

MINOR CHANGE DRAWINGS

Proposed Mixed Use Development

24 & 30 Hartley Street & 30-32 McConnell Street, Spring Hill, QLD, 4000

Brisbane City Council - City Plan 2014 Multiple Dwelling Code Requirements		
KEY PROPOSAL STATISTICS - MIXED USE DEVELOPMENT		
Site Area:	1,898m²	
Frontage:	Hartley st : 27.303m, McConnell st : 10.058m, Total : 37.361m	
Number of units:	19	
Number of hotel suites:	109	
Number of Storeys	13	
Building height	41m above natural ground	
Site Cover - Podium	1,357.24	(71%)
Site Cover - Tower	882.58	(46%)
Deep Planting	354.04	(19%)
Deep Planting (min 4m dimension)	273.27	(14%)
Recreation	102.36	(4%)
Car Park - Van	3	
Car Park - MUD Visitor	3	
Car Park - MUD	28	Previously 26
Car Park - Hotel	59	Previously 55
Total Carparks	93	Previously 87
<p>*Site Cover: The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outermost projections of the building(s) and expressed as a percentage. The term does not include: (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure (b) basement car parking areas located wholly below ground level For the purpose of determining compliance with an assessment criteria. (Source: City Plan 2014)</p> <p>*Building Height If specified: (a) in metres, the vertical distance between the *ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like; (b) in storeys, the number of storeys above ground level; or (c) in both metres and storeys, both (a) and (b) apply. (Source: City Plan 2014)</p> <p>*Ground Level The level of the natural ground, or, where the level of the natural has been lawfully changed, the level as lawfully changed. (Source: City Plan 2014)</p> <p>*Communal Open Space: Minimum of 5% or 40m² of the site area, whichever is the greater. (Source: City Plan 2014)</p> <p>*Deep Planting Minimum 10% of the site area is able to accommodate trees planted to natural ground, 100% open to the sky and can be reasonably accessed for maintenance purposes. (Source: City Plan 2014)</p>		



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Work to be carried out in a neat and appropriate manner.
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	RESIDENTIAL
	HOTEL ROOMS
	HOTEL OFFICES
	HOTEL LOBBY
	GRASS/PLANTER
	LINE OF DA APPROVED BUILDING ENVELOPE

ID	Change
MC-03	Carparks Reconfigured
MC-04	Lowered Headheight over bonnet
MC-05	Pool removed and replaced with hotel offices
MC-06	Coach Drop off removed
MC-07	Fire Escape added
MC-08	Res Lobby Added
MC-09	Planters Added
MC-10	Setback Reduced
MC-11	Facade Changed
MC-12	Screen Removed
MC-13	Pool Removed
MC-15	Floor Levels Adjusted

14/04/22	AE	Minor Change Drawings	EA
22/03/22	AD	Minor Change Drawings	EA
28/01/22	AC	Minor Change Drawings	EA
29/04/21	Z	Revised Podium	EA
09/03/21	Y	IR response	EA
04/03/21	X	IR response	EA
12/02/21	W	IR response	EA

Date	Issue	Details	Checked
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BCC DS
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06/05/2022

APPLICATION REF
A006004931

Project Proposed Mixed Use Development 24 & 30 Hartley Street & 30-32 McConnell Street, Spring Hill, QLD, 4000		
Drawing Title Coversheet		
Scale @ A3 1:1, 1:2.79	Drawn: RH, DL	Checked: EA
Project Number H3791HAR	Drawing Number TP001	Issue AE
Printed:- 14/04/2022		

General Notes

	RESIDENTIAL
	HOTEL ROOMS
	HOTEL OFFICES
	HOTEL LOBBY
	GRASS/PLANTER

LINE OF DA APPROVED
BUILDING ENVELOPE

ID	Change
1	Initial state
2	Change 1
3	Change 2
4	Change 3
5	Change 4
6	Change 5
7	Change 6
8	Change 7
9	Change 8
10	Change 9
11	Change 10
12	Change 11
13	Change 12
14	Change 13
15	Change 14
16	Change 15
17	Change 16
18	Change 17
19	Change 18
20	Change 19
21	Change 20
22	Change 21
23	Change 22
24	Change 23
25	Change 24
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29	Change 28
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85	Change 84
86	Change 85
87	Change 86
88	Change 87
89	Change 88
90	Change 89
91	Change 90
92	Change 91
93	Change 92
94	Change 93
95	Change 94
96	Change 95
97	Change 96
98	Change 97
99	Change 98
100	Change 99

MC-01	Services Added
MC-15	Floor Levels Adjusted

14/04/22	AE	Minor Change Drawings	EA
22/03/22	AD	Minor Change Drawings	EA
28/01/22	AC	Minor Change Drawings	EA
29/04/21	Z	Revised Podium	EA
09/03/21	Y	IR response	EA
04/03/21	X	IR response	EA
12/02/21	W	IR response	EA

Date	Issue Details	Checked
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06/05/2022

