



**DEVELOPMENT SUMMARY:**

SITE AREA: 2,025 sqm  
 GROSS FLOOR AREA: Refer to Sheet SD2802

PROVISIONS	REQUIRED	PROVIDED	COMPLIANT?
TOWER FOOTPRINT	1,200m2	1209m2	Yes
SITE COVER	60%	60%	Yes
PLOT RATIO:	6 : 1	<b>10.7 : 1</b>	<b>See reports</b>
BUILDING HEIGHT	24 Storeys	24 Storeys	Yes
CAR PARKING	REFER TRAFFIC	170 Bays	Yes
BICYCLES	98	101	Yes
COMMUNAL OPEN SPACE	203sqm	1,692sqm	Yes
<b>SETBACKS</b>			
GROUND: FRONT	3m	9m	Yes
UP TO 4 STOREYS: FRONT	3m to walls	3-7m	Yes
UP TO 4 STOREYS: SIDE	0m podium	0m	Yes
UP TO 4 STOREYS: REAR	0m podium	0m	Yes
ABOVE 4 STOREYS: FRONT	6m	<b>3-7m</b>	<b>See reports</b>
ABOVE 4 STOREYS: SIDE	9m	<b>6-9m</b>	<b>See reports</b>
ABOVE 4 STOREYS: REAR	9m	<b>3-7m</b>	<b>See reports</b>
<b>GROUND LEVEL TREATMENT</b>			
STREET ACTIVATION	Yes	Yes	Yes
COMMERCIAL & RETAIL	Yes	Yes	Yes
CEILING HEIGHT	4.5m	5.6m	Yes
<b>PODIUM TREATMENT</b>			
CAR PARKS	Sleeved	Sleeved	Yes
PLAN VARIATION	Yes	Yes	Yes
COMMUNAL OPEN SPACE	On podium top	Yes	Yes
PASSIVE SURVEILLANCE	Yes	G - L4	Yes
<b>TOWER TREATMENT</b>			
PLAN ARTICULATION	Every 30m	Yes	Yes
VERTICAL ARTICULATION	Yes	L19, L24	Yes
<b>PUBLIC REALM</b>			
PLAZA & PUBLIC SPACE	Yes	Yes	Yes
CROSS BLOCK LINK	-	-	Yes





1 VIEW FROM BROOKES STREET NORTH  
SCALE NTS @ A1

**COTTEPARKER**   
BRISBANE  
T 61 7 3846 7422  
COTTE PARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEPARKER.COM.AU

**HUDSON  
BOWEN HILLS  
PTY LTD**

PLANS AND DOCUMENTS  
referred to in the PDA  
**DEVELOPMENT APPROVAL**  
Approval no: DEV2020/1114  
Date: 29 April 2021



04	DA RESPONSE TO FURTHER ISSUES	23/11/20	MB	JH	MT
03	DA RESPONSE TO FURTHER ISSUES	26/10/2020	JH	JH	MT
02	ISSUE FOR COORDINATION	7/10/2020	JH	JH	MT
01	DEVELOPMENT APPLICATION	22/02/2020	JH	JH	MT
	ISSUE PURPOSE	DATE	D.	C.	A.

**DEVELOPMENT APPLICATION**

**MIXED USE TOWER**  
41-47 BROOKES STREET, BOWEN HILLS  
CLIENT - HUDSON BOWEN HILLS PTY LTD

DRAWING TITLE  
**PERSPECTIVE RENDER**

JOB No  
**5564**

DRAWING No  
**SD0202**

ISSUE  
**04**





1 VIEW OF BROOKES STREET ENTRY  
SCALE 1:200 @ A1



2 VIEW OF EXHIBITION ST PODIUM  
SCALE 1:200 @ A1



3 VIEW OF PODIUM FROM BROOKES STREET  
SCALE 1:200 @ A1

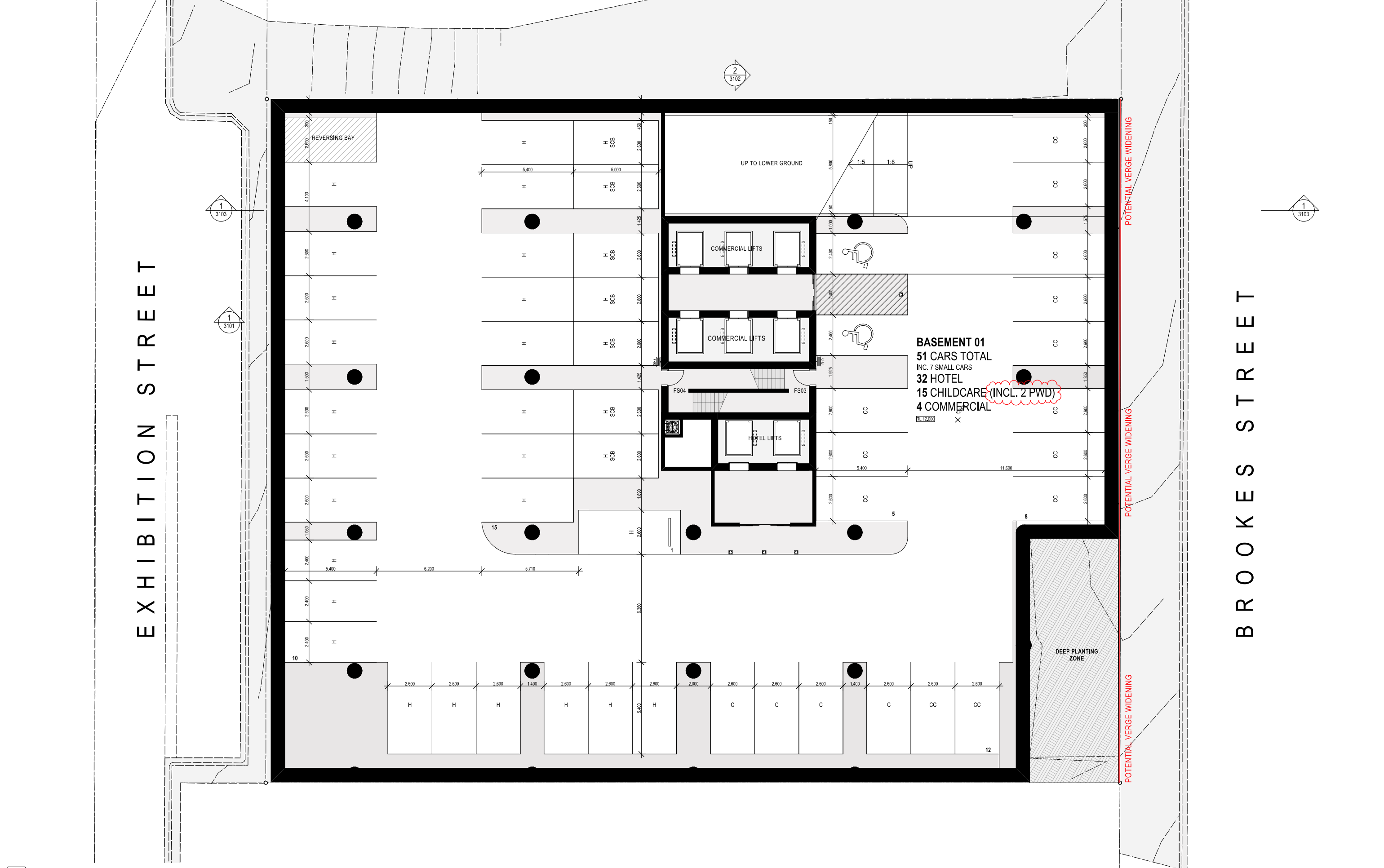


4 VIEW OF BROOKES STREET AWNING  
SCALE 1:200 @ A1



EXHIBITION STREET

BROOKES STREET

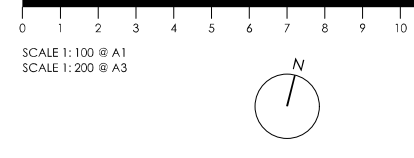


**BASEMENT 01**  
 51 CARS TOTAL  
 INC. 7 SMALL CARS  
 32 HOTEL  
 15 CHILDCARE (INCL. 2 PWD)  
 4 COMMERCIAL

**1** FLOOR PLAN - BASEMENT 01  
 SCALE 1:100 @ A1  
 SCALE 1:200 @ A3

**COTTEPARKER** PH  
 BRISBANE  
 T 61 7 3846 7422  
 COTTEE PARKER ARCHITECTS PTY LTD  
 ABN 77 010 924 106  
 COTTEPARKER.COM.AU

**HUDSON BOWEN HILLS PTY LTD**



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 02 DEVELOPMENT APPLICATION 22/02/2020 JH JH MT  
 ISSUE PURPOSE DATE D. C. A.  
**DEVELOPMENT APPLICATION**

**MIXED USE TOWER**  
 41-47 BROOKES STREET, BOWEN HILLS  
 CLIENT - HUDSON BOWEN HILLS PTY LTD  
 DRAWING TITLE  
**FLOOR PLAN - BASEMENT 01**  
 JOB No 5564  
 DRAWING No SD2008  
 ISSUE 04

BIM Server: CPANBIM04 - BIM Server 21/1700/5504 Brookes Street Master: 2020-11-23: 5:34 PM



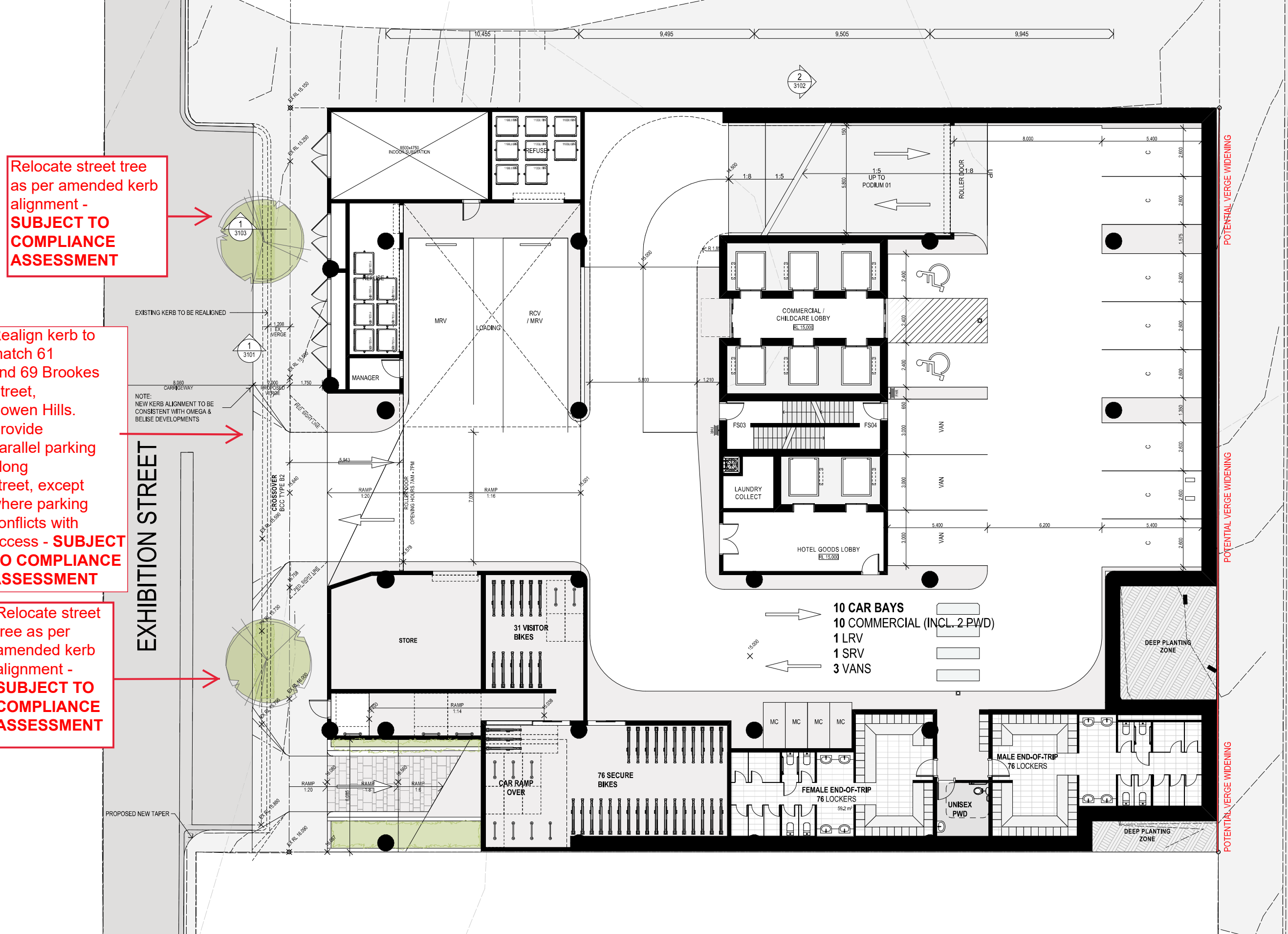
Relocate street tree as per amended kerb alignment - **SUBJECT TO COMPLIANCE ASSESSMENT**

Realign kerb to match 61 and 69 Brookes Street, Bowen Hills. Provide parallel parking along street, except where parking conflicts with access - **SUBJECT TO COMPLIANCE ASSESSMENT**


Relocate street tree as per amended kerb alignment - **SUBJECT TO COMPLIANCE ASSESSMENT**


EXHIBITION STREET

BROOKES STREET




**1** FLOOR PLAN - LOWER GROUND  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3

**COTTEEPARKER**  **HUDSON BOWEN HILLS PTY LTD**  
BRISBANE  
T 61 7 3846 7422  
COTTEEPARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU

SCALE 1:100 @ A1  
SCALE 1:200 @ A3  


**AMENDED IN RED**  
By: Essen Joseph  
Date: 22 April 2021  


**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**  
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Date: 29 April 2021  


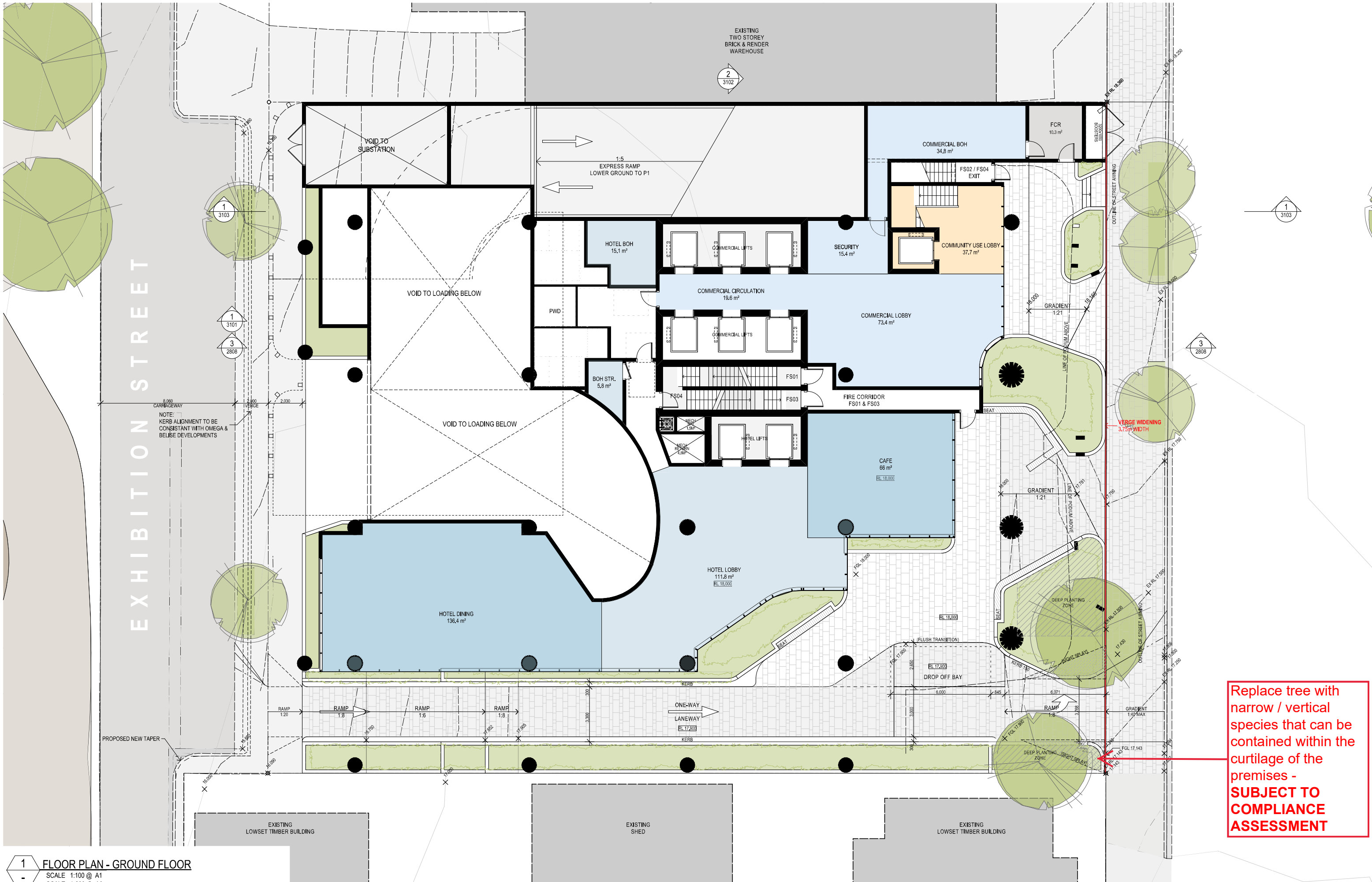
ISSUE PURPOSE	DATE	D.	C.	A.
07 TRAFFIC AMENDMENTS	24/02/2021	JH	JH	MT
06 DA RESPONSE TO FURTHER ISSUES	09/12/2020	JH	JH	MT
05 DA RESPONSE TO FURTHER ISSUES	23/11/2020	MB	JH	MT
04 ISSUE FOR COORDINATION	17/02/2020	JH	JH	MT
03 ISSUE FOR INFORMATION	15/09/2020	AM	JH	MT
01 DEVELOPMENT APPLICATION	26/4/2020	JH	JH	MT
00 DEVELOPMENT APPLICATION	22/02/2020	JH	JH	MT

**DEVELOPMENT APPLICATION**


**MIXED USE TOWER**  
41-47 BROOKES STREET, BOWEN HILLS  
CLIENT - HUDSON BOWEN HILLS PTY LTD  
DRAWING TITLE  
**FLOOR PLAN - LOWER GROUND**  
JOB No: 5564  
DRAWING No: SD2009  
ISSUE: 07

BIM Server: CPANBIM04 - BIM Server 21/1700/5504 Brookes Street Master, 24/02/2021, 3:27 PM






**1 FLOOR PLAN - GROUND FLOOR**  
 SCALE 1:100 @ A1  
 SCALE 1:200 @ A3

**COTTEEPARKER**   
 BRISBANE  
 T 61 7 3846 7422  
 COTTEE PARKER ARCHITECTS PTY LTD  
 ABN 77 010 924 106  
 COTTEEPARKER.COM.AU

**HUDSON BOWEN HILLS PTY LTD**

SCALE 1:100 @ A1  
 SCALE 1:200 @ A3



**AMENDED IN RED**  
 By: Essen Joseph  
 Date: 22 April 2021



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ISSUE PURPOSE	DATE	D.	C.	A.
10 TRAFFIC AMENDMENTS	24/02/2021	JH	JH	MT
09 DA RESPONSE TO FURTHER ISSUES	04/02/2020	JH	JH	MT
08 DA RESPONSE TO FURTHER ISSUES	23/11/20	MB	JH	MT
07 DA RESPONSE TO FURTHER ISSUES	29/10/2020	JH	JH	MT
06 ISSUE FOR COORDINATION	17/09/2020	JH	JH	MT
05 ISSUE FOR INFORMATION	17/09/2020	AM	JH	MT
04 ISSUE FOR INFORMATION	15/09/2020	AM	JH	MT
03 ISSUE FOR INFORMATION	25/09/20	MB	JH	MT
02 ISSUE FOR INFORMATION	17/09/20	MB	JH	MT
01 DEVELOPMENT APPLICATION	20/02/2020	JH	JH	MT
00 DEVELOPMENT APPLICATION	22/02/2020	JH	JH	MT

Replace tree with narrow / vertical species that can be contained within the curtilage of the premises - **SUBJECT TO COMPLIANCE ASSESSMENT**

**MIXED USE TOWER**  
 41-47 BROOKES STREET, BOWEN HILLS  
 CLIENT - HUDSON BOWEN HILLS PTY LTD

**FLOOR PLAN - GROUND FLOOR**

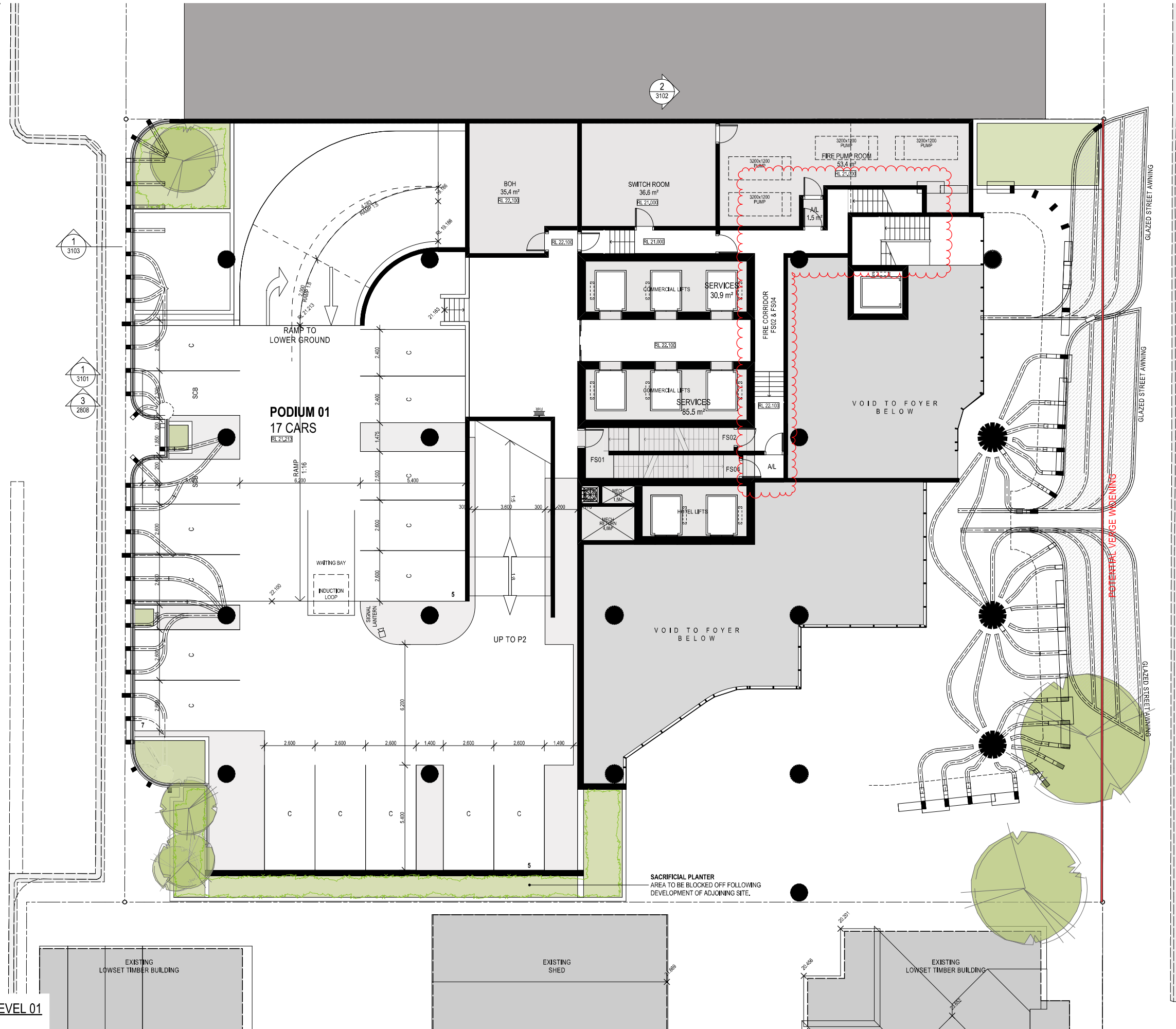
JOB No: 5564  
 DRAWING No: SD2010  
 ISSUE: 10

