



PERSPECTIVE FROM CORNER OF WREN STREET AND CAMPBELL STREET  
(INDICATIVE VISUALISATION ONLY)

DRAWING LIST - DEVELOPMENT APPLICATION

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DEVELOPMENT APPLICATION

**Wren Street Stage 2**  
7-15 Wren Street, Bowen Hills, QLD

AustralAsian Property Group Pte Ltd

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Telephone +61 7 3840 9999  
bne@thomsonadsett.com  
Level 9, 470 St Pauls Terrace  
Fortitude Valley  
Qld 4006 Australia  
thomsonadsett.com

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COVER SHEET

TA # 22.0169.17

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WREN STREET ELEVATION

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ICB ELEVATION

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CAMPBELL STREET ELEVATION

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O'CONNELL TERRACE ELEVATION

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WREN STREET PERSPECTIVE

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LEVEL 11 & 12 ROOFTOP PERSPECTIVE

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WREN STREET - EYE LEVEL PERSPECTIVE

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ICB PERSPECTIVE

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PERSPECTIVES - SHEET 7

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**KEY**

-  SITE
-  BIKE PATH
-  ACTIVE EDGE
-  ARTICULATED CORNER
-  NOISE & AIR POLLUTION
-  SUN EXPOSURE



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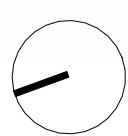
**DESIGN CONTEXT ANALYSIS**

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05-03-2024

rev. 2



# DESIGN STATEMENT

## ELEMENTAL CRITERIA

This section provides responses to each of the buildings that breathe elemental criteria.

### 1. ORIENTATE YOURSELF

#### 1.1 Location & Orientation

The proposed development at 15 – 21 Wren Street, is situated on the corner of Campbell and Wren Street and is integrated with the Wren Street building completed in 2020 which is also a property owned by the applicant for this development.

Consistently with the intention of the Bowen Hills PDA, this development is compliant with the height, density and usage identified for this area. The proposed building includes the following uses and functions:

- medical tenancies including an extension to the existing Herston Private Hospital,
- build to rent apartments and communal areas,
- small commercial tenancies and car parking.

The site for this development is part of the RBWH precinct and continues the growth of medical and health facilities in this area while the build to rent apartments cater for a demand for accommodation in this precinct some of which will be affordable accommodation in accordance with the requirements of the Bowen Hills PDA.

#### 1.2 Massing & internal layout

The form of the proposed buildings consists of three components: the base, the podium and the tower.

The base is a glass enclosed volume housing the commercial and retail tenancies which addresses both Wren and Campbell Streets.

The podium which contains the commercial tenancies and which aligns with the form of the stage 1 Wren Street building. The screen, which is integrated with the perimeter of the podium, steps up with the steepness of Wren Street until it meets the stage 1 building.

The tower. The tower steps back from the line of the podium and accommodates the 244 build to rent apartments.

At level 10, which is the top of the stage 1 building, social and common areas for the BTR apartments which consist of both internal and external forms with the external areas are provided. This feature further provides a pleasant and verdant foreground view to the BTR residents who live in south facing apartments.

#### 1.3 Views

Residents of the BTR apartments are afforded uninterrupted views to the city skyline, views to the bay, views over Brisbane's eastern inner northern suburbs & views to Mt Coot-tha & the hills of Brisbane Forest Park.

#### 1.4 Street Activation

The building has two street frontages on both Campbell St & Wren Street. The main entry to the building comes off Wren Street where access to the lift core is provided. The Campbell Street frontage is restricted by being within a flood zone however an active edge along this street frontage is provided via a small commercial tenancy suitable for a café or food outlet. Campbell Street also provides access to the secure bicycle parking area at the lower ground level of the building.

Vehicle access to the building is maintained by the Stage 1 building access points. All vehicles parked on site enter via the existing multi storey car park access ramp. Deliveries, service vehicle and emergency vehicles are provided off street parking via the re-entrant bays which come off Wren Street.

### 2. OCCUPY OUTDOOR SPACES

A fundamental part of BTR accommodation is to provide both internal and external communal and shared spaces for the residents. Space for work, leisure and social function. All of these functions are provided on Level 10 and include:

- Gymnasium
- Cinema
- Co-working area
- Meeting Room
- BBQ Area
- Swimming Pool
- Hard and soft landscaped external areas
- Seating booths to the perimeter of this space which are surrounded by the landscaped areas

#### 2.2 Sky Terrace

The building includes two prominent areas which are accessible to residents and staff of the building. At Level 10, the common and communal spaces for the BTR apartments are provided. These areas include spaces for both active and passive recreation and they are integrated with landscaping of these spaces. At the roof top of the tower, an additional sky terrace is provided. This extends the functionality of the area roof top common areas for the users of the building.

#### 2.3 Balconies

The BTR apartments each have at least one balcony which provides private open space for each resident. These deep-set balconies furthermore provide an all-weather external space for the residents.

#### 2.4 Laneways & Cross block links

Access for residents and visitors to tenancies. Ample landscaping and public zone to front of the entry with shade above. Permeability of the ground floor plane for residents and visitors of the building, along with access for Campbell Street for users of the Café tenancy.

### 3. ILLUMINATE WITH DAYLIGHT

Each component of the building, the base, the podium and the tower has been designed to incorporate an appropriate amount of glass specific to the function of each area. At the ground level, which is set back from the podium perimeter, large areas of glass are provided to provide the feeling of lightness and transparency. At the podium level, the tenancy spaces have floor to ceiling glass which while being high performance glass is also protected by awnings which extend from the building. Large glass in the perimeter of the tenancy areas provides an improved experience for the users of those spaces. For the BTR apartments, the glazing components consist of aluminium framed windows and doors which are domestic in their sizing and scale thus reinforcing the domestic scale of the apartments.

### 4. NATURAL AIR AND VENTILATION

The residents and workers in this building will be provided a greater control over their indoor environment with the ability to open windows and sliding doors in the perimeter walls of the building. Opening windows in the building façade will also allow passive cooling to spaces in the building by allowing breezes to flow deep into the BTR apartments as well as the BTR communal areas.

The screening which envelopes part of the building further permits natural air and ventilation to circulate and pass through the building. For the car park levels of the building this approach reduces the reliance on mechanical ventilation which has the embodied issues cost, noise and concentration of car park exhaust around the building.

### 5. SHADE AND PROTECTION

The abstracted hexagonal form of this building extends from the ground level through to each of the facades of the tower. As well as being a strong visual element in the building design, this form also becomes an integrated shading device to the building.

In addition to the abstracted hexagonal form, the balconies to the BTR apartments have deep setbacks which provide shading to rooms they access.

At the level 10 external common areas, canopies and shade structures are integrated into the landscaping of these spaces. This measure increases the use of these spaces in all of the extremes of climate which Brisbane experiences.

### 6. LIVING GREENERY

Laud Ink are the landscape architects who are part of the design team and they have worked closely with the architectural team to design planting areas at prominent locations of the building and in a manner which will enhance the experience of the people who live, work and pass by this building.

Greenery is integrated into the ground plane on both Campbell Street and Wren Street as well as along the verge of the bike path. At Level 10 in the external common areas for the BTR residents, greenery provides a sense of natural enclosure as well as privacy and shade to users of this space and at the rooftop of the tower greenery provides a trim which softens what would otherwise be a hard and open space for the people who use this level.

The elevated gardens which are incorporated into the building, capture rainwater and as well they mitigate the effects of the urban heat-island effect.

#### 6.5 Maintain the Greenery

A building maintenance regime will be established to ensure lush landscape is adequately maintained and regularly irrigated in accordance with the landscape architects' specifications.

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DESIGN STATEMENT - SHEET 1

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Wren Street Stage 2

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# DESIGN STATEMENT

## ELEMENTAL CRITERIA

### 7. IDENTITY MATTER

The Wren Street building is integrated with the stage 1 building which was completed in 2020. The car park façade on both the eastern and western facades of the stage 1 building includes a dominant hexagonal form. The stage 2 building continues the hexagonal motif in the base, the podium and the tower component of this development. The hexagonal form in this building is developed and abstracted to become an integral part of the building on all facades.

#### 7.1 Choice of Materials

The materials used in this development will continue the palette of materials from Stage 1. Concrete, Glass and aluminium trims and screen form the dominant components of the building.

#### 7.2 Longevity

These materials have been selected for their robustness which will maintain the original look of the building for the life of the building. The material palette has also been selected as they require minimal maintenance.

#### 7.3 Public Art

The stage 1 building contains a component of public art work adjacent the main entry to the building and a component of public artwork will be included in this next stage of development.

#### 7.4 Creative Lighting

The stage 1 building contains lighting which expresses the hexagonal form on the building. Similar to the stage 1 building, lighting will be included in the design of the ground plane, the podium and the tower component which will reference the stage 1 hexagonal feature and as well express the identity of the key parts of this building.

### 8. REDUCE ENERGY AND WASTE

#### 8.1 Energy and Technology

The Build to Rent component of this development will be wholly owned by one entity with the apartments rented to both short and long term tenants. This structure provides the opportunity to establish an overall efficient system for each of the building services. Further investigation of this approach will be undertaken at the design development phase of the project to determine the best systems to implement this approach.

A consolidated approach to the building services is also a means of reducing operational costs through bulk supply and servicing efficiencies for the residents and tenants of the building.

The fabric of the building will be designed to surpass the minimum requirements of the NCC part J for Energy Efficiency and at this stage a number of the rating systems for the building designed are being considered in terms of appropriateness and best offering for the overall energy efficiency rating of the building.

#### 8.2 Water and Waste

Water efficiency has been considered in the design of the Wren Street development. Efficient fittings will be selected for both residential and commercial uses to reduce water consumption and rainwater harvesting for the irrigation of the landscaping on site at both ground level and the level 10 podium top will be provided.

Waste management plan has been prepared to encourage convenient recycling access for the residents. TTM consultants have prepared a report which quantifies and proposes a management solution for the collection and removal of waste, medical waste and recycling from this site.

#### 8.3 Active Transport

The development site is well positioned to provide active and public means of transport for all people living, working and using the medical and health facilities provided on site. Alternative modes of transport to car transport are encouraged as part of this development due to the site's proximity to bus, train and bicycle networks.

Brisbane has an extensive network of dedicated bike paths and the building is adjacent the bike path which extends connects Fortitude Valley and Victoria Park to Brisbane's inner northern suburbs. The bike path which runs along the eastern boundary of the site and is parallel to Wren Streets reaches a natural stopping point when it reaches its intersection with Campbell Street. The building takes advantage of this slowing down of bike traffic by providing dedicated bike parking area as well as retail tenancies and end of trip facilities provided as part of the tenants of the site.

The site is in close proximity of the RBWH bus station which is being upgraded as part of the Brisbane Metro.

The is also in close proximity to the fortitude valley station as well as the newly planned permanent exhibition station as part of the Cross River Rail.

### Wren Street Stage 2

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DESIGN STATEMENT - SHEET 2

05-03-2024

DA00.10

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DEVELOPMENT APPLICATION

		Proposed (stage 2)							Existing (stage 1)		
		GFA	Communal Areas		Studio Apartment	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	Car Parking	GFA	Car Parking
			BTR Internal GFA	BTR External Area							
Level 30	Tenancy Area & BTR Common Area	249		755							
Level 29	BTR Apartments	968			2	4	5	1			
Level 28	BTR Apartments	968			2	4	5	1			
Level 27	BTR Apartments	968			2	4	5	1			
Level 26	BTR Apartments	968			2	4	5	1			
Level 25	BTR Apartments	968			2	4	5	1			
Level 24	BTR Apartments	968			2	4	5	1			
Level 23	BTR Apartments	968			2	4	5	1			
Level 22	BTR Apartments	968			2	4	5	1			
Level 21	BTR Apartments	968			2	4	5	1			
Level 20	BTR Apartments	968			2	4	5	1			
Level 19	BTR Apartments	968			2	4	5	1			
Level 18	BTR Apartments	968			2	4	5	1			
Level 17	BTR Apartments	968			2	4	5	1			
Level 16	BTR Apartments	968			2	4	5	1			
Level 15	BTR Apartments	968			2	4	5	1			
Level 14	BTR Apartments	968			2	4	5	1			
Level 13	BTR Apartments	968			2	4	5	1			
Level 12	BTR Apartments	975		684	3	3	5	1			
Level 11	BTR Apartments	1064			2	2	6	1			
	<i>BTR Common Amenities</i>		408	588							
Level 10	BTR Apartment & Car Parking	376			1	3	1	0	47		
Level 9	BTR Apartment & Car Parking	376			1	3	1	0	13	49	
Level 8	BTR Apartment & Car Parking	376			1	3	1	0	13	49	
Level 7	Car Parking	0							24	49	
Level 6	Car Parking	0							24	49	
Level 5	Car Parking	0									
	<i>BTR Common Amenities</i>	75	118						16	43	
Level 4	Medical Suite	1163								983	
Level 3	Medical Suite	1163								840	
Level 2	Medical Suite	1163								917	
Level 1	Day Surgery	1163								844	
Mezzanine	Tenancy	285									
Ground	Foyer / Concierge & Tenancy	323								342	
Lower Ground	Café / Bike Parking	54									
<b>Total</b>		<b>25261</b>	<b>526</b>	<b>2027</b>	<b>42</b>	<b>82</b>	<b>99</b>	<b>19</b>	<b>137</b>	<b>3926</b>	<b>239</b>
<b>GFA Total (Stage 1 + Stage 2) 29187</b>					Studio Apartment	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	Car Parking	GFA	Car Parking
					17%	34%	41%	8%			
					<b>Total number of BTR Apartments</b>				<b>242</b>		
					<b>Total number of Carparks (Stage 1 + Stage 2)</b>				<b>376</b>		

## DEVELOPMENT APPLICATION

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### DEVELOPMENT SUMMARY

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DA01.01

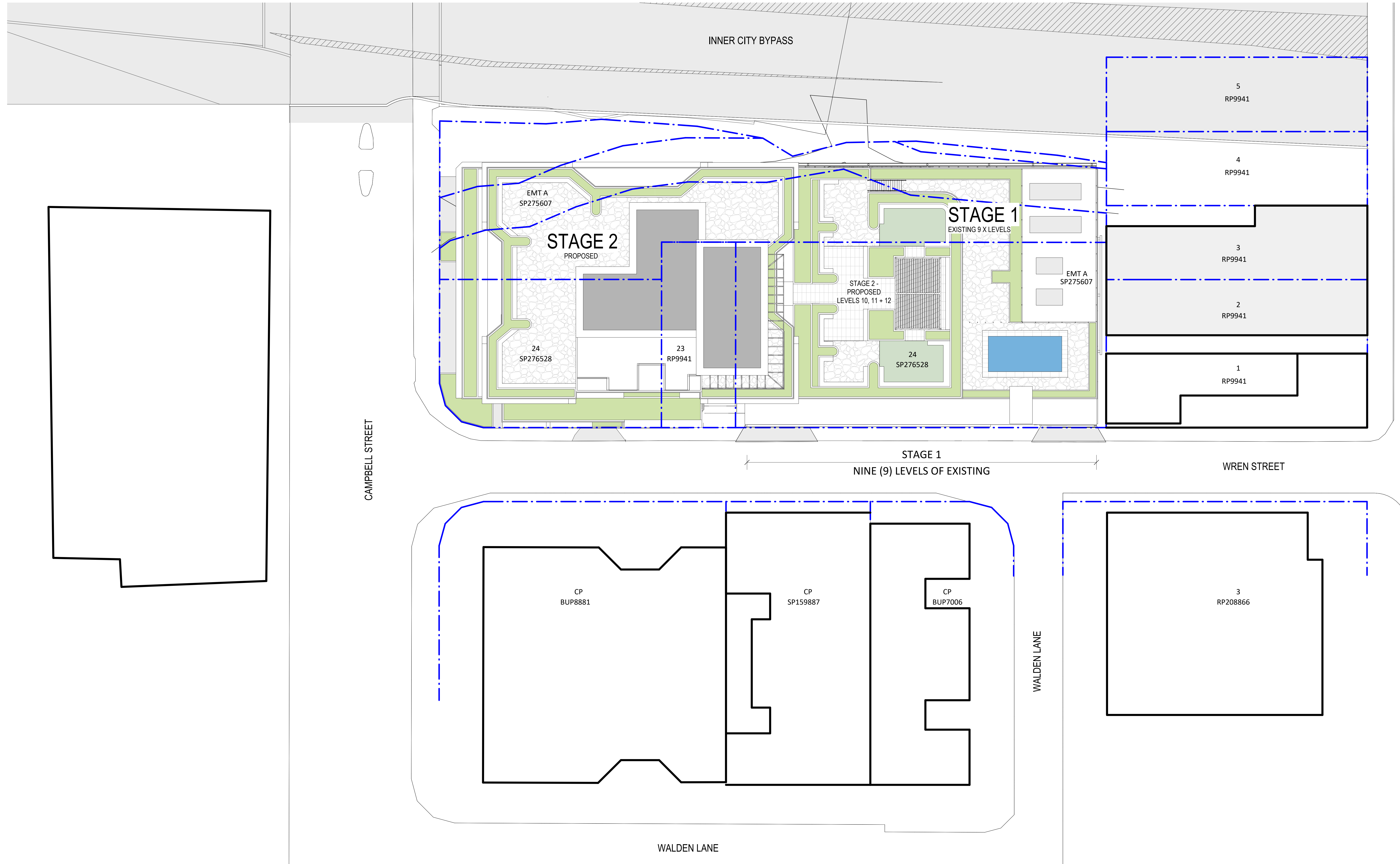
12-11-2024

rev. 5

**AREA**

SITE AREA - 3,572m<sup>2</sup>

BUILDING FOOTPRINT - 3,000m<sup>2</sup> 84%



**DEVELOPMENT APPLICATION**

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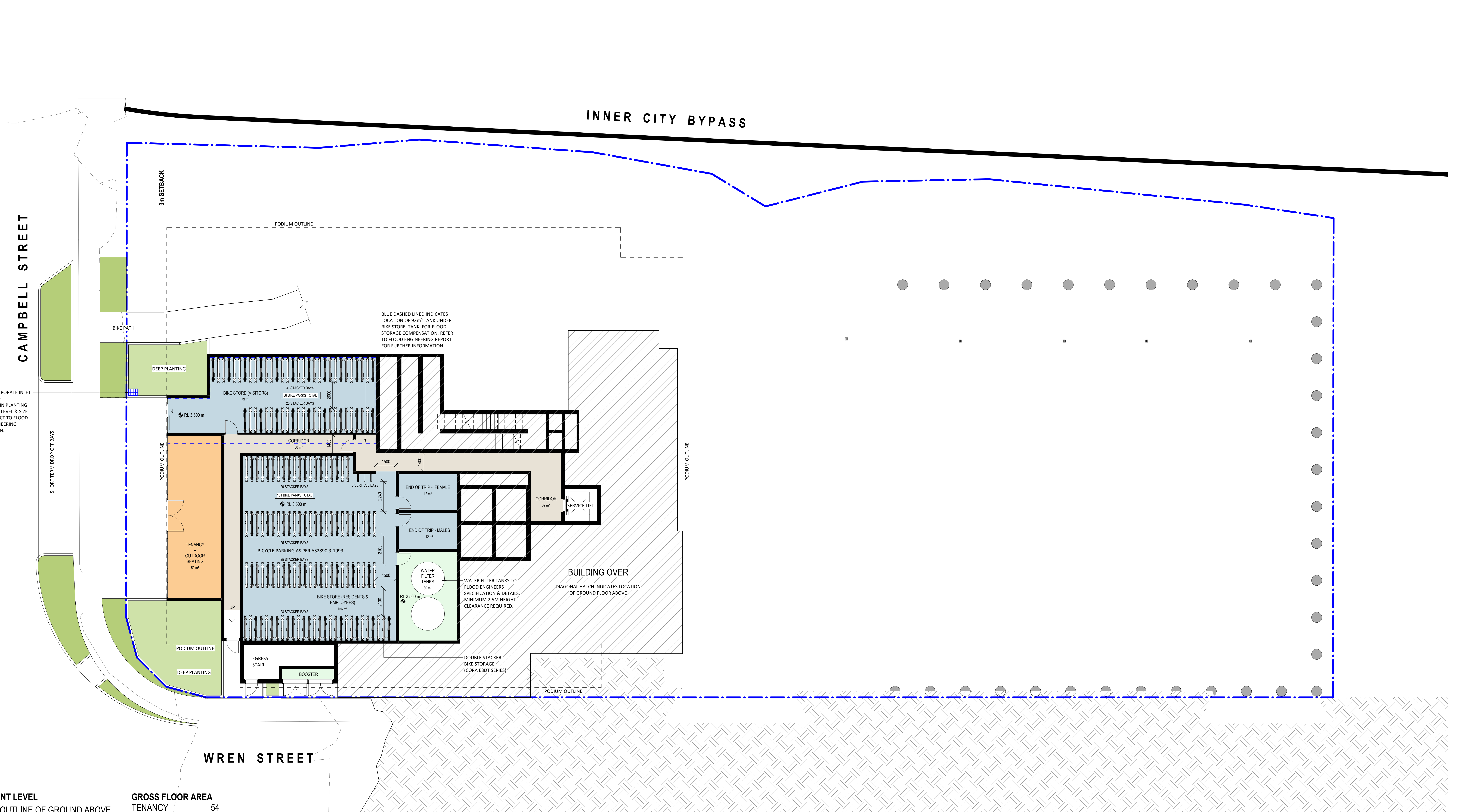
**SITE PLAN**

