

APPENDIX C

Concept Design Plans prepared by Counterpoint

brazier motti





COUNTERPOINT

ROSS RIVER ROAD RESIDENTIAL

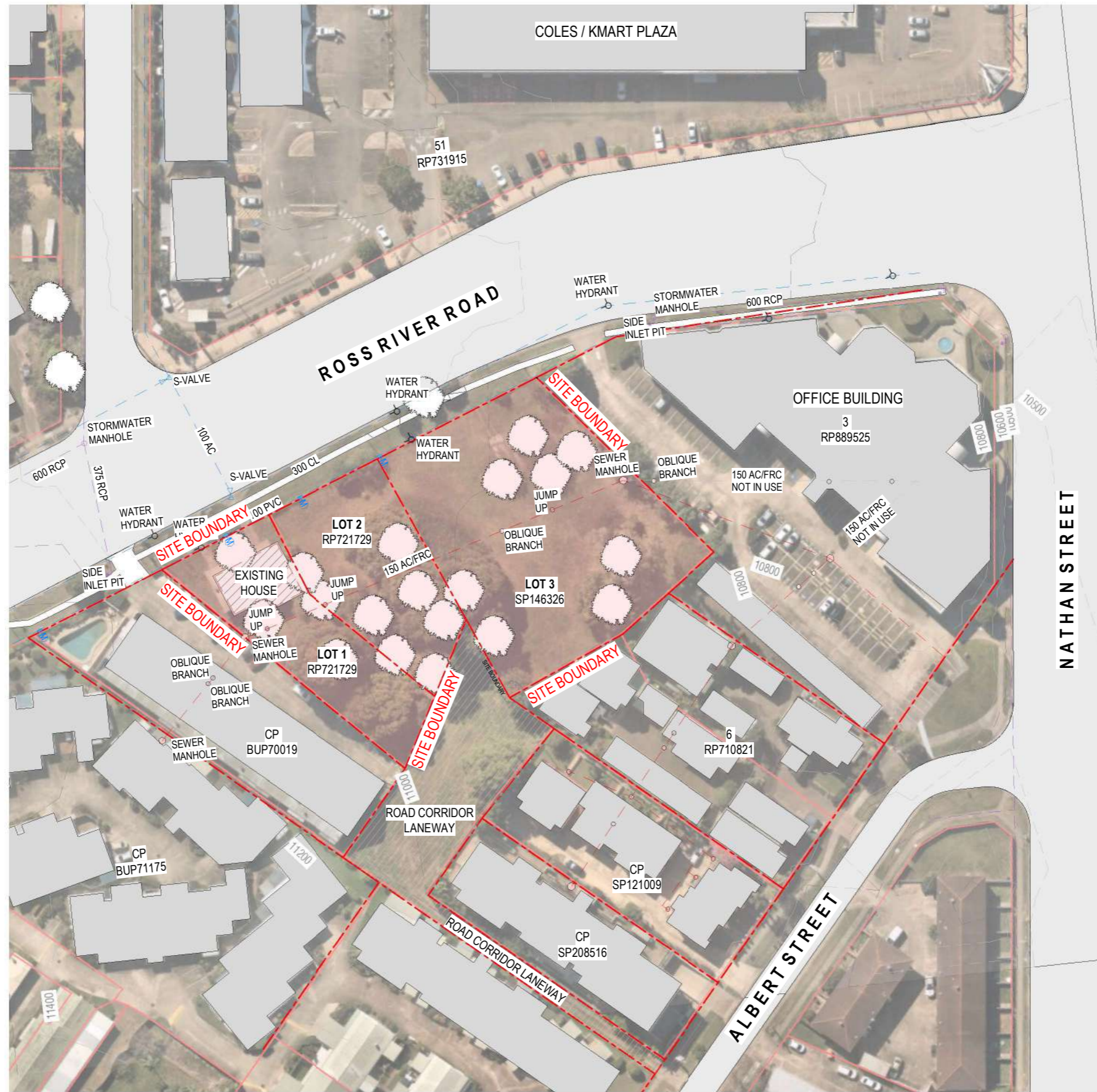
344/346 & 350 ROSS RIVER RD
CRANBROOK, QLD, 4814



DRAWING LIST		
SHEET NUMBER	SHEET NAME	REVISION
DA-00	COVER SHEET	P7
DA-10	EXISTING SITE PLAN	P7
DA-11	DEMOLITION SITE PLAN	P7
DA-15	PROPOSED SITE PLAN	P7
DA-20	PROPOSED FLOOR PLAN - GROUND	P7
DA-21	PROPOSED FLOOR PLAN - LEVEL 1	P7
DA-22	PROPOSED FLOOR PLAN - LEVEL 2	P7
DA-23	PROPOSED FLOOR PLAN - LEVEL 3	P7
DA-24	PROPOSED FLOOR PLAN - LEVEL 4	P7

DRAWING LIST		
SHEET NUMBER	SHEET NAME	REVISION
DA-25	PROPOSED ROOF PLAN	P7
DA-30	EXTERNAL WORKS - PART A	P7
DA-31	EXTERNAL WORKS - PART B	P7
DA-32	EXTERNAL WORKS - PART C	P7
DA-40	SITE ELEVATIONS - SHEET 01	P7
DA-41	SITE ELEVATIONS - SHEET 02	P7
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DA-46	BUILDING ELEVATIONS - SHEET 02	P7
DA-47	BUILDING ELEVATIONS - SHEET 03	P7

DRAWING LIST		
SHEET NUMBER	SHEET NAME	REVISION
DA-50	SECTION - SHEET 01	P7
DA-51	SECTION - SHEET 02	P7
DA-60	PERSPECTIVE - SHEET 01	P7
DA-61	PERSPECTIVE - SHEET 02	P7
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DA-63	PERSPECTIVE - SHEET 04	P7
DA-64	MATERIALITY	P7



