

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

-4 JUN 2014

MEDQ



Integrated perspective

Arqus Design Pty Ltd
ABN 68 135 616 303

Level 2 15 Malt Street
Fortitude Valley Qld 4006
PO Box 2455
New Farm Qld 4005

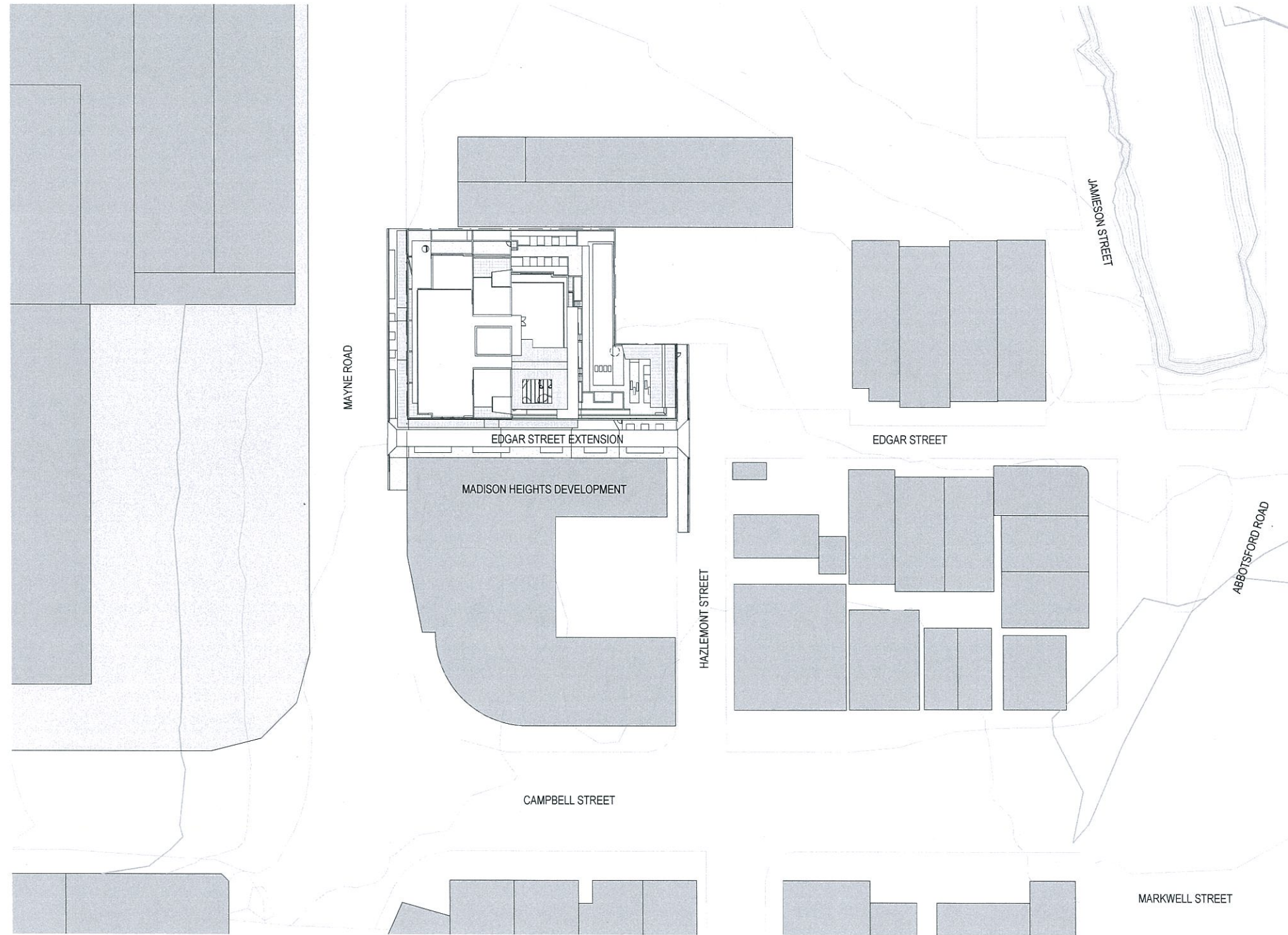
Phone 07 3358 0888
Fax 07 3358 0899

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www.arqudesign.com.au

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27.02.14	REVISED ISSUE	A
02.04.13	REVISED ISSUE	B
03.04.14	REVISED ISSUE	C
15.04.14	REVISED ISSUE	D



DEVELOPER

ARDEN PROPERTY GROUP

CLIENT

ARDEN PROPERTY GROUP

PROJECT

Onebrisbane

37 Mayne Road,
BOWEN HILLS QLD

DRAWING

SITE PLAN

JOB NUMBER DESIGN DRAWN

14-0003

SCALE DATE CREATED NORTH

1 : 500@A1

@A3



DRAWING NUMBER ISSUE

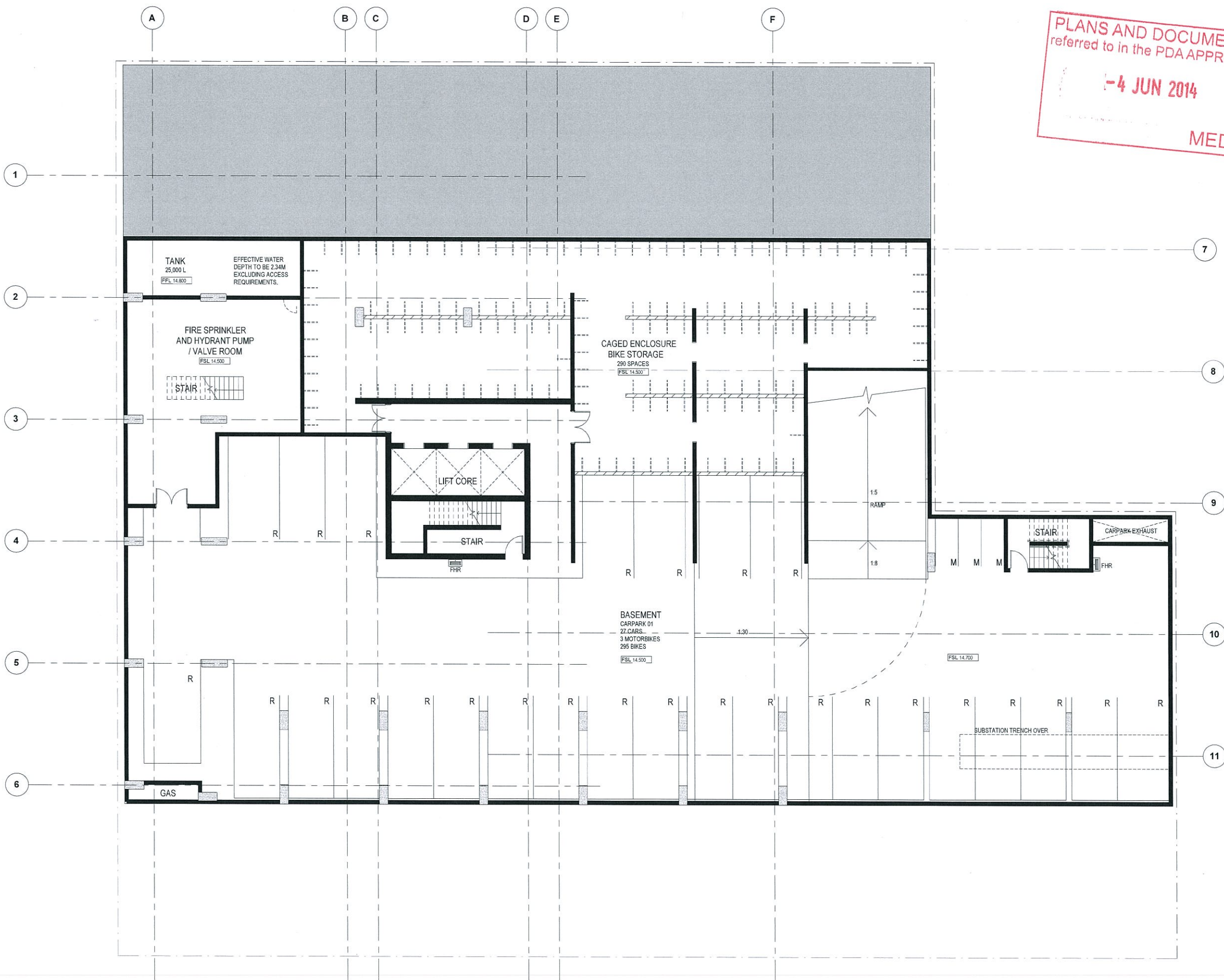
A1-100

D

ISSUED FOR

PRELIMINARY

1 SITE PLAN
1 : 500



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 -4 JUN 2014
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09.04.14	REVISED ISSUE	L
15.04.14	REVISED ISSUE	M
01.05.14	REVISED ISSUE	N



