

STAGE 1 DEVELOPMENT SUMMARY								
LEVEL	NSA	PARKING	AMENITIES (BUILDING 4)	INDUSTRIAL (BUILDING 1, 5)	INDUSTRIAL (BUILDING 2)	LOGISTICS WAREHOUSE (BUILDING 3)	COMMUNITY USE (BUILDING 1)	TOTAL NO. TENANCIES
GROUND	11941.6 m²	353.8 m²	275.3 m²	9	3	15	0	27
GROUND MEZZ	0.0 m²	0.0 m²	0.0 m²	0	0	0	0	0
UPPER GROUND	3116.6 m²	0.0 m²	0.0 m²	0	3	21	0	33
LEVEL 1	1489.2 m²	2360.0 m²	0.0 m²	0	0	0	1	1
LEVEL 2	0.0 m²	2284.3 m²	0.0 m²	0	0	0	0	0
LEVEL 3	0.0 m²	3841.1 m²	0.0 m²	0	0	0	0	0
	16547.3 m²	8639.2 m²	275.3 m²	18	6	36	1	61

	No. Cars
Accessible	9
Motorbike	9
Stage 1	291
Stage 1 Temporary	126
Grand total: 435	435

ACCESSIBLE RATE 1:50

MOTORBIKE RATE 1:50

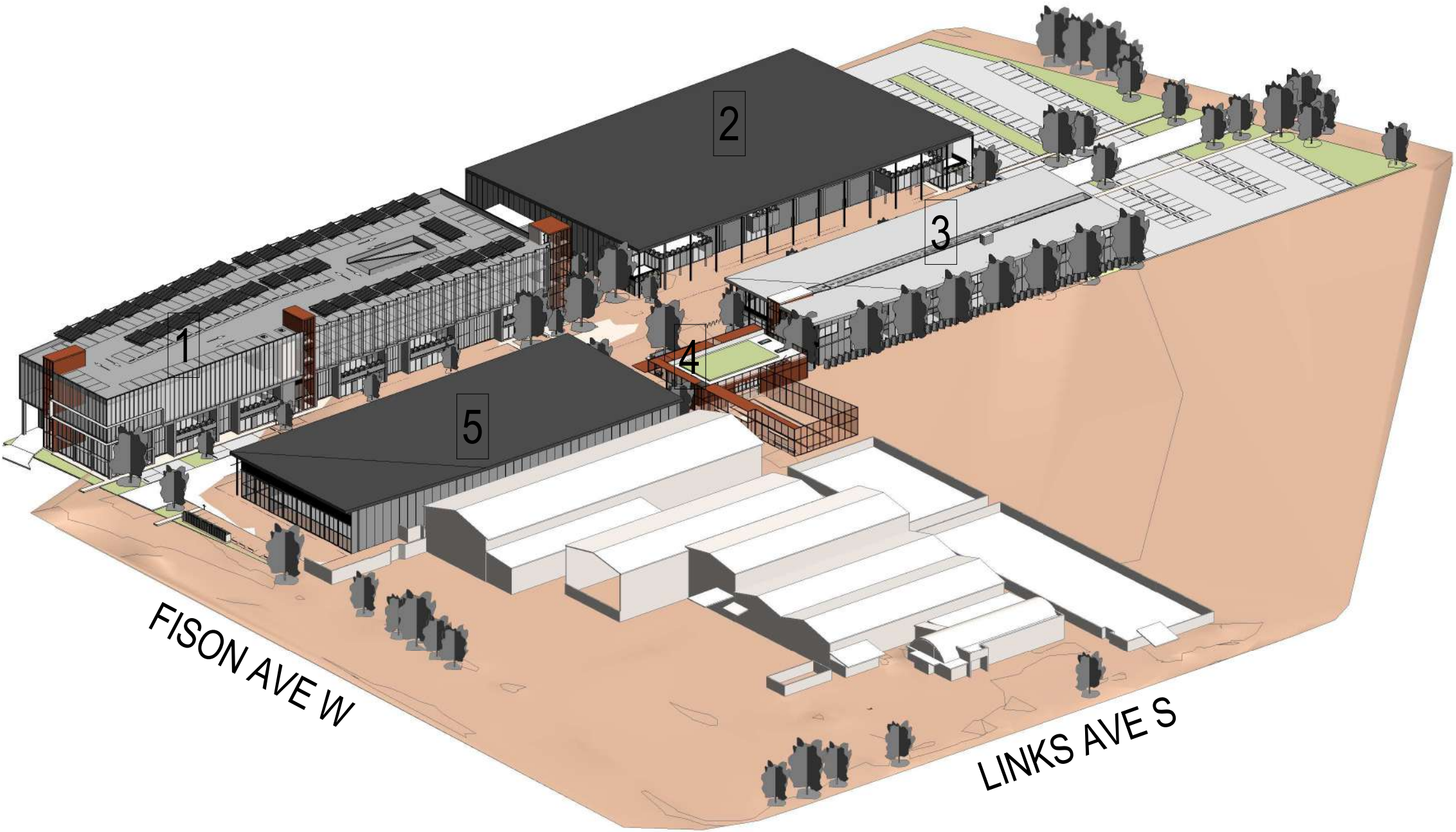
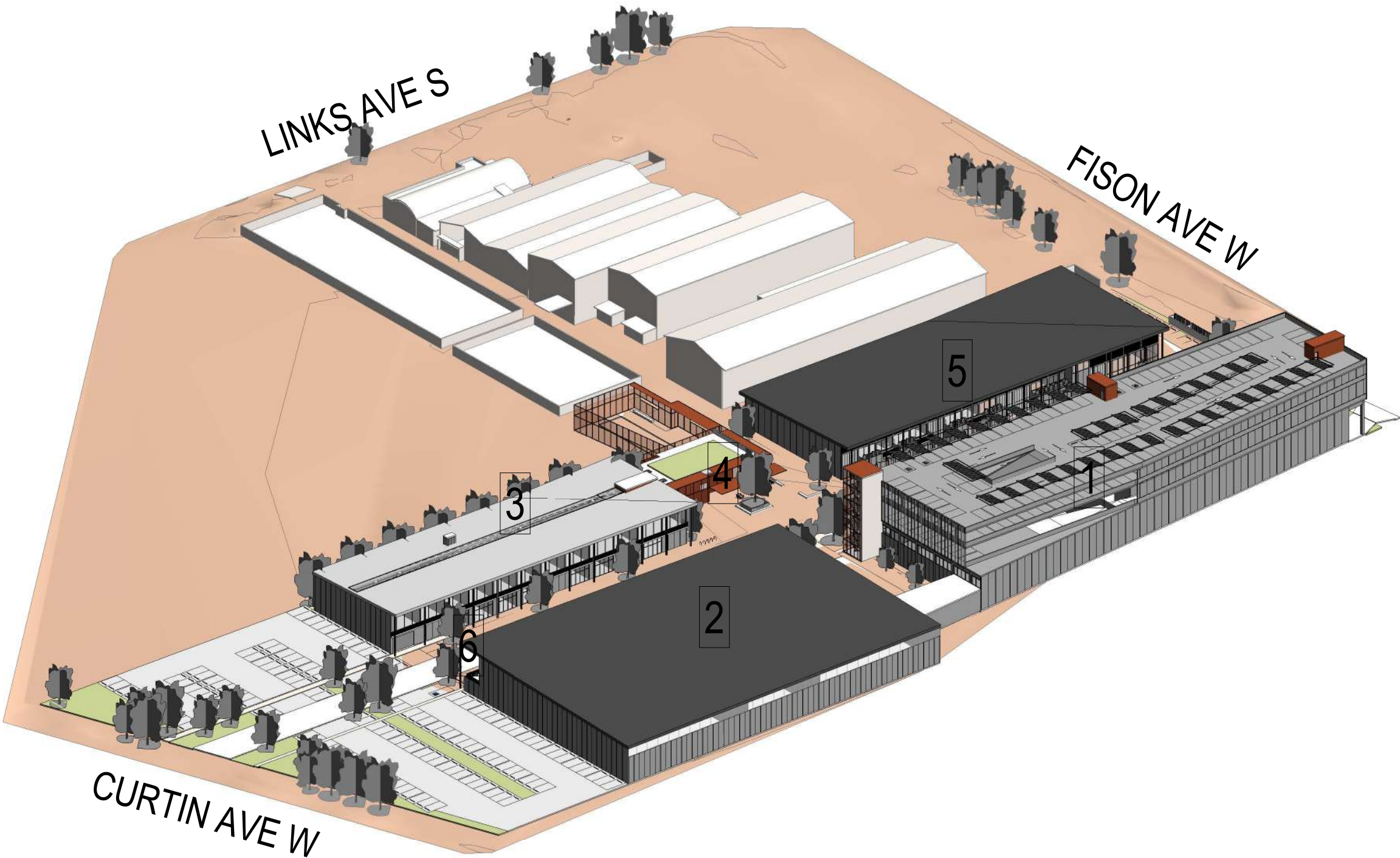
STAGES 1 DEVELOPMENT SUMMARY - OVERALL

BIN ROOM	175.4 m²
FIRE PUMP ROOM	88.0 m²
SUBSTATION	40.0 m²
WATER TANK	266.4 m²
BUILDING 1	
ANCILLARY OFFICE	430.8 m²
INDOOR SPORT AND RECREATION	1489.2 m²
INDUSTRIAL	3189.4 m²
TERRACE	84.7 m²
BUILDING 2	
ANCILLARY OFFICE	439.1 m²
INDUSTRIAL	4476.9 m²
TERRACE	60.6 m²
BUILDING 3	
WAREHOUSE	3580.1 m²
BUILDING 4	
AMENITIES	275.3 m²
BUILDING 5	
ANCILLARY OFFICE	474.2 m²
INDUSTRIAL	2973.9 m²
TERRACE	70.2 m²
Grand total	18114.0 m²

Refer to diagrams below for building numbers.

Refer development permit for GFA details.

GFA calculations to be updated as per definitions t the time of charges calculation



Gross Floor Area Stage 1	
Level	Area

GROUND	12515.4 m²
GROUND MEZZ	3643.3 m²
LEVEL 1	1513.3 m²
Grand total	17672.0 m²

LANDSCAPE AREA	
Level	Area

	3233.9 m²
Grand total	3233.9 m²

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2021/1245
Date: 26-Oct-2022



AMENDED IN RED

By: Essen Joseph
Date: 25-Oct-2022



DA SUBMISSION

Revisions	
-	19.11.21 DA SUBMISSION
A	08.06.22 Response to RFI
B	20.06.22 Draft Updated RFI
C	28.06.22 EDQ Further Issues

GT
JH
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Project Eagle Farm Precinct

110 Links Ave, 155 & 161 Fison Ave, Eagle Farm

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Drawing Development Summary - Stage 1

Project No 221044

Date 28.06.22

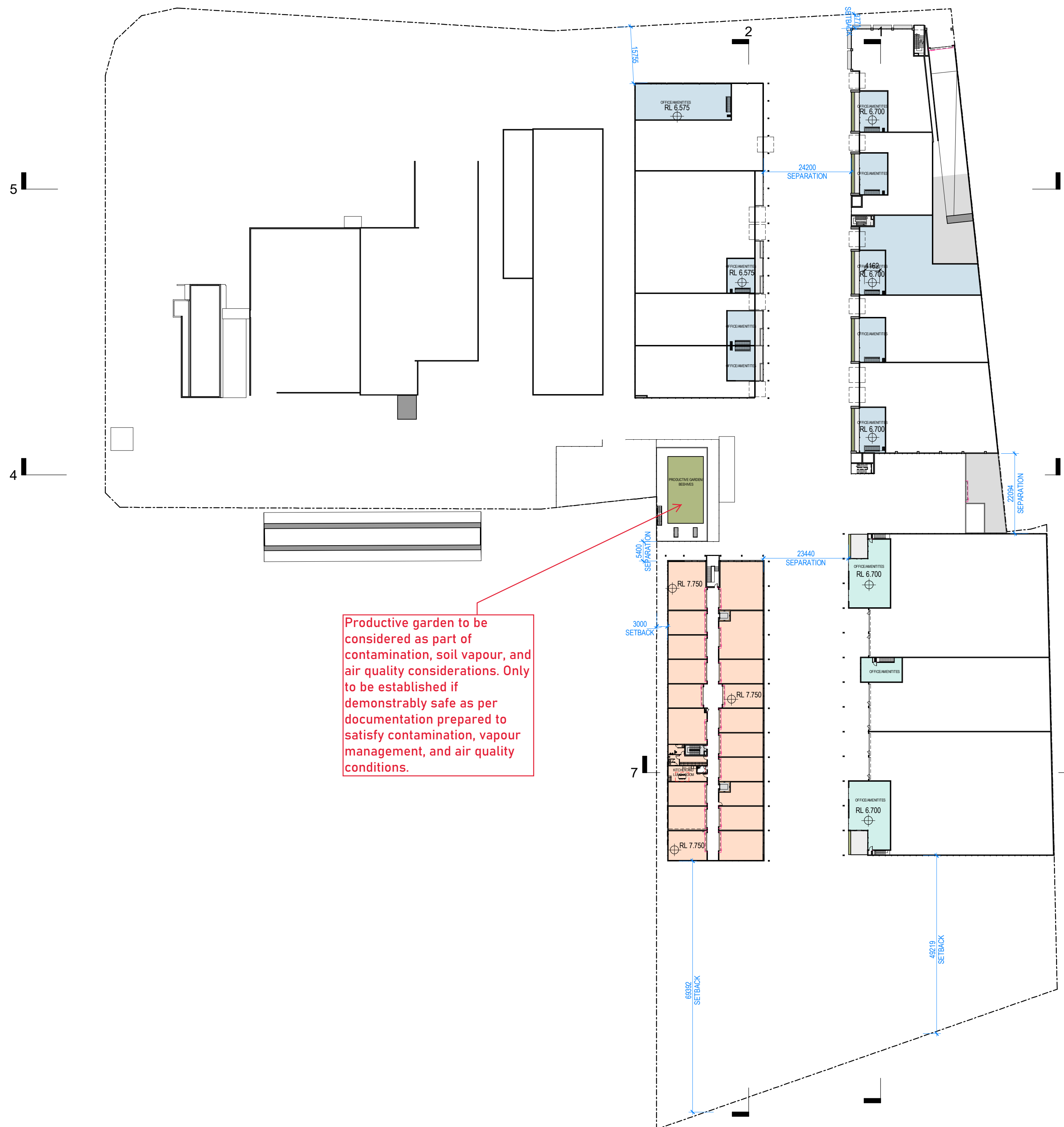
Author JH

Scale: @ A1

Drawing No. TP01.02 C

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Productive garden to be considered as part of contamination, soil vapour, and air quality considerations. Only to be established if demonstrably safe as per documentation prepared to satisfy contamination, vapour management, and air quality conditions.

