

60 QUEEN STREET BRISBANE

DA MINOR CHANGE
SEPTEMBER 2026

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APPLICATION REF

A007032839

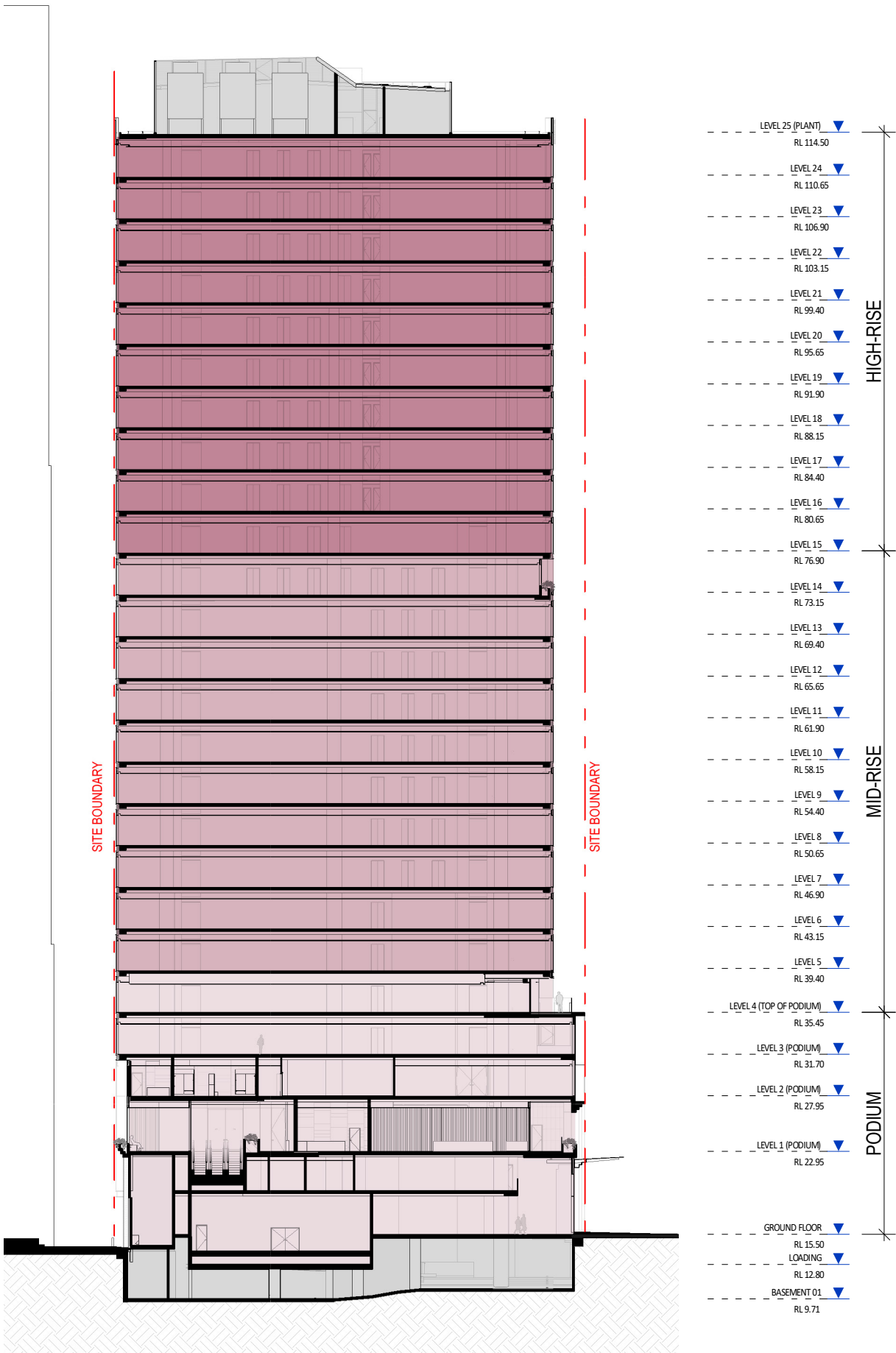
Charter Hall



URBIS

BlightRayner

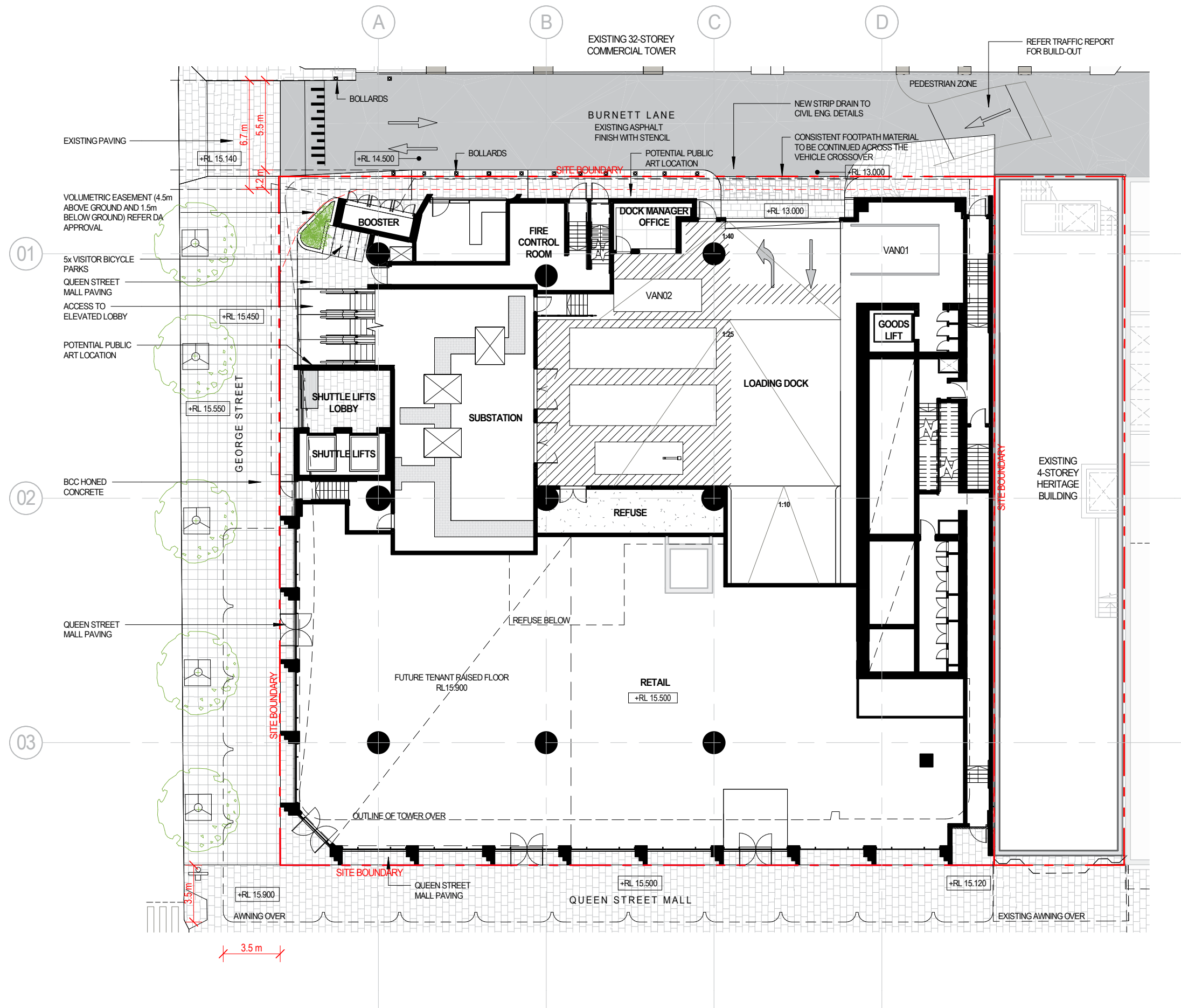
DEVELOPMENT SCHEDULE



LEVEL	USE	GLAR (m2)	OUTDOOR (m2)	GFA BCC (m2)	CARS PROVIDED	BIKE PARKS PROVIDED
Level 25	Plant Proposed			84		
Level 24	High-Rise Office (with terrace)		50	1369		
Level 23	High-Rise Office (with winter garden)		25	1417		
Level 22	High-Rise Office			1451		
Level 21	High-Rise Office			1451		
Level 20	High-Rise Office (with winter garden)		20	1423		
Level 19	High-Rise Office			1451		
Level 18	High-Rise Office (with winter garden)		20	1423		
Level 17	High-Rise Office			1451		
Level 16	High-Rise Office			1448		
Level 15	High-Rise Office (with winter garden)		14	1399		
Level 14	Mid-Rise Office (with winter garden)		34	1367		
Level 13	Mid-Rise Office			1420		
Level 12	Mid-Rise Office			1420		
Level 11	Mid-Rise Office (with winter garden)		14	1399		
Level 10	Mid-Rise Office			1420		
Level 9	Mid-Rise Office			1420		
Level 8	Mid-Rise Office			1420		
Level 7	Mid-Rise Office (with winter garden)		20	1392		
Level 6	Mid-Rise Office			1420		
Level 5	Mid-Rise Office			1420		
Level 4 (Top of Podium)	Office & podium terrace		184	1259		
Podium Level 3	Office		16	1472		
Podium Level 2	EOT & Office		14	1447		226 (+ 47 visitors)
Level 1 Elevated Lobby	Elevated Lobby with terrace	58	353	1022		
Ground Mezzanine	Retail mezzanine & services	413	12	708		
Ground	Retail & Lobby	697		729		
Basement 1	Loading, Services				24	
TOTAL		1168	776	35102	24	273

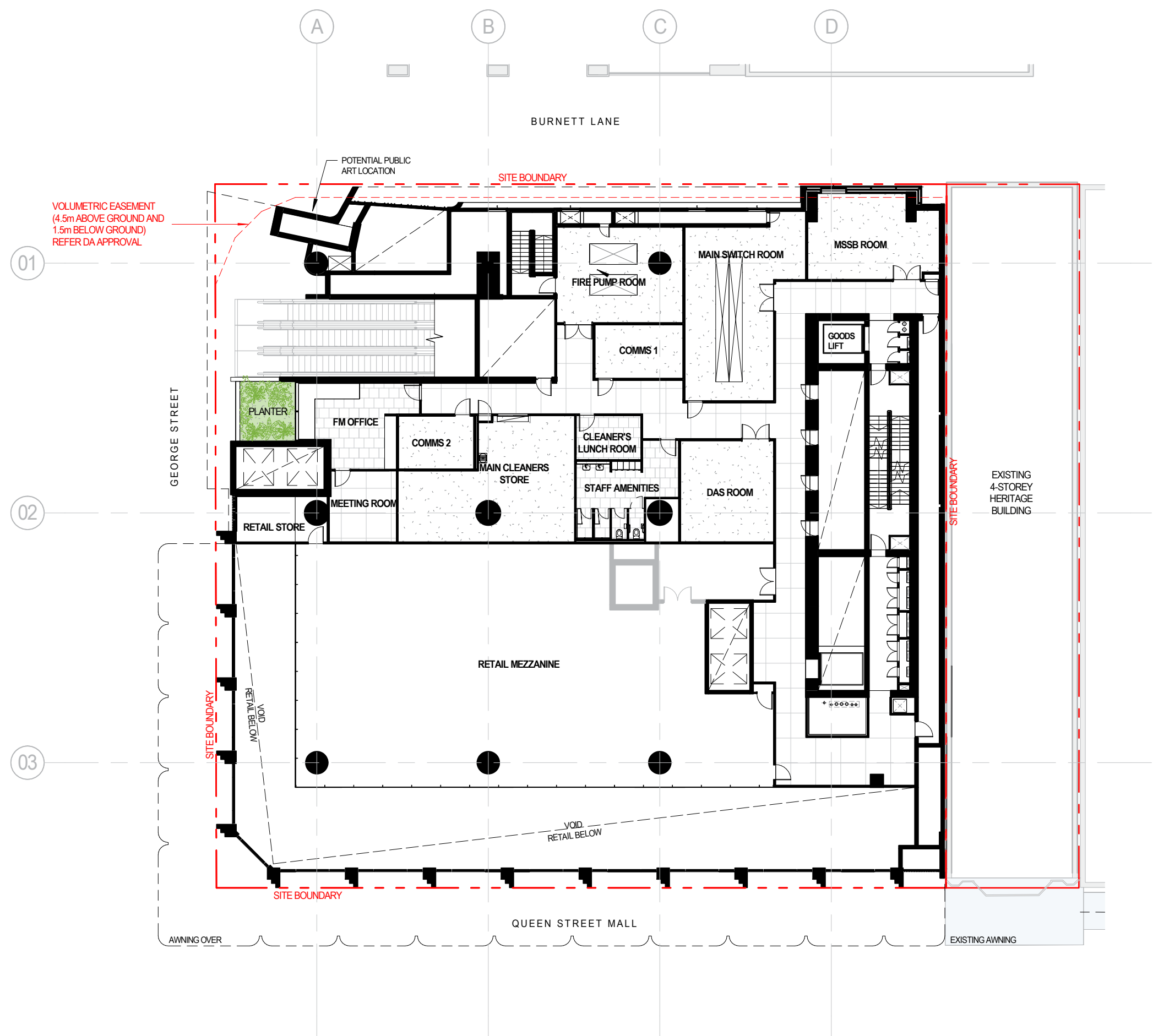
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GROUND FLOOR PLAN



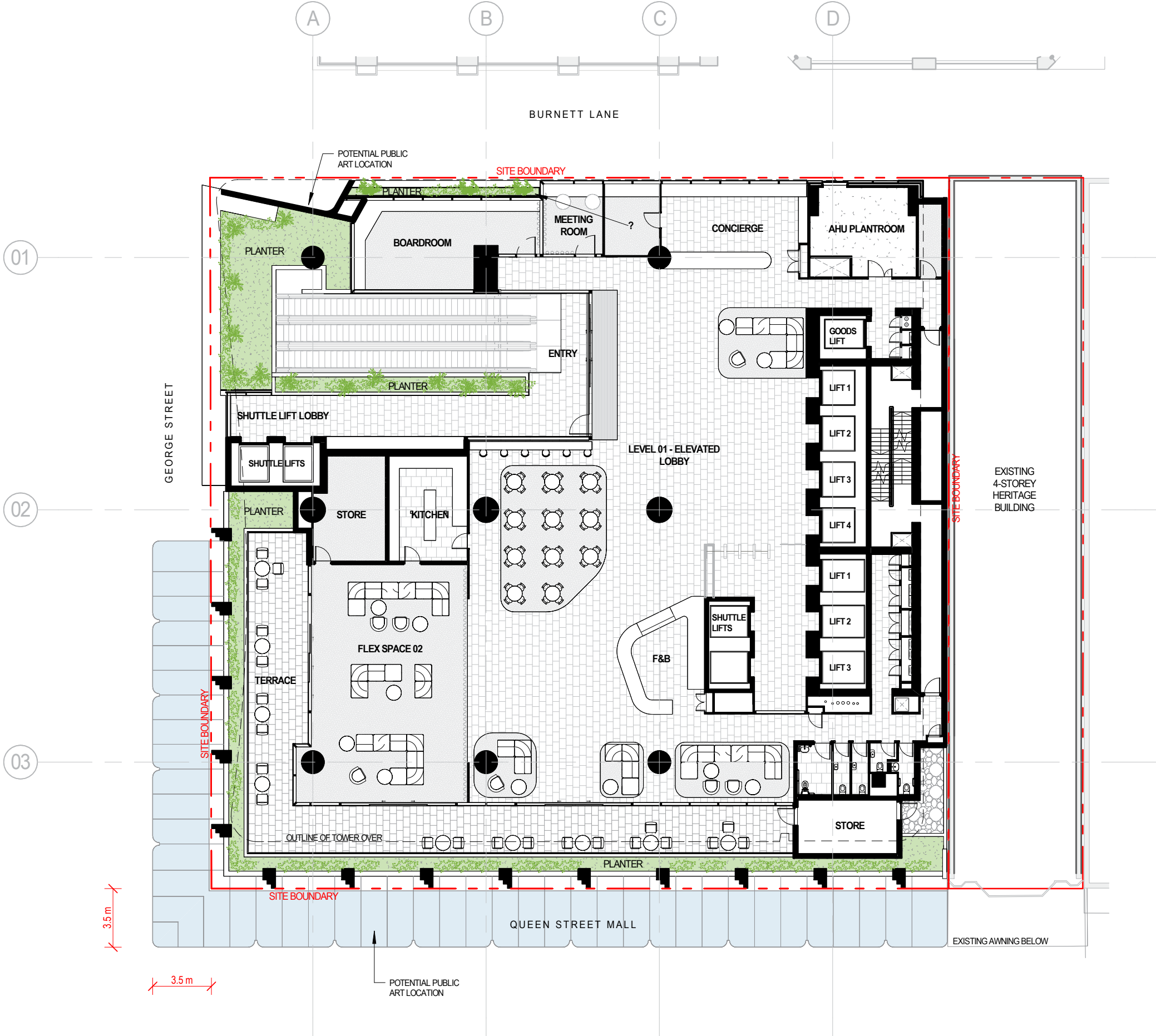
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GROUND MEZZANINE FLOOR PLAN



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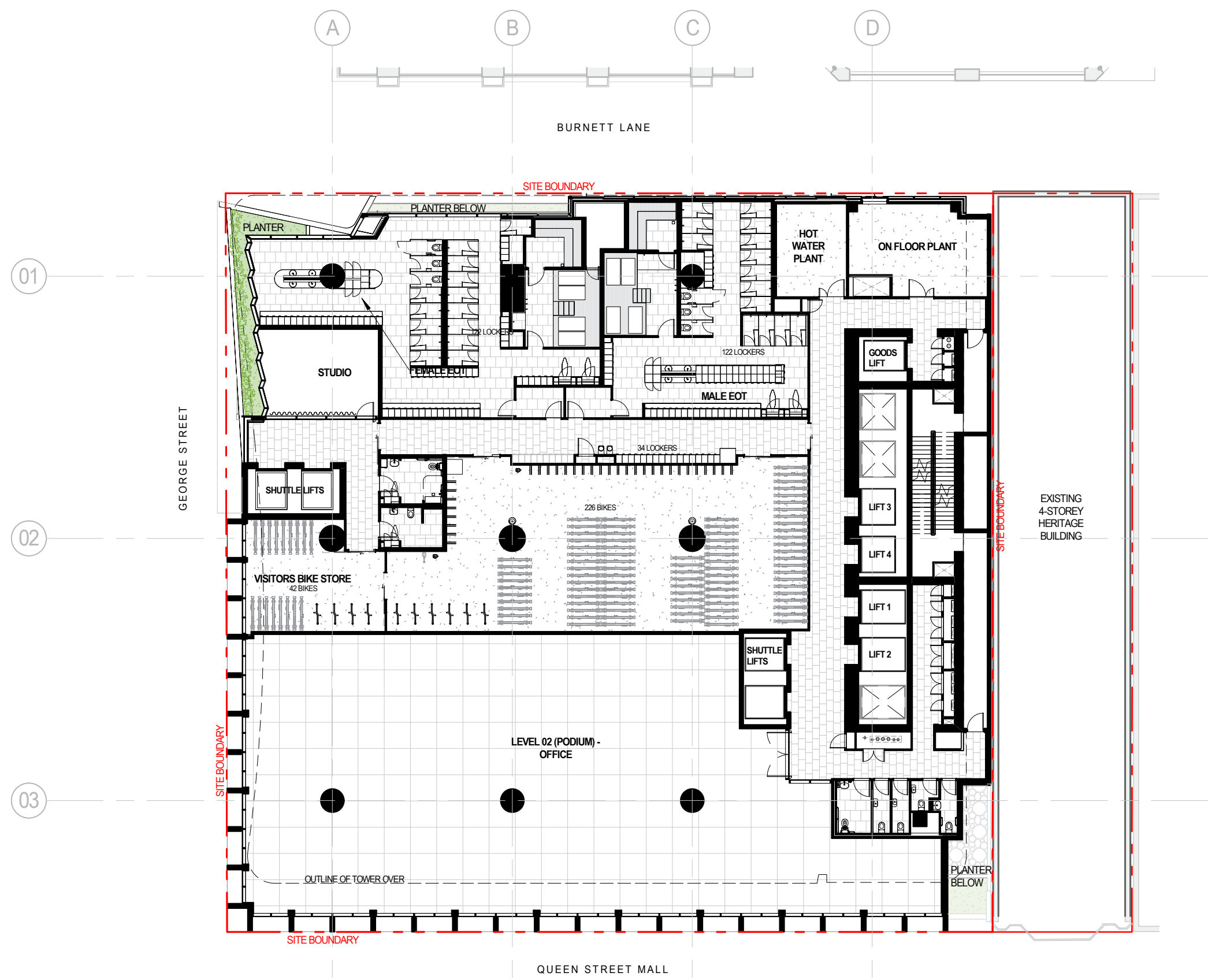
ELEVATED LOBBY - LEVEL 01 PLAN



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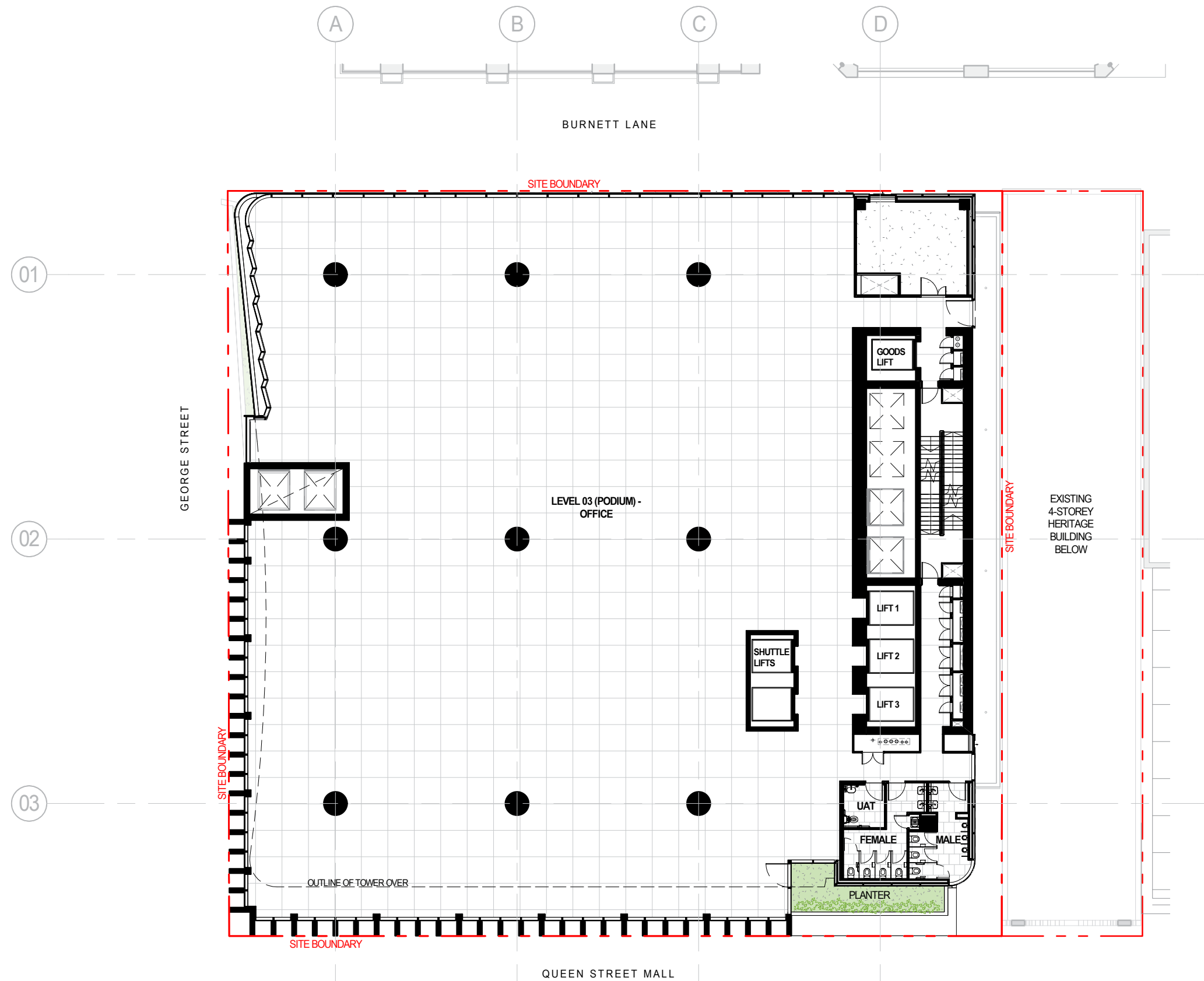
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PODIUM - LEVEL 02 PLAN



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PODIUM - LEVEL 03 PLAN



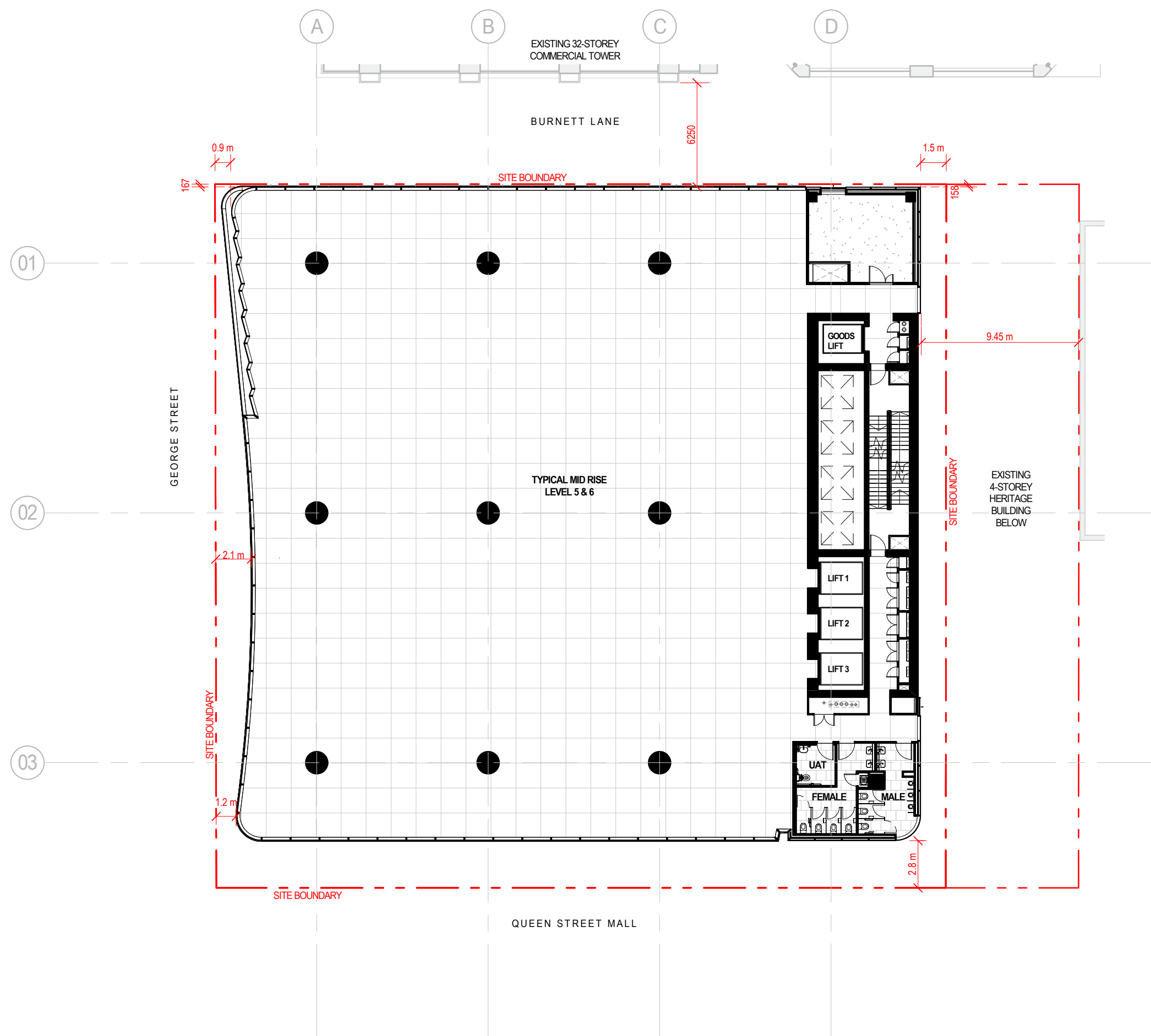
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TOP OF PODIUM - LEVEL 04 PLAN



