

12-16 THOMPSON ST, BOWEN HILLS 4006 - TOWER 1

APRIL 2021

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2020/1124

Date: 22 December 2021



SUMMARY TOWER 1 - GFA

Level	Name	Area
GROUND FLOOR	RETAIL	232 m ²
LEVEL 2 - PODIUM CARPARK	MEZZANINE	119 m ²
LEVEL 5 - TRANSITION	COMMERCIAL	1449 m ²
LEVEL 6 - TOWER	COMMERCIAL	1229 m ²
LEVEL 7 - TOWER	COMMERCIAL	1229 m ²
LEVEL 8 - TOWER	COMMERCIAL	1229 m ²
LEVEL 9 - TOWER	COMMERCIAL	1216 m ²
LEVEL 10 - TOWER	COMMERCIAL	1229 m ²
LEVEL 11 - TOWER	COMMERCIAL	1229 m ²
LEVEL 12 - TOWER	COMMERCIAL	1216 m ²
LEVEL 13 - TOWER	COMMERCIAL	1229 m ²
ROOF	COMMERCIAL	270 m ²
Grand total		11875 m ²

***NOTE:**

GROSS FLOOR AREA HAS BEEN MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS AND THE CENTRE OF ANY COMMON WALLS OF THE BUILDING, OTHER THAN AREAS USED FOR

- A. Building services, plant or equipment; or
- B. access between levels; or
- C. a ground floor public lobby; or
- D. a mall; or
- E. parking, loading or manoeuvring vehicles; or
- F. unenclosed private balconies, whether roofed or not.

SUMMARY TOWER 1 - NLA

Level	Name	Area
GROUND FLOOR	RETAIL A	133 m ²
GROUND FLOOR	RETAIL B	81 m ²
LEVEL 2 - PODIUM CARPARK	RETAIL B	103 m ²
LEVEL 5 - TRANSITION	COMMERCIAL	1420 m ²
LEVEL 6 - TOWER	COMMERCIAL	1080 m ²
LEVEL 7 - TOWER	COMMERCIAL	1080 m ²
LEVEL 8 - TOWER	COMMERCIAL	1080 m ²
LEVEL 9 - TOWER	COMMERCIAL	1066 m ²
LEVEL 10 - TOWER	COMMERCIAL	1080 m ²
LEVEL 11 - TOWER	COMMERCIAL	1080 m ²
LEVEL 12 - TOWER	COMMERCIAL	1066 m ²
LEVEL 13 - TOWER	COMMERCIAL	1080 m ²
ROOF	TENANCY A	73 m ²
ROOF	TENANCY B	73 m ²
ROOF	TENANCY C	113 m ²
Grand total		10612 m ²

***NOTE:**

NET LETTABLE AREA HAS BEEN MEASURED FROM THE INTERNAL FINISHED SURFACES OF PERMANENT INTERNAL WALLS AND THE INTERNAL FINISHED SURFACES OF DOMINANT PORTIONS OF THE PERMANENT OUTER BUILDING WALLS.

EXCLUDED FROM THE LETTABLE AREA OF EACH TENANCY ARE:

- stairs;
- access ways;
- fire stairs;
- toilets;
- lift shafts;
- escalators;
- plant/motor rooms;
- areas dedicated as public spaces or thorough fares such as foyers, atria and access ways in lift and building service areas;
- Balconies, terraces, planter boxes, verandahs, awnings and covered areas should be excluded from the tenancy area calculations, but may be measured and separately identified for the purpose of negotiating rentals.

SUMMARY TOWER 1 - LANDSCAPE

Level	Name	Area
GROUND FLOOR	PLANTERS	75 m ²
LEVEL 2 - PODIUM CARPARK	PLANTERS	115 m ²
LEVEL 3 - PODIUM CARPARK	PLANTERS	112 m ²
LEVEL 4 - PODIUM CARPARK	PLANTERS	177 m ²
LEVEL 5 - TRANSITION	PLANTERS	105 m ²
LEVEL 6 - TOWER	PLANTERS	199 m ²
LEVEL 9 - TOWER	PLANTERS	9 m ²
LEVEL 12 - TOWER	PLANTERS	9 m ²
ROOF	PLANTERS	200 m ²
Grand total		1001 m ²

SUMMARY MASTERPLAN - LANDSCAPE

Level	Name	Area
GROUND *	LANDSCAPE	4545m ² *


***NOTE:**

TOWER 1 PLANTERS INCLUDED IN MASTERPLAN LANDSCAPE TOTAL.

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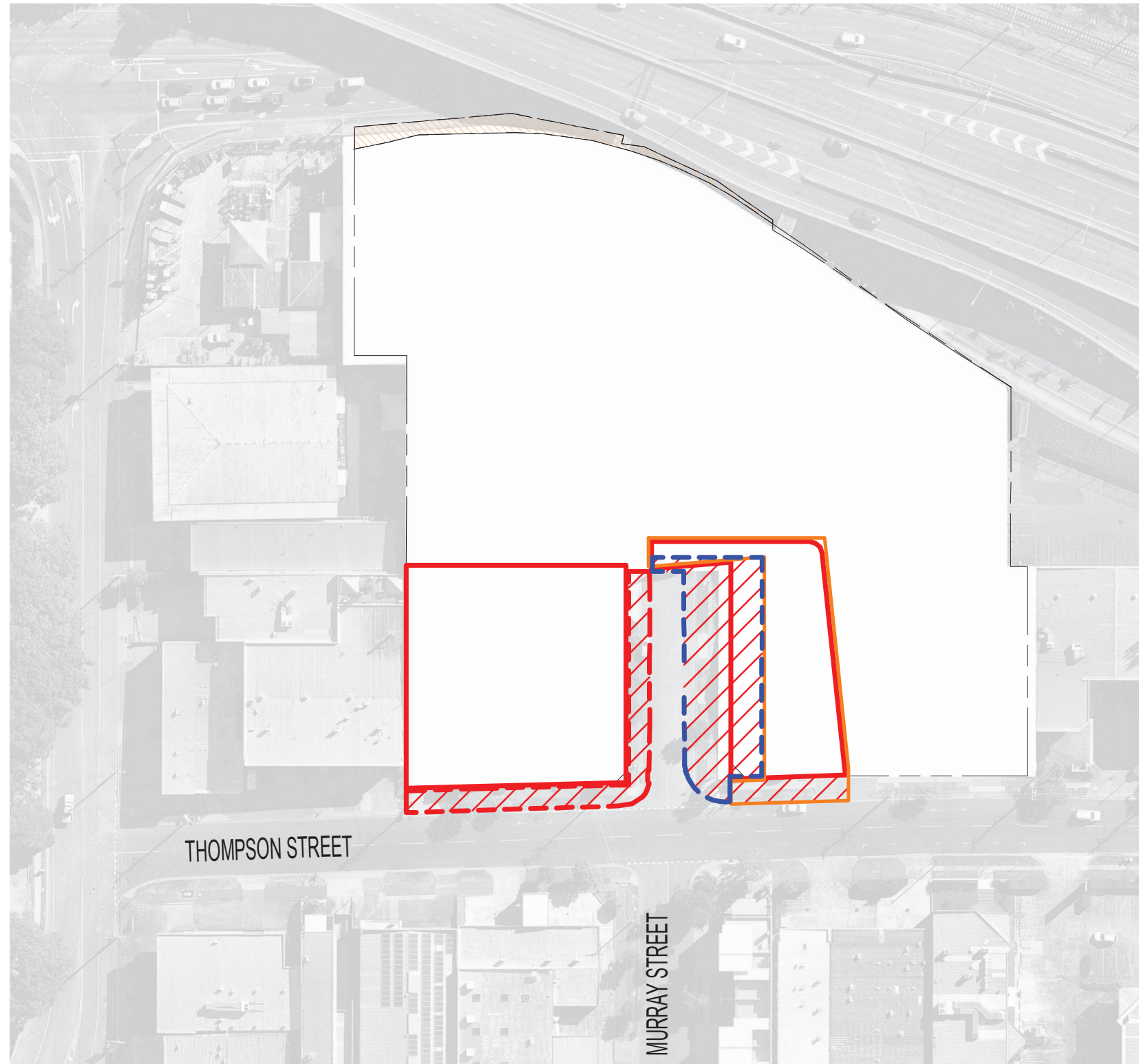


SITE PLAN (FOCUSSED)

-  TOWER 1 - SITE EXTENT (PRIVATE LAND)
-  TOWER 1 - ASSOCIATED WORKS IN ROAD RESERVE

STAGES

-  STAGE 1A - TOWER 1 & ADJACENT VERGE WORKS
-  STAGE 1B - INTERIM PARK & ROAD RESERVE IMPROVEMENTS
-  STAGE 1C - ULTIMATE PARK





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1 SITE PLAN - OVERALL
 - 1 : 1000@A3



SITE PLAN (FOCUSSED)

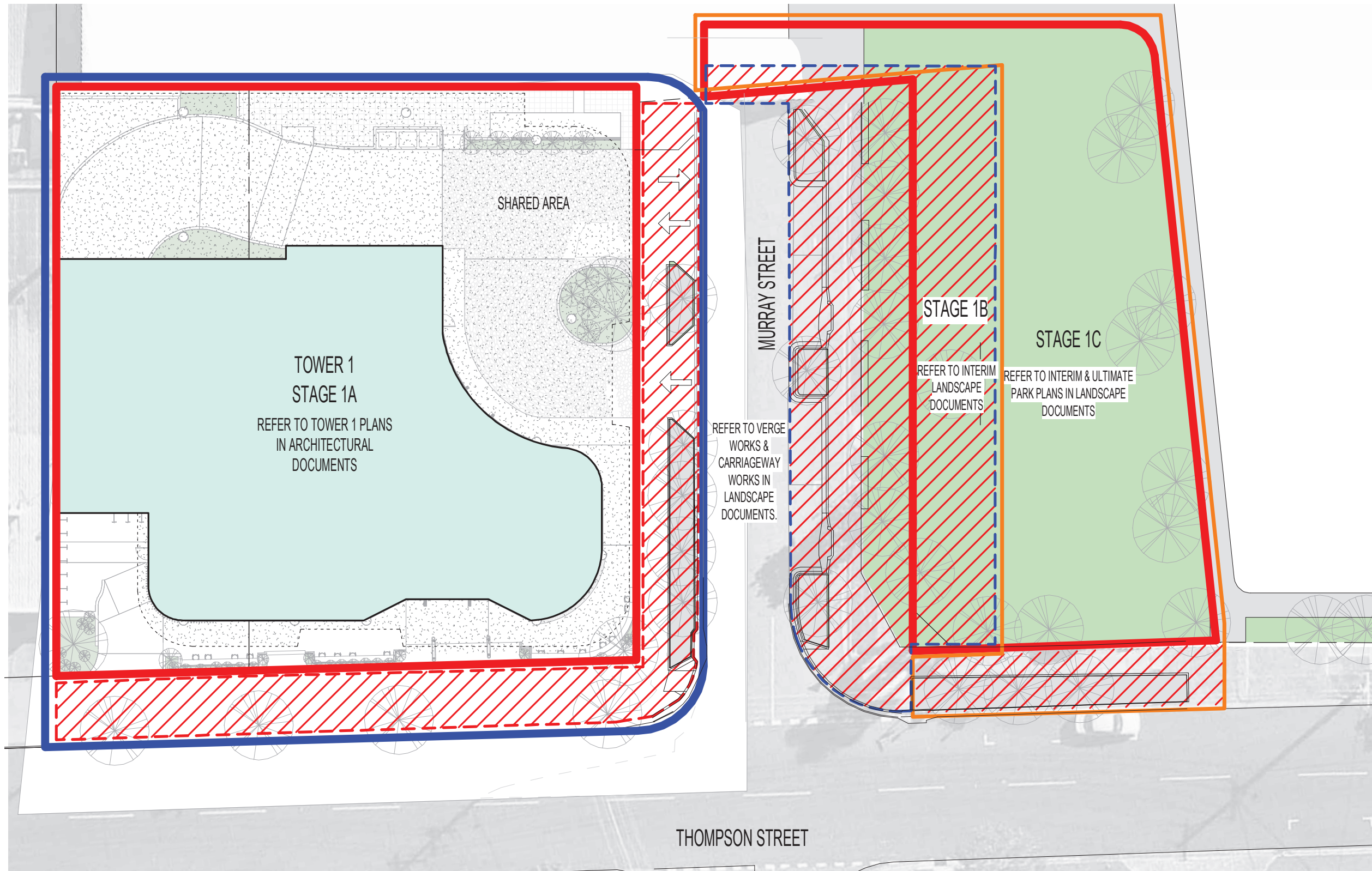
-  TOWER 1 - SITE EXTENT (PRIVATE LAND)
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-  STAGE 1A - TOWER 1 & ADJACENT VERGE WORKS
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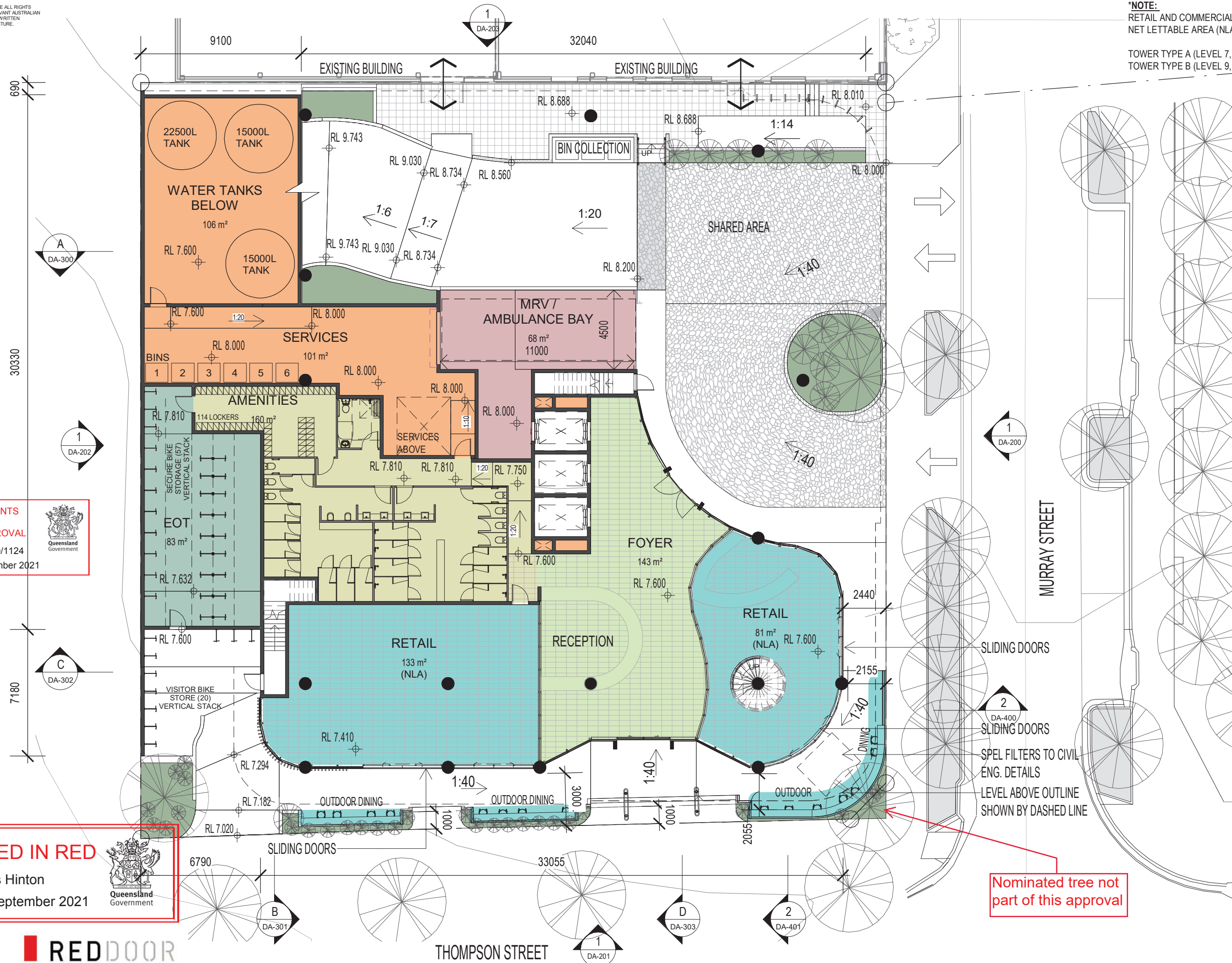
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1 SITE PLAN - ULTIMATE PARK & ROAD RESERVE
- 1:300@A3





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Date: 22 December 2021



AMENDED IN RED
By: Chris Hinton
Date: 14 September 2021



Nominated tree not part of this approval

***NOTE:**
RETAIL AND COMMERCIAL AREAS ON PLAN INDICATE NET LETTABLE AREA (NLA).

TOWER TYPE A (LEVEL 7, 8, 10, 11,13)
TOWER TYPE B (LEVEL 9, 12)



Minimum three (3) Destination chargers (three phase 22kW AC charger or 25kW DC) in a visitor car park on the Level 2 Carpark. These car parks are to be reserved for short term parking, with a 1 to 3-hour time limit.

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Level 2 Mezzanine must extend a minimum 60% of the Murray St frontage

AMENDED IN RED
By: Chris Hinton
Date: 14 September 2021



***NOTE:**
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TOWER TYPE A (LEVEL 7, 8, 10, 11,13)
TOWER TYPE B (LEVEL 9, 12)

AMENDED IN RED

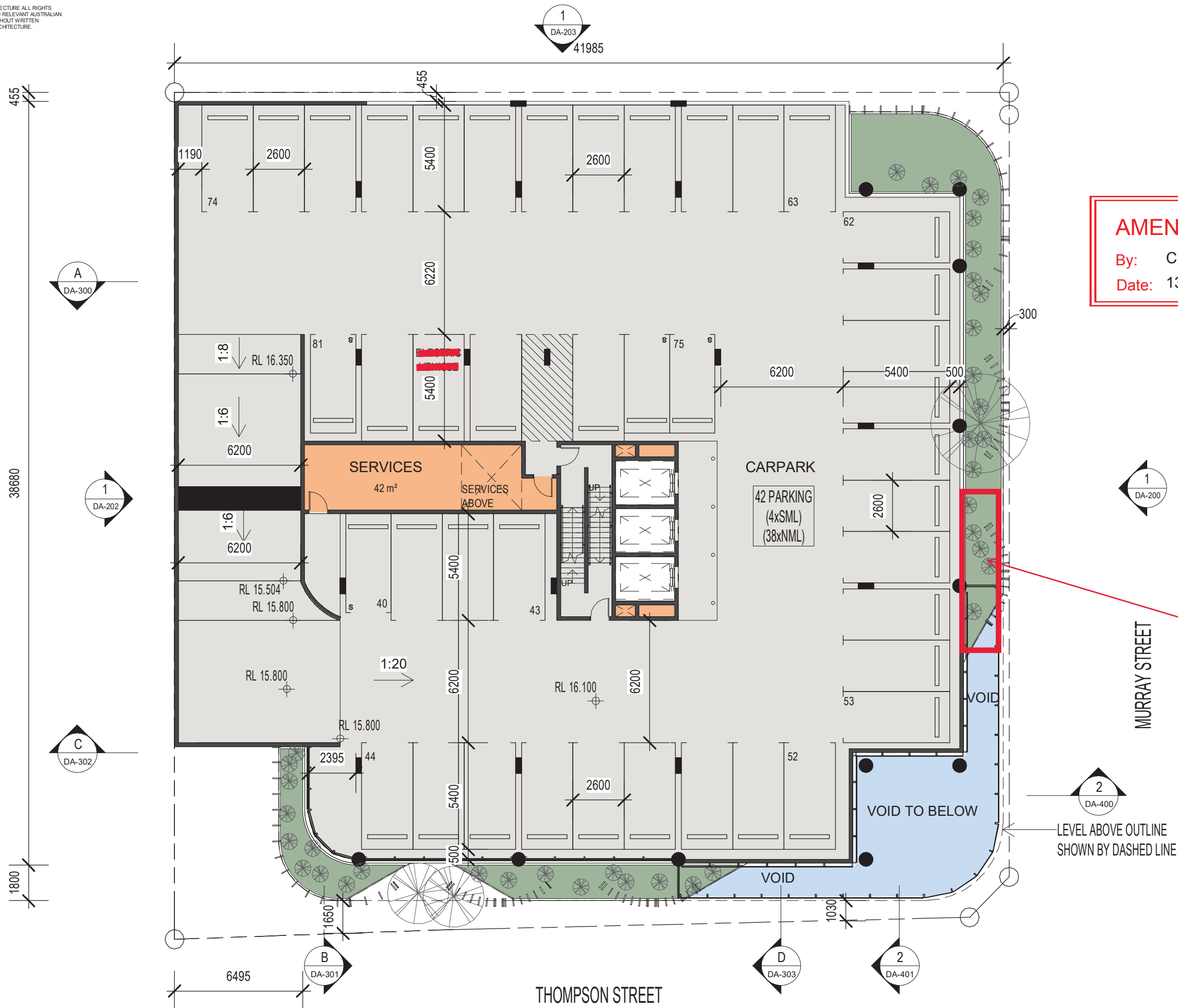
By: Chris Hinton
Date: 13 December 2021



Mezzanine void should extend a minimum 60% of the Murray St frontage

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MURRAY STREET

THOMPSON STREET

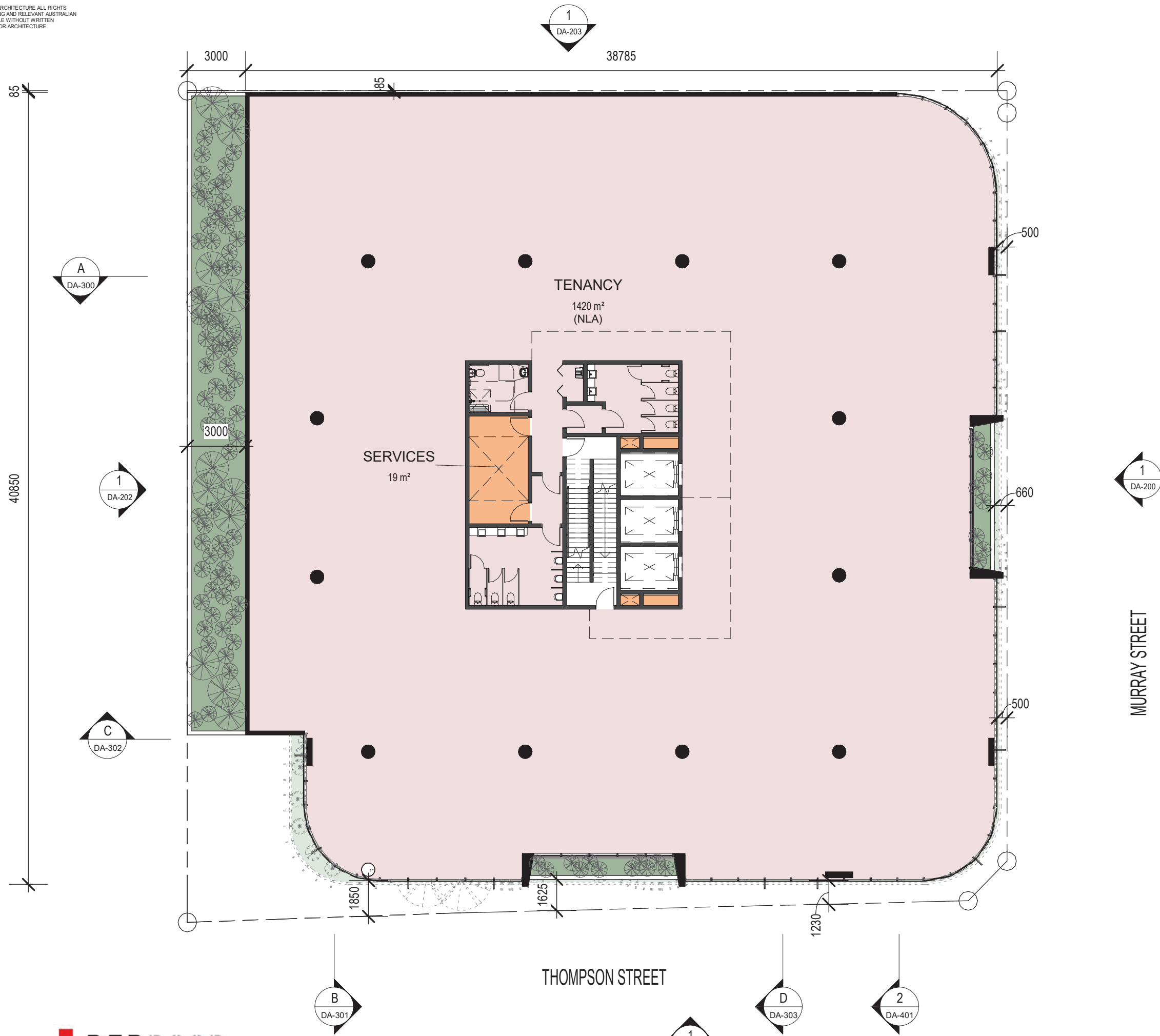
LEVEL ABOVE OUTLINE SHOWN BY DASHED LINE



