

205 NORTH QUAY

DRAWING LIST - DEVELOPMENT APPLICATION		
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DA_9009	PERSPECTIVES - TOWER 05	B



DEVELOPMENT SCHEDULE

STACK	LEVEL	USE	FLOOR TO FLOOR (m)	RELATIVE LEVEL (m)	GFA (sqm)	GBA (sqm)	OUTDOOR AREA (sqm)
TOTAL					61893.50	88981.70	4588
ROOF	Level 39	Lift Overrun		186.10	N/A		
	Level 38	Plant Mezzanine	4.30	181.80	N/A	179.50	
	Level 37	Plant	4.00	177.80	N/A	1713.00	
	Level 36	Plant/Roof Terrace	4.00	173.80	932.60	2049.80	336.8
SKY RISE	Level 35	Office	4.00	169.80	1845.80	2034.80	22.5
	Level 34	Office	4.00	165.80	1845.80	2055.60	43.3
	Level 33	Office	4.00	161.80	1845.80	2034.80	22.5
	Level 32	Office	4.00	157.80	1845.80	2034.80	22.5
	Level 31	Office	4.00	153.80	1845.80	2055.60	43.3
	Level 30	Office	4.00	149.80	1845.80	2034.80	22.5
	Level 29	Office	4.00	145.80	1845.80	2034.80	22.5
	Level 28	Office	4.00	141.80	1743.00	2055.60	43.3
	Level 27	Office	4.00	137.80	1773.50	2034.80	22.5
HIGH RISE	Level 26	Office	4.00	133.80	1775.10	2034.80	22.5
	Level 25	Office	4.00	129.80	1775.10	2055.60	43.3
	Level 24	Office	4.00	125.80	1775.10	2034.80	22.5
	Level 23	Office	4.00	121.80	1775.10	2034.80	22.5
	Level 22	Office	4.00	117.80	1775.10	2055.60	43.3
	Level 21	Office	4.00	113.80	1775.10	2034.80	22.5
	Level 20	Office	4.00	109.80	1775.10	2034.80	22.5
	Level 19	Office	4.00	105.80	1775.10	2055.60	43.3
	Level 18	Office	4.00	101.80	1775.10	2034.80	22.5
	Level 17	Office	4.00	97.80	1775.10	2034.80	22.5
	Level 16	Office	4.00	93.80	1702.80	2055.60	43.3
RIVER RISE	Level 15	Office	4.00	89.80	1702.80	2034.80	22.5
	Level 14	Office	4.00	85.80	1702.80	2034.80	22.5
	Level 13	Office	4.00	81.80	1702.80	2055.60	43.3
	Level 12	Office	4.00	77.80	1702.80	2034.80	22.5
	Level 11	Office	4.00	73.80	1702.80	2034.80	22.5
	Level 10	Office	4.00	69.80	1702.80	2055.60	43.3
	Level 9	Office	4.00	65.80	1702.80	2034.80	22.5
	Level 8	Office	4.00	61.80	1702.80	2034.80	22.5
	Level 7	Office	4.00	57.80	1702.80	2055.60	43.3
	Level 6	Office	4.00	53.80	1702.80	2034.80	22.5
	Level 5	Office	4.00	49.80	1702.80	2034.80	22.5
	Level 4	Office	4.00	45.80	1702.80	2055.60	43.3
PLANT	Level 3	Plant	4.00	41.80	N/A	2034.80	22.5
TENANT	Level 2	Childcare	4.00	37.80	1703.40	2034.80	22.5
AMENITY	Level 1	Wellness	4.15	33.65	1569.90	2306.20	713.4
GROUND	Podium 2	Sky Lobby/ Auditorium	10.80	22.85	589.40	2099.50	451.2
	Podium 1	Restaurant	4.05	18.80	283.70	1353.40	392.7
	Ground	Public Space/ Retail/ Loading	3.90	14.90	490.00	1257.00	1700.1
BASEMENT	Basement 1	Bikes/Waste	4.55	10.35	N/A	2741.50	
	Basement 2	Carpark	2.85	7.50	N/A	2934.90	
	Basement 3	Carpark	2.85	4.65	N/A	2934.90	

GFA DEFINITION
(as per BCC Gross Floor Area Definition)

Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—
(a) building services, plant or equipment; or
(b) access between levels; or
(c) a ground floor public lobby; or
(d) a mall; or
(e) parking, loading or manoeuvring vehicles; or
(f) unenclosed private balconies, whether roofed or not.

GBA DEFINITION

The Gross Building Area is the area of all the building at all building levels, measured between the outside face of any enclosing walls.

BIKE / CAR PARKING

PARKING SCHEDULE		
LEVELS	QTY	DESCRIPTION
B01	390	EOT BIKE PARKS
B02	46	CAR SPACES
	2	PWD SPACES
	4	TANDEM SPACES
	52	TOTAL CAR PARKS
B03	62	CAR SPACES
	2	SMALL CAR SPACES
	(2	MOTOR CYCLE)
	64	TOTAL CAR PARKS
116		GRAND TOTAL CAR PARKS
390		GRAND TOTAL BIKE PARKS

EXISTING
SITE COVER:

Site Area:
2963m2

Building Area:
2157m2 (Est.)

Site Coverage:
72.79% (Est.)

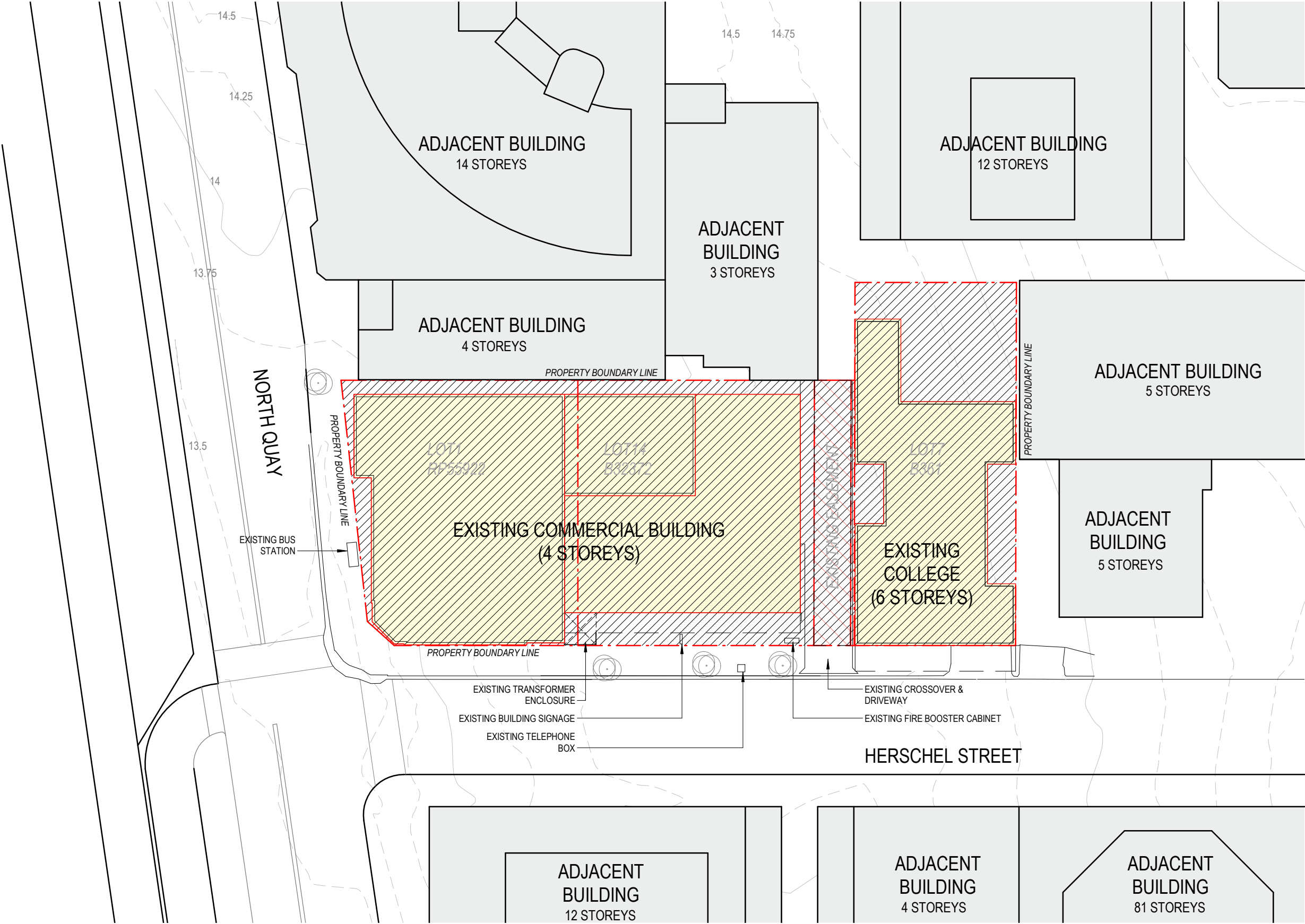
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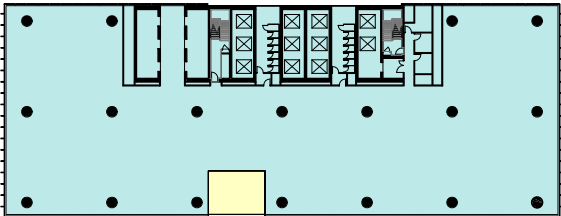
= SITE AREA

= EXISTING BUILDING AREA

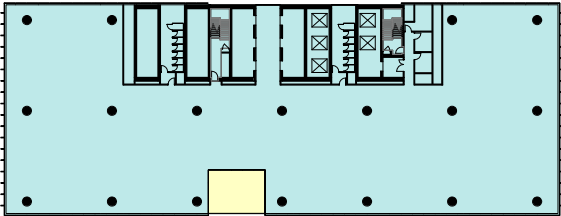
= EBIMaps Contours (1m)

= EBIMaps Contours (0.25m)

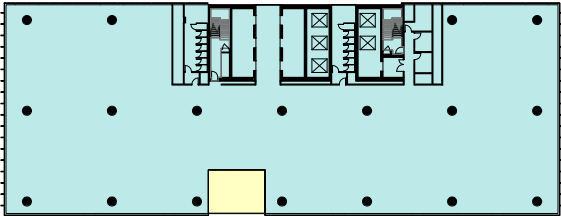




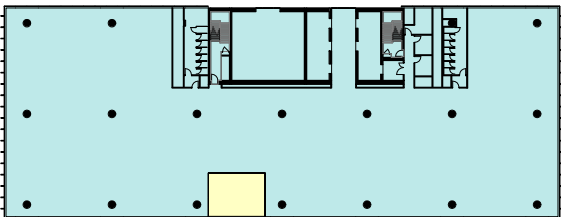
GROSS BUILDING AREA - L04, L07, L10, L13



