

NORTH STAR

PROPOSED MIXED-USE DEVELOPMENT



DRAWING LIST DA

SHEET NUMBER	SHEET NAME	CURRENT REVISION	DATE
00.000	COVER SHEET	Preliminary	29-07-25
00.001	ARCHITECTS DESIGN STATEMENT	Preliminary	29-07-25
00.002	URBAN DESIGN PRINCIPLES	Preliminary	29-07-25
00.003	TECHNICAL ANALYSIS	Preliminary	29-07-25
00.004	RENDERS	Preliminary	29-07-25
00.005	RENDERS	Preliminary	29-07-25
00.006	RENDERS	Preliminary	29-07-25
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00.009	RENDERS	Preliminary	29-07-25
00.010	RENDERS	Preliminary	29-07-25
01.000	SITE LOCALITY PLAN	Preliminary	29-07-25
01.001	SITE PLAN	Preliminary	29-07-25
01.002	SITE BOUNDARY PLAN	Preliminary	29-07-25
02.001	GROUND FLOOR PLAN	Preliminary	29-07-25
02.002	LEVEL 1 FLOOR PLAN	Preliminary	29-07-25
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02.005	LEVEL 4 FLOOR PLAN	Preliminary	29-07-25
02.006	LEVEL 5 FLOOR PLAN	Preliminary	29-07-25
02.007	LEVEL 6 FLOOR PLAN	Preliminary	29-07-25
02.008	LEVEL 7 FLOOR PLAN	Preliminary	29-07-25
02.009	LEVEL 8 FLOOR PLAN	Preliminary	29-07-25
02.013	ROOF PLAN	Preliminary	29-07-25
04.001	NORTH ELEVATION	Preliminary	29-07-25
04.002	EAST ELEVATION	Preliminary	29-07-25
04.003	SOUTH ELEVATION	Preliminary	29-07-25
04.004	WEST ELEVATION	Preliminary	29-07-25
05.001	BUILDING SECTIONS	Preliminary	29-07-25
05.002	BUILDING SECTIONS	Preliminary	29-07-25
05.003	SERVICE LANE SECTIONS	Preliminary	29-07-25
06.000	MATERIALS AND FINISHES SCHEDULE	Preliminary	29-07-25
06.001	MATERIALS AND FINISHES SCHEDULE	Preliminary	29-07-25
06.002	PODIUM SCREENING FINISHES	Preliminary	29-07-25
07.000	ESD DIAGRAMS	Preliminary	29-07-25
07.001	SUN STUDY - TYPICAL TOWER FLOOR PLATE	Preliminary	29-07-25
07.002	SUN STUDY - TYPICAL TOWER FACADE	Preliminary	29-07-25
07.003	EXTERNAL SHADOW DIAGRAMS	Preliminary	29-07-25
09.001	AREA CALCULATION PLANS	Preliminary	29-07-25
09.002	AREA CALCULATION PLANS	Preliminary	29-07-25
09.003	AREA CALCULATION PLANS	Preliminary	29-07-25
09.004	AREA CALCULATION PLANS	Preliminary	29-07-25
09.100	SURVEY PLAN	Preliminary	29-07-25

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PRELIMINARY

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LEGEND

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1626
Date: 23/10/2025



Queensland Government

N	Preliminary	29-07-25	TJC
M	Preliminary	29-04-25	TJC
L	Facade Updates	03-04-25	TJC
K	Further Issues Response	16-12-22	CZ
J	Development Application	03-09-22	CZ
I	Prelodgement Updates	26-07-22	CZ
H	Prelodgement Updates	19-07-22	CZ
G	Amended Site Boundaries	28-03-22	CZ
F	Preliminary DA Set	30-11-21	CZ
E	Preliminary DA Set	28-10-21	CZ
D	Concept Design	14-10-21	CZ
C	Concept Design	23-09-21	CZ

RevisionDescriptionDateInitials

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PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE
COVER SHEET

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	JUNE '21
Checked	Date Checked	Scale @ A1

Drawing No.	Revision
6140.1S.00.000	N

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LEGEND

ARCHITECTS DESIGN STATEMENT

Lot 3A-2 of the Gold Coast Health and Knowledge precinct is situated at one of the prominent corners and main access ways into the precinct, demanding a design that recognises and embraces its location and role in setting the standard for future surrounding developments. The master plan for the precinct intends to provide increased public amenity and pedestrian accessibility through and around the adjoining sites which will aid in creating the world class innovation, technology and economic centre EDQ are striving for.

Located on the corner of Bonner and Knowledge Streets, the proposal includes an 9 storey mixed-use medical research and innovation hub for the precinct that aims to advance the treatment of a variety of health conditions and the development of new and emerging technologies across a range of health sectors. Lot 3A-2 is located to the south of the existing temporary Cohort Innovation Space building and to the west of an adjoining undeveloped site separated by a Lot reserved for a proposed 'Collaboration Green' in the form of a public plaza. The scale and bulk of the building is in keeping with the guidelines adopted by EDQ and responds creatively to the constraints, context and design brief to develop the land with an architecturally outstanding result for not only the site, but the wider precinct. A 4 storey podium element grounds the facility within the context and responds to the human scale from the public domain with a further 4 storey tower element that significantly retracts from all boundaries to further reduce the bulk and scale of the built form.

The design response elegantly references the familiar design motifs through materiality, form, and texture whilst employing modern design principles and technology to situate itself within the precinct. Appropriating the incorporation of curved forms and rounded edges to soften the built forms of the building is reminiscent of former modernist design trends, which enables the facility to recognise the foundations of the past in order to innovate and develop them further to build upon and propel the medical research industry into the future.

A feature corner treatment, modulated and sculpted to address both Bonner and Knowledge Streets, welcomes visitors with a transparent façade, showcasing the feature stair of the tower. At street level, a double height awning is supported on slender round columns which partially enclose the external entry plaza on both street frontages. This stair has been incorporated as the focal point of the design both visually and conceptually to encourage the use of stairs as the primary method of vertical circulation throughout the building, and also provides the advantage of naturally ventilating the building. A similar concept has been incorporated into the design of the open stair to the north of the building which provides a place to sit in the sun for short breaks throughout the working day.

Human interaction and communication form some of the core values of the design, to facilitate the push for innovation and economic growth. The wide and open stairways, external terraces and lobby lounge areas on each level encourage the use of common areas to create opportunities for interaction and cross-fertilisation of knowledge and ideas – these chance encounters could lead to the beginning of the next medical breakthrough.

The sloping terrain of Knowledge and Bonner Streets have been incorporated into the design, offering slightly raised planters and ledge-type seating for visitors along the building's edge. The planters also introduce a contrasting material, and ground the development in its context. Knowledge Street is addressed with a 4 storey glass and feature aluminium façade element, with an elegant and light street awning which is capped by a solid white banding, and doused with rich plantings that will include nature into the façade and increase local amenity. These elements come together to present an advanced and sophisticated design response through materiality and form-making to enhance the public realm surrounding the site. This same design philosophy has been adopted and pushed throughout the building to complete the aesthetic.

The permeability of the building façade allows people to move in, out and around the building from multiple points into public and semi-public areas located within the public domain. The building promotes a strong connection to the future 'Collaborative Green' to the Eastern façade, which is envisaged to offer smaller, more defined outdoor spaces for professionals to gather in small groups or individuals to work outdoors.

Operable glazing throughout the podium and tower permits natural light and ventilation of the facility to create a healthier and more desirable workplace. Cross ventilation can be achieved throughout the tenancies of each floor and the open stairs which can also assist in effectively flushing out the hot or stale air. Functional sun shading devices have been included, as required to act both as a facade articulation tool and heat load reduction tool. Decorative and articulated screening provides a visual buffer to the podium car parking with differing shapes and slight variations of tone to play with shadow and introduce a visual relief to bulky building elements.

Strategic design maximises the efficiency of typical floor plates to create flexible open plans that are easily split into multiple tenancies, making the spaces more adaptable for future uses. The ground floor is both visually and physically connected directly to the street and the future public plaza, which contributes to the activation of the site and the wider precinct by increasing pedestrian activity at the ground level. There are three levels of podium carparking which have been strategically sleeved with commercial tenancies across the primary facades. An outdoor terrace on the podium level is also used as common outdoor area, incorporating rich landscaping, and subsequently increasing amenity for users of the facility. The upper 4 levels that form the tower are dedicated to short term accommodation and health care services.

The project aims to develop an exemplary urban design outcome of high quality architecture tailored to the context of the precinct and commercial needs of the market and client.

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D	Preliminary		29-07-25	TJC
C	Facade Updates		03-04-25	TJC
B	Development Application		03-08-22	CZ
A	General Amendments		14-12-21	CZ
Revision	Description		Date	Initials

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CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE

ARCHITECTS DESIGN STATEMENT

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1

Drawing No.	Revision
6140.1S.00.001	D

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B	Development Application	03-08-22	CZ
A	Preliminary DA Set	28-10-21	CZ

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URBAN DESIGN PRINCIPLES

Project Architect/Designer	Drawn By	Date Drawn
MK	TJC	
Checked	Date Checked	Scale @ A1
-		1 : 1
Drawing No.	Revision	
6140.1S.00.002	D	

URBAN DESIGN PRINCIPLES

Connectivity

- The site acts as a gateway to the Gold Coast Health and Knowledge Precinct, addressing one of the primary frontages off Parklands Drive which is directly accessible from the Smith Street Motorway
- Pedestrian movement is enhanced at the street verge of the site by means of a widened footpath, a street awning along the Knowledge Street frontage with ample street lighting for safety, and proposed large street trees providing shade and protection to the street address
- The built form addresses the primary corner of Knowledge and Bonner Streets with an open public plaza and elevated canopy to improve wayfinding and enhance the connection to the public realm
- Footpath levels are on grade, thereby affording easy access
- The light-rail & busway stations are located within 150m of the site servicing the precinct with an accessible, alternative mode of transport
- The site is adjoined by an envisaged ‘Collaboration Green’ in the form of a public plaza to the Eastern boundary, offering pedestrians a landscaped thoroughfare through the site to Nexus Way, one of the main streets within the precinct

Access

- The site can be accessed from the corner of Knowledge and Bonner Streets through a covered entry plaza into a multi-storey foyer with a feature staircase that spirals up the entirety of the building, defining the development
- Patrons, employees and other users can also access the facility through a secondary entry that addresses the Collaborative Green on the Eastern boundary for a more direct connection to the ground floor tenancies and amenities
- Vehicles are able to access podium level carparking via an internal laneway off Bonner St, which shall act as a common service lane for the subject site and adjoining site to the North

Comprehensibility

- The site shall be used for health care providers and specialist medical professionals providing world-class health care and research, a concept that is strengthened by the anticipated tenancies on the ground floor of the facility and communicated within the recognisable entry foyer
- A sense of arrival will be reached via the corner entry plaza which includes a raised canopy, making the primary access more easily discernible. The external plaza is further framed by a series of delicately spaced slender metal columns that welcome arrivals and offer a sense of enclosure in an open and externalised context
- As a commercial facility, the transparency of the glass façade allows a visual connection to the internal activities, revealing the professional nature of the development
- There is a clear separation between vehicular movement and pedestrian access walkways, as each are clearly recognisable and legible from the ground plane

Adaptability and Versatility

- The elegant design of the facility enhances activation along the streetscape and encourages indirect connections to the activities within the development through the visibility of the vertical circulation and play between internal and external spatial definitions along the shopfronts
- The floor plates of the tower have been designed to optimise flexibility and adaptability with the open plan structure, which allows each level to be dedicated to a single tenant or subdivided into multiple smaller tenancies, depending on the spatial requirements of each tenant
- The vertical risers and circulation have been strategically placed at either end of the building to further improve the adaptability and efficiency of each floor plate

Human Scale and Richness

- Generally ceiling heights, doors, stairs, windows and sills are designed to enhance human scale whilst remaining responsive to the intended use, unless a deliberate alternative situation is called for, e.g., double storey lobby void areas, monolithic facade forms for visual accentuation
- Porous façade elements and opportunities for activation have been incorporated across the ground plane to maximise the contribution of the development in improving the human experience within the public domain
- Seating, lighting and landscaping is scaled accordingly
- The entry plaza is designed as a signature arrival point, and is open directly from the enhanced footpath area, adding to the public address of the site and consequently providing a public benefit. The architectural elements of the public entry plaza provide a recognisable entry point and playfully respond to the human scale whilst enriching the aesthetic of the design outcome
- The design response elegantly references the familiar motifs of the past through materiality, form, and texture whilst employing modern design principles and technology to situate itself within its context
- Human interaction and communication form some of the core values of the design, to facilitate the success of the project and businesses within. The wide and open stairways, external terraces and lobby lounge areas on each level encourage the use of common areas to create opportunities for interaction and cross-fertilisation of knowledge and ideas