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EXHIBITION STREET

BROOKES STREET




**1** FLOOR PLAN - PODIUM LEVEL 01  
 SCALE 1:100 @ A1  
 SCALE 1:200 @ A3

**COTTEEPARKER**   
 BRISBANE  
 T 61 7 3846 7422  
 COTTEEPARKER ARCHITECTS PTY LTD  
 ABN 77 010 924 106  
 COTTEEPARKER.COM.AU

**HUDSON BOWEN HILLS PTY LTD**

0 1 2 3 4 5 6 7 8 9 10  
 SCALE 1:100 @ A1  
 SCALE 1:200 @ A3



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01 DEVELOPMENT APPLICATION	26/4/2020	JH	JH	MT
00 DEVELOPMENT APPLICATION	22/02/2020	JH	JH	MT

**DEVELOPMENT APPLICATION**

**MIXED USE TOWER**  
 41-47 BROOKES STREET, BOWEN HILLS  
 CLIENT - HUDSON BOWEN HILLS PTY LTD

DRAWING TITLE  
**FLOOR PLAN - PODIUM LEVEL 01**

JOB No  
**5564**

DRAWING No  
**SD2011**

ISSUE  
**04**

BIM Server: CPANBIM04 - BIM Server 21/1700/5504 Brookes Street Master: 2020-11-23: 5:34 PM



EXHIBITION STREET

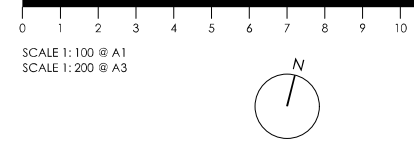
BROOKES STREET



**1** FLOOR PLAN - PODIUM LEVEL 02  
 SCALE 1:100 @ A1  
 SCALE 1:200 @ A3

**COTTEEPARKER** PH  
 BRISBANE  
 T 61 7 3846 7422  
 COTTEE PARKER ARCHITECTS PTY LTD  
 ABN 77 010 924 106  
 COTTEEPARKER.COM.AU

**HUDSON BOWEN HILLS PTY LTD**



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 ISSUE PURPOSE DATE D. C. A.  
**DEVELOPMENT APPLICATION**

**MIXED USE TOWER**  
 41-47 BROOKES STREET, BOWEN HILLS  
 CLIENT - HUDSON BOWEN HILLS PTY LTD  
 DRAWING TITLE  
**FLOOR PLAN - PODIUM LEVEL 02**  
 JOB No 5564  
 DRAWING No SD2012  
 ISSUE 04

BIM Server: CPANBEM04 - BIM Server 21/1700/5504 Brookes Street Master: 2020-11-23: 5:34 PM

EXHIBITION STREET

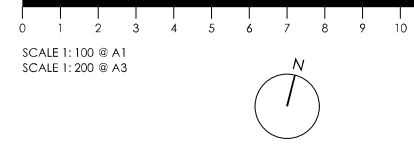
BROOKES STREET



**1** FLOOR PLAN - PODIUM LEVEL 03  
 SCALE 1:100 @ A1  
 SCALE 1:200 @ A3

**COTTEPARKER** PH  
 BRISBANE  
 T 61 7 3846 7422  
 COTTEE PARKER ARCHITECTS PTY LTD  
 ABN 77 010 924 106  
 COTTEPARKER.COM.AU

**HUDSON BOWEN HILLS PTY LTD**



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 ISSUE PURPOSE DATE D. C. A.  
**DEVELOPMENT APPLICATION**

**MIXED USE TOWER**  
 41-47 BROOKES STREET, BOWEN HILLS  
 CLIENT - HUDSON BOWEN HILLS PTY LTD  
 DRAWING TITLE  
**FLOOR PLAN - PODIUM LEVEL 03**  
 JOB No 5564  
 DRAWING No SD2013  
 ISSUE 04

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EXHIBITION STREET

BROOKES STREET



1 FLOOR PLAN - PODIUM LEVEL 04  
 SCALE 1:100 @ A1  
 SCALE 1:200 @ A3

**COTTEEPARKER**  
 BRISBANE  
 T 61 7 3846 7422  
 COTTEE PARKER ARCHITECTS PTY LTD  
 ABN 77 010 924 106  
 COTTEEPARKER.COM.AU

**HUDSON  
 BOWEN HILLS  
 PTY LTD**

0 1 2 3 4 5 6 7 8 9 10  
 SCALE 1:100 @ A1  
 SCALE 1:200 @ A3



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 ISSUE PURPOSE DATE D. C. A.  
**DEVELOPMENT APPLICATION**

**MIXED USE TOWER**  
 41-47 BROOKES STREET, BOWEN HILLS  
 CLIENT - HUDSON BOWEN HILLS PTY LTD  
 DRAWING TITLE  
**FLOOR PLAN - PODIUM LEVEL 04**  
 JOB No 5564  
 DRAWING No SD2014  
 ISSUE 04

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EXHIBITION STREET

BROOKES STREET



1 FLOOR PLAN - LEVEL 05 REC  
 SCALE 1:100 @ A1  
 SCALE 1:200 @ A3

**COTTEEPARKER**  
 BRISBANE  
 T 61 7 3846 7422  
 COTTEEPARKER ARCHITECTS PTY LTD  
 ABN 77 010 924 106  
 COTTEEPARKER.COM.AU

**HUDSON  
 BOWEN HILLS  
 PTY LTD**

0 1 2 3 4 5 6 7 8 9 10  
 SCALE 1:100 @ A1  
 SCALE 1:200 @ A3



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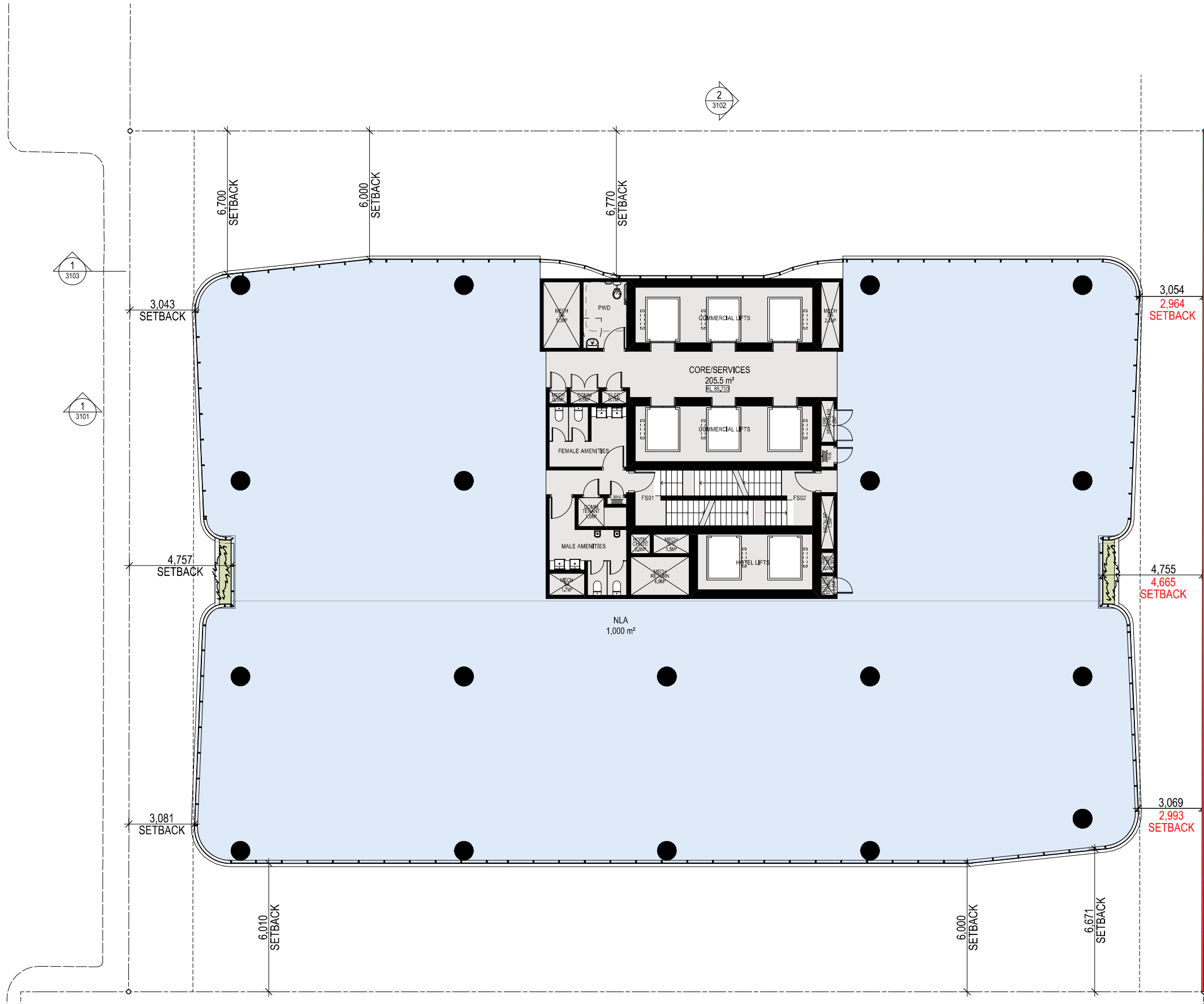
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 03 ISSUE FOR COORDINATION 7/10/2020 JH JH MT  
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 41-47 BROOKES STREET, BOWEN HILLS  
 CLIENT - HUDSON BOWEN HILLS PTY LTD


DRAWING TITLE  
**FLOOR PLAN - LEVEL 05 REC**  
 JOB No 5564  
 DRAWING No SD2015  
 ISSUE 04

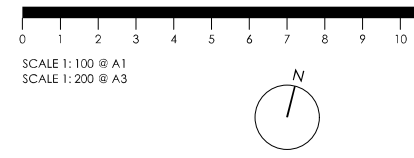
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**1** FLOOR PLAN - LEVEL 06-18 COMMERCIAL  
 SCALE 1:100 @ A1  
 SCALE 1:200 @ A3

**COTTEEPARKER**  **HUDSON BOWEN HILLS PTY LTD**  
 BRISBANE  
 T 61 7 3846 7422  
 COTTEEPARKER ARCHITECTS PTY LTD  
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 COTTEEPARKER.COM.AU



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01	DEVELOPMENT APPLICATION	9/6/2020	JH	JH	MT
01	DEVELOPMENT APPLICATION	22/02/2020	JH	JH	MT
ISSUE PURPOSE	DATE	D.	C.	A.	

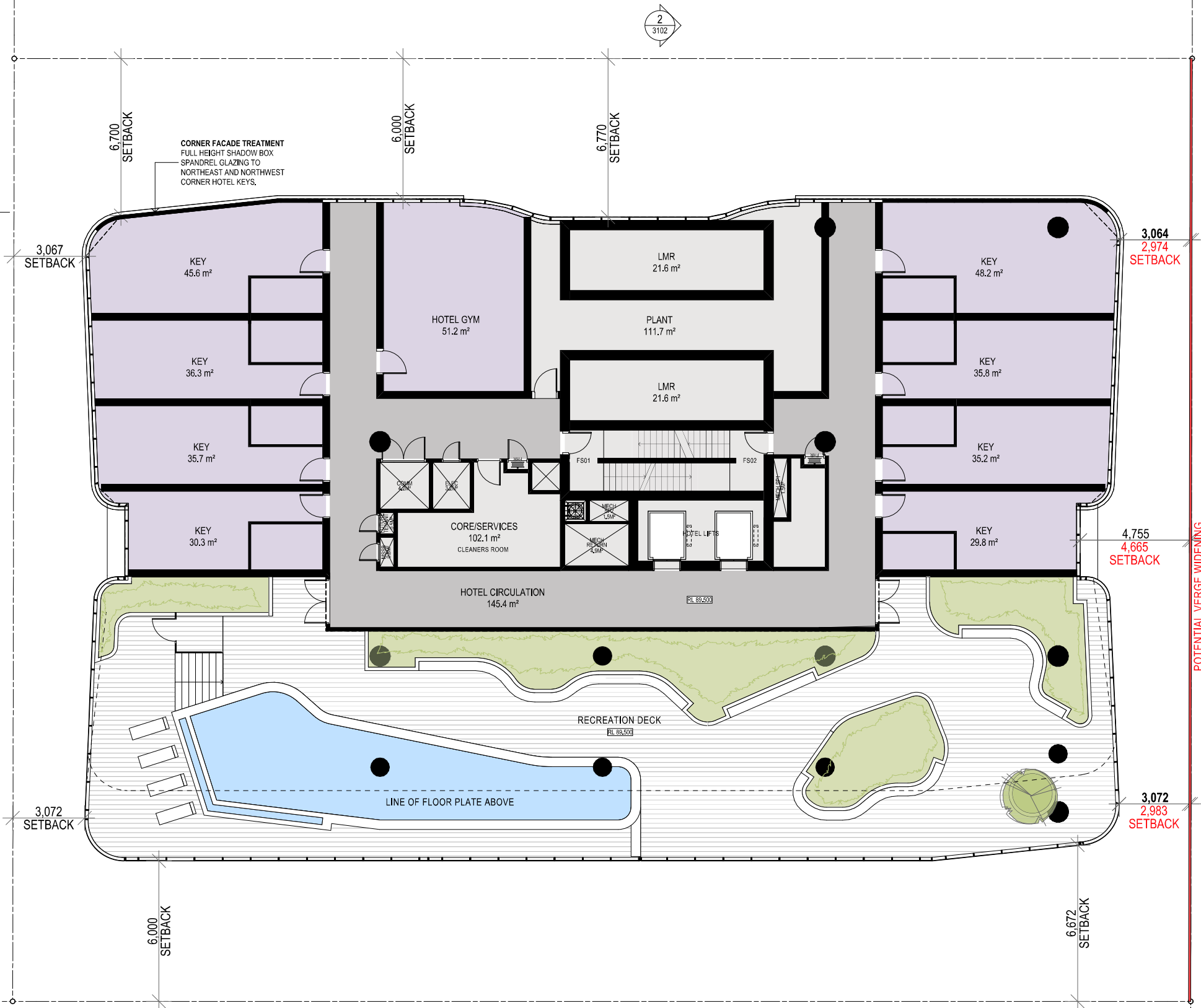
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 41-47 BROOKES STREET, BOWEN HILLS  
 CLIENT - HUDSON BOWEN HILLS PTY LTD  
 DRAWING TITLE  
**FLOOR PLAN - LEVEL 06-18 COMMERCIAL**  
 JOB No: 5564  
 DRAWING No: SD2016  
 ISSUE: 02.

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EXHIBITION STREET

BROOKES STREET



1 FLOOR PLAN - LEVEL 19 HOTEL & REC  
SCALE @ A1  
SCALE 1:200 @ A3

**COTTEEPARKER**  
BRISBANE  
T 61 7 3846 7422  
COTTEEPARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU

**HUDSON BOWEN HILLS PTY LTD**

SCALE 1:100 @ A1  
SCALE 1:200 @ A3



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01. DEVELOPMENT APPLICATION	22/02/2020	JH	JH	MT
ISSUE PURPOSE	DATE	D.	C.	A.

**DEVELOPMENT APPLICATION**

**MIXED USE TOWER**  
41-47 BROOKES STREET, BOWEN HILLS  
CLIENT - HUDSON BOWEN HILLS PTY LTD  
DRAWING TITLE  
**FLOOR PLAN - LEVEL 19 HOTEL REC**  
JOB No 5564  
DRAWING No SD2017  
ISSUE 02.





1 FLOOR PLAN - LEV 20-24 TYP HOTEL  
 SCALE 1:100 @ A1  
 SCALE 1:200 @ A3

**COTTEEPARKER**  
 BRISBANE  
 T 61 7 3846 7422  
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 ABN 77 010 924 106  
 COTTEEPARKER.COM.AU

**HUDSON  
 BOWEN HILLS  
 PTY LTD**

0 1 2 3 4 5 6 7 8 9 10  
 SCALE 1:100 @ A1  
 SCALE 1:200 @ A3



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 02. ISSUE FOR COORDINATION 7/19/2020 JH JH MT  
 01. DEVELOPMENT APPLICATION 9/04/2020 JH JH MT  
 01. DEVELOPMENT APPLICATION 22/02/2020 JH JH MT  
 ISSUE PURPOSE DATE D. C. A.  
**DEVELOPMENT APPLICATION**

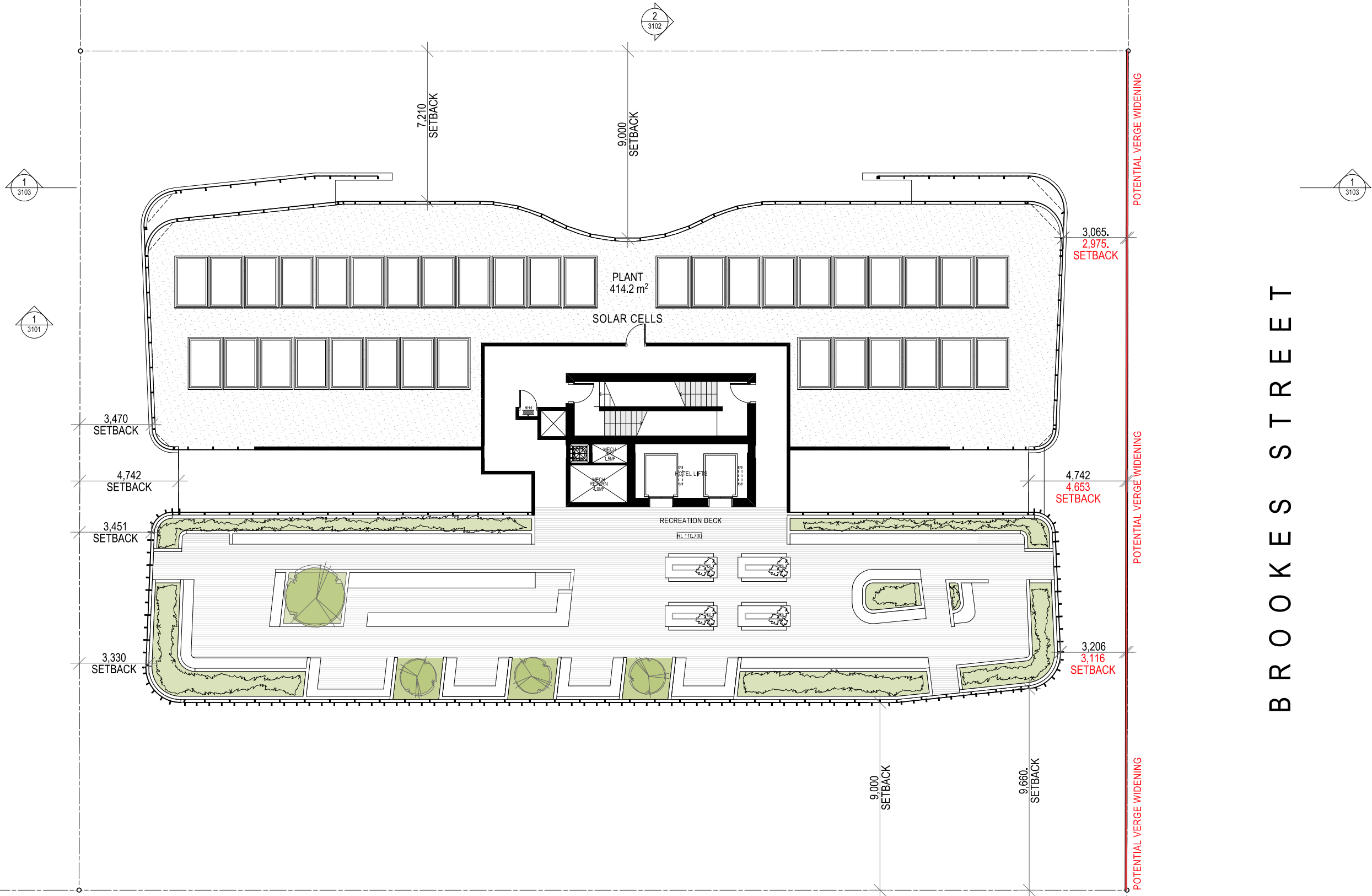
**MIXED USE TOWER**  
 41-47 BROOKES STREET, BOWEN HILLS  
 CLIENT - HUDSON BOWEN HILLS PTY LTD  
 DRAWING TITLE  
**FLOOR PLAN - LEVEL 20-24 TYP. HOTEL**  
 JOB No 5564  
 DRAWING No SD2018  
 ISSUE 02.

