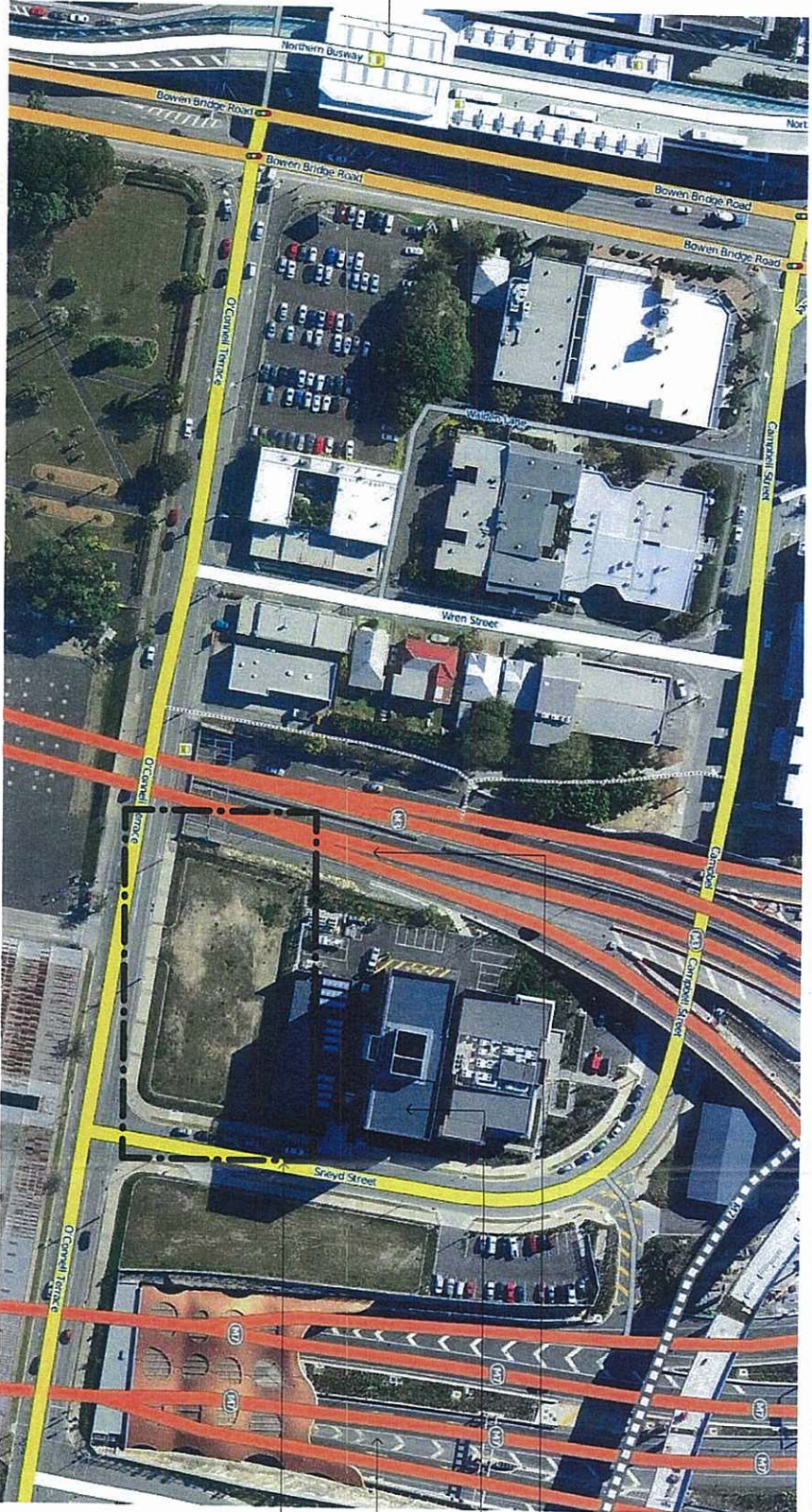




PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19 / 3 / 12

INNER CITY BY-PASS

CLEM SEVEN TUNNEL
EXHAUST STACK

CLEM SEVEN TUNNEL

TRANSCITY CONTROL CENTRE SITE

DEVELOPMENT SUMMARY

SITE ADDRESS:
CRN OF SNEYD STREET AND O'CONNELL TERRACE BOWEN HILLS QLD,
PARISH OF NORTH BRISBANE
CITY OF STANLEY
INCORPORATING LOT 2 ON SP229958, LOT 13 ON RP9954,
LOT 2 ON RP168978 & LOT 100 ON SP229973
SITE AREA APPROX: 2,197 m²
ROAD WIDENING AREA: 1,311 m²
TOTAL AREA: 2,328 m²
SITE COVER: 92% (2,142 m²)