Space and Place Making

- The permeability of the building façade allows people to move in, out and around the building from multiple points into public and semi-public areas located within the public domain. The building promotes a strong connection to the future ‘Collaborative Green’ to the Eastern façade, which is envisaged to offer smaller, more defined outdoor spaces for professionals to gather in small groups or individuals to work outdoors
- Where internal uses call for additional privacy, the design incorporates multiple design strategies to accommodate this through the use of obscure glazing, adjoining planting and set-back facades. It is also anticipated that the adjoining public footpaths will encourage continuous movement past these particular areas and towards more defined spaces designed for people to spend time

Quality of Edges

- The primary frontage of the site is along Knowledge Street, which has been designed with a zero setback and a street awning over the footpath. The façade is mostly transparent glass, permitting the visual connection between internal and external spaces making the activities of each area visible to the other. There are also opportunities for the ground floor tenancies to spill out into the public
- An open corner addressing both Bonner and Knowledge Streets welcome visitors with a transparent façade, showcasing the feature stair with a raised awning and a number of round slender columns to frame the entry plaza on both fronts. The slope down Knowledge Street has been incorporated into the design, offering a slightly raised planter and ledge-type seating for visitors along the buildings edge. The planter also introduces a contrasting material and grounds the development in its context
- Level 1 comprises an office space with a semi-operable, transparent façade to show activity within the building.
- The North-Eastern edge has been designed to be flexible and respond to the topography and uses within the building whilst creatively addressing the adjoining public plaza
- The building has a refined and elegant aesthetic, with a rich array of quality building materials and finishes (in a range of sophisticated textures and rich colours to provide articulation and variety)
- Podium level planting contributes to further softening the form of the building and bringing a burst of green which highlights the various façade elements and improves the overall amenity of the precinct
- Functional sun shading devices have been included to act both as a facade articulation tool, and provide physical shading to windows

Safety

- Active edges at ground level are provided on all levels
- The future public plaza encourages high pedestrian and professional activity which enhances the safety of the surrounding developments and wider precinct
- Pedestrian movement via footpath reserves operate around three of the building’s frontages
- Tenancies have orientation to the streets and plaza below for increased public surveillance
- Ample and appropriate lighting is proposed for the public and private spaces on site

Public and Private Sides

- A semi-public podium-level bar, restaurant and function centre is proposed for year-round use by the public or for private functions
- The lobby is naturally linked adjacent to the public street frontage
- The central arrival lobby is located on-grade and addressed the primary corner of the site, defined by a distinctive glazed lobby and feature pilotti
- Service zones are located off the proposed shared service zone which separates two sites and does not encourage pedestrian use

Community Enhancement

- The proposed mixed-use facility provides a clear and local signature design statement, in a progressive and developing precinct that will set a benchmark for future development on the surrounding sites
- Multiple tenancy options are available for potential small businesses and start-ups with generous and flexible spaces to service the community
- The building should be seen as a signature of design excellence which contributes to and encourages the future vision of the wider precinct

Urban Greenscape

- Green space is provided by planting drought tolerant species, making use of aspect and designing to encourage smart landscape responses
- Deep planting is achieved at podium level, with pockets of opportunity for smaller plantings at ground level which form part of the façade design
- The design directly interacts with the envisioned ‘Collaborative Green’ adjoining the Eastern boundary
- Refer to Landscape Architect’s design intent for extra information in this area

Human Needs

- Human movements have been adequately catered for by providing legible access points, public areas, (shaded and open) and segregation from vehicle movement areas
- Different micro-climates are available on and around the site, to suit the seasons and weather conditions
- Safety, security and an environment supportive of good health is provided by way of active streetscape and increased public surveillance with tenancies oriented to public areas, and an entry atrium directly addressing the primary pedestrian access point on the site
- Circulation around the site is logical and consistent
- Sensory needs are stimulated by design features such as building elements which are highly articulated and modelled, a built form with a rich palette of cladding materials, and extensive use of both hard and soft landscaping treatments
- Behavioural needs are enhanced by way of increased social and professional interaction facilitated by the design's communal spaces

Environmental Sensitivity

- The buildings is designed so that material waste is kept to a minimum, (i.e., product standard modules utilized), plant and equipment will be located to cause minimum nuisance to tenants and adjoining properties (considering both visual and acoustic treatments), and energy usage will be minimised where possible
- The entirety of the building incorporates openings to natural air ventilation via operable openings throughout each level
- The proposal comprises a highly considered and integrated development on the available site, which maximises the efficiency of space and contributes to the urban fabric and public realm, which is consistent with achieving a consolidated and efficient urban footprint for the area
- LED lighting will be adopted along with smart metering and switching mechanisms
- VOC emissions will be reduced through the use of natural fibre carpets and low VOC paints for occupied spaces
- A waste management plan and record, along with recycling and reusing waste initiatives will be employed
- Facades have been designed so floor plates are open to daylight and take advantage of winter sun and cross breezes
- Appropriate actions to reduce hazardous materials, that cause potential health risks. Survey data of the site used to faciliate proper removal and disposal, where relevant
- Adequate lighting levels to wet areas
- External spaces with appropriate solar access and shade to improve health and wellbeing.
- Minimised energy loss in unoccupied areas by providing manual/ automated control to air-conditioning and lighting energy with shutdown switches
- Energy efficient appliances will be installed
- The site promotes the use of bicycles by providing end of trip facilities and bicycle parking for patrons
- Commuting by mass public transport is accessed less than 200m away from the site
- Water efficient appliances will be installed
- Shaded common landscaped and pergola areas on the podium and rooftop terrace
- Non-intrusive outdoor lighting design to avoid light pollution

TECHNICAL ANALYSIS

DEVELOPMENT NAME:	NORTH STAR
PROPERTY ADDRESS:	CORNER OF KNOWLEDGE AND BONNER STREETS, GCHKP, SOUTHPORT, GOLD COAST 4215
RPD:	LOT 9 on SP275512
DIVISION:	6
EXISTING SITE AREA:	10,420m ²
PROPOSED SITE AREA:	2,554m ²

DOMAIN
MIXED USE HEALTH, COMMERCIAL AND SHORT TERM ACCOMMODATION

PROPOSED USE	
GROUND FLOOR:	COMMERCIAL TENANCIES
LEVEL 1:	CARPARK, COMMERCIAL TENANCIES
LEVEL 2:	CARPARK, COMMERCIAL TENANCIES
LEVEL 3:	CARPARK, COMMERCIAL TENANCIES
LEVEL 4:	SHORT TERM ACCOMMODATION
LEVEL 5:	SHORT TERM ACCOMMODATION
LEVELS 6:	COMMERCIAL TENANCIES
LEVELS 7:	COMMERCIAL TENANCIES
LEVELS 8:	COMMERCIAL TENANCIES

MAX BUILDING HEIGHT
38.2m - 9 STOREYS @ 3.7m FLOOR TO FLOOR HEIGHT

DEVELOPMENT STATISTICS		
SITE AREA:	2,554m ²	
GROSS FLOOR AREA:	8,273m ²	3.24:1
SITE COVER (PODIUM):	2,219m ²	92%
SITE COVER (TOWER):	1,006m ²	42%
LANDSCAPING:	334m ²	13%

AREA SCHEDULE

GROUND FLOOR	2074 m ²
LEVEL 1	1947 m ²
LEVEL 2	2069 m ²
LEVEL 3	2087 m ²
LEVEL 4	1830 m ²
LEVEL 5	880 m ²
LEVEL 6	919 m ²
LEVEL 7	929 m ²
LEVEL 8	938 m ²
ROOF LEVEL	152 m ²
TOTAL:	13825 m ²

GFA SCHEDULE

GROUND FLOOR	2065 m ²
LEVEL 1	927 m ²
LEVEL 2	218 m ²
LEVEL 3	503 m ²
LEVEL 4	925 m ²
LEVEL 5	846 m ²
LEVEL 6	937 m ²
LEVEL 7	939 m ²
LEVEL 8	913 m ²
TOTAL:	8273 m ²

TUA SCHEDULE

GROUND FLOOR	1910 m ²
LEVEL 1	572 m ²
LEVEL 2	152 m ²
LEVEL 3	423 m ²
LEVEL 4	843 m ²
LEVEL 5	769 m ²
LEVEL 6	944 m ²
LEVEL 7	864 m ²
LEVEL 8	851 m ²
TOTAL:	7328 m ²

CARPARKING SCHEDULE

TANDEM	22
VISITOR	6
LEVEL 1: 28	28
SMALL	11
TANDEM	48
VISITOR	11
LEVEL 2: 70	70
SHORT TERM	14
SMALL	2
TANDEM	34
VISITOR	9
LEVEL 3: 59	59

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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2025/1626
Date: 23/10/2025



Queensland
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O	Level 6, Onst Short-Term Accommodation	18-09-25	EJC
N	Preliminary	29-07-25	TJC
M	Preliminary	28-04-25	TJC
K	Design Updates	28-03-25	TJC
L	Facade Updates	03-04-25	TJC
J	Design Updates	25-03-25	TJC
I	Further Issues Response	16-12-22	CZ
H	Development Application	03-08-22	CZ
G	Prelodgement Updates	25-07-22	CZ
F	Prelodgement Updates	19-07-22	CZ
E	Amended Roofline	22-06-22	CZ
D	Amended Site Boundaries	28-03-22	CZ

Revision	Description	Date	Initials
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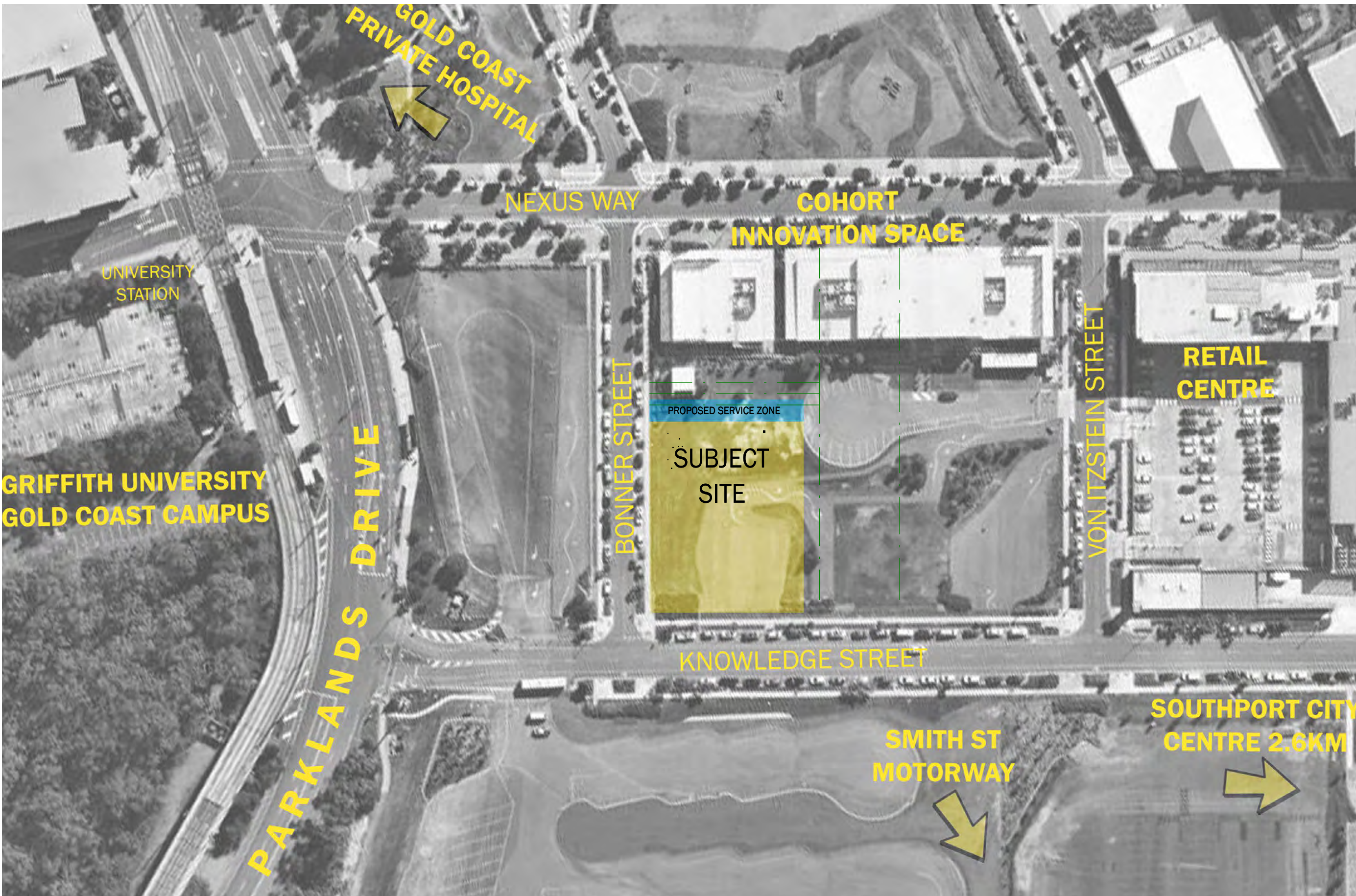
PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE
TECHNICAL ANALYSIS

Project Architect/Designer	Drawn By	Date Drawn
MK	TJC	
Checked	Date Checked	Scale @ A1
-		

Drawing No.	Revision
6140.1S.00.003	0



SITE LOCALITY PLAN

Scale @ A1 1:1000

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29/07/2025 5:33:21 PM

PRELIMINARY

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7. Any drawing issued without a current revision date represents an uncontrolled copy of the original document.

