.02



Building 1 from the north and RHS, from the east

² McDonald, Ivan, 'Assessment of Cultural Heritage Significance', July 2007.

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Building 1 from the west

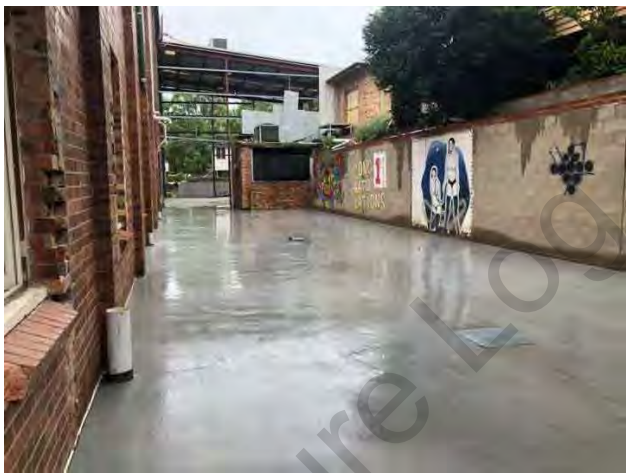


Building 1 with the later walkway to be demolished and ground lines lowered; note the fenced retaining wall to the adjoining driveway



The existing retaining wall is later off form concrete

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08 955 1155



The later retaining wall and the open courtyard between Building 1 and Building 4 (emergency drainage and concrete slab)



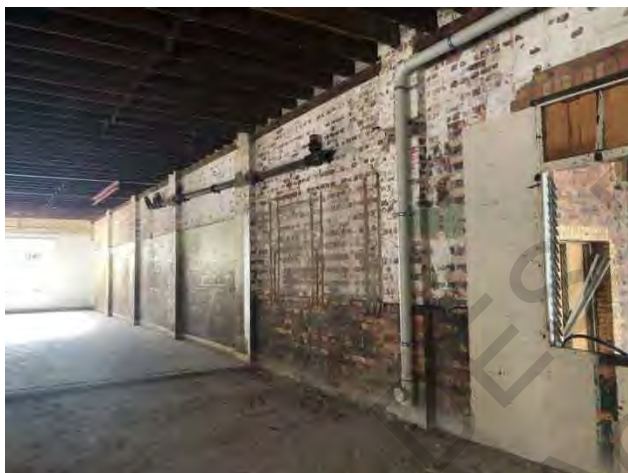
Building 1- Room 1b



Building 1, Room 1a, western and RHS, southern walls internally



Building 1 southern wall with former openings to be infilled with contemporary windows and doors and RHS, smaller openings in early brickwork will be repaired with matching bricks and mortar



Northern wall of Building 1a and RHS, openings from Building 1a into 1b (to be infilled with rendered blockwork)

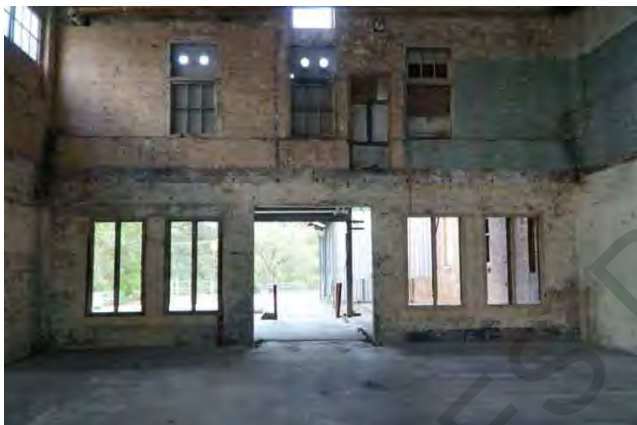


Building 1 Level 2 looking east and RHS, looking west

4.2 Engine Room – Building 2



East façade of the Building 2 (later Bldg 1 extension on LHS of photo at the upper level) and RHS, a closer view of the east façade



Later openings on the east to have a new infill door and windows; note that the timber frames are to be retained. The structural steel waler proposed will support the eastern and western brick walls along the line of the previous floor that has been removed. *Note these photos were taken prior to the removal of the infill brickwork to the west (approved under previous EC)*



Building 2 the infilled opening in the northern wall (proposed to be re-opened), middle: the level difference and “gutter” at the western edge and RHS, the painted murals to be protected

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ARCHITECTURE



Building 2 from the west and RHS, close up view of the later external brick work below the awning

4.3 Boiler House and chimney – Building 3



Building 3 from the east and north, temporary ply to be replaced with new glazed windows



Building 3 west façade with later infill brickwork and RHS, infill from inside. Infill to be removed and new door B3.L1.08 inserted

4.4 Remnant Excise Office, Fertilizer House and Paint Shop – Building 4



West and part-south façades of the former Excise Office and RHS, the southern extension proposed to be demolished



Building 4 from the south-west and RHS, from the south beside Building 5



North and east wall of the former Excise Office and Fertilizer house



South and east facades and RHS, internal photo looking south; the doorway to be infilled with a contemporary glazed pair of doors. Redundant services and signs will be removed from the buildings.



Internal photo looking north and RHS, looking west



Building 5 bricked up window to the south to have a new glazed window inserted and RHS, hole in roof to be repaired

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Building 5a at the lower level; openings to have new window and door inserted.

4.6 Relocated building - Building 6 and former latrine – Building 6a



Building 6 with the added entry on the west— it is proposed to remove this later accretion and relocate this building marginally to the south



There appears to be early vertical timber cladding below the vinyl cladding to Building 6. It is proposed to remove the vinyl cladding to the building.





Building 6a from the west and RHS, from the north west, no works proposed to Building 6a but the later tanks to the north are proposed to be removed.

4.7 Engineer’s Office – Building 7



East façade of Building 7 and RHS, the south façade; this building is not impacted by this proposal

4.8 Migrant Huts – Building 8 (x2)



The Migrant Huts are not impacted by this proposal

5. PROCESS AND REPORT PREPARATION

This report has been prepared in accordance with THE BURRA CHARTER, Australia ICOMOS Charter for Places of Cultural Significance 2013.

This process is one of understanding the cultural heritage significance of the place and assessing any impacts that the proposal will have on the place against this significance. It also involves discussion with the consulting architects and suggesting changes which will mitigate the identified impacts.

5.1 Building assessment

The current extent and layout of the buildings on site have been assessed with the original plans from 1940, 1948 and 1949 and early aerial photos from Qimagery. The southern extension to the former Excise Office, Fertilizer House and Paint shop (Bldg 4) appears to have been built by 1951 and Building 6 appears to have been relocated to its current position by 1964. It may or may not be the earlier office block relocated on the site, but it could be one of the other store buildings. Its fabric below the vinyl cladding is early.

5.2 Drawings Reviewed

The drawings prepared by O'Neill Architecture, as attached with this application have been reviewed for this report.

5.3 Discussion with DES

Discussions have occurred with Peter Todd, senior heritage architect from the Department of Environment and Science. Peter advised that the demolition of the later , southern extension to Building 4 and its relocation was acceptable. The minor relocation of Building 6 was also acceptable, and the works could be submitted under an application for an Exemption Certificate.

5.4 Request for Information

DES provided an RFI 19 February 2020 and amended drawings have been prepared. This report has also been updated with the updates noted in red.



6. THE PROPOSED DEVELOPMENT

6.1 Description of the proposed development

The development proposed covers the repair and enclosure of the buildings to achieve a watertight and secure envelope. External works are proposed to facilitate access for pedestrians through the centre of the site and services' access to the east. The works proposed under this application are detailed in the drawings by O'Neill Architecture and the services, civil and structural drawings included with this RFI response and include:

- Roof and gutter repairs and maintenance
- Removal of redundant services and signs to all buildings and external water tanks and underground sumps across the site (from the Hans Small Goods occupation)
- Timber window repairs
- Removal of later brick infills and installation of new glazed openings
- Installation of new glazed windows and doors into existing openings (where windows and doors had previously been removed), timber frames to be retained in Building 2 and where noted on the drawings
- Remove later concrete plinths which have been built up around the site
- External ground works which are proposed to facilitate access from south to north down the site and the sideways entry into the buildings. Refer to drawings E2-100-02 and 03 for the details, including existing and new levels and proposed finishes.
- New external stairs and pathways across the site
- Install structural waler to Building 2, western and eastern walls. This is required to support the two-storey brickwork as the original floor was removed at an unknown time; refer to engineering details at Appendix A to this report.
- Install a topping slab to Building 3 for structural strengthening of the slab
- Demolish the later southern extension to Building 4
- Temporary relocation of Building 4 to the north of the site until the earthworks are completed. It will be relocated back to the southern part of the site at a lower level and a few metres to the east to facilitate better access to the upper level of Building 1 to the north.
- Removal of later entry porch to Building 6 and minor relocation towards the south
- The vinyl cladding will be removed to Building 6 and while it is not known what state or the extent of original vertical timber that remains, any repairs will be made "like for like".
- New footings to Buildings 4 and 6
- New site signage

 RUTH WOODS
ARCHITECTURE

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- New roofs to Buildings 4 and 6 – Z600 rolled to match original corrugated iron
- Glass protection to the painted murals in Building 2
- Topping slab to building 3
- Amended details illustrating the proposed edge detail for slab edges in Buildings 2 and 3
- Following removal of later accretions and infills approved under the previous EC has revealed further issues which have needed to be addressed:
 - New drainage to the west of Building 3
 - New stormwater reticulation around the site
 - Emergency works noted below
- New sewer strategy for the site
- New details to gardens near the existing buildings
- New details of infill blockwork between Rooms 1a and 1b of Building 1

6.2 Reasons for Undertaking the Development

The owner wishes to lease the property to a third party for use as a brewery as part of the first stage of adaptively re-using the buildings on site.

6.3 Emergency Works

Following torrential rainfall in February 2020, the courtyard between Buildings 1 and 4 flooded. Urgent works were undertaken to install stormwater drainage to prevent a recurrence of the issue. Due to the need to provide adequate falls to the gully sumps, a new slab was poured, and these works are illustrated in the structural and civil works and in this report.



7. IMPACT OF PROPOSED DEVELOPMENT

7.1 Impacts and Mitigation

7.1.1 Setting and context of the place

Impact	Minimal impact
Mitigation	<p>The setting and context of the place are minimally affected by the works. From the entry road the buildings will present a maintained and more attractive view and the chimney flue, which is the iconic image of the site remains unaffected.</p>  <p>Building 5 is the main building visible from the top of the entry road. Redundant services and signs will be removed, later concrete slabs demolished to revert to earlier ground lines around the building (s), timber windows repaired, and new glazed windows and doors inserted into existing unfilled openings.</p>

7.1.2 Demolition of later extension to the south of Building 4 and temporary relocation

Impact	Minimal impact
Mitigation	<p>The southern extension dates from c1951 and was constructed as part of the stores' building for the migrant hostel. The extension does not provide evidence of the use of the site as a migrant hostel and this is better represented by the Huts (Building 8) on the site which are not impacted by this proposal. Building 4 will be reverted back to its more original size as a simple hipped roof building from the time the site was used for the production of Acetate of lime. The relocation of Building 4 to the north of the site is only temporary while the site levels are reduced on the upper part of the place. The building will be secured, tied down and watertight for the temporary relocation.</p>

7.1.3 Re-positioning Buildings 4 and 6

Impact	Minimal impact
Mitigation	The relocation of these buildings a few metres from their current positions on site will have minimal impact on the cultural heritage significance of the place.

7.1.4 Reducing site levels

Impact	Minimal impact
Mitigation	<p>The reduction of the site levels will improve the grades for walking and service access across the site. The existing lower levels of the brick buildings 1, 2 and 3 are currently at the proposed levels behind a retaining wall outside their facades. With the level changes, the buildings will be able to be accessed directly from the west.</p>  <p>The white picket fence sits on top of a later retaining wall on the western face of Buildings 1, 2 and 3.</p>

7.1.5 Infills to existing openings

Impact	No impact
Mitigation	Where the early infills have been removed previously, the proposed new metal and glazed infills are contemporary and will re-use the existing openings.

7.1.6 Structural strengthening

Impact	Minimal impact
Mitigation	A structural steel waler is proposed in Building 2 where the previous floor had been removed and the slab in Building 3 requires strengthening. These works will conserve the structural integrity of the buildings. New steel lintels to original openings (where none existed) and new topping slab to Building 3 will have minimal impact. All new slab toppings and infills at the internal perimeter of the buildings is detailed to be isolated from the original walls.

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ARCHITECTURE

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7.1.7 Emergency works

Impact	No impact
Mitigation	The new stormwater drainage and replacement of later slabs will not impact on the cultural heritage significance of the place

7.1.8 New site signage

Impact	No impact
Mitigation	The proposed signage is designed to be independent of the buildings, causing no detrimental impact to original fabric.

7.1.9 New roofs to Buildings 4 and 5

Impact	No impact
Mitigation	The roof sheeting to these buildings is badly corroded. The replacement roof sheeting proposed is Z600 rolled to match original corrugated iron. New rainwater goods will be in galvanized iron and painted.

7.1.10 Maintenance and repair works

Impact	No impact
Mitigation	The maintenance and repair of the windows, doors, roofs and box gutters is beneficial for the place.

7.2 State Code 14: Queensland Heritage**Table 14.2.2: Development on a State heritage place**

Performance outcomes	Acceptable outcomes	Response
PO1 Development on a State heritage place: (1) Does not have a detrimental impact on the cultural heritage significance of the State heritage place; or (2) Where it is demonstrated that (1) is not reasonably achievable: (a) Minimises and mitigates unavoidable detrimental impacts on its cultural heritage significance; (b) Provides opportunities for public appreciation of its cultural heritage significance; and (c) Where adaptive reuse is proposed, is compatible with its ongoing conservation management.	No acceptable outcome is prescribed.	Complies with PO1: The development has only a temporary impact on the fabric of the place with the temporary relocation of Buildings 4 and 6 to facilitate external works on the site. Once re-positioned to their permanent locations, there will be minimal impact on the cultural heritage significance of the place. The demolition of the southern extension of Building 4 will have minimal impact as the fabric in the extension does not demonstrate the changes for the post-WW11 migrant hostel. The Huts to the north of the site are good examples of this use. The other works proposed are beneficial to the ongoing maintenance and use of the place.
PO2 Where open space, or the relationship between built and open spaces at a State heritage place is identified as forming part of its cultural heritage significance, development: (1) Maintains or enhances the significance of the setting, including significant views, circulation, access, spatial patterns and layout; and (2) Maintains a lot size and layout which permits viable adaptive reuse or conservation of significant heritage buildings and open spaces.	No acceptable outcome is prescribed.	Complies with PO2: There is minimal impact on the setting to the place as noted in 7.1.1 above.
PO3 Development on a State heritage place with identified archaeological potential avoids or appropriately manages detrimental impacts on artefacts.	No acceptable outcome is prescribed.	Not applicable to this application


RUTH WOODS
 ARCHITECTURE DESIGNER

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HERITAGE ASSESSMENT REPORT

COMMONWEALTH ACETATE OF LIME FACTORY (former)

Performance outcomes	Acceptable outcomes	Response
<p>P04 Development destroying or substantially reducing the cultural heritage significance of a State heritage place must:</p> <p>(1) Demonstrate that there is no prudent and feasible alternative to carrying out the development due to:</p> <p>(a) an extraordinary economic cost to the state, all or part of a community, or an individual; or</p> <p>(b) an extraordinary environmental or social disadvantage; or</p> <p>(c) a risk to public health or safety; or</p> <p>(d) another extraordinary or unique circumstance; and</p> <p>(2) Interpret and incorporate the place's history and significance into any development of the site.</p> <p>Editor's note: The State Assessment and Referral Agency (SARA) will seek advice from the Queensland Heritage Council (via the Department of Environment and Heritage Protection) on any application that will potentially destroy or substantially reduce the cultural heritage significance of a State heritage place.</p>	No acceptable outcome is prescribed.	The development does not destroy or substantially reduce the cultural heritage significance of the place.

Table 9.1.3: Material change of use on land adjoining a State heritage place

Performance outcomes	Acceptable outcomes	Response
<p>P01 Development on land adjoining a State heritage place:</p> <p>(1) Is located, designed and scaled so that its form, bulk and proximity does not have a detrimental impact on the cultural heritage significance of the State heritage place; or</p> <p>(2) Where it is demonstrated that (1) is not reasonably achievable, the development minimises and mitigates unavoidable detrimental impacts on cultural heritage significance.</p>	No acceptable outcome is prescribed.	Not applicable to this application.



RUTH WOODS
APPROPRIATE OFFICIAL

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8. CONCLUSION

The proposed works are part of an overall master plan strategy for the site. These first stage works are moving towards the adaptive re-use of the site and are a very significant step towards the maintenance, conservation and occupation of the place, which has been vacant for many years.

There are some minor impacts with the temporary re-location for Buildings 4 and 6 while earthworks and new external levels and finishes are completed. Ultimately, these buildings will be relocated ready to be adaptively re-used as part of the overall site.

The external earth works will have no impact on the buildings as the existing levels to the west are behind a retaining wall outside the building facades. The proposed levels will enable access to Buildings 1, 2 and 3 from the west and clear separation of the proposed service driveway to the east. **The lower external levels will be closer to the original site levels as this western roadway has been built up over time and the current western retaining wall is later fabric accommodating the later build-up of the roadway.**

Stormwater, services and site sewerage strategies have now been developed and are included in the updated package for approval.

The new infill windows and doors, and the maintenance and repair works will protect the place from weather, s and also present an improved view of the site which has appeared quite s Small Goods from the place.

as they represent the next stage towards the adaptive re-use of the place.
entified, further applications will be submitted for approval.

sch4p4(6) Personal information

 RUTH WOODS
ARCHITECTURE & DESIGN 08 955 1155

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EXEMPTION CERTIFICATE

EXEMPTION CERTIFICATE LEGEND

- EXEMPTION CERTIFICATE 'E1' APPROVED
- EXEMPTION CERTIFICATE 'E2' ISSUED FOR APPROVAL
- FUTURE STAGE, NOT PART OF EXEMPTION CERTIFICATE PACKAGE
- FUTURE STAGE, NOT PART OF EXEMPTION CERTIFICATE PACKAGE

EXEMPTION CERTIFICATE NOTE:
EXEMPTION CERTIFICATE APPLICATION IS FOR CONSTRUCTION STAGES 1, 2, 3 & 4 ONLY. REFER TO PROPOSED CONSTRUCTION STAGING PLAN 'E2-100-00'

CONSTRUCTION STAGE LEGEND

- CONSTRUCTION - STAGE 1
- CONSTRUCTION - STAGE 2
- CONSTRUCTION - STAGE 3
- CONSTRUCTION - STAGE 4

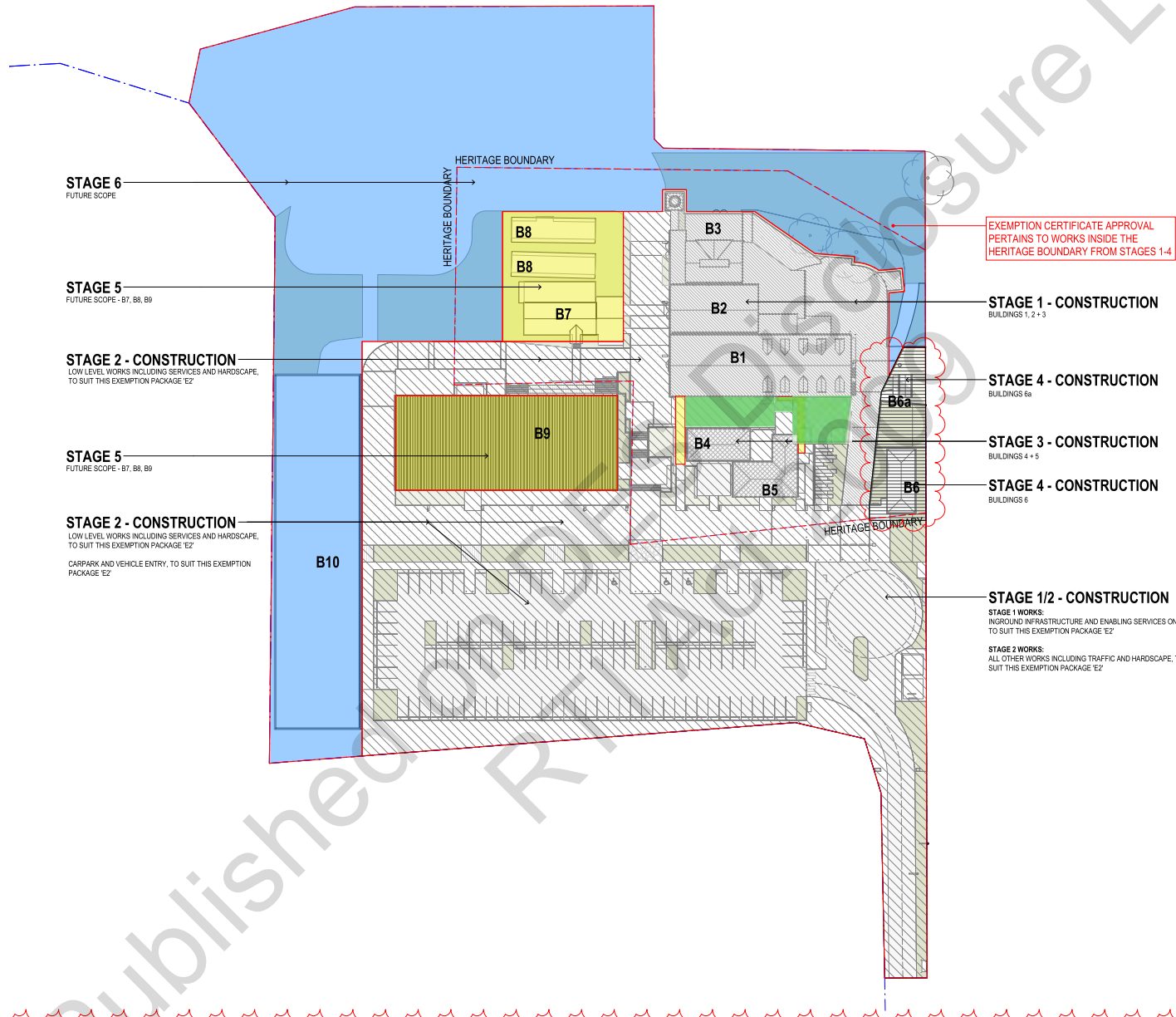
CONSTRUCTION STAGING NOTE:
CONSTRUCTION STAGE ZONES LEFT OFF FOR CLARITY ON PROPOSED SITE MASTERPLAN AND PROPOSED PLANS 'E2-100-02' + 'E2-100-03'

BLDG NO.	BLDG NAME
B1	Evaporator House
B2	Engine Room
B3	Boiler House
B4	Excise Office
B5	Lime Slacking Store
B6	Caretakers Cottage
B6a	Latrine
B7	Engineers Office
B8	Migrant Huts
B9	Acidifier House
B10	Future Stage

ALL WORKS EXCLUDED AS PART OF THIS APPROVAL ARE AS FOLLOWS:
- AREAS SHADED IN YELLOW
- AREAS SHADED IN BLUE
- AREAS SHADED IN GREEN (EMERGENCY WORKS SUBJECT TO A SEPARATE APPLICATION)
- STAGES 5 AND 6

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REV.	DATE	DESCRIPTION	INT.	PROJECT	CLIENT	DRAWING NAME	PROJECT NO. 1425	SCALE As indicated	A1
B	24/01/20	EXEMPTION CERTIFICATE	SSR	82 Colmslie Rd, Morningside, QLD	BMI GROUP	Proposed Construction Staging Plan	Author	Checked	Checker
C	07/02/20	EXEMPTION CERTIFICATE	IW						
D	03/03/20	EXEMPTION CERTIFICATE	SSR						
E	04/03/20	EXEMPTION CERTIFICATE	SSR						
F	20/03/20	EXEMPTION CERTIFICATE	SSR						
G	12/03/20	EXEMPTION CERTIFICATE	IW						
H	13/03/20	EXEMPTION CERTIFICATE	IW						

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PROJECT: RIVER MAKERS PRECINCT
82 Colmslie Rd, Morningside, QLD

CLIENT: BMI GROUP
File B

DRAWING NAME: Proposed Construction Staging Plan

PROJECT NO. 1425
SCALE As indicated

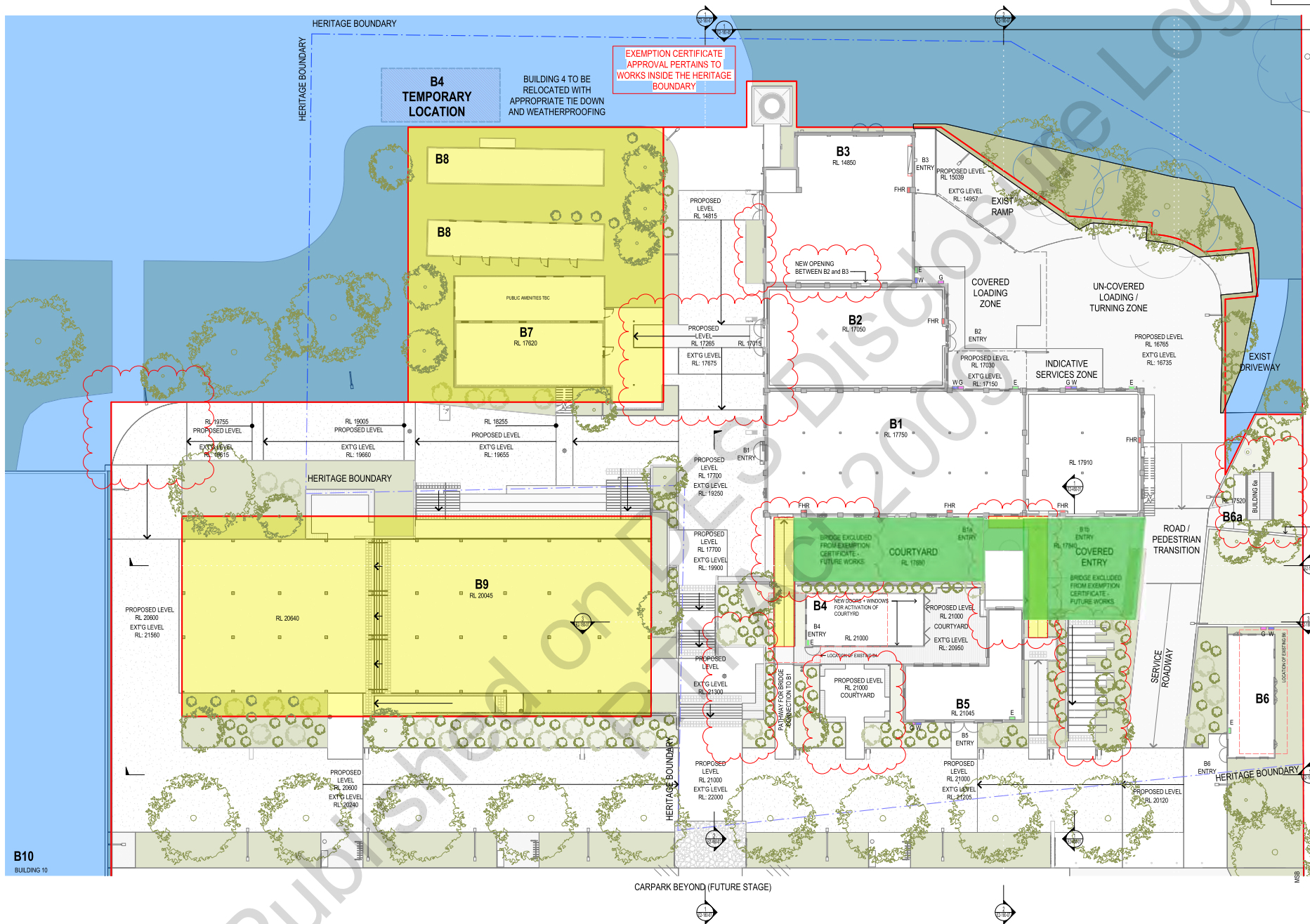
Author: [Signature]
Checked: [Signature]

DISC. A
PHASE CT
DWG NO. E2-100-00
REV. H

O'NEILL ARCHITECTURE
LEVEL 2, 81 EDWARD ST, BRISBANE 4000
GPO BOX 2000, BRISBANE 4000
+61 7 3156 8888 | www.oneillarchitecture.com.au

23/03/2020 4:39:57 PM

EXEMPTION CERTIFICATE



- EXEMPTION CERTIFICATE LEGEND**
- EXEMPTION CERTIFICATE 'E1' APPROVED
 - EXEMPTION CERTIFICATE 'E2' ISSUED FOR APPROVAL
 - FUTURE STAGE, NOT PART OF EXEMPTION CERTIFICATE PACKAGE
 - FUTURE STAGE, NOT PART OF EXEMPTION CERTIFICATE PACKAGE

EXEMPTION CERTIFICATE NOTE:
EXEMPTION CERTIFICATE APPLICATION IS FOR CONSTRUCTION STAGES 1, 2, 3 & 4 ONLY. REFER TO PROPOSED CONSTRUCTION STAGING PLAN 'E2-100-00'

- CONSTRUCTION STAGE LEGEND**
- CONSTRUCTION - STAGE 1
 - CONSTRUCTION - STAGE 2
 - CONSTRUCTION - STAGE 3
 - CONSTRUCTION - STAGE 4

CONSTRUCTION STAGING NOTE:
CONSTRUCTION STAGE ZONES LEFT OFF FOR CLARITY ON PROPOSED SITE MASTERPLAN AND PROPOSED PLANS 'E2-100-02' & 'E2-100-03'

NUMBER	NAME
B1	Evaporator House
B2	Engine Room
B3	Boiler House
B4	Excise Office
B5	Lime Slaking Store
B6	Caretakers Cottage
B6a	Latrine
B7	Engineers Office
B8	Migrant Huts
B9	Acidifier House
B10	Future Stage

ALL WORKS EXCLUDED AS PART OF THIS APPROVAL ARE AS FOLLOWS:

- AREAS SHADED IN YELLOW
- AREAS SHADED IN BLUE
- AREAS SHADED IN GREEN (EMERGENCY WORKS SUBJECT TO A SEPARATE APPLICATION
- STAGES 5 AND 6

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REV.	DATE	DESCRIPTION	INT.	DO NOT SCALE FROM DRAWING. DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.	PROJECT	CLIENT	DRAWING NAME	PROJECT NO. 1425	SCALE As indicated	A1
C	07/02/20	EXEMPTION CERTIFICATE	IW		RIVERMAKERS HQ	BMI GROUP	Proposed Site Masterplan			
D	03/03/20	EXEMPTION CERTIFICATE	SSR							
E	04/03/20	EXEMPTION CERTIFICATE	SSR							
F	05/03/20	EXEMPTION CERTIFICATE	SSR							
G	05/03/20	EXEMPTION CERTIFICATE	IW							
H	20/03/20	EXEMPTION CERTIFICATE	IW							
I	30/03/20	EXEMPTION CERTIFICATE	IW							



EXEMPTION CERTIFICATE LEGEND

- EXEMPTION CERTIFICATE NOTE:**
EXEMPTION CERTIFICATE APPLICATION IS FOR CONSTRUCTION STAGES 1, 2, 3 & 4 ONLY, REFER TO PROPOSED CONSTRUCTION STAGING PLAN 'E2-100-00'

- #### CONSTRUCTION STAGE LEGEND

- CONSTRUCTION - STAGE 1
- CONSTRUCTION - STAGE 2
- CONSTRUCTION - STAGE 3
- CONSTRUCTION - STAGE 4

- CONSTRUCTION STAGING NOTE:**
CONSTRUCTION STAGE ZONES LEFT OFF FOR CLARITY ON PROPOSED
SITE MASTERPLAN AND PROPOSED PLANS 'E2-100-02 + E2-100-03'

NUMBER	NAME
B1	Evaporator House
B2	Engine Room
B3	Boiler House
B4	Excise Office
B5	Lime Slacking Store
B6	Caretakers Cottage
B6a	Latrine
B7	Engineers Office
B8	Migrant Huts
B9	Acidifier House
B10	Future Stage

LEGEND

Code	Description
E-MRS	Existing Metal Roof Sheeting
N-CON01	Concrete - Broom Finish
N-CON03	Concrete - Broom Finish Coloured and Stencil Finish
N-CON04	Concrete - Broom Finish Coloured and Stencil Finish
N-EG02	Eaves Gutter to match existing building
N-MRS01	Metal Roof Sheeting
N-MRS02	2600 Roof Sheeting to match existing buildings
N-PRS01	Plastic Roof Sheeting
N-TIM02	Timber External Deck Board Siding