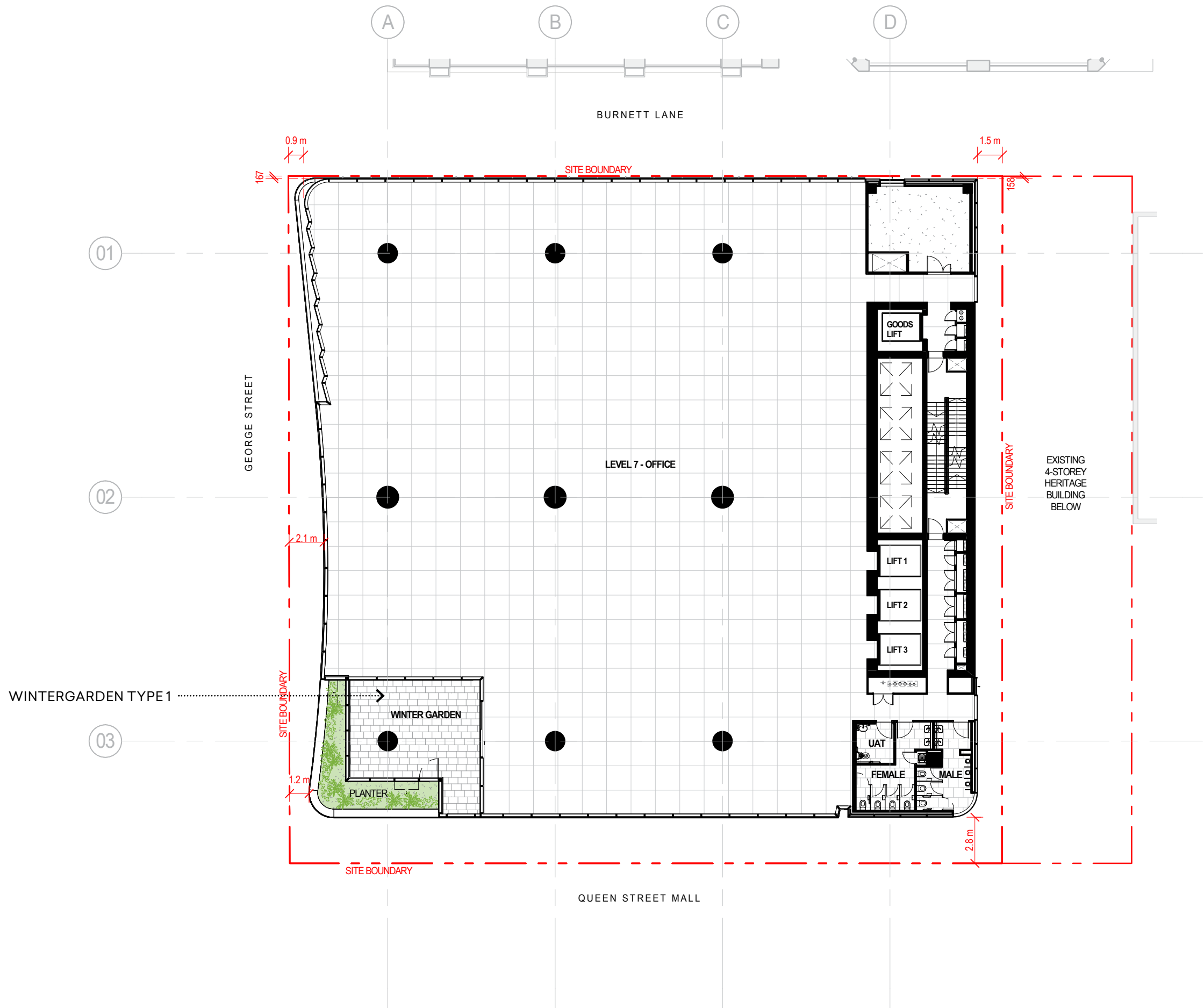
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LEVEL 05 & 06 PLAN



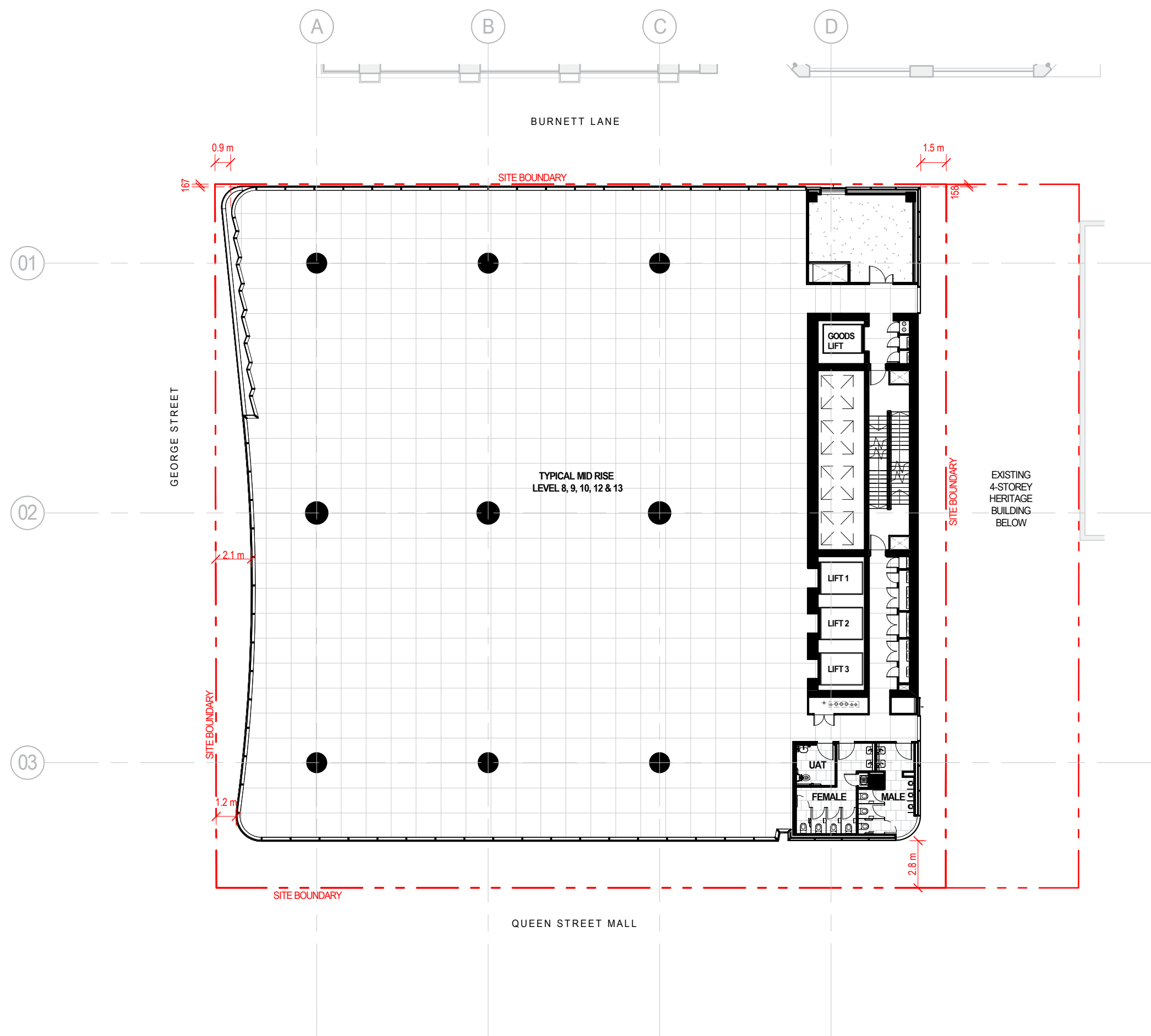
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LEVEL 07 PLAN



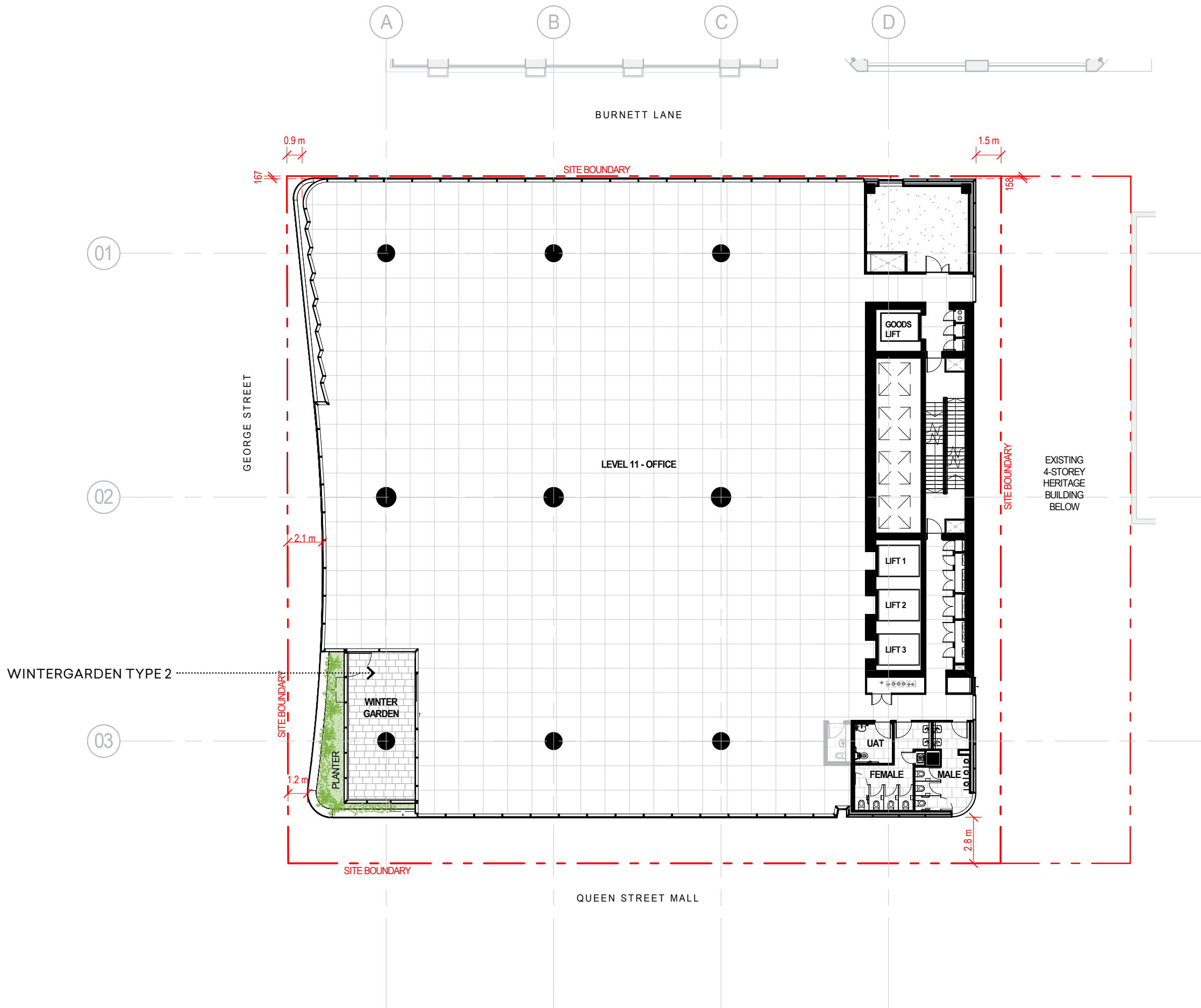
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LEVEL 08, 09, 10, 12 & 13 PLAN



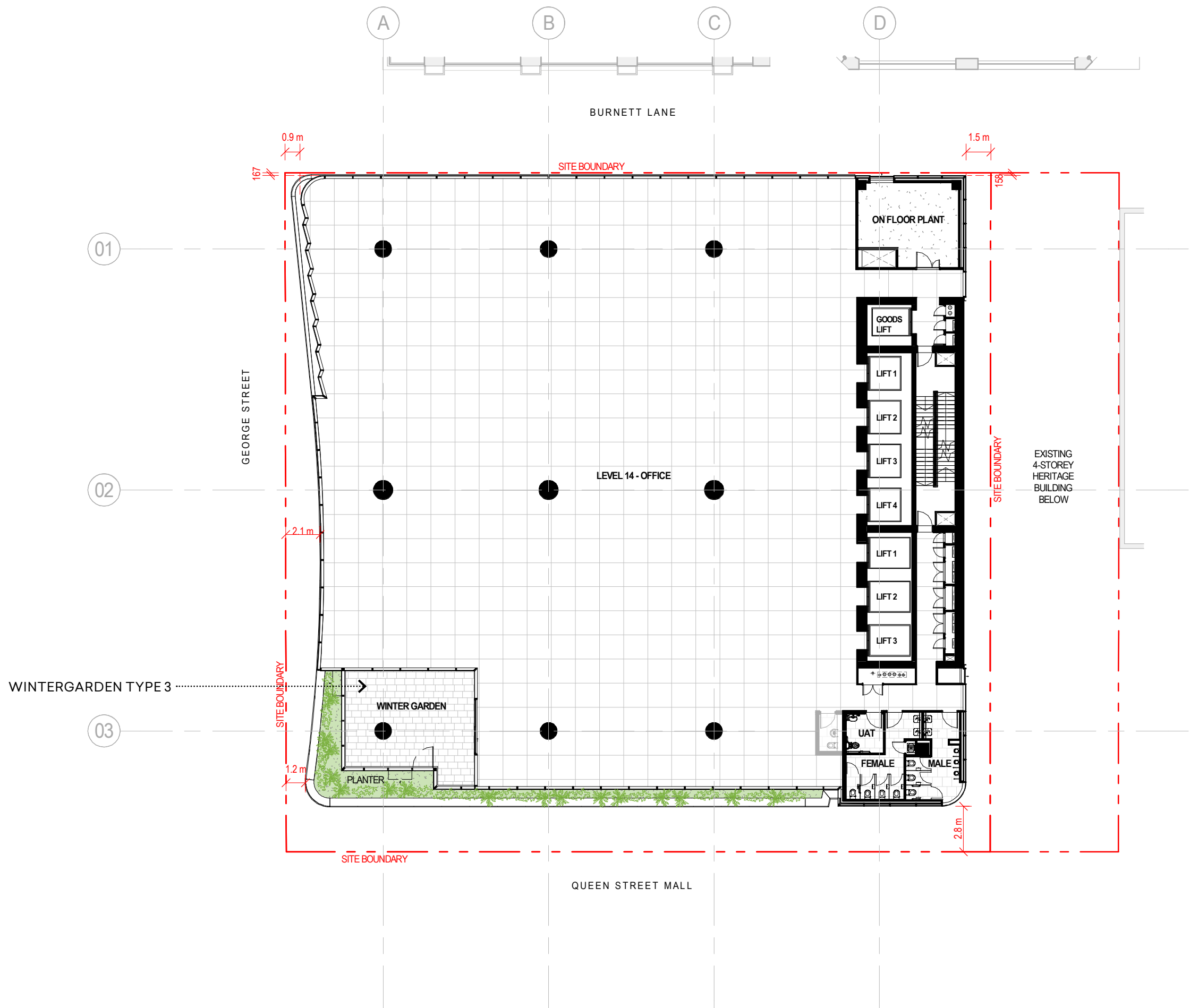
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LEVEL 11 PLAN



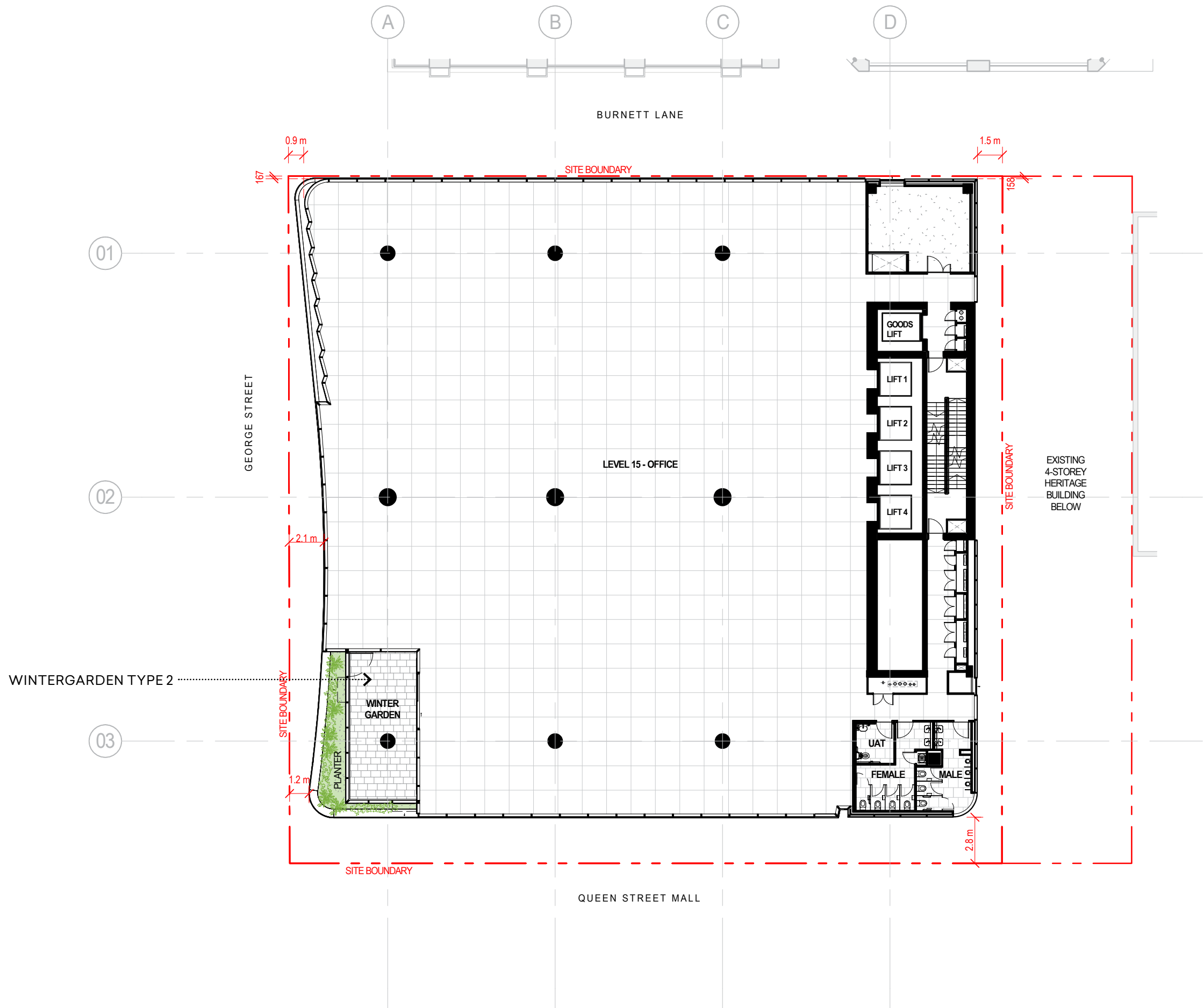
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LEVEL 14 PLAN



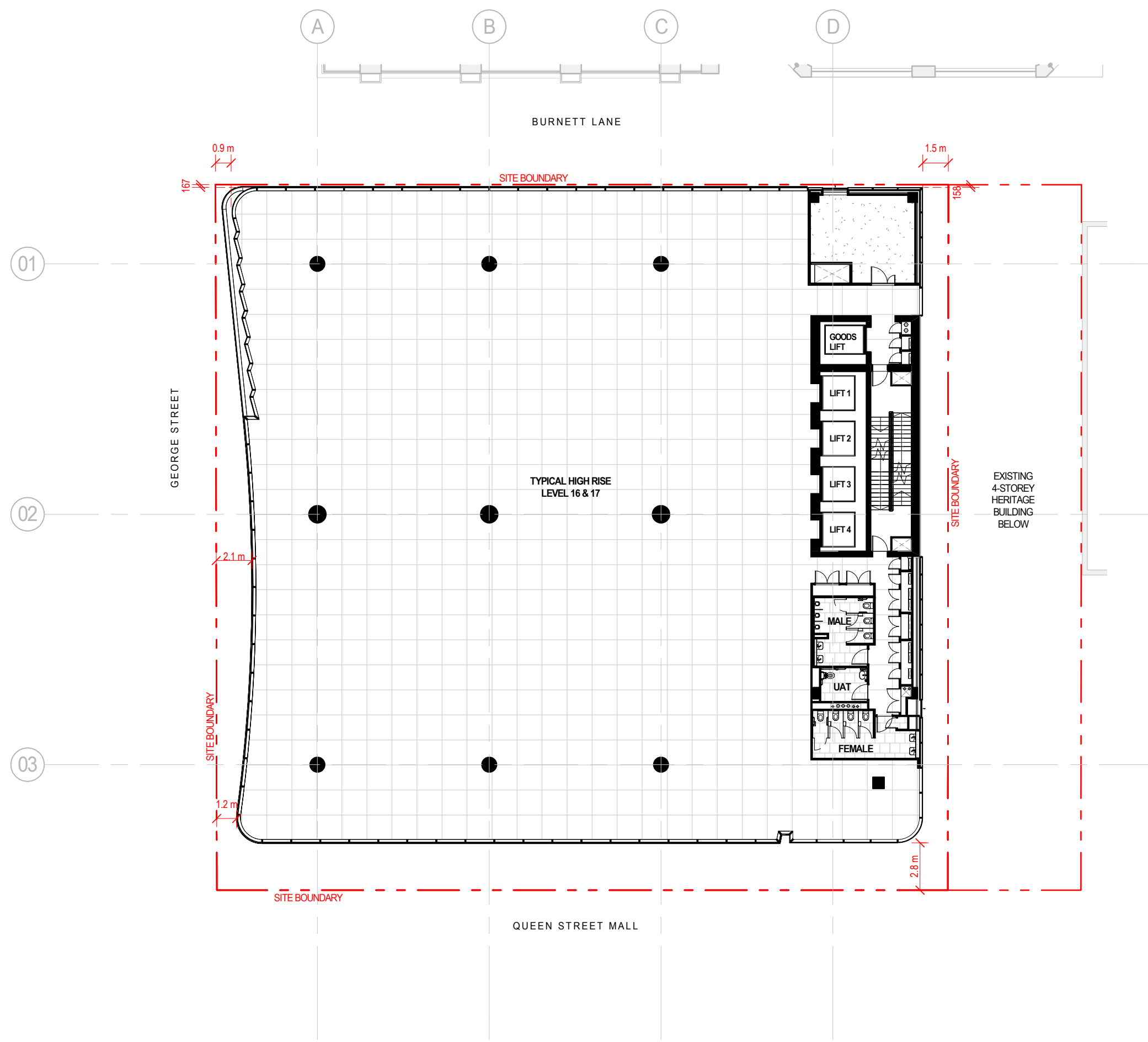
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LEVEL 15 PLAN



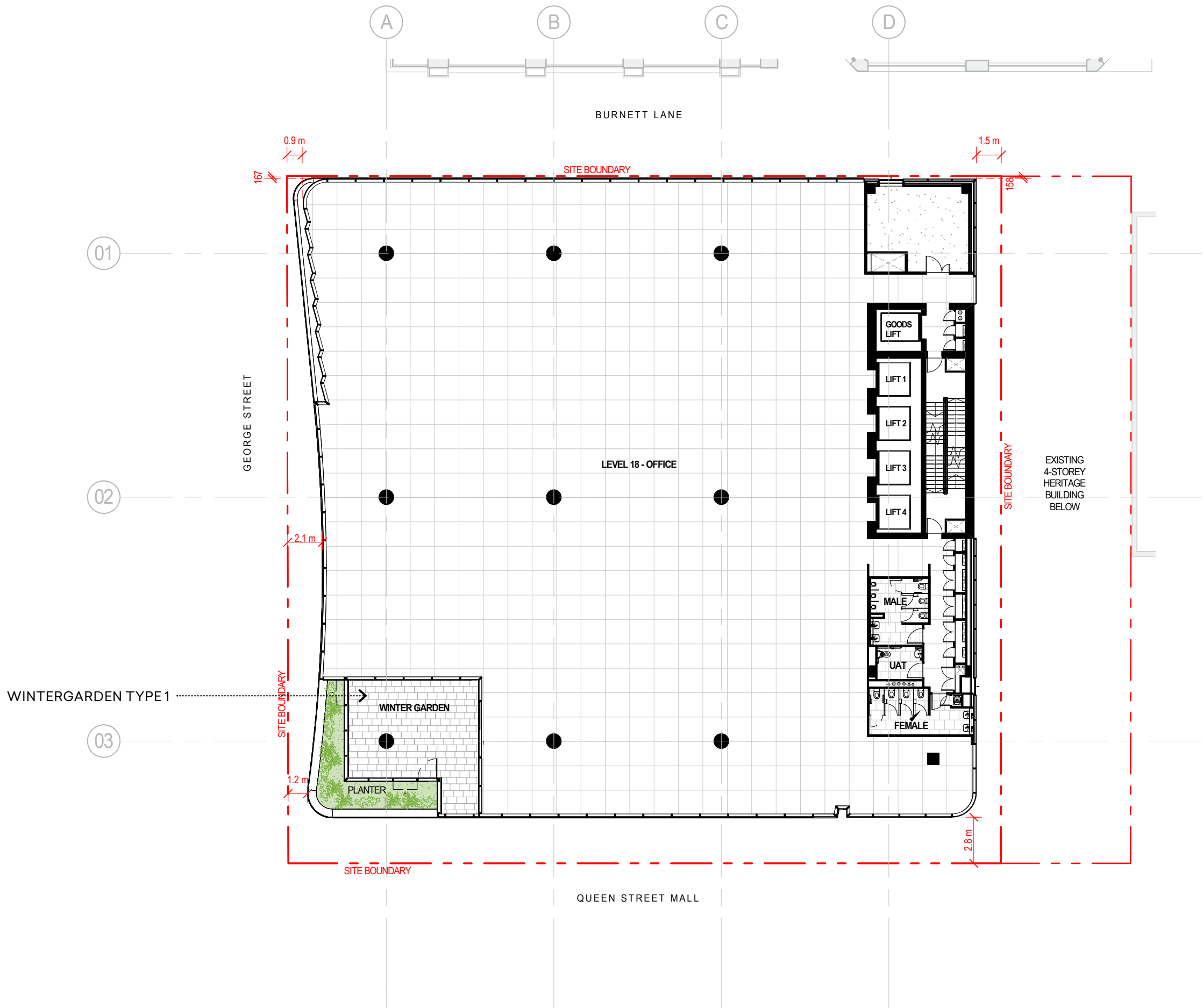
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LEVEL 16 & 17 PLAN



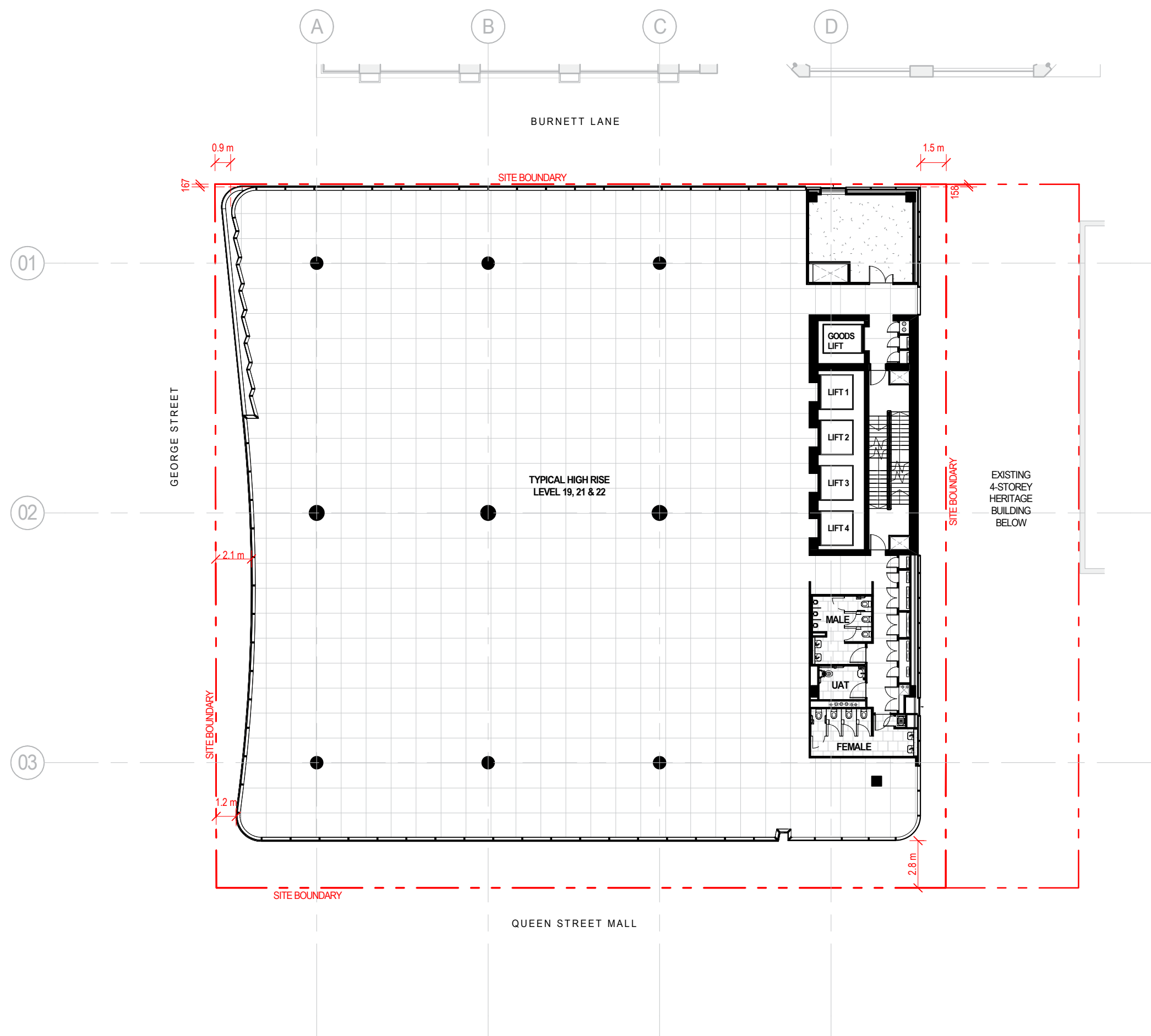
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LEVEL 18 PLAN