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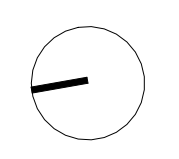
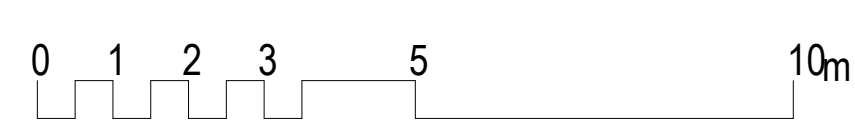
**DA01.02**

11-11-2024

**rev. 3**



<b>BASEMENT LEVEL</b>	<b>GROSS FLOOR AREA</b>
□ OUTLINE OF GROUND ABOVE	TENANCY 54
■ PROPOSED TENANCY	<b>TOTAL 54m<sup>2</sup></b>
■ BIKE STORE	<b>BIKE BAYS</b>
■ BACK OF HOUSE	VISITORS 56
	RESIDENTIAL / EMPLOYEES 101
	<b>TOTAL 156</b>



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# DEVELOPMENT APPLICATION

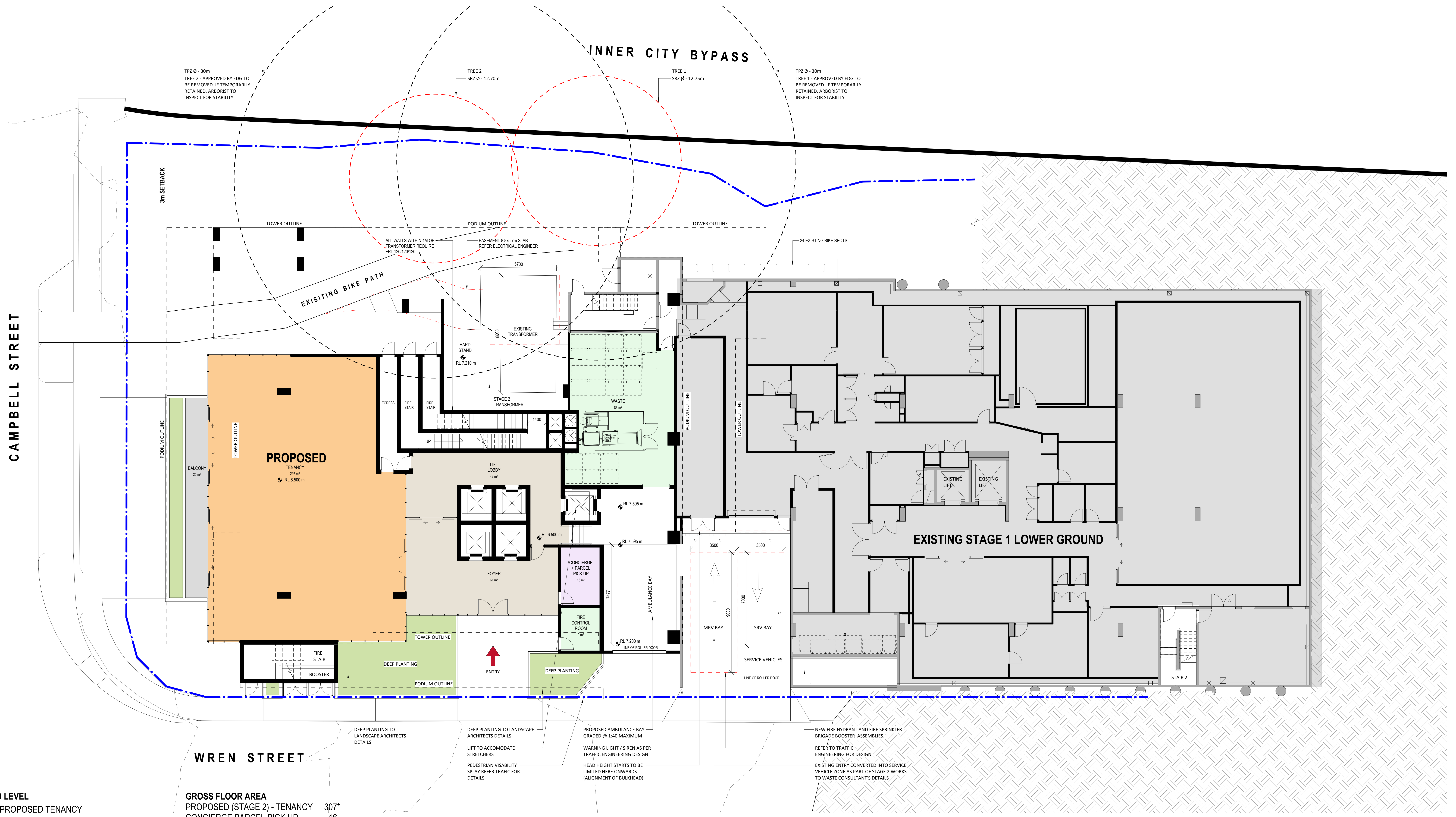
**thomson adsett**

TA # 22.0169.17

## LOWER GROUND FLOOR PLAN

As indicated @ A0 12-11-2024

DA02.01 rev. 4



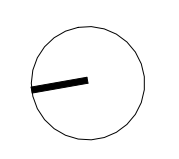
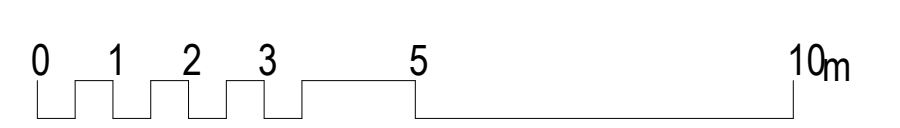
- GROUND LEVEL**
- PROPOSED TENANCY
  - LOBBY / CORRIDOR
  - BACK OF HOUSE

EXISTING INDICATIVE STRUCTURAL ROOT ZONE (INNER RED DASH) AND TREE PROTECTION ZONE (OUTER BLACK DASH). REFER LANDSCAPE DRAWINGS

**GROSS FLOOR AREA**

PROPOSED (STAGE 2) - TENANCY	307*
CONCIERGE PARCEL PICK UP	16
<b>TOTAL</b>	<b>323m<sup>2</sup></b>

\*EXCLUDES LOBBY AND CIRCULATION



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 7-15 Wren Street, Bowen Hills, QLD  
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**GROUND FLOOR PLAN - LOBBY**

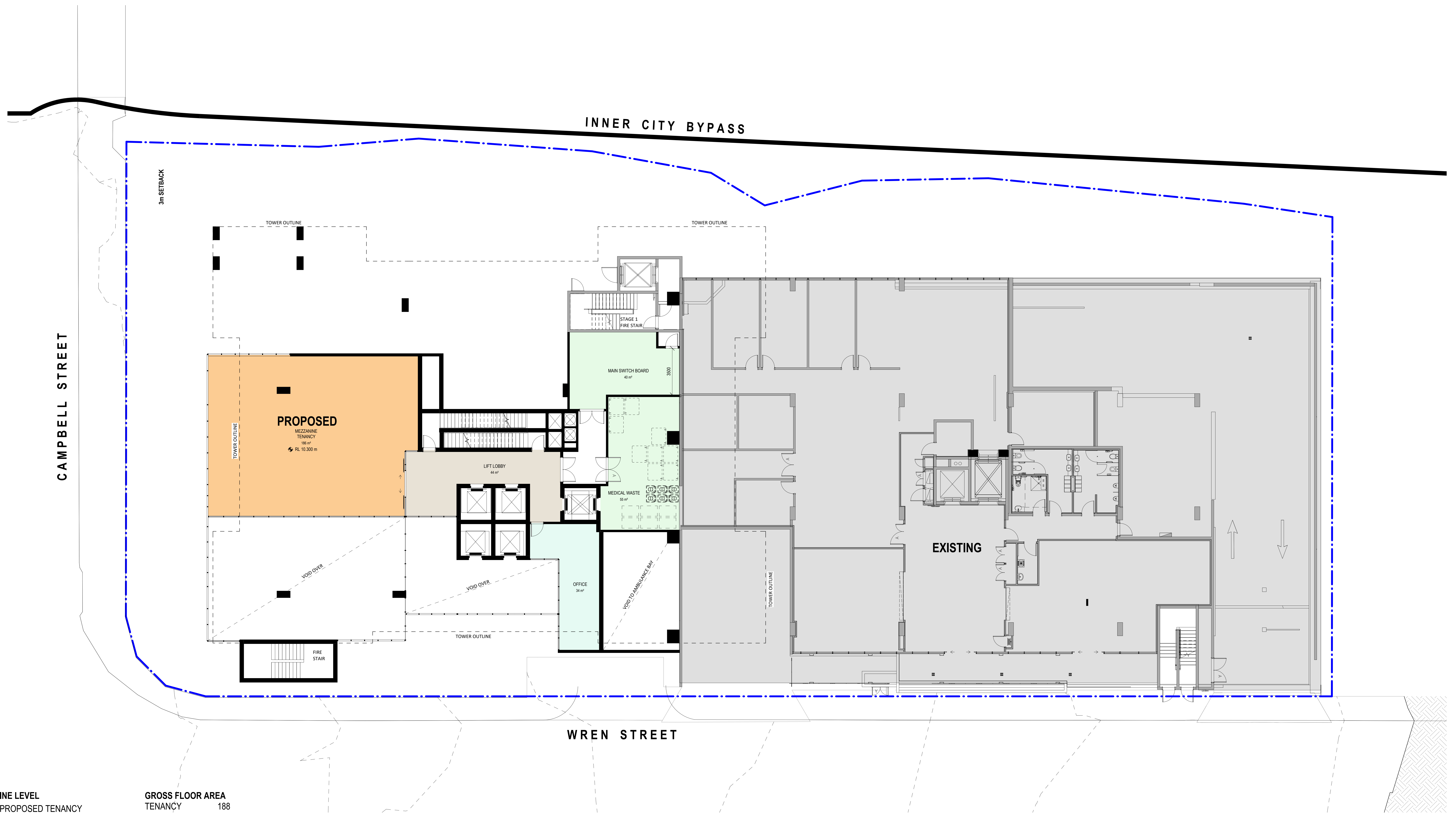
As indicated @ A0 11-11-2024

TA # 22.0169.17

DA02.02

rev. 4





- MEZZANINE LEVEL**
- PROPOSED TENANCY
  - BIKE STORE
  - BACK OF HOUSE
  - LOBBY / CORRIDOR

**GROSS FLOOR AREA**

TENANCY	188
OFFICE	36
LIFT LOBBY	61
<b>TOTAL</b>	<b>285m<sup>2</sup></b>

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**MEZZANINE LEVEL**

As indicated @ A0

11-11-2024

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DA02.03

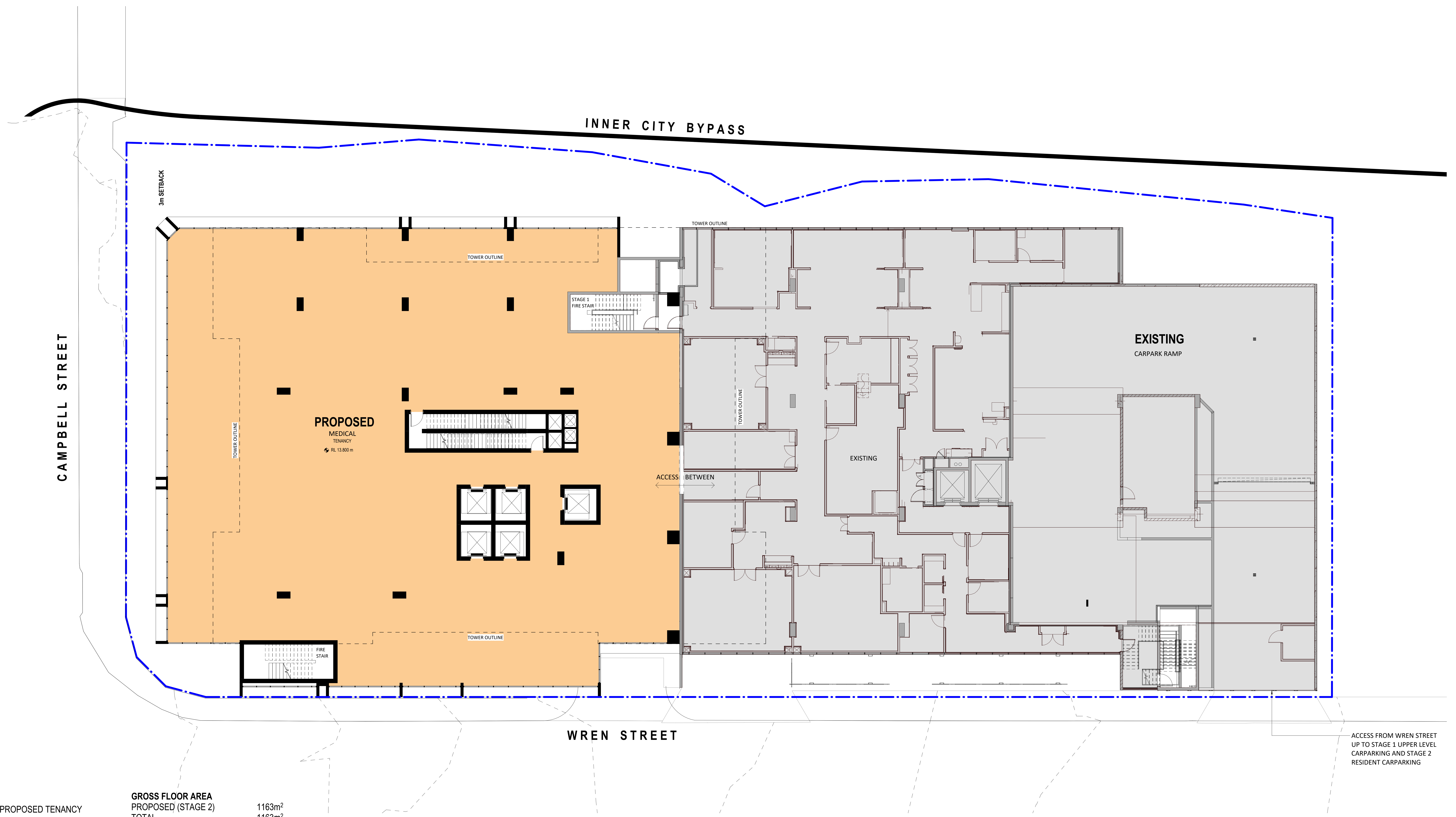
rev. 3

## Wren Street Stage 2

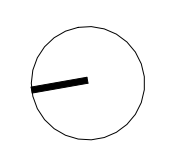
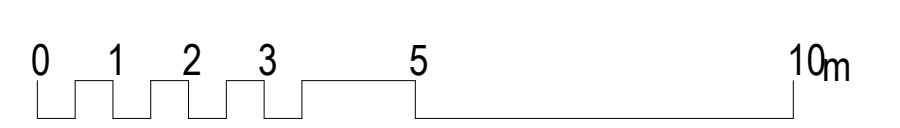
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**LEVEL 1**  
 PROPOSED TENANCY  
**GROSS FLOOR AREA**  
 PROPOSED (STAGE 2) 1163m<sup>2</sup>  
 TOTAL 1163m<sup>2</sup>



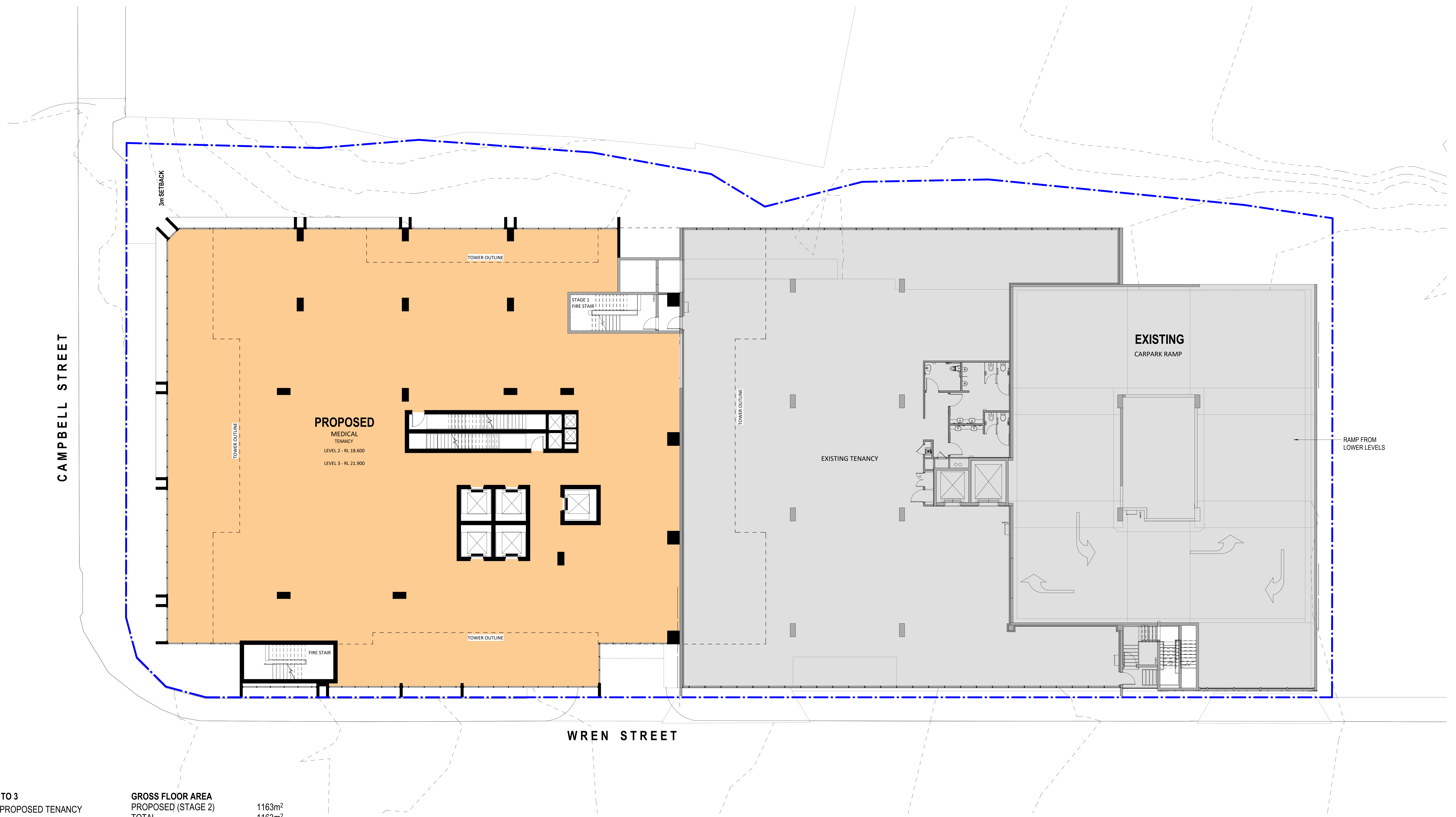
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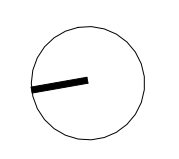
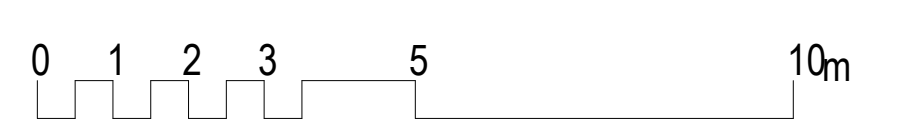
**thomson adsett** LEVEL 1 PLAN - MEDICAL TENANCY  
 As indicated @ A0 11-11-2024  
 TA # 22.0169.17 DA02.04 rev. 4

ACCESS FROM WREN STREET  
 UP TO STAGE 1 UPPER LEVEL  
 CARPARKING AND STAGE 2  
 RESIDENT CARPARKING



LEVEL 2 TO 3  
 PROPOSED TENANCY

GROSS FLOOR AREA  
 PROPOSED (STAGE 2) 1163m<sup>2</sup>  
 TOTAL 1163m<sup>2</sup>



