



FENDER KATSALIDIS

37C - ROOMING ACCOMMODATION
37 CORDELIA ST, SOUTH BRISBANE
26057

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REVISION

1 DEVELOPMENT APPLICATION

05.08.2026



QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 18.07.2026
☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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YJ	SS	05.08.2026	26057	N.T.S. @ A1

PROJECT
37C - ROOMING
ACCOMMODATION

37 CORDELIA ST, SOUTH BRISBANE

DRAWING TITLE
COVER PAGE

CLIENT
RENOVO

FK
WWW.FKAUSTRALIA.COM
LEVEL 34, 123 EAGLE STREET
BRISBANE, QUEENSLAND 4000
TELEPHONE: +61 7 3068 0001
FENDER KATSALIDIS (AUSTRALIA) PTY LTD ACN 092 940 032

ISSUE PURPOSE
DEVELOPMENT APPLICATION



REV. 1
DRAWING NO.
DA001

PROJECT INFORMATION

ADDRESS: 37 CORDELIA STREET BRISBANE Q 4101

SITE AREA: 1,833.5 m² (Incl. Future Stage 42 Manning Site)

DEVELOPED AREA: 921.5 m²

LAND USE ZONE: PC1 PRINCIPAL CENTRE (CITY CENTRE)

DEVELOPMENT SUMMARY

	ROOMING ACCOM. STUDIO MIX		TOTAL	GFA
	STANDARD	PREMIUM		
ROOF - SS	0	0	0	0 m ²
LEVEL 28	12	2	14	413 m ²
LEVEL 27	13	1	14	405 m ²
LEVEL 26	12	2	14	413 m ²
LEVEL 25	13	1	14	405 m ²
LEVEL 24	12	2	14	413 m ²
LEVEL 23	13	1	14	405 m ²
LEVEL 22	12	2	14	413 m ²
LEVEL 21	13	1	14	405 m ²
LEVEL 20	12	2	14	413 m ²
LEVEL 19	13	1	14	405 m ²
LEVEL 18	12	2	14	413 m ²
LEVEL 17	13	1	14	405 m ²
LEVEL 16	12	2	14	413 m ²
LEVEL 15	13	1	14	405 m ²
LEVEL 14	12	2	14	413 m ²
LEVEL 13	13	1	14	405 m ²
LEVEL 12	12	2	14	413 m ²
LEVEL 11	13	1	14	405 m ²
LEVEL 10	12	2	14	413 m ²
LEVEL 9	13	1	14	405 m ²
LEVEL 8	12	2	14	413 m ²
LEVEL 7	13	1	14	405 m ²
LEVEL 6	12	2	14	413 m ²
LEVEL 5	13	1	14	405 m ²
LEVEL 4	12	2	14	413 m ²
LEVEL 3	0	0	0	296 m ²
LEVEL 2	0	0	0	400 m ²
LEVEL 1	0	0	0	259 m ²
GROUND	0	0	0	288 m ²
BASEMENT	0	0	0	0 m ²
	312 89.1%	38 9%	350	11,464 m ²

PARKING SUMMARY

CARS	ROOMING ACCOM.	ACC	VIS.	TOTAL
BASEMENT	0	1	9	10

BIKES	ROOMING ACCOM.	VIS.	RETAIL	TOTAL
LEVEL 1	110	0	0	110

COMMUNAL AREA SUMMARY

	AREA	SQM / RM
COMMUNAL EXTERNAL	326.9 m ²	0.9
COMMUNAL EXTERNAL - COVERED	288.5 m ²	0.5
COMMUNAL INTERNAL	554.4 m ²	1.6
TOTAL	1169.8 m ²	3.0

BY LEVEL

ROOF - SS	
COMMUNAL EXTERNAL	267.8 m ²
LEVEL 5 (TYP - EVEN FLOORS)	
COMMUNAL EXTERNAL	130.8 m ²
LEVEL 3	
COMMUNAL EXTERNAL	48.2 m ²
COMMUNAL EXTERNAL - COVERED	168.6 m ²
COMMUNAL INTERNAL	209.2 m ²
LEVEL 2	
COMMUNAL INTERNAL	345.2 m ²
TOTAL	1169.8 m ²

SITE COVER, GREEN PLOT RATIO & POPAOS SUMMARY

	SITE COVER	%
PROPOSED TOWER	471.8 m ²	51.2%
PROPOSED PODIUM	573 m ²	62.1%

	GREEN PLOT	%
DEEP PLANTING	14.9 m ²	1.6%
LAWN	102.8 m ²	11.1%
PLANTING	419.6 m ²	45.5%
	537.3 m ²	58.3%

	POPAOS	%
COMMUNAL - PUBLIC	235.7 m ²	25.6%

LOCATION



REVISION

1 DEVELOPMENT APPLICATION

05.08.2026



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- ☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
 - ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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PROJECT 37C - ROOMING ACCOMMODATION

37 CORDELIA ST, SOUTH BRISBANE

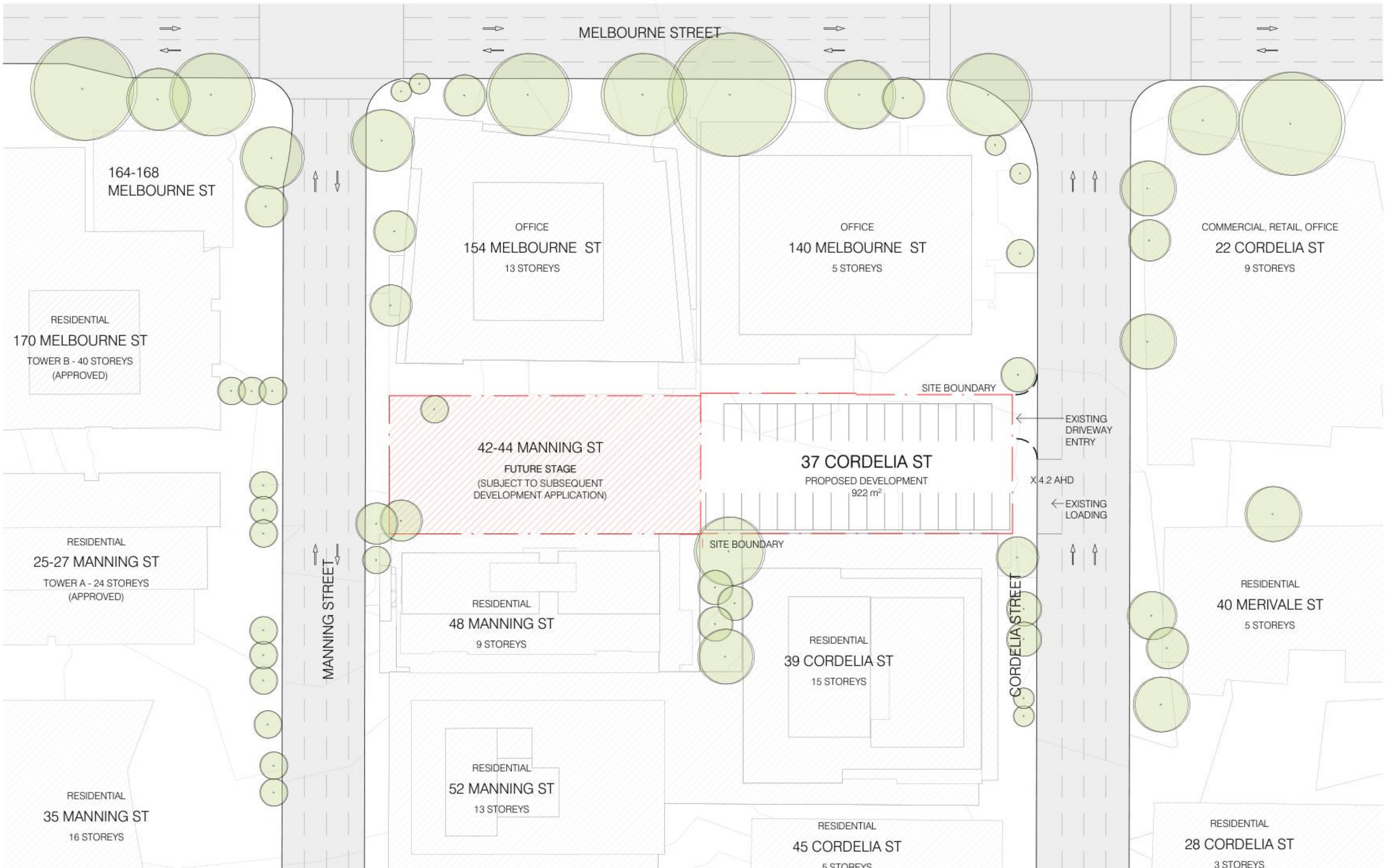
DRAWING TITLE PROJECT SUMMARY

CIENT RENOVO

FK
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FENDER KATSALIOS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE DEVELOPMENT APPLICATION

REV. 1
DRAWING NO. DA002



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REVISION

1 DEVELOPMENT APPLICATION

05.08.2026

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PROJECT

37C - ROOMING
ACCOMMODATION

37 CORDELIA ST, SOUTH BRISBANE

DRAWING TITLE
SITE PLAN - EXISTING

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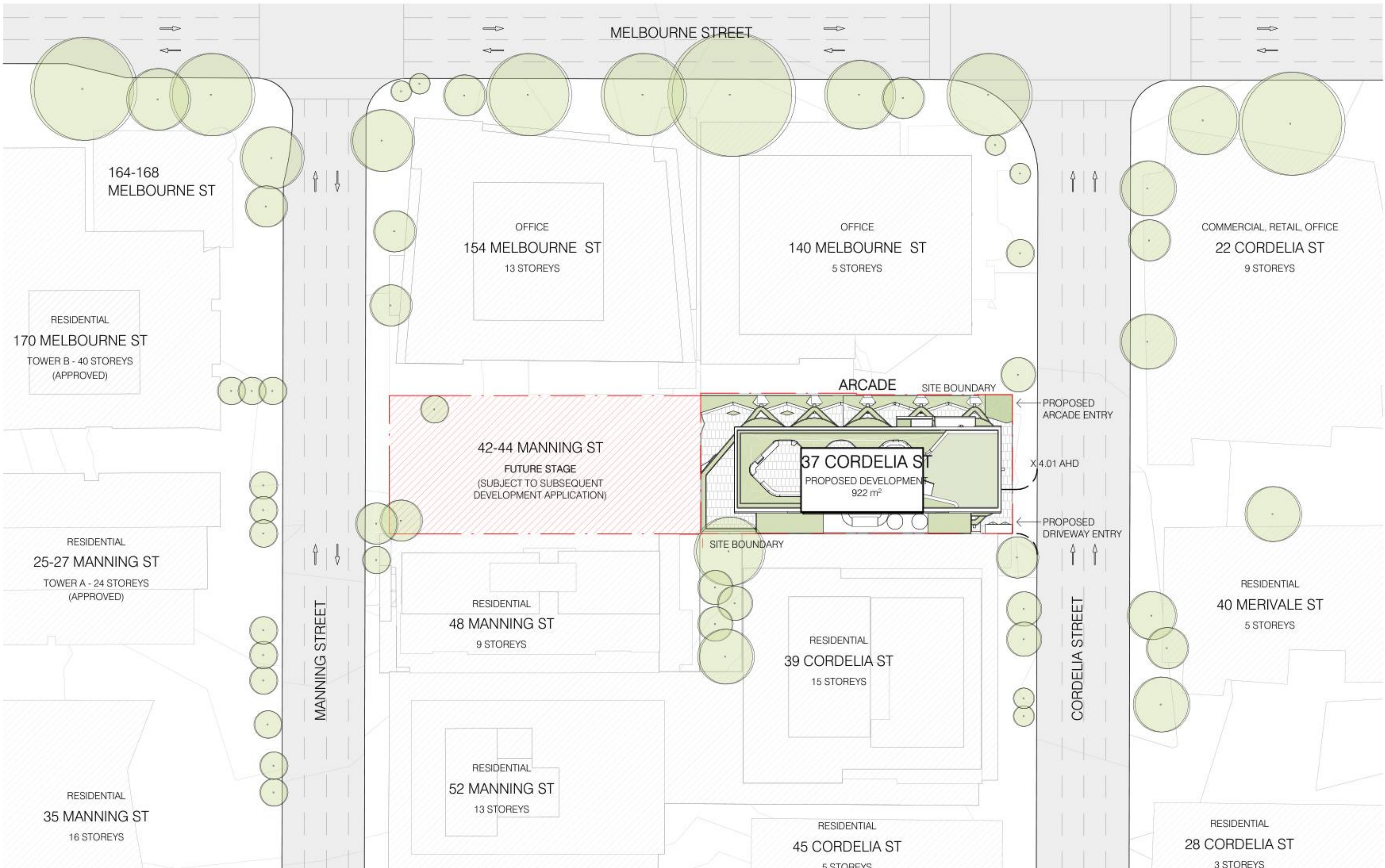
ISSUE PURPOSE

