

BUILDING 19

DEVELOPMENT SUMMARY

	1 BED	1 BED ACC.	2 BED	2 BED ACC.	3 BED	INTERNAL GFA	BALCONY	CIRCULATION	NLA	TOTAL GFA	TOTAL GSA	CARPARKS	TANDEM
Basement	-	-	-	-	-	0,00	0,00	0,00	0,00	0,00	0,00	99	3
Ground	-	-	6	-	-	316,74	130,62	58,19	449,03	823,96	447,36		
Mezzanine	1	-	1	-	-	474,18	76,77	118,58	223,96	816,72	550,95		
Podium 01	2	-	-	-	-	127,32	34,85	16,66	0,00	143,98	162,17	39	
Podium 02	7	-	1	-	-	474,13	103,69	62,60	0,00	536,73	577,82	49	
Podium 03	5	2	5	-	2	978,35	750,42	171,39	0,00	1,149,74	1,728,77		
Level 04	4	2	8	-	-	964,82	202,38	153,46	0,00	1,118,28	1,167,20		
Level 05	4	2	8	-	-	962,90	189,56	153,45	0,00	1,116,35	1,152,46		
Level 06	4	2	8	-	-	962,90	189,56	153,45	0,00	1,116,35	1,152,46		
Level 07	4	2	8	-	-	962,90	189,56	153,45	0,00	1,116,35	1,152,46		
Level 08	4	2	8	-	-	962,90	189,56	153,45	0,00	1,116,35	1,152,46		
Level 09	4	2	8	-	-	962,90	189,56	153,45	0,00	1,116,35	1,152,46		
Level 10	4	2	8	-	-	962,90	189,56	153,45	0,00	1,116,35	1,152,46		
Level 11	4	2	8	-	-	962,90	189,56	153,45	0,00	1,116,35	1,152,46		
Level 12	4	2	8	-	-	962,90	189,56	153,45	0,00	1,116,35	1,152,46		
Level 13	4	2	8	-	-	962,90	189,56	153,45	0,00	1,116,35	1,152,46		
Level 14	4	2	8	-	-	962,90	189,56	153,45	0,00	1,116,35	1,152,46		
REC Deck	-	-	-	-	-	0,00	0,00	0,00	0,00	0,00	0,00		
												RES CARARK	TANDEM
												TOTAL	TOTAL
												187	3
SUB TOTAL	59	24	101		2								
	TOTAL UNITS								TOTAL NLA	TOTAL GFA	TOTAL GSA	TOTAL CARPARKS INC. TANDEM	
TOTAL	186					12,964,54 m ²	3,194,33 m ²	2,115,38 m ²	672,99 m ²	15,752,91 m ²	16,158,87 m ²	190	

CARPARKS REQUIRED

- 1 BED (1 PER UNIT) = 37 CARPARKS REQ.
- 2 BED (1 PER UNIT) = 136 CARPARKS REQ.
- 3 BED (1 PER UNIT) = 3 CARPARKS REQ.

TOTAL = 176 CARPARKS REQUIRED

At the time of infrastructure charges payment, gross floor area (GFA) calculation to comply with definition applicable as per applicable charges instrument specified in conditions of approval.

COMMUNAL AREA

GROUND FLOOR	845,78
PODIUM 03	637,68
REC DECK	358,95
	1,842,41 m²
TOTAL	54.37% (COMMUNAL AREA + 3385m² (SITE AREA))

COMPLIANT SCHEME

16 STOREYS / 12 000 m²

AMENDED IN RED

By: Essen Joseph
Date: 08-Aug-2022



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

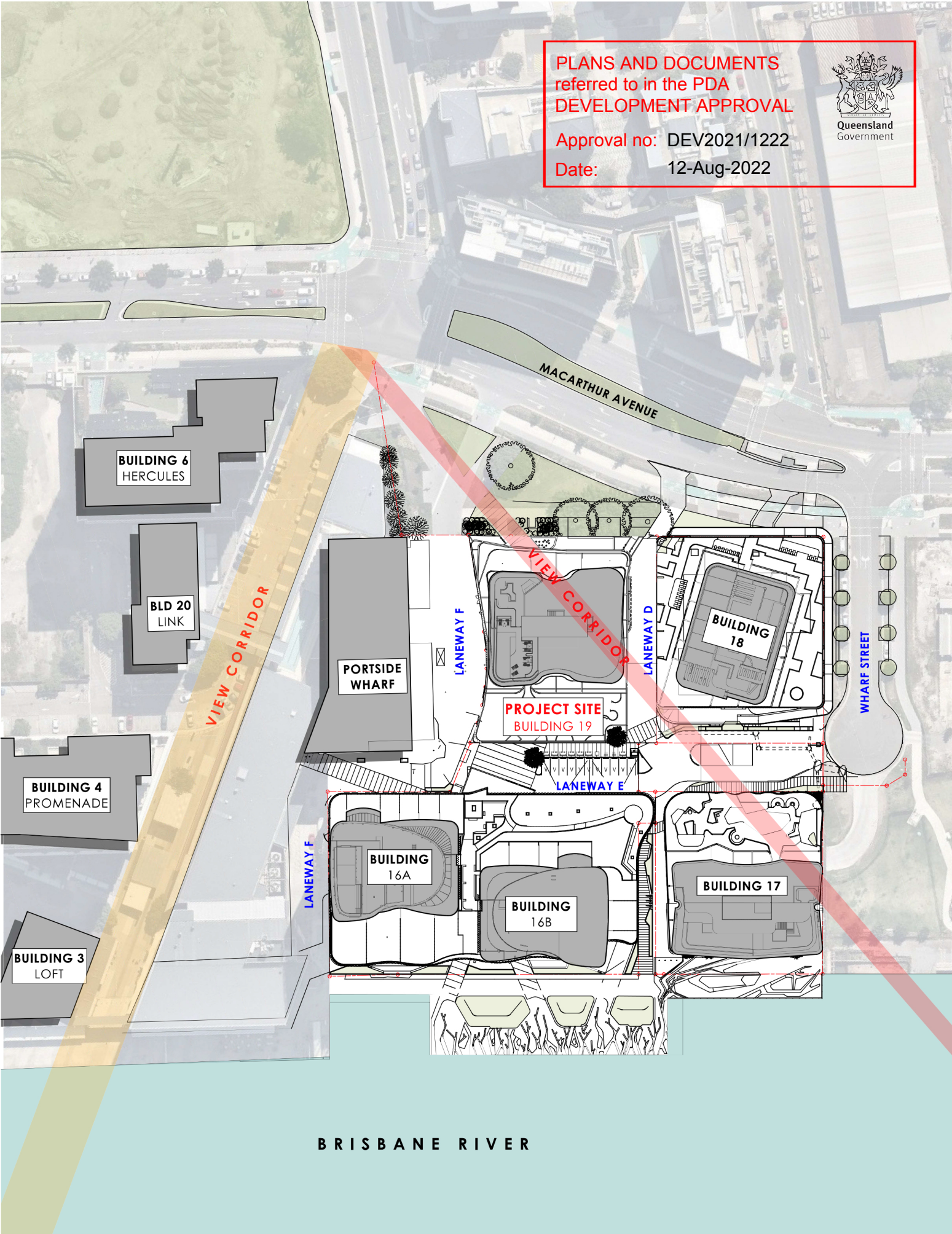
Approval no: DEV2021/1222
Date: 12-Aug-2022



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1222

Date: 12-Aug-2022



BRISBANE RIVER

1 PRECINCT PLAN - SITE
SCALE 1:500 @ A1
SCALE 1:1000 @ A3

COTTEPARKER Φ

BRISBANE
T 61 7 3846 7422
COTTES PARKER ARCHITECTS PTY LTD
ABN 77 016 924 136
COTTEPARKER.COM.AU

Brookfield
Residential Properties



0 5 10 15 20 25 30 35 40 45 50
SCALE 1:500 @ A1
SCALE 1:1000 @ A3

F	FOR INFORMATION	21/06/2022	LB	SB
E	FOR INFORMATION	21/06/2022	LB	SB
D	FOR INFORMATION	16/12/2021	LB	SB
C	FOR INFORMATION	21/06/2021	DL	SB
B	FOR INFORMATION	20/07/2021	CPA	D, SB
A	FOR INFORMATION	20/07/2021	DL	SB
ISSUE PURPOSE	DATE	D.	C.	A.

