

21 November 2023

Project: 304900331

Gansons, Ganboys & Ganbros Pty Ltd
 c/ - RCP Australia Pty Ltd
 Level 15, 120 Edward Street
 BRISBANE QLD 4000

Dear Jarrod Wells-Peris

Reference: Bowen Hills Medical Centre – Minor Update (DRAFT ONLY)

Background & Proposal

A PDA development application (DEV) was issued by the Queensland Government *Department of State Development, Infrastructure, Local Government and Planning – Economic Development Queensland* (EDQ) on 22 December 2021 for a mixed-use development located at 12-18 Thompson Street, Bowen Hills, subject to conditions. The approved development scheme includes the construction of four towers, with the first consisting of 12 storeys and the rest to be subject to further applications, containing a mix of health & commercial.

It is now proposed to amend the approved development. Table 1 provides a summary of the proposed amended development yield, as well as providing a comparison to the yield approved under the current permit, with the primary change consisting of a reduction from 12 storeys to only 8 storeys.

Table 1: Approved and Proposed Amended Development Comparison

Description	Approved Schedule	Amended Schedule	Difference
Retail / Commercial / Health Care / Hospital	12,576m ²	8,054m ²	-4,522m ²
Car Parking Spaces	114 spaces	74 spaces	-40 spaces
Bicycle Parking Spaces	45 spaces	26 spaces	-19 spaces

As the site is located within the Bowen Hills Priority Development Area (PDA), any applications for amendments are to be lodged with EDQ and generally comply with the PDA Development Scheme.

This letter has been prepared to accompany the proposed amendment. It is recommended that this letter be read in conjunction with the Transport Impact Assessment report prepared by Cardno (now Stantec) for the approved development (dated 21 December 2022), which contains background information of the subject site and its surrounds.

Reference: Thompson Street, Bowen Hills

Parking Assessment

Car Parking

Section 2.5.2 of the PDA Development Scheme seeks that the development provides car parking, access, and servicing facilities to meet the necessary functional requirements of development. The Development Scheme references the 'Traffic, Access, Parking and Servicing' Planning Scheme Policy (TAPS PSP) in the Brisbane City Plan, which represents an acceptable outcome (i.e. one way to achieve the outcomes of, in this case, the Development Scheme). The car parking provisions, having regard to Council's TAPS PSP, have been summarised in Table 2.

Table 2: Parking Provision Assessment

Description	Yield	Parking Rate	Maximum Provision	Proposed Provision
Retail / Commercial / Health Care / Hospital	8,054m ²	Maximum of 1 space per 100sq.m GFA	80 spaces	74 spaces

Table 2 denotes that the maximum parking provision that can be provided on site is 80 spaces. As such, the proposed parking provision of 74 spaces complies with the PDA development scheme. The proposed development plans for the amended development have been included in **Appendix A**.

Bicycle Parking

The proposed amendment will comprise of a mix of hospital and office land uses. Exact specifications for these land uses are yet to be confirmed, however it has been advised that no more than 15 overnight beds will be provided for the hospital land use, and no more than 2,200m² GFA will be allocated for office use.

Council's TAPS PSP does not specify a bicycle parking requirement for medical centres or health care services, therefore the bicycle parking requirements for a hospital from the code have been adopted and summarised in Table 3. Additionally, for the purpose of considering bicycle spaces and allowing the interchange of uses in the future the applicable rates for an office have been applied.

Table 3: Bicycle Parking Provision Assessment

Land Use	Yield	Bicycle Parking Rate	Bicycle Parking Requirement
Hospital	<15 overnight beds	For employees: 1 lockable, secure bicycle parking space per 15 beds for employees	Up to 1 employee space
		For visitors: 1 lockable bicycle parking space per 30 beds for visitors in an area of high casual surveillance	Up to 1 visitor space
Office	<2,200m ²	For employees: 1 lockable bicycle parking space per 200m ² in an area that is either secure or has a high level of casual surveillance, and minimum of 1 shower cubicle with provision for both females and males. 2 lockers per 1 bicycle parking space	Up to 11 employee spaces 22 lockers and 4 showers
		For visitors: 1 lockable bicycle parking space per 750m ² of gross floor area, or part thereof, which is situated close to the building entrance in a location that is obvious from the street frontage in an area of high casual surveillance	Up to 3 visitor spaces

As noted in Table 3, the proposed amendment requires a minimal bicycle provision of 12 employee spaces and 4 visitor spaces. The development provides 26 employee bicycle parking spaces, 6 visitor bicycle parking spaces and end of trip facilities, including 22 lockers and 4 showers.

It is expected that the provision will sufficiently service the proposed amendment. Furthermore, it is anticipated that this provision will be suitable to cater to future demand. The bicycle parking spaces will

Reference: Thompson Street, Bowen Hills

be provided at ground level, which will avoid the need to use the ramps to access bicycle storage bays and the end of trip facilities. These provisions and arrangements are considered to be acceptable.

Parking Layout Assessment

The proposed amended parking layout has minimal changes from the previously approved development, with the proposed amendments generally consisting of removing floors and not revising the parking layout. Access and servicing requirements noted in the previous TIA have remained generally unchanged, with small amendments to the ground floor layout noted and reviewed via swept path assessment, contained with **Appendix B**.

Additionally, the parking layout has been reviewed in accordance with the relevant standards, guidelines and good transport engineering practice, and remains generally compliant with the standard as per the previously approved development. A layout review summary is provided in **Appendix C**. Overall, the amended car park and vehicle access layout is generally consistent with the approved development and is considered acceptable.

External Traffic Impact Assessment

The proposed development comprises of health-oriented business park development, which comprised of retail, commercial hospital and health related uses. Hospitals & medical facilities are open throughout the day and do not have any clear morning or evening 'rush-hours'. Instead, it is expected that the development vehicle generated trips will be spread throughout the day and vehicles will be either entering or exiting at any one time, as opposed to clear AM and PM peaks.

An investigation into the AM and PM peak vehicle trip generations was undertaken and presented in the Transport Impact Assessment (dated 21 December 2022). The proposed amendment is expected to reduce GFA (and corresponding vehicle trips) by approximately 36% compared to that assessed. Given that the development has previously been approved with the above vehicle trip generation analysis, and that the proposed amendment will result in a significant reduction in the potential vehicle trip volumes, additional traffic analysis is not considered necessary to support this amendment.

Overall, the expected vehicle trips are not expected to have a material impact on function, operations or safety of the surrounding local road network. The proposed amendment, and reduction in anticipated vehicle trip generation, is therefore considered to be supportable.

Summary

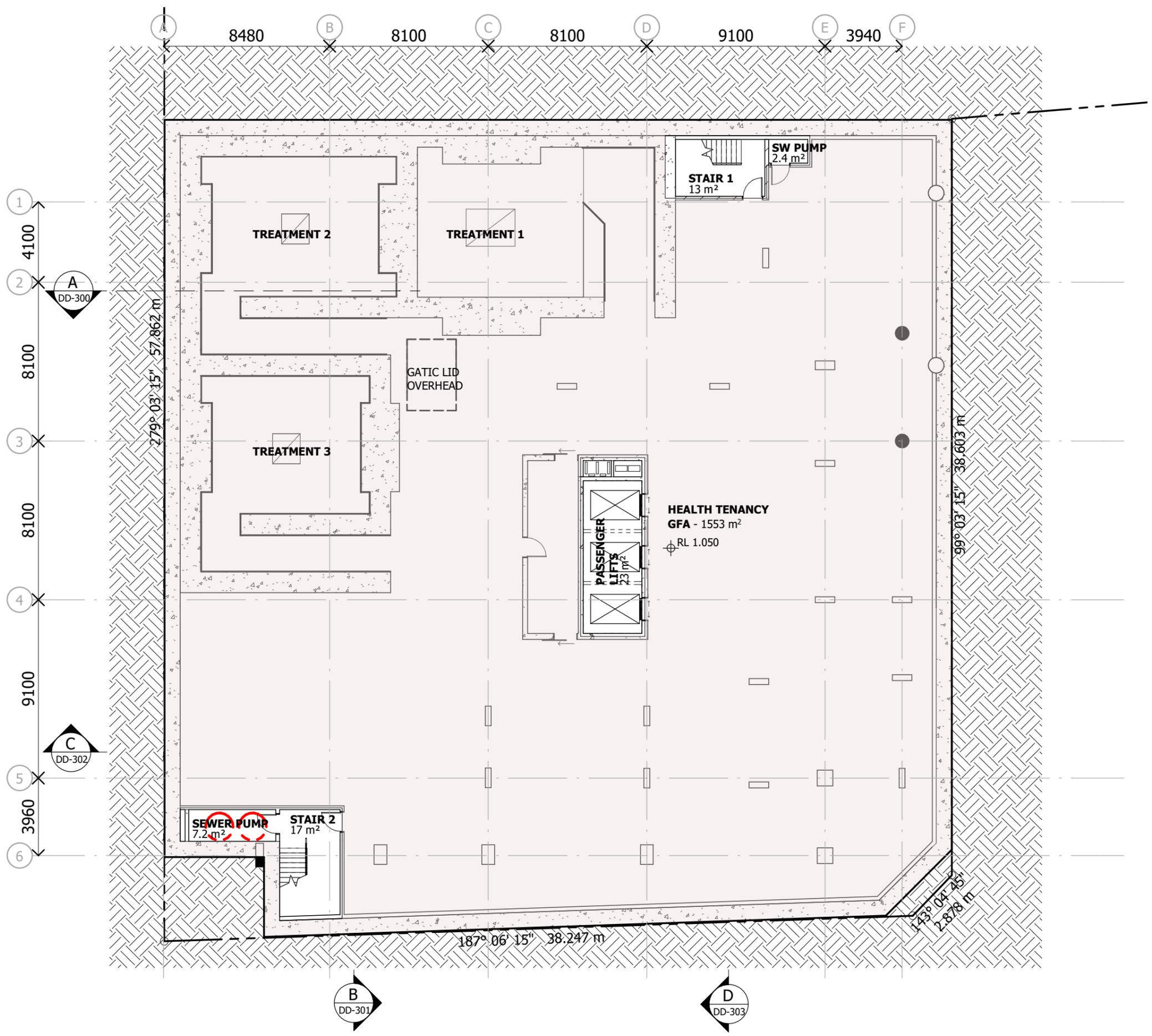
Naturally, should you have any questions or require any further information, please do not hesitate to contact either Trent Williams (Project RPEQ #20703) or me on (07) 3139 2951.

Kind Regards,

Robert Bakon
Transportation Engineer
Phone: +61 731 392 951
Robert.bakon@stantec.com

Incl:

- Appendix A: Development Plans
- Appendix B: Swept Path Assessment
- Appendix C: Layout Review



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12	UPDATED DRAWINGS	12.07.22	DA	QL
11	100% SD PACK	08.07.22	DA	QL

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Location
12-16 THOMPSON ST, BOWEN HILLS

