

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2015/692/7

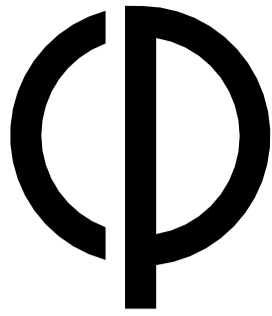
Date: 4 December 2025



Appendix D

Proposal Plans

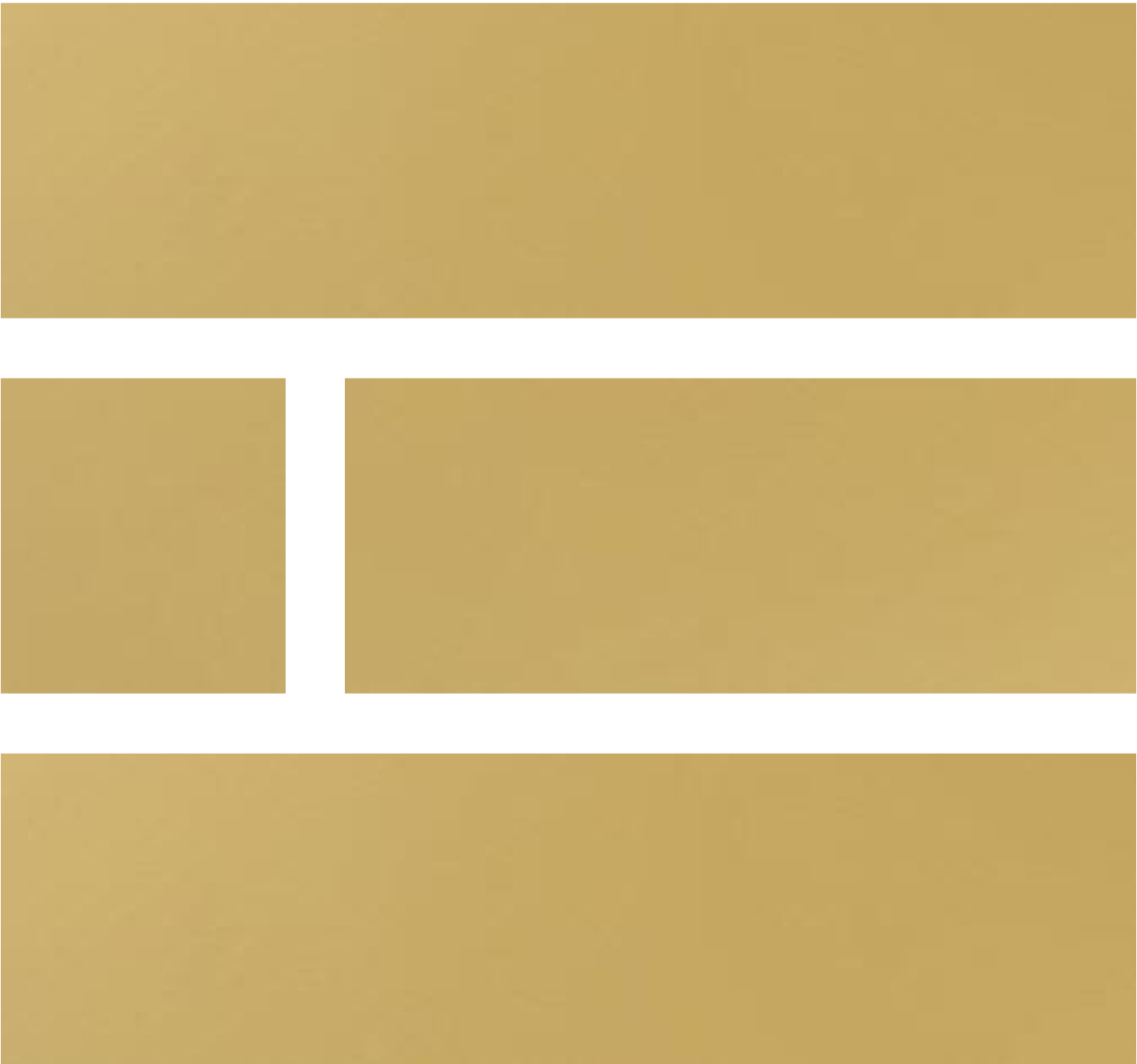
COTTEEPARKER



BOWEN HILLS HOTEL

63 O'Connell Tce, Bowen Hills

7677 - DA ISSUE FOR APPROVAL

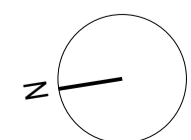




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BIMcloud: CPACLDRIMM01 - BIMcloud/2500/7677 63 O'Connell Tce Bowen Hills 2025-09-29 5:20 PM

02 DA ISSUE FOR APPROVAL 2025-09-29 AB EL MT
01 DRAFT AMENDMENT APPLICATION 2025-09-18 BN DW MT
ISSUE PURPOSE DATE I C A
SD

BOWEN HILLS HOTEL

63 O'Connell Tce, Bowen Hills
CLIENT - Herron Coorey Pty Ltd

3D DRAWING & RENDERS - SHEET 01

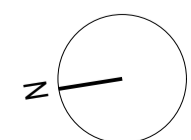
JOB No 7677 DRAWING No SD0201 ISSUE 02



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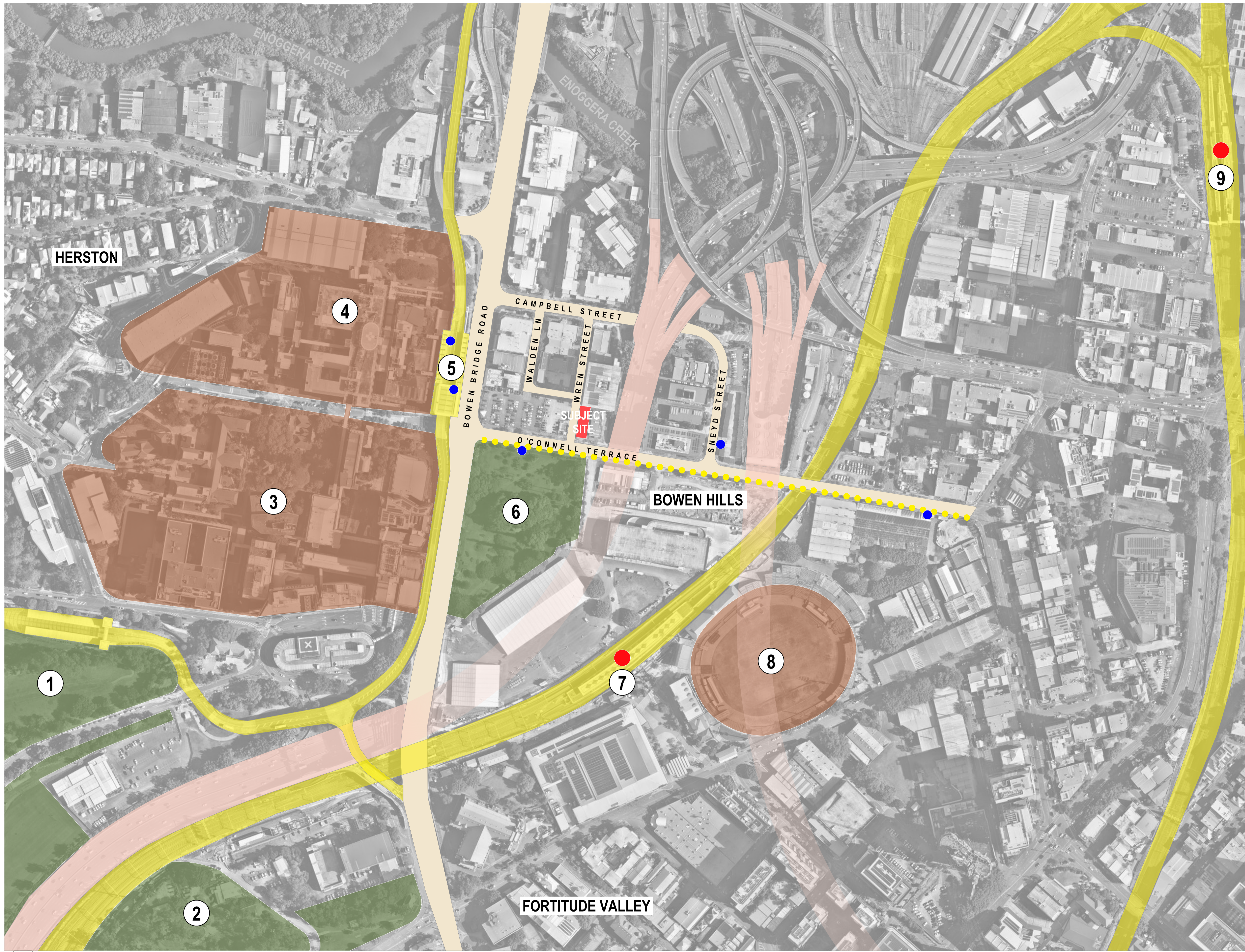
SD

BOWEN HILLS HOTEL

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DRAWING TITLE
3D DRAWING & RENDERS - SHEET 02

JOB No	DRAWING No	ISSUE
7677	SD0202	02



LEGEND

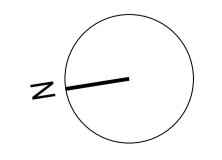
- SUBJECT SITE
- TRAIN LINE / BUSWAY
- MOTORWAY
- SURROUNDING ROADS
- BICYCLE PATHS
- BUS STOP
- TRAIN STATION
- 1 BARRAMBIN / VICTORIA PARK
- 2 VICTORIA PARK / BARRAMBIN DOG PARK
- 3 UQ HERSTON HEALTH CAMPUS
- 4 ROYAL BRISBANE WOMENS HOSPITAL (RBWH)
- 5 RBWH BUS STATION
- 6 BOWEN PARK
- 7 EXHIBITION STATION (UNDER CONSTRUCTION)
- 8 BRISBANE SHOWGROUNDS
- 9 BOWEN HILLS STATION

1 CONTEXT PLAN
SCALE @ A1 1:2000

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0 20 40 60 80 100 120 140 160 180 200
SCALE 1:2000 @ A1
SCALE 1:4000 @ A3