LEGEND

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1626

Date: 23/10/2025

F	Preliminary	29-07-25	TJC
E	Facade Updates	03-08-25	TJC
D	Development Application	03-08-22	CZ
C	Preliminary DA Set	28-10-21	CZ
B	Concept Design	11-10-21	CZ
A	Concept Design	23-09-21	CZ

Revision	Description	Date	Initials
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PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE
SITE LOCALITY PLAN

Project Architect/Designer	Drawn By	Date Drawn
Designer	TJC	
Checked	Date Checked	Scale @ A1
-		As indicated
Drawing No.	Revision	
6140.1S.01.000	F	

PROPOSED BOUNDARY PLAN

Scale @ A1 1:200

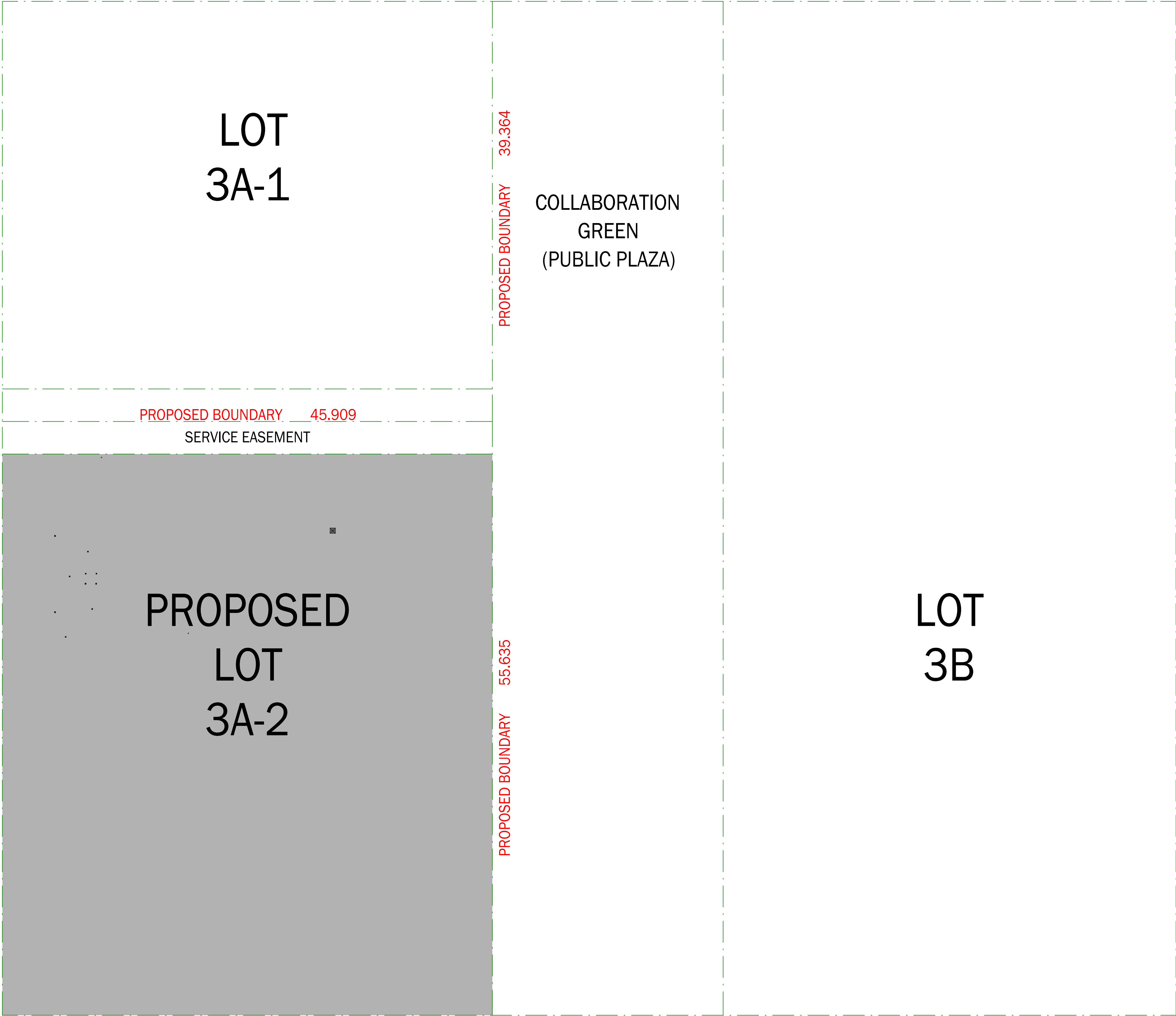
BONNER STREET

36314

6100

52955

SERVICE LANEWAY



LOT
3A-1

COLLABORATION
GREEN
(PUBLIC PLAZA)

LOT
3B

PROPOSED
LOT
3A-2

45909

21625

42432

KNOWLEDGE STREET

PRELIMINARY

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Approval no: DEV2025/1626

Date: 23/10/2025



Revision	Description	Date	Initials
H	Preliminary	29-07-25	TJC
G	Facade Updates	03-04-25	TJC
F	Design Updates	25-03-25	TJC
E	Development Application	03-08-22	CZ
D	Prelodgement Updates	19-07-22	CZ
C	Amended Boundaries	14-04-22	CZ
B	Amended Site Boundaries	28-03-22	CZ
A	Preliminary DA Set	28-10-21	CZ



Brisbane

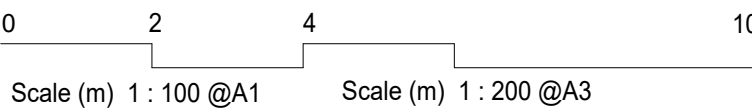
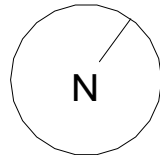
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PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE
SITE BOUNDARY PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	TJC	
Checked	Date Checked	Scale @ A1
-		1 : 200
Drawing No.	Revision	
6140.1S.01.002	H	

BONNER STREET

1
05.002

STREET PARKING

STREET PARKING

STREET PARKING

EXISTING FOOTPATH

ENERGEX
PMT
ABOVE

PUMP ROOM
23 m²
RL 16.500

SPRINKLER TANKS
65 m²
RL 16.500

MEDICAL GAS
34 m²
RL 16.500

STAIR 4

CORRIDOR
9 m²

LOBBY
29 m²
RL 16.500

TENANCY 6
319 m²
RL 16.500

TENANCY 6
319 m²
RL 17.400

CORRIDOR
110 m²
RL 17.400

SERVICES

TENANCY 5
166 m²
RL 17.400

TENANCY 1
597 m²
RL 17.400

TENANCY 4
312 m²
RL 17.400

TENANCY 3
140 m²
RL 15.420

TENANCY 2
105 m²
RL 15.420

SHORT TERM
ACCOMMODATION LOBBY
34 m²
RL 17.400

COMMERCIAL LOBBY
73 m²
RL 17.400

ENTRY FOYER
52 m²
RL 17.400

ENTRY PLAZA
RL 17.400

MECH

SERVICES

EMERGENCY
EXIT

KNOWLEDGE STREET

1
05.001

AWNING ABOVE

1600H CLEARANCE OVER

PLANTING

ENTRY

PLANTER

ENTRY

PLANTER

ENTRY

PLANTER

PLANTING

ENTRY

PLANTER

ENTRY

PLANTER

ENTRY

PLANTER

AWNING ABOVE

INDICATIVE LINE OF PROPOSED
PAVEMENT NOT INCLUDED IN THIS
APPLICATION - DESIGN BY OTHERS -
REFER TO PIAZZA DESIGN

1
05.002

Visual permeability is to be
maintained in accordance with the
requirements of condition 29 of the
development permit.

APPROXIMATE AREAS

COMMERCIAL LOBBY	73 m ²
MEDICAL GAS	34 m ²
TENANCY 1	597 m ²
TENANCY 2	105 m ²
TENANCY 3	140 m ²
TENANCY 4	312 m ²
TENANCY 5	166 m ²
TENANCY 6	319 m ²
COMMERCIAL	8
1746 m ²	

BOOSTER/HYDRANT	2 m ²
CORRIDOR	9 m ²
CORRIDOR	110 m ²
ENTRY FOYER	52 m ²
LOBBY	29 m ²
PUMP ROOM	23 m ²
SHORT TERM ACCOMMODATION LOBBY	34 m ²
SPRINKLER TANKS	65 m ²
WATER METERS	4 m ²
COMMON: 9	328 m ²
GROUND FLOOR: 17	2074 m ²

CARPARKING

TANDEM	22
VISITOR	6
LEVEL 1: 28	28

SMALL	11
TANDEM	48
VISITOR	11
LEVEL 2: 70	70

SHORT TERM	14
SMALL	2
TANDEM	34
VISITOR	9
LEVEL 3: 59	59

PRELIMINARY

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LEGEND

AMENDED IN RED

By: Elizabeth Piper
Date: 21/10/2025



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1626
Date: 23/10/2025



W	Preliminary	29-07-25	TJC
V	Preliminary	29-04-25	TJC
T	Design Updates	28-03-25	TJC
U	Facade Updates	03-04-25	TJC
S	Design Updates	29-03-25	TJC
R	PMT Added	20-03-23	CZ
Q	Further Issues Response #2	01-02-23	CZ
P	Further Issues Response	18-12-22	CZ
O	Preliminary F1 Response	07-12-22	CZ
N	Preliminary F1 Response	30-11-22	CZ
M	Development Application	03-08-22	CZ
L	Prelodgement Updates	19-07-22	CZ

Revision	Description	Date	Initials
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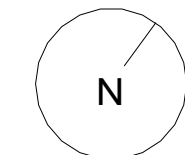
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Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3

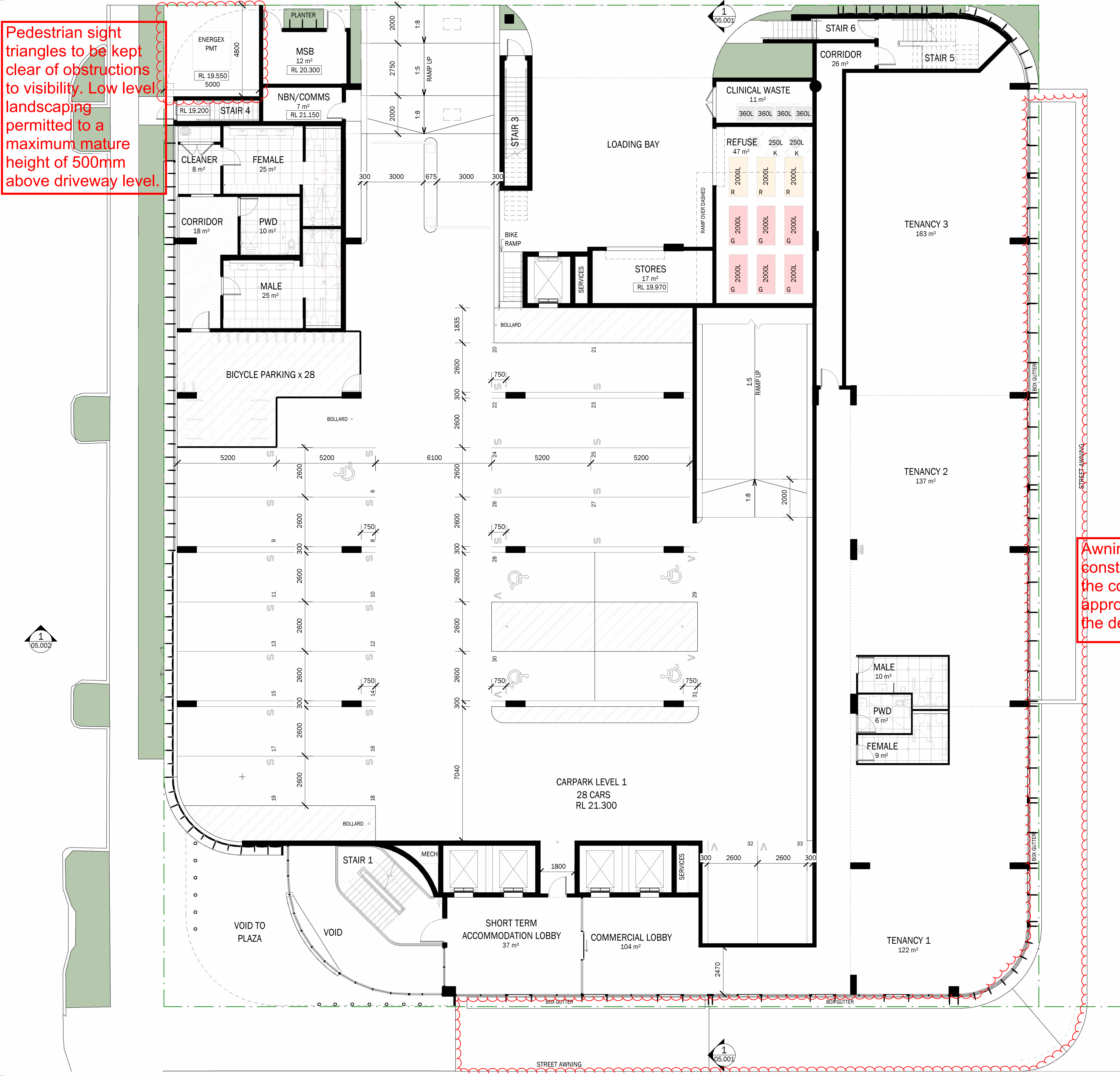
PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE
GROUND FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	TJC	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.	Revision	
6140.1S.02.001	W	