SD

PORTSIDE EAST TOWER - B19

PORTSIDE WHARF, HAMILTON, 4007

CLIENT - BROOKFIELD

DRAWING TITLE

PRECINCT SITE PLAN

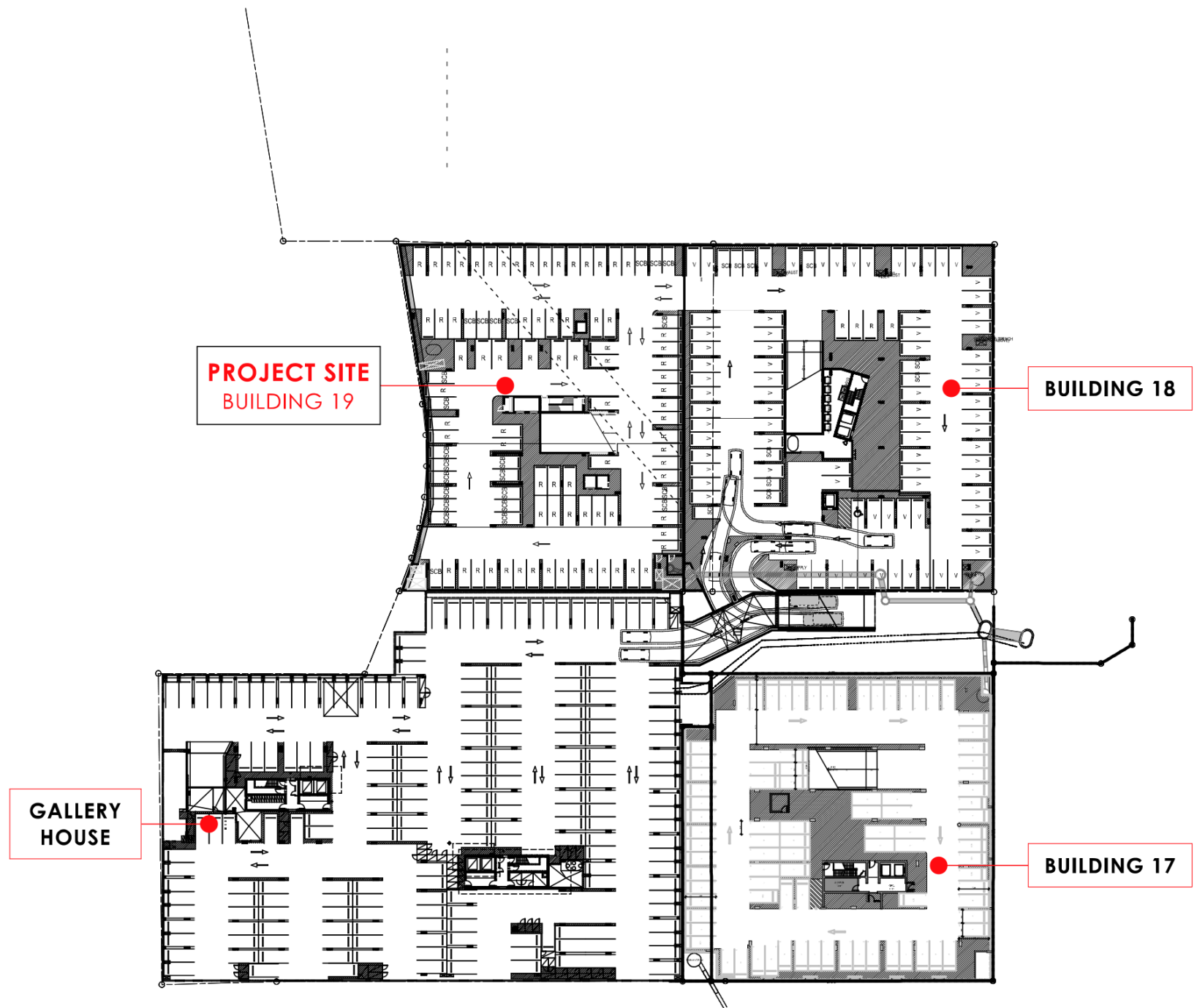
ISSUE

JOB No

5352

DRAWING No

SK1002



BRISBANE RIVER

1 PRECINCT PLAN - BASEMENT
SCALE 1:500 @ A1
SCALE 1:1000 @ A3

COTTEPARKER Φ

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

Brookfield
Residential Properties



0 5 10 15 20 25 30 35 40 45 50
SCALE 1:500 @ A1
SCALE 1:1000 @ A3

ISSUE PURPOSE	DATE	D.	C.	A.
I FOR INFORMATION	31/05/2022	LB	LB	SB
H FOR INFORMATION	24/02/2022	LB	LB	SB
G FOR INFORMATION	18/12/2021	LB	SB	SB
F FOR INFORMATION	14/09/2021	DL	DL	SB
E FOR INFORMATION	20/07/2021	CPA	DL	SB
D FOR INFORMATION	25/06/2020	DL	DL	SB
C FOR INFORMATION	24/09/2020	DL	DL	SB
B FOR INFORMATION	05/06/2019	DL	DL	SB
A FOR INFORMATION	28/02/2019	DL	DL	SB

SD

PORTSIDE EAST TOWER - B19

PORTSIDE WHARF, HAMILTON, 4007
CLIENT - BROOKFIELD

DRAWING TITLE
PRECINCT BASEMENT

JOB No 5352
DRAWING No SK1004
ISSUE I

AMENDED IN RED

By: Essen Joseph

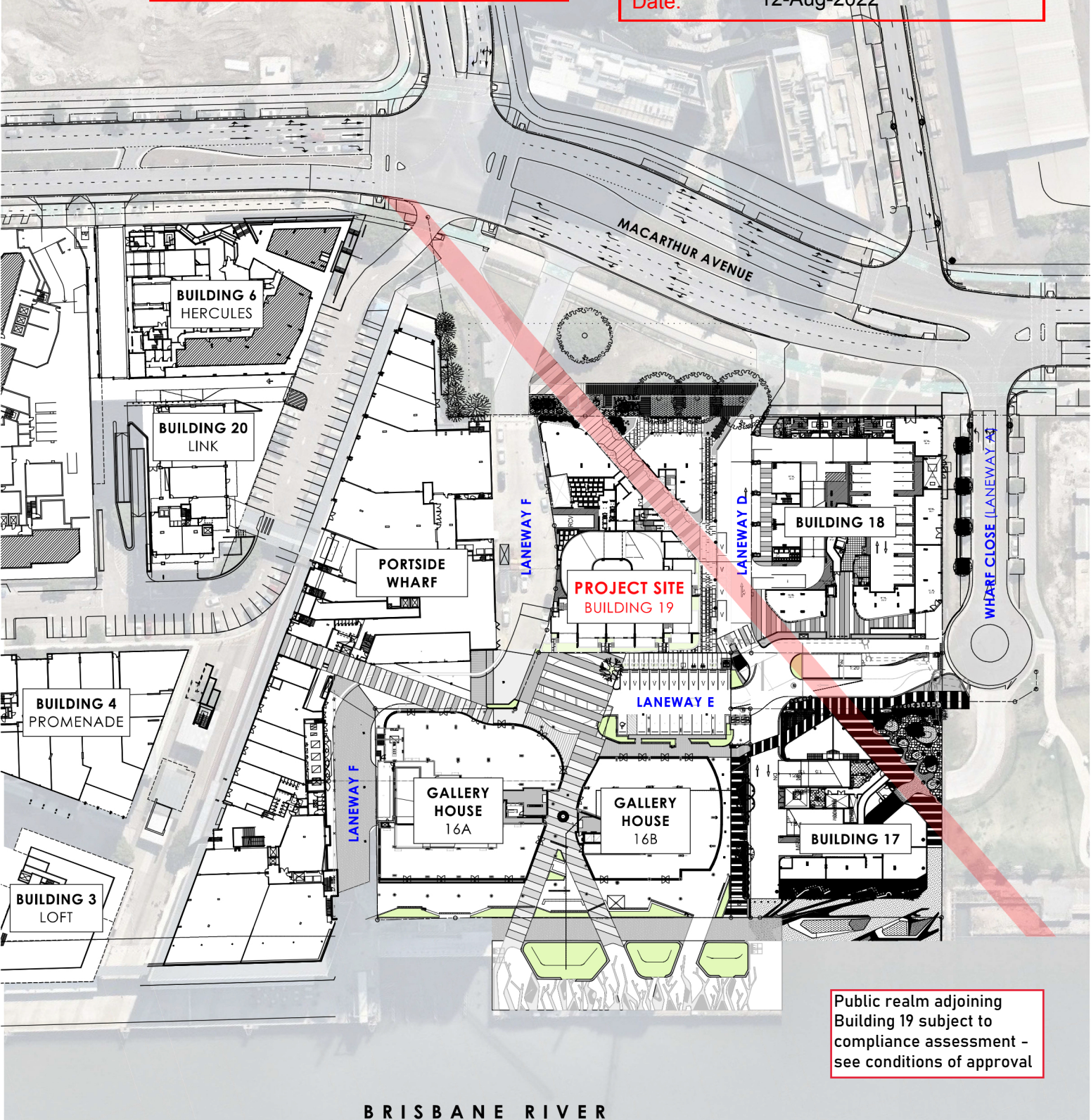
Date: 08-Aug-2022



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1222

Date: 12-Aug-2022



Public realm adjoining Building 19 subject to compliance assessment - see conditions of approval

BRISBANE RIVER

1 PRECINCT PLAN - GROUND
SCALE: 1:500 @ A1
SCALE: 1:1000 @ A3

COTTEPARKER

BRISBANE
T 61 7 3846 7422
COTTEPARKER ARCHITECTS PTY LTD
ABN 77 010 924 136
COTTEPARKER.COM.AU

Brookfield
Residential Properties



0 5 10 15 20 25 30 35 40 45 50
SCALE: 1:500 @ A1
SCALE: 1:1000 @ A3

ISSUE PURPOSE	DATE	D.	C.	A.
I FOR INFORMATION	31/05/2022	LB	SB	
H FOR INFORMATION	24/02/2022	LB	SB	
D FOR INFORMATION	16/12/2021	LB	SB	
F FOR INFORMATION	14/06/2021	DL	SB	
E FOR INFORMATION	25/07/2021	CPA	SB	
D FOR INFORMATION	25/04/2020	DL	SB	
C FOR INFORMATION	23/08/2020	DL	SB	
B FOR INFORMATION	06/06/2019	DL	SB	
A FOR INFORMATION	23/08/2018	DL	SB	