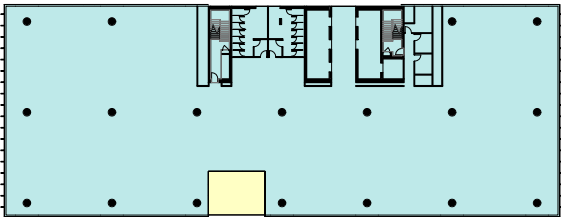
GROSS BUILDING AREA - L16



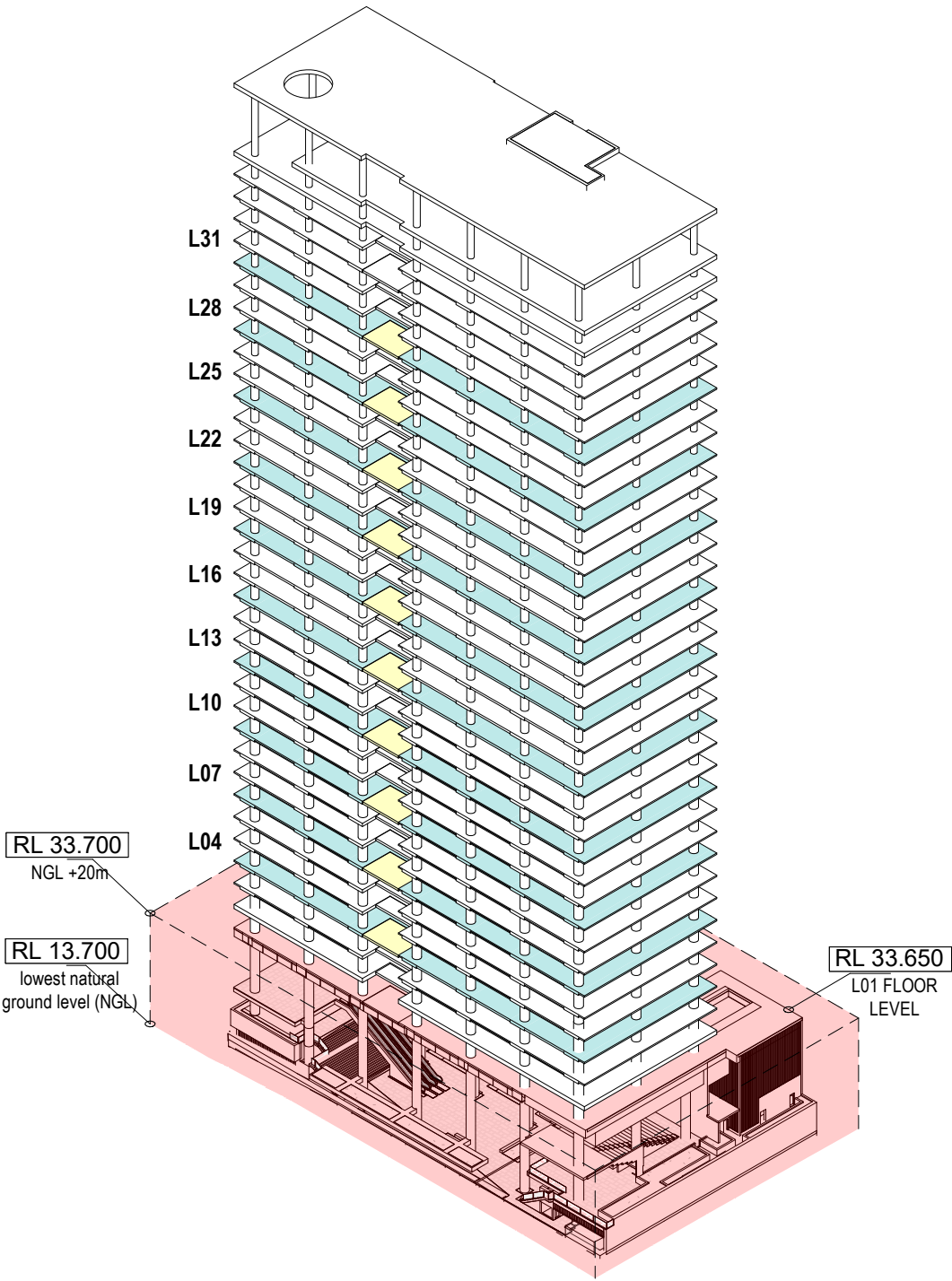
GROSS BUILDING AREA - L19, L22, L25



GROSS BUILDING AREA - L27



GROSS BUILDING AREA - L30, L33



Area Schedule (TOWER SITE COVER)			
TYPE	QTY	AREA	TOTAL AREA

L04, L07, L10, L13			
UCA	4	43.3 m²	173.1 m²
FECA	4	2012.3 m²	8049.2 m²

L16			
UCA	1	43.3 m²	43.3 m²
FECA	1	2012.3 m²	2012.3 m²

L19, L22, L25			
UCA	3	43.3 m²	129.8 m²
FECA	3	2012.3 m²	6036.9 m²

L28			
UCA	1	43.3 m²	43.3 m²
FECA	1	2012.3 m²	2012.3 m²

L31, L34			
UCA	1	43.3 m²	43.3 m²
FECA	1	2012.3 m²	2012.3 m²

TOTAL 20555.7 m²

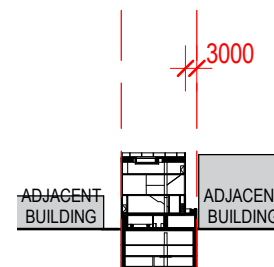
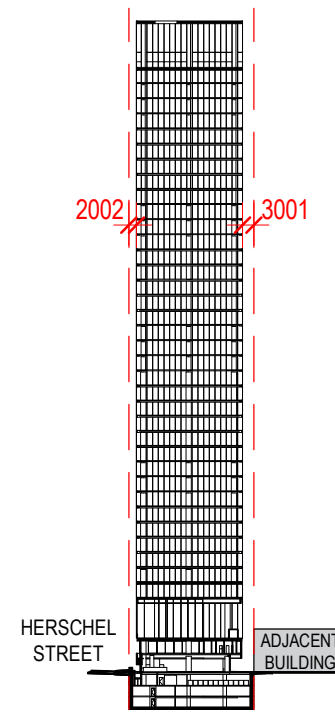
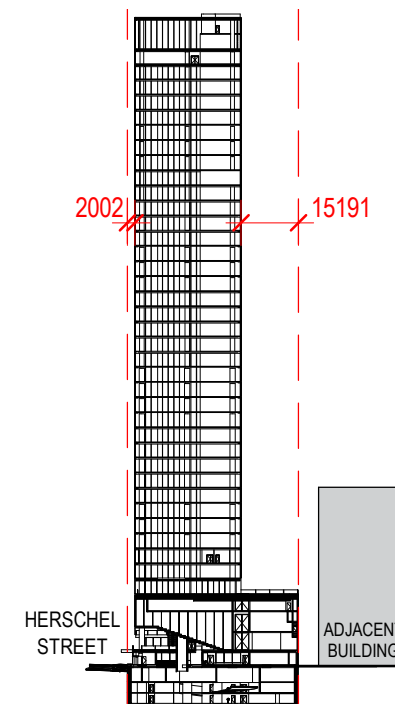
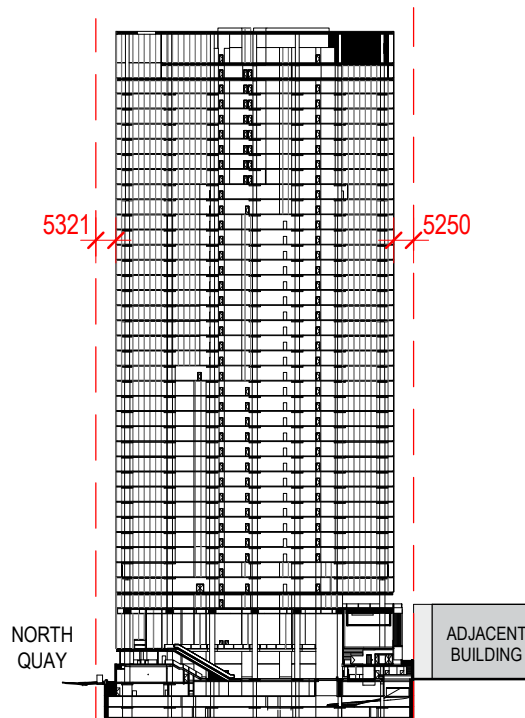
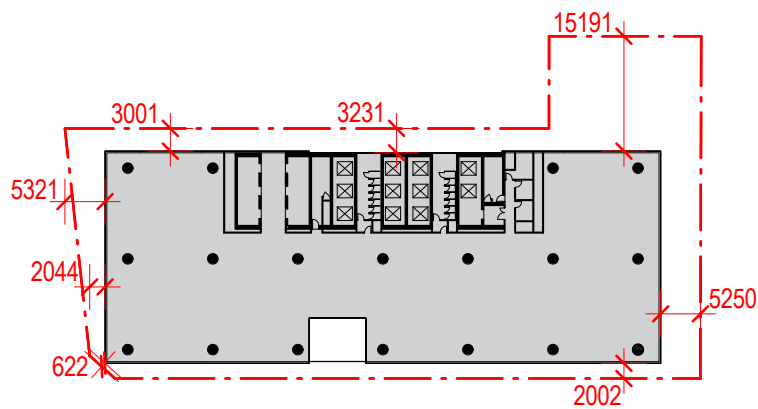
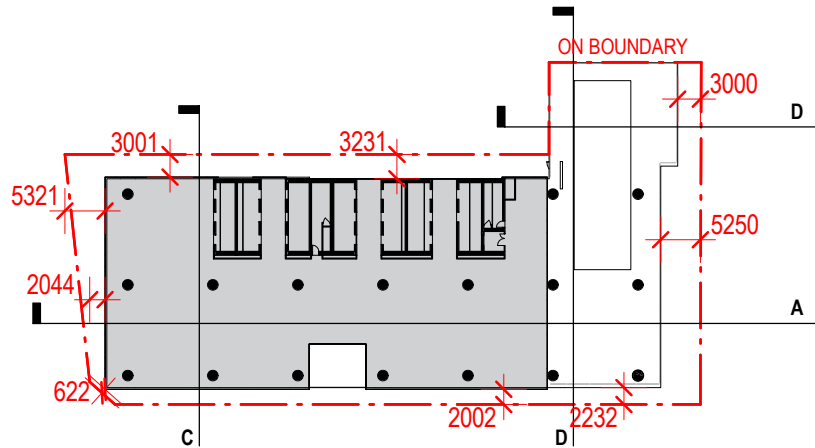
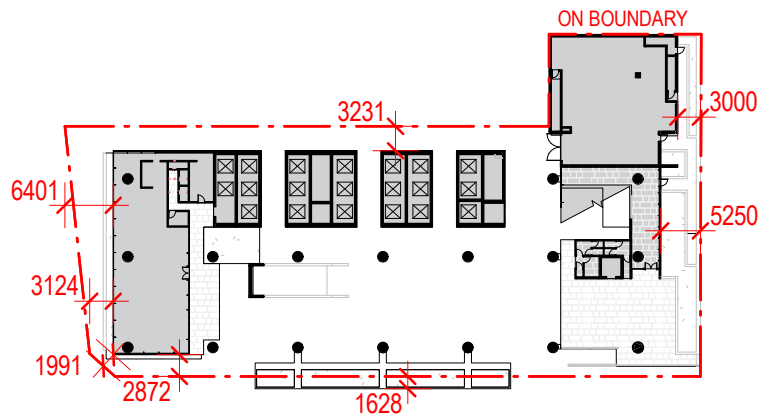
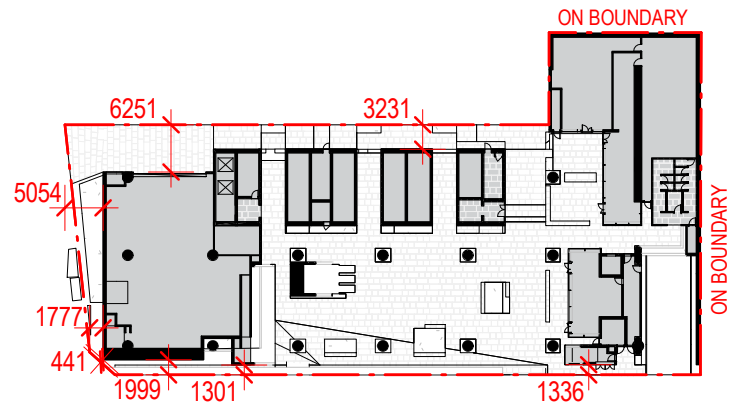
TOWER SITE COVER

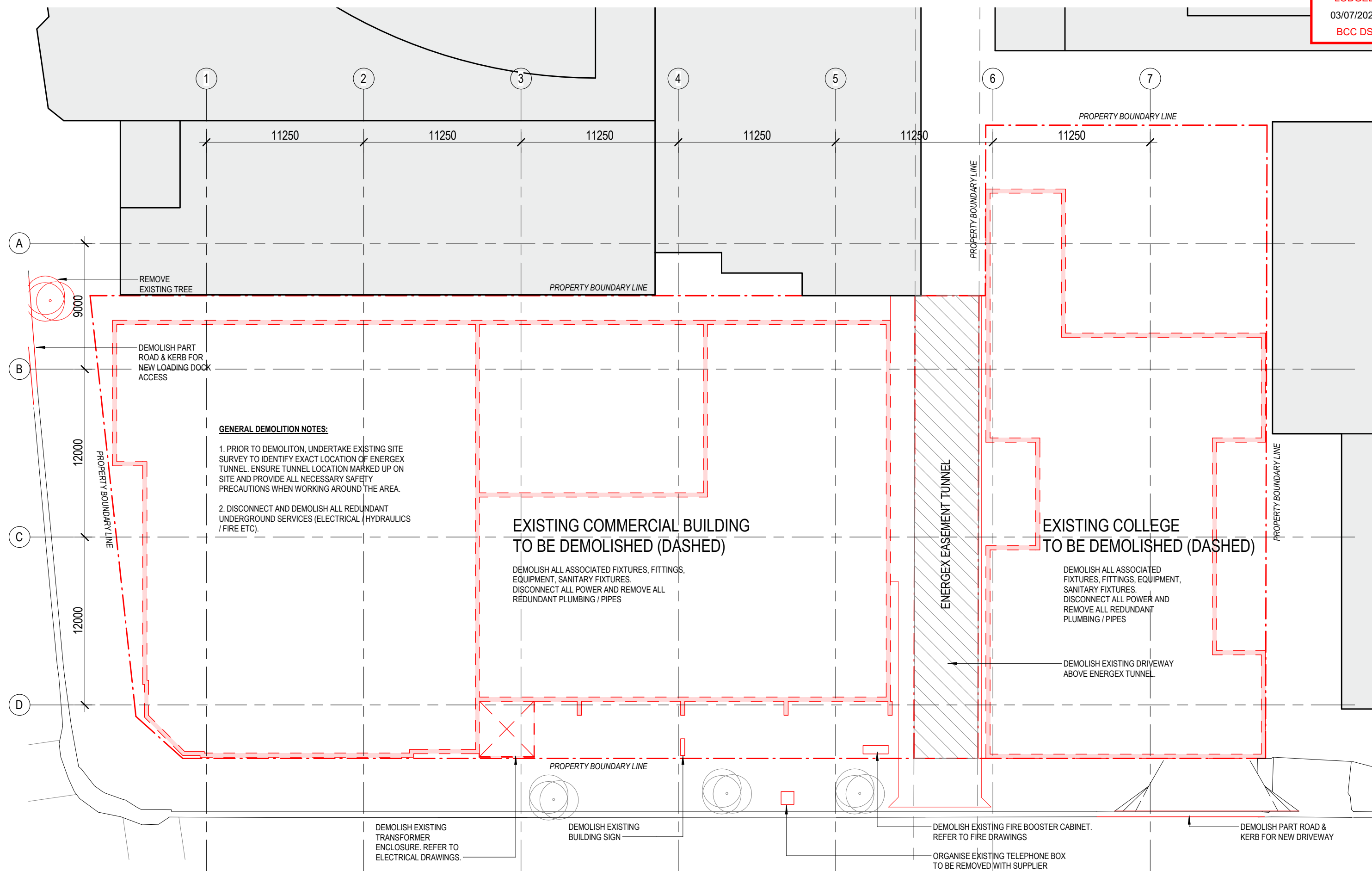
Average floor area = Total area of largest 10 floors / # of floors

