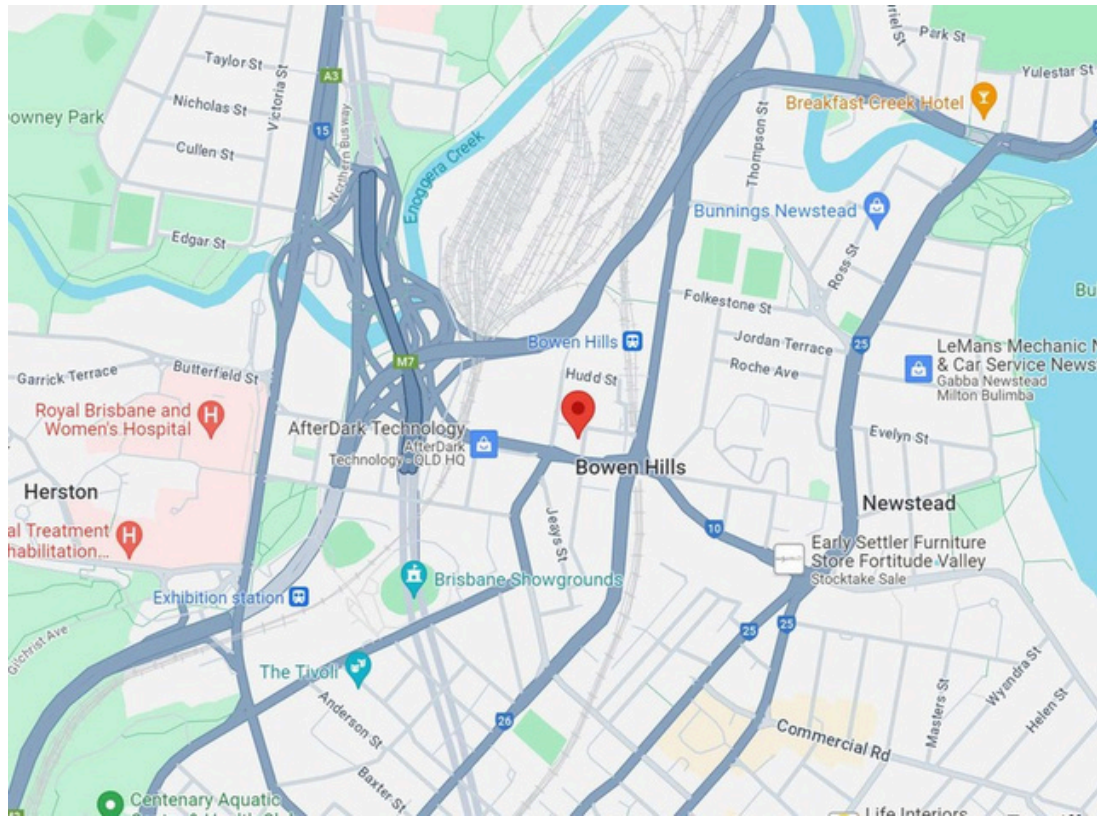
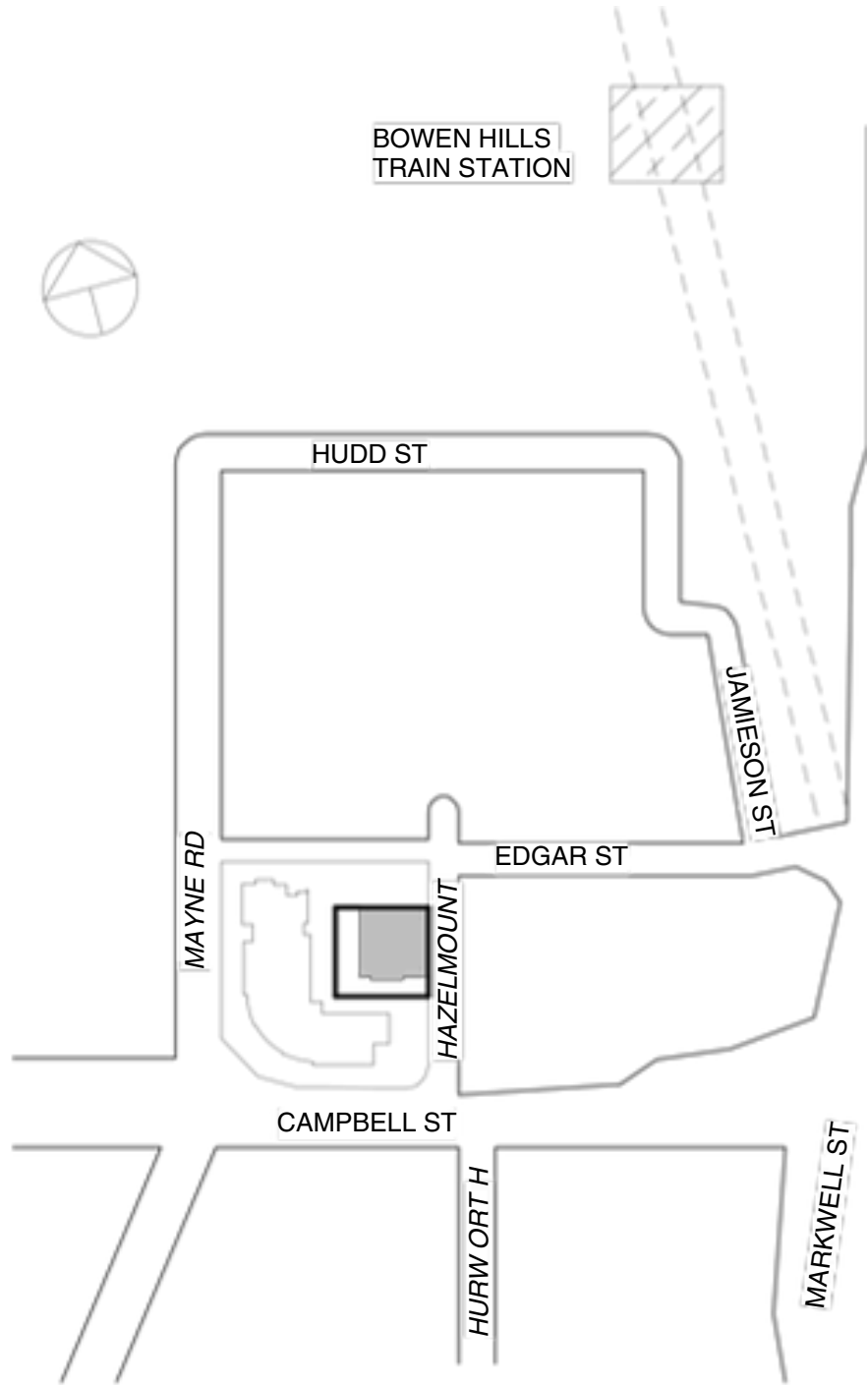