SD

PORTSIDE EAST TOWER - B19

PORTSIDE WHARF, HAMILTON, 4007

CLIENT - BROOKFIELD

PRECINCT GROUND PLAN

DRAWING TITLE

JOB No 5352 DRAWING No SK1005


AMENDED IN RED

By: Essen Joseph
 Date: 08-Aug-2022

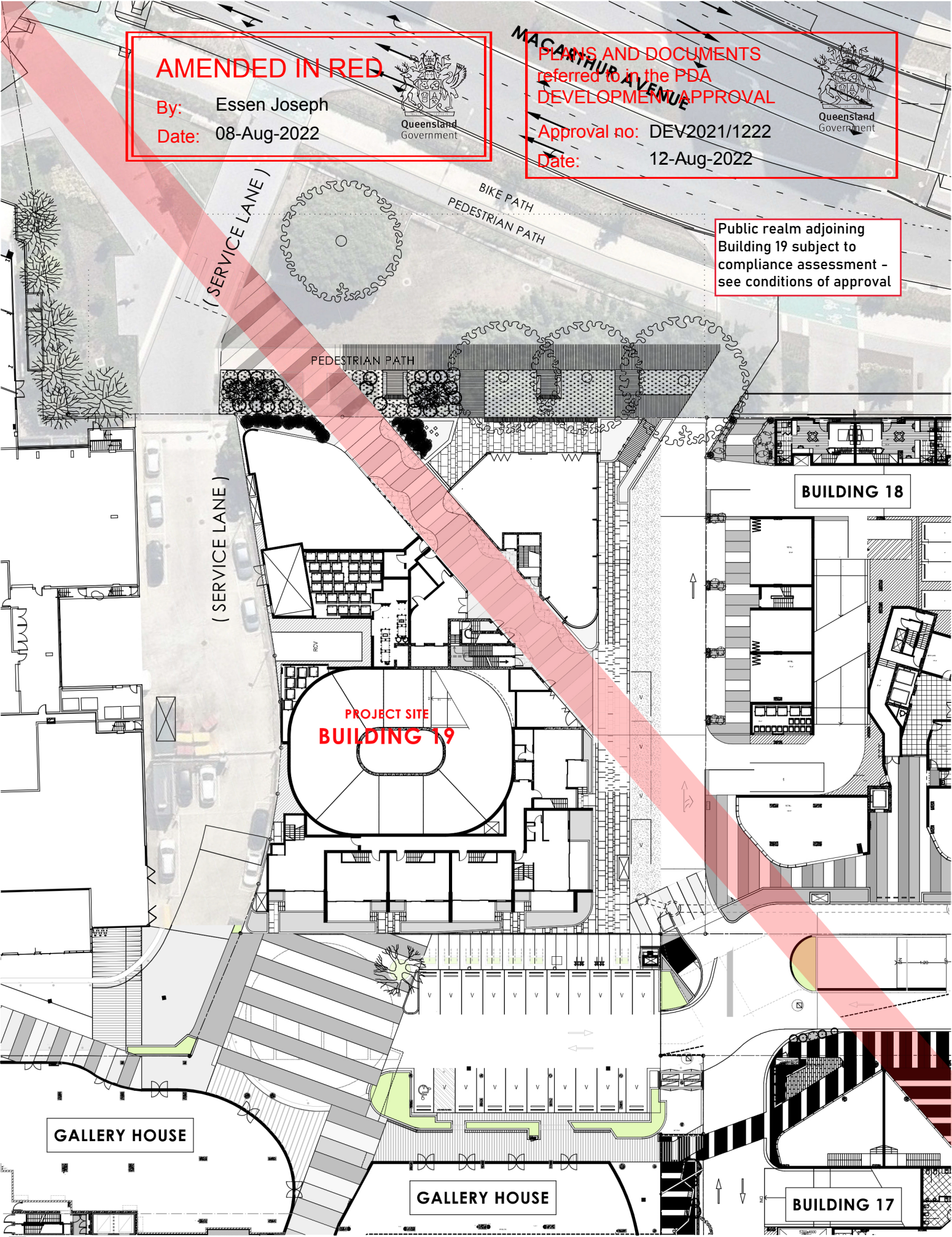


PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL

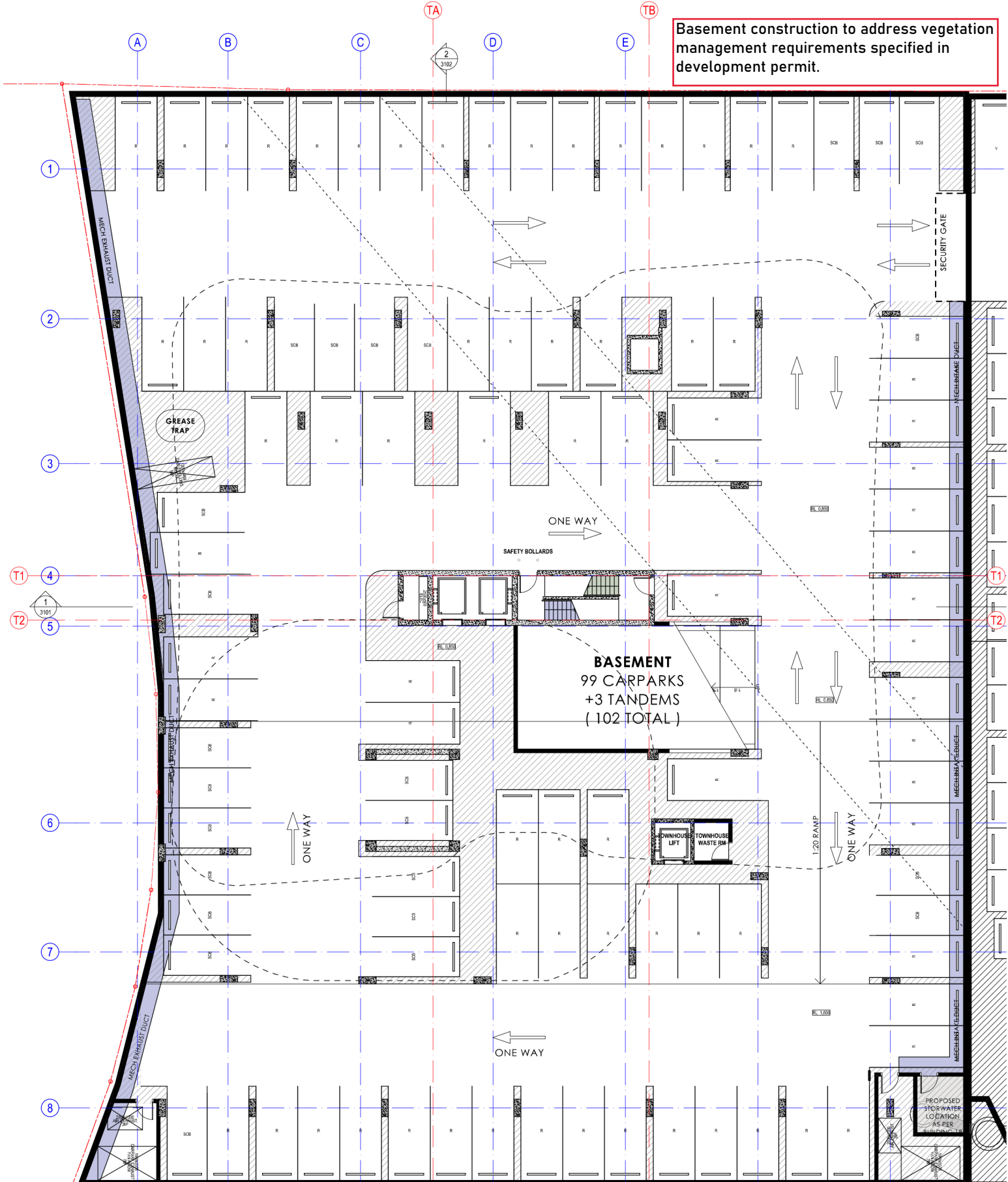
Approval no: DEV2021/1222
 Date: 12-Aug-2022



Public realm adjoining
 Building 19 subject to
 compliance assessment -
 see conditions of approval



Basement construction to address vegetation management requirements specified in development permit.



BASEMENT
99 CARPARKS
+3 TANDEM
(102 TOTAL)

AMENDED IN RED

By: Essen Joseph
Date: 08-Aug-2022



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1222
Date: 12-Aug-2022



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

COTTEPARKER
BRISBANE
TF 61 7 3848 7422
COTTEPARKER ARCHITECTS PTY LTD
ABN 77 019 924 106
COTTEPARKER.COM.AU

Brookfield
Residential Properties



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

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FOR INFORMATION	16/12/2021	LB	SB	
FOR INFORMATION	07/12/2021	DL	SB	
FOR INFORMATION	14/09/2021	DL	SB	
FOR INFORMATION	22/07/2021	CPA	DL	SB
FOR INFORMATION	13/07/2021	DL	DL	SB
FOR INFORMATION	22/07/2021	CPA	DL	SB