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Project Eagle Farm Precinct

110 Links Ave, 155 & 161 Fison Ave, Eagle Farm

Drawing Stage 1 - Ground Floor Mezzanine Plan

Project No 221044

Date 28.06.22

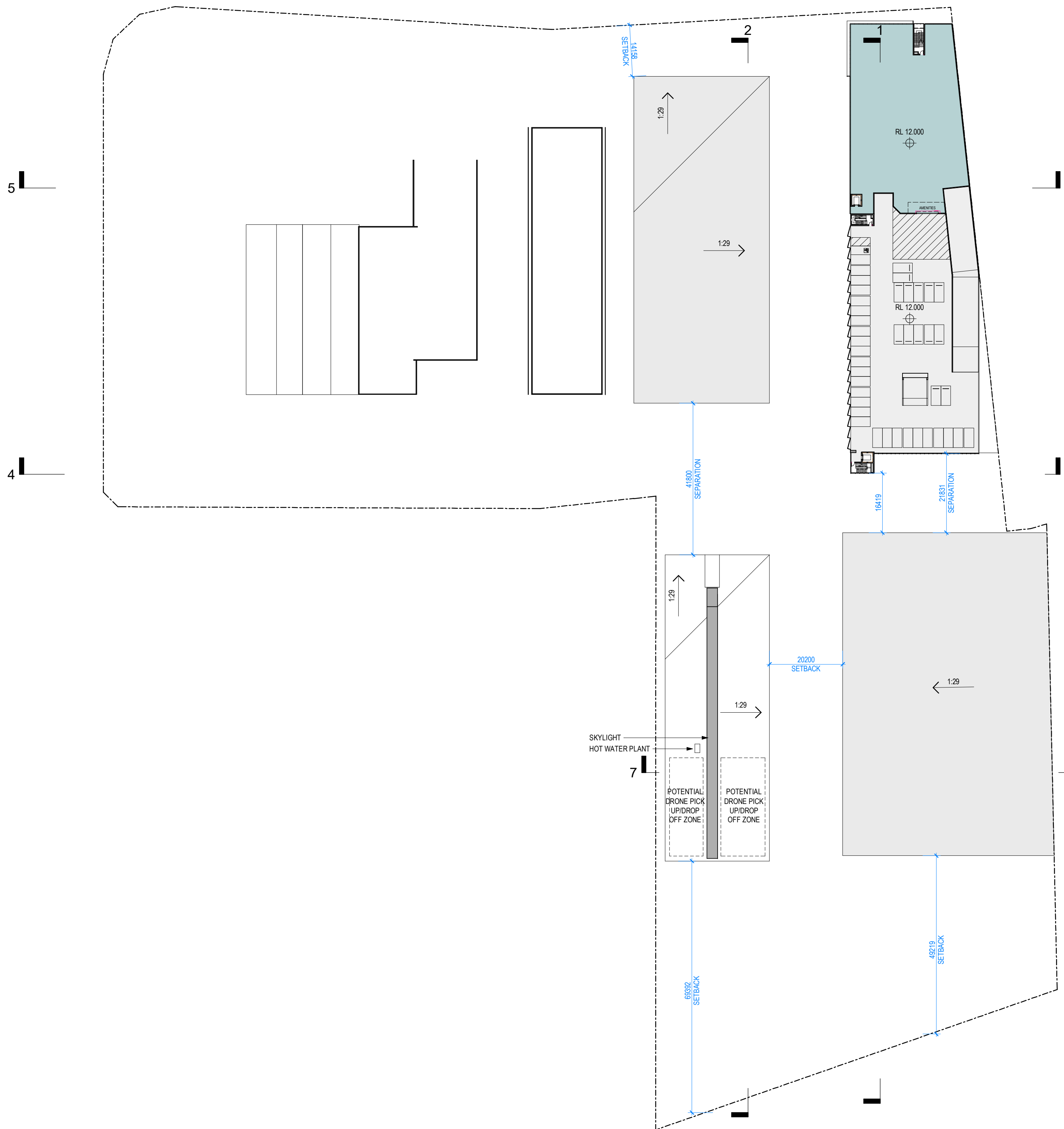
Author NE

Scale: @ A1 1 : 750

Drawing No TP01.11 C

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DA SUBMISSION

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	A	08.06.22	Response to RFI
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	C	28.06.22	EDQ Further Issues

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Project **Eagle Farm Precinct**

110 Links Ave, 155 & 161 Fison Ave, Eagle Farm

Drawing **Stage 1 - Level 1 Floor Plan**

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Project No **221044**

Date **28.06.22**

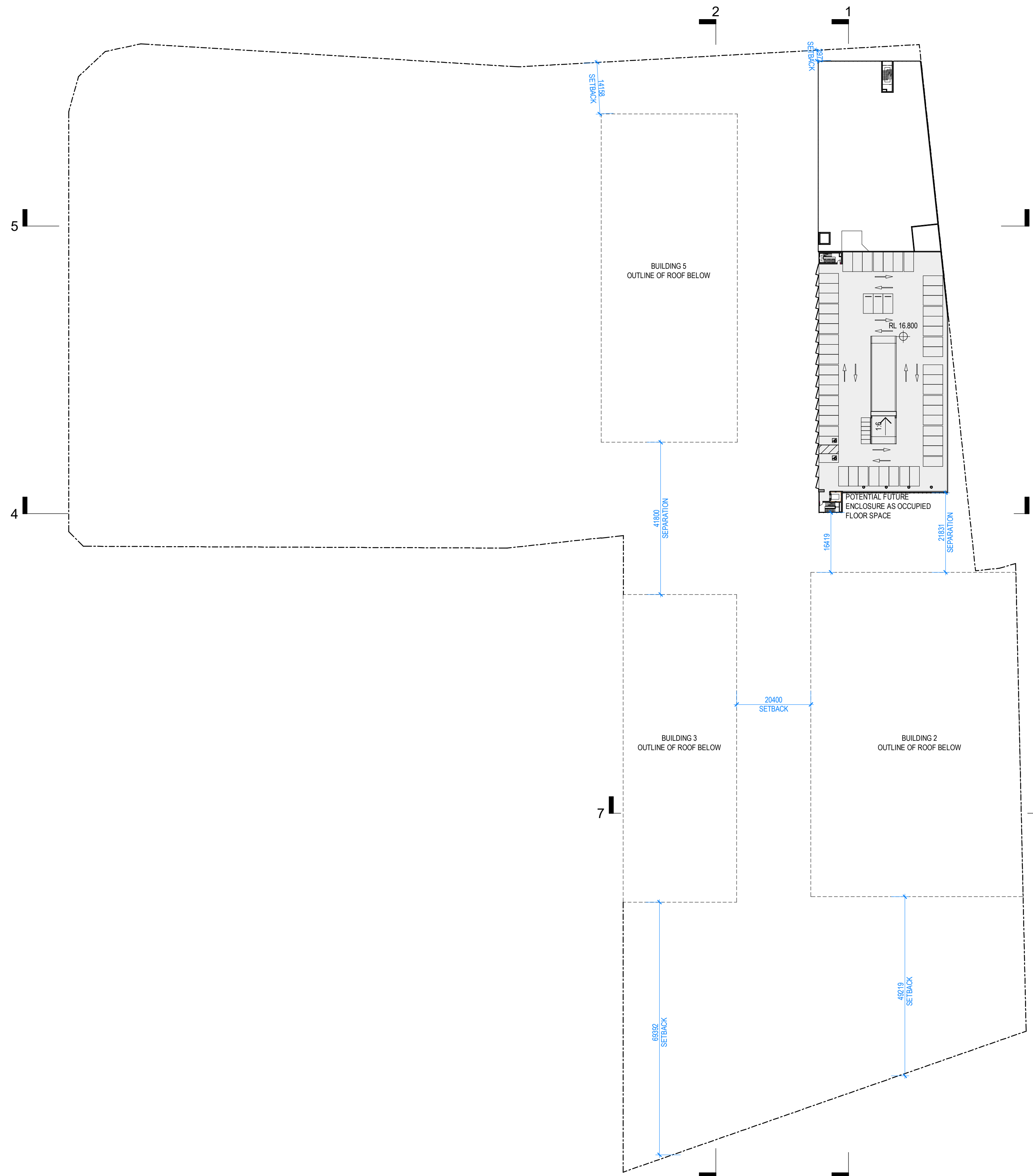
Author **NE**

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Project Eagle Farm Precinct

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Drawing Stage 1- Level 2 Floor
Plan

Project No 221044

Date 28.06.22

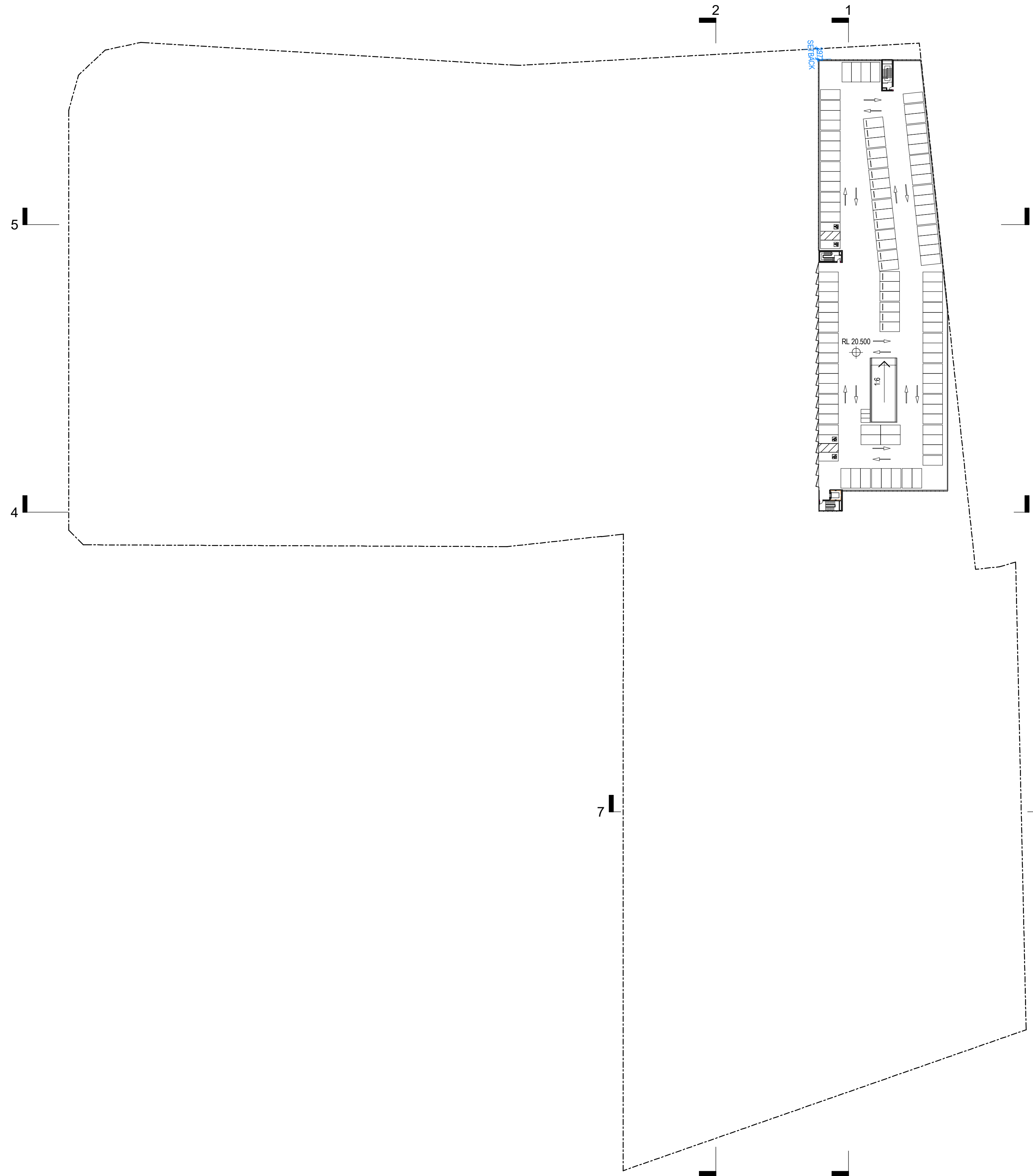
Author NE

Scale: @ A1 1 : 750

Drawing No. TP01.13 C

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Revisions	-	19.11.21	DA SUBMISSION
	A	08.06.22	Response to RFI
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	C	28.06.22	EDQ Further Issues

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28/06/2022 4:51:25 PM

Project **Eagle Farm Precinct**

Drawing **Stage 1 - Level 3 Floor Plan**

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Project No **221044**

Date **28.06.22**

Author **NE**

Scale: @ A1 **1 : 750**

Drawing No. **TP01.14 C**

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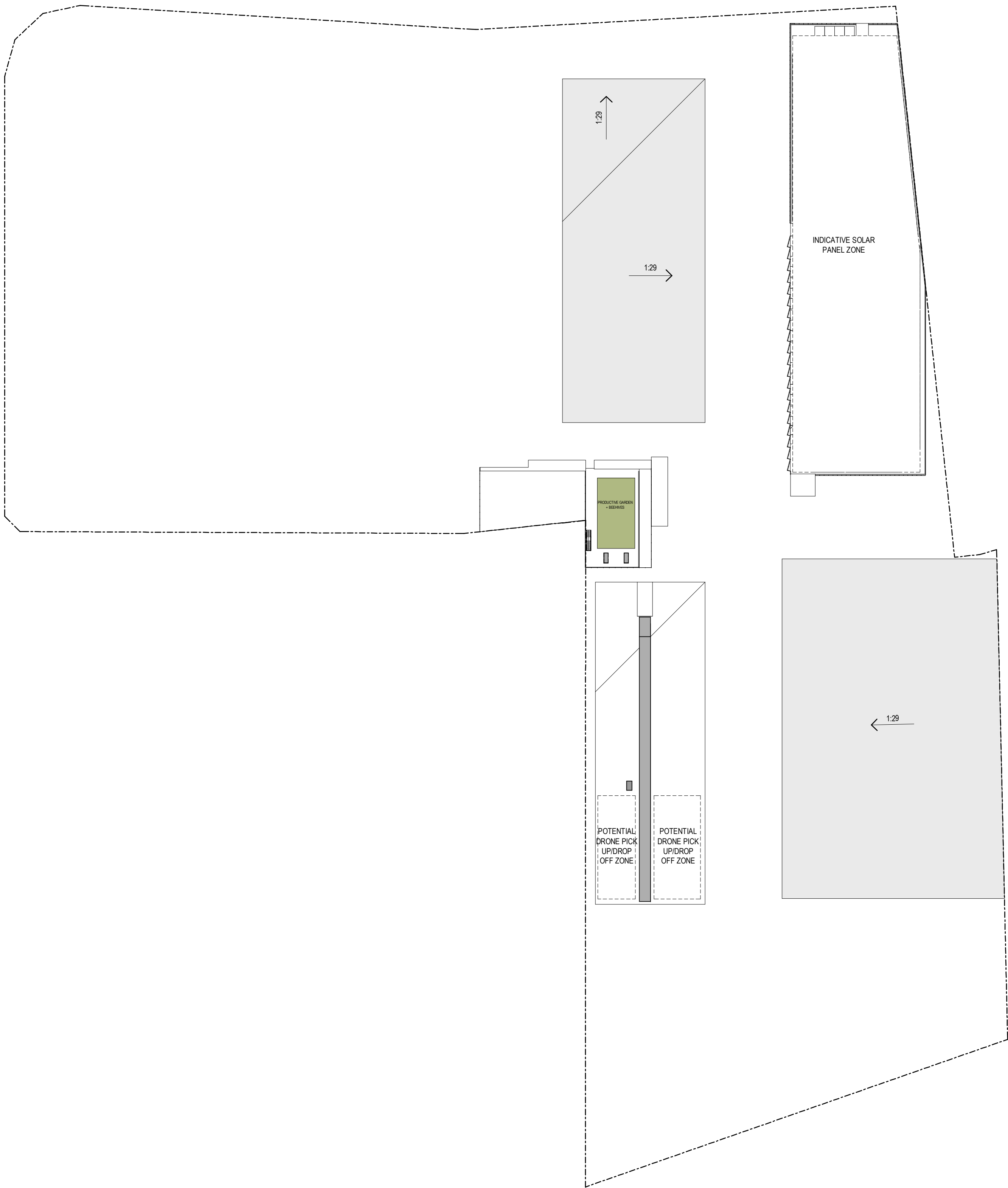
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	A	08.06.22	Response to RFI
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	C	28.06.22	EDQ Further Issues

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Project **Eagle Farm Precinct**

