



O'CONNELL TERRACE AWNING WITH HANGING PLANTER

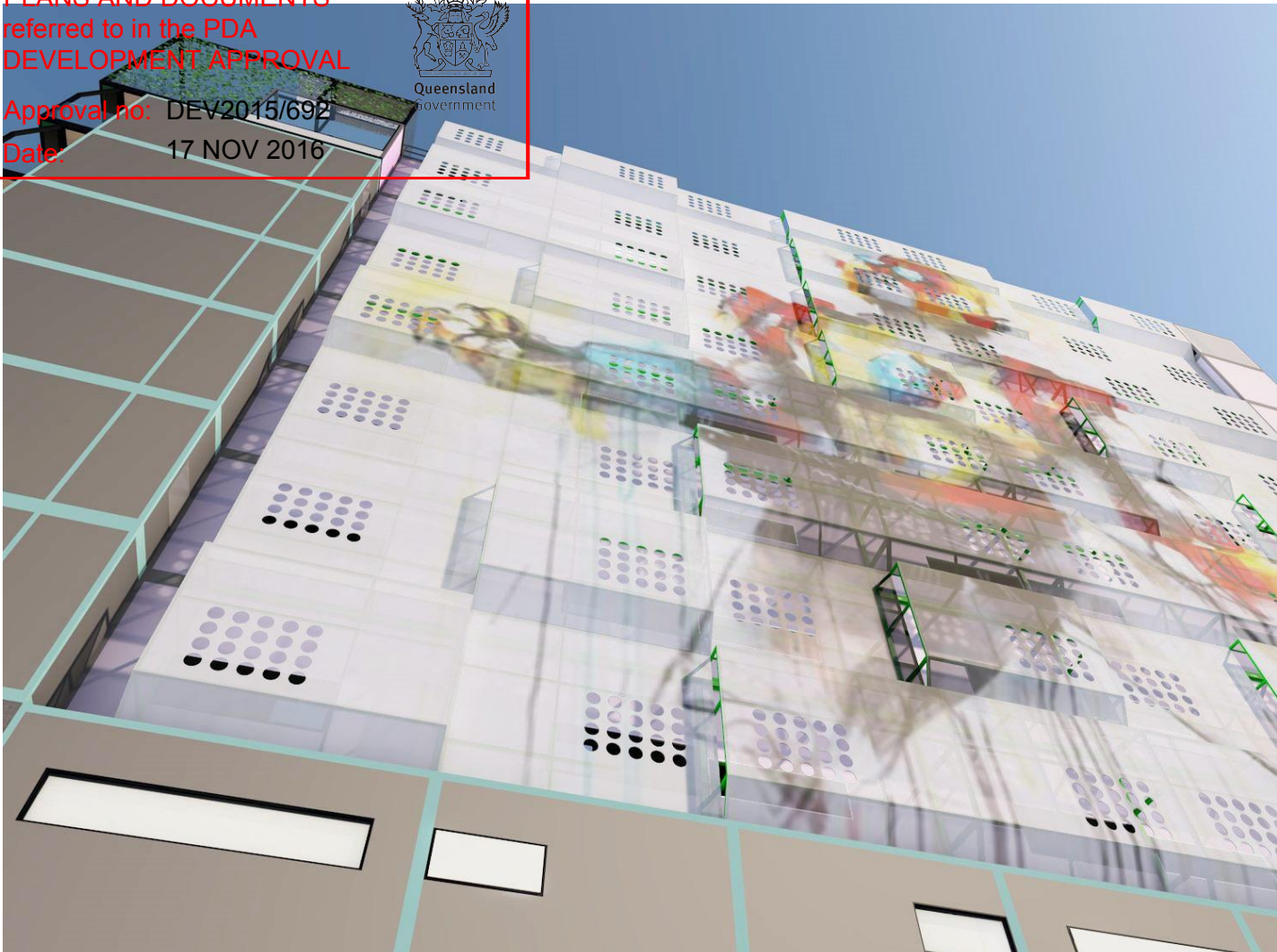


EAST POD ROOMS WITH VIEW THROUGH ART WALL



WREN STREET ELEVATION





EAST LIGHT BOX WALL - DAY



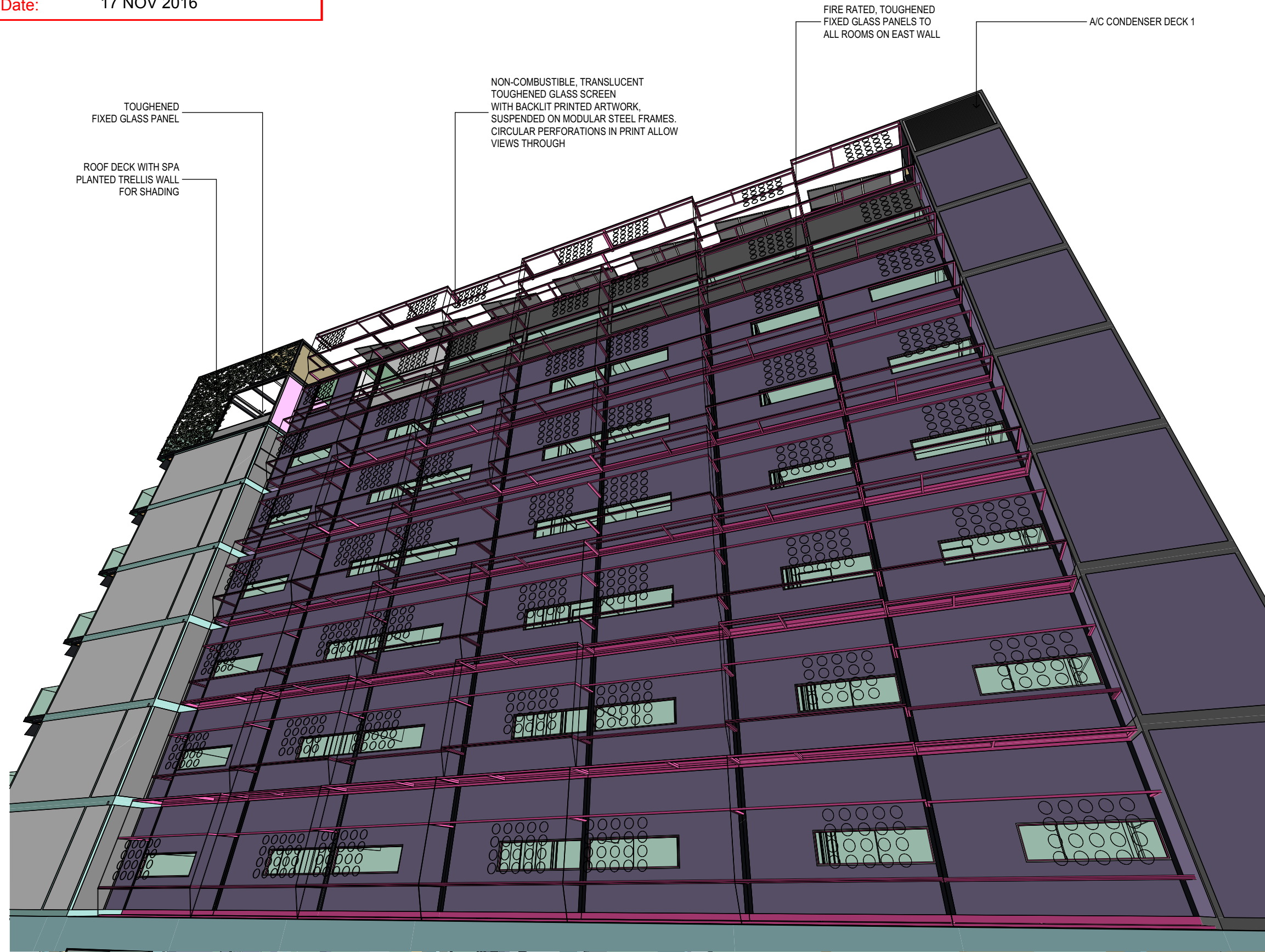
EAST LIGHT BOX WALL - NIGHT



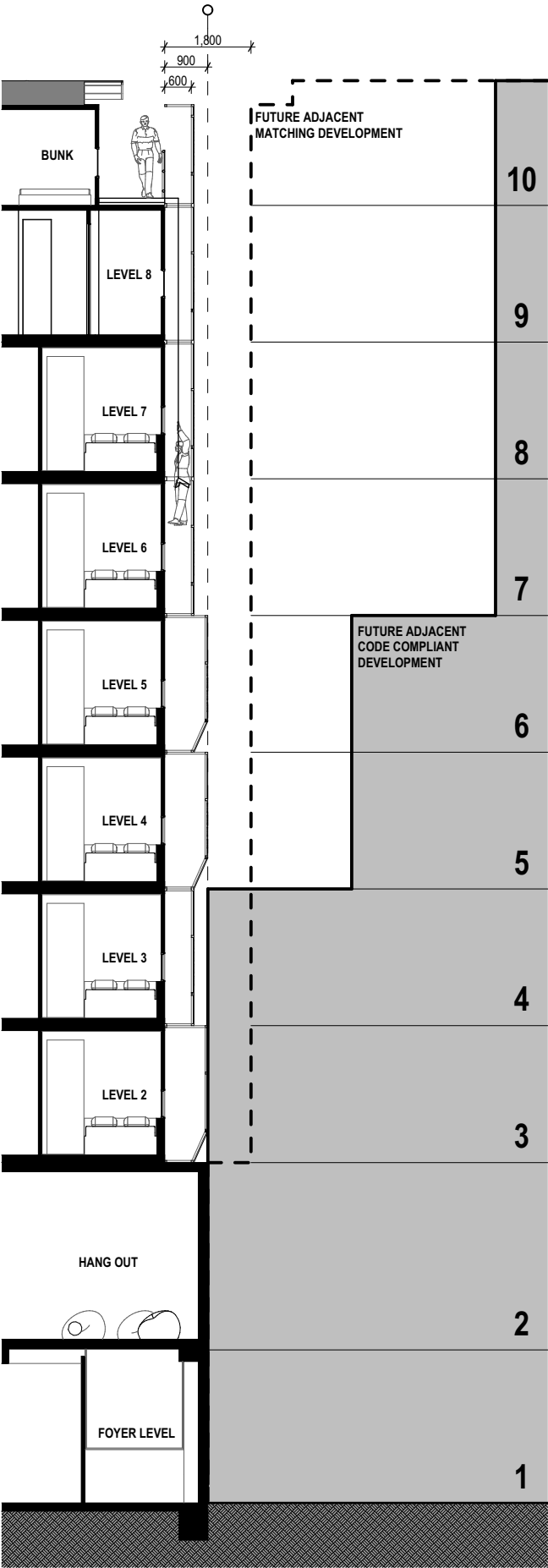
WREN ST ENTRY LIGHT BOX SIGNAGE + DOUBLE HEIGHT FOYER WITH PLANTER