1 EXISTING SITE PLAN
DA-40 SCALE 1:1000

NOTE:
LOCATION OF LEVELS, BOUNDARIES,
SERVICES TO BE CONFIRMED BY
SURVEYOR

PROJECT
ROSS RIVER ROAD RESIDENTIAL
344/346 & 350 ROSS RIVER RD
CRANBROOK, QLD, 4814

CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
EXISTING SITE PLAN

PROJECT NO.
25869

DATE
10.10.25

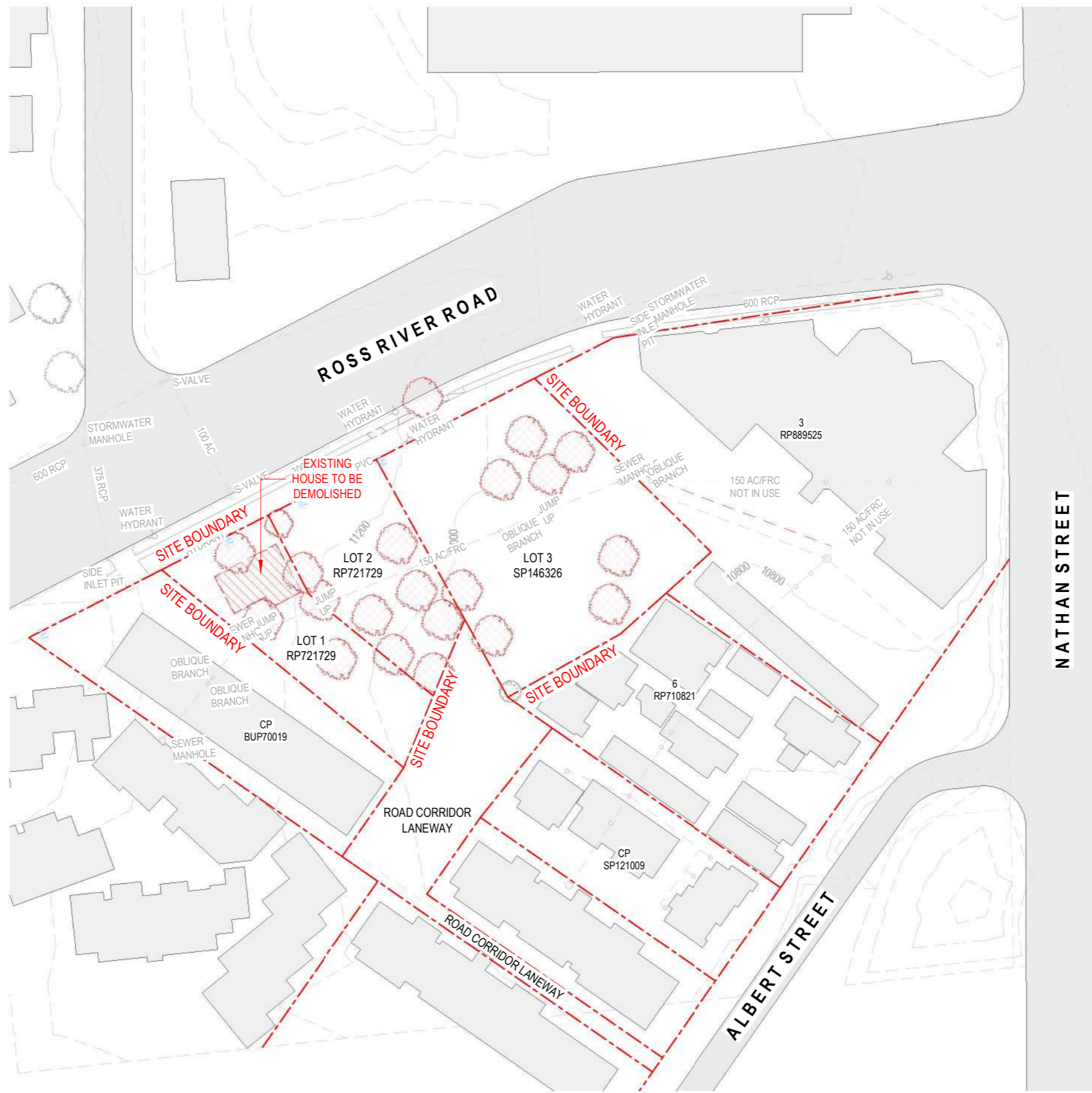
DRAWING No.
DA-10

ISSUE
P7



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 TO BE DEMOLISHED



1 EXISTING/DEMO SITE PLAN
DA-40 SCALE 1 : 1000

NOTE:
LOCATION OF LEVELS, BOUNDARIES, SERVICES,
AND EXISTING BUILDING TO BE CONFIRMED BY
SURVEYOR

PROJECT
ROSS RIVER ROAD RESIDENTIAL
344/346 & 350 ROSS RIVER RD
CRANBROOK, QLD, 4814

CLIENT DETAILS
HURST CONSTRUCTIONS

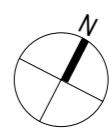
TITLE
DEMOLITION SITE PLAN

PROJECT NO.
25869

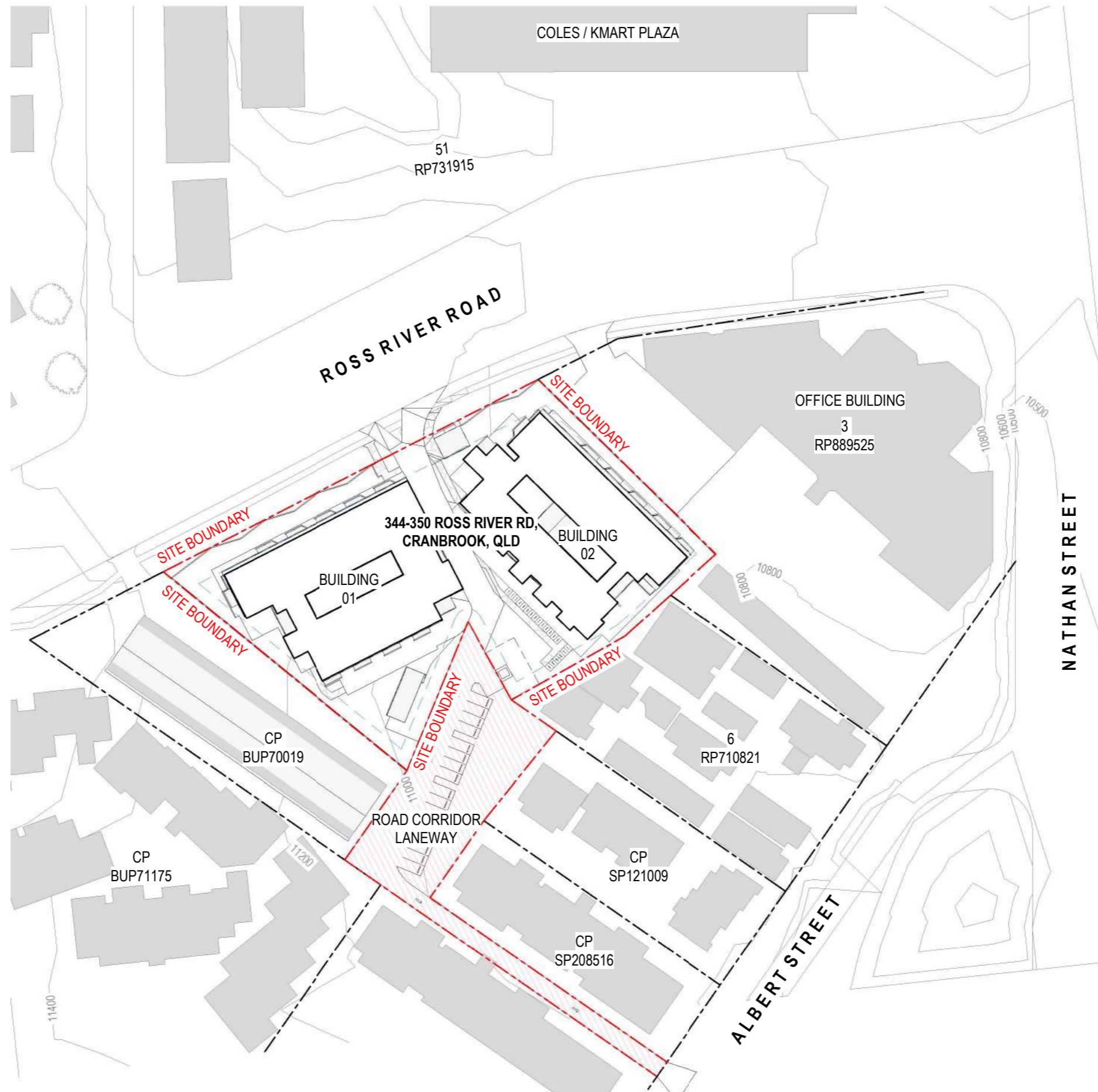
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DRAWING No.
DA-11

ISSUE
P7



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BUILDING CLASS 2
TYPE A CONSTRUCTION

1 PROPOSED SITE PLAN
DA-40 SCALE 1:1000

NOTE:
LOCATION OF LEVELS, BOUNDARIES,
SERVICES TO BE CONFIRMED BY
SURVEYOR

PROJECT
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CRANBROOK, QLD, 4814