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DRAWING TITLE
CONTEXT PLAN
DRAWING No SD1001
ISSUE 03

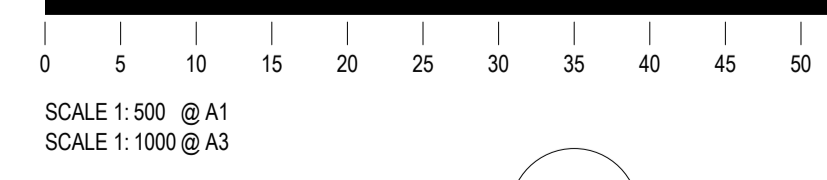
JOB No
7677

BIMcloud: CPACLDRIMM01 - BIMcloud/2500/7677 63 O'Connell Tce Bowen Hills: 2025-09-29: 5:20 PM



1 LOCATION PLAN
SCALE @ A1 1:500

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DRAWING TITLE
LOCATION PLAN
DRAWING No
SD1002
ISSUE
03

JOB No
7677

SD

DEVELOPMENT SUMMARY

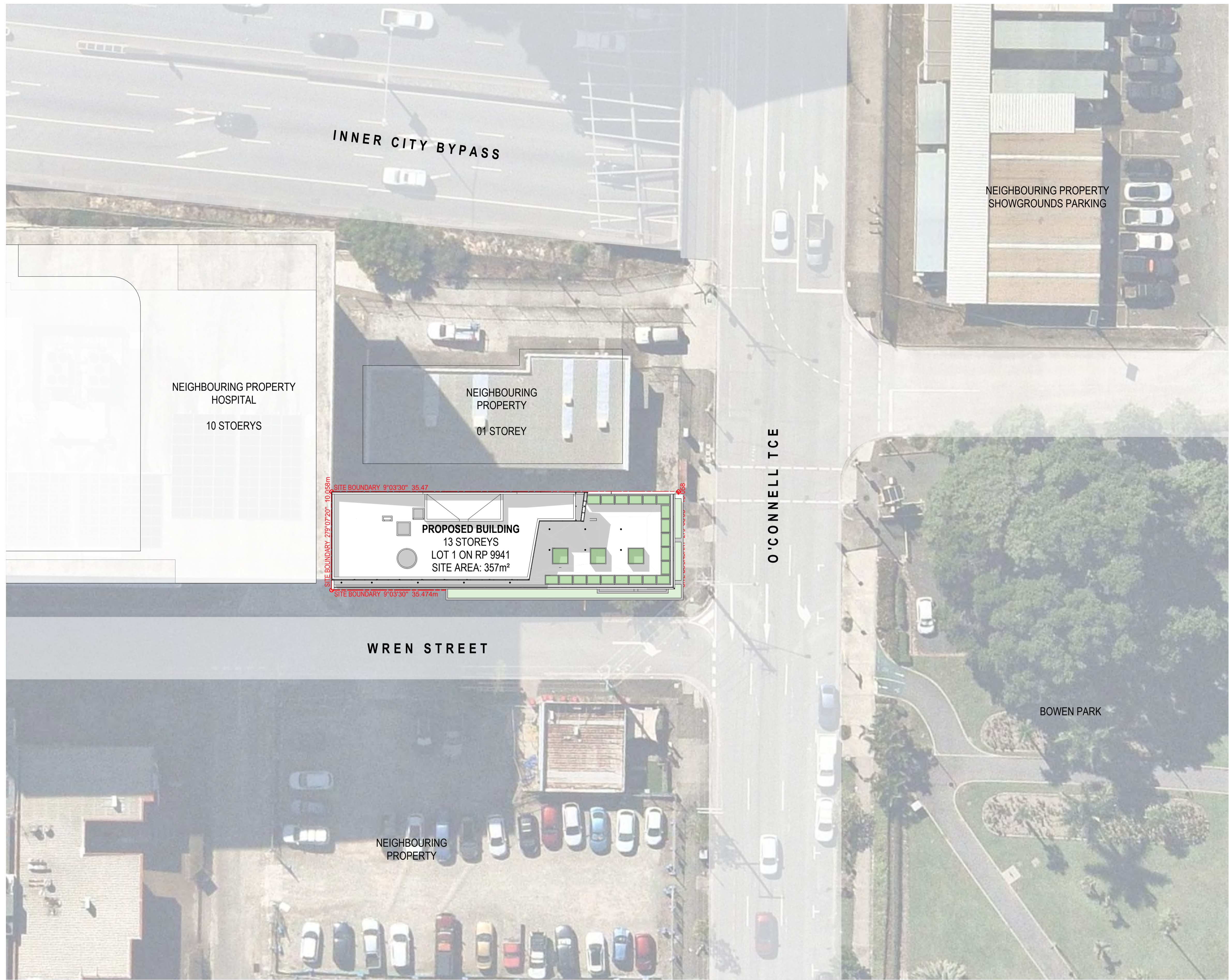
LOT
 LOT 1 ON RP 9941
 63 O'Connell Tce Bowen Hills QLD 4006 AUSTRALIA

SITE AREA 357m²

PLANTING
LANDSCAPING 64.85m²

SERVICE VEHICLES
 SRV 01

HOTEL ROOMS
 KEYS 100

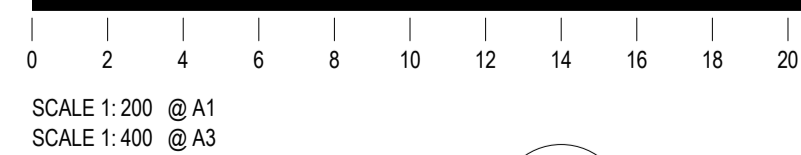


1 SITE PLAN - AERIAL PHOTO OVERLAY
 SCALE @ A1 1:200

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ISSUE PURPOSE	DATE	I	C	A

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JOB No
7677

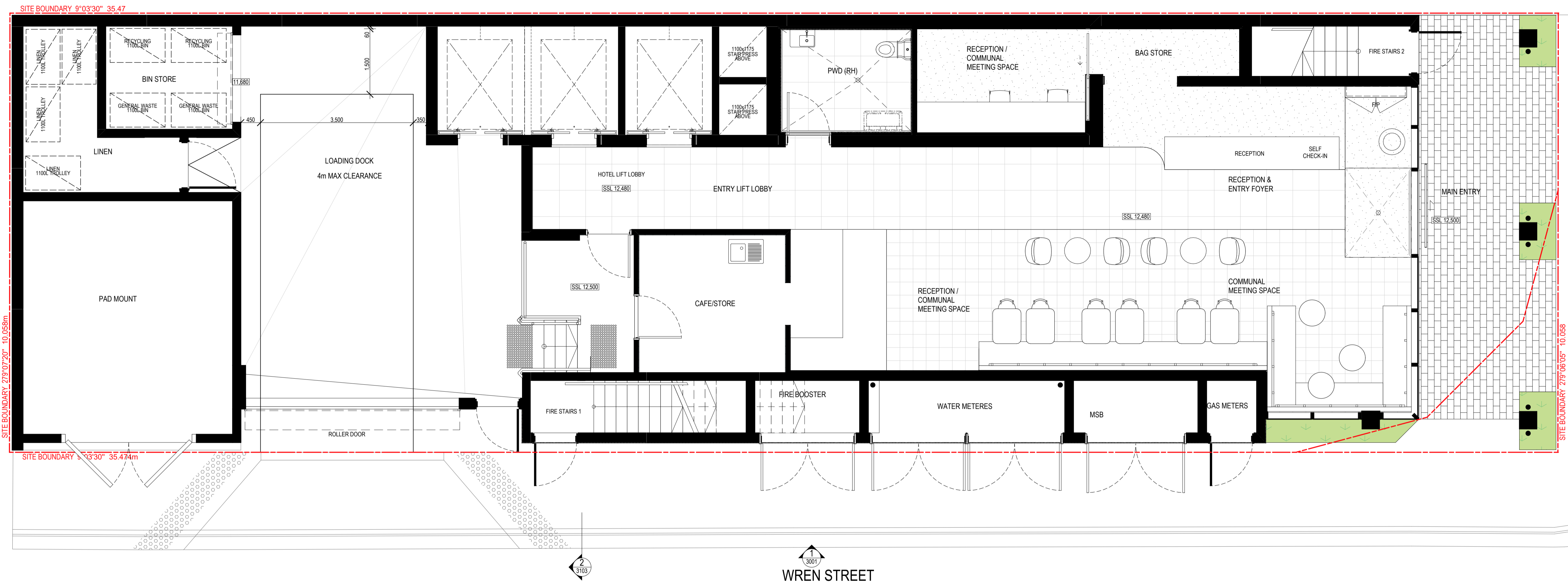
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ISSUE
03