WREN ST GROUND LEVEL + HANG-OUT LEVEL ACTIVATION



EAST ARTWALL

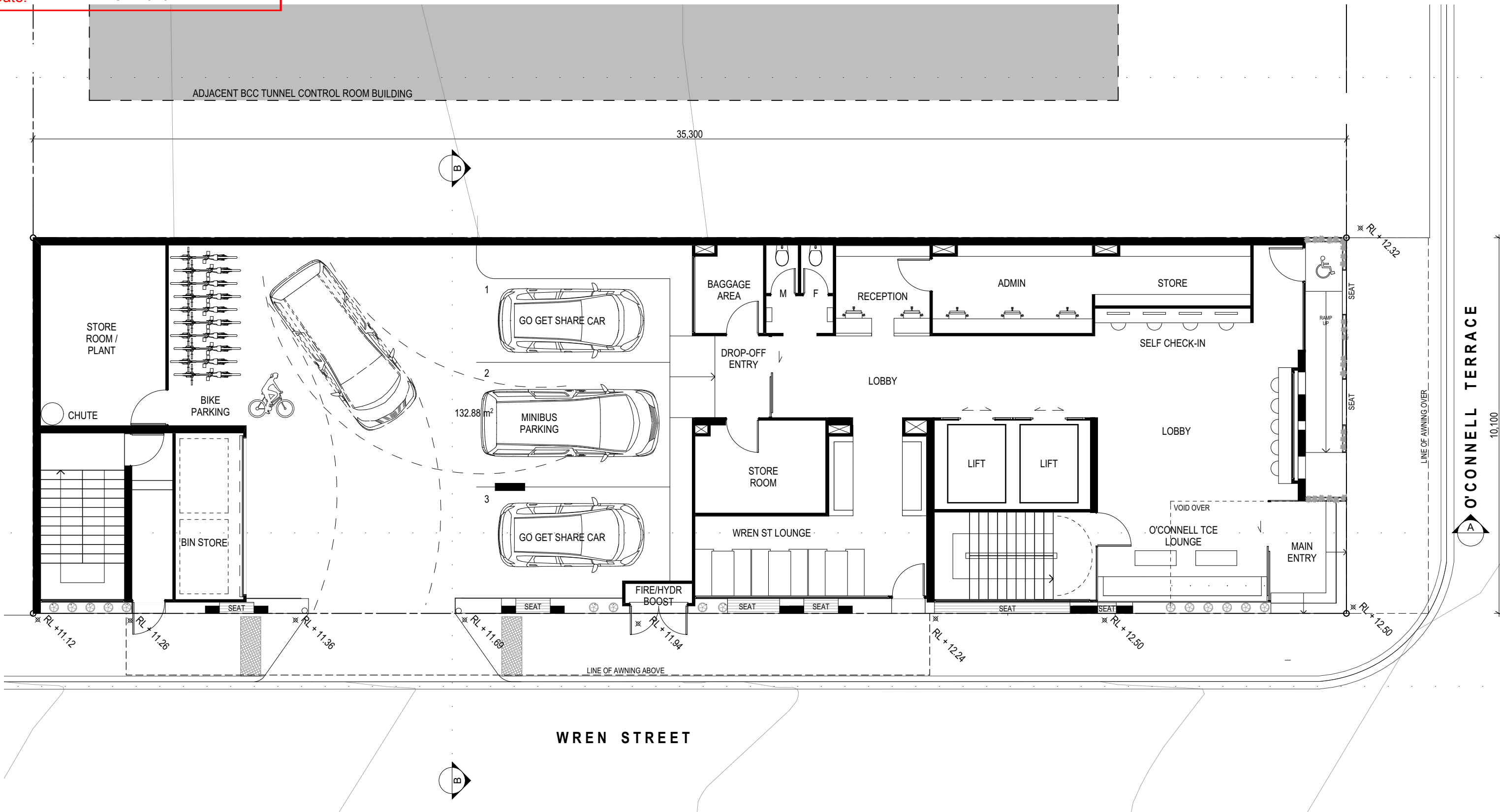


EAST ARTWALL SECTION



ADJACENT BCC TUNNEL CONTROL ROOM BUILDING

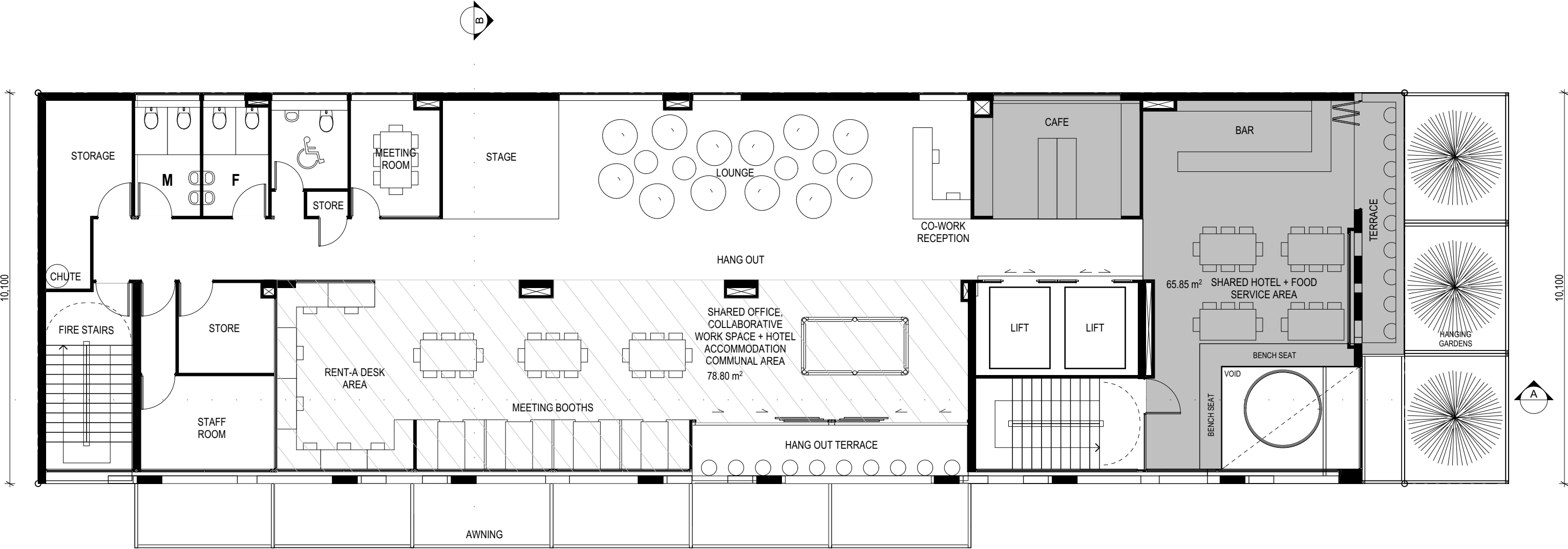
35.300



1 Ground Floor
Scale 1:100

REVISIONS	
05.10.2016	DA05
31.08.2016	DA04
16.05.2016	DA03
12.04.2016	DA02
08.07.2015	DA01
06.05.2015	S15
19.04.2015	S14
16.04.2015	S13
12.04.2015	S12
29.03.2015	S11
