

COTTEEPARKER

CP

ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA
DEVELOPMENT APPLICATION





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COTTEE PARKER ARCHITECTS PTY LTD

ABN 77 010 924 106

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ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

DRAWING TITLE

PERSPECTIVE 01

E	DEVELOPMENT APPLICATION	17/09/2023	VAR	SH	MT
D	DEVELOPMENT APPLICATION DRAFT	02/08/2023	SH	DW	MT
C	DEVELOPMENT APPLICATION DRAFT	28/04/2023	SN	JH	MT
B	DEVELOPMENT APPLICATION DRAFT	03/03/2023	SN	JH	MT
A	DEVELOPMENT APPLICATION DRAFT	01/02/2023	JH	DW	JH
ISSUE PURPOSE	DATE	D	C	A	

DEVELOPMENT APPLICATION

JOB NO

6883

DRAWING NO

SD0201

ISSUE

E



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101 CORNWALL STREET, WOOLLOONGABBA					
CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD					
DRAWING TITLE					
PERSPECTIVE	02				
E	DEVELOPMENT APPLICATION	17/09/2023	VAR	SH	MT
D	DEVELOPMENT APPLICATION DRAFT	02/09/2023	SH	DW	MT
C	DEVELOPMENT APPLICATION DRAFT	28/04/2023	SN	JH	MT
B	DEVELOPMENT APPLICATION DRAFT	03/03/2023	SN	JH	MT
A	DEVELOPMENT APPLICATION DRAFT	01/02/2023	JH	DW	JH
ISSUE PURPOSE	DATE	D	C	A	
DEVELOPMENT APPLICATION					
JOB NO					
6883					
DRAWING NO					
SD0202					
E					



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ANNERLEY HEALTH HUB		101 CORNWALL STREET, WOOLLOONGABBA	DRAWING TITLE
CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD	PERSPECTIVE 03		
E DEVELOPMENT APPLICATION	17/09/2023 VAR SH MT		
D DEVELOPMENT APPLICATION DRAFT	02/09/2023 SH DW MT		
C DEVELOPMENT APPLICATION DRAFT	28/04/2023 SN JH MT		
B DEVELOPMENT APPLICATION DRAFT	03/03/2023 SN JH MT		
A DEVELOPMENT APPLICATION DRAFT	01/02/2023 JH DW JH		
ISSUE PURPOSE	DATE	D C A	ISSUE
DEVELOPMENT APPLICATION			
JOB NO	6883	DRAWING NO	SD0203

BIMcloud: CPACLDBIMM01 - BIMcloud/220/6883 Cornwall St Woolloongabba Master: 22/08/2023 4:01 PM



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ANNERLEY HEALTH HUB					
101 CORNWALL STREET, WOOLLOONGABBA					
CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD					
DRAWING TITLE					
E	DEVELOPMENT APPLICATION	17/09/2023	VAR	SH	MT
D	DEVELOPMENT APPLICATION DRAFT	02/09/2023	SH	DW	MT
C	DEVELOPMENT APPLICATION DRAFT	28/04/2023	SN	JH	MT
B	DEVELOPMENT APPLICATION DRAFT	03/03/2023	SN	JH	MT
A	DEVELOPMENT APPLICATION DRAFT	01/02/2023	JH	DW	JH
ISSUE PURPOSE		DATE	D	C	A
DEVELOPMENT APPLICATION					
JOB NO					
6883					
DRAWING NO					
SD0204					
E					



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CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

DRAWING TITLE

PERSPECTIVE 05

C DEVELOPMENT APPLICATION 17/08/2023 VAR SH MT
B DEVELOPMENT APPLICATION DRAFT 02/09/2023 SH DW MT
A DEVELOPMENT APPLICATION DRAFT 28/04/2023 SN JH MT
ISSUE PURPOSE DATE D C A

DEVELOPMENT APPLICATION

JOB NO

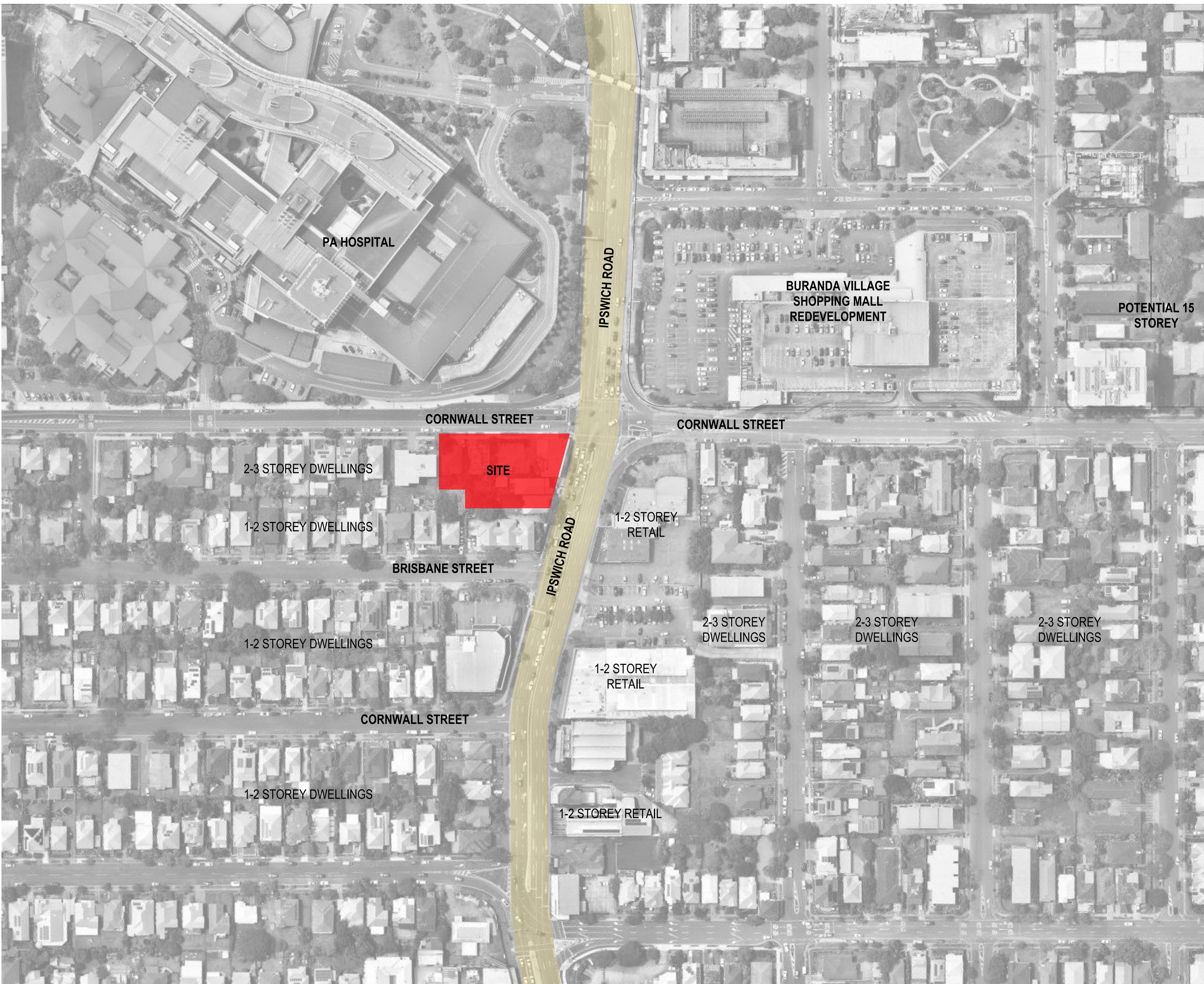
6883

DRAWING NO

SD0205

ISSUE

C



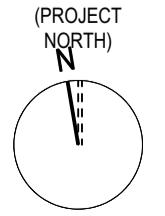
1
LOCATION PLANS
SCALE @ A1 1:1000

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SCALE 1: 1000 @ A1
SCALE 1: 2000 @ A3



F DEVELOPMENT APPLICATION 17/09/2023 VAR SH MT
E DEVELOPMENT APPLICATION DRAFT 02/09/2023 SH DW MT
D DEVELOPMENT APPLICATION DRAFT 28/04/2023 SN JH MT
C DEVELOPMENT APPLICATION DRAFT 03/03/2023 SN JH MT
B DEVELOPMENT APPLICATION DRAFT 01/02/2023 JH DW JH
ISSUE PURPOSE DATE D C A
DEVELOPMENT APPLICATION

101 CORNWALL STREET, WOOLLOONGABBA
CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

DRAWING TITLE

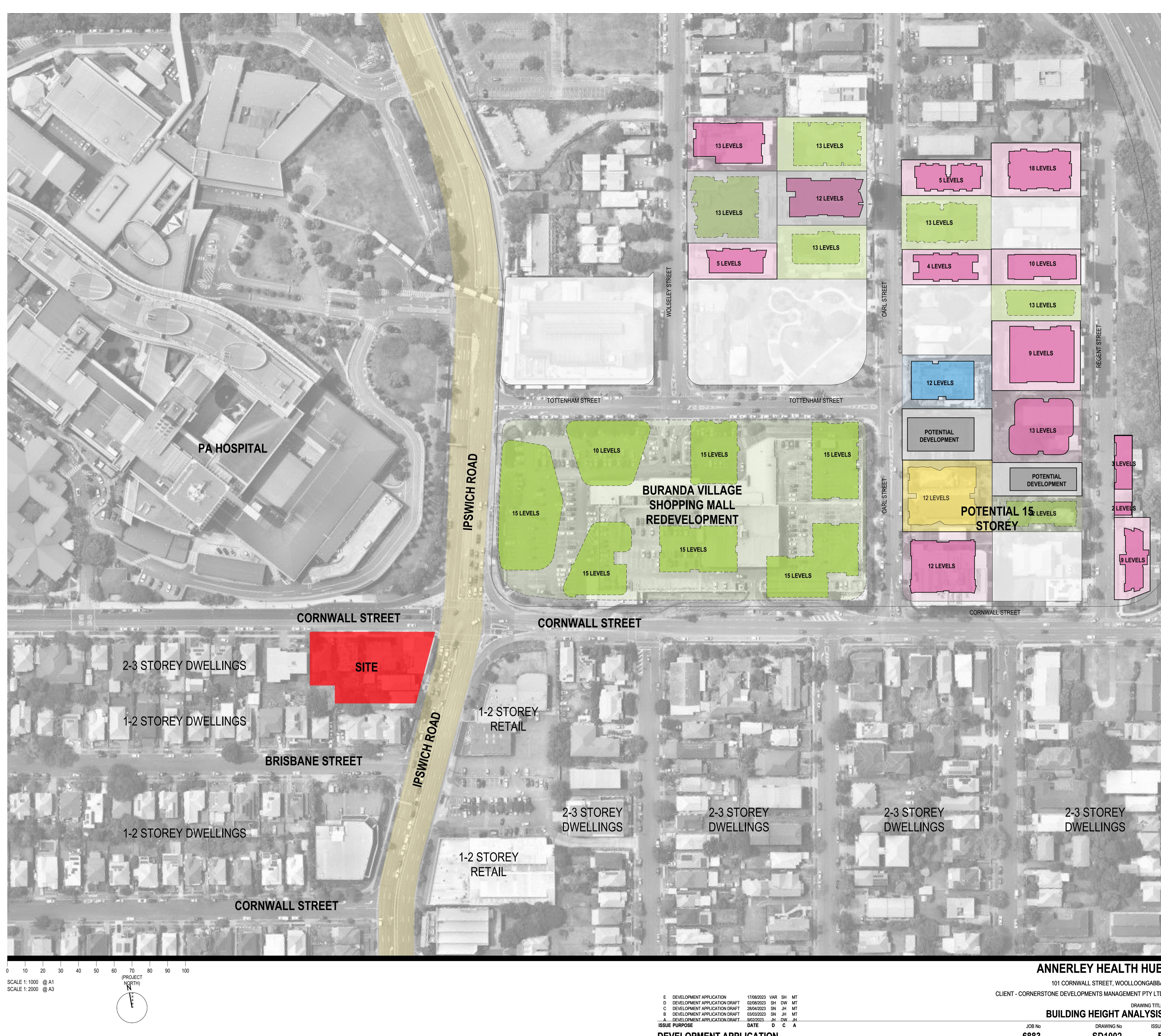
LOCATION PLAN

JOB NO
6883

DRAWING NO
SD1001

F

LEGEND



PRINCESS ALEXANDRIA HOSPITAL

BURANDA VILLAGE

CORNWALL STREET

2-STORY
RESIDENTIAL

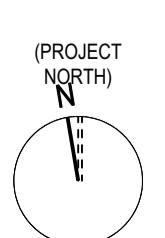
3-STORY
RESIDENTIAL

2-STORY
RESIDENTIAL

2-STORY
RESIDENTIAL

2-STORY
RESIDENTIAL

COTTEEPARKER Ø



BRISBANE STREET

HIGH-VISIBILITY CORNER

NORTHERN EXPOSURE

HIGH-VISIBILITY CORNER

HOT AFTERNOON ASPECT

GOOD MORNING ASPECT

SITE

MAJOR
INTERSECTION

IPSWICH ROAD

1 AND 2-STORY
RETAIL

1 AND 2-STORY
RETAIL

ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

DRAWING TITLE

SITE ANALYSIS PLAN

JOB NO

6883

DRAWING NO

SD1003

E

E	DEVELOPMENT APPLICATION	17/09/2023	VAS	SH	MT
D	DEVELOPMENT APPLICATION DRAFT	02/09/2023	SH	DW	MT
C	DEVELOPMENT APPLICATION DRAFT	28/04/2023	SN	JH	MT
B	DEVELOPMENT APPLICATION DRAFT	03/03/2023	SN	JH	MT
A	DEVELOPMENT APPLICATION DRAFT	01/02/2023	JH	DW	JH

ISSUE PURPOSE

DATE D C A

DEVELOPMENT APPLICATION

SITE AREA	
ORIGINAL BOUNDARY LINE	2475m ² APPROX.
NEW BOUNDARY LINE	2137m ² APPROX.

CAR PARKING	
GROUND LEVEL	38
BASEMENT 01	52
BASEMENT 02	52
BASEMENT 03	55
	197

GFA AREAS	
BASEMENT 04	746.08
GROUND LEVEL	269.29
LEVEL 01	988.40
LEVEL 02	1,586.34
LEVEL 03	1,586.34
LEVEL 04	1,586.34
LEVEL 05	999.14
	7,761.93 m ²

NLA AREAS	
BASEMENT 04	636.30
GROUND LEVEL	255.69
LEVEL 01	985.01
LEVEL 02	1,565.86
LEVEL 03	1,566.42
LEVEL 04	1,566.42
LEVEL 05	984.79
	7,560.49 m ²

GROSS BUILDING AREA	
BASEMENT 04	801.85
BASEMENT 03	1,885.96
BASEMENT 02	1,885.96
BASEMENT 01	1,885.96
GROUND LEVEL	1,805.83
LEVEL 01	1,804.83
LEVEL 02	1,698.21
LEVEL 03	1,698.21
LEVEL 04	1,698.21
LEVEL 05	1,637.61
	16,802.63 m ²



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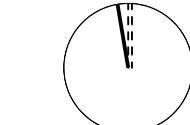
T 61 7 3846 7422

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0 5 10 15 20 25
SCALE 1: 250 @ A1
SCALE 1: 500 @ A3
(PROJECT NORTH)



BIMcloud: CPACLDBIMM01 - BIMcloud:220/6883 Cornwall St Woolloongabba Master: 22/08/2023 4:01 PM

E DEVELOPMENT APPLICATION 17/09/2023 VAR SH MT
D DEVELOPMENT APPLICATION DRAFT 02/09/2023 SH DW MT
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A DEVELOPMENT APPLICATION DRAFT 01/02/2023 JH DW JH MT
ISSUE PURPOSE DATE D C A
DEVELOPMENT APPLICATION

JOB NO 6883 DRAWING NO SD1004 E

ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

DRAWING TITLE

SITE PLAN

ISSUE

PLANTS



PLANTS

- P1 Epipremnum aureum (Devil's Ivy)
- P2 Impomea pes-caprae (Beach Morning Glory)
- P3 Ficus pumila (Creeping Fig)
- P4 Lomandra hystrix (Slender Mat Rush)
- P5 Ficus microcarpa (Green Island Fig)
- P6 Casuarina glauca (Cousin it)
- P7 Philodendron (Xanadu)

TREES

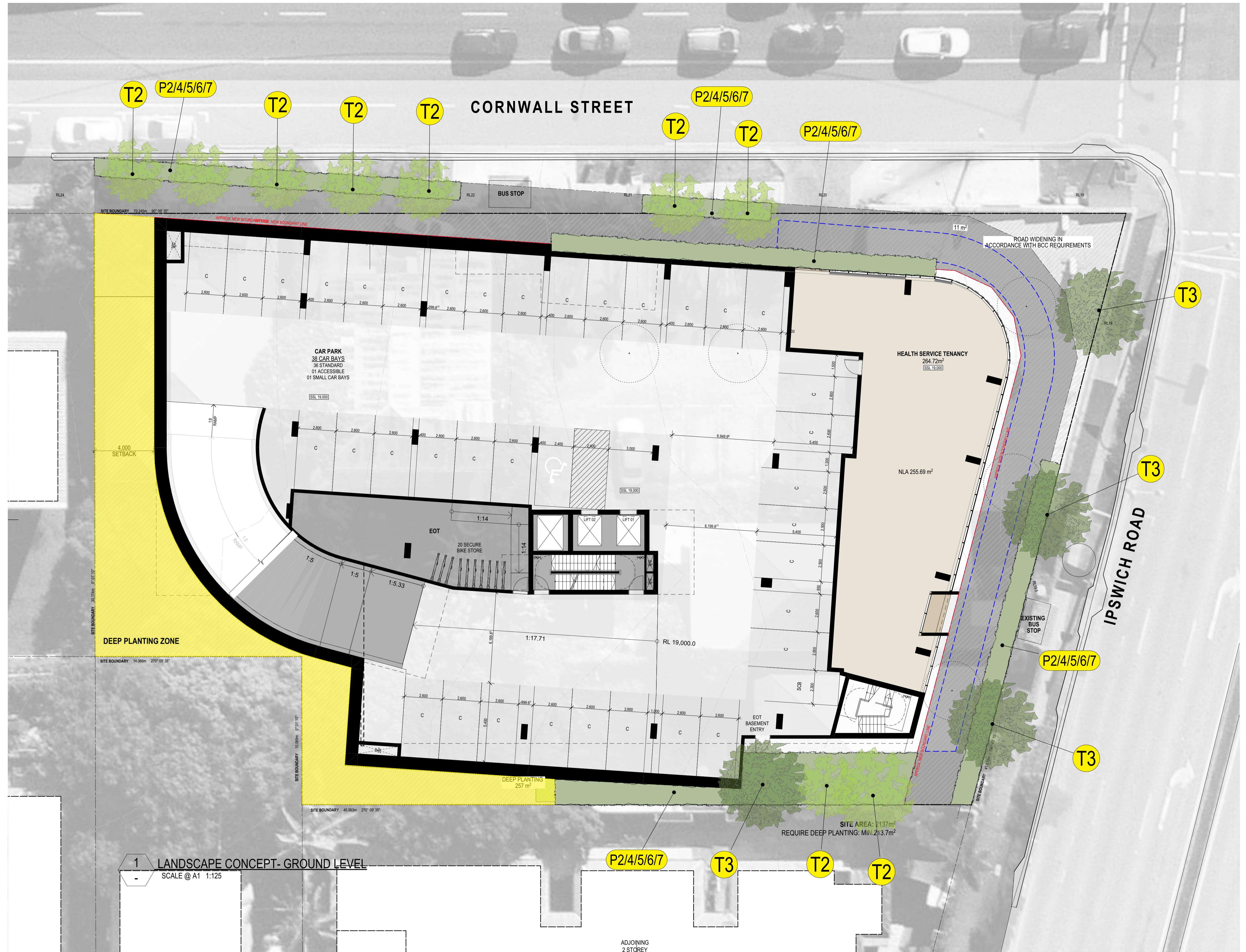


TREES

- T1 ATRACTOCARPUS fitzalanii (H:6-10m | W:2-4m)
- T2 WATERHOUSIA floribunda (H:6-10m | W:2-4m)
- T3 HARPULLIA PENDULA (H:6-8m | W:6-10m)
- T4 CUPANIOPSIS anacardioides (H:8-12m | W:4-6m)

NOTE:
LANDSCAPE DESIGN IS FOR
CONCEPTUAL PURPOSES ONLY AND
SUBJECT TO A LANDSCAPE
ARCHITECTS DESIGN SOLUTION.

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A scale bar at the top left shows distances from 0 to 12.5 units. Below it, two scale options are listed: 'SCALE 1: 125 @ A1' and 'SCALE 1: 250 @ A3'. To the right is a circular north arrow containing a vertical line with a double tick mark, labeled '(PROJECT NORTH)' above it and 'N' below it.

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2 STO

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101 CORNWALL STREET, WOOLLOONGABBA

RNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

DRAWING TITLE

CONCRETE PAVEMENT - GROUT FLOOR

JOB NO DRAWING NO ISSUE
883 **SD1302** **A**

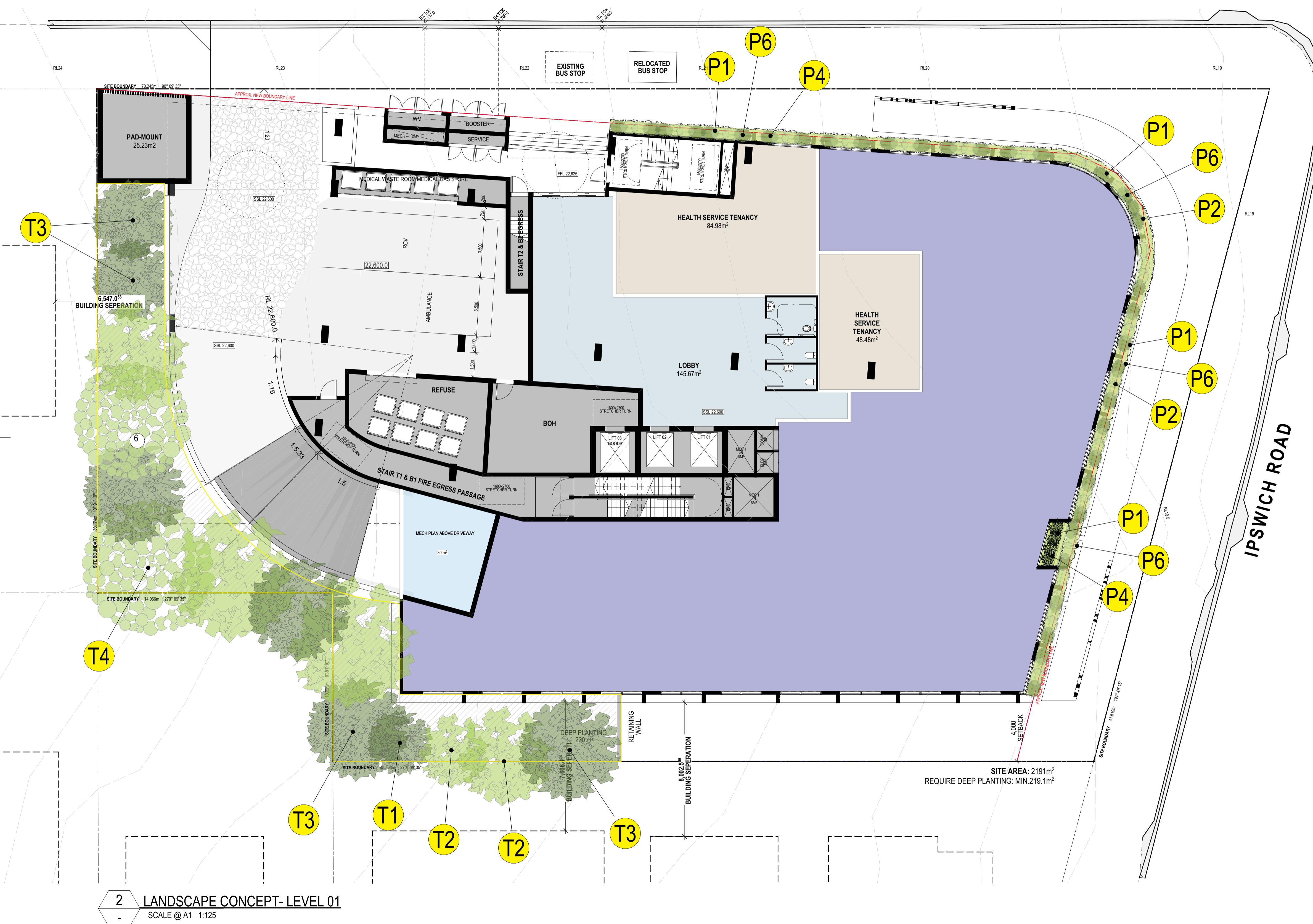
CD1002 A

A DEVELOPMENT APPLICATION 17/08/2023 VAR SH MT
ISSUE PURPOSE **DATE** **D** **C** **A**

DEVELOPMENT APPLICATION

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SCALE 1: 125 @ A1
SCALE 1: 250 @ A3
(PROJECT NORTH)
N

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CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

DRAWING TITLE

LANDSCAPE CONCEPT PLAN - LEVEL 01

ISSUE PURPOSE

17/08/2023 VAR. SH. MT.