CLIENT DETAILS
HURST CONSTRUCTIONS

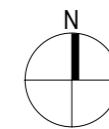
TITLE
PROPOSED SITE PLAN

PROJECT NO.
25869

DATE
10.10.25

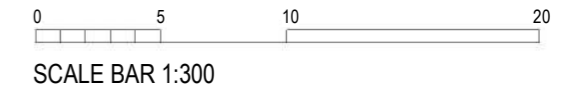
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DA-15

ISSUE
P7

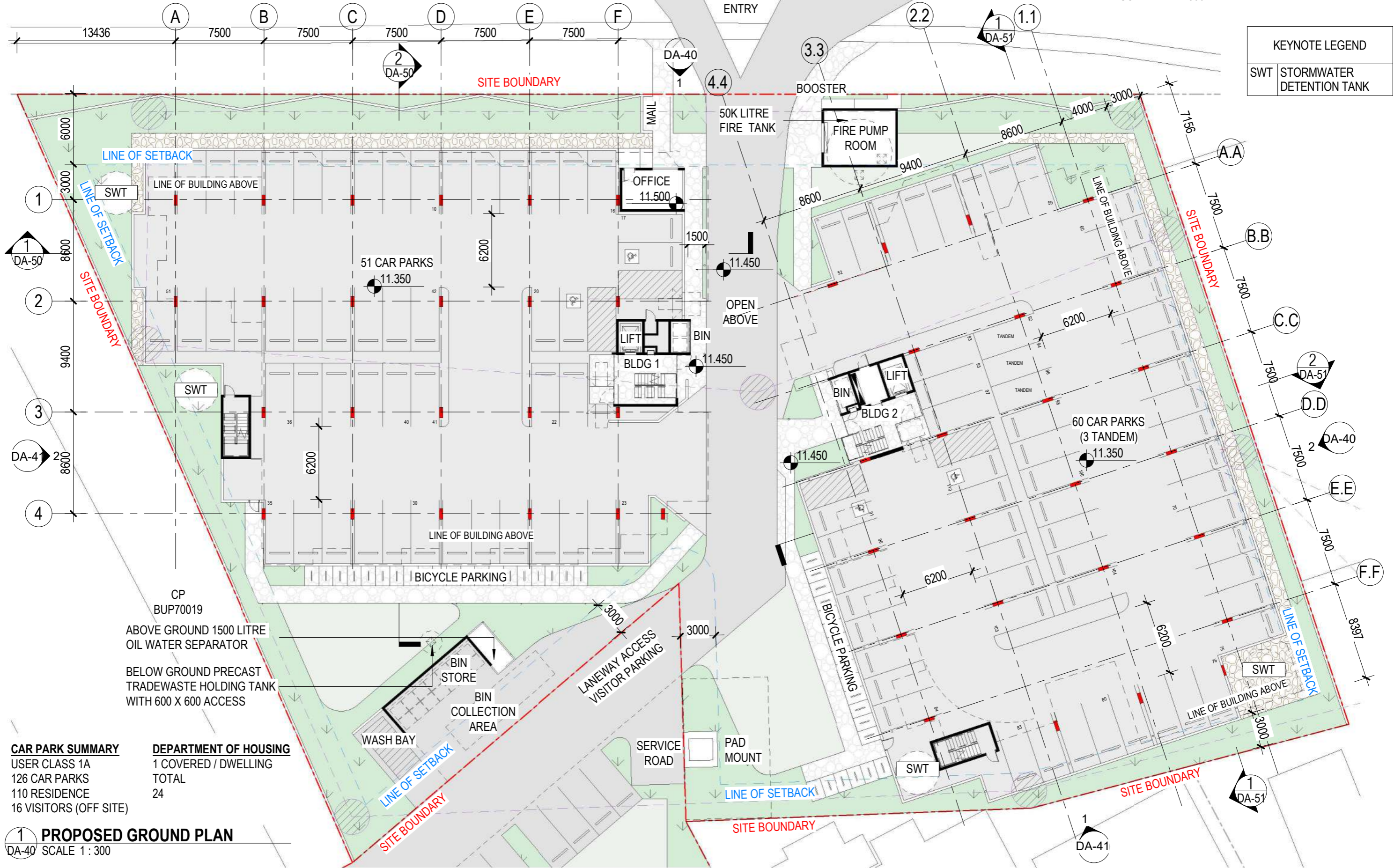


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ROSS RIVER ROAD



KEYNOTE LEGEND	
SWT	STORMWATER DETENTION TANK



CAR PARK SUMMARY
 USER CLASS 1A
 126 CAR PARKS
 110 RESIDENCE
 16 VISITORS (OFF SITE)

DEPARTMENT OF HOUSING
 1 COVERED / DWELLING
 TOTAL
 24

1 PROPOSED GROUND PLAN
 DA-40 SCALE 1 : 300

PROJECT
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 CRANBROOK, QLD, 4814

CLIENT DETAILS
HURST CONSTRUCTIONS

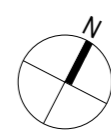
TITLE
PROPOSED FLOOR PLAN - GROUND

PROJECT NO.
25869

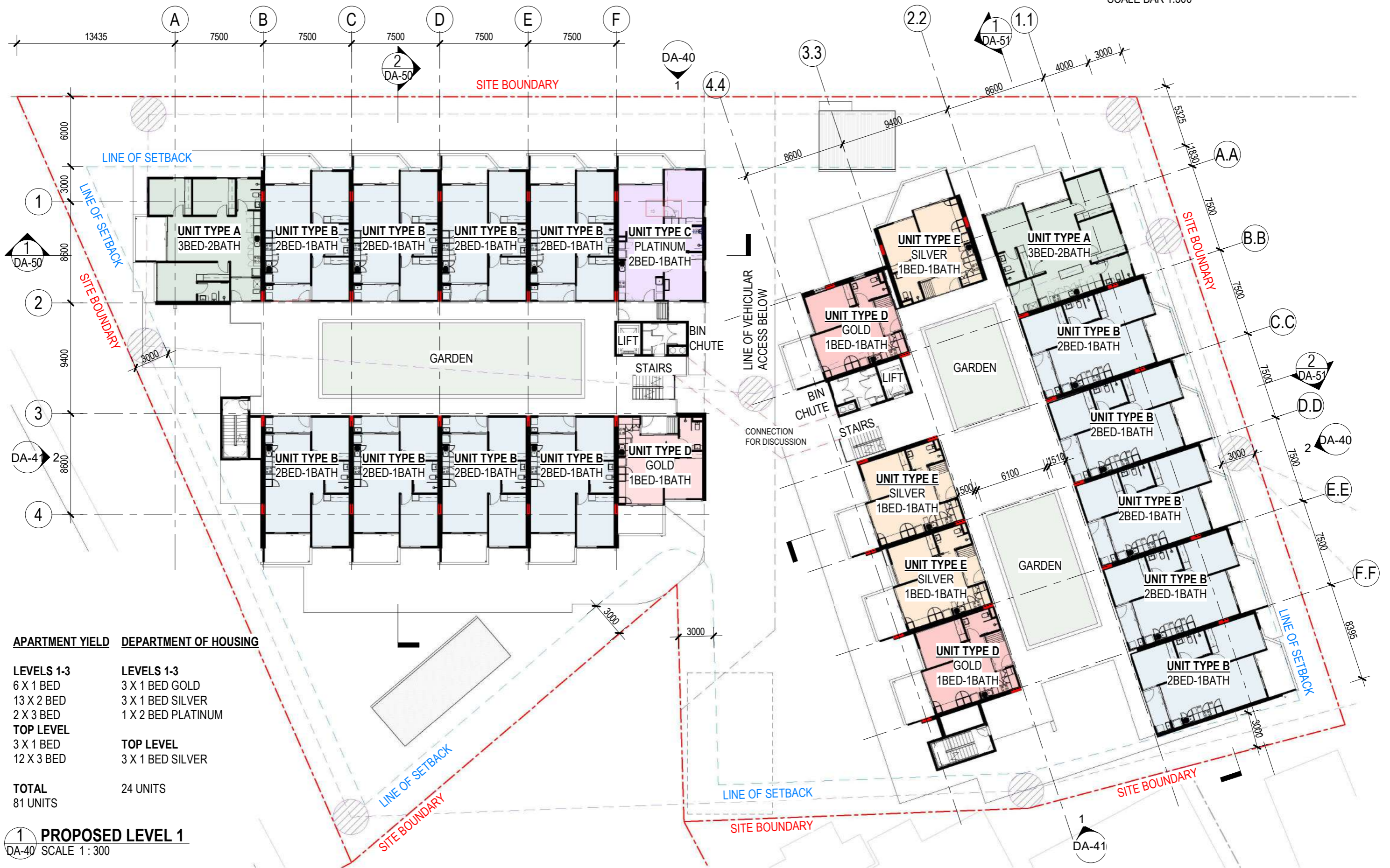
DATE
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DRAWING No.
DA-20