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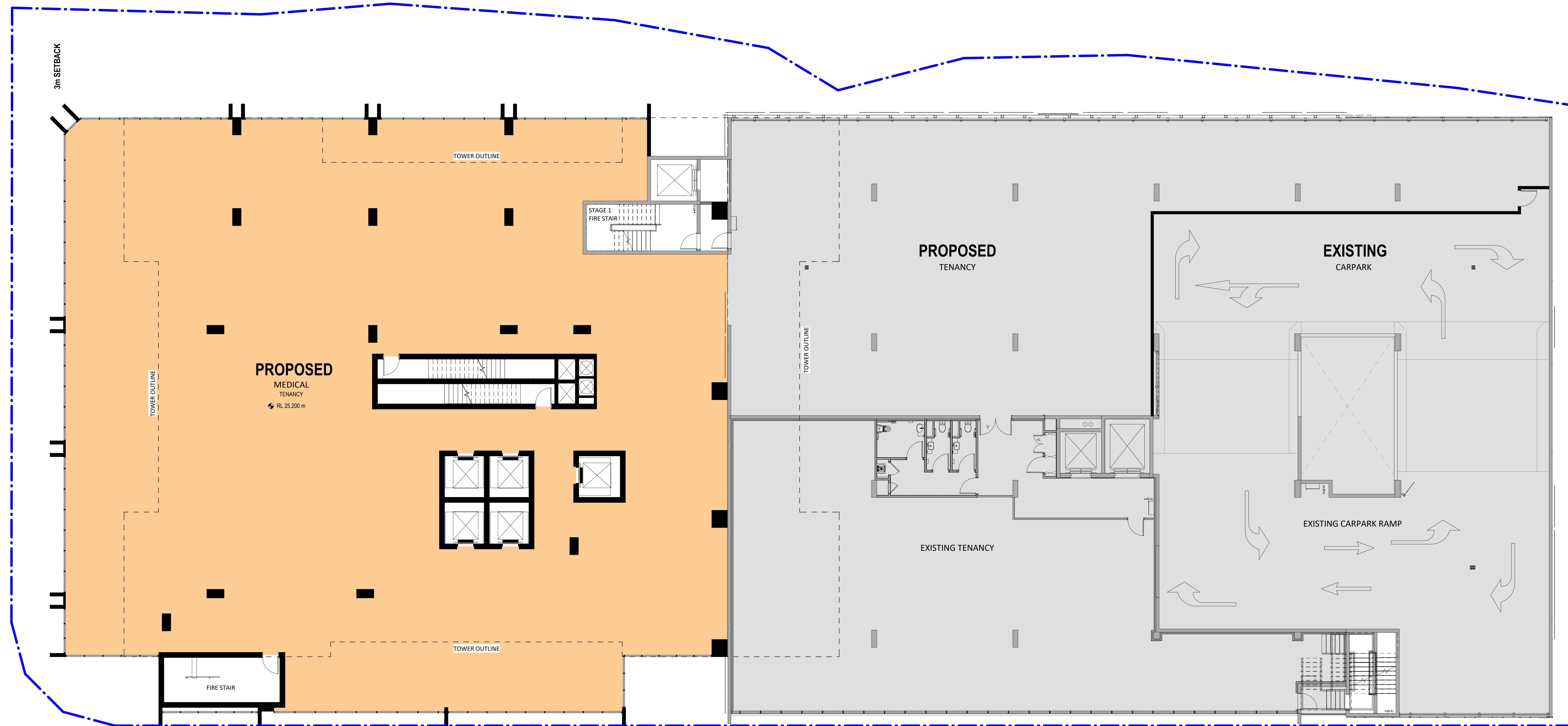
**LEVEL 2 TO 3 PLAN - MEDICAL  
 TENANCY**

As indicated @ A0 11-11-2024

TA # 22.0169.17

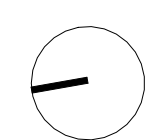
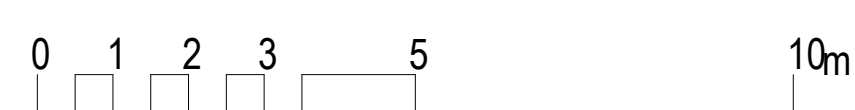
DA02.05

rev. 4



**LEVEL 4**  
 PROPOSED TENANCY

**GROSS FLOOR AREA**  
 PROPOSED (STAGE 2) 1163m<sup>2</sup>  
 TOTAL 1163m<sup>2</sup>



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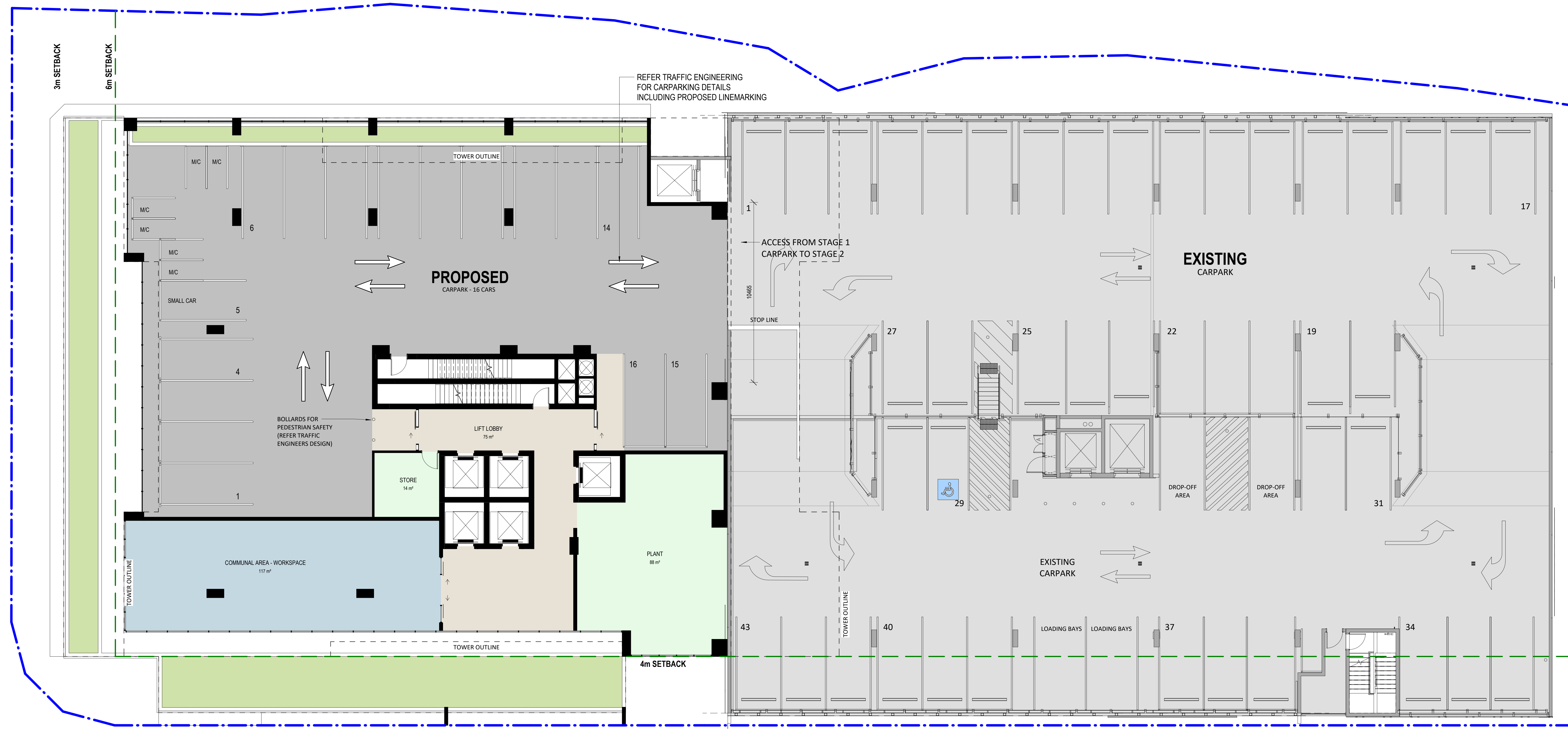
**LEVEL 4 PLAN - MEDICAL TENANCY**

As indicated @ A0

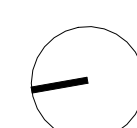
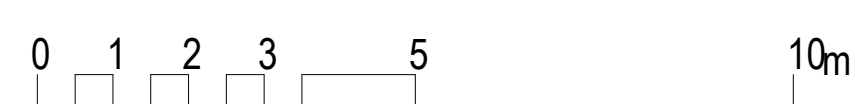
11-11-2024

DA02.06

rev. 4



<b>LEVEL 5</b>	<b>GROSS FLOOR AREA</b>	
PARKING	PROPOSED LIFT LOBBY	75m <sup>2</sup>
COMMUNAL	<b>PARKING</b>	
BACK OF HOUSE	PROPOSED (STAGE 2)	16 BAYS 6 MOTOR BIKES
LOBBY / CORRIDOR		



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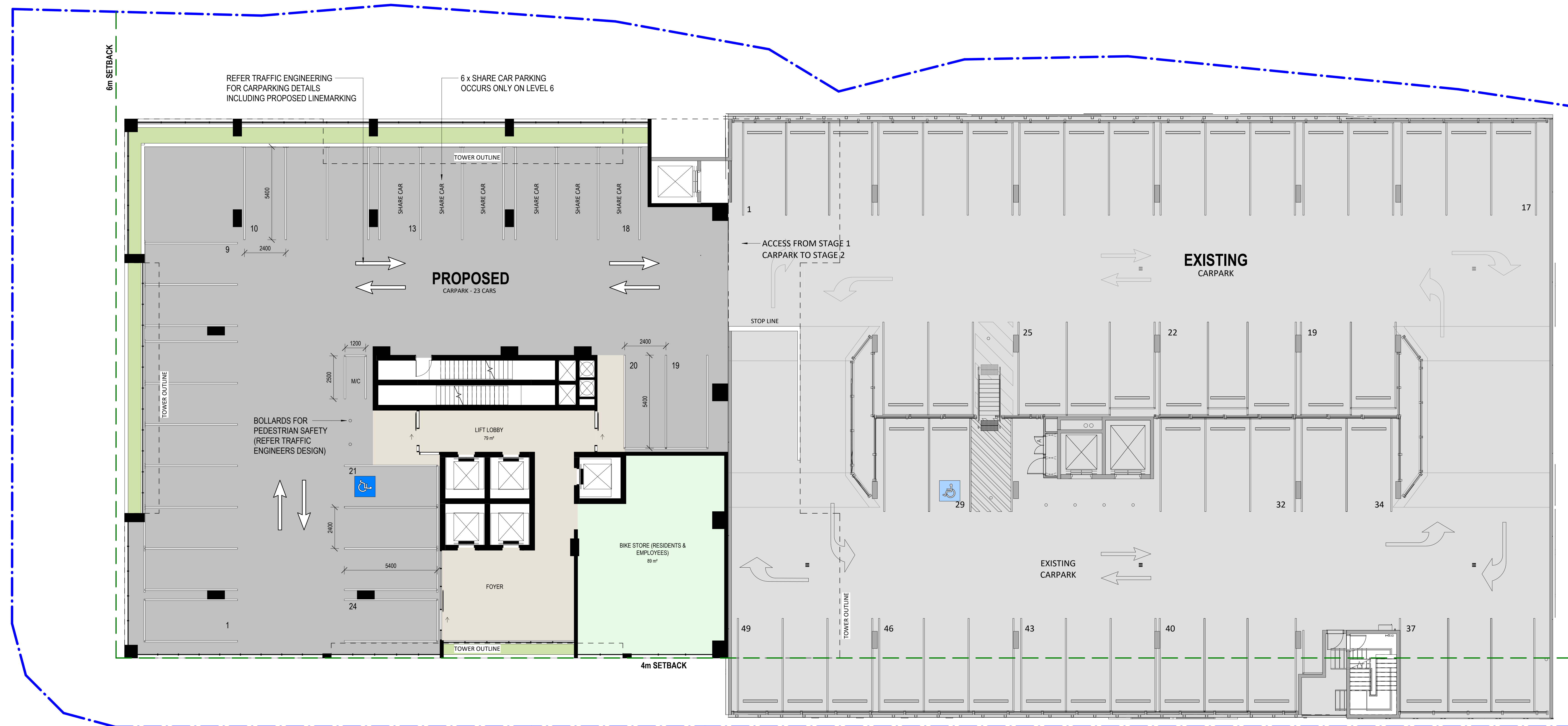
**LEVEL 5 PLAN - PARKING**

As indicated @ A0

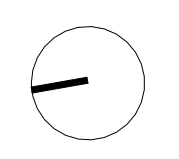
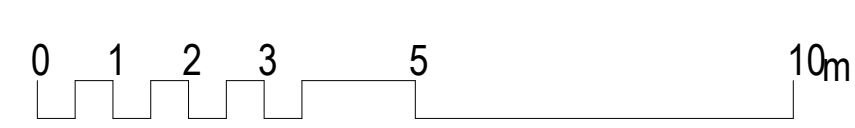
DA02.07

27-11-2024

rev. 6



- LEVEL 6 TO 7**
  - PARKING
  - LOBBY / CORRIDOR
  - BACK OF HOUSE
- PARKING**
  - PROPOSED (STAGE 2)      24 BAYS



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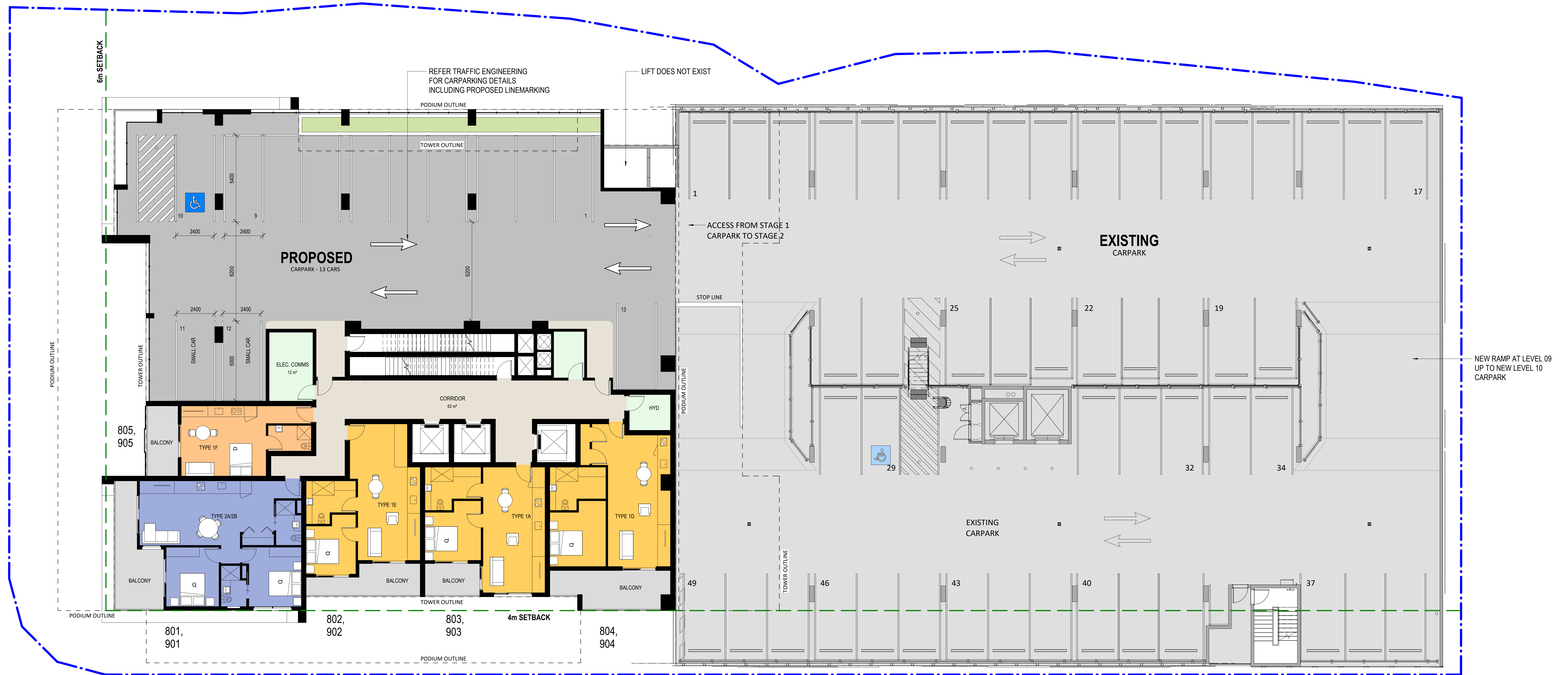
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**LEVEL 6 TO 7 PLAN - PARKING**

As indicated @ A0      27-11-2024

**DA02.08**      **rev. 6**



**LEVEL 8 TO 9**

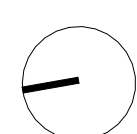
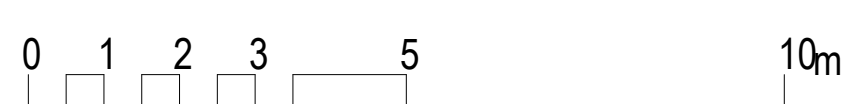
STUDIOS	1
1 BEDROOM	3
2 BEDROOM	1
LOBBY / CORRIDOR	
<b>TOTAL</b>	<b>5</b>

**GROSS FLOOR AREA**

STAGE 2 UNITS	314
STAGE 2 LIFT LOBBY	62
<b>TOTAL</b>	<b>312m<sup>2</sup></b>

**PARKING**

STAGE 2	13 BAYS
---------	---------



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## DEVELOPMENT APPLICATION

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### LEVEL 8 to 9 PLAN - UNITS & CARPARKS

As indicated @ A0

DA02.09

13-11-2024

rev. 5



**LEVEL 10**

STUDIOS	1
1 BEDROOM	3
2 BEDROOM	1
PARKING	
LOBBY / CORRIDOR	
<b>TOTAL</b>	<b>5</b>

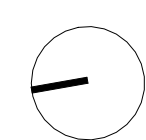
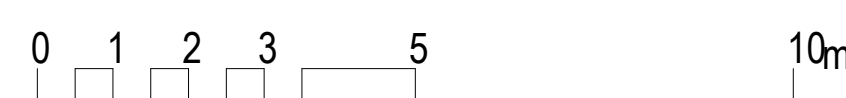
**GROSS FLOOR AREA**

STAGE 2 UNITS	314
STAGE 2 LIFT LOBBY	62
<b>TOTAL</b>	<b>376m<sup>2</sup></b>

**PARKING**

STAGE 1*	34 cars
STAGE 2	13 cars
<b>TOTAL</b>	<b>47 Cars</b>

**NOTE:**  
\*PROPOSED (NEW) ADDITIONAL FLOOR BUILT OVER STAGE 1



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**LEVEL 10 PLAN - UNITS, CARPARKS & STAGE 1 ROOF**

As indicated @ A0

27-11-2024

DA02.10

rev. 7

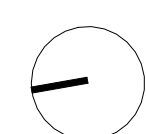
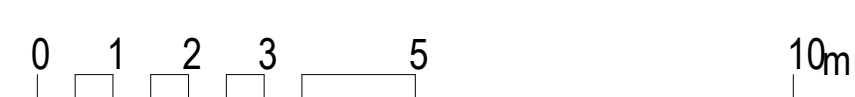




LEVEL 11	
STUDIOS	2
1 BEDROOM	2
2 BEDROOM	6
3 BEDROOM	1
COMMUNAL	
LOBBY / CORRIDOR	
<b>TOTAL</b>	<b>11</b>

GROSS FLOOR AREA	
STAGE 2 UNITS	898
STAGE 2 LIFT LOBBY	166
COMMUNAL	408
<b>TOTAL</b>	<b>1472m<sup>2</sup></b>

PARKING	
STAGE 2	13 BAYS



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### LEVEL 11 - UNITS & COMMUNAL AREAS

As indicated @ A0

13-11-2024

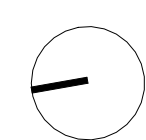
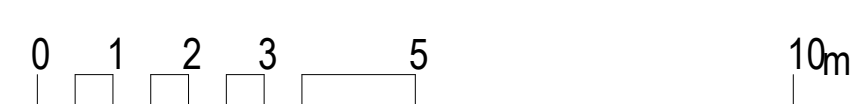
DA02.11

rev. 6



LEVEL 12		
STUDIOS	3	
1 BEDROOM	3	
2 BEDROOM	5	
3 BEDROOM	1	
LOBBY / CORRIDOR		
<b>TOTAL</b>	<b>12</b>	

GROSS FLOOR AREA	
STAGE 2 UNITS	861
STAGE 2 LIFT LOBBY	114
<b>TOTAL</b>	<b>975m<sup>2</sup></b>



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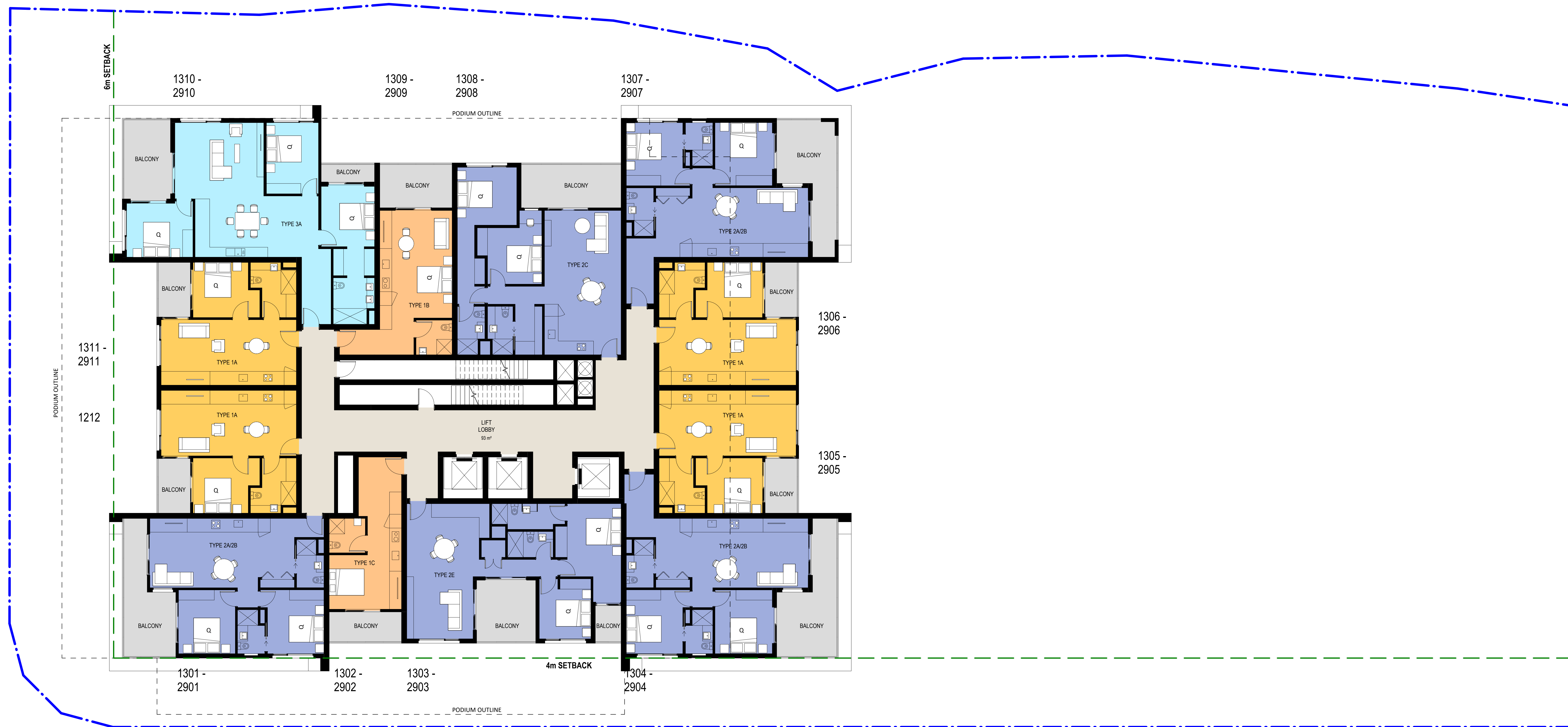
### LEVEL 12 - UNITS & COMMUNAL AREAS

