

issue	amendment	date
P2	ISSUE FOR COORDINATION	25.10.2022
P4	ISSUE FOR COORDINATION	31.10.2022
P5	ISSUE FOR COORDINATION	08.11.2022
P6	ISSUE FOR COORDINATION	02.12.2022
P7	OWNERS CONSENT ISSUE	08.12.2022
1	DEVELOPMENT APPLICATION ISSUE	14.12.2022
3	DEVELOPMENT APPLICATION REISSUE	24.04.2023

101 ALBERT STREET, BRISBANE

DEVELOPMENT APPLICATION



ARTIST IMPRESSION ONLY

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2023/1374
Date: 06-Nov-2023



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project
101 ALBERT STREET, BRISBANE

phase
DEVELOPMENT APPLICATION

drawing

COVER SHEET

drawn	TC	drawing no. short	DA0000
checked	KN	drawing no. long	ALB-ARC-DRW-DA0000
sheet issue date	10/12/22		
scale	1 : 50@A1	issue	
project no	200048.00		3

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issue	amendment	date
P6	ISSUE FOR COORDINATION	02.12.2022
P7	OWNERS CONSENT ISSUE	06.12.2022
1	DEVELOPMENT APPLICATION ISSUE	14.12.2022
2	DEVELOPMENT APPLICATION REISSUE	21.12.2022
3	DEVELOPMENT APPLICATION REISSUE	24.04.2023

101 ALBERT STREET, BRISBANE

DEVELOPMENT APPLICATION

DEVELOPMENT APPLICATION - ALBERT STREET TOWER SHEET LIST

SHEET NUMBER	SHEET NAME	SCALE	SHEET FORMAT	DRAWN BY	CHECKED BY	CURRENT REVISION	CURRENT REVISION DATE
DA0000 - DOCUMENTS							
DA0000	COVER SHEET	-	A1	TC	KN	3	24.04.2023
DA0001	DOCUMENT AND SHEET LIST	-	A1	TC	KN	3	24.04.2023
DA0002	DEVELOPMENT SCHEDULE	-	A1	TC	KN	2	21.12.2022
DA0100 - SITE & EXTERNAL WORKS							
DA0101	EXISTING SITE SURVEY PLAN	1:125	A1	TC	KN	1	14.12.2022
DA0104	SITE PLAN	1:500	A1	TC	KN	1	14.12.2022
DA0110	DEVELOPMENT BOUNDARY SETBACK	1:500, 1:1000	A1	FDPD	JFLI	1	14.12.2022
DA0111	SHADOW STUDY - SUMMER SOLSTICE	1:500	A1	FDPD	JFLI	1	14.12.2022
DA0112	SHADOW STUDY - WINTER SOLSTICE	1:500	A1	FDPD	JFLI	1	14.12.2022
DA0113	SHADOW STUDY - AUTUMN SOLSTICE	1:500	A1	FDPD	JFLI	1	14.12.2022
DA0200 - AREA PLANS - GFA							
DA0200	GFA - LEVEL B2-37	1:500	A1	TC	KN	1	14.12.2022
DA0250 - AREA PLANS - LANDSCAPE							
DA0250	LANDSCAPE AREA PLANS	1:500	A1	TC	KN	1	14.12.2022
DA0300 - AREA PLANS - GBA							
DA0300	GBA - LEVEL B2-37	1:500	A1	TC	KN	1	14.12.2022
DA0500 - DEMOLITION PLANS							
DA0500	GROUND FLOOR - DEMO	1:200	A1	TC	KN	3	24.04.2023
DA1000 - FLOOR PLANS							
DA1000	LEVEL B2 - CARPARK	1:100	A1	TC	KN	1	14.12.2022
DA1001	LEVEL B1 - LOADING SERVICES	1:100	A1	TC	KN	1	14.12.2022
DA1002	LEVEL BM - EOT BIKES MEZZ	1:100	A1	TC	KN	2	21.12.2022
DA1003	LEVEL 00 - GROUND FLOOR	1:100	A1	TC	KN	3	24.04.2023
DA1004	LEVEL 01 - RETAIL	1:100	A1	TC	KN	3	24.04.2023
DA1005	LEVEL 1M - SERVICE MEZ	1:100	A1	TC	KN	3	24.04.2023
DA1006	LEVEL 02 - OFFICE LOBBY	1:100	A1	TC	KN	3	24.04.2023
DA1007	LEVEL 03 - EOT	1:100	A1	TC	KN	3	24.04.2023
DA1008	LEVEL 04 - LOW-RISE	1:100	A1	TC	KN	3	24.04.2023
DA1009	LEVEL 05 - LOW-RISE	1:100	A1	TC	KN	3	24.04.2023
DA1010	LEVEL 06 - LOW-RISE	1:100	A1	TC	KN	3	24.04.2023
DA1011	LEVEL 07 - LOW-RISE	1:100	A1	TC	KN	3	24.04.2023
DA1012	LEVEL 08 - LOW-RISE	1:100	A1	TC	KN	3	24.04.2023
DA1013	LEVEL 09 - PLANT ROOM	1:100	A1	TC	KN	1	14.12.2022
DA1014	LEVEL 10 - PLANT ROOM	1:100	A1	TC	KN	1	14.12.2022
DA1015	LEVEL 13 - MID-RISE (LOWER TYPICAL)	1:100	A1	TC	KN	1	14.12.2022
DA1016	LEVEL 15 - MID-RISE (TYPICAL)	1:100	A1	TC	KN	1	14.12.2022
DA1017	LEVEL 19 - HIGH-RISE (TRANSFER)	1:100	A1	TC	KN	1	14.12.2022
DA1018	LEVEL 20 - HIGH-RISE (LIFT OVERRUN)	1:100	A1	TC	KN	1	14.12.2022
DA1019	LEVEL 21 - HIGH-RISE (OVERHEAD MACHINE ROOM)	1:100	A1	TC	KN	1	14.12.2022
DA1020	LEVEL 22 - HIGH-RISE (TYPICAL)	1:100	A1	TC	KN	1	14.12.2022
DA1021	LEVEL 28 - PLANT ROOM	1:100	A1	TC	KN	1	14.12.2022
DA1022	LEVEL 33 - SKY-RISE (TYPICAL)	1:100	A1	TC	KN	1	14.12.2022
DA1023	LEVEL 37	1:100	A1	TC	KN	3	24.04.2023
DA1024	LEVEL 38 - CROWN PLANT	1:100	A1	TC	KN	3	24.04.2023
DA1025	LEVEL 40 - CROWN	1:100	A1	TC	KN	3	24.04.2023

DEVELOPMENT APPLICATION - ALBERT STREET TOWER SHEET LIST

SHEET NUMBER	SHEET NAME	SCALE	SHEET FORMAT	DRAWN BY	CHECKED BY	CURRENT REVISION	CURRENT REVISION DATE
DA2000 - ELEVATIONS							
DA2000	NORTH WESTERN ELEVATION	1:200	A0	FDPD	JFLI	3	24.04.2023
DA2001	SOUTH EASTERN ELEVATION	1:200	A0	FDPD	JFLI	3	24.04.2023
DA2002	NORTH EASTERN ELEVATION	1:200	A0	TC	KN	3	24.04.2023
DA2003	SOUTH WEST ELEVATION	1:200	A0	TC	KN	3	24.04.2023
DA2500 - SECTIONS							
DA2500	GENERAL ARRANGMENT SECTIONS - SERVICES CORE SECTION	1:200	A0	TC	KN	3	24.04.2023
DA2501	GENERAL ARRANGMENT SECTIONS - BUILDING CORE SECTION	1:200	A0	TC	KN	3	24.04.2023
DA2502	GENERAL ARRANGMENT SECTIONS - SHUTTLE CORE SECTION	1:200	A0	TC	KN	3	24.04.2023
DA2503	GENERAL ARRANGMENT SECTIONS - BUILDING LONGITUDINAL SECTION	1:200	A0	TC	KN	3	24.04.2023
DA2505	GENERAL ARRANGMENT SECTIONS - BASEMENT ENTRY SECTION	1:200	A0	TC	KN	3	24.04.2023
DA2600	PODIUM SECTION - BASEMENT RAMP SECTION	1:100	A1	TC	KN	3	24.04.2023
DA2601	PODIUM SECTION - ERODED PLANTER SECTION	1:100	A1	TC	KN	3	24.04.2023
DA2700	DETAIL SECTION - GROUND RETAIL SECTION	1:50	A1	TC	KN	3	24.04.2023
DA2701	DETAIL SECTIONS - GROUND DEEP PLANTING ZONE SECTION	1:50	A1	TC	KN	3	24.04.2023
DA2702	DETAIL SECTIONS - GROUND DEEP PLANTING ZONE SECTION	1:50	A1	TC	KN	3	24.04.2023
DA2703	DETAIL SECTION - EOT PLANTER ZONE SECTION	1:50	A1	TC	KN	3	24.04.2023
DA2704	DETAIL SECTION - GROUND RAMP AND STAIR ACCESS SECTION	1:50	A1	TC	KN	3	24.04.2023
DA3600 - PERSPECTIVES							
DA3601	PERSPECTIVES - AERIAL	-	A1	VOLI	JFLI	1	14.12.2022
DA3602	PERSPECTIVES - ALBERT ST PODIUM VIEW	-	A1	VOLI	JFLI	3	24.04.2023
DA3603	PERSPECTIVES - ALBERT & MARY PODIUM VIEW	-	A1	VOLI	JFLI	1	14.12.2022
DA3604	PERSPECTIVES - ALBERT ST VIEW	-	A1	VOLI	JFLI	1	14.12.2022
DA3606	PERSPECTIVES - TOWER 01	-	A1	VOLI	JFLI	1	14.12.2022
DA3607	PERSPECTIVES - TOWER 02	-	A1	VOLI	JFLI	1	14.12.2022
DA3608	PERSPECTIVES - TOWER 03	-	A1	VOLI	JFLI	1	14.12.2022
DA3609	PERSPECTIVES - TOWER 04	-	A1	VOLI	JFLI	1	14.12.2022
DA3610	PERSPECTIVES - TOWER 05	-	A1	VOLI	JFLI	1	14.12.2022
DA5000 - MATERIAL SELECTIONS							
DA5001	PODIUM ELEVATION	1:100	A1	VOLI	JFLI	3	24.04.2023

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101 ALBERT STREET, BRISBANE

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drawing

DOCUMENT AND SHEET LIST

drawn	TC	drawing no. short	DA0001
checked	KN	drawing no. long	ALB-ARC-DRW-DA0001
sheet issue date	10/12/22		
scale	1 : 50@A1	issue	
project no	200048.00		3

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101 ALBERT STREET, BRISBANE

DEVELOPMENT APPLICATION

SUMMARY TABLE

GROSS FLOOR AREA	
TOTAL GFA	= 52,755 m ²
SITE AREA	
TOTAL SITE AREA	= 2,500 m ²
TOWER SITE COVER	
TOWER AREA	= 1885m ² (MEASURED OUTSIDE FACE OF GLAZING)
TOWER SITE COVER	= 75%
OUTDOOR SPACE	
BCC CITY CENTRE NEIGHBOURHOOD PLAN (GUIDANCE ONLY) - MINIMUM 70% OF THE SITE AREA	= 1750m ²
PROPOSED	= 3797m ² COMBINED TERRACE & PLANTING
MAXIMUM BUILDING HEIGHT	
INCLUDING GOODS OVERRUN	= 187.080 RL
CARPARK SUMMARY	
DEVELOPMENT SCHEME REQUIREMENT - REFER TO TRAFFIC REPORTS	
PROPOSED	B2 = 38 CAR SPACES (INCLUDING 2 PWD & 2 SMALL SPACES)
EMPLOYEE EOT FACILITIES	
REFER TO TRAFFIC & SUSTAINABILITY REPORTS (FOR EMPLOYEES)	
GFA FOR EOT FACILITIES	= 51,617m ²
	(52,755m ² EXCLUDING 253m ² B1 BIKE MEZZ, 53m ² GROUND LOBBY, 483m ² L2 MAIN OFFICE LOBBY, 186m ² L3 MALE EOT CHANGE SHOWER AREA, 163m ² L3 FEMALE EOT CHANGE AREA SHOWER AREA)
BCC CITY CENTRE NEIGHBOURHOOD PLAN (GUIDANCE ONLY) - BICYCLE PARKING	= 258
	PROPOSED BICYCLE PARKING = 258
BCC CITY CENTRE NEIGHBOURHOOD PLAN (GUIDANCE ONLY) - SHOWERS	= 30
	PROPOSED SHOWERS = 31
BCC CITY CENTRE NEIGHBOURHOOD PLAN (GUIDANCE ONLY) - LOCKERS	= 538
	PROPOSED LOCKERS = 538 + DAY LOCKERS
VISITOR BIKE PARKING AT GROUND	
REFER TO TRAFFIC REPORT (FOR VISITORS)	
PROPOSED VISITOR BICYCLE PARKS AT GROUND	5

AREA NOTES

AREAS TO BE VERIFIED BY BUILDING SURVEYOR:

REFER TO AREA PLANS DRAWINGS

DEVELOPMENT SCHEDULE TABLE

BUILDING STACK	LEVEL	TYPE	RELATIVE LEVEL RL	FLOOR TO FLOOR m	GFA m ²	GBA m ²	LANDSCAPE AREA m ²
ROOF PLANT	LEVEL 40	Goods Lift	187080				
		Crown	185130	1950	-	-	-
	LEVEL 39	Lift Motor Room	180530	4600	-	-	-
ROOF	LEVEL 38	Cooling Tower	177030	3500	-	745	423
	LEVEL 37	Rooflop	172030	5000	752	938	894
SKY RISE	LEVEL 36	Office	167260	4770	1700	1885	-
	LEVEL 35	Office	163260	4000	1700	1885	-
	LEVEL 34	Office	159260	4000	1700	1885	-
	LEVEL 33	Office	155260	4000	1700	1885	-
	LEVEL 32	Office	151260	4000	1700	1885	-
	LEVEL 31	Office	147260	4000	1700	1885	-
	LEVEL 30	Office	143260	4000	1700	1885	-
	LEVEL 29	Office	139260	4000	1700	1885	-
PLANT	LEVEL 28	Plant	130780	8480	-	1885	-
HIGH RISE	LEVEL 27	Office	126710	4070	1659	1885	-
	LEVEL 26	Office	122710	4000	1658	1885	-
	LEVEL 25	Office	118710	4000	1658	1885	-
	LEVEL 24	Office	114710	4000	1658	1885	-
	LEVEL 23	Office	110710	4000	1658	1885	-
	LEVEL 22	Office	106710	4000	1658	1885	-
	LEVEL 21	Office	102710	4000	1590	1885	-
MID RISE	LEVEL 20	Office	98710	4000	1618	1885	-
MID RISE	LEVEL 19	Office	94710	4000	1618	1885	-
MID RISE	LEVEL 18	Office	90710	4000	1618	1885	-
	LEVEL 17	Office	86710	4000	1618	1885	-
	LEVEL 16	Office	82710	4000	1618	1885	-
	LEVEL 15	Office	78710	4000	1618	1885	-
	LEVEL 14	Office	74710	4000	1621	1885	-
	LEVEL 13	Office	70060	4650	1621	1885	-
	LEVEL 12	Office	66060	4000	1621	1885	-
PLANT	LEVEL 11	Office	62080	4000	1621	1885	-
	LEVEL 10	Plant	56080	5980	-	1742	-
LOW RISE	LEVEL 9	Plant	50030	6050	-	1747	-
	LEVEL 8	Office	45530	4500	1393	1667	24
	LEVEL 7	Office	41030	4500	1298	1574	161
LOW RISE	LEVEL 6	Office	36530	4500	1177	1453	141
	LEVEL 5	Office	31600	4930	1304	1580	229
LOW RISE	LEVEL 4	Office	27100	4500	1462	1736	52
	LEVEL 3	Office	22600	4500	1354	1657	128
LOW RISE	LEVEL 2	Business Club	16600	6000	1126	1422	593
		Lobby					
SERVICES	LEVEL 1 MEZZ	Services Mezz	13200	3400	-	-	-
RETAIL F&B	LEVEL 1	Retail 1.01	10600	2600	630	1464	319
		Retail 1.02					
	GROUND FLOOR	Retail 0.01	4600	6000	669	1186	833
		Retail 0.02					
BASEMENT	LEVEL B MEZ	Bikes / EOTMezzanine	1000	3600	253	1048	-
	LEVEL B1	Loading	-2000	3000	-	2490	-
	LEVEL B2	Carpark	-5000	3000	-	2490	-
					52755	73939	3797

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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project

101 ALBERT STREET, BRISBANE

phase

DEVELOPMENT APPLICATION

drawing

DEVELOPMENT SCHEDULE

drawn TC drawing no. short DA0002

checked KN drawing no. long ALB-ARC-DRW-DA0002

sheet issue date 11/15/22

scale issue

project no 200048.00

101 ALBERT STREET, BRISBANE

DEVELOPMENT APPLICATION

SUMMARY TABLE

GROSS FLOOR AREA	
TOTAL GFA	= 54,681 m ²
SITE AREA	
TOTAL SITE AREA	= 2,500 m ²
TOWER SITE COVER	
TOWER AREA	= 1885m ² (MEASURED OUTSIDE FACE OF GLAZING)
TOWER SITE COVER	= 75%
OUTDOOR SPACE	
BCC CITY CENTRE NEIGHBOURHOOD PLAN (GUIDANCE ONLY) - MINIMUM 70% OF THE SITE AREA = 1750m ²	
PROPOSED	= 3895m ² COMBINED TERRACE & PLANTING
MAXIMUM BUILDING HEIGHT	
TOWER CROWN	= 185.130 RL
GOODS OVERRUN	= 187.230 RL

CARPARK SUMMARY	
DEVELOPMENT SCHEME REQUIREMENT - REFER TO TRAFFIC REPORTS	
PROPOSED	B2 = 38 CAR SPACES (INCLUDING 2 PWD & 2 SMALL SPACES)

EMPLOYEE EOT FACILITIES	
REFER TO TRAFFIC & SUSTAINABILITY REPORTS (FOR EMPLOYEES)	
GFA FOR EOT FACILITIES = 53,445m ²	
(54,681m ² EXCLUDING 325m ² B1 BIKE MEZZ, 52m ² GROUND LOBBY, 509m ² L2 MAIN OFFICE LOBBY, 350m ² L3 MALE & FEMALE EOT CHANGE SHOWER AREA)	
BCC CITY CENTRE NEIGHBOURHOOD PLAN (GUIDANCE ONLY) - BICYCLE PARKING = 268	
PROPOSED BICYCLE PARKING = 268	
BCC CITY CENTRE NEIGHBOURHOOD PLAN (GUIDANCE ONLY) - SHOWERS = 31	
PROPOSED SHOWERS = 31	
BCC CITY CENTRE NEIGHBOURHOOD PLAN (GUIDANCE ONLY) - LOCKERS = 536	
PROPOSED LOCKERS = 606 + DAY LOCKERS	

VISITOR BIKE PARKING AT GROUND	
REFER TO TRAFFIC REPORT (FOR VISITORS)	
PROPOSED VISITOR BICYCLE PARKS AT GROUND	20

AREA NOTES

AREAS TO BE VERIFIED BY BUILDING SURVEYOR:
REFER TO AREA PLANS DRAWINGS

DEVELOPMENT SCHEDULE TABLE

BUILDING STACK	LEVEL	TYPE	RELATIVE LEVEL RL	FLOOR TO FLOOR m	GFA m ²	GBA m ²	LANDSCAPE TERRACE m ²	
ROOF PLANT		Goods Lift	187230					
	LEVEL 41	Crown	185130	2100				
	LEVEL 40	Lift Motor Room	181230	3900				
	LEVEL 39	Cooling Tower	177030	4200		746	515	
ROOF	LEVEL 38	Roof	172030	5000	866	1051	784	
SKY RISE	LEVEL 37	Office	167530	4500	1701	1885		
	LEVEL 36	Office	163680	3850	1701	1885		
	LEVEL 35	Office	159830	3850	1701	1885		
	LEVEL 34	Office	155980	3850	1701	1885		
	LEVEL 33	Office	152130	3850	1701	1885		
	LEVEL 32	Office	148280	3850	1701	1885		
	LEVEL 31	Office	144430	3850	1701	1885		
PLANT	LEVEL 30	Office	140580	3850	1701	1885		
	LEVEL 29	Plant	132030	8550			1623	
	HIGH RISE	LEVEL 28	Office	127730	4300	1660	1885	
		LEVEL 27	Office	123880	3850	1660	1885	
		LEVEL 26	Office	120030	3850	1660	1885	
		LEVEL 25	Office	116180	3850	1660	1885	
		LEVEL 24	Office	112330	3850	1660	1885	
LEVEL 23		Office	108480	3850	1660	1885		
LEVEL 22		Office	104630	3850	1660	1885		
MID RISE TRANSFER	LEVEL 21	Office	100780	3850	1591	1885		
	LEVEL 20	Office	96930	3850	1620	1885		
	LEVEL 19	Office	93080	3850	1620	1885		
	MID RISE	LEVEL 18	Office	89230	3850	1619	1885	
		LEVEL 17	Office	85380	3850	1619	1885	
		LEVEL 16	Office	81530	3850	1619	1885	
		LEVEL 15	Office	77680	3850	1619	1885	
LEVEL 14		Office	73830	3850	1619	1885		
LEVEL 13		Office	69930	4500	1623	1885		
LEVEL 12		Office	65480	3850	1623	1885		
PLANT	LEVEL 11	Office	61630	3850	1623	1885		
	LEVEL 10	Plant	55430	6200			1799	
LOW RISE	LEVEL 9	Plant	49230	6200			1769	
	LEVEL 8	Office	44915	4315	1395	1669	28	
	LEVEL 7	Office	40600	4315	1312	1585	208	
	LEVEL 6	Office	36100	4500	1201	1475	125	
	LEVEL 5	Office	31600	4500	1317	1592	237	
	LEVEL 4	Office	27100	4500	1463	1738	57	
	LEVEL 3	Office	22600	4500	1345	1659	148	
		EOT						
	LEVEL 2	Lobby Lounge	16600	6000	1135	1590	591	
		Lobby						
SERVICES	LEVEL 1 MEZZ	Services Mezz	13600	3000	55			
RETAIL F&B	LEVEL 1	Retail 1.01	10600	3000	701	1462	370	
		Retail 1.02						
	GROUND FLOOR	Retail 0.01	4600	6000	514	1171	834	
		Retail 0.02						
BASEMENT	LOWER GROUND	Bikes / EOT Mezzanine	850	3750	325	1052		
	LEVEL B1	Loading	-2200	3050	29	2490		
	LEVEL B2	Carpark	-5200	3000		2490		
					54681	75958	3895	

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Nominated Architect
Ray Brown, NSWARB 6359

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
P6	ISSUE FOR COORDINATION	02.12.2022
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1	DEVELOPMENT APPLICATION ISSUE	14.12.2022
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3	AMENDED ARCHITECTURAL PLANS	10.07.2024

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project

101 ALBERT STREET, BRISBANE

phase

DESIGN DEVELOPMENT

drawing

DEVELOPMENT SCHEDULE

drawn TC drawing no. short DA0002

checked CO drawing no. long ALB-ARC-DWG-AR-DA0002

sheet issue date 04/08/23

scale issue

project no 200048.00

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SURVEY NOTES

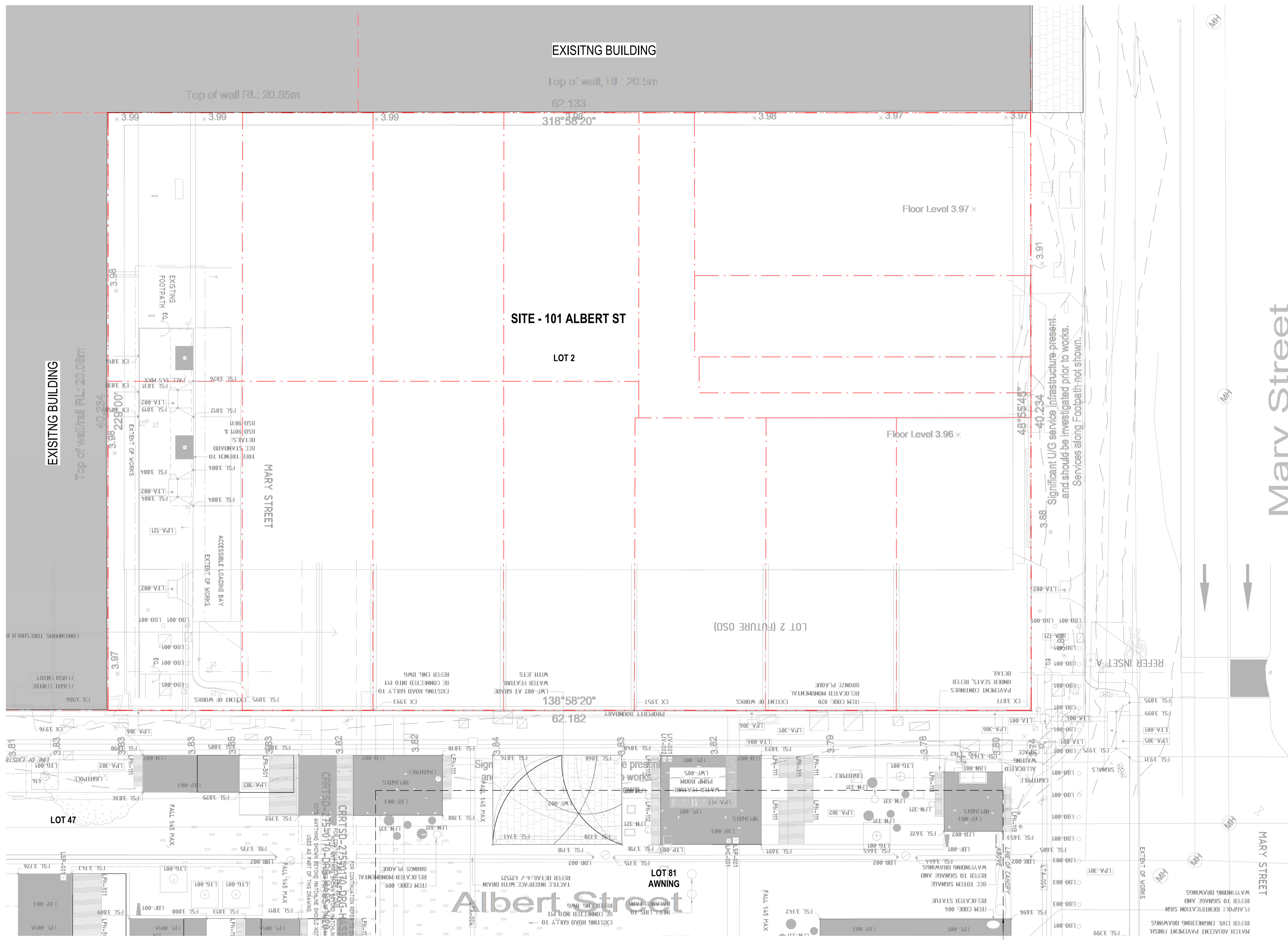
REFER TO ORIGINAL DOCUMENTATION AND SURVEY INFORMATION TO VERIFY ALL ON SITE CONDITIONS INCLUDING IN GROUND STRUCTURE AND SERVICES

SURVEY - BENNETT & BENNETT 2204004_S002_VER REV A 17/05/22

ALBERT ST SPINE AS BUILT DOCUMENTATION

CRR DOCUMENTATION

ALL SURROUNDING BUILDINGS, AWNINGS AND STRUCTURES ARE INDICATIVE ONLY TO BE VERIFIED BEFORE DEMOLITION AND CONSTRUCTION



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2023/1374
Date: 06-Nov-2023



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ABN 90 131 245 684

project
101 ALBERT STREET, BRISBANE

phase
DEVELOPMENT APPLICATION

drawing
EXISTING SITE SURVEY PLAN

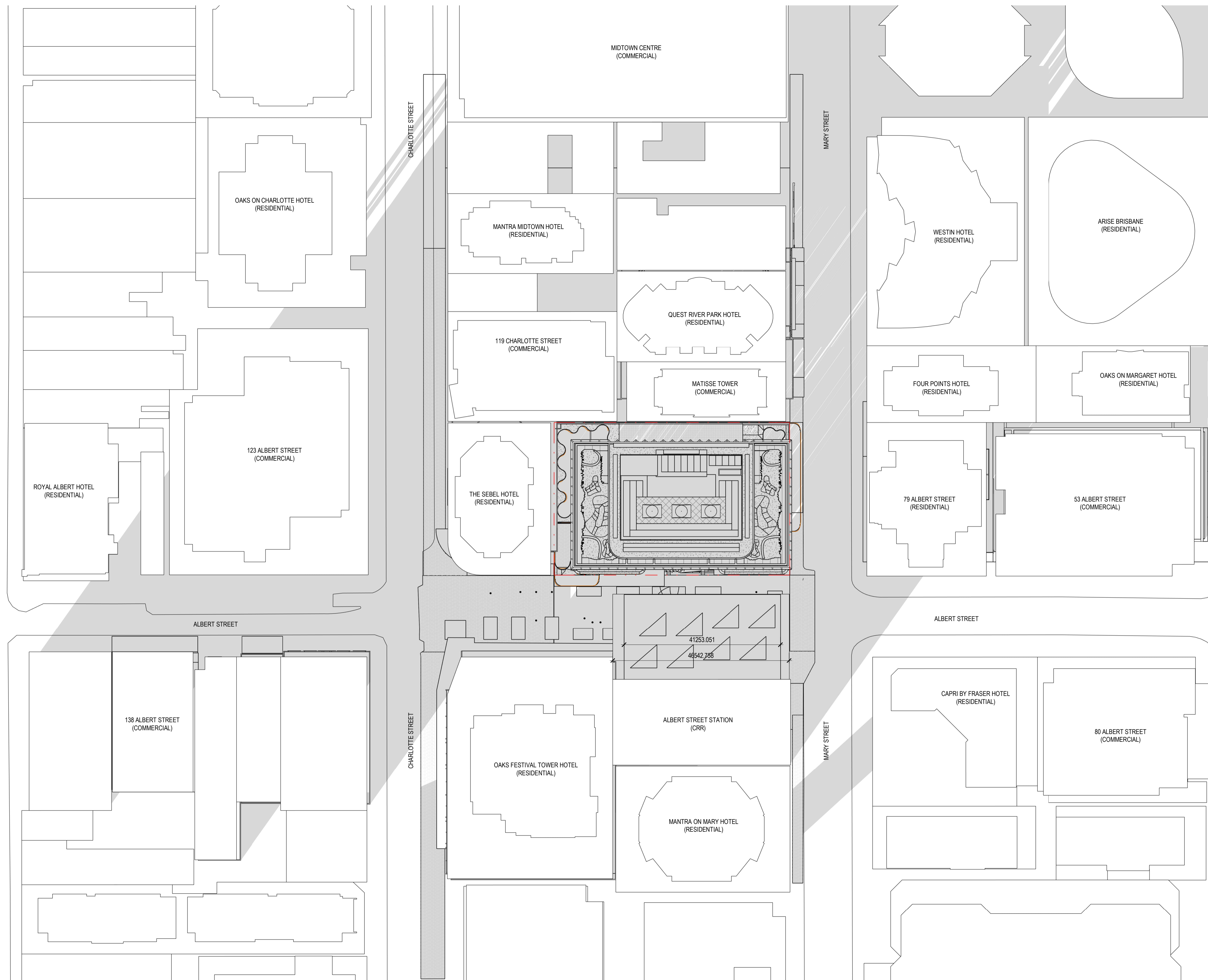
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checked	KN	drawing no. long	ALB-ARC-DRW-DA0101
sheet issue date	21/10/2022		
scale	1 : 125@A1	issue	
project no	200048.00		

DRAWING COLOUR CODED - PRINT ALL COPIES IN COLOUR.

INDICATIVE CRR ALBERT STREET CANOPY OVERHEAD (TBC BY SURVEYOR AND CONFIRMED ON SITE)

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
P2	ISSUE FOR COORDINATION	25.10.2022
P4	ISSUE FOR COORDINATION	31.10.2022
P6	ISSUE FOR COORDINATION	02.12.2022
P7	OWNERS CONSENT ISSUE	08.12.2022
1	DEVELOPMENT APPLICATION ISSUE	14.12.2022



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phase
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drawing

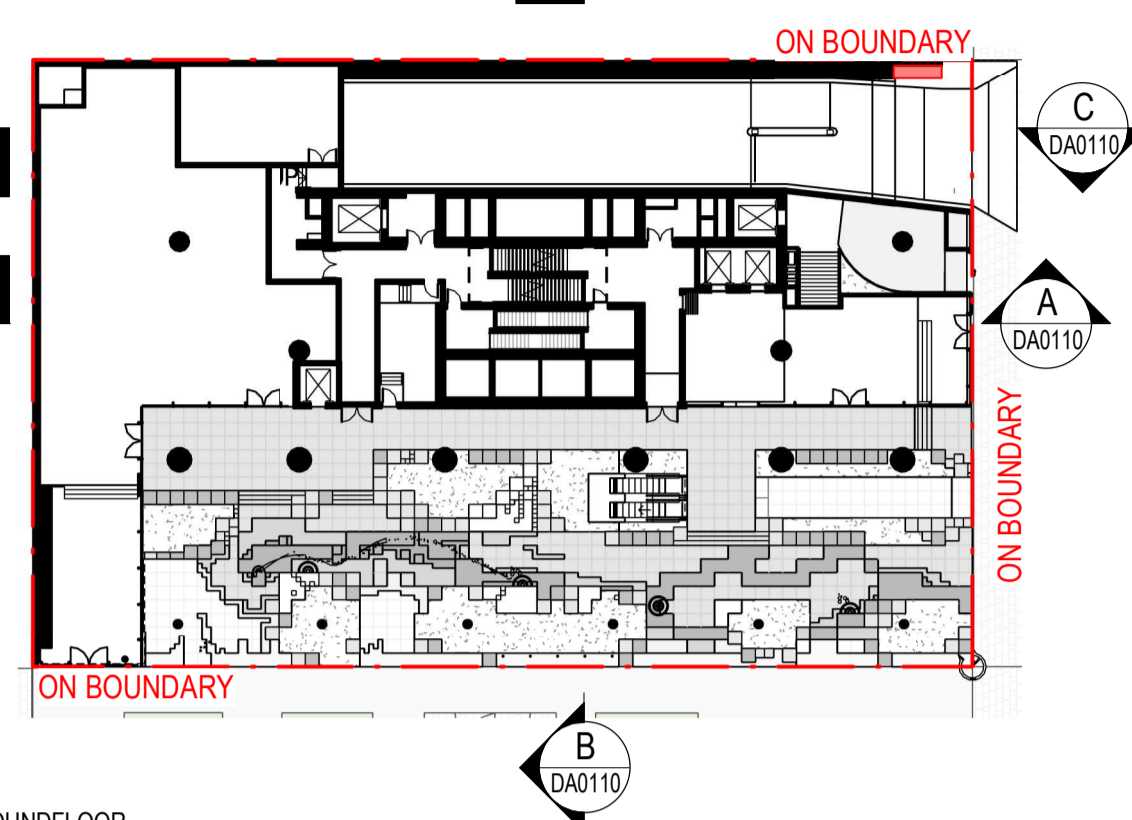
SITE PLAN

drawn TC drawing no. short DA0104
checked KN drawing no. long ALB-ARC-DRW-DA0104
sheet issue date 21/10/2022
scale 1: 500@A1 issue
project no 200048.00

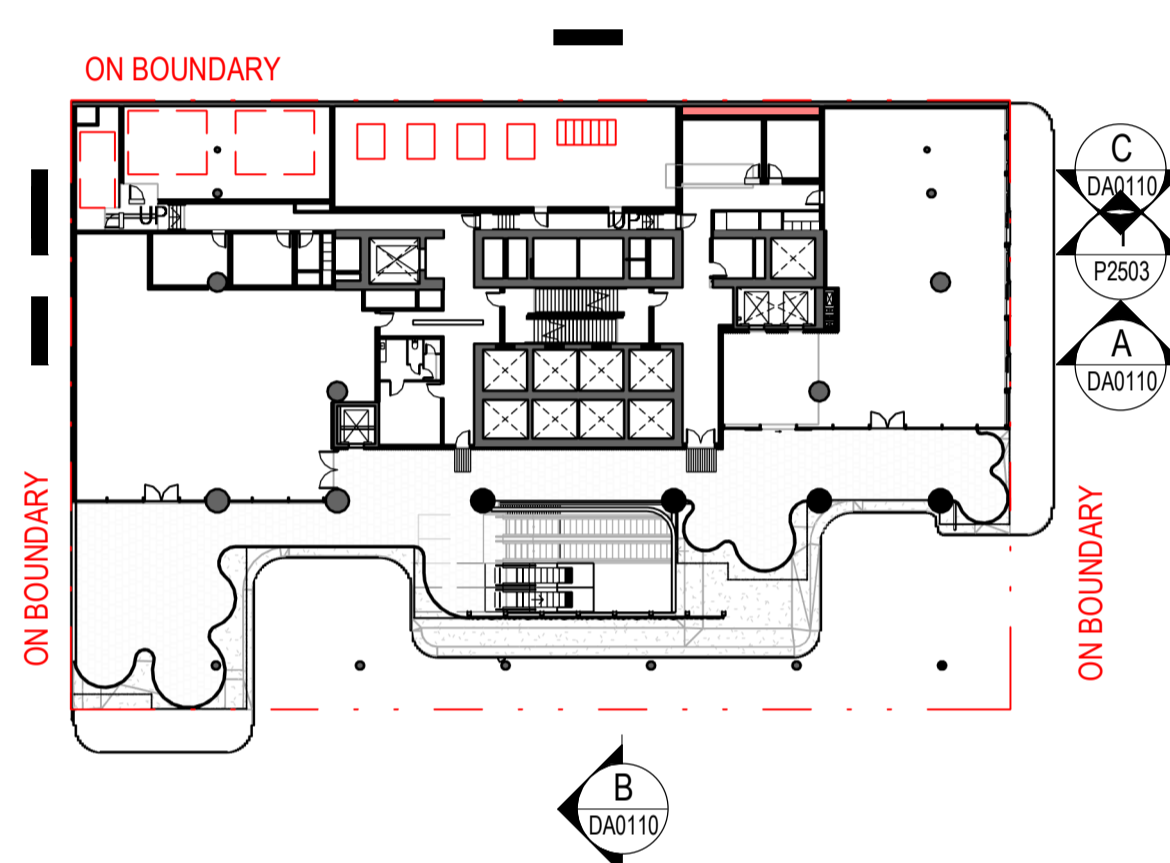
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Do not scale drawings. Verify all dimensions on site

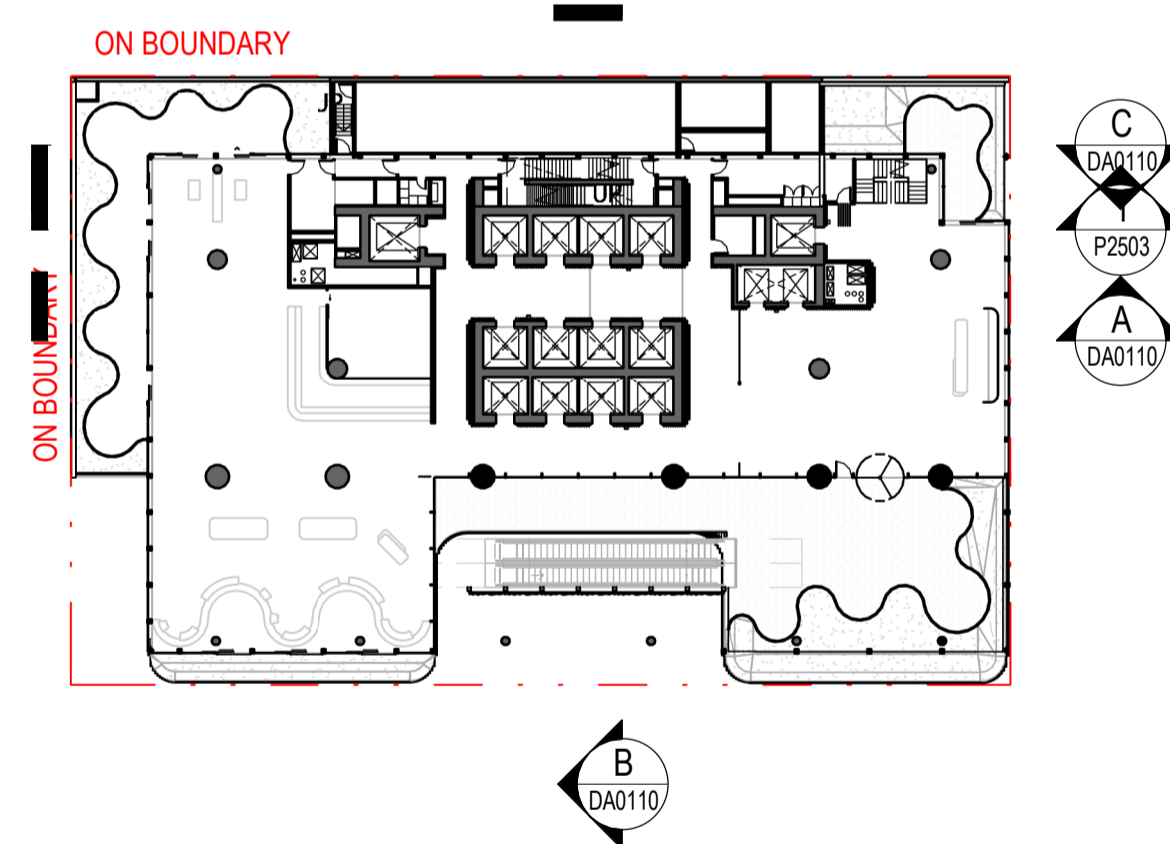
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P6	ISSUE FOR COORDINATION	02.12.2022
P7	OWNERS CONSENT ISSUE	06.12.2022
1	DEVELOPMENT APPLICATION ISSUE	14.12.2022