APPLICATION REF

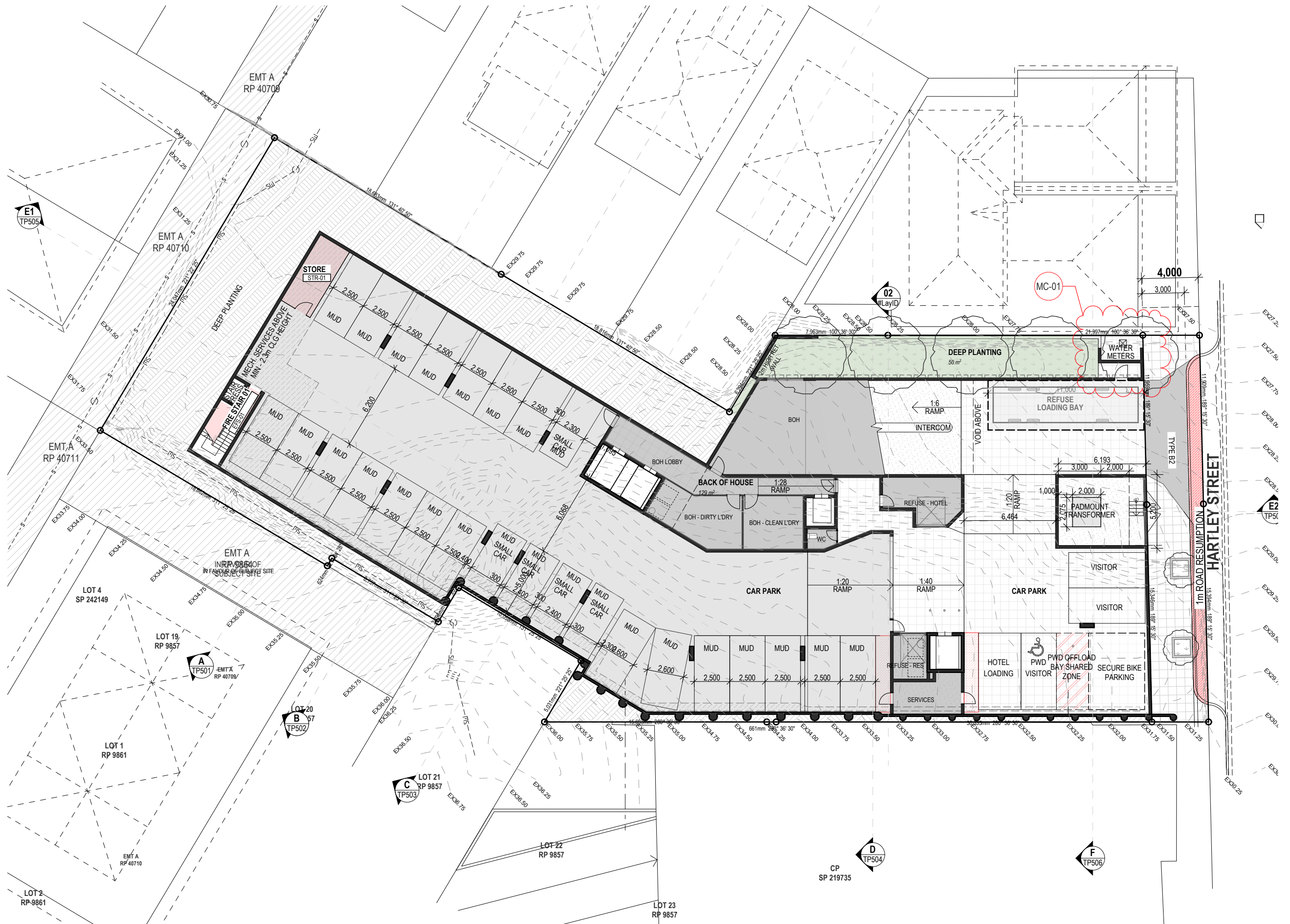
A006004931

Proposed Mixed Use Development

Drawing Title
Carpark Level 1

Scale @ A3	Drawn:	Checked:
1:250	RH, DL	EA
Project Number	Drawing Number	Issue
H3791HAR	TP202	AE

Printed:- 14/04/2022



Hartley st Ground Carpark 01

1:250

MINOR CHANGE

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- RESIDENTIAL
- HOTEL ROOMS
- HOTEL OFFICES
- HOTEL LOBBY
- GRASS/PLANTER

LINE OF DA APPROVED BUILDING ENVELOPE

ID Change

- MC-02 Common Rec Changed
- MC-03 Carparks Reconfigured
- MC-04 Lowered Headheight over bonnet
- MC-15 Floor Levels Adjusted

14/04/22	AE	Minor Change Drawings	EA
22/03/22	AD	Minor Change Drawings	EA
28/01/22	AC	Minor Change Drawings	EA
29/04/21	Z	Revised Podium	EA
09/03/21	Y	IR response	EA
04/03/21	X	IR response	EA
12/02/21	W	IR response	EA