DATE D C A

DEVELOPMENT APPLICATION

JOB NO

6883

DRAWING NO

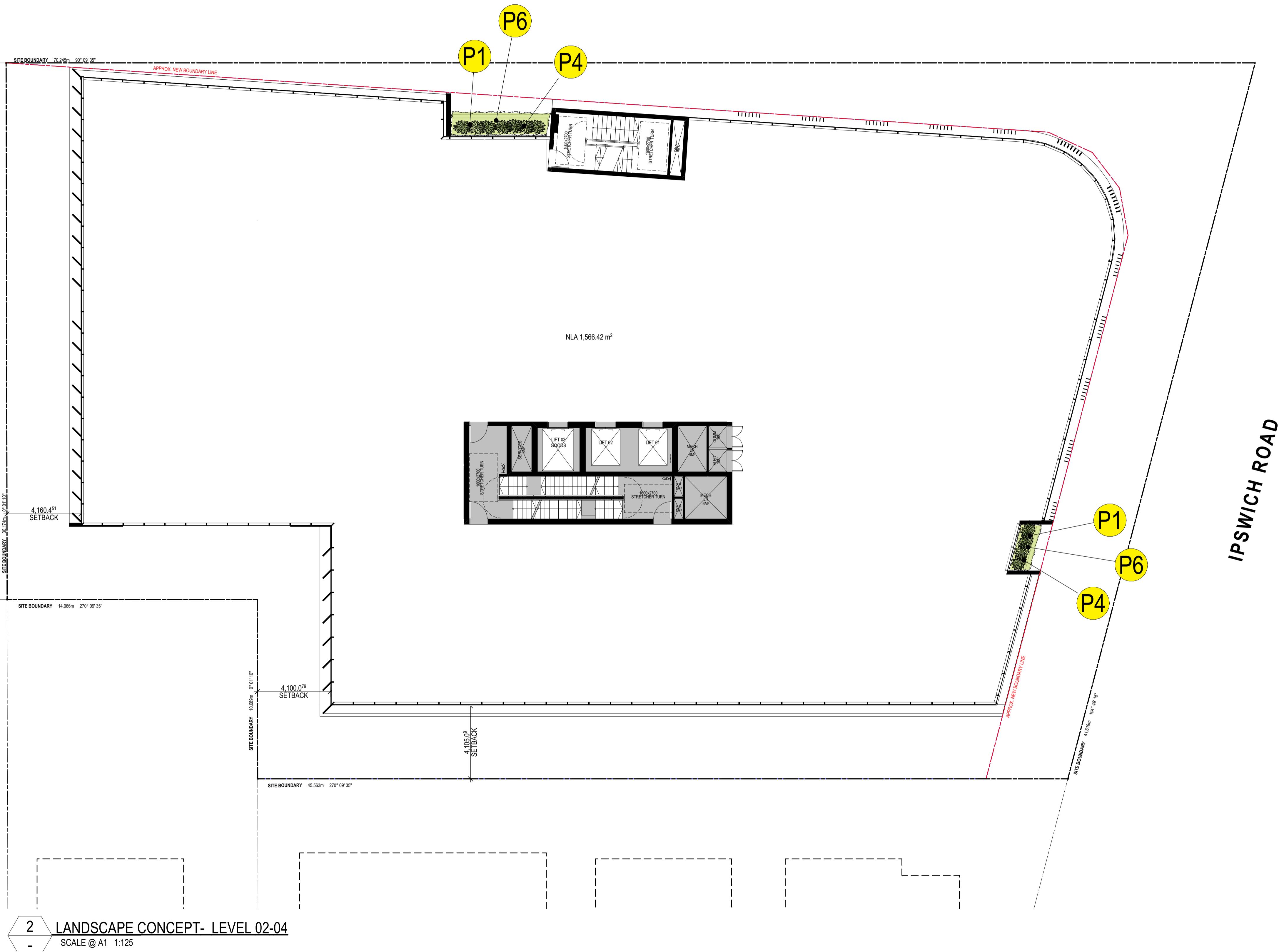
SD1303

ISSUE

A

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0 2.5 5 7.5 10 12

SCALE 1:125 @ A1
SCALE 1:250 @ A3

(PROJECT NORTH)

N

100 110 120 130 140 150

<u>A</u>	DEVELOPMENT APPLICATION	17/08/2023	VAR	SH	MT
ISSUE PURPOSE		DATE	D	C	A
DEVELOPMENT APPLICATION					

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101 CORNWALL STREET, WOOLLOONGABBA

DEVELOPMENTS MANAGEMENT PTY LTD

VING TITLE

DEPT PLAN - LEVEL 02-04

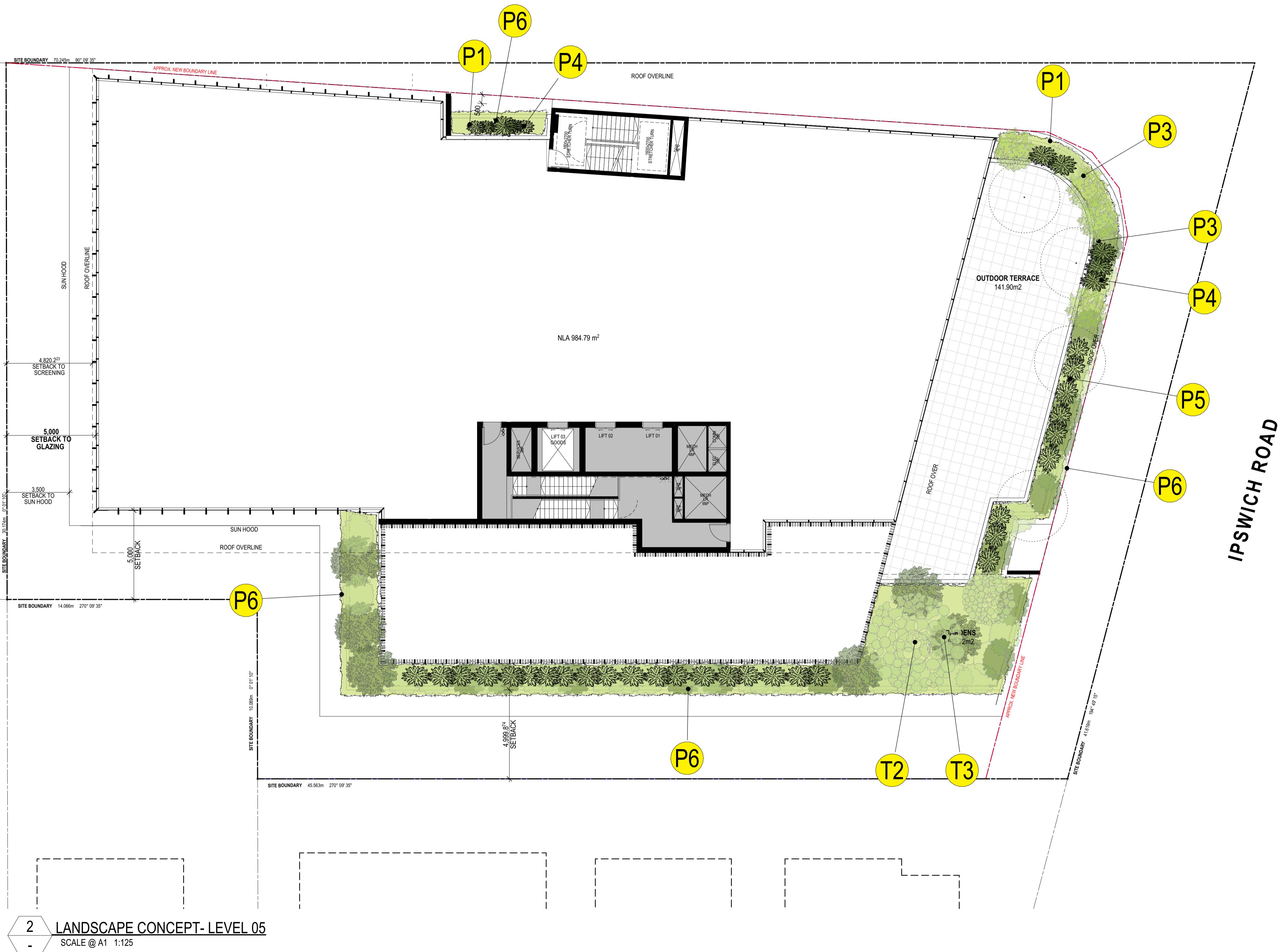
ISSUE

SD1304 A

A

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CORNWALL STREET



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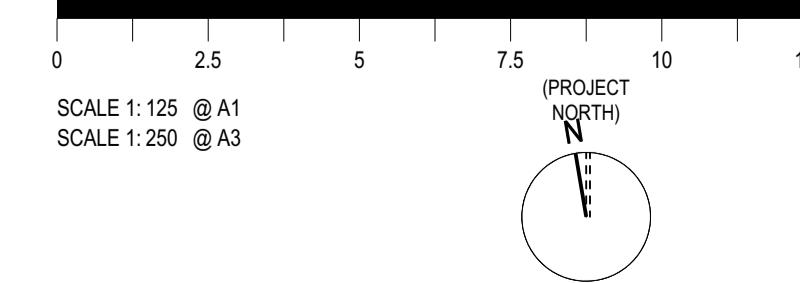
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BIMcloud: CPACLDBIMM01 - BIMcloud/220/6883 Cornwall St Woolloongabba Master: 22/08/2023 4:01 PM

ANNERLEY HEALTH HUB

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CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

LANDSCAPE CONCEPT PLAN - LEVEL 05

DRAWING TITLE

A - DEVELOPMENT APPLICATION

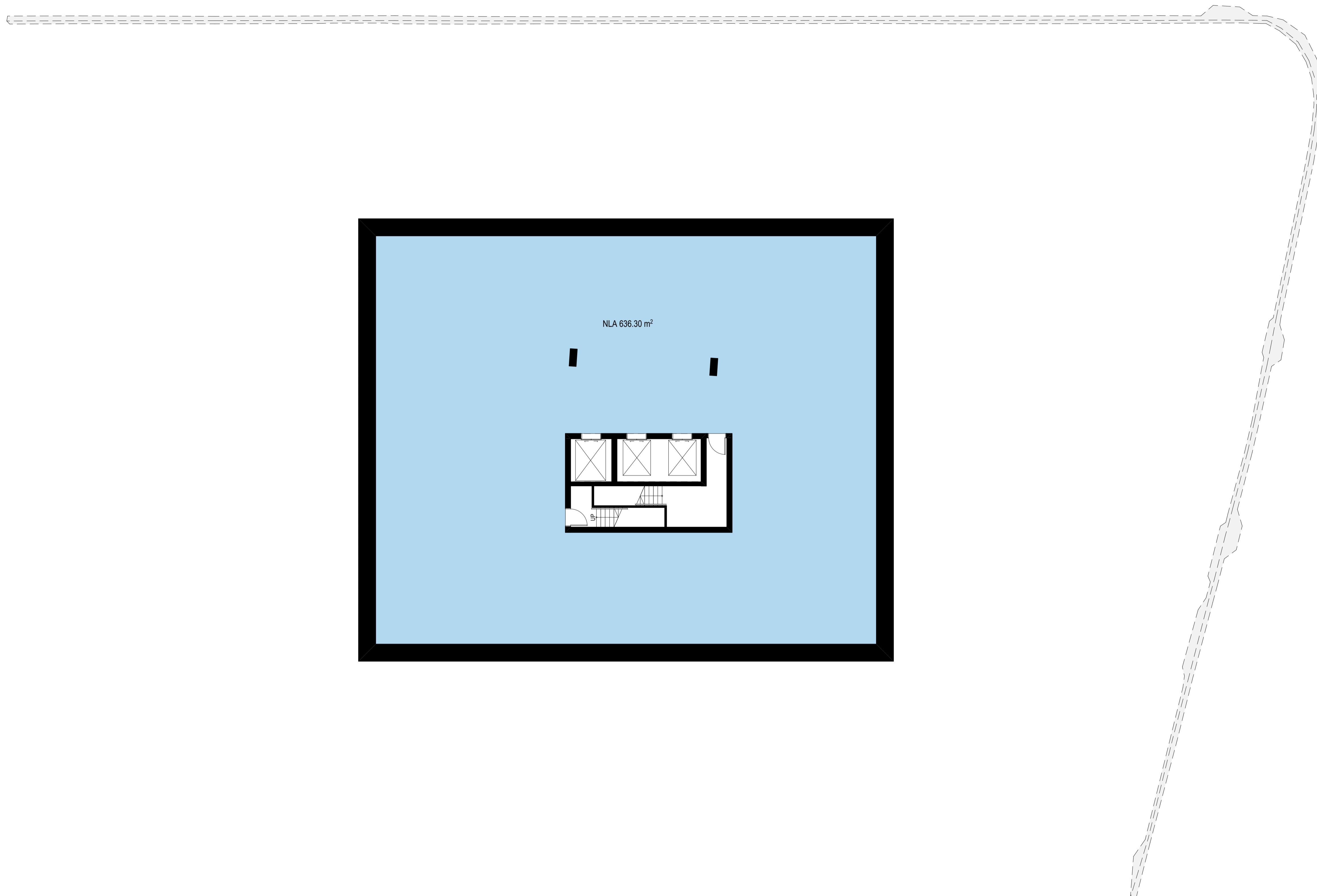
ISSUE PURPOSE 17/08/2023 VAR. SH. MT DATE D C A

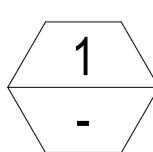
DEVELOPMENT APPLICATION

JOB NO 6883

DRAWING No SD1305

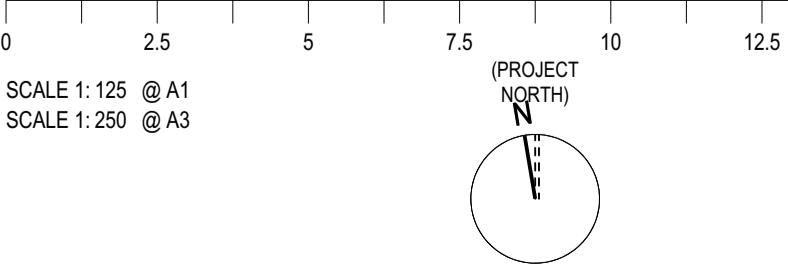
ISSUE A



 FLOOR PLAN - BASEMENT 04
SCALE @ A1 1:125

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F DEVELOPMENT APPLICATION 17/09/2023 VAR SH MT
E DEVELOPMENT APPLICATION DRAFT 02/09/2023 SH DW MT
D DEVELOPMENT APPLICATION DRAFT 28/04/2023 SN JH MT
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B DEVELOPMENT APPLICATION DRAFT 01/02/2023 JH DW JH
ISSUE PURPOSE DATE D C A
DEVELOPMENT APPLICATION

ANNERLEY HEALTH HUB
101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

DRAWING TITLE

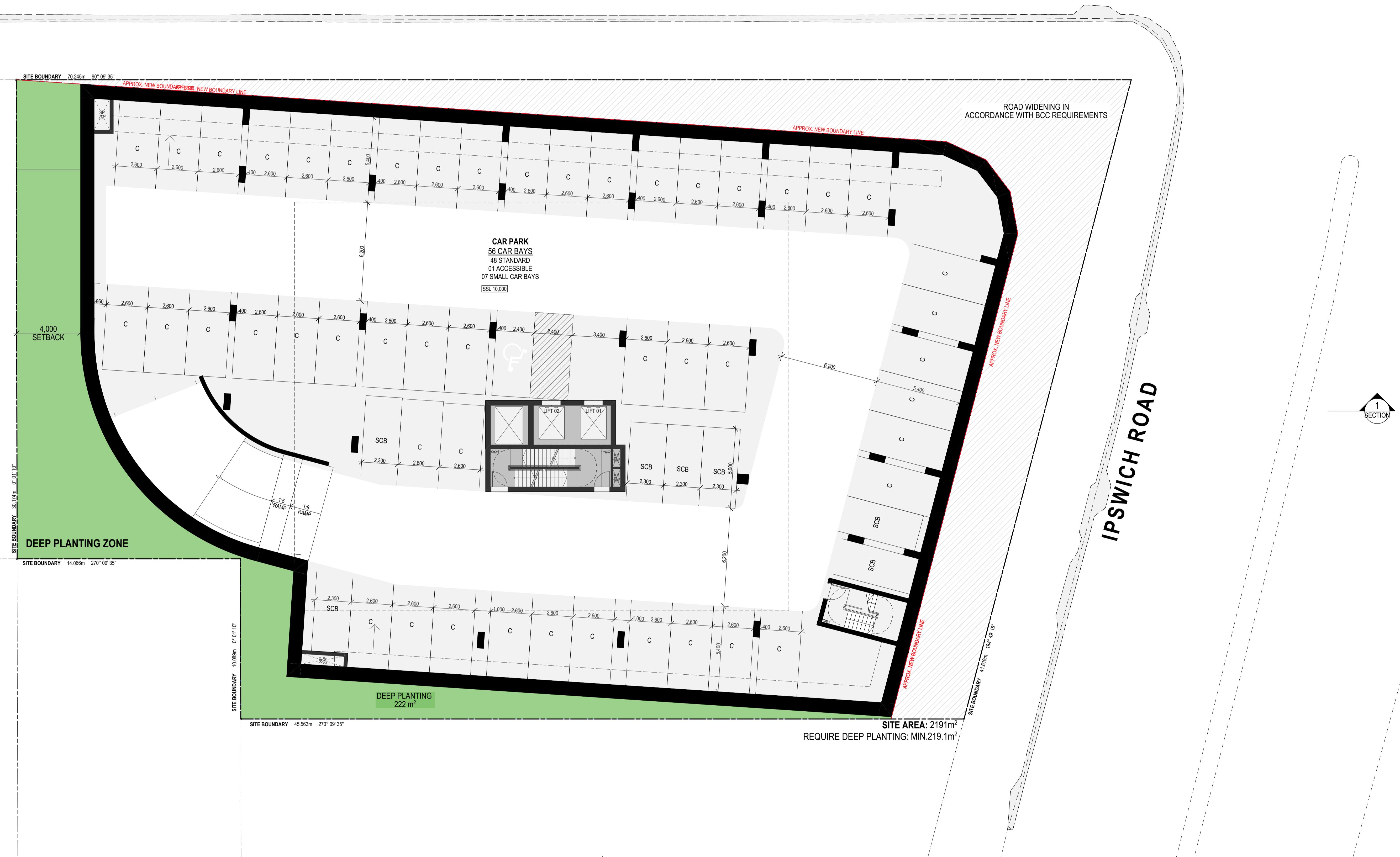
FLOOR PLAN - BASEMENT 04

JOB NO 6883

DRAWING No SD2006

F

CORNWALL STREET



1 FLOOR PLAN - BASEMENT 03

- SCALE @ A1 1:125

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A horizontal scale bar with tick marks every 2.5 units, ranging from 0 to 10. Below the scale bar, the text "SCALE 1:125 @ A1" and "SCALE 1:250 @ A3" is printed. To the right of the scale bar is a north arrow consisting of a circle with a vertical line and the letter "N". Above the north arrow, the text "(PROJECT NORTH)" is written.

BIMcloud: CPACLDB/MM01 - BIMcloud/2200/6883 Cornwall St Woolloongabba Master: 22/08/2023:

ISSUE	PURPOSE	DATE	D	C	A
F	DEVELOPMENT APPLICATION	17/08/2023	VAR	SH	MT
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B	DEVELOPMENT APPLICATION DRAFT	9/02/2023	JH	DW	JH

DEVELOPMENT APPLICATION

ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA

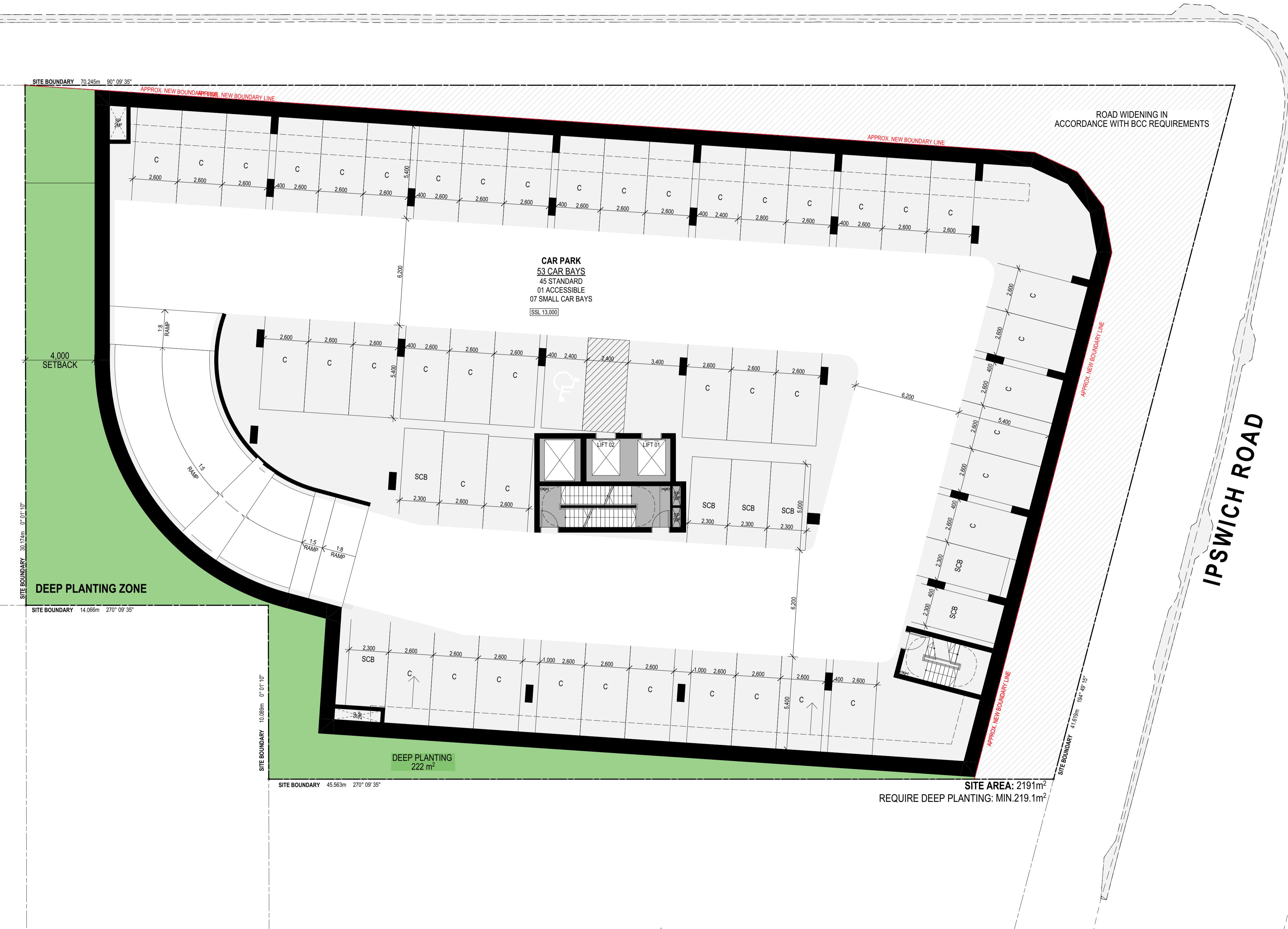
NERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

DRAWING TITLE

DB No DRAWING No ISSUE
383 **SD2007** **E**

383 SD2007 F

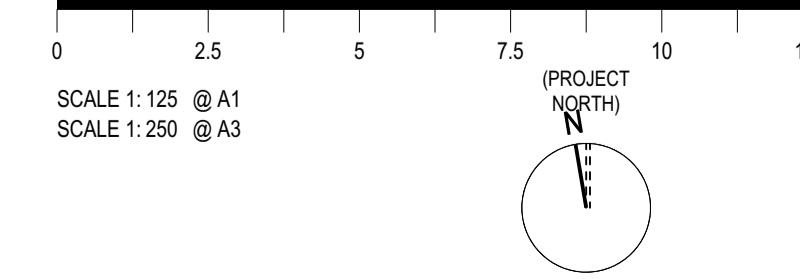
CORNWALL STREET



1 FLOOR PLAN - BASEMENT 02
SCALE @ A1 1:125

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ISSUE PURPOSE DATE D C A
DEVELOPMENT APPLICATION

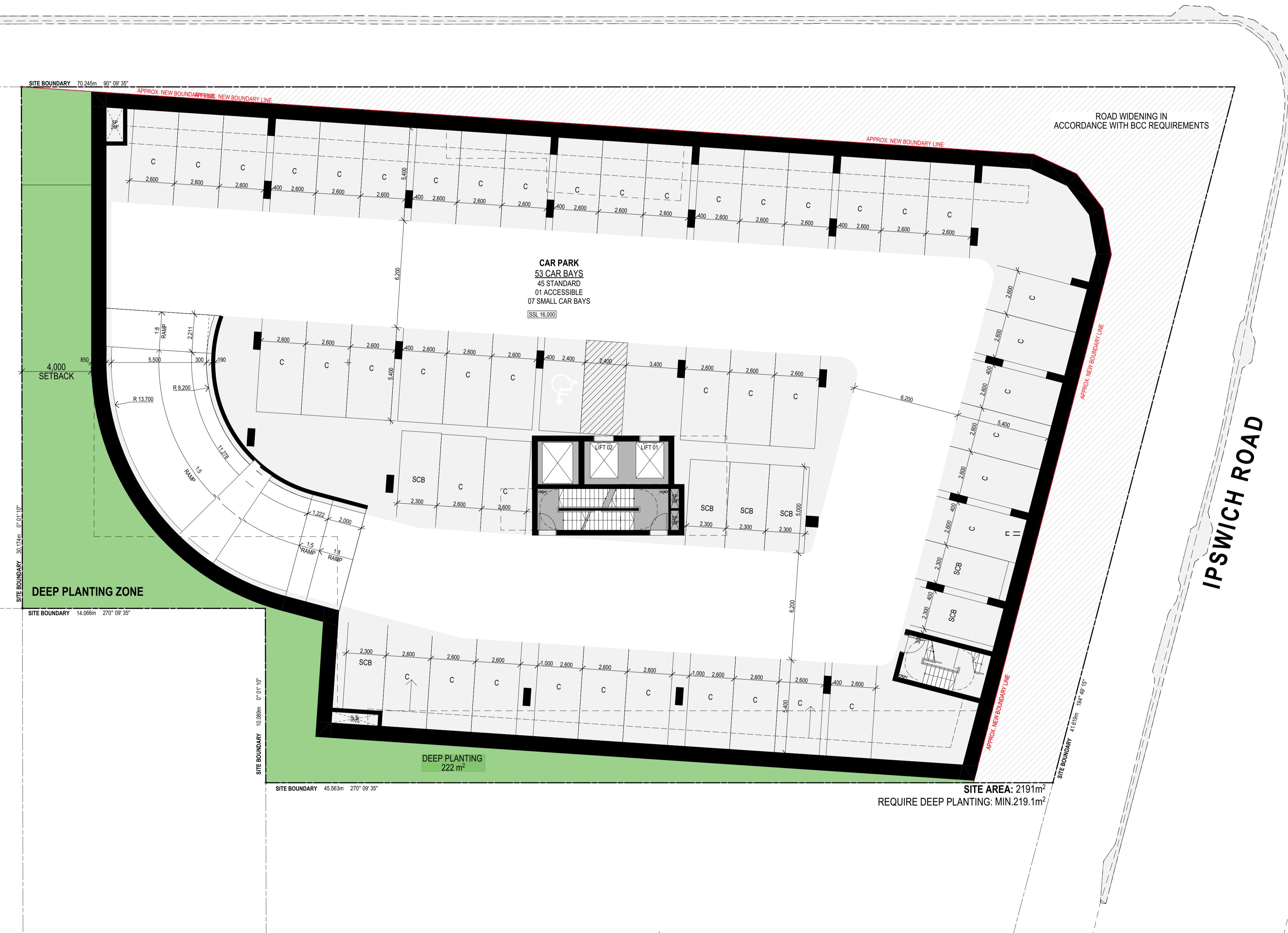
101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