 E2 - Exemption Certificate Site Ground Floor Plan

2 E2 - Exemption Certificate Site Roof Plan

REV	DATE	DESCRIPTION	INT.
G	12/03/20	EXEMPTION CERTIFICATE	IW
H	13/03/20	EXEMPTION CERTIFICATE	IW
I	17/03/20	EXEMPTION CERTIFICATE	IW
J	18/03/20	EXEMPTION CERTIFICATE	IW
K	20/03/20	EXEMPTION CERTIFICATE	IW
L	23/03/20	EXEMPTION CERTIFICATE	IW
M	30/03/20	EXEMPTION CERTIFICATE	IW

PROJECT
RIVERMAKERS HQ
82 Colmslie Rd, Morningside, QLD

CLIENT
BMI GROUP
File B

DRAWING NAME
Proposed Plans



PROJECT NO. 1425		SCALE As indicated		A1 Size
DRAWN: Author		CHECKED: Checker		
DISC. A	PHASE CT	DWG NO. E2-100-03	REV. M	

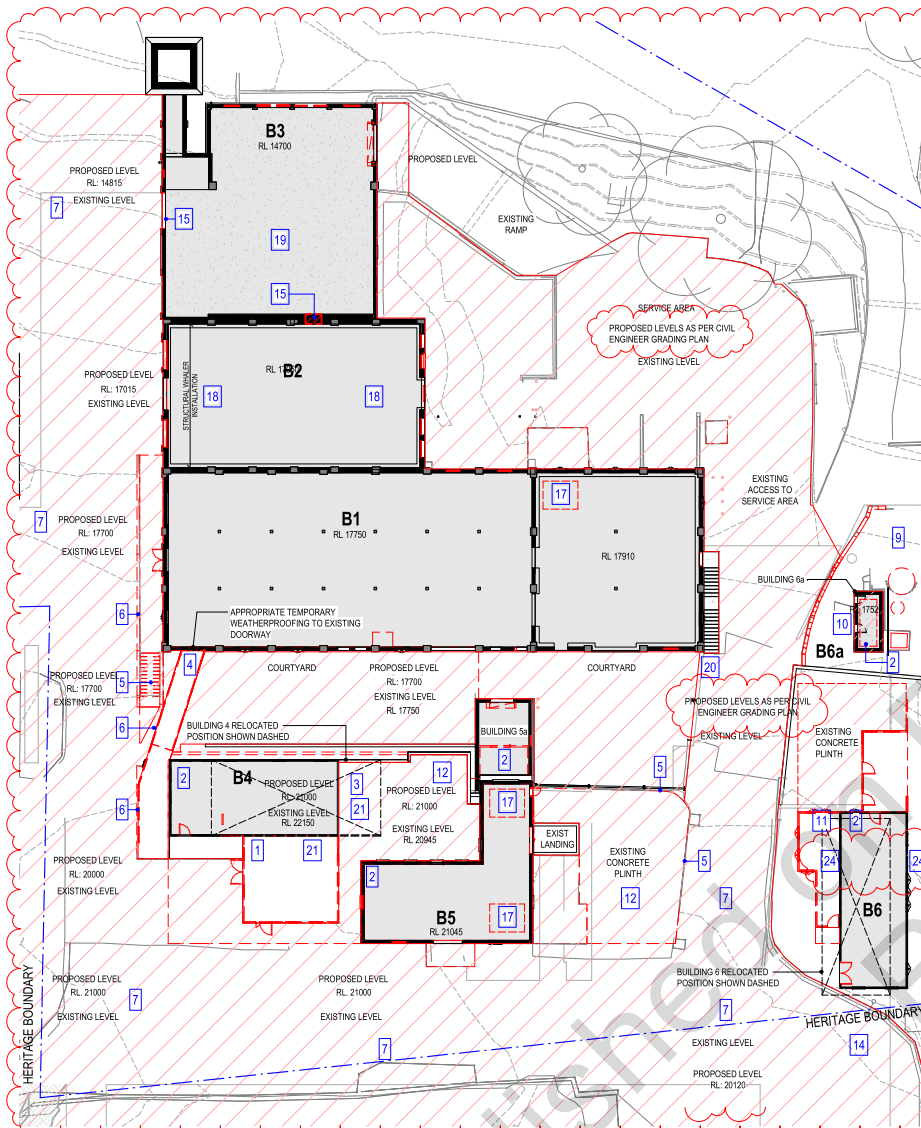
EXEMPTION CERTIFICATE

---	DEMOLISH
---	BUILDING FOOTPRINT RELOCATION

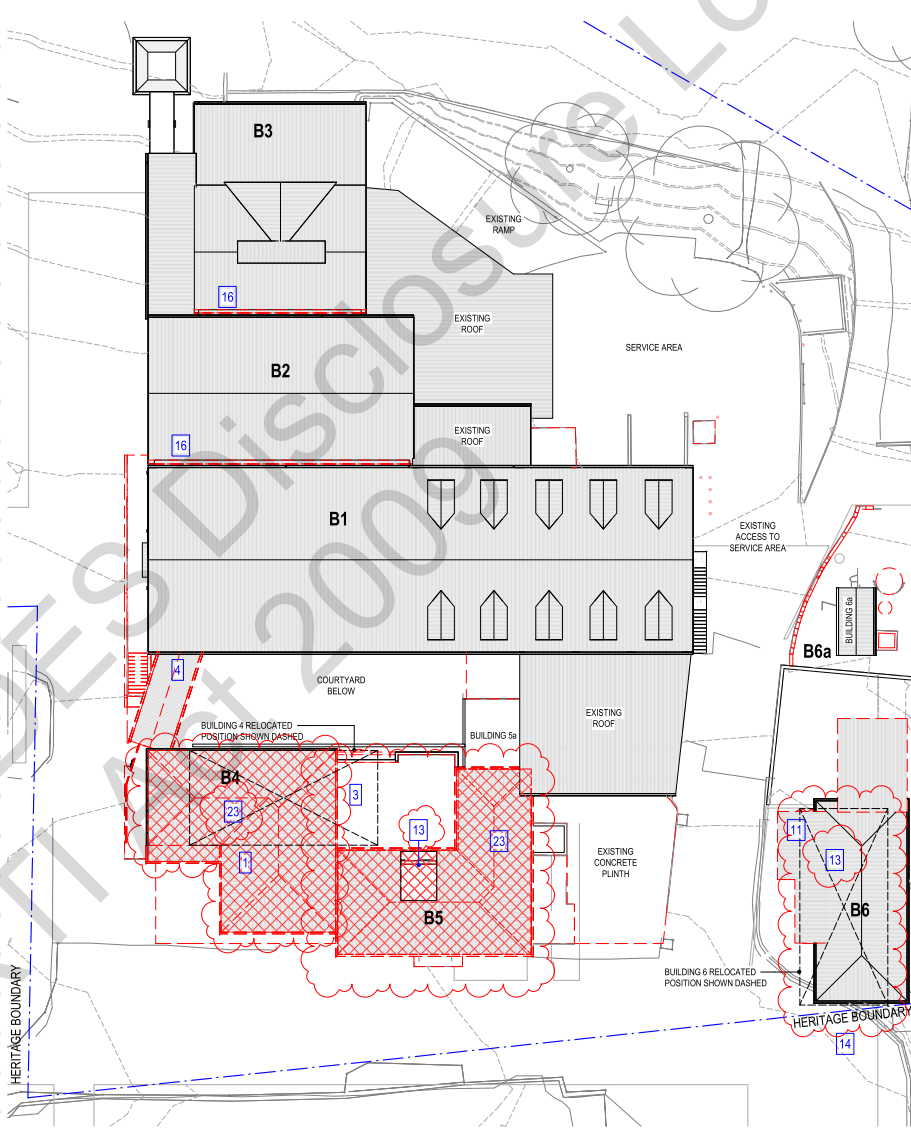
- E2 - Exemption Notes**
- Non-significant addition. Remove existing walls, windows, doors, roof and make good to suit with sealing of all openings to existing building. Missing external walls to be framed with temporary infill panel construction per previous exemption detail
 - All internal non-significant features including fixtures, fittings, finishes, linings and ceilings to be removed to reveal heritage fabric
 - Existing building to be temporarily relocated on site to facilitate in ground structural and retaining works. Building then moved back into position as shown and height adjusted to provide accessible entry / adaptive reuse
 - Link bridge to be removed and building made good to suit with appropriate temporary weatherproofing to existing doorway as required.
 - Existing stairs and floor structure to be removed
 - Existing retaining walls removed and made good to suit
 - Mixture of existing asphalt, concrete surfaces and bollards to be removed. Adjustment of existing levels to suit future works
 - Existing concrete floor to be removed
 - Mixture of existing walls, tanks, concrete and natural surfaces to be removed to suit future works
 - Existing doors to be kept and repaired as required
 - Non-significant addition. Remove existing walls, windows, doors, roof and make good to suit with sealing of all openings to existing building. Missing external walls to be framed with temporary infill panel construction per E1 exemption detail
 - Mixture of existing walls, plinths and concrete surfaces to be removed to suit future works
 - Missing portions of roof to be made good for sealing of existing building
 - Existing building to be relocated as shown and new footings required.
 - Later brick fill to original openings to be removed with original brick lintel to remain
 - Existing box gutters replaced
 - Zone for future slab services penetrations by future tenant
 - Structural whaler required to inside face of building 2 eastern and western facade
 - New topping slab required to building 3 for structural adequacy
 - Structural improvements required to corner of building 1b (underpinning)
 - New door and windows proposed for activation of proposed courtyards (refer proposed plans)
 - Existing openings infilled with new brick to match existing brick fabric
 - Existing roof in poor condition, new roof sheeting required. New sheet profile to match existing building
 - Vinyl cladding to be removed and pvc downpipes replaced to match existing. Where required, new roof sheeting profile to match existing.
- NOTE:**
Any fixings into significant fabric must ensure all face brickwork is retained intact and in-situ.

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1 E2 - Exemption Certificate Site Ground Floor Plan
1 : 200



2 E2 - Exemption Certificate Site Roof Plan
1 : 200

REV.	DATE	DESCRIPTION	INT.	DO NOT SCALE FROM DRAWING. DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.	PROJECT	CLIENT	DRAWING NAME	PROJECT NO. 1425	SCALE As indicated	A1
G	04/03/20	EXEMPTION CERTIFICATE	SSR		RIVER MAKERS PRECINCT	BMI GROUP	Demolition Plans			
H	05/03/20	EXEMPTION CERTIFICATE	SSR							
I	12/03/20	EXEMPTION CERTIFICATE	IV							
J	13/03/20	EXEMPTION CERTIFICATE	IV							
K	13/03/20	EXEMPTION CERTIFICATE	IV							
L	19/03/20	EXEMPTION CERTIFICATE	IV							
M	23/03/20	EXEMPTION CERTIFICATE	IV							



DRAWN	Author	CHECKED	Checker	PHASE	DWG NO.	REV.
A	CT	E2-180-01	M			

EXEMPTION CERTIFICATE

LEGEND:

- DEMOLISH
- BUILDING FOOTPRINT RELOCATION

E2 - Exemption Notes

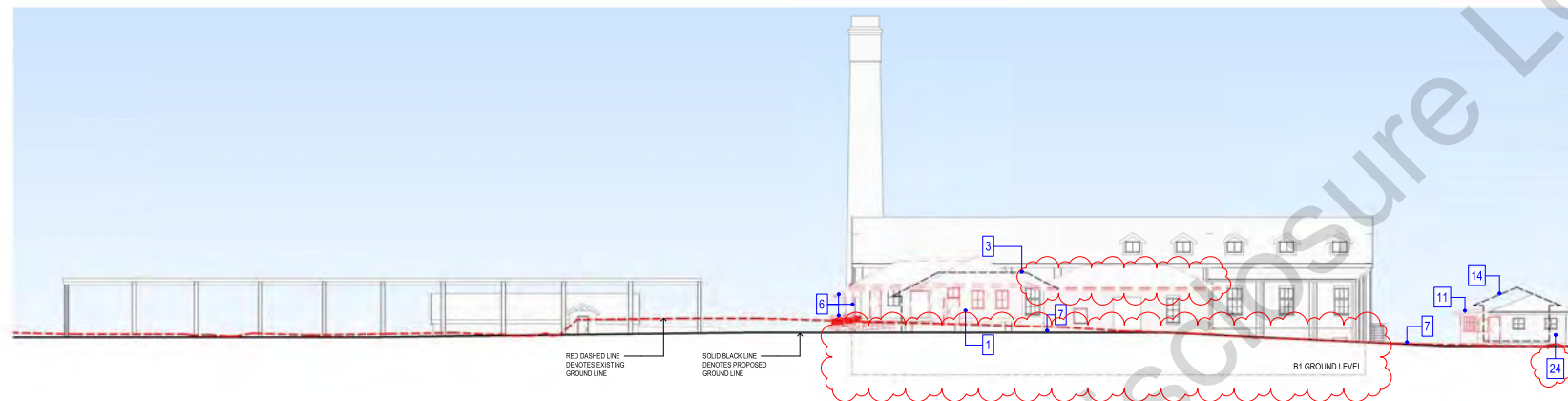
- Non-significant addition. Remove existing walls, windows, doors, roof and make good to suit with sealing of all openings to existing building. Missing external walls to be framed with temporary infill panel construction per previous exemption detail
- All internal non-significant features including fixtures, fittings, finishes, linings and ceilings to be removed to reveal heritage fabric
- Existing building to be temporarily relocated on site to facilitate in ground structural and retaining works. Building then moved back into position as shown and height adjusted to provide accessible entry / adaptive reuse
- Link bridge to be removed and building made good to suit with appropriate temporary weatherproofing to existing doorway as required.
- Existing stairs and floor structure to be removed
- Existing retaining walls removed and made good to suit
- Mixture of existing asphalt, concrete surfaces and bollards to be removed. Adjustment of existing levels to suit future works
- Existing concrete floor to be removed
- Mixture of existing walls, tanks, concrete and natural surfaces to be removed to suit future works
- Existing doors to be kept and repaired as required
- Non-significant addition. Remove existing walls, windows, doors, roof and make good to suit with sealing of all openings to existing building. Missing external walls to be framed with temporary infill panel construction per E1 exemption detail
- Mixture of existing walls, plinths and concrete surfaces to be removed to suit future works
- Missing portions of roof to be made good for sealing of existing building
- Existing building to be relocated as shown and new footings required.
- Later brick lintel to original openings to be removed with original brick lintel to remain
- Existing box gutters replaced
- Zone for future slab services penetrations by future tenant
- Structural whaler required to inside face of building 2 eastern and western facade
- New topping slab required to building 3 for structural adequacy
- Structural improvements required to corner of building 1b (underpinning)
- New door and windows proposed for activation of proposed courtyards (refer proposed plans)
- Existing openings infilled with new brick to match existing brick fabric.
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- Vinyl cladding to be removed and pvc downpipes replaced to match existing. Where required, new roof sheeting profile to match existing.

NOTE:

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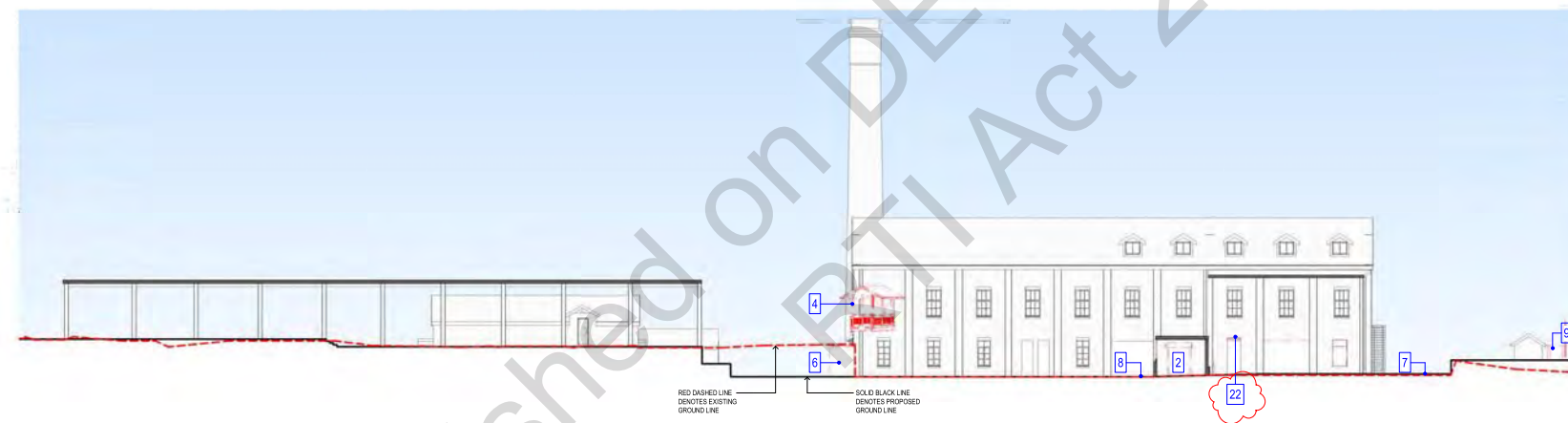
DEPARTMENT OF ENVIRONMENT AND SCIENCE
APPROVED FOR ISSUE
BY DELEGATED AUTHORITY

EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020



1 E2 - Exemption Certificate Elevation South A1

1: 200



2 E2 - Exemption Certificate Elevation South A2

1: 200

REV.	DATE	DESCRIPTION	INT.
E	07/02/20	EXEMPTION CERTIFICATE	IW
F	03/03/20	EXEMPTION CERTIFICATE	SSR
G	04/03/20	EXEMPTION CERTIFICATE	SSR
H	05/03/20	EXEMPTION CERTIFICATE	SSR
I	20/03/20	EXEMPTION CERTIFICATE	IW
J	17/03/20	EXEMPTION CERTIFICATE	IW
K	19/03/20	EXEMPTION CERTIFICATE	IW

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PROJECT
RIVER MAKERS PRECINCT
82 Colmslie Rd, Morningside, QLD

CLIENT
BMI GROUP
File B

DRAWING NAME
Demolition Elevations - South



PROJECT NO.	SCALE	As indicated	A1
DRAWN: Author	CHECKED: Checker		Size
DISC. A	PHASE CT	DWG NO. E2-180-02	REV. K

23/03/2020 4:40:48 PM

EXEMPTION CERTIFICATE

LEGEND:

- DEMOLISH
- BUILDING FOOTPRINT RELOCATION

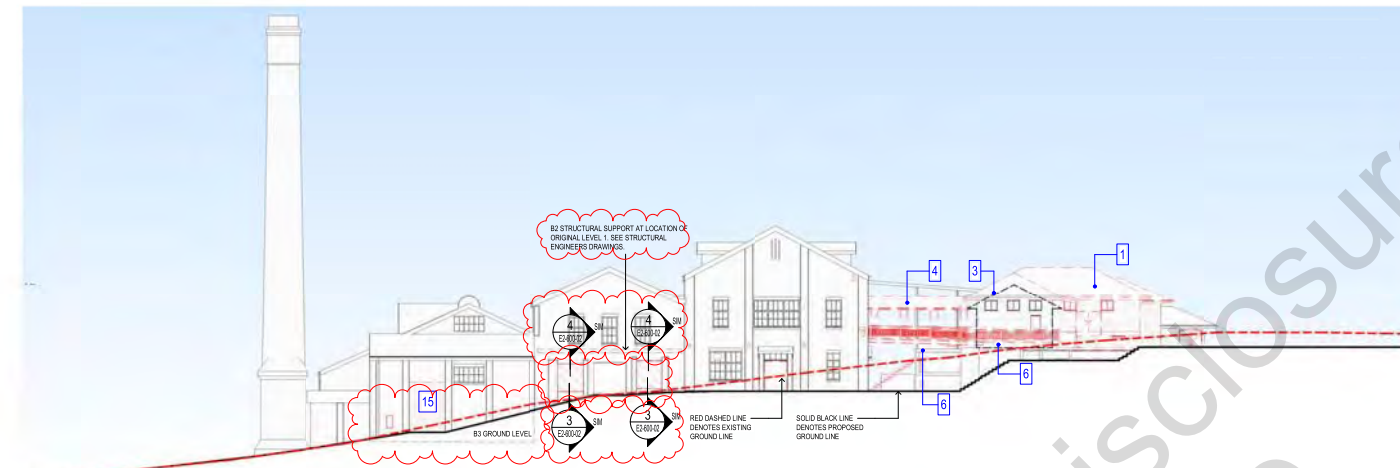
E2 - Exemption Notes

- Non-significant addition. Remove existing walls, windows, doors, roof and make good to suit with sealing of all openings to existing building. Missing external walls to be framed with temporary infill panel construction per previous exemption detail.
- All internal non-significant features including fixtures, fittings, finishes, linings and ceilings to be removed to reveal heritage fabric.
- Existing building to be temporarily relocated on site to facilitate in ground structural and retaining works. Building then moved back into position as shown and height adjusted to provide accessible entry / adaptive reuse.
- Link bridge to be removed and building made good to suit with appropriate temporary weatherproofing to existing doorway as required.
- Existing stairs and floor structure to be removed.
- Existing retaining walls removed and made good to suit.
- Mixture of existing asphalt, concrete surfaces and bollards to be removed. Adjustment of existing levels to suit future works.
- Existing concrete floor to be removed.
- Mixture of existing walls, tanks, concrete and natural surfaces to be removed to suit future works.
- Existing doors to be kept and repaired as required.
- Non-significant addition. Remove existing walls, windows, doors, roof and make good to suit with sealing of all openings to existing building. Missing external walls to be framed with temporary infill panel construction per E1 exemption detail.
- Mixture of existing walls, plinths and concrete surfaces to be removed to suit future works.
- Missing portions of roof to be made good for sealing of existing building.
- Existing building to be relocated as shown and new footings required.
- Later brick wall to original openings to be removed with original brick lintel to remain.
- Existing box gutters replaced.
- Zone for future slab services penetrations by future tenant.
- Structural whaler required to inside face of building 2 eastern and western facade.
- New topping slab required to building 3 for structural adequacy.
- Structural improvements required to corner of building 1b (underpinning).
- New door and windows proposed for activation of proposed courtyards (refer proposed plans).
- Existing openings infilled with new brick to match existing brick fabric.
- Existing roof in poor condition, new roof sheeting required. New sheeting profile to match existing building.
- Vinyl cladding to be removed and pvc downpipes replaced to match existing. Where required, new roof sheeting profile to match existing.

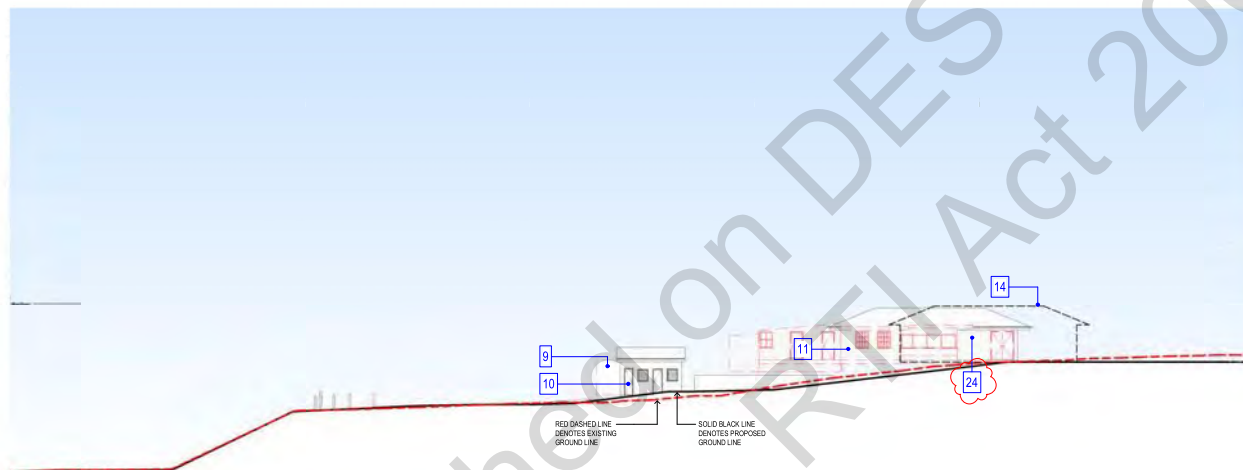
NOTE:
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DEPARTMENT OF ENVIRONMENT AND SCIENCE
APPROVED FOR ISSUE
BY DELEGATED AUTHORITY

EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020



1 E2 - Exemption Certificate Elevation West A
E2-100-02 1:200



2 E2 - Exemption Certificate Elevation West B
E2-100-03 1:200

REV.	DATE	DESCRIPTION	INT.	PROJECT	CLIENT	DRAWING NAME	PROJECT NO. 1425	SCALE As indicated	A1
D	03/03/20	EXEMPTION CERTIFICATE	SSR	RIVER MAKERS PRECINCT	BMI GROUP	Demolition Elevations - West	Author	Checked	A1
E	04/03/20	EXEMPTION CERTIFICATE	SSR						
F	05/03/20	EXEMPTION CERTIFICATE	SSR	82 Colmslie Rd, Morningside, QLD	File B		A	CT	J
G	12/03/20	EXEMPTION CERTIFICATE	IW						
H	12/03/20	EXEMPTION CERTIFICATE	IW						
I	19/03/20	EXEMPTION CERTIFICATE	IW						
J	23/03/20	EXEMPTION CERTIFICATE	IW						

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PROJECT
RIVER MAKERS PRECINCT
82 Colmslie Rd, Morningside, QLD

CLIENT
BMI GROUP
File B

DRAWING NAME
Demolition Elevations - West



DISC.	PHASE	DWG NO.	REV.
A	CT	E2-180-03	J

EXEMPTION CERTIFICATE

LEGEND:

---	DEMOLISH
---	BUILDING FOOTPRINT RELOCATION

E2 - Exemption Notes

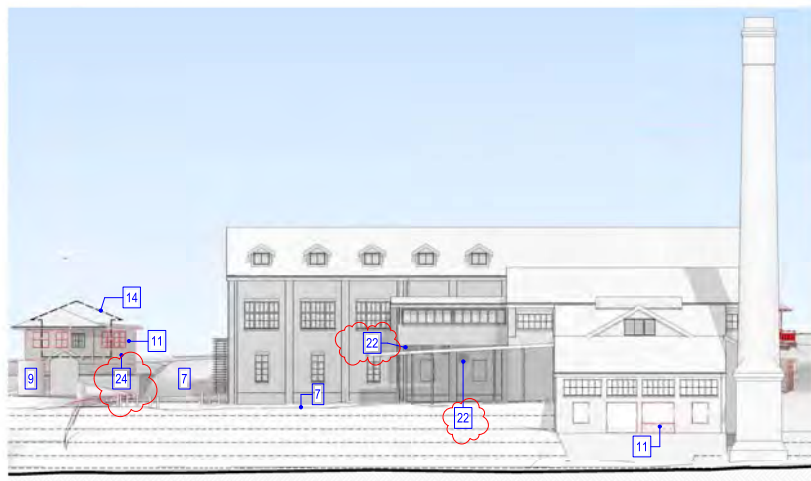
1. Non-significant addition. Remove existing walls, windows, doors, roof and make good to suit with sealing of all openings to existing building. Missing external walls to be framed with temporary infill panel construction per previous exemption detail
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5. Existing stairs and floor structure to be removed
6. Existing retaining walls removed and made good to suit
7. Mixture of existing asphalt, concrete surfaces and bollards to be removed. Adjustment of existing levels to suit future works
8. Existing concrete floor to be removed
9. Mixture of existing walls, tanks, concrete and natural surfaces to be removed to suit future works
10. Existing doors to be kept and repaired as required
11. Non-significant addition. Remove existing walls, windows, doors, roof and make good to suit with sealing of all openings to existing building. Missing external walls to be framed with temporary infill panel construction per E1 exemption detail
12. Mixture of existing walls, plinths and concrete surfaces to be removed to suit future works
13. Missing portions of roof to be made good for sealing of existing building
14. Existing building to be relocated as shown and new footings required
15. Later brick infill to original openings be removed with original brick lintel to remain
16. Existing box gutters replaced
17. Zone for future slab services penetrations by future tenant
18. Structural whaler required to inside face of building 2 eastern and western facade
19. New topping slab required to building 3 for structural adequacy
20. Structural improvements required to corner of building 1b (underpinning)
21. New door and windows proposed for activation of proposed courtyards (refer proposed plans)
22. Existing openings infilled with new brick to match existing brick fabric.
23. Existing roof in poor condition, new roof sheeting required. New sheet profile to match existing building.
24. Vinyl cladding to be removed and pvc downpipes replaced to match existing. Where required, new roof sheeting profile to match existing.

