PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2020/1124

22 December 2021



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

APRIL 2021



SUMMARY TOWER 1 - GFA		
Level	Name	Area

GROUND FLOOR	RETAIL	232 m²
LEVEL 2 - PODIUM CARPARK	MEZZANINE	119 m ²
LEVEL 5 - TRANSITION	COMMERCIAL	1449 m²
LEVEL 6 - TOWER	COMMERCIAL	1229 m²
LEVEL 7 - TOWER	COMMERCIAL	1229 m²
LEVEL 8 - TOWER	COMMERCIAL	1229 m²
LEVEL 9 - TOWER	COMMERCIAL	1216 m ²
LEVEL 10 - TOWER	COMMERCIAL	1229 m²
LEVEL 11 - TOWER	COMMERCIAL	1229 m²
LEVEL 12 - TOWER	COMMERCIAL	1216 m²
LEVEL 13 - TOWER	COMMERCIAL	1229 m²
ROOF	COMMERCIAL	270 m²

*NOTE:

Grand total

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 TO	WER 1 - NLA	
Level	Name	Area

GROUND FLOOR	RETAIL A	133 m²
GROUND FLOOR	RETAIL B	81 m ²
LEVEL 2 - PODIUM CARPARK	RETAIL B	103 m ²
LEVEL 5 - TRANSITION	COMMERCIAL	1420 m²
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 m²
Grand total		10612 m²

*NOTE:

11875 m²

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;
- esculators;
- 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
---------------	---	---	-----------

Name

Area

1001 m²

GROUND FLOOR	PLANTERS	75 m²
LEVEL 2 - PODIUM CARPARK	PLANTERS	115 m ²
LEVEL 3 - PODIUM CARPARK	PLANTERS	112 m ²
LEVEL 4 - PODIUM CARPARK	PLANTERS	177 m²
LEVEL 5 - TRANSITION	PLANTERS	105 m²
LEVEL 6 - TOWER	PLANTERS	199 m²
LEVEL 9 - TOWER	PLANTERS	9 m²
LEVEL 12 - TOWER	PLANTERS	9 m²
ROOF	PLANTERS	200 m ²

SUMMARY MASTERP	LAN - LANDSO	APE
Level	Name	Area

GROUND *	LANDSCAPE	4545m ² *

*NOTE:

Grand total

TOWER 1 PLANTERS INCLUDED IN MASTERPLAN LANDSCAPE TOTAL

Level

PLANS AND DOCUMENTS referred to in the PDA

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19.04.21 DA ISSUE

WWW.RDARCH.COM.AU 190044 SCALE 1:100 **JAN '20** 12-16 THOMPSON ST, BOWEN HILLS **TOWER 1 AREA SUMMARY** DA-002





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REVISION 1 23.11.20 DA ISSUE

WWW.RDARCH.COM.AU 190044 SCALE 1:1 JAN '20 12-16 THOMPSON ST, BOWEN HILLS TOWER 1 DA-010 ENTRY FROM THOMPSON STREET





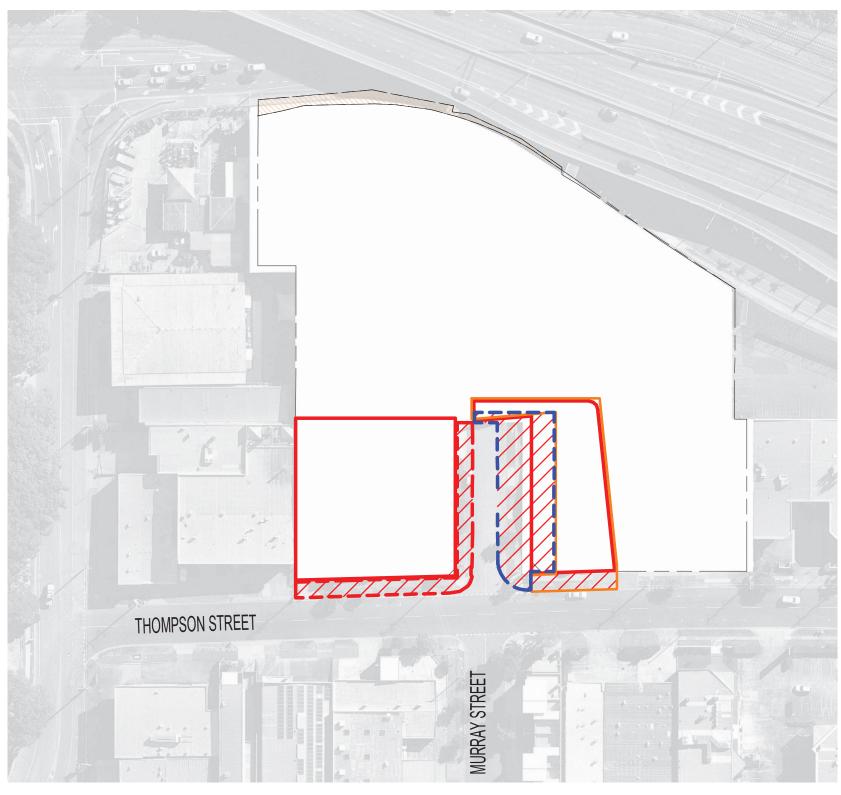
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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22 December 2021

1 23.11.20 DA ISSUE

WWW.RDARCH.COM.AU 190044 SCALE 1:1 **JAN '20** 12-16 THOMPSON ST, BOWEN HILLS **TOWER 1** DA-011 **ENTRY FROM MURRAY STREET**



1 SITE PLAN - OVERALL 1:1000@A3





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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

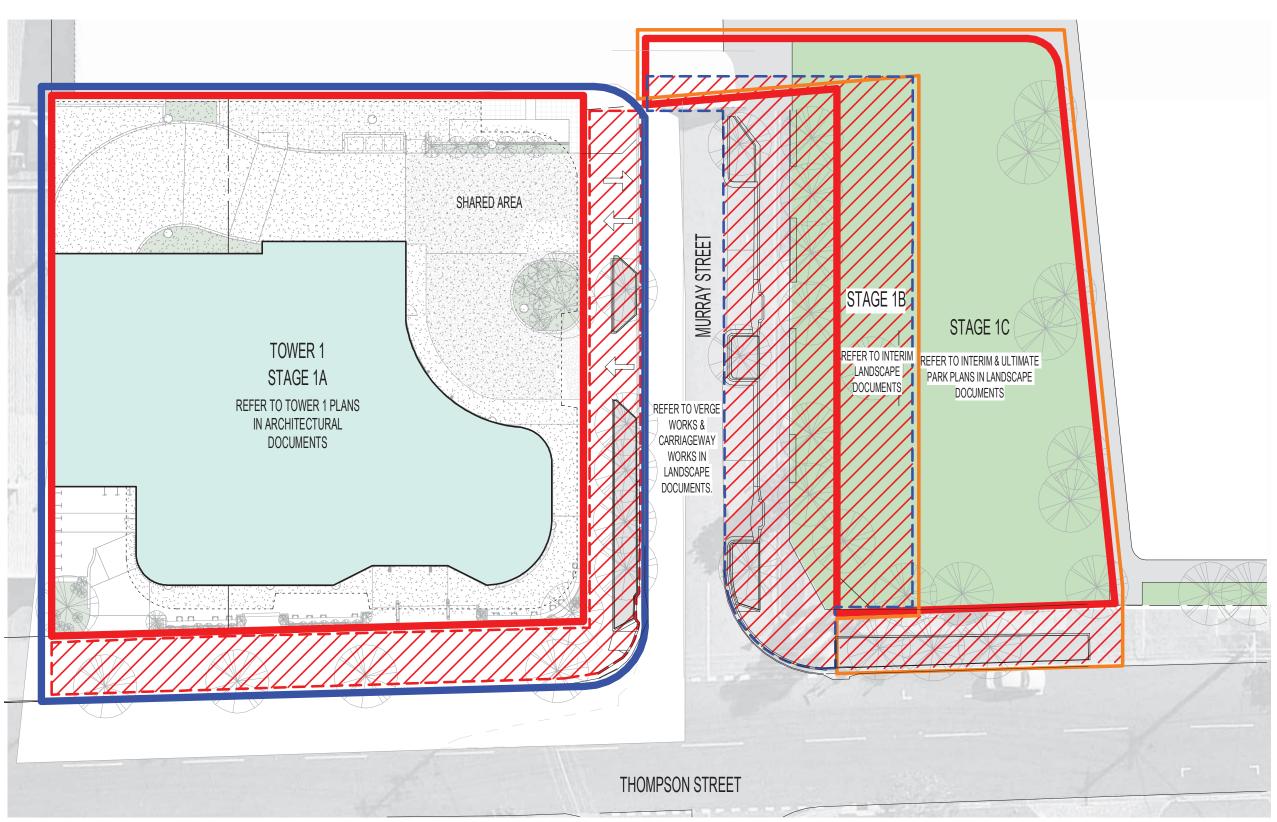
Approval no: DEV2020/1124



3 19.04.21 DA ISSUE



WWW.RDARCH.COM.AU 190044 SCALE As indicated JAN '20 12-16 THOMPSON ST, BOWEN HILLS **TOWER 1** DA-050 SITE PLAN - OVERALL



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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1124