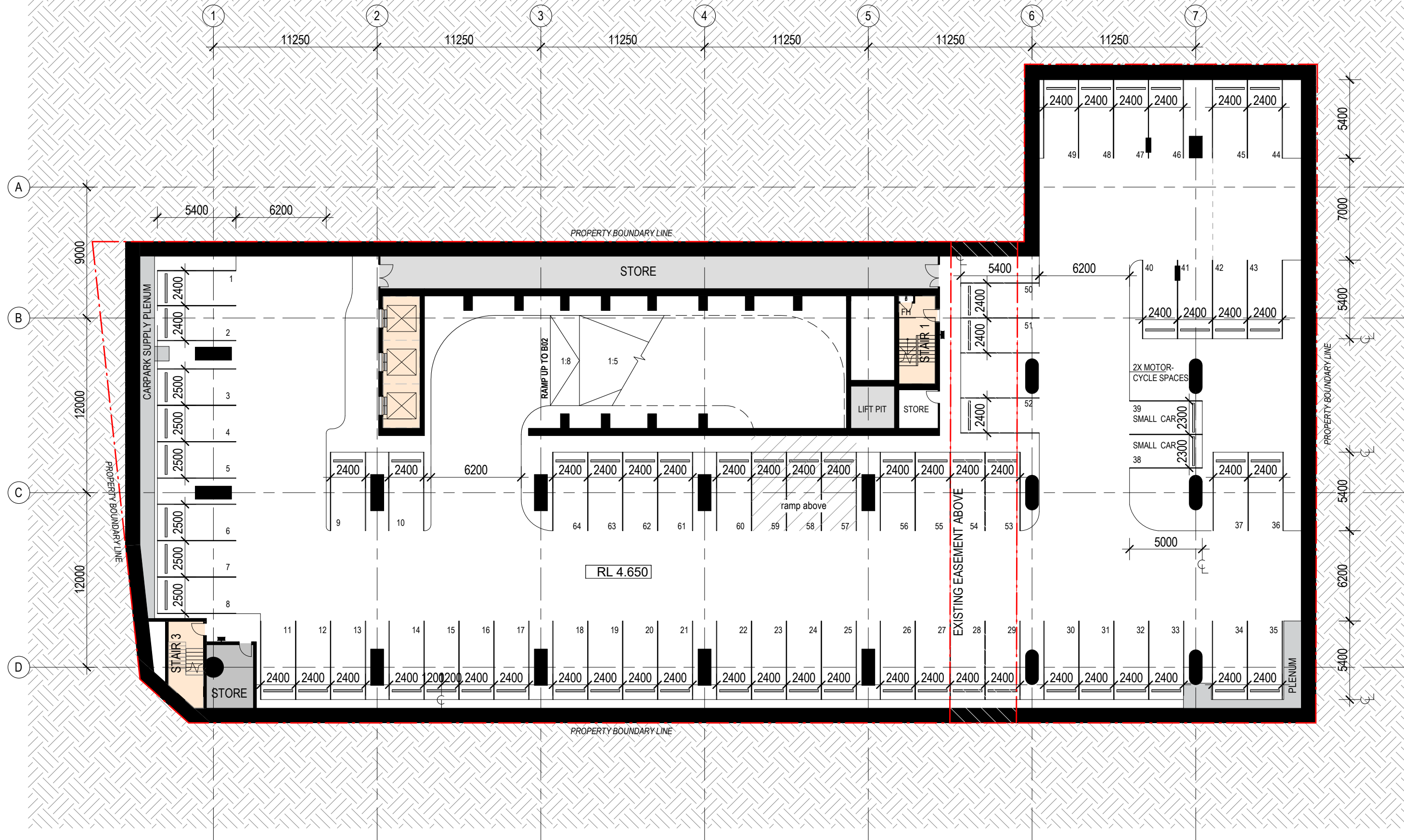
20555.7 / 10 = 2055.6m²

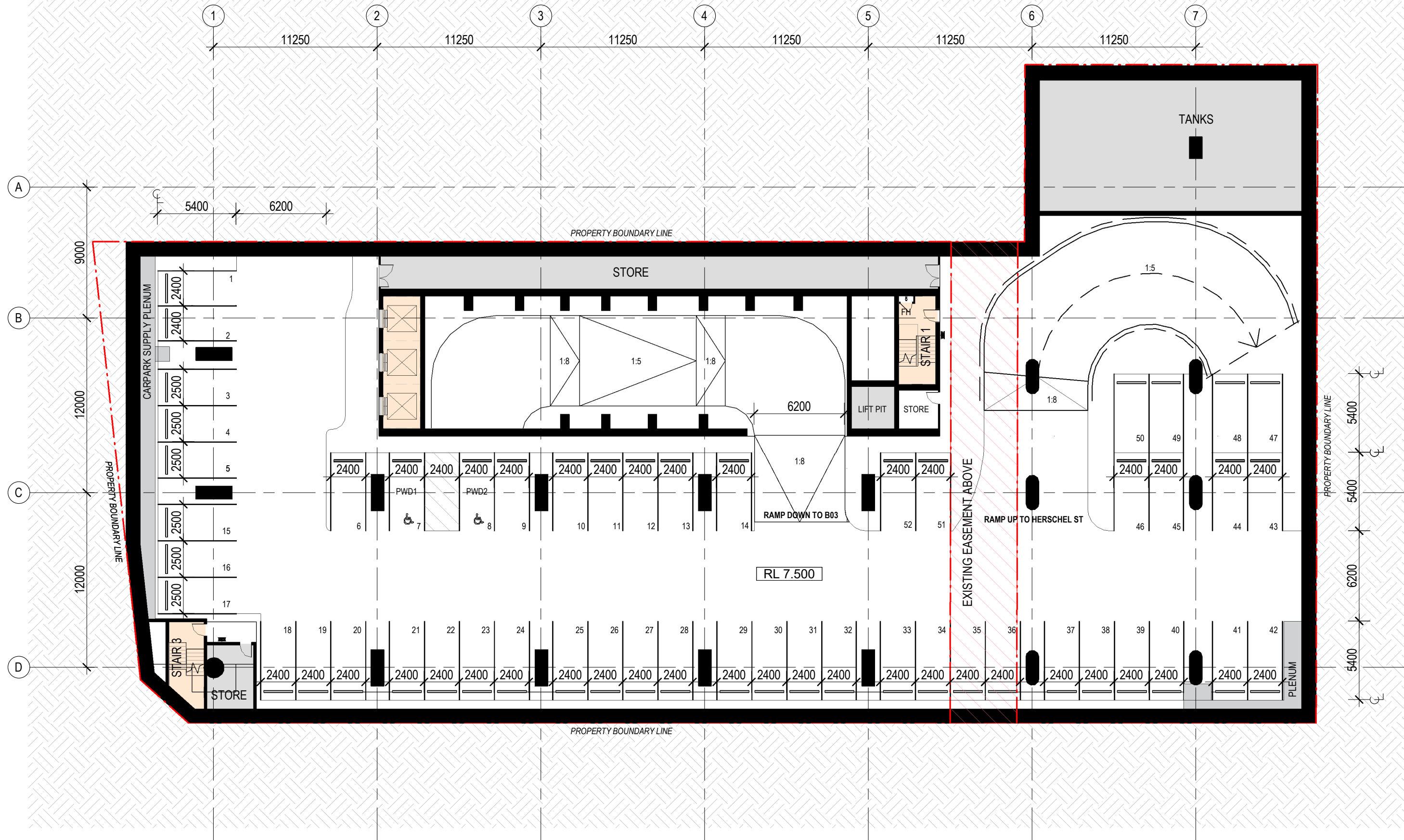
Tower site cover = (average floor area / site area) X 100

2055.6 / 2963 = 69.38%





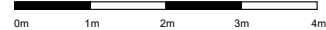




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E	ISSUE FOR TRAFFIC CONSULTANT
F	DRAFT DA ISSUE
G	DA SUBMISSION
H	DA SUBMISSION FINAL

DATE	
13.03.20	
18.03.20	
19.03.20	
03.04.20	
08.04.20	
09.04.20	
24.04.20	
26.06.20	

CLIENT
cbus property **NELSON PROPERTIES**
PROJECT
205 NORTH QUAY
Brisbane, 4000

STATUS
FOR
APPROVAL
DRAWING TITLE
FLOOR PLAN - B02 BASEMENT

REVIEWED
LS

APPROVED
MD

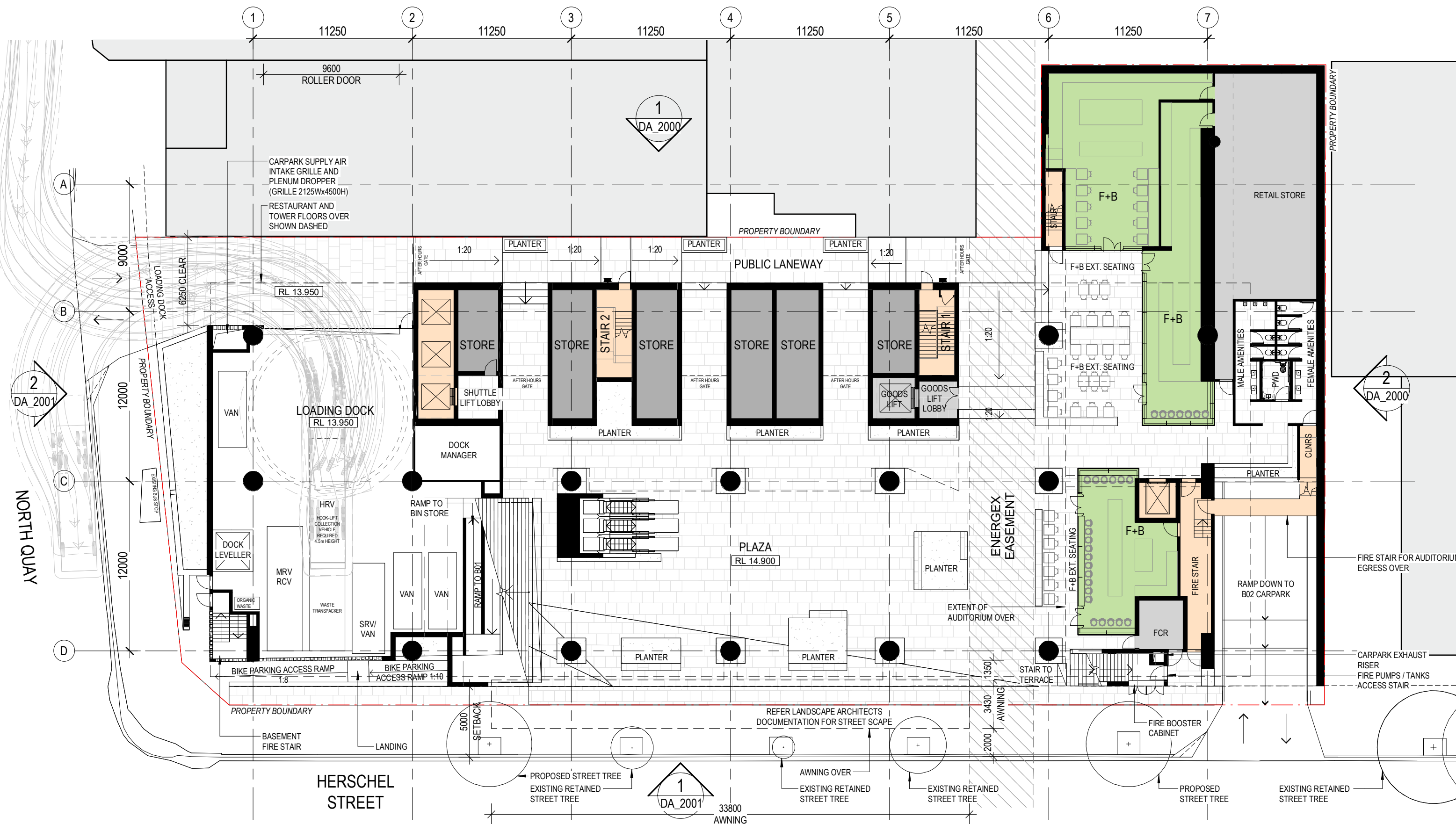
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DA_1101

SCALE @ A3
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014441

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A	ISSUE FOR COORDINATION 2
B	ISSUE FOR COORDINATION 3
C	ISSUE FOR COORDINATION 4
D	ISSUE FOR COORDINATION 5
E	ISSUE FOR COORDINATION 6
F	ISSUE FOR COORDINATION 7
G	ISSUE FOR COORDINATION 8
H	ISSUE FOR COORDINATION 9