As indicated @ A0

11-11-2024

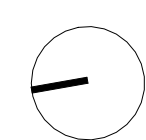
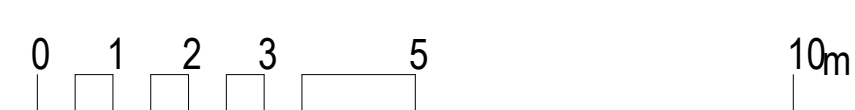
DA02.12

rev. 4



LEVEL 13 TO 29	
STUDIOS	2
1 BEDROOM	4
2 BEDROOM	5
3 BEDROOM	1
LOBBY / CORRIDOR	
<b>TOTAL</b>	<b>12</b>

GROSS FLOOR AREA	
STAGE 2 UNITS	875
STAGE 2 LIFT LOBBY	93
<b>TOTAL</b>	<b>968m<sup>2</sup></b>



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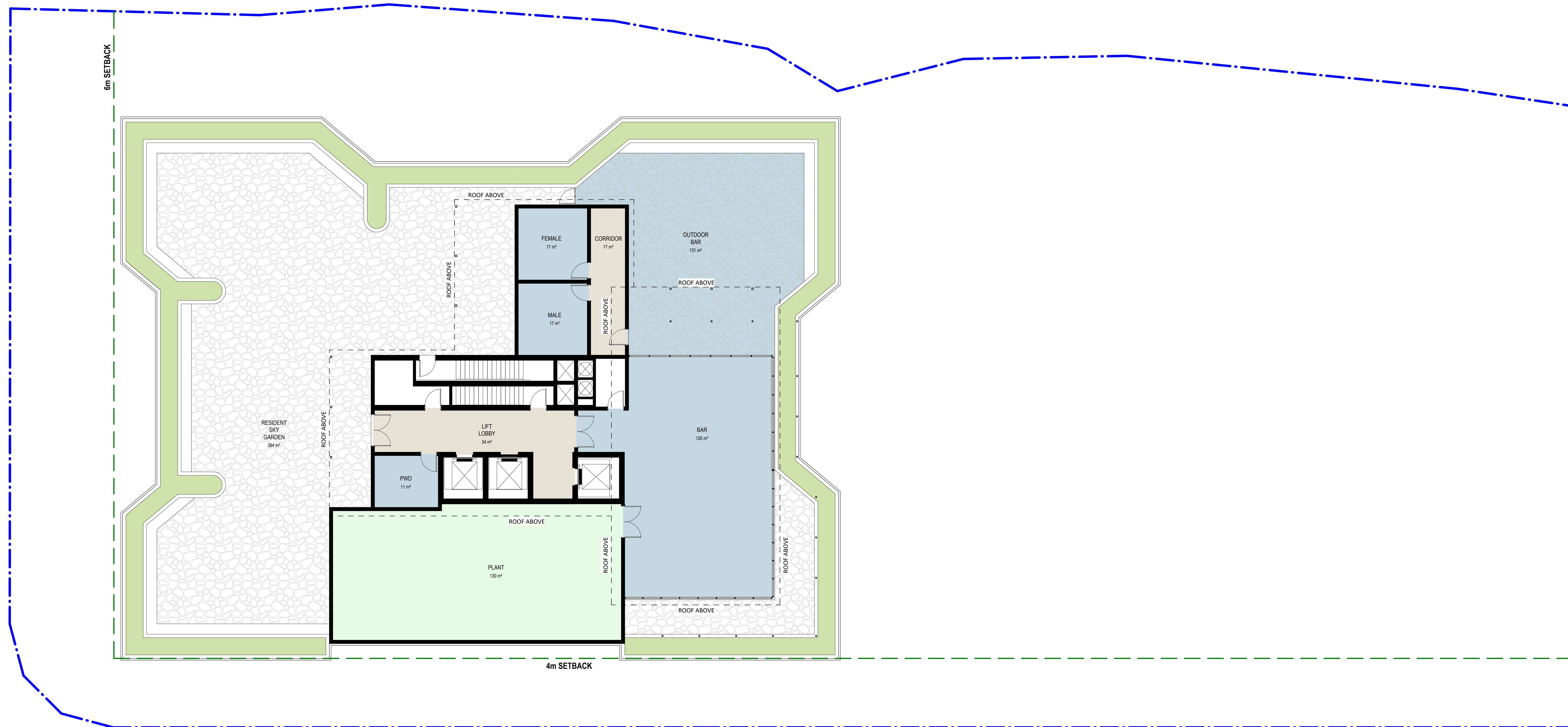
### LEVEL 13 TO 29 PLAN - TYPICAL UNITS

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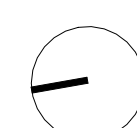
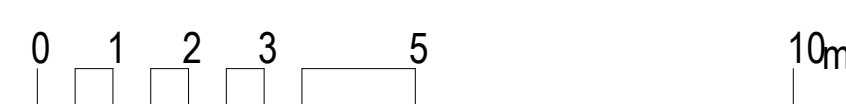


**SKY GARDEN - LEVEL 30**

- COMMUNAL
- LOBBY / CORRIDOR
- BACK OF HOUSE

**GROSS FLOOR AREA**

BAR	126
AMENITIES	53
LOBBY	56
<b>TOTAL</b>	<b>249m²</b>



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**DEVELOPMENT APPLICATION**

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**LEVEL 30 PLAN - SKY GARDEN**

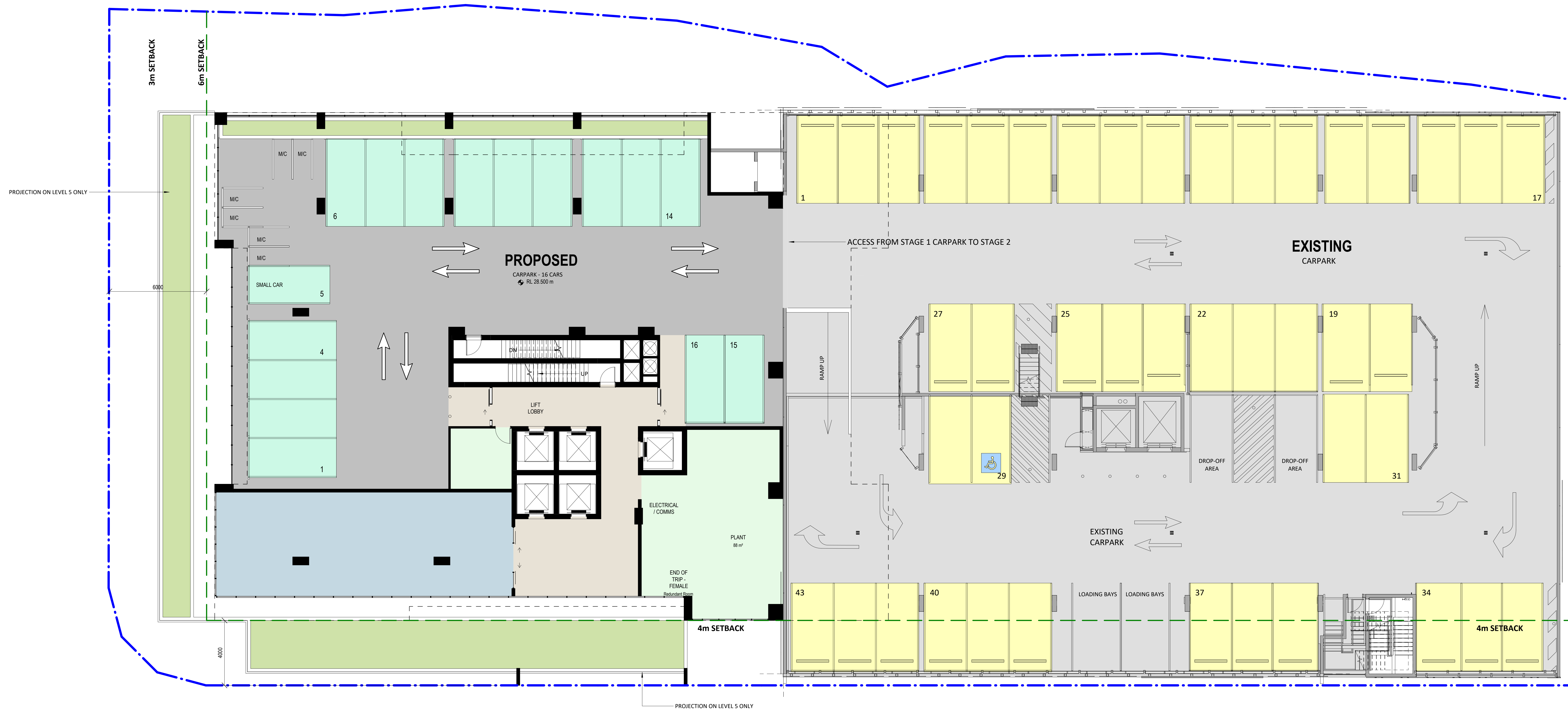
As indicated @ A0

11-11-2024

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DA02.14

rev. 4



**CARPARK ALLOCATIONS**

	COMMERCIAL CARPARK	43
	MEDICAL TENANCY (STAGE 1 & 2)	16
TOTAL		59

**DEVELOPMENT APPLICATION**

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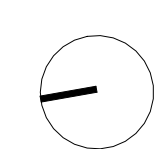
**CARPARK ALLOCATIONS - LEVEL 5**

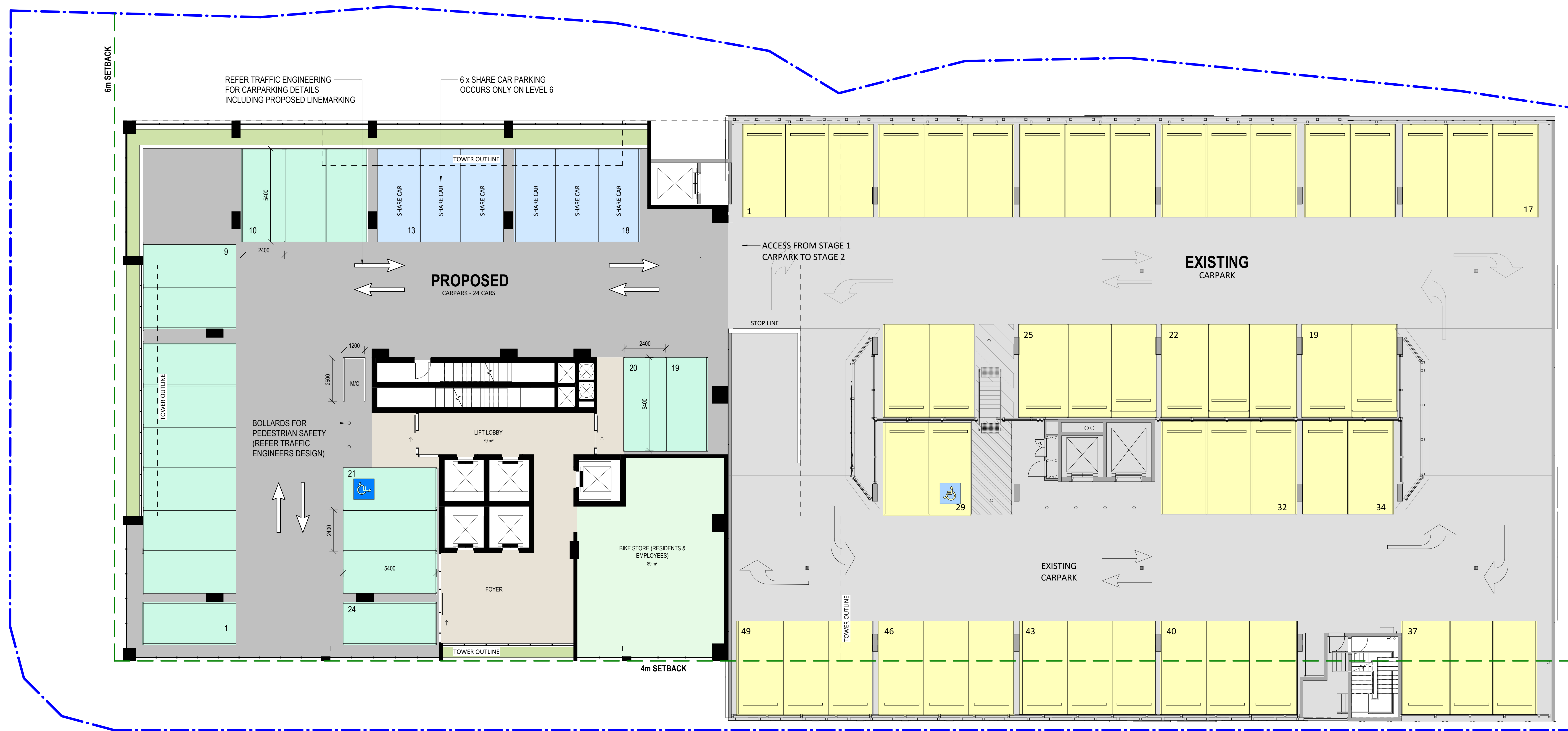
1 : 100 @ A0

27-11-2024

DA02.15

rev. 6





**CAR PARK ALLOCATIONS**

<span style="color: blue;">■</span>	BTR RESIDENT PARKS	6
<span style="color: yellow;">■</span>	COMMERCIAL CARPARK	49
<span style="color: lightgreen;">■</span>	MEDICAL TENANCY (STAGE 1 & 2)	18
	<b>TOTAL</b>	<b>73</b>

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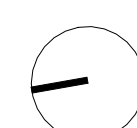
**CARPARK ALLOCATIONS - LEVEL 6**

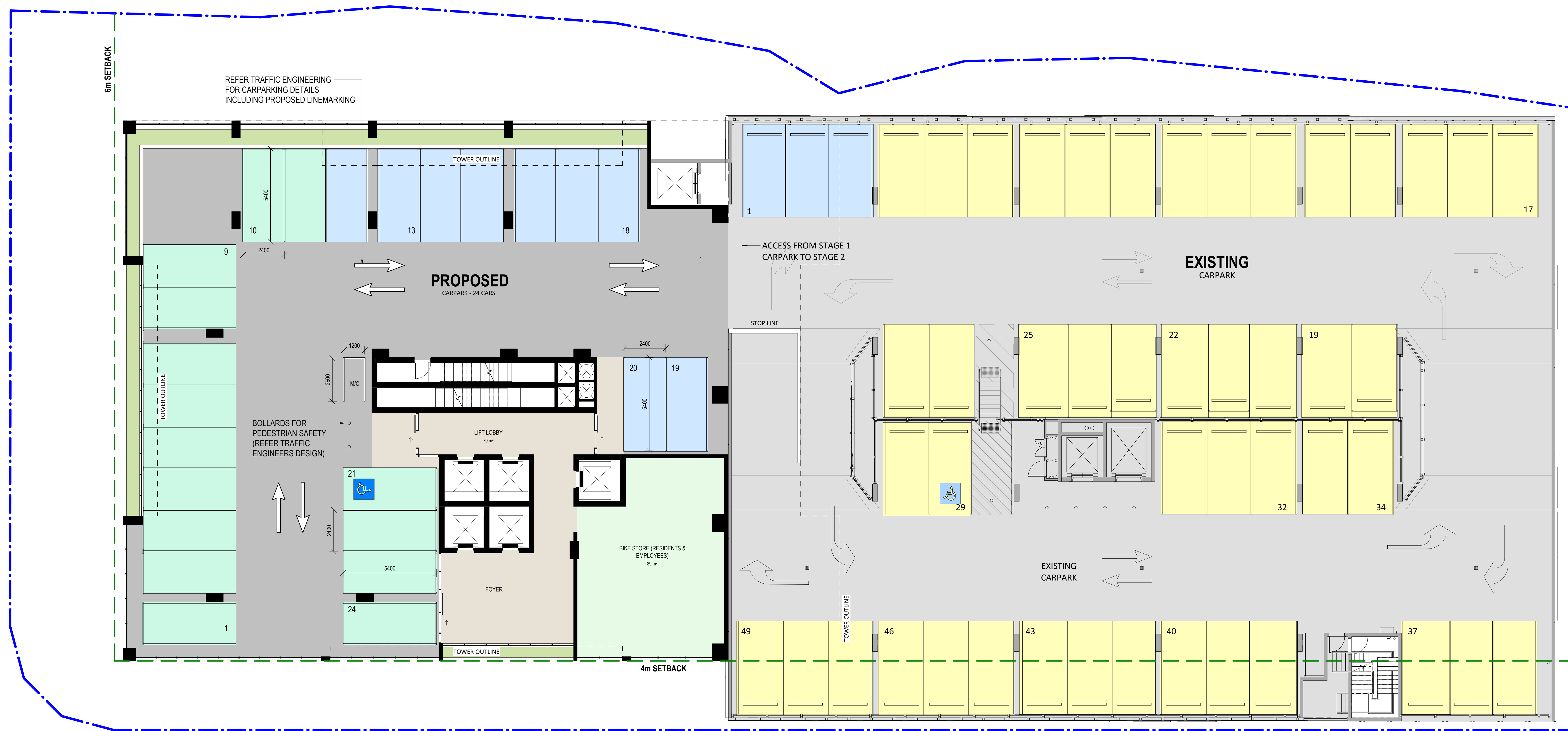
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DA02.16

27-11-2024

rev. 6





**CARPARK ALLOCATIONS**

<span style="color: blue;">■</span>	BTR RESIDENT PARKS	12
<span style="color: green;">■</span>	MEDICAL TENANCY (STAGE 1 & 2)	15
<span style="color: yellow;">■</span>	COMMERCIAL CARPARK	46
	<b>TOTAL</b>	<b>73</b>

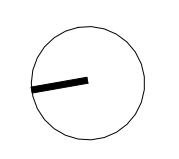
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**CARPARK ALLOCATIONS - LEVEL 7**  
 1 : 100 @ A0  
 27-11-2024  
 DA02.17  
 rev. 6





**CAR PARK ALLOCATIONS**

<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> BTR RESIDENT PARKS	25
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> PARKING STATION	37
<b>TOTAL</b>	<b>62</b>

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**CARPARK ALLOCATIONS - LEVEL 8**

1 : 100 @ A0

13-11-2024

**DA02.18**

**rev. 4**





**CAR PARK ALLOCATIONS**

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<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	PARKING STATION	37
	<b>TOTAL</b>	<b>62</b>

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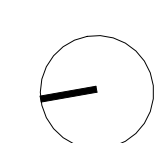
**CARPARK ALLOCATIONS - LEVEL 9**

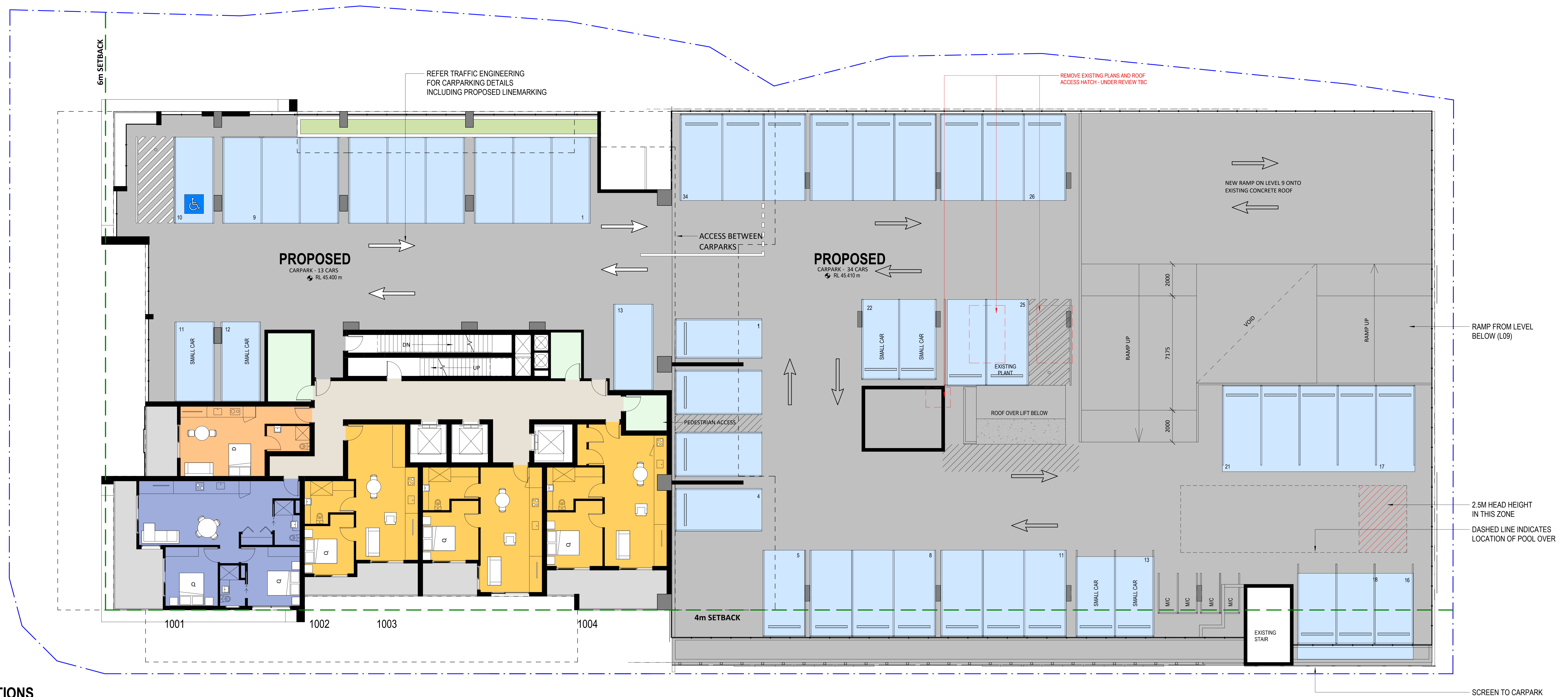
1 : 100 @ A0

13-11-2024

DA02.19

rev. 4





**CAR PARK ALLOCATIONS**

<span style="color: blue;">■</span>	BTR RESIDENT PARKS	47
	TOTAL	47

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**CARPARK ALLOCATIONS - LEVEL 10**