Drawing **Roof Plan**

Project No **221044** Date **28.06.22**

Author **JH**

Scale: @ A1 **1 : 750**

Drawing No. **TP01.15 C**

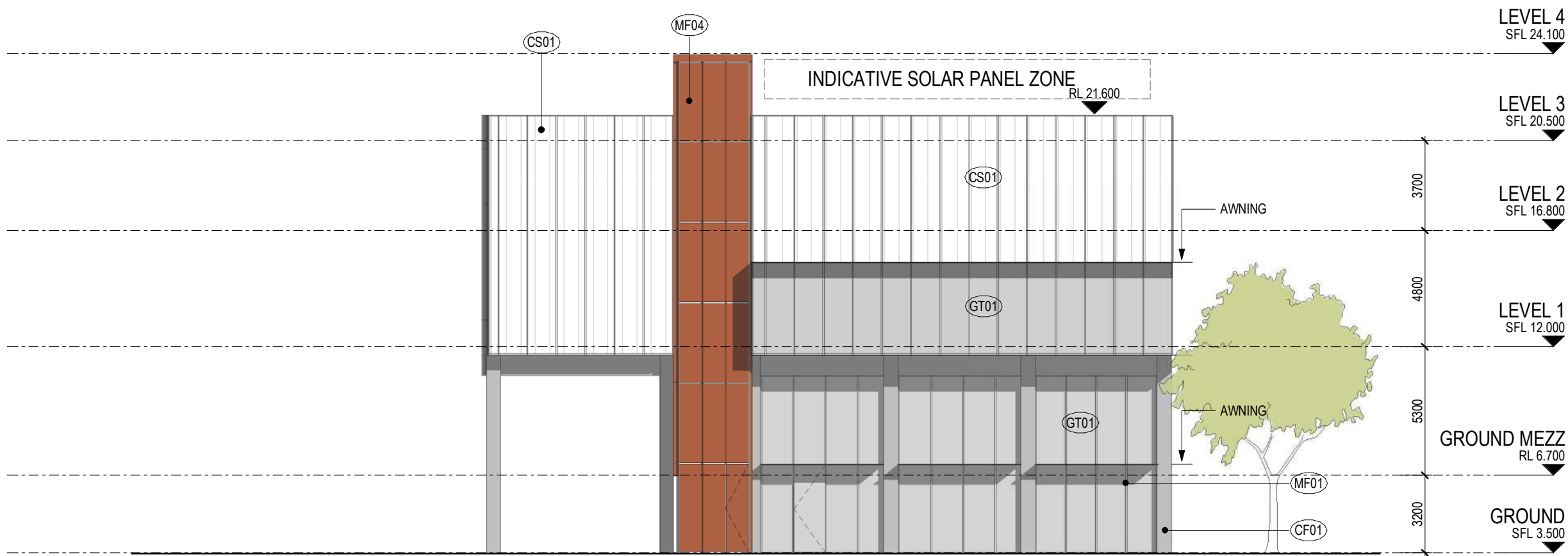
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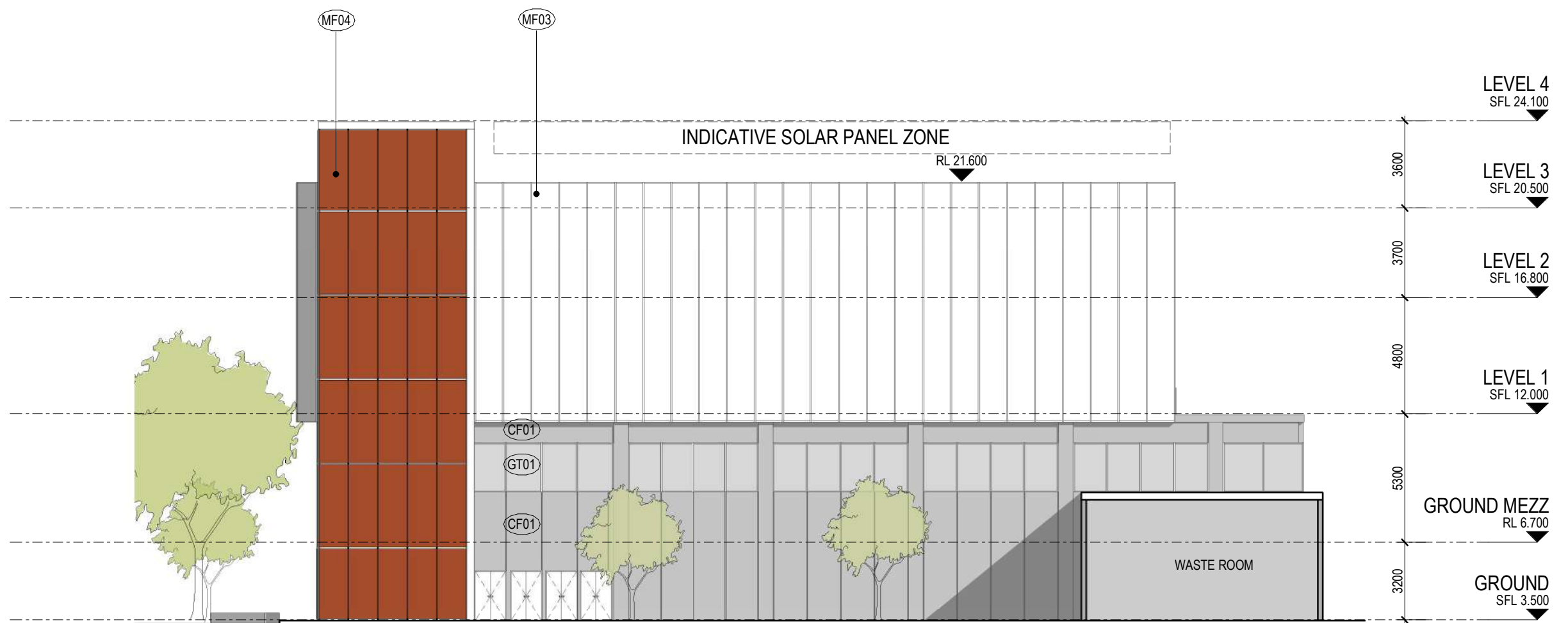
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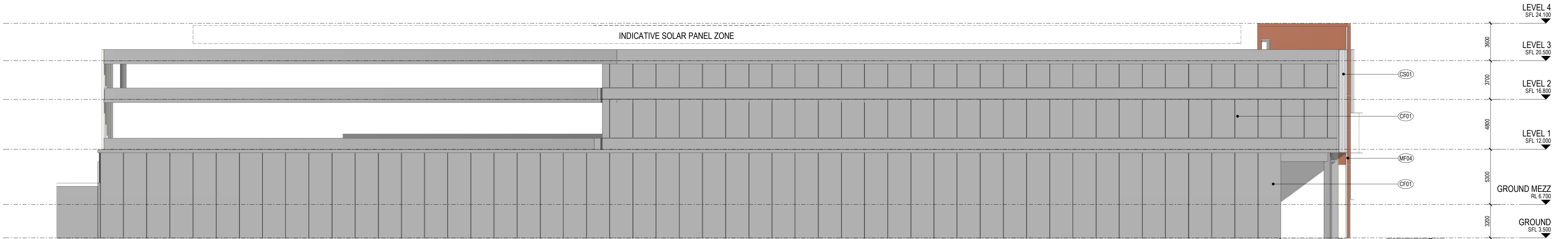
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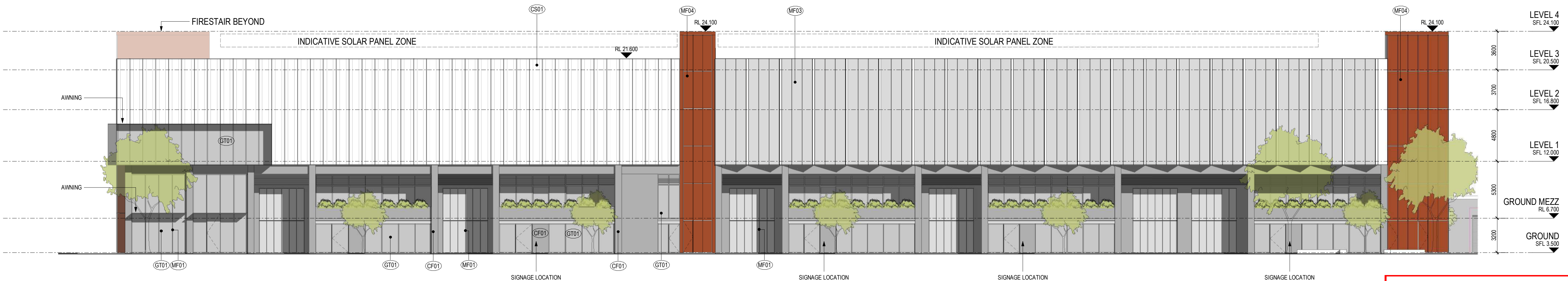
BUILDING 1 - NORTH ELEVATION



BUILDING 1 - SOUTH ELEVATION



BUILDING 1 - EAST ELEVATION



BUILDING 1 - WEST ELEVATION

DA SUBMISSION

Revisions	
A	19.11.21 DA SUBMISSION
B	08.06.22 Response to RFI
C	20.06.22 Draft Updated RFI
	28.06.22 EDQ Further Issues

GT
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MATERIALS LEGEND

CF01	CONCRETE FINISH 01	MF01	METAL FINISH 01 - LIGHT GREY
CS01	CLADDING SYSTEM 01 - DANPALON	MF02	METAL FINISH 02 - DARK GREY
CS02	CLADDING SYSTEM 02 - RED	MF03	METAL FINISH 03 - WHITE
GT01	GLAZING TYPE 01 - CLEAR	MF04	METAL FINISH 04 - RED

Project Eagle Farm Precinct

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Drawing Elevations - Building 1

Project No 221044 Date 28.06.22

Author GT

Scale: @ A1 1 : 200

Drawing No. TP02.02 C

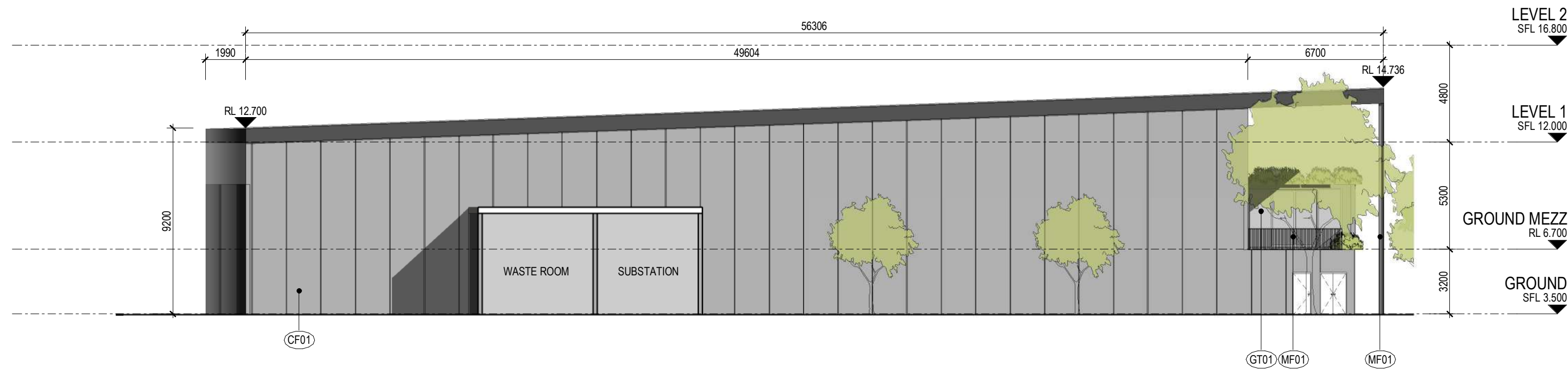
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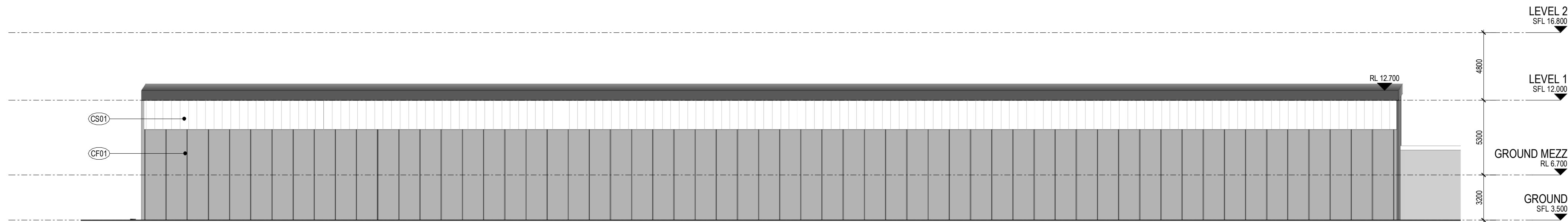


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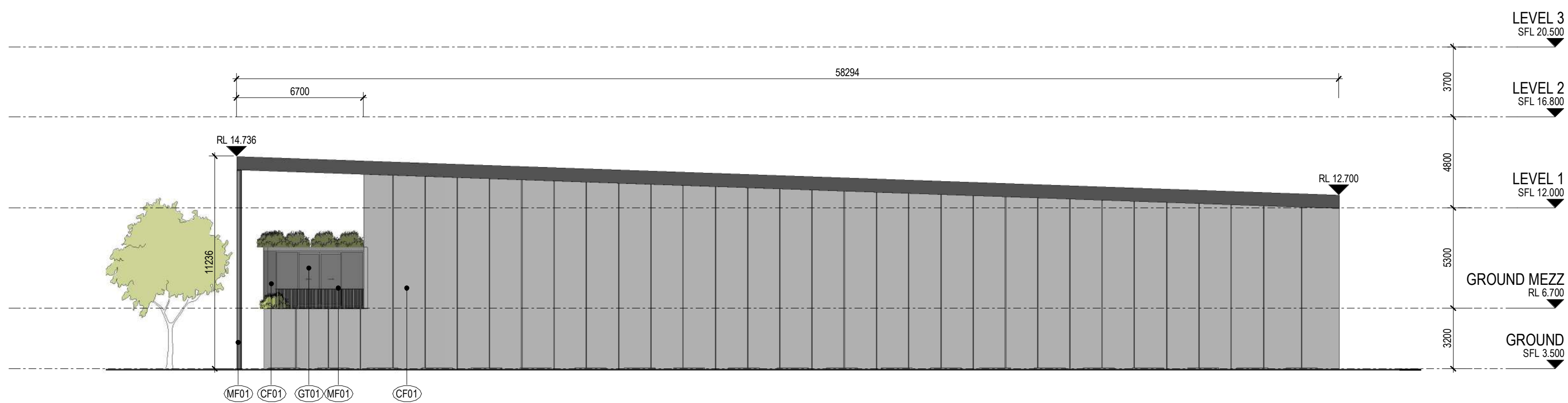
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BUILDING 2 - NORTH ELEVATION



BUILDING 2 - EAST ELEVATION



BUILDING 2 - SOUTH ELEVATION



BUILDING 2 - WEST ELEVATION

DA SUBMISSION

Revisions		
-	19.11.21	DA SUBMISSION
P1	24.02.22	For Coordination
A	08.06.22	Response to RFI
B	20.06.22	Draft Updated RFI
C	28.06.22	EDQ Further Issues

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MATERIALS LEGEND

CF01	CONCRETE FINISH 01	MF01	METAL FINISH 01 - LIGHT GREY
CS01	CLADDING SYSTEM 01 - DANPALON	MF02	METAL FINISH 02 - DARK GREY
CS02	CLADDING SYSTEM 02 - RED	MF03	METAL FINISH 03 - WHITE
GT01	GLAZING TYPE 01 - CLEAR	MF04	METAL FINISH 04 - RED

Project / **Eagle Farm Precinct**

Drawing / **Elevations - Building 2**

Project No / **221044**

Date / **28.06.22**

Author / **GT**

Scale: @ A1 / **1 : 200**

Drawing No. / **TP02.03 C**

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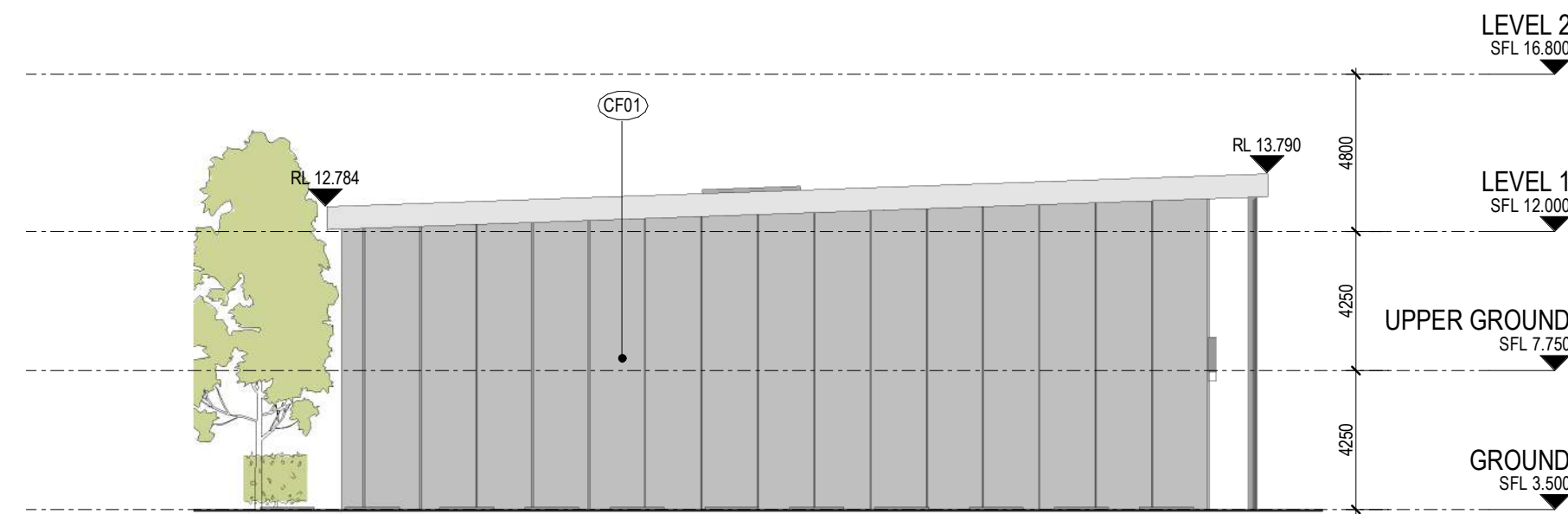
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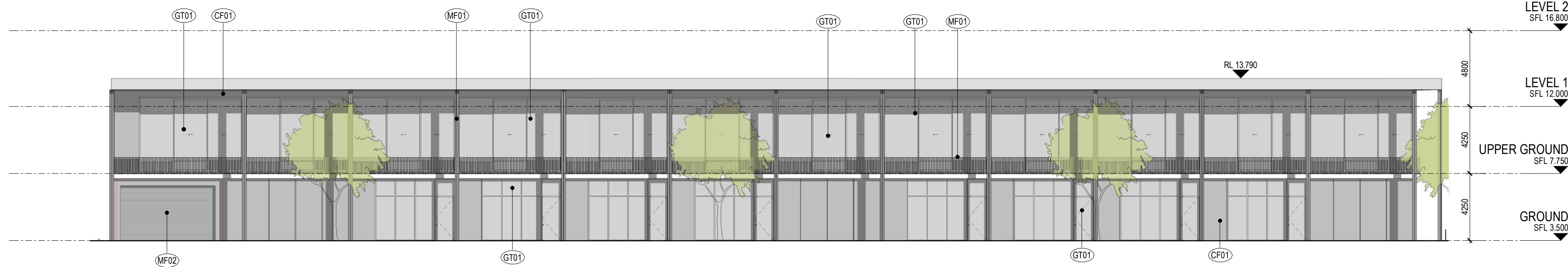
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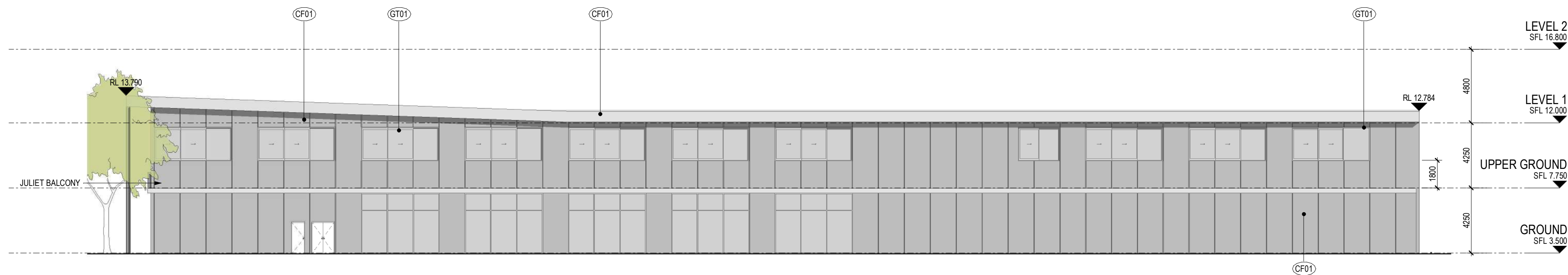
BUILDING 3 - NORTH ELEVATION