GROSS FLOOR AREA SUMMARY

LEVEL	USE	AREA TYPE	AREA
GROUND FLOOR	COMMERCIAL	GROSS FLOOR AREA	25 m ²
LEVEL 1	COMMERCIAL	GROSS FLOOR AREA	551 m ²
LEVEL 2	COMMERCIAL	GROSS FLOOR AREA	264 m ²
LEVEL 3	COMMERCIAL	GROSS FLOOR AREA	1,070 m ²
LEVEL 4	COMMERCIAL	GROSS FLOOR AREA	1,970 m ²
LEVEL 5	COMMERCIAL	GROSS FLOOR AREA	597 m ²
GROUND FLOOR	NET/TL	GROSS FLOOR AREA	82 m ²
LEVEL 1	NET/TL	GROSS FLOOR AREA	418 m ²
LEVEL 2	NET/TL	GROSS FLOOR AREA	1547 m ²
LEVEL 3	NET/TL	GROSS FLOOR AREA	1555 m ²
LEVEL 4	NET/TL	GROSS FLOOR AREA	1555 m ²
LEVEL 5	NET/TL	GROSS FLOOR AREA	1555 m ²

TOTAL GROSS FLOOR AREA: 7,929 m²

LETTABLE AREA SUMMARY

LEVEL	AREA TYPE	AREA
GROUND FLOOR	LETTABLE AREA	1105 m ²
LEVEL 1	LETTABLE AREA	250 m ²
LEVEL 2	LETTABLE AREA	270 m ²
LEVEL 3	LETTABLE AREA	1458 m ²
LEVEL 4	LETTABLE AREA	1576 m ²
LEVEL 5	LETTABLE AREA	1576 m ²
LEVEL 6	LETTABLE AREA	1576 m ²
LEVEL 7	LETTABLE AREA	6500 m ²

GROSS LETTABLE AREA: 8,000 m²

SITE/LOT RATIO

SITE AREA APPROX: 2328 m²
PLOT RATIO: 3.5
ALLOWABLE GROSS FLOOR AREA: 8,148 m²
PROPOSED GROSS FLOOR AREA: 7,929 m²

REV	DATE	DESCRIPTION	BY	CHK
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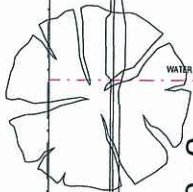
PROJECT:
TUNNEL CONTROL CENTRE O'CONNELL
TERRACE BOWEN HILLS
DRAWING TITLE:
SITE PLAN

Scale @ A1: 1:200
Job No: RP5005, JCC Date: 03/17/11 Approved: RR
Drawing No: **A0001** Drawn: AW
Revised: U

LOCATION MAP

EVANS STREET
(INNER CITY BY PASS TUNNELL)