Pedestrian sight triangles to be kept clear of obstructions to visibility. Low level landscaping permitted to a maximum mature height of 500mm above driveway level.



APPROXIMATE AREAS

CARPARK LEVEL 1	975 m ²
CARPARK: 1	975 m ²

COMMERCIAL LOBBY	104 m ²
FEMALE	9 m ²
MALE	10 m ²
PWD	6 m ²
TENANCY 1	122 m ²
TENANCY 2	137 m ²
TENANCY 3	163 m ²
COMMERCIAL: 7	551 m ²

CLEANER	8 m ²
CLINICAL WASTE	11 m ²
CORRIDOR	18 m ²
CORRIDOR	26 m ²
FEMALE	25 m ²
LOADING BAY	95 m ²
MALE	25 m ²
MSB	12 m ²
NBN/COMMS	7 m ²
PWD	10 m ²
REFUSE	47 m ²
SHORT TERM ACCOMMODATION LOBBY	37 m ²
STAIR 1	51 m ²
STAIR 3	8 m ²
STAIR 4	5 m ²
STAIR 5	16 m ²
STAIR 6	3 m ²
STORES	17 m ²
COMMON: 18	421 m ²
LEVEL 1: 26	1947 m ²

CARPARKING

TANDEM	22
VISITOR	6
LEVEL 1: 28	28

SMALL	11
TANDEM	48
VISITOR	11
LEVEL 2: 70	70

SHORT TERM	14
SMALL	2
TANDEM	34
VISITOR	9
LEVEL 3: 59	59

Awnings are to be designed and constructed in accordance with the compliance assessment approval under condition 28 of the development permit.

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AMENDED IN RED

By: Elizabeth Piper
Date: 21/10/2025



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1626
Date: 23/10/2025



W	Bicycle Store Door Addition	16-09-25	EJC
V	Preliminary	29-07-25	TJC
U	Preliminary	28-04-25	TJC
S	Design Updates	28-03-25	TJC
T	Facade Updates	03-04-25	TJC
R	Design Updates	25-03-25	TJC
Q	PMT Added	20-03-23	CZ
P	Further Issues Response	16-12-22	CZ
O	Preliminary F1 Response	07-12-22	CZ
N	Preliminary F1 Response	30-11-22	CZ
M	Development Application	03-08-22	CZ
L	Prelodgement Updates	26-07-22	CZ

Revision	Description	Date	Initials
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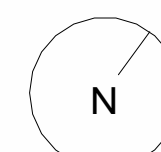
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0 2 4 10
Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3

PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

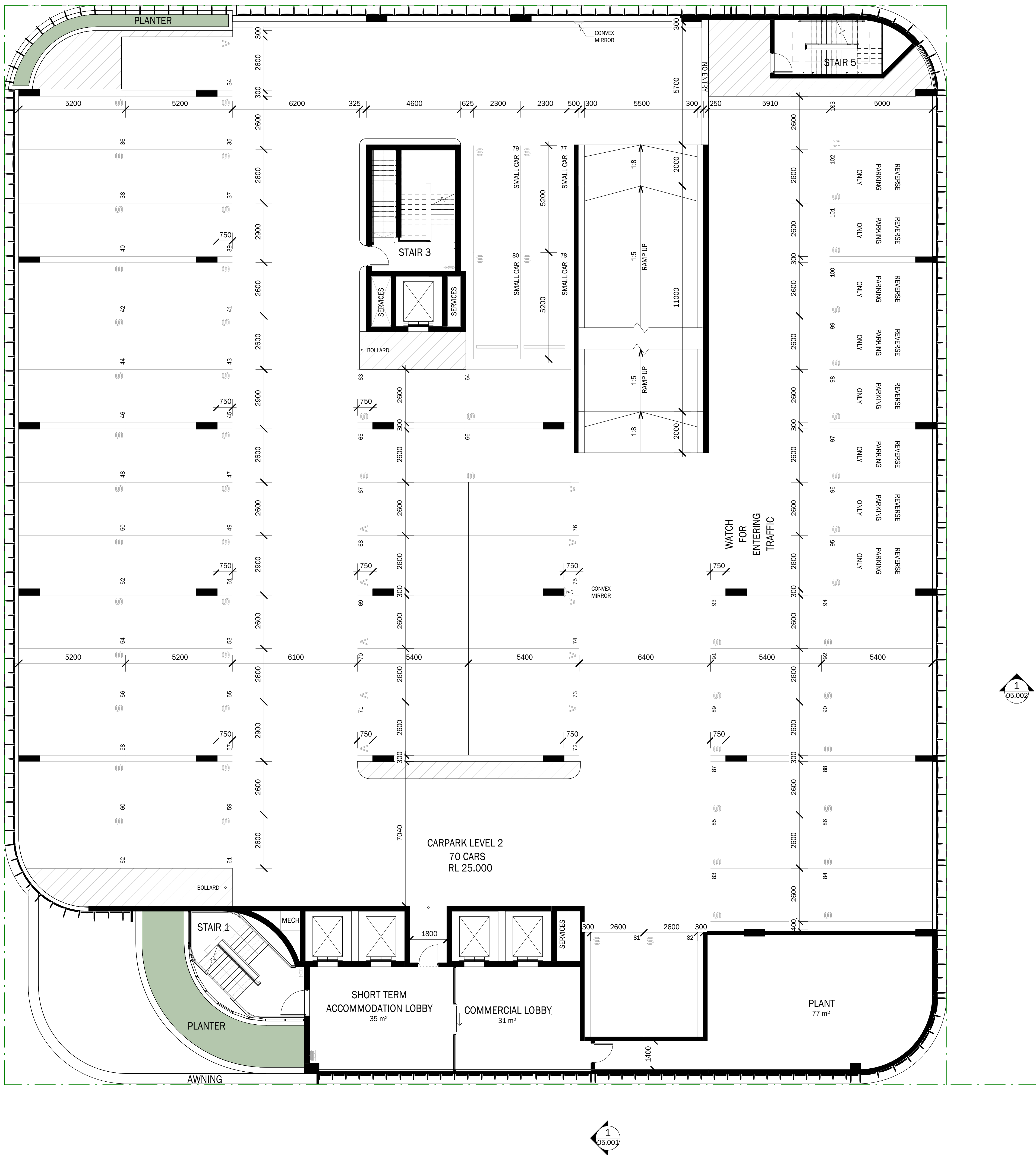
CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE
LEVEL 1 FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	TJC	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.	Revision	

6140.1S.02.002

W



APPROXIMATE AREAS

CARPARK LEVEL 2	1887 m²
CARPARK: 1	1887 m²

COMMERCIAL LOBBY	31 m²
PLANT	77 m²
COMMERCIAL: 2	108 m²

SHORT TERM ACCOMMODATION LOBBY	35 m²
STAIR 1	23 m²
STAIR 3	16 m²
COMMON: 3	74 m²
LEVEL 2: 6	2069 m²

CARPARKING

TANDEM	22
VISITOR	6
LEVEL 1: 28	28

SMALL	11
TANDEM	48
VISITOR	11
LEVEL 2: 70	70

SHORT TERM	14
SMALL	2
TANDEM	34
VISITOR	9
LEVEL 3: 59	59

LEGEND

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1626

Date: 23/10/2025



S	Preliminary	29-07-25	TJC
R	Preliminary	29-04-25	TJC
P	Design Updates	28-03-25	TJC
Q	Facade Updates	03-04-25	TJC
O	Design Updates	25-03-25	TJC
N	Futher Issues Response	16-12-22	CZ
M	Preliminary F1 Response	07-12-22	CZ
L	Preliminary F1 Response	30-11-22	CZ
K	Development Application	03-08-22	CZ
J	Phelodgement Updates	26-07-22	CZ
I	Phelodgement Updates	19-07-22	CZ
H	Amended Site Boundaries	28-03-22	CZ

Revision	Description	Date	Initials
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Scale (m) 1 : 100 @A1

Scale (m) 1 : 200 @A3

N

PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE
LEVEL 2 FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	TJC	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.	Revision	

6140.1S.02.003

S

LEGEND

APPROXIMATE AREAS

CARPARK LEVEL 3	1605 m²
CARPARK: 1	1605 m²

COMMERCIAL LOBBY	32 m²
FEMALE	9 m²
MALE	10 m²
PWD	6 m²
TENANCY 1	350 m²
COMMERCIAL: 5	407 m²

SHORT TERM ACCOMMODATION LOBBY	36 m²
STAIR 1	23 m²
STAIR 2	16 m²
COMMON: 3	75 m²
LEVEL 3: 9	2087 m²

CARPARKING

TANDEM	22
VISITOR	6
LEVEL 1: 28	28

SMALL	11
TANDEM	48
VISITOR	11
LEVEL 2: 70	70

SHORT TERM	14
SMALL	2
TANDEM	34
VISITOR	9
LEVEL 3: 59	59

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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Date: 23/10/2025



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P	Design Updates	25-03-25	TJC
O	Futher Issues Response	16-12-22	CZ
N	Preliminary F1 Response	07-12-22	CZ
M	Preliminary F1 Response	30-11-22	CZ
L	Development Application	03-08-22	CZ
K	Phelodgement Updates	26-07-22	CZ
J	Phelodgement Updates	19-07-22	CZ
I	Amended Site Boundaries	28-03-22	CZ

Revision	Description	Date	Initials
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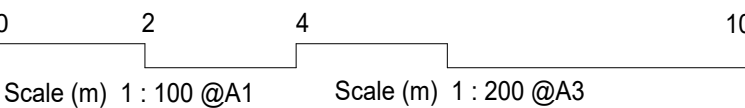
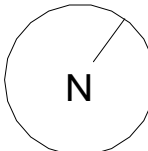
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PROJECT
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BONNER STREET, GCHKP