ISSUE
P7



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APARTMENT YIELD DEPARTMENT OF HOUSING

LEVELS 1-3	LEVELS 1-3
6 X 1 BED	3 X 1 BED GOLD
13 X 2 BED	3 X 1 BED SILVER
2 X 3 BED	1 X 2 BED PLATINUM
TOP LEVEL	TOP LEVEL
3 X 1 BED	3 X 1 BED SILVER
12 X 3 BED	

TOTAL
81 UNITS

24 UNITS

1 PROPOSED LEVEL 1

DA-40 SCALE 1 : 300

PROJECT
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CRANBROOK, QLD, 4814

CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
PROPOSED FLOOR PLAN -LEVEL 1

PROJECT NO.
25869

DATE
10.10.25

DRAWING No.
DA-21

ISSUE
P7



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APARTMENT YIELD DEPARTMENT OF HOUSING

LEVELS 1-3	LEVELS 1-3
6 X 1 BED	3 X 1 BED GOLD
13 X 2 BED	3 X 1 BED SILVER
2 X 3 BED	1 X 2 BED PLATINUM
TOP LEVEL	TOP LEVEL
3 X 1 BED	3 X 1 BED SILVER
12 X 3 BED	

TOTAL
81 UNITS

24 UNITS

1 PROPOSED LEVEL 2

DA-40 SCALE 1:300

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CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
PROPOSED FLOOR PLAN - LEVEL 2

PROJECT NO.
25869

DATE
10.10.25

DRAWING No.
DA-22

ISSUE
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APARTMENT YIELD DEPARTMENT OF HOUSING

LEVELS 1-3	LEVELS 1-3
6 X 1 BED	3 X 1 BED GOLD
13 X 2 BED	3 X 1 BED SILVER
2 X 3 BED	1 X 2 BED PLATINUM
TOP LEVEL	TOP LEVEL
3 X 1 BED	3 X 1 BED SILVER
12 X 3 BED	

TOTAL
81 UNITS

1 PROPOSED LEVEL 3
DA-40 SCALE 1 : 300

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CRANBROOK, QLD, 4814

CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
PROPOSED FLOOR PLAN - LEVEL 3

PROJECT NO.
25869

DATE
10.10.25

DRAWING No.
DA-23

ISSUE
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APARTMENT YIELD	DEPARTMENT OF HOUSING
LEVELS 1-3	LEVELS 1-3
6 X 1 BED	3 X 1 BED GOLD
13 X 2 BED	3 X 1 BED SILVER
2 X 3 BED	1 X 2 BED PLATINUM
TOP LEVEL	TOP LEVEL
3 X 1 BED	3 X 1 BED SILVER
12 X 3 BED	
TOTAL	24 UNITS
81 UNITS	

1 LEVEL 4
DA-40 SCALE 1:300

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CRANBROOK, QLD, 4814

CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
PROPOSED FLOOR PLAN - LEVEL 4

PROJECT NO.
25869

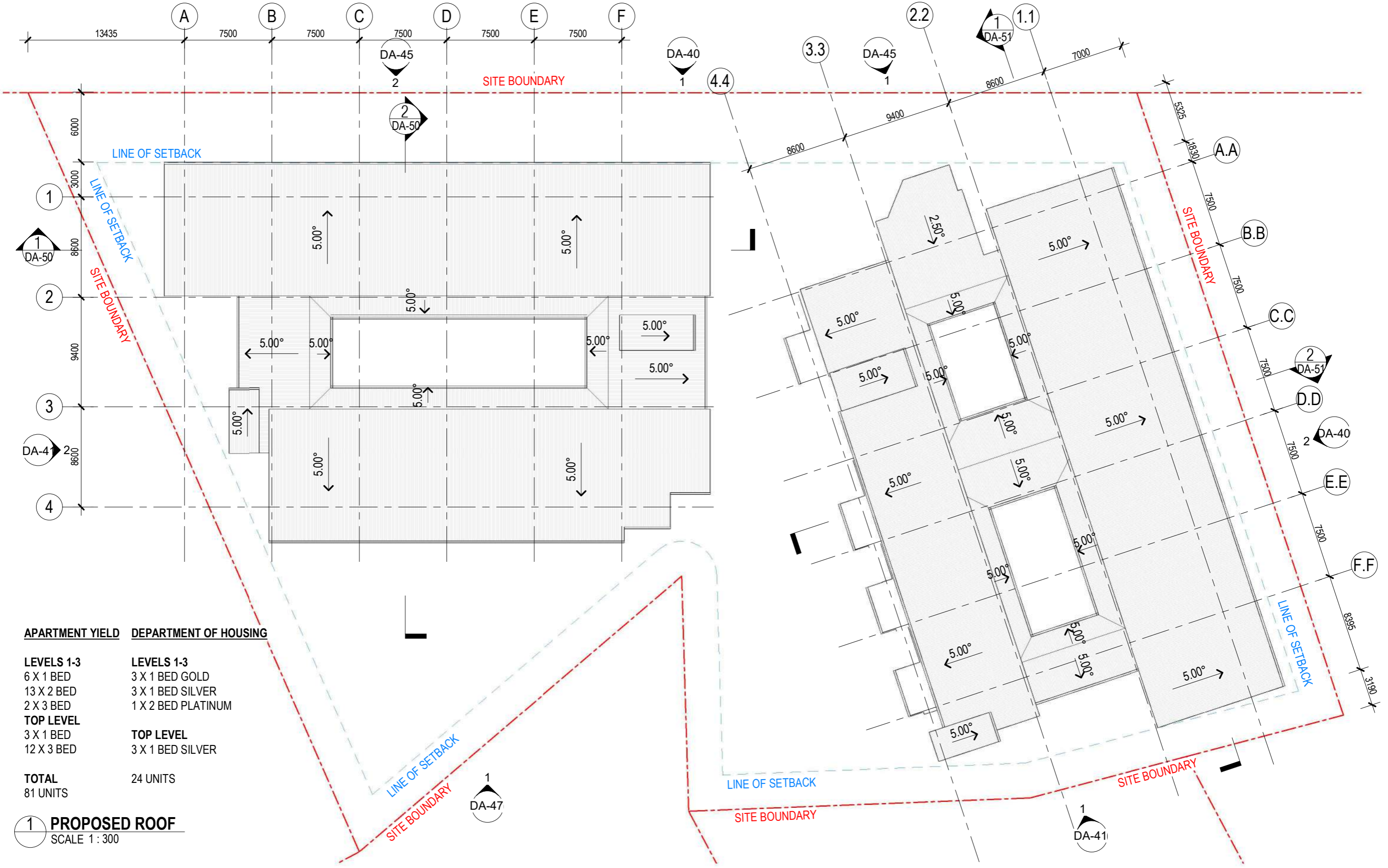
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DRAWING No.
DA-24