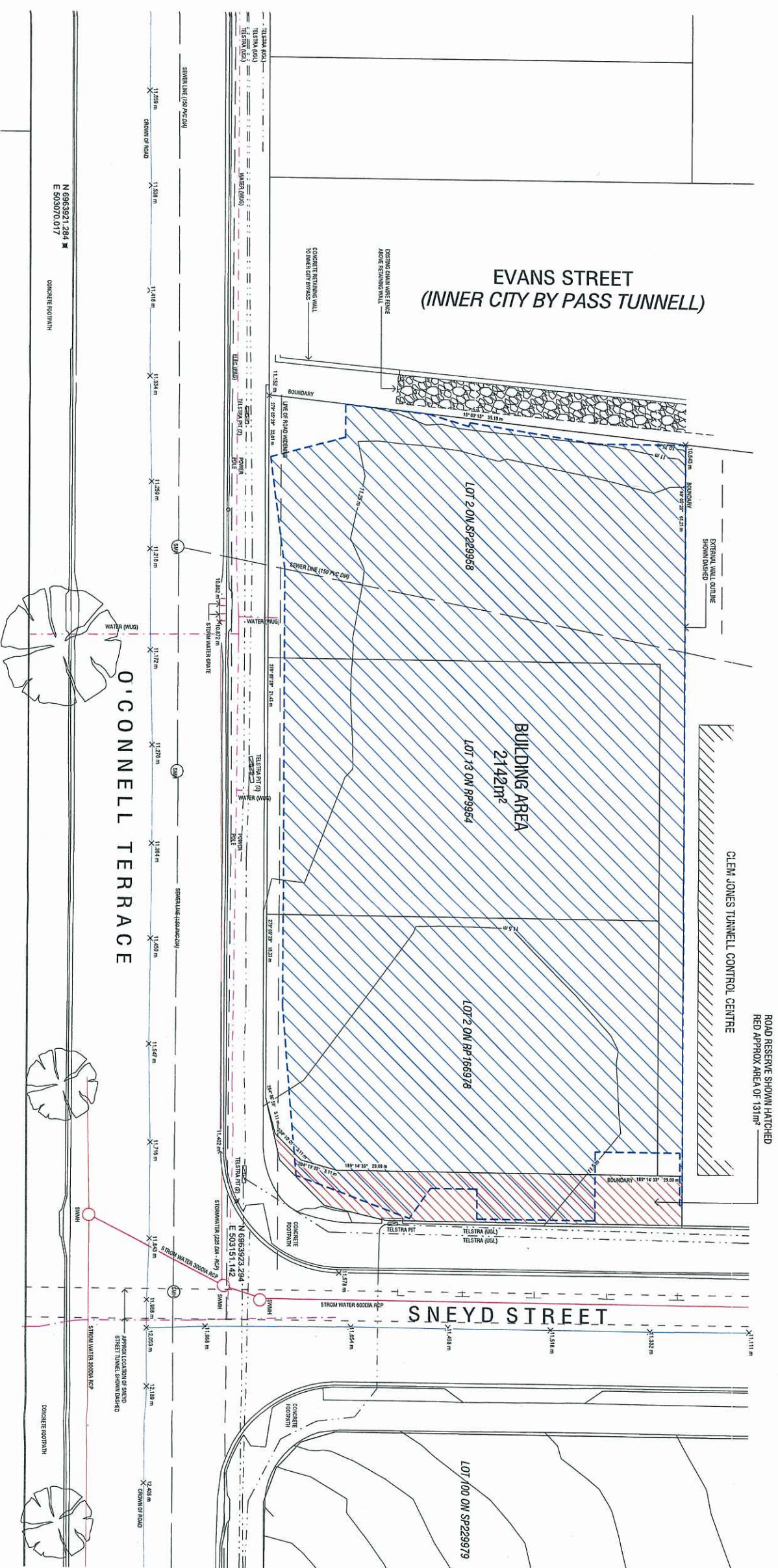
O'CONNELL TERRACE



GENERAL ARRANGEMENT SITE PLAN

Scale: 1:200

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/3/12



1 SITE PLAN ROAD RESERVE
Scale 1 : 200

Project:
NEW TUNNEL CONTROL CENTRE O'CONNELL
TERRACE BOWEN HILLS OPTION C



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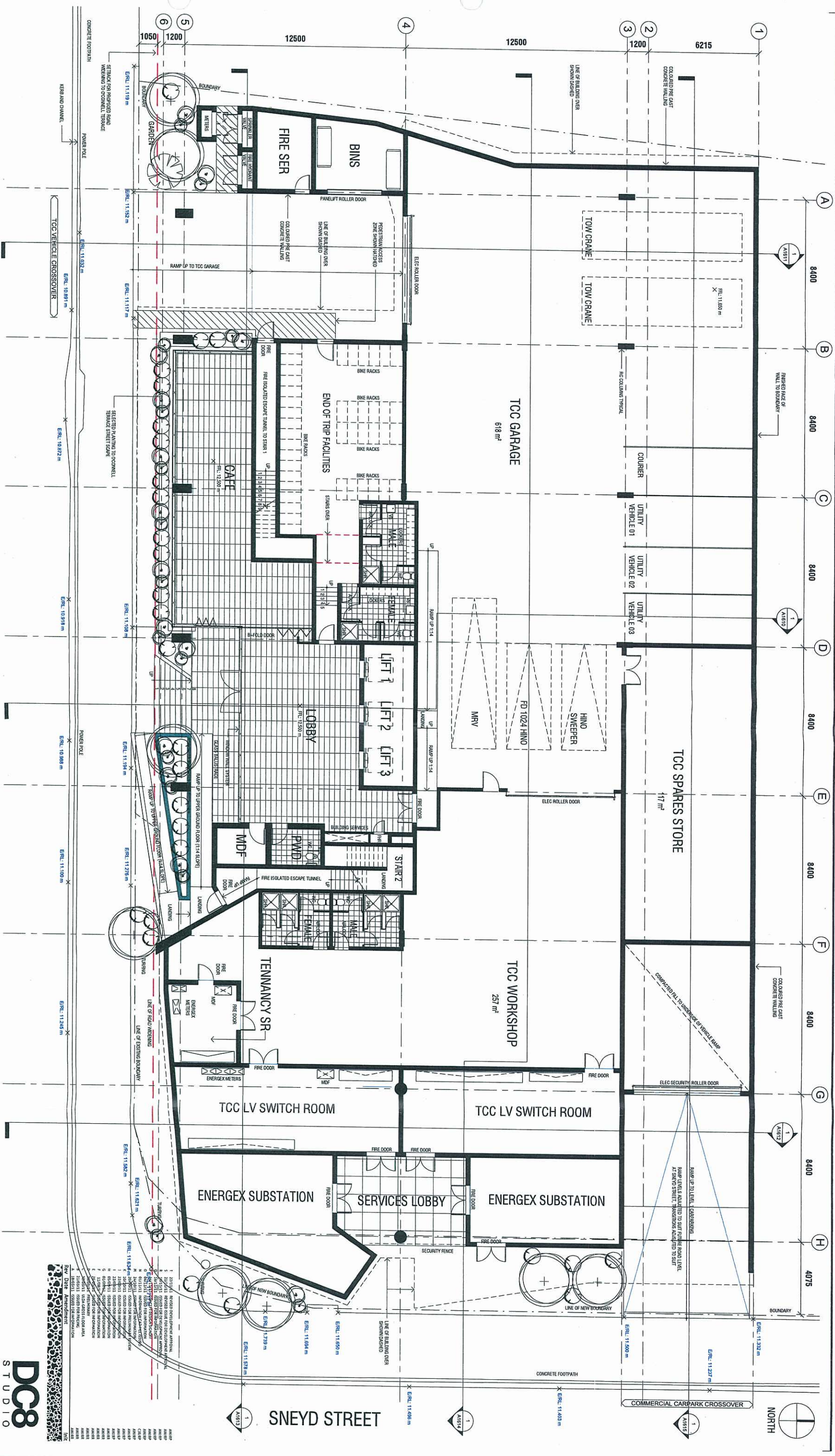
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Rev	Date	Amendment	In
C	22/11/12	REVISED DEVELOPMENT APPROVAL	AMT
F	22/11/12	REVISED ISSUE FOR DEVELOPMENT APPROVAL	AMT
E	18/11/12	ISSUED FOR DEVELOPMENT APPROVAL	AMT
D	16/11/12	ISSUED FOR INFORMATION	AMT
C	14/11/12	CONCEPT DESIGN SHEET	AMT
B	04/11/12	ISSUED FOR INFORMATION	AMT
A	03/11/12	PROBATIONARY CASE FILE ISSUED	AMT