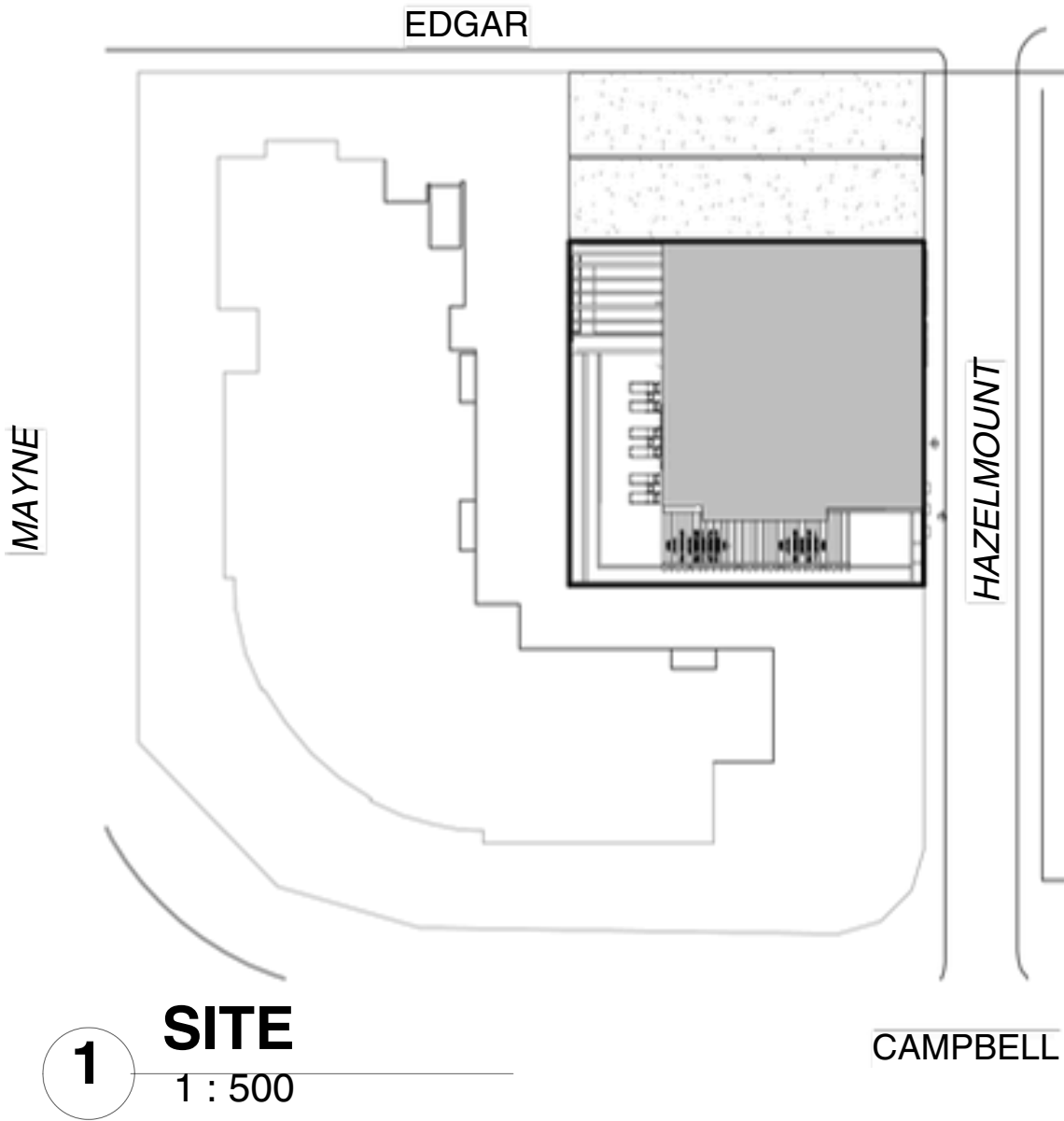