06.03.2015	S10





1 Level 1
Scale 1:100

REVISIONS	
05.10.2016	DA05
31.08.2016	DA04
16.05.2016	DA03
12.04.2016	DA02
08.07.2015	DA01
06.02.2015	S15
19.04.2015	S14
16.04.2015	S13
12.04.2015	S12
29.03.2015	S11
06.03.2015	S10

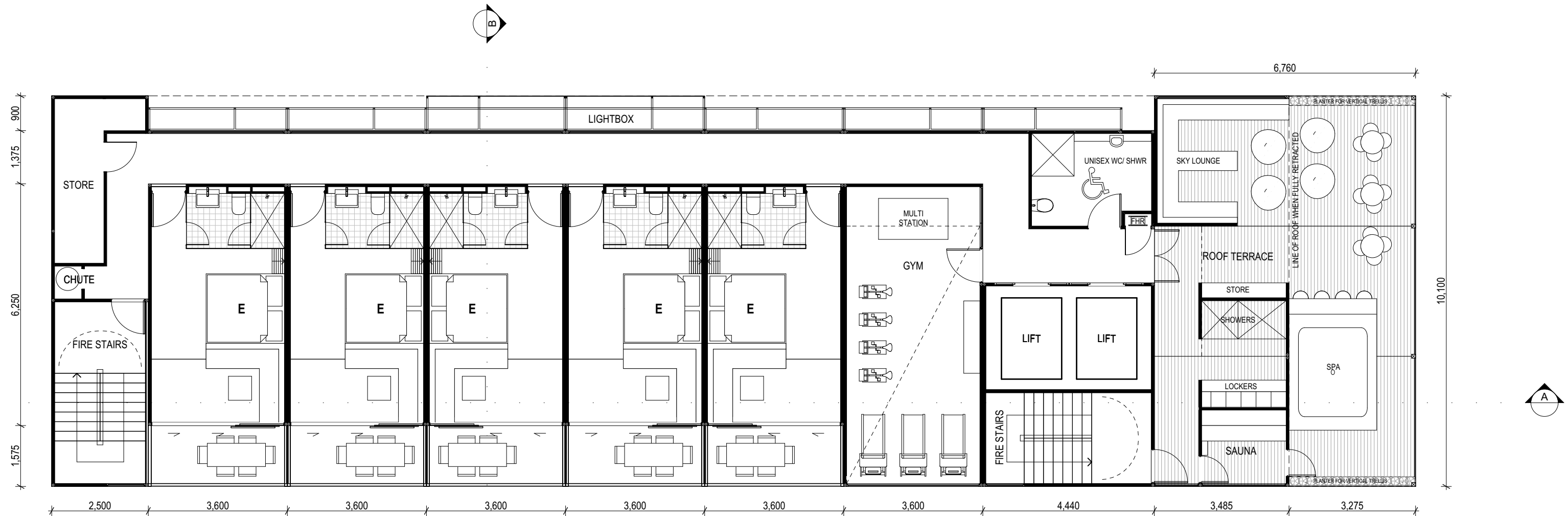




1 Typical Floor Plan (Levels 2-6)
Scale 1:100



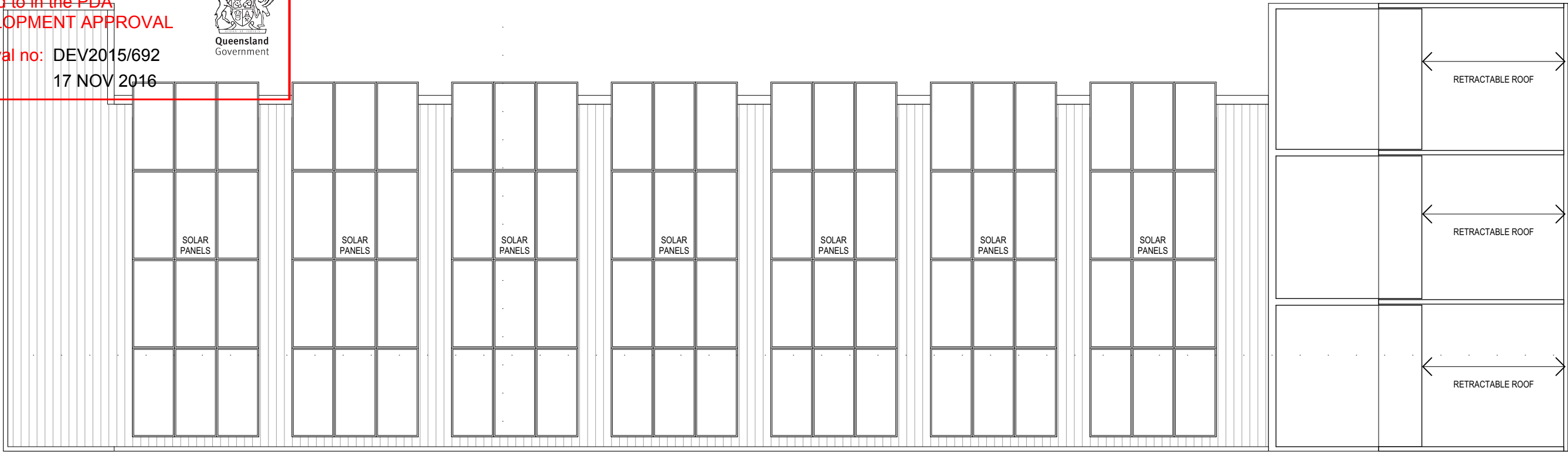
1 Level 7 - Room B Queen Options
Scale 1:100