Scale @ 1: 200
 Drawn: AW
 Job No: RPS005.TCC
 Date: 10/25/11
 Approved: AW
 Drawing No: **A00002**
 Revision: **G**



1 GROUND FLOOR GENERAL ARRANGEMENT FLOOR PLAN
Scale 1:100

O'CONNELL TERRACE

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/3/12

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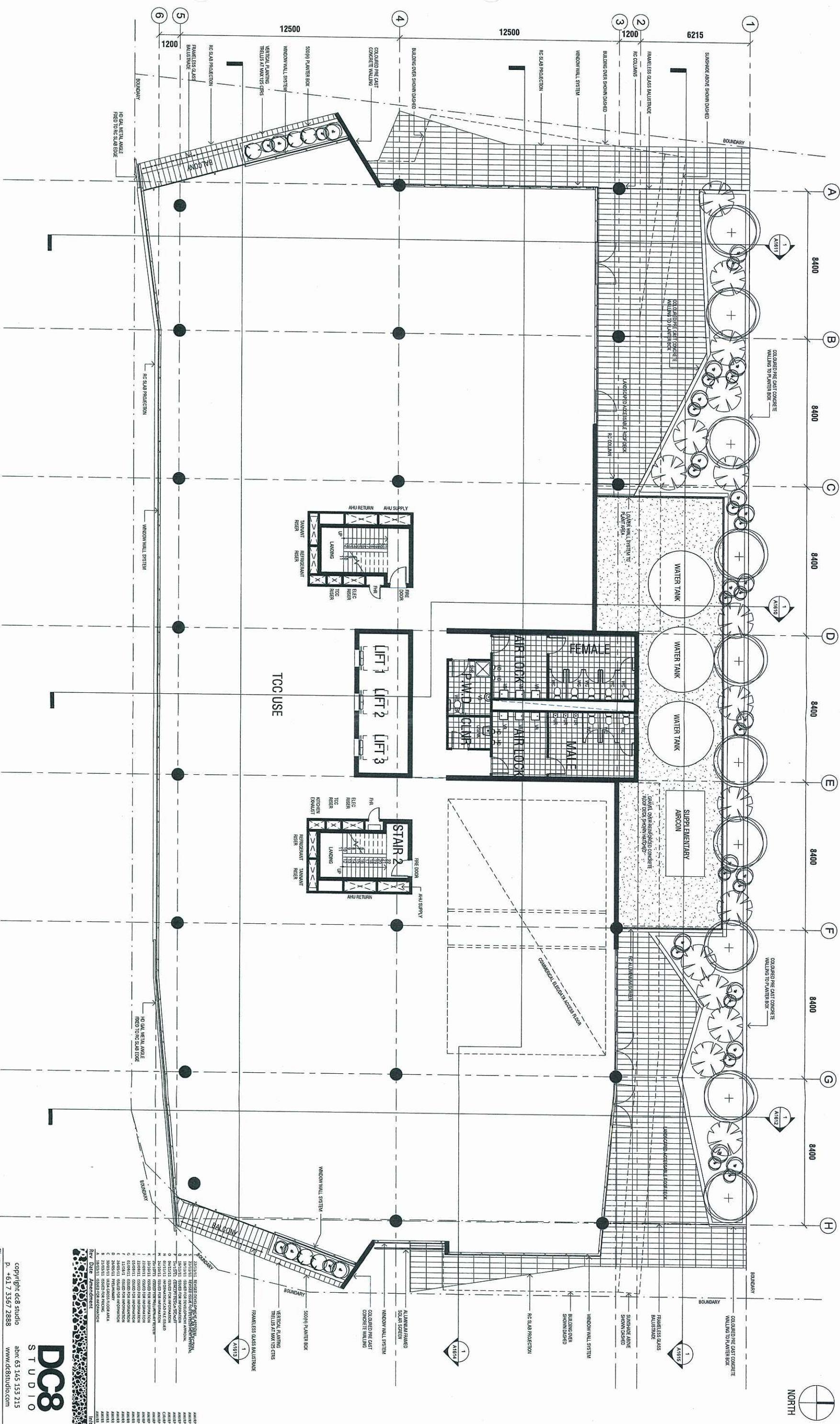
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Project
NEW TUNNEL CONTROL CENTRE O'CONNELL
TERRACE BOWEN HILLS OPTION C