Project Number
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LOWER GROUND

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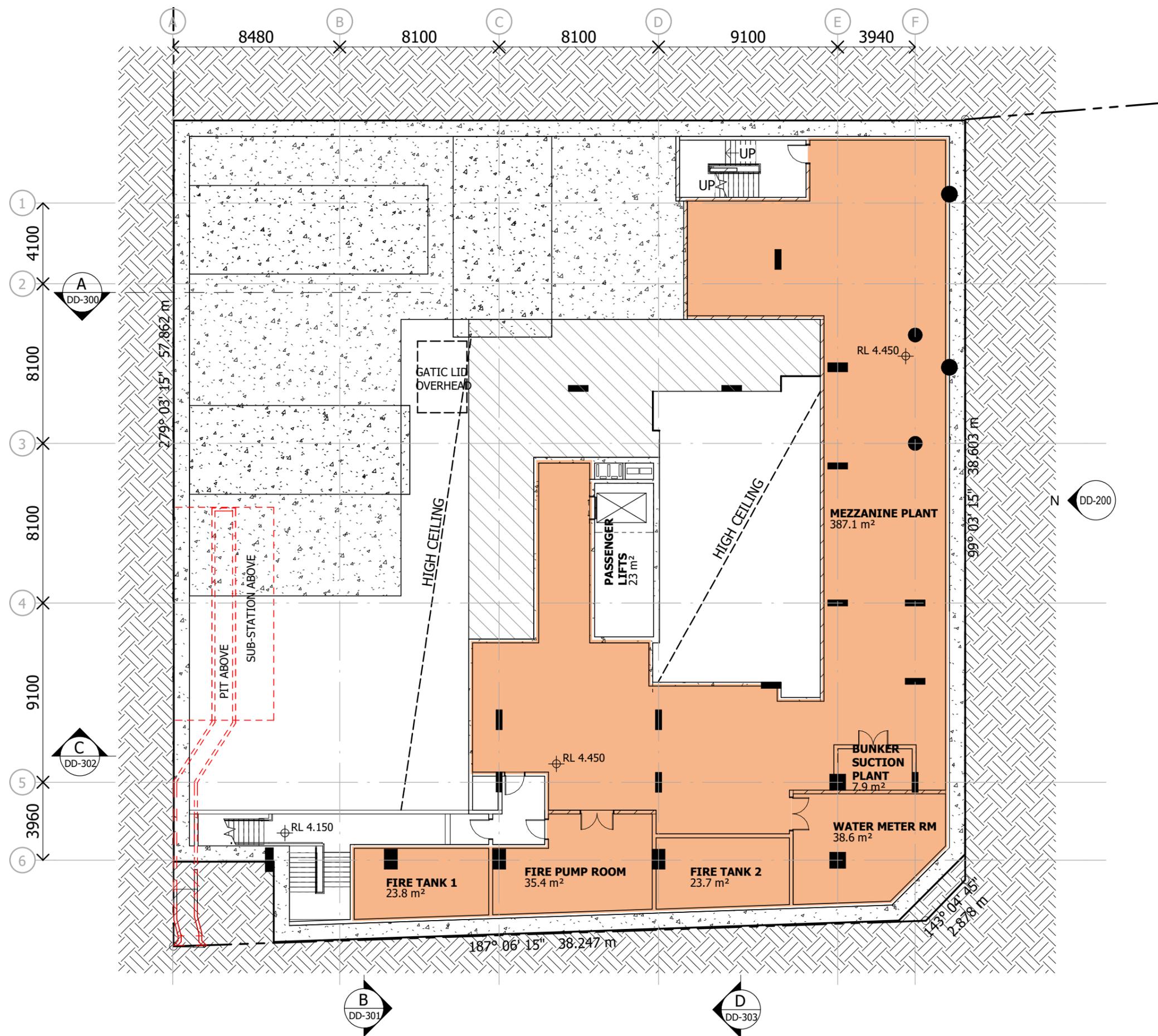
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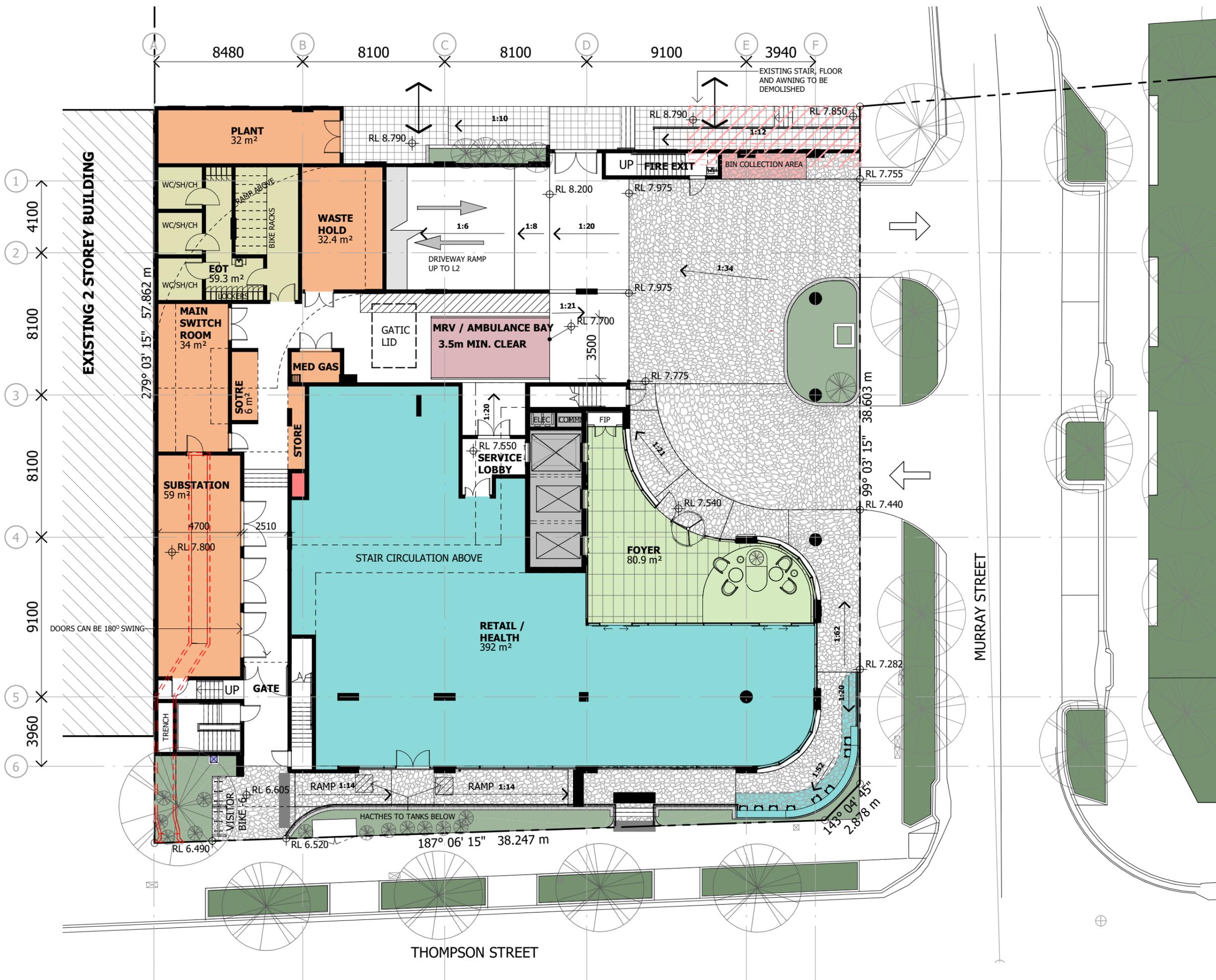
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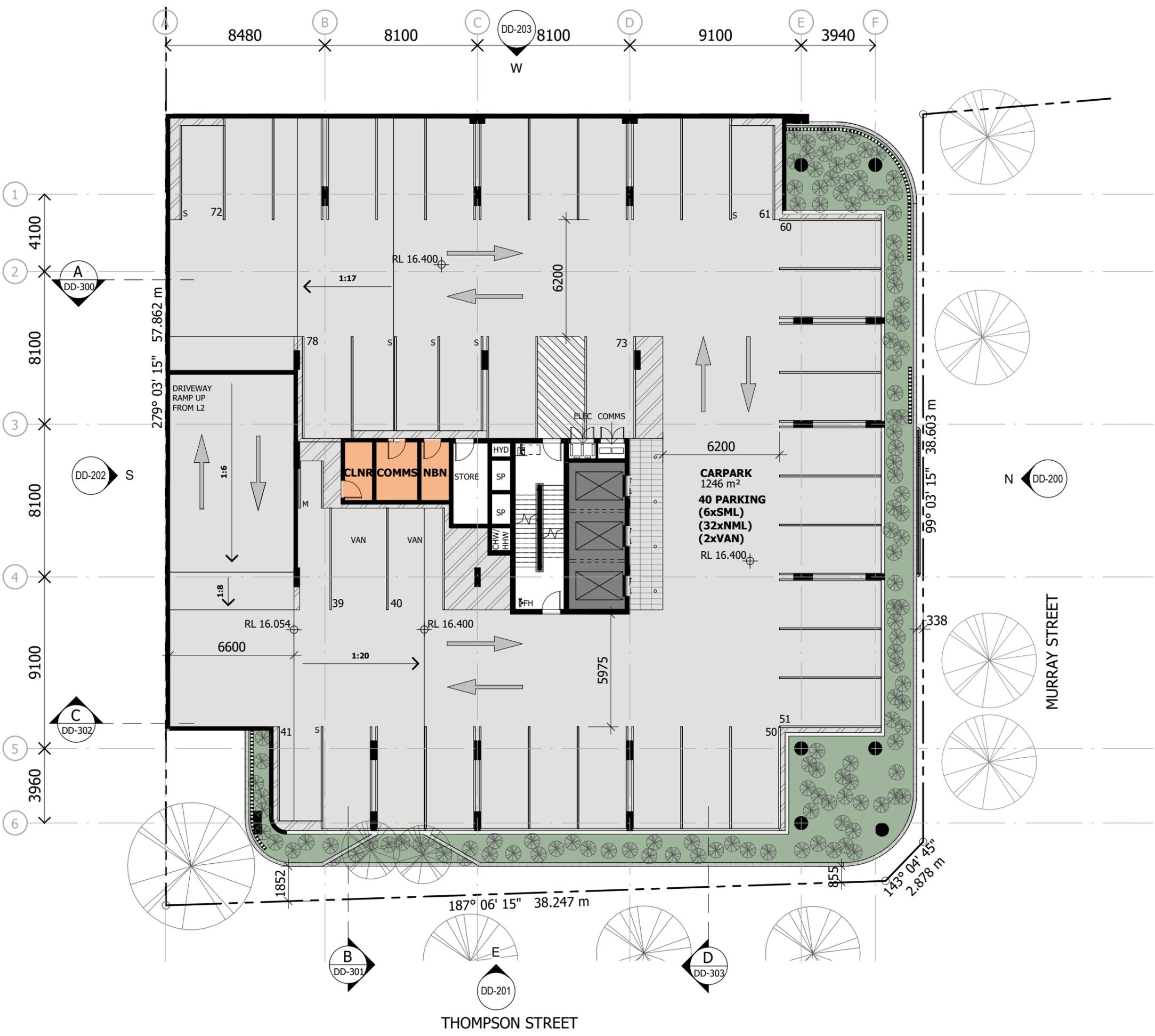
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Drawing

LEVEL 3 - TYPICAL CARPARK

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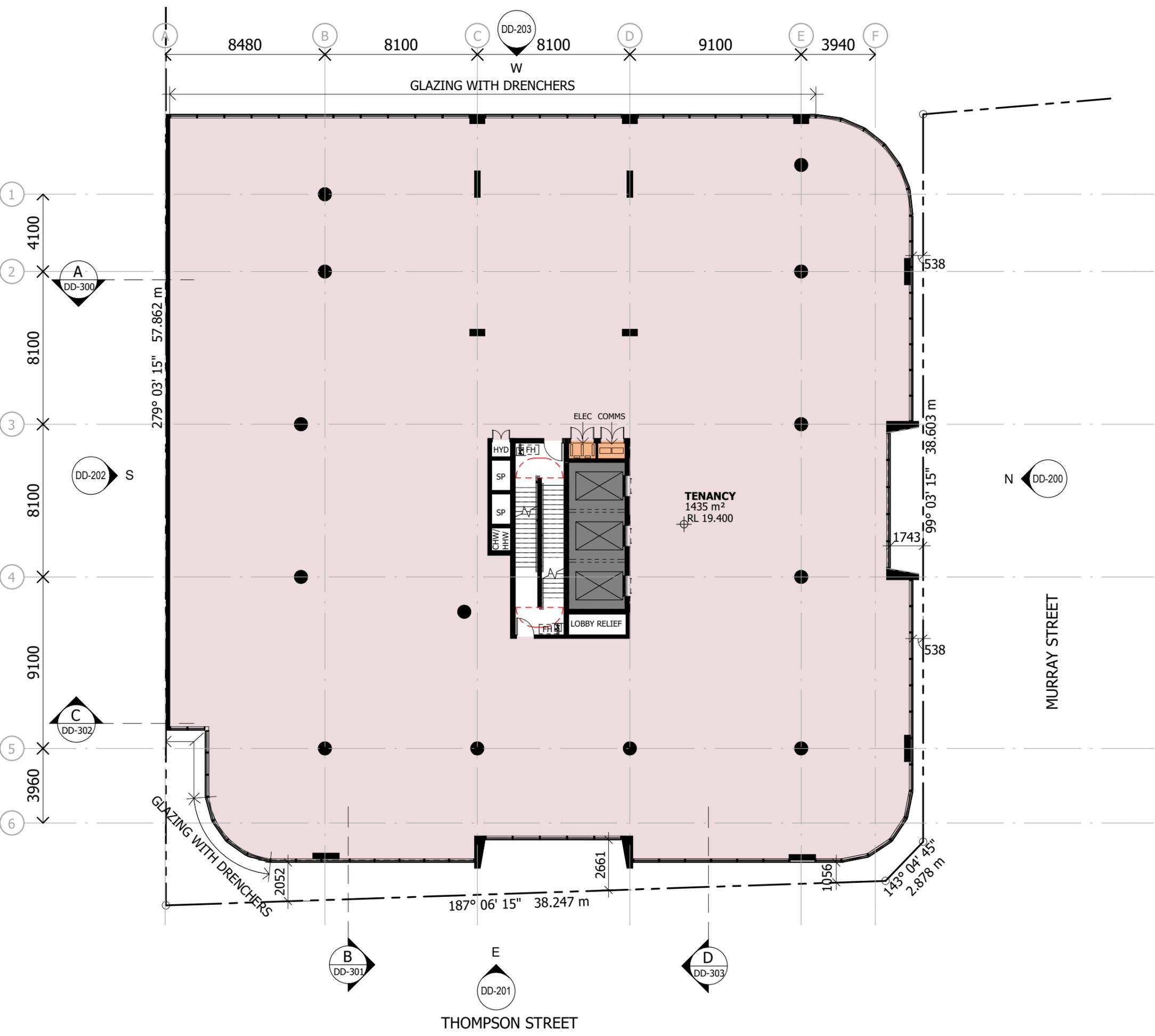
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Drawing
 LEVEL 4 - TOWER