22 December 2021

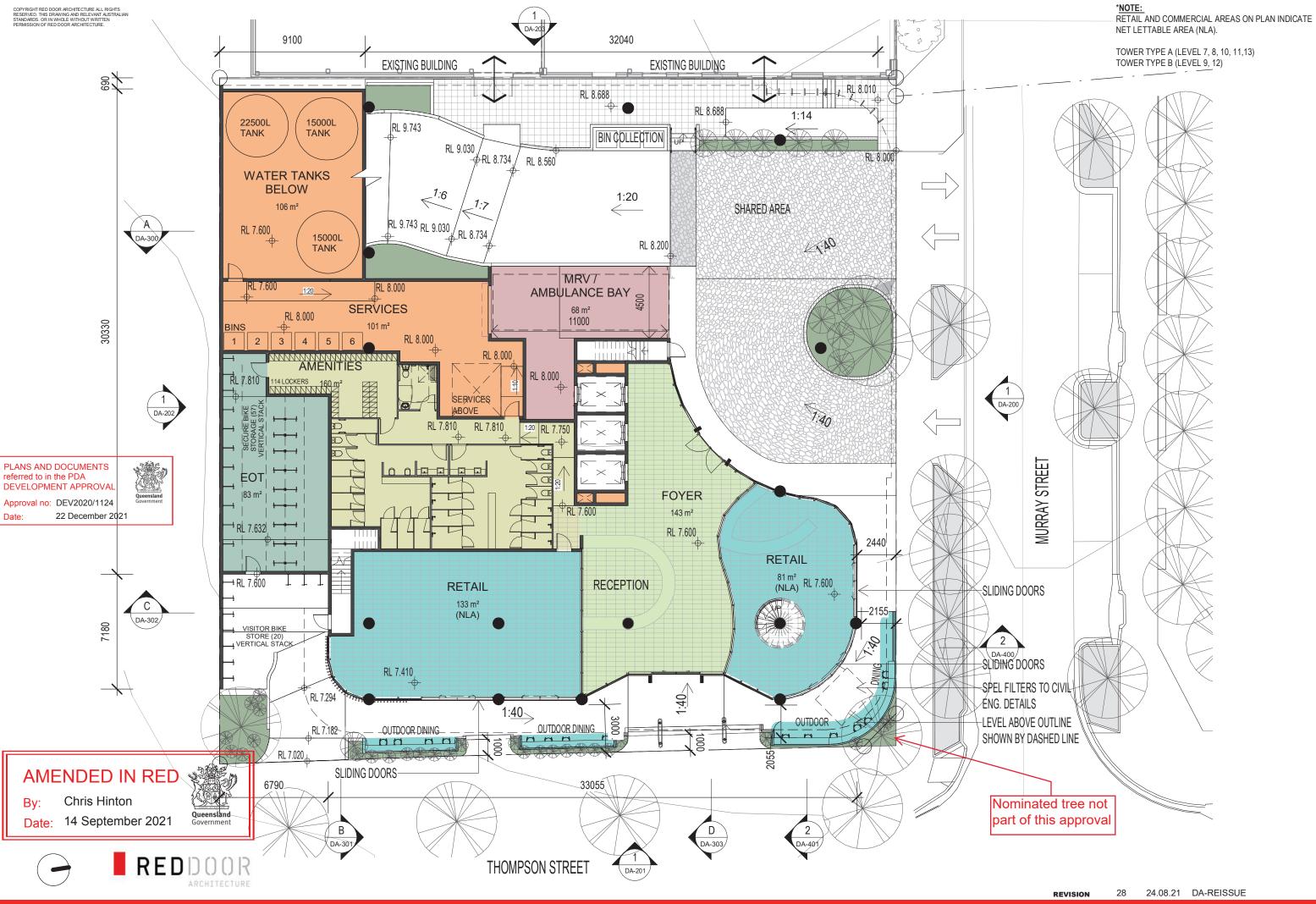
1 SITE PLAN - ULTIMATE PARK & ROAD RESERVE - 1:300@A3

WWW.RDARCH.COM.AU

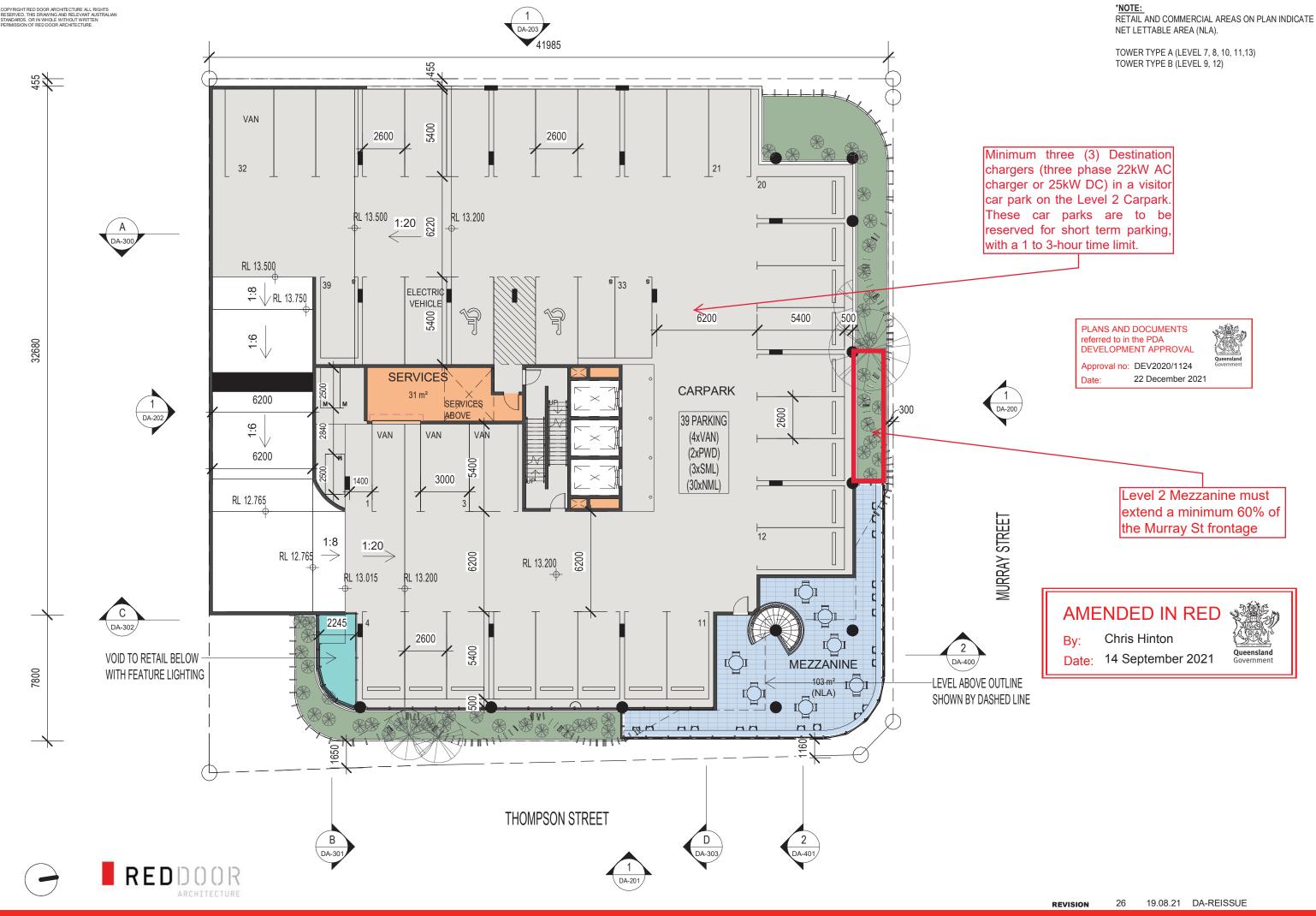




TOWER 1



WWW.RDARCH.COM.AU 190044 SCALE As indicated JAN '20 12-16 THOMPSON ST, BOWEN HILLS TOWER 1 DA-100 GROUND FLOOR



WWW.RDARCH.COM.AU 190044 SCALE As indicated JAN '20 12-16 THOMPSON ST, BOWEN HILLS TOWER 1 DA-102 LEVEL 2 - TYPICAL CARPARK

WWW.RDARCH.COM.AU 190044 SCALE As indicated JAN '20 12-16 THOMPSON ST, BOWEN HILLS TOWER 1 DA-103 LEVEL 3 - TYPICAL CARPARK

19.08.21 DA-REISSUE

REDDOOR

*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)

AMENDED IN RED

Chris Hinton

Date: 14 September 2021



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

Approval no: DEV2020/1124 22 December 2021

19.08.21 DA-REISSUE

*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)

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WWW.RDARCH.COM.AU 190044 SCALE As indicated JAN '20 12-16 THOMPSON ST, BOWEN HILLS **TOWER 1** DA-105 **LEVEL 5 - TOWER (LOWER)**

*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)

PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1124 22 December 2021

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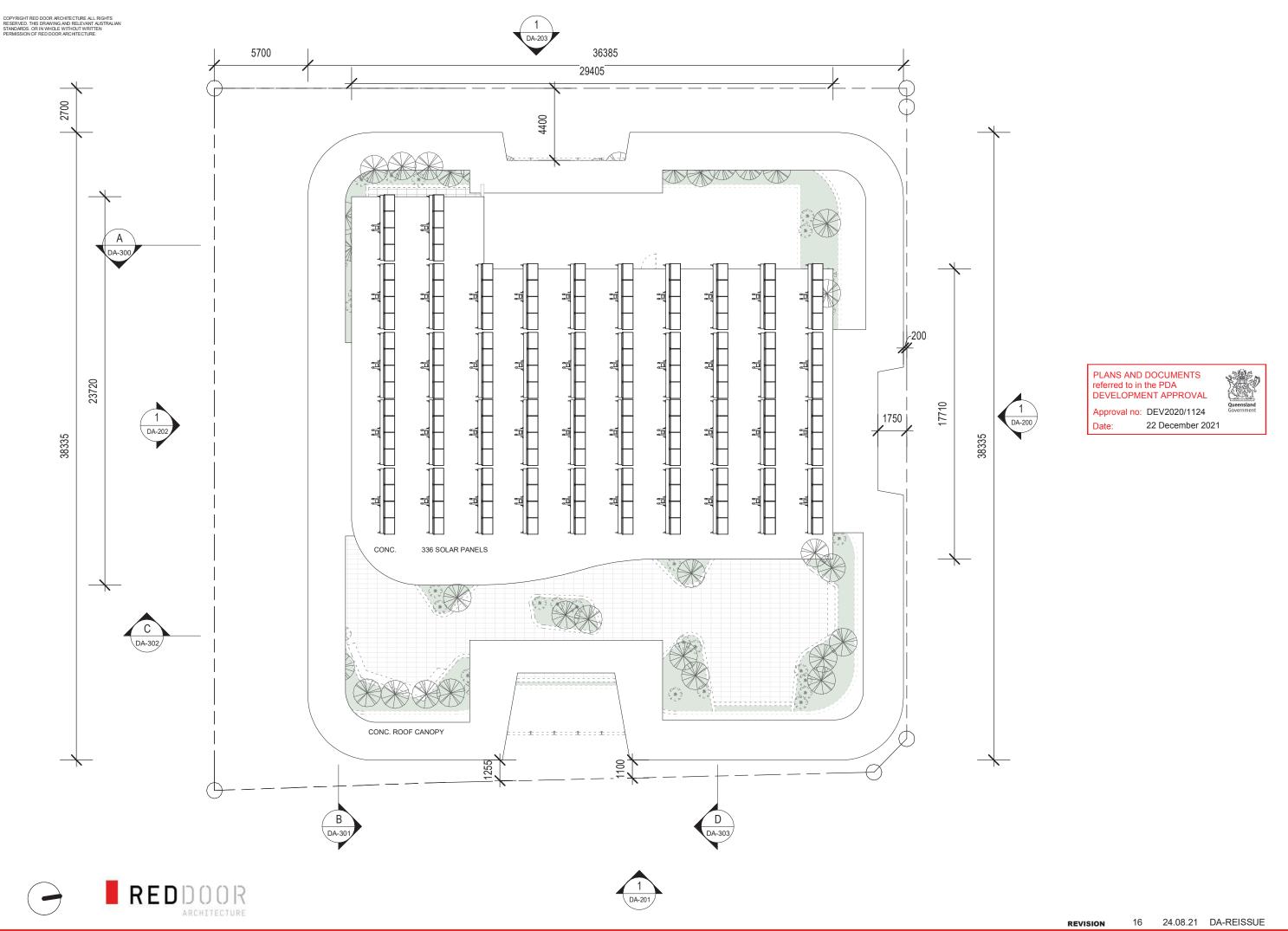
WWW.RDARCH.COM.AU 190044 SCALE As indicated JAN '20 12-16 THOMPSON ST, BOWEN HILLS **TOWER 1** DA-106 **LEVEL 6 - TOWER (PODIUM)**

WWW.RDARCH.COM.AU 190044 SCALE As indicated JAN '20 12-16 THOMPSON ST, BOWEN HILLS **TOWER 1** DA-107 **LEVEL 7 - TOWER TYPICAL(A)**

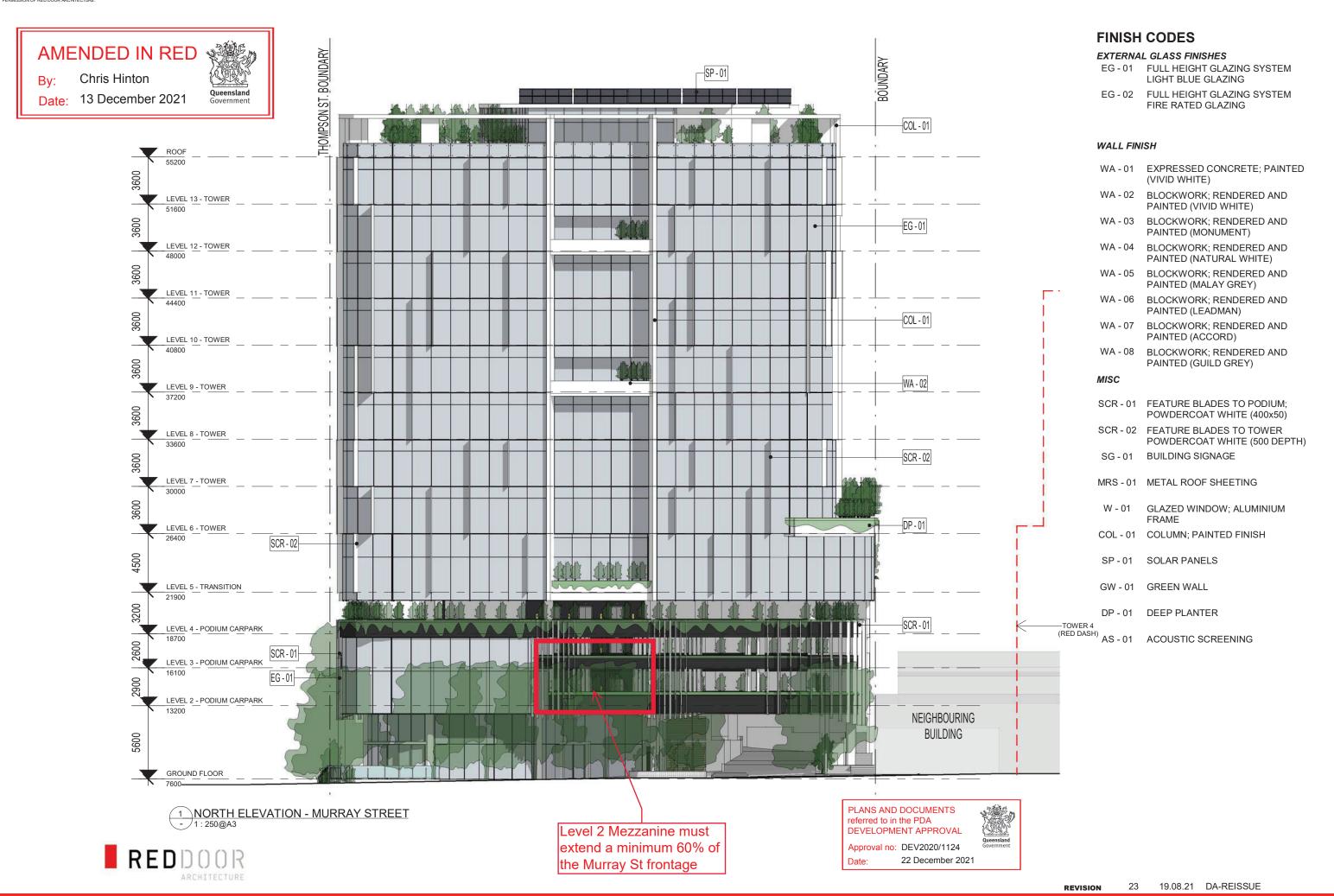
TOWER TYPE A (LEVEL 7, 8, 10, 11,13) TOWER TYPE B (LEVEL 9, 12)

WWW.RDARCH.COM.AU 190044 SCALE As indicated JAN '20 12-16 THOMPSON ST, BOWEN HILLS TOWER 1 DA-108 LEVEL 9 - TOWER TYPICAL (B)

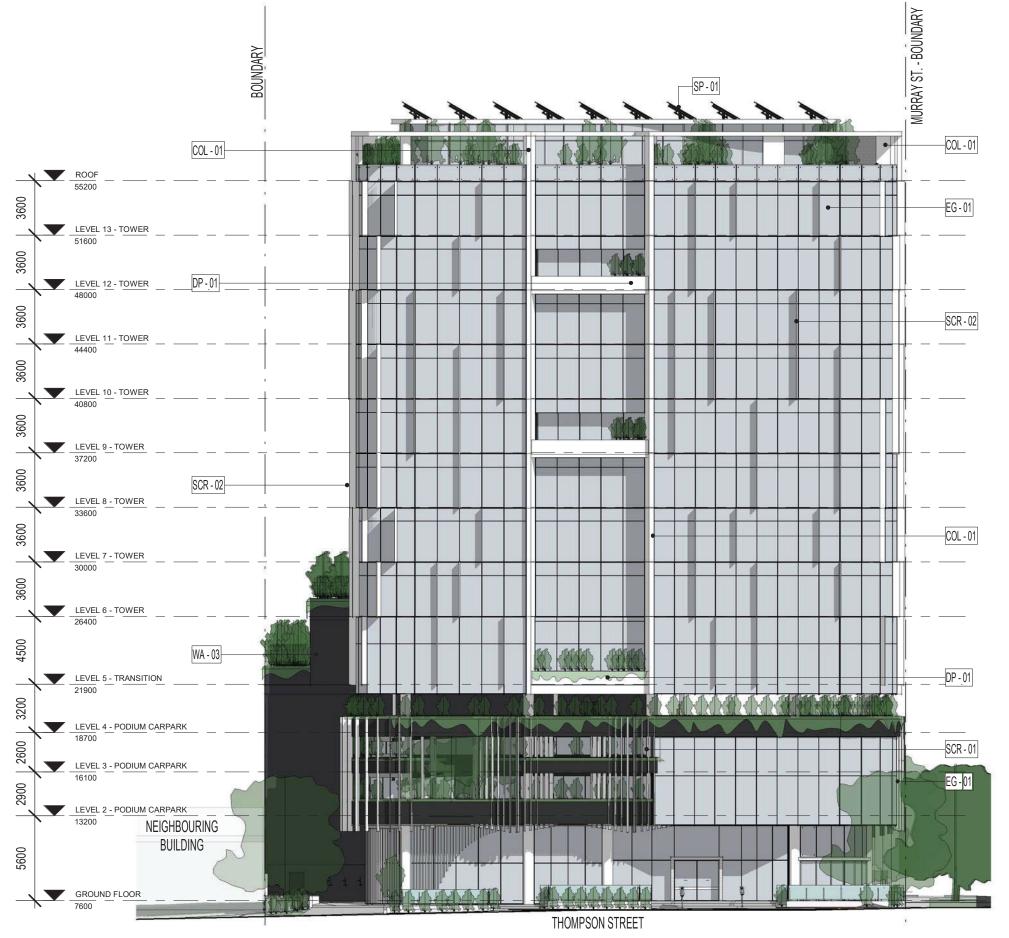
WWW.RDARCH.COM.AU 190044 SCALE As indicated JAN '20 12-16 THOMPSON ST, BOWEN HILLS TOWER 1 DA-110 LEVEL - ROOF TERRACE



WWW.RDARCH.COM.AU 190044 SCALE 1: 200 JAN '20 12-16 THOMPSON ST, BOWEN HILLS TOWER 1 DA-111 LEVEL - ROOF PLAN



WWW.RDARCH.COM.AU 190044 SCALE As indicated JAN '20 12-16 THOMPSON ST, BOWEN HILLS TOWER 1 DA-200 ELEVATION - NORTH



1 EAST ELEVATION - THOMPSON STREET - 1: 250@A3



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)