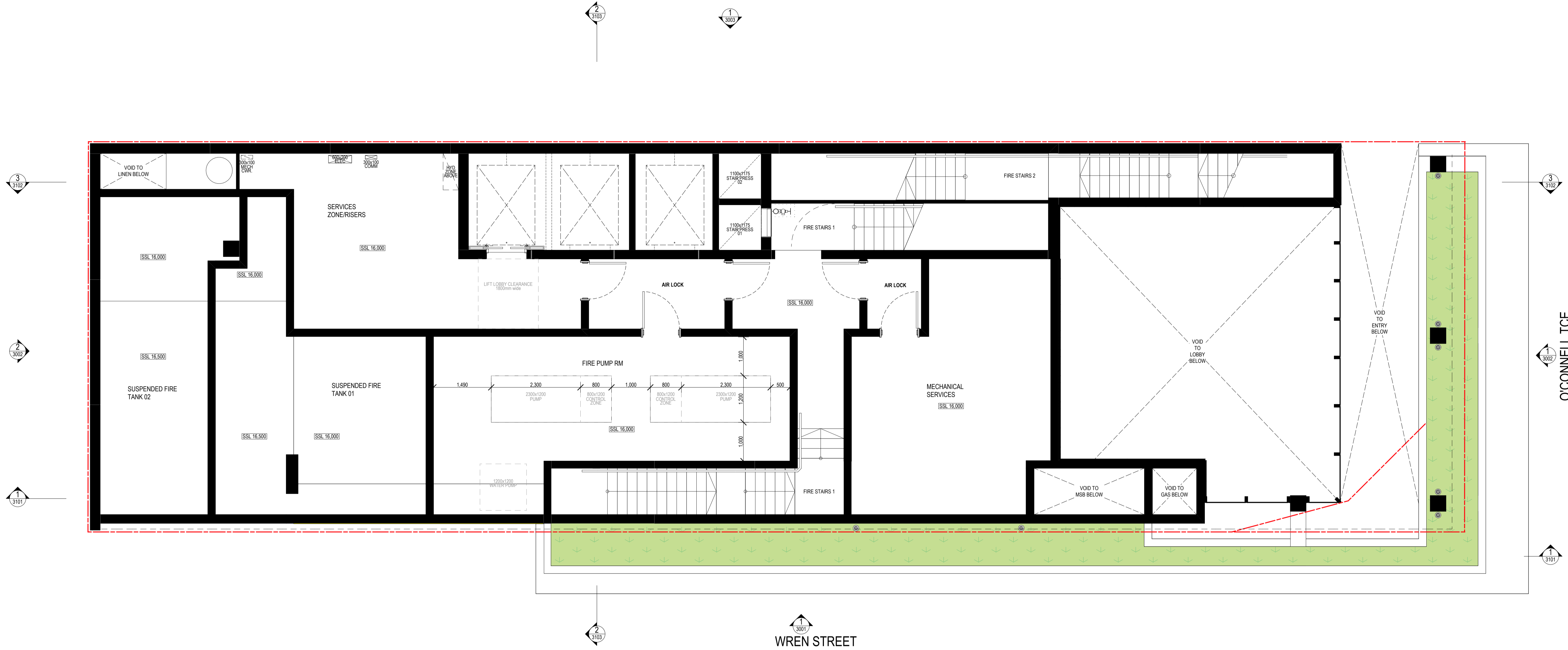
BOWEN HILLS HOTEL

63 O'Connell Tce, Bowen Hills
 CLIENT - Herron Coorey Pty Ltd

DRAWING TITLE
SITE PLAN



1 FLOOR PLAN - LEVEL 00 (FOYER)
SCALE @ A1 1:50

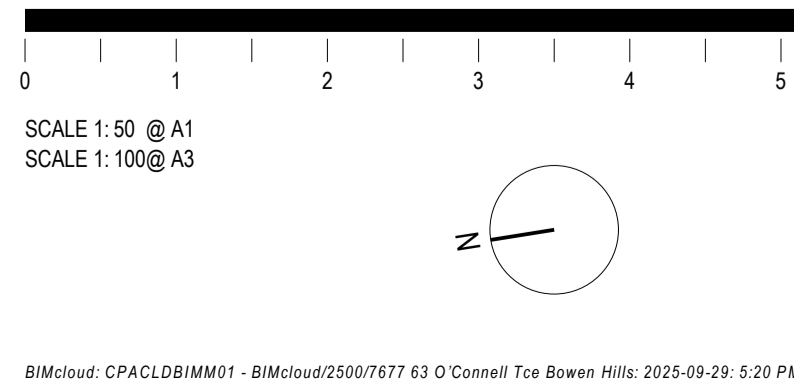


2 FLOOR PLAN - LEVEL 00 (MEZ)
SCALE @ A1 1:50

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BOWEN HILLS HOTEL

63 O'Connell Tce, Bowen Hills
CLIENT - Herron Coorey Pty Ltd

FLOOR PLAN - LEVEL 00 (MEZ)

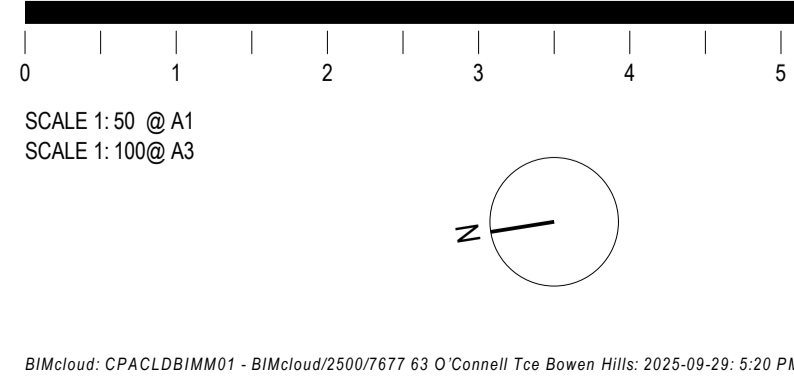
JOB No 7677 DRAWING No SD2010.1 ISSUE 03



3 FLOOR PLAN - TYPICAL HOTEL LEVELS - 02,04,06-10
SCALE @ A1 1:50

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WREN STREET

O'CONNELL TCE

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BOWEN HILLS HOTEL

63 O'Connell Tce, Bowen Hills
CLIENT - Herron Coorey Pty Ltd

FLOOR PLAN: TYPICAL HOTEL LEVELS - 02,04,06-10

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02 DRAFT AMENDMENT APPLICATION	2025-09-18	BN	DW	MT
01 PRE-DIA LODGEMENT	2025/07/04	SH	DW	MT
ISSUE PURPOSE	DATE	I	C	A

SD

JOB No
7677

DRAWING No
SD2011

ISSUE
03

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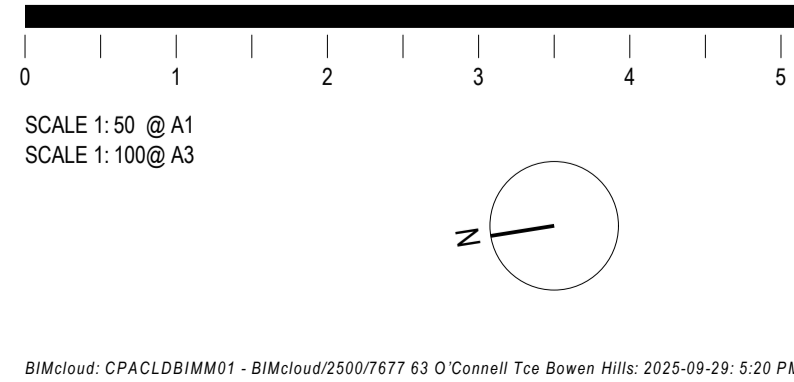


4 FLOOR PLAN - TYPICAL ACCESSIBLE HOTEL LEVELS - 01.03.05
SCALE @ A1 1:50

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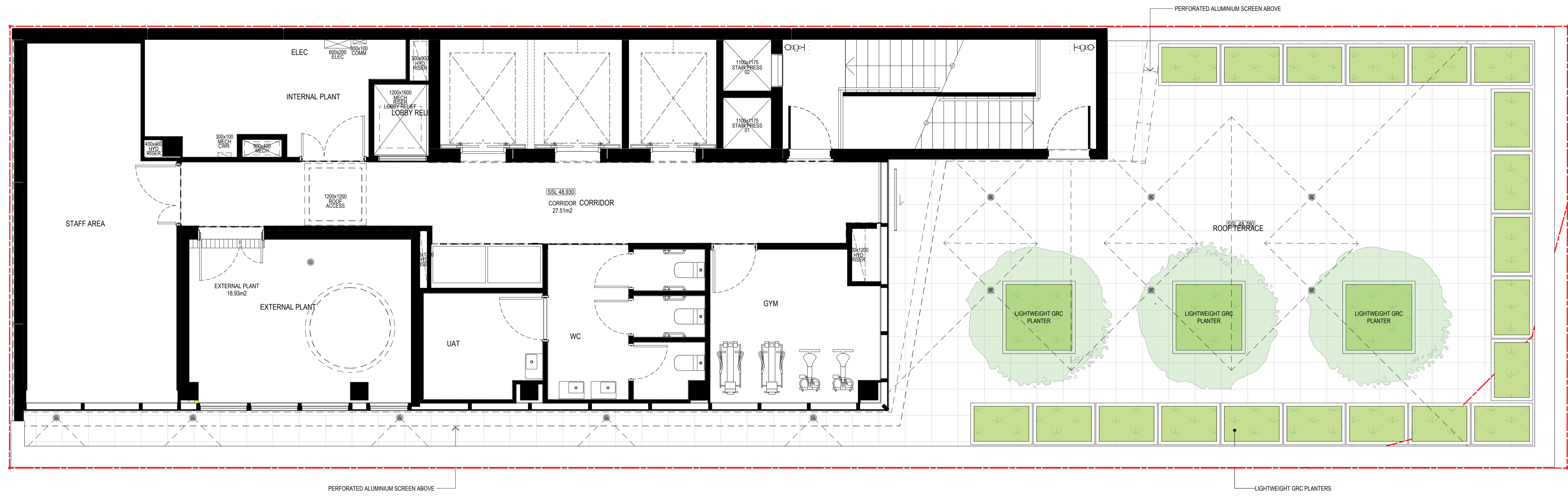
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ISSUE PURPOSE DATE I C A

FLOOR PLAN: TYPICAL ACCESSIBLE HOTEL LEVELS - 01,03,05

JOB No 7677
DRAWING No SD2012
ISSUE 03

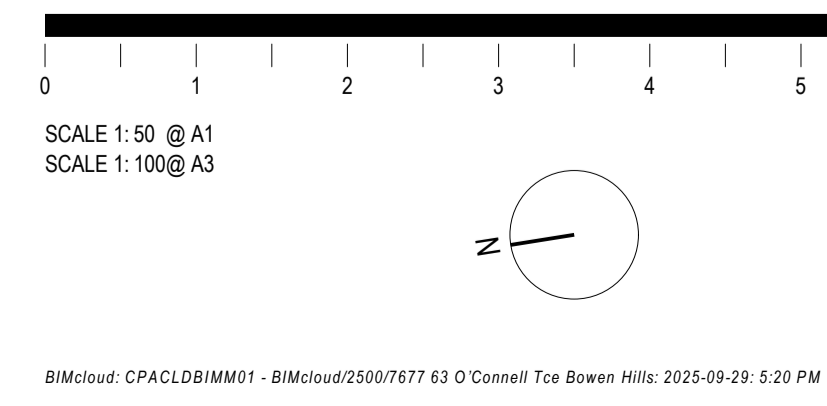
BOWEN HILLS HOTEL
63 O'Connell Tce, Bowen Hills
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1 FLOOR PLAN - ROOF TERRACE
SCALE @ A1 1:50