DATE

27.04.20
28.04.20
29.04.20
01.05.20
27.05.20
02.06.20
11.06.20
26.06.20

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BRISBANE 4000

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FLOOR PLAN - L00 PLAZA

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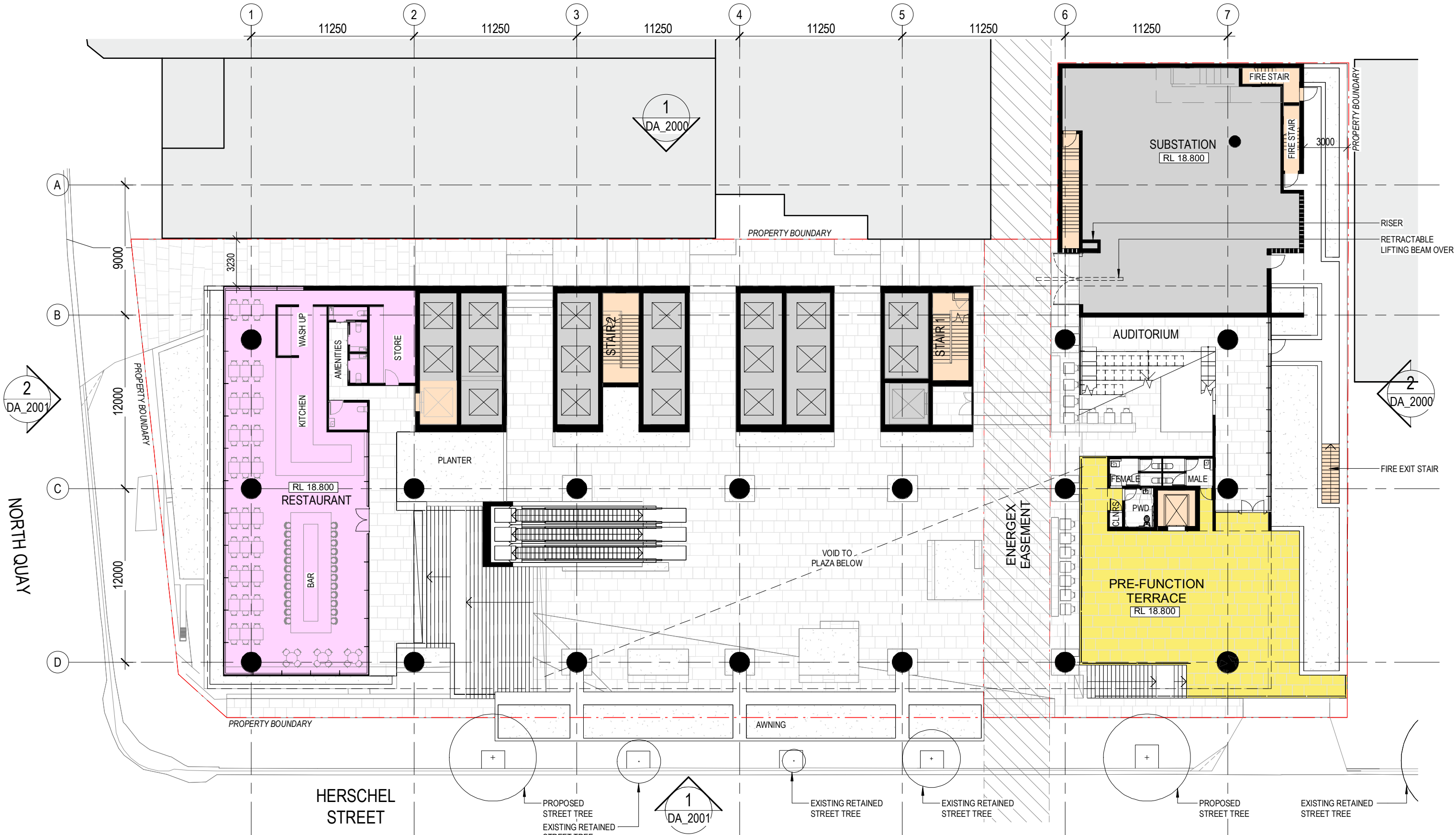
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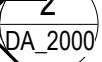
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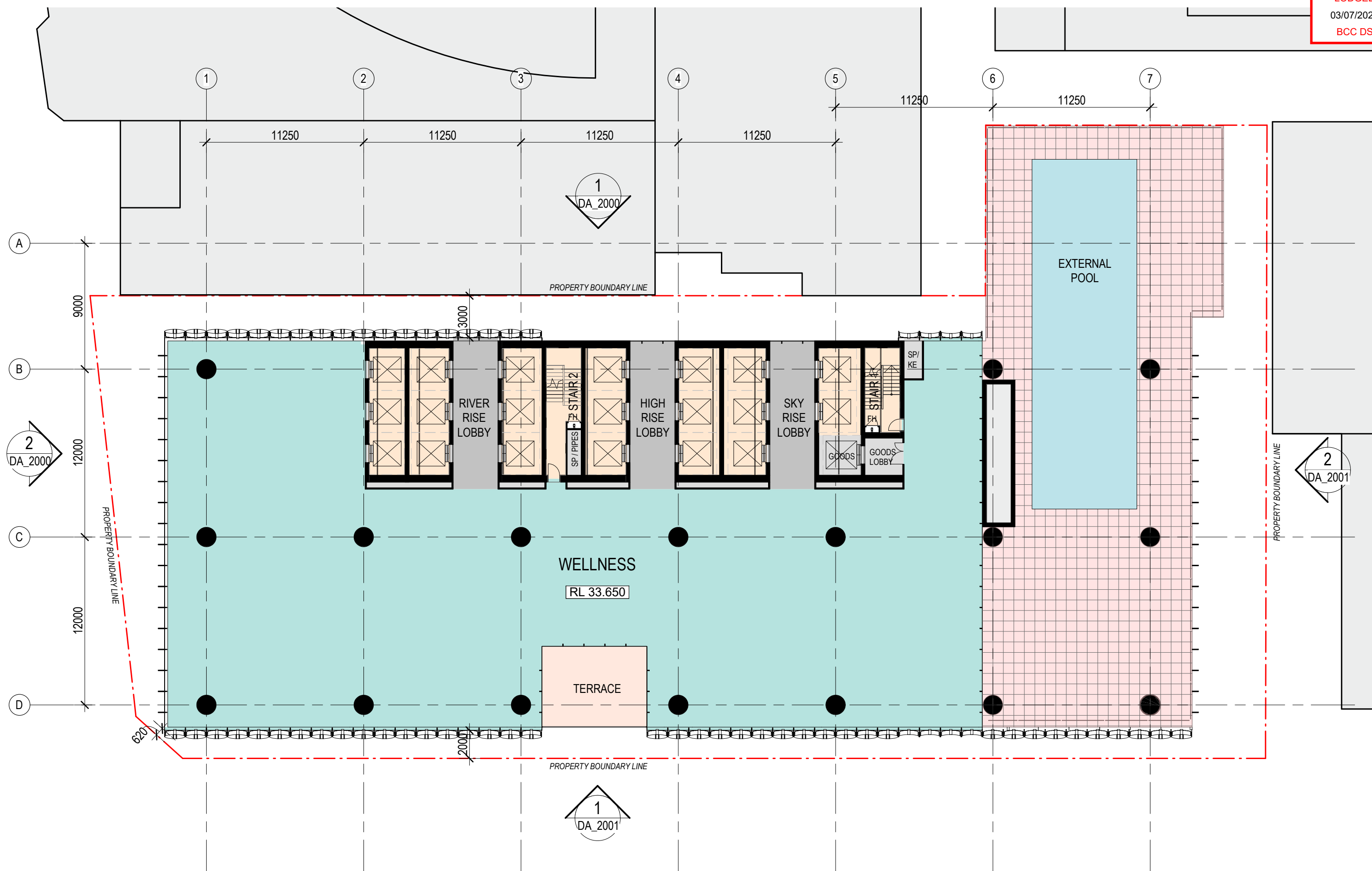
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	09.04.20
	24.04.20
	26.06.20

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PROJECT
205 NORTH QUAY
Brisbane, 4000

STATUS
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FLOOR PLAN - L01 WELLNESS

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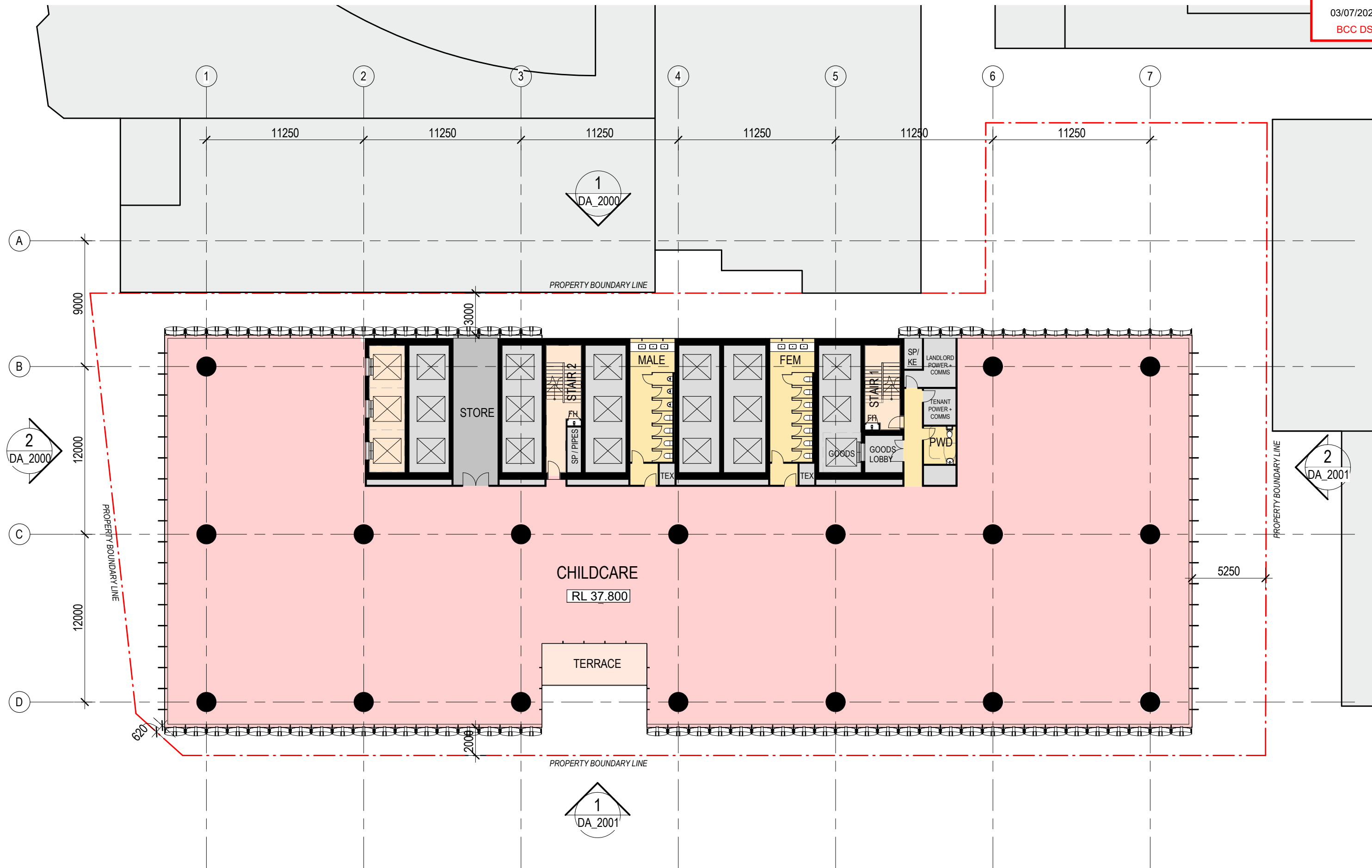
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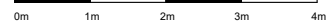
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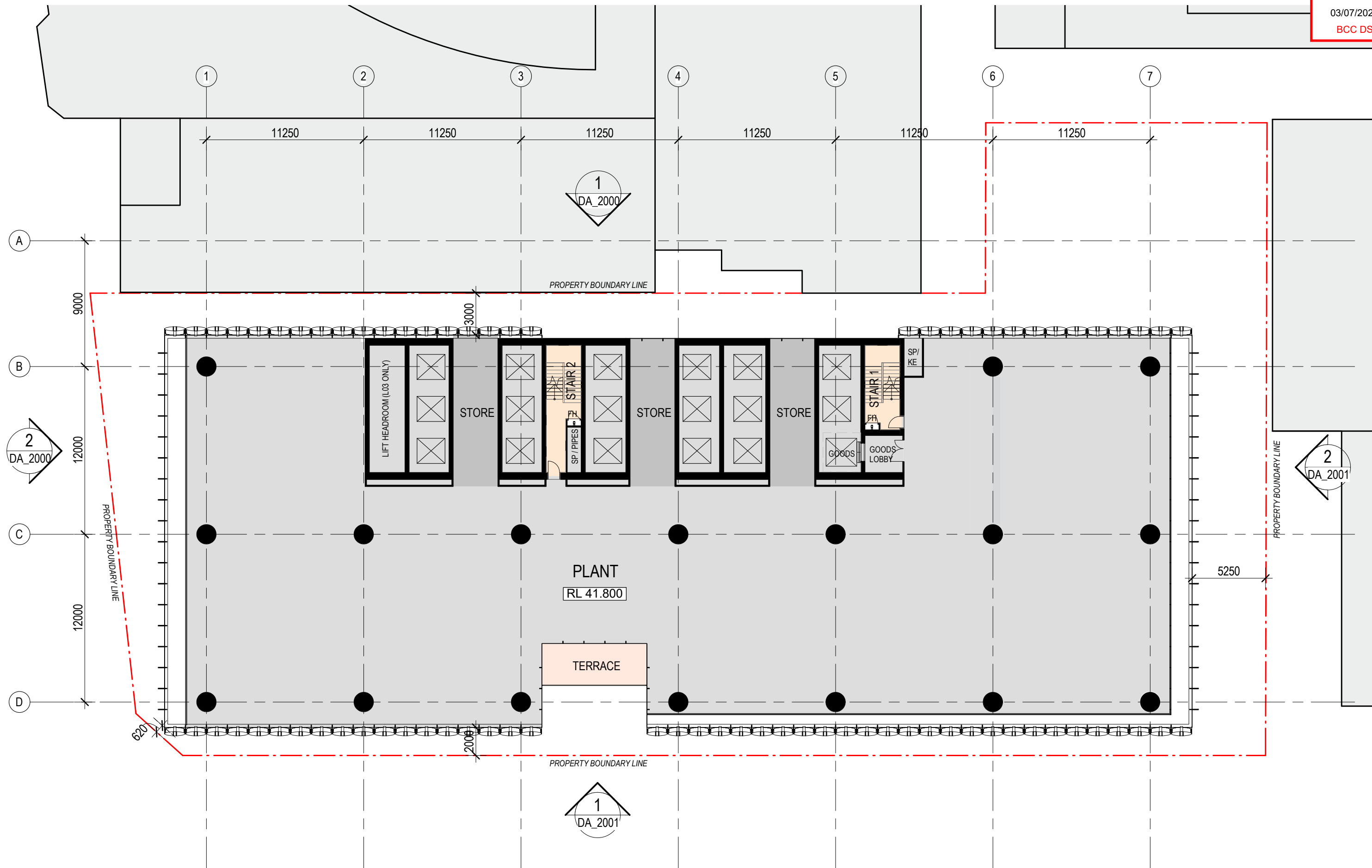
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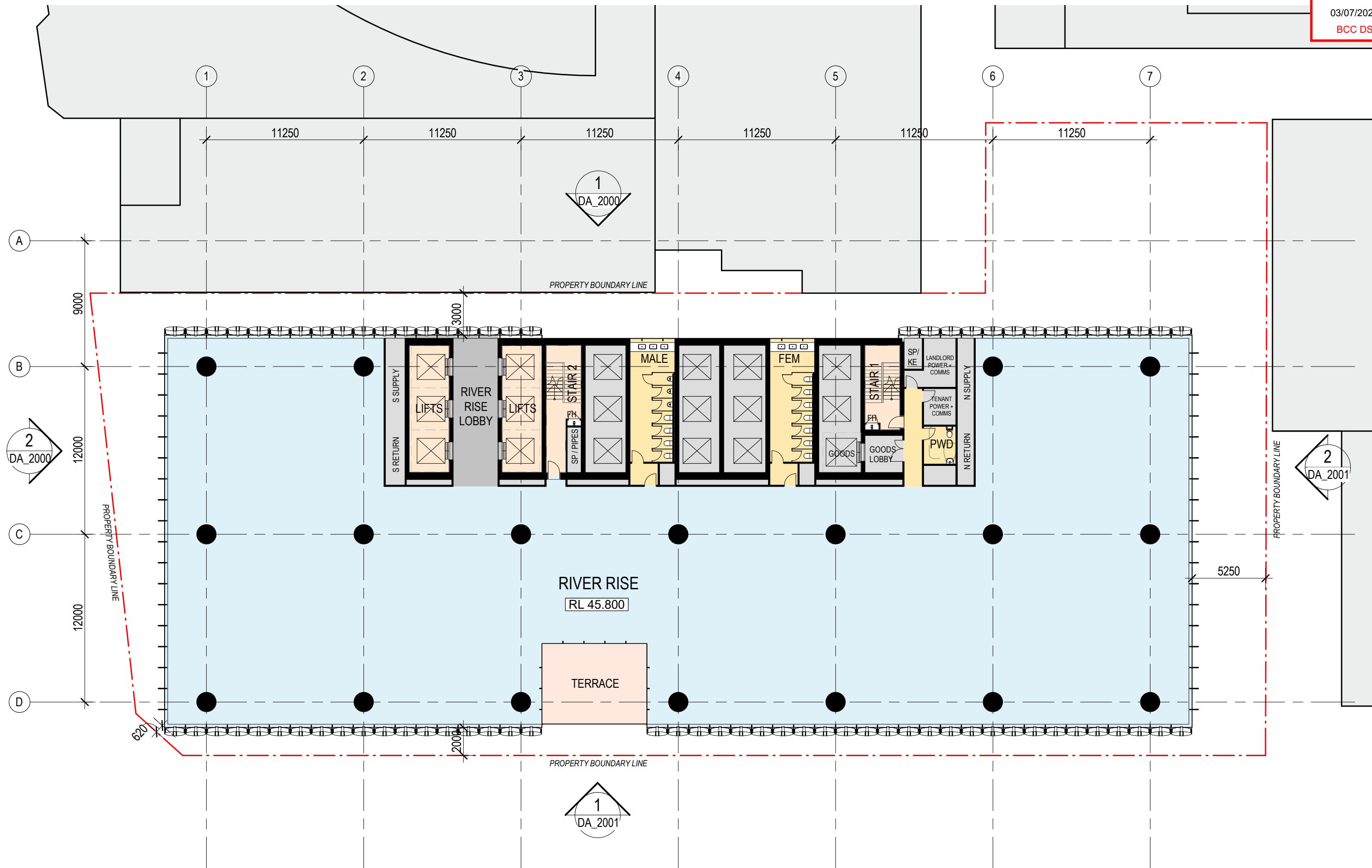
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PROJECT
205 NORTH QUAY
Brisbane, 4000