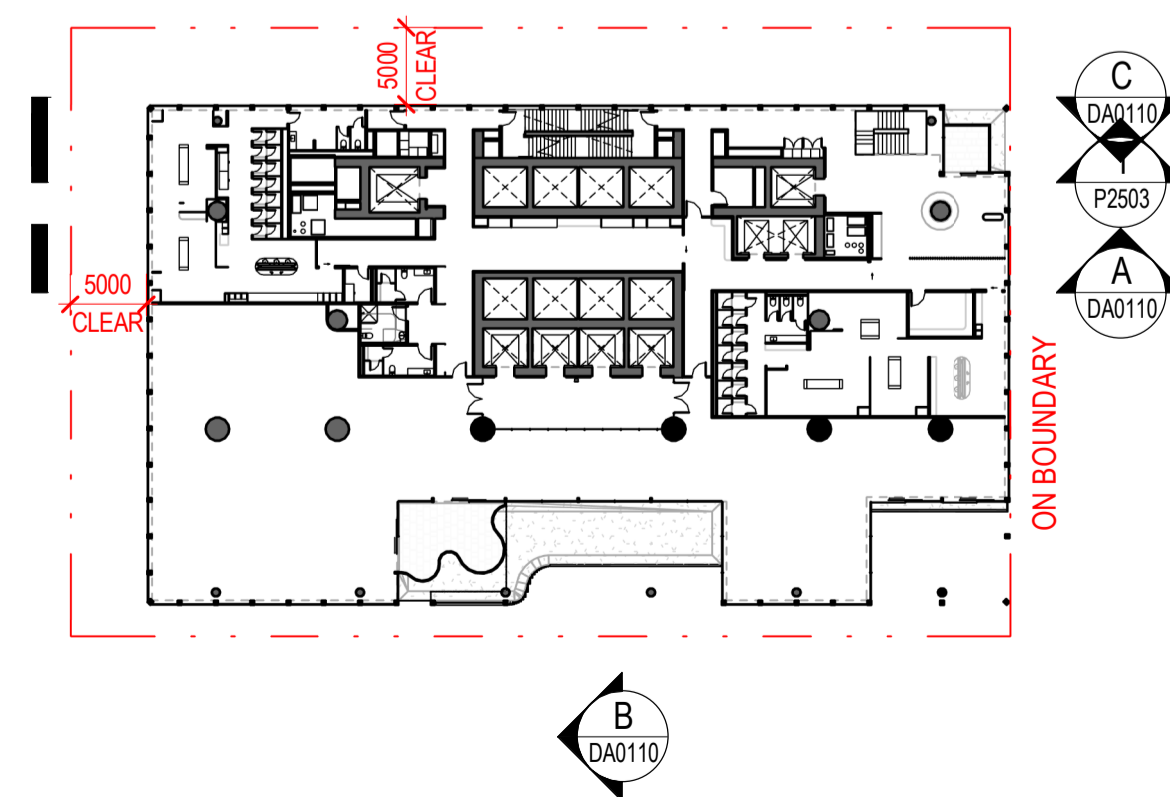
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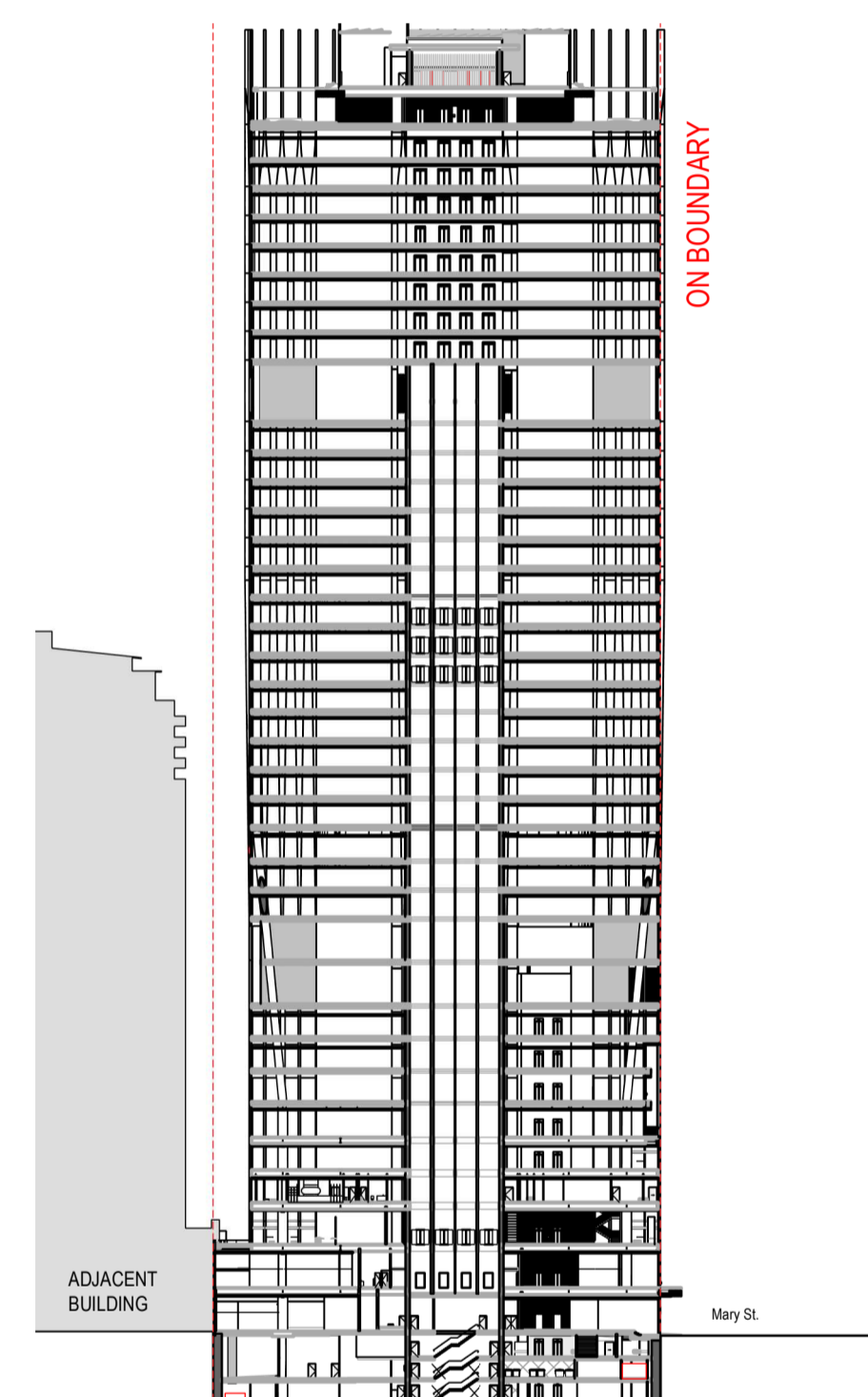
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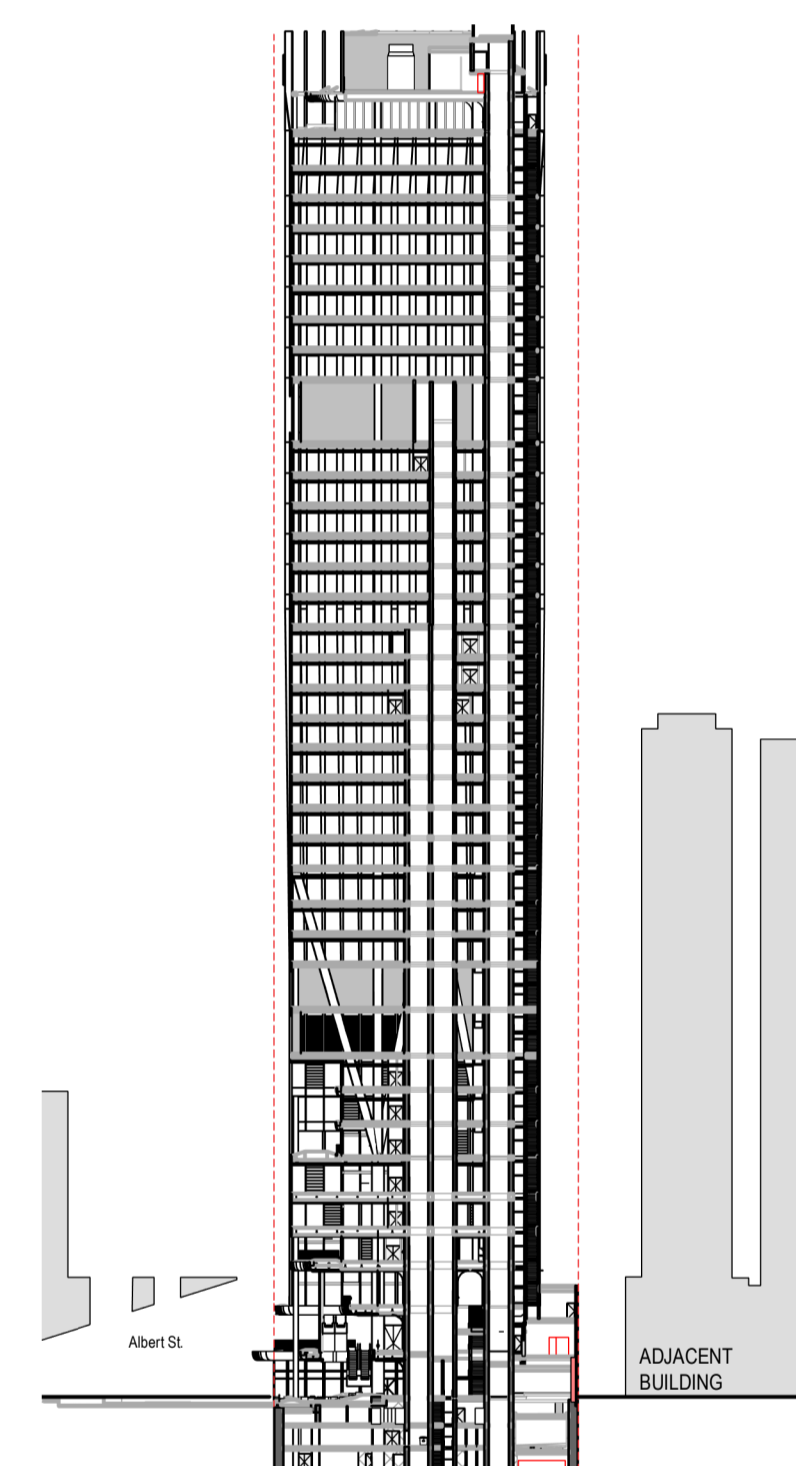
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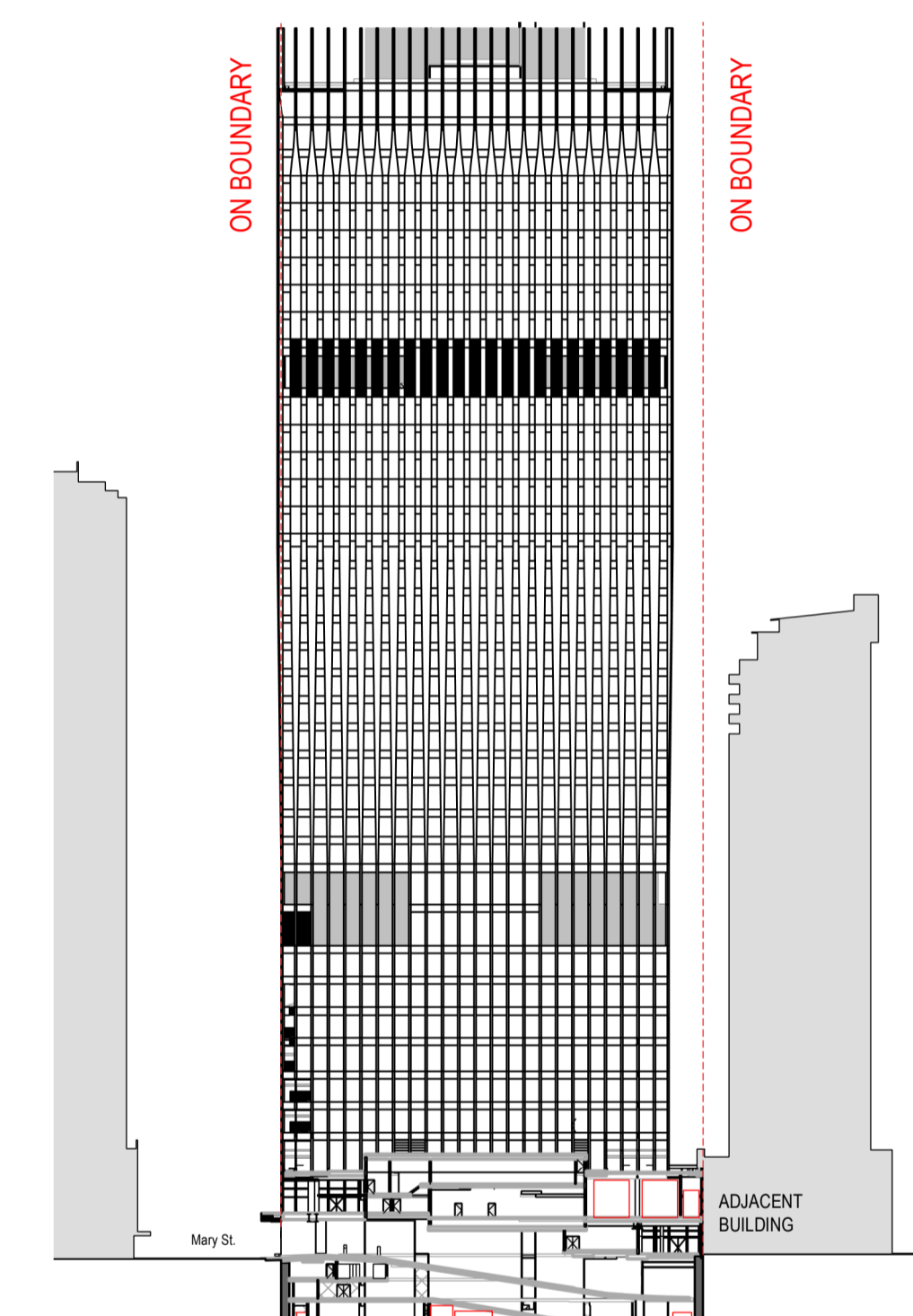
03 SETBACK LEVEL03
SCALE: 1:500



A SETBACK SECTION A
SCALE: 1:1000



B SETBACK SECTION B
SCALE: 1:1000



C SETBACK SECTION C
SCALE: 1:1000

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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project
101 ALBERT STREET, BRISBANE

phase
DEVELOPMENT APPLICATION

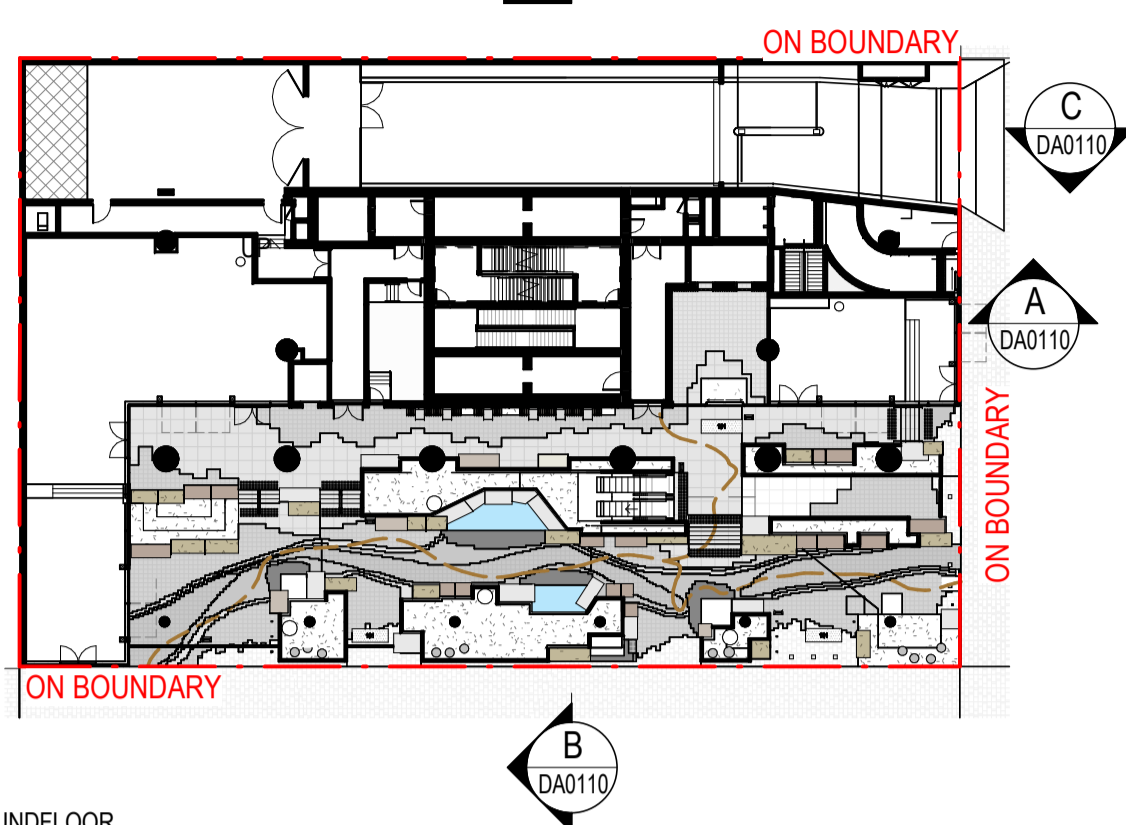
drawing
DEVELOPMENT BOUNDARY
SETBACK

drawn FPPD drawing no. short DA0110
checked JFLI drawing no. long ALB-ARC-DRW-DA0110
sheet issue date 11/08/22
scale As indicated@A1 issue
project no 200048.00

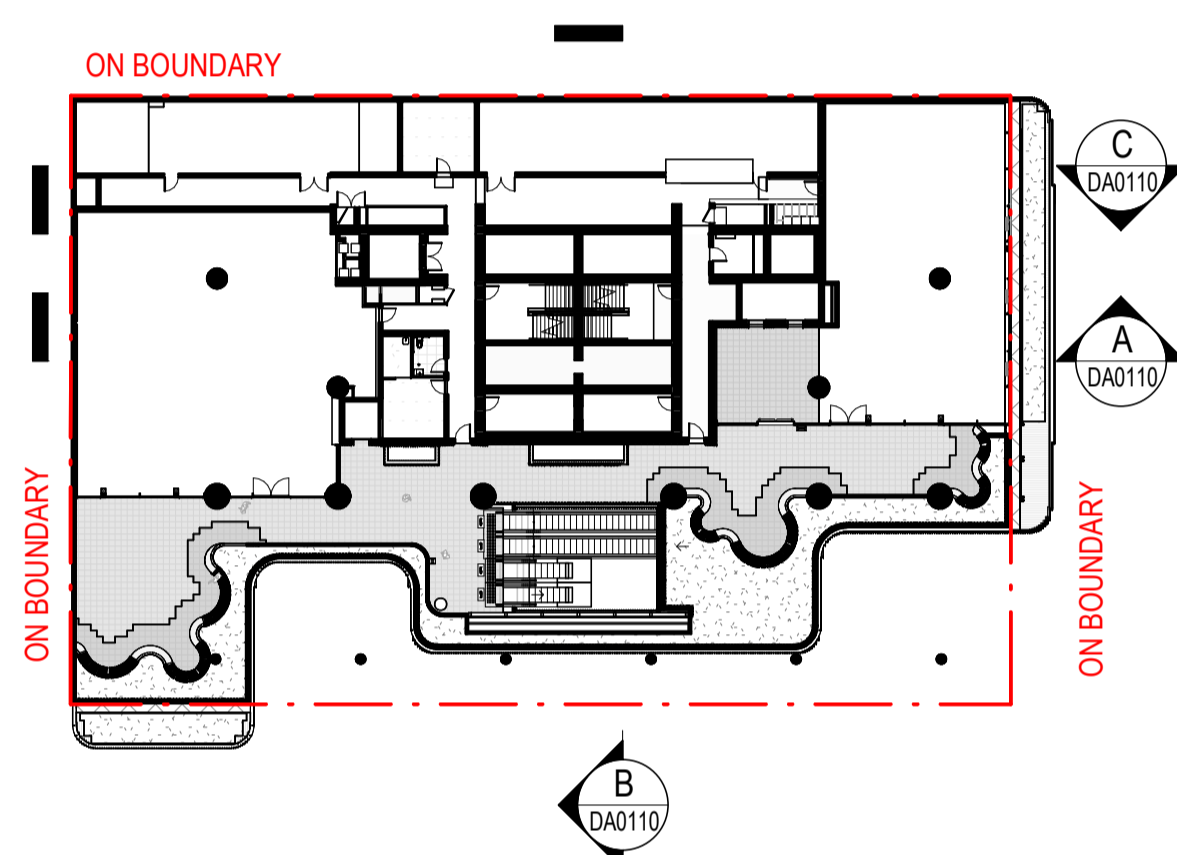
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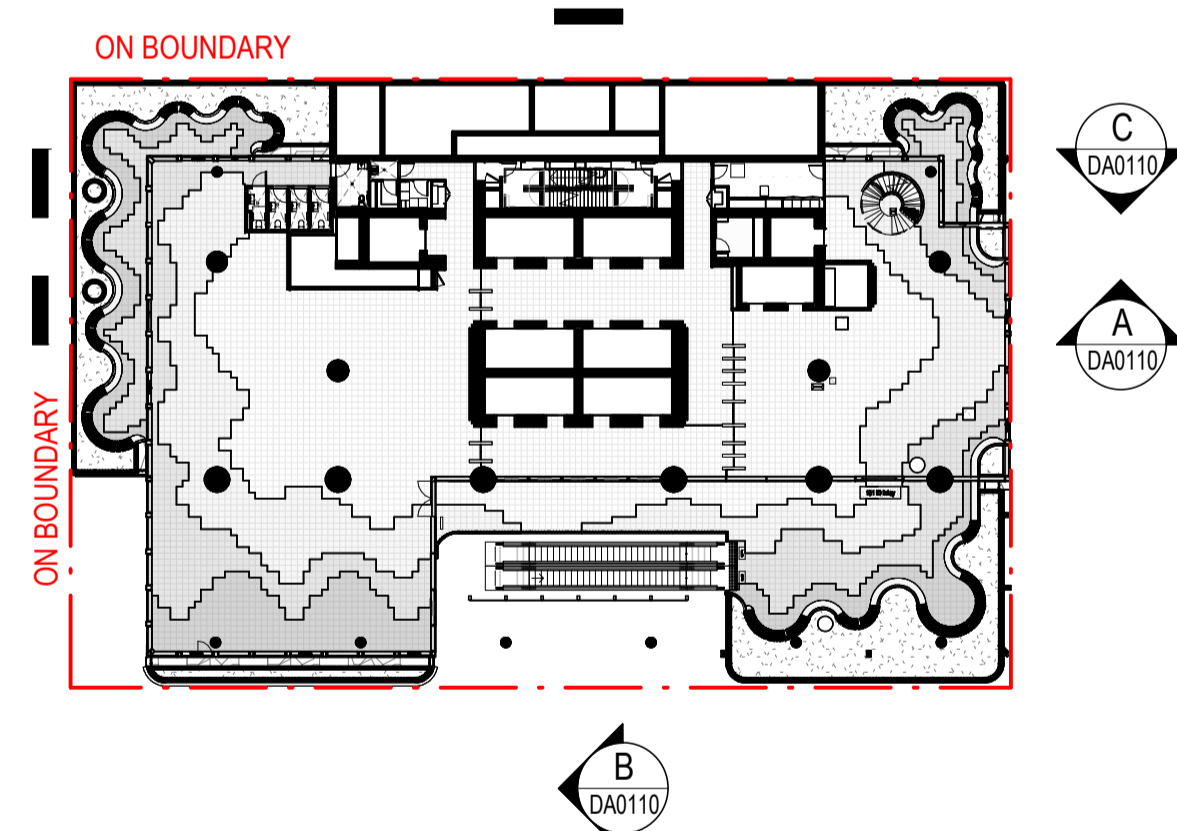
issue	amendment	date
P6	ISSUE FOR COORDINATION	02.12.2022
P7	OWNERS CONSENT ISSUE	08.12.2022
1	DEVELOPMENT APPLICATION ISSUE	14.12.2022
2	AMENDED ARCHITECTURAL PLANS	10.07.2024



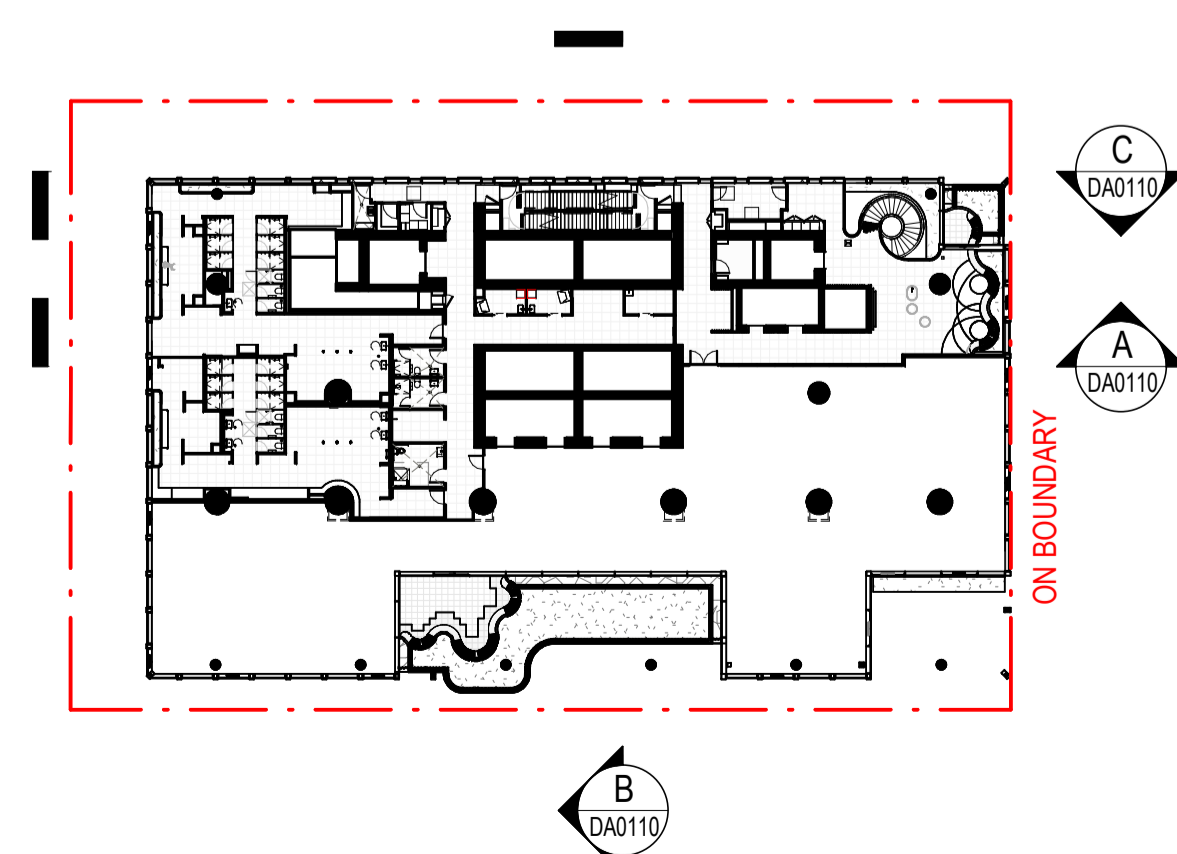
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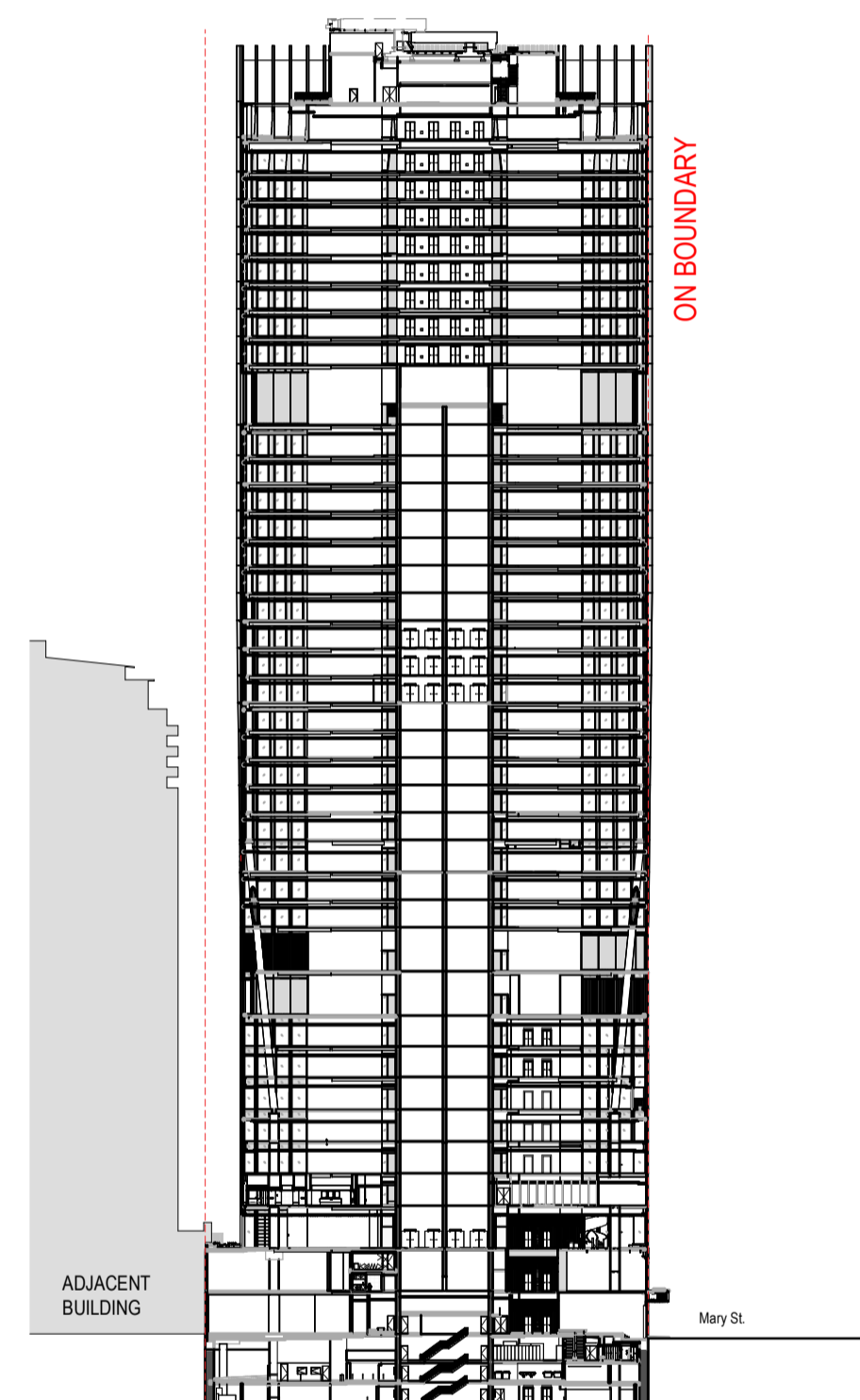
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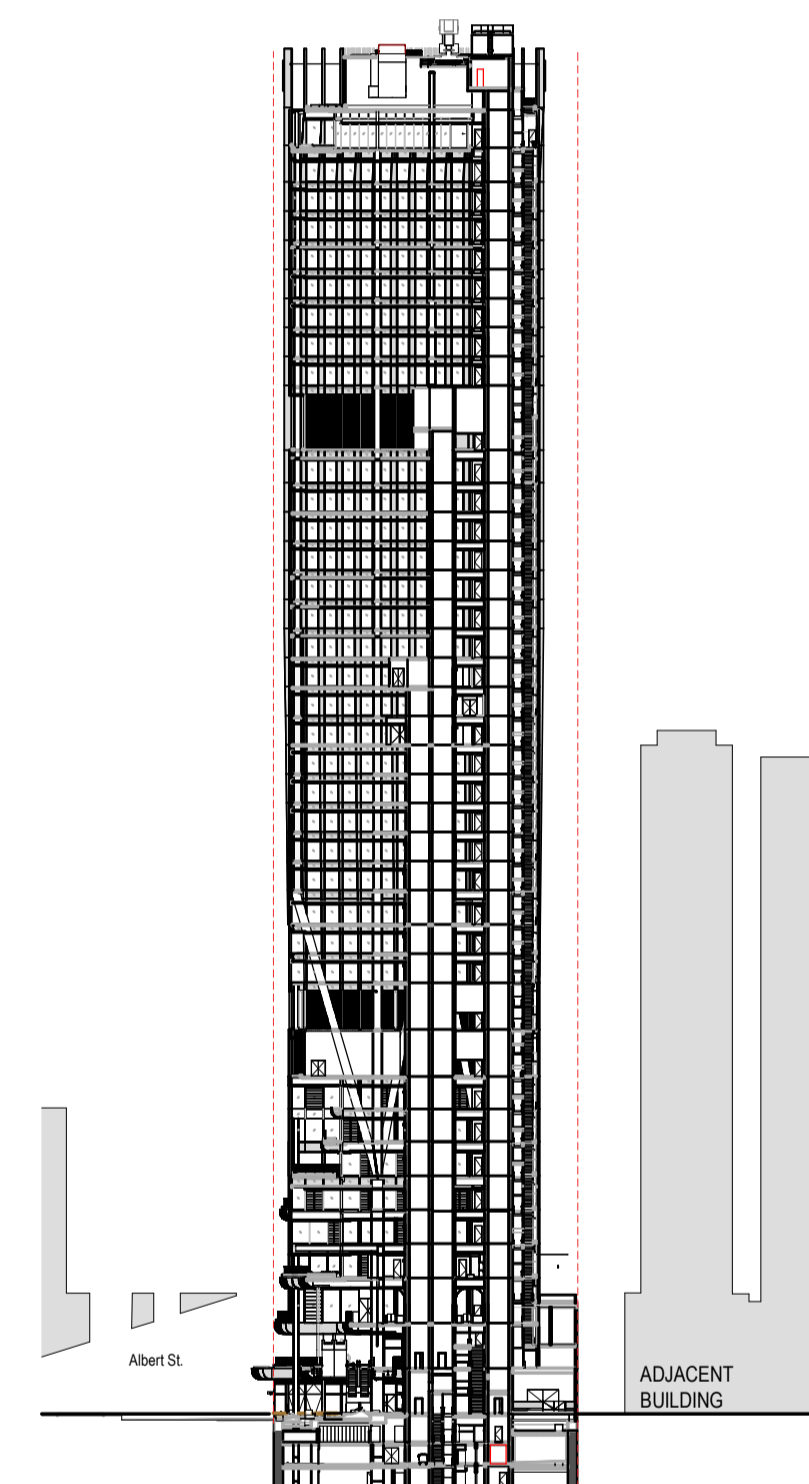
02 SETBACK LEVEL 02
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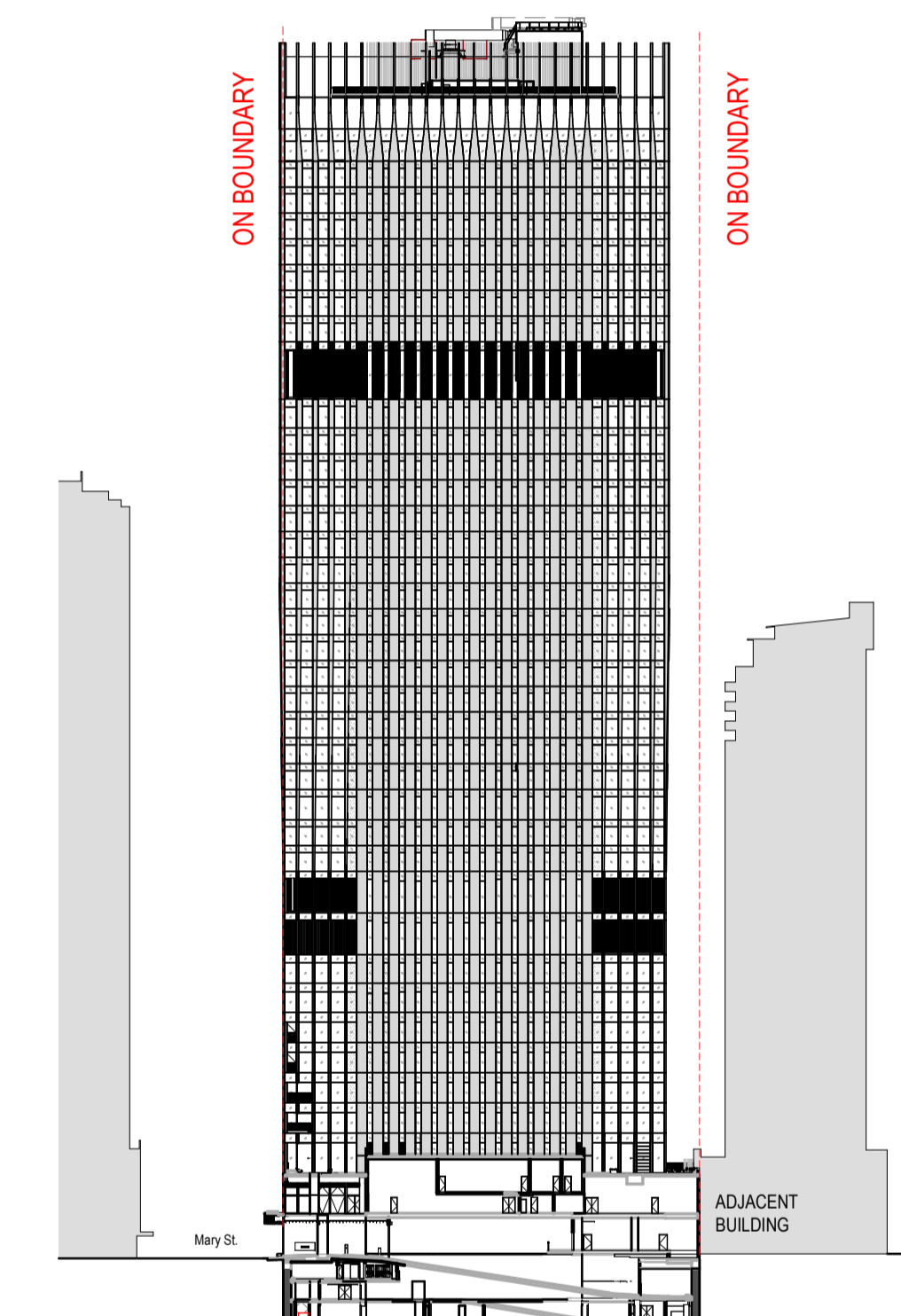
03 SETBACK LEVEL 03
SCALE: 1:500



A SETBACK SECTION A
SCALE: 1:1000



B SETBACK SECTION B
SCALE: 1:1000



C SETBACK SECTION C
SCALE: 1:1000

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project
101 ALBERT STREET, BRISBANE

phase
DESIGN DEVELOPMENT

drawing
DEVELOPMENT BOUNDARY
SETBACK

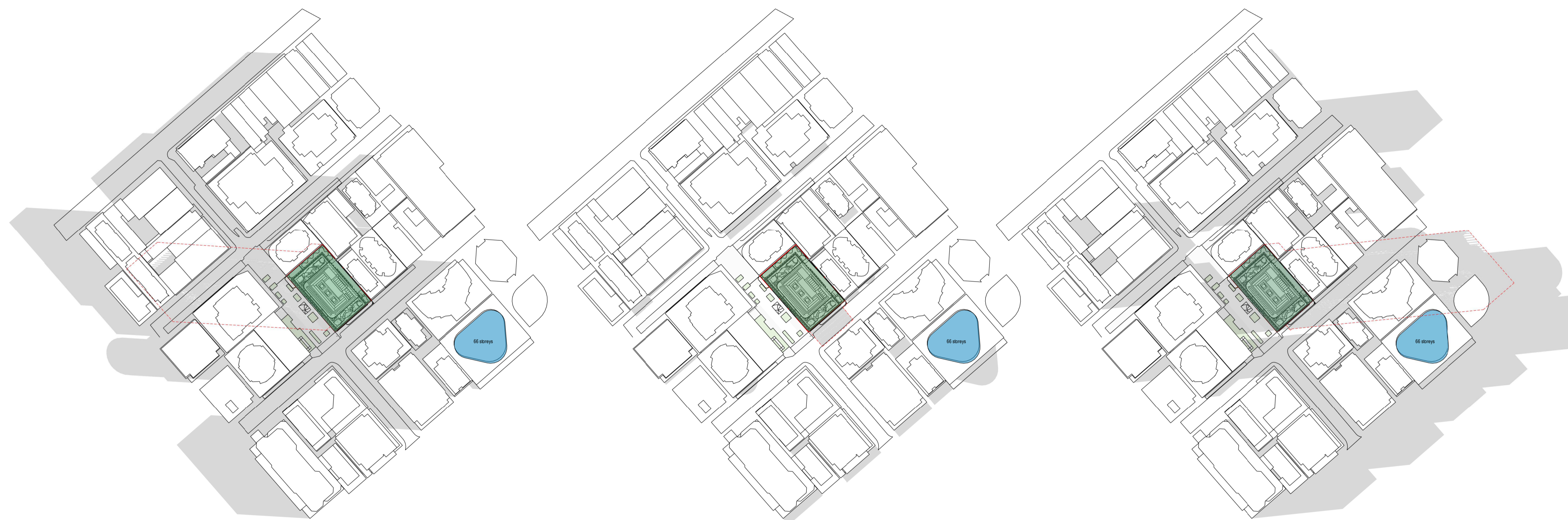
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checked	CO	drawing no. long	ALB-ARC-DWG-AR-DA0110
sheet issue date	04/08/23	scale	As indicated
project no	200048.00	issue	2

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issue	amendment	date
P2	ISSUE FOR COORDINATION	25.10.2022
P4	ISSUE FOR COORDINATION	31.10.2022
P6	ISSUE FOR COORDINATION	02.12.2022
P7	OWNERS CONSENT ISSUE	08.12.2022
1	DEVELOPMENT APPLICATION ISSUE	14.12.2022