Date Issue Details Checked

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06/05/2022

APPLICATION REF

A006004931

Project

Proposed Mixed Use Development

24 & 30 Hartley Street & 30-32 McConnell Street, Spring Hill, QLD, 4000

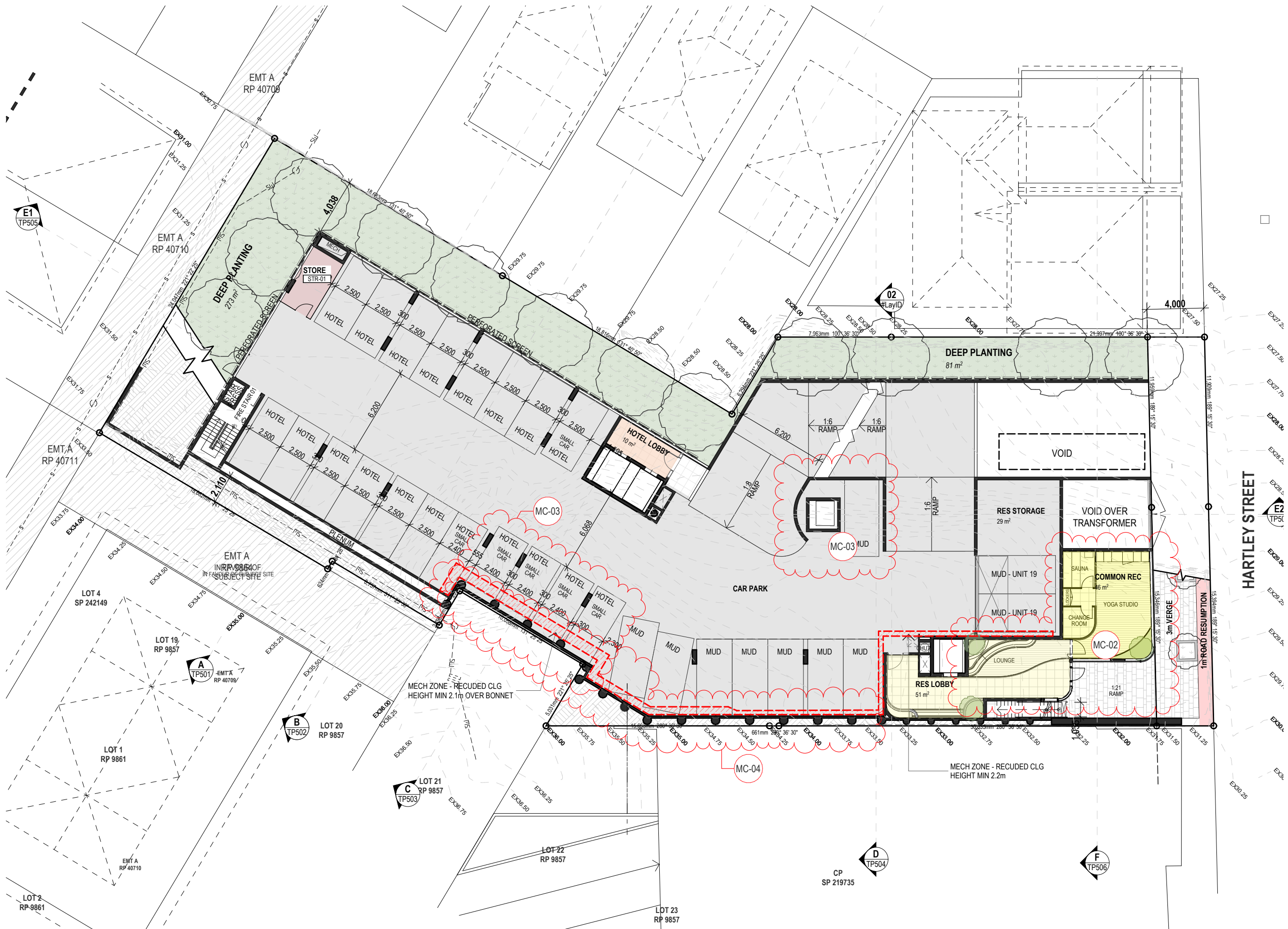
Drawing Title

Carpark Level 2

Scale @ A3 Drawn: RH, DL Checked: EA

Project Number Drawing Number Issue
H3791HAR TP203 AE

Printed: 14/04/2022



Carpark Level 2

1:250

MINOR CHANGE

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- HOTEL ROOMS
- HOTEL OFFICES
- HOTEL LOBBY
- GRASS/PLANTER
- LINE OF DA APPROVED BUILDING ENVELOPE

ID Change

MC-02	Common Rec Changed
MC-03	Carparks Reconfigured
MC-04	Lowered Headheight over bonnet
MC-05	Pool removed and replaced with hotel offices
MC-15	Floor Levels Adjusted

14/04/22	AE	Minor Change Drawings	EA
22/03/22	AD	Minor Change Drawings	EA
28/01/22	AC	Minor Change Drawings	EA
29/04/21	Z	Revised Podium	EA
09/03/21	Y	IR response	EA
04/03/21	X	IR response	EA
12/02/21	W	IR response	EA

Date	Issue Details	Checked
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APPLICATION REF

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Project

Proposed Mixed Use Development

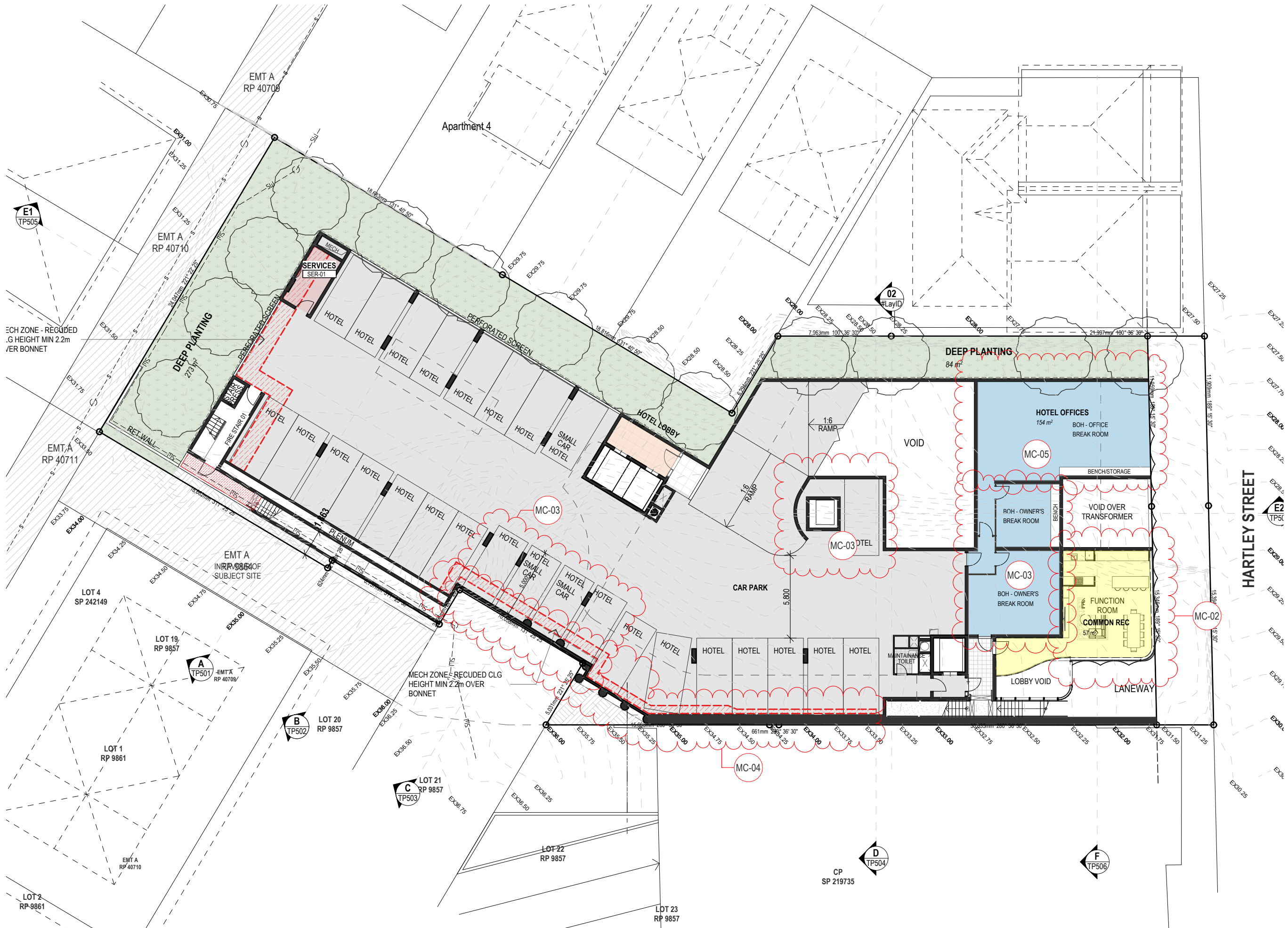
24 & 30 Hartley Street & 30-32 McConnell Street, Spring Hill, QLD, 4000