SURROUNDING AREA MAP



2 AREA PLAN
1 : 2000

PROPERTY DESCRIPTION

ADDRESS: 10 HAZELMOUNT ST,
BOWEN HILLS
LOT: 47 & 48
RP: 9895
AREA: 614M2
PARISH : NORTH BRISBANE
COUNTY: STANLEY

DISTANCE TO CLOSEST

TRAIN STATION : 280M
RNA SHOWGROUNDS : 800M
RBWH BUS STATION : 900M
HOSPITAL : 900M
GASWORKS : 900M
TENERIFFE CITY CAT: 1600M

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-BNH-4193
Date: 17/09/2026



THE ARCHITECTS (Australia) Pty.
Ltd.
ABN. 12 010 362 937
E. info@architectsaustralia.com.au
P. +61 (0)419 674 766

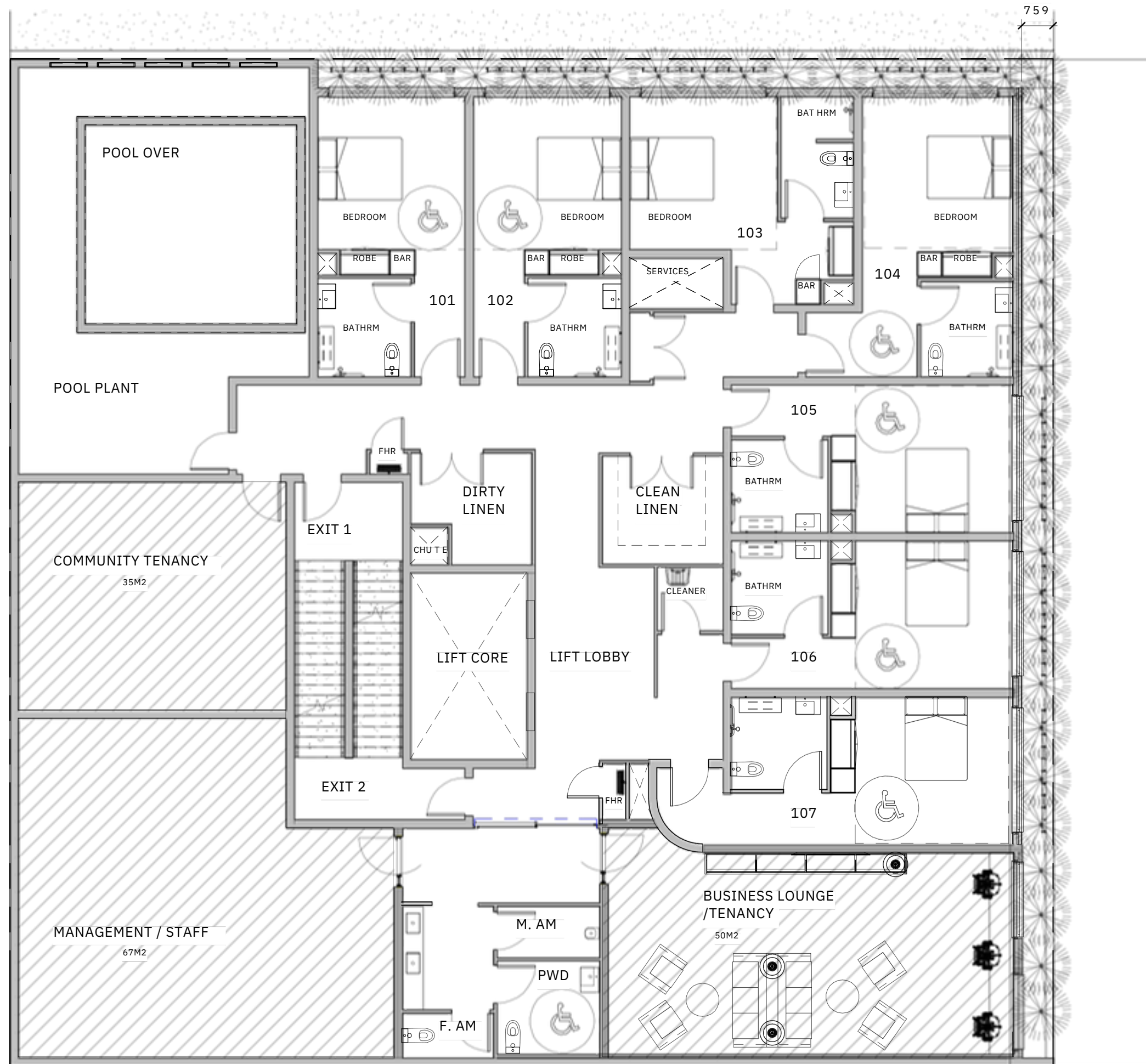
FOCUS DEVELOPMENTS
NO.1

THE TODD
10 HAZELMOUNT ST,
BOWEN HILLS
SITE LOCALE

SHEET NO. A001

SCALE Asindicated @ A3
PROJECT NO. 2062
ISSUE 4
DATE 28/02/24

COPYRIGHT
-THE ARCHITECTS (Australia) Pty. Ltd.
"THE OWNERSHIP OF THIS DRAWING
REMAINS WITH THE ARCHITECTS
(Australia) Pty. Ltd. UNLESS TRANSFERRED
TO A CLIENT UPON PAYMENT OF ALL
APPROPRIATE FEES AND MAY NOT BE
COPIED, USED OR ADAPTED IN ANY WAY
WITHOUT THE EXPRESS PERMISSION OF
THE ARCHITECTS (Australia) Pty. Ltd.



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

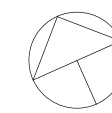
Approval no: DEV-2026-BNH-4193
Date: 17/09/2026


Queensland
Government



THE ARCHITECTS (Australia) Pty.
Ltd.
ABN. 12 010 362 937
E. info@architectsaustralia.com.au
P. +61 (0)419 674 766

FOCUS DEVELOPMENTS
NO.1



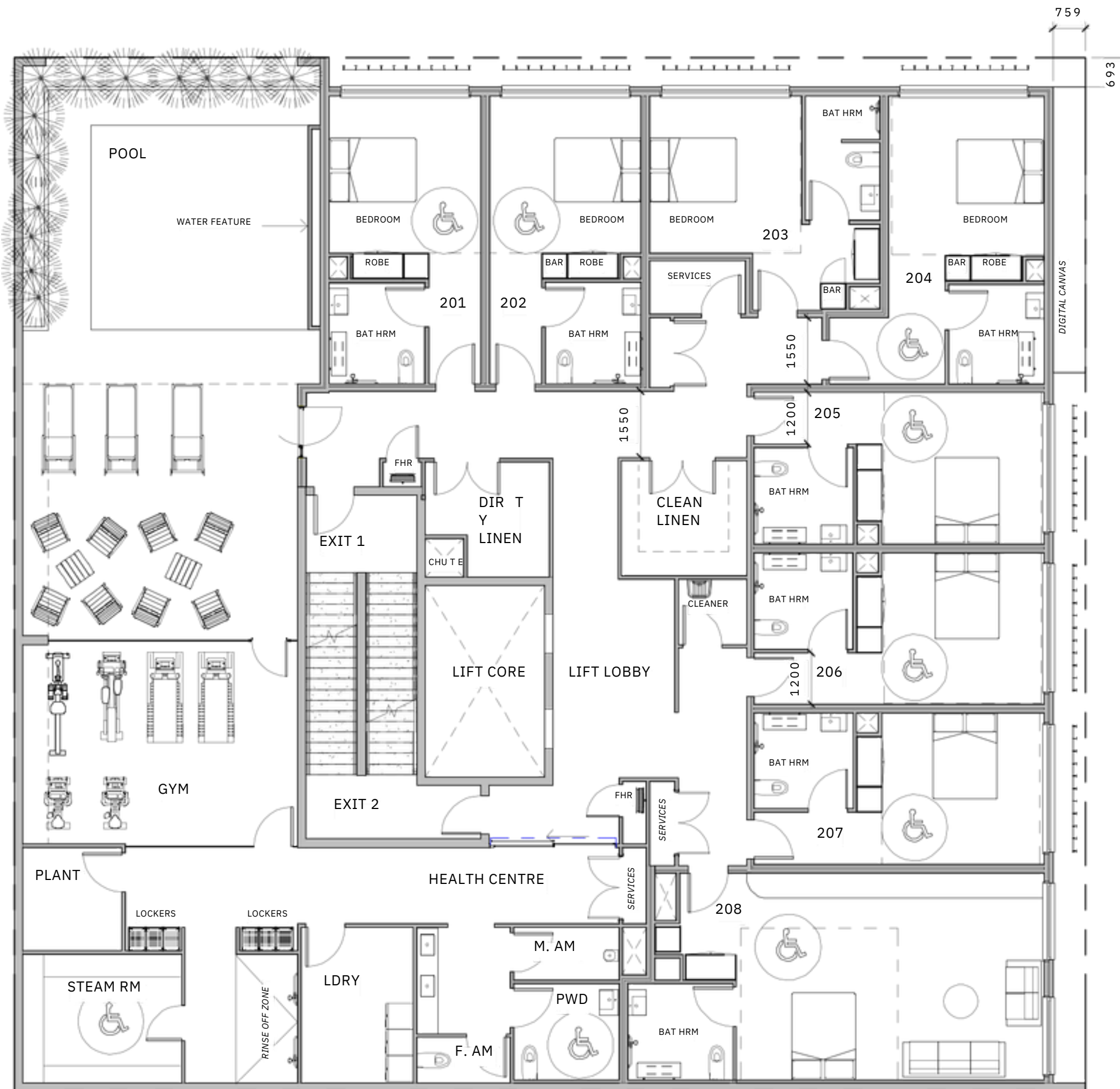
THE TODD
10 HAZELMOUNT ST,
BOWEN HILLS

LEVEL 1

SHEET NO. A104

SCALE	ISSUE
1 : 100 @ A3	4
PROJECT NO.	DATE
2062	28/02/24

COPYRIGHT
-THE ARCHITECTS (Australia) Pty. Ltd.
"THE OWNERSHIP OF THIS DRAWING
REMAINS WITH THE ARCHITECTS
(Australia) Pty. Ltd. UNLESS TRANSFERRED
TO A CLIENT UPON PAYMENT OF ALL
APPROPRIATE FEES AND MAY NOT BE
COPIED, USED OR ADAPTED IN ANY WAY
WITHOUT THE EXPRESS PERMISSION OF
THE ARCHITECTS (Australia) Pty. Ltd.