Summer shadow casting

- Proposed Development
- Proposed shadow outline
- Nearby tower



9:00am

12:00pm

3:00pm



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project
101 ALBERT STREET, BRISBANE

phase
DEVELOPMENT APPLICATION

drawing
SHADOW STUDY - SUMMER SOLSTICE

drawn	FDPD	drawing no. short	DA0111
checked	JFLI	drawing no. long	ALB-ARC-DRW-DA0111
sheet issue date	21/10/2022		
scale	1 : 2000@A1	issue	
project no	200048.00		1

Summer Solstice 22nd of December

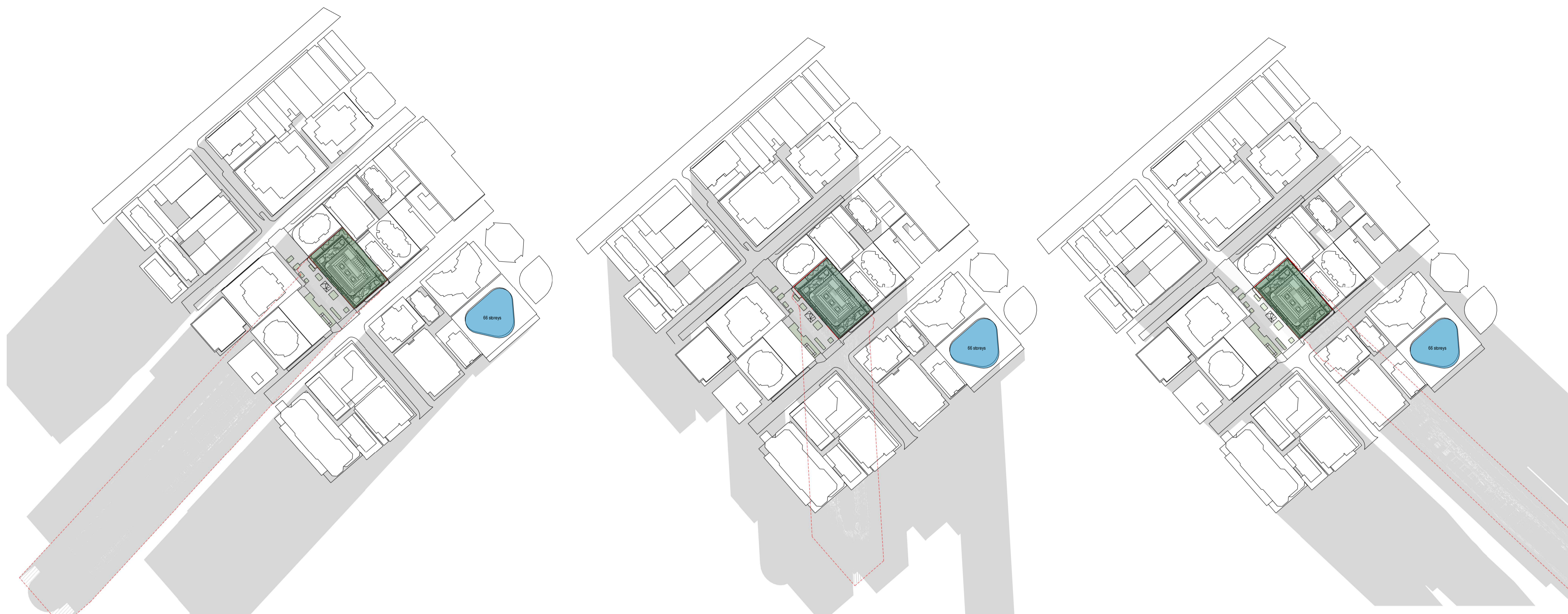
Disclaimer: Estimation based on computer generated shadows

DRAWING COLOUR CODED - PRINT ALL COPIES IN COLOUR.

issue	amendment	date
P2	ISSUE FOR COORDINATION	25.10.2022
P4	ISSUE FOR COORDINATION	31.10.2022
P6	ISSUE FOR COORDINATION	02.12.2022
P7	OWNERS CONSENT ISSUE	08.12.2022
1	DEVELOPMENT APPLICATION ISSUE	14.12.2022

Winter shadow casting

- Proposed Development
- Proposed shadow outline
- Nearby tower



9:00am

12:00pm

3:00pm



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project
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phase
DEVELOPMENT APPLICATION

drawing
SHADOW STUDY - WINTER SOLSTICE

drawn
FDPD
drawing no. short
DA0112

checked
JFLI
drawing no. long
ALB-ARC-DRW-DA0112

sheet issue date
21/10/2022

scale
1 : 2000@A1
issue

project no
200048.00
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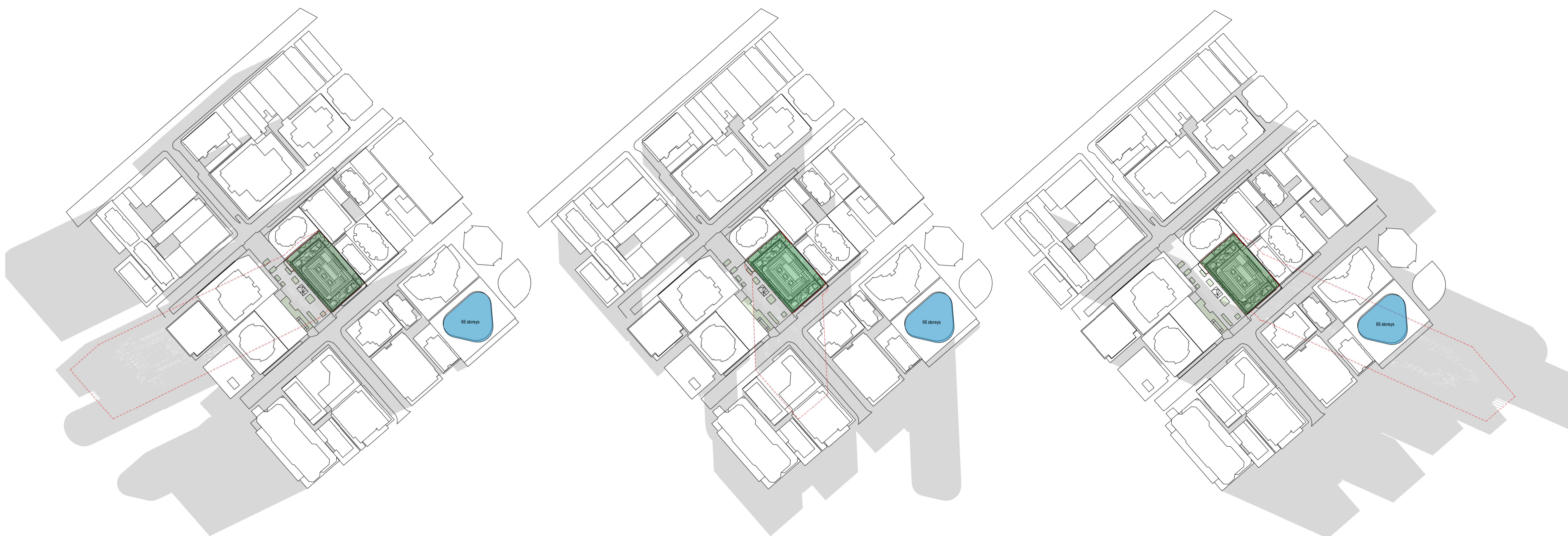
Winter Solstice 22nd of June

Disclaimer: Estimation based on computer generated shadows

issue	amendment	date
P2	ISSUE FOR COORDINATION	25.10.2022
P4	ISSUE FOR COORDINATION	31.10.2022
P6	ISSUE FOR COORDINATION	02.12.2022
P7	OWNERS CONSENT ISSUE	08.12.2022
1	DEVELOPMENT APPLICATION ISSUE	14.12.2022

Autumn shadow casting

- Proposed Development
- Proposed shadow outline
- Nearby tower



9:00am

12:00pm

3:00pm



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project
101 ALBERT STREET, BRISBANE

phase
DEVELOPMENT APPLICATION

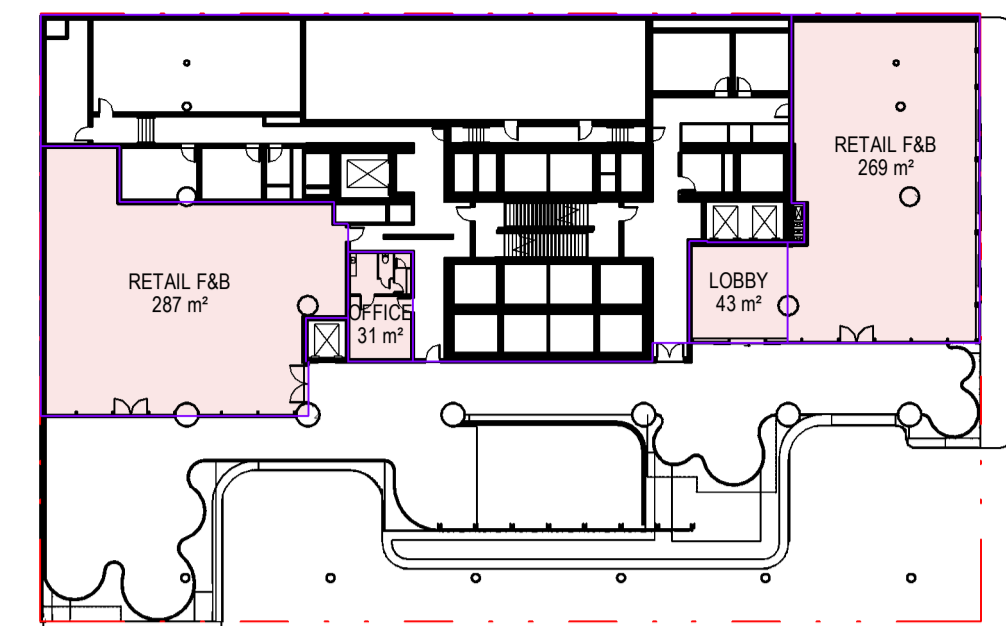
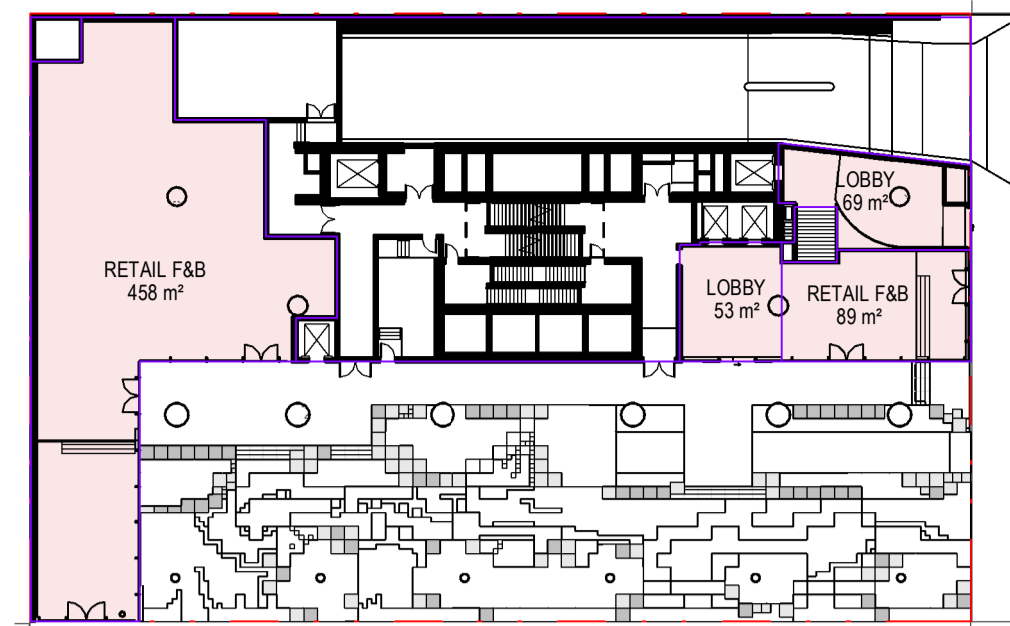
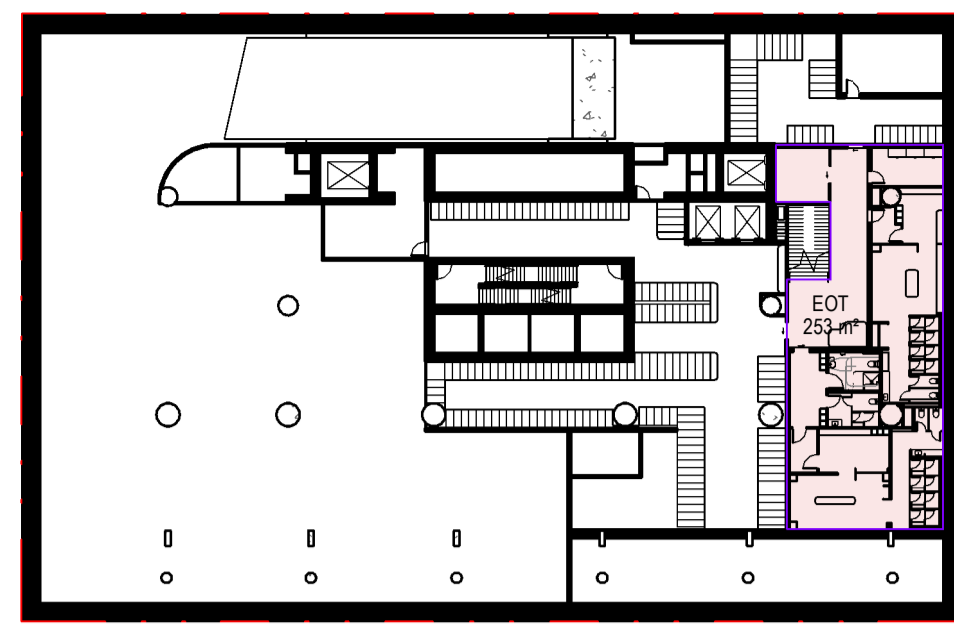
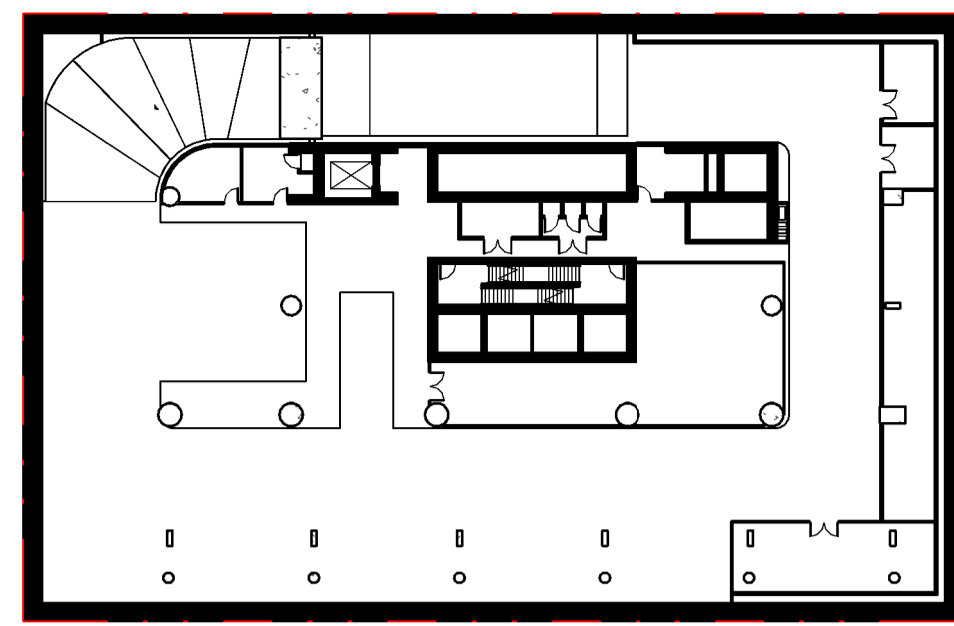
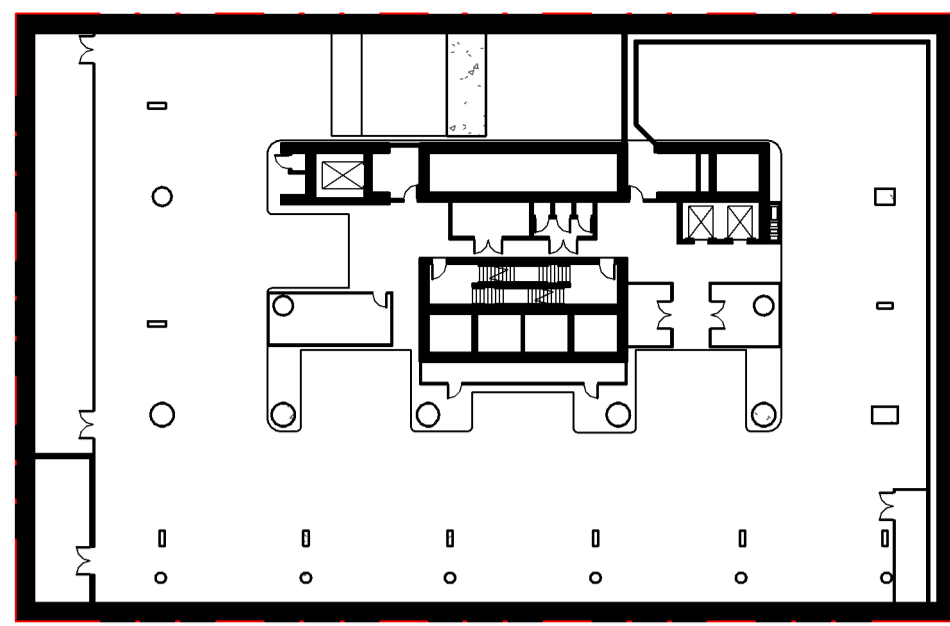
drawing
SHADOW STUDY - AUTUMN SOLSTICE

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checked	JFLI	drawing no. long	ALB-ARC-DRW-DA0113
sheet issue date	21/10/2022		
scale	1 : 2000@A1	issue	
project no	200048.00		1

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Autumn Solstice 22nd of September

Disclaimer: Estimation based on computer generated shadows



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Nominated Architect
Ray Brown, NSWARB 6359

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issue	amendment	date
P6	ISSUE FOR COORDINATION	02.12.2022
P7	OWNERS CONSENT ISSUE	06.12.2022
1	DEVELOPMENT APPLICATION ISSUE	14.12.2022

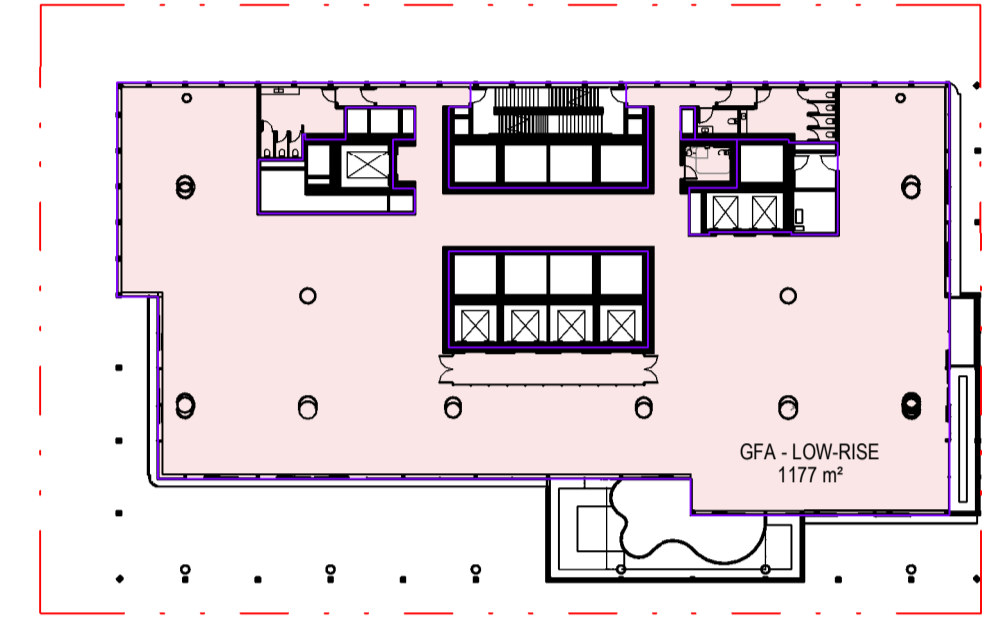
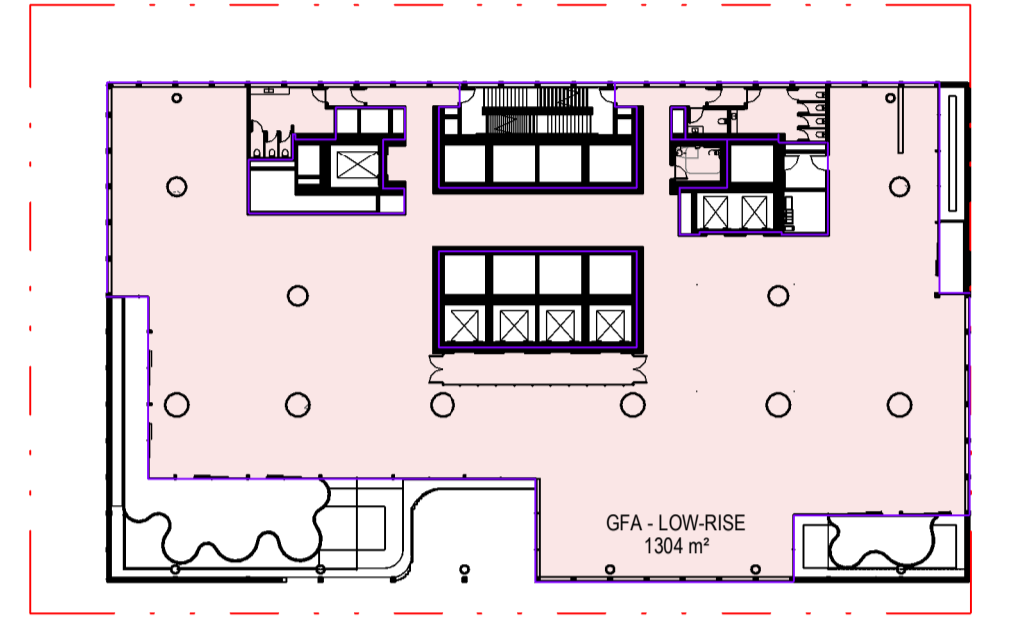
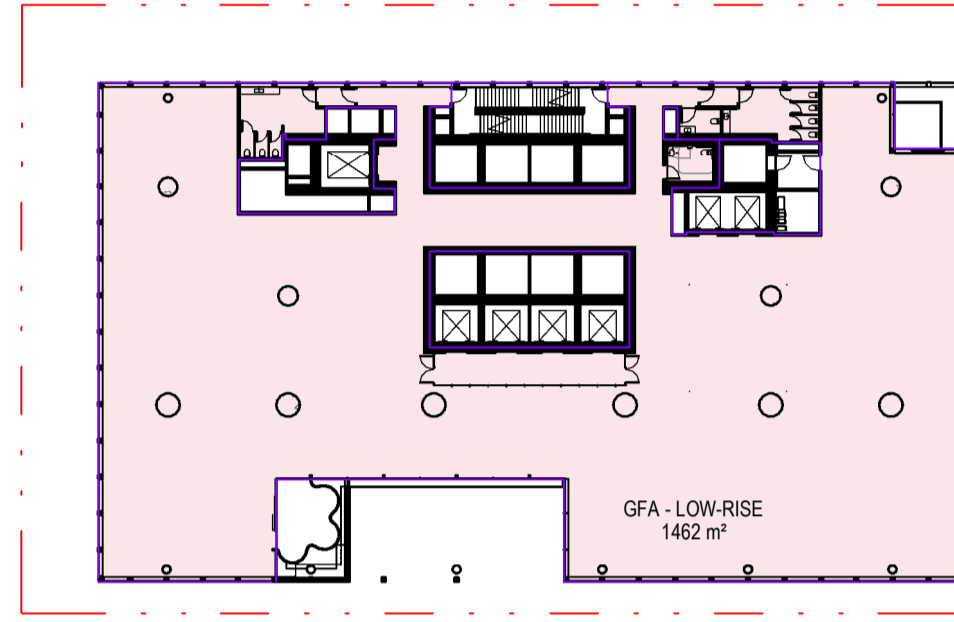
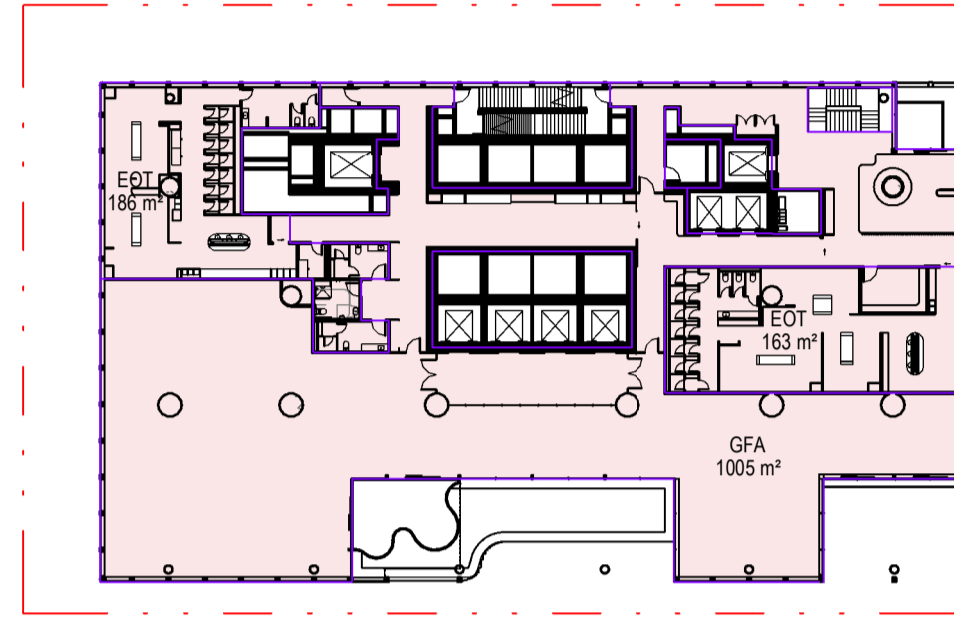
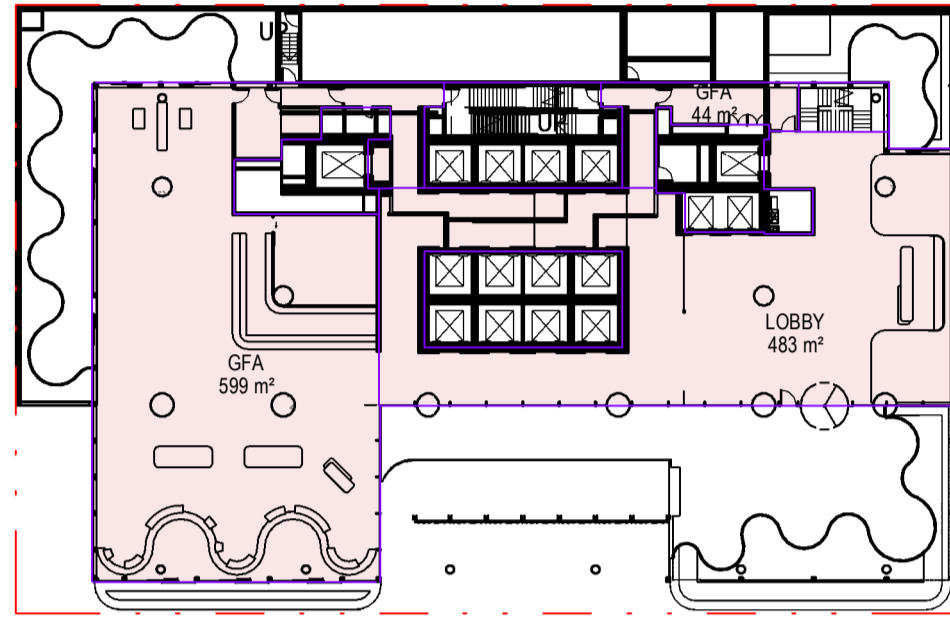
1 LEVEL B2
SCALE: 1:500

2 LEVEL B1
SCALE: 1:500

3 LEVEL B1 MEZ
SCALE: 1:500

4 GROUND FLOOR
SCALE: 1:500

5 LEVEL 1
SCALE: 1:500



GFA AREA NOTES

AREAS TO BE VERIFIED BY BUILDING SURVEYOR:
(AS PER BCC 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

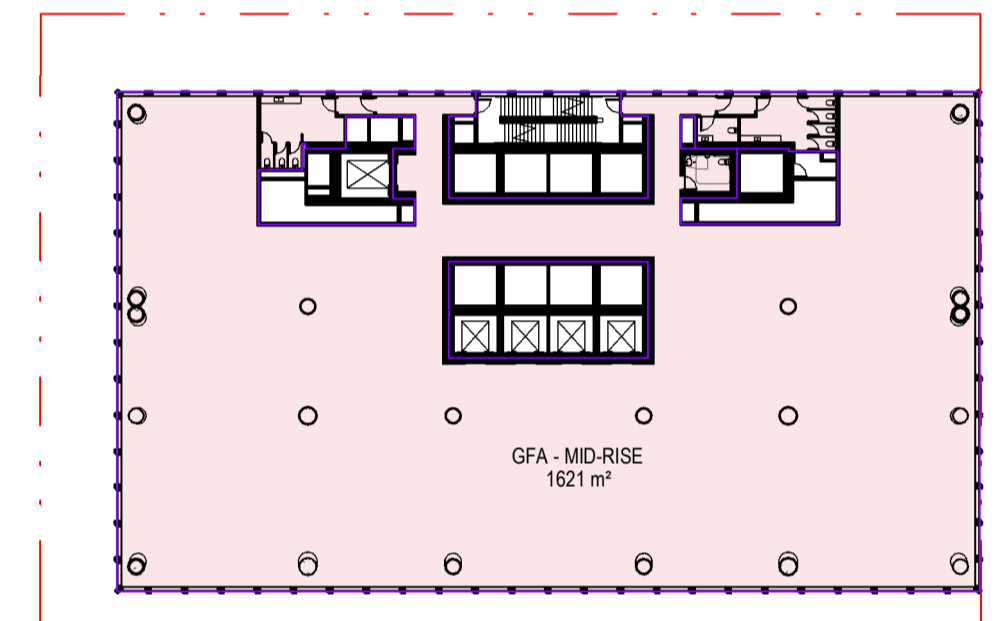
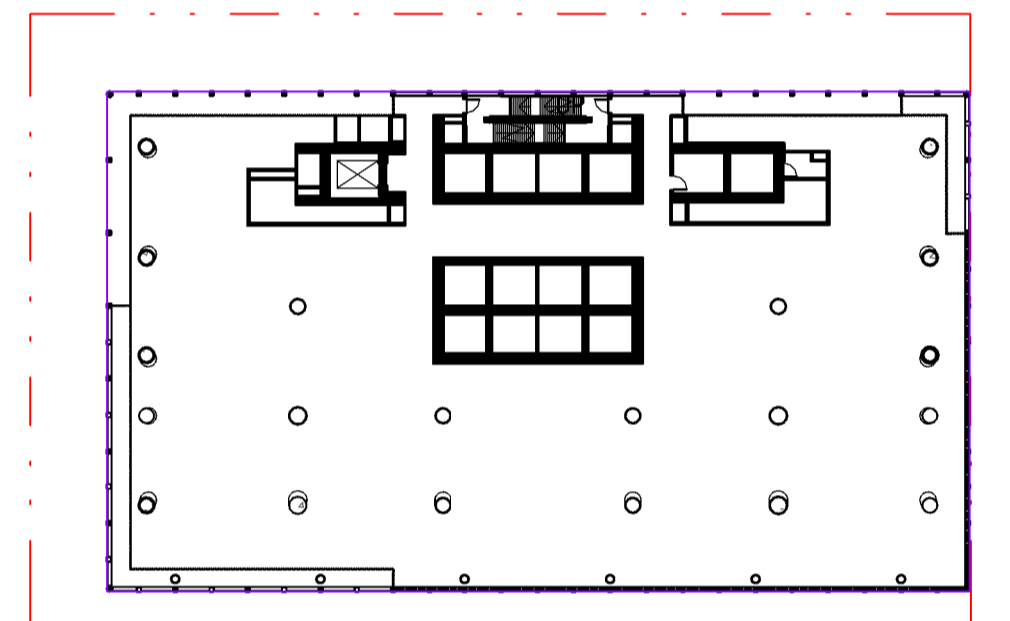
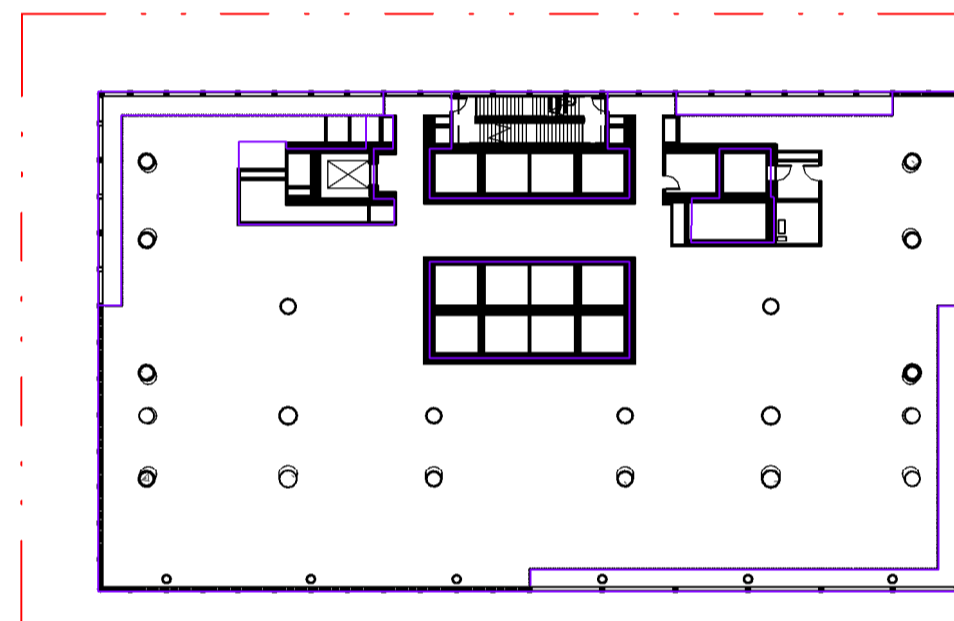
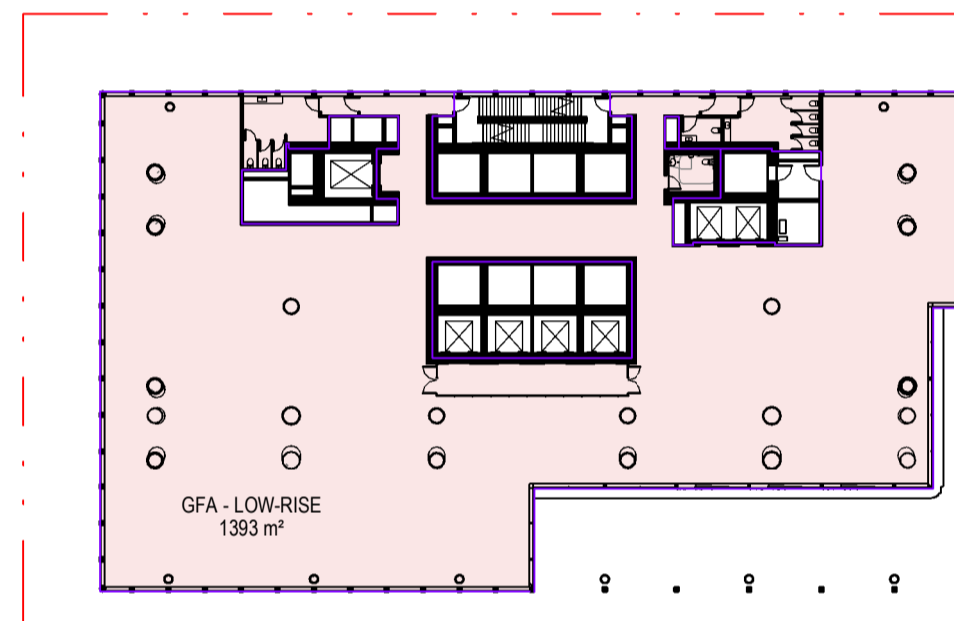
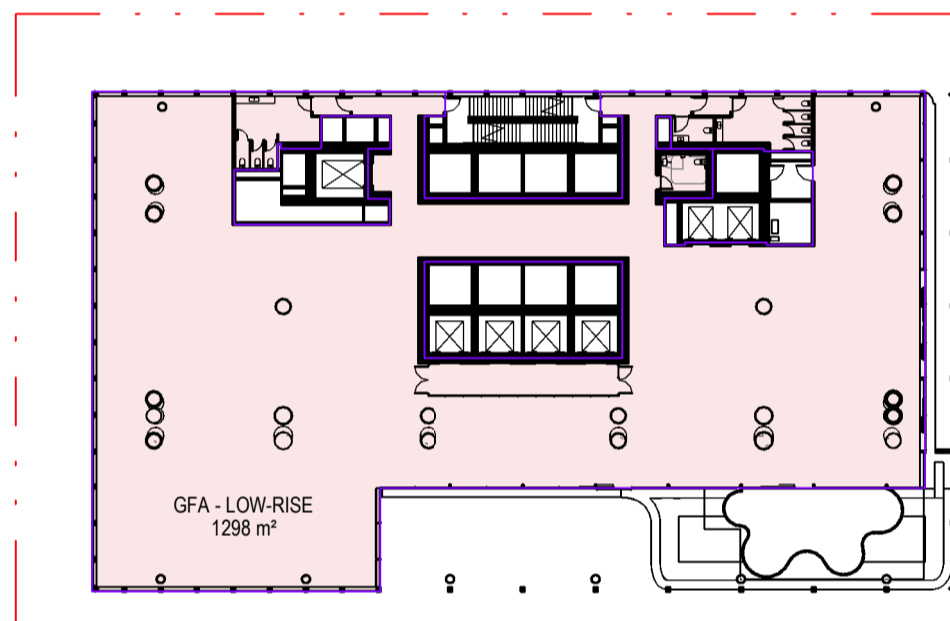
6 LEVEL 2
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7 LEVEL 3
SCALE: 1:500

