

# APPENDIX C

## Architectural Statement and Plans

Prepared by:

**Woods Bagot**

# 332 - 334 Water Street, Fortitude Valley

DEVELOPMENT APPLICATION

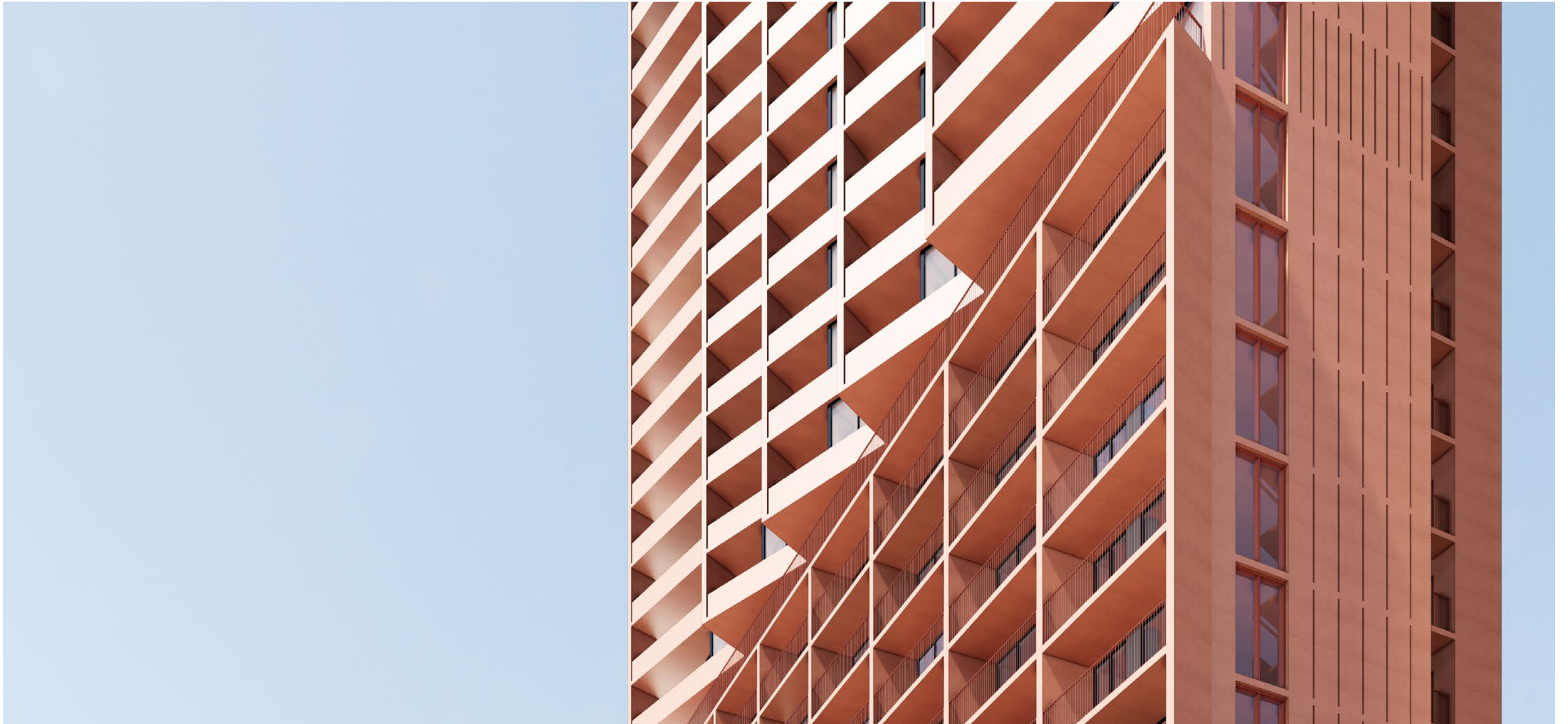
ARCHITECTURAL REPORT

26.03.24

**W-B**  
WOODS BAGOT

**Pellicano**





## Development Application Architectural Report

Document Number: A9100

Date of Issue: 26/03/24

Revision: C

Note: This report is to be read in conjunction with other consultant reports/documents. Drawings in this report are not to scale, please refer to the architectural drawings package for scale drawings. All 3D rendered images are Artist Impression only.

Woods Bagot acknowledges the Traditional Owners of the land, sky and waters. We pay our respects to Elders past, present, and to the future leaders of our community.

We honour the ongoing deep spiritual connection that the Traditional Owners have with this country. With respect, we tread gently to help reconcile and pave the way for a united and harmonious future for all people.

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# 01

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## Site Analysis

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# 01.1 Location

The site is located at the corner of Water St and Brunswick Street in the inner city suburb of Fortitude Valley.

The site is part of the Bowen Hills Priority Development Area (PDA) Water St Precinct (Precinct 2). Precinct 2 is intended to provide medium density, mixed-use development with retail and restaurants at ground level and offices and residential above. A secondary active frontage to the site is required, meaning the building must be built to their front alignments to define streets and public spaces. Facades on these frontages are to contain well-detailed and articulated access points and awnings are to be located at key entry points.

The site is also situated at the edge of the Brunswick Street Streetscape Masterplan (2021), where the vision is to transform the street into a more pedestrian friendly environment, with the benefit of increased landscape creating a green spine towards the proposed development.

The proposal is a mixed-use development, consisting of residential apartments, short-stay accommodation, commercial and retail uses.






- LEGEND**
-  Site
  -  Bowen Hills PDA
  -  Train Line
  -  Brunswick St Connection
- VIEWS**
-  1 City Views
  -  2 River Views






The Bowen Hills PDA Precinct 2 plan nominates the corner of Brunswick St and Water St as a significant corner (1) and also stipulates a Plaza be located within the site (2), with the connection between these two areas creating a cross block link into the heritage precinct (3) and the wider Bowen Hills precinct beyond.

The proposal will seek to celebrate these key spaces by locating building volumes on the street frontages to create a gateway at the significant corner, providing the opportunity for pedestrian connections into neighbouring properties to the north and east.

- LEGEND**
-  Main Vehicular Route
  -  Vehicular Route
  -  Pedestrian Route
  -  Solar Access
  -  Prevailing Winds

- LOCATIONS**
-  Significant Corner
  -  Plaza
  -  Heritage Precinct



## 01.2 Site Photos



01





Brunswick Street - East Elevation

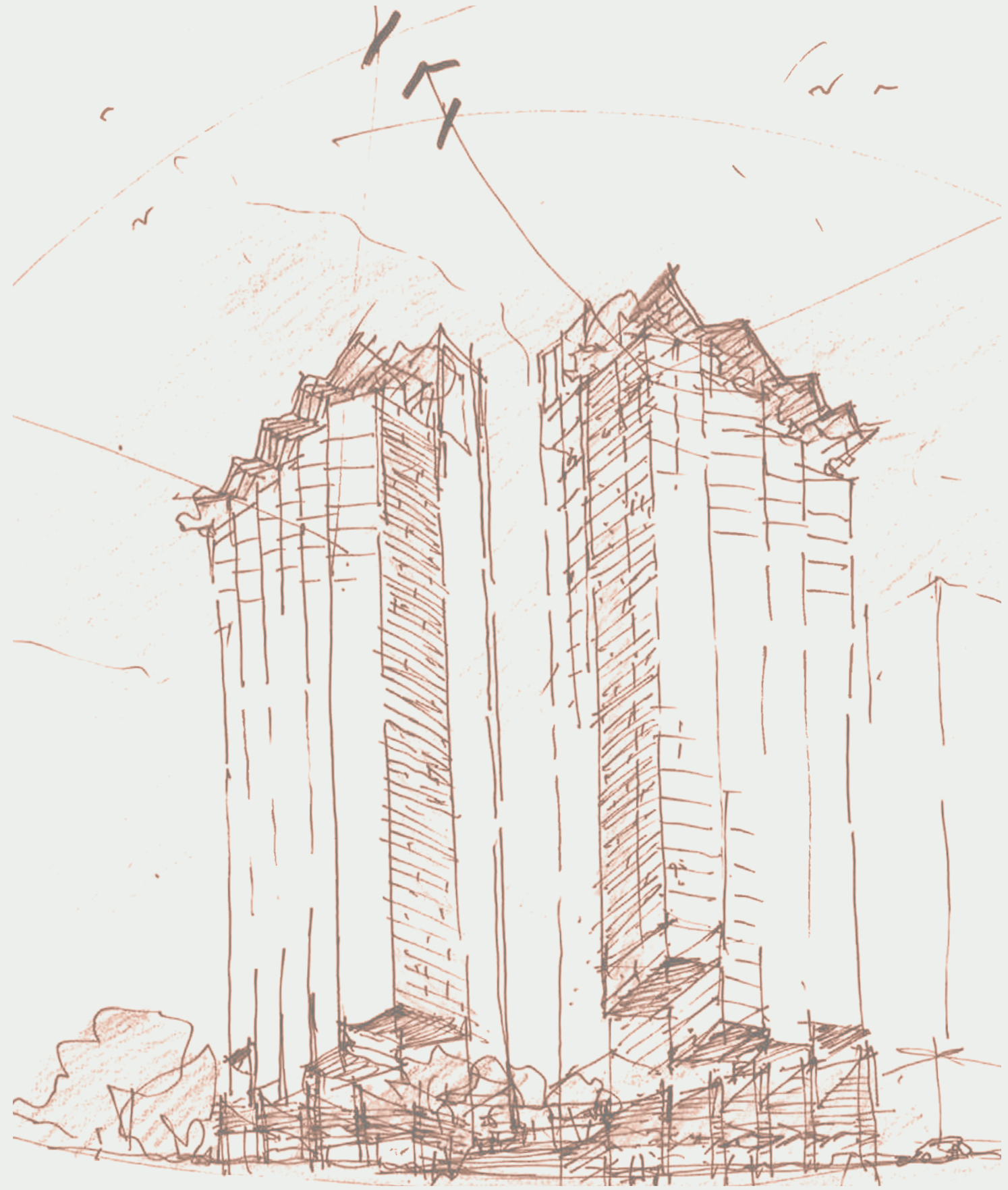


Brunswick Street - West Elevation (Opposite Site)



Water Street - North Elevation





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# 02

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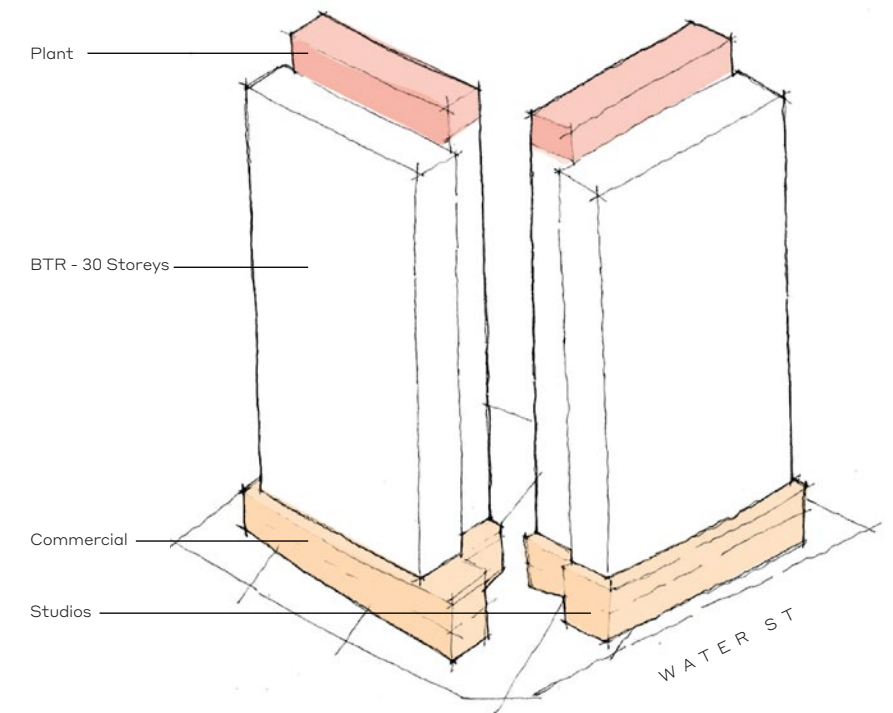
## Design Concept

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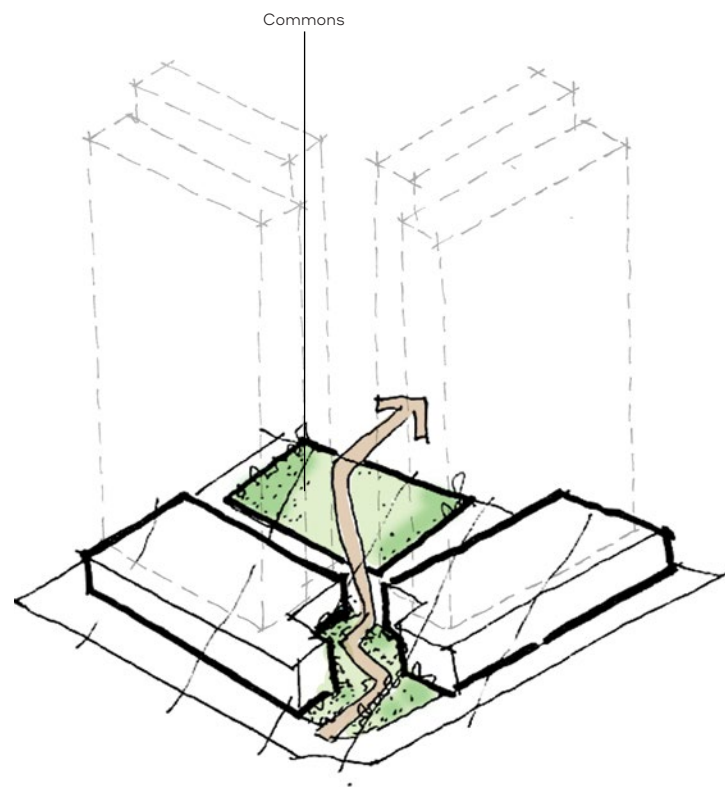
## 02.1 Design Concept

The architectural expression of the podium & tower form is derived from the following key ideas:

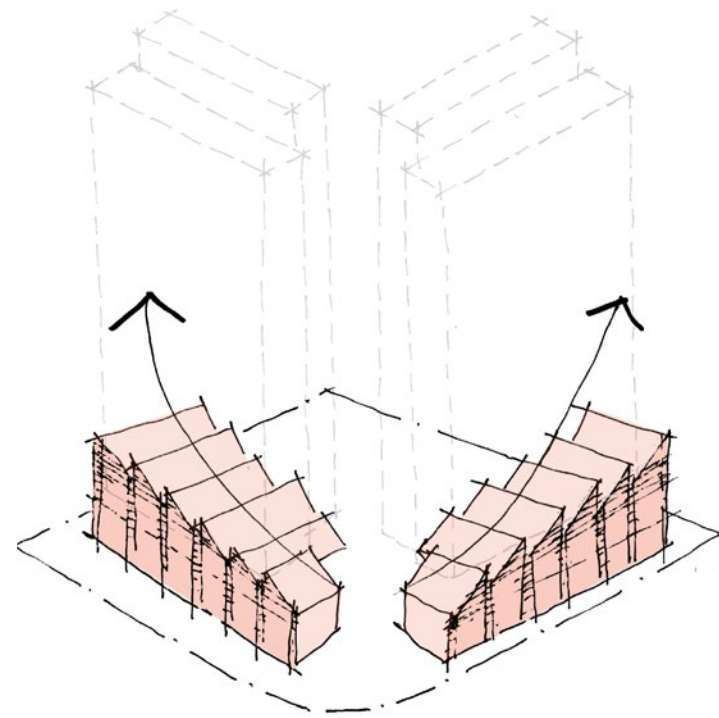
1. The development will consist of two thirty storey towers fronting Brunswick and Water Streets respectively. The Podium will house a mix of commercial, retail, and short stay accommodation.
2. The ground plane is envisioned as a series of plateaus and platforms, ranging in size and character, linked by meandering paths and bridges, from the urban edge on the corner of the site, to vibrant and verdant plaza spaces on the north-east. The series of thresholds will help mediate the change of levels across the site. The orientation of the towers and podium creates a gateway into the site, which is further emphasised by material and formal cues.
3. The podium will be crafted as an articulated brick facade, referencing the industrial history of the site. Deep brick reveals and integrated planters will create iconic frontages to Brunswick and Water Streets.
4. To break-up the mass of the towers, each unit within the development will be orientated towards desired views and amenity, which will create a stepped, visually striking facade.



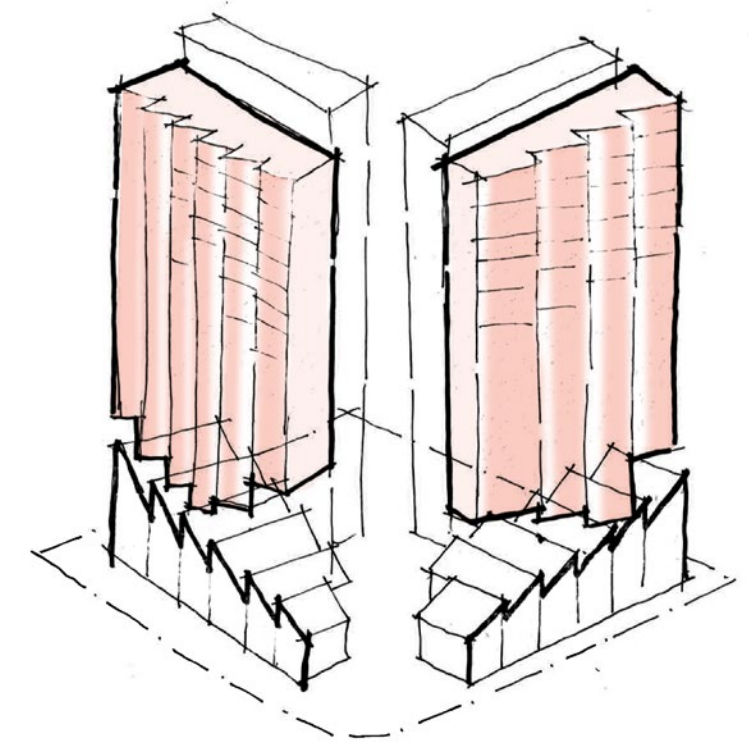
### 1. MASSING



2. LANDSCAPED GATEWAY



3. SCULPTED PODIUM



4. TOWER ARTICULATION



## 02.2 Overall Massing





## 02.3 Materiality



INDUSTRIAL HERITAGE



QUEENSLAND VERNACULAR

+

The materiality for the project will be derived from the immediate history of the local context, namely the industrial heritage of the site, and also the vernacular Queensland architecture still present in the area.

The architecture of the proposed street frontages will reference traditional masonry structures in composition and hue, a cue also to the former Jackson's Warehouse that once stood on the site.

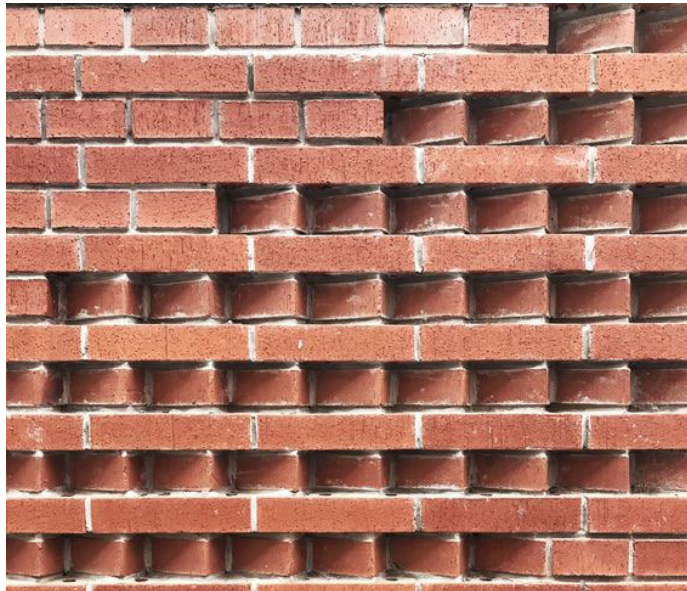
As you move through the site from the south western corner, the materiality of the precinct will transition to a

finer grain architectural language, referencing the fineness and transparency of the traditional Queenslander.

The imagery in the pages overleaf provide examples of the proposed materiality and how these elements will be realised in the development.



## 02.3 Materiality Street & Podium





## 02.3 Materiality Plaza







*Right*  
Perspective -  
Corner of Brunswick and Water Streets

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# 03

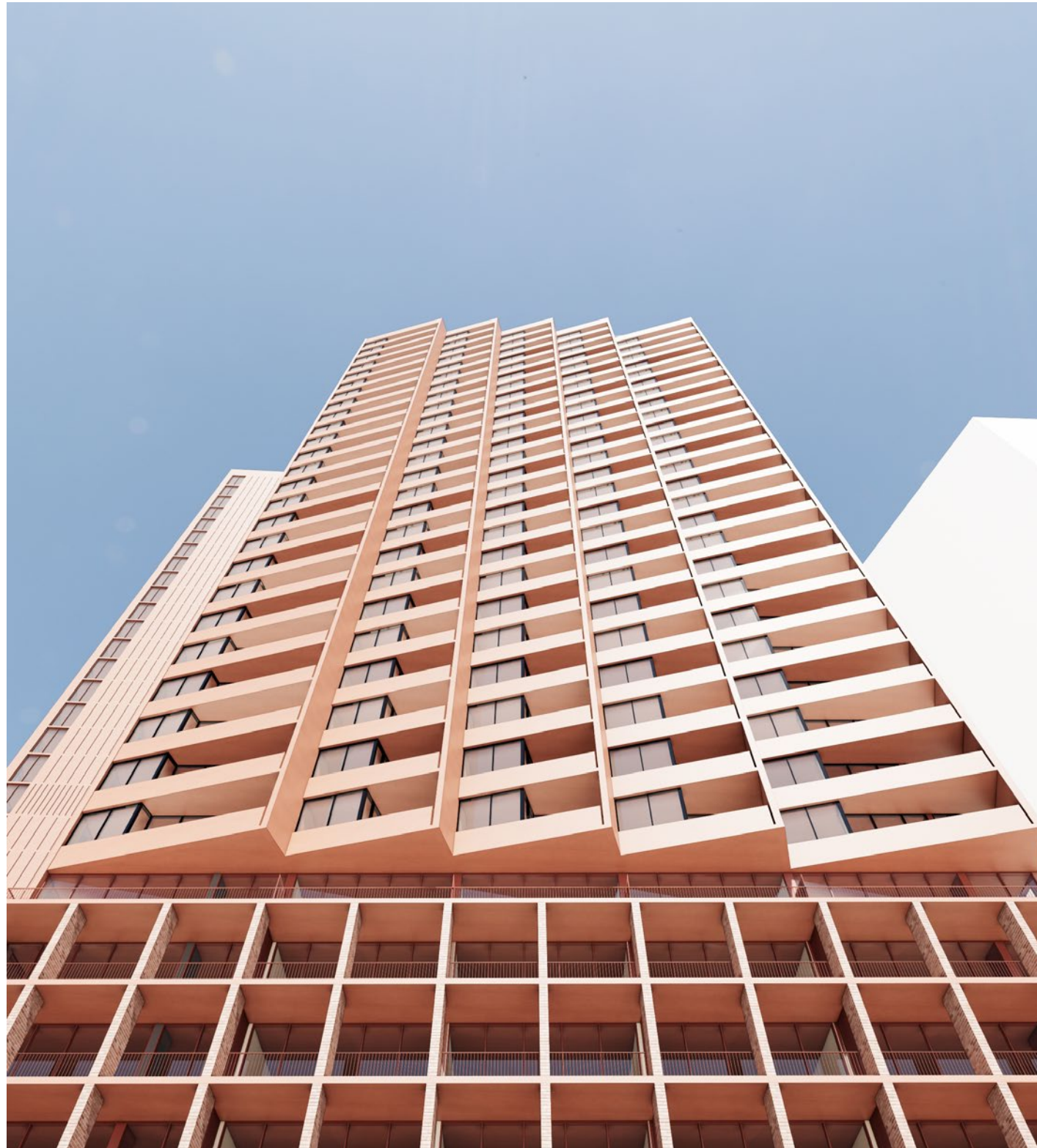
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## Buildings That Breathe

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## 03.1 Orientate Yourself



### 03.1.1 LOCATION AND ORIENTATION

The development is located on the junction of Brunswick Street and Water Street in the EDQ Bowen Hills PDA. The development is part of a larger masterplan with adjacent developments to the east and north.

The proposed development has been orientated to respond to the local climatic conditions and the configuration of the towers has been based on passive design principles to optimise ambient daylighting, daylight penetration, solar heating and natural cross-ventilation to each of the building uses

Commercial uses and residential amenities are located within the podium to activate the public realm and provide the opportunity for passive surveillance.

The two towers have been orientated to ensure that apartments habitable rooms and balconies enjoy visual privacy as well as daylight access and views

### 03.1.2 MASSING AND INTERNAL LAYOUT

The proposed development has been based on a podium / tower built-form with each tower orientated to present to the street, providing the opportunity for passive activation.

The apartment floor plate layout ensures the optimization of daylight, solar access and natural ventilation to achieve good levels of amenity for the residents.

The lift lobby and circulation passageways provide the opportunity for everyday interactions between residents, with additional width at dwelling entries to create a sense of spaciousness and provided with natural daylight to enhance the amenity

The majority of the building services are located internally and screened from public view. Screened AC plant decks bookend each tower and are integrated into the design of the development

### 03.1.3 VIEWS

The two towers have been orientated to capitalise on the significant views towards the City Centre to the west and Story Bridge to the south.

The west façade to the Brunswick Street tower and the south façade to the Water Street tower have been articulated to orientate the views towards these significant landmarks.

The lift lobbies and circulation passageways are orientated to provide opportunities for views towards the City Centre and Story Bridge to enable residents to orientate themselves

All dwellings are afforded attractive views, either across the city or to nature in the central plaza

Left

Perspective -

Water St Tower & Podium, looking up





### 03.1.4 STREET ACTIVATION

Active frontages are provided along both Brunswick Street, Water Street, the arrival plaza and the central Plaza. At-grade entries to the commercial tenancies is provided off Brunswick Street and the arrival Plaza.

The arrival Plaza at the corner junction of Brunswick Street and Water Street provides a pedestrian connection through to the central plaza. The landscaped areas are provided with casual seating zones and lawn to provide spaces for public to dwell and experience the activity of the street.

The podium has been designed with a fine-grain, human scale with large glazed windows to provide a visual connection, opportunity for passive surveillance and with

awning canopy and colonnade for weather protection and shade

A series of landscape planters are provided along both Brunswick Street and Water Street to mitigate the significant grade change across the site and make a positive contribution to the ecology, character and amenity of the streetscape.

Spill out spaces to the commercial tenancies, community space, residential entry lobbies, residents Café and residential amenities provide the opportunity to connect to the adjacent public realm.

*Above*

Brunswick St Podium Elevation



## 03.2 Occupy Outdoor Spaces

### 03.2.1 CITY ROOMS

Permeability from the commercial tenancies, community space, residential entry lobbies, residents Café and residential amenities via operable doors create opportunities and interaction between the building and the adjacent public realm

The landscaped central Plaza provides a gathering space for employees, residents and the public to dwell and the opportunity for public community events.

The central Plaza also provides residents with a pool setting, taking advantage of the Northern located courtyard.

The arrival Plaza at the corner junction of Brunswick Street and Water Street provides a location for people to meet for work, lunch and to relax. As well as the opportunity incidental interactions.

Landscaping along Brunswick Street and Water Street animates the edges of the podium and creates a green building interface with the street.

### 03.2.4 LANEWAYS AND CROSS-BLOCK LINKS

A new public access is proposed to be provided through the site to the adjacent Parade Ground 'Village Green'.

The new public access link will contribute to the permeability and vibrancy of the city, providing opportunities for pedestrian movement, promoting walkability and urban vibrancy at street level and providing valuable landscaped urban spaces.