DEVELOPER
 ARDEN PROPERTY GROUP

CLIENT
 ARDEN PROPERTY GROUP

PROJECT
 OneBrisbane

37 Mayne Road,
 BOWEN HILLS QLD

DRAWING
 LEVEL -01 CP01

JOB NUMBER 14-0003
DESIGN SP
DRAWN ES

SCALE 1:100@A1
DATE CREATED
NORTH @A3

DRAWING NUMBER A1-200
ISSUE N

ISSUED FOR
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1 Level -01 CP01
 1:100

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03.04.14	REVISED ISSUE	L
09.04.14	REVISED ISSUE	M
15.04.14	REVISED ISSUE	N
01.05.14	REVISED ISSUE	O



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PROJECT

OneBrisbane

37 Mayne Road,
 BOWEN HILLS QLD

DRAWING

GROUND 01 VISITORS

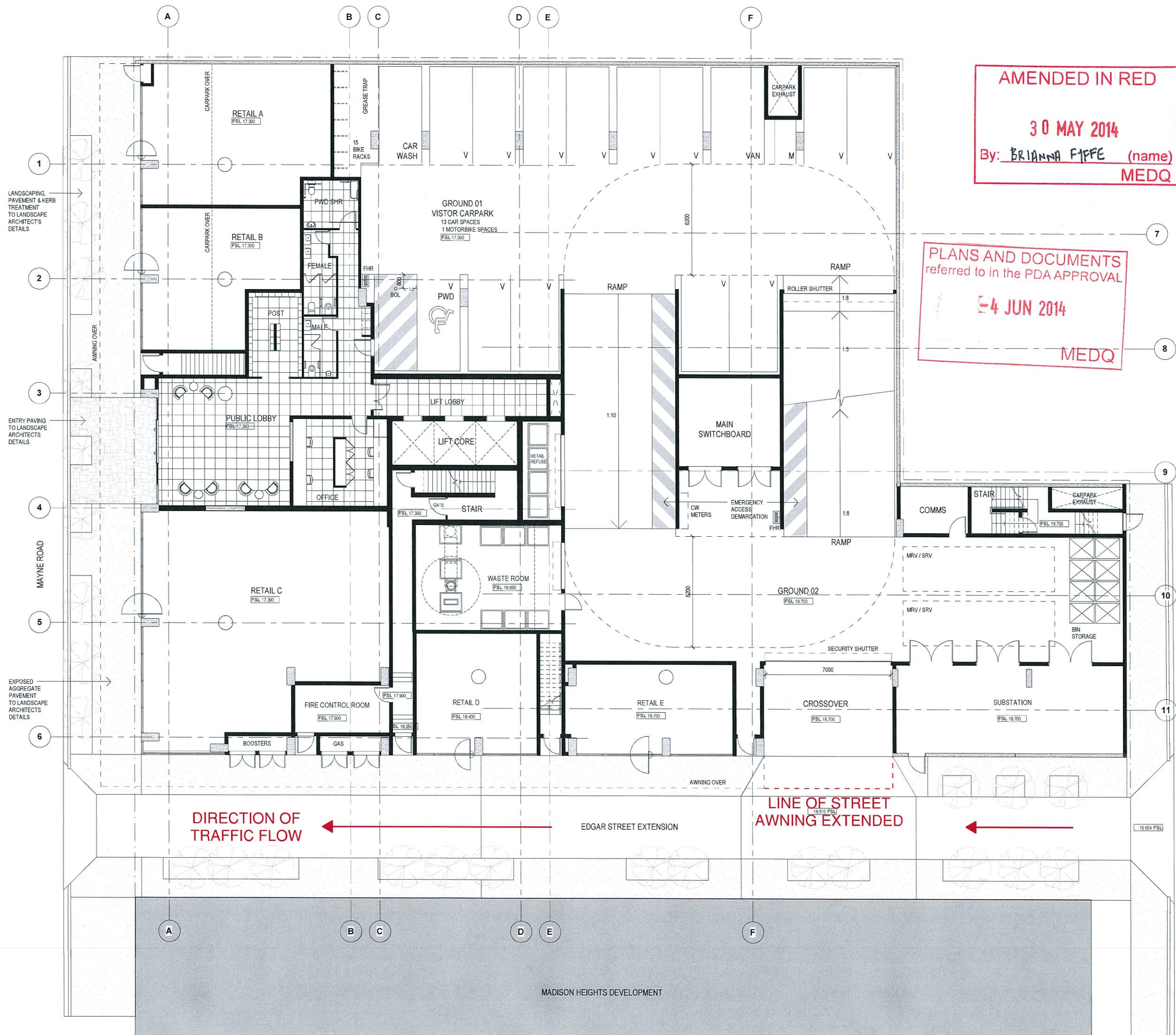
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 14-0003 SP ES

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DRAWING NUMBER ISSUE
 A1-201 O

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PRELIMINARY



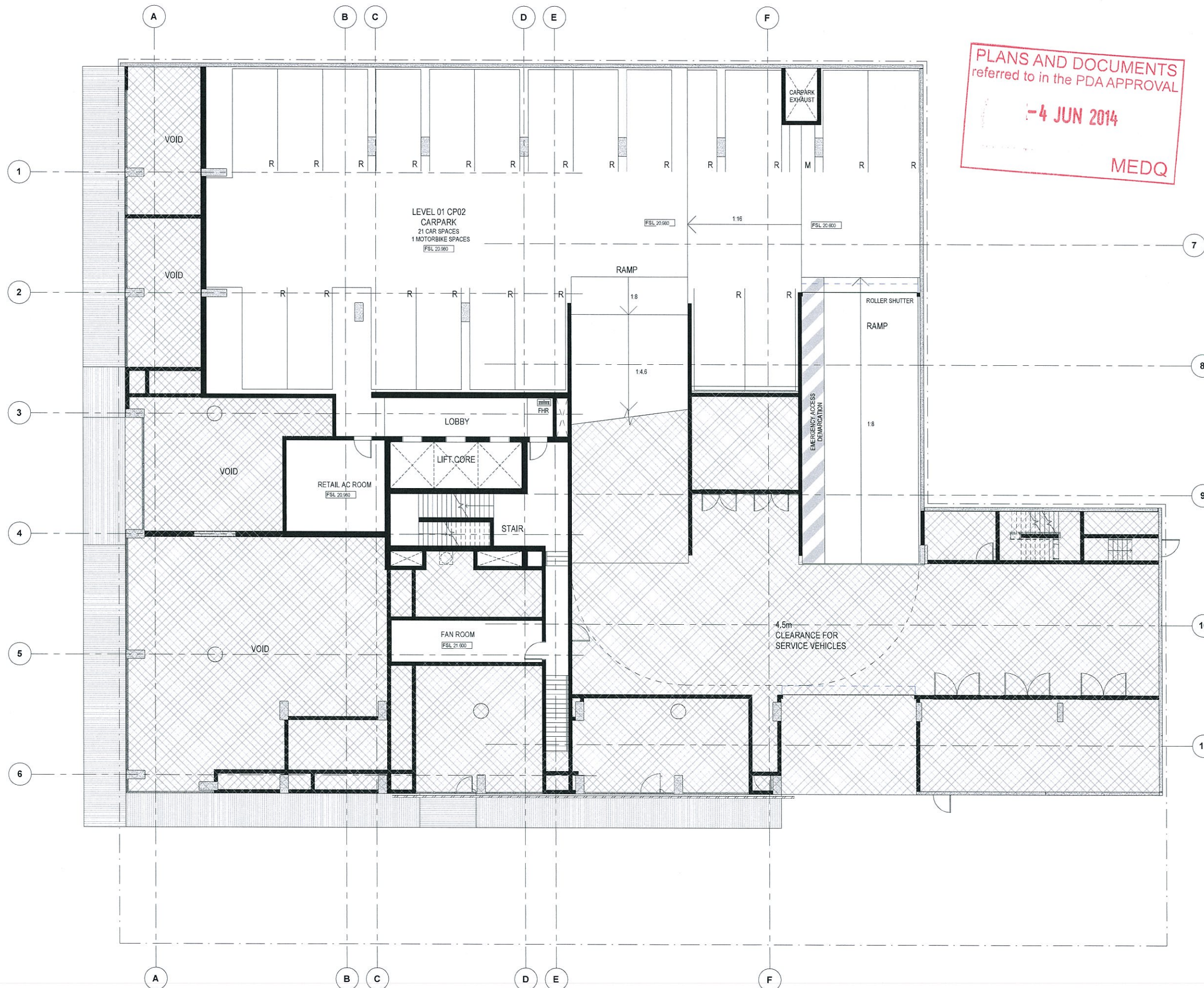
AMENDED IN RED
 30 MAY 2014
 By: BRIANNA FIFFE (name)
 MEDQ