FLOOR PLAN - BASEMENT 02

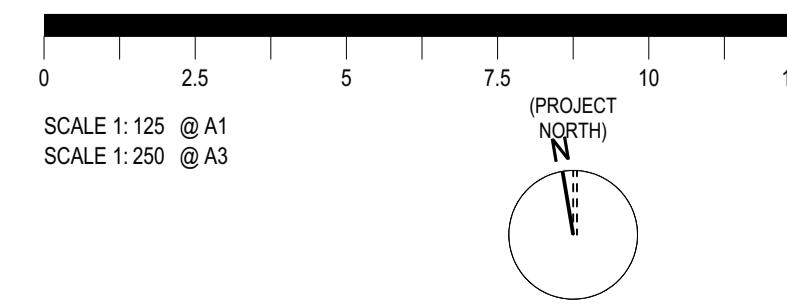
JOB NO 6883 DRAWING No SD2008 ISSUE F

CORNWALL STREET



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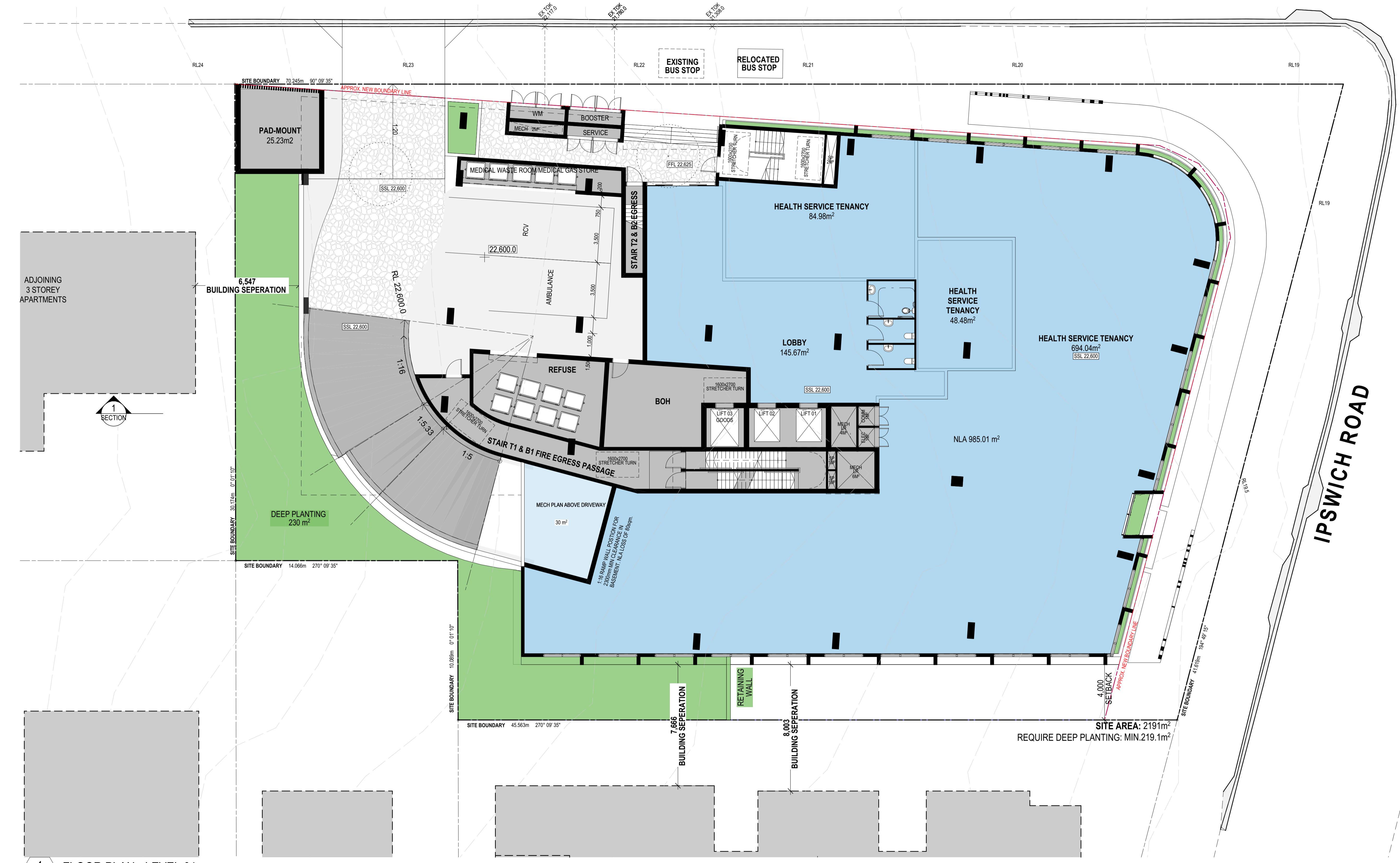


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E DEVELOPMENT APPLICATION 17/09/2023 VAR SH MT
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ISSUE PURPOSE DATE D C A
DEVELOPMENT APPLICATION

101 CORNWALL STREET, WOOLLOONGABBA
CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD
FLOOR PLAN - BASEMENT 01
JOB NO 6883 DRAWING No SD2009 ISSUE F

CORNWALL STREET



1 FLOOR PLAN - LEVEL 01
SCALE @ A1 1:125

- 60 -

GOTTFPA

881 FEET

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0 2.5 5 7.5 10 12.5

SCALE 1: 125 @ A1
SCALE 1: 250 @ A3

(PROJECT NORTH)

N

F	DEVELOPMENT APPLICATION	17/08/2023	VAR	SH	MT
E	DEVELOPMENT APPLICATION DRAFT	02/08/2023	SH	DW	MT
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B	DEVELOPMENT APPLICATION DRAFT	9/02/2023	JH	DW	MT
ISSUE	PURPOSE	DATE	R	S	C

ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA

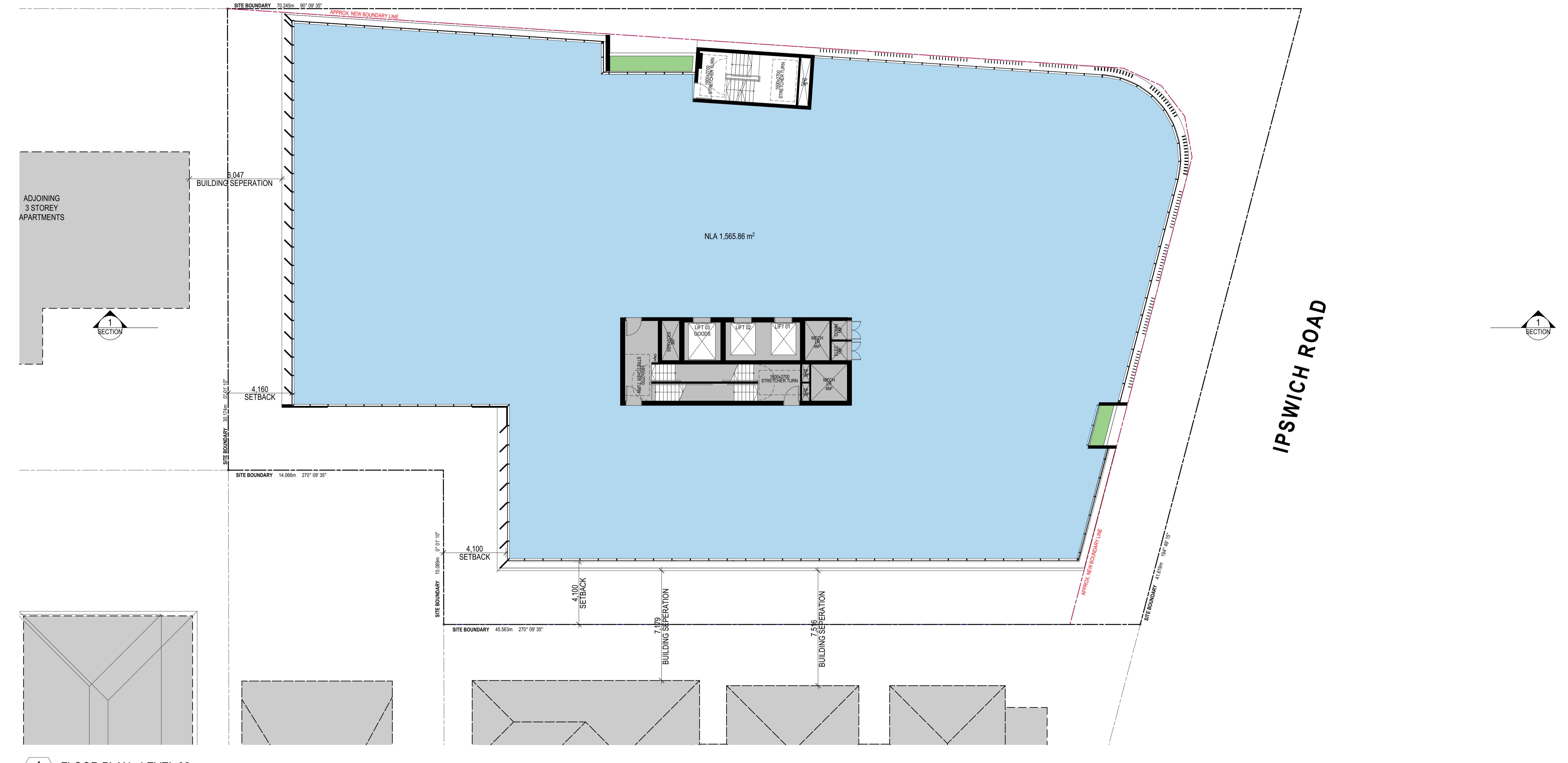
MENTS MANAGEMENT PTY LTD

DRAWING TITLE

OUR PLAN - LEVEL 01

DRAWING NO ISSUE
SD2011 E

CORNWALL STREET



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0 2.5 5 7.5 10 1

SCALE 1: 125 @ A1
SCALE 1: 250 @ A3

(PROJECT NORTH)
N

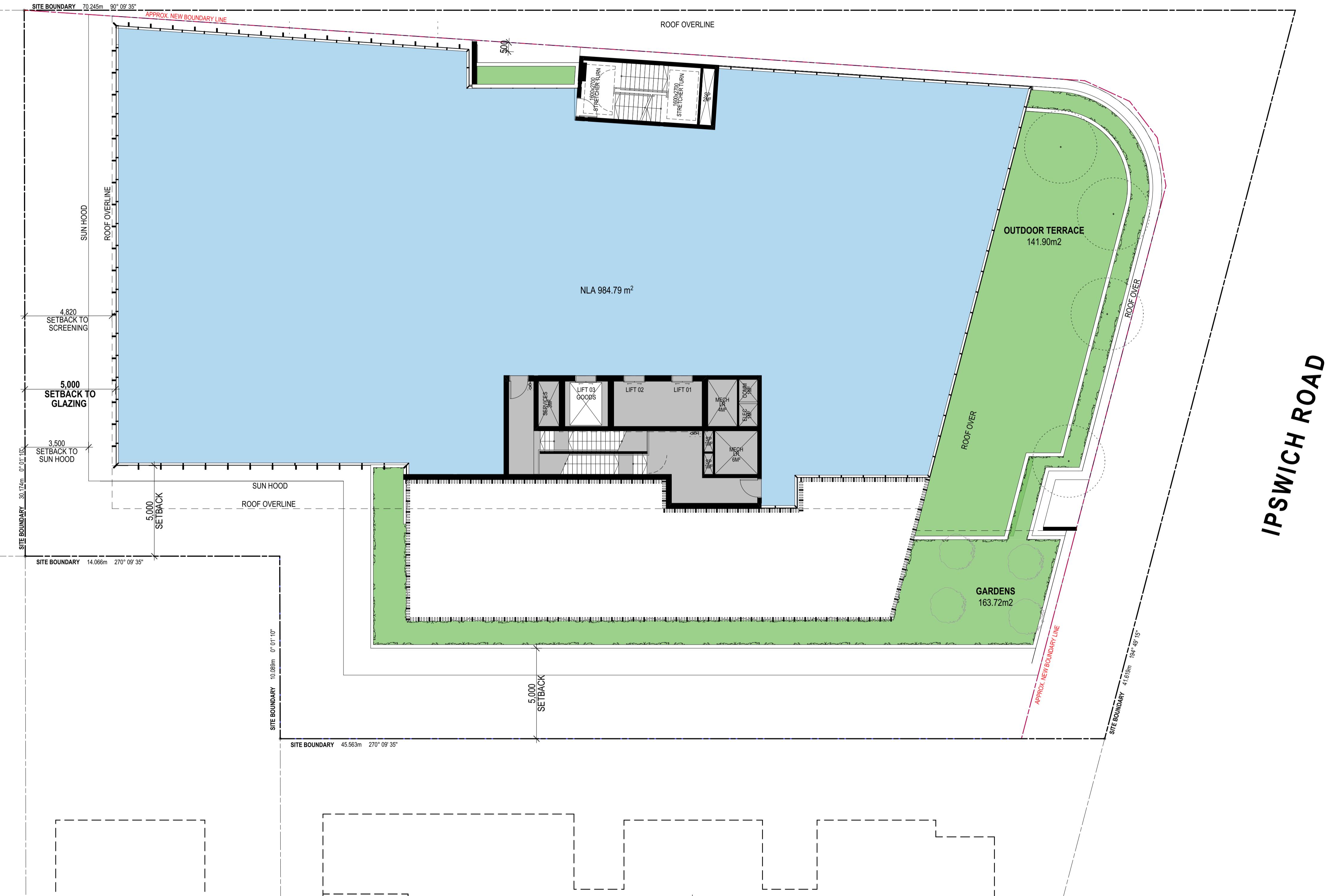
ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA

TY LTD

ISSUE	PURPOSE	DATE	D	C	A
F	DEVELOPMENT APPLICATION	17/08/2023	VAR	SH	M
E	DEVELOPMENT APPLICATION DRAFT	02/08/2023	SH	DW	M
D	DEVELOPMENT APPLICATION DRAFT	28/04/2023	SN	JH	M
C	DEVELOPMENT APPLICATION DRAFT	03/03/2023	SN	JH	M
B	DEVELOPMENT APPLICATION DRAFT	9/02/2023	JH	DW	JH

CORNWALL STREET



1 FLOOR PLAN - LEVEL 05

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A horizontal scale bar with tick marks at intervals of 2.5 units, ranging from 0 to 10. Below the scale bar, two lines of text provide scale information: "SCALE 1: 125 @ A1" and "SCALE 1: 250 @ A3". To the right of the scale bar is a circular north arrow containing a vertical line with a double-headed arrow and the letter "N" above it, with the text "(PROJECT NORTH)" written above the circle.

	ISSUE	PURPOSE	DATE	D	C	A
F	DEVELOPMENT APPLICATION		17/08/2023	VAR	SH	MT
E	DEVELOPMENT APPLICATION DRAFT		02/08/2023	SH	DW	MT
D	DEVELOPMENT APPLICATION DRAFT		28/04/2023	SN	JH	MT
C	DEVELOPMENT APPLICATION DRAFT		03/03/2023	SN	JH	MT
B	DEVELOPMENT APPLICATION DRAFT		9/02/2023	JH	DW	JH

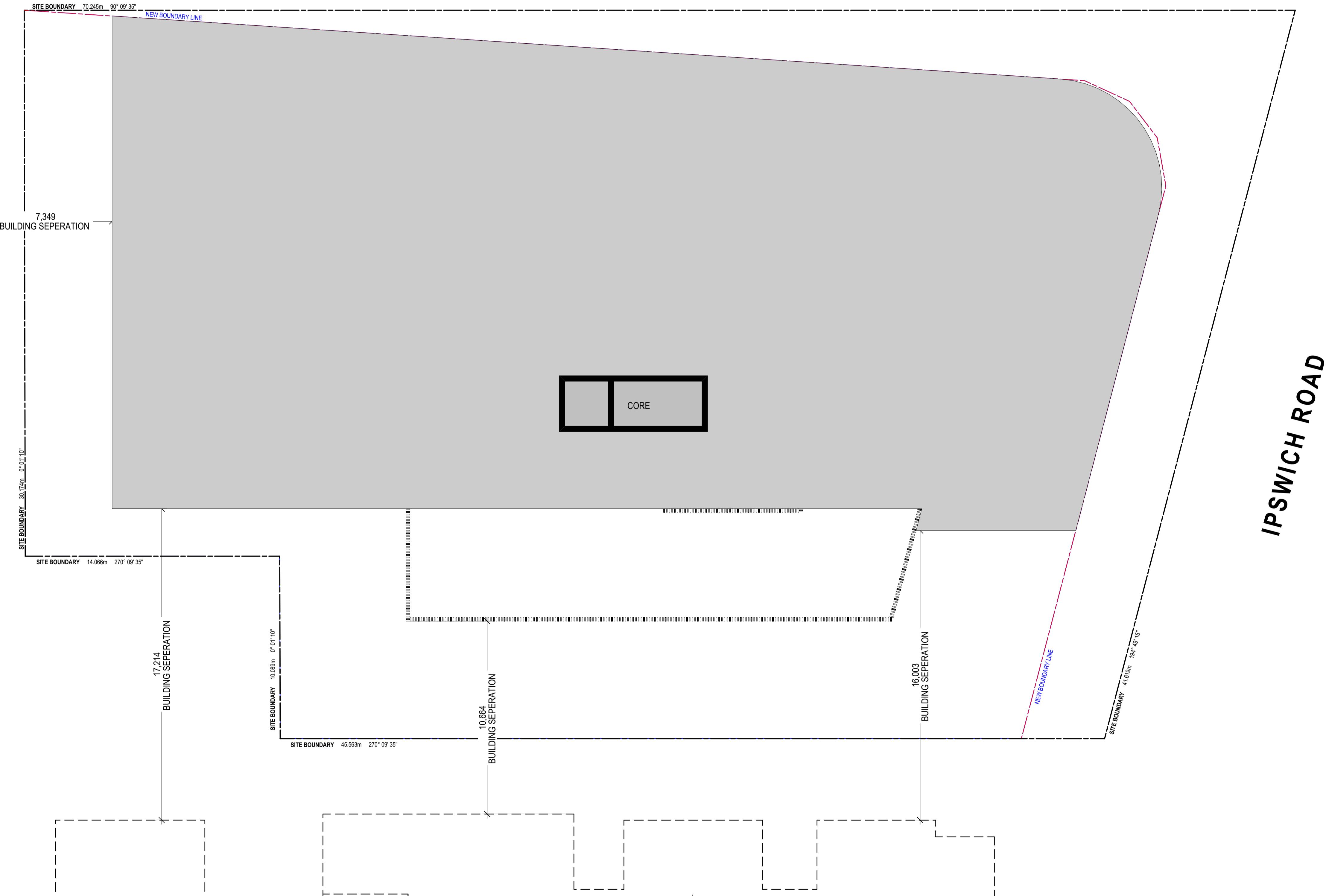
ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA
NERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

DRAWING TITLE
FLOOR PLAN - LEVEL 05

DB No	DRAWING No	ISSUE
002	CD2015	E

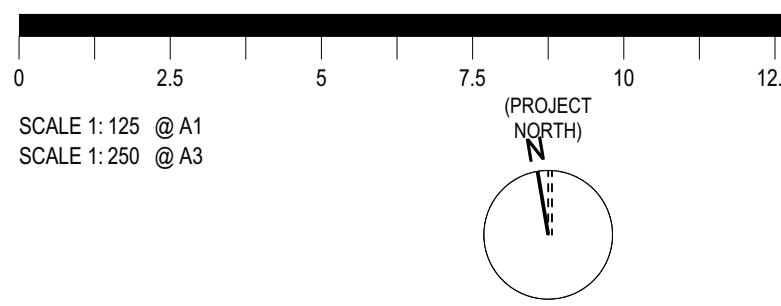
CORNWALL STREET



1 FLOOR PLAN - ROOF
SCALE @ A1 1:125

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BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6883 Cornwall St Woolloongabba Master: 22/08/2023 4:01 PM

F DEVELOPMENT APPLICATION 17/09/2023 VAR SH MT
E DEVELOPMENT APPLICATION DRAFT 02/09/2023 SH DW MT
D DEVELOPMENT APPLICATION DRAFT 28/04/2023 SN JH MT
C DEVELOPMENT APPLICATION DRAFT 03/03/2023 SN JH MT
B DEVELOPMENT APPLICATION DRAFT 01/02/2023 JH DW JH
ISSUE PURPOSE DATE D C A
DEVELOPMENT APPLICATION

ANNERLEY HEALTH HUB
101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

DRAWING TITLE

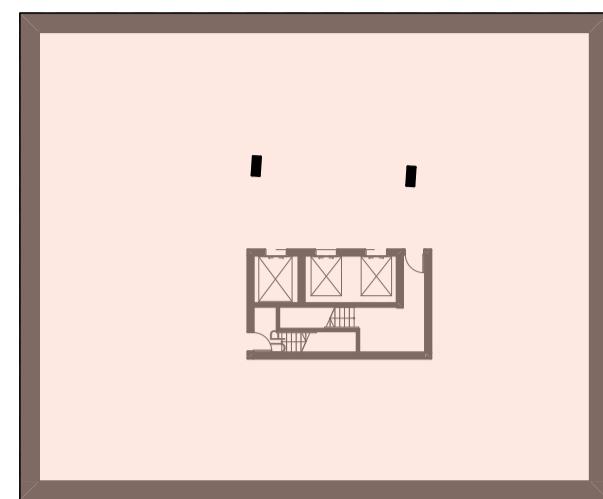
ROOF PLAN

JOB NO 6883

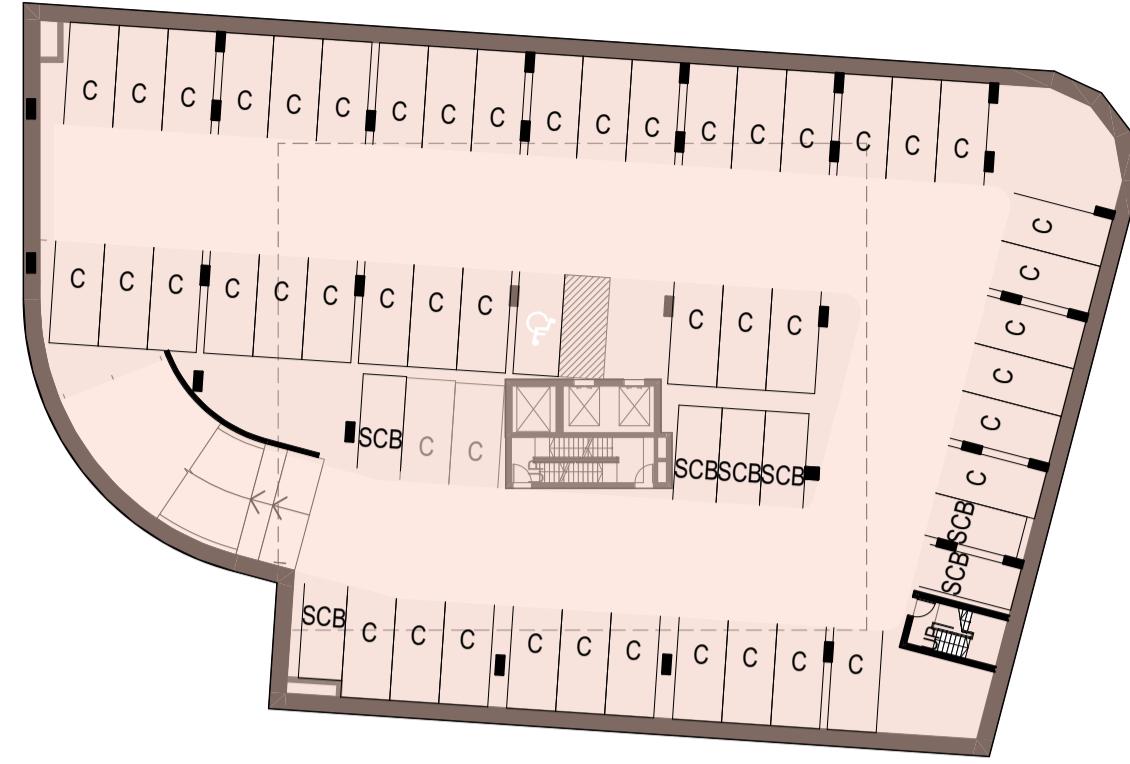
DRAWING NO SD2016

ISSUE F

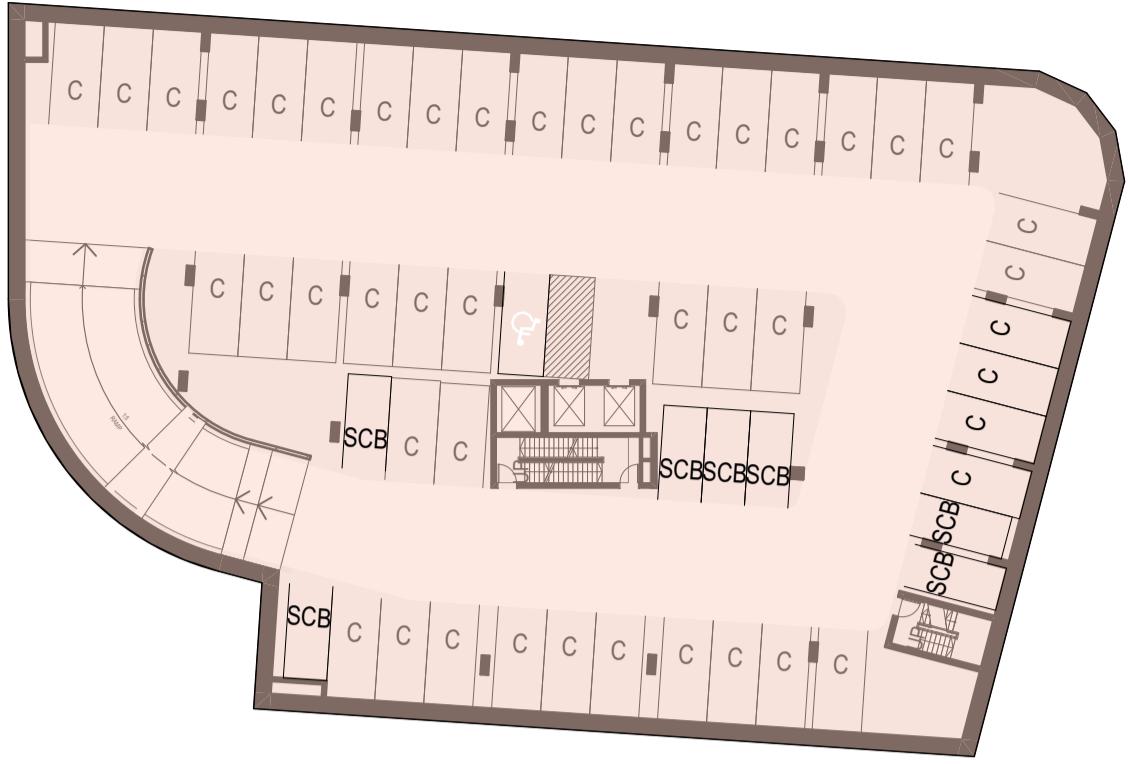
GROSS BUILDING AREA	
BASEMENT 04	801.85
BASEMENT 03	1,892.18
BASEMENT 02	1,892.18
BASEMENT 01	1,892.18
GROUND LEVEL	1,819.22
LEVEL 01	1,768.17
LEVEL 02	1,698.21
LEVEL 03	1,698.21
LEVEL 04	1,698.21
LEVEL 05	1,637.61
	16,798.02 m ²



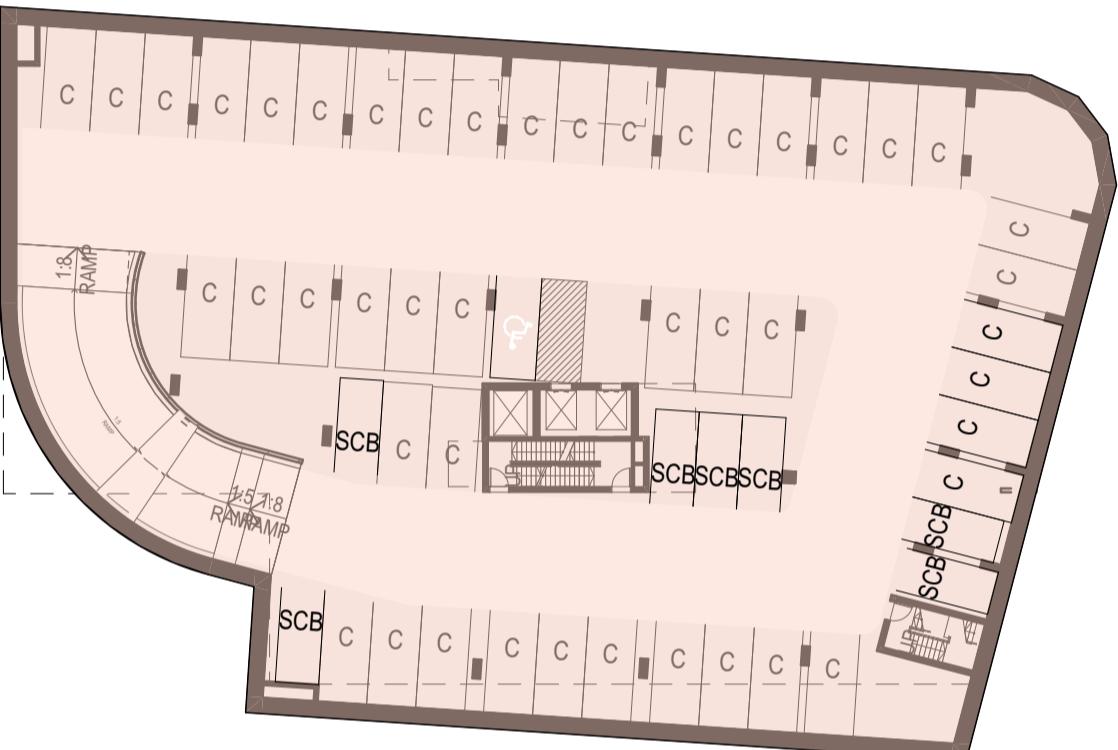
7 GBA PLAN - BASEMENT 04
SCALE 1:400 @ A1
SCALE 1:800 @ A3