- 01 Concierge / Lobby
- 02 Residential Lobby / Amenity
- 03 Cafe
- 04 Commercial
- 05 Residents Pool & Amenity
- 06 Public Lift
- 07 Public Plaza
- 08 Void to Drop-off below
- 09 Pedestrian connection to neighbouring properties







*Above Right*  
Lower plaza on the corner of Brunswick St and Water St, showing terraced landscape and access to the upper plaza level via the public lift and grand stair

*Right*  
Arrival and the top of the grand stair, showing the start of the pedestrian link through the site





## 03.2 Occupy Outdoor Spaces





### 03.2.2 SKY TERRACES

The rooftop amenity level will provide a variety of intimate indoor/outdoor spaces, designed to take advantage of the sub-tropical climate in Brisbane.

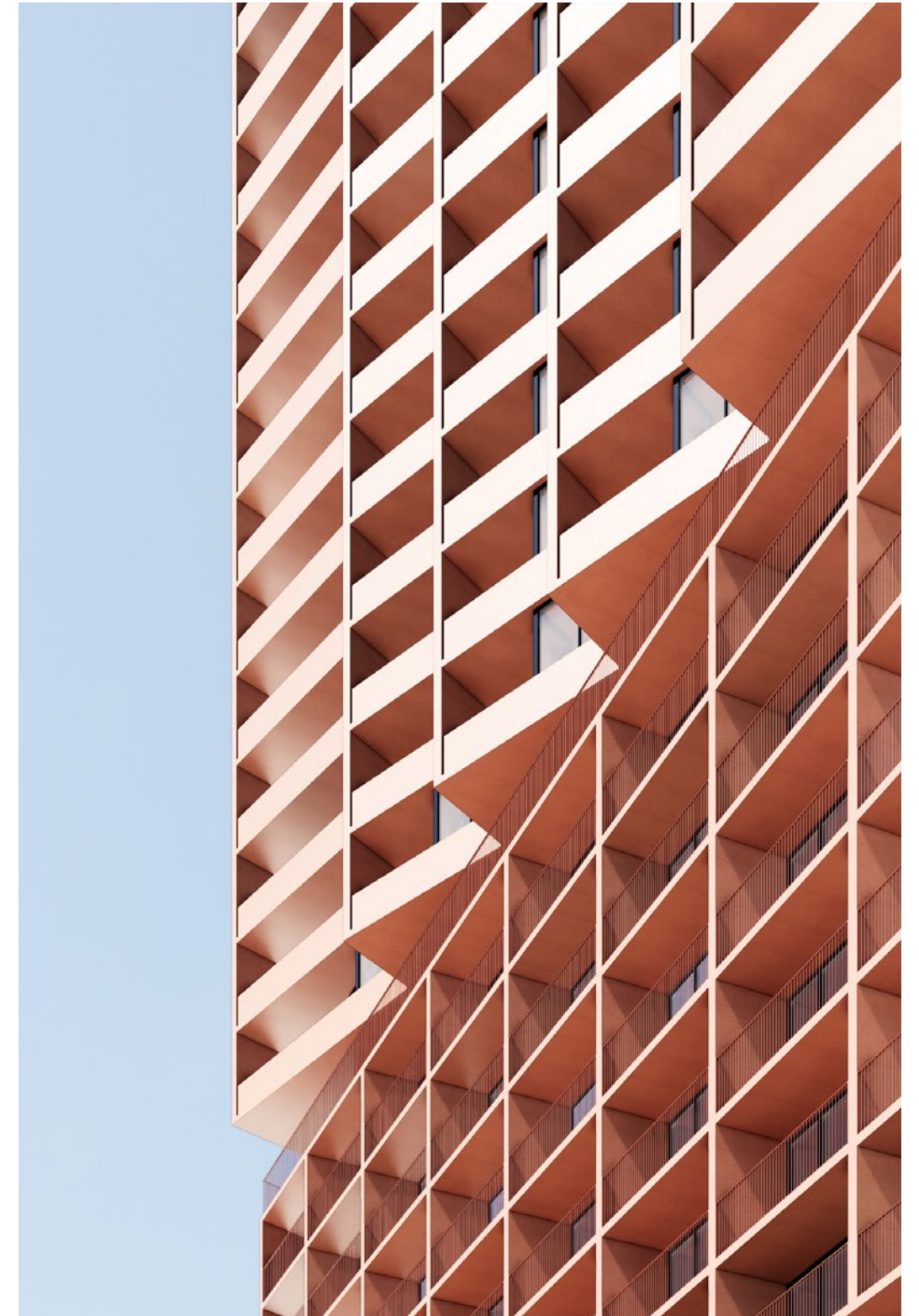
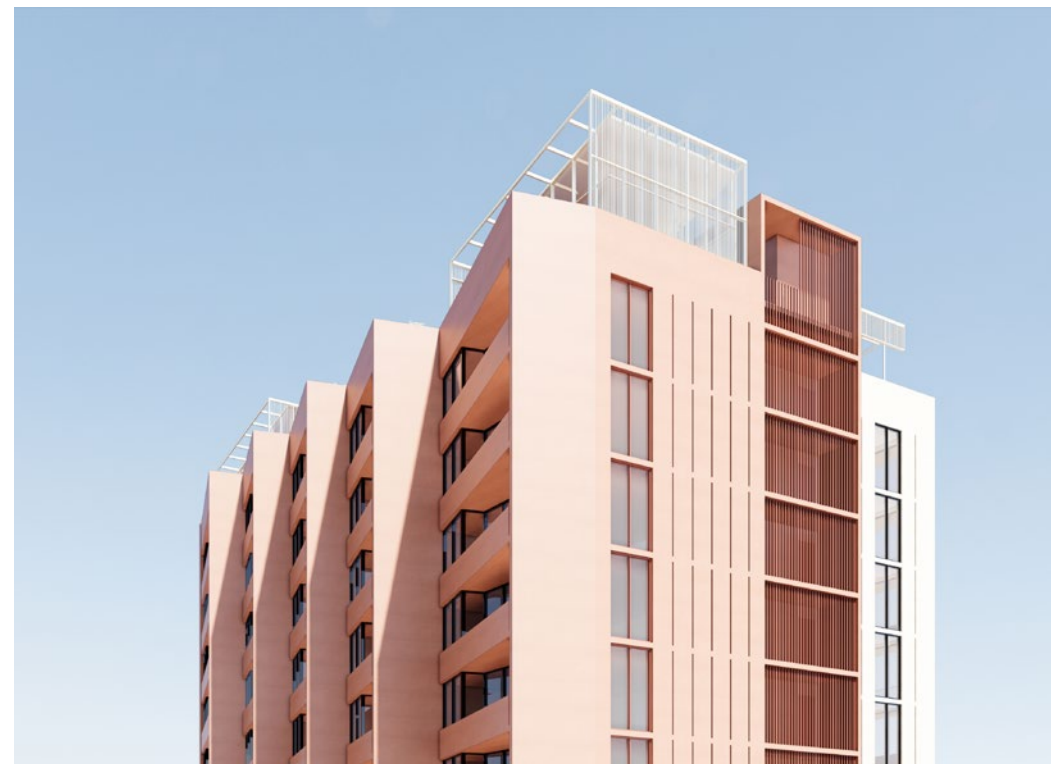
Rooftop amenities will include BBQ facilities, dining rooms and provides the opportunity for residents to meet and relax with spectacular views across the city

### 03.2.3 BALCONIES

Generous functional balconies are provided to all apartments and short stay studios, providing both physical articulation to the façade and private outdoors spaces for residents to enjoy natural light, air and views in an area that is protected from the sun and rain.

All apartment balconies are accessed off the main living area to support an indoor-outdoor lifestyle and augment these internal living spaces.

The balconies located on Brunswick and Water Street are orientated to capture city views, where as the courtyard side balconies are orientated to face North.



*Left*  
View of the plaza level, with the resident's pool and lounging area in the foreground.

*Above Right*  
View of the rooftop barbeceue and communal dining areas.

*Below Right*  
Private dining rooms are provided to the rooftop for residents use, positioned to take advantage of city views.

*Far Right*  
Detail view of the Brunswick St tower facade, showing balcony treatments to the apartments.



## 03.3 Illuminate with Daylight

### 03.3.1 BUILDING SETBACKS

Both towers have been set-back in accordance with the required Economic Development Queensland (EDQ) Bowen Hills Priority Development Area Development Scheme. The development seeks to remain generally consistent with the setbacks and built-form envelope of the previous DA approval.

Separation distances between the two towers allow daylight penetration into adjacent buildings and public spaces, promoting air circulation, reducing overshadowing of the public realm and optimizing the amenity for residents and neighbours.





### 03.3.2 GLAZING

The podium has a high floor to floor height, which, with full-height windows, allows for natural light to penetrate deeply into the proposed commercial tenancies and amenity areas.

The podium façade is articulated with a deep colonnade, balconies and landscape planters, which provide shade to reduce solar heat gain.

The tower facades has a typical floor-to-floor height of 3.1m, which with full-height windows to the habitable rooms in the apartments, allows for natural light to penetrate deeply into the apartments, while protected by the balconies above.

Smaller vertical windows are provided to the shorter facades to facilitate cross-ventilation to the corner apartments.

### 03.3.3 LIGHT WELLS AND SKYLIGHTS

Large floor to floor heights and double height volumes have been incorporated into the design of the podium to maximise natural daylight into the communal spaces present on these levels.

A landscaped light well will be provided to the porte cochere/drop-off area on upper ground level, providing a grand entry experience to visitors to the development.



*Right*  
View of the internal facade to the Brunswick St tower, showing balconies and floor to ceiling glazing.

*Far Right*  
View from under the light well in the porte cochere, looking up to the plaza.









## 03.4 Natural Air and Ventilation

### 03.4.1 OPERABLE WINDOWS

All commercial spaces and apartments are designed with operable windows and doors, which allows natural ventilation to provide healthy and comfortable working and living environments and reduction in energy consumption

### 03.4.2 DOORS AND OPENINGS

Large sliding doors will be provided to all balconies to the commercial spaces, apartments and studios to allow employees and residents take advantage of cool breezes and natural ventilation.

Window and door openings at the ground level provide the opportunity for connections between the indoor and outdoor spaces

### 03.4.3 NATURAL VENTILATION

Operable doors and windows are provided to the commercial spaces, apartments and studios to facilitate cross-ventilation and introduce fresh air into the closed internal environments.

### 03.4.4 LAYERED FACADES

Deep overhangs and balcony projections will provide shading to the glazed elements of the apartment and commercial levels.

## 03.5 Shade and Protect

### 03.5.1 AWNINGS & COLONNADES

Awning canopies are provided to the Podium of both towers to provide protection from the elements and maintain activity along Brunswick Street and Water Street all day long.

A colonnade is provided to the north façade to the Water Street tower and the east façade to the Brunswick Street tower to provide a shaded and protected walkway around the central Plaza, providing breathable indoor / outdoor spaces and promoting movement through the development

### 03.5.2 SHADING DEVICES

Shade screens are provided to the north façade to the Water Street tower and the east façade to the Brunswick Street tower help ameliorate solar heat gain to the apartments

Articulation to the west façade to the Brunswick Street tower helps control heat gain from the harsh western sun

The depth of the podium façade, including the colonnade, balconies and overhanging landscape planters act as a sunshade to the Commercial tenancies and Studio Apartments.

### 03.5.3 SHADE STRUCTURES

Rooftop amenity terrace will be provided with a series of shade structures, sheltered walkways and landscaping / trees to create occupiable spaces that embrace an indoor-outdoor lifestyle, which will be comfortable all year round, while protecting residents from the hot summer sun and tropical rainfall.

The semi-open saw-tooth canopy to the rooftop terrace, provides shade and shelter from the elements whilst creating a distinctive identity to the development

*Left*

View of the Brunswick St podium facade from the north west. Awnings are provided to the street, and deep reveals and balcony projections provide shading to glazed portions of the facade.

## 03.6 Living Greenery

### 03.6.1 VERTICAL GREENERY

Planters to the podium façade and balconies provide shade, insulation and visual relief to the façade, softening the edges and creating subtropical outdoor spaces for the occupants and providing green amenity to Brunswick Street, Water Street and the central Plaza.

### 03.6.2 ELEVATED GARDENS

The rooftop amenity terrace will be landscaped to create garden and lawn spaces for residents to occupy, while contributing to the ecology, character and amenity of the development.

### 03.6.3 INTERNAL PLANTING

The balconies to the Podium are provided with landscaped planters, providing opportunities for indoor- outdoor environments and breathable spaces.

### 03.6.4 GROUND PLANE GARDENS

A series of landscape planters are provided along both Brunswick Street and Water Street to mitigate the significant grade change across the site and make a positive contribution to the ecology, character and amenity of the streetscape.

The arrival Plaza and central Plaza will provide a series of landscaped areas, both passive and recreational, contributing to the ecology, character and amenity of the development. These landscaped areas will provide habitat for fauna, local micro-climate benefits as well as improving the outlook from the Commercial tenancies and apartments.

### 03.6.5 MAINTAIN THE GREENERY

A landscape maintenance regime will be prepared for the development to keep landscaping green and thriving all year round.



*Right*  
View of the Brunswick St podium and tower, viewed from the plaza

*Far Right*  
View of the resident's pool and amenity area with lush in ground and podium planting







## 03.7 Identity Matters

### 03.7.1 CHOICE OF MATERIALS

The proposed material palette has been inspired by the industrial heritage in Fortitude Valley and the distinctive character of the Queensland vernacular to provide a unique identity and sense of place. These key design elements are combined to create unique building that is both robust yet comfortable and sub-tropically responsive.

The façades to Brunswick Street and Water Street will reflect the industrial heritage character, crafted predominantly from brick elements, fine grain and tactile but also hard wearing and low maintenance.

The façades to the central Plaza will reflect the distinctive character of the Queensland vernacular with light-coloured pre-cast concrete and lightweight screen elements

### 03.7.2 LONGEVITY

Materials will be of high quality, robust and low-maintenance, selected for their durability and to respond to the local character, climate and lifestyle.

### 03.7.3 PUBLIC ART

There are a number of opportunities integration of public art into the development, namely throughout the lower and upper plaza levels. These opportunities will be explored as the project progresses.

### 03.7.4 CREATIVE LIGHTING

Lighting will be used to emphasise the rooftop of the building and the podium, creating a distinctive skyline identity to the development.

Additionally, feature trees and landscaping within the site will be uplift to create visual interest to the public realm.

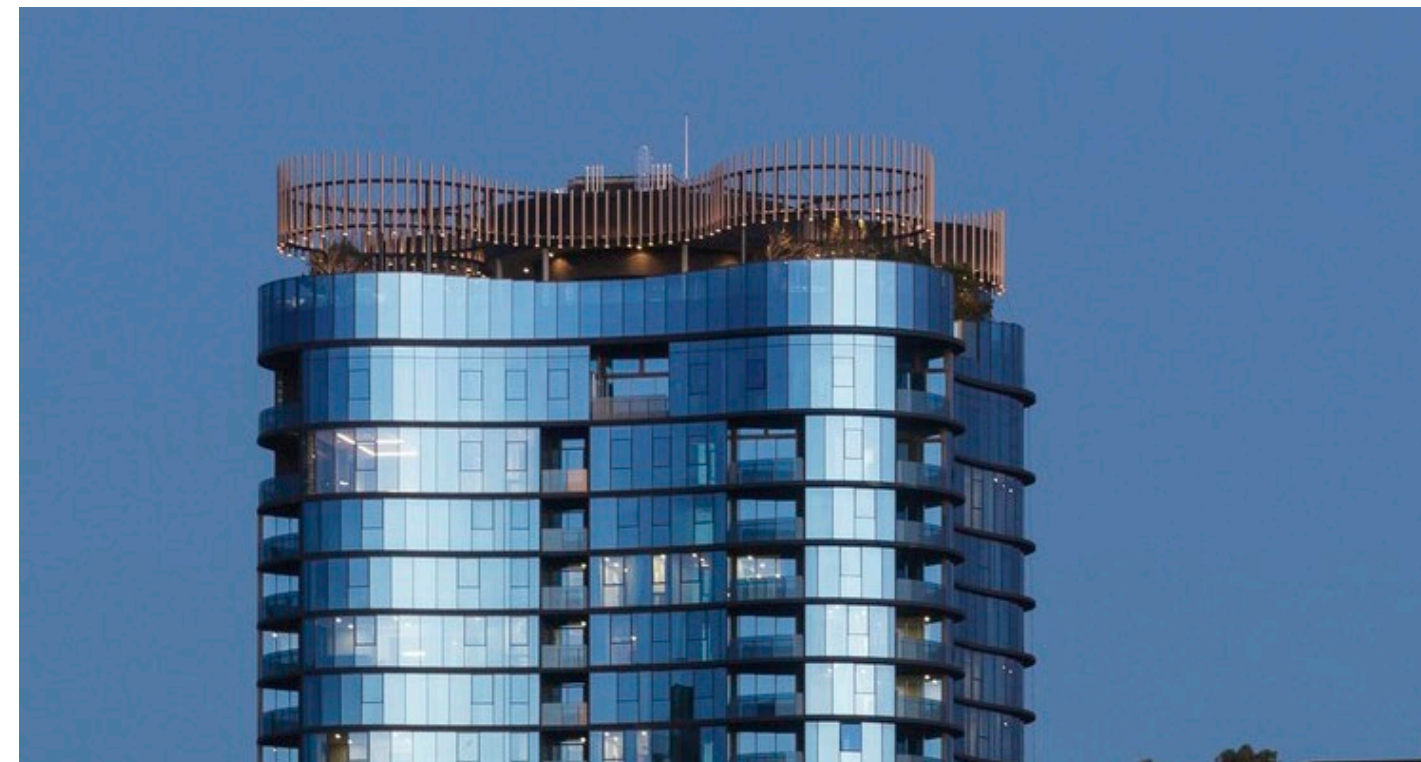
Some recent examples of creative lighting strategies are depicted here.

*Below Left*

The Crown of The Standard, Fish Lane

*Below Right*

The Westin, Brisbane, with lighting used to highlight podium architectural & landscape elements



## 03.8 Reduce Energy & Waste

### 03.8.1 ENERGY & TECHNOLOGY

The building has been designed to include various passive environmental strategies such as natural ventilation and maximising natural daylight with the use of balconies and sky terraces. Other systems to reduce energy consumption such as solar panels will be incorporated.

### 03.8.2 WASTE & WATER

A sustainable irrigation system for the development will be considered to keep planting green and thriving all year round.

### 03.8.3 ACTIVE TRANSPORT

The site is well located next to a major bus routes, City Cycle station, train station, and close proximity to the CBD, which encourages owners and tenants to consider alternative modes of transport to a traditional car.

End of trip facilities and a large number of resident and public bike spaces will be provided on upper ground to further encourage bike usage.



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# 04

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## Material Palette

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# 04.1 Material Palette

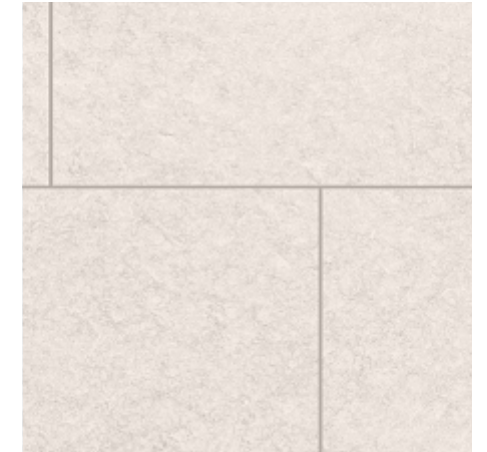
- CE:01 Concrete, terracotta hue
- CE:02 Concrete, white
- CE:03 Concrete, white, with vertical profile
- FM:02 Aluminium Battens, powdercoat finish
- FM:03 Metal Railing, powdercoat finish
- FM:04 Pergola structure with steel frame
- GL:01 Full height glazing system, powdercoat finish to mullions
- MA:01 Standard face brick laid in stretcher bond, terracotta colour
- MA:02 Standard face brick laid in stretcher bond, white colour



CE:01



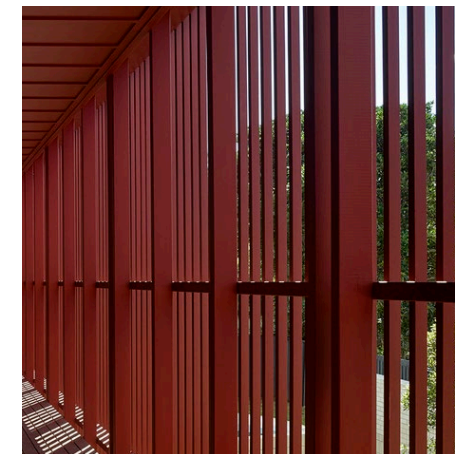
CE:02



CE:03



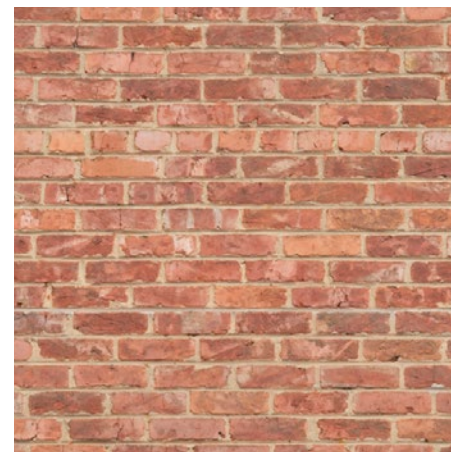
FM:02



FM:03



FM:04



MA:01



MA:02



GL:01

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# 05

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## Development Summary

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332 - 334 WATER STREET  
 AREA SCHEDULE  
 DATE: 25/03/2024

		BRUNSWICK ST		WATER ST		CARS					BIKES
		Commercial	Lobby	Plaza	Lobby	STANDARD	TANDEM	SMALL	PWD	VAN	
Levels											
31	Level 31	Roof		Amenity							
30	Level 30	Apartments		Apartments							
29	Level 29	Apartments		Apartments							
28	Level 28	Apartments		Apartments							
27	Level 27	Apartments		Apartments							
26	Level 26	Apartments		Apartments							
25	Level 25	Apartments		Apartments							
24	Level 24	Apartments		Apartments							
23	Level 23	Apartments		Apartments							
22	Level 22	Apartments		Apartments							
21	Level 21	Apartments		Apartments							
20	Level 20	Apartments		Apartments							
19	Level 19	Apartments		Apartments							
18	Level 18	Apartments		Apartments							
17	Level 17	Apartments		Apartments							
16	Level 16	Apartments		Apartments							
15	Level 15	Apartments		Apartments							
14	Level 14	Apartments		Apartments							
13	Level 13	Apartments		Apartments							
12	Level 12	Studio		Apartments							
11	Level 11	Studio		Apartments							
10	Level 10	Studio		Apartments							
9	Level 09	Studio		Apartments							
8	Level 08	Studio		Apartments							
7	Level 07	Studio		Apartments							
6	Level 06	Studio		Apartments							
5	Level 05	Studio		Apartments							
4	Level 04	Commercial		Apartments							
3	Level 03	Commercial		Apartments							
2	Level 02	Commercial	Lobby	Plaza	Lobby	Apartments					
2	Plaza	Commercial	Drop-Off		Commercial						
1	Upper Ground	Commercial			Commercial	3			1	1	199
0	Lower Ground			Parking	Loading / Services	46				2	108
B1	Basement 01			Parking		70		7		1	116
B2	Basement 02			Parking		90		3			60
B3	Basement 03			Parking		90		3			60
B4	Basement 04			Parking		91		3			76
<b>TOTAL</b>						<b>407</b>					<b>619</b>

NOTES  
 1. All areas are preliminary only and subject to site survey, design development, consultant input, and authority approvals.  
 2. Common areas have been placed under Brunswick St figures.

Site Area 4,819 m2





332 - 334 WATER STREET  
 AREA SCHEDULE  
 DATE: 25/03/2024

Levels	BRUNSWICK ST		WATER ST		BRUNSWICK ST													
					UNIT MIX				GFA (BCC)			TOTAL	COMM.	RESI.	TOTAL	GBA		
					STUDIO		1 BED		2 BED		3 BED TWIN KEY							
				No.	GFA	No.	GFA	No.	GFA	No.	GFA							
31	Level 31	Roof		Amenity													894	
30	Level 30	Apartments		Apartments													894	
29	Level 29	Apartments		Apartments			4	216	3	236	1	98	8			662	894	
28	Level 28	Apartments		Apartments			4	216	3	236	1	98	8			662	894	
27	Level 27	Apartments		Apartments			4	216	3	236	1	98	8			662	894	
26	Level 26	Apartments		Apartments			4	216	3	236	1	98	8			662	894	
25	Level 25	Apartments		Apartments			4	216	3	236	1	98	8			662	894	
24	Level 24	Apartments		Apartments			4	216	3	236	1	98	8			662	894	
23	Level 23	Apartments		Apartments			4	216	3	236	1	98	8			662	894	
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18	Level 18	Apartments		Apartments			4	216	3	236	1	98	8			662	894	
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16	Level 16	Apartments		Apartments			4	216	3	236	1	98	8			662	894	
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13	Level 13	Apartments		Apartments			4	216	3	236	1	98	8			662	894	
12	Level 12	Studio		Apartments		13	519						13			642	888	
11	Level 11	Studio		Apartments		13	519						13			642	888	
10	Level 10	Studio		Apartments		13	519						13			642	888	
9	Level 09	Studio		Apartments		13	519						13			642	888	
8	Level 08	Studio		Apartments		13	519						13			642	888	
7	Level 07	Studio		Apartments		13	519						13			642	888	
6	Level 06	Studio		Apartments		13	519						13			642	888	
5	Level 05	Studio		Apartments		13	519						13			642	888	
4	Level 04	Commercial		Apartments										795		795	1051	
3	Level 03	Commercial		Apartments										782		782	1051	
2	Level 02	Commercial		Lobby		Plaza		Lobby		Apartments								
2	Plaza	Commercial		Lobby		Plaza		Lobby		Commercial				442	36	478	892	
1	Upper Ground	Commercial		Drop-Off		Loading / Services		Commercial						218	307	525	2123	
0	Lower Ground			Parking		Parking		Parking									3863	
B1	Basement 01			Parking		Parking		Parking									4151	
B2	Basement 02			Parking		Parking		Parking									4151	
B3	Basement 03			Parking		Parking		Parking									4151	
B4	Basement 04			Parking		Parking		Parking									4151	
<b>TOTAL</b>						104		72		54		18		248	2,237	17,395	19,632	49,837
<b>NO .%</b>						42%		29%		22%		7%						
<b>UNIT GFA</b>						30%	4,152	28%	3,888	30%	4,248	13%	1,764	14,052				

NOTES  
 1. All areas are preliminary only and subject to site survey, design development, consultant input, and authority approvals.  
 2. Common areas have been placed under Brunswick St figures.