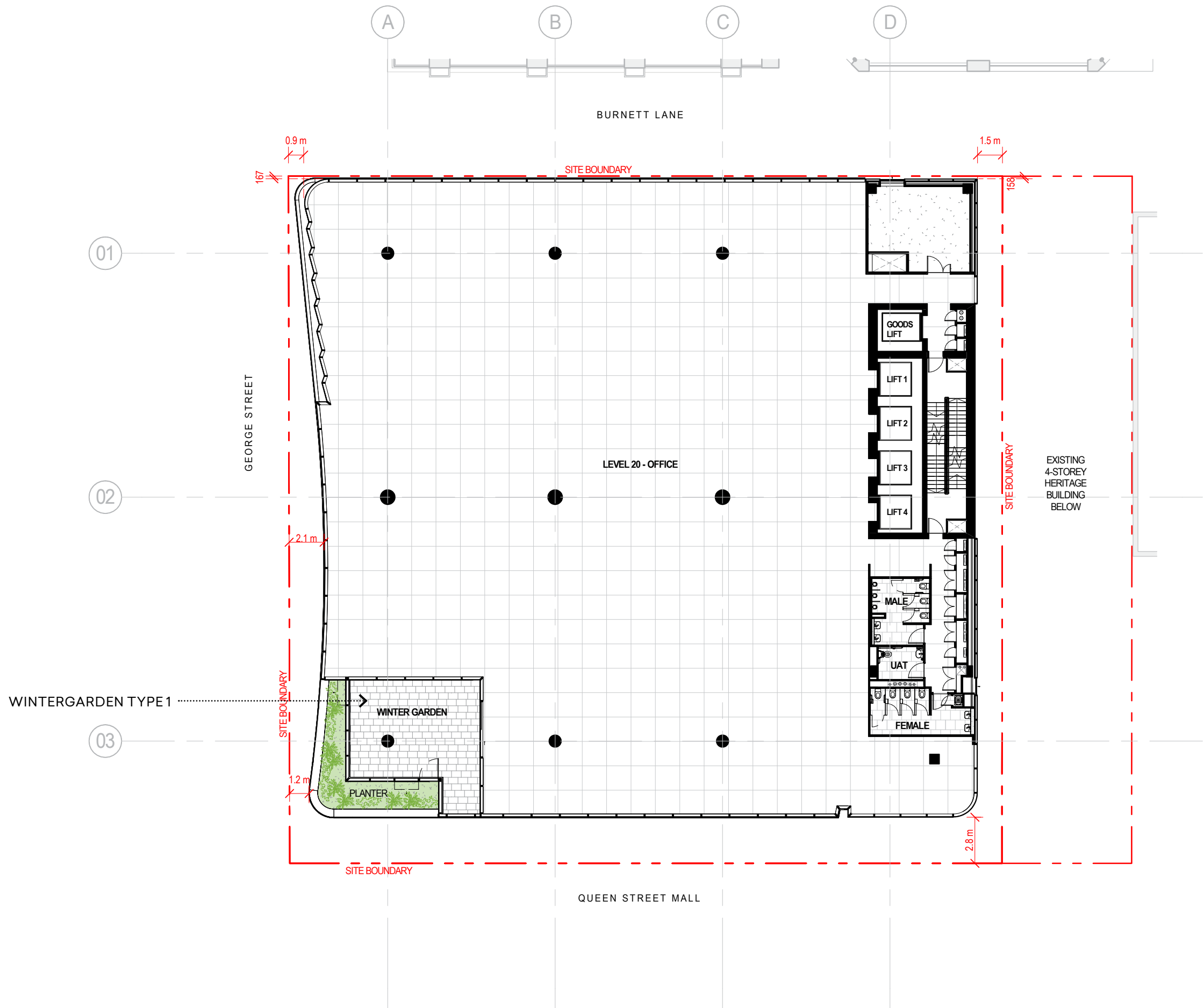
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LEVEL 19, 21 & 22 PLAN



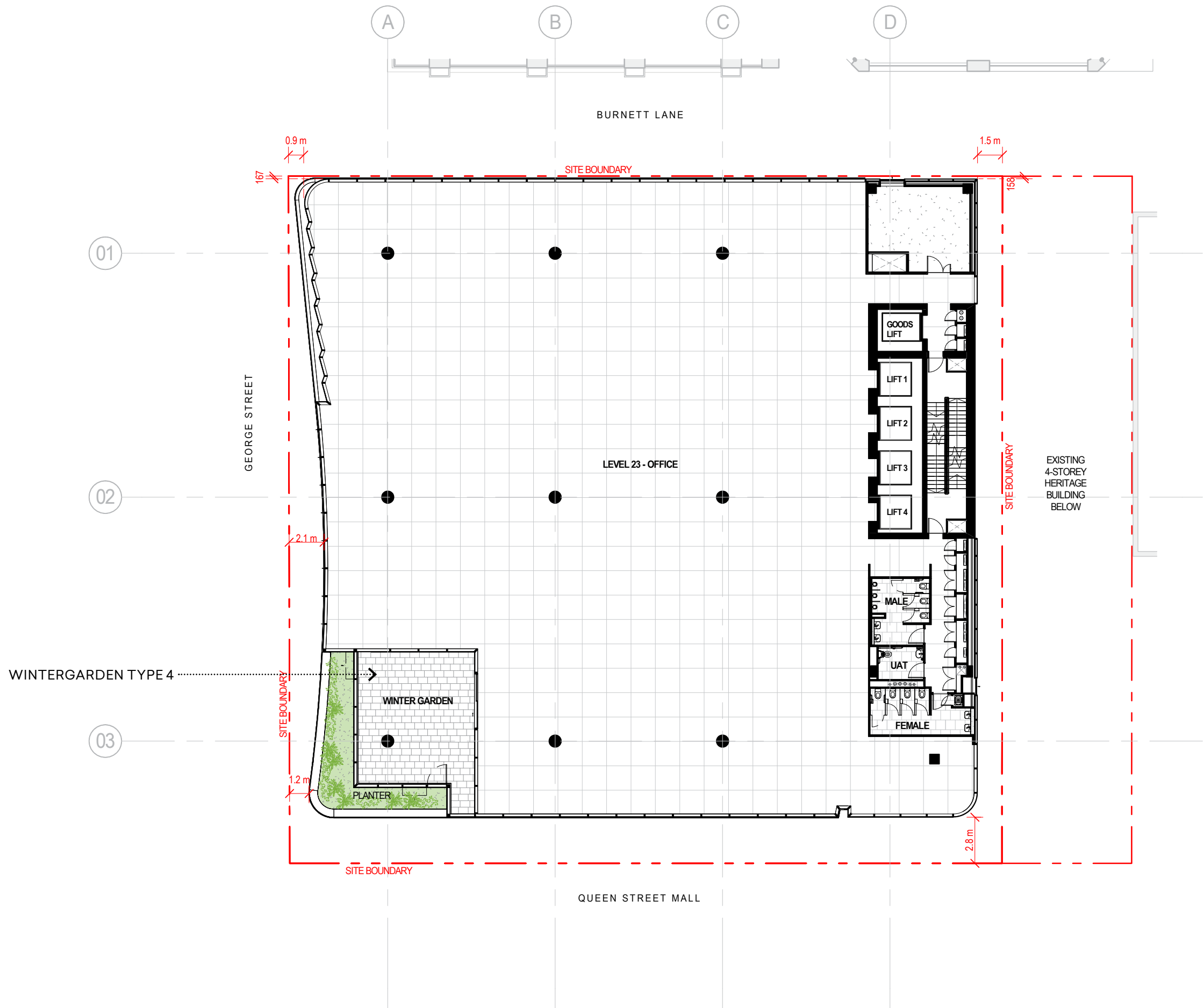
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LEVEL 20 PLAN



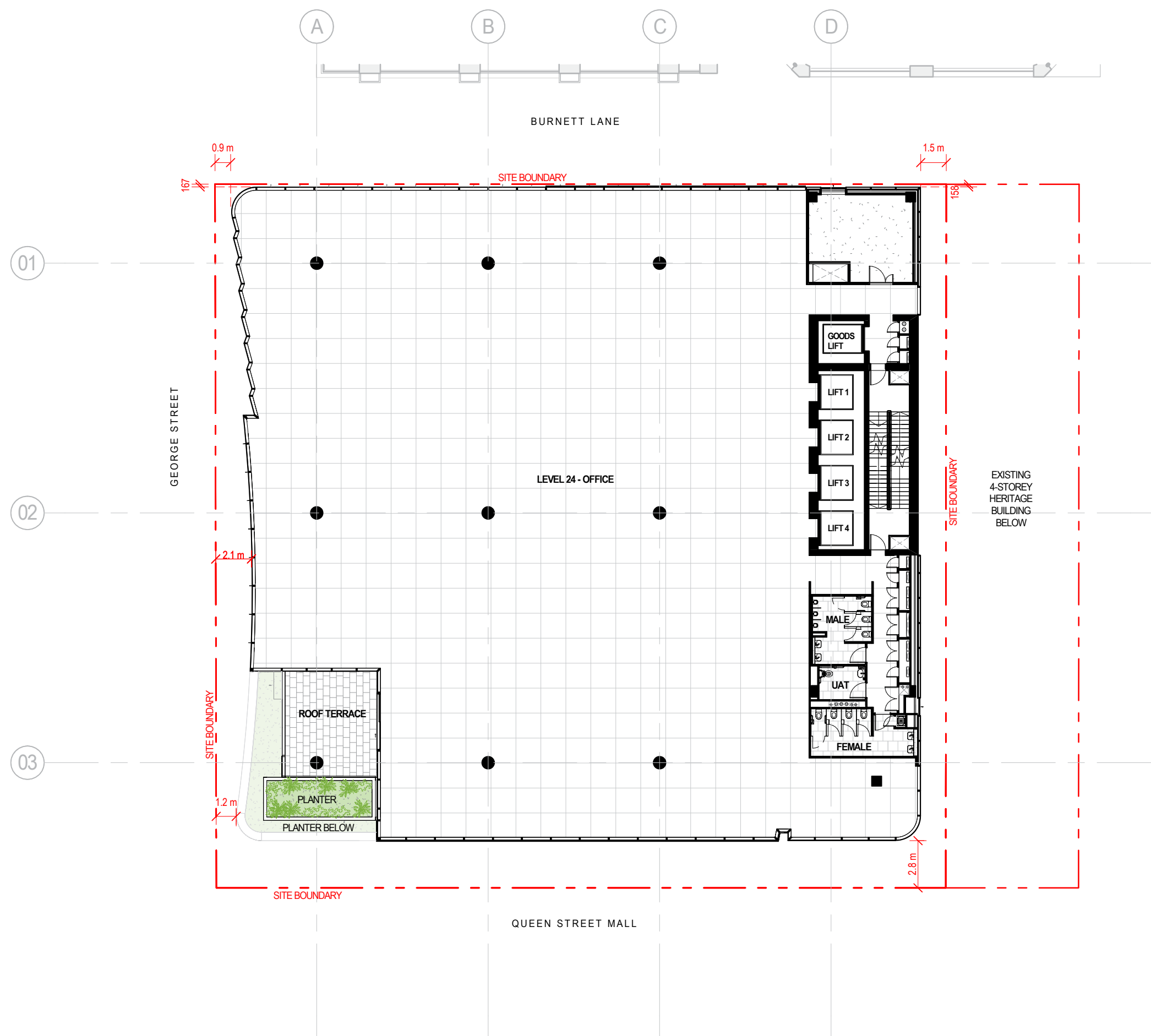
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LEVEL 23 PLAN



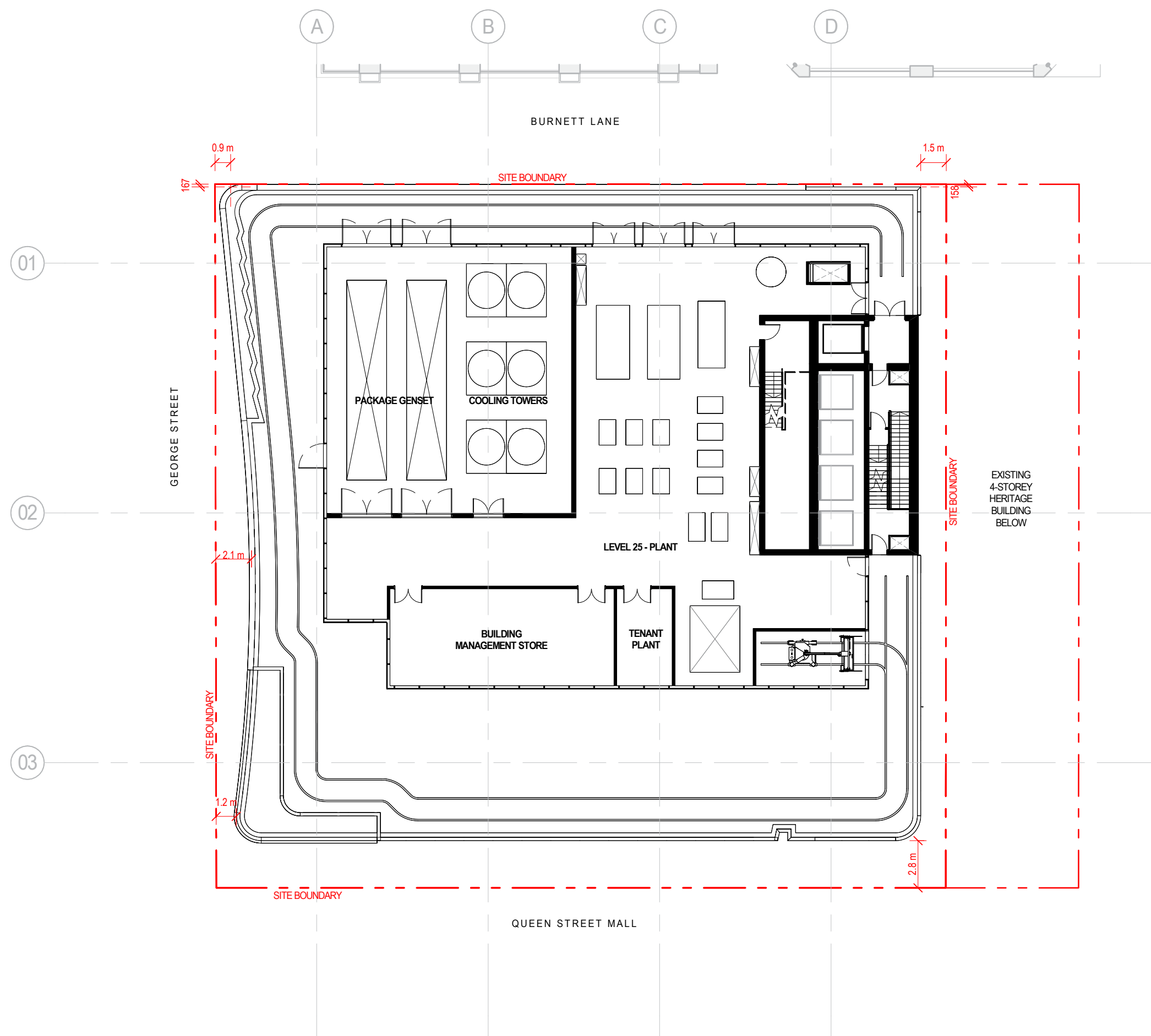
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LEVEL 24 PLAN



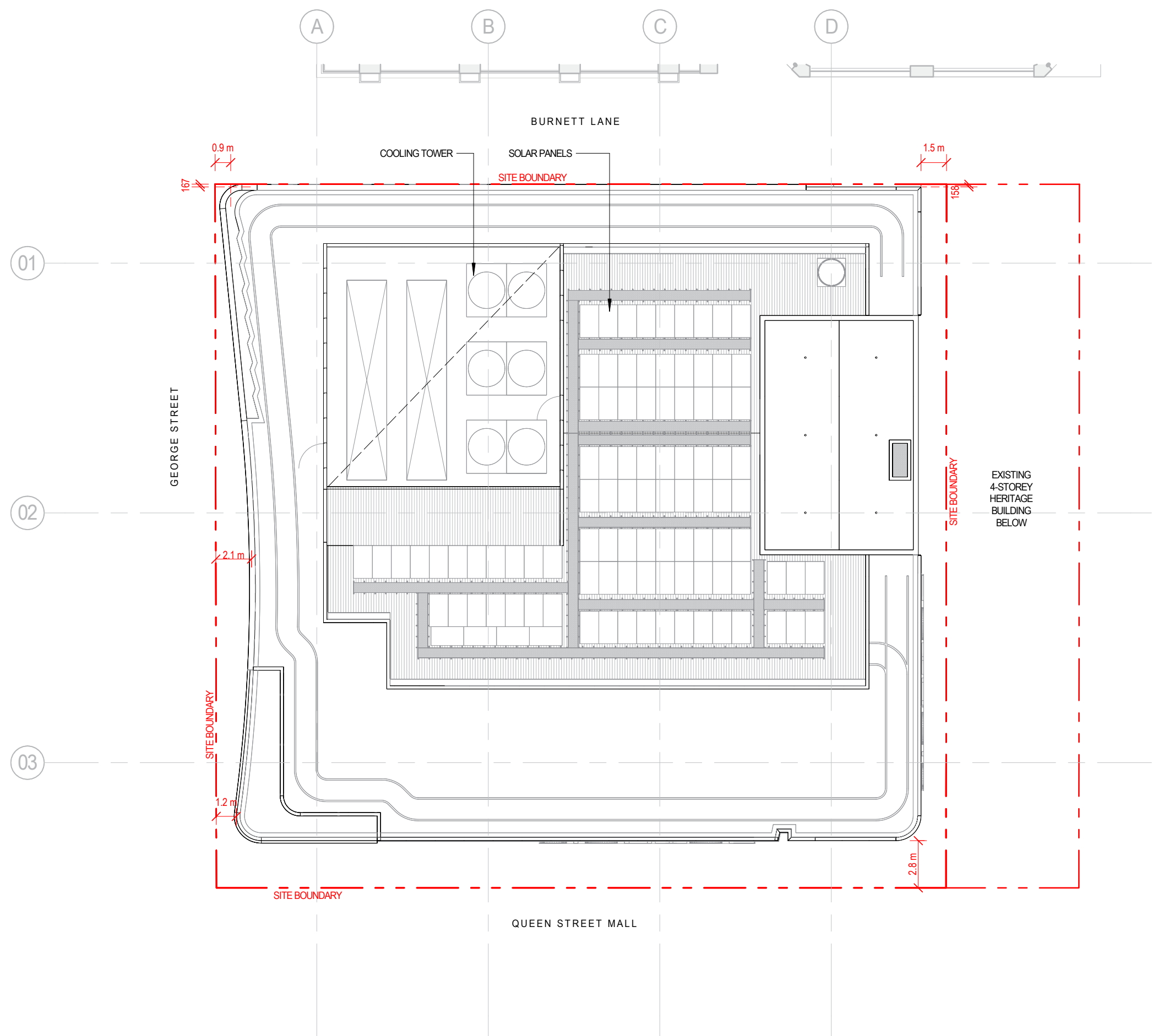
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PLANT - LEVEL 25 PLAN



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ROOF PLAN

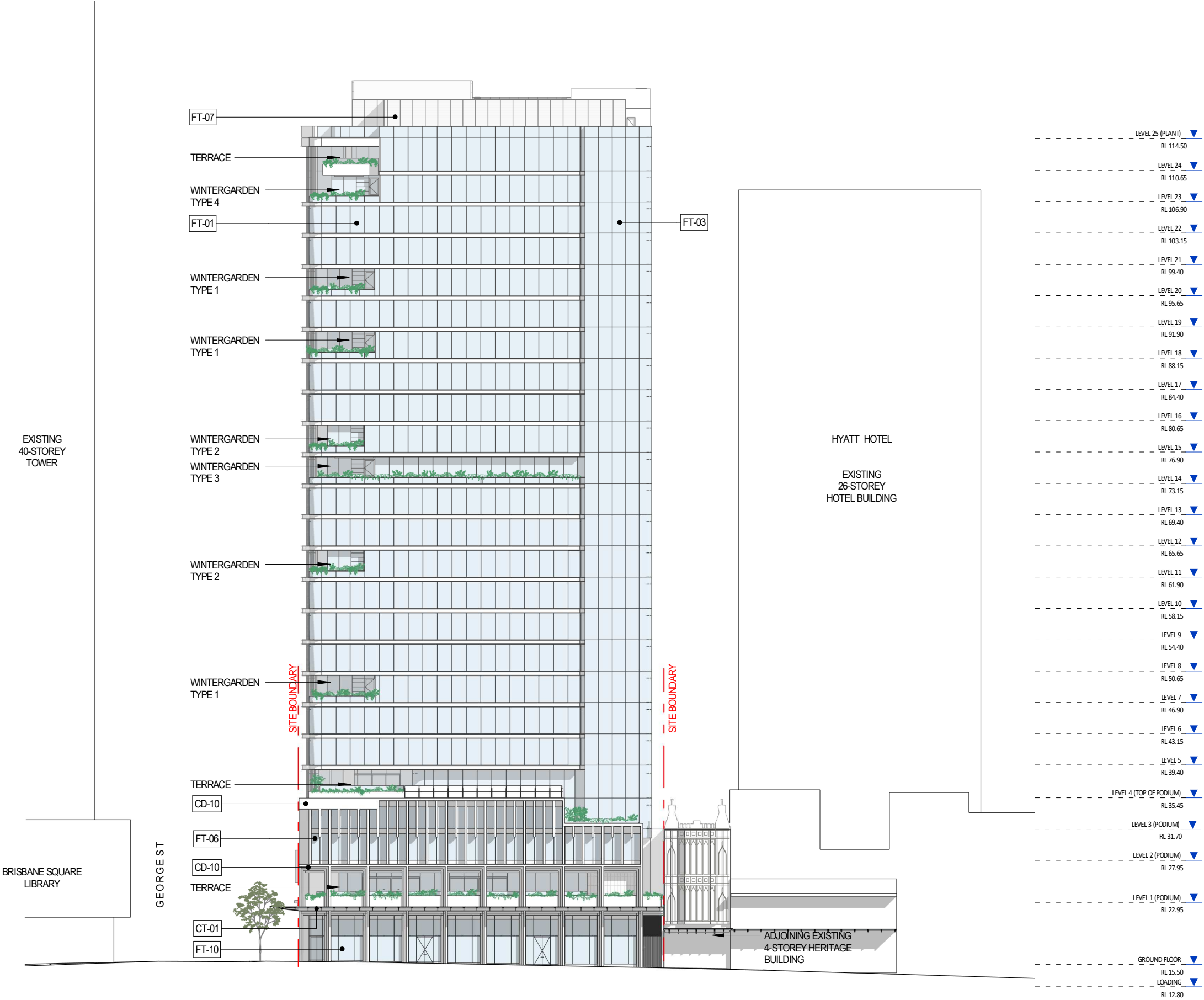


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QUEEN STREET ELEVATION

MATERIAL LEGEND

FT-01	GLAZED CURTAIN WALL (TOWER)
FT-02	GLAZED CURTAIN WALL WITH LOUVRES (TOWER)
FT-03	GLAZED CURTAIN WALL SHADOWBOX (TOWER)
FT-03a	GLAZED CURTAIN WALL WITH FRIT (TOWER)
FT-04	GLAZED FOLDED CURTAIN WALL
FT-05	GLAZED WINDOW WALL + OPERABLE WINDOWS
FT-06	WINDOW WALL WITH PRE-CAST FINIS
FT-07	ALUMINUM LOUVRES
FT-08	PERFORMANCE LOUVRES
FT-09	ALUMINUM CLADDING
FT-10	FRAMELESS CLEAR GLAZING (RETAIL)
FT-12a	WALL TILE
FT-12b	WALL TILE
FT-13	FRAMELESS GLASS BALUSTRADE
CD-10	COLOUR STAINED PRECAST CONCRETE
CF-05	COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
CF-15	COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
CT-01	GLAZED CANOPY
FF-01	LOBBY STONE & EXTERNAL TERRACES
FF-02	FOOTPATH/LANEWAY



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GEORGE STREET ELEVATION

MATERIAL LEGEND

- FT-01

GLAZED CURTAIN WALL (TOWER)
- FT-02

GLAZED CURTAIN WALL WITH LOUVRES (TOWER)
- FT-03

GLAZED CURTAIN WALL SHADOWBOX (TOWER)
- FT-03a

GLAZED CURTAIN WALL WITH FRIT (TOWER)
- FT-04

GLAZED FOLDED CURTAIN WALL
- FT-05

GLAZED WINDOW WALL + OPERABLE WINDOWS
- FT-06

WINDOW WALL WITH PRE-CAST FINS
- FT-07

ALUMINUM LOUVRES
- FT-08

PERFORMANCE LOUVRES
- FT-09

ALUMINUM CLADDING
- FT-10

FRAMELESS CLEAR GLAZING (RETAIL)
- FT-12a

WALL TILE
- FT-12b

WALL TILE
- FT-13

FRAMELESS GLASS BALUSTRADE
- CD-10

COLOUR STAINED PRECAST CONCRETE
- CF-05

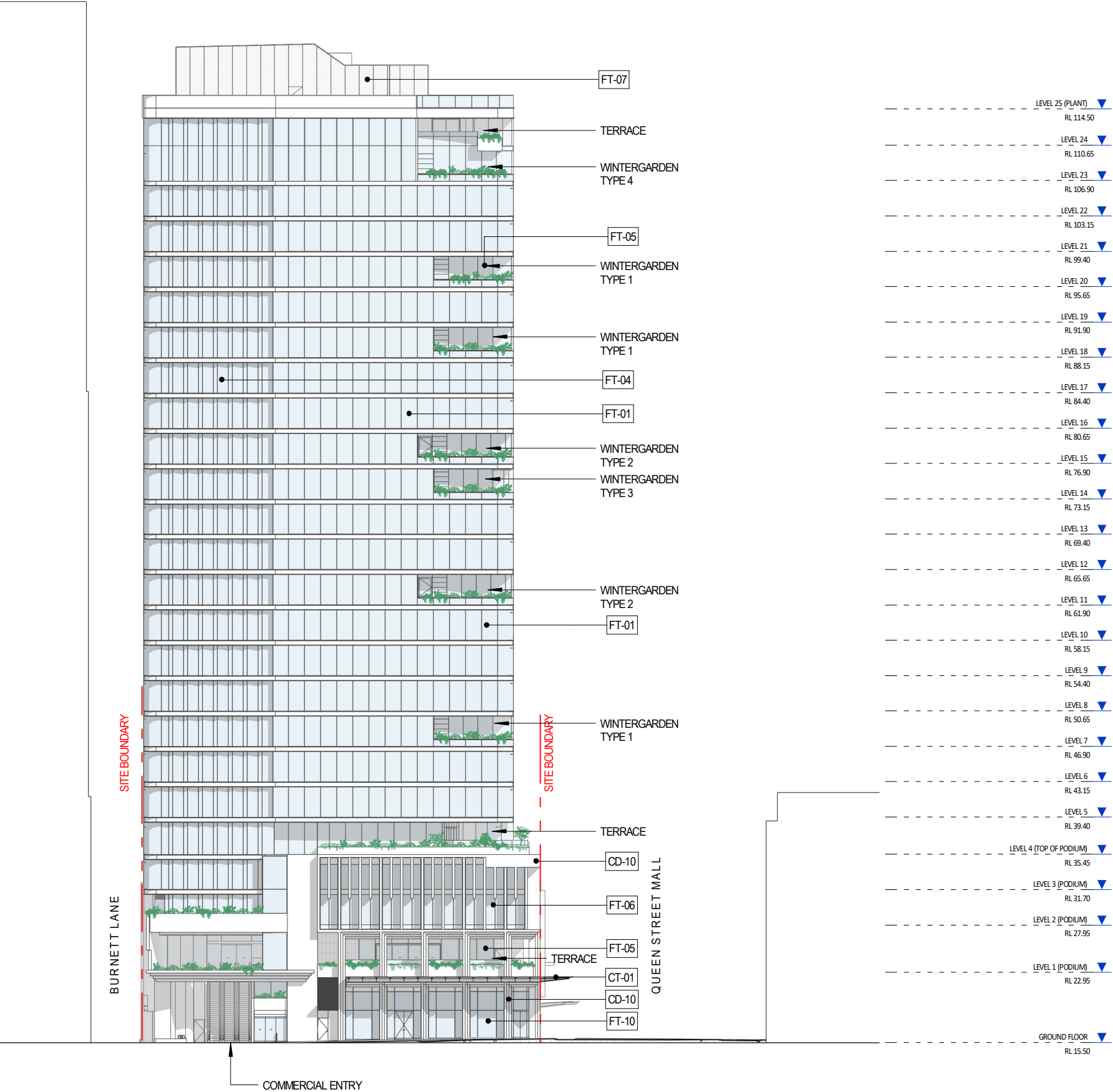
COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
- CF-15

COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
- CT-01

GLAZED CANOPY
- FF-01

LOBBY STONE & EXTERNAL TERRACES
- FF-02

FOOTPATH/LANEWAY



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BURNETT LANE ELEVATION

MATERIAL LEGEND

- FT-01

GLAZED CURTAIN WALL (TOWER)
- FT-02

GLAZED CURTAIN WALL WITH LOUVRES (TOWER)
- FT-03

GLAZED CURTAIN WALL SHADOWBOX (TOWER)
- FT-03a

GLAZED CURTAIN WALL WITH FRIT (TOWER)
- FT-04

GLAZED FOLDED CURTAIN WALL
- FT-05

GLAZED WINDOW WALL + OPERABLE WINDOWS
- FT-06

WINDOW WALL WITH PRE-CAST FINIS
- FT-07

ALUMINUM LOUVRES
- FT-08

PERFORMANCE LOUVRES
- FT-09

ALUMINUM CLADDING
- FT-10

FRAMELESS CLEAR GLAZING (RETAIL)
- FT-12a

WALL TILE
- FT-12b

WALL TILE
- FT-13

FRAMELESS GLASS BALUSTRADE
- CD-10

COLOUR STAINED PRECAST CONCRETE
- CF-05

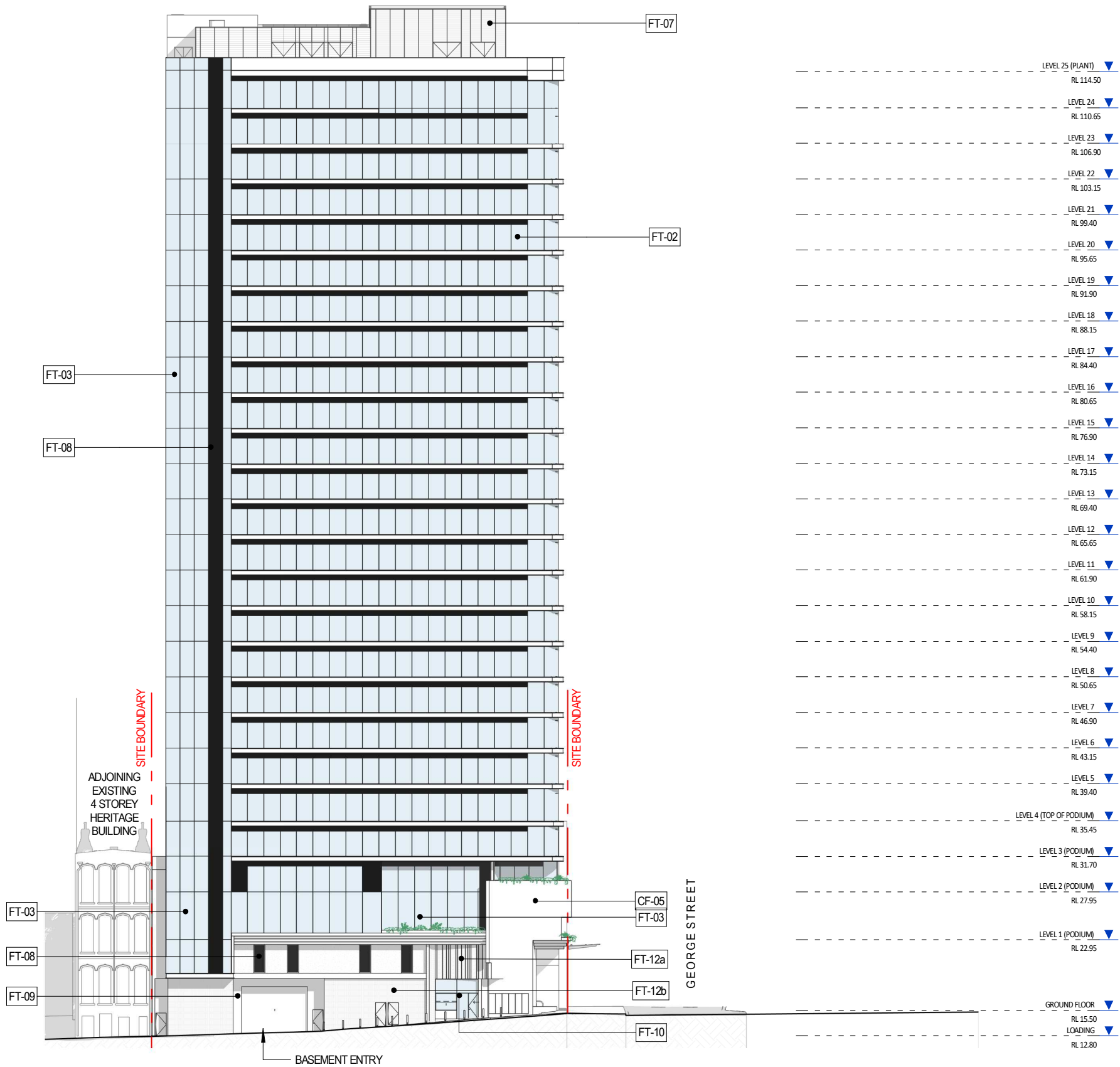
COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
- CF-15

COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
- CT-01

GLAZED CANOPY
- FF-01

LOBBY STONE & EXTERNAL TERRACES
- FF-02

FOOTPATH/LANEWAY



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REAR ELEVATION

MATERIAL LEGEND

- FT-01

GLAZED CURTAIN WALL (TOWER)
- FT-02

GLAZED CURTAIN WALL WITH LOUVRES (TOWER)
- FT-03

GLAZED CURTAIN WALL SHADOWBOX (TOWER)
- FT-03a

GLAZED CURTAIN WALL WITH FRIT (TOWER)
- FT-04

GLAZED FOLDED CURTAIN WALL
- FT-05

GLAZED WINDOW WALL + OPERABLE WINDOWS
- FT-06

WINDOW WALL WITH PRE-CAST FINIS
- FT-07

ALUMINUM LOUVRES
- FT-08

PERFORMANCE LOUVRES
- FT-09

ALUMINUM CLADDING
- FT-10

FRAMELESS CLEAR GLAZING (RETAIL)
- FT-12a

WALL TILE
- FT-12b

WALL TILE
- FT-13

FRAMELESS GLASS BALUSTRADE
- CD-10

COLOUR STAINED PRECAST CONCRETE
- CF-05

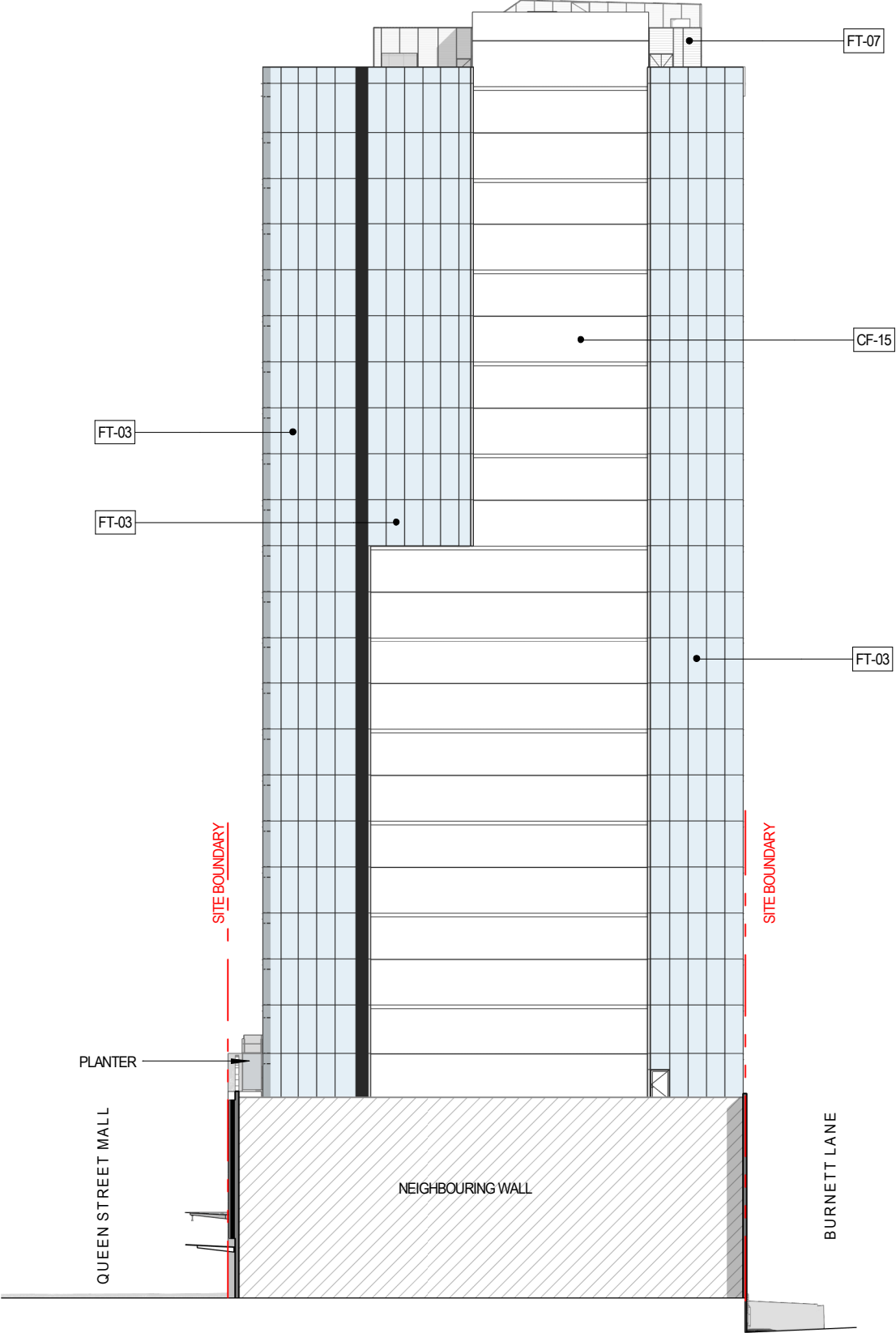
COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
- CF-15

COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
- CT-01

GLAZED CANOPY
- FF-01

LOBBY STONE & EXTERNAL TERRACES
- FF-02

FOOTPATH/LANEWAY



LEVEL 25 (PLANT)	▼
RL 114.50	
LEVEL 24	▼
RL 110.65	
LEVEL 23	▼
RL 106.90	
LEVEL 22	▼
RL 103.15	
LEVEL 21	▼
RL 99.40	
LEVEL 20	▼
RL 95.65	
LEVEL 19	▼
RL 91.90	
LEVEL 18	▼
RL 88.15	
LEVEL 17	▼
RL 84.40	
LEVEL 16	▼
RL 80.65	
LEVEL 15	▼
RL 76.90	
LEVEL 14	▼
RL 73.15	
LEVEL 13	▼
RL 69.40	
LEVEL 12	▼
RL 65.65	
LEVEL 11	▼
RL 61.90	
LEVEL 10	▼
RL 58.15	
LEVEL 9	▼
RL 54.40	
LEVEL 8	▼
RL 50.65	
LEVEL 7	▼
RL 46.90	
LEVEL 6	▼
RL 43.15	
LEVEL 5	▼
RL 39.40	
LEVEL 4 (TOP OF PODIUM)	▼
RL 35.45	
LEVEL 3 (PODIUM)	▼
RL 31.70	
LEVEL 2 (PODIUM)	▼
RL 27.95	
LEVEL 1 (PODIUM)	▼
RL 22.95	
GROUND FLOOR	▼
RL 15.50	
LOADING	▼
RL 12.80	
BASEMENT 01	▼

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REAR ELEVATION PERSPECTIVE



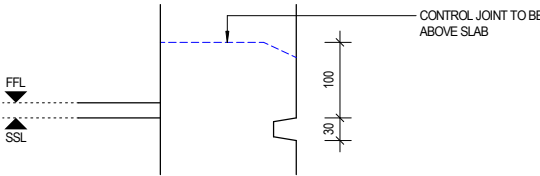
GLAZING TO WRAP
CORNER ON ALL LEVELS

GLAZING TO NORTH-EAST
FACADE

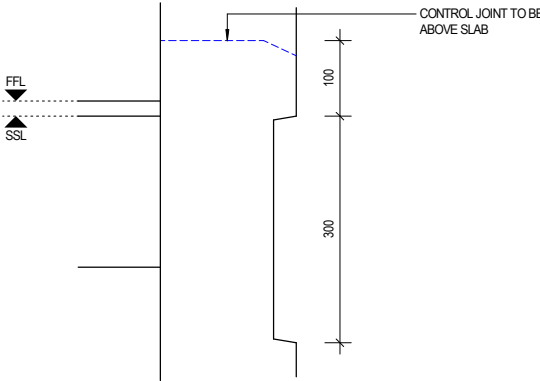
ADDITIONAL GLAZED
FACADE

PLANTER TO ARTICULATE
CORNER

CONCRETE WALL WITH
RECESSED HORIZONTAL
POUR JOINTS



4 SECTION DETAIL - FT-08 REBATE TYPE 1
1:5



5 SECTION DETAIL - FT-08 REBATE TYPE 2
1:5

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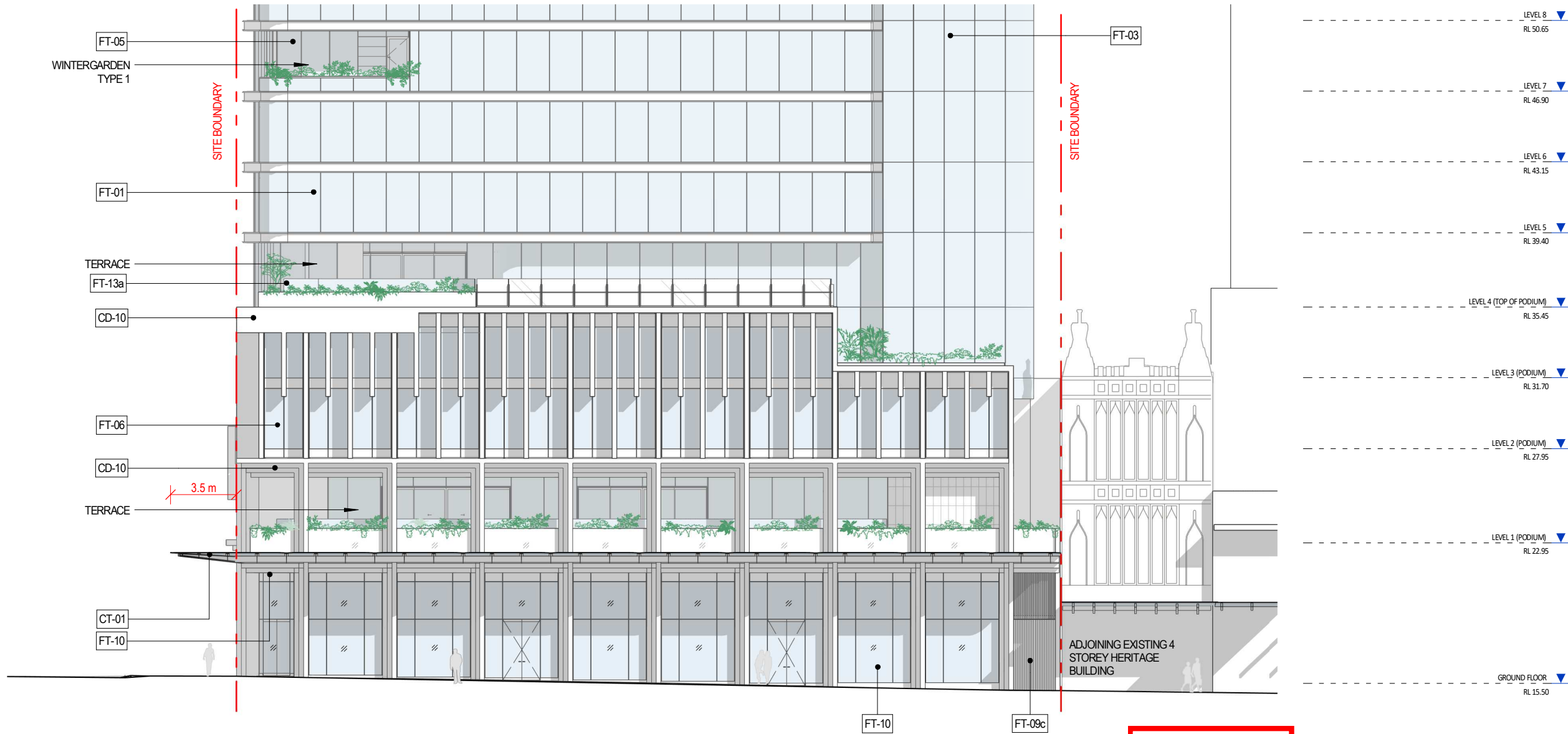
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QUEEN STREET PODIUM ELEVATION

MATERIAL LEGEND

- FT-01 GLAZED CURTAIN WALL (TOWER)
- FT-02 GLAZED CURTAIN WALL WITH LOUVRES (TOWER)
- FT-03 GLAZED CURTAIN WALL SHADOWBOX (TOWER)
- FT-03a GLAZED CURTAIN WALL WITH FRIT (TOWER)
- FT-04 GLAZED FOLDED CURTAIN WALL
- FT-05 GLAZED WINDOW WALL + OPERABLE WINDOWS
- FT-06 WINDOW WALL WITH PRE-CAST FINIS
- FT-07 ALUMINUM LOUVRES
- FT-08 PERFORMANCE LOUVRES
- FT-09 ALUMINUM CLADDING
- FT-10 FRAMELESS CLEAR GLAZING (RETAIL)
- FT-12a WALL TILE
- FT-12b WALL TILE
- FT-13 FRAMELESS GLASS BALUSTRADE
- CD-10 COLOUR STAINED PRECAST CONCRETE
- CF-05 COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
- CF-15 COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
- CT-01 GLAZED CANOPY
- FF-01 LOBBY STONE & EXTERNAL TERRACES
- FF-02 FOOTPATH/LANEWAY



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GEORGE STREET PODIUM ELEVATION

MATERIAL LEGEND

- FT-01

GLAZED CURTAIN WALL (TOWER)
- FT-02

GLAZED CURTAIN WALL WITH LOUVRES (TOWER)
- FT-03

GLAZED CURTAIN WALL SHADOWBOX (TOWER)
- FT-03a

GLAZED CURTAIN WALL WITH FRIT (TOWER)
- FT-04

GLAZED FOLDED CURTAIN WALL
- FT-05

GLAZED WINDOW WALL + OPERABLE WINDOWS
- FT-06

WINDOW WALL WITH PRE-CAST FINIS
- FT-07

ALUMINUM LOUVRES
- FT-08

PERFORMANCE LOUVRES
- FT-09

ALUMINUM CLADDING
- FT-10

FRAMELESS CLEAR GLAZING (RETAIL)
- FT-12a

WALL TILE
- FT-12b

WALL TILE
- FT-13

FRAMELESS GLASS BALUSTRADE
- CD-10

COLOUR STAINED PRECAST CONCRETE
- CF-05

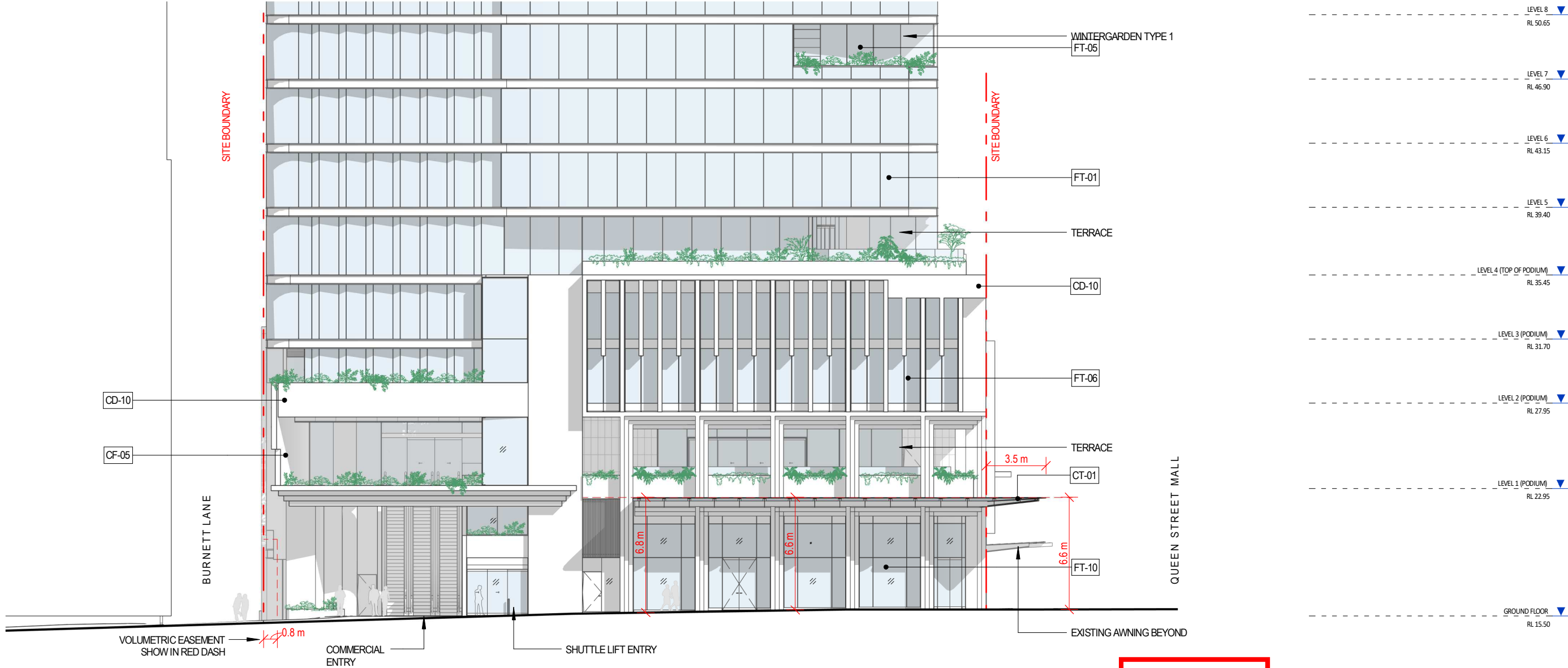
COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
- CF-15

COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
- CT-01

GLAZED CANOPY
- FF-01

LOBBY STONE & EXTERNAL TERRACES
- FF-02

FOOTPATH/LANEWAY



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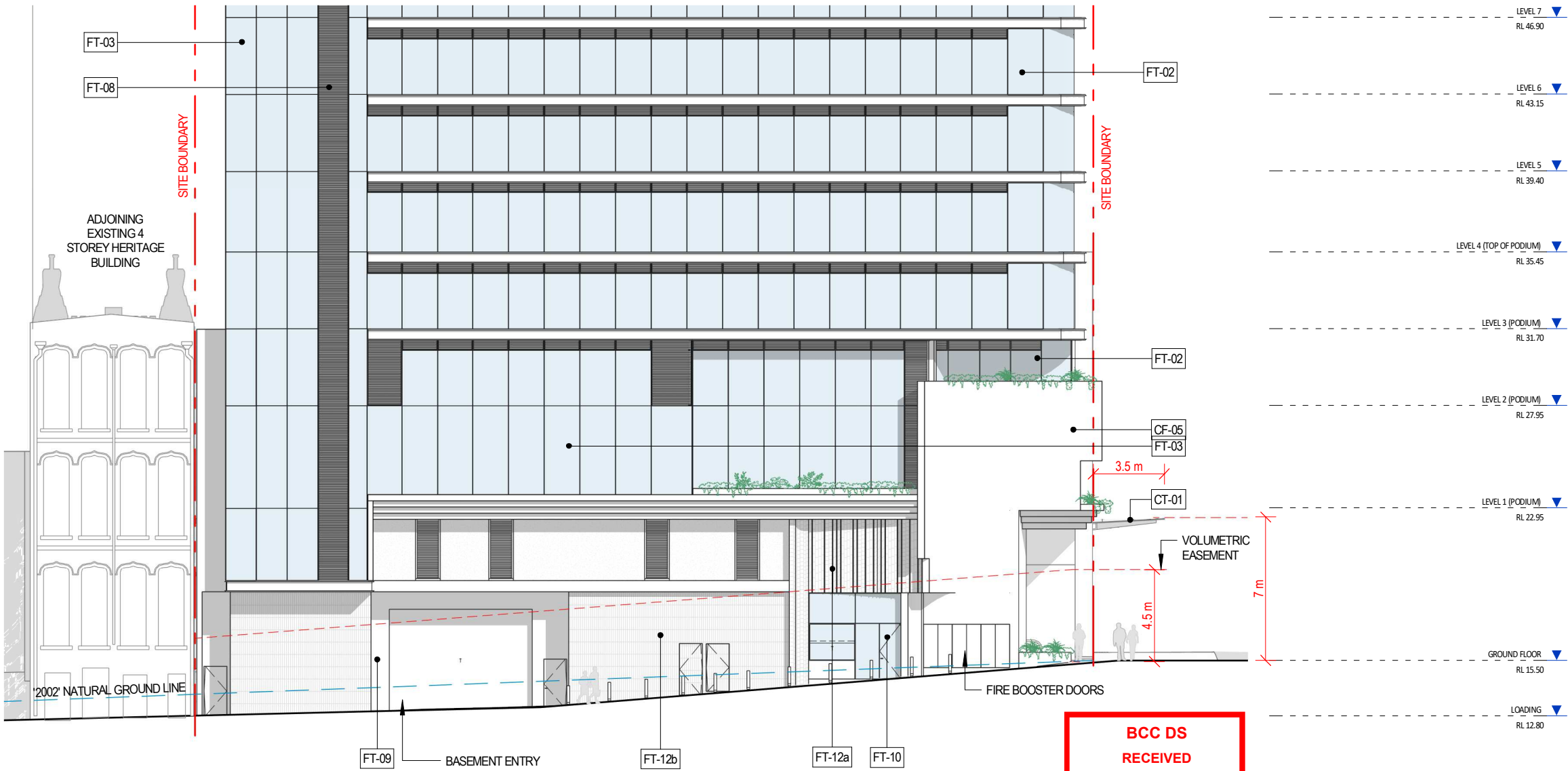
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BURNETT LANE PODIUM ELEVATION

MATERIAL LEGEND

FT-01	GLAZED CURTAIN WALL (TOWER)
FT-02	GLAZED CURTAIN WALL WITH LOUVRES (TOWER)
FT-03	GLAZED CURTAIN WALL SHADOWBOX (TOWER)
FT-03a	GLAZED CURTAIN WALL WITH FRIT (TOWER)
FT-04	GLAZED FOLDED CURTAIN WALL
FT-05	GLAZED WINDOW WALL + OPERABLE WINDOWS
FT-06	WINDOW WALL WITH PRE-CAST FINIS
FT-07	ALUMINUM LOUVRES
FT-08	PERFORMANCE LOUVRES
FT-09	ALUMINUM CLADDING
FT-10	FRAMELESS CLEAR GLAZING (RETAIL)
FT-12a	WALL TILE
FT-12b	WALL TILE
FT-13	FRAMELESS GLASS BALUSTRADE
CD-10	COLOUR STAINED PRECAST CONCRETE
CF-05	COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
CF-15	COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
CT-01	GLAZED CANOPY
FF-01	LOBBY STONE & EXTERNAL TERRACES
FF-02	FOOTPATH/LANEWAY