Drawing Title
GROUND FLOOR GENERAL ARRANGEMENT
FLOOR PLAN

Scale @ A1: 1:100
Job No: RP5005.TCC Date: 08/30/11
Drawn: AW
Checked: RR
Approved: T

Revision:
1



1 LEVEL 3 GENERAL ARRANGEMENT FLOOR PLAN
Scale 1:100

PLANS AND DOCUMENTS
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APPROVAL dated 19/3/12

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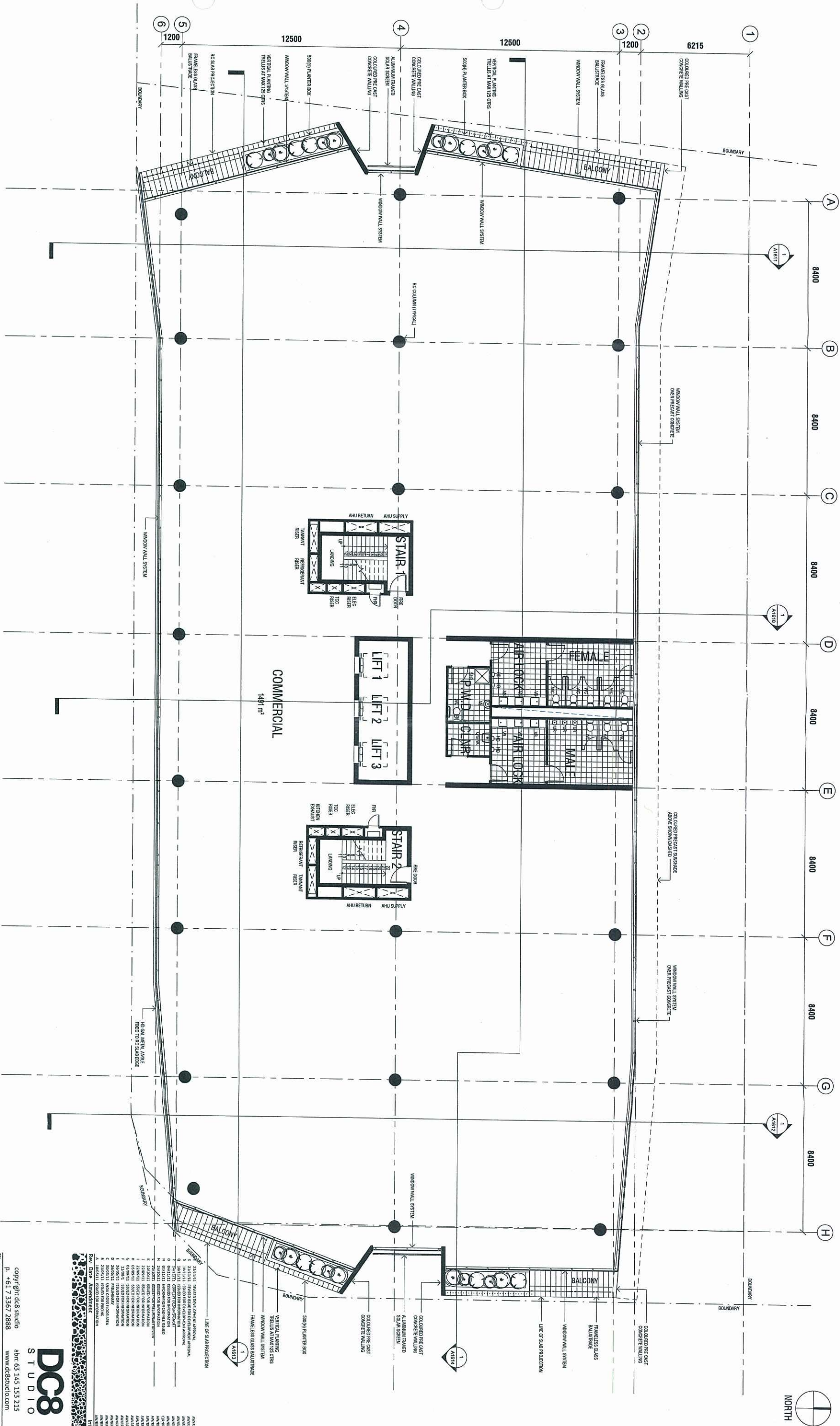
Project:
NEW TUNNEL CONTROL CENTRE O'CONNELL
TERRACE BOWEN HILLS OPTION C