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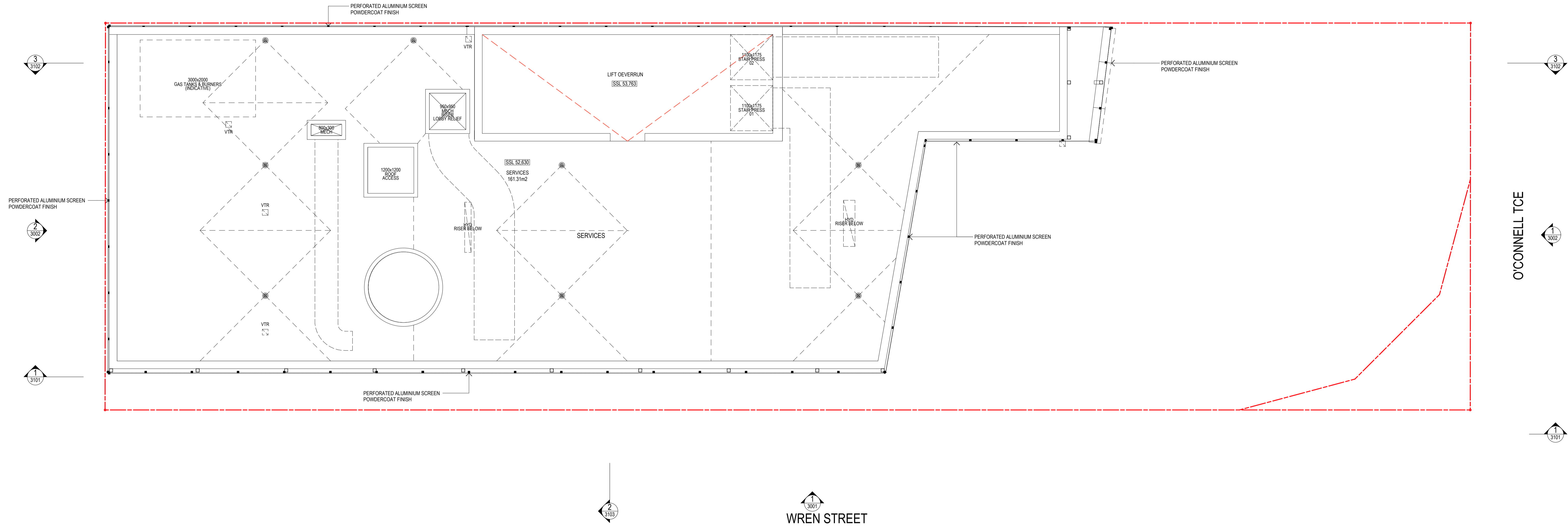
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02 DRAFT AMENDMENT APPLICATION	2025-09-18	BN	DW	MT
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BOWEN HILLS HOTEL
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DRAWING TITLE
FLOOR PLAN - LEVEL 11 (ROOF TERRACE)
JOB No 7677
DRAWING No SD2021
ISSUE 03

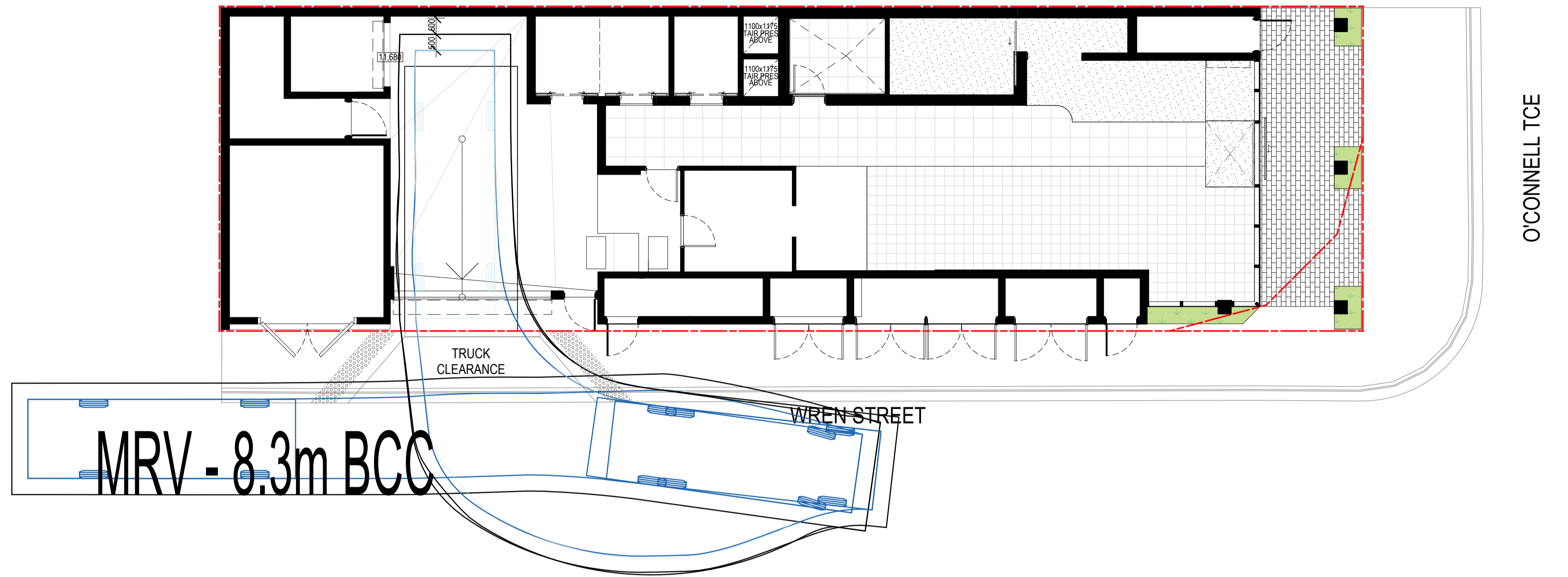
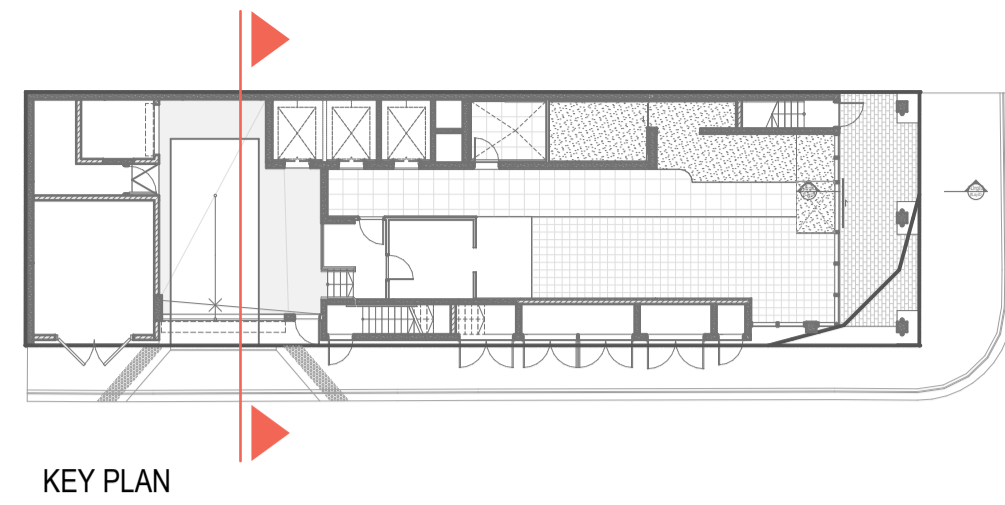
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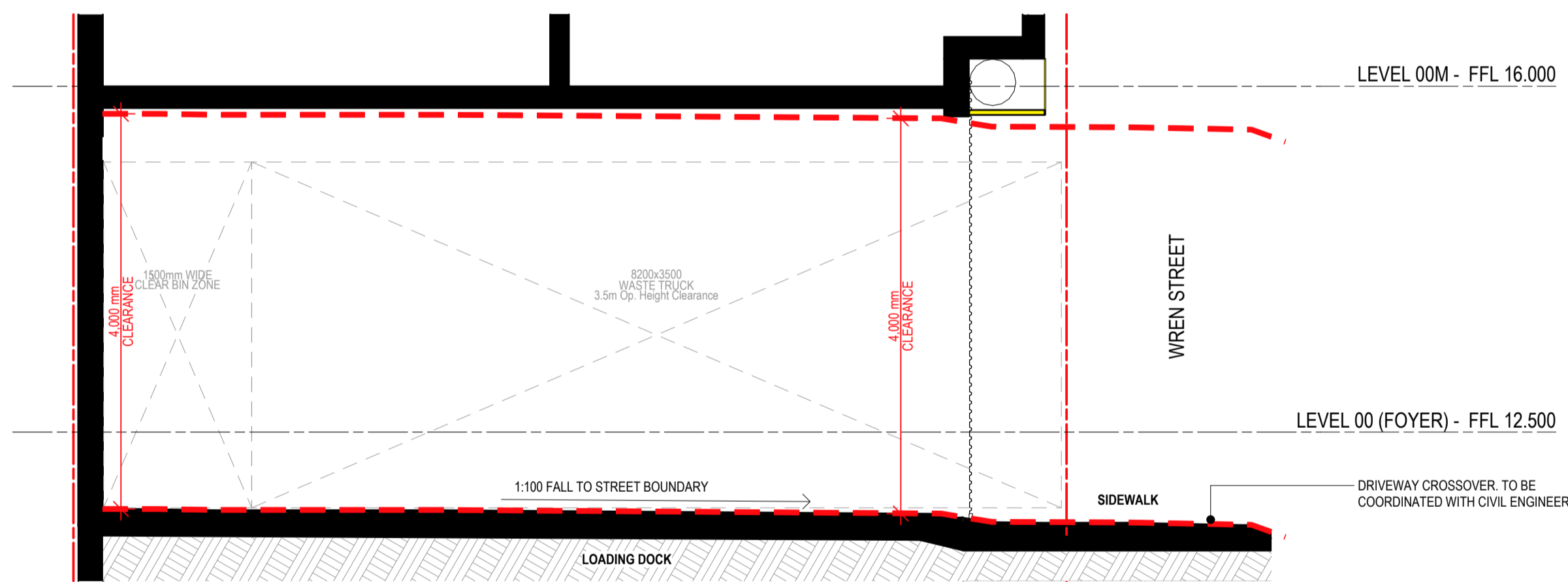


