

19-25 Campbell Street, Bowen Hills

Architectural Design Report

16 August 2024

Rev. F

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01 Introduction

The project is located on Campbell Street, Hazelmound and Edgar Street block, where the existing site currently contains a collection of one and two storey businesses, some with off street parking. The site is within the Bowen Hills Priority Development Area and zoned mixed use. To the west of the site, across Hazelmound Street is Madison Heights Apartments at 30 storeys and Panorama tower at 30 storeys. To the north nearby is the Bowen Hills railway station. To the east is largely residential and to the south is Fortitude Valley and Brisbane City beyond.

The proposal provides a new 34 storey residential tower with basement and podium parking, podium communal areas and retail and activated uses on ground level. The proposal has been designed as a built-to-rent tower. Build to rent refers to a residential development in which all apartments are owned by the developer and are leased out to tenants. For the design, this means provision of enhanced residential facilities and amenities tailored to the rental market and a unit mix suited to the rental demographic.

The design anticipates increased pedestrian activation along Hazelmound Street and addresses the footpath treatment, ground floor activation and podium treatment with careful consideration of future use. Proposed increases to the width of existing footpath verges and an anticipated road widening on Campbell street has also informed the ground plane design and treatment.

The Queensland sub-tropical climate is reflected in the landscape design with planted edges and shady undercroft pedestrian paths. A tropical green language is used to assist with podium screening and provides a multi-faceted layering of detail. The tower extends this concept with planted edges and balconies between a private landscaped communal podium and a landscaped rooftop pool area.

The proposal responds to a range of factors to provide livability within the rental market in the Bowen Hills precinct. The built form delivers a range of apartment types, private common spaces and street activation with retail tenancies and common uses spaces.



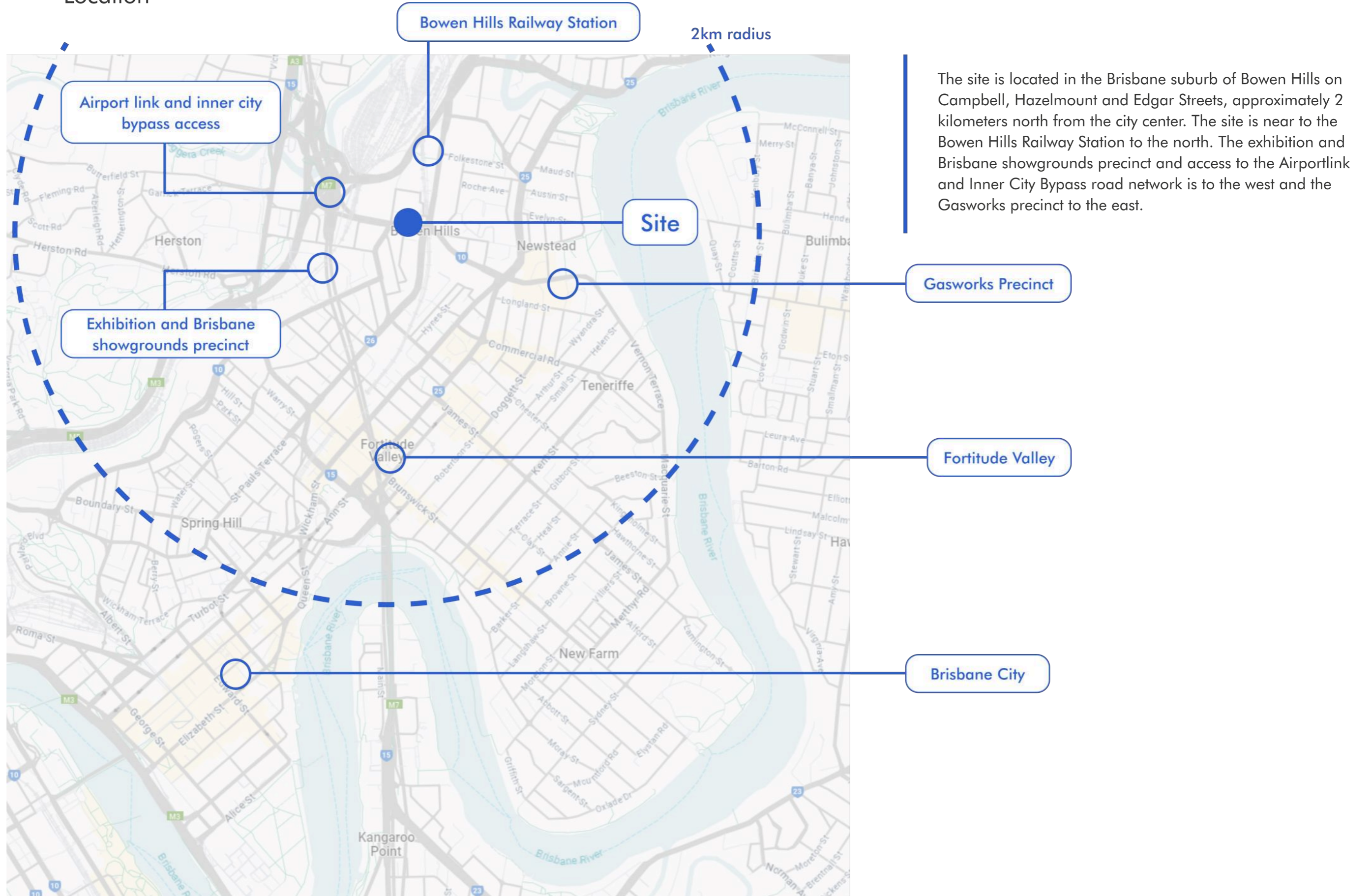


01

Context

01 Context

Location



The site is located in the Brisbane suburb of Bowen Hills on Campbell, Hazelmount and Edgar Streets, approximately 2 kilometers north from the city center. The site is near to the Bowen Hills Railway Station to the north. The exhibition and Brisbane showgrounds precinct and access to the Airportlink and Inner City Bypass road network is to the west and the Gasworks precinct to the east.



01 Context

Precinct



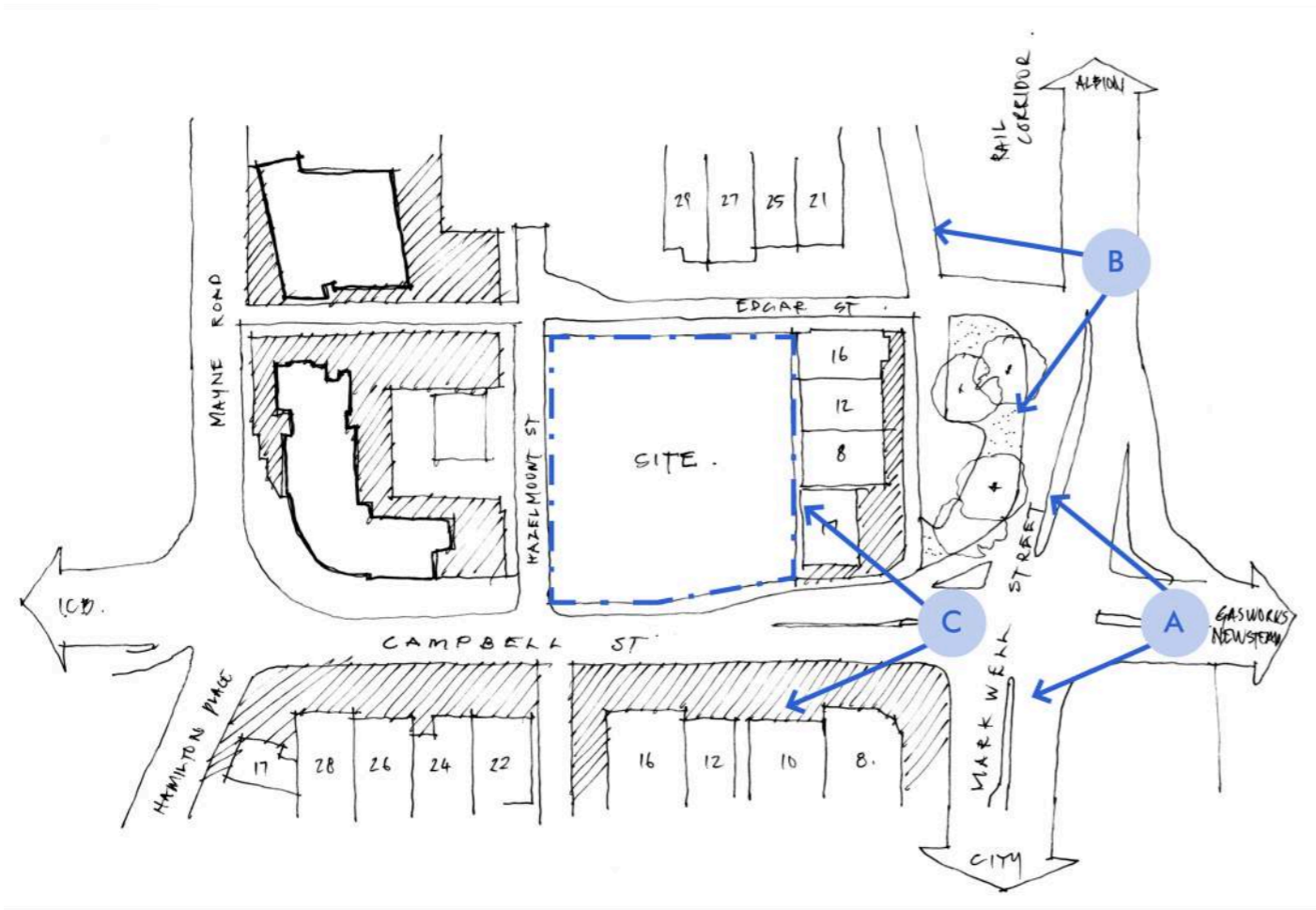
SOUTHERN VIEW



NORTHERN VIEW

01 Context

Street Views



The site is visible from Markwell Street in both directions when crossing Campbell Street. Also, the Montpelier Road intersection at the Markwell Street and Campbell Street junction provides views across the Jamison Street businesses toward the site.



A View from Montpelier Road toward site



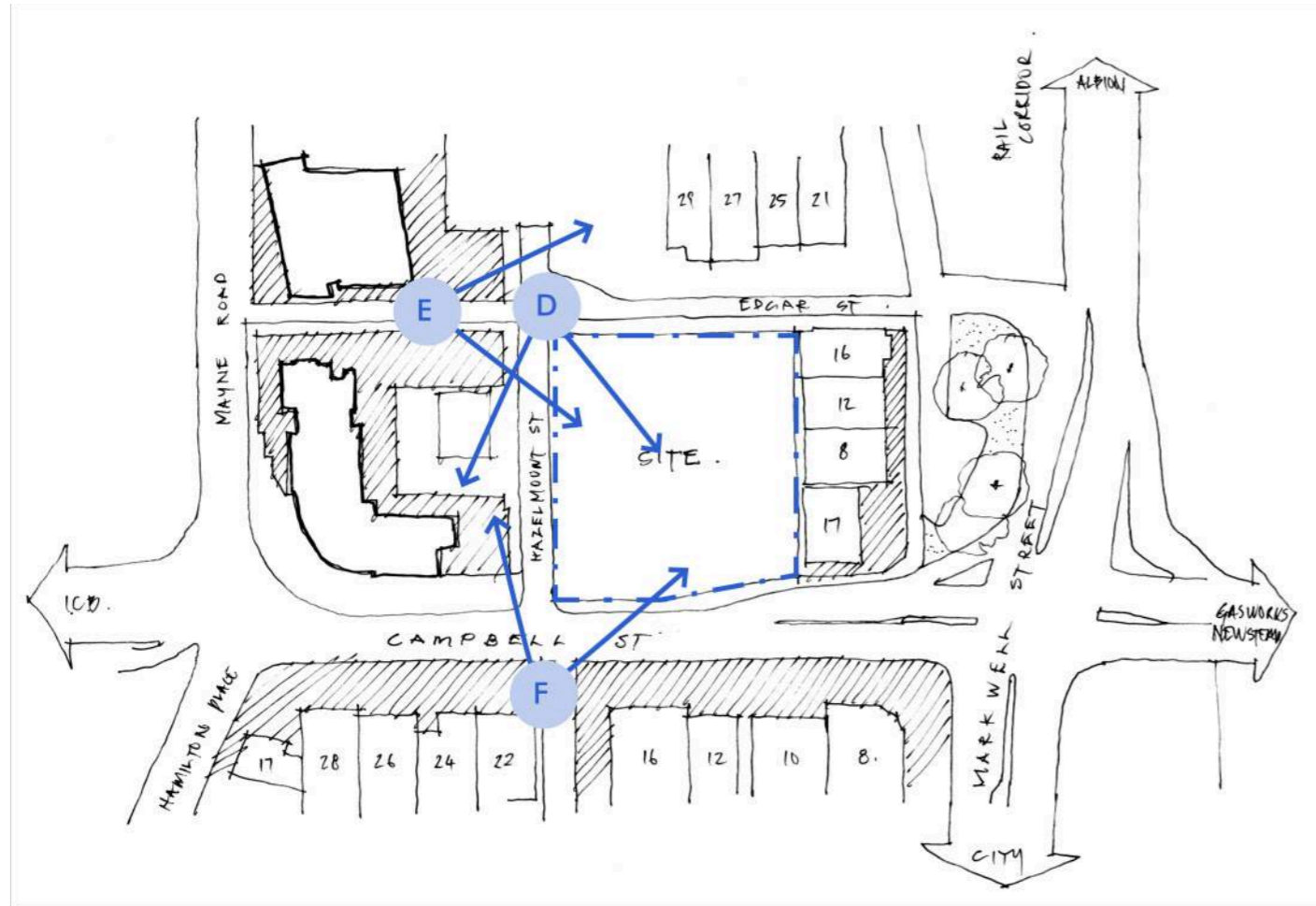
B View from Markwell Street toward site



C Campbell Street

01 Context

Street Views



The views from Hazelmount and Edgar street show the existing one and two storey businesses across the site with some off-street parking. Across Hazelmount to the west is the driveway ramping to the neighboring Madison Heights apartments. At the Campbell Street end of Hazelmount is the green bladed screening of podium parking to the Madison Heights Apartments.



D Hazelmount Street looking south



E Edgar Street looking east

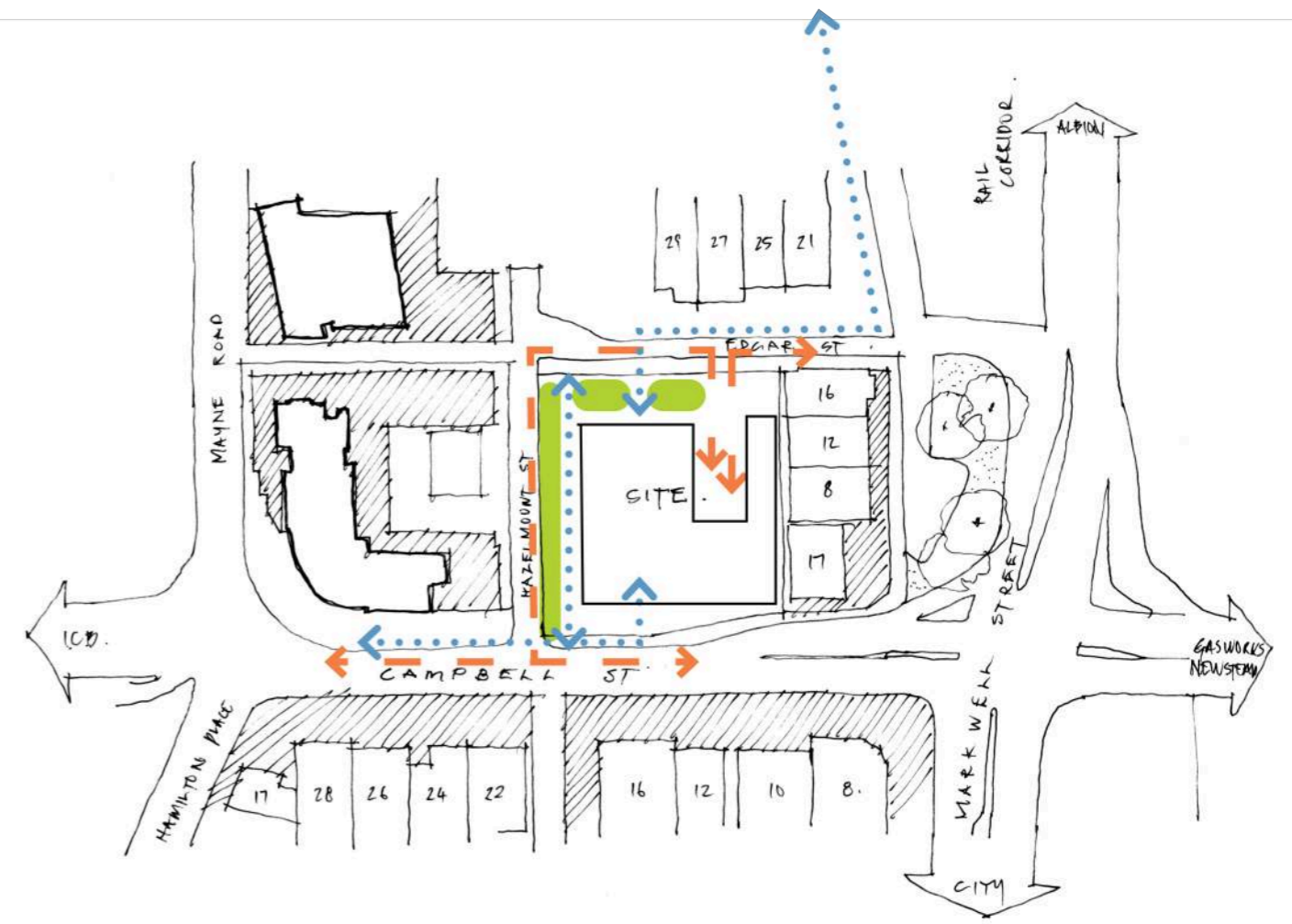
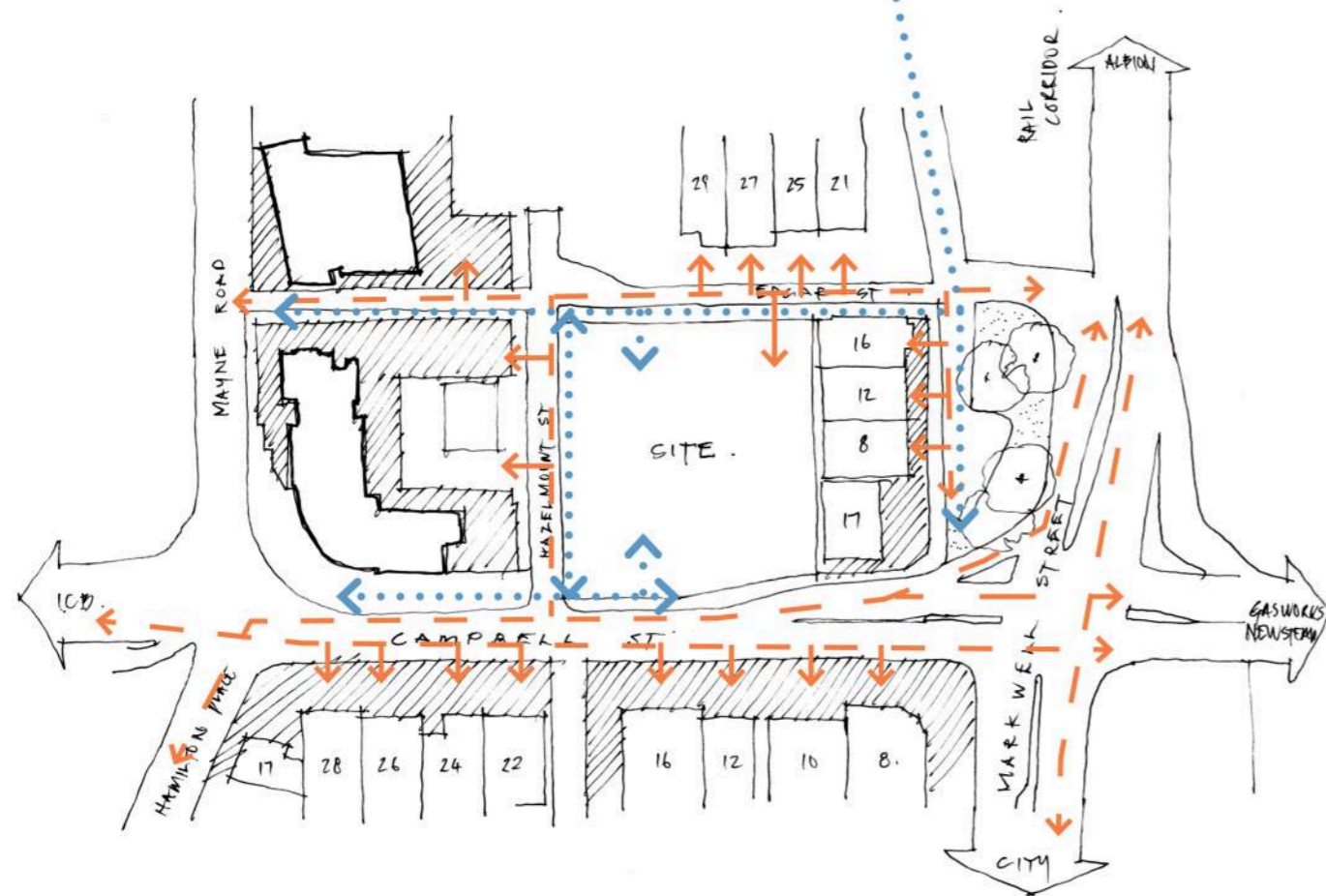


F Campbell St and Hazelmount St Corner

01 Context

Site Analysis

 Bowen Hills Train Station






Traffic + Pedestrian Analysis

Traffic + Pedestrian Site Response

A pedestrian analysis shows strength in the pedestrian connection that exists from the south of the site travelling north to the Bowen Hills train station (and vice versa). This places significant importance on the pedestrian treatment, permeability, safety and experience along the Hazelmount Street verge on our side of the road.