332 - 334 WATER STREET  
 AREA SCHEDULE  
 DATE: 25/03/2024

Levels	BRUNSWICK ST		WATER ST		WATER ST													
					UNIT MIX				GFA (BCC)			GBA						
					STUDIO		1 BED		2 BED		3 BED TWIN KEY		TOTAL	COMM.	RESI.	TOTAL	GBA	
				No.	GFA	No.	GFA	No.	GFA	No.	GFA							
31	Level 31	Roof		Amenity											111	111	905	
30	Level 30	Apartments		Apartments			4 224	3 238	1 100	8					675	675	905	
29	Level 29	Apartments		Apartments			4 224	3 238	1 100	8					675	675	905	
28	Level 28	Apartments		Apartments			4 224	3 238	1 100	8					675	675	905	
27	Level 27	Apartments		Apartments			4 224	3 238	1 100	8					675	675	905	
26	Level 26	Apartments		Apartments			4 224	3 238	1 100	8					675	675	905	
25	Level 25	Apartments		Apartments			4 224	3 238	1 100	8					675	675	905	
24	Level 24	Apartments		Apartments			4 224	3 238	1 100	8					675	675	905	
23	Level 23	Apartments		Apartments			4 224	3 238	1 100	8					675	675	905	
22	Level 22	Apartments		Apartments			4 224	3 238	1 100	8					675	675	905	
21	Level 21	Apartments		Apartments			4 224	3 238	1 100	8					675	675	905	
20	Level 20	Apartments		Apartments			4 224	3 238	1 100	8					675	675	905	
19	Level 19	Apartments		Apartments			4 224	3 238	1 100	8					675	675	905	
18	Level 18	Apartments		Apartments			4 224	3 238	1 100	8					675	675	905	
17	Level 17	Apartments		Apartments			4 224	3 238	1 100	8					675	675	905	
16	Level 16	Apartments		Apartments			4 224	3 238	1 100	8					675	675	905	
15	Level 15	Apartments		Apartments			4 224	3 238	1 100	8					675	675	905	
14	Level 14	Apartments		Apartments			4 224	3 238	1 100	8					675	675	905	
13	Level 13	Apartments		Apartments			4 224	3 238	1 100	8					675	675	905	
12	Level 12	Studio		Apartments			4 224	3 238	1 100	8					675	675	905	
11	Level 11	Studio		Apartments			4 224	3 238	1 100	8					675	675	905	
10	Level 10	Studio		Apartments			4 224	3 238	1 100	8					675	675	905	
9	Level 09	Studio		Apartments			4 224	3 238	1 100	8					675	675	905	
8	Level 08	Studio		Apartments			4 224	3 238	1 100	8					675	675	905	
7	Level 07	Studio		Apartments			4 224	3 238	1 100	8					675	675	905	
6	Level 06	Studio		Apartments			4 224	3 238	1 100	8					675	675	905	
5	Level 05	Studio		Apartments			4 210	3 235	1 99	8					658	658	964	
4	Level 04	Commercial		Apartments			4 210	3 235	1 99	8					658	658	964	
3	Level 03	Commercial		Apartments			4 210	3 235	1 99	8					658	658	964	
2	Level 02	Commercial		Lobby		Apartments				5					418	418	651	
2	Plaza	Commercial	Lobby	Plaza	Lobby	Commercial							358	295	653	871		
1	Upper Ground	Commercial	Drop-Off		Loading / Services	Commercial												
0	Lower Ground			Parking		Commercial							204		204			
B1	Basement 01			Parking														
B2	Basement 02			Parking														
B3	Basement 03			Parking														
B4	Basement 04			Parking														
<b>TOTAL</b>					<b>0</b>	<b>115</b>	<b>86</b>	<b>28</b>	<b>229</b>	<b>562</b>	<b>19,673</b>	<b>20,235</b>	<b>27,944</b>					
<b>%</b>					<b>0%</b>	<b>50%</b>	<b>38%</b>	<b>12%</b>										
<b>UNIT GFA</b>					<b>0%</b>	<b>-</b>	<b>40%</b>	<b>6,384</b>	<b>43%</b>	<b>6,809</b>	<b>17%</b>	<b>2,797</b>	<b>15,990</b>					

NOTES  
 1. All areas are preliminary only and subject to site survey, design development, consultant input, and authority approvals.  
 2. Common areas have been placed under Brunswick St figures.





332 - 334 WATER STREET  
 AREA SCHEDULE  
 DATE: 25/03/2024

		BRUNSWICK ST		WATER ST		OVERALL (BOTH TOWERS COMBINED)								
						UNIT MIX				GFA (BCC)			GBA	
Levels						STUDIO	1 BED	2 BED	3 BED TWIN KEY	TOTAL	COMM.	RESI.	TOTAL	
31	Level 31	Roof		Amenity							0	111	111	1799
30	Level 30	Apartments		Apartments			8	6	2	16	0	1337	1337	1799
29	Level 29	Apartments		Apartments			8	6	2	16	0	1337	1337	1799
28	Level 28	Apartments		Apartments			8	6	2	16	0	1337	1337	1799
27	Level 27	Apartments		Apartments			8	6	2	16	0	1337	1337	1799
26	Level 26	Apartments		Apartments			8	6	2	16	0	1337	1337	1799
25	Level 25	Apartments		Apartments			8	6	2	16	0	1337	1337	1799
24	Level 24	Apartments		Apartments			8	6	2	16	0	1337	1337	1799
23	Level 23	Apartments		Apartments			8	6	2	16	0	1337	1337	1799
22	Level 22	Apartments		Apartments			8	6	2	16	0	1337	1337	1799
21	Level 21	Apartments		Apartments			8	6	2	16	0	1337	1337	1799
20	Level 20	Apartments		Apartments			8	6	2	16	0	1337	1337	1799
19	Level 19	Apartments		Apartments			8	6	2	16	0	1337	1337	1799
18	Level 18	Apartments		Apartments			8	6	2	16	0	1337	1337	1799
17	Level 17	Apartments		Apartments			8	6	2	16	0	1337	1337	1799
16	Level 16	Apartments		Apartments			8	6	2	16	0	1337	1337	1799
15	Level 15	Apartments		Apartments			8	6	2	16	0	1337	1337	1799
14	Level 14	Apartments		Apartments			8	6	2	16	0	1337	1337	1799
13	Level 13	Apartments		Apartments			8	6	2	16	0	1337	1337	1799
12	Level 12	Studio		Apartments		13	4	3	1	21	0	1317	1317	1793
11	Level 11	Studio		Apartments		13	4	3	1	21	0	1317	1317	1793
10	Level 10	Studio		Apartments		13	4	3	1	21	0	1317	1317	1793
9	Level 09	Studio		Apartments		13	4	3	1	21	0	1317	1317	1793
8	Level 08	Studio		Apartments		13	4	3	1	21	0	1317	1317	1793
7	Level 07	Studio		Apartments		13	4	3	1	21	0	1317	1317	1793
6	Level 06	Studio		Apartments		13	4	3	1	21	0	1317	1317	1793
5	Level 05	Studio		Apartments		13	4	3	1	21	0	1300	1300	2015
4	Level 04	Commercial		Apartments			4	3	1	8	795	658	1453	2015
3	Level 03	Commercial		Apartments			4	3	1	8	782	658	1440	2015
2	Level 02	Commercial		Lobby			3	2		5	0	418	418	651
2	Plaza	Commercial		Plaza							800	331	1131	1763
1	Upper Ground	Commercial		Drop-Off							218	307	525	2123
0	Lower Ground			Parking							204	0	204	3863
B1	Basement 01			Parking										4151
B2	Basement 02			Parking										4151
B3	Basement 03			Parking										4151
B4	Basement 04			Parking										4151
<b>TOTAL</b>						<b>104</b>	<b>187</b>	<b>140</b>	<b>46</b>	<b>477</b>	<b>2,799</b>	<b>37,068</b>	<b>39,867</b>	<b>77,781</b>
<b>%</b>						<b>22%</b>	<b>39%</b>	<b>29%</b>	<b>10%</b>					
<b>GFA %</b>						<b>14%</b>	<b>34%</b>	<b>37%</b>	<b>15%</b>					

NOTES  
 1. All areas are preliminary only and subject to site survey, design development, consultant input, and authority approvals.  
 2. Common areas have been placed under Brunswick St figures.



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**DRAWING LIST**

A-0101	COVER SHEET	D
A-1001	LOCATION PLAN	B
A-1102	SITE PLAN - PROPOSED	C
A-1201	PLAN - BASEMENT 04	L
A-1202	PLAN - BASEMENT 03	R
A-1203	PLAN - BASEMENT 02	T
A-1204	PLAN - BASEMENT 01	T
A-1205	PLAN - LOWER GROUND	W
A-1206	PLAN - UPPER GROUND	S
A-1207	PLAN - PLAZA	S
A-1208	PLAN - LEVEL 03	L
A-1209	PLAN - LEVEL 04	P
A-1210	PLAN - LEVEL 05	S
A-1211	PLAN - LEVEL 06 (TYPICAL L06-12)	K
A-1212	PLAN - TYPICAL APARTMENT LEVEL (L13-30)	Q
A-1213	PLAN - LEVEL 31 - ROOF TERRACE	L
A-1214	PLAN - ROOF	R
A-1301	WEST ELEVATION (BRUNSWICK STREET)	P
A-1302	SOUTH ELEVATION (WATER STREET)	P
A-1303	NORTH ELEVATION	N
A-1304	EAST ELEVATION	N
A-1307	SECTION - BRUNSWICK STREET TOWER	Q
A-1308	SECTION - WATER STREET TOWER	P
A-1310	SECTION - WATER STREET TOWER	J
A-8001	AREA PLANS - GBA (SITE COVER)	G
A-8002	AREA PLANS - GFA	G
A-8004	AREA PLANS - LANDSCAPE AREAS	C
A-8005	AREA PLANS - COMMUNAL AREAS	C