Scale (A3)
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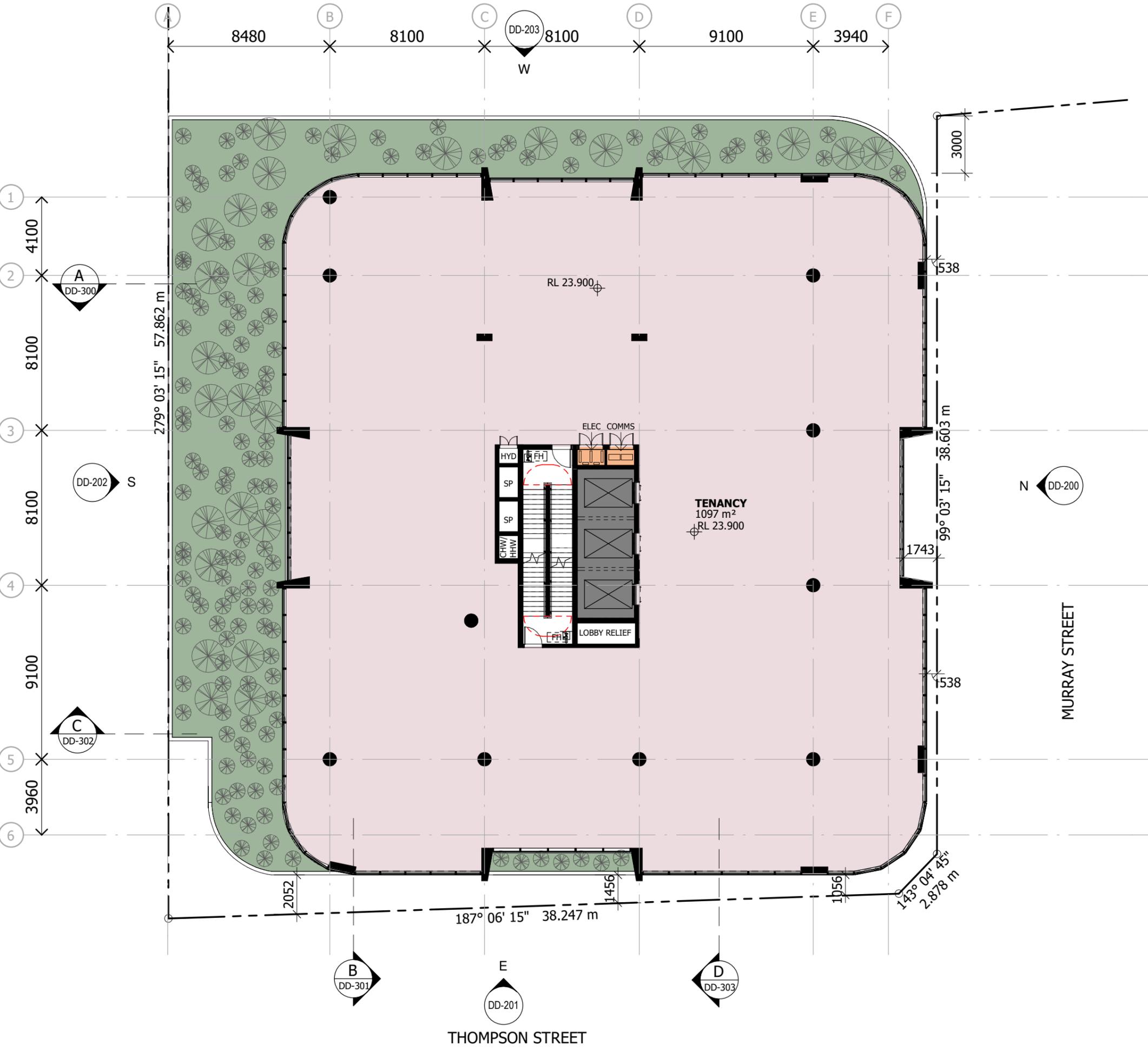
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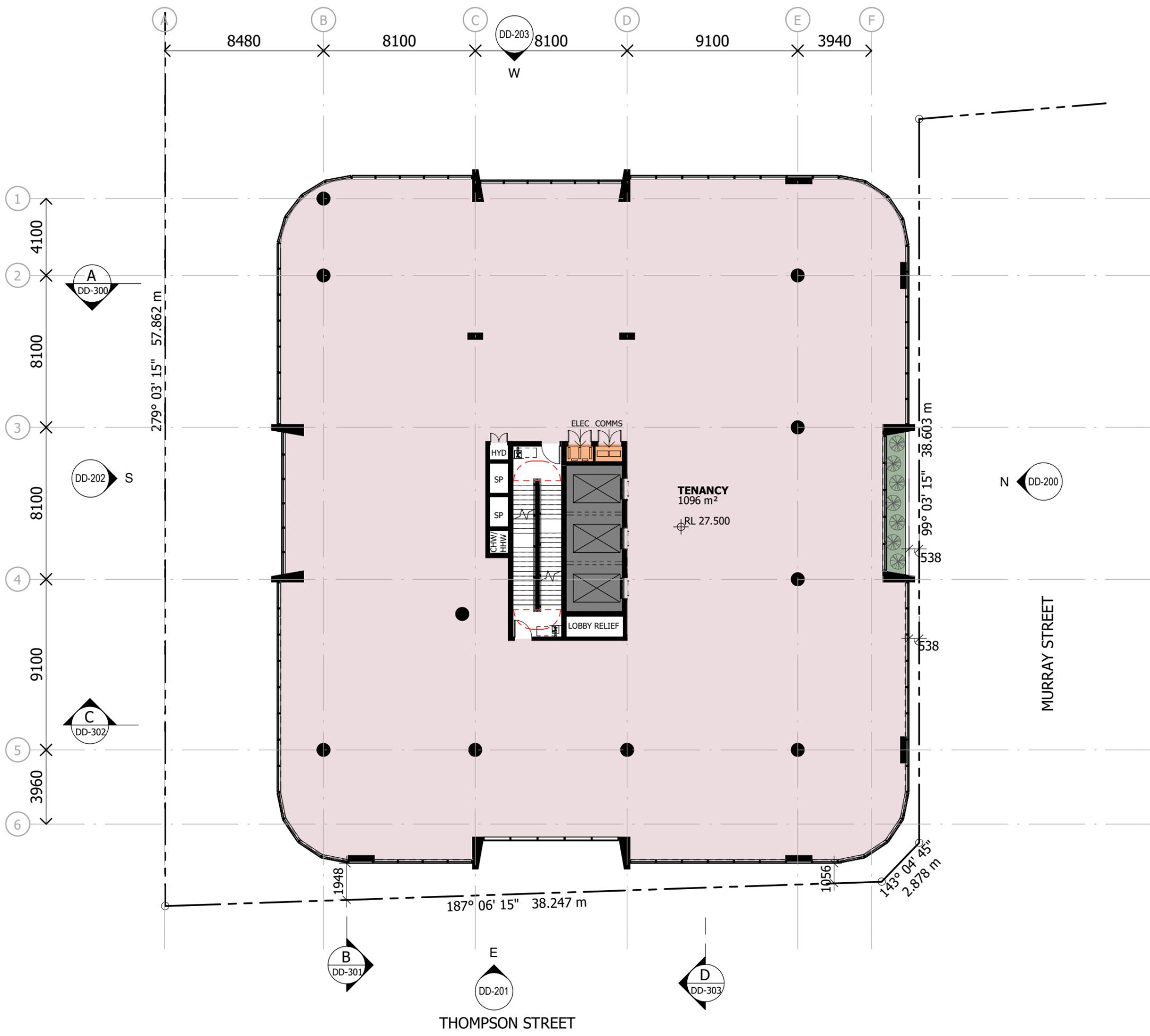
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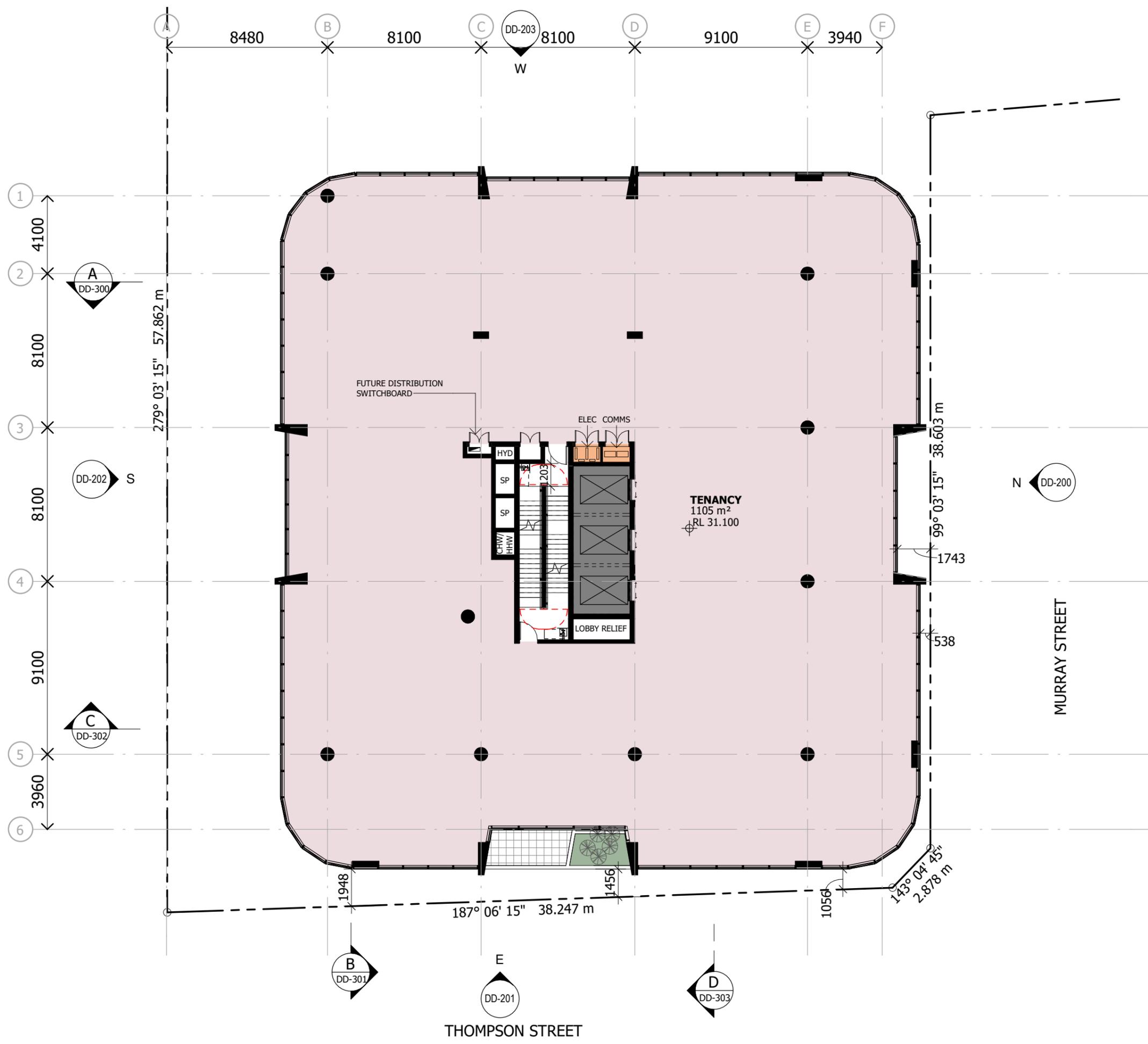
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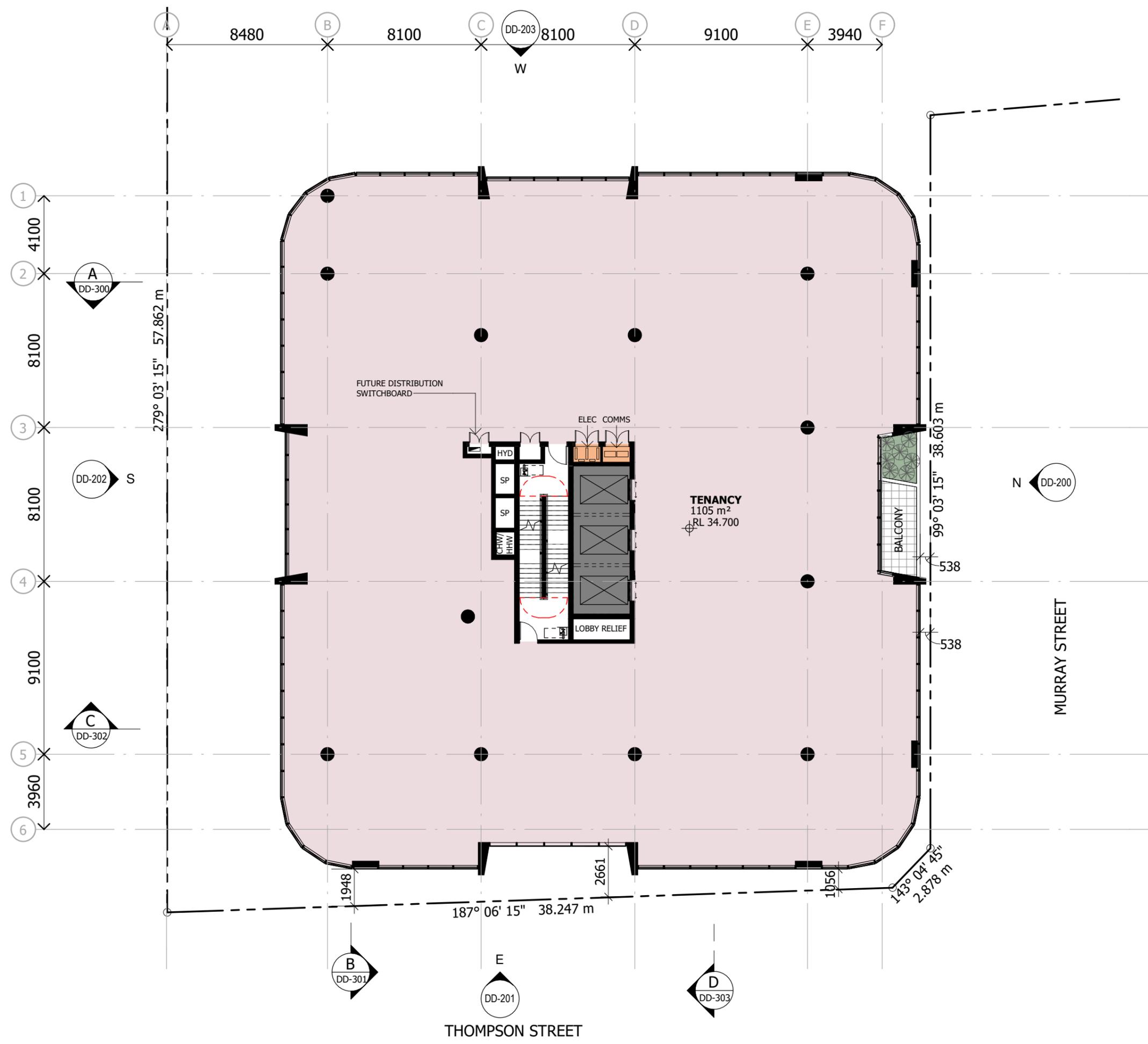
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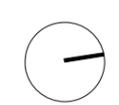
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38	WORK IN PROGRESS	23.09.22	VM	QL
37	ISSUE FOR INFORMATION	13.09.22	DA	QL
36	UPDATED DRAWINGS	12.07.22	DA	QL
35	100% SD PACK	08.07.22	DA	QL
34	UPDATED FLOOR PLANS	22.06.22	DA	QL

Architect/ Designer
dwp
www.dwp.com

Client
Owner

Project
HQ2

Location
12-16 THOMPSON ST, BOWEN HILLS

Project Number
22-0033

Drawing
LEVEL 8 - TOWER

Scale (A3)
1 : 200

Date Printed
2/11/2023 5:17:52 PM

Drawing Number
DD-110

Issue
47



File Name: A:\dwp\Drawings\22-0033_Bowen Hills Medical Centre\22-0033-AR-BHMC-CENTRAL-021.rvt

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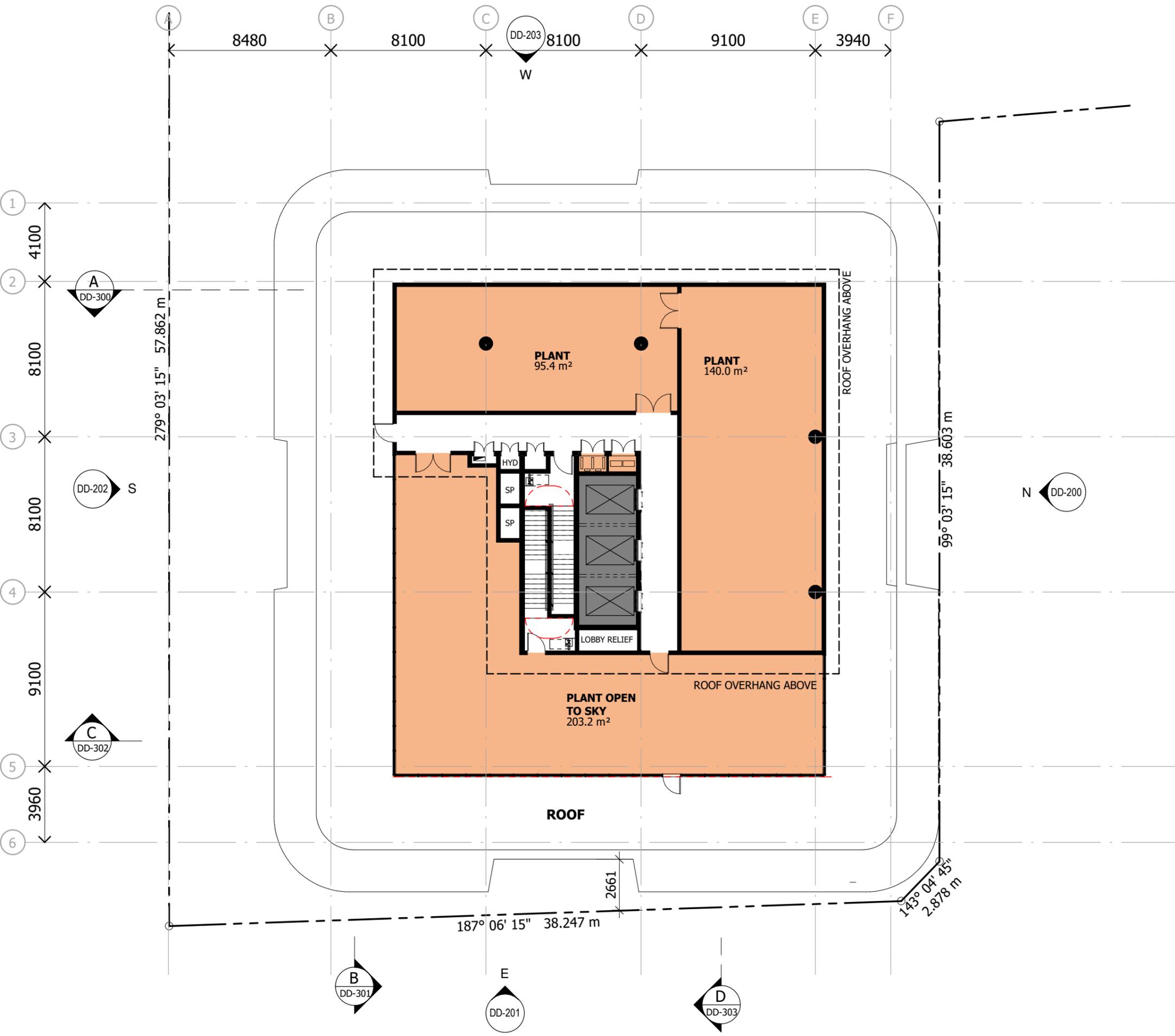
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Issue	Description	Date	Chk	Auth
51	FOR INFORMATION	23.11.02	DA	RB
50	FOR INFORMATION	14.07.23	DA	QL
49	FOR INFORMATION	12.07.23	DA	QL
48	FOR INFORMATION	20.04.23	DA	QL
47	FOR INFORMATION	14.11.22	DA	QL
46	WORK IN PROGRESS	21.10.22	DA	RB
45	WORK IN PROGRESS	07.10.22	DA	QL
44	WORK IN PROGRESS	24.09.22	DA	QL
43	WORK IN PROGRESS	23.09.22	VM	QL
42	UPDATED ROOF TERRACE	14.09.22	DA	QL
41	ISSUE FOR INFORMATION	13.09.22	DA	QL
40	UPDATED RENDERERS	05.09.22	DA	QL
39	100% SD PACK	08.07.22	DA	QL
38	UPDATED FLOOR PLANS	22.06.22	DA	QL