***NOTE:**
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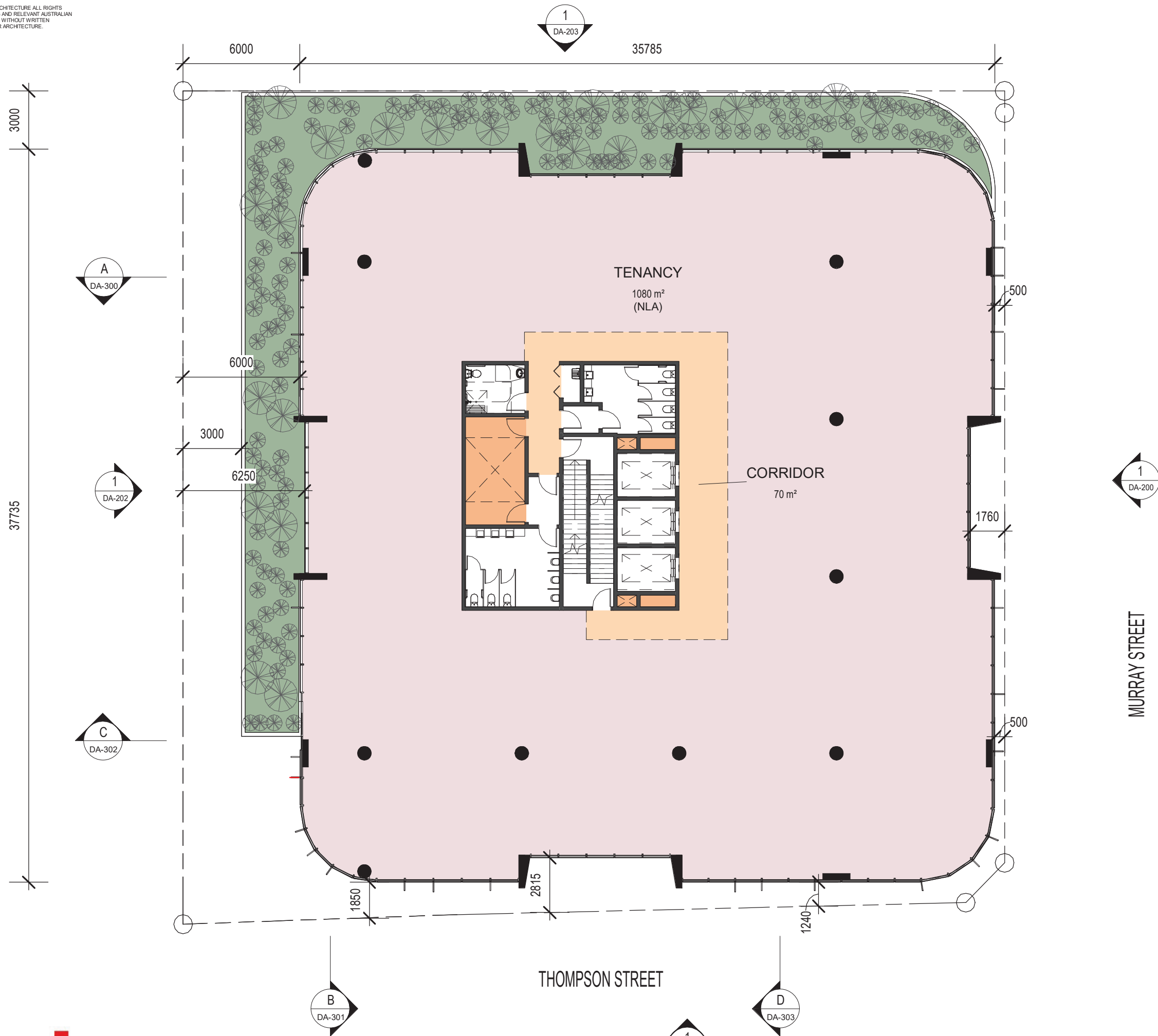
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REDDOOR
ARCHITECTURE

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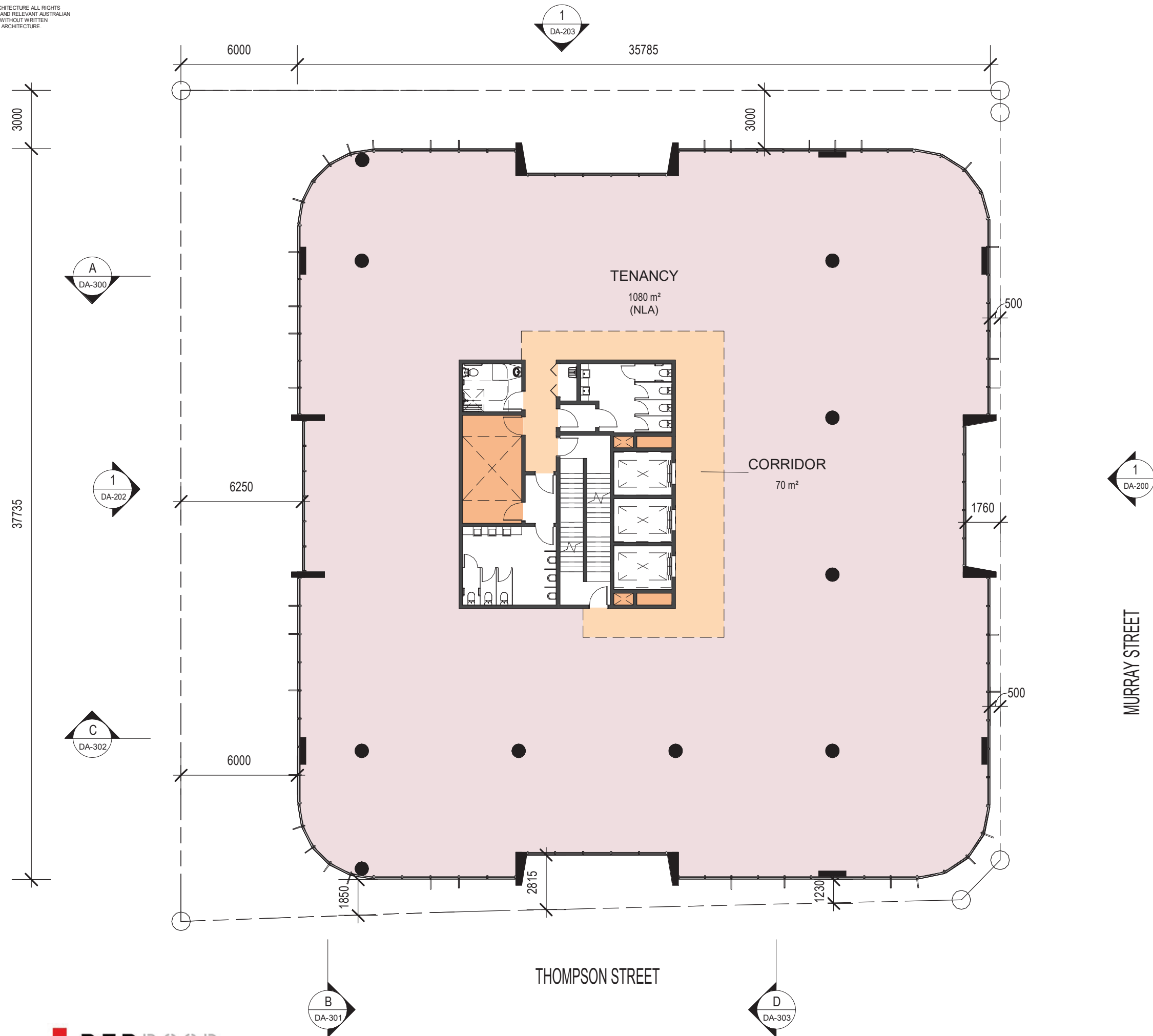


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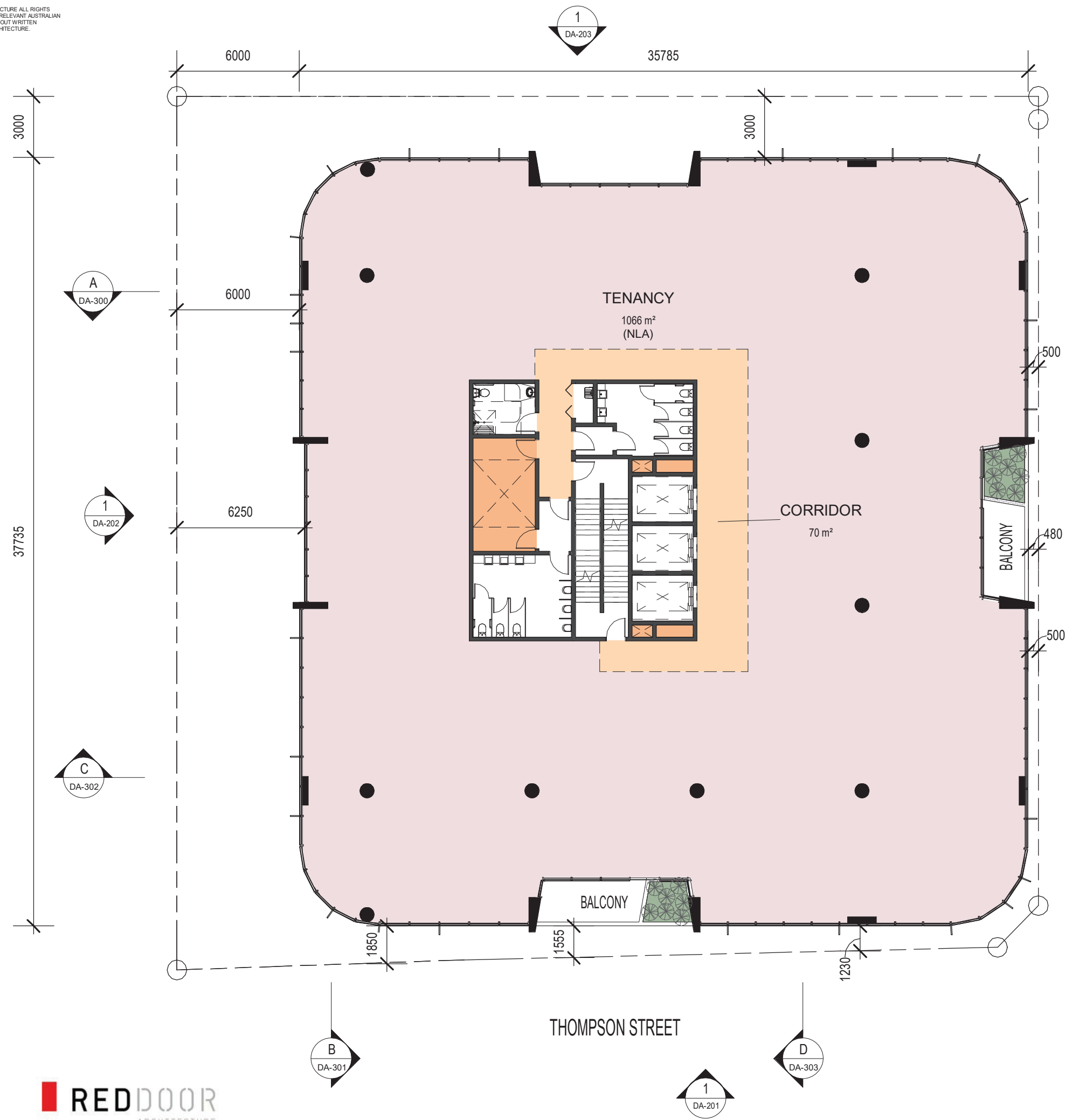
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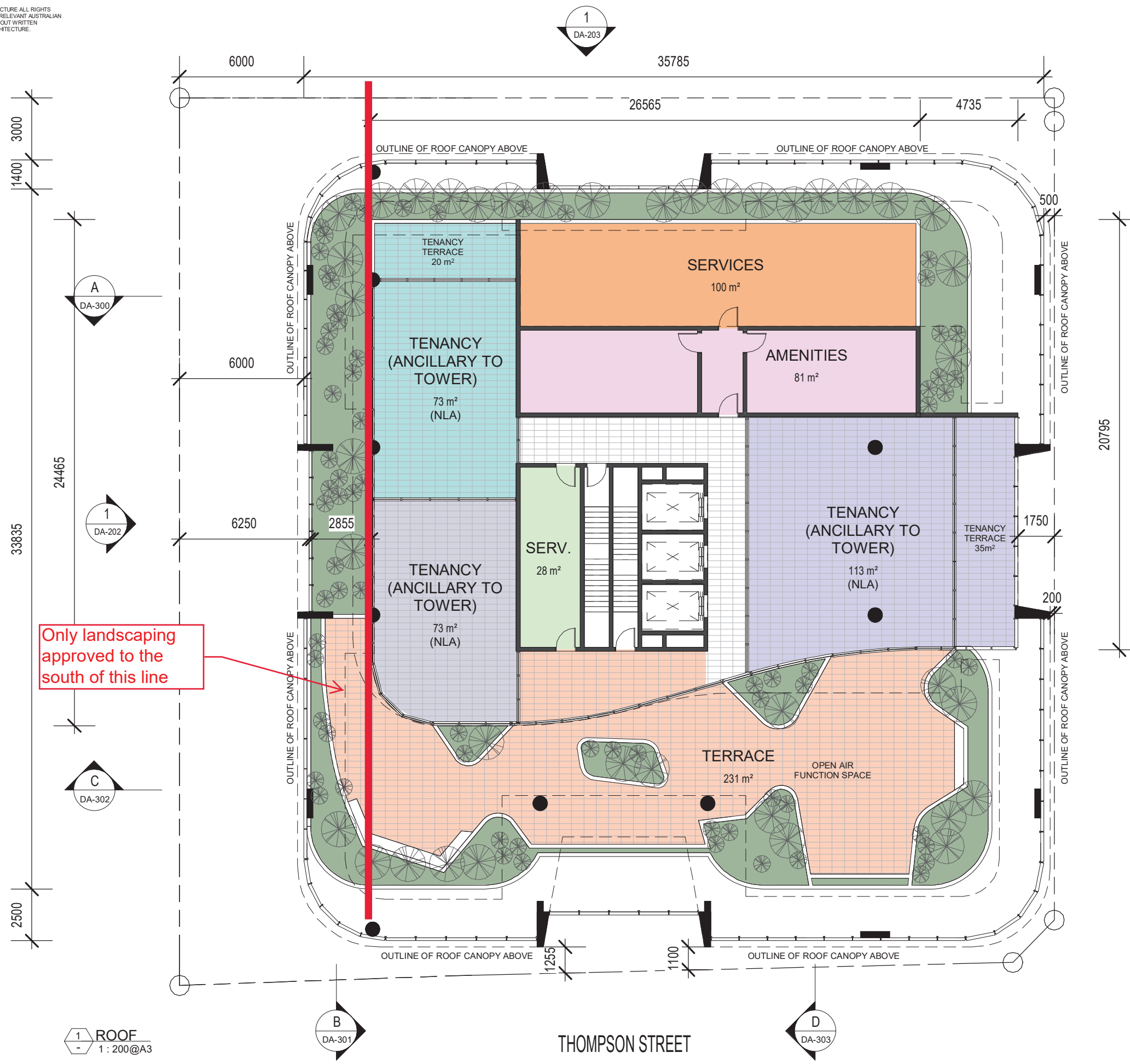
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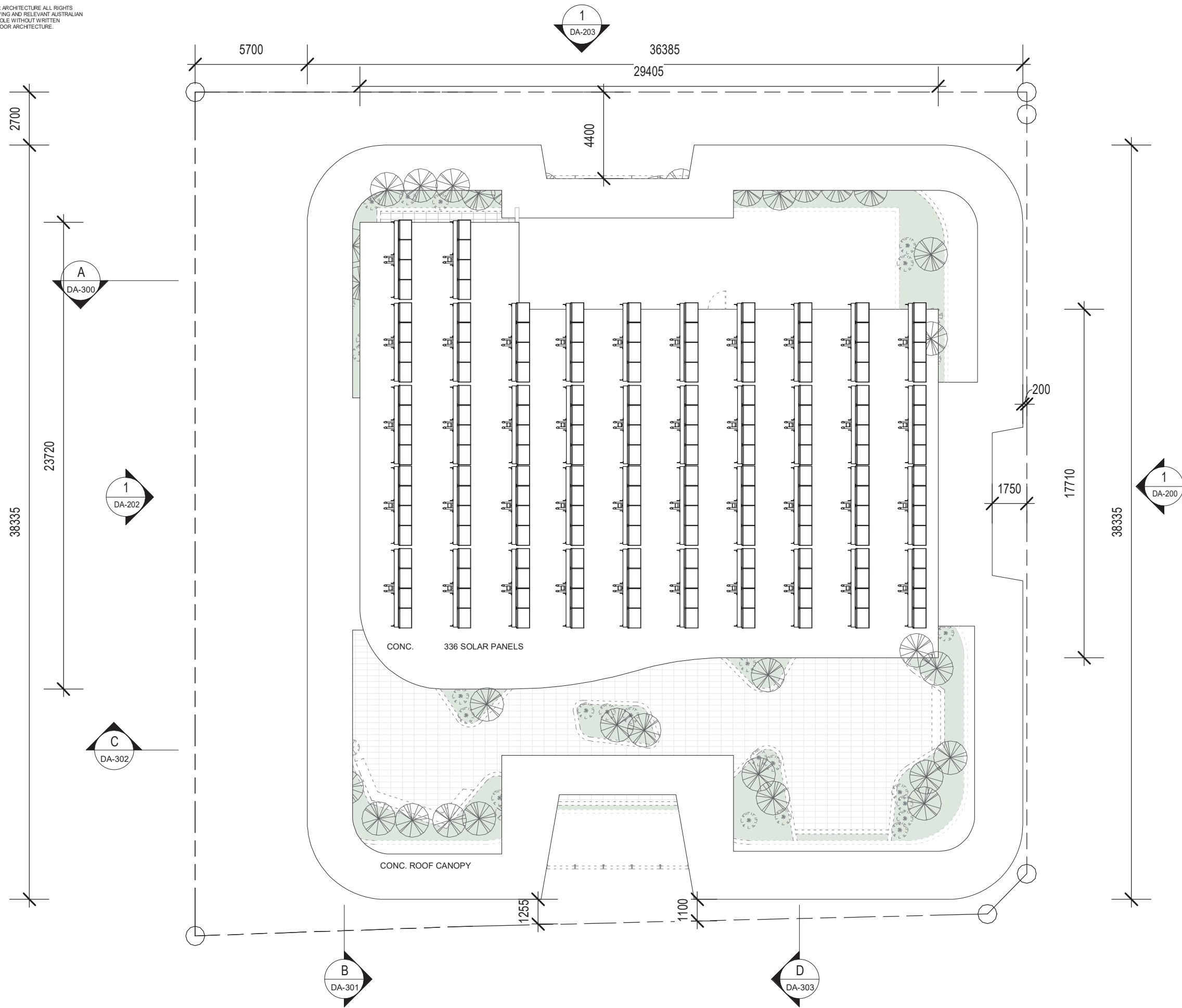


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***NOTE:**
ROOF TERRACE EXTERNAL WORKS SUBJECT TO CHANGE BASED OFF LANDSCAPE ARCHITECT'S DRAWINGS.