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DEPARTMENT OF ENVIRONMENT AND SCIENCE
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EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020



1 E2 - Exemption Certificate Elevation North
1:200

REV.	DATE	DESCRIPTION	INT.	PROJECT	CLIENT	DRAWING NAME					PROJECT NO. 1425	SCALE As indicated	A1
D	24/01/20	EXEMPTION CERTIFICATE	SSR	RIVER MAKERS PRECINCT 82 Colmslie Rd, Morningside, QLD	BMI GROUP File B	Demolition Elevations - North		LEVEL 2, 81 EDWARD ST, BRISBANE 4000 GPO BOX 2288, BRISBANE 4001 +61 7 3156 8888 www.o'Neillarchitecture.com.au	DRAWN: Author CHECKED: Checker	DISC. A	PHASE 45 of 90 CT	DWG NO. E2-180-05	REV. J
E	07/02/20	EXEMPTION CERTIFICATE	IW										
F	03/02/20	EXEMPTION CERTIFICATE	SSR										
G	04/03/20	EXEMPTION CERTIFICATE	SSR										
H	20/03/20	EXEMPTION CERTIFICATE	SSR										
I	12/03/20	EXEMPTION CERTIFICATE	IW										
J	19/03/20	EXEMPTION CERTIFICATE	IW										

EXEMPTION CERTIFICATE

LEGEND:

DEMOLISH

BUILDING FOOTPRINT RELOCATION

E2 - Exemption Notes

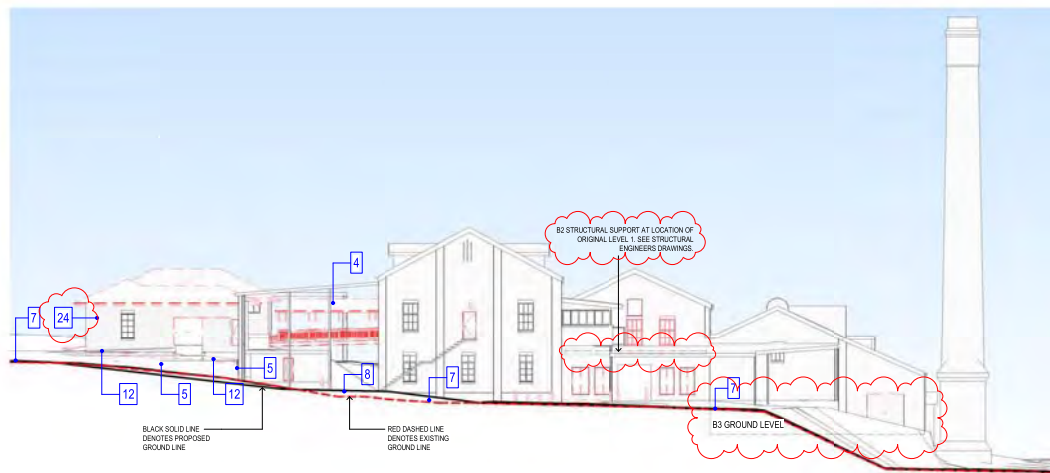
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EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020



1 E2 - Exemption Certificate Elevation East 1:200
1:200

REV.	DATE	DESCRIPTION	INT.
C	07/02/20	EXEMPTION CERTIFICATE	IW
D	03/03/20	EXEMPTION CERTIFICATE	SSR
E	04/03/20	EXEMPTION CERTIFICATE	SSR
F	05/03/20	EXEMPTION CERTIFICATE	SSR
G	20/03/20	EXEMPTION CERTIFICATE	IW
H	19/03/20	EXEMPTION CERTIFICATE	IW
I	23/03/20	EXEMPTION CERTIFICATE	IW

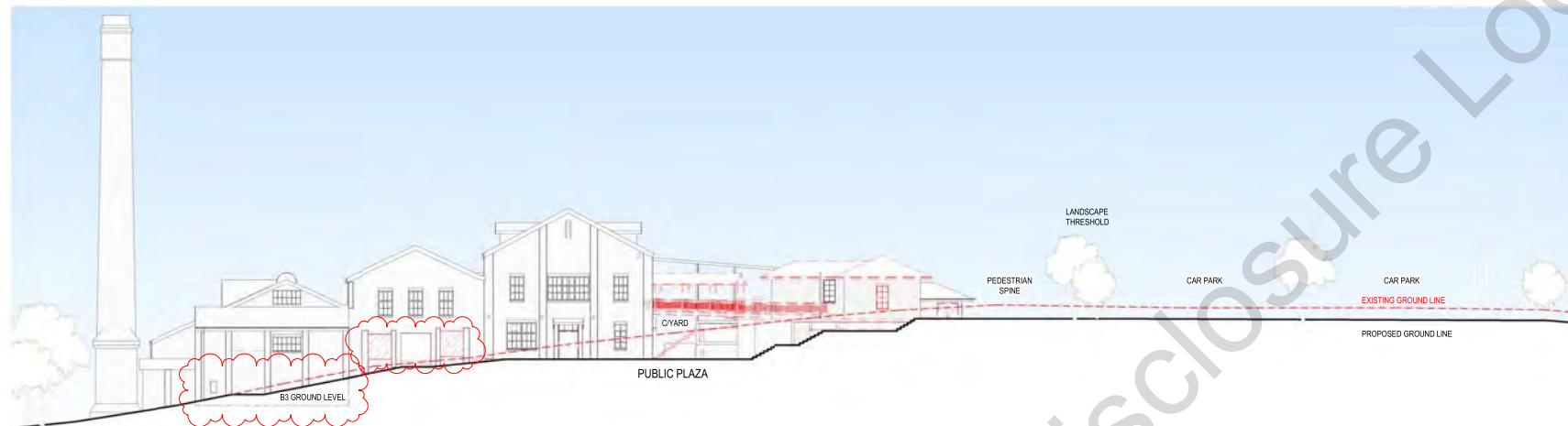
PROJECT
RIVER MAKERS PRECINCT
82 Colmslie Rd, Morningside, QLD

CLIENT
BMI GROUP
File B

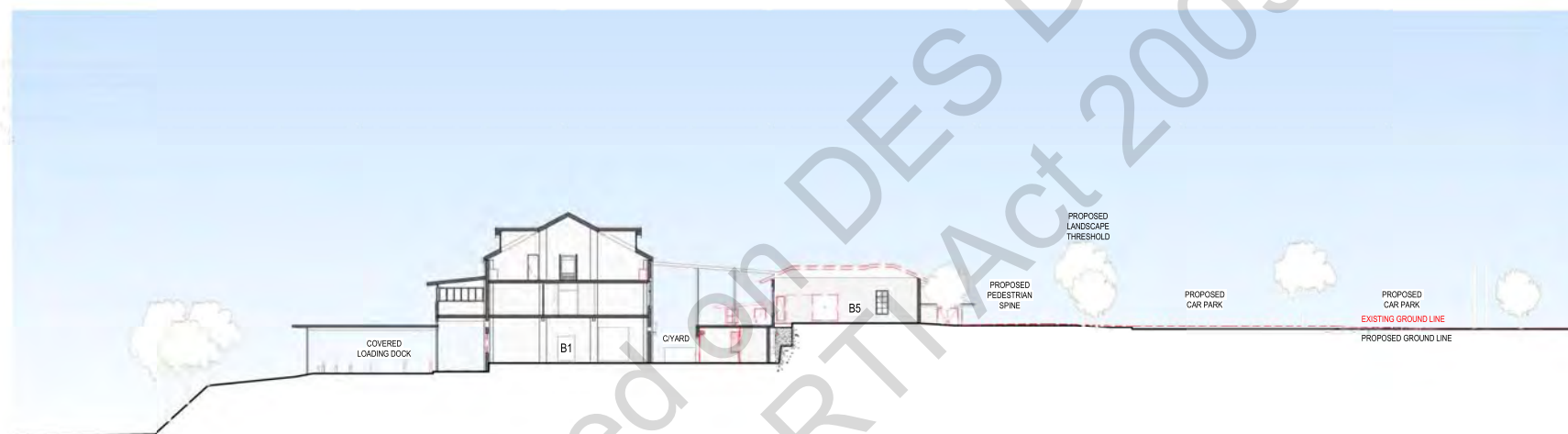
DRAWING NAME
Demolition Elevations - East



PROJECT NO.	SCALE	As indicated	A1
DRAWN: Author	CHECKED: Checker		Size
DISC. A	PHASE CT	DWG NO. E2-180-06	REV. I



1 E2 - Exemption Certificate Section 1 (PLAZA)
1:200



2 E2 - Exemption Certificate Section 2 (B1+B2+B3+B5)
1:200



3 E2 - Exemption Certificate Section 3 (B4+B5+B9)
1:200

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EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

REV.	DATE	DESCRIPTION	INT.
B	24/01/20	EXEMPTION CERTIFICATE	SSR
C	07/02/20	EXEMPTION CERTIFICATE	IW
D	03/03/20	EXEMPTION CERTIFICATE	SSR
E	04/03/20	EXEMPTION CERTIFICATE	SSR
F	26/03/20	EXEMPTION CERTIFICATE	SSR
G	12/03/20	EXEMPTION CERTIFICATE	IW
H	17/03/20	EXEMPTION CERTIFICATE	IW

PROJECT
RIVER MAKERS PRECINCT
82 Colmslie Rd, Morningside, QLD

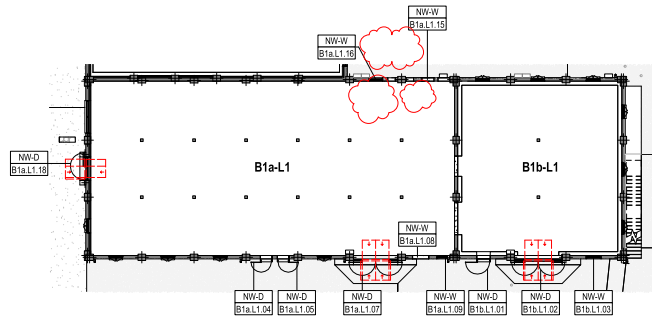
CLIENT
BMI GROUP
File B

DRAWING NAME
Demolition - Sections

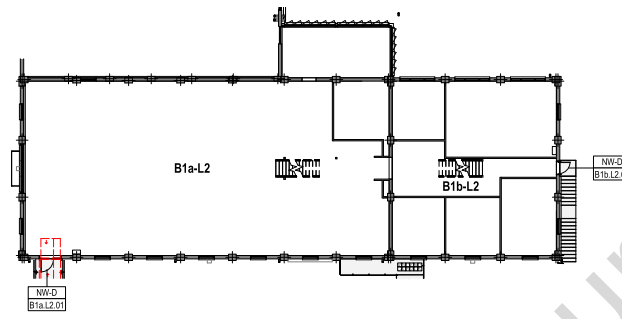


PROJECT NO. 1425	SCALE 1:200	A1
DRAWN: Author	CHECKED: Checker	Size
DISC. A	PHASE CT	DWG NO. E2-180-07
REV. H		

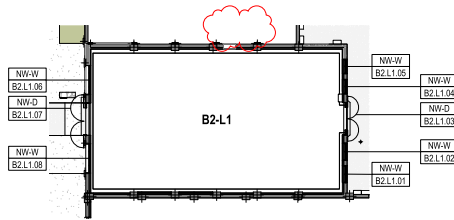
EXEMPTION CERTIFICATE



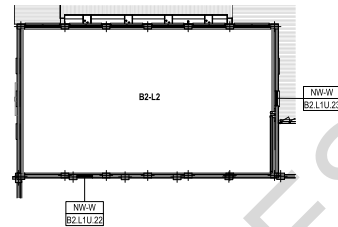
1 B1 - Opening Reference Plan (Level 1)
1:200



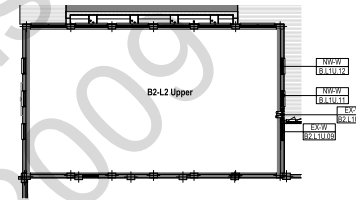
2 B1 - Opening Reference Plan (Level 2)
1:200



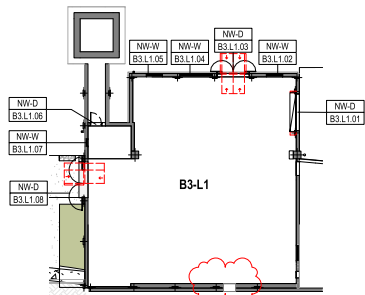
3 B2 - Opening Reference Plan (Level 1)
1:200



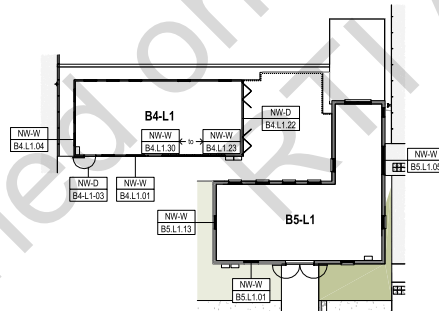
4 B2 - Opening Reference Plan (Level 2)
1:200



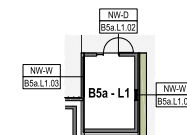
5 B2 - Opening Reference Plan (Level 2U)
1:200



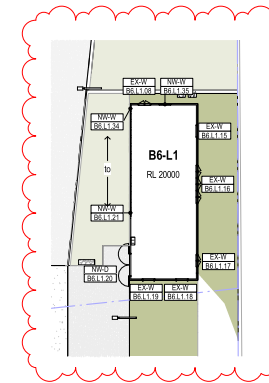
6 B3 - Opening Reference Plan (Level 1)
1:200



7 B4+5 - Opening Reference Plan (Level 1)
1:200



8 B5a - Opening Reference Plan (Level 1)
1:200



9 B6 - Opening Reference Plan
1:200

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BY DELEGATED AUTHORITY

EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

REV.	DATE	DESCRIPTION	INT.
A	17/01/20	INFORMATION	IW
B	24/01/20	EXEMPTION CERTIFICATE	SSR
C	07/02/20	EXEMPTION CERTIFICATE	IW
D	04/03/20	EXEMPTION CERTIFICATE	SSR
E	20/03/20	EXEMPTION CERTIFICATE	SSR
F	20/03/20	EXEMPTION CERTIFICATE	IW
G	30/03/20	EXEMPTION CERTIFICATE	IW

PROJECT
RIVERMAKERS HQ
82 Colmslie Rd, Morningside, QLD

CLIENT
BMI GROUP
File B

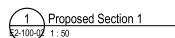
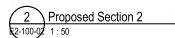
DRAWING NAME
Proposed Opening Reference
Plans



DISC.	PHASE	DWG NO.	REV.
A	CT	E2-200-01	G

CODE ABBREVIATIONS

Code	Description
EMRS	Existing Metal Roof Sheeting
ESS	Existing Structural Steel
N-BAL01	Balustrade - CFC + Posts
N-BAL02	Balustrade - Aluminium Verticals
N-SOL	Steel bollard
N-COM01	Concrete - Brown Finish
N-COM02	Concrete - Off Form Timber
N-EG02	Eaves Gutter to match existing building
N-HDR01	Handrail
N-MRS01	Metal Roof Sheeting
N-MRS02	2500 Roof Sheeting to match existing buildings
N-PRS01	Plastic Roof Sheeting
N-TIM01	Timber Seat Top



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DATE: 01 MAY 2020

REV.	DATE	DESCRIPTION	INT.
A	12/03/20	EXEMPTION CERTIFICATE	IW
B	13/03/20	EXEMPTION CERTIFICATE	IW
C	17/03/20	EXEMPTION CERTIFICATE	IW
D	18/03/20	EXEMPTION CERTIFICATE	IW
E	19/03/20	EXEMPTION CERTIFICATE	IW
F	23/03/20	EXEMPTION CERTIFICATE	IW

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PROJECT
RIVER MAKERS PRECINCT
82 Colmslie Rd, Morningside, QLD

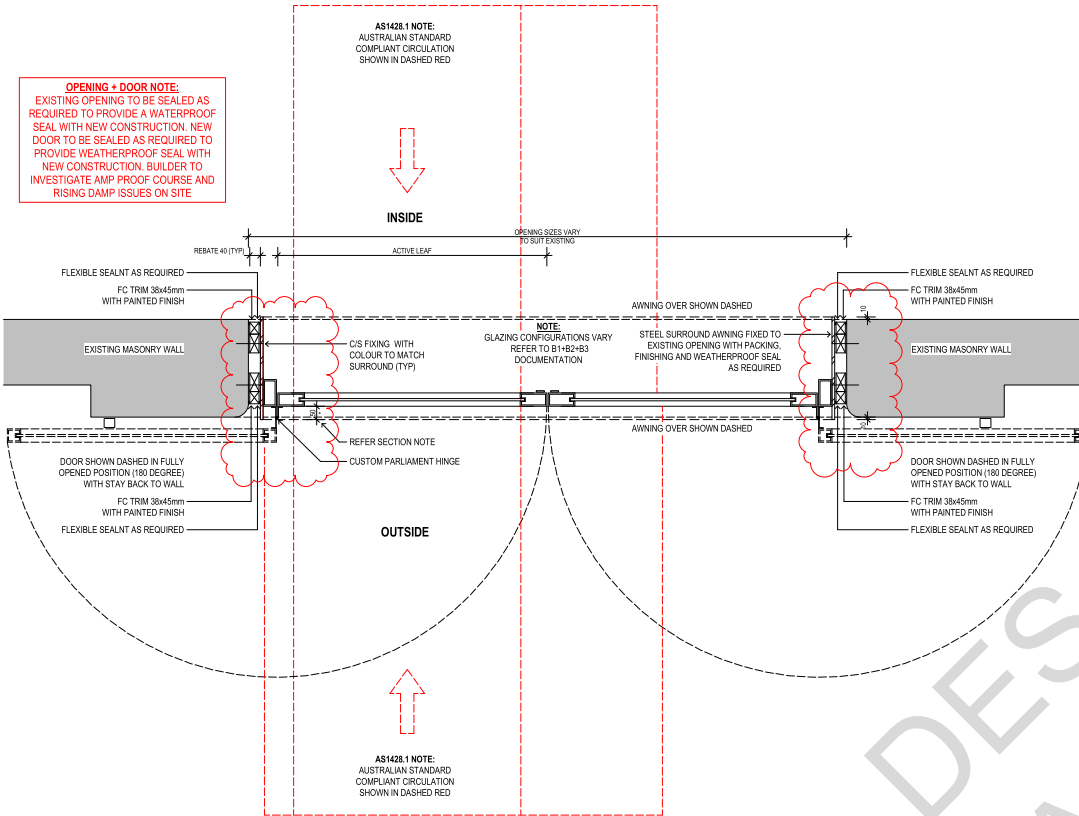
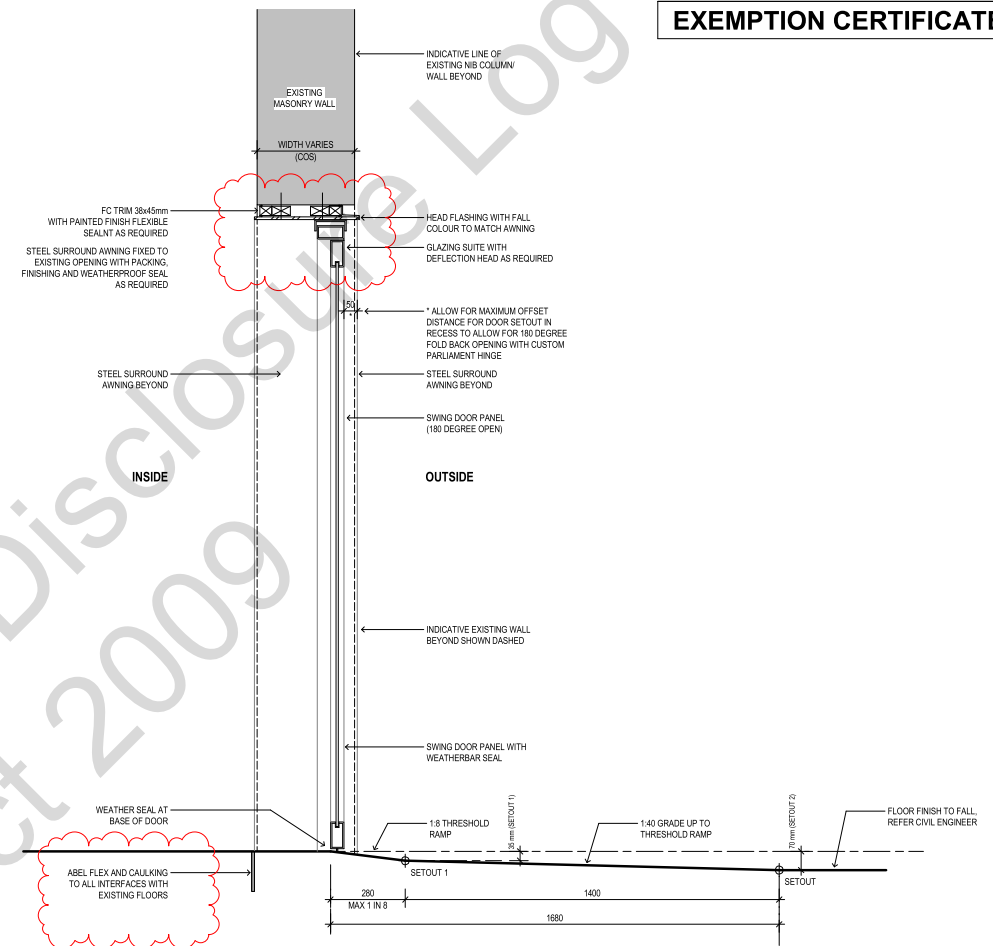
CLIENT
BMI GROUP
File B

DRAWING NAME	Proposed Detail Section
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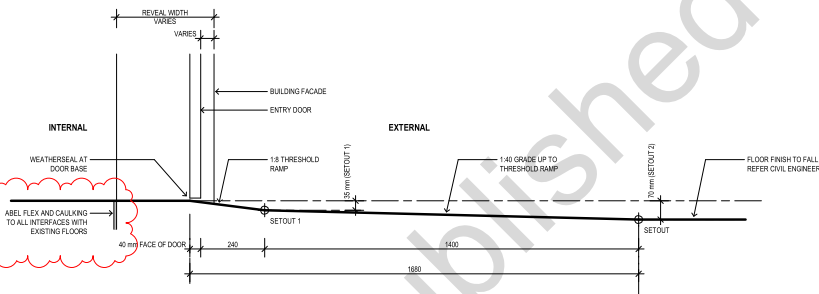


PROJECT NO. 1425		SCALE 1 : 50		A1 Size
DRAWN: Author		CHECKED: Checker		
DISC. A	PHASE CT	DWG NO. E2-450-01	REV. F	

EXEMPTION CERTIFICATE



1 E2 - Typical Entry Door Details (B1+B2+B3)
1:10



2 E2 - Typical Entry Threshold Detail Type 1
1:10

DEPARTMENT OF ENVIRONMENT AND SCIENCE
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BY DELEGATED AUTHORITY
EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

REV.	DATE	DESCRIPTION	INT.
A	03/03/20	EXEMPTION CERTIFICATE	SSR
B	04/03/20	EXEMPTION CERTIFICATE	SSR
C	05/03/20	EXEMPTION CERTIFICATE	SSR
D	12/03/20	EXEMPTION CERTIFICATE	IV
E	20/03/20	EXEMPTION CERTIFICATE	IV

PROJECT
RIVER MAKERS PRECINCT
82 Colmslie Rd, Morningside, QLD

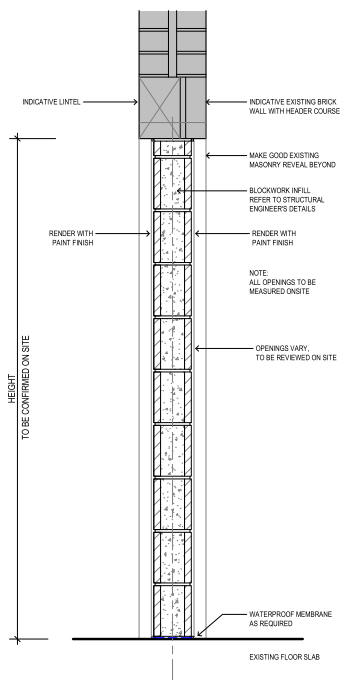
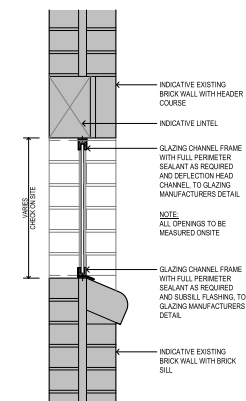
CLIENT
BMI GROUP
File B

DRAWING NAME
Exemption Certificate - Typical
Details Sht 1

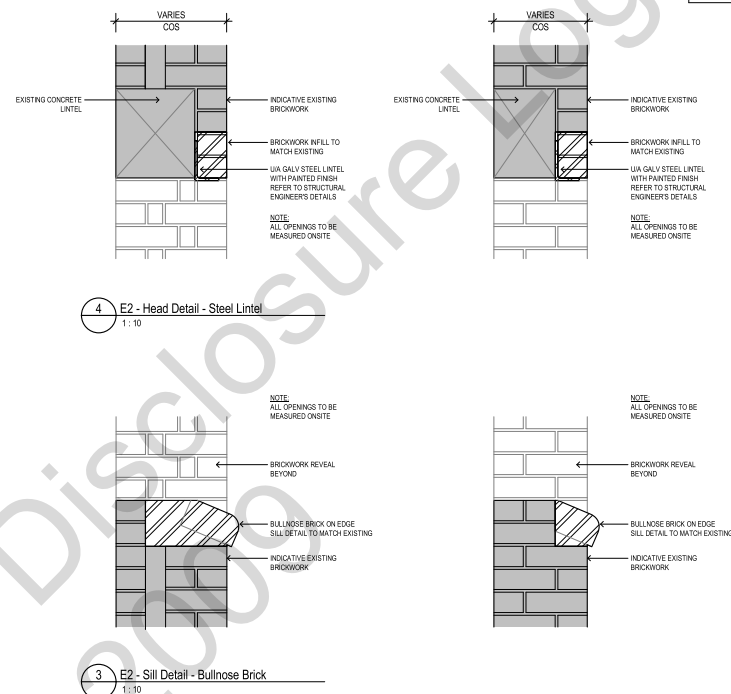
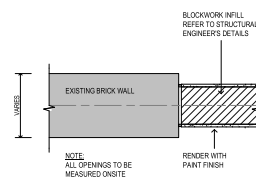
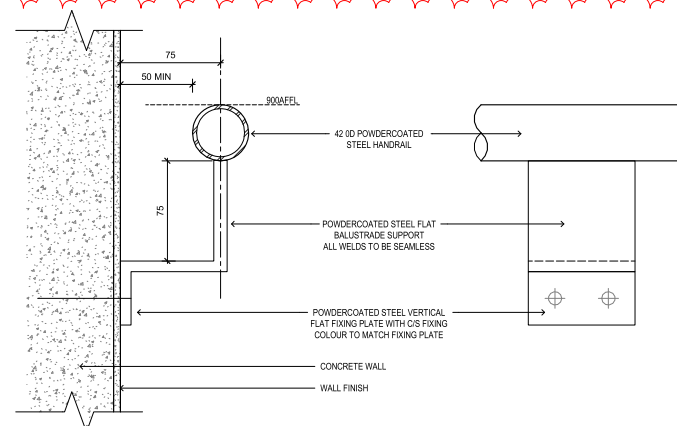


PROJECT NO. 1425	SCALE 1:10	A1
DRAWN: Author	CHECKED: Checker	Size
DISC. 50 of 90	PHASE CT	DWG NO. E2-600-01
REV. E		

EXEMPTION CERTIFICATE

1 E2 - Typical Opening Infill Detail
1:102 E2 - Typical Window Sill + Head Detail - New Window
1:10

OPENING + DOOR NOTE:
EXISTING OPENING TO BE SEALED AS REQUIRED TO PROVIDE A WATERPROOF SEAL WITH NEW CONSTRUCTION. NEW DOOR TO BE SEALED AS REQUIRED TO PROVIDE WEATHERPROOF SEAL WITH NEW CONSTRUCTION. BUILDER TO INVESTIGATE DAMP PROOF COURSE AND RISING DAMP ISSUES ON SITE

4 E2 - Head Detail - Steel Linel
1:103 E2 - Sill Detail - Bullnose Brick
1:106 E2 - Typical Opening Infill Plan Detail
1:105 E2 - Typical Handrail Detail (New Concrete Wall Only)
1:2

DEPARTMENT OF ENVIRONMENT AND SCIENCE
APPROVED FOR ISSUE
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EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

REV.	DATE	DESCRIPTION	INT.	PROJECT	CLIENT	DRAWING NAME	PROJECT NO. 1425	SCALE As indicated	A1
A	03/03/20	EXEMPTION CERTIFICATE	SSR	RIVER MAKERS PRECINCT	BMI GROUP	Exemption Certificate - Typical	DRAWN: Author	CHECKED: Checker	Size
B	04/03/20	EXEMPTION CERTIFICATE	SSR			Details Sht 2	DISC.	PHASE	DWG NO.
C	05/03/20	EXEMPTION CERTIFICATE	SSR				CT	E2-600-02	REV.
D	12/03/20	EXEMPTION CERTIFICATE	IV						E
E	20-158	EXEMPTION CERTIFICATE	IV						

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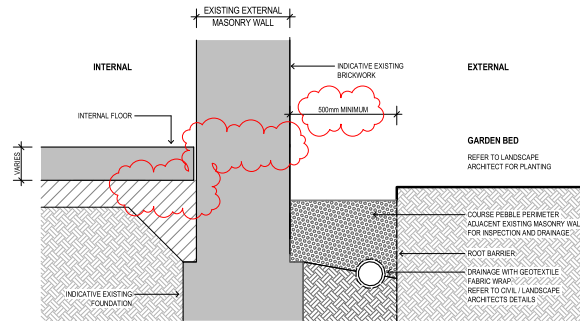
PROJECT
RIVER MAKERS PRECINCT
82 Colmslie Rd, Morningside, QLD

CLIENT
BMI GROUP
File B

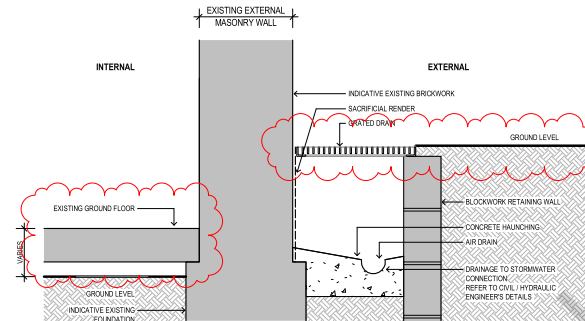
DRAWING NAME
Exemption Certificate - Typical
Details Sht 2



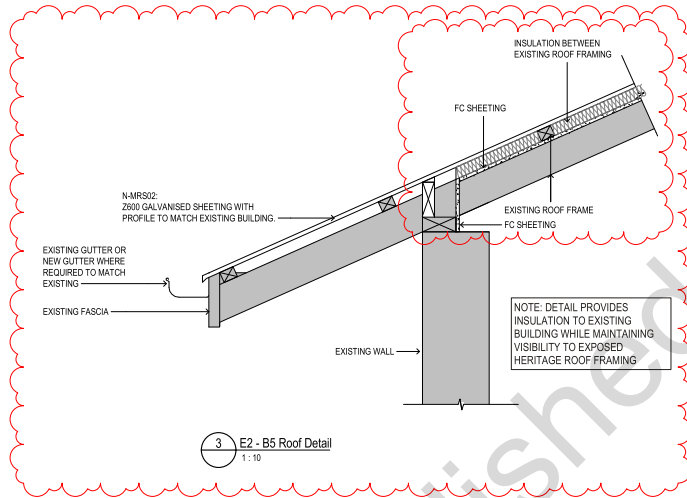
PROJECT NO. 1425 SCALE As indicated A1
DRAWN: Author CHECKED: Checker
DISC. PHASE DWG NO. REV.
CT 51 of 90 E2-600-02 E



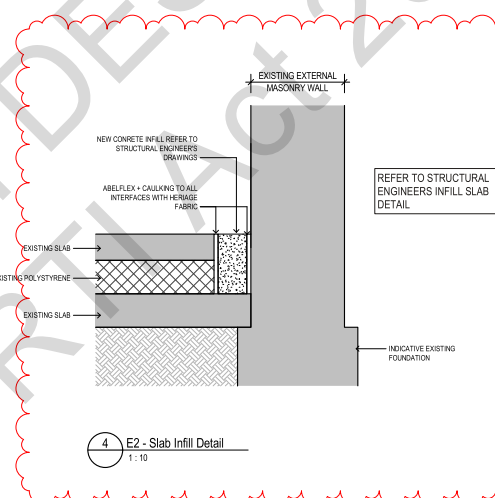
1 E2 - Drainage Perimeter - Aggregate
1:10



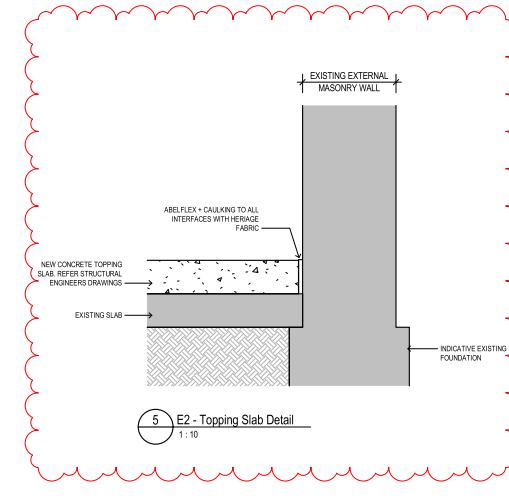
2 E2 - Drainage Perimeter - Grated
1:10



3 E2 - B5 Roof Detail
1:10



4 E2 - Slab Infill Detail
1:10



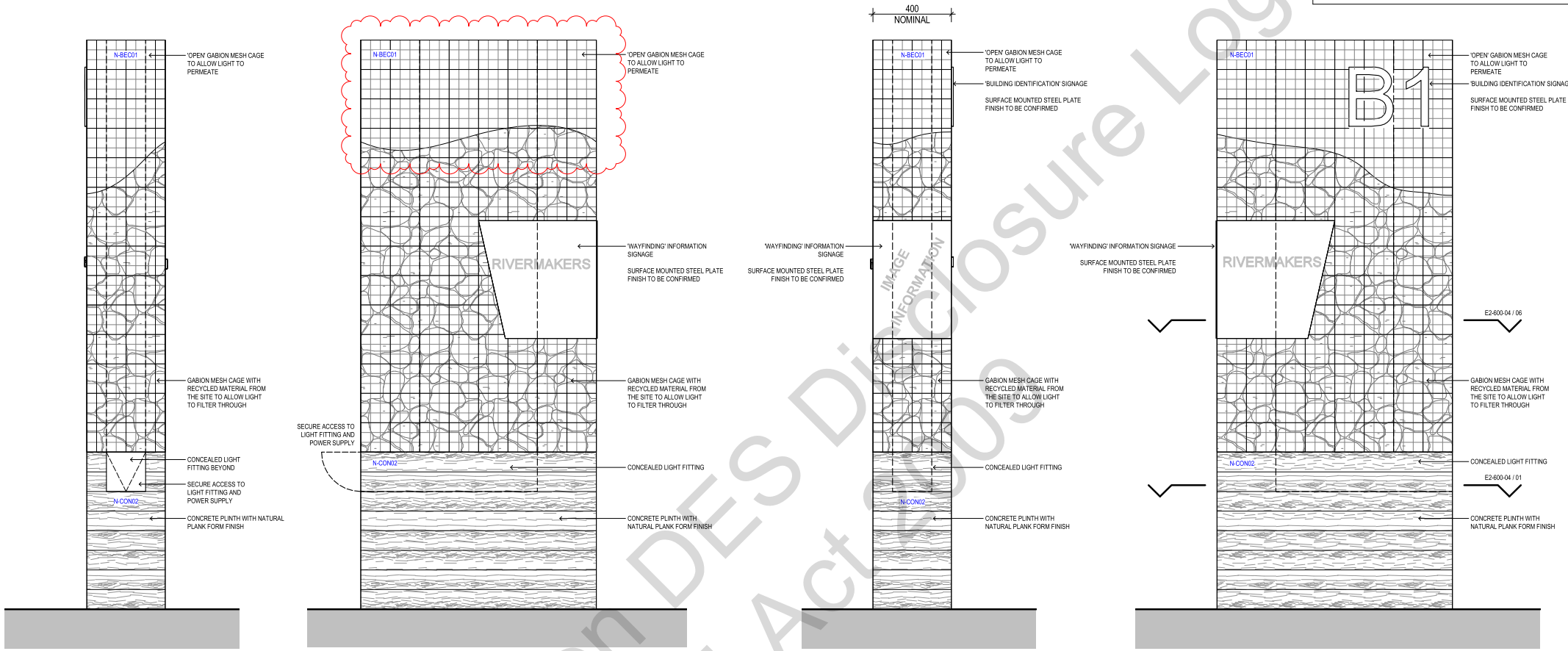
5 E2 - Topping Slab Detail
1:10

DEPARTMENT OF ENVIRONMENT AND SCIENCE
APPROVED FOR ISSUE
BY DELEGATED AUTHORITY
EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