1 FLOOR PLAN - ROOF
SCALE @ A1 1:50

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2 LEVEL 00 (FOYER) - TRUCK CLEARANCE MRV
 SCALE 1:100 @ A1
 SCALE 1:200 @ A3



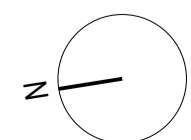
1 LOADING AREA SECTION 01
 SCALE 1:50 @ A1
 SCALE 1:100 @ A3



3 LEVEL 00 (FOYER) - TRUCK CLEARANCE SRV
 SCALE 1:100 @ A1
 SCALE 1:200 @ A3

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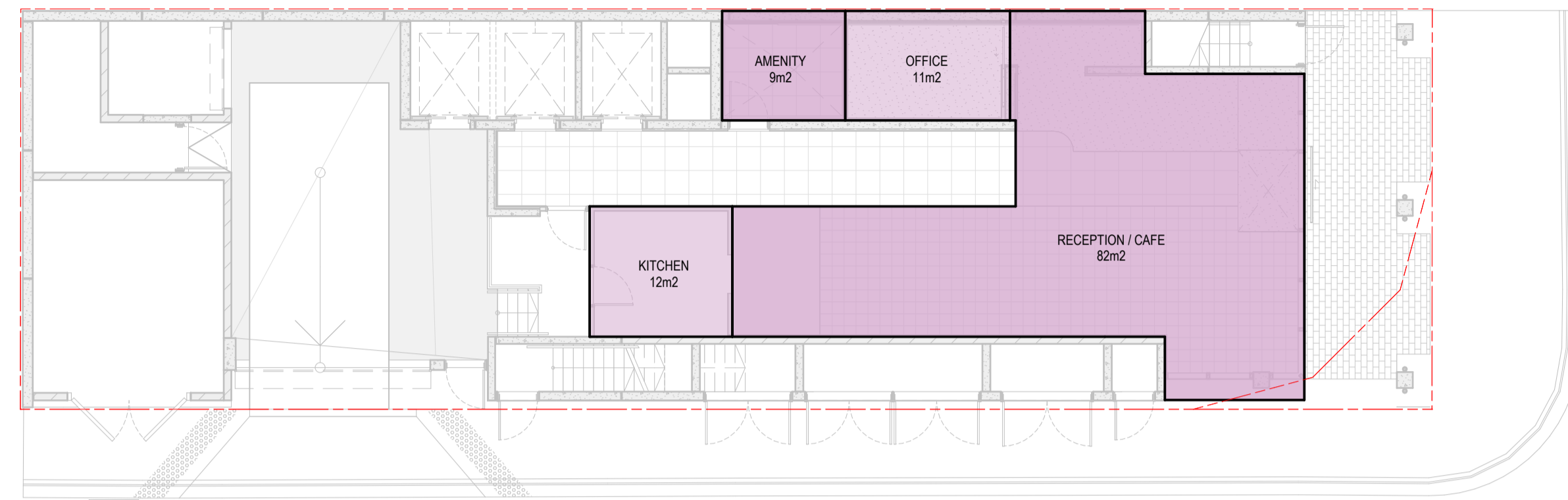
TRUCK CLEARANCE DIAGRAMS

JOB No 7677 DRAWING No SD2801 ISSUE 02

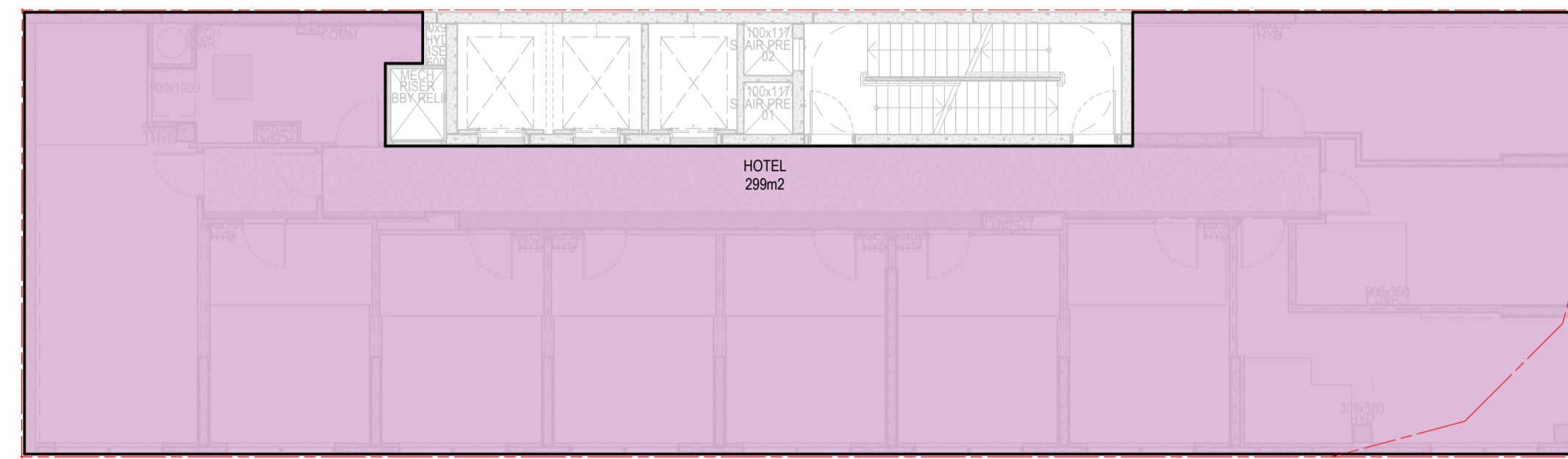
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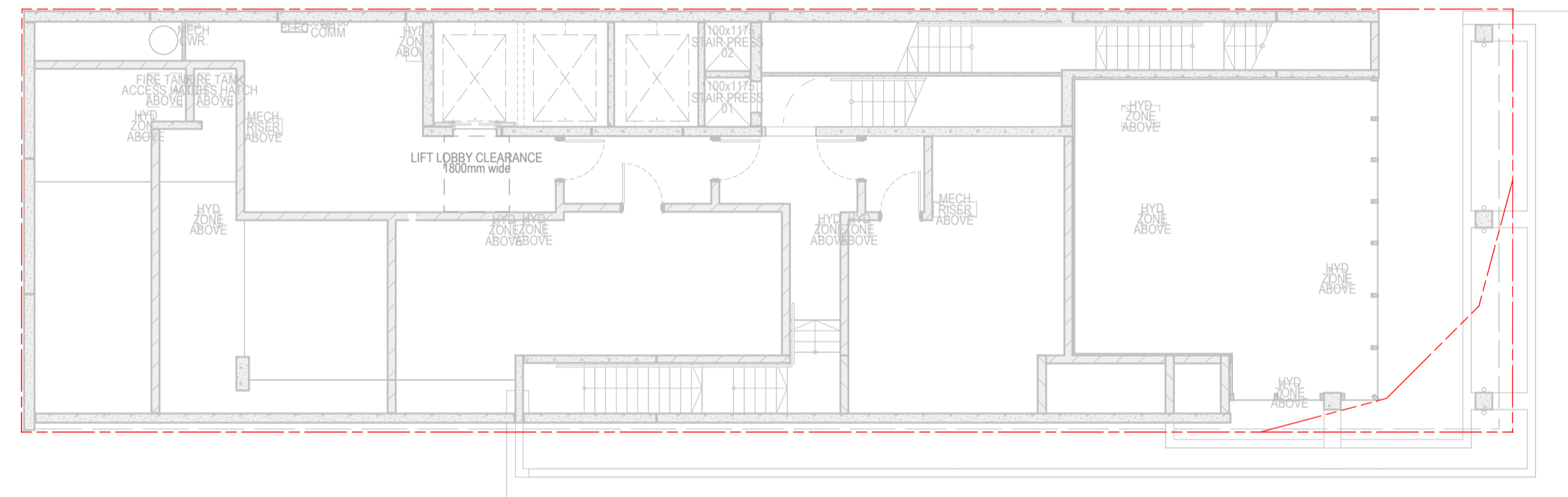
GFA DEFINITION.
 GROSS FLOOR AREA FOR A BUILDING IS THE TOTAL FLOOR AREA OF ALL STOREYS OF A BUILDING MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS AND THE CENTRE OF ANY COMMON WALLS OF A BUILDING, OTHER THAN AREAS USED FOR -
 (a) BUILDING SERVICES, PLANT OR EQUIPMENT
 (b) ACCESS BETWEEN LEVELS, OR
 (c) A GROUND FLOOR PUBLIC LOBBY; OR
 (d) A MALL; OR
 (e) PARKING, LOADING OR MANEUVERING VEHICLES; OR
 (f) UNENCLOSED PRIVATE BALCONIES, WHETHER ROOFED OR NOT
<https://cityplan.brisbane.qld.gov.au/epian/rules/0/236/0/21259/0/247>



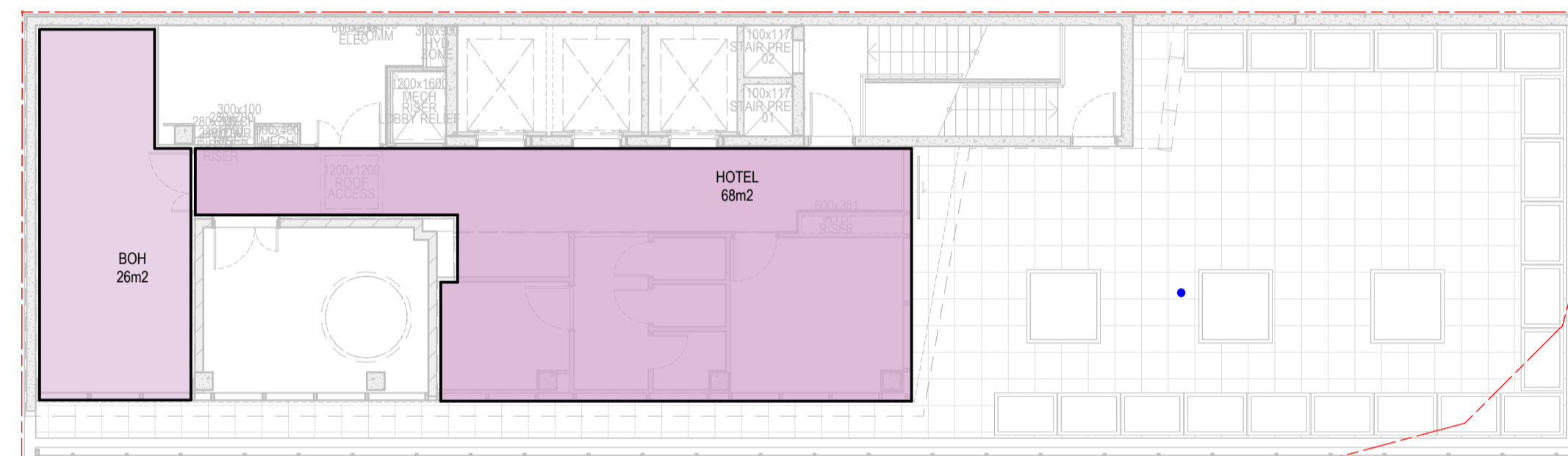
1 GFA PLAN - LEVEL 00 (FOYER)
 SCALE @ A1 1:125