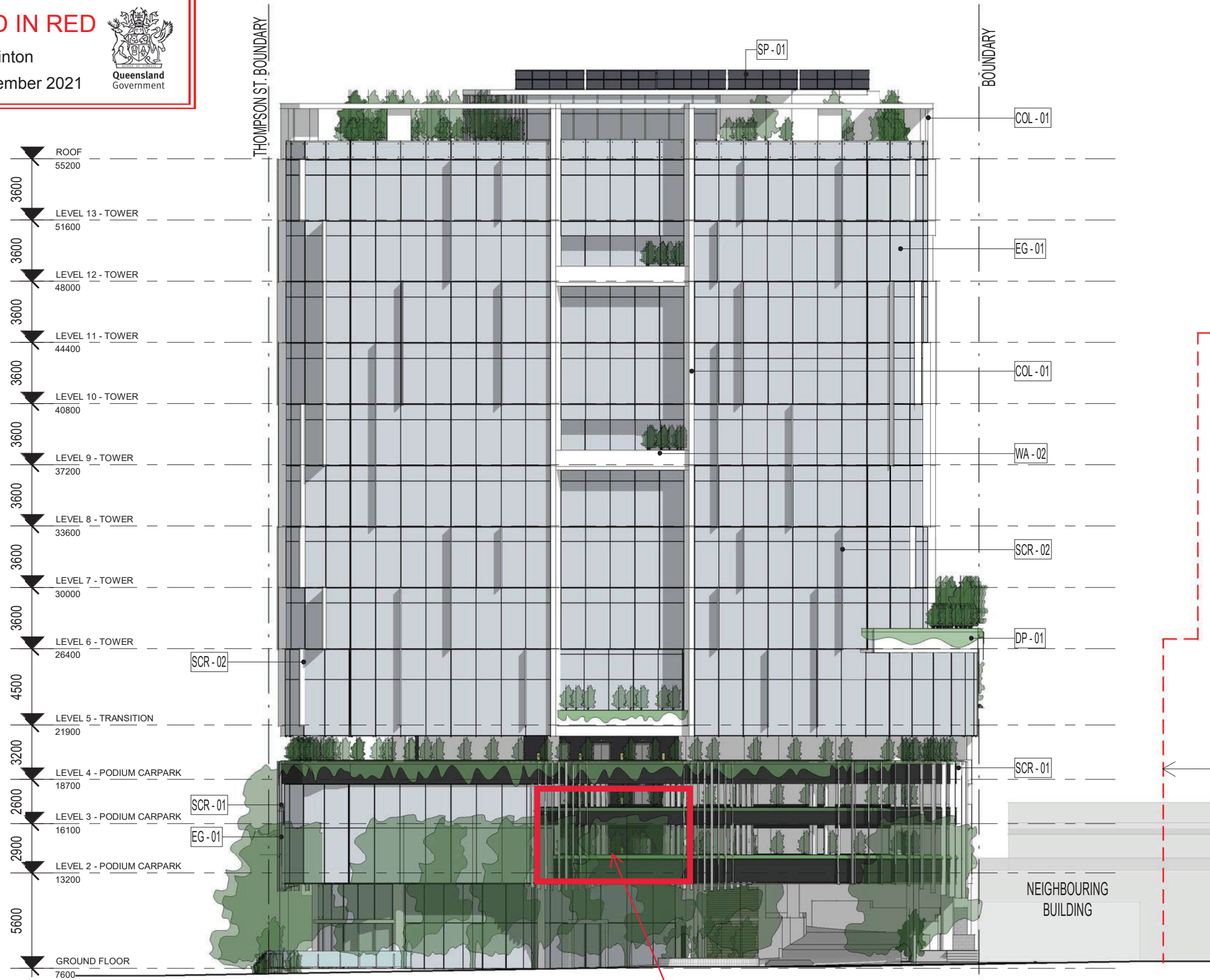


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FINISH CODES

- EXTERNAL GLASS FINISHES**
- EG - 01 FULL HEIGHT GLAZING SYSTEM LIGHT BLUE GLAZING
 - EG - 02 FULL HEIGHT GLAZING SYSTEM FIRE RATED GLAZING

WALL FINISH

- WA - 01 EXPRESSED CONCRETE; PAINTED (VIVID WHITE)
- WA - 02 BLOCKWORK; RENDERED AND PAINTED (VIVID WHITE)
- WA - 03 BLOCKWORK; RENDERED AND PAINTED (MONUMENT)
- WA - 04 BLOCKWORK; RENDERED AND PAINTED (NATURAL WHITE)
- WA - 05 BLOCKWORK; RENDERED AND PAINTED (MALAY GREY)
- WA - 06 BLOCKWORK; RENDERED AND PAINTED (LEADMAN)
- WA - 07 BLOCKWORK; RENDERED AND PAINTED (ACCORD)
- WA - 08 BLOCKWORK; RENDERED AND PAINTED (GUILD GREY)

MISC

- SCR - 01 FEATURE BLADES TO PODIUM; POWDERCOAT WHITE (400x50)
- SCR - 02 FEATURE BLADES TO TOWER POWDERCOAT WHITE (500 DEPTH)
- SG - 01 BUILDING SIGNAGE
- MRS - 01 METAL ROOF SHEETING
- W - 01 GLAZED WINDOW; ALUMINIUM FRAME
- COL - 01 COLUMN; PAINTED FINISH
- SP - 01 SOLAR PANELS
- GW - 01 GREEN WALL
- DP - 01 DEEP PLANTER
- AS - 01 ACOUSTIC SCREENING

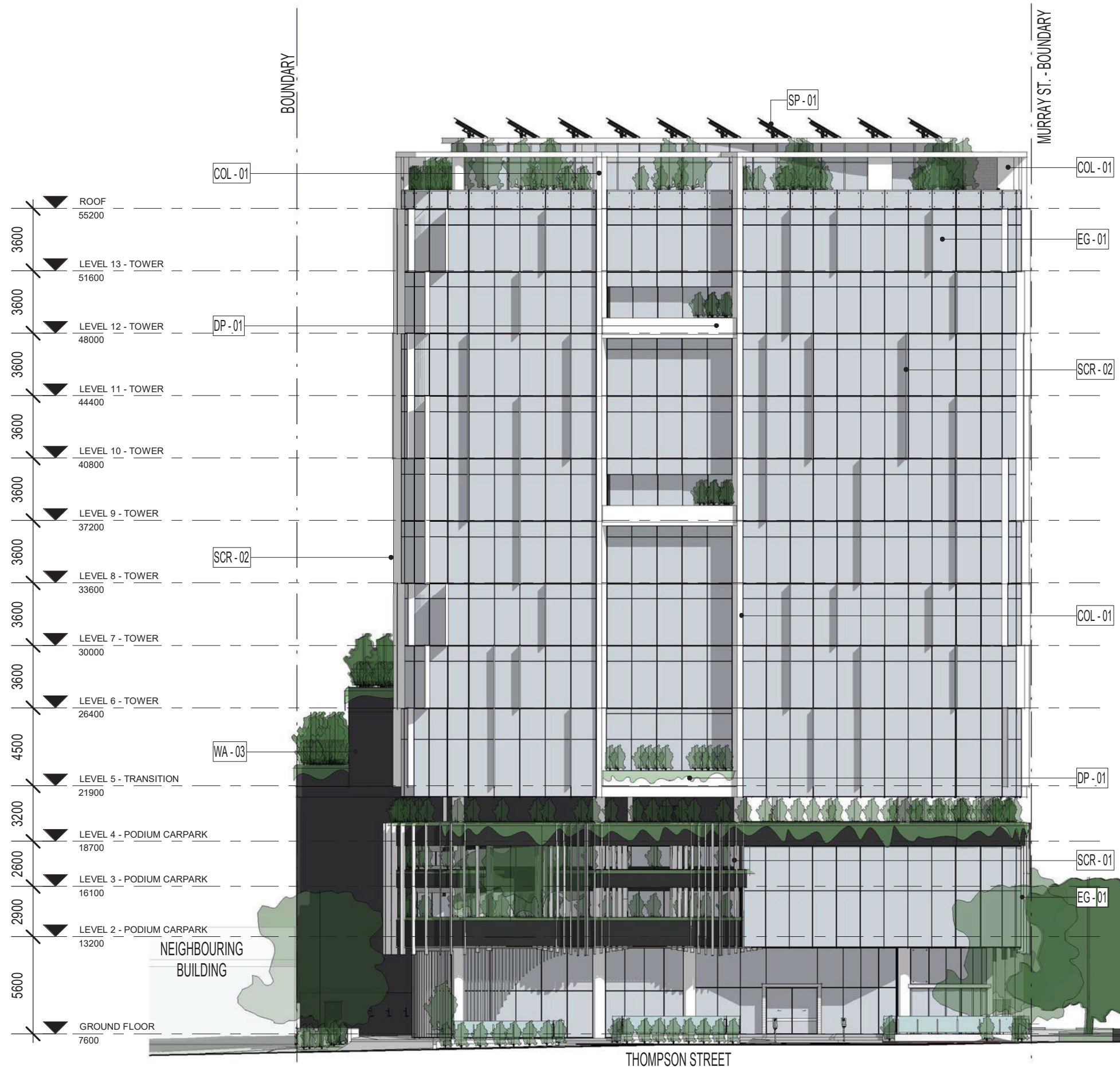
1 NORTH ELEVATION - MURRAY STREET
1 : 250@A3

Level 2 Mezzanine must extend a minimum 60% of the Murray St frontage

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1 EAST ELEVATION - THOMPSON STREET
1 : 250@A3

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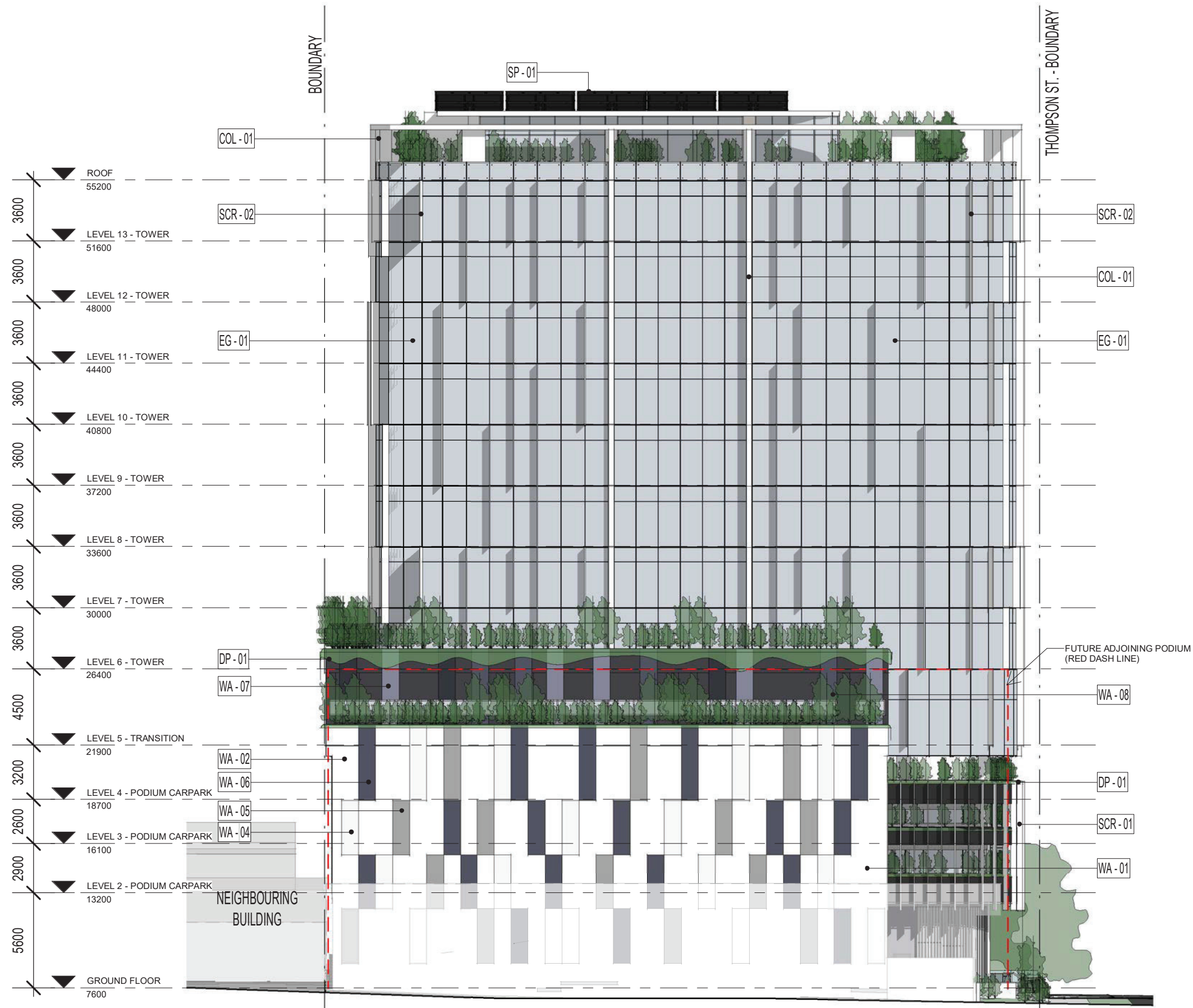
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1 SOUTH ELEVATION
1 : 250@A3

FINISH CODES

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 - EG - 02 FULL HEIGHT GLAZING SYSTEM FIRE RATED GLAZING

WALL FINISH

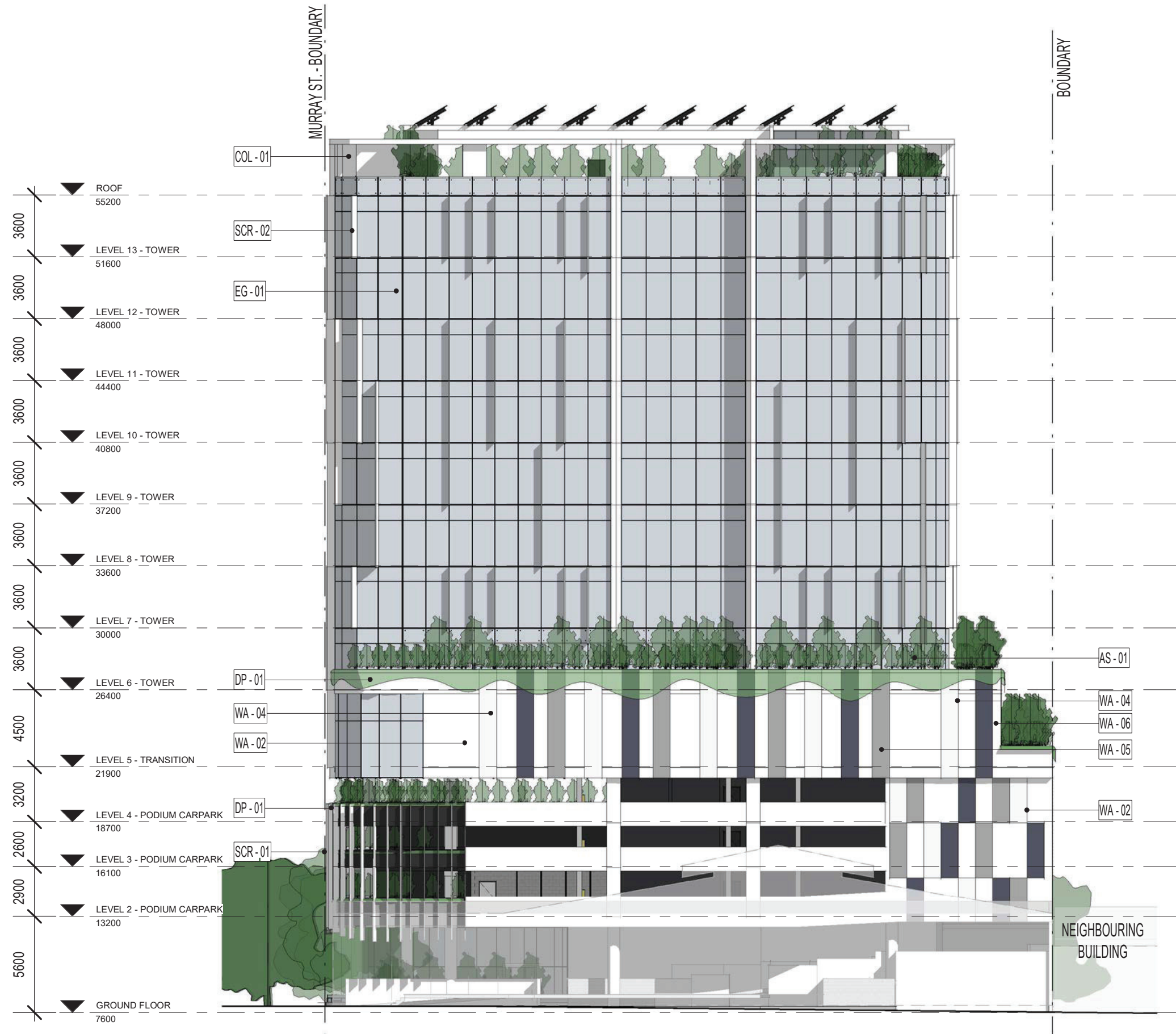
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1 WEST ELEVATION
1: 250@A3

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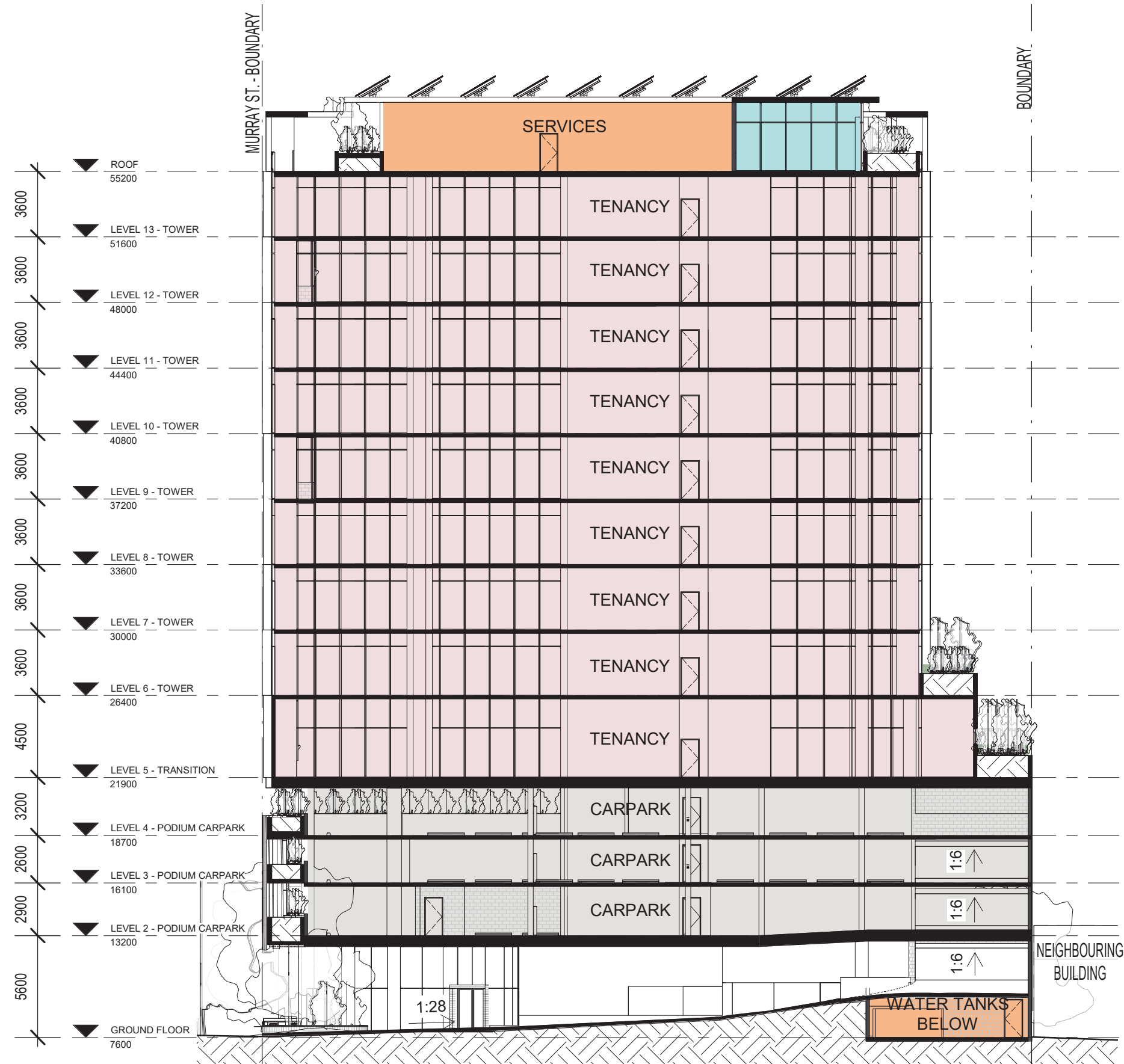
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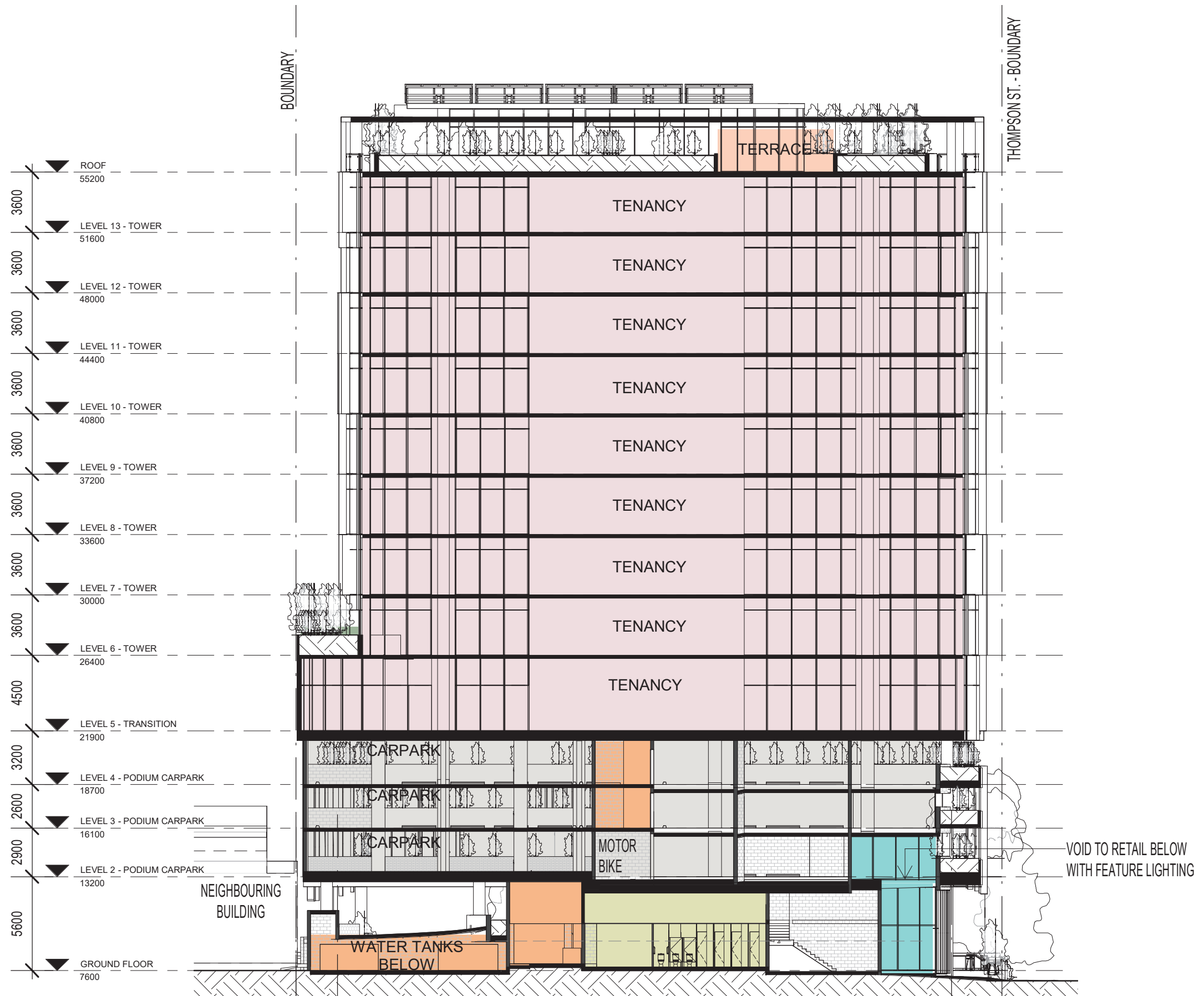


