

# Site Plan



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

**Approval no:** DEV2022/1284  
**Date:** 20 October 2022



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**DEVELOPMENT APPLICATION  
FURTHER ISSUES RESPONSE PACKAGE**

Project: HAMILTON HARBOUR - KSD2  
CRN KINGSFORD SMITH DRIVE & NORTHSORE WAY

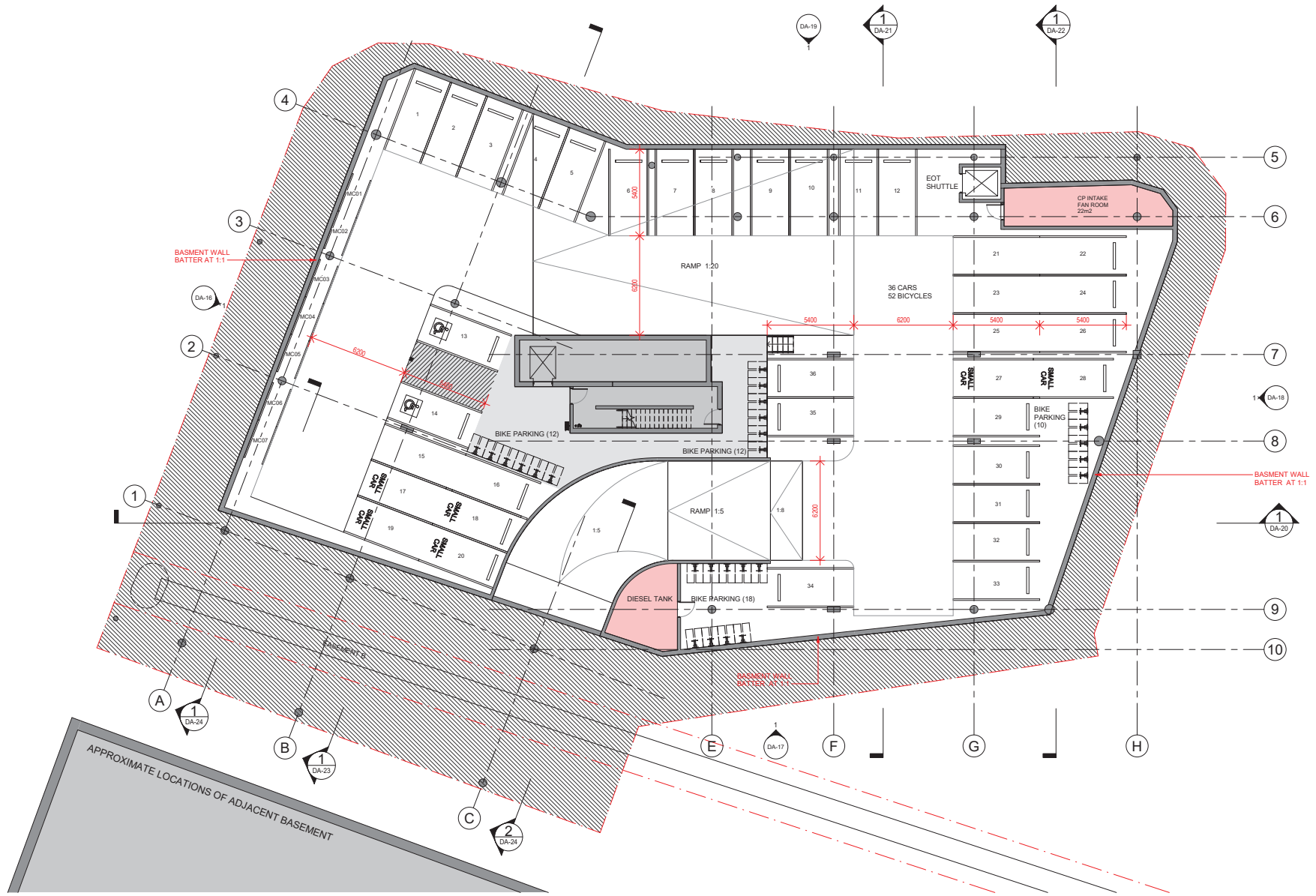
Scale: 1:500 @ A1  
Date: 23/10/22  
Revision: 22



GROUND FLOOR - SITE

Drawing Number: DA-01

# Basement

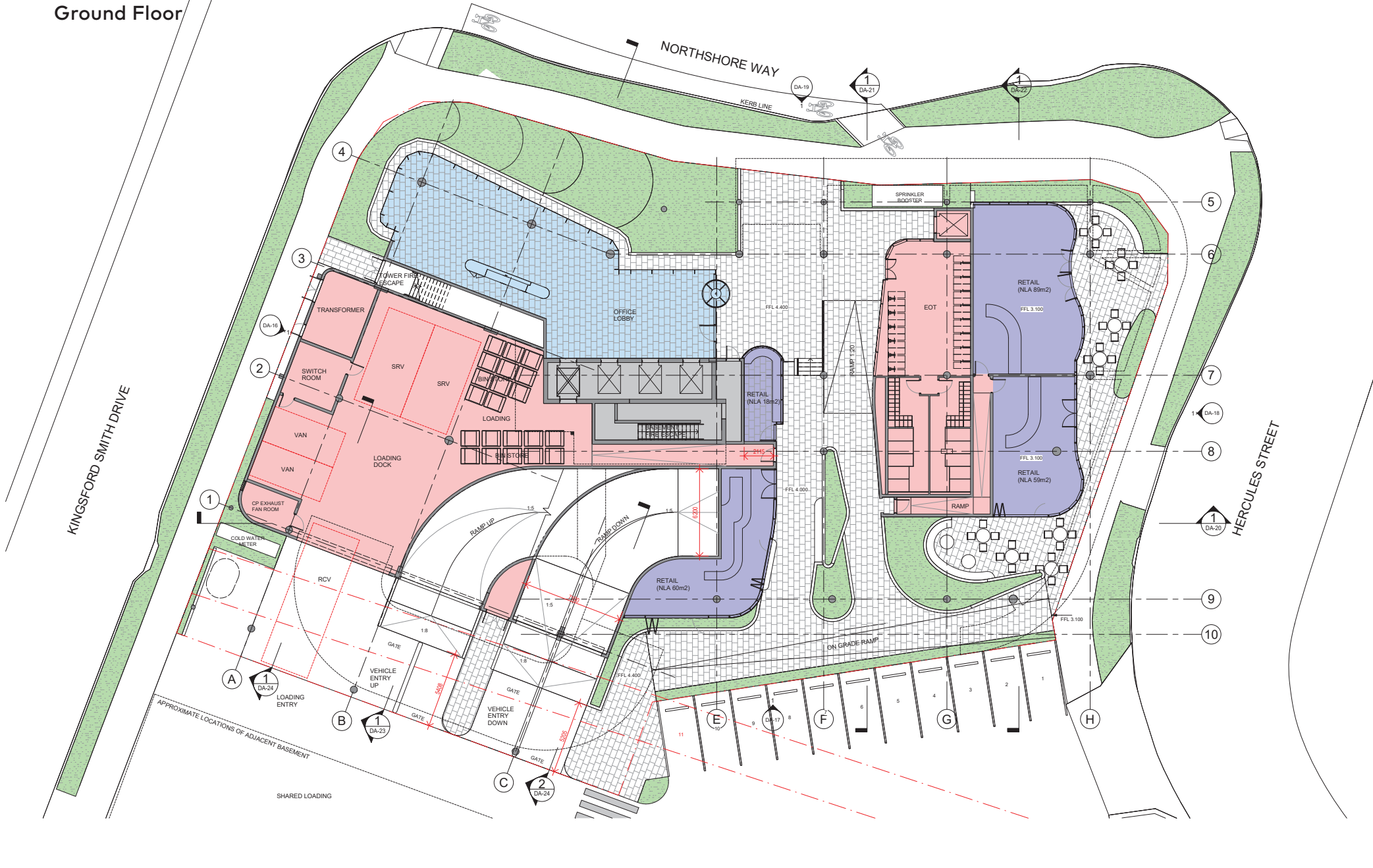


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Ground Floor



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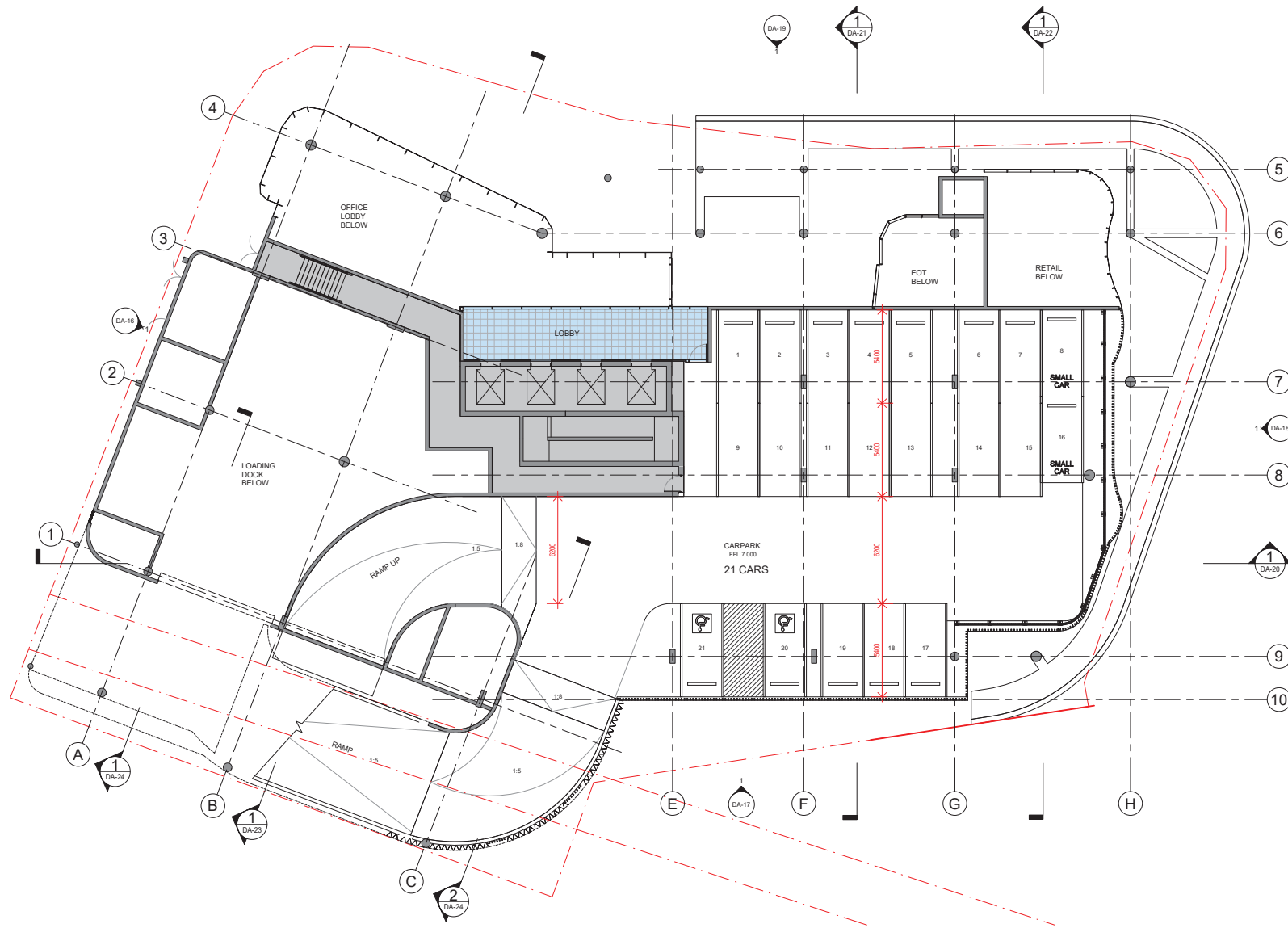
Project: HAMILTON HARBOUR - KSD2  
CRN KINGSFORD SMITH DRIVE & NORTHSHORE WAY