REV.	DATE	DESCRIPTION	INT.																		
A	17/03/20	EXEMPTION CERTIFICATE	IW	DO NOT SCALE FROM DRAWING. DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.	PROJECT	RIVER MAKERS PRECINCT	CLIENT	BMI GROUP	DRAWING NAME	Exemption Certificate - Typical		PROJECT NO. 1425	SCALE 1:10	A1	Size						
B	19/03/20	EXEMPTION CERTIFICATE	IW	ELECTRONIC DRAWINGS ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY. ANY DIMENSIONS NOT NOMINATED MUST BE REFERRED TO THE ARCHITECT FOR CONFIRMATION.								DRAWN: Author	CHECKED: Checker								
C	23/03/20	EXEMPTION CERTIFICATE	IW	THE CONCEPTS AND INFORMATION CONTAINED IN THIS DOCUMENT ARE THE COPYRIGHT OF O'NEILL ARCHITECTURE. USE OR COPYING OF THE DOCUMENT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF O'NEILL ARCHITECTURE CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.		82 Colmslie Rd, Morningside, QLD	File B		Details Sht 3			DISC.	PHASE		DWG NO.	REV.					
20-158											52 of 90		CT	E2-600-03	C						



EXEMPTION CERTIFICATE

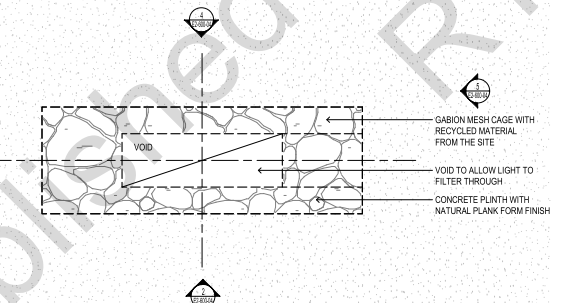


5 Elevation Detail
1:10

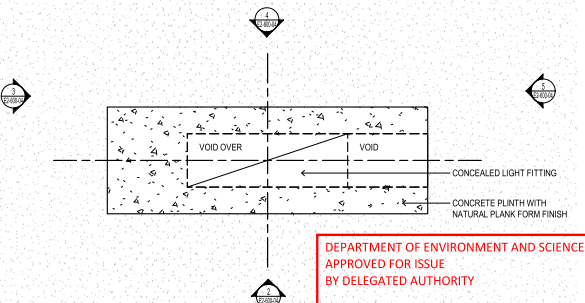
4 Elevation Detail
1:10

3 Elevation Detail
1:10

2 Elevation Detail
1:10



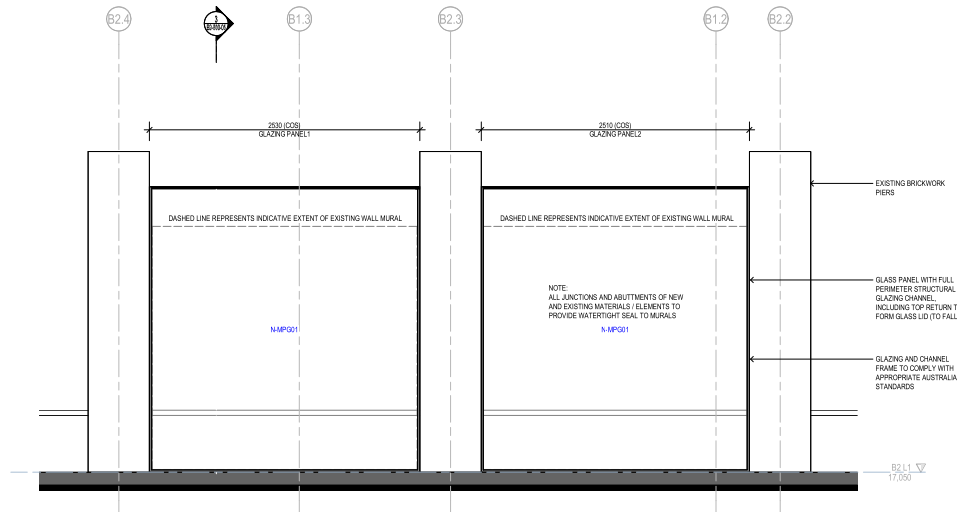
6 Plan Detail - Wayfinding Beacon
1:10



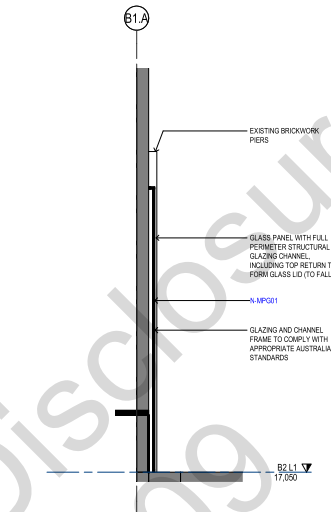
1 Plan Detail - Wayfinding Beacon
1:10

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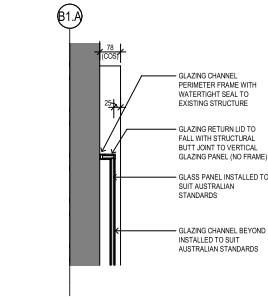
REV.	DATE	DESCRIPTION	INT.	PROJECT	CLIENT	DRAWING NAME	PROJECT NO. 1425	SCALE 1:10	A1
A	17/03/20	EXEMPTION CERTIFICATE	IW	RIVER MAKERS PRECINCT	BMI GROUP	Exemption Certificate - Typical	Author	Checked: Checker	Size
B	23/03/20	EXEMPTION CERTIFICATE	IW	82 Colmslie Rd, Morningside, QLD	File B	Details Sht 4	Disc.	Phase	Rev.
20-158		DO NOT SCALE FROM DRAWING. DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR. ELECTRONIC DRAWINGS ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY. ANY DIMENSIONS NOT NOMINATED MUST BE REFERRED TO THE ARCHITECT FOR CONFIRMATION. THE CONCEPTS AND INFORMATION CONTAINED IN THIS DOCUMENT ARE THE COPYRIGHT OF O'NEILL ARCHITECTURE. USE OR COPYING OF THE DOCUMENT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF O'NEILL ARCHITECTURE CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.		O'NEILL ARCHITECTURE LEVEL 2, 81 EDWARD ST, BRISBANE 4000 GPO BOX 2288, BRISBANE 4001 +61 7 3156 8888 www.oneillarchitecture.com.au		DWG NO. E2-600-04		B	



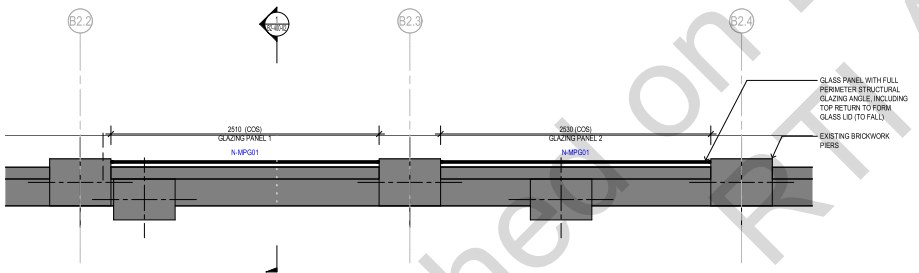
2 E2 - Typical Mural Glazing Panel - Elevation Detail
1:25



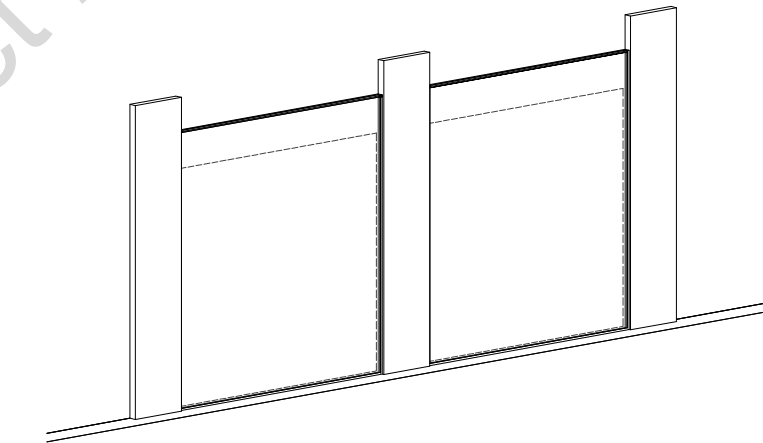
3 E2 - Typical Mural Glazing Panel - Section Detail
1:25



4 Typical Mural Glazing Panel - Fixing Detail
1:10



1 Typical Mural Glazing Panel - Plan Detail
1:25



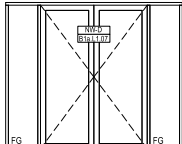
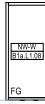
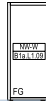
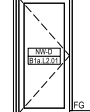
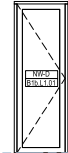
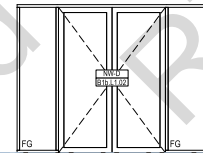
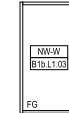
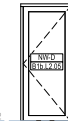
5 E2 - Typical Mural Glazing Frame 3D

DEPARTMENT OF ENVIRONMENT AND SCIENCE
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EXEMPTION CERTIFICATE ref: 202002-10008 EC
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REV.	DATE	DESCRIPTION	INT.	PROJECT	CLIENT	DRAWING NAME	PROJECT NO.	SCALE	Size
A	23/03/20	EXEMPTION CERTIFICATE	IV	RIVER MAKERS PRECINCT	BMI GROUP	Mural Protection Details	1425	As indicated	A1
20-158				82 Colmslie Rd, Morningside, QLD	File B		Author	Checker	
							Disc	Phase	DWG NO.
							CT	54 of 90	E2-600-05
								REV.	A



EXEMPTION CERTIFICATE

 <p>EXISTING / NEW: DOOR TYPE.: DOOR No.:</p> <p>NEW DOOR NW-D B1a.L1.04</p> <p>EXISTING CONDITION: EXISTING OPENING ON SITE BOARDED UP WITH FC</p> <p>PROPOSED WORKS: NEW GLASS DOOR WITH METAL FRAME</p>	 <p>EXISTING / NEW: DOOR TYPE.: DOOR No.:</p> <p>NEW DOOR NW-D B1a.L1.05</p> <p>EXISTING CONDITION: EXISTING OPENING ON SITE BOARDED UP WITH FC</p> <p>PROPOSED WORKS: NEW GLASS DOOR WITH METAL FRAME</p>	 <p>EXISTING / NEW: DOOR TYPE.: DOOR No.:</p> <p>NEW DOOR NW-D B1a.L1.07</p> <p>EXISTING CONDITION: EXISTING OPENING ON SITE BOARDED UP WITH FC</p> <p>PROPOSED WORKS: NEW GLASS DOOR WITH METAL FRAME</p>	 <p>EXISTING / NEW: WINDOW TYPE.: WINDOW No.:</p> <p>NEW WINDOW NW-W B1a.L1.08</p> <p>EXISTING CONDITION: EXISTING OPENING ON SITE BOARDED UP WITH FC</p> <p>PROPOSED WORKS: NEW GLASS WINDOW WITH METAL FRAME</p>	 <p>EXISTING / NEW: WINDOW TYPE.: WINDOW No.:</p> <p>NEW WINDOW NW-W B1a.L1.09</p> <p>EXISTING CONDITION: EXISTING OPENING ON SITE BOARDED UP WITH FC</p> <p>PROPOSED WORKS: NEW GLASS WINDOW WITH METAL FRAME</p>
 <p>EXISTING / NEW: WINDOW TYPE.: WINDOW No.:</p> <p>NEW WINDOW NW-W B1a.L1.15</p> <p>EXISTING CONDITION: EXISTING WINDOW IN POOR CONDITION</p> <p>PROPOSED WORKS: NEW GLASS WINDOW WITH METAL FRAME</p>	 <p>EXISTING / NEW: WINDOW TYPE.: WINDOW No.:</p> <p>NEW WINDOW NW-W B1a.L1.16</p> <p>EXISTING CONDITION: EXISTING WINDOW IN POOR CONDITION</p> <p>PROPOSED WORKS: NEW GLASS WINDOW WITH METAL FRAME</p>	 <p>EXISTING / NEW: DOOR TYPE.: DOOR No.:</p> <p>NEW DOOR NW-D B1a.L1.18</p> <p>EXISTING CONDITION: EXISTING DOOR IN POOR CONDITION AND AS1428.1 NON COMPLIANCE (NOT PWD ACCESSIBLE)</p> <p>PROPOSED WORKS: NEW AS1428.1 COMPLIANT GLASS DOOR WITH METAL FRAME</p>		
 <p>EXISTING / NEW: DOOR TYPE.: DOOR No.:</p> <p>NEW DOOR NW-D B1b.L1.01</p> <p>EXISTING CONDITION: EXISTING DOOR IN POOR CONDITION AND AS1428.1 NON COMPLIANCE (PWD NON-ACCESSIBLE)</p> <p>PROPOSED WORKS: NEW AS1428.1 COMPLIANT (PWD ACCESSIBLE) GLASS DOOR WITH METAL FRAME</p>	 <p>EXISTING / NEW: DOOR TYPE.: DOOR No.:</p> <p>NEW DOOR NW-D B1b.L1.02</p> <p>EXISTING CONDITION: EXISTING OPENING ON SITE BOARDED UP WITH FC</p> <p>PROPOSED WORKS: NEW GLASS DOOR WITH METAL FRAME</p>	 <p>EXISTING / NEW: DOOR TYPE.: DOOR No.:</p> <p>NEW DOOR NW-D B1b.L1.03</p> <p>EXISTING CONDITION: EXISTING OPENING ON SITE BOARDED UP WITH FC</p> <p>PROPOSED WORKS: NEW AS1428.1 COMPLIANT (PWD ACCESSIBLE) GLASS DOOR WITH METAL FRAME</p>	 <p>EXISTING / NEW: WINDOW TYPE.: WINDOW No.:</p> <p>NEW WINDOW NW-W B1b.L1.04</p> <p>EXISTING CONDITION: EXISTING WINDOW IN POOR CONDITION</p> <p>PROPOSED WORKS: NEW GLASS WINDOW WITH METAL FRAME</p>	 <p>EXISTING / NEW: DOOR TYPE.: DOOR No.:</p> <p>NEW DOOR NW-D B1b.L2.05</p> <p>EXISTING CONDITION: EXISTING DOOR IN POOR CONDITION</p> <p>PROPOSED WORKS: NEW GLASS DOOR WITH METAL FRAME</p>

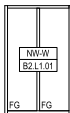
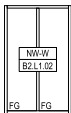
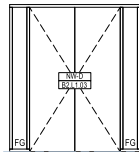
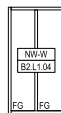
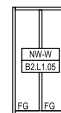
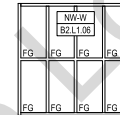
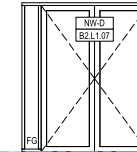
DEPARTMENT OF ENVIRONMENT AND SCIENCE
APPROVED FOR ISSUE
BY DELEGATED AUTHORITY

EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

REV.	DATE	DESCRIPTION	INT.	DO NOT SCALE FROM DRAWING. DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.	PROJECT	CLIENT	DRAWING NAME	PHASE	DWG NO.	REV.
B	24/01/20	EXEMPTION CERTIFICATE	SSR		RIVER MAKERS PRECINCT	BMI GROUP	Building 1 Openings	55 of 90	E2-720-00	A1
C	07/02/20	EXEMPTION CERTIFICATE	IW							
D	03/03/20	EXEMPTION CERTIFICATE	SSR							
E	04/03/20	EXEMPTION CERTIFICATE	SSR							
F	20/03/20	EXEMPTION CERTIFICATE	SSR							
G	12/03/20	EXEMPTION CERTIFICATE	IW							
H	17/03/20	EXEMPTION CERTIFICATE	IW							



EXEMPTION CERTIFICATE



EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:

NEW WINDOW
NW-W
B2.L1.01

EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:

NEW WINDOW
NW-W
B2.L1.02

EXISTING / NEW:
DOOR TYPE.:
DOOR No.:

NEW DOOR
NW-D
B2.L1.03

EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:

NEW WINDOW
NW-W
B2.L1.04

EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:

NEW WINDOW
NW-W
B2.L1.05

EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:

NEW WINDOW
NW-W
B2.L1.06

EXISTING / NEW:
DOOR TYPE.:
DOOR No.:

NEW DOOR
NW-D
B2.L1.07

EXISTING CONDITION: EXISTING TIMBER WINDOW FRAME ONLY

EXISTING CONDITION: EXISTING TIMBER WINDOW FRAME ONLY

EXISTING CONDITION: EXISTING TIMBER WINDOW FRAME ONLY

EXISTING CONDITION: EXISTING OPENING ON SITE BOARDED UP WITH FC

EXISTING CONDITION: EXISTING TIMBER WINDOW FRAME ONLY

EXISTING CONDITION: EXISTING TIMBER WINDOW FRAME ONLY

EXISTING CONDITION: EXISTING TIMBER WINDOW FRAME ONLY

EXISTING CONDITION: EXISTING WINDOW FRAME ONLY WITH BRICK INFILL TO EXTERNAL FACADE

EXISTING CONDITION: EXISTING OPENING BOARDED UP WITH FC ON SITE

PROPOSED WORKS: RETAIN EXISTING TIMBER FRAME WHERE POSSIBLE. NEW GLASS INSERT WINDOWS WITH METAL FRAME

PROPOSED WORKS: RETAIN EXISTING TIMBER FRAME WHERE POSSIBLE. NEW GLASS INSERT WINDOWS WITH METAL FRAME

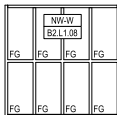
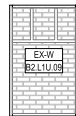
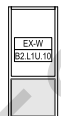
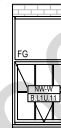
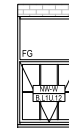
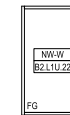
PROPOSED WORKS: NEW SOLID DOOR WITH METAL FRAME

PROPOSED WORKS: RETAIN EXISTING TIMBER FRAME WHERE POSSIBLE. NEW GLASS INSERT WINDOWS WITH METAL FRAME

PROPOSED WORKS: RETAIN EXISTING TIMBER FRAME WHERE POSSIBLE. NEW GLASS INSERT WINDOWS WITH METAL FRAME

PROPOSED WORKS: RETAIN EXISTING TIMBER FRAME WHERE POSSIBLE. NEW GLASS INSERT WINDOWS WITH METAL FRAME

PROPOSED WORKS: NEW AS1428.1 COMPLIANT GLASS DOOR WITH METAL FRAME



EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:

NEW WINDOW
NW-W
B2.L1.08

EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:

EXISTING WINDOW
EX-W
B2.L1.09

EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:

EXISTING WINDOW
EX-W
B2.L1.10

EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:

NEW WINDOW
NW-W
B2.L1.11

EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:

NEW WINDOW
NW-W
B2.L1.12

EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:

NEW WINDOW
NW-W
B2.L1.22

EXISTING CONDITION: EXISTING WINDOW FRAME ONLY WITH BRICK INFILL TO EXTERNAL FACADE

EXISTING CONDITION: POOR - Timber frame only with brick and FC sheet infill to original opening

EXISTING CONDITION: POOR - Timber frame only with FC sheet infill to original opening

EXISTING CONDITION: EXISTING WINDOW WITH PARTIAL UPPER SASH

EXISTING CONDITION: EXISTING WINDOW WITH NO UPPER SASH

EXISTING CONDITION: EXISTING OPENING BOARDED UP WITH FC

PROPOSED WORKS: RETAIN EXISTING TIMBER FRAME WHERE POSSIBLE. NEW GLASS INSERT WINDOWS WITH METAL FRAME

PROPOSED WORKS: Remove existing FC sheet and make good for new FC to seal opening. Builder to inspect window on site for making good scope

PROPOSED WORKS: Remove existing FC sheet and make good for new FC to seal opening with intermediate transom for flushing to existing external roof. Builder to inspect window on site for making good scope

PROPOSED WORKS: RETAIN EXISTING WINDOW AND FRAME WHERE POSSIBLE. NEW GLASS INSERT WINDOW TO UPPER SASH

PROPOSED WORKS: RETAIN EXISTING WINDOW AND FRAME WHERE POSSIBLE. NEW GLASS INSERT WINDOW TO UPPER SASH

PROPOSED WORKS: NEW GLASS WINDOW WITH METAL FRAME



EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:

NEW WINDOW
NW-W
B2.L1.23

EXISTING CONDITION: TIMBER FRAME ONLY WITH OPENING BOARDED UP WITH FC

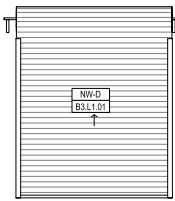
PROPOSED WORKS: RETAIN EXISTING TIMBER FRAME WHERE POSSIBLE. NEW GLASS INSERT WINDOW WITH METAL FRAME

DEPARTMENT OF ENVIRONMENT AND SCIENCE
APPROVED FOR ISSUE
BY DELEGATED AUTHORITY

EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

REV.	DATE	DESCRIPTION	INT.	PROJECT	CLIENT	DRAWING NAME		PROJECT NO. 1425 SCALE 1 : 50		A1		
B	24/01/20	EXEMPTION CERTIFICATE	SSR	RIVER MAKERS PRECINCT 82 Colmslie Rd, Morningside, QLD	BMI GROUP File B	Building 2 Openings		DRAWN	Author	CHECKED	Checker	Size
C	07/02/20	EXEMPTION CERTIFICATE	IW					DISC.	PHASE	DWG NO.	REV.	
D	03/03/20	EXEMPTION CERTIFICATE	SSR					A	56 of 90	E2-720-01	H	
E	04/03/20	EXEMPTION CERTIFICATE	SSR					LEVEL 2, 81 EDWARD ST, BRISBANE 4000 GPO BOX 2308, BRISBANE 4000 +61 7 3156 8888 www.oneillarchitecture.com.au				
F	20/03/20	EXEMPTION CERTIFICATE	SSR									
G	20/03/20	EXEMPTION CERTIFICATE	IW									
H	17/03/20	EXEMPTION CERTIFICATE	IW									

EXEMPTION CERTIFICATE



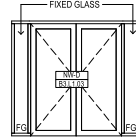
EXISTING / NEW:
DOOR TYPE.:
DOOR No.:
EXISTING CONDITION: EXISTING NON-OPERATIONAL
ROLLER DOOR IN POOR
CONDITION

PROPOSED WORKS: NEW ROLLER DOOR WITH METAL
FRAME



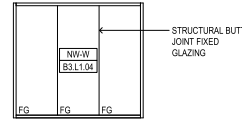
EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:
EXISTING CONDITION: EXISTING WINDOW IN POOR
CONDITION BOARDED UP WITH FC

PROPOSED WORKS: NEW GLASS WINDOW WITH METAL
FRAME



EXISTING / NEW:
DOOR TYPE.:
DOOR No.:
EXISTING CONDITION: EXISTING WINDOW IN POOR
CONDITION BOARDED UP WITH FC

PROPOSED WORKS: NEW AS1428.1 COMPLIANT (PWD
ACCESSIBLE) GLASS DOOR WITH
METAL FRAME



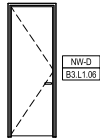
EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:
EXISTING CONDITION: EXISTING WINDOW IN POOR
CONDITION BOARDED UP WITH FC

PROPOSED WORKS: NEW GLASS WINDOW WITH METAL
FRAME



EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:
EXISTING CONDITION: EXISTING WINDOW IN POOR
CONDITION BOARDED UP WITH FC

PROPOSED WORKS: NEW GLASS WINDOW WITH METAL
FRAME



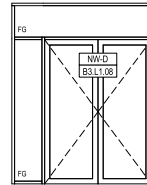
EXISTING / NEW:
DOOR TYPE.:
DOOR No.:
EXISTING CONDITION: EXISTING OPENING TO CHIMNEY
FURNACE

PROPOSED WORKS: NEW SOLID DOOR WITH METAL
FRAME



EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:
EXISTING CONDITION: EXISTING WINDOW IN POOR
CONDITION

PROPOSED WORKS: NEW GLASS WINDOW WITH METAL
FRAME



EXISTING / NEW:
DOOR TYPE.:
DOOR No.:
EXISTING CONDITION: EXISTING OPENING INFILLED WITH
NON BRICKWORK

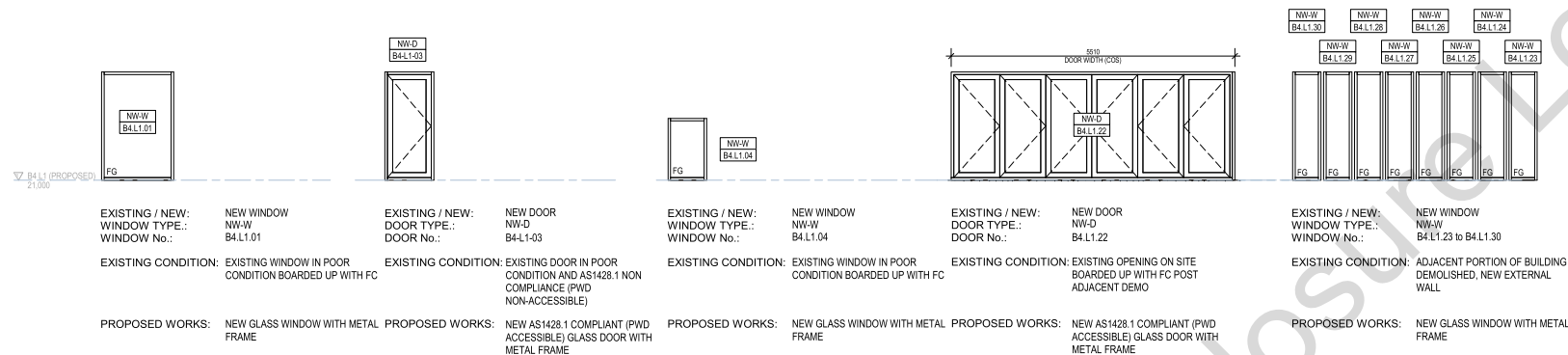
PROPOSED WORKS: NEW AS1438.1 COMPLIANT GLASS
DOOR WITH METAL FRAME

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EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

REV.	DATE	DESCRIPTION	INT.	PROJECT	CLIENT	DRAWING NAME	<div><div>O'NEILL ARCHITECTURE LEVEL 2, 91 EDWARD ST, BRISBANE 4000 GPO BOX 2208, BRISBANE 4001 +61 7 3156 8888 www.oneillarchitecture.com.au</div></div>			
B	24/01/20	EXEMPTION CERTIFICATE	SSR	RIVER MAKERS PRECINCT 82 Colmslie Rd, Morningside, QLD	BMI GROUP	Building 3 Openings	PROJECT NO. 1425		SCALE 1 : 50	A1
C	07/02/20	EXEMPTION CERTIFICATE	IW				DRAWN: Author	CHECKED: Checker		
D	03/03/20	EXEMPTION CERTIFICATE	SSR							
E	04/03/20	EXEMPTION CERTIFICATE	SSR							
F	20/03/20	EXEMPTION CERTIFICATE	SSR							
G	12/03/20	EXEMPTION CERTIFICATE	IW							
H	17/03/20	EXEMPTION CERTIFICATE	IW							
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								DISC. A		
								PHASE CT		
								DWG NO. E2-720-02		
								REV. H		

EXEMPTION CERTIFICATE



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EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

REV.	DATE	DESCRIPTION	INT.	PROJECT	CLIENT	DRAWING NAME	PROJECT NO. 1425	SCALE 1 : 50	A
A	17/01/20	INFORMATION	IV	DO NOT SCALE FROM DRAWING. DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.	RIVER MAKERS PRECINCT	BMI GROUP	Building 4 Openings		
B	24/01/20	EXEMPTION CERTIFICATE	SSR	ELECTRONIC DRAWINGS ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY. ANY DIMENSIONS NOT NOMINATED MUST BE REFERRED TO THE ARCHITECT FOR CONFIRMATION.					
C	07/02/20	EXEMPTION CERTIFICATE	IV		82 Colmslie Rd, Morningside, QLD				
D	03/03/20	EXEMPTION CERTIFICATE	SSR						
E	24/03/20	EXEMPTION CERTIFICATE	SSR	THE CONCEPTS AND INFORMATION CONTAINED IN THIS DOCUMENT ARE THE COPYRIGHT OF O'NEILL ARCHITECTURE. USE OR COPYING OF THE DOCUMENT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF O'NEILL ARCHITECTURE CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.	File B				
F	05/03/20	EXEMPTION CERTIFICATE	SSR						
G	12/03/20	EXEMPTION CERTIFICATE	IV						

O'NEILL ARCHITECTURE

LEVEL 2, 81 EDWARD ST. BRISBANE 4000

GPO BOX 2106, BRISBANE QLD 4001

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DISC. 58 of 90

PHASE CT

DWG NO. E2-720-03

REV. G

EXEMPTION CERTIFICATE



EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:
NEW WINDOW
NW-W
B5.L1.01

EXISTING CONDITION: EXISTING WINDOW IN POOR
CONDITION WITH BRICK +
POLYSTYRENE INFILL

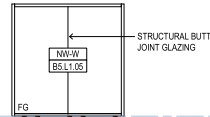
PROPOSED WORKS: NEW GLASS WINDOW WITH METAL
FRAME



EXISTING / NEW:
DOOR TYPE.:
DOOR No.:
NEW DOOR
NW-D
B5.L1.06

EXISTING CONDITION: EXISTING DOOR IN POOR
CONDITION AND AS1428.1 NON
COMPLIANCE

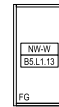
PROPOSED WORKS: NEW AS1428.1 COMPLIANT GLASS
DOOR WITH METAL FRAME



EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:
NEW WINDOW
NW-W
B5.L1.05

EXISTING CONDITION: EXISTING DOOR IN POOR
CONDITION AND
NON-OPERATIONAL

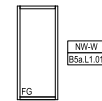
PROPOSED WORKS: NEW GLASS WINDOW WITH METAL
FRAME



EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:
NEW WINDOW
NW-W
B5.L1.13

EXISTING CONDITION: EXISTING WINDOW IN POOR
CONDITION

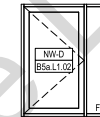
PROPOSED WORKS: NEW GLASS WINDOW WITH METAL
FRAME



EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:
NEW WINDOW
NW-W
B5a.L1.01

EXISTING CONDITION: EXISTING WINDOW IN POOR
CONDITION

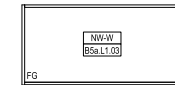
PROPOSED WORKS: NEW GLASS WINDOW WITH METAL
FRAME



EXISTING / NEW:
DOOR TYPE.:
DOOR No.:
NEW DOOR
NW-D
B5a.L1.02

EXISTING CONDITION: EXISTING NON-OPERATIONAL
ROLLER DOOR IN POOR
CONDITION

PROPOSED WORKS: NEW GLASS DOOR WITH METAL
FRAME



EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:
NEW WINDOW
NW-W
B5a.L1.03

EXISTING CONDITION: EXISTING OPENING IN POOR
CONDITION

PROPOSED WORKS: NEW GLASS WINDOW WITH METAL
FRAME



EXISTING / NEW:
WINDOW TYPE.:
WINDOW No.:
NEW WINDOW
NW-W
B6.L1.06

EXISTING CONDITION: EXISTING DOOR IN POOR
CONDITION AND
NON-OPERATIONAL

PROPOSED WORKS: NEW GLASS WINDOW WITH METAL
FRAME

DEPARTMENT OF ENVIRONMENT AND SCIENCE
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BY DELEGATED AUTHORITY
EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

REV.	DATE	DESCRIPTION	INT.	PROJECT	CLIENT	DRAWING NAME	PROJECT NO. 1425	SCALE 1 : 50	A1
C	07/02/20	EXEMPTION CERTIFICATE	IW	82 Colmslie Rd, Morningside, QLD	BMI GROUP	Building 5 Openings	DISC.	PHASE	DWG NO.
D	03/03/20	EXEMPTION CERTIFICATE	SSR				A	CT	E2-720-04
E	04/03/20	EXEMPTION CERTIFICATE	SSR						
F	05/03/20	EXEMPTION CERTIFICATE	SSR						
G	20/03/20	EXEMPTION CERTIFICATE	IW						
H	17/03/20	EXEMPTION CERTIFICATE	IW						
I	23/03/20	EXEMPTION CERTIFICATE	IW						

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PROJECT
RIVER MAKERS PRECINCT
82 Colmslie Rd, Morningside, QLD

CLIENT
BMI GROUP
File B

DRAWING NAME
Building 5 Openings



DISC. A
PHASE CT
DWG NO. E2-720-04
REV. I

The image is an architectural elevation drawing of a building facade. On the left is a door labeled 'NW-D B6.L1.20'. To its right is a series of windows. The first group consists of 12 windows, each with a label above it: 'NW-W B6.L1.34', 'NW-W B6.L1.33', 'NW-W B6.L1.30', 'NW-W B6.L1.31', 'NW-W B6.L1.32', 'NW-W B6.L1.28', 'NW-W B6.L1.29', 'NW-W B6.L1.25', 'NW-W B6.L1.26', 'NW-W B6.L1.23', 'NW-W B6.L1.22', and 'NW-W B6.L1.21'. To the right of this group is a single window labeled 'NW-W B6.L1.35'. Below the drawing, there are three columns of text providing details for each element. A large, diagonal watermark across the entire page reads 'Published on DES Disclosure Log RTI Act 2009'.