PLANS AND DOCUMENTS
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 4 JUN 2014
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DIRECTION OF TRAFFIC FLOW

LINE OF STREET
 AWNING EXTENDED

MADISON HEIGHTS DEVELOPMENT



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01.05.14	REVISED ISSUE	N



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PROJECT

OneBrisbane

37 Mayne Road,
BOWEN HILLS QLD

DRAWING

LEVEL 01 CP02

JOB NUMBER DESIGN DRAWN
14-0003

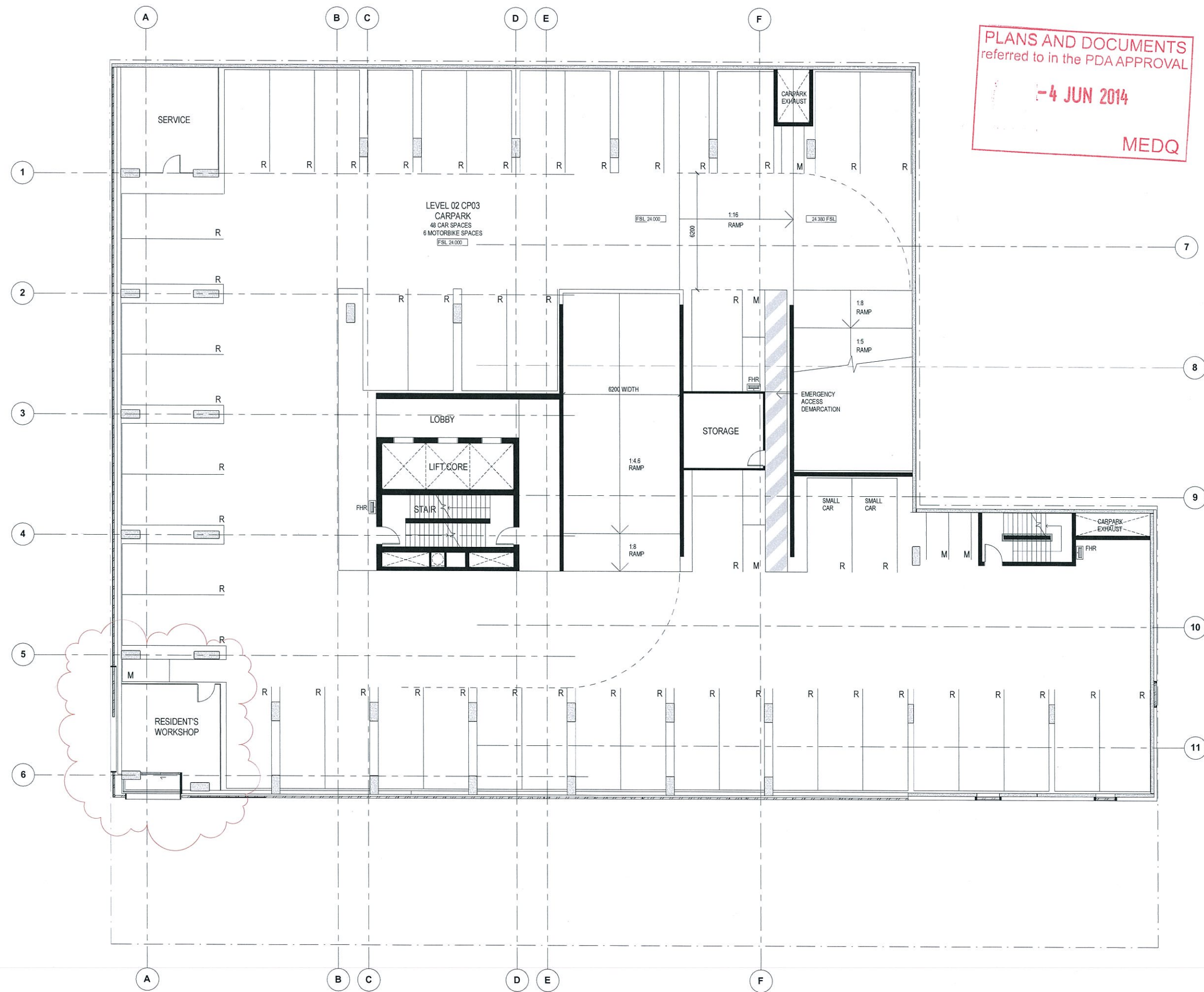
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DRAWING NUMBER ISSUE
A1-202 N

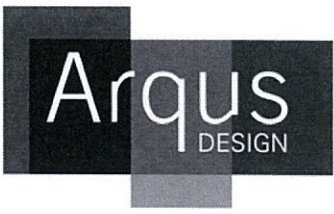
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1 Level 01 CP02
1 : 100



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01.05.14	REVISED ISSUE	M
06.05.14	REVISED ISSUE	N
15.05.14	REVISED ISSUE	O



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PROJECT

Onebrisbane

37 Mayne Road,
BOWEN HILLS QLD

DRAWING

LEVEL 02 CP03

JOB NUMBER DESIGN DRAWN
14-0003

SCALE DATE CREATED NORTH
1:100@A1 @A3

DRAWING NUMBER ISSUE

A1-203 O

ISSUED FOR 15/02/2014 3:14:46 PM

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1 Level 02 CP03
1:100

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15.04.14	REVISED ISSUE	L
01.05.14	REVISED ISSUE	M
06.05.14	REVISED ISSUE	N



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PROJECT
Onebrisbane
37 Mayne Road,
BOWEN HILLS QLD