1 GBA PLAN - BASEMENT 03
SCALE 1:400 @ A1
SCALE 1:800 @ A3



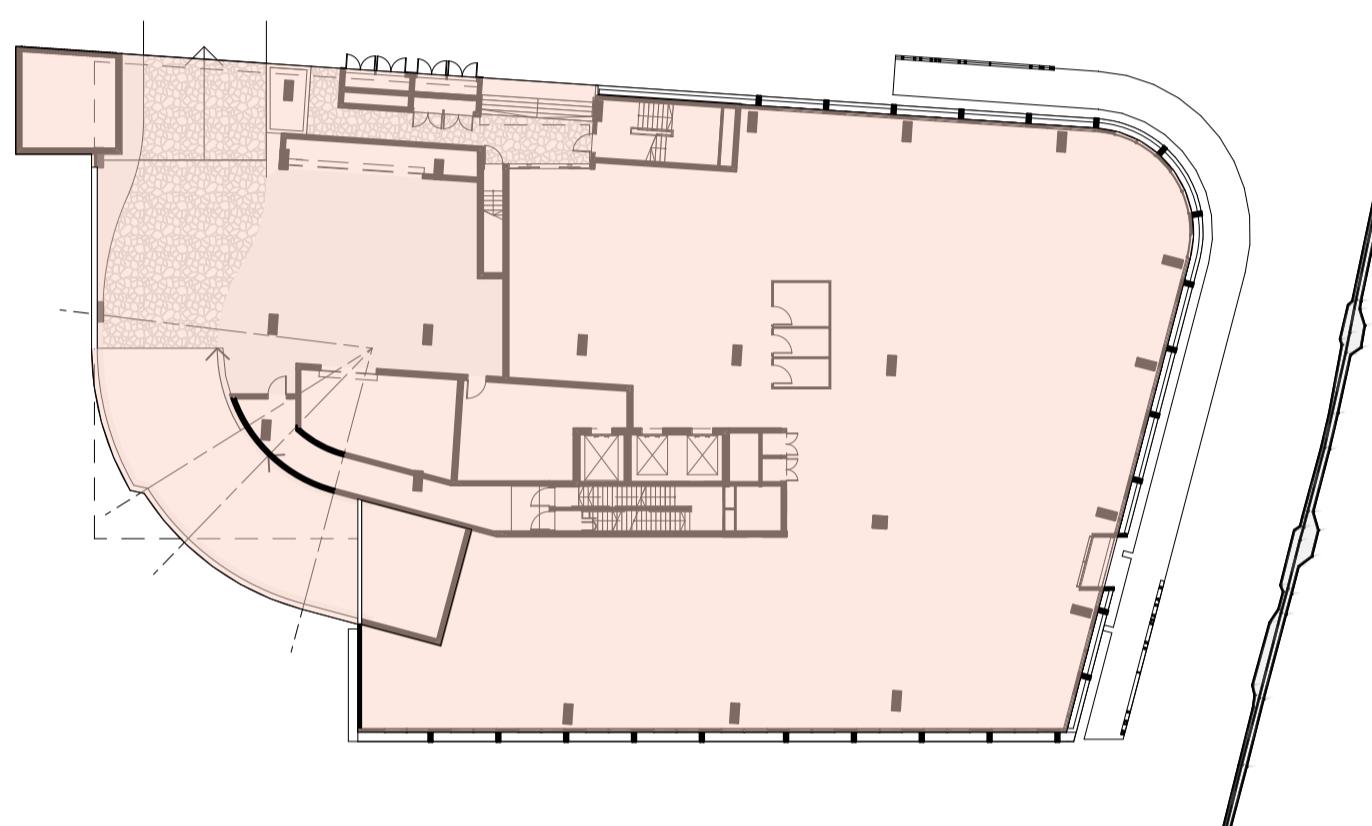
2 GBA PLAN - BASEMENT 02
SCALE 1:400 @ A1
SCALE 1:800 @ A3



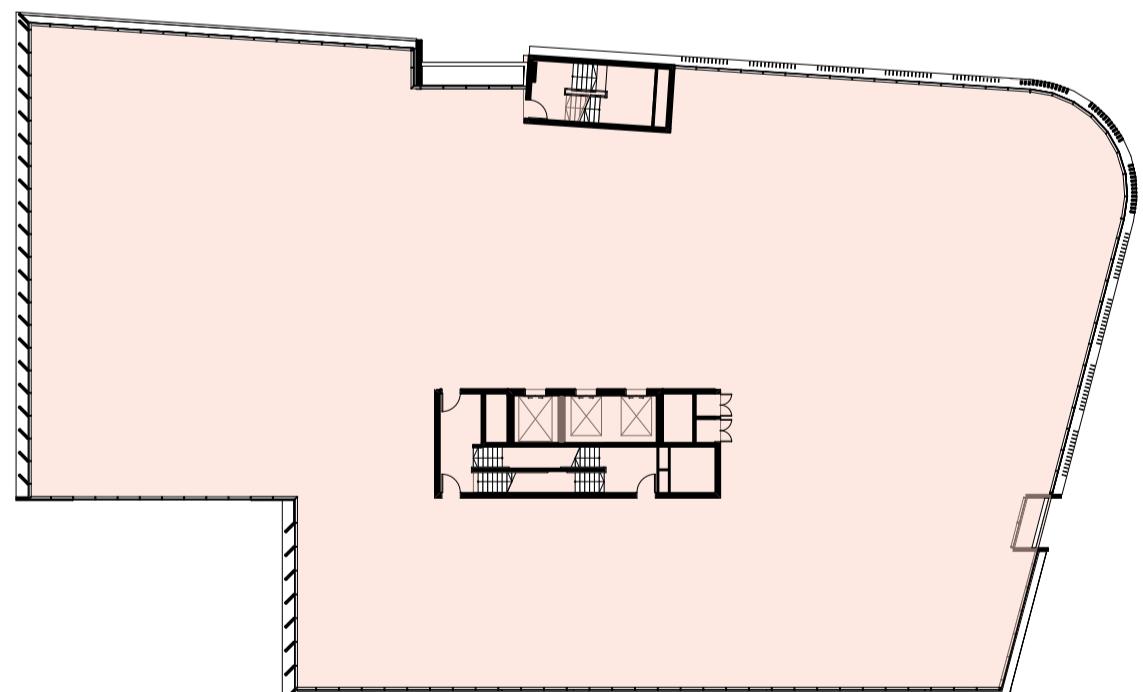
3 GBA PLAN - BASEMENT 01
SCALE 1:400 @ A1
SCALE 1:800 @ A3



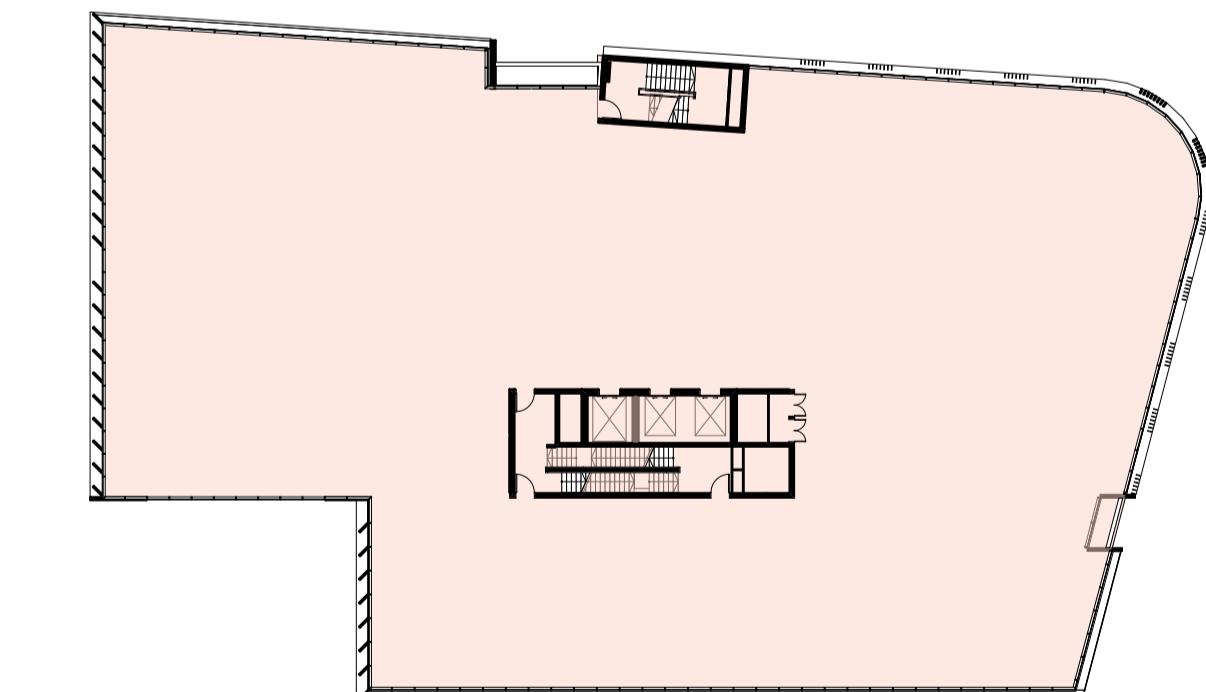
4 GBA PLAN - GROUND LEVEL
SCALE 1:400 @ A1
SCALE 1:800 @ A3



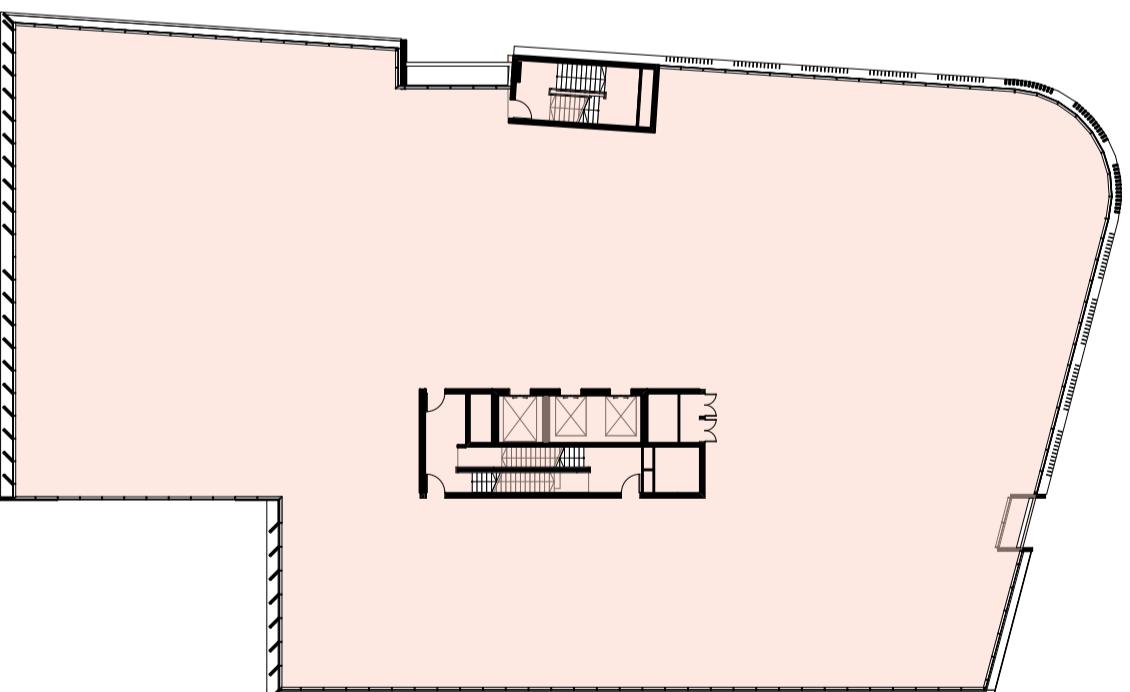
5 GBA PLAN - LEVEL 01
SCALE 1:400 @ A1
SCALE 1:800 @ A3



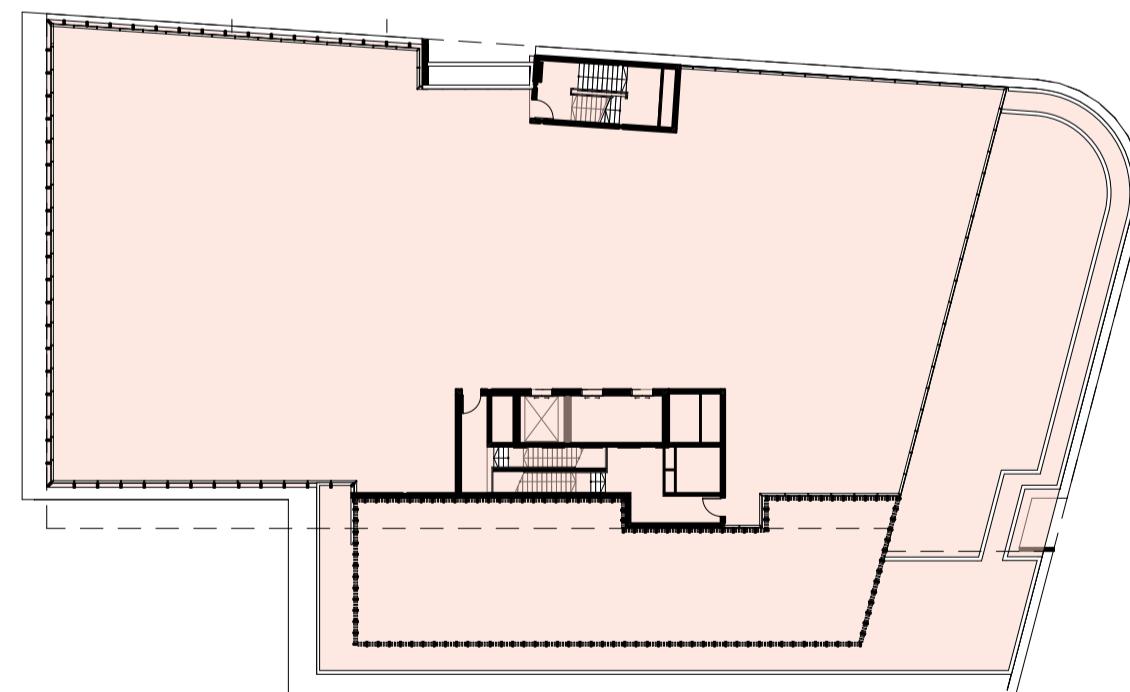
9 GBA PLAN - LEVEL 02
SCALE 1:400 @ A1
SCALE 1:800 @ A3



6 GBA PLAN - LEVEL 03
SCALE 1:400 @ A1
SCALE 1:800 @ A3



11 GBA PLAN - LEVEL 04
SCALE 1:400 @ A1
SCALE 1:800 @ A3

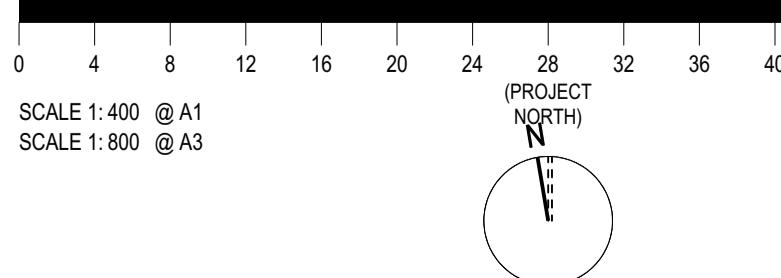


10 GBA PLAN - LEVEL 05
SCALE 1:400 @ A1
SCALE 1:800 @ A3

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BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6883 Cornwall St Woolloongabba Master: 22/08/2023 4:01 PM

F DEVELOPMENT APPLICATION 17/09/2023 VAR SH MT
E DEVELOPMENT APPLICATION DRAFT 02/09/2023 SH DW MT
D DEVELOPMENT APPLICATION DRAFT 28/04/2023 SN JH MT
C DEVELOPMENT APPLICATION DRAFT 03/03/2023 SN JH MT
B DEVELOPMENT APPLICATION DRAFT 01/02/2023 JH DW JH MT
ISSUE PURPOSE DATE D C A
DEVELOPMENT APPLICATION

JOB NO 6883 DRAWING NO SD2801 ISSUE F

ANNERLEY HEALTH HUB

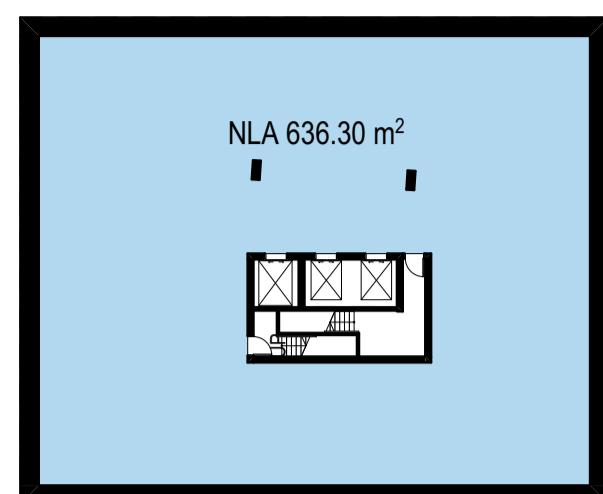
101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

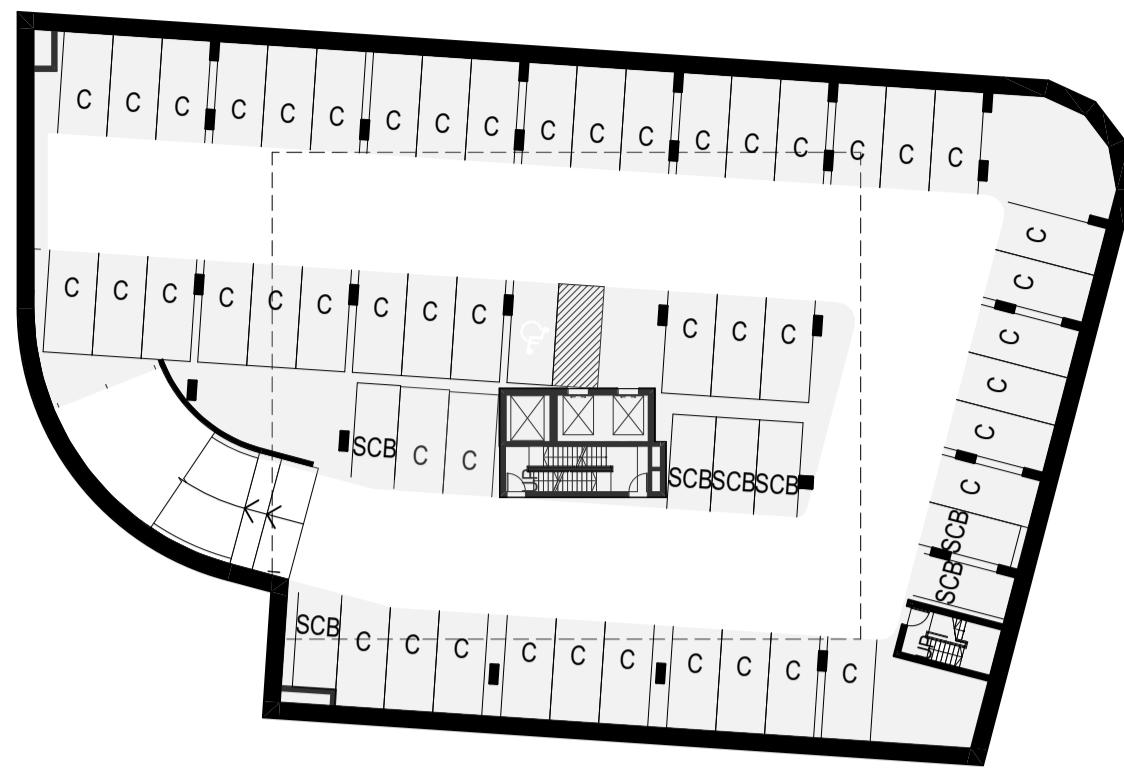
GROSS BUILDING AREA DIAGRAMS

DRAWING TITLE

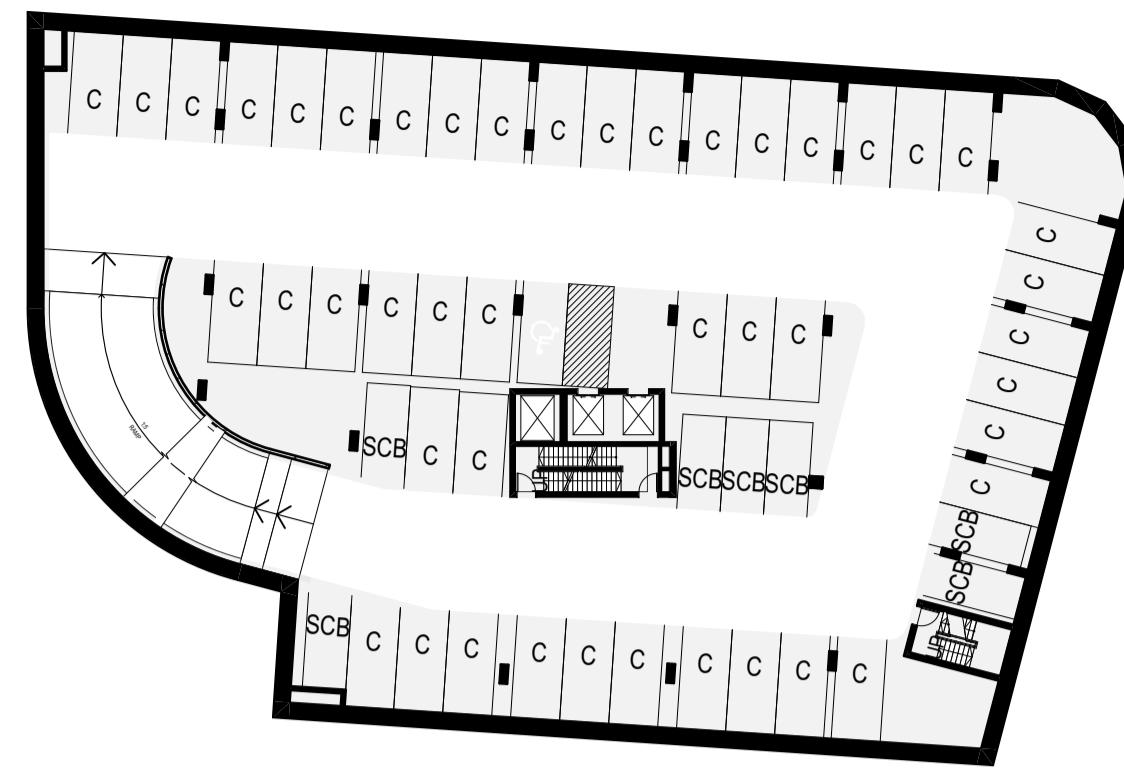
NLA AREAS	
BASEMENT 04	636.30
GROUND LEVEL	255.69
LEVEL 01	985.01
LEVEL 02	1,565.86
LEVEL 03	1,566.42
LEVEL 04	1,566.42
LEVEL 05	984.79
7,560.49 m²	



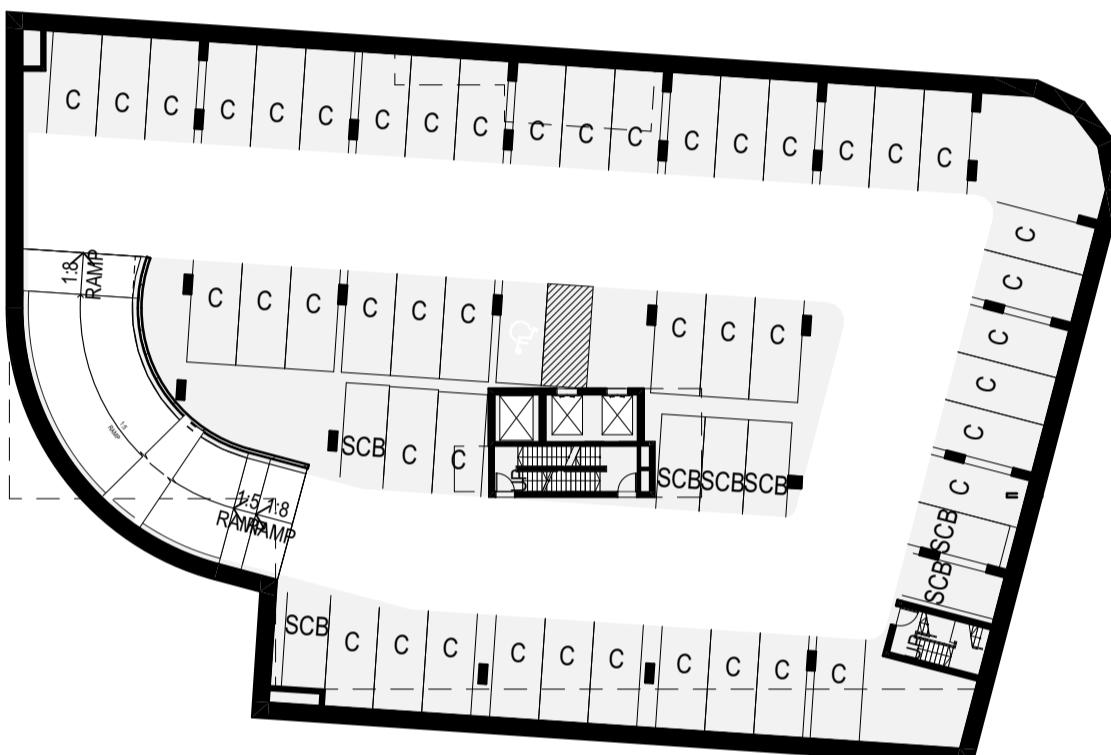
1 NLA PLAN - BASEMENT 04
SCALE 1:400 @ A1
SCALE 1:800 @ A3