NA - 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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



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Date: 22 December 2021

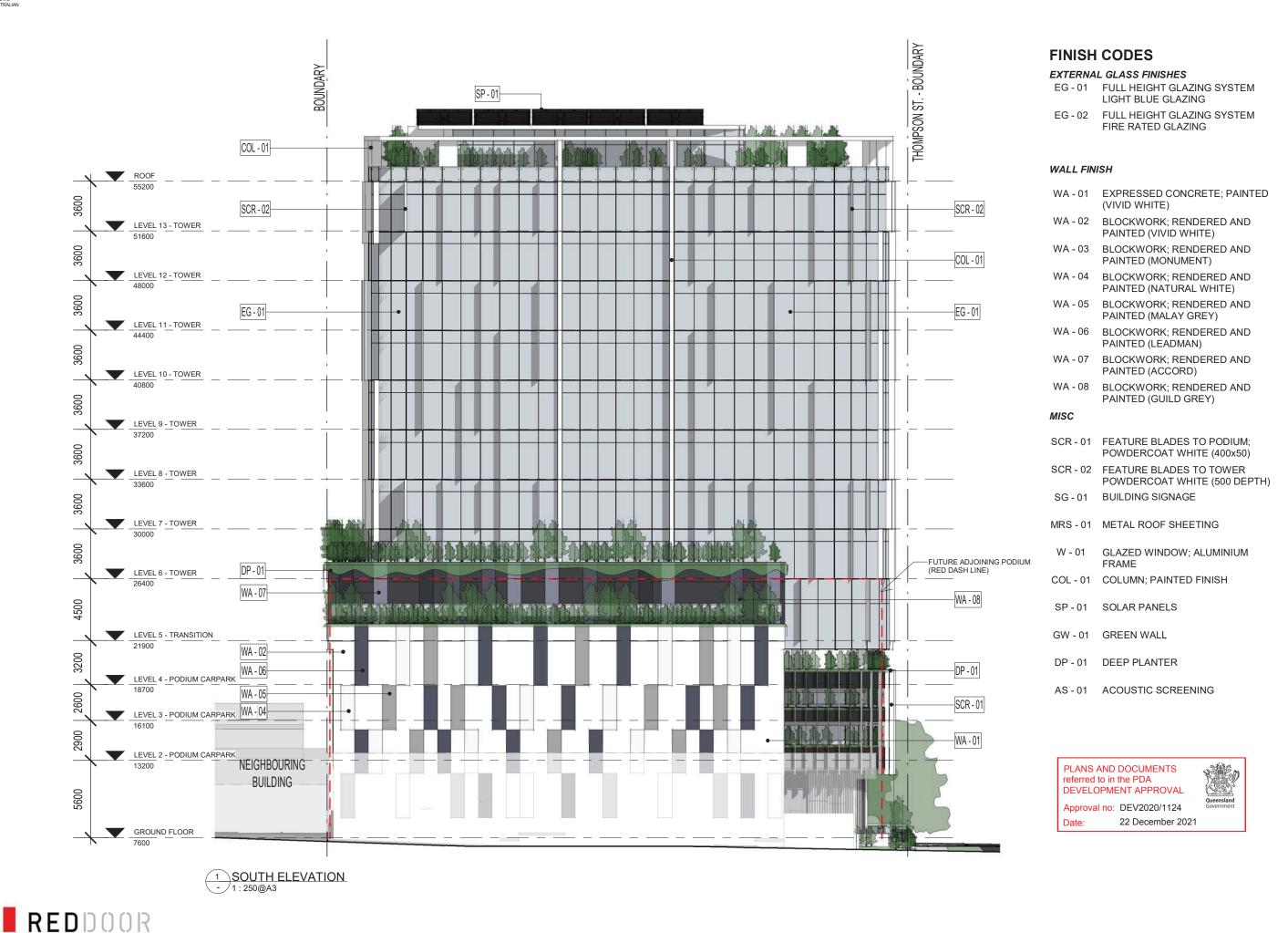
revision 25 19.08.21 DA-REISSUE

WWW.RDARCH.COM.AU 190044 SCALE AS INDICATED JAN '20 12-16 THOMPSON ST, BOWEN HILLS TOWER 1 DA-201 ELEVATION - EAST

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190044

SCALE As indicated JAN '20



ARCHITECTURE

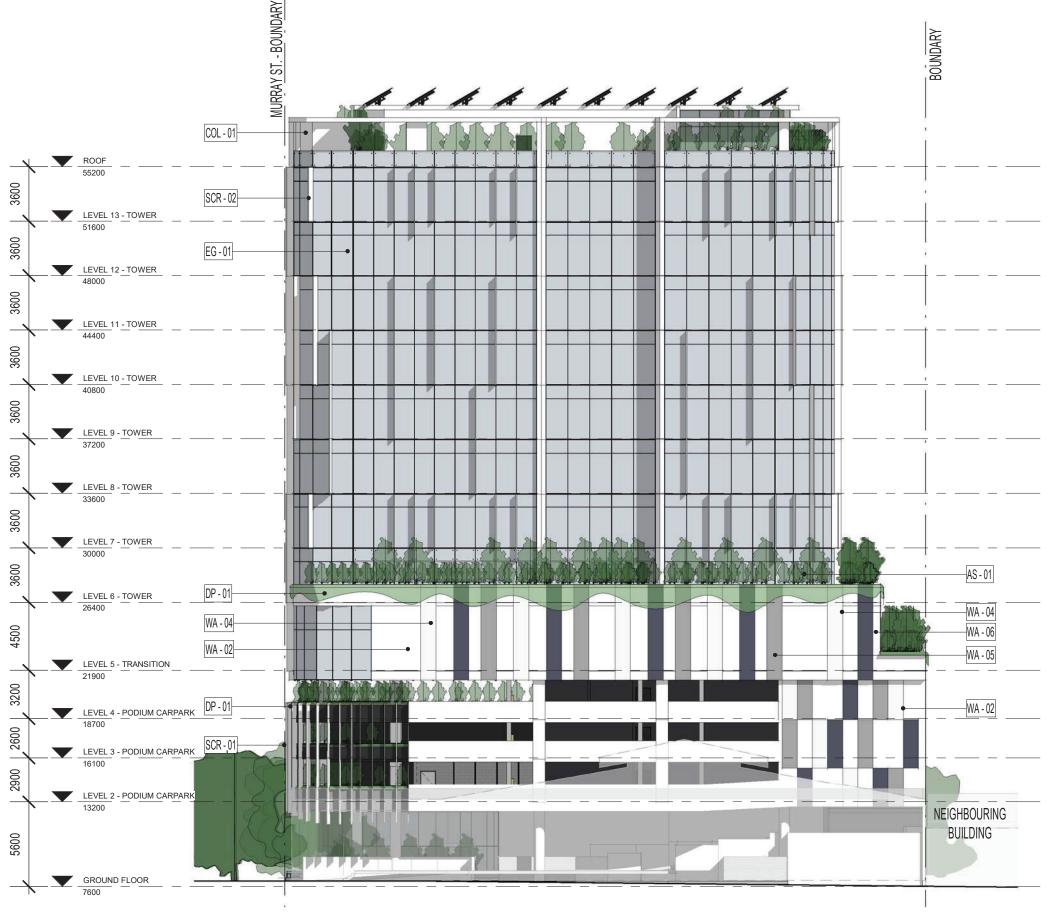
REVISION 23 19.08.21 DA-REISSUE

TOWER 1

DA-202

ELEVATION - SOUTH

12-16 THOMPSON ST, BOWEN HILLS



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

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REDDOOR

1 WEST ELEVATION

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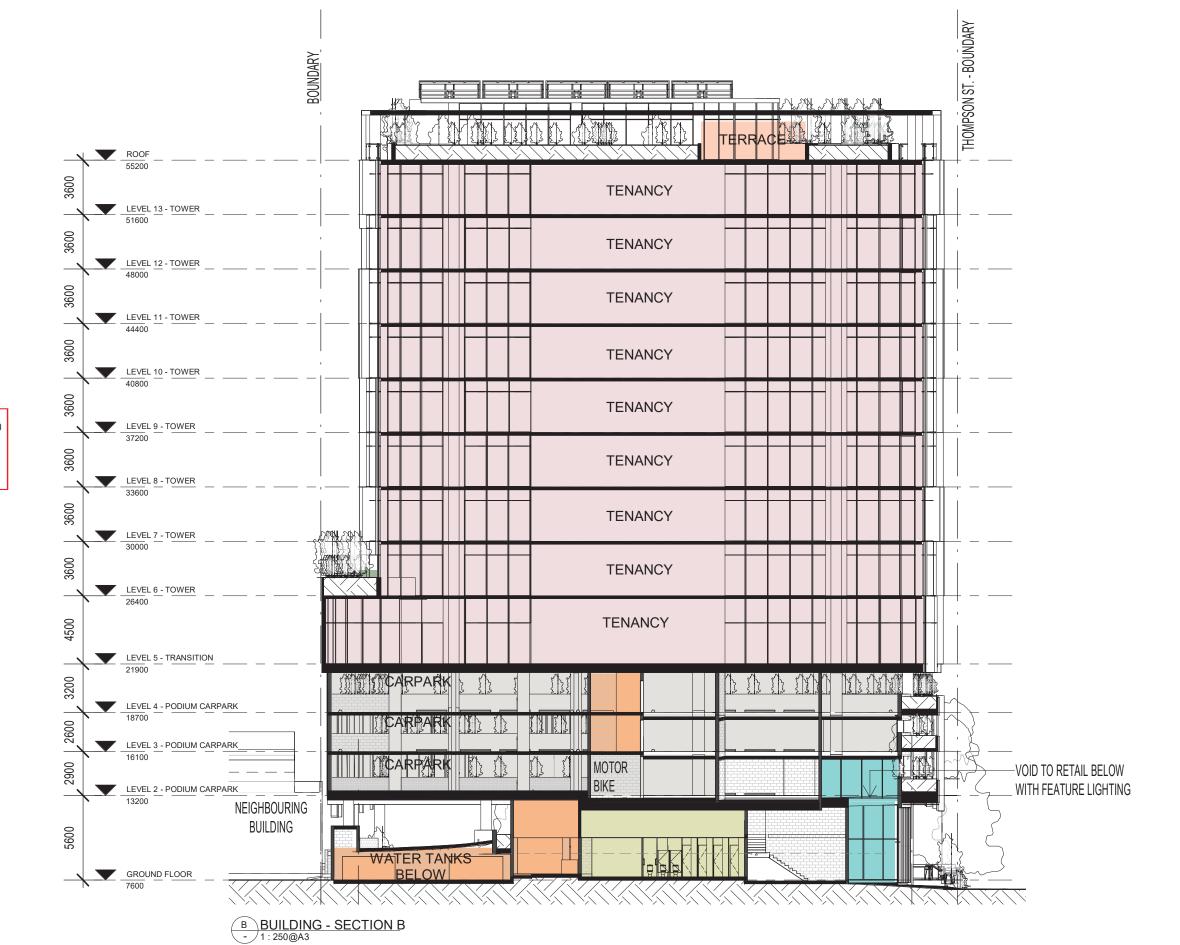
Date: 22 December 2021