STATUS
FOR APPROVAL
DRAWING TITLE
FLOOR PLAN - L02 CHILDCARE

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DRAWING NO.
DA_1111

SCALE @ A3
1 : 250
PROJECT NO.
014441
REV NO.
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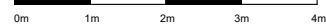




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11.03.20	
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31.03.20	
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26.06.20	

CLIENT
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PROJECT
205 NORTH QUAY
Brisbane, 4000

STATUS
FOR APPROVAL
DRAWING TITLE
FLOOR PLAN - L04-15 RIVER RISE -
TERRACE TYPE A

REVIEWED
LS

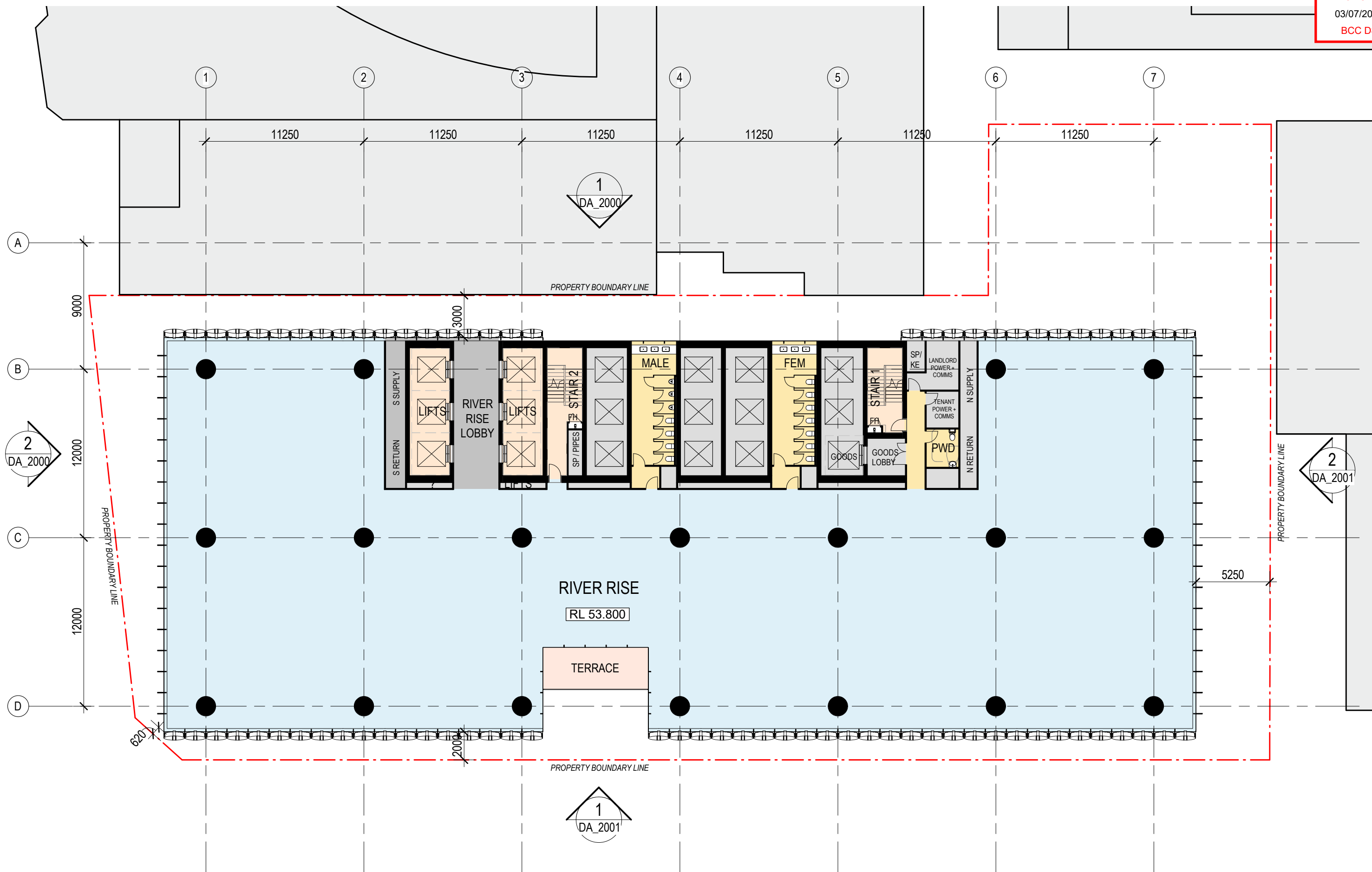
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DA_1113

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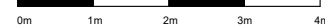
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B	ISSUE FOR REVIEW
C	ISSUE TO CLIENT
D	ISSUE TO CONSULTANTS
E	ISSUE FOR COORDINATION
F	ISSUE TO LANDSCAPE
G	ISSUE FOR COORDINATION
H	DRAFT DA ISSUE
J	DA SUBMISSION
K	DA SUBMISSION FINAL