Drawing Title:
LEVEL 3 GENERAL ARRANGEMENT FLOOR PLAN

Scale @ A1: 1:100
Job No: RP5005.TCC
Date: 03/16/11
Drawing No: **A1003**

Drawn: AW
Approved: RR
Revision: **T**

Project:
NEW TUNNEL CONTROL CENTRE O'CONNELL
TERRACE BOWEN HILLS OPTION C



1 LEVEL 4 GENERAL ARRANGEMENT FLOOR PLAN
Scale 1:100

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19 / 3 / 12

Project:
NEW TUNNEL CONTROL CENTRE O'CONNELL
TERRACE BOWEN HILLS OPTION C

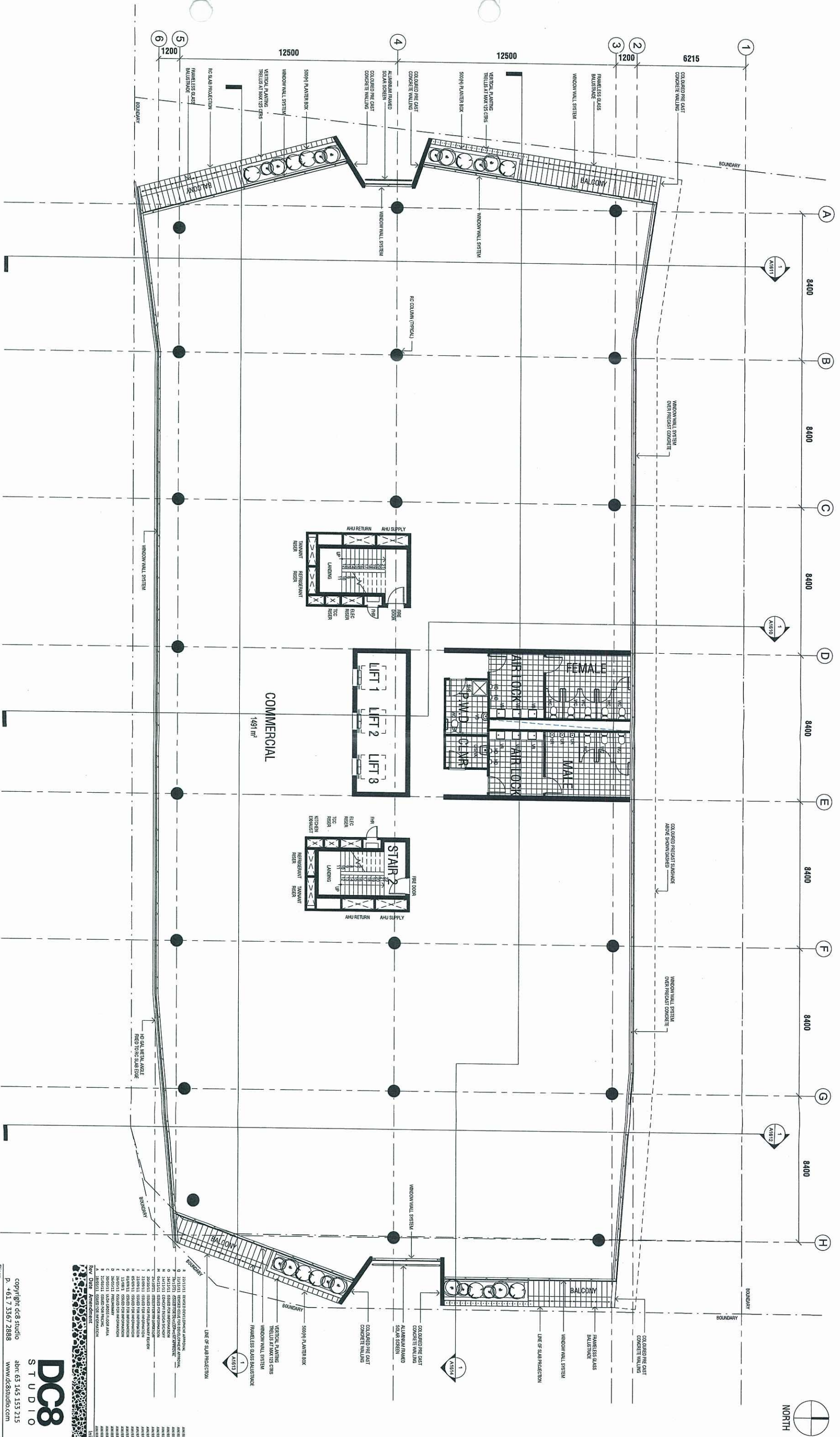
Drawing Title:
LEVEL 4 GENERAL ARRANGEMENT FLOOR
PLAN