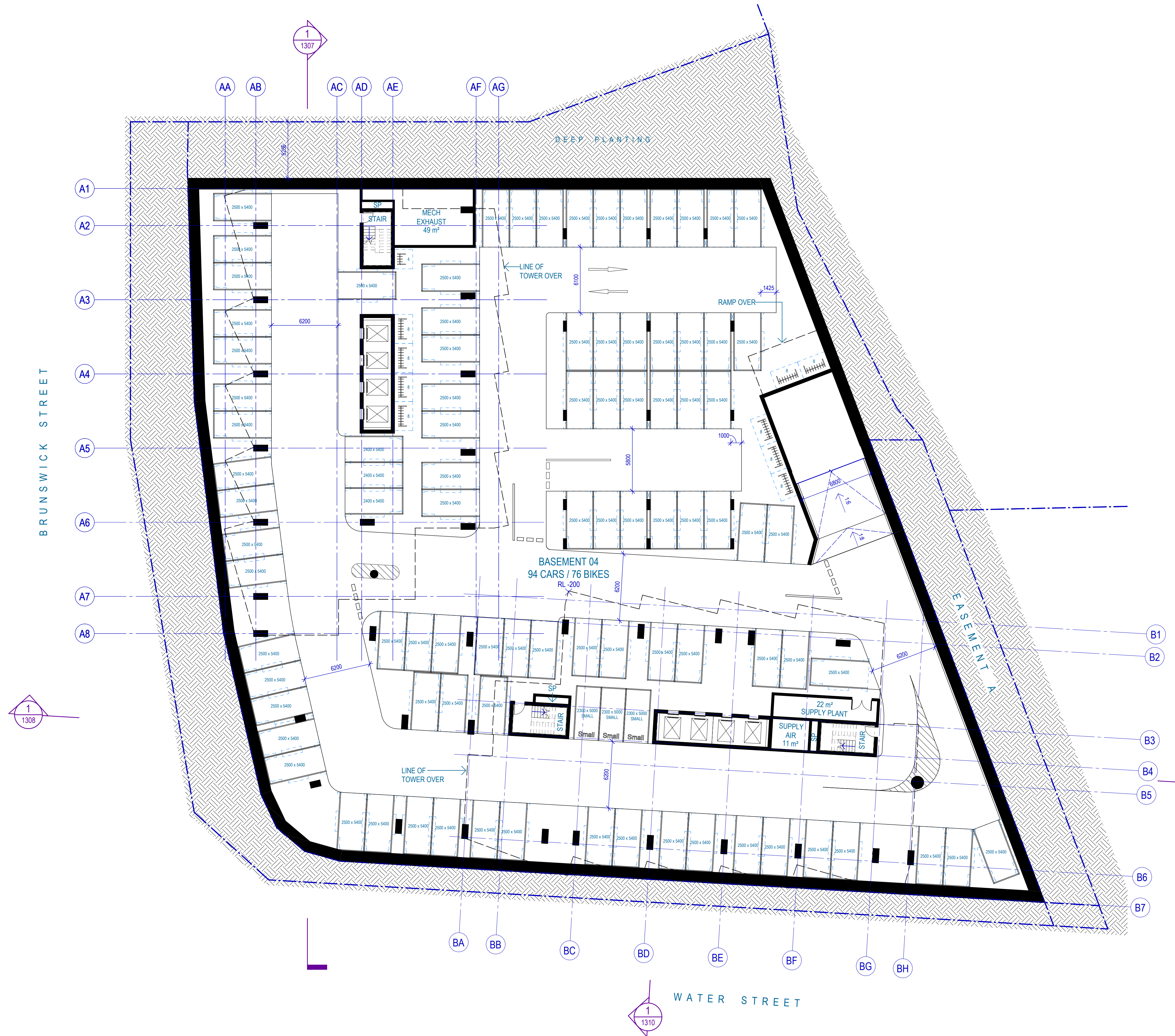




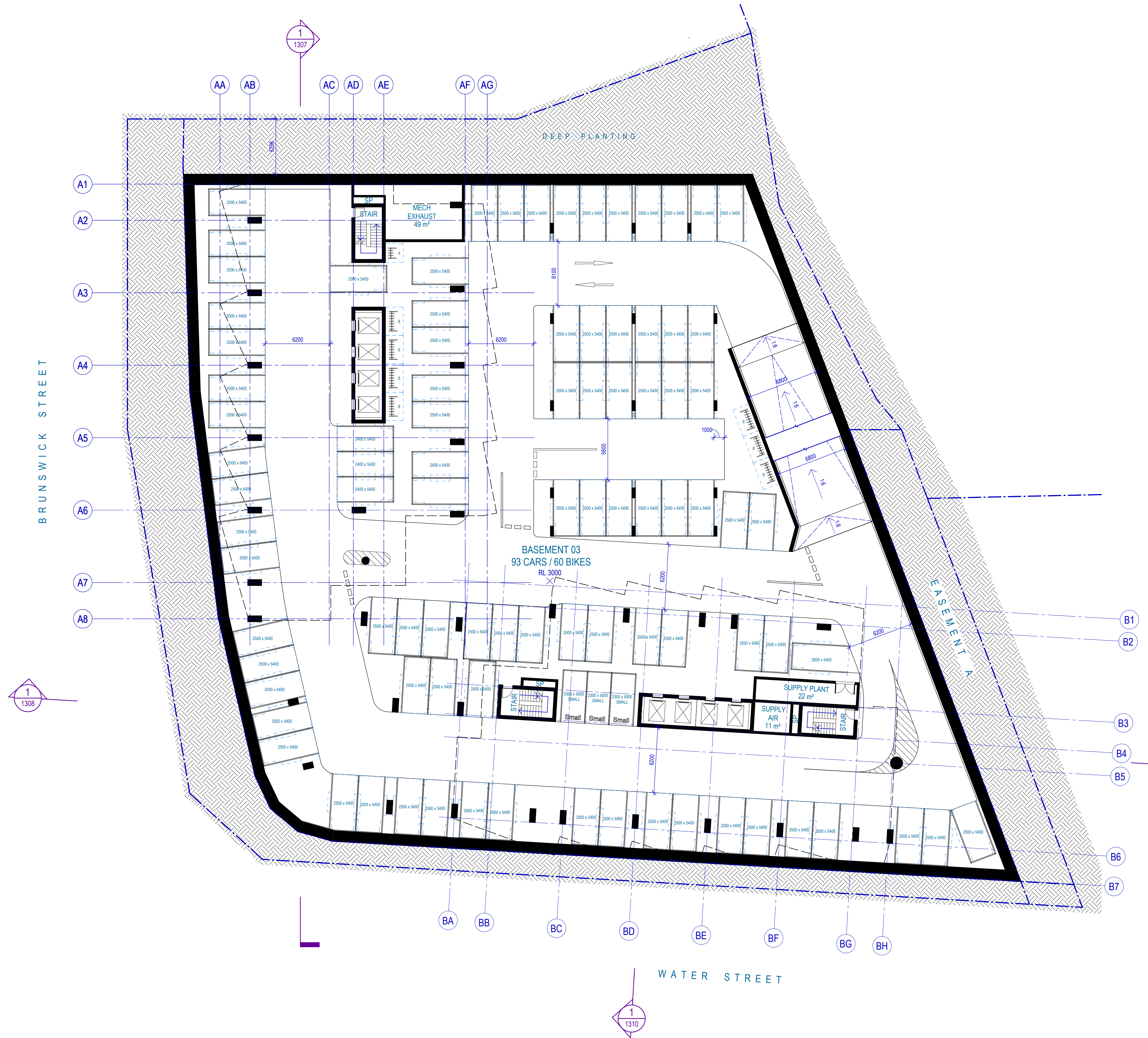




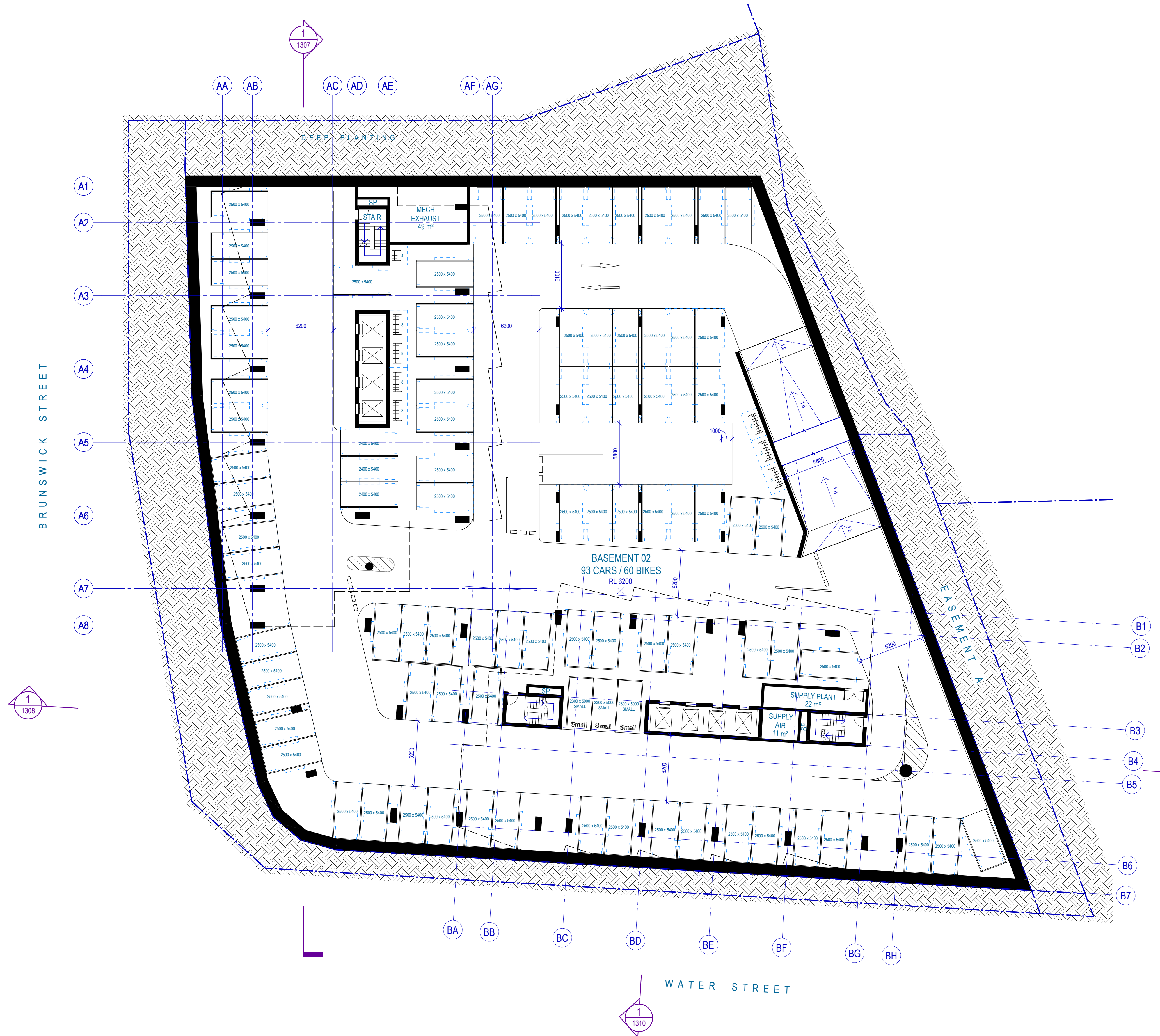




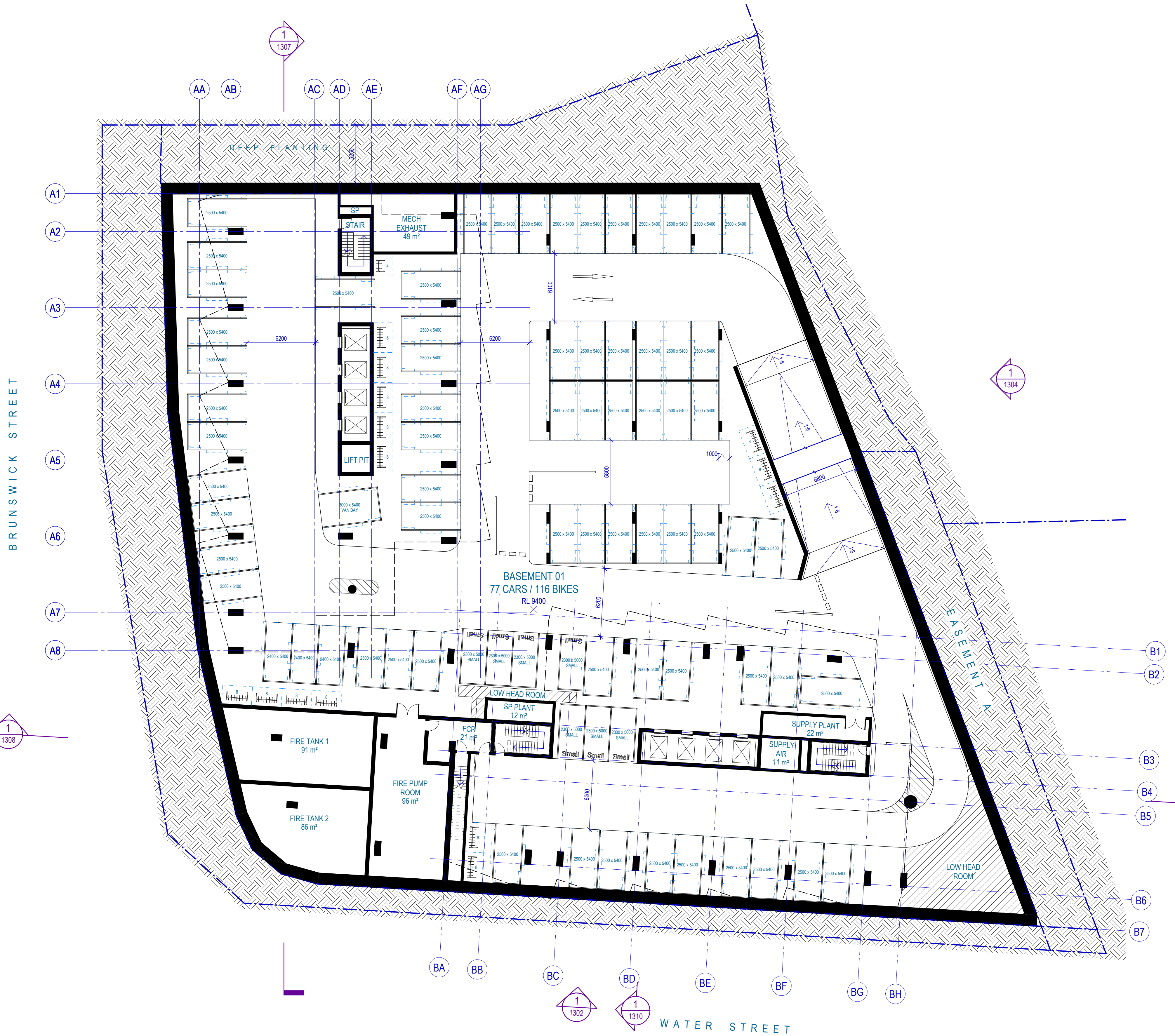




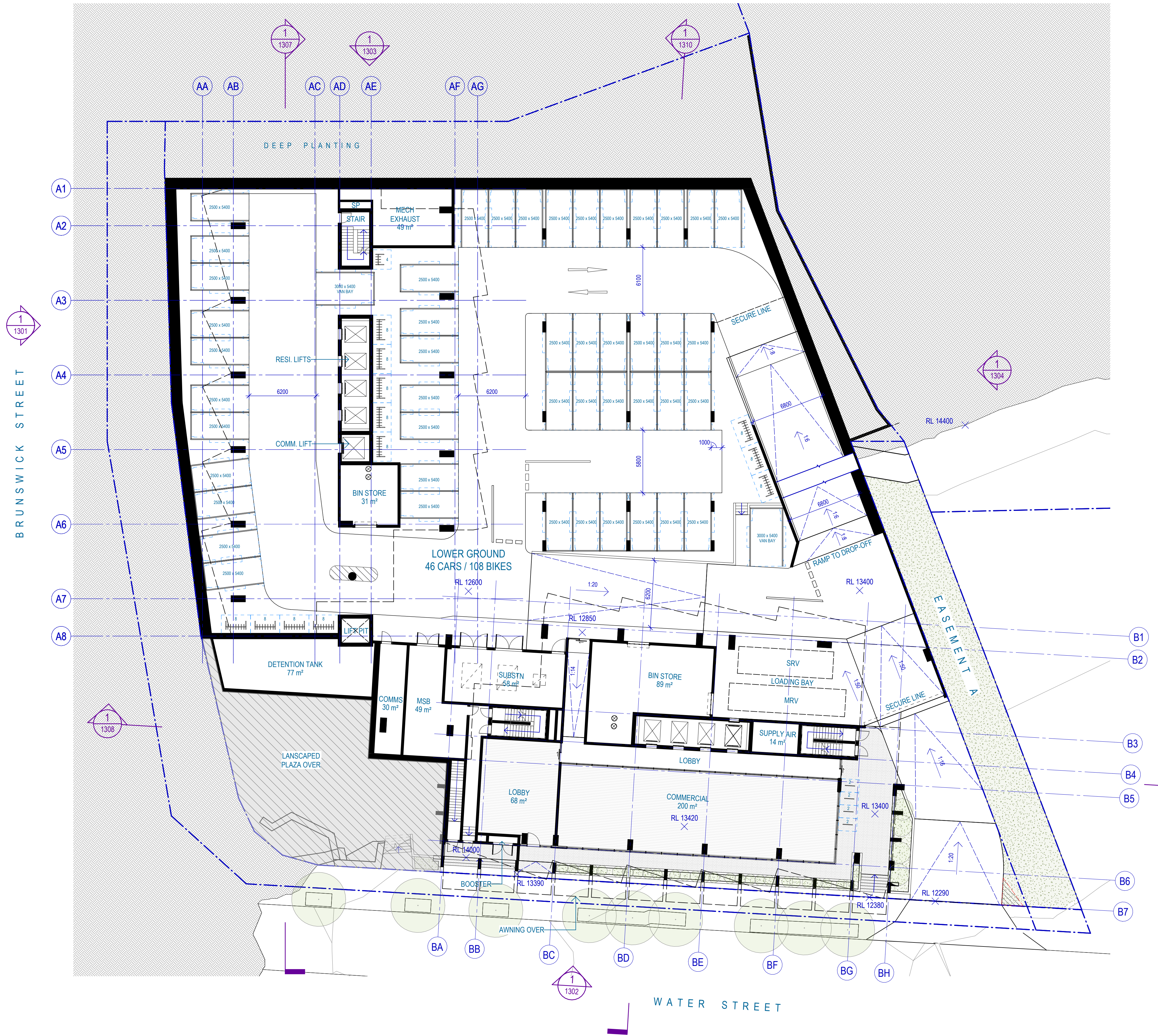




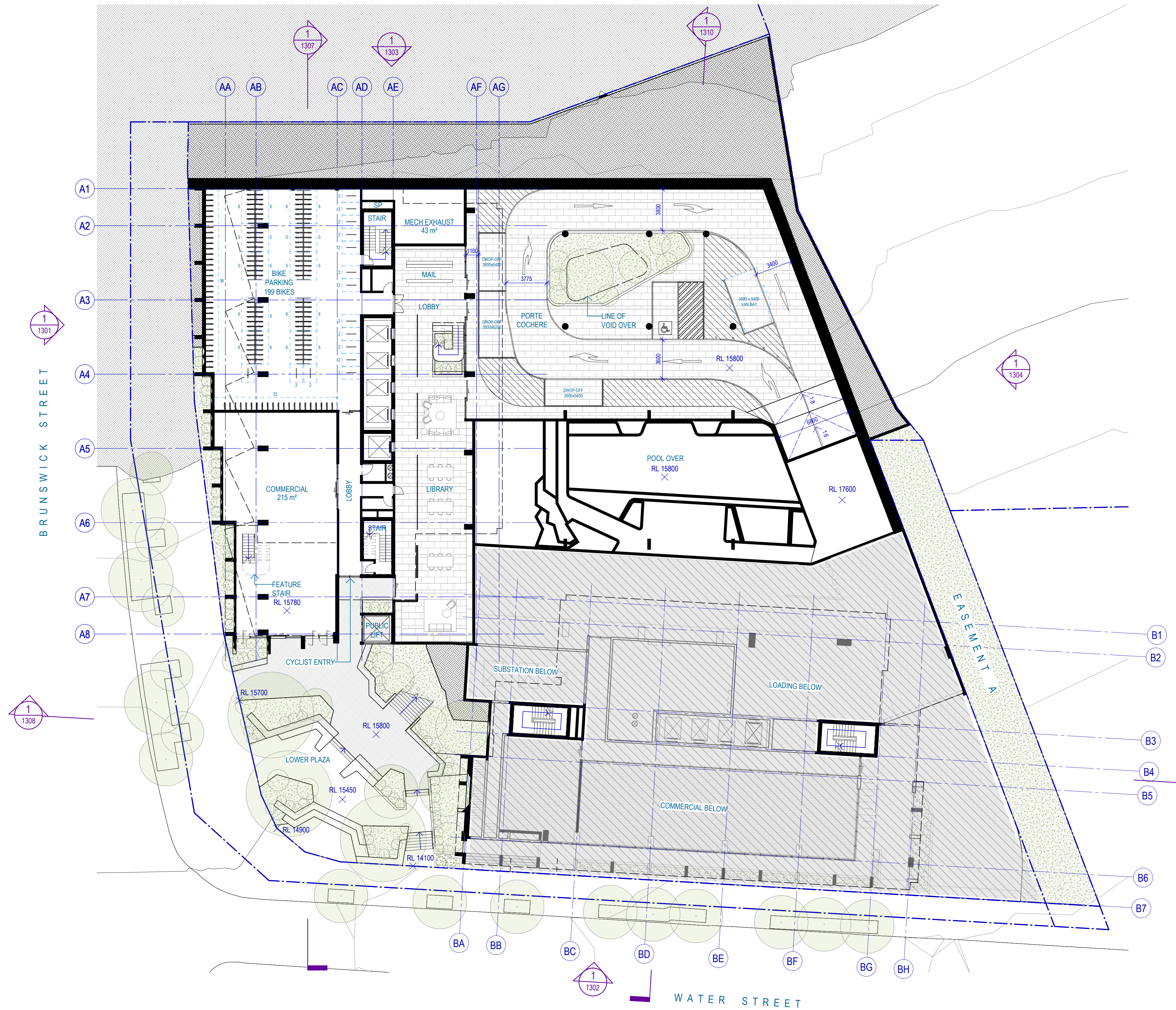




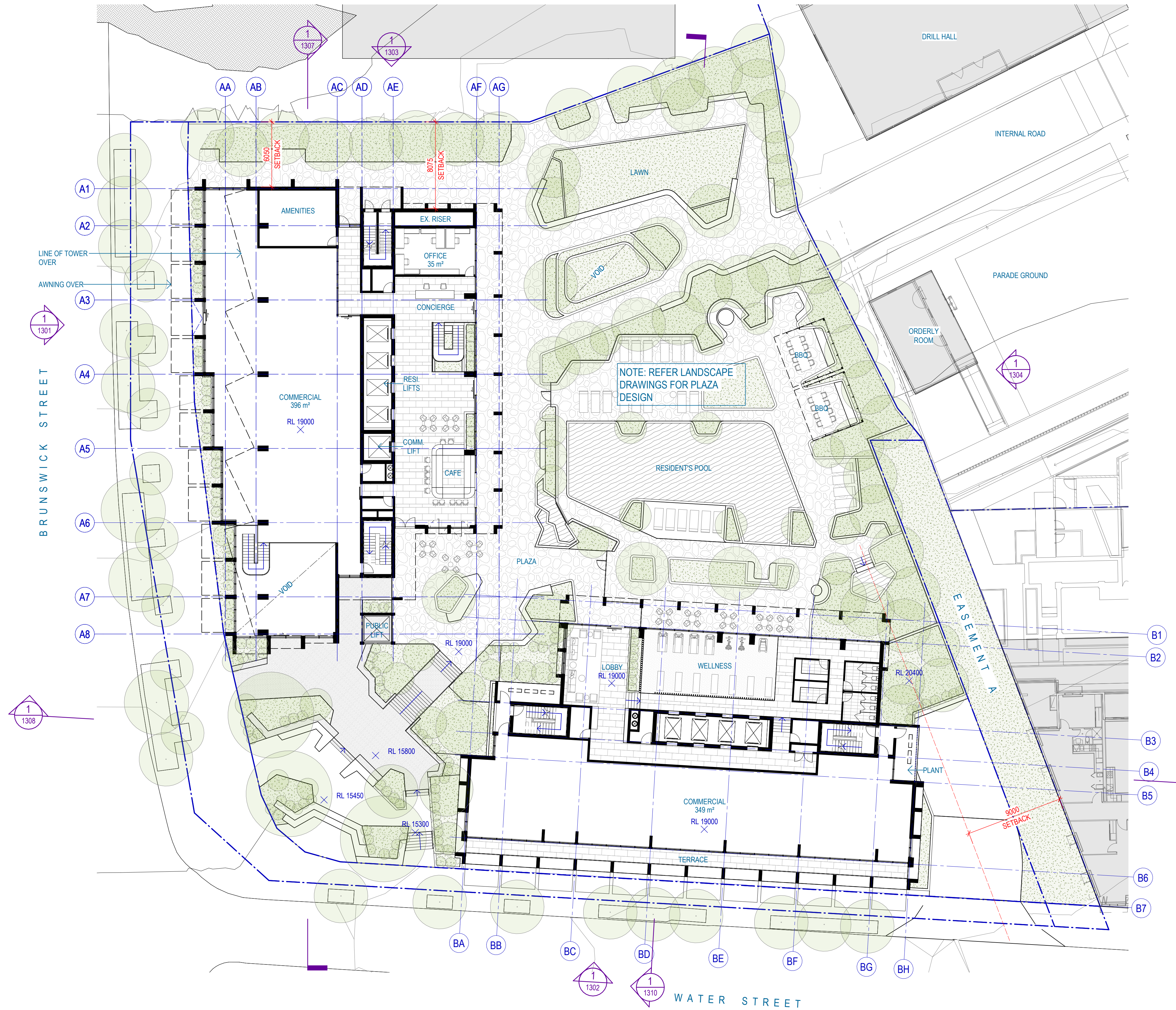




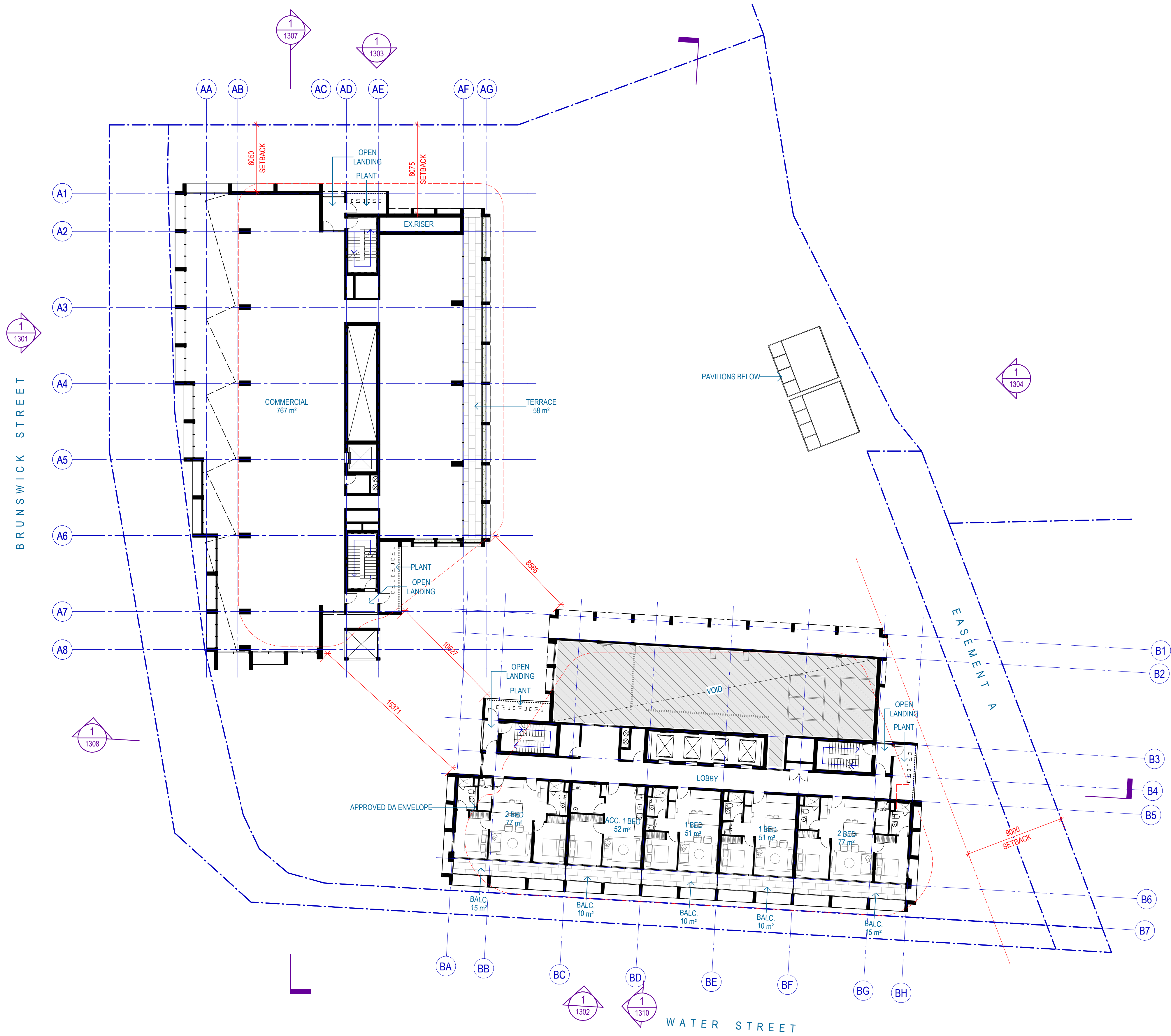




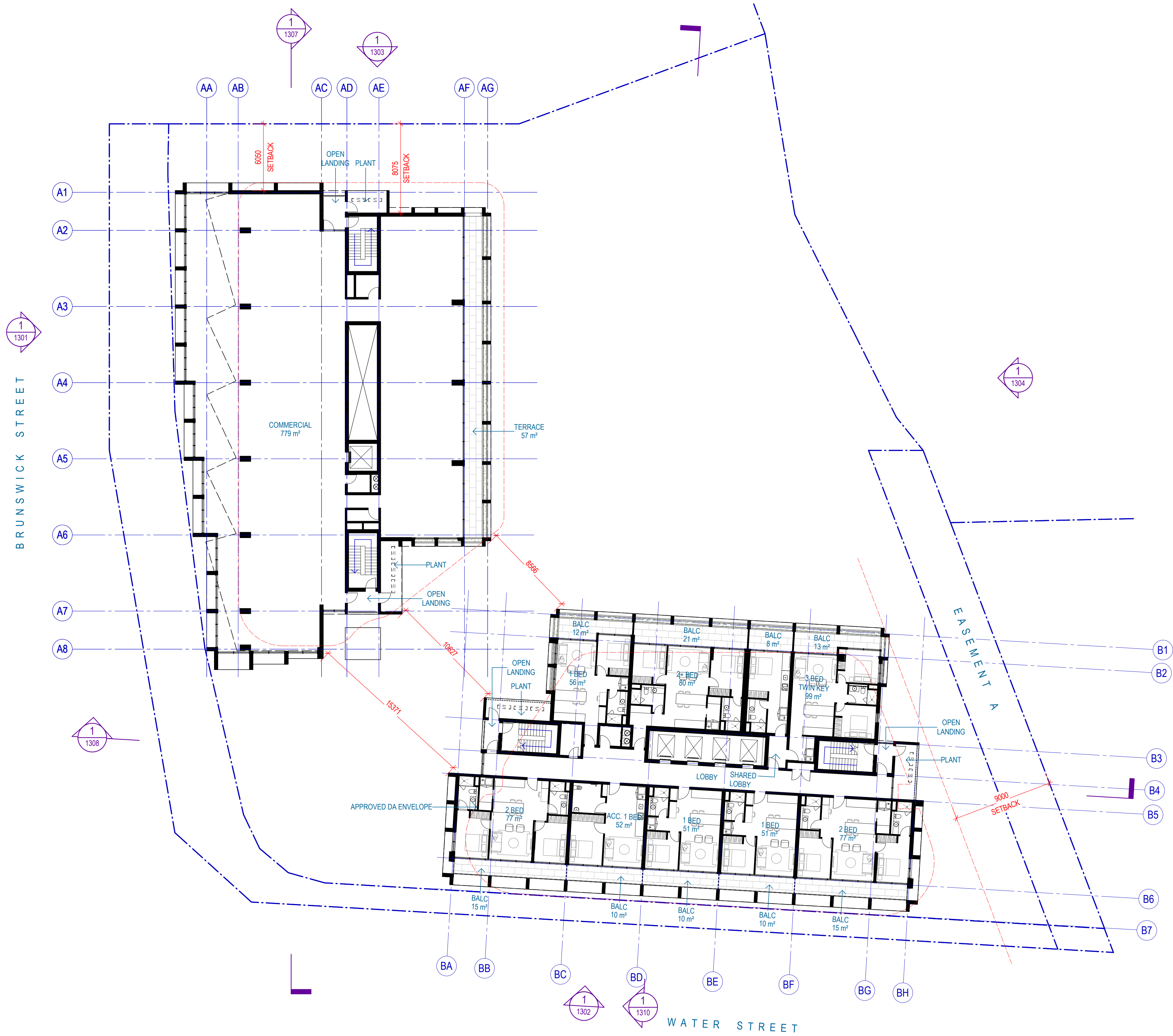




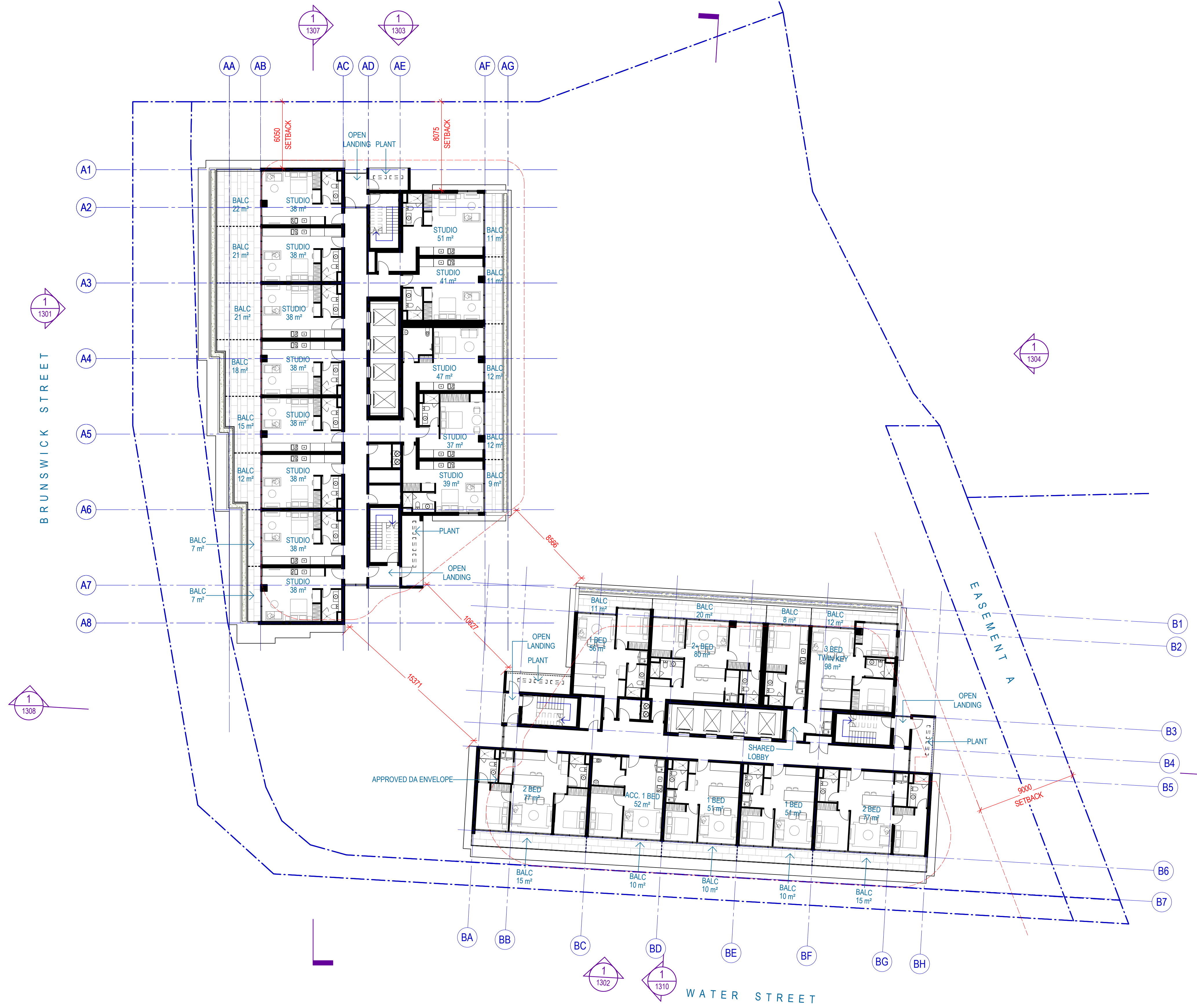




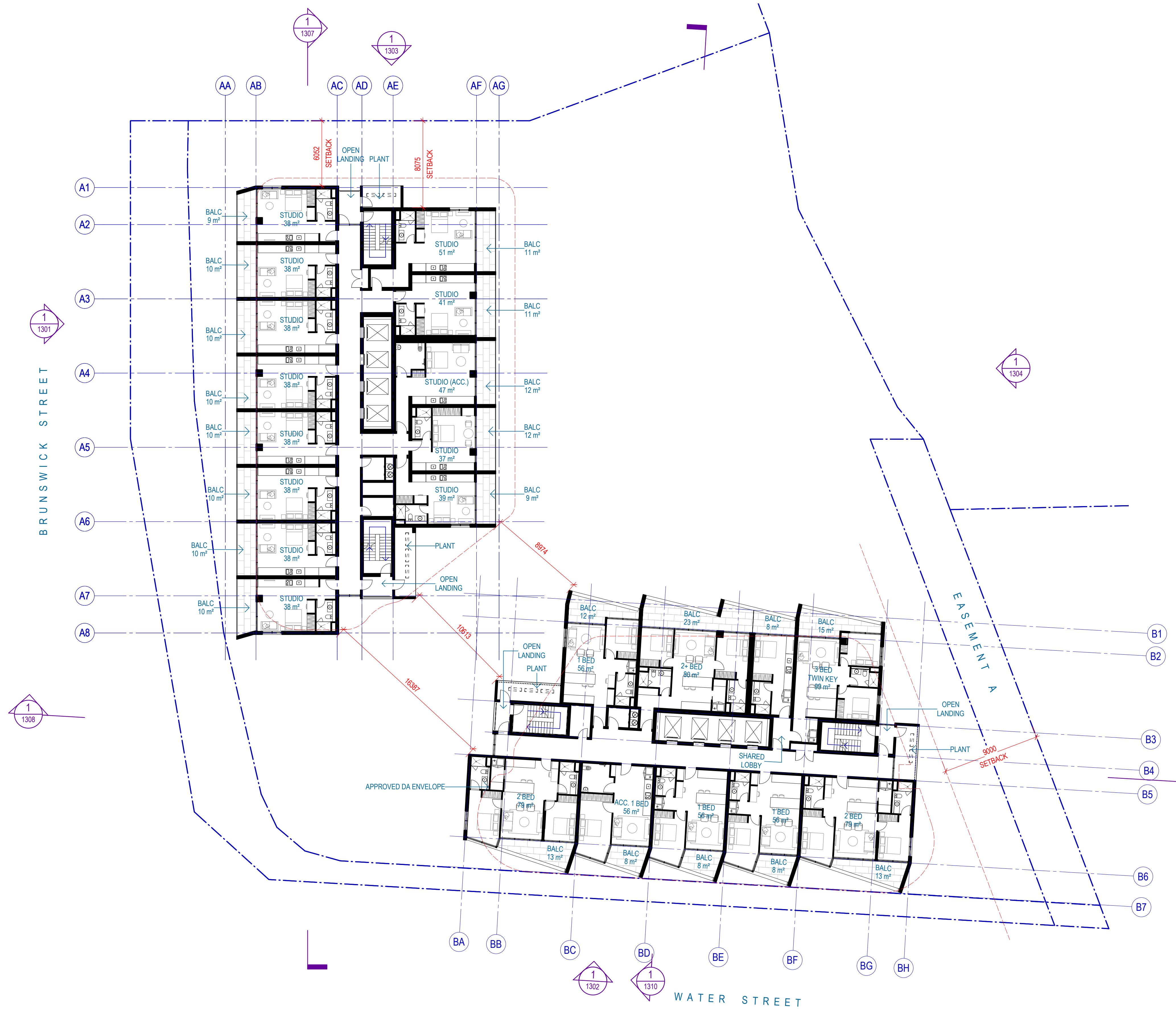




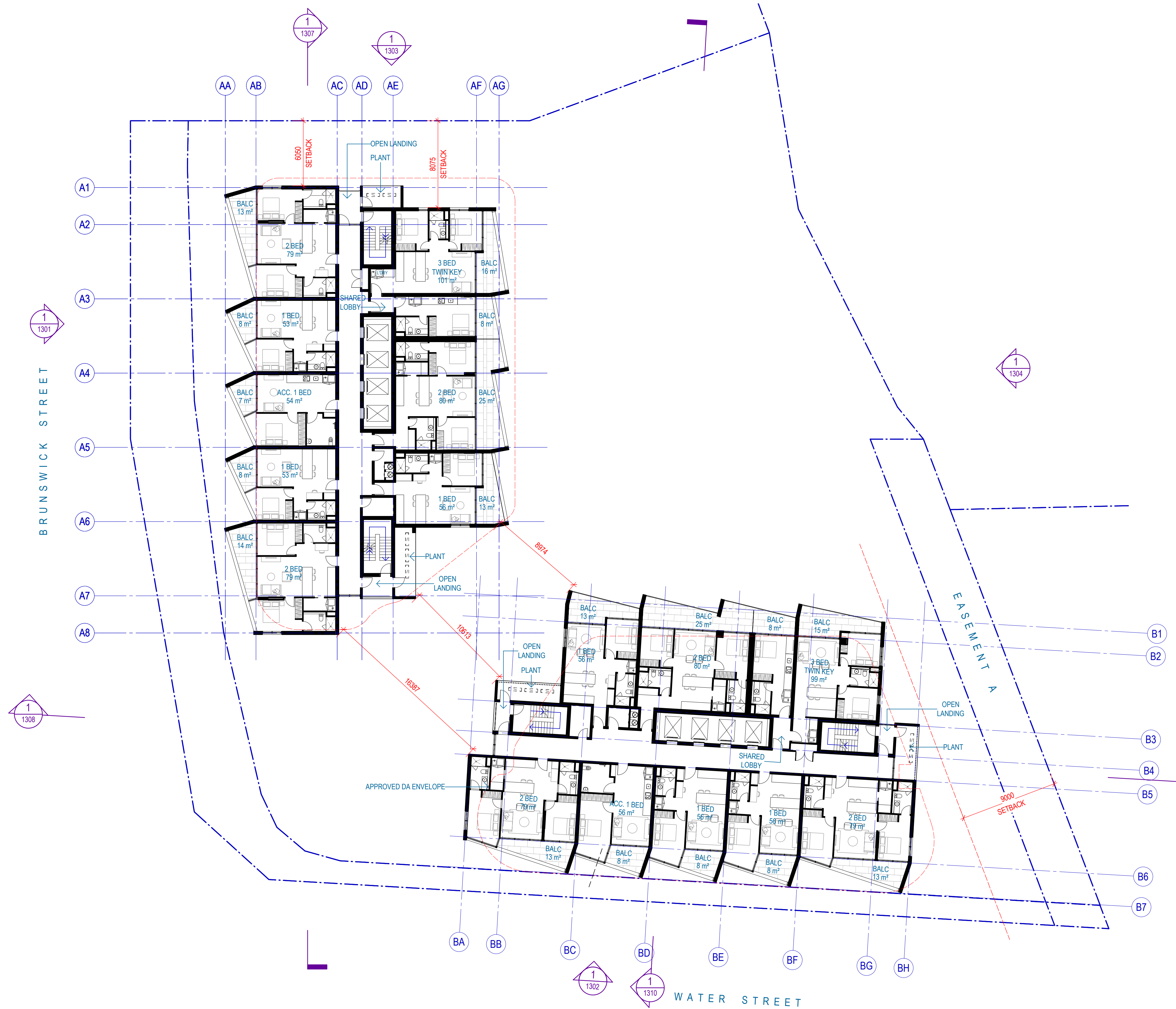




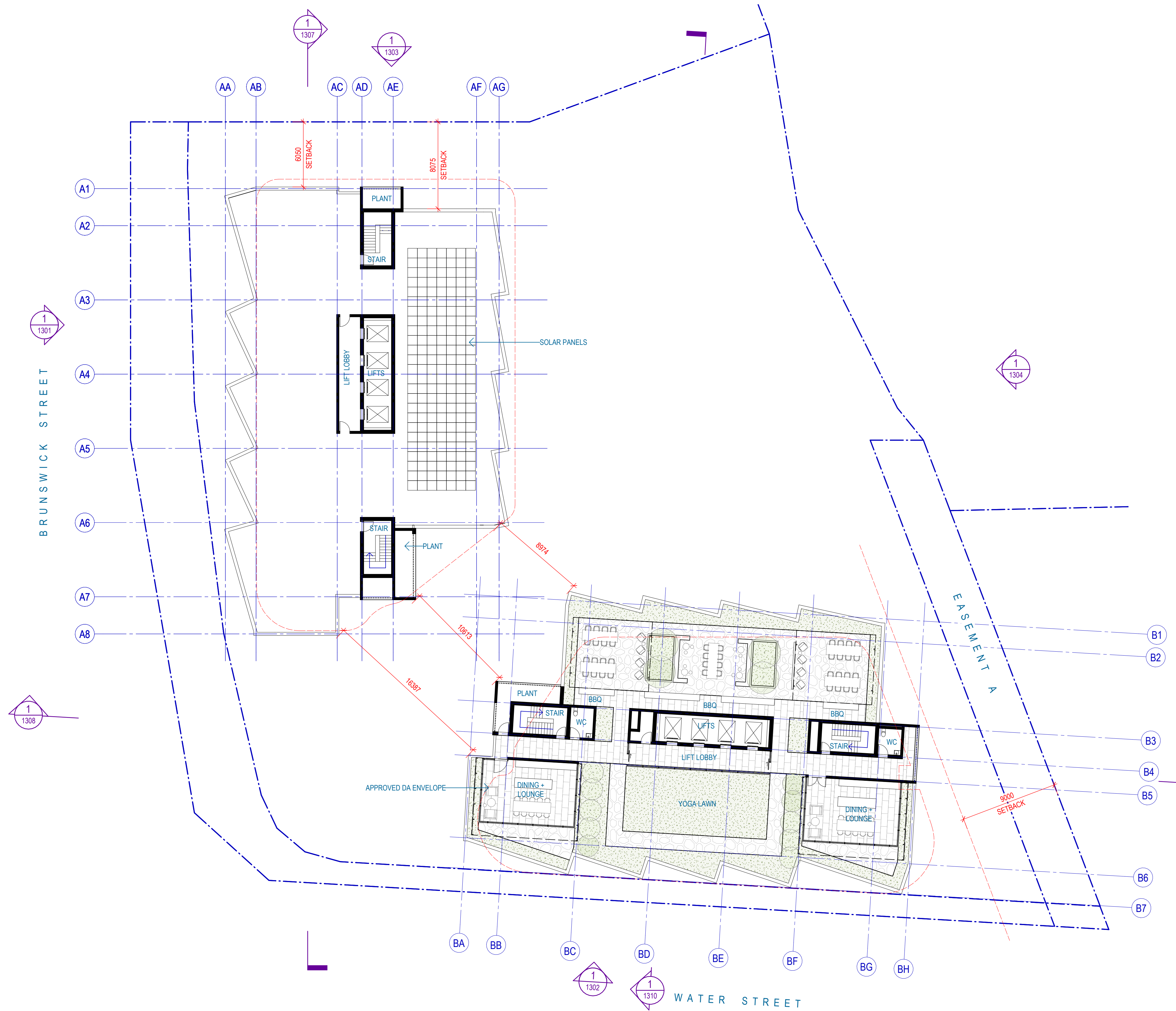




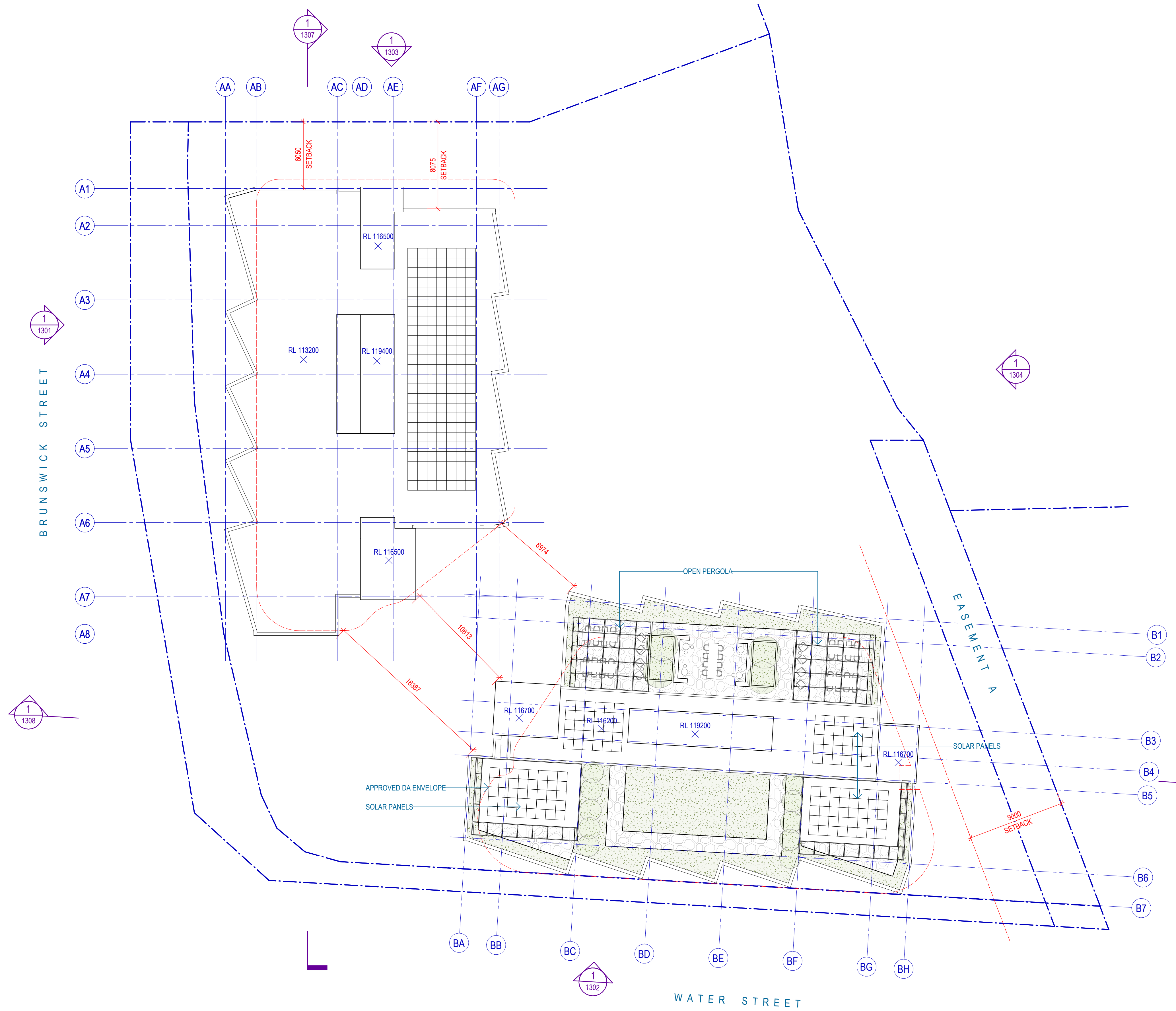




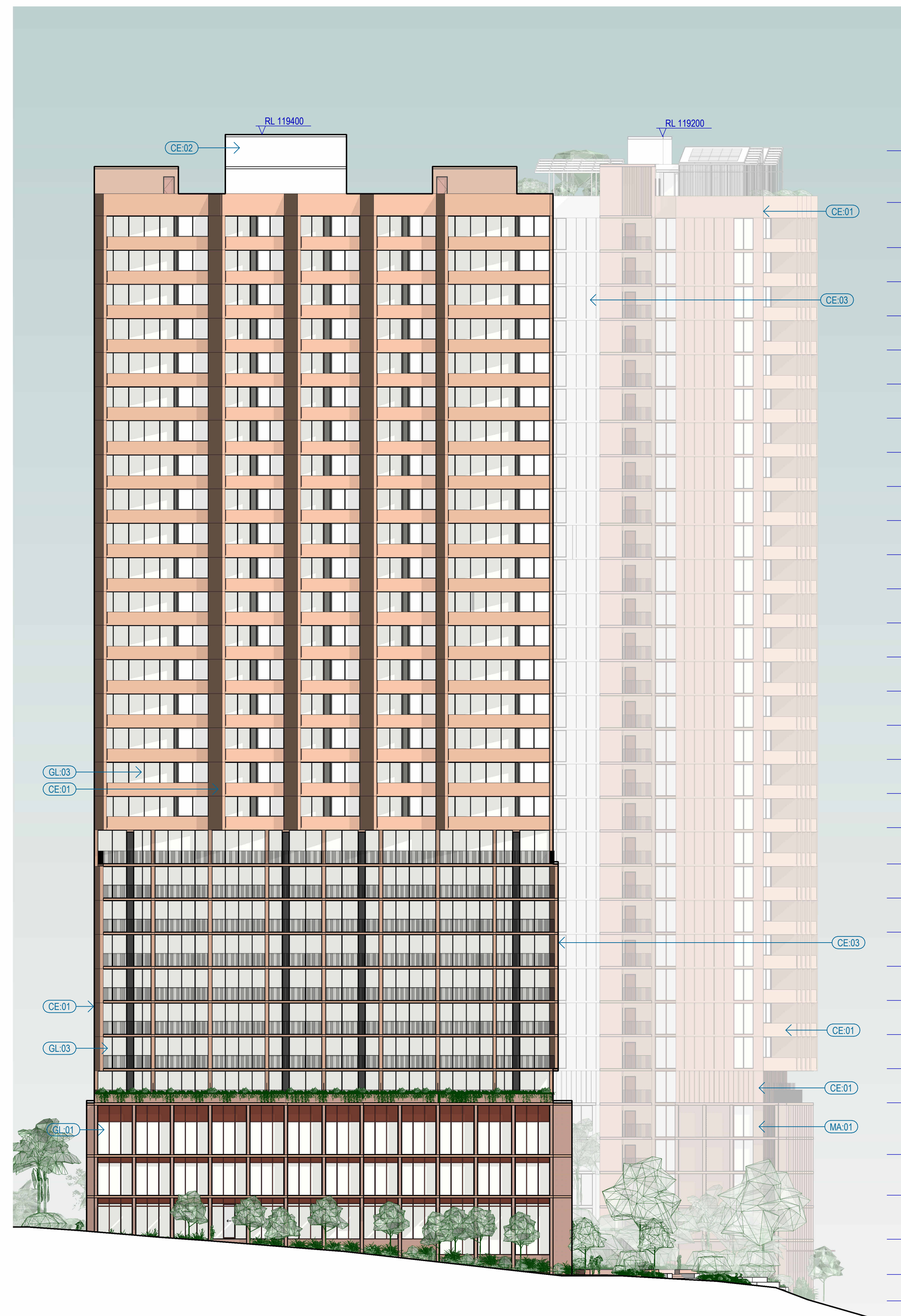








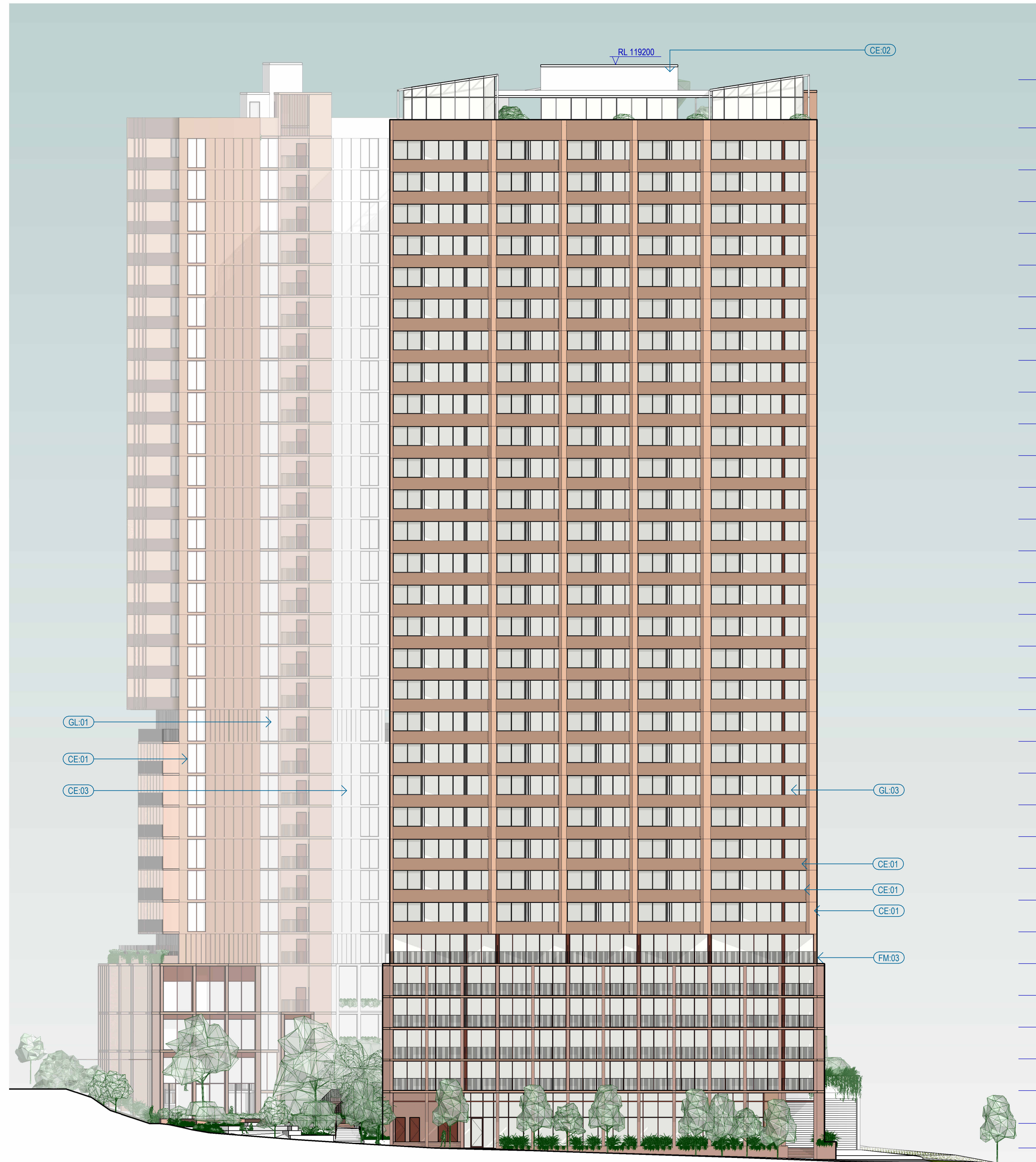




- RL 117900 (32) LEVEL 32 - ROOF
- RL 113200 (31) LEVEL 31
- RL 109100 (30) LEVEL 30
- RL 106000 (29) LEVEL 29
- RL 102900 (28) LEVEL 28
- RL 99800 (27) LEVEL 27
- RL 96700 (26) LEVEL 26
- RL 93600 (25) LEVEL 25
- RL 90500 (24) LEVEL 24
- RL 87400 (23) LEVEL 23
- RL 84300 (22) LEVEL 22
- RL 81200 (21) LEVEL 21
- RL 78100 (20) LEVEL 20
- RL 75000 (19) LEVEL 19
- RL 71900 (18) LEVEL 18
- RL 68800 (17) LEVEL 17
- RL 65700 (16) LEVEL 16
- RL 62600 (15) LEVEL 15
- RL 59500 (14) LEVEL 14
- RL 56400 (13) LEVEL 13
- RL 53100 (12) LEVEL 12
- RL 50000 (11) LEVEL 11
- RL 46900 (10) LEVEL 10
- RL 43800 (09) LEVEL 09
- RL 40700 (08) LEVEL 08
- RL 37600 (07) LEVEL 07
- RL 34500 (06) LEVEL 06
- RL 31400 (05) LEVEL 05
- RL 26700 (04) LEVEL 04
- RL 23000 (03) LEVEL 03
- RL 19000 (02) PLAZA
- RL 15800 (01) UPPER GROUND
- RL 13400 (00) LOWER GROUND

CODE	DETAILS
CE-01	CONCRETE - TERRACOTTA HUE
CE-02	CONCRETE - WHITE
CE-03	CONCRETE - WHITE, WITH VERTICAL PROFILE
CE-05	CONCRETE WITH RIB PROFILE
FM-02	ALUMINIUM BATTENS, POWDERCOAT FINISH
FM-03	METAL RAILING, POWDERCOAT FINISH
FM-04	PERGOLA STRUCTURE WITH STEEL FRAME, POWDERCOAT FINISH
GL-01	FULL HEIGHT GLAZING SYSTEM, POWDERCOAT FINISH TO MULLIONS
GL-02	FRAMELESS GLASS BALUSTRADE
GL-03	FULL HEIGHT GLAZING SYSTEM, OPERABLE WINDOWS
MA-01	STANDARD FACE BRICK LAID IN STRETCHER BOND, TERRACOTTA COLOUR