DRAWING
LEVEL 03 CP04

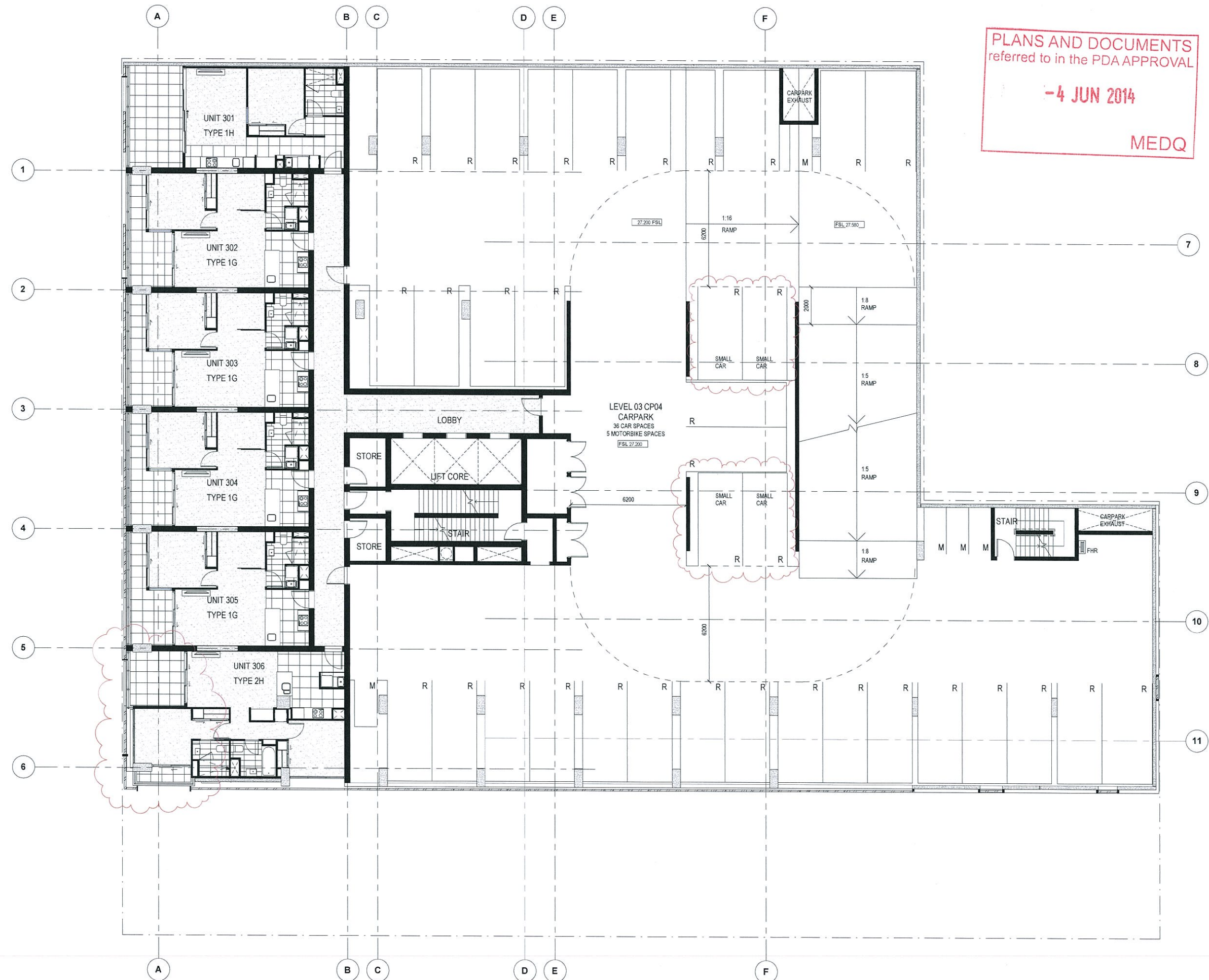
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SCALE 1:100@A1 **DATE CREATED** **NORTH**

DRAWING NUMBER **ISSUE**
A1-204 **N**

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1 Level 03 CP04
1:100

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15.04.14	REVISED ISSUE	K
01.05.14	REVISED ISSUE	L
06.05.14	REVISED ISSUE	M