8 LEVEL 4
SCALE: 1:500

9 LEVEL 5
SCALE: 1:500

10 LEVEL 6
SCALE: 1:500



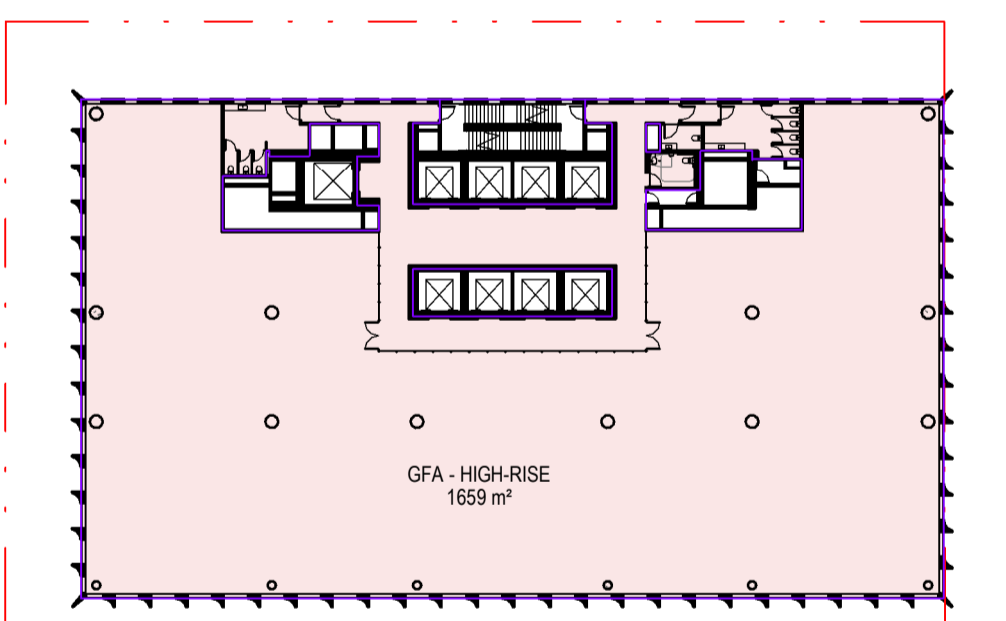
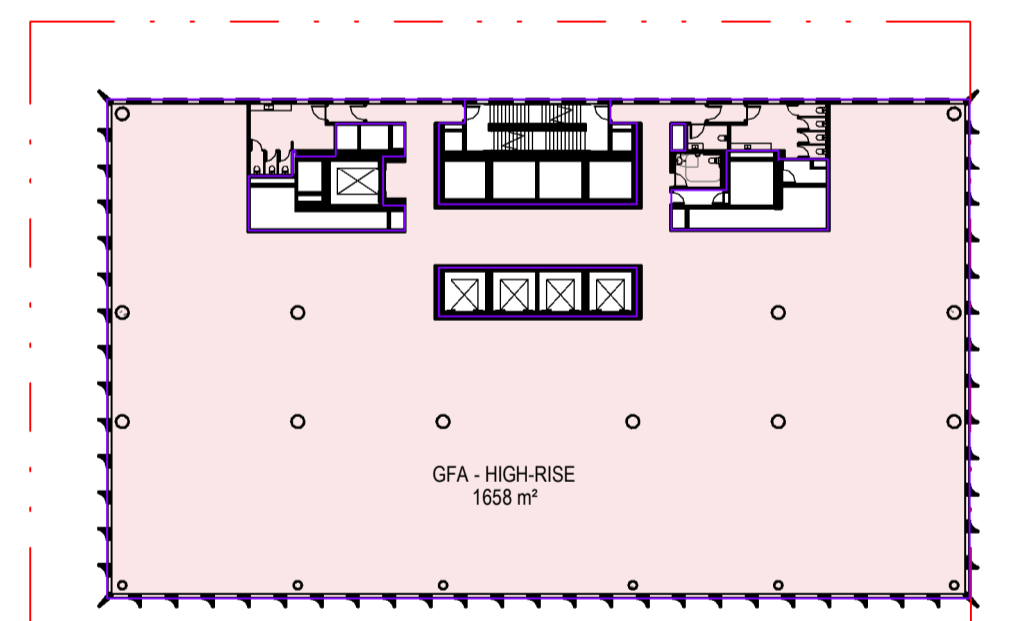
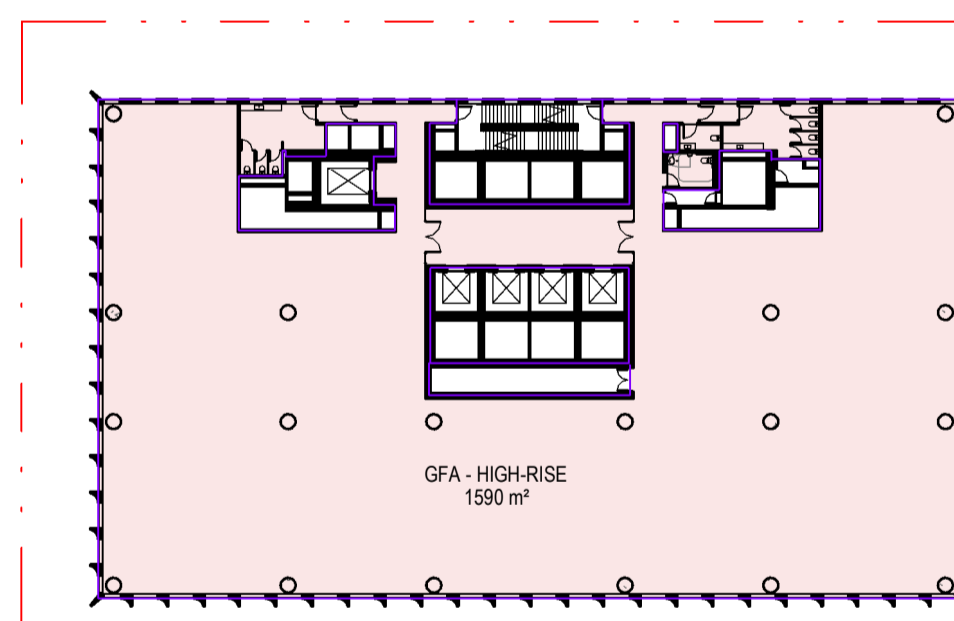
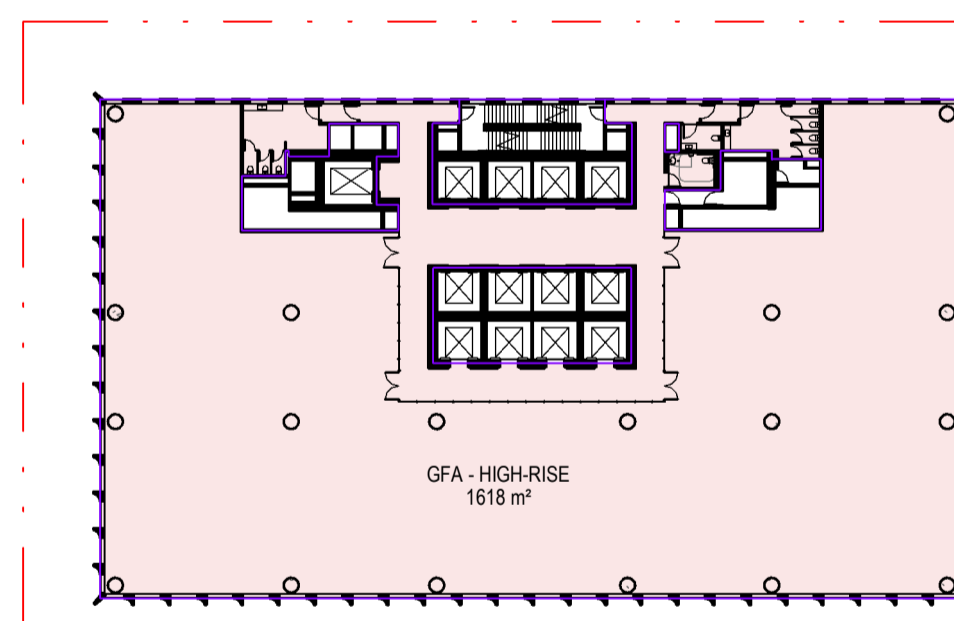
11 LEVEL 7
SCALE: 1:500

12 LEVEL 8
SCALE: 1:500

13 LEVEL 9
SCALE: 1:500

14 GFA - LEVEL 10
SCALE: 1:500

15 LEVEL 11, 12, 13
SCALE: 1:500



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Date: 06-Nov-2023



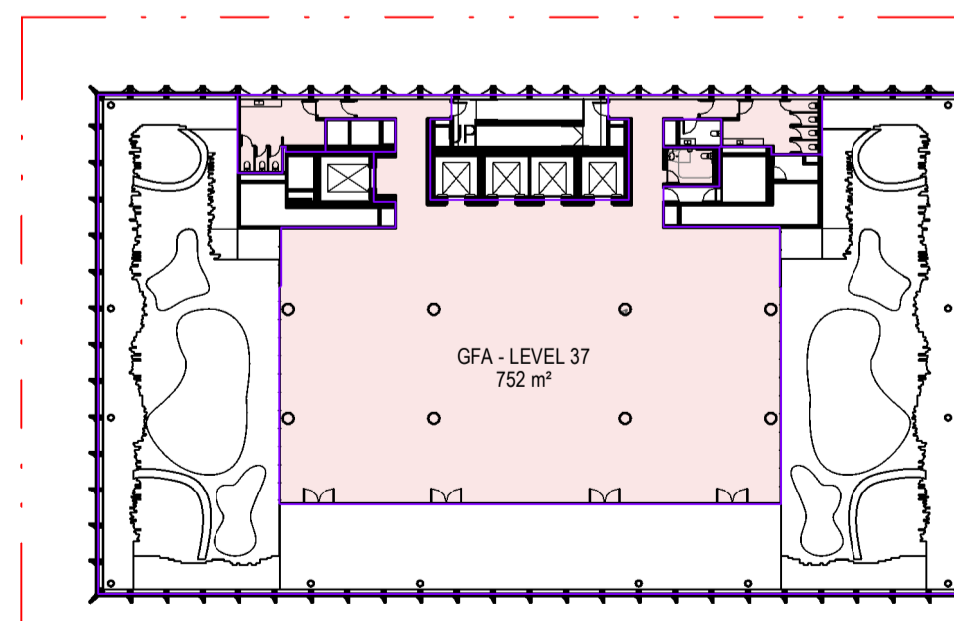
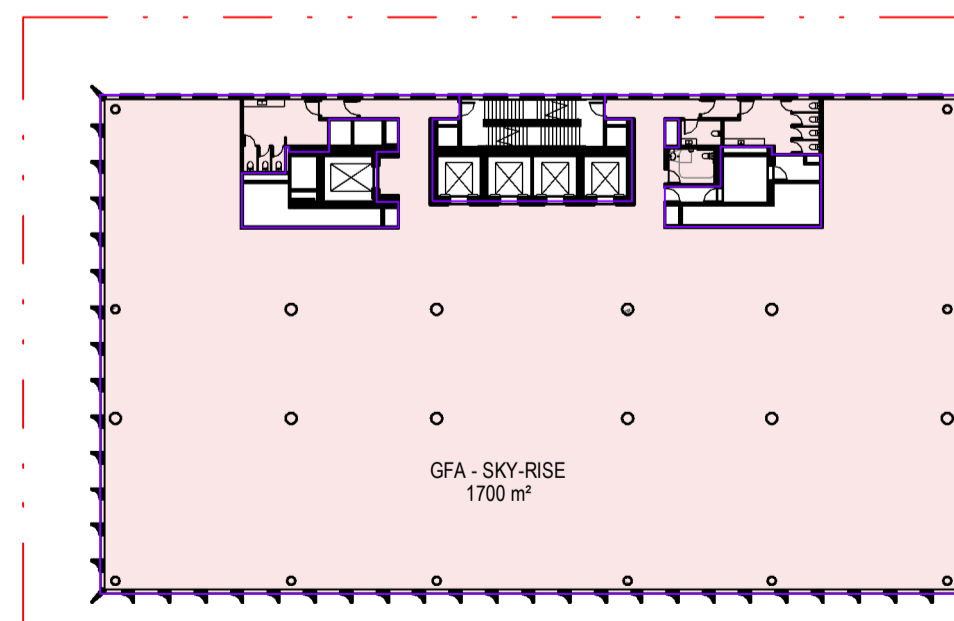
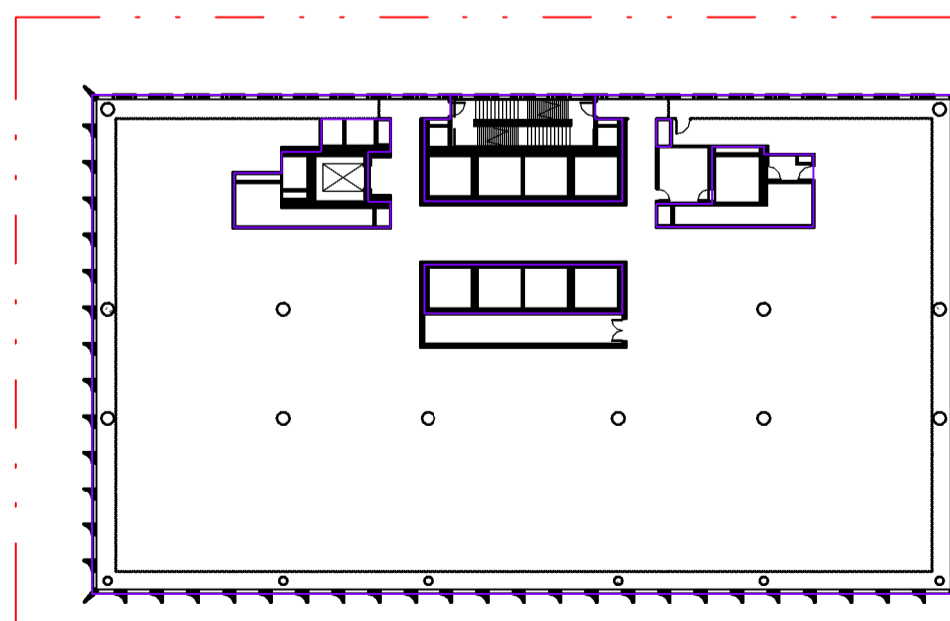
16 LEVEL 14, 15, 16, 17, 18
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17 LEVEL 19, 20
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18 GFA - LEVEL 21
SCALE: 1:500

19 LEVEL 22, 23, 24, 25, 26
SCALE: 1:500

20 LEVEL 27
SCALE: 1:500



21 GFA - LEVEL 28
SCALE: 1:500

22 LEVEL 29, 30, 31, 32, 33, 34, 35, 36
SCALE: 1:500

23 LEVEL 37
SCALE: 1:500

GFA - AREA TOTAL		
LEVEL	NAME	AREA
LEVEL B MEZ	EOT	253
GROUND FLOOR	RETAIL F&B	458
GROUND FLOOR	RETAIL F&B	89
GROUND FLOOR	LOBBY	69
GROUND FLOOR	LOBBY	53
LEVEL 1	RETAIL F&B	287
LEVEL 1	RETAIL F&B	269
LEVEL 1	LOBBY	43
LEVEL 1	OFFICE	31
LEVEL 2	GFA	599
LEVEL 2	LOBBY	483
LEVEL 2	GFA	44
LEVEL 3	GFA	1005
LEVEL 3	EOT	186
LEVEL 3	EOT	163
LEVEL 4	GFA - LOW-RISE	1462
LEVEL 5	GFA	1304
LEVEL 6	GFA - LOW-RISE	1177
LEVEL 7	GFA - LOW-RISE	1298
LEVEL 8	GFA - LOW-RISE	1393
LEVEL 11	GFA - MID-RISE	1621
LEVEL 12	GFA - MID-RISE	1621
LEVEL 13	GFA - MID-RISE	1621

GFA - AREA TOTAL		
LEVEL	NAME	AREA
LEVEL 14	GFA - MID-RISE	1621
LEVEL 15	GFA - MID-RISE	1618
LEVEL 16	GFA - MID-RISE	1618
LEVEL 17	GFA - MID-RISE	1618
LEVEL 18	GFA - MID-RISE	1618
LEVEL 19	GFA - HIGH-RISE	1618
LEVEL 20	GFA - HIGH-RISE	1618
LEVEL 21	GFA - HIGH-RISE	1590
LEVEL 22	GFA - HIGH-RISE	1658
LEVEL 23	GFA - HIGH-RISE	1658
LEVEL 24	GFA - HIGH-RISE	1658
LEVEL 25	GFA - HIGH-RISE	1658
LEVEL 26	GFA - HIGH-RISE	1658
LEVEL 27	GFA - HIGH-RISE	1659
LEVEL 29	GFA - SKY-RISE	1700
LEVEL 30	GFA - SKY-RISE	1700
LEVEL 31	GFA - SKY-RISE	1700
LEVEL 32	GFA - SKY-RISE	1700
LEVEL 33	GFA - SKY-RISE	1700
LEVEL 34	GFA - SKY-RISE	1700
LEVEL 35	GFA - SKY-RISE	1700
LEVEL 36	GFA - SKY-RISE	1700
LEVEL 37	GFA - LEVEL 37	752

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project
101 ALBERT STREET, BRISBANE

phase
DEVELOPMENT APPLICATION

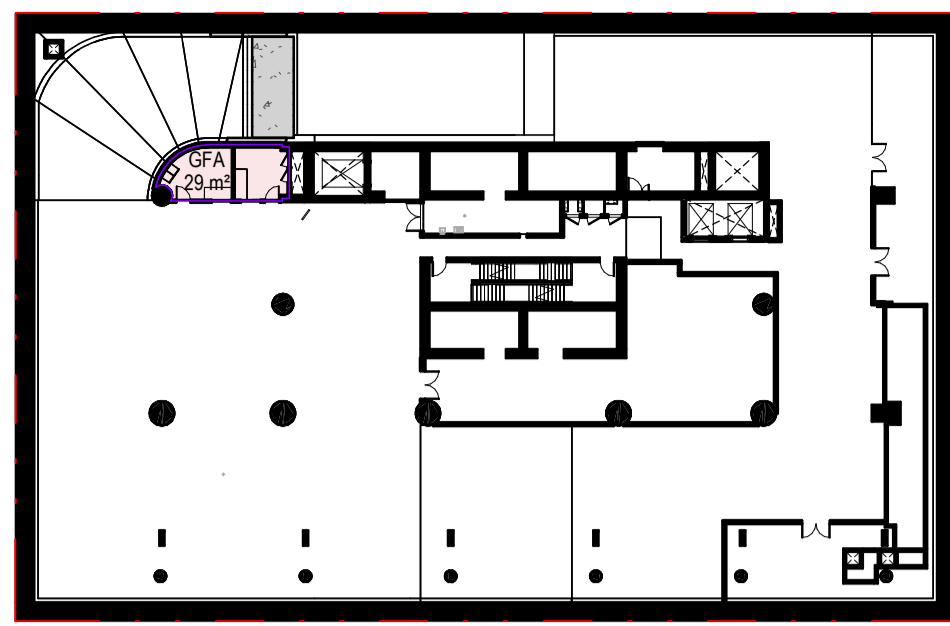
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drawn
TC
drawing no. short
DA0200

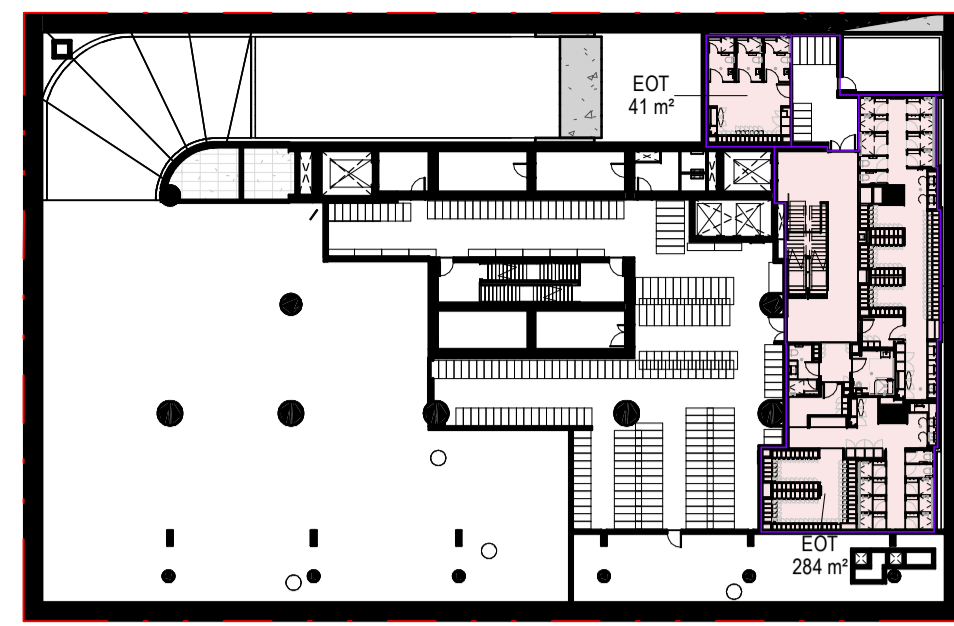
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sheet issue date
21/10/2022

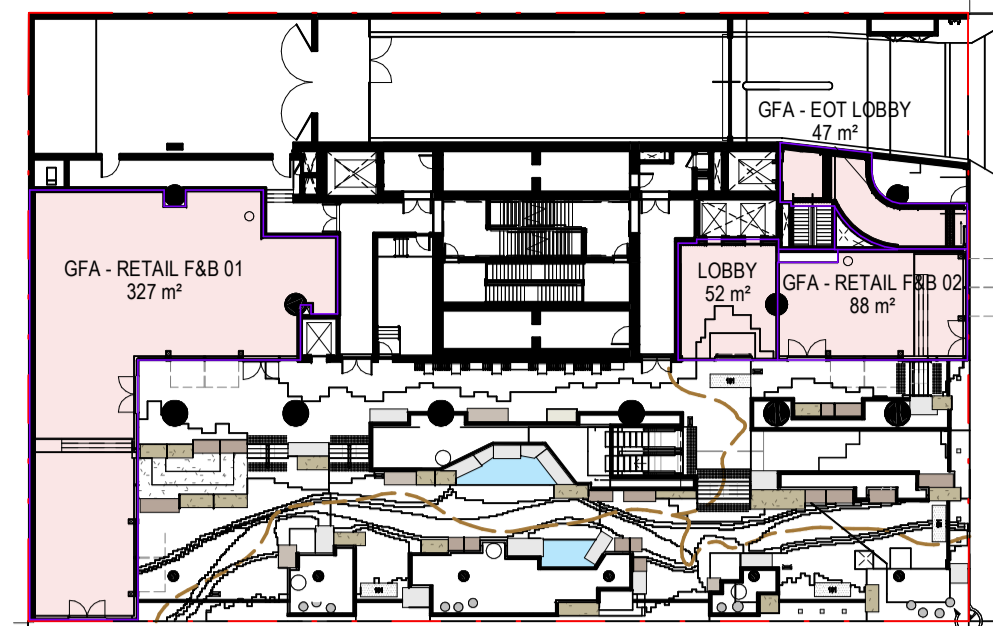
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issue
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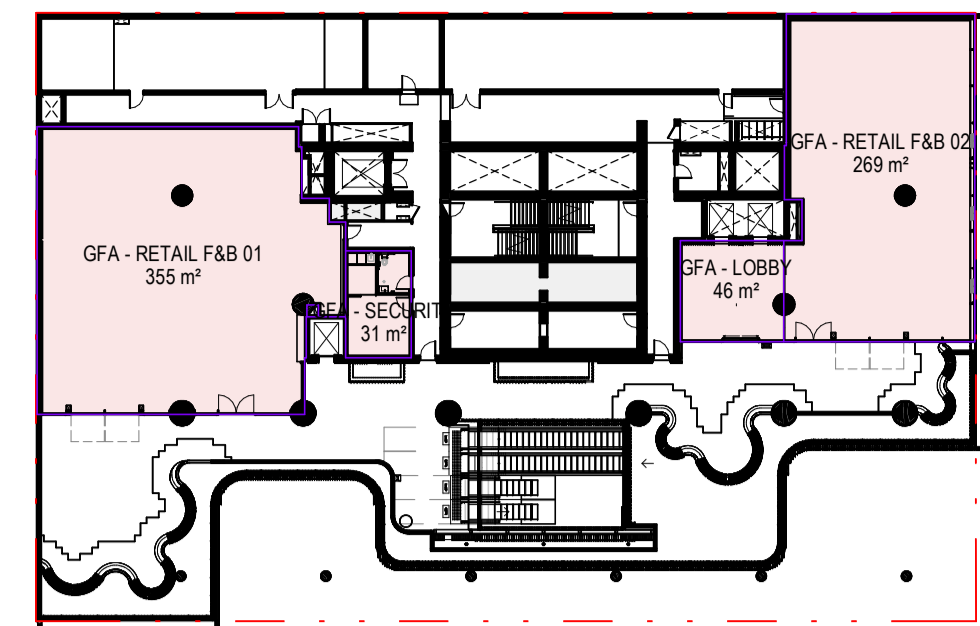
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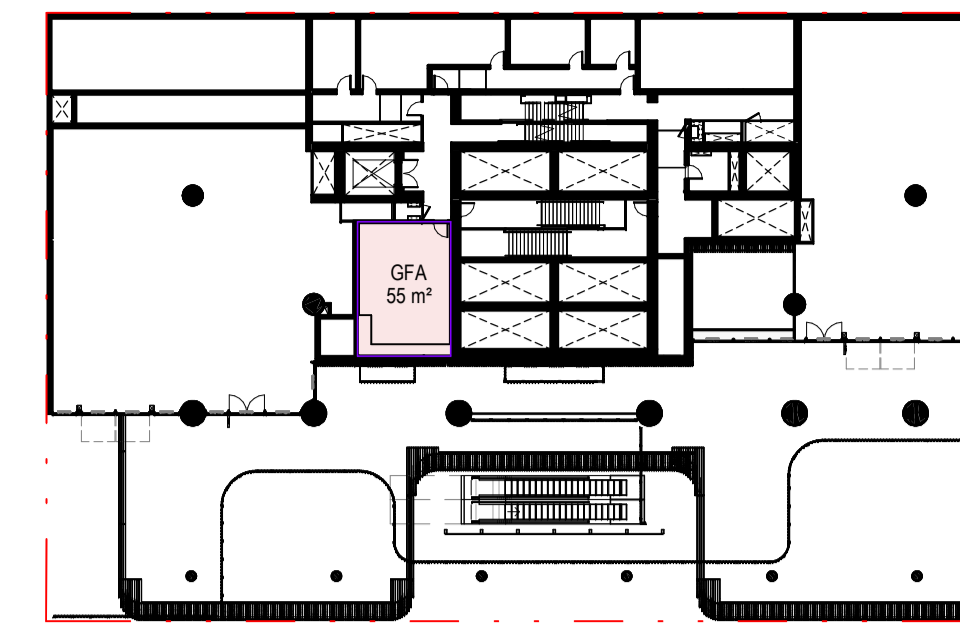
2 LOWER GROUND FLOOR
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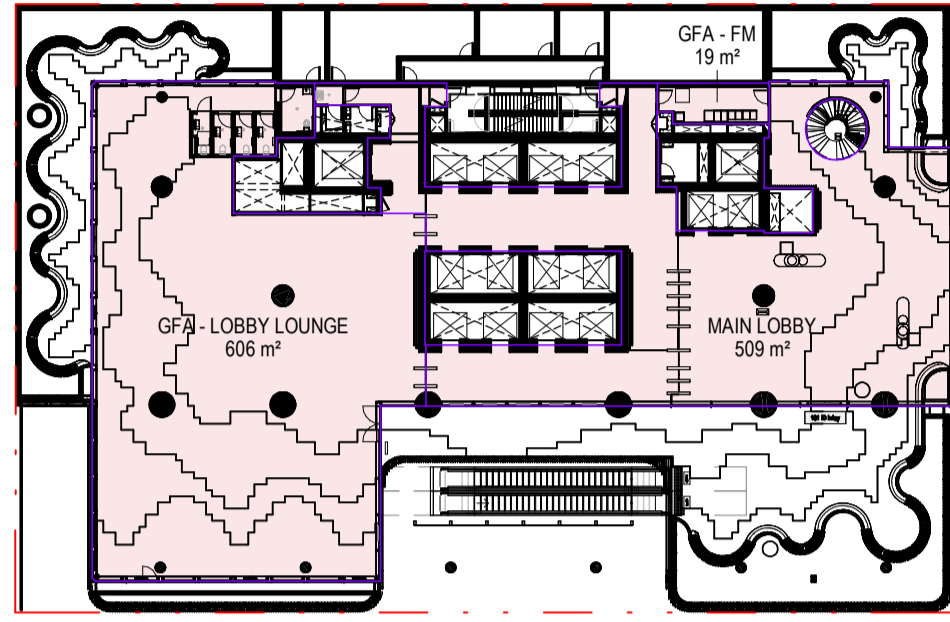
3 GROUND FLOOR
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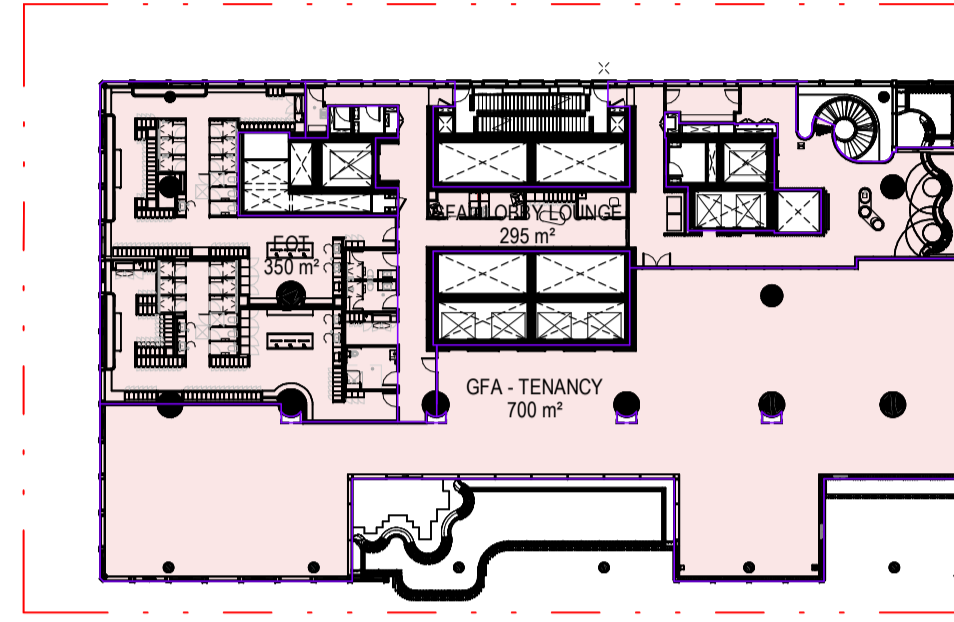
4 LEVEL 1
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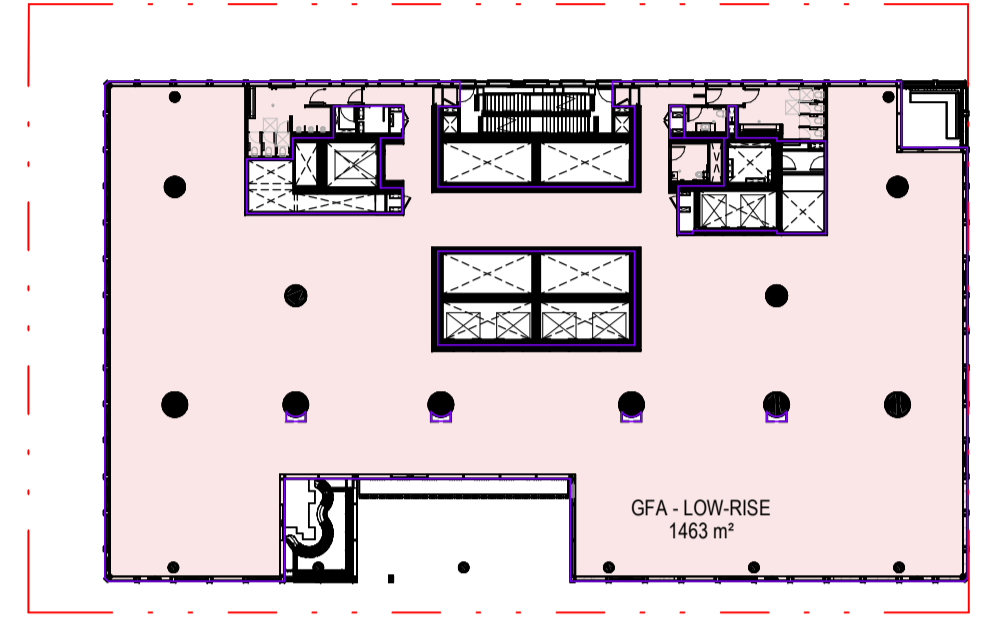
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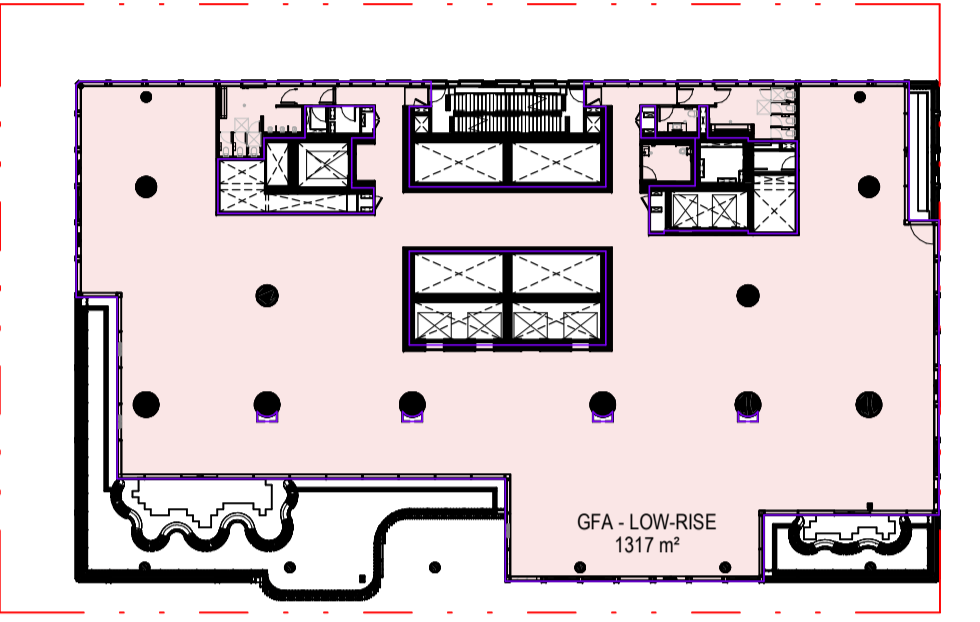
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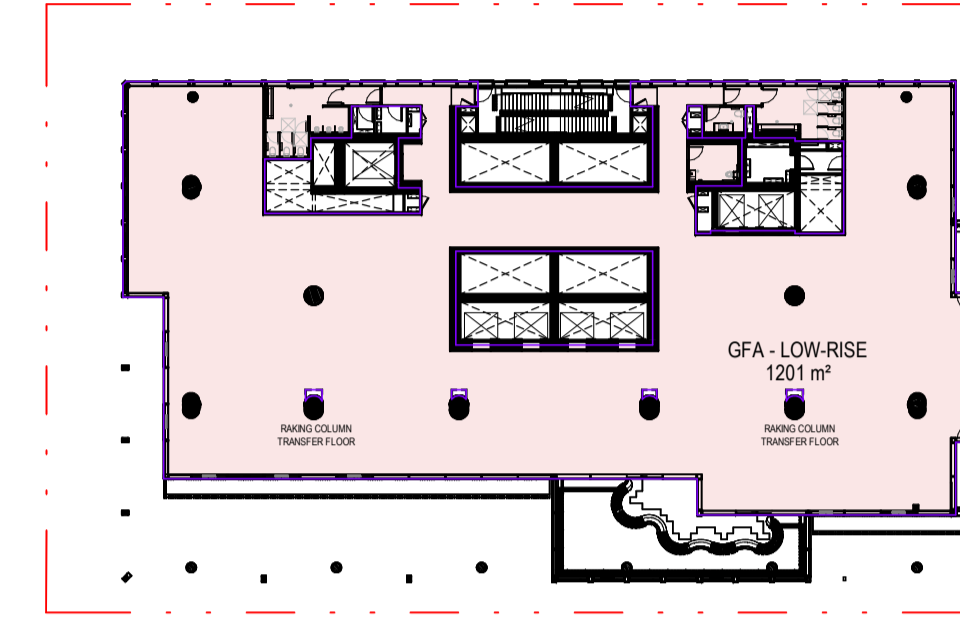
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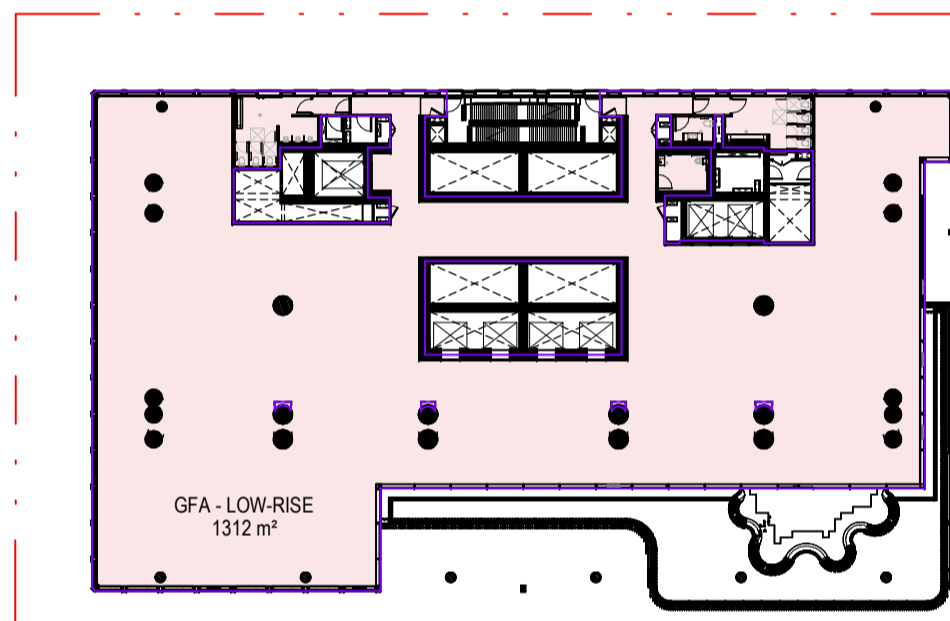
8 LEVEL 4
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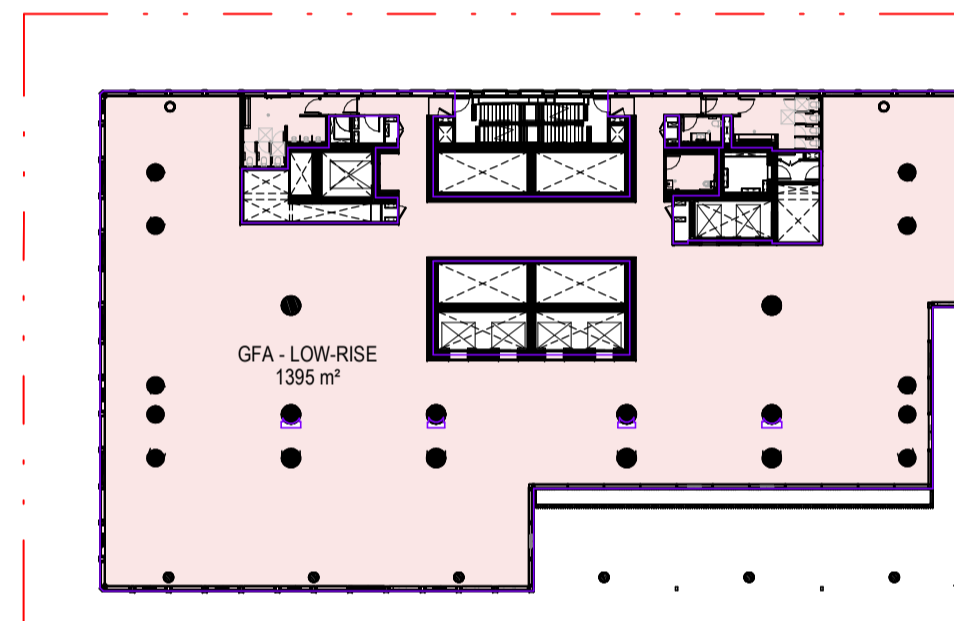
9 LEVEL 5
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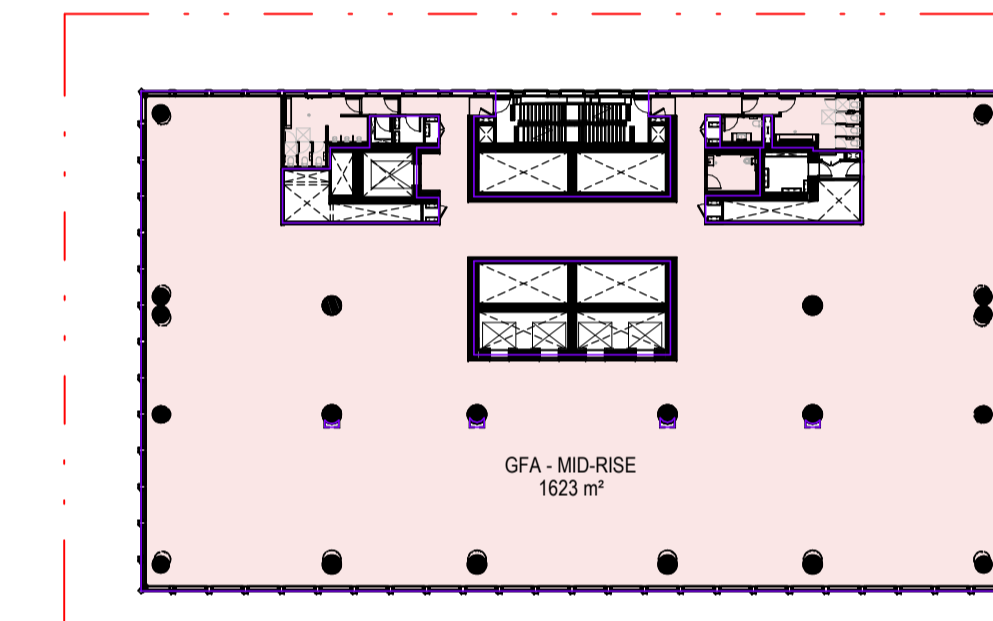
10 LEVEL 6
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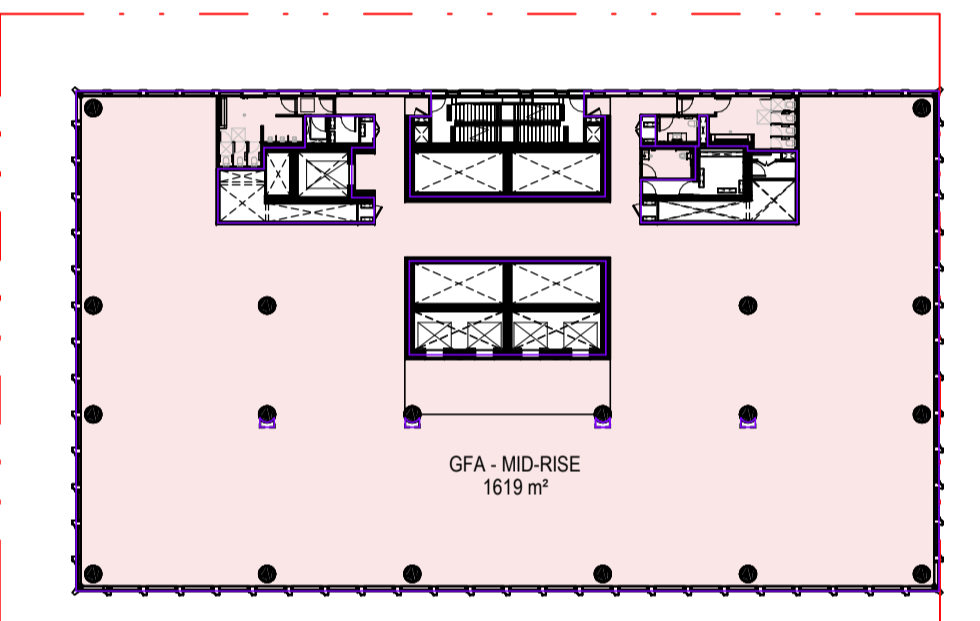
11 LEVEL 7
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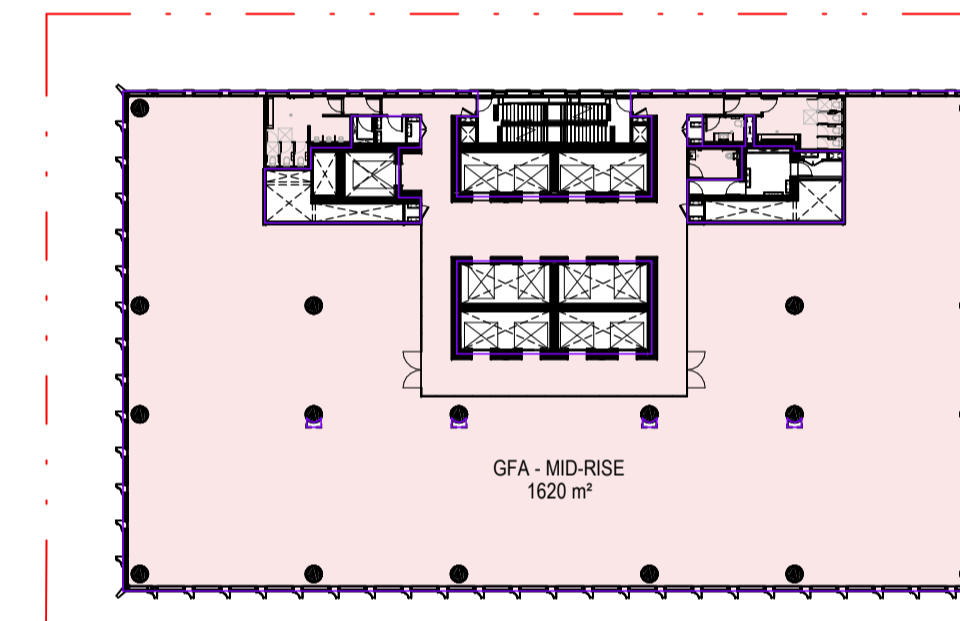
12 LEVEL 8
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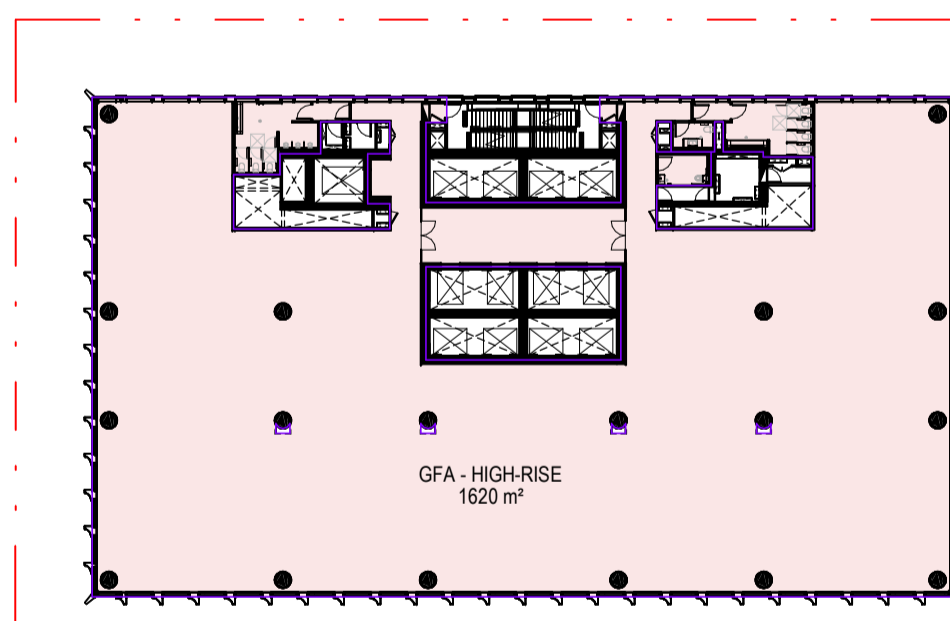
13 LEVEL 11, 12, 13
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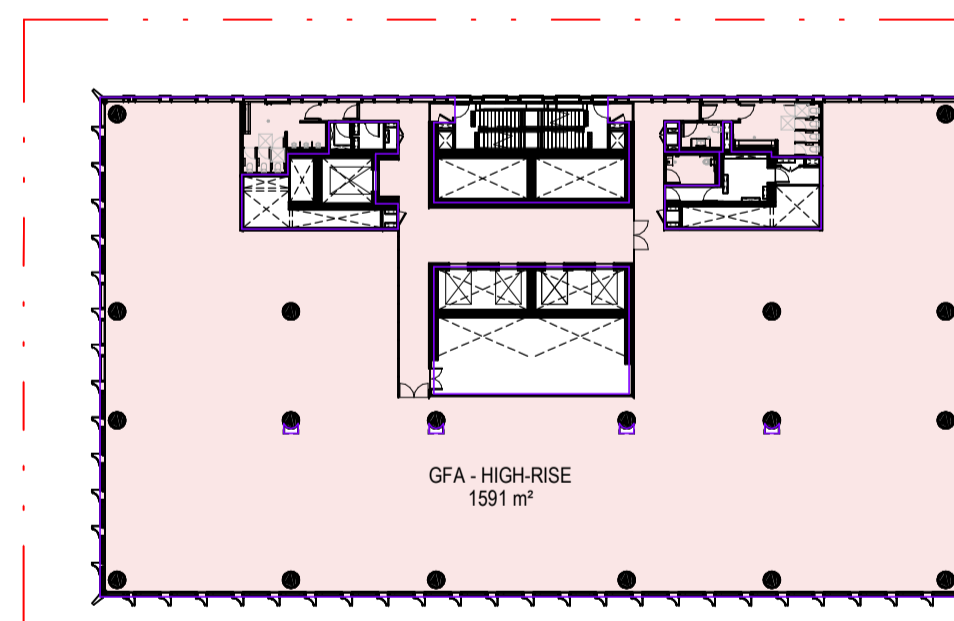
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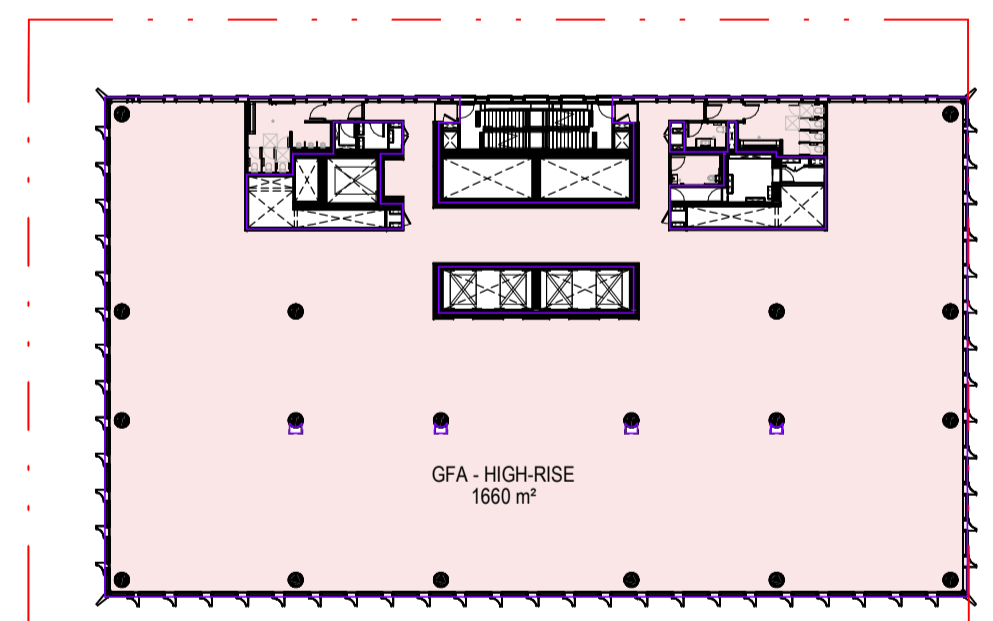
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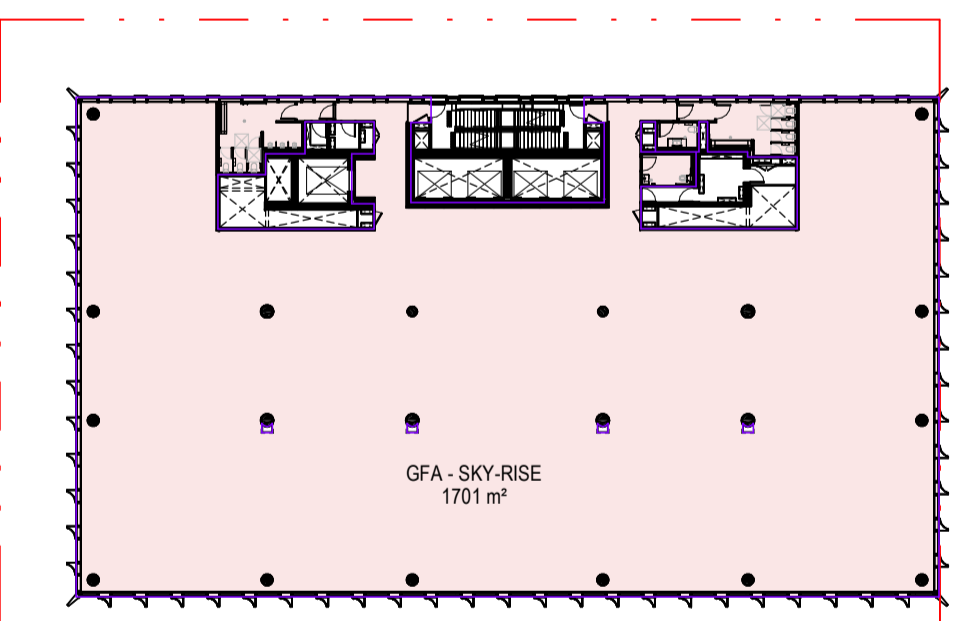
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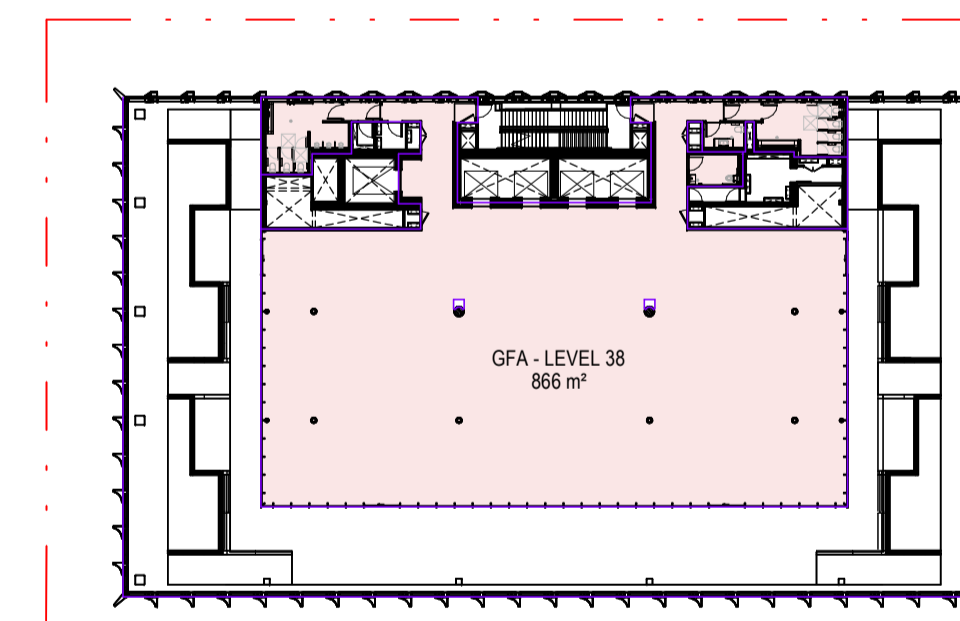
17 LEVEL 21
SCALE: 1: 500