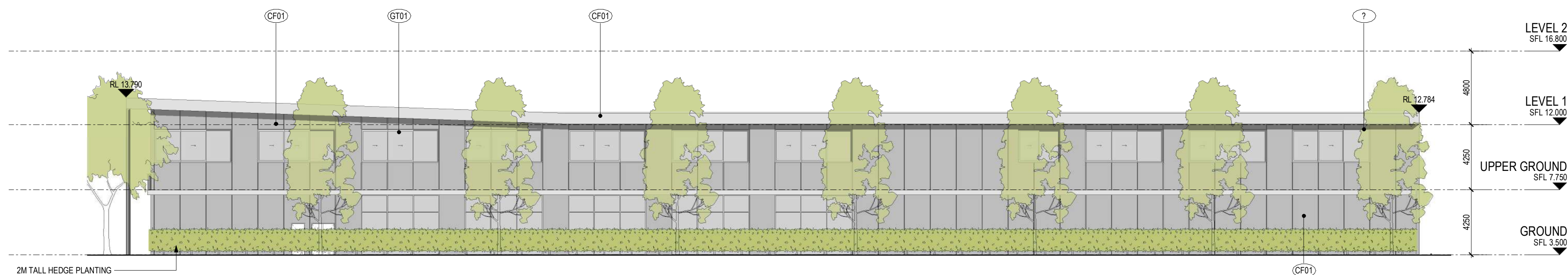
BUILDING 3 - SOUTH ELEVATION



BUILDING 3 - EAST ELEVATION



BUILDING 3 - WEST ELEVATION



BUILDING 3 - WEST ELEVATION -
WITH LANDSCAPE

DA SUBMISSION

Revisions		
-	19.11.21	DA SUBMISSION
A	08.06.22	Response to RFI
B	20.06.22	Draft Updated RFI
C	28.06.22	EDQ Further Issues

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MATERIALS LEGEND

CF01	CONCRETE FINISH 01	MF01	METAL FINISH 01 - LIGHT GREY
CS01	CLADDING SYSTEM 01 - DANPALON	MF02	METAL FINISH 02 - DARK GREY
CS02	CLADDING SYSTEM 02 - RED	MF03	METAL FINISH 03 - WHITE
GT01	GLAZING TYPE 01 - CLEAR	MF04	METAL FINISH 04 - RED

Project / **Eagle Farm Precinct**

Drawing / **Elevations - Building 3**

Project No / **221044**

Date / **28.06.22**

Author / **GT**

Scale: @ A1 / **1 : 200**

Drawing No. / **TP02.04 C**

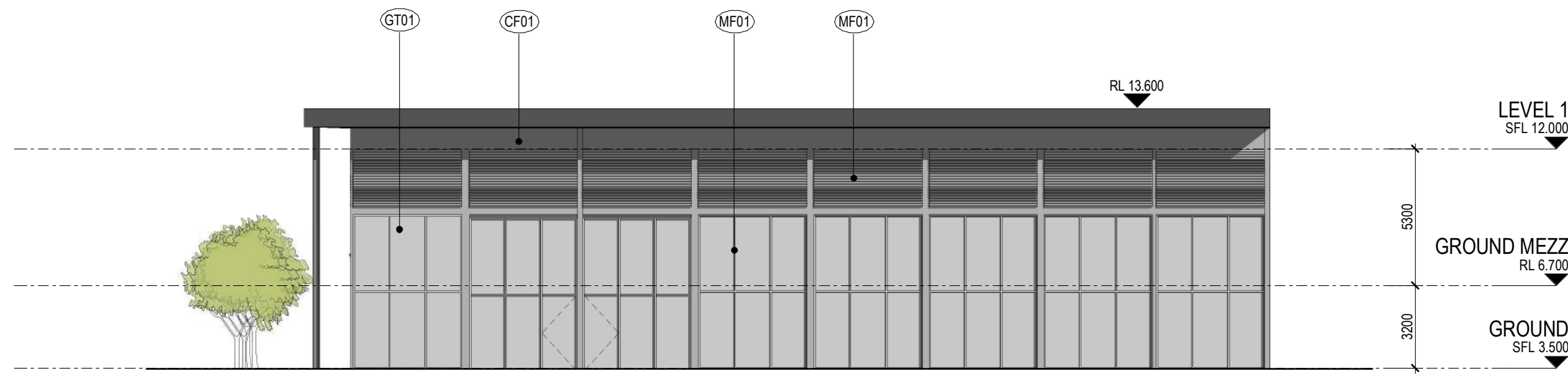
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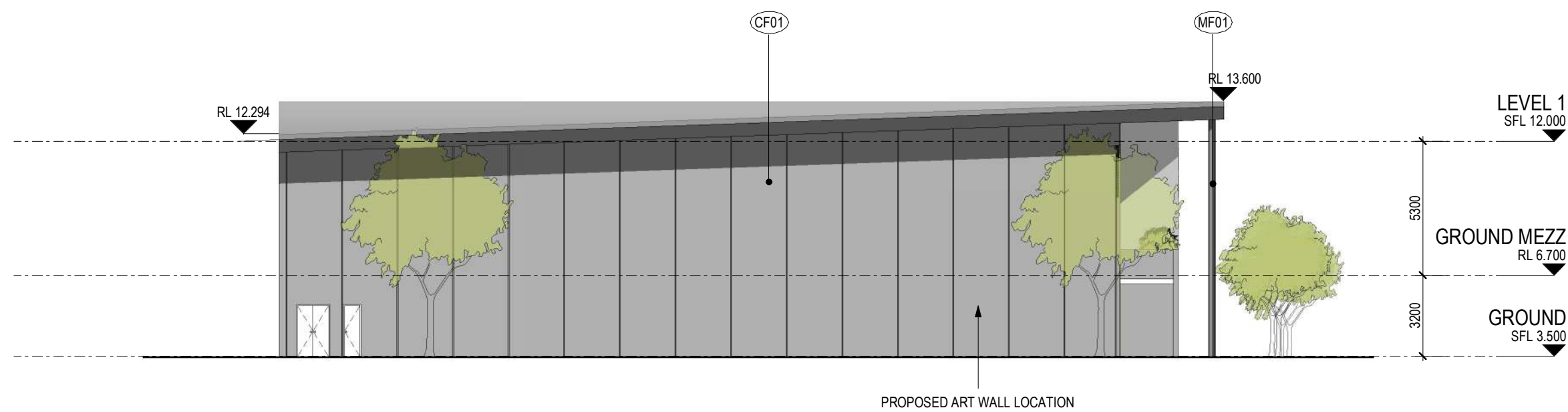
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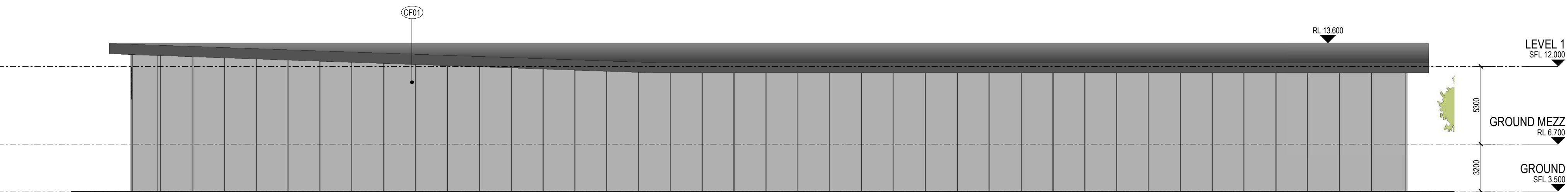
BUILDING 5 - NORTH ELEVATION



BUILDING 5 - EAST ELEVATION



BUILDING 5 - SOUTH ELEVATION



BUILDING 5 - WEST ELEVATION

DA SUBMISSION

Revisions		
-	19.11.21	DA SUBMISSION
A	08.06.22	Response to RF1
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MATERIALS LEGEND

CF01	CONCRETE FINISH 01	MF01	METAL FINISH 01 - LIGHT GREY
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Project Eagle Farm Precinct

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Drawing Elevations - Building 5

Project No 221044 Date 28.06.22

Author GT

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Drawing No. TP02.06 C

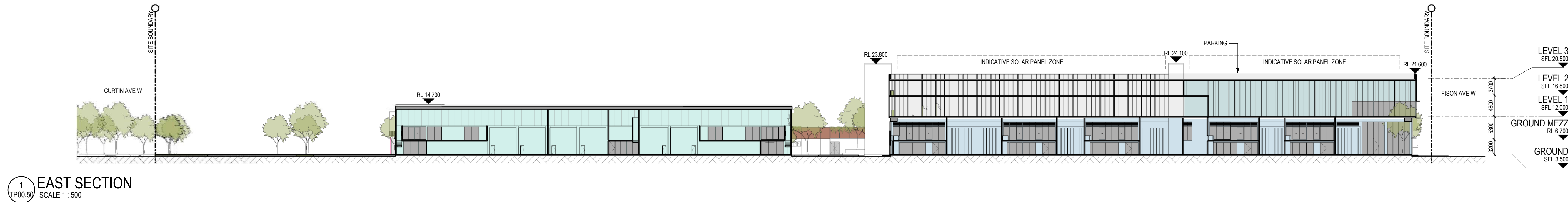
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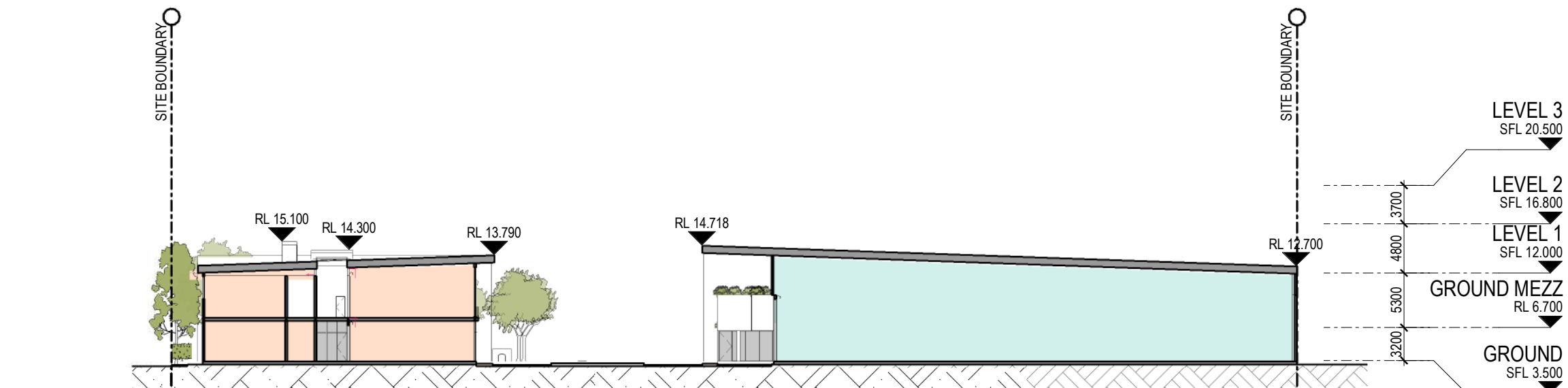




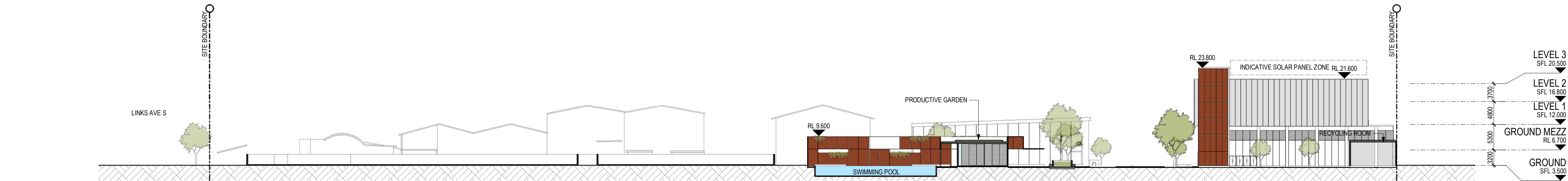
1 EAST SECTION
TP00.50 SCALE 1 : 500



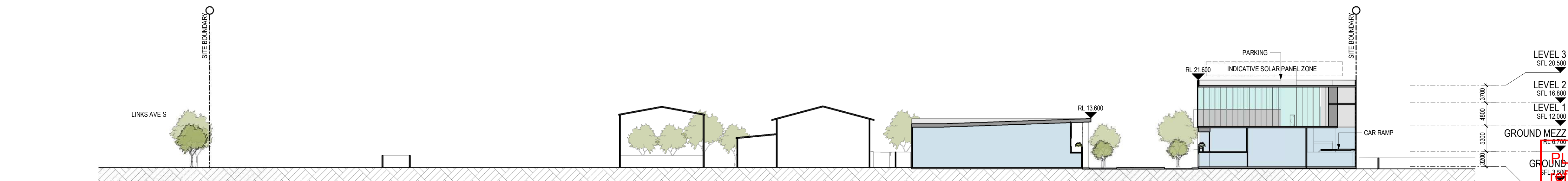
2 CENTRAL N-S SECTION
TP00.50 SCALE 1 : 500



7 SOUTH SECTION
TP00.50 SCALE 1 : 500



4 CENTRAL E-W SECTION
TP00.50 SCALE 1 : 500



5 NORTH SECTION
TP00.50 SCALE 1 : 500

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Revisions	-	19.11.21	DA SUBMISSION
	A	08.06.22	Response to RF1
	B	20.06.22	Draft Updated RF1
	C	28.06.22	EDQ Further Issues

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Project Eagle Farm Precinct

Drawing Site Sections

Project No 221044

Date 28.06.22

Author NE

Scale: @ A1 1 : 500

Drawing No. TP03.01 C

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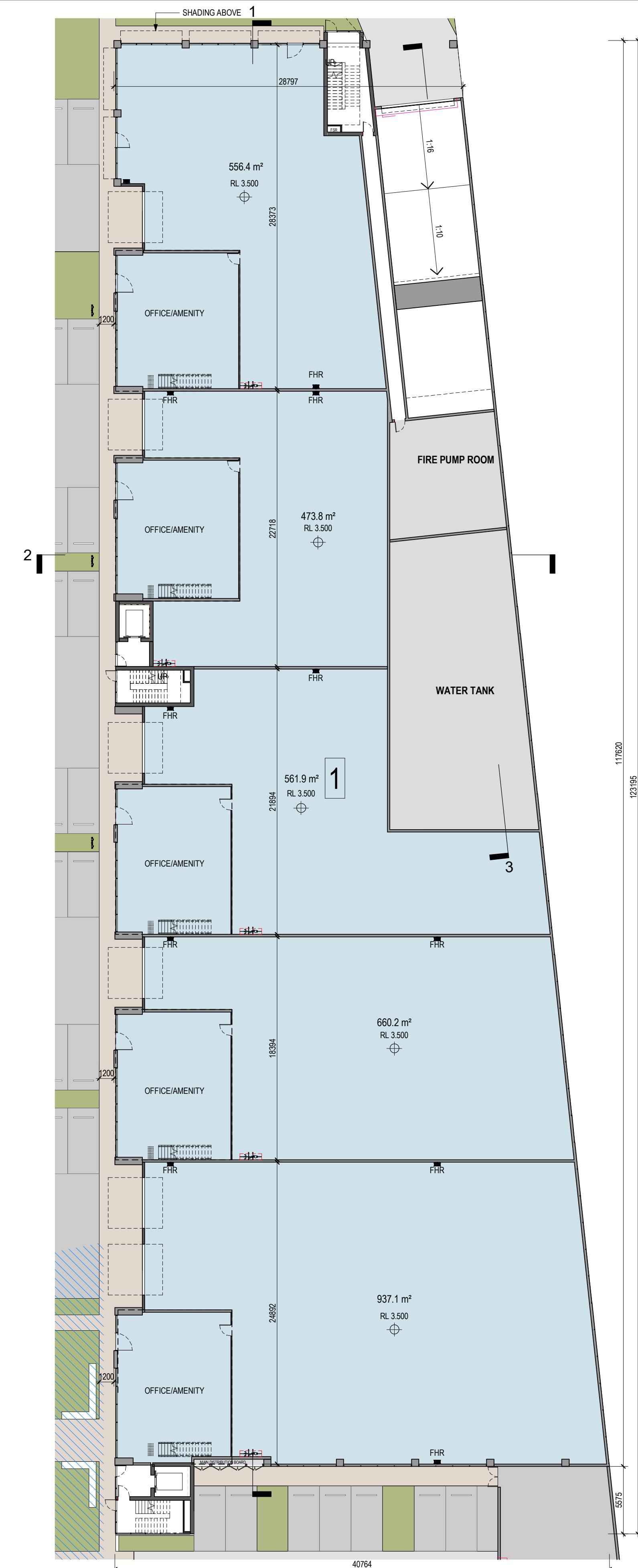