Scale: 1:125 @ A1  
Date: 23/10/22  
Revision: 26

Drawing Title: GROUND FLOOR  
Drawing Number: DA-04

PHOTO SOURCE: ARCHITECTURE FIRST PR

# Carpark 1



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Project HAMILTON HARBOUR - KSD2  
CRN KINGSFORD SMITH DRIVE &  
NORTHSHORE WAY

Scale: 1:125 @ A1  
Date: 23/10/22  
Revision: 28

Drawing Title

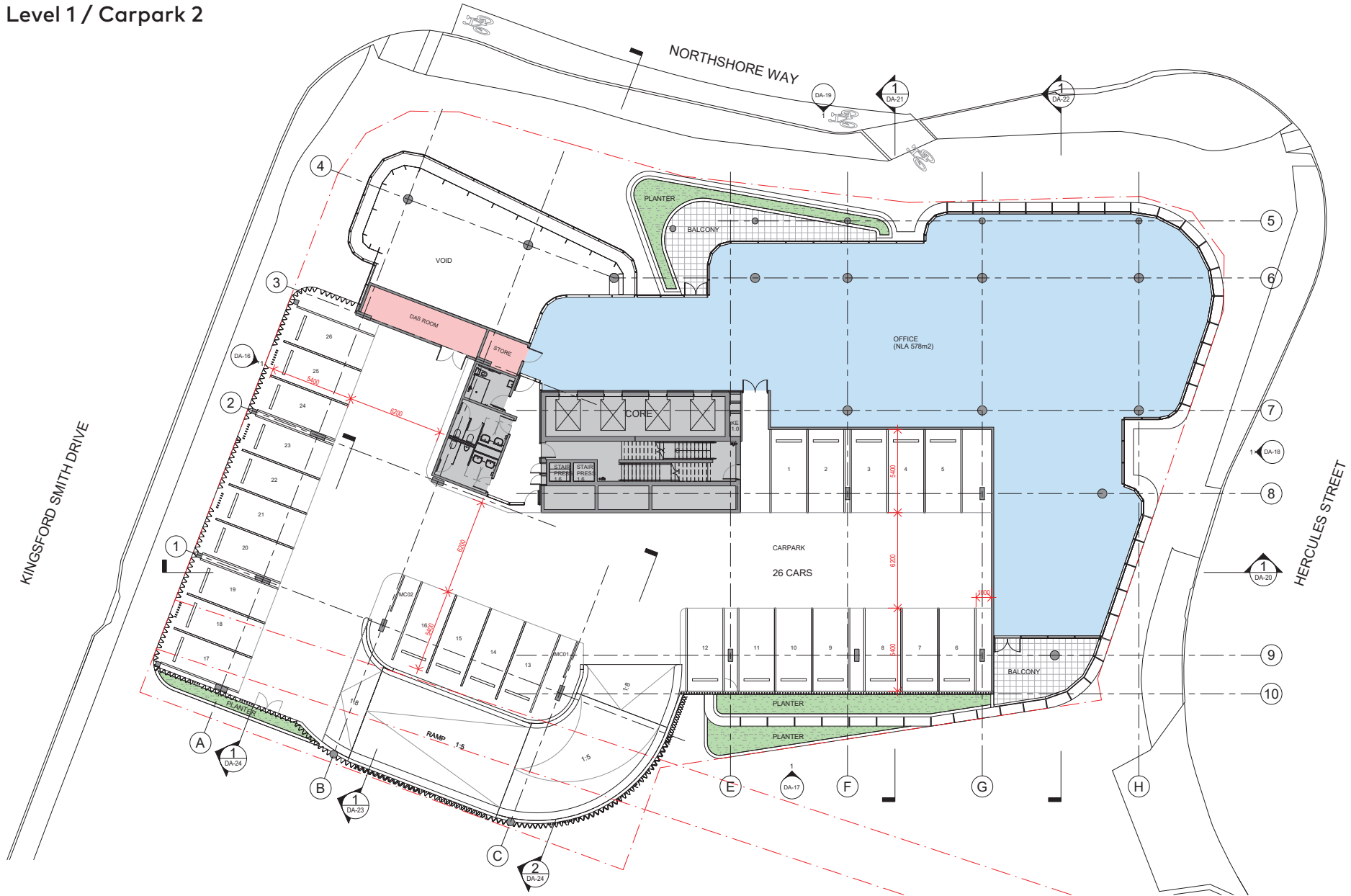
CP 1

Drawing Number:

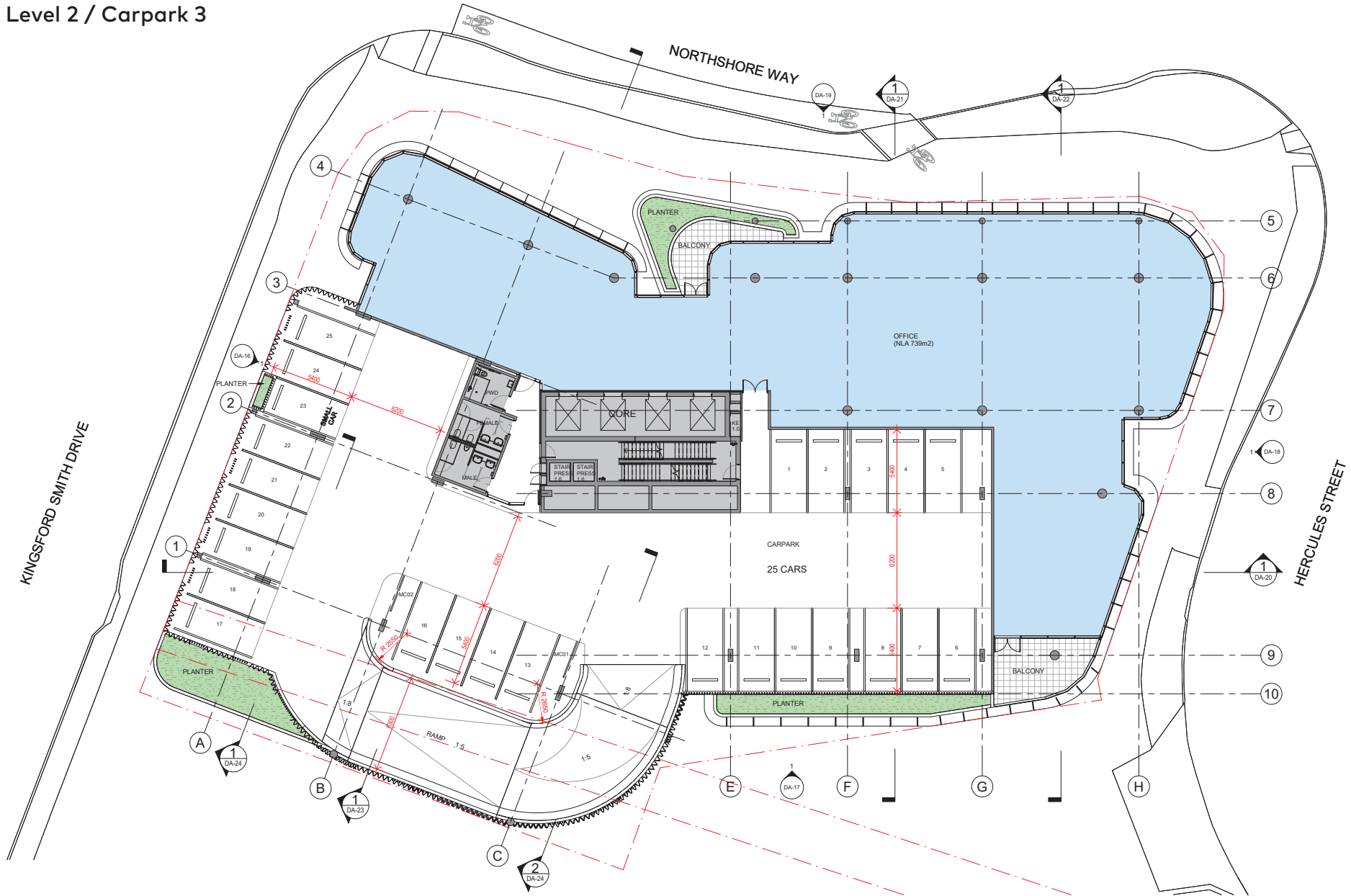
DA-05



# Level 1 / Carpark 2



Level 2 / Carpark 3



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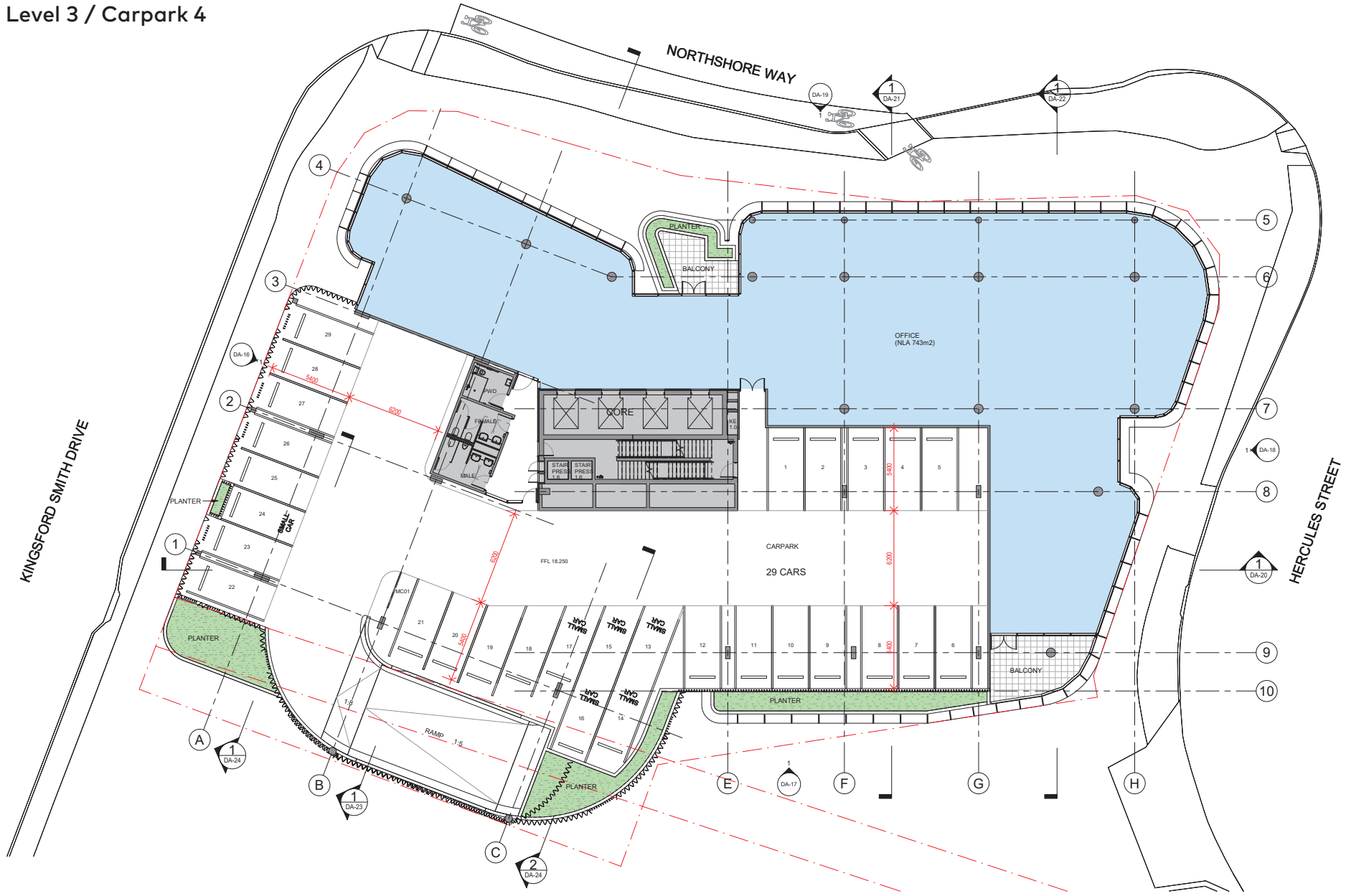
Project: HAMILTON HARBOUR - KSD2  
CRN KINGSFORD SMITH DRIVE & NORTHSHORE WAY