DEVELOPMENT APPLICATION

REV.
1

DRAWING NO.
DA006





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1 DEVELOPMENT APPLICATION

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PROJECT

37C - ROOMING
ACCOMMODATION

37 CORDELIA ST, SOUTH BRISBANE

DRAWING TITLE
SITE PLAN - PROPOSED

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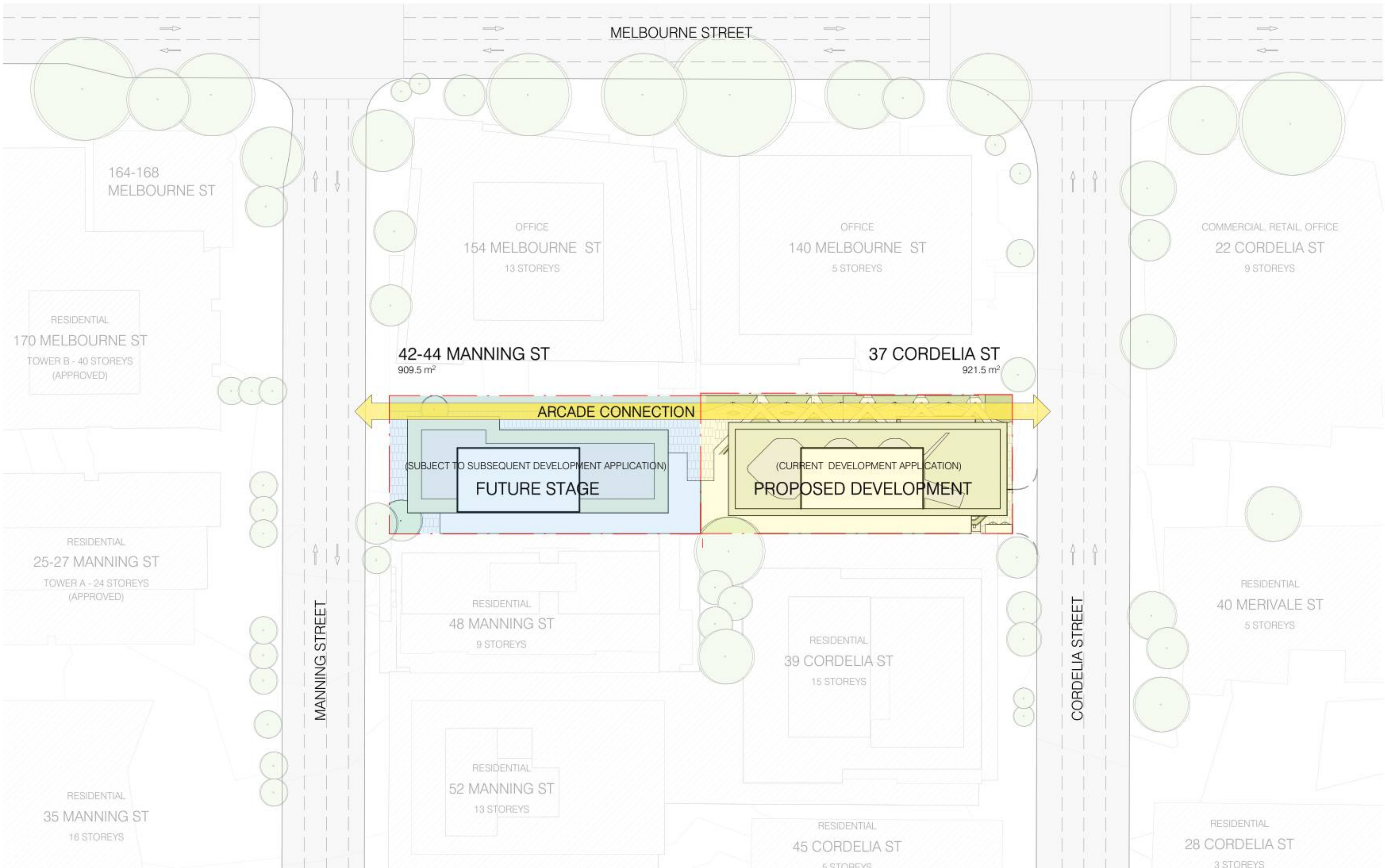
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ISSUE PURPOSE
DEVELOPMENT APPLICATION



REV. 1
DRAWING NO.
DA007



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1 DEVELOPMENT APPLICATION

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26057

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PROJECT

37C - ROOMING
ACCOMMODATION

37 CORDELIA ST, SOUTH BRISBANE

DRAWING TITLE
SITE PLAN - CONCEPT STRUCTURE

CLIENT

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BRISBANE, QUEENSLAND 4001
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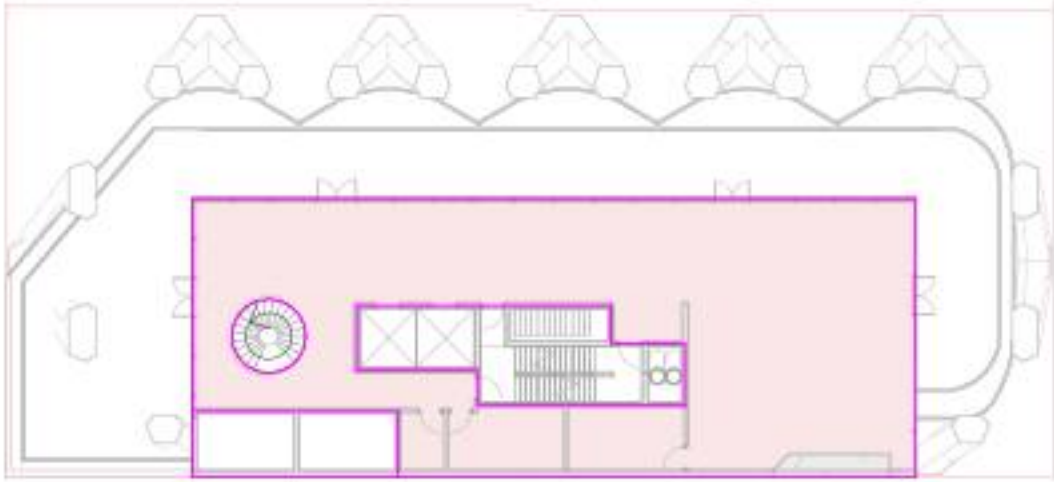
ISSUE PURPOSE

DEVELOPMENT APPLICATION

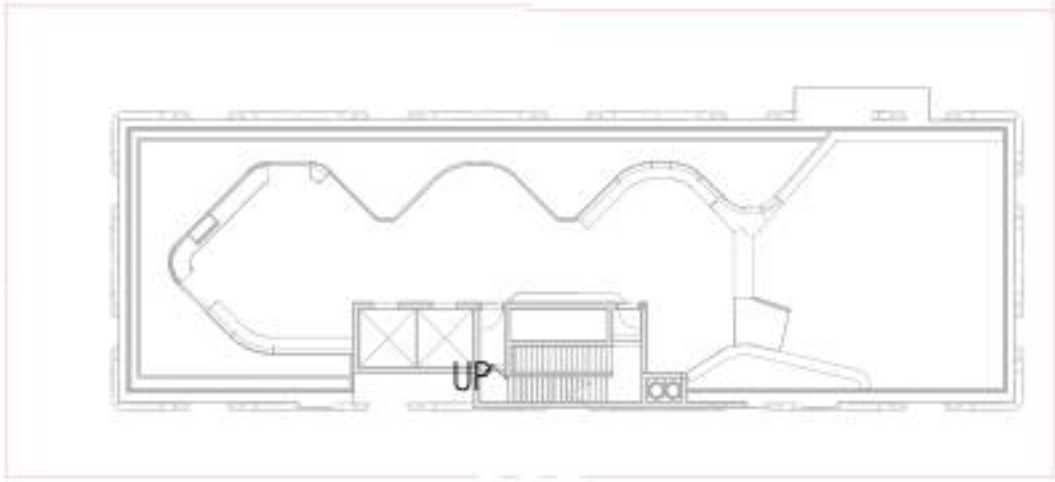
REV.
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DRAWING NO.
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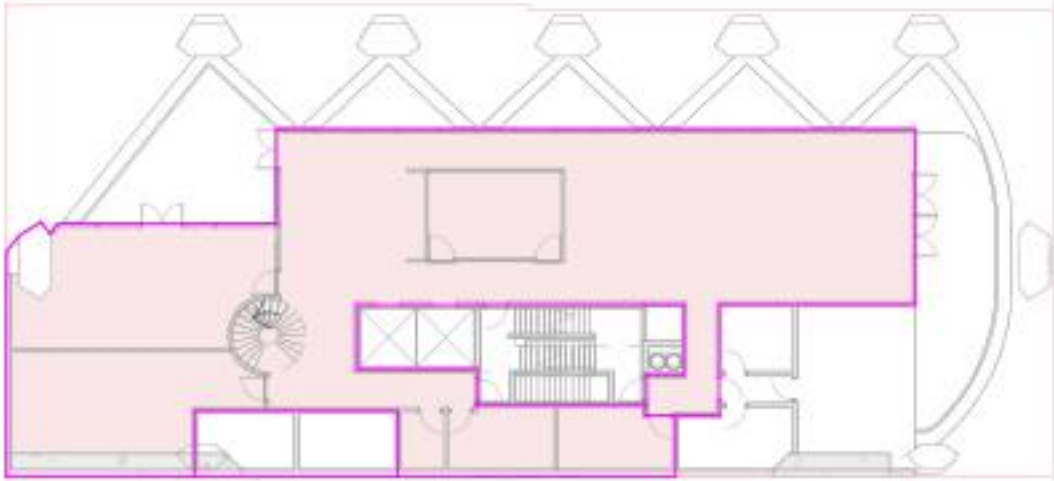




LEVEL 03



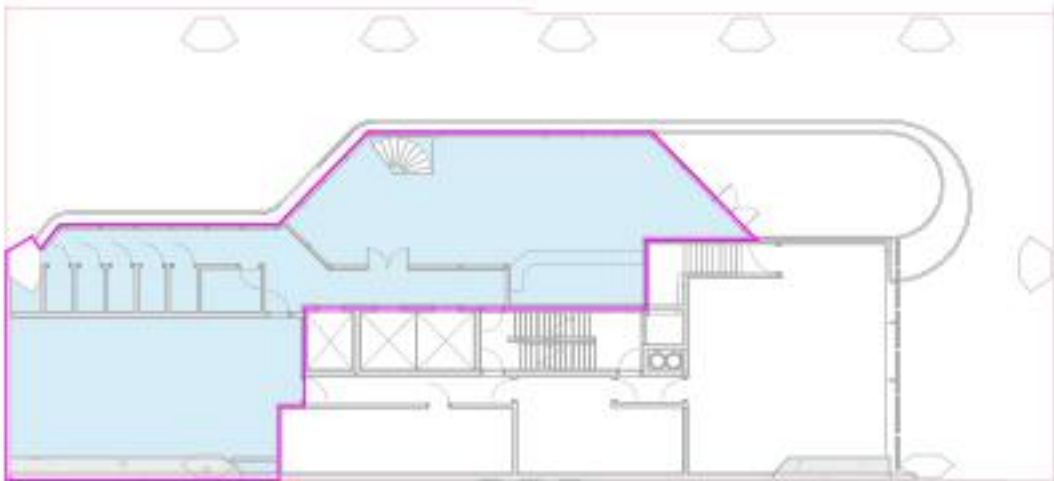
ROOF - DECK



LEVEL 02



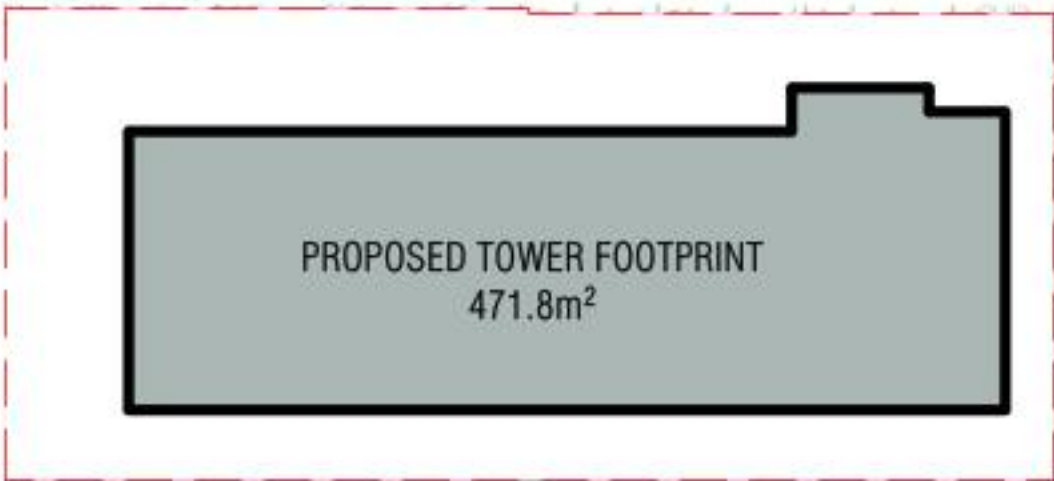
LEVEL 06 (TYP. ALT)



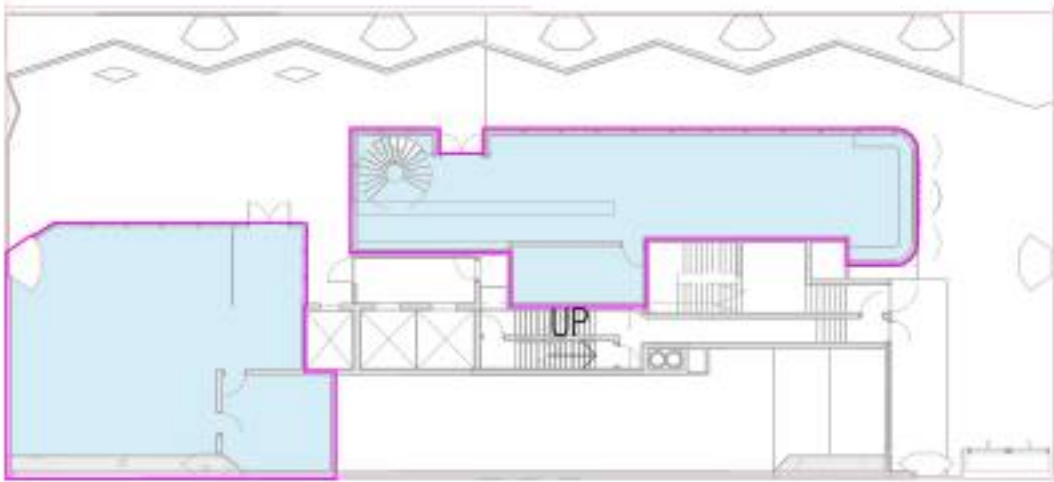
LEVEL 01



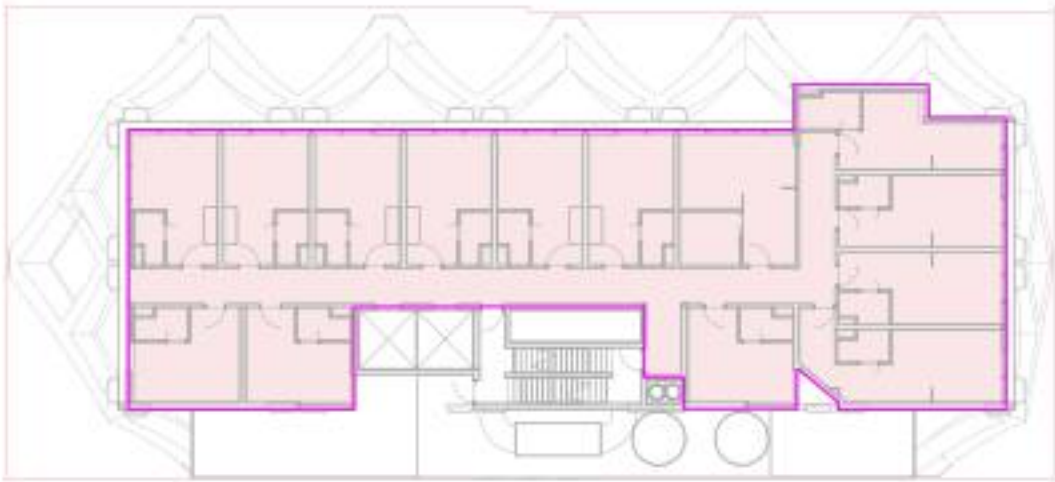
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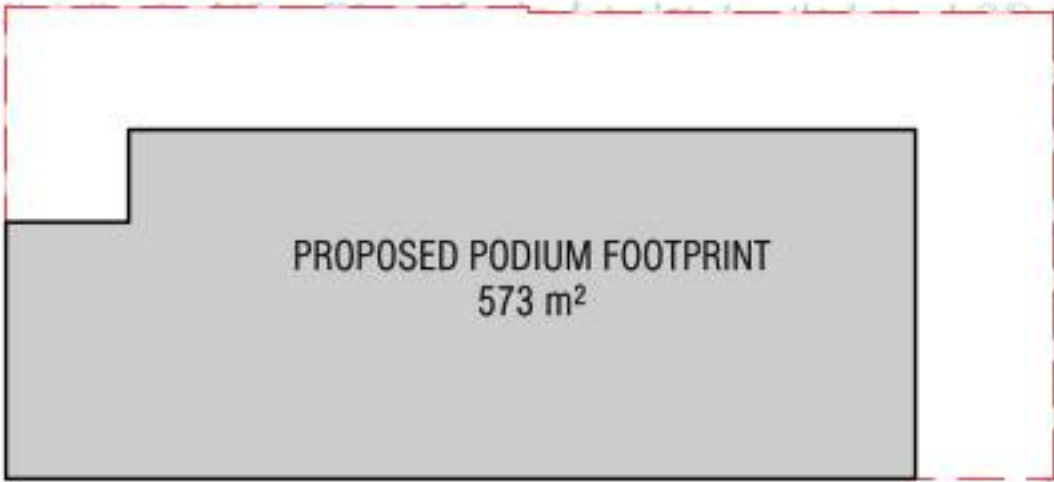
TOWER SITE COVER