ISSUE
P7



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APARTMENT YIELD	DEPARTMENT OF HOUSING
LEVELS 1-3	LEVELS 1-3
6 X 1 BED	3 X 1 BED GOLD
13 X 2 BED	3 X 1 BED SILVER
2 X 3 BED	1 X 2 BED PLATINUM
TOP LEVEL	TOP LEVEL
3 X 1 BED	3 X 1 BED SILVER
12 X 3 BED	
TOTAL	24 UNITS
81 UNITS	

1 PROPOSED ROOF
SCALE 1 : 300

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CRANBROOK, QLD, 4814

CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
PROPOSED ROOF PLAN

PROJECT NO.
25869

DATE
10.10.25

DRAWING No.
DA-25

ISSUE
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KEYNOTE LEGEND	
SWT	STORMWATER DETENTION TANK



- LAWN
- GARDEN
- CONCRETE/PAVERS
- GRAVEL
- BELOW GROUND PRECAST TRADEWASTE HOLDING TANK WITH 600 X 600 ACCESS
- ABOVE GROUND 1500 LITRE OIL WATER SEPARATOR

1 EXTERNAL WORKS - PART A
DA-40 SCALE 1 : 300

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CLIENT DETAILS
HURST CONSTRUCTIONS

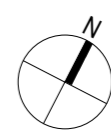
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PROJECT NO.
25869

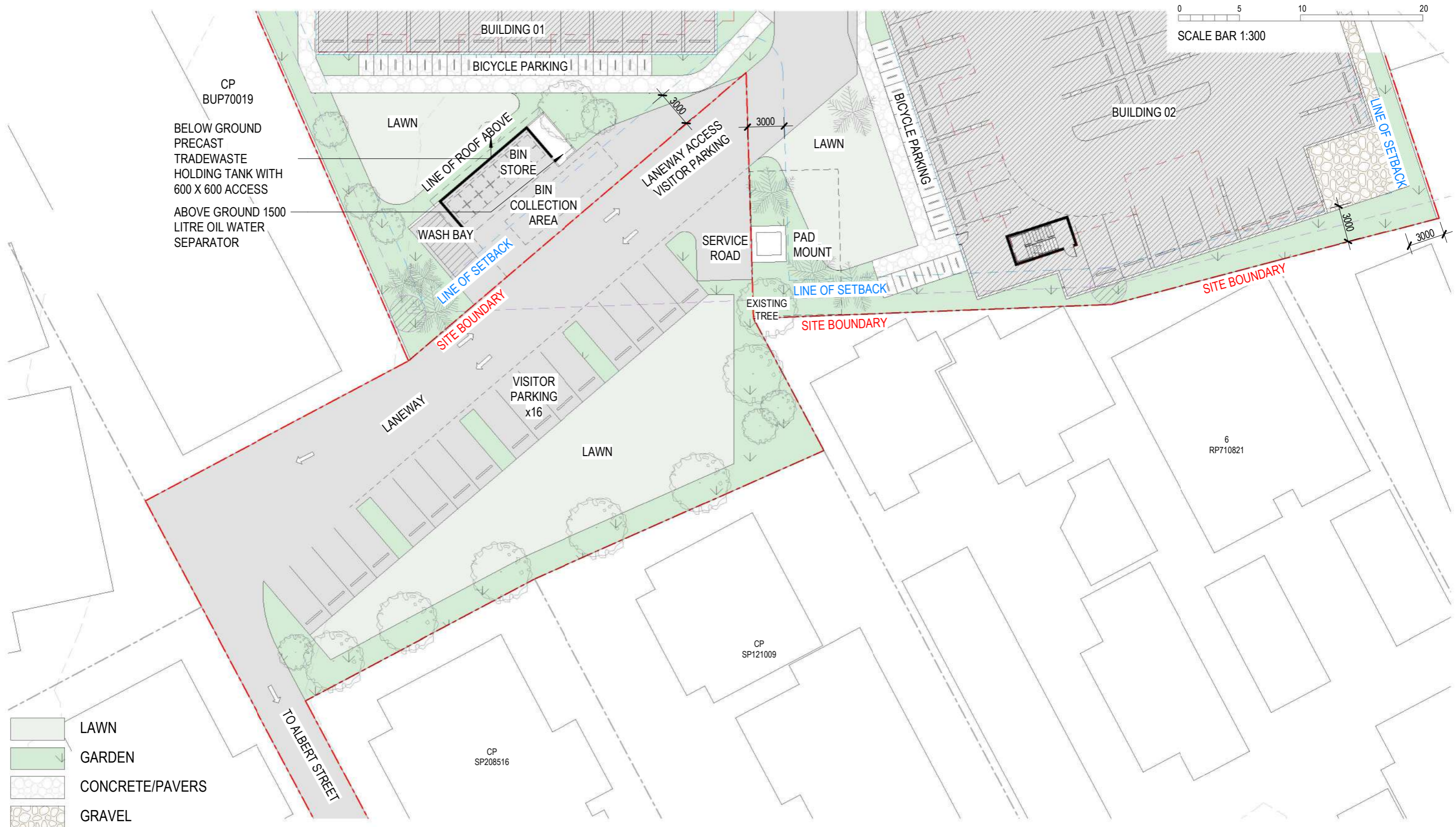
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DA-30

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1 EXTERNAL WORKS - PART B
DA-40 SCALE 1 : 300

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CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
EXTERNAL WORKS - PART B

PROJECT NO.
25869

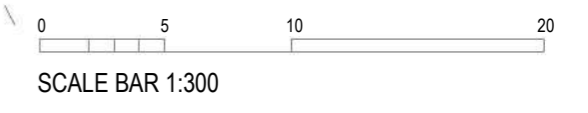
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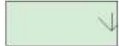


DRAWING No.
DA-31

ISSUE
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-  LAWN
-  GARDEN
-  CONCRETE/PAVERS
-  GRAVEL

1 EXTERNAL WORKS - PART C
DA-40 SCALE 1 : 300

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 CRANBROOK, QLD, 4814

CLIENT DETAILS
HURST CONSTRUCTIONS

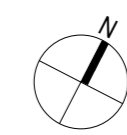
TITLE
EXTERNAL WORKS - PART C

PROJECT NO.
25869

DATE
10.10.25

DRAWING No.
DA-32

ISSUE
P7



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1 SITE ELEVATION 01 - NORTH
 DA-20 SCALE 1 : 500



2 SITE ELEVATION 02 - EAST
 DA-20 SCALE 1 : 500

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 344/346 & 350 ROSS RIVER RD
 CRANBROOK, QLD, 4814

CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
SITE ELEVATIONS - SHEET 01

PROJECT NO.
25869

DATE
10.10.25

DRAWING No.
DA-40

ISSUE
P7



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1 SITE ELEVATION 03 - SOUTH
DA-20 SCALE 1 : 500