18 LEVEL 22, 23, 24, 25, 26, 27, 28
SCALE: 1: 500



19 LEVEL 30, 31, 32, 33, 34, 35, 36, 37
SCALE: 1: 500



20 LEVEL 38
SCALE: 1: 500

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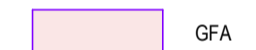
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Nominated Architect
Ray Brown, NSWARB 6359

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issue	amendment	date
P6	ISSUE FOR COORDINATION	02.12.2022
P7	OWNERS CONSENT ISSUE	08.12.2022
1	DEVELOPMENT APPLICATION ISSUE	14.12.2022
2	AMENDED ARCHITECTURAL PLANS	10.07.2024

GFA LEGEND:



AREAS TO BE VERIFIED BY BUILDING SURVEYOR:
(AS PER BCC 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, WEATHERPROOFED OR NOT

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project
101 ALBERT STREET, BRISBANE

phase
DESIGN DEVELOPMENT

drawing

AREA PLANS - GFA

drawn TC / WH drawing no. short DA0200

checked CO drawing no. long ALB-ARC-DWG-AR-DA0200

sheet issue date 04/08/23

scale As indicated issue

project no 200048.00

2

GFA - AREA TOTAL		
Level	NAME	AREA
LEVEL B1	GFA	29 m ²
LOWER GROUND	EOT	284 m ²
LOWER GROUND	EOT	41 m ²
GROUND FLOOR	GFA - RETAIL F&B 01	327 m ²
GROUND FLOOR	GFA - RETAIL F&B 02	88 m ²
GROUND FLOOR	GFA - EOT LOBBY	47 m ²
GROUND FLOOR	LOBBY	52 m ²
LEVEL 1	GFA - RETAIL F&B 01	355 m ²
LEVEL 1	GFA - RETAIL F&B 02	269 m ²
LEVEL 1	GFA - SECURITY	31 m ²
LEVEL 1	GFA - LOBBY	46 m ²
LEVEL 1 MEZZ	GFA	55 m ²
LEVEL 2	GFA - LOBBY LOUNGE	606 m ²
LEVEL 2	MAIN LOBBY	509 m ²
LEVEL 2	GFA - FM	19 m ²
LEVEL 3	GFA - TENANCY	700 m ²
LEVEL 3	EOT	350 m ²
LEVEL 3	GFA - LOBBY LOUNGE	295 m ²
LEVEL 4	GFA - LOW-RISE	1463 m ²
LEVEL 5	GFA - LOW-RISE	1317 m ²
LEVEL 6	GFA - LOW-RISE	1201 m ²
LEVEL 7	GFA - LOW-RISE	1312 m ²
LEVEL 8	GFA - LOW-RISE	1395 m ²
LEVEL 11	GFA - MID-RISE	1623 m ²
LEVEL 12	GFA - MID-RISE	1623 m ²

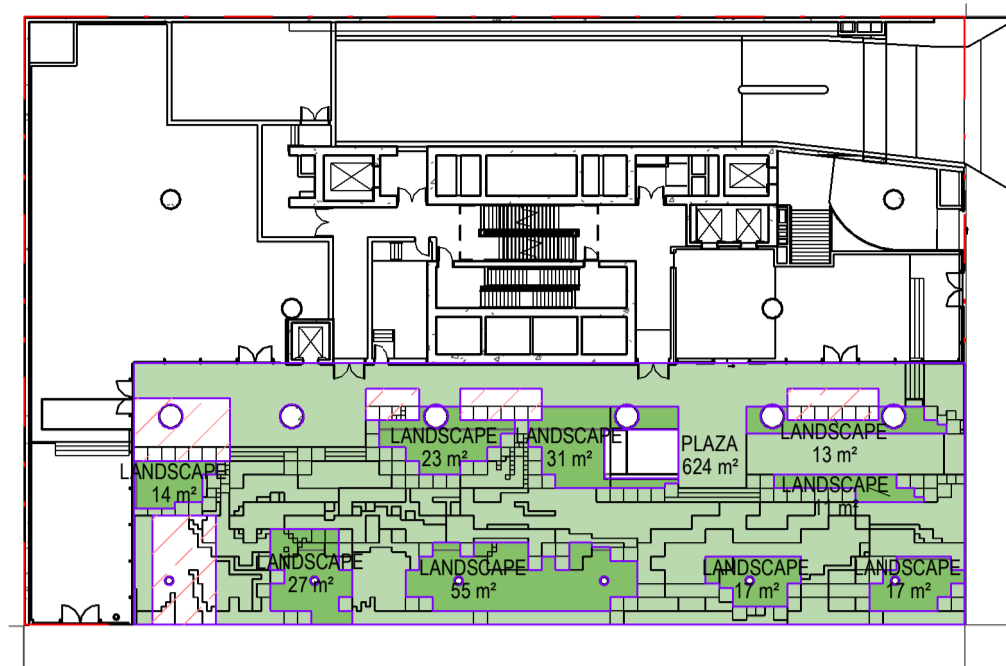
GFA - AREA TOTAL		
Level	NAME	AREA
LEVEL 13	GFA - MID-RISE	1623 m ²
LEVEL 14	GFA - MID-RISE	1619 m ²
LEVEL 15	GFA - MID-RISE	1619 m ²
LEVEL 16	GFA - MID-RISE	1619 m ²
LEVEL 17	GFA - MID-RISE	1619 m ²
LEVEL 18	GFA - MID-RISE	1619 m ²
LEVEL 19	GFA - MID-RISE	1620 m ²
LEVEL 20	GFA - HIGH-RISE	1620 m ²
LEVEL 21	GFA - HIGH-RISE	1591 m ²
LEVEL 22	GFA - HIGH-RISE	1660 m ²
LEVEL 23	GFA - HIGH-RISE	1660 m ²
LEVEL 24	GFA - HIGH-RISE	1660 m ²
LEVEL 25	GFA - HIGH-RISE	1660 m ²
LEVEL 26	GFA - HIGH-RISE	1660 m ²
LEVEL 27	GFA - HIGH-RISE	1660 m ²
LEVEL 28	GFA - HIGH-RISE	1660 m ²
LEVEL 30	GFA - SKY-RISE	1701 m ²
LEVEL 31	GFA - SKY-RISE	1701 m ²
LEVEL 32	GFA - SKY-RISE	1701 m ²
LEVEL 33	GFA - SKY-RISE	1701 m ²
LEVEL 34	GFA - SKY-RISE	1701 m ²
LEVEL 35	GFA - SKY-RISE	1701 m ²
LEVEL 36	GFA - SKY-RISE	1701 m ²
LEVEL 37	GFA - SKY-RISE	1701 m ²
LEVEL 38	GFA - LEVEL 38	866 m ²
		54681 m ²

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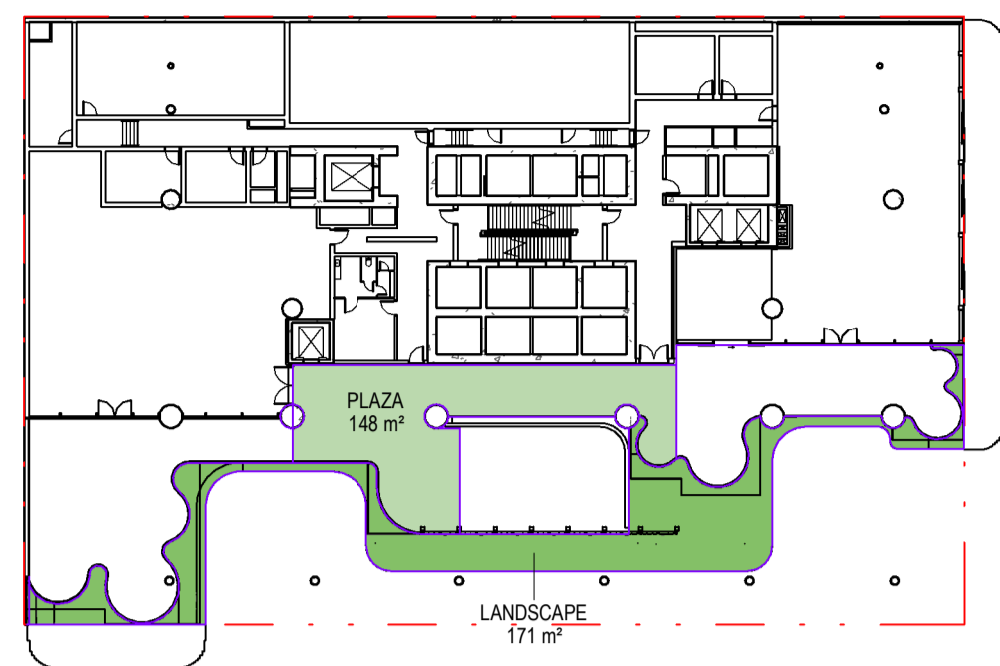
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issue	amendment	date
P6	ISSUE FOR COORDINATION	02.12.2022
P7	OWNERS CONSENT ISSUE	06.12.2022
1	DEVELOPMENT APPLICATION ISSUE	14.12.2022



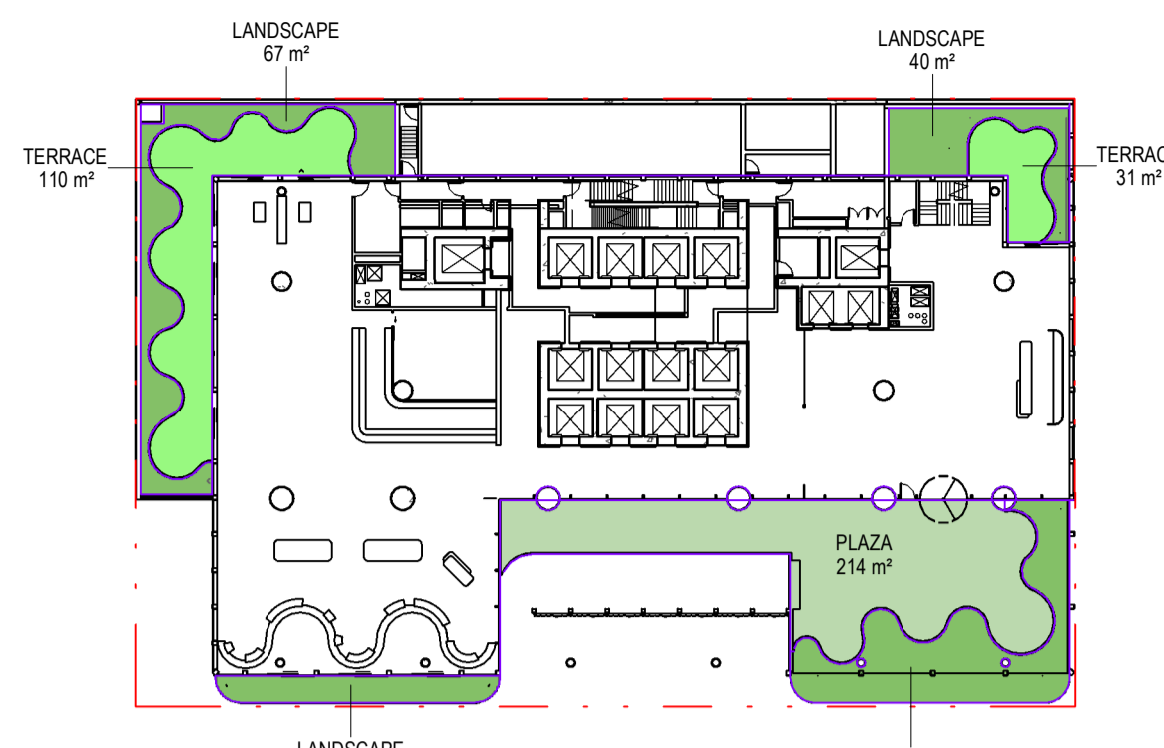
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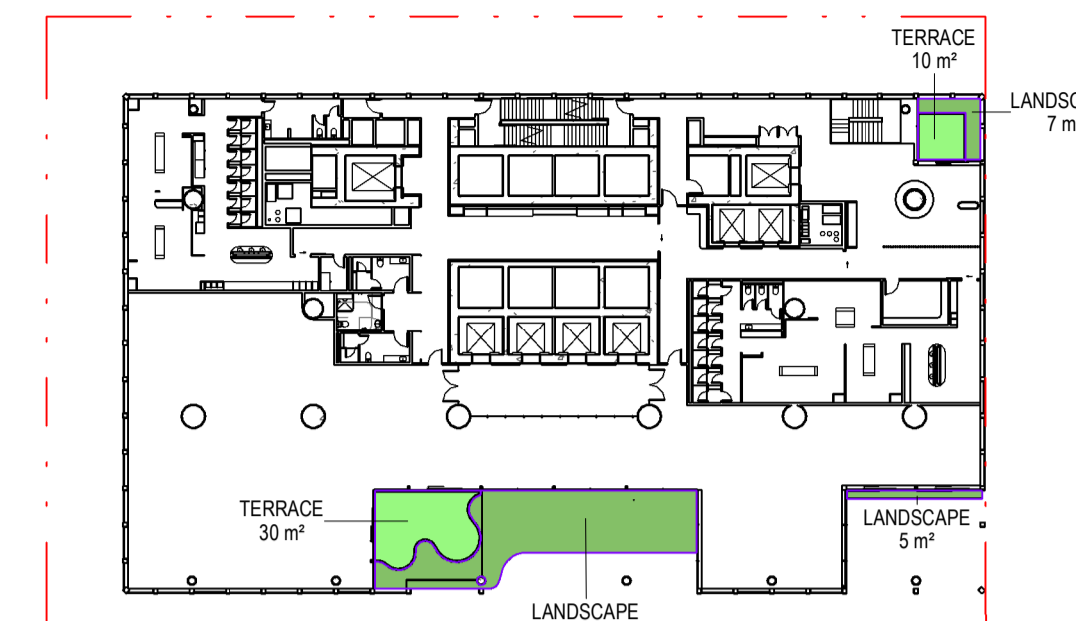
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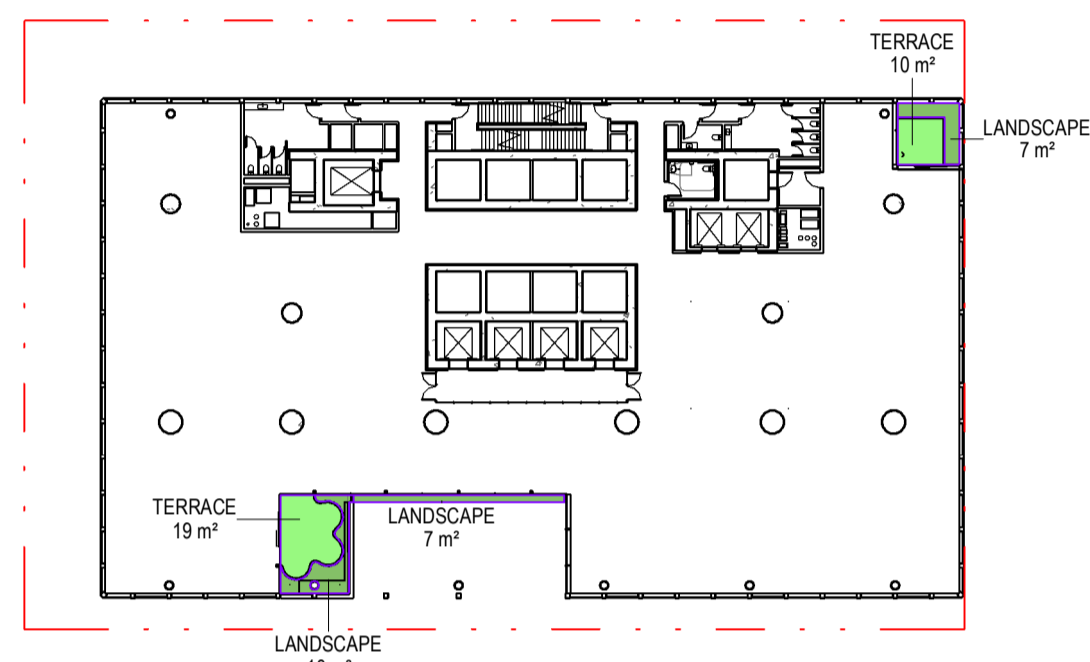
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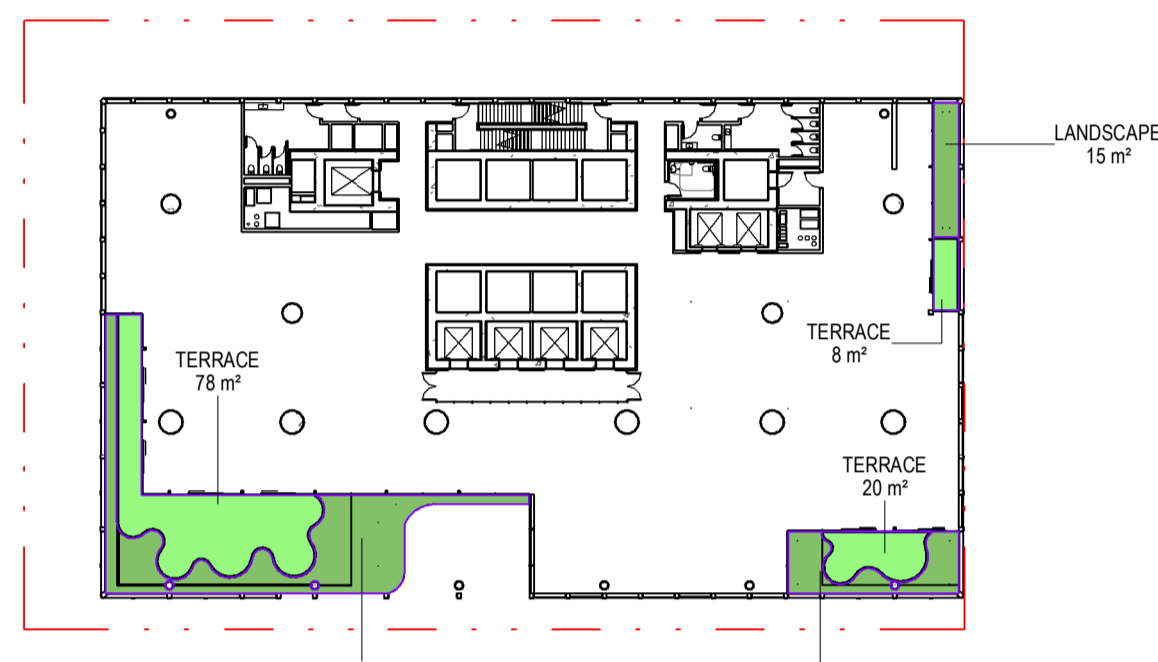
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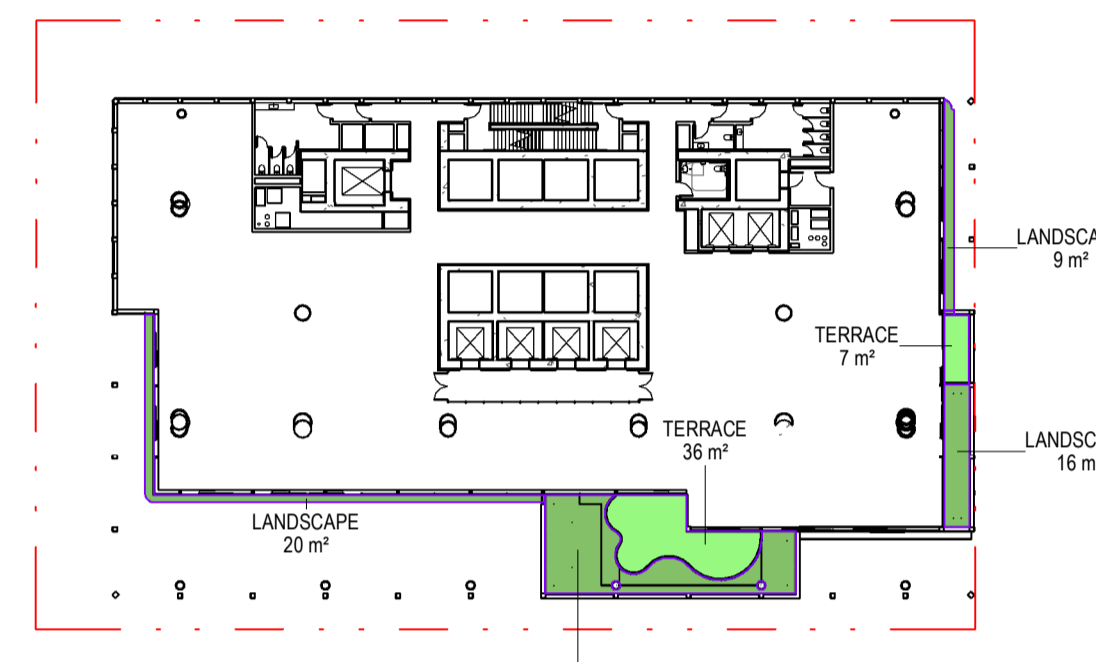
5 LEVEL 4

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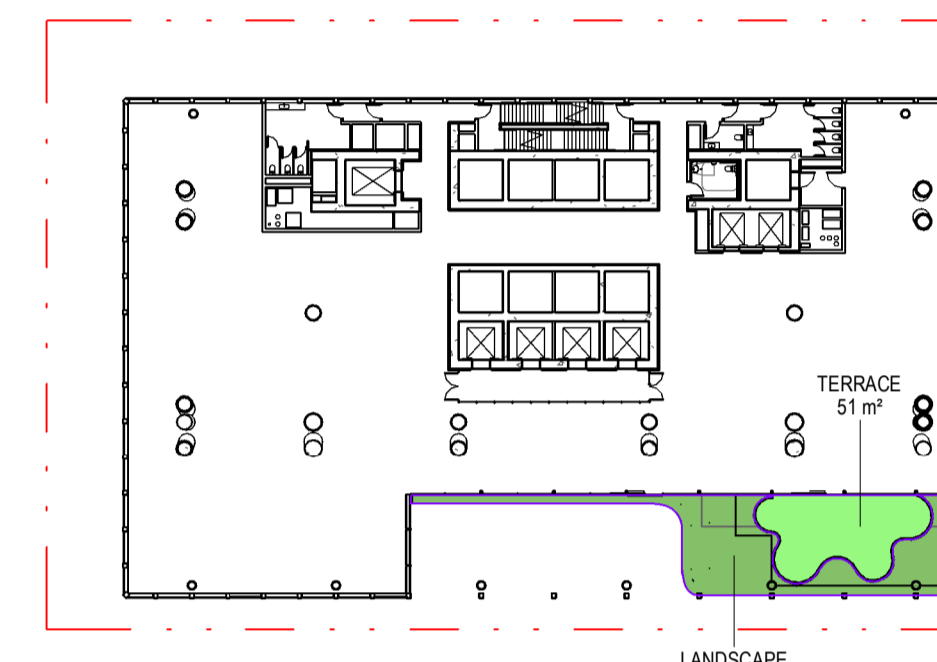
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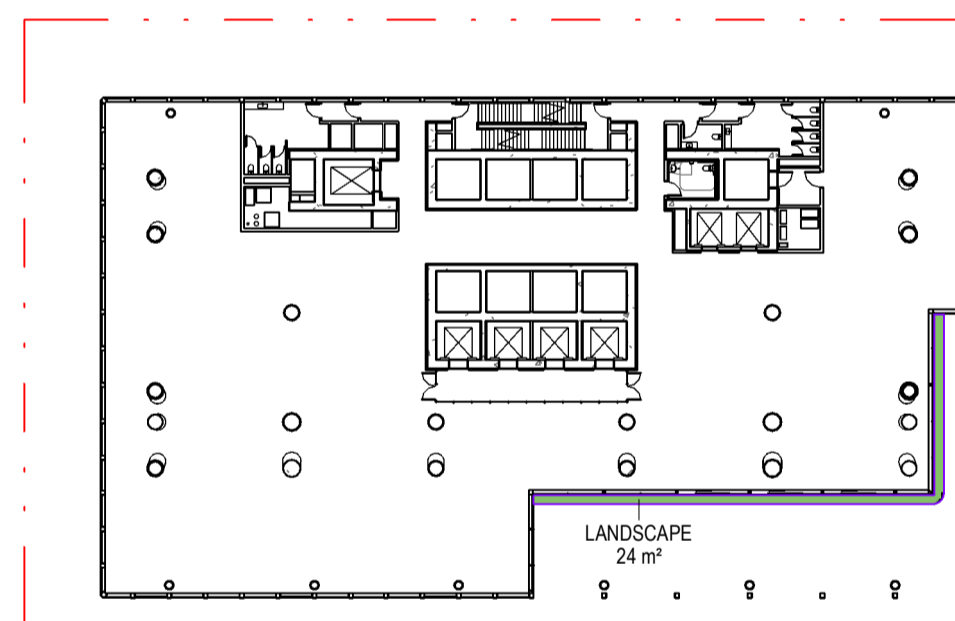
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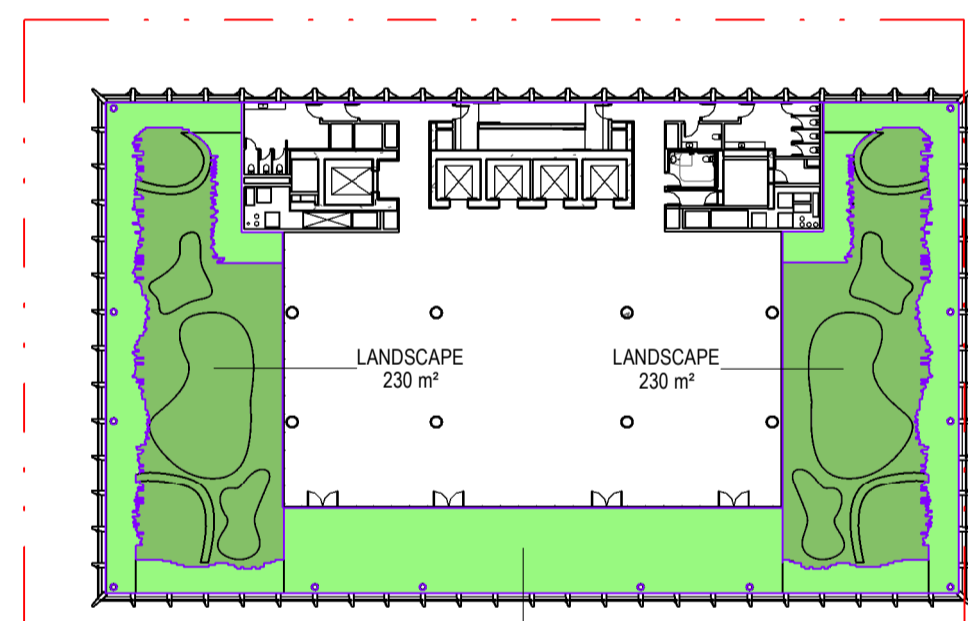
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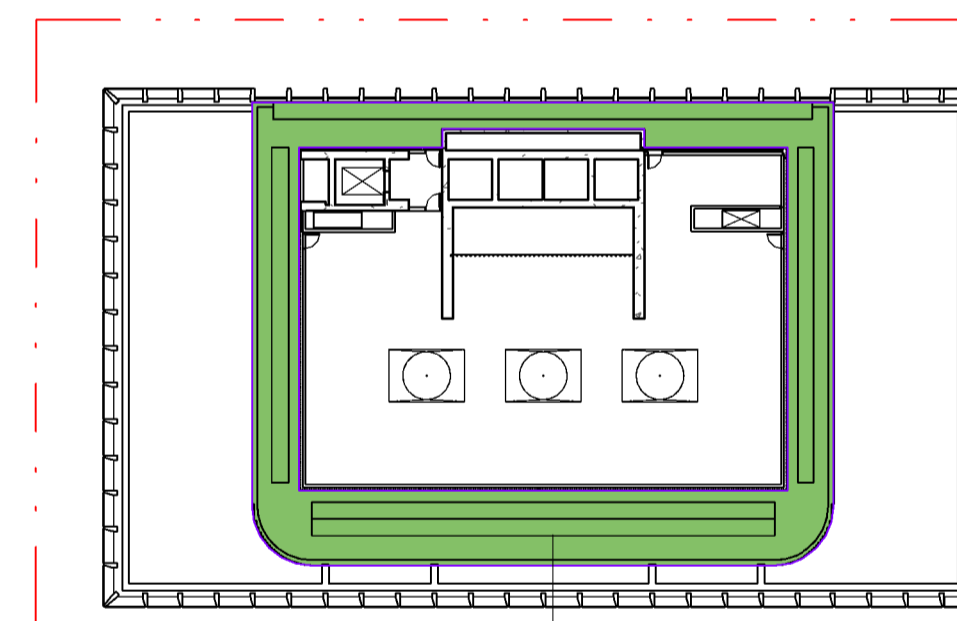
9 LEVEL 8