GROUND



LEVEL 04



PODIUM SITE COVER

GROSS FLOOR AREA

ROOMING ACCOMMODATION

RETAIL

ACCORDINGLY TO THE BRISBANE CITY COUNCIL (BCC) DEFINITION, GROSS FLOOR AREA (GFA) 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 THE FOLLOWING:

- (A) BUILDING SERVICES, PLANT OR EQUIPMENT;
- (B) ACCESS BETWEEN LEVELS;
- (C) GROUND FLOOR PUBLIC LOBBY;
- (D) A MALL;
- (E) THE PARKING, LOADING OR MANOEUVERING OF MOTOR VEHICLES;
- (F) UNENCLOSED PRIVATE BALCONIES, WHETHER ROOFED OR NOT

LEVEL	AREA
LEVEL 28	413 m ²
LEVEL 27	404 m ²
LEVEL 26	413 m ²
LEVEL 25	404 m ²
LEVEL 24	413 m ²
LEVEL 23	404 m ²
LEVEL 22	413 m ²
LEVEL 21	404 m ²
LEVEL 20	413 m ²
LEVEL 19	404 m ²
LEVEL 18	413 m ²
LEVEL 17	404 m ²
LEVEL 16	413 m ²
LEVEL 15	404 m ²
LEVEL 14	413 m ²
LEVEL 13	404 m ²
LEVEL 12	413 m ²
LEVEL 11	404 m ²
LEVEL 10	413 m ²
LEVEL 9	404 m ²
LEVEL 8	413 m ²
LEVEL 7	404 m ²
LEVEL 6	413 m ²
LEVEL 5	404 m ²
LEVEL 4	413 m ²
LEVEL 3	296 m ²
LEVEL 2	400 m ²
LEVEL 1	259 m ²
GROUND	288 m ²
	11,464 m ²

SITE COVER

ACCORDING TO THE BRISBANE CITY COUNCIL (BCC) DEFINITION, SITE COVER, OF DEVELOPMENT, MEANS THE PORTION OF THE SITE, EXPRESSED AS A PERCENTAGE, THAT WILL BE COVERED BY A BUILDING OR STRUCTURE, MEASURED TO ITS OUTERMOST PROJECTION, AFTER THE DEVELOPMENT IS CARRIED OUT, OTHER THAN A BUILDING OR STRUCTURE, OR PART OF A BUILDING OR STRUCTURE, THAT IS -

- (A) IN A LANDSCAPED OR OPEN SPACE AREA, INCLUDING, FOR EXAMPLE, A GAZEBO OR SHADE STRUCTURE; OR
- (B) A BASEMENT THAT IS COMPLETELY BELOW GROUND LEVEL AND USED FOR A CAR PARKING; OR
- (C) THE EAVES OF A BUILDING; OR
- (D) A SUN SHADE.

TOTAL SITE AREA:	922 m ²
PROPOSED TOWER:	471.8 m ² (51.2%)
PROPOSED PODIUM:	573 m ² (62.1%)

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REVISION

1	DEVELOPMENT APPLICATION	05.08.2026
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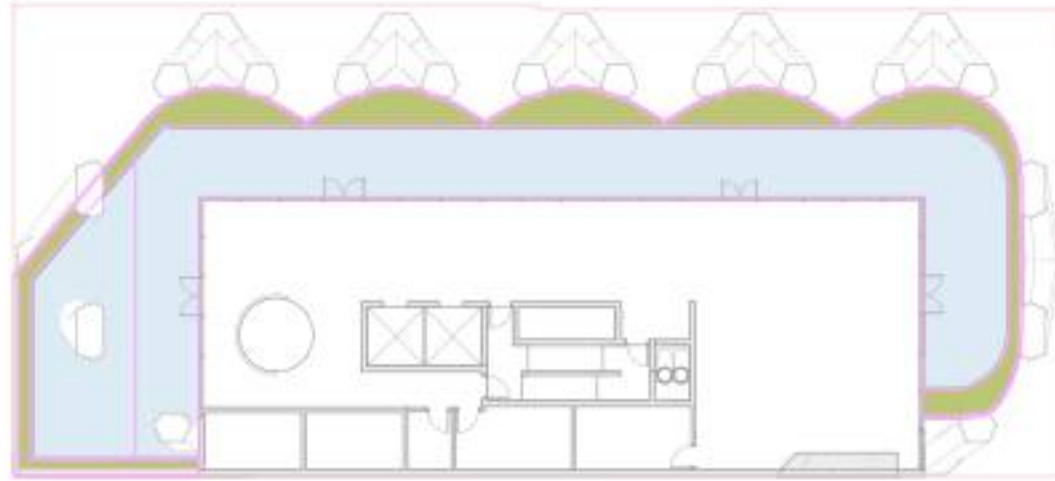
PROJECT
37C - ROOMING
ACCOMMODATION
37 CORDELIA ST, SOUTH BRISBANE
DRAWING TITLE
CALCULATIONS - GFA + SITE COVER

CLIENT
RENOVO

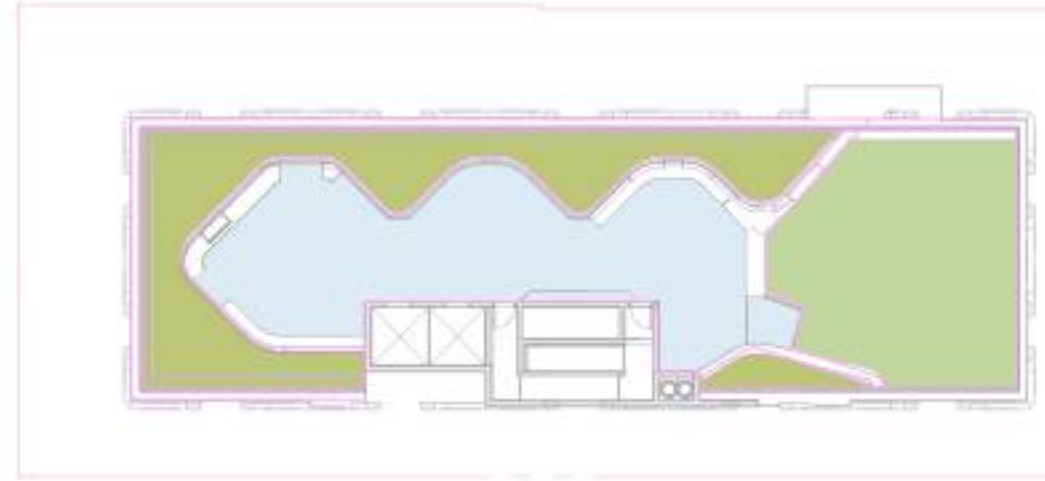
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ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 1
DRAWING NO.
DA010



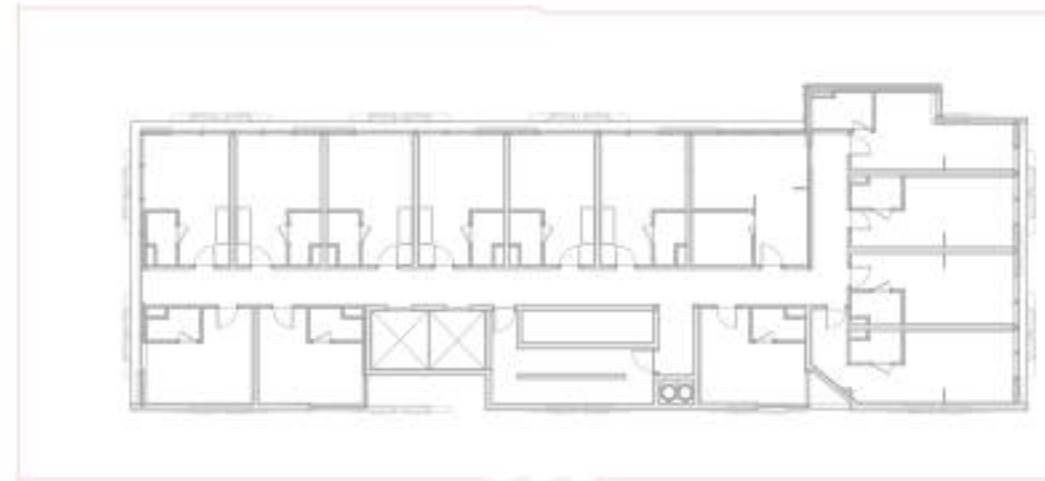
LEVEL 03



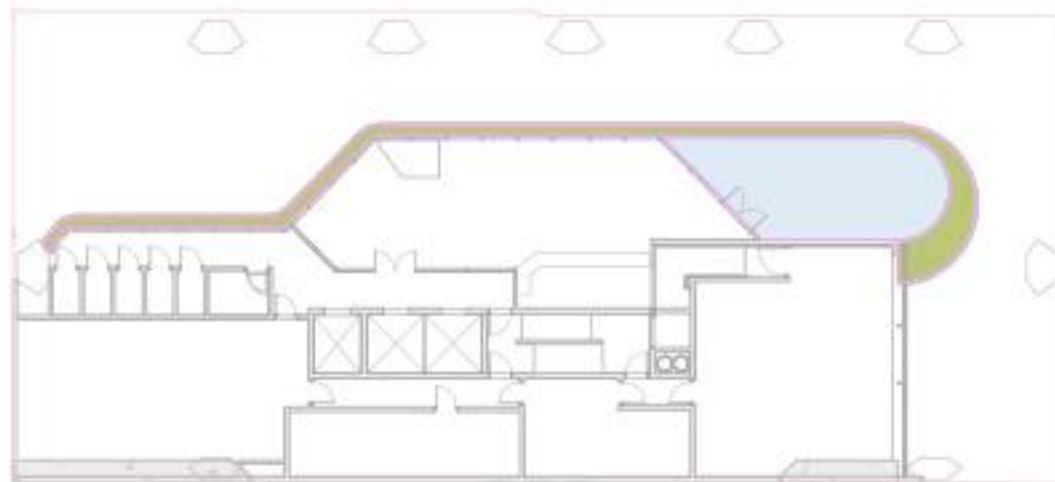
ROOF - DECK



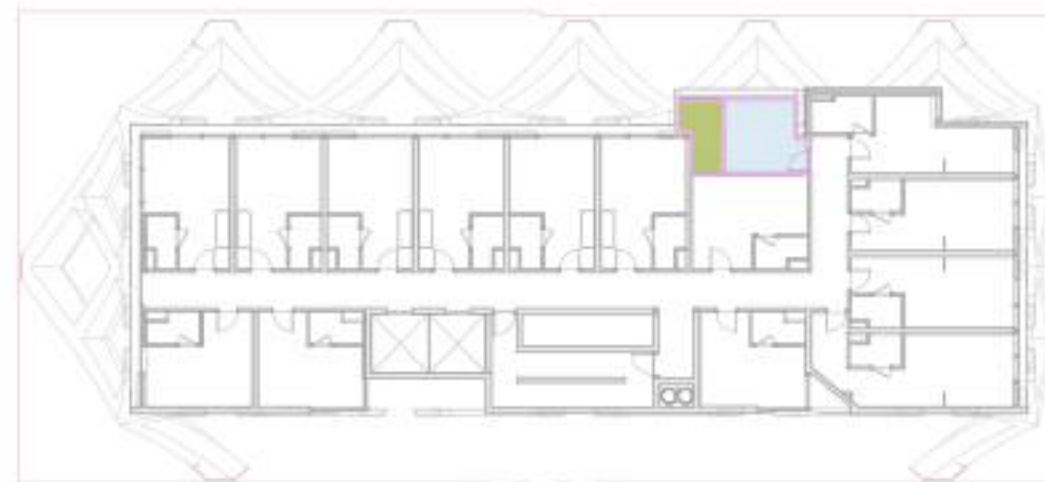
LEVEL 02



LEVEL 06 (TYP. ALT)



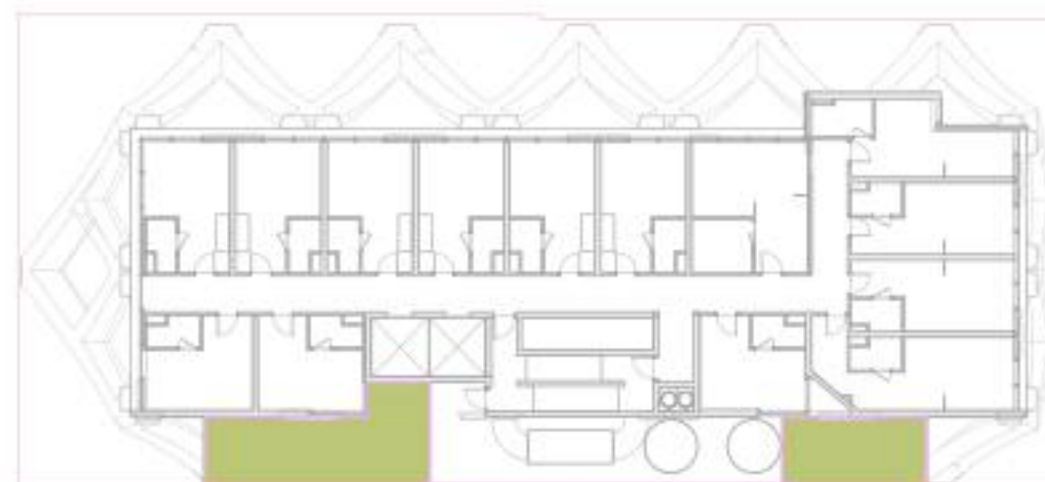
LEVEL 01



LEVEL 05 (TYP. ALT)