Drawing Title

Carpark Level 3

Scale @ A3	Drawn:	Checked:
1:250	RH, DL	EA
Project Number	Drawing Number	Issue
H3791HAR	TP204	AE

Printed: 14/04/2022



Carpark Level 3

1:250

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	HOTEL ROOMS
	HOTEL OFFICES
	HOTEL LOBBY
	GRASS/PLANTER
	LINE OF DA APPROVED BUILDING ENVELOPE

ID	Change
MC-01	Services Added
MC-06	Coach Drop off removed
MC-07	Fire Escape added
MC-08	Res Lobby Added
MC-13	Pool Removed
MC-15	Floor Levels Adjusted

14/04/22	AE	Minor Change Drawings	EA
22/03/22	AD	Minor Change Drawings	EA
28/01/22	AC	Minor Change Drawings	EA
29/04/21	Z	Revised Podium	EA
09/03/21	Y	IR response	EA
04/03/21	X	IR response	EA
12/02/21	W	IR response	EA

Date	Issue Details	Checked
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APPLICATION REF

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Project

Proposed Mixed Use Development

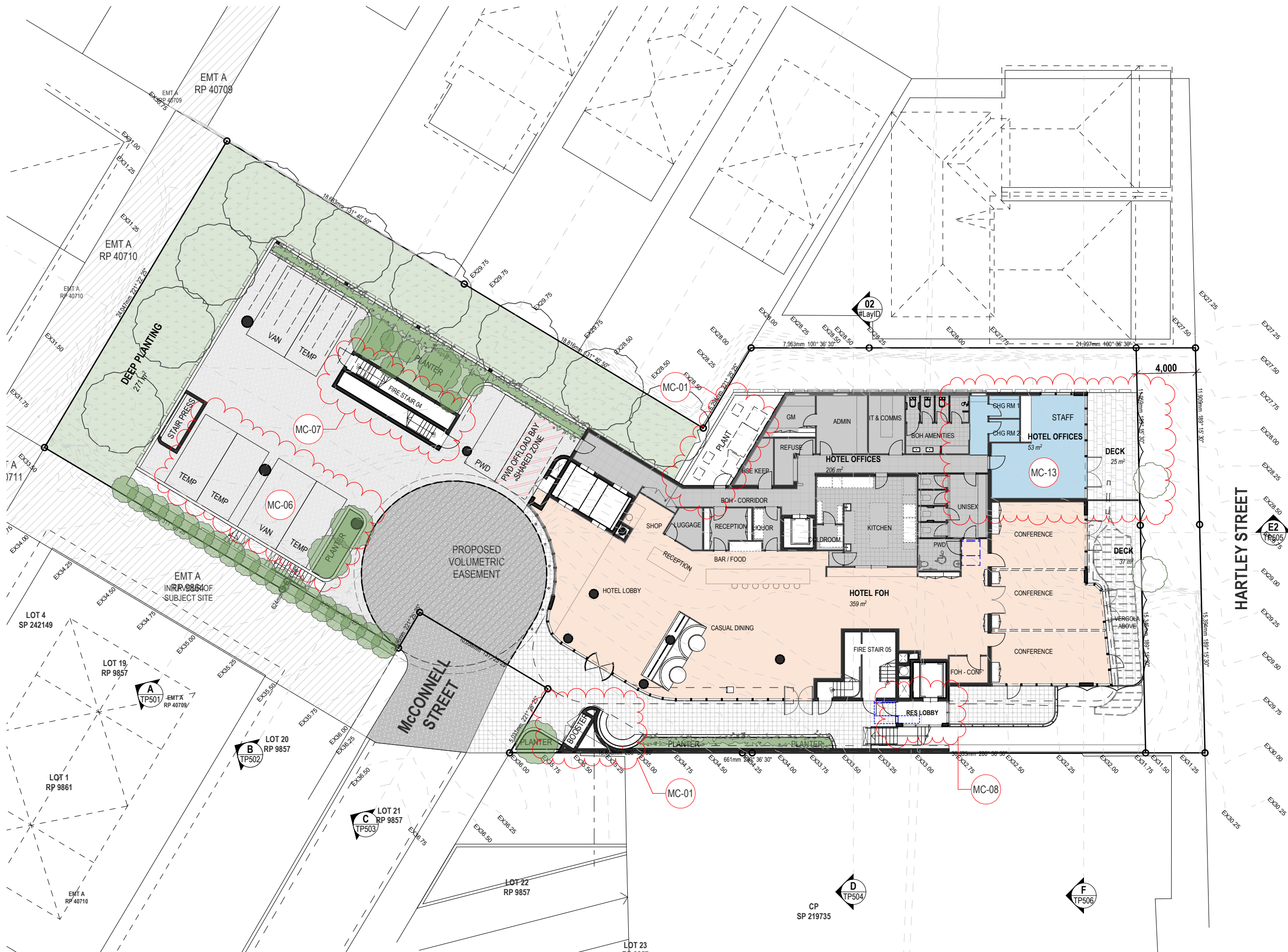
24 & 30 Hartley Street & 30-32 McConnell Street, Spring Hill, QLD, 4000

Drawing Title

Ground

Scale @ A3	Drawn:	Checked:
1:250	RH, DL	EA
Project Number	Drawing Number	Issue
H3791HAR	TP205	AE

Printed: 14/04/2022



McConnel st Ground
1:250

MINOR CHANGE

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HOTEL OFFICES
HOTEL LOBBY
GRASS/PLANTER
LINE OF DA APPROVED
BUILDING ENVELOPE

ID	Change
MC-01	Services Added
MC-09	Planters Added
MC-15	Floor Levels Adjusted

14/04/22	AE	Minor Change Drawings	EA
22/03/22	AD	Minor Change Drawings	EA
28/01/22	AC	Minor Change Drawings	EA
29/04/21	Z	Revised Podium	EA
09/03/21	Y	IR response	EA
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Date	Issue Details	Checked	