SCALE: 1:500



12 LEVEL 37

SCALE: 1:500



13 LEVEL 38

SCALE: 1:500

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2023/1374
Date: 06-Nov-2023



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project
101 ALBERT STREET, BRISBANE

phase
DEVELOPMENT APPLICATION

drawing

LANDSCAPE AREA PLANS

drawn TC drawing no. short DA0250

checked KN drawing no. long ALB-ARC-DRW-DA0250

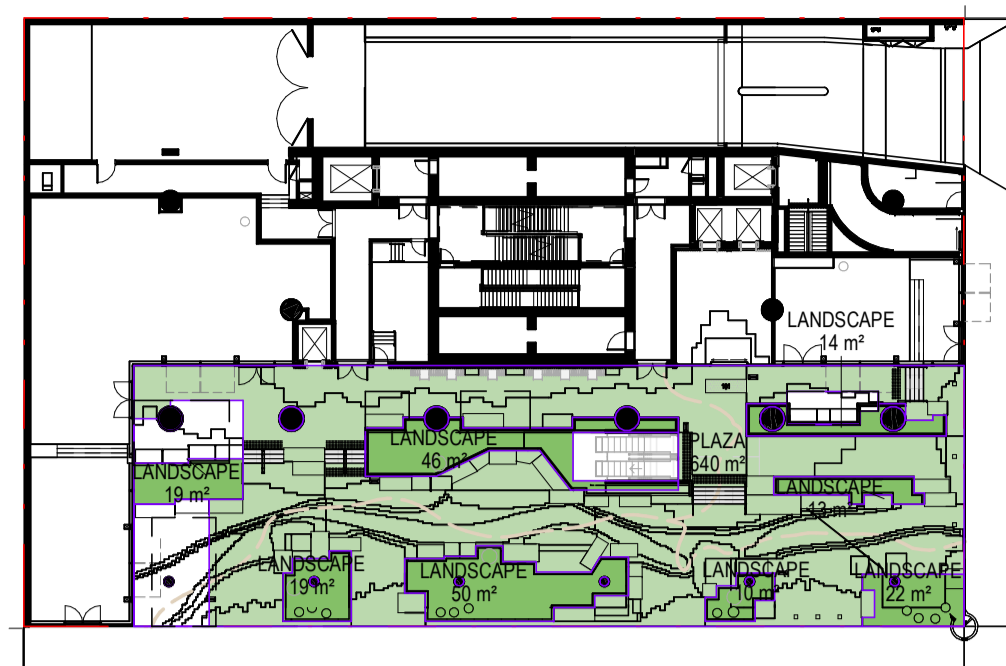
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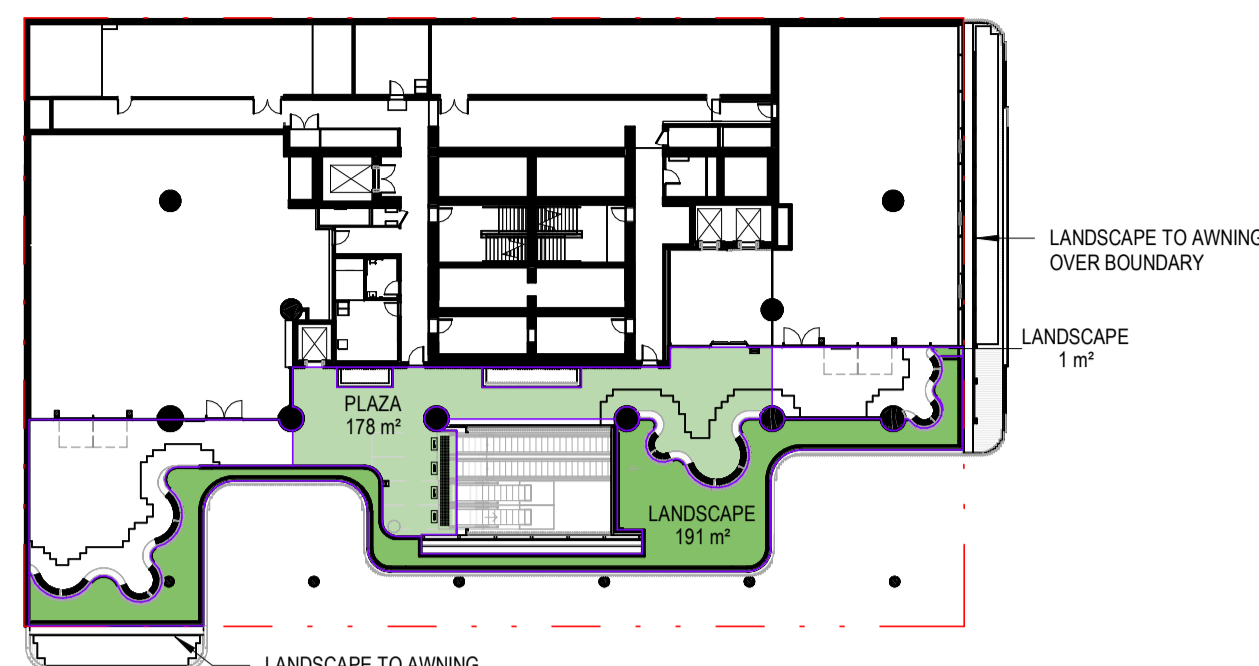
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LANDSCAPE - AREA TOTAL		
LEVEL	NAME	AREA
GROUND FLOOR	LANDSCAPE	209
GROUND FLOOR	PLAZA	624
LEVEL 1	LANDSCAPE	171
LEVEL 1	PLAZA	148
LEVEL 2	LANDSCAPE	239
LEVEL 2	PLAZA	214
LEVEL 2	TERRACE	140
LEVEL 3	LANDSCAPE	88
LEVEL 3	TERRACE	40
LEVEL 4	LANDSCAPE	23
LEVEL 4	TERRACE	29
LEVEL 5	LANDSCAPE	123
LEVEL 5	TERRACE	106
LEVEL 6	LANDSCAPE	98
LEVEL 6	TERRACE	44
LEVEL 7	LANDSCAPE	110
LEVEL 7	TERRACE	51
LEVEL 8	LANDSCAPE	24
LEVEL 37	LANDSCAPE	460
LEVEL 37	TERRACE	434
LEVEL 38	LANDSCAPE	423
		3797

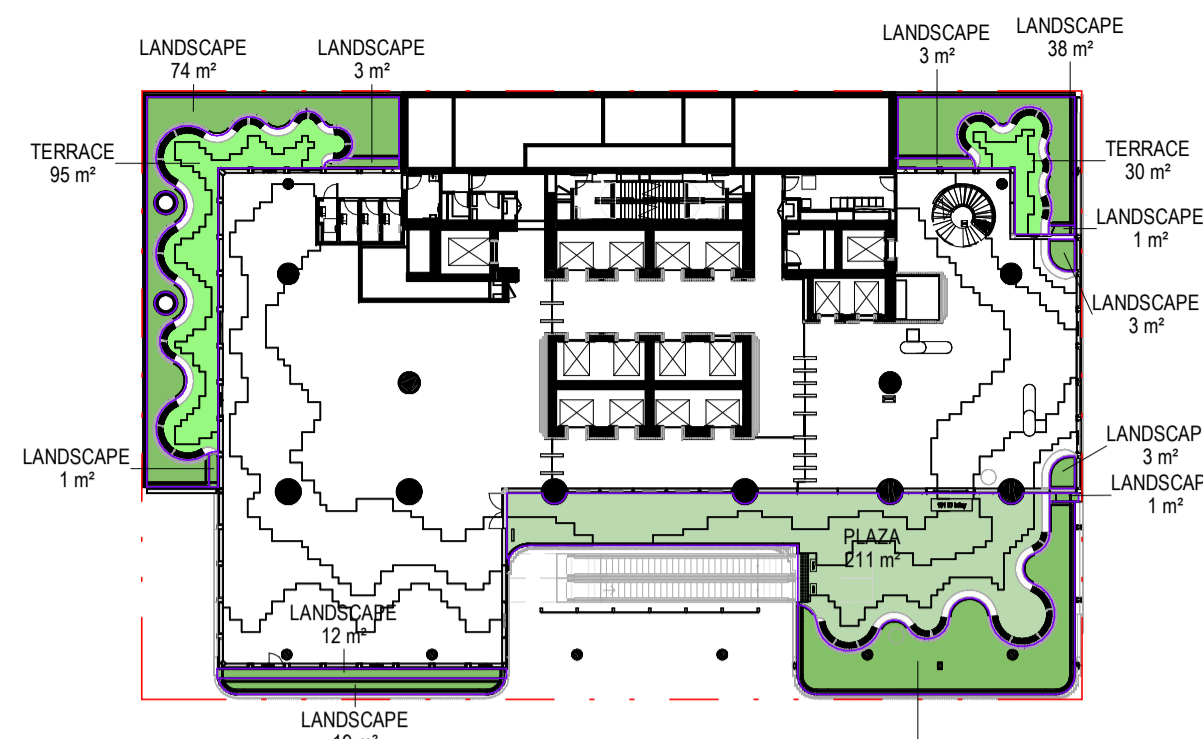
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P6	ISSUE FOR COORDINATION	02.12.2022
P7	OWNERS CONSENT ISSUE	08.12.2022
1	DEVELOPMENT APPLICATION ISSUE	14.12.2022
2	AMENDED ARCHITECTURAL PLANS	10.07.2024



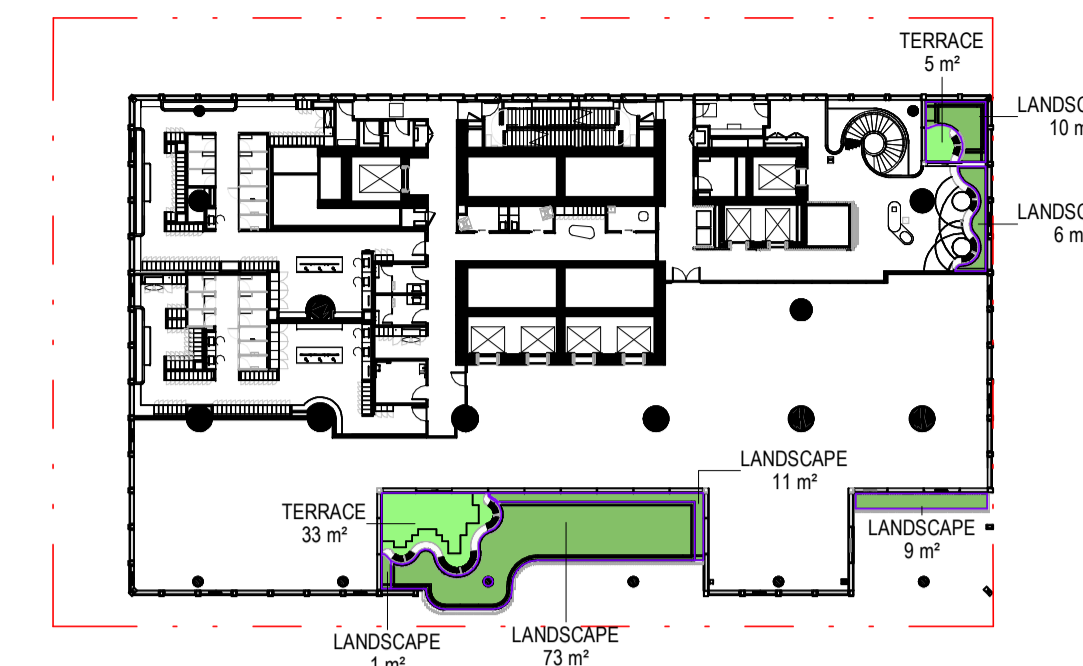
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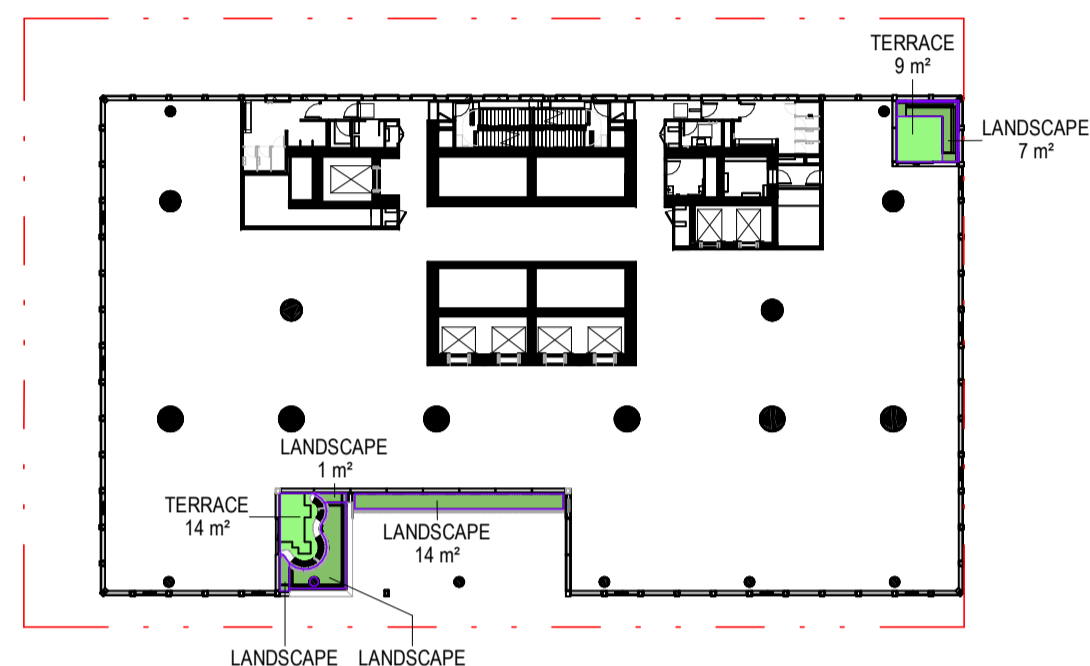
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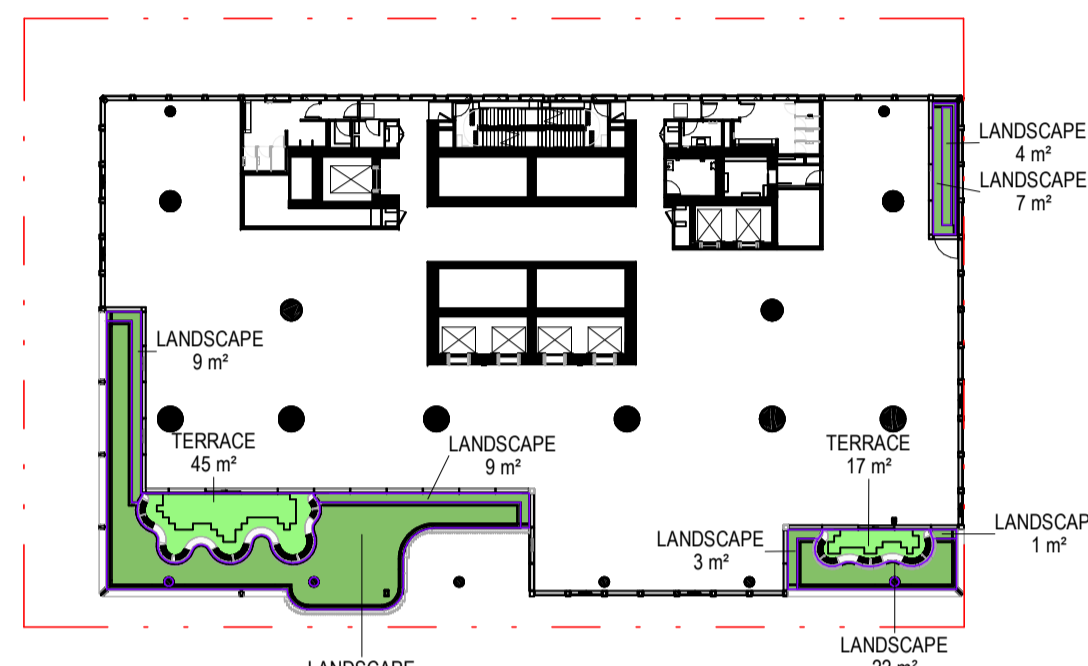
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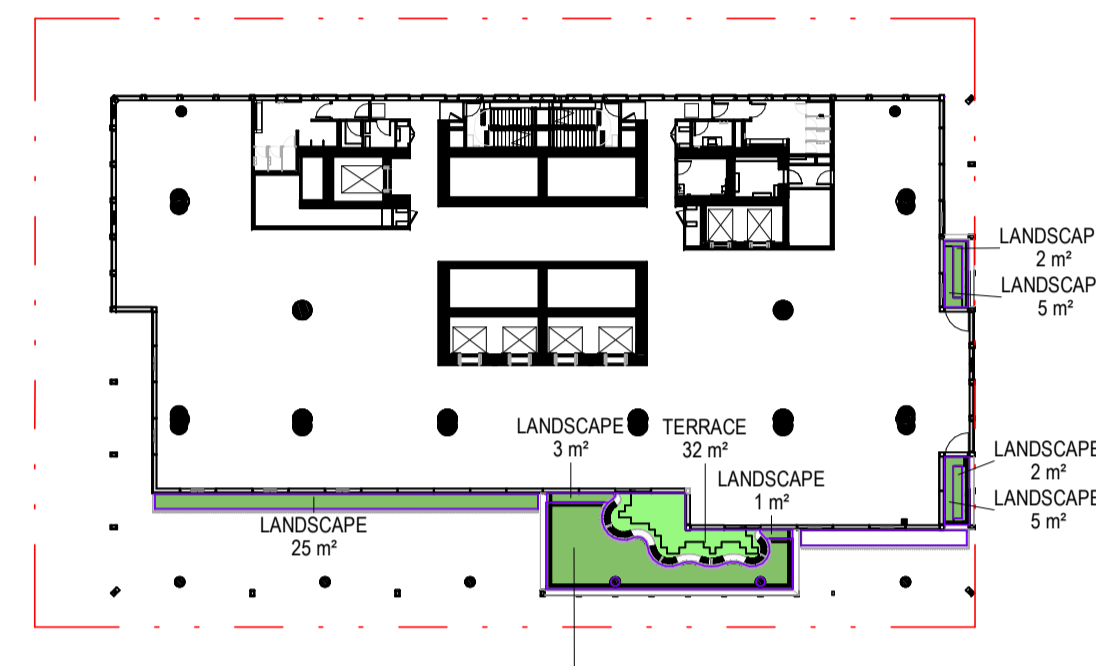
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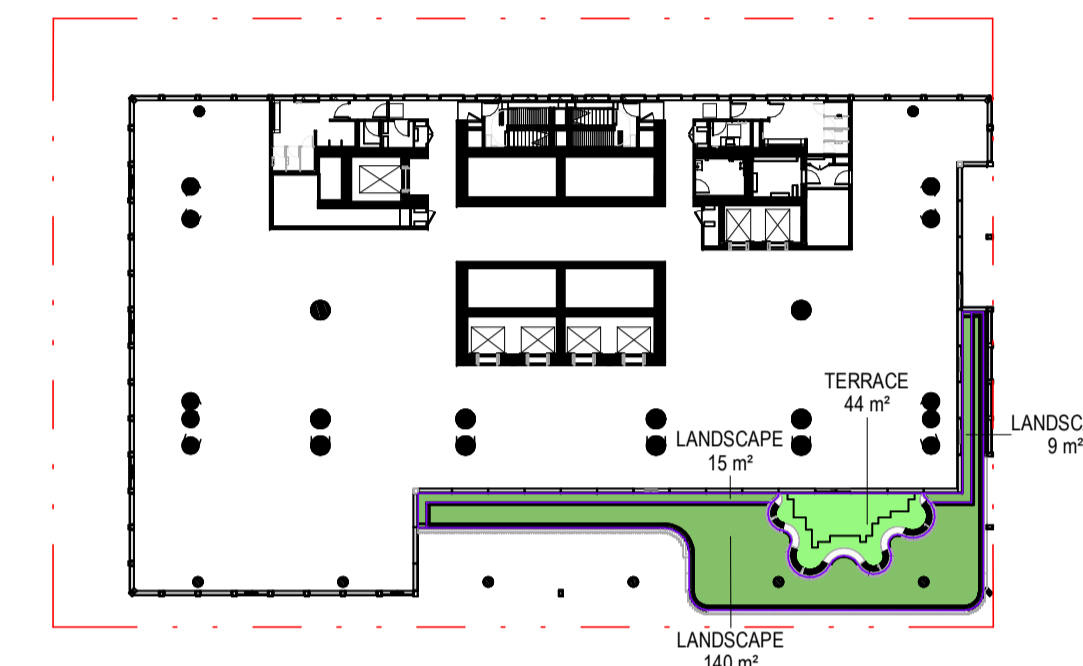
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6 LEVEL 5
SCALE: 1 : 500



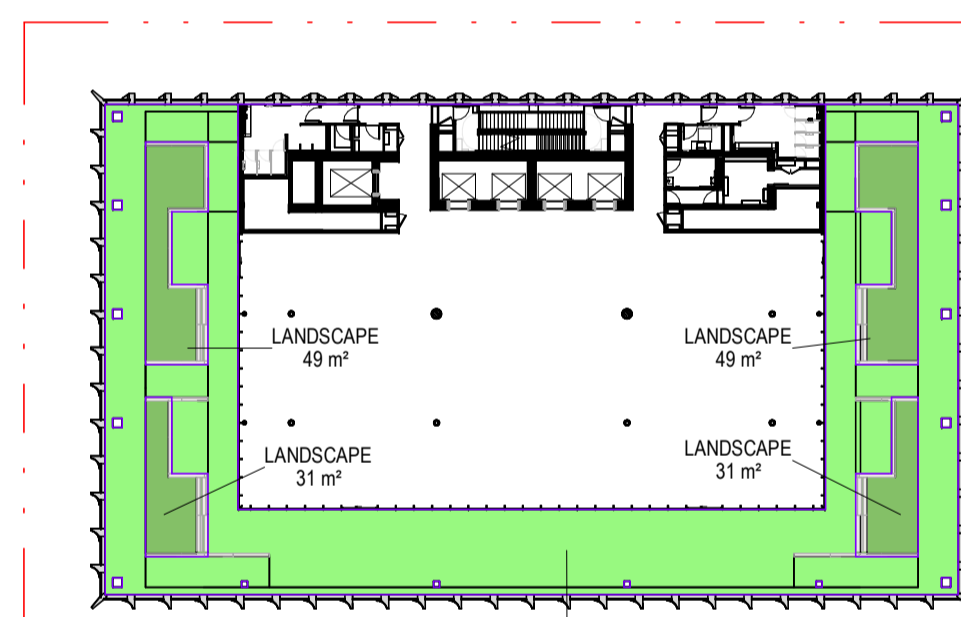
7 LEVEL 6
SCALE: 1 : 500



8 LEVEL 7
SCALE: 1 : 500



9 LEVEL 8
SCALE: 1 : 500



12 LEVEL 38
SCALE: 1 : 500



13 LEVEL 39
SCALE: 1 : 500

LANDSCAPE AREA LEGEND:

- LANDSCAPE
- TERRACE
- PLAZA

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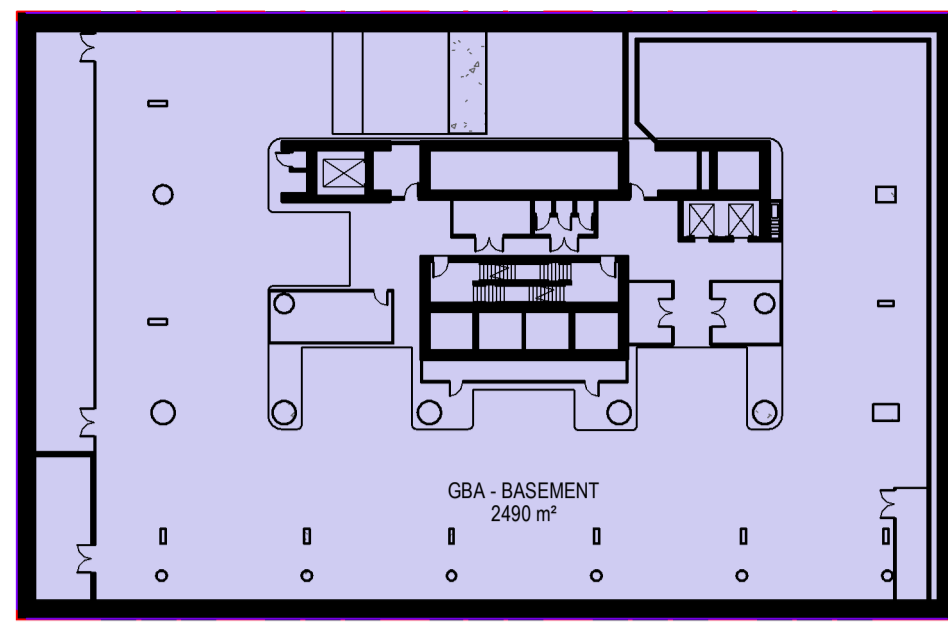
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AREA PLANS - LANDSCAPE

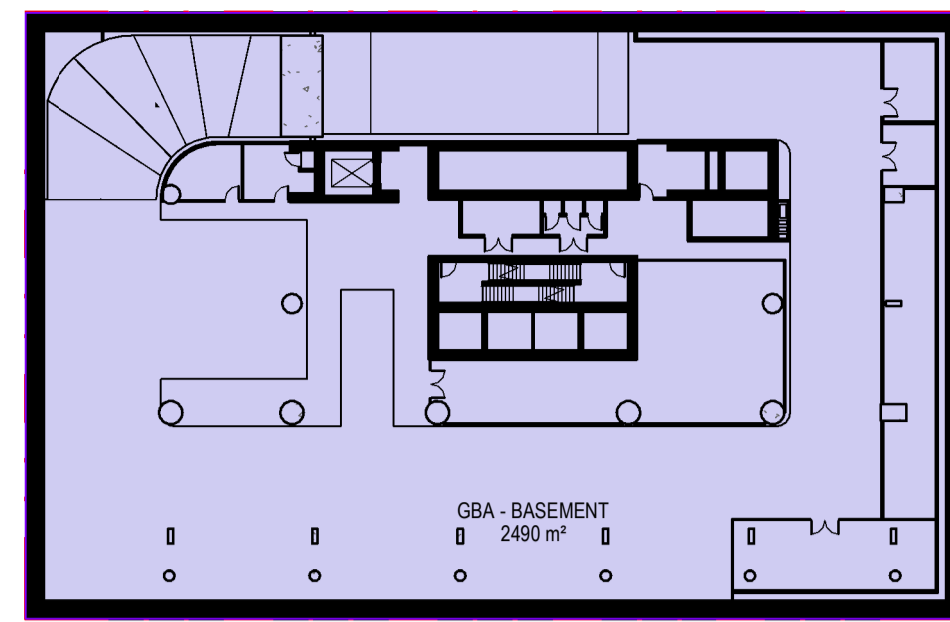
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sheet issue date	04/08/23	
scale	As indicated	issue
project no	200048.00	2

LANDSCAPE - TERRACE		
LEVEL	NAME	AREA
GROUND FLOOR	PLAZA	640 m ²
LEVEL 1	PLAZA	178 m ²
LEVEL 2	PLAZA	211 m ²
LEVEL 2	TERRACE	126 m ²
LEVEL 3	TERRACE	38 m ²
LEVEL 4	TERRACE	23 m ²
LEVEL 5	TERRACE	63 m ²
LEVEL 6	TERRACE	32 m ²
LEVEL 7	TERRACE	44 m ²
LEVEL 38	TERRACE	622 m ²
		1975 m ²

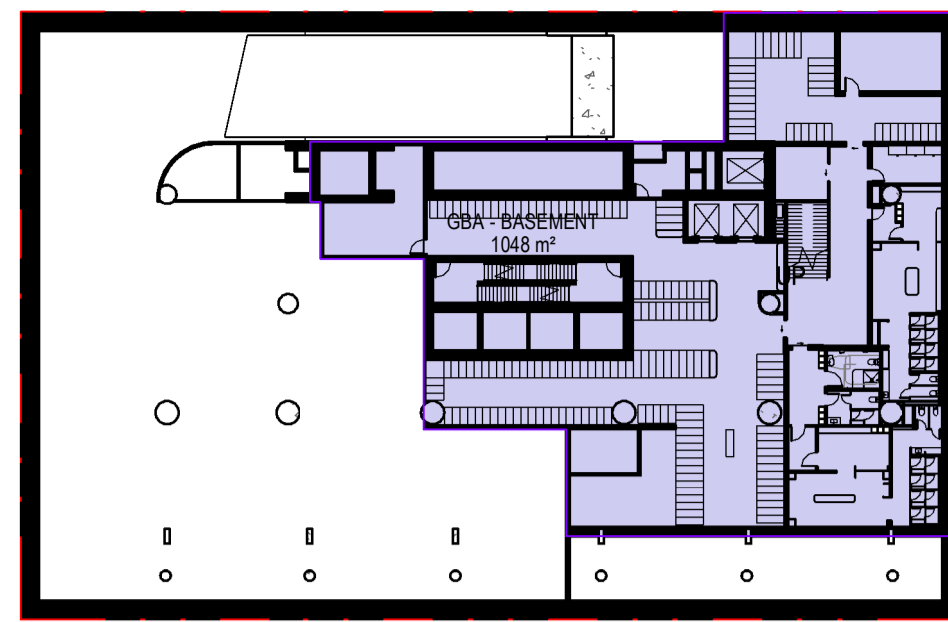
LANDSCAPE - LANDSCAPE		
LEVEL	NAME	AREA
GROUND FLOOR	LANDSCAPE	194 m ²
LEVEL 1	LANDSCAPE	192 m ²
LEVEL 2	LANDSCAPE	254 m ²
LEVEL 3	LANDSCAPE	110 m ²
LEVEL 4	LANDSCAPE	34 m ²
LEVEL 5	LANDSCAPE	174 m ²
LEVEL 6	LANDSCAPE	93 m ²
LEVEL 7	LANDSCAPE	164 m ²
LEVEL 8	LANDSCAPE	28 m ²
LEVEL 38	LANDSCAPE	162 m ²
LEVEL 39	LANDSCAPE	515 m ²
		1920 m ²



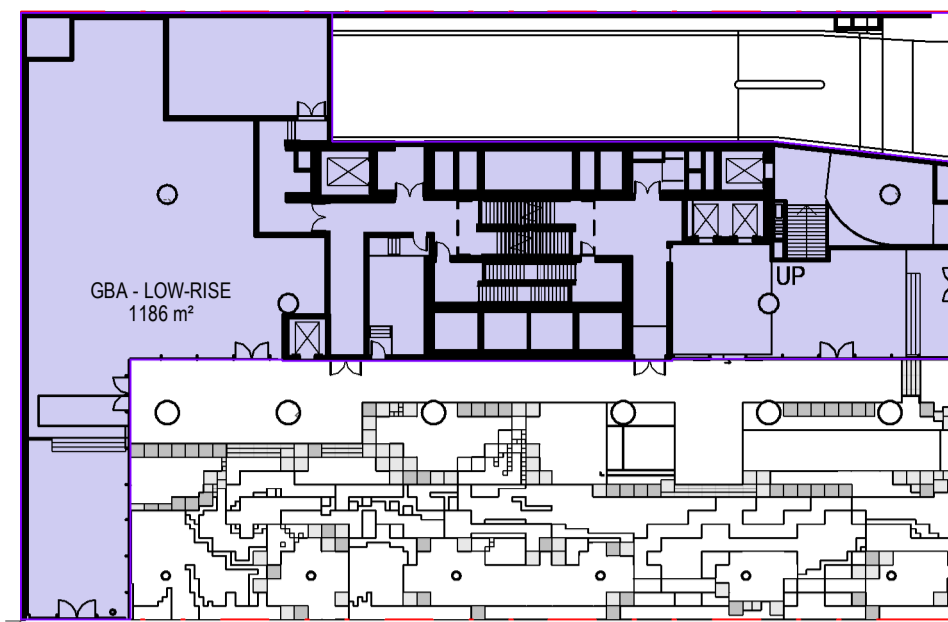
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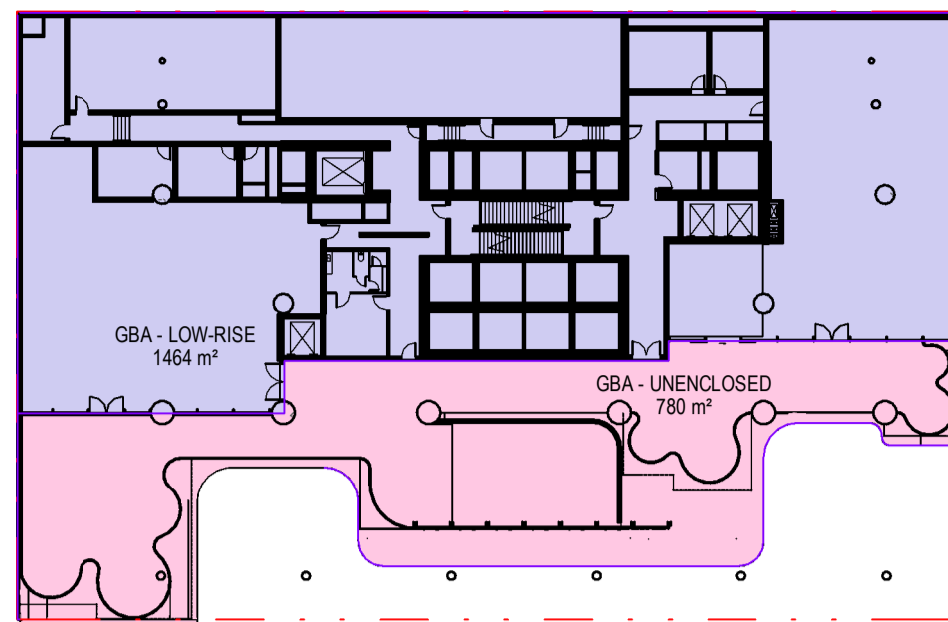
2 LEVEL B1
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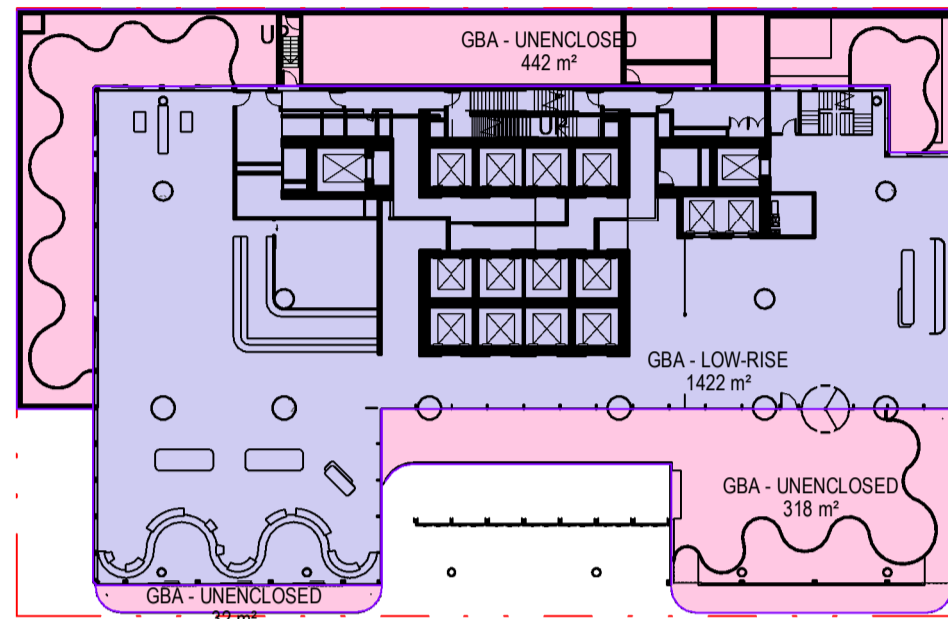
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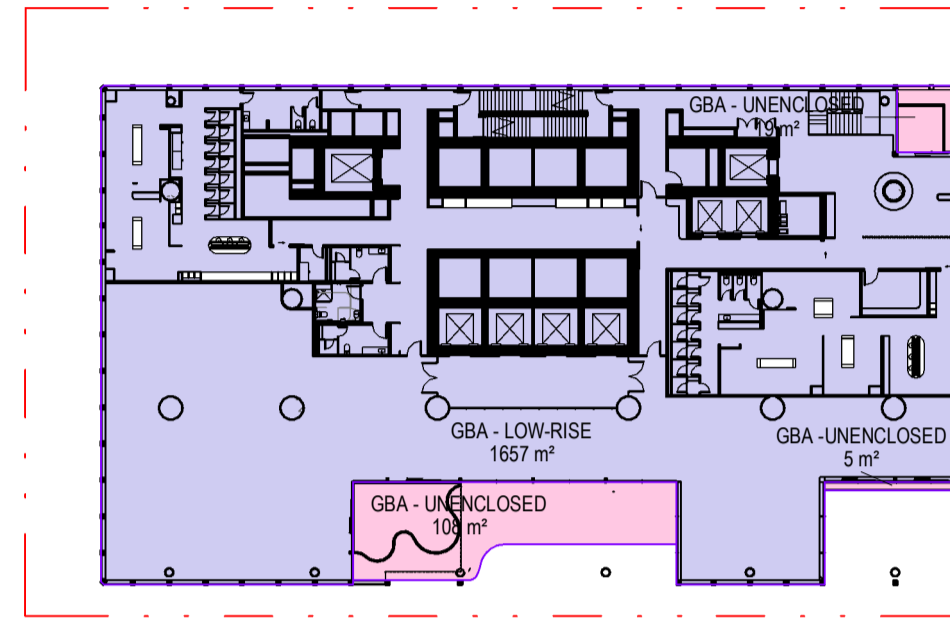
4 GROUND FLOOR
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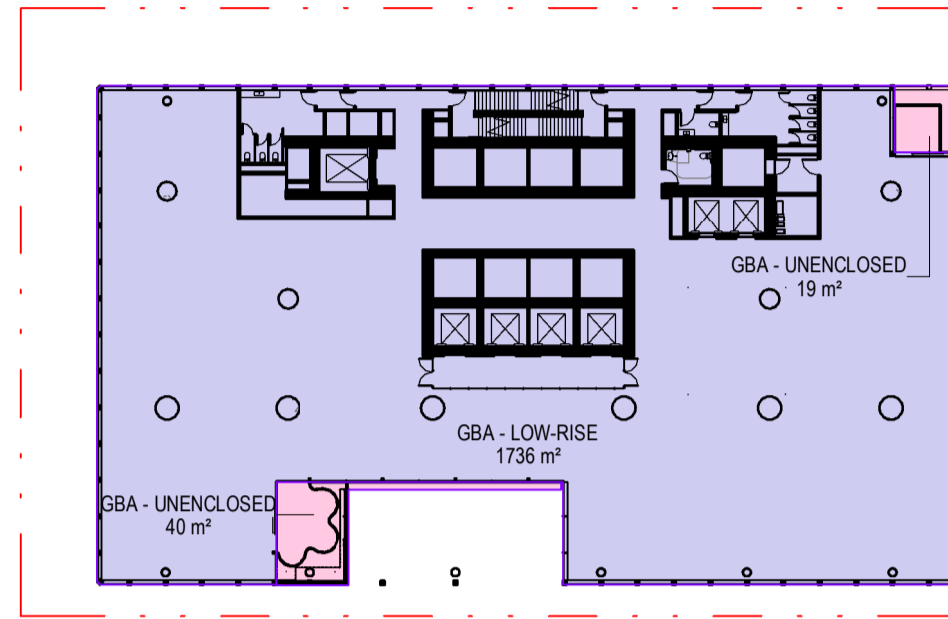
5 LEVEL 1
SCALE: 1:500