POTENTIAL VERGE WIDENING



EXHIBITION STREET

BROOKES STREET



1 FLOOR PLAN - ROOFTOP RECREATION  
 SCALE 1:100 @ A1  
 SCALE 1:200 @ A3

**COTTEEPARKER**  
 BRISBANE  
 T 61 7 3846 7422  
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**HUDSON  
 BOWEN HILLS  
 PTY LTD**



SCALE 1:100 @ A1  
 SCALE 1:200 @ A3



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 CLIENT - HUDSON BOWEN HILLS PTY LTD  
 DRAWING TITLE  
**FLOOR PLAN - ROOFTOP RECREATION**  
 JOB No 5564  
 DRAWING No SD2019  
 ISSUE 04

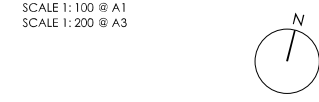
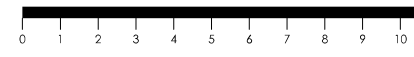
**1** FLOOR PLAN - ROOFTOP PLANT

SCALE 1:100 @ A1  
SCALE 1:200 @ A3

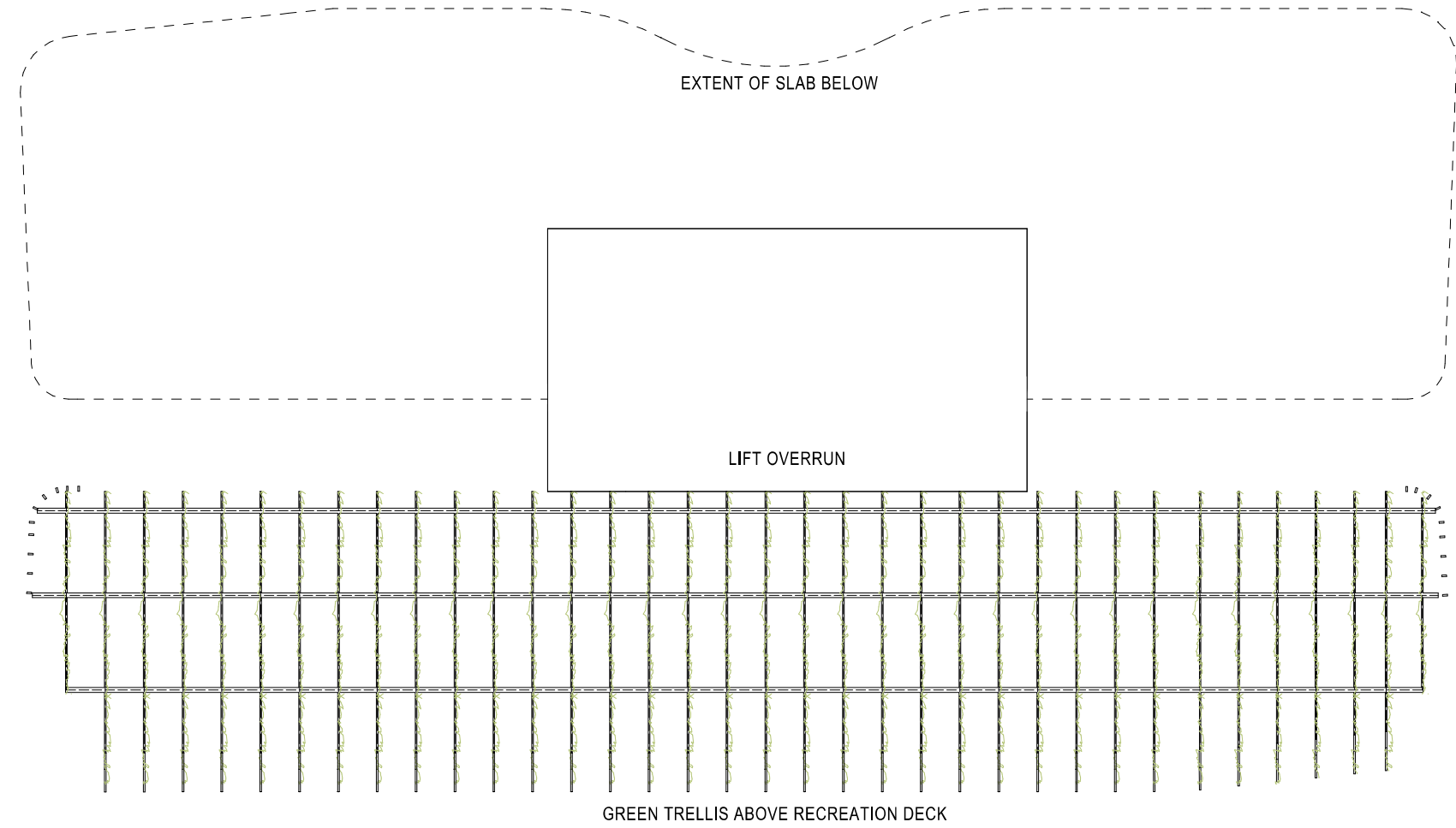
**COTTEEPARKER** 

BRISBANE  
T 61 7 3846 7422  
COTTEEPARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU

**HUDSON  
BOWEN HILLS  
PTY LTD**



BIM Server: CPANEBIM04 - BIM Server 21/1700/5504 Brookes Street Master: 2020-11-23: 5:34 PM



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2020/1114  
Date: 29 April 2021



02	DA RESPONSE TO FURTHER ISSUES	23/11/20	MB	JH	MT
01	ISSUE FOR COORDINATION	7/10/2020	JH	JH	MT
01	DEVELOPMENT APPLICATION	22/02/2020	JH	JH	MT
ISSUE PURPOSE	DATE	D.	C.	A.	

**DEVELOPMENT APPLICATION**

**MIXED USE TOWER**  
41-47 BROOKES STREET, BOWEN HILLS  
CLIENT - HUDSON BOWEN HILLS PTY LTD

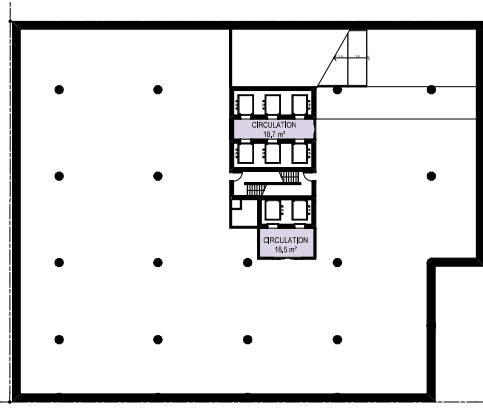
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**FLOOR PLAN - ROOFTOP PLANT**

JOB No  
**5564**

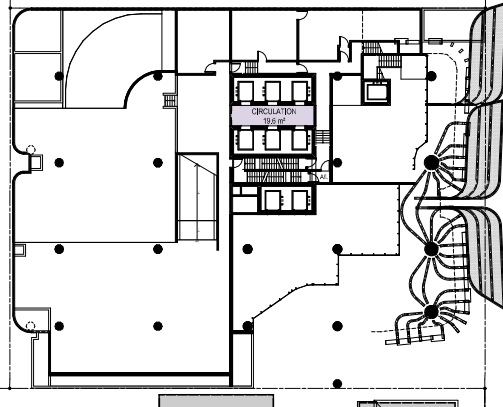
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ISSUE  
**02**

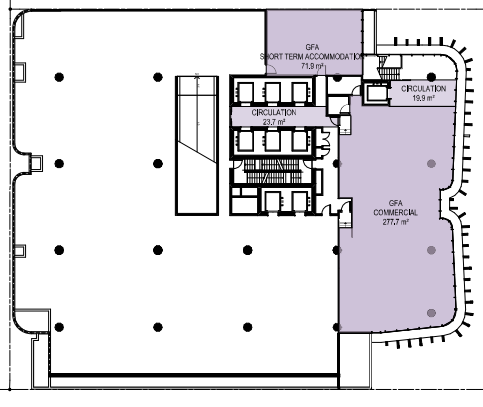




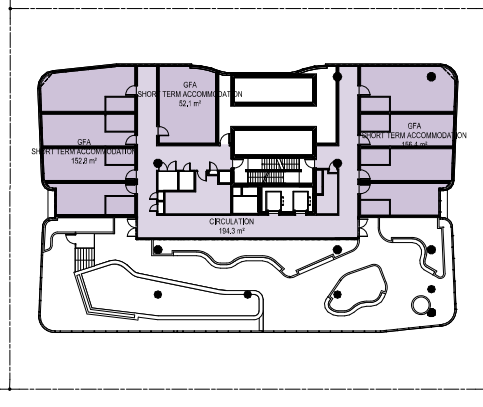
**1 GFA PLAN - BASEMENT 01**  
SCALE 1:400 @ A1  
SCALE 1:800 @ A3



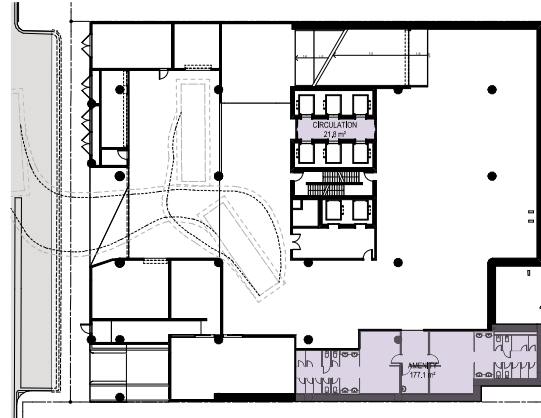
**4 GFA PLAN - LEVEL 01**  
SCALE 1:400 @ A1  
SCALE 1:800 @ A3



**7 GFA PLAN - LEVEL 04**  
SCALE 1:400 @ A1  
SCALE 1:800 @ A3



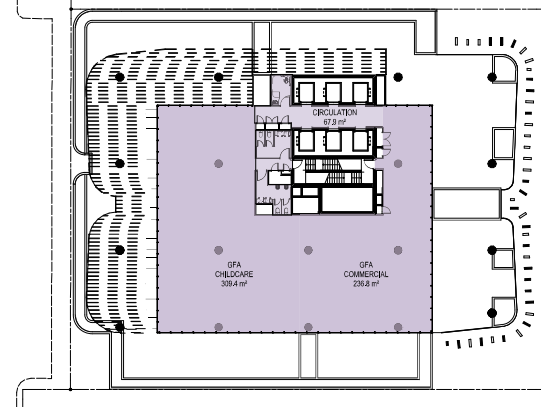
**10 GFA PLANS - LEVEL 19 HOTEL**  
SCALE 1:400 @ A1  
SCALE 1:800 @ A3



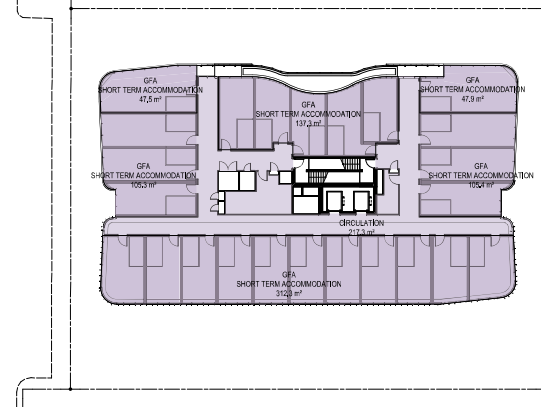
**2 GFA PLAN - LOWER GROUND**  
SCALE 1:400 @ A1  
SCALE 1:800 @ A3



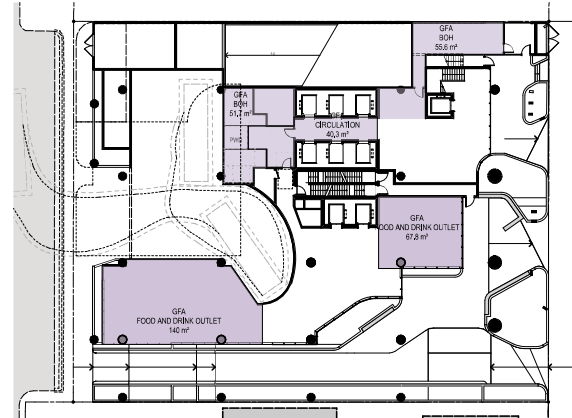
**5 GFA PLAN - LEVEL 02**  
SCALE 1:400 @ A1  
SCALE 1:800 @ A3



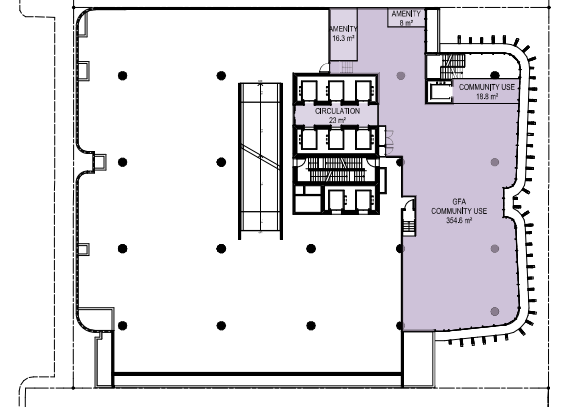
**8 GFA PLAN - LEVEL 05 REC**  
SCALE 1:400 @ A1  
SCALE 1:800 @ A3



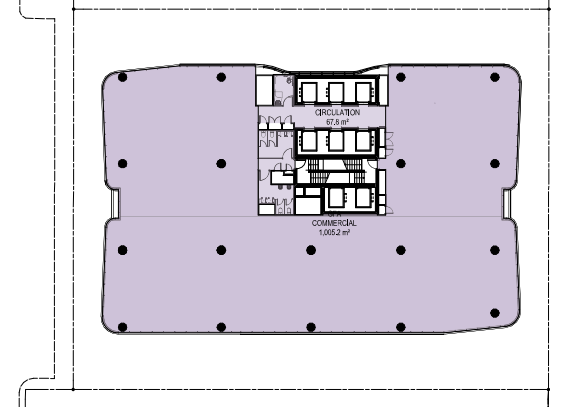
**11 GFA PLANS - LEVEL 20 TYP. HOTEL**  
SCALE 1:400 @ A1  
SCALE 1:800 @ A3



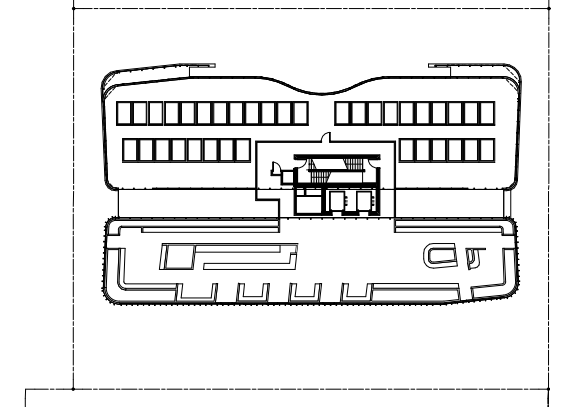
**3 GFA PLAN - GROUND FLOOR**  
SCALE 1:400 @ A1  
SCALE 1:800 @ A3



**6 GFA PLAN - LEVEL 03**  
SCALE 1:400 @ A1  
SCALE 1:800 @ A3



**9 GFA PLAN - LEVEL 06-18 TYP. COMMERCIAL**  
SCALE 1:400 @ A1  
SCALE 1:800 @ A3



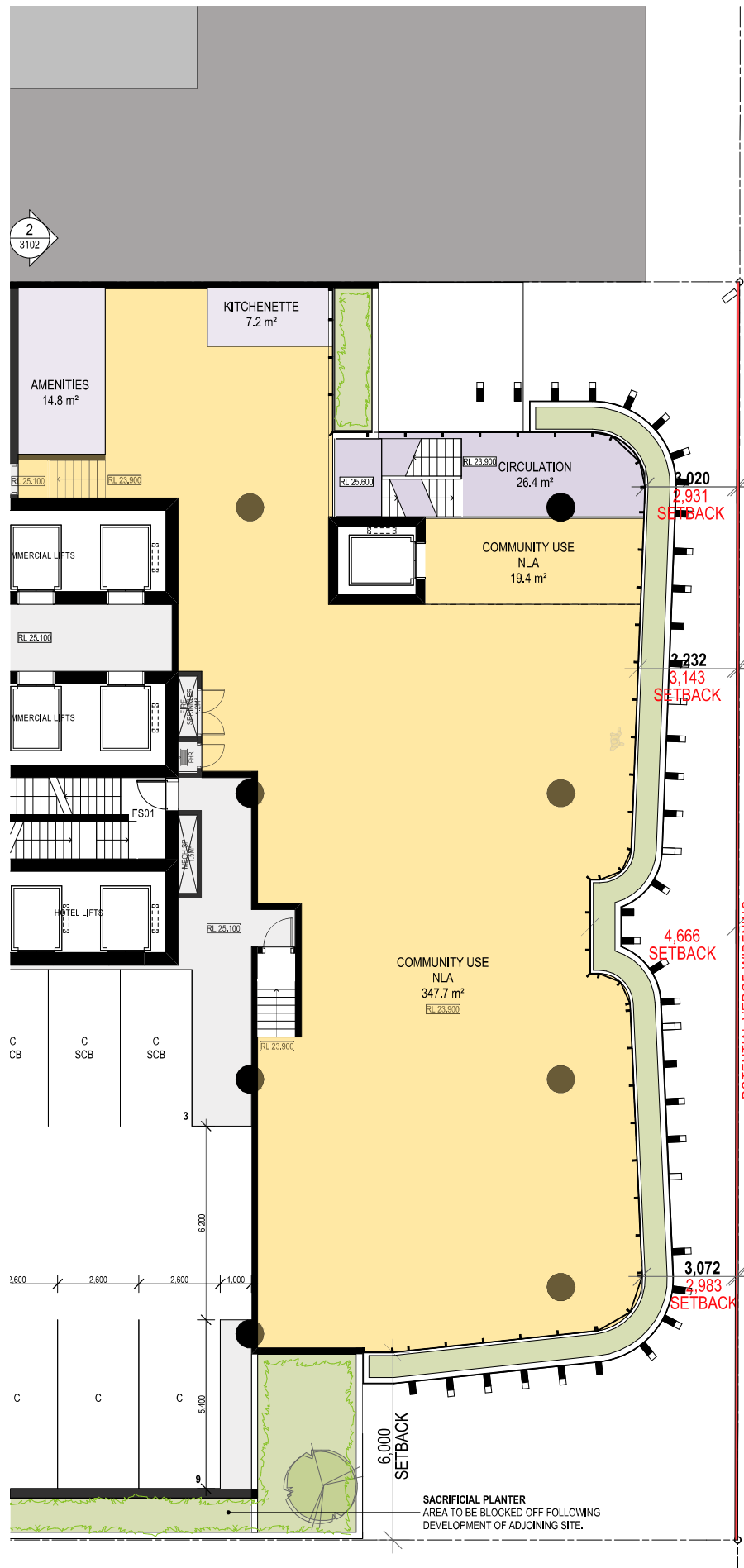
**12 GFA PLAN - LEVEL 25 ROOFTOP RECREATION**  
SCALE 1:400 @ A1  
SCALE 1:800 @ A3

GFA SCHEDULE			
STOREY	SALEABLE	NON-SALEABLE	TOTAL AREA
BASEMENT 01		37.17	37.17
LOWER GROUND		198.86	198.86
GROUND FLOOR	207.86	147.63	355.49
LEVEL 01		19.57	19.57
LEVEL 02	373.43	47.41	420.84
LEVEL 03	373.43	47.20	420.63
LEVEL 04	349.57	43.55	393.12
LEVEL 05 REC	546.21	67.91	614.12
LEVEL 06 COMMERCIAL	1,005.25	67.78	1,073.03
LEVEL 07	1,005.25	67.78	1,073.03
LEVEL 08	1,005.25	67.78	1,073.03
LEVEL 09	1,005.25	67.78	1,073.03
LEVEL 10	1,005.25	67.78	1,073.03
LEVEL 11	1,005.25	67.78	1,073.03
LEVEL 12	1,005.25	67.78	1,073.03
LEVEL 13	1,005.25	67.78	1,073.03
LEVEL 14	1,005.25	67.78	1,073.03
LEVEL 15	1,005.25	67.78	1,073.03
LEVEL 16	1,005.25	67.78	1,073.03
LEVEL 17	1,005.25	67.78	1,073.03
LEVEL 18	1,005.25	67.78	1,073.03
LEVEL 19 HOTEL	361.28	194.31	555.59
LEVEL 20	755.72	217.33	973.05
LEVEL 21	755.72	217.33	973.05
LEVEL 22	755.72	217.33	973.05
LEVEL 23	755.72	217.33	973.05
LEVEL 24	755.72	217.33	973.05
	<b>19,058.63 m<sup>2</sup></b>	<b>2,771.40 m<sup>2</sup></b>	<b>21,830.03 m<sup>2</sup></b>

PLOT RATIO SUMMARY			
SITE AREA: 2025m <sup>2</sup>			
SALEABLE	9.41 : 1		
NON-SALEABLE		1.36 : 1	
TOTAL			10.78 : 1

SALEABLE GFA BY USE		
COMPONENTS	STOREY	AREA
CHILD CARE	LEVEL 05 REC	309.39
		<b>309.39 m<sup>2</sup></b>
COMMERCIAL	LEVEL 04	277.71
	LEVEL 05 REC	236.82
	LEVEL 06 COMMERCIAL	1,005.25
	LEVEL 07	1,005.25
	LEVEL 08	1,005.25
	LEVEL 09	1,005.25
	LEVEL 10	1,005.25
	LEVEL 11	1,005.25
	LEVEL 12	1,005.25
	LEVEL 13	1,005.25
	LEVEL 14	1,005.25
	LEVEL 15	1,005.25
	LEVEL 16	1,005.25
	LEVEL 17	1,005.25
LEVEL 18	1,005.25	
		<b>13,582.78 m<sup>2</sup></b>
COMMUNITY USE	LEVEL 02	373.43
	LEVEL 03	373.43
		<b>746.86 m<sup>2</sup></b>
FOOD AND DRINK OUTLET		
	GROUND FLOOR	207.86
		<b>207.86 m<sup>2</sup></b>
SHORT TERM ACCOMMODATION		
	LEVEL 04	71.86
	LEVEL 19 HOTEL	361.28
	LEVEL 20	755.72
	LEVEL 21	755.72
	LEVEL 22	755.72
	LEVEL 23	755.72
	LEVEL 24	755.72
		<b>4,211.74 m<sup>2</sup></b>
		<b>19,058.63 m<sup>2</sup></b>

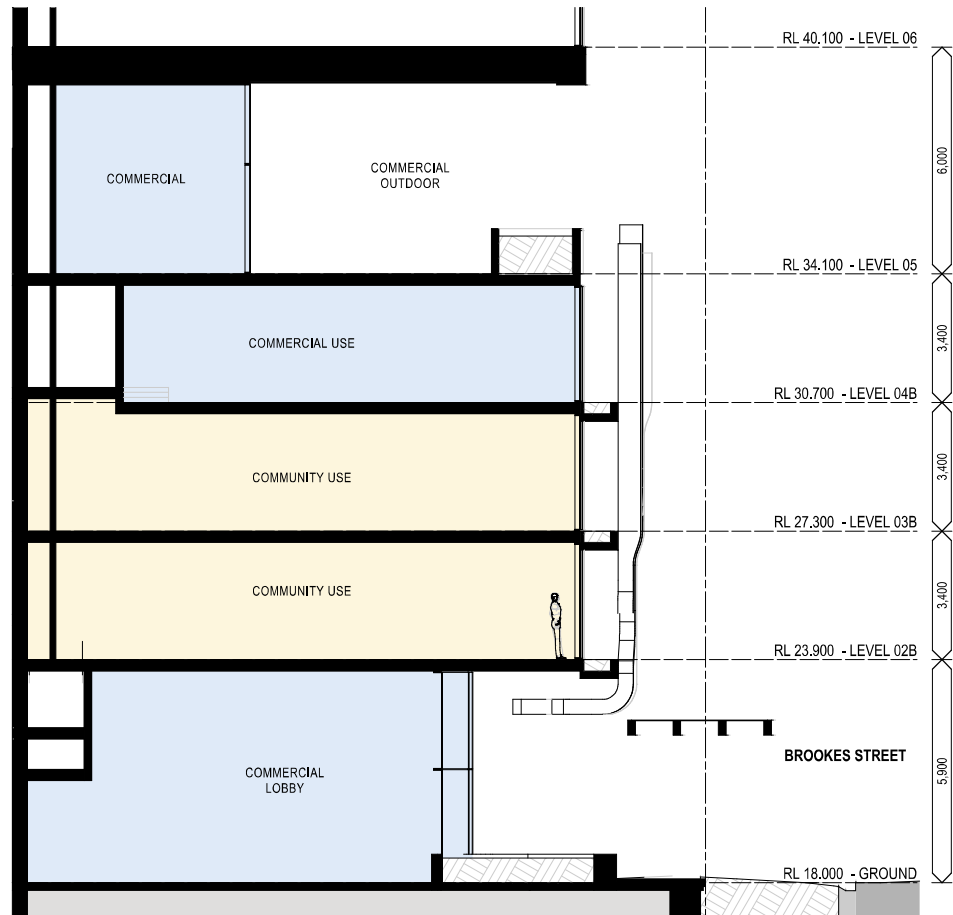
**GROSS FLOOR AREA DEFINITION**  
GROSS FLOOR AREA, FOR A BUILDING, MEANS THE TOTAL FLOOR AREA OF ALL STOREYS OF THE BUILDING, MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS AND THE CENTRE OF ANY COMMON WALLS OF THE BUILDING, OTHER THAN AREAS USED FOR -  
(A) BUILDING SERVICES, PLANT OR EQUIPMENT; OR  
(B) ACCESS BETWEEN LEVELS; OR  
(C) A GROUND FLOOR PUBLIC LOBBY; OR  
(D) A MALL; OR  
(E) PARKING, LOADING OR MANOUEVERING VEHICLES; OR  
(F) UNENCLOSED PRIVATE BALCONIES, WHETHER ROOFED OR NOT.