Architect/ Designer

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www.dwp.com

Client
Owner

Project
HQ2

Location
12-16 THOMPSON ST, BOWEN HILLS

Project Number
22-0033

Drawing
LEVEL 9 - PLANT ROOM

Scale (A3)
1 : 200

Date Printed
2/11/2023 5:17:53 PM

Drawing Number
DD-111

Issue
51



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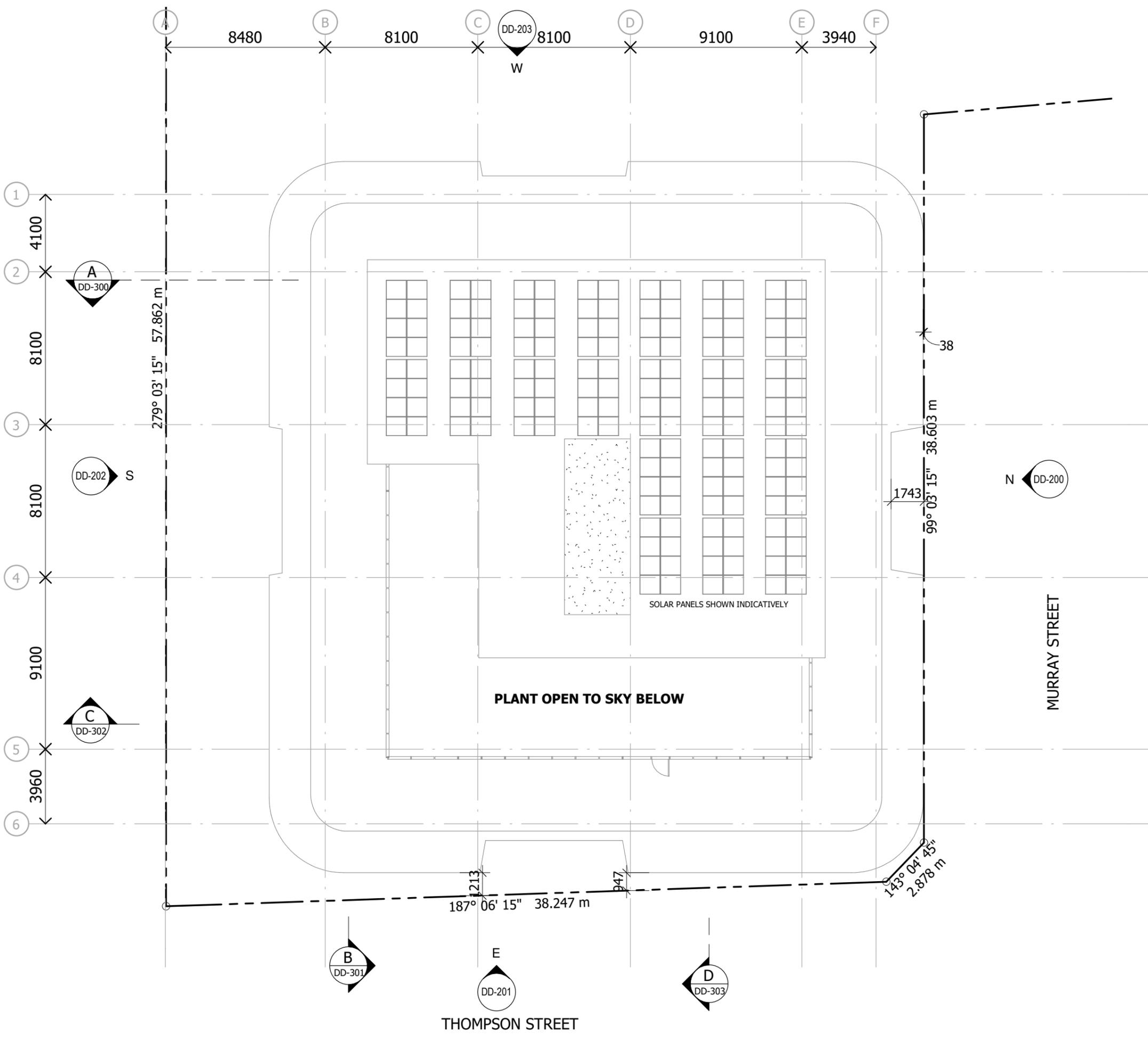
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Issue	Description	Date	Chk	Auth
16	FOR INFORMATION	23.11.02	DA	RB
15	FOR INFORMATION	14.07.23	DA	QL
14	FOR INFORMATION	27.04.23	DA	QL
13	FOR INFORMATION	20.04.23	DA	QL
12	FOR INFORMATION	14.11.22	DA	QL
11	WORK IN PROGRESS	21.10.22	DA	RB
10	WORK IN PROGRESS	07.10.22	DA	QL
9	WORK IN PROGRESS	24.09.22	DA	QL
8	WORK IN PROGRESS	23.09.22	VM	QL
7	ISSUE FOR INFORMATION	13.09.22	DA	QL
6	100% SD PACK	08.07.22	DA	QL
5	UPDATED FLOOR PLANS	22.06.22	DA	QL
4	UPDATED DRAWINGS FOR DA	01.06.22		
3	UPDATED DRAWINGS FOR DA	25.05.22		

Architect/ Designer
dwp
www.dwp.com

Client
Owner

Project
HQ2

Location
12-16 THOMPSON ST, BOWEN HILLS

Project Number
22-0033

Drawing
LEVEL - ROOF PLAN

Scale (A3)
1 : 200

Date Printed
2/11/2023 5:17:56 PM

Drawing Number
DD-112

Issue
16



File Name: A:\dwp\Drawings\22-0033_Bowen Hills Medical Centre\22-0033-AR-BHMC-CENTRAL-ROOF.rvt



N NORTH ELEVATION - MURRAY STREET
1 : 250

FINISH CODES

EXTERNAL GLASS FINISHES
EG - 01 FULL HEIGHT GLAZING SYSTEM

WALL FINISH

- WA - 01 EXPRESSED CONCRETE; PAINTED (VIVID WHITE)
- WA - 02 BLOCKWORK; RENDERED AND PAINTED (VIVID WHITE)
- WA - 03 BLOCKWORK; RENDERED AND PAINTED (WHITE)
- 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)
- WA - 09 OFF FORM CONCRETE

MISC

- SCR - 01 FEATURE BLADES TO PODIUM; POWDERCOAT WHITE (100x50)
- MB - 01 METAL BALUSTRADE
- SG - 01 BUILDING SIGNAGE
- COL - 01 COLUMN; PAINTED FINISH
- SP - 01 SOLAR PANELS
- DP - 01 DEEP PLANTER

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Issue	Description	Date	Chk	Auth
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41	FOR INFORMATION	14.07.23	DA	QL
40	FOR INFORMATION	12.07.23	DA	QL
39	FOR INFORMATION	14.11.22	DA	QL
38	FOR INFORMATION	09.11.22	DA	QL
37	WORK IN PROGRESS	07.10.22	DA	QL
36	WORK IN PROGRESS	23.09.22	VM	QL
35	ISSUE FOR INFORMATION	13.09.22	DA	QL
34	UPDATED DRAWINGS	19.07.22	DA	QL
33	100% SD PACK	08.07.22	DA	QL
32	ELEVATION ISSUE FOR REVIEW	29.06.22	DA	QL
31	UPDATED DRAWINGS FOR DA	01.06.22		
30	UPDATED DRAWINGS FOR DA	25.05.22		

Architect/ Designer
dwp
www.dwp.com

Client
Owner

Project
HQ2

Location
12-16 THOMPSON ST, BOWEN HILLS

Project Number
22-0033

Drawing
ELEVATION - NORTH

Scale (A3)
As Indicated

Date Printed
2/11/2023 5:18:01 PM

Drawing Number
DD-200

Issue
42



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FINISH CODES

EXTERNAL GLASS FINISHES

EG - 01 FULL HEIGHT GLAZING SYSTEM

WALL FINISH

- WA - 01 EXPRESSED CONCRETE; PAINTED (VIVID WHITE)
- WA - 02 BLOCKWORK; RENDERED AND PAINTED (VIVID WHITE)
- WA - 03 BLOCKWORK; RENDERED AND PAINTED (WHITE)
- 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)
- WA - 09 OFF FORM CONCRETE

MISC

- SCR - 01 FEATURE BLADES TO PODIUM; POWDERCOAT WHITE (100x50)
- MB - 01 METAL BALUSTRADE
- SG - 01 BUILDING SIGNAGE
- COL - 01 COLUMN; PAINTED FINISH
- SP - 01 SOLAR PANELS
- DP - 01 DEEP PLANTER

SCHEMATIC DESIGN

NOT TO BE USED DURING CONSTRUCTION

Issue	Description	Date	Chk	Auth
40	FOR INFORMATION	23.11.02	DA	RB
39	FOR INFORMATION	14.11.22	DA	QL
38	FOR INFORMATION	09.11.22	DA	QL
37	WORK IN PROGRESS	07.10.22	DA	QL
36	WORK IN PROGRESS	23.09.22	VM	QL
35	ISSUE FOR INFORMATION	13.09.22	DA	QL
34	100% SD PACK	08.07.22	DA	QL
33	ELEVATION ISSUE FOR REVIEW	29.06.22	DA	QL
32	UPDATED DRAWINGS FOR DA	01.06.22		
31	UPDATED DRAWINGS FOR DA	25.05.22		
30	50% SD ISSUE	14.04.22		
29	UPDATED DRAWINGS ISSUE	25.03.22		
28	DA ISSUE	14.03.22		

Architect/ Designer

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Client
Owner

Project
HQ2

Location
12-16 THOMPSON ST, BOWEN HILLS

Project Number
22-0033

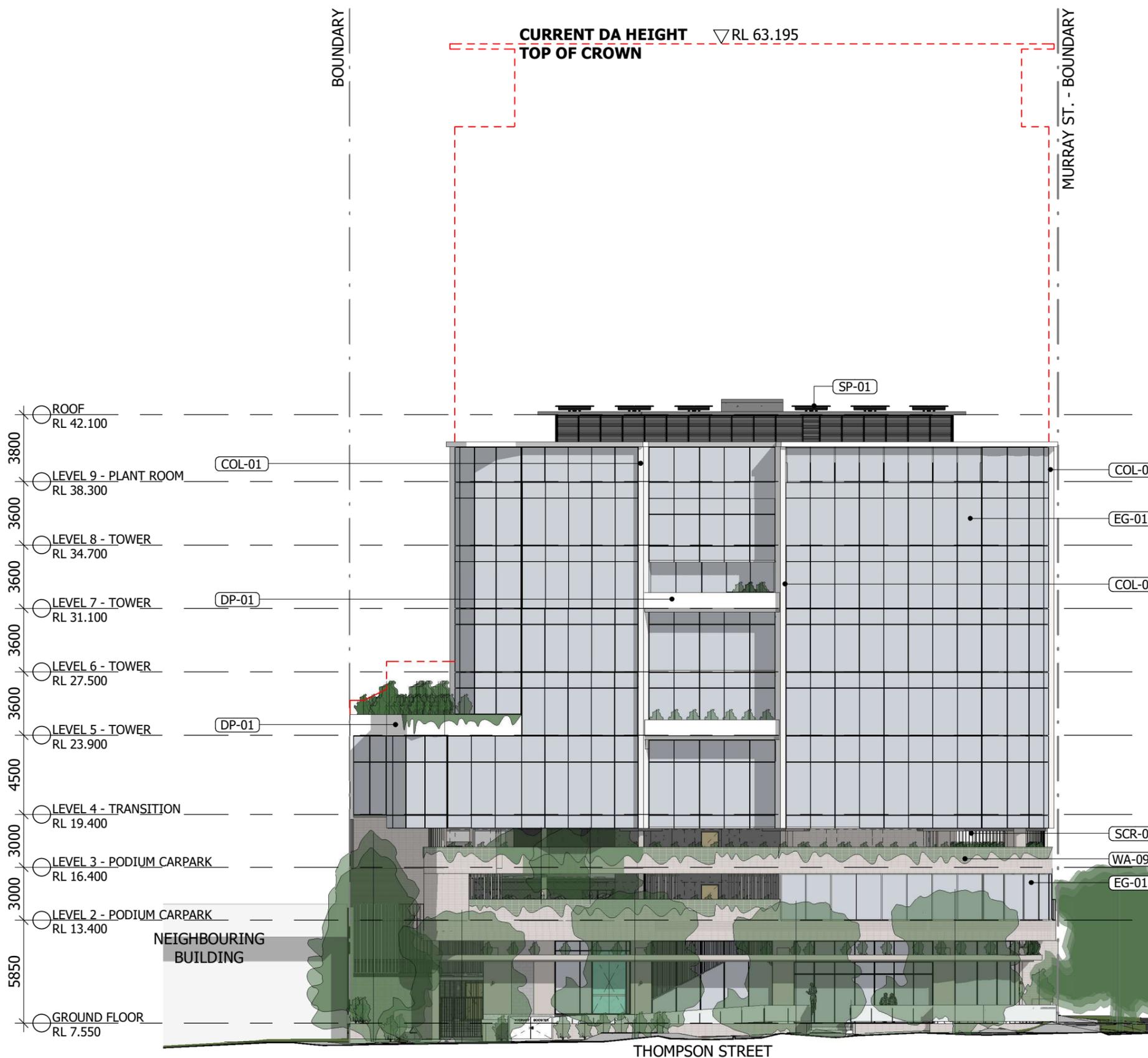
Drawing
ELEVATION - EAST

Scale (A3)
As Indicated

Date Printed
2/11/2023 5:18:07 PM

Drawing Number
DD-201

Issue
40



E EAST ELEVATION - THOMPSON STREET
1 : 250

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FINISH CODES

EXTERNAL GLASS FINISHES

- EG - 01 FULL HEIGHT GLAZING SYSTEM

WALL FINISH

- WA - 01 EXPRESSED CONCRETE; PAINTED (VIVID WHITE)
- WA - 02 BLOCKWORK; RENDERED AND PAINTED (VIVID WHITE)
- WA - 03 BLOCKWORK; RENDERED AND PAINTED (WHITE)
- 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)
- WA - 09 OFF FORM CONCRETE