DATE
11.03.20
13.03.20
18.03.20
19.03.20
27.03.20
31.03.20
03.04.20
09.04.20
24.04.20
26.06.20

| CLIENT



PROJECT
205 NORTH QUAY
Brisbane, 4000

NIELSON PROPERTIES

**STATUS
FOR
APPROVAL**

DRAWING TITLE
FLOOR PLAN - L04-15 RIVER RISE -
TERRACE TYPE B

REVIEWED
LS

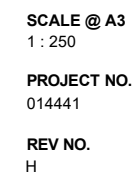
APPROVED
MD

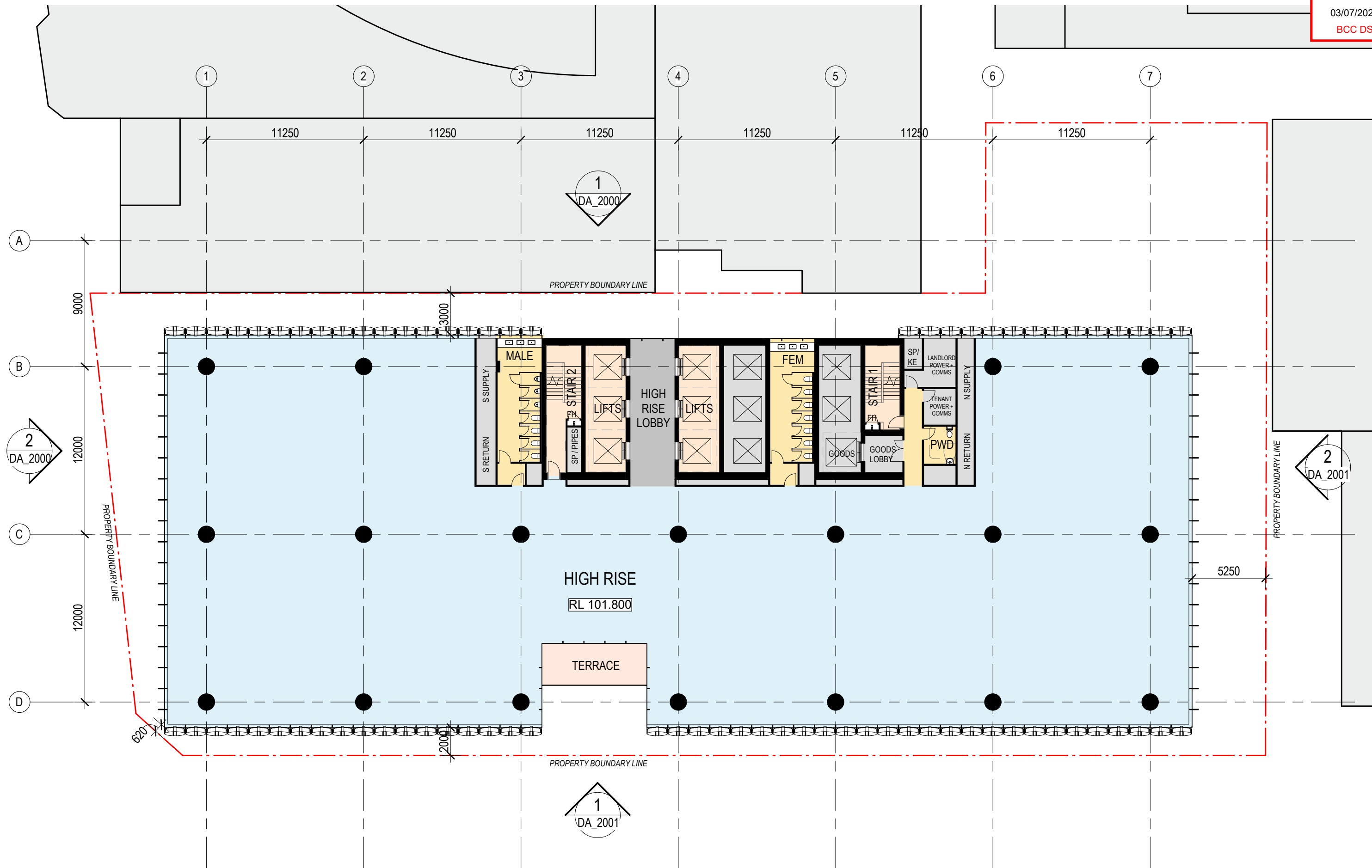
DRAWING NO.
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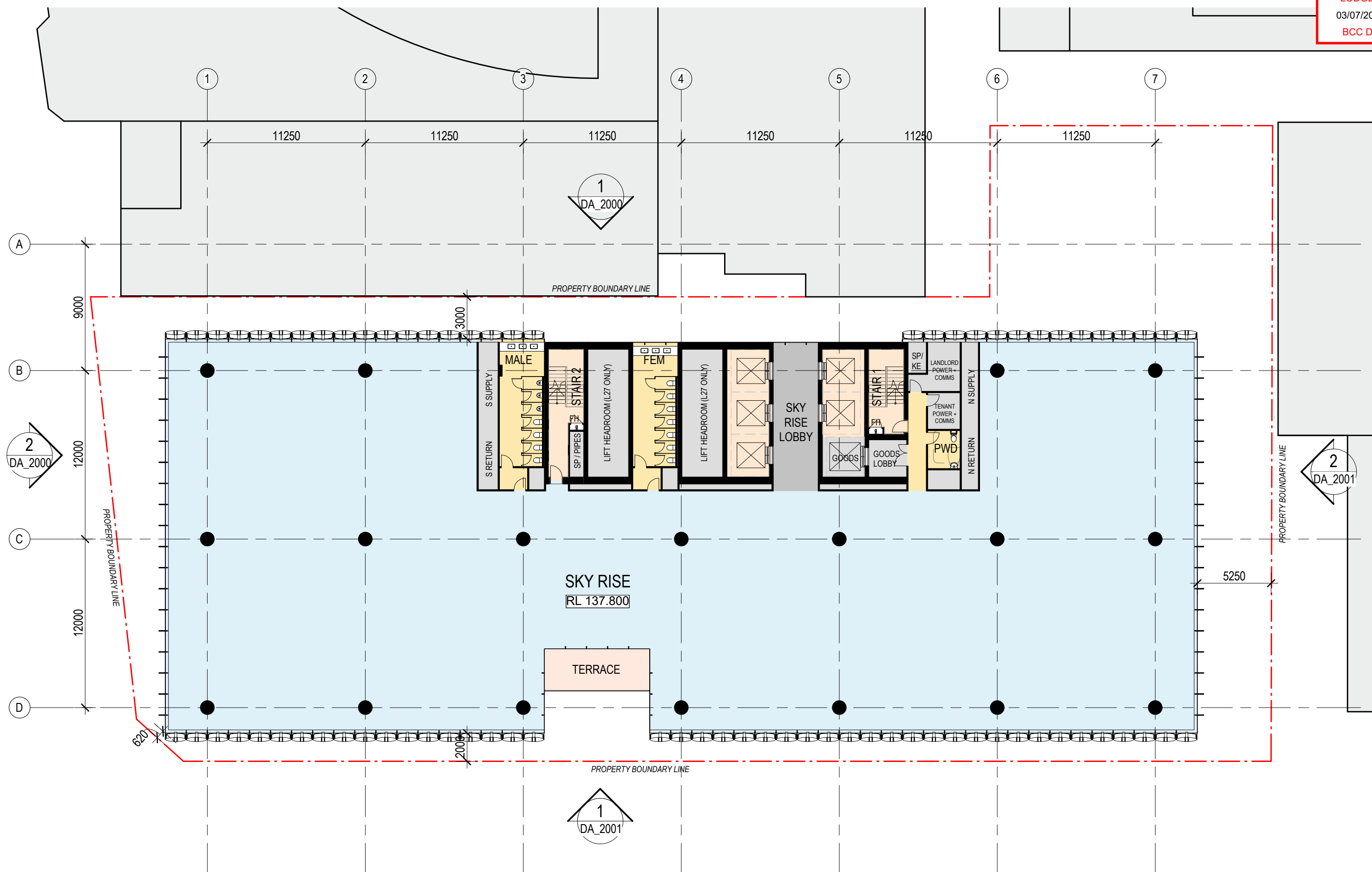
SCALE @ A3
1 : 250

PROJECT NO.
014441

REV NO.
K







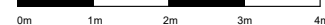
CONSULTANT

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NORTH

REV	DESCRIPTION
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REV	DESCRIPTION
A	ISSUE TO FACADE
B	ISSUE TO CLIENT
C	ISSUE TO CONSULTANTS
D	ISSUE FOR COORDINATION
E	ISSUE TO LANDSCAPE
F	ISSUE FOR COORDINATION
G	DRAFT DA ISSUE
H	DA SUBMISSION
J	DA SUBMISSION FINAL

DATE _____

DATE
11.03.20
18.03.20
19.03.20
27.03.20
31.03.20
03.04.20
09.04.20
24.04.20
26.06.20

CLIENT



PROJECT
205 NORTH QUAY
Brisbane, 4000

NIELSON PROPERTIES

**STATUS
FOR
APPROVAL**

DRAWING TITLE
FLOOR PLAN - L27-35 SKY RISE -
TERRACE TYPE A

REVIEWED
LS

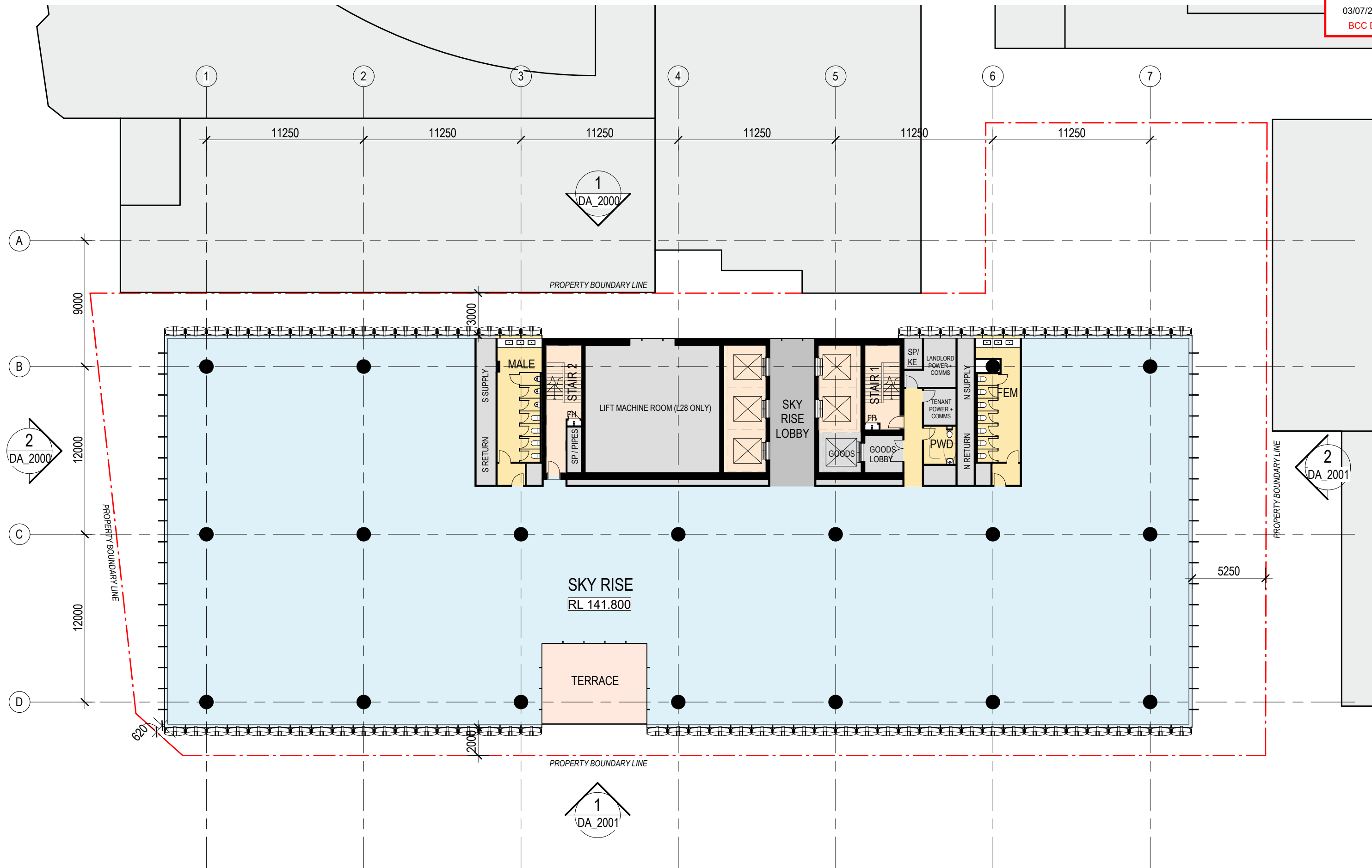
APPROVED
MD

DRAWING NO.
DA 1117

SCALE @ A3
1 : 250

PROJECT NO.
014441

REV NO.
J



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0m 1m 2m 3m 4m

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REV	DESCRIPTION
A	ISSUE TO FACADE
B	ISSUE TO CLIENT
C	ISSUE TO CONSULTANTS
D	ISSUE FOR COORDINATION
E	ISSUE TO LANDSCAPE
F	ISSUE FOR COORDINATION
G	DRAFT DA ISSUE
H	DA SUBMISSION
J	DA SUBMISSION FINAL

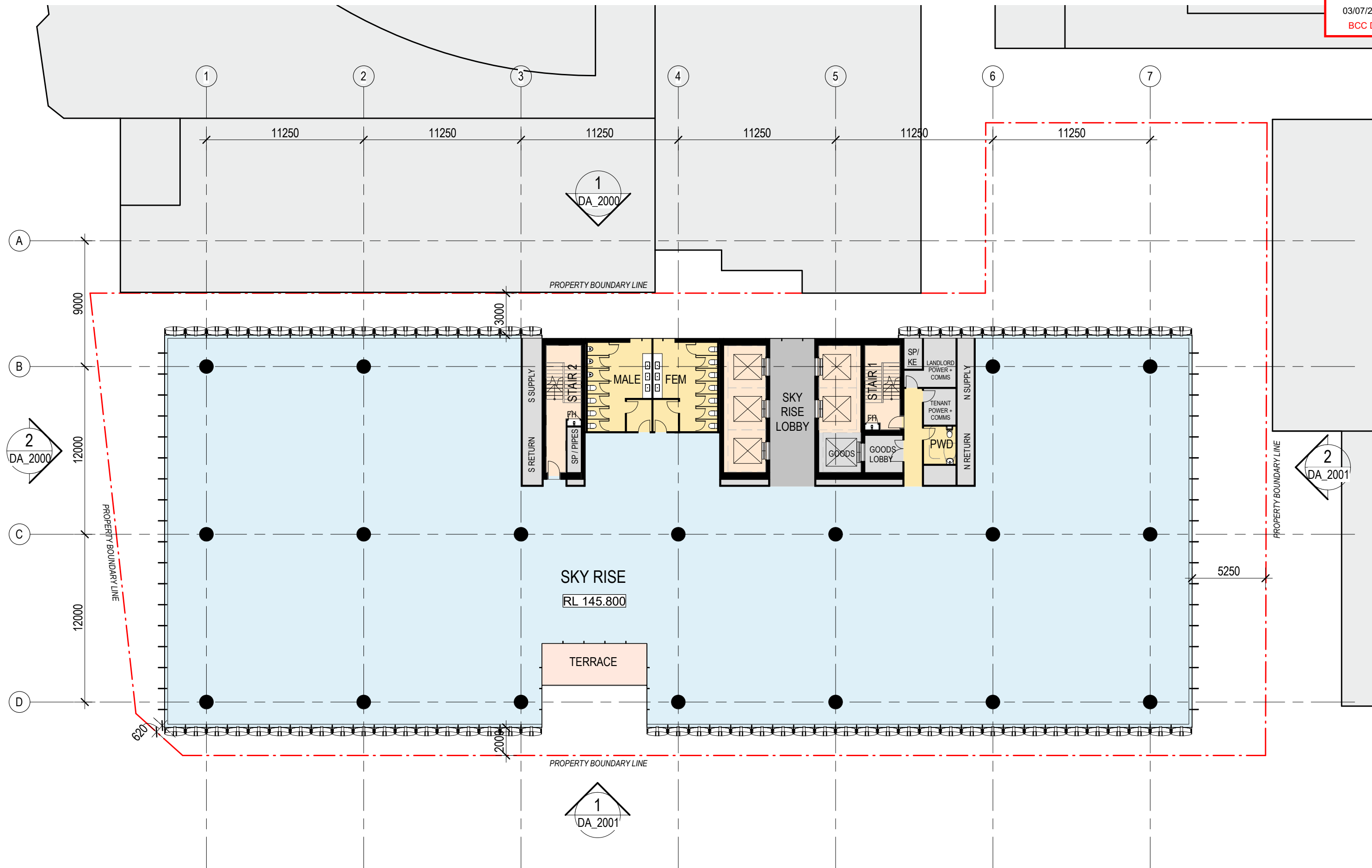
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	19.03.20
	27.03.20
	31.03.20
	03.04.20
	09.04.20
	24.04.20
	26.06.20

CLIENT
cbus property **NELSON PROPERTIES**
PROJECT
205 NORTH QUAY
Brisbane, 4000

STATUS
FOR
APPROVAL
DRAWING TITLE
FLOOR PLAN - L27-35 SKY RISE -
TERRACE TYPE B (MACHINE ROOM)