**1 FLOOR PLAN - TYPICAL LEVEL 02B & 03B**  
 SCALE 1:100 @ A1  
 SCALE 1:200 @ A3

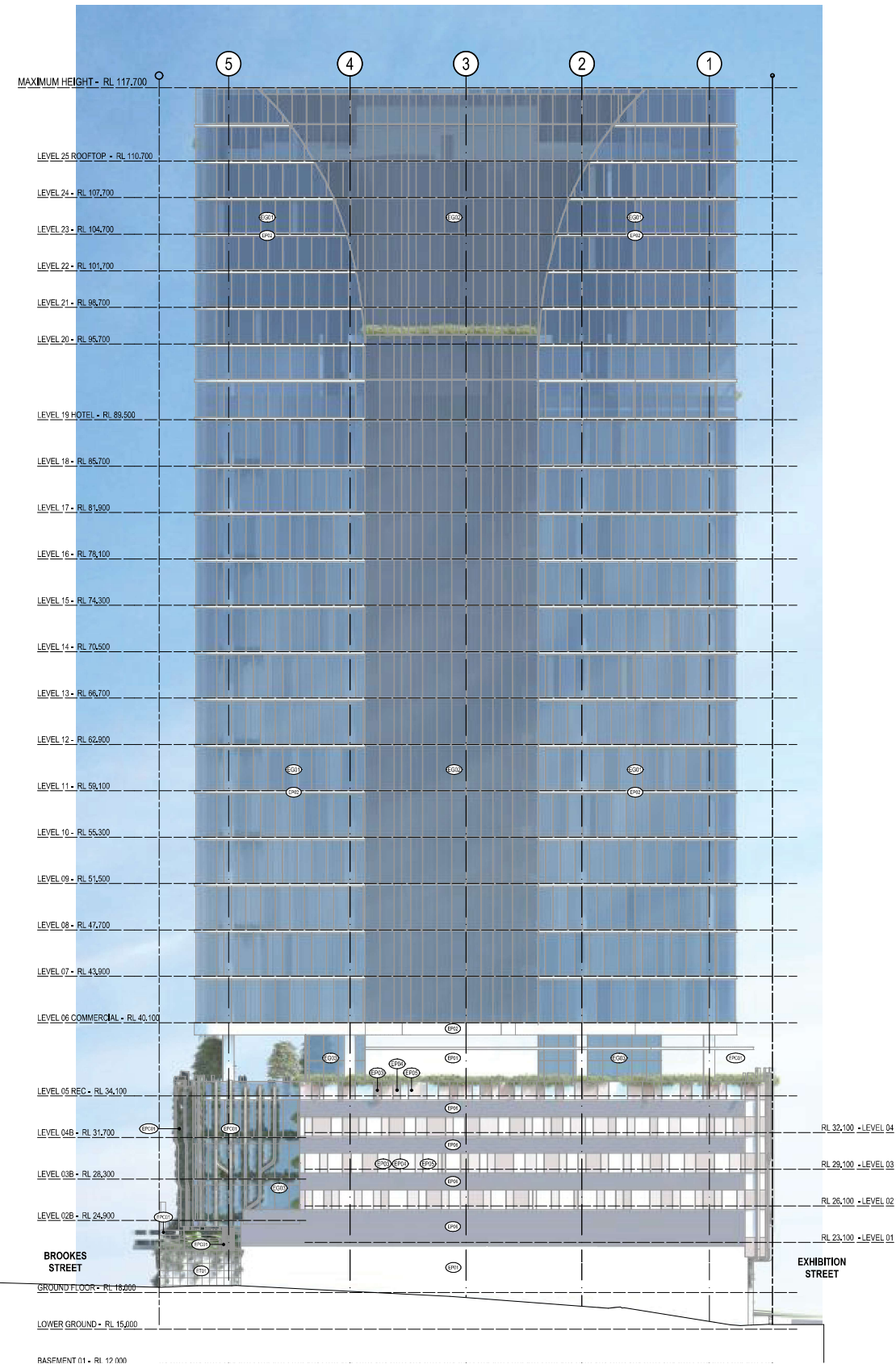


**2 VIEW - LEVEL 02 COMMUNITY USE SPACE**  
 SCALE NTS @ A1

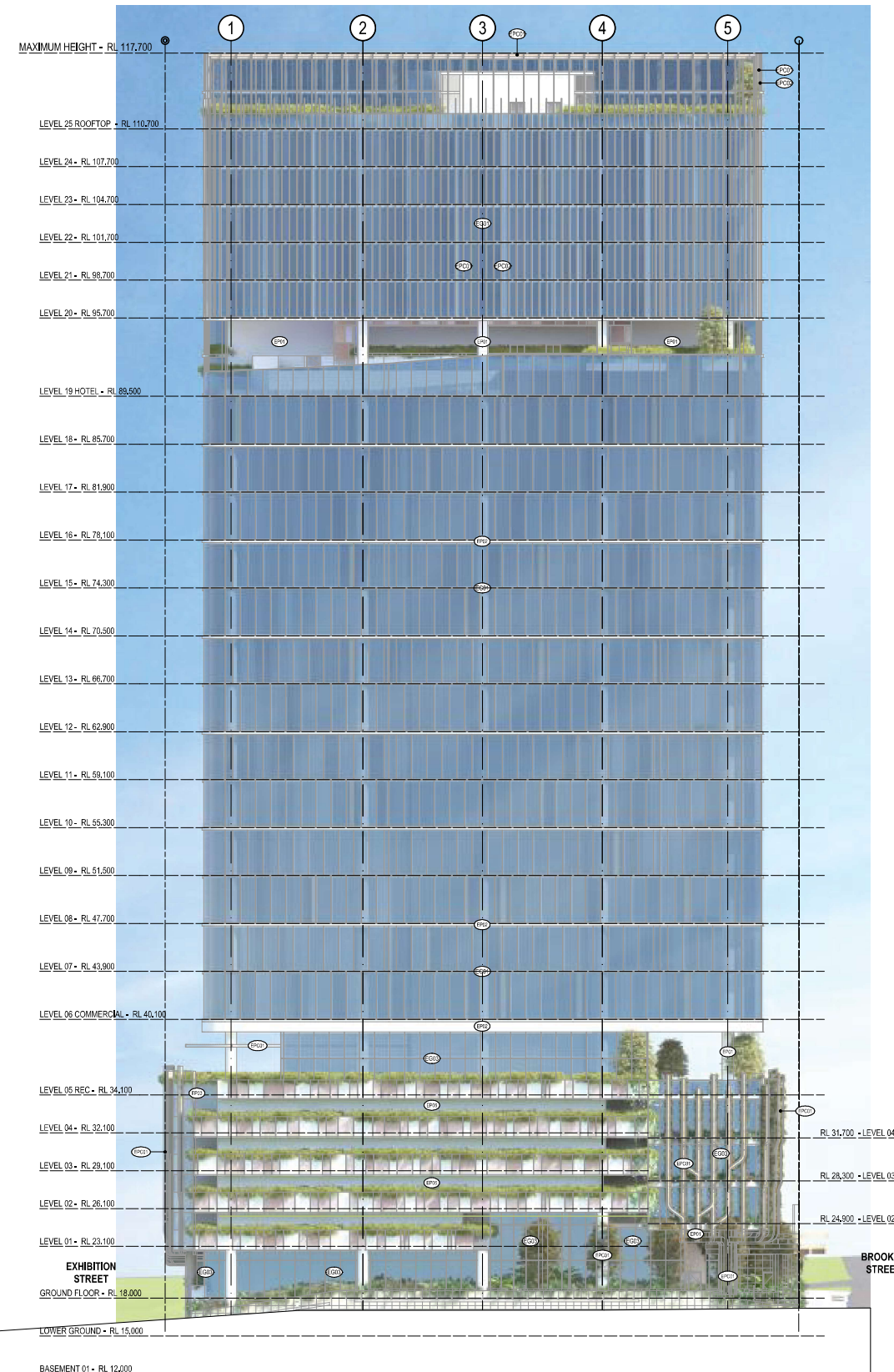


**3 DETAIL SECTION - PODIUM DESIGN**  
 SCALE 1:200 @ A1





**1 NORTHERN ELEVATION**  
 SCALE 1:250 @ A1  
 SCALE 1:500 @ A3



**2 SOUTHERN ELEVATION**  
 SCALE 1:250 @ A1  
 SCALE 1:500 @ A3

**EXTERNAL FINISHES SCHEDULE:**

- EP01: PAINT FINISH: PORCELAIN WHITE
- EP02: PAINT FINISH: OFF-WHITE
- EP03: PAINT FINISH: GREY MATT
- EP04: PAINT FINISH: SILVER GREY
- EP05: PAINT FINISH: DARK GREY
- EP06: PAINT FINISH: SHALE GREY

- EPC01: POWDERCOAT: TIMBER COLOUR
- EPC02: POWDERCOAT: SILVER

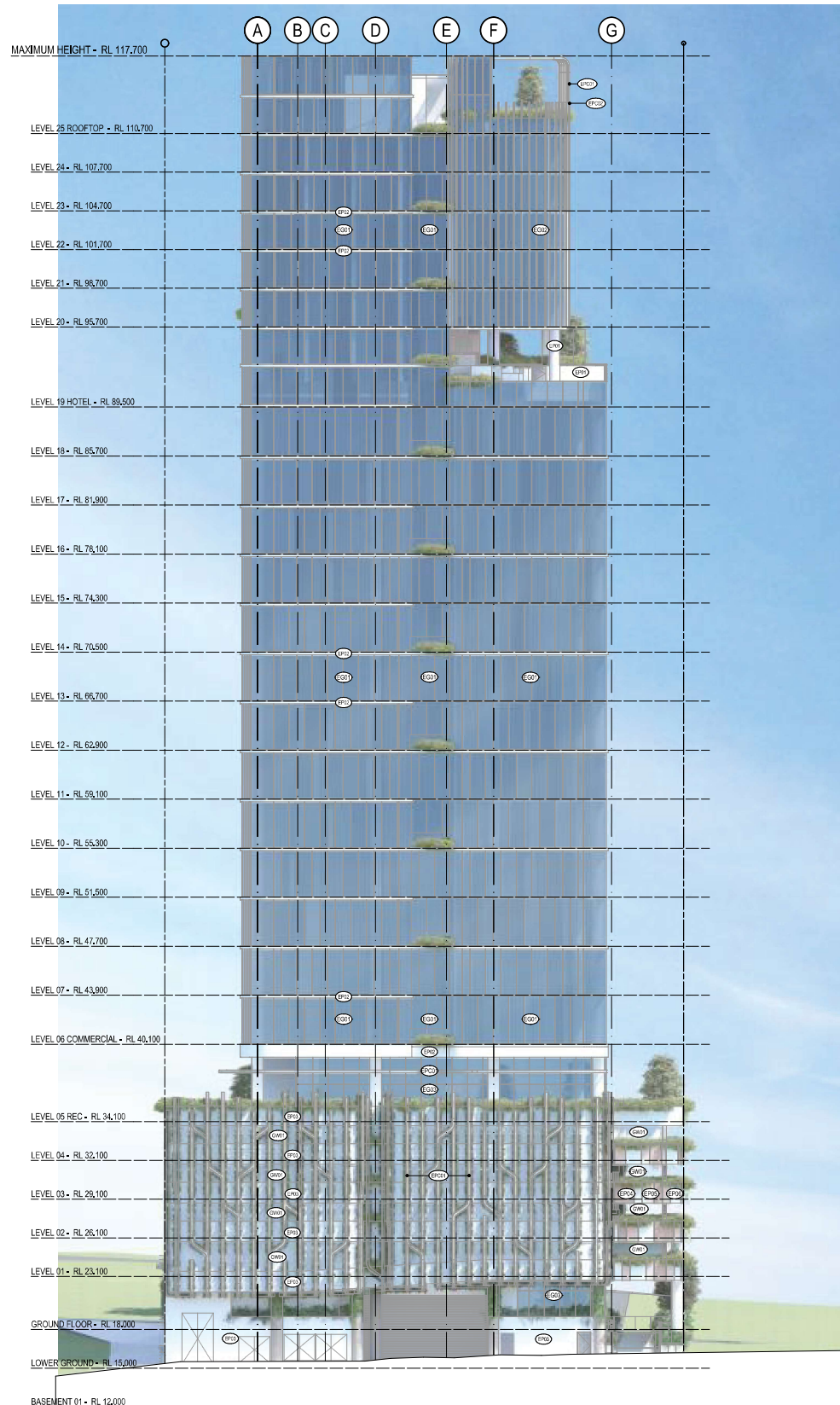
- EG01: TOWER GLASS: VISION GREY
- EG02: TOWER GLASS: ECLIPSE GREY
- EG03: RETAIL GLASS: CLEAR

- ET01: EXTERNAL TILE: STONE
- ET02: EXTERNAL TILE: FLOOR TILES





**1 EASTERN ELEVATION**  
 SCALE 1:250 @ A1  
 SCALE 1:500 @ A3



**2 WESTERN ELEVATION**  
 SCALE 1:250 @ A1  
 SCALE 1:500 @ A3

**EXTERNAL FINISHES SCHEDULE:**

- EP01: PAINT FINISH: PORCELAIN WHITE
- EP02: PAINT FINISH: OFF-WHITE
- EP03: PAINT FINISH: GREY MATT
- EP04: PAINT FINISH: SILVER GREY
- EP05: PAINT FINISH: DARK GREY
- EP06: PAINT FINISH: SHALE GREY

- EPC01: POWDERCOAT: TIMBER COLOUR
- EPC02: POWDERCOAT: SILVER

- EG01: TOWER GLASS: VISION GREY
- EG02: TOWER GLASS: ECLIPSE GREY
- EG03: RETAIL GLASS: CLEAR

- ET01: EXTERNAL TILE: STONE
- ET02: EXTERNAL TILE: FLOOR TILES





- EXTERNAL FINISHES SCHEDULE:**
- EP01: PAINT FINISH: PORCELAIN WHITE
  - EP02: PAINT FINISH: OFF-WHITE
  - EP03: PAINT FINISH: GREY MATT
  - EP04: PAINT FINISH: SILVER GREY
  - EP05: PAINT FINISH: DARK GREY
  - EP06: PAINT FINISH: SHALE GREY
  - EPC01: POWDERCOAT: TIMBER COLOUR
  - EPC02: POWDERCOAT: SILVER
  - EGO1: TOWER GLASS: VISION GREY
  - EGO2: TOWER GLASS: ECLIPSE GREY
  - EGO3: RETAIL GLASS: CLEAR
  - ET01: EXTERNAL TILE: STONE
  - ET02: EXTERNAL TILE: FLOOR TILES

**1** PODIUM ELEVATION - BROOKES STREET FRONTAGE  
 SCALE 1:75 @ A1  
 SCALE 1:150 @ A3



**EXTERNAL FINISHES SCHEDULE:**

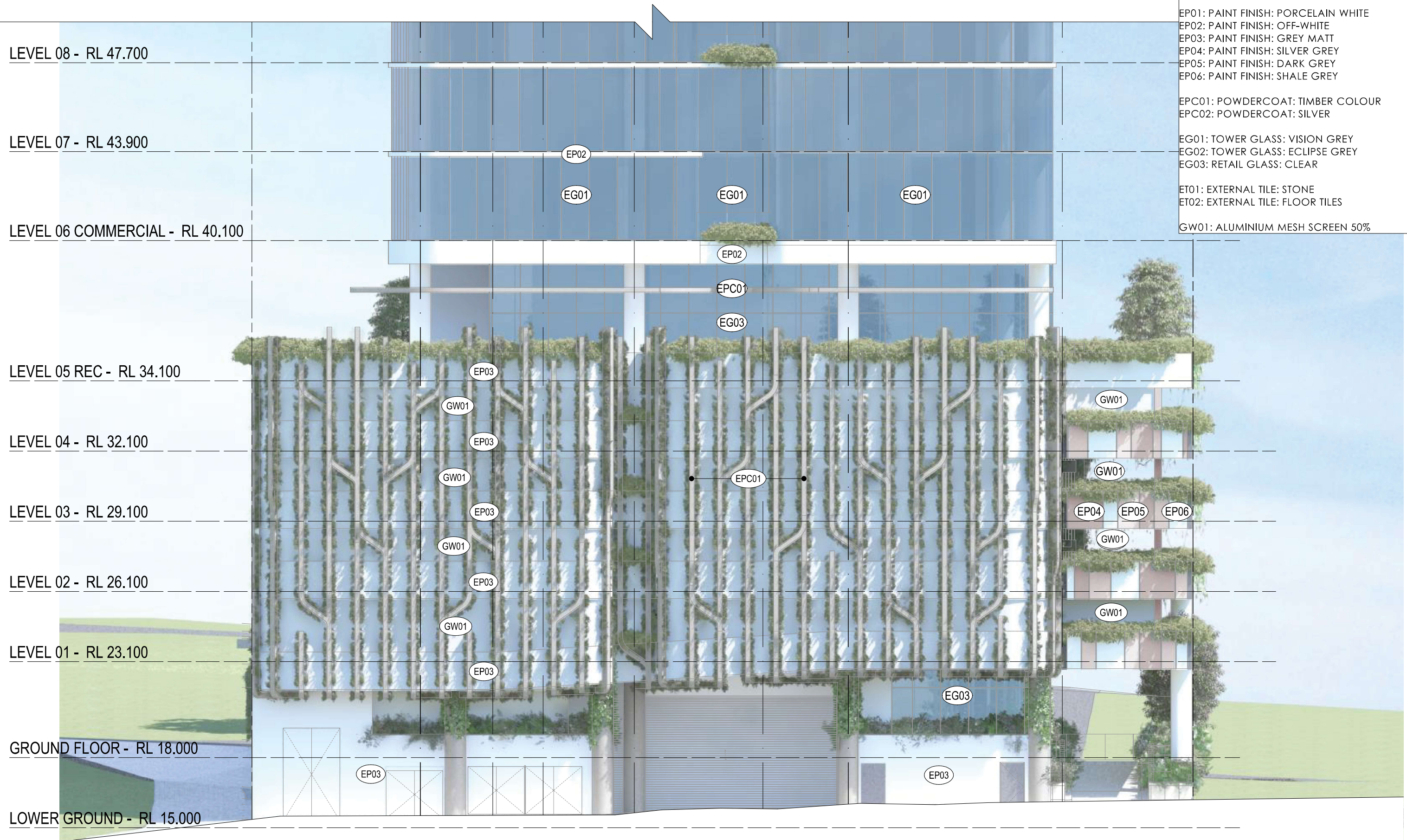
EP01: PAINT FINISH: PORCELAIN WHITE  
 EP02: PAINT FINISH: OFF-WHITE  
 EP03: PAINT FINISH: GREY MATT  
 EP04: PAINT FINISH: SILVER GREY  
 EP05: PAINT FINISH: DARK GREY  
 EP06: PAINT FINISH: SHALE GREY

EPC01: POWDERCOAT: TIMBER COLOUR  
 EPC02: POWDERCOAT: SILVER

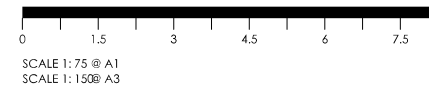
EG01: TOWER GLASS: VISION GREY  
 EG02: TOWER GLASS: ECLIPSE GREY  
 EG03: RETAIL GLASS: CLEAR

ET01: EXTERNAL TILE: STONE  
 ET02: EXTERNAL TILE: FLOOR TILES

GW01: ALUMINIUM MESH SCREEN 50%



1 WESTERN ELEVATION  
 SCALE 1:75 @ A1  
 SCALE 1:150 @ A3



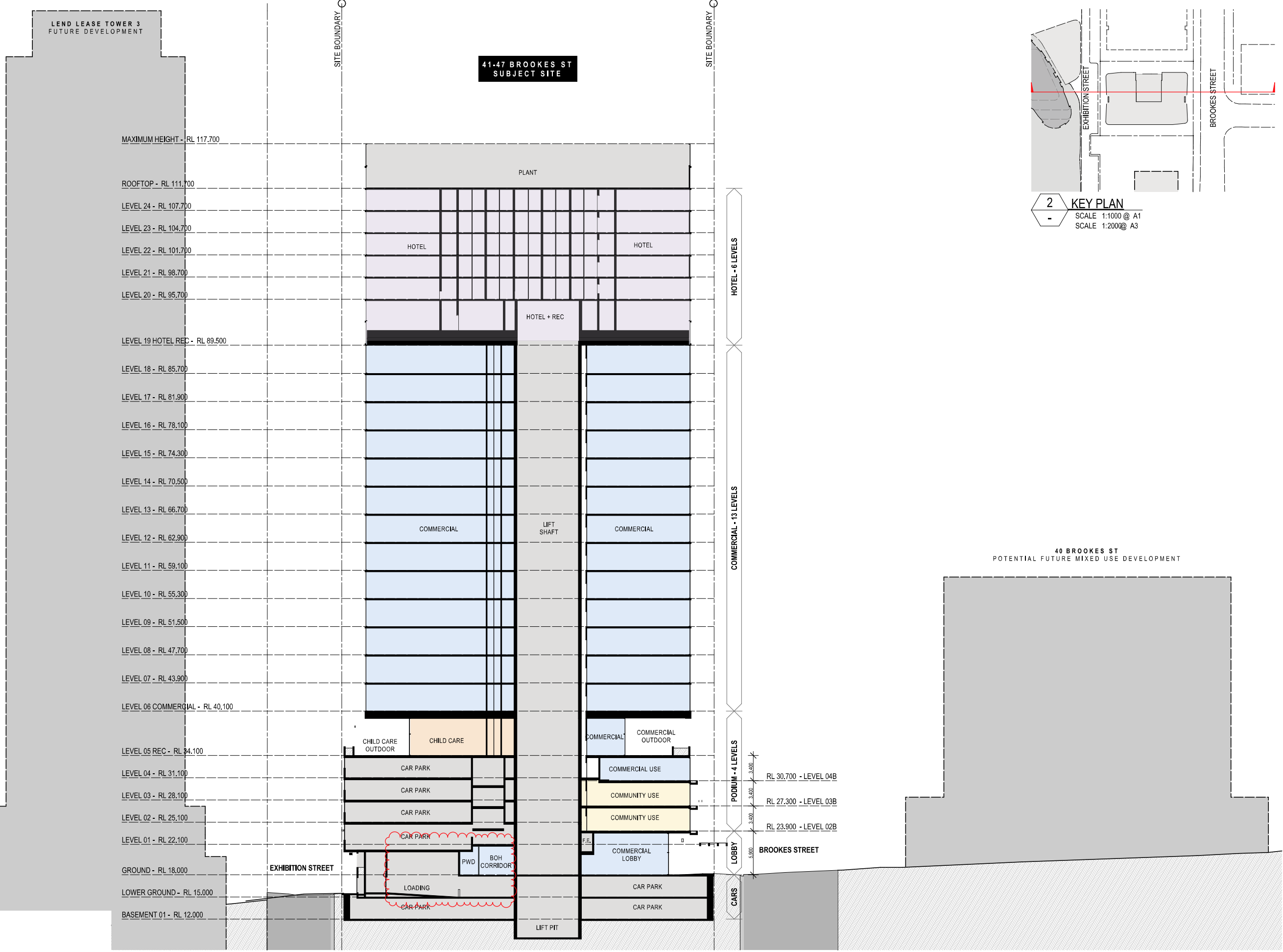
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL  
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00	DEVELOPMENT APPLICATION	22/02/2020	JH	JH	MT
	ISSUE PURPOSE	DATE	D.	C.	A.