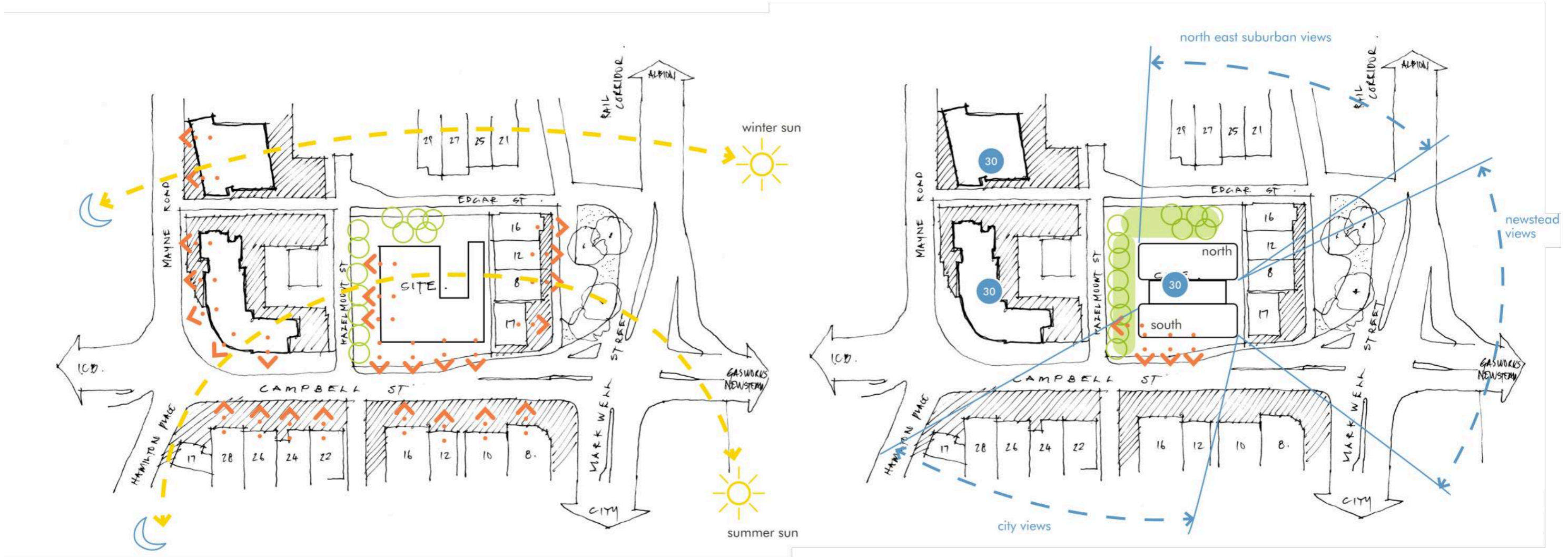
Vehicle servicing and drop-off will be difficult along the busy Campbell Street frontage and the secondary streets of Hazelmount and Edgar serve as more suitable locations for servicing the building. Vehicle access is proposed off Edgar Street.

Legend

-  pedestrian route
-  traffic + load
-  open space

01 Context

Site Analysis



Land Use + Activation Analysis

The existing land use and activation shows a series of one and two storey small businesses flanked by the large residential towers of Madison Heights, Code Apartments and the Richmond Apartments to the south.

The sites' primary address, Campbell Street, is on the southern side of the site. The summer sun reaches the east, north and west facades with some western shading expected from the existing

Views + Open Space Site Response

Madison Heights towers.

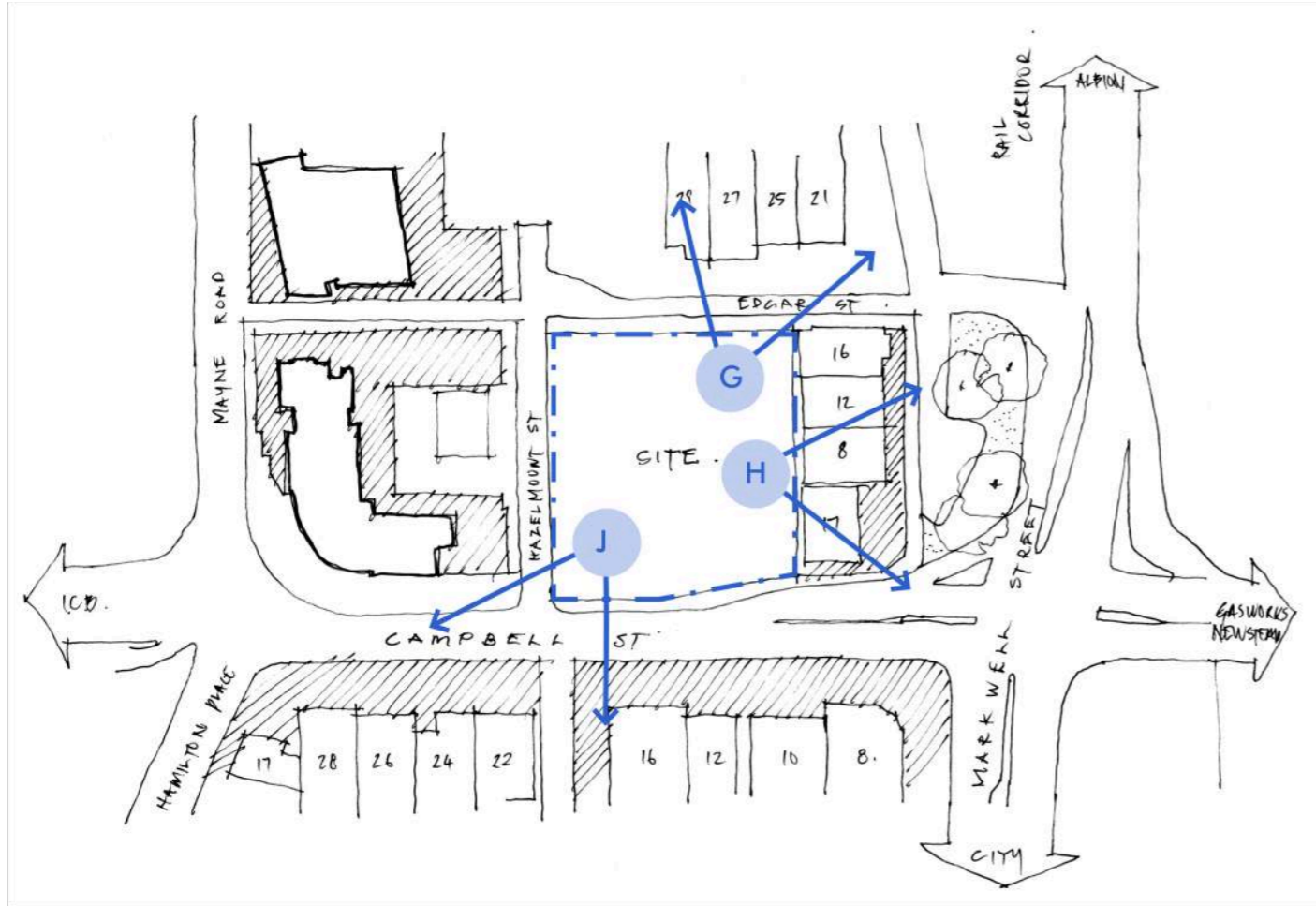
Views to the north-east are uninterrupted across Albion and beyond and views to the west are uninterrupted across Newstead toward the Brisbane River. The south offers elevated city views across the Richmond and Code apartments and over the Sullivan Nicolaides Pathology Lab.

Legend

- 30 no. storeys
-> active frontages
- > view corridor
- > sun path
- landscape open space

01 Context

Surrounding Views



Views to the north-east are uninterrupted across Albion and beyond and views to the east are uninterrupted across Newstead toward the Brisbane River. The south offers elevated city views across the Richmond and Code apartments and over the Sullivan Nicolaides Pathology Lab.



G North east suburban views



H Newstead views



J City views

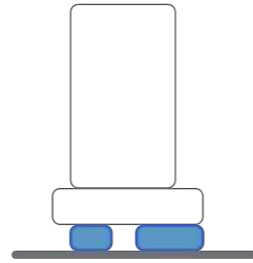


02

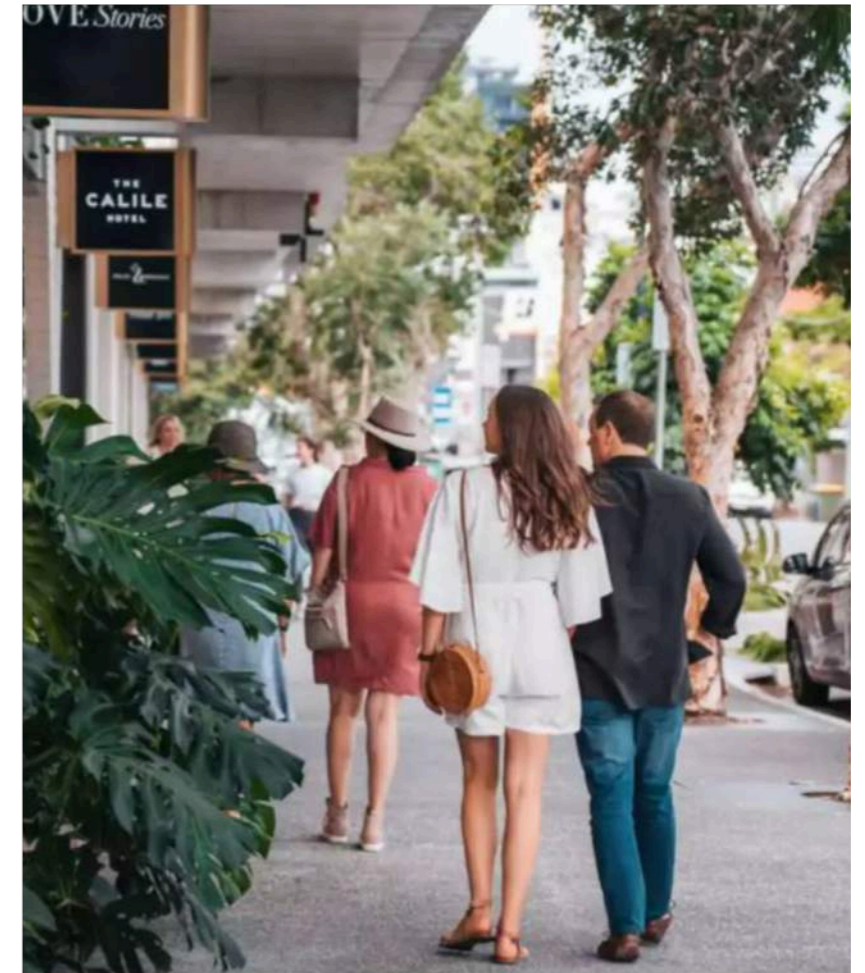
Architecture

02 Architecture

Ground Floor Amenity

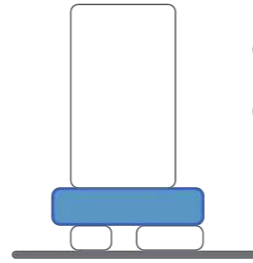


activated streetscape lined with retail and common spaces, and a cross-site lobby link work to create a permeable ground plane...a celebration of the Queensland sub-tropical climate through planted edges, shady undercroft pedestrian paths and an open-air strategy

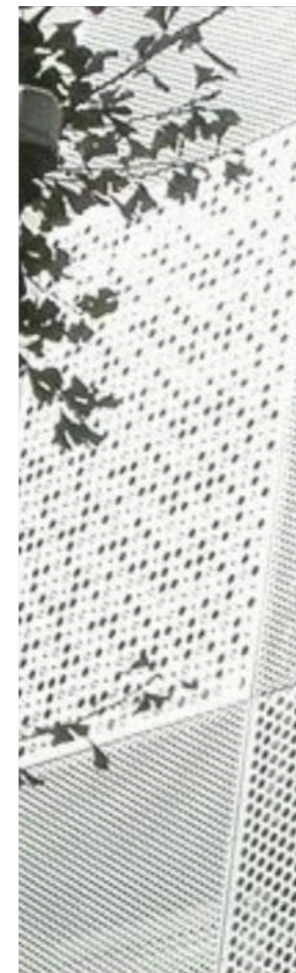


02 Architecture

Podium Facade

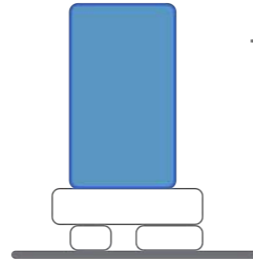


a tropical green language...perforated undercroft enclosures, perforated metal detailing, screening and the dappled shade of planting and landscape creates a multifaceted layering of detail and light and shadow...

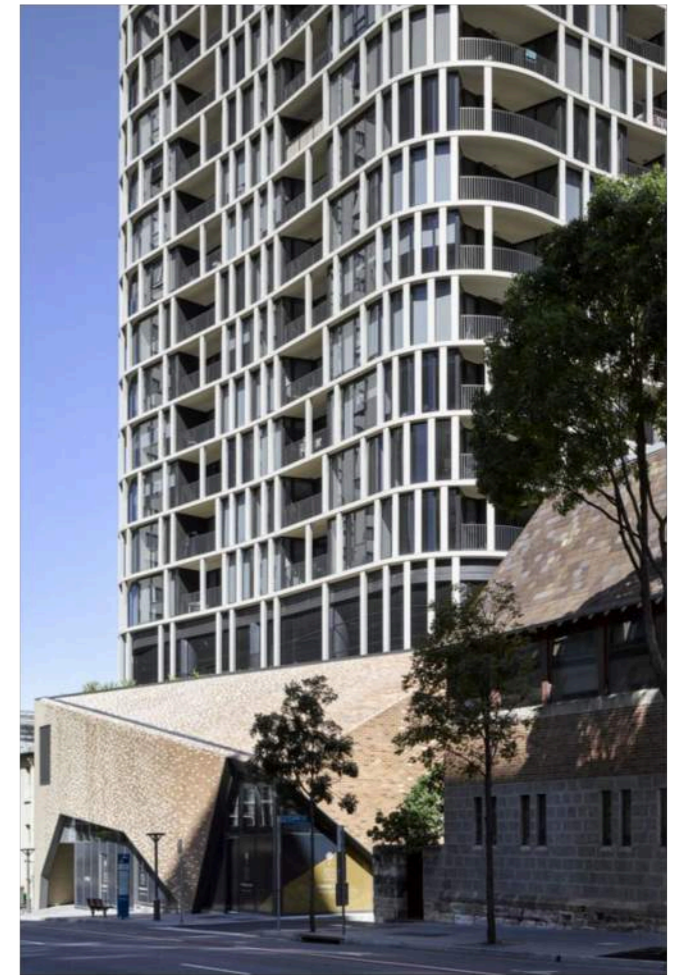
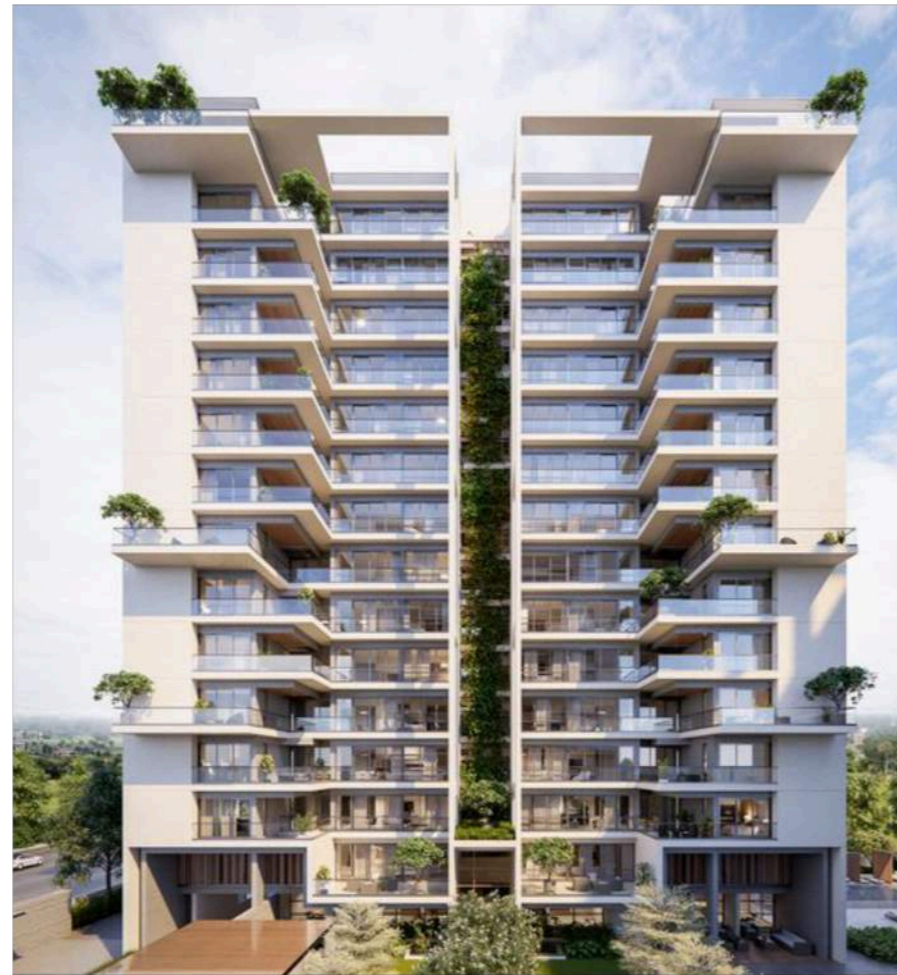


02 Architecture

Tower Architecture

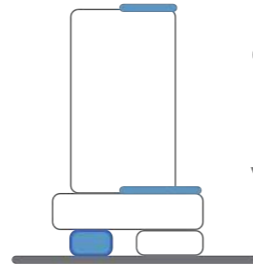


tower facade articulation through horizontal slab projections, alterations in balustrade heights, the reveal of balconies and planted edges

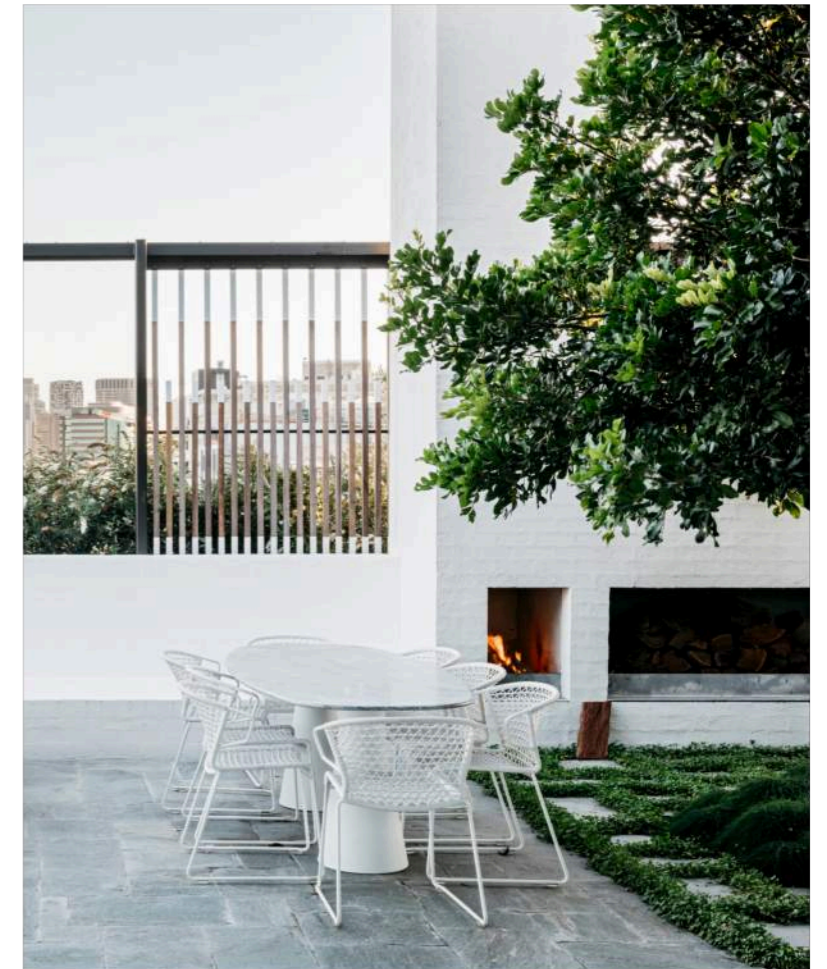


02 Architecture

Ground + Rooftop Common Areas

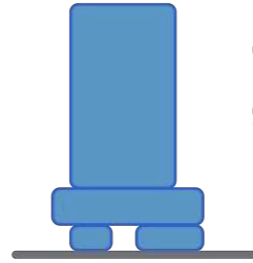


quality indoor + outdoor common areas that provide amenity to residents...a place to catch up with friends, to quietly relax, to work or to swim...creating a wholistic living environment for residents

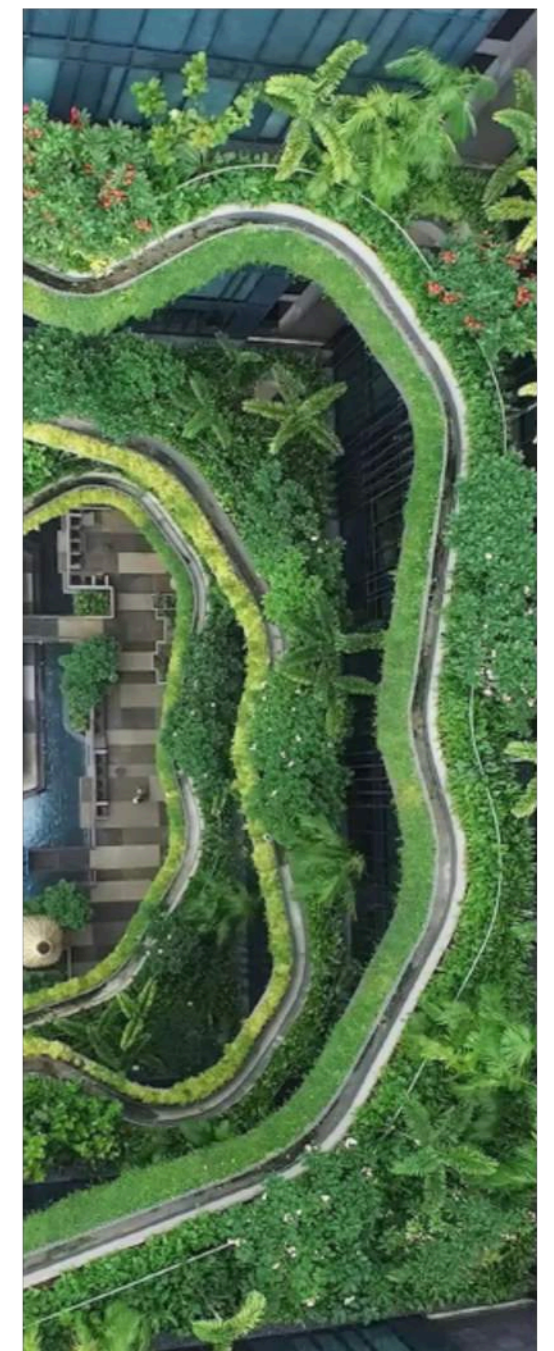


02 Architecture

Design Concept



analysis of the topography has informed the design and landscape treatment generating flowing forms and green edges



02 Architecture

Podium Development

The desire to integrate natural elements into our interior spaces and provide meaningful connection to outdoor spaces is one of the most desirable aspects of Queensland residential architecture. Good residential design provides a meaningful connection to outdoor spaces allowing residents to be connected to nature. These connections have been shown to alleviate stress, providing a health and well being benefit to residents. Proof that physical connection to nature is beneficial to residents' mental health is becoming clearer and the incorporation of biophilic design into residential environments is becoming a basic requirement in the design process.