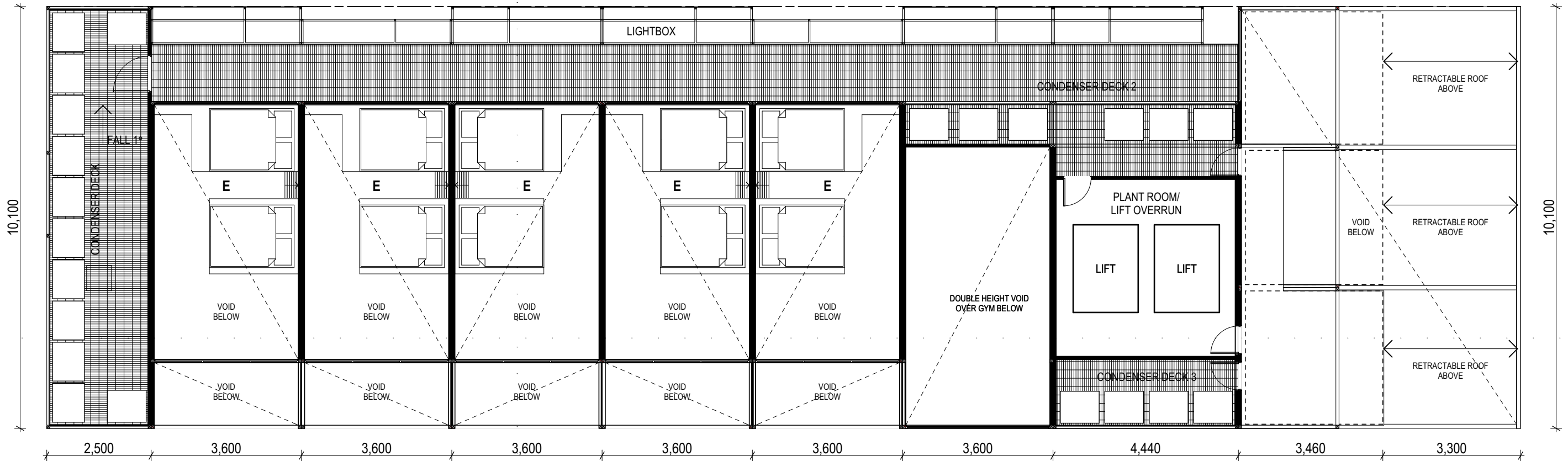
1 Level 8 Floor Plan
Scale 1:100

REVISIONS	
05.10.2016	DA05
31.08.2016	DA04
16.05.2016	DA03
12.04.2016	DA02
08.07.2015	DA01
06.02.2015	S15
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12.04.2015	S12
29.03.2015	S11
06.03.2015	S10