EXISTING / NEW: DOOR TYPE:.. DOOR No.:	NEW DOOR NW-D B6.L1.20	EXISTING / NEW: WINDOW TYPE:.. WINDOW No.:	NEW WINDOW NW-W B6.L1.21-B6.L1.34	EXISTING / NEW: WINDOW TYPE:.. WINDOW No.:	NEW WINDOW NW-W B6.L1.35
EXISTING CONDITION:	EXISTING DOOR IN POOR CONDITION AND AS1428.1 NON COMPLIANCE (PWD NON-ACCESSIBLE)	EXISTING CONDITION:	ADJACENT PORTION OF BUILDING DEMOLISHED, NEW EXTERNAL WALL	EXISTING CONDITION:	EXISTING PORTION OF BUILDING DEMOLISHED, NEW EXTERNAL OPENING
PROPOSED WORKS:	NEW AS1428.1 COMPLIANT (PWD ACCESSIBLE) GLASS DOOR WITH METAL FRAME	PROPOSED WORKS:	NEW GLASS WINDOW WITH METAL FRAME	PROPOSED WORKS:	NEW GLASS WINDOW WITH METAL FRAME



PROPOSED WORKS: NEW AS1428.1 COMPLIANT (PWD ACCESSIBLE) GLASS DOOR WITH METAL FRAME

EXISTING CONDITION: ADJACENT PORTION OF BUILDING
DEMOLISHED, NEW EXTERNAL
WALL

PROPOSED WORKS: NEW GLASS WINDOW WITH METAL FRAME

EXISTING CONDITION: EXISTING PORTION OF BUILDING
DEMOLISHED, NEW EXTERNAL
OPENING

PROPOSED WORKS: NEW GLASS WINDOW WITH METAL FRAME

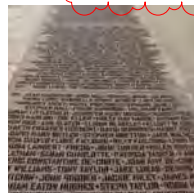
CODE: N-CON01
DESCRIPTION: Broom finished concrete to achieve P5R12 slip resistance



CODE: N-CON02
DESCRIPTION: Grey concrete with recycled timber formwork laid in vertical pattern



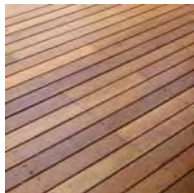
CODE: N-CON03
DESCRIPTION: Broom finished coloured concrete with stencil finish. Illustration indicative, final stencil finish subject to change.



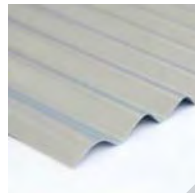
CODE: N-CON04
DESCRIPTION: Broom finished coloured concrete with stencil finish. Illustration indicative, final stencil finish subject to change.



CODE: N-TIM01
DESCRIPTION: Hardwood timber



CODE: N-MRS01
DESCRIPTION: Zincalume Custom Orb Accent 35



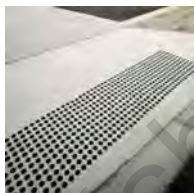
CODE: N-MRS02
DESCRIPTION: Z600 galvanised sheeting with profile to match existing buildings.



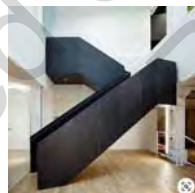
CODE: N-PRS01
DESCRIPTION: Wonderglass GC - UV protectd GRP sheeting product



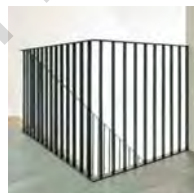
CODE: N-TCT01
DESCRIPTION: Urethane classic warning tactile



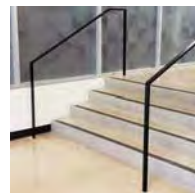
CODE: N-BAL01
DESCRIPTION: Powdercoated steel framed balustrade with clear finished CFC panels and HDR01



CODE: N-BAL02
DESCRIPTION: Powdercoated metal vertical balustrade with HDR01



CODE: N-HDR01
DESCRIPTION: Powdercoated metal handrail with concealed fix spigots



CODE: N-TRL01
DESCRIPTION: AGS2a Cable-angle grid style trellis system



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DATE: 01 MAY 2020

	REV.	DATE	DESCRIPTION	INT.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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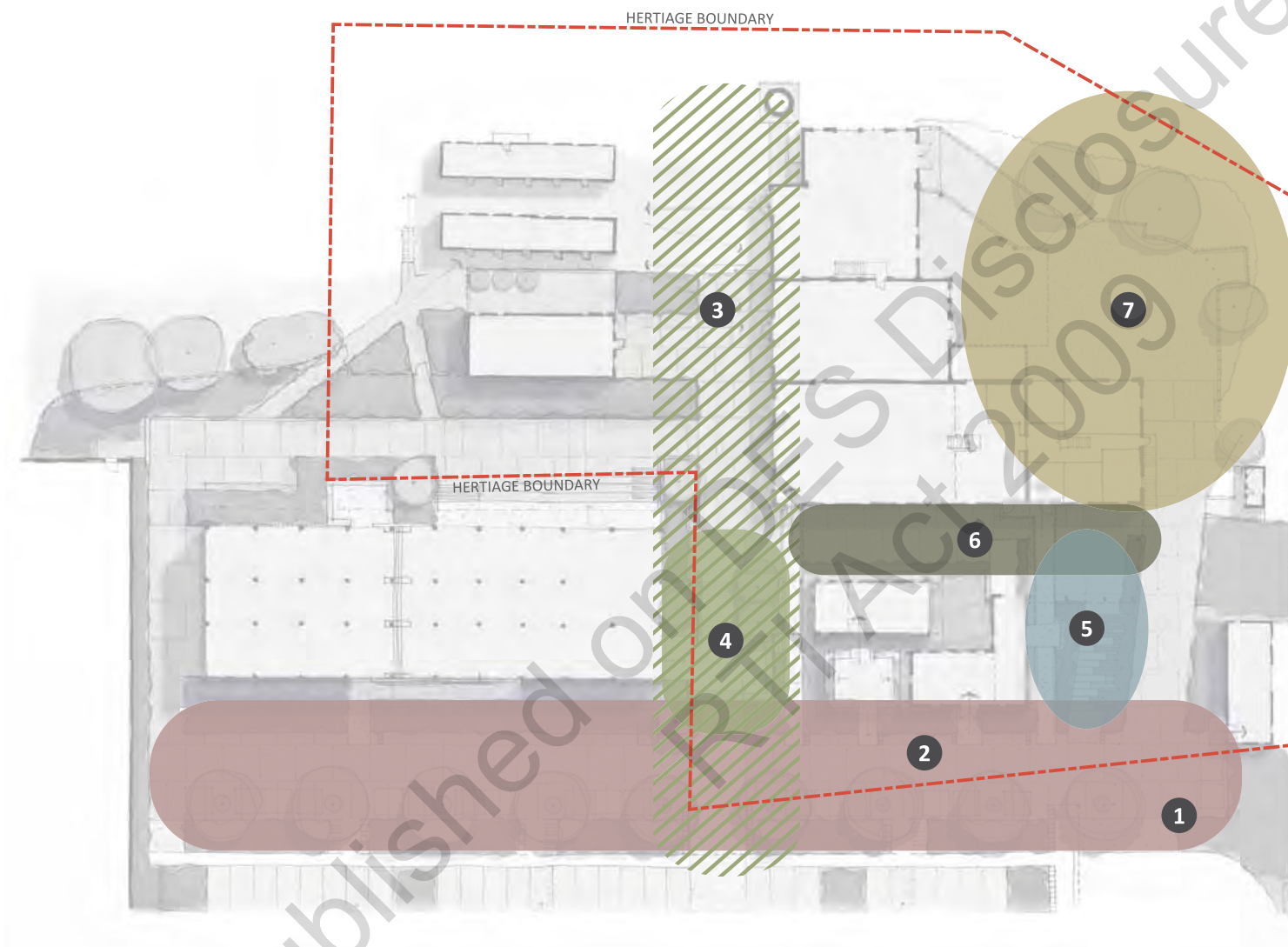




RIVERMAKERS B R I S B A N E

LANDSCAPE SOFTSCAPE CONCEPT
March 2020

“ A series of spaces and uses that contribute to the character of Rivermakers by each having their own unique identity”



ZONES

- 1 Arrival
- 2 The Ridge
- 3 The Avenue
- 4 Staircase
- 5 Terrace Walk
- 6 Sunken Garden
- 7 Service Area

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DATE: 01 MAY 2020



ZONES

- 1** Arrival
- 2** The Ridge
- 3** The Avenue
- 4** Staircase
- 5** Terrace Walk
- 6** Sunken Garden
- 7** Service Area
- 8** Future Landscape Zone

REFER TO CONDITION 9 OF
THE APPROVAL NOTICE
FOR LANDSCAPING AND
PLANTING REQUIREMENTS

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ZONE 1- ARRIVAL

“Gateway to the Heritage Quarter with the grand unveiling at the top of the ridgeline”



Araucaria cunninghamii - Hoop Pine



Agathis robusta - Kauri Pine



Cupaniopsis anacardioides - Tuckeroo



Elaeocarpus eumundii - Quandong



Ficus macrophylla - Moreton Bay Fig



Cordyline fruticosa - Rubra



Cordyline fruticosa - Pink Diamond



Doryanthes excelsa - Spear Lilly



Heliconia angusta - Red Christmas



Xanthosoma violaceum - Black Elephant Ears



Zamia furfuracea - Cardboard Cycad



Asparagus densiflorus - Foxtail Fern



Codiaeum variegatum - Croton



Dietes Bicolour - Dietes



Gardenia radicans - Gardenia



Gazania rigens - African Daisies



Hymenocallis littoralis - Spider Lilly



Liriope Evergreen Giant - Giant Lilyturf



Lomandra longifolia - Spiny Headed Mat Rush



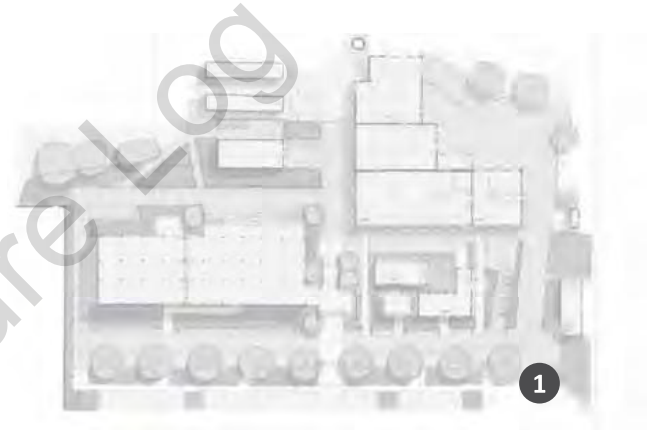
Molinieria capitulata - Palm Grass



Strelitzia reginae - Bird of Paradise



Trachelospermum jasminoides - Star Jasmine



INTENT

- Create a defined arrival point
- Provides opportunities for gathering and meeting
- Creates opportunities for wayfinding signage and introductory to the site
- Sets the character of the site

CHARACTER

- Open in character
- Shaded congregation areas
- Open plaza that combines vehicular pedestrian use
- Introduces wayfinding of the site (site map)
- Strong connection to ridgeline
- Introduction to the Heritage Quarter
- ‘Grand unveiling’ of the site landmark tree(s) as central arrival focus

THEMING

- Low groundcover vegetation to soften hard surfaces
- Combined road / plaza pavement areas

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ZONE 2- THE RIDGE

“Top ridgeline of the site provides an outlook to the village centre and a central community congregation area and focus, creating an expansive avenue”



Araucaria cunninghamii - Hoop Pine



Cupaniopsis anacardioides - Tuckeroo



Delonix regia - Royal Poinciana



Ficus macrophylla - Moreton Bay Fig



Harpullia pendula - Tulipwood



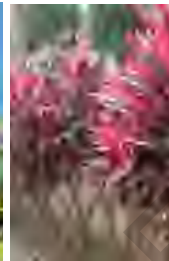
Jacaranda mimosifolia - Blue Jacaranda



Lophostemon confertus - Brush Box



Peltophorum pterocarpum - Yellow Poinciana



Cordyline fruticosa - Rubra



Cordyline fruticosa - Pink Diamond



Zamia furfuracea - Cardboard Cycad



Cordyline compacta - Cameroon Yellow



Dietes Bicolour - Dietes



Hymenocallis floralis - Spider Lilly



Liriope Evergreen Giant - Giant Lilyturf



Lomandra longifolia - Spiny Headed Mat Rush



Molinieria capitulata - Palm Grass



Philodendron xanadu - Xanadu



Strelitzia reginae - Bird of Paradise



Tradescantia spathacea - Moses in The Cradle



Zoysia tenuifolia - No Mow grass

INTENT

- Create a grand avenue for public uses, markets and congregation
- Create an expansive space that transcends through the site providing linking opportunities to the village and river beyond
- Large open area that encourage lateral movement across the site
- Provides a unique avenue of planting that reinforces the ridgeline of the site and visible regionally
- Provides wayfinding opportunities and sightline into the site from across Brisbane River
- Linking area between carpark and the Heritage Quarter
- Provides areas for congregation and meeting
- Provides opportunity for multiple uses, market stalls and events
- Provide access for both pedestrian and vehicular access

CHARACTER

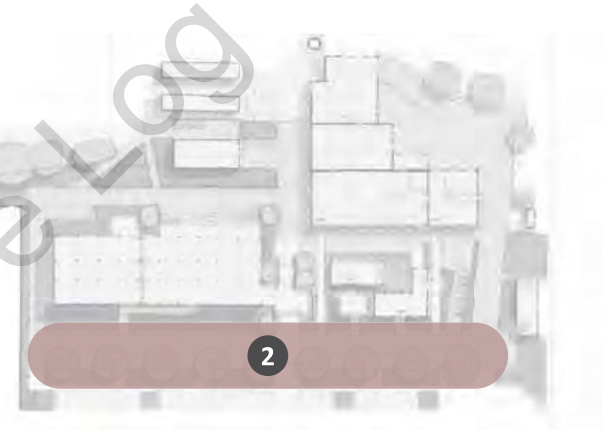
- Shaded seating spaces
- Open linear plaza
- Shaded open areas for market stalls
- Congregation points centered around facilities (bike racks, bubblers)
- High quality hard urban finishes

THEMING

- Large avenue shade trees with interlocking canopies
- Grand walkway

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2

ZONE 3- THE AVENUE

“Create visual and physical link from the carpark though to the village centre and heritage buildings”



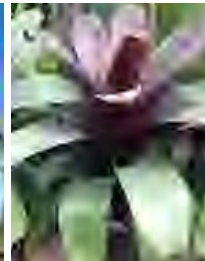
Plumeria Sp. - Frangipani



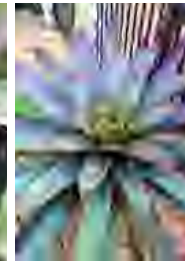
Waterhousea floribunda - Weeping Lilly Pilly



Wodyetia bifurcata - Foxtail Palm



Alcantarea imperialis - Silver Plum



Alcantarea vinicolor x imperialis



Alpinia mutica - False Cardamom Ginger



Alpinia zerumbet - Variegated Shell Ginger



Cordyline fruticosa - Rubra



Cordyline fruticosa - Pink Diamond



Heliconia angusta - Red Christmas



Neoregelia 'Fire Ball' - Fire Ball



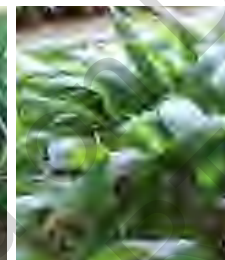
Zamia furfuracea - Cardboard Cycad



Hymenocallis litoralis - Spider Lilly



Liriope Evergreen Giant - Giant Lillyturf



Molinieria capitulata - Palm Grass



Philodendron xanadu - Xanadu



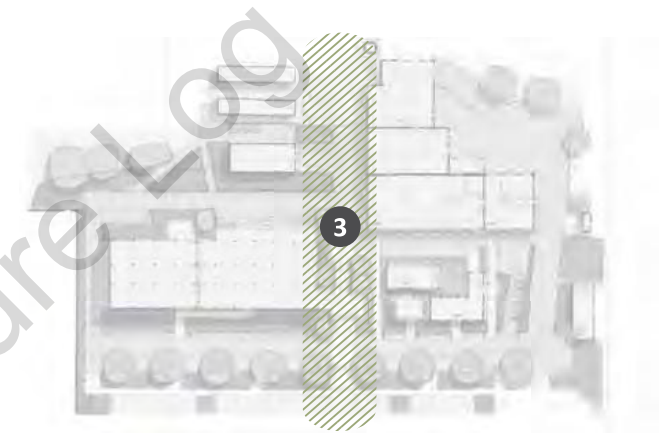
Strelitzia reginae - Bird of Paradise



Tradescantia spathacea - Moses in The Cradle



Platycerium bifurcatu - Elkhorn



INTENT

- ‘Grand Green’ Staircase
- Provides links and enhance sightlines through to the Brisbane River
- Enhance connection from carpark through to Heritage Quarter
- Enhances arrival to the village
- Celebrates the vertical nature of the site through cascading planting

CHARACTER

- Vertical character enhanced by vegetation
- Defined hardscape features to enhance village feel
- Enhances connection to surrounding heritage buildings
- Celebrates colour through seasonal vegetation
- Enhance defined spaces creating links between internal building uses and external market space

THEMING

- Cascading and climbing plant species to enhance vertical
- Tall linear tree forms

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ZONE 4- Staircase

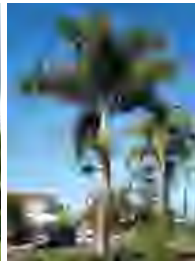
“Celebrate the vertical nature of the site through a grand integrated staircase with (falling, cascading) planting to soften it”



Plumeria Sp. - Frangipani



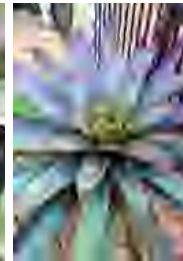
Waterhousea floribunda - Weeping Lilly Pilly



Wodyetia bifurcata - Foxtail Palm



Alcantarea imperialis - Silver Plum



Alcantarea vinicolor x imperialis



Alpinia mutica - False Cardamom Ginger



Alpinia zerumbet - Variegated Shell Ginger



Cordyline fruticosa - Rubra



Cordyline fruticosa - Pink Diamond



Heliconia angusta - Red Christmas



Neoregelia 'Fire Ball' - Fire Ball



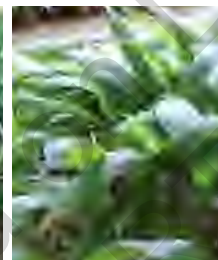
Zamia furfuracea - Cardboard Cycad



Hymenocallis litoralis - Spider Lilly



Liriope Evergreen Giant - Giant Lillyturf



Molinieria capitulata - Palm Grass



Philodendron xanadu - Xanadu



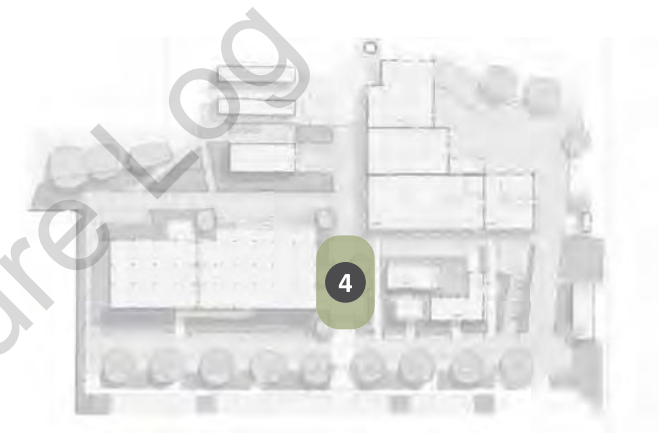
Strelitzia reginae - Bird of Paradise



Tradescantia spathacea - Moses in The Cradle



Platycerium bifurcatu - Elkhorn



CHARACTER

- Lush cascading plant species
- Clean lines of concrete vs texture of foliage

THEMING

- Subtropical planting theme highlights the transition from the ridge down into the body of the site

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ZONE 5- TERRACE WALK

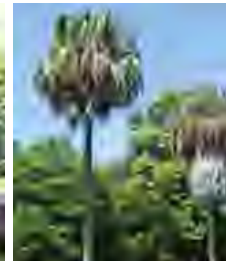
“Create a transitional space that allows for movement, seating and viewing to the piazza below”



Archontophoenix cunninghamiana - Bungalow Palm



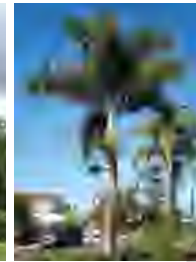
Cyathea cooperi - Australian Tree Fern



Livistona australis - Cabbage Tree Palm



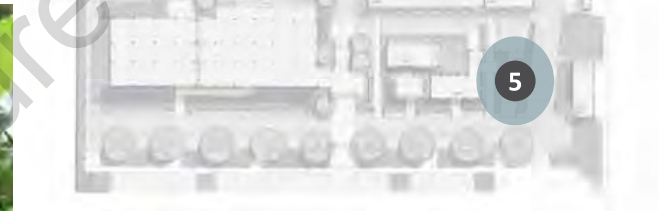
Waterhousea floribunda - Weeping Lilly Pilly



Wodyetia bifurcata - Foxtail Palm



Alocasia macrorrhizos - Giant Taro



Alcantarea imperialis - Silver Plum



Alpinia mutica - False Cardamom Ginger



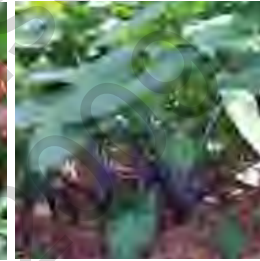
Alpinia zerumbet - Variegated Shell Ginger



Cordyline fruticosa - Pink Diamond



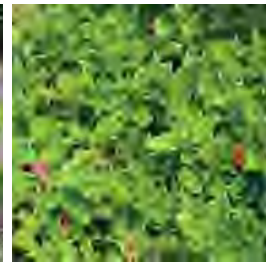
Heliconia angusta - Red Christmas



Xanthosoma violaceum - Black Elephant Ears



Asparagus densiflorus - Foxtail Fern



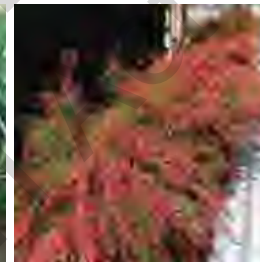
Aptenia cordifolia - Baby Sunrose



Hymenocallis litoralis - Spider Lilly



Liriope Evergreen Giant - Giant Lillyturf



Russelia equisetiformis - Coral Plant



Philodendron xanadu - Xanadu



Tradescantia spathacea - Moses in The Cradle



Zoysia tenuifolia - No Mow grass



Pandorea pandorana Snow Bells



Platycerium bifurcatu - Elkhorn

INTENT

- Tiered arrival point into the lower levels of the site
- A flowing form complimented by a creeping subtropical planting palette
- Provide opportunity for seating and spectating

CHARACTER

- Heavily shaded planting scheme
- Immersed in nature dense lower canopy to create integrated planting scheme

THEMING

- Dense, sub-tropical vegetation
- Diverse hardscape finish to signify transition into village below

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ZONE 6- THE SUNKEN GARDEN

“Create a space, immersed in nature and a defined space that celebrates the built form”



Alcantarea imperialis - Silver Plum



Alcantarea vinicolor x imperialis



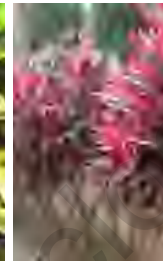
Alocasia macrorrhizos - Giant Taro



Alpinia mutica - False Cardamom Ginger



Alpinia zerumbet - Variegated Shell Ginger



Cordyline fruticosa - Rubra



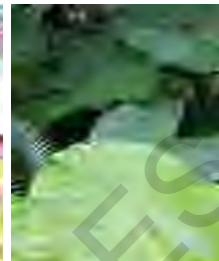
Cordyline fruticosa - Pink Diamond



Heliconia angusta - Red Christmas



Neoregelia 'Fire Ball' - Fire Ball



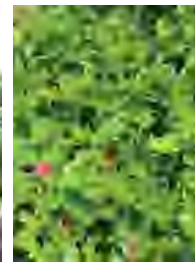
Alocasia brisbanensis - Cunjevoi Lily



Asplenium nidus Birds Nest Fern



Cyathea cooperi Australian Tree Fern



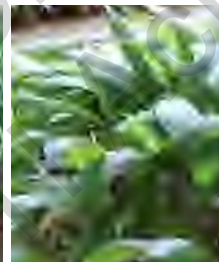
Aptenia cordifolia - Baby Sunrose



Diets Bicolour - Diets



Liriope Evergreen Giant - Giant Lilyturf



Molinieria capitulata - Palm Grass



Philodendron xanadu - Xanadu



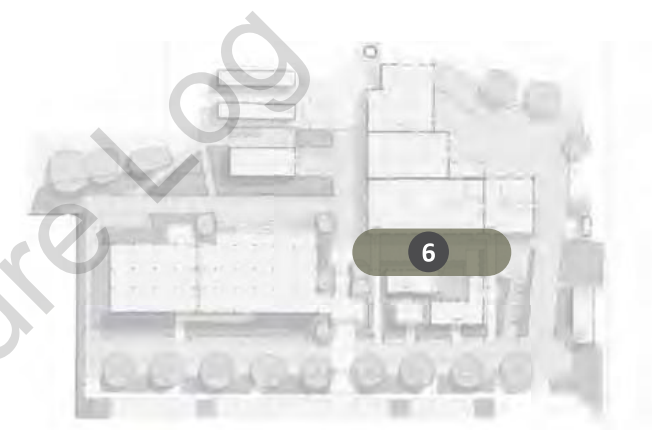
Strelitzia reginae - Bird of Paradise



Trachelospermum jasminoides - Star Jasmine



Platynerium bifurcatum - Elkhorn



INTENT

- Provide a soft backdrop of planting, creating a sense of immersion in nature sunken feeling
- Create an enclosed space
- Create a diverse space that enhance the day and night life of the
- Celebrate the existing connection to art and colour
- Provide fixed and moveable seating opportunities
- Explores lighting opportunity to enhance night life
- Enhance the connection to the heritage buildings and historical uses of the site

CHARACTER

- Feature planting to create defined seating opportunities within boarder 'beer garden' space
- Cascading and climbing species installed to back wall, to remove dominance of hard elements
- Create connection to the art history of the site
- Provide potted shade trees to break rectangular nature of space
- Sub-tropical feel

THEMING

- Cascading and climbing plant species to balance hard and soft forms
- Feature shade elements
- Epiphytes on the walls
- Uplit to feature textures and colours of plants

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EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

ZONE 7- SERVICE AREA

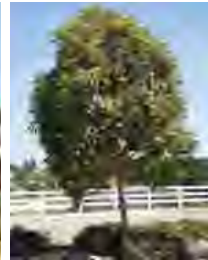
“Provide a vegetated backdrop that encourages and maintains sightlines through to the Brisbane River and Northern banks”



Corymbia tessellaris - Moreton Bay Ash



Lagerstroemia indica - Crepe-Myrtle



Lophostemon confertus - Brush Box



Peltophorum pterocarpum - Yellow Poinciana



Xanthostemon chrysanthus - Golden Penda



Doryanthes excelsa - Spear Lilly



Zamia furfuracea - Cardboard Cycad



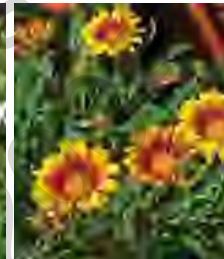
Callistemon 'Little John' - Little John



Diets Bicolour - Diets



Gardenia radicans - Gardenia



Gazania rigens - African Daisies



Hymenocallis litoralis - Spider Lilly



Liriope Evergreen Giant - Giant Lilyturf



Lomandra longifolia - Spiny Headed Mat Rush



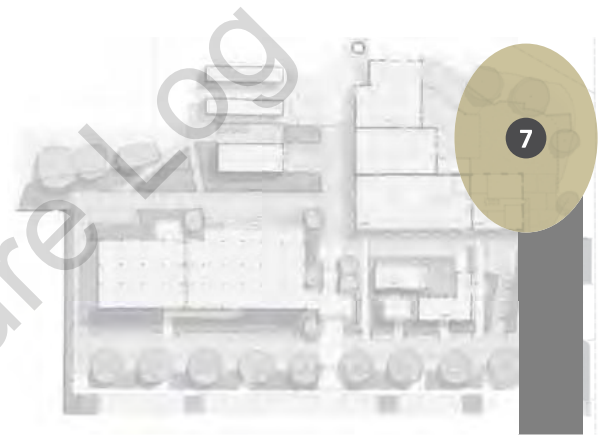
Pennisetum advena 'Rubrum' - Purple Fountain Grass



Philodendron xanadu - Xanadu



Strelitzia reginae - Bird of Paradise



INTENT

- Create a physical and visual barrier top of batter
- Enhance the feeling of the edge and top of the ridge through low grass planting
- Retain existing vegetation to enhance natural backdrop to the site

CHARACTER

- Planting indicative of the river edge grasses and species to stabilise batter areas
- Enhance sightline to Brisbane River and Eat Street
- Celebrates existing Eucalyptus species

THEMING

- Grasses in the wind

DEPARTMENT OF ENVIRONMENT AND SCIENCE
APPROVED FOR ISSUE
BY DELEGATED AUTHORITY

EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

RIVER MAKERS - STAGE 1

82 COLMSLIE ROAD, MORNINGSIDE, QLD 4170

HYDRAULIC SERVICES

GENERAL HYDRAULIC NOTES

- G1 ALL WORK CARRIED OUT IN ACCORDANCE WITH RELEVANT AUTHORITY REQUIREMENTS, COUNCIL REGULATIONS, SUPERINTENDENTS APPROVAL, HYDRAULIC SPECIFICATION INCLUDING PLUMBING AND DRAINAGE ACTS AND REGULATIONS, NATIONAL CONSTRUCTION CODE (NCC), AS/NZS 3500, AS 1221, AS 1170.4, AS 2419.1, AS 2441, AS 2941, AS 3668.1 AND LOCAL AUTHORITY REQUIREMENTS.
- G2 THIS PLAN SHALL BE REACT IN CONJUNCTION WITH APPROVED ARCHITECTURAL, STRUCTURAL, MECHANICAL, CIVIL, ELECTRICAL, FIRE, ACOUSTIC AND GEOTECHNICAL PLANS, SPECIFICATIONS AND REPORTS.
- G3 DRAINS TO BE SUPPORTED ON OR FROM SOLID GROUND, LOCATION AND DEPTH / INVERT LEVEL OF BRANCH SHALL BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- G4 DRAINS UNDER BUILDINGS SHALL BE RETESTED WHERE DIRECTED BY SUPERINTENDENT.
- G5 INSPECTION OPENINGS
- THE PROPERTY BOUNDARY
 - ON EACH WC OR BRANCH
 - AS REQUIRED BY AUTHORITY FOR INSPECTION AND MAINTENANCE
 - IMMEDIATELY UPSTREAM AND DOWNSTREAM OF
- G6 EXISTING SERVICES HAVE BEEN PLOTTED FROM SUPPLIED DATA. THE SUPERINTENDENT DOES NOT GUARANTEE THEIR ACCURACY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORK. CLEARANCE SHALL BE OBTAINED FROM THE RELEVANT AUTHORITY.
- G7 ALL SERVICES THAT CROSS PAVEMENT, FOOTINGS ETC. SHALL BE BACKFILLED WITH APPROVED GRANULATED SUBSISTANT LEVEL AND CONNECTED TO 900 STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289.1.1.
- G8 ON COMPLETION OF PIPE INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AREAS, GRASSED AREAS AND ROAD PAVEMENT.
- G9 TRENCHES THROUGHOUT EXISTING ROAD AND CONCRETE AREAS SHALL BE SAWCUT TO FULL DEPTH OF ORIGINAL ROAD AND CONCRETE AREA.
- G10 WHERE NEW WORK ABUTS EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE FOR PROTECTING EXISTING SERVICES.
- G11 CARE SHALL BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATION SHALL BE TAKEN OVER TELSTRA OR ELECTRICAL SERVICES. EXCAVATE BY HAND IN THESE AREAS.
- G12 ALL FIRE PENETRATIONS AT WALLS SHALL BE FILLED WITH A FLUOIDE FLANGE AND MADE GOOD AND WATER TIGHT.
- G13 ALL SUBSISTANT SLAB PIPES SHALL BE SUPPORTED WITH ADJUSTABLE HANGING BRACKETS SIMILAR TO 'UNISTRUT' IN ACCORDANCE WITH AS/NZS 3500.
- G14 ALL SUPERINTENDENT SHALL ALLOW FOR EXCAVATION, UNIFORMED CLEAR OF ALL EXISTING STEEL SLAB SUPPORT BEAMS AND CORING THROUGH SUSPENDED SLAB. JACK HAMMERS SHALL NOT BE USED TO MAKE SUSPENDED SLAB PENETRATIONS.
- G15 ALL CORE HOLE LOCATIONS SHALL BE APPROVED BY THE SUPERINTENDENT PRIOR TO COMMENCEMENT OF CORING.
- G16 CONTRACTOR SHALL ALLOW FOR ALL TIMBERING, SHORING AND SHUTTERING AS NECESSARY TO CONSTRUCT PIPEWORK INCLUDING THE REMOVAL OF SAME UPON COMPLETION OF PIPEWORK.
- G17 PROVIDE BORING CORING OVER PIPEWORK WHERE CLEARANCE TO UNDERSIDE OF FOOTING IS LESS THAN 150mm U.N.O.
- G18 CONTRACTOR SHALL OBTAIN ALL AUTHORITY APPROVALS AND PAY ALL FEES.
- G19 PASSIVE FIRE PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH AS 1530.4 AND AS 4072.1. REFER TO ARCHITECTS DRAWINGS FOR ALL AREA'S REQUIRING PROTECTION.
- G21 STRUCTURAL ENGINEER TO CONFIRM THE STRUCTURAL IMPORTANCE LEVEL OF THE BUILDING IN ACCORDANCE WITH AS 1170.4 IF HYDRAULIC PARTS & COMPONENTS REQUIRE COMPLIANCE WITH AS 1170.4 (ADVISED BY STRUCTURAL ENGINEER). THE STRUCTURAL ENGINEER SHALL CONFIRM THE MINIMUM LOADS TO BE IMPLEMENTED BY THE PLUMBER AS PART OF THE CONTRACT.