GROUND



LEVEL 04

GREEN PLOT RATIO

LAWN	PRIVATE
PLANTING	PUBLIC
DEEP SOIL	

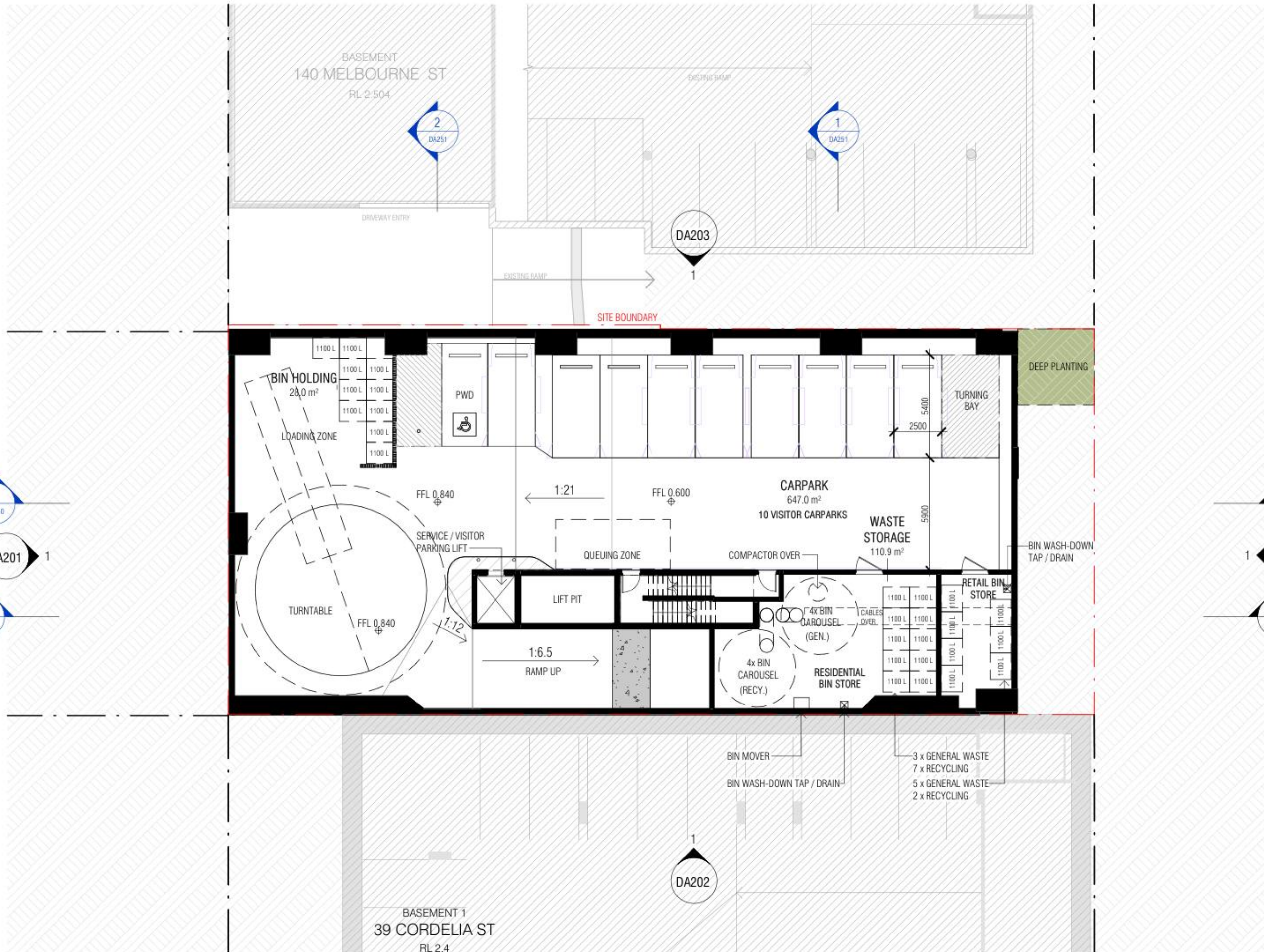
TOTAL SITE AREA: 922 m²

BY LEVEL	TERRACE	GREEN PLOT
ROOF - SS	163.0 m ²	210.9 m ²
LEVEL 27	11.4 m ²	5.1 m ²
LEVEL 25	11.4 m ²	5.1 m ²
LEVEL 23	11.4 m ²	5.1 m ²
LEVEL 21	11.4 m ²	5.1 m ²
LEVEL 19	11.4 m ²	5.1 m ²
LEVEL 17	11.4 m ²	5.1 m ²
LEVEL 15	11.4 m ²	5.1 m ²
LEVEL 13	11.4 m ²	5.1 m ²
LEVEL 11	11.4 m ²	5.1 m ²
LEVEL 9	11.4 m ²	5.1 m ²
LEVEL 7	11.4 m ²	5.1 m ²
LEVEL 5	11.4 m ²	5.1 m ²
LEVEL 4	0.0 m ²	51.2 m ²
LEVEL 3	221.9 m ²	72.9 m ²
LEVEL 2	75.1 m ²	38.5 m ²
LEVEL 1	0.0 m ²	26.9 m ²
GROUND	235.7 m ²	75.8 m ²
	831.9 m ²	537.3 m ²

BY TYPE	GREEN PLOT	%
DEEP PLANTING	14.9 m ²	1.6%
LAWN	102.8 m ²	11.1%
PLANTING	419.6 m ²	45.5%
	537.3 m ²	58.3%

POPAOS	POPAOS	%
COMMUNAL - PUBLIC	235.7 m ²	25.6%
	235.7 m ²	25.6%

NOTES
FOR FURTHER DETAIL, REFER TO GREEN PLOT RATIO DIAGRAMS AS PER DUNN AND MORAN LANDSCAPE REPORT



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REVISION		
1	DEVELOPMENT APPLICATION	05.08.2026

AHD	AREAS
4.4	DPL
4.4	BASEMENT ENTRY
5.4	GROUND - RETAIL / F&B / LOBBIES
5.9	ROOMING ACCOMMODATION, ESSENTIAL SERVICES

*WITH FLOOD RISK MANAGEMENT STRATEGY IN PLACE



QUALITY ASSURANCE	(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
☒	SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
☐	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
☐	TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
☐	CONSTRUCTION DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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REVIEW DATE:	18.07.2026

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DRAWN	CHECKED	DATE	JOB NO.
SS	AW	05.08.2026	26057

SCALE
1:200 @ A3

PROJECT
37C - ROOMING
ACCOMMODATION
37 CORDELIA ST, SOUTH BRISBANE

DRAWING TITLE
PLAN - BASEMENT

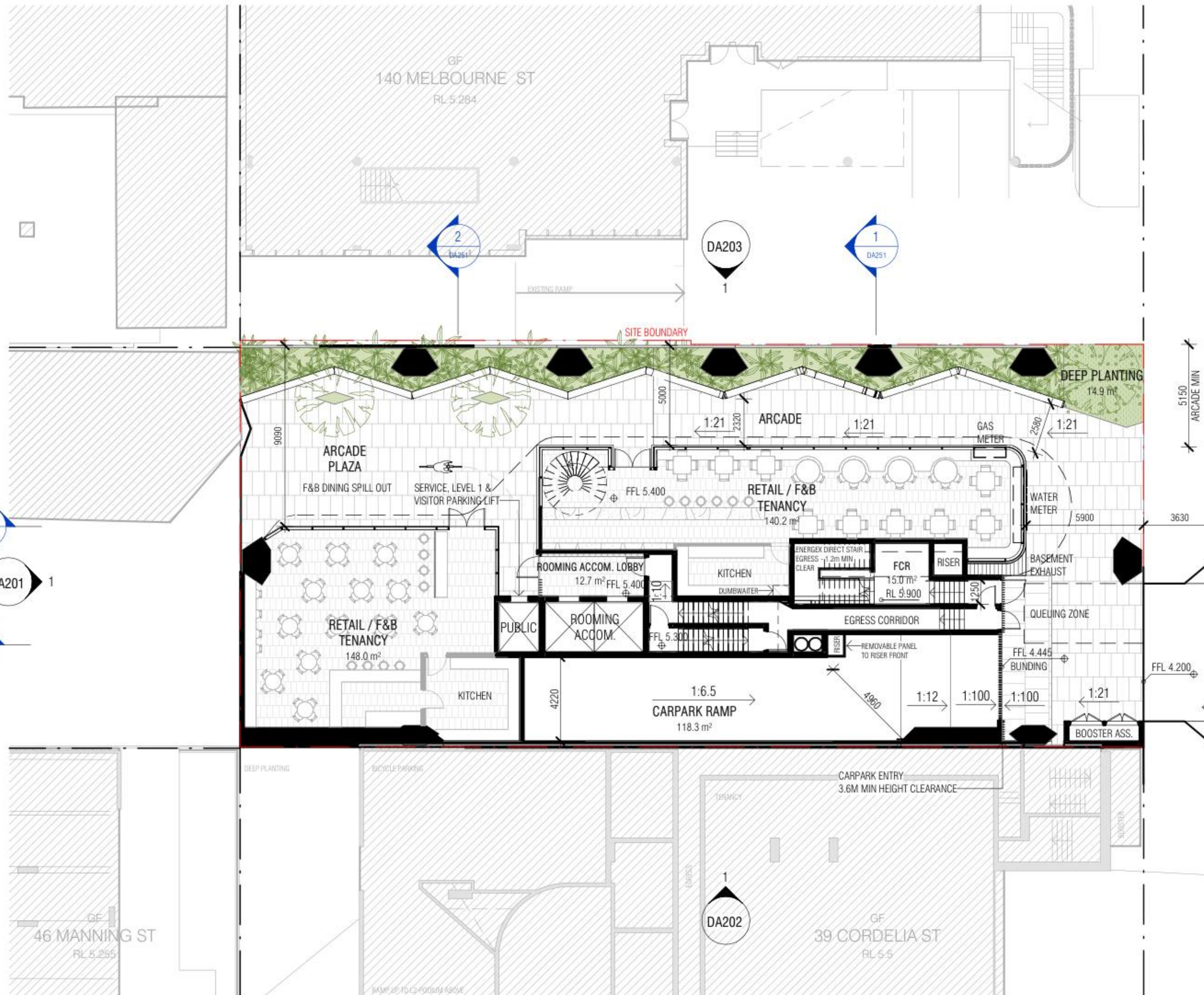
CLIENT
RENOVO

FK
WWW.FKAUSTRALIA.COM
LEVEL 34, 123 EAGLE STREET
BRISBANE, QUEENSLAND 4001
TELEPHONE: +61 7 3068 0061
FENDER KATSALIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV.
1
DRAWING NO.
DA099

CARS	ROOMING ACCOM.	ACC	VIS.	TOTAL
BASEMENT	0	1	9	10



Autodesk Docs/26057 42-44 Manning St South Brisbane/DA57 FK 46 42 MANNING GENERAL 825.rvt

REVISION		
1	DEVELOPMENT APPLICATION	05.08.2026

AHD AREAS	
DPL	
4.4	BASEMENT ENTRY
5.4	GROUND - RETAIL / F&B / LOBBIES
5.9	ROOMING ACCOMMODATION, ESSENTIAL SERVICES

*WITH FLOOD RISK MANAGEMENT STRATEGY IN PLACE

**BCC DS
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27/08/2026
APPLICATION REF
A607101267

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CHECKED AW
DATE 05.08.2026
JOB NO. 26057

SCALE 1:200 @ A3

PROJECT
37C - ROOMING
ACCOMMODATION
37 CORDELIA ST, SOUTH BRISBANE

DRAWING TITLE
PLAN - GROUND

CLIENT
RENOVO

FK
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LEVEL 34, 123 EAGLE STREET
BRISBANE, QUEENSLAND 4000
TELEPHONE: +61 7 3068 0061
FENDER KATSALIOS (AUST) PTY LTD ACN 092 940 032