Scale: 1:125 @ A1  
Date: 23/10/22  
Revision: 28

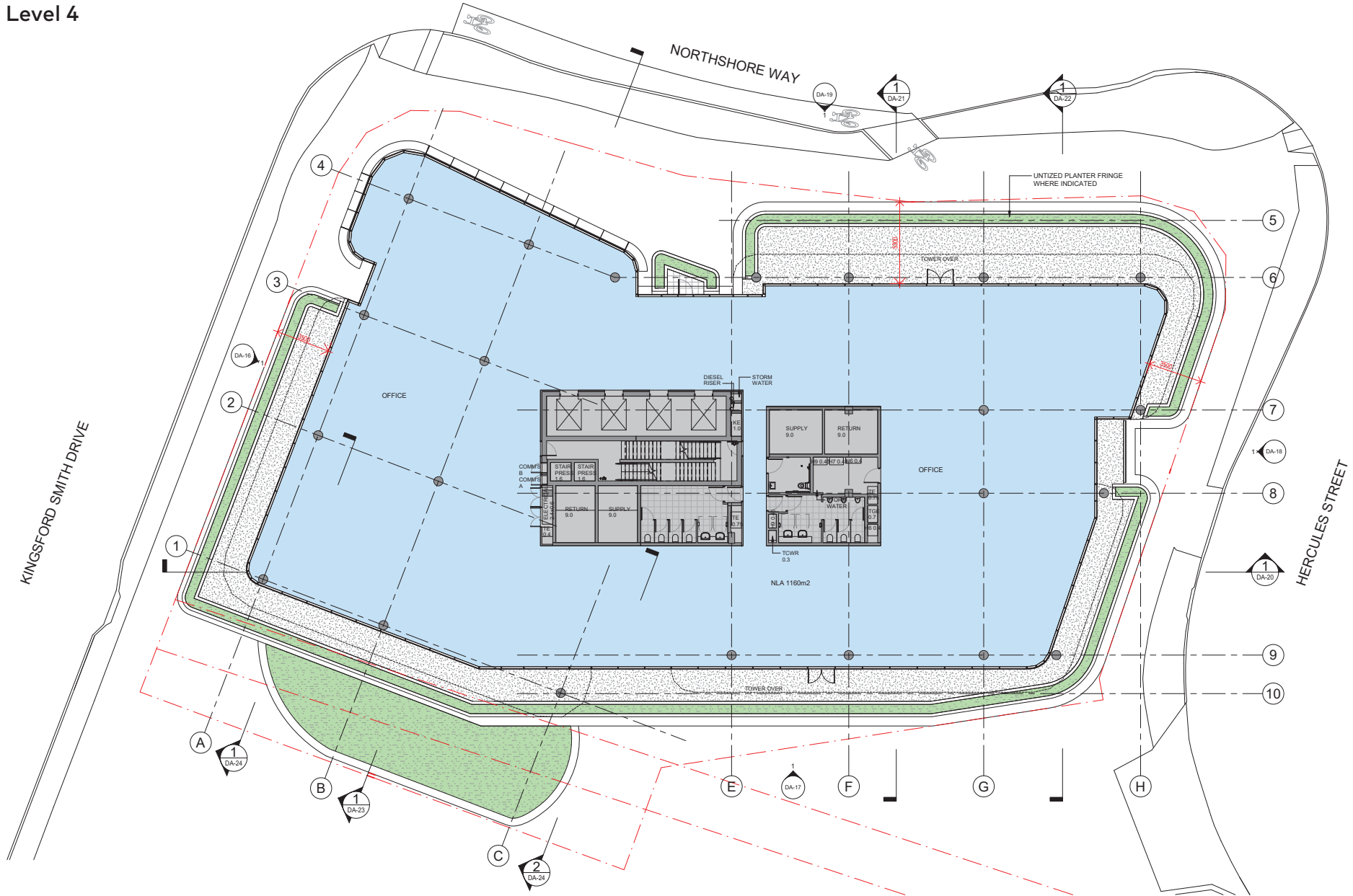
Drawing Title: LEVEL 2

Drawing Number: DA-07

Level 3 / Carpark 4

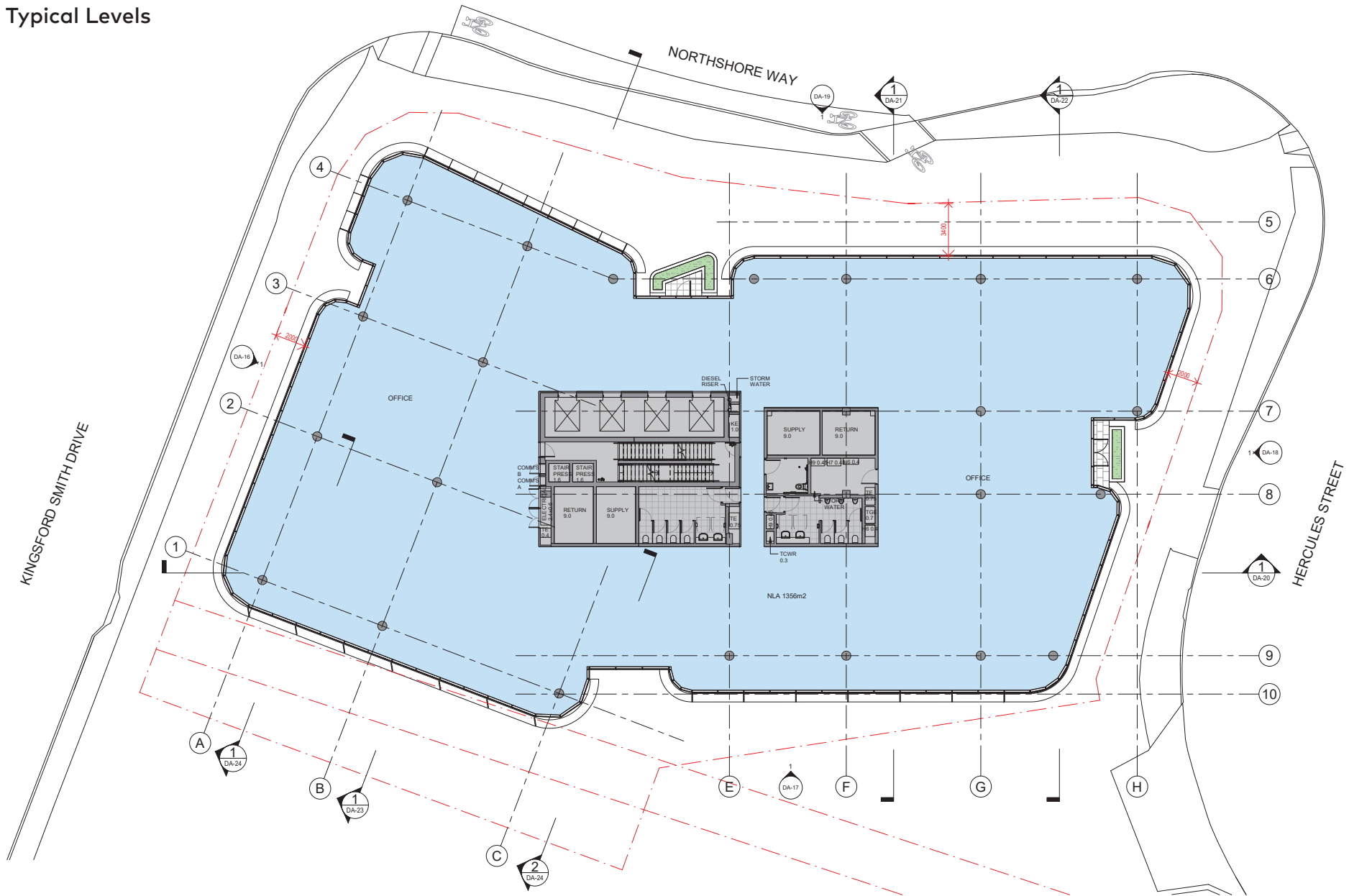


Level 4





# Typical Levels



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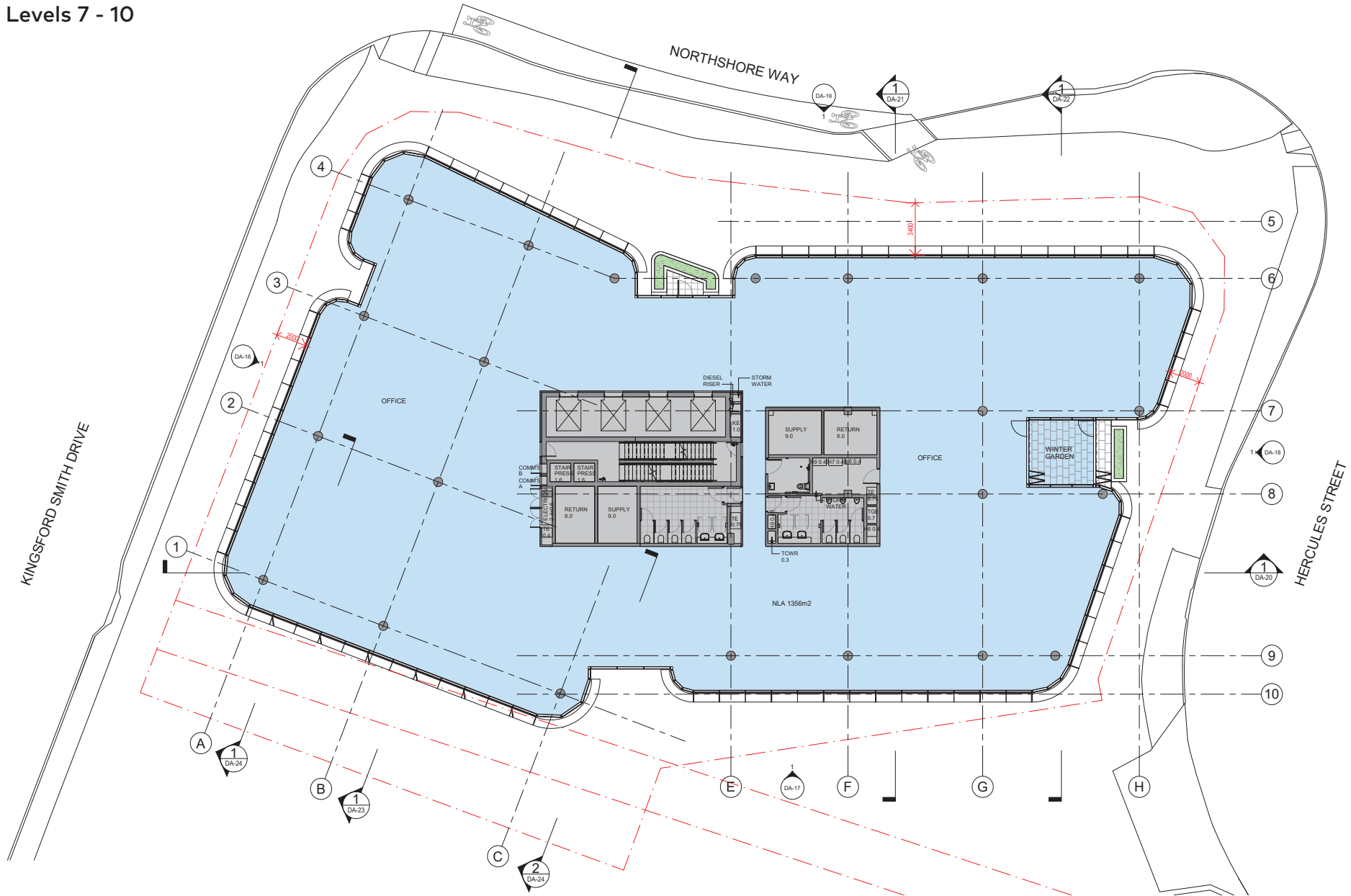
Project: HAMILTON HARBOUR - KSD2  
CRN KINGSFORD SMITH DRIVE & NORTHSHORE WAY

Drawing Title: TOWER - TYPICAL LEVELS

Scale: 1: 125 @ A1  
Date: 23/10/22  
Revision: 11  
Drawing Number: DA-10

PHOTO SOURCE: ARCHITECTURE

Levels 7 - 10



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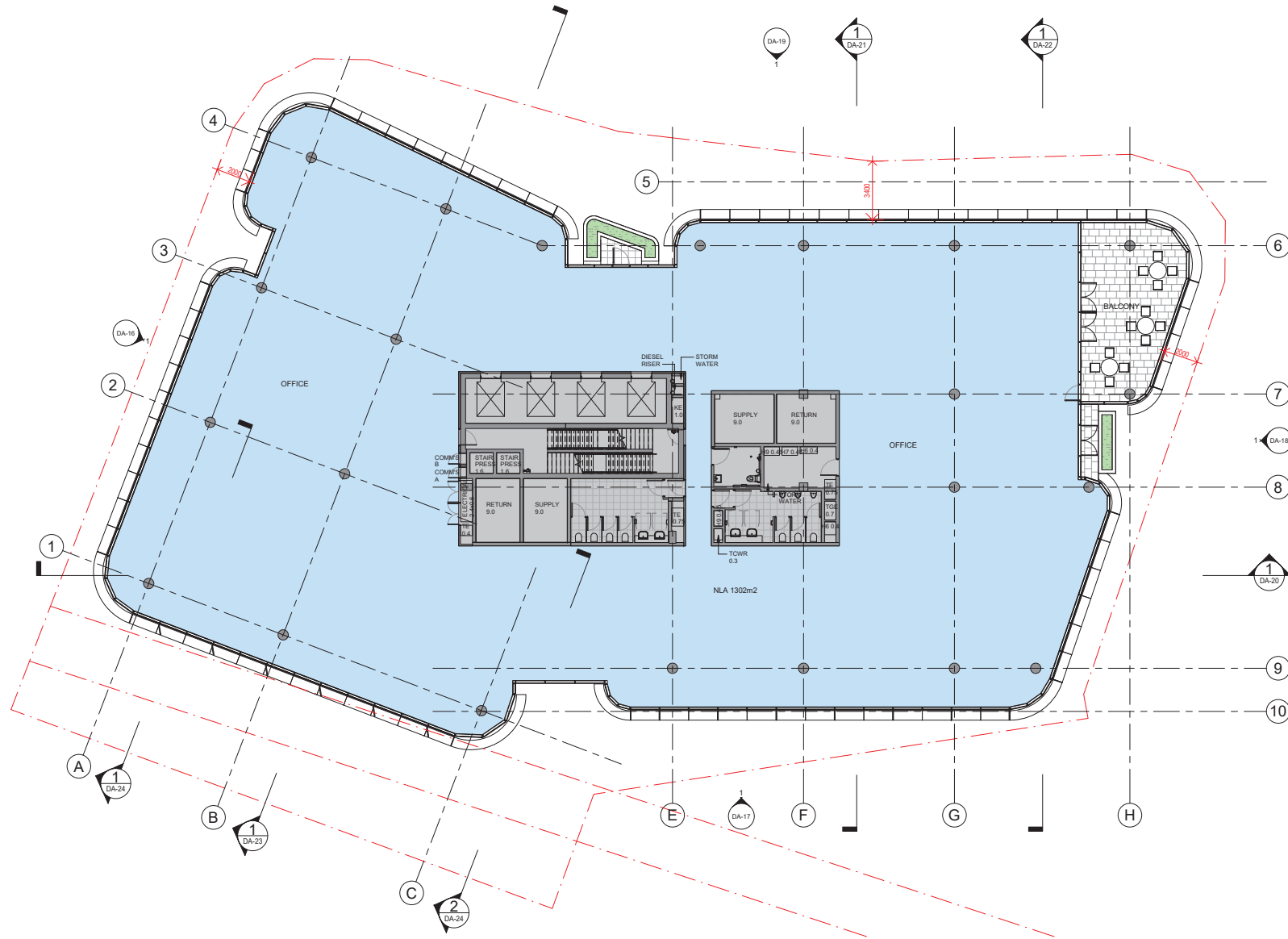
Project: HAMILTON HARBOUR - KSD2  
CRN KINGSFORD SMITH DRIVE & NORTHSHORE WAY