MA-02	STANDARD FACE BRICK LAID IN STRETCHER BOND, WHITE COLOUR

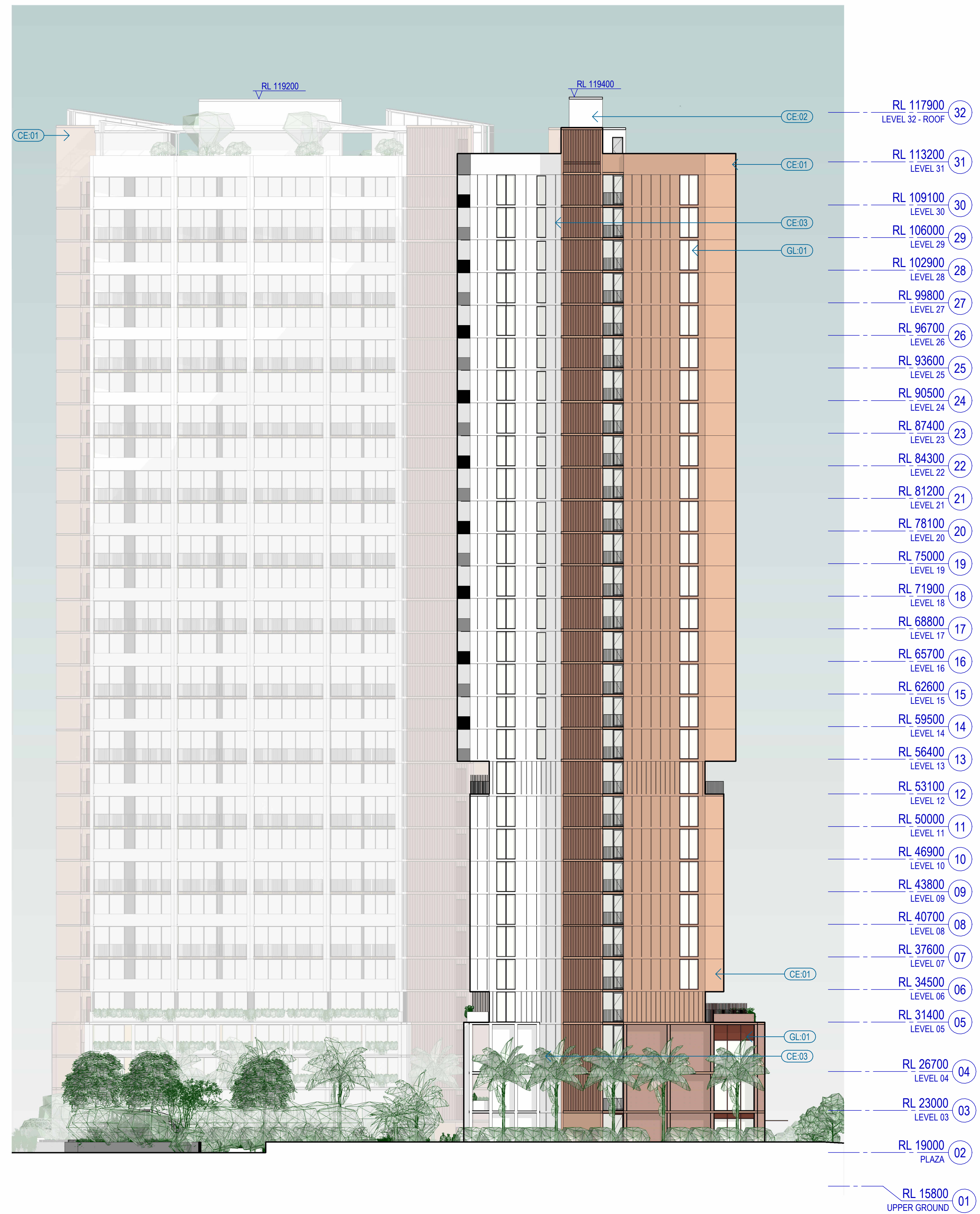




RL 117700	LEVEL 32 - ROOF	32
RL 113000	LEVEL 31	31
RL 108900	LEVEL 30	30
RL 105800	LEVEL 29	29
RL 102700	LEVEL 28	28
RL 99600	LEVEL 27	27
RL 96500	LEVEL 26	26
RL 93400	LEVEL 25	25
RL 90300	LEVEL 24	24
RL 87200	LEVEL 23	23
RL 84100	LEVEL 22	22
RL 81000	LEVEL 21	21
RL 77900	LEVEL 20	20
RL 74800	LEVEL 19	19
RL 71700	LEVEL 18	18
RL 68600	LEVEL 17	17
RL 65500	LEVEL 16	16
RL 62400	LEVEL 15	15
RL 59300	LEVEL 14	14
RL 56200	LEVEL 13	13
RL 53100	LEVEL 12	12
RL 50000	LEVEL 11	11
RL 46900	LEVEL 10	10
RL 43800	LEVEL 09	09
RL 40700	LEVEL 08	08
RL 37600	LEVEL 07	07
RL 34500	LEVEL 06	06
RL 31400	LEVEL 05	05
RL 28300	WATER ST - LEVEL 04	04
RL 25200	WATER ST - LEVEL 03	03
RL 22100	WATER ST - LEVEL 02	02
RL 19000	PLAZA	02
RL 15800	UPPER GROUND	01
RL 13400	LOWER GROUND	00

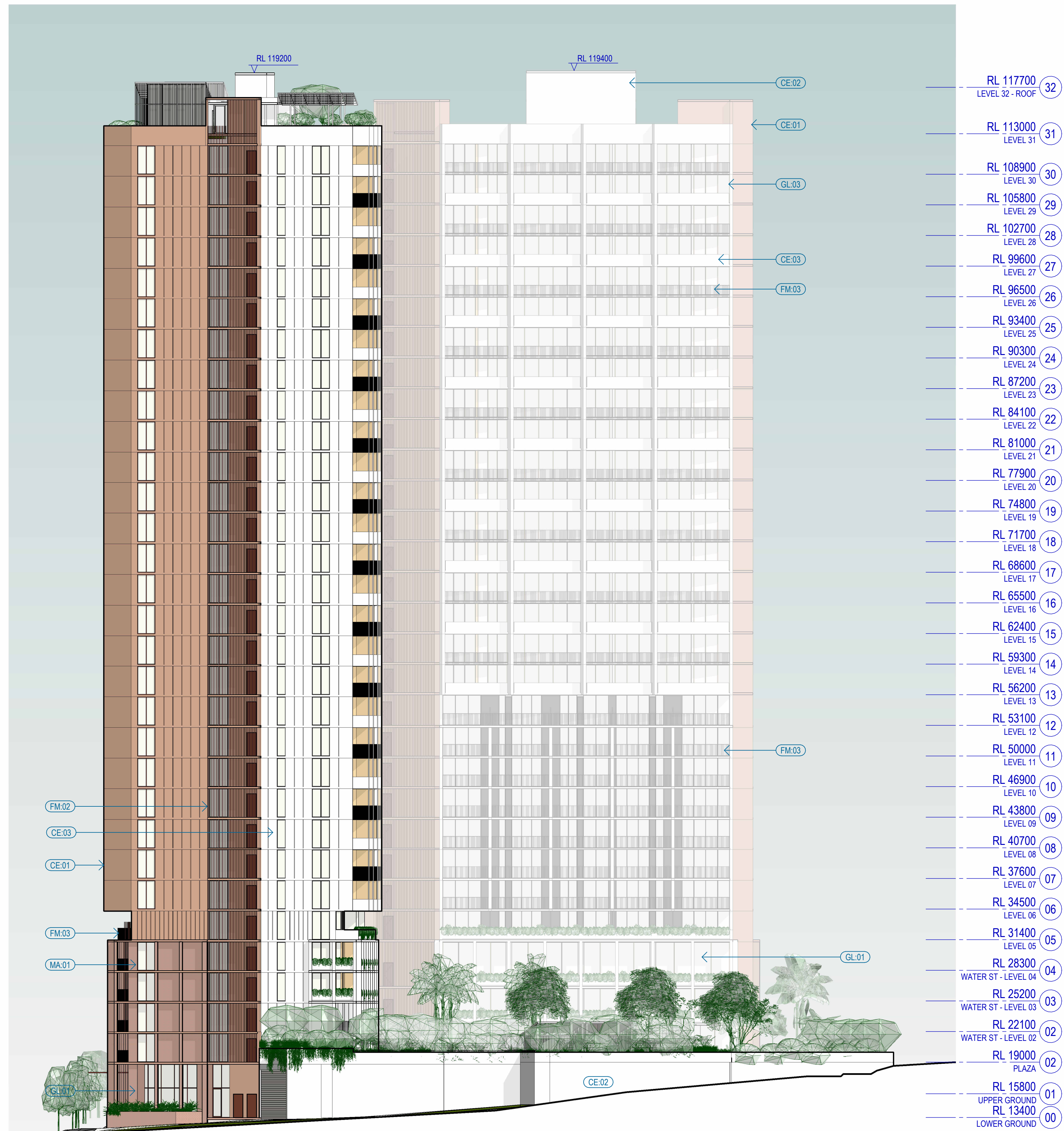
CODE	DETAILS
CE:01	CONCRETE - TERRACOTTA HUE
CE:02	CONCRETE - WHITE
CE:03	CONCRETE - WHITE, WITH VERTICAL PROFILE
CE:05	CONCRETE WITH RIB PROFILE
FM:02	ALUMINIUM BATTENS, POWDERCOAT FINISH
FM:03	METAL RAILING, POWDERCOAT FINISH
FM:04	PERGOLA STRUCTURE WITH STEEL FRAME, POWDERCOAT FINISH
GL:01	FULL HEIGHT GLAZING SYSTEM, POWDERCOAT FINISH TO MULLIONS
GL:02	FRAMELESS GLASS BALUSTRADE
GL:03	FULL HEIGHT GLAZING SYSTEM, OPERABLE WINDOWS
MA:01	STANDARD FACE BRICK LAID IN STRETCHER BOND, TERRACOTTA COLOUR
MA:02	STANDARD FACE BRICK LAID IN STRETCHER BOND, WHITE COLOUR





CODE	DETAILS
CE-01	CONCRETE - TERRACOTTA HUE
CE-02	CONCRETE - WHITE
CE-03	CONCRETE - WHITE, WITH VERTICAL PROFILE
CE-05	CONCRETE WITH RIB PROFILE
FM-02	ALUMINIUM BATTENS, POWDERCOAT FINISH
FM-03	METAL RAILING, POWDERCOAT FINISH
FM-04	PERGOLA STRUCTURE WITH STEEL FRAME, POWDERCOAT FINISH
GL-01	FULL HEIGHT GLAZING SYSTEM, POWDERCOAT FINISH TO MULLIONS
GL-02	FRAMELESS GLASS BALUSTRADE
GL-03	FULL HEIGHT GLAZING SYSTEM, OPERABLE WINDOWS
MA-01	STANDARD FACE BRICK LAID IN STRETCHER BOND, TERRACOTTA COLOUR
MA-02	STANDARD FACE BRICK LAID IN STRETCHER BOND, WHITE COLOUR