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Onebrisbane

37 Mayne Road,
 BOWEN HILLS QLD

DRAWING

LEVEL 04 CP05

JOB NUMBER

14-0003

SCALE

1:100@A1

@A3

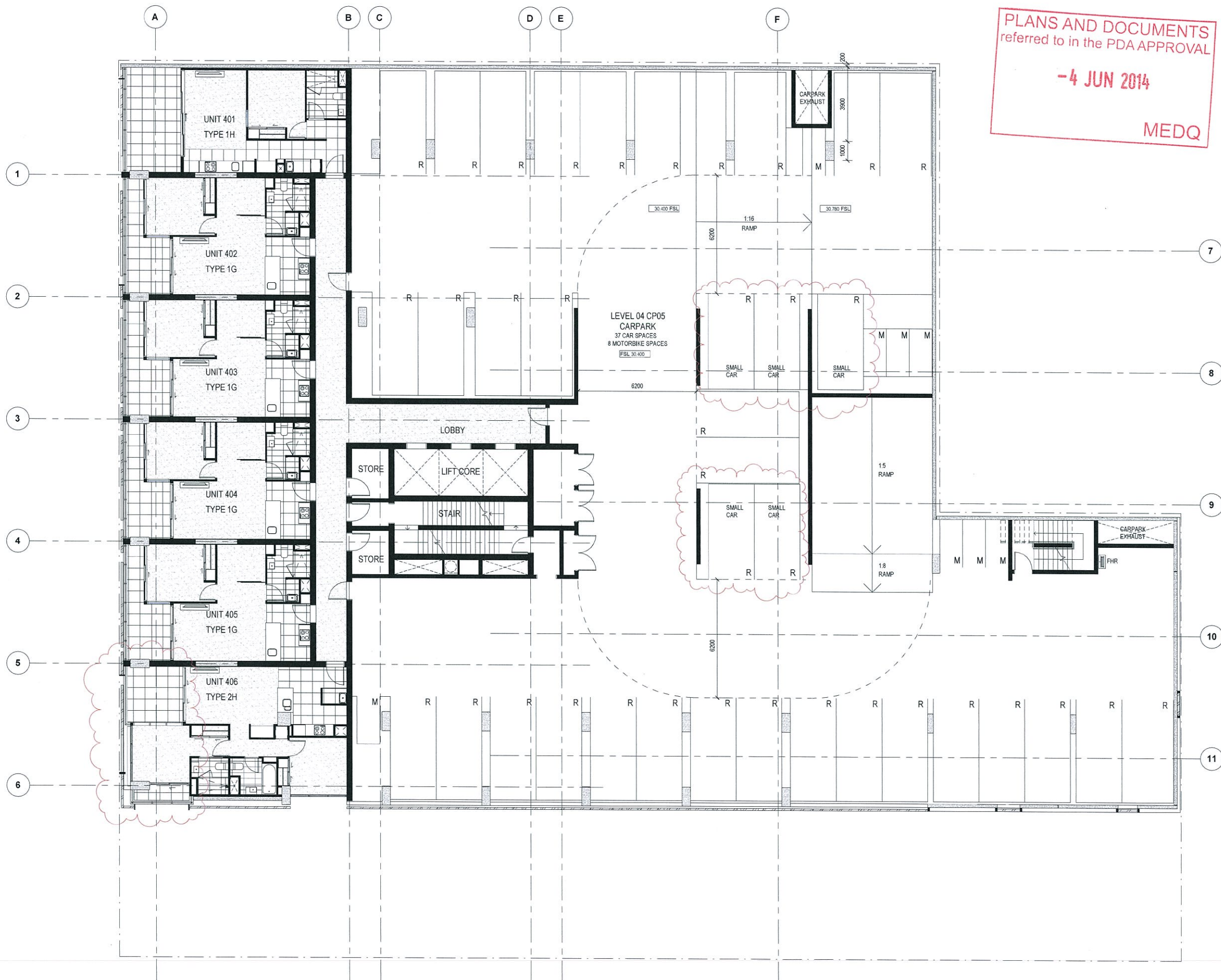
DRAWING NUMBER

A1-205

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1 Level 04 CP05
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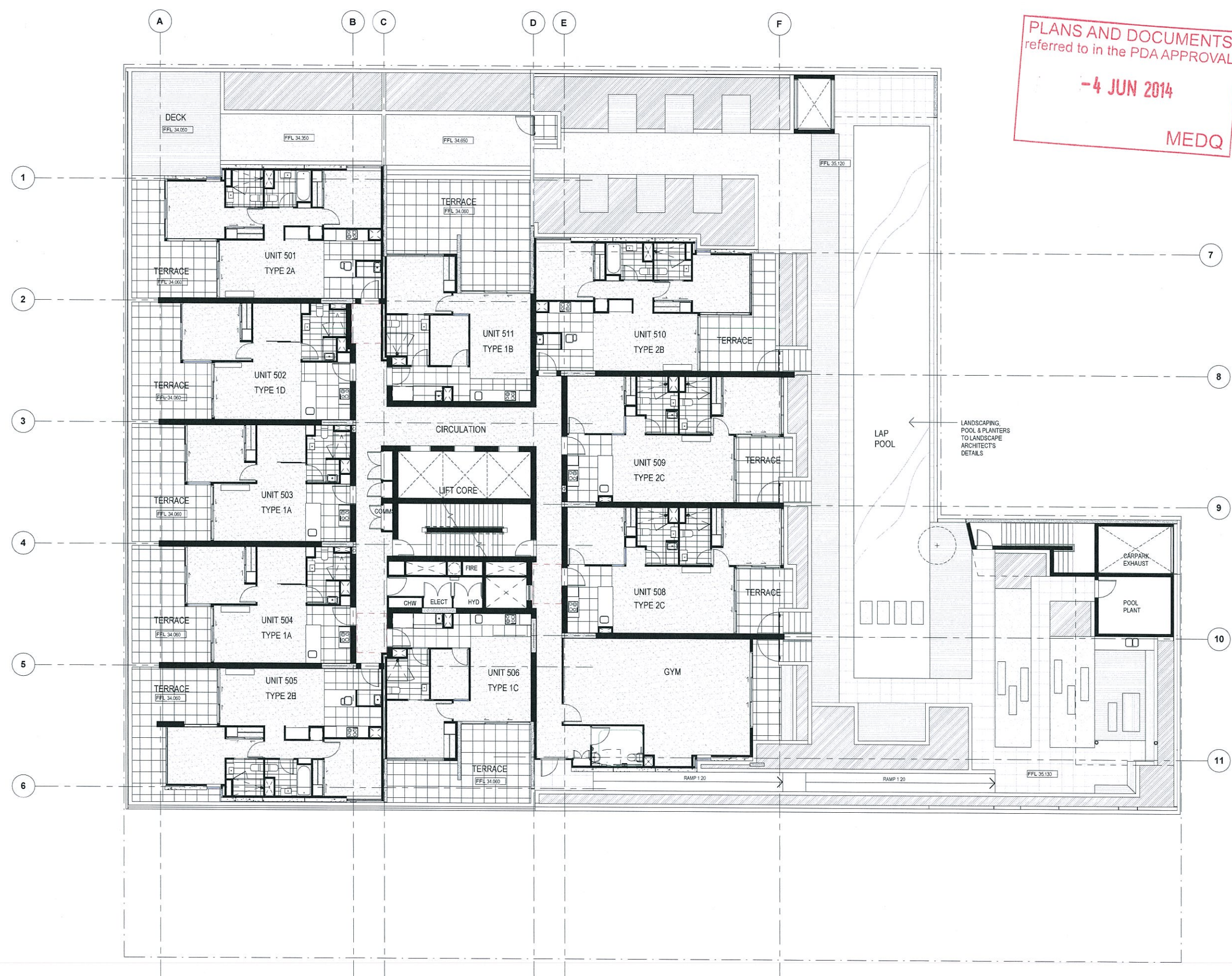
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17.04.14	REVISED ISSUE	I
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01.05.14	REVISED ISSUE	K



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PROJECT
 OneBrisbane
 37 Mayne Road,
 BOWEN HILLS QLD

DRAWING
 LEVEL 05 PODIUM
JOB NUMBER 14-0003
SCALE 1:100@A1
DATE CREATED 1:200@A3
DRAWING NUMBER A1-206
ISSUE K
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1 Level 05 Podium
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15.04.14	REVISED ISSUE	L
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01.05.14	REVISED ISSUE	N



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 OneBrisbane
 37 Mayne Road,
 BOWEN HILLS QLD

DRAWING
 LEVEL 06 (TYPICAL)

JOB NUMBER 14-0003
DESIGN **DRAWN**

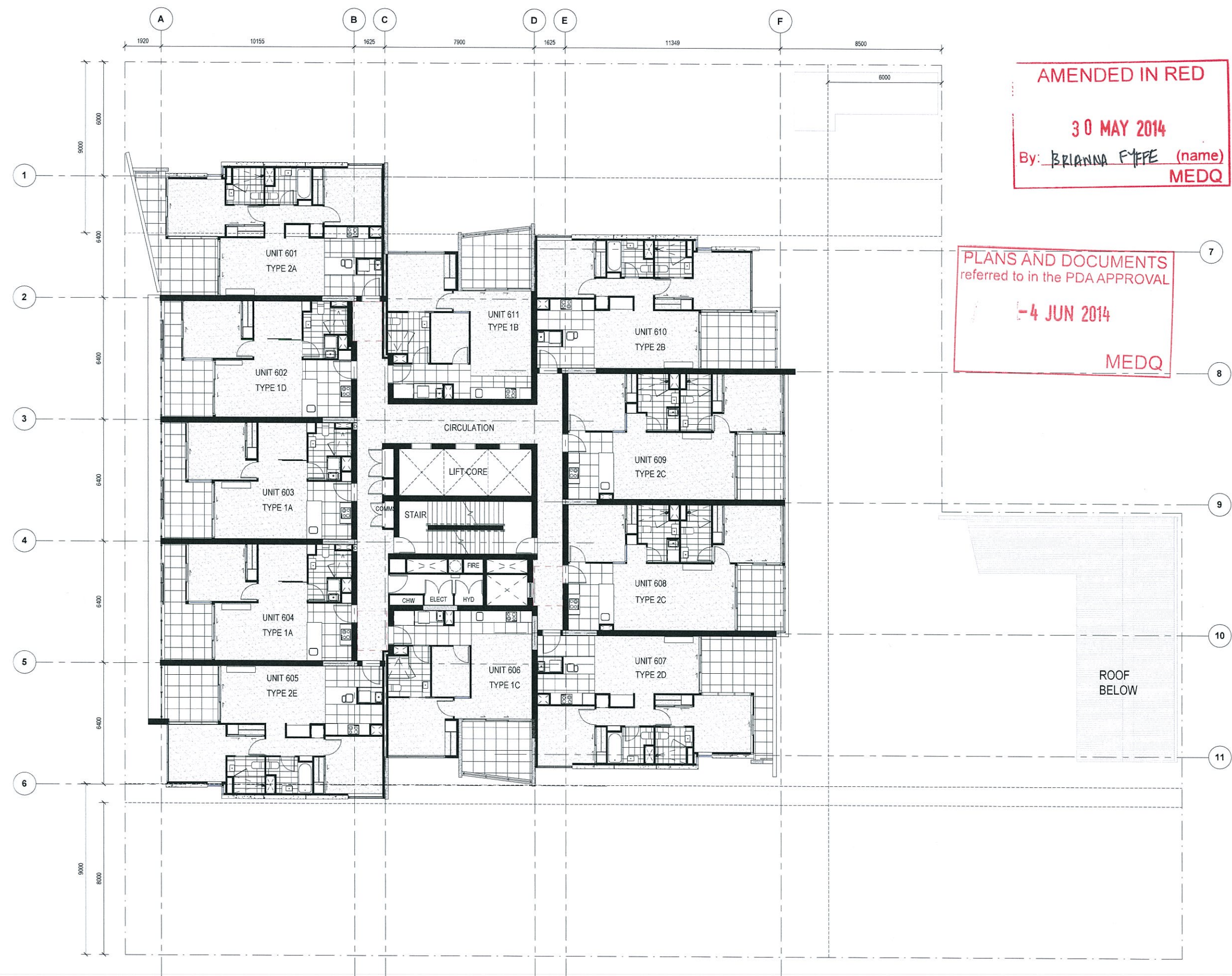
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DRAWING NUMBER A1-207
ISSUE N