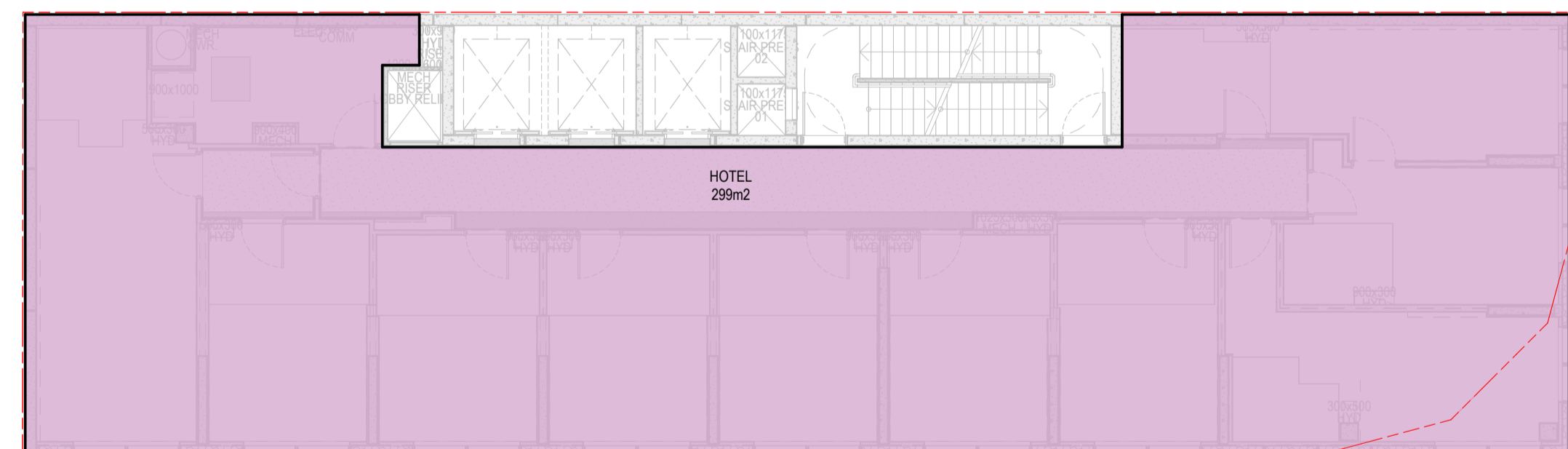
4 GFA PLAN - LEVEL 03 (ACCESS TYPICAL)
 SCALE @ A1 1:125



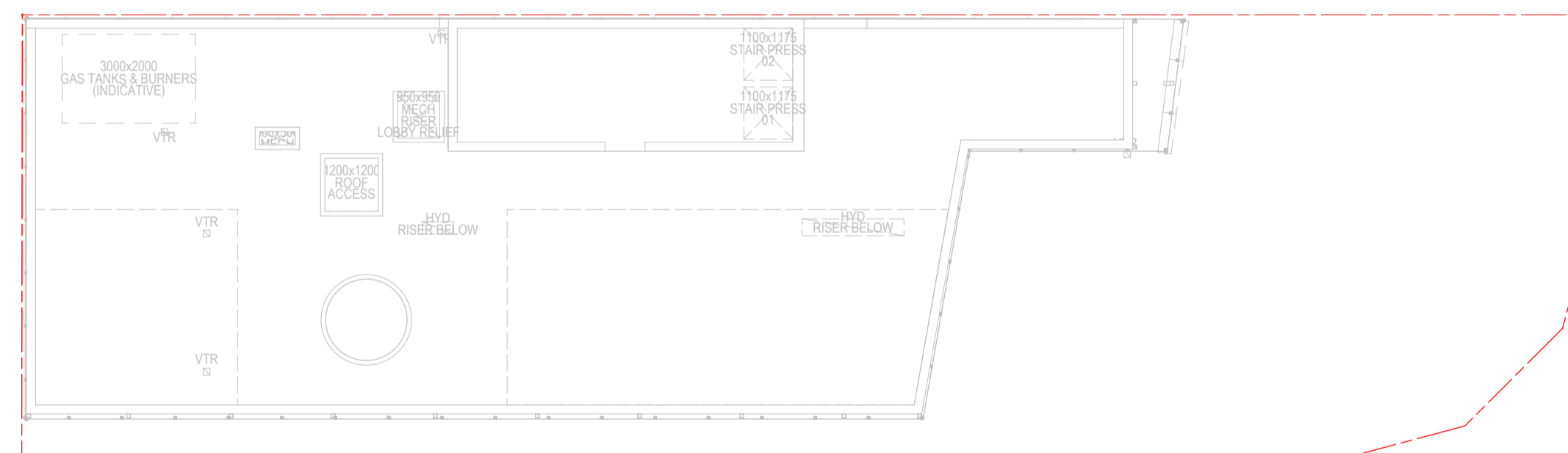
2 GFA PLAN - LEVEL 00M
 SCALE @ A1 1:125



5 GFA PLAN - ROOF TERRACE
 SCALE @ A1 1:125



3 GFA PLAN - LEVEL 02 (TYPICAL)
 SCALE @ A1 1:125



6 GFA PLAN - ROOF
 SCALE @ A1 1:125

LEVEL	PROPOSED GROSS FLOOR AREA
LEVEL 00 (FOYER)	113.98
LEVEL 01	299.49
LEVEL 02	299.49
LEVEL 03	299.49
LEVEL 04	299.49
LEVEL 05	299.49
LEVEL 06	299.49
LEVEL 07	299.49
LEVEL 08	299.49
LEVEL 09	299.49
LEVEL 10	299.49
ROOF TERRACE	94.20
	3,203.08 m²

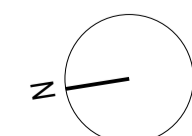
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SCALE 1:125 @ A1
 SCALE 1:250 @ A3



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BOWEN HILLS HOTEL

63 O'Connell Tce, Bowen Hills
 CLIENT - Herron Coorey Pty Ltd

GFA SUMMARY PLANS - SHEET 01

JOB No 7677 DRAWING No SD2850.1 ISSUE 03



- CF01 CEMENTITIOUS RENDER - COFFEE CLAY
- XG01 GLASS - VISION GREY
- XG02 GLASS - VISION DARK GREY
- XG04 GLASS - VISION CLEAR
- OG01 OBSCURE PANEL - MID GREY
- OG02 OBSCURE PANEL - DARK GREY
- OG03 ALUMINIUM CLADDING - CHAMPAGNE
- OG04 OBSCURE PANEL - LIGHT GREY
- XC02 PERFORATED POWDERCOATED ALUMINIUM PANEL - CHAMPAGNE
- XP01 WALL PAINT - BASALT
- XP09 CANVAS FOR PUBLIC ART BY ARTIST
- XPC01 POWDERCOAT WINDOW FRAME - CHAMPAGNE
- XWT01 EXTERIOR WALL TILES - TERRACOTTA

1 WEST ELEVATION
SCALE @ A1 1:100

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0 1 2 3 4 5 6 7 8 9 10
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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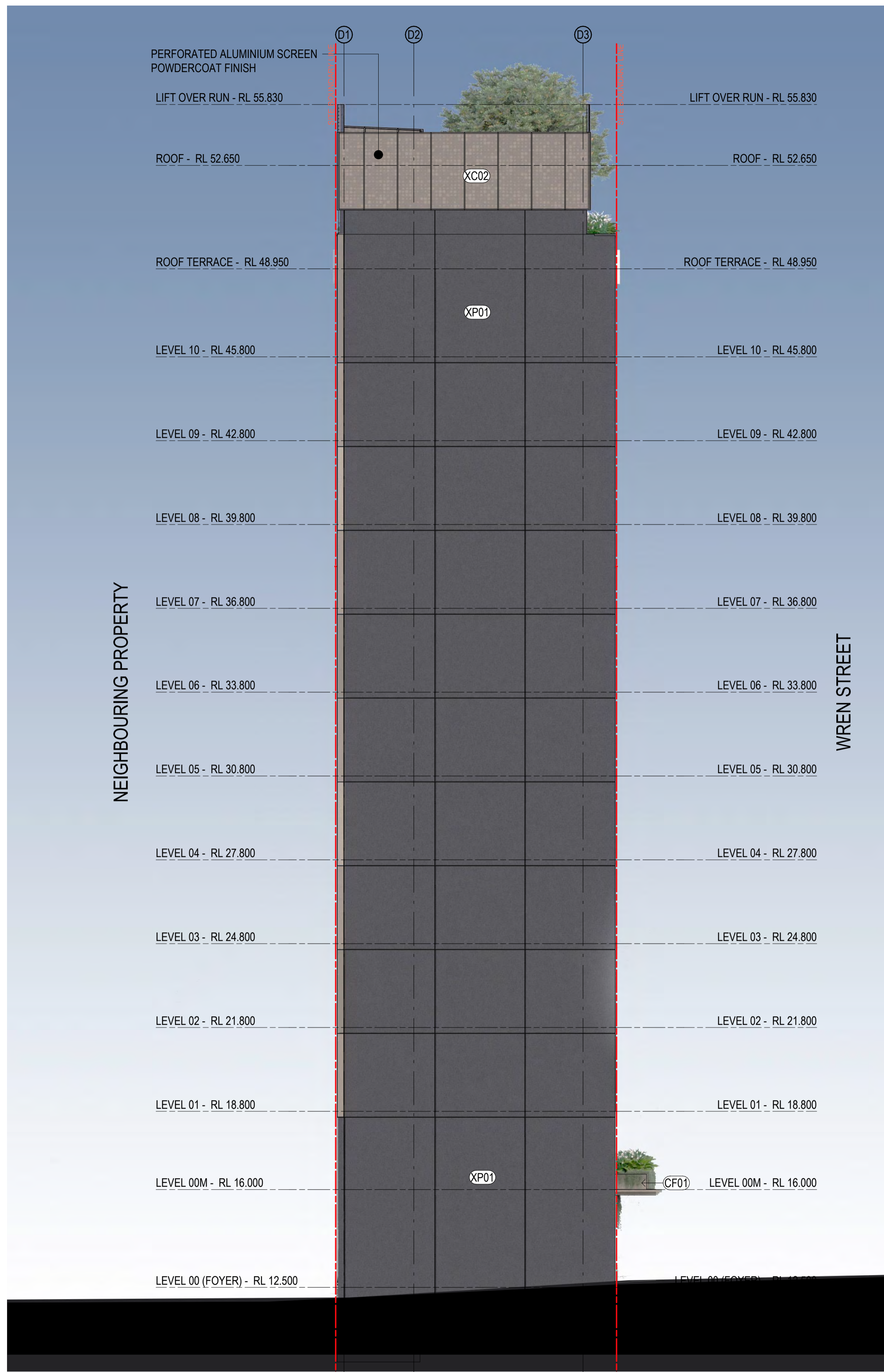
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63 O'Connell Tce, Bowen Hills
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DRAWING TITLE
ELEVATIONS - SHEET 01
JOB No 7677
DRAWING No SD3001
ISSUE 03