1 : 100 @ A0

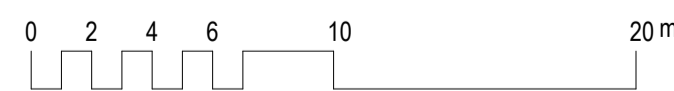
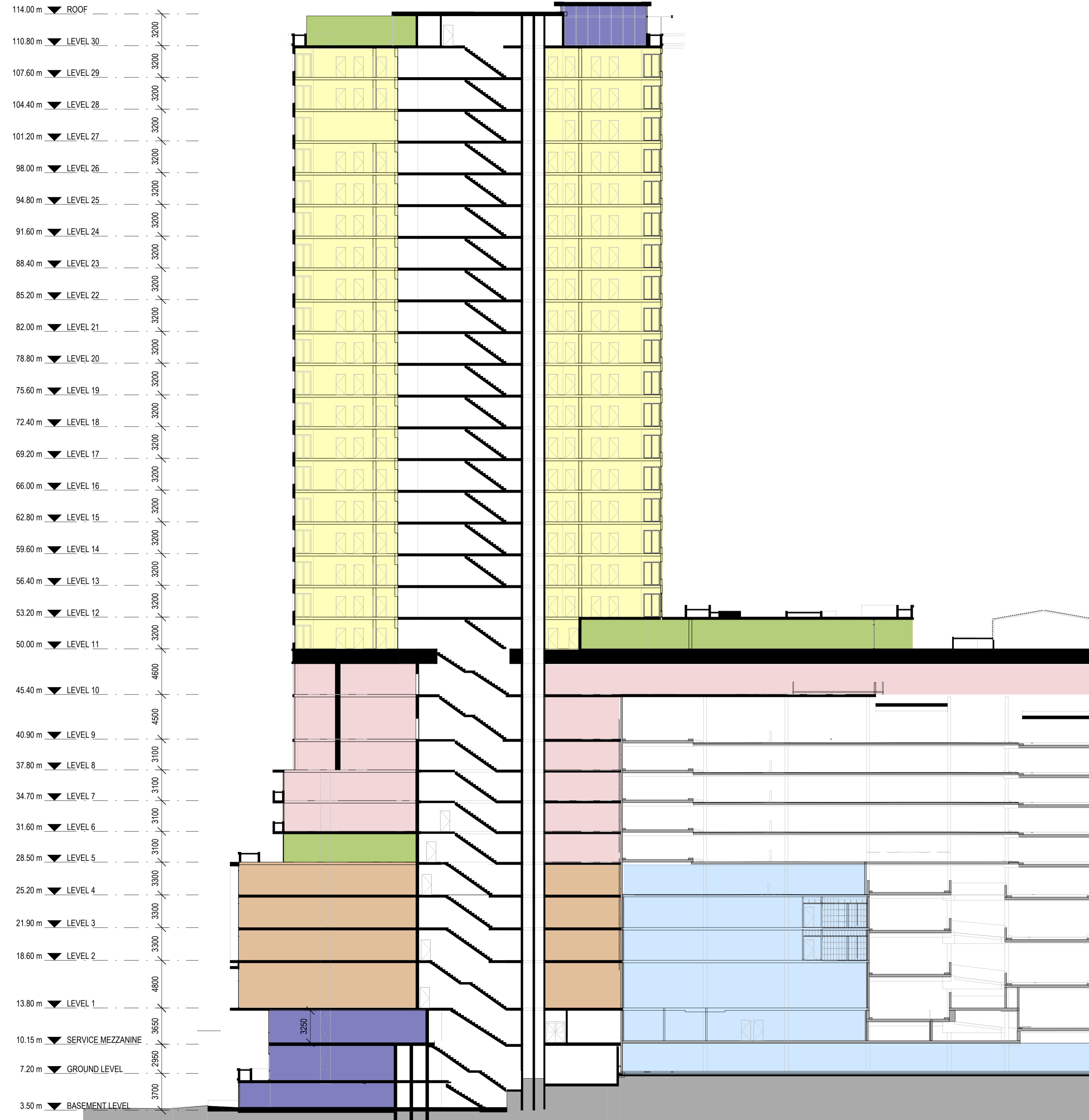
DA02.20

27-11-2024

rev. 4

**LEGEND**

- RESIDENTIAL
- COMMERCIAL TENANCY
- PARKING
- STAGE 1 MEDICAL SUITE
- SERVICES
- MEDICAL TENANCY
- TENANCY LOBBY
- BTR COMMON AREA



1 SECTION A  
1:250

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SECTIONS - SHEET 1

As indicated @ A1

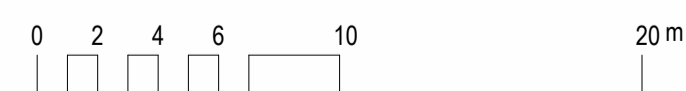
DA03.01

11-11-2024

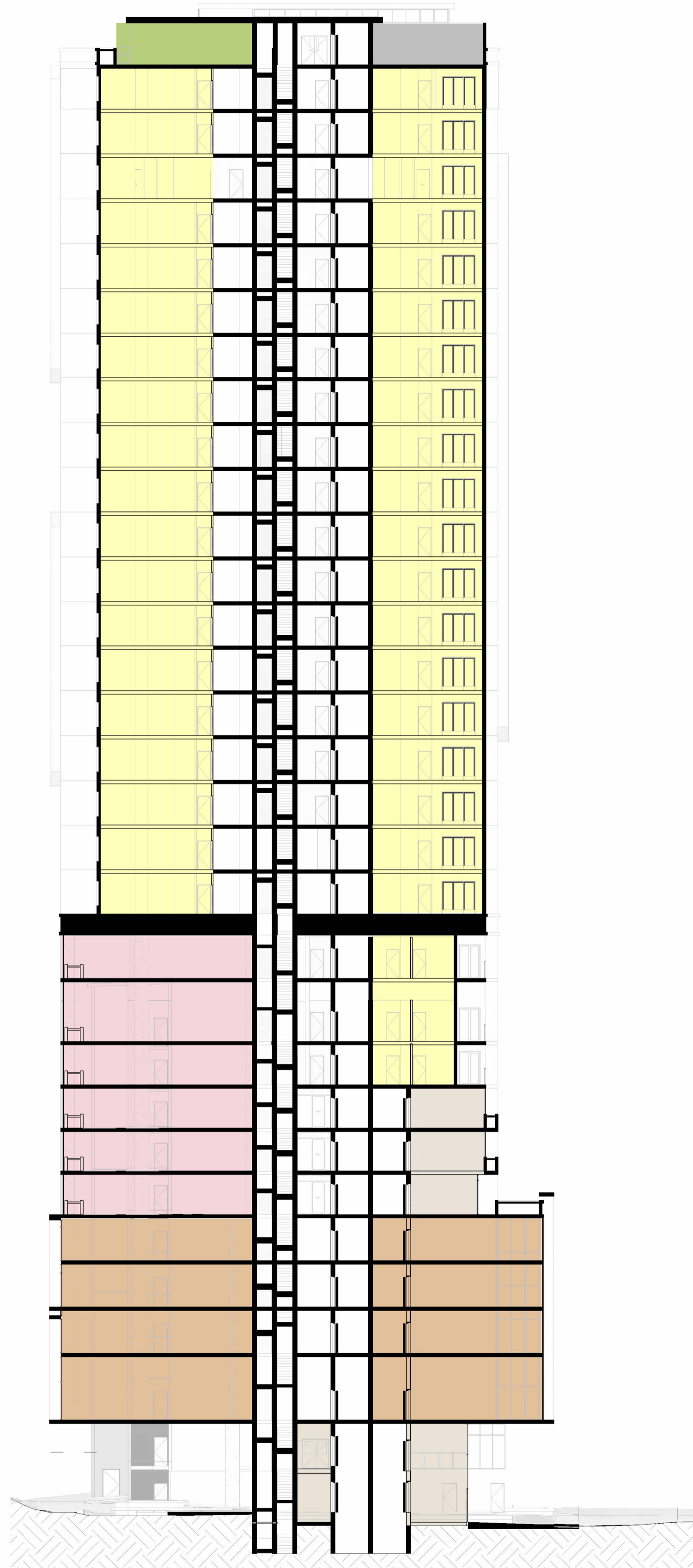
rev. 3

**LEGEND**

- RESIDENTIAL
- COMMERCIAL TENANCY
- PARKING
- STAGE 1 MEDICAL SUITE
- SERVICES
- MEDICAL TENANCY
- TENANCY LOBBY
- BTR COMMON AREA



114.00 m	▼	ROOF	3200
110.80 m	▼	LEVEL 30	3200
107.60 m	▼	LEVEL 29	3200
104.40 m	▼	LEVEL 28	3200
101.20 m	▼	LEVEL 27	3200
98.00 m	▼	LEVEL 26	3200
94.80 m	▼	LEVEL 25	3200
91.60 m	▼	LEVEL 24	3200
88.40 m	▼	LEVEL 23	3200
85.20 m	▼	LEVEL 22	3200
82.00 m	▼	LEVEL 21	3200
78.80 m	▼	LEVEL 20	3200
75.60 m	▼	LEVEL 19	3200
72.40 m	▼	LEVEL 18	3200
69.20 m	▼	LEVEL 17	3200
66.00 m	▼	LEVEL 16	3200
62.80 m	▼	LEVEL 15	3200
59.60 m	▼	LEVEL 14	3200
56.40 m	▼	LEVEL 13	3200
53.20 m	▼	LEVEL 12	3200
50.00 m	▼	LEVEL 11	3200
45.40 m	▼	LEVEL 10	4600
40.90 m	▼	LEVEL 9	4500
37.80 m	▼	LEVEL 8	3100
34.70 m	▼	LEVEL 7	3100
31.60 m	▼	LEVEL 6	3100
28.50 m	▼	LEVEL 5	3100
25.20 m	▼	LEVEL 4	3300
21.90 m	▼	LEVEL 3	3300
18.60 m	▼	LEVEL 2	4800
13.80 m	▼	LEVEL 1	3650
10.15 m	▼	SERVICE MEZZANINE	2950
7.20 m	▼	GROUND LEVEL	3700
6.17 m	▼	GROUND	
3.50 m	▼	BASEMENT LEVEL	



1 SECTION B  
1 : 250

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**DEVELOPMENT APPLICATION**

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SECTIONS - SHEET 2

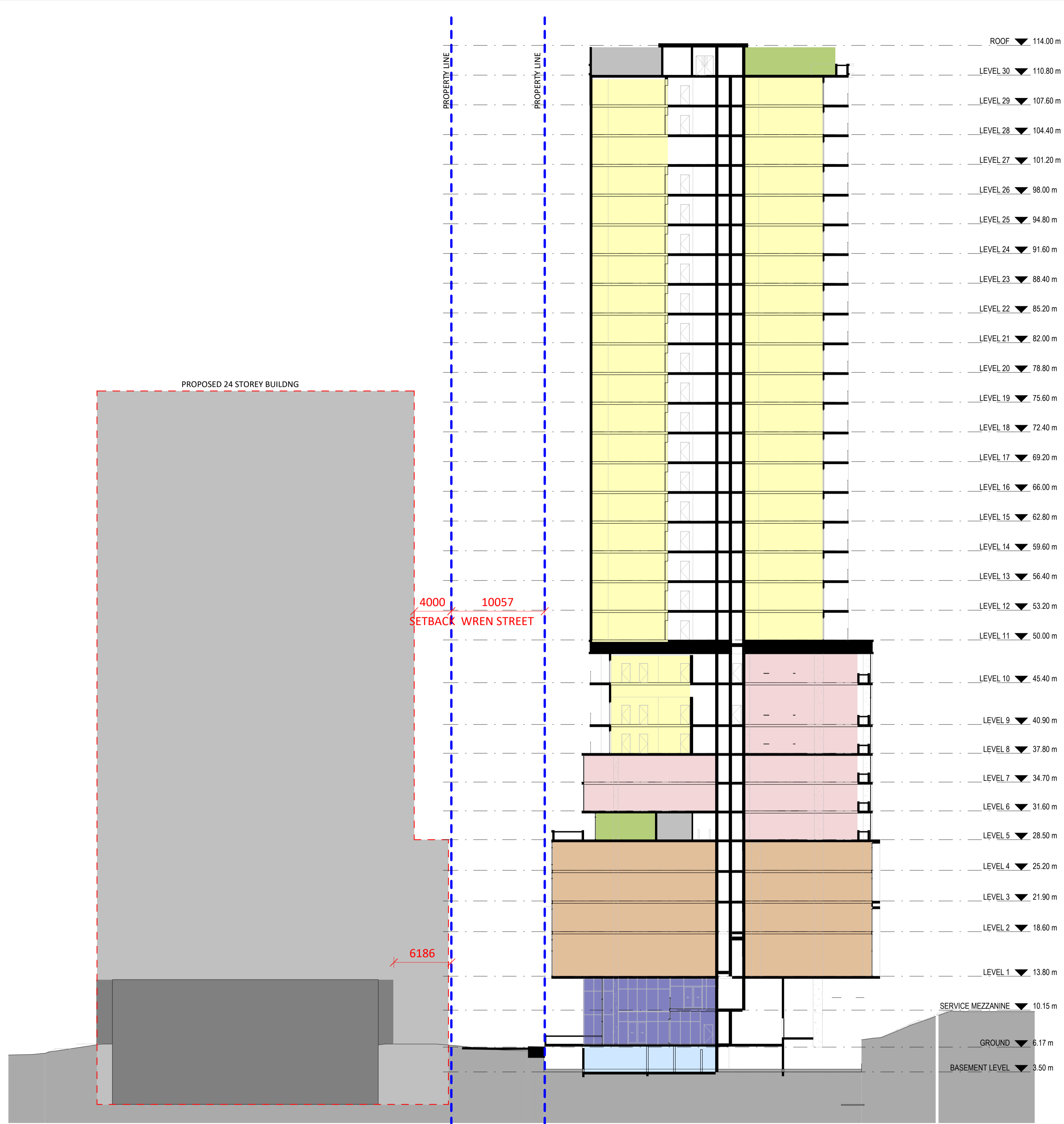
As indicated @ A1

11-11-2024

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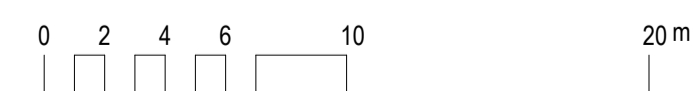
DA03.02

rev. 3



- LEGEND**
- RESIDENTIAL
  - COMMERCIAL TENANCY
  - PARKING
  - STAGE 1 MEDICAL SUITE
  - SERVICES
  - MEDICAL TENANCY
  - TENANCY LOBBY
  - BTR COMMON AREA

**B** SITE SECTION - WREN STREET  
1:250



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## DEVELOPMENT APPLICATION

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SITE SECTIONS - WREN STREET

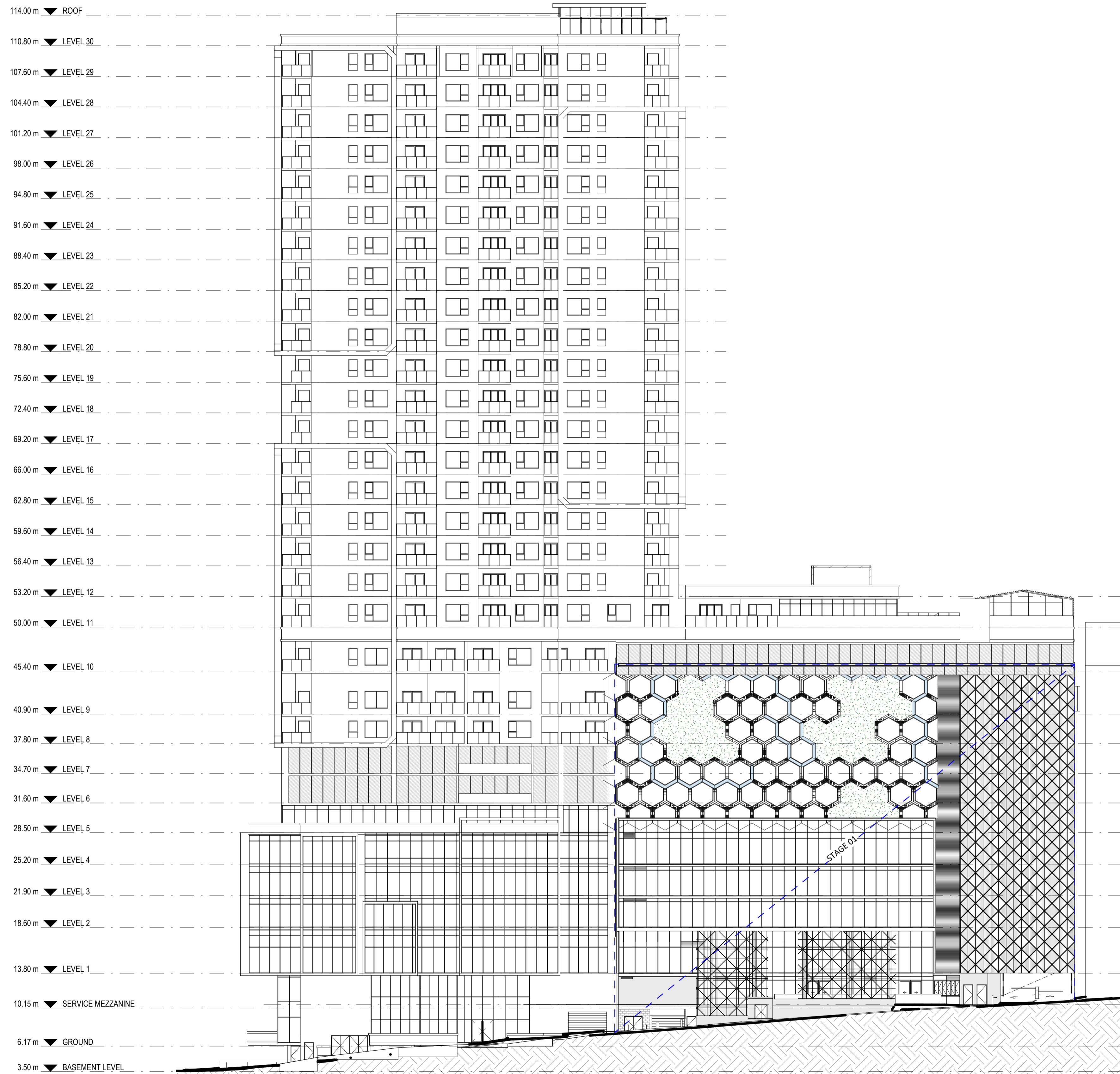
As indicated @ A1

11-11-2024

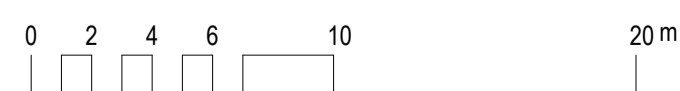
TA # 22.0169.17

DA03.03

rev. 2



1 ELEVATION- WREN STREET  
1 : 250



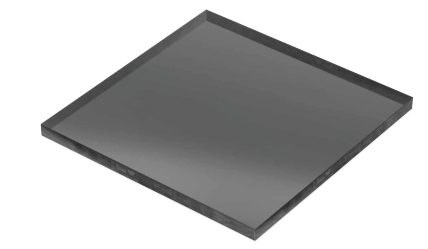
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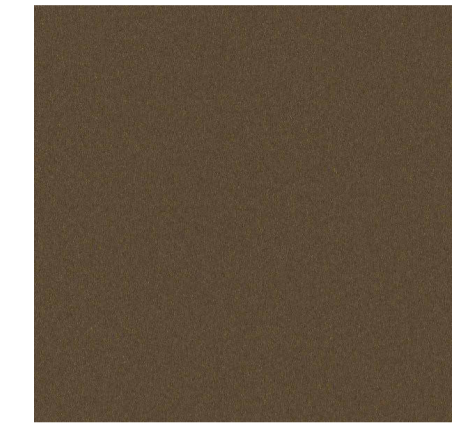
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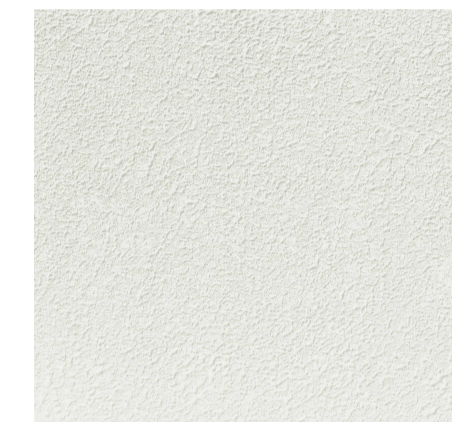
## MATERIALS