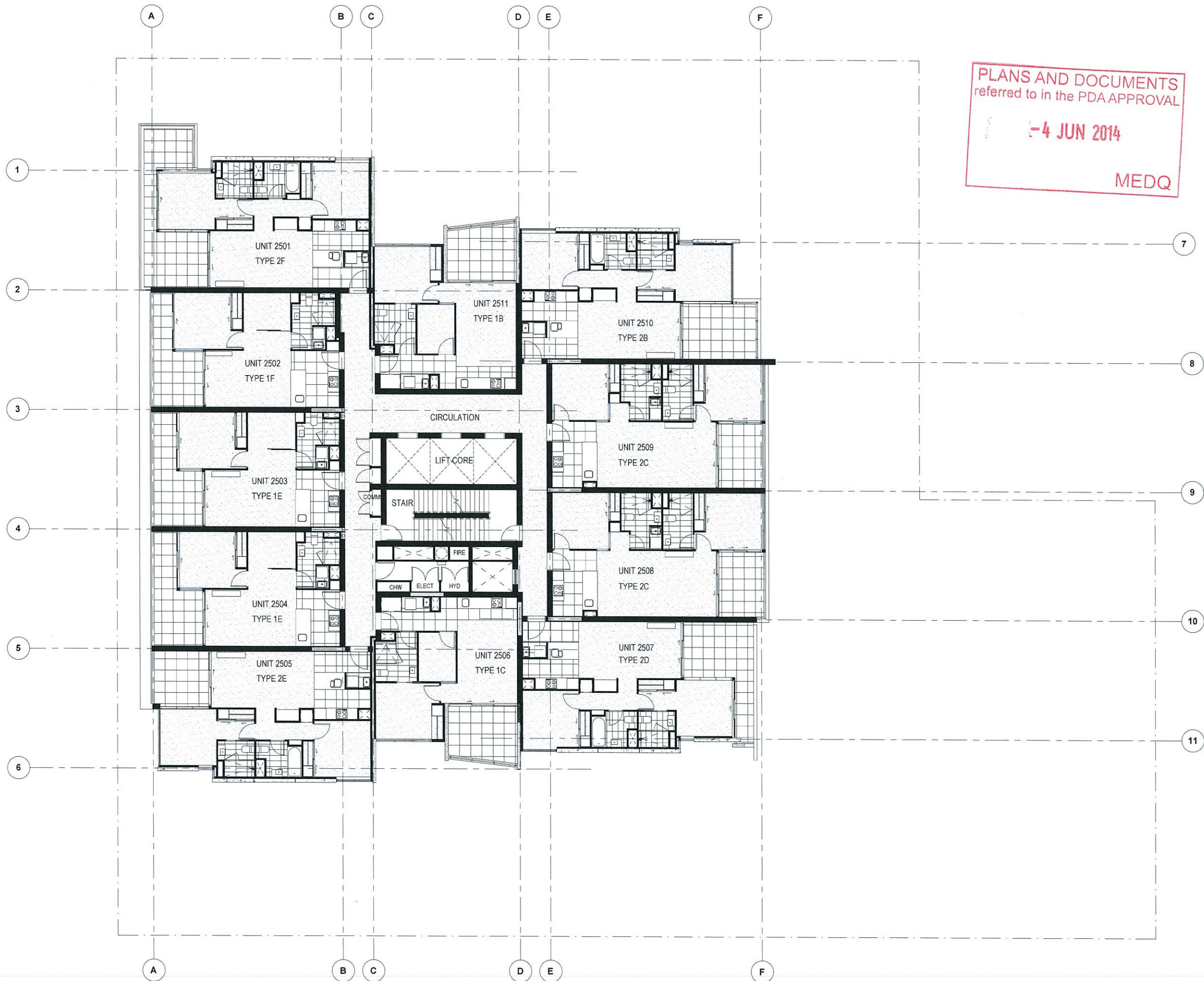
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AMENDED IN RED
 30 MAY 2014
 By: BRIANNA FYFFE (name)
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PLANS AND DOCUMENTS
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1 Level 06-24
 1:100



1 Level 25
1:100

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17.04.14	REVISED ISSUE	H
01.05.14	REVISED ISSUE	I



DEVELOPER

ARDEN PROPERTY GROUP

CLIENT

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PROJECT

OneBrisbane

37 Mayne Road,
BOWEN HILLS QLD

DRAWING

LEVEL 25

JOB NUMBER 14-0003 DESIGN DRAWN

SCALE 1:100@A1 DATE CREATED @A3 NORTH

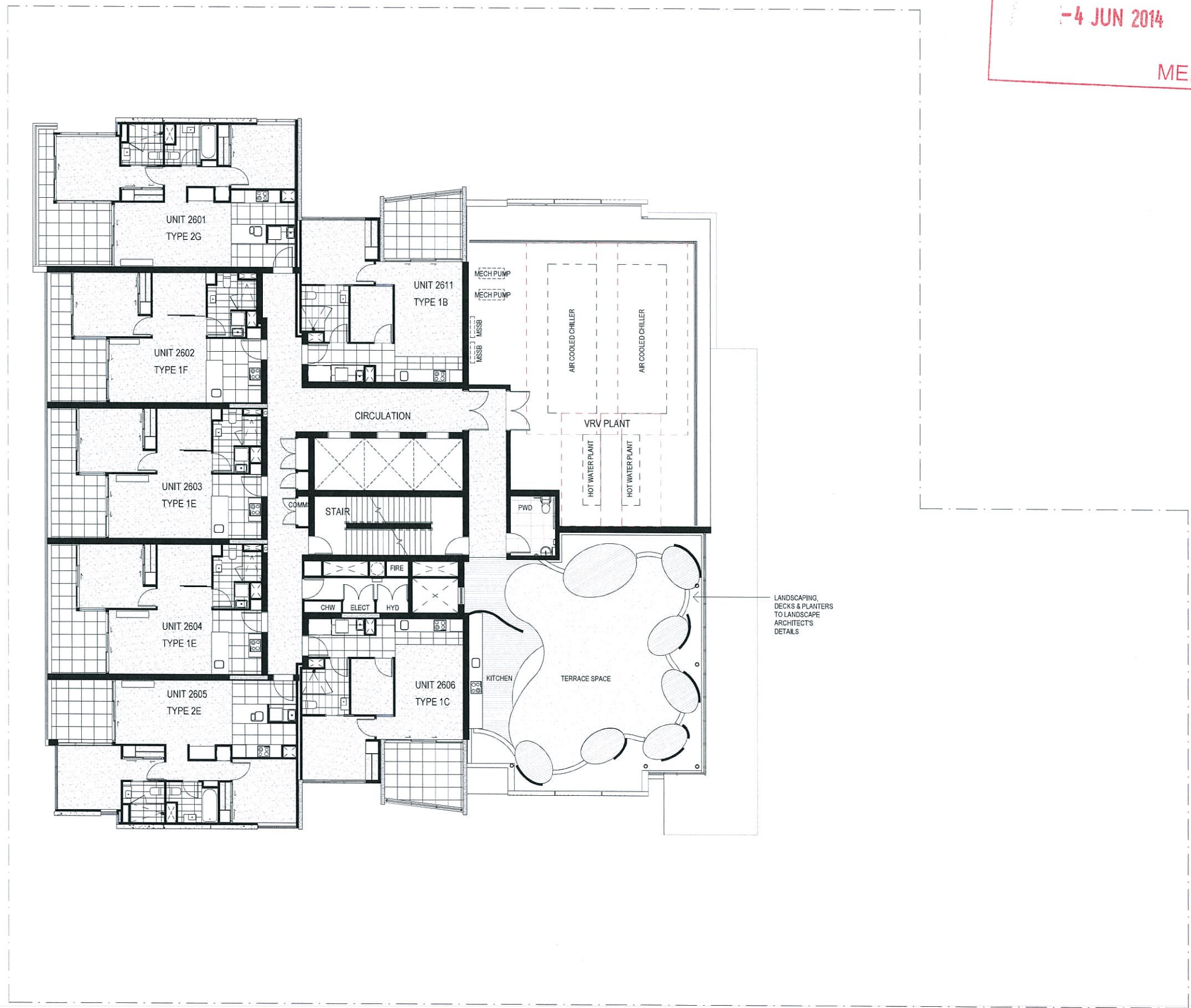
DRAWING NUMBER A1-226 ISSUE I

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28.04.14	REVISED ISSUE	I
01.05.14	REVISED ISSUE	J



DEVELOPER
ARDEN PROPERTY GROUP

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PROJECT
OneBrisbane

37 Mayne Road,
BOWEN HILLS QLD

DRAWING
LEVEL 26

JOB NUMBER 14-0003

SCALE 1:100 @ A1
DATE CREATED
NORTH

DRAWING NUMBER A1-227
ISSUE J

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15.04.14	REVISED ISSUE	G
17.04.14	REVISED ISSUE	H
01.05.14	REVISED ISSUE	I