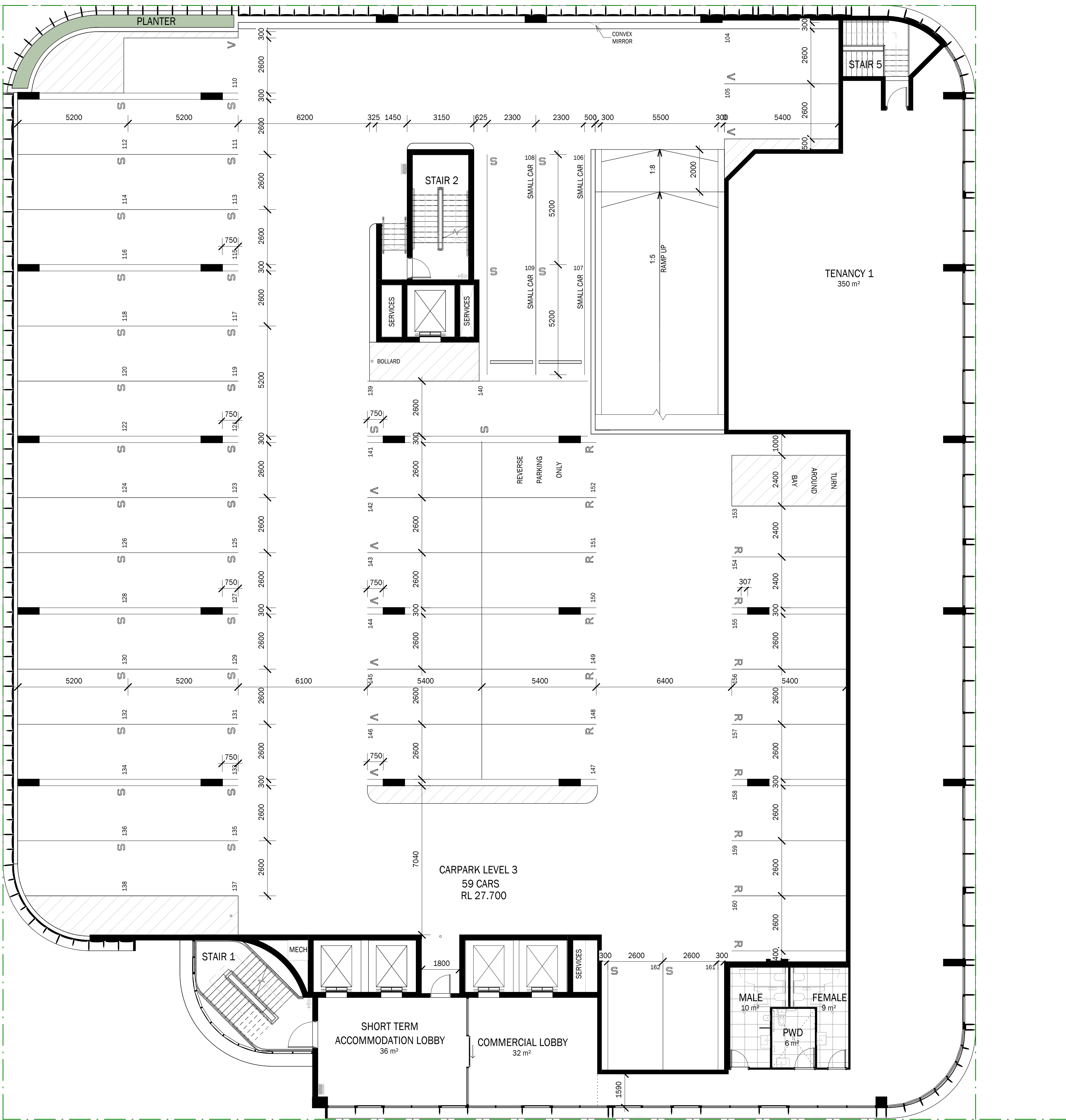
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DRAWING TITLE
LEVEL 3 FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	TJC	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.	Revision	

6140.1S.02.004

T



PRELIMINARY

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Notes to balcany cuttings are optional.

LEGEND

AMENDED IN RED

By: Elizabeth Piper

Date: 21/10/2025



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1626

Date: 23/10/2025



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S	Preliminary	28-04-25	TJC
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R	Facade Updates	03-04-25	TJC
P	Design Updates	25-03-25	TJC
O	Further Issues Response	16-12-22	CZ
N	Updated Podium Terrace	14-12-22	CZ
M	Updated Podium Terrace	09-12-22	CZ
L	Preliminary FI Response	07-12-22	CZ
K	Development Application	03-08-22	CZ
J	Prelodgement Updates	25-07-22	CZ
I	Prelodgement Updates	19-07-22	CZ

Revision	Description	Date	Initials
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TV
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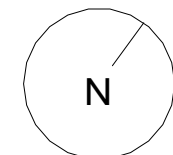
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0 2 4 10
Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3

PROJECT
NORTH STAR
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DRAWING TITLE

LEVEL 4 FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	TJC	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.	Revision	

6140.1S.02.005

T

Private balconies are to be provided to all short-term accommodation units located at Level 4, and privacy treatments are to be incorporated into openings in accordance with the compliance assessment approval under condition 34 of the development permit.

APPROXIMATE AREAS

COMMUNAL KITCHEN	24 m ²
DINING	80 m ²
FEMALE	9 m ²
MALE	7 m ²
PWD	6 m ²
COMMERCIAL: 5	126 m ²

CORRIDOR	82 m ²
SHORT TERM ACCOMMODATION LOBBY	36 m ²
STAIR 1	23 m ²
STAIR 2	16 m ²
COMMON: 4	157 m ²

BALCONY	10 m²
BALCONY	10 m²
BALCONY	10 m²
BALCONY	10 m²
BALCONY	10 m²
BALCONY	10 m²
BALCONY	10 m²
BALCONY	10 m²
BALCONY	10 m²
STORE	4 m²
STORE	4 m²
STUDIO	30 m²
STUDIO	30 m²
STUDIO	30 m²
STUDIO	30 m²
STUDIO	30 m²
STUDIO	30 m²
STUDIO	30 m²
STUDIO	30 m²
STUDIO	30 m²
STUDIO	30 m²
STUDIO	30 m²
STUDIO	30 m²
STUDIO ACCESSIBLE	47 m²
STUDIO ACCESSIBLE	47 m²
SHORT TERM: 30	662 m²

COVERED AREA	36 m ²
OPEN COURTYARD	31 m ²
OUTDOOR TERRACE	818 m ²
TERRACE: 3	885 m ²

AWNING OVER DAHSED

4759

ETBACK TO GLAZING

By: Elizabeth Piper
Date: 21/10/2025



Approval no: DEV2025/1626
Date: 23/10/2025



O	Preliminary	29-07-25	TJC
N	Preliminary	28-04-25	TJC
L	Design Updates	28-03-25	TJC
M	Facade Updates	03-04-25	
K	Design Updates	25-03-25	TJC
J	Further Issues Response	16-12-22	CZ
I	Development Application	03-08-22	CZ
H	Prelodgement Updates	25-07-22	CZ
G	Prelodgement Notices	19-07-22	CZ
F	Amended Site Boundaries	28-03-22	CZ
E	General Amendments	14-12-21	CZ
D	Preliminary DA Set	28-10-21	CZ

Revision	Description	Date	Initials
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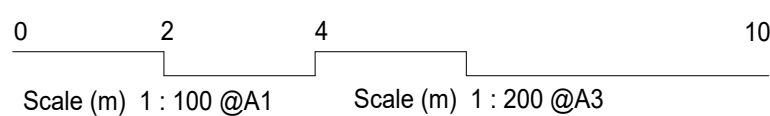
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PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE

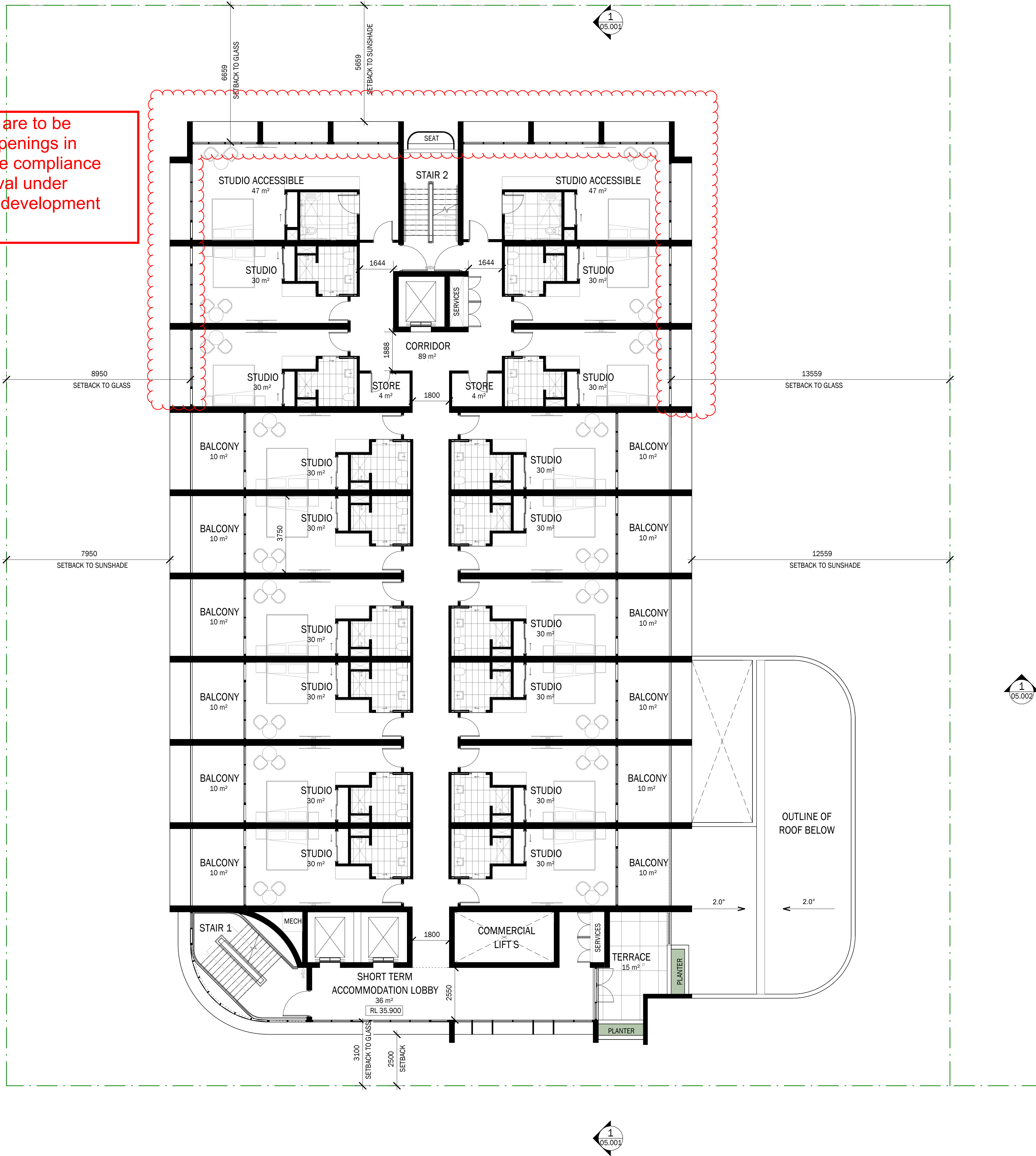
LEVEL 5 FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	TJC	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.	Revision	

6140.1S.02.006

C

Privacy treatments are to be incorporated into openings in accordance with the compliance assessment approval under condition 34 of the development permit.



LEGEND

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1626

Date: 23/10/2025



P	Preliminary	29-07-25	TJC
Q	Preliminary	28-04-25	TJC
M	Design Updates	28-03-25	TJC
N	Facade Updates	03-04-25	TJC
L	Design Updates	25-03-25	TJC
K	Further Issues Response	16-12-22	CZ
J	Development Application	03-08-22	CZ
I	Prolegement Updates	19-07-22	CZ
H	Updated for Tenancies	15-06-22	CZ
G	Amended Site Boundaries	28-03-22	CZ
F	General Amendments	14-12-21	CZ
E	Preliminary DA Set	28-10-21	CZ

Revision	Description	Date	Initials
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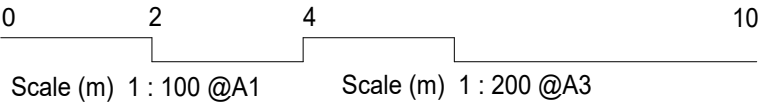
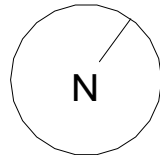
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NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