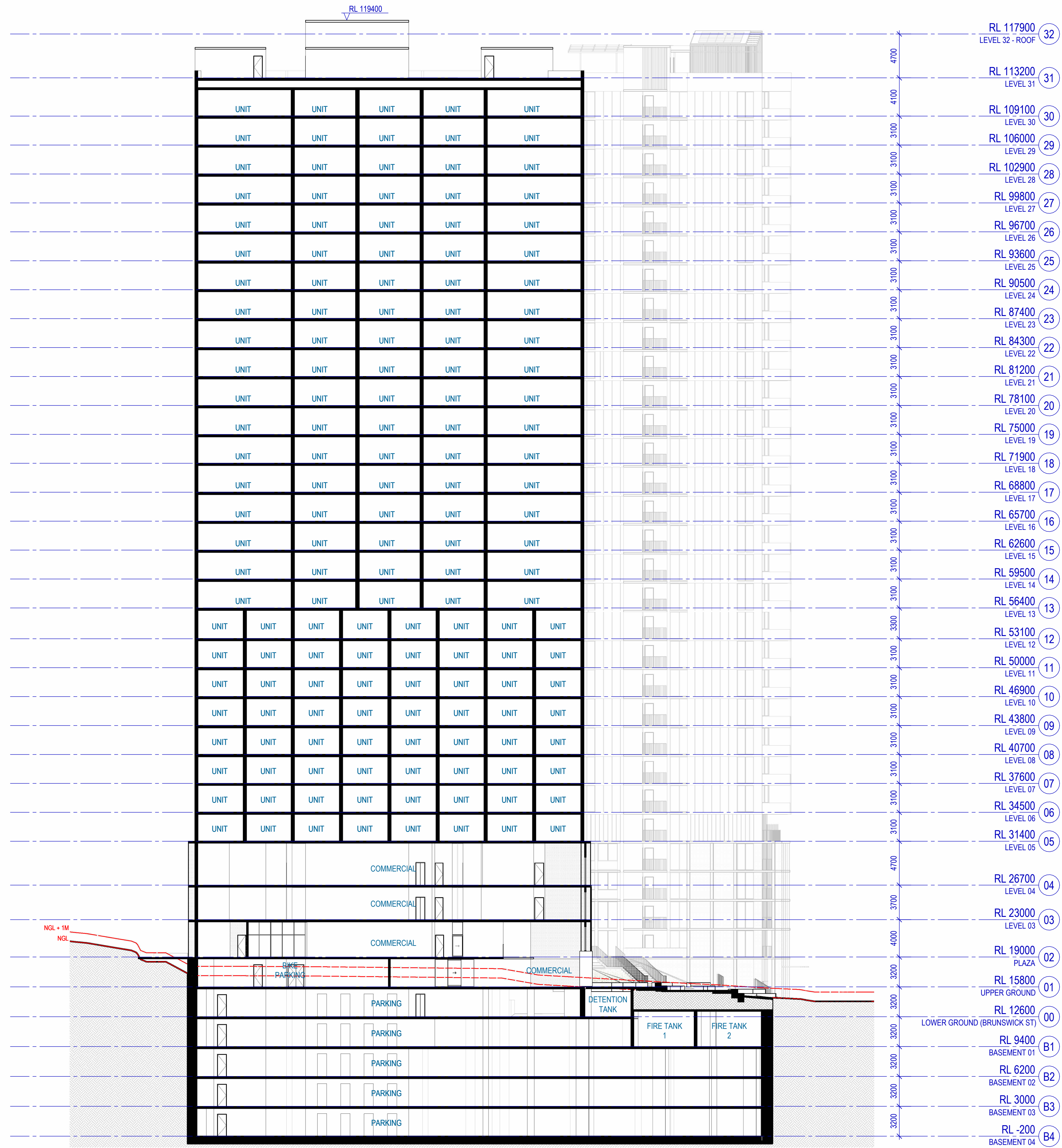




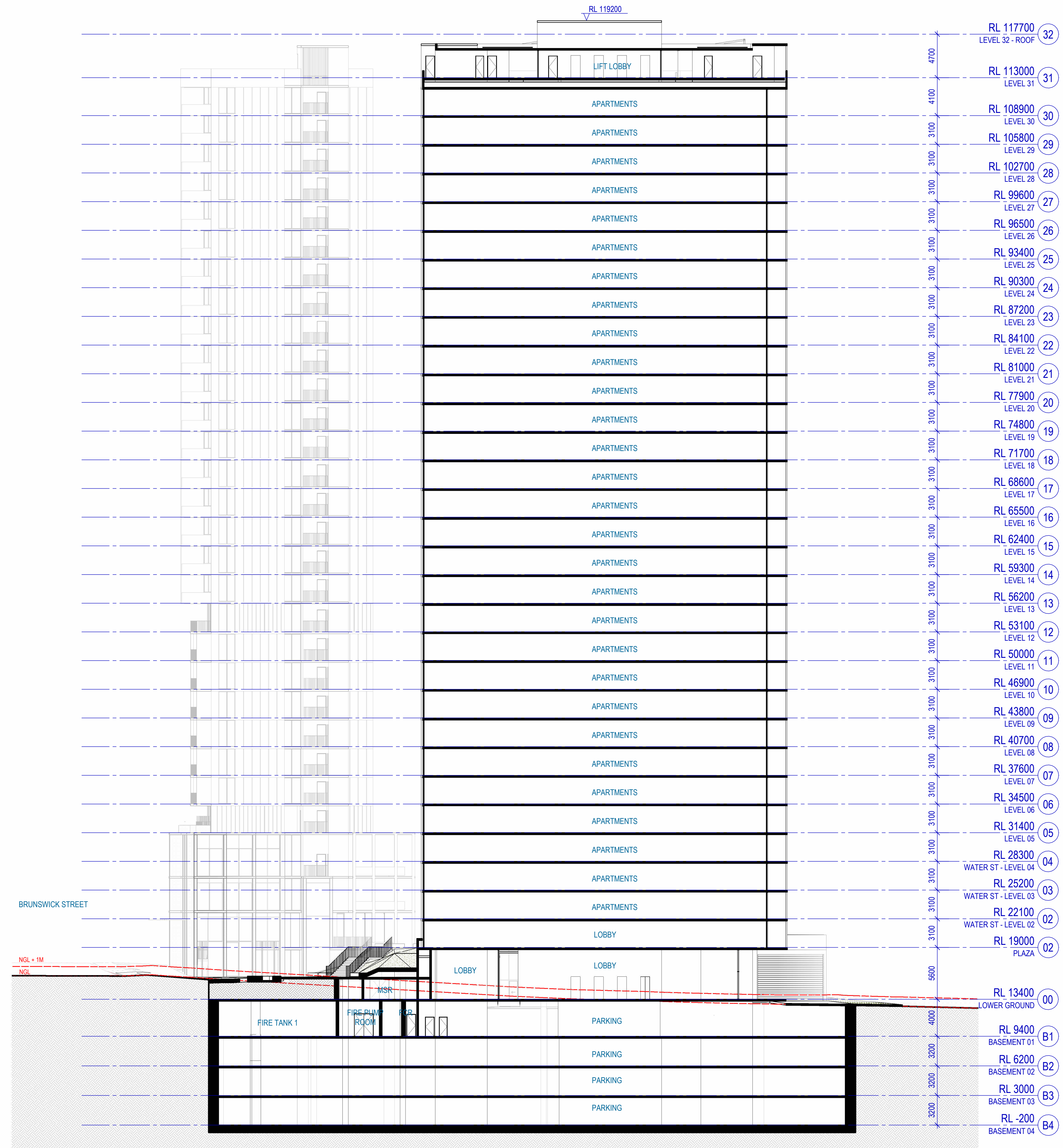
RL 117700	LEVEL 32 - ROOF	32
RL 113000	LEVEL 31	31
RL 108900	LEVEL 30	30
RL 105800	LEVEL 29	29
RL 102700	LEVEL 28	28
RL 99600	LEVEL 27	27
RL 96500	LEVEL 26	26
RL 93400	LEVEL 25	25
RL 90300	LEVEL 24	24
RL 87200	LEVEL 23	23
RL 84100	LEVEL 22	22
RL 81000	LEVEL 21	21
RL 77900	LEVEL 20	20
RL 74800	LEVEL 19	19
RL 71700	LEVEL 18	18
RL 68600	LEVEL 17	17
RL 65500	LEVEL 16	16
RL 62400	LEVEL 15	15
RL 59300	LEVEL 14	14
RL 56200	LEVEL 13	13
RL 53100	LEVEL 12	12
RL 50000	LEVEL 11	11
RL 46900	LEVEL 10	10
RL 43800	LEVEL 09	09
RL 40700	LEVEL 08	08
RL 37600	LEVEL 07	07
RL 34500	LEVEL 06	06
RL 31400	LEVEL 05	05
RL 28300	WATER ST - LEVEL 04	04
RL 25200	WATER ST - LEVEL 03	03
RL 22100	WATER ST - LEVEL 02	02
RL 19000	PLAZA	02
RL 15800	UPPER GROUND	01
RL 13400	LOWER GROUND	00

CODE	DETAILS
CE-01	CONCRETE - TERRACOTTA HUE
CE-02	CONCRETE - WHITE
CE-03	CONCRETE - WHITE, WITH VERTICAL PROFILE
CE-05	CONCRETE WITH RIB PROFILE
FM-02	ALUMINIUM BATTENS, POWDERCOAT FINISH
FM-03	METAL RAILING, POWDERCOAT FINISH
FM-04	PERGOLA STRUCTURE WITH STEEL FRAME, POWDERCOAT FINISH
GL-01	FULL HEIGHT GLAZING SYSTEM, POWDERCOAT FINISH TO MULLIONS
GL-02	FRAMELESS GLASS BALUSTRADE
GL-03	FULL HEIGHT GLAZING SYSTEM, OPERABLE WINDOWS
MA-01	STANDARD FACE BRICK LAID IN STRETCHER BOND, TERRACOTTA COLOUR
MA-02	STANDARD FACE BRICK LAID IN STRETCHER BOND, WHITE COLOUR