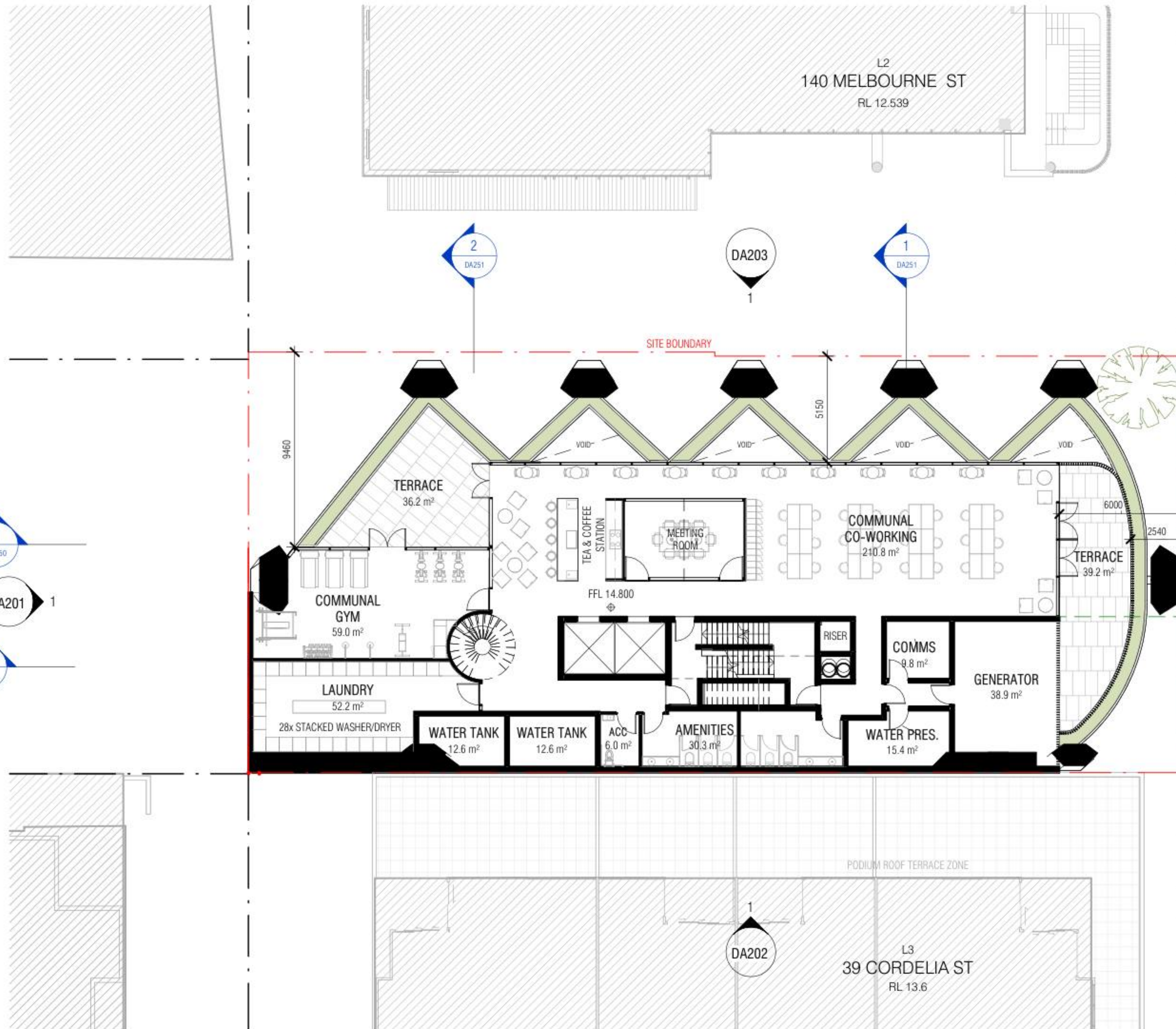
ISSUE PURPOSE
DEVELOPMENT APPLICATION



REV. 1
DRAWING NO. DA100



REV. 1 DRAWING NO. DA101



K:\work\2025\42-44 Manning St South Brisbane\0457 FK_A4_42 Manning General_R25.rvt

REVISION		
1	DEVELOPMENT APPLICATION	05.08.2026

AHD	AREAS
4.4	DPL
4.4	BASEMENT ENTRY
5.4	GROUND - RETAIL / F&B / LOBBIES
5.9	ROOMING ACCOMMODATION, ESSENTIAL SERVICES

*WITH FLOOD RISK MANAGEMENT STRATEGY IN PLACE

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APPLICATION REF
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CHECKED AW
DATE 05.08.2026
JOB NO. 26057



SCALE 1:200 @ A3

PROJECT
37C - ROOMING
ACCOMMODATION
37 CORDELIA ST, SOUTH BRISBANE

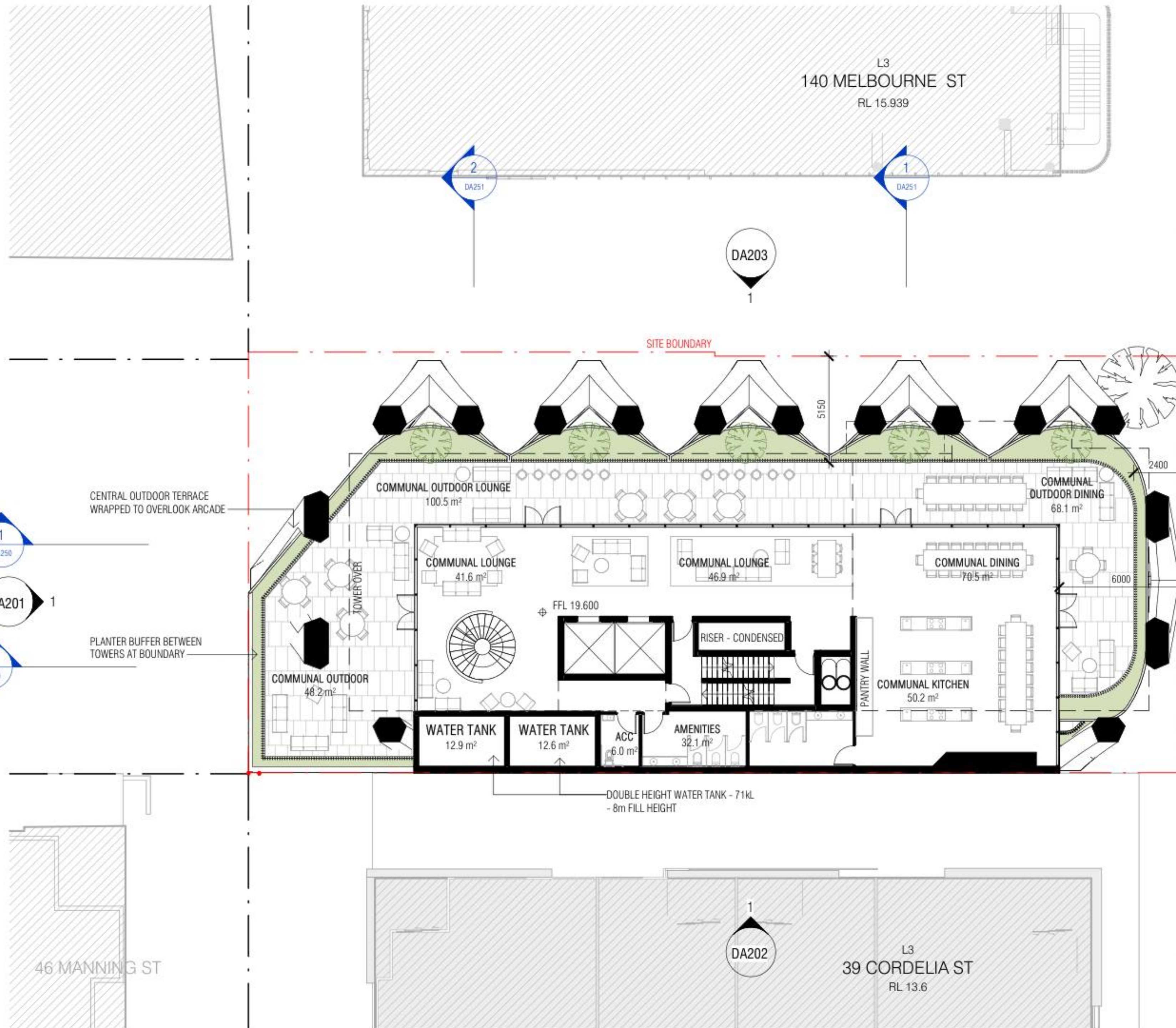
DRAWING TITLE
PLAN - LEVEL 02

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RENOVO

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ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV.
1
DRAWING NO.
DA102



Autodesk Docs/26057 42-44 Manning St South Brisbane/DA57 FK 41 42 MANNING GENERAL 825.rvt

REVISION		
1	DEVELOPMENT APPLICATION	05.08.2026
AHD AREAS		
4.4	DPL	
4.4	BASEMENT ENTRY	
5.4	GROUND - RETAIL / F&B / LOBBIES	
5.9	ROOMING ACCOMMODATION, ESSENTIAL SERVICES	
*WITH FLOOD RISK MANAGEMENT STRATEGY IN PLACE		

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APPLICATION REF
A607101267

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DRAWN	CHECKED	DATE	JOB NO.
SS	AW	05.08.2026	26057

SCALE
1:200 @ A3

PROJECT
37C - ROOMING
ACCOMMODATION
37 CORDELIA ST, SOUTH BRISBANE
DRAWING TITLE
PLAN - LEVEL 03

CLIENT
RENOVO

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TELEPHONE: +61 7 3068 0061
FENDER KATSALOGIS (AUSTRALIA) PTY LTD ACN 092 940 032

ISSUE PURPOSE
DEVELOPMENT APPLICATION



REV. 1
DRAWING NO.
DA103



Kubark Decs/20057 42-44 Manning St South Brisbane/DA251 FK A4 42 MANNING GENERAL 825.rvt

REVISION		
1	DEVELOPMENT APPLICATION	05.08.2026

AHD	AREAS
DFL	
4.4	BASEMENT ENTRY
5.4*	GROUND - RETAIL / F&B / LOBBIES
5.9	ROOMING ACCOMMODATION, ESSENTIAL SERVICES

*WITH FLOOD RISK MANAGEMENT STRATEGY IN PLACE



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DRAWN	CHECKED	DATE	JOB NO.
SS	AW	05.08.2026	26057

SCALE
1:200 @ A3

PROJECT
37C - ROOMING ACCOMMODATION
37 CORDELIA ST, SOUTH BRISBANE
DRAWING TITLE
PLAN - LEVEL 04

CIENT
RENOVO

FK
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FENDER KATSAUDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 1
DRAWING NO.
DA104



K:\work\Drawings\2025\742-44 Manning St South Brisbane\DA251 FK_A51_401 MANVING GENERAL_R25.rvt

REVISION		
1	DEVELOPMENT APPLICATION	05.08.2026

AHD	AREAS
DFL	
4.4	BASEMENT ENTRY
5.4*	GROUND - RETAIL / F&B / LOBBIES
5.9	ROOMING ACCOMMODATION, ESSENTIAL SERVICES

*WITH FLOOD RISK MANAGEMENT STRATEGY IN PLACE

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27/08/2026
APPLICATION REF
A607101267

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■ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	CHECKED	DATE	JOB NO.
SS	AW	05.08.2026	26057

SCALE
1:200 @ A3

PROJECT
37C - ROOMING
ACCOMMODATION
37 CORDELIA ST, SOUTH BRISBANE
DRAWING TITLE
PLAN - LEVEL 05 (TYP. ODD LEVEL)

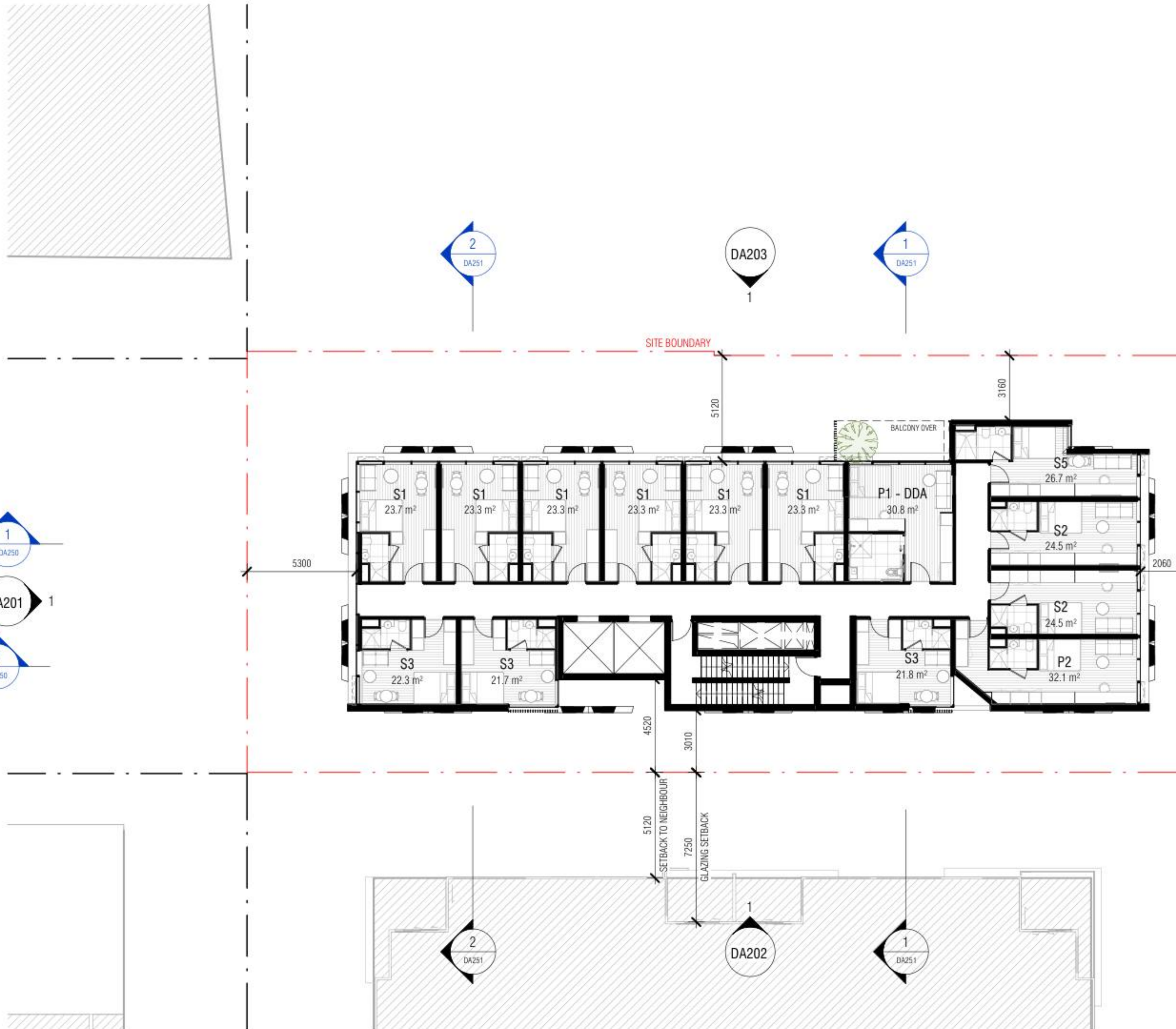
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BRISBANE, QUEENSLAND 4000
TELEPHONE: +61 7 3068 0061
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ISSUE PURPOSE
DEVELOPMENT APPLICATION



REV.
1
DRAWING NO.
DA105



Autodesk Docs/20057 42-44 Manning St South Brisbane/DA57 FK A6 42 MANNING GENERAL 825.rvt

REVISION		
1	DEVELOPMENT APPLICATION	05.08.2026

AHD	AREAS
DFL	
4.4	BASEMENT ENTRY
5.4*	GROUND - RETAIL / F&B / LOBBIES
5.9	ROOMING ACCOMMODATION, ESSENTIAL SERVICES

*WITH FLOOD RISK MANAGEMENT STRATEGY IN PLACE

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APPLICATION REF
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DRAWN	CHECKED	DATE	JOB NO.
SS	AW	05.08.2026	26057

SCALE
1:200 @ A3

PROJECT
37C - ROOMING
ACCOMMODATION
37 CORDELIA ST, SOUTH BRISBANE
DRAWING TITLE
PLAN - LEVEL 06 (TYP. EVEN LEVEL)