STATUS

PORTSIDE EAST TOWER - B19

PORTSIDE WHARF, HAMILTON, 4007

CLIENT - BROOKFIELD

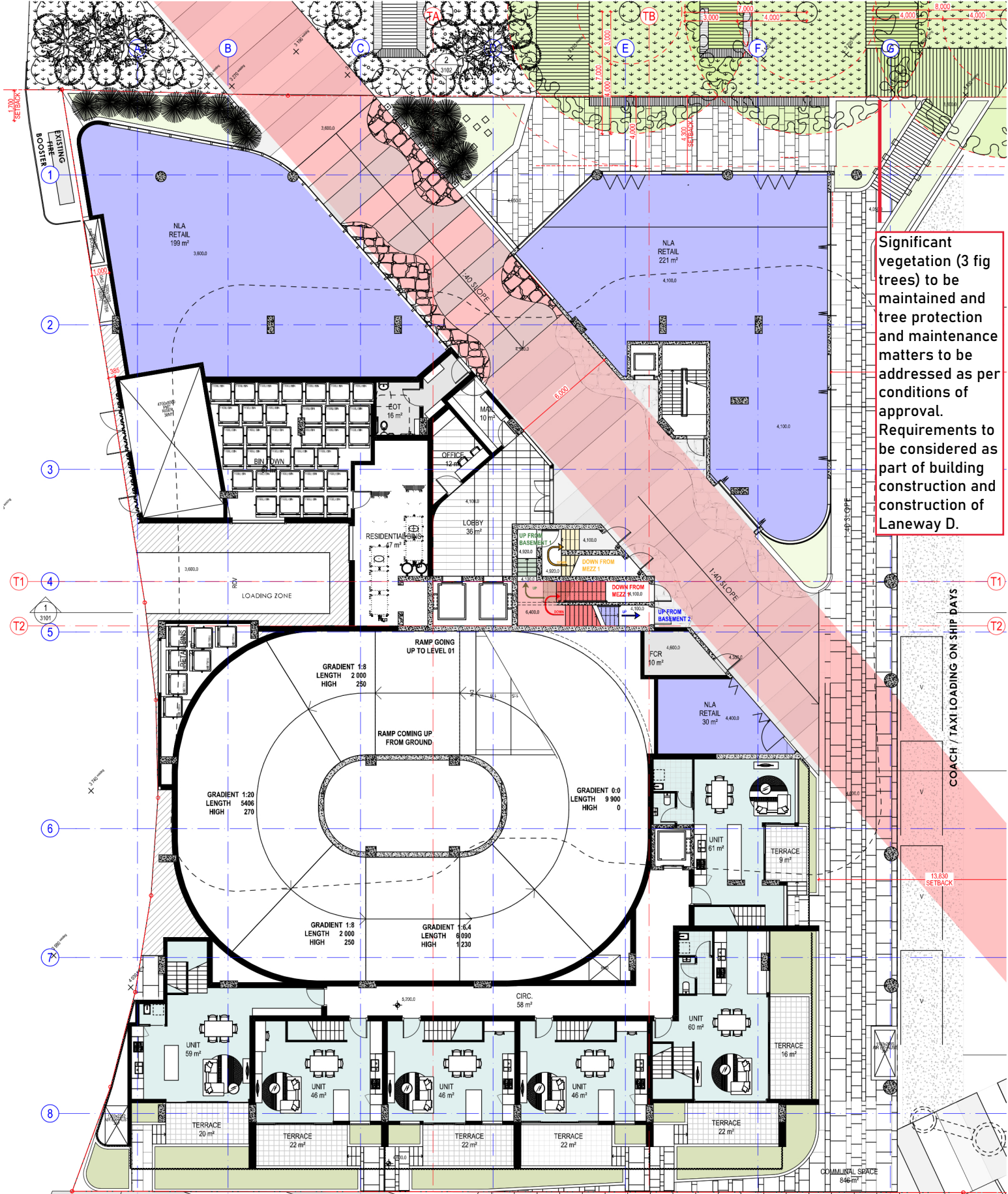
FLOOR PLAN - BASEMENT 01

DRAWING TITLE

JOB No 5352 SK2002

ISSUE

DATE



Significant vegetation (3 fig trees) to be maintained and tree protection and maintenance matters to be addressed as per conditions of approval. Requirements to be considered as part of building construction and construction of Laneway D.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2021/1222

Date: 12-Aug-2022



AMENDED IN RED

By: Essen Joseph

Date: 08-Aug-2022



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

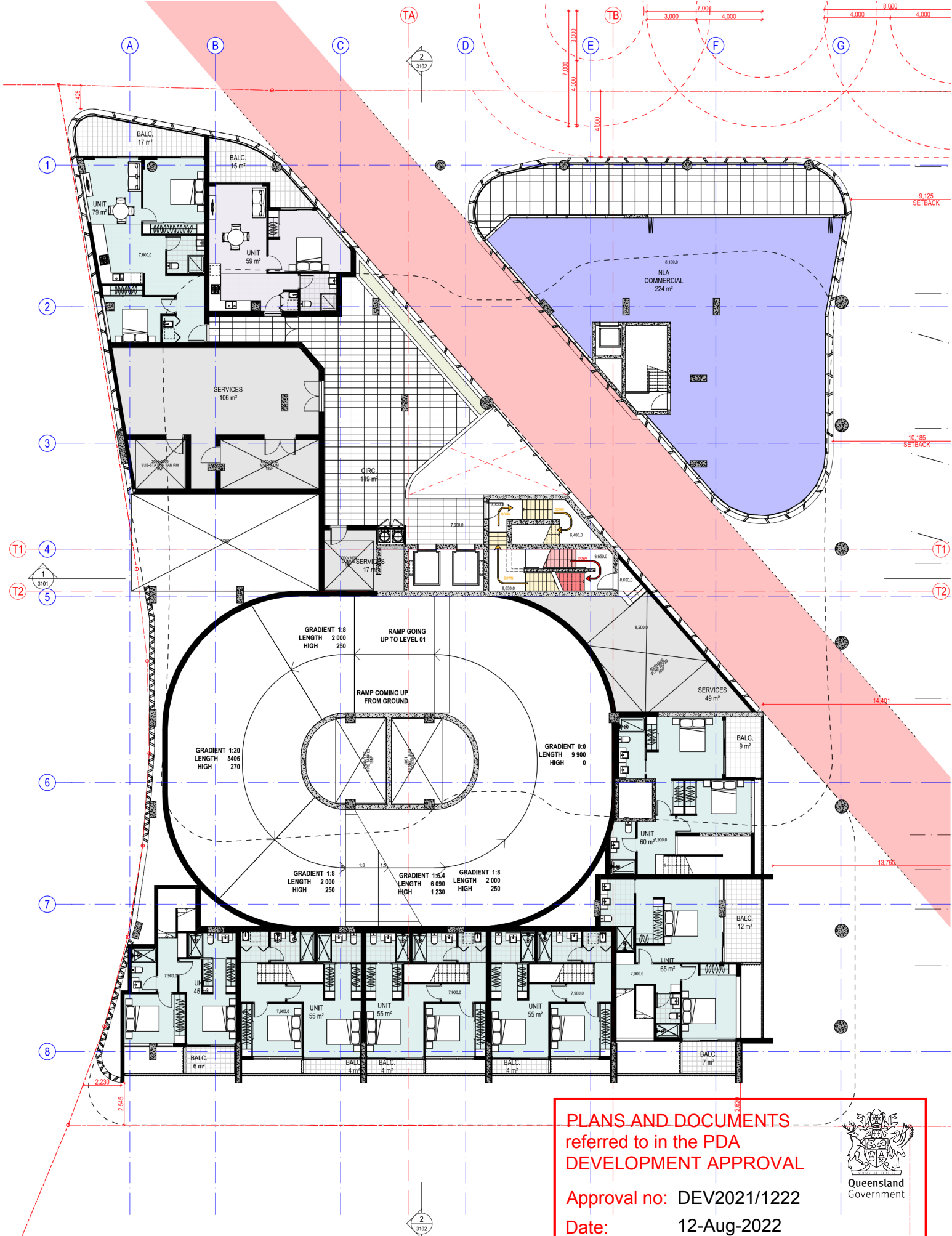
COTTEPARKER P
BRISBANE
TF 61 7 3846 7422
COTTEPARKER ARCHITECTS PTY LTD
ABN 77 019 524 106
COTTEPARKER.COM.AU

Brookfield
Residential Properties

ISSUE PURPOSE	DATE	D.	C.	A.
FOR INFORMATION	31/05/2022	LB	SB	
FOR INFORMATION	22/04/2022	DL	SB	
FOR INFORMATION	21/04/2022	DL	SB	
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FOR INFORMATION	20/07/2021	CA	DL	SB
FOR INFORMATION	15/07/2021	DL	DL	SB
FOR INFORMATION	23/07/2021	CA	DL	SB

PORTSIDE EAST TOWER - B19
PORTSIDE WHARF, HAMILTON, 4007
CLIENT - BROOKFIELD
DRAWING TITLE
FLOOR PLAN - GROUND FLOOR
JOB No 5352
DRAWING No SK2003
ISSUE

Brookfield CPM-RES-BD - BMS-001-Rev. for AMPC-CA2 21/10/2022 Portside East Tower (PDA Number: 21/08/2022) 2/29 PM

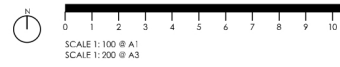


PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL

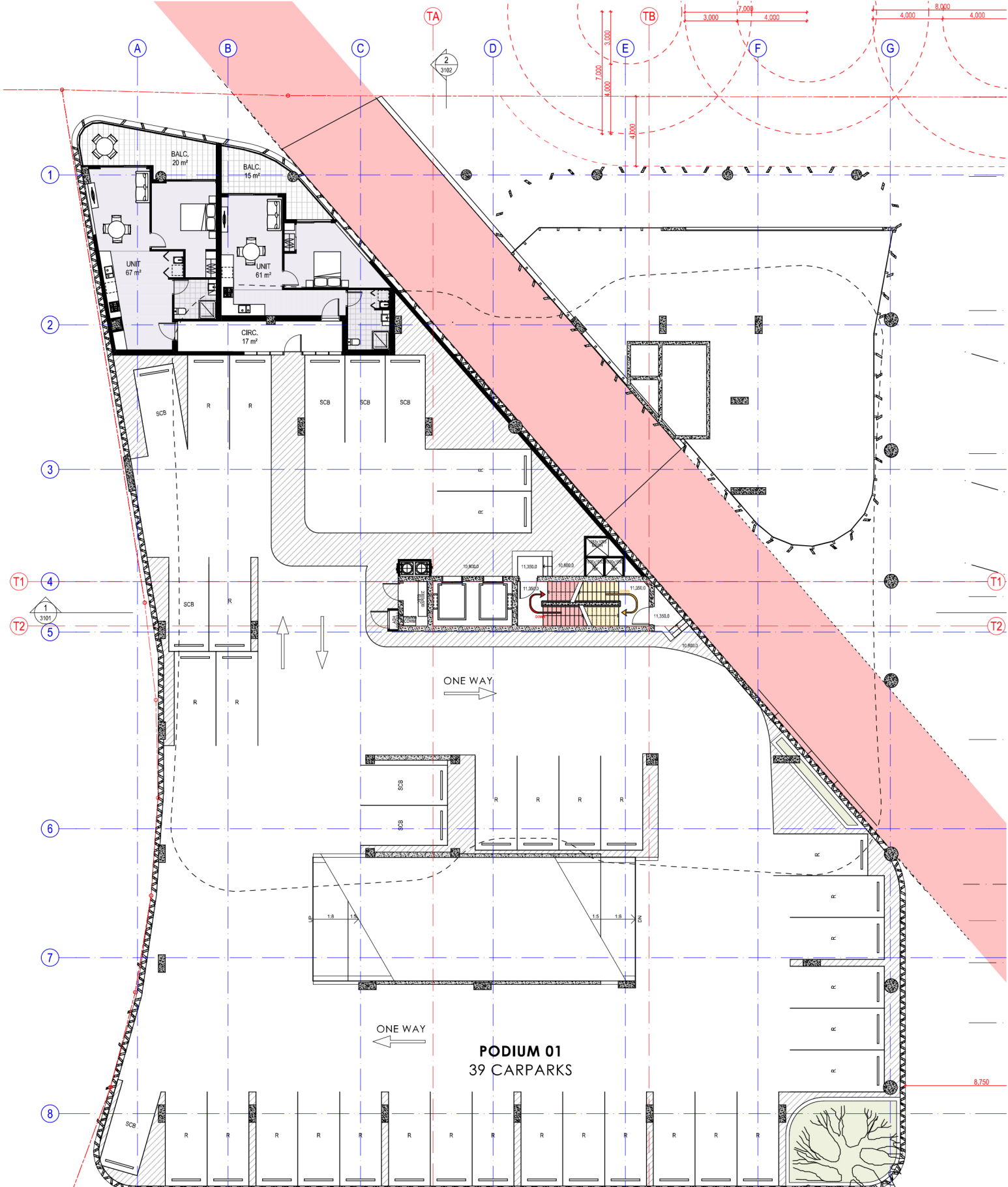
Approval no: DEV2021/1222
 Date: 12-Aug-2022