2 SITE ELEVATION 04 - WEST
DA-20 SCALE 1 : 500

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CRANBROOK, QLD, 4814

CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
SITE ELEVATIONS - SHEET 02

PROJECT NO.
25869

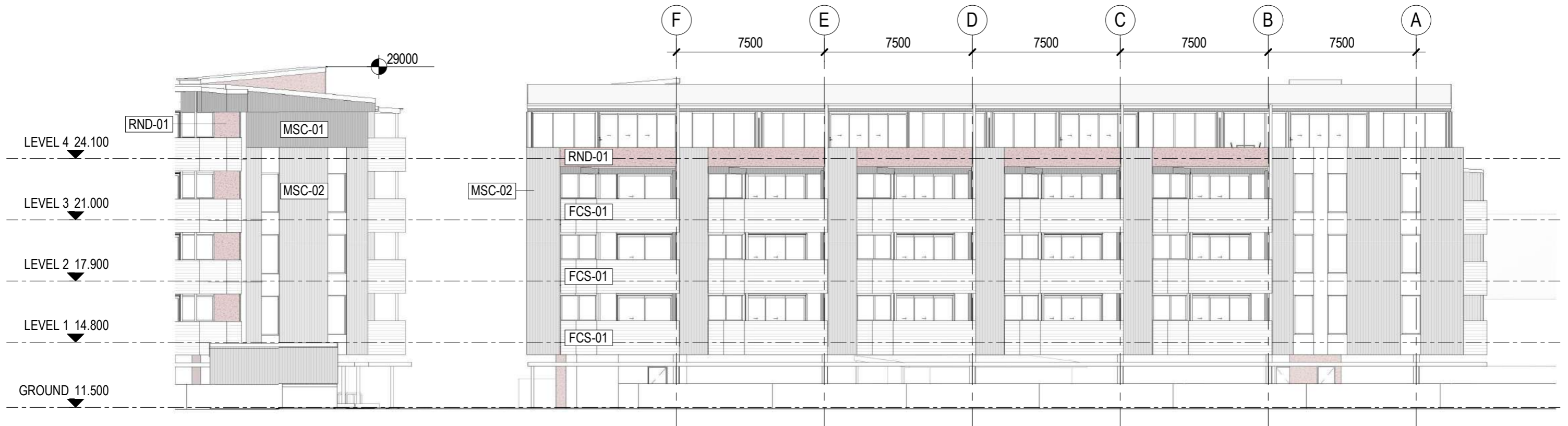
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DRAWING No.
DA-41

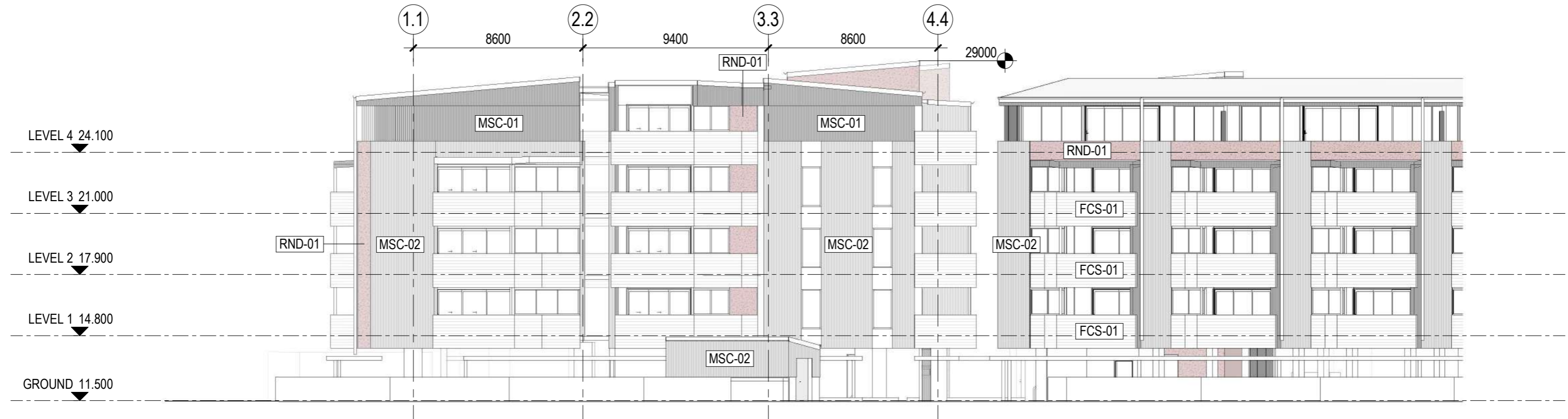
ISSUE
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2 BUILDING 01 - NORTH ELEVATION
DA-25 SCALE 1:200



1 BUILDING 02 - NORTH ELEVATION
DA-25 SCALE 1:200

NOTE:
REFER TO MATERIALITY SHEET FOR DETAILS

PROJECT
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CRANBROOK, QLD, 4814

CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
BUILDING ELEVATIONS - SHEET 01

PROJECT NO.
25869

DATE
10.10.25

DRAWING No.
DA-45

ISSUE
P7



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10/10/2025 16:27:24



1 BUILDING 02 - EAST ELEVATION
DA-40 SCALE 1:200



2 BUILDING 02 - SOUTH ELEVATION
DA-41 SCALE 1:200

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CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
BUILDING ELEVATIONS - SHEET 02

PROJECT NO.
25869

DATE
10.10.25

DRAWING No.
DA-46

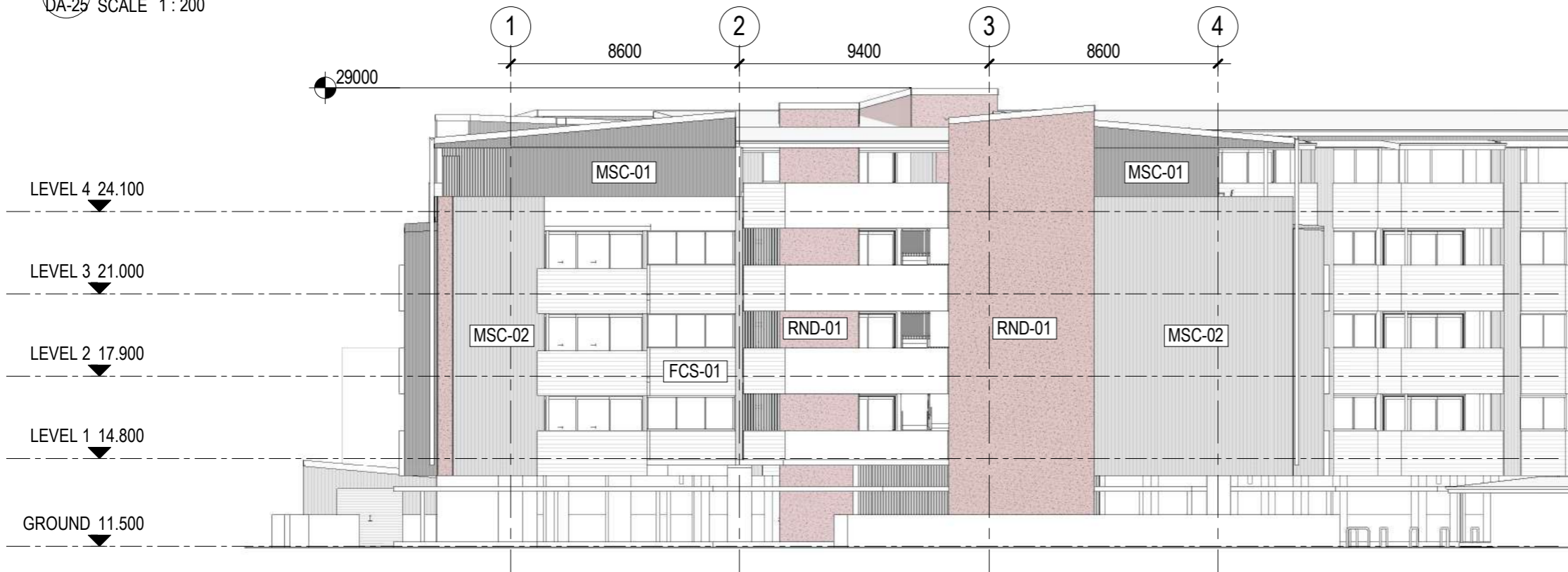
ISSUE
P7



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1 BUILDING 01 - SOUTH ELEVATION
DA-25 SCALE 1 : 200