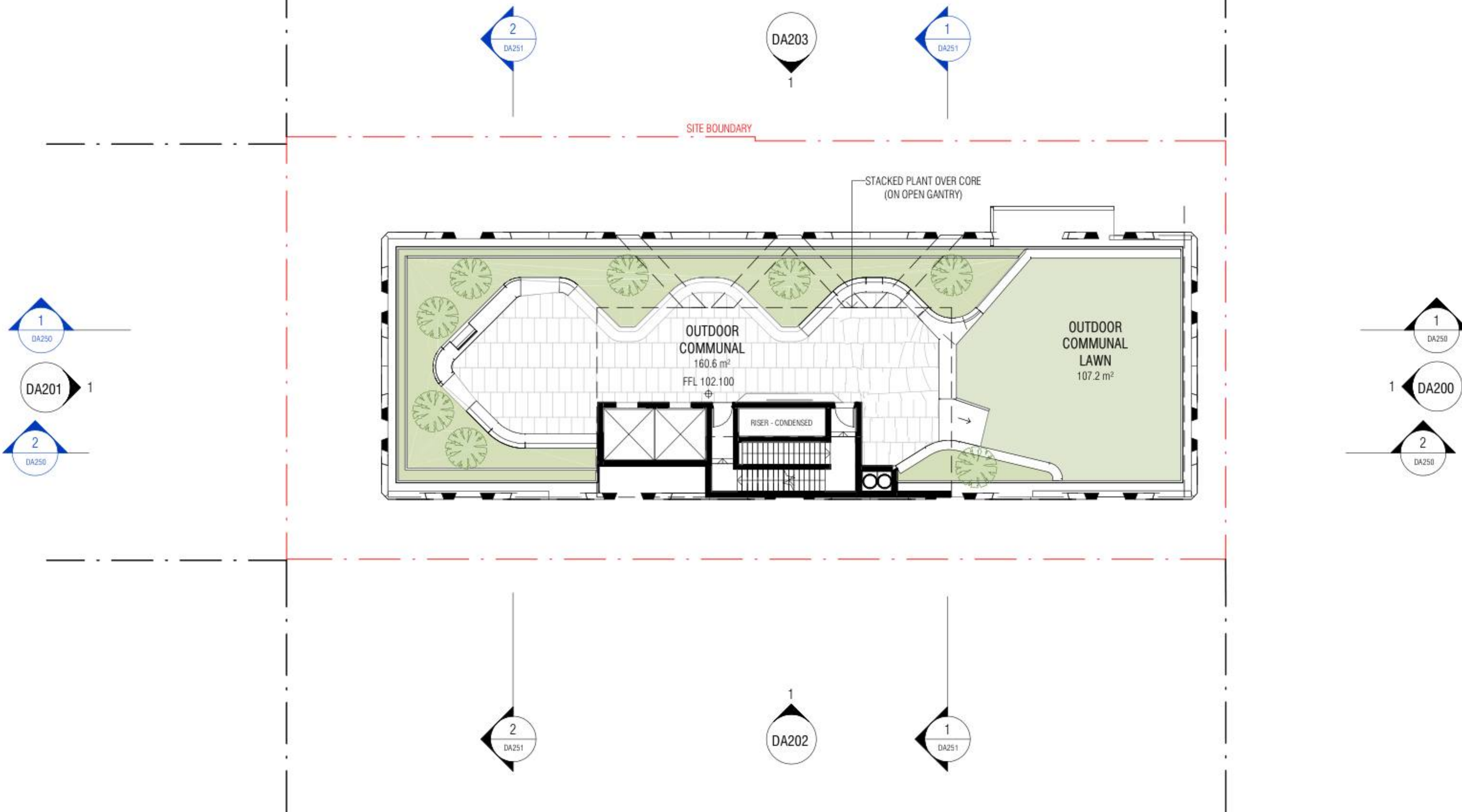
CLIENT
RENOVO

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WWW.FKAUSTRALIA.COM
LEVEL 34, 123 EAGLE STREET
BRISBANE, QUEENSLAND 4000
TELEPHONE: +61 7 3068 0061
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ISSUE PURPOSE
DEVELOPMENT APPLICATION



REV. 1
DRAWING NO.
DA106



K:\work\Draws\20057 42-44 Manning St South Brisbane\DA57 FK A1 42 MANNING GENERAL_R25.rvt

REVISION		
1	DEVELOPMENT APPLICATION	05.08.2026
AHD AREAS		
DFL		
4.4	BASEMENT ENTRY	
5.4	GROUND - RETAIL / F&B / LOBBIES	
5.9	ROOMING ACCOMMODATION, ESSENTIAL SERVICES	
*WITH FLOOD RISK MANAGEMENT STRATEGY IN PLACE		

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APPLICATION REF
A607101267

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DRAWN	CHECKED	DATE	JOB NO.
SS	AW	05.08.2026	26057

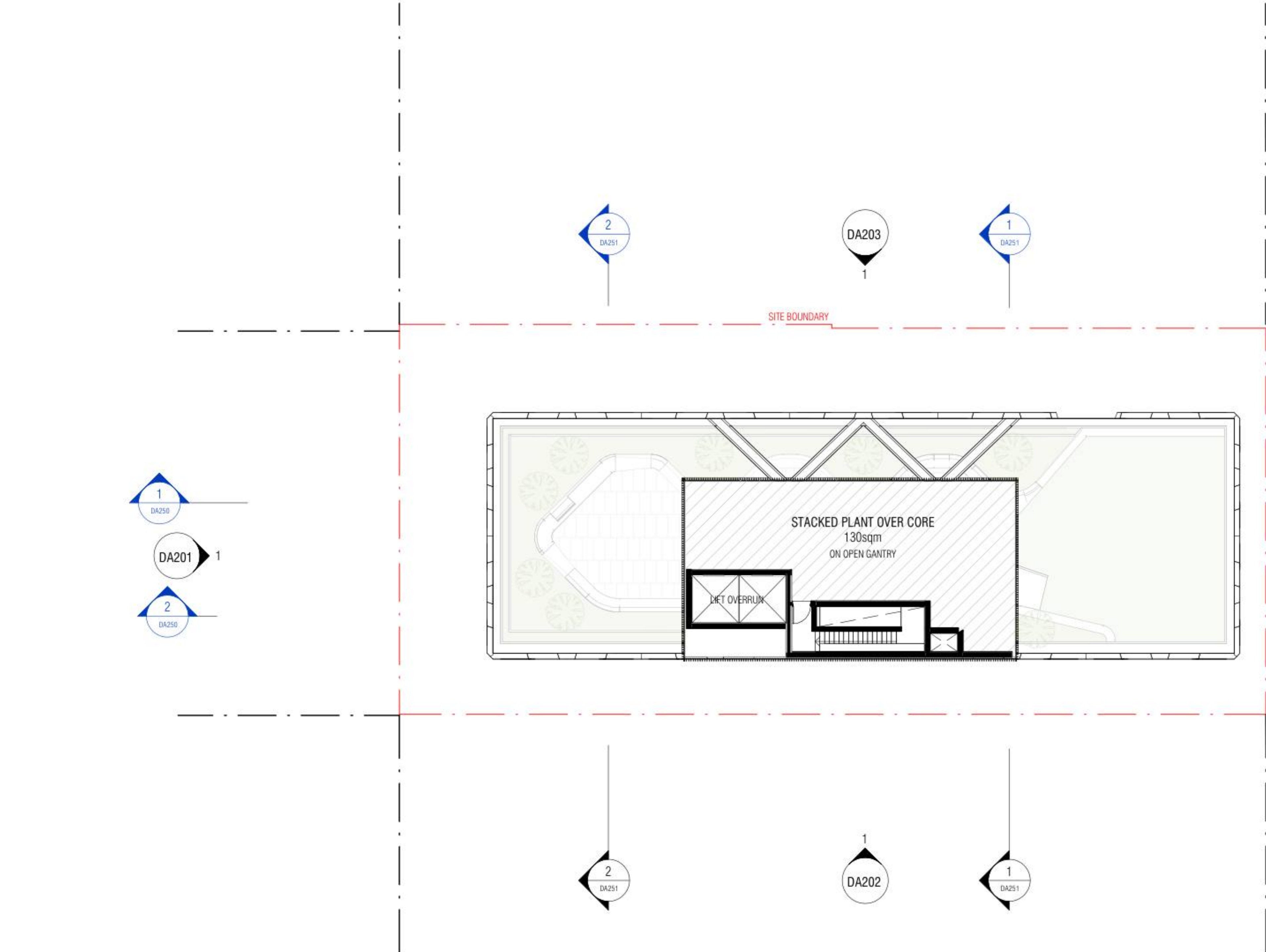
SCALE
1:200 @ A3

PROJECT
37C - ROOMING
ACCOMMODATION
37 CORDELIA ST, SOUTH BRISBANE
DRAWING TITLE
PLAN - ROOFTOP

CLIENT
RENOVO

FK
WWW.FKAUSTRALIA.COM
LEVEL 34, 123 EAGLE STREET
BRISBANE, QUEENSLAND 4000
TELEPHONE: +61 7 3068 0061
FENDER KATSAUDIS (AUST) PTY LTD ACN 092 943 032
ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV.
1
DRAWING NO.
DA107



K:\Architect Docs\20057 42-44 Manning St South Brisbane\DA57 FK A1 42 Manning General_R25.rvt

REVISION		
1	DEVELOPMENT APPLICATION	05.08.2026
AHD AREAS		
DFL		
4.4	BASEMENT ENTRY	
5.4	GROUND - RETAIL / F&B / LOBBIES	
5.9	ROOMING ACCOMMODATION, ESSENTIAL SERVICES	
*WITH FLOOD RISK MANAGEMENT STRATEGY IN PLACE		

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APPLICATION REF
A607101267

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DRAWN SS	CHECKED AW	DATE 05.08.2026	JOB NO. 26057	SCALE 1:200 @ A3
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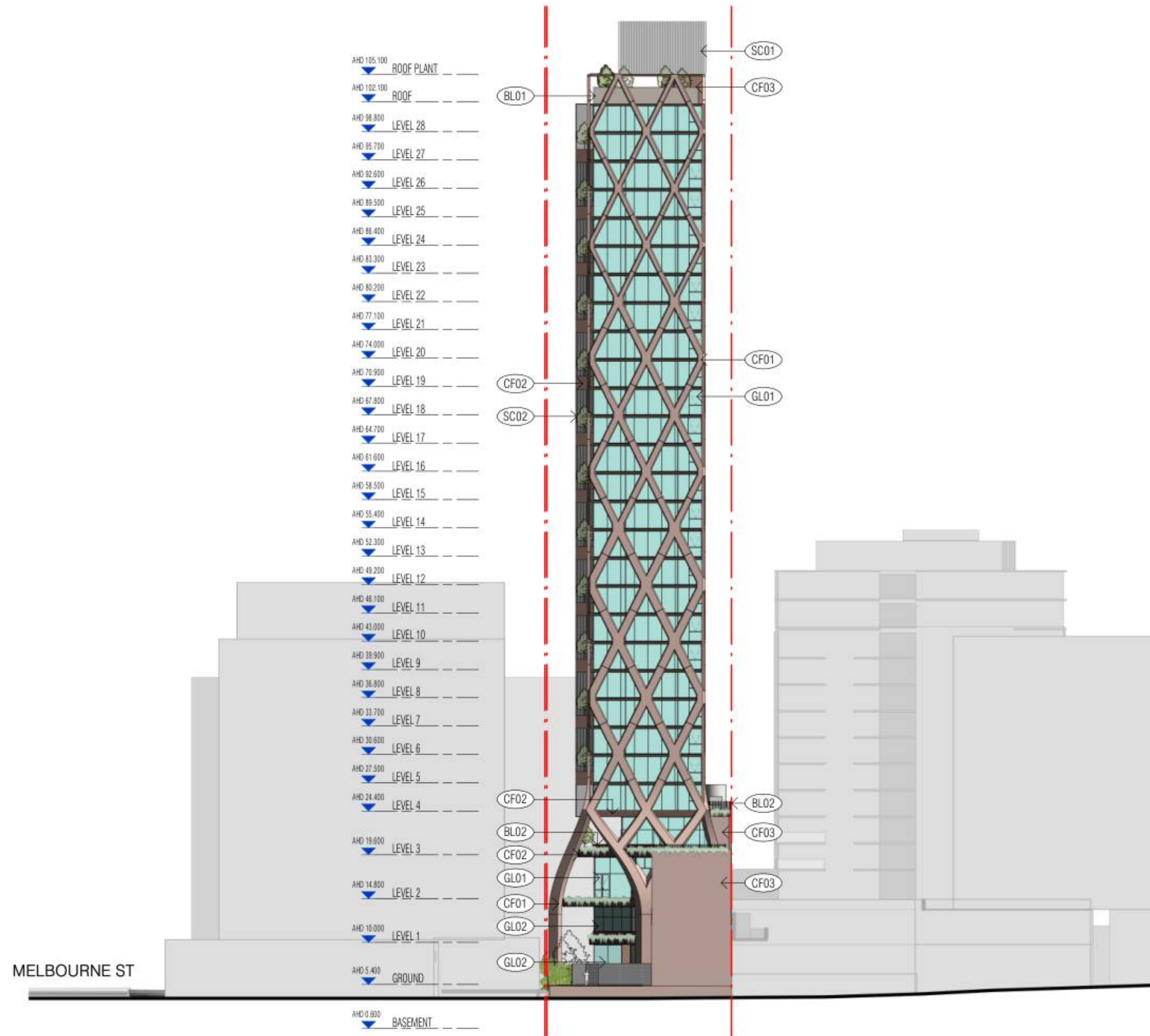


PROJECT
37C - ROOMING
ACCOMMODATION
37 CORDELIA ST, SOUTH BRISBANE
DRAWING TITLE
PLAN - ROOF

CLIENT
RENOVO

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WWW.FKAUSTRALIA.COM
LEVEL 34, 123 EAGLE STREET
BRISBANE, QUEENSLAND 4000
TELEPHONE: +61 7 3068 0061
FENDER KATSALOGIS (AUST) PTY LTD ACN 092 943 032
ISSUE PURPOSE
DEVELOPMENT APPLICATION