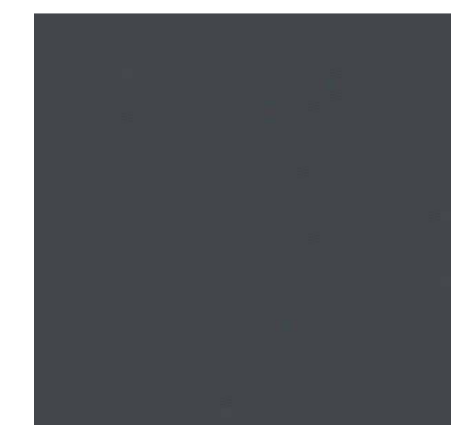
DARK TONE GREY GLAZING



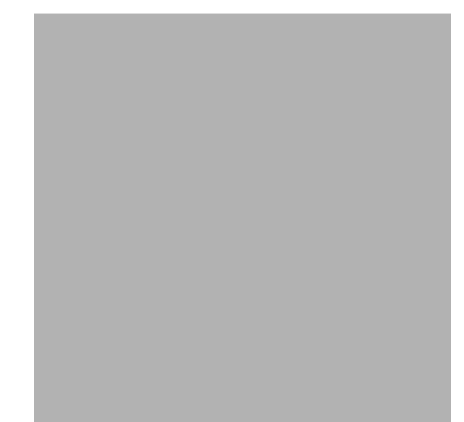
BRONZE COLOUR POWDER  
COATED SCREEN



WHITE RENDER BOXES  
TO PODIUM



CHARCOAL COLOUR



LIGHT GREY COLOUR



BLACK ALUMINIUM  
FRAMING

## DEVELOPMENT APPLICATION

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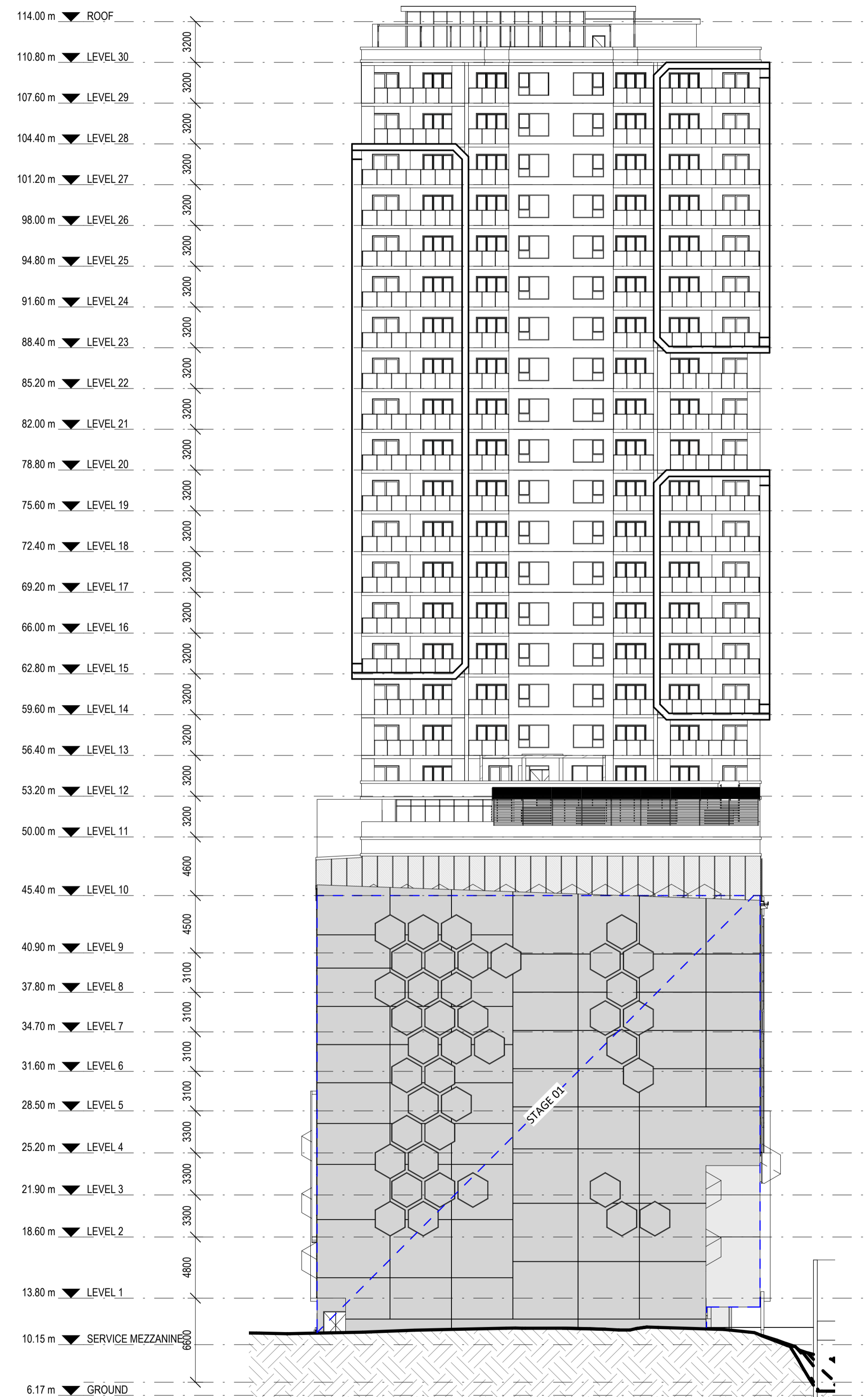
ELEVATION - WREN STREET

1 : 250 @ A1

DA03.10

11-11-2024

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1 ELEVATION- O'CONNELL TERRACE  
1 : 250

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## DEVELOPMENT APPLICATION

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ELEVATION - O'CONNELL TERRACE

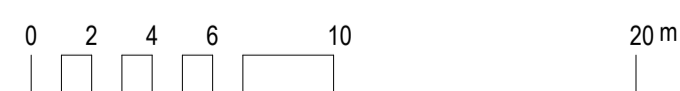
1 : 250 @ A1

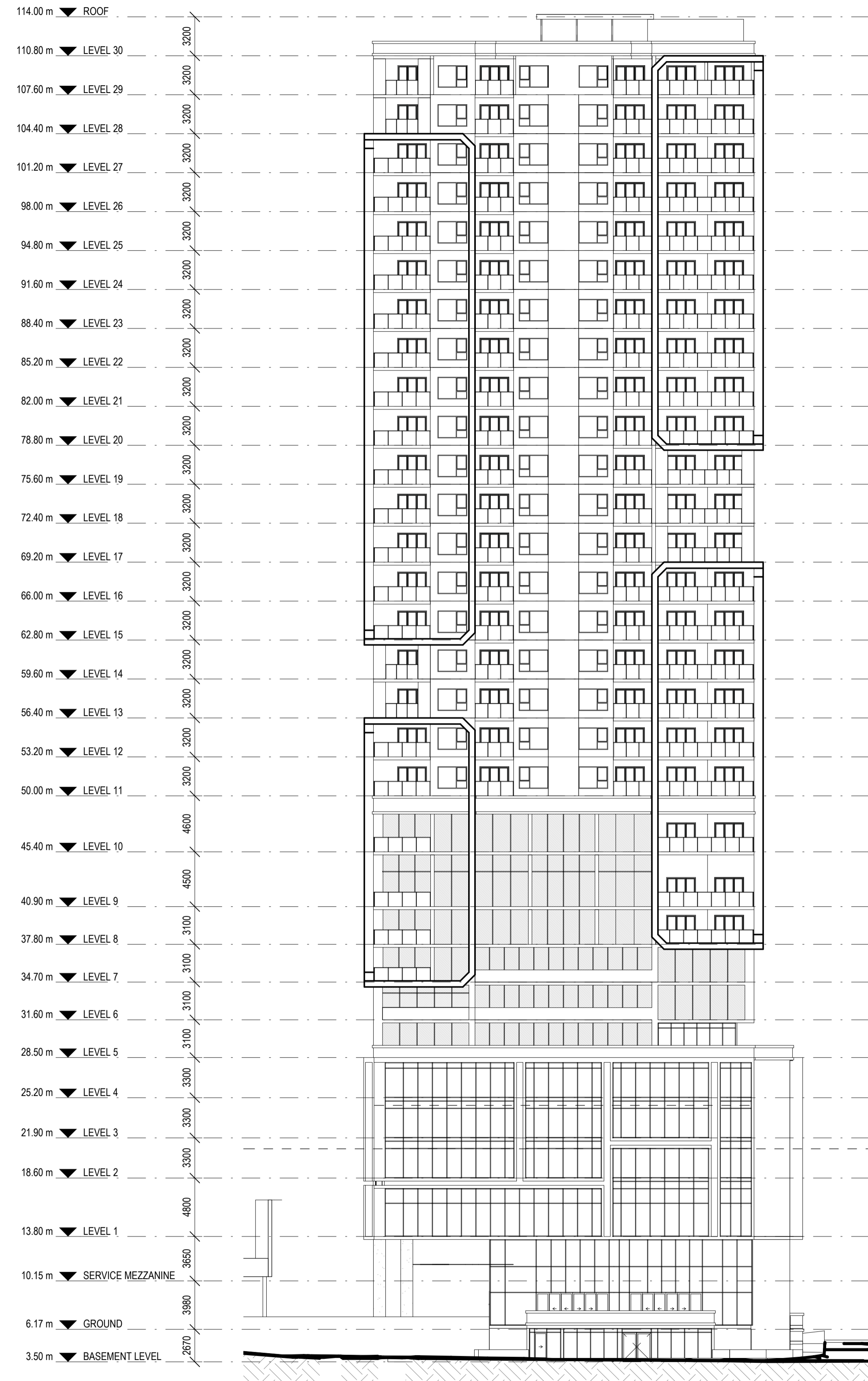
11-11-2024

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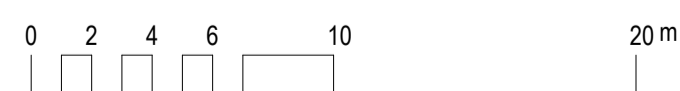
DA03.11

rev. 2





1 ELEVATION- CAMPBELL STREET  
1 : 250



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ELEVATION - CAMPBELL STREET

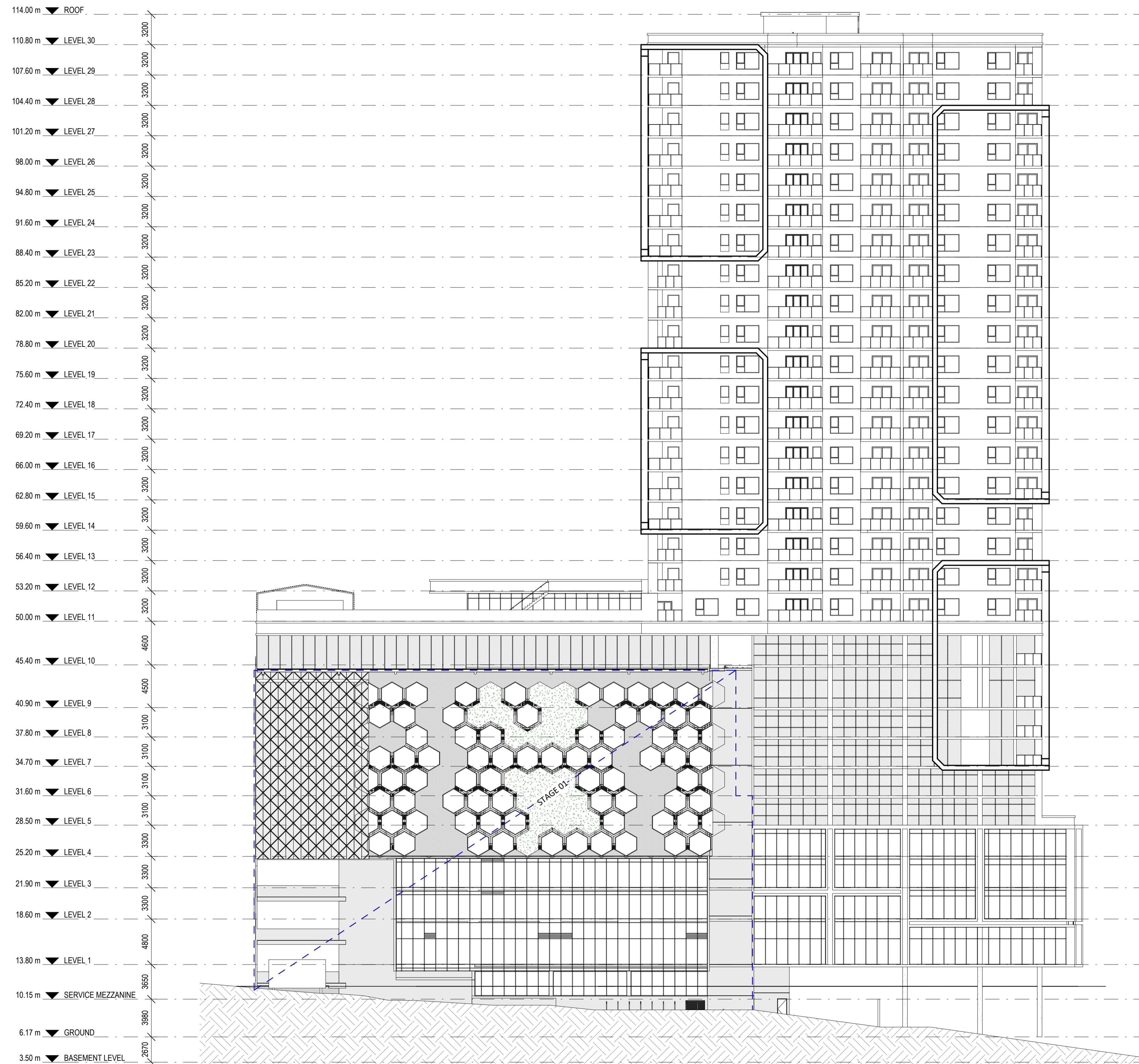
1 : 250 @ A1

DA03.12

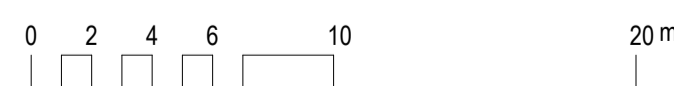
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1 ELEVATION- ICB  
1 : 250



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# DEVELOPMENT APPLICATION

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ELEVATION - ICB

1 : 250 @ A1

DA03.13

27-11-2024

rev. 3

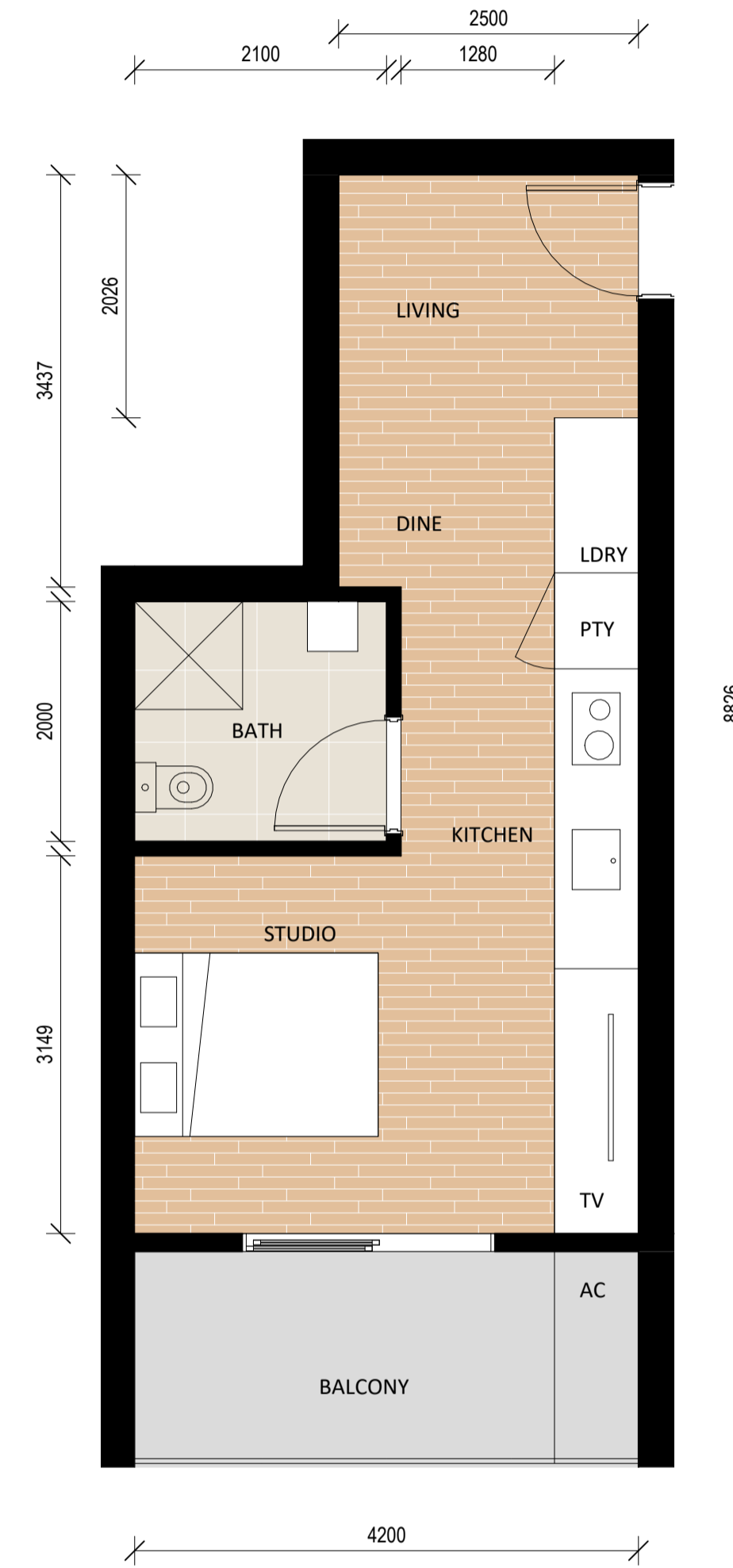


**TYPE 1A**  
**1 BEDROOM LAYOUT**  
 FLOOR AREA - 50.10m<sup>2</sup>  
 BALCONY - 8.72m<sup>2</sup>



**TYPE 1B**  
**STUDIO LAYOUT**  
 FLOOR AREA - 40.77m<sup>2</sup>  
 BALCONY - 10.95m<sup>2</sup>

PARTY WALL AND ENTRY  
 DOOR LOCATION FOR UNIT  
 TYPE 1B2 LEVEL 12 ONLY.