**DEVELOPMENT APPLICATION**

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**2 KEY PLAN**  
 SCALE 1:1000 @ A1  
 SCALE 1:2000 @ A3

**1 SECTION 01 - EAST WEST**  
 SCALE 1:250 @ A1  
 SCALE 1:500 @ A3

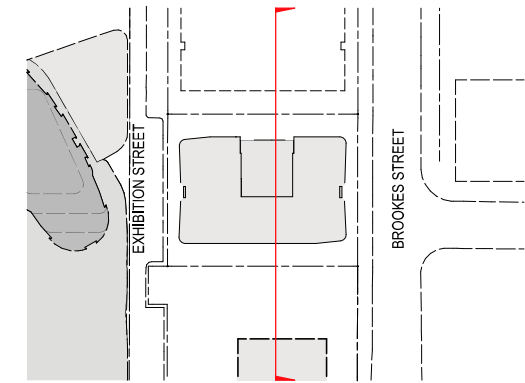
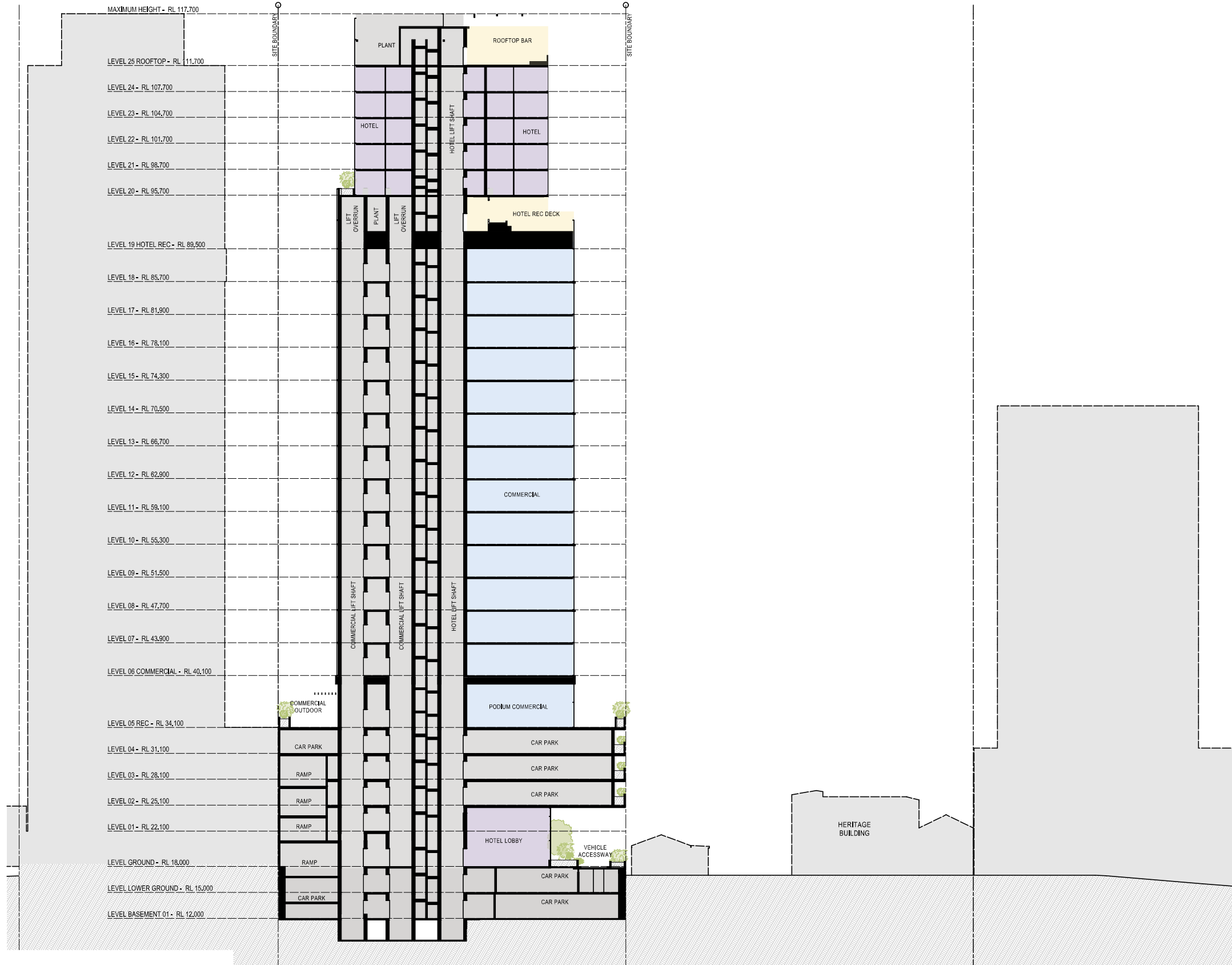


35-39 BROOKES ST  
POTENTIAL FUTURE  
DEVELOPMENT

41-47 BROOKES ST  
SUBJECT SITE

49-59 BROOKES ST  
K.M. SMITH FUNERALS

61 BROOKES ST  
OMEGA APARTMENTS



3 KEY PLAN  
SCALE 1:1000 @ A1  
SCALE 1:2000 @ A3

2 SECTION 02 - NORTH SOUTH  
SCALE 1:250 @ A1  
SCALE 1:500 @ A3

**COTTEPARKER**  
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COTTEE PARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEPARKER.COM.AU

**HUDSON  
BOWEN HILLS  
PTY LTD**

0 5 10 15 20 25  
SCALE 1: 250 @ A1  
SCALE 1: 500 @ A3

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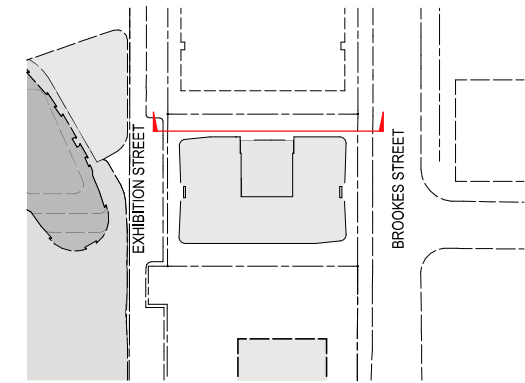
DEVELOPMENT APPLICATION

**MIXED USE TOWER**  
41-47 BROOKES STREET, BOWEN HILLS  
CLIENT - HUDSON BOWEN HILLS PTY LTD

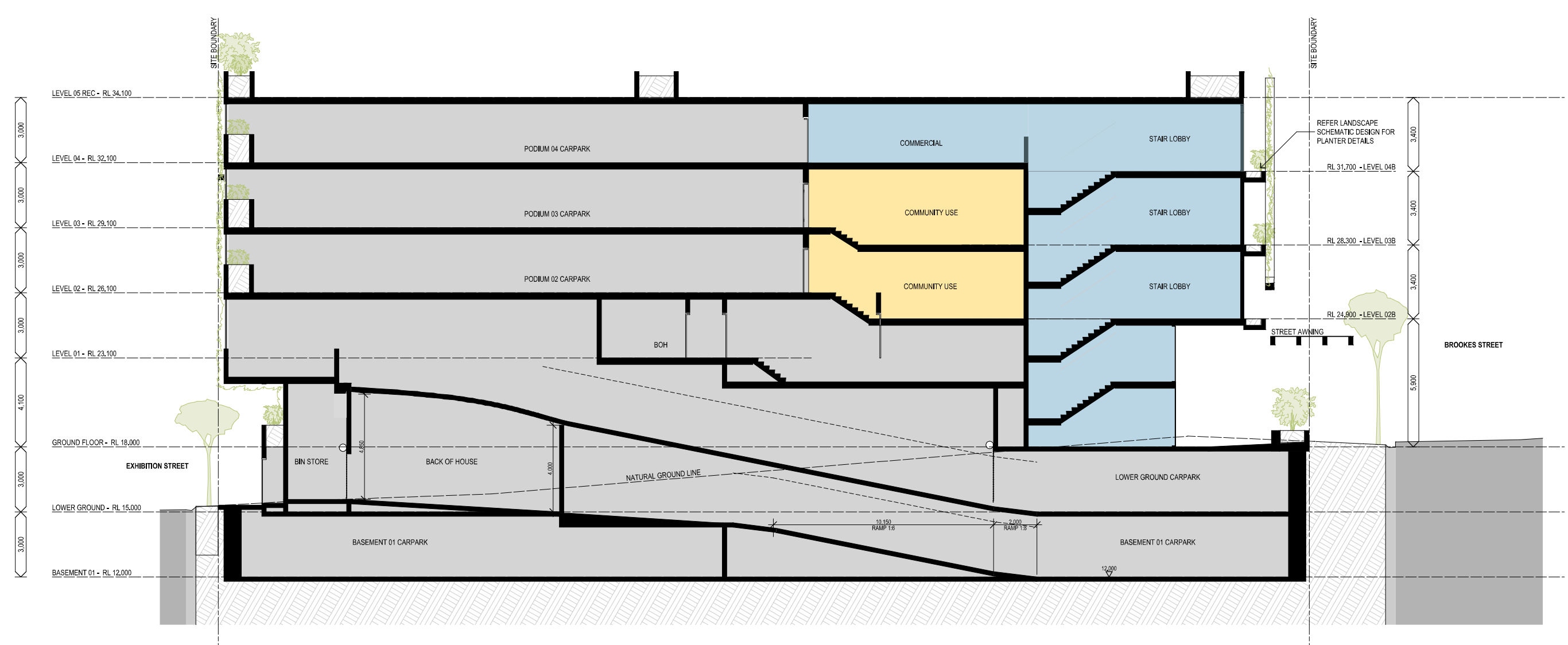
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**SECTIONS**

JOB No 5564  
DRAWING No SD3102  
ISSUE 03

BIM Server: CPANBEM04 - BIM Server 21/1700/5504 Brookes Street Master: 2020-11-23 3:35 PM



**2 KEY PLAN**  
 SCALE 1:1000 @ A1  
 SCALE 1:2000 @ A3



**1 SECTION 03 GROUND RAMPS**  
 SCALE 1:200 @ A1

**COTTEPARKER** PH  
 BRISBANE  
 T 61 7 3846 7422  
 COTTEE PARKER ARCHITECTS PTY LTD  
 ABN 77 010 924 106  
 COTTEEPARKER.COM.AU

**HUDSON BOWEN HILLS PTY LTD**

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01	ISSUE FOR COORDINATION	7/10/2020	JH	JH	MT
00	DEVELOPMENT APPLICATION	22/02/2020	JH	JH	MT
	ISSUE PURPOSE	DATE	D.	C.	A.

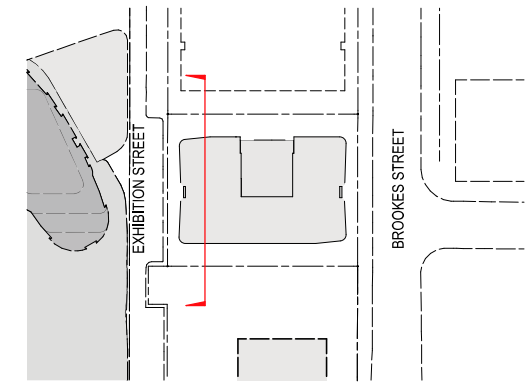
**DEVELOPMENT APPLICATION**

**MIXED USE TOWER**  
 41-47 BROOKES STREET, BOWEN HILLS  
 CLIENT - HUDSON BOWEN HILLS PTY LTD

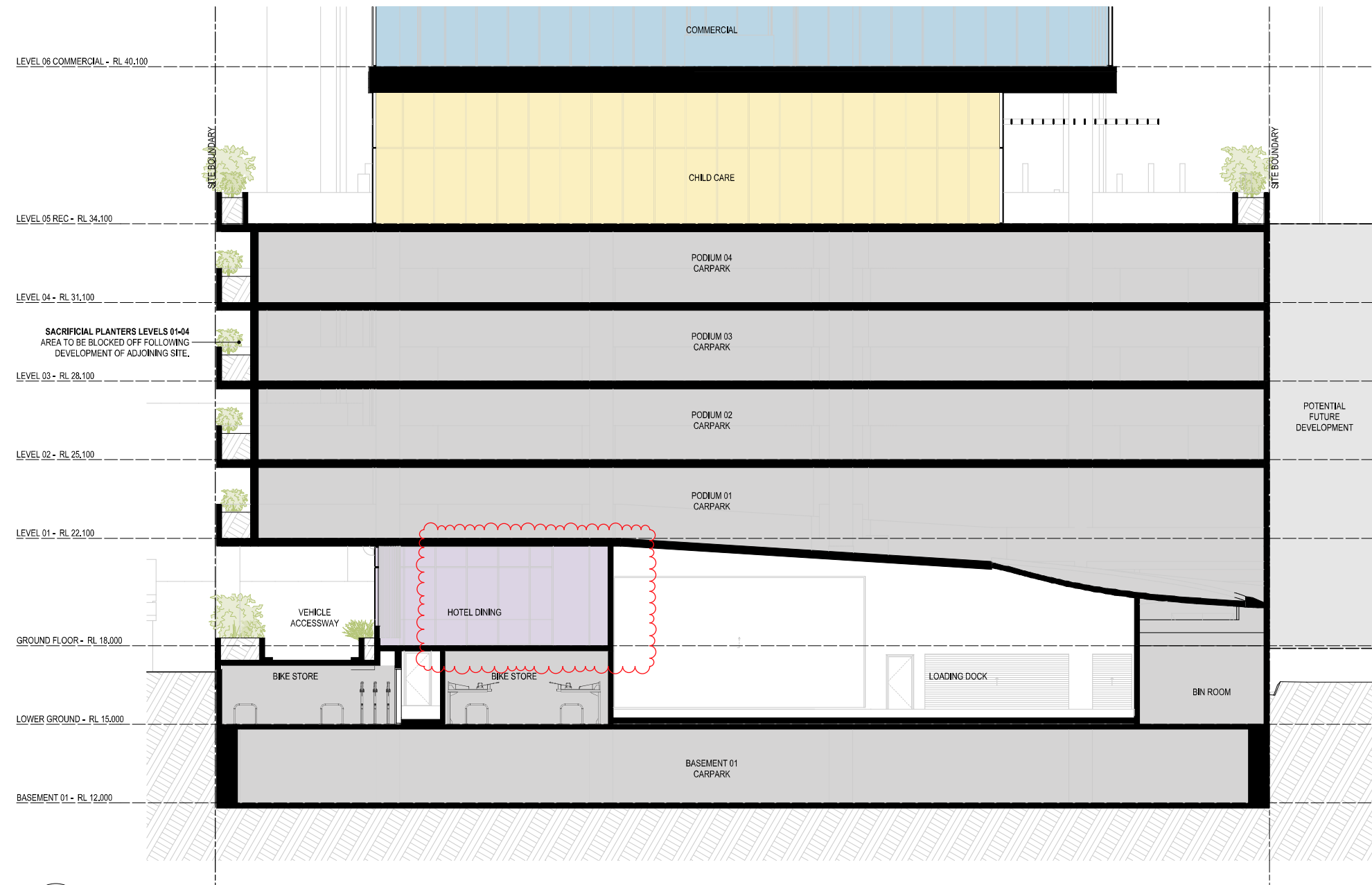
**PODIUM SECTIONS**

JOB No **5564**  
 DRAWING No **SD3103**  
 ISSUE **03**

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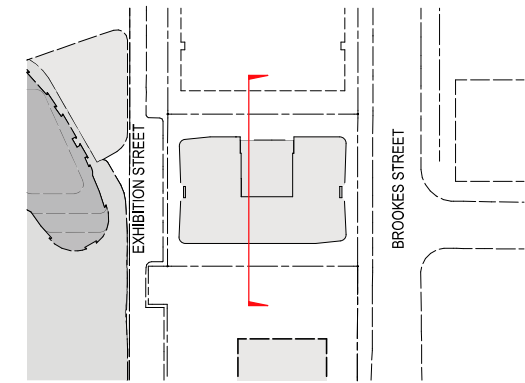


**2 KEY PLAN**  
 SCALE 1:1000 @ A1  
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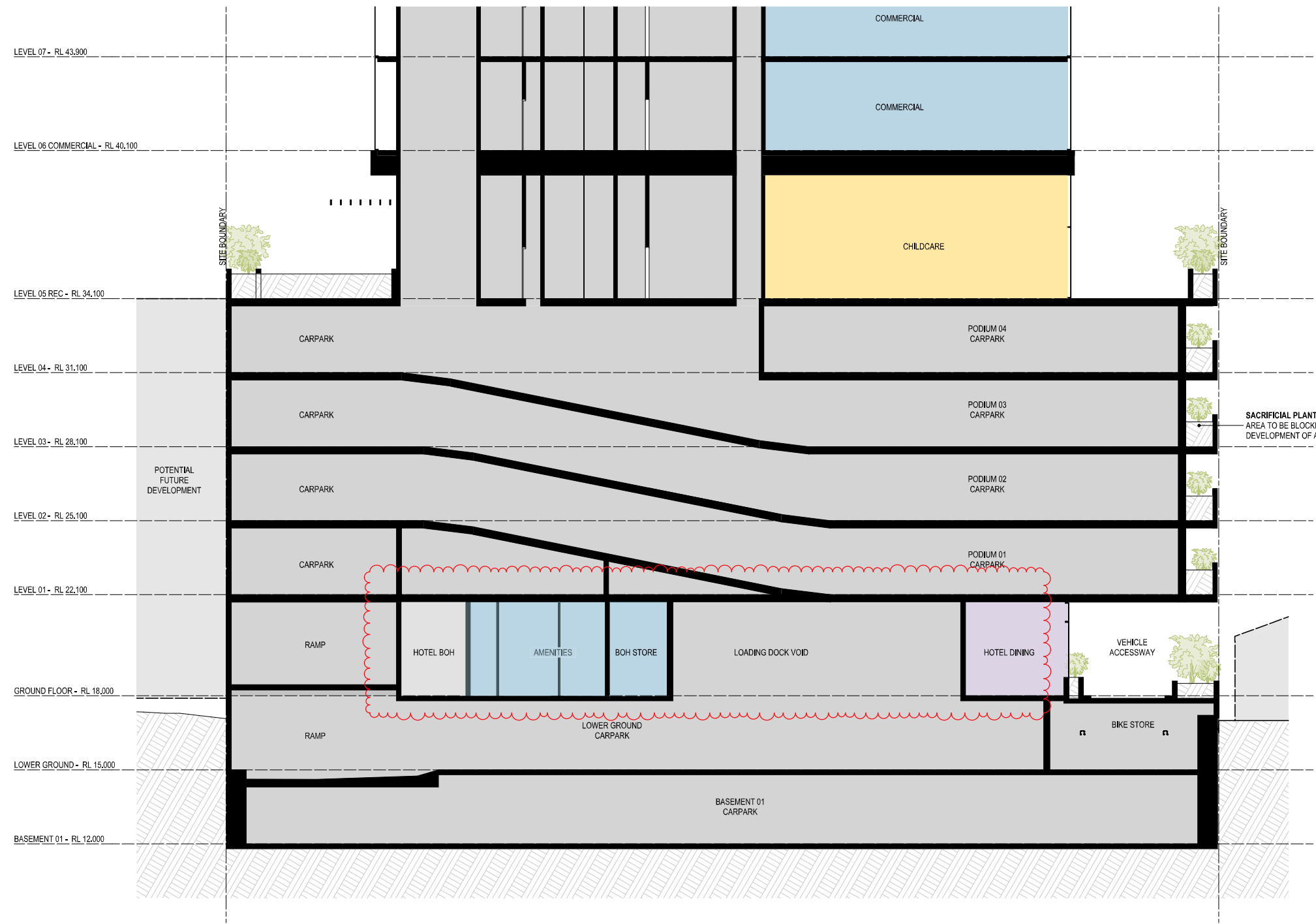