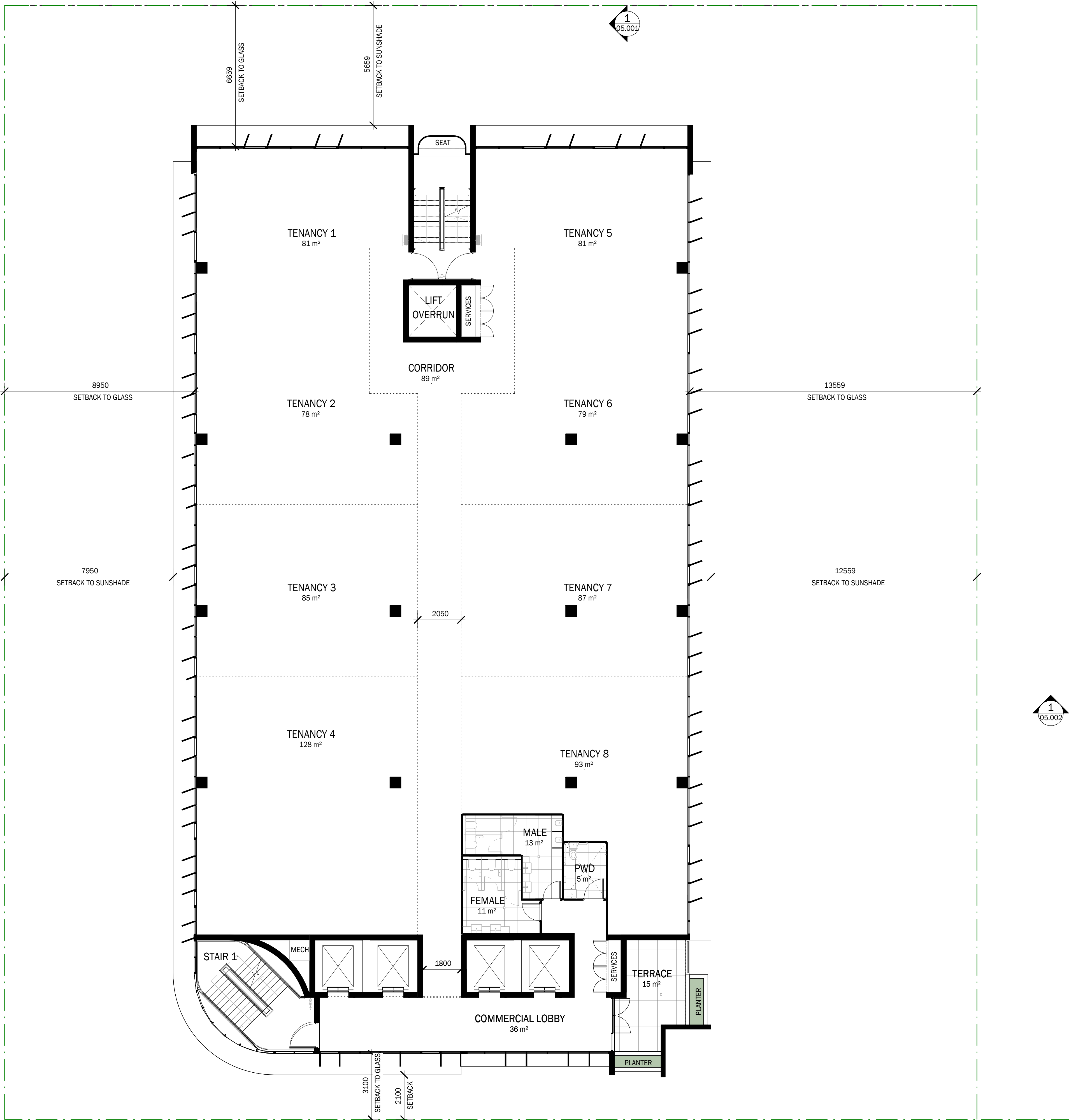
CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE
LEVEL 6 FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	TJC	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.	Revision	

6140.1S.02.007

P



LEGEND

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1626

Date: 23/10/2025



O	Preliminary	29-07-25	TJC
N	Preliminary	29-04-25	TJC
L	Design Updates	28-03-25	TJC
M	Facade Updates	03-04-25	TJC
K	Design Updates	25-03-25	TJC
J	Further Issues Response	16-12-22	CZ
I	Development Application	03-08-22	CZ
H	Prolegement Updates	19-07-22	CZ
G	Amended Site Boundaries	28-03-22	CZ
F	General Amendments	14-12-21	CZ
E	Preliminary DA Set	28-10-21	CZ
D	Concept Design	23-09-21	CZ

Revision	Description	Date	Initials
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Brisbane

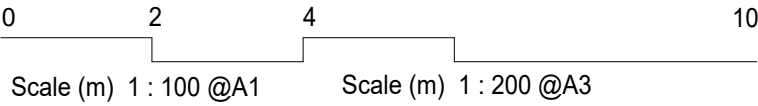
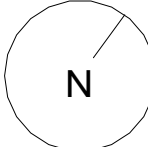
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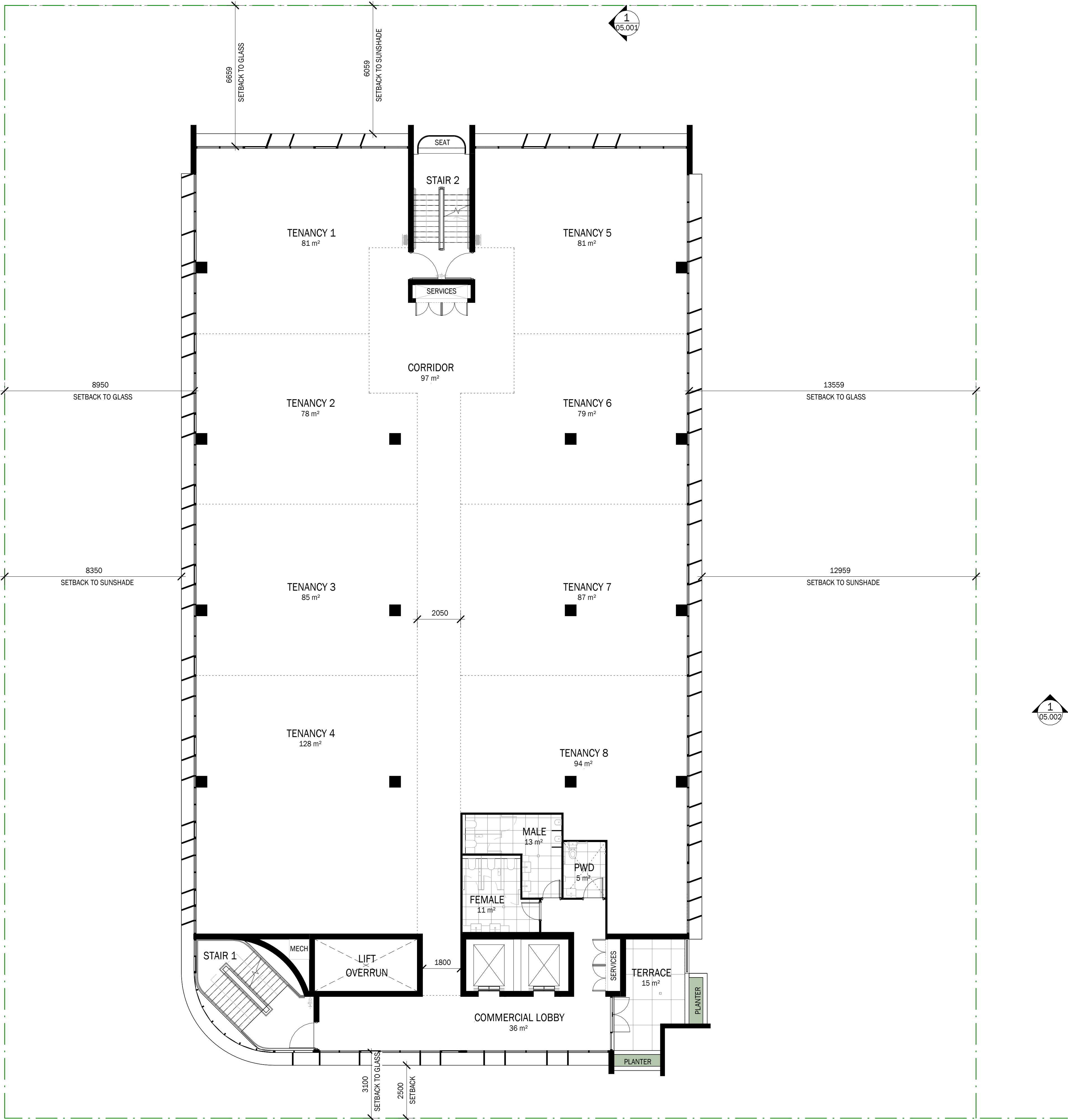
CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE
LEVEL 7 FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	TJC	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.	Revision	

6140.1S.02.008

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APPROXIMATE AREAS

LEVEL 7: 16 929 m²

COMMERCIAL LOBBY	36 m²
FEMALE	11 m²
MALE	13 m²
PWD	5 m²
TENANCY 1	68 m²
TENANCY 2	78 m²
TENANCY 3	85 m²
TENANCY 4	141 m²
TENANCY 5	68 m²
TENANCY 6	79 m²
TENANCY 7	87 m²
TENANCY 8	94 m²
COMMERCIAL: 12	765 m²

CORRIDOR	97 m²
STAIR 1	23 m²
STAIR 2	16 m²
COMMON: 3	136 m²

TERRACE	11 m²
TERRACE	11 m²
TERRACE	15 m²
TERRACE: 3	37 m²

LEGEND

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1626

Date: 23/10/2025



O	Add Doors to Tenancies 1 & 5 Terraces	18-09-25	EJC
N	Preliminary	29-07-25	TJC
M	Preliminary	28-04-25	TJC
K	Design Updates	28-03-25	TJC
L	Facade Updates	03-04-25	TJC
J	Design Updates	25-03-25	TJC
I	Further Issues Response	16-12-22	CZ
H	Development Application	03-08-22	CZ
G	Prelodgement Updates	19-07-22	CZ
F	Amended Site Boundaries	28-03-22	CZ
E	General Amendments	14-12-21	CZ
D	Preliminary DA Set	28-10-21	CZ

Revision	Description	Date	Initials
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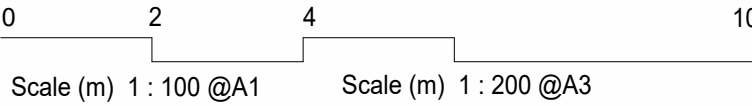
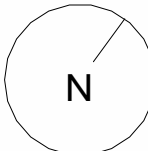
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NORTH STAR
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BONNER STREET, GCHKP

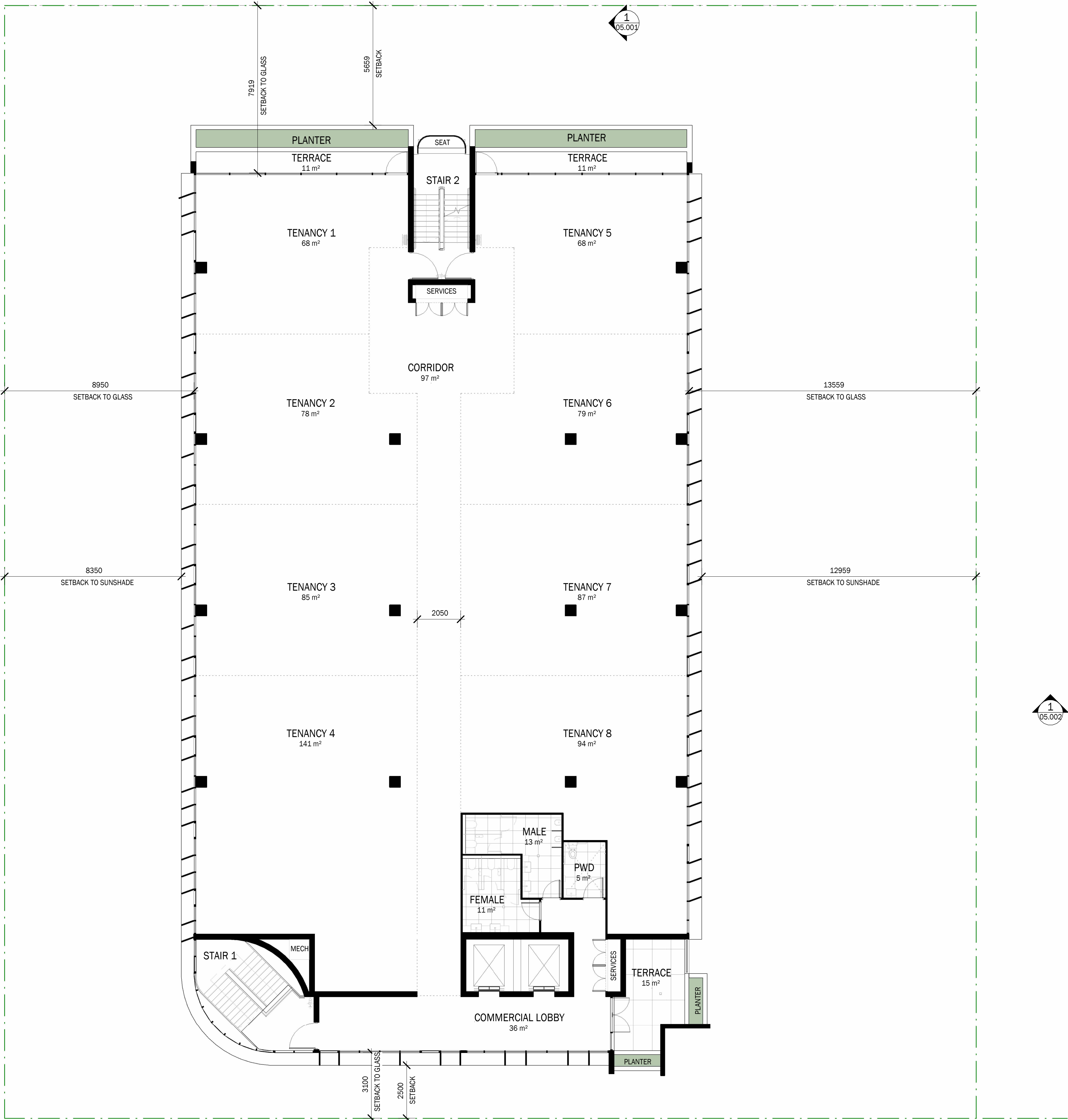
CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE
LEVEL 8 FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	TJC	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.		Revision