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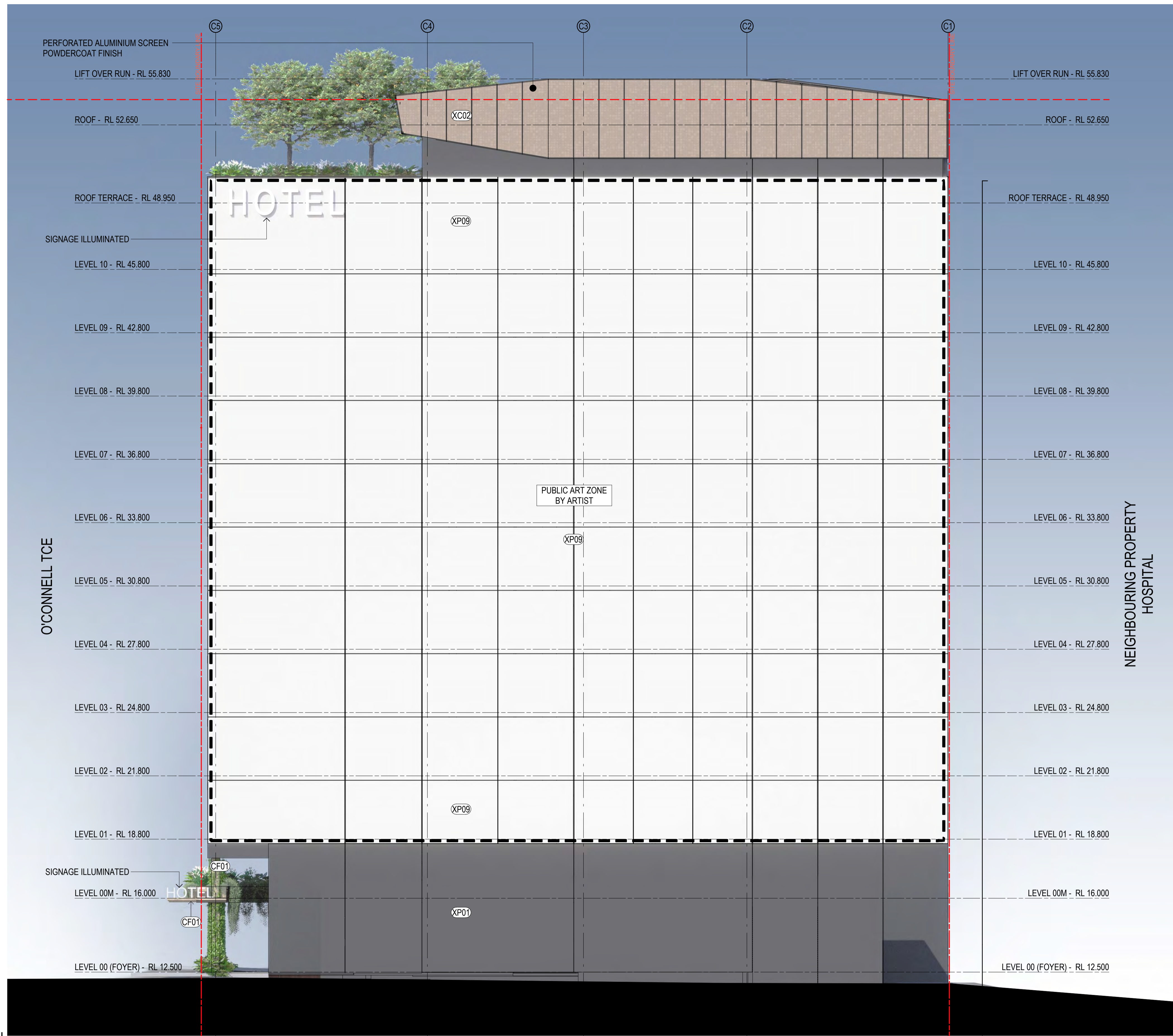
1 SOUTH ELEVATION
SCALE @ A1 1:100



2 NORTH ELEVATION
SCALE @ A1 1:100

- CF01 CEMENTITIOUS RENDER - COFFEE CLAY
- XG01 GLASS - VISION GREY
- XG02 GLASS - VISION DARK GREY
- XG04 GLASS - VISION CLEAR
- OG01 OBSCURE PANEL - MID GREY
- OG02 OBSCURE PANEL - DARK GREY
- OG03 ALUMINIUM CLADDING - CHAMPAGNE
- OG04 OBSCURE PANEL - LIGHT GREY
- XC02 PERFORATED POWDERCOATED ALUMINIUM PANEL - CHAMPAGNE
- XP01 WALL PAINT - BASALT
- XP09 CANVAS FOR PUBLIC ART BY ARTIST
- XPC01 POWDERCOAT WINDOW FRAME - CHAMPAGNE
- XWT01 EXTERIOR WALL TILES - TERRACOTTA

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- (CF01) CEMENTITIOUS RENDER - COFFEE CLAY
- (XG01) GLASS - VISION GREY
- (XG02) GLASS - VISION DARK GREY
- (XG04) GLASS - VISION CLEAR
- (OG01) OBSCURE PANEL - MID GREY
- (OG02) OBSCURE PANEL - DARK GREY
- (OG03) ALUMINIUM CLADDING - CHAMPAGNE
- (OG04) OBSCURE PANEL - LIGHT GREY
- (XC02) PERFORATED POWDERCOATED ALUMINIUM PANEL - CHAMPAGNE
- (XP01) WALL PAINT - BASALT
- (XP09) CANVAS FOR PUBLIC ART BY ARTIST
- (XPC01) POWDERCOAT WINDOW FRAME - CHAMPAGNE
- (XWT01) EXTERIOR WALL TILES - TERRACOTTA

1 EAST ELEVATION
SCALE @ A1 1:100

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0 1 2 3 4 5 6 7 8 9 10
SCALE 1:100 @ A1
SCALE 1:200 @ A3

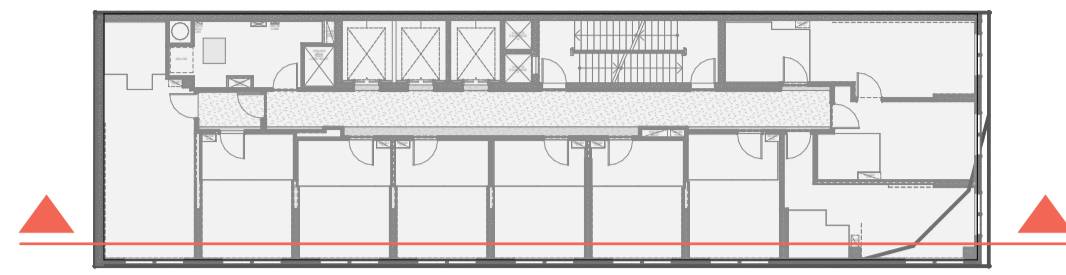
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02 DRAFT AMENDMENT APPLICATION	2025-09-18	BN	DW	MT
01 PRE-DIA LODGEMENT	2025-07-04	SH	DW	MT
ISSUE PURPOSE	DATE	I	C	A

DA

BOWEN HILLS HOTEL
63 O'Connell Tce, Bowen Hills
CLIENT - Herron Coorey Pty Ltd
DRAWING TITLE
ELEVATIONS - SHEET 03
JOB No 7677
DRAWING No SD3003
ISSUE 03

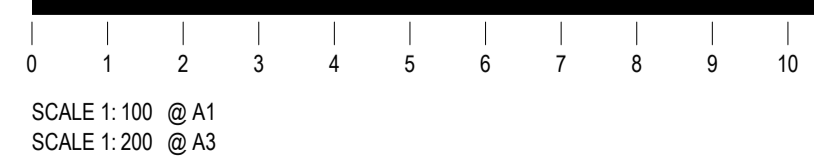
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KEY PLAN