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Project

Proposed Mixed Use
Development

24 & 30 Hartley Street & 30-32
McConnell Street, Spring Hill, QLD,
4000

Drawing Title

Level 1

Scale @ A3	Drawn:	Checked:
1:250	RH, DL	EA
Project Number	Drawing Number	Issue
H3791HAR	TP206	AE

Printed:- 14/04/2022



Level 1
1:250

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	HOTEL LOBBY
	GRASS/PLANTER
	LINE OF DA APPROVED BUILDING ENVELOPE

ID Change

MC-09	Planters Added
MC-10	Setback Reduced
MC-15	Floor Levels Adjusted

14/04/22	AE	Minor Change Drawings	EA
22/03/22	AD	Minor Change Drawings	EA
28/01/22	AC	Minor Change Drawings	EA
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12/02/21	W	IR response	EA

Date	Issue Details	Checked
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APPLICATION REF

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Project

Proposed Mixed Use Development

24 & 30 Hartley Street & 30-32 McConnell Street, Spring Hill, QLD, 4000

Drawing Title

Level 2

Scale @ A3	Drawn:	Checked:
1:250	RH, DL	EA
Project Number	Drawing Number	Issue
H3791HAR	TP207	AE

Printed:- 14/04/2022



Level 2
1:250

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- HOTEL LOBBY
- GRASS/PLANTER
- LINE OF DA APPROVED BUILDING ENVELOPE

ID Change

- MC-10 Setback Reduced
- MC-15 Floor Levels Adjusted

14/04/22	AE	Minor Change Drawings	EA
22/03/22	AD	Minor Change Drawings	EA
28/01/22	AC	Minor Change Drawings	EA
29/04/21	Z	Revised Podium	EA
09/03/21	Y	IR response	EA
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12/02/21	W	IR response	EA

Date	Issue Details	Checked
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APPLICATION REF

A006004931

Project

Proposed Mixed Use
Development

24 & 30 Hartley Street & 30-32
McConnell Street, Spring Hill, QLD,
4000

Drawing Title

Level 3

Scale @ A3	Drawn:	Checked:
1:250	RH, DL	EA
Project Number	Drawing Number	Issue
H3791HAR	TP208	AE

Printed:- 14/04/2022



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- HOTEL OFFICES
- HOTEL LOBBY
- GRASS/PLANTER
- LINE OF DA APPROVED BUILDING ENVELOPE

ID	Change
MC-10	Setback Reduced
MC-15	Floor Levels Adjusted

Date	Issue Details	Checked
14/04/22	AE Minor Change Drawings	EA
22/03/22	AD Minor Change Drawings	EA
28/01/22	AC Minor Change Drawings	EA
29/04/21	Z Revised Podium	EA
09/03/21	Y IR response	EA
04/03/21	X IR response	EA
12/02/21	W IR response	EA

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06/05/2022

APPLICATION REF

A006004931

Project

Proposed Mixed Use Development

24 & 30 Hartley Street & 30-32 McConnell Street, Spring Hill, QLD, 4000

Drawing Title

Level 4

Scale @ A3	Drawn:	Checked:
1:250	RH, DL	EA
Project Number	Drawing Number	Issue
H3791HAR	TP209	AE

Printed:- 14/04/2022



Level 4
1:250

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- HOTEL OFFICES
- HOTEL LOBBY
- GRASS/PLANTER
- LINE OF DA APPROVED BUILDING ENVELOPE

ID Change

- MC-10 Setback Reduced
- MC-15 Floor Levels Adjusted

14/04/22	AE	Minor Change Drawings	EA
22/03/22	AD	Minor Change Drawings	EA
28/01/22	AC	Minor Change Drawings	EA
29/04/21	Z	Revised Podium	EA
09/03/21	Y	IR response	EA
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Date Issue Details Checked

BCC DS
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06/05/2022

APPLICATION REF

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Project

Proposed Mixed Use Development

24 & 30 Hartley Street & 30-32 McConnell Street, Spring Hill, QLD, 4000

Drawing Title

Level 5-9

Scale @ A3	Drawn:	Checked:
1:250	RH, DL	EA
Project Number	Drawing Number	Issue
H3791HAR	TP210	AE

Printed:- 14/04/2022



Level 5-9
1:250

MINOR CHANGE

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- RESIDENTIAL
- HOTEL ROOMS
- HOTEL OFFICES
- HOTEL LOBBY
- GRASS/PLANTER
- LINE OF DA APPROVED BUILDING ENVELOPE

ID	Change
MC-10	Setback Reduced
MC-15	Floor Levels Adjusted
MC-01	Services Added

14/04/22	AE	Minor Change Drawings	EA
22/03/22	AD	Minor Change Drawings	EA
28/01/22	AC	Minor Change Drawings	EA
29/04/21	Z	Revised Podium	EA
09/03/21	Y	IR response	EA
04/03/21	X	IR response	EA
12/02/21	W	IR response	EA

Date	Issue Details	Checked
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APPLICATION REF