**1 SECTION 04 LOADING DOCK & PODIUM**  
 SCALE 1:200 @ A1





**3 KEY PLAN**  
 SCALE 1:1000 @ A1  
 SCALE 1:2000 @ A3

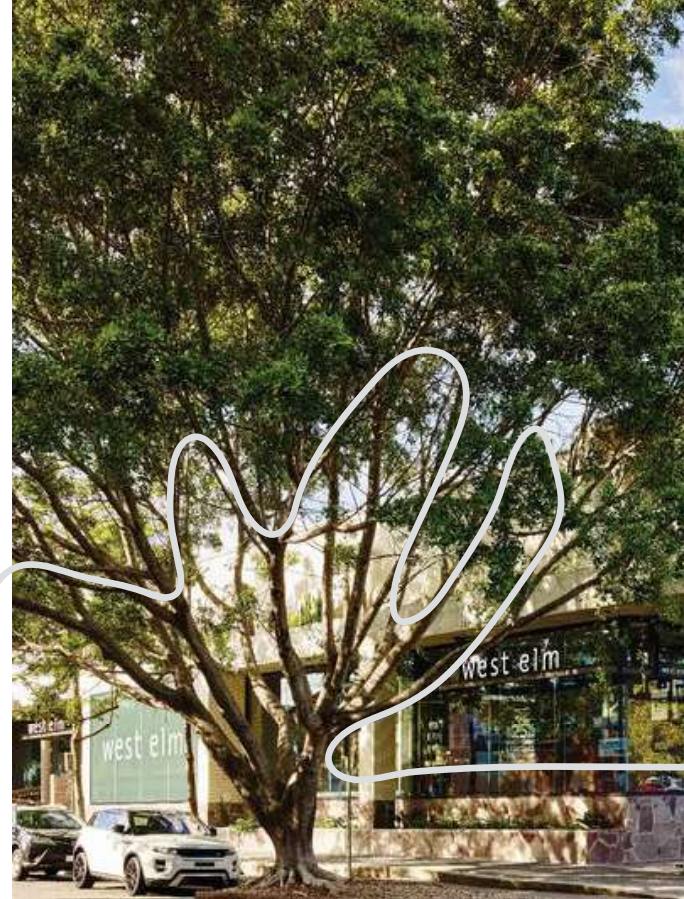
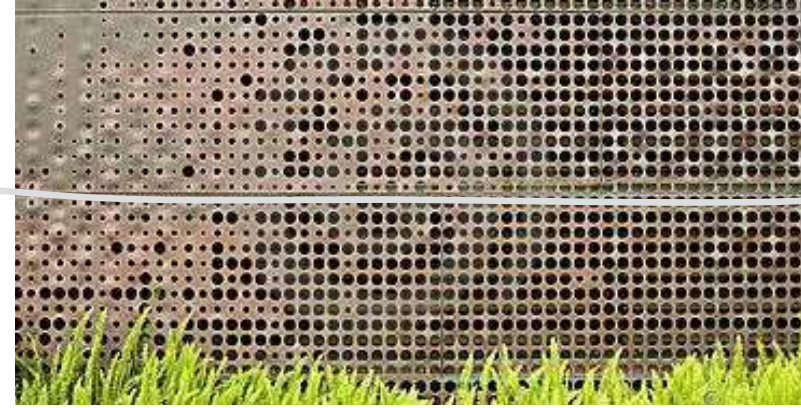
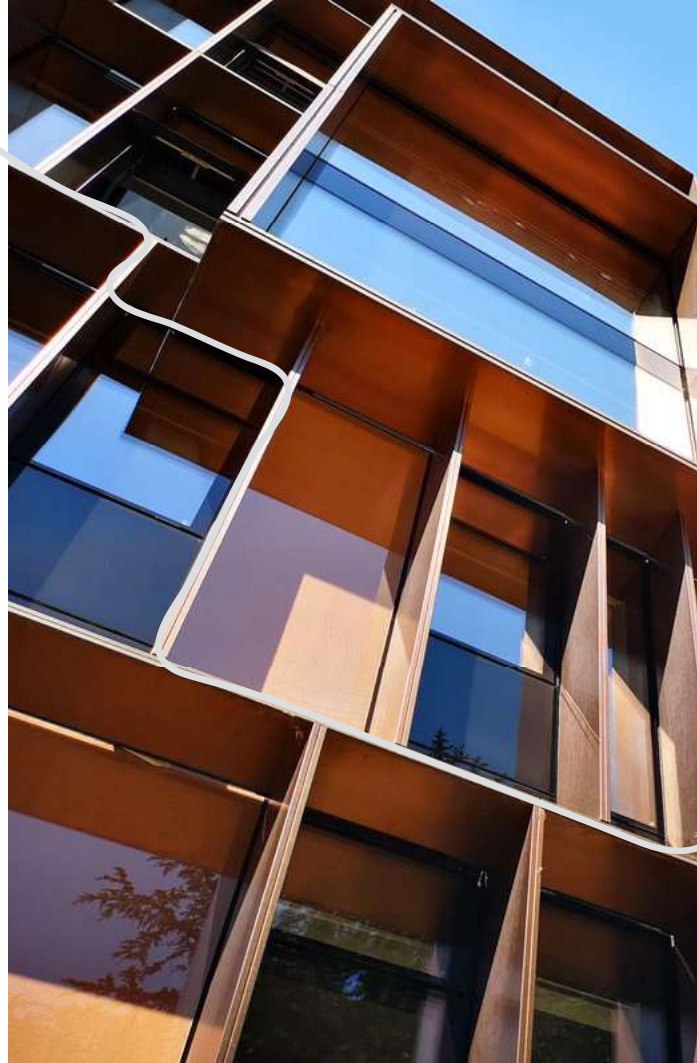


SACRIFICIAL PLANTERS LEVELS 01-04  
 AREA TO BE BLOCKED OFF FOLLOWING  
 DEVELOPMENT OF ADJOINING SITE.

**2 SECTION 05 PODIUM RAMPS**  
 SCALE 1:200 @ A1



indicative imagery  
landscape character



landscape schematic design  
41-47 BROOKES STREET, BOWEN HILLS

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DUNN MORAN  
LANDSCAPE ARCHITECTS

1909000 SD-04  
2020-12-10 ISSUE E  
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EXHIBITION STREET

BROOKES STREET

Relocate street tree as per amended kerb alignment

Relocate street tree as per amended kerb alignment



- Bin store.
- Substation access.
- Retain Brisbane tuff or granite where existing. Elsewhere standard Portland grey precast concrete kerb units
- Service cabinets.
- Small tree & footpath planting. Tree = *BUCKINGHAMIA celsissima*. Planting mix = *LIRIOPE 'Evergreen Giant'*, *PHILODENDRON 'Xanadu'*, *ALCANTAREA imperialis*, *FICUS 'Green Island'*, *AGAVE attenuata*
- Street trees to be planted to BCC standards. All trees minimum of 750mm from the nominal face of kerb & 600mm from the edges of pavement.
- Footpath to BCC standards. Material to be Exposed Aggregate: Standard Portland Grey Concrete 90% 'Blue Heeler' 10% 'Winter Brown' Hanson Code 10043620
- Line of existing road edge & kerb
- Proposed new kerb line
- Basement entry & driveway crossover
- Concrete tactile paver Cheimstone, Urbanstone or approved equivalent Colour: CCS 'Paperbark' installed to Australian standards AS/NZS 1428.4
- Small tree & footpath planting. Tree = *CUPANIOPSIS anacardioides*. Planting mix = *LIRIOPE 'Evergreen Giant'*, *PHILODENDRON 'Xanadu'*, *ALCANTAREA imperialis*, *FICUS 'Green Island'*, *AGAVE attenuata*
- Street trees & streetscape planting to BCC standards. 1200mm wide garden bed.
- Line of podium above.

lower ground level  
 landscape schematic design  
 41-47 BROOKES STREET, BOWEN HILLS

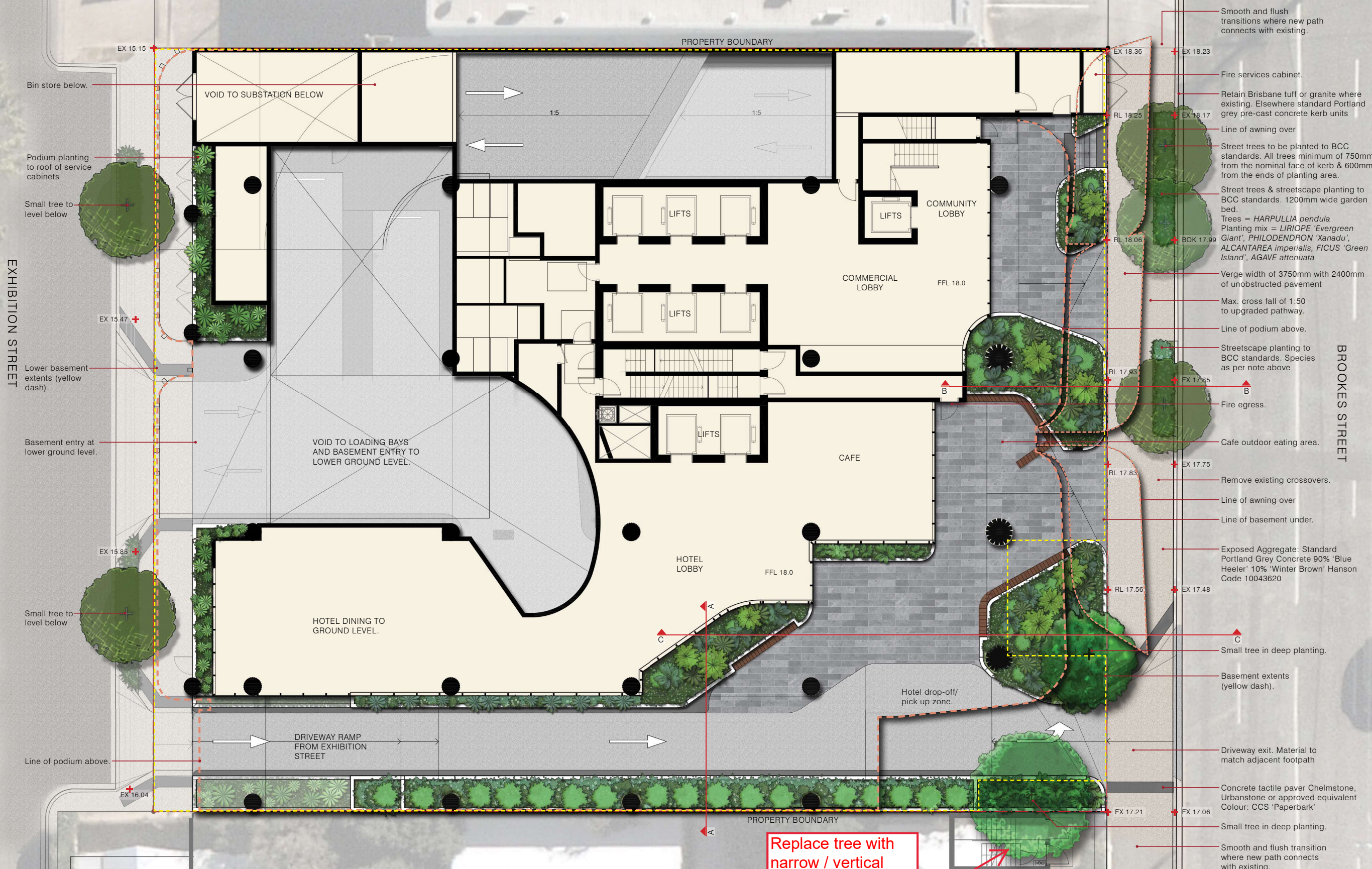
AMENDED IN RED  
 By: Essen Joseph  
 Date: 22 April 2021

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL  
 Approval no: DEV2020/1114  
 Date: 29 April 2021



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 SCALE: 1:100 @ A1; 1:200 @ A3





ground level  
 landscape schematic design  
 41-47 BROOKES STREET, BOWEN HILLS

**AMENDED IN RED**  
 By: Essen Joseph  
 Date: 22 April 2021

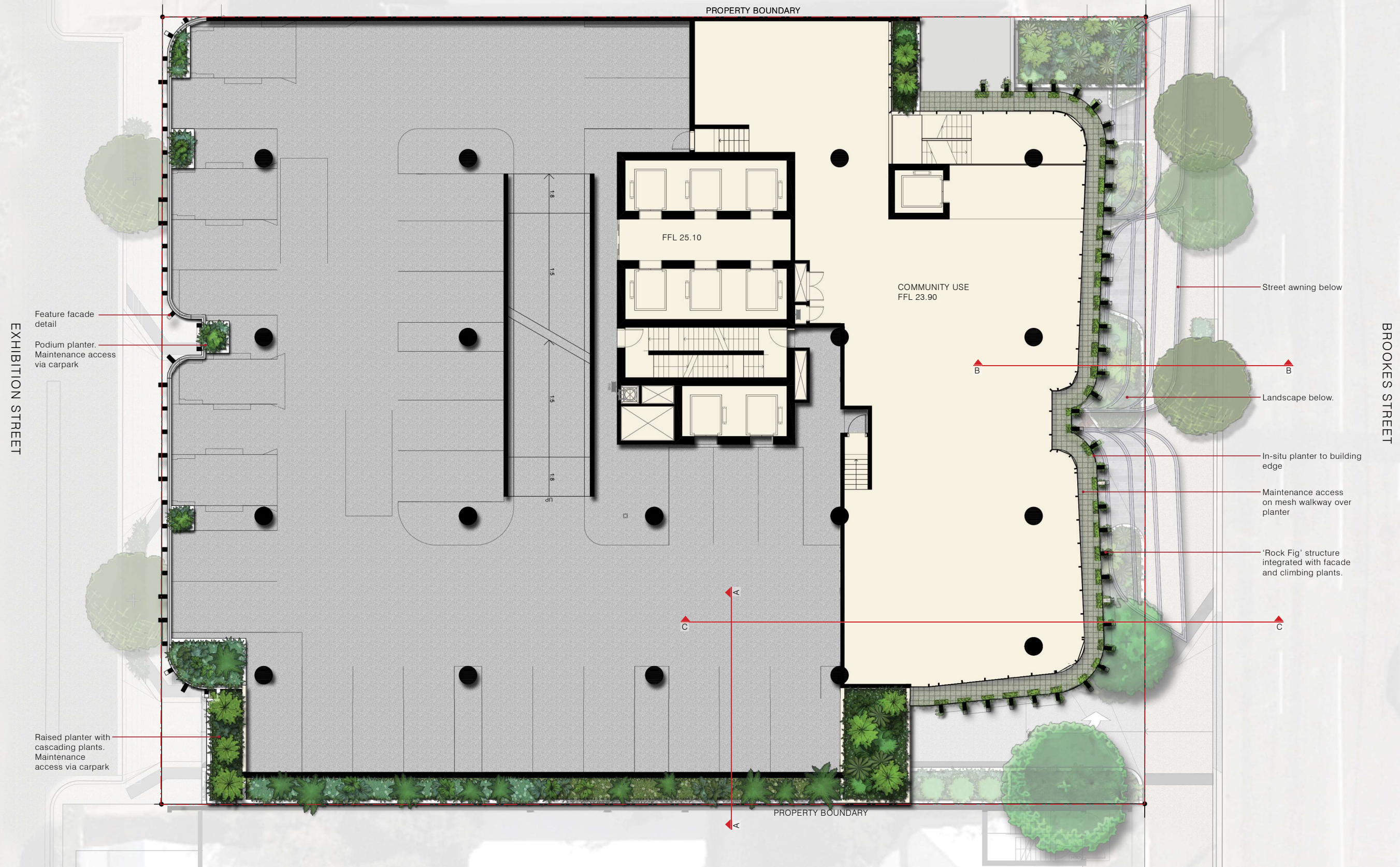
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL  
 Approval no: DEV2020/1114  
 Date: 29 April 2021

Replace tree with narrow / vertical species that can be contained within the curtilage of the premises.









typical podium levels 02-04

landscape schematic design

41-47 BROOKES STREET, BOWEN HILLS

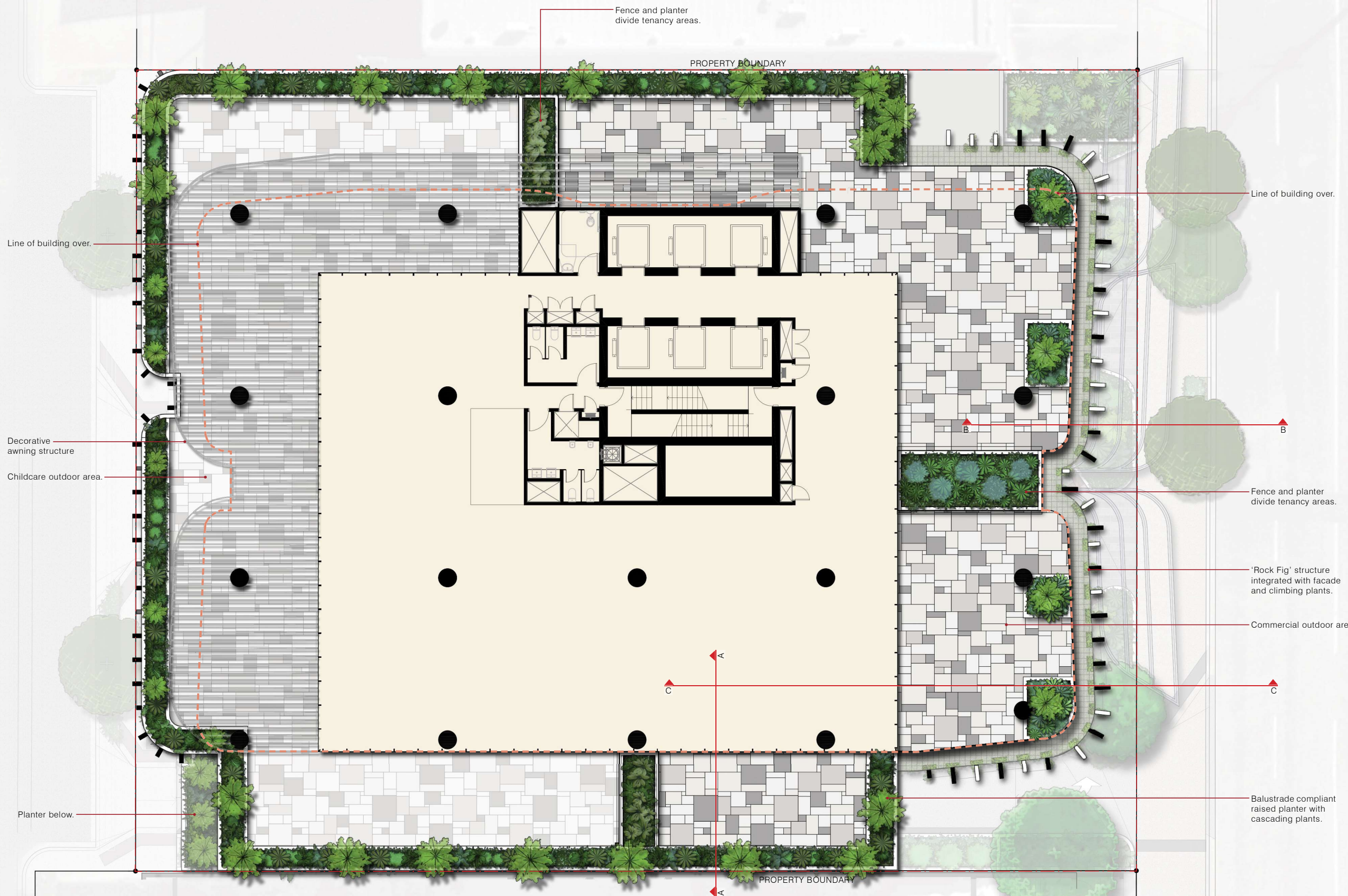
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recreation level 05  
 landscape schematic design  
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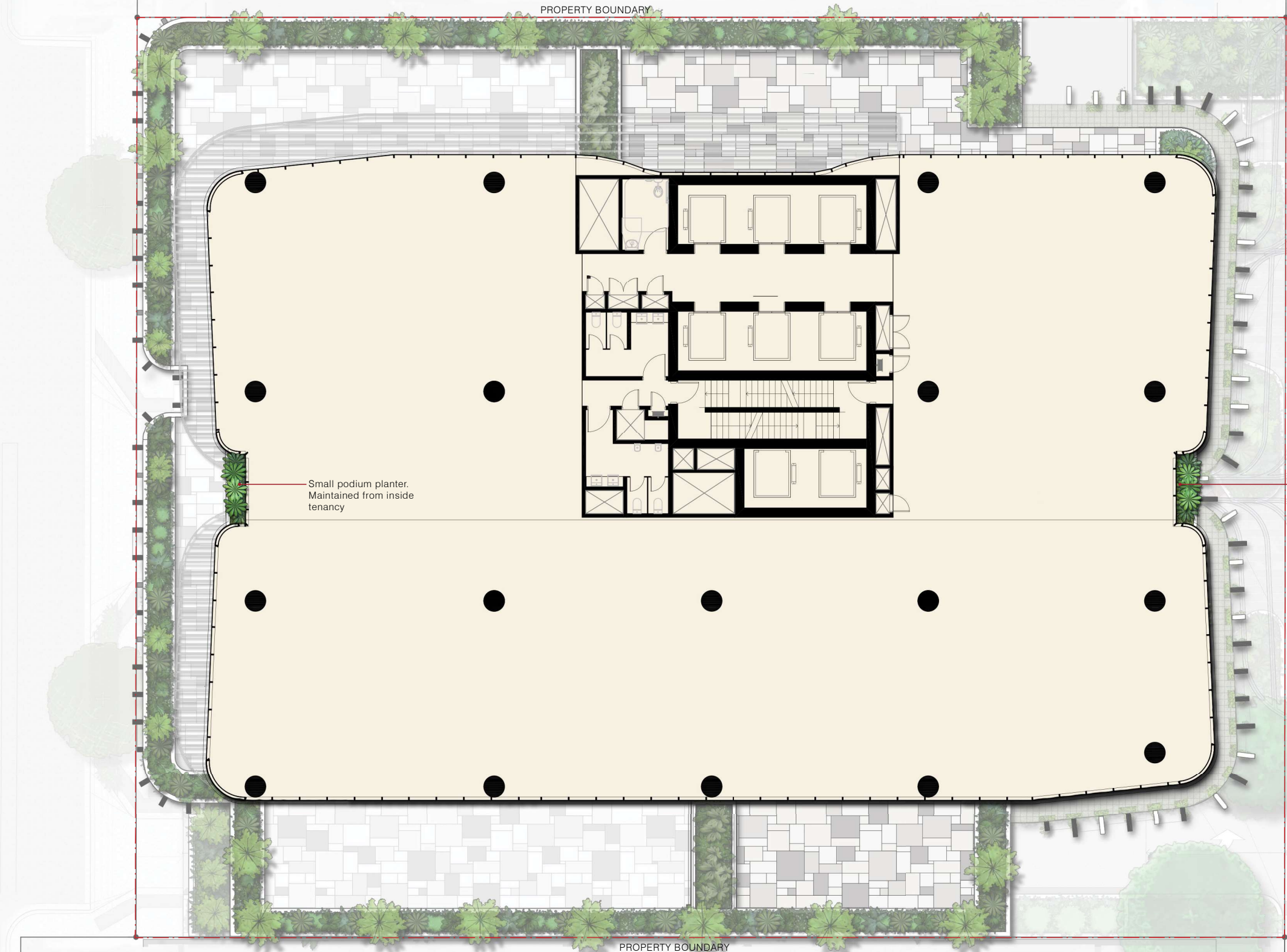
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 0 1 2 3 4 5  
 SCALE: 1:100 @ A1; 1:200 @ A3




EXHIBITION STREET

BROOKES STREET



**commercial levels 6-18**  
 landscape schematic design  
 41-47 BROOKES STREET, BOWEN HILLS

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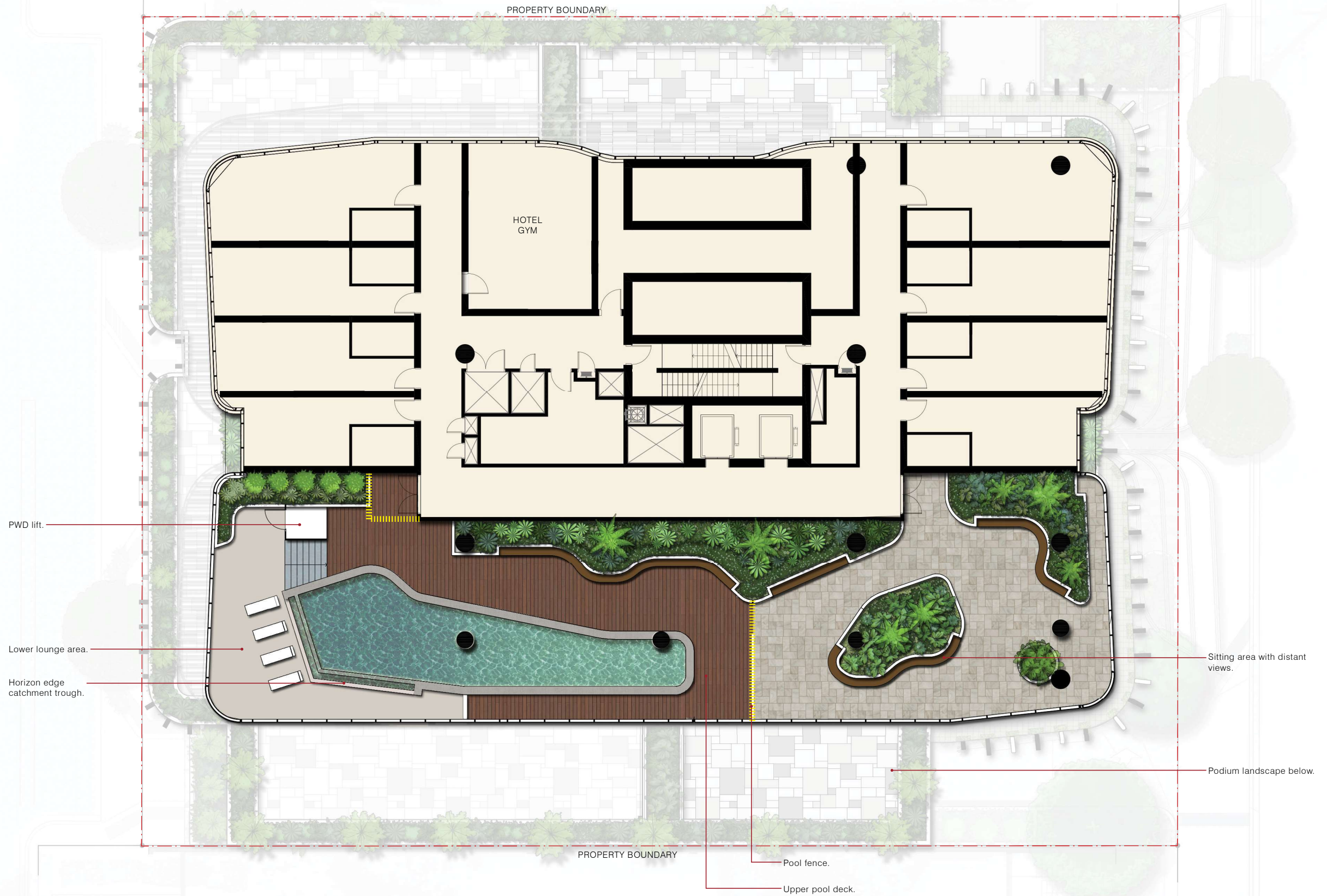

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 0 1 2 3 4 5  
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EXHIBITION STREET

BROOKES STREET



PWD lift.