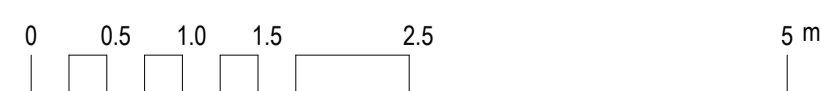


**TYPE 1C**  
**STUDIO LAYOUT**  
 FLOOR AREA - 33.60m<sup>2</sup>  
 BALCONY - 7.62m<sup>2</sup>



**TYPE 1D**  
**STUDIO LAYOUT**  
 FLOOR AREA - 44.72m<sup>2</sup>  
 BALCONY - 13.70m<sup>2</sup>

**PLEASE NOTE:** INTERNAL FLOOR AREAS HAVE BEEN MEASURED TO THE INSIDE FACE OF THE WALLS



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## DEVELOPMENT APPLICATION

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UNIT LAYOUTS - SHEET 1

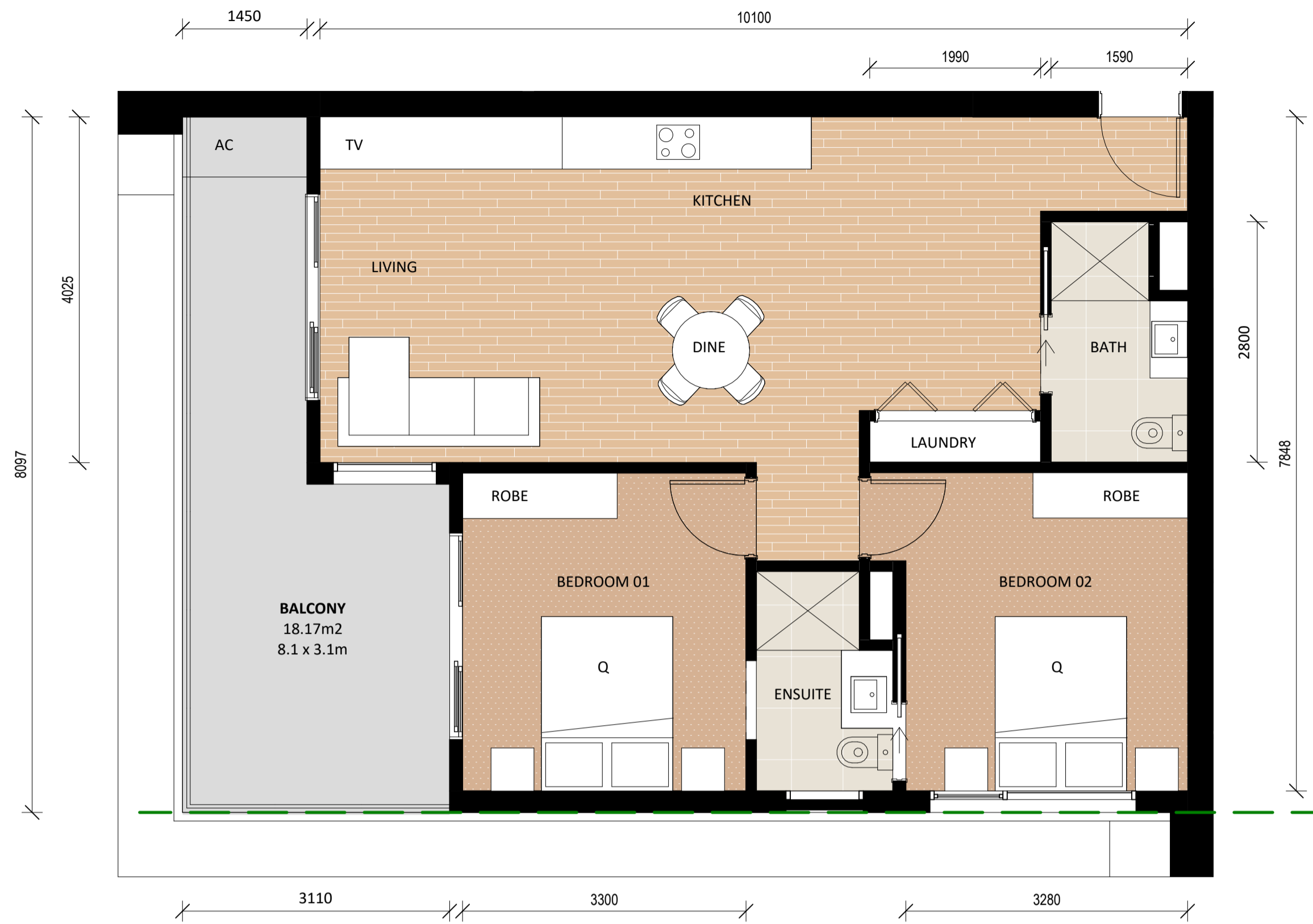
1 : 50 @ A1

11-11-2024

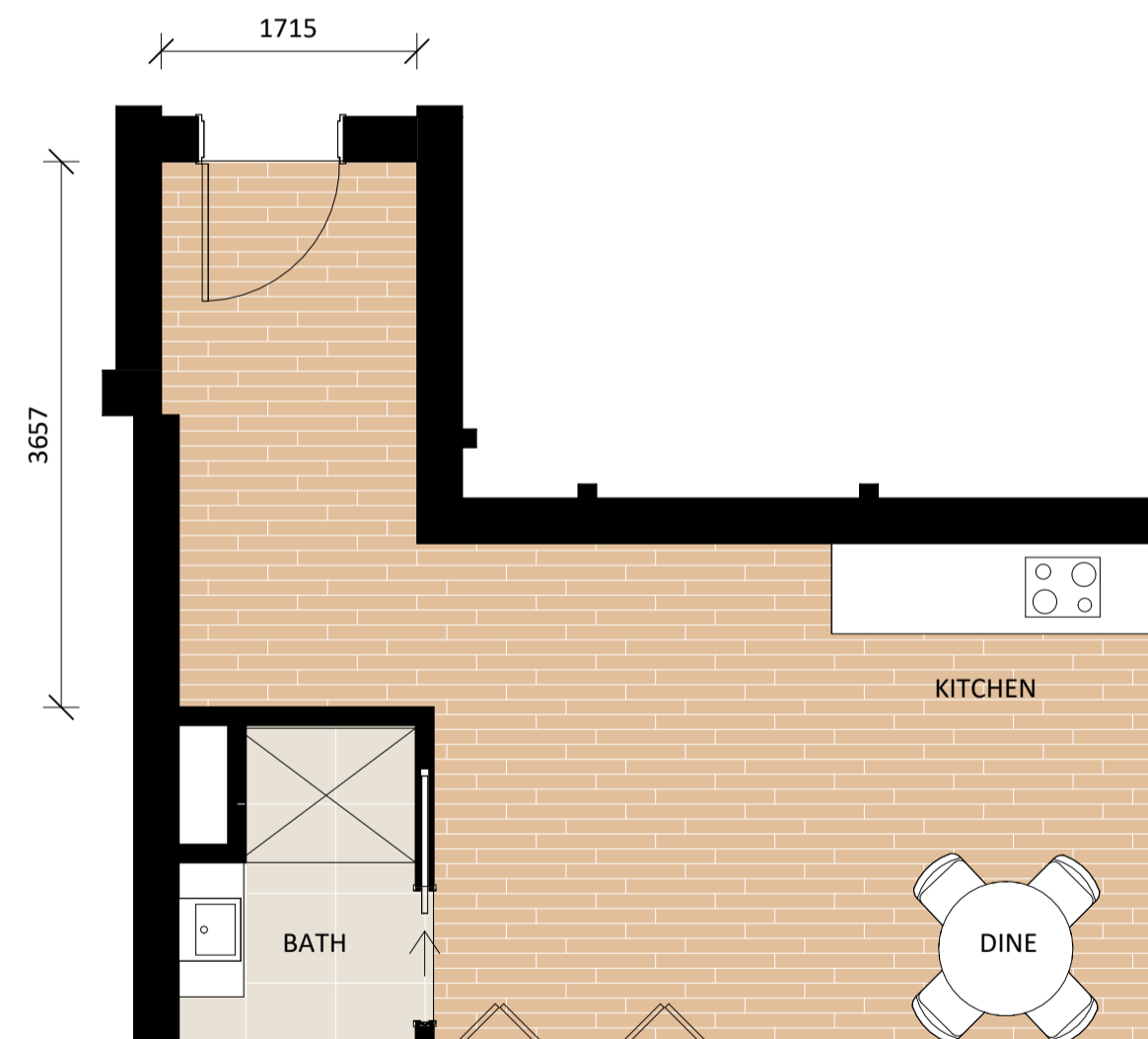
TA # 22.0169.17

DA04.01

rev. 2

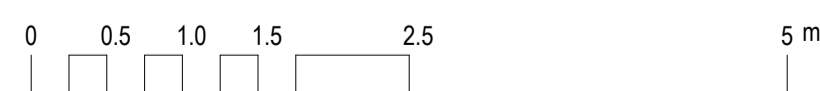


**TYPE 2A**  
**2 BEDROOM LAYOUT**  
 FLOOR AREA - 71.92m<sup>2</sup>  
 BALCONY - 18.17m<sup>2</sup>



**TYPE 2A - ENTRY VARIATION**  
**2 BEDROOM LAYOUT**  
 LEVELS 12 TO 29

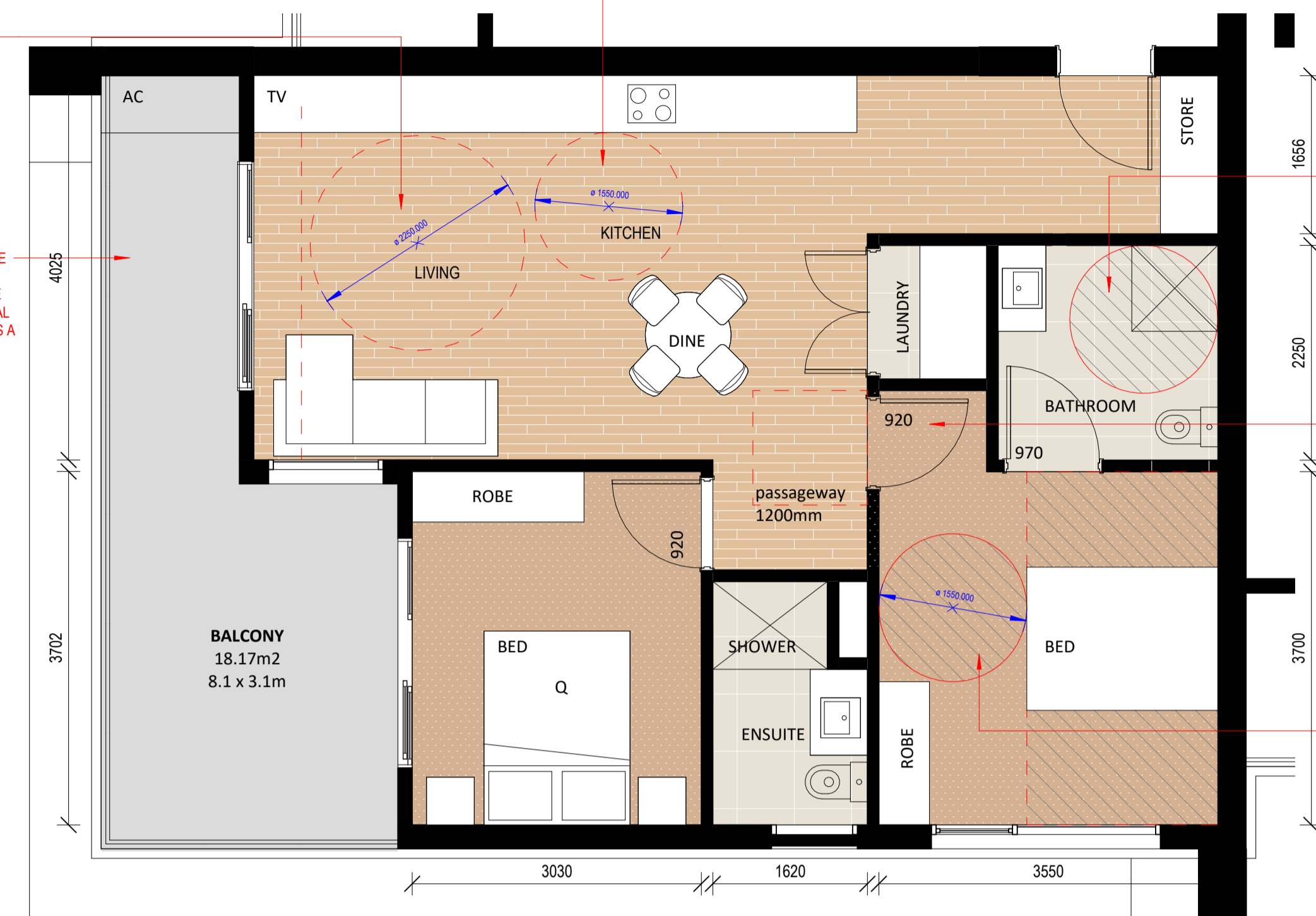
PLEASE NOTE: INTERNAL FLOOR AREAS HAVE BEEN MEASURED TO THE INSIDE FACE OF THE WALLS



**Wren Street Stage 2**  
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MINIMUM HORIZONTAL DIMENSION OF 2250MM THAT IS CLEAR OF SEATING, TABLES, AND OTHER FURNISHINGS

OVERALL HORIZONTAL DIMENSION IN ONE DIRECTION OF MIN. 3700MM TO ACCOMMODATE A 1000MM DEEP LOUNGE CHAIR, THE 2250MM WIDE CLEAR CENTRAL AREA AND OTHER FURNISHINGS SUCH AS A 450MM DEEP CABINET



**TYPE 2B**  
**ACCESSIBLE - 2 BEDROOM LAYOUT**  
 FLOOR AREA - 71.92m<sup>2</sup>  
 BALCONY - 18.17m<sup>2</sup>

**NOTE:** 10% OF TYPE 2A UNITS CAN BE CONVERTED TO TYPE 2B UNITS WHICH IS IN COMPLIANCE WITH EDQ ACCESSIBLE HOUSING PDA guideline no. 02 - May 2015

CENTRAL AREA WITH A MINIMUM HORIZONTAL DIMENSION OF 1550MM THAT IS CLEAR OF BENCHES, STORAGE CABINETS, FIXED APPLIANCES

AT LEAST ONE BATHROOM IN THE DWELLING SHOULD HAVE MINIMUM INTERNAL DIMENSIONS OF 2250MM X 2300MM TO ACCOMMODATE A BASIN/CABINET, TOILET AND SHOWER.

The bathroom directly behind the kitchen should have a screen or cabinet that prevents overhang from the above enclosure, and structural glazing or panels on all walls to enable the flexible location and easy reworking of mobility aids such as grab rails

PASSAGEWAY TO AN ACCESSIBLE ROOM IN DWELLING TO BE MIN. 1200MM WIDE

MIN. ONE BEDROOM IN DWELLING TO HAVE MIN. INTERNAL HOR. DIMENSIONS 3700 x 3550mm + AREA @ FOOT OF BED

AREA (TYPICALLY AT THE FOOT OF THE BED) WITH A MINIMUM HORIZONTAL DIMENSION OF 1550MM THAT IS CLEAR OF WARDROBES, CUPBOARDS AND OTHER FURNISHINGS.

# DEVELOPMENT APPLICATION

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UNIT LAYOUT - SHEET 2

1 : 50 @ A1

11-11-2024

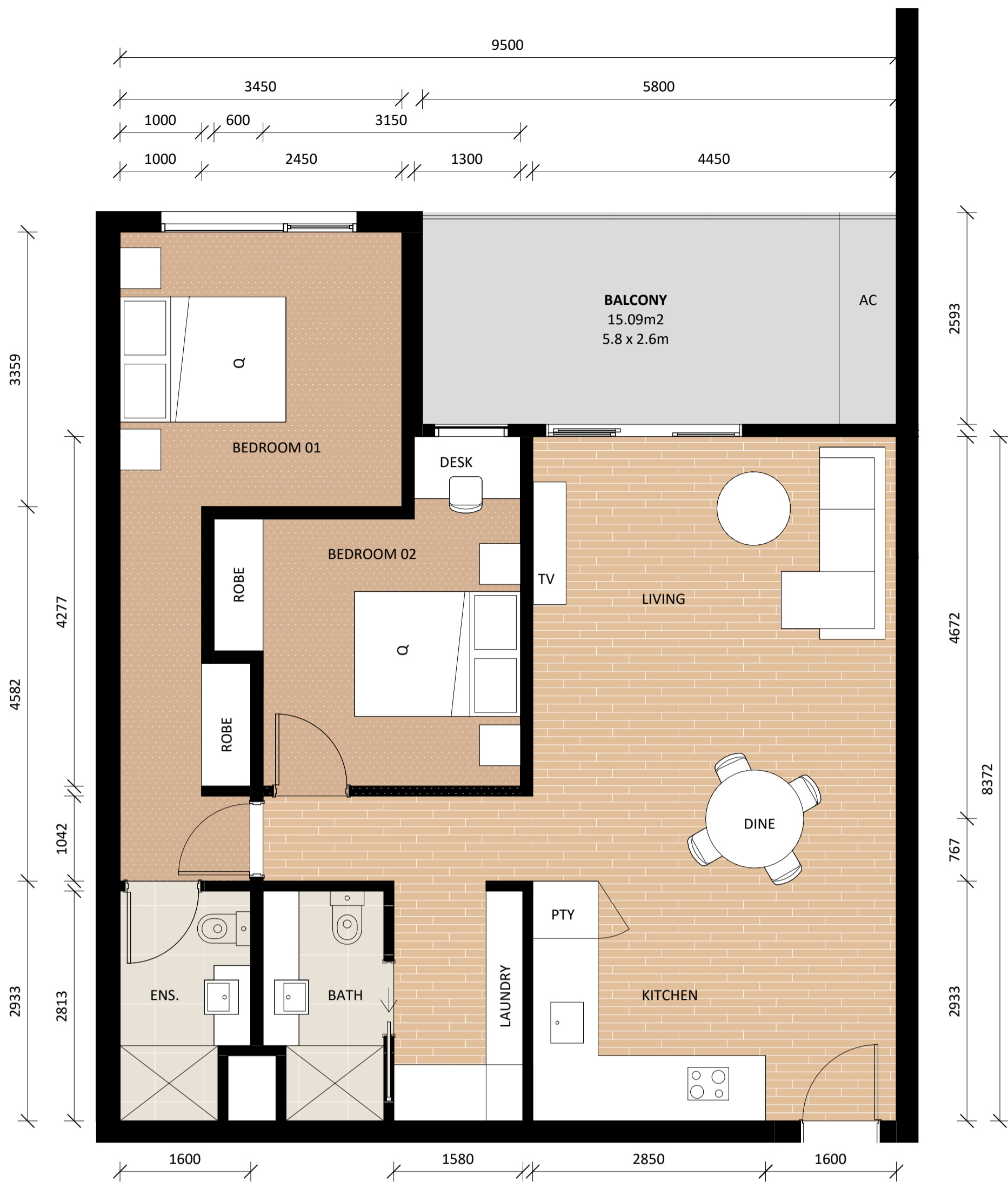
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DA04.02

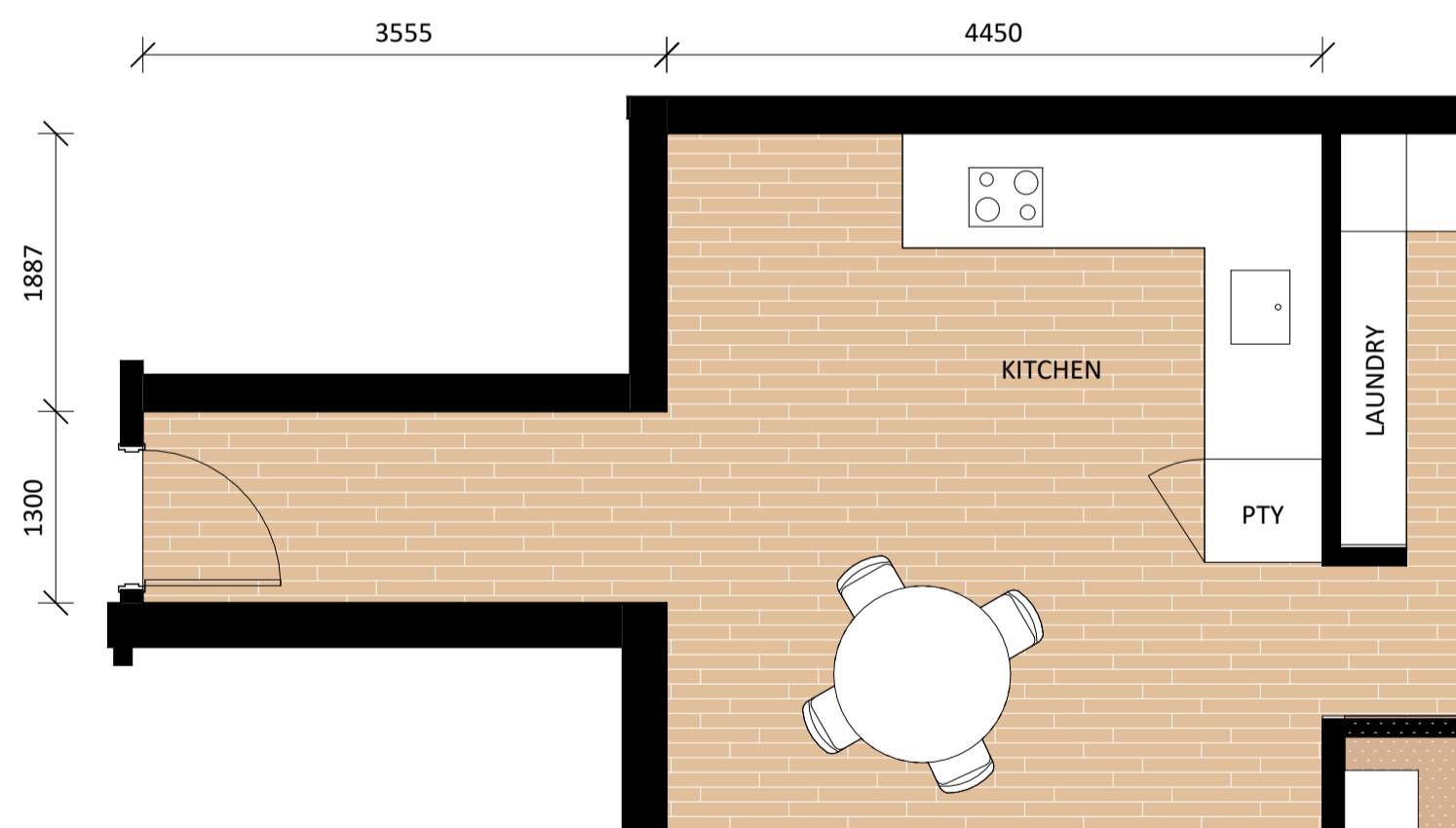
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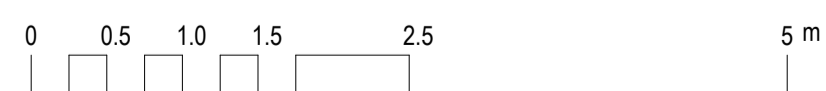


TYPE 2C  
**2 BEDROOM LAYOUT**  
 FLOOR AREA - 87.92m<sup>2</sup>  
 BALCONY - 14.76m<sup>2</sup>