SANITARY DRAINAGE NOTES

- SD1 ALL SANITARY DRAINAGE PIPEWORK SHALL BE UPVC UNLESS NOTED OTHERWISE.
- SD2 CONTRACTOR SHALL ALLOW FOR EXCAVATION, UNIFORMED CLEAR OF ALL EXISTING STEEL SLAB SUPPORT BEAMS AND CORING THROUGH SUSPENDED SLAB. JACK HAMMERS SHALL NOT BE USED TO MAKE SUSPENDED SLAB PENETRATIONS.
- SD3 ALL BRANCH LINES SHALL BE GRADED AND / OR LOWERED TO AVOID PENETRATING FOOTING BEAMS UNLESS SHOWN OTHERWISE. THE CONTRACTOR SHALL ALLOW FOR ADDITIONAL LENGTH INCLUDING PRODUCTION OF ADDITIONAL INSPECTION OPENINGS AS REQUIRED BY LOCAL AUTHORITY.
- SD4 CO-ORDINATION WITH STRUCTURAL DRAWINGS. NO STEEL REINFORCING BARS TO BE CUT WITHOUT PRIOR WRITTEN APPROVAL FROM STRUCTURAL ENGINEER.

SANITARY PLUMBING NOTES

- SP1 ALL ROOF PENETRATIONS TO DETAIL AND PAINTED COLOUR TO BE ADVISED. ALL VENTS SHALL BE OFFSET IN MINIMUM 600 FROM GAVES AND AS SHOWN ON ARCHITECTURAL DRAWINGS. ALL VENTS TO TERMINATE IN ACCORDANCE WITH AS/NZS 3500.2.
- SP2 EXPOSED INTERNAL PIPEWORK SHALL BE CHROME PLATED.
- SP3 ALL ROOF PENETRATIONS SHALL BE FLASHED WITH 'DEKTRITE' FLASHING. COLOUR TO MATCH ROOF.

EXISTING SERVICES & FEATURES

- E1 THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION AND REMOVAL IF REQUIRED OF ALL EXISTING SERVICES IN AREAS AFFECTED BY WORKS WITHIN THE CONTRACT AREA AS SHOWN ON THE DRAWINGS UNLESS DIRECTED OTHERWISE BY SUPERINTENDENT.
- E2 THE CONTRACTOR SHALL ENSURE THAT AT ALL TIMES, SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED.
- E3 PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL GAIN APPROVAL OF HIS PROGRAMME OF WORKS FROM THE LOCAL COUNCIL FOR PROTECTION OF TEMPORARY SERVICES.
- E4 EXISTING BUILDING, EXTERNAL STRUCTURES AND TREES SHOWN ON THESE DRAWINGS ARE FEATURES OF EXISTING WORKS.
- E5 INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE TO PRINCIPAL CONTRACTOR TO GAIN APPROVAL OF SUPERINTENDENT FOR TIME OF INTERRUPTION.
- E6 DISUSED EXISTING HOUSE DRAINAGE SHALL BE EXPOSED AT JUNCTIONS AND CAPPED OFF AT THE COUNCIL SEWER MAINS. THE CONTRACTOR SHALL RETURN ALL METERS AND CAP OFF ALL SERVICES TO THE APPROVAL OF THE LOCAL COUNCIL.
- E7 THE CONTRACTOR SHALL RECORD EXACT LOCATION OF ALL CAPPED OFF SERVICES.
- E8 ALL SUPPLY AND DRAINAGE RISERS SHALL BE LOCATED AND CONFIRM ALL EXISTING CONNECTION POINT INVERT LEVELS, PIPE SIZES AND LOCATIONS PRIOR TO COMMENCING ANY WORKS.

WATER SERVICES NOTES

- WS1 COPPER TUBES ARE TO BE USED FOR DOMESTIC HOT AND COLD WATER SERVICE MAINS AND SHALL COMPLY WITH AS 1432 TYPE 100 TUBES.
- WS2 THE CONTRACTOR SHALL INSTALL ISOLATING STOPCOCKS TO ALL HOT AND COLD WATER PIPING.
- WS3 ALL WATER METERS ARE TO BE INSTALLED TO THE WATER AUTHORITIES REQUIREMENTS.
- WS4 ALL HOSE COCKS TO BE INSTALLED WITH VACUUM BREAKER TO THE WATER AUTHORITIES REQUIREMENTS. HOSE COCKS IN PUBLIC COMMON AREAS SHALL BE OF ANTI-VANDAL TYPE.
- WS5 ALL CONTROL VALVES AT METERS ARE TO BE LOOKED IN THE OPEN POSITION TO THE WATER AUTHORITIES REQUIREMENTS.
- WS6 ALL SUPPLY AND DRAINAGE RISERS SHALL BE CHASED OR CONCEALED IN WALLS.
- WS7 WHERE PIPEWORK IS INSTALLED IN CONCRETE/BLOCK WALLS, PIPEWORK SHALL BE INSTALLED IN APPROVED CONDUIT. ALLOW TO THERMALLY INSULATE ALL HOT WATER PRIOR TO INSTALLING IN CONDUIT.

FIRE SERVICES NOTES

- FS1 FIRE HYDRANT SHALL BE INSTALLED IN ACCORDANCE WITH AS 2419.1 AND TO THE APPROVAL OF THE LOCAL FIRE AUTHORITY.
- FS2 FIRE HOSE REELS SHALL BE INSTALLED IN ACCORDANCE WITH AS 2441 AND COMPLY WITH AS 1221.
- FS3 NO ISOLATING VALVES ON FIRE HOSE REEL SERVICE BETWEEN METER AND FIRE HOSE REEL FOR UNINTERRUPTED FLOW.
- FS4 FIRE HYDRANT METER AND PUMP ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH AS 2419.1 AND 2441 AND LOCAL FIRE AUTHORITY.
- FS5 FIRE HYDRANT TEST DRAIN (FHD) SHALL BE INSTALLED IN GMS & SHALL TRANSITION TO STW MAINS.
- FS6 ALL VALVES ON FIRE HYDRANT SYSTEMS INCLUDING PREMISES WATER METERS SHALL COMPLY WITH AS 2419.1 SECTION 8 CLAUSE 8.5.5.

LEGEND

PIPELINES

—TW—	SANITARY PLUMBING
—TW—	TRADE WASTE DRAINAGE
—TW—	STORMWATER DRAINAGE
—TW—	SUBSISTANT DRAINAGE
—TW—	VENT PIPE
—TW—	EXISTING MAIN
—TW—	CAST IN SLAB
—TW—	CONDUIT
—TW—	REDUNDANT SERVICE
—TW—	EXISTING HOUSE DRAINAGE
—TW—	EXISTING SEWERAGE
—TW—	EXISTING STORMWATER DRAINAGE
—TW—	EXISTING TRADE WASTE DRAINAGE
—TW—	EXISTING RISING MAIN
—TW—	COLD WATER
—TW—	HOT WATER
—TW—	HOT WATER RETURN
—TW—	FIRE HOSE REEL
—TW—	FIRE HYDRANT
—TW—	REDUCED VENT PIPE
—TW—	NON-POTABLE HOT WATER
—TW—	GAS SERVICE
—TW—	EXISTING COLD WATER
—TW—	EXISTING HOT WATER
—TW—	EXISTING FIRE HOSE REEL
—TW—	EXISTING FIRE HYDRANT
—TW—	EXISTING NON-POTABLE COLD WATER
—TW—	EXISTING NON-POTABLE HOT WATER
—TW—	EXISTING GAS SERVICE

SYSTEM ACCESSORIES

—TW—	ISOLATION/STOP VALVE
—TW—	GATE VALVE IN PATH BOX
—TW—	CHECK VALVE
—TW—	REFLEX VALVE IN PIT
—TW—	PIPE RISER FROM BEND
—TW—	PIPE DROPPER FROM BEND
—TW—	PIPE RISER FROM TEE
—TW—	PIPE DROPPER FROM TEE
—TW—	PIPE PENETRATION/CONDUIT
—TW—	DIRECTION OF FLOW
—TW—	SERVICE CONTINUATION
—TW—	CLEAR OUT TO SURFACE
—TW—	INSPECTION OPENING
—TW—	TUNDISH
—TW—	FLOOR WASTE GULLY
—TW—	BUCKET TRAP/FLOOR WASTE GULLY
—TW—	WATER METER ASSEMBLY
—TW—	FIRE HYDRANT
—TW—	DUAL PILLAR FIRE HYDRANT
—TW—	OVERFLOW RELIEF GULLY/DISCONNECTOR TRAP
—TW—	TEMPERING VALVE/THERMOSTATIC MIXING VALVE
—TW—	FIRE HOSE REEL
—TW—	REDUCED PRESSURE ZONE DEVICE
—TW—	HOT WATER HEATER

—TW—	DUAL CHECK VALVE & FILTER ASSEMBLY
—TW—	PUMP ASSEMBLY
—TW—	INFLU FLOAT VALVE
—TW—	DOUBLE CHECK VALVE ASSEMBLY
—TW—	BOLLARD
—TW—	SUBMERSIBLE PUMP SET
—TW—	STREET HYDRANT
—TW—	HOSE TAP
—TW—	STW GULLY
—TW—	EXPANSION & ROTATION FITTING
—TW—	ADJUSTABLE PRESSURE LIMITING VALVE
—TW—	SOLENOID VALVE
—TW—	URNAL SENSOR
—TW—	CONTRON OF TEMPORARY RAKET
—TW—	3-WAY DIVERSION DEVICE
—TW—	AUTOMATIC CHANGE OVER DEVICE
—TW—	RAINWATER OUTLET
—TW—	INSPECTION CHAMBER/MAN-HOLE
—TW—	TYPICAL METER, STRAINER & PRESSURE LIMITING VALVE ASSEMBLY
—TW—	FIRE BOOSTER ASSEMBLY

—TW—	INDICATES PIPE RISERS
—TW—	INDICATES SERVICE TYPE
—TW—	INDICATES SERVICE SIZE
—TW—	INDICATES PIPE DROPPERS
—TW—	INDICATES EXISTING SERVICE TYPE
—TW—	INDICATES EXISTING SERVICE SIZE
—TW—	INDICATES DETAIL No.
—TW—	INDICATES DRAWING No.

WORKS TO AUTHORITIES SERVICES

THE LOCAL COUNCIL MAINS RELOCATION / ADJUSTMENTS SHOWN ON THE DESIGN DRAWINGS ARE SUBJECT TO THE FOLLOWING:

- LOCAL COUNCIL APPROVAL INCLUDING COMPLIANCE CERTIFICATE AND CONDITIONS ISSUED BY LOCAL COUNCIL.
- LOCAL COUNCIL MAINS RELOCATION / ADJUSTMENT WORKS SHALL BE DESIGNED AND SUPERSEDED BY LOCAL COUNCIL DURING CONSTRUCTION BY THE LOCAL AUTHORITY. THE EXTENT OF THE WORKS TO THE AUTHORITIES SERVICES SHALL BE CARRIED OUT BY A CONTRACTOR APPROVED BY THE LOCAL COUNCIL.

NOTE: NO WORK IS TO COMMENCE UNTIL PERMISSION IS GIVEN BY LOCAL COUNCIL TO CONNECT TO COUNCIL MAINS.



LOCALITY PLAN

SCALE: NTS

NOTE:

ALL STORMWATER, SANITARY DRAINAGE/PLUMBING, WATER & GAS SERVICES INSTALLED IN REACTIVE SOILS (AS DEFINED BY AS 2870) SHALL BE INSTALLED IN ACCORDANCE WITH THE NCC, AS 2870, AS/NZS 3500 & PROJECT SPECIFIC GEOTECHNICAL REPORT

ABBREVIATIONS

AAV	AIR ADMITTANCE VALVE	IO	INSPECTION OPENING
B	BASIN	IOS	INSPECTION OPENING TO SURFACE
BT/FWG	BUCKET TRAP/FLOOR WASTE GULLY	JU	JUMP UP
BUW	BOILING WATER UNIT	L/L	LOW LEVEL
CD	CONDENSATE DRAIN	L/S	LITRES/SECOND
COOS	CLEAR OUT TO SURFACE	M	MANHOLE
COV	CONTROL VALVE	ORG	OVERFLOW RELIEF GULLY
COWD	COLD WATER DROPPER	QBSA	QUICKEND BUILDING SERVICES AUTHORITY
COWR	COLD WATER RISER	RL	REDUCED LEVEL
COWR	COLD WATER RISER	RZ	REDUCED PRESSURE ZONE VALVE
DCV	DOUBLE CHECK VALVE	RWO	RAINWATER OUTLET
DISP	DISCONNECTOR TRAP	SHR	SHOWER
EXT	EXISTING	STS	STAINLESS STEEL
FLL	FINISHED FLOOR LEVEL	SV	SLUICE VALVE
FMR	FIRE HOSE REEL	STW	STORMWATER
FV	FLOOR WASTE GULLY	T	TUB
GVD	GATE VALVE	TND	TUNDISH
HV	HEAVY DUTY	TRV	TEMPERATURE PRESSURE RELIEF VALVE
HL	HIGH LEVEL	TW	TRADEWASTE VENT PIPE
HW	HOT WATER	UB	URINAL
HW	HOT WATER FLOW	VB	VACUUM BREAKER
HW	HOT WATER HEATER	VP	VENT PIPE
HW	HOT WATER RETURN	WC	WATER CLOSET
IL	INVERT LEVEL	WM	WASHING MACHINE

DRAWING SCHEDULE

DWG. No.	SCALE	DESCRIPTION
HS-100	N.T.S.	COVER SHEET, NOTES, LEGEND & LOCALITY
HS-101	1:500	SITE PLAN
HS-102	1:250	PART SITE PLAN
HS-103	1:100	BLD 1 LEVEL 1 SERVICES
HS-104	1:100	BLD 1 LEVEL 2 SERVICES
HS-105	1:100	BLD 1 LEVEL 3 SERVICES
HS-106	1:100	BLD 1 ROOF
HS-107	1:100	BLD 2 LEVEL 1 & ROOF SERVICES
HS-108	1:100	BLD 3 LEVEL 1 & ROOF SERVICES
HS-109	1:100	BLD'S 4,5 & 6 LEVEL 1 SERVICES
HS-110	N.T.S.	DIAGRAMS & MISCELLANEOUS DETAILS

AUSTRALIAN STANDARDS

THESE PLANS HAVE BEEN DESIGNED TO COMPLY WITH AS/NZS 3500:2018

OWNER:	BM GROUP
4/8 MILLER ST.	MURARREE, QLD 4172
TENANT:	
DRAINAGE PLAN No.:	1638927
198215	TOTAL FIXTURES:
13	TOTAL TESTABLE BACKFLOW DEVICES:
2	
SITE ADDRESS:	82 COLMSLIE ROAD, MORNINGSIDE, QLD 4170
REAL PROPERTY DESCRIPTION:	LOT 6 on RP 201432

CONSTRUCTION

AUTHORITY STAMPS:

DEPARTMENT OF ENVIRONMENT AND SCIENCE			
APPROVED FOR ISSUE			
BY DELEGATED AUTHORITY			
EXEMPTION CERTIFICATE Ref: 202002-10008 EC			
DATE: 01 MAY 2020			

Rev.	Amendment	Date	Chkd.
01	FOR CONSTRUCTION	17.01.20	MLK

HYDRAULIC CONSULTANT: **MK** Hydraulic Consultants Pty Ltd

UNIT 5, 211 LOGAN ROAD, WOOLLOOUBARRA, QLD 4102
PO BOX 1299 COCKBURN, QLD 4151
P: (07) 3815 8010 F: (07) 3815 8011
ACN: 622 550 941
ABN: 35 622 550 941

QBCC LICENSING:
MARK KANE No.: 883 888
MK-HYDRAULIC CONSULTANTS No.: 15086441

Figured dimensions to be taken in preference to scaled dimensions. Verify dimensions on the project before printing shop drawings or commencing work.

This drawings is COPYRIGHT

CLIENT: **BMI** BM GROUP
4/8 MILLER ST.
MURARREE, QLD 4172

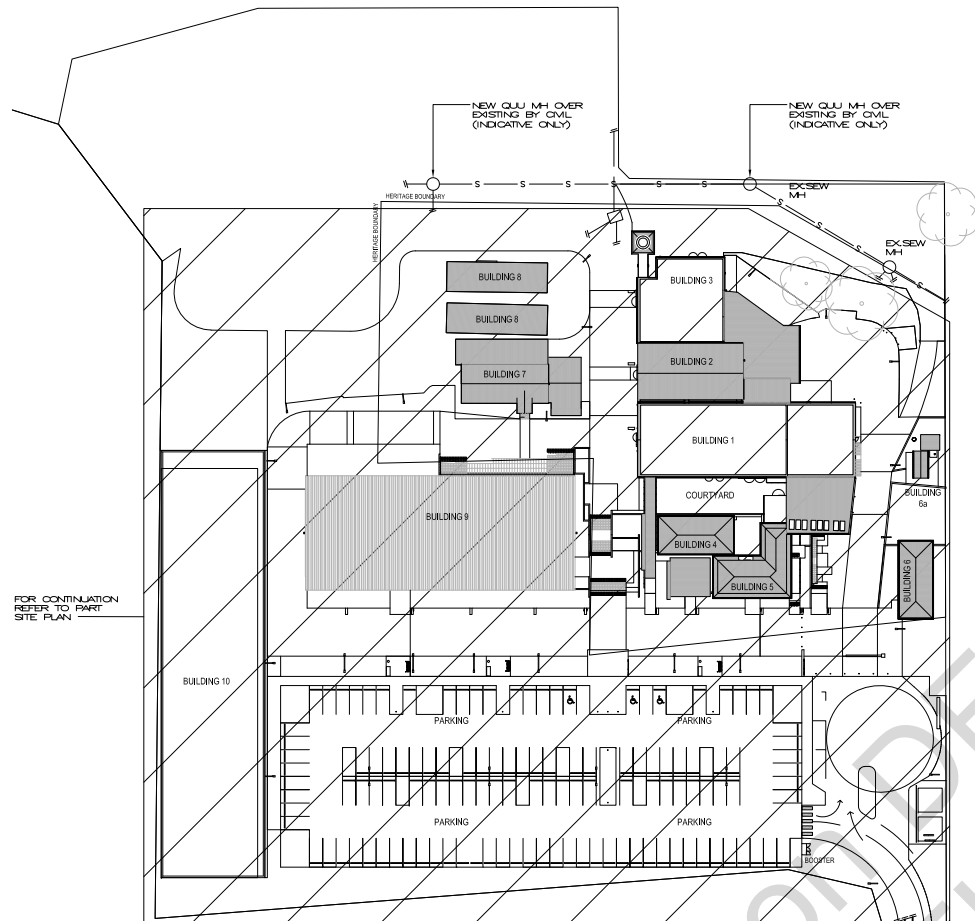
ARCHITECT: **O'NEILL ARCHITECTURE**

LEVEL 2, 81 EDWARD ST, BRISBANE 4000
GPO BOX 2308, BRISBANE 4001
+61 7 3159 8888 | www.oconnellarchitecture.com.au

PROJECT: **RIVER MAKERS - COLMSLIE MARKETS**

TITLE: HYDRAULIC SERVICES
COVER SHEET, NOTES, LEGEND & LOCALITY PLAN

Scale: 01	N.T.S.	Project No:	CAD: CS904	HS-100
Date:	NOV 2019	Drawing Number:		Issue
Drawn by:	MLK			
Chd. By:	MLK			



NOTE:
ALLOW TO INVESTIGATE THE STATUS OF ALL EXISTING BACKFLOW DEVICES ON SITE & REGISTER OR RE-REGISTER ALL BACKFLOW DEVICES IN ACCORDANCE WITH E22 REFS. THIS INCLUDES ALL NEW & EXISTING DEVICES REFER TO THE CLIENT FOR A LIST & LOCATION OF ALL EXISTING DEVICES.

NOTE:
ALLOW TO LOCATE & CONNECT TO ALL NEW & EXISTING SERVICES.

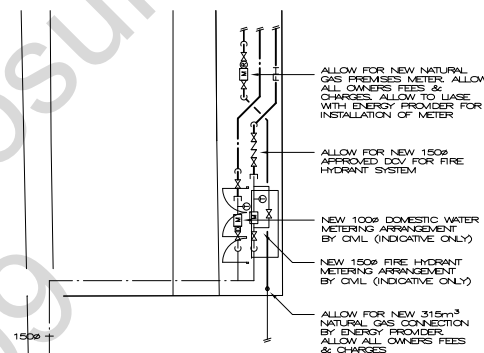
NOTE:
ALLOW TO LOCATE, CAP OFF & REMOVE ALL REDUNDANT SERVICES IN ACCORDANCE WITH AUSTRALIAN STANDARDS.

NOTE:
ALL SERVICES SHALL BE DESIGNED & INSTALLED CLEAR OF THE ZONE OF INFLUENCE OF ANY & ALL STRUCTURE.

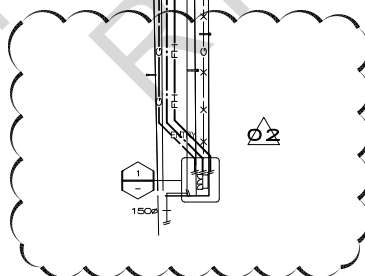
NOTE:
THIS SITE IS CONSIDERED AS REACTIVE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT. THIS SITE MAY ALSO HAVE LONG TERM SETTLEMENT. REFER TO THE PROJECT GEOTECHNICAL REPORT AS 2870.2011 & AS/NZS 3500.2 FOR ALL HYDRAULIC SERVICES INSTALLATION REQUIREMENTS.

NOTE:
ALL EXISTING SERVICES HAVE BEEN PLOTTED FROM EXISTING HYDRAULIC DRAWINGS AVAILABLE AT THE TIME OF DESIGN. AS SUCH THE CONTRACTOR SHALL ALLOW TO INVESTIGATE LOCUS OF THE LOCATION, SIZE, MATERIAL & INVERT LEVEL OF ALL EXISTING SERVICES PRIOR TO COMMENCING WORKS ON SITE.

NOTE:
ALL HYDRAULIC SERVICES PARTS & COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE NCC & AS 1170.4 REFER TO THE STRUCTURAL ENGINEER FOR ALL REQUIRED SEISMIC LOADINGS FOR THIS BUILDING.



1 PREMISES METERING ARRANGEMENTS
SCALE: 1:100



OWNER:
BMI GROUP
4/8 MILLER ST.
MURARREE, QLD 4172

TENANT:
—

DRAINAGE PLAN No.: **198215** PLUMBING REFERENCE No.: **1638827**

TOTAL FIXTURES: **13** TOTAL FIXTURE UNITS: **0**

TOTAL TESTABLE BACKFLOW DEVICES: **2**

SITE ADDRESS:
82 COLMSUE ROAD,
MORRINGSIDE, QLD 4170

REAL PROPERTY DESCRIPTION:
LOT 6 on RP 201432

CONSTRUCTION

DEPARTMENT OF ENVIRONMENT AND SCIENCE
APPROVED FOR ISSUE
BY DELEGATED AUTHORITY

EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

02	METER LOCATIONS AVOIDED	03.03.20	MLK
01	FOR CONSTRUCTION	17.01.20	MLK
Rev.	Amendment	Date	Chkd.

HYDRAULIC CONSULTANT:
MK Hydraulic Consultants Pty Ltd

UNIT 5, 211 LOGGAN ROAD,
WOOLLOONABBA, QLD 4102
PO BOX 1299 COORPAROO, QLD 4151
P: (07) 3815 8010 F: (07) 3815 8011
ACN: 622 520 941
ABN: 35 622 520 941

QBCC LICENSING:
MARK KANE No.: 883 898
MK-HYDRAULIC CONSULTANTS No.: 15086461

Figured dimensions to be taken in preference to scaled dimensions. Verify dimensions on the project before preparing shop drawings or commencing work.

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CLIENT:
BMI GROUP
4/8 MILLER ST.
MURARREE, QLD 4172

ARCHITECT:
O'NEILL ARCHITECTURE

LEVEL 2, 81 EDWARD ST. BRISBANE 4000
GPO BOX 2308, BRISBANE 4001
+61 7 3156 8888 | www.o'Neillarchitects.com.au

PROJECT:
RIVER MAKERS —
COLMSUE MARKETS

TITLE: HYDRAULIC SERVICES
SITE PLAN

Scale: A1	1:500	Project No:	09904	CAD:	09904
Date	NOV 2019	Drawing Number	HS-101	Issue	02
Drawn By	MLK				
Chkd. By	MLK				

NOTE:
ALLOW TO INVESTIGATE THE STATUS OF ALL EXISTING BACKFLOW DEVICES ON SITE & REGISTER/RE-REGISTER ALL BACKFLOW DEVICES IN ACCORDANCE WITH BCC REGS. THIS INCLUDES ALL NEW & EXISTING DEVICES. REFER TO THE CLIENT FOR A LIST & LOCATION OF ALL EXISTING DEVICES.

NOTE:
ALLOW TO LOCATE & CONNECT TO ALL NEW & EXISTING SERVICES.

NOTE:
ALLOW TO LOCATE, CAP OFF, & REMOVE ALL REDUNDANT SERVICES IN ACCORDANCE WITH AUSTRALIAN STANDARDS.

NOTE:
ALL SERVICES SHALL BE DESIGNED & INSTALLED CLEAR OF THE ZONE OF INFLUENCE OF ANY & ALL STRUCTURE.

NOTE:
THIS SITE IS CONSIDERED AS REACTIVE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT. THIS SITE MAY ALSO HAVE LONG TERM SETTLEMENT. REFER TO THE PROJECT GEOTECHNICAL REPORT, AS 2870:2011 & AS/NZS 3500.2 FOR ALL HYDRAULIC SERVICES INSTALLATION REQUIREMENTS.

NOTE:
ALL EXISTING SERVICES HAVE BEEN PLOTTED FROM EXISTING HYDRAULIC DRAWINGS AVAILABLE AT THE TIME OF DESIGN. AS SUCH THE CONTRACTOR SHALL ALLOW TO INVESTIGATE & CONFIRM THE LOCATION, SIZE, MATERIAL & INVERT LEVEL OF ALL EXISTING SERVICES PRIOR TO COMMENCING WORKS ON SITE. CONTRACTOR TO ALLOW FOR A FULL WORKING SURVEY IN ALL AREAS OF WORK PRIOR TO COMMENCING ANY DISCREPANCIES FOUND SHALL BE RAISED WITH THE CLIENT FOR DIRECTION.

NOTE:
ALL HYDRAULIC SERVICES PARTS & COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE NCC & AS 1170.4 REFER TO DAC STRUCTURAL ENGINEER FOR ALL REQUIRED SEISMIC LOADINGS FOR THIS BUILDING.

NOTE:
ALLOW TO CCTV INVESTIGATE ALL EXISTING DRAINAGE PRIOR TO COMMENCING WORKS & CONFIRM WHICH EXISTING DRAINS CAN BE RE-USED. INVESTIGATION TO BE IN ACCORDANCE WITH BCC REGS.

NOTE:
ALLOW TO RE-BENCH EXISTING HD 100'S WITH NEW CONNECTIONS IN ACCORDANCE WITH AS/NZS 3500.2.

NOTE:
ORG GRATE SHALL BE SET @ NO HIGHER THAN RL14.550.

NOTE:
ALL GREASE ARRESTORS SHALL BE OF A TYPE LISTED IN THE QJW REGISTER OF AUTHORIZED BASIC PRE-TREATMENT PRODUCTS & SHALL BE INSTALLED TO QJW REG'S.

NOTE:
THESE BUILDINGS ARE ON THE QUEENSLAND HERITAGE PLACES REGISTER. ALL WORKS SHALL COMPLY WITH HERITAGE EXEMPTION CERTIFICATE & ALL OTHER HERITAGE REG'S.