Indoor outdoor connections add value to the daily life of residents and contribute to the mental health of building occupants. With that in mind, the proposed development at Campbell street Bowen hills seeks to provide a series of connected spaces where the natural environment is incorporated into the everyday movement and tasks of the building occupants.

The site is located on the top of a ridge line, occupying a location that is bounded by three streets to the north, west and south. The site is visually prominent from all sides. Pedestrian traffic currently moves around the edges however the site sits in a direct line which connects the Bowen Hills Rail and the route to the Brisbane Exhibition showgrounds development area.

The proposal seeks to connect and emphasize this route providing a landscaped internal laneway link through the site. Located along the laneway edges are retail spaces, active resident spaces and management functions. The site edges open to the three street frontages with retail spaces and building entrances. Wider footpath setbacks have been incorporated to deliver additional landscaping on

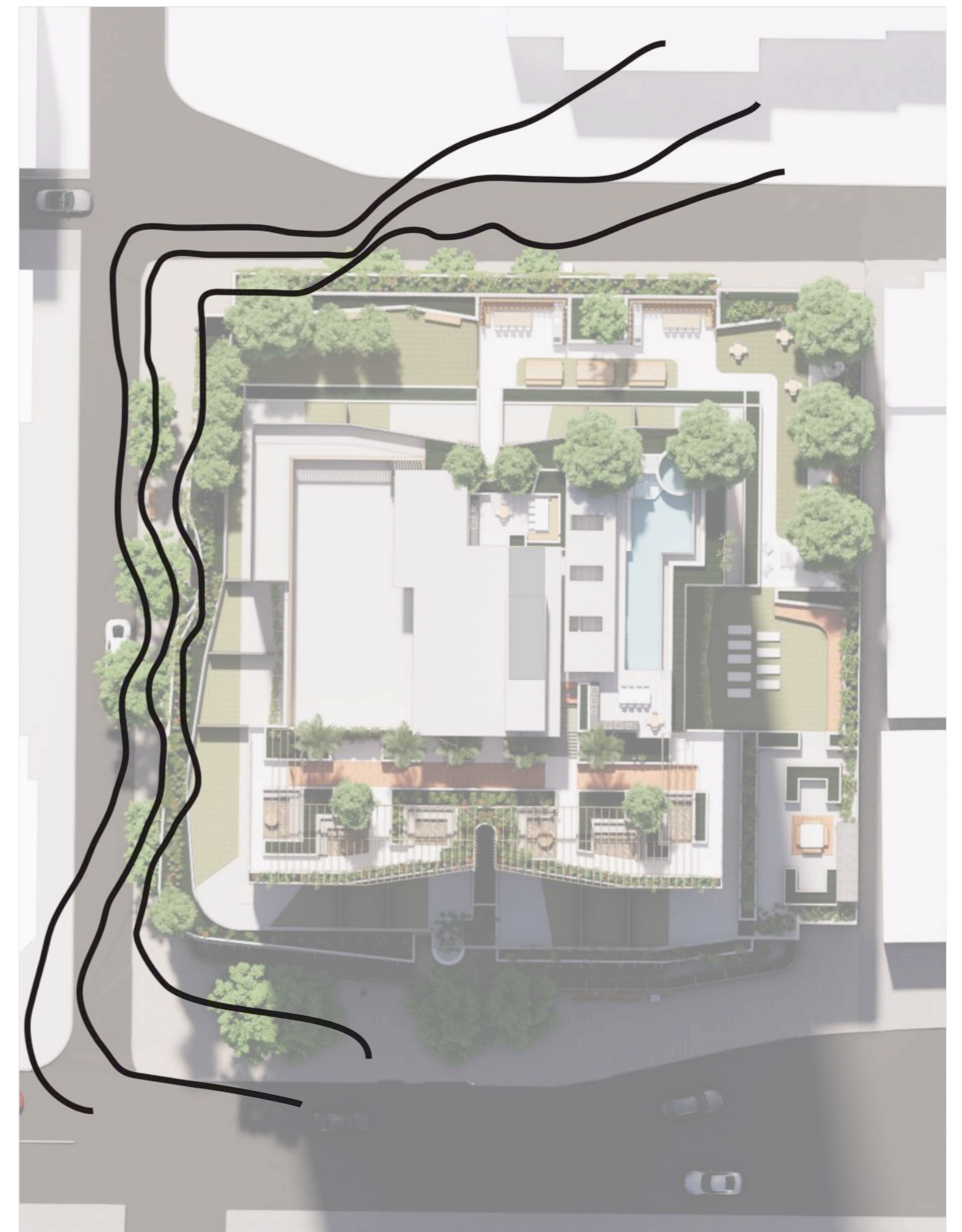
ground to the perimeter than is typically provided.

Vehicles are housed in a below ground carpark and above ground podium parking. The edge of the podium parking is sleeved with residential communal functions on the Campbell street frontage and partially along the Hazelmount frontage. The podium edges are designed to act as additional layers of site contours which meander around the street edge moving in and out to create vertical space for street tree canopies to fill as they grow. The other frontages are filled with planted landscape verges which terrace back and allow plants to spill over the edges, further softening the built form. The planters provide the building occupants with a connection to the natural environment on these levels and provide a breathing façade to ventilate the parking levels.

Further above, the tower is designed in a H shape configuration which is pulled apart on the South and North to allow the lift lobby spaces access to light, cross ventilation and planted zones. The intention is to provide these natural connections at each "stop" point for residents, the Lobby, The Carpark and the Lift landings. This creates a more continuous connection to the natural environment.

Similarly, the buildings residential shared zones are spread between Ground, Podium and Roof, with each space providing a variety of smaller functional spaces which sit in the landscape.

Connecting occupants with the natural environment is a proven way to enhance the health and wellbeing of residents and a critical component of a build to rent scheme such as this.



02 Architecture

Podium Development







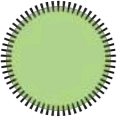



Key to development of the ground plane design is the pedestrian movement and positioning of active uses. The proposal incorporates a through block lobby between Campbell and Edgar Street with access to the Hazelmount edge. This provides maximum flexibility for occupant movement and access for all three frontages.

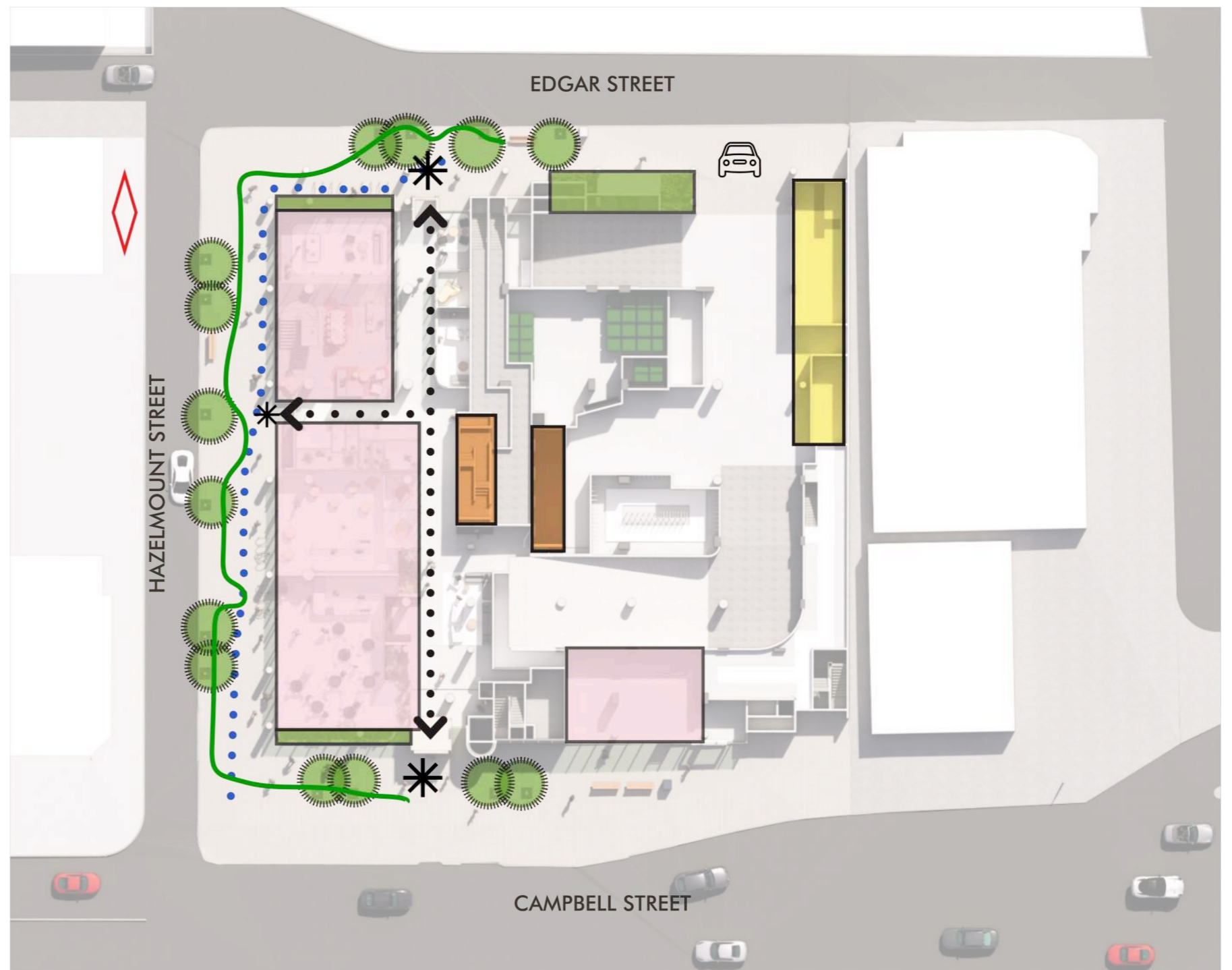
Retail and active uses are proposed on Campbell Street and Hazelmount Street to complement the active use along the broader Campbell street extent.

The public pedestrian route, along the activated Campbell Street, deviates under the podium to the north.

Vehicle entry and exit and services has proposed access off Edgar Street leaving Campbell Street free for uninterrupted traffic flow.

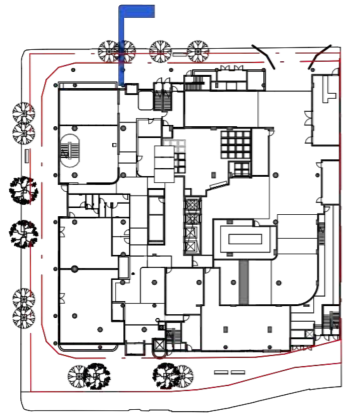
Key :

- | | | | |
|---|--------------------------|---|------------------|
|  | Active uses |  | Through lobby |
|  | Pedestrian path |  | Pedestrian Entry |
|  | Landscape buffer |  | Core |
|  | Street Tree |  | Vehicle entry |
|  | Adjacent vehicle loading |  | Services |

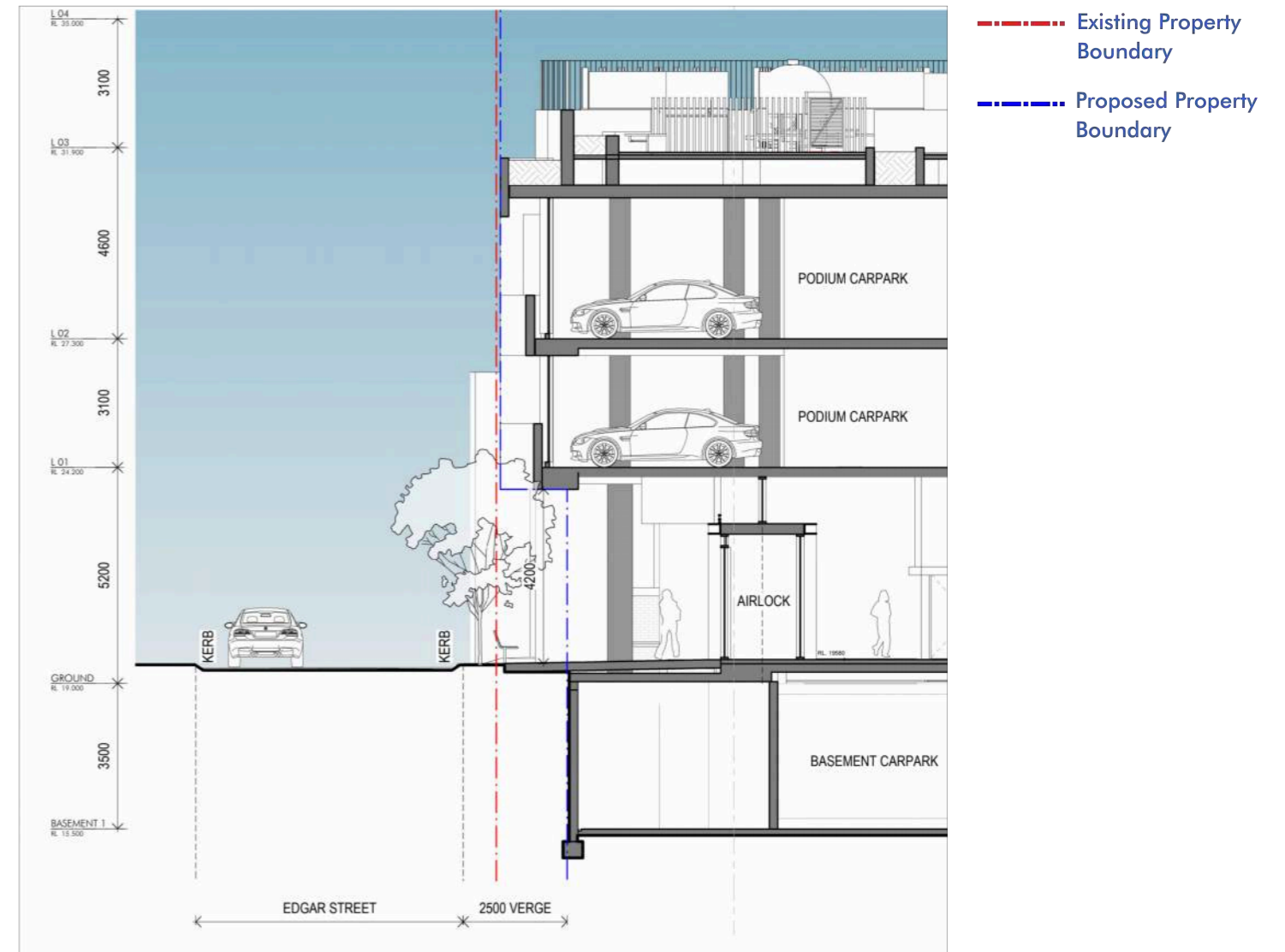


02 Architecture

Edgar Street Edge Sections

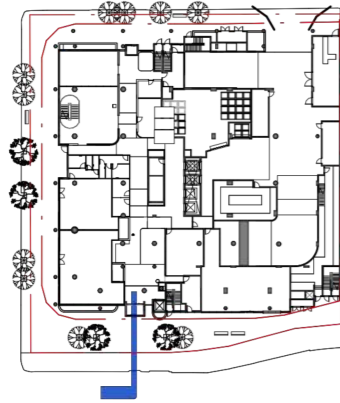


A proposed increase to the Edgar Street verge to 2.5m provides an increased pedestrian movement zone at ground level. The proposal seeks to maintain an unencumbered area at ground level to achieve this. Above level 1, the proposal encroaches on the new verge zone and remains within the existing property boundary.

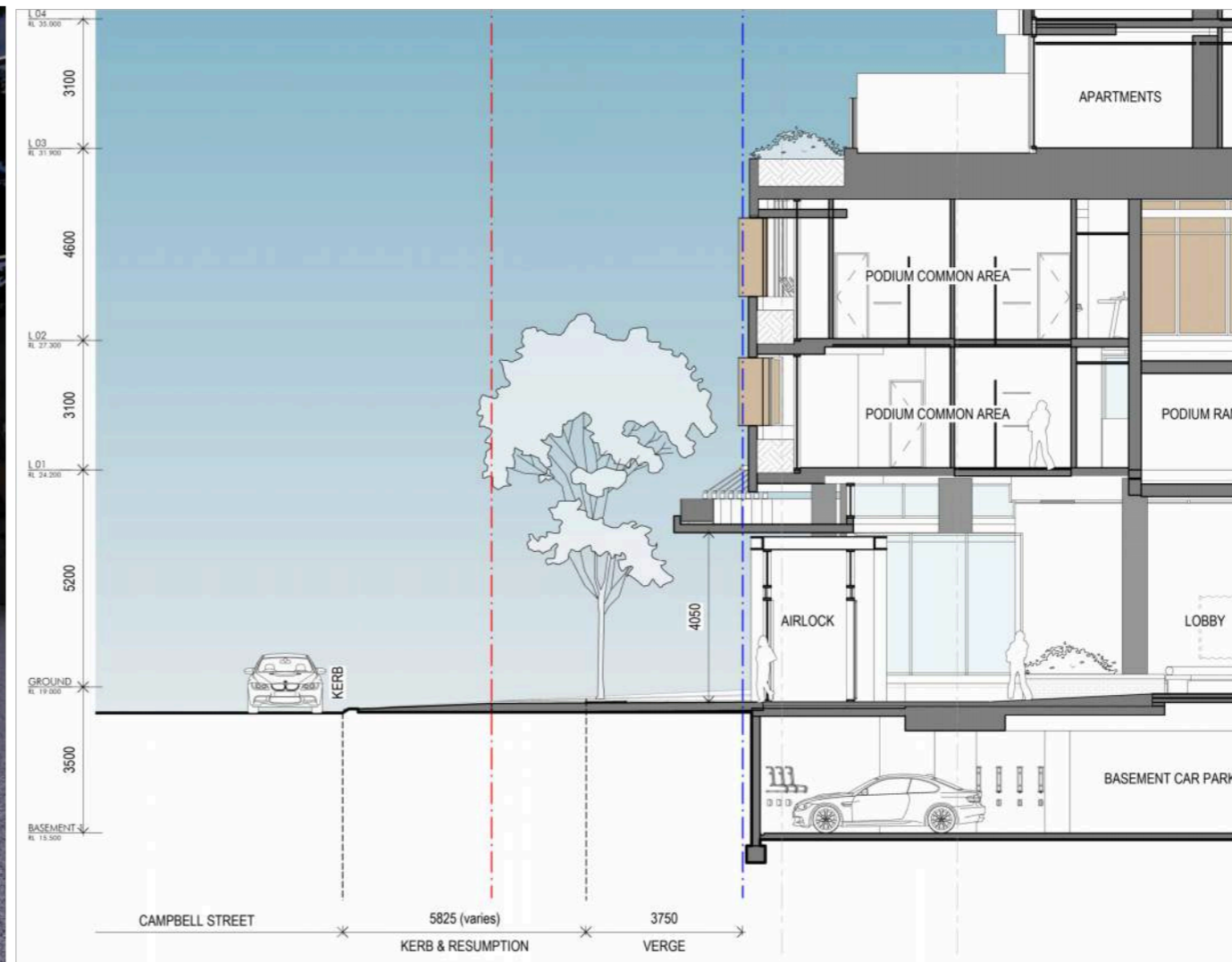


02 Architecture

Campbell Street Edge Sections



A proposed future road widening on Campbell Street and subsequent verge widening to 3.75m has resulted in significant resumption from the existing property boundary. The proposal seeks to maintain a road widening and unencumbered verge at ground level to achieve this.