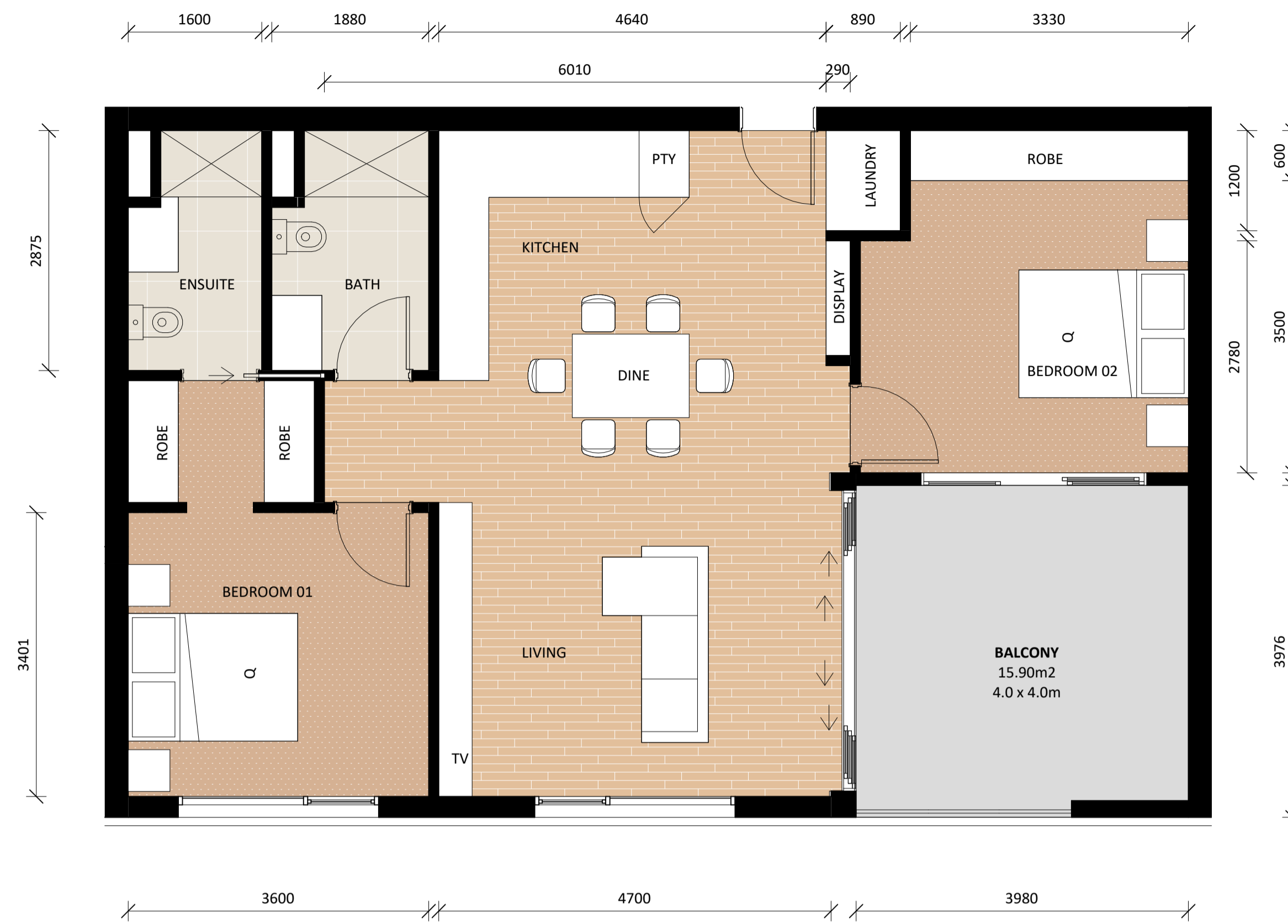
TYPE 2C - ENTRY VARIATION  
**2 BEDROOM LAYOUT**  
 LEVEL 11 ONLY

PLEASE NOTE: INTERNAL FLOOR AREAS HAVE BEEN MEASURED TO THE INSIDE FACE OF THE WALLS



**Wren Street Stage 2**  
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TYPE 2D  
**2 BEDROOM LAYOUT**  
 FLOOR AREA - 84.92m<sup>2</sup>  
 BALCONY - 15.90m<sup>2</sup>

DEVELOPMENT APPLICATION

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UNIT LAYOUT - SHEET 3

1 : 50 @ A1

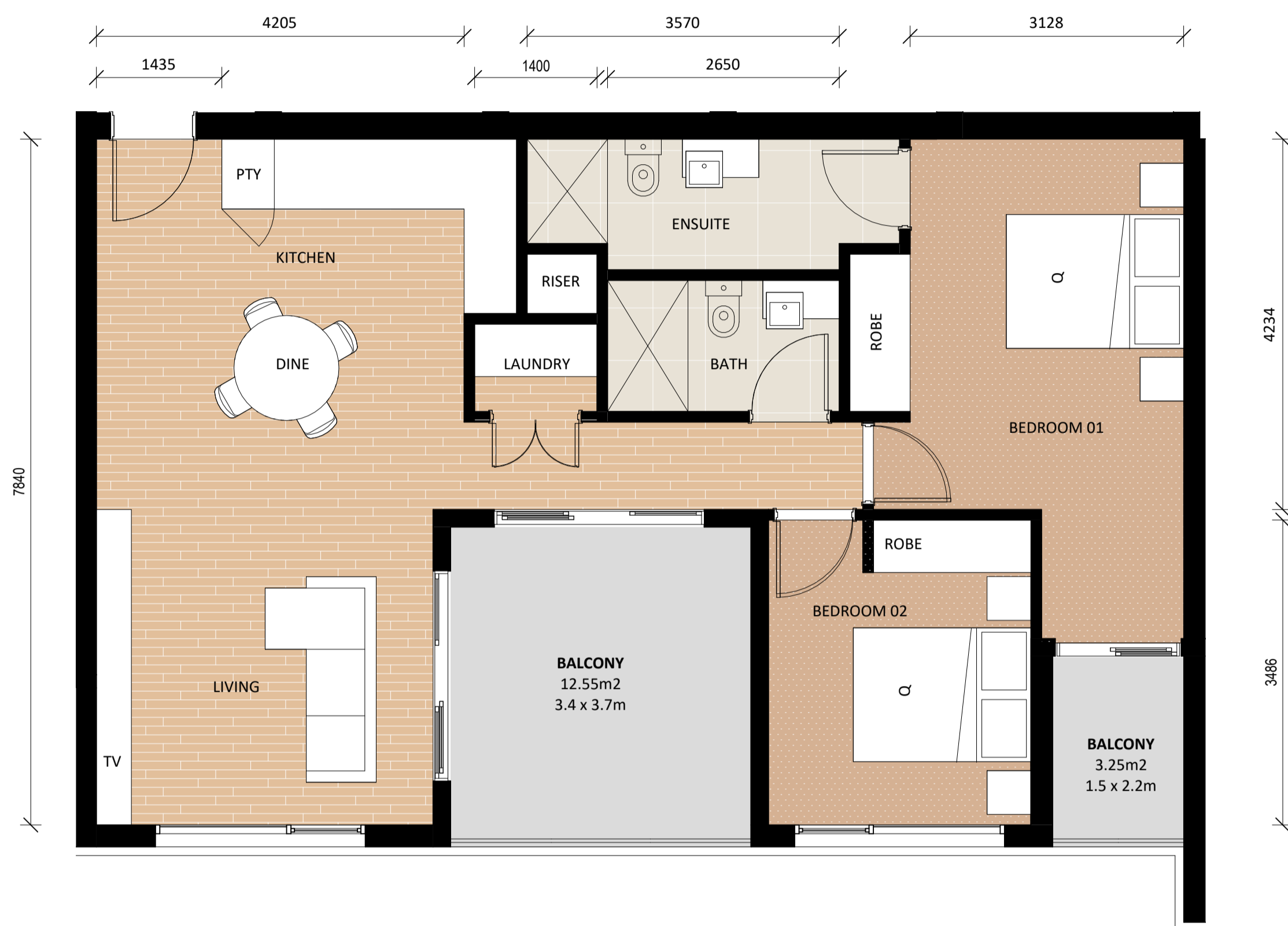
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11-11-2024

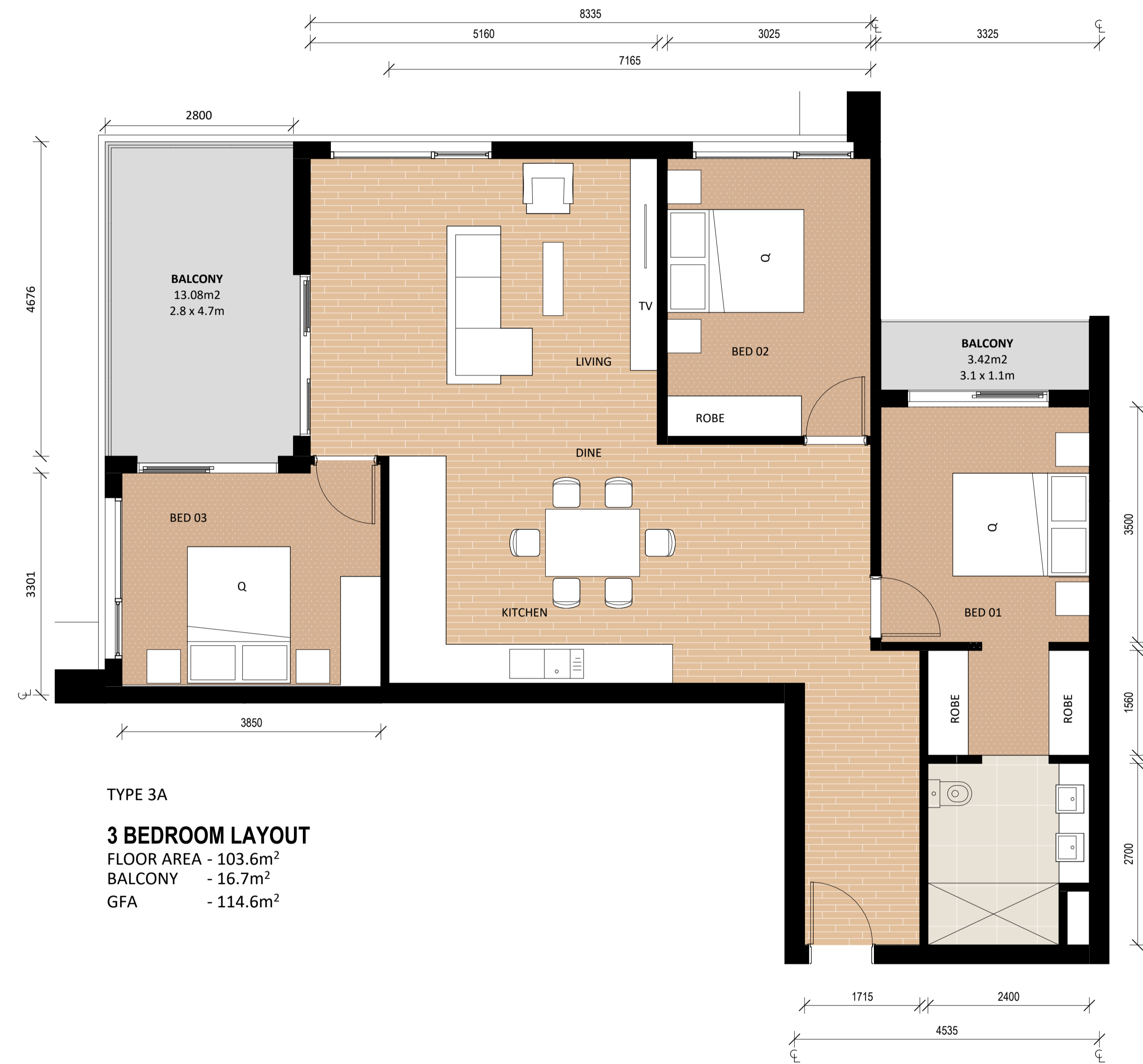
rev. 2

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 Level 9, 470 St Pauls Terrace  
 Fortitude Valley  
 Qld 4006 Australia  
 thomsonadsett.com

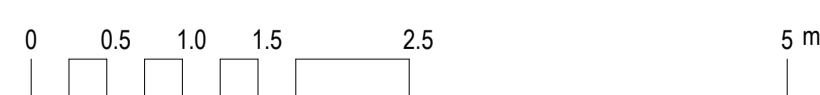


TYPE 2E  
**2 BEDROOM LAYOUT**  
 FLOOR AREA - 80.01m<sup>2</sup>  
 BALCONY - 15.80m<sup>2</sup>



TYPE 3A  
**3 BEDROOM LAYOUT**  
 FLOOR AREA - 103.6m<sup>2</sup>  
 BALCONY - 16.7m<sup>2</sup>  
 GFA - 114.6m<sup>2</sup>

PLEASE NOTE: INTERNAL FLOOR AREAS HAVE BEEN MEASURED TO THE INSIDE FACE OF THE WALLS



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UNIT LAYOUT - SHEET 4

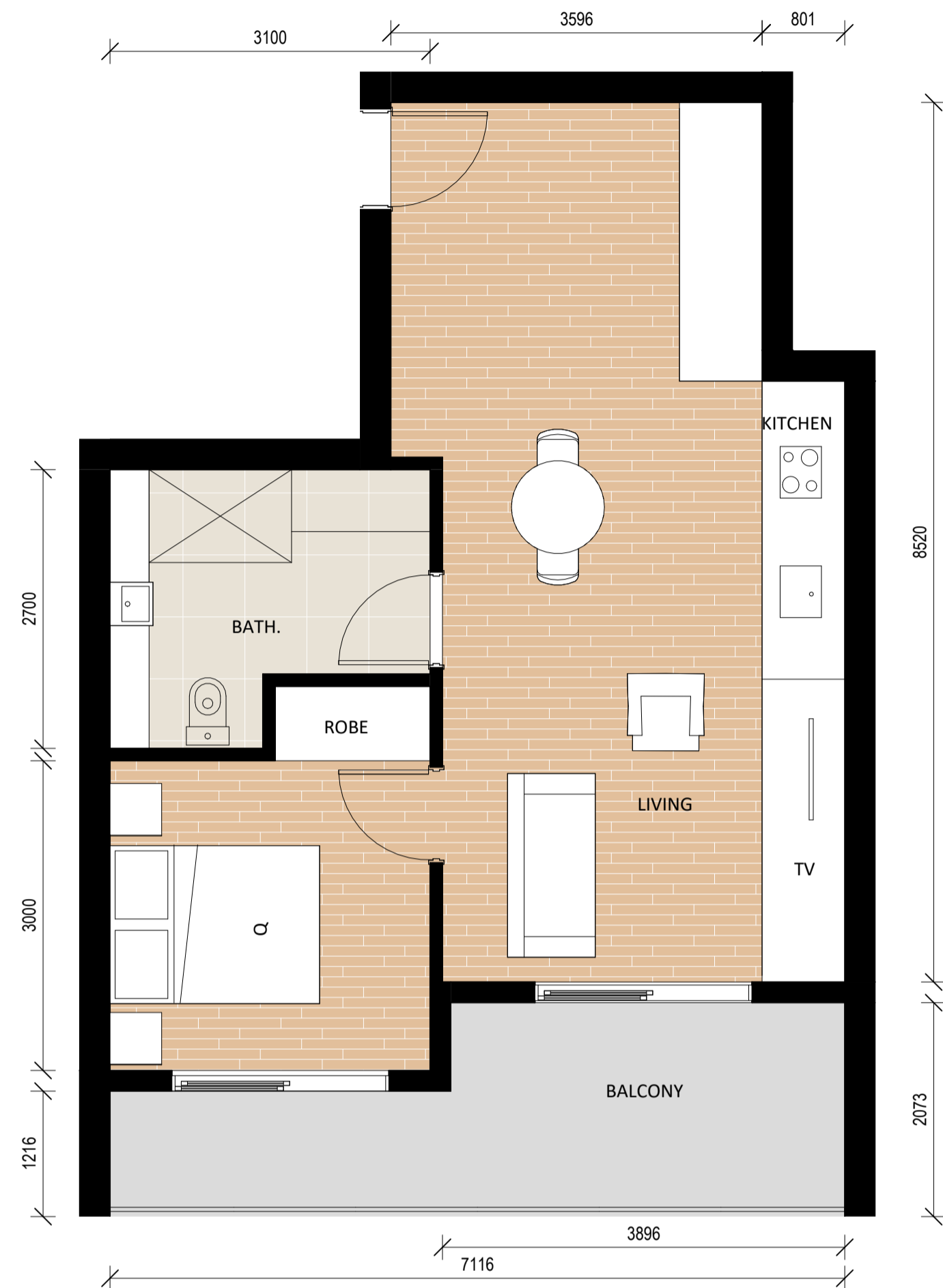
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12-11-2024

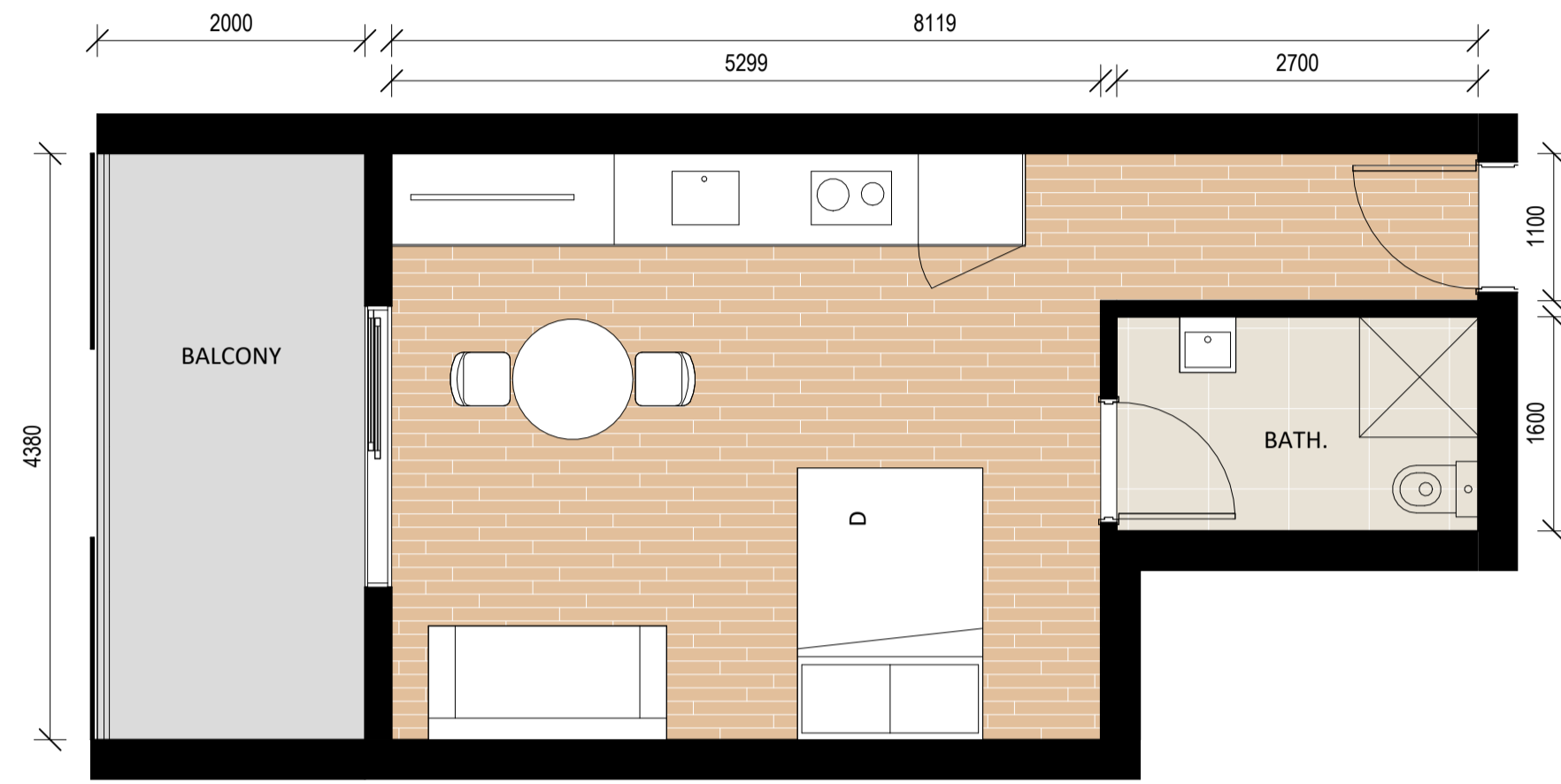
TA # 22.0169.17

DA04.04

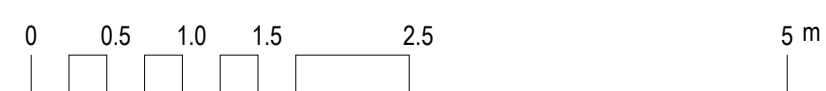
rev. 3



TYPE 1E  
**1 BEDROOM LAYOUT**  
 FLOOR AREA - 51.45m<sup>2</sup>  
 BALCONY - 11.9m<sup>2</sup>



TYPE 1F  
**STUDIO LAYOUT**  
 FLOOR AREA - 31.2m<sup>2</sup>  
 BALCONY - 8.8m<sup>2</sup>



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 bne@thomsonadsett.com  
 Level 9, 470 St Pauls Terrace  
 Fortitude Valley  
 Qld 4006 Australia  
 thomsonadsett.com

## DEVELOPMENT APPLICATION

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UNIT LAYOUT - SHEET 5

1 : 50 @ A1

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