MISC

- SCR - 01 FEATURE BLADES TO PODIUM; POWDERCOAT WHITE (100x50)
- MB - 01 METAL BALUSTRADE
- SG - 01 BUILDING SIGNAGE
- COL - 01 COLUMN; PAINTED FINISH
- SP - 01 SOLAR PANELS
- DP - 01 DEEP PLANTER

SCHEMATIC DESIGN

NOT TO BE USED DURING CONSTRUCTION

39	FOR INFORMATION	23.11.02	DA	RB
38	FOR INFORMATION	14.11.22	DA	QL
37	FOR INFORMATION	09.11.22	DA	QL
36	WORK IN PROGRESS	07.10.22	DA	QL
35	WORK IN PROGRESS	23.09.22	VM	QL
34	ISSUE FOR INFORMATION	13.09.22	DA	QL
33	100% SD PACK	08.07.22	DA	QL
32	ELEVATION ISSUE FOR REVIEW	29.06.22	DA	QL
31	UPDATED DRAWINGS FOR DA	01.06.22		
30	UPDATED DRAWINGS FOR DA	25.05.22		
29	50% SD ISSUE	14.04.22		
28	UPDATED DRAWINGS ISSUE	25.03.22		
27	DA ISSUE	14.03.22		

Issue Description Date Chk Auth

Architect/ Designer
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Client
Owner

Project
HQ2

Location
12-16 THOMPSON ST, BOWEN HILLS

Project Number
22-0033

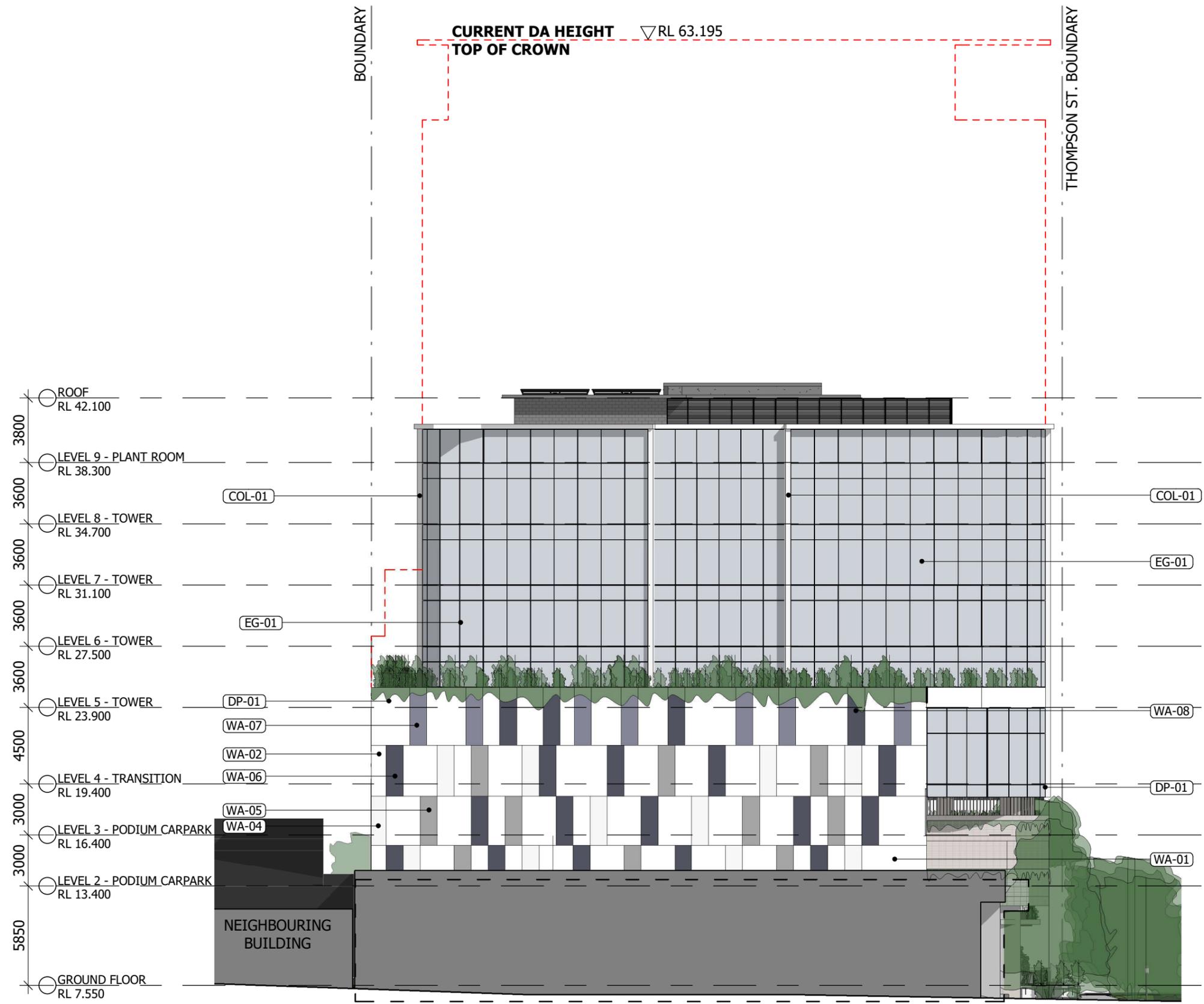
Drawing
ELEVATION - SOUTH

Scale (A3)
As indicated

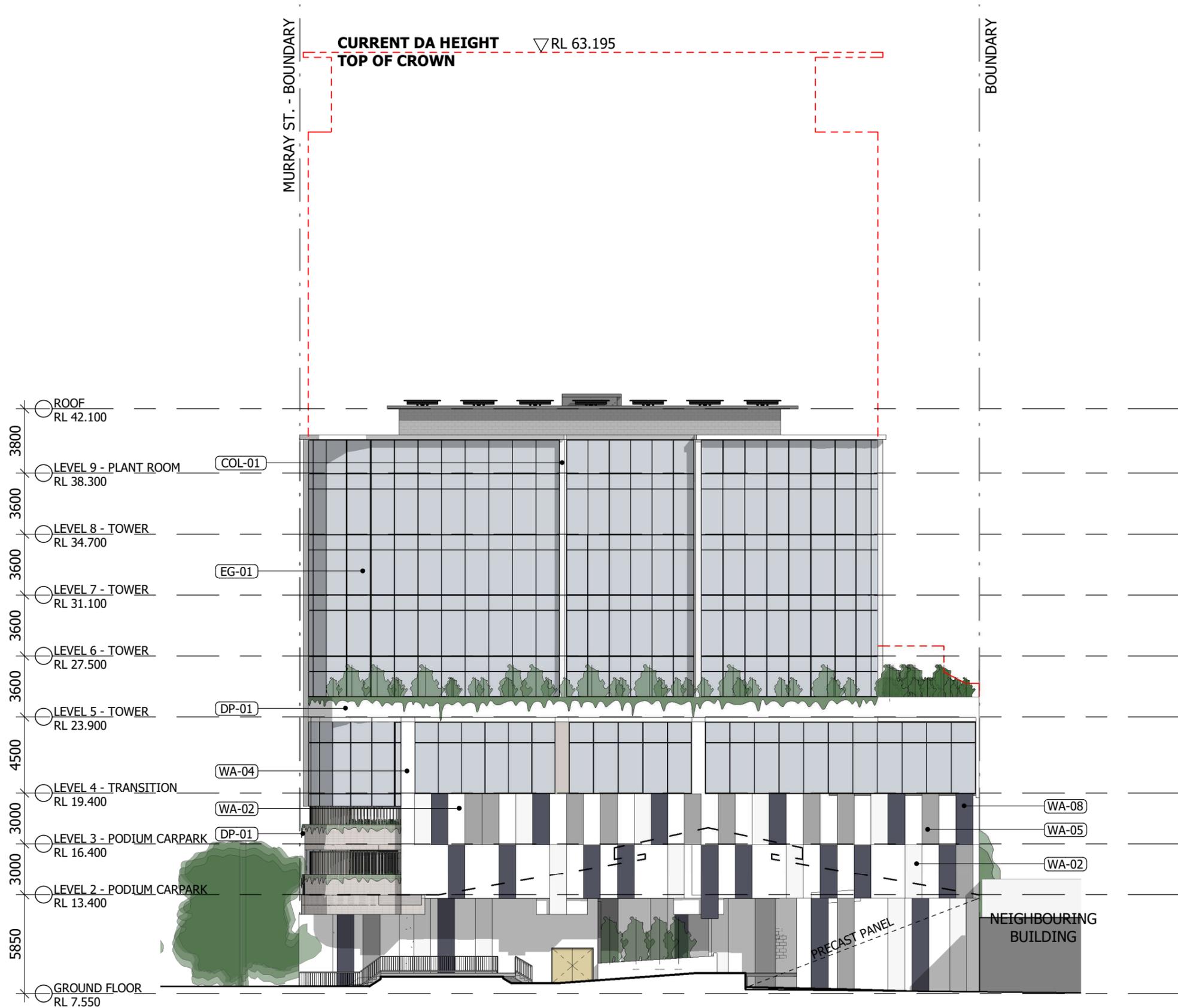
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Drawing Number
DD-202

Issue
39



S SOUTH ELEVATION
1 : 250



W WEST ELEVATION
1 : 250

FINISH CODES

EXTERNAL GLASS FINISHES

EG - 01 FULL HEIGHT GLAZING SYSTEM

WALL FINISH

- WA - 01 EXPRESSED CONCRETE; PAINTED (VIVID WHITE)
- WA - 02 BLOCKWORK; RENDERED AND PAINTED (VIVID WHITE)
- WA - 03 BLOCKWORK; RENDERED AND PAINTED (WHITE)
- 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)
- WA - 09 OFF FORM CONCRETE

MISC

- SCR - 01 FEATURE BLADES TO PODIUM; POWDERCOAT WHITE (100x50)
- MB - 01 METAL BALUSTRADE
- SG - 01 BUILDING SIGNAGE
- COL - 01 COLUMN; PAINTED FINISH
- SP - 01 SOLAR PANELS
- DP - 01 DEEP PLANTER

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40	FOR INFORMATION	23.11.02	DA	RB
39	FOR INFORMATION	20.04.23	DA	QL
38	FOR INFORMATION	14.11.22	DA	QL
37	FOR INFORMATION	09.11.22	DA	QL
36	WORK IN PROGRESS	07.10.22	DA	QL
35	WORK IN PROGRESS	23.09.22	VM	QL
34	ISSUE FOR INFORMATION	13.09.22	DA	QL
33	100% SD PACK	08.07.22	DA	QL
32	ELEVATION ISSUE FOR REVIEW	29.06.22	DA	QL
31	UPDATED DRAWINGS FOR DA	01.06.22		
30	UPDATED DRAWINGS FOR DA	25.05.22		
29	50% SD ISSUE	14.04.22		
28	UPDATED DRAWINGS ISSUE	25.03.22		

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Project
HQ2

Location
12-16 THOMPSON ST, BOWEN HILLS

Project Number
22-0033

Drawing
ELEVATION - WEST

Scale (A3)
As indicated

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Drawing Number
DD-203

Issue
40



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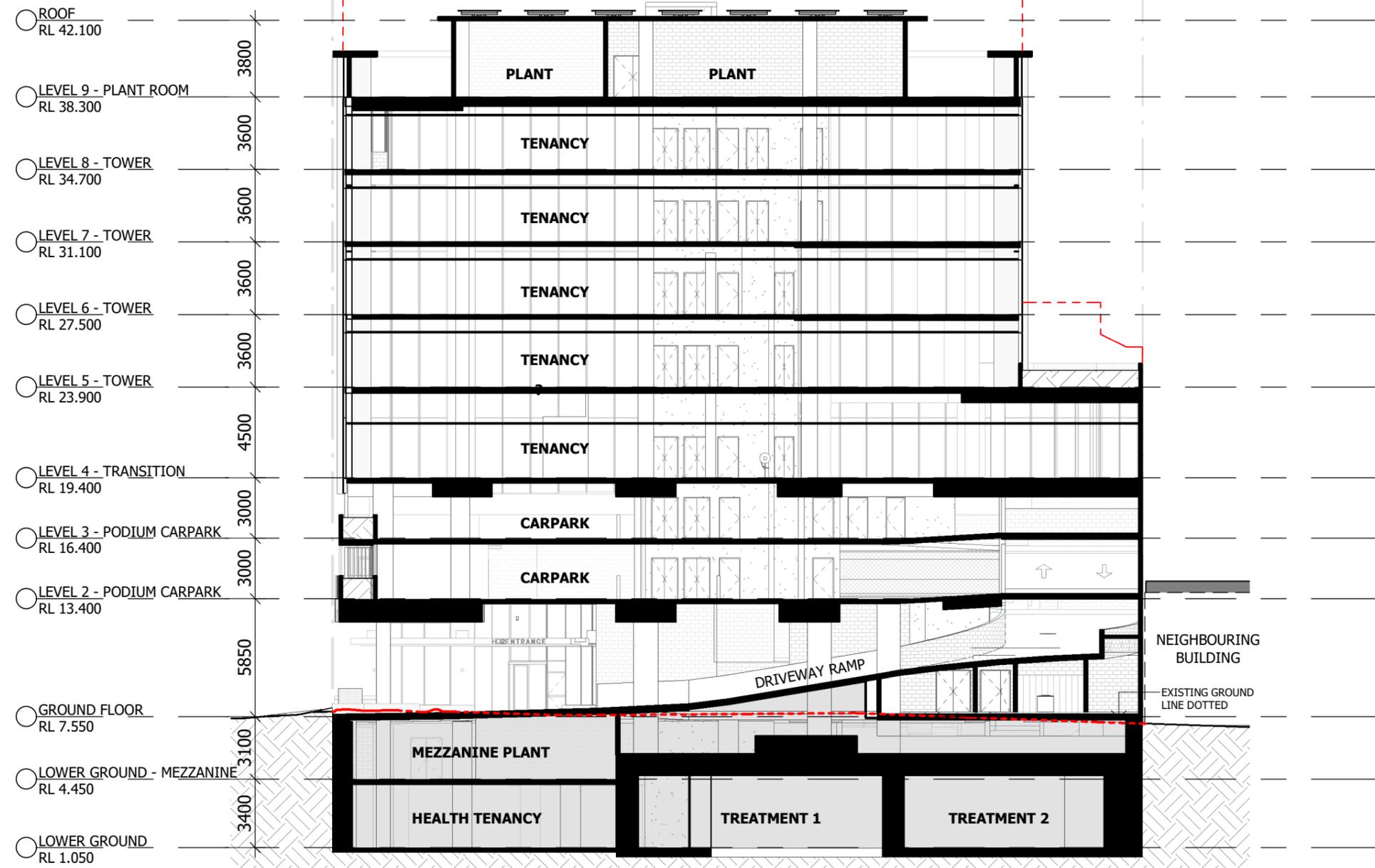
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MURRAY ST. - BOUNDARY