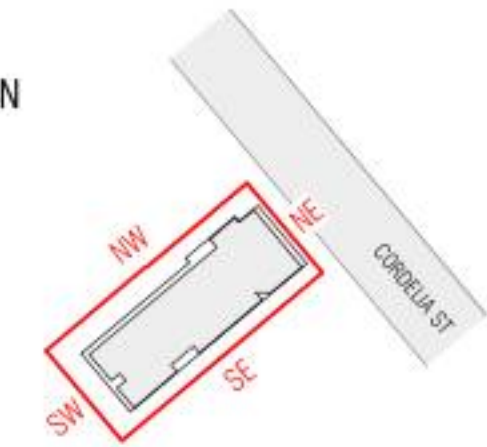
FK
REV. 1
DRAWING NO.
DA108



MATERIALS LEGEND

- CF01 CONCRETE FINISH 01 - VERTICAL STRUCTURE, LIGHT
- CF02 CONCRETE FINISH 02 - HORIZONTAL STRUCTURE, DARK
- CF03 CONCRETE FINISH 03 - TEXTURED PANEL, LIGHT
- CF04 CONCRETE FINISH 04 - TEXTURED PANEL, DARK
- BL01 BALUSTRADE 01 - GLAZED
- BL02 BALUSTRADE 02 - BATTENS
- SC01 SCREENING 01 - VERTICAL BATTENS, SILVER COLOUR
- SC02 SCREENING 02 - VERTICAL BATTENS, BRONZE COLOUR
- GL01 GLASS TYPE 1 (TYPICAL)
- GL02 GLASS TYPE 2 (SHOPFRONT)
- PV01 PAVERS 01

KEY PLAN



MELBOURNE ST

Autodesk Docs/26057 42-44 Manning St South Brisbane/DA201 FK_A4_42 MANAGING GENERAL 825.rvt

REVISION		
1	DEVELOPMENT APPLICATION	05.08.2026
AHD AREAS		
DFL		
4.4	BASEMENT ENTRY	
5.4	GROUND - RETAIL / F&B / LOBBIES	
5.9	ROOMING ACCOMMODATION, ESSENTIAL SERVICES	
*WITH FLOOD RISK MANAGEMENT STRATEGY IN PLACE		



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DRAWN	CHECKED	DATE	JOB NO.
SS	AW	05.08.2026	26057

SCALE	DRAWING TITLE
As indicated @A3	ELEVATION - SOUTH-WEST

PROJECT
37C - ROOMING ACCOMMODATION
37 CORDELIA ST, SOUTH BRISBANE

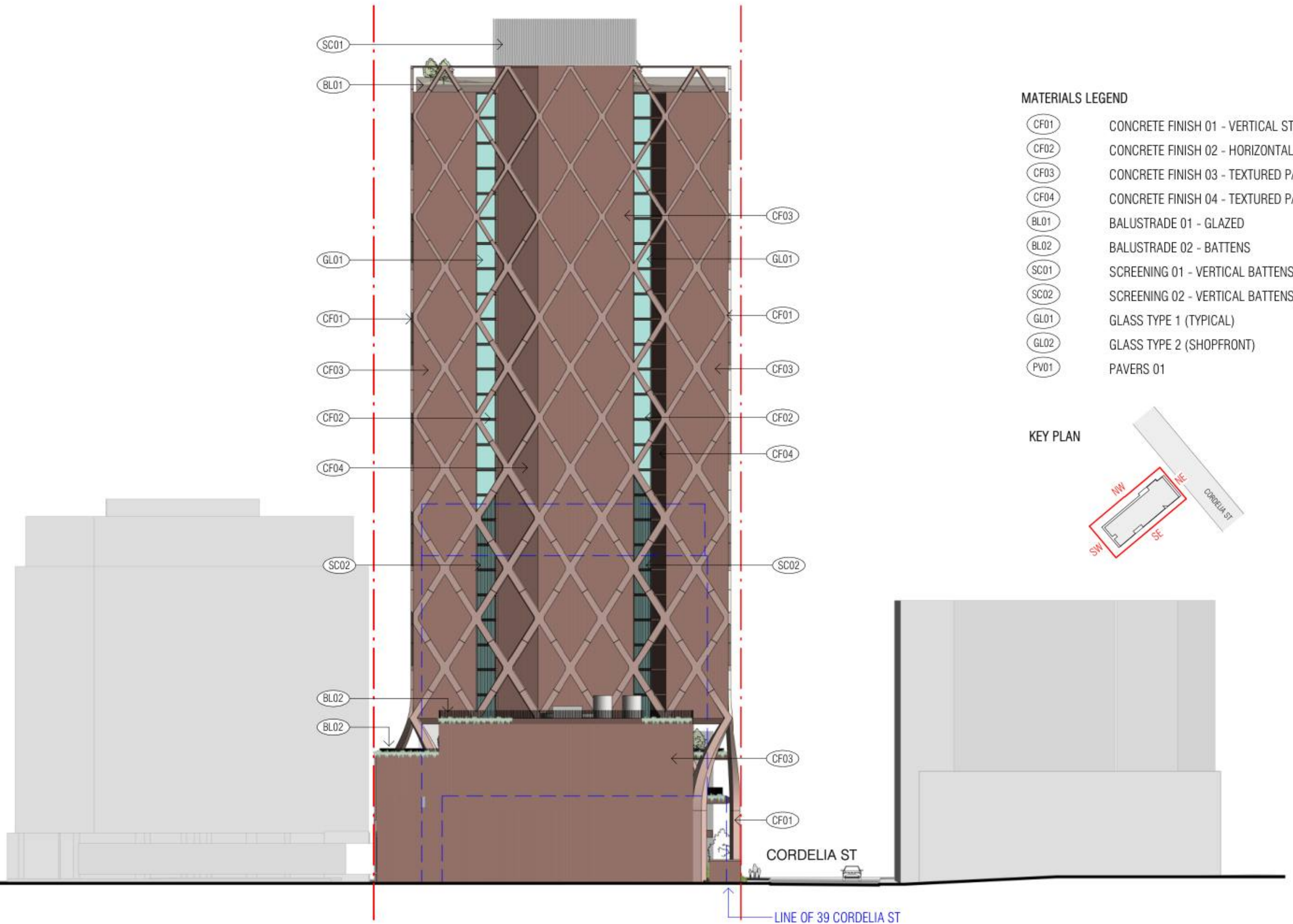
CLIENT
RENOVO

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BRISBANE, QUEENSLAND 4000
TELEPHONE: +61 7 3068 0061
FENDER KATSALIOS (AUST) PTY LTD ACN 092 940 032

ISSUE PURPOSE
DEVELOPMENT APPLICATION



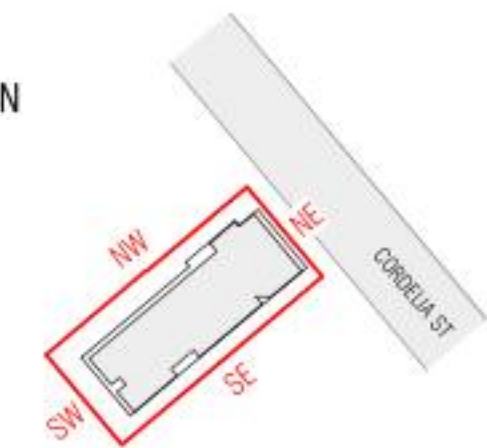
AHD 105.100	ROOF PLANT
AHD 102.100	ROOF
AHD 98.800	LEVEL 28
AHD 95.700	LEVEL 27
AHD 92.600	LEVEL 26
AHD 89.500	LEVEL 25
AHD 86.400	LEVEL 24
AHD 83.300	LEVEL 23
AHD 80.200	LEVEL 22
AHD 77.100	LEVEL 21
AHD 74.000	LEVEL 20
AHD 70.900	LEVEL 19
AHD 67.800	LEVEL 18
AHD 64.700	LEVEL 17
AHD 61.600	LEVEL 16
AHD 58.500	LEVEL 15
AHD 55.400	LEVEL 14
AHD 52.300	LEVEL 13
AHD 49.200	LEVEL 12
AHD 46.100	LEVEL 11
AHD 43.000	LEVEL 10
AHD 39.900	LEVEL 9
AHD 36.800	LEVEL 8
AHD 33.700	LEVEL 7
AHD 30.600	LEVEL 6
AHD 27.500	LEVEL 5
AHD 24.400	LEVEL 4
AHD 19.600	LEVEL 3
AHD 14.800	LEVEL 2
AHD 10.000	LEVEL 1
AHD 5.400	MANNING ST GROUND
AHD 0.600	BASEMENT



MATERIALS LEGEND

CF01	CONCRETE FINISH 01 - VERTICAL STRUCTURE, LIGHT
CF02	CONCRETE FINISH 02 - HORIZONTAL STRUCTURE, DARK
CF03	CONCRETE FINISH 03 - TEXTURED PANEL, LIGHT
CF04	CONCRETE FINISH 04 - TEXTURED PANEL, DARK
BL01	BALUSTRADE 01 - GLAZED
BL02	BALUSTRADE 02 - BATTENS
SC01	SCREENING 01 - VERTICAL BATTENS, SILVER COLOUR
SC02	SCREENING 02 - VERTICAL BATTENS, BRONZE COLOUR
GL01	GLASS TYPE 1 (TYPICAL)
GL02	GLASS TYPE 2 (SHOPFRONT)
PV01	PAVERS 01

KEY PLAN



Autodesk Docs/20057 42-44 Manning St South Brisbane/0657 FK_A4_42 MANNING GENERAL_R25.rvt

REVISION		
1	DEVELOPMENT APPLICATION	05.08.2026

AHD AREAS	
DFL	
4.4	BASEMENT ENTRY

5.4	GROUND - RETAIL / F&B / LOBBIES
5.9	ROOMING ACCOMMODATION, ESSENTIAL SERVICES

*WITH FLOOD RISK MANAGEMENT STRATEGY IN PLACE



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DRAWN	CHECKED	DATE	JOB NO.
SS	AW	05.08.2026	26057

SCALE	DRAWING TITLE
As indicated @A3	ELEVATION - SOUTH-EAST

PROJECT
37C - ROOMING ACCOMMODATION
37 CORDELIA ST, SOUTH BRISBANE

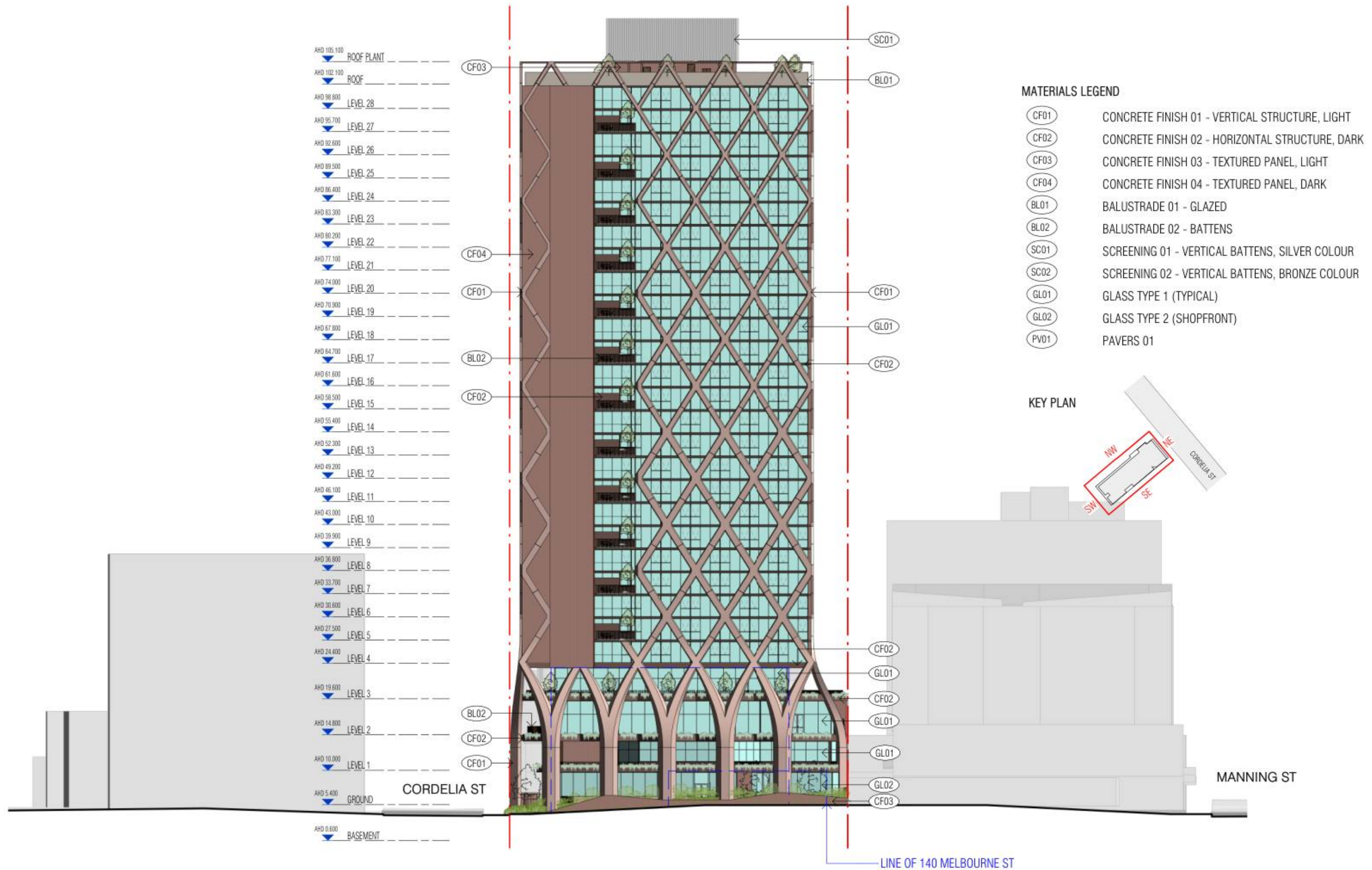
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ISSUE PURPOSE
DEVELOPMENT APPLICATION



REV.	DRAWING NO.
1	DA202



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REVISION		
1	DEVELOPMENT APPLICATION	05.08.2026
AHD AREAS		
DFL		
4.4	BASEMENT ENTRY	
5.4	GROUND - RETAIL / F&B / LOBBIES	
5.9	ROOMING ACCOMMODATION, ESSENTIAL SERVICES	
*WITH FLOOD RISK MANAGEMENT STRATEGY IN PLACE		



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DRAWN SS
CHECKED AW
DATE 05.08.2026
JOB NO. 26057