6140.1S.02.009

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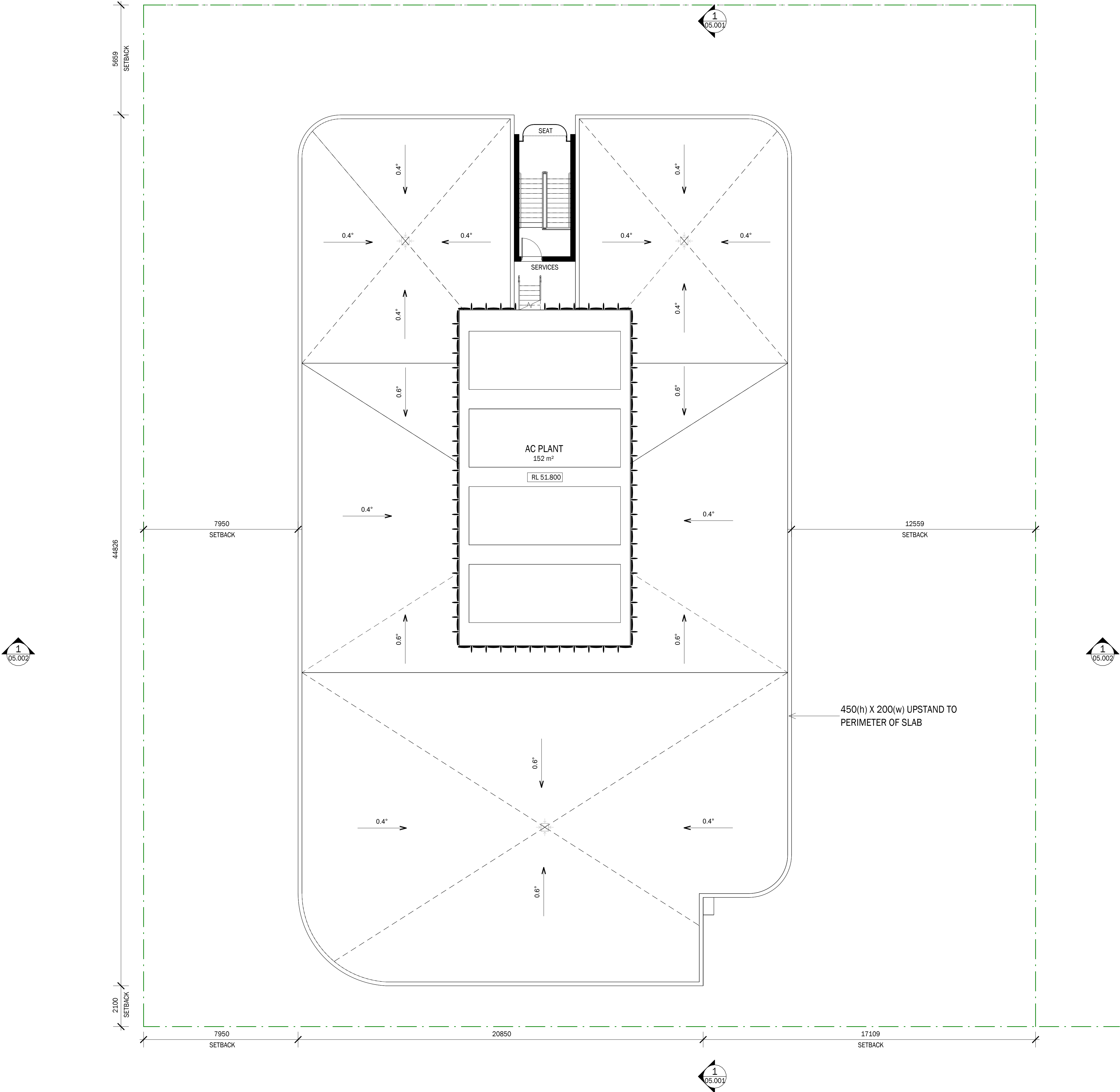
APPROXIMATE AREAS

LEVEL 7: 16 929 m²

COMMERCIAL LOBBY	36 m²
FEMALE	11 m²
MALE	13 m²
PWD	5 m²
TENANCY 1	68 m²
TENANCY 2	78 m²
TENANCY 3	85 m²
TENANCY 4	141 m²
TENANCY 5	68 m²
TENANCY 6	79 m²
TENANCY 7	87 m²
TENANCY 8	94 m²
COMMERCIAL: 12	765 m²

CORRIDOR	97 m²
STAIR 1	23 m²
STAIR 2	16 m²
COMMON: 3	136 m²

TERRACE	11 m²
TERRACE	11 m²
TERRACE	15 m²
TERRACE: 3	37 m²



APPROXIMATE AREAS	
LEVEL 8: 18	938 m²
AC PLANT	152 m²
COMMERCIAL: 1	152 m²
ROOF LEVEL: 1	152 m²

LEGEND

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1626

Date: 23/10/2025

Revision	Description	Date	Initials
I	Preliminary	29-07-25	TJC
H	Preliminary	29-04-25	TJC
F	Design Updates	28-03-25	TJC
G	Facade Updates	03-04-25	TJC
E	Design Updates	25-03-25	TJC
D	Development Application	03-08-22	CZ
C	Prelodgement Updates	19-07-22	CZ
B	Amended Site Boundaries	28-03-22	CZ
A	Preliminary DA Set	28-10-21	CZ

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Scale (m) 1 : 100 @A1

Scale (m) 1 : 200 @A3

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PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

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DRAWING TITLE
ROOF PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	TJC	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.	Revision	

LEGEND

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1626
Date: 23/10/2025



Queensland
Government

K	Preliminary	29-07-25	TJC
J	Preliminary	28-04-25	TJC
I	Facade Updates	03-04-25	TJC
H	Further Issues Response	16-12-22	CZ
G	Updated Podium Terrace	14-12-22	CZ
F	Preliminary F1 Response	07-12-22	CZ
E	Development Application	03-08-22	CZ
D	Prelodgement Updates	26-07-22	CZ
C	Amended Site Boundaries	28-03-22	CZ
B	Preliminary DA Set	30-11-21	CZ
A	Preliminary DA Set	28-10-21	CZ

Revision	Description	Date	Initials
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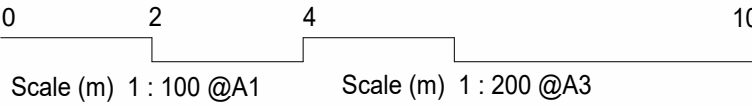
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DRAWING TITLE
NORTH ELEVATION

Project Architect/Designer	Drawn By	Date Drawn
MK	TJC	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.	Revision	
6140.1S.04.001	K	



LEGEND

AMENDED IN RED

By: Elizabeth Piper
Date: 21/10/2025



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2025/1626
Date: 23/10/2025



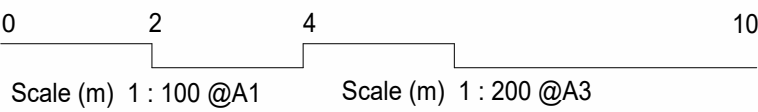
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J	Preliminary	28-04-25	TJC
I	Facade Updates	03-04-25	TJC
H	Further Issues Response	16-12-22	CZ
G	Updated Podium Terrace	14-12-22	CZ
F	Preliminary F1 Response	07-12-22	CZ
E	Development Application	03-08-22	CZ
D	Prelodgement Updates	26-07-22	CZ
C	Amended Site Boundaries	28-03-22	CZ
B	Preliminary DA Set	30-11-21	CZ
A	Preliminary DA Set	28-10-21	CZ

Revision	Description	Date	Initials
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MASTERPLANNING .

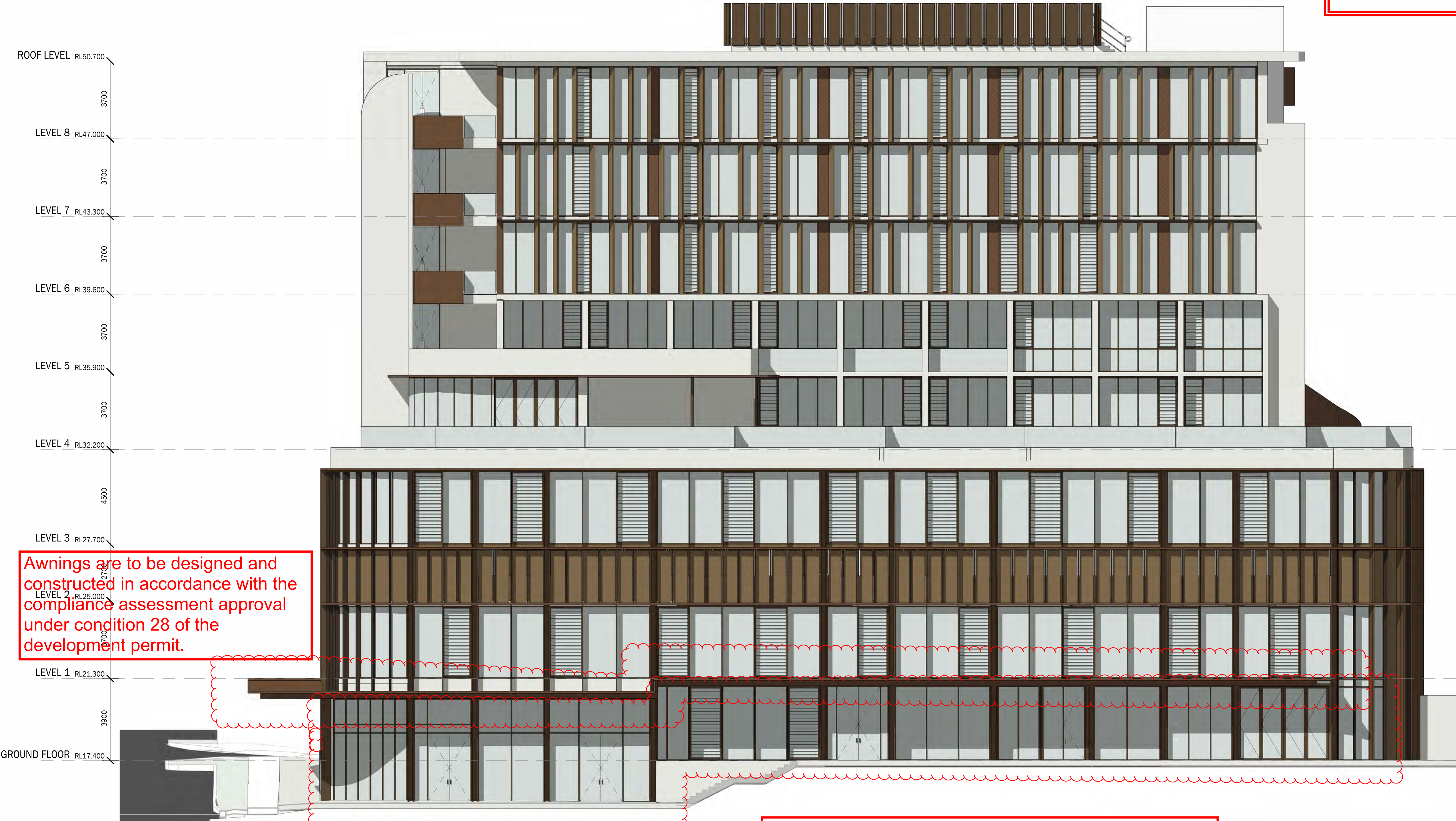


PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE
EAST ELEVATION

Project Architect/Designer	Drawn By	Date Drawn
MK	TJC	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.	Revision	
6140.1S.04.002	K	



Awnings are to be designed and constructed in accordance with the compliance assessment approval under condition 28 of the development permit.

Visual permeability is to be maintained in accordance with the requirements of condition 29 of the development permit.