REVIEWED
LS
APPROVED
MD
DRAWING NO.
DA_1118

SCALE @ A3
1 : 250
PROJECT NO.
014441
REV NO.
J



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REV	DESCRIPTION
A	ISSUE FOR COORDINATION
B	ISSUE TO LANDSCAPE
C	ISSUE FOR COORDINATION
D	DRAFT DA ISSUE
E	DA SUBMISSION
F	DA SUBMISSION FINAL

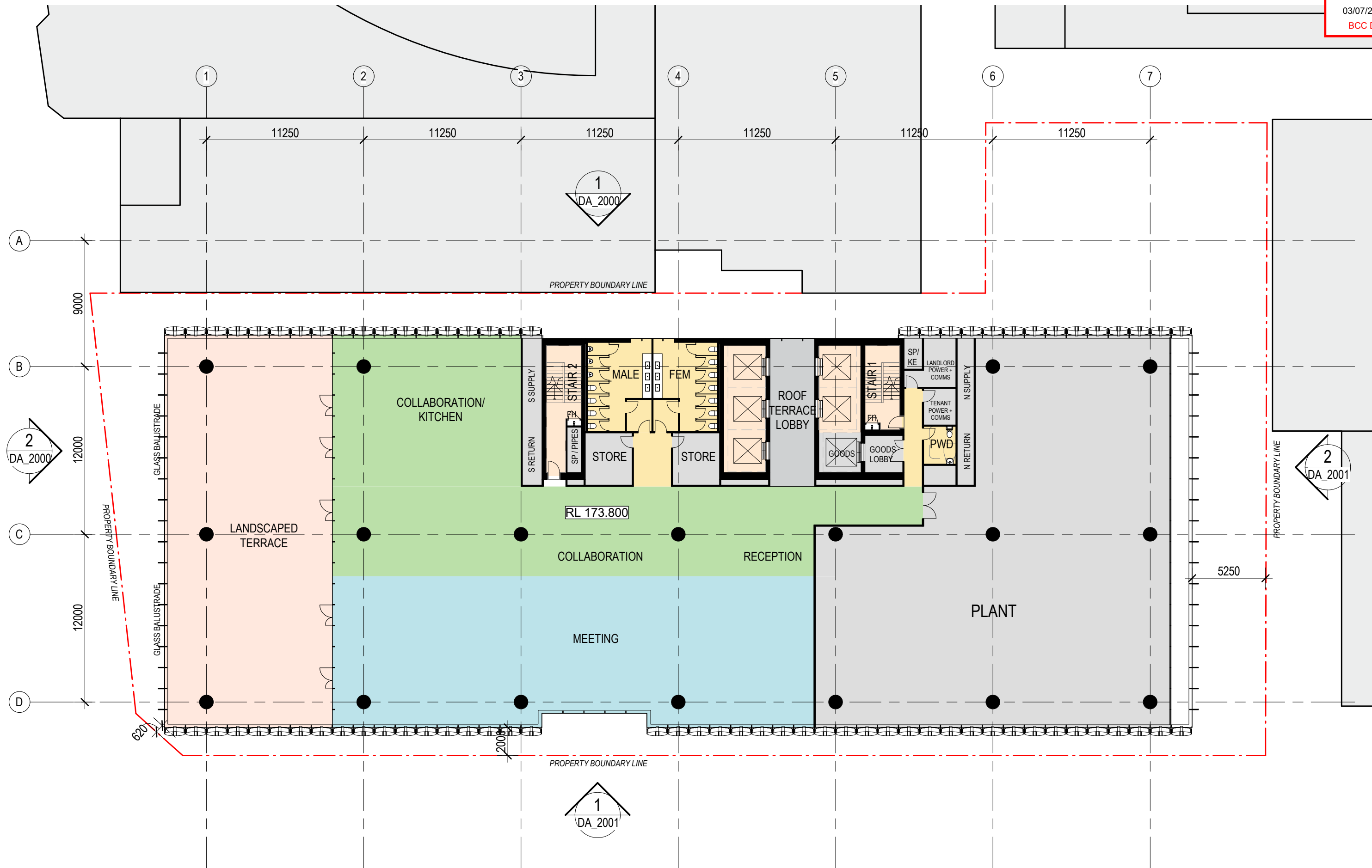
DATE	
27.03.20	
31.03.20	
03.04.20	
09.04.20	
24.04.20	
26.06.20	

CLIENT
cbus property **NIELSON PROPERTIES**
PROJECT
205 NORTH QUAY
Brisbane, 4000

STATUS
FOR
APPROVAL
DRAWING TITLE
FLOOR PLAN - L27-35 SKY RISE -
TERRACE TYPE B

REVIEWED
LS
APPROVED
MD
DRAWING NO.
DA_1119

SCALE @ A3
1 : 250
PROJECT NO.
014441
REV NO.
F



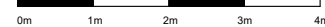
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REV	DESCRIPTION
A	ISSUE TO CLIENT
B	ISSUE TO CONSULTANTS
C	ISSUE FOR COORDINATION
D	ISSUE TO LANDSCAPE
E	ISSUE FOR COORDINATION
F	DRAFT DA ISSUE
G	DA SUBMISSION
H	DA SUBMISSION FINAL

DATE	
18.03.20	
19.03.20	
27.03.20	
31.03.20	
03.04.20	
09.04.20	
24.04.20	
26.06.20	

CLIENT
cbus property

PROJECT
205 NORTH QUAY
Brisbane, 4000

NIELSON PROPERTIES

STATUS
FOR
APPROVAL

DRAWING TITLE
FLOOR PLAN - L36 ROOF TERRACE

REVIEWED
LS

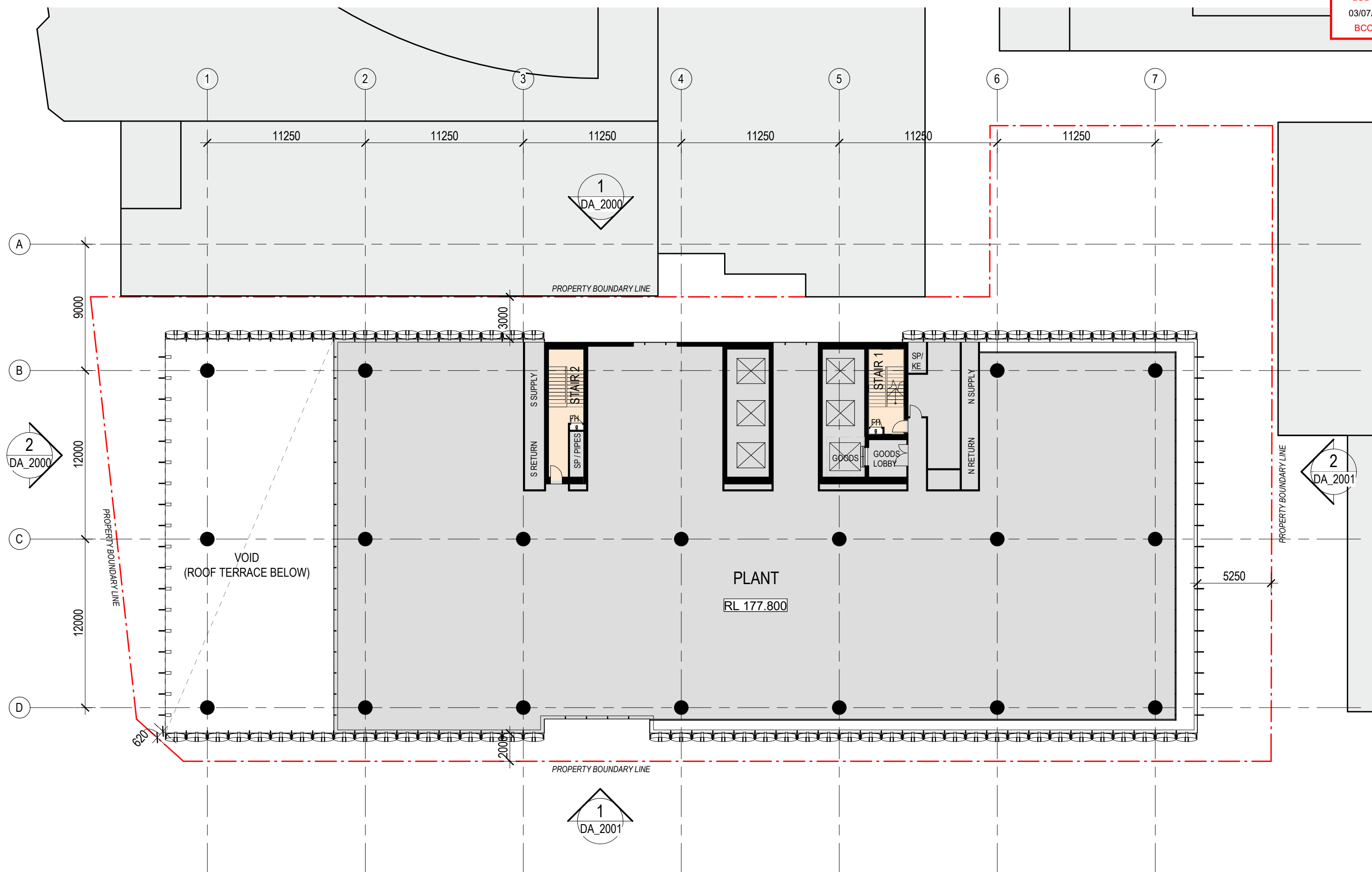
APPROVED
MD

DRAWING NO.
DA_1120

SCALE @ A3
1 : 250

PROJECT NO.
014441

REV NO.
H



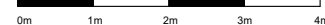
CONSULTANT

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REV	DESCRIPTION
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KEY DESCRIPTION	
A	ISSUE TO CLIENT
B	ISSUE TO CONSULTANTS
C	ISSUE FOR COORDINATION
D	ISSUE FOR COORDINATION
E	DRAFT DA ISSUE
F	DA SUBMISSION
G	DA SUBMISSION FINAL

DATE _____

18.03.20
19.03.20
27.03.20
03.04.20
09.04.20
24.04.20
26.06.20

CLIENT



PROJECT
205 NORTH QUAY
Brisbane, 4000

NIELSON PROPERTIES

**STATUS
FOR
APPROVAL**

DRAWING TITLE
FLOOR PLAN - L37 ROOF PLANT

REVIEWED
LS

APPROVED

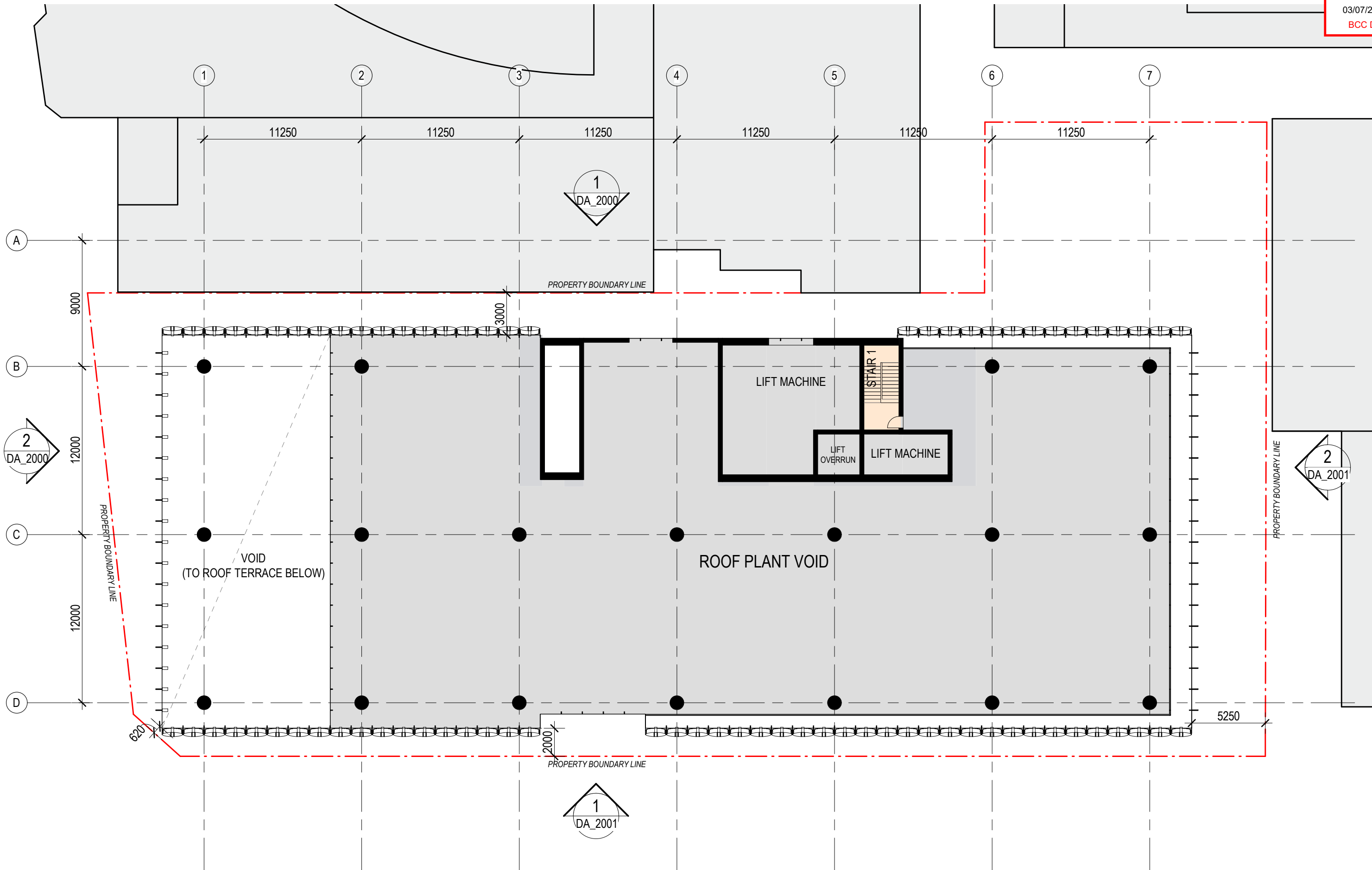
DRAWING NO.
DA 1121

SCALE @ A3
1 : 250

PROJECT NO.