2 BUILDING 01 - WEST ELEVATION
DA-41 SCALE 1 : 200

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CRANBROOK, QLD, 4814

CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
BUILDING ELEVATIONS - SHEET 03

PROJECT NO.
25869

DATE
10.10.25

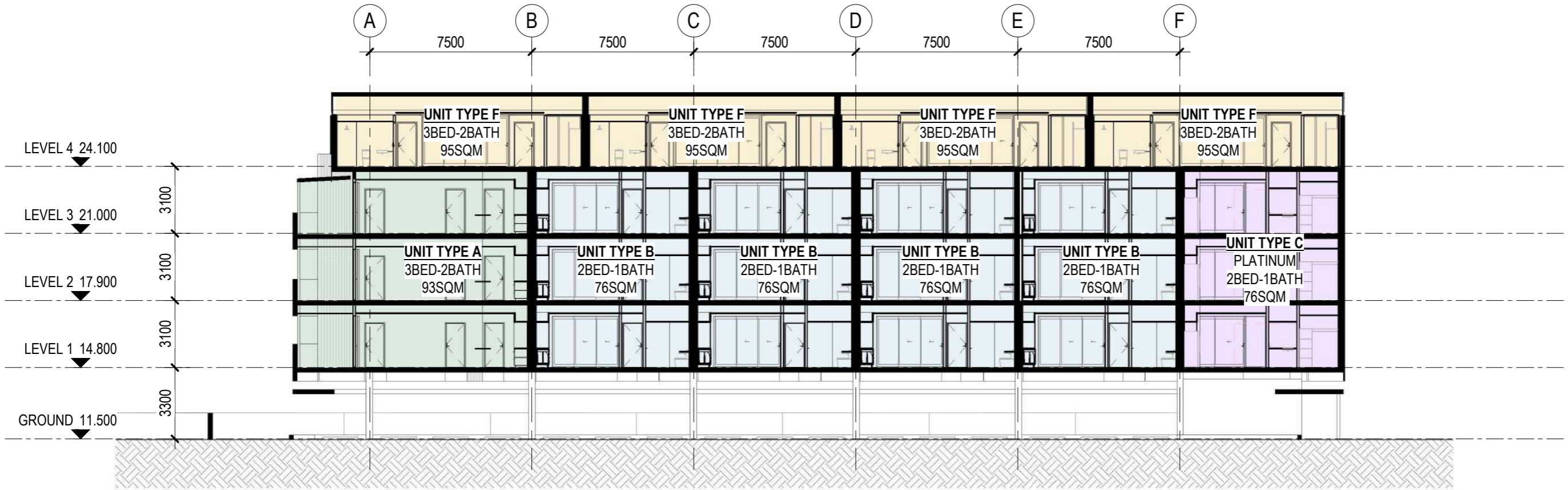
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DA-47

ISSUE
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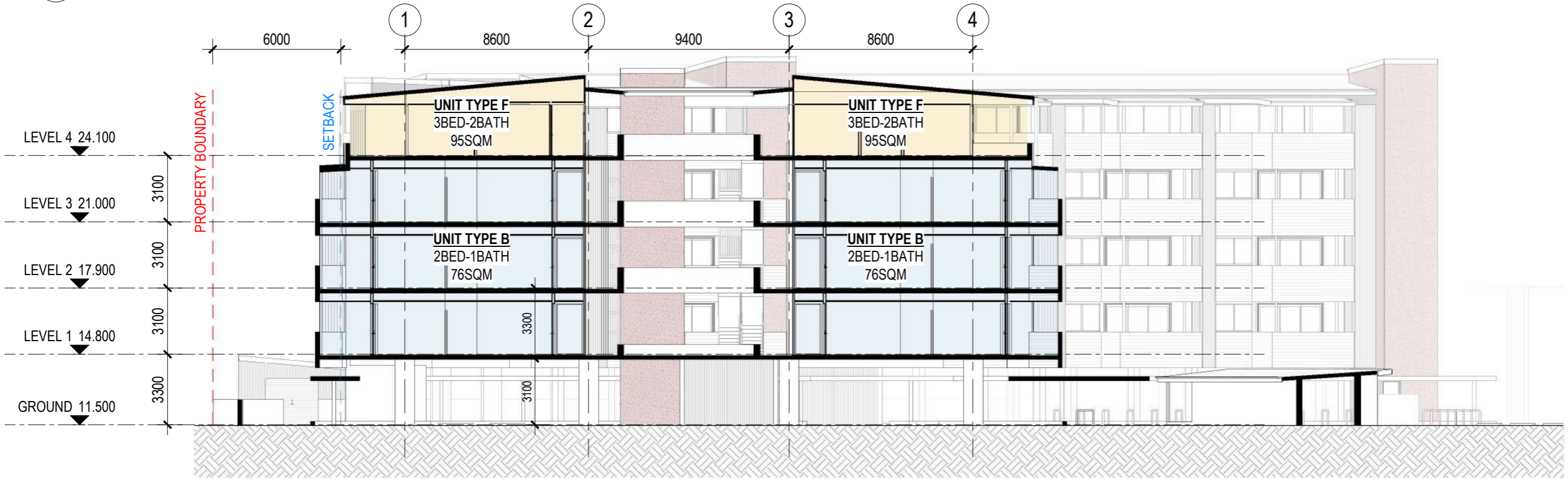


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1 BUILDING 01 - SECTION 01
DA-20 SCALE 1:200



2 BUILDING 01 - SECTION 02
DA-20 SCALE 1:200

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CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
SECTION - SHEET 01