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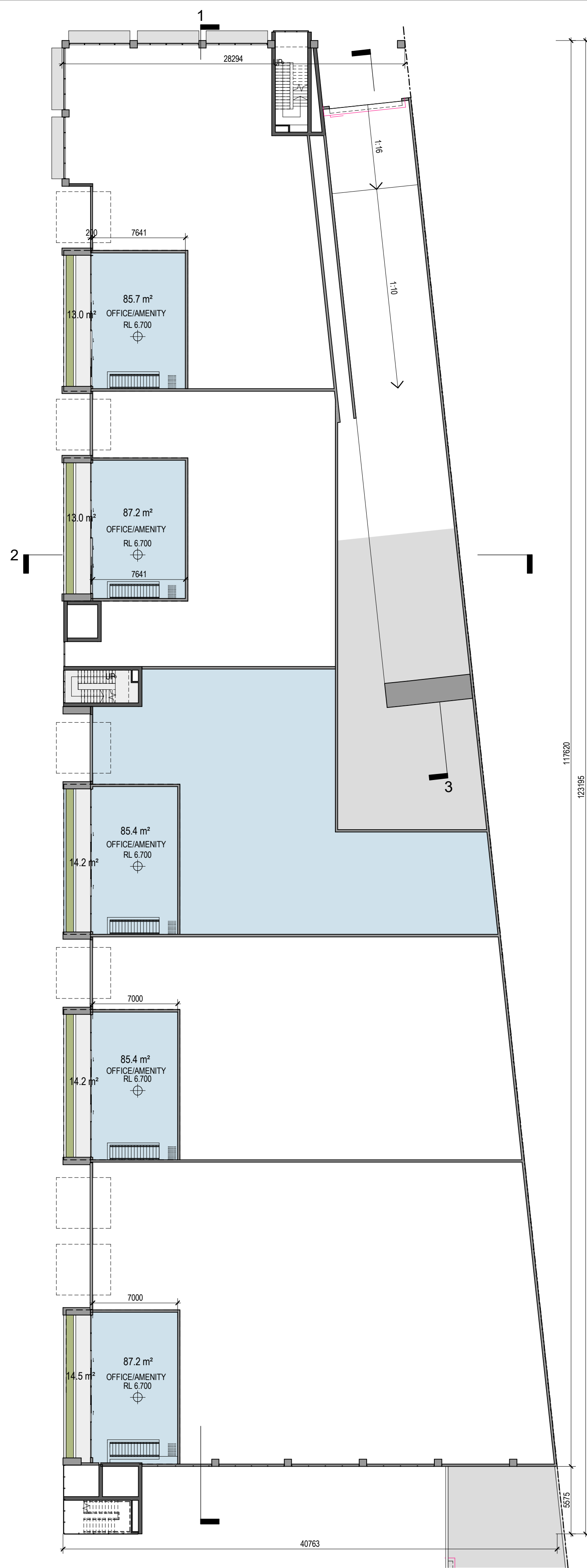
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BUILDING 1 - Ground
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Revisions	-	19.11.21	DA SUBMISSION	GT
	A	01.03.22	Response to RF1	GT
	B	08.06.22	Response to RF1	JH
	C	20.06.22	Draft Updated RF1	GT
	D	28.06.22	EDQ Further Issues	JH

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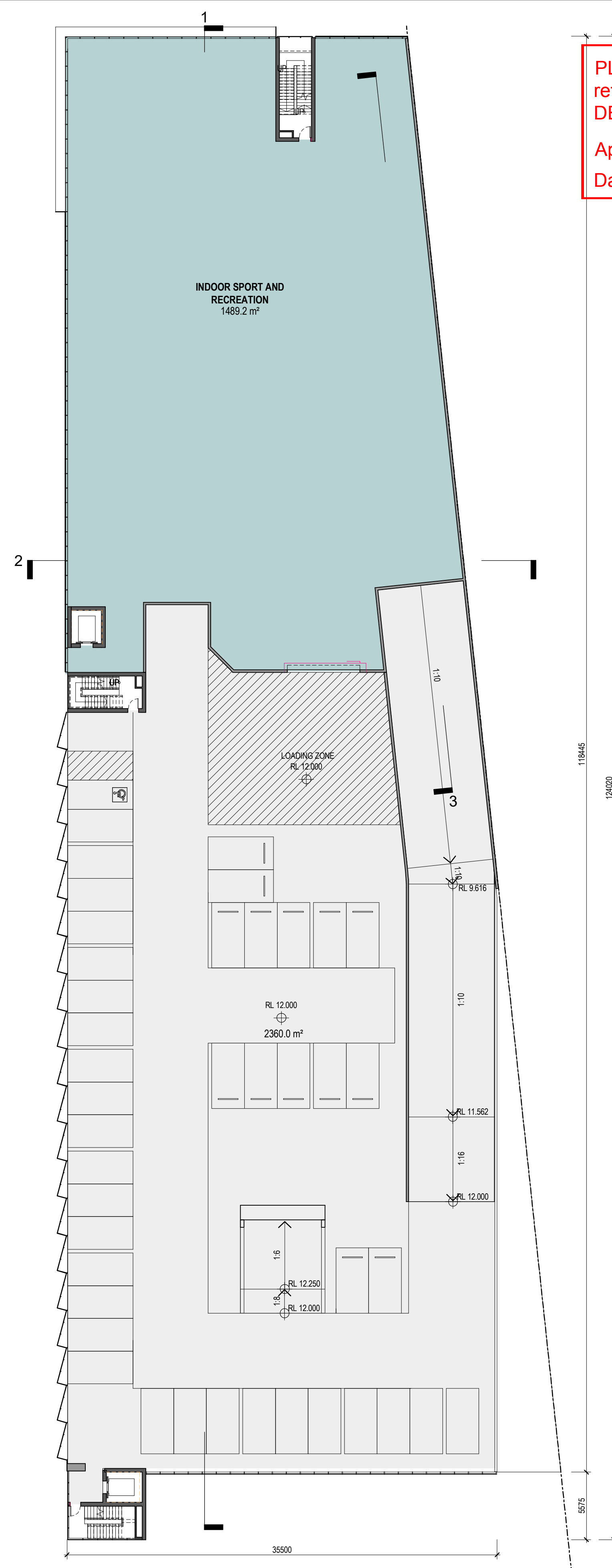


BUILDING 1 - Ground Mezz

Project Eagle Farm Precinct Drawing Building 1

110 Links Ave, 155 & 161 Fison Ave, Eagle Farm

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BUILDING 1 - Level 1

Project No 221044 Date 28.06.22 Author JH Scale: @ A1 1 : 250 Drawing No TP04.00 D

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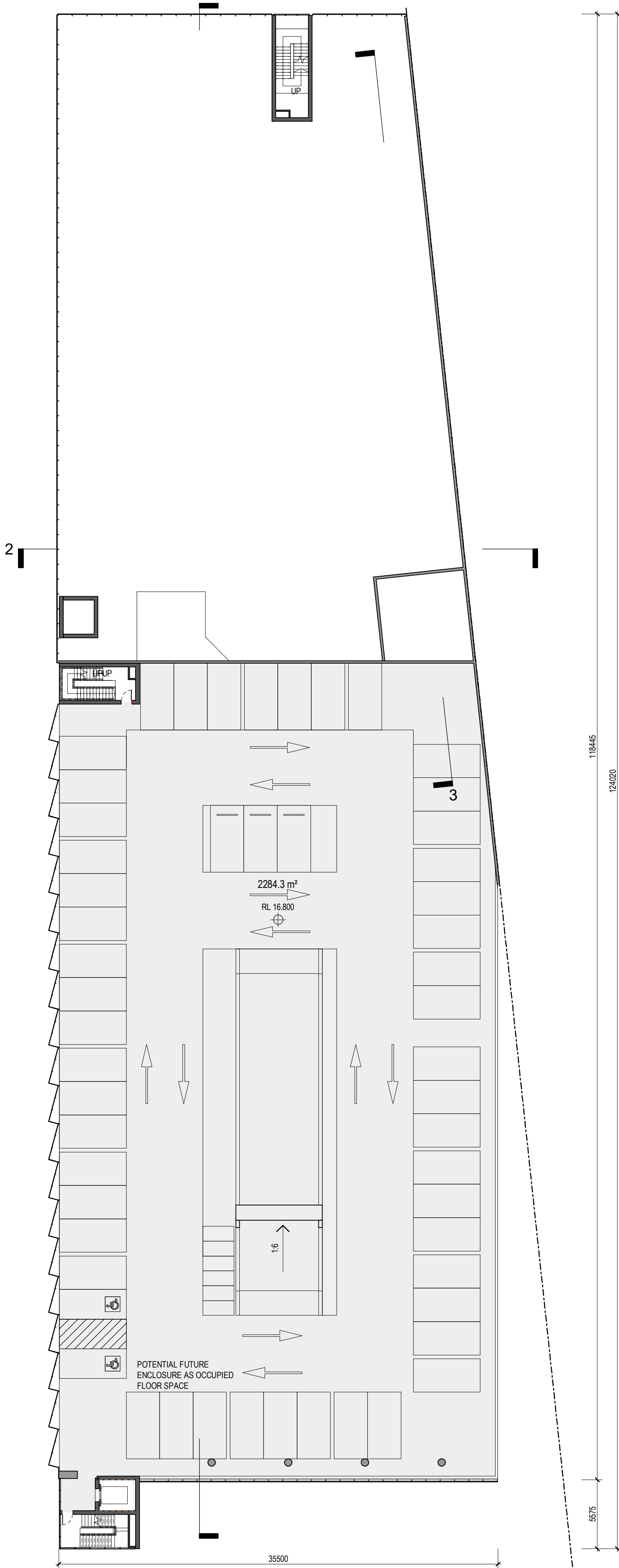
PARKING - Building 1		
Level		No. Cars
LEVEL 1	Accessible	1
LEVEL 1	Stage 1	41
LEVEL 2	Accessible	2
LEVEL 2	Motorbike	6
LEVEL 2	Stage 1	52
LEVEL 3	Accessible	4
LEVEL 3	Motorbike	3
LEVEL 3	Stage 1	102
Grand total		211

GFA - BUILDING 1		
Level	Comments	Area

GROUND	BUILDING 1	3081.8 m²
GROUND	BUILDING 1	435.5 m²
MEZZ		
LEVEL 1	BUILDING 1	1513.3 m²
Grand total		5030.6 m²

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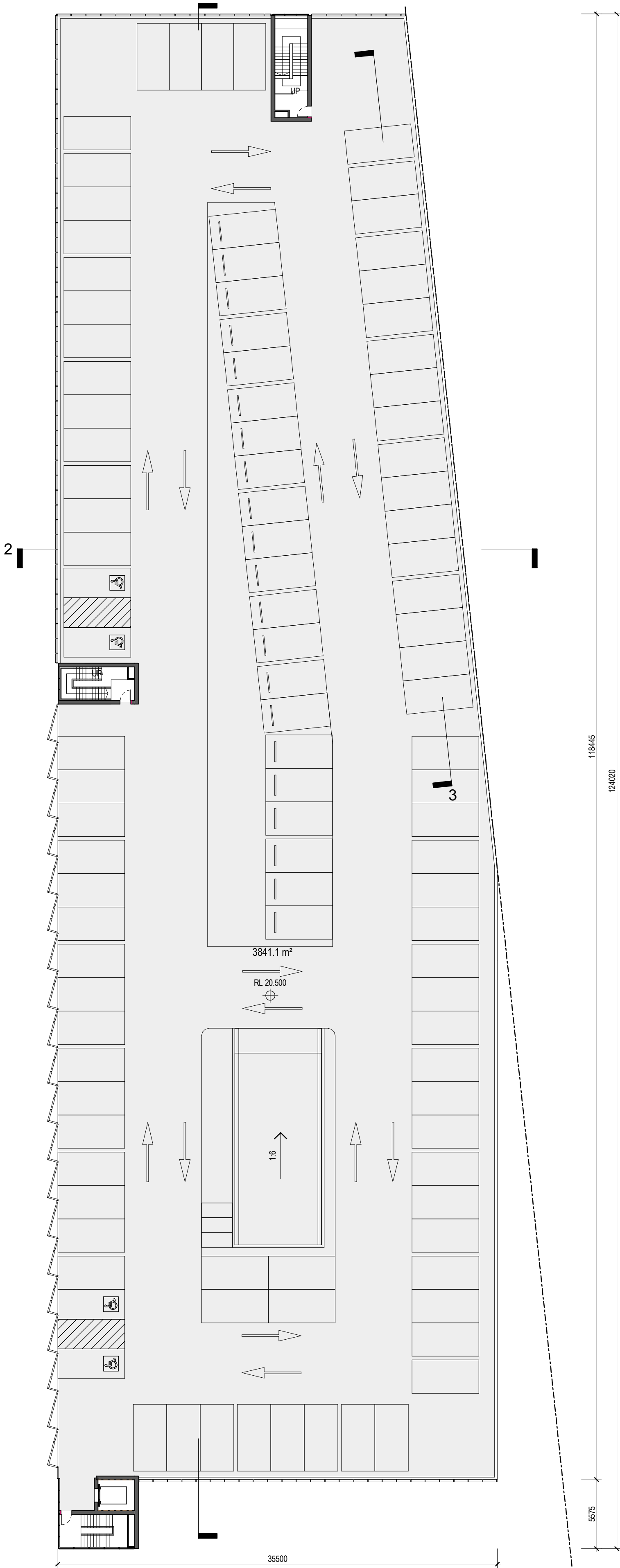


BUILDING 1 - Level 2

DA SUBMISSION

Revisions	-	19.11.21	DA SUBMISSION	GT
	A	01.03.22	Response to RF1	GT
	B	08.06.22	Response to RF1	JH
	C	20.06.22	Draft Updated RF1	GT
	D	28.06.22	EDQ Further Issues	JH

28/06/2022 4:52:25 PM



BUILDING 1 - Level 3

Project Eagle Farm Precinct

Drawing Building 1

Project No 221044 Date 28.06.22

Author JH

Scale: @ A1 1 : 250

Drawing No. TP04.01 D

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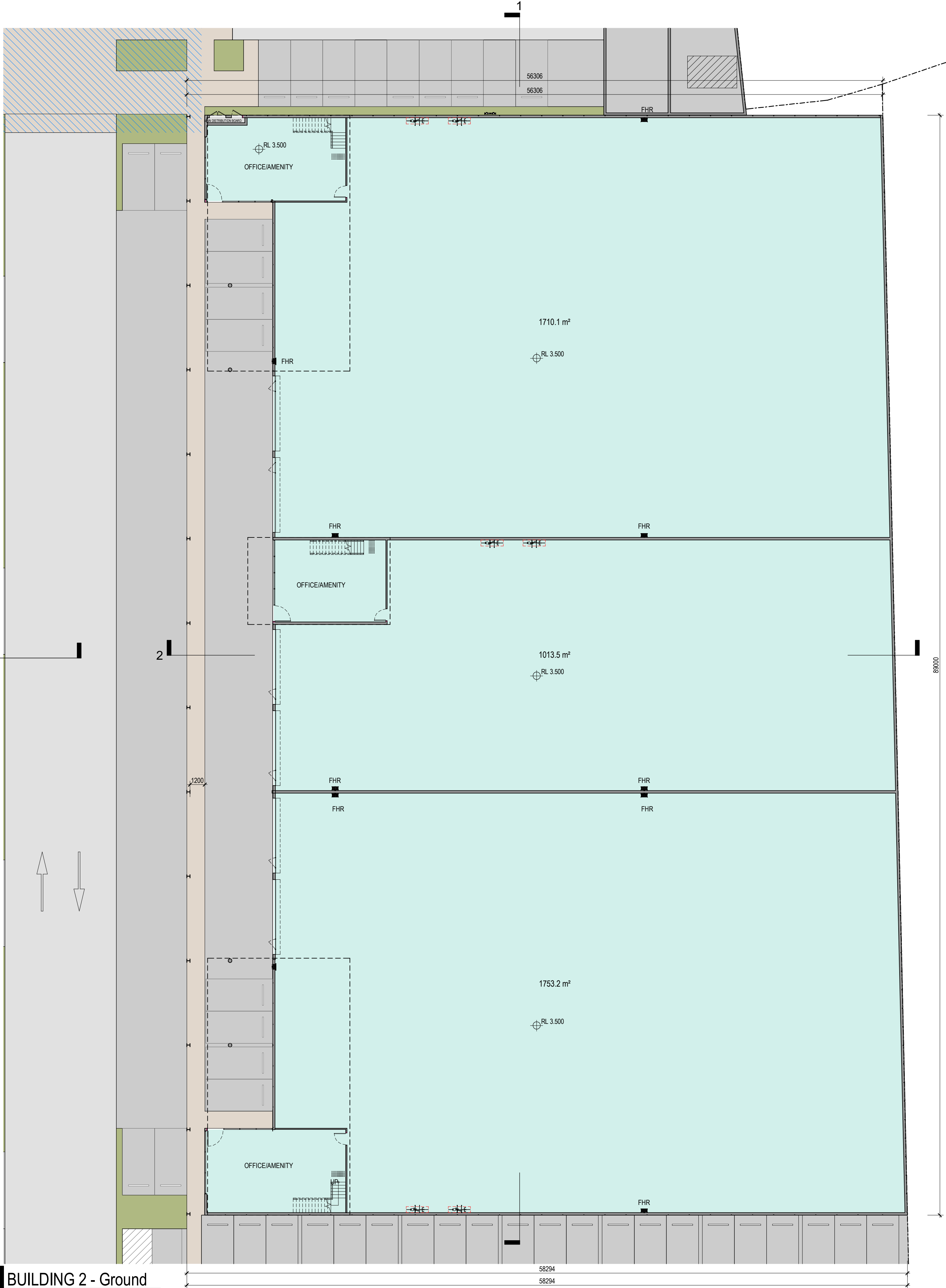
PARKING - Building 1		
Level		No. Cars
LEVEL 1	Accessible	1
LEVEL 1	Stage 1	41
LEVEL 2	Accessible	2
LEVEL 2	Motorbike	6
LEVEL 2	Stage 1	52
LEVEL 3	Accessible	4
LEVEL 3	Motorbike	3
LEVEL 3	Stage 1	102
Grand total		211