014441

REV NO.
G



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0m 1m 2m 3m 4m

NORTH



REV DESCRIPTION

A	ISSUE TO CLIENT
B	ISSUE FOR COORDINATION
C	DRAFT DA ISSUE
D	DA SUBMISSION
E	DA SUBMISSION FINAL

DATE

18.03.20
27.03.20
09.04.20
24.04.20
26.06.20

CLIENT



PROJECT
205 NORTH QUAY
Brisbane, 4000

NELSON PROPERTIES

STATUS

FOR
APPROVAL

DRAWING TITLE
FLOOR PLAN - L38 ROOF PLANT
MEZZANINE

REVIEWED
LS

APPROVED
MD

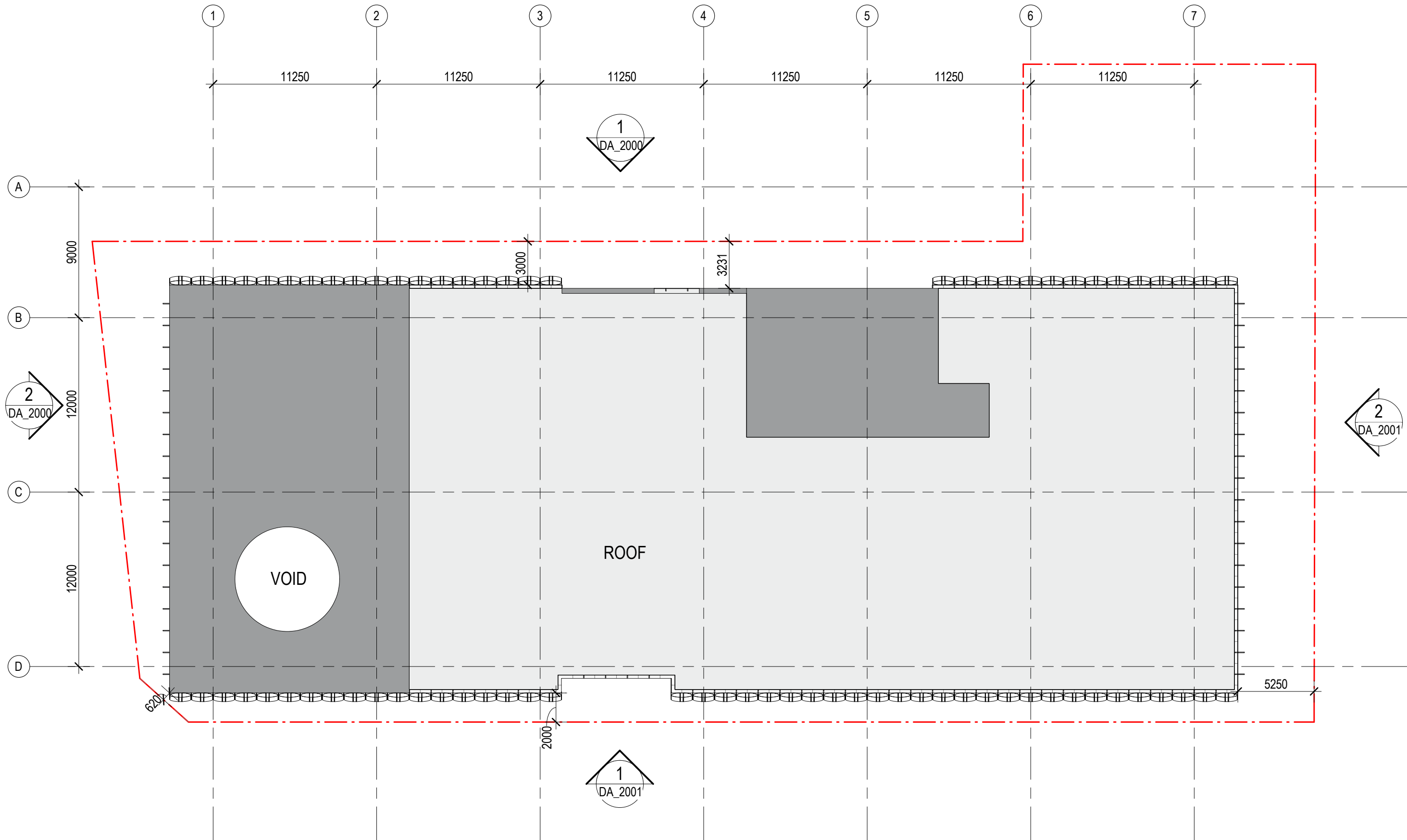
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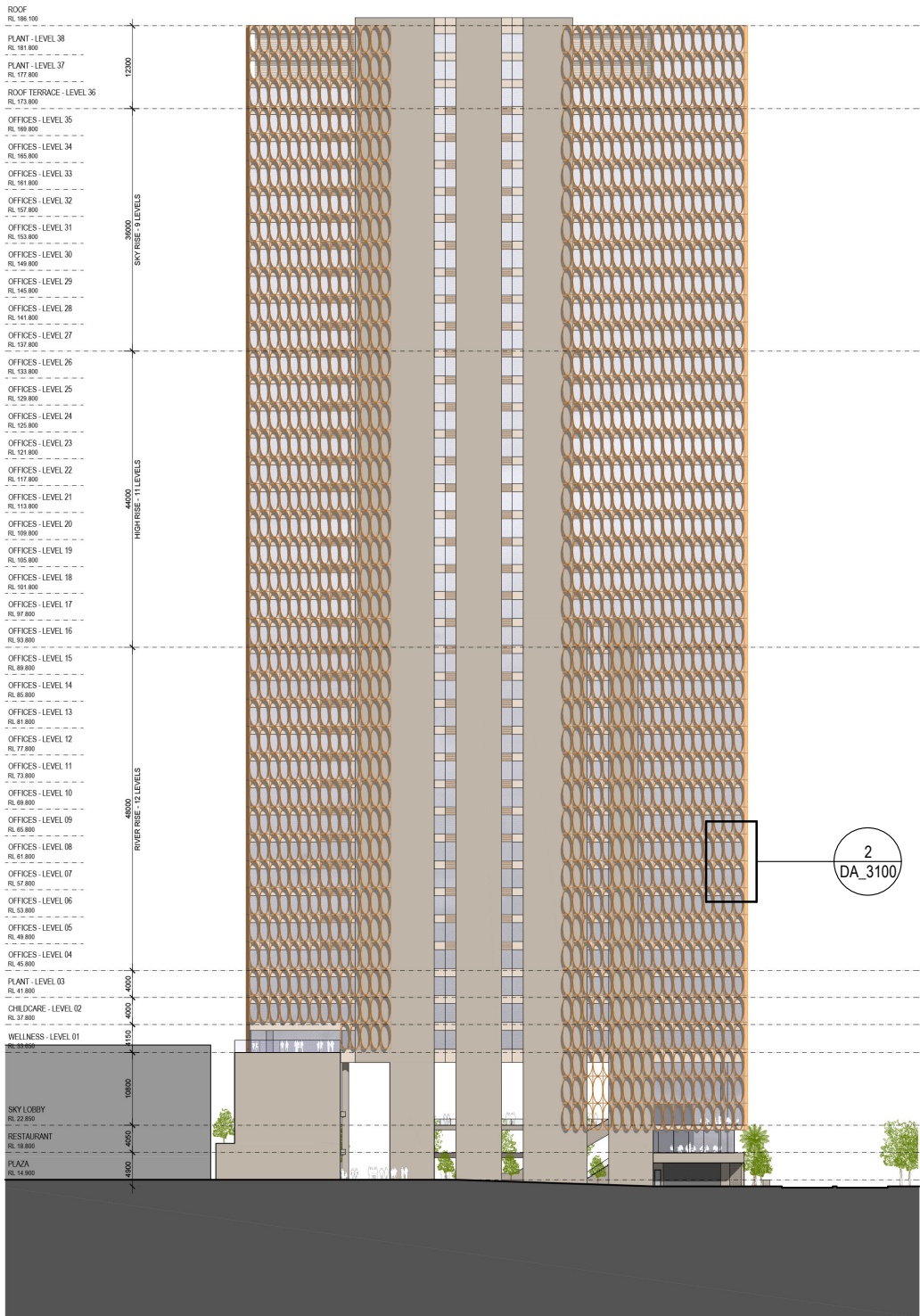
SCALE @ A3
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PROJECT NO.
014441

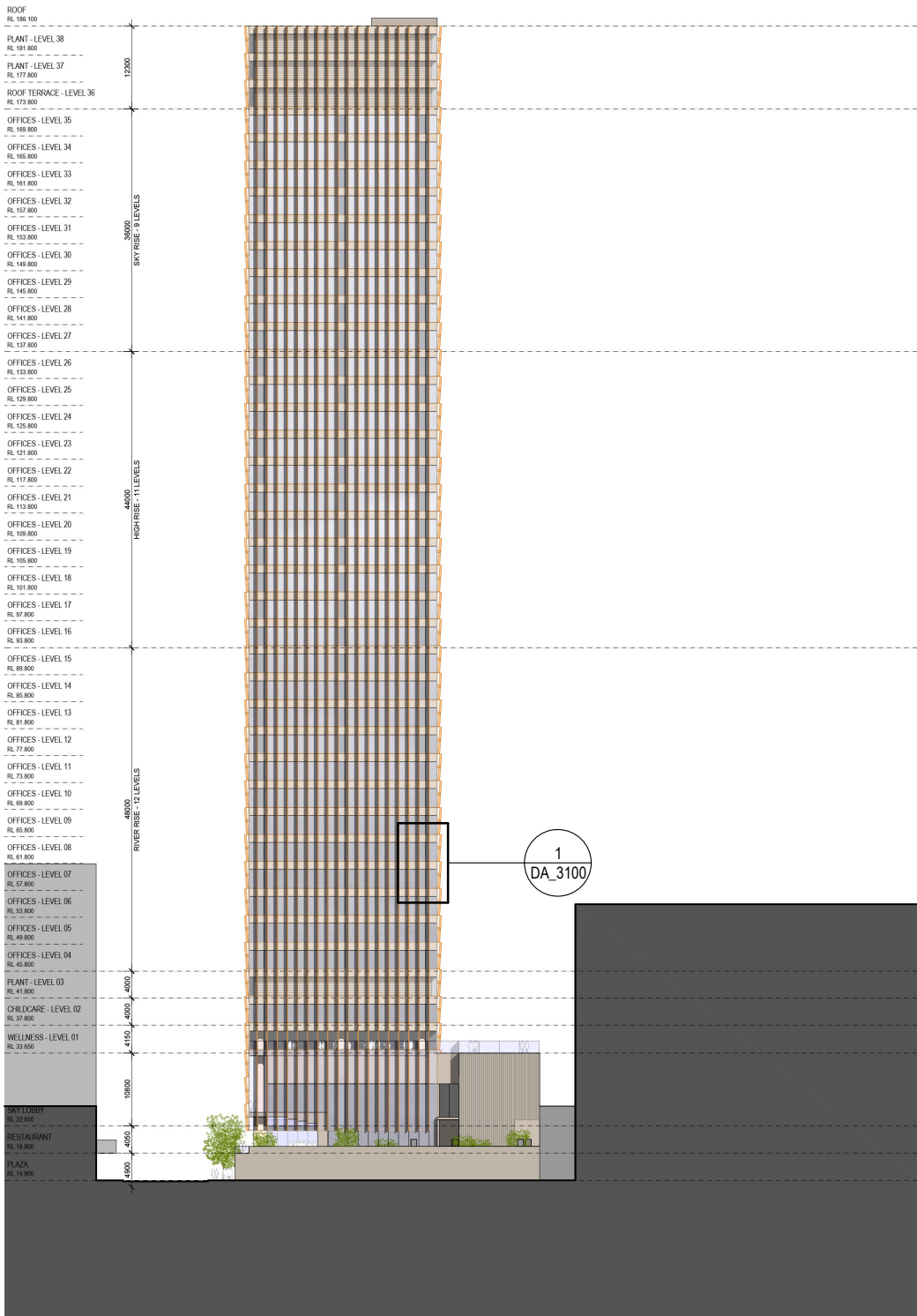
REV NO.
E

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NORTHWEST ELEVATION



NORTHEAST ELEVATION

H

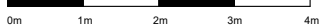
CONSULTANT

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REV DESCRIPTION

A PRELIMINARY ISSUE
B DRAFT DA ISSUE
C DA SUBMISSION
D DA SUBMISSION FINAL

DATE

20.03.20
09.04.20
24.04.20
26.06.20

CLIENT

cbus property
PROJECT
205 NORTH QUAY
Brisbane, 4000

NIELSON PROPERTIES

STATUS

FOR
APPROVAL
DRAWING TITLE
ELEVATIONS

REVIEWED
LS

APPROVED
MD

DRAWING NO.
DA_2000

SCALE @ A3
1:100000

PROJECT NO.
014441

REV NO.
D