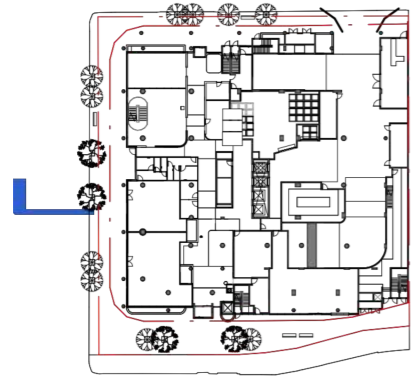


- Existing Property Boundary
- Proposed Property Boundary

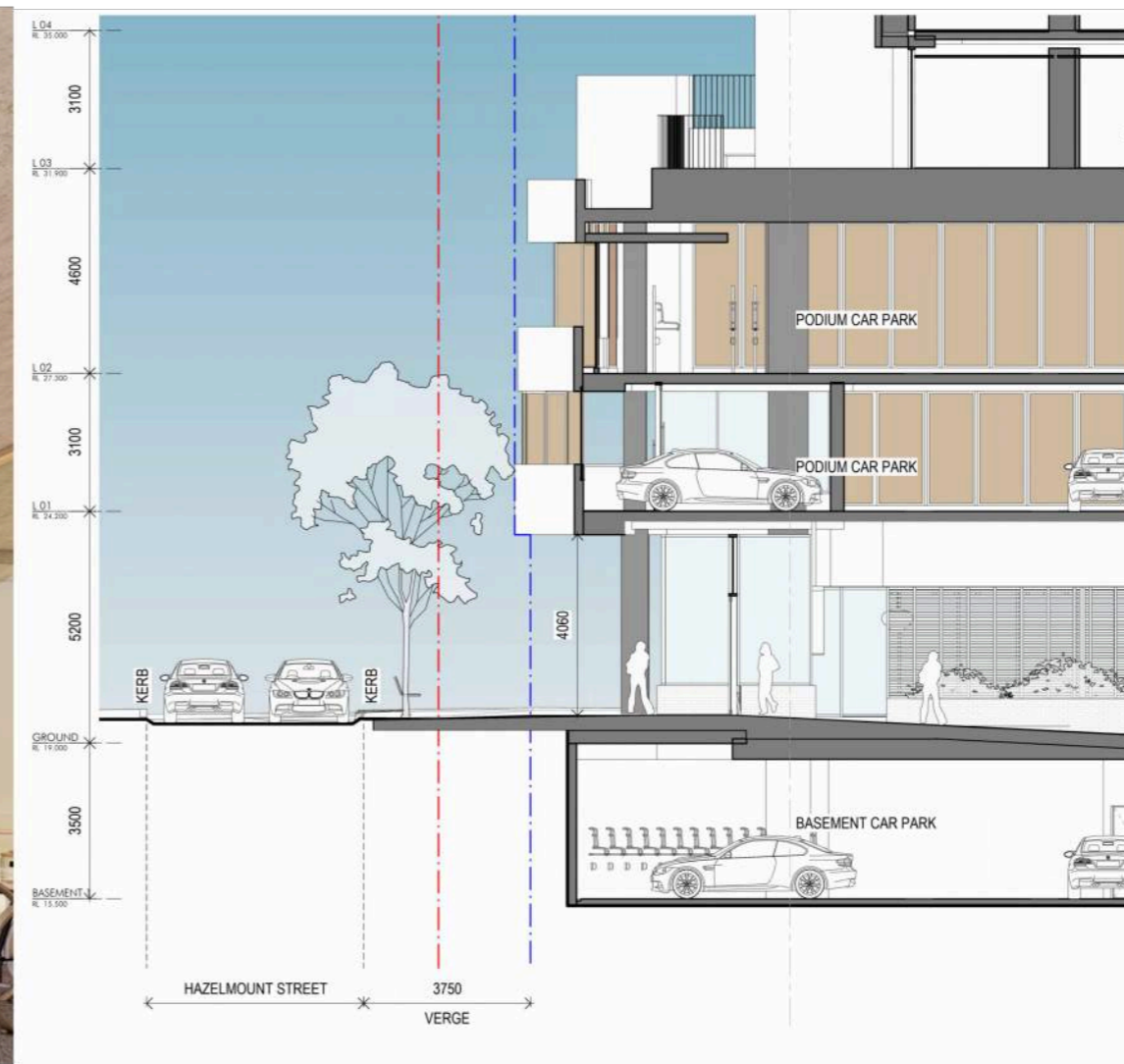


02 Architecture

Hazelmount Street Edge Sections



A proposed increase to the Hazelmount Street verge to 3.75m provides an increased pedestrian movement zone at ground level. The proposal seeks to maintain an unencumbered area at ground level to achieve this. Ground level and below remains unencumbered by the increased verge. At level 1 to level 2, the amount of encroachment varies along the length of Hazelmount Street as identified in the plan drawings.



- Existing Property Boundary
- Proposed Property Boundary

02 Architecture

Building Elements and Appearance

The proposal provides a distinct lower, middle and upper building form and is well articulated with varied materials, balconies and screening.

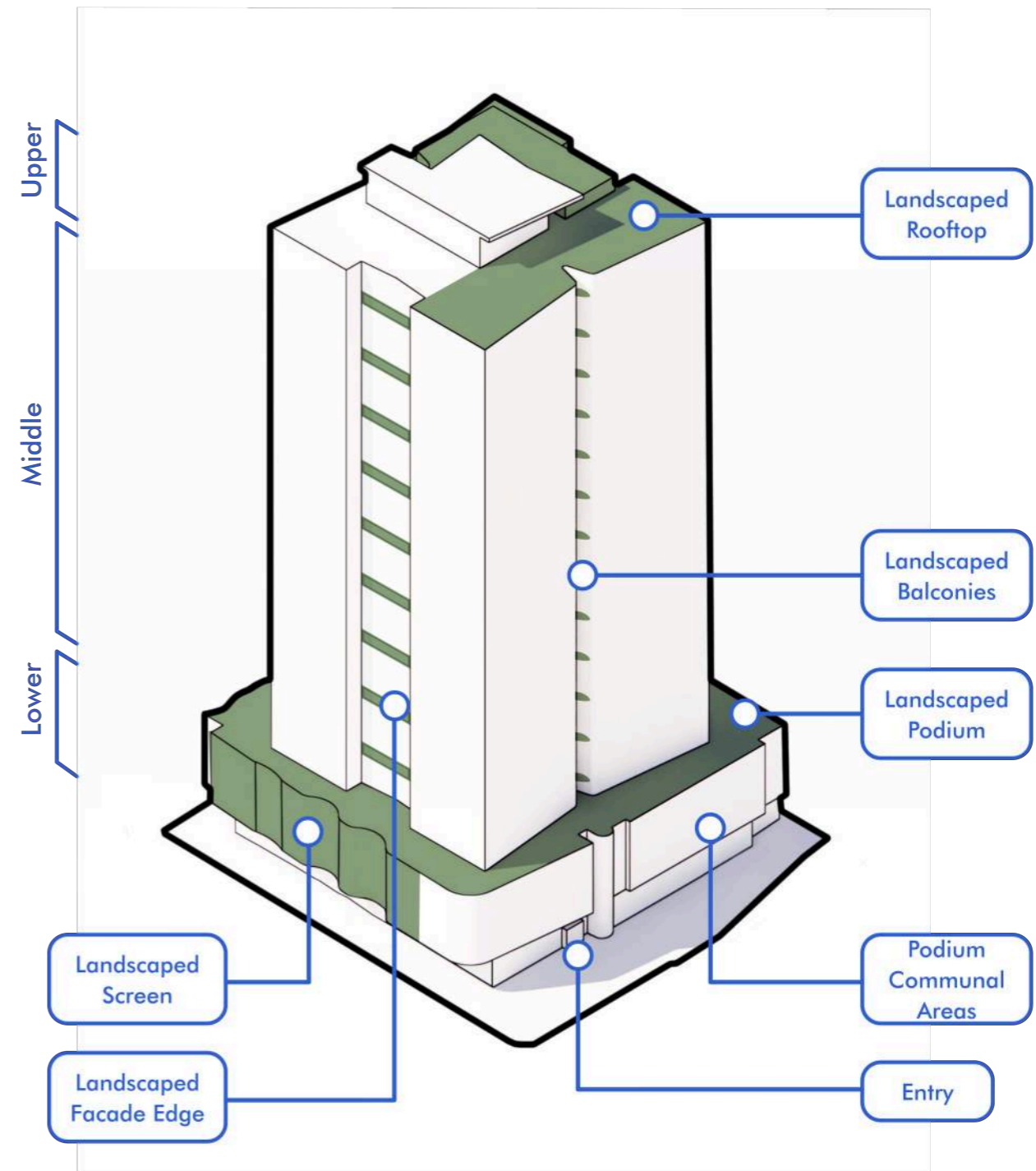
The built form of the podium and ground floor plane provides an articulated landscaped screen to the north and west and communal areas to the south on Campbell street to activate and provide street appeal. Retail and active uses flank the Campbell Street and Hazelmount Street frontages and the ground plane. This extends on the south up the full podium with common areas as well as on the west up to level 2. The form and look signify a strong podium and the landscaped tropical green language creates a multifaceted layering of detail and light and shadow. The podium edges account for deep planting from street level.

The building entry points have been well defined for pedestrians through form articulation. Street awnings provide appropriate weather protection and scale. Visual and noise privacy has been considered with loading and servicing occurring under the building.

The landscaped communal podium deck provides a recreational retreat for residents and is positioned to take advantage of the climate and view aspects. Different landscape treatments offer a variety of spaces for residents to enjoy.

The built form of the tower represents and responds to its surrounding context by providing a unique and modern residential tower form with landscape elements and planted edges. Horizontal slab projections articulate the façade and adjustable screening provides a secondary layer of detail and climatic response. The building orientation responds with apartments setback from the neighboring residential tower on the west and with communal balconies to the north and the south. The communal balconies of the typical floor allows cross ventilation opportunities and supports a naturally ventilated and comfortable environment. Screening on the towers west responds climatically to the location and orientation.

The private communal rooftop space is positioned with the swimming pool and surrounds to take maximum advantage of the climate whilst maintaining views and outlook back to the city and across to the suburbs. Rooftop plant is to the west and is screened.



02 Architecture

Materiality

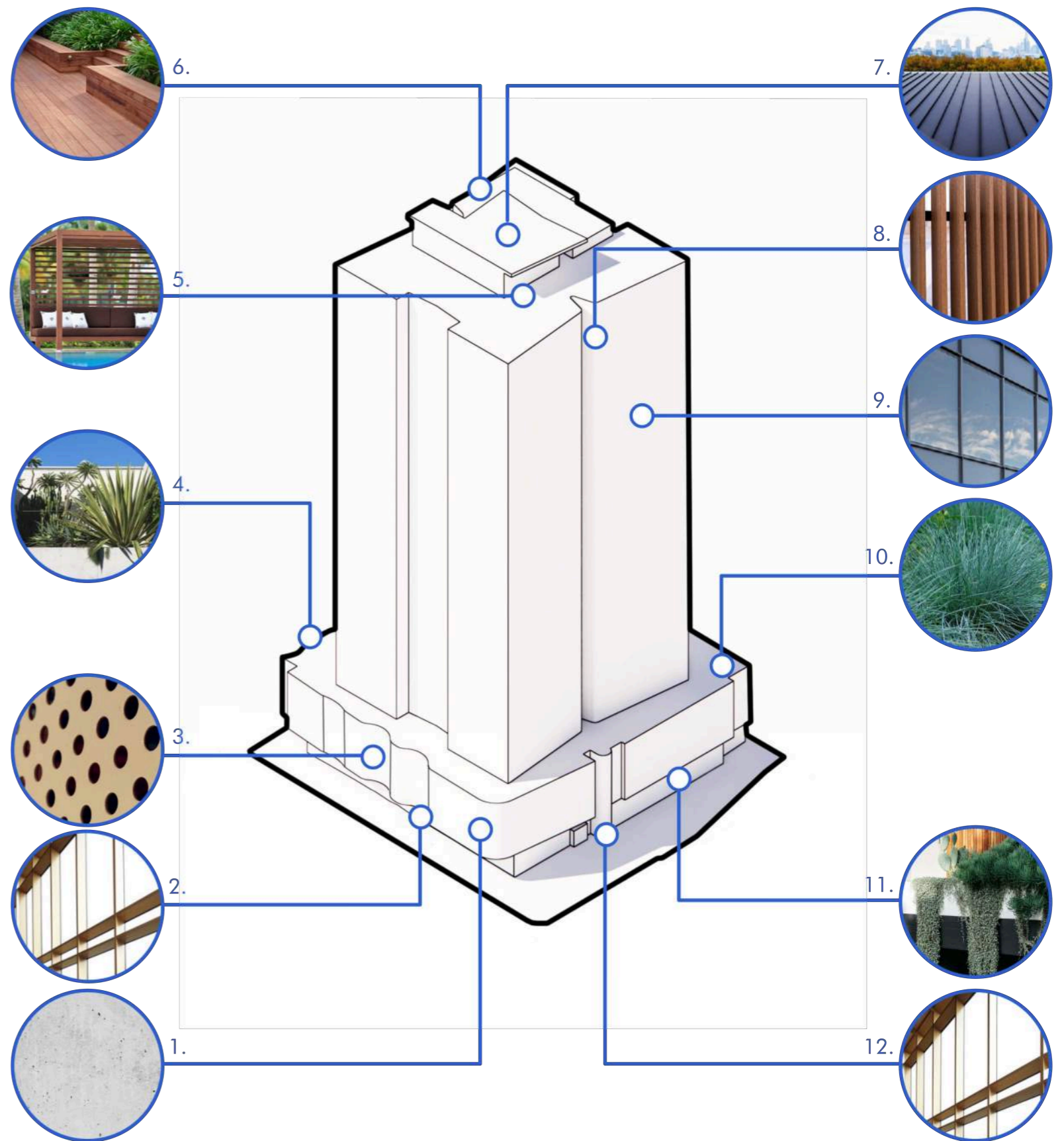
The material selection aim to create a distinct identity that responds to the context of Bowen Hills. By using a refined palette of natural tones and textures, the architectural language expresses elegance through simplicity. Materials such as concrete, metal, glass and timber are synthesized with lush greenery to create a timeless design impression.

The use of concrete, glass, and bronze metal on the ground level are intended to create a strong base while maintaining a level of transparency with aesthetic details. Concrete, landscaping, and bronze perforated sheet metal create a singular banded façade language to the podium levels along the three street frontages.

The tower materials incorporates timber and greenery to vertically connect the podium to the rooftop terrace, whereas concrete balconies and edges are used to express the horizontal which also maintain sufficient sun protection to the apartments glazing.

Key :

1. Off-form concrete look
2. Curtain wall shopfront with bronze powdercoat mullions
3. Perforated screen (podium & tower)
4. Sun loving planting to northern elevations of podium & tower
5. Native timber cabanas
6. Native timber deck
7. Metal roof sheeting
8. Native timber-look batten screen
9. Glazing with dark coloured mullions
10. Shade tolerant planting to southern elevation of podium & tower
11. Concrete pedestrian awning with shade tolerant planting
12. Feature brick to entry / perimeter walls



02 Architecture

Communal Open Space and Facilities

The ground level lobby space incorporates a private residential lounge and tea facilities as a place for residents to meet socially or for home business. A variety of zones and seating options are proposed. Also, on the ground level a dog wash facility is proposed. Mail rooms and parcel lockers complement the residential amenities at ground level and basement communal laundry allows additional flexibility for the studio apartments.

On the first level a private residents external lounge and meeting rooms are proposed on the western edge. These are connected to the ground level with a feature stair. This provides further breakout space for residents with work from home facilities. Both spaces contribute to the passive surveillance and activation of Hazelmount street from the podium.

The development provides universally accessible communal open space to the Level 3 podium and to the roof. A shared private recreational space has been created on level 1 and 2 of the podium. The landscaped terrace is provided on the south and east with a gym and common lounge area attached for good solar orientation. BBQ facilities and lawn spaces on level 3 provide safe and private breakout opportunities for the residents.

On the roof, a large swimming pool and sundeck provide a private swimming and sun lounge opportunities for residents. Cabanas and a lawn terrace offer views south to city and a place to relax and entertain.

Key :

1. Residents Lounge
2. Dog Wash
3. Parcel Locker & Mail Room
4. Private Lounge, co-working space & informal breakout spaces
5. Podium Lounge
6. Gymnasium
7. Rooftop Lounge
8. Lawn Terrace
9. Pool



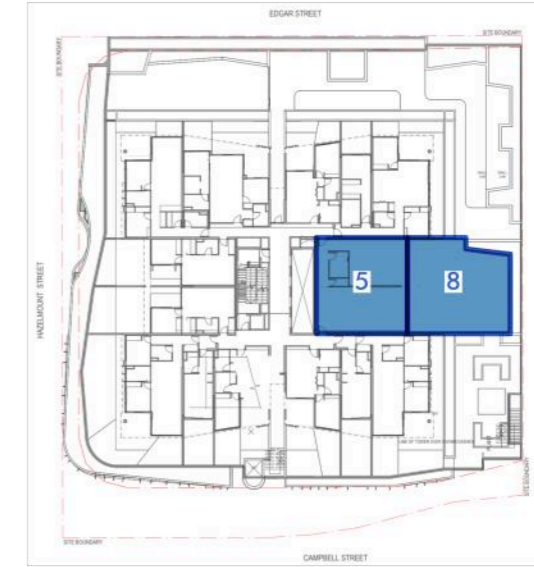
Ground



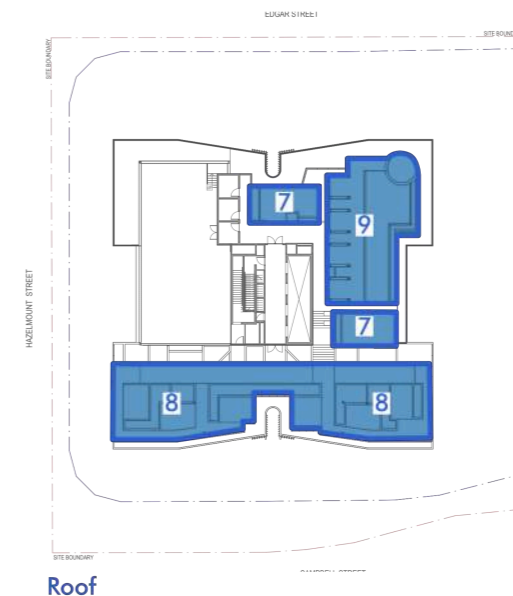
Level 1 Podium



Level 2 Podium



Level 3 Podium



Roof

02 Architecture

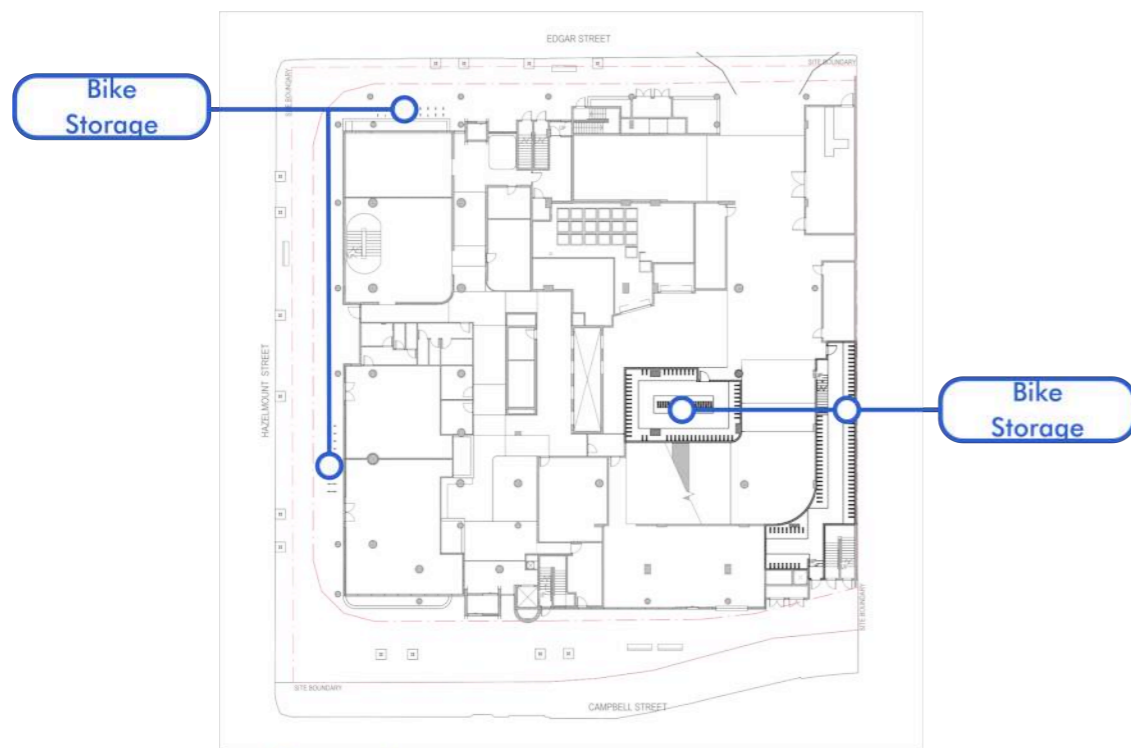
Communal Open Space and Facilities

Balconies

The ability to open a dwelling to the outdoors is an important social and environmental aspect to living in a subtropical climate and forms an integral part of Queensland life. The exterior verandah or balcony serves as a place to look out to views and to capture breezes, but perhaps most essentially as a place to relax and entertain. For small apartments, where there is greater demand on living space, it is often necessary to look for alternative design solutions or provide private external recreation space to facilitate group gatherings. Such spaces have been created on the level four podium and on the roof of the building. All balconies have been designed to maintain the privacy of habitable rooms.

Bicycle Parking



Bicycle parking has been provided throughout the basement, ground and podium levels in dedicated areas. Access to the ground level rooms is directly off Edgar street with a direct pedestrian link through to the ground level lobby. Kerbside visitor bicycle parking is provided on the footpath of Hazelmount street in close proximity to the retail spaces.



Ground



Typical Level
Key :

-  Shared Balcony
-  Private Balcony



02 Architecture

Subtropical Design Response

Location and Orientation

The tower has a dominant north south axis orientation reducing the amount of façade area facing east and west, minimizing the heat gain due to solar exposure. The central east and west apartments are set back from the corner apartments providing extended solar projection.

Massing and Internal Layout

The tower form provides appropriate sunlight penetration and balcony spaces off the typical lift lobby space provide natural light to penetrate the core of the tower and provides opportunities for natural ventilation through the building.

Street Activation

The movement patterns of pedestrians along Hazelmount street have informed the positioning of active spaces to provide increased activity and passive surveillance of the street throughout the day and evenings.