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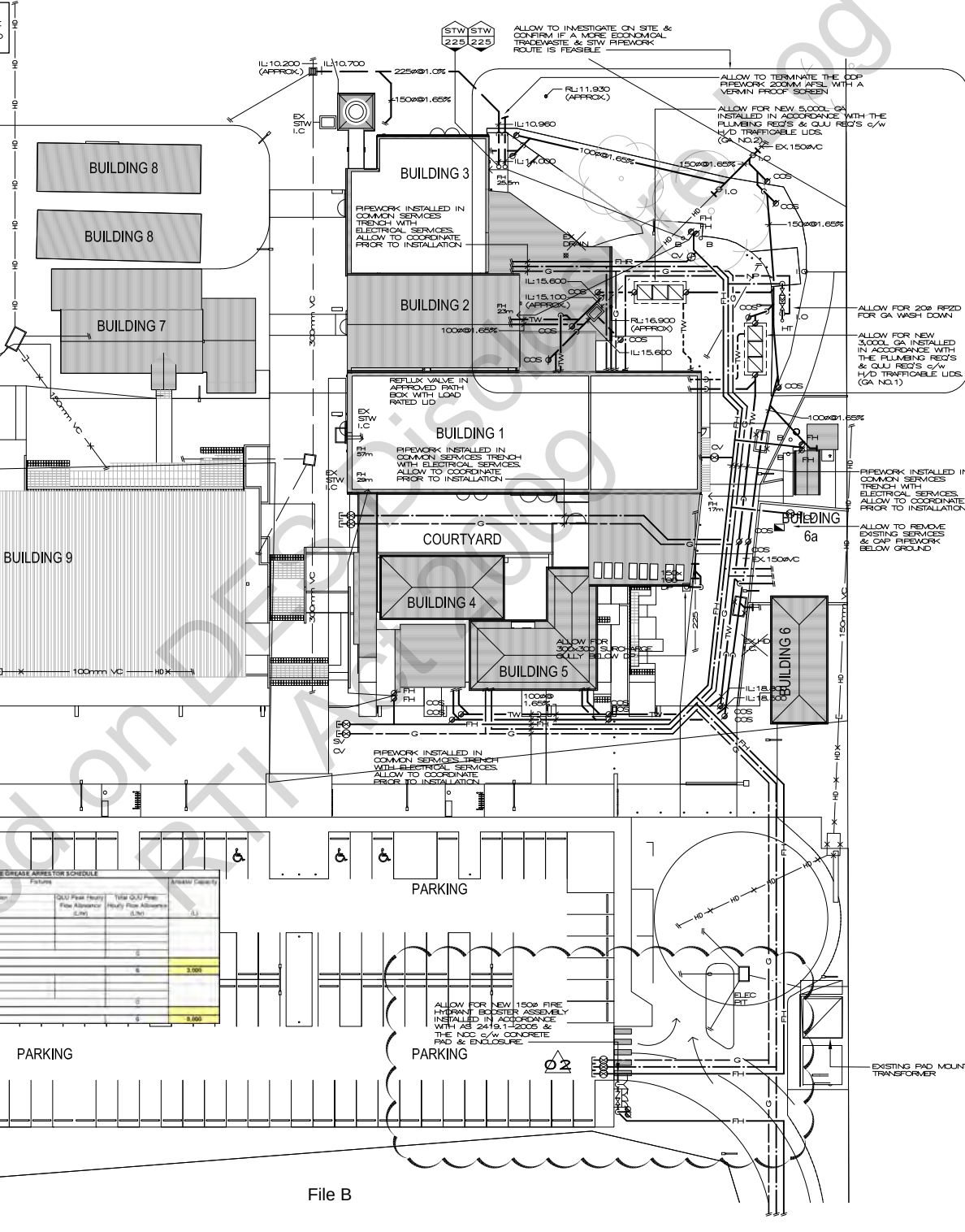
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OWNER:
BM GROUP
4/8 MILLER ST.
MURARREE, QLD 4172
TENANT:
—
DRAINAGE PLAN No.:
198215
TOTAL FIXTURES:
13
TOTAL TESTABLE BACKFLOW DEVICES:
2
SITE ADDRESS:
82 COLMSIE ROAD,
MORRISIDE, QLD 4170
REAL PROPERTY DESCRIPTION:
LOT 6 on RP 201432

CONSTRUCTION

DEPARTMENT OF ENVIRONMENT AND SCIENCE
APPROVED FOR ISSUE
BY DELEGATED AUTHORITY
EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

Rev.	Amendment	Date	Chkd.
02	BOOSTER RELOCATED	03.03.20	MLK
01	FOR CONSTRUCTION	17.01.20	MLK

HYDRAULIC CONSULTANT:
MK Hydraulic Consultants Pty Ltd
UNIT 5, 211 LOGGAN ROAD,
WOOLLOONABRA, QLD 4102
PO BOX 1299 COORPAROO, QLD 4151
P: (07) 3815 8010 F: (07) 3815 8011
ACN: 622 520 941
ABN: 35 622 520 941
QBCC LICENSING:
MARK KANE NO.: 883 888
MK HYDRAULIC CONSULTANTS NO.: 15086461
Figured dimensions to be taken in preference to scaled dimensions. Verify dimensions on the project before preparing shop drawings or commencing work.
This drawings is COPYRIGHT©

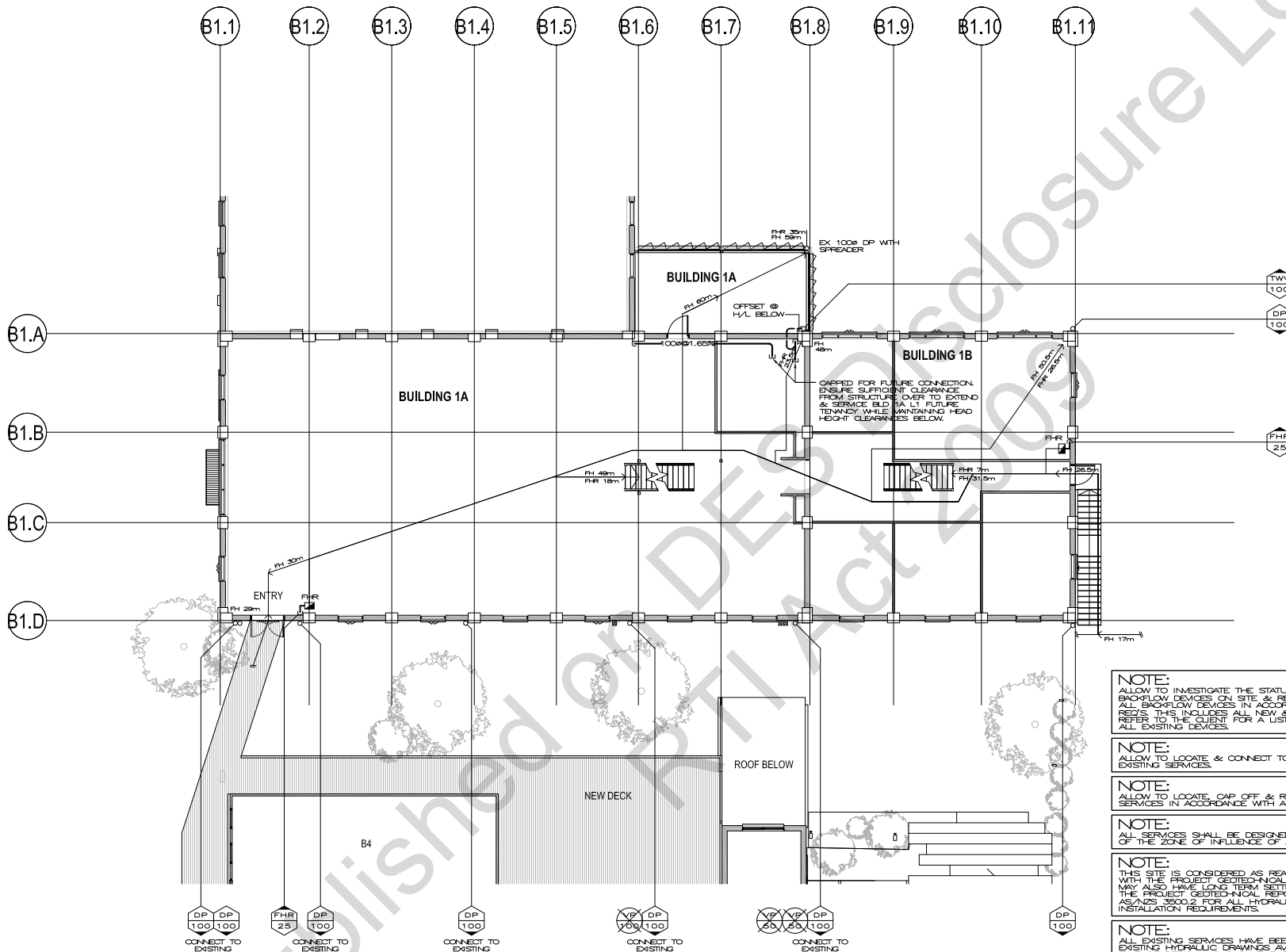
CLIENT:
BM GROUP
4/8 MILLER ST.
MURARREE, QLD 4172

ARCHITECT:
O'NEILL ARCHITECTURE
LEVEL 2, 81 EDWARD ST, BRISBANE 4000
GPO BOX 2308, BRISBANE 4001
+61 7 3156 8888 | www.o'Neillarchitecture.com.au

PROJECT:
RIVER MAKERS —
COLMSIE MARKETS

TITLE: HYDRAULIC SERVICES
PART SITE PLAN

Scale: A1	1:250	Project No:	09904	CAD:	09904
Date:	NOV 2019	Drawing Number:	HS-102	Issue:	02
Drawn By:	MLK	Issue:	02		
Chd. By:	MLK				



NOTE:
ALLOW TO INVESTIGATE THE STATUS OF ALL EXISTING BACKFLOW DEVICES ON SITE & REGISTER/RE-REGISTER ALL BACKFLOW DEVICES IN ACCORDANCE WITH BCC REGS. THIS INCLUDES ALL NEW & EXISTING DEVICES. REFER TO THE CLIENT FOR A LIST & LOCATION OF ALL EXISTING DEVICES.

NOTE:
ALLOW TO LOCATE & CONNECT TO ALL NEW & EXISTING SERVICES.

NOTE:
ALLOW TO LOCATE, CAP OFF & REMOVE ALL REDUNDANT SERVICES IN ACCORDANCE WITH AUSTRALIAN STANDARDS.

NOTE:
ALL SERVICES SHALL BE DESIGNED & INSTALLED CLEAR OF THE ZONE OF INFLUENCE OF ANY & ALL STRUCTURE.

NOTE:
THIS SITE IS CONSIDERED AS REACTIVE IN ACCORDANCE WITH THE PROJECT GEOTECH-NAL REPORT. THIS SITE MAY ALSO HAVE LONG TERM SETTLEMENT. REFER TO THE PROJECT GEOTECH-NAL REPORT, AS 2870.2011 & AS/NZS 3500.2 FOR ALL HYDRAULIC SERVICES INSTALLATION REQUIREMENTS.

NOTE:
ALL EXISTING SERVICES HAVE BEEN PLOTTED FROM EXISTING HYDRAULIC DRAWINGS AVAILABLE AT THE TIME OF DESIGN. AS SUCH THE CONTRACTOR SHALL ALLOW TO INVESTIGATE & CONFIRM THE LOCATION, SIZE, MATERIAL & INVERT LEVEL OF ALL EXISTING SERVICES PRIOR TO COMMENCING WORKS ON SITE.

NOTE:
ALL HYDRAULIC SERVICES PARTS & COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOC & AS 1170.4 REFER TO D&C STRUCTURAL SPREADER FOR ALL REQUIRED SEISMIC LOADINGS FOR THIS BUILDING.

OWNER:
BM GROUP
4/8 MILLER ST.
MURARREE, QLD 4172
TENANT:
—
DRAINAGE PLAN No.: **198215**
PLUMBING REFERENCE No.: **1638927**
TOTAL FIXTURES: **13**
TOTAL TESTABLE BACKFLOW DEVICES: **2**
SITE ADDRESS:
82 COLMSIE ROAD,
MORNINGSID, QLD 4170
REAL PROPERTY DESCRIPTION:
LOT 6 on RP 201432

CONSTRUCTION

DEPARTMENT OF ENVIRONMENT AND SCIENCE
APPROVED FOR ISSUE
BY DELEGATED AUTHORITY
EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

Rev.	Amendment	Date	Chkd.
01	FOR CONSTRUCTION	17.01.20	MLK

HYDRAULIC CONSULTANT:
MK Hydraulic Consultants Pty Ltd

UNIT 5, 211 LOGAN ROAD,
WOOLLOONGABBA, QLD 4102
PO BOX 1299 COCKBURN, QLD 4151
P: (07) 3815 8010 F: (07) 3815 8011
ACN: 622 520 941
ABN: 35 622 520 941

QBCC LICENSING:
MARK KANE No.: 883 888
MK-HYDRAULIC CONSULTANTS No.: 15086461

Figured dimensions to be taken in preference to scaled dimensions. Verify all dimensions on the project before preparing shop drawings or commencing work.

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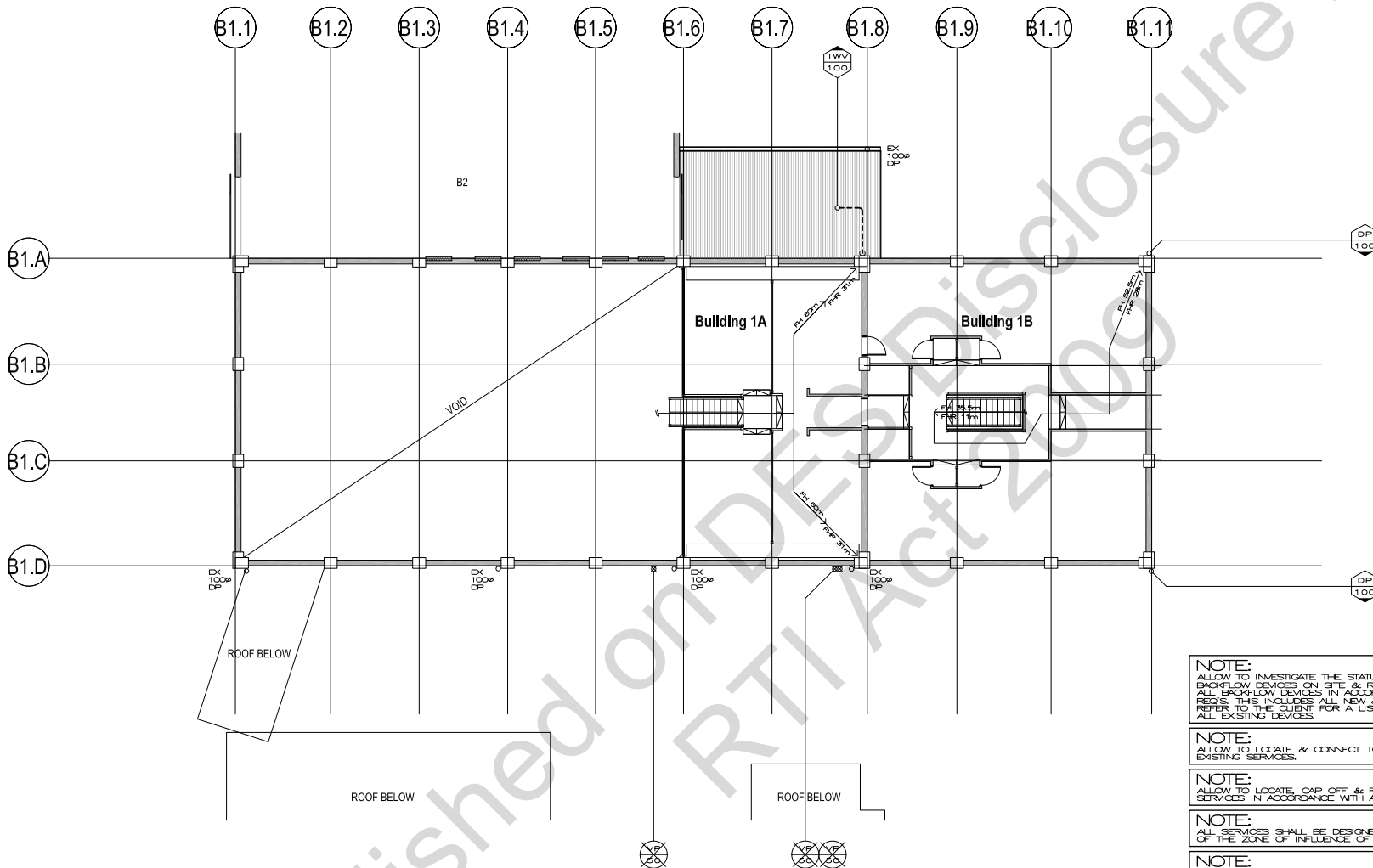
CLIENT:
BM GROUP
4/8 MILLER ST.
MURARREE, QLD 4172

ARCHITECT:
O'NEILL ARCHITECTURE
LEVEL 2, 81 EDWARD ST. BRISBANE 4000
GPO BOX 2308, BRISBANE 4001
+61 7 3156 8888 | www.oNeillarchitecture.com.au

PROJECT:
RIVER MAKERS —
COLMSIE MARKETS

TITLE: HYDRAULIC SERVICES
BUILDING 1
LEVEL 2
SERVICES

Scale: A1	Project No: 09904	CAD: 09904 HS-104
Date: NOV 2019	Drawing Number: 77 of 90	Issue
Drawn By: MLK	HS-104	01
Chd. By: MLK		



NOTE:
ALLOW TO INVESTIGATE THE STATUS OF ALL EXISTING BACKFLOW DEVICES ON SITE & REGISTER/RE-REGISTER ALL BACKFLOW DEVICES IN ACCORDANCE WITH SOC REG'S. THIS INCLUDES ALL NEW & EXISTING DEVICES. REFER TO THE CLIENT FOR A LIST & LOCATION OF ALL EXISTING DEVICES.

NOTE:
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NOTE:
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NOTE:
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NOTE:
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NOTE:
ALL HYDRAULIC SERVICES PARTS & COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE NCC & AS 1170.4 REFER TO D&C STRUCTURAL ENGINEER FOR ALL REQUIRED SEISMIC LOADINGS FOR THIS BUILDING.

OWNER:
BM GROUP
4/8 MILLER ST.
MURARREE, QLD 4172

TENANT:
—

DRAINAGE PLAN No.: **198215**
TOTAL FIXTURES: **13**
TOTAL TESTABLE BACKFLOW DEVICES: **2**

PLUMBING REFERENCE No.: **1638927**
TOTAL FIXTURE UNITS: **0**

SITE ADDRESS:
**82 COLMSUE ROAD,
MORRINGSIDE, QLD 4170**
REAL PROPERTY DESCRIPTION:
LOT 6 on RP 201432

CONSTRUCTION

DEPARTMENT OF ENVIRONMENT AND SCIENCE
APPROVED FOR ISSUE
BY DELEGATED AUTHORITY

EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

Rev.	Amendment	Date	Chkd.
01	FOR CONSTRUCTION	17.01.20	MLK

HYDRAULIC CONSULTANT:

MK Hydraulic Consultants Pty Ltd

UNIT 5, 211 LOGGAN ROAD,
WOOLLOONABRA, QLD 4102
PO BOX 1299, COORPARUA, QLD 4151
P: (07) 3815 8010 F: (07) 3815 8011
ACN: 622 520 941
ABN: 35 622 520 941

QBC LICENSING:
MARK KANE No.: 883 888
MK-HYDRAULIC CONSULTANTS No.: 15086461

Figured dimensions to be taken in preference to scaled dimensions. Verify all dimensions on the project before preparing shop drawings or commencing work.

This drawing is COPYRIGHT

CLIENT:

BMI BM GROUP
4/8 MILLER ST.
MURARREE, QLD 4172

ARCHITECT:

O'NEILL ARCHITECTURE

LEVEL 2, 81 EDWARD ST. BRISBANE 4008
GPO BOX 2308, BRISBANE 4001
+61 7 3156 8888 | www.oneillarchitecture.com.au

PROJECT:

**RIVER MAKERS —
COLMSUE MARKETS**

TITLE: HYDRAULIC SERVICES

**BUILDING 1
LEVEL 3
SERVICES**

Scale: A1 1:100	Project No: 09904	CAD: HS-105
Date: NOV 2019	Drawing Number: HS-105	Issue: 01
Drawn By: MLK		
Chd. By: MLK		

OWNER:
BH GROUP
4/8 MILLER ST.
MURARREE, QLD 4172

TEHANT:
—

DRAINAGE PLAN No.: **198215** PLUMBING REFERENCE No.: **1638827**

TOTAL FIXTURES: **13** TOTAL FIXTURE UNITS: **0**

TOTAL TESTABLE BACKFLOW DEVICES: **2**

SITE ADDRESS:
82 COLMSUE ROAD,
MORRINGSIDE, QLD 4170

REAL PROPERTY DESCRIPTION:
LOT 6 on RP 201432

CONSTRUCTION

DEPARTMENT OF ENVIRONMENT AND SCIENCE
APPROVED FOR ISSUE
BY DELEGATED AUTHORITY

EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

Rev.	Amendment	Date	Chkd.
01	FOR CONSTRUCTION	17.01.20	MLK

HYDRAULIC CONSULTANT:
MK Hydraulic Consultants Pty Ltd

UNIT 5, 211 LOGGAN ROAD,
WOOLLOONABBA, QLD 4102
PO BOX 1299, COORPARUA, QLD 4151
P: (07) 3815 8010 F: (07) 3815 8011
ACN: 622 520 941
ABN: 35 622 520 941

QBCC LICENSING:
MARK KANE No.: 883 888
MK HYDRAULIC CONSULTANTS No.: 15086461

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CLIENT:
BH GROUP
4/8 MILLER ST.
MURARREE, QLD 4172

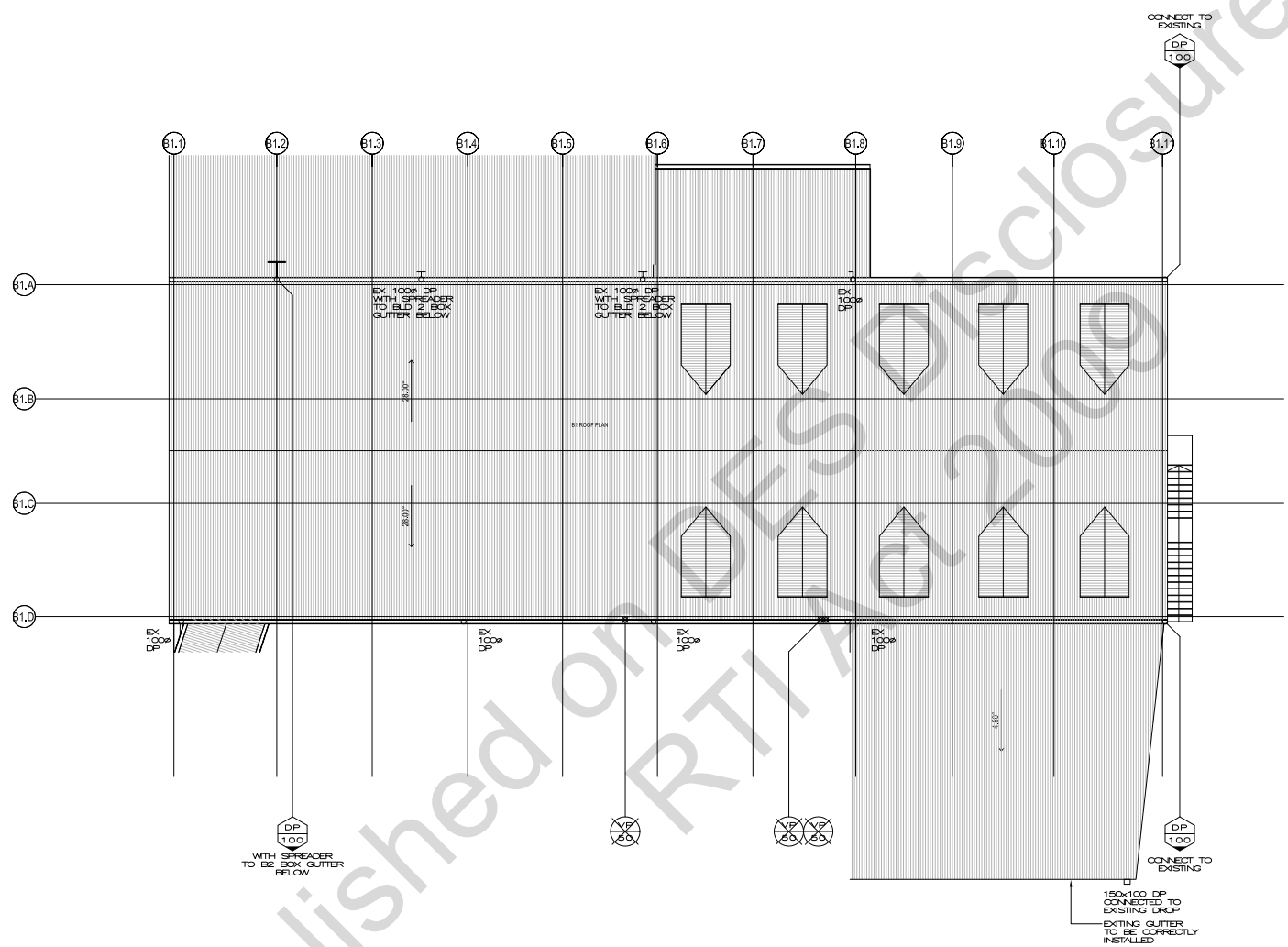
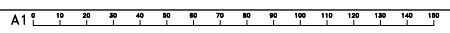
ARCHITECT:
O'NEILL ARCHITECTURE

LEVEL 2, 81 EDWARD ST. BRISBANE 4008
GPO BOX 2308, BRISBANE 4001
+61 7 3156 8888 | www.oneillarchitecture.com.au

PROJECT:
RIVER MAKERS —
COLMSUE MARKETS

TITLE: HYDRAULIC SERVICES
BUILDING 1
ROOF
SERVICES

Scale: A1	1:100	Project No:	C0904	CAD:	C0904
Date:	NOV 2019	Drawing Number:	HS-106	Issue:	01
Drawn By:	MLK				
Chkd. By:	MLK				





CONSTRUCTION

O1	FOR CONSTRUCTION	17.01.20	MLK
Rev.	Amendment	Date	Chkd.

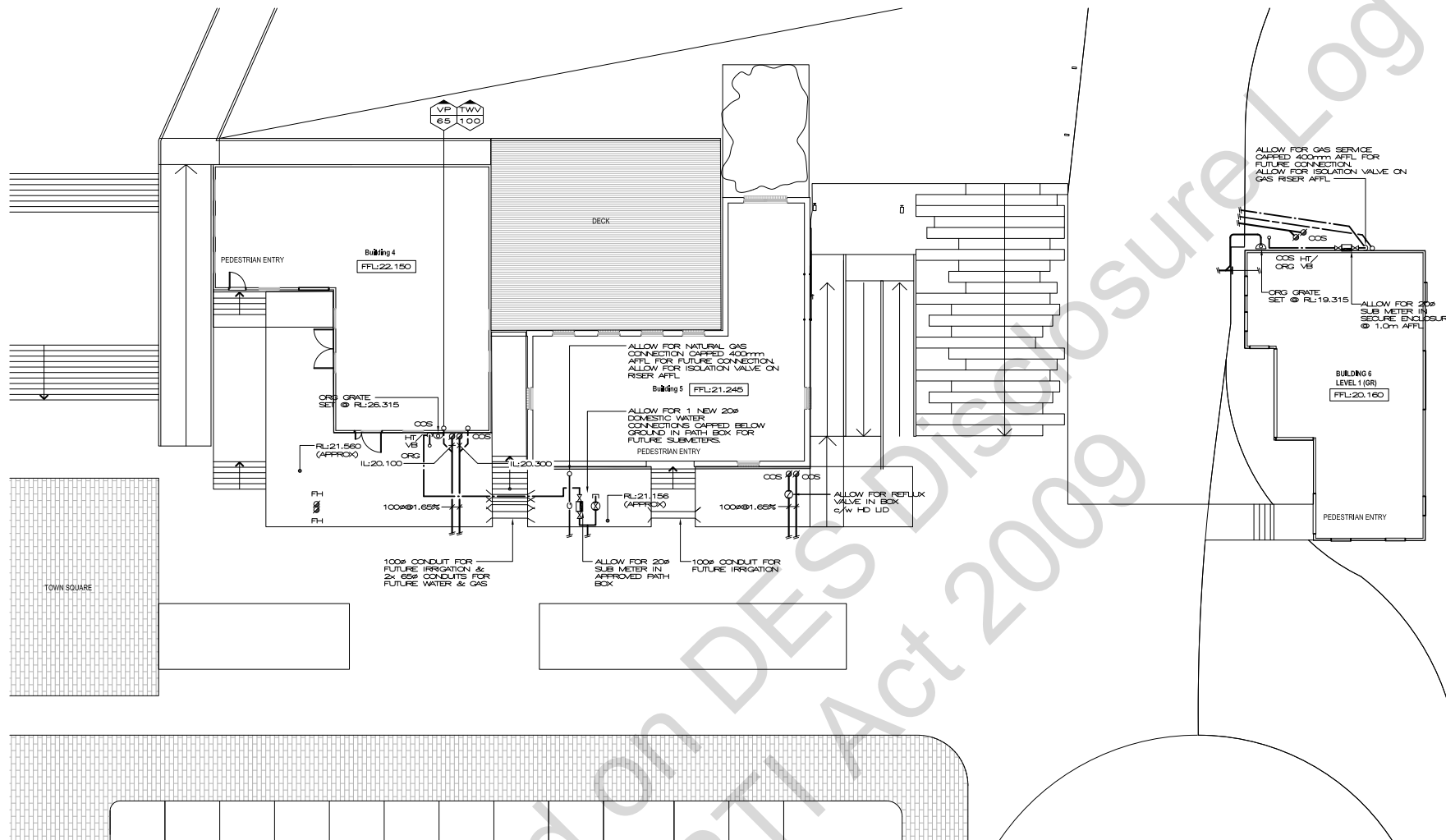
CLIENT:

 BMI GROUP
4/8 MILLER ST,
MURARREE, QLD 4172

PROJECT:
RIVER MAKERS —
COLMSLIE MARKETS

Scale: A1	Project No: C5904	CAD: C5904 HS-107
Date: NOV 2019	Drawing Number	Issue
Drawn By: MLK	HS-107	01
Ckd. By: MLK		

NOTE:
ALLOW TO RE BENCH EXISTING HD
I.C'S WITH NEW CONNECTIONS IN
ACCORDANCE WITH AS/NZS 3500.2.



OWNER:
BM GROUP
4/8 MILLER ST.
MURARREE, QLD 4172

TENANT:
—

DRAINAGE PLAN No.: **198215** PLUMBING REFERENCE No.: **1638927**

TOTAL FIXTURES: **13** TOTAL FIXTURE UNITS: **0**

TOTAL TESTABLE BACKFLOW DEVICES: **2**

SITE ADDRESS:
82 COLSLIE ROAD,
MORNINGSIDE, QLD 4170

REAL PROPERTY DESCRIPTION:
LOT 6 on RP 201432

CONSTRUCTION

DEPARTMENT OF ENVIRONMENT AND SCIENCE
APPROVED FOR ISSUE
BY DELEGATED AUTHORITY

EXEMPTION CERTIFICATE ref: 202002-10008 EC
DATE: 01 MAY 2020

Rev.	Amendment	Date	Chkd.
01	FOR CONSTRUCTION	17.01.20	MLK

HYDRAULIC CONSULTANT:

MK Hydraulic Consultants Pty Ltd

UNIT 5, 211 LOGGAN ROAD,
WOOLLOONABARRA, QLD 4102
PO BOX 1299 COCKBURN, QLD 4151
P: (07) 3815 8010 F: (07) 3815 8011
ACN: 622 520 941
ABN: 35 622 520 941

QBCC LICENSING:
MARK KANE No.: 883 888
MK-HYDRAULIC CONSULTANTS No.: 15086461

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CLIENT:

BM GROUP
4/8 MILLER ST.
MURARREE, QLD 4172

ARCHITECT:

O'NEILL ARCHITECTURE

LEVEL 2, 81 EDWARD ST. BRISBANE 4000
GPO BOX 2308, BRISBANE 4001
+61 7 3156 8888 | www.oNeillarchitecture.com.au

PROJECT:
RIVER MAKERS —
COLSLIE MARKETS

TITLE: HYDRAULIC SERVICES
BUILDINGS 4, 5 & 6
LEVEL 1 SERVICES

Scale: A1	1:100	Project No:	C0904	CAD:	C0904
Date:	17.01.20	Issue:	HS-109		
Drawn by:	MLK	Drawing Number:	HS-109		
Chd. By:	MLK		01		

NOTE:
ALLOW TO INVESTIGATE THE STATUS OF ALL EXISTING BACKFLOW DEVICES ON SITE & REGISTER/RE-REGISTER ALL BACKFLOW DEVICES IN ACCORDANCE WITH BOC REG'S. THIS INCLUDES ALL NEW & EXISTING DEVICES. REFER TO THE CLIENT FOR A LIST & LOCATION OF ALL EXISTING DEVICES.