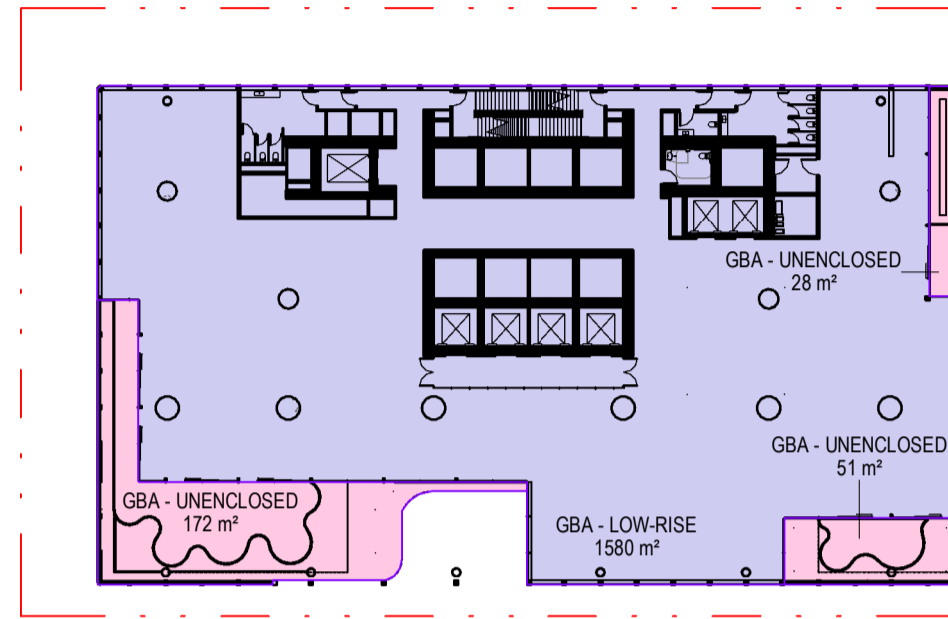
6 LEVEL 2
SCALE: 1:500



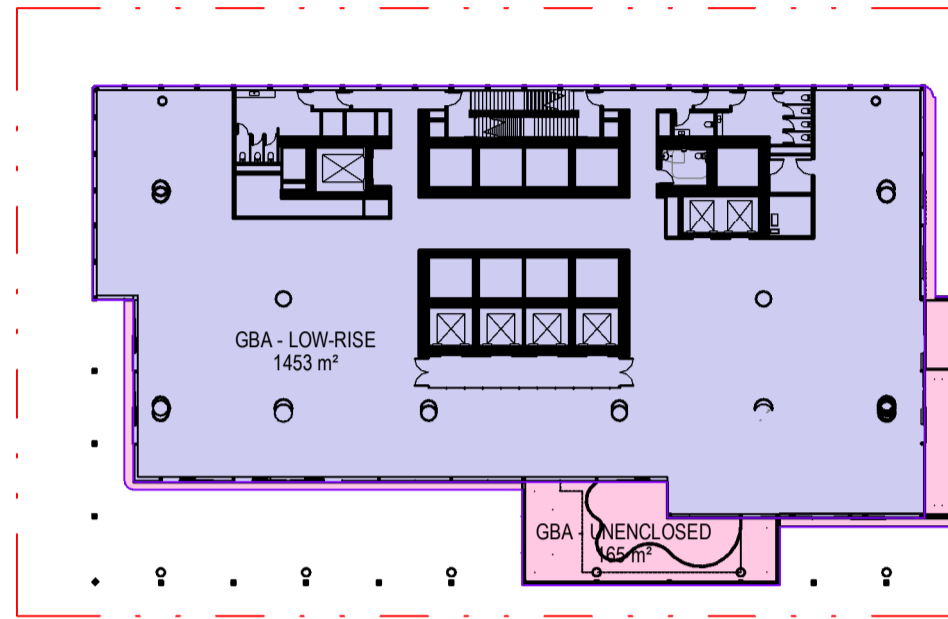
7 LEVEL 3
SCALE: 1:500



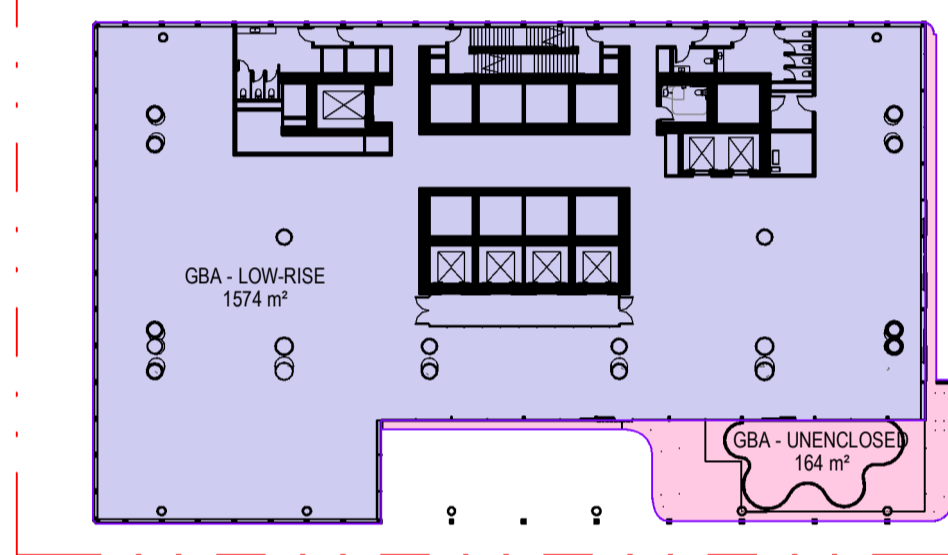
8 LEVEL 4
SCALE: 1:500



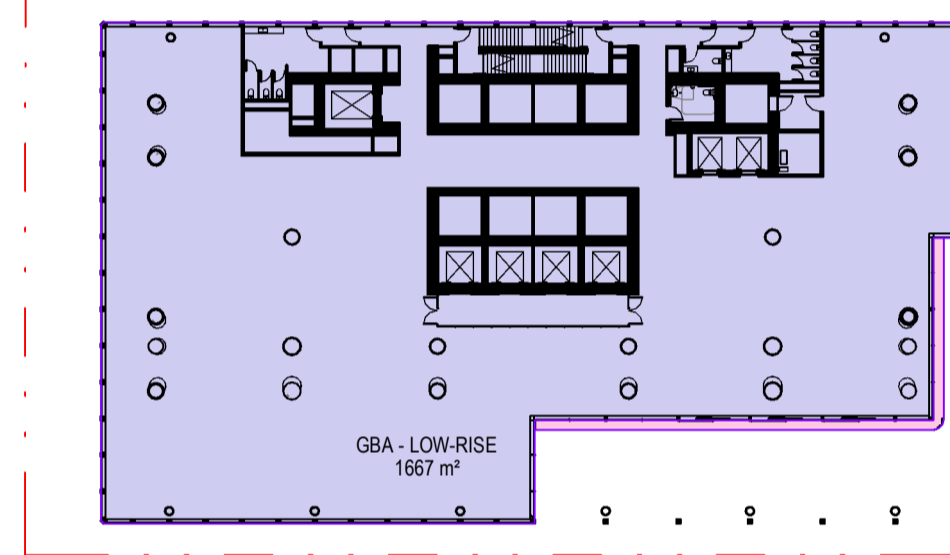
9 LEVEL 5
SCALE: 1:500



10 LEVEL 6
SCALE: 1:500



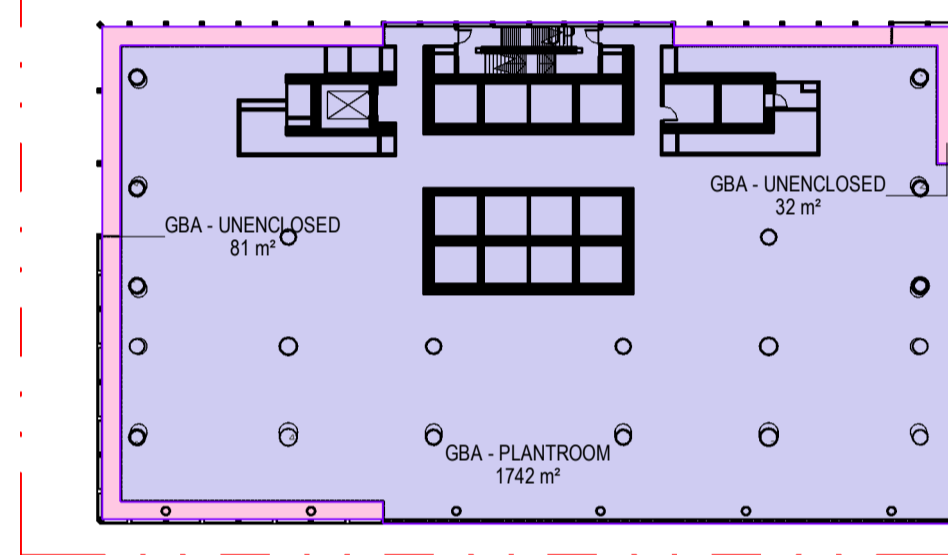
11 LEVEL 7
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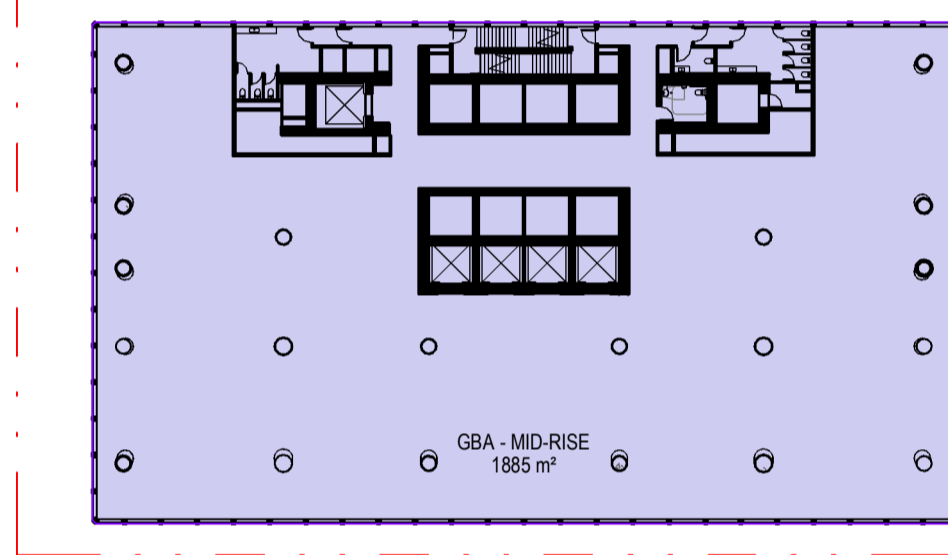
12 LEVEL 8
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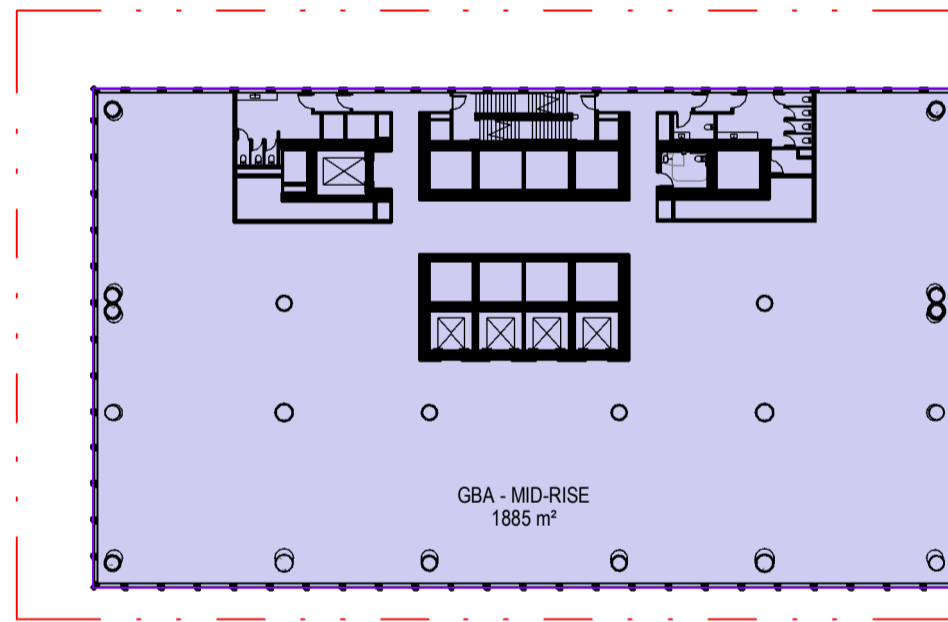
13 LEVEL 9
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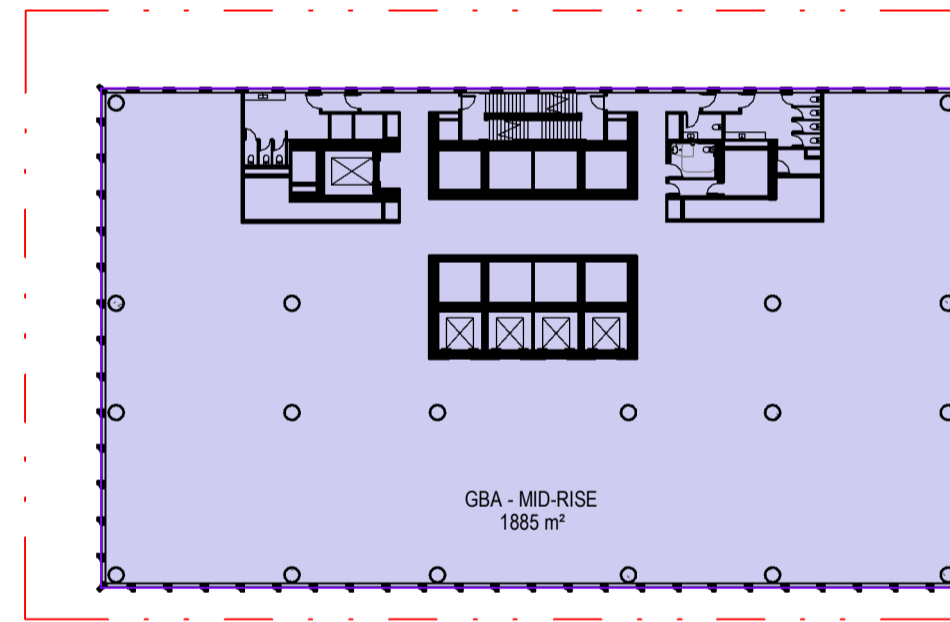
14 LEVEL 10
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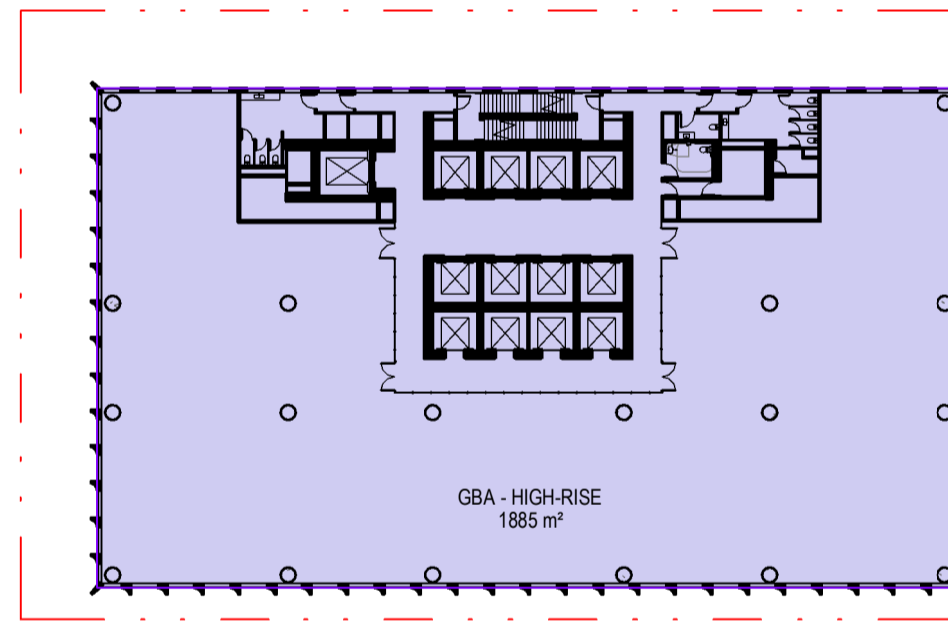
15 LEVEL 11
SCALE: 1:500



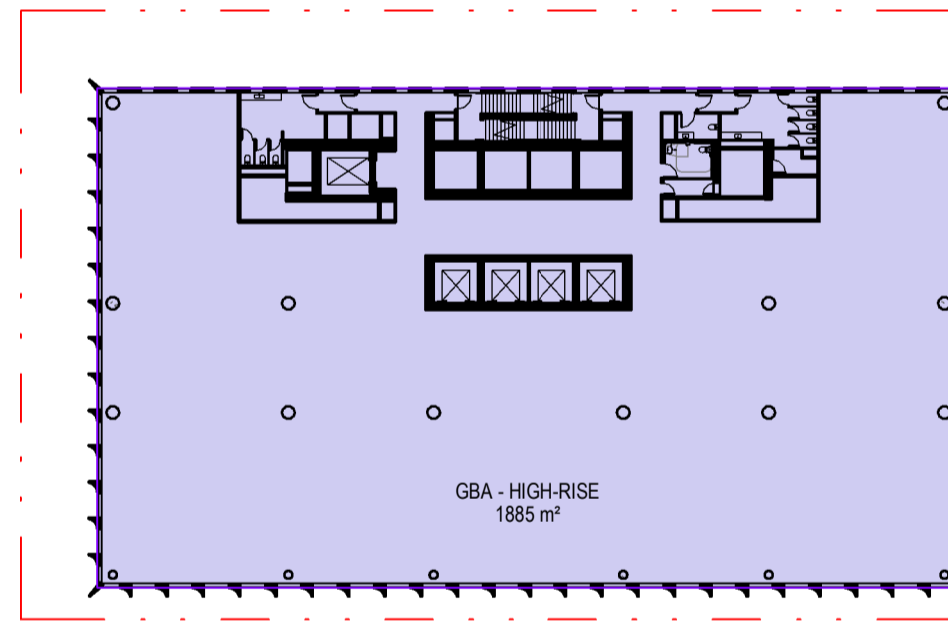
17 LEVEL 12, 13, 14
SCALE: 1:500



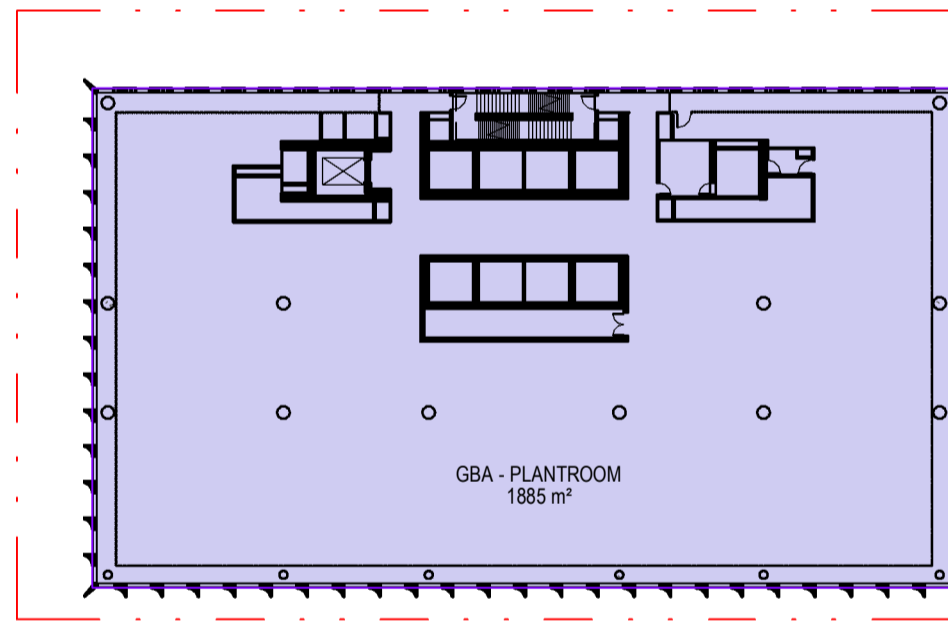
18 LEVEL 15, 16, 17, 18
SCALE: 1:500



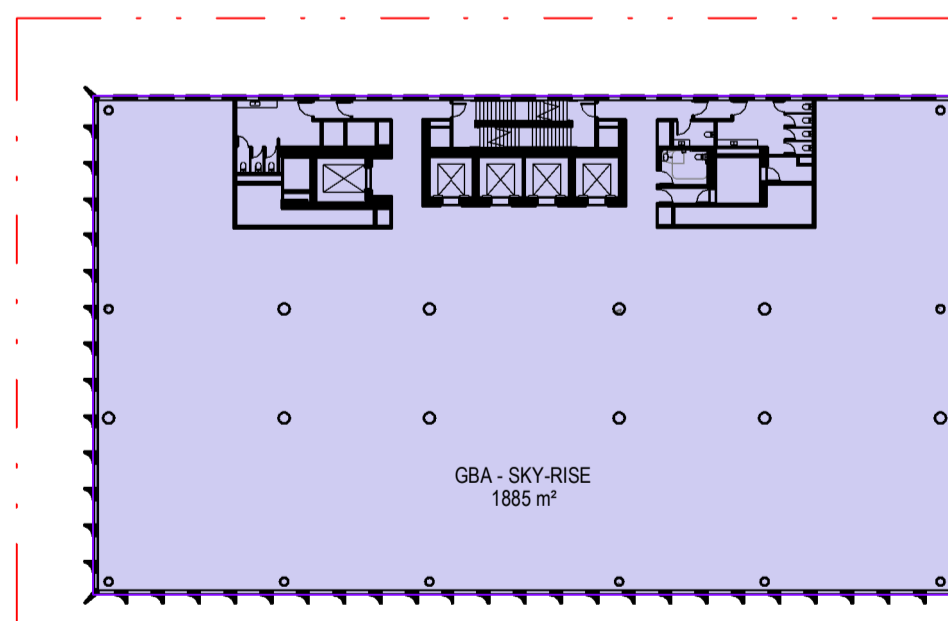
19 LEVEL 19, 20, 21
SCALE: 1:500



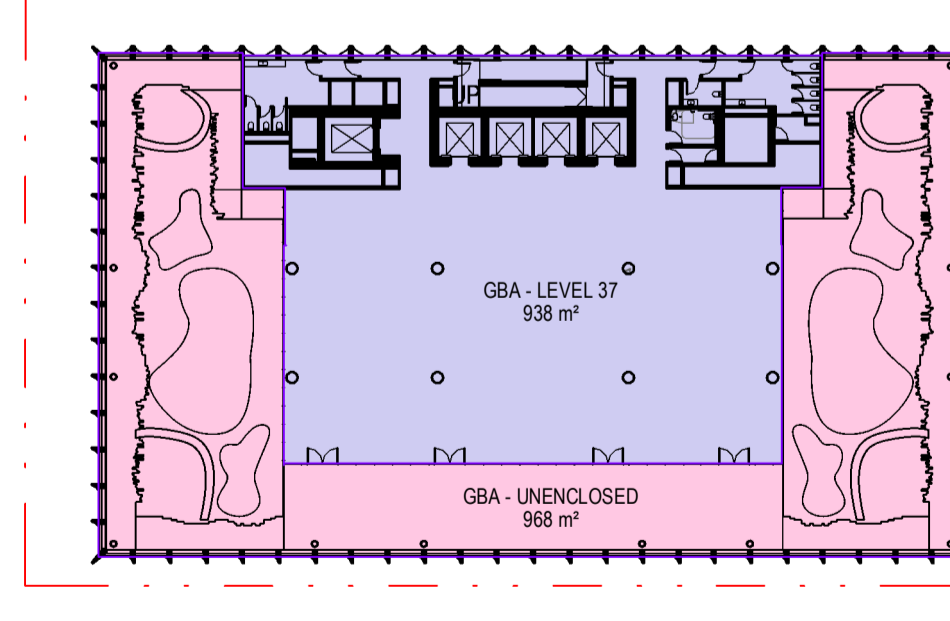
20 LEVEL 22, 23, 24, 25, 26, 27
SCALE: 1:500



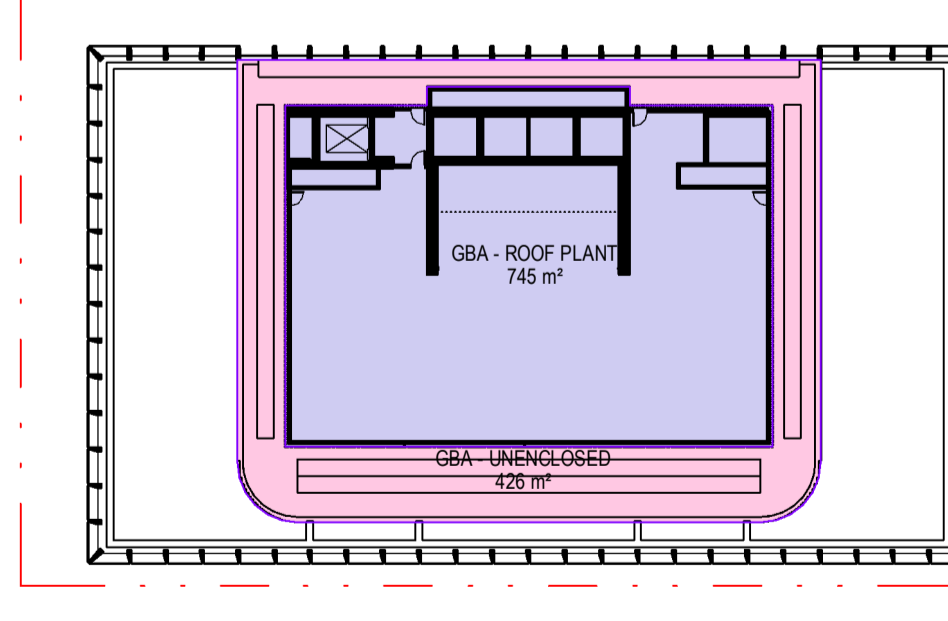
22 LEVEL 28
SCALE: 1:500



23 LEVEL 29, 30, 31, 32, 33, 34, 35, 36
SCALE: 1:500



24 LEVEL 37
SCALE: 1:500



25 GBA - LEVEL 38 (ROOF PLANT)
SCALE: 1:500

GBA - AREA TOTAL		
LEVEL	NAME	AREA
LEVEL B2	GBA - BASEMENT	2490
LEVEL B1	GBA - BASEMENT	2490
LEVEL B MEZ	GBA - BASEMENT	1048
GROUND FLOOR	GBA - LOW-RISE	1186
LEVEL 1	GBA - LOW-RISE	1464
LEVEL 2	GBA - LOW-RISE	1422
LEVEL 3	GBA - LOW-RISE	1657
LEVEL 4	GBA - LOW-RISE	1736
LEVEL 5	GBA - LOW-RISE	1580
LEVEL 6	GBA - LOW-RISE	1453
LEVEL 7	GBA - LOW-RISE	1574
LEVEL 8	GBA - LOW-RISE	1667
LEVEL 9	GBA - PLANTROOM	1747
LEVEL 10	GBA - PLANTROOM	1742
LEVEL 11	GBA - MID-RISE	1885
LEVEL 12	GBA - MID-RISE	1885
LEVEL 13	GBA - MID-RISE	1885
LEVEL 14	GBA - MID-RISE	1885
LEVEL 15	GBA - MID-RISE	1885
LEVEL 16	GBA - MID-RISE	1885
LEVEL 17	GBA - MID-RISE	1885
LEVEL 18	GBA - MID-RISE	1885
LEVEL 19	GBA - HIGH-RISE	1885

GBA - AREA TOTAL		
LEVEL	NAME	AREA
LEVEL 20	GBA - HIGH-RISE	1885
LEVEL 21	GBA - HIGH-RISE	1885
LEVEL 22	GBA - HIGH-RISE	1885
LEVEL 23	GBA - HIGH-RISE	1885
LEVEL 24	GBA - HIGH-RISE	1885
LEVEL 25	GBA - HIGH-RISE	1885
LEVEL 26	GBA - HIGH-RISE	1885
LEVEL 27	GBA - HIGH-RISE	1885
LEVEL 28	GBA - PLANTROOM	1885
LEVEL 29	GBA - SKY-RISE	1885
LEVEL 30	GBA - SKY-RISE	1885
LEVEL 31	GBA - SKY-RISE	1885
LEVEL 32	GBA - SKY-RISE	1885
LEVEL 33	GBA - SKY-RISE	1885
LEVEL 34	GBA - SKY-RISE	1885
LEVEL 35	GBA - SKY-RISE	1885
LEVEL 36	GBA - SKY-RISE	1885
LEVEL 37	GBA - LEVEL 37	938
LEVEL 38	GBA - ROOF PLANT	745
		73939

GBA - UNENCLOSED		
LEVEL	NAME	AREA
LEVEL 38	GBA - UNENCLOSED	426
LEVEL 37	GBA - UNENCLOSED	968
LEVEL 10	GBA - UNENCLOSED	81
LEVEL 10	GBA - UNENCLOSED	32
LEVEL 9	GBA - UNENCLOSED	53
LEVEL 9	GBA - UNENCLOSED	39
LEVEL 9	GBA - UNENCLOSED	18
LEVEL 8	GBA - UNENCLOSED	26
LEVEL 7	GBA - UNENCLOSED	164
LEVEL 6	GBA - UNENCLOSED	165
LEVEL 5	GBA - UNENCLOSED	172
LEVEL 5	GBA - UNENCLOSED	51
LEVEL 5	GBA - UNENCLOSED	28
LEVEL 4	GBA - UNENCLOSED	40
LEVEL 4	GBA - UNENCLOSED	19
LEVEL 3	GBA - UNENCLOSED	108
LEVEL 3	GBA - UNENCLOSED	19
LEVEL 2	GBA - UNENCLOSED	5
LEVEL 2	GBA - UNENCLOSED	318
LEVEL 2	GBA - UNENCLOSED	32
LEVEL 2	GBA - UNENCLOSED	442
LEVEL 1	GBA - UNENCLOSED	780
		3988

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Nominated Architect
Ray Brown, NSWARB 6359

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issue	amendment	date
P6	ISSUE FOR COORDINATION	02.12.2022
P7	OWNERS CONSENT ISSUE	06.12.2022
1	DEVELOPMENT APPLICATION ISSUE	14.12.2022

GBA AREA NOTES

AREAS TO BE VERIFIED BY BUILDING SURVEYOR:

THE TOTAL ENCLOSED AND UNENCLOSED AREA OF THE BUILDING AT ALL BUILDING FLOOR LEVELS MEASURED BETWEEN THE NORMAL OUTSIDE FACE OF ANY ENCLOSING WALL, BALUSTRADES AND SUPPORTS.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2023/1374

Date: 06-Nov-2023

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project
101 ALBERT STREET, BRISBANE

phase
DEVELOPMENT APPLICATION

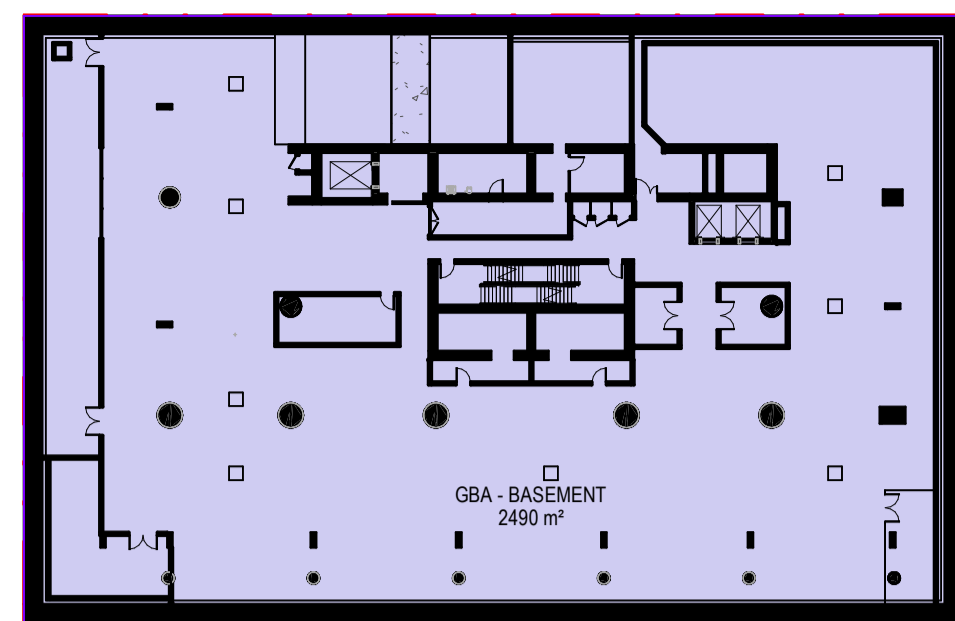
drawing

drawn TC drawing no: short DA0300

checked KN drawing no: long ALB-ARC-DRW-DA0300

sheet issue date 21/10/2022

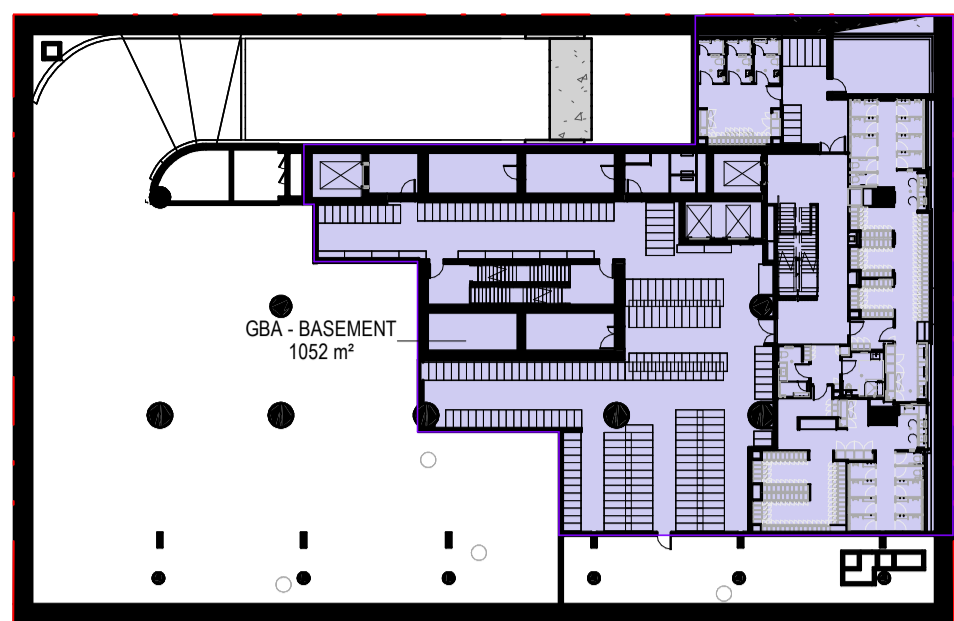
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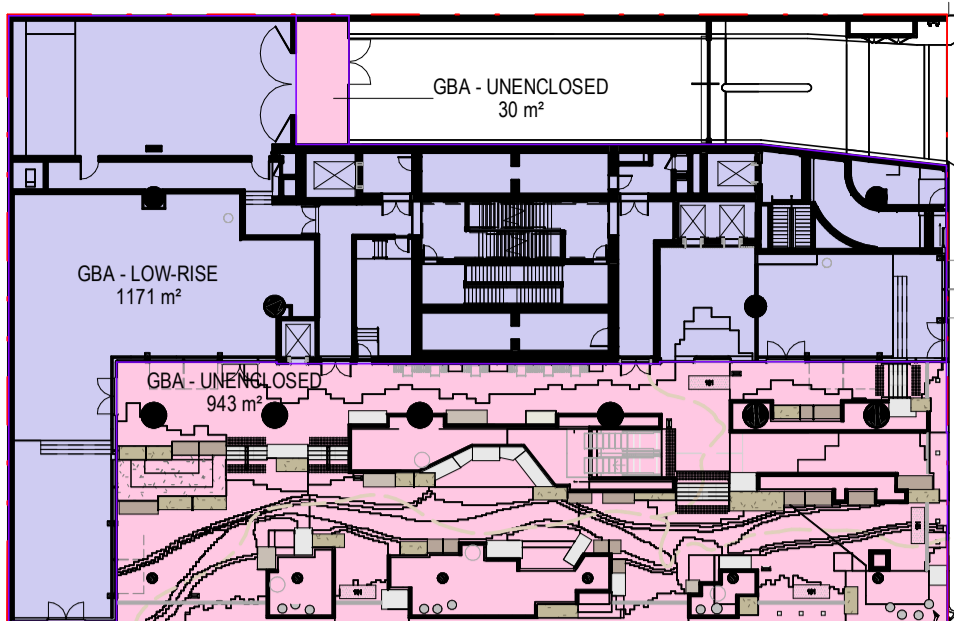
1 LEVEL B2
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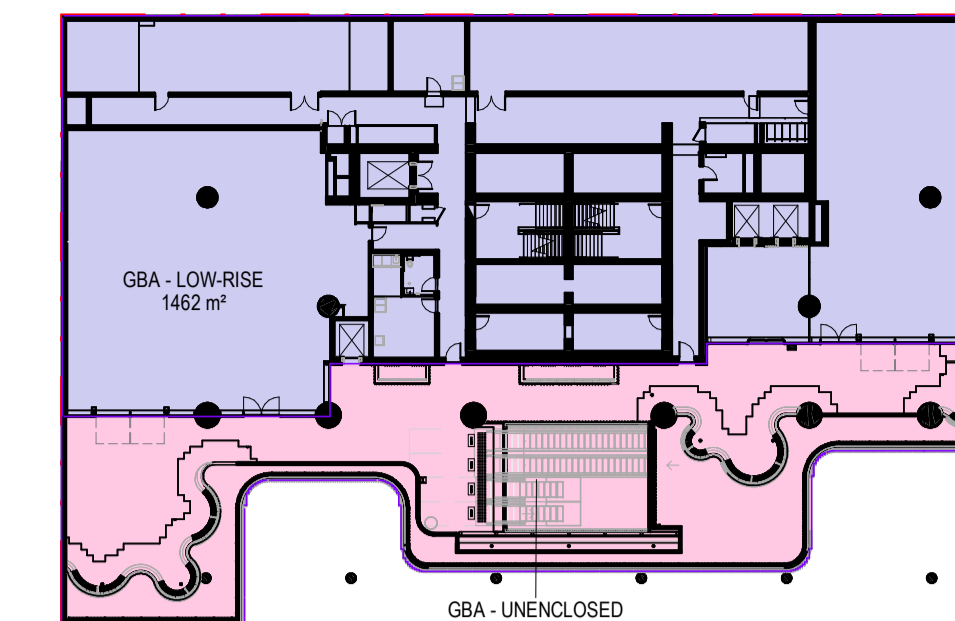
2 LEVEL B1
SCALE: 1 : 500



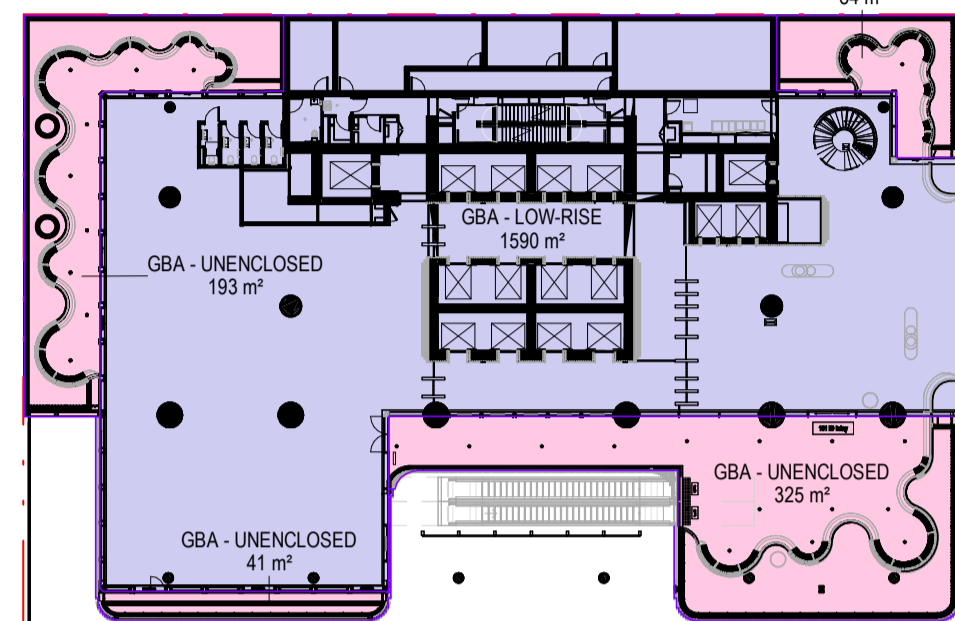
3 LOWER GROUND FLOOR
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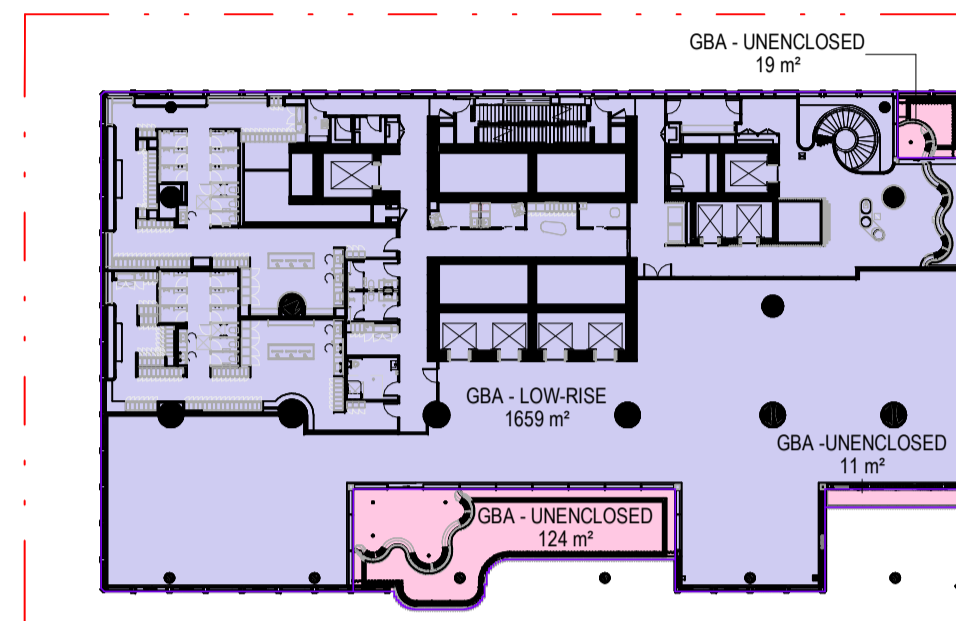
4 GROUND FLOOR
SCALE: 1 : 500