SCALE As indicated @A3
DRAWING TITLE ELEVATION - NORTH-WEST

PROJECT
37C - ROOMING
ACCOMMODATION
37 CORDELIA ST, SOUTH BRISBANE

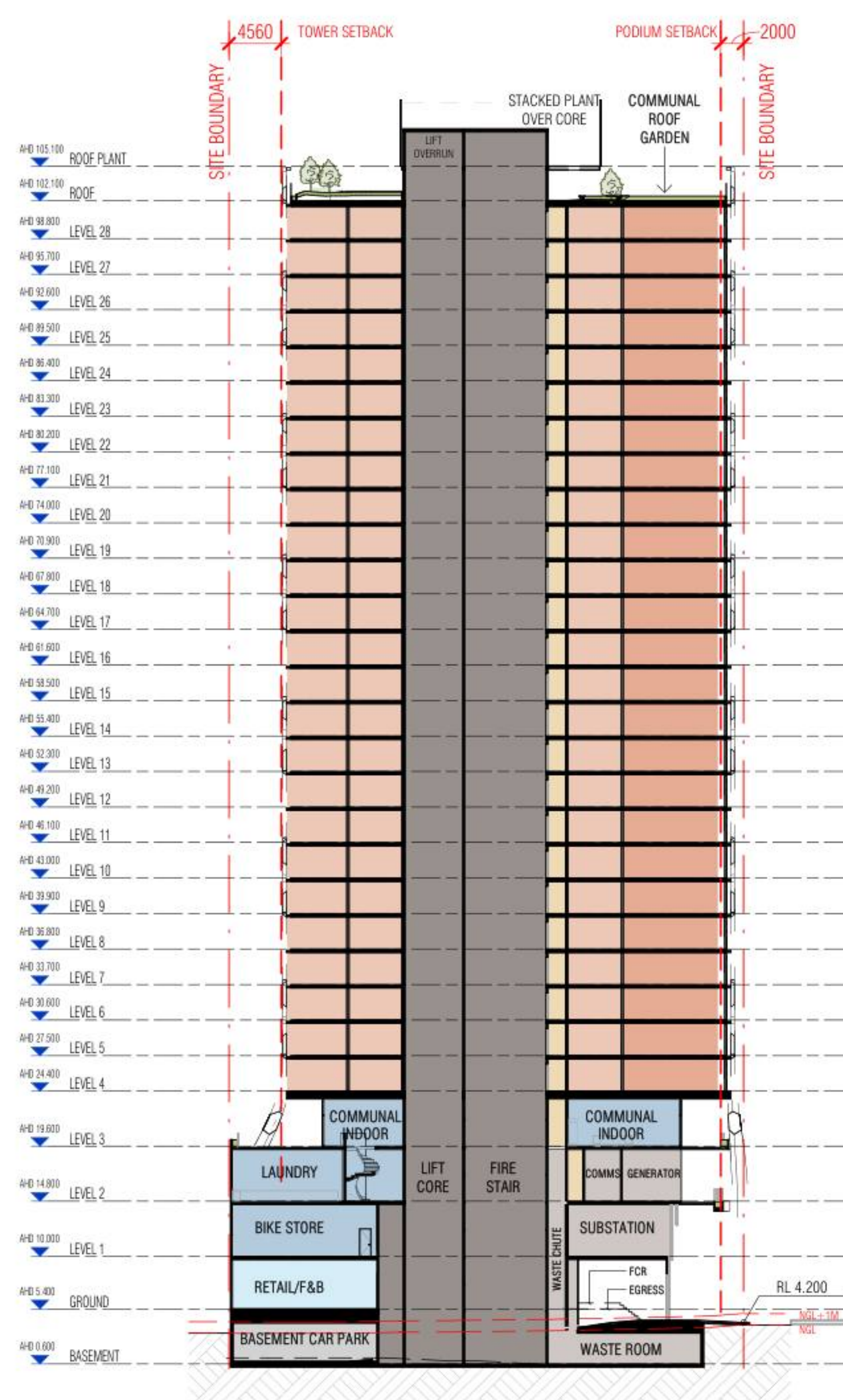
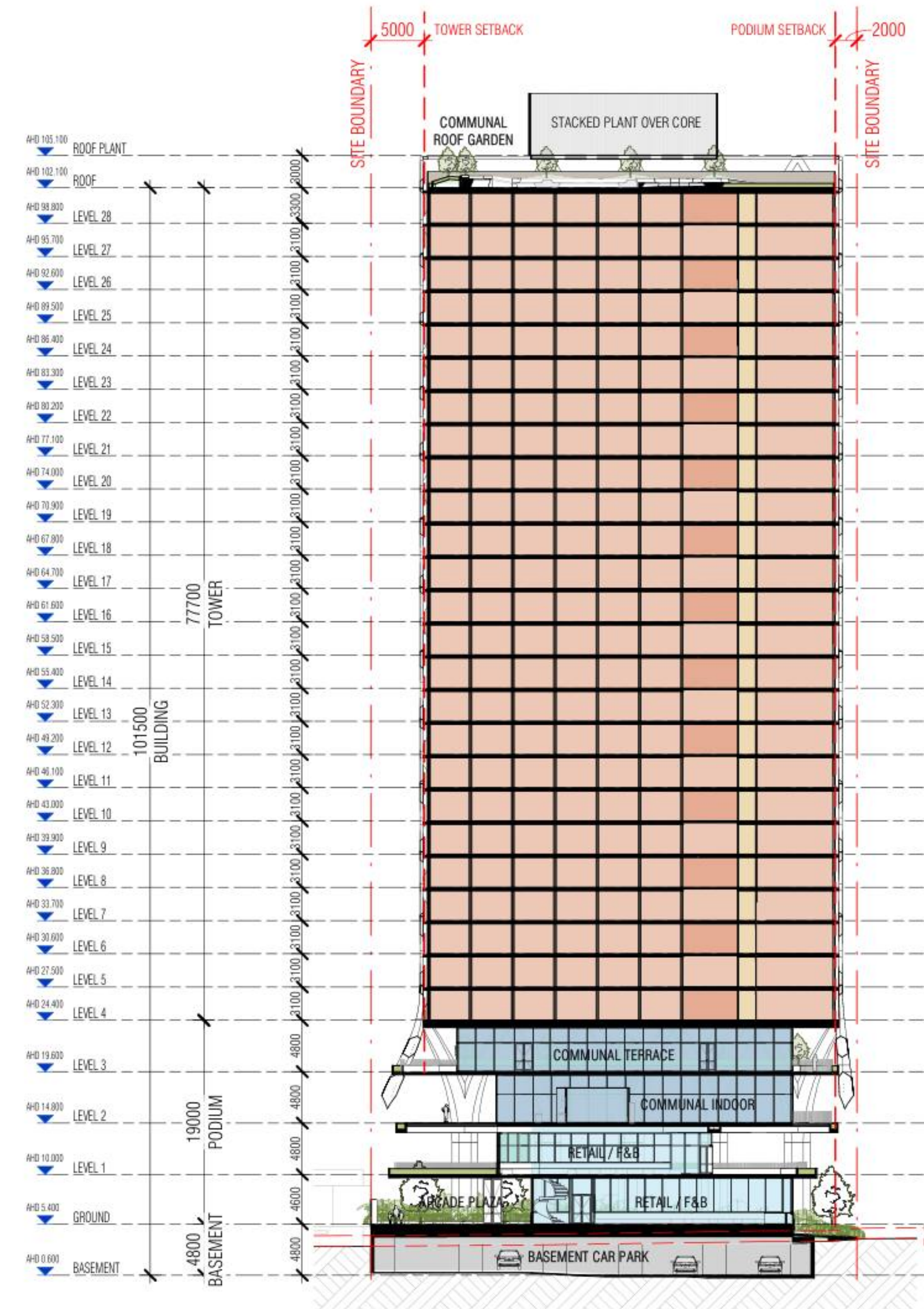
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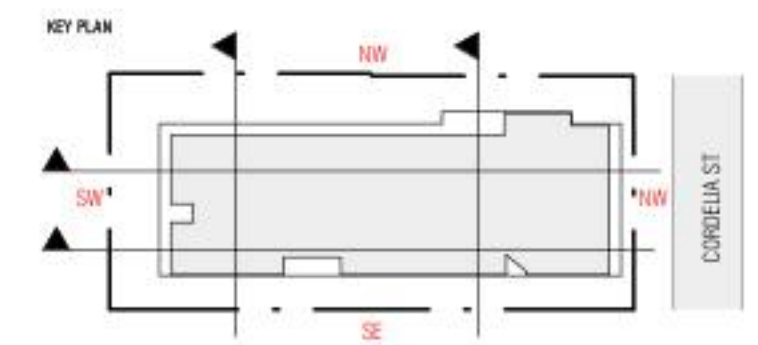
ISSUE PURPOSE
DEVELOPMENT APPLICATION



REV. 1
DRAWING NO. DA203



- STANDARD STUDIO
- PREMIUM STUDIO
- CIRCULATION
- RESIDENTIAL LOBBY
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- RETAIL
- RETAIL LOBBY
- RETAIL AMENITY
- CARPARK
- SERVICES
- BOH
- LIFT CORE



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REVISION		
1	DEVELOPMENT APPLICATION	05.08.2026

AHD AREAS	
DPL	
4.4	BASEMENT ENTRY
5.4	GROUND - RETAIL / F&B / LOBBIES
5.9	ROOMING ACCOMMODATION, ESSENTIAL SERVICES
*WITH FLOOD RISK MANAGEMENT STRATEGY IN PLACE	

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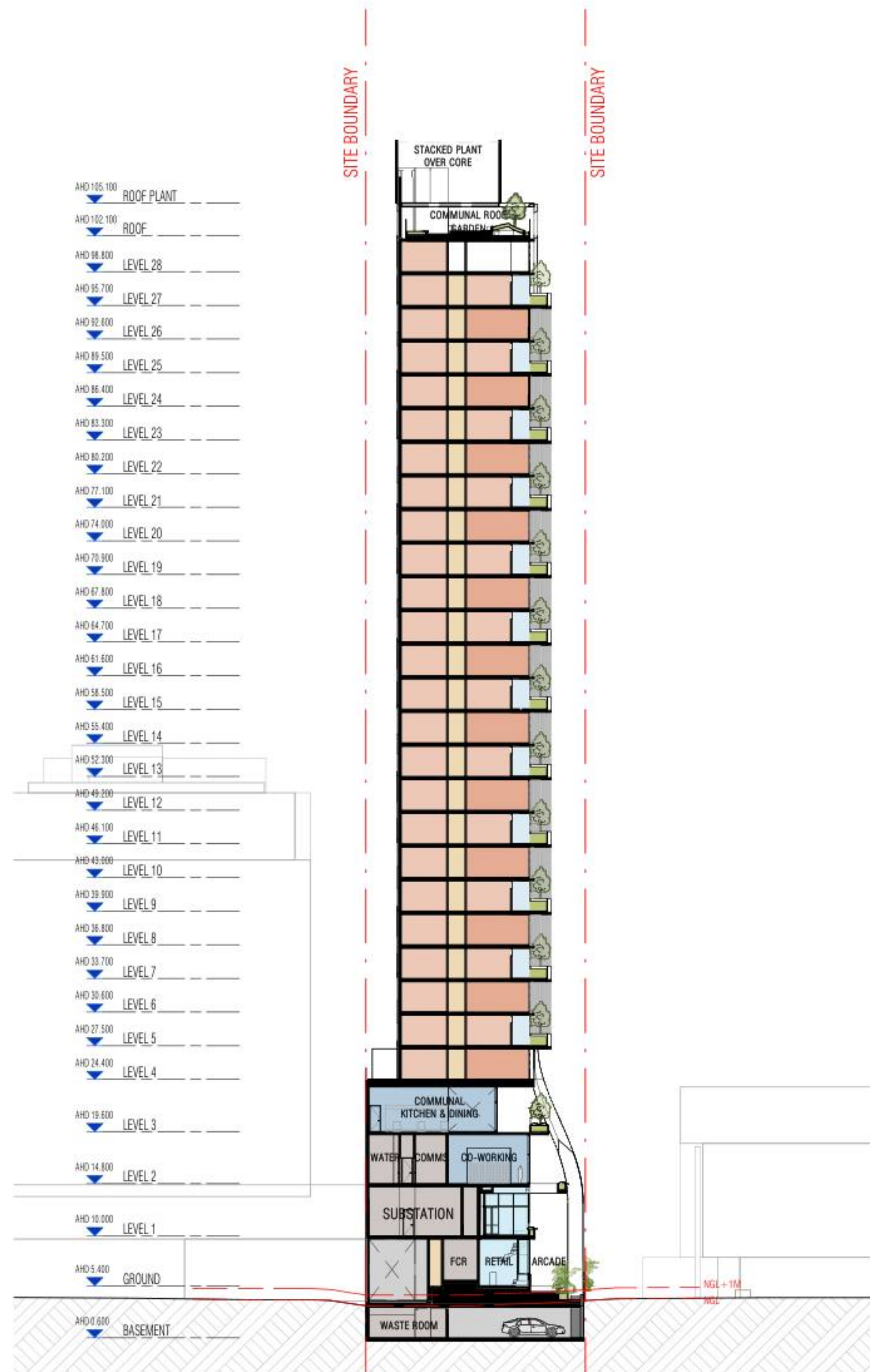
PROJECT
37C - ROOMING
ACCOMMODATION
37 CORDELIA ST, SOUTH BRISBANE
DRAWING TITLE
SECTION - OVERALL

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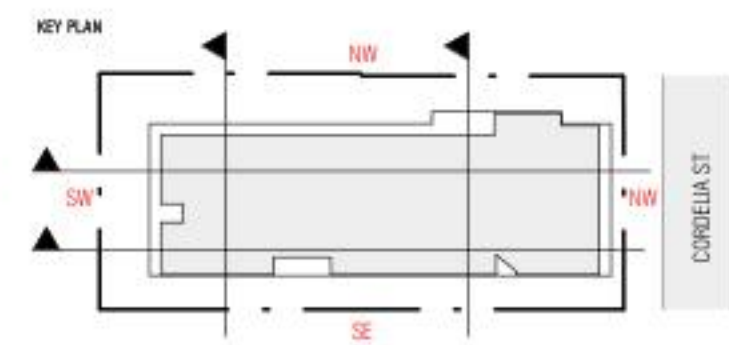
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ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 1 **DRAWING NO.** DA250



- STANDARD STUDIO
- PREMIUM STUDIO
- CIRCULATION
- RESIDENTIAL LOBBY
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- RETAIL
- RETAIL LOBBY
- RETAIL AMENITY
- CARPARK
- SERVICES
- BOH
- LIFT CORE



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REVISION		
1	DEVELOPMENT APPLICATION	05.08.2026
AHD AREAS		
4.4	DPL	
	BASEMENT ENTRY	
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
TH	SS	05.08.2026	26057	1 : 500 @A3

PROJECT
37C - ROOMING
ACCOMMODATION
37 CORDELLA ST, SOUTH BRISBANE
DRAWING TITLE
SECTION - OVERALL

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ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV.
1
DRAWING NO.
DA251