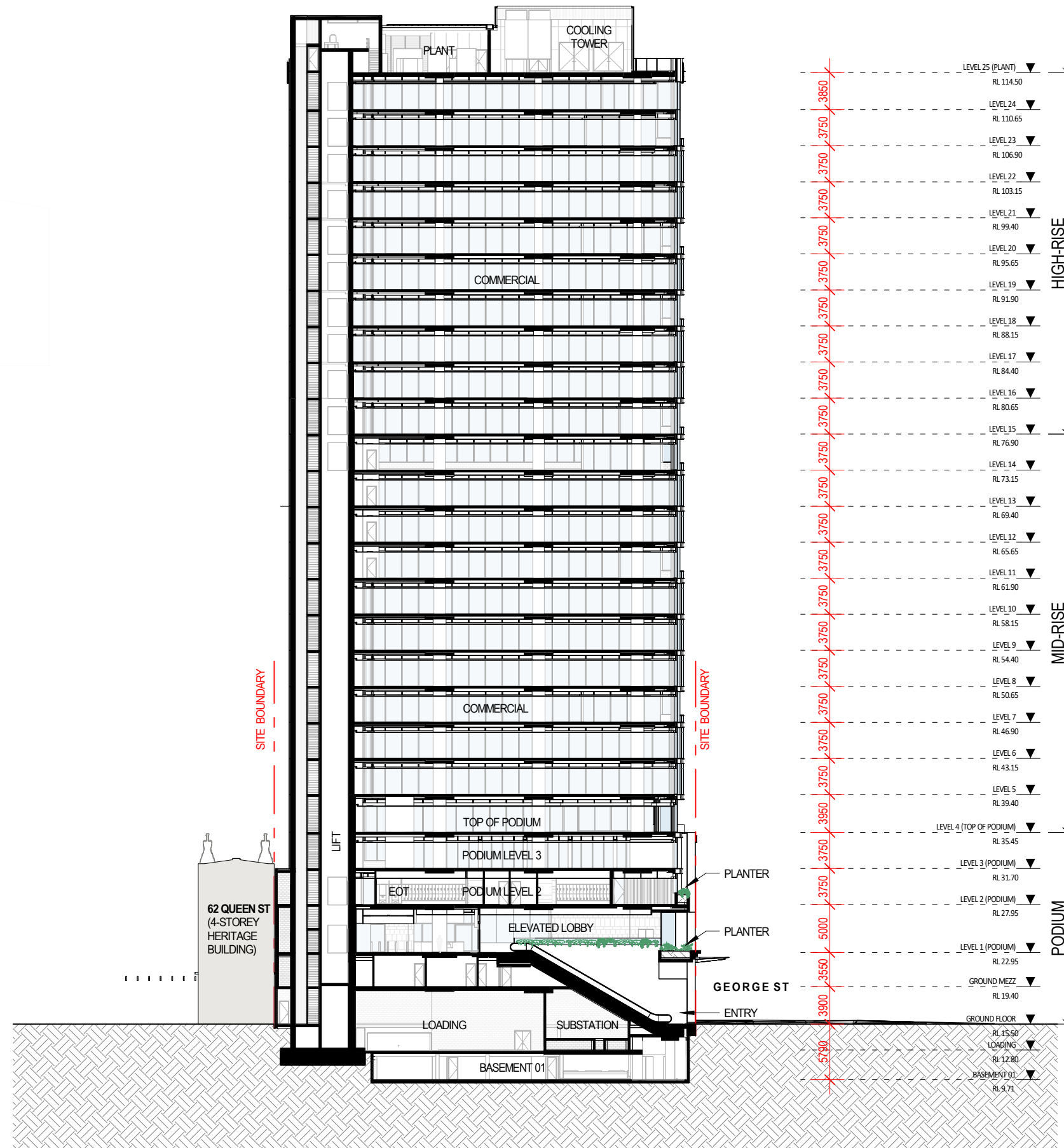
FIGURE 1: PODIUM ELEVATION



TOWER SECTION E-W

MATERIAL LEGEND

FT-01	GLAZED CURTAIN WALL (TOWER)
FT-02	GLAZED CURTAIN WALL WITH LOUVRES (TOWER)
FT-03	GLAZED CURTAIN WALL SHADOWBOX (TOWER)
FT-03a	GLAZED CURTAIN WALL WITH FRIT (TOWER)
FT-04	GLAZED FOLDED CURTAIN WALL
FT-05	GLAZED WINDOW WALL + OPERABLE WINDOWS
FT-06	WINDOW WALL WITH PRE-CAST FINS
FT-07	ALUMINUM LOUVRES
FT-08	PERFORMANCE LOUVRES
FT-09	ALUMINUM CLADDING
FT-10	FRAMELESS CLEAR GLAZING (RETAIL)
FT-12a	WALL TILE
FT-12b	WALL TILE
FT-13	FRAMELESS GLASS BALUSTRADE
CD-10	COLOUR STAINED PRECAST CONCRETE
CF-05	COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
CF-15	COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
CT-01	GLAZED CANOPY
FF-01	LOBBY STONE & EXTERNAL TERRACES
FF-02	FOOTPATH/LANEWAY



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TOWER SECTION N-S

MATERIAL LEGEND

- FT-01

GLAZED CURTAIN WALL (TOWER)
- FT-02

GLAZED CURTAIN WALL WITH LOUVRES (TOWER)
- FT-03

GLAZED CURTAIN WALL SHADOWBOX (TOWER)
- FT-03a

GLAZED CURTAIN WALL WITH FRIT (TOWER)
- FT-04

GLAZED FOLDED CURTAIN WALL
- FT-05

GLAZED WINDOW WALL + OPERABLE WINDOWS
- FT-06

WINDOW WALL WITH PRE-CAST FINIS
- FT-07

ALUMINUM LOUVRES
- FT-08

PERFORMANCE LOUVRES
- FT-09

ALUMINUM CLADDING
- FT-10

FRAMELESS CLEAR GLAZING (RETAIL)
- FT-12a

WALL TILE
- FT-12b

WALL TILE
- FT-13

FRAMELESS GLASS BALUSTRADE
- CD-10

COLOUR STAINED PRECAST CONCRETE
- CF-05

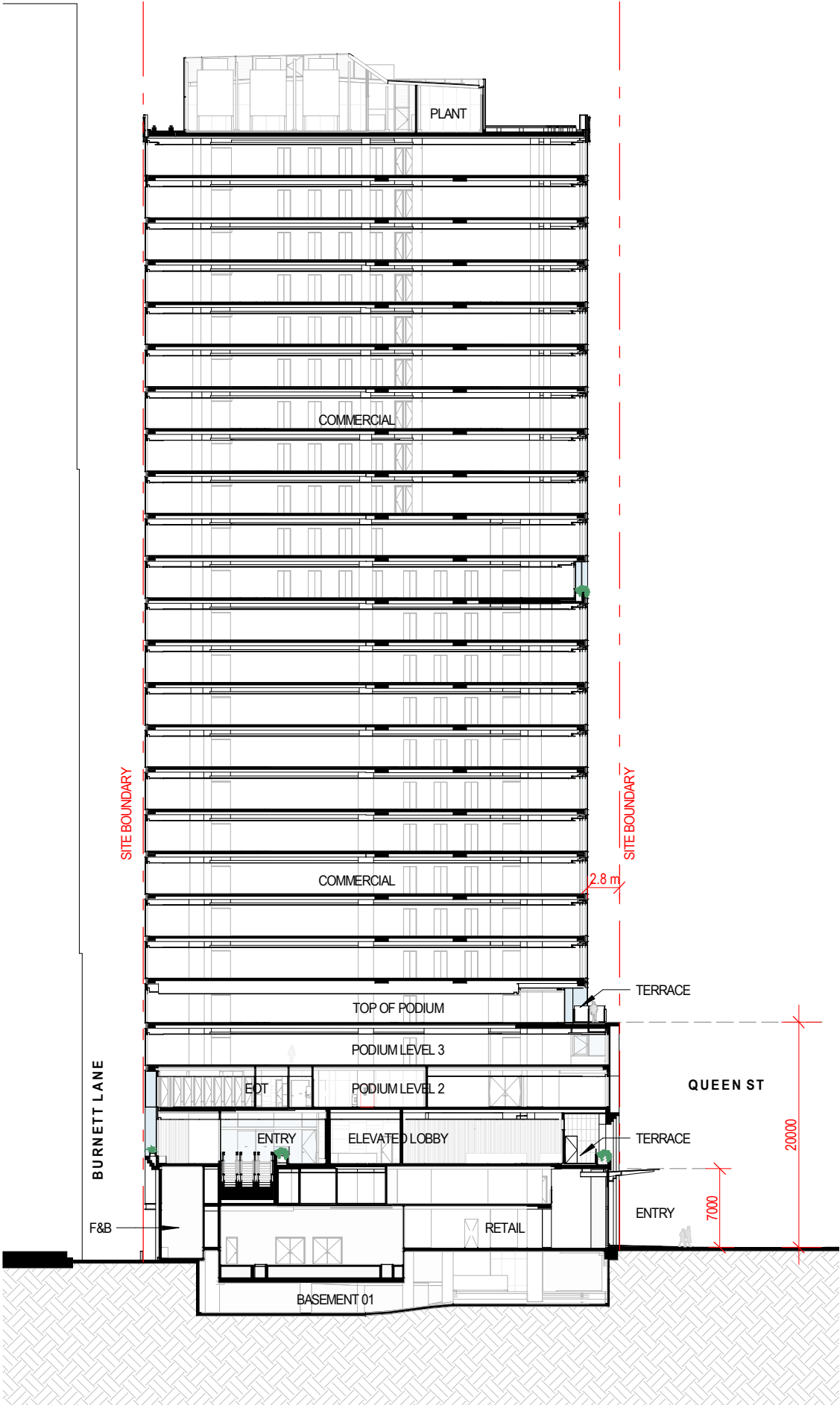
COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
- CF-15

COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
- CT-01

GLAZED CANOPY
- FF-01

LOBBY STONE & EXTERNAL TERRACES
- FF-02

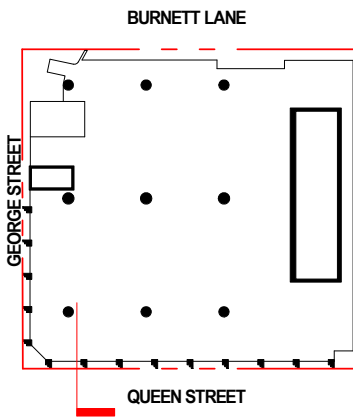
FOOTPATH/LANEWAY



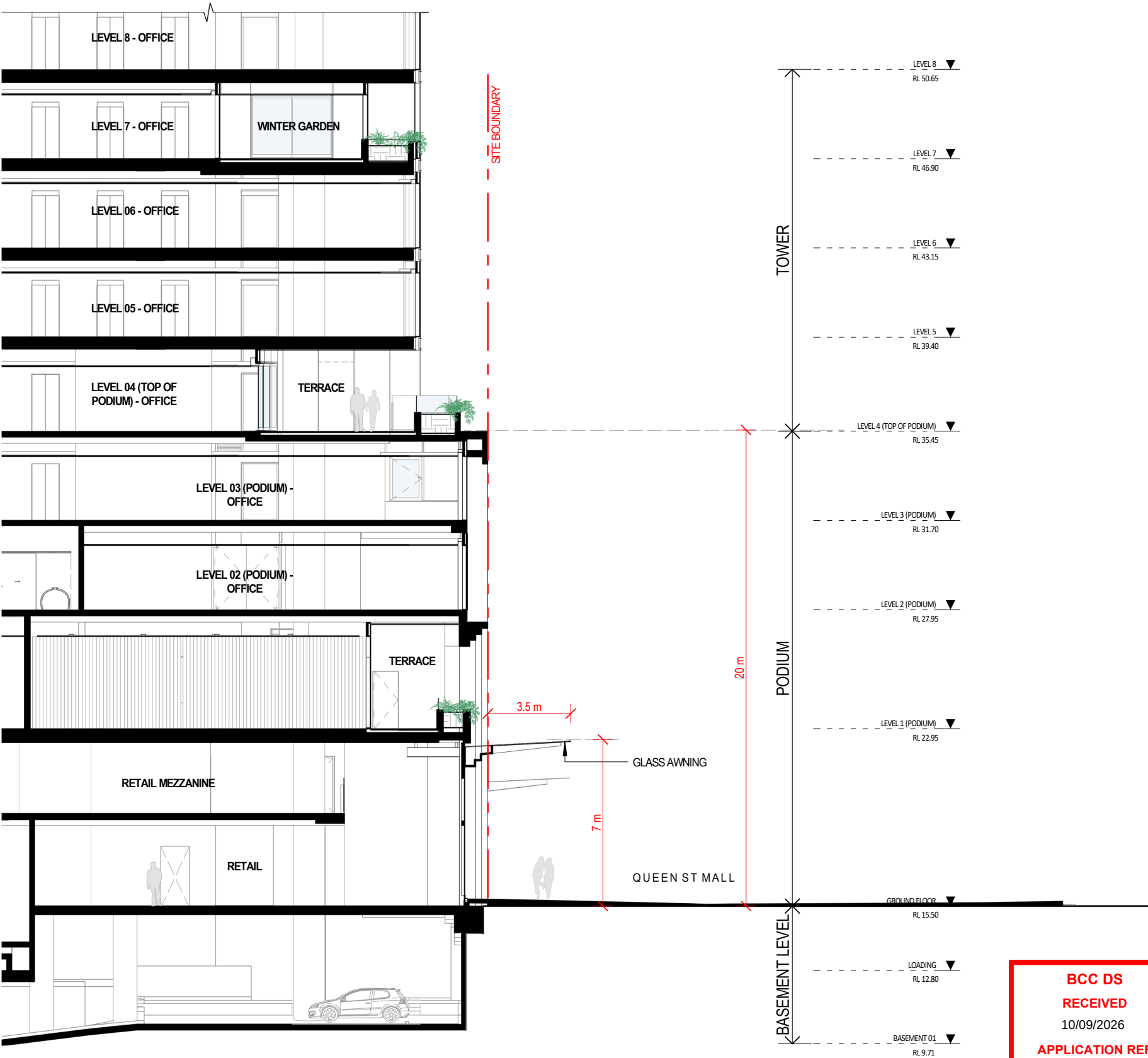
LEVEL 25 (PLANT)	RL 114.50	
LEVEL 24	RL 110.65	
LEVEL 23	RL 106.90	
LEVEL 22	RL 103.15	
LEVEL 21	RL 99.40	
LEVEL 20	RL 95.65	
LEVEL 19	RL 91.90	
LEVEL 18	RL 88.15	
LEVEL 17	RL 84.40	
LEVEL 16	RL 80.65	
LEVEL 15	RL 76.90	
LEVEL 14	RL 73.15	
LEVEL 13	RL 69.40	
LEVEL 12	RL 65.65	
LEVEL 11	RL 61.90	
LEVEL 10	RL 58.15	
LEVEL 9	RL 54.40	
LEVEL 8	RL 50.65	
LEVEL 7	RL 46.90	
LEVEL 6	RL 43.15	
LEVEL 5	RL 39.40	
LEVEL 4 (TOP OF PODIUM)	RL 35.45	
LEVEL 3 (PODIUM)	RL 31.70	
LEVEL 2 (PODIUM)	RL 27.95	
LEVEL 1 (PODIUM)	RL 22.95	
GROUND FLOOR	RL 15.50	
LOADING	RL 12.80	
BASEMENT 01	RL 9.71	

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QUEEN STREET PODIUM SECTION 01

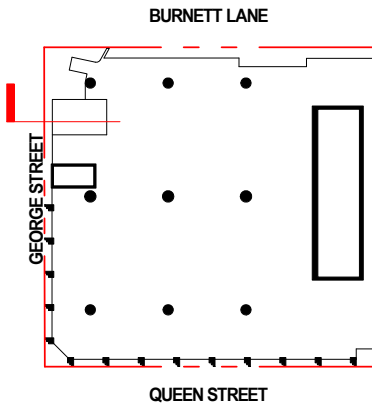


- MATERIAL LEGEND**
- FT-01 GLAZED CURTAIN WALL (TOWER)
 - FT-02 GLAZED CURTAIN WALL WITH LOUVRES (TOWER)
 - FT-03 GLAZED CURTAIN WALL SHADOWBOX (TOWER)
 - FT-03a GLAZED CURTAIN WALL WITH FRIT (TOWER)
 - FT-04 GLAZED FOLDED CURTAIN WALL
 - FT-05 GLAZED WINDOW WALL + OPERABLE WINDOWS
 - FT-06 WINDOW WALL WITH PRE-CAST FINS
 - FT-07 ALUMINIUM LOUVRES
 - FT-08 PERFORMANCE LOUVRES
 - FT-09 ALUMINIUM CLADDING
 - FT-10 FRAMELESS CLEAR GLAZING (RETAIL)
 - FT-12a WALL TILE
 - FT-12b WALL TILE
 - FT-13 FRAMELESS GLASS BALUSTRADE
 - CD-10 COLOUR STAINED PRECAST CONCRETE
 - CF-05 COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
 - CF-15 COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
 - CT-01 GLAZED CANOPY
 - FF-01 LOBBY STONE & EXTERNAL TERRACES
 - FF-02 FOOTPATH/LANEWAY



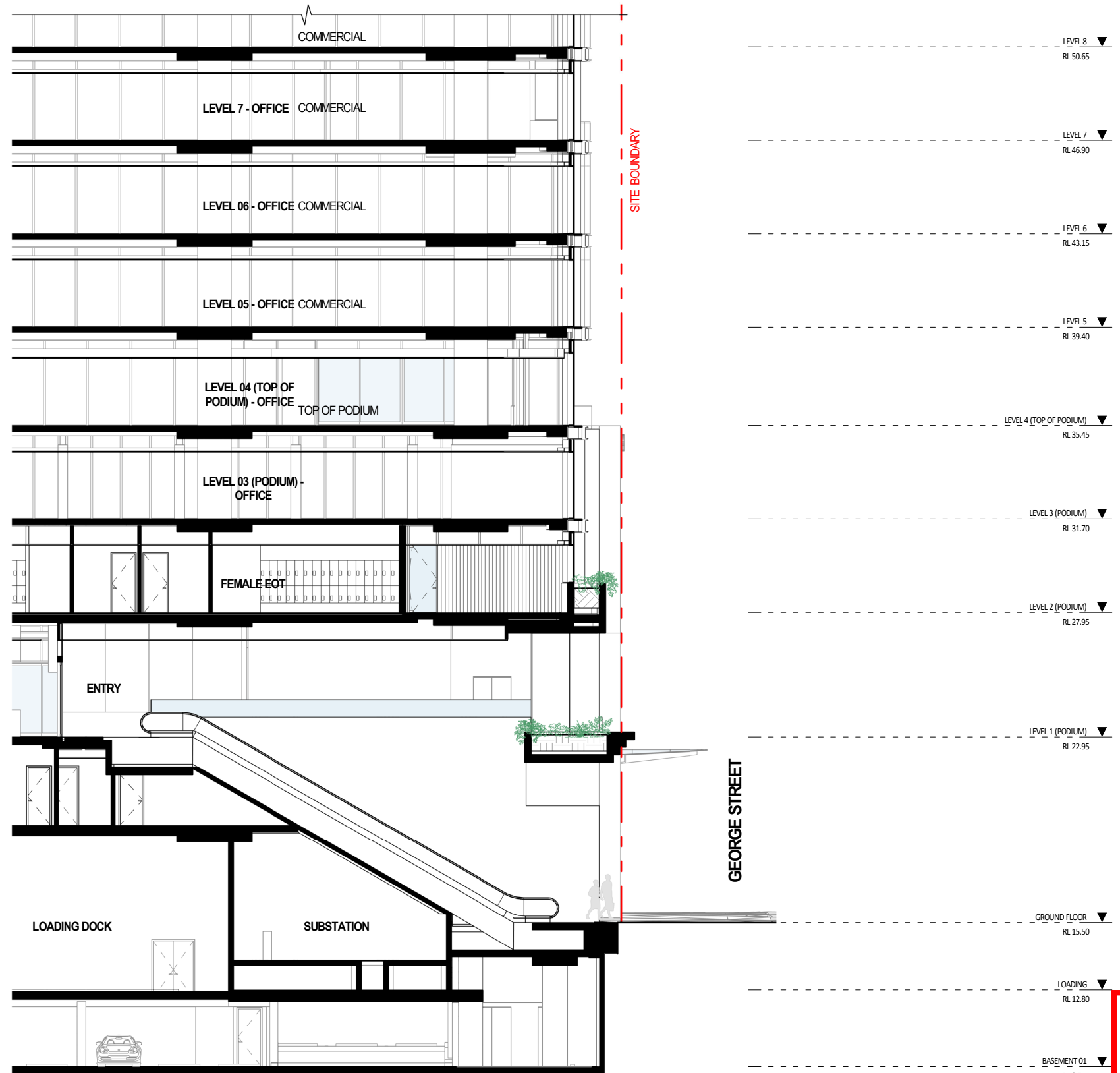
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GEORGE STREET PODIUM SECTION 02



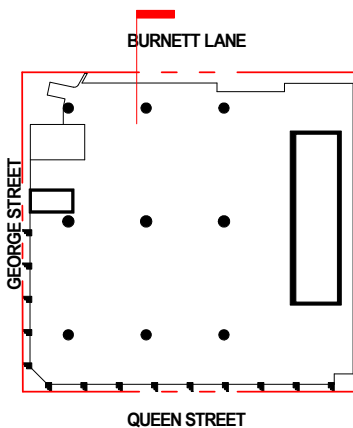
MATERIAL LEGEND

FT-01	GLAZED CURTAIN WALL (TOWER)
FT-02	GLAZED CURTAIN WALL WITH LOUVRES (TOWER)
FT-03	GLAZED CURTAIN WALL SHADOWBOX (TOWER)
FT-03a	GLAZED CURTAIN WALL WITH FRIT (TOWER)
FT-04	GLAZED FOLDED CURTAIN WALL
FT-05	GLAZED WINDOW WALL + OPERABLE WINDOWS
FT-06	WINDOW WALL WITH PRE-CAST FINS
FT-07	ALUMINUM LOUVRES
FT-08	PERFORMANCE LOUVRES
FT-09	ALUMINUM CLADDING
FT-10	FRAMELESS CLEAR GLAZING (RETAIL)
FT-12a	WALL TILE
FT-12b	WALL TILE
FT-13	FRAMELESS GLASS BALUSTRADE
CD-10	COLOUR STAINED PRECAST CONCRETE
CF-05	COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
CF-15	COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
CT-01	GLAZED CANOPY
FF-01	LOBBY STONE & EXTERNAL TERRACES
FF-02	FOOTPATH/LANEWAY

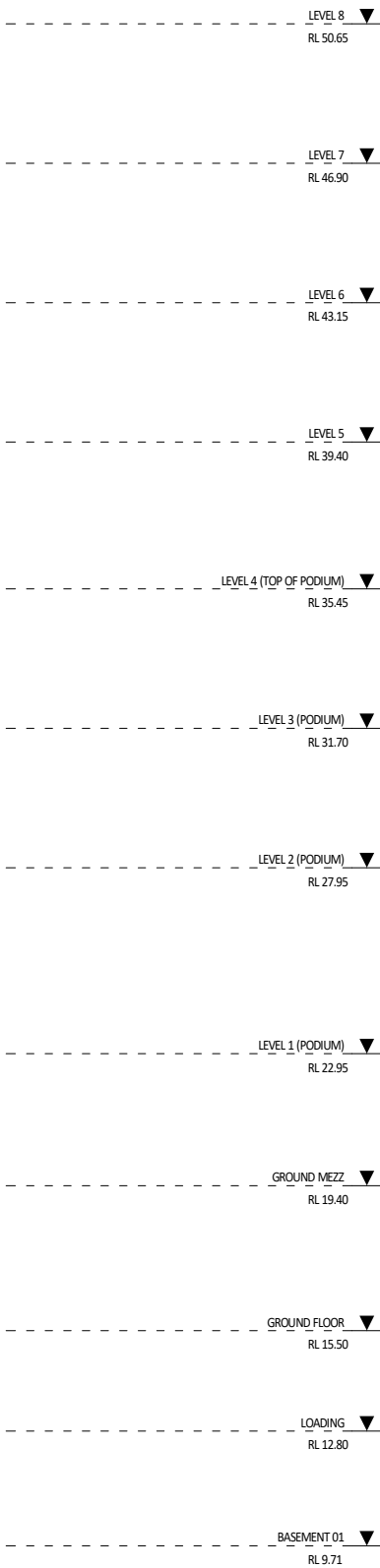
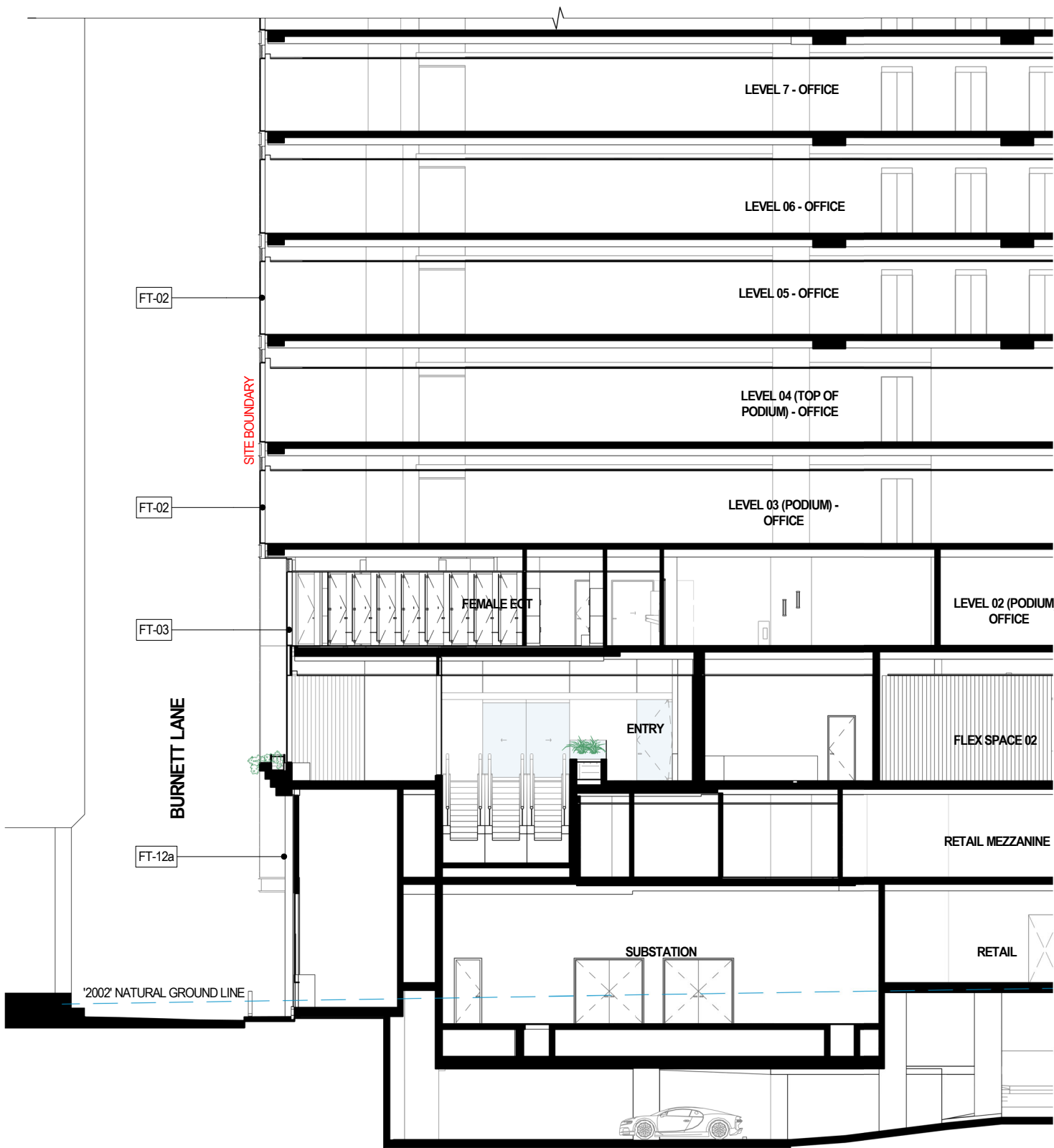


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BURNETT LANE PODIUM SECTION 03

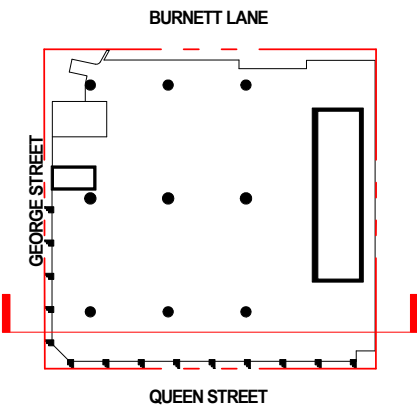


- MATERIAL LEGEND**
- FT-01 GLAZED CURTAIN WALL (TOWER)
 - FT-02 GLAZED CURTAIN WALL WITH LOUVRES (TOWER)
 - FT-03 GLAZED CURTAIN WALL SHADOWBOX (TOWER)
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 - FT-06 WINDOW WALL WITH PRE-CAST FINS
 - FT-07 ALUMINUM LOUVRES
 - FT-08 PERFORMANCE LOUVRES
 - FT-09 ALUMINUM CLADDING
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 - CF-05 COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
 - CF-15 COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
 - CT-01 GLAZED CANOPY
 - FF-01 LOBBY STONE & EXTERNAL TERRACES
 - FF-02 FOOTPATH/LANEWAY