9 NLA PLAN - BASEMENT 03
SCALE 1:400 @ A1
SCALE 1:800 @ A3



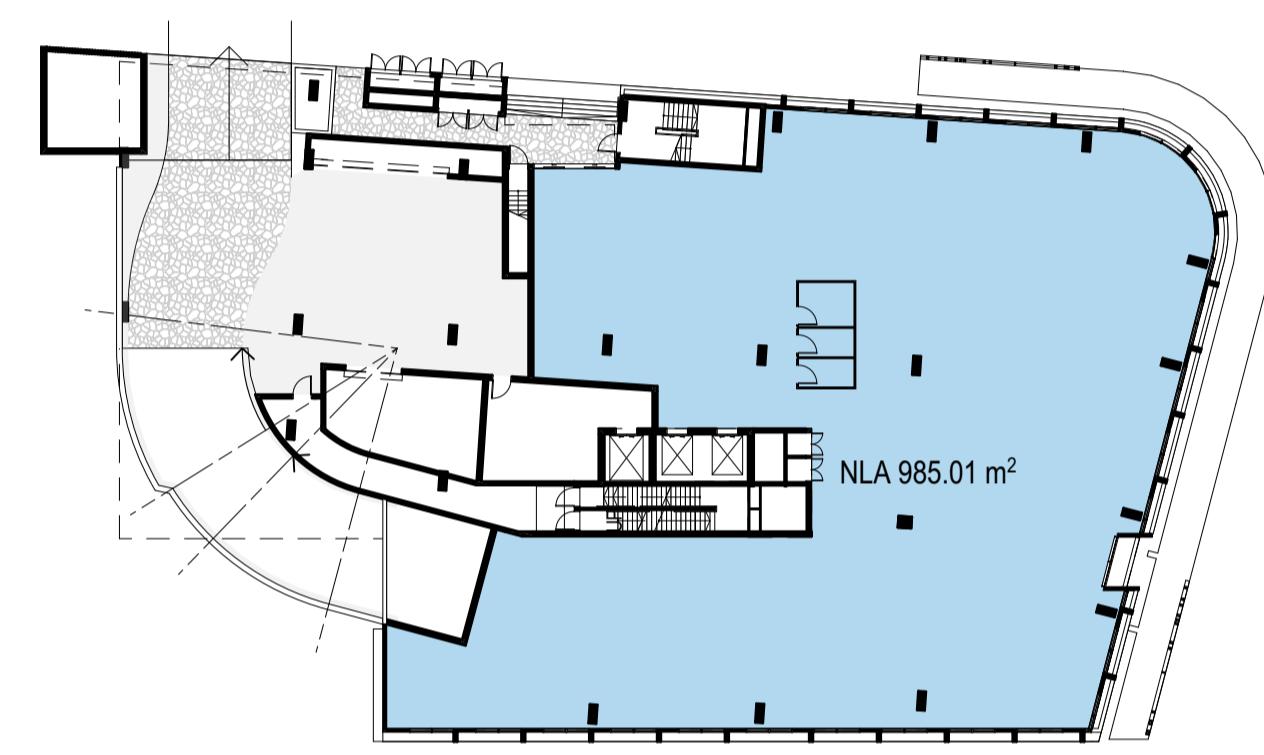
10 NLA PLAN - BASEMENT 02
SCALE 1:400 @ A1
SCALE 1:800 @ A3



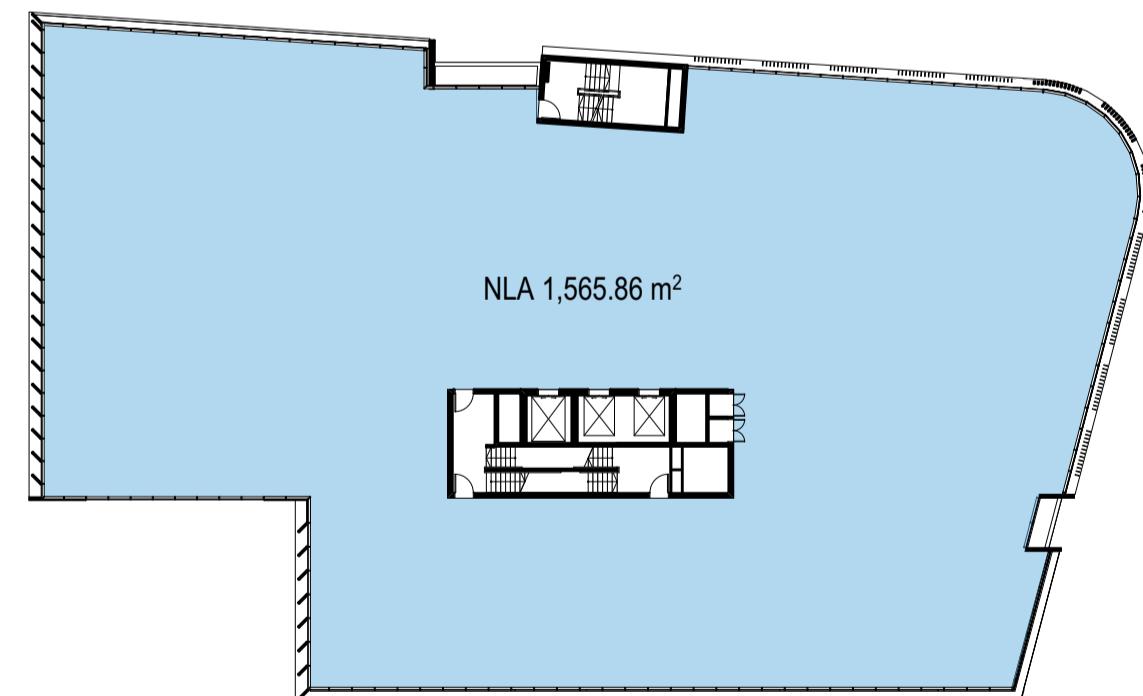
8 NLA PLAN - BASEMENT 01
SCALE 1:400 @ A1
SCALE 1:800 @ A3



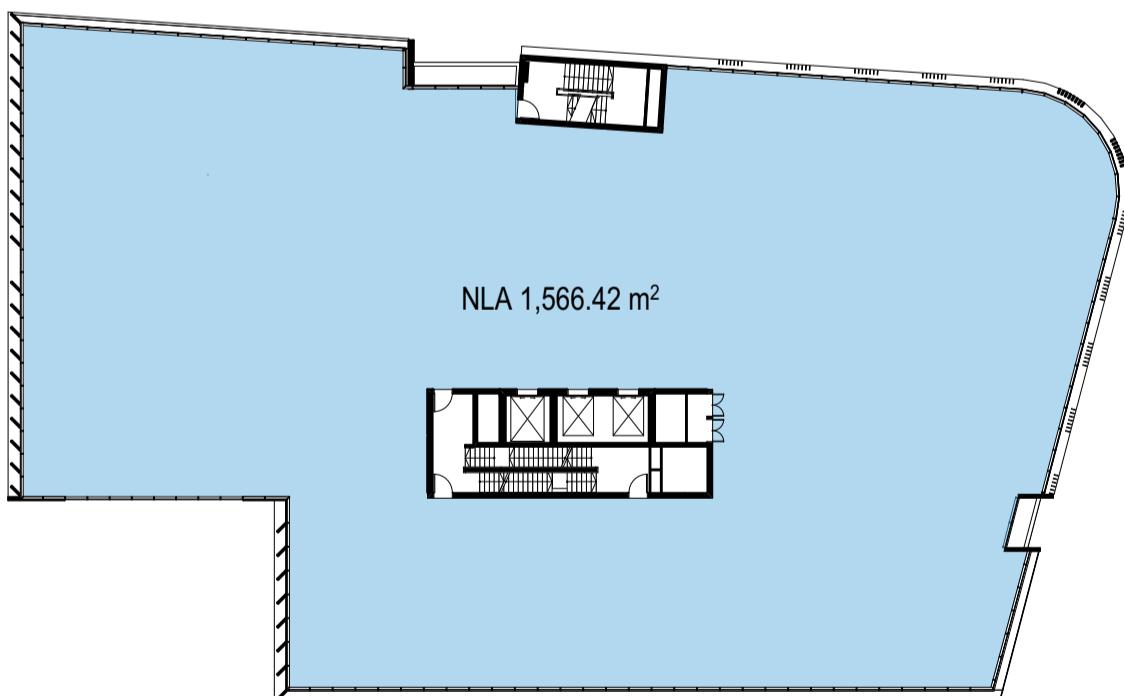
2 NLA PLAN - GROUND LEVEL
SCALE 1:400 @ A1
SCALE 1:800 @ A3



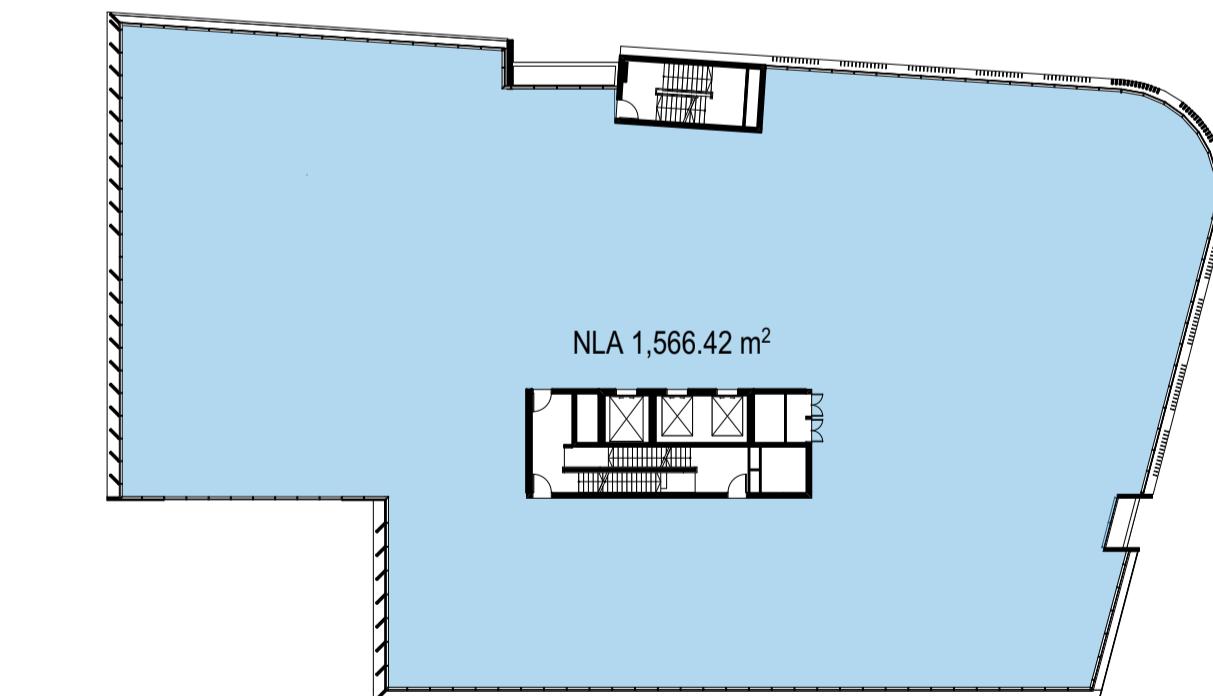
3 NLA PLAN - LEVEL 01
SCALE 1:400 @ A1
SCALE 1:800 @ A3



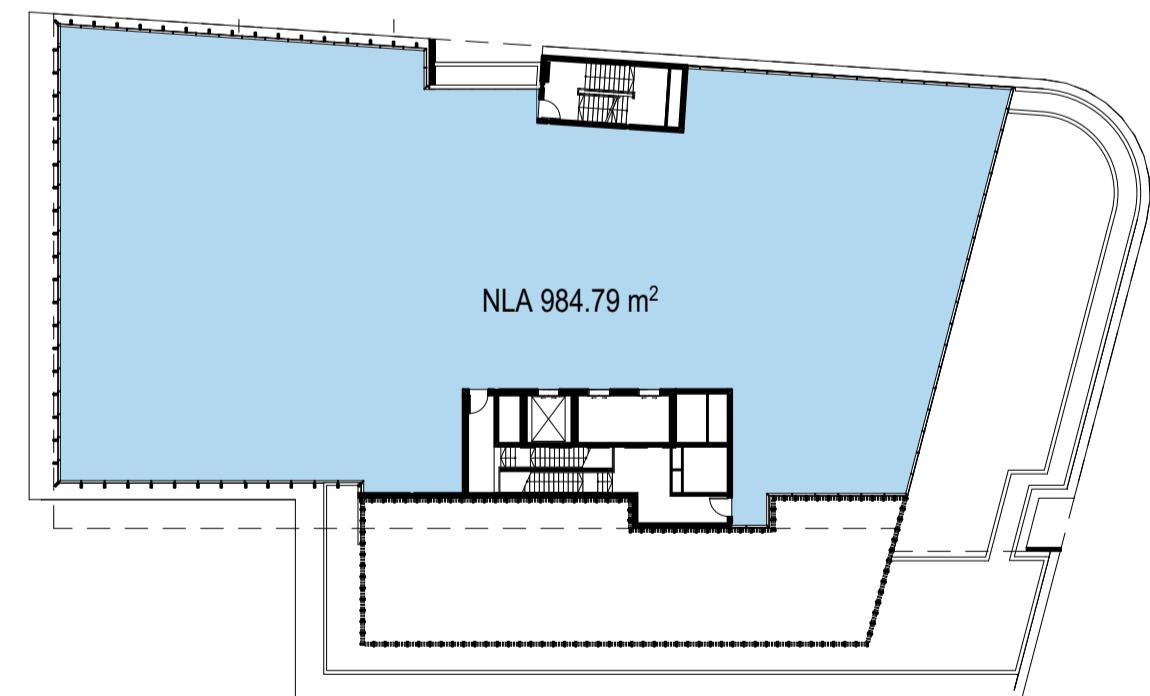
4 NLA PLAN - LEVEL 02
SCALE 1:400 @ A1
SCALE 1:800 @ A3



5 NLA PLAN - LEVEL 03
SCALE 1:400 @ A1
SCALE 1:800 @ A3



6 NLA PLAN - LEVEL 04
SCALE 1:400 @ A1
SCALE 1:800 @ A3

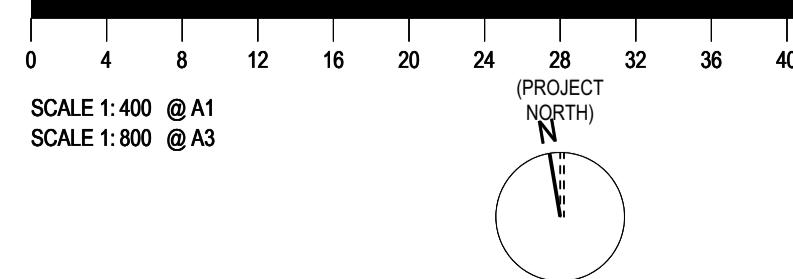


7 NLA PLAN - LEVEL 05
SCALE 1:400 @ A1
SCALE 1:800 @ A3

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BIMcloud: CPACLDBIMM01 - BIMcloud/2200/6883 Cornwall St Woolloongabba Master: 22/08/2023 4:01 PM

F DEVELOPMENT APPLICATION 17/09/2023 VAR SH MT
E DEVELOPMENT APPLICATION DRAFT 02/09/2023 SH DW MT
D DEVELOPMENT APPLICATION DRAFT 28/04/2023 SN JH MT
C DEVELOPMENT APPLICATION DRAFT 03/03/2023 SN JH MT
B DEVELOPMENT APPLICATION DRAFT 01/02/2023 JH DW JH MT
ISSUE PURPOSE DATE D C A

DEVELOPMENT APPLICATION

ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

DRAWING TITLE

NET LETTABLE AREA DIAGRAMS

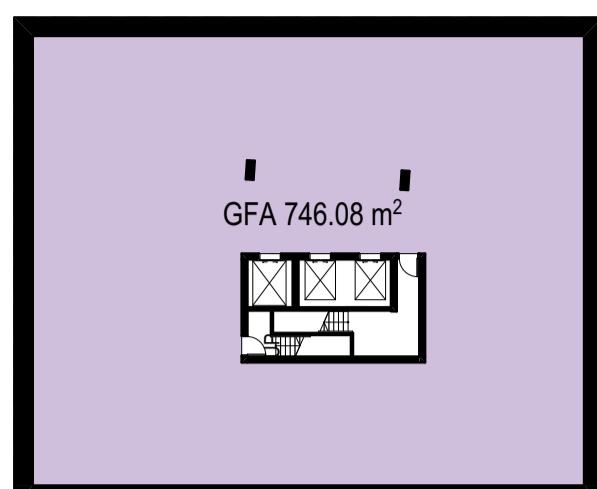
JOB NO 6883 DRAWING NO SD2802

F

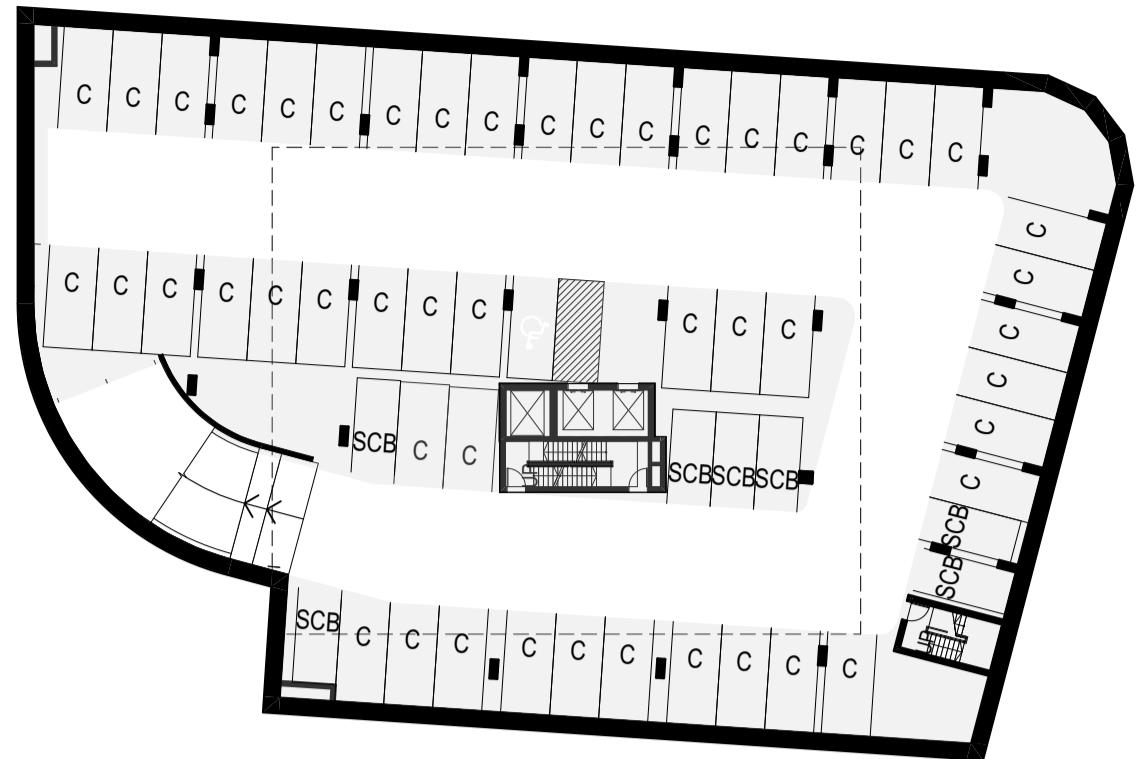
GFA AREAS	
BASEMENT 04	746.08
GROUND LEVEL	269.29
LEVEL 01	988.40
LEVEL 02	1,586.34
LEVEL 03	1,586.34
LEVEL 04	1,586.34
LEVEL 05	999.14
7,761.93 m ²	

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—

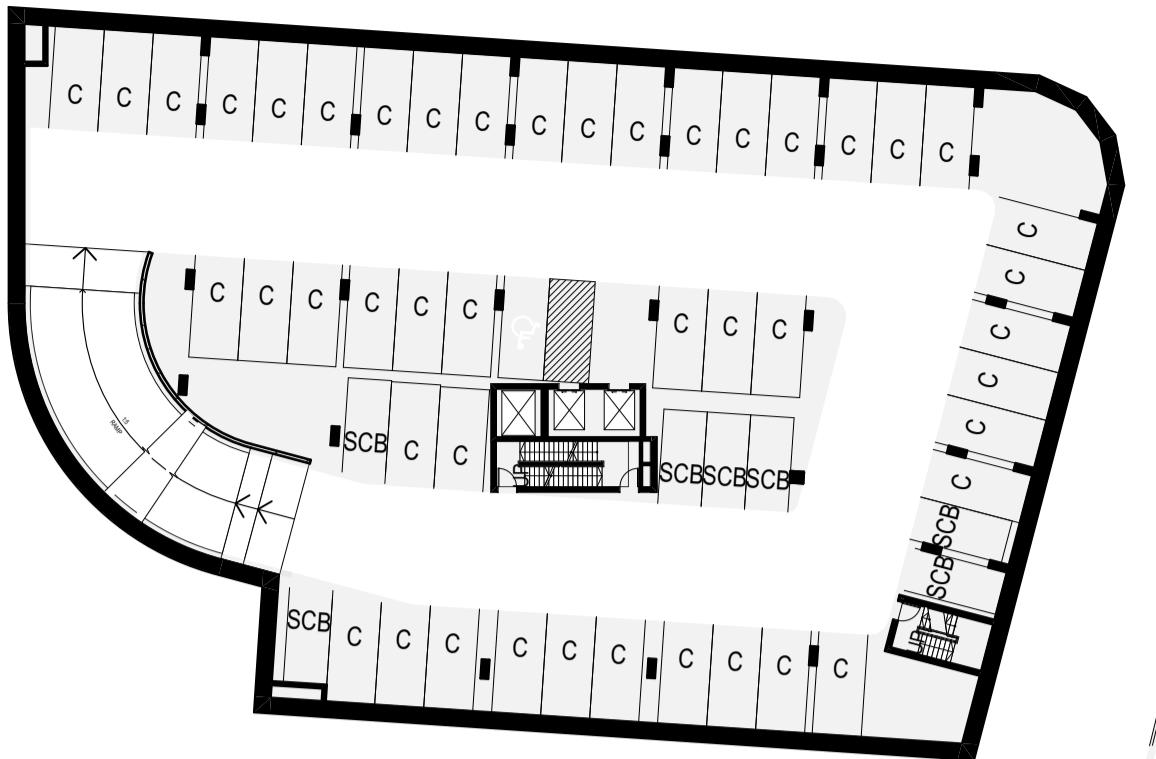
- a. building services, plant or equipment; or
- b. access between levels; or
- c. a ground floor public lobby; or
- d. a mall; or
- e. parking, loading or manoeuvring vehicles; or
- f. unenclosed private balconies, whether roofed or not.



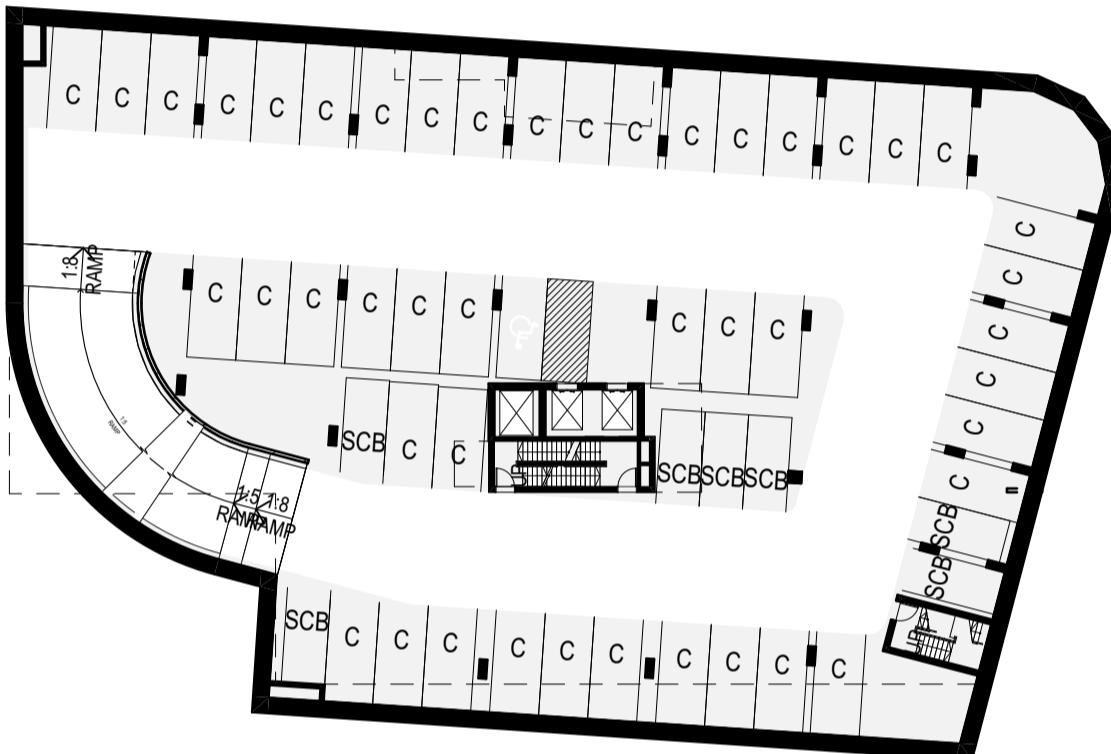
1 GFA PLAN - BASEMENT 04
SCALE 1:400 @ A1
SCALE 1:800 @ A3



2 GFA PLAN - BASEMENT 03
SCALE 1:400 @ A1
SCALE 1:800 @ A3



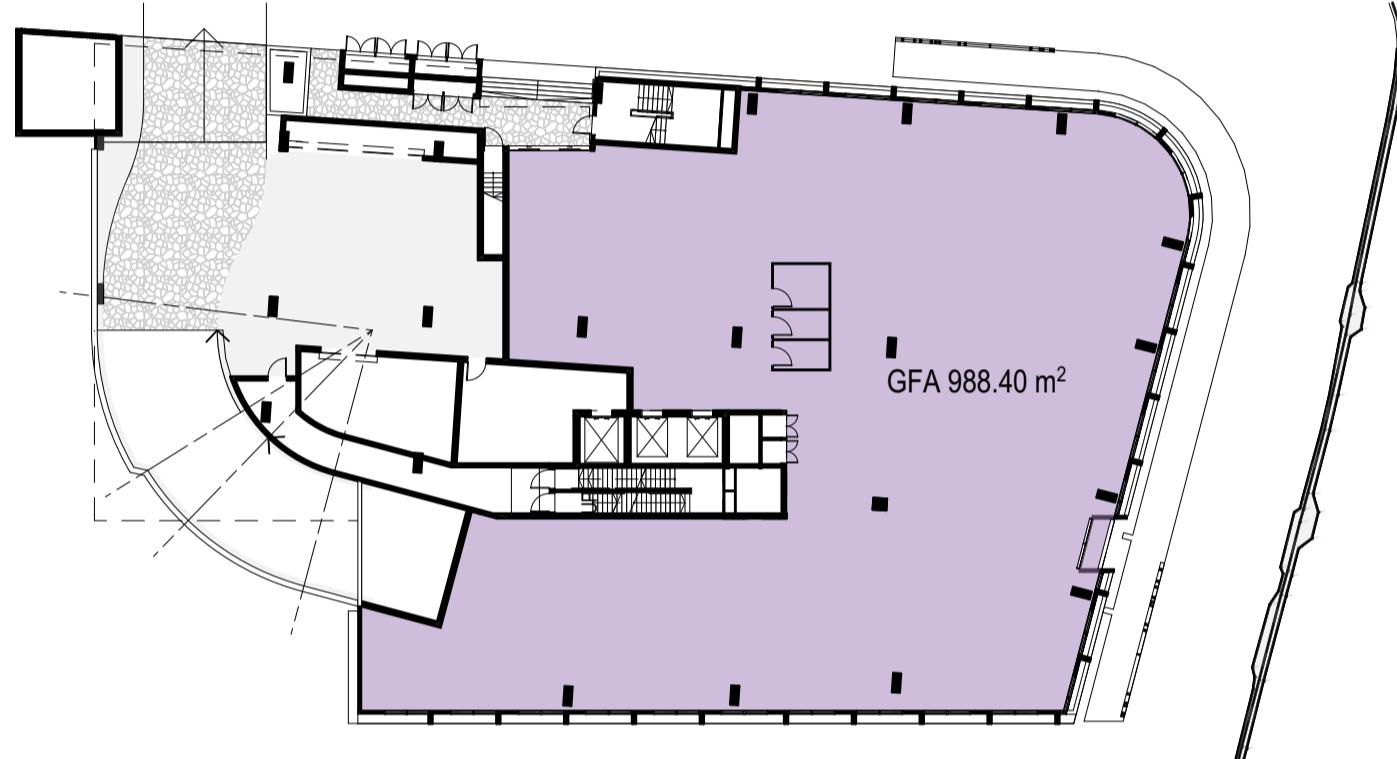
3 GFA PLAN - BASEMENT 02
SCALE 1:400 @ A1
SCALE 1:800 @ A3