Drawing Title: TOWER LEVEL 7 & 10

Scale: 1: 125 @ A1  
Date: 23/09/22  
Revision: 18

Drawing Number: DA-11

Level 12



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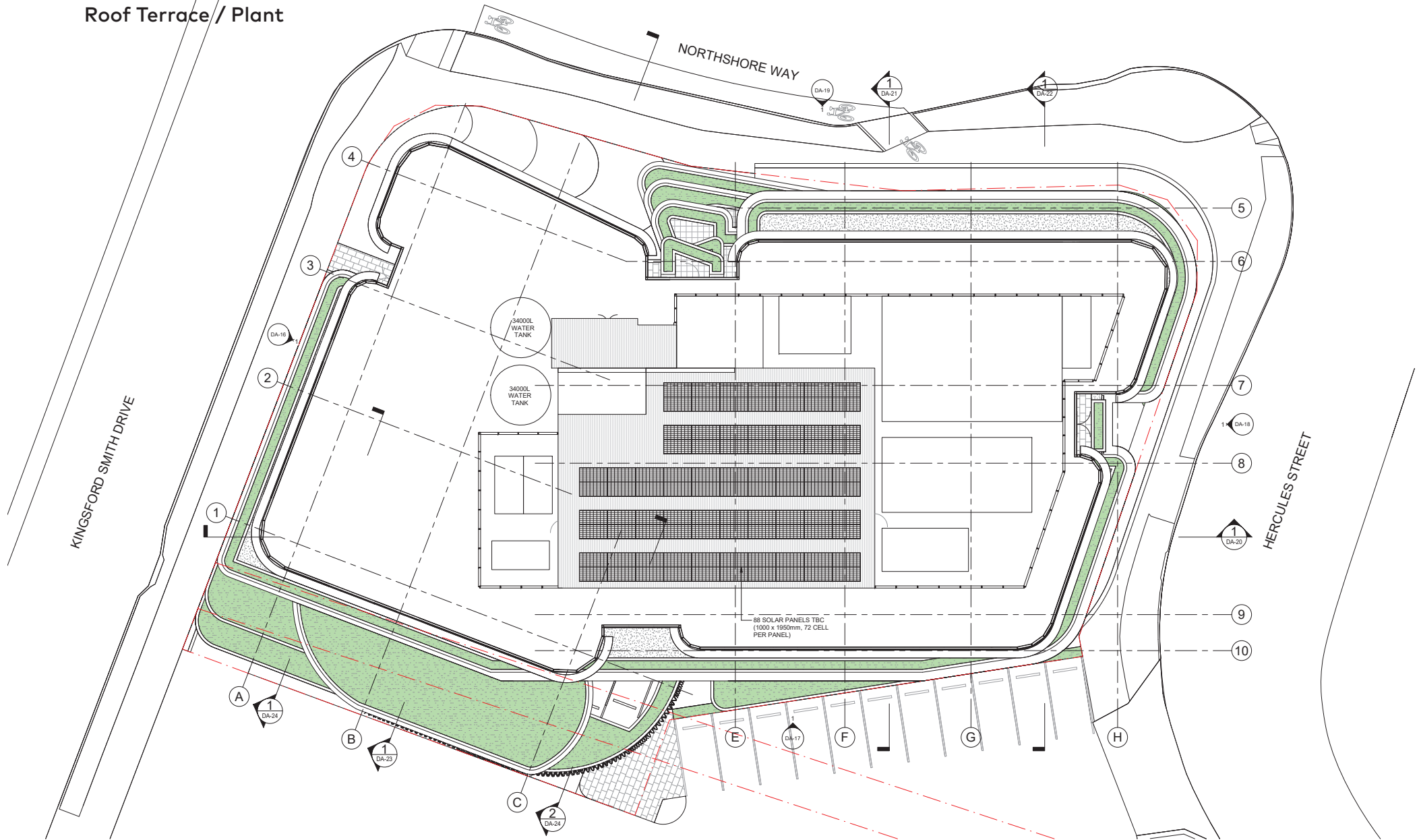
**DEVELOPMENT APPLICATION**  
**FURTHER ISSUES RESPONSE PACKAGE**

Project: HAMILTON HARBOUR - KSD2  
CRN KINGSFORD SMITH DRIVE & NORTHSHORE WAY

Scale: 1: 125 @ A1  
Date: 09/14/22  
Revision: 4

Drawing Title: TOWER LEVEL 12  
Drawing Number: DA-12

Roof Terrace / Plant



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Project: HAMILTON HARBOUR - KSD2  
CRN KINGSFORD SMITH DRIVE & NORTHSHORE WAY

Scale: 1 : 125 @ A1  
Date: 23/09/22  
Revision: 5

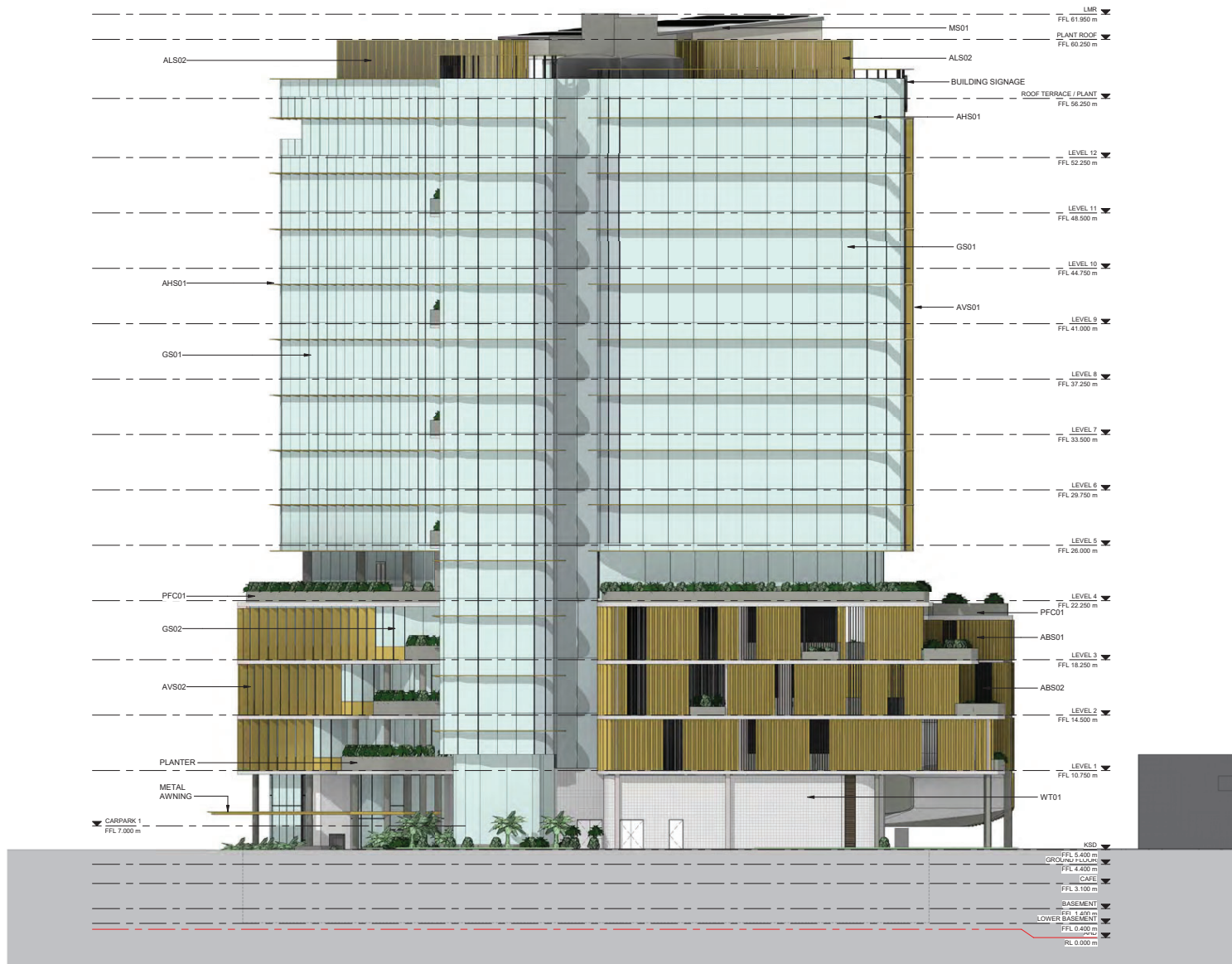


ROOF

Drawing Number: DA-14



# Elevation - Kingsford Smith Drive



ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
ABS01	ALUMINIUM BATTEN SCREEN - TYPE 01
ABS02	ALUMINIUM BATTEN SCREEN - TYPE 02
AHS01	ALUMINIUM HORIZONTAL SUNSHADE 01
ALS02	ALUMINIUM SCREEN 02
AVS01	ALUMINIUM VERTICAL SUNSHADE - TYPE 01
AVS02	ALUMINIUM VERTICAL SUNSHADE - TYPE 02
GS01	COMMERCIAL GLAZING SUITE 01
GS02	COMMERCIAL GLAZING SUITE 02
MS01	METAL SHEET ROOFING
PFC01	PAINT FINISHED CONCRETE
WT01	WALL TILE - TYPE 1