BOUNDARY SERVICES ROOF 55200 **TENANCY** LEVEL 13 - TOWER 51600 **TENANCY** LEVEL 12 - TOWER 48000 **TENANCY** <u>LEVEL 11 - TOWER</u> 44400 **TENANCY** LEVEL 10 - TOWER 40800 TENANCY LEVEL 9 - TOWER 37200 **TENANCY** LEVEL 8 - TOWER **TENANCY** LEVEL 7 - TOWER 30000 TENANCY LEVEL 6 - TOWER **TENANCY** LEVEL 5 - TRANSITION 21900 CARPARK LEVEL 4 - PODIUM CARPARK 18700 2600 CARPARK LEVEL 3 - PODIUM CARPARK 16100 9:1 CARPARK LEVEL 2 - PODIUM CARPARK NEIGHBOURING 6:1 BUILDING WATER TANKS 1:28 BELOW GROUND FLOOR A BUILDING - SECTION A
1:250@A3



revision 19 19.08.21 DA-REISSUE

WWW.RDARCH.COM.AU 190044 SCALE 1: 250 JAN '20 12-16 THOMPSON ST, BOWEN HILLS TOWER 1 DA-300 SECTION



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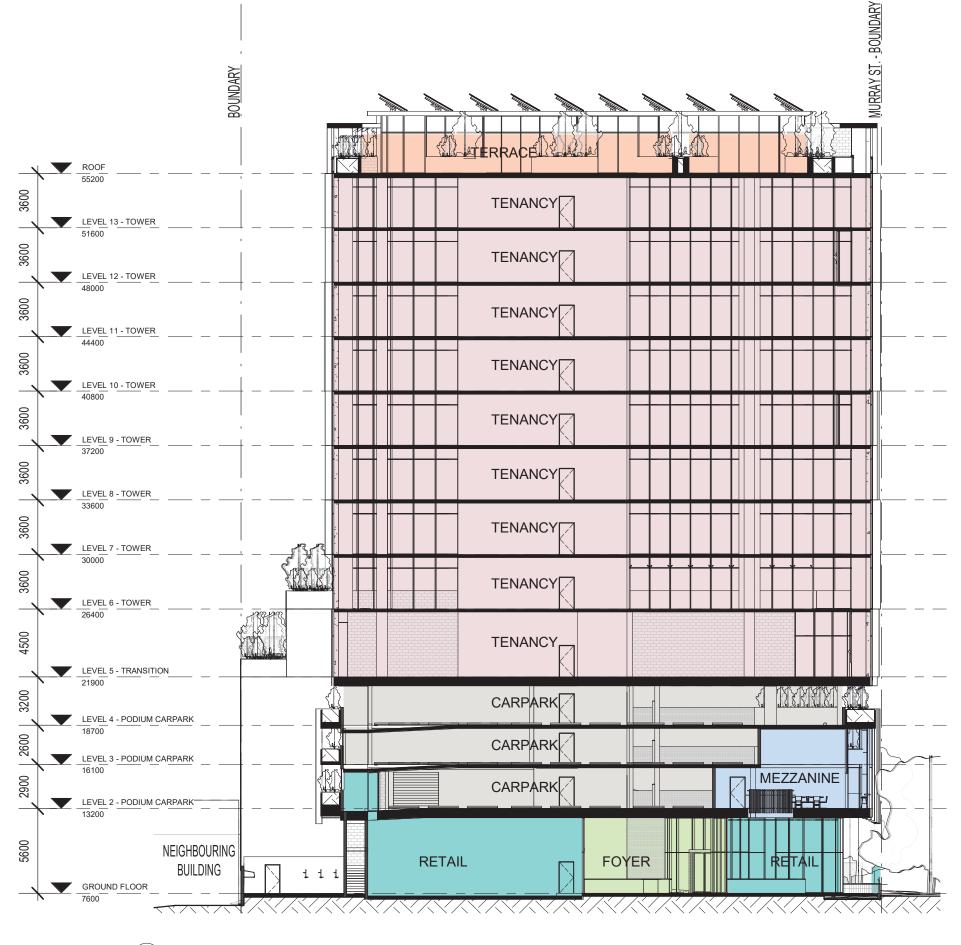
REDDOOR

revision 18 19.08.21 DA-REISSUE

WWW.RDARCH.COM.AU 190044 SCALE 1: 250 JAN '20 12-16 THOMPSON ST, BOWEN HILLS TOWER 1 DA-301 SECTION

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C BUILDING - SECTION C - 1:250@A3