DEVELOPER

ARDEN PROPERTY GROUP

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ARDEN PROPERTY GROUP

PROJECT

OneBrisbane

37 Mayne Road,
BOWEN HILLS QLD

DRAWING

LEVEL 27

JOB NUMBER DESIGN DRAWN

14-0003

SCALE DATE CREATED NORTH

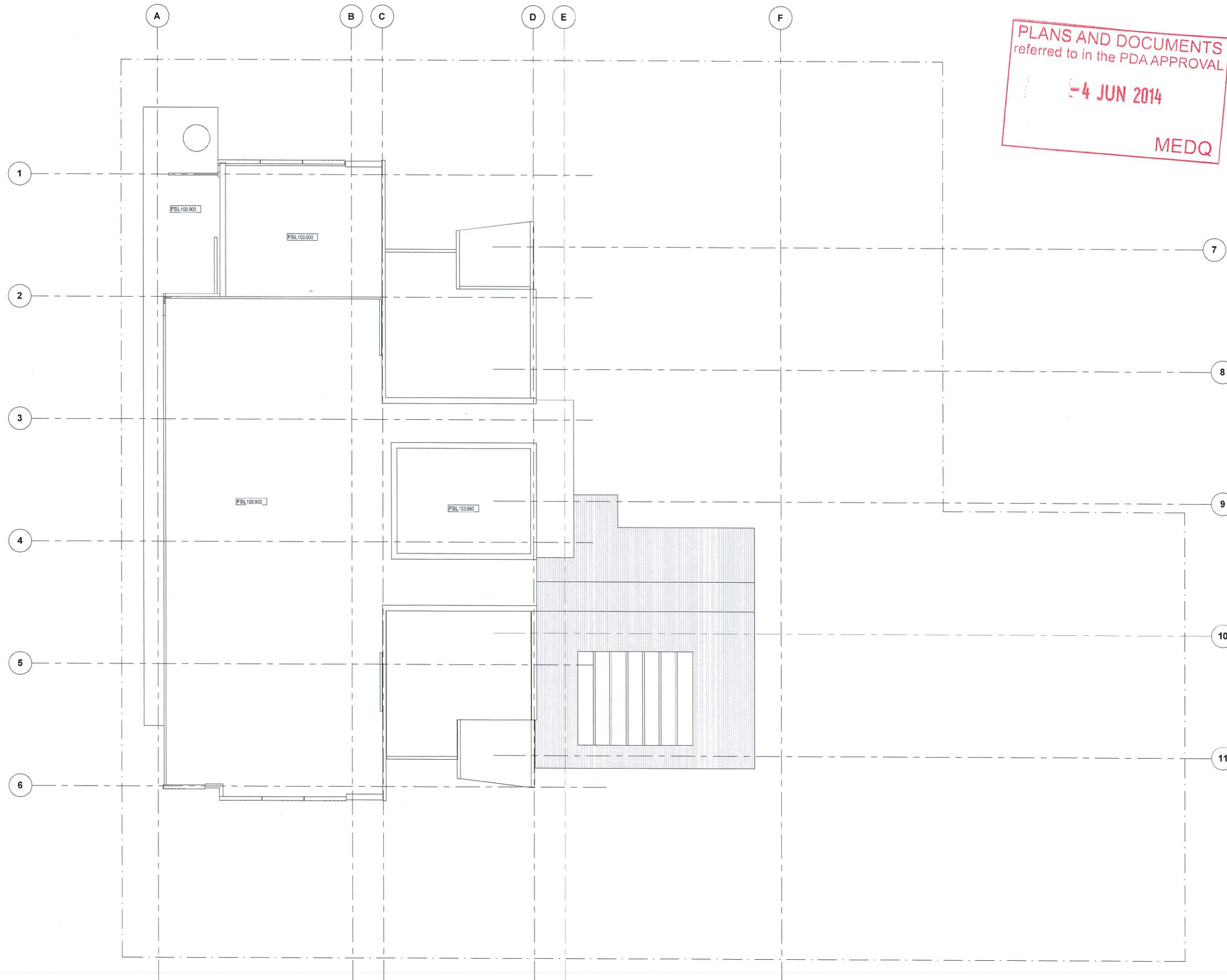
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DRAWING NUMBER ISSUE

A1-228

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01.05.14	REVISED ISSUE	F



DEVELOPER

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PROJECT

OneBrisbane

37 Mayne Road,
BOWEN HILLS QLD

DRAWING

ROOF PLAN

JOB NUMBER DESIGN DRAWN
14-0003

SCALE DATE CREATED NORTH
1:100 @A1

DRAWING NUMBER ISSUE

A1-229 F

ISSUED FOR 10/02/14 3:33:28 PM

PRELIMINARY

1 Roof Level
1:100

NOT PART OF THIS APPROVAL

NEW SCHEME DEVELOPMENT SUMMARY

SITE AREA:	2318	
PLOT RATIO:	8.0	
ALLOWABLE GFA	18544	
ACTUAL GFA	18513.63	
HEIGHT (LEVELS)	TOWER	23
MAX RL 102.95	PODIUM	4
	TOTAL	27
UNITS	TOWER	244
	PODIUM	12
	TOTAL	256
TOTAL GFA FOR UNITS	17851.33	
RETAIL	GROUND LEVEL	5 TENANCIES
TOTAL GFA FOR COMMERCIAL	409.80	
CAR PARKING	RESIDENTIAL	169
	RESIDENTIAL VISITOR	12
	RESIDENTIAL PWD	1
	RETAIL	0
	SCOOTER	24
	TOTAL	206
BICYCLE PARKING	305	
SERVICING	MRV / SRV	2
	CAR WASH	1
	VAN	1
	TOTAL	4
OUTDOOR REC. SPACE	LEVEL 5	548 SQM
	LEVEL 25	128.5 SQM
	TOTAL	676.5 SQM

QUANTITIES ~~SMALL UNITS~~ 165 167 one bedroom units
~~MEDIUM UNITS~~ 121 89 two bedroom units

NEW SCHEME GFA AREA SUMMARY

ZONE	LEVEL	GFA (BHUDA) SQM	EXTERNAL FLOOR AREA SQM
BASEMENT	LEVEL -01 CP01	35.30	
	GROUND / VISITORS	526.00	
	LEVEL 01 CP02	64.20	
	LEVEL 02 CP03	36.80	
	LEVEL 03 CP04	429.60	70.20
TOWER	LEVEL 04 CP05	429.60	70.20
	LEVEL 05	775.00	388.00
	LEVEL 06	763.70	134.50
	LEVEL 07	763.70	134.50
	LEVEL 08	763.70	134.50
	LEVEL 09	763.70	134.50
	LEVEL 10	763.70	134.50
	LEVEL 11	763.70	134.50
	LEVEL 12	763.70	134.50
	LEVEL 13	763.70	134.50
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	LEVEL 19	763.70	134.50
	LEVEL 20	763.70	134.50
	LEVEL 21	763.70	134.50
	LEVEL 22	763.70	134.50
	LEVEL 23	763.70	134.50
	LEVEL 24	763.70	134.50
	LEVEL 25	763.70	134.50
	LEVEL 26	475.38	86.50
	LEVEL 27	467.75	86.50
TOTAL		18513.63	3391.40
CHANGE FROM PREVIOUS SCHEME		+559.44	+1450.16

EXISTING SCHEME DEVELOPMENT SUMMARY

SITE AREA:	2318	
PLOT RATIO:	8.0	
ALLOWABLE GFA	18544	
ACTUAL GFA	18434	
HEIGHT (LEVELS)	TOWER	22
MAX RL 104.18	PODIUM	4
	TOTAL	26
UNITS	TOWER	230
	PODIUM	12
	TOTAL	242
TOTAL GFA FOR UNITS	17479	
RETAIL	GROUND LEVEL	5
TOTAL GFA FOR COMMERCIAL	475.08	
CAR PARKING	RESIDENTIAL	167
	RESIDENTIAL VISITOR	12
	RESIDENTIAL PWD	1
	RETAIL	0
	SCOOTER	7
	TOTAL	187
BICYCLE PARKING	100	
SERVICING	MRV / SRV	2
	CAR WASH	1
	VAN	1
	TOTAL	4
OUTDOOR REC. SPACE	LEVEL 5	371 SQM
	LEVEL 25	303.71 SQM
	TOTAL	674.71 SQM