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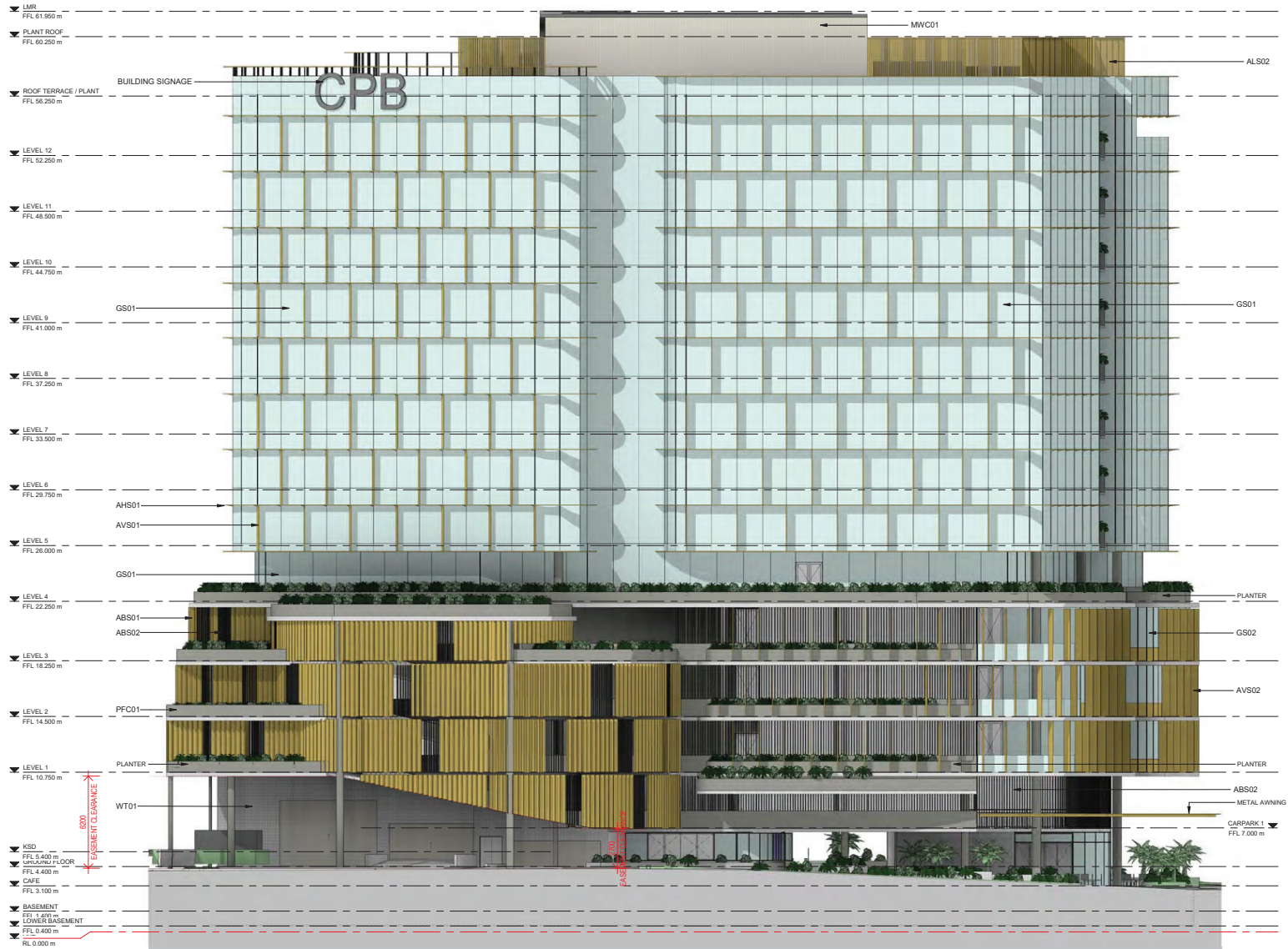
Project: HAMILTON HARBOUR - KSD2  
CRN KINGSFORD SMITH DRIVE & NORTHSORE WAY

Scale: 1:150 @ A1  
Date: 23/09/22  
Revision: 17

Drawing Title: ELEVATION - KINGSFORD SMITH DRIVE

Drawing Number: DA-16

# Elevation - West



LMR  
 FFL 61,950 m  
 PLANT ROOF  
 FFL 60,250 m  
 ROOF TERRACE / PLANT  
 FFL 56,250 m  
 LEVEL 12  
 FFL 52,250 m  
 LEVEL 11  
 FFL 48,500 m  
 LEVEL 10  
 FFL 44,750 m  
 LEVEL 9  
 FFL 41,000 m  
 LEVEL 8  
 FFL 37,250 m  
 LEVEL 7  
 FFL 33,500 m  
 LEVEL 6  
 FFL 29,750 m  
 LEVEL 5  
 FFL 26,000 m  
 LEVEL 4  
 FFL 22,250 m  
 LEVEL 3  
 FFL 18,250 m  
 LEVEL 2  
 FFL 14,500 m  
 LEVEL 1  
 FFL 10,750 m  
 KSD  
 FFL 5,400 m  
 CARPARK 1 @ OCR  
 FFL 4,400 m  
 CAPE  
 FFL 3,100 m  
 BASEMENT  
 FFL 1,450 m  
 LOWER BASEMENT  
 FFL 0,400 m  
 RL 0,000 m

ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
ABS01	ALUMINIUM BATTEN SCREEN - TYPE 01
ABS02	ALUMINIUM BATTEN SCREEN - TYPE 02
AHS01	ALUMINIUM HORIZONTAL SUNSHADE 01
ALS02	ALUMINIUM SCREEN 02
AVS01	ALUMINIUM VERTICAL SUNSHADE - TYPE 01
AVS02	ALUMINIUM VERTICAL SUNSHADE - TYPE 02
GS01	COMMERCIAL GLAZING SUITE 01
GS02	COMMERCIAL GLAZING SUITE 02
MWC01	METAL WALL CLADDING - TYPE 1
PFC01	PAINT FINISHED CONCRETE
WT01	WALL TILE - TYPE 1



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Project: HAMILTON HARBOUR - KSD2  
 CRN KINGSFORD SMITH DRIVE & NORTHSHORE WAY

Scale: 1 : 150 @ A1  
 Date: 23/09/22  
 Revision: 15

Drawing Title: ELEVATION - WEST

Drawing Number: DA-17

# Elevation - Hercules St.




ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
ABS01	ALUMINIUM BATTEN SCREEN - TYPE 01
ABS02	ALUMINIUM BATTEN SCREEN - TYPE 02
AHS01	ALUMINIUM HORIZONTAL SUNSHADE 01
ALS02	ALUMINIUM SCREEN 02
AVS01	ALUMINIUM VERTICAL SUNSHADE - TYPE 01
AVS02	ALUMINIUM VERTICAL SUNSHADE - TYPE 02
GS01	COMMERCIAL GLAZING SUITE 01
GS02	COMMERCIAL GLAZING SUITE 02
MS01	METAL SHEET ROOFING
MWC01	METAL WALL CLADDING - TYPE 1
PFC01	PAIN FINISHED CONCRETE

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**FURTHER ISSUES RESPONSE PACKAGE**  
1:300@A3 0 5

Project: HAMILTON HARBOUR - KSD2  
Date: 23/09/22  
Revision: 17  
Drawing Title: ELEVATION - HERCULES ST.  
Drawing Number: DA-18

PL01 2022/09/22 10:00 AM



# Elevation - Northshore Way



ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
ABS01	ALUMINIUM BATTEN SCREEN - TYPE 01
ABS02	ALUMINIUM BATTEN SCREEN - TYPE 02
AHS01	ALUMINIUM HORIZONTAL SUNSHADE 01
ALS02	ALUMINIUM SCREEN 02
AVS02	ALUMINIUM VERTICAL SUNSHADE - TYPE 02
GS01	COMMERCIAL GLAZING SUITE 01
GS02	COMMERCIAL GLAZING SUITE 02
GS03	COMMERCIAL GLAZING SUITE 03
PFC01	PAINT FINISHED CONCRETE
WT01	WALL TILE - TYPE 1



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Project HAMILTON HARBOUR - KSD2