Views

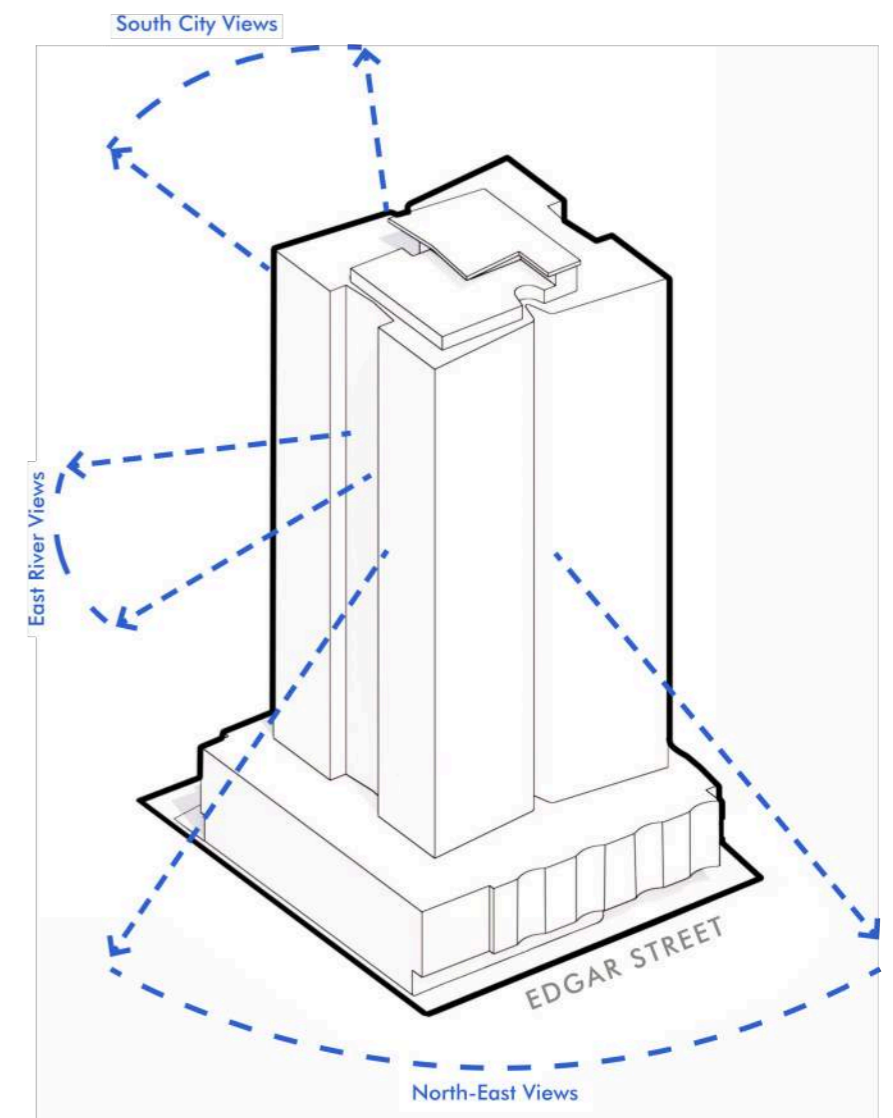
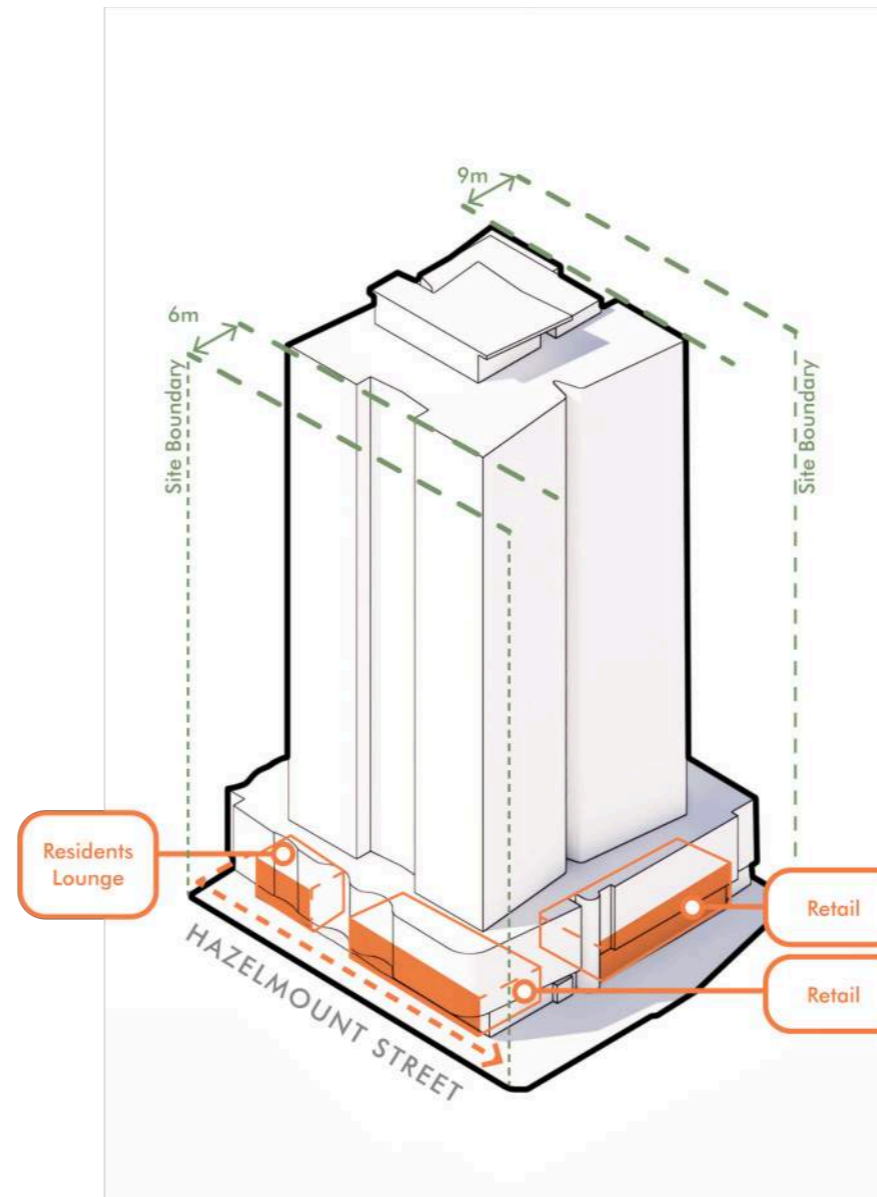
Views to the north east are uninterrupted across Albion and beyond and views to the west are uninterrupted across Newstead toward the Brisbane River. The south offers elevated city views across Richmond and Code apartments and over the Sullivan Nicolaides Pathology Lab.

Building Setbacks

The podium and tower have been designed with the required setbacks from boundaries and neighboring buildings.

Doors and Openings

There are multiple opportunities for residents to access common outdoor space. The landscaped podium deck and rooftop pool terrace provide the largest outdoor space areas, however balconies from the typical lift lobby provide alternate access to outdoor spaces, views, light and breeze.



02 Architecture

Subtropical Design Response

Natural Ventilation Systems

The tower provides opportunities for mixed mode ventilation systems through the provision of openable facades and ceiling fans.

Shade Structures

The podium façade provides a landscaped tropical green façade to facilitate light and shade, filtered and dappled light.

Building Materials

Building materials have been proposed to provide long-term durability and low maintenance throughout the life of the building. The use of painted and applied surfaces throughout the design is limited and wherever possible natural and environmentally sustainable materials will be used.

Active Transport

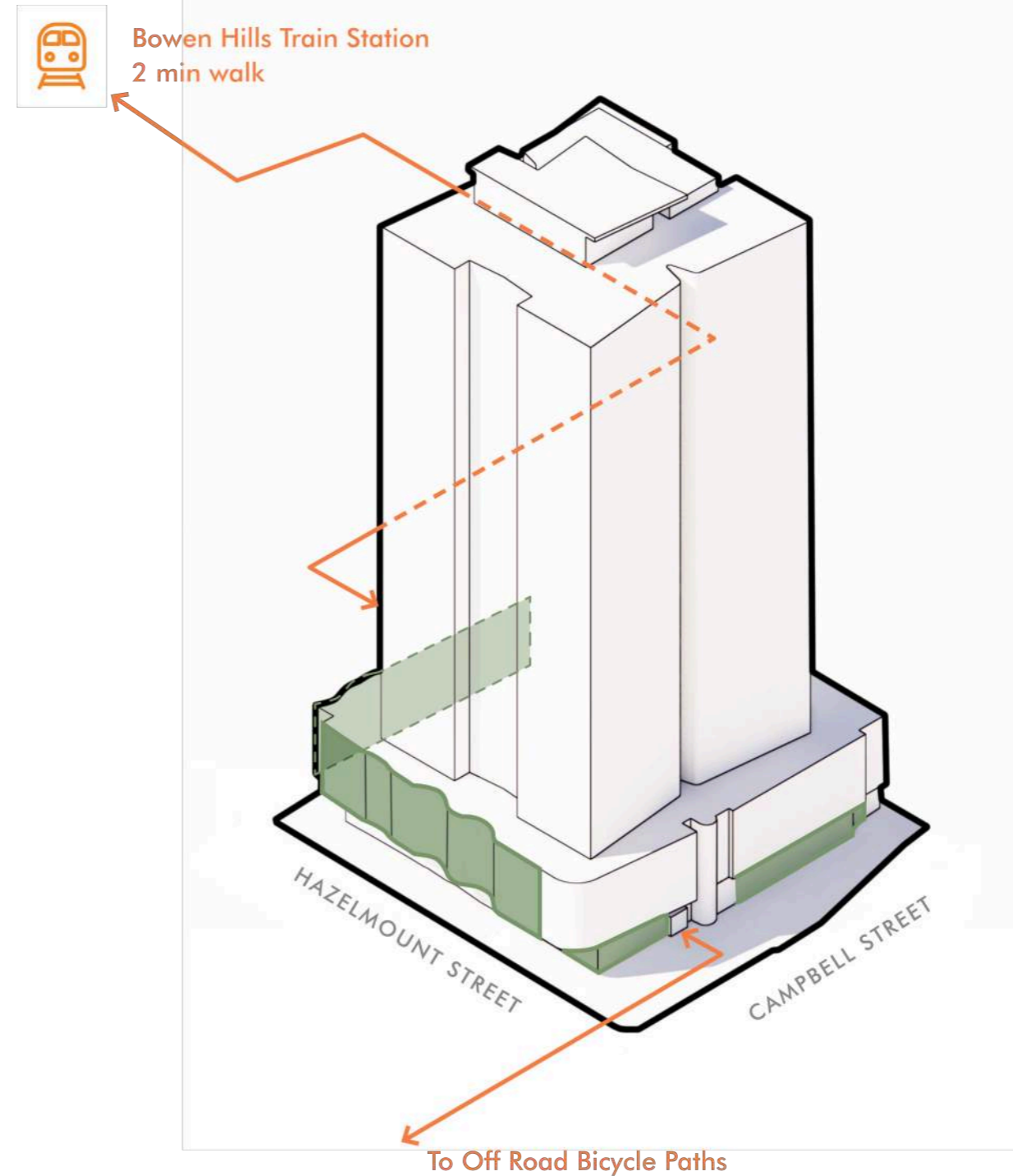
The site is in close proximity to the Bowen Hills Train station and within a short distance from major off road bicycle paths. On site secure bicycle storage is included for residents and visitor bicycle parking available to support an active and healthy lifestyle

Environmental Initiatives

The proposal provisions a sharecar vehicle arrangement with access to dedicated on site cars as part of a shared use arrangement. This reduces the number of vehicles on the road network and makes the most efficient use of limited travel for inner city living. It also encourages active transport as a combined transport option.

Environmentally Sustainable Design

A wide range of holistic sustainability measures have been carefully integrated into the preliminary design of the development. These initiatives ensure a healthy, energy and water efficient building with a minimised ecological footprint. Further specific information can be found in the ESD report provided.





03

Perspective Views

03 Perspective Views



Hazelmount Street podium facade

03 Perspective Views



Hazelmount Street podium facade



03 Perspective Views



Hazelmount Street edge

03 Perspective Views



Hazelmount Street edge



03 Perspective Views



Hazelmount Street retail corner

03 Perspective Views



Hazelmout Street from Campbell Street

03 Perspective Views



Campbell Street entry



03 Perspective Views



Campbell Street and Hazelmount Street corner

03 Perspective Views



Campbell Street podium facade

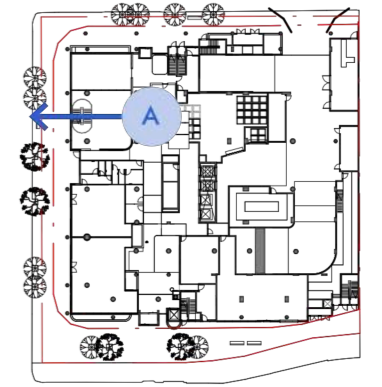
03 Perspective Views



Screening detail



03 Perspective Views



Internal view of residents lounge toward Hazelmount Street



04

Summary

04 Summary

Area Plan



| Area Schedule (GFA) | | | Area Schedule (GFA) | | |
|---------------------|------|-----------|---------------------|------|-------------|
| Level | Name | Area | Level | Name | Area |
| BASEMENT 1 | GFA | 42.69 m² | L 16 | GFA | 968.78 m² |
| GROUND | GFA | 298.58 m² | L 17 | GFA | 968.78 m² |
| GROUND | GFA | 210.08 m² | L 18 | GFA | 968.78 m² |
| GROUND | GFA | 22.31 m² | L 19 | GFA | 968.78 m² |
| GROUND | GFA | 45.58 m² | L 20 | GFA | 968.78 m² |
| GROUND | GFA | 161.84 m² | L 21 | GFA | 968.78 m² |
| L 01 | GFA | 453.68 m² | L 22 | GFA | 968.78 m² |
| L 01 | GFA | 30.71 m² | L 23 | GFA | 968.78 m² |
| L 02 | GFA | 331.38 m² | L 24 | GFA | 968.78 m² |
| L 03 | GFA | 999.73 m² | L 25 | GFA | 968.78 m² |
| L 04 | GFA | 968.78 m² | L 26 | GFA | 968.78 m² |
| L 05 | GFA | 968.78 m² | L 27 | GFA | 968.78 m² |
| L 06 | GFA | 968.78 m² | L 28 | GFA | 968.78 m² |
| L 07 | GFA | 968.78 m² | L 29 | GFA | 968.78 m² |
| L 08 | GFA | 968.78 m² | L 30 | GFA | 968.78 m² |
| L 09 | GFA | 968.78 m² | L 31 | GFA | 968.78 m² |
| L 10 | GFA | 968.78 m² | L 32 | GFA | 968.78 m² |
| L 11 | GFA | 968.78 m² | L 33 | GFA | 968.78 m² |
| L 12 | GFA | 968.78 m² | LOWER ROOF DECK | GFA | 45.71 m² |
| L 13 | GFA | 968.78 m² | ROOF DECK | GFA | 22.50 m² |
| L 14 | GFA | 968.78 m² | ROOF DECK | GFA | 33.35 m² |
| L 15 | GFA | 968.78 m² | Grand total | | 31761.55 m² |

GFA GROSS FLOOR AREA DEFINITION

Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—

- a. building services, plant or equipment; or
- b. access between levels; or
- c. a ground floor public lobby; or
- d. a mall; or
- e. parking, loading or manoeuvring vehicles; or
- f. unenclosed private balconies, whether roofed or not

NOTE

Areas are approximate only and are TBC by a surveyor



04 Summary

Area Plan



| Area Schedule (Communal Space) | | |
|--------------------------------|----------------|--------|
| Level | Name | Area |
| GROUND | COMMUNAL SPACE | 678 m² |
| L 01 | COMMUNAL SPACE | 30 m² |
| L 01 | COMMUNAL SPACE | 62 m² |
| L 01 | COMMUNAL SPACE | 179 m² |
| L 01 | COMMUNAL SPACE | 180 m² |
| L 02 | COMMUNAL SPACE | 132 m² |
| L 02 | COMMUNAL SPACE | 180 m² |
| ROOF DECK | COMMUNAL SPACE | 22 m² |

| Area Schedule (Communal Open Space) | | |
|-------------------------------------|------------------------|---------|
| Level | Name | Area |
| L 01 | COMMUNAL OUTDOOR SPACE | 22 m² |
| L 01 | COMMUNAL OUTDOOR SPACE | 22 m² |
| L 01 | COMMUNAL OUTDOOR SPACE | 36 m² |
| L 01 | COMMUNAL OUTDOOR SPACE | 105 m² |
| L 02 | COMMUNAL OUTDOOR SPACE | 3 m² |
| L 02 | COMMUNAL OUTDOOR SPACE | 18 m² |
| L 02 | COMMUNAL OUTDOOR SPACE | 35 m² |
| L 03 | COMMUNAL OUTDOOR SPACE | 927 m² |
| LOWER ROOF DECK | COMMUNAL OUTDOOR SPACE | 397 m² |
| ROOF DECK | COMMUNAL OUTDOOR SPACE | 308 m² |
| Grand total | | 1873 m² |

NOTE:
AREAS ARE AN APPROXIMATE ONLY
AND ARE TBC BY A SURVEYOR

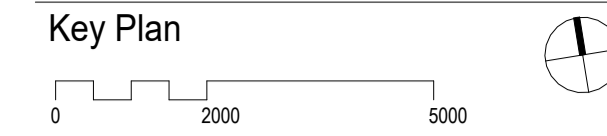




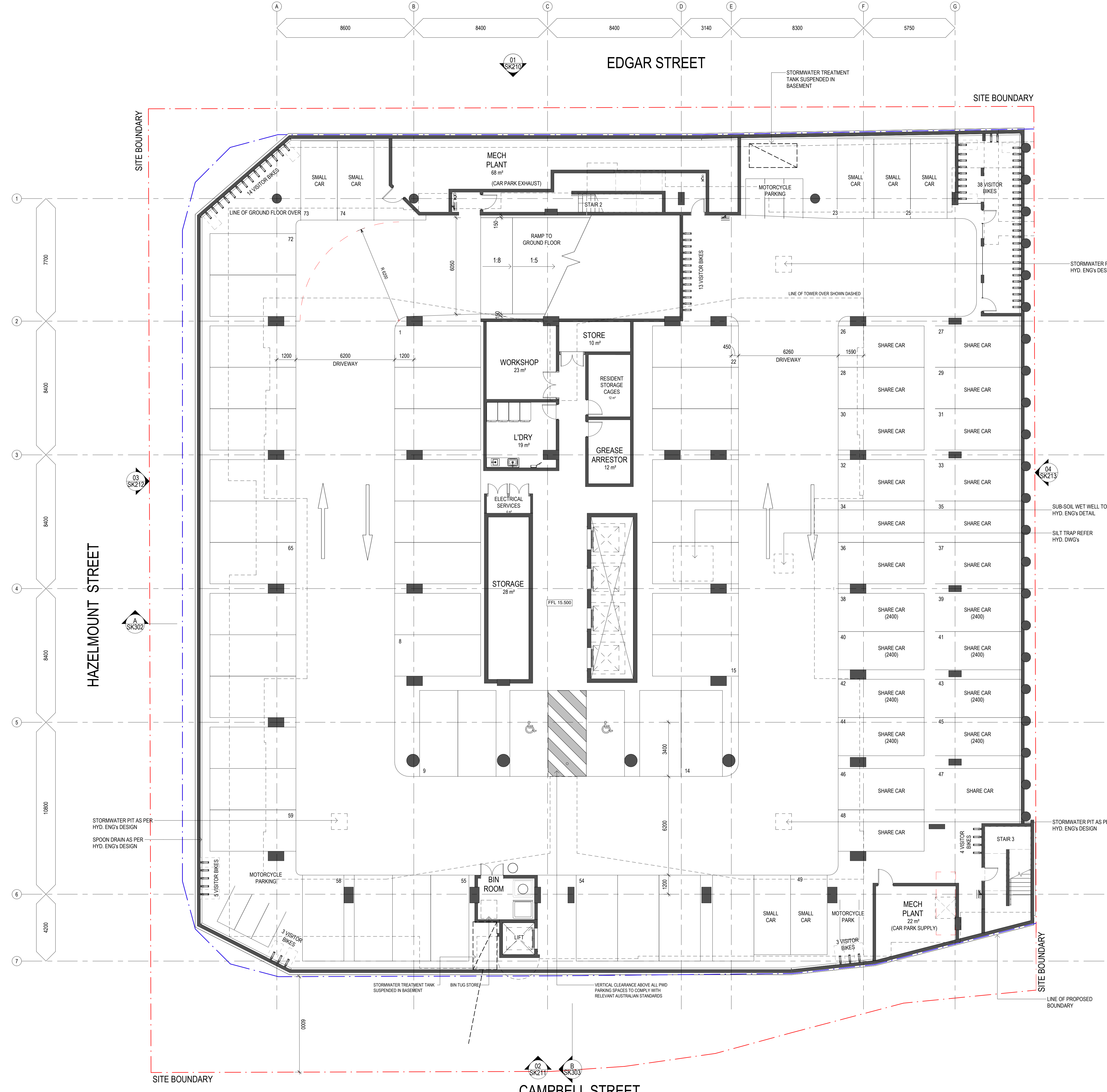
Appendix

A: Architectural Drawings

Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or other activities. Typical dimensions shall also be verified on-site. This drawing is copyright and cannot be reproduced in whole or in part by any means without the written permission of Dowse New Urban Villages Pty Ltd.



| Issue | Description | Date |
|-------|-----------------------------------|------------|
| 6 | GA ISSUE | 18.08.2024 |
| 5 | ISSUE FOR PERIOD | 11.01.2022 |
| 4 | ISSUE FOR INFORMATION | 26.11.2021 |
| 3 | FOR INFORMATION | 18.11.2021 |
| 2 | Preparatory Issue | 13.10.2021 |
| 1 | Preparatory issue for information | 08.09.2021 |



| BASEMENT BICYCLE PARKS | | |
|------------------------|-------|--|
| Level | Count | |
| BASEMENT 1 | 78 | |

| B1 PARKING SCHEDULE | | |
|---------------------|------------|-------|
| Carpark Type | Level | Count |
| Parking Space | | |
| Parking Space | BASEMENT 1 | 42 |
| PWD | | |
| Parking Space | BASEMENT 1 | 2 |
| SHARE CAR | | |
| Parking Space | BASEMENT 1 | 23 |
| SMALL CAR | | |
| Parking Space | BASEMENT 1 | 7 |
| TOTAL CARPARKS: 74 | | |

| B1 MOTORCYCLE PARKING SCHEDULE | | |
|--------------------------------|------------|-------|
| Carpark Type | Level | Count |
| Parking Space | | |
| MOTORCYCLE | | |
| Parking Space | BASEMENT 1 | 7 |



Project Name
BOWEN HILLS RESIDENTIAL
 Project Address
19- 25 Campbell Street, Bowen Hills

Drawing Title
B01 GA PLAN

| Author | Checker | Drawn By | Scale |
|--------|---------|----------|-------|
| JF | MH | B1 | 1:100 |

Drawing Number: **11703_DD1102** Issue: **6**



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 e: brisbane@nettletontribe.com.au w: nettletontribe.com.au