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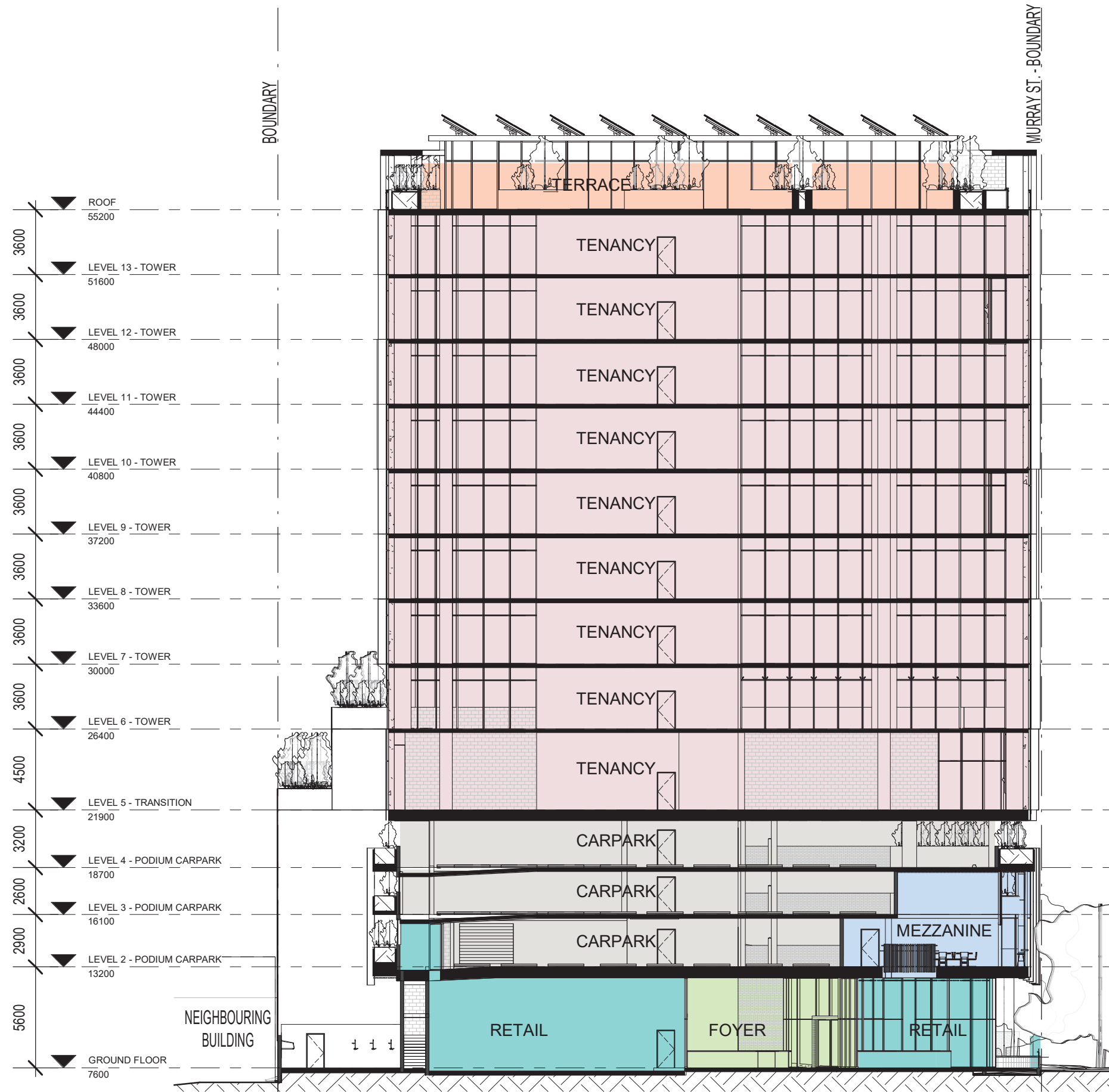


A BUILDING - SECTION A
 1 : 250@A3

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B BUILDING - SECTION B
 1:250@A3



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C BUILDING - SECTION C
 1 : 250@A3

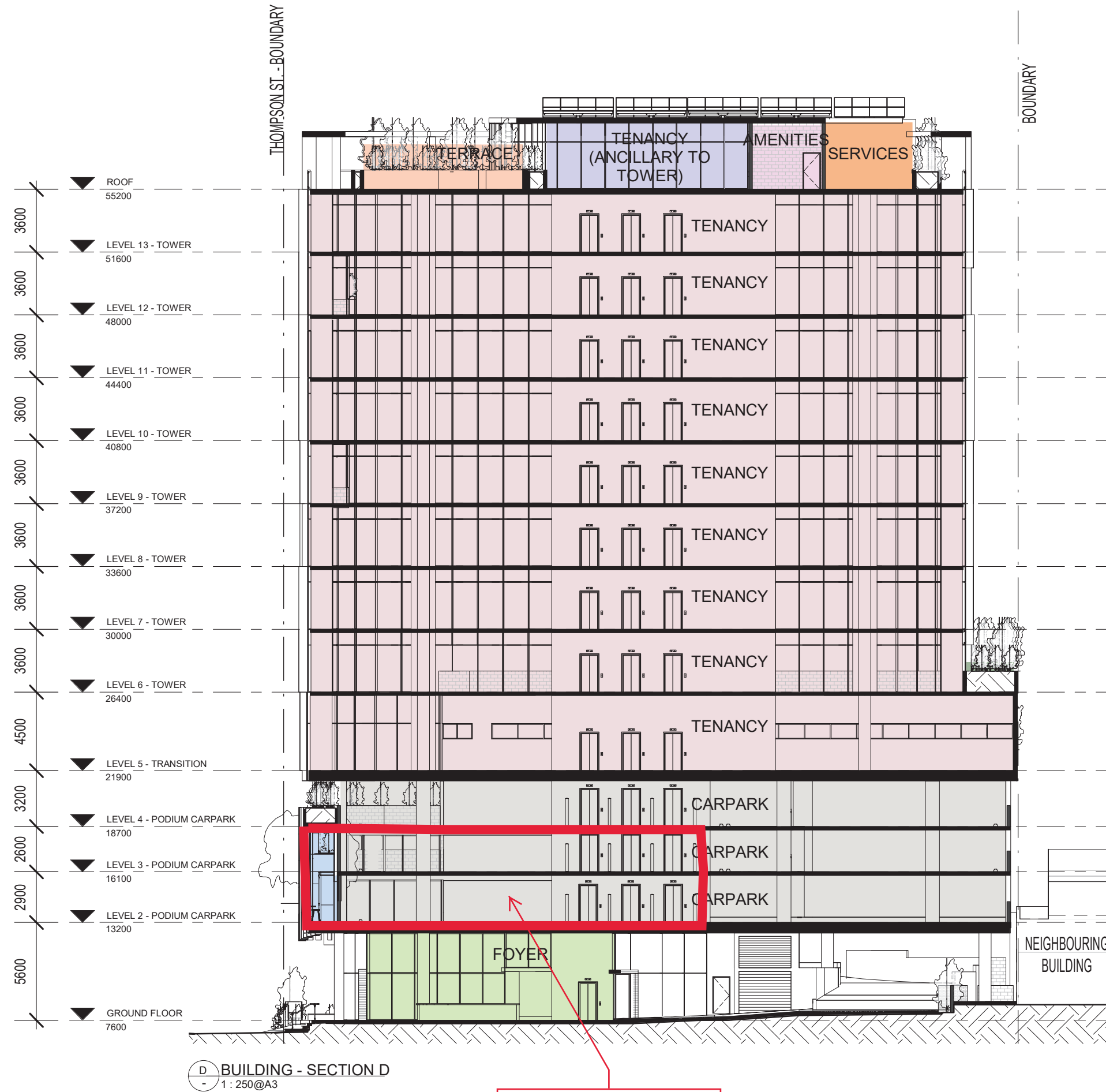
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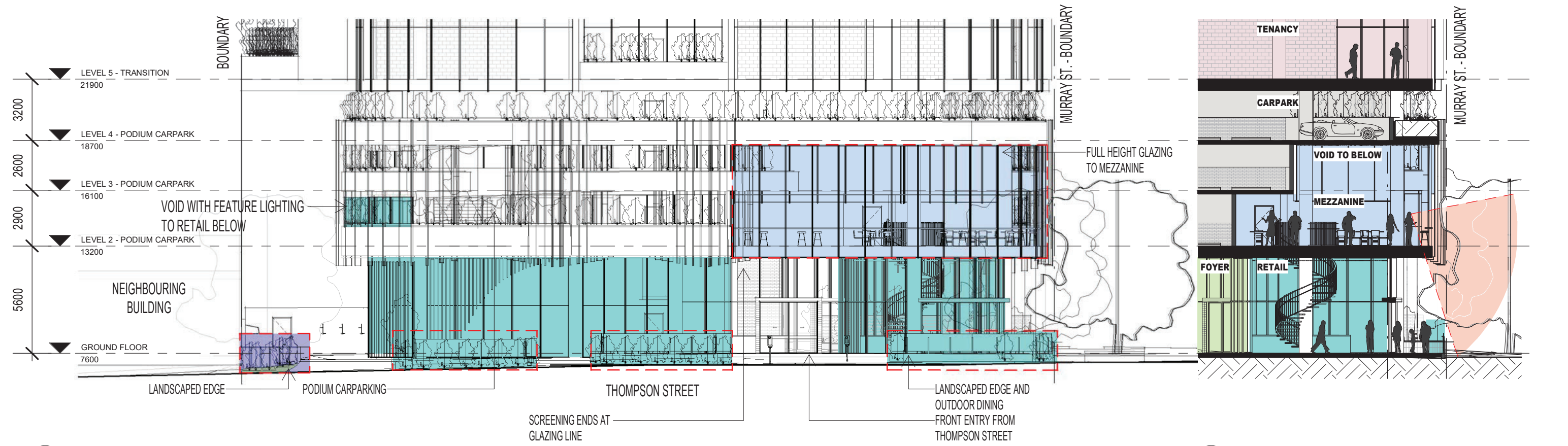
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D BUILDING - SECTION D
1:250@A3

Level 2 Mezzanine must extend a minimum 60% of the Murray St frontage



1 - PODIUM EAST ELEVATION - THOMPSON STREET
 1 : 200@A3

2 - DESIGN OPTION 1 - BUILDING - DETAIL SECTION A
 1 : 200@A3



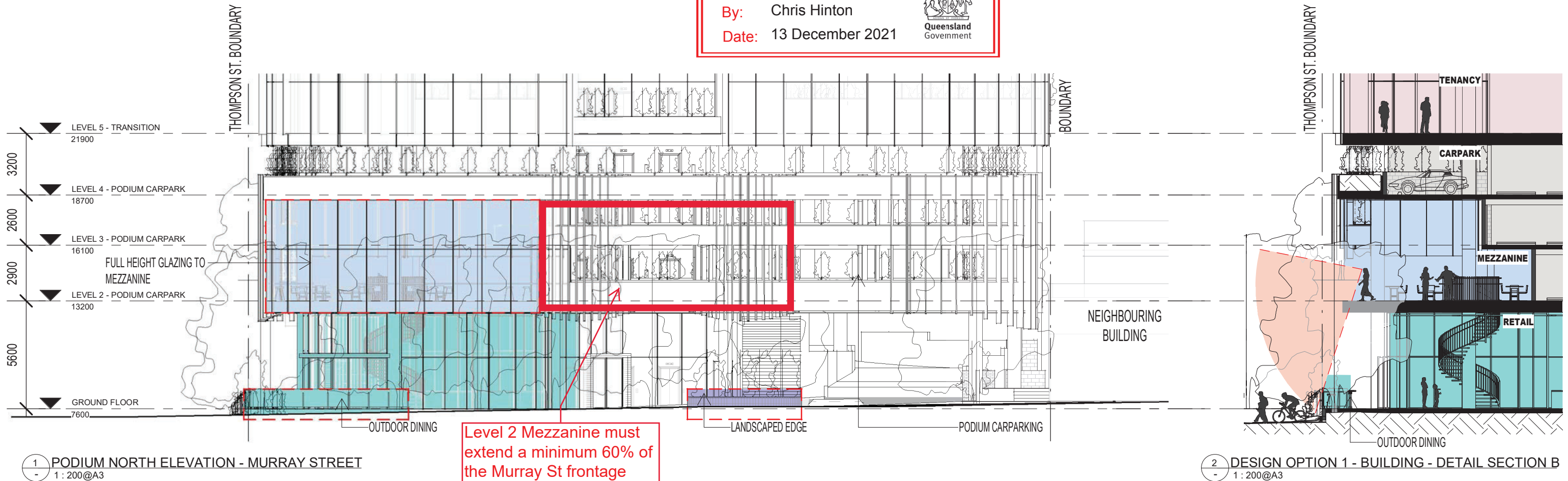
ENTRANCE FROM THOMPSON STREET - GROUND LEVEL ACTIVATION



ENTRANCE FROM THOMPSON STREET - GROUND LEVEL SHELTER

AMENDED IN RED

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1 PODIUM NORTH ELEVATION - MURRAY STREET
1 : 200@A3

2 DESIGN OPTION 1 - BUILDING - DETAIL SECTION B
1 : 200@A3



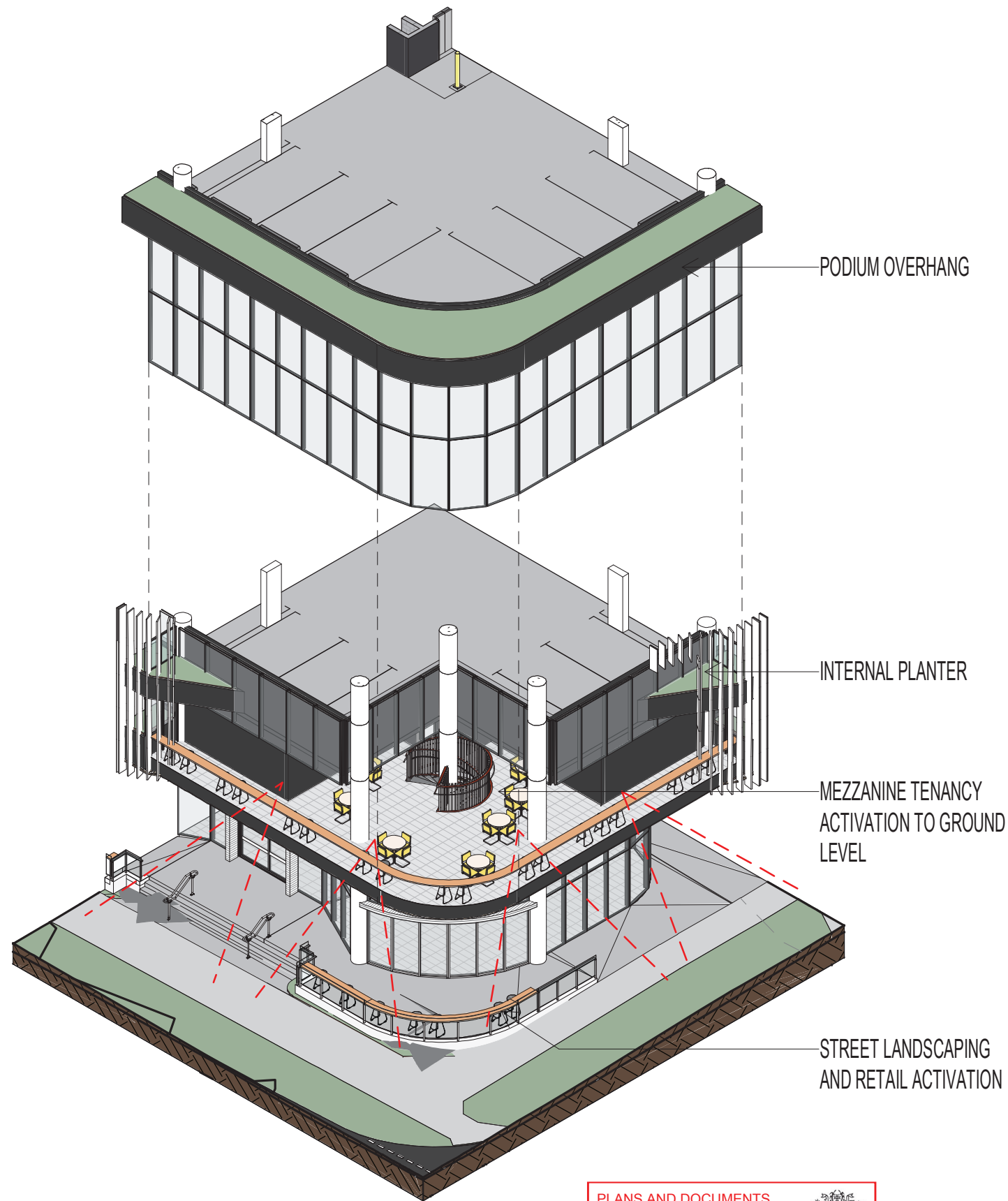
ELEVATED VIEW FROM MURRAY STREET - PODIUM ACTIVATION