CRN KINGSFORD SMITH DRIVE & NORTHSHORE WAY

Drawing Title ELEVATION - NORTHSHORE WAY

Scale: 1:150 @ A1

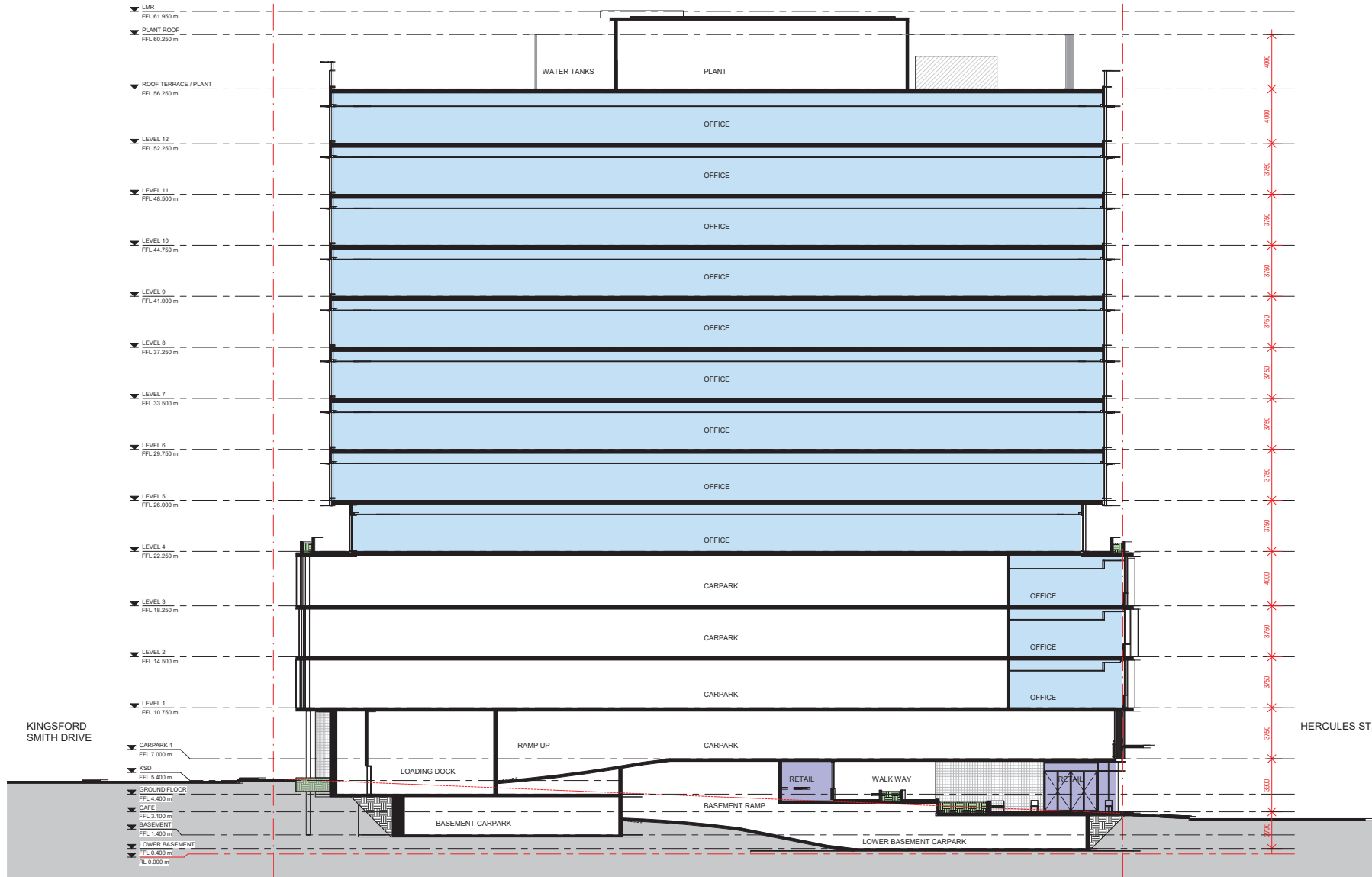
Date: 23/09/22

Revision: 5

Drawing Number: DA-19



# Section 1



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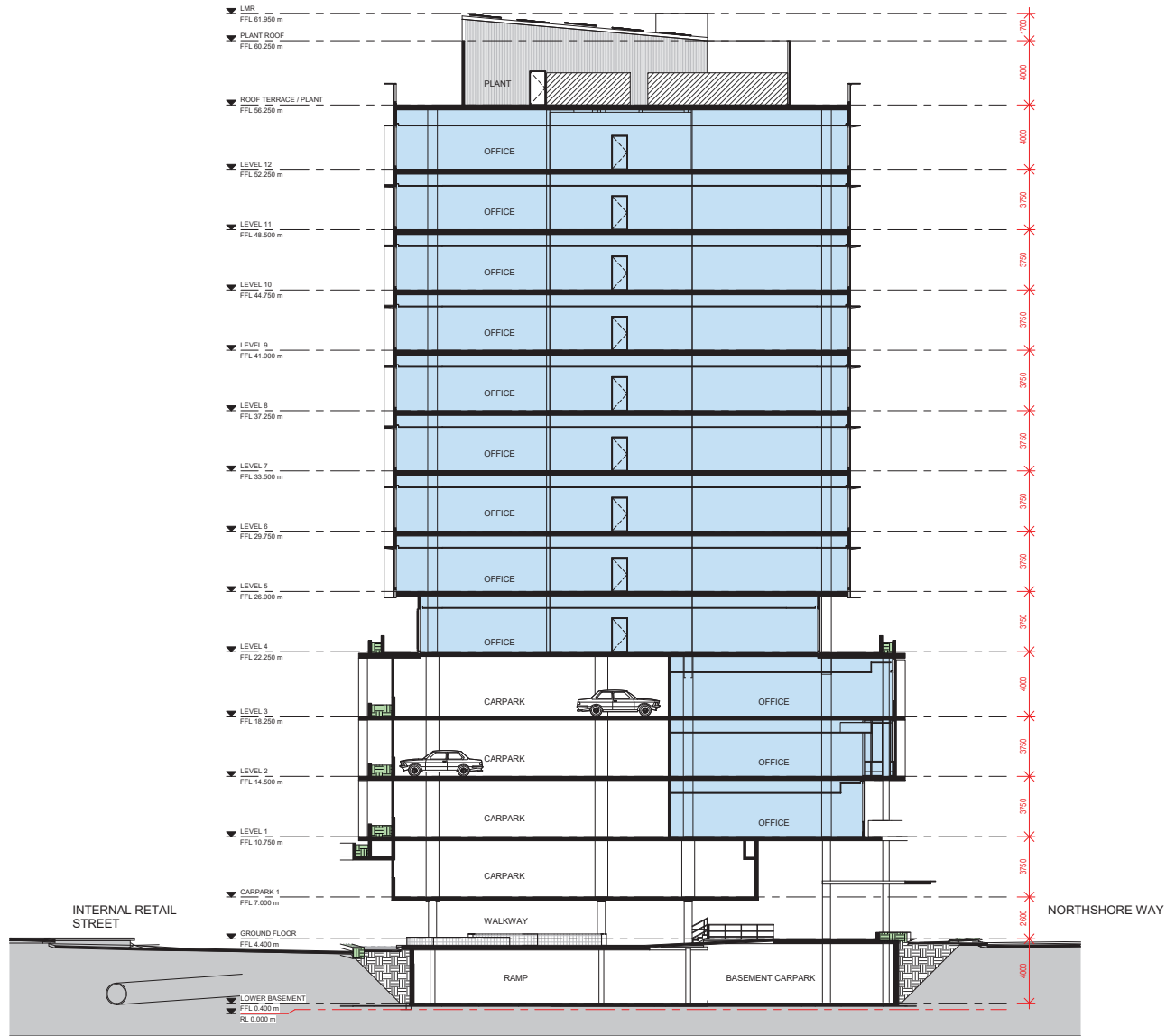


DEVELOPMENT APPLICATION  
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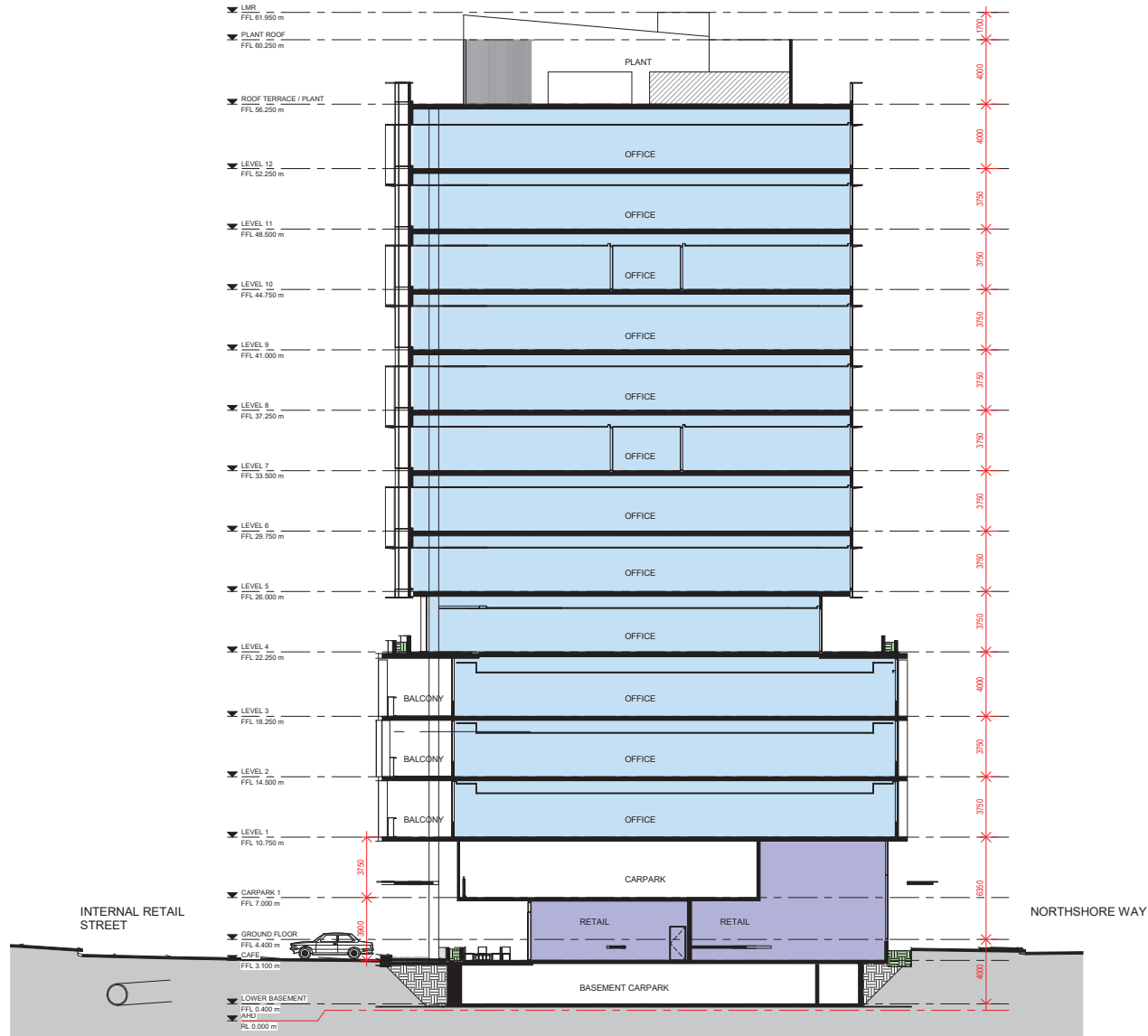
Project: HAMILTON HARBOUR - KSD2  
CRN KINGSFORD SMITH DRIVE & NORTHSHORE WAY  
Drawing Title: SECTION 1