1 FLOOR PLAN - MEZZ/RAMP
 SCALE 1:100 @ A1
 SCALE 1:200 @ A3



ISSUE PURPOSE	DATE	D.	C.	A.
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W FOR INFORMATION	22/04/2022	DL	LB	SB
V FOR INFORMATION	21/04/2022	DL	LB	SB
U FOR INFORMATION	19/04/2022	LB	LB	SB
T FOR INFORMATION	21/02/2021	LB	SB	
S FOR INFORMATION	21/12/2021	LB	SB	
R FOR INFORMATION	01/12/2021	LB	SB	
Q FOR INFORMATION	01/12/2021	LB	SB	
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O FOR INFORMATION	26/07/2021	CPA	QL	SB
N FOR INFORMATION	13/08/2021	DL	DL	SB

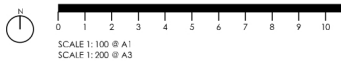


PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1222
 Date: 12-Aug-2022

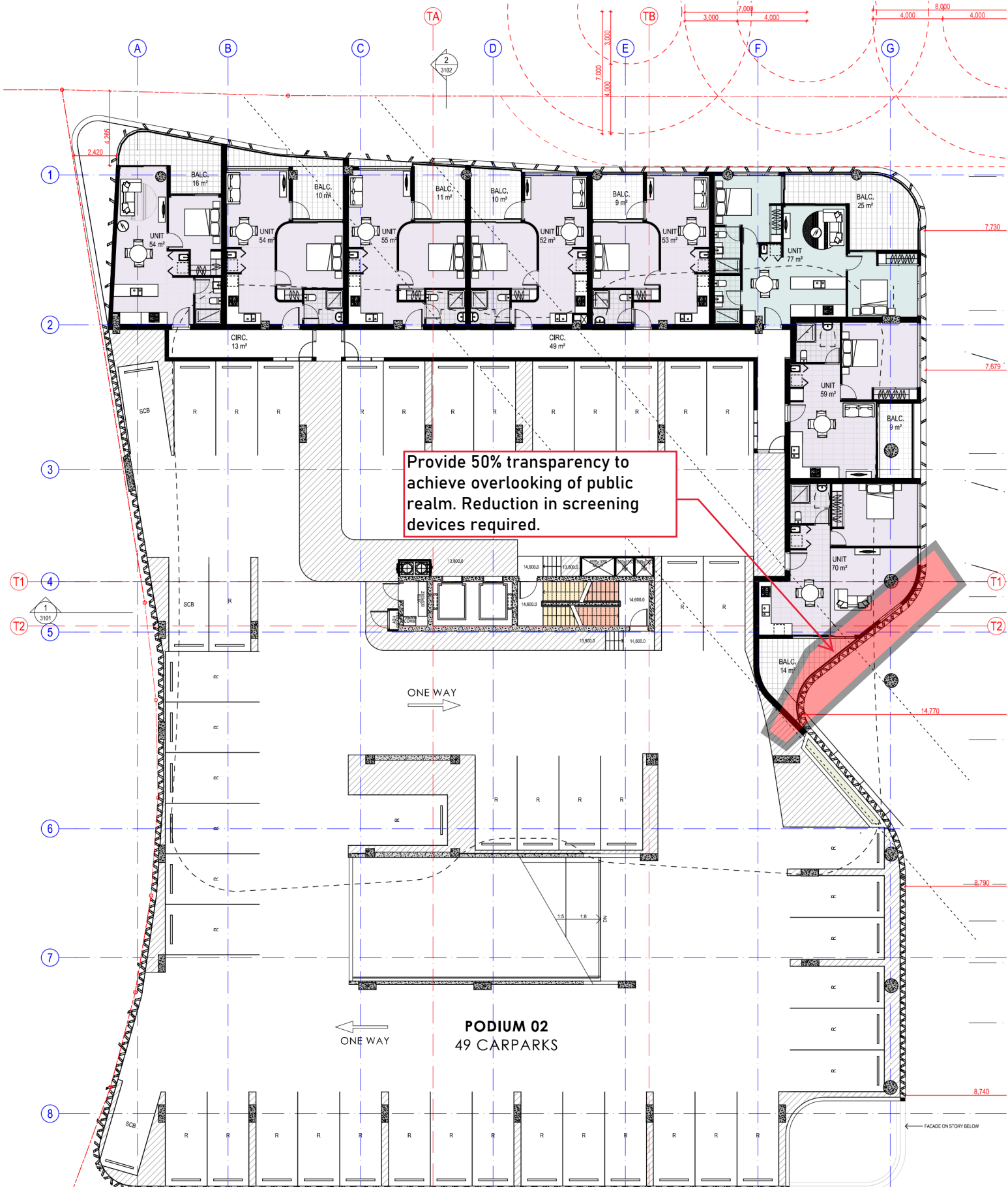


1 FLOOR PLAN - PODIUM 01
 SCALE 1:100 @ A1
 SCALE 1:200 @ A3



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DA FOR INFORMATION	21/04/2022	DL	SB	
Z FOR INFORMATION	19/04/2022	LB	SB	
Y FOR INFORMATION	20/02/2022	LB	SB	
X FOR INFORMATION	21/12/2021	LB	SB	
W FOR INFORMATION	20/02/2021	LB	SB	
V FOR INFORMATION	09/12/2021	LB	SB	
U FOR INFORMATION	11/06/2021	DL	SB	
T FOR INFORMATION	26/07/2021	CPA	SB	
S FOR INFORMATION	23/08/2021	DL	SB	

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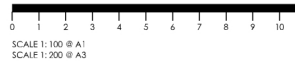
Provide 50% transparency to achieve overlooking of public realm. Reduction in screening devices required.

PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1222
 Date: 12-Aug-2022



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



ISSUE PURPOSE	DATE	D.	C.	A.
2B FOR INFORMATION	31/05/2022	LB	SB	
2A FOR INFORMATION	22/04/2022	DL	SB	
2 FOR INFORMATION	21/04/2022	DL	SB	
1 FOR INFORMATION	13/04/2022	LB	SB	
X FOR INFORMATION	26/02/2022	LB	SB	
W FOR INFORMATION	21/12/2021	LB	SB	
V FOR INFORMATION	10/12/2021	LB	SB	
U FOR INFORMATION	01/12/2021	LB	SB	
T FOR INFORMATION	11/08/2021	DL	SB	
S FOR INFORMATION	26/07/2021	CPA	SB	
R FOR INFORMATION	13/07/2021	DL	SB	

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AMENDED IN RED

By: Essen Joseph

Date: 08-Aug-2022



Queensland Government

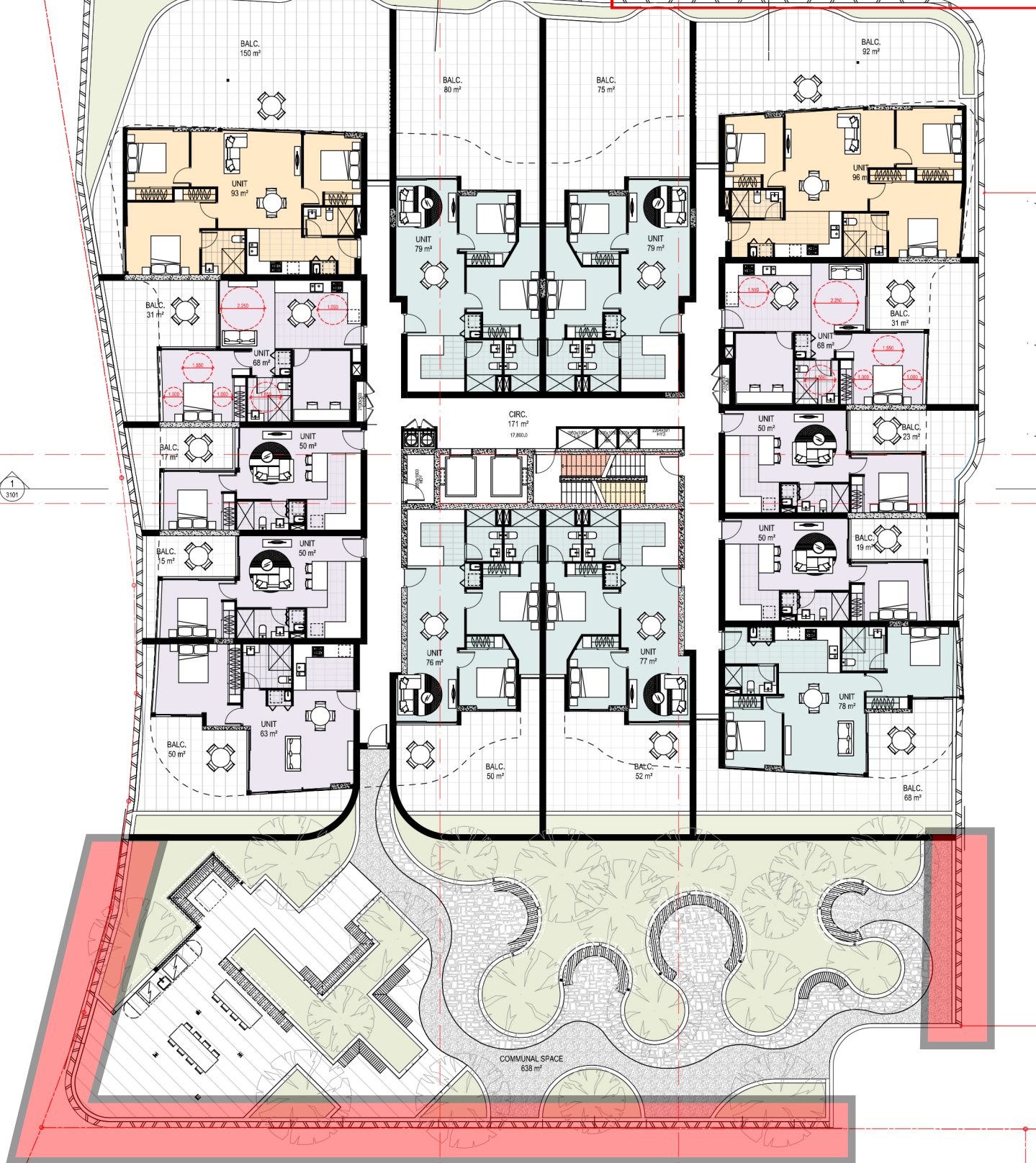
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