CORNER OF MURRAY AND THOMPSON STREET - GROUND LEVEL ACTIVATION

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CORNER OF MURRAY ST AND THOMPSON ST - GROUND LEVEL TENANCY



CORNER OF MURRAY ST AND THOMPSON ST - MEZZANINE LEVEL TENANCY

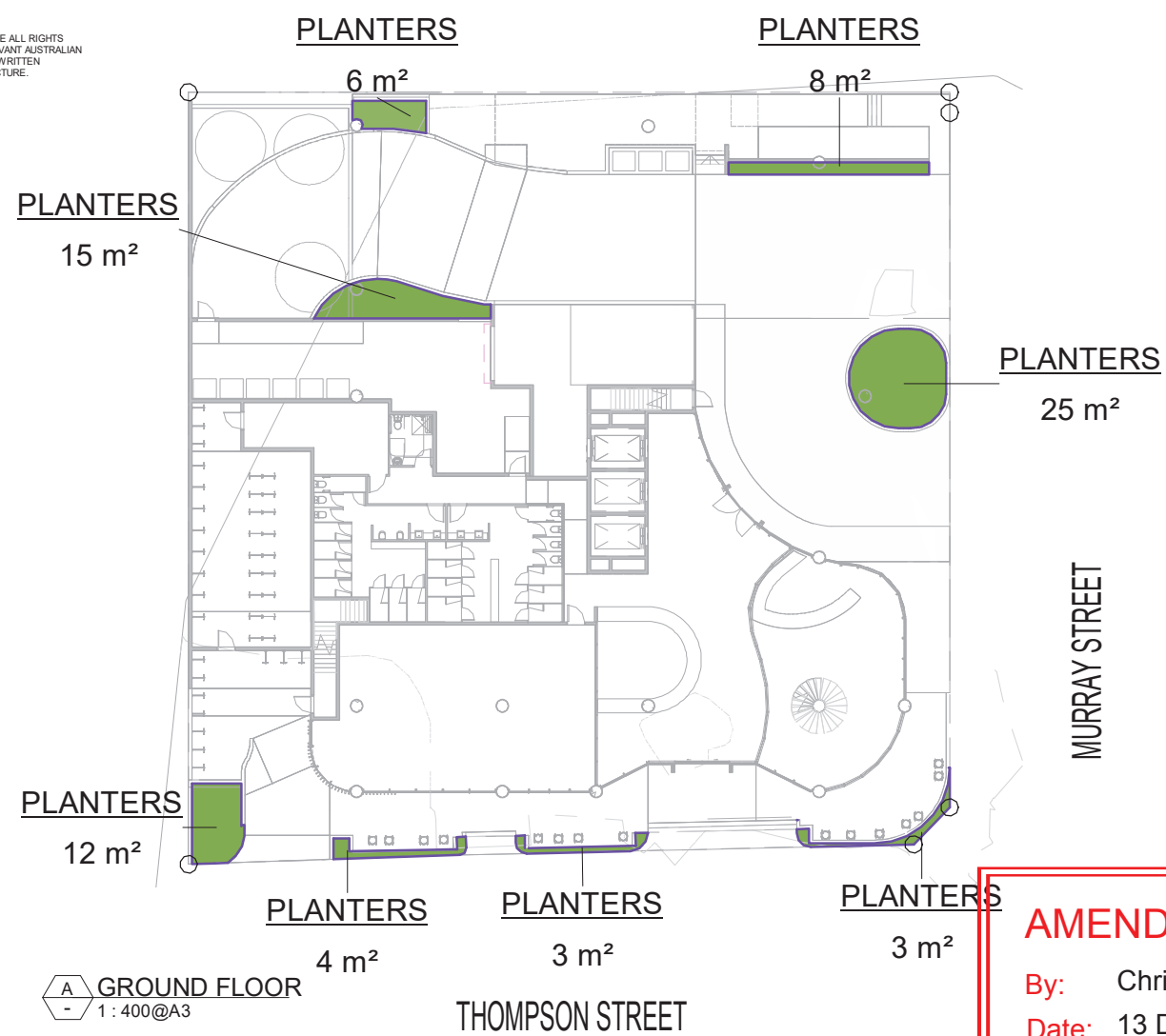
A PODIUM CORNER @A3

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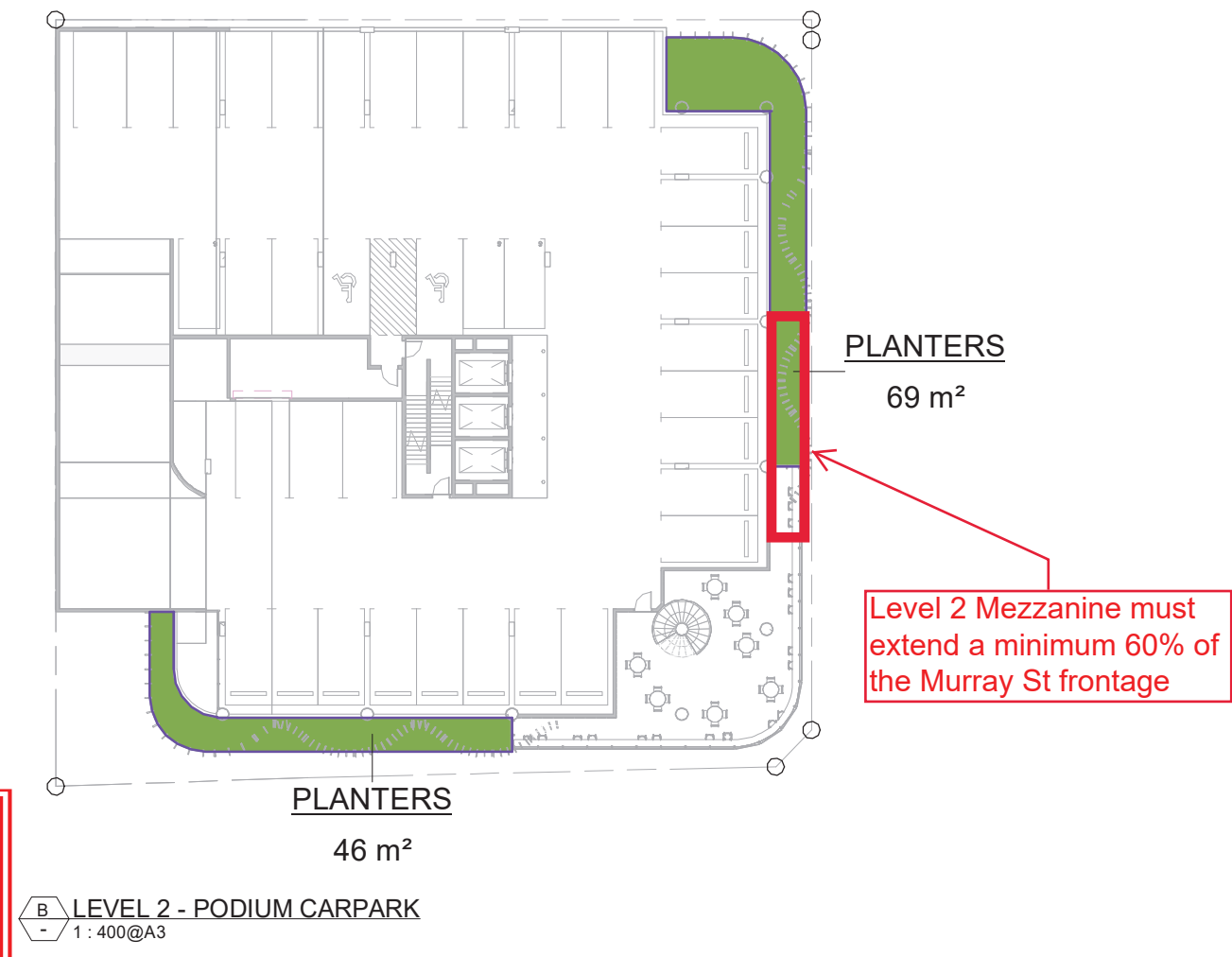




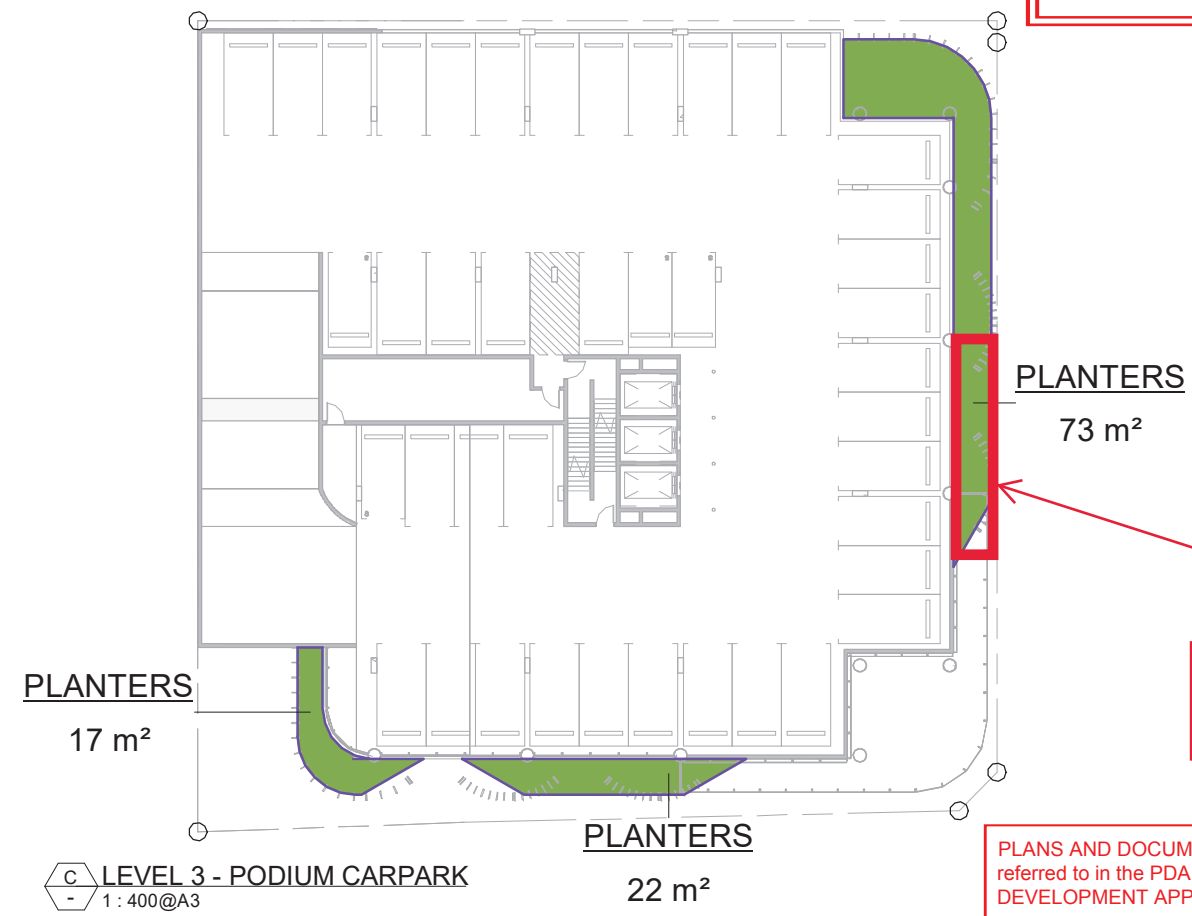
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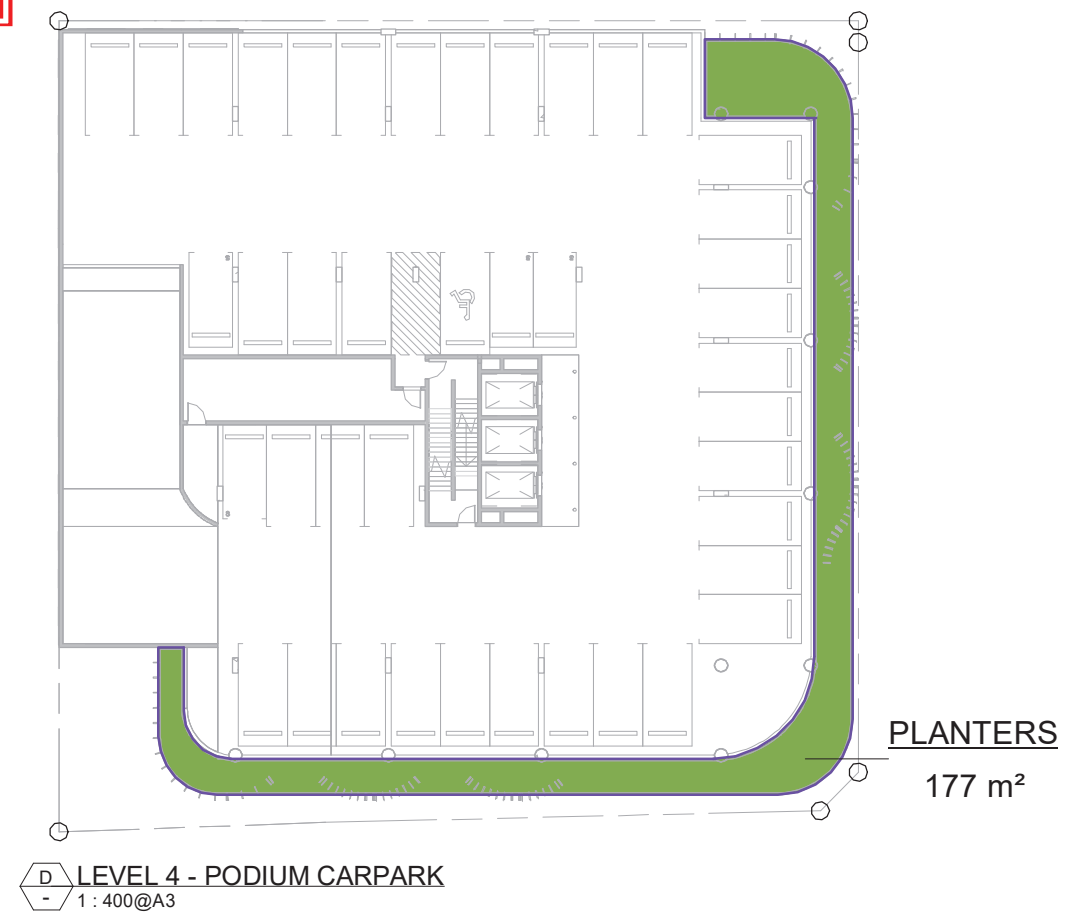


Mezzanine void should extend a minimum 60% of the Murray St frontage

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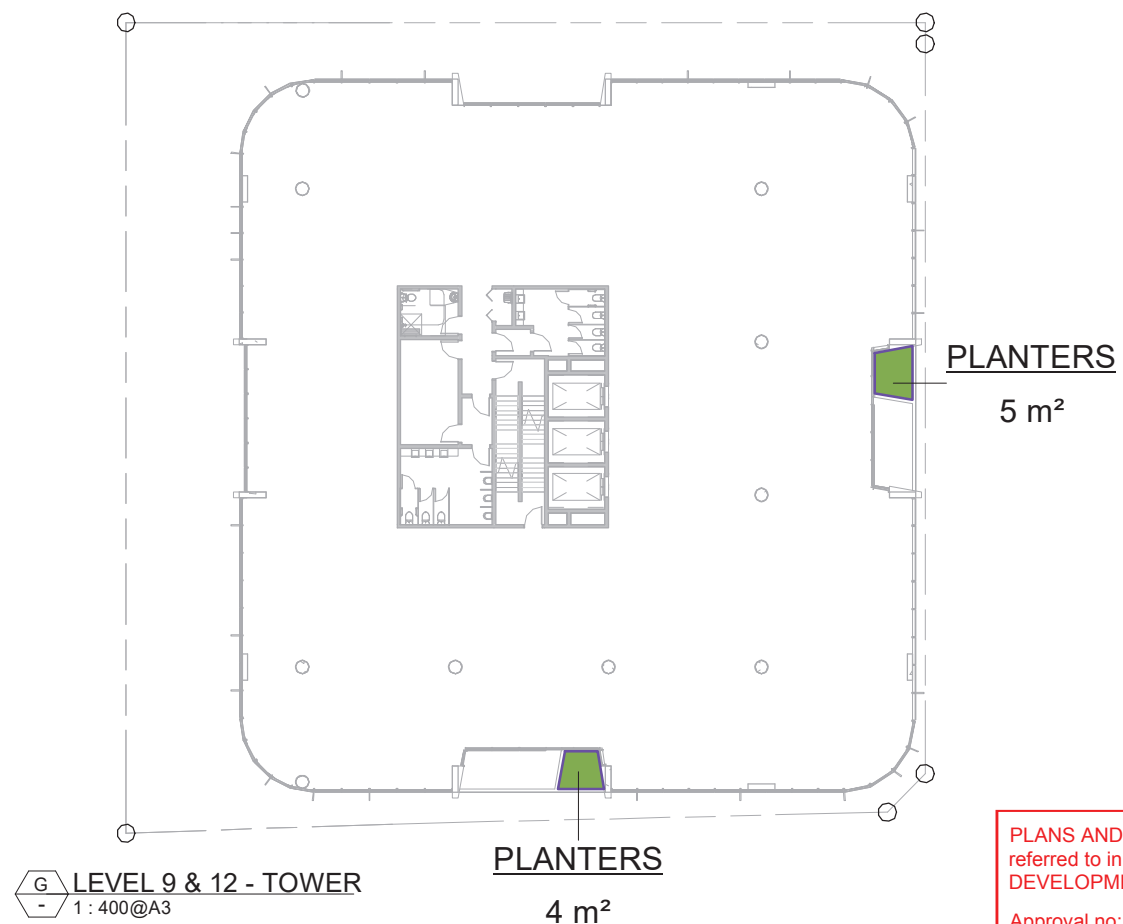
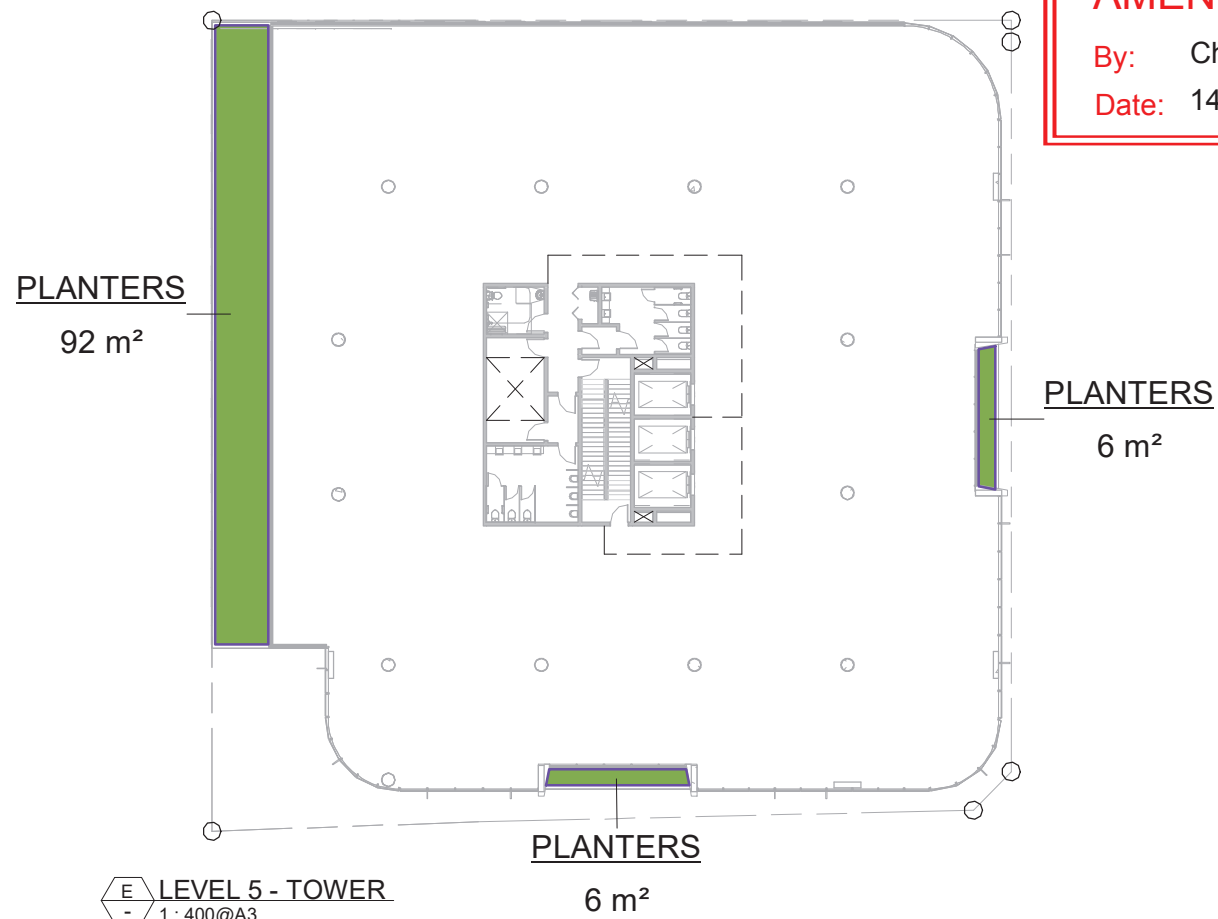
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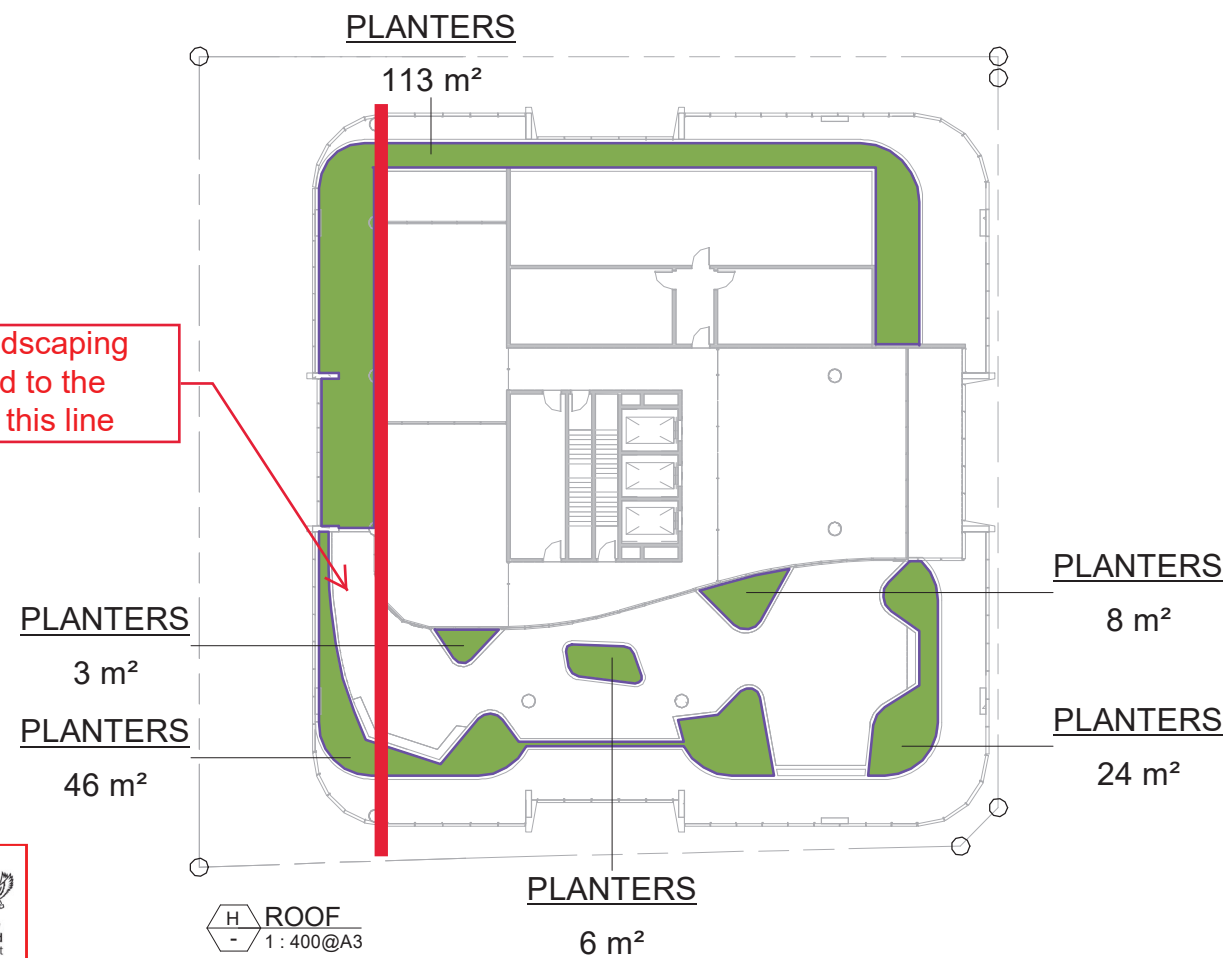