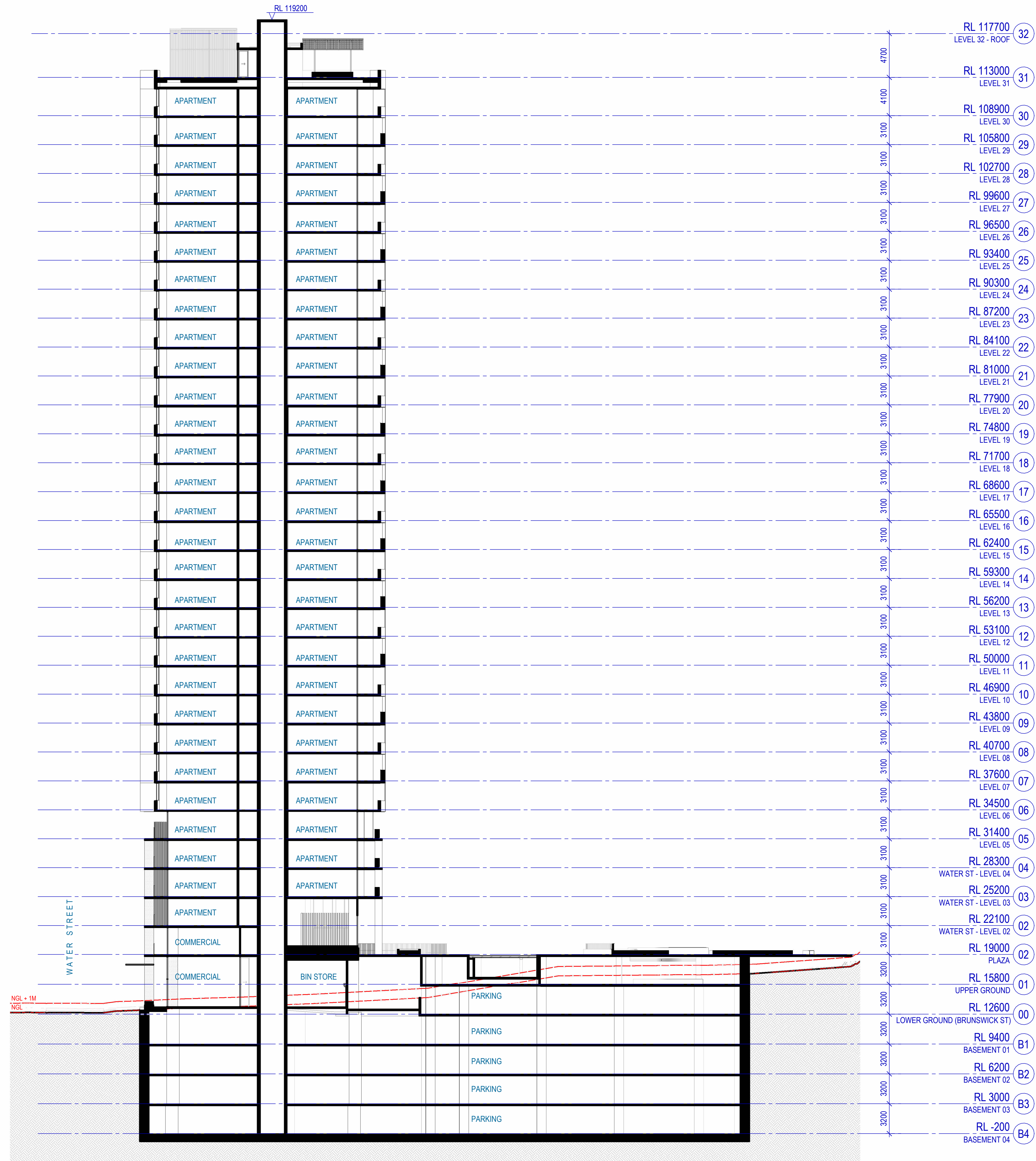








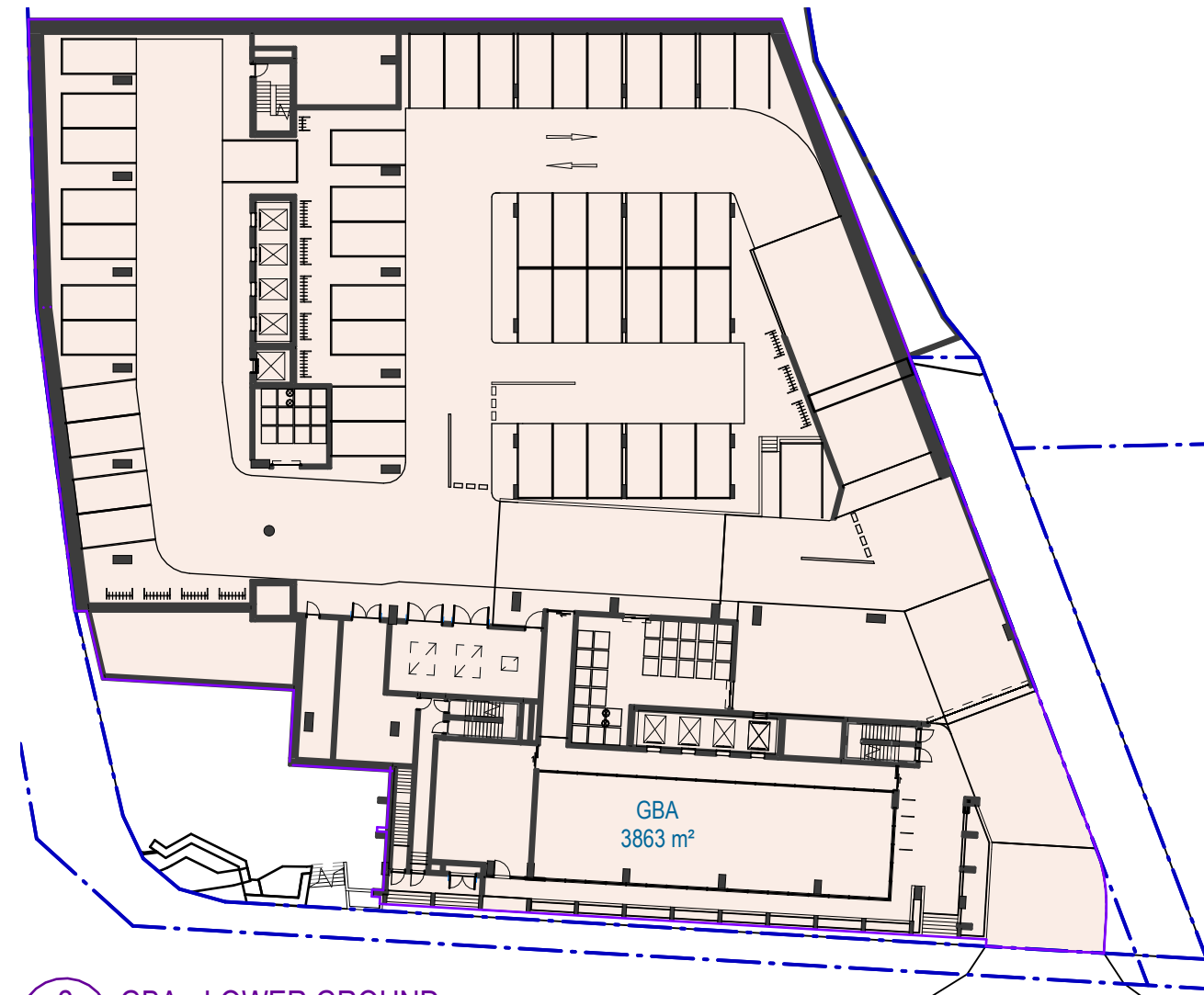




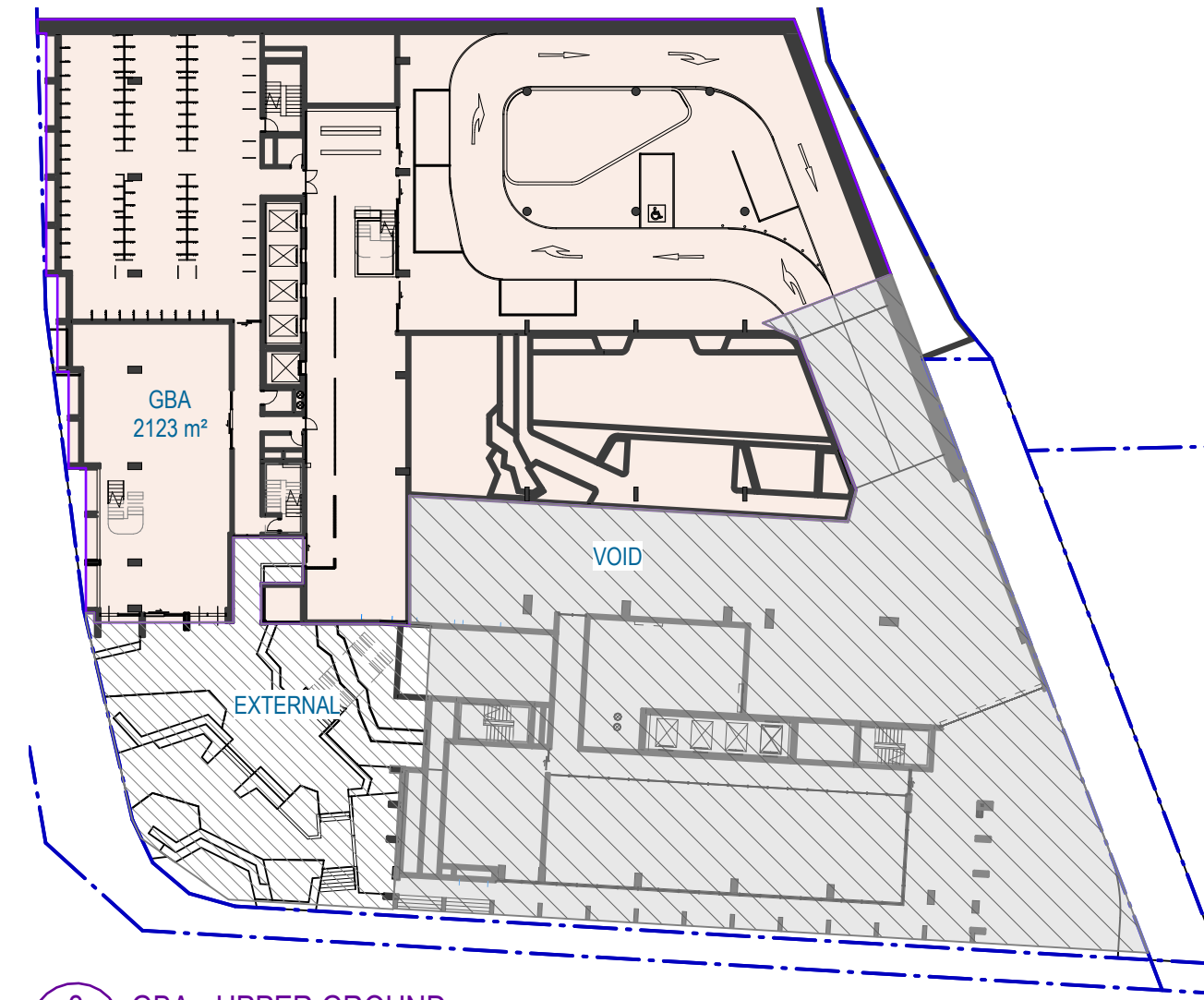




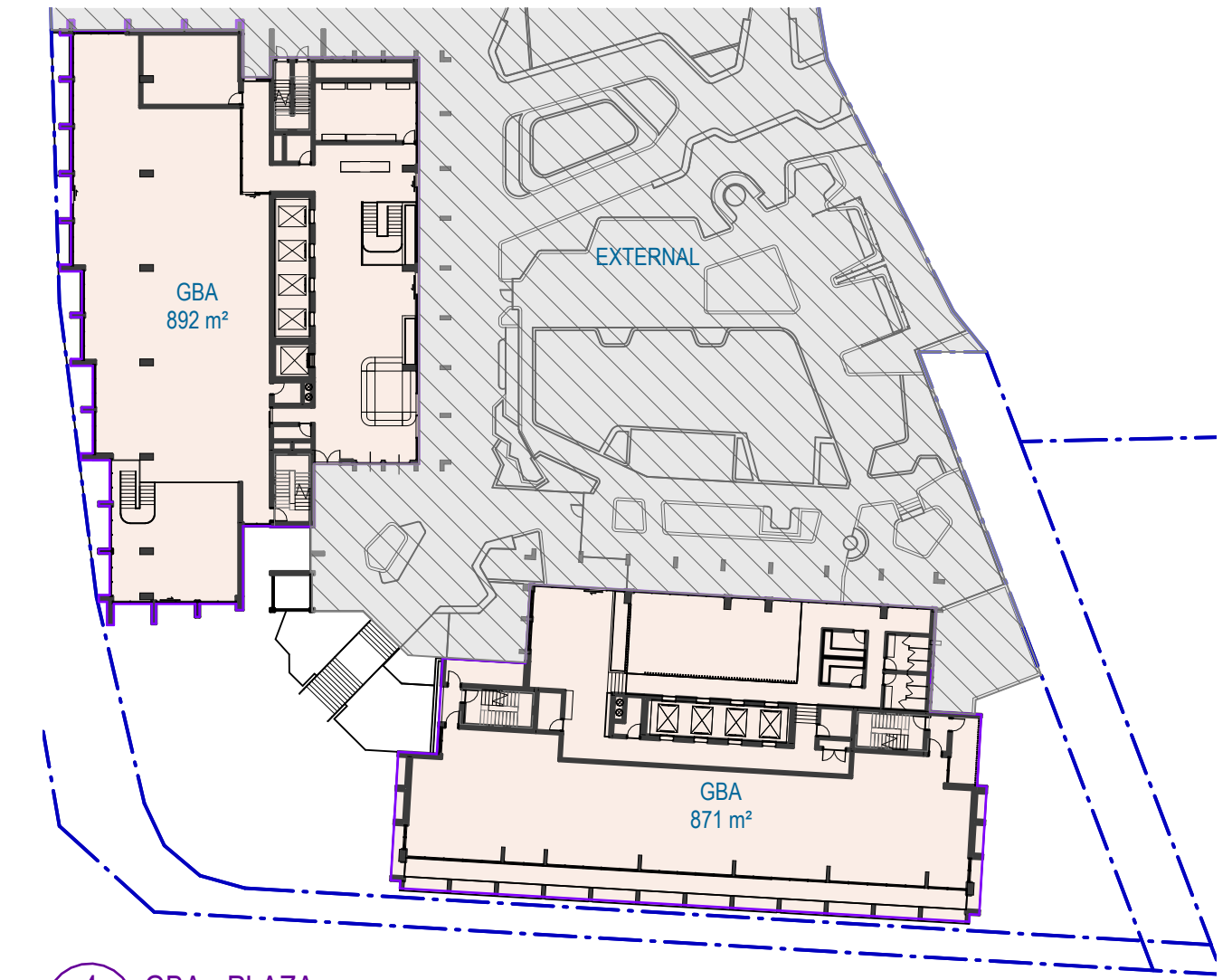
1 GBA - TYPICAL BASEMENT  
SCALE 1:500



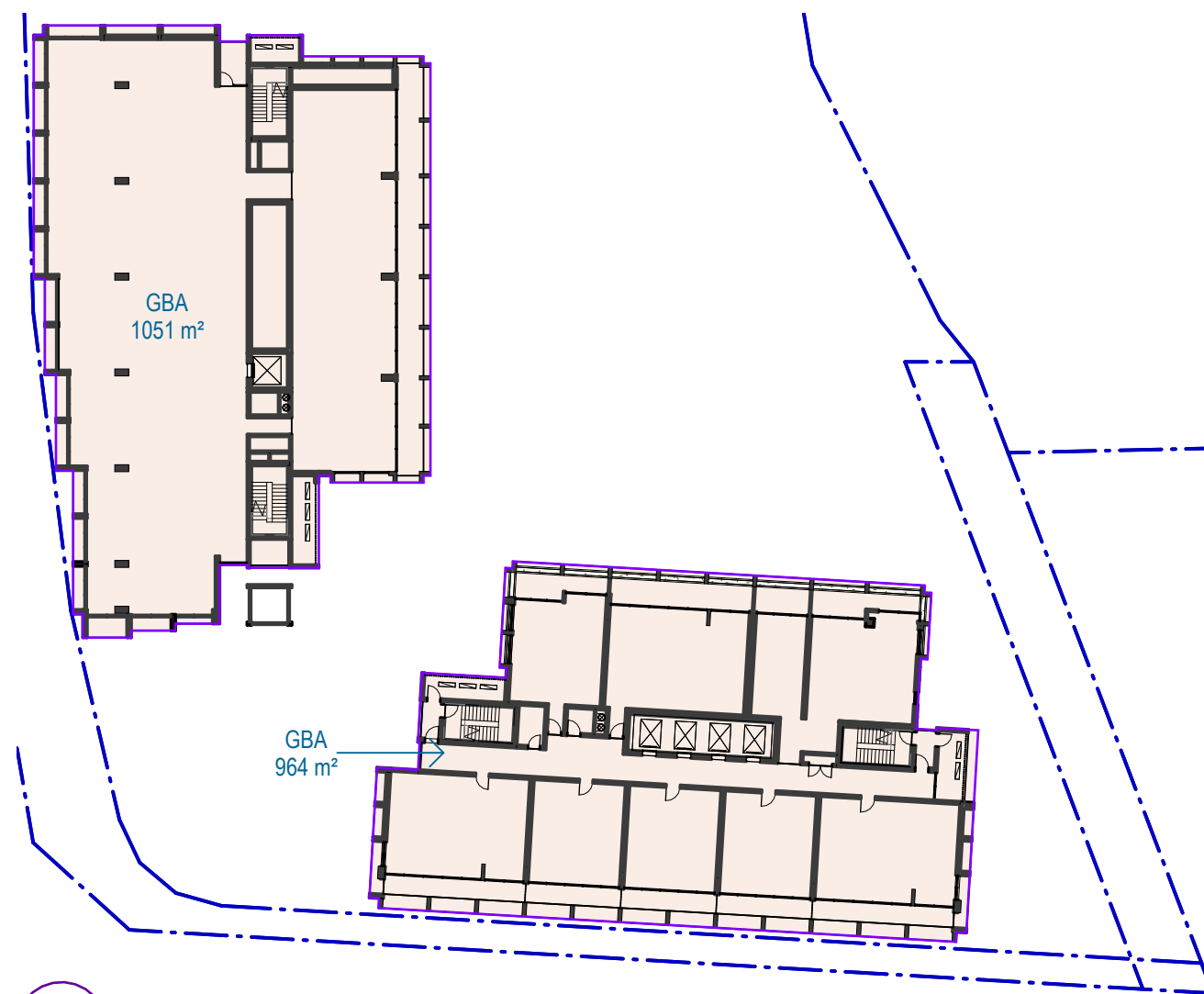
2 GBA - LOWER GROUND  
SCALE 1:500



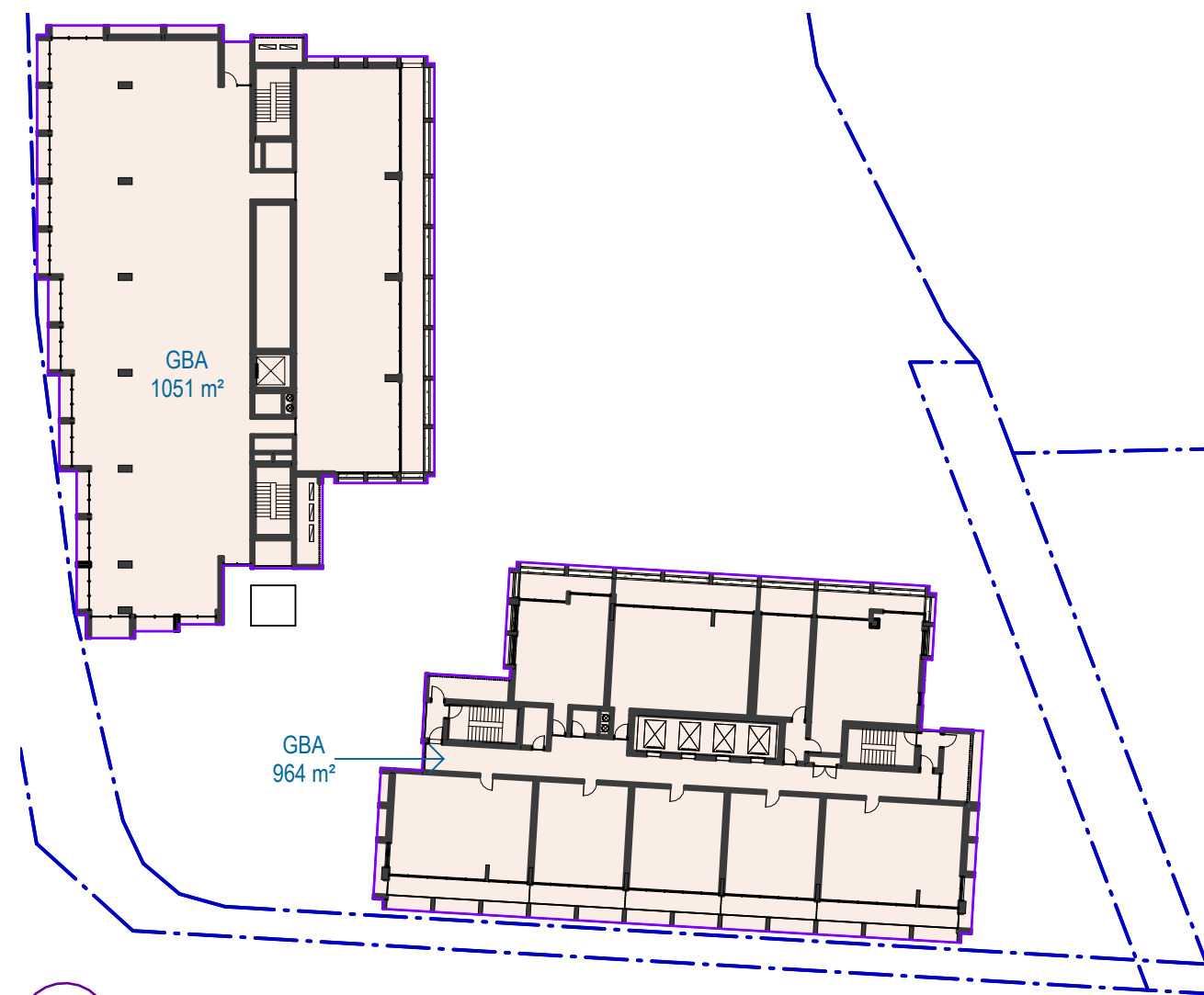
3 GBA - UPPER GROUND  
SCALE 1:500



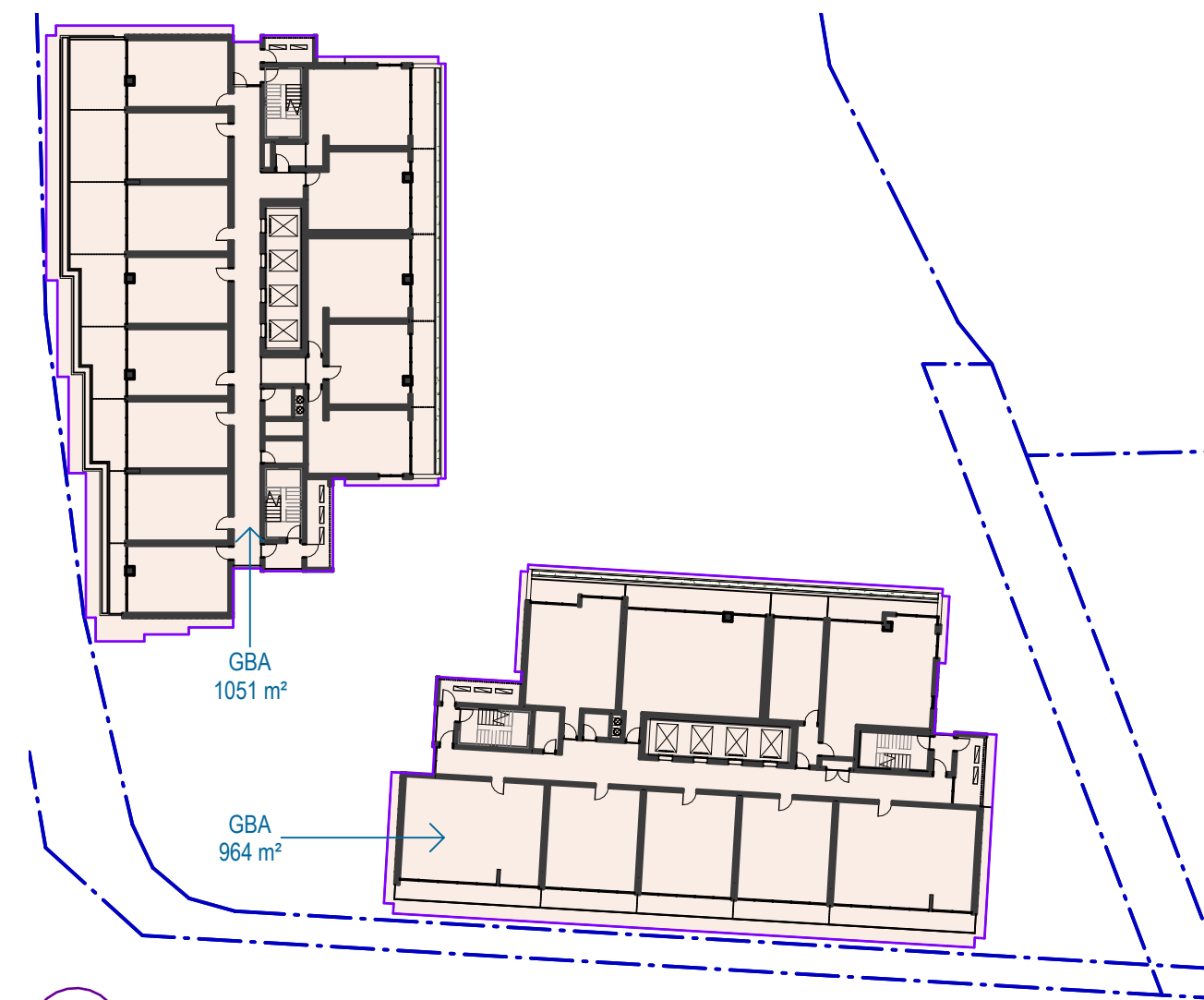
4 GBA - PLAZA  
SCALE 1:500



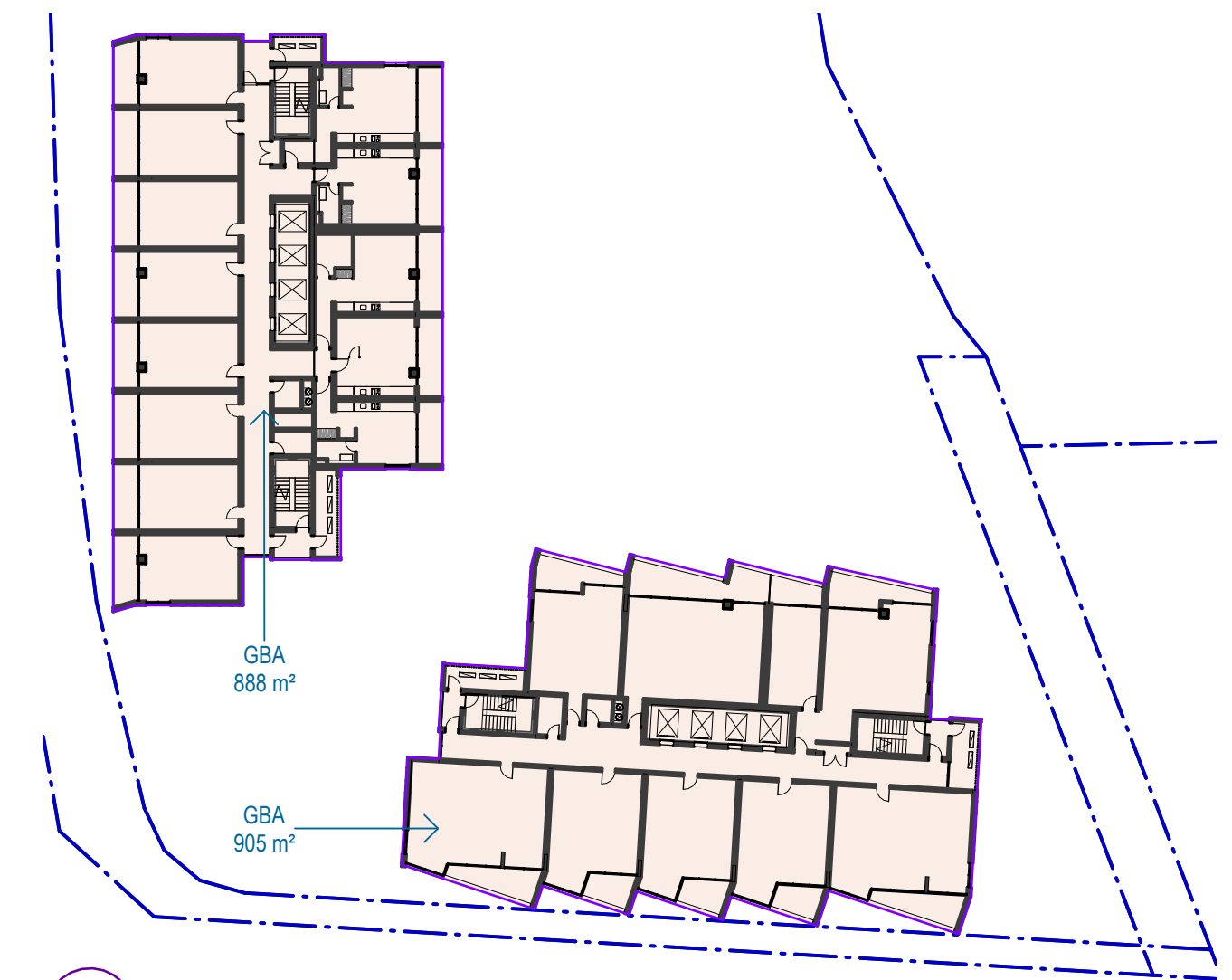
5 GBA - LEVEL 03  
SCALE 1:500



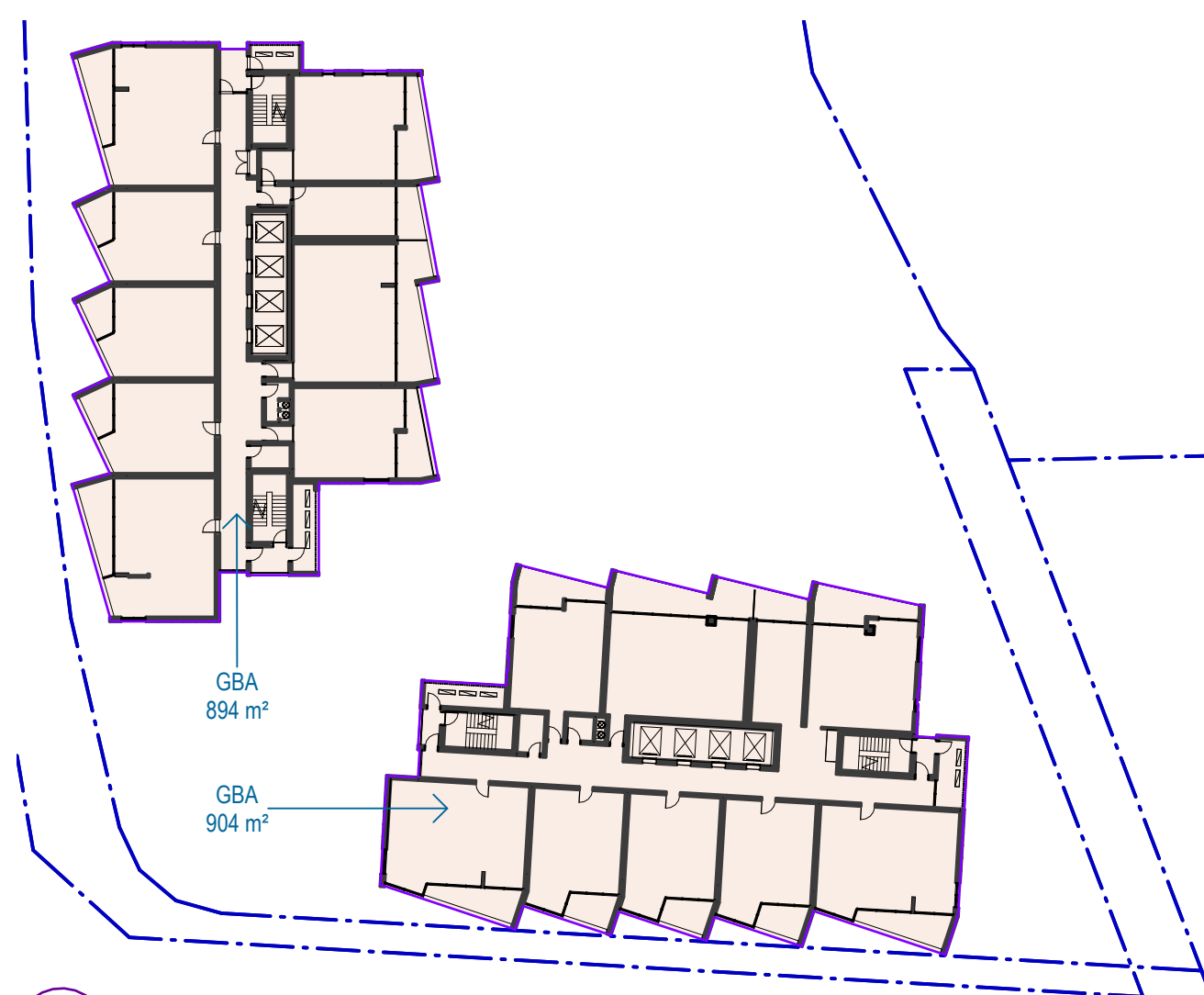
6 GBA - LEVEL 04  
SCALE 1:500



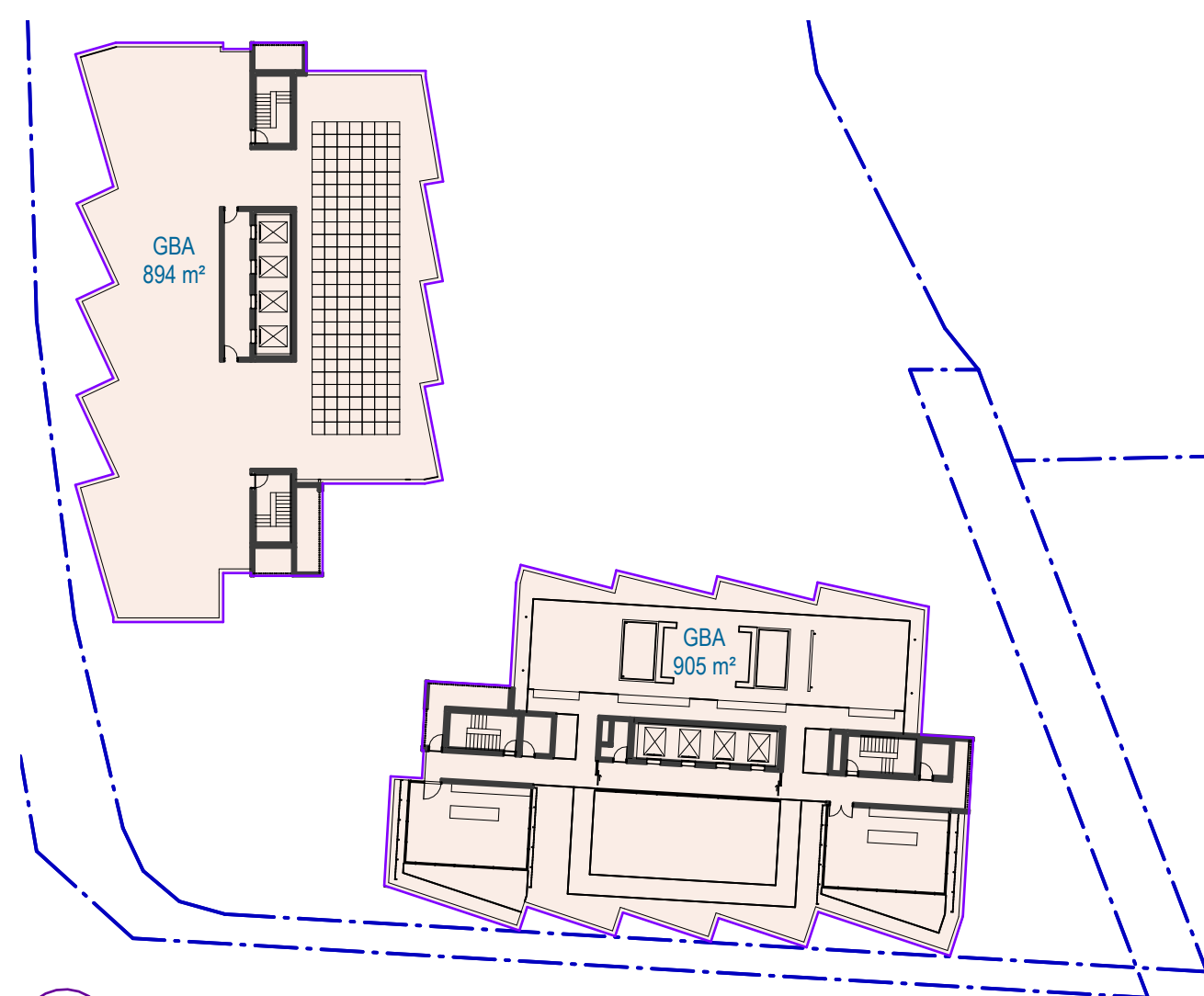
7 GBA - LEVEL 05  
SCALE 1:500



8 GBA - L06 - L09 (TYPICAL STUDIOS)  
SCALE 1:500



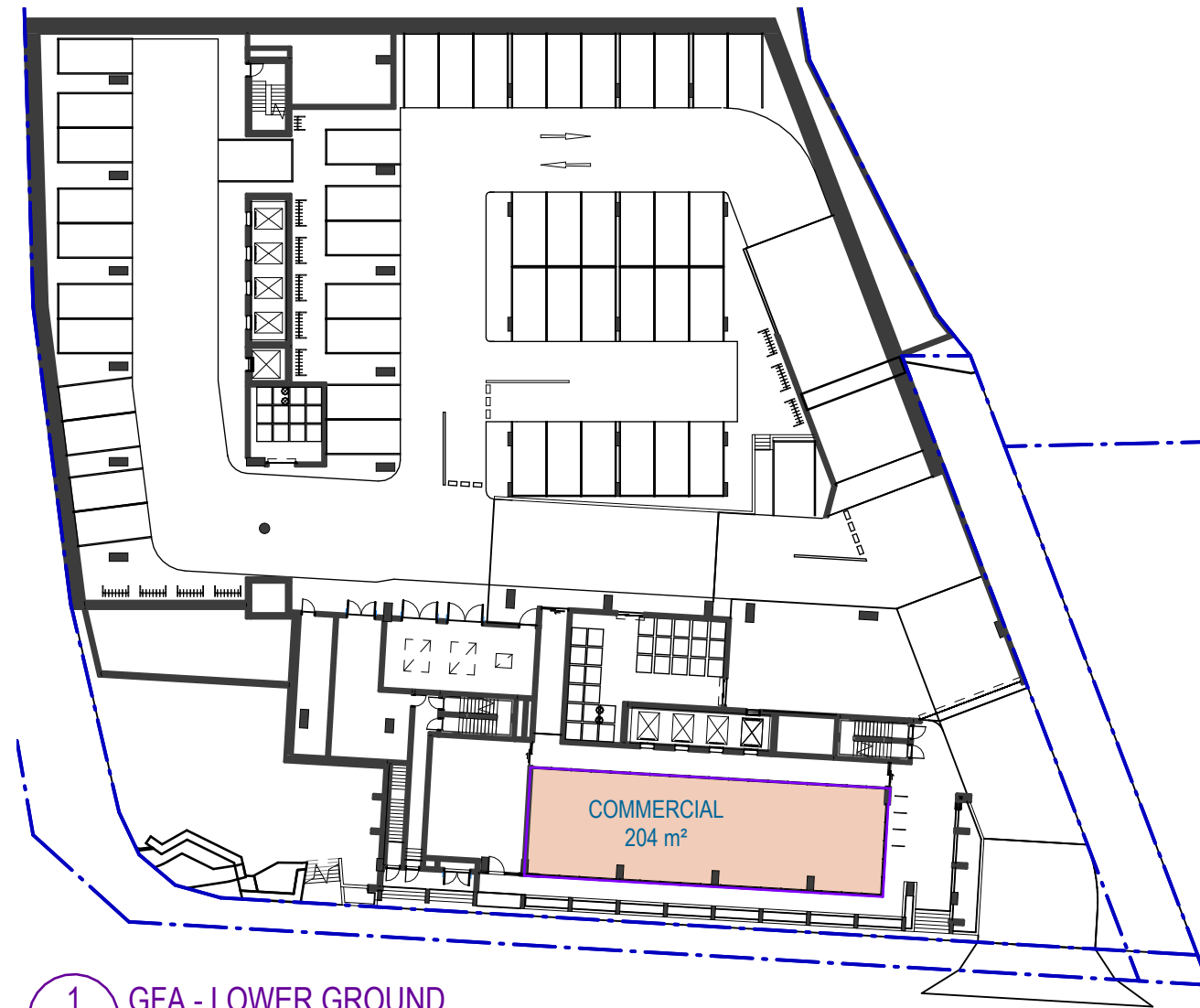
9 GBA - TYPICAL TOWER  
SCALE 1:500



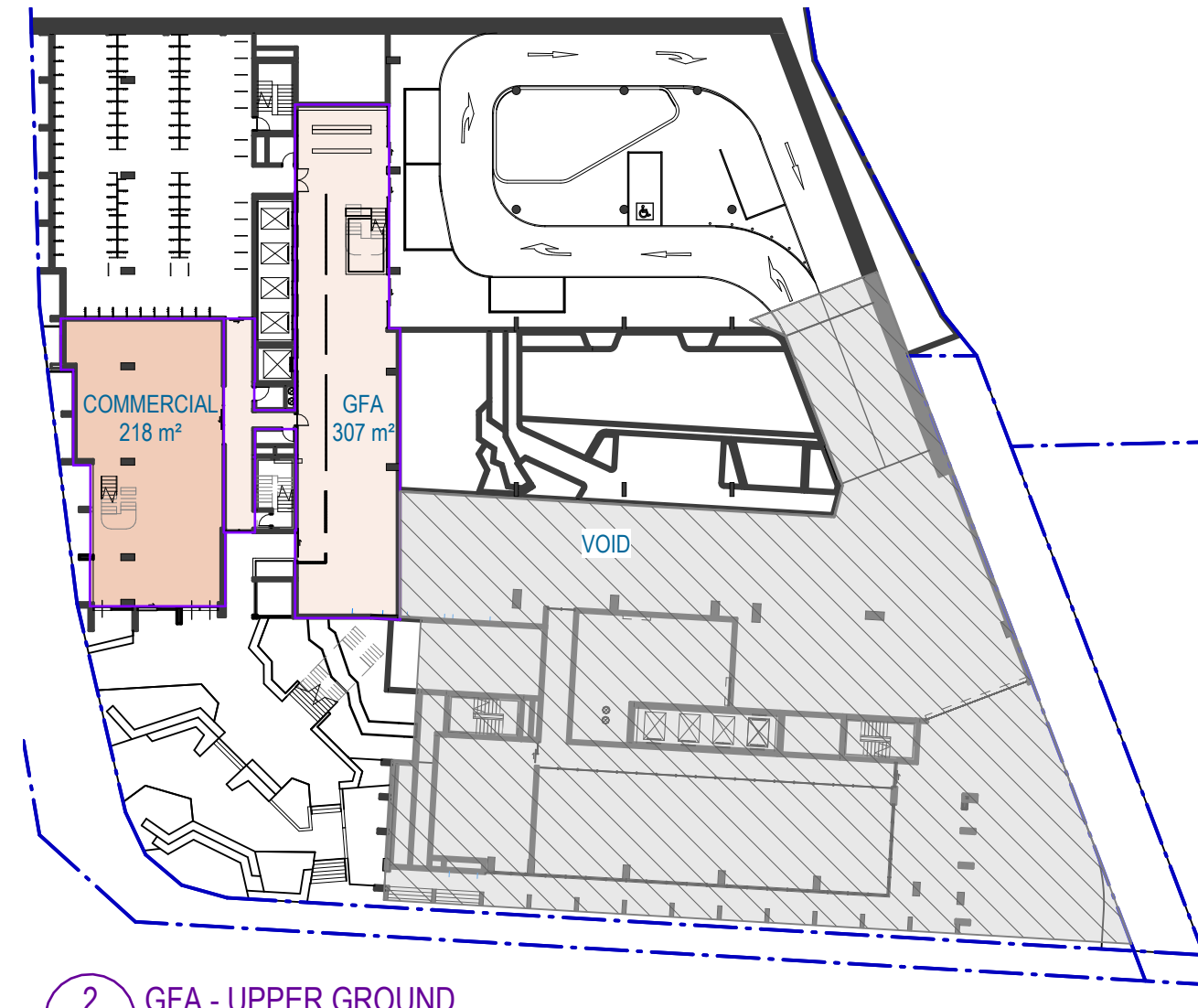
10 GBA - LEVEL 31 (ROOF TERRACE)  
SCALE 1:500

SITE COVER		
LEVEL	AREA	SITE COVER (%)
BASEMENT 01	4151 m <sup>2</sup>	86%
LOWER GROUND	3863 m <sup>2</sup>	80%
UPPER GROUND	2123 m <sup>2</sup>	44%
PLAZA	1763 m <sup>2</sup>	37%
WATER ST - LEVEL 02	651 m <sup>2</sup>	13%
WATER ST - LEVEL 03	2015 m <sup>2</sup>	42%
WATER ST - LEVEL 04	2015 m <sup>2</sup>	42%
LEVEL 05	2015 m <sup>2</sup>	42%
LEVEL 06	1793 m <sup>2</sup>	37%
LEVEL 19	1798 m <sup>2</sup>	37%
LEVEL 31	1799 m <sup>2</sup>	37%