Queensland Government

Approval no: DEV2021/1222

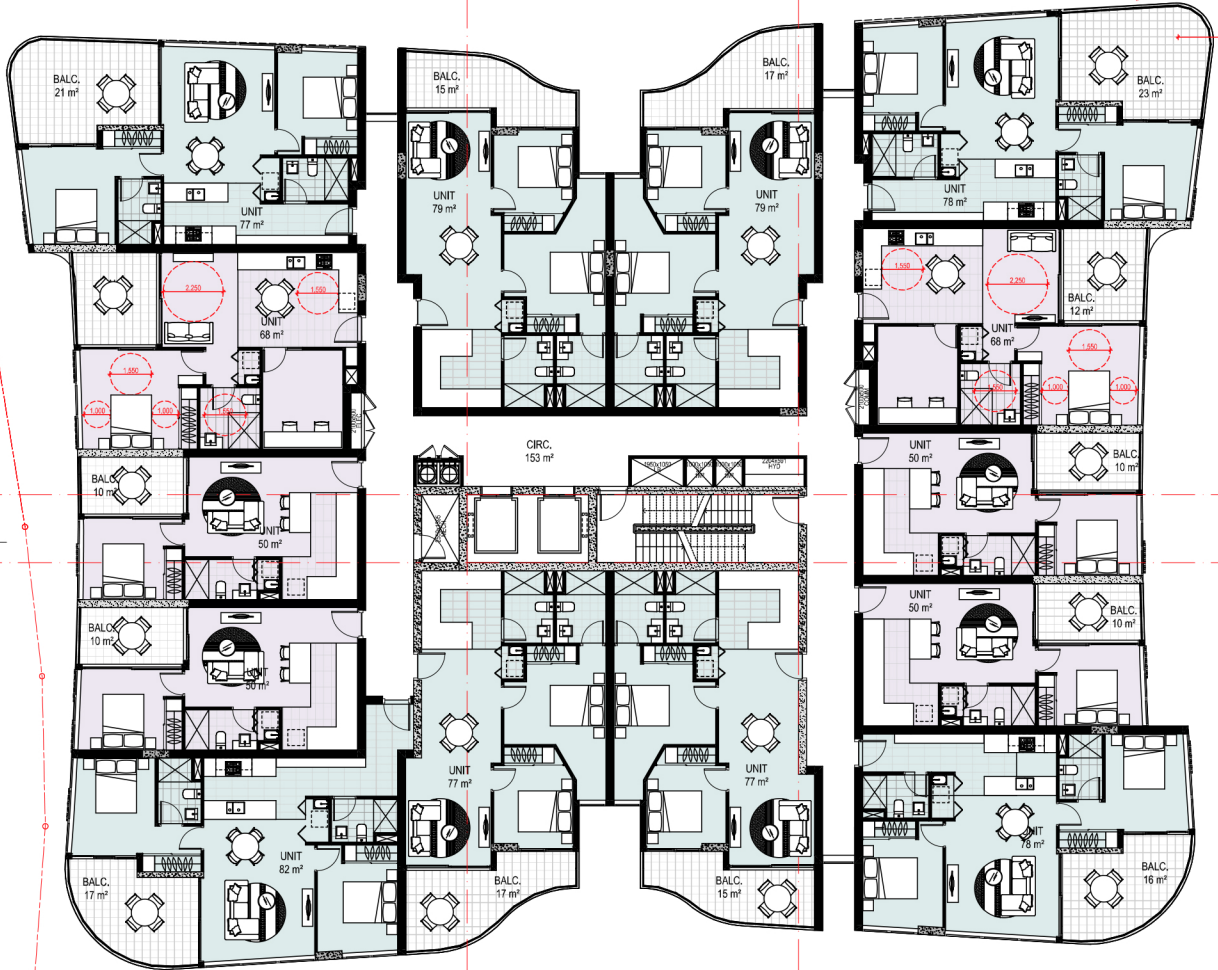
Date: 12-Aug-2022



Provide minimum 50% transparency to achieve overlooking of public realm. Reduction in screening devices on balustrade required.

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

ISSUE PURPOSE	DATE	D.	C.	A.
2D FOR INFORMATION	31/05/2022	LB	LB	SB
2D FOR INFORMATION	22/04/2022	DL	LB	SB
2D FOR INFORMATION	21/04/2022	DL	LB	SB
2A FOR INFORMATION	13/04/2022	LB	LB	SB
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2 FOR INFORMATION	21/12/2021	LB	LB	SB
2 FOR INFORMATION	07/12/2021	LB	LB	SB
2 FOR INFORMATION	06/12/2021	LB	LB	SB
2 FOR INFORMATION	07/12/2021	LB	LB	SB
2 FOR INFORMATION	14/09/2021	DL	DL	SB
2 FOR INFORMATION	24/07/2021	DL	DL	SB



1 FLOOR PLAN - LEVEL 4
 SCALE 1:100 @ A1
 SCALE 1:200 @ A3

COTTEPARKER 
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 TF 61 7 3848 7422
 COTTIER PARKER ARCHITECTS PTY LTD
 ABN 77 019 924 106
 COTTEPARKER.COM.AU

Brookfield
 Residential Properties



PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL

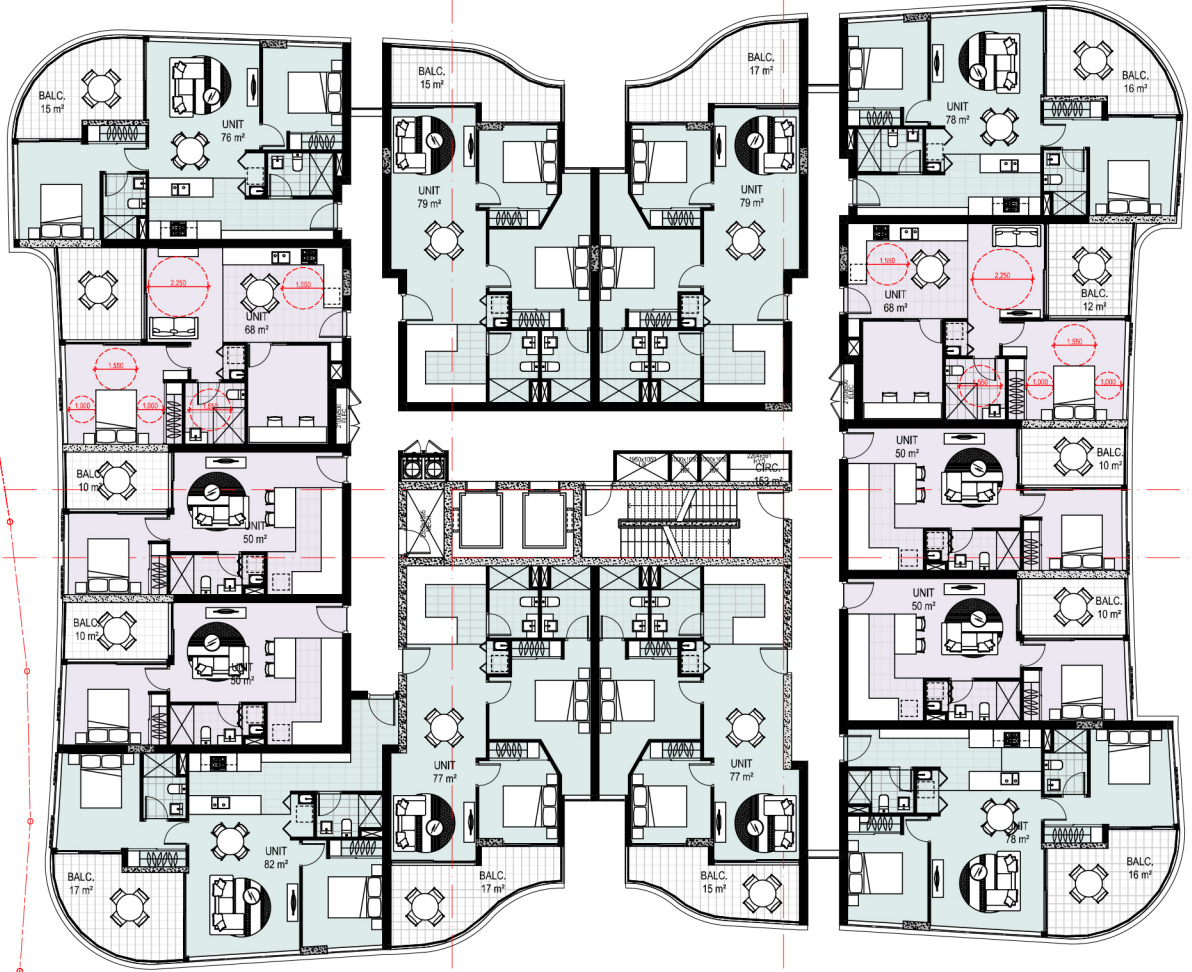
Approval no: DEV2021/1222
 Date: 12-Aug-2022