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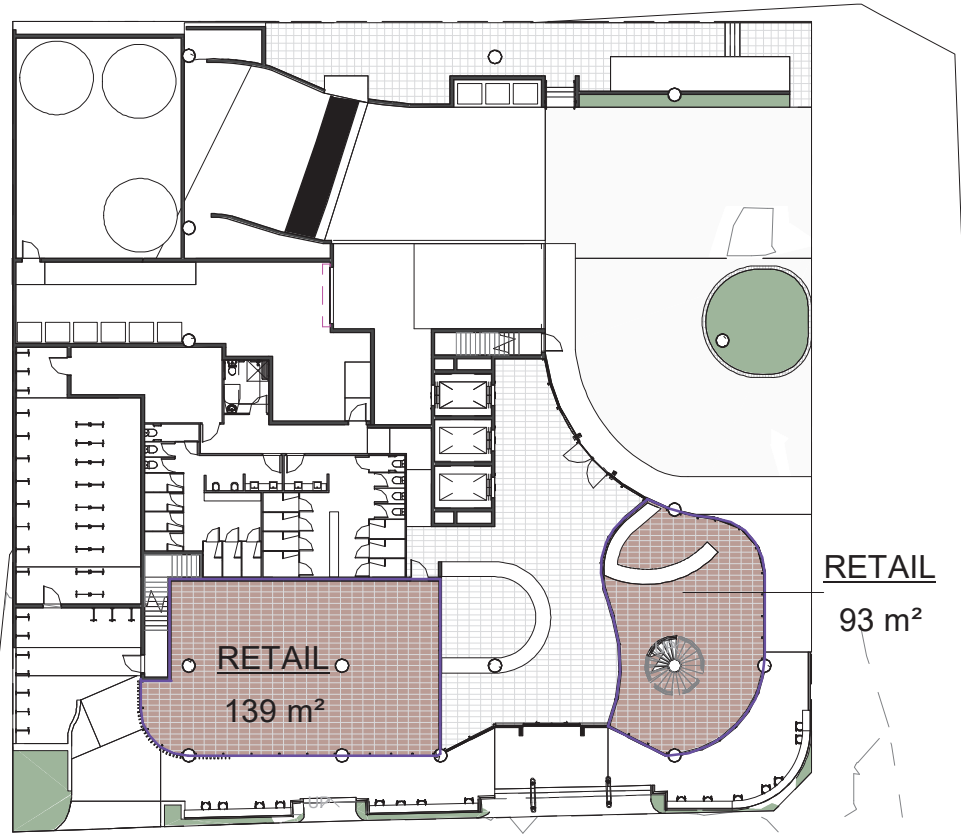
Only landscaping approved to the south of this line



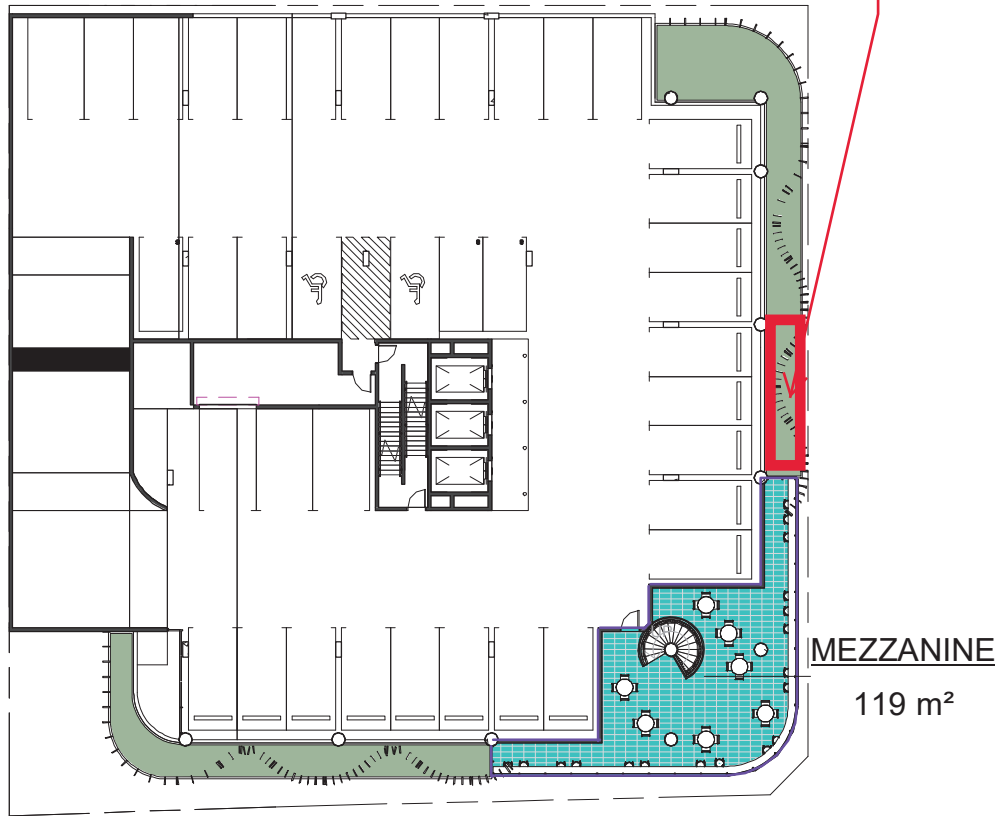
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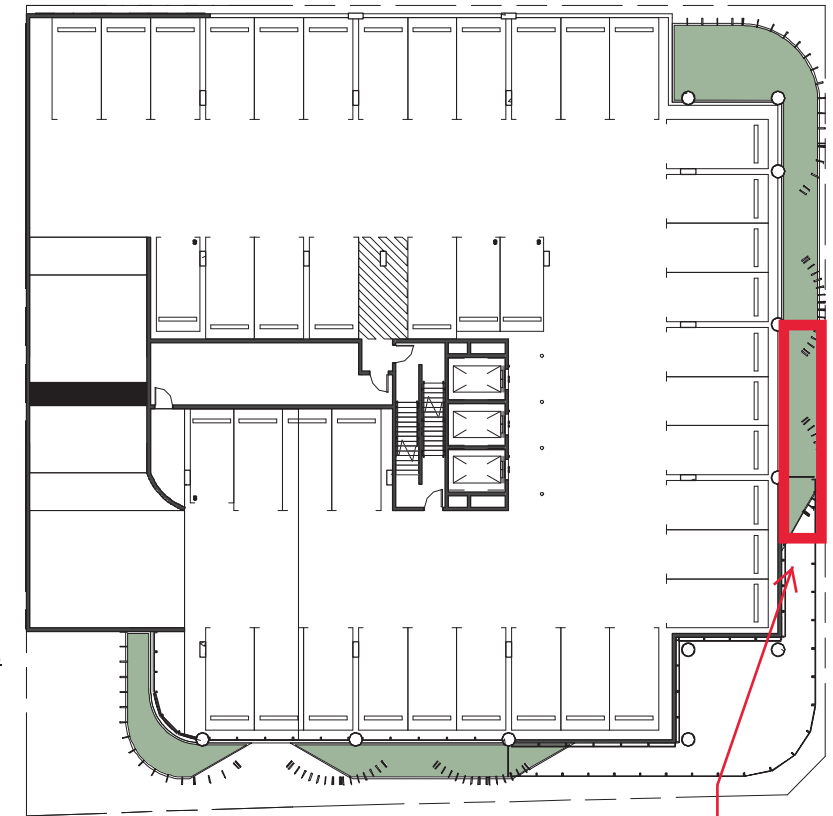




1 GROUND FLOOR
1: 400@A3

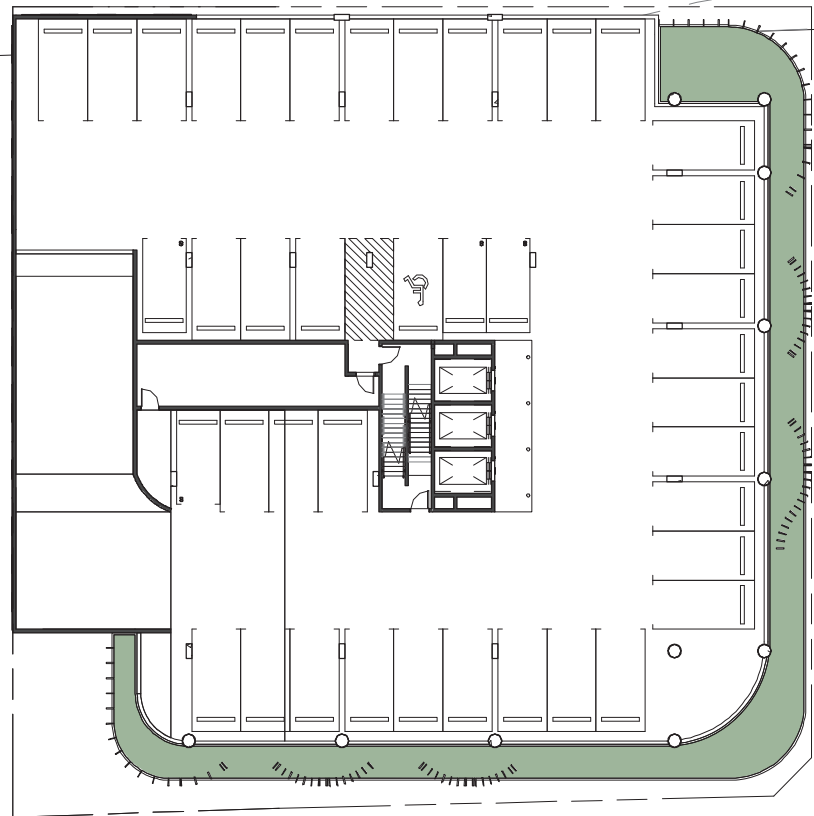


2 LEVEL 2 - PODIUM CARPARK
1: 400@A3

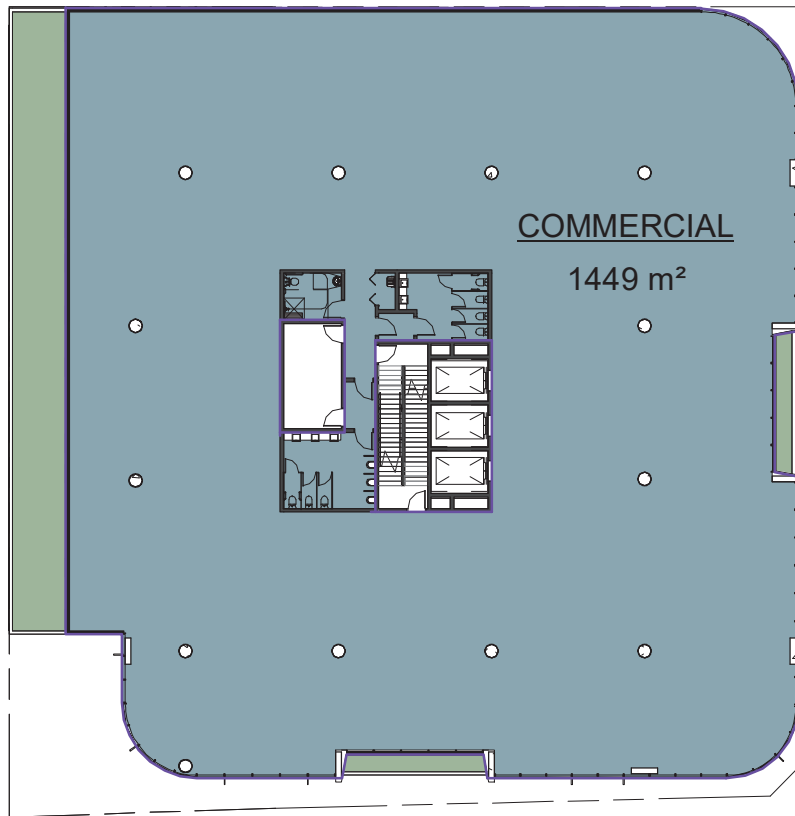


3 LEVEL 3 - PODIUM CARPARK
1: 400@A3

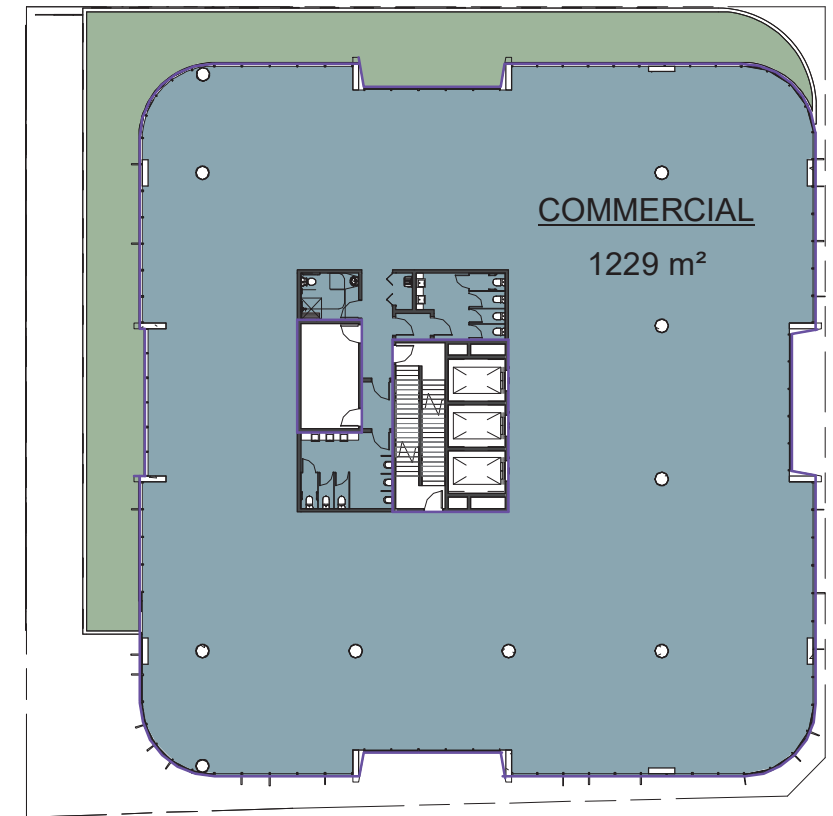
Mezzanine void should extend a minimum 60% of the Murray St frontage



4 LEVEL 4 - PODIUM CARPARK
1: 400@A3



5 LEVEL 5 - TRANSITION
1: 400@A3



6 LEVEL 6 - TOWER
1: 400@A3

AMENDED IN RED

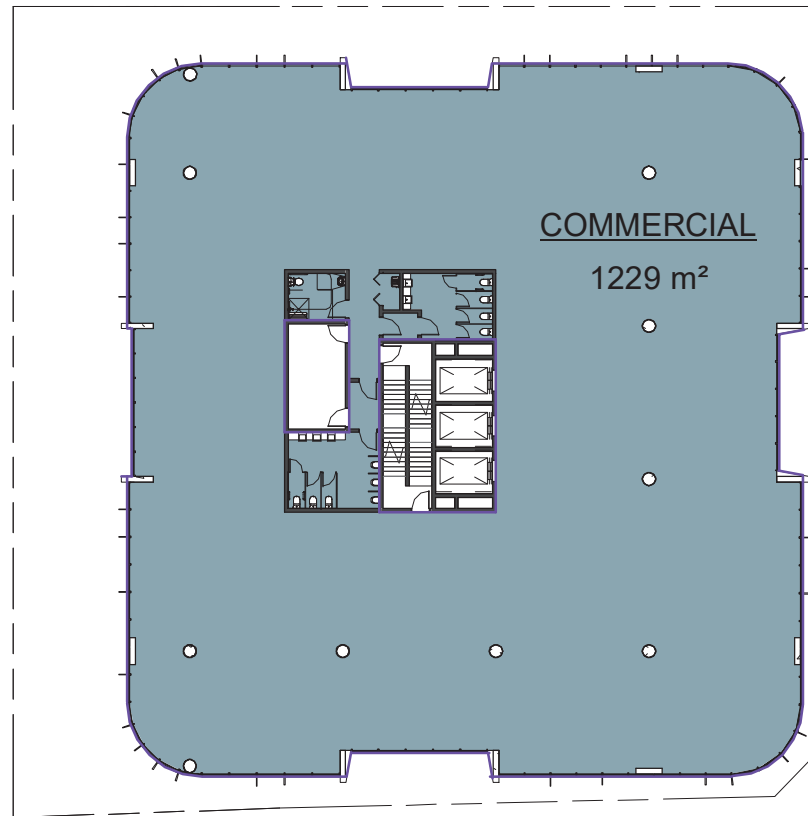
By: Chris Hinton
Date: 13 December 2021



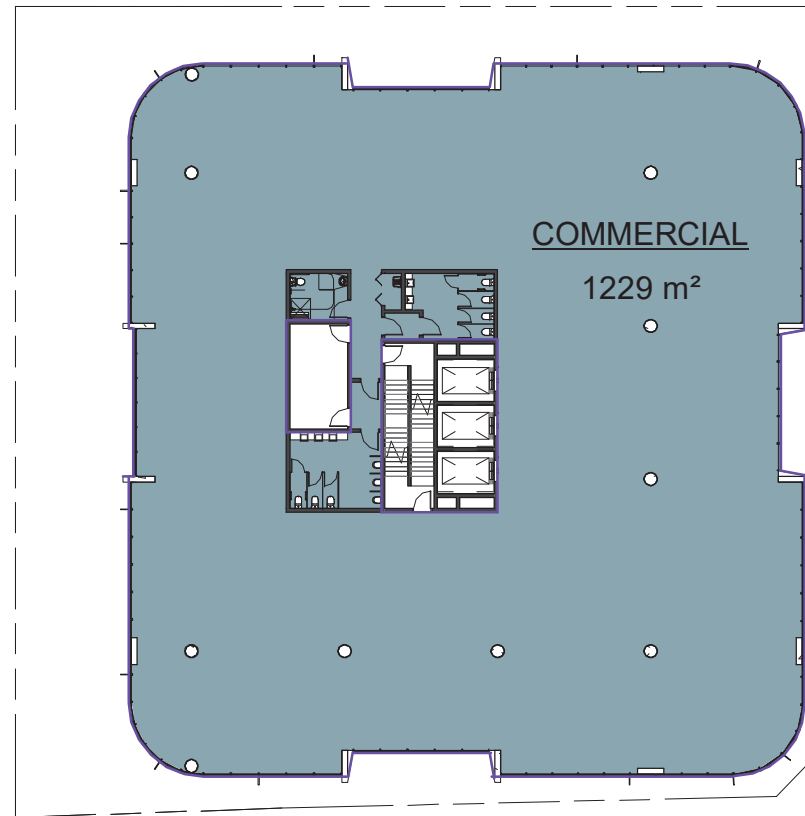
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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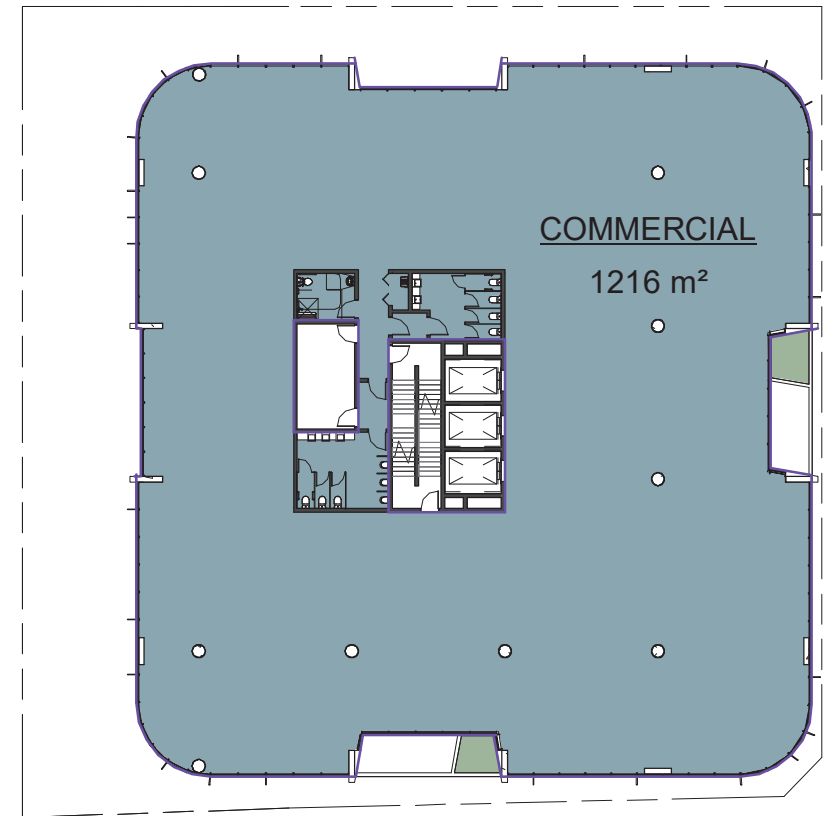