GFA - BUILDING 1		
Level	Comments	Area

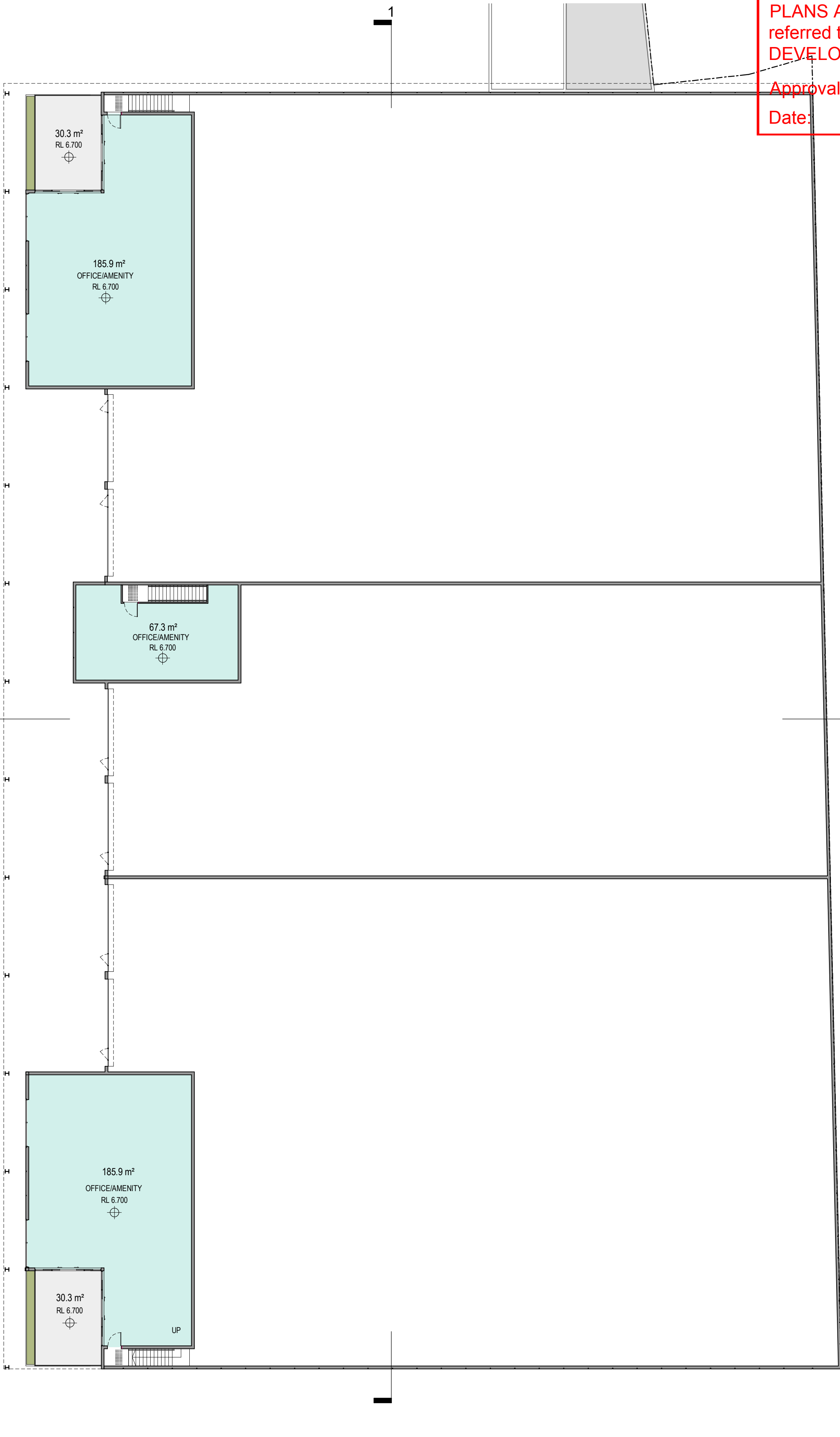
GROUND	BUILDING 1	3081.8 m²
GROUND MEZZ	BUILDING 1	435.5 m²
LEVEL 1	BUILDING 1	1513.3 m²
Grand total		5030.6 m²

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BUILDING 2 - Ground
DA SUBMISSION



BUILDING 2 - Ground Mezzanine

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Date: 26-Oct-2022

GFA - BUILDING 2		
Level	Comments	Area
GROUND	BUILDING 2	4324.3 m²
GROUND MEZZ	BUILDING 2	467.1 m²
Grand total		4791.4 m²

Revisions			
P1	24.02.22	For Coordination	JH
A	01.03.22	Response to RF1	GT
B	08.06.22	Response to RF1	JH
C	20.06.22	Draft Updated RF1	GT
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Drawing Building 2

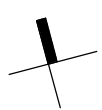
Project No 221044

Date 28.06.22

Author JH

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Drawing No. TP04.02 D

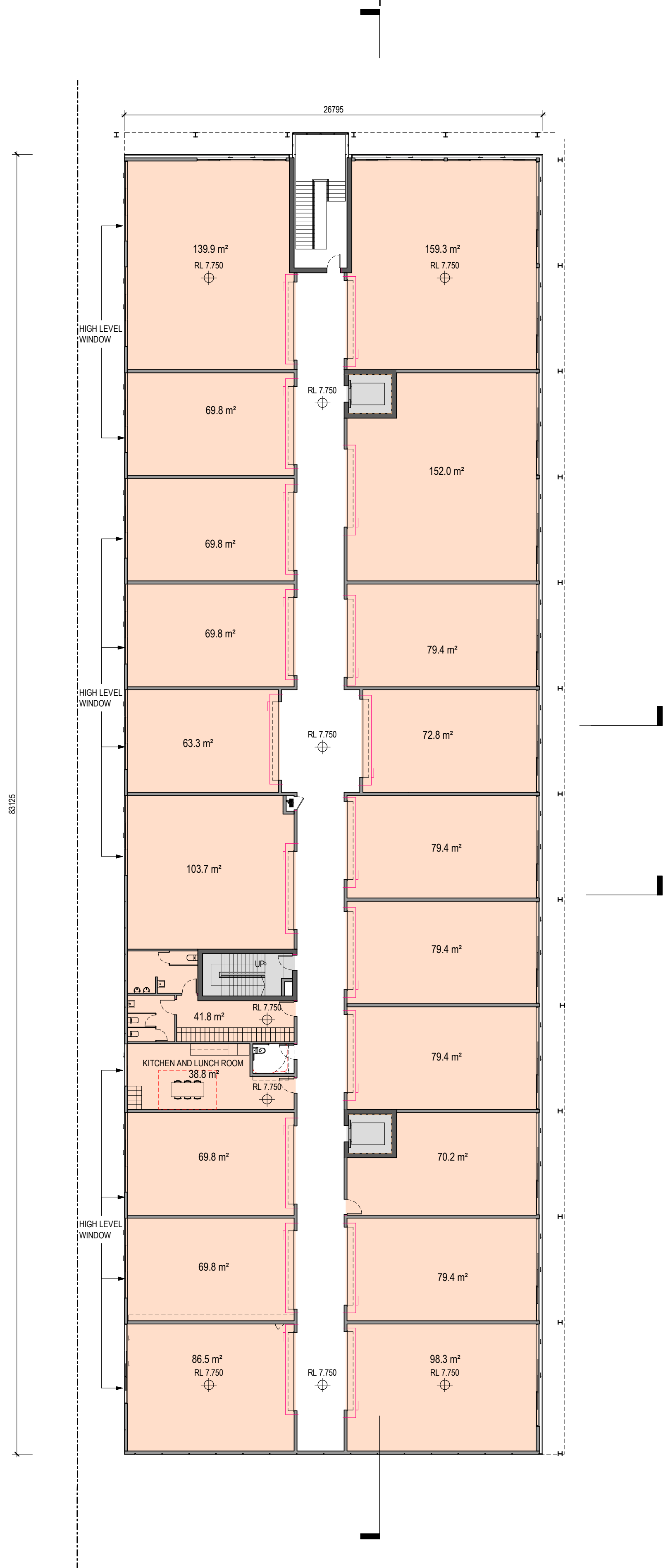


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BUILDING 3 - Ground



BUILDING 3 - Level 1

GFA - BUILDING 3		
Level	Comments	Area

GROUND	BUILDING 3	1918.3 m²
GROUND MEZZ	BUILDING 3	2259.2 m²
Grand total		4177.5 m²

DA SUBMISSION

Revisions		
-	19.11.21	DA SUBMISSION
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GT
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JH
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JH

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Project Eagle Farm Precinct

Drawing Building 3

Project No 221044

Date 28.06.22

Author JH

Scale: @ A1 1 : 200

Drawing No. TP04.03 D

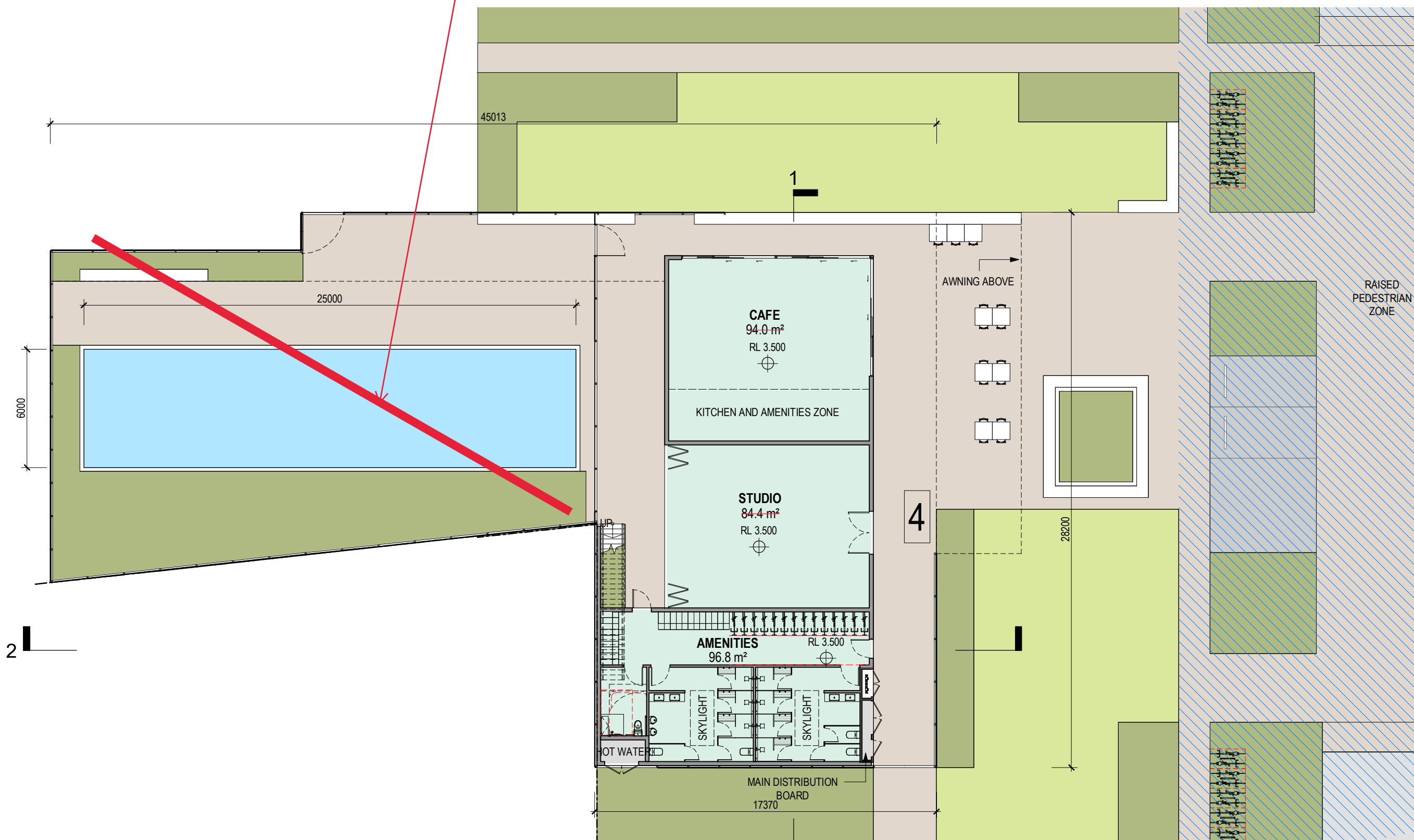
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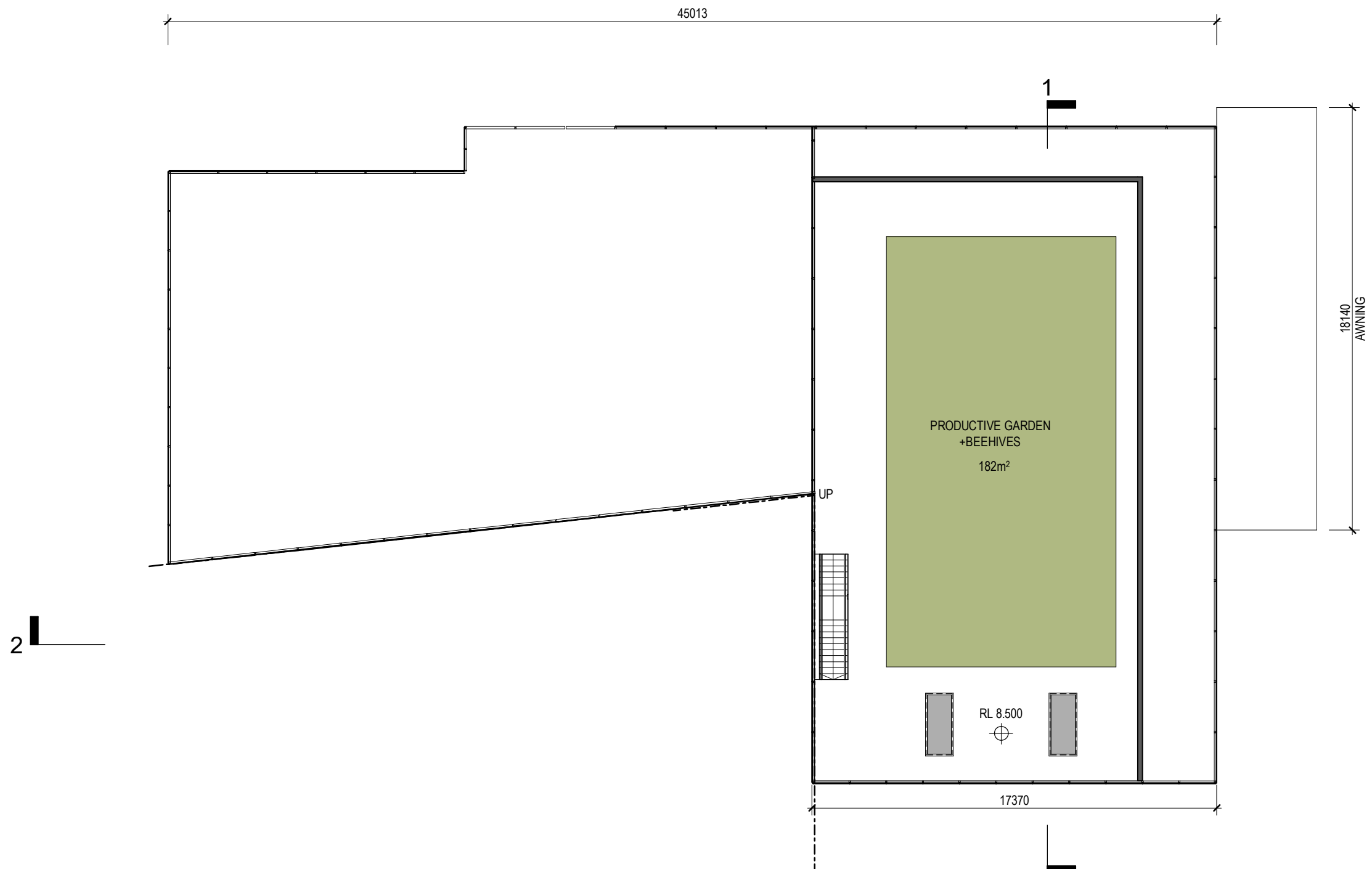
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Not part of
this
approval