CURRENT DA HEIGHT ∇RL 63.195

TOP OF CROWN

BOUNDARY



A BUILDING - SECTION A
1 : 250

SCHEMATIC DESIGN
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Issue	Description	Date	Chk	Auth
35	FOR INFORMATION	23.11.02	DA	RB
34	FOR INFORMATION	14.11.22	DA	QL
33	FOR INFORMATION	09.11.22	DA	QL
32	WORK IN PROGRESS	07.10.22	DA	QL
31	WORK IN PROGRESS	23.09.22	VM	QL
30	ISSUE FOR INFORMATION	13.09.22	DA	QL
29	100% SD PACK	08.07.22	DA	QL
28	UPDATED DRAWINGS FOR DA	01.06.22		
27	UPDATED DRAWINGS FOR DA	25.05.22		
26	50% SD ISSUE	14.04.22		
25	ISSUE FOR INFORMATION	08.04.22		
24	UPDATED DRAWINGS ISSUE	25.03.22		
23	DA ISSUE	14.03.22		
22	COORDINATION	01.03.22		

Architect/ Designer
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Client
Owner

Project
HQ2

Location
12-16 THOMPSON ST, BOWEN HILLS

Project Number
22-0033

Drawing
SECTION

Scale (A3)
1 : 250

Date Printed
2/11/2023 5:18:21 PM

Drawing Number
DD-300

Issue
35



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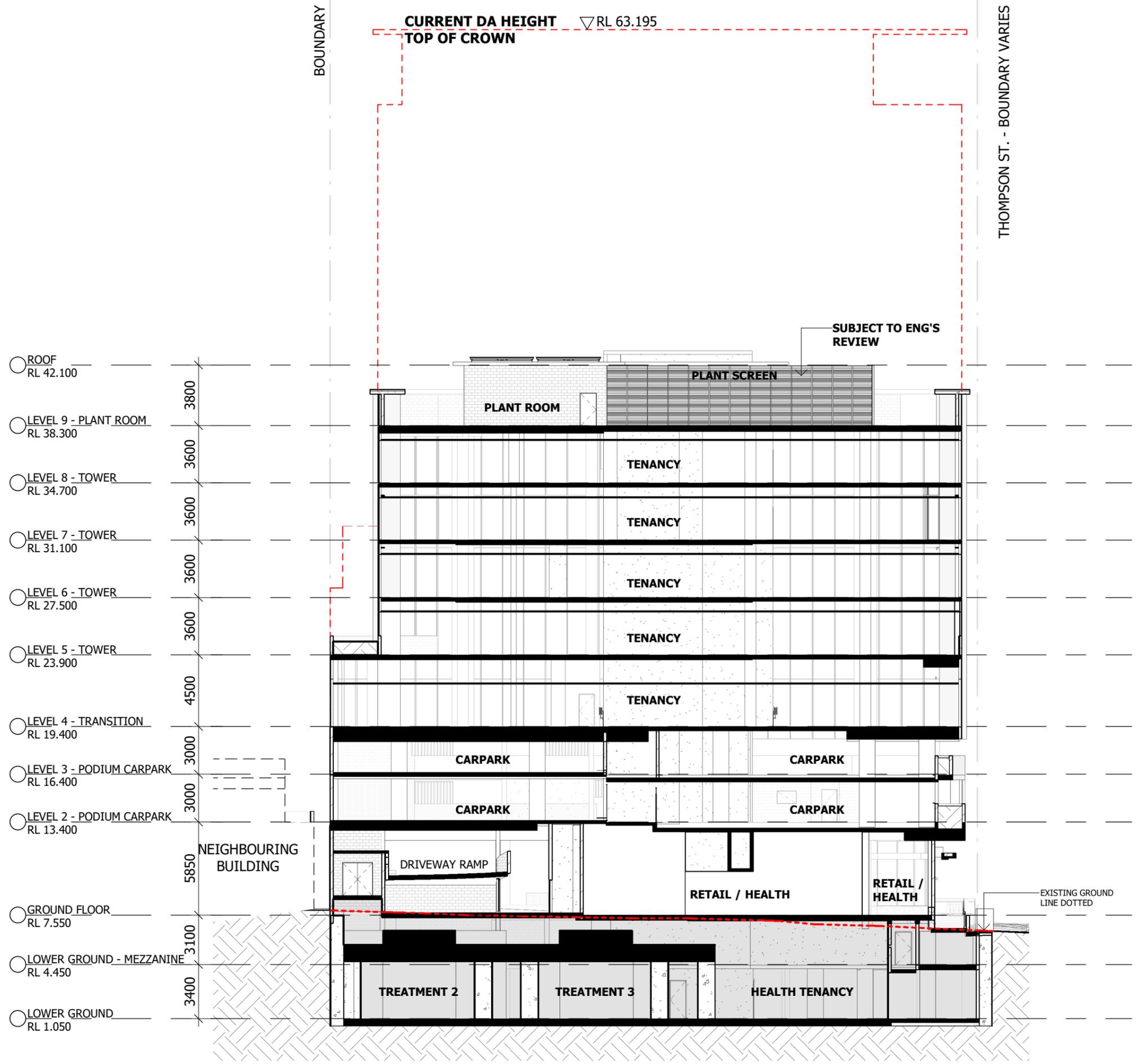
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Issue	Description	Date	Chk	Auth
36	FOR INFORMATION	23.11.02	DA	RB
35	FOR INFORMATION	14.07.23	DA	QL
34	FOR INFORMATION	12.07.23	DA	QL
33	FOR INFORMATION	14.11.22	DA	QL
32	FOR INFORMATION	09.11.22	DA	QL
31	WORK IN PROGRESS	27.10.22	DA	QL
30	WORK IN PROGRESS	07.10.22	DA	QL
29	WORK IN PROGRESS	23.09.22	VM	QL
28	ISSUE FOR INFORMATION	13.09.22	DA	QL
27	100% SD PACK	08.07.22	DA	QL
26	UPDATED DRAWINGS FOR DA	01.06.22		
25	UPDATED DRAWINGS FOR DA	25.05.22		
24	50% SD ISSUE	14.04.22		
23	ISSUE FOR INFORMATION	08.04.22		

Architect/ Designer
dwp
www.dwp.com

Client
Owner

Project
HQ2

Location
12-16 THOMPSON ST, BOWEN HILLS

Project Number
22-0033

Drawing
SECTION

Scale (A3)
1 : 250

Date Printed
2/11/2023 5:18:24 PM

Drawing Number
DD-301

Issue
36



B BUILDING - SECTION B
1 : 250

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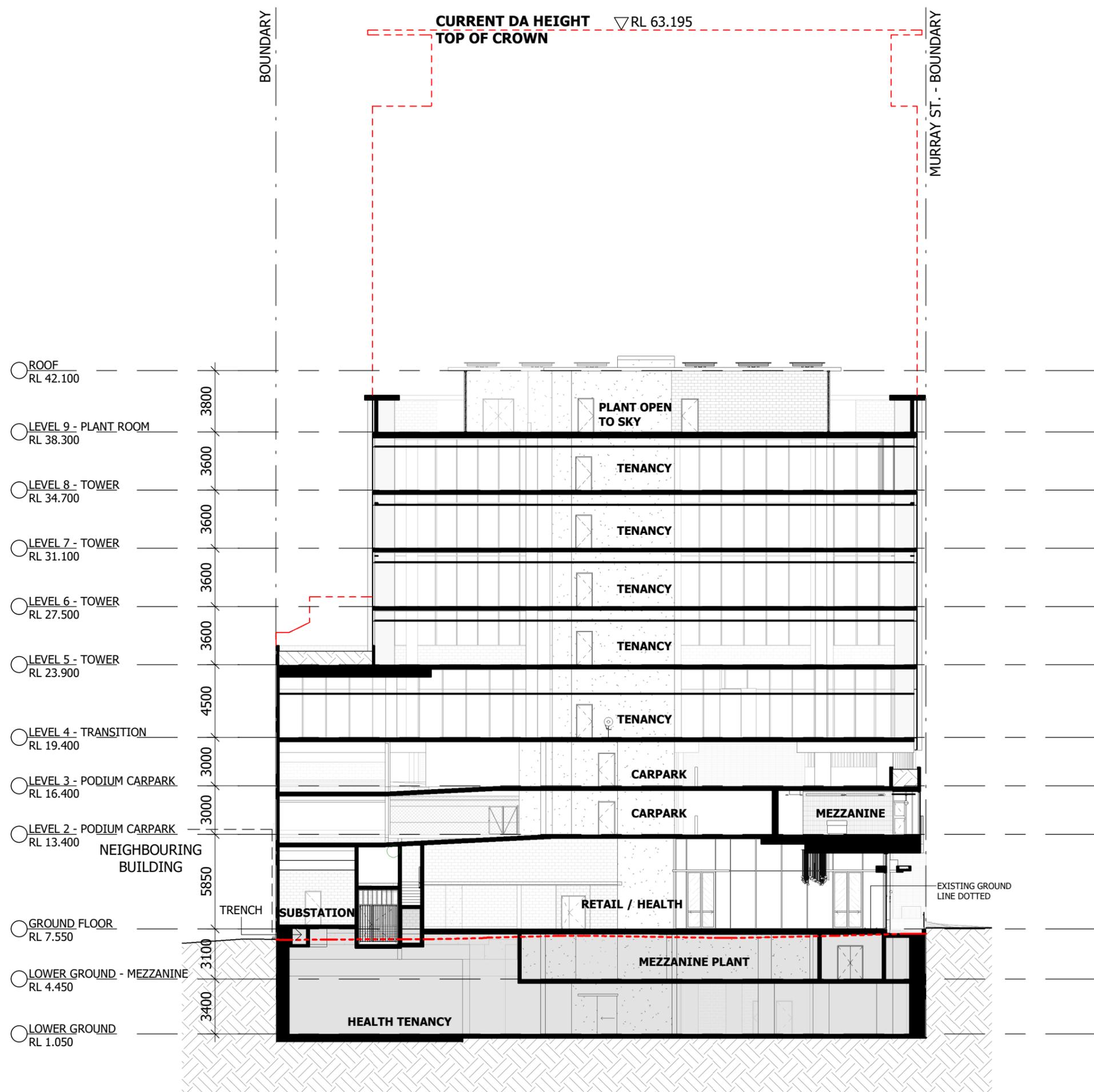
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C BUILDING - SECTION C
1 : 250

SCHEMATIC DESIGN
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Issue	Description	Date	Chk	Auth
34	FOR INFORMATION	23.11.02	DA	RB
33	FOR INFORMATION	14.11.22	DA	QL
32	FOR INFORMATION	09.11.22	DA	QL
31	WORK IN PROGRESS	27.10.22	DA	QL
30	WORK IN PROGRESS	07.10.22	DA	QL
29	WORK IN PROGRESS	23.09.22	VM	QL
28	ISSUE FOR INFORMATION	13.09.22	DA	QL
27	100% SD PACK	08.07.22	DA	QL
26	UPDATED DRAWINGS FOR DA	01.06.22		
25	UPDATED DRAWINGS FOR DA	25.05.22		
24	50% SD ISSUE	14.04.22		
23	ISSUE FOR INFORMATION	08.04.22		
22	UPDATED DRAWINGS ISSUE	25.03.22		
21	DA ISSUE	14.03.22		

Architect/ Designer
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Client
Owner

Project
HQ2

Location
12-16 THOMPSON ST, BOWEN HILLS

Project Number
22-0033

Drawing
SECTION

Scale (A3)
1 : 250

Date Printed
2/11/2023 5:18:27 PM

Drawing Number
DD-302

Issue
34



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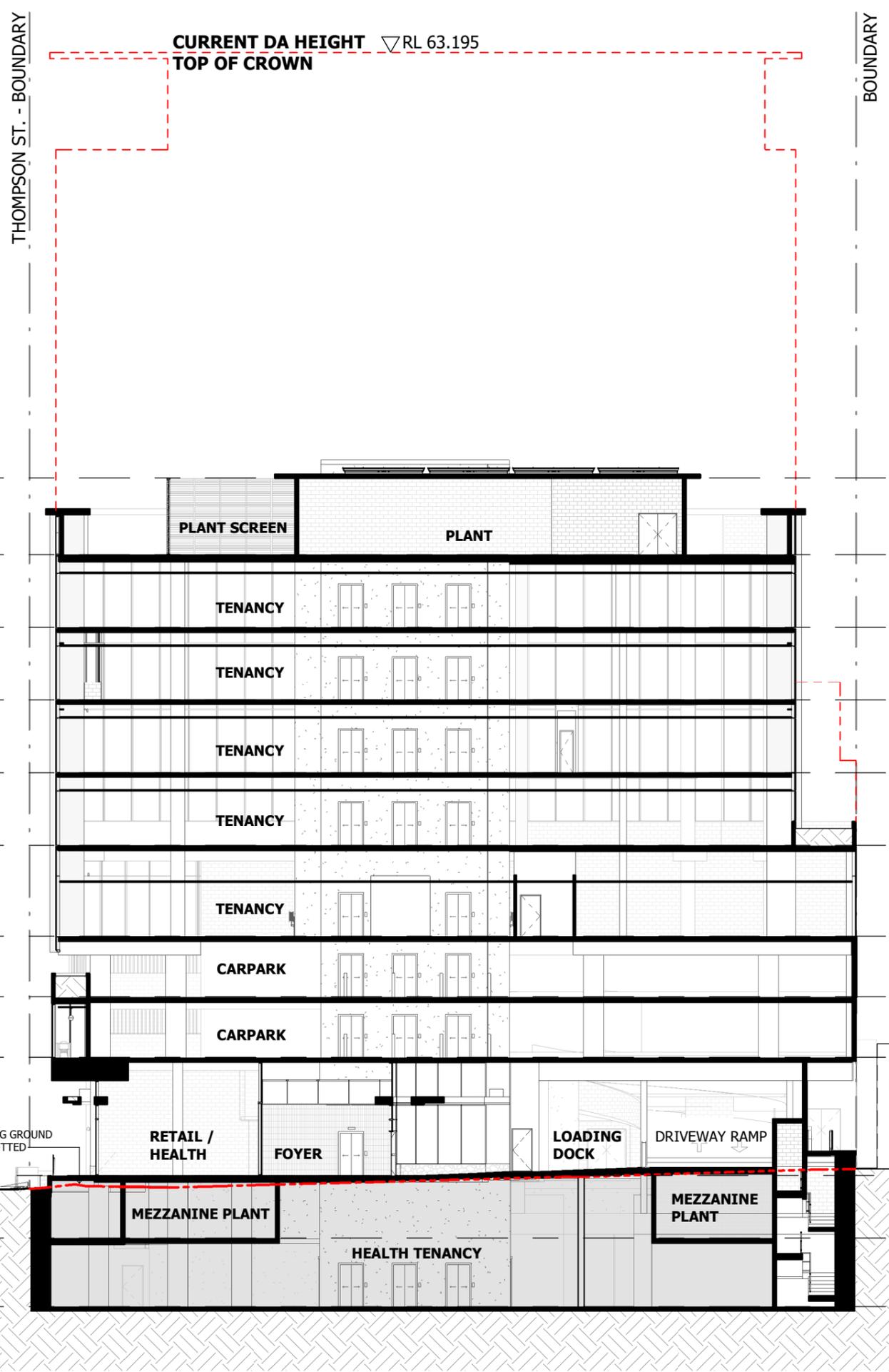
Verify all dimensions and levels on site and report any discrepancies to dwp for direction prior to the commencement of work.