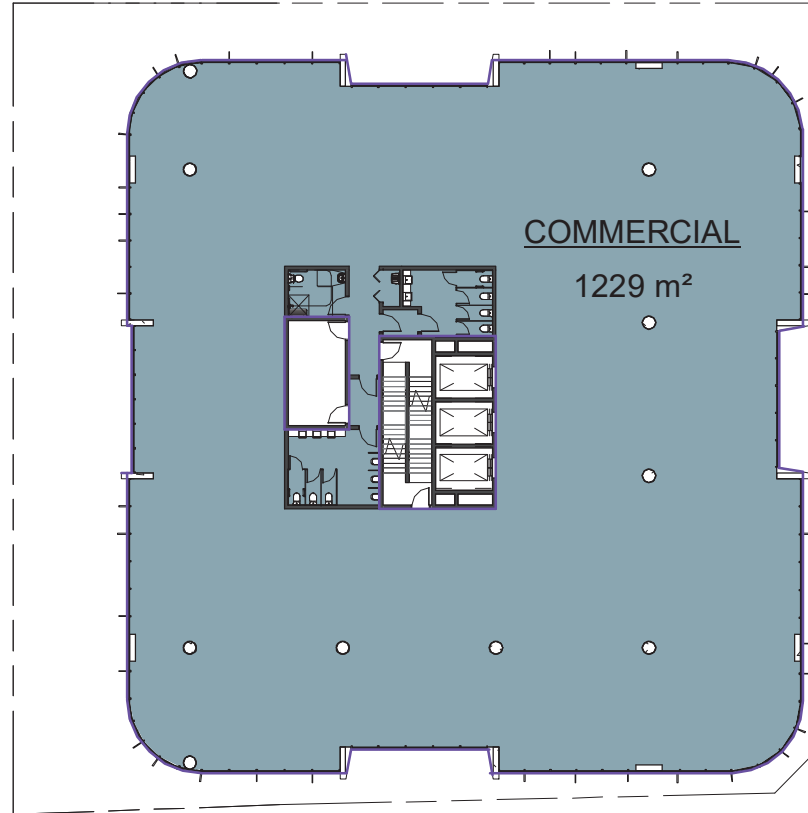
7 LEVEL 7 - TOWER
1:400@A3



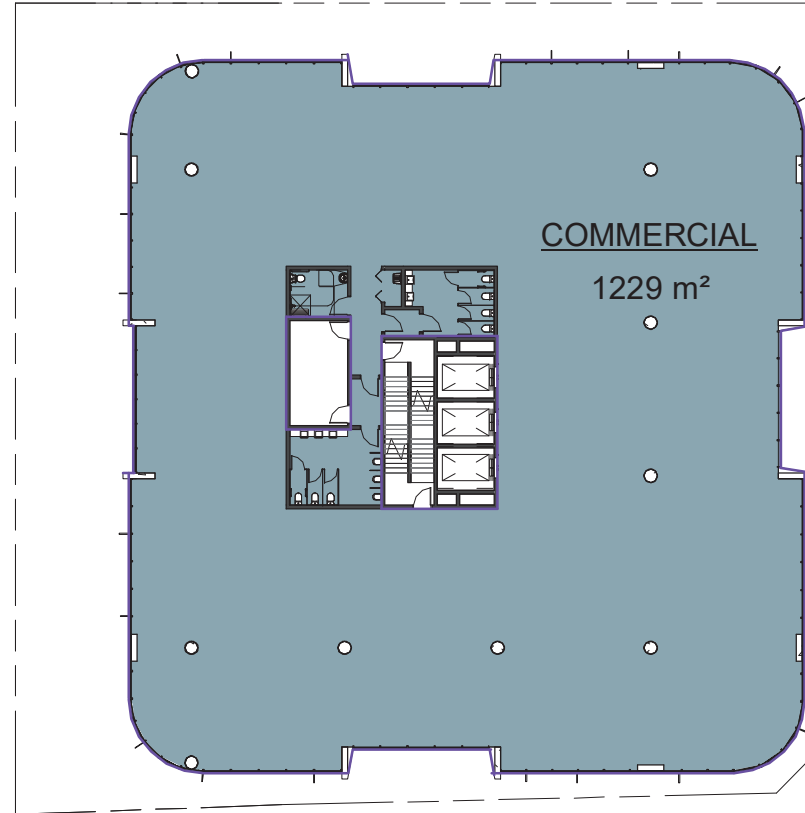
8 LEVEL 8 - TOWER
1:400@A3



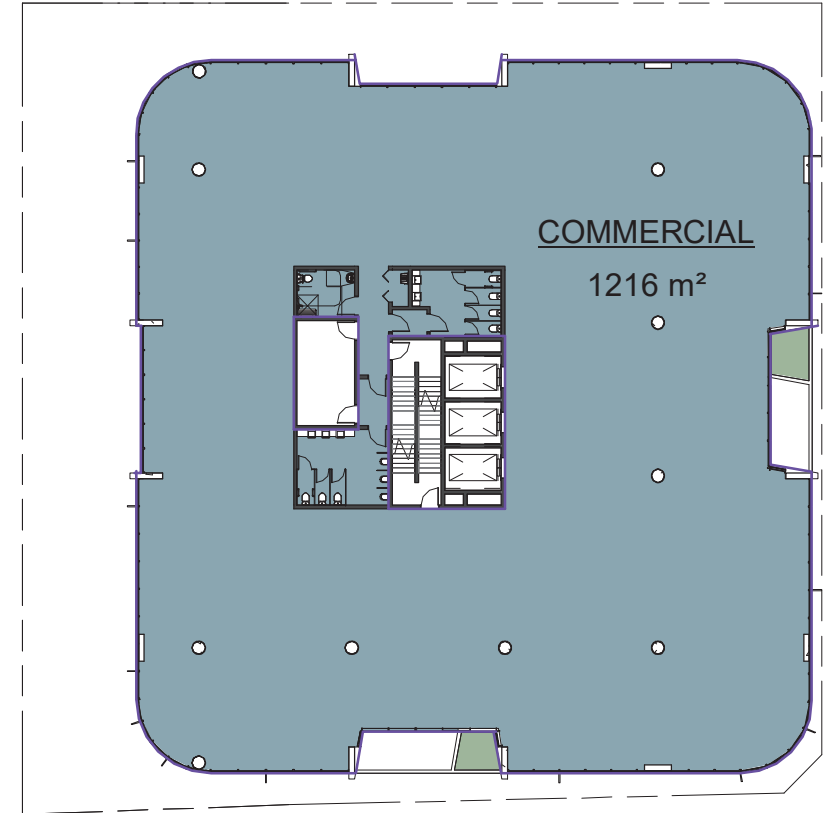
9 LEVEL 9 - TOWER
1:400@A3



10 LEVEL 10 - TOWER
1:400@A3



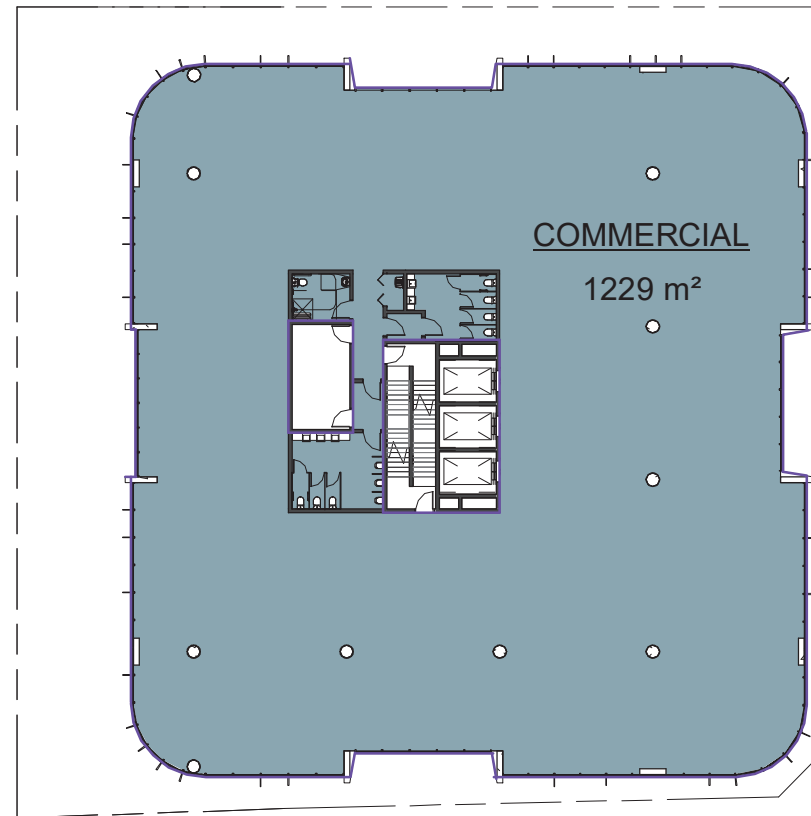
11 LEVEL 11 - TOWER
1:400@A3



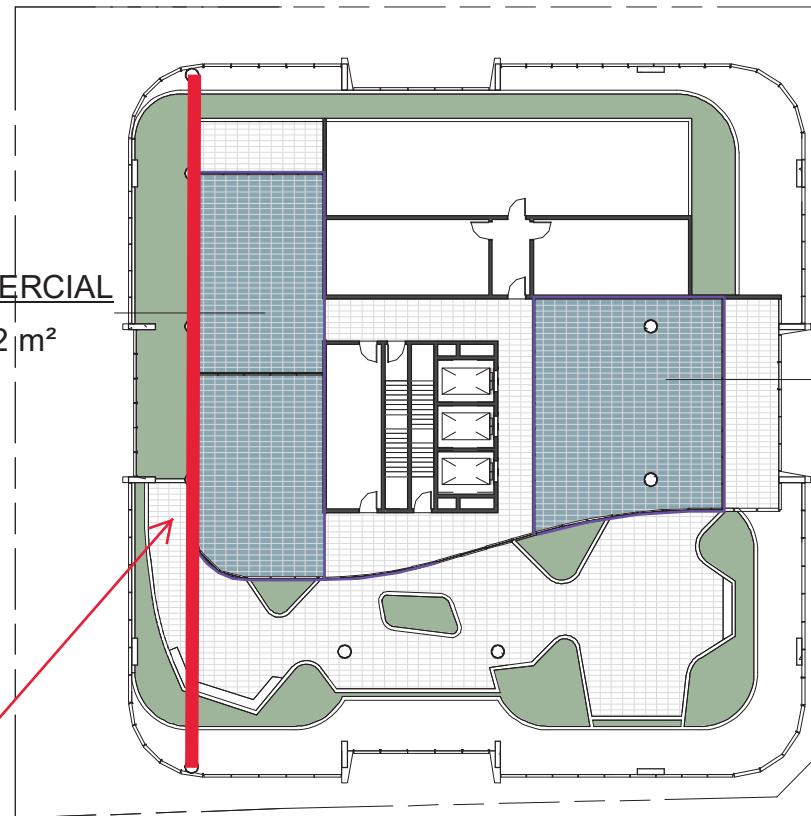
12 LEVEL 12 - TOWER
1:400@A3

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13 LEVEL 13 - TOWER
1 : 400@A3



14 ROOF
1 : 400@A3

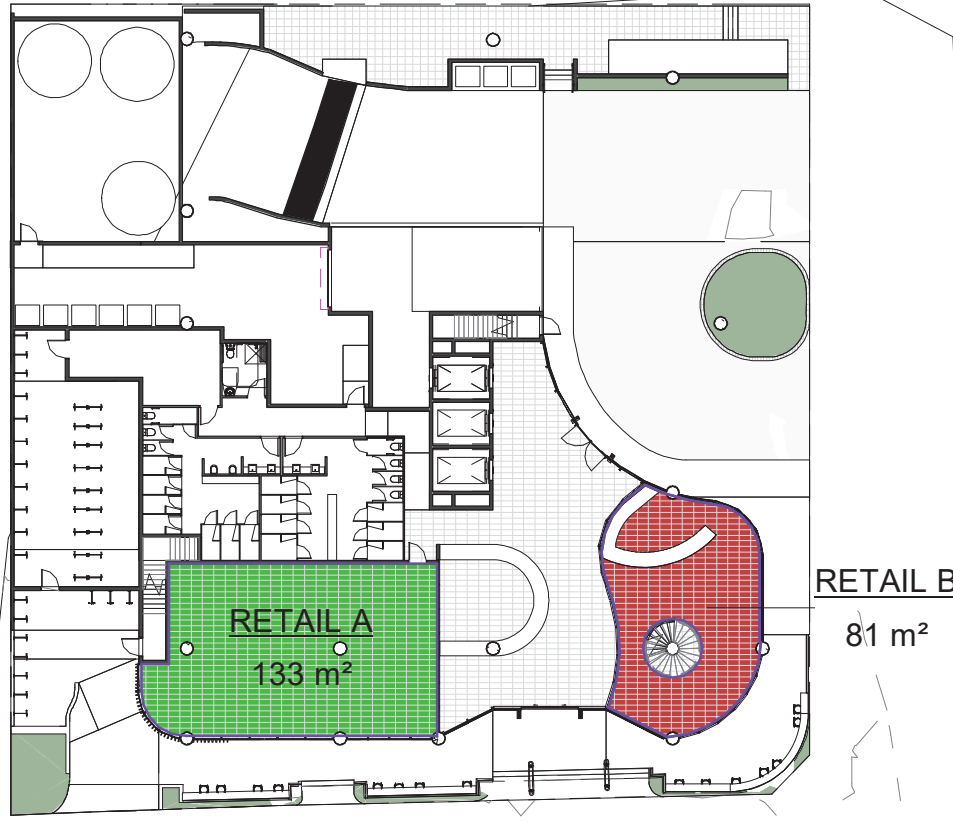
Only landscaping approved to the south of this line

AMENDED IN RED
By: Chris Hinton
Date: 14 September 2021

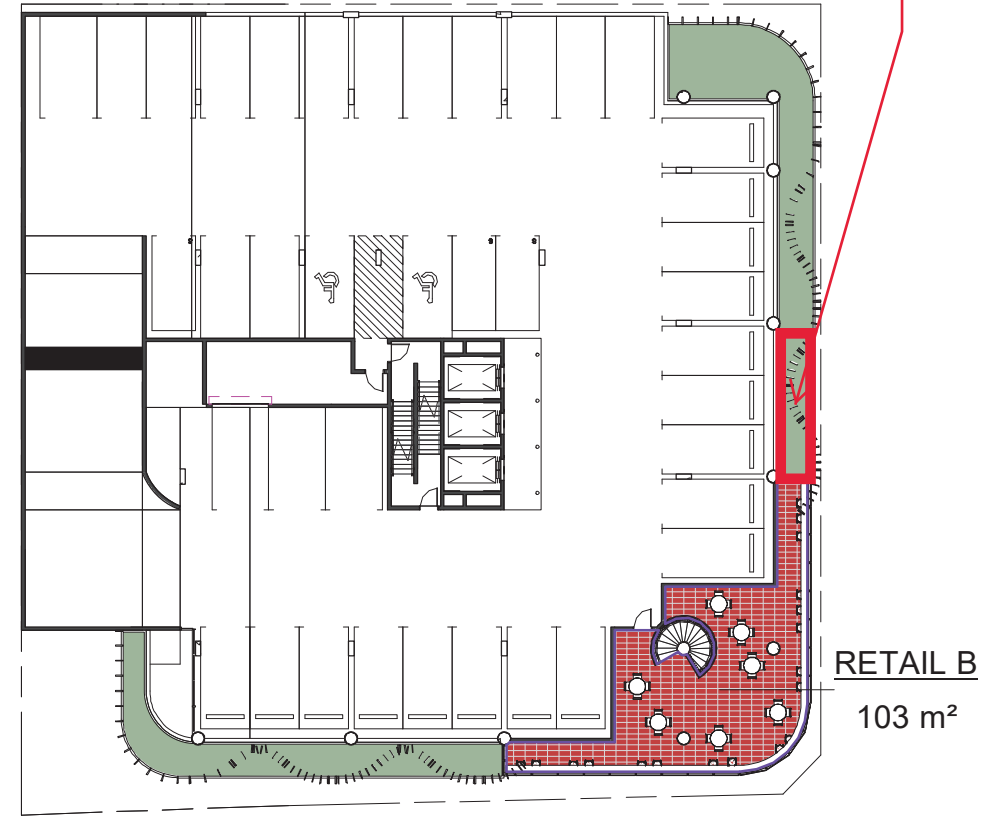


PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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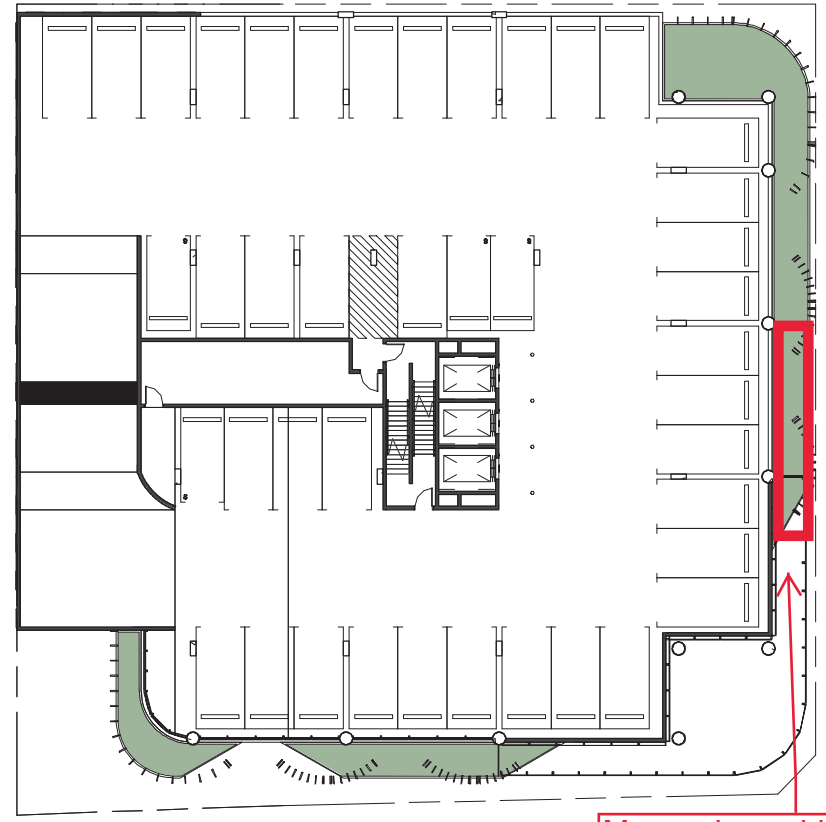