BUILDING 4 - Ground



BUILDING 4 - Roof

GFA - BUILDING 4		
Level	Comments	Area

GROUND	BUILDING 4	297.0 m ²
Grand total		297.0 m ²

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Revisions		
-	19.11.21	DA SUBMISSION
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JH
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JH

Project Eagle Farm Precinct

Drawing Building 4

Project No 221044

Date 28.06.22

Author JH

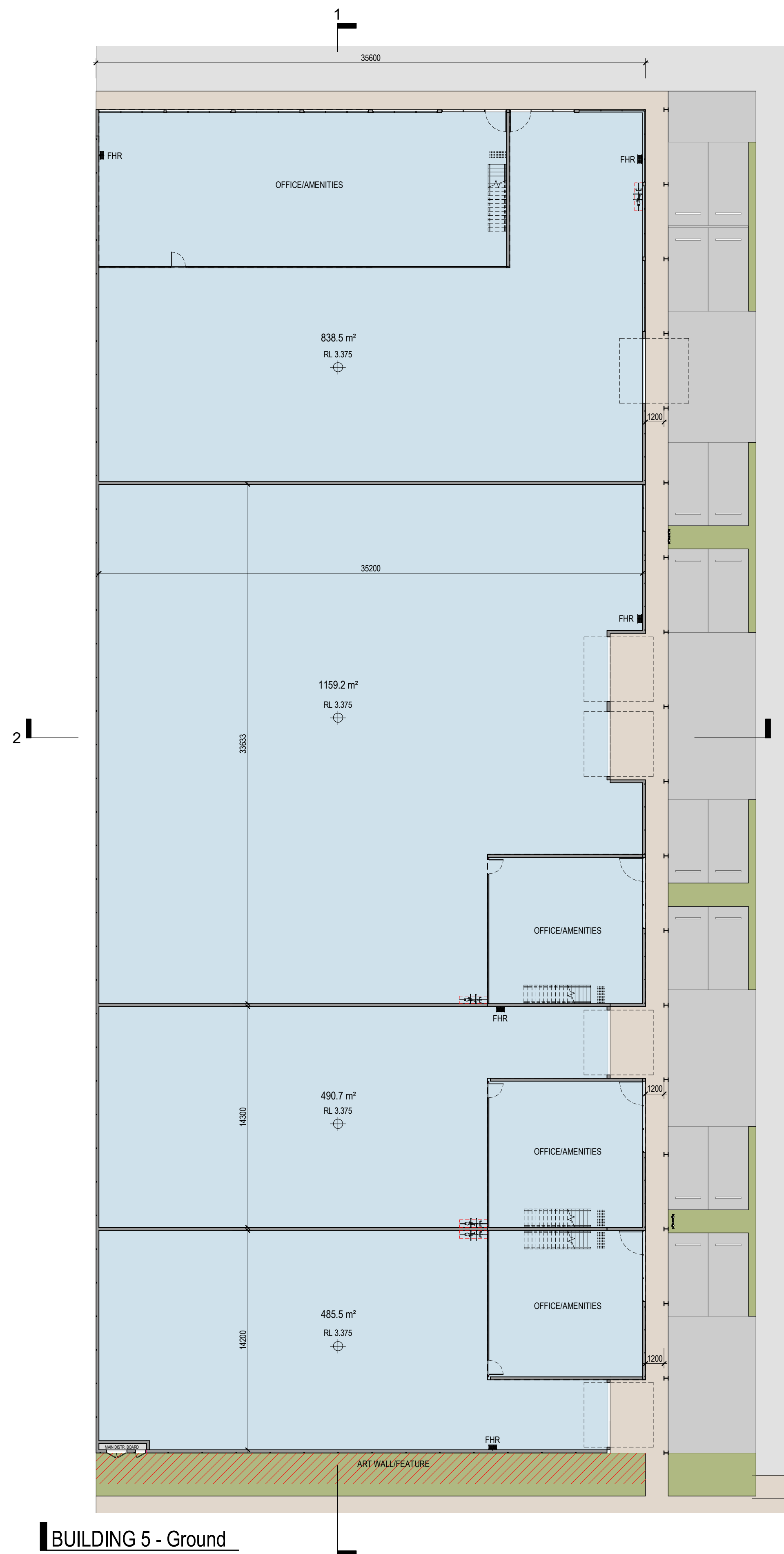
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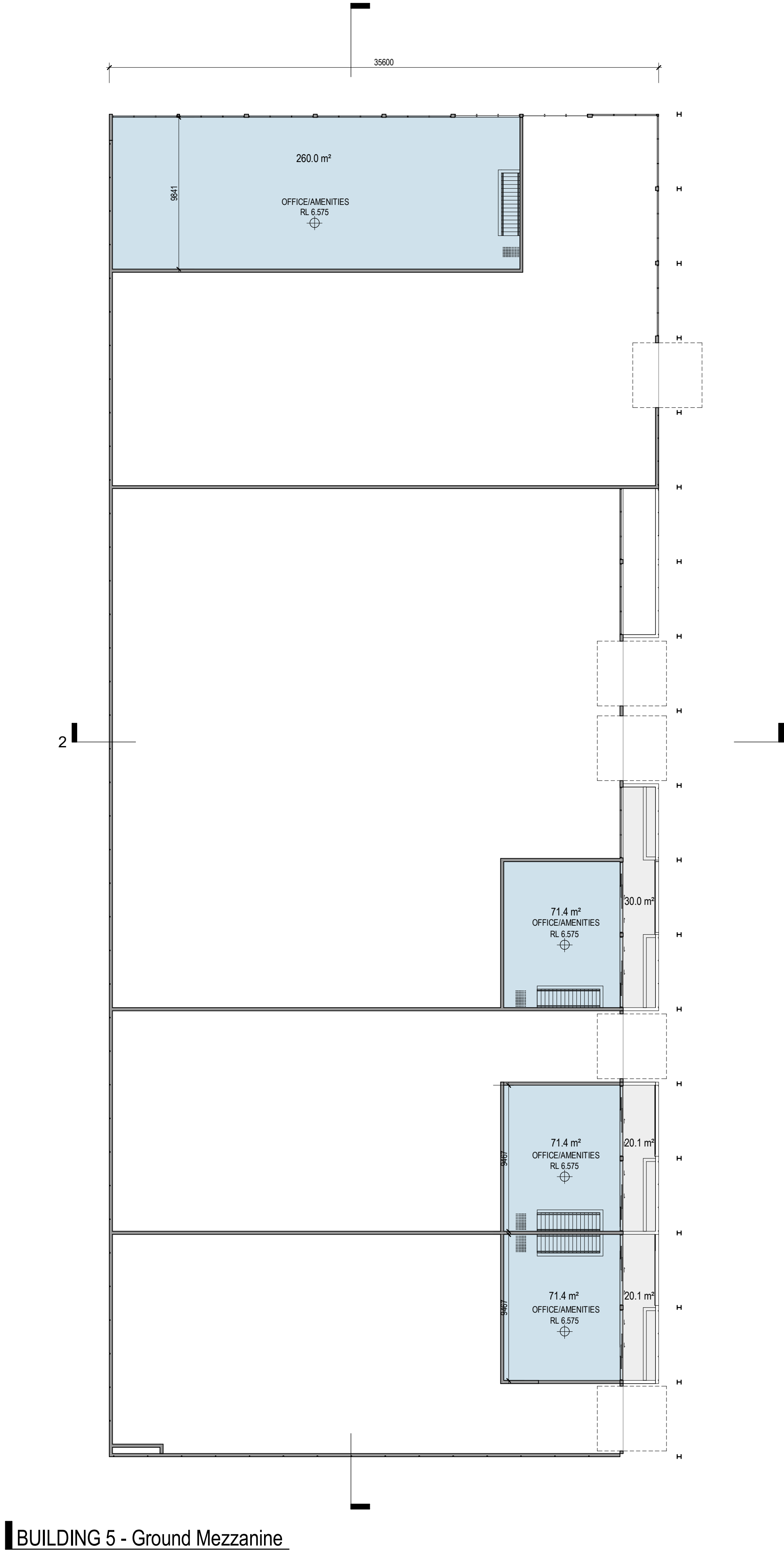
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BUILDING 5 - Ground



BUILDING 5 - Ground Mezzanine

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Approval no: DEV2021/1245
Date: 26-Oct-2022


Queensland
Government

GFA - BUILDING 5		
Level	Comments	Area
GROUND MEZZ	BUILDING 5	481.5 m²
Grand total		481.5 m²

DA SUBMISSION

Revisions	-	19.11.21	DA SUBMISSION
	A	01.03.22	Response to RF1
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Project Eagle Farm Precinct

Drawing Building 5

Project No 221044

Date 28.06.22

Author JH

Scale: @ A1 1 : 200

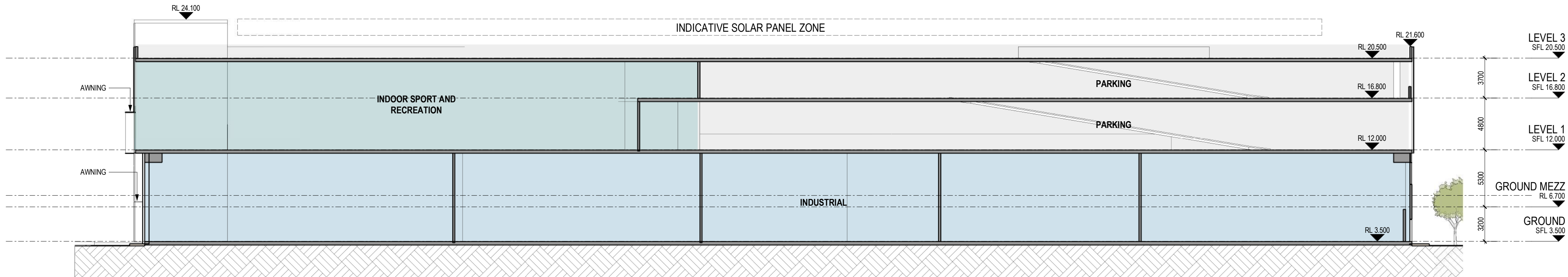
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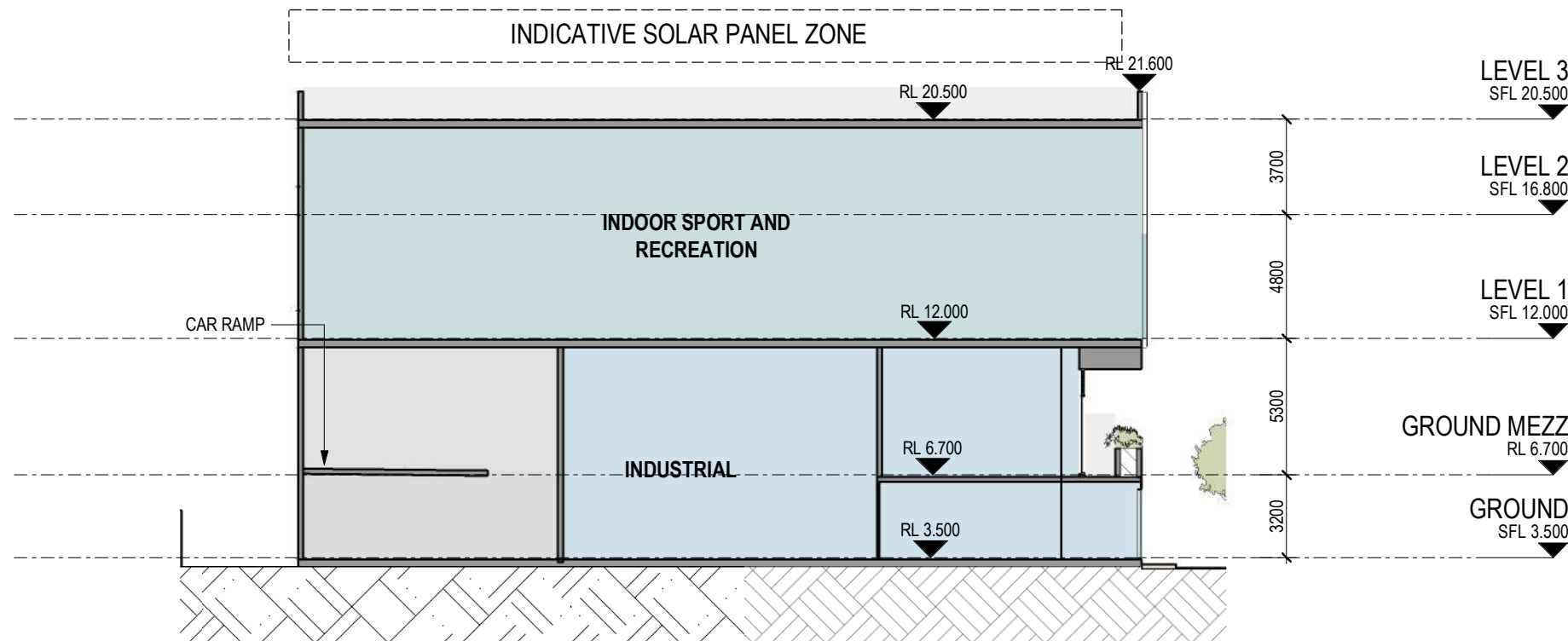
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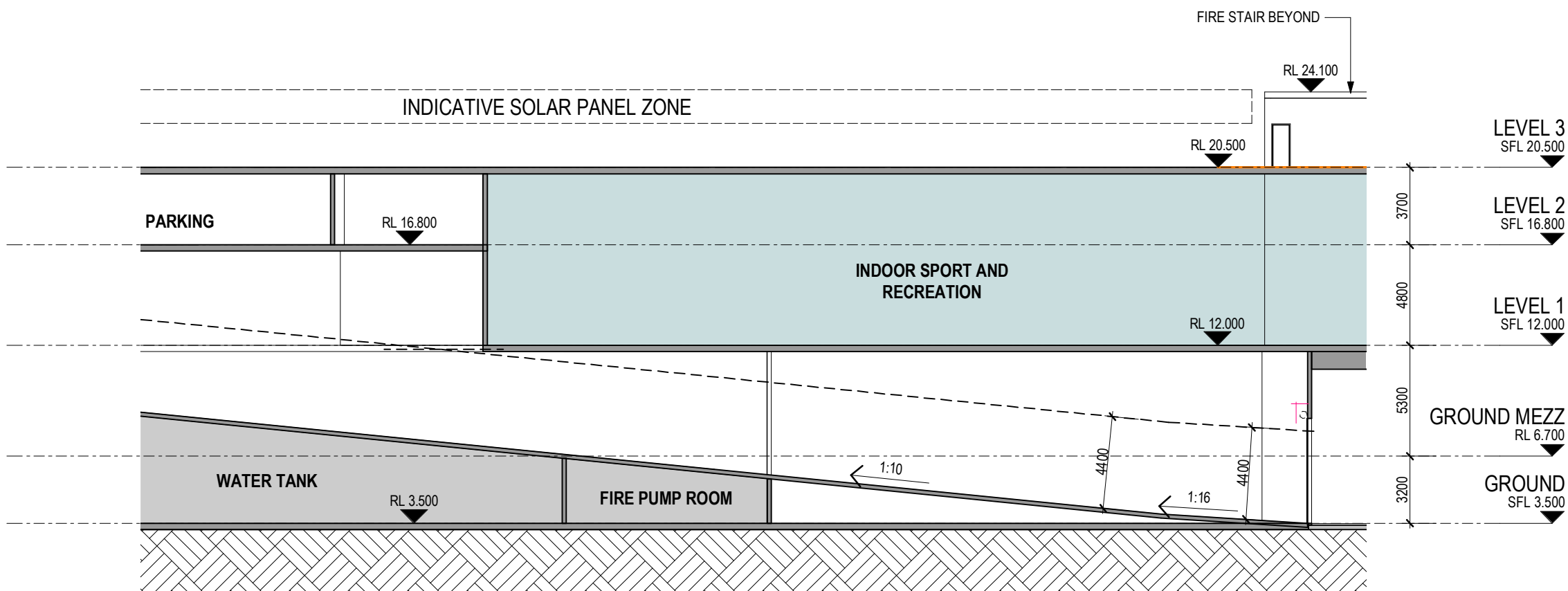
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1 BUILDING 1 - SECTION 1
TP04.00 SCALE1 : 250



2 BUILDING 1 - SECTION 2
TP04.00 SCALE1 : 250



3 BUILDING 1 - RAMP SECTION
TP04.00 SCALE1 : 250

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Revisions			
-	19.11.21	DA SUBMISSION	GT
A	08.06.22	Response to RFI	JH
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Project Eagle Farm Precinct