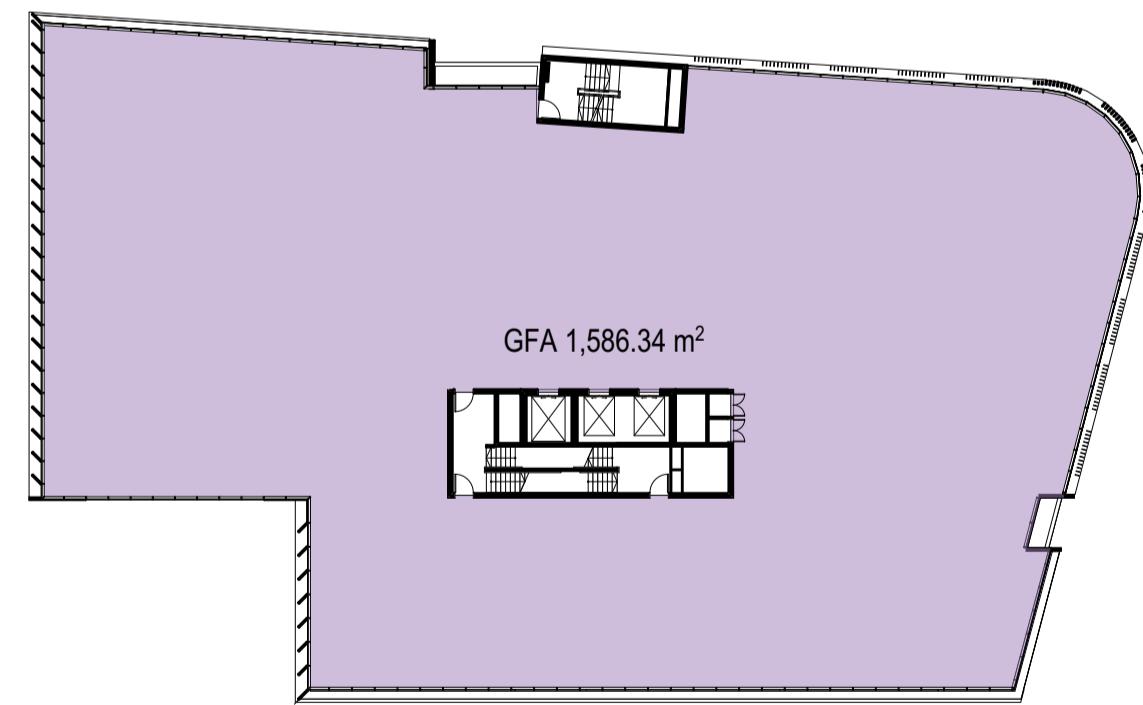
4 GFA PLAN - BASEMENT 01
SCALE 1:400 @ A1
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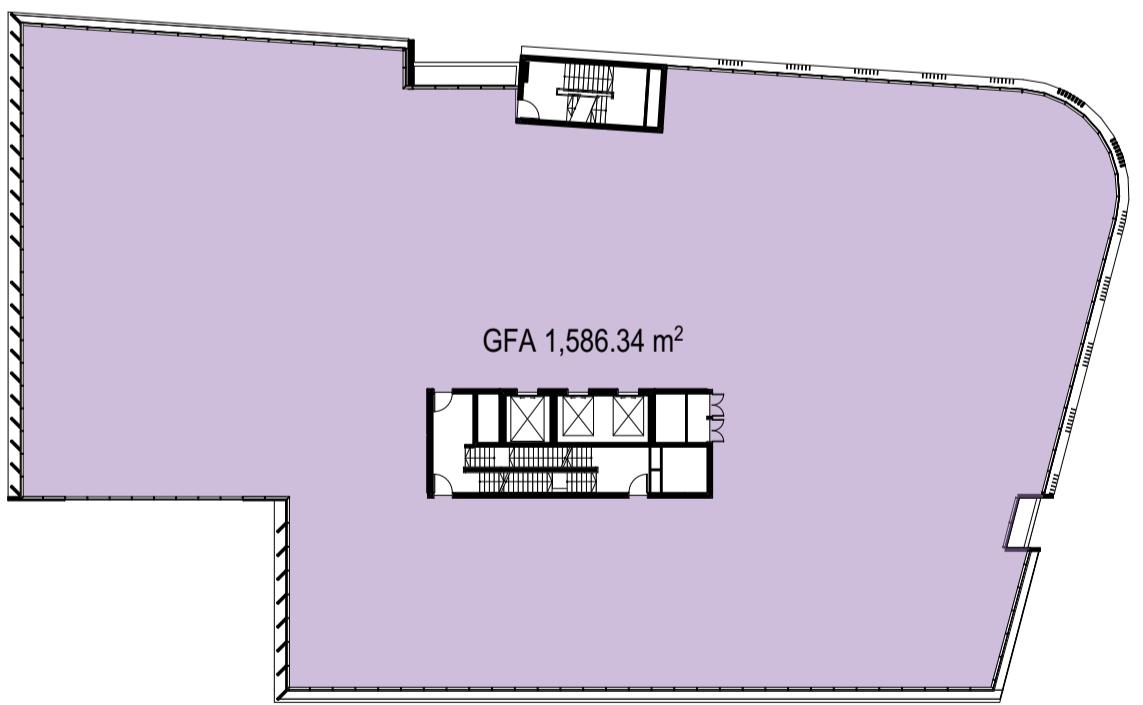
5 GFA PLAN - GROUND LEVEL
SCALE 1:400 @ A1
SCALE 1:800 @ A3



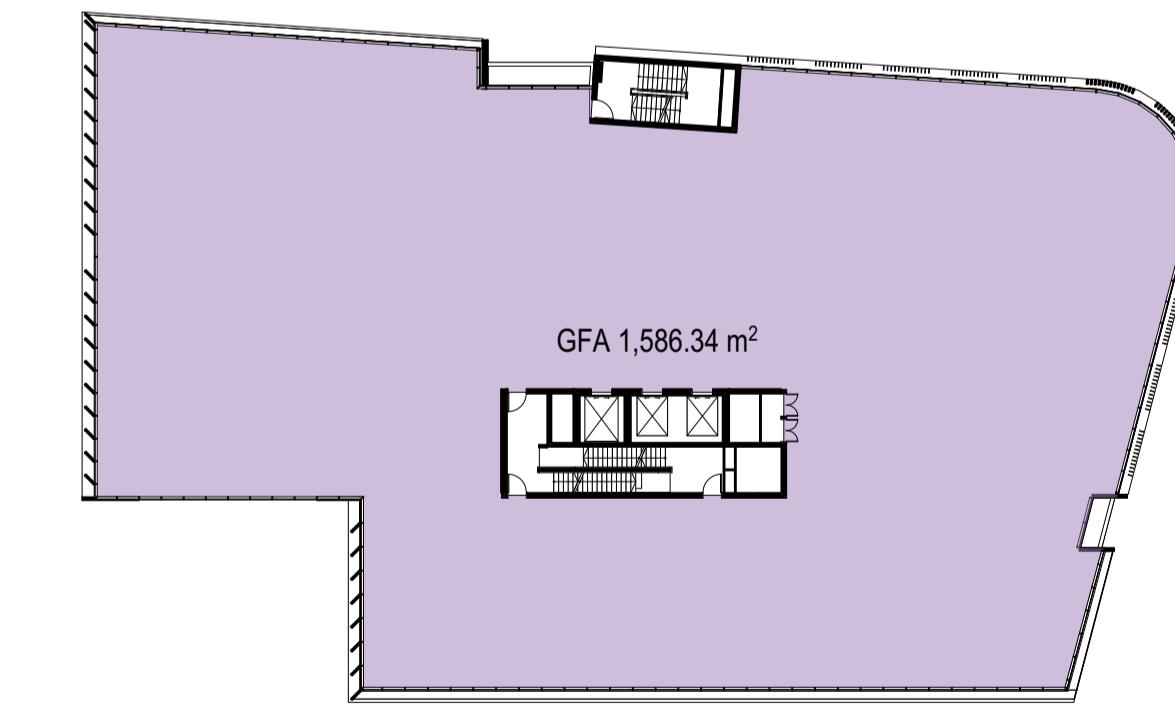
6 GFA PLAN - LEVEL 01
SCALE 1:400 @ A1
SCALE 1:800 @ A3



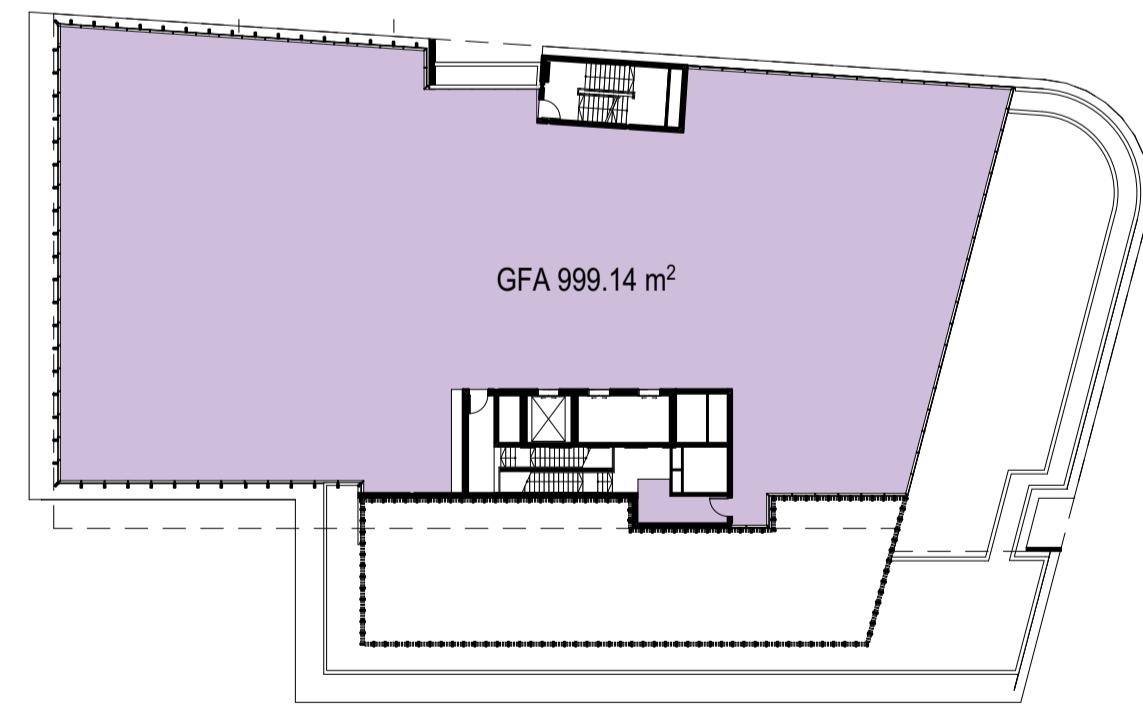
7 GFA PLAN - LEVEL 02
SCALE 1:400 @ A1
SCALE 1:800 @ A3



8 GFA PLAN - LEVEL 03
SCALE 1:400 @ A1
SCALE 1:800 @ A3



9 GFA PLAN - LEVEL 04
SCALE 1:400 @ A1
SCALE 1:800 @ A3

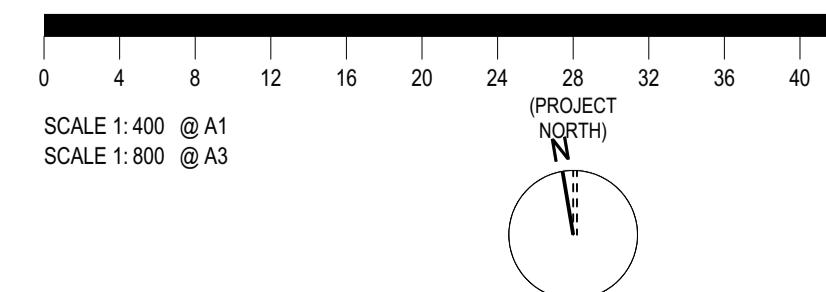


10 GFA PLAN - LEVEL 05
SCALE 1:400 @ A1
SCALE 1:800 @ A3

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ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

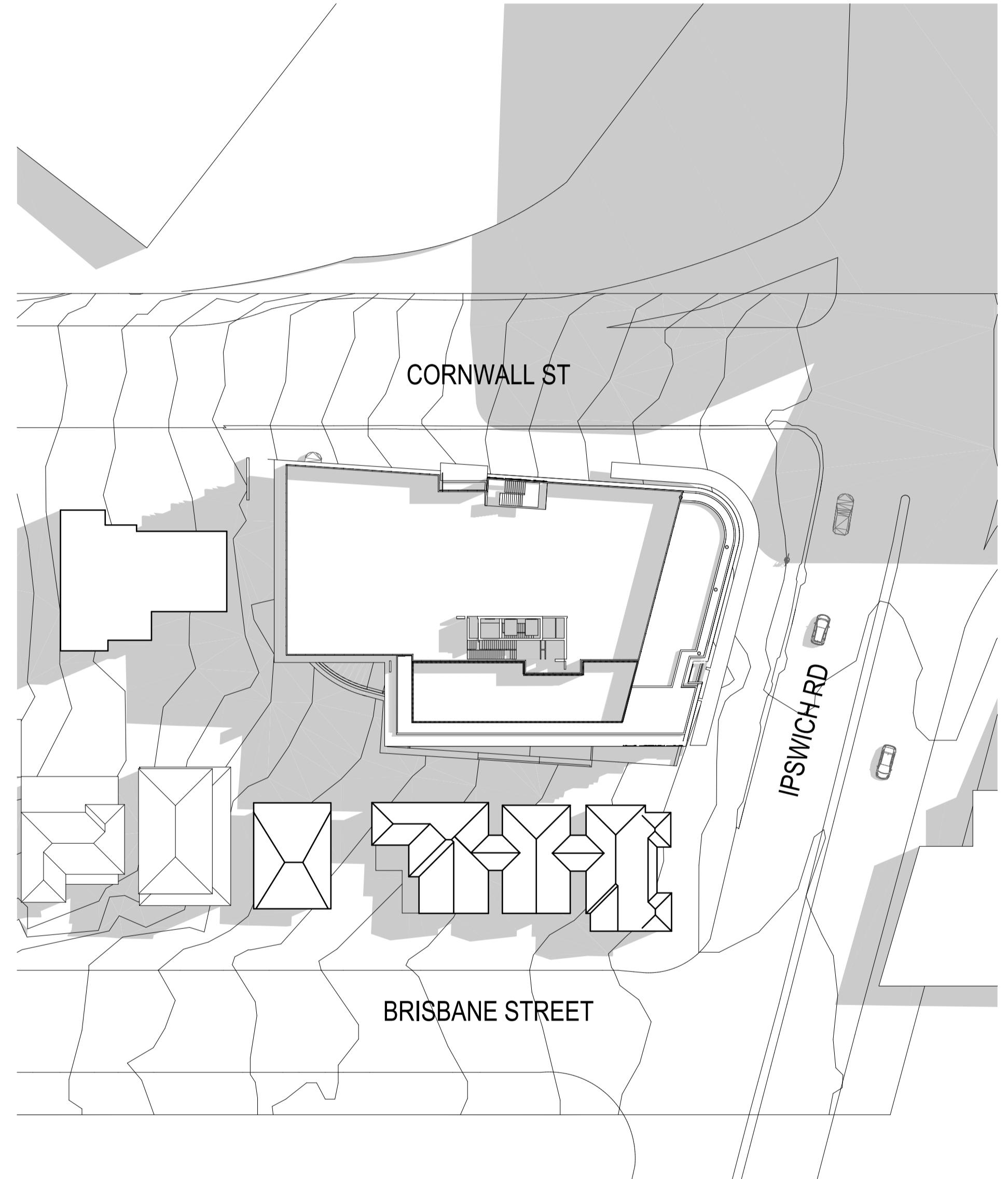
DRAWING TITLE

GROSS FLOOR AREA DIAGRAMS

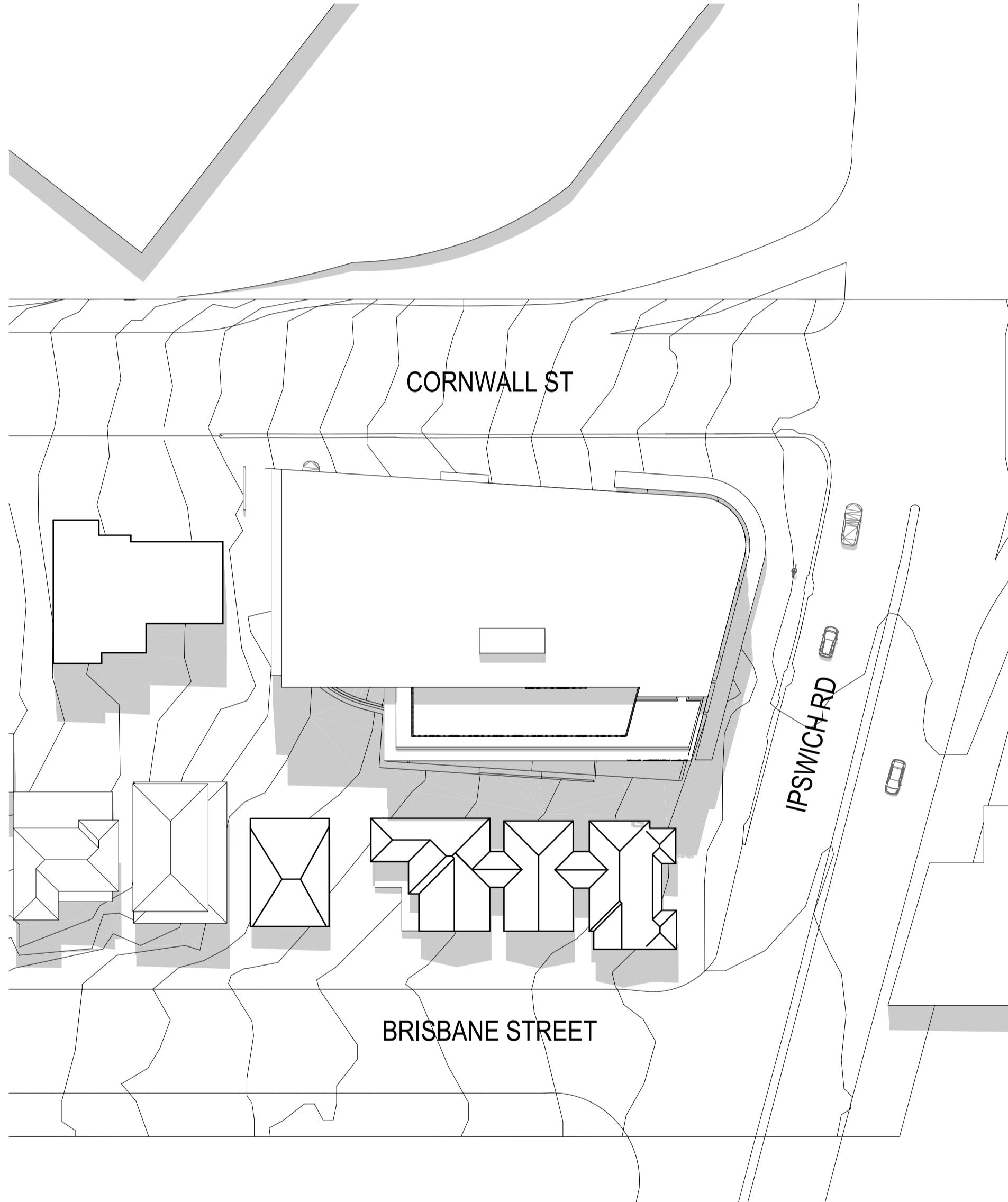
JOB NO 6883 DRAWING No SD2803 ISSUE F

F DEVELOPMENT APPLICATION 17/09/2023 VAR SH MT
E DEVELOPMENT APPLICATION DRAFT 02/09/2023 SH DW MT
D DEVELOPMENT APPLICATION DRAFT 28/04/2023 SN JH MT
C DEVELOPMENT APPLICATION DRAFT 03/03/2023 SN JH MT
B DEVELOPMENT APPLICATION DRAFT 01/02/2023 JH DW JH MT
ISSUE PURPOSE DATE D C A

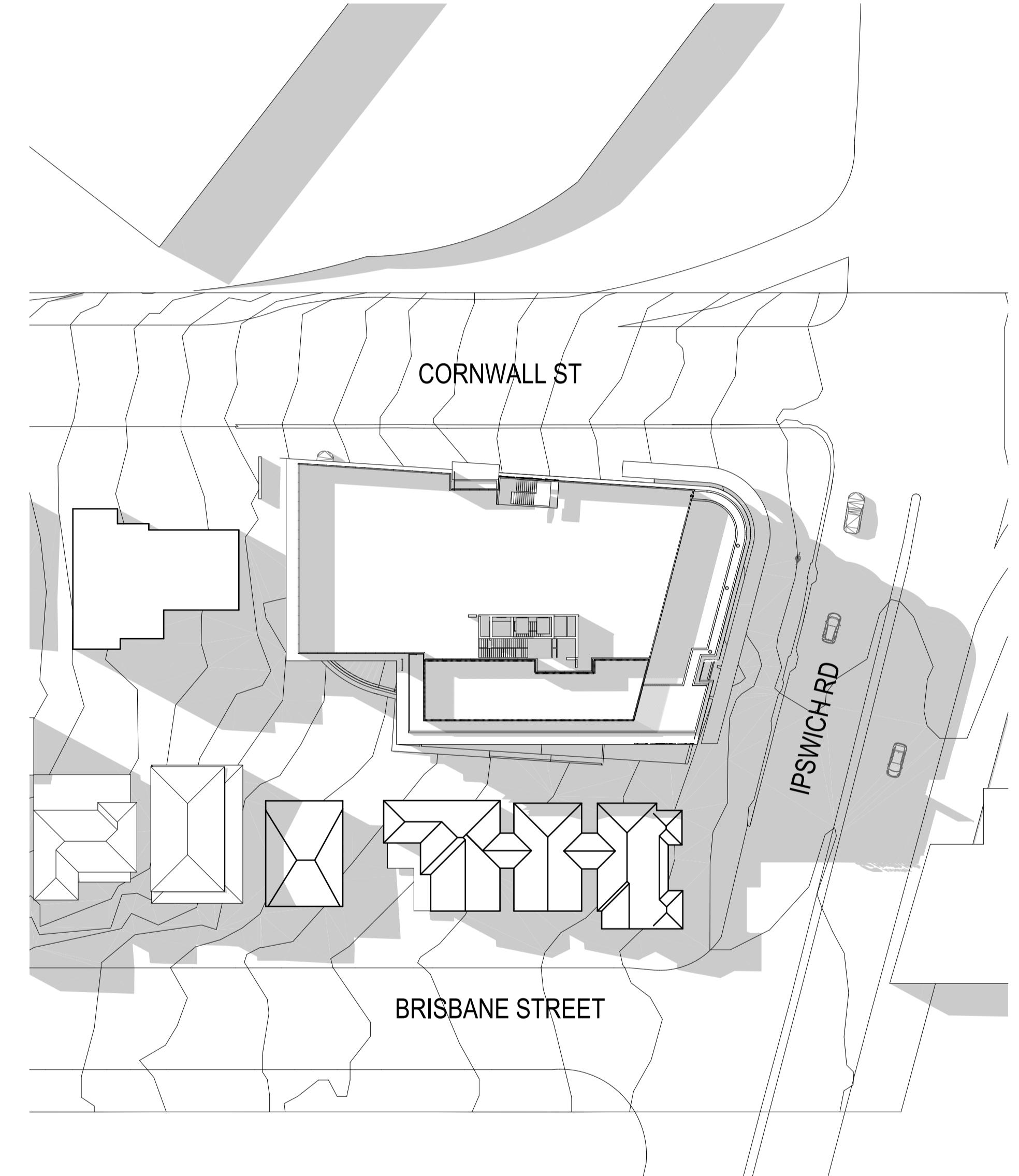
DEVELOPMENT APPLICATION



1 MAR/SEPT 21: 9:00AM
SCALE 1:500 @ A1
SCALE 1:1000@ A3



2 MAR/SEPT 21: 12:00PM
SCALE 1:500 @ A1
SCALE 1:1000@ A3



3 MAR/SEPT 21: 3:00PM
SCALE 1:500 @ A1
SCALE 1:1000@ A3

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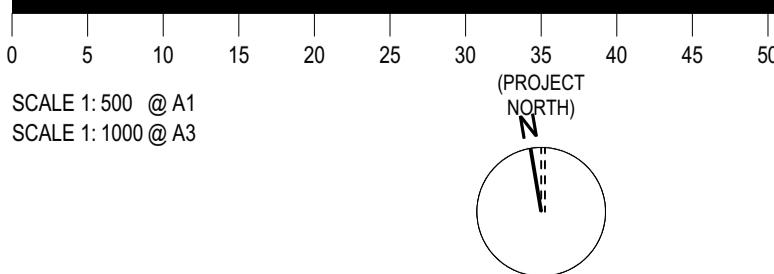


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BIMcloud: CPACLDBIMM01 - BIMcloud/220/6883 Cornwall St Woolloongabba Master: 22/08/2023 4:01 PM

ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

SUN STUDIES MARCH/SEPTEMBER 21

DRAWING TITLE

C DEVELOPMENT APPLICATION 17/08/2023 VAR SH MT
B DEVELOPMENT APPLICATION DRAFT 02/09/2023 SH DW MT
A DEVELOPMENT APPLICATION DRAFT 29/04/2023 SN JH MT
ISSUE PURPOSE DATE D C A