Scale @ A1: 1:100
Job No: RPS005.TCC Date: 03/17/11
Approved: RR
Drawing No: **A1004** Revision: **T**

Client:
LEGACY WAY
75-100-100

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1 LEVEL 5 GENERAL ARRANGEMENT FLOOR PLAN
Scale 1:100

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19 / 3 / 12

Rev	Date	Description
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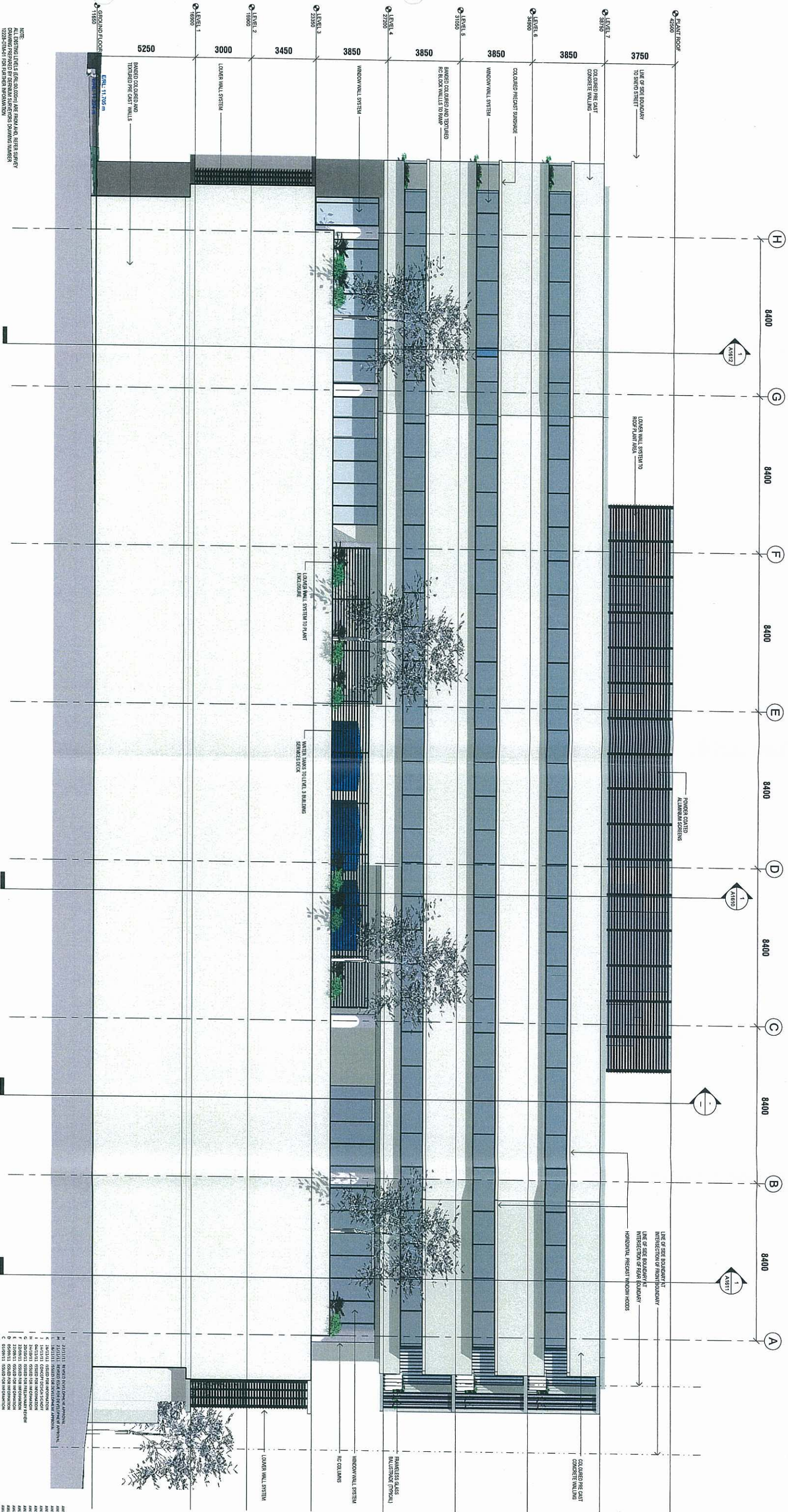
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1 NORTH ELEVATION
Scale 1:100

NOTE:
ALL DRAWING LINES & DIMENSIONS ARE FROM AND REFER QUANTIFIED
DRAWING PREPARED BY DESIGN SURVEYORS DRAWING NUMBER
162200001 FOR DESIGN INFORMATION