Drawing Sections - Building 1

Project No 221044

Date 28.06.22

Author JH

Scale: @ A1 1 : 250

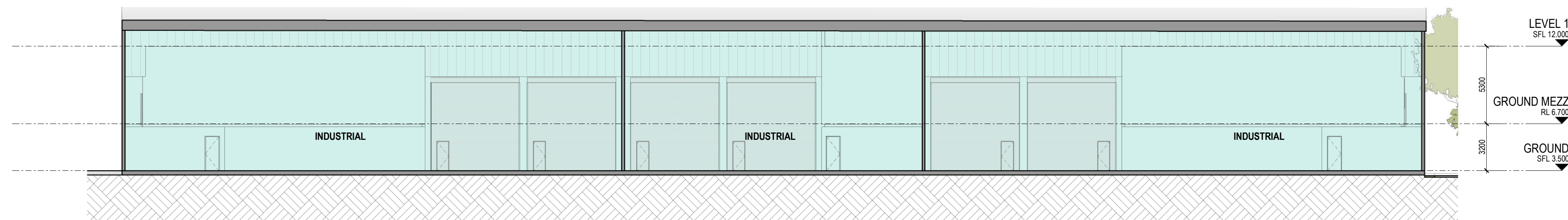
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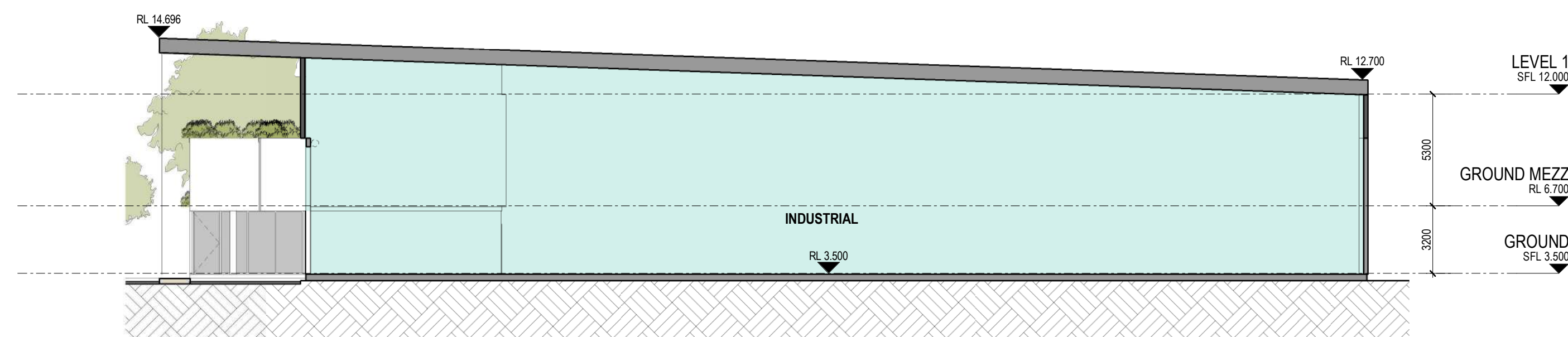
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1
TP04.02

BUILDING 2 - SECTION 1
SCALE 1 : 200



2
TP04.02

BUILDING 2 - SECTION 2
SCALE 1 : 200

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GT
JH
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JH

Project / **Eagle Farm Precinct**

Drawing / **Sections - Building 2**

Project No / **221044** Date / **28.06.22**

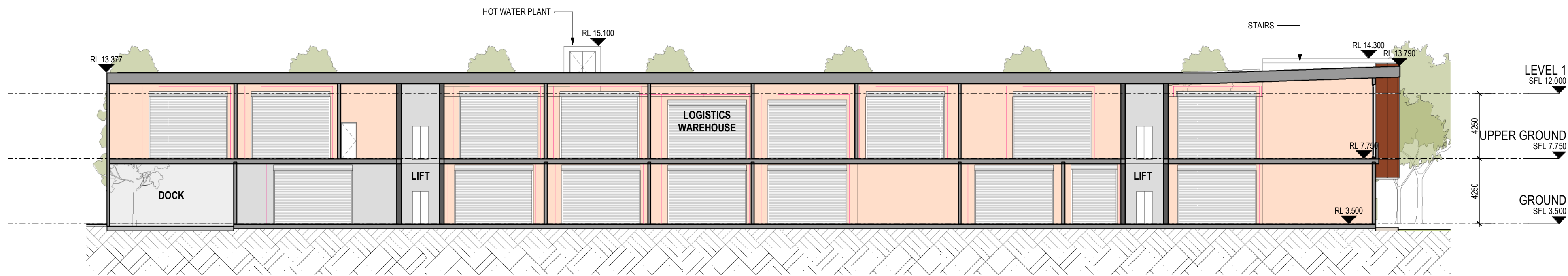
Author / **JH**

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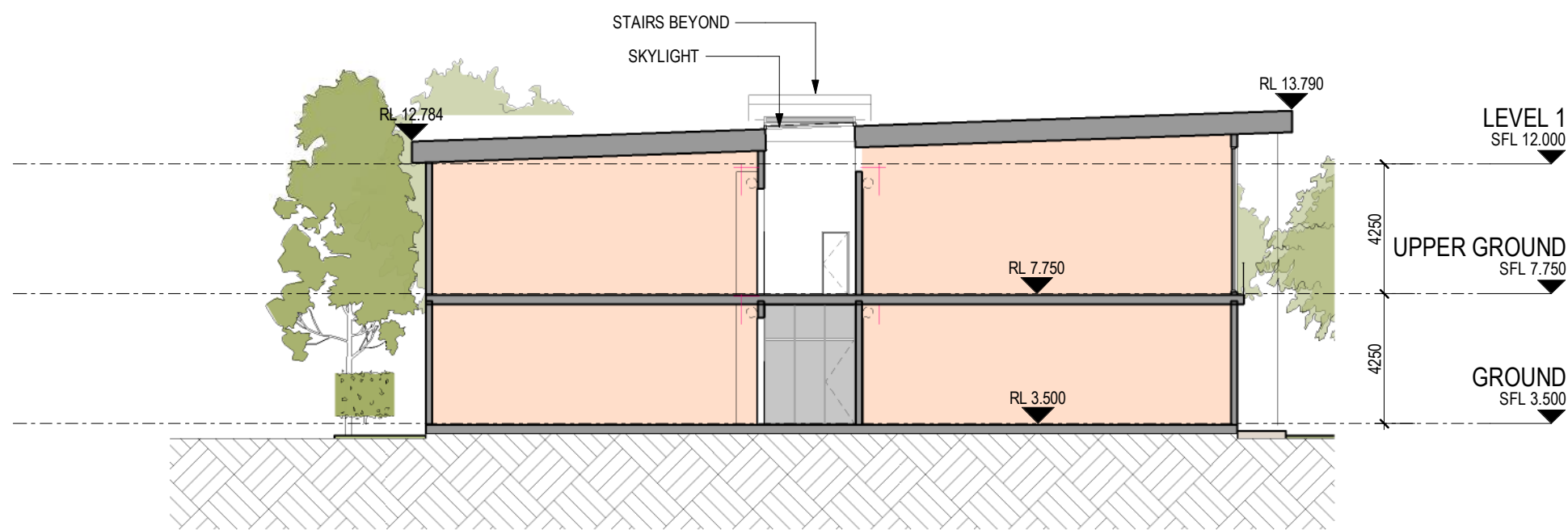
Drawing No. / **TP05.02 C**

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1 BUILDING 3 - SECTION 1
TP04.03 SCALE 1 : 200



2 BUILDING 3 - SECTION 2
TP04.03 SCALE 1 : 200

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GT
JH
GT
JH

Project Eagle Farm Precinct

Drawing Sections - Building 3

Project No 221044

Date 28.06.22

Author JH

Scale: @ A1 1 : 200

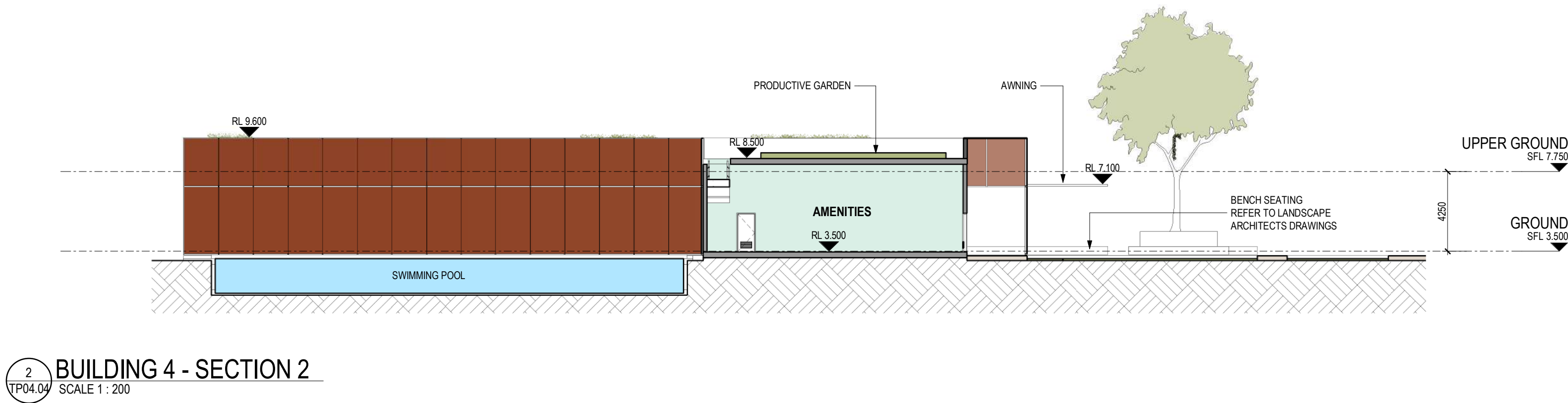
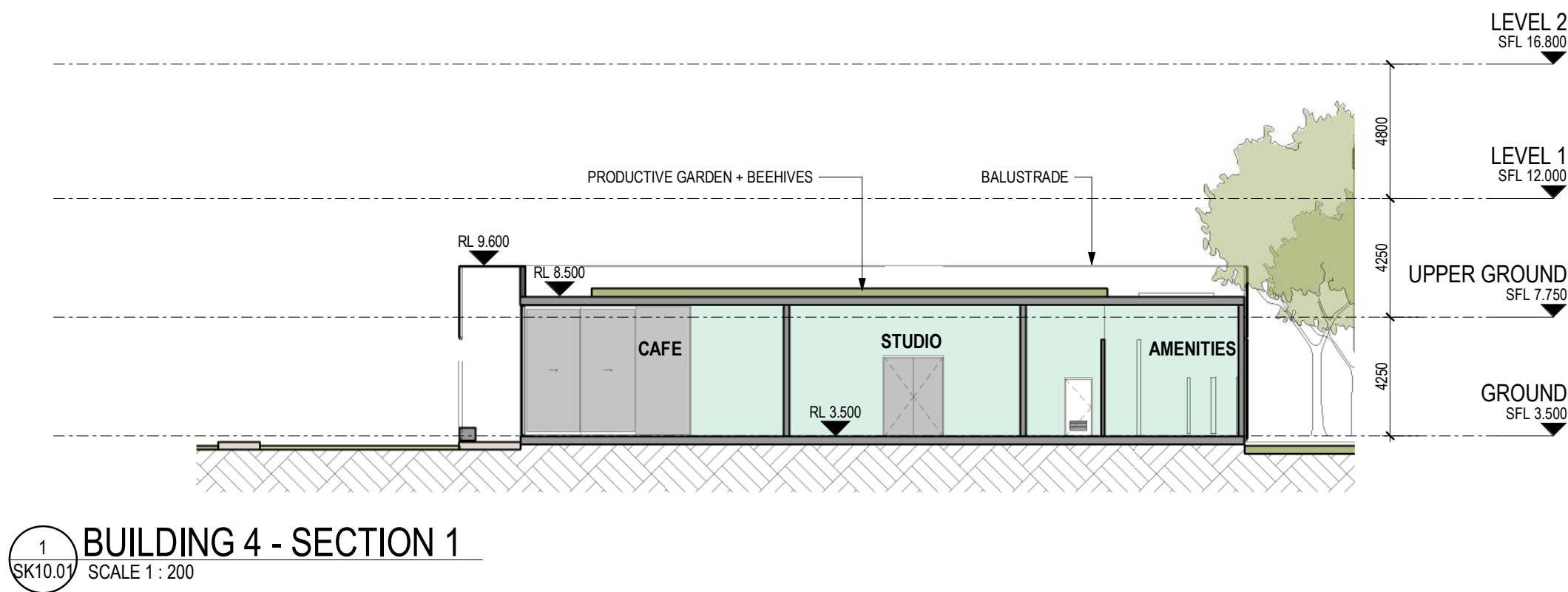
Drawing No. TP05.03 C

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GT
JH
GT
JH

Project Eagle Farm Precinct

Drawing Sections - Building 4

Project No 221044

Date 28.06.22

Author JH

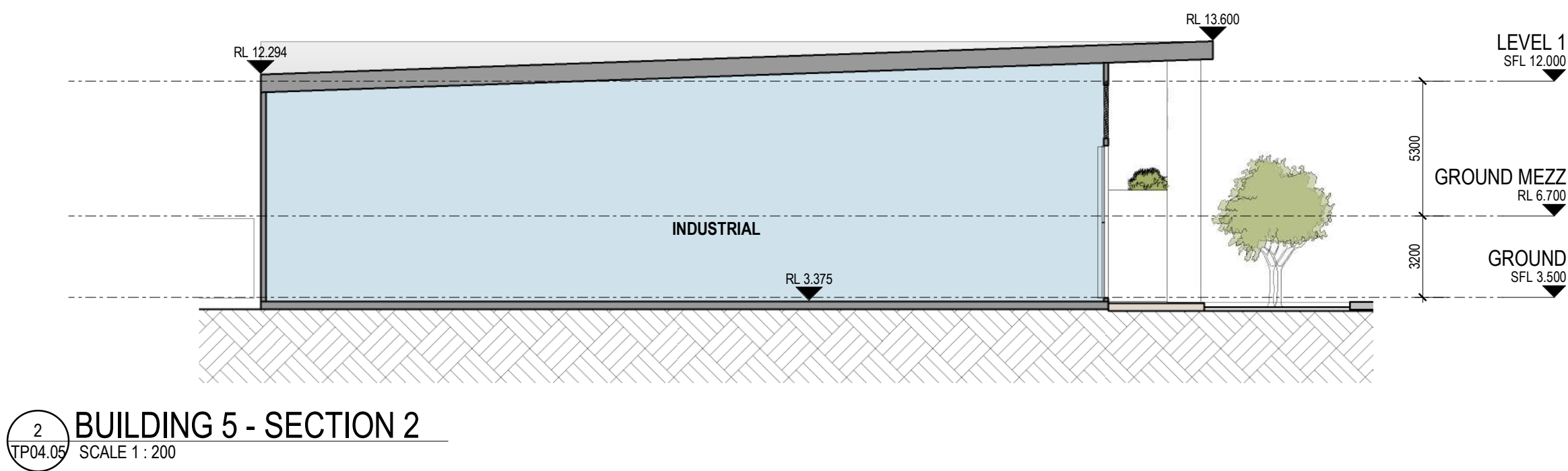
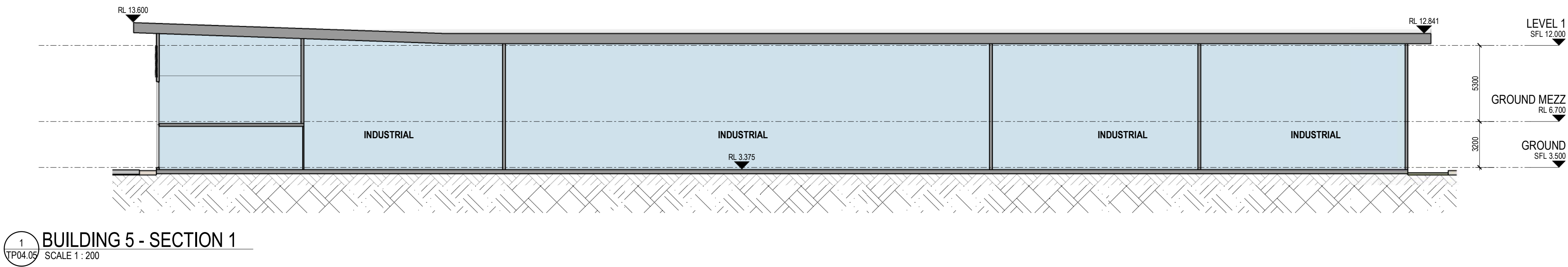
Scale: @ A1 1 : 200

Drawing No. TP05.04 C

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	C	28.06.22	EDQ Further Issues

GT
JH
GT
JH

Project Eagle Farm Precinct

Drawing Sections - Building 5

Project No 221044

Date 28.06.22

Author JH

Scale: @ A1 1 : 200

Drawing No. TP05.05 C

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Perspective 1 - Central Amenities Area and Buildings 4 and 5, Viewed From West



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AMENDED IN RED

By: Essen Joseph

Date: 25-Oct-2022



Perspective 2 - Central Amenities Area and Buildings 1 and 5, Viewed From West



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By: Essen Joseph
Date: 25-Oct-2022

Perspective 3 - Building 3 Viewed From Central Amenities Area



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Perspective 4 - Building 5 and Amenities / Food and Beverage Area, Viewed From Central Amenities Area



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Date: 25-Oct-2022



Perspective 5 - Buildings 1 and 5, Viewed From Central Amenities Area and Building 4



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Date: 25-Oct-2022

Perspective 6 - Buildings 1 and 5, Viewed From Fison Ave



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Date: 25-Oct-2022



Perspective 7 - Buildings 1 and 5, and N-S Movement Axis, Viewed From Fison Ave



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By: Essen Joseph
Date: 25-Oct-2022