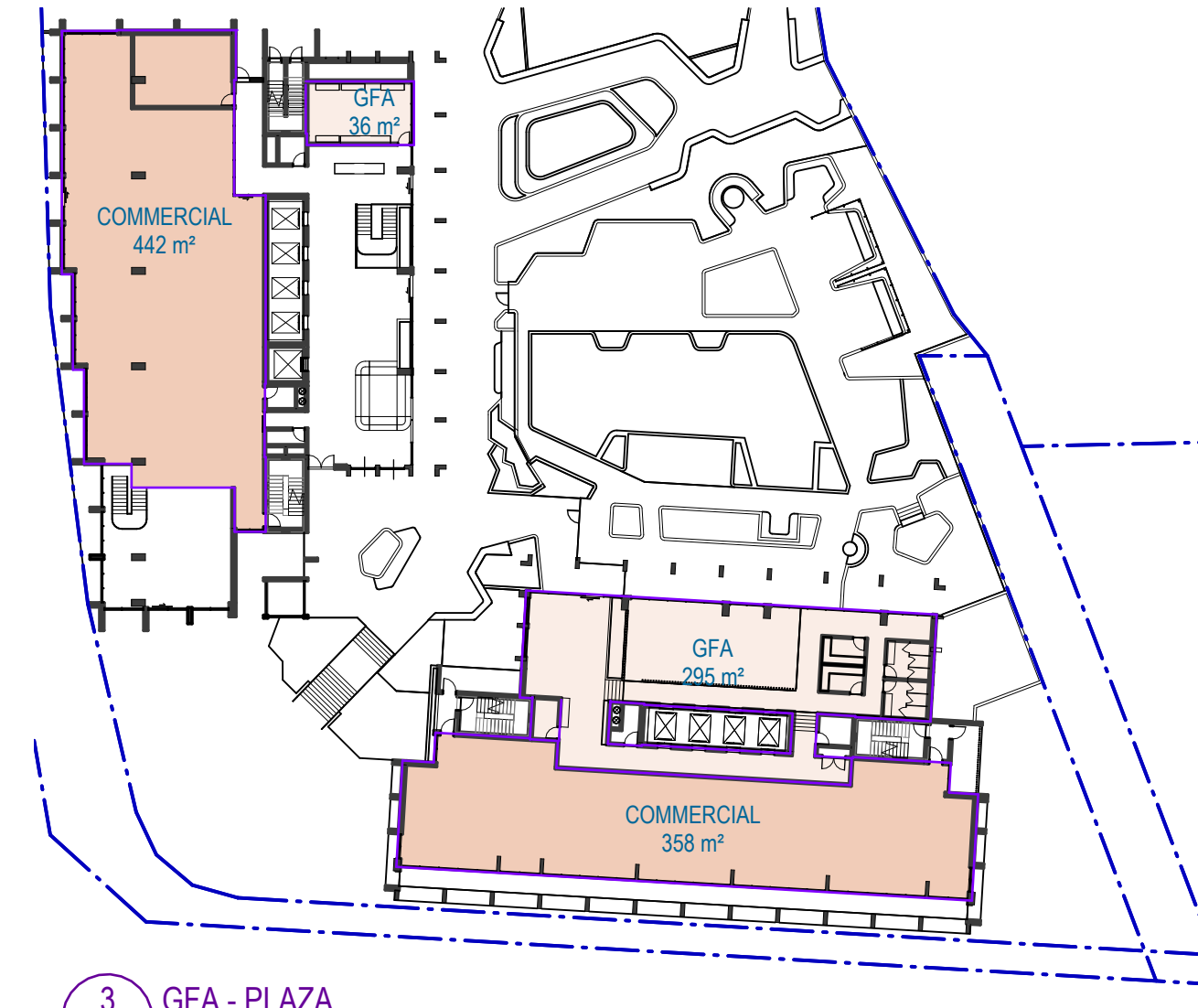




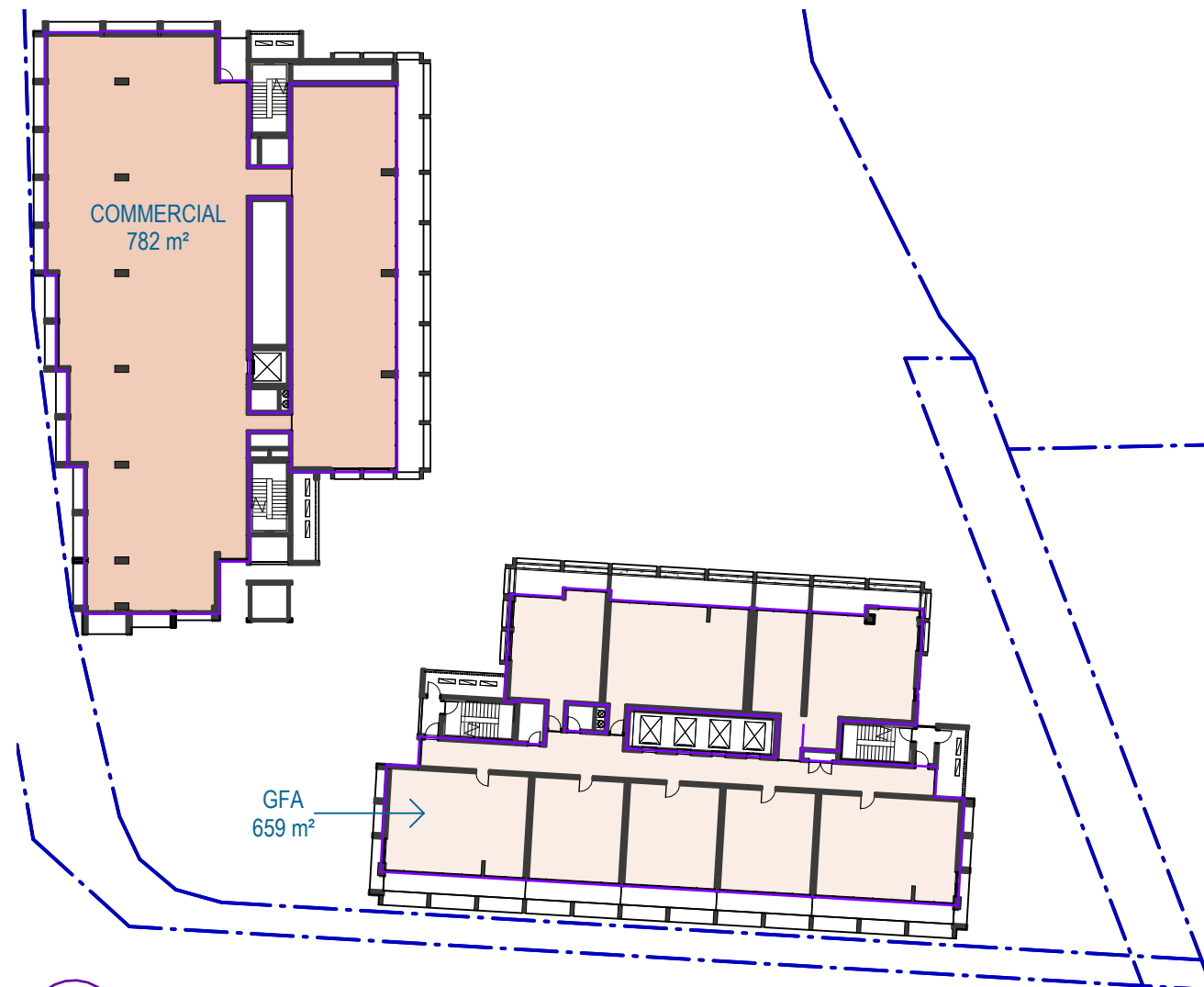
1 GFA - LOWER GROUND  
SCALE 1 : 500



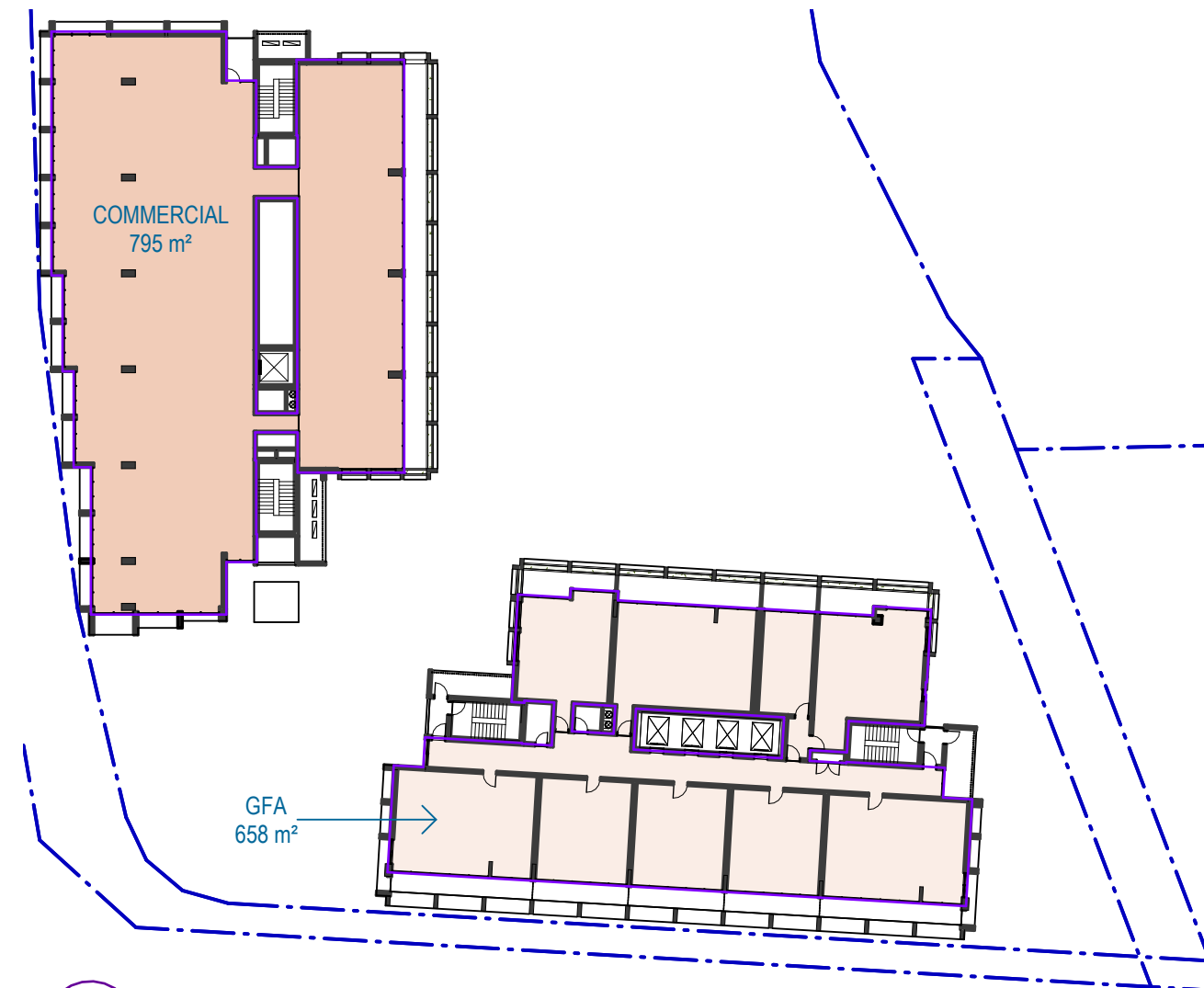
2 GFA - UPPER GROUND  
SCALE 1 : 500



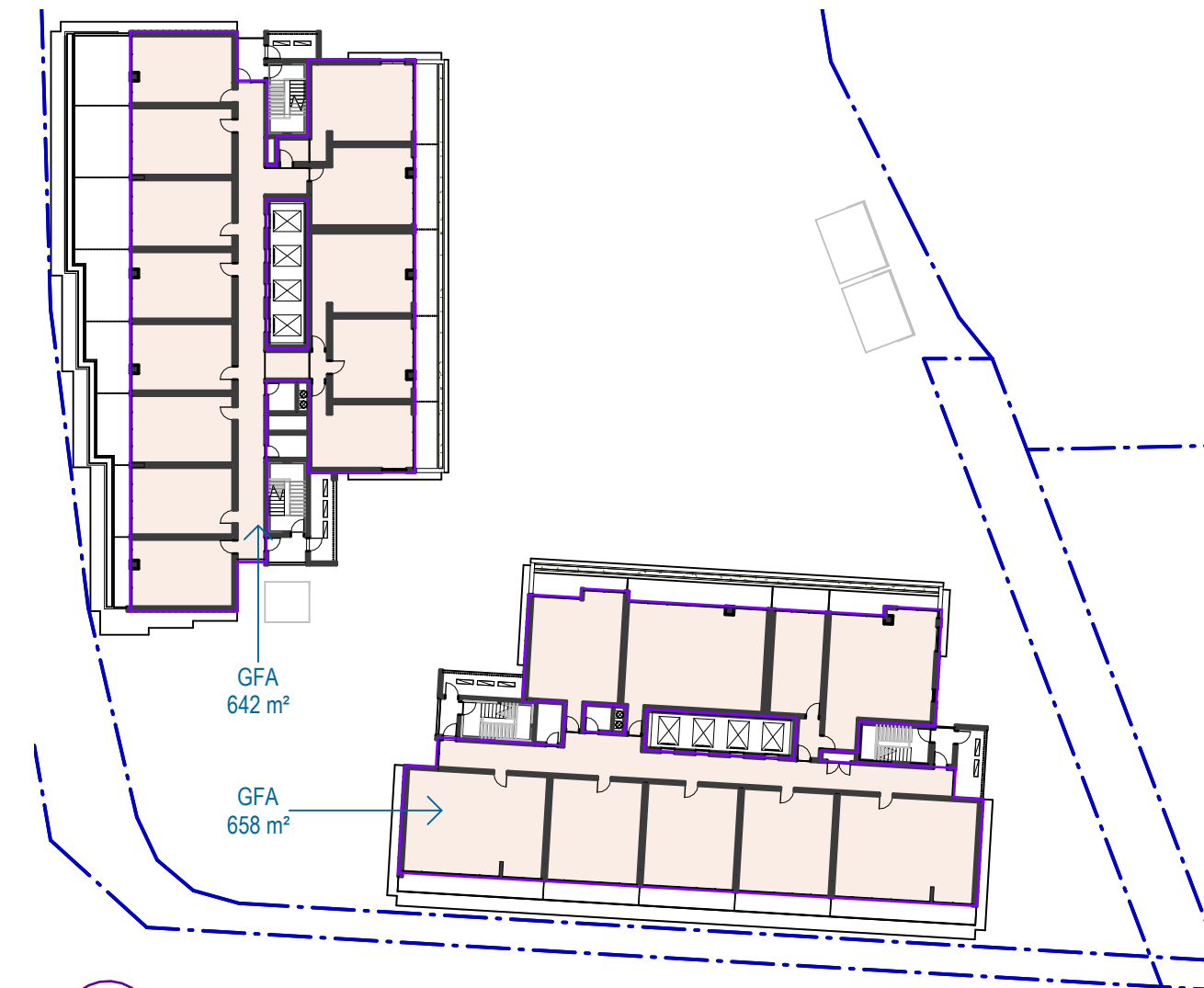
3 GFA - PLAZA  
SCALE 1 : 500



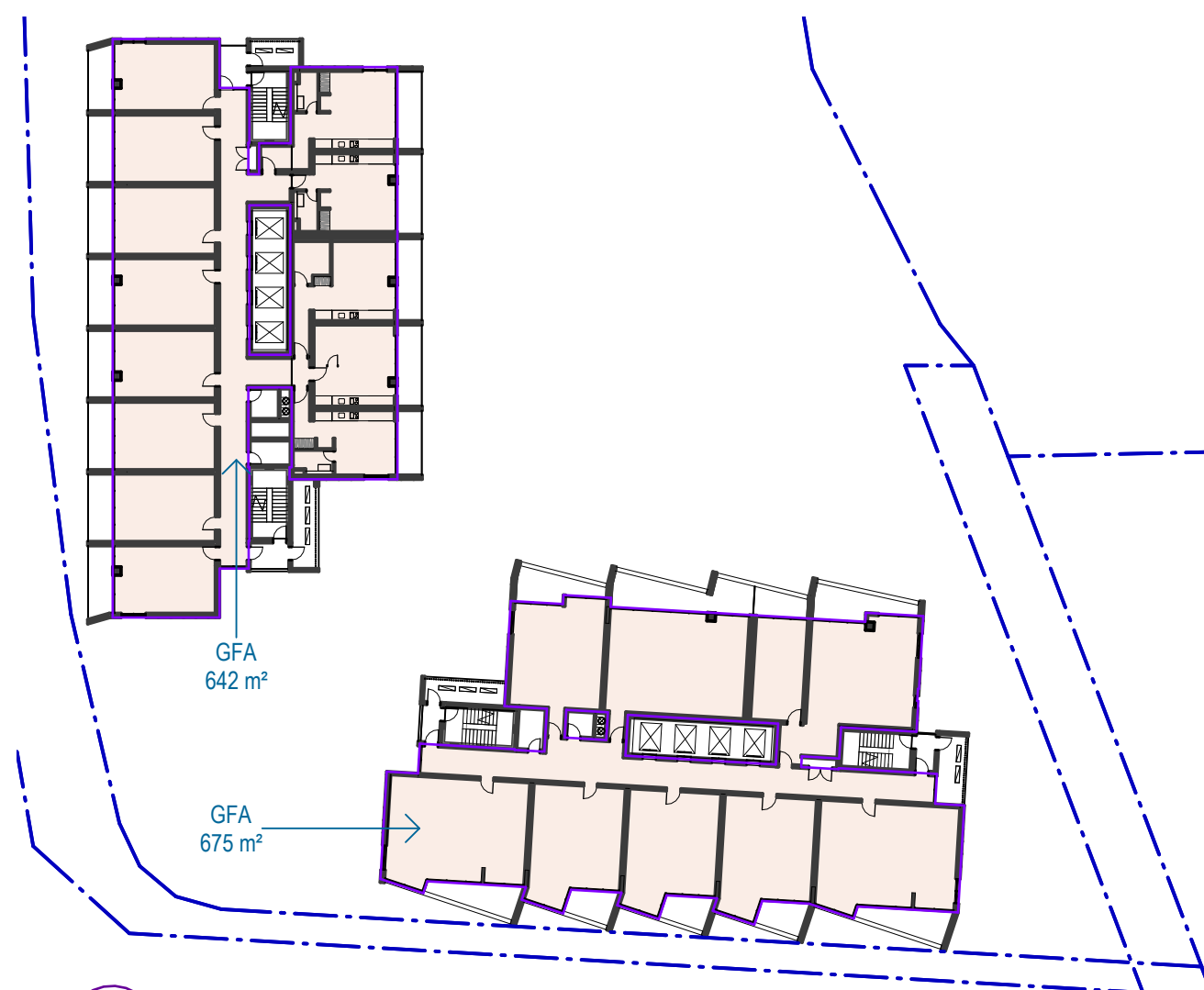
4 GFA - LEVEL 03  
SCALE 1 : 500



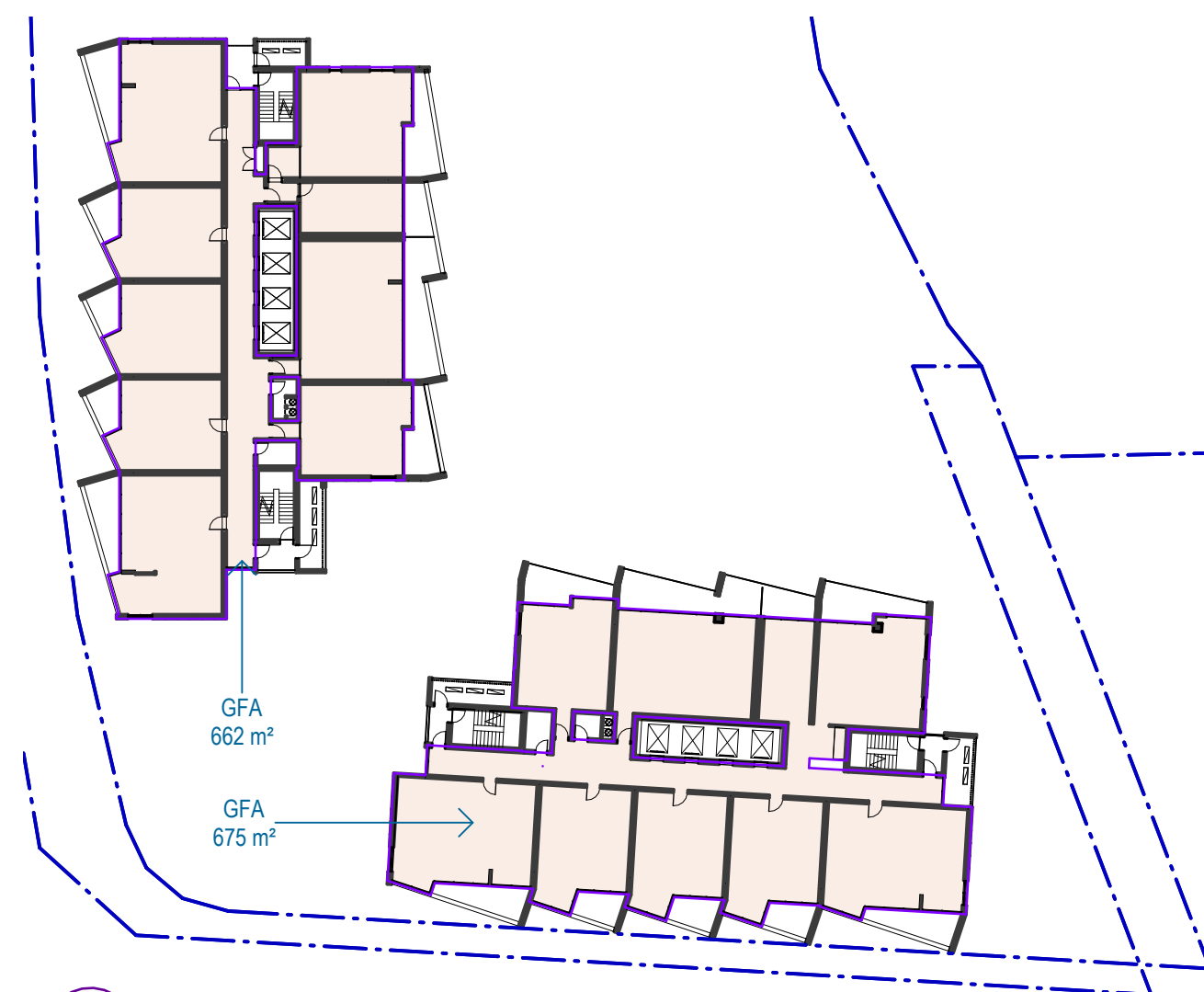
5 GFA - LEVEL 04  
SCALE 1 : 500



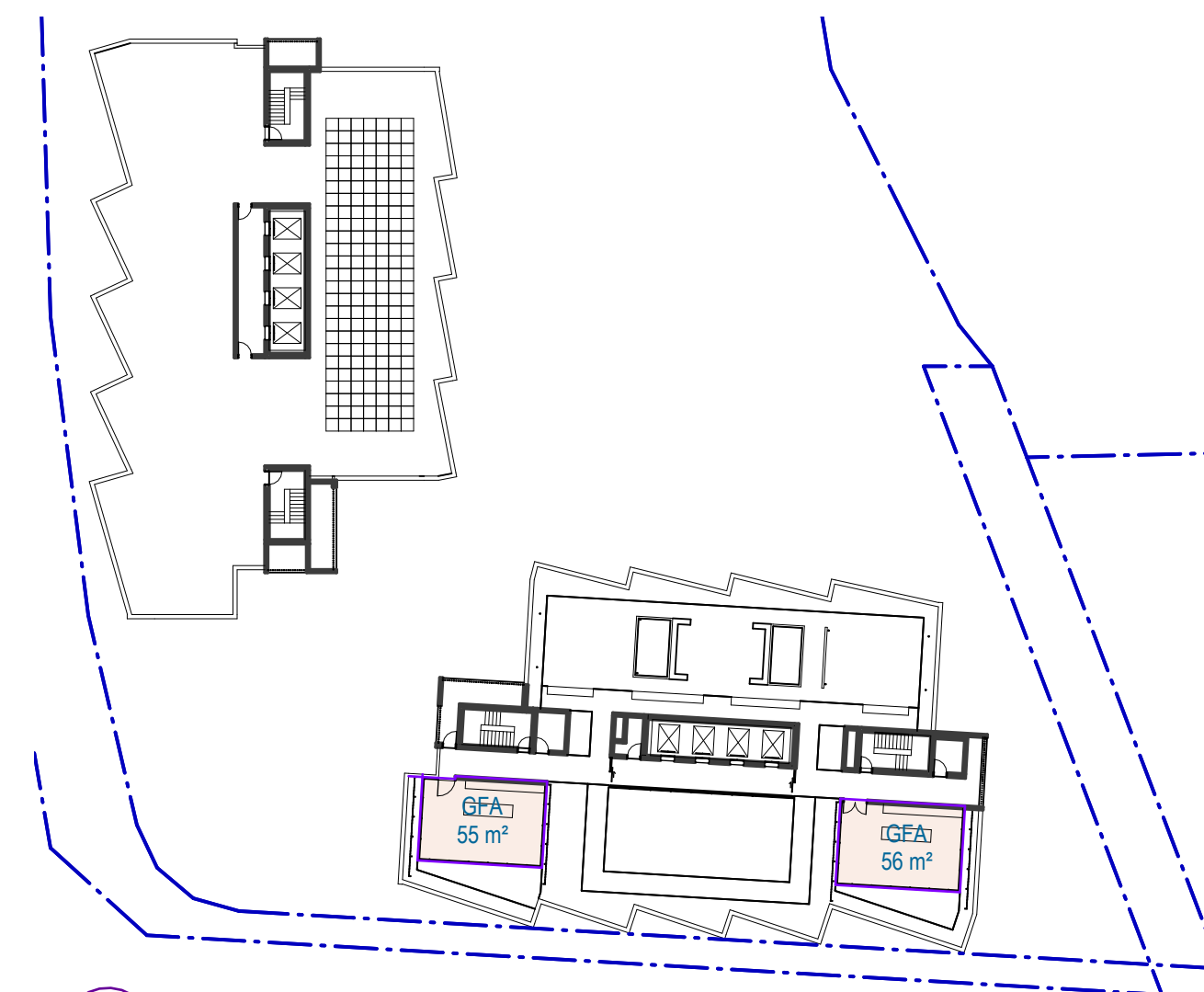
6 GFA - LEVEL 05  
SCALE 1 : 500



7 GFA - L06 - L09 (TYPICAL STUDIOS)  
SCALE 1 : 500

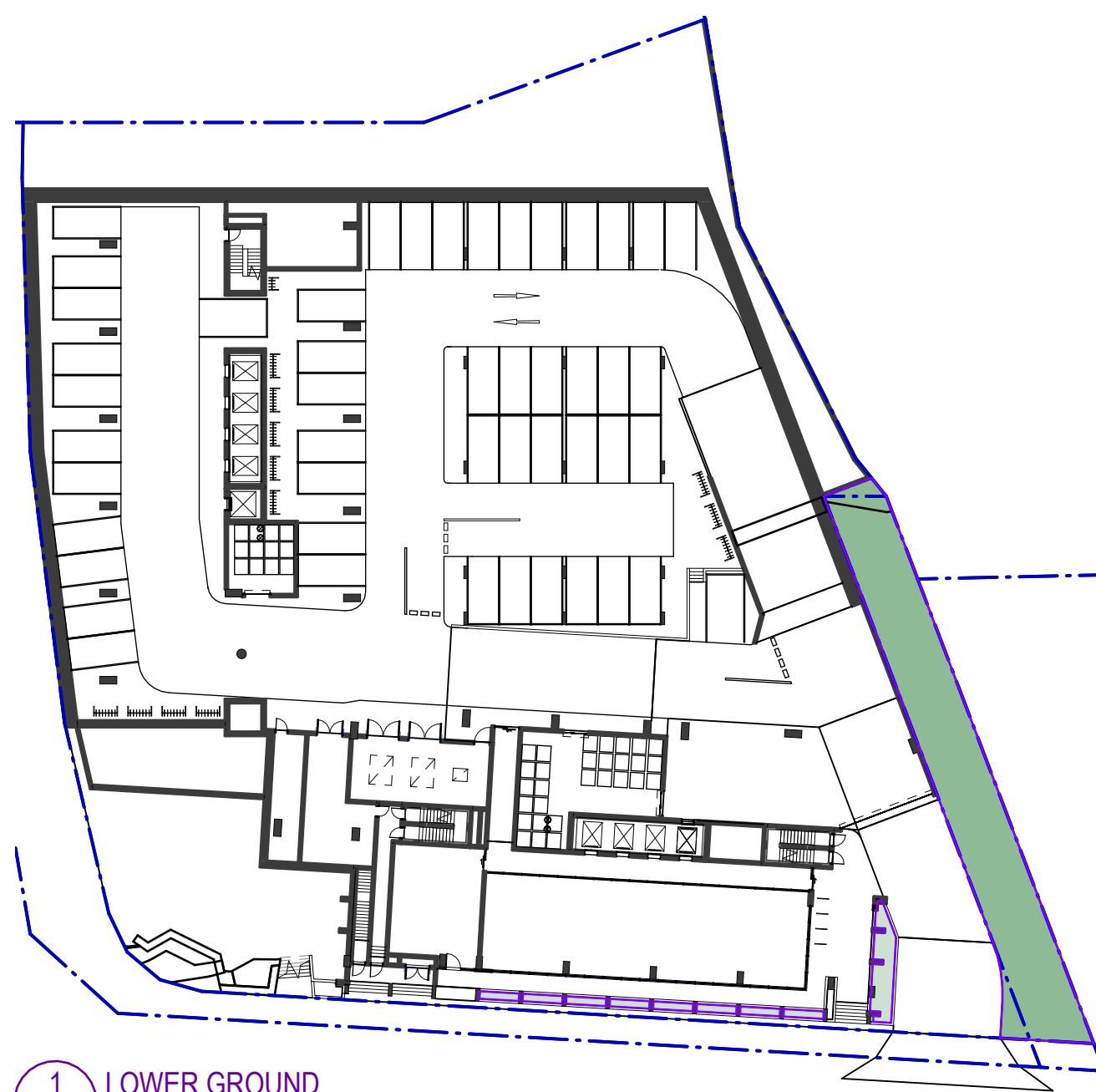


8