Drawings are to be read in conjunction with all other contract documents.

Use figured dimensions only. Do not scale from drawings. dwp cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the Issue Details Checked and Authorised section is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.

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Nominated Architect Angus Rose NSW A68 8341

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- ROOF
RL 42.100
- LEVEL 9 - PLANT ROOM
RL 38.300
- LEVEL 8 - TOWER
RL 34.700
- LEVEL 7 - TOWER
RL 31.100
- LEVEL 6 - TOWER
RL 27.500
- LEVEL 5 - TOWER
RL 23.900
- LEVEL 4 - TRANSITION
RL 19.400
- LEVEL 3 - PODIUM CARPARK
RL 16.400
- LEVEL 2 - PODIUM CARPARK
RL 13.400
- GROUND FLOOR
RL 7.550
- LOWER GROUND - MEZZANINE
RL 4.450
- LOWER GROUND
RL 1.050

3800
3600
3600
3600
3600
4500
3000
3000
5850
3100
3400

EXISTING GROUND LINE DOTTED

CURRENT DA HEIGHT ∇ RL 63.195
TOP OF CROWN

THOMPSON ST. - BOUNDARY

BOUNDARY

NEIGHBOURING BUILDING

SCHEMATIC DESIGN
NOT TO BE USED DURING CONSTRUCTION

Issue	Description	Date	Chk	Auth
32	FOR INFORMATION	23.11.02	DA	RB
31	FOR INFORMATION	14.11.22	DA	QL
30	FOR INFORMATION	09.11.22	DA	QL
29	WORK IN PROGRESS	07.10.22	DA	QL
28	WORK IN PROGRESS	23.09.22	VM	QL
27	ISSUE FOR INFORMATION	13.09.22	DA	QL
26	100% SD PACK	08.07.22	DA	QL
25	UPDATED DRAWINGS FOR DA	01.06.22		
24	UPDATED DRAWINGS FOR DA	25.05.22		
23	50% SD ISSUE	14.04.22		
22	ISSUE FOR INFORMATION	08.04.22		
21	UPDATED DRAWINGS ISSUE	25.03.22		
20	DA ISSUE	14.03.22		
19	COORDINATION	01.03.22		

Architect/ Designer
dwp
www.dwp.com

Client
Owner

Project
HQ2

Location
12-16 THOMPSON ST, BOWEN HILLS

Project Number
22-0033

Drawing
SECTION

Scale (A3)
1 : 250

Date Printed
2/11/2023 5:18:30 PM

Drawing Number
DD-303

Issue
32

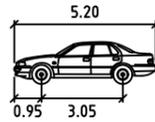


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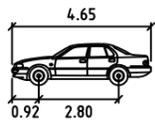
SWEPT PATH KEY

- VEHICLE CENTRE LINE
- - - VEHICLE TYRE PATH
- VEHICLE BODY PATH
- - - 500mm CLEARANCE FROM VEHICLE BODY

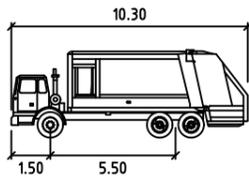
DESIGN VEHICLE



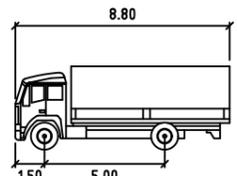
B99
 meters
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 Track : 1.84
 Lock to Lock Time : 6.0
 Steering Angle : 40.0



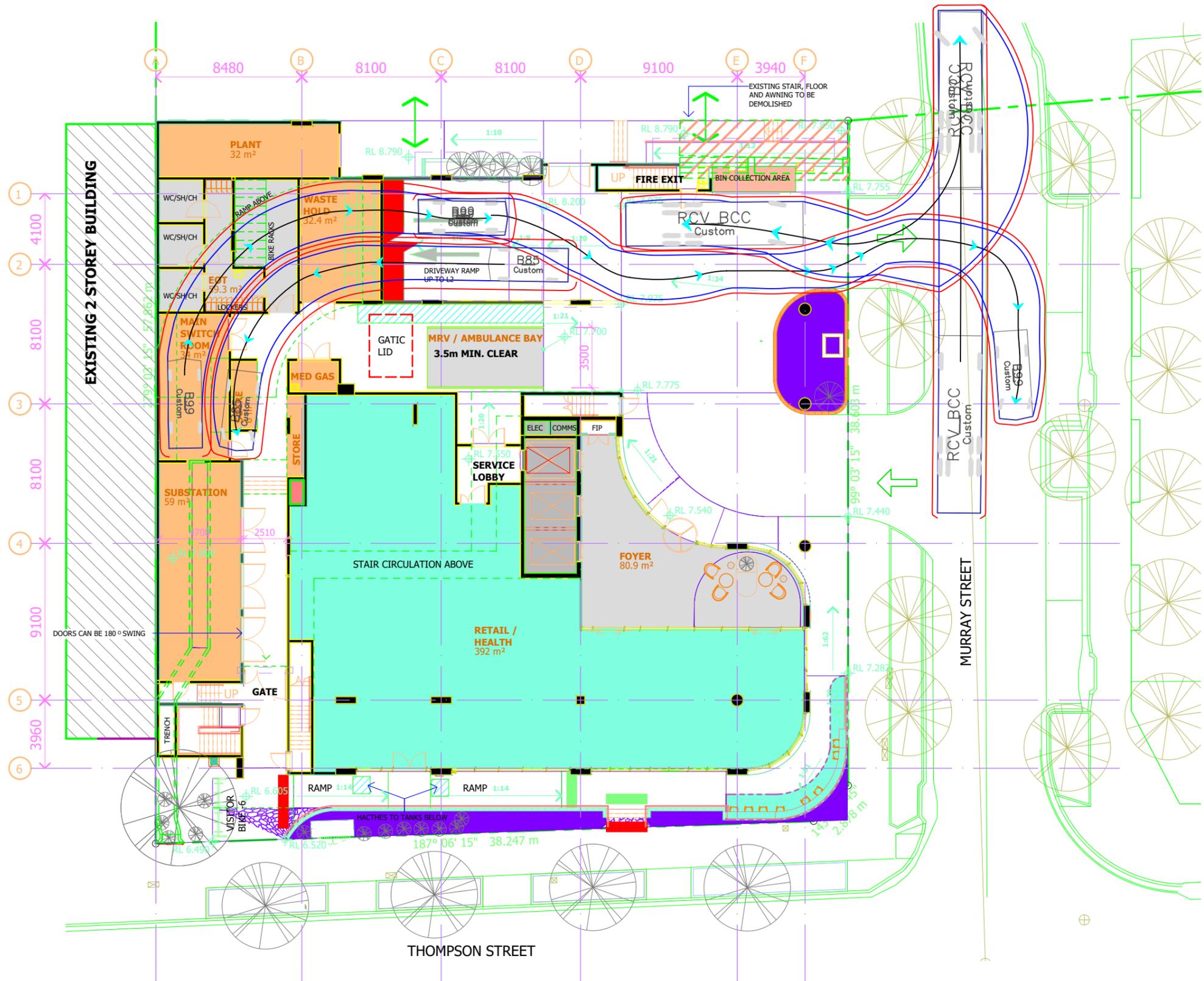
B85
 meters
 Width : 1.94
 Track : 1.84
 Lock to Lock Time : 6.0
 Steering Angle : 40.0



RCV BCC
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 Width : 2.50
 Track : 2.50
 Lock to Lock Time : 6.0
 Steering Angle : 40.0



MRV
 meters
 Width : 2.50
 Track : 2.50
 Lock to Lock Time : 6.0
 Steering Angle : 34.0



U:\304900331\CAD - TO ISSUE\304900331_SK01-P1 - 231611.DWG PLOTTED BY BAKON, ROBERT ON 21/11/2023 AT 15:54



PRELIMINARY PLAN
 FOR DISCUSSION PURPOSES ONLY
 SUBJECT TO CHANGE WITHOUT
 NOTIFICATION

WARNING
 BEWARE OF UNDERGROUND SERVICES
 THE LOCATIONS OF UNDERGROUND SERVICES ARE
 APPROXIMATE ONLY AND THEIR EXACT POSITION
 SHOULD BE PROVEN ON SITE. NO GUARANTEE IS
 GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

DESIGNED
 R. BAKON

 APPROVED BY
 T. WILLIAMS

DESIGN CHECK
 G. MIHIC

 DATE ISSUED
 21 NOVEMBER 2023

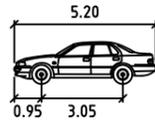


12 Thompson Street, Bowen Hills
 Access Review, Ground Level
 B85, B99 & RCV Swept Paths

SWEPT PATH KEY

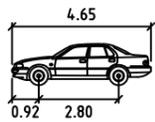
-  VEHICLE CENTRE LINE
-  VEHICLE TYRE PATH
-  VEHICLE BODY PATH
-  500mm CLEARANCE FROM VEHICLE BODY

DESIGN VEHICLE



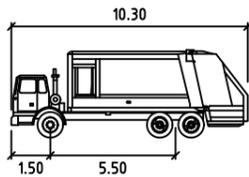
B99

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Track	: 1.84	
Lock to Lock Time	: 6.0	
Steering Angle	: 40.0	



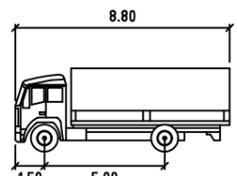
B85

Width	: 1.94	meters
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Lock to Lock Time	: 6.0	
Steering Angle	: 40.0	



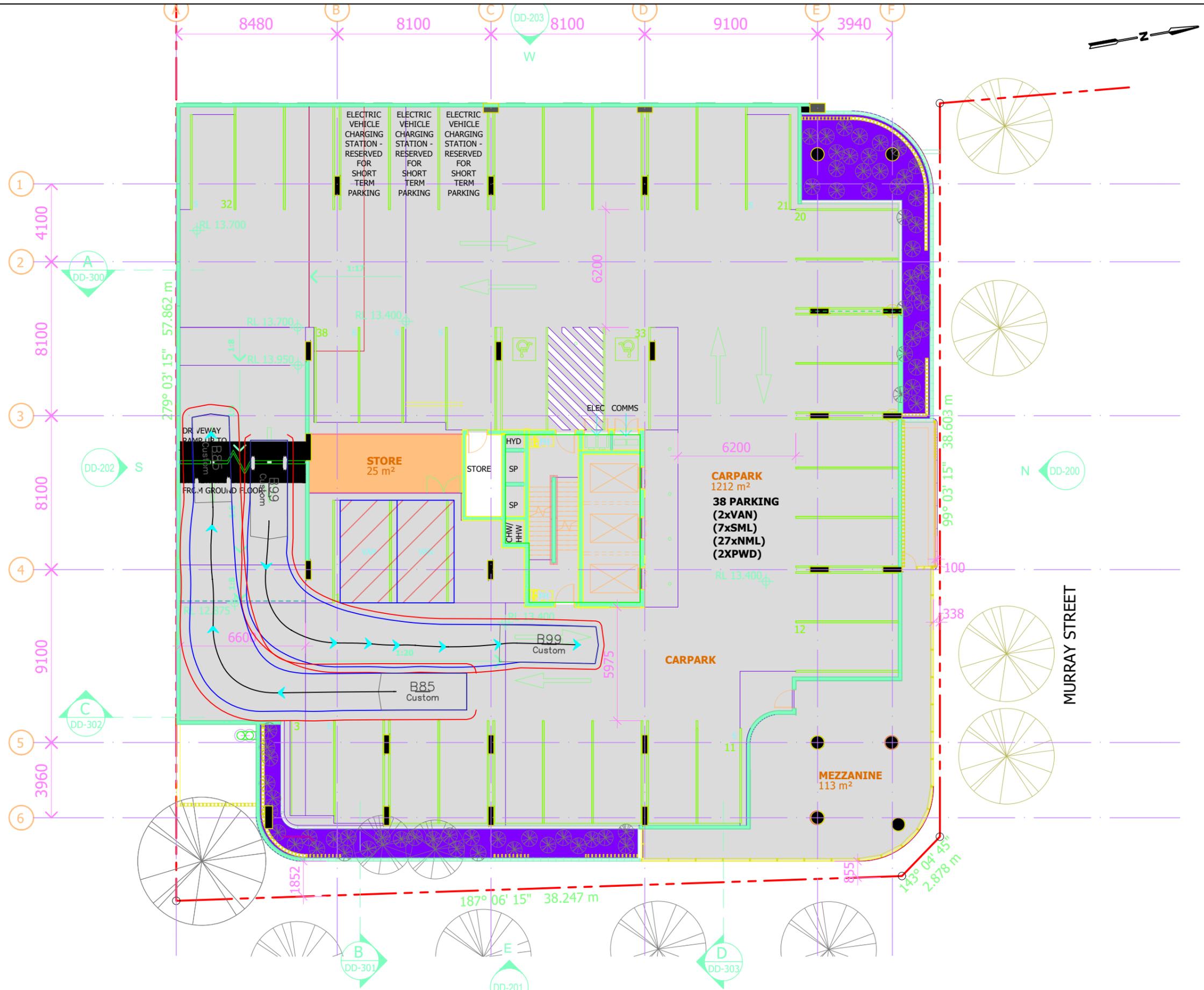
RCV BCC

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Track	: 2.50	
Lock to Lock Time	: 6.0	
Steering Angle	: 40.0	



MRV

Width	: 2.50	meters
Track	: 2.50	
Lock to Lock Time	: 6.0	
Steering Angle	: 34.0	



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PRELIMINARY PLAN
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DESIGNED
R. BAKON

APPROVED BY
T. WILLIAMS

DESIGN CHECK
G. MIHIC

DATE ISSUED
21 NOVEMBER 2023

SCALE
A3 0 1 2 4 1200

CAD FILE NO.
304900331_SK01-P1 - 231611.DWG

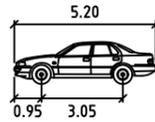
12 Thompson Street, Bowen Hills
Access Review, 2nd Level
B85 & B99 Swept Paths

DRAWING NO. 304900331-02 SHEET 2 OF 5 ISSUE P1

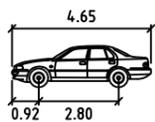
SWEPT PATH KEY

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 500mm CLEARANCE FROM VEHICLE BODY