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-BNH-4193

Date: 17/09/2026



THE ARCHITECTS (Australia) Pty.
Ltd.
ABN. 12 010 362 937
E. info@architectsaustralia.com.au
P. +61 (0)419 674 766

FOCUS DEVELOPMENTS
NO.1

THE TODD
10 HAZELMOUNT ST,
BOWEN HILLS

LEVEL 2

SHEET NO. A105

SCALE 1 : 100 @ A3

PROJECT NO. 2062

ISSUE 4

DATE 28/02/24

COPYRIGHT
-THE ARCHITECTS (Australia) Pty. Ltd.
"THE OWNERSHIP OF THIS DRAWING
REMAINS WITH THE ARCHITECTS
(Australia) Pty. Ltd. UNLESS TRANSFERRED
TO A CLIENT UPON PAYMENT OF ALL
APPROPRIATE FEES AND MAY NOT BE
COPIED, USED OR ADAPTED IN ANY WAY
WITHOUT THE EXPRESS PERMISSION OF
THE ARCHITECTS (Australia) Pty. Ltd.



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-BNH-4193

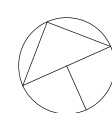
Date: 17/09/2026

Queensland
Government



THE ARCHITECTS (Australia) Pty.
Ltd.
ABN. 12 010 362 937
E. info@architectsaustralia.com.au
P. +61 (0)419 674 766

FOCUS DEVELOPMENTS
NO.1



THE TODD
10 HAZELMOUNT ST,
BOWEN HILLS

LEVEL 3

SHEET NO. A106

SCALE	ISSUE
1 : 100 @ A3	4
PROJECT NO.	DATE
2062	28/02/24

COPYRIGHT
-THE ARCHITECTS (Australia) Pty. Ltd.
"THE OWNERSHIP OF THIS DRAWING
REMAINS WITH THE ARCHITECTS
(Australia) Pty. Ltd. UNLESS TRANSFERRED
TO A CLIENT UPON PAYMENT OF ALL
APPROPRIATE FEES AND MAY NOT BE
COPIED, USED OR ADAPTED IN ANY WAY
WITHOUT THE EXPRESS PERMISSION OF
THE ARCHITECTS (Australia) Pty. Ltd.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-BNH-4193

Date: 17/09/2026



THE ARCHITECTS (Australia) Pty.
Ltd.
ABN. 12 010 362 937
E. info@architectsaustralia.com.au
P. +61 (0)419 674 766

FOCUS DEVELOPMENTS
NO.1

THE TODD
10 HAZELMOUNT ST,
BOWEN HILLS

LEVEL 4

SHEET NO. A107

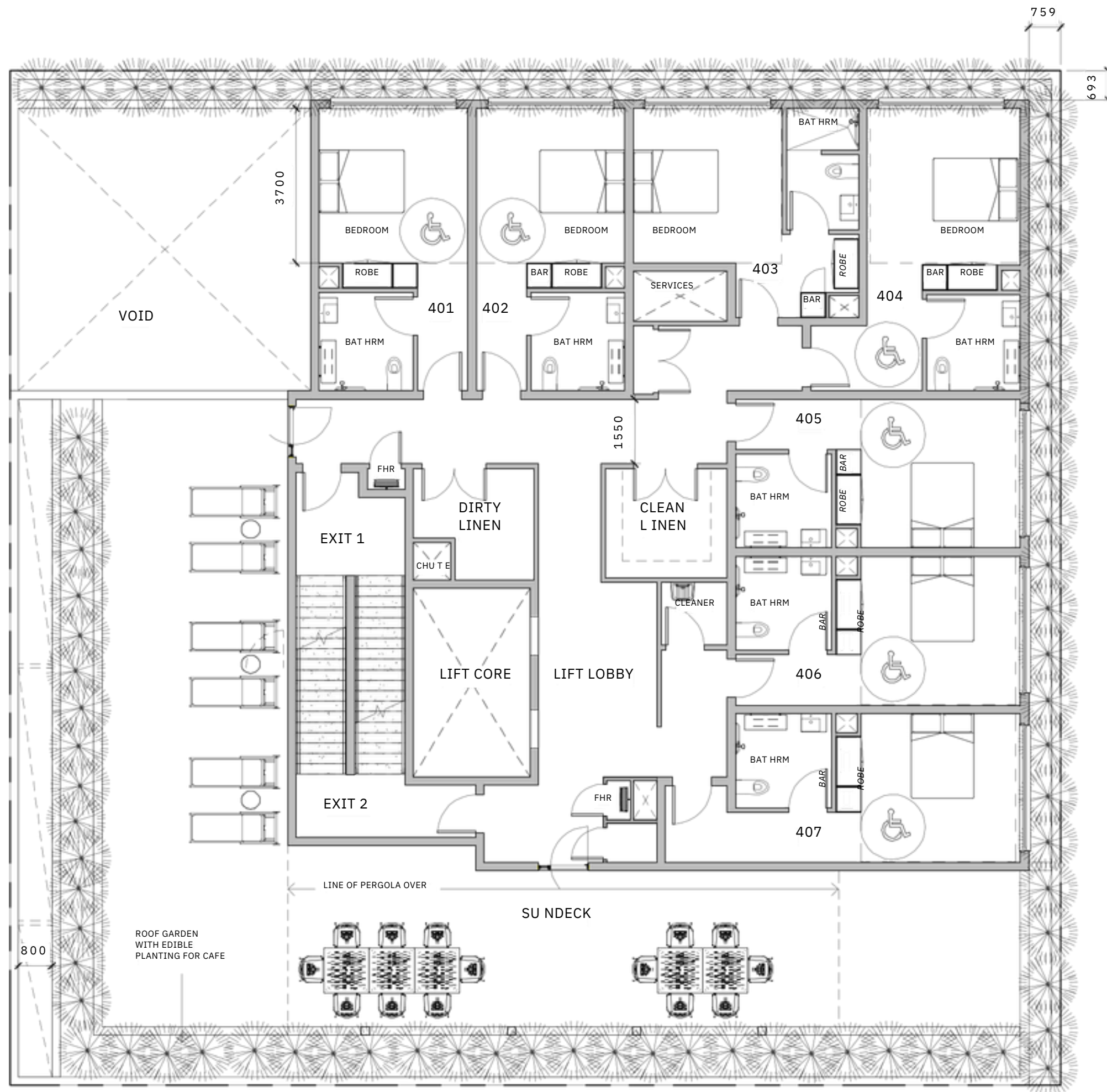
SCALE 1 : 100 @ A3

PROJECT NO. 2062

ISSUE 4

DATE 28/02/24

COPYRIGHT
-THE ARCHITECTS (Australia) Pty. Ltd.
"THE OWNERSHIP OF THIS DRAWING
REMAINS WITH THE ARCHITECTS
(Australia) Pty. Ltd. UNLESS TRANSFERRED
TO A CLIENT UPON PAYMENT OF ALL
APPROPRIATE FEES AND MAY NOT BE
COPIED, USED OR ADAPTED IN ANY WAY
WITHOUT THE EXPRESS PERMISSION OF
THE ARCHITECTS (Australia) Pty. Ltd.