1 GENERAL SECTION: 01
SCALE @ A1 1:100



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BOWEN HILLS HOTEL

63 O'Connell Tce, Bowen Hills
CLIENT - Herron Coorey Pty Ltd

DRAWING TITLE
SECTIONS 01

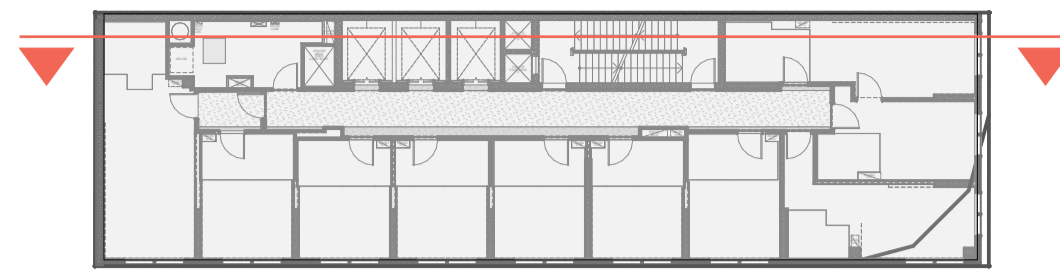
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ISSUE PURPOSE DATE I C A

DA

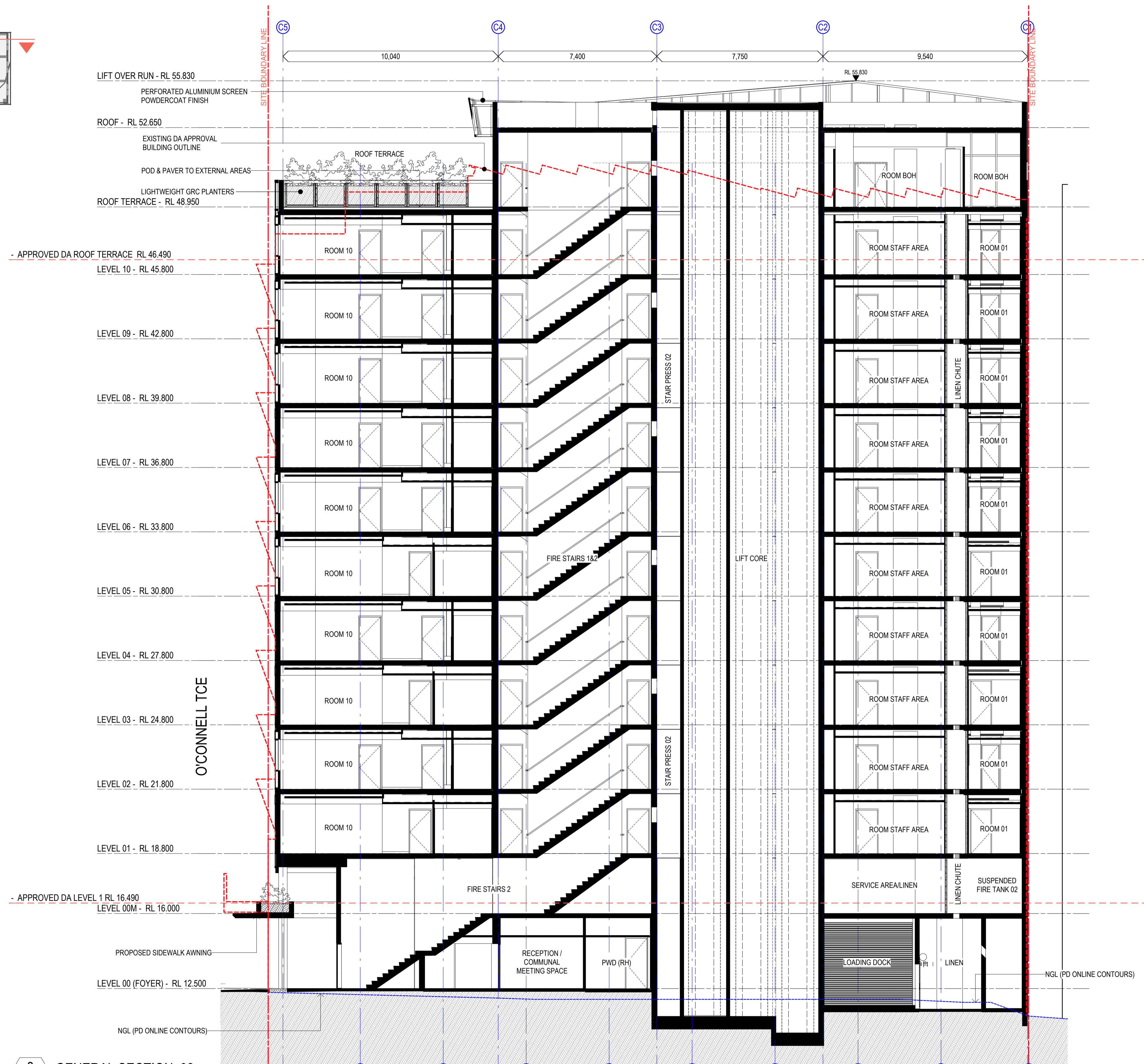
JOB No
7677

DRAWING No
SD3101

ISSUE
03



KEY PLAN



3 GENERAL SECTION: 02
SCALE @ A1 1:100

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SCALE 1:100 @ A1
SCALE 1:200 @ A3

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ISSUE PURPOSE	DATE	I	C	A

DA

JOB No
7677

DRAWING TITLE
SECTIONS 02
ISSUE
03

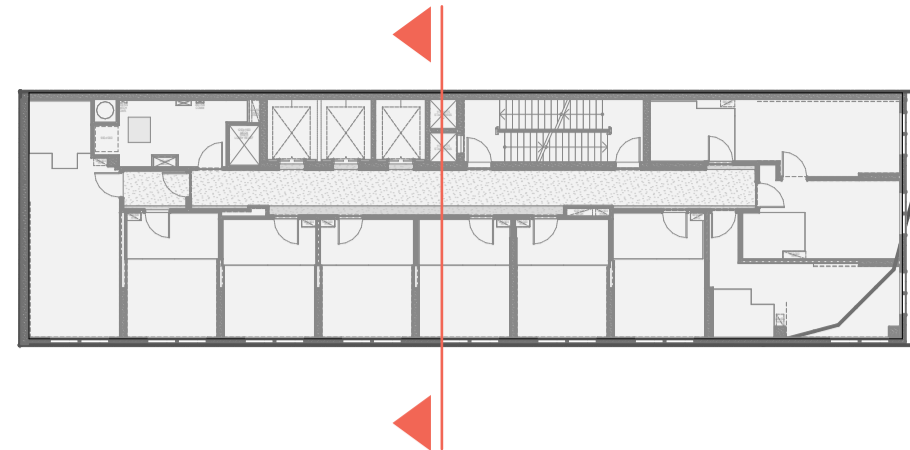
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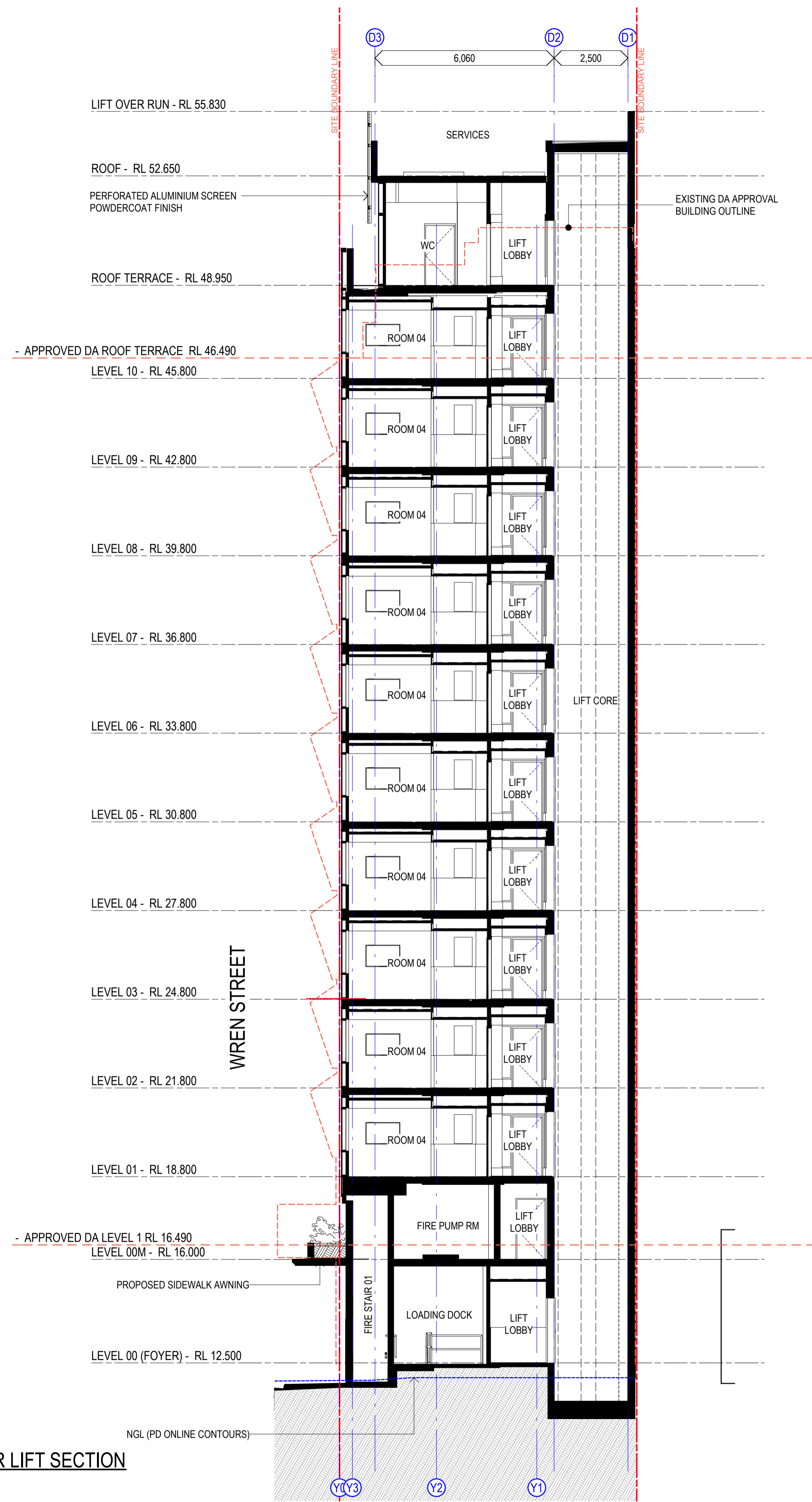
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KEY PLAN



2 S02 PASSENGER LIFT SECTION
SCALE @ A1 1:100

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