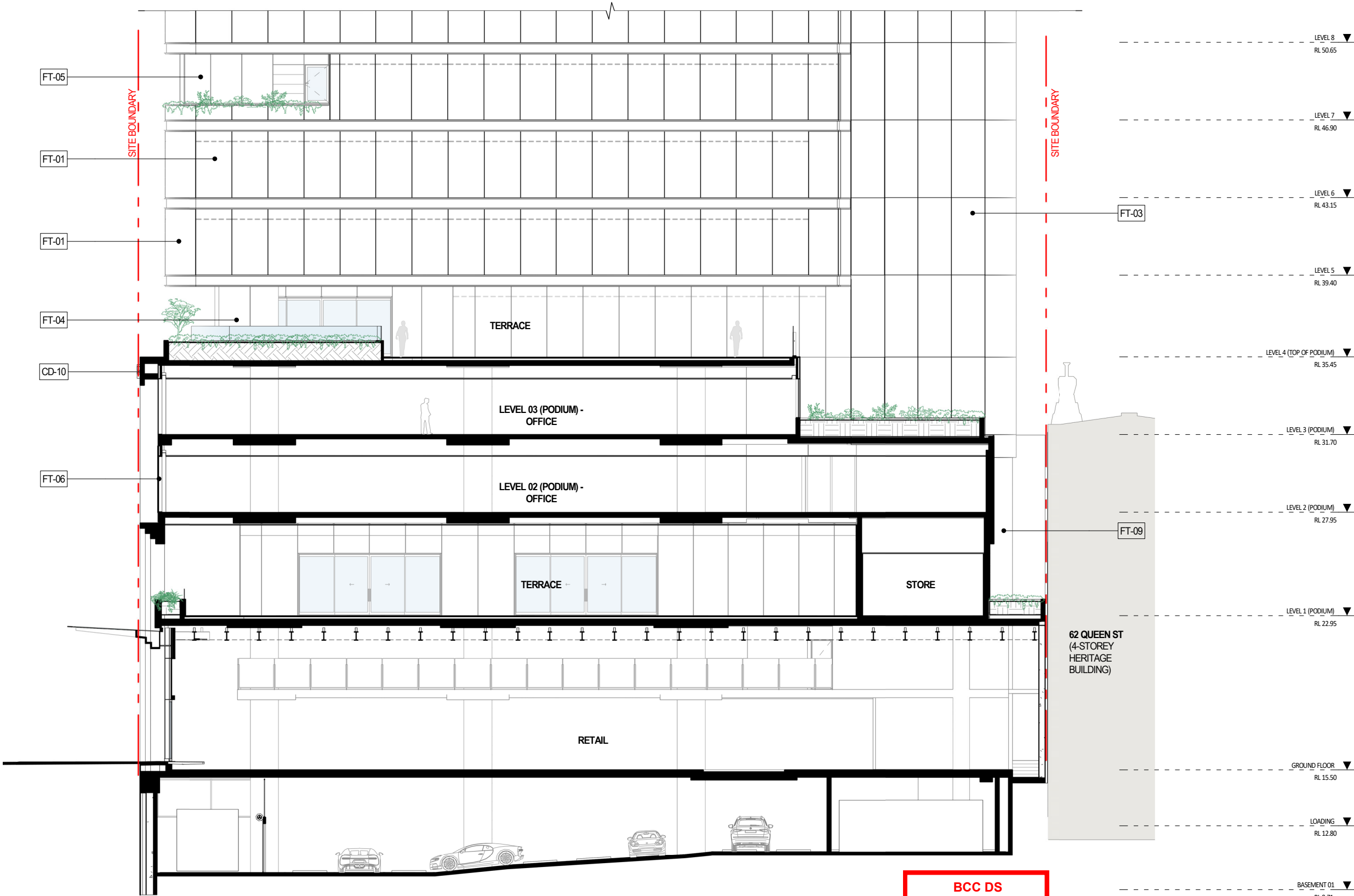


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TERRACE PODIUM SECTION 04

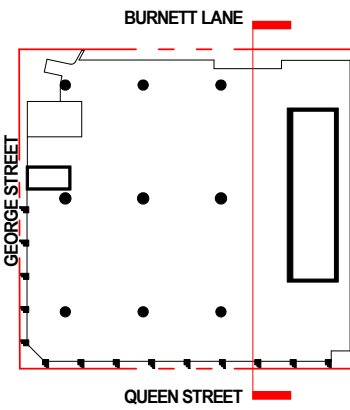


- MATERIAL LEGEND**
- FT-01 GLAZED CURTAIN WALL (TOWER)
 - FT-02 GLAZED CURTAIN WALL WITH LOUVRES (TOWER)
 - FT-03 GLAZED CURTAIN WALL SHADOWBOX (TOWER)
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 - FT-08 PERFORMANCE LOUVRES
 - FT-09 ALUMINUM CLADDING
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 - CF-15 COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
 - CT-01 GLAZED CANOPY
 - FF-01 LOBBY STONE & EXTERNAL TERRACES
 - FF-02 FOOTPATH/LANEWAY

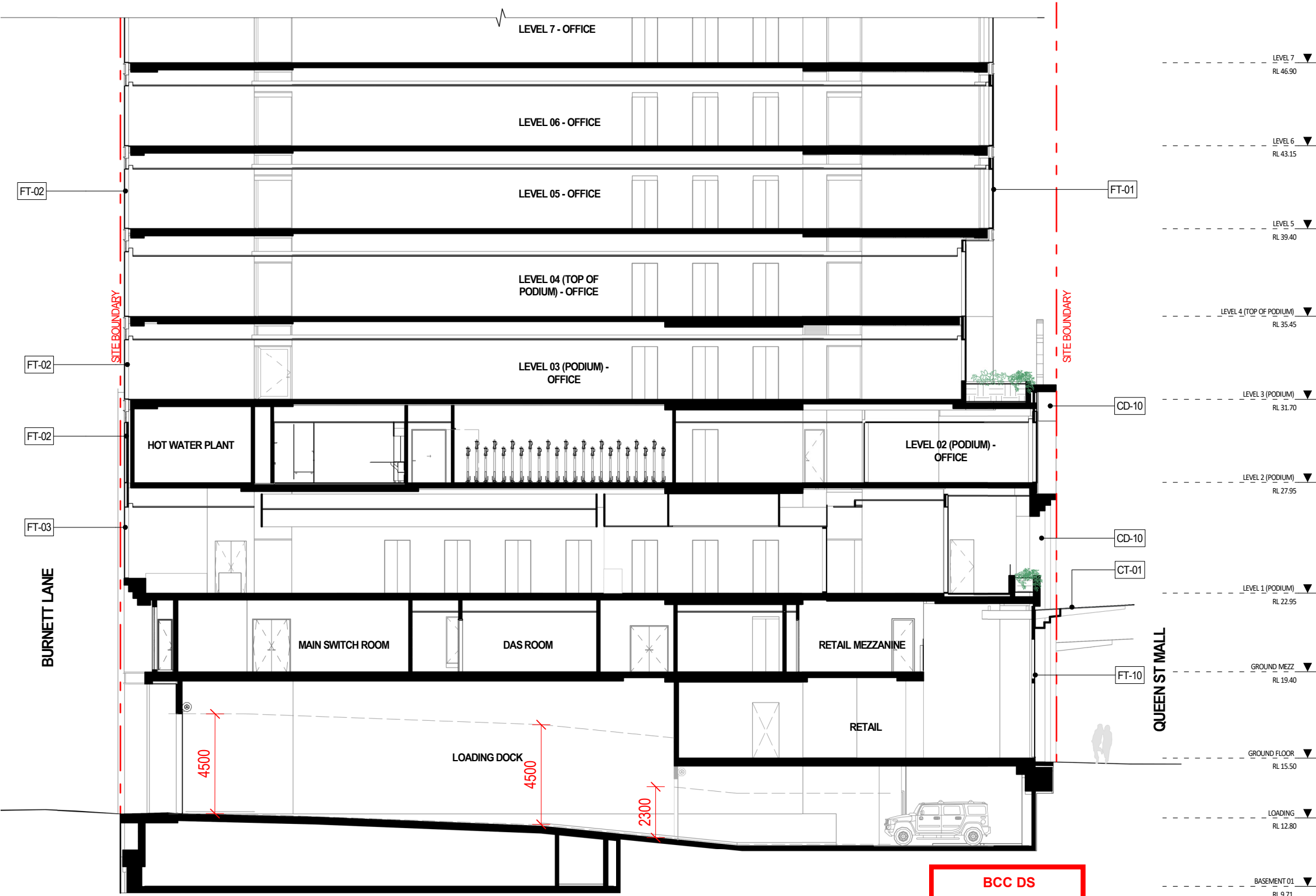


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DRIVEWAY PODIUM SECTION 05

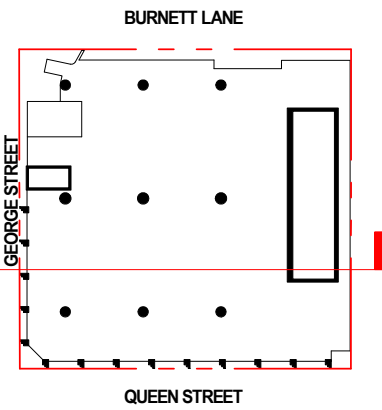


- MATERIAL LEGEND**
- FT-01 GLAZED CURTAIN WALL (TOWER)
 - FT-02 GLAZED CURTAIN WALL WITH LOUVRES (TOWER)
 - FT-03 GLAZED CURTAIN WALL SHADOWBOX (TOWER)
 - FT-03a GLAZED CURTAIN WALL WITH FRIT (TOWER)
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 - FT-08 PERFORMANCE LOUVRES
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 - CF-15 COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
 - CT-01 GLAZED CANOPY
 - FF-01 LOBBY STONE & EXTERNAL TERRACES
 - FF-02 FOOTPATH/LANEWAY



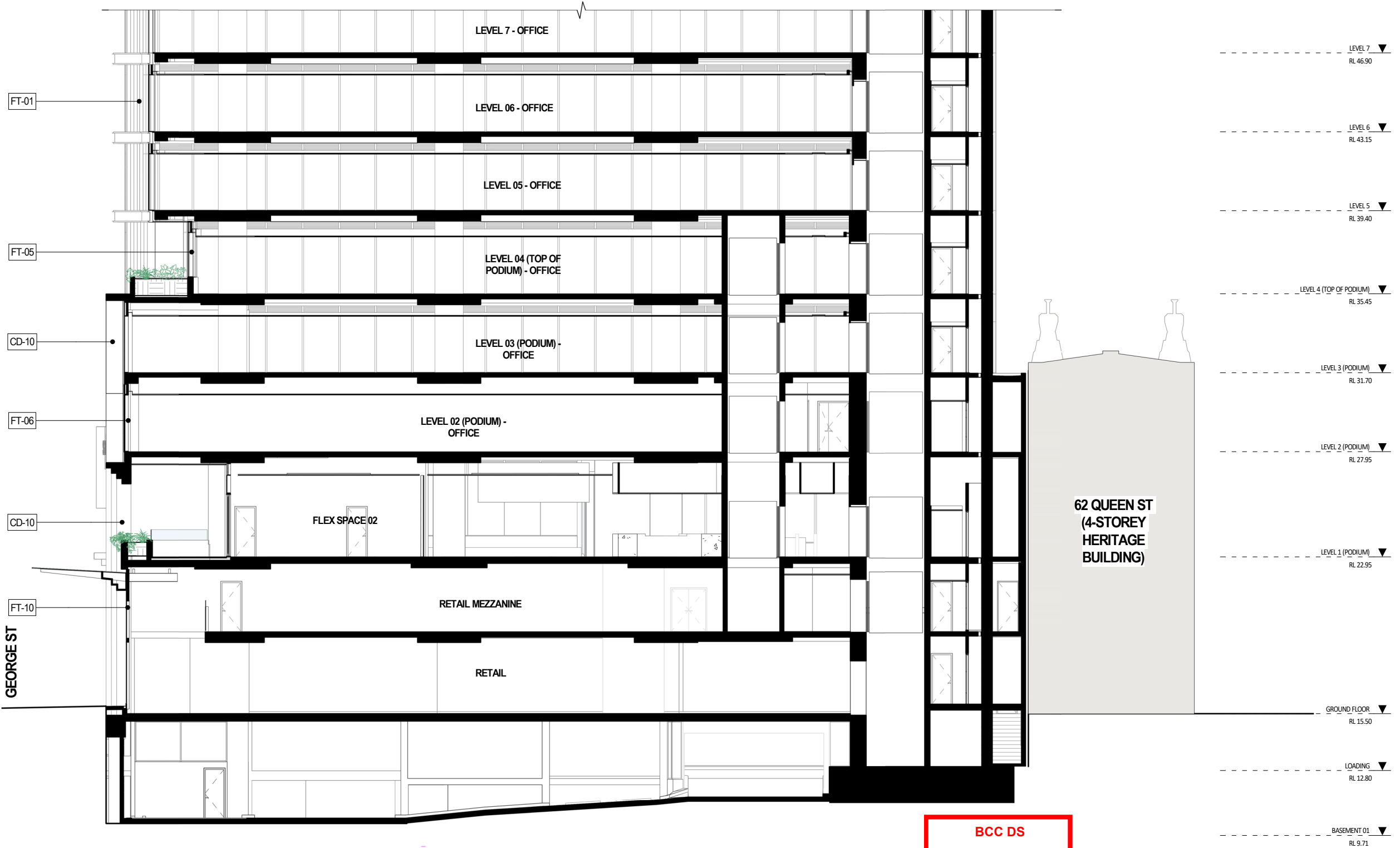
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PODIUM SECTION 06



MATERIAL LEGEND

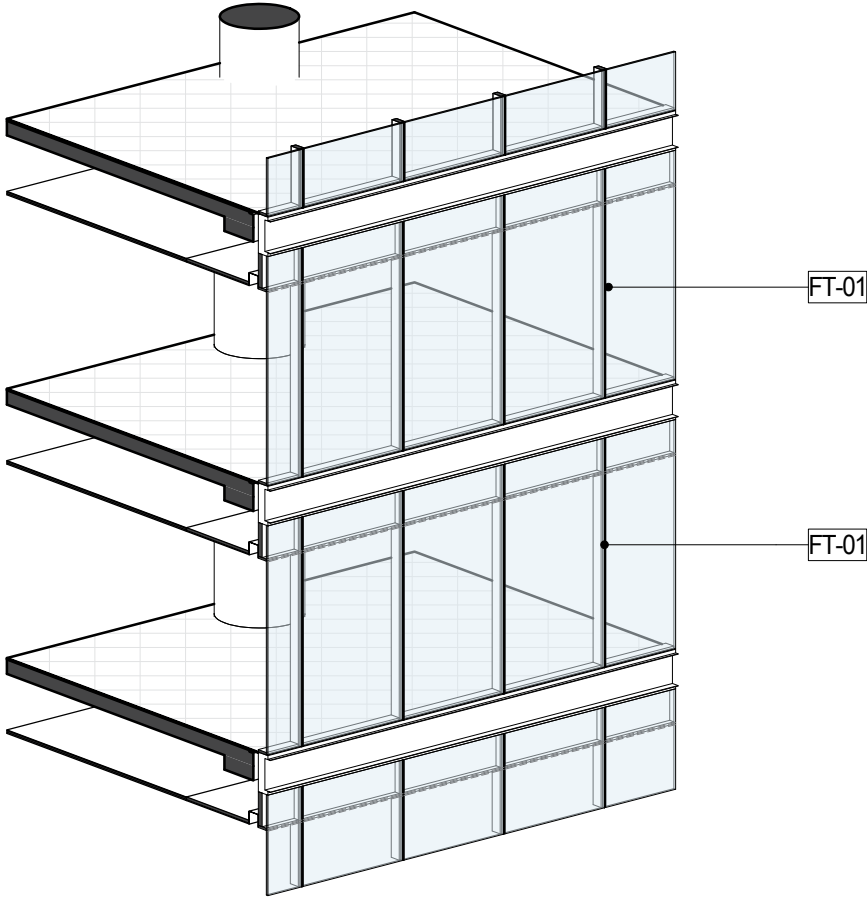
- FT-01 GLAZED CURTAIN WALL (TOWER)
- FT-02 GLAZED CURTAIN WALL WITH LOUVRES (TOWER)
- FT-03 GLAZED CURTAIN WALL SHADOWBOX (TOWER)
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- FT-08 PERFORMANCE LOUVRES
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- FT-13 FRAMELESS GLASS BALUSTRADE
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- CF-05 COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
- CF-15 COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
- CT-01 GLAZED CANOPY
- FF-01 LOBBY STONE & EXTERNAL TERRACES
- FF-02 FOOTPATH/LANEWAY



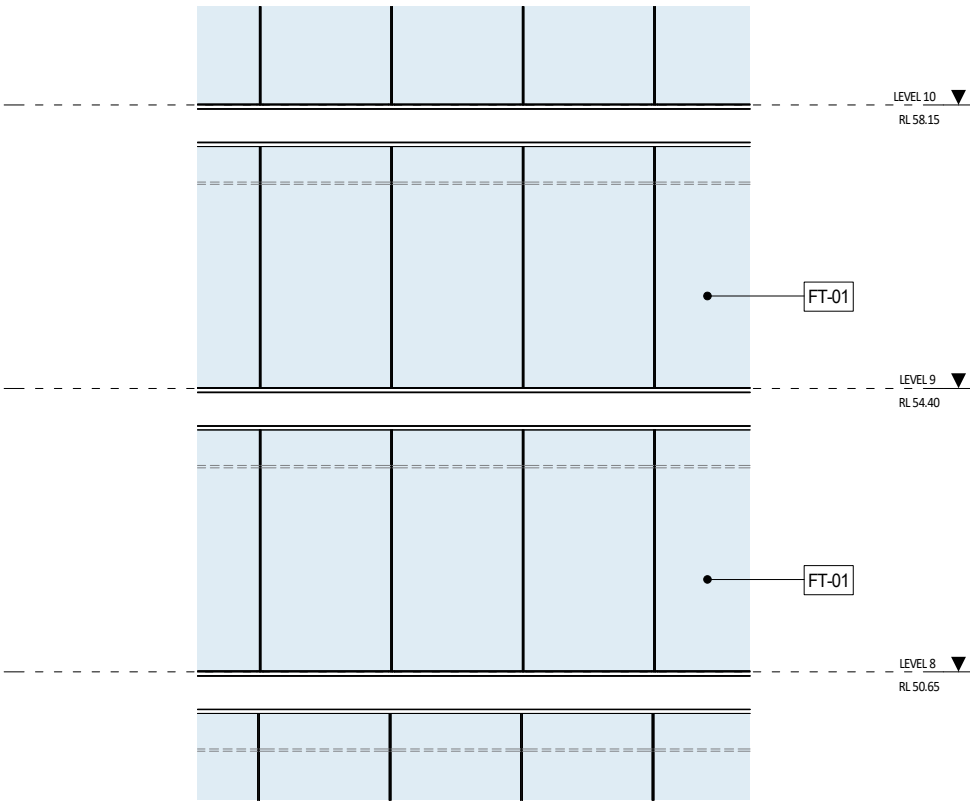
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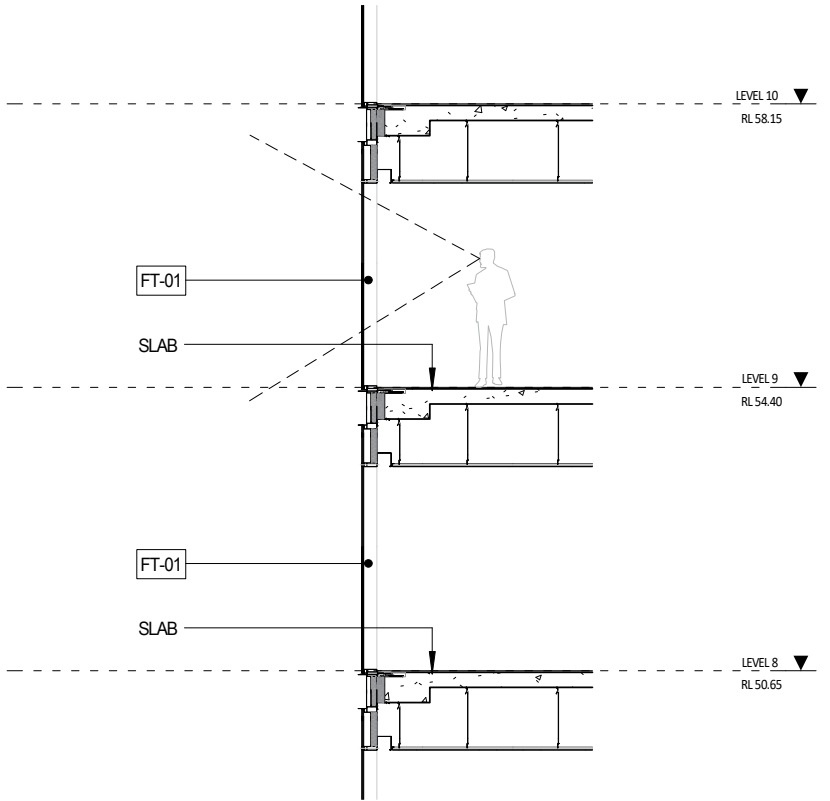
- FT-01 GLAZED CURTAIN WALL (TOWER)
- FT-02 GLAZED CURTAIN WALL WITH LOUVRES (TOWER)
- FT-03 GLAZED CURTAIN WALL SHADOWBOX (TOWER)
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- CF-05 COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
- CF-15 COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
- CT-01 GLAZED CANOPY
- FF-01 LOBBY STONE & EXTERNAL TERRACES
- FF-02 FOOTPATH/LANEWAY



PERSPECTIVE



ELEVATION



SECTION

TYPICAL FACADE DETAILS

FT-01 STACKED JOINTS
(QUEEN STREET & GEORGE STREET)

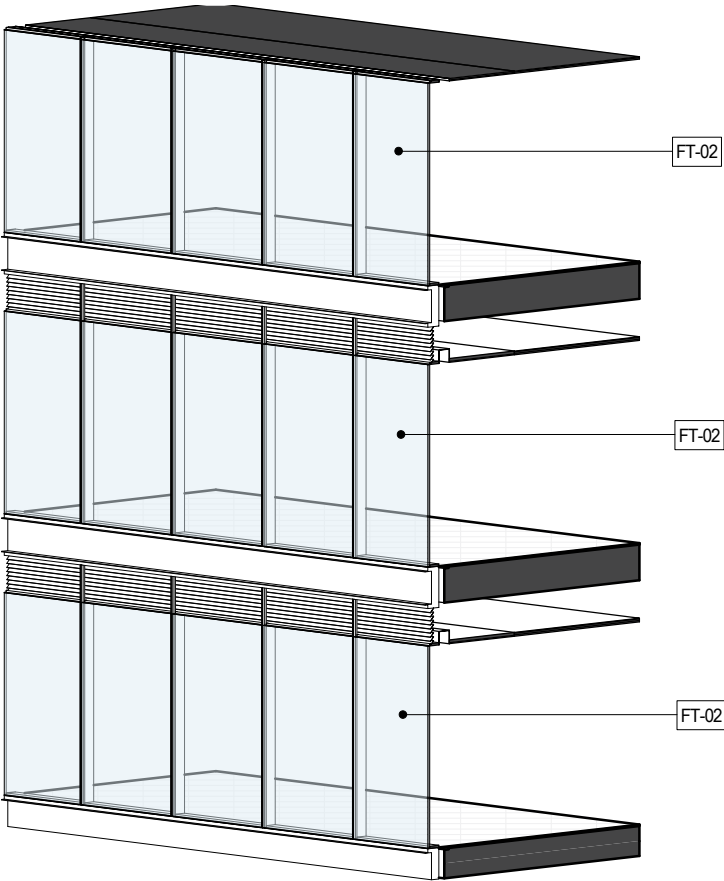
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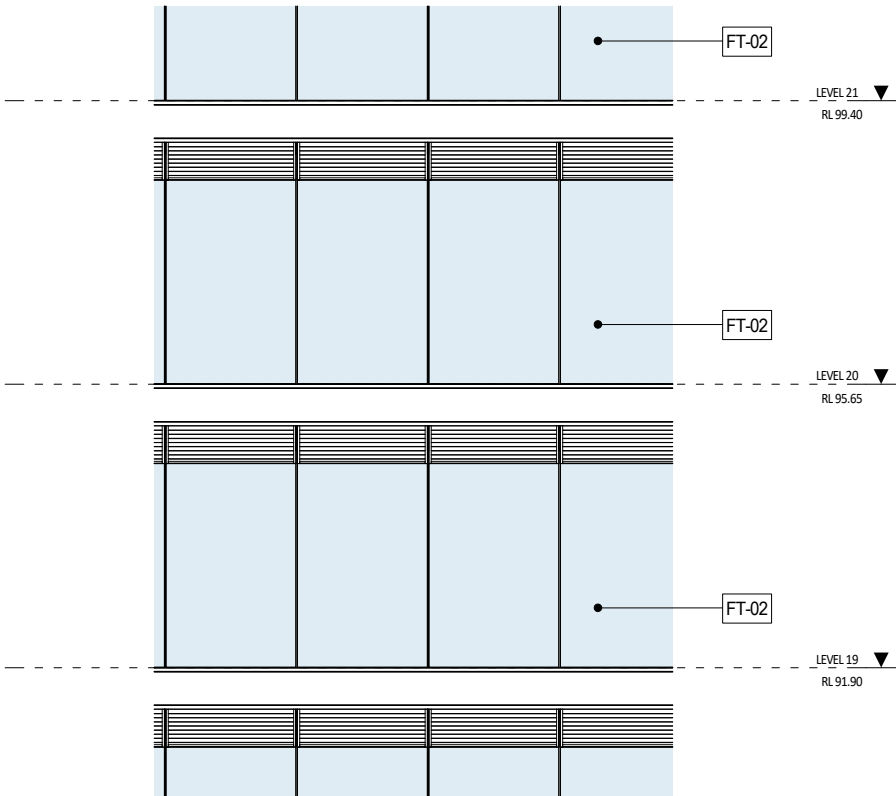
- FT-01 GLAZED CURTAIN WALL (TOWER)
- FT-02 GLAZED CURTAIN WALL WITH LOUVRES (TOWER)
- FT-03 GLAZED CURTAIN WALL SHADOWBOX (TOWER)
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- CF-15 COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
- CT-01 GLAZED CANOPY
- FF-01 LOBBY STONE & EXTERNAL TERRACES
- FF-02 FOOTPATH/LANEWAY

TYPICAL FACADE DETAILS

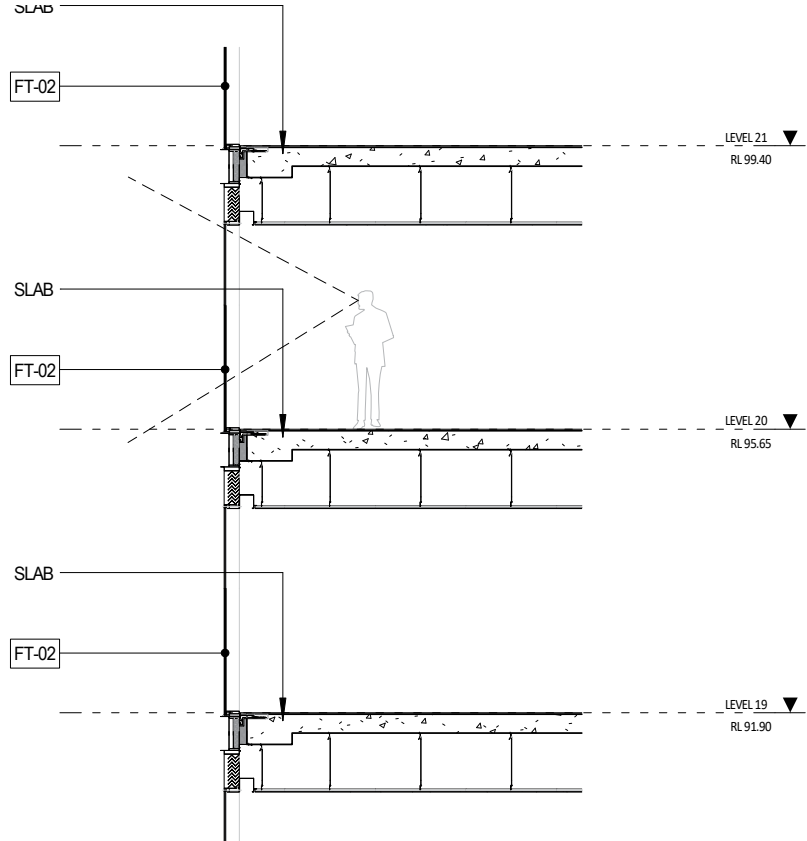
FT-02 STACKED JOINTS WITH LOUVRES
(BURNETT LANE)