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Project

Proposed Mixed Use Development

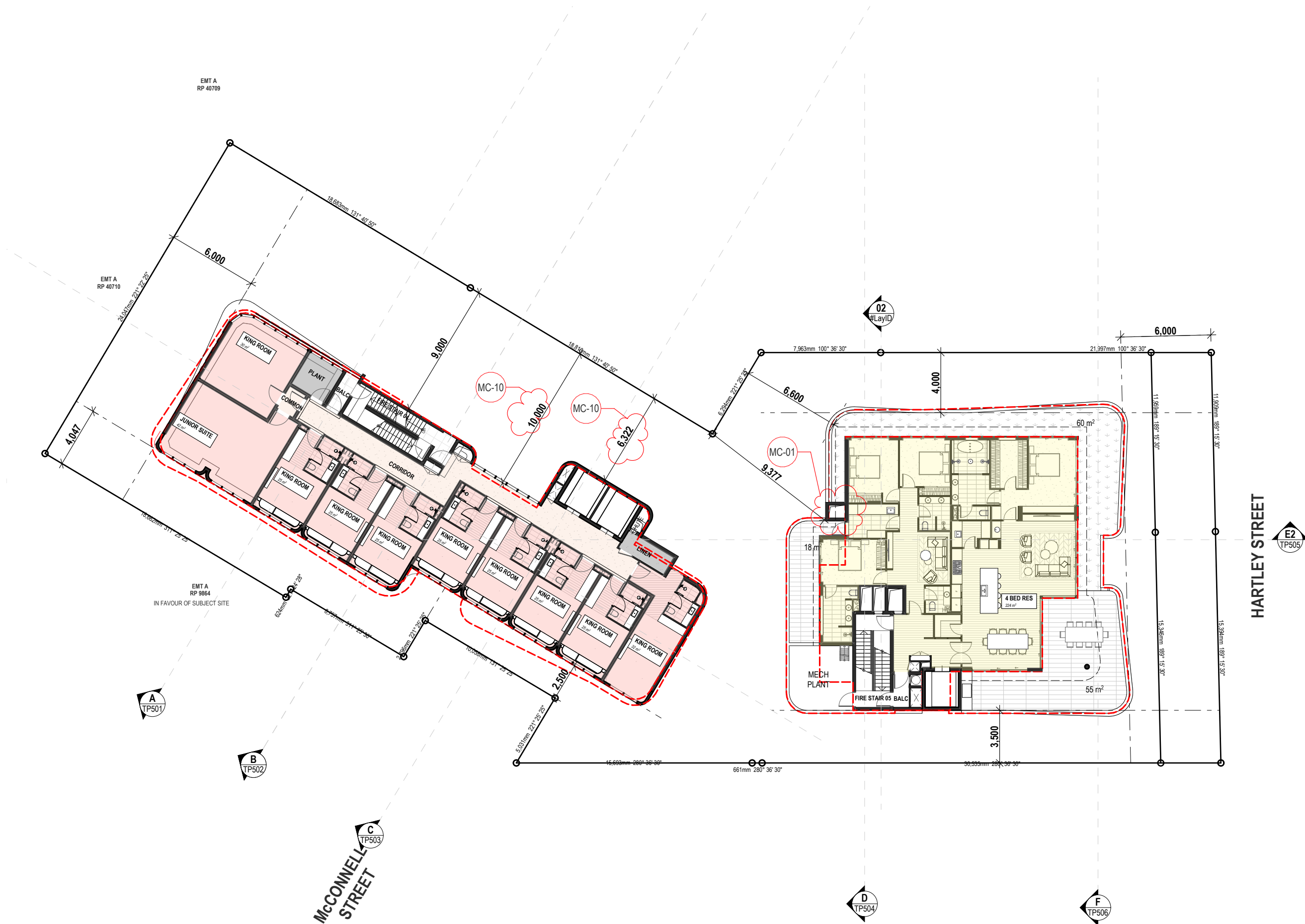
24 & 30 Hartley Street & 30-32 McConnell Street, Spring Hill, QLD, 4000

Drawing Title

Level 10

Scale @ A3	Drawn:	Checked:
1:250	RH, DL	EA
Project Number	Drawing Number	Issue
H3791HAR	TP211	AE

Printed:- 14/04/2022



Level 10
1:250

MINOR CHANGE

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- HOTEL ROOMS
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- HOTEL LOBBY
- GRASS/PLANTER
- LINE OF DA APPROVED BUILDING ENVELOPE

ID Change

MC-01 Services Added

14/04/22	AE	Minor Change Drawings	EA
22/03/22	AD	Minor Change Drawings	EA
28/01/22	AC	Minor Change Drawings	EA
29/04/21	Z	Revised Podium	EA
09/03/21	Y	IR response	EA
04/03/21	X	IR response	EA
12/02/21	W	IR response	EA

Date Issue Details Checked

BCC DS

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Project

Proposed Mixed Use Development

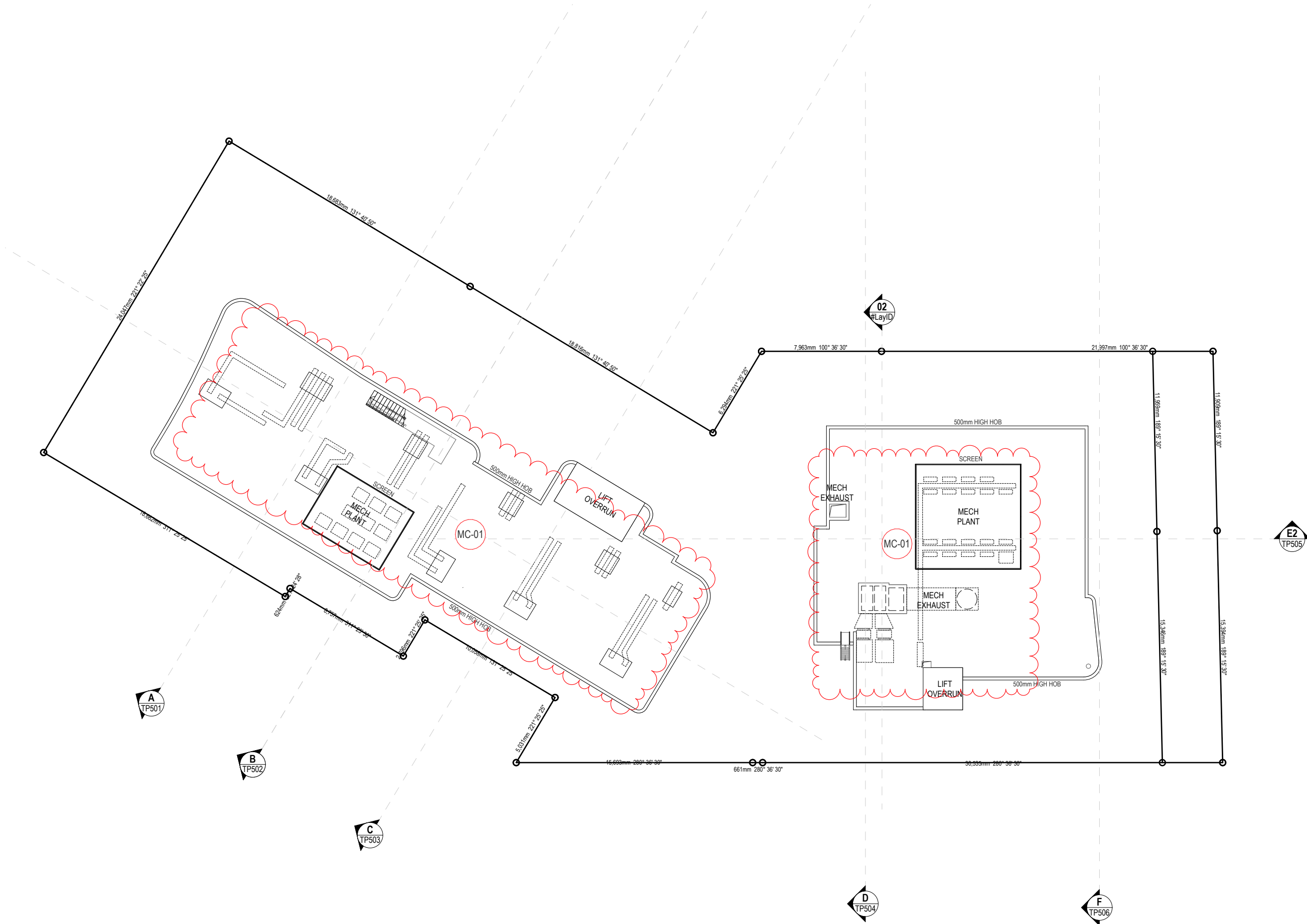
24 & 30 Hartley Street & 30-32 McConnell Street, Spring Hill, QLD, 4000