Key Plan

| Issue | Description | Date |
|-------|-------------------------|------------|
| 1 | PRELIMINARY INFORMATION | 19.09.2021 |
| 2 | PRELIMINARY INFORMATION | 19.11.2021 |
| 3 | PRELIMINARY INFORMATION | 19.11.2021 |
| 4 | ISSUE FOR INFORMATION | 26.11.2021 |
| 5 | ISSUE FOR PROCEEDING | 31.01.2022 |
| 6 | ISSUE FOR PROCEEDING | 19.08.2024 |



GROUND BICYCLE PARKS

| Level | Count |
|--------|-------|
| GROUND | 174 |



Project Name
BOWEN HILLS RESIDENTIAL

Project Address
19- 25 Campbell Street, Bowen Hills

Drawing Title
L00 GA PLAN

| Author | Checker | Drawn By | Scale |
|--------|---------|----------|-------|
| JF | MH | B1 | 1:100 |

Drawing Number
11703_DD1103 **6**



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|-------|-----------------------|------------|
| 4 | ISSUE | 18.08.2024 |
| 3 | ISSUE FOR PERIOD | 21.07.2022 |
| 2 | ISSUE FOR INFORMATION | 26.11.2021 |
| 1 | FOR INFORMATION | 18.11.2021 |



| MEZZANINE BICYCLE PARKS | |
|-------------------------|-------|
| Level | Count |
| MEZZANINE | 107 |

Client
dowse projects **NEW URBAN VILLAGES**

Project Name
BOWEN HILLS RESIDENTIAL
 Project Address
19- 25 Campbell Street, Bowen Hills

Drawing Title
MEZZANINE STORE

Author: AJ, Checker: GT, Drawn: B1, Scale: 1:100
 Drawing Number: **11703_DD1103.1**, Issue: **4**

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11/20/2024 14:42:28 - Auckland Drive/19-25 Campbell Street/11703 - Campbell Hill - 050124

| Issue | Description | Date |
|-------|-----------------------------------|------------|
| 6 | GA ISSUE | 18.08.2024 |
| 5 | ISSUE FOR PERIOD | 11.01.2022 |
| 4 | ISSUE FOR INFORMATION | 26.11.2021 |
| 3 | ISSUE FOR INFORMATION | 18.11.2021 |
| 2 | Preparatory issue | 13.10.2021 |
| 1 | Preparatory issue for information | 08.09.2021 |



L01 BICYCLE PARKS

| Level | Count |
|-------|-------|
| L 01 | 172 |

L1 PARKING SCHEDULE

| Carpark Type | Level | Count |
|--------------------|-------|-------|
| Parking Space | | |
| SHARE CAR | L 01 | 34 |
| Parking Space | L 01 | 11 |
| SMALL CAR | L 01 | 2 |
| TOTAL CARPARKS: 47 | | |

S STORAGE

Client
dowse projects **NEW URBAN VILLAGES**

Project Name
BOWEN HILLS RESIDENTIAL

Project Address
19- 25 Campbell Street, Bowen Hills

Drawing Title
L01 GA PLAN

Author: JF, Checker: MH, Drawn: B1, Scale: 1:100
Drawing Number: **11703_DD1104**, Issue: **6**

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| 6 | GA ISSUE | 18.08.2024 |
| 5 | ISSUE FOR PROCEED | 17.07.2022 |
| 4 | ISSUE FOR INFORMATION | 26.11.2021 |
| 3 | ISSUE FOR INFORMATION | 18.11.2021 |
| 2 | Preparatory Issue | 13.10.2021 |
| 1 | Preparatory Issue for Information | 08.09.2021 |



| L02 BICYCLE PARKS | |
|-------------------|-------|
| Level | Count |
| L 02 | 9 |

| L2 PARKING SCHEDULE | | |
|---------------------|-------|-------|
| Carpark Type | Level | Count |
| Parking Space | | |
| Parking Space | L 02 | 61 |
| SMALL CAR | | |
| Parking Space | L 02 | 3 |
| TOTAL CARPARKS: 64 | | |

S STORAGE

Client
dowse projects **NEW URBAN VILLAGES**

Project Name
BOWEN HILLS RESIDENTIAL
 Project Address
19- 25 Campbell Street, Bowen Hills

Drawing Title
L02 GA PLAN

Author: JF, Checker: MH, Drawn: B1, Scale: 1:100
 Drawing Number: **11703_DD1105**, Issue: **6**

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Key Plan

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| 6 | GA ISSUE | 18.08.2024 |
| 5 | ISSUE FOR PROPOSAL | 31.07.2022 |
| 4 | ISSUE FOR INFORMATION | 26.11.2021 |
| 3 | ISSUE FOR INFORMATION | 18.11.2021 |
| 2 | Preparatory issue | 13.10.2021 |
| 1 | Preparatory issue for information | 08.09.2021 |



Client

dowse projects **NEW URBAN VILLAGES**

Builder

Project Name
BOWEN HILLS RESIDENTIAL

Project Address
19- 25 Campbell Street, Bowen Hills

Drawing Title
L03 GA PLAN

Author: JF, Checker: MH, Drawn: B1, Scale: 1:100
 Drawing Number: **11703_DD1106**, Issue: **6**

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| 6 | ISA ISSUE | 18.08.2024 |
| 5 | ISSUE FOR PERIOD | 11.01.2022 |
| 4 | ISSUE FOR INFORMATION | 26.11.2021 |
| 3 | ISSUE FOR INFORMATION | 18.11.2021 |
| 2 | Preparatory Issue | 13.10.2021 |
| 1 | Preparatory issue for information | 08.09.2021 |



Client

dowse projects **NEW URBAN VILLAGES**

Builder

Project Name
BOWEN HILLS RESIDENTIAL

Project Address
19- 25 Campbell Street, Bowen Hills

Drawing Title
TYPICAL (EVEN) LEVEL 4 - 33 GA PLAN

| | | | |
|----------------|--------------|-------|-------|
| Author | Checker | Drawn | Scale |
| JF | MH | B1 | 1:100 |
| Drawing Number | 11703_DD1107 | | Issue |
| | | | 6 |

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| 5 | ISSUE FOR PERIOD | 11.01.2022 |
| 4 | ISSUE FOR INFORMATION | 26.11.2021 |
| 3 | ISSUE FOR INFORMATION | 18.11.2021 |
| 2 | Preparatory Issue | 13.10.2021 |
| 1 | Preparatory issue for information | 08.09.2021 |



Client
dowse projects **NEW URBAN VILLAGES**

Builder

Project Name
BOWEN HILLS RESIDENTIAL
 Project Address
19- 25 Campbell Street, Bowen Hills

Drawing Title
TYPICAL (ODD) LEVEL 4-33 GA PLAN

| | | | |
|---------------------|----------|-------|-------|
| Author | Checker | Drawn | Scale |
| JF | MH | B1 | 1:100 |
| Drawing Number | Issue | | |
| 11703_DD1108 | 6 | | |

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| 5 | ISSUE FOR PERIOD | 31.01.2022 |
| 4 | ISSUE FOR INFORMATION | 26.11.2021 |
| 3 | ISSUE FOR INFORMATION | 18.11.2021 |
| 2 | Preparatory Issue | 13.10.2021 |
| 1 | Preparatory issue for information | 08.09.2021 |



REFER LANDSCAPE ARCHITECT FOR DETAIL DESIGN



Client
 Project Name
BOWEN HILLS RESIDENTIAL
 Project Address
19- 25 Campbell Street, Bowen Hills

Drawing Title
LEVEL 34 LOWER ROOF DECK PLAN

| Author | Checker | Drawn By | Scale |
|--------|---------|----------|-------|
| JF | MH | B1 | 1:100 |

Drawing Number
11703_DD1109 Issue: **6**

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| Issue | Description | Date |
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| 6 | ISA ISSUE | 18.08.2024 |
| 5 | ISSUE FOR PROCEED | 21.07.2022 |
| 4 | ISSUE FOR INFORMATION | 26.11.2021 |
| 3 | ISSUE FOR INFORMATION | 18.11.2021 |
| 2 | Preparatory issue | 13.10.2021 |
| 1 | Preparatory issue for information | 08.09.2021 |



Client
dowse projects **NEW URBAN VILLAGES**

Builder

Project Name
BOWEN HILLS RESIDENTIAL
 Project Address
19- 25 Campbell Street, Bowen Hills

Drawing Title
LEVEL 35 UPPER ROOF DECK PLAN

| Author | Checker | Drawn | Scale |
|--------|---------|-------|-------|
| JF | MH | B1 | 1:100 |

Drawing Number: **11703_DD1110** Issue: **6**

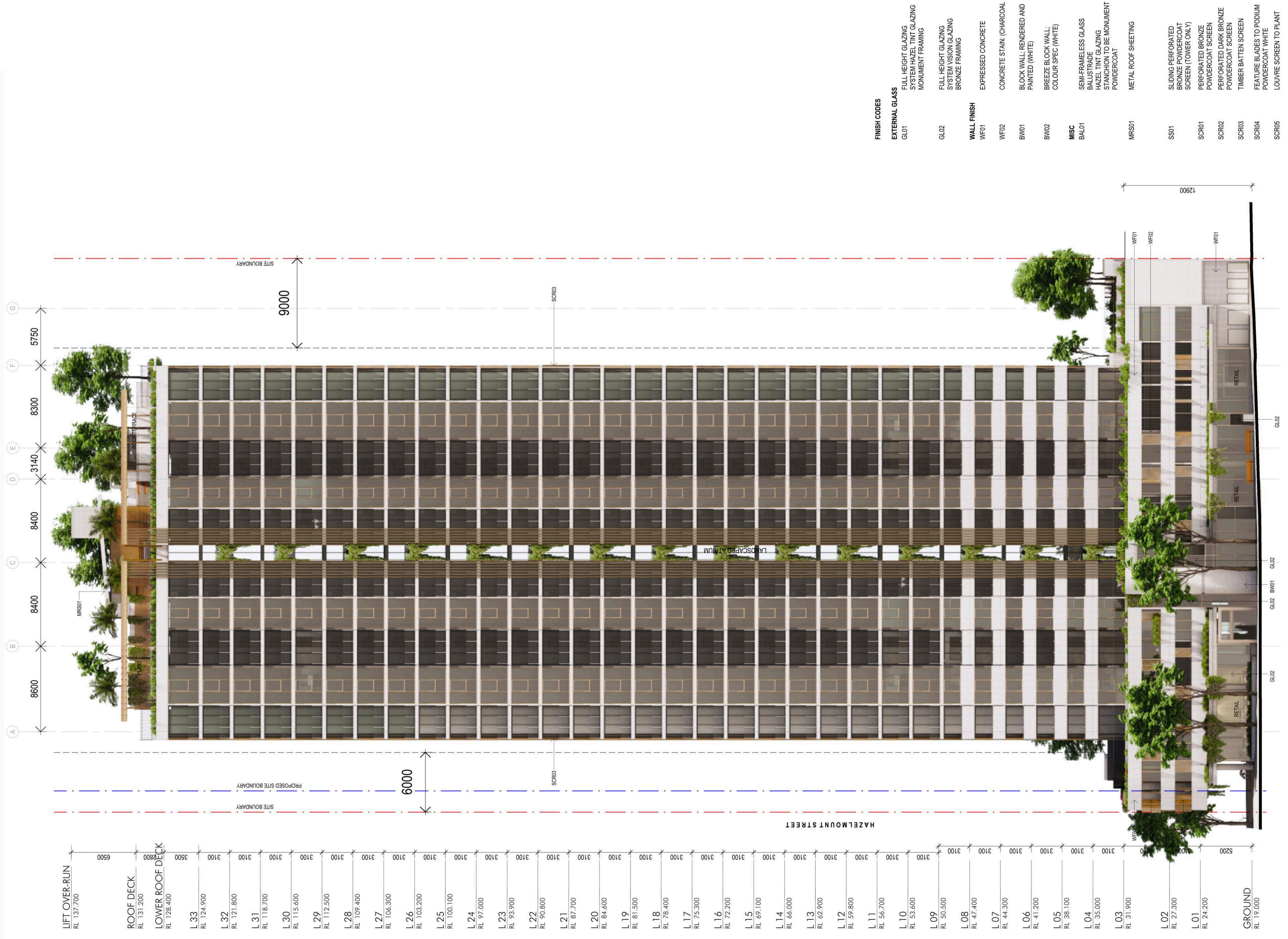
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Key Plan



| Issue | Description | Date |
|-------|-----------------------------------|------------|
| 4 | DA ISSUE | 16.08.2024 |
| 3 | DA ISSUE | 10.08.2021 |
| 2 | ISSUE FOR DEVELOPMENT APPLICATION | 07.05.2021 |
| 1 | DRAFT DA | 22.04.2021 |



FINISH CODES

EXTERNAL GLASS

GL01 FULL HEIGHT GLAZING SYSTEM HAZEL TINT GLAZING MONUMENT FRAMING

GL02 FULL HEIGHT GLAZING SYSTEM VISION GLAZING BRONZE FRAMING

WALL FINISH

WF01 EXPRESSED CONCRETE

WF02 CONCRETE STAIN (CHARCOAL)

BW01 BLOCK WALL; RENDERED AND PAINTED (WHITE)

BW02 BREEZE BLOCK WALL; COLOUR SPEC (WHITE)

MISC

BAL01 SEMI-FRAMELESS GLASS BALUSTRADE GLAZING STANCHION TO BE MONUMENT POWDERCOAT

MRS01 METAL ROOF SHEETING

SS01 SLIDING PERFORATED POWDERCOAT SCREEN (LOWER ONLY)

SCR01 PERFORATED BRONZE POWDERCOAT SCREEN

SCR02 PERFORATED DARK BRONZE POWDERCOAT SCREEN

SCR03 TIMBER BATTEN SCREEN

SCR04 FEATURE BLADES TO PODIUM POWDERCOAT WHITE

SCR05 LOUVER SCREEN TO PLANT

02 SOUTH ELEVATION - CAMPBELL STREET
1:200

Client

Builder

Project Name
BOWEN HILLS RESIDENTIAL

Project Address
19- 25 Campbell Street, Bowen Hills

Drawing Title
SOUTH ELEVATION

| | | | |
|---------------------------------------|-----------------------|--------------------------|------------------------|
| Author: NO | Checker: MH | Sheet Size: A1 | Scale: 1:200 |
| Drawing Number: 11703_SK211 | Issue: 4 | | |

Key Plan



| Issue | Description | Date |
|-------|-----------------------------------|------------|
| 4 | DA ISSUE | 16.08.2024 |
| 3 | DA ISSUE | 10.08.2021 |
| 2 | ISSUE FOR DEVELOPMENT APPLICATION | 07.05.2021 |
| 1 | DRAFT DA | 22.04.2021 |



| FINISH CODES | DESCRIPTION |
|-----------------------|--|
| EXTERNAL GLASS | FULL HEIGHT GLAZING SYSTEM HAZEL TINT GLAZING MONUMENT FRAMING |
| GL01 | |
| GL02 | FULL HEIGHT GLAZING SYSTEM VISION GLAZING BRONZE FRAMING |
| WALL FINISH | EXPRESSED CONCRETE |
| WF01 | |
| WF02 | CONCRETE STAIN; (CHARCOAL) |
| BW01 | BLOCK WALL; RENDERED AND PAINTED (WHITE) |
| BW02 | BREEZE BLOCK WALL; COLOUR SPEC (WHITE) |
| MISC | SEM-FRAMELESS GLASS BALUSTRADE GLAZING STANCHION TO BE MONUMENT POWDERCOAT |
| BAL01 | |
| MRS01 | METAL ROOF SHEETING |
| SS01 | SLIDING PERFORATED POWDERCOAT SCREEN (LOWER ONLY) |
| SCR01 | PERFORATED BRONZE POWDERCOAT SCREEN |
| SCR02 | PERFORATED DARK BRONZE POWDERCOAT SCREEN |
| SCR03 | TIMBER BATTEN SCREEN |
| SCR04 | FEATURE BLADES TO PODIUM POWDERCOAT WHITE |
| SCR05 | LOUVER SCREEN TO PLANT |

03 WEST ELEVATION - HAZELMOUNT STREET
1:200

| | |
|---------|--|
| Client | |
| Builder | |

Project Name
BOWEN HILLS RESIDENTIAL

Project Address
19- 25 Campbell Street, Bowen Hills

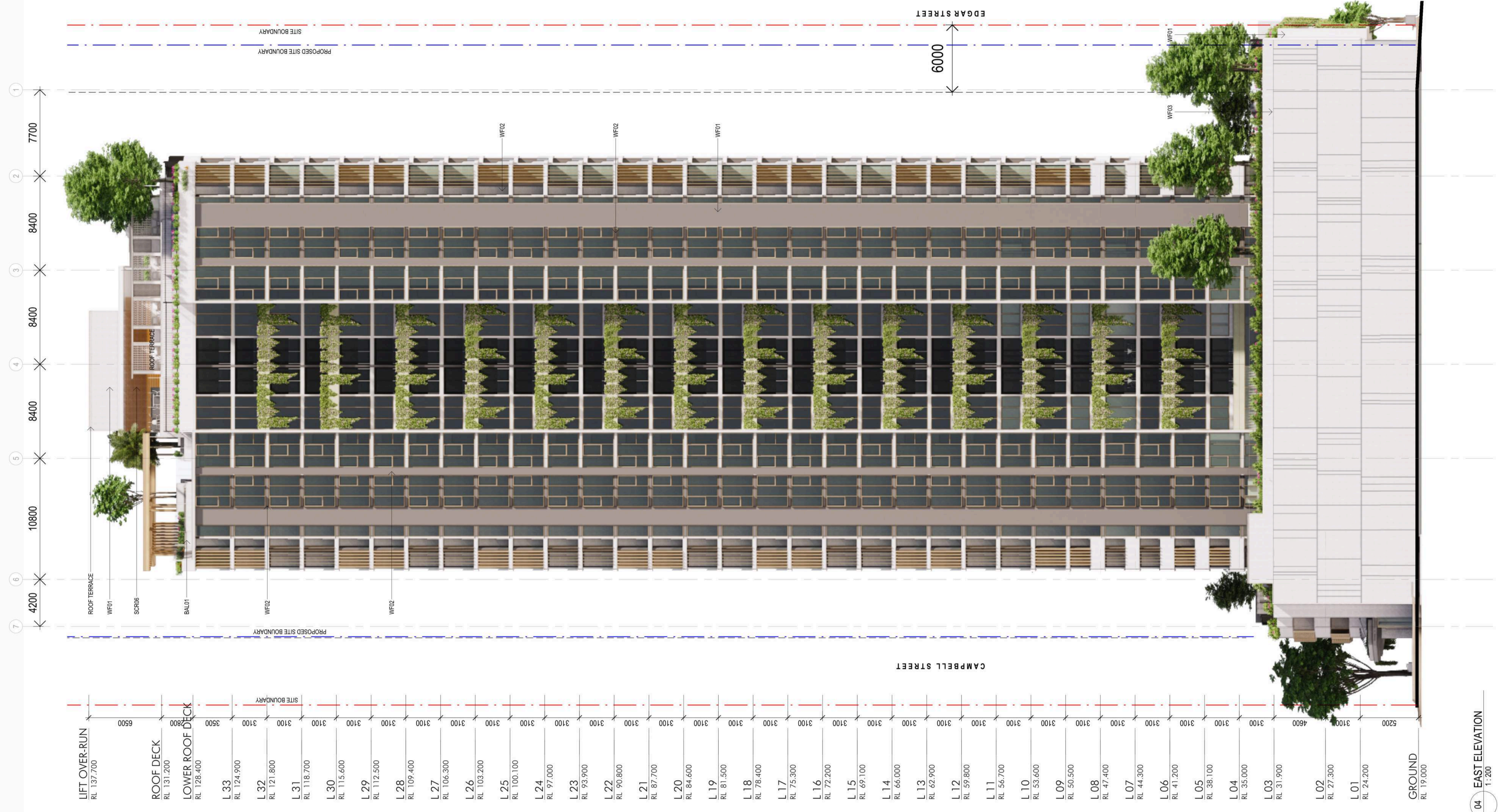
Drawing Title
WEST ELEVATION

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| Drawing Number: | Issue: | | |
| 11703_SK212 | 4 | | |

Key Plan



| Issue | Description | Date |
|-------|-----------------------------------|------------|
| 4 | DA ISSUE | 16.08.2024 |
| 3 | DA ISSUE | 10.09.2021 |
| 2 | ISSUE FOR DEVELOPMENT APPLICATION | 07.05.2021 |
| 1 | DRAFT DA | 22.04.2021 |



FINISH CODES

| | | |
|-----------------------|-------|--|
| EXTERNAL GLASS | GL01 | FULL HEIGHT GLAZING SYSTEM HAZEL TINT GLAZING MONUMENT FRAMING |
| | GL02 | FULL HEIGHT GLAZING SYSTEM VISION GLAZING BRONZE FRAMING |
| WALL FINISH | WF01 | EXPRESSED CONCRETE |
| | WF02 | CONCRETE STAIN; CHARCOAL |
| | BW01 | BLOCK WALL; RENDERED AND PAINTED (WHITE) |
| | BW02 | BREEZE BLOCK WALL; COLOUR SPEC (WHITE) |
| MISC | BAL01 | SEM-FRAMELESS GLASS BALUSTRADE GLAZING STATION TO BE MONUMENT POWDERCOAT |
| | MRS01 | METAL ROOF SHEETING |
| | SS01 | SLIDING PERFORATED POWDERCOAT SCREEN (LOWER ONLY) |
| | SCR01 | PERFORATED BRONZE POWDERCOAT SCREEN |
| | SCR02 | PERFORATED DARK BRONZE POWDERCOAT SCREEN |
| | SCR03 | TIMBER BATTEN SCREEN |
| | SCR04 | FEATURE BLADES TO PODIUM POWDERCOAT WHITE |
| | SCR05 | LOUVER SCREEN TO PLANT |