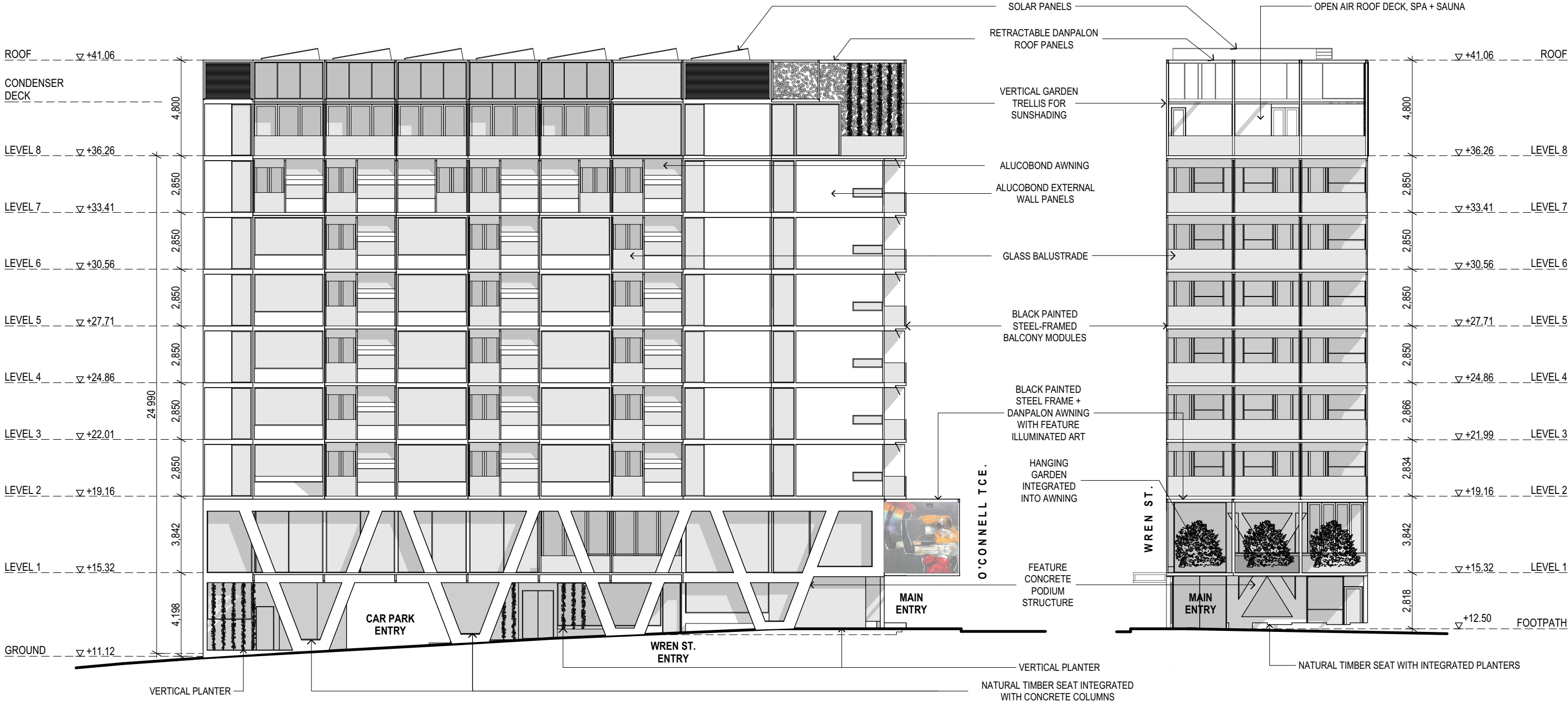




1 Roof Plan
Scale 1:100



2 Condenser Deck Level Floor Plan
Scale 1:100

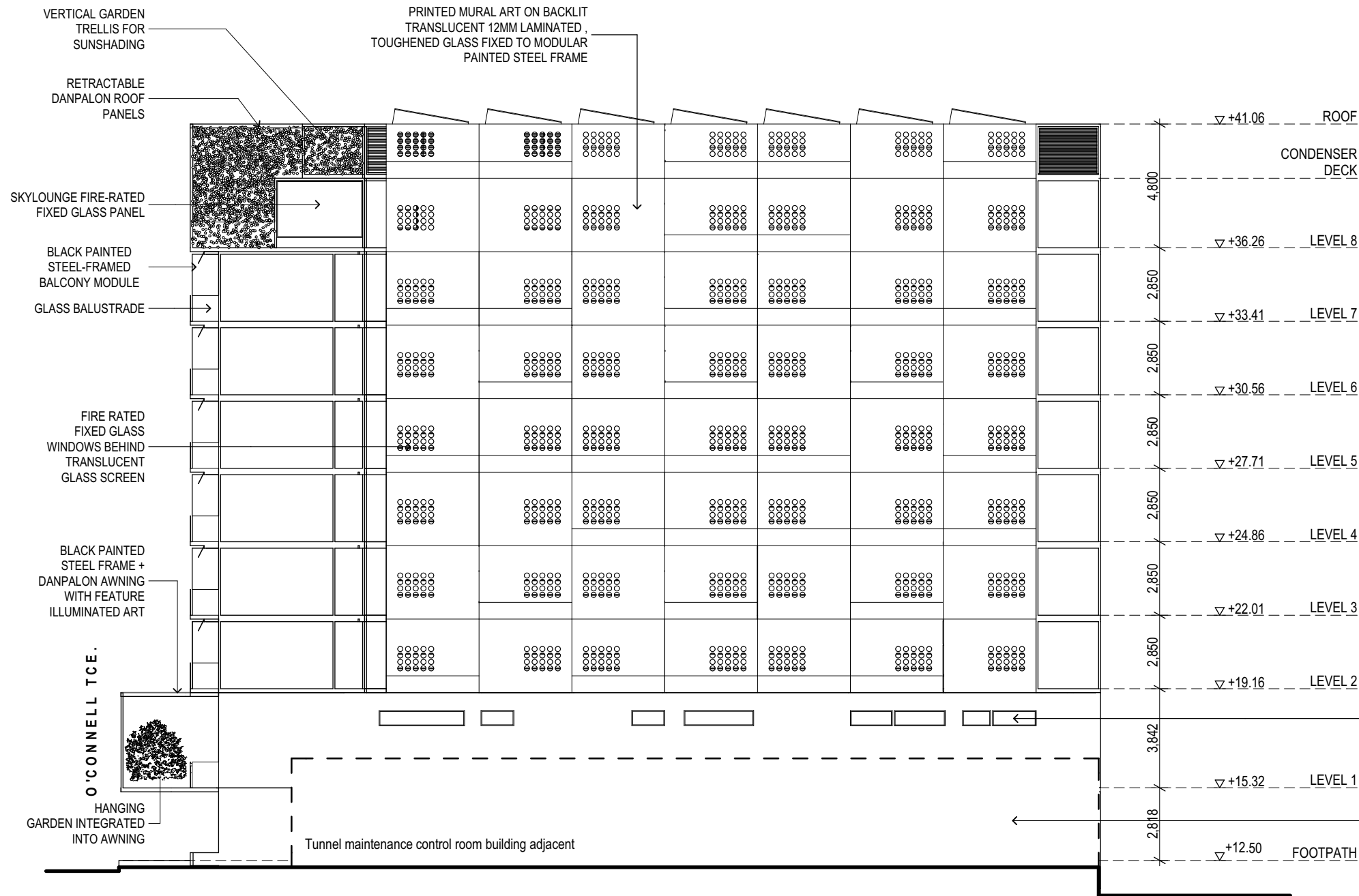


1 West Elevation
Scale 1:200

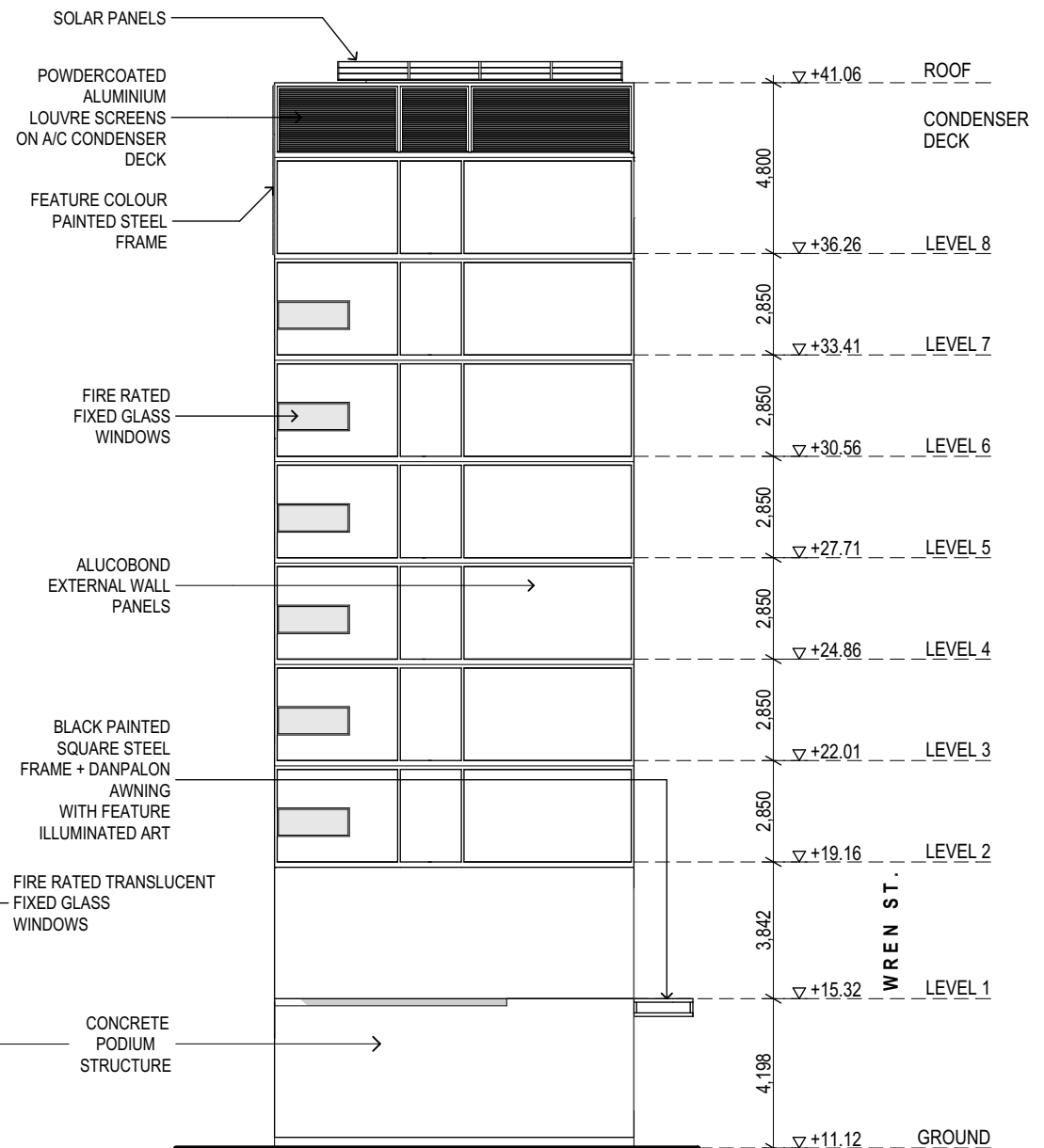
2 South Elevation
Scale 1:200

REVISIONS	
05.10.2016	DA05
31.08.2016	DA04
16.05.2016	DA03
12.04.2016	DA02
08.07.2015	DA01
06.05.2015	S16
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12.04.2015	S12
29.03.2015	S11
06.03.2015	S10

