AMENDED

By: Rachael Grimes

Date: 18-Dec-19

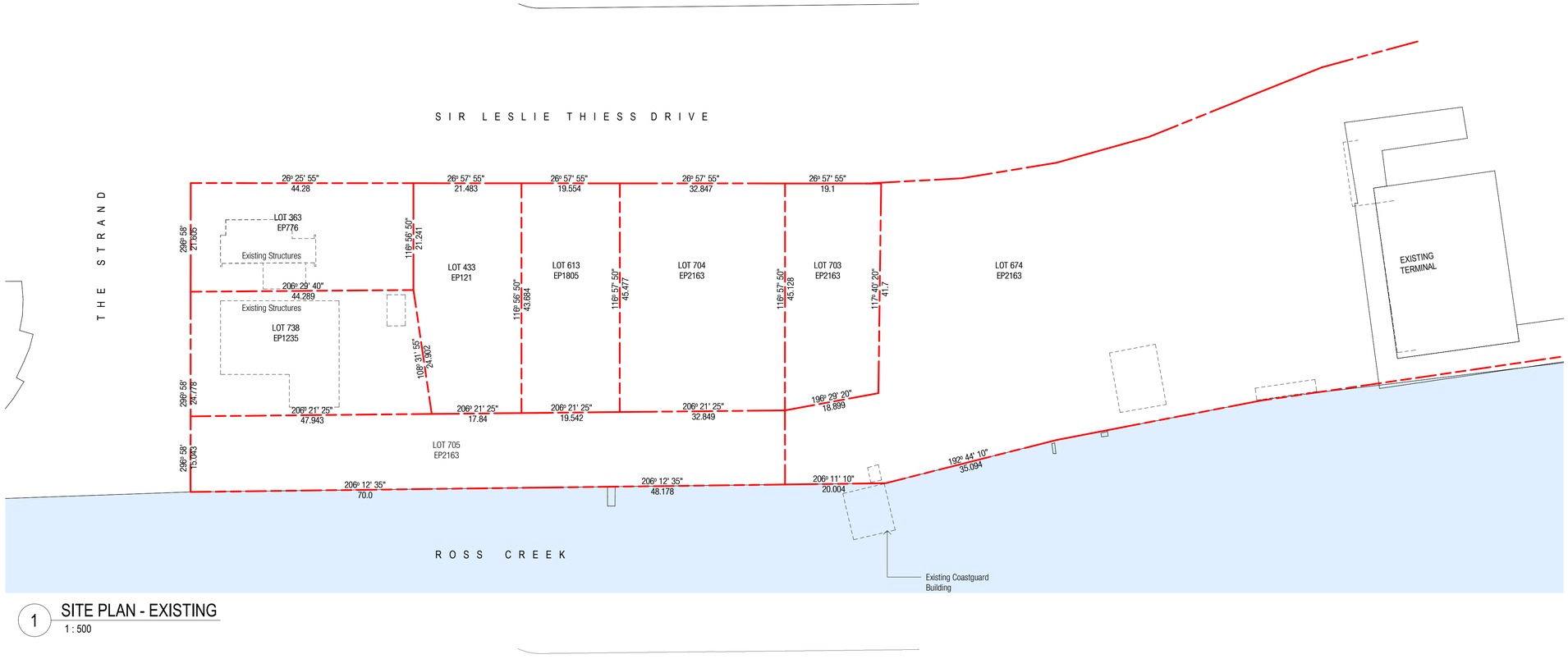
Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1027

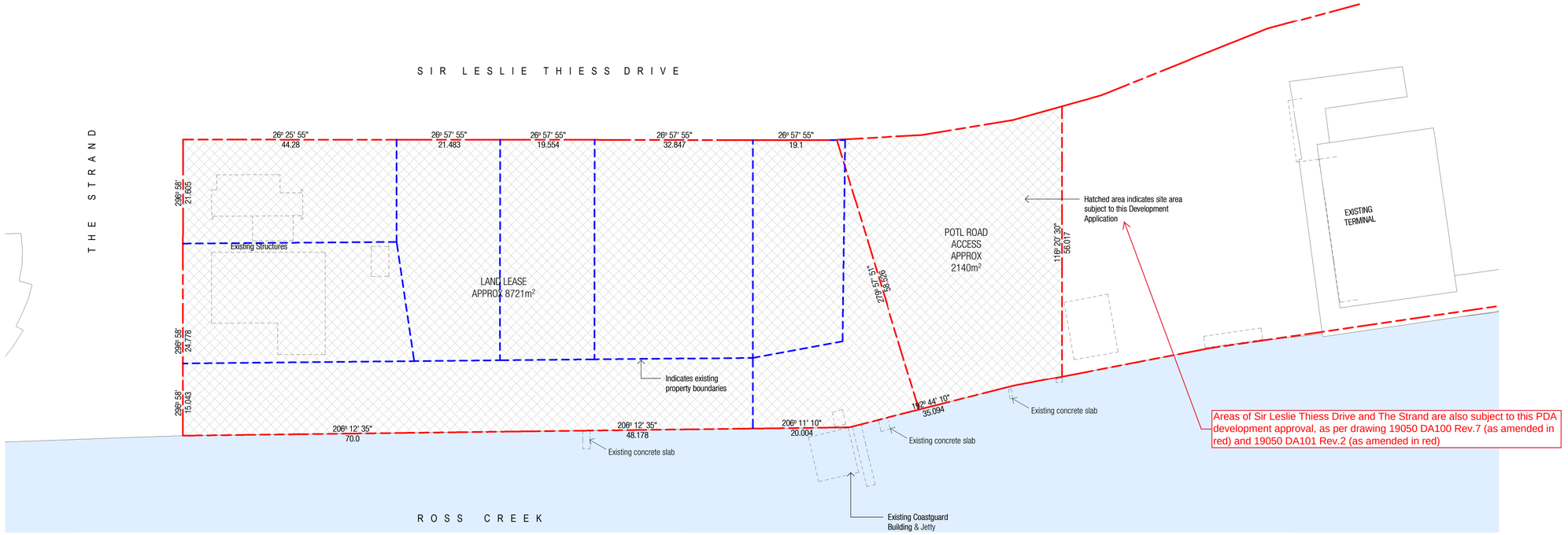
Date: 6 JAN 2020

Queensland Government



1 SITE PLAN - EXISTING

1 : 500



2 PROPOSED PROPERTY RECONFIGURATION

1 : 500

Proposed reconfiguration not part of this approval

DA ISSUE

GENERAL NOTES

VERIFY ALL DIMENSIONS AND LEVELS BEFORE CONSTRUCTION WITH REFERENCE TO SITE CONSTRUCTION

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REV	DESCRIPTION	DATE
8	UPDATED DA RFI RESPONSE	30.10.19
7	DA RFI RESPONSE	25.10.19
6	LAND PARCEL AREAS	25.09.19
5	PRICING ISSUE - UPDATED	11.09.19
4	PRICING ISSUE	6.09.19
3	DRAFT ISSUE	5.09.19
2	DA ISSUE	30.08.19
1	ISSUE TO CLIENT FOR REVIEW	05.08.19

HONEYCOMBES PROPERTY GROUP

bureau^proberts

bureau^proberts PTY LTD
ABN 53 073 087 993 ACN 073 087 993
GROUND LEVEL, 232A ADELAIDE STREET, BRISBANE QLD 4001 GPO Box 3204
P: 07 3221 0672 F: 07 3221 0683 EMAIL: mail@bureauproberts.com.au www.bureauproberts.com.au

COUNTERPOINT

CLIENT: HONEYCOMBES PROPERTY GROUP

PROJECT: TOWNSVILLE MARINE TOURISM PRECINCT

ADDRESS: SIR LESLIE THIESS DRIVE, TOWNSVILLE

DRAWN BY:	MR	
CHECK BY:	JC	
PROJECT ARCHITECT		
DESIGN ARCHITECT	TM	

NORTH:

SCALE: 1 : 500 [A1]

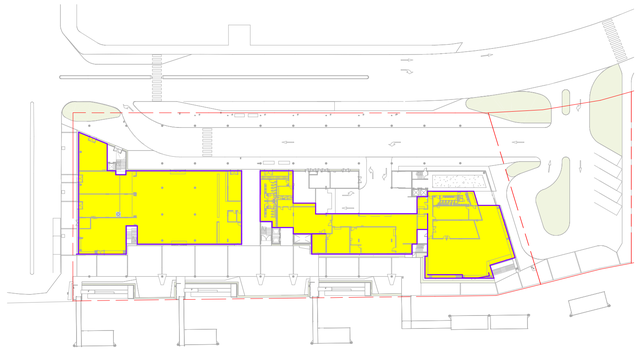
DRAWING TITLE: EXISTING SITE PLAN + PROPOSED PROPERTY RECONFIGURATION

CAD FILE REF: C:\DATA\19050_TMTP_CENTRAL_R19_gbbonsc.rvt

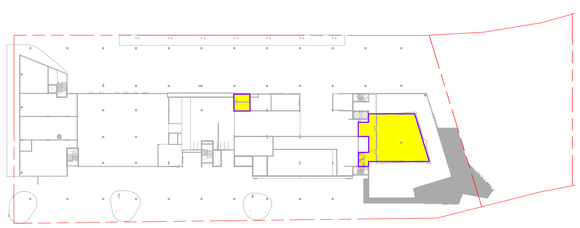
DATE: 30.10.19

PROJECT NO: 19050 PHASE: DA DRAWING NUMBER: DA001 REVISION: 8

29/10/2019 6:39:32 PM



1 GROUND LEVEL GFA
1 : 1000

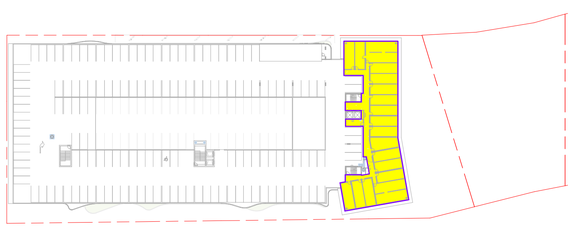


2 GROUND MEZZANINE GFA
1 : 1000

3 LEVEL 1 GFA
1 : 1000

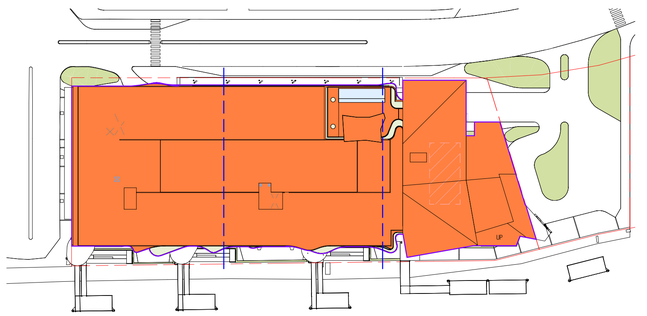
4 LEVEL 2 GFA
1 : 1000

5 LEVEL 3 GFA
1 : 1000



6 LEVEL 4 GFA
1 : 1000

7 LEVEL 5 GFA
1 : 1000



8 SITE COVER
1 : 1000

Development Summary

Site Area	Land Lease	8721 m²
	POTL Road Access	2140 m²
RPD	Lot 363 on EP776 Lot 738 on EP1235 Lot 705 on EP2163 Lot 433 on EP121 Lot 613 on EP1805 Lot 704 on EP2163 Lot 703 on EP2163 Lot 674 on EP2163	
Address	Sir Leslie Thiess Drive	
Use	Short term accommodation (Hotel) Food and drink outlet; Shop; and Office Parking station Port Services Undefined Use (Bus interchange)	
Height	3 Storey Commercial / Retail 3 Storey Carpark 6 Storey Hotel	
Site Cover	7581 m²	
Hotel - Rooms	84	
Parking	~~481 Parking station~~ (Levels 1-3) 8 RV parks 20 Motorbike Parks	