THE ARCHITECTS (Australia) Pty.
Ltd.
ABN. 12 010 362 937
E. info@architectsaustralia.com.au
P. +61 (0)419 674 766

FOCUS DEVELOPMENTS
NO.1



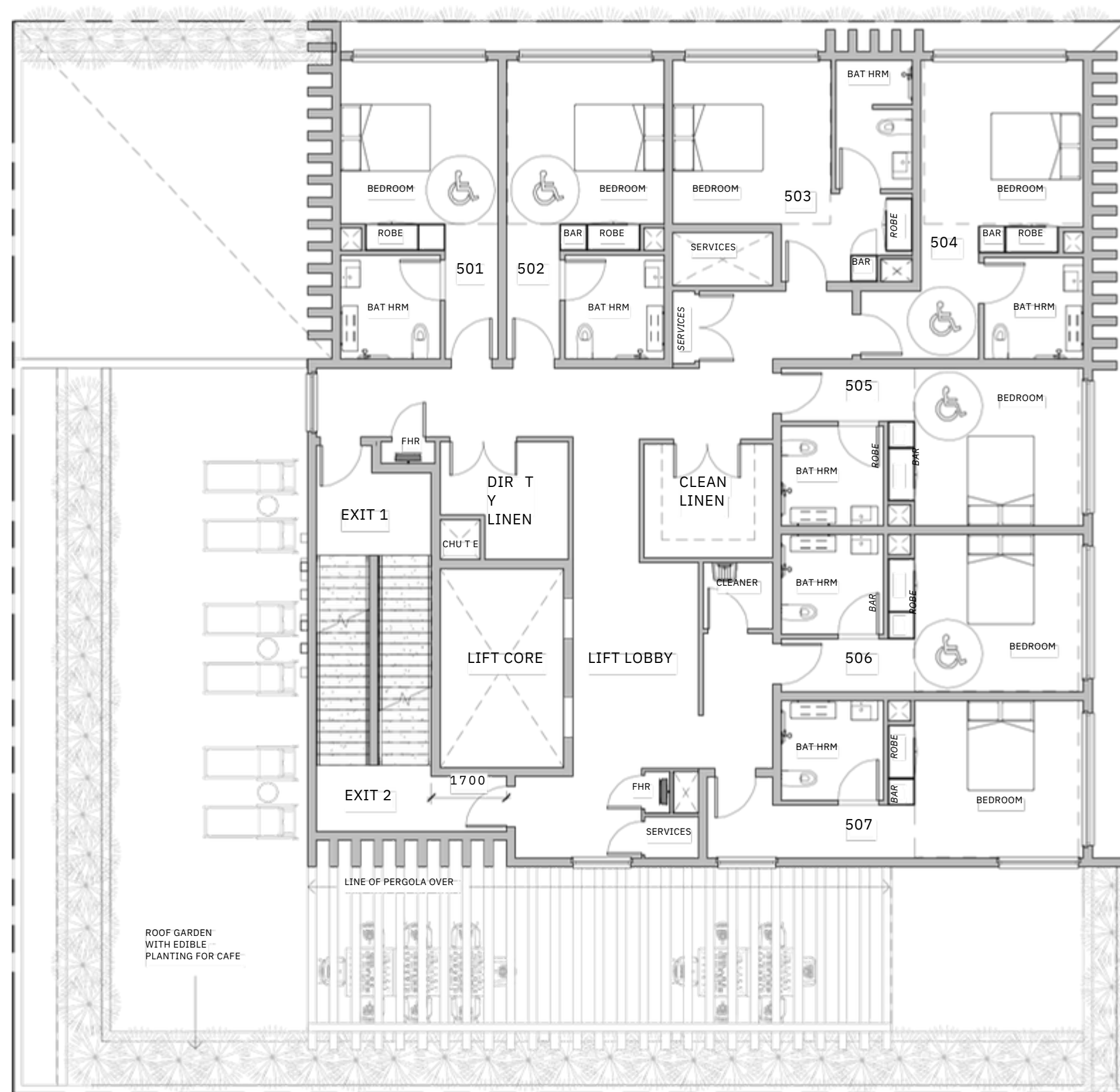
THE TODD
10 HAZELMOUNT ST,
BOWEN HILLS

TYPICAL PLAN LVL 5-15

SHEET NO. A108

SCALE	ISSUE
1 : 100 @ A3	4
PROJECT NO.	DATE
2062	28/02/24

COPYRIGHT
-THE ARCHITECTS (Australia) Pty. Ltd.
"THE OWNERSHIP OF THIS DRAWING
REMAINS WITH THE ARCHITECTS
(Australia) Pty. Ltd. UNLESS TRANSFERRED
TO A CLIENT UPON PAYMENT OF ALL
APPROPRIATE FEES AND MAY NOT BE
COPIED, USED OR ADAPTED IN ANY WAY
WITHOUT THE EXPRESS PERMISSION OF
THE ARCHITECTS (Australia) Pty. Ltd.





THE ARCHITECTS (Australia) Pty.
Ltd.
ABN. 12 010 362 937
E. info@architectsaustralia.com.au
P. +61 (0)419 674 766