DEVELOPMENT APPLICATION

JOB NO

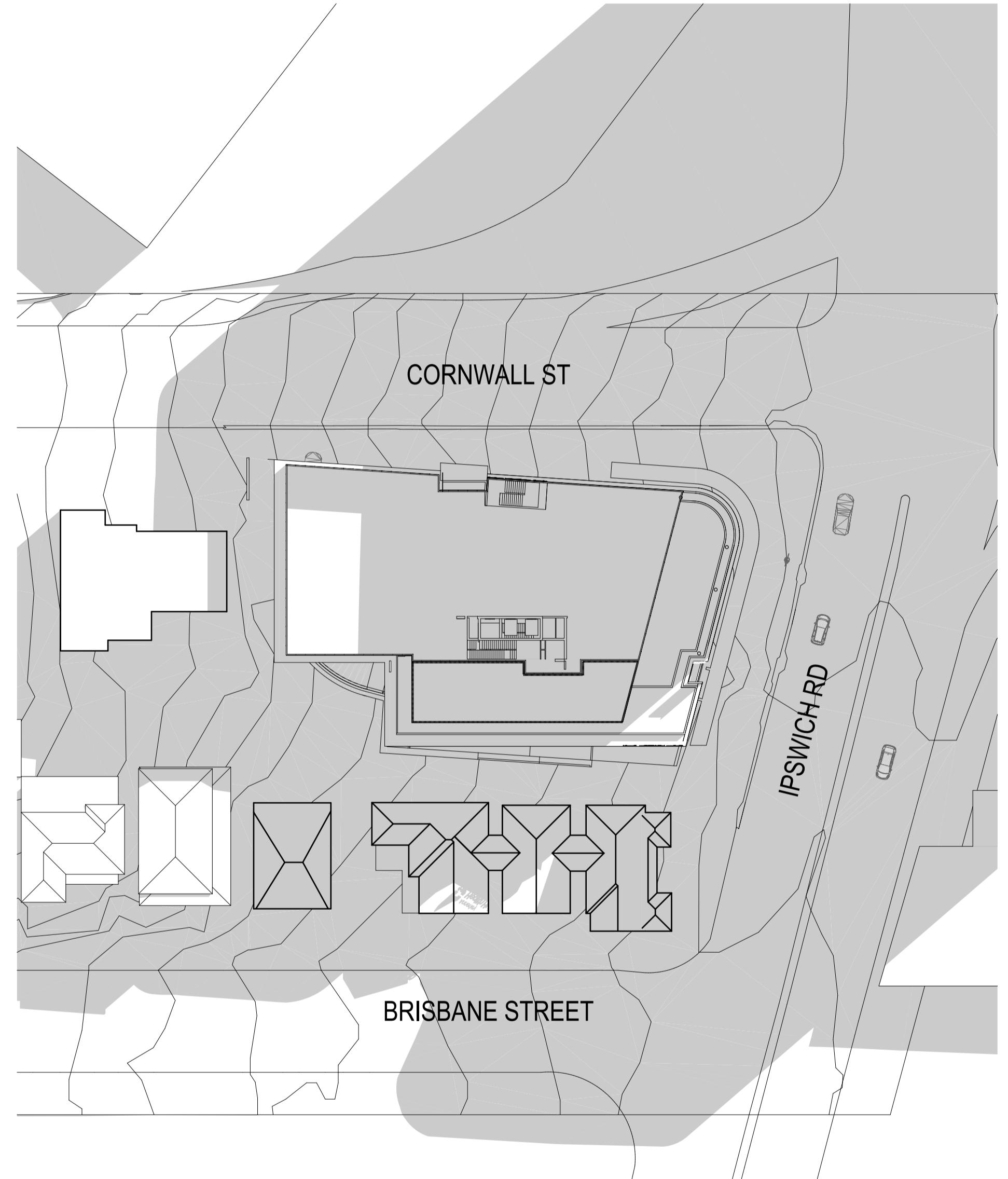
6883

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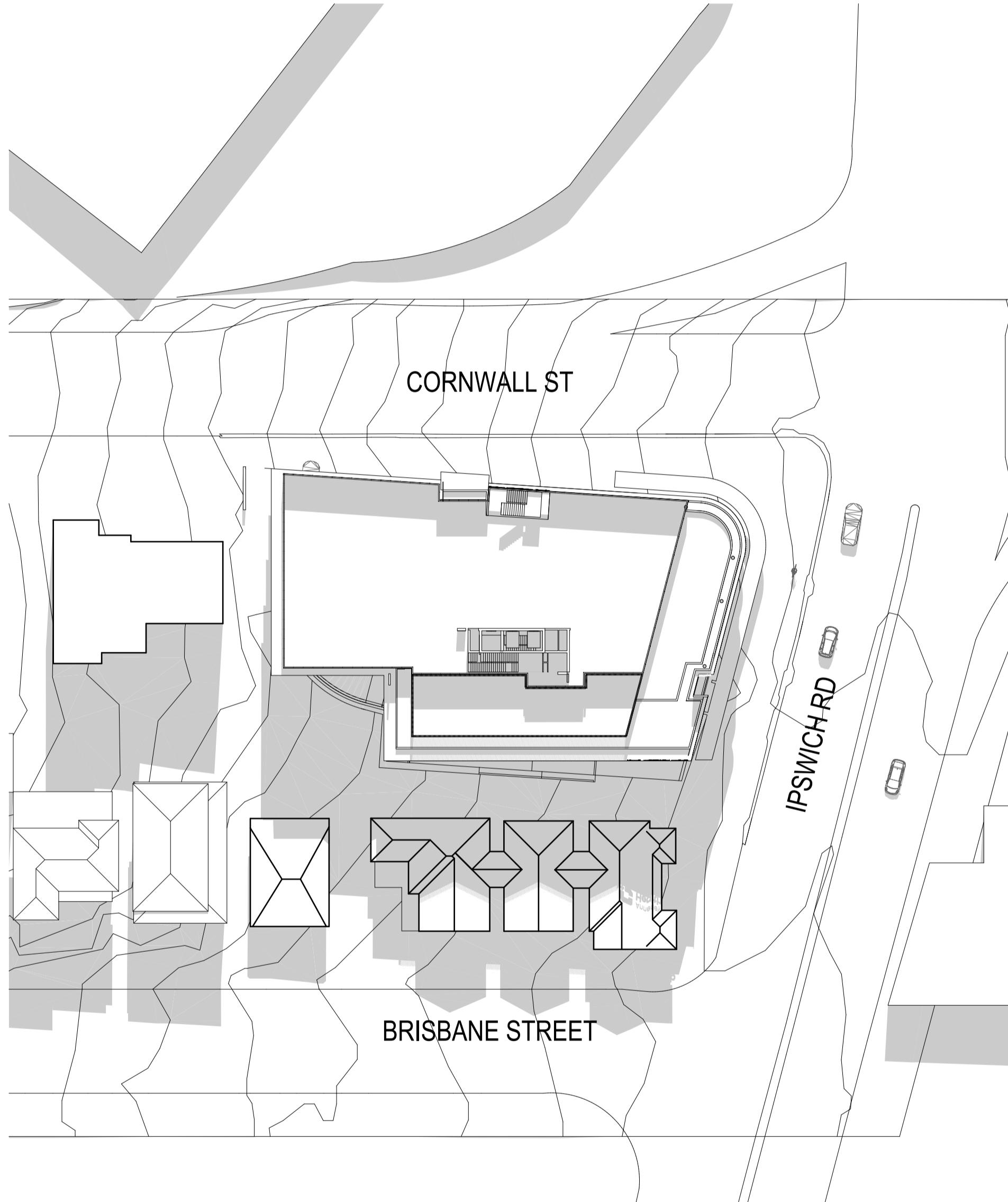
SD2804

ISSUE

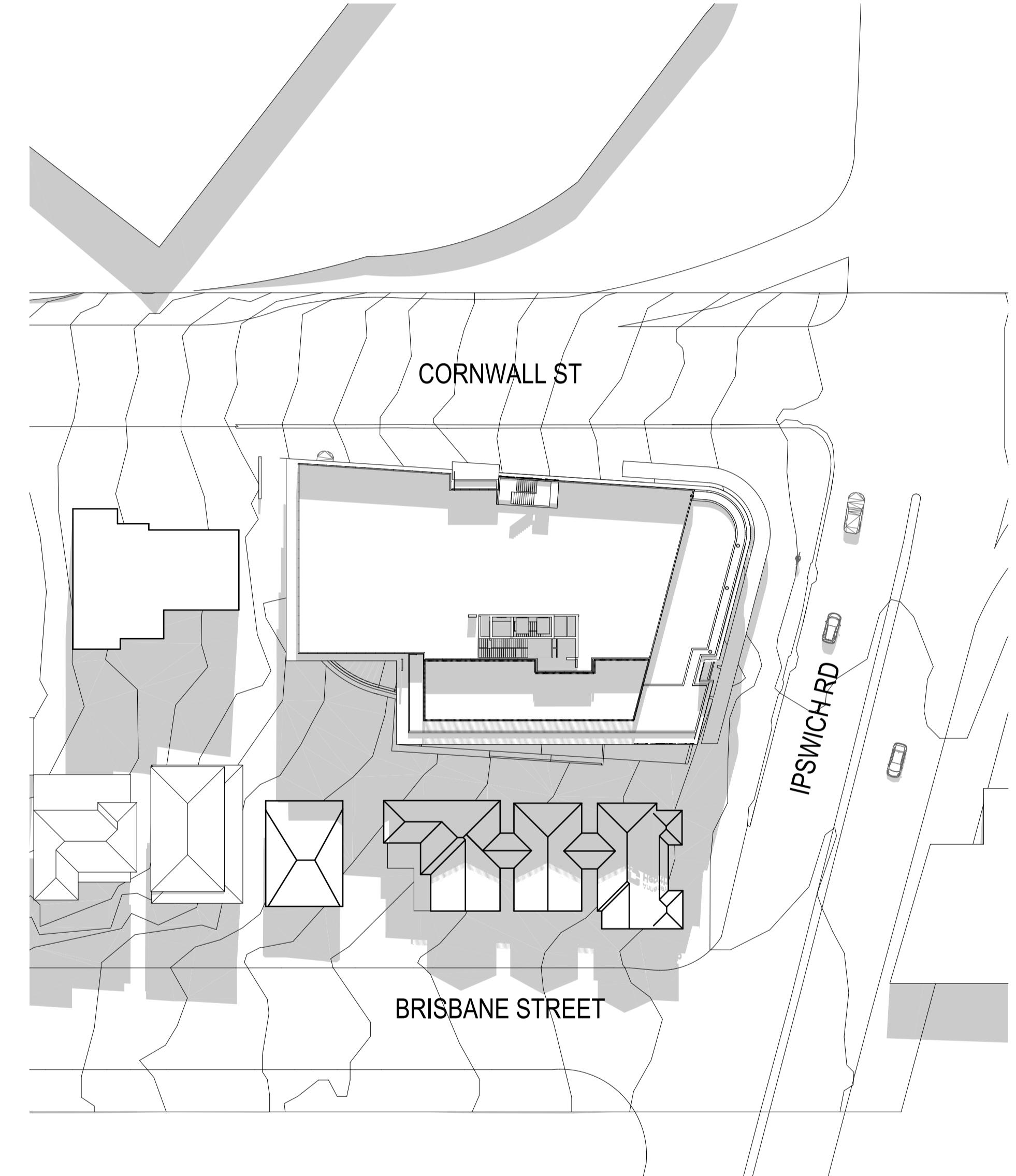
C



1 JUN 21: 9:00AM
SCALE 1:500 @ A1
SCALE 1:1000@ A3

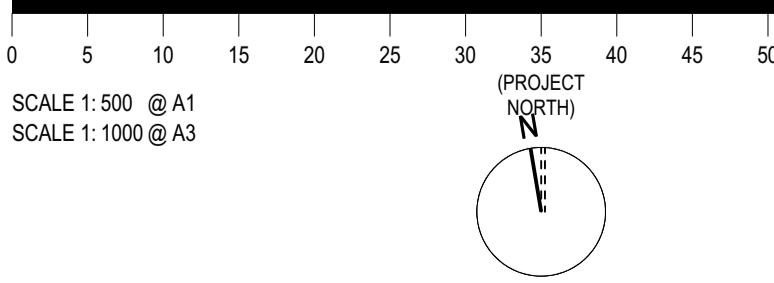


2 JUN 21: 12:00PM
SCALE 1:500 @ A1
SCALE 1:1000@ A3



3 JUN 21: 12:00PM
SCALE 1:500 @ A1
SCALE 1:1000@ A3

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BIMcloud: CPACLDBIMM01 - BIMcloud/220/6883 Cornwall St Woolloongabba Master: 22/08/2023 4:01 PM

C DEVELOPMENT APPLICATION 17/08/2023 VAR SH MT
B DEVELOPMENT APPLICATION DRAFT 02/09/2023 SH DW MT
A DEVELOPMENT APPLICATION DRAFT 29/04/2023 SN JH MT
ISSUE PURPOSE DATE D C A
DEVELOPMENT APPLICATION

ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

SUN STUDIES JUNE 21

DRAWING TITLE

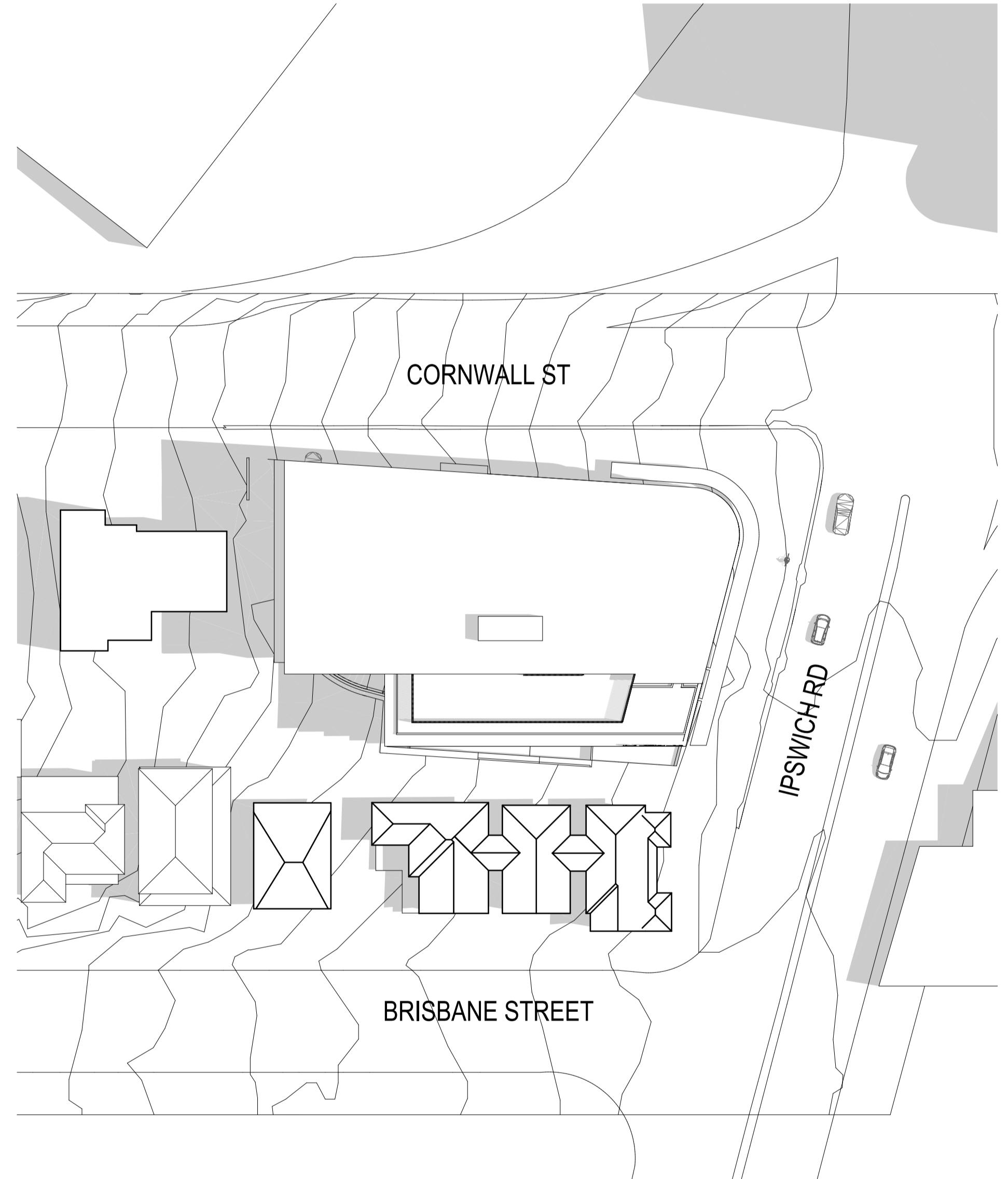
SD2805

JOB NO

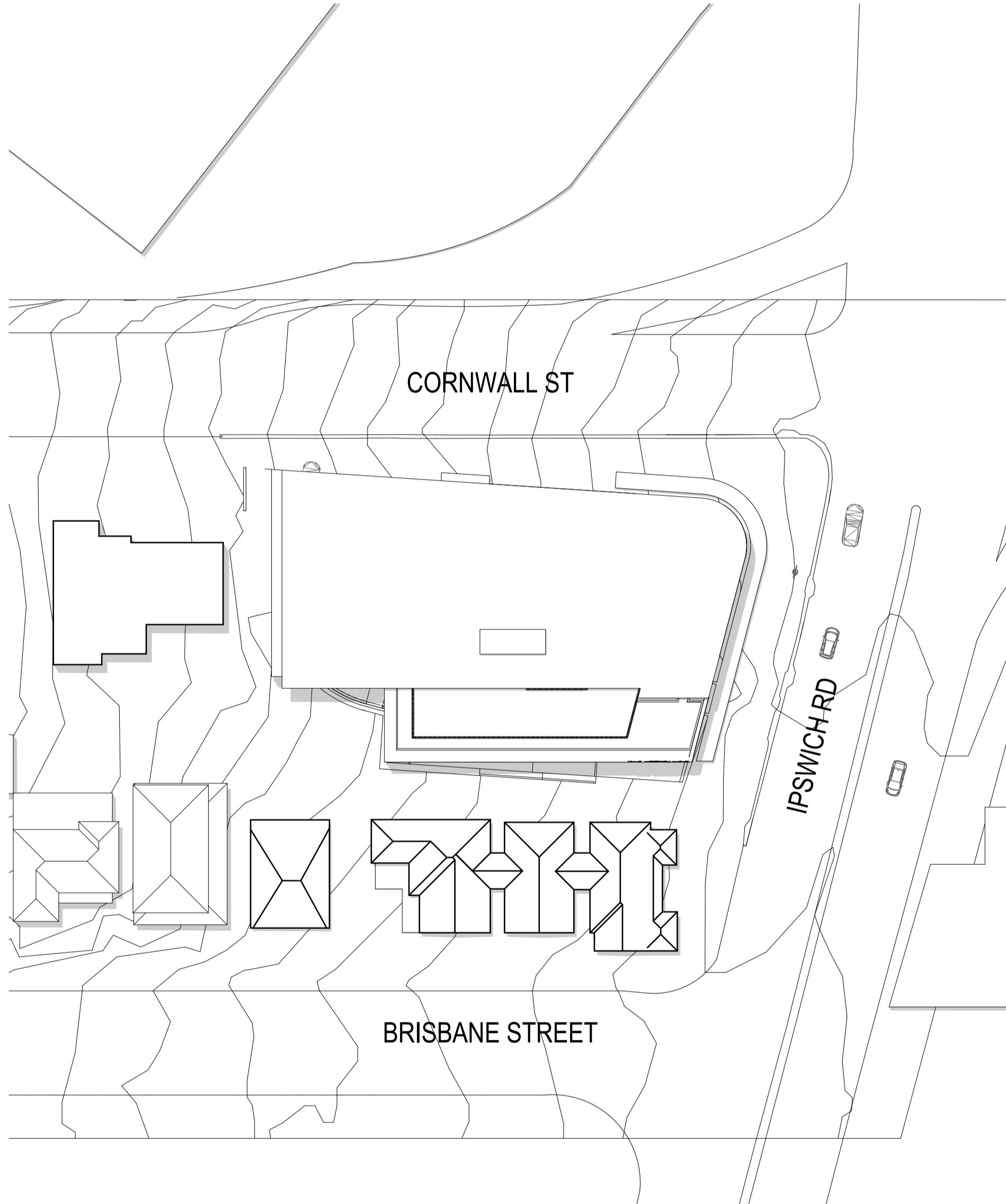
6883

ISSUE

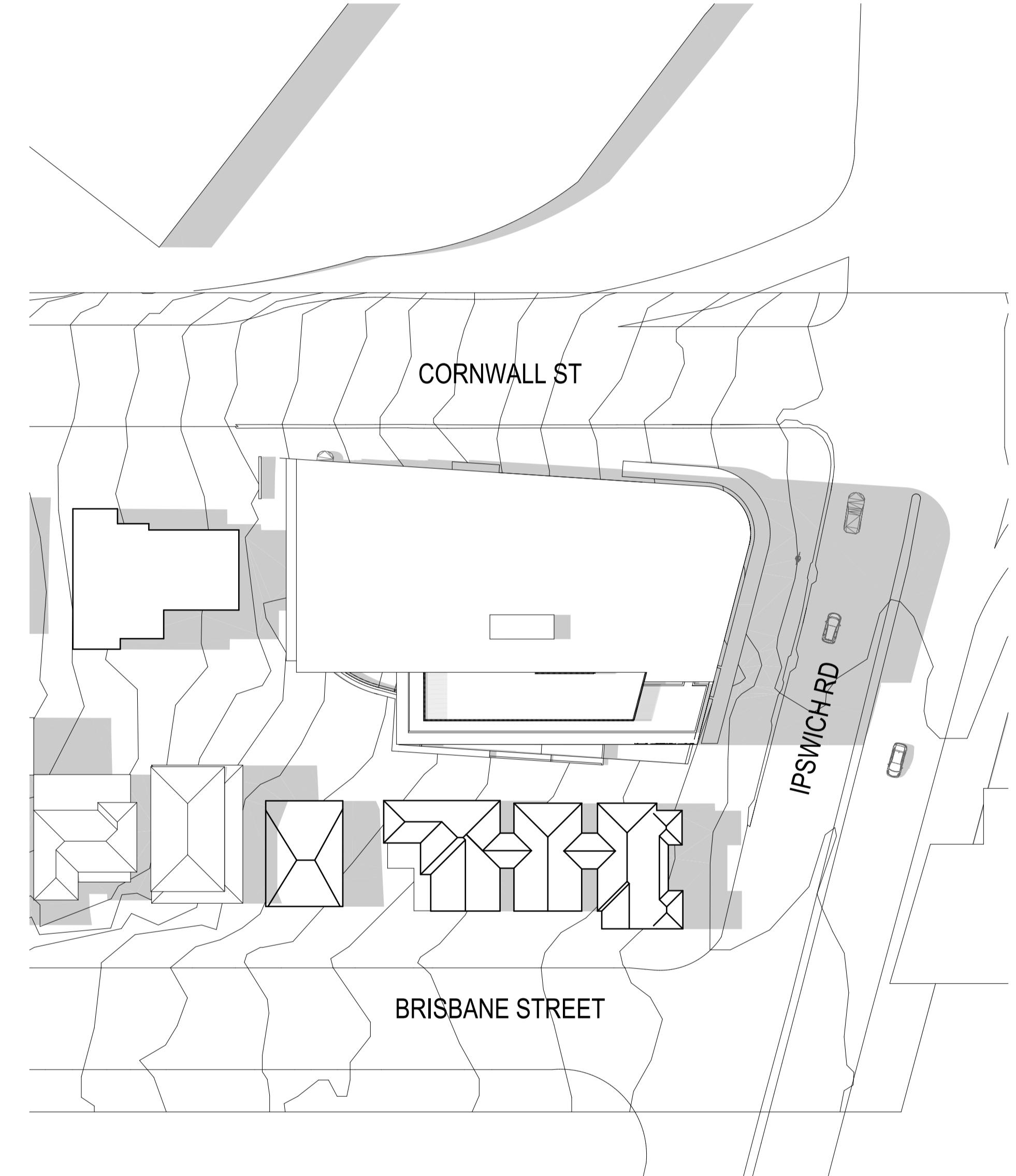
C



1 DEC 21: 9:00AM
SCALE 1:500 @ A1
SCALE 1:1000@ A3



2 DEC 21: 12:00PM
SCALE 1:500 @ A1
SCALE 1:1000@ A3



3 DEC 21: 3:00PM
SCALE 1:500 @ A1
SCALE 1:1000@ A3

COTTEEPARKER φ

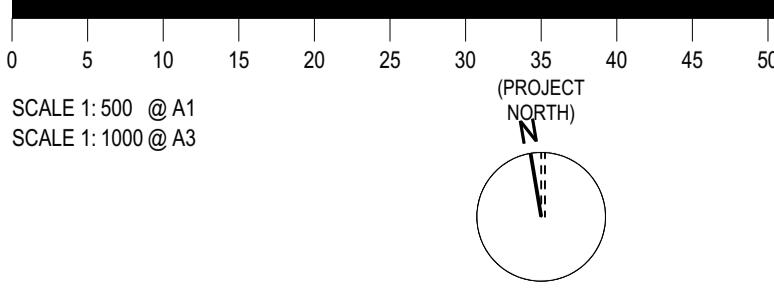


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ABN 77 010 924 106

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ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

SUN STUDIES DECEMBER 21

DRAWING TITLE

C DEVELOPMENT APPLICATION 17/08/2023 VAR SH MT
B DEVELOPMENT APPLICATION DRAFT 02/09/2023 SH DW MT
A DEVELOPMENT APPLICATION DRAFT 29/04/2023 SN JH MT
ISSUE PURPOSE DATE D C A