PLANS AND DOCUMENTS
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Date: 18-Dec-19
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A maximum of 465 car parking spaces in the *Parking station* internal to the building, unless otherwise agreed to in writing by EDQ Development Assessment, DSDMIP, including: parking spaces for *Short-term accommodation* and *Office*; and 10 car parking spaces for people with disabilities

Schedule - GFA

Ground Level	2816 m²
Ground Level Mezzanine	332 m²
Level 1	1477 m²
Level 2	1355 m²
Level 3	830 m²
Level 4	814 m²
Level 5	661 m²
Total GFA	8286 m²

DA ISSUE

GENERAL NOTES

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2	DRAFT REVISED DA	28.08.19
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COUNTERPOINT

CLIENT: HONEYCOMBES PROPERTY GROUP
PROJECT: TOWNSVILLE MARINE TOURISM PRECINCT
ADDRESS: SIR LESLIE THIESS DRIVE, TOWNSVILLE

DRAWN BY:	MR	
CHECK BY:	JC	
PROJECT ARCHITECT		
DESIGN ARCHITECT	TM	

NORTH:

DRAWING TITLE: AREA DIAGRAMS + DEVELOPMENT SUMMARY

CAD FILE REF: C:\DATA\19050_TMTP_CENTRAL_R19_gbbonsc.rvt
DATE: 30.10.19

SCALE: 1 : 1000 [A1]
PROJECT NO: 19050
PHASE: DA
DRAWING NUMBER: DA002
REVISION: 8

29/10/2019 6:40:04 PM

1 SITE PLAN
1 : 500

PLANS AND DOCUMENTS
referred to in the PDA
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Approval no: DEV2019/1027
Date: 6 JAN 2020

Queensland Government

AMENDED
By: Rachael Grimes
Date: 18-Dec-19

Queensland Government

Indicative extent of Streetscape works required by PDA development condition 13

Indicative extent of interim Streetscape works (non-standard pathway and kerb) required by PDA development condition 13 to be undertaken in The Strand to ensure appropriate surface treatment, which ties into the new finished surface levels of the approved development, so that pedestrians and cyclists can traverse safely (i.e. ultimate surface and landscape treatments to be undertaken by others)

DA ISSUE

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TOWNSVILLE MARINE TOURISM PRECINCT
ADDRESS:
SIR LESLIE THIESS DRIVE, TOWNSVILLE

DRAWN BY:	MR	
CHECK BY:	JC	
PROJECT ARCHITECT		
DESIGN ARCHITECT	TM	

NORTH:

SCALE: 1 : 500 [A1]

DRAWING TITLE: SITE

CAD FILE REF: C:\DATA\19050_TMTP_CENTRAL_R19_gbbonsc.rvt
DATE: 30.10.19

PROJECT NO: 19050
PHASE: DA
DRAWING NUMBER: DA100
REVISION: 7

29/10/2019 6:57:37 PM

Indicative Extent of Works for the Approved Development

New linemarking

New road marking

Modify median strip

SIR LESLIE THIESS DRIVE

New pedestrian crossover

New footpath

New roadmarkings

New landscaping

New crossover

New pedestrian crossing

New bus stop + linemarking

Indicative Extent of Streetscape Works

New landscaping

Pool

THE STRAND

New footpath, landscaping and furniture

New linemarking

Reinstate existing Kerb as required

Min. 2.5m

The Strand linemarking subject to amendments in red on drawing 19050 DA200 rev.11

ROSS CREEK

Area not subject to this PDA development approval (DEV2019/1027) and subject to future development assessment

Indicative extent of Streetscape works required by PDA development condition 13

Indicative extent of interim Streetscape works (non-standard pathway and kerb) required by PDA development condition 13 to be undertaken in The Strand to ensure appropriate surface treatment, which ties into the new finished surface levels of the approved development, so that pedestrians and cyclists can traverse safely (i.e. ultimate surface and landscape treatments to be undertaken by others)

1 SITE PLAN - STREETSCAPE WORKS

1 : 250

AMENDED

By: Rachael Grimes

Date: 18-Dec-19

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1027

Date: 6 JAN 2020

Queensland Government

DA ISSUE

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1	DA RFI RESPONSE	25.10.19

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COUNTERPOINT

CLIENT: HONEYCOMBES PROPERTY GROUP

PROJECT: TOWNSVILLE MARINE TOURISM PRECINCT

ADDRESS: SIR LESLIE THIESS DRIVE, TOWNSVILLE

DRAWN BY:	PM	
CHECK BY:	JC	
PROJECT ARCHITECT		
DESIGN ARCHITECT	TM	

NORTH:

SCALE: 1 : 250 [A1]

DRAWING TITLE: EXTENT OF STREETSCAPE WORKS

CAD FILE REF: C:\DATA\19050_TMTP_CENTRAL_R19_clarkej.rvt

DATE: 30.10.19

PROJECT NO: 19050 | PHASE: DA | DRAWING NUMBER: DA101 | REVISION: 2

29/10/2019 7:13:09 PM

Extent and detail of Streetscape works, and Internal and External Road works on The Strand is to be approved subject to Compliance Assessment against the relevant PDA development condition(s), and the amendments in red on drawings 19050 DA100 Rev.7 and 19050 DA101 Rev.2

Extent and detail of Streetscape works, and Internal and External Road works on Sir Leslie Thiess Drive and the Service Lane is to be approved subject to Compliance Assessment against the relevant PDA development condition(s), and the amendments in red on drawings 19050 DA100 Rev.7 and 19050 DA101 Rev.2

Coach setdown area requires a total bus bay, including tapers in/out, of a total length of 72.5m.
The coaches must be able to manoeuvre into the Coach setdown area if Bay 1 and Bay 2 are occupied. This may require the removal of one commercial loading bay.

Bus layover (urban and school buses)

Existing Kerb Line

New Linemarking

Bay 3 | Bay 2 | Bay 1

10000 | 12500 | 5000 | 12500 | 5000 | 15000

3000

TRAFFIC THROUGH FERRY TERMINAL

RIGHT ONLY

Proposed Pedestrian Crossing

Sir Leslie Thiess Drive

Minimum width of 3m

Proposed Right Only Turn

Entry and Exit Driveway to Sir Leslie Thiess Drive

Exit Sight Line

Passenger loading area

Exit Sight Line

Proposed Pedestrian Crossing

15000 | 17000 | 72.5m | 5000 | 14500 | 12000 | 10000 | 10000 | 10000

Existing Kerb Line

Exit Driveway to Sir Leslie Thiess Drive

Coach setdown area

1 Coach | 2 Coach | Bay 1 | Bay 2

SITE BOUNDARY

Commercial Loading Bays
Shuttle Bus Drop Off

Landscape

ONLY LEFT

TERMINAL

Landscape

Existing Kerb Line

Existing Sewer Pole Below

Level 1 over

Premium Bus Stop
4.2 X 12.8m

Public Concourse

5500

4 x bike rack

Awning over

Arrival Plaza

Emergency

No Standing Zone

3100

Taxi Rank

Passenger Set Down / Pick Up Zone

10 | 1

10000 | 15000 | 5000 | 12500

Service Lane

PARKING

Underground Fuel Tank

Pedestrian Crossing

3500

Taxi Rank

Passenger Set Down Only Zone

SET DOWN ONE WAY

PICK UP SET DOWN

ONLY

HOLDE

8

RETAIL 4
100 m²

LOBBY
28 m²

16 PWD | 1 Local / School Bus | 2 Local / School Bus

3000

RL 4.100 m

Refuse Collection

15 | 11

SITE BOUNDARY

Passenger Drop Off

Dropped Kerb

Low planter

Premium Bus Stop
4.2 X 12.8m

Bus stop (urban and school buses)

Public Footpath

Green Wall

ARRIVAL PLAZA
209 m²

LOCKERS

Green Wall

BIN COLLECTION AREA
37 m²

HOTEL LOBBY
190 m²

Short-term Accommodation Driveway Loop

RETAIL 3
138 m²

RETAIL 5
45 m²

6020

FEMALE
16 m²

CLN
8 m²

MSB ROOM
34 m²

SUBSTATION
52 m²

GAS STORE
4 m²

Linen Chute

HOTEL LOADING
46 m²

LINEN
14 m²

PWD
7 m²

FEMALE
MALE

Recreational Vehicle Bays

Public Footpath

The Strand

Dropped Kerb

PWD

RETAIL 2
145 m²

SEALINK WAITING
626 m²

SEALINK TICKET
60 m²

MANAGER
14 m²

PUBLIC BREEZEWAY
165 m²

DRIVER
23 m²

PUMP ROOM
73 m²

Restricted head height

SEALINK MSB
11 m²

LPR Camera

SEALINK COLD/DRY STORE
133 m²

SEALINK LOADING
87 m²

HOTEL WASTE
17 m²

HOTEL ADMIN
55 m²

LUGGAGE
17 m²

Landscape

New Linemarking

Taxi Rank

SITE BOUNDARY

Awning Over

RETAIL BIN
14 m²

RETAIL 1
180 m²

Stair to Carpark Levels

CASH
11 m²

FREIGHT & TROLLEY
54 m²

LIFT LOBBY
23 m²

SEALINK REPAIR
85 m²

CORRIDOR
29 m²

HOTEL KITCHEN
86 m²

HOTEL BAR
92 m²

Kerb Line

Dropped kerb

PWD

Green Wall

Pay Stations

SEALINK OUTDOOR WAITING
205 m²

Stair to Carpark Levels

Pay Stations

SEALINK WASTE
54 m²

SEALINK WORKSHOP
120 m²

FREIGHT HANDLING
30 m²

OFFICE
10 m²

HOTEL CAMMS
16 m²

Green Wall

Hotel Set Down / Pick Up Bays

RL 3.150 m

RL 3.751 m

Crane & Service Vehicle Bay

4 x bike rack

OUTDOOR DINING AREA
44 m²

SEALINK QUEUING GATE 1
165 m²

10500

SEALINK QUEUING GATE 2
172 m²

SEALINK QUEUING GATE 3
187 m²

7300

HOTEL FUNCTION
86 m²

HOTEL RESTAURANT
225 m²

RL 3.539 m

Pontoon 5
Public Plaza

400

Proposed Finished Levels

New Kerb Line

Existing Edge of Road Surface

Existing Guardrail

RL 3.900 m | Gate 1 | RL 2.600 m

RL 3.900 m | Gate 2 | RL 2.600 m

Level 1 Over

Seat

RL 3.900 m | Gate 3 | RL 2.600 m

Public Promenade

5643

RL 3.150 m

4 x bike rack

Pathway to Lower Gangway

Cut out existing revetment wall and provide openings for landing

SITE BOUNDARY

Existing 400w Concrete Capping

Existing Revetment Wall

Existing Concrete Structure

Existing Concrete Structure

Pontoon 5

Pontoon 4

Pontoon 1

Pontoon 2

Pontoon 3

Ross Creek

Contour and Detail Survey by:

Vision Surveys
Dwg No: 18715-CD-01
Survey Date: Nov. 18
Horizontal Datum: IS192508
Vertical Datum: AHD vide PM136040 RL 4.096m

Parking in the Strand public plaza not approved

1 GROUND LEVEL
1 : 250

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2019/1027
Date: 6 JAN 2020
Queensland Government

AMENDED
By: Rachael Grimes
Date: 18-Dec-19
Queensland Government

- Indicative extent of public access 24/7 as required by PDA development condition 56
- Indicative extent of visitor access as required by PDA development condition 57
- Indicative extent of interim Streetscape works required by PDA development condition 13 (refer to drawing 19050 DA100 Rev.7 for further details)
- Indicative extent of area subject to further Compliance Assessment in accordance with Condition 23 (refer to drawing 191203-19050-sketch-revisedbusstops)

DA ISSUE

GENERAL NOTES

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8	REVISED STRUCTURE AND RETAIL	26.09.19
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5	DRAFT ISSUE	5.09.19
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PROJECT: TOWNSVILLE MARINE TOURISM PRECINCT
ADDRESS: SIR LESLIE THIESS DRIVE, TOWNSVILLE

DRAWN BY:	MR	
CHECK BY:	JC	
PROJECT ARCHITECT		
DESIGN ARCHITECT	TM	

NORTH:

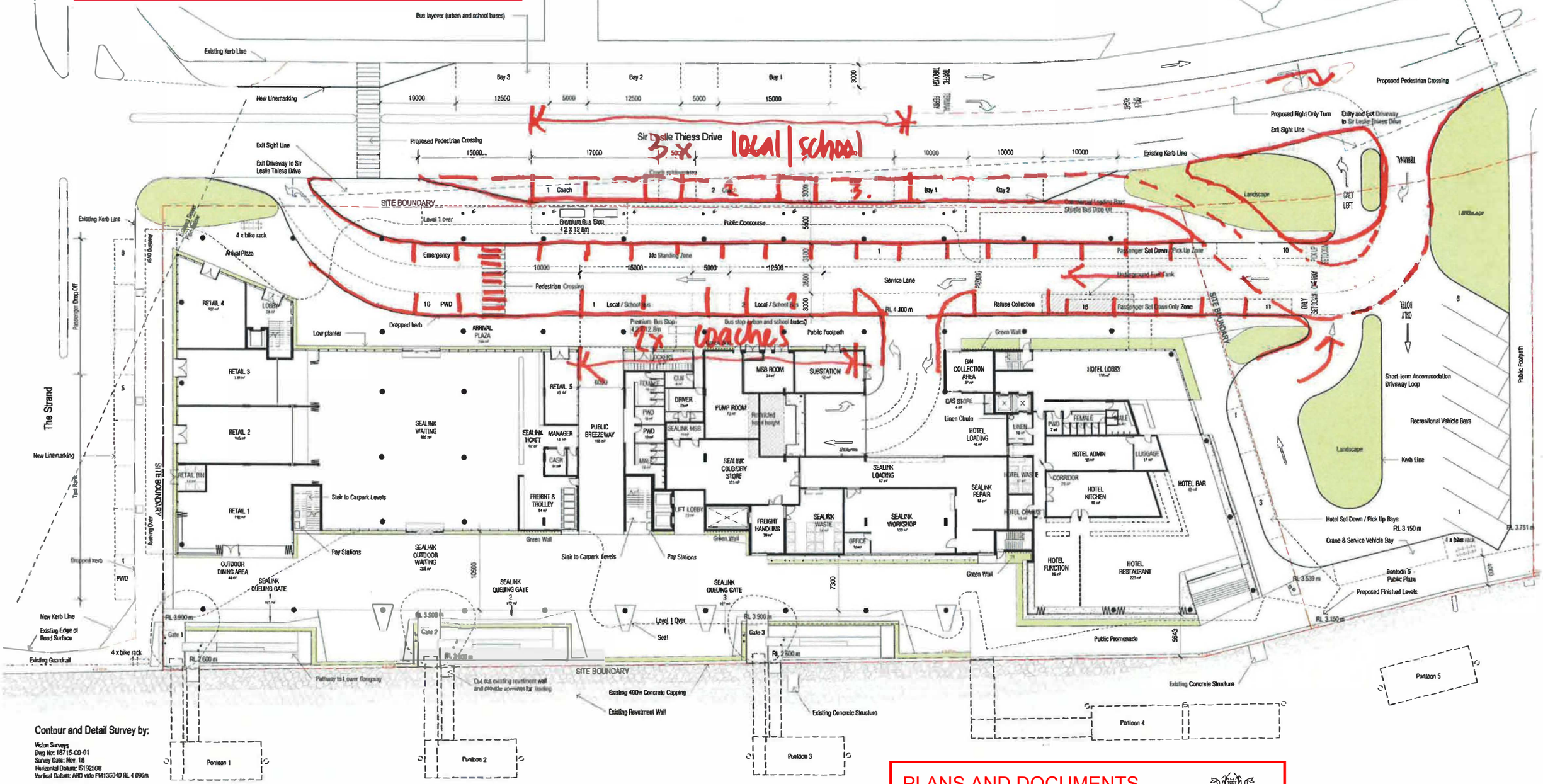
DRAWING TITLE: GROUND LEVEL

CAD FILE REF: C:\DATA\19050_TMTP_CENTRAL_R19_clarkej.rvt
DATE: 30.10.19
SCALE: 1 : 250 [A1]
PROJECT NO: 19050
PHASE: DA
DRAWING NUMBER: DA200
REVISION: 11

29/10/2019 7:18:32 PM

Concept ground level arrangement as indicated on this plan is subject to compliance assessment in accordance with PDA Development Condition 23.

1912D3 – 19050 – sketch – revised bus stops



1 GROUND LEVEL
1 : 250

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Date: 18-Dec-19

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HONEYCOMBES PROPERTY GROUP

bureau proberts

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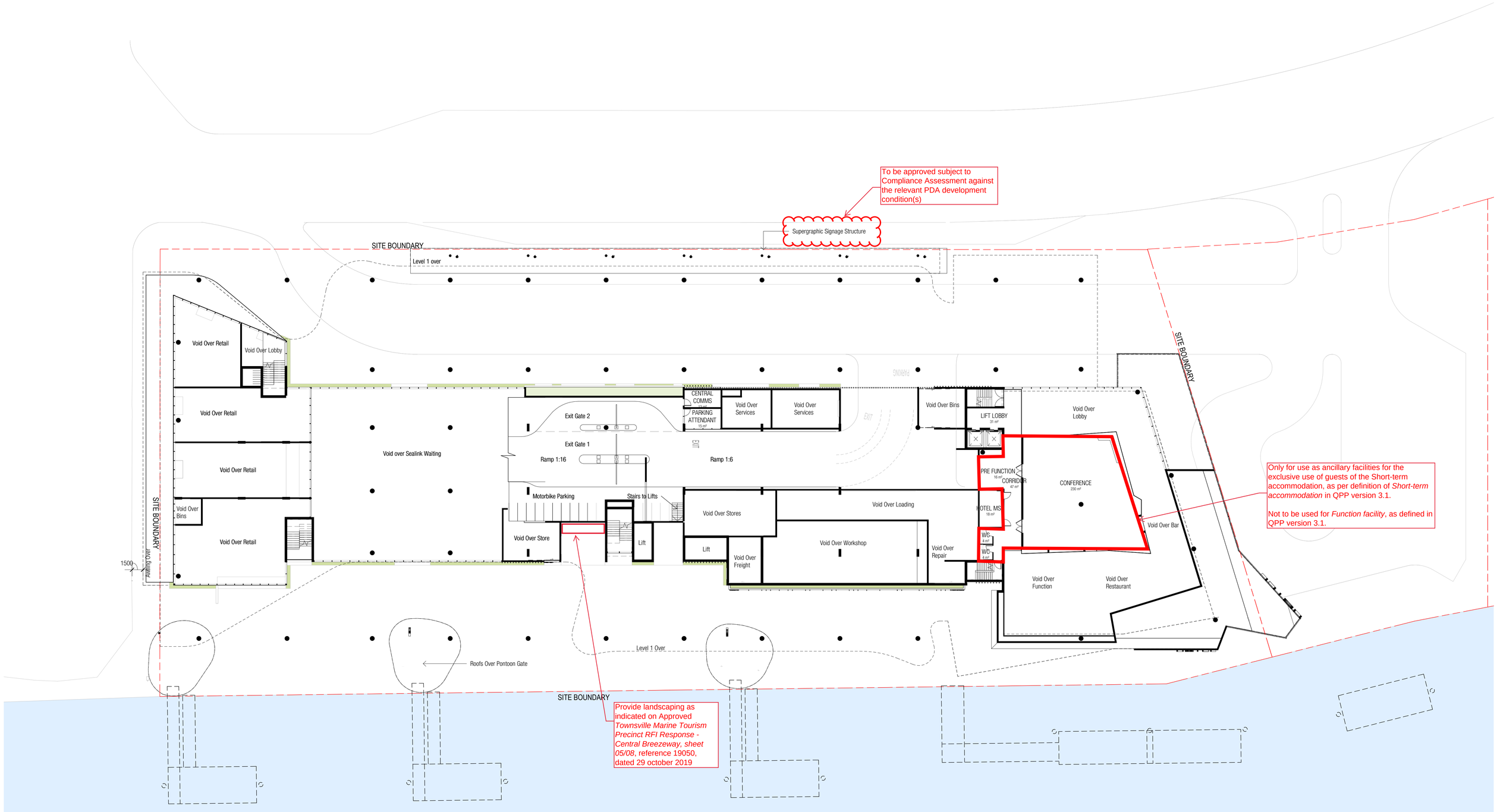
PROJECT: TOWNSVILLE MARINE TOURISM PRECINCT
ADDRESS: SIR LESLIE THIESS DRIVE, TOWNSVILLE