Queensland
 Government

ISSUE PURPOSE	DATE	D.	C.	A.
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D FOR INFORMATION	22/04/2022	DL	SB	
P FOR INFORMATION	21/04/2022	DL	SB	
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N FOR INFORMATION	01/12/2021	LB	SB	
M FOR INFORMATION	19/12/2021	LB	SB	
L FOR INFORMATION	01/12/2021	LB	SB	
K FOR INFORMATION	14/09/2021	DL	SB	
J FOR INFORMATION	22/07/2021	DL	SB	
I FOR INFORMATION	13/07/2021	DL	SB	
H FOR INFORMATION	22/07/2021	DL	SB	

PORTSIDE EAST TOWER - B19
 PORTSIDE WHARF, HAMILTON, 4007
 CLIENT - BROOKFIELD
 DRAWING TITLE
FLOOR PLAN - LEVEL 04
 JOB No
5352
 DRAWING No
SK2008
 ISSUE



T1
T2

T1
T2

TA
TB

TA
TB

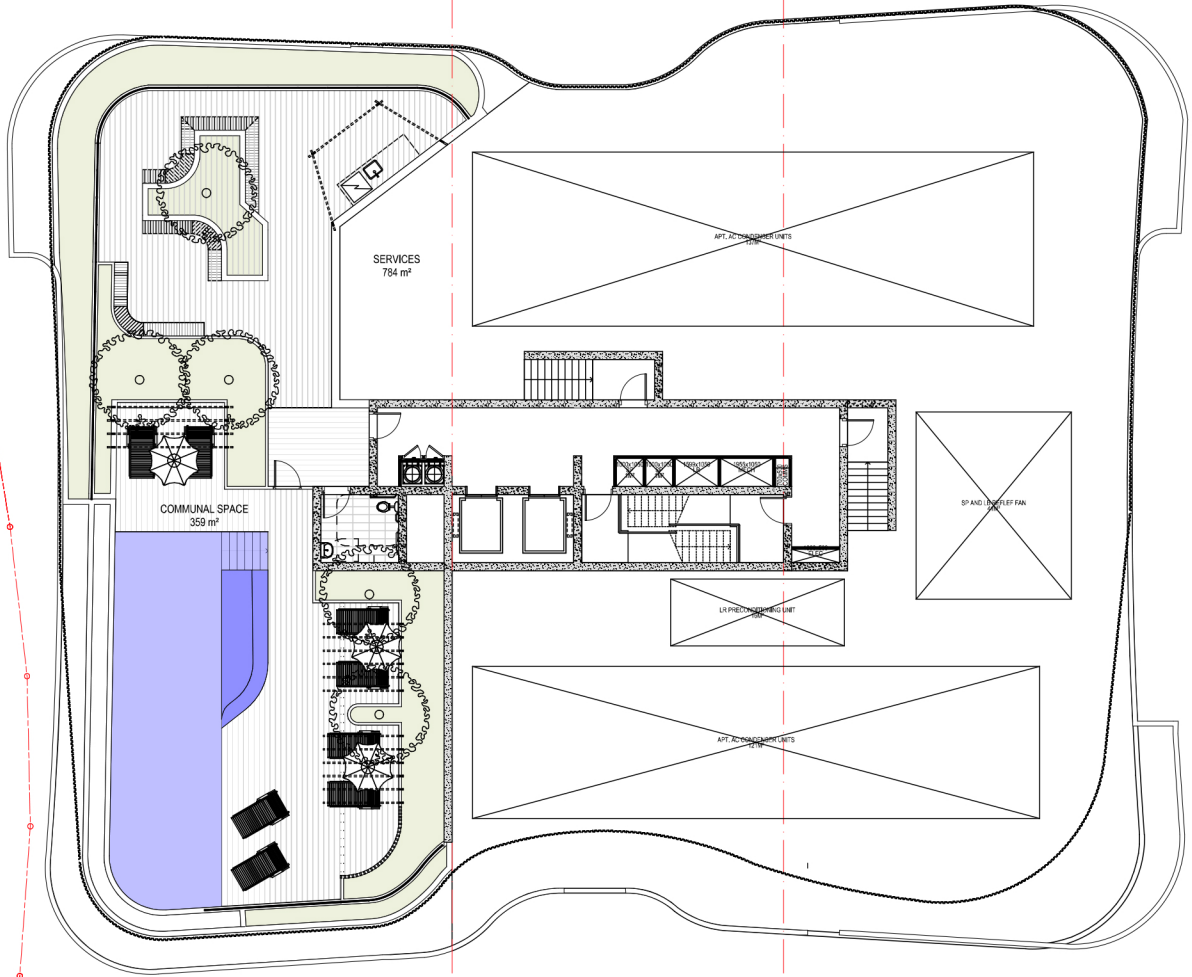
1 FLOOR PLAN - TYPICAL FLOOR LEVEL
SCALE 1:100 @ A1
SCALE 1:200 @ A3

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1222
Date: 12-Aug-2022



ISSUE PURPOSE	DATE	D.	C.	A.
G FOR INFORMATION	31/05/2022	LB	LB	SB
F FOR INFORMATION	22/04/2022	DL	LB	SB
E FOR INFORMATION	21/04/2022	DL	LB	SB
D FOR INFORMATION	13/04/2022	LB	LB	SB
C FOR INFORMATION	23/12/2021	LB	LB	SB
B FOR INFORMATION	16/12/2021	LB	LB	SB
A FOR INFORMATION	23/12/2021	LB	LB	SB

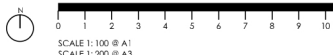


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1222
Date: 12-Aug-2022



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



REV	DESCRIPTION	DATE	BY	CHKD
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V	FOR INFORMATION	22/04/2022	DL	SB
U	FOR INFORMATION	21/04/2022	DL	SB
T	FOR INFORMATION	13/04/2022	LB	SB
S	FOR INFORMATION	21/02/2022	LB	SB
R	FOR INFORMATION	14/12/2021	LB	SB
Q	FOR INFORMATION	11/08/2021	DL	SB
P	FOR INFORMATION	20/07/2021	CPA	DL
O	FOR INFORMATION	13/07/2021	DL	SB
N	FOR INFORMATION	05/07/2021	CPA	DL
M	FOR INFORMATION	23/06/2021	DL	SB

ISSUE PURPOSE DATE D. C. A.

Revised: CPM-HEB-02 - Backdoor Bldg for AMICA 22/10/2022 Portside East Tower (P A) Number: 21/03/2022 3:09 PM



1 NORTH ELEVATION
SCALE 1:150 @ A1
SCALE 1:300 @ A3

AMENDED IN RED

By: Essen Joseph
Date: 08-Aug-2022

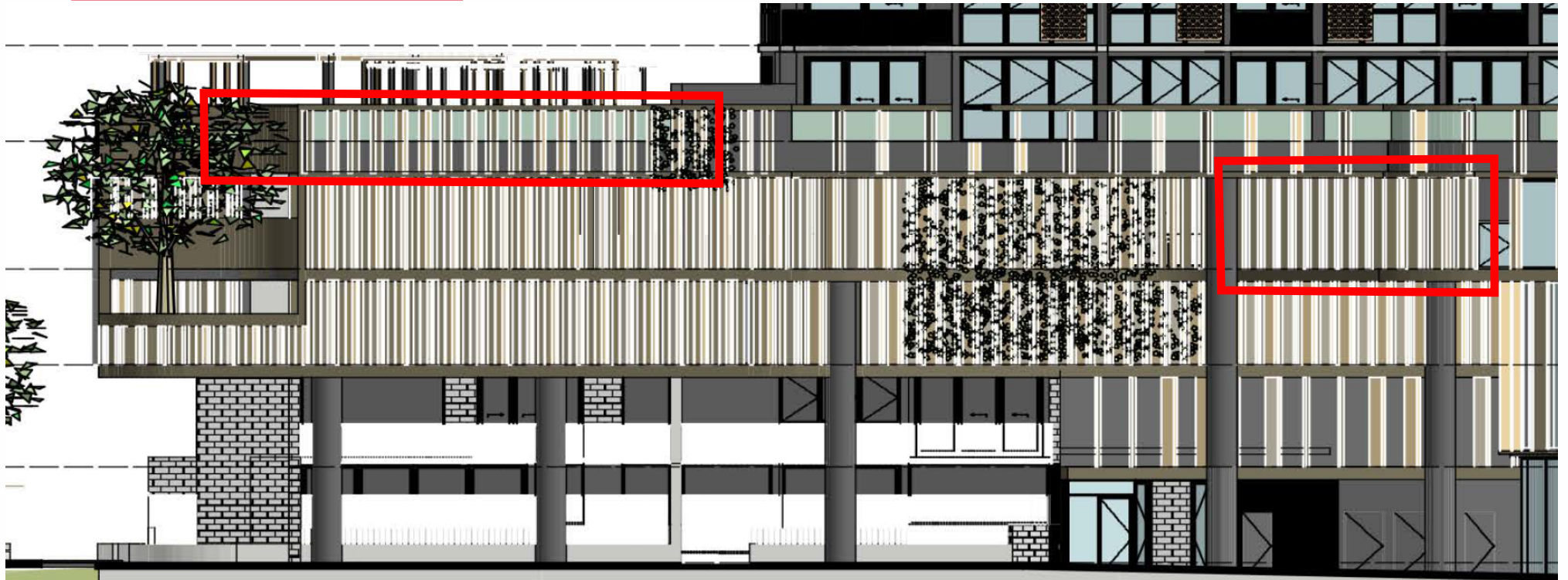


PLANS AND DOCUMENTS
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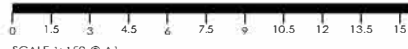


Provide minimum 50% transparency to podium-top balustrade and south-eastern podium apartment screening to achieve overlooking of public realm. Reduction in screening devices is required.



Ground floor fencing to provide minimum 50% transparency.