FOCUS DEVELOPMENTS
NO.1

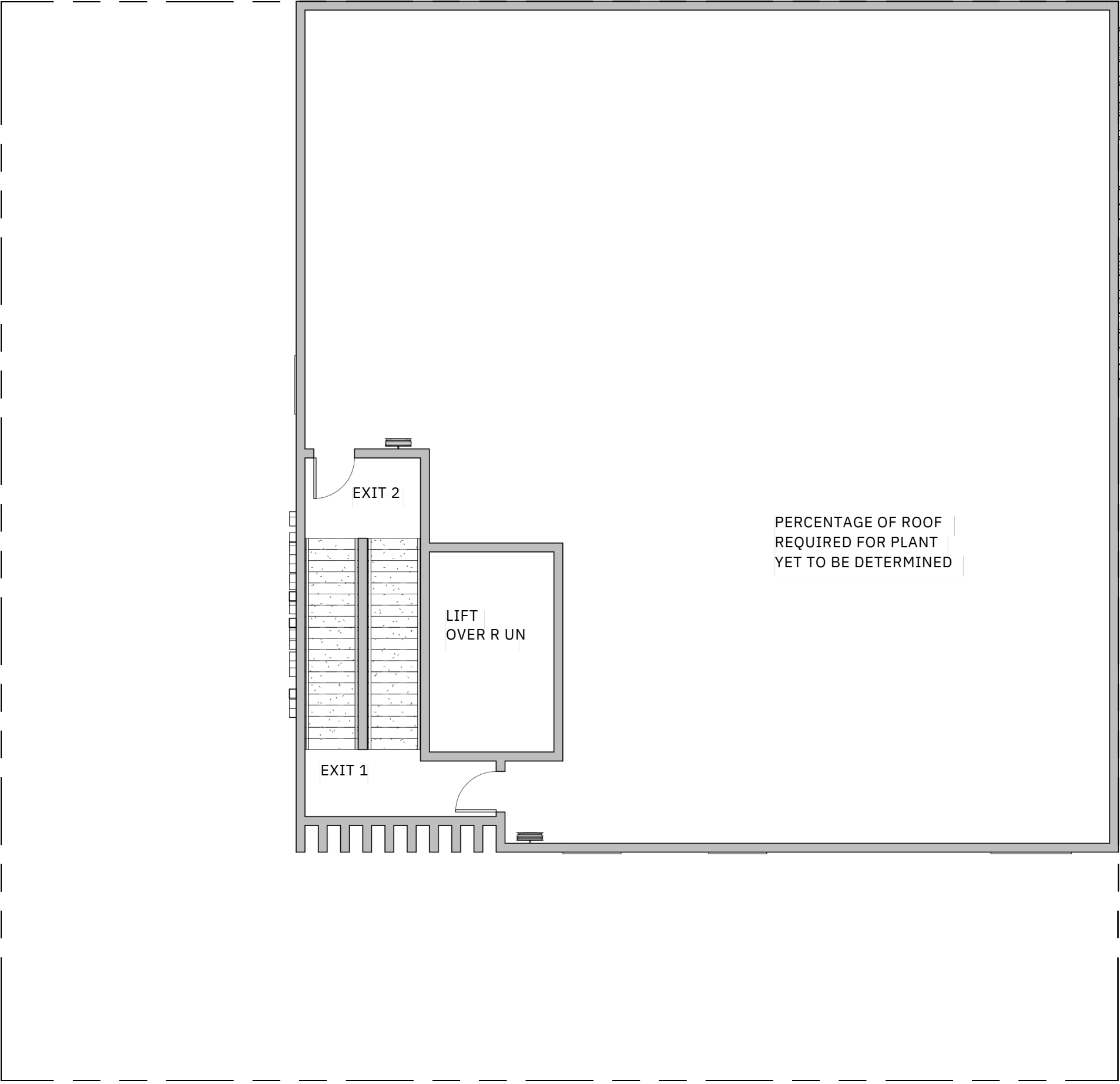
THE TODD
10 HAZELMOUNT ST,
BOWEN HILLS

ROOF

SHEET NO. A109

SCALE	ISSUE
1 : 100 @ A3	4
PROJECT NO.	DATE
2062	28/02/24

COPYRIGHT
-THE ARCHITECTS (Australia) Pty. Ltd.
"THE OWNERSHIP OF THIS DRAWING
REMAINS WITH THE ARCHITECTS
(Australia) Pty. Ltd. UNLESS TRANSFERRED
TO A CLIENT UPON PAYMENT OF ALL
APPROPRIATE FEES AND MAY NOT BE
COPIED, USED OR ADAPTED IN ANY WAY
WITHOUT THE EXPRESS PERMISSION OF
THE ARCHITECTS (Australia) Pty. Ltd.



1

East

1 : 200

- ROOF 70700
- LEVEL 15 67600
- LEVEL 14 64500
- LEVEL 13 61400
- LEVEL 12 58300
- LEVEL 11 55200
- LEVEL 10 52100
- LEVEL 9 49000
- LEVEL 8 45900
- LEVEL 7 42800
- LEVEL 6 39700
- LEVEL 5 36600
- LEVEL 4 33500
- LEVEL 3 30400
- LEVEL 2 27300
- LEVEL 1 24200
- GROUND 19700

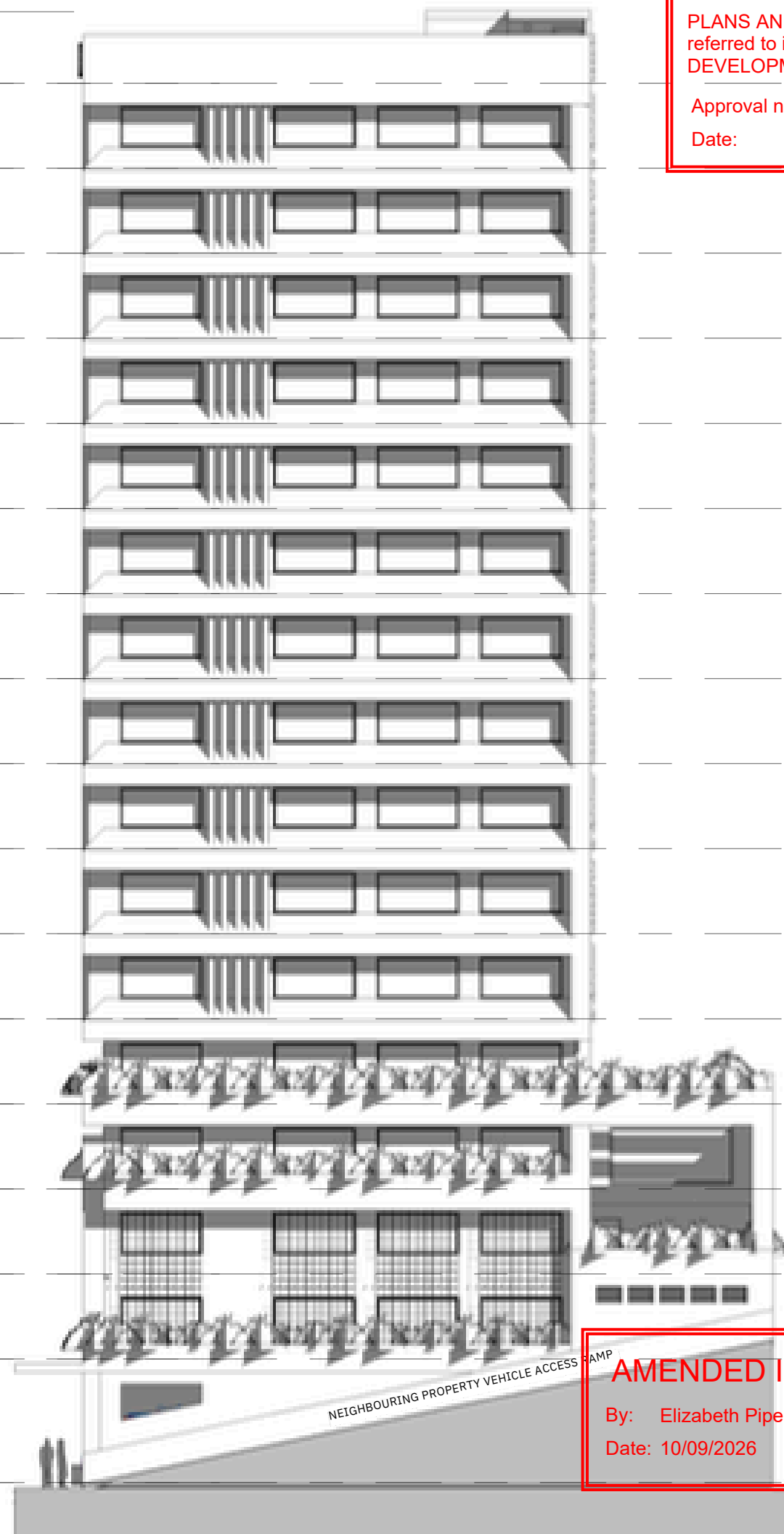


2

North

1 : 200

- ROOF 70700
- LEVEL 15 67600
- LEVEL 14 64500
- LEVEL 13 61400
- LEVEL 12 58300
- LEVEL 11 55200
- LEVEL 10 52100
- LEVEL 9 49000
- LEVEL 8 45900
- LEVEL 7 42800
- LEVEL 6 39700
- LEVEL 5 36600
- LEVEL 4 33500
- LEVEL 3 30400
- LEVEL 2 27300
- LEVEL 1 24200
- GROUND 19700



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-BNH-4193

Date: 17/09/2026



THE ARCHITECTS (Australia) Pty.
Ltd.
ABN. 12 010 362 937
E. info@architectsaustralia.com.au
P. +61 (0)419 674 766

FOCUS DEVELOPMENTS
NO.1
THE TODD

10 HAZELMOUNT ST,
BOWEN HILLS

ELEVATIONS

SHEET NO. A200

SCALE 1 : 200 @ A3

PROJECT NO. 2062

ISSUE 4

DATE 28/02/24

COPYRIGHT
-THE ARCHITECTS (Australia) Pty. Ltd.
"THE OWNERSHIP OF THIS DRAWING
REMAINS WITH THE ARCHITECTS
(Australia) Pty. Ltd. UNLESS TRANSFERRED
TO A CLIENT UPON PAYMENT OF ALL
APPROPRIATE FEES AND MAY NOT BE
COPIED, USED OR REPRODUCED IN ANY WAY
WITHOUT THE WRITTEN PERMISSION OF
THE ARCHITECTS (Australia) Pty. Ltd.