 WWW.RDARCH.COM.AU
 190044
 SCALE 1: 250
 JAN '20
 12-16 THOMPSON ST, BOWEN HILLS
 TOWER 1
 TOWER 1
 DA-302
 SECTION

AMENDED IN RED

By: Chris Hinton

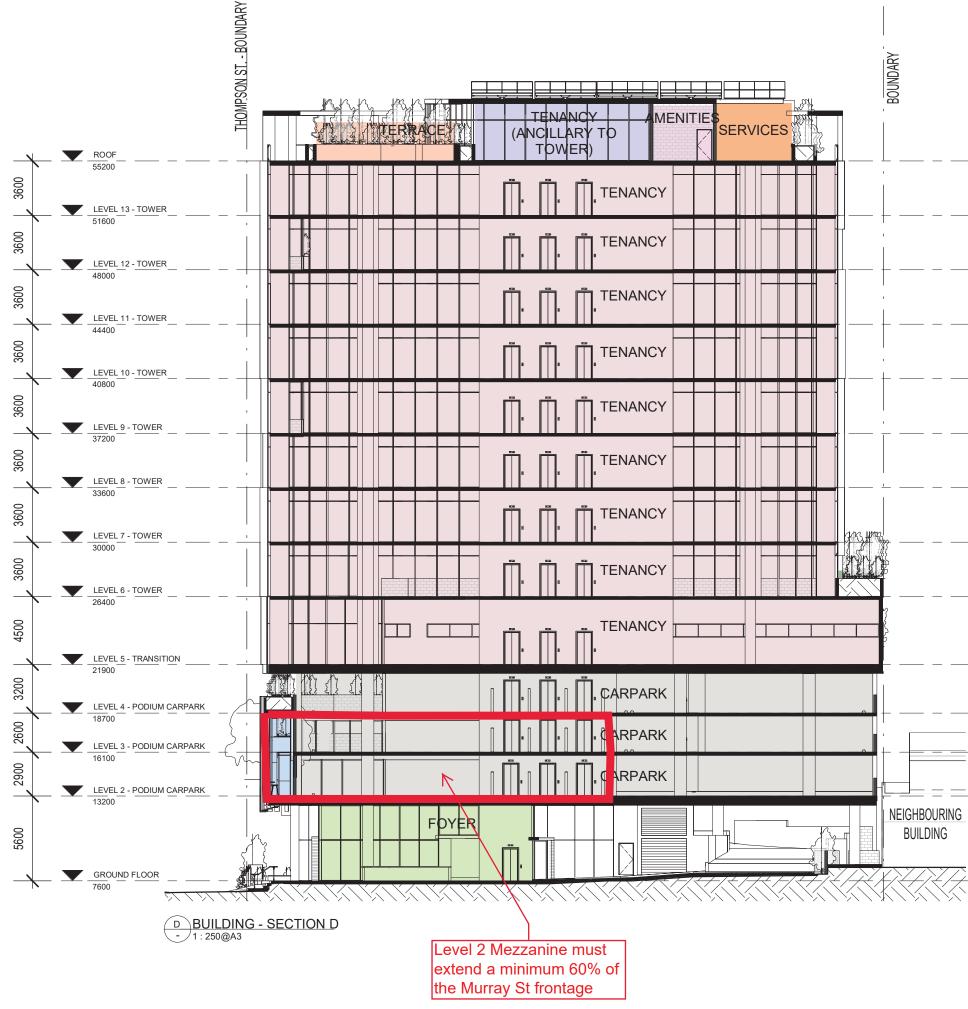
Date: 13 December 2021



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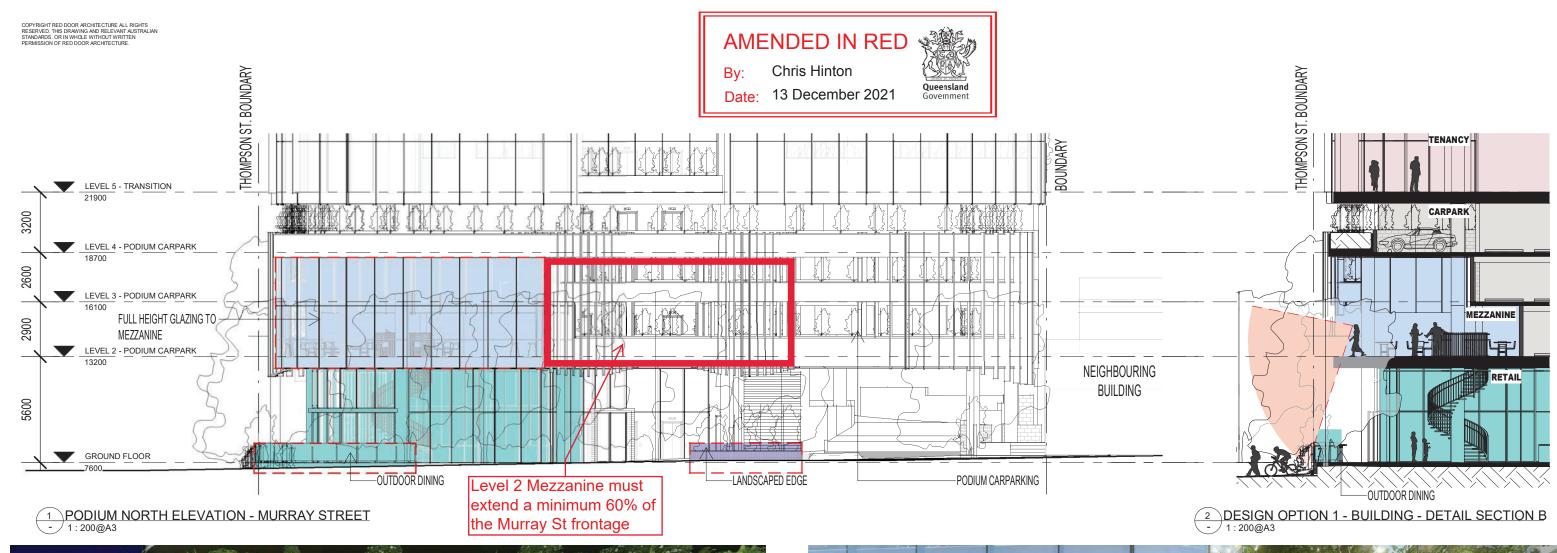
ENTRANCE FROM THOMPSON STREET - GROUND LEVEL SHELTER

ENTRANCE FROM THOMPSON STREET - GROUND LEVEL ACTIVATION



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Date: 22 December 2021

WWW.RDARCH.COM.AU 190044 SCALE As indicated JAN '20 12-16 THOMPSON ST, BOWEN HILLS TOWER 1 DA-400 PODIUM DETAILS







ELEVATED VIEW FROM MURRAY STREET - PODIUM ACTIVATION



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

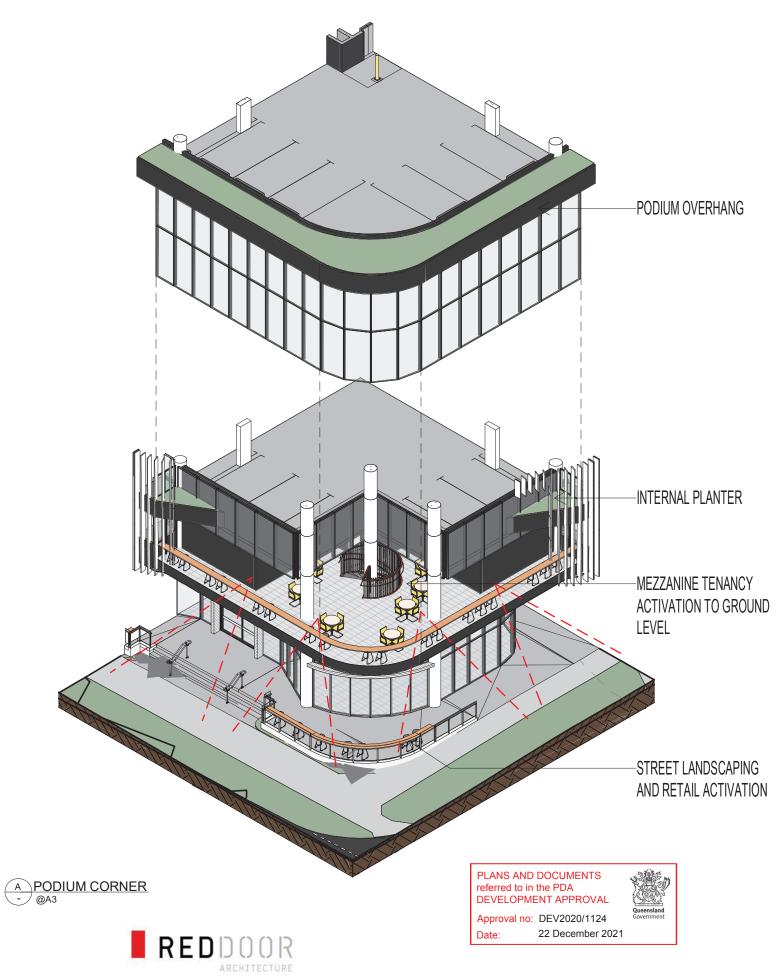
Approval no: DEV2020/1124

Date: 22 December 2021

CORNER OF MURRAY AND THOMPSON STREET - GROUND LEVEL ACTIVATION

REVISION 7 19.08.21 DA-REISSUE

WWW.RDARCH.COM.AU 190044 SCALE As indicated JAN '20 12-16 THOMPSON ST, BOWEN HILLS TOWER 1 DA-401 PODIUM DETAILS





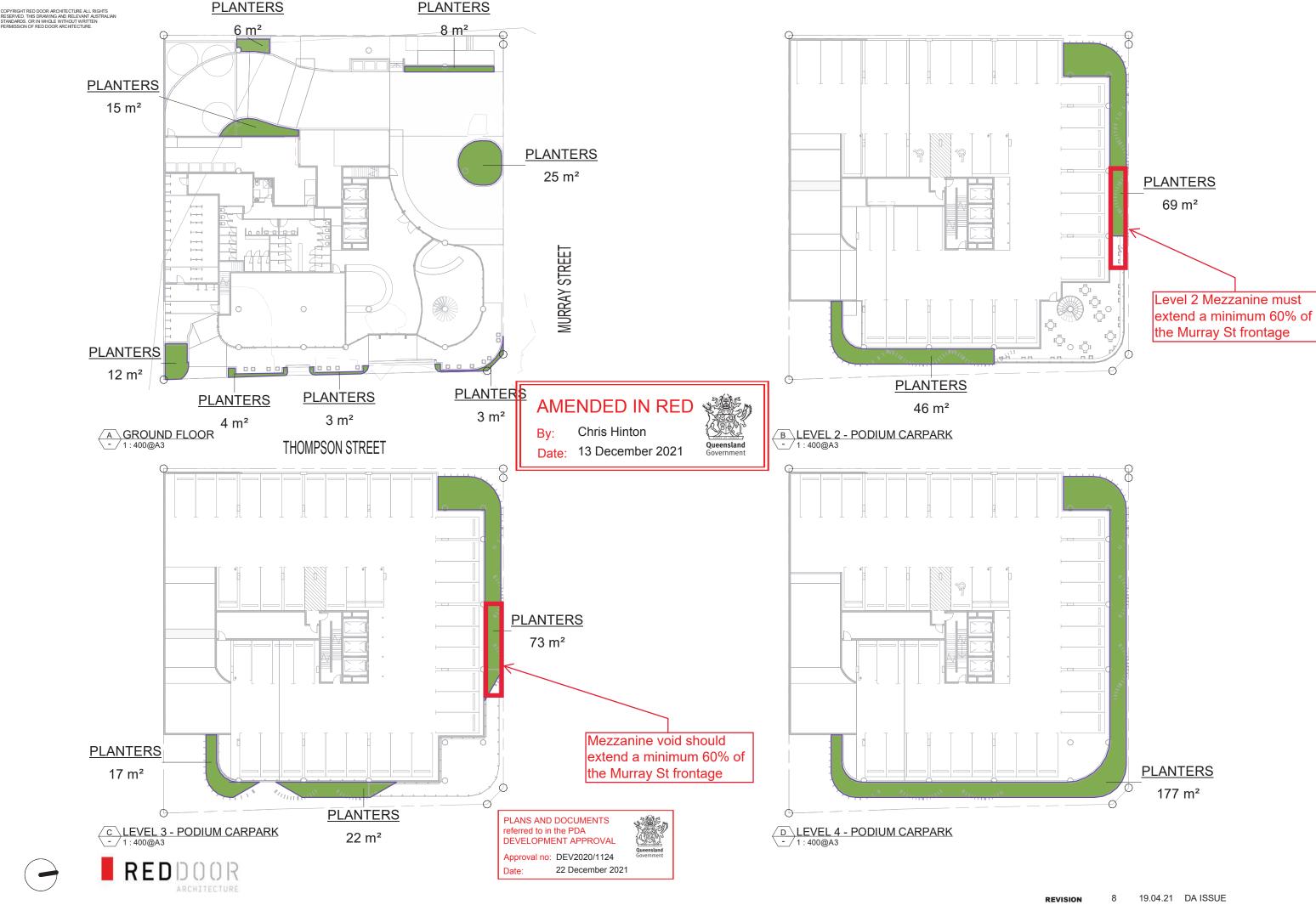
CORNER OF MURRAY ST AND THOMPSON ST - GROUND LEVEL TENANCY



CORNER OF MURRAY ST AND THOMPSON ST - MEZZANINE LEVEL TENANCY

REVISION 6 23.11.20 DA ISSUE

WWW.RDARCH.COM.AU 190044 SCALE 1:50 JAN '20 12-16 THOMPSON ST, BOWEN HILLS TOWER 1 DA-402 PODIUM DETAILS



WWW.RDARCH.COM.AU 190044 SCALE 1: 400 JAN '20 12-16 THOMPSON ST, BOWEN HILLS TOWER 1 DA-600 LANDSCAPE AREA PLANS

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- 1:400@A3 F LEVEL 6 - TOWER
- 1:400@A3 6 m² **PLANTERS** 113 m² \circ Only landscaping approved to the **PLANTERS** south of this line 5 m² **PLANTERS PLANTERS** 8 m² 3 m^2 **PLANTERS PLANTERS** 24 m² 46 m² PLANS AND DOCUMENTS <u>PLANTERS</u> **PLANTERS** referred to in the PDA
DEVELOPMENT APPROVAL G LEVEL 9 & 12 - TOWER 1:400@A3 H ROOF - 1:400@A3 6 m² 4 m²