PERSPECTIVE



ELEVATION



SECTION

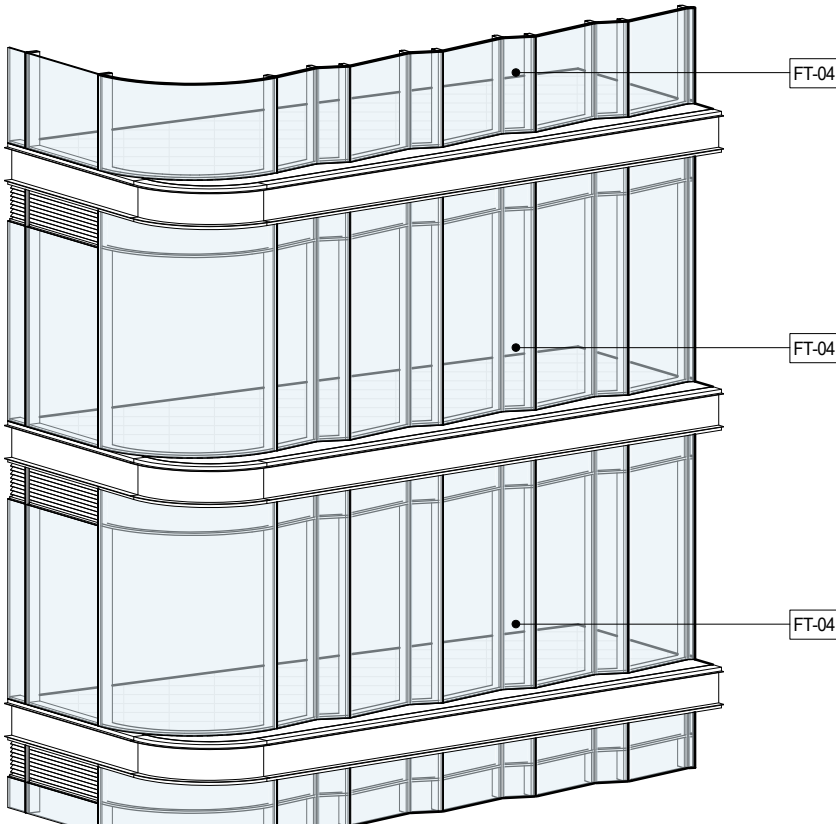
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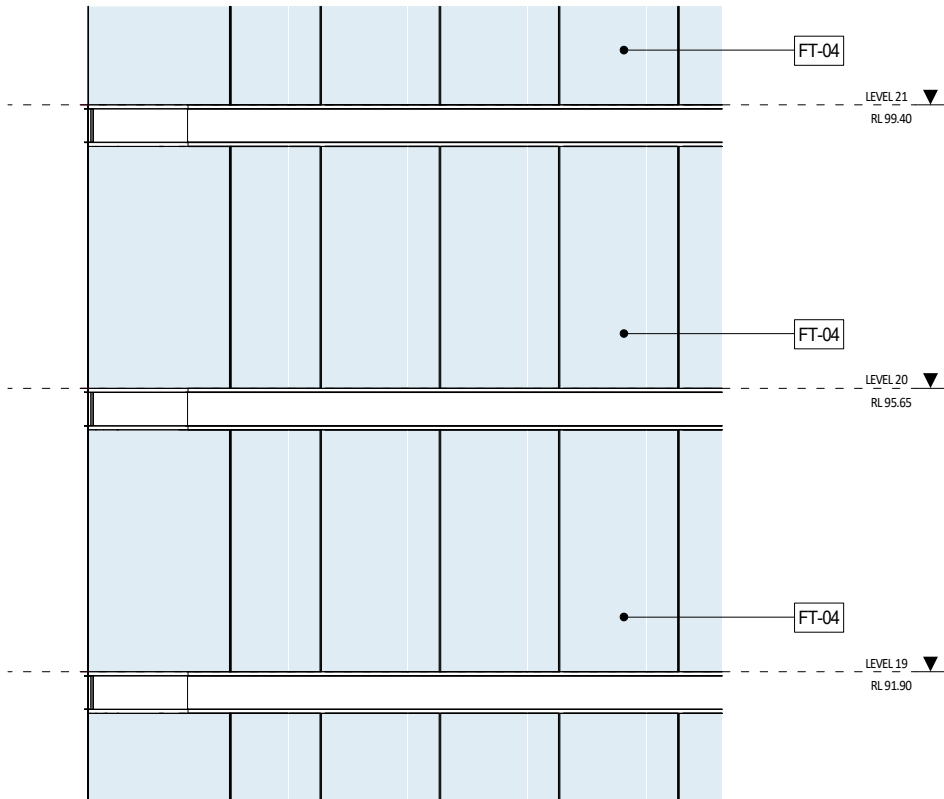
- FT-01 GLAZED CURTAIN WALL (TOWER)
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- CF-15 COLOUR STAINED INSITU CONCRETE CLASS 2 FINISH
- CT-01 GLAZED CANOPY
- FF-01 LOBBY STONE & EXTERNAL TERRACES
- FF-02 FOOTPATH/LANEWAY

TYPICAL FACADE DETAILS

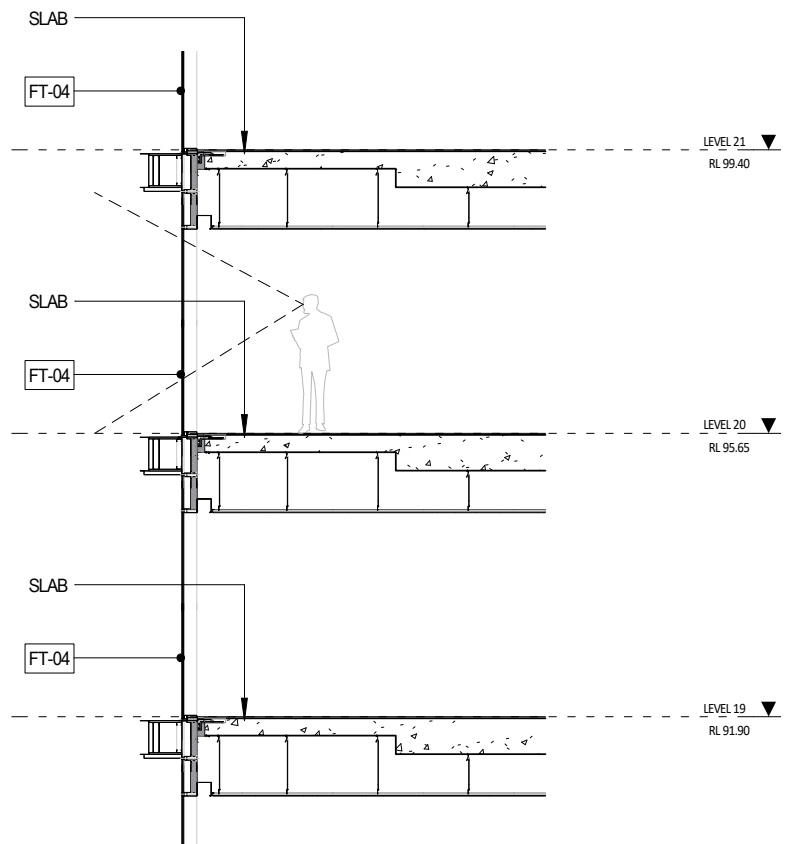
FT-04 FOLDED GLASS FACADE
(GEORGE STREET)



PERSPECTIVE



ELEVATION



SECTION

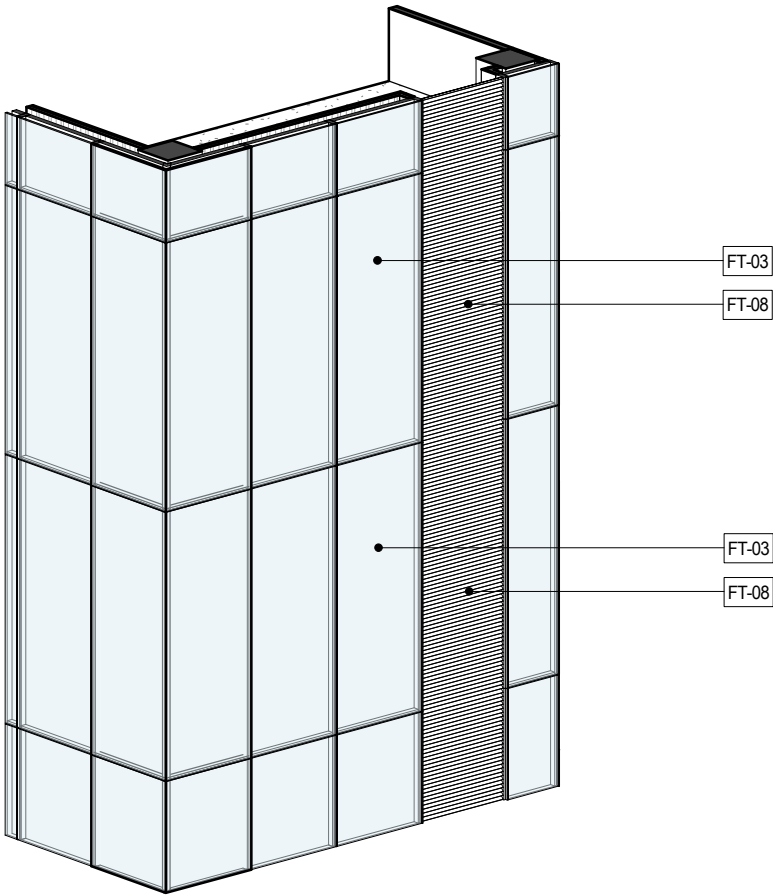
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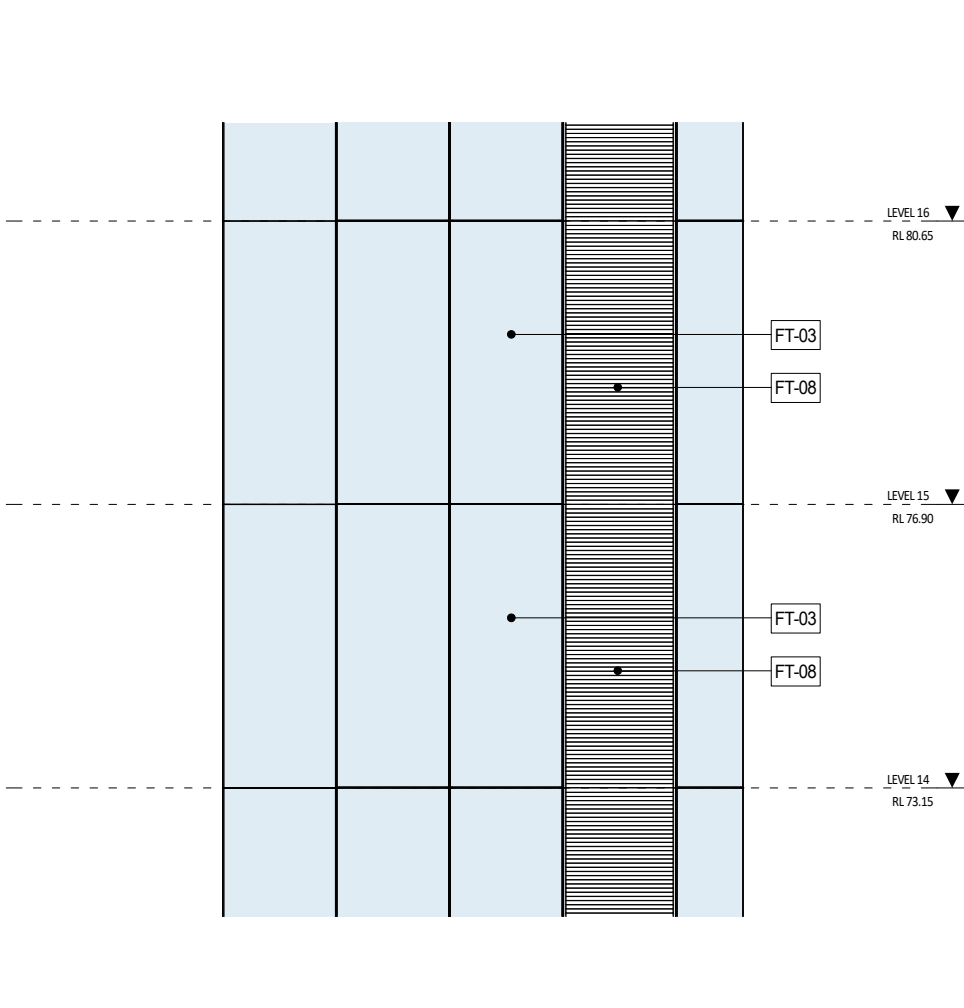
- FT-01 GLAZED CURTAIN WALL (TOWER)
- FT-02 GLAZED CURTAIN WALL WITH LOUVRES (TOWER)
- FT-03 GLAZED CURTAIN WALL SHADOWBOX (TOWER)
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- FF-02 FOOTPATH/LANEWAY

TYPICAL FACADE DETAILS

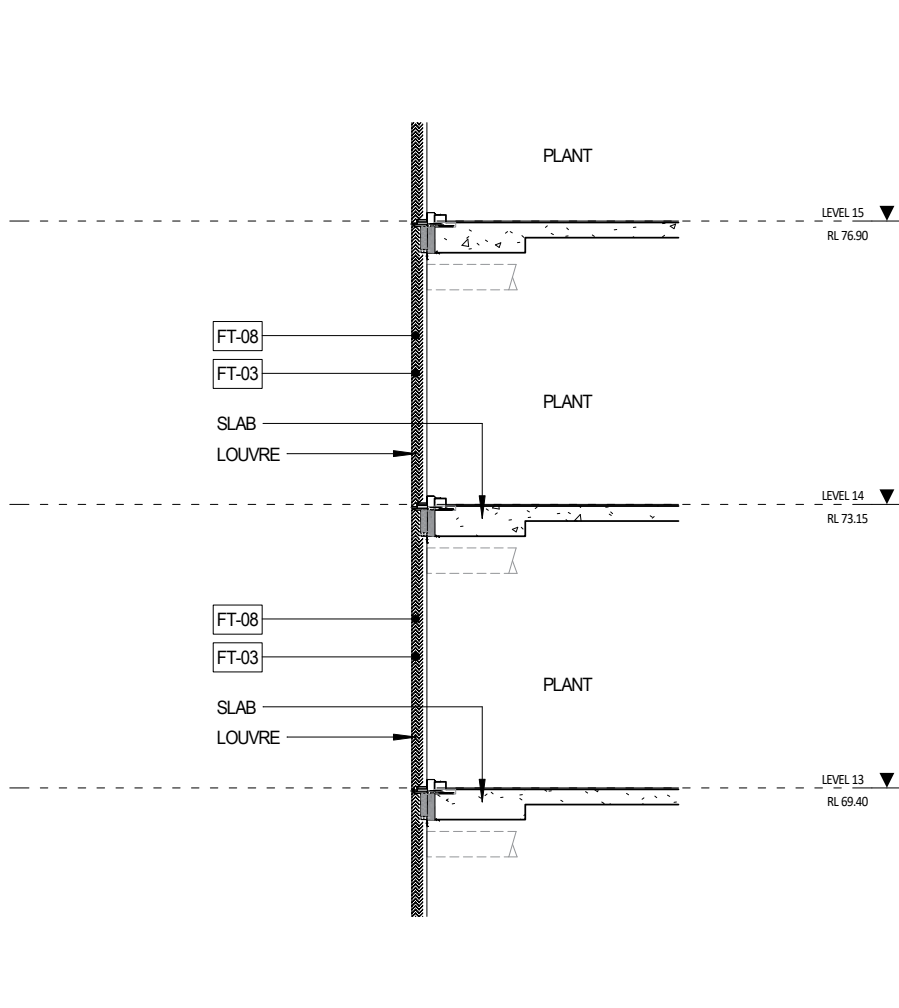
FT-08 PLANT LOUVRES
(BURNETT LANE & REAR ELEVATION)



PERSPECTIVE



ELEVATION

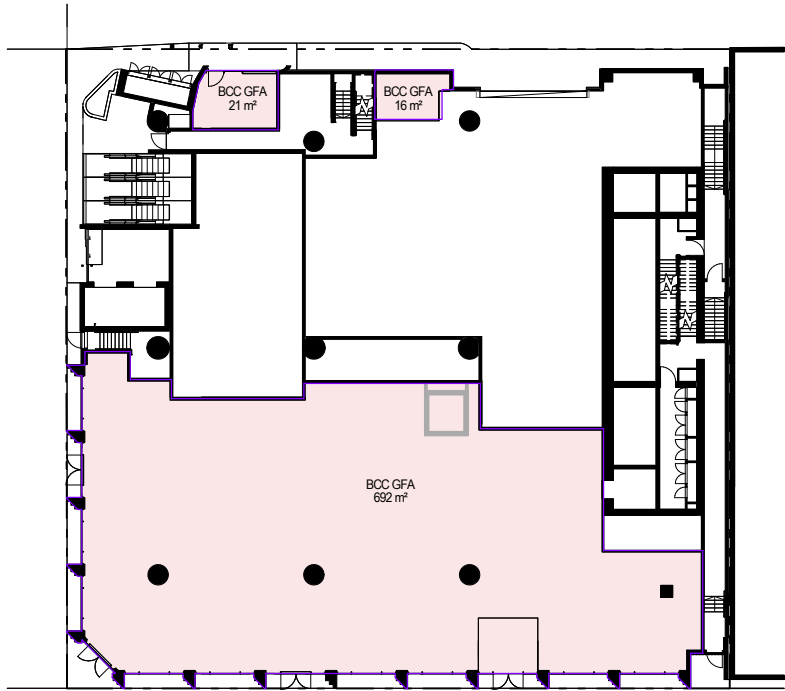


SECTION

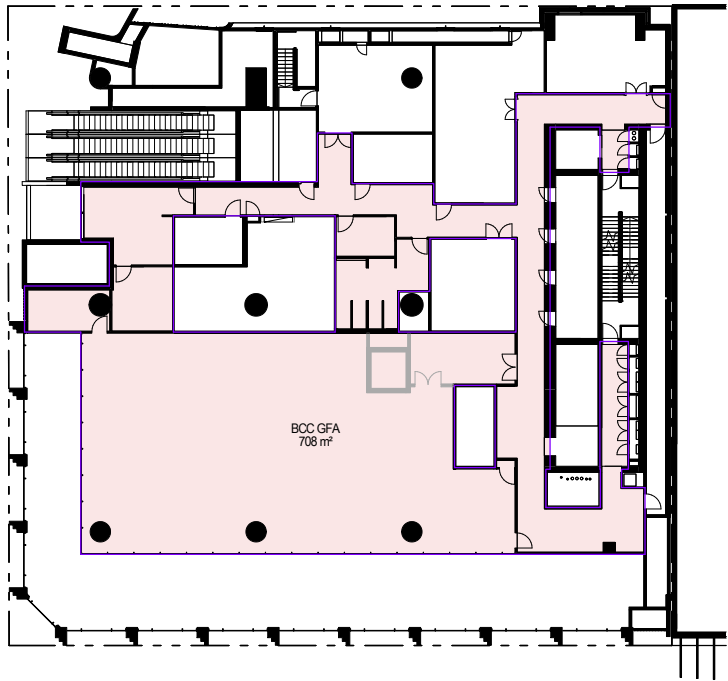
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BCC GFA DIAGRAMS

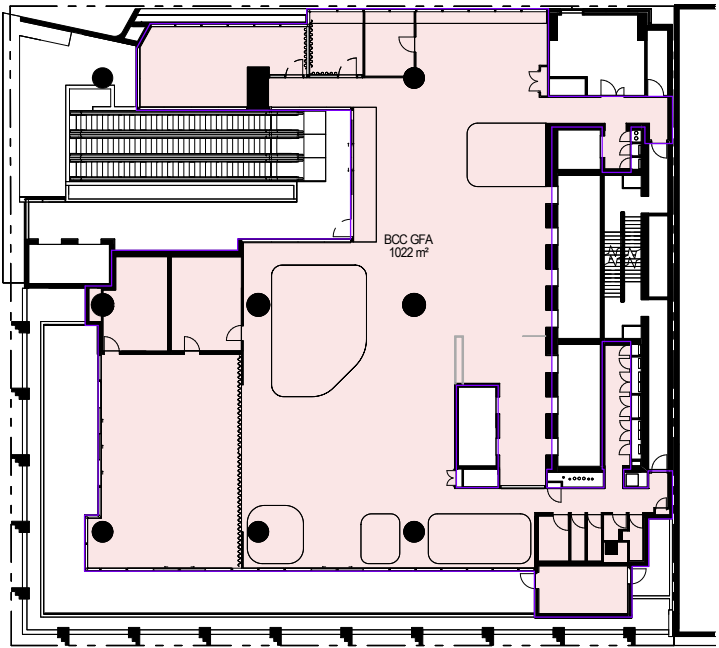
GROUND - LEVEL 04



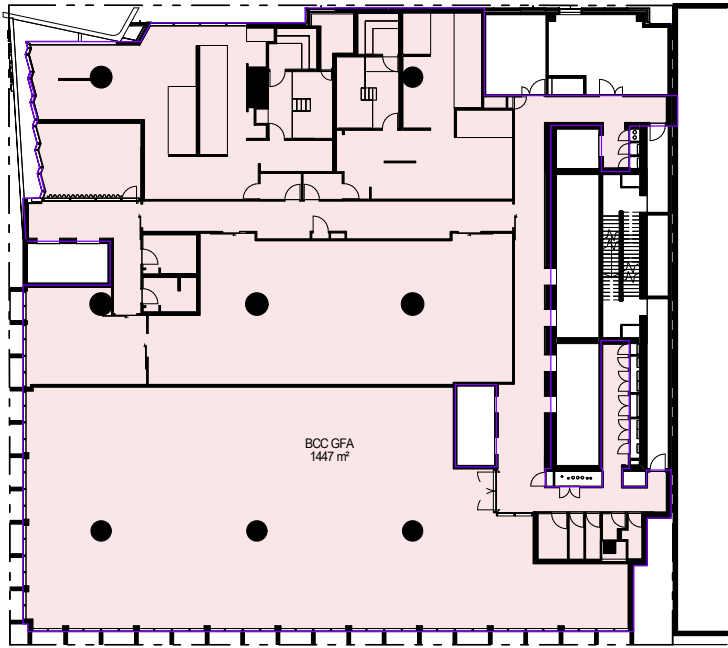
1 GFA cGROUND
1:250



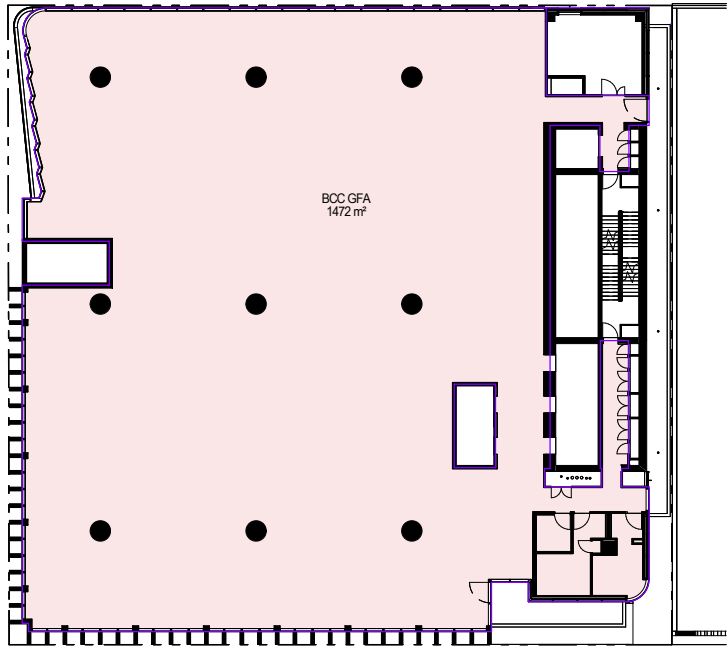
2 GFA cGROUND MEZZANINE
1:250



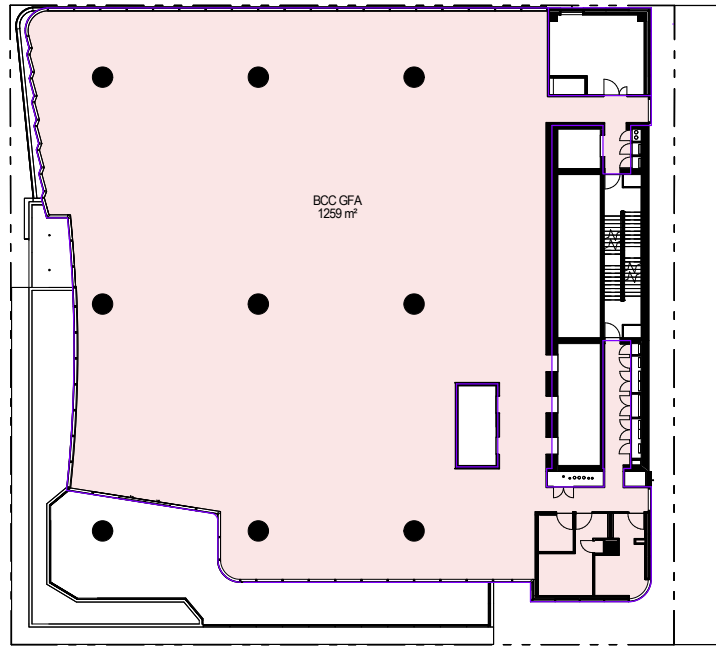
3 GFA LPODIUM LEVEL 01
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4 GFA LPODIUM LEVEL 02
1:250



5 GFA LPODIUM LEVEL 03
1:250

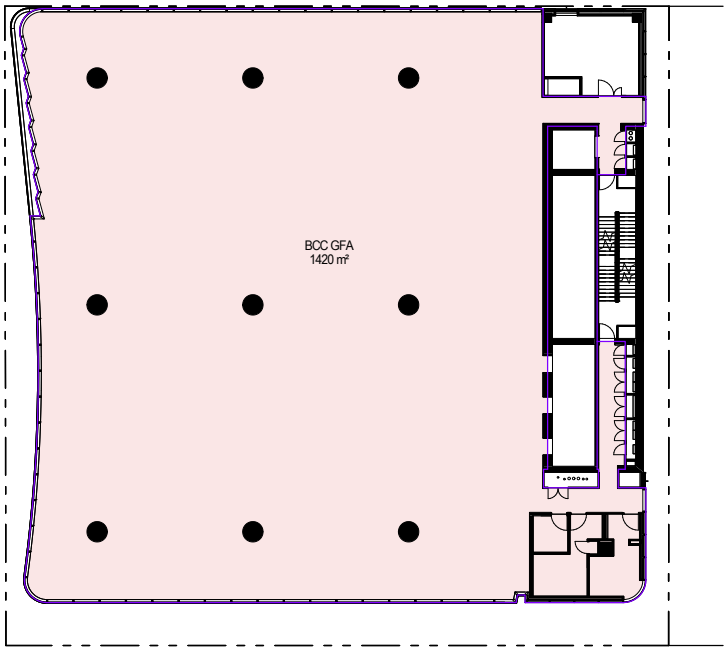


6 GFA LTOP OF PODIUM LEVEL 04
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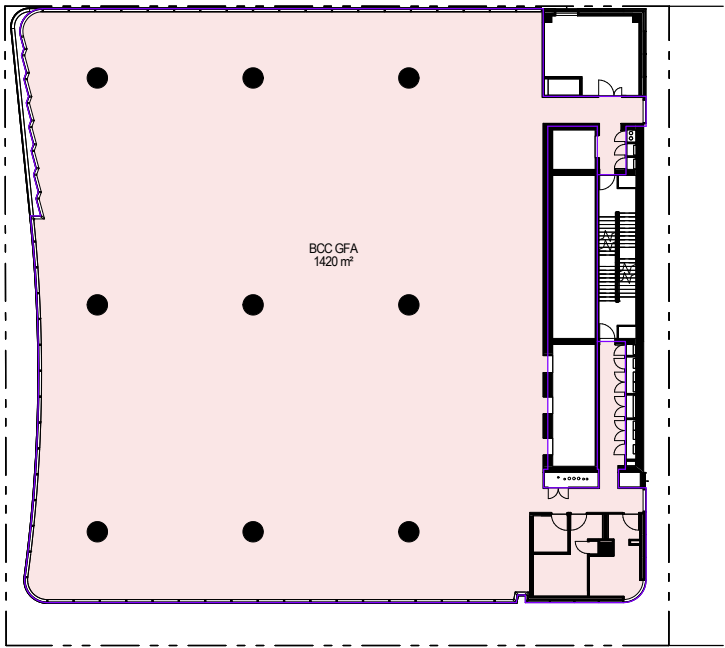
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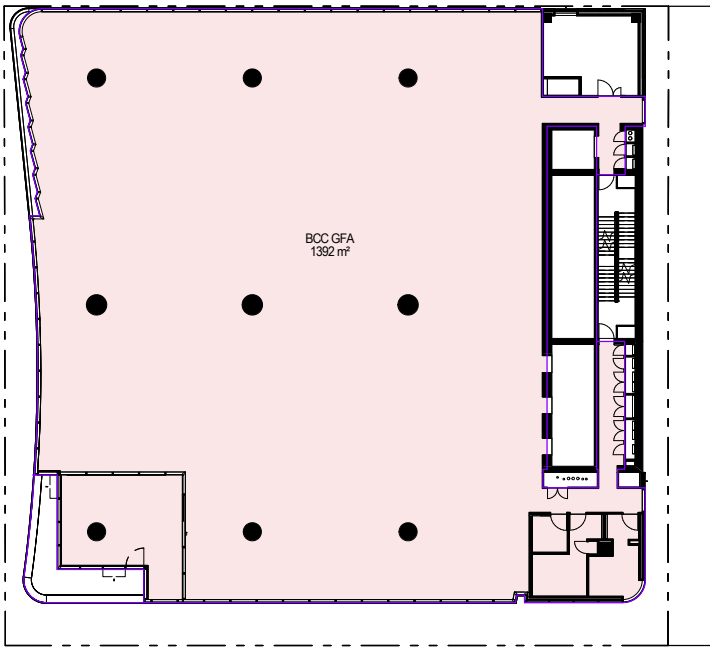
LEVEL 05 - LEVEL 10