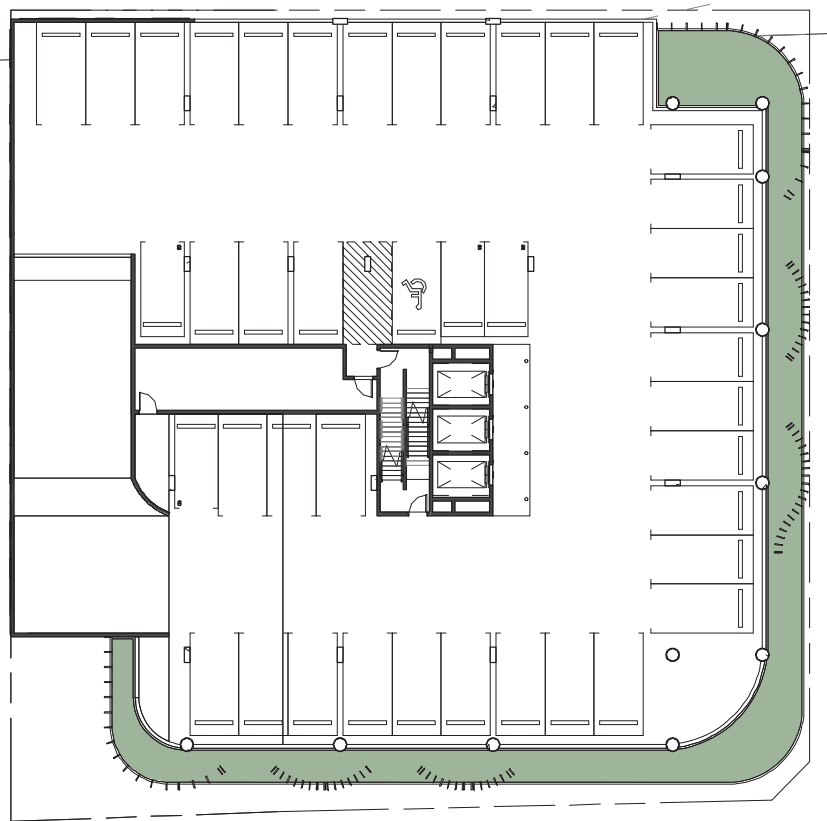
1 GROUND FLOOR
1: 400@A3



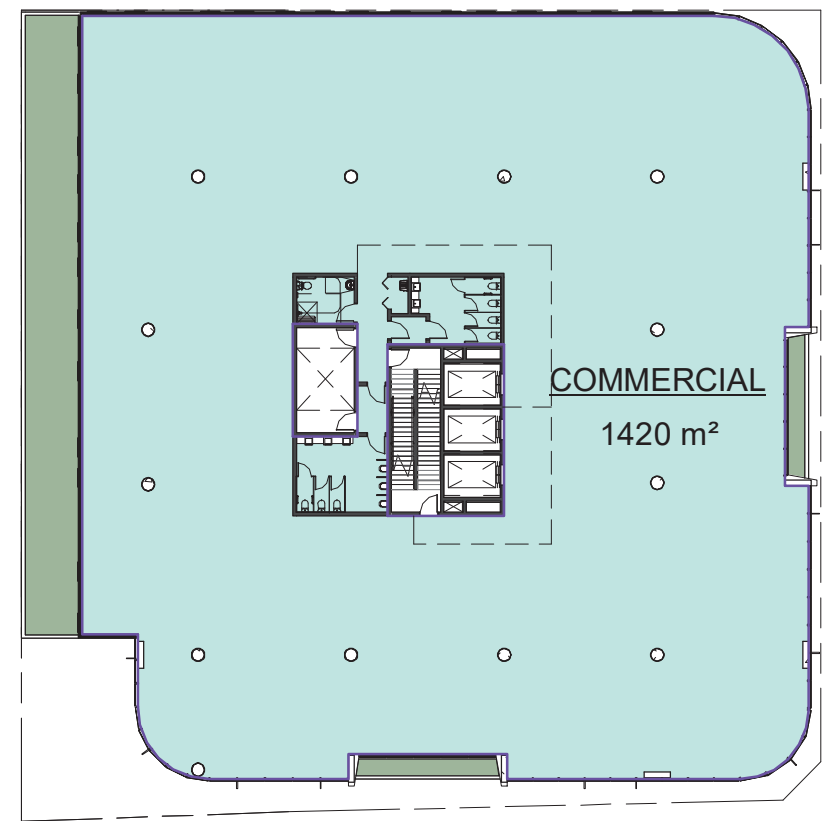
2 LEVEL 2 - PODIUM CARPARK
1: 400@A3



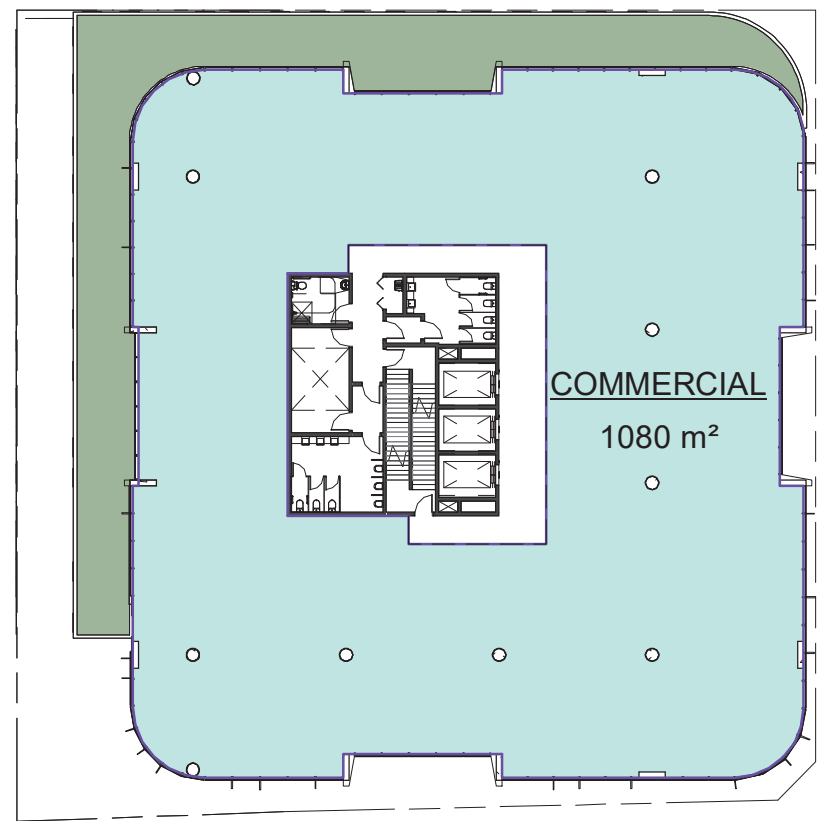
3 LEVEL 3 - PODIUM CARPARK
1: 400@A3



4 LEVEL 4 - PODIUM CARPARK
1: 400@A3



5 LEVEL 5 - TRANSITION
1: 400@A3



6 LEVEL 6 - TOWER
1: 400@A3

Level 2 Mezzanine must extend a minimum 60% of the Murray St frontage

Mezzanine void should extend a minimum 60% of the Murray St frontage

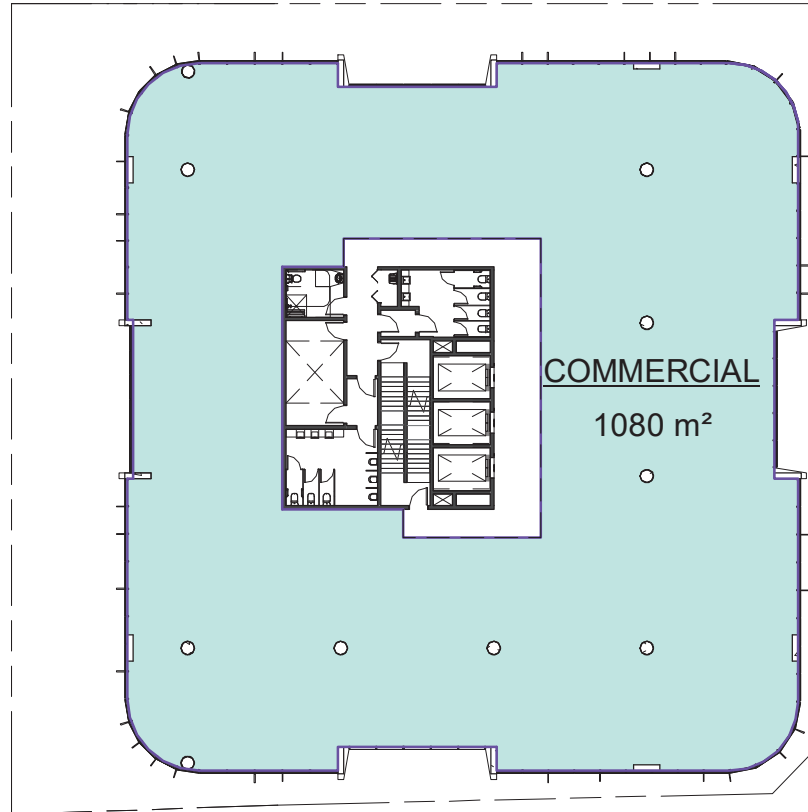
AMENDED IN RED

By: Chris Hinton
Date: 13 December 2021

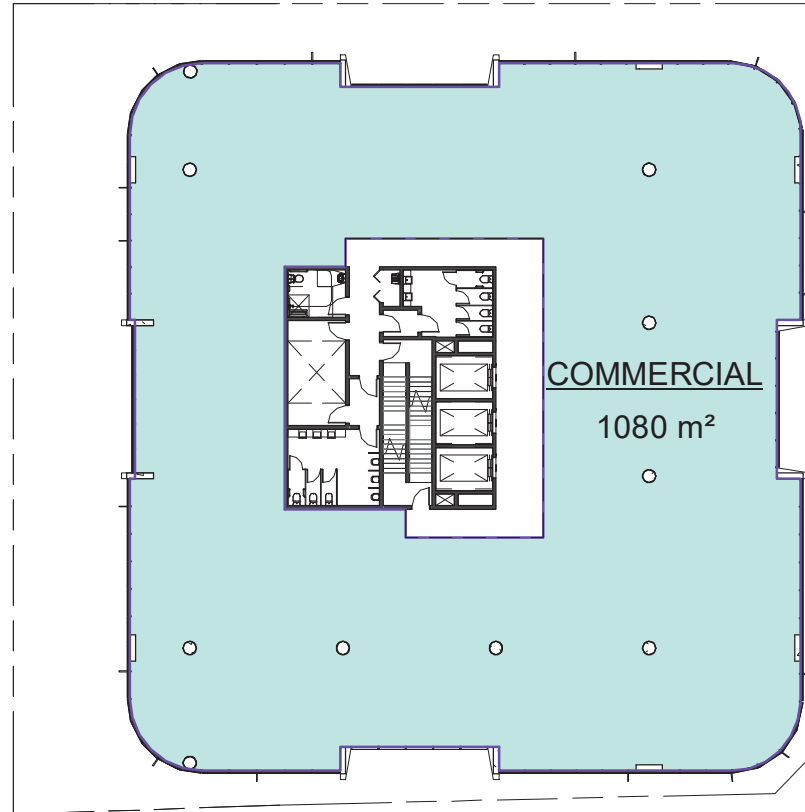


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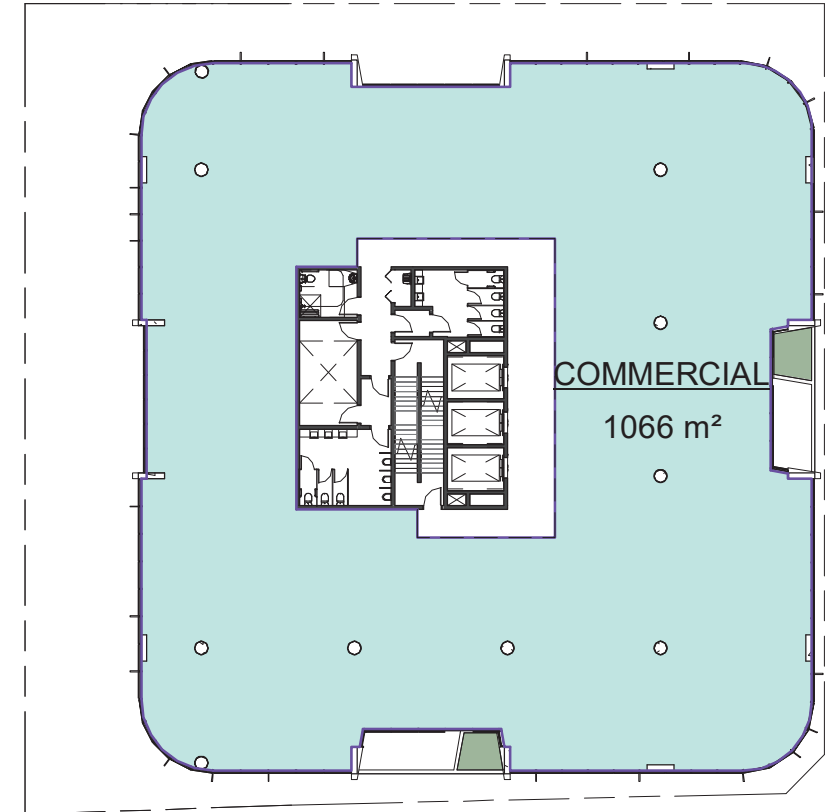




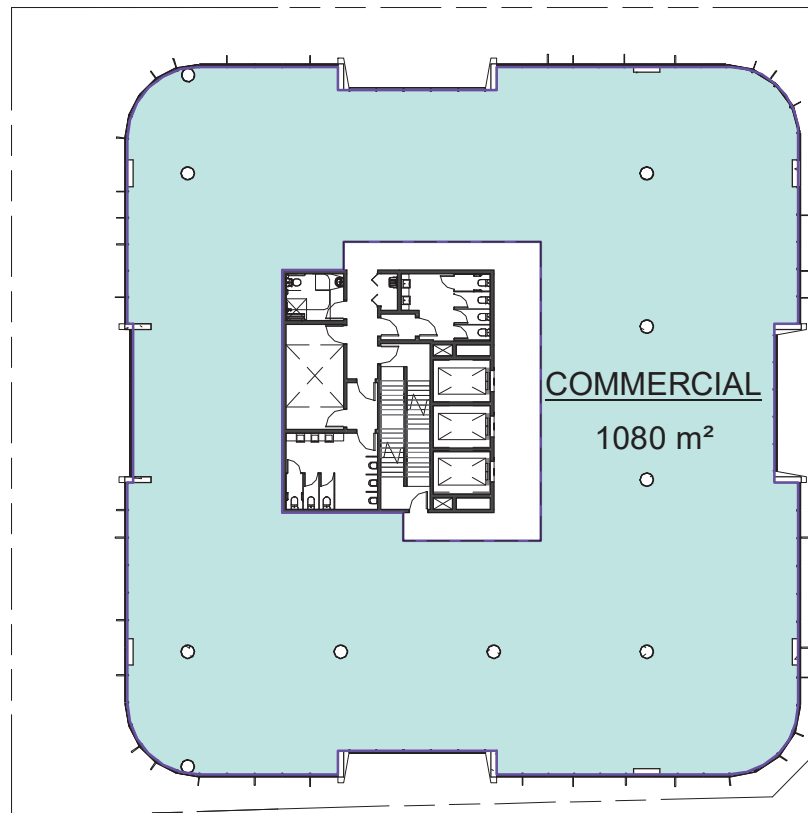
7 LEVEL 7 - TOWER
1: 400@A3



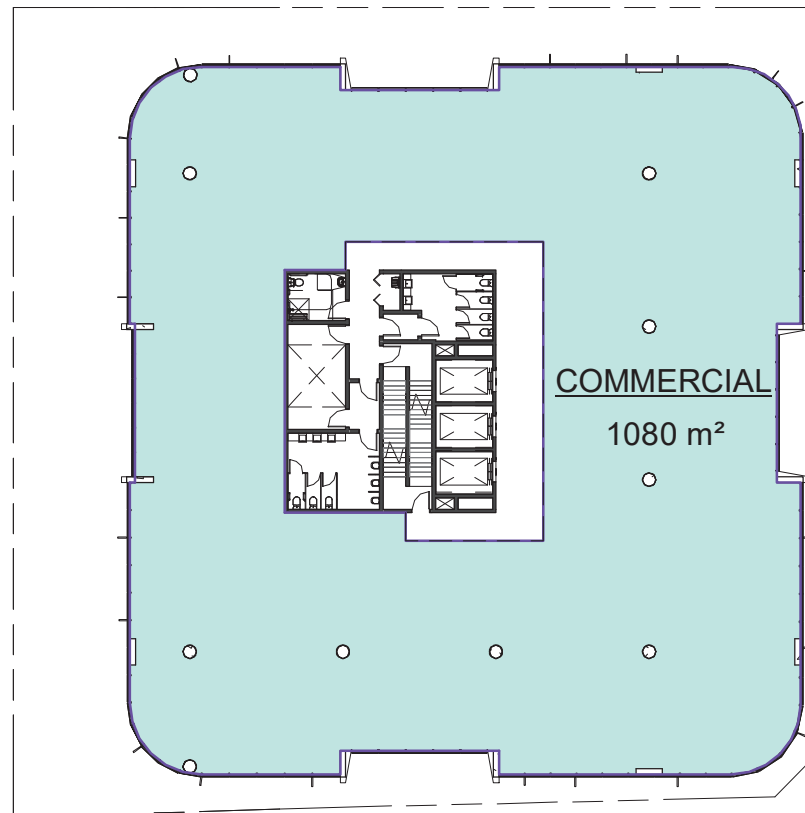
8 LEVEL 8 - TOWER
1: 400@A3



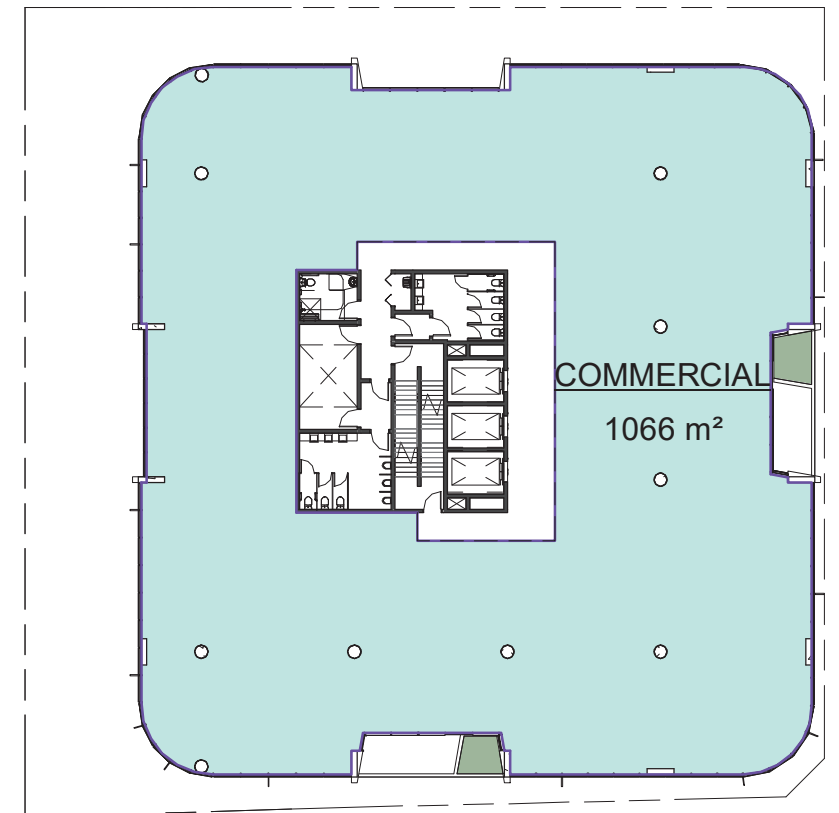
9 LEVEL 9 - TOWER
1: 400@A3



10 LEVEL 10 - TOWER
1: 400@A3



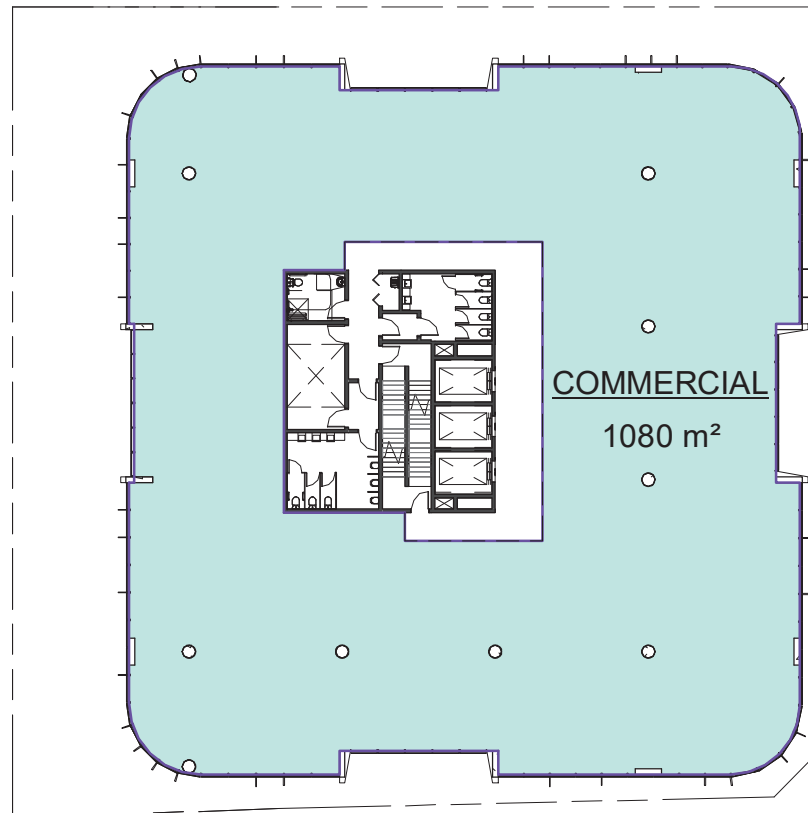
11 LEVEL 11 - TOWER
1: 400@A3



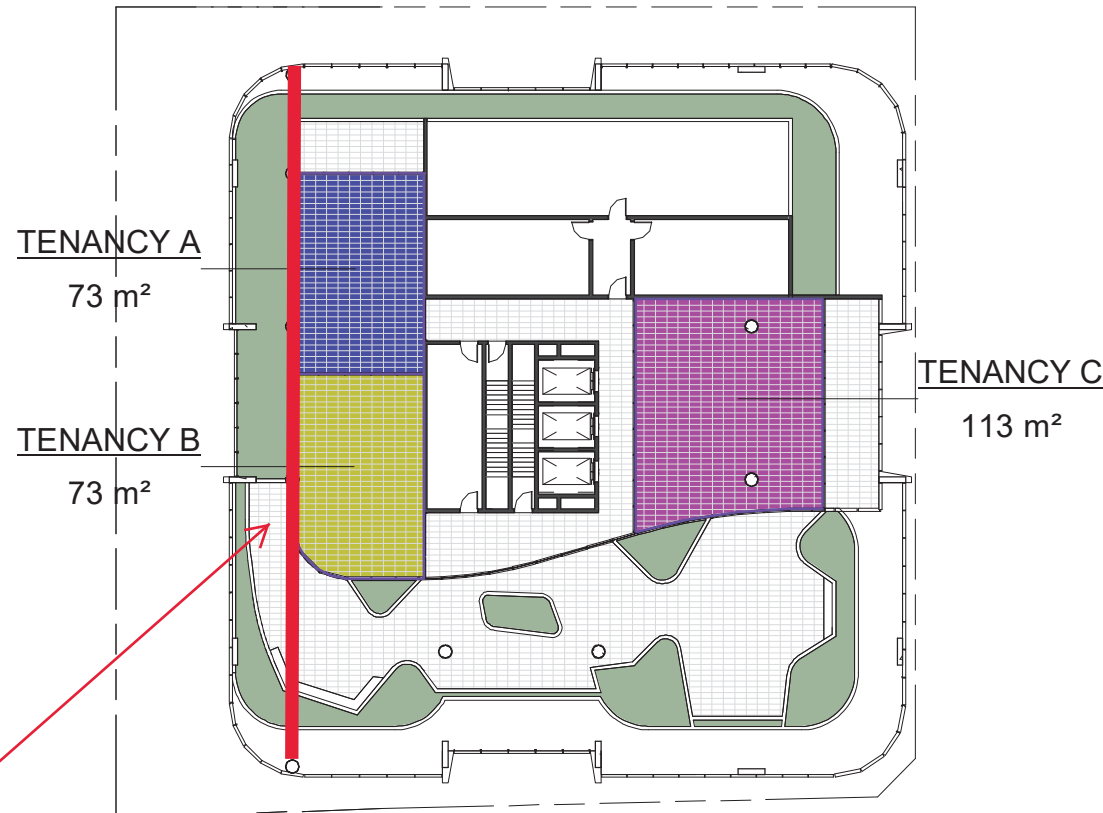
12 LEVEL 12 - TOWER
1: 400@A3

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13 LEVEL 13 - TOWER
- 1 : 400@A3



14 ROOF
- 1 : 400@A3

Only landscaping approved to the south of this line

AMENDED IN RED

By: Chris Hinton

Date: 14 September 2021



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