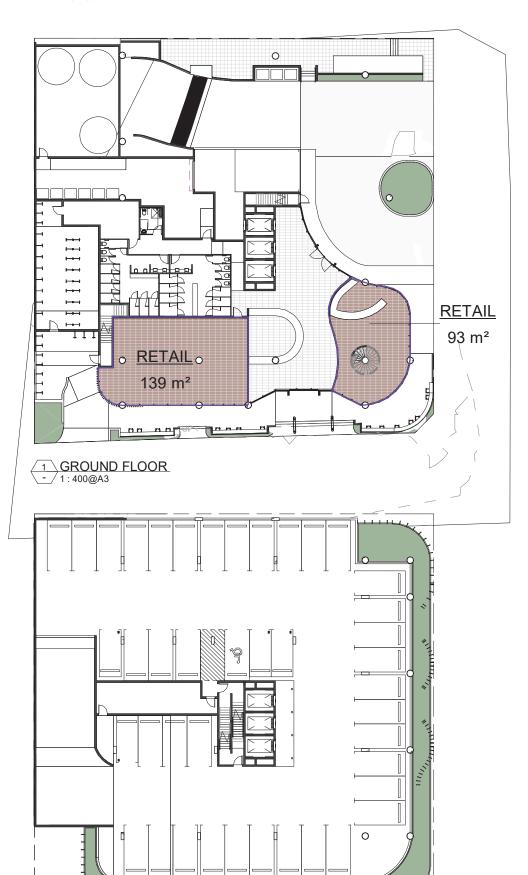
7 19.04.21 DA ISSUE

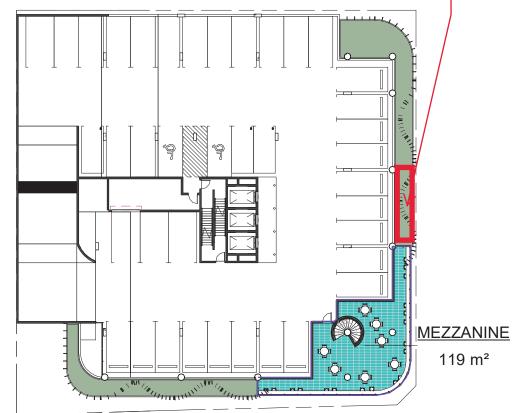
WWW.RDARCH.COM.AU 190044 scale 1: 400 **JAN '20** 12-16 THOMPSON ST, BOWEN HILLS **TOWER 1 LANDSCAPE AREA PLANS**

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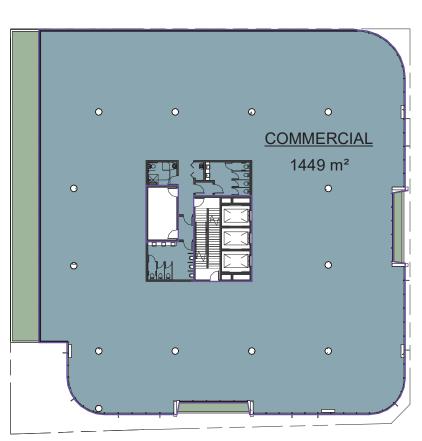
22 December 2021

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



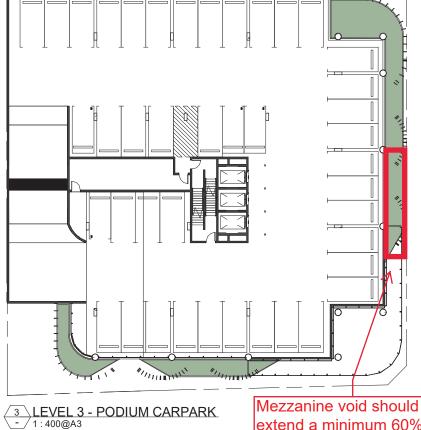




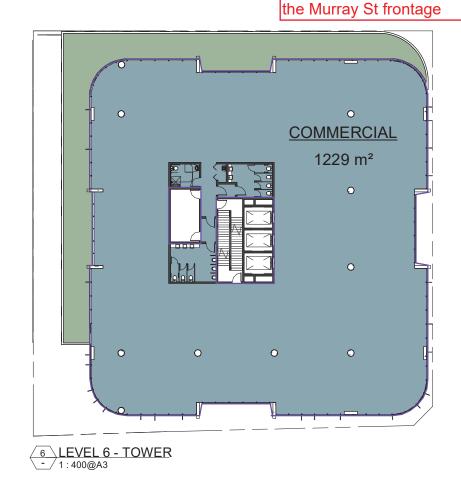


5 LEVEL 5 - TRANSITION - 1:400@A3





extend a minimum 60% of



AMENDED IN RED

REDDO

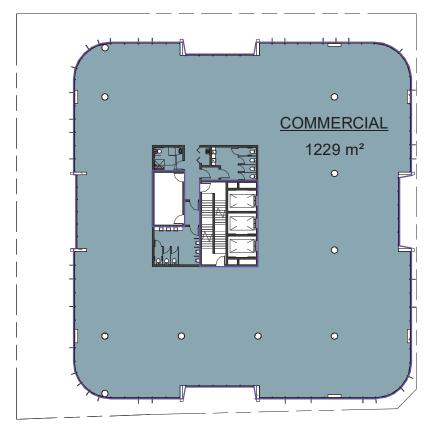
4 LEVEL 4 - PODIUM CARPARK 1:400@A3

Chris Hinton Date: 13 December 2021

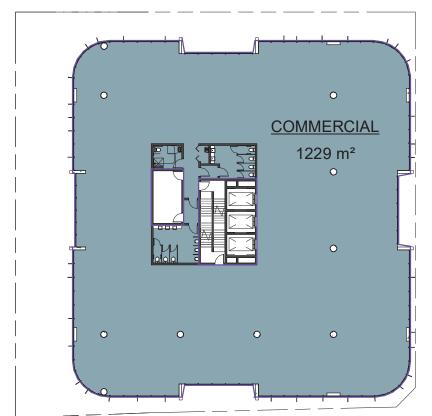


19.04.21 DA ISSUE

190044 WWW.RDARCH.COM.AU scale 1: 400 **JAN '20** 12-16 THOMPSON ST, BOWEN HILLS **TOWER 1** DA-610 **GFA AREA PLANS**







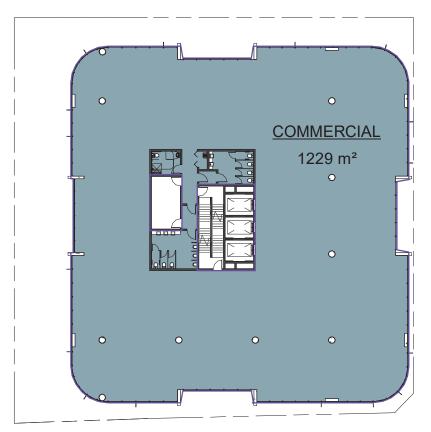




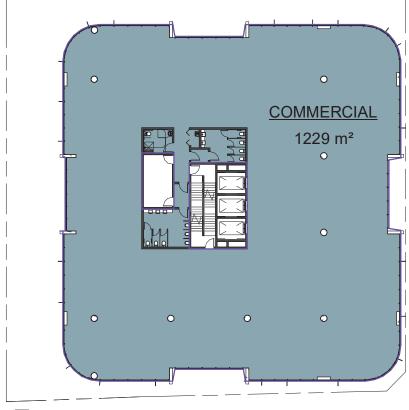
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1124