AMENDED IN RED

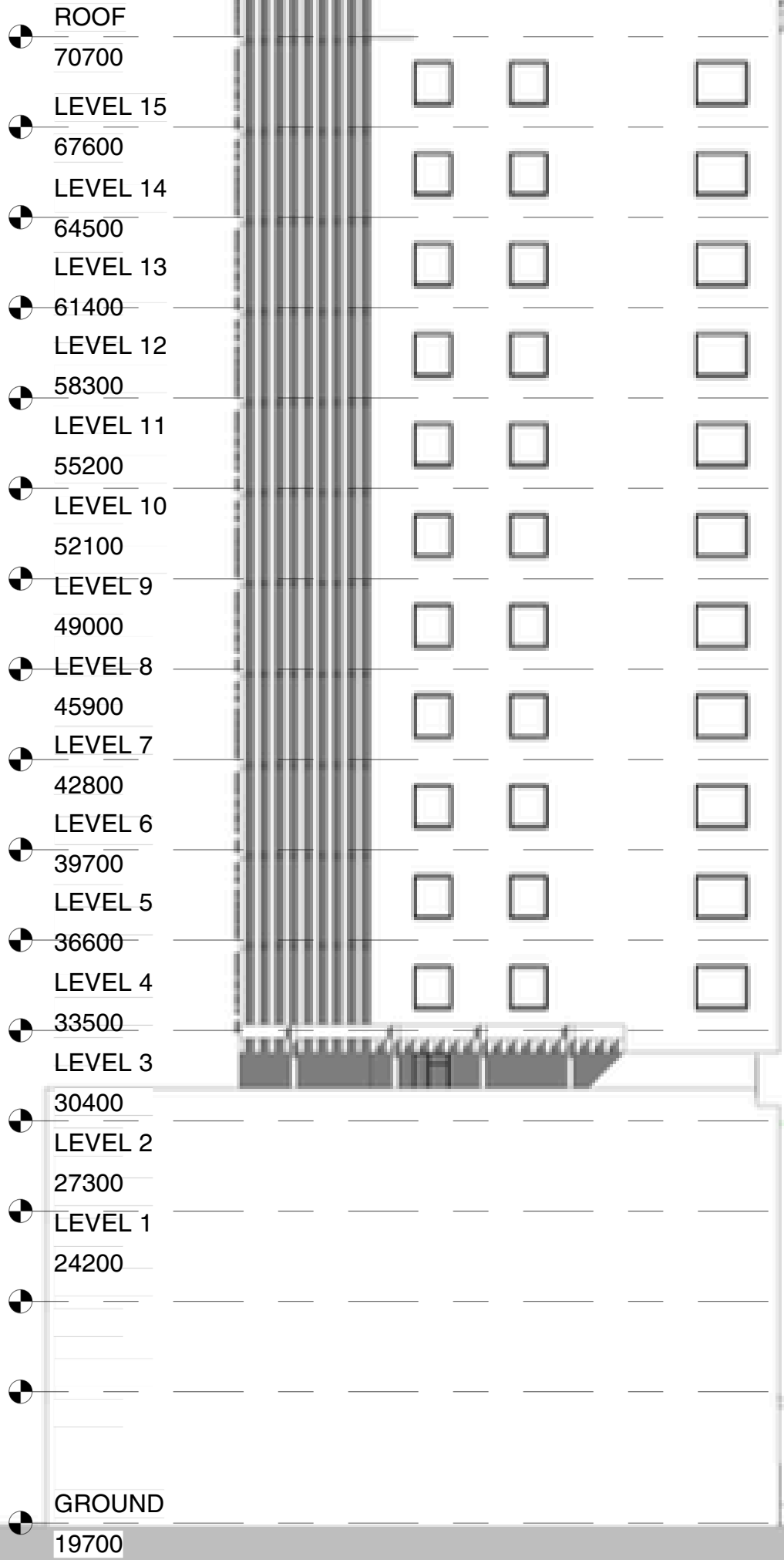
By: Elizabeth Piper

Date: 10/09/2026

1

South

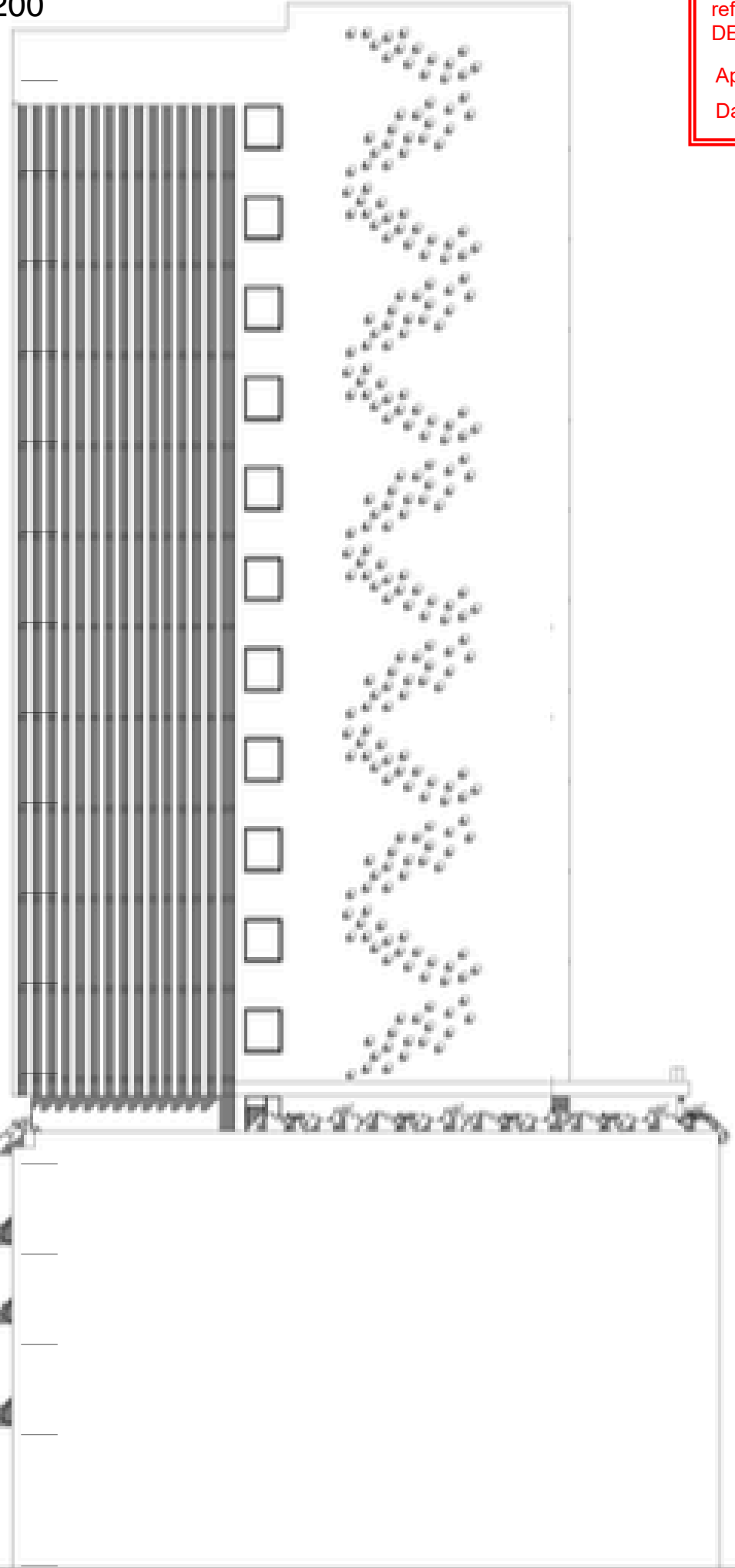
1 : 200



2

West

1 : 200



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-BNH-4193
Date: 17/09/2026


Queensland
Government



THE ARCHITECTS (Australia) Pty.
Ltd.
ABN. 12 010 362 937
E. info@architectsaustralia.com.au
P. +61 (0)419 674 766

FOCUS DEVELOPMENTS
NO.1

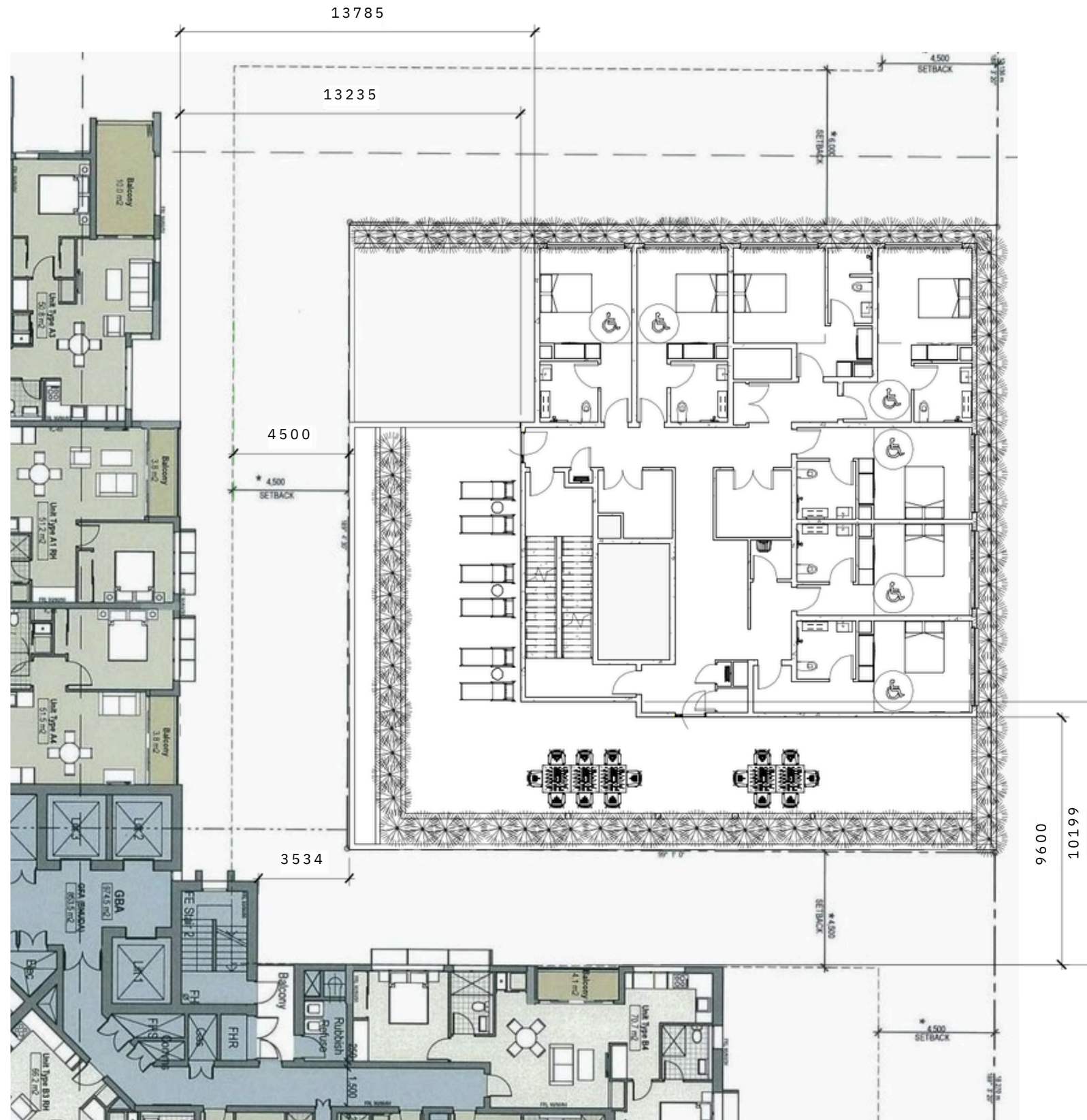
THE TODD

10 HAZELMOUNT ST,
BOWEN HILLS

ELEVATIONS
SHEET NO. A201

SCALE	ISSUE
1 : 200 @ A3	4
PROJECT NO.	DATE
2062	28/02/24

COPYRIGHT
-THE ARCHITECTS (Australia) Pty. Ltd.
"THE OWNERSHIP OF THIS DRAWING
REMAINS WITH THE ARCHITECTS
(Australia) Pty. Ltd. UNLESS TRANSFERRED
TO A CLIENT UPON PAYMENT OF ALL
APPROPRIATE FEES AND MAY NOT BE
COPIED, USED OR ADAPTED IN ANY WAY