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19 / 3 / 12

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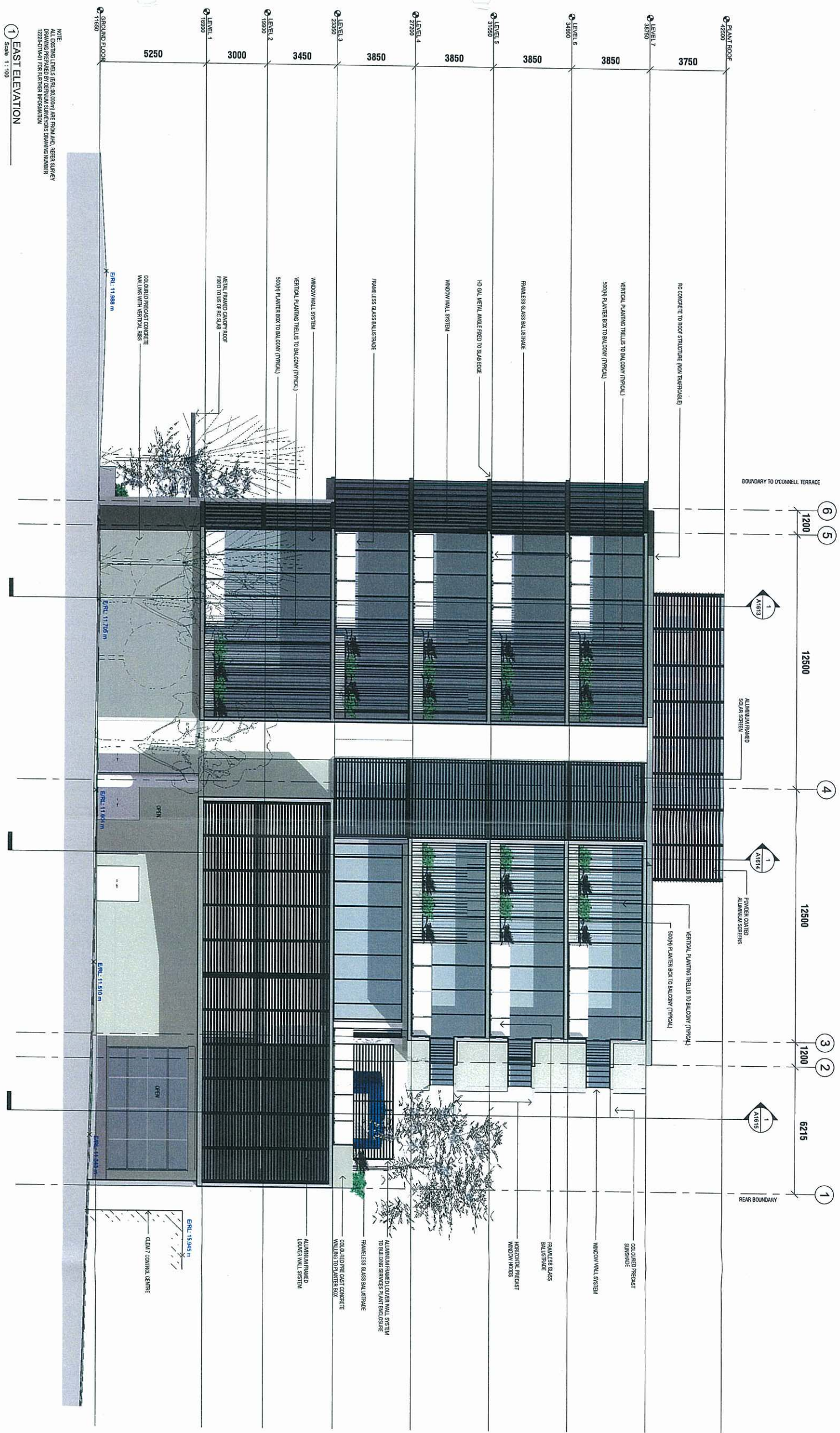
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LEGACY WAY
PROJECT

NEW TUNNEL CONTROL CENTRE O'CONNELL
TERRACE BOWEN HILLS OPTION C

NORTH ELEVATION

Scale @ A1: 1:100
Job No: RP5005.TCC
Date: 03/16/11
Drawing No: A1602
Revision: N



NOTE: ALL LEVELS ARE IN METERS AND ARE FROM THE REAR SURFACE OF THE BUILDING. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2022 BUILDING CODE FOR FURTHER INFORMATION.

1 EAST ELEVATION

Scale: 1:100

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/3/12

M	22/11/11	REVISED BUILDING APPROVAL	AM100
L	22/11/11	REVISED BUILDING APPROVAL	AM100
K	22/11/11	REVISED BUILDING APPROVAL	AM100
J	22/11/11	REVISED BUILDING APPROVAL	AM100
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B	22/11/11	REVISED BUILDING APPROVAL	AM100
A	22/11/11	REVISED BUILDING APPROVAL	AM100
Rev	Date	Amendment	Int

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LEGACY WAY
TAYLOR

Project:
NEW TUNNEL CONTROL CENTRE O'CONNELL
TERRACE BOWEN HILLS OPTION C

Drawing Title:
EAST ELEVATION

Scale @ A1: 1:100

Job No: RPS005.TCC Date: 03/16/11 Approved: RR

Drawing No: A1603

Drawn: AW

Revision: N