DRAWN BY: MR
DESIGN: JC
PROJECT ARCHITECT:
DESIGN ARCHITECT: EM
NORTH
SCALE: 1 : 250 [A1]

DRAWING TITLE: GROUND LEVEL
PROJECT NO: 19050
PHASE: DA
DRAWING NUMBER: DA2001
REVISION: 11
DATE: 20.10.19



1 GROUND LEVEL MEZZANINE
1 : 250

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8	REVISED STRUCTURE AND RETAIL	26.09.19
7	PRICING ISSUE - UPDATED	11.09.19
6	PRICING ISSUE	6.09.19
5	DRAFT ISSUE	5.09.19
4	DA ISSUE	30.08.19

HONEYCOMBES PROPERTY GROUP

bureau^proberts
bureau^proberts PTY LTD
ABN 53 073 087 993 ACN 073 087 993
GROUND LEVEL, 232A ADELAIDE STREET, BRISBANE QLD 4001 GPO Box 3204
P: 07 3221 0672 F: 07 3221 0683 EMAIL: mail@bureauproberts.com.au www.bureauproberts.com.au

COUNTERPOINT

CLIENT: HONEYCOMBES PROPERTY GROUP
PROJECT: TOWNSVILLE MARINE TOURISM PRECINCT
ADDRESS: SIR LESLIE THIESS DRIVE, TOWNSVILLE

DRAWN BY:	MR	
CHECK BY:	JC	
PROJECT ARCHITECT		
DESIGN ARCHITECT	TM	

NORTH:

DRAWING TITLE: GROUND LEVEL MEZZANINE

CAD FILE REF: C:\DATA\19050_TMTP_CENTRAL_R19_gbbonsc.rvt
DATE: 30.10.19

SCALE: 1 : 250 [A1]
PROJECT NO: 19050
PHASE: DA
DRAWING NUMBER: DA201
REVISION: 11

29/10/2019 6:48:42 PM

To be approved subject to Compliance Assessment against the relevant PDA development condition(s)

Supergraphic Signage Structure

SITE BOUNDARY

Screening

4850

Level 2 over

Landscape

3105

1850

Screening

M M M M M

Motorbike Parking

H H H H H H H H H

Aisle

99 Cars
(inc 14 on Ramp from Ground)

Office Parking

Hotel Parking

TENANCY 2
189 m²
Fitout By Others

LOBBY
53 m²

PWD
5 m²

FEMALE
12 m²

MALE
12 m²

MECH
4 m²

TENANCY 1
SEALINK
358 m²
Fitout By Others

EXIT

EV EV EV EV

RL 10.400 m

Ramp From Ground
(1:20 max)

LEVELS PARKING

Future Provision for Electric Charging

Ramp To Level 2

RL 10.400 m

Void Over Stores

Trolleys

6 Bicycle Racks

BICYCLE PARKING ZONE

Freight Lift

FREIGHT DROP TROLLEY STORE
36 m²

Landscape

Aisle

TURN BAY

LEVELS PARKING

EXIT

RL 10.400 m

LIFT LOBBY
13 m²

CLEANER
12 m²

FREIGHT ONLY

1 26 m² 2 26 m² 71 m² 3

4 26 m²
5 26 m²
6 26 m²
7 26 m²
8 26 m²
9 26 m²
10 26 m²
11 35 m²
12 26 m²
13 26 m²
14 26 m²
15 71 m²
16 26 m²
17 26 m²
18 26 m²

Lower Level
Roof

Screening

SITE BOUNDARY

Remove screening from facade as perrequirements of relevant PDA development condition(s)

18145

8950

2650

Level 2 Over

SITE BOUNDARY

1 LEVEL 1
1 : 250

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2019/1027
Date: 6 JAN 2020
Queensland Government

AMENDED
By: Rachael Grimes
Date: 18-Dec-19
Queensland Government

DA ISSUE

GENERAL NOTES

VERIFY ALL DIMENSIONS AND LEVELS BEFORE CONSTRUCTION WITH REFERENCE TO SITE CONSTRUCTION

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REV	DESCRIPTION	DATE
10	UPDATED DA RFI RESPONSE	30.10.19
9	DA RFI RESPONSE	25.10.19
8	MINOR UPDATES	2.10.19
7	PRICING ISSUE - UPDATED	11.09.19
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3	DRAFT REVISED DA	28.08.19

HONEYCOMBES PROPERTY GROUP

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ABN 53 073 087 993 ACN 073 087 993
GROUND LEVEL, 232A ADELAIDE STREET, BRISBANE QLD 4001 GPO Box 3204
P: 07 3221 0672 F: 07 3221 0683 E:MAIL : mail@bureauproberts.com.au www.bureauproberts.com.au

COUNTERPOINT

CLIENT: HONEYCOMBES PROPERTY GROUP
PROJECT: TOWNSVILLE MARINE TOURISM PRECINCT
ADDRESS: SIR LESLIE THIESS DRIVE, TOWNSVILLE

DRAWN BY:	MR	
CHECK BY:	JC	
PROJECT ARCHITECT		
DESIGN ARCHITECT	TM	

NORTH:

SCALE: 1 : 250 [A1]

DRAWING TITLE: LEVEL 01

CAD FILE REF: C:\DATA\19050_TMTP_CENTRAL_R19_gbbonsc.rvt
DATE: 30.10.19
PROJECT NO: 19050
PHASE: DA
DRAWING NUMBER: DA202
REVISION: 10

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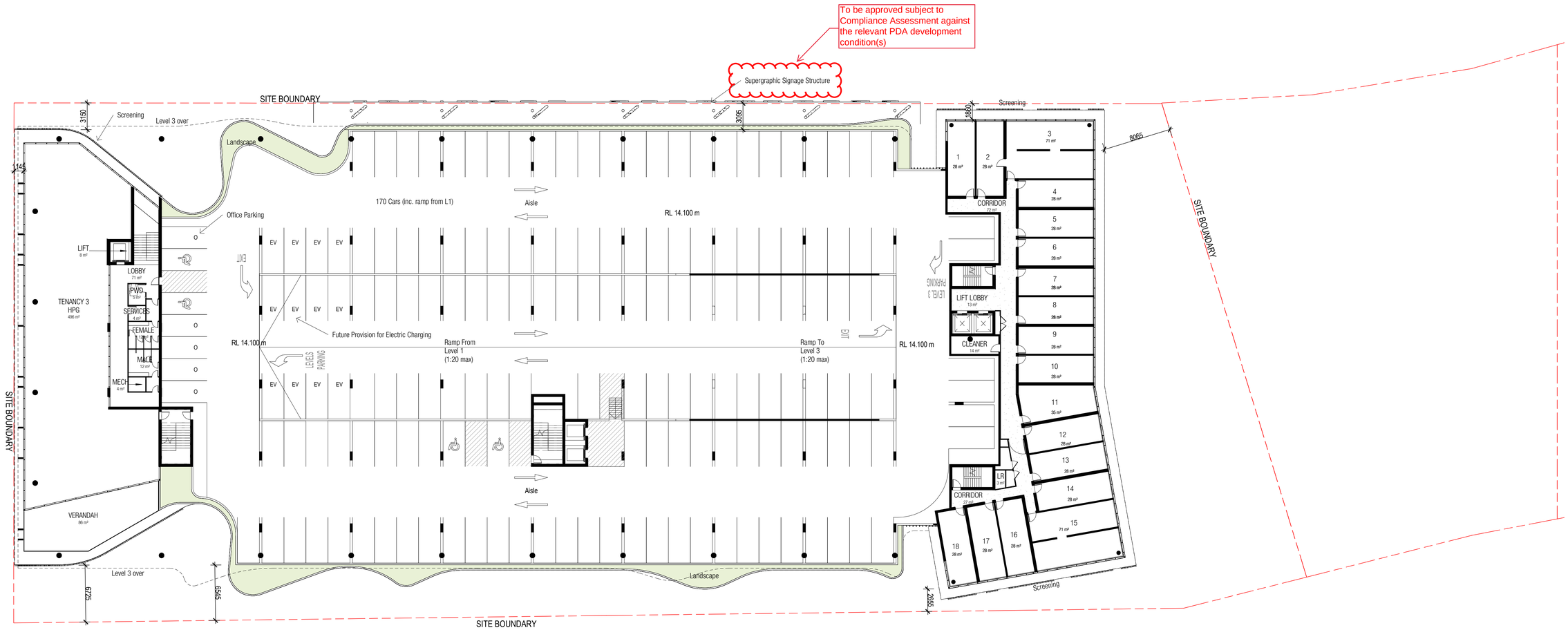

1 LEVEL 2
1 : 250

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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Date: 6 JAN 2020
Queensland Government

AMENDED
By: Rachael Grimes
Date: 18-Dec-19
Queensland Government

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3	DRAFT REVISED DA	28.08.19
2	DRAFT REVISED DA	23.08.19

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COUNTERPOINT

CLIENT: HONEYCOMBES PROPERTY GROUP
PROJECT: TOWNSVILLE MARINE TOURISM PRECINCT
ADDRESS: SIR LESLIE THIESS DRIVE, TOWNSVILLE

DRAWN BY:	MR	
CHECK BY:	JC	
PROJECT ARCHITECT		
DESIGN ARCHITECT	TM	

NORTH:
SCALE: 1 : 250 [A1]

DRAWING TITLE: LEVEL 02
CAD FILE REF: C:\DATA\19050_TMTP_CENTRAL_R19_gbbonsc.rvt
DATE: 30.10.19
PROJECT NO: 19050
PHASE: DA
DRAWING NUMBER: DA203
REVISION: 9

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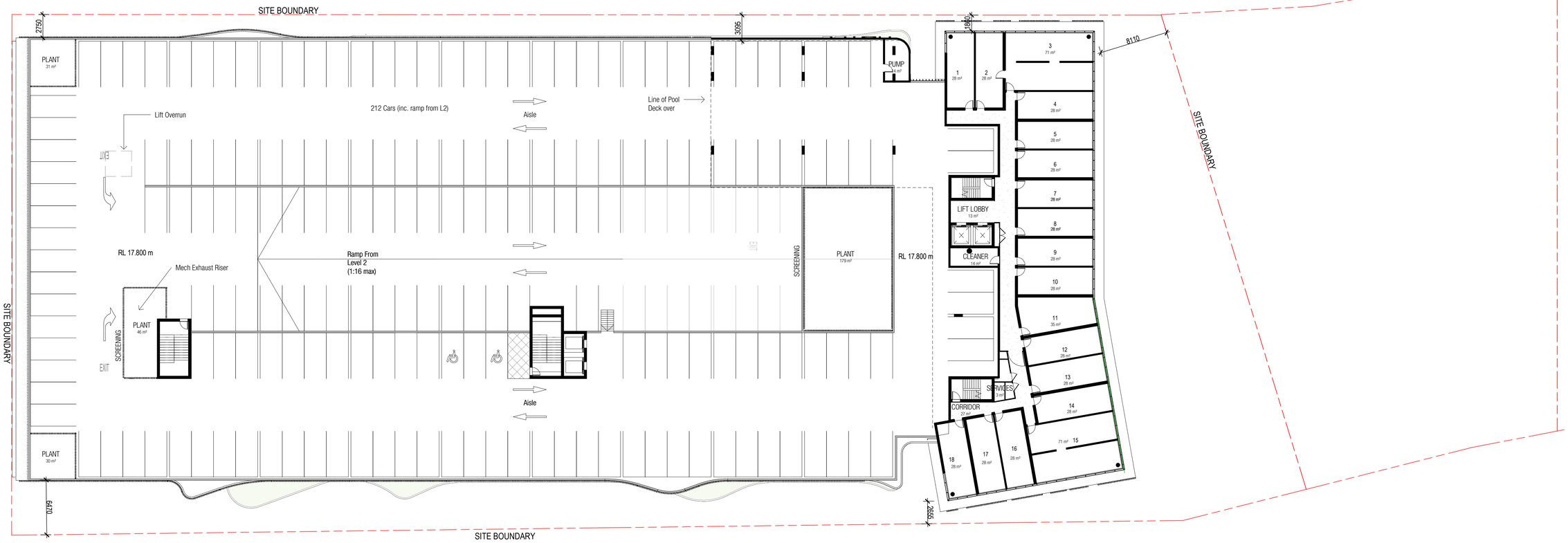

1 LEVEL 3 CARPARK & LEVEL 4 HOTEL

1 : 250

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1027

Date: 6 JAN 2020

Queensland Government

DA ISSUE

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2	DRAFT REVISED DA	23.08.19

HONEYCOMBES PROPERTY GROUP

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ABN 53 073 087 993 ACN 073 087 993
GROUND LEVEL, 232A ADELAIDE STREET, BRISBANE QLD 4001 GPO Box 3204
P: 07 3221 0672 F: 07 3221 0683 EMAIL : mail@bureauproberts.com.au www.bureauproberts.com.au

COUNTERPOINT

CLIENT:
HONEYCOMBES PROPERTY GROUP

PROJECT:
TOWNSVILLE MARINE TOURISM PRECINCT

ADDRESS:
SIR LESLIE THIESS DRIVE, TOWNSVILLE

DRAWN BY:	MR	
CHECK BY:	JC	
PROJECT ARCHITECT		
DESIGN ARCHITECT	TM	

NORTH:

DRAWING TITLE: LEVEL 03

CAD FILE REF: C:\DATA\19050_TMTP_CENTRAL_R19_gbbonsc.rvt

DATE: 30.10.19

SCALE: 1 : 250 [A1]

PROJECT NO: 19050

PHASE: DA

DRAWING NUMBER: DA204

REVISION: 9

29/10/2019 6:48:57 PM

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1027

Date: 6 JAN 2020

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4	DA ISSUE	30.08.19
3	DRAFT REVISED DA	28.08.19
2	DRAFT REVISED DA	23.08.19

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ABN 53 073 087 993 ACN 073 087 993
GROUND LEVEL, 232A ADELAIDE STREET, BRISBANE QLD 4001 GPO Box 3204
P: 07 3221 0672 F: 07 3221 0683 E:MAIL : mail@bureauproberts.com.au www.bureauproberts.com.au

COUNTERPOINT

CLIENT:
HONEYCOMBES PROPERTY GROUP

PROJECT:
TOWNSVILLE MARINE TOURISM PRECINCT

ADDRESS:
SIR LESLIE THIESS DRIVE, TOWNSVILLE

DRAWN BY:	MR	
CHECK BY:	JC	
PROJECT ARCHITECT		
DESIGN ARCHITECT	TM	

NORTH:

SCALE: 1 : 250 [A1]

DRAWING TITLE:
LEVEL 04

CAD FILE REF: C:\DATA\19050_TMTP_CENTRAL_R19_gibbonsc.rvt

DATE: 30.10.19

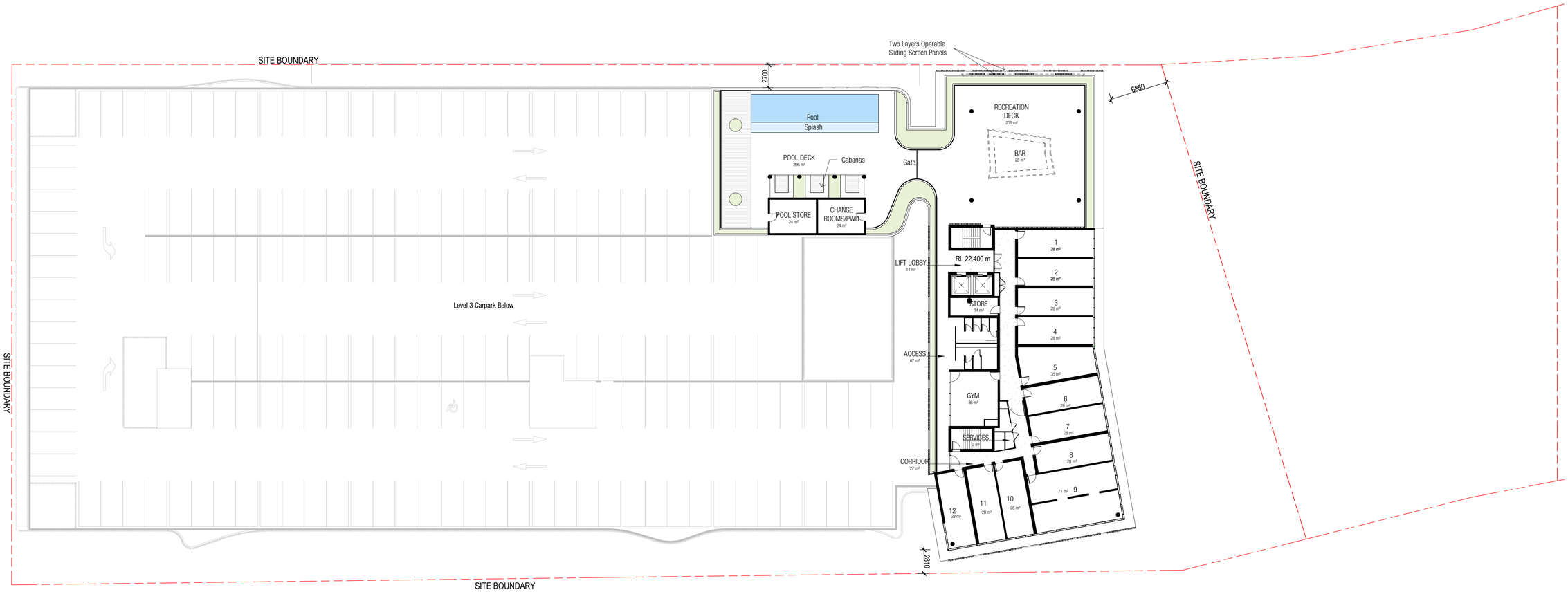
PROJECT NO: 19050

PHASE: DA

DRAWING NUMBER: DA205

REVISION: 9

29/10/2019 6:48:59 PM



1 LEVEL 5 HOTEL
1 : 250

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2019/1027
Date: 6 JAN 2020
Queensland Government

DA ISSUE

GENERAL NOTES

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6	PRICING ISSUE	6.09.19
5	DRAFT ISSUE	5.09.19
4	DA ISSUE	30.08.19
3	DRAFT REVISED DA	28.08.19
2	DRAFT REVISED DA	23.08.19

HONEYCOMBES PROPERTY GROUP

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ABN 53 073 087 993 ACN 073 087 993
GROUND LEVEL, 232A ADELAIDE STREET, BRISBANE QLD 4001 GPO Box 3204
P: 07 3221 0672 F: 07 3221 0683 EMAIL : mail@bureauproberts.com.au www.bureauproberts.com.au

COUNTERPOINT

CLIENT:
HONEYCOMBES PROPERTY GROUP
PROJECT:
TOWNSVILLE MARINE TOURISM PRECINCT
ADDRESS:
SIR LESLIE THIESS DRIVE, TOWNSVILLE

DRAWN BY:	MR	
CHECK BY:	JC	
PROJECT ARCHITECT		
DESIGN ARCHITECT	TM	

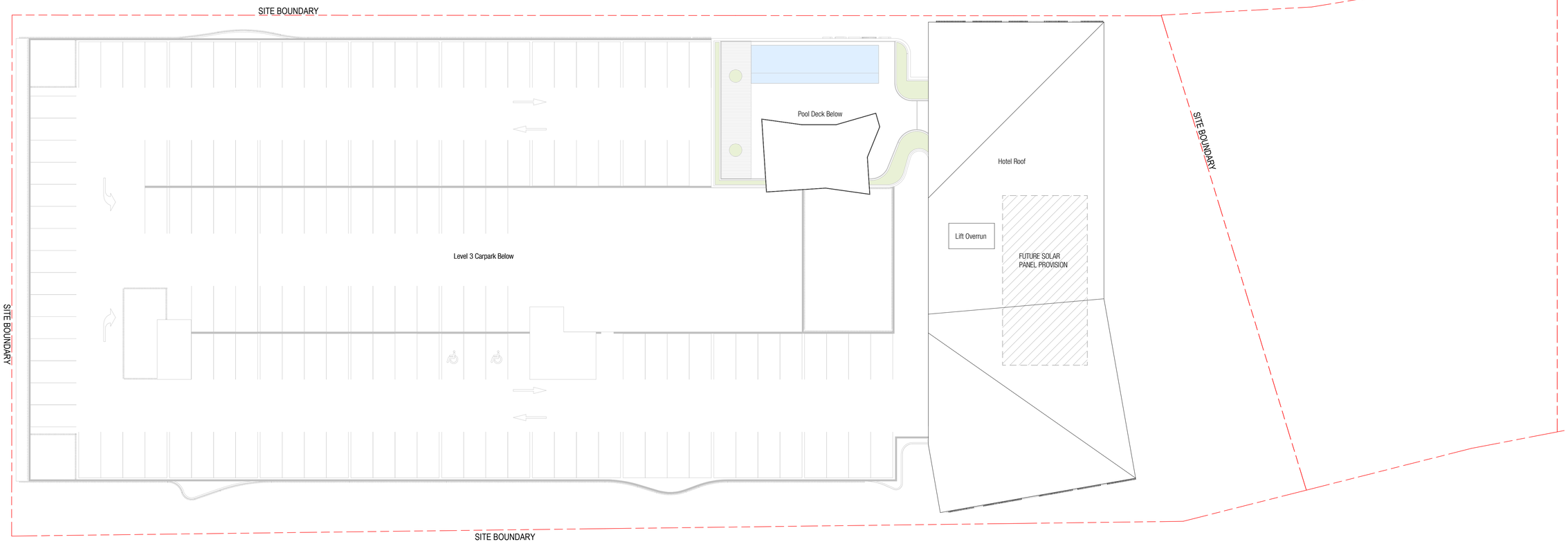
NORTH:

DRAWING TITLE:
LEVEL 05

CAD FILE REF: C:\DATA\19050_TMTP_CENTRAL_R19_gbbonsc.rvt
DATE: 30.10.19

SCALE: 1 : 250 [A1]
PROJECT NO: 19050
PHASE: DA
DRAWING NUMBER: DA206
REVISION: 9

29/10/2019 6:49:02 PM



1 ROOF
1 : 250

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2019/1027
Date: 6 JAN 2020

Queensland Government

DA ISSUE

GENERAL NOTES

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8	UPDATED DA RFI RESPONSE	30.10.19
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4	DRAFT ISSUE	5.09.19
3	DA ISSUE	30.08.19
2	DRAFT REVISED DA	28.08.19
1	DRAFT REVISED DA	23.08.19

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ABN 53 073 087 993 ACN 073 087 993
GROUND LEVEL, 232A ADELAIDE STREET, BRISBANE QLD 4001 GPO Box 3204
P: 07 3221 0672 F: 07 3221 0683 E-MAIL : mail@bureauproberts.com.au www.bureauproberts.com.au

COUNTERPOINT

CLIENT:
HONEYCOMBES PROPERTY GROUP
PROJECT:
TOWNSVILLE MARINE TOURISM PRECINCT
ADDRESS:
SIR LESLIE THIESS DRIVE, TOWNSVILLE

DRAWN BY:	MR	
CHECK BY:	JC	
PROJECT ARCHITECT		
DESIGN ARCHITECT	TM	

NORTH:

DRAWING TITLE:
ROOF

CAD FILE REF: C:\DATA\19050_TMTP_CENTRAL_R19_gibbonsc.rvt
DATE: 30.10.19

SCALE: 1 : 250 [A1]
PROJECT NO: 19050
PHASE: DA
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REVISION: 8

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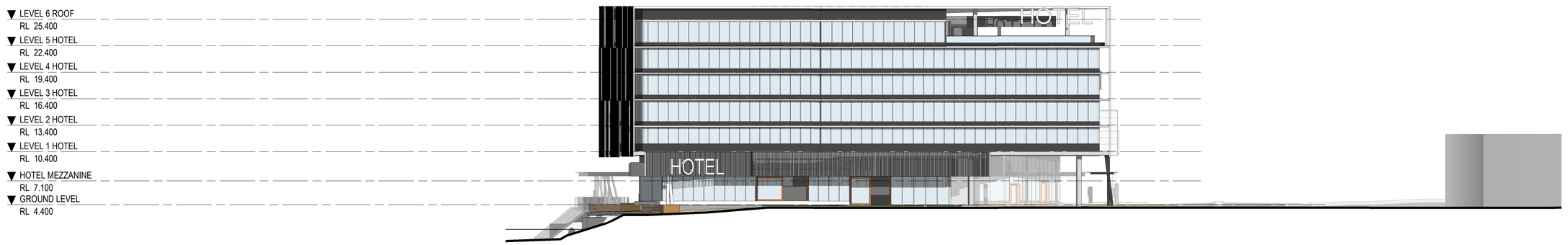
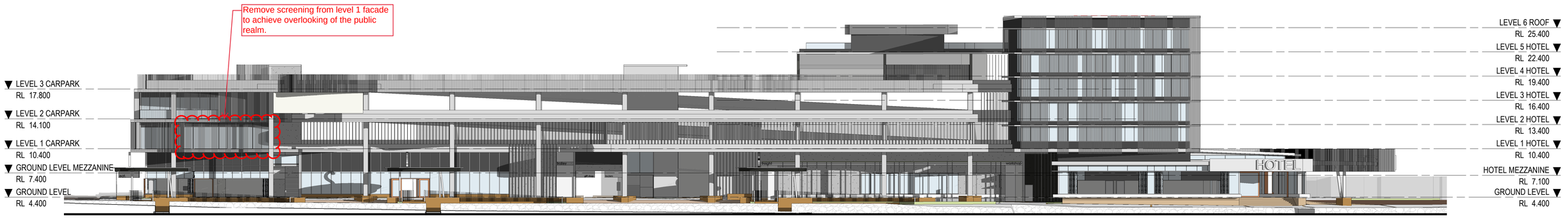


1 DA - NORTH ELEVATION
1 : 250



2 DA - ROSS CREEK ELEVATION
1 : 250

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2019/1027
Date: 6 JAN 2020
Queensland Government

AMENDED
By: Rachael Grimes
Date: 18-Dec-19
Queensland Government

DA ISSUE

GENERAL NOTES

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3	DRAFT ISSUE	5.09.19
2	DA ISSUE	30.08.19
1	DRAFT REVISED DA	28.08.19

HONEYCOMBES PROPERTY GROUP

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ABN 53 073 087 993 ACN 073 087 993
GROUND LEVEL, 232A ADELAIDE STREET, BRISBANE QLD 4001 GPO Box 3204
P. 07 3221 0672 F. 07 3221 0683 EMAIL : mail@bureauproberts.com.au www.bureauproberts.com.au

COUNTERPOINT

CLIENT: HONEYCOMBES PROPERTY GROUP
PROJECT: TOWNSVILLE MARINE TOURISM PRECINCT
ADDRESS: SIR LESLIE THIESS DRIVE, TOWNSVILLE

DRAWN BY:	MR	
CHECK BY:	JC	
PROJECT ARCHITECT		
DESIGN ARCHITECT	TM	

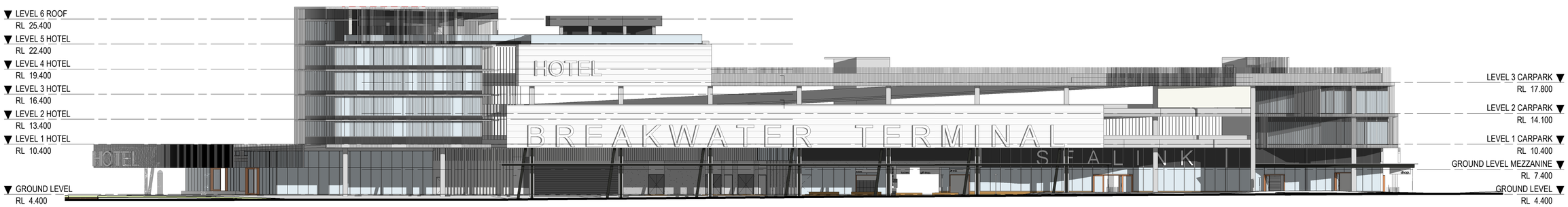
NORTH:
SCALE: 1 : 250 [A1]

DRAWING TITLE: ELEVATION SHEET 1

CAD FILE REF: C:\DATA\19050_TMTP_CENTRAL_R19_gibbonsc.rvt
DATE: 30.10.19
PROJECT NO: 19050
PHASE: DA
DRAWING NUMBER: DA300
REVISION: 7

29/10/2019 6:49:31 PM

1 DA - SOUTH ELEVATION
1 : 250



2 DA - WEST ELEVATION
1 : 250

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2019/1027
Date: 6 JAN 2020
Queensland Government

AMENDED
By: Rachael Grimes
Date: 18-Dec-19
Queensland Government

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3	DRAFT ISSUE	5.09.19
2	DA ISSUE	30.08.19
1	DRAFT REVISED DA	28.08.19

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COUNTERPOINT

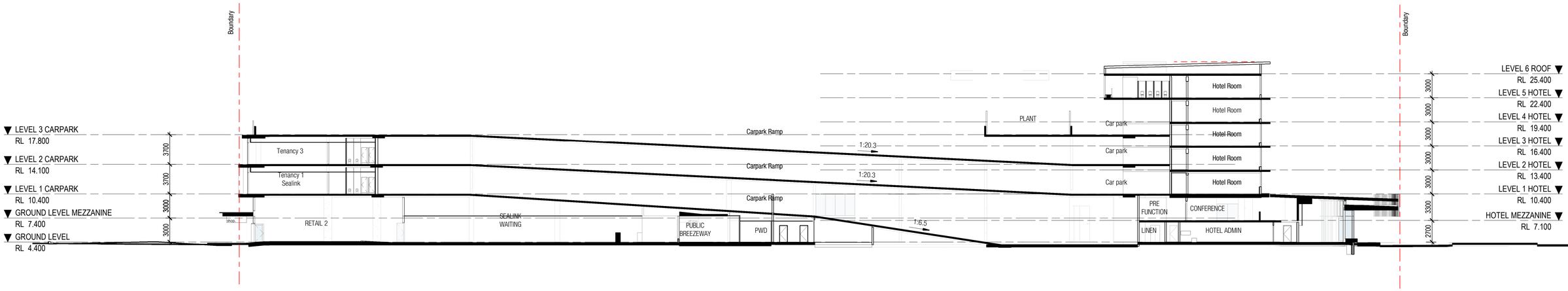
CLIENT: HONEYCOMBES PROPERTY GROUP
PROJECT: TOWNSVILLE MARINE TOURISM PRECINCT
ADDRESS: SIR LESLIE THIESS DRIVE, TOWNSVILLE

DRAWN BY:	MR
CHECK BY:	JC
PROJECT ARCHITECT	
DESIGN ARCHITECT	TM

NORTH:
SCALE: 1 : 250 [A1]

DRAWING TITLE: ELEVATION SHEET 2
CAD FILE REF: C:\DATA\19050_TMTP_CENTRAL_R19_gibbonsc.rvt
DATE: 30.10.19
PROJECT NO: 19050
PHASE: DA
DRAWING NUMBER: DA301
REVISION: 7

29/10/2019 6:49:56 PM



1 DA - LONGITUDINAL SECTION
1 : 250

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2019/1027
Date: 6 JAN 2020

Queensland Government

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5	PRICING ISSUE	6.09.19
4	DRAFT ISSUE	5.09.19
3	DA ISSUE	30.08.19
2	DRAFT REVISED DA	28.08.19
1	ISSUE TO CLIENT FOR REVIEW	05.08.19

HONEYCOMBES PROPERTY GROUP

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bureau^proberts PTY LTD
ABN 53 073 087 993 ACN 073 087 993
GROUND LEVEL, 232A ADELAIDE STREET, BRISBANE QLD 4001 GPO Box 3204
P: 07 3221 0672 F: 07 3221 0683 EMAIL : mail@bureauproberts.com.au www.bureauproberts.com.au

COUNTERPOINT

CLIENT:
HONEYCOMBES PROPERTY GROUP
PROJECT:
TOWNSVILLE MARINE TOURISM PRECINCT
ADDRESS:
SIR LESLIE THIESS DRIVE, TOWNSVILLE

DRAWN BY:	MR	
CHECK BY:	JC	
PROJECT ARCHITECT		
DESIGN ARCHITECT	TM	

NORTH:

SCALE: 1 : 250 [A1]

DRAWING TITLE:
LONGITUDINAL SECTION

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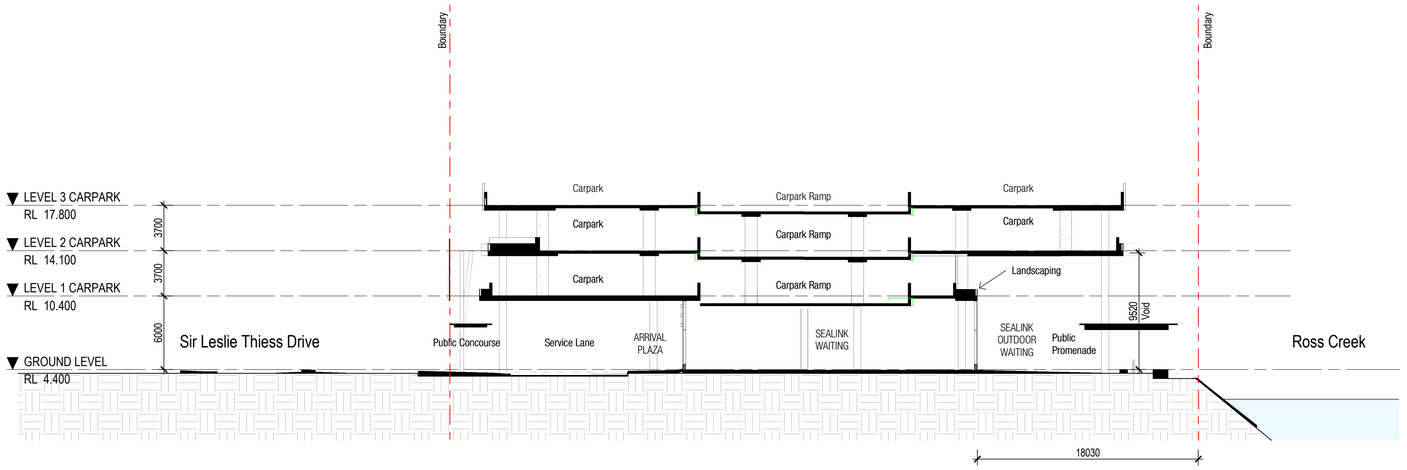
DATE: 30.10.19

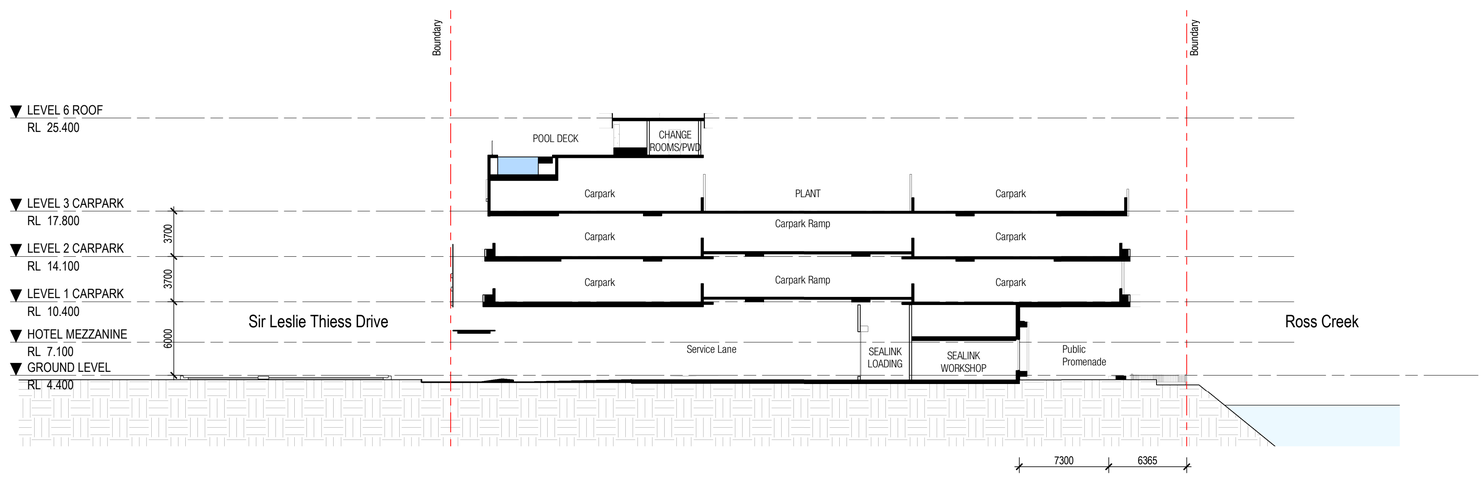
PROJECT NO: 19050
PHASE: DA
DRAWING NUMBER: DA500
REVISION: 8

29/10/2019 6:49:57 PM



1 DA - CROSS SECTION 2

1 : 250



2 DA - CROSS SECTION 2

1 : 250

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1027

Date: 6 JAN 2020

Queensland Government

DA ISSUE

GENERAL NOTES

VERIFY ALL DIMENSIONS AND LEVELS BEFORE CONSTRUCTION WITH REFERENCE TO SITE CONSTRUCTION

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REV	DESCRIPTION	DATE
9	UPDATED DA RFI RESPONSE	30.10.19
8	DA RFI RESPONSE	25.10.19
7	PRICING ISSUE - UPDATED	11.09.19
6	PRICING ISSUE	6.09.19
5	DRAFT ISSUE	5.09.19
4	DA ISSUE	30.08.19
3	DRAFT REVISED DA	28.08.19
2	DRAFT REVISED DA	27.08.19

HONEYCOMBES PROPERTY GROUP

bureau^proberts

bureau^proberts PTY LTD
ABN 53 073 087 993 ACN 073 087 993
GROUND LEVEL, 232A ADELAIDE STREET, BRISBANE QLD 4001 GPO Box 3204
P. 07 3221 0672 F. 07 3221 0683 EMAIL : mail@bureauproberts.com.au www.bureauproberts.com.au

COUNTERPOINT

CLIENT: HONEYCOMBES PROPERTY GROUP

PROJECT: TOWNSVILLE MARINE TOURISM PRECINCT

ADDRESS: SIR LESLIE THIESS DRIVE, TOWNSVILLE

DRAWN BY:	MR	
CHECK BY:	JC	
PROJECT ARCHITECT		
DESIGN ARCHITECT	TM	

NORTH:

SCALE: 1 : 250 [A1]

DRAWING TITLE: CROSS SECTIONS

CAD FILE REF: C:\DATA\19050_TMTP_CENTRAL_R19_gibbonsc.rvt

DATE: 30.10.19

PROJECT NO:	PHASE:	DRAWING NUMBER:	REVISION:
19050	DA	DA501	9

29/10/2019 6:49:59 PM

Townsville Marine Tourism Precinct RFI Response.

October 29, 2019
Project no. 19050

bureau^proberts

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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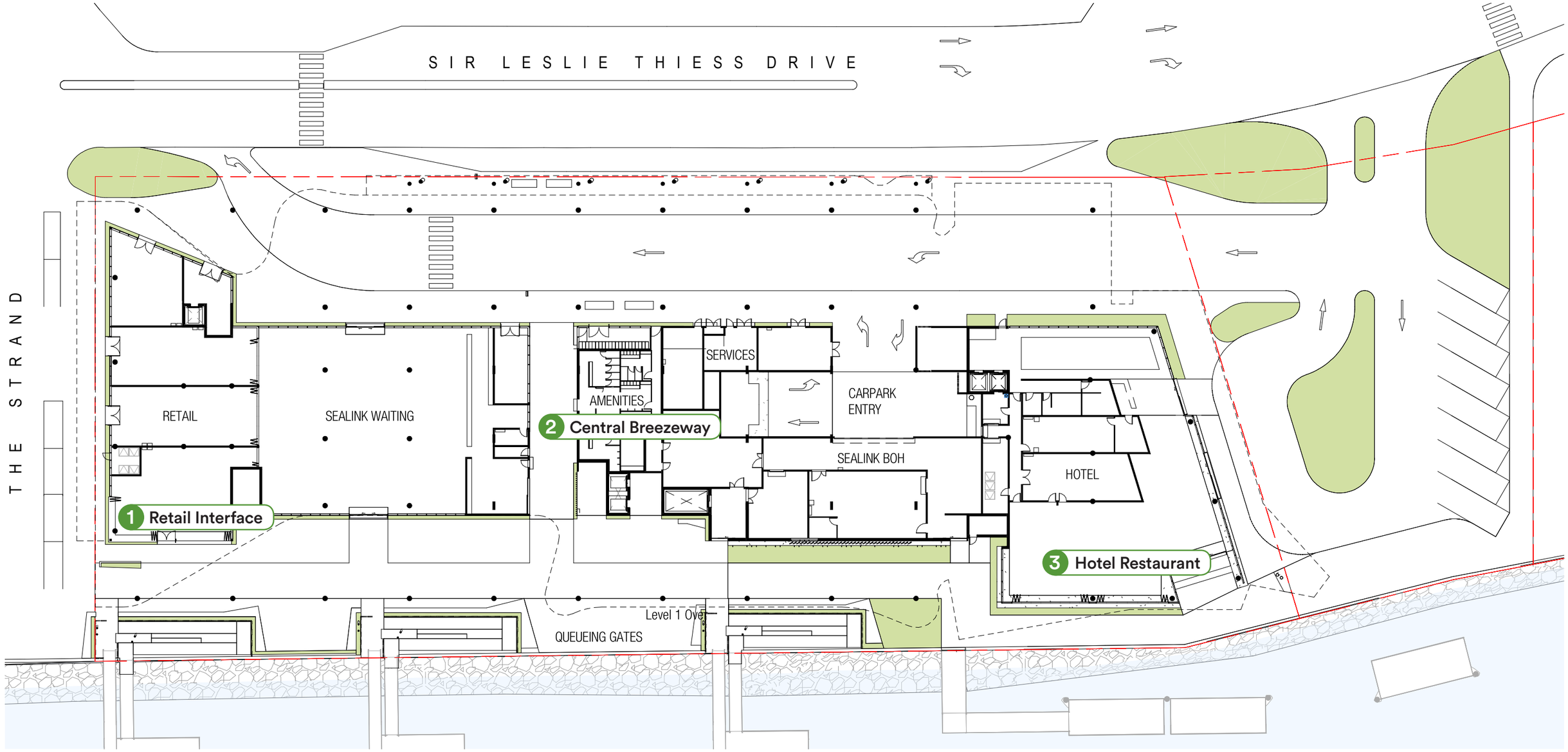
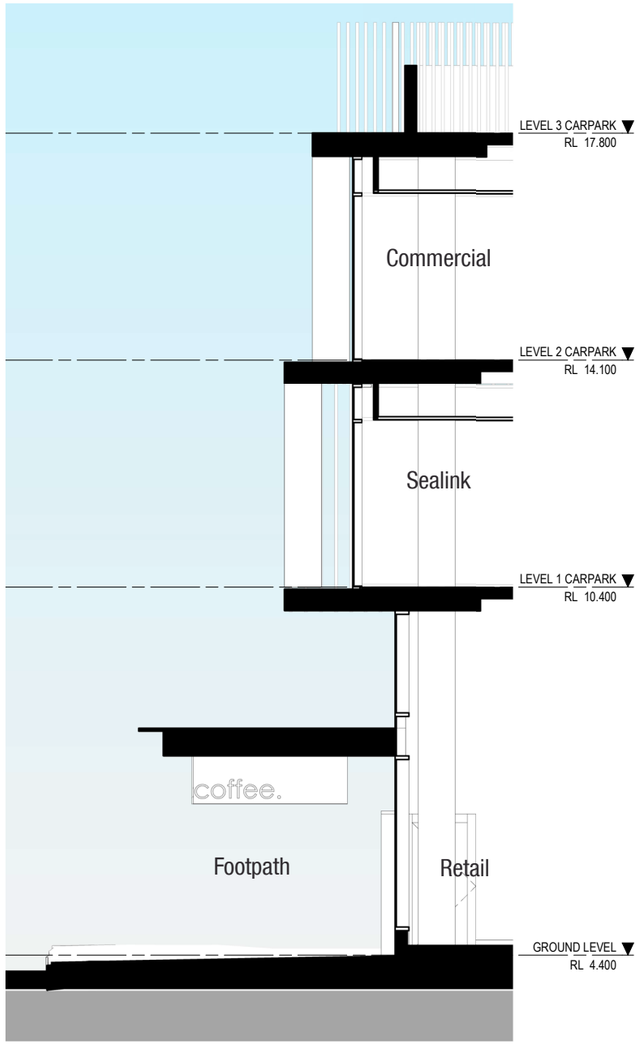
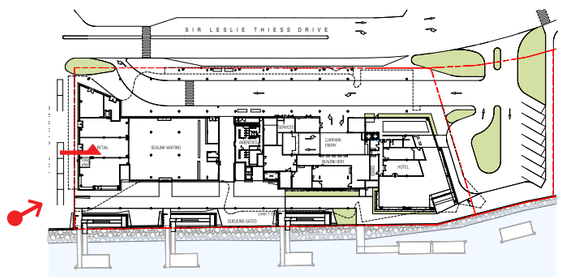


Response.

Ground Floor Plan

1:500 A3





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AMENDED
By: Rachael Grimes
Date: 18-Dec-19

Queensland Government

1 Response

Retail Interface

1. Surveillance of and views over the public realm
2. Glazed facades protected by deep shade structures
3. Shade trees and overhanging structures offering protection from the sun and rain
4. Active retail frontages to The Strand and Waterfront Promenade
5. Strong visual and physical connections between indoor and outdoor spaces
6. Building form and landscaping to inform wayfinding and legibility of the public realm

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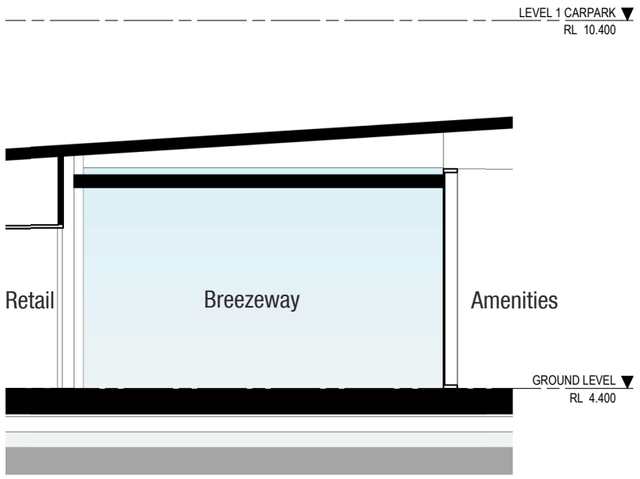

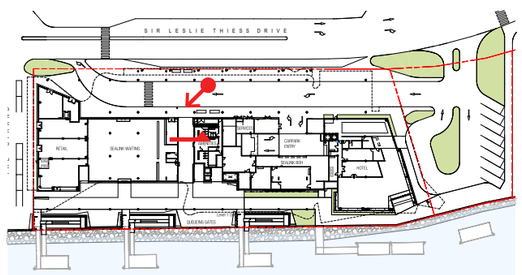

2 Response

Central Breezeway

1. Building form and landscaping to inform wayfinding and legibility of the public realm
2. Vertical and horizontal landscaping elements to soften and screen elements of the built form
3. Strong visual and physical connections between indoor and outdoor spaces

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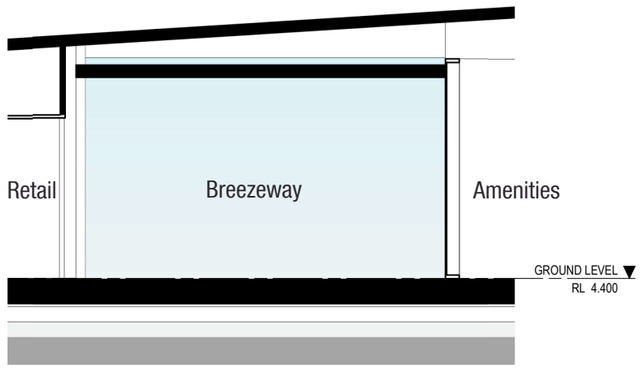

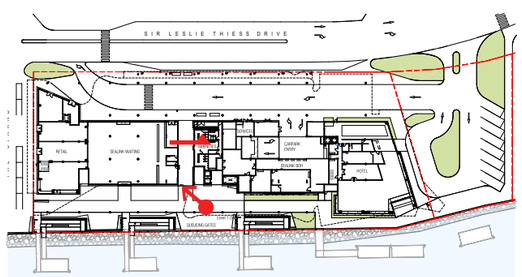

2 Response

Central Breezeway

1. Strong visual and physical connections between indoor and outdoor spaces
2. Parking areas concealed from public view through landscaping and screening
3. Vertical and horizontal landscaping elements to soften and screen elements of the built form
4. Building form and landscaping to inform wayfinding and legibility of the public realm

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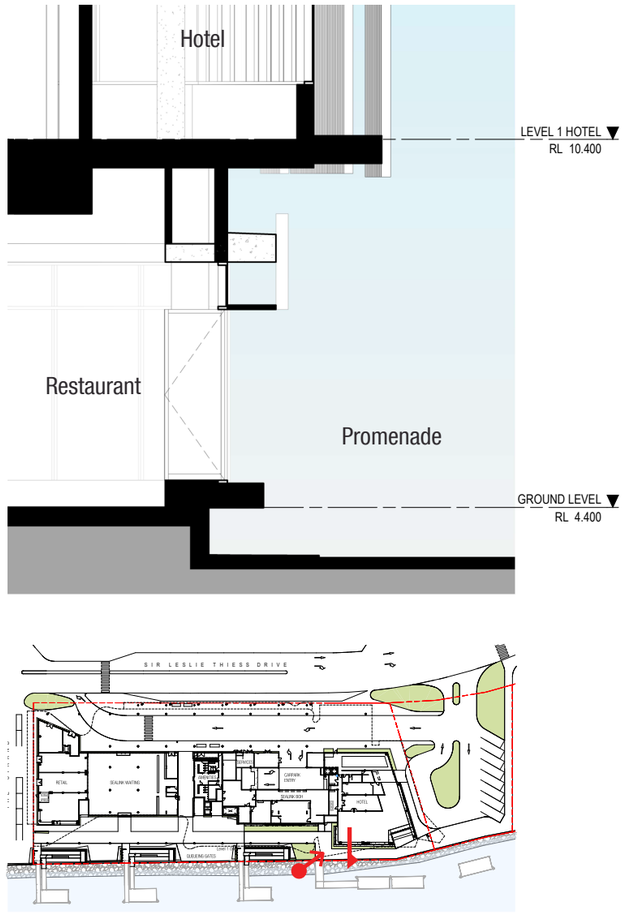

3 Response

Hotel Restaurant

1. Surveillance of and views over the public realm
2. Clear and inviting views of the public realm that encourage movement and activity along the waterfront
3. Active retail frontages to The Strand and Waterfront Promenade
4. Strong visual and physical connections between indoor and outdoor spaces
5. Composition of façade elements to provide visual interest and articulation of the built form

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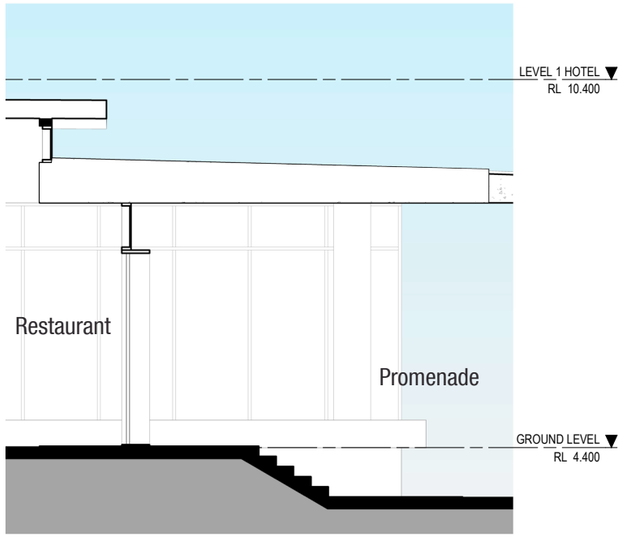

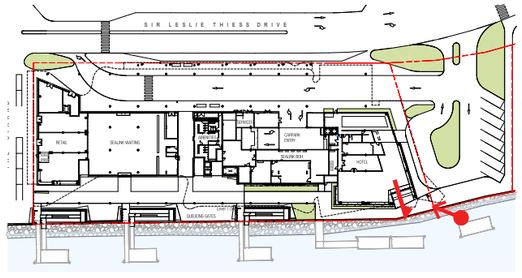

3 Response

Hotel Corner

1. Surveillance of and views over the public realm
2. Composition of façade elements to provide visual interest and articulation of the built form
3. Vertical and horizontal landscaping elements to soften and screen elements of the built form
4. Strong visual and physical connections between indoor and outdoor spaces
5. Convenient access to hotel facilities from the public realm
6. Shade trees and overhanging structures offering protection from the sun and rain

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