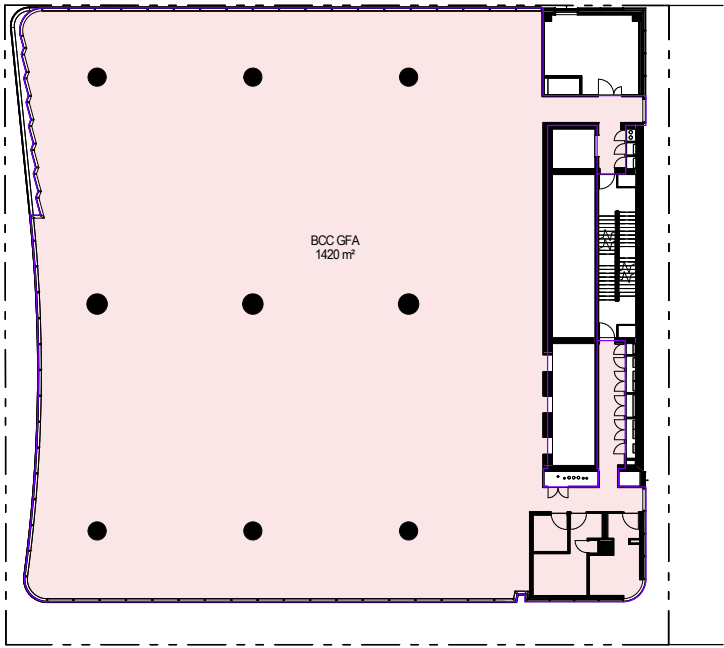
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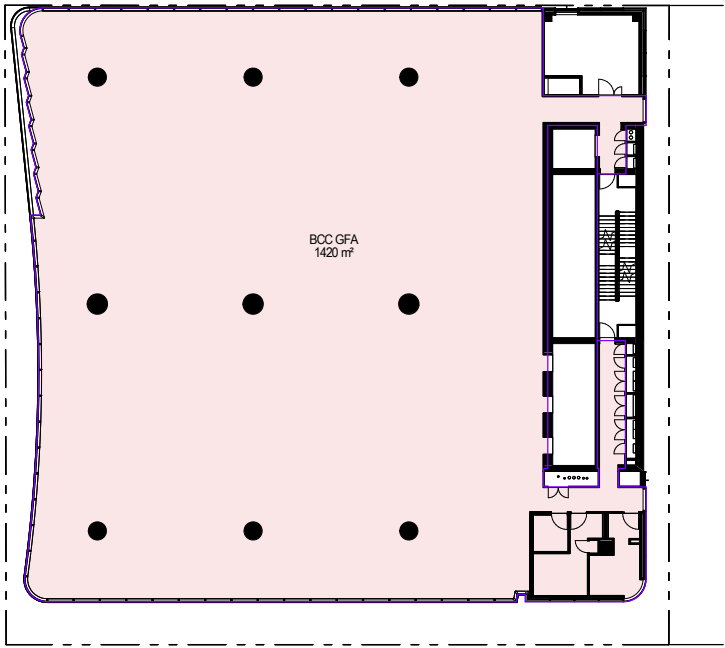
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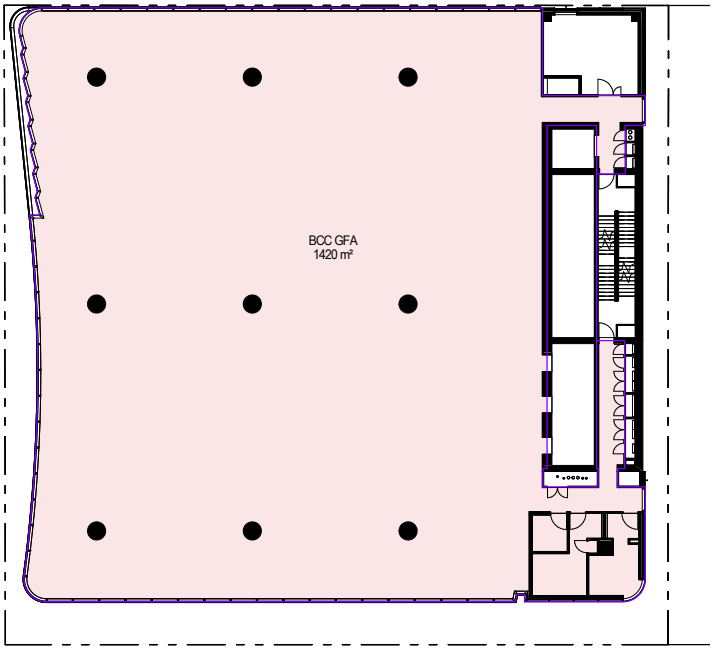
3 GFA LLEVEL 07
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4 GFA LLEVEL 08
1:250



5 GFA LLEVEL 09
1:250

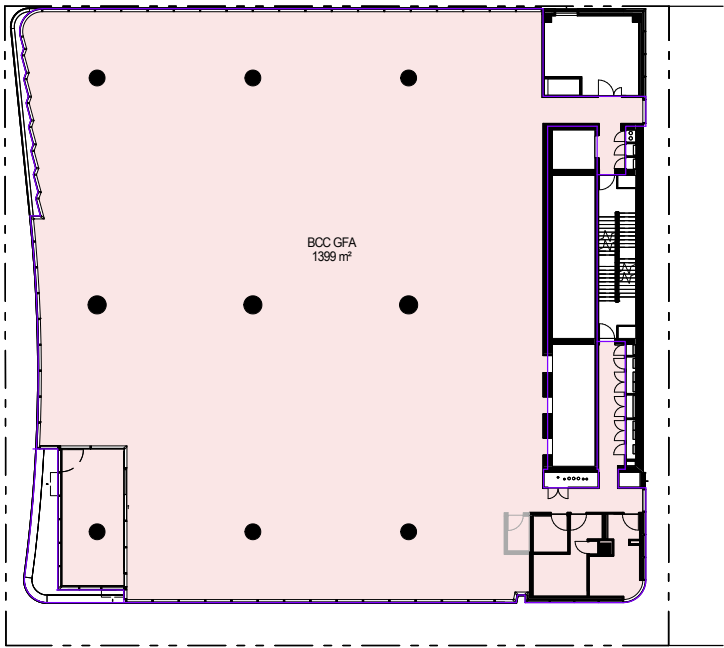


6 GFA LLEVEL 10
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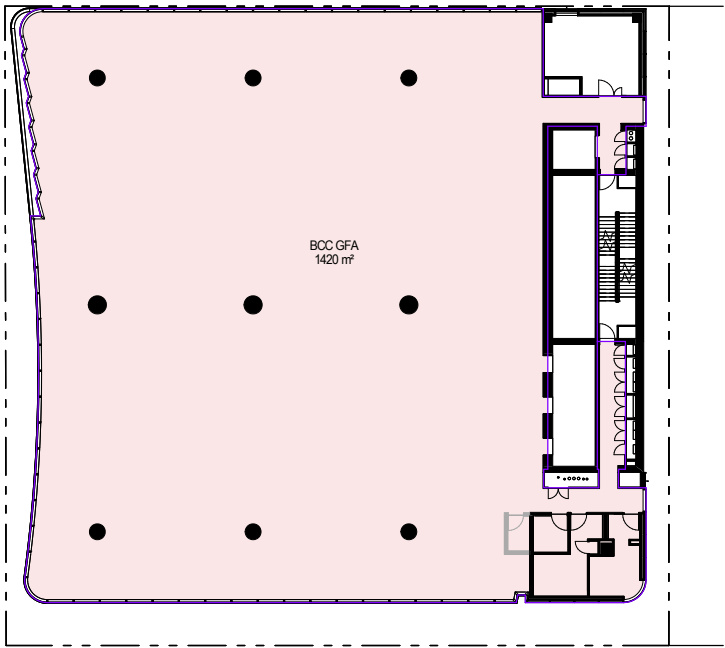
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BCC GFA DIAGRAMS

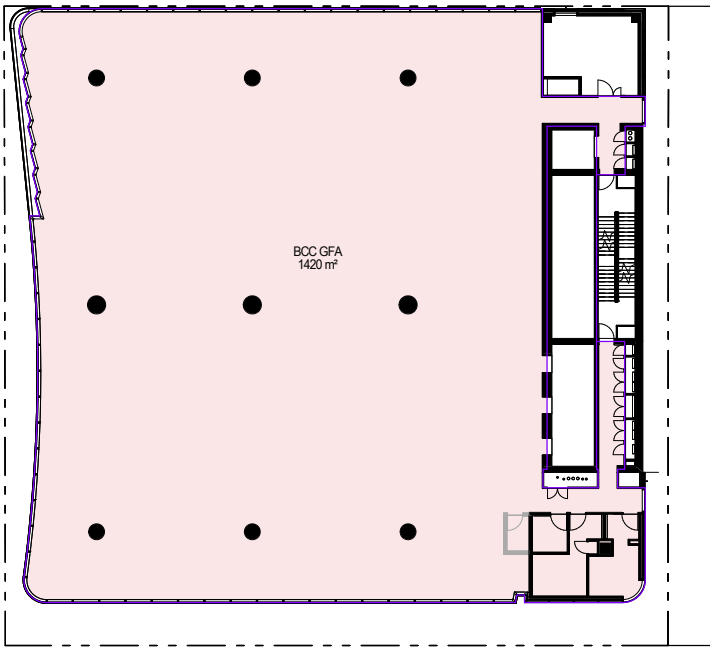
LEVEL 11 - LEVEL 16



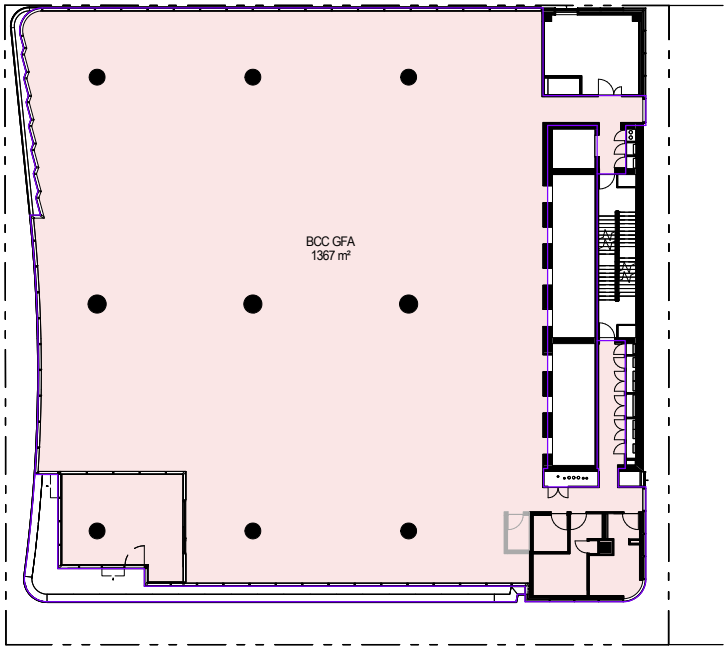
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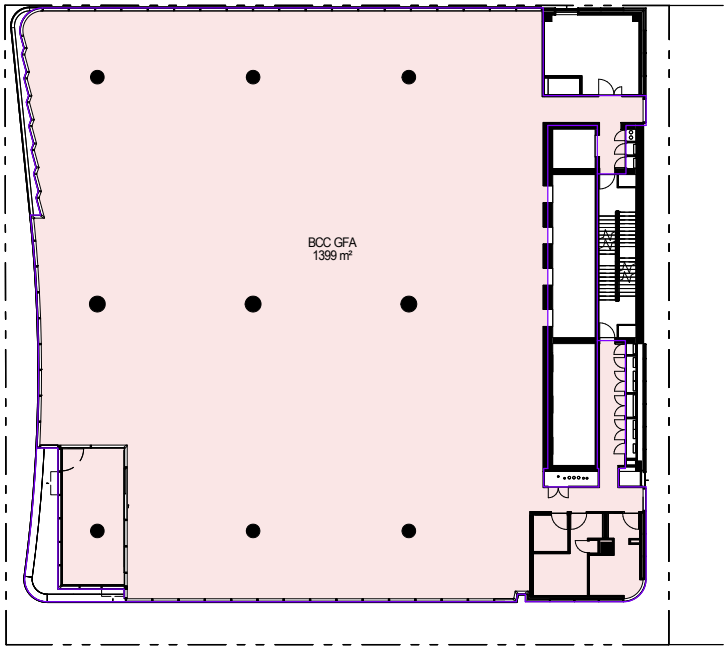
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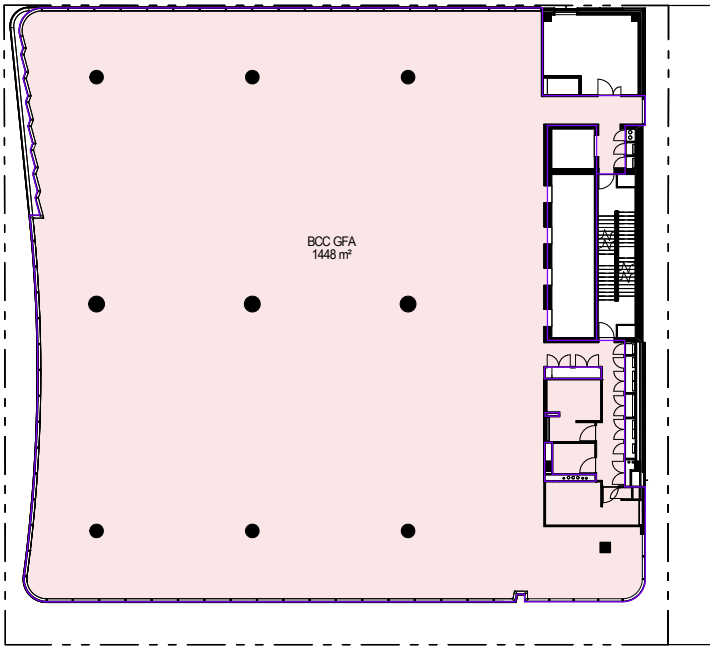
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4 GFA LLEVEL 14
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5 GFA LLEVEL 15
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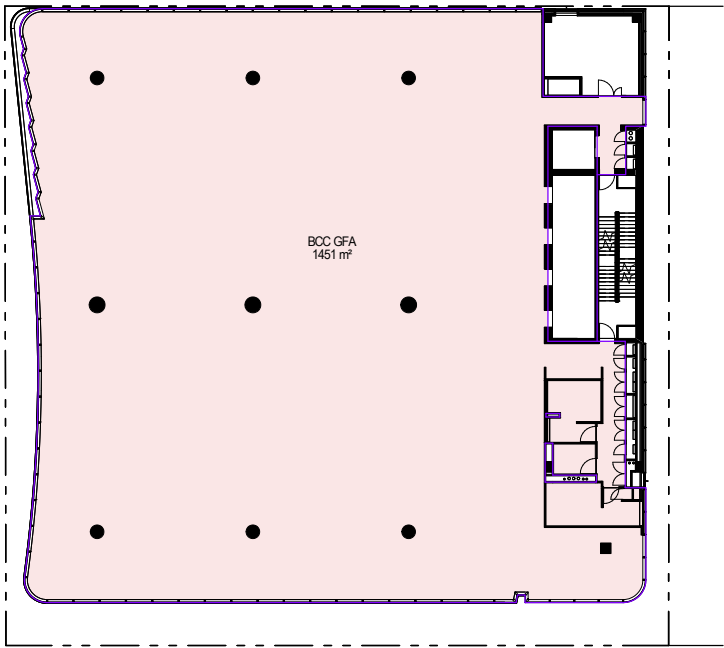


6 GFA LLEVEL 16
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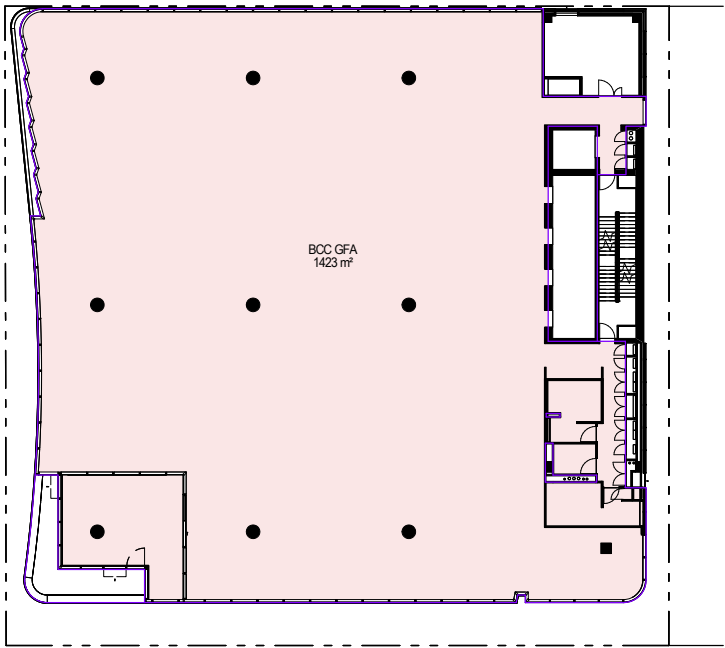
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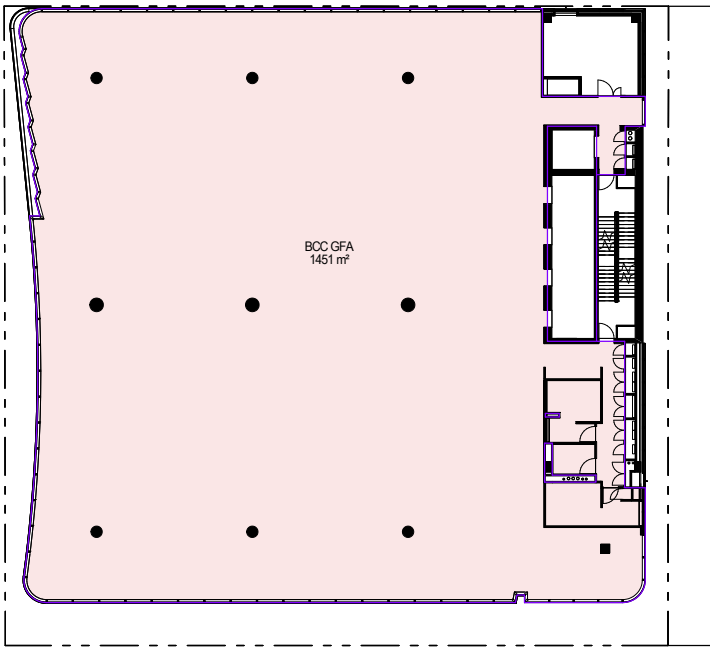
LEVEL 17 - LEVEL 22



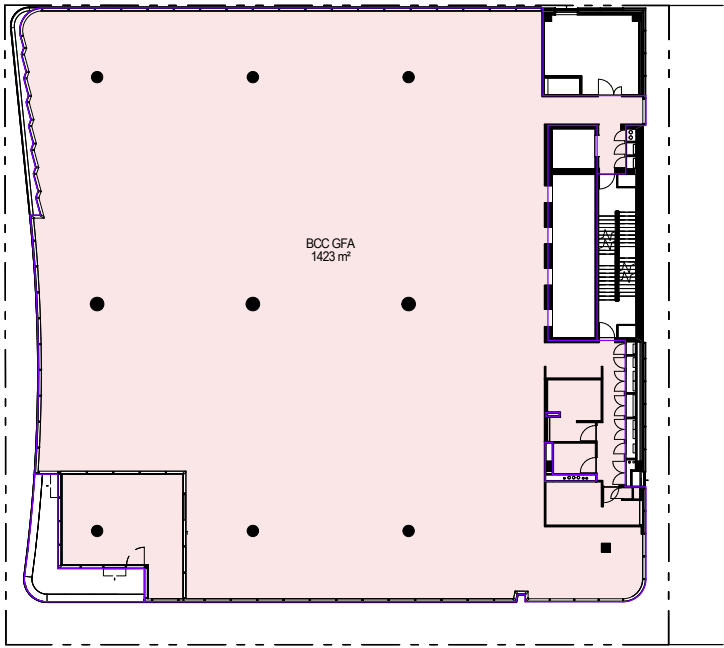
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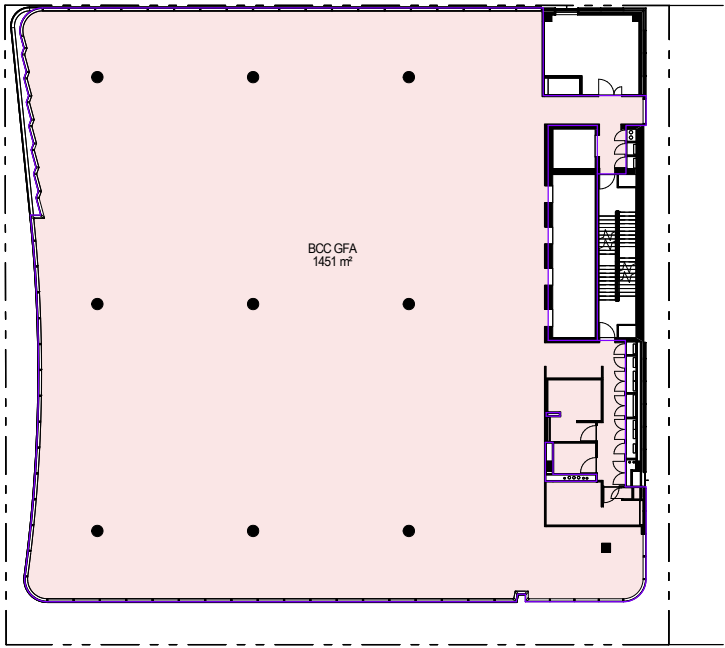
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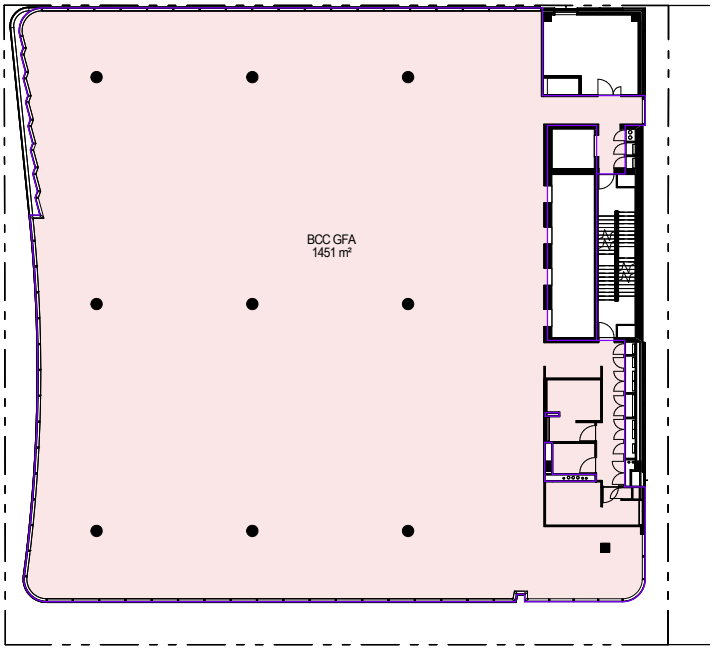
3 GFA LLEVEL 19
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4 GFA LLEVEL 20
1:250



5 GFA LLEVEL 21
1:250

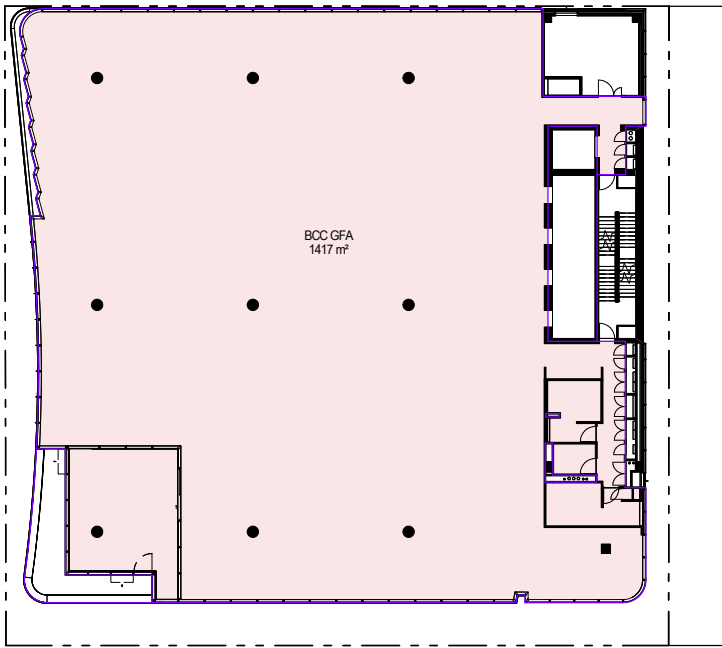


6 GFA LLEVEL 22
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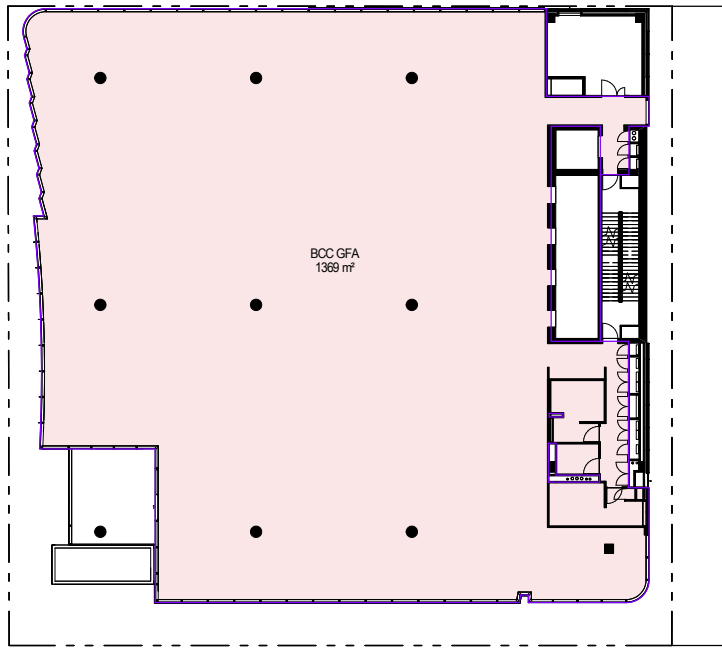
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BCC GFA DIAGRAMS

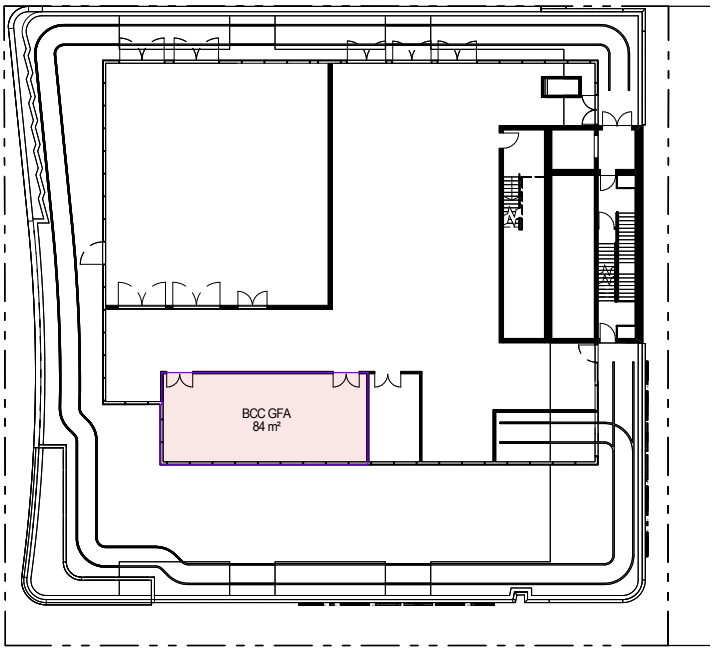
LEVEL 23 - LEVEL 25



1 GFA LLEVEL 23
1:250



2 GFA LLEVE 24
1:250



3 GFA LLEVEL 25
1:250

BCC GFA 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.

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