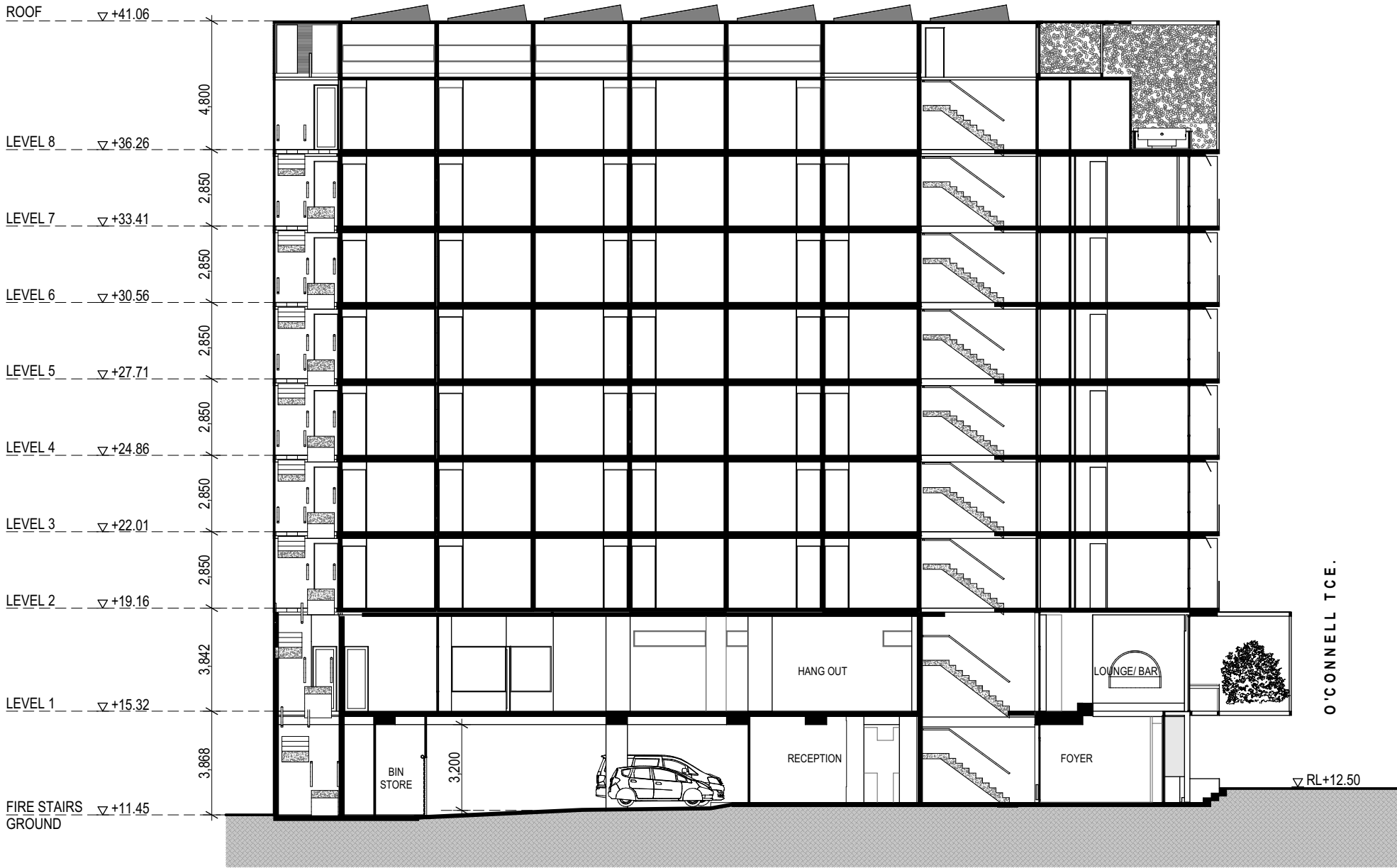




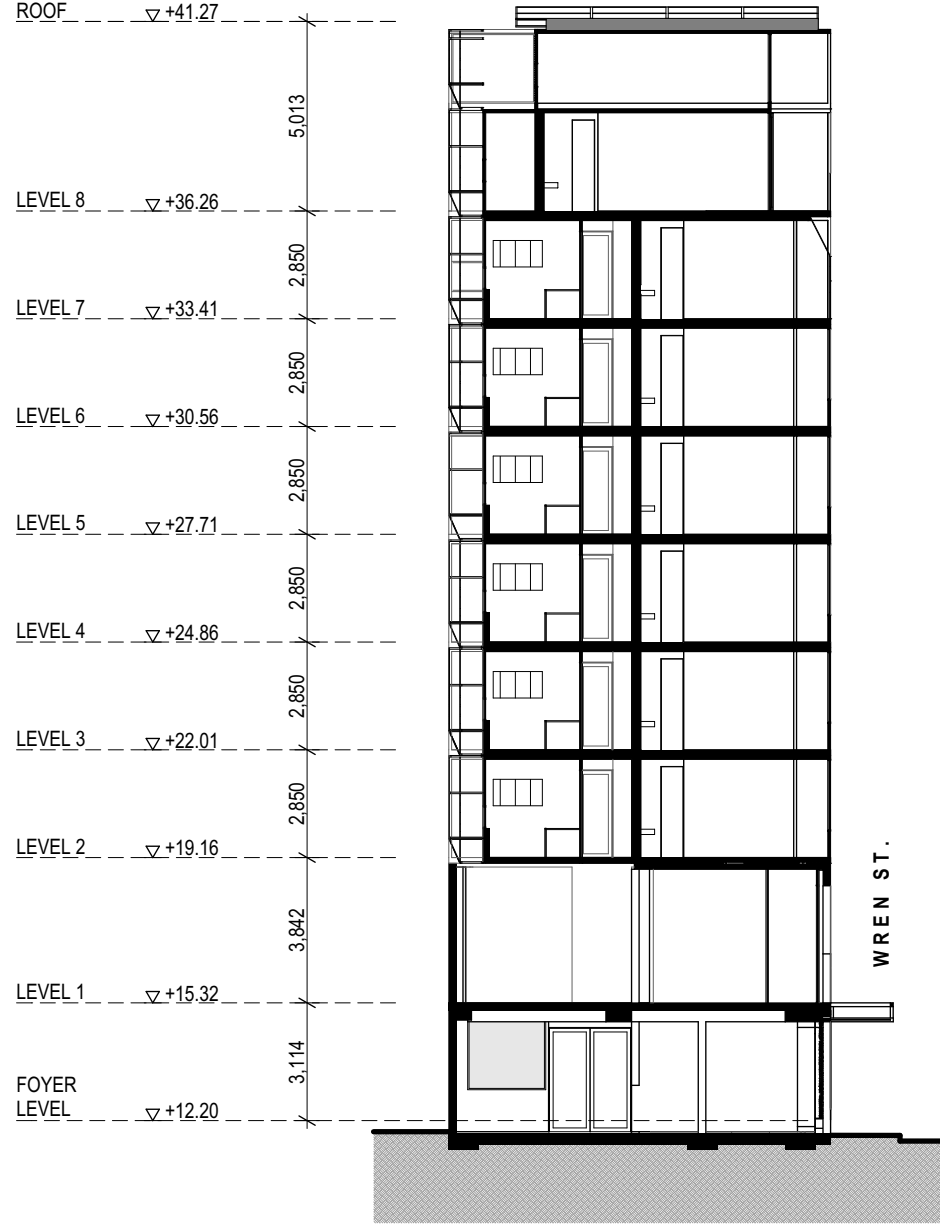
1 East Elevation
Scale 1:200



2 North Elevation
Scale 1:200



1 Section A
Scale 1:200



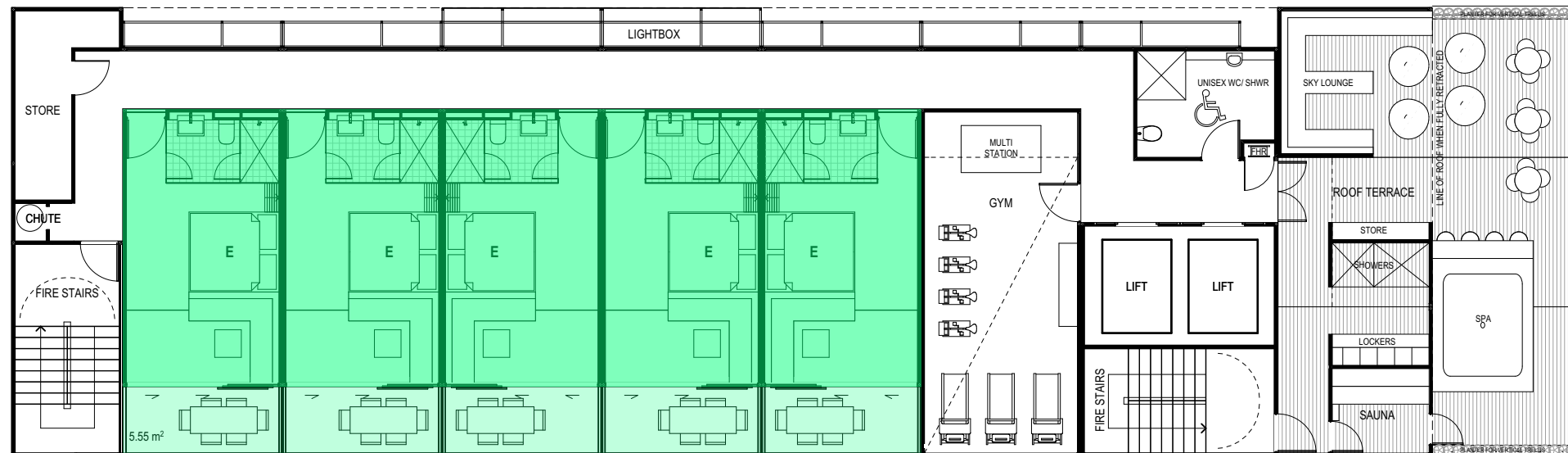
2 Section B
Scale 1:200

ISSUE FOR CONTRACT		REVISIONS	
05.10.2016	DA05	15	S10
31.08.2016	DA04	14	S11
16.05.2016	DA03	13	S12
12.04.2016	DA02	12	S13
08.07.2015	DA01	11	S14
06.02.2015	S15	10	S15
19.04.2015	S16	9	S16
16.04.2015	S17	8	S17
12.04.2015	S18	7	S18
29.03.2015	S19	6	S19
06.03.2015	S20	5	S20





TYPICAL FLOOR LEVEL



UPPER FLOOR LEVEL

Gross Floor Area	m ²
Ground Floor	37.7
Level 1	295.7
Level 2	275.1
Level 3	275.1
Level 4	275.1
Level 5	275.1
Level 6	275.1
Level 7	270.1
Level 8	296.8
Total	2275.8

Site Area 357

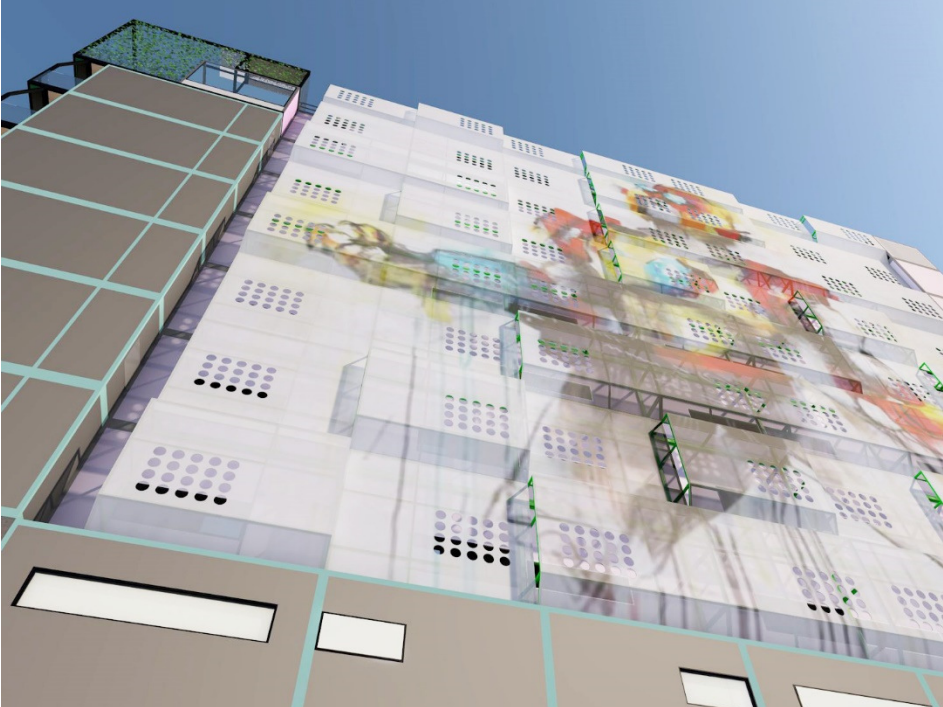
Plot Ratio 6.37

Communal Open Space	m ²
Ground Floor	264.4
Level 1	242.8
Level 2	0
Level 3	0
Level 4	0
Level 5	0
Level 6	0
Level 7	0
Level 8	110
Total	617.2

Room Types	Total
A	18
B - Q	21
B - K	15
C	36
D	6
E	5
Total	101

Use	GFA
Hotel Accomodation	2122.2
Food Service (Shared w/ Hotel)	65.8
Office (Shared w/ Hotel)	87.8
Total GFA	2275.8

Private Open Space	m ²
Ground Floor	0
Level 1	0
Level 2	15.7
Level 3	15.7
Level 4	15.7
Level 5	15.7
Level 6	15.7
Level 7	20.4
Level 8	28.4
Total	127.3



SUPERIOR DESIGN OUTCOMES

1/2

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2015/692

Date: 17 NOV 2016

Eastern Light Wall

- Iconic art installation by world famous local Brisbane artist, Anthony Lister.