NOTE:
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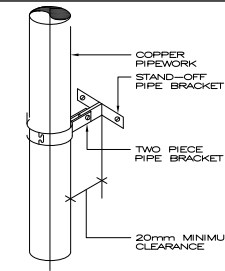
NOTE:
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NOTE:
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NOTE:
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TYPICAL BRACKET
WATER
NTS

SUB-METER TABLE					
SUB-METER TABLE FOR 82 COLUMBIA RD, MORNINGSIDE, Q.L.D. 4170					
UNIT No.:	SERIAL No.:	METER LOCATION	INSTALLATION DATE	METER READING - INSTALLATION	METER READING END OF CONSTRUCTION
BUILDING 1	---	NEAR TO BUILDING 1	---	---	---
BUILDING 2	---	NEAR TO BUILDING 2	---	---	---
BUILDING 5	---	NEAR TO BUILDING 5	---	---	---
BUILDING 6	---	NEAR TO BUILDING 6	---	---	---

MAKE	TYPE	LOCATION OF TESTABLE DEVICE & REASON FOR ITS INCLUSION	SIZE (mm)	SERIAL N
—	RPZD	FRONT BOUNDARY FOR FH & FHR PROTECTION	150	
—	RPZD	NEAR TO THE GREASE ARRESTOR @ BUILDING 2	20	



OWNER:
BNI GROUP
4/8 MILLER ST,
MURARREE, QLD 4172

TENANT:

DRAINAGE PLAN NO.: PLUMBING REFERENCE NO.:
198215 1639627

TOTAL FIXTURES: TOTAL FIXTURE UNITS:
13 0

TOTAL TESTABLE BACKFLOW DEVICES:
2

SITE ADDRESS:
82 COLMSUE ROAD,
MORNINGSIDE, QLD 4170

REAL PROPERTY DESCRIPTION:
LOT 6 on RP 201432

CONSTRUCTION

Rev.	Amendment	Date	Chkd.

Rev.	Amendment	Date	Chkd.
------	-----------	------	-------

HYDRAULIC CONSULTANT: **MK** Hydraulic Consultants Pty Ltd

UNIT 5, 211 LOGAN ROAD,
WOOLLOONGABBA, QLD, 4102
PO BOX 1299, COORPAROO, QLD, 4151
P: (07) 3815 8010 F: (07) 3815 8011
ACN: 622 520 941
ABN: 35 622 520 941

QBCC LICENSING:
MARK KANE No.: 883 888
MK HYDRAULIC CONSULTANTS No.: 15086461

Figured dimensions to be taken in preference to scaled dimensions. Verify all dimensions on the project before preparing shop drawings or commencing work.

This drawings is COPYRIGHT©

CLIENT:  BMI GROUP
4/8 MILLER ST,
MURARREE, QLD 4172

ARCHITECT:

**O'NEILL
ARCHITECTURE**

LEVEL 2, 81 EDWARD ST, BRISBANE 4000
GPO BOX 2308, BRISBANE 4001
+61 7 3156 8888 | www.o'Neillarchitecture.com.au

PROJECT:
RIVER MAKERS —
COLMSLIE MARKETS

TITLE: HYDRAULIC SERVICES
DIAGRAMS &
MISCELLANEOUS DETAILS

Scale: A1	Project No: C5904	CAD: C5904 HS-110
Date: NOV 2019	Drawing Number	Issue
Drawn By: MLK	HS-110	
Ckd. By: MLK		

To: ALAN MURPHY

Project: RIVERMAKERS

PO Box 104
SPRING HILL 4004

Co: BMS

Date: 14 NOV 19

TEL 07 38396788
FAX 07 38396799

From: Andrew Farr

Pages: 1

postmaster@farrengineers.com.au

CC: A K O'N.

Job No: 219 135

ABN 90 092 733 830

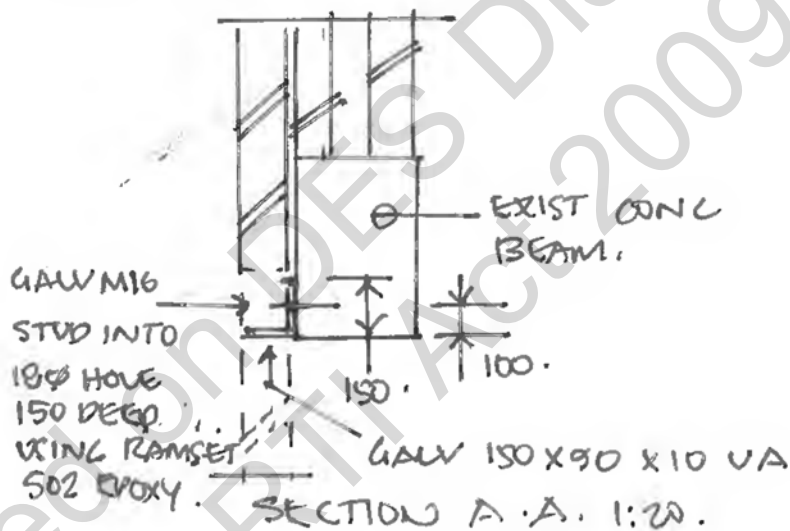
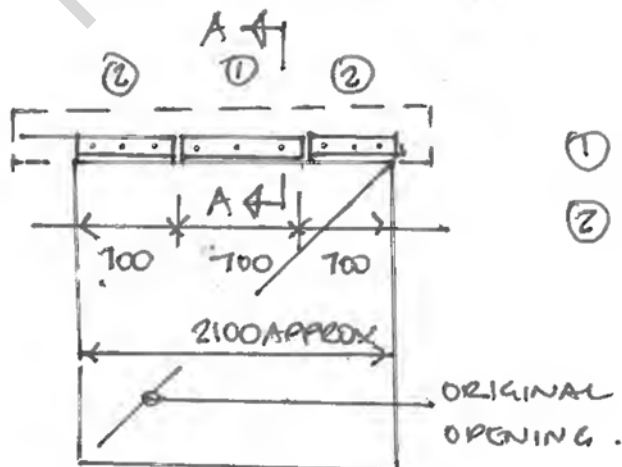
☐ Fax

Re: DETAIL LINTEL TO ORIGINAL OPENINGS. ☒ Email

☐ Transmittal

☐ Memo

☒ Site Instruction



① STAGE 1

② STAGE 2.

OPENING ELEVATION 1:50.

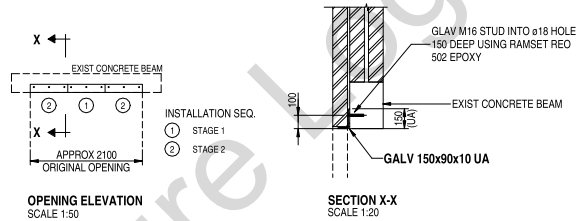
Regards

p4(6) Personal inform

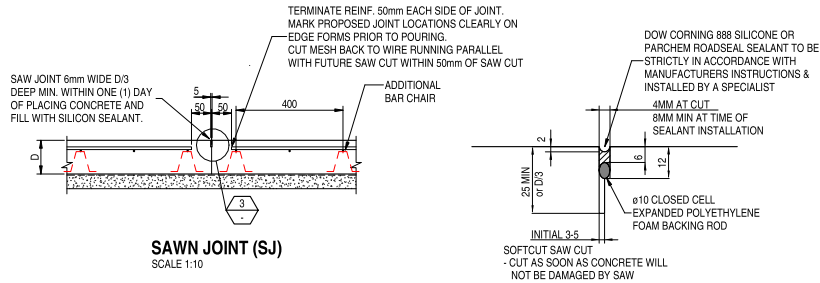
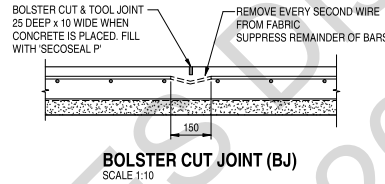
Andrew Farr

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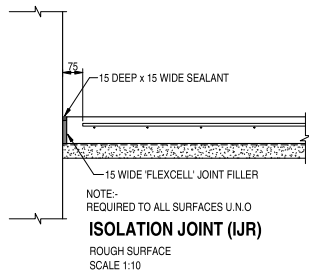
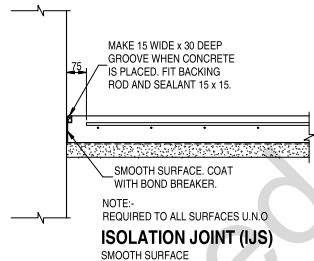
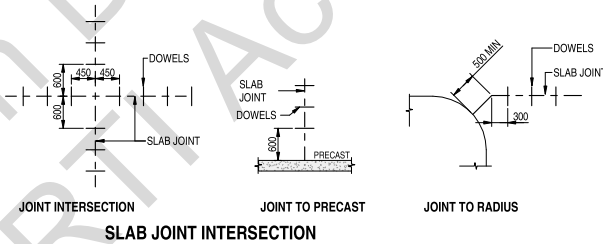
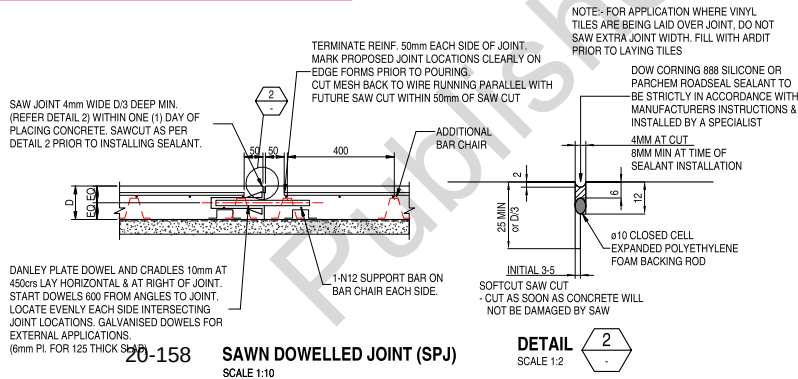


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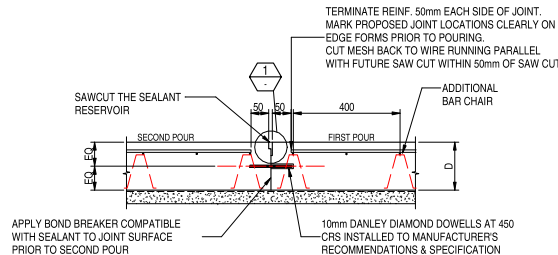
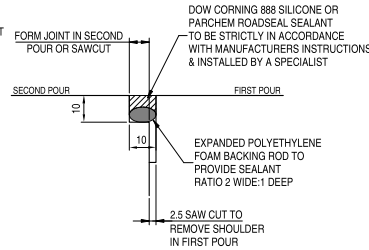


DETAIL 3
SCALE 1:2

Building 1b & 3 - Internal infill slab edge detail.



DETAIL 2
SCALE 1:2



DETAIL 1
SCALE 1:2

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farr engineers
Associates Pty Ltd
107 Ashby Terrace
SPRING HILL
TEL: 07 3839 6788
FAX: 07 3839 6799
www.farrengineers.com.au
enquiries@farrengineers.com.au

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**RIVER MAKERS
PRECINCT**

**82 COLMSLIE RD
MORNINGSIDE, QLD**

JOINT DETAILS

DRAWN	DESIGNED	CHECKED	DATE
JH	AF		

DESIGN VERIFICATION

SCALE AT A1

As Indicated

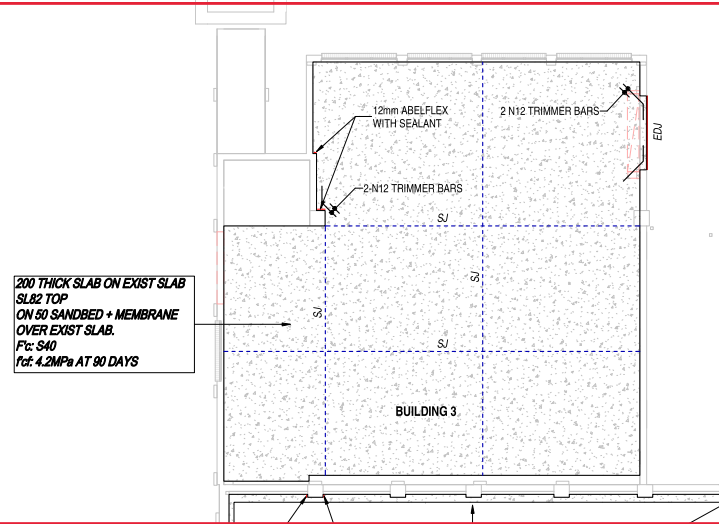
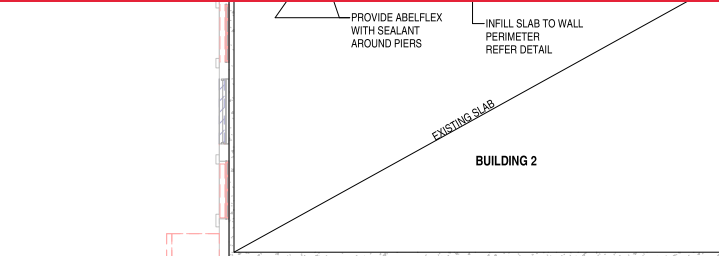
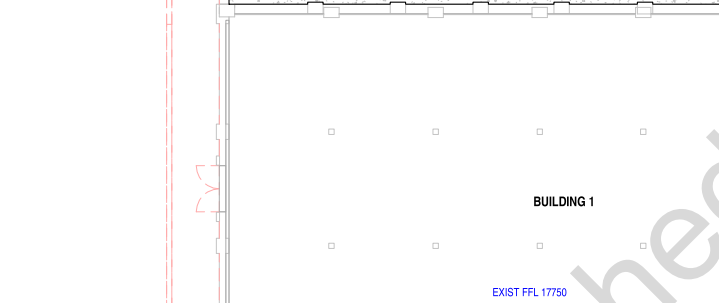
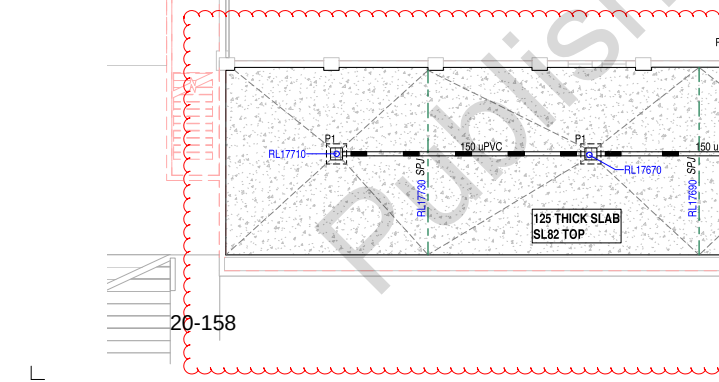
85 of 90

DRAWING No. **219135** ISSUE **S016** 1

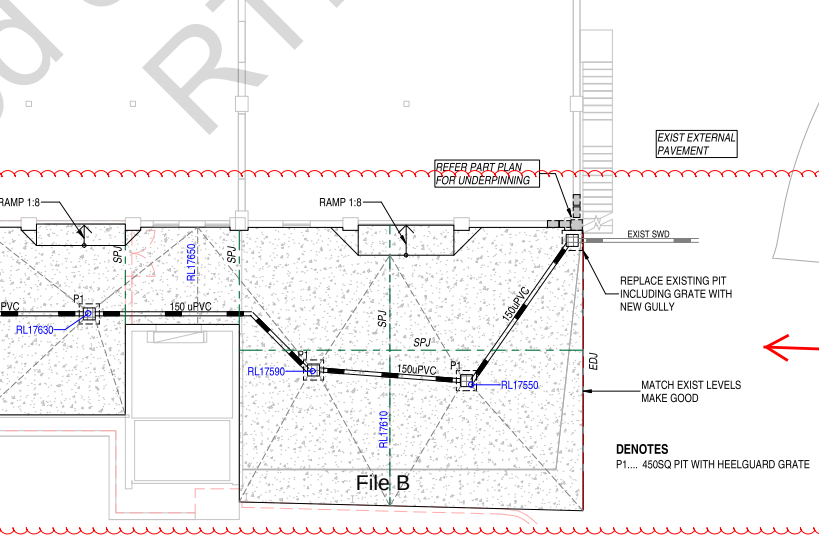
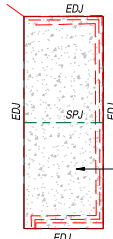
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Building 3 - Slab Topping



(a) At all times
(b) At all times
5 working days prior to the commencement of works



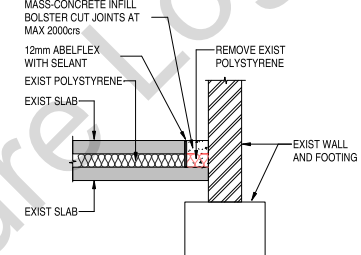
125 THICK SLAB
SL82 TOP
EXTENT OF NEW SLAB TO
BE CONFIRMED ON SITE

EXIST EXTERNAL
PAVEMENT

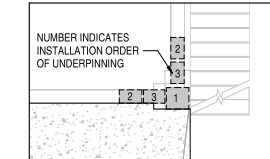
EXTENT OF NEW SLAB TO
BE CONFIRMED ON SITE

125 THICK SLAB
SL82 TOP

Perimeter slab infill. Finish against
brickwork as per detail Isolation Joint detail on
drawing S-016.



INFILL SLAB DETAIL
SCALE: 1:20



PART PLAN OF UNDERPINNING
SCALE: 1:50

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farr engineers
Associates Pty Ltd
ABN 55 082 733 330
GROUND LEVEL
107 ASHO TCE
SPRING HILL
TEL: 07 3839 6788
REL: 07 3839 6788
FAX: 07 3839 6799
www.farrengineers.com.au
enquiries@farrengineers.com.au
ARCHITECT
O'NEILL
ARCHITECTURE

PROJECT
**RIVER MAKERS
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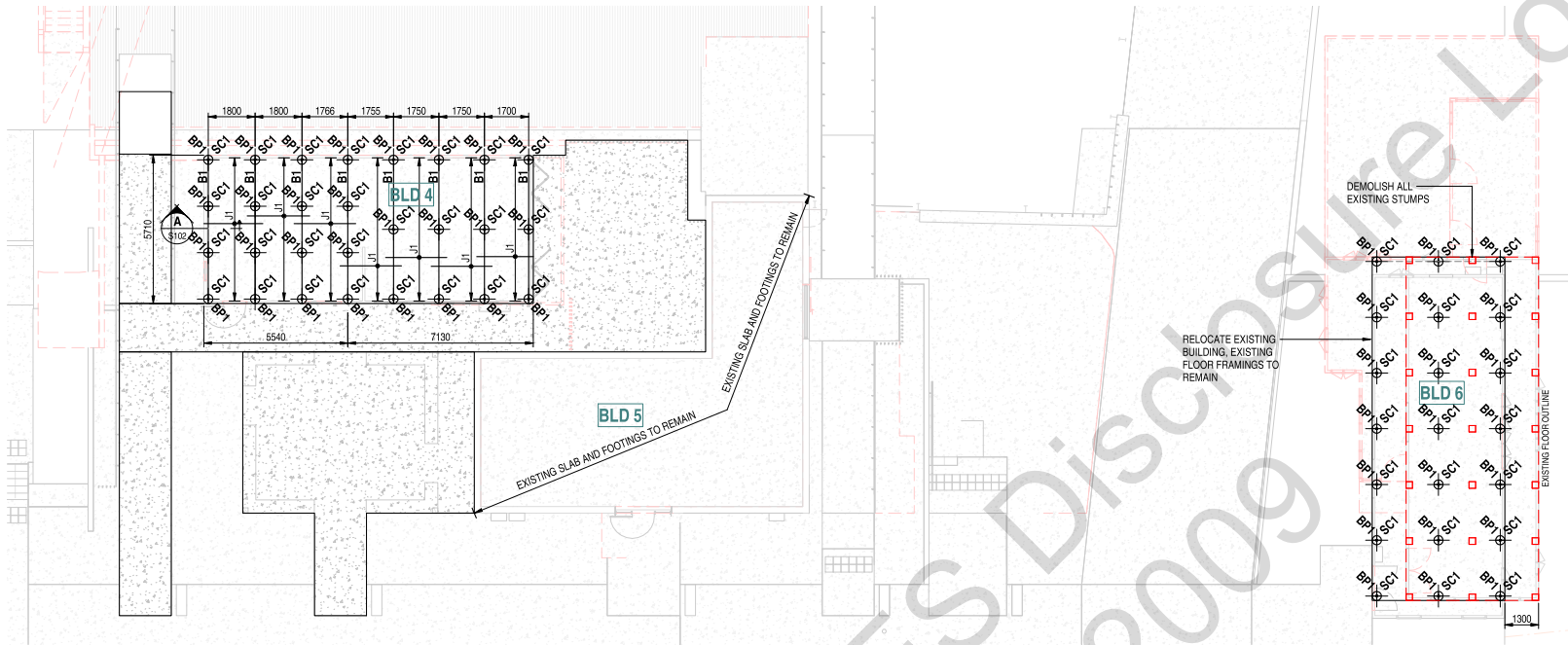
**82 COLMSLIE RD
MORNINGSIDE, QLD**

TITLE
**BUILDING 1, 2 AND 3
SLAB LAYOUTS**

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DESIGN VERIFICATION
SCALE AT A1
As Indicated
86 of 90
DRAWING No. **219135** ISSUE **S101** 1
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ALL STORMWATER
DRAINAGE AND SLAB
AREAS CLOUD IN
RED AND
CONSTRUCTED AS
EMERGENCY WORKS IS
OUTSIDE OF THE
APPROVAL. THIS WORK
IS SUBJECT TO A

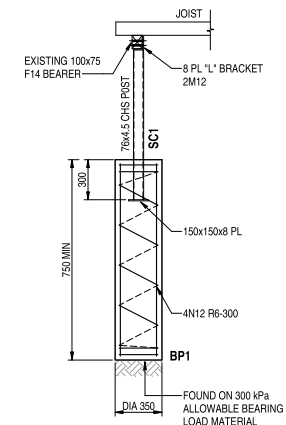
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BUILDING 4 FLOOR FRAMING PLAN
SCALE: 1 : 100

STEEL COLUMN SCHEDULE	
MARK	TYPE
SC1	76.1x4.5CHS

MEMBER SCHEDULE		
MARK	Type	Comments
B1	75X100 F14	TIMBER BEAM
CJ1	50X125 F14	
J1	50X100 F14	TIMBER JOIST
R1	50x125 F14 @900cs	TIMBER RAFTER
H1	50x150 F14	
RR1	50x150 F14	
CT1	50x125 F14	
DR1	50x75 F14	TIMBER DROPPER



SECTION A-A
SCALE: 1 : 20

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farr engineers
Associates Pty Ltd
ABN 55 082 733 330
GROUND LEVEL
107 Ashby Terrace
SPRING HILL
TEL: 07 3839 6788
FAX: 07 3839 6799
www.farrengineers.com.au
enquiries@farrengineers.com.au

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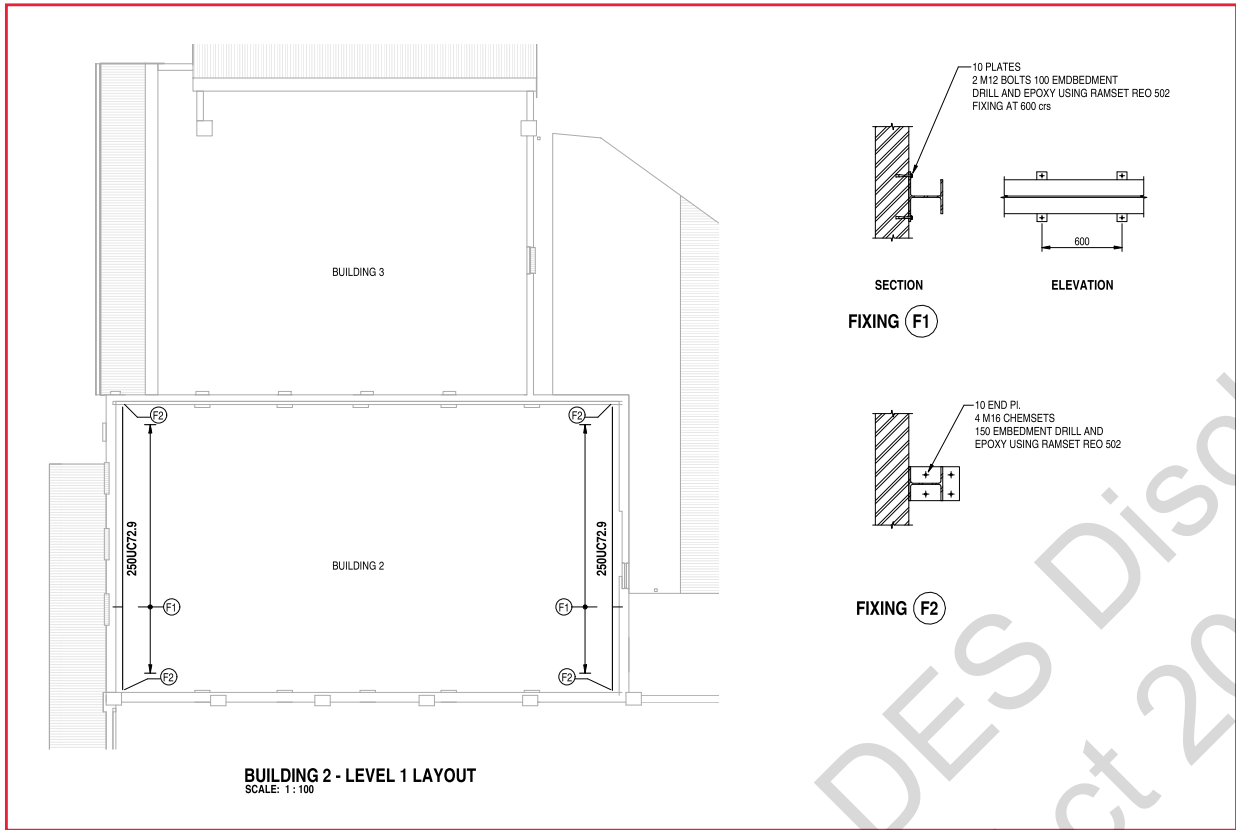
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MORNINGSIDE, QLD**

TITLE
**BUILDING 4, 5 AND 6
LEVEL 1 FLOOR FRAMING
PLAN**

DRAWN	DESIGNED	CHECKED	DATE
EL	AF	AF	
DESIGN VERIFICATION			
Approver			
SCALE AT A1			
As Indicated			
87 of 90			
DRAWING No.		ISSUE	
219135		S102	
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Building 2 Whaler Beams

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farr engineers
Associates Pty Ltd
ABN 60 082 733 530
107 Ashby Tce
PO Box 104
SPRING HILL
QLD 4004
TEL: 07 3839 6788
FAX: 07 3839 6799
www.farrengineers.com.au
info@farrengineers.com.au

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PROJECT

**RIVER MAKERS
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**82 COLMSLIE RD
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TITLE

**BUILDING 2 LEVEL 1
LAYOUT**

DRAWN	DESIGNED	CHECKED	DATE
JH	AF		

DESIGN VERIFICATION

SCALE AT A1

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88 of 90

DRAWING No. ISSUE

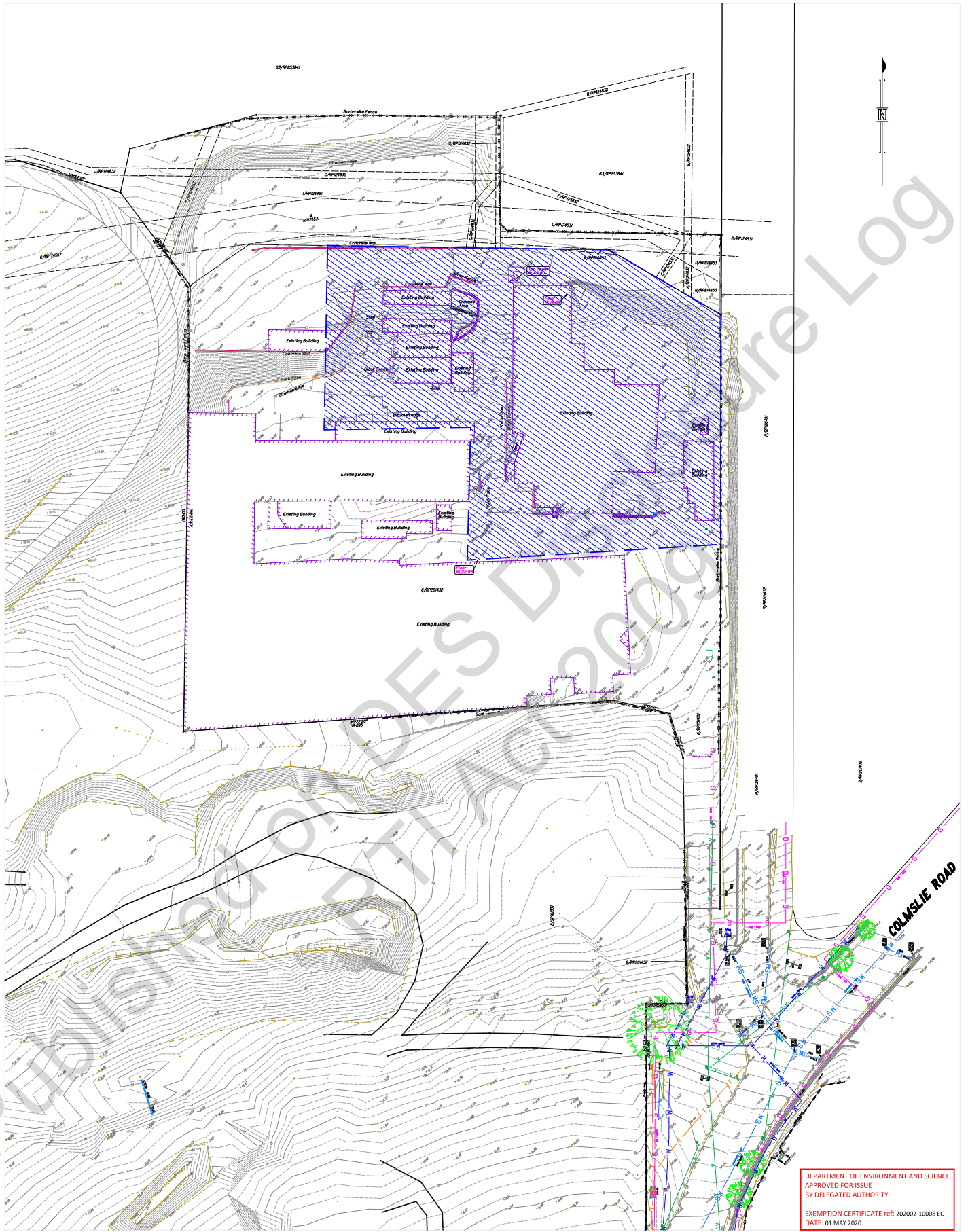
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CONSULTING CADASTRAL &
ENGINEERING SURVEYORS

Unit 12, 178-182 Redland Bay Road
Capalaba, QLD 4157
www.terramap.com.au

Ph 32451611 Fax 32451944
reception@terramap.com.au

BMI GROUP

SURVEYOR: RS
DATE OF SURVEY: 30/6/17
CONTOUR INTERVAL: 0.25m
LEVEL DATUM: AHD DERIVED
ORIGIN: PSM 180356 RL33.286
MERIDIAN: SP161337

Contour & Detail Survey
Lot 8 on SP161337
Colmslie Road, Murrarie
Sheet 2 of 4

SCALE 1: 500 A1
0 10m 20m 30m 40m 50m

DRAWN:	10/11/17
CHECKED:	10/11/17
APPROVED:	10/11/17
DRAWING NUMBER:	4371/009-2
REV	0
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