Date: 22 December 2021

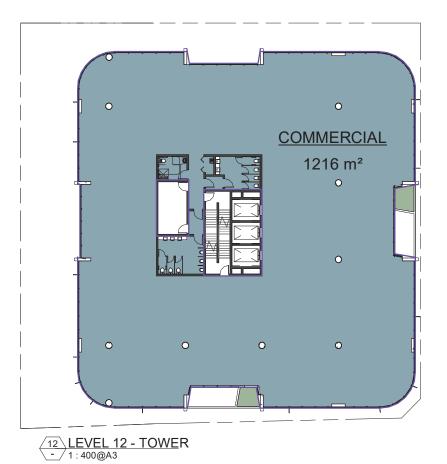


8 LEVEL 8 - TOWER - 1 : 400@A3





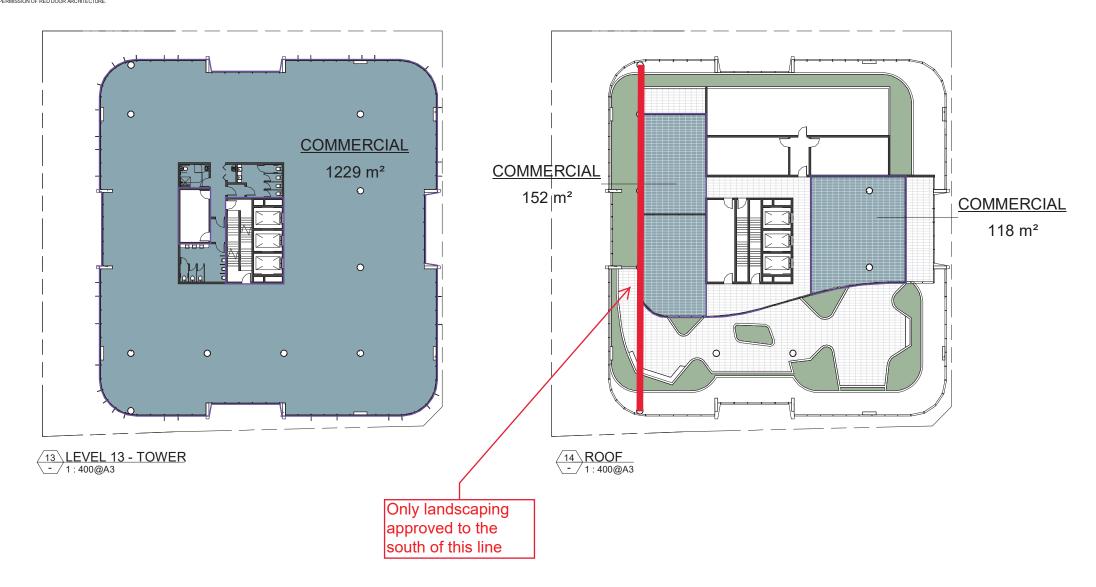
9 LEVEL 9 - TOWER - 1:400@A3



11 LEVEL 11 - TOWER - 1:400@A3

REVISION 3 19.04.21 DA ISSUE

WWW.RDARCH.COM.AU 190044 SCALE 1: 400 JAN '20 12-16 THOMPSON ST, BOWEN HILLS TOWER 1 DA-611 GFA AREA PLANS



AMENDED IN RED

By: Chris Hinton

Date: 14 September 2021



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1124

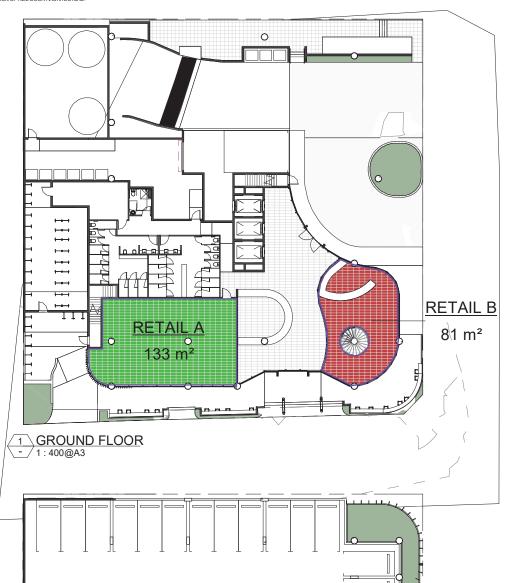
Date: 22 December 2021

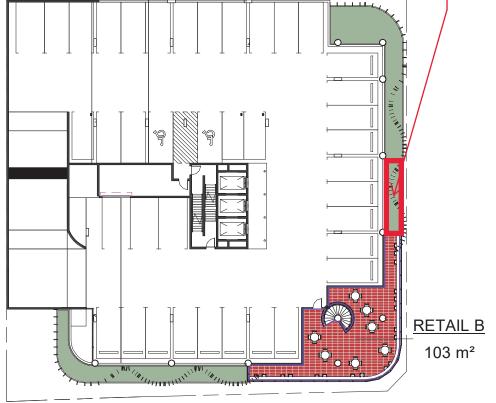


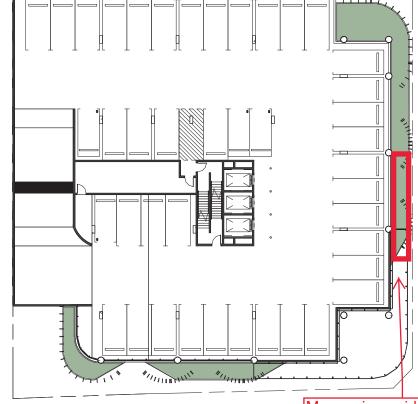


WWW.RDARCH.COM.AU 190044 SCALE 1: 400 JAN '20 12-16 THOMPSON ST, BOWEN HILLS TOWER 1 DA-612 GFA AREA PLANS

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



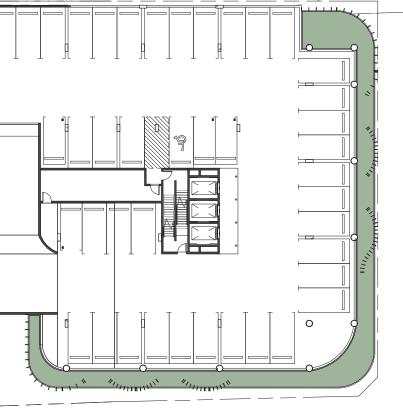




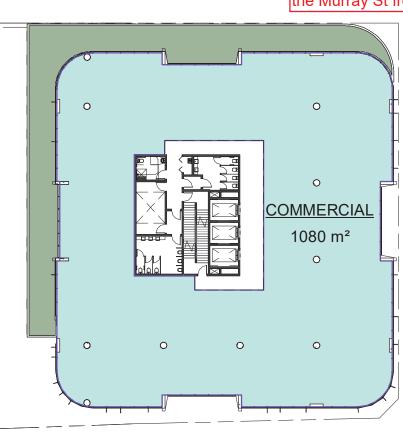
2 LEVEL 2 - PODIUM CARPARK - 1 : 400@A3

3 LEVEL 3 - PODIUM CARPARK - 1:400@A3

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







5 LEVEL 5 - TRANSITION

PLANS AND DOCUMENTS referred to in the PDA
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Approval no: DEV2020/1124

6 LEVEL 6 - TOWER 1:400@A3



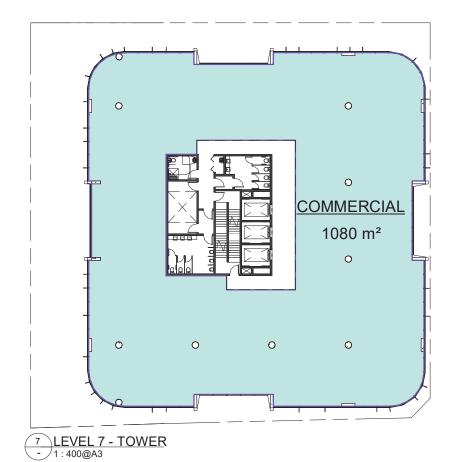
AMENDED IN RED Chris Hinton Date: 13 December 2021

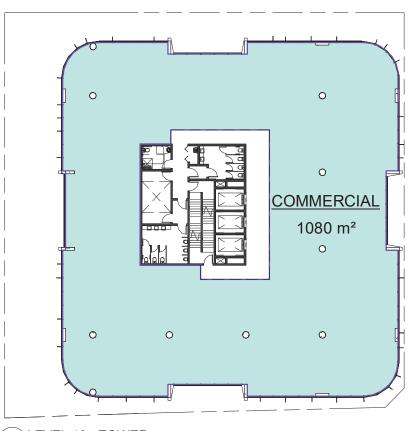
Queensland

22 December 2021

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WWW.RDARCH.COM.AU 190044 scale 1: 400 **JAN '20** 12-16 THOMPSON ST, BOWEN HILLS **TOWER 1** DA-620 **NLA AREA PLANS**

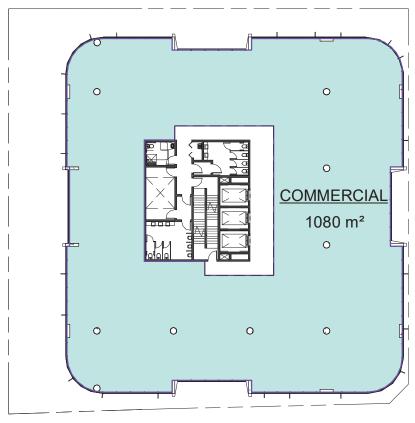








8 LEVEL 8 - TOWER - 1:400@A3

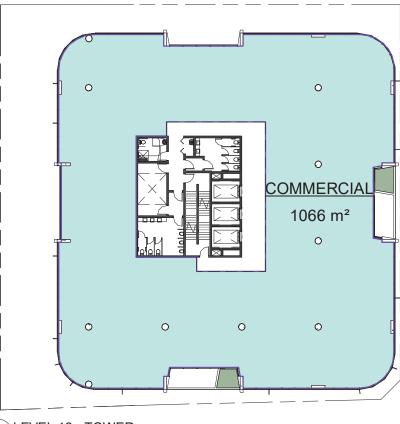


11 LEVEL 11 - TOWER - 1:400@A3

PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL Approval no: DEV2020/1124 22 December 2021



9 LEVEL 9 - TOWER - 1:400@A3



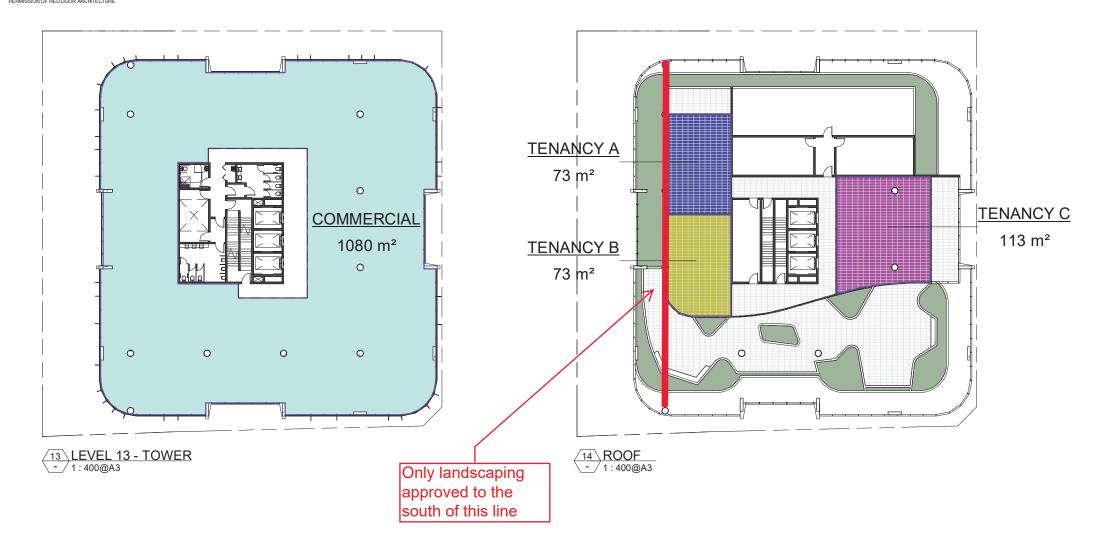
12 LEVEL 12 - TOWER - 1:400@A3





3 19.04.21 DA ISSUE

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AMENDED IN RED

By: Chris Hinton

Date: 14 September 2021







22 December 2021

19.04.21 DA ISSUE

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