Drawing Title

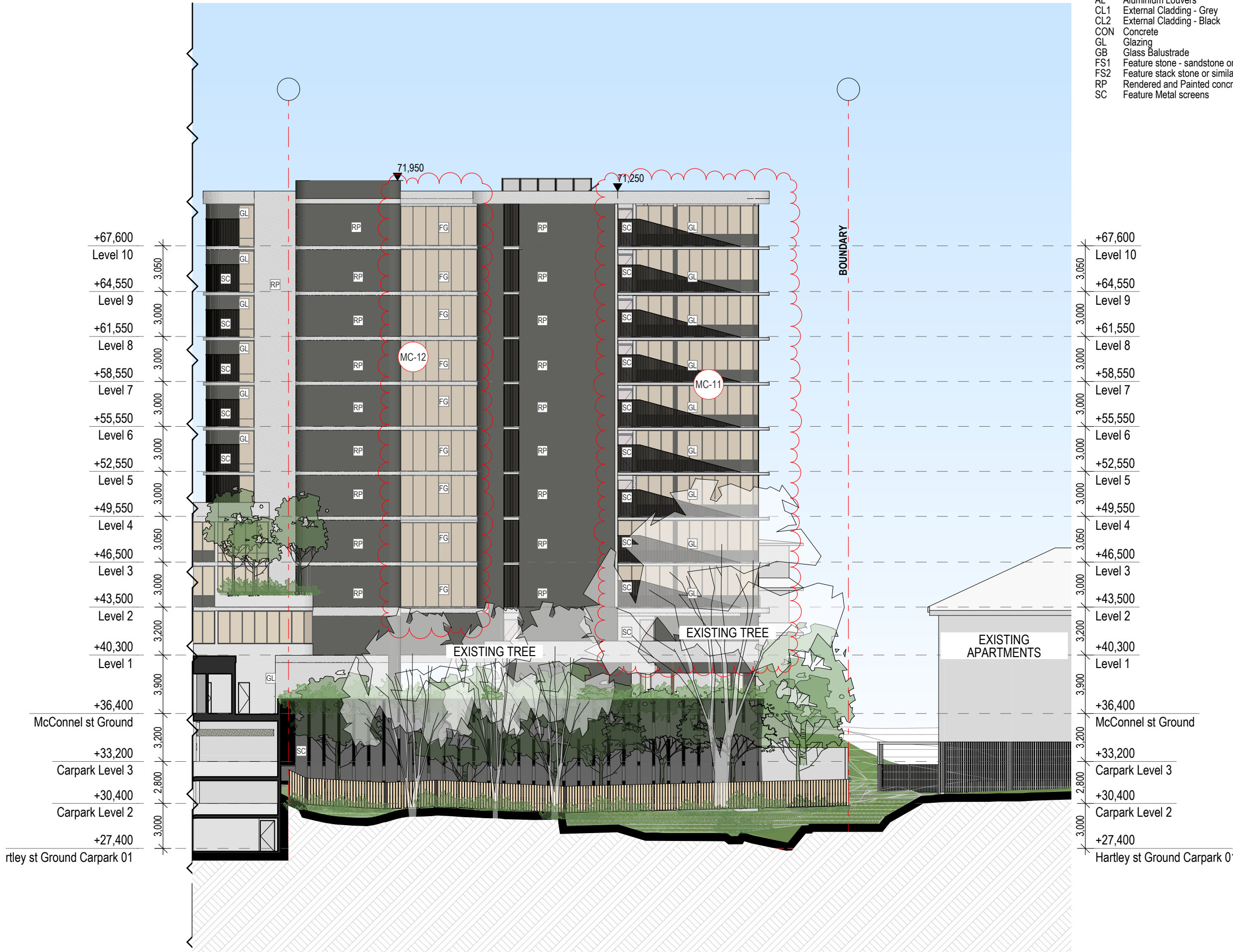
Roof

Scale @ A3	Drawn:	Checked:
1:250	RH, DL	EA
Project Number	Drawing Number	Issue
H3791HAR	TP212	AE

Printed:- 14/04/2022



Roof
1:250



- Surface Legend**
- AL Aluminium Louvers
 - CL1 External Cladding - Grey
 - CL2 External Cladding - Black
 - CON Concrete
 - GL Glazing
 - GB Glass Balustrade
 - FS1 Feature stone - sandstone or similar
 - FS2 Feature stack stone or similar
 - RP Rendered and Painted concrete
 - SC Feature Metal screens