- Backlit Lightbox visible from numerous vantage points on the ICB, Clem 7 Airport link interchange.
- Art printed onto glass is visible from inside the rooms with transparent 'perforations' for views through.
- Fixed glazing in east wall is fire-rated, and Light Wall is non-combustible, translucent, toughened, laminated glass, BCA compliant.

O'Connell Tce Hotel Eastern Light Wall – day time visualisation

O'Connell Tce Hotel Eastern Light Wall – dusk visualisation



Co-working booths (Wework, Berkeley, California)

Co-working space (Techhub / Google campus, London)

Level 1 Hangout - Community and Co-working

- Responds to the need for flexible public spaces for social gathering, entertainment, eating, and co-working.
- The Hangout operates as a start-up incubator/ co-working studio in business hours and converts to a public social gathering space at night.
- Affordable casual rates for hire of desks, booths and meeting rooms.
- Shared reception, printing, conference facilities and amenities.
- Free weekly program of local guest presenters, artists and musicians.
- Strengthens community, local economy and promotes diversity.

Housing Diversity

- Compact room option offers unprecedented amenity and affordability for short-term stays, catering to the RICC, Brisbane Showgrounds, hospital visitors, stadium goers.
- World-leading modular construction technology offers significant time and cost savings and architectural outcomes, and drives local construction industry innovation.