EXISTING SCHEME GFA AREA SUMMARY

ZONE	LEVEL	GFA (BHUDA) SQM	EXTERNAL FLOOR AREA SQM
BASEMENT	LEVEL -01 CP01	32.4	
	GROUND / VISITORS	555.58	
	LEVEL 01 CP02	45.89	
	LEVEL 02 CP03	41.71	
	LEVEL 03 CP04	500.74	20.72
TOWER	LEVEL 04 CP05	500.74	20.72
	LEVEL 05	757.19	388.00
	LEVEL 06	768.71	134.50
	LEVEL 07	768.71	134.50
	LEVEL 08	768.71	134.50
	LEVEL 09	768.71	134.50
	LEVEL 10	768.71	134.50
	LEVEL 11	768.71	134.50
	LEVEL 12	768.71	134.50
	LEVEL 13	768.71	134.50
	LEVEL 14	768.71	134.50
	LEVEL 15	768.71	134.50
	LEVEL 16	770.20	134.50
	LEVEL 17	770.90	134.50
	LEVEL 18	770.80	134.50
	LEVEL 19	771.20	134.50
	LEVEL 20	771.70	134.50
	LEVEL 21	772.80	134.50
	LEVEL 22	773.40	134.50
	LEVEL 23	774.10	134.50
	LEVEL 24	774.10	134.50
	LEVEL 25	463.54	86.50
	LEVEL 26	407.10	86.50
	TOTAL		17954.19

AMENDED IN RED

30 MAY 2014

By: BRIANNA FIFFE (name)
MEDQ

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

-4 JUN 2014

MEDQ



Integrated perspective

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DATE	REVISION	ISSUE
20.02.14	DEVELOPMENT APPLICATION	A
21.02.14	RETAIL AMENDMENT	B
03.04.14	REVISED ISSUE	C
08.04.14	REVISED ISSUE	D
15.04.14	REVISED ISSUE	E
01.05.14	REVISED ISSUE	F



DEVELOPER
ARDEN PROPERTY GROUP

CLIENT
ARDEN PROPERTY GROUP

PROJECT
Onebrisbane

**37 Mayne Road,
 BOWEN HILLS QLD**

DRAWING
DEVELOPMENT SUMMARY

JOB NUMBER DESIGN DRAWN
 14-0003

SCALE DATE CREATED NORTH
 1 : 100@A1 @A3

DRAWING NUMBER ISSUE
A1-600 F

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PRELIMINARY

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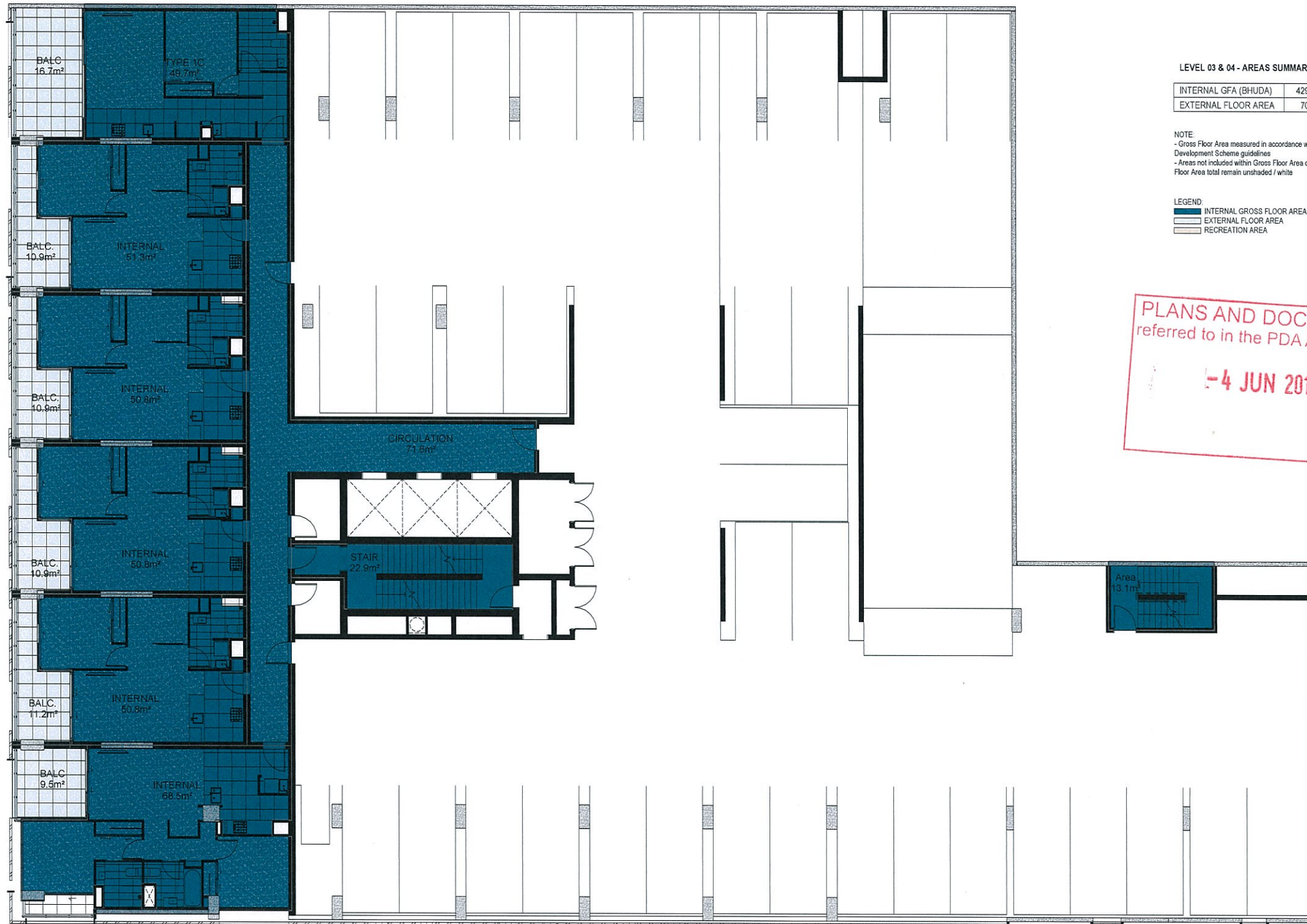
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DATE	REVISION	ISSUE
20.02.14	DEVELOPMENT APPLICATION	A
03.04.14	REVISED ISSUE	B
15.04.14	REVISED ISSUE	C
04.06.14	AREAS SUMMARY TABLE	D
04.06.14	UNIT AREAS ADDED	E



LEVEL 03 & 04 - AREAS SUMMARY

INTERNAL GFA (BHUDA)	429.60m ²
EXTERNAL FLOOR AREA	70.20m ²

NOTE:

- Gross Floor Area measured in accordance with ULDA Development Scheme guidelines
- Areas not included within Gross Floor Area or External Floor Area total remain unshaded / white

LEGEND

- INTERNAL GROSS FLOOR AREA (BHUDA)
- EXTERNAL FLOOR AREA
- RECREATION AREA

PLANS AND DOCUMENTS
 referred to in the PDA APPROVAL

 -4 JUN 2014

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DEVELOPER

ARDEN PROPERTY GROUP

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PROJECT

Onebrisbane

37 Mayne Road,
BOWEN HILLS QLD

DRAWING

LEVEL 03 CP04 AREA PLAN

JOB NUMBER

14-0003

SCALE

As indicated @A3

DATE CREATED

06/2014 2:39:48 PM

NORTH



DRAWING NUMBER

A1-605

ISSUE

E

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2 Level 03 CP04, Level 04 CP05 (sim) - Area
1:100