WITHOUT THE EXPRESS PERMISSION OF
THE ARCHITECTS (Australia) Pty. Ltd.



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL


Queensland
Government

Approval no: DEV-2026-BNH-4193

Date: 17/09/2026



THE ARCHITECTS (Australia) Pty.
Ltd.
ABN. 12 010 362 937
E. info@architectsaustralia.com.au
P. +61 (0)419 674 766

FOCUS DEVELOPMENTS
NO.1

THE TODD

10 HAZELMOUNT ST,
BOWEN HILLS

TOWER SETBACKS
SHEET NO. A1001

SCALE	ISSUE
1 : 200 @ A3	4
PROJECT NO.	DATE
2062	28/02/24

COPYRIGHT
-THE ARCHITECTS (Australia) Pty. Ltd.
"THE OWNERSHIP OF THIS DRAWING
REMAINS WITH THE ARCHITECTS
(Australia) Pty. Ltd. UNLESS TRANSFERRED
TO A CLIENT UPON PAYMENT OF ALL
APPROPRIATE FEES AND MAY NOT BE
COPIED, USED OR ADAPTED IN ANY WAY
WITHOUT THE EXPRESS PERMISSION OF
THE ARCHITECTS (Australia) Pty. Ltd.

1

TOWER SETBACK COMPARED TO NEIGHBOUR

1 : 200