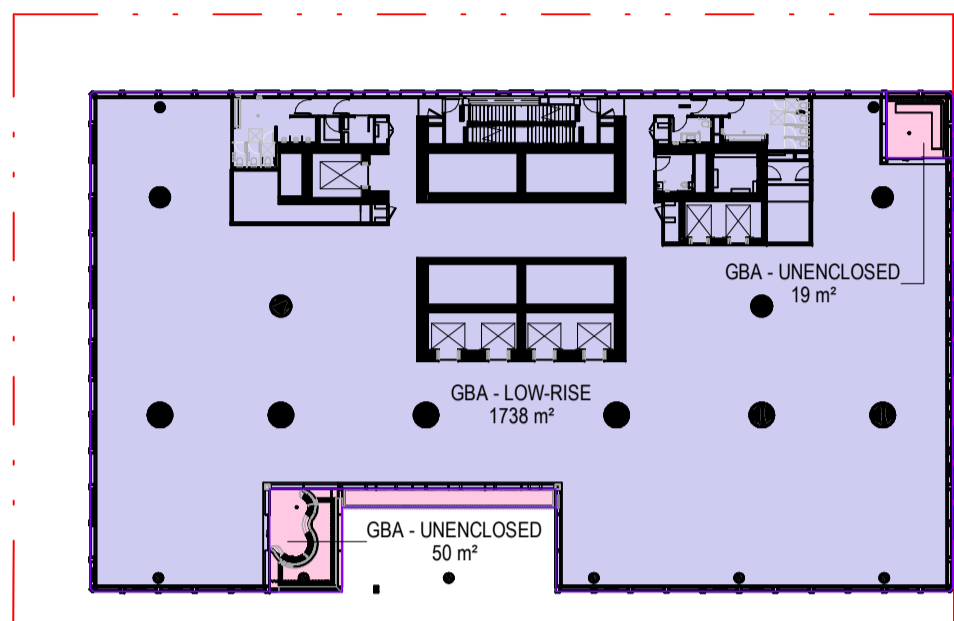
5 LEVEL 1
SCALE: 1 : 500



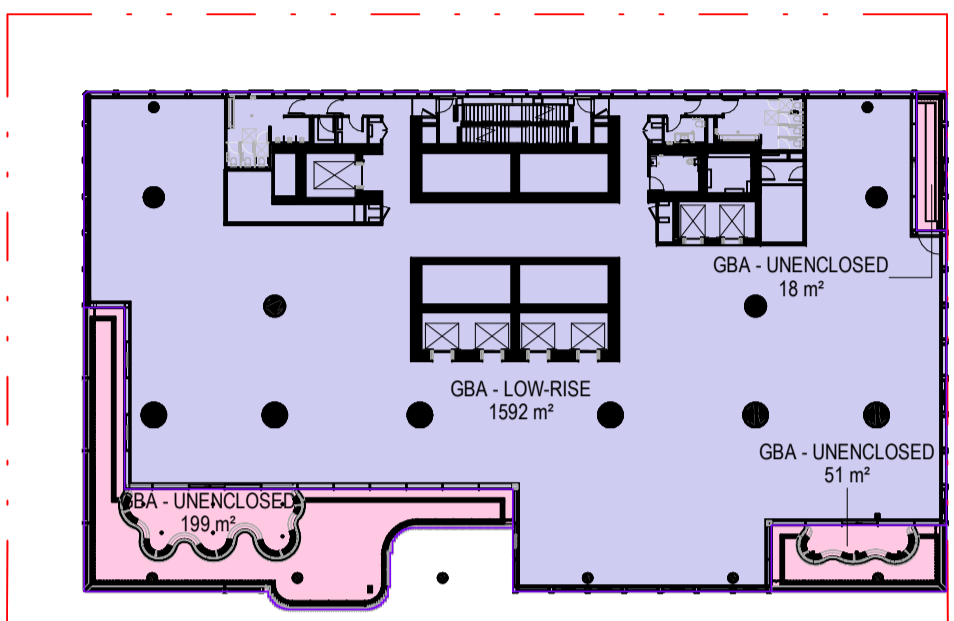
6 LEVEL 2
SCALE: 1 : 500



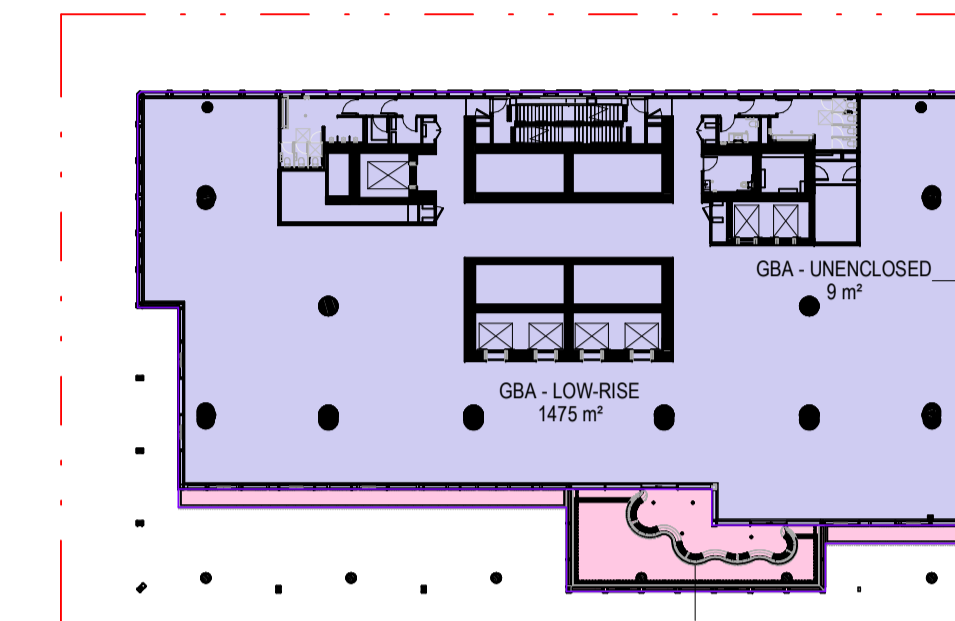
7 LEVEL 3
SCALE: 1 : 500



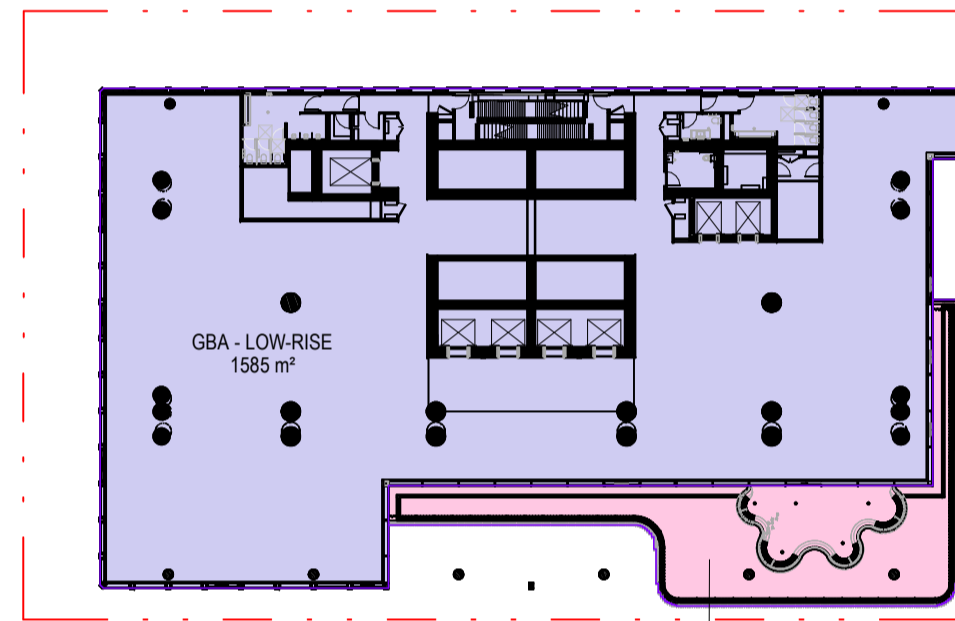
8 LEVEL 4
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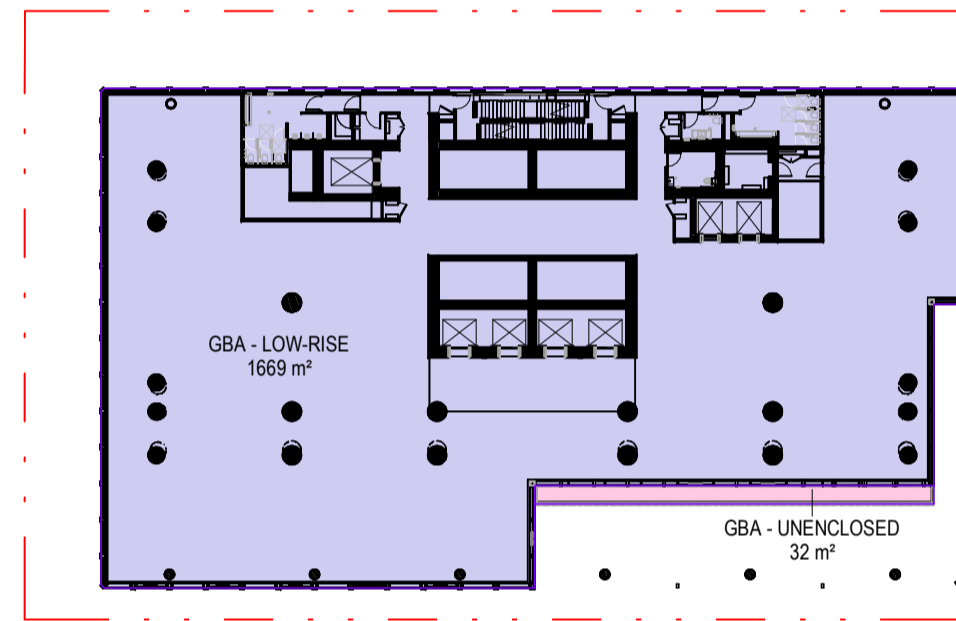
9 LEVEL 5
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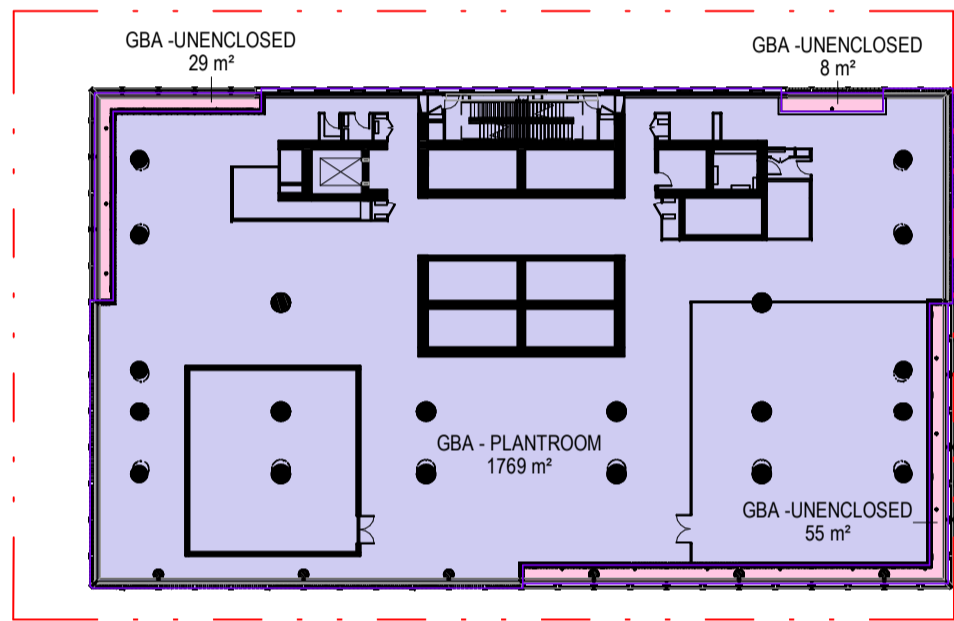
10 LEVEL 6
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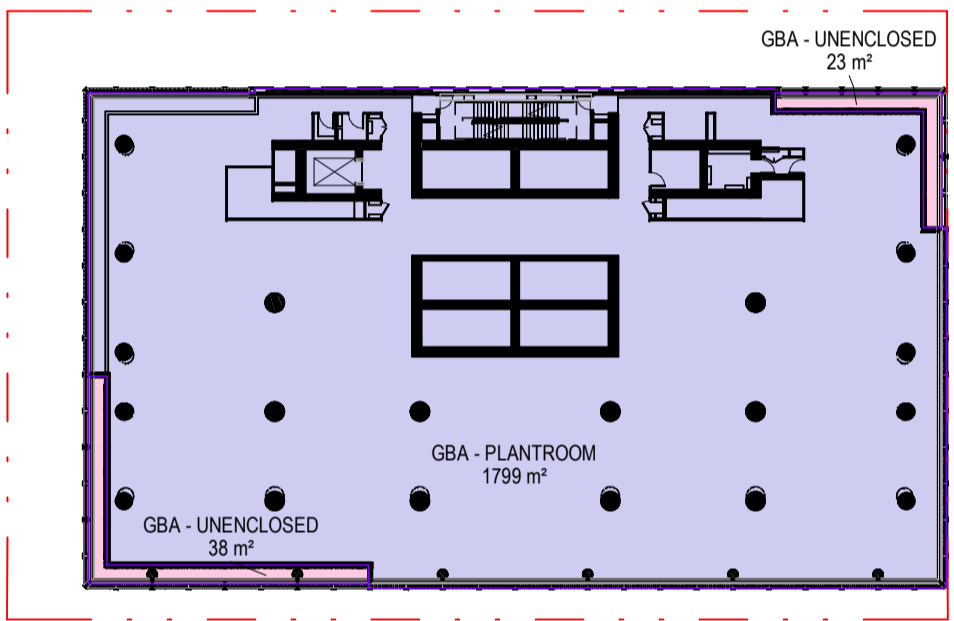
11 LEVEL 7
SCALE: 1 : 500



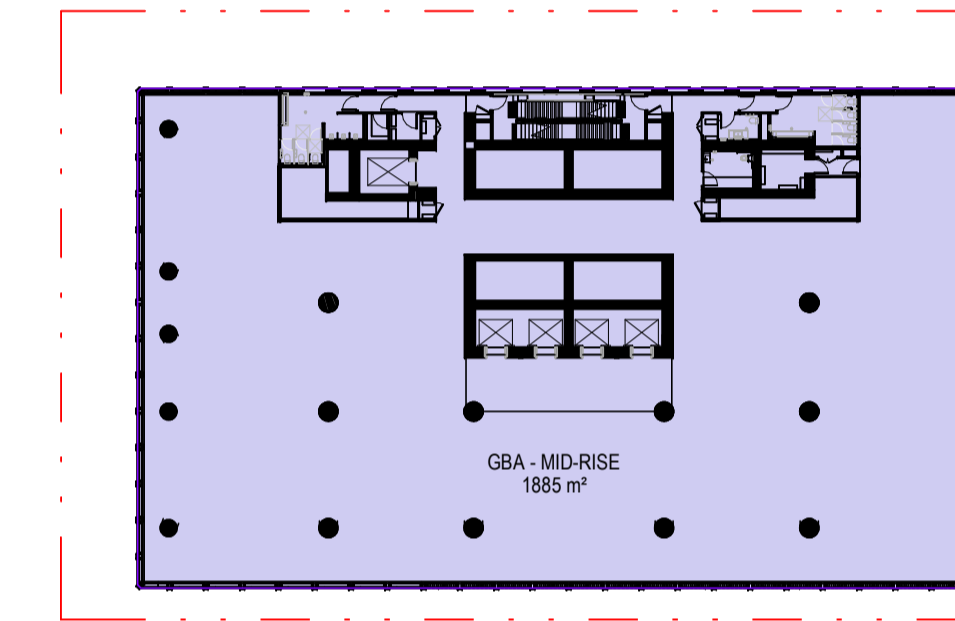
12 LEVEL 8
SCALE: 1 : 500



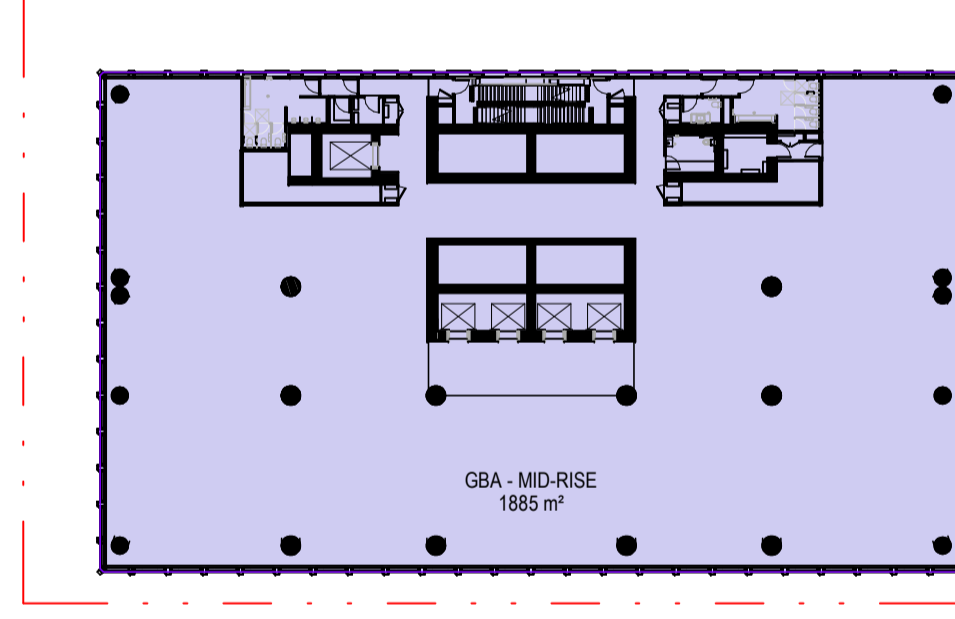
13 LEVEL 9
SCALE: 1 : 500



14 LEVEL 10
SCALE: 1 : 500



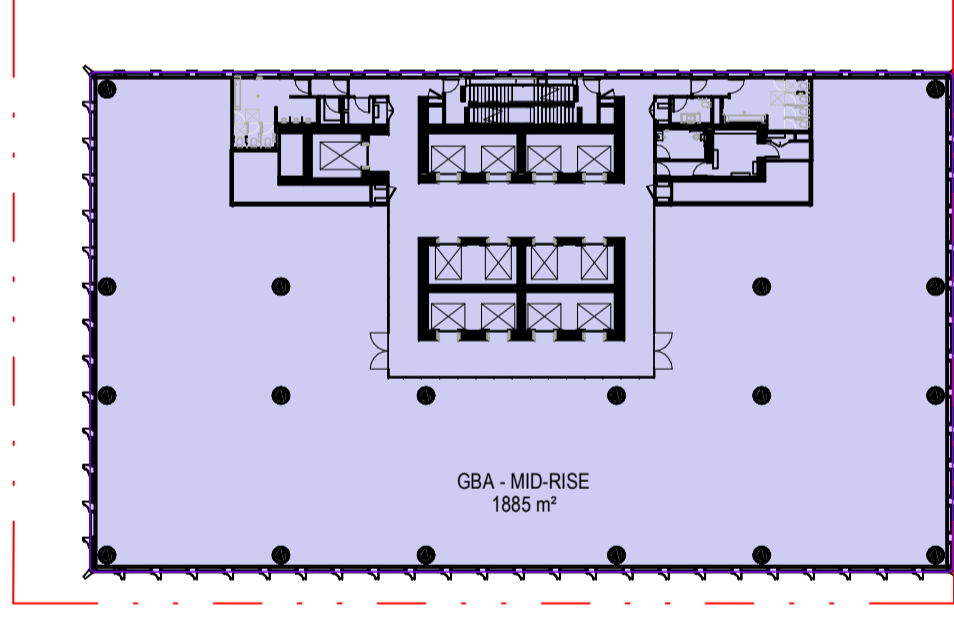
15 LEVEL 11
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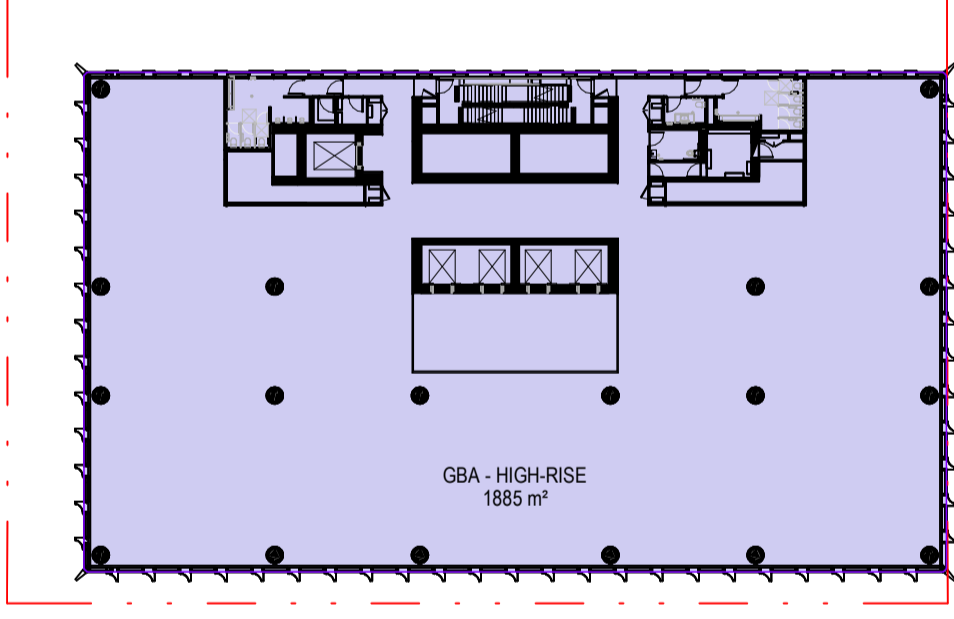
17 LEVEL 12, 13, 14
SCALE: 1 : 500



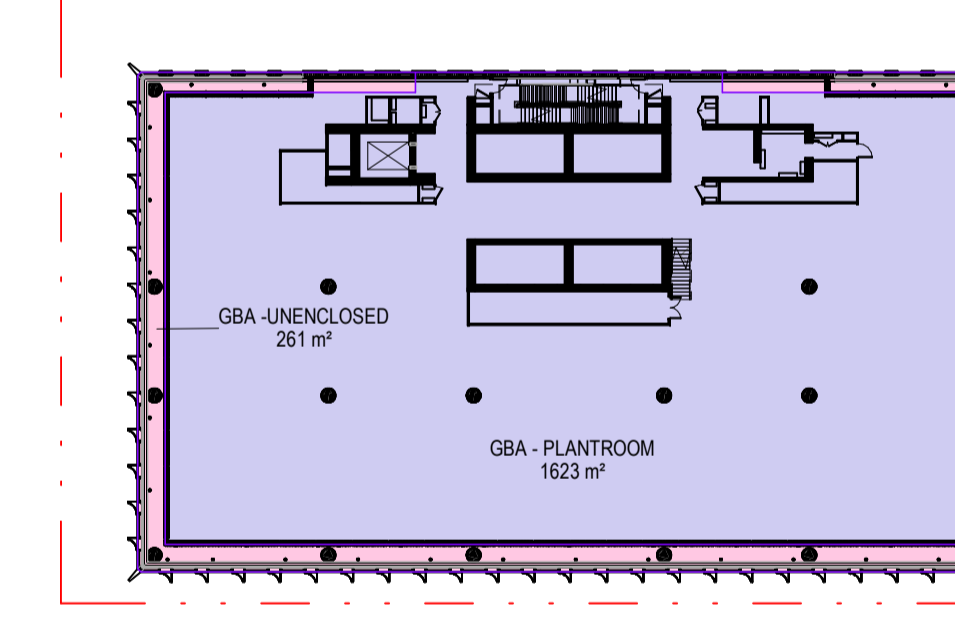
18 LEVEL 15, 16, 17, 18
SCALE: 1 : 500



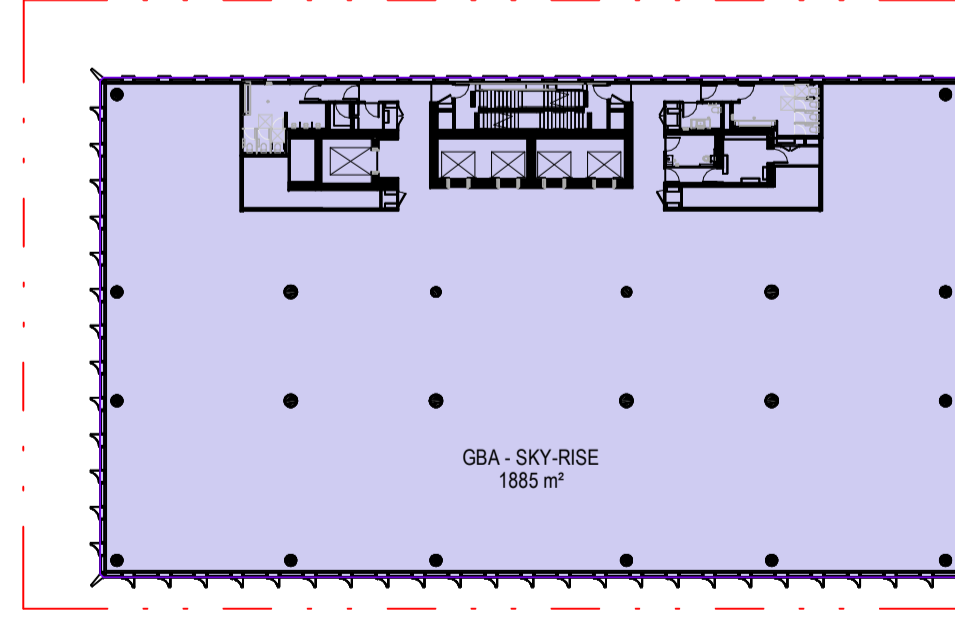
19 LEVEL 19, 20, 21
SCALE: 1 : 500



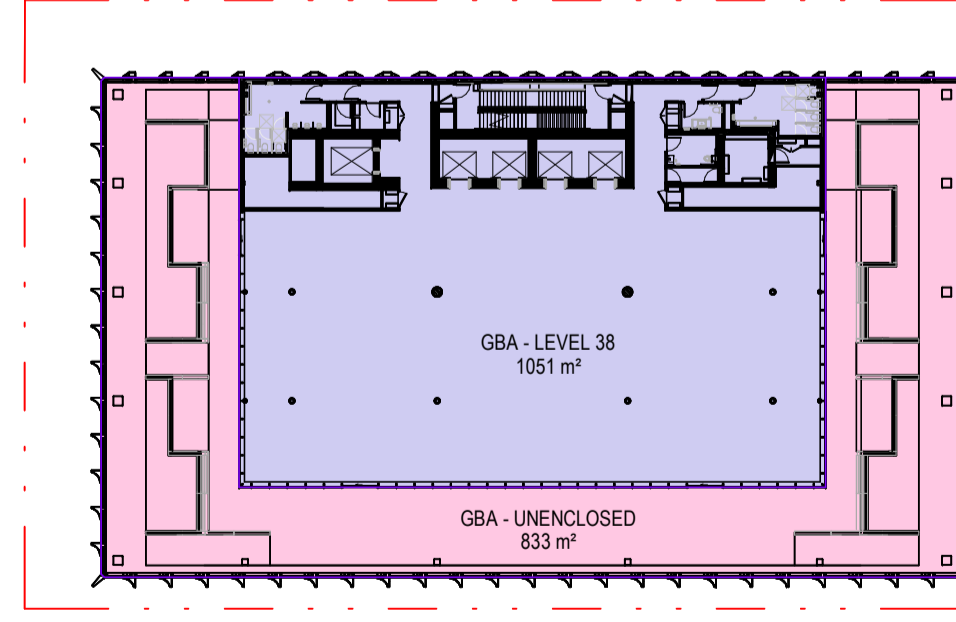
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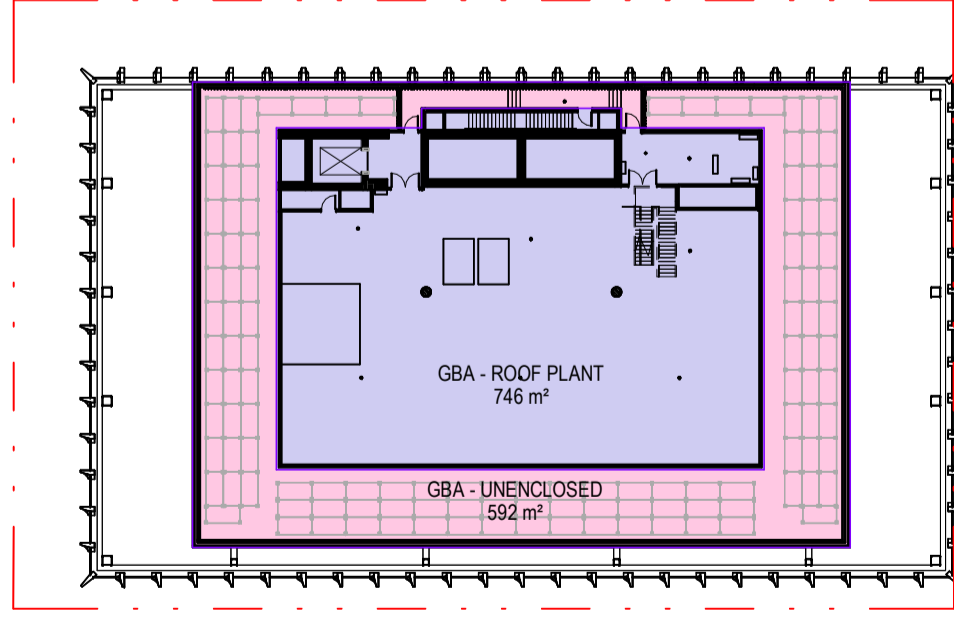
22 LEVEL 29
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23 LEVEL 30, 31, 32, 33, 34, 35, 36, 37
SCALE: 1 : 500



24 LEVEL 38
SCALE: 1 : 500



25 LEVEL 39 (ROOF PLANT)
SCALE: 1 : 500

GBA - AREA TOTAL		
LEVEL	NAME	AREA
LEVEL B2	GBA - BASEMENT	2490 m²
LEVEL B1	GBA - BASEMENT	2490 m²
LOWER GROUND	GBA - BASEMENT	1052 m²
GROUND FLOOR	GBA - LOW-RISE	1171 m²
LEVEL 1	GBA - LOW-RISE	1462 m²
LEVEL 2	GBA - LOW-RISE	1590 m²
LEVEL 3	GBA - LOW-RISE	1659 m²
LEVEL 4	GBA - LOW-RISE	1738 m²
LEVEL 5	GBA - LOW-RISE	1592 m²
LEVEL 6	GBA - LOW-RISE	1475 m²
LEVEL 7	GBA - LOW-RISE	1585 m²
LEVEL 8	GBA - LOW-RISE	1669 m²
LEVEL 9	GBA - PLANTROOM	1769 m²
LEVEL 10	GBA - PLANTROOM	1799 m²
LEVEL 11	GBA - MID-RISE	1885 m²
LEVEL 12	GBA - MID-RISE	1885 m²
LEVEL 13	GBA - MID-RISE	1885 m²
LEVEL 14	GBA - MID-RISE	1885 m²
LEVEL 15	GBA - MID-RISE	1885 m²
LEVEL 16	GBA - MID-RISE	1885 m²
LEVEL 17	GBA - MID-RISE	1885 m²
LEVEL 18	GBA - MID-RISE	1885 m²
LEVEL 19	GBA - MID-RISE	1885 m²

GBA - AREA TOTAL		
LEVEL	NAME	AREA
LEVEL 20	GBA - HIGH-RISE	1885 m²
LEVEL 21	GBA - HIGH-RISE	1885 m²
LEVEL 22	GBA - HIGH-RISE	1885 m²
LEVEL 23	GBA - HIGH-RISE	1885 m²
LEVEL 24	GBA - HIGH-RISE	1885 m²
LEVEL 25	GBA - HIGH-RISE	1885 m²
LEVEL 26	GBA - HIGH-RISE	1885 m²
LEVEL 27	GBA - HIGH-RISE	1885 m²
LEVEL 28	GBA - HIGH-RISE	1885 m²
LEVEL 29	GBA - PLANTROOM	1623 m²
LEVEL 30	GBA - SKY-RISE	1885 m²
LEVEL 31	GBA - SKY-RISE	1885 m²
LEVEL 32	GBA - SKY-RISE	1885 m²
LEVEL 33	GBA - SKY-RISE	1885 m²
LEVEL 34	GBA - SKY-RISE	1885 m²
LEVEL 35	GBA - SKY-RISE	1885 m²
LEVEL 36	GBA - SKY-RISE	1885 m²
LEVEL 37	GBA - SKY-RISE	1885 m²
LEVEL 38	GBA - LEVEL 38	1051 m²
LEVEL 39	GBA - ROOF PLANT	746 m²

GBA - UNENCLOSED		
LEVEL	NAME	AREA
GROUND FLOOR	GBA - UNENCLOSED	944
GROUND FLOOR	GBA - UNENCLOSED	30
LEVEL 1	GBA - UNENCLOSED	812
LEVEL 2	GBA - UNENCLOSED	325
LEVEL 2	GBA - UNENCLOSED	41
LEVEL 2	GBA - UNENCLOSED	193
LEVEL 2	GBA - UNENCLOSED	84
LEVEL 3	GBA - UNENCLOSED	124
LEVEL 3	GBA - UNENCLOSED	19
LEVEL 3	GBA - UNENCLOSED	11
LEVEL 4	GBA - UNENCLOSED	50
LEVEL 4	GBA - UNENCLOSED	19
LEVEL 5	GBA - UNENCLOSED	199
LEVEL 5	GBA - UNENCLOSED	51
LEVEL 5	GBA - UNENCLOSED	18
LEVEL 6	GBA - UNENCLOSED	152
LEVEL 6	GBA - UNENCLOSED	9
LEVEL 7	GBA - UNENCLOSED	227
LEVEL 8	GBA - UNENCLOSED	32
LEVEL 9	GBA - UNENCLOSED	55
LEVEL 9	GBA - UNENCLOSED	29
LEVEL 9	GBA - UNENCLOSED	8
LEVEL 10	GBA - UNENCLOSED	38
LEVEL 10	GBA - UNENCLOSED	23
LEVEL 29	GBA - UNENCLOSED	261
LEVEL 38	GBA - UNENCLOSED	833
LEVEL 39	GBA - UNENCLOSED	592

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 Nominated Architect
 Ray Brown, NSWARB 6359
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 issue amendment date
 P6 ISSUE FOR COORDINATION 02.12.2022
 P7 OWNERS CONSENT ISSUE 08.12.2022
 1 DEVELOPMENT APPLICATION ISSUE 14.12.2022
 2 AMENDED ARCHITECTURAL PLANS 10.07.2024

GBA LEGEND:
 EXTERNAL AREA
 GBA
 AREAS TO BE VERIFIED BY BUILDING SURVEYOR:
 THE TOTAL ENCLOSED AND UNENCLOSED AREA OF THE BUILDING AT ALL BUILDING FLOOR LEVELS MEASURED BETWEEN THE NORMAL OUTSIDE FACE OF ANY ENCLOSING WALL, BALUSTRADES AND SUPPORTS.

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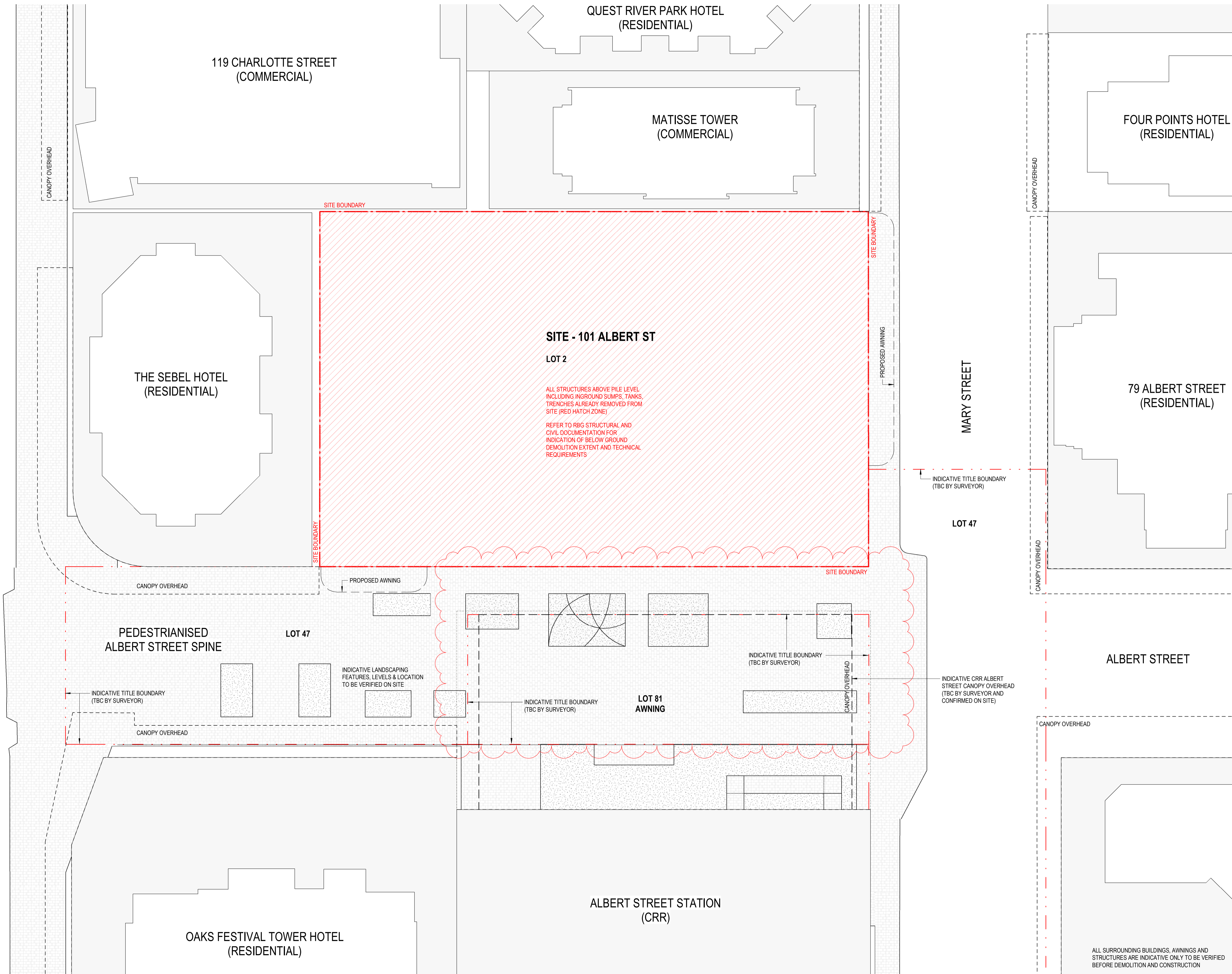
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 brisbane@architectus.com.au
 ABN 90 131 245 684

project
 101 ALBERT STREET, BRISBANE

phase
 DESIGN DEVELOPMENT

drawing

AREA PLANS - GBA
 drawn TC / WH drawing no. short DA0300
 checked CO drawing no. long ALB-ARC-DWG-AR-DA0300
 sheet issue date 04/08/23
 scale As indicated
 project no 200048.00



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Nominated Architect
Ray Brown, NSWARB 6359

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
P6	ISSUE FOR COORDINATION	02.12.2022
P7	OWNERS CONSENT ISSUE	06.12.2022
1	DEVELOPMENT APPLICATION ISSUE	14.12.2022
3	DEVELOPMENT APPLICATION REISSUE	24.04.2023

SURVEY NOTES

REFER TO ORIGINAL DOCUMENTATION AND SURVEY INFORMATION TO VERIFY ALL ON SITE CONDITIONS INCLUDING IN GROUND STRUCTURE AND SERVICES

SURVEY - BENNETT & BENNETT 220404_S002_VER REV A 17/05/22

ALBERT ST SPINE AS BUILT DOCUMENTATION

CRR DOCUMENTATION

ALL SURROUNDING BUILDINGS, AWNINGS AND STRUCTURES ARE INDICATIVE ONLY TO BE VERIFIED BEFORE DEMOLITION AND CONSTRUCTION

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2023/1374
Date: 06-Nov-2023

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ABN 90 131 245 684

project
101 ALBERT STREET, BRISBANE

phase
DEVELOPMENT APPLICATION

drawing
GROUNDFLOOR - DEMO

drawn	TC	drawing no. short	DA0500
checked	KN	drawing no. long	ALB-ARC-DRW-DA0500

sheet issue date

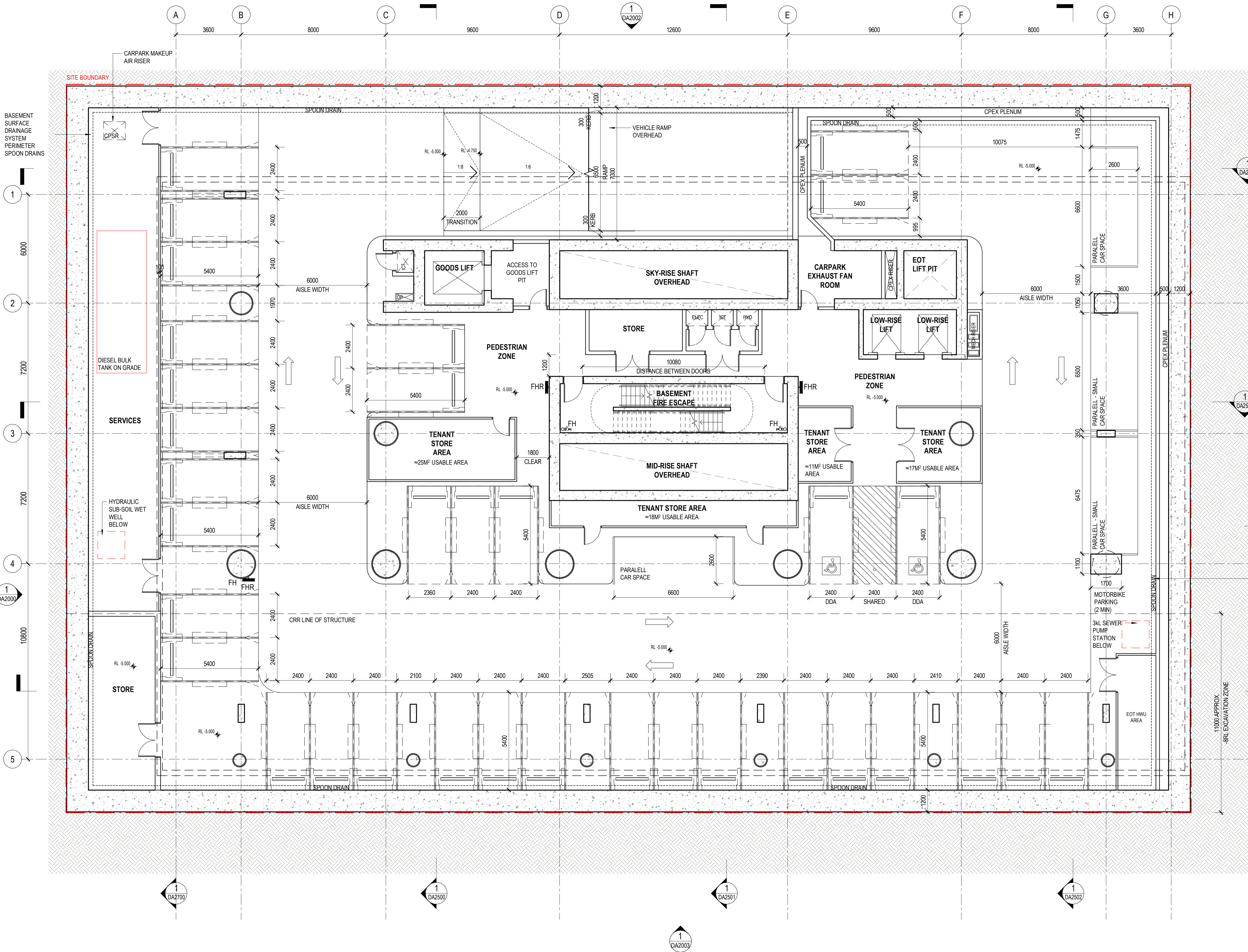
scale
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project no
200048.00

issue
3

ALL SURROUNDING BUILDINGS, AWNINGS AND STRUCTURES ARE INDICATIVE ONLY TO BE VERIFIED BEFORE DEMOLITION AND CONSTRUCTION

issue	amendment	date
C4	ISSUE FOR INFORMATION	20.10.2022
P2	ISSUE FOR COORDINATION	25.10.2022
P4	ISSUE FOR COORDINATION	31.10.2022
P5	ISSUE FOR COORDINATION	08.11.2022
P6	ISSUE FOR COORDINATION	02.12.2022
P7	OWNERS CONSENT ISSUE	08.12.2022
1	DEVELOPMENT APPLICATION ISSUE	14.12.2022



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
 Approval no: DEV2023/1374
 Date: 06-Nov-2023



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project
 101 ALBERT STREET, BRISBANE

phase
 DEVELOPMENT APPLICATION

drawing

LEVEL B2 - CARPARK

drawn TC drawing no. short DA1000
 checked KN drawing no. long ALB-ARC-DRW-DA1000

sheet issue date 10/11/2022
 scale 1 : 100@A1 issue

project no 200048.00

DRAWING COLOUR CODED - PRINT ALL COPIES IN COLOUR.