1 EAST ELEVATION
SCALE 1:150 @ A1
SCALE 1:300 @ A3



SCALE 1:150 @ A1
SCALE 1:300 @ A3

J	FOR INFORMATION	31/05/2022	LB	LB	SB
I	FOR INFORMATION	24/05/2022	LB	LB	SB
H	FOR INFORMATION	16/12/2021	LB	SB	SB
G	FOR INFORMATION	14/08/2021	DL	DL	SB
F	FOR INFORMATION	22/07/2021	CPA	CL	SB
E	FOR INFORMATION	13/07/2021	DL	DL	SB
D	FOR INFORMATION	02/07/2021	CPA	CL	SB
C	FOR INFORMATION	15/06/2021	DL	DL	SB
B	FOR INFORMATION	08/03/2021	DL	DL	SB
A	FOR INFORMATION	18/02/2021	DL	DL	SB



Provide minimum 50% transparency to balustrades to achieve overlooking of public realm.

Ground floor fencing to provide minimum 50% transparency.

Facade detailing subject to compliance assessment - vertical expression required to mitigate horizontal mass created by screened podium.

1 SOUTH ELEVATION
SCALE 1:150 @ A1
SCALE 1:300 @ A3

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



Approval no: DEV2021/1222
Date: 12-Aug-2022

AMENDED IN RED



By: Essen Joseph
Date: 08-Aug-2022

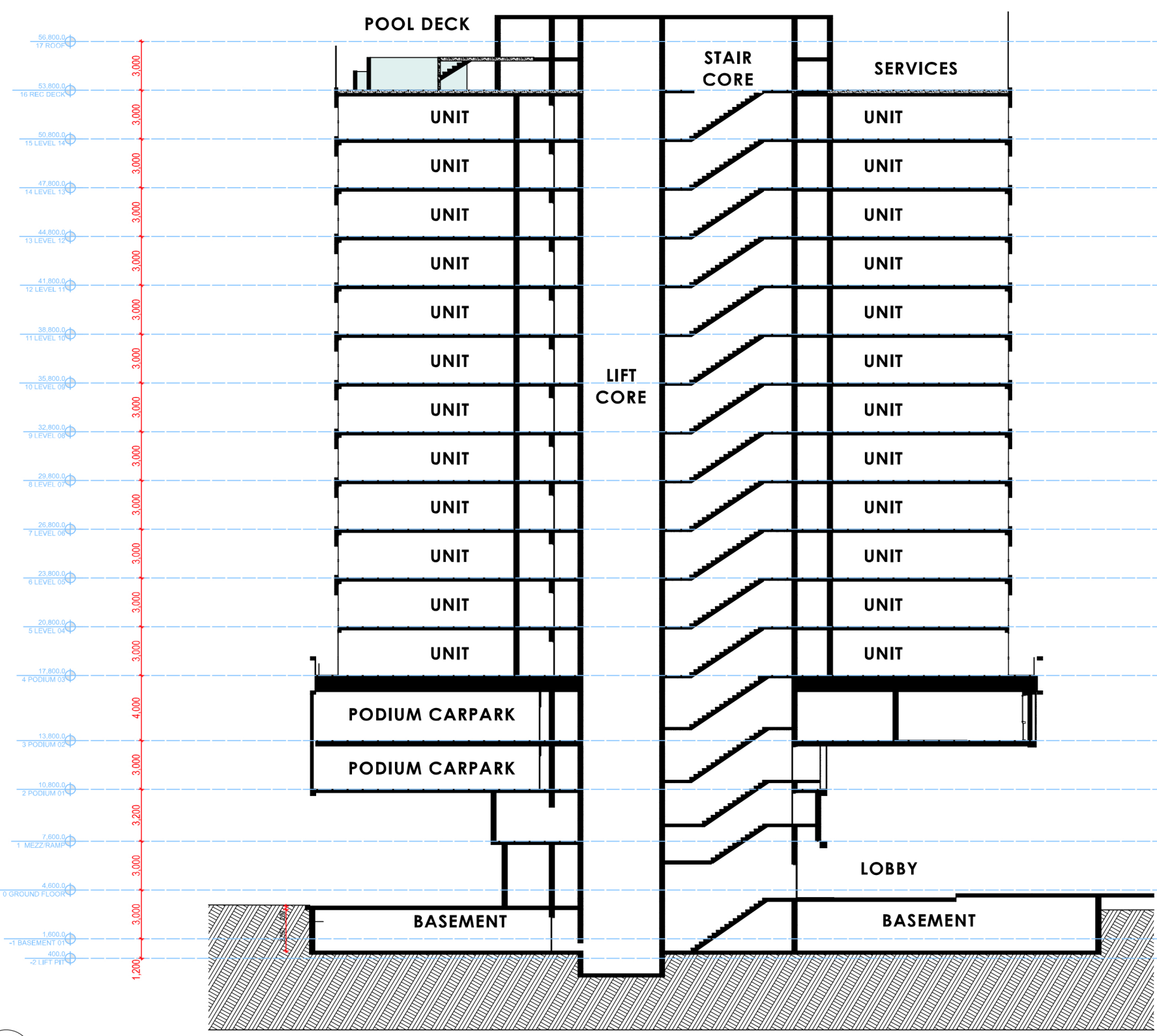


1 WEST ELEVATION
SCALE 1:150 @ A1
SCALE 1:300 @ A3

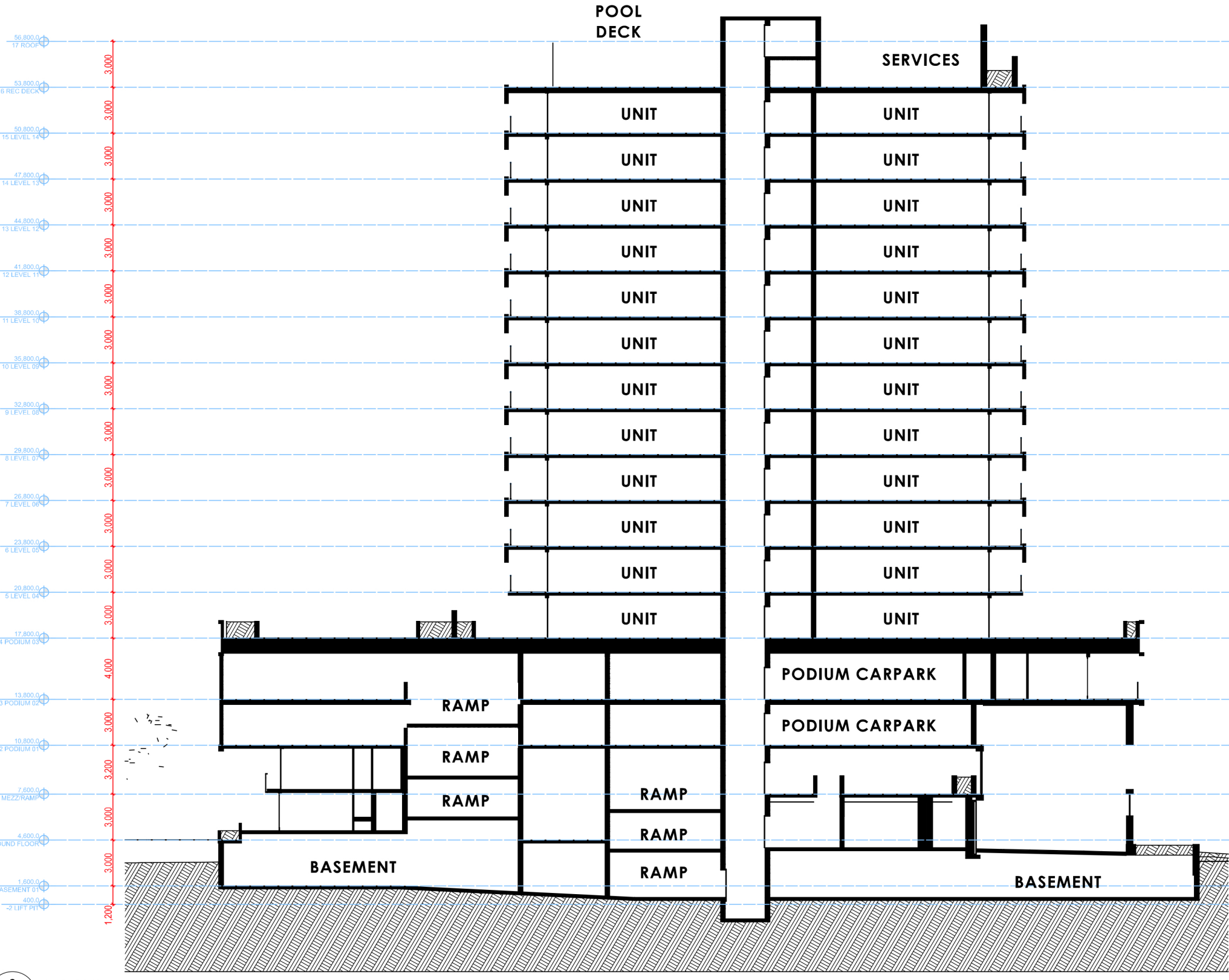
Provide minimum 50% transparency to balustrades to achieve overlooking of public realm.



ISSUE PURPOSE	DATE	D.	C.	A.
I FOR INFORMATION	31/05/2022	LB	SB	
H FOR INFORMATION	16/12/2021	LB	SB	
G FOR INFORMATION	14/06/2021	DL	QL	SB
F FOR INFORMATION	20/07/2021	CPA	QL	SB
E FOR INFORMATION	13/07/2021	DL	QL	SB
D FOR INFORMATION	02/07/2021	CPA	QL	SB
C FOR INFORMATION	15/06/2021	DL	QL	SB
B FOR INFORMATION	08/07/2021	DL	QL	SB
A FOR INFORMATION	23/06/2019	BM	QL	SB



1 SECTION 1
SCALE 1:150 @ A1
SCALE 1:300 @ A3



2 SECTION 2
SCALE 1:150 @ A1
SCALE 1:300 @ A3

\\cloud\CPAR\BIV\45 - B\cloud\Basic for ARCH\CAD\22\1700\5352 Portside East Tower 19 M\Master 31/03/2022 3:10 PM