Scale: 1:150 @ A1  
Date: 23/09/22  
Revision: 11  
Drawing Number: DA-20

# Section 2



# Section 3



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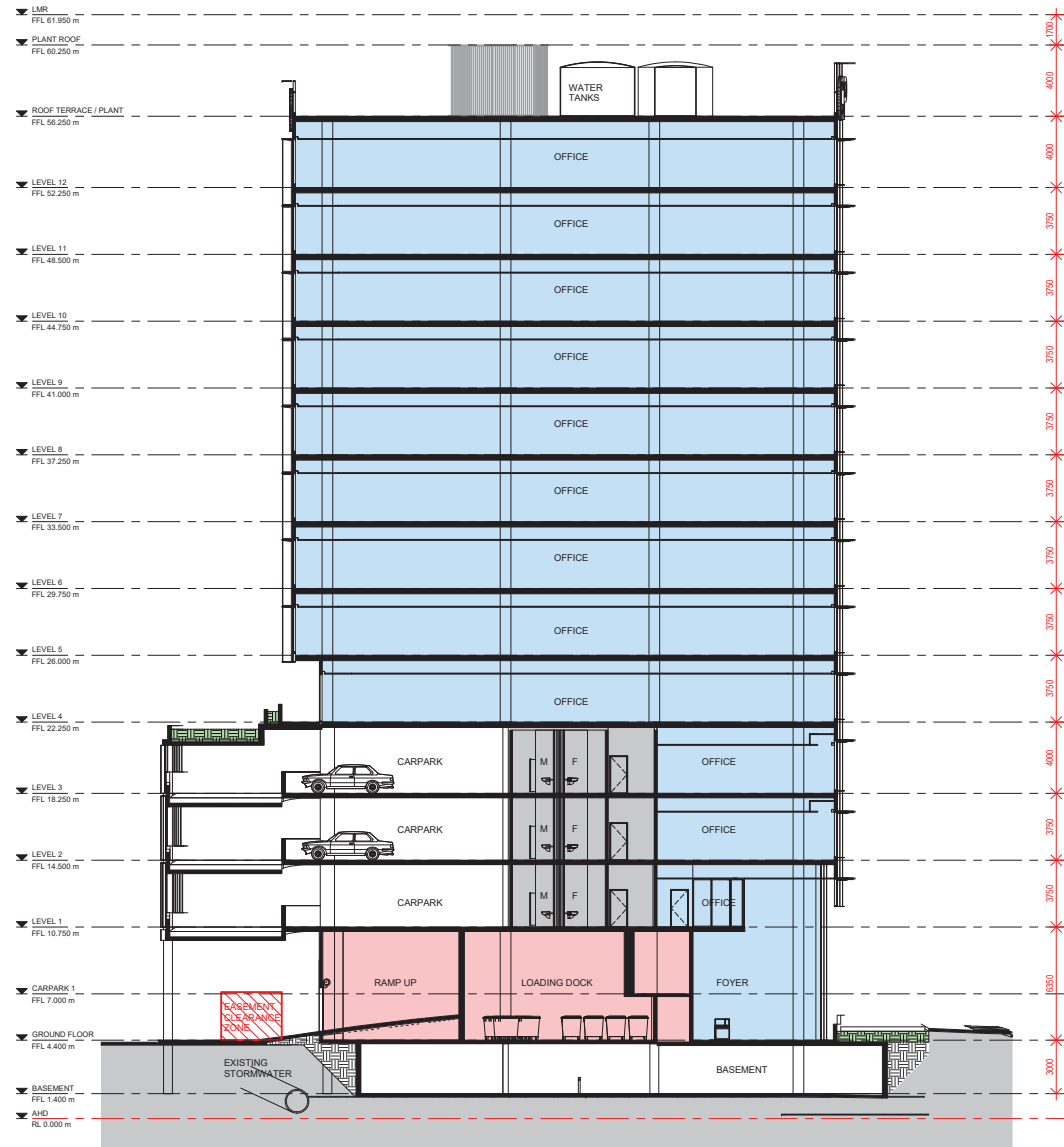


DEVELOPMENT APPLICATION  
FURTHER ISSUES RESPONSE PACKAGE

Project: HAMILTON HARBOUR - KSD2  
CRN KINGSFORD SMITH DRIVE & NORTHSHORE WAY  
Drawing Title: SECTION 3


Scale: 1:150 @ A1  
Date: 23/09/22  
Revision: 10  
Drawing Number: DA-22

# Section 4



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Queensland  
Government

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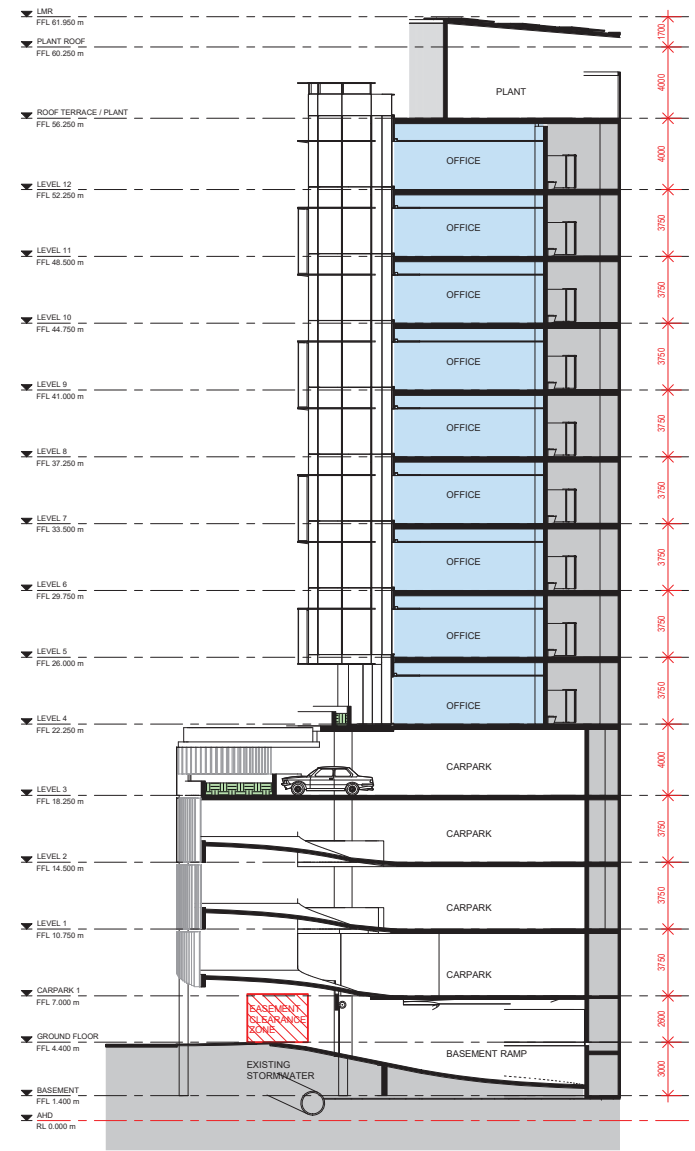
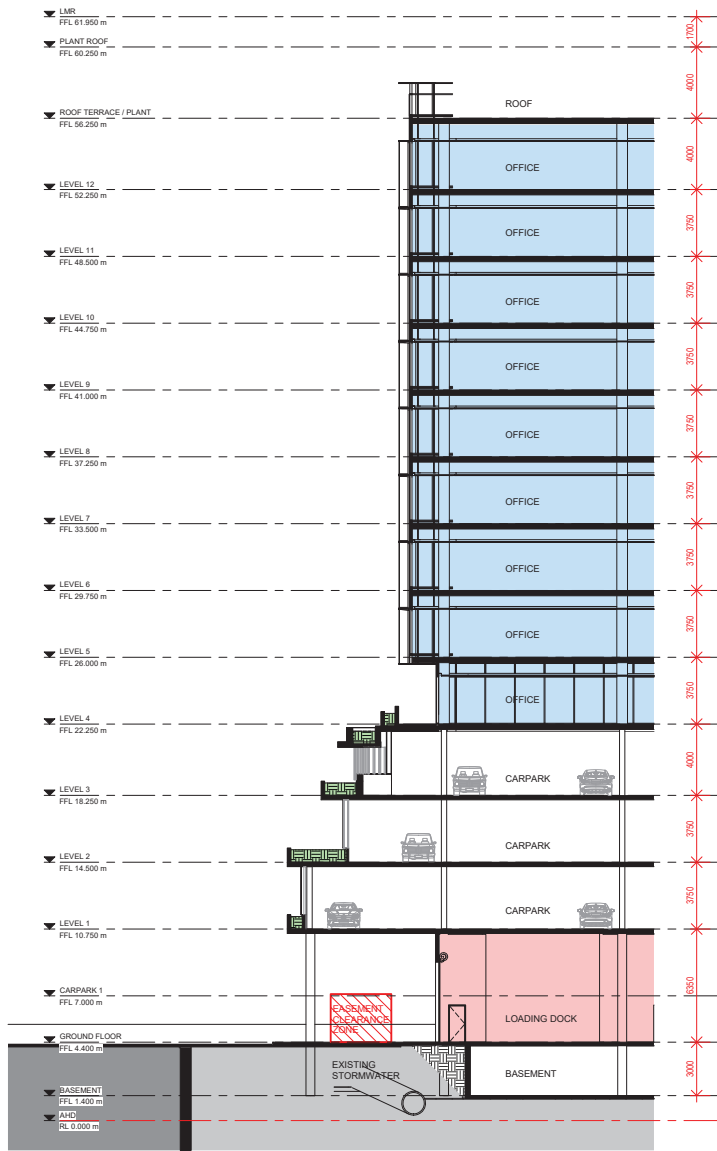
Project: HAMILTON HARBOUR - KSD2  
CRN KINGSFORD SMITH DRIVE & NORTHSHORE WAY

Drawing Title: SECTION 4

Scale: 1 : 150 @ A1  
Date: 09/26/22  
Revision: 1  
Drawing Number: DA-23



# Section 5 & 6



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Project: HAMILTON HARBOUR - KSD2  
CRN KINGSFORD SMITH DRIVE & NORTHSHORE WAY  
Drawing Title: SECTION 5 & 6

Scale: 1:150 @ A1  
Date: 09/26/22  
Revision: 1  
Drawing Number: DA-24



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## Areas Schedule

**AMENDED IN RED**

By: Chris Hinton  
Date: 7 October 2022



### Hamilton Harbour - KSD2 - Areas

	NLA	GLAR	GFA	GBA	No. Cars	No. MC	No. Bikes
Roof Plant	-	-	-	1584	-	-	-
Office 12	1302	-	1392	1602	-	-	-
Office 11	1356	-	1445	1602	-	-	-
Office 10	1356	-	1455	1602	-	-	-
Office 9	1356	-	1455	1602	-	-	-
Office 8	1356	-	1455	1602	-	-	-
Office 7	1356	-	1455	1602	-	-	-
Office 6	1356	-	1455	1602	-	-	-
Office 5	1356	-	1455	1602	-	-	-
Podium 4	1160	-	1245	2026	-	-	-
Podium 3	743	-	811	2092	29	1	-
Podium 2	739	-	806	2117	25	2	-
Podium 1	578	-	641	2015	26	2	-
CP1	-	-	43	931	21	-	-
Ground	-	231	352	1209	0	0	28
Basement 1	-	-	-	1560	36	7	52

Totals	14014	231	15465	26350	137	12	80
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PRE-ROAD RESUMPTION	
SITE AREA	4009
PLOT RATIO	3.86

CURRENT	
SITE AREA	2342
PLOT RATIO	6.60

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