Client

Builder

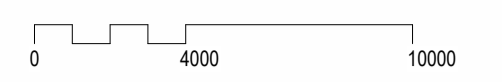
Project Name
BOWEN HILLS RESIDENTIAL

Project Address
19- 25 Campbell Street, Bowen Hills

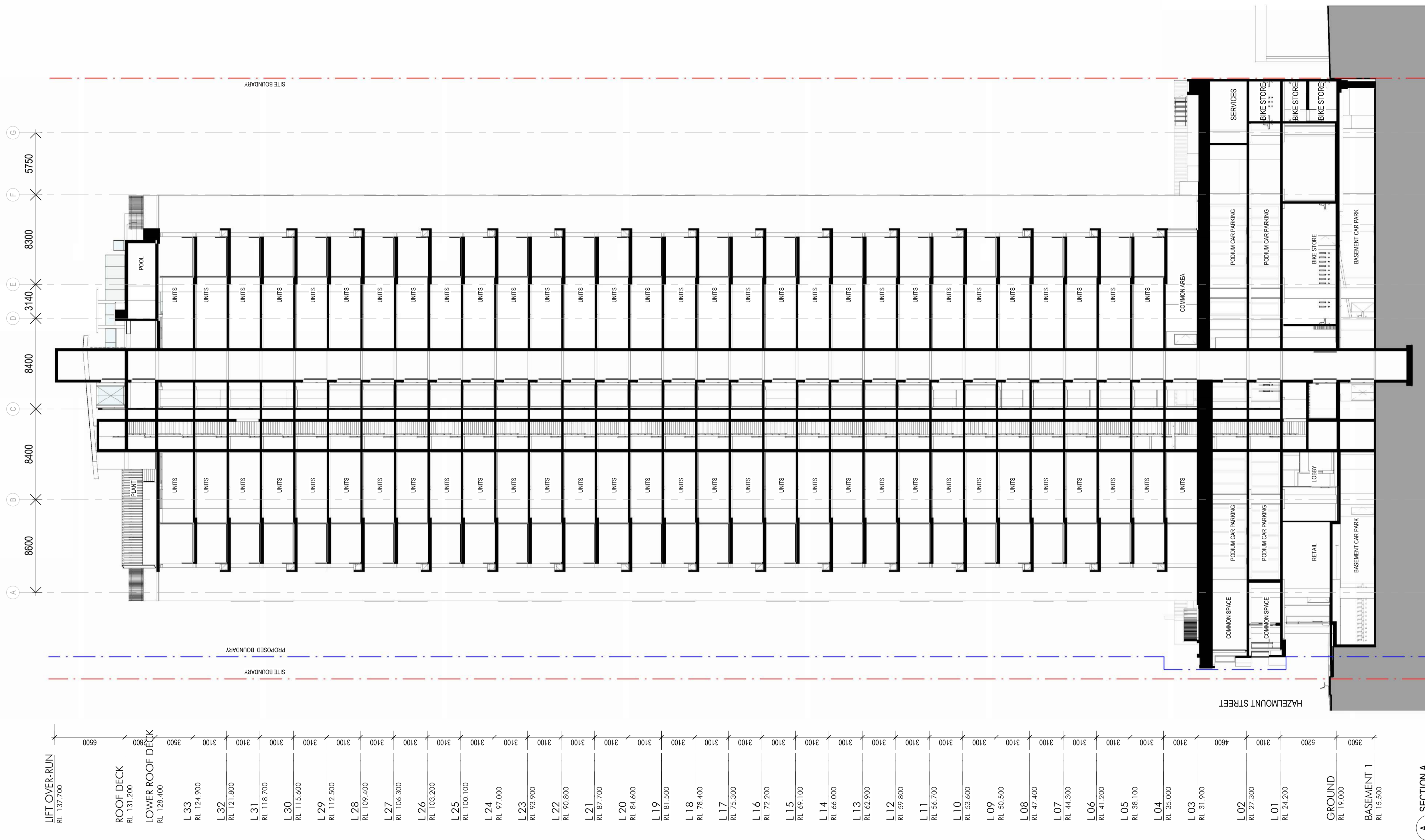
Drawing Title
EAST ELEVATION

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| 11703_SK213 | 4 | | |

Key Plan



| Issue | Description | Date |
|-------|-----------------------------------|------------|
| 3 | DA ISSUE | 16.08.2024 |
| 2 | DA ISSUE | 10.08.2021 |
| 1 | ISSUE FOR DEVELOPMENT APPLICATION | 07.05.2021 |
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|-----------------------------|-------------------------|-------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|---------------------|-------------------------|
| LIFT OVER-RUN RL 137.700 | ROOF DECK RL 131.200 | LOWER ROOF DECK RL 128.400 | L33 RL 124.900 | L32 RL 121.800 | L31 RL 118.700 | L30 RL 115.600 | L29 RL 112.500 | L28 RL 109.400 | L27 RL 106.300 | L26 RL 103.200 | L25 RL 100.100 | L24 RL 97.000 | L23 RL 93.900 | L22 RL 90.800 | L21 RL 87.700 | L20 RL 84.600 | L19 RL 81.500 | L18 RL 78.400 | L17 RL 75.300 | L16 RL 72.200 | L15 RL 69.100 | L14 RL 66.000 | L13 RL 62.900 | L12 RL 59.800 | L11 RL 56.700 | L10 RL 53.600 | L09 RL 50.500 | L08 RL 47.400 | L07 RL 44.300 | L06 RL 41.200 | L05 RL 38.100 | L04 RL 35.000 | L03 RL 31.900 | L02 RL 27.300 | L01 RL 24.200 | GROUND RL 19.000 | BASEMENT 1 RL 15.500 |
|-----------------------------|-------------------------|-------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|---------------------|-------------------------|

A SECTION A
1:200

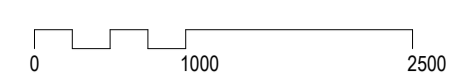
Project Name
BOWEN HILLS RESIDENTIAL

Project Address
19- 25 Campbell Street, Bowen Hills

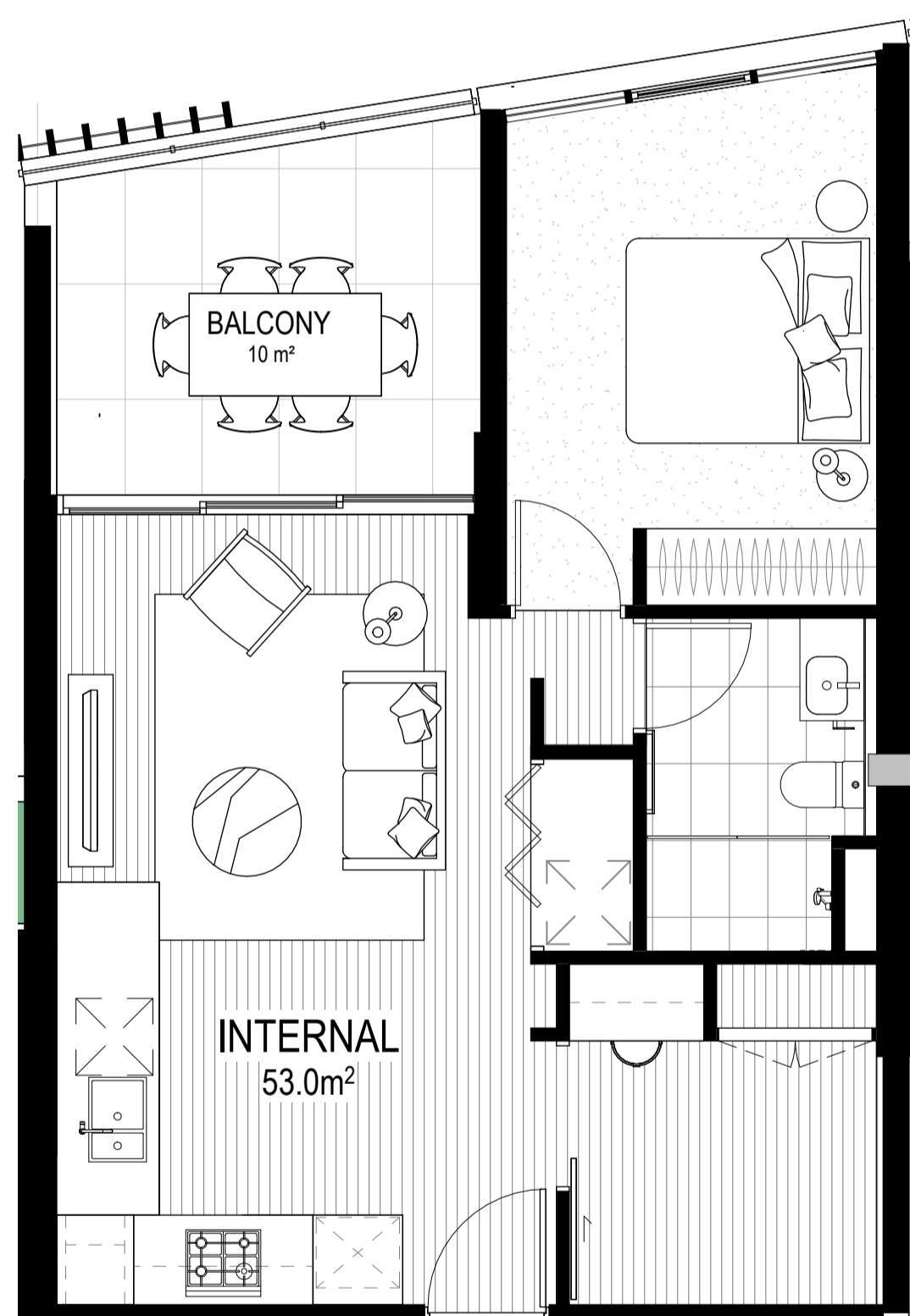
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SECTION A-A

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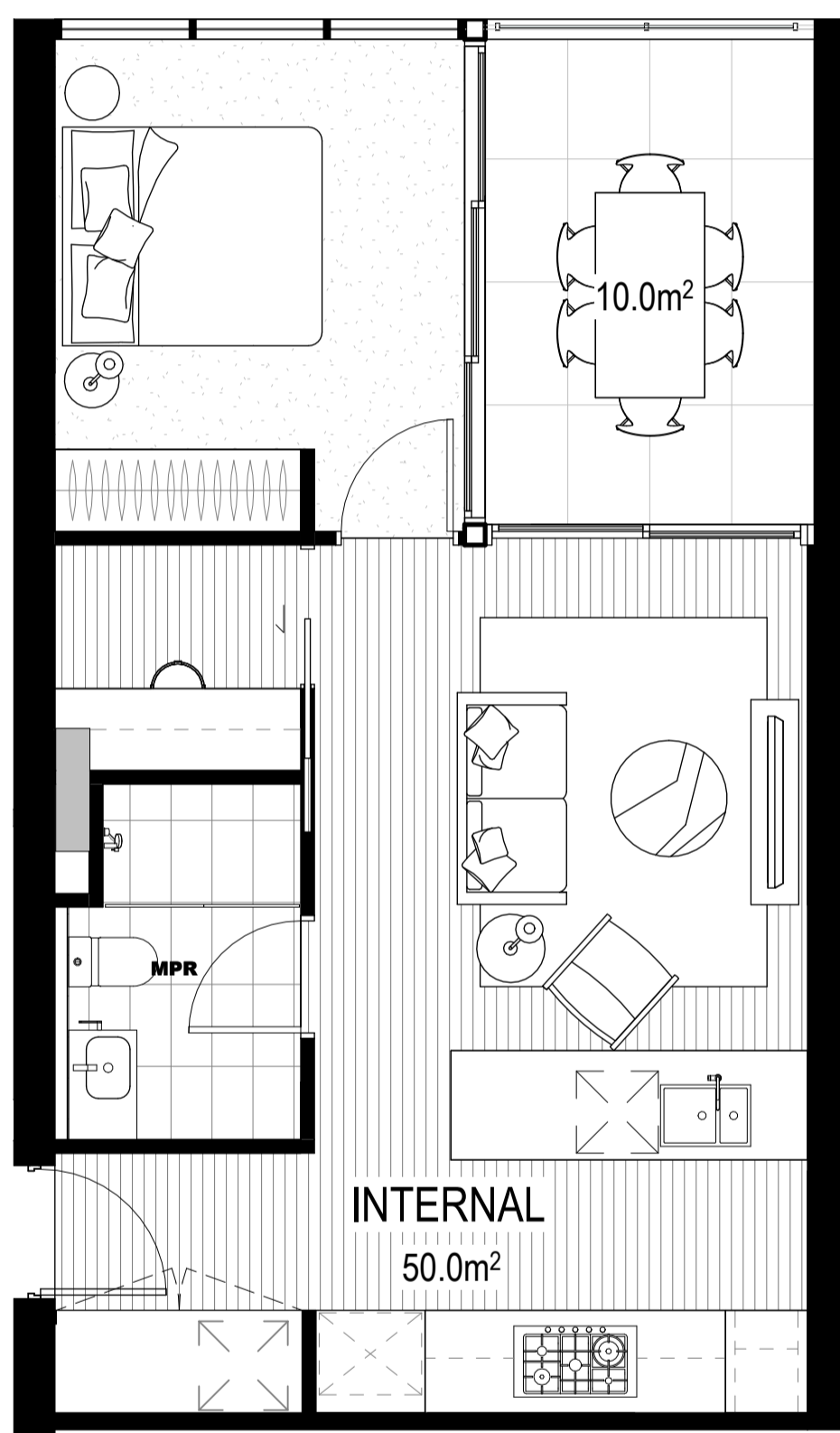
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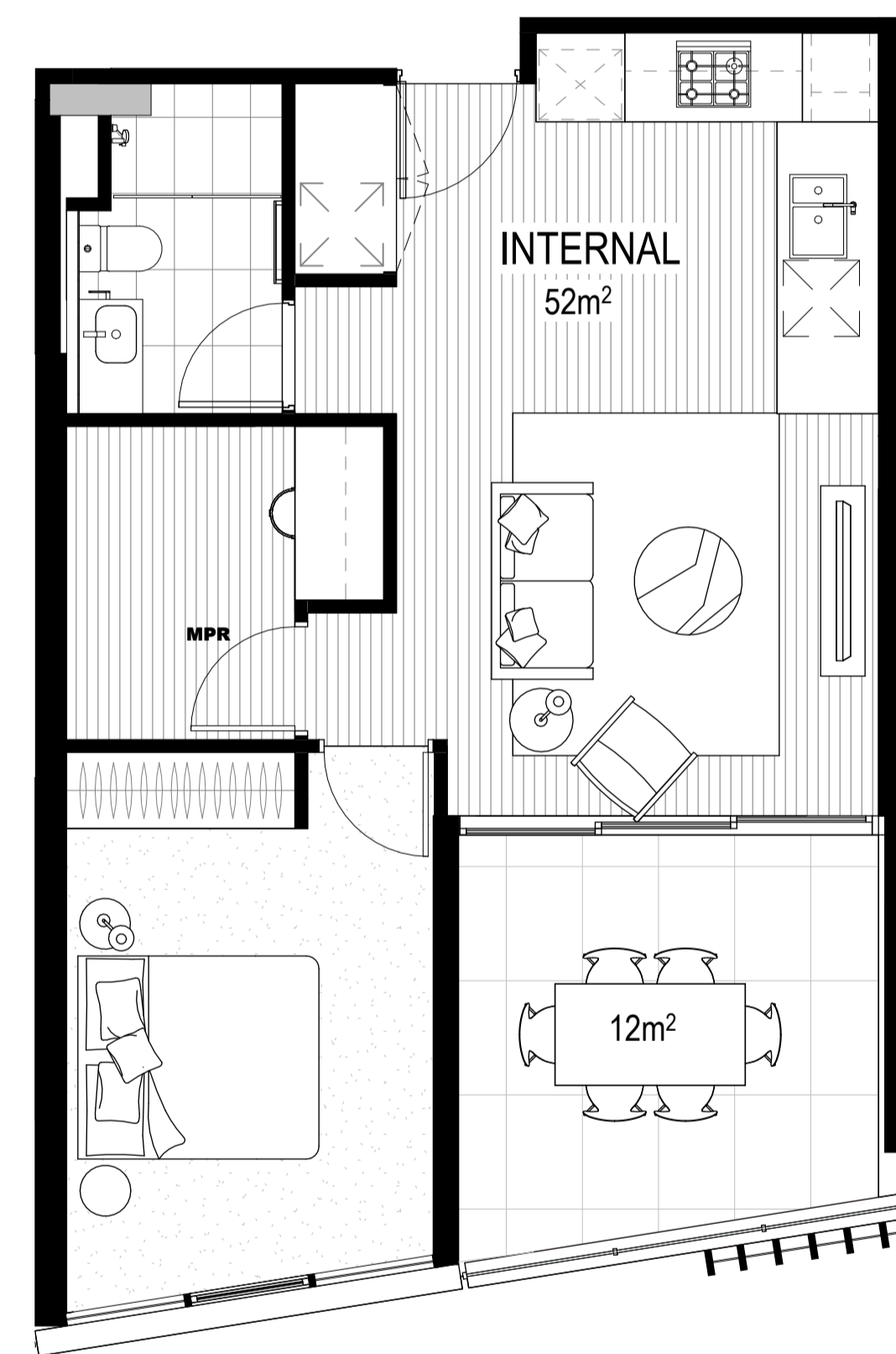
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| 3 | DA ISSUE | 10.09.2021 |
| 2 | ISSUE FOR DEVELOPMENT APPLICATION | 07.05.2021 |
| 1 | DRAFT DA | 22.04.2021 |



1 UNIT 1B-A
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2 UNIT 1B-B
1:50



3 UNIT 1B-C
1:50

Client

Builder

Project Name
**BOWEN HILLS
RESIDENTIAL**

Project Address
**19- 25 Campbell
Street, Bowen Hills**

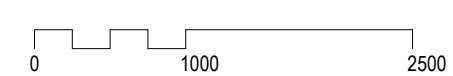
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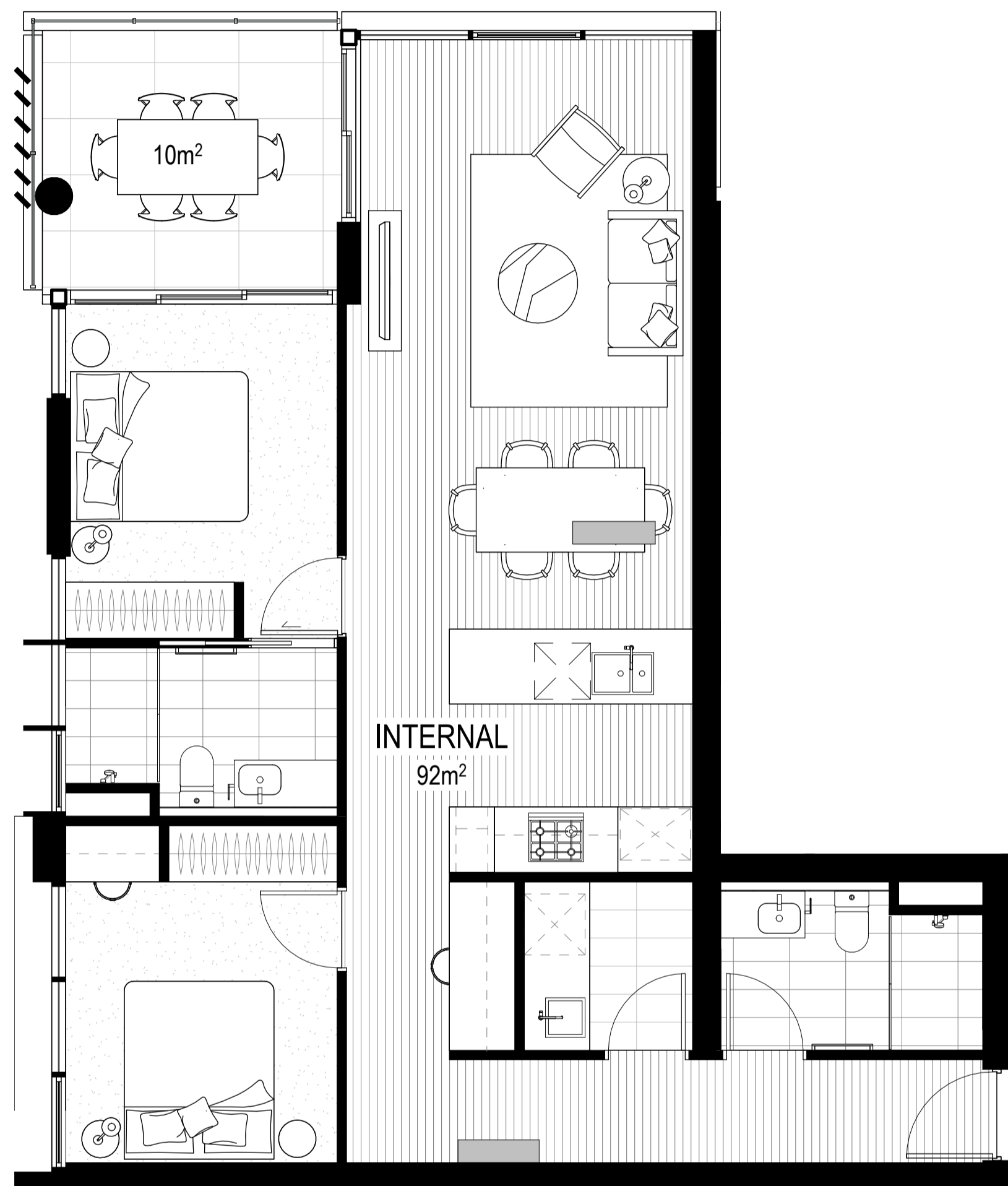
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nettletontribe