PROJECT NO.
25869

DATE
10.10.25

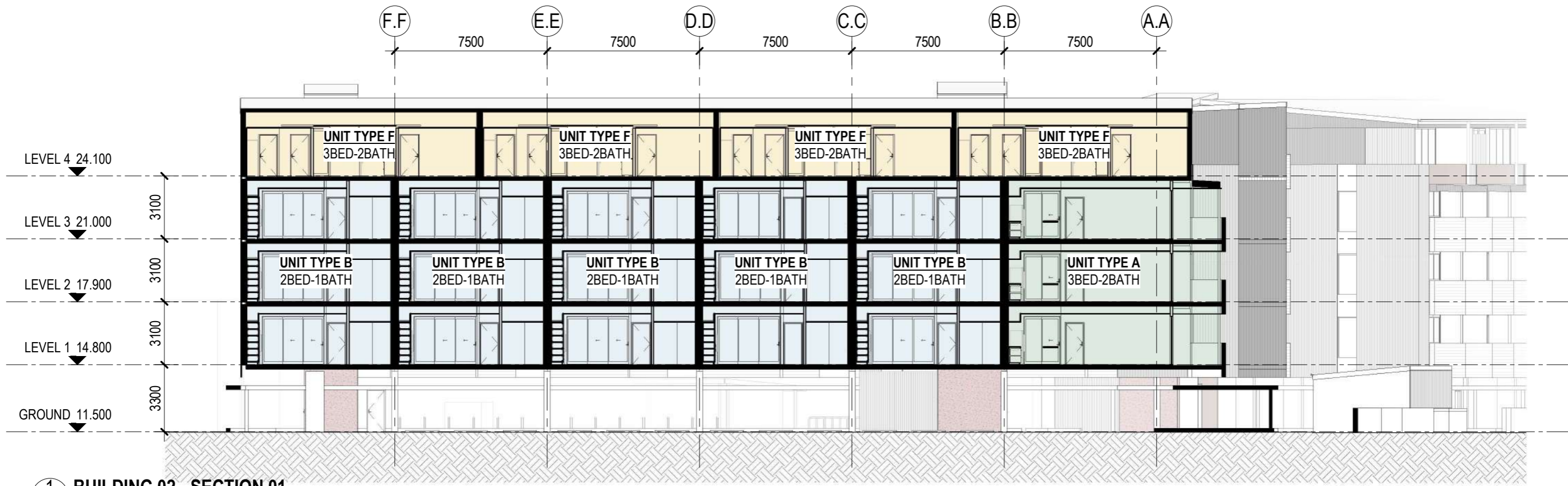
DRAWING No.
DA-50

ISSUE
P7

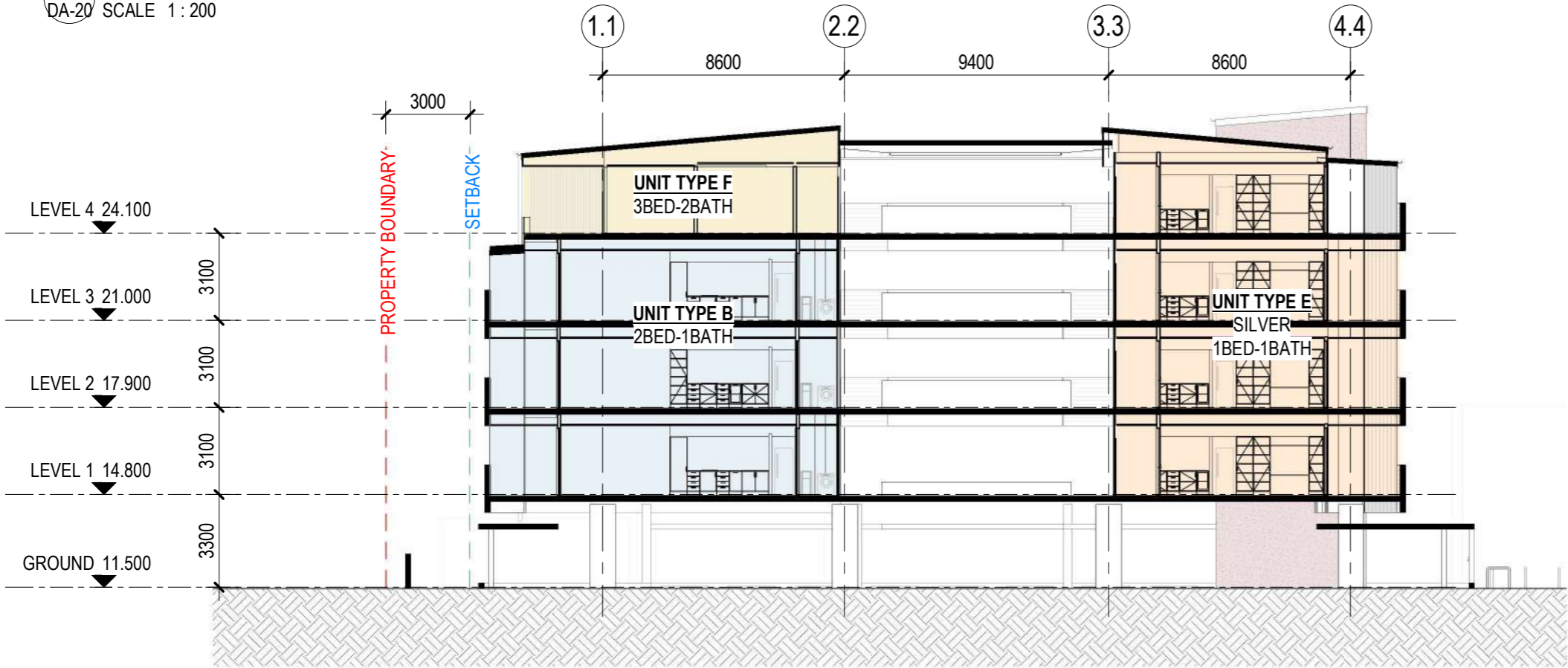


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10/10/2025 16:28:14



1 BUILDING 02 - SECTION 01
DA-20 SCALE 1 : 200



2 BUILDING 02 - SECTION 02
DA-20 SCALE 1 : 200

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CRANBROOK, QLD, 4814

CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
SECTION - SHEET 02

PROJECT NO.
25869

DATE
10.10.25

DRAWING No.
DA-51

ISSUE
P7



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CRANBROOK, QLD, 4814

CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
PERSPECTIVE - SHEET 01

PROJECT NO.
25869

DATE
10.10.25

DRAWING No.
DA-60

ISSUE
P7



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CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
PERSPECTIVE - SHEET 02

PROJECT NO.
25869

DATE
10.10.25

DRAWING No.
DA-61

ISSUE
P7



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CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
PERSPECTIVE - SHEET 03

PROJECT NO.
25869

DATE
10.10.25

DRAWING No.
DA-62

ISSUE
P7



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CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
PERSPECTIVE - SHEET 04

PROJECT NO.
25869

DATE
10.10.25

DRAWING No.
DA-63

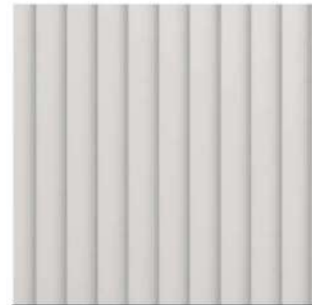
ISSUE
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MSC-01
PROFILE METAL CLADDING WITH
VERTICAL PATTERN.
COLORBOND COLOUR 01



MSC-02
PROFILE METAL CLADDING WITH
VERTICAL PATTERN.
COLORBOND COLOUR 02



FCS-01
PAINTED FIBRE CEMENT CLADDING
WITH HORIZONTAL PATTERN



SFT-01
PRE-FINISHED FIBRE CEMENT SOFFIT



RND-01
PAINTED RENDER FINISH TO UPPER LEVEL
BALCONIES AND FACADE TO BOTH BUILDINGS



TROPICAL COLOUR PALETTE APPLIED TO
BALCONY SOFFITS AND WALLS. COLOURS
ALTERNATE BETWEEN UNITS TO CREATE
VARIATION WHILE MAINTAINING A CONSISTENT
PATTERN ACROSS BOTH BUILDINGS (REFER TO
PERSPECTIVE VIEWS)

NOTE:
REFER TO ELEVATIONS FOR FINISHES LOCATIONS

PROJECT
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CLIENT DETAILS
HURST CONSTRUCTIONS

TITLE
MATERIALITY

PROJECT NO.
25869

DATE
10.10.25

DRAWING No.
DA-64

ISSUE
P7



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