MINOR CHANGE

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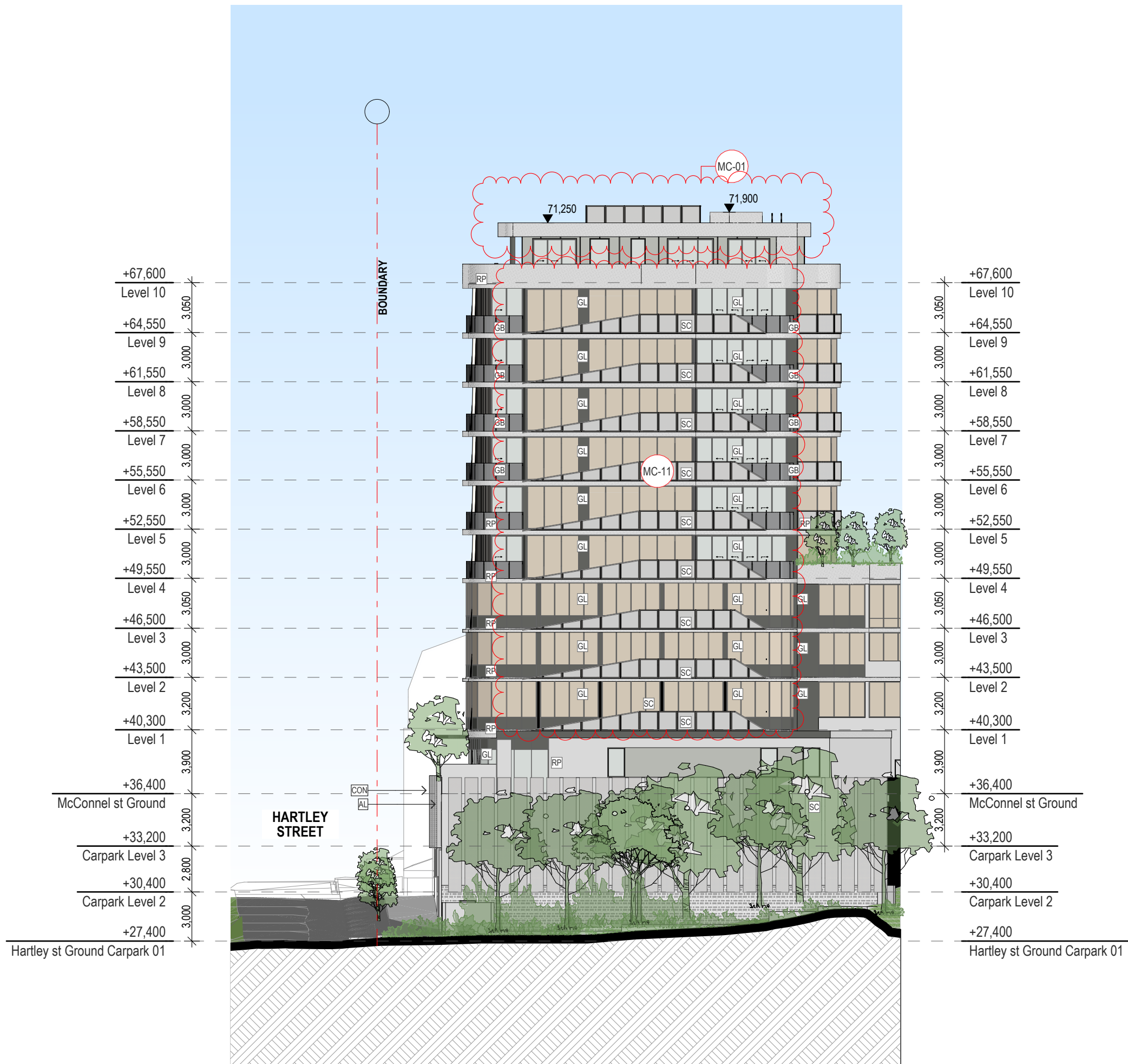
	RESIDENTIAL
	HOTEL ROOMS
	HOTEL OFFICES
	HOTEL LOBBY
	GRASS/PLANTER
	LINE OF DA APPROVED BUILDING ENVELOPE
ID	Change
MC-11	Facade Changed
MC-12	Screen Removed
MC-15	Floor Levels Adjusted

14/04/22	AE	Minor Change Drawings	EA
22/03/22	AD	Minor Change Drawings	EA
28/01/22	AC	Minor Change Drawings	EA
29/04/21	Z	Revised Podium	EA
09/03/21	Y	IR response	EA
04/03/21	X	IR response	EA
12/02/21	W	IR response	EA
Date	Issue	Details	Checked

BCC DS
LODGED

06/05/2022
APPLICATION REF
A006004931

Project		
Proposed Mixed Use Development		
24 & 30 Hartley Street & 30-32 McConnell Street, Spring Hill, QLD, 4000		
Drawing Title		
Northeast Elevation		
Scale @ A3	Drawn:	Checked:
1:250	RH, DL	EA
Project Number	Drawing Number	Issue
H3791HAR	TP401	AE
Printed:- 14/04/2022		



Surface Legend
AL Aluminium Louvers
CL1 External Cladding - Grey
CL2 External Cladding - Black
CON Concrete
GL Glazing
GB Glass Balustrade
FS1 Feature stone - sandstone or similar
FS2 Feature stack stone or similar
RP Rendered and Painted concrete
SC Feature Metal screens

MINOR CHANGE

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. Do not scale off drawings. All levels are approximate only and are subject to confirmation by licenced surveyor. All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2016, Premises Standard and AS1428.1. Work to be carried out in a neat and appropriate manner. Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

RESIDENTIAL
HOTEL ROOMS
HOTEL OFFICES
HOTEL LOBBY
GRASS/PLANTER

LINE OF DA APPROVED
BUILDING ENVELOPE

ID Change

MC-01 Services Added
MC-11 Facade Changed
MC-15 Floor Levels Adjusted

14/04/22	AE	Minor Change Drawings	EA
22/03/22	AD	Minor Change Drawings	EA
28/01/22	AC	Minor Change Drawings	EA
29/04/21	Z	Revised Podium	EA
09/03/21	Y	IR response	EA
04/03/21	X	IR response	EA
12/02/21	W	IR response	EA

Date	Issue Details	Checked
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BCC DS
LODGED

06/05/2022

APPLICATION REF

A006004931

Project

Proposed Mixed Use Development

24 & 30 Hartley Street & 30-32
McConnell Street, Spring Hill, QLD,
4000

Drawing Title

North Elevation

Scale @ A3	Drawn:	Checked:
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1:250	RH, DL	EA
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Project Number	Drawing Number	Issue
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H3791HAR	TP402	AE
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Printed:- 14/04/2022