Key Plan



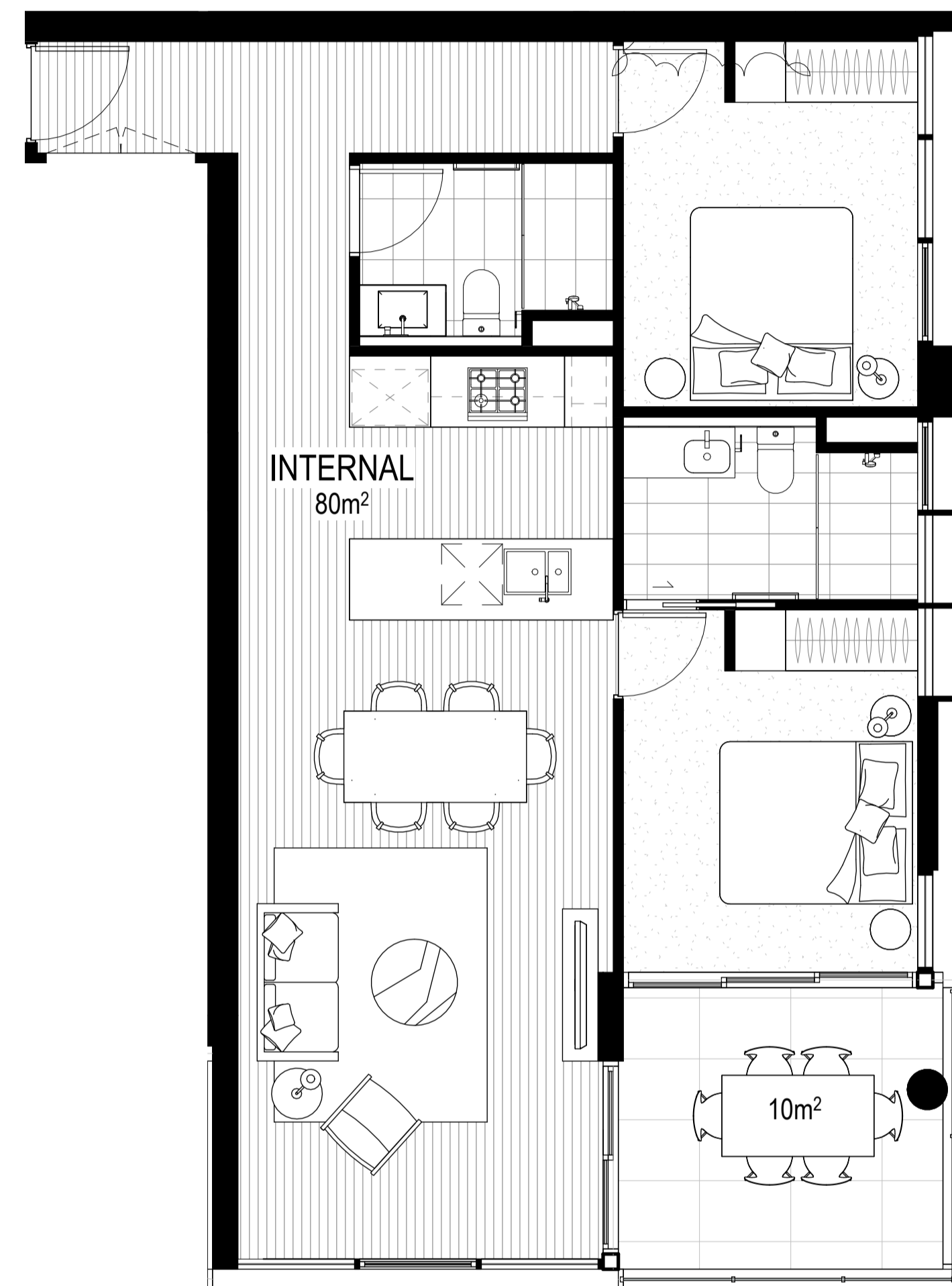
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| 3 | DA ISSUE | 10.09.2021 |
| 2 | ISSUE FOR DEVELOPMENT APPLICATION | 07.05.2021 |
| 1 | DRAFT DA | 22.04.2021 |



1 UNIT 2B-A
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2 UNIT 2B-B
1:50



3 UNIT 2B - C
DD2001 1:50

Client

Builder

Project Name
**BOWEN HILLS
RESIDENTIAL**

Project Address
**19- 25 Campbell
Street, Bowen Hills**

Drawing Title
APARTMENT LAYOUTS

Author: AC Checker: MH Sheet Size: A1 Scale: 1:50

Drawing Number: **11703_SK504** Issue: **4**

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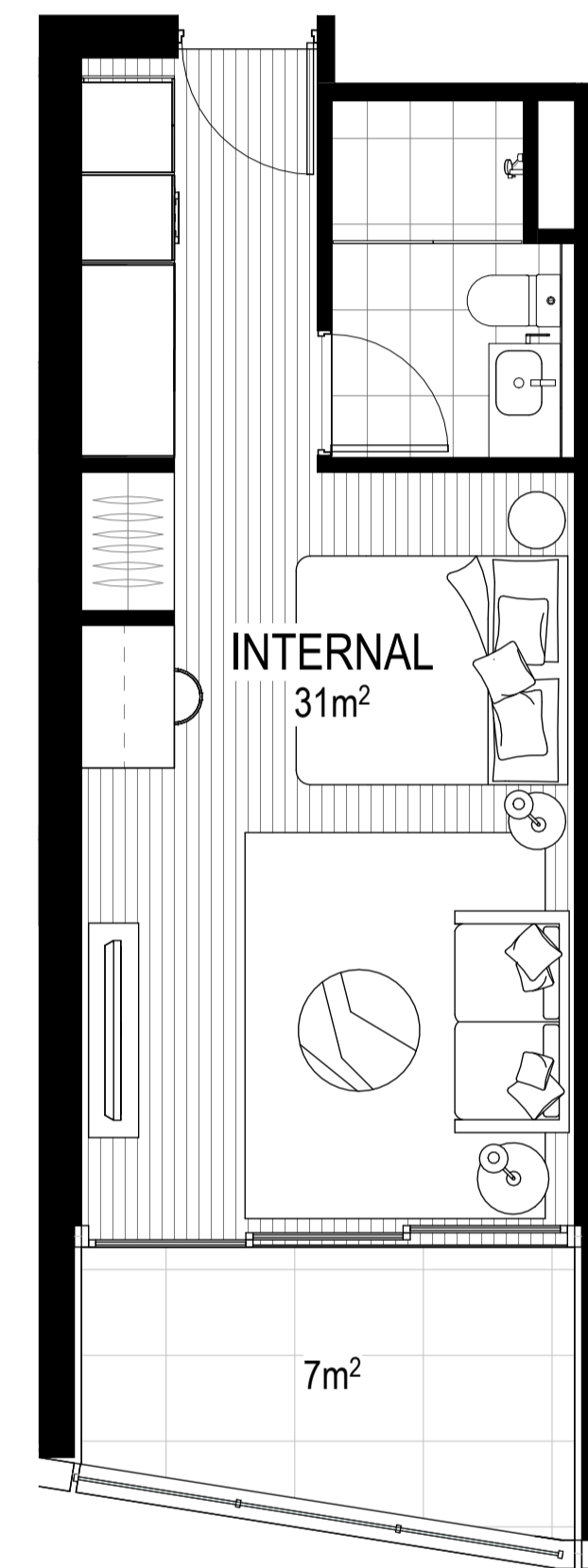
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| 1 | DA ISSUE | 10.09.2021 |
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1 UNIT 3B - A
1:50



2 UNIT S - A
1:50

Client

Builder

Project Name
BOWEN HILLS RESIDENTIAL

Project Address
19- 25 Campbell Street, Bowen Hills

Drawing Title
APARTMENT LAYOUTS

| | | | |
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| Author: | Checker: | Sheet Size: | Scale: |
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nettletontribe



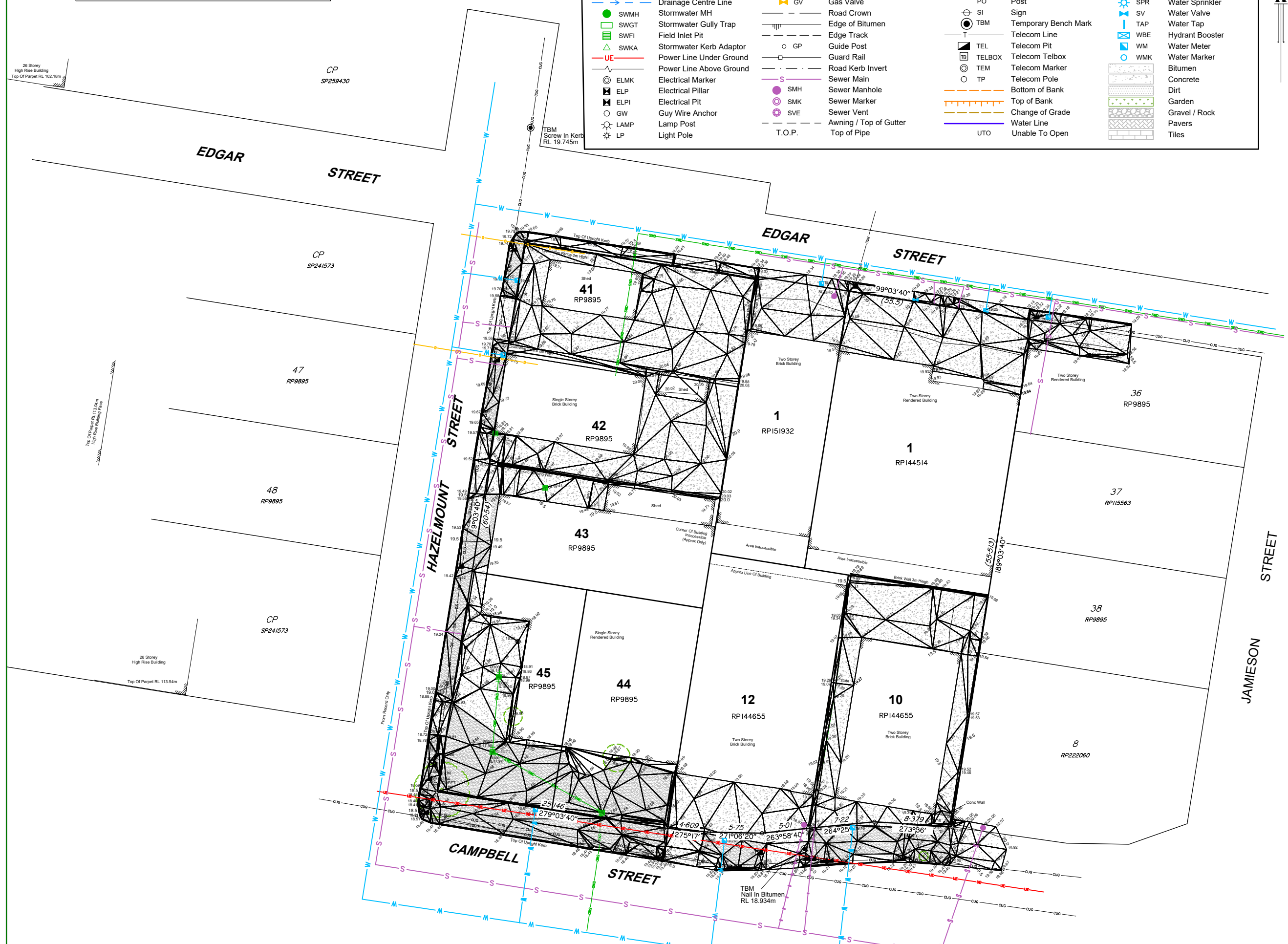
Appendix

B: Survey

Services Shown On This Plan are From Record Only

Legend

- CAG — Comms Above Ground
- COMK Comms Marker
- COMP Comms Pit
- CUG — Comms Under Ground
- SWD — Drainage Swug
- > DCL — Drainage Centre Line
- SWMH Stormwater MH
- SWGT Stormwater Gully Trap
- SWFI Field Inlet Pit
- △ SWKA Stormwater Kerb Adaptor
- UE — Power Line Under Ground
- P — Power Line Above Ground
- ⊙ ELMK Electrical Marker
- ⊠ ELP Electrical Pillar
- ⊠ ELPI Electrical Pit
- GW Guy Wire Anchor
- ⊙ LAMP Lamp Post
- ⊙ LP Light Pole
- PP# Power Pole
- ⊙ PPL Power Pole with Light
- ⊙ PPLT PP with Light & Transformer
- ⊙ PPT Power Pole with Transformer
- G — Gas Main
- GM — Gas Meter
- GV — Gas Valve
- RC — Road Crown
- EB — Edge of Bitumen
- ET — Edge Track
- GR — Guide Post
- GR — Guard Rail
- RKI — Road Kerb Invert
- GP — Sewer Main
- SMH Sewer Manhole
- SMK Sewer Marker
- SVE Sewer Vent
- T.O.P. — Top of Pipe
- ⊙ BH Bore Hole
- BOL Bollard
- EG Edge Garden
- F Fence
- RW Retaining Wall
- ⊙ IO Inspection Opening
- ⊙ UM Unidentified Manhole
- ⊙ PO Post
- ⊙ SI Sign
- ⊙ TBM Temporary Bench Mark
- TL Telecom Line
- ⊙ TEL Telecom Pit
- ⊠ TELBOX Telecom Telbox
- ⊙ TEM Telecom Marker
- TP Telecom Pole
- BOB Bottom of Bank
- TOB Top of Bank
- CG Change of Grade
- WL Water Line
- UTO Unable To Open
- W Edge of Vegetation
- TR 0306 Tree - 0.3m Dia Trunk & 6m Canopy Spread
- WM Water Main
- ⊙ HR Fire Hose Reel
- ⊙ HY Water Hydrant
- ⊙ SPR Water Sprinkler
- ⊙ SV Water Valve
- ⊙ TAP Water Tap
- ⊙ WBE Hydrant Booster
- ⊙ WM Water Meter
- ⊙ WMK Water Marker
- Bitumen
- Concrete
- Dirt
- Garden
- Gravel / Rock
- Pavers
- Tiles



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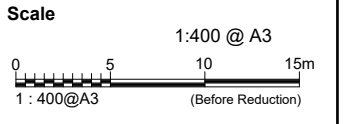
T.H. Jensen & Bowers Pty. Ltd. (Consulting Surveyors)
 ABN: 52 010 872 607

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Associated Consultants

Local Authority: Brisbane City Council
 Authority Ref. No:
 RP Description: Lot 1 on RP144514,
 Lot 1 on RP151932,
 Lots 41-45 on RP9895 and
 Lots 10 & 12 on RP144655

Locality: Bowen Hills
 Date of Survey: 19/03/2021
 Level Datum: AHD (der)
 Origin: OPM 160141 (RL 17.332m)
 Level Bk / Fid Bk: Digital
 Horizontal Datum: RP144655
 Contour Interval: 0.5m



Notes

The services shown hereon have been located where possible by field survey. Whilst due care and attention have been exercised, T.H. Jensen & Bowers Pty. Ltd. does not warrant that the services have been located in their entirety.

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| | |
|---------------------|----------------|
| Drawn: <i>emige</i> | Date: 26/03/21 |
| Surveyed: WK | Date: 19/03/21 |
| Checked: SM | Date: 29/03/21 |

Approved:

| Issue | Description | Date | Appd. |
|-------|----------------|----------|-------|
| A | Original Issue | 29/03/21 | SM |
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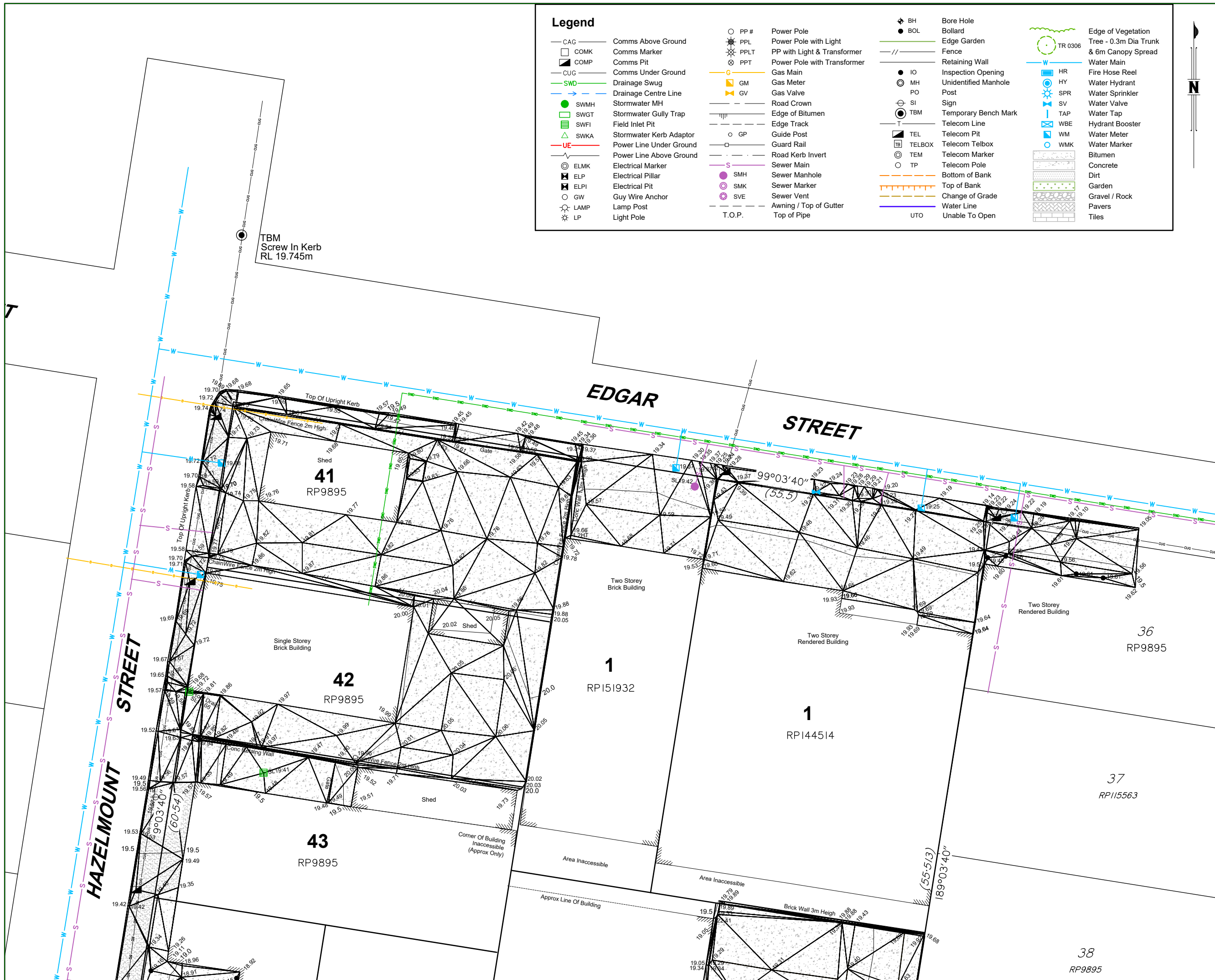
Client

CFMEU

**26-30 Edgar,
 7-11 Hazelmount &
 19-27 Campbell Streets
 BOWEN HILLS**

**Detail Survey
 Sheet 1 of 3**

| | | |
|-------------|-------|---------------|
| Drawing No. | Issue | Original Size |
| S-10478-001 | A | A3 |



| Legend | | | | | | | |
|---------|-------------------------|------------|-----------------------------|----------|------------------------|--|--------------------|
| — CAG — | Comms Above Ground | ○ PP # | Power Pole | ⊕ BH | Bore Hole | ○ TR 0306 | Edge of Vegetation |
| □ COMK | Comms Marker | ⊗ PPL | Power Pole with Light | ● BOL | Bollard | ○ Tree - 0.3m Dia Trunk & 6m Canopy Spread | |
| ■ COMP | Comms Pit | ⊗ PPLT | PP with Light & Transformer | — // — | Fence | — W — | Water Main |
| — CUG — | Comms Under Ground | ⊗ PPT | Power Pole with Transformer | ○ IO | Inspection Opening | ○ HR | Fire Hose Reel |
| — SWD — | Drainage Swug | — G — | Gas Main | ○ MH | Unidentified Manhole | ○ HY | Water Hydrant |
| — DCL — | Drainage Centre Line | ○ GM | Gas Meter | ○ PO | Post | ○ SPR | Water Sprinkler |
| ○ SWMH | Stormwater MH | ○ GV | Gas Valve | ○ SI | Sign | ○ SV | Water Valve |
| ○ SWGT | Stormwater Gully Trap | — RC — | Road Crown | ○ TBM | Temporary Bench Mark | ○ TAP | Water Tap |
| ○ SWFI | Field Inlet Pit | — ET — | Edge of Bitumen | — T — | Telecom Line | ○ WBE | Hydrant Booster |
| ○ SWKA | Stormwater Kerb Adaptor | — GR — | Edge Track | — TP — | Telecom Pit | ○ WM | Water Meter |
| — UE — | Power Line Under Ground | ○ GP | Guide Post | — TEL — | Telecom Telbox | ○ WMK | Water Marker |
| — ELMK | Electrical Marker | — GR — | Guard Rail | — TELBOX | Telecom Telbox | — Bitumen | |
| ⊗ ELP | Electrical Pillar | — RKI — | Road Kerb Invert | ○ TEM | Telecom Marker | — Concrete | |
| ⊗ ELPI | Electrical Pit | — S — | Sewer Main | ○ TP | Telecom Pole | — Dirt | |
| ○ GW | Guy Wire Anchor | ○ SMH | Sewer Manhole | — BOTB — | Bottom of Bank | — Garden | |
| ○ LAMP | Lamp Post | ○ SMK | Sewer Marker | — TOG — | Top of Grade | — Gravel / Rock | |
| ⊗ LP | Light Pole | ○ SVE | Sewer Vent | — AW — | Awning / Top of Gutter | — Pavers | |
| | | — T.O.P. — | Top of Pipe | — UTO — | Unable To Open | — Tiles | |

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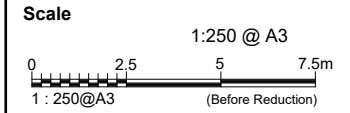
T.H. Jensen & Bowers Pty. Ltd. (Consulting Surveyors)
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 Level Bk / Fid Bk: Digital
 Horizontal Datum: RP144655
 Contour Interval: 0.5m



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| | |
|----------------------|----------------|
| Drawn: <i>Wemiga</i> | Date: 26/03/21 |
| Surveyed: WK | Date: 19/03/21 |
| Checked: SM | Date: 29/03/21 |

Approved:

| Issue | Description | Date | Appd. |
|-------|----------------|----------|-------|
| A | Original Issue | 29/03/21 | SM |
| | | | |
| | | | |
| | | | |

Client

CFMEU

**26-30 Edgar,
 7-11 Hazelmount &
 19-27 Campbell Streets
 BOWEN HILLS**

**Detail Survey
 Sheet 2 of 3**

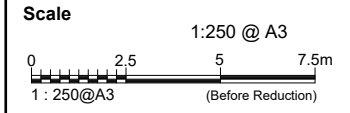
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| S-10478-001 | A | A3 |



Associated Consultants

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| A | Original Issue | 29/03/21 | SM |
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| | | | |
| | | | |

Client
 CFMEU

**26-30 Edgar,
 7-11 Hazelmount &
 19-27 Campbell Streets
 BOWEN HILLS**

**Detail Survey
 Sheet 3 of 3**

| | | |
|-------------|-------|---------------|
| Drawing No. | Issue | Original Size |
| S-10478-001 | A | A3 |



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