AMENDED IN RED

By: Jennifer Davison

Date: 17 NOV 2016



5 October 2016



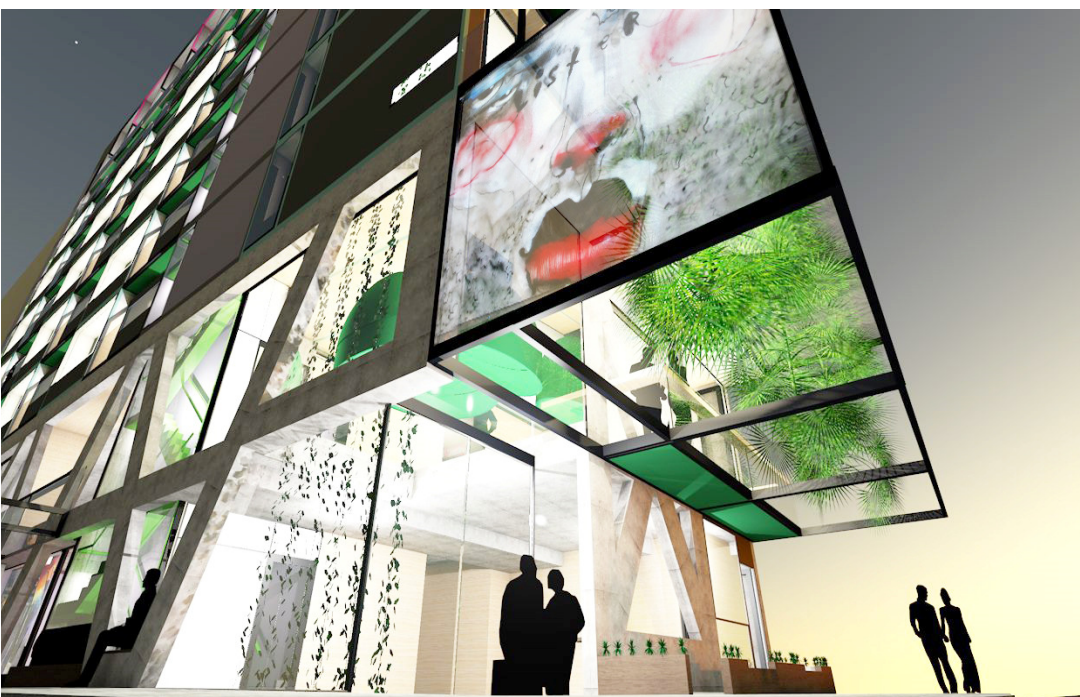
O'Connell Tce Hotel Compact Room Type C with glazing panel to light wall

Co-working space (Wework, Soho, London)





Wren Street Booths + Reception Lounge



Main Entry- Corner of O'Connell Tce and Wren St, under double height awning with hanging gardens



Wren Street elevation expressed structure

SUPERIOR DESIGN OUTCOMES

2/2

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referred to in the PDA
DEVELOPMENT APPROVAL

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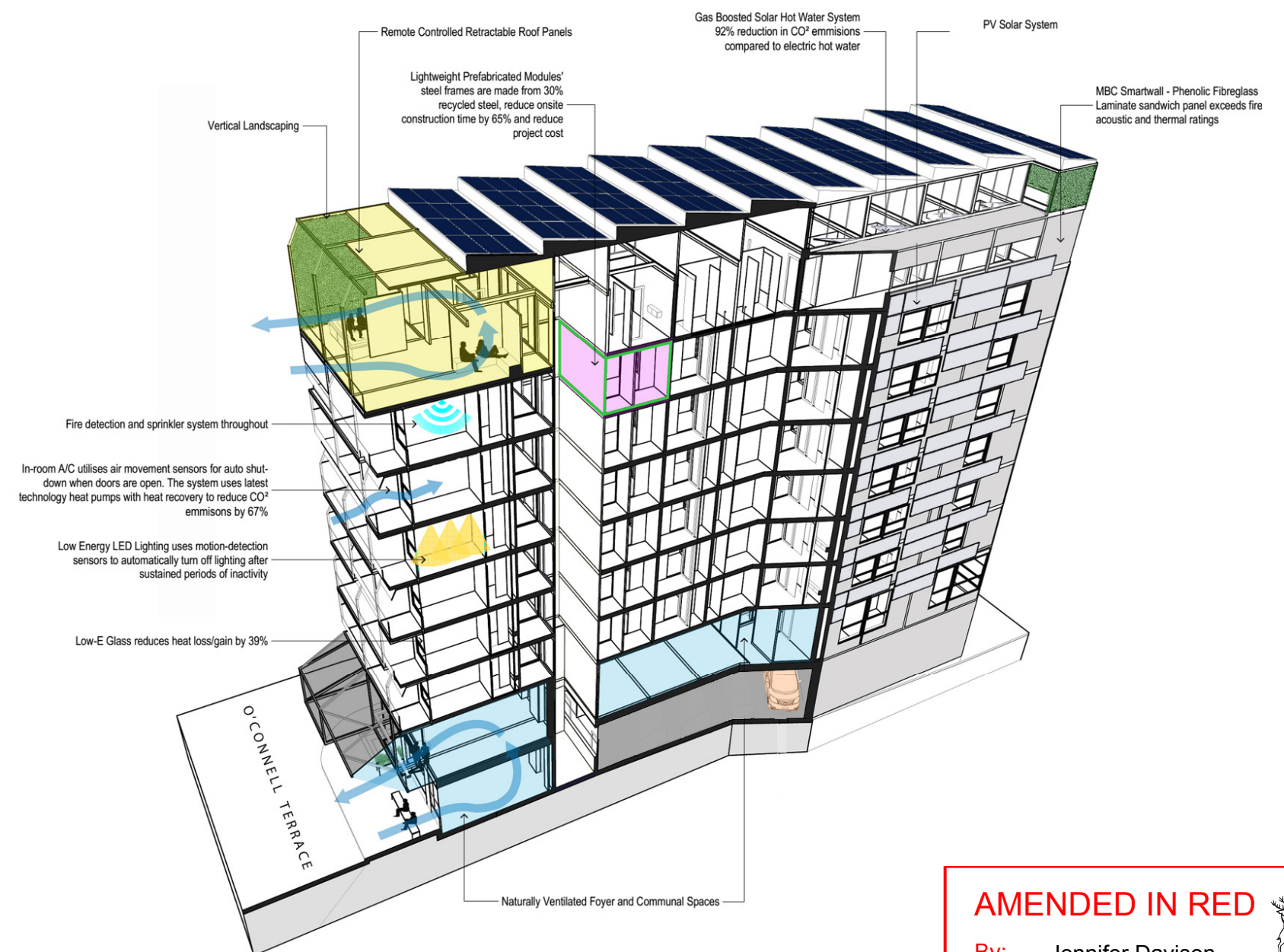


Street Activation

- Ground Level meeting booths and reception lounge on Wren Street.
- Reduced vehicle crossovers + use of 2 minute taxi drop off bay.
- Level 1 alfresco café/ bar area opens to O'Connell Terrace.
- Level 1 Hangout Terrace overlooks Wren Street.

Streetscape + Architecture

- Double height Danpalon awning on O'Connell terrace with integrated planting and lightbox signage for revolving public art exhibition.
- Double height expressed concrete podium structure with integrated seating and planters, creates strong and legible building form which cantilevers over the main entry at the corner of Wren St and O'Connell Tce.
- Prefabrication allows high-precision workmanship and intricate weave of colour, material and texture in the façade detailing.



ESD

- Solar assisted gas hot water system reduces CO² emissions by 92% compared to electric.
- Heat pump air conditioning reduces CO² by 67% compared to electric.
- PV solar energy collection on the roof.
- Energy efficient LED lighting featuring auto shut-off and triggered by motion detector sensors.
- A/C shut-off triggered by air movement sensors which activate when natural ventilation is detected.
- Low-E glazing reduces heat gain/loss by up to 39% and all western glass is shaded by automatic screening.
- Taps and sanitary fixtures are AAA rated and landscaping uses water-saving irrigation systems.

AMENDED IN RED

By: Jennifer Davison

Date: 17 NOV 2016



5 October 2016