DEVELOPMENT APPLICATION

JOB NO

6883

DRAWING NO

SD2806

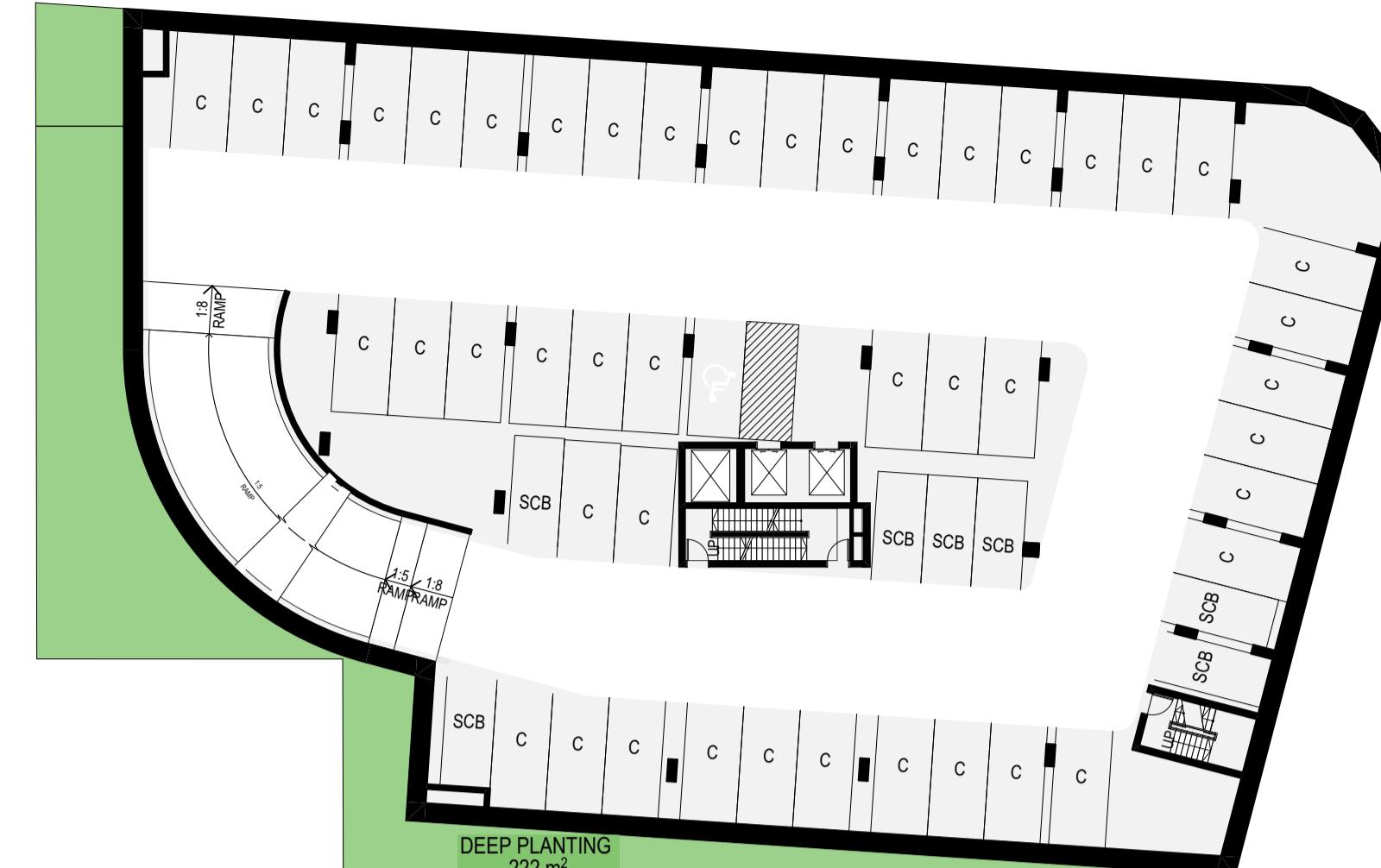
ISSUE

C

2800 LANDSCAPE SCHEDULE	
BASEMENT 03	244.35
BASEMENT 02	244.35
BASEMENT 01	244.34
GROUND LEVEL	293.44
LEVEL 01	256.08
LEVEL 01 MEZZ	31.65
LEVEL 02	7.83
LEVEL 03	7.83
LEVEL 04	7.83
LEVEL 05	283.86
	1,621.56 m ²



1 FLOOR PLAN - BASEMENT 03
SCALE @ A1 1:300



2 FLOOR PLAN - BASEMENT 02
SCALE @ A1 1:300



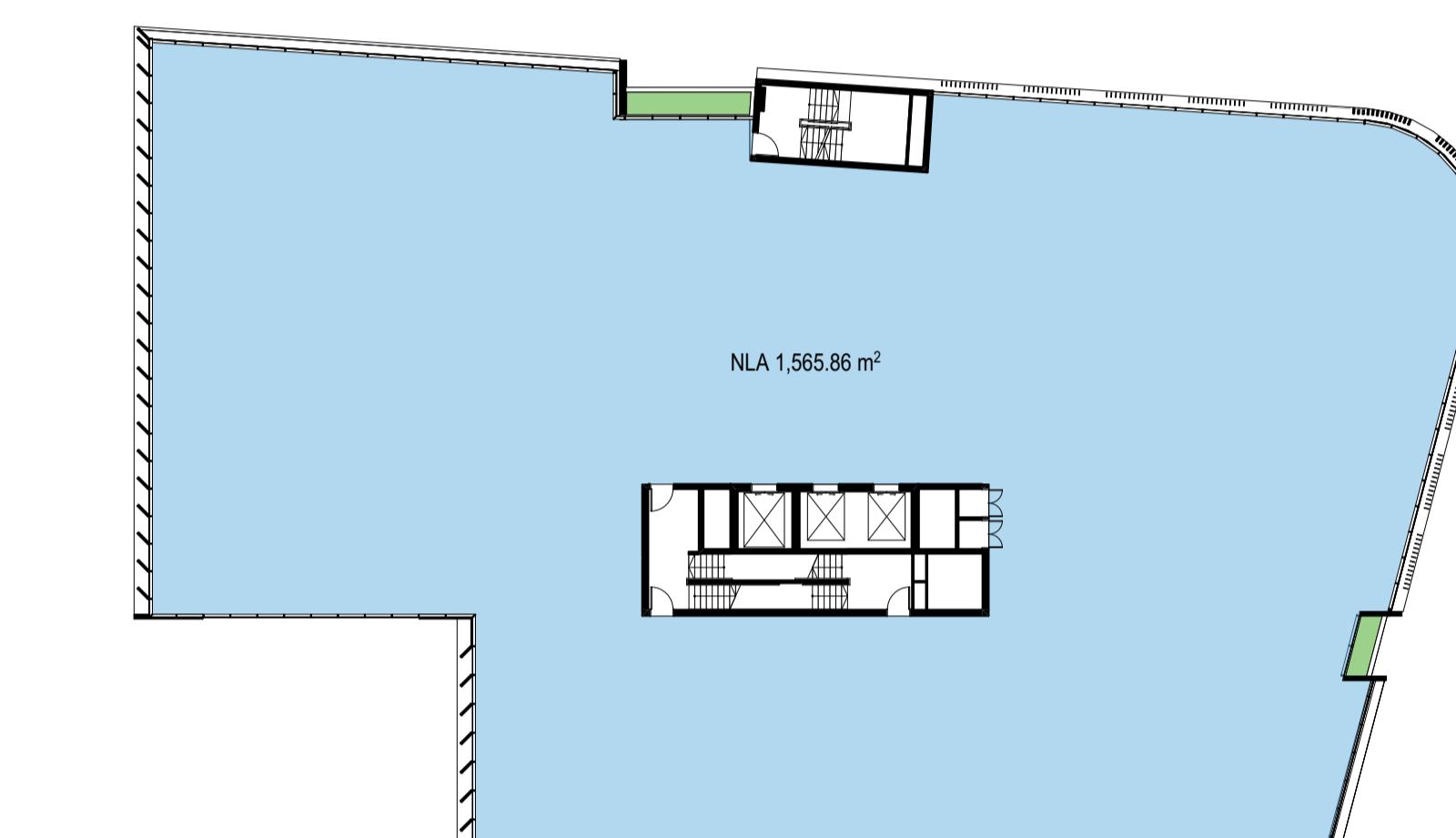
3 FLOOR PLAN - BASEMENT 01
SCALE @ A1 1:300



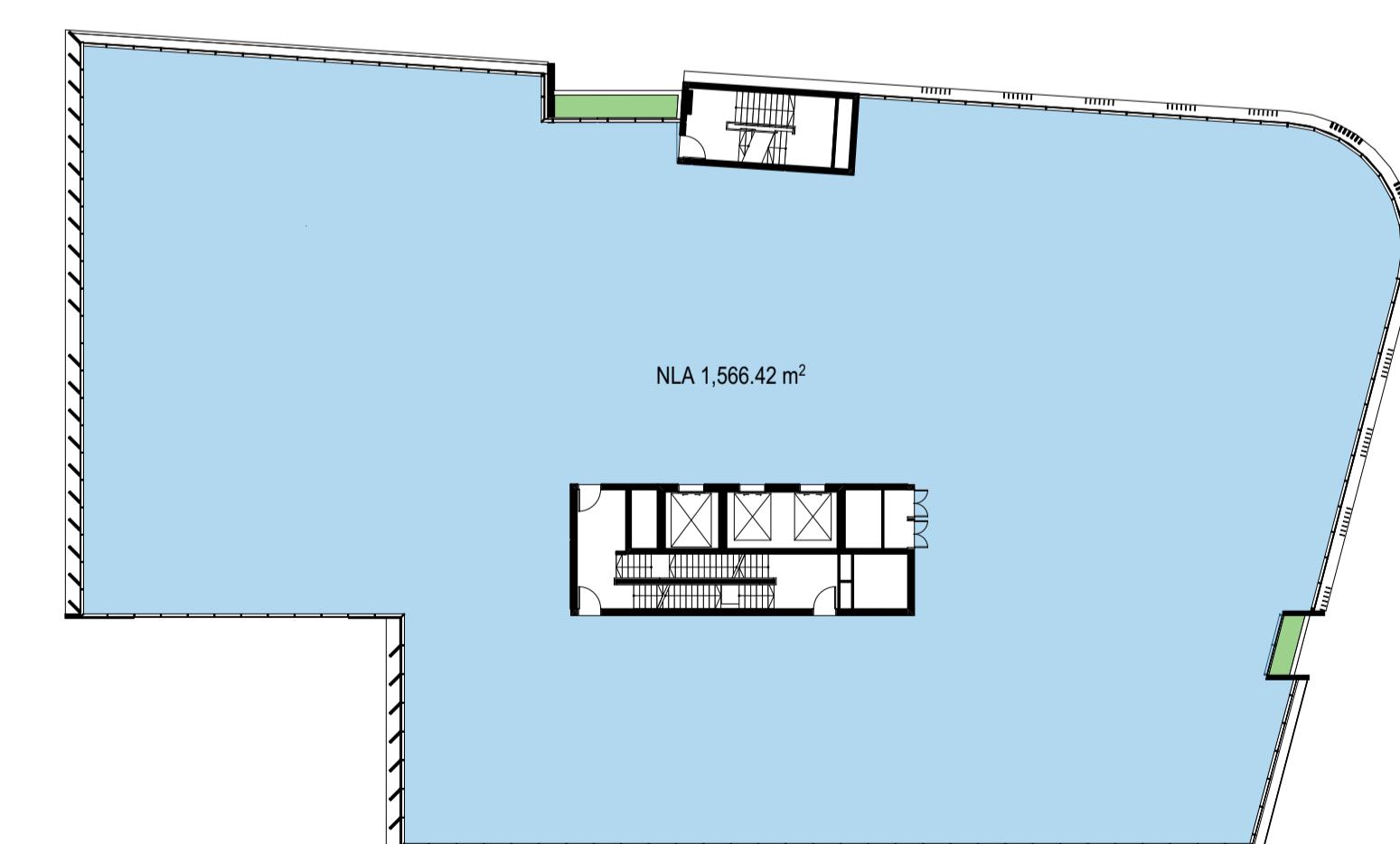
4 FLOOR PLAN - GROUND LEVEL
SCALE @ A1 1:300



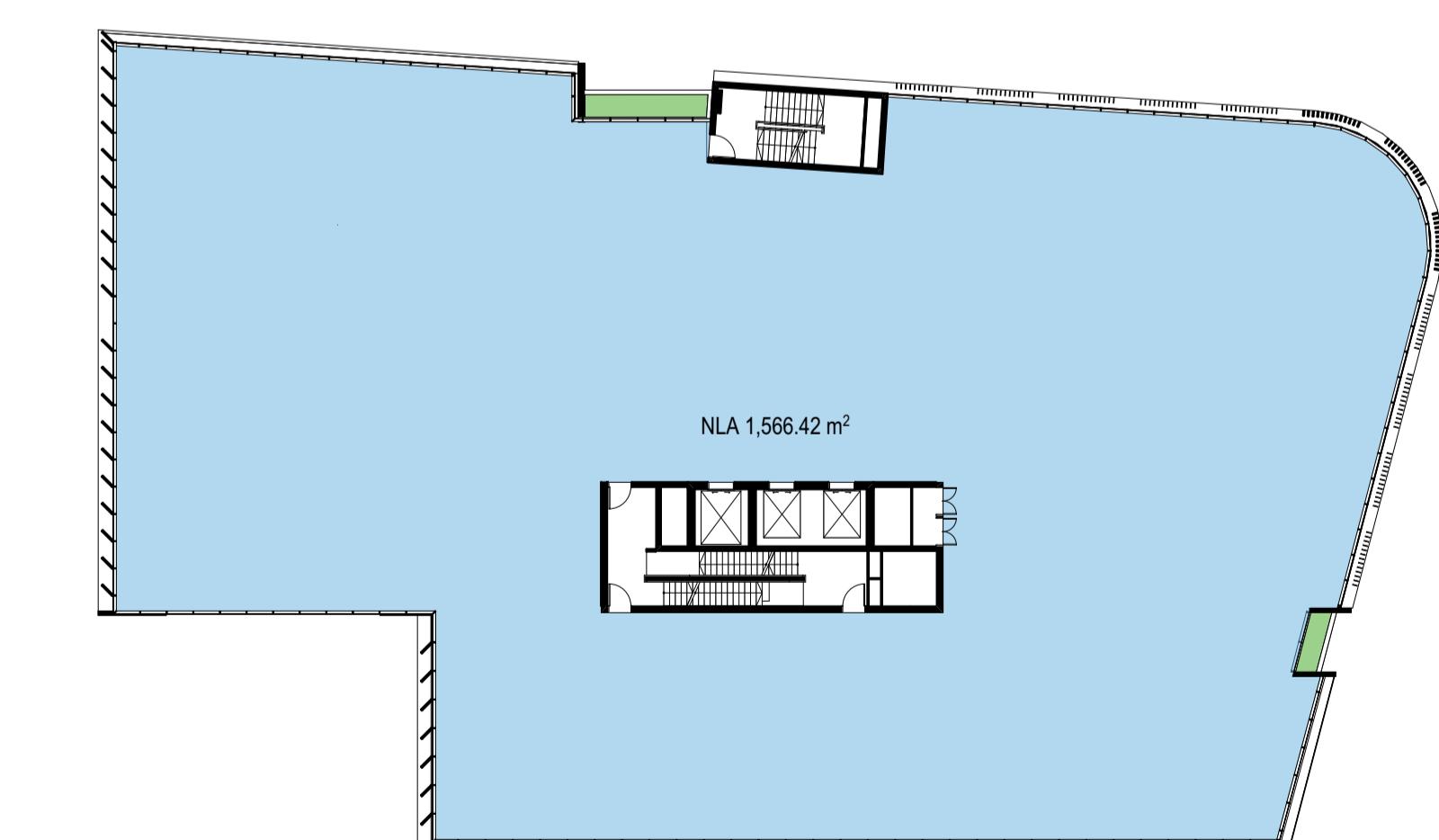
6 FLOOR PLAN - LEVEL 01
SCALE @ A1 1:300



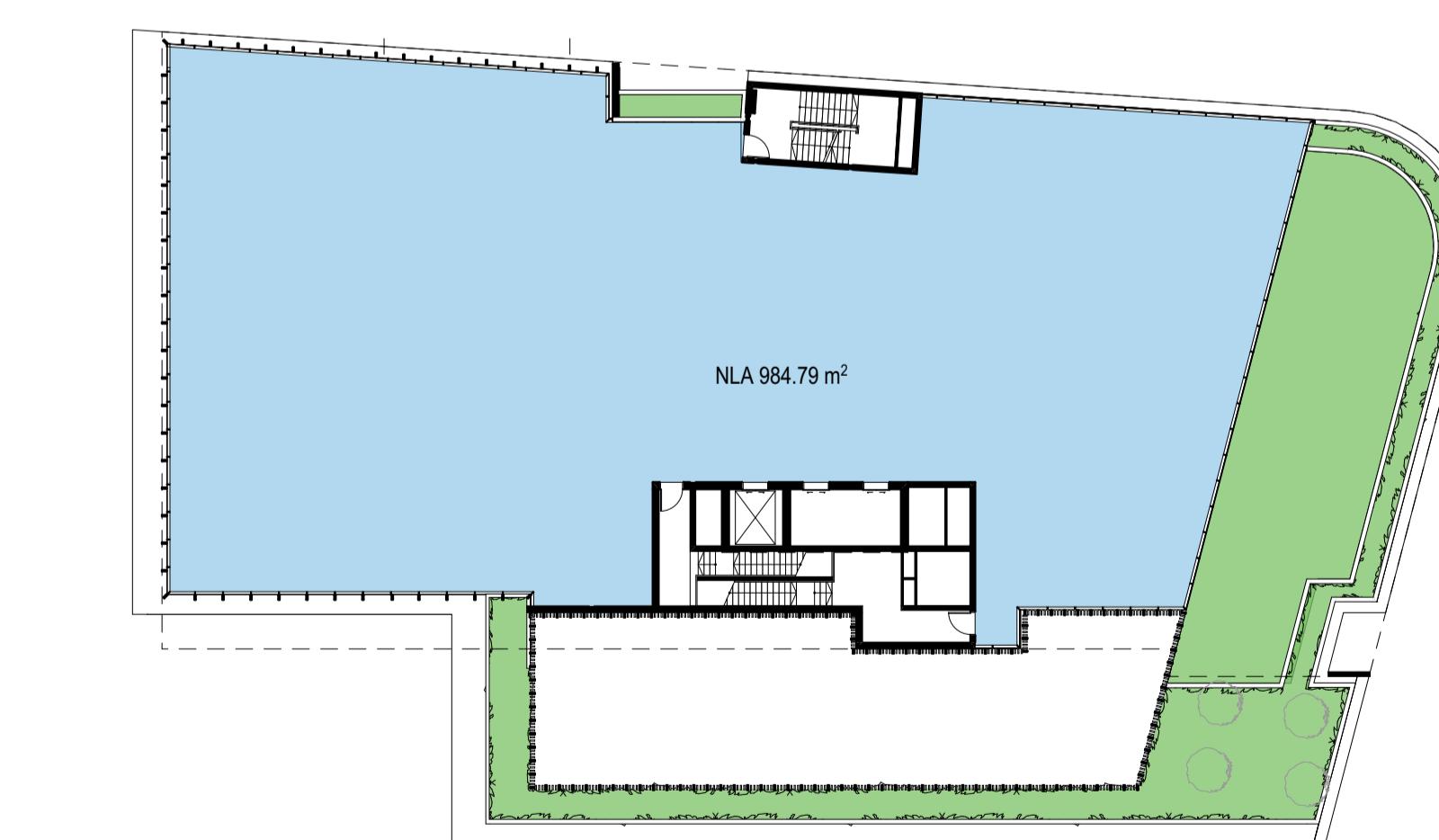
7 FLOOR PLAN - LEVEL 02
SCALE @ A1 1:300



5 FLOOR PLAN - LEVEL 03
SCALE @ A1 1:300



8 FLOOR PLAN - LEVEL 04
SCALE @ A1 1:300



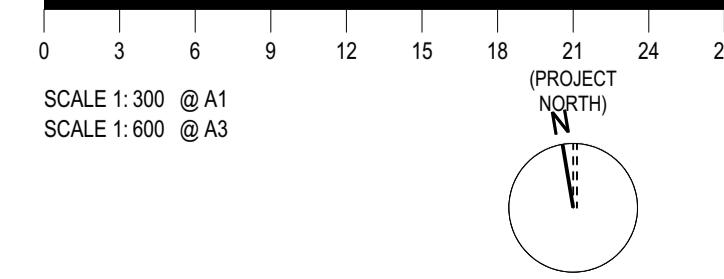
9 FLOOR PLAN - LEVEL 05
SCALE @ A1 1:300

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BIMcloud: CPACLDBIMM01 - BIMcloud:2200/6883 Cornwall St Woolloongabba Master: 22/08/2023 4:02 PM

C DEVELOPMENT APPLICATION 17/08/2023 VAR SH MT
B DEVELOPMENT APPLICATION DRAFT 02/09/2023 SH DW MT
A DEVELOPMENT APPLICATION DRAFT 28/04/2023 SN JH MT
ISSUE PURPOSE DATE D C A

DEVELOPMENT APPLICATION

ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

DRAWING TITLE

LANDSCAPE SUMMARY

JOB NO 6883

DRAWING NO SD2808

ISSUE C

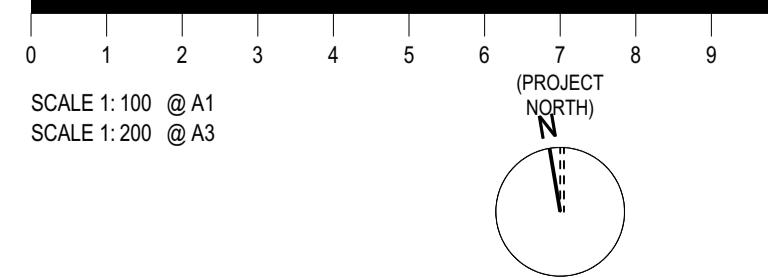


1 ELEVATION EAST
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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F DEVELOPMENT APPLICATION 17/09/2023 VAR SH MT
E DEVELOPMENT APPLICATION DRAFT 02/09/2023 SH DW MT
D DEVELOPMENT APPLICATION DRAFT 28/04/2023 SN JH MT
C DEVELOPMENT APPLICATION DRAFT 03/03/2023 SN JH MT
B DEVELOPMENT APPLICATION DRAFT 01/02/2023 JH DW JH
ISSUE PURPOSE DATE D C A

DEVELOPMENT APPLICATION

ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

ELEVATION 01

DRAWING TITLE

DRAWING NO

6883

DRAWING NO

SD3001

F



1 ELEVATION NORTH
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

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F DEVELOPMENT APPLICATION 17/09/2023 VAR SH MT
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C DEVELOPMENT APPLICATION DRAFT 03/03/2023 SN JH MT
B DEVELOPMENT APPLICATION DRAFT 01/02/2023 JH DW JH
ISSUE PURPOSE DATE D C A
DEVELOPMENT APPLICATION

ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

ELEVATION 02

DRAWING TITLE

JOB NO

6883

DRAWING NO

SD3002

ISSUE

F



1 ELEVATION WEST
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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0 1 2 3 4 5 6 7 8 9 10
SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

F DEVELOPMENT APPLICATION 17/09/2023 VAR SH MT
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C DEVELOPMENT APPLICATION DRAFT 03/03/2023 SN JH MT
B DEVELOPMENT APPLICATION DRAFT 01/02/2023 JH DW JH
ISSUE PURPOSE DATE D C A
DEVELOPMENT APPLICATION

ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

ELEVATION 03

DRAWING TITLE

6883 SD3003 F



1 ELEVATION SOUTH
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

F DEVELOPMENT APPLICATION 17/09/2023 VAR SH MT
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B DEVELOPMENT APPLICATION DRAFT 01/02/2023 JH DW JH
ISSUE PURPOSE DATE D C A

DEVELOPMENT APPLICATION

ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

ELEVATION 04

DRAWING TITLE

DRAWING NO

6883

DRAWING NO

SD3004

F

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1 SECTION
SCALE @ A1 1:125

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SCALE 1:125 @ A1
SCALE 1:250 @ A3

F DEVELOPMENT APPLICATION 17/09/2023 VAR SH MT
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D DEVELOPMENT APPLICATION DRAFT 28/04/2023 SN JH MT
C DEVELOPMENT APPLICATION DRAFT 03/03/2023 SN JH MT
B DEVELOPMENT APPLICATION DRAFT 9/02/2023 JH DW JH
ISSUE PURPOSE DATE D C A

DEVELOPMENT APPLICATION

ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

DRAWING TITLE

SECTION 01

JOB NO

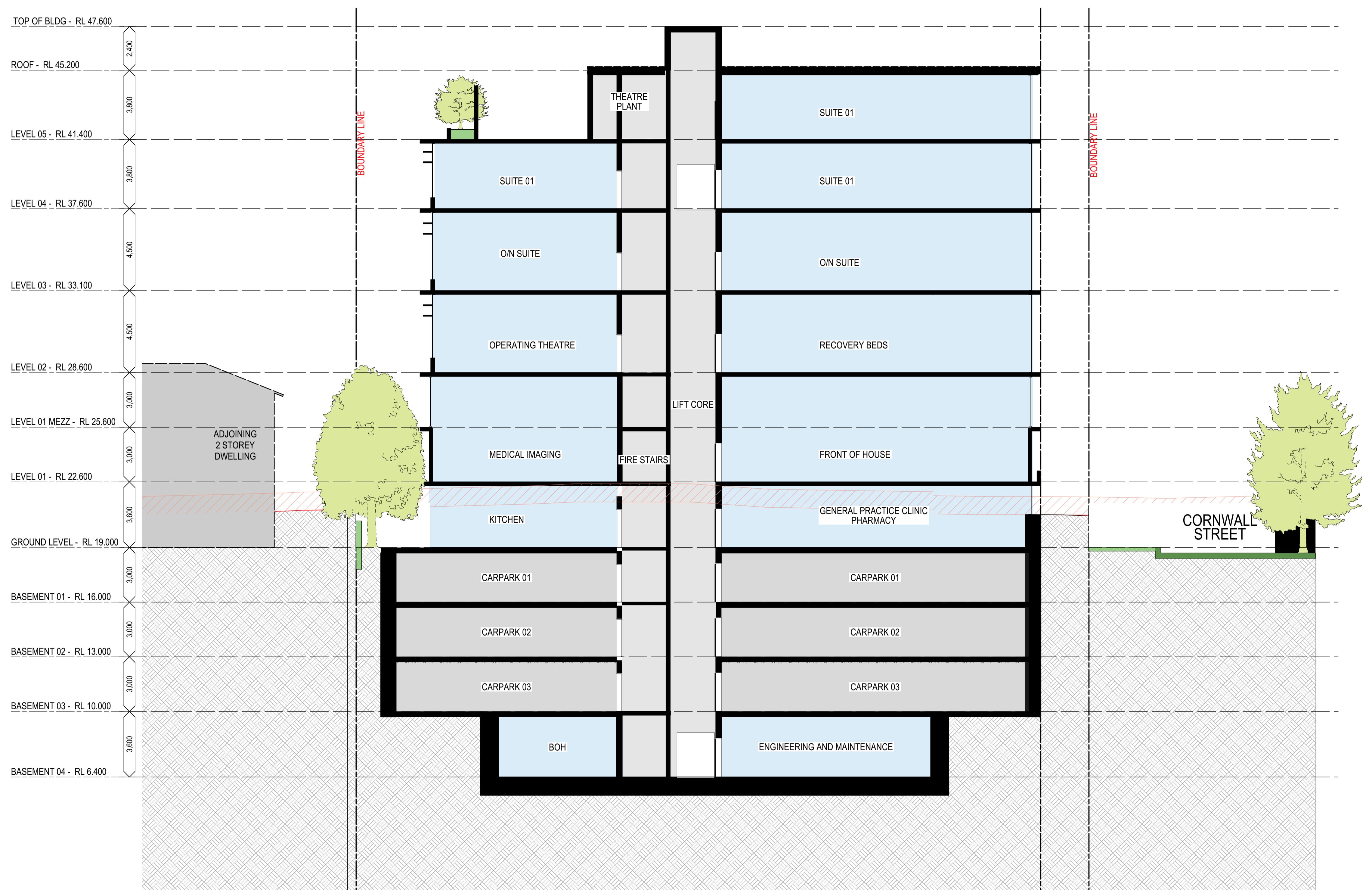
6883

DRAWING NO

SD3101

F

BIMcloud: CPACLDBIMM01 - BIMcloud/220/6883 Cornwall St Woolloongabba Master: 22/08/2023 4:02 PM



1 2 SECTION
SCALE @ A1 1:125

COTTEEPARKER Ø



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0 2.5 5 7.5 10 12.5
SCALE 1:125 @ A1
SCALE 1:250 @ A3

ANNERLEY HEALTH HUB

101 CORNWALL STREET, WOOLLOONGABBA

CLIENT - CORNERSTONE DEVELOPMENTS MANAGEMENT PTY LTD

DRAWING TITLE

SECTION 02

C DEVELOPMENT APPLICATION 17/08/2023 VAR SH MT
B DEVELOPMENT APPLICATION DRAFT 02/09/2023 SH DW MT
A DEVELOPMENT APPLICATION DRAFT 28/04/2023 SN JH MT
ISSUE PURPOSE DATE D C A

DEVELOPMENT APPLICATION

JOB NO

6883

DRAWING NO

SD3102

ISSUE

C