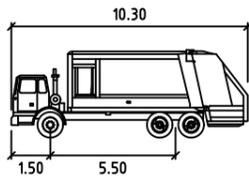
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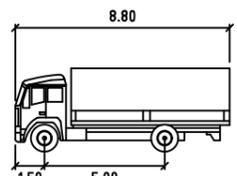
B99
 meters
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 Track : 1.84
 Lock to Lock Time : 6.0
 Steering Angle : 40.0



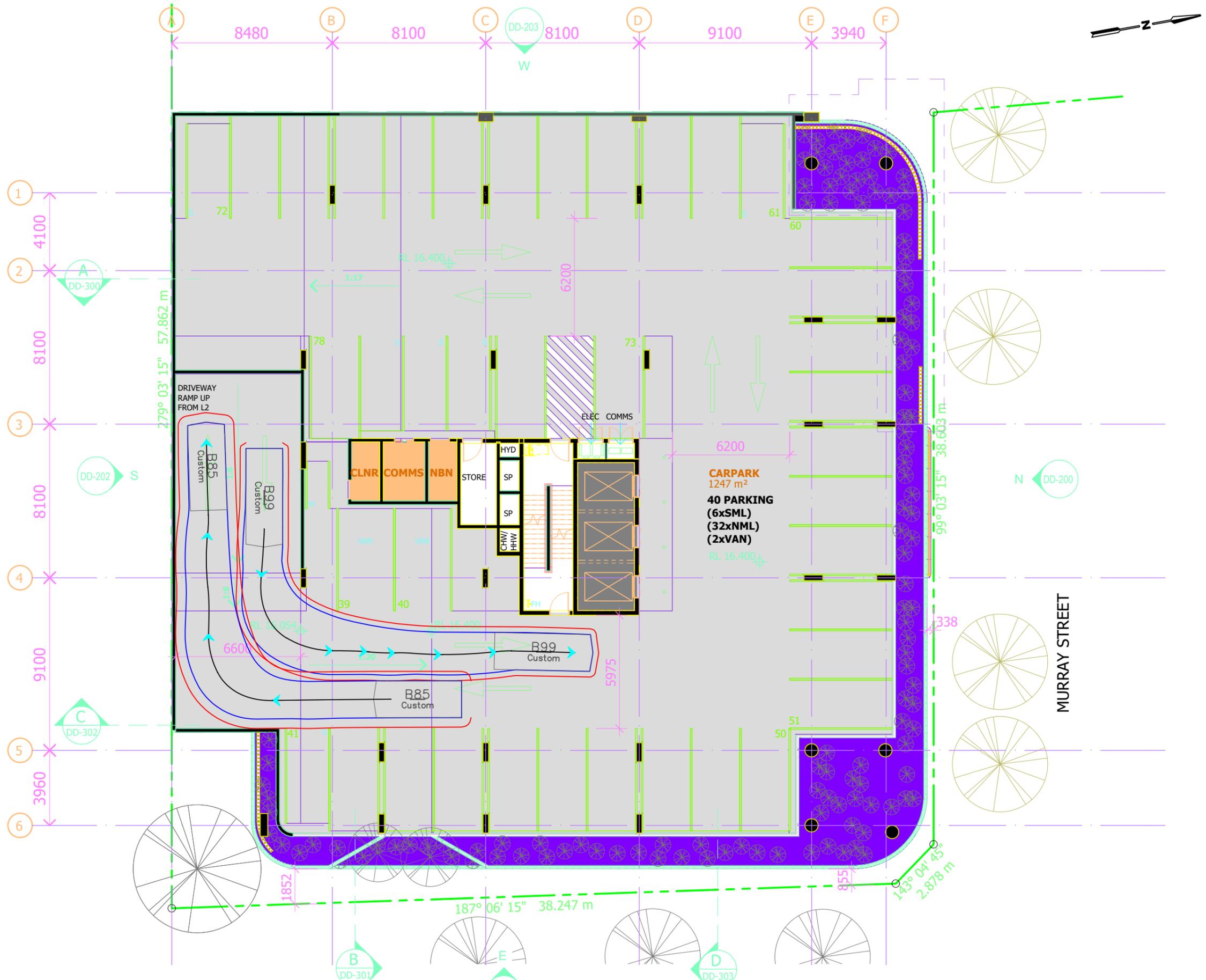
B85
 meters
 Width : 1.94
 Track : 1.84
 Lock to Lock Time : 6.0
 Steering Angle : 40.0



RCV BCC
 meters
 Width : 2.50
 Track : 2.50
 Lock to Lock Time : 6.0
 Steering Angle : 40.0



MRV
 meters
 Width : 2.50
 Track : 2.50
 Lock to Lock Time : 6.0
 Steering Angle : 34.0



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PRELIMINARY PLAN
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WARNING
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DESIGNED
 R. BAKON
 APPROVED BY
 T. WILLIAMS

DESIGN CHECK
 G. MIHIC
 DATE ISSUED
 21 NOVEMBER 2023

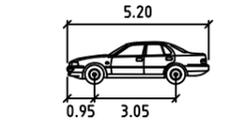
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12 Thompson Street, Bowen Hills
 Access Review, 3rd Level
 B85 & B99 Swept Paths

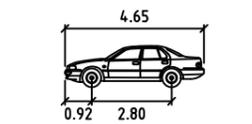
SWEPT PATH KEY

- VEHICLE CENTRE LINE
- - - VEHICLE TYRE PATH
- VEHICLE BODY PATH
- - - 500mm CLEARANCE FROM VEHICLE BODY

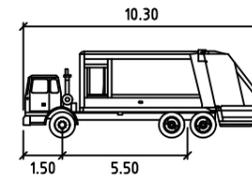
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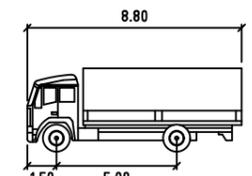
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 Steering Angle : 40.0



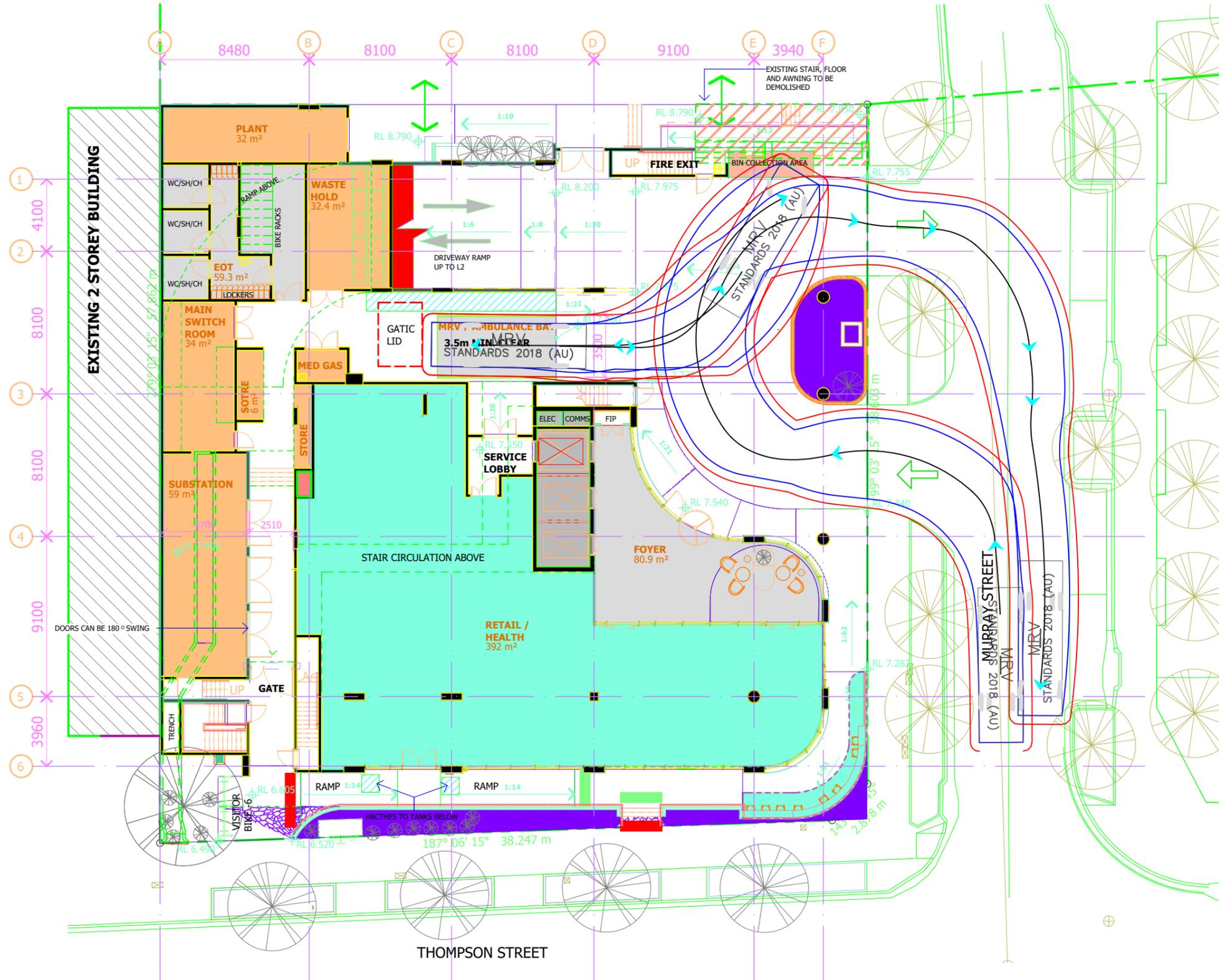
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 Lock to Lock Time : 6.0
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RCV BCC
 meters
 Width : 2.50
 Track : 2.50
 Lock to Lock Time : 6.0
 Steering Angle : 40.0



MRV
 meters
 Width : 2.50
 Track : 2.50
 Lock to Lock Time : 6.0
 Steering Angle : 34.0



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 APPROVED BY
 T. WILLIAMS

DESIGN CHECK
 G. MIHIC
 DATE ISSUED
 21 NOVEMBER 2023

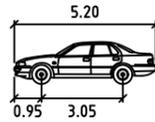
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12 Thompson Street, Bowen Hills
 Access Review, Ground Level
 MRV Swept Paths

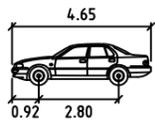
SWEPT PATH KEY

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 500mm CLEARANCE FROM VEHICLE BODY

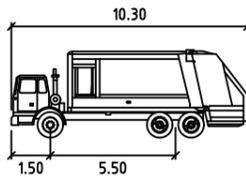
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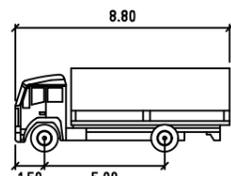
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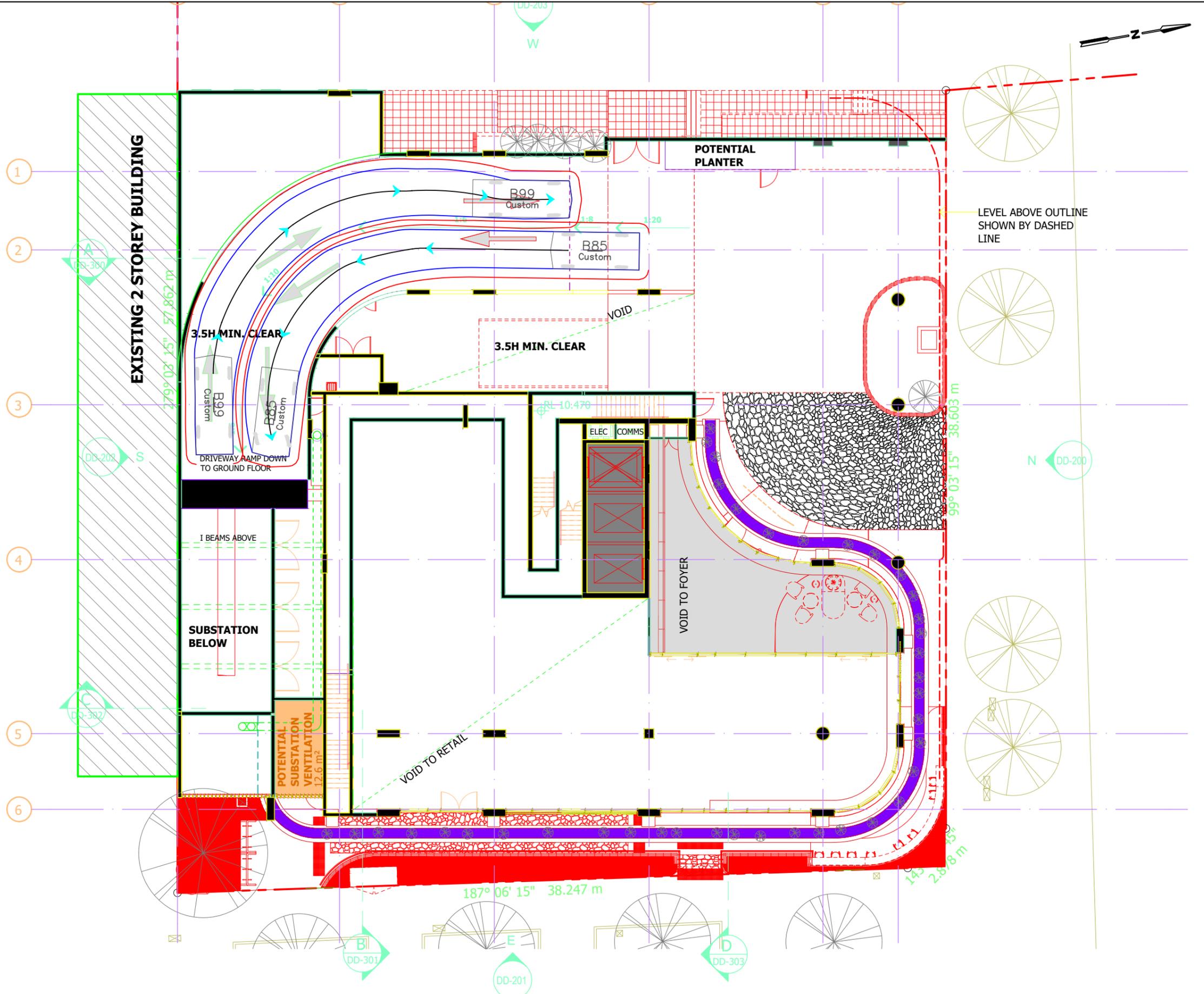
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 Steering Angle : 40.0



RCV BCC
 meters
 Width : 2.50
 Track : 2.50
 Lock to Lock Time : 6.0
 Steering Angle : 40.0



MRV
 meters
 Width : 2.50
 Track : 2.50
 Lock to Lock Time : 6.0
 Steering Angle : 34.0



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DESIGNED
 R. BAKON
 APPROVED BY
 T. WILLIAMS

DESIGN CHECK
 G. MIHIC
 DATE ISSUED
 21 NOVEMBER 2023

SCALE
 A3 0 1 2 3 4 1:200
 CAD FILE NO.
 304900331_SK01-P1 - 231611.DWG

12 Thompson Street, Bowen Hills
 Access Review, 1st Level
 B85 & B99 Swept Paths
 DRAWING NO. 304900331-05 SHEET 5 OF 5 ISSUE P1