Lower lounge area.

Horizon edge catchment trough.

Sitting area with distant views.

Podium landscape below.

Pool fence.

Upper pool deck.

## pool level

landscape schematic design

41-47 BROOKES STREET, BOWEN HILLS

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Date: 29 April 2021



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0 1 2 3 4 5  
SCALE: 1:100 @ A1; 1:200 @ A3



EXHIBITION STREET

BROOKES STREET

Green trellis over rooftop recreation deck.

PROPERTY BOUNDARY

Planter to level 20 below. Maintenance access via side access points through common area

PLANT

PROPERTY BOUNDARY

rooftop recreation  
landscape schematic design  
41-47 BROOKES STREET, BOWEN HILLS

PLANS AND DOCUMENTS  
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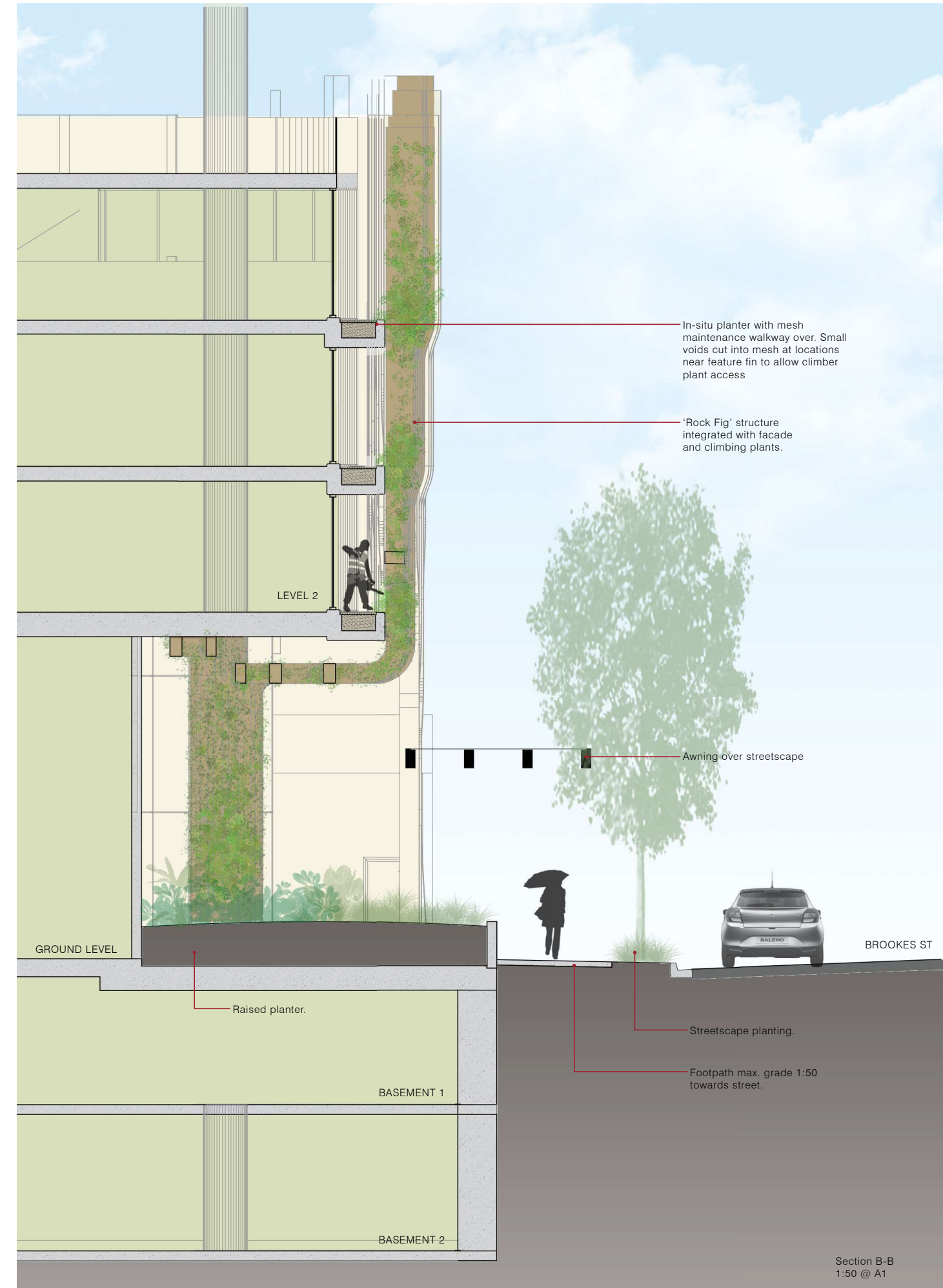
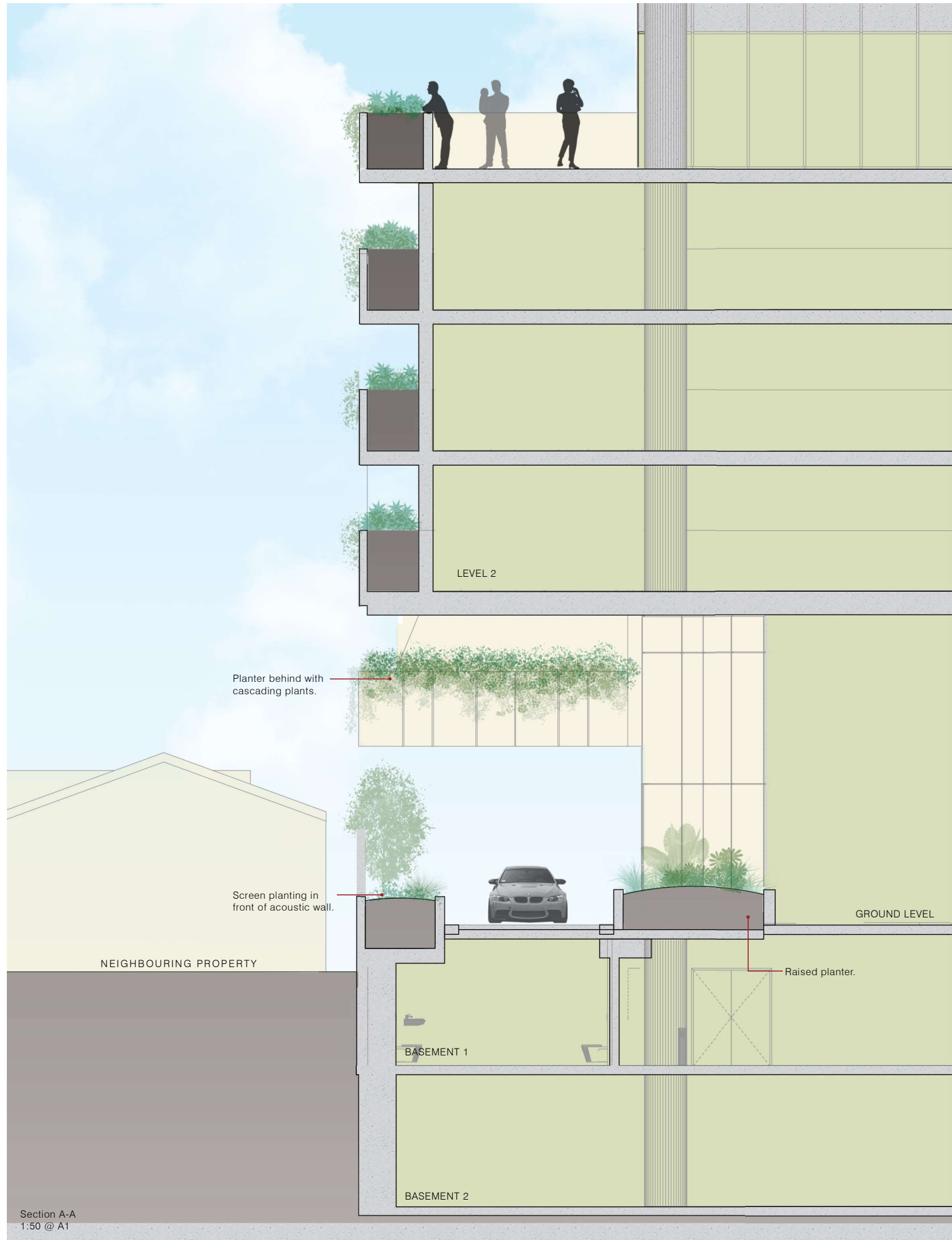
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LANDSCAPE ARCHITECTS

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0 1 2 3 4 5  
SCALE: 1:100 @ A1; 1:200 @ A3





landscape sections  
 landscape schematic design  
 41-47 BROOKES STREET, BOWEN HILLS

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landscape sections


landscape schematic design

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# landscape details

## typical planter details

30% SAND  
BASED

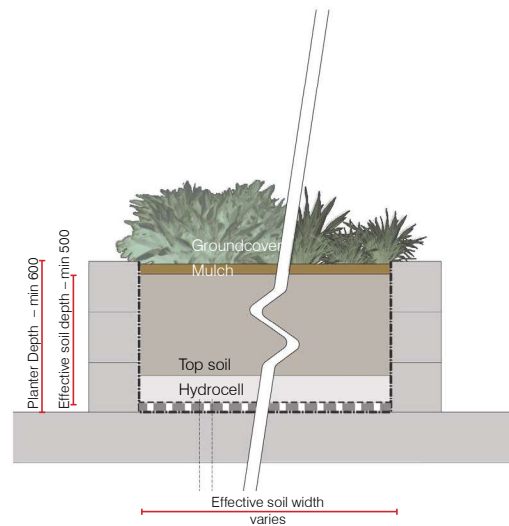
### LIGHT WEIGHT ROOF GARDEN GUIDELINES

Fytogreen Australia's lightweight roof garden system works to the following depth and saturated weight guidelines. The soil mix is 30% washed sand, 40% Hydrocell flakes, 20% 14mm scoria and 10% composted pine bark by volume. Saturated bulk density is 1150 kg/m3.

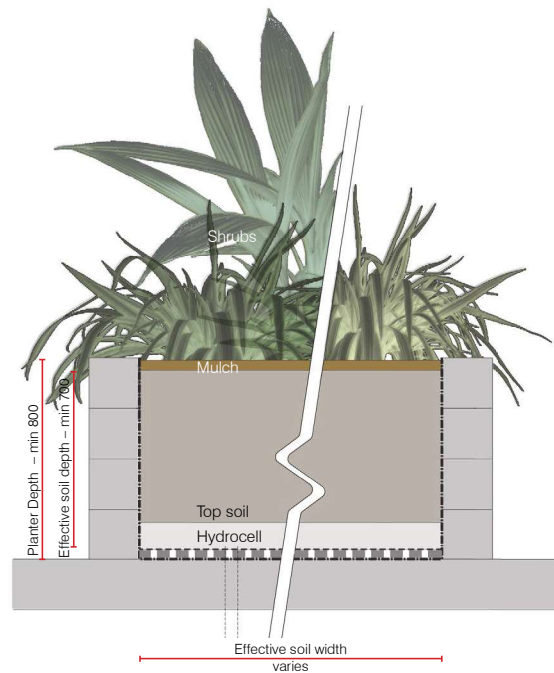
		SHRUBS	TREES To approximately 12 metres
	GROUNDCOVERS		
Soil Mix	TURF		
	100mm depth	400mm depth	600mm depth
Layer 5:	115kg/sqm	460kg/sqm	690kg/sqm
Layer 4:	Hydrocell Hardfoam RG30 - 100mm thick. 84kg/m2 (80kg water and 4kg hardfoam) Compressive strength 23,000kg/sqm. Product life 25 years without maintenance.		
Layer 3:	Geotextile Membrane - Various types such as Bidim A14G. Thickness 2mm, weight negligible		
Layer 2:	Drainage Layer - Allow 20mm for Fytonop 20		
Layer 1:	Vapour Layer - LDPE plastic is laid as extra protection above the waterproofed roof. Thickness 0.02mm, weight negligible.		
Total Depth:	300mm	600mm	800mm
Total Weight:	199kg/sqm	796kg/sqm	1194kg/sqm

Please Note: The weight shown does not include plants. For example rolled turf weighs approximately 15kg/sqm

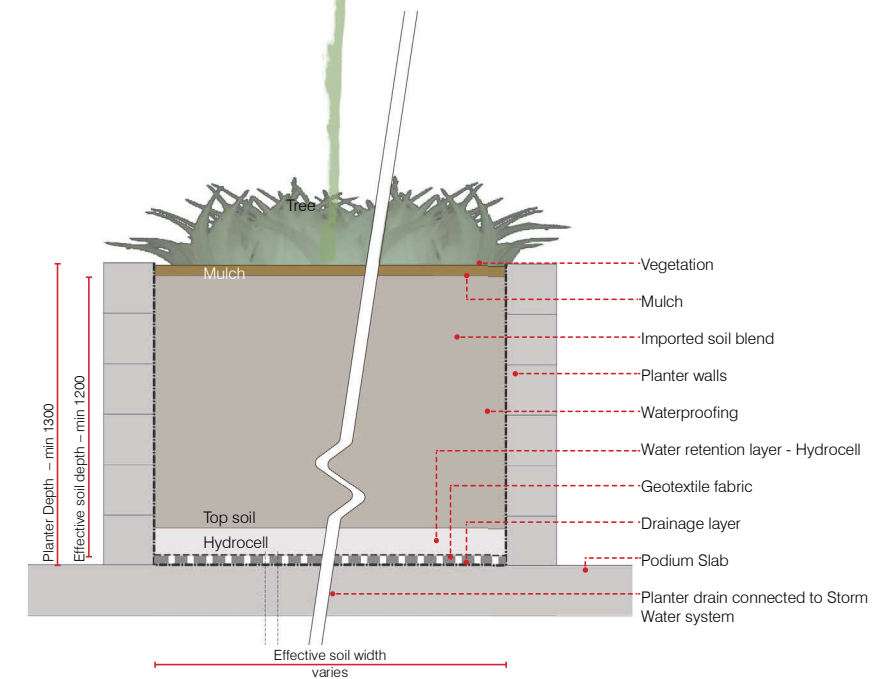
Disclaimer: This information is supplied in good faith and trials are recommended by the user to test the suitability of procedure in their climatic region. The system now covers 2.8 million square metres of roof garden in Europe since 1985 and 55,000m2 in Australia since 2002. No liability will be accepted by Fytogreen Australia or it's representatives as the final performance based on this information.



GROUNDCOVER RAISED PLANTER



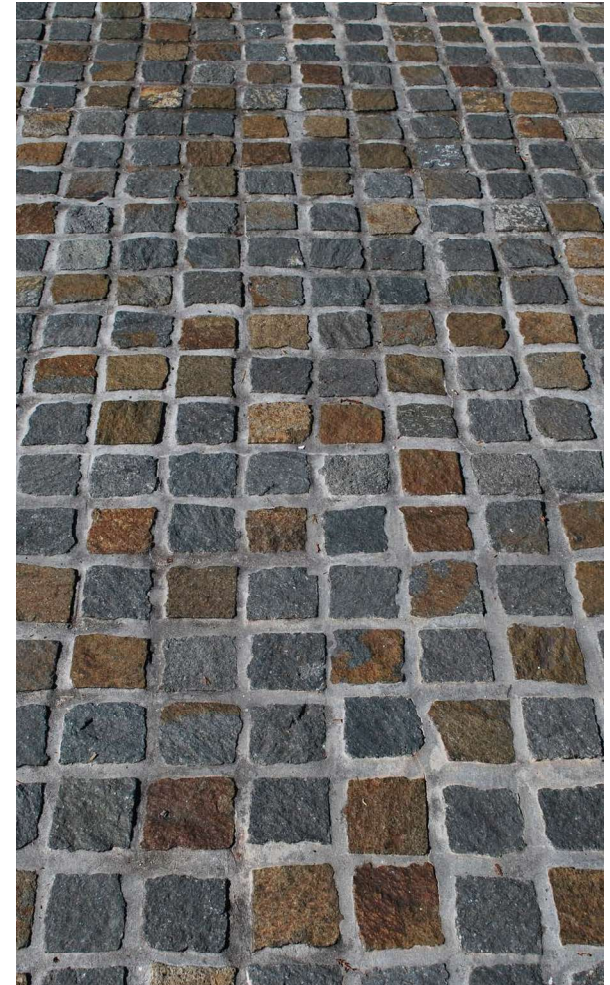
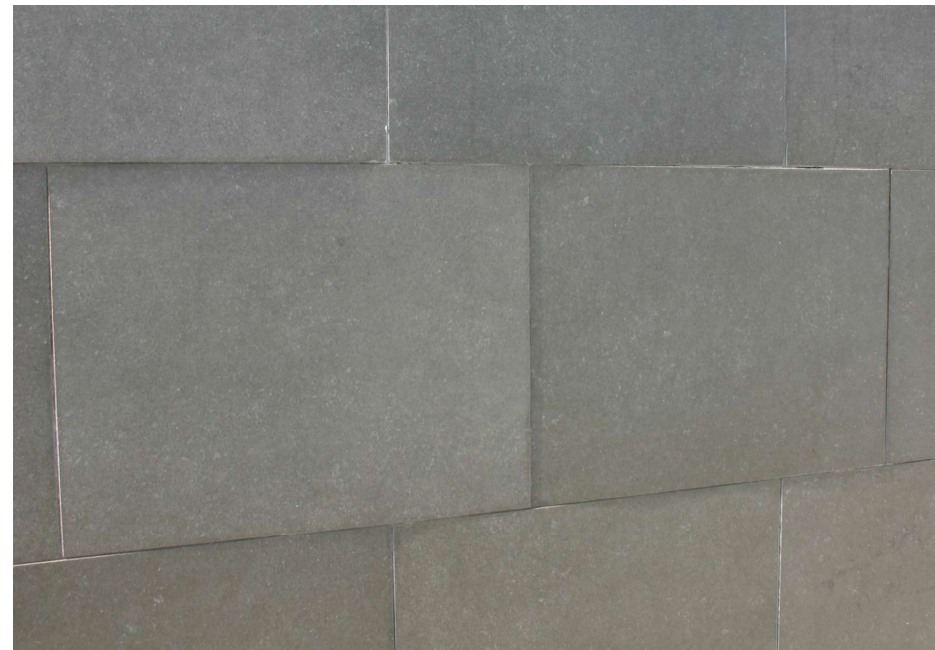
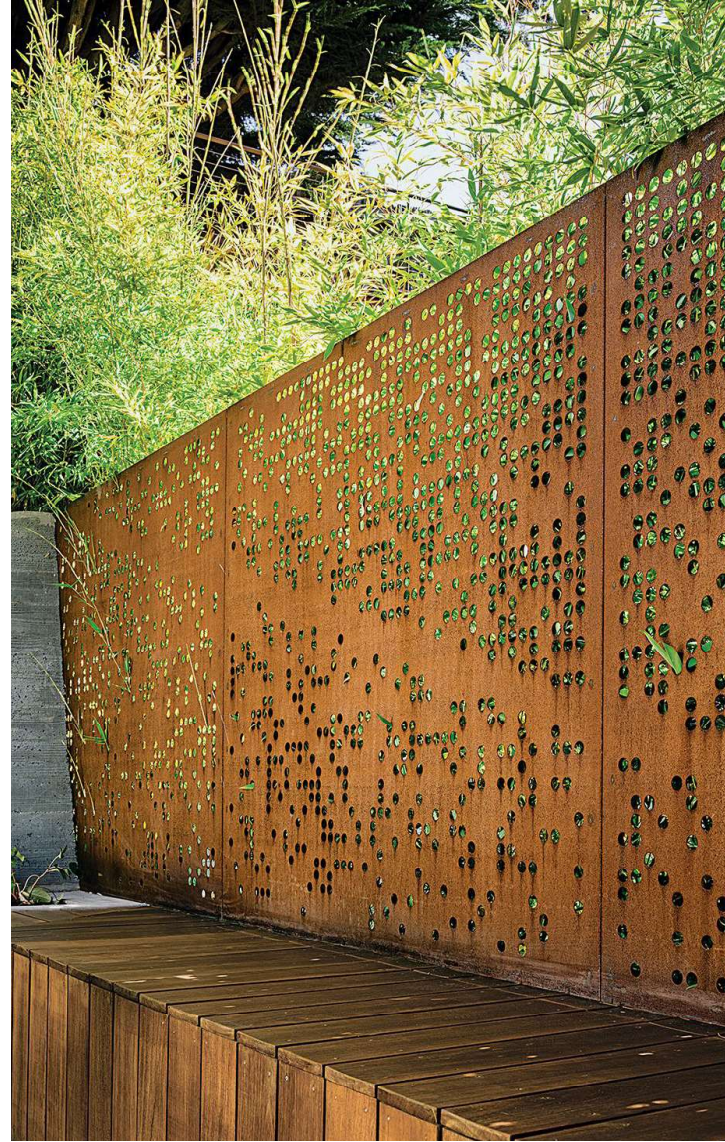
SHRUB RAISED PLANTER