LEGEND

AMENDED IN RED

By: Elizabeth Piper

Date: 21/10/2025



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1626

Date: 23/10/2025



K	Preliminary	29-07-25	TJC
J	Preliminary	28-04-25	TJC
I	Facade Updates	03-04-25	TJC
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C	Amended Site Boundaries	28-03-22	CZ
B	Preliminary DA Set	30-11-21	CZ
A	Preliminary DA Set	28-10-21	CZ

Revision	Description	Date	Initials
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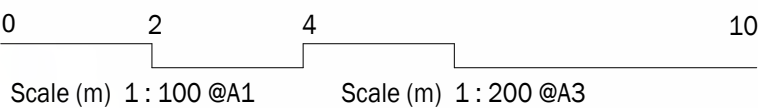
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PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
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DRAWING TITLE
SOUTH ELEVATION

Project Architect/Designer	Drawn By	Date Drawn
MK	TJC	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.	Revision	
6140.1S.04.003	K	



Awnings are to be designed and constructed in accordance with the compliance assessment approval under condition 28 of the development permit.

Visual permeability is to be maintained in accordance with the requirements of condition 29 of the development permit.

LEGEND

AMENDED IN RED

By: Elizabeth Piper

Date: 21/10/2025



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1626

Date: 23/10/2025



Revision	Description	Date	Initials
H	Preliminary	29-07-25	TJC
G	Preliminary	28-04-25	TJC
F	Facade Updates	03-04-25	TJC
E	Further Issues Response	16-12-22	CZ
D	Preliminary FI Response	07-12-22	CZ
C	Development Application	03-08-22	CZ
B	Preliminary DA Set	30-11-21	CZ
A	Preliminary DA Set	28-10-21	CZ

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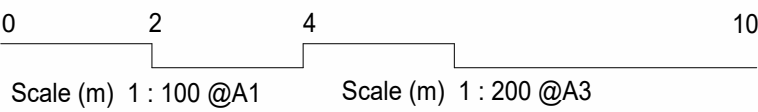
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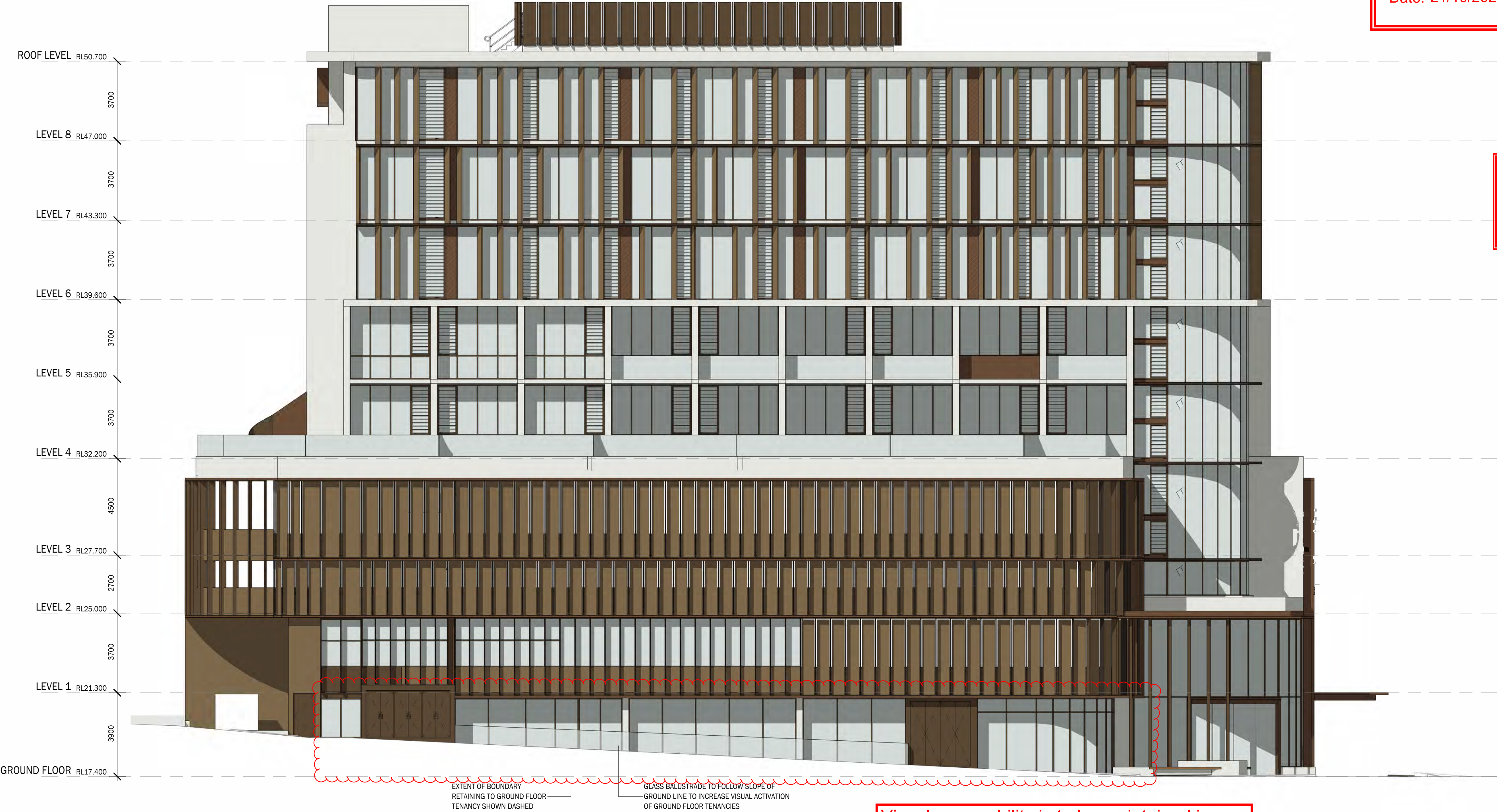


PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE
WEST ELEVATION

Project Architect/Designer	Drawn By	Date Drawn
MK	TJC	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.	Revision	
6140.1S.04.004	H	



Visual permeability is to be maintained in accordance with the requirements of condition 29 of the development permit.

LEGEND

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1626
Date: 23/10/2025



Queensland Government

M	Preliminary	29-07-25	TJC
L	Preliminary	29-04-25	TJC
J	Design Updates	28-03-25	TJC
K	Facade Updates	03-04-25	TJC
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H	Preliminary FI Response	07-12-22	CZ
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D	Preliminary DA Set	30-11-21	CZ
C	Preliminary DA Set	28-10-21	CZ
B	Concept Design	23-09-21	CZ

Revision	Description	Date	Initials
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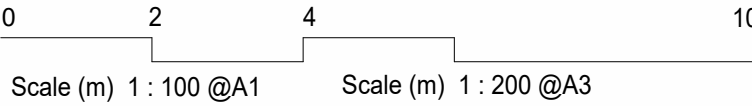
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PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

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DRAWING TITLE
BUILDING SECTIONS

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		1 : 200
Drawing No.	Revision	
6140.1S.05.001	M	

LEGEND

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1626
Date: 23/10/2025



Queensland
Government

L	Preliminary	29-07-25	TJC
K	Preliminary	29-04-25	TJC
I	Design Updates	28-03-25	TJC
J	Facade Updates	03-04-25	TJC
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G	Preliminary FI Response	07-12-22	CZ
F	Development Application	03-08-22	CZ
E	Prelodgement Updates	29-07-22	CZ
D	Amended Site Boundaries	28-03-22	CZ
C	Preliminary DA Set	30-11-21	CZ
B	Preliminary DA Set	28-10-21	CZ
A	General Amendments	02-08-21	CZ

Revision	Description	Date	Initials
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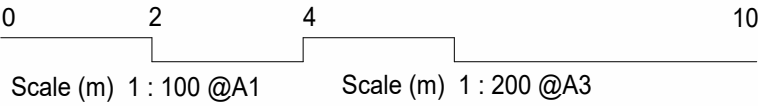
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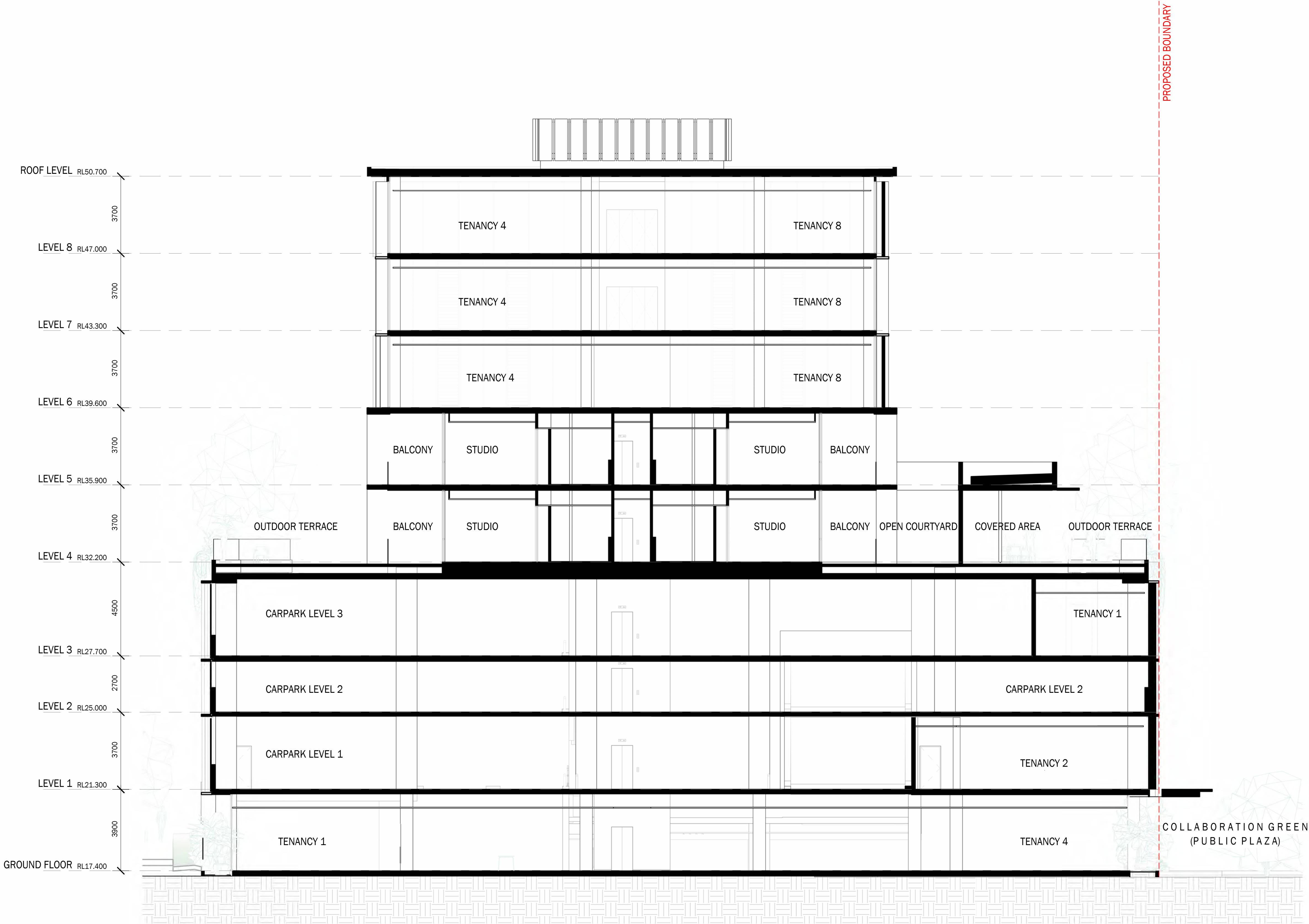


PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

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DRAWING TITLE
BUILDING SECTIONS

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.	Revision	
6140.1S.05.002	L	





LEGEND

H	Preliminary	29-07-25	TJC
G	Facade Updates	03-04-25	TJC
F	Further Issues Response	16-12-22	CZ
E	Development Application	03-08-22	CZ
D	Prelodgement Updates	26-07-22	CZ
C	Amended Site Boundaries	28-03-22	CZ
B	Preliminary DA Set	30-11-21	CZ
A	Preliminary DA Set	28-10-21	CZ

Revision

Description

Date

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PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
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DRAWING TITLE
RENDERS

Project Architect/Designer	Drawn By	Date Drawn
MK	TJC	
Checked	Date Checked	Scale @ A1
-		

Drawing No.	Revision
6140.1S.00.005	H

LEGEND



H	Preliminary	29-07-25	TJC
G	Facade Updates	03-04-25	TJC
F	Further Issues Response	16-12-22	CZ
E	Development Application	03-08-22	CZ
D	Prelodgement Updates	26-07-22	CZ
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