TREE RAISED PLANTER



indicative materials palette





# indicative planting palette

## trees & shrubs



*ALPINIA mutica*  
Native Ginger



*FICUS microcarpa* v Hilli  
Hill's Fig



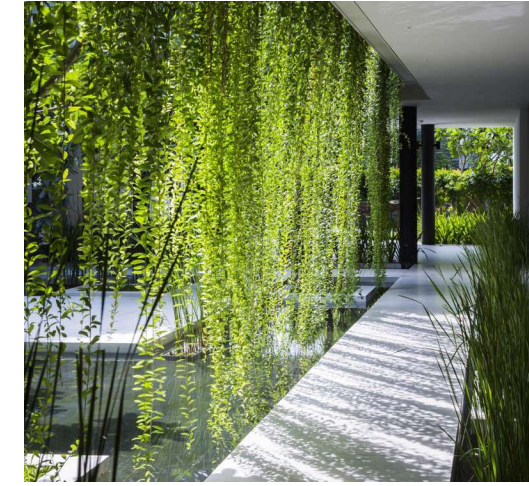
*RHAPIS excelsa*  
Lady Palm



## groundcovers & climbers



*CURCULIGO capitulata*  
Palm Grass



*FICUS pumila*  
Creeping Fig



*PANDOREA jasminoides*  
Southern Belle

*PHILODENDRON cordatum*  
Heart Leaf Philodendron

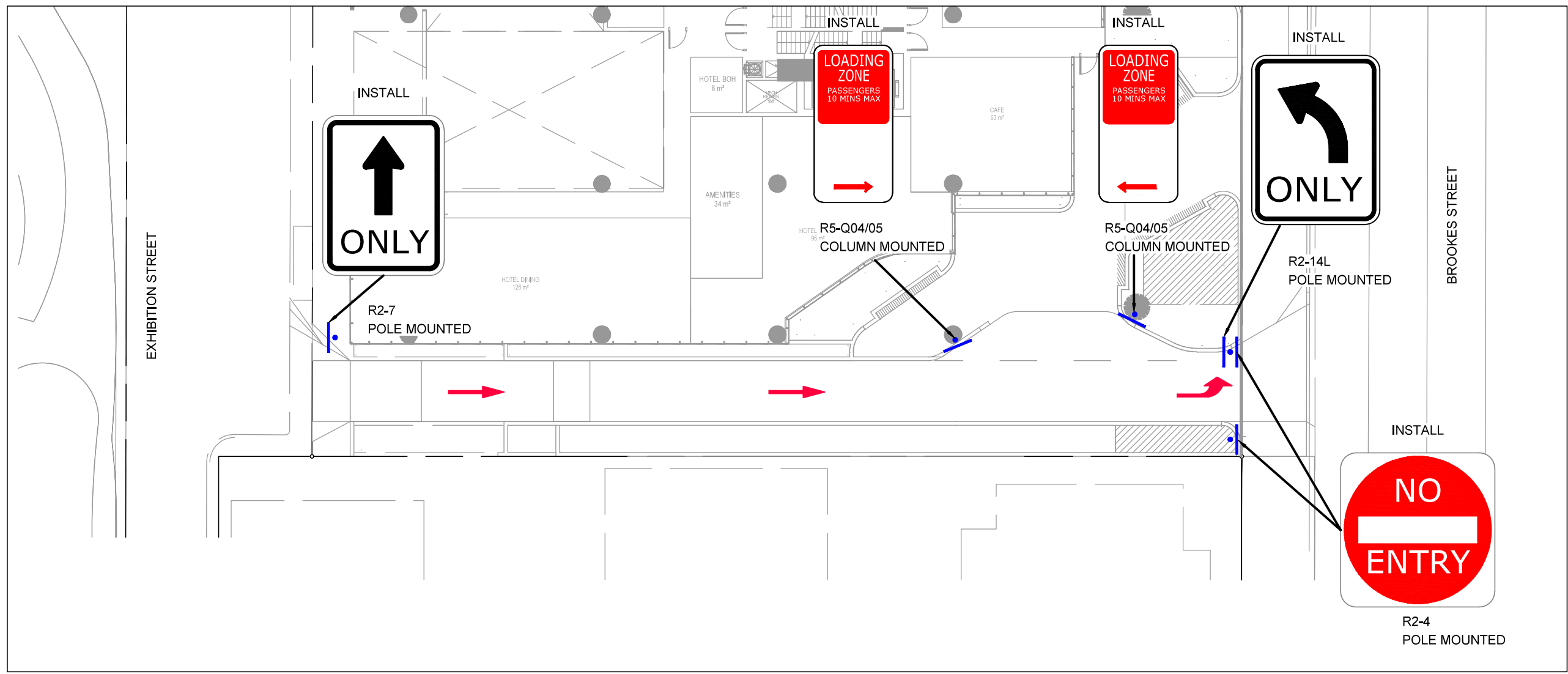


*PLECTRANTHUS australis*  
Swedish Ivy




*RUMOHRRA adiantiformis*  
Leatherleaf Fern



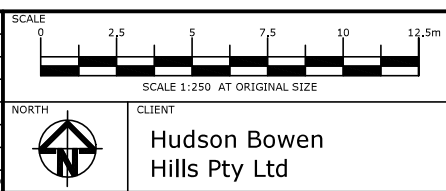


  
 BRIAN CAMILLERI  
 PRINCIPAL DIRECTOR  
 RPEQ 7577  
 APPROVED 25 Feb 2021

PLANS AND DOCUMENTS  
 referred to in the PDA  
 DEVELOPMENT APPROVAL  
 Approval no: DEV2020/1114  
 Date: 29 April 2021



REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
C	25-02-21	RE-ISSUE (RPEQ)	BW	JB	BC
B	18-02-21	PRELIMINARY STAMP REMOVED	BW	JB	JB
A	18-09-20	ORIGINAL ISSUE	SD	JB	JB




**TTM CONSULTING PTY LTD**  
 ABN 65 010 868 621  
 LEVEL 8, 369 Ann Street, BRISBANE, QLD, 4000  
 P.O. BOX 12015, BRISBANE, QLD, 4003  
 T: (07) 3327 9500 F: (07) 3327 9501  
 E: ttmbri@ttmgroup.com.au W: www.ttmgroup.com.au

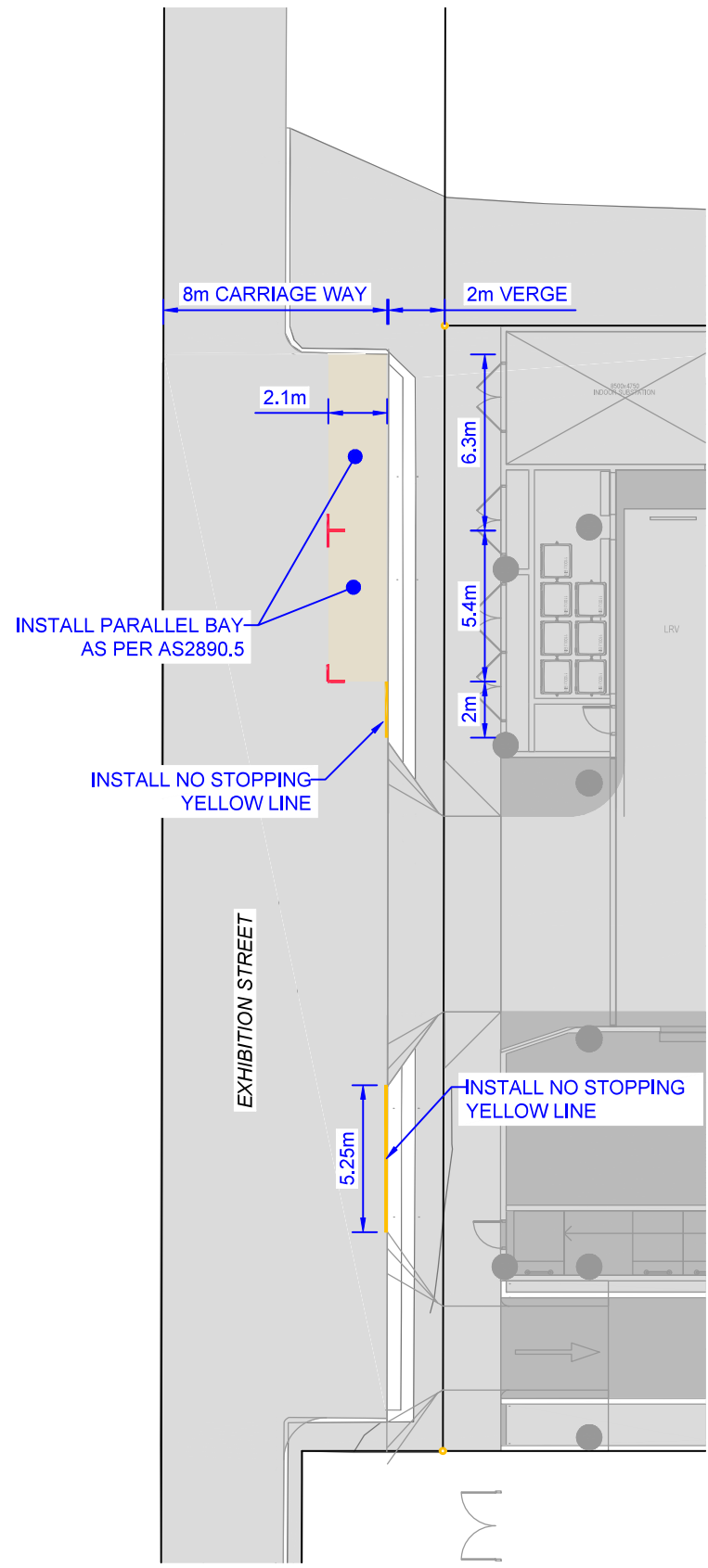
CLIENT  
**Hudson Bowen  
 Hills Pty Ltd**

PROJECT  
**41-47 Brookes Street, Bowen Hills - Proposed Office - Hotel**

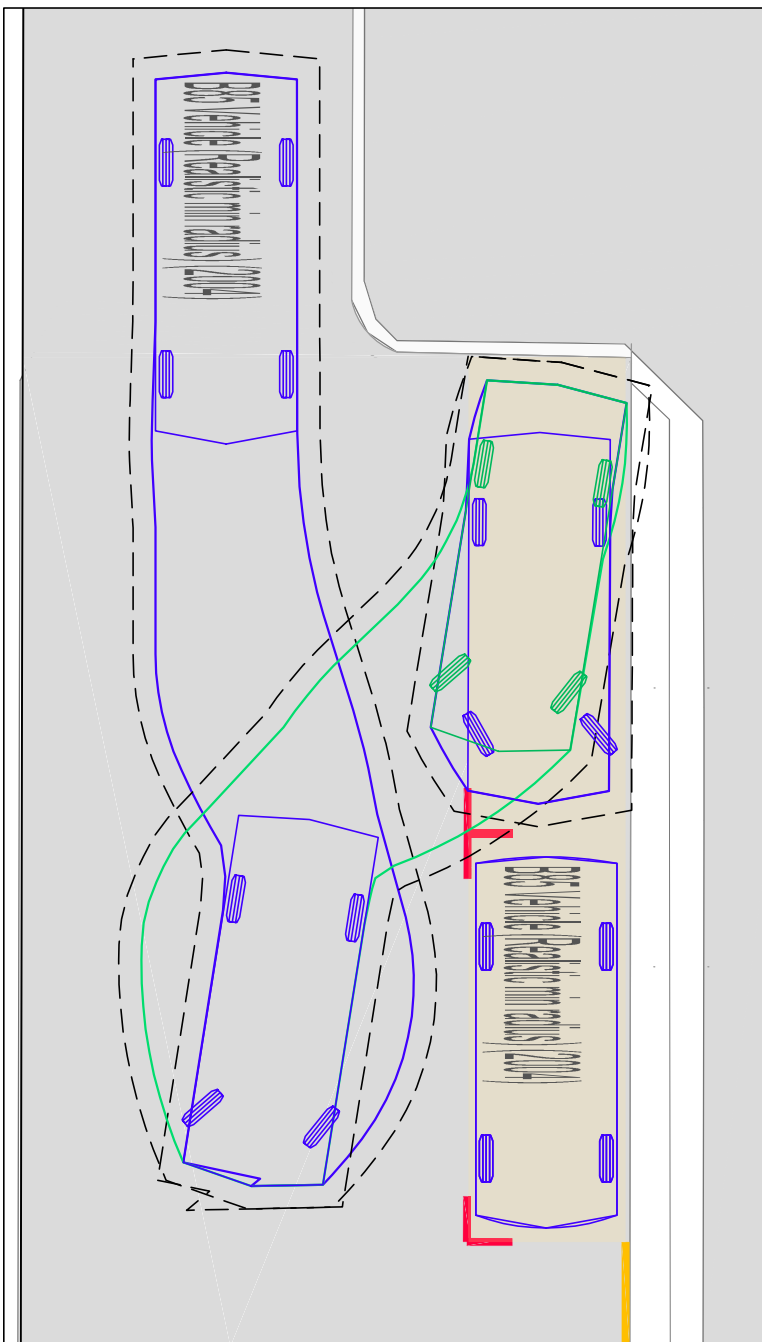
DRAWING TITLE  
**LANEWAY ANALYSIS - SIGNS & LINEMARKING  
 TYPICAL LAYOUT**

PROJECT NUMBER	ORIGINAL SIZE
19BRT0353	A3
DRAWING NUMBER	REVISION
19BRT0353-07	C
DATE	SHEET
25 Feb 2021	1 OF 1



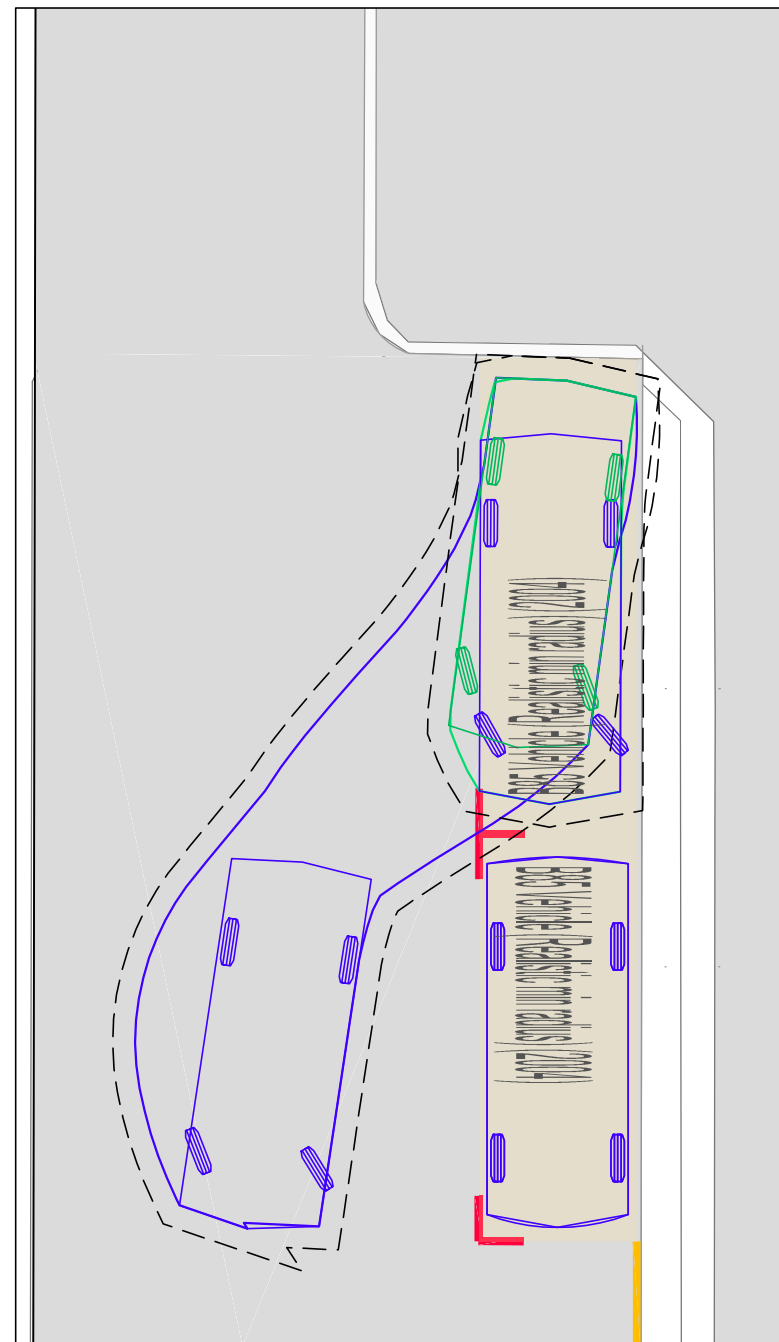


SCALE 1:250



B85 PARKING ENTRY

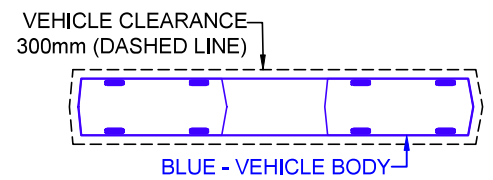
SCALE 1:100



B85 PARKING EXIT

SCALE 1:100

	<b>B85 Vehicle (Realistic min radius) (2004)</b>
Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m



**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**

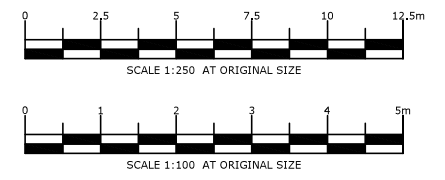
Approval no: DEV2020/1114  
Date: 29 April 2021



*Brian Camilleri*  
**BRIAN CAMILLERI** PRINCIPAL DIRECTOR  
RPEQ 7577  
APPROVED 25 Feb 2021

SETOUT PLAN

DETAILS



REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
B	25-02-21	RPEQ STAMP	BW	JB	JB
A	10-12-20	ORIGINAL ISSUE	LD	JB	JB

SCALE 1:250 AT ORIGINAL SIZE

NORTH

CLIENT  
**MILLENIUM QLD PTY LTD**

**ttm**

**TTM CONSULTING PTY LTD**  
ABN 65 010 868 621  
LEVEL 8, 369 Ann Street, BRISBANE, QLD, 4000  
P.O. BOX 12015, BRISBANE, QLD, 4003

T: (07) 3327 9500 F: (07) 3327 9501  
E: ttmbris@ttmgroup.com.au W: www.ttmgroup.com.au

PROJECT  
**41 - 47 BROOKES STREET, BOWEN HILLS**

DRAWING TITLE  
**FUNCTIONAL LAYOUT ON STREET PARALLEL BAY ALONG EXHIBITION STREET NOTES & DIMENSIONS**

PROJECT NUMBER 19BRT0353	ORIGINAL SIZE A3
DRAWING NUMBER 19BRT0353-08	REVISION B
DATE 25 Feb 2021	SHEET 1 OF 1

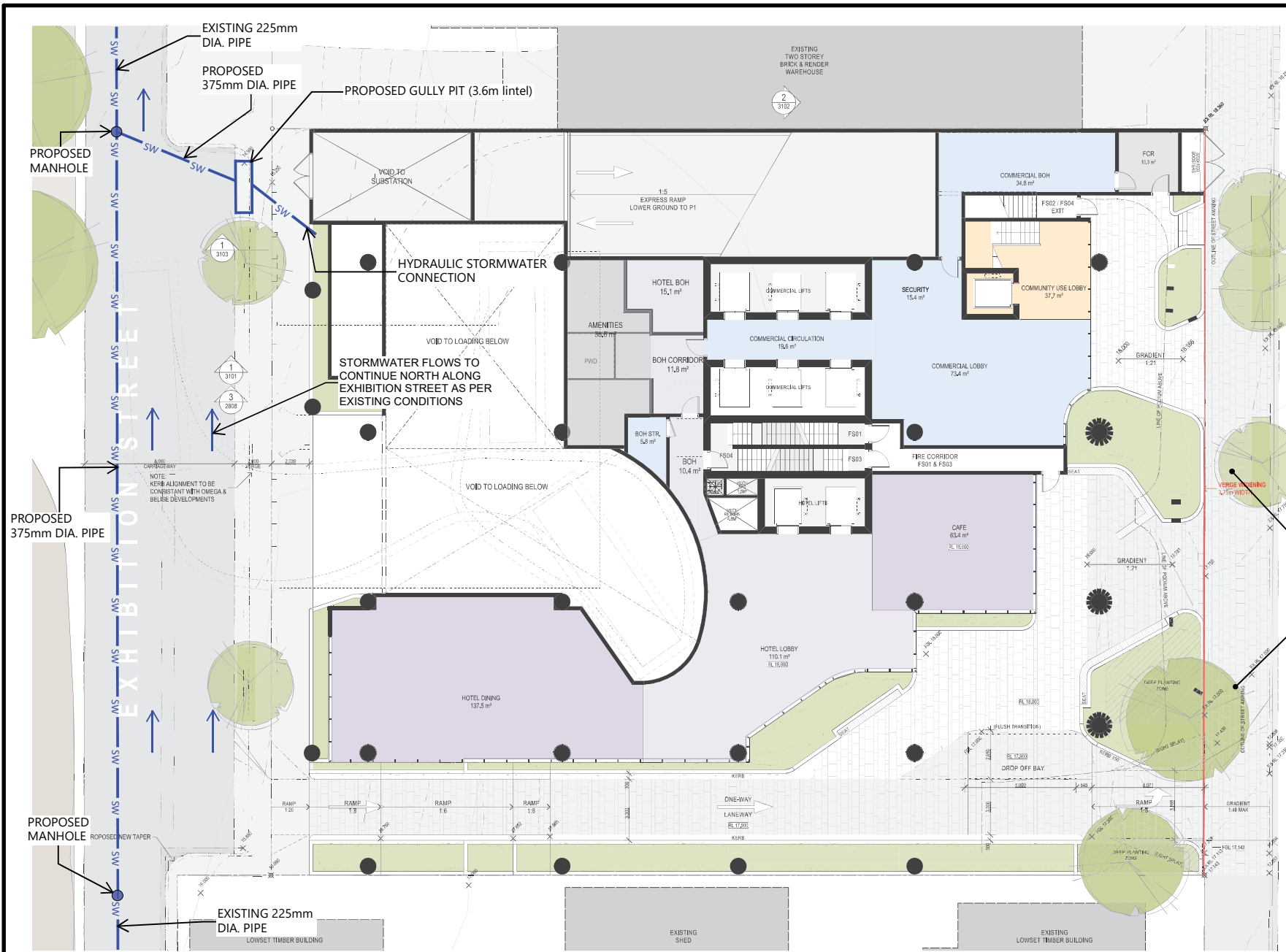


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referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2020/1114  
Date: 29 April 2021



MINOR LANDSCAPING  
AREAS TO SHEET FLOW TO  
BROOKES STREET AS PER  
EXISTING CONDITIONS



SCALE 1:200 (A3)

**BORNHORST + WARD**  
CONSULTING ENGINEERS  
CIVIL AND STRUCTURAL

Level 4, 67 Astor Terrace  
Spring Hill, QLD 4000, Australia  
P. +61 (7) 3013 4699  
mail@bornhorstward.com.au  
www.bornhorstward.com.au

PROJECT  
**41 - 47 BROOKES ST  
BOWEN HILLS**

SUBJECT  
**STORMWATER LAYOUT**

PROJECT No.	19295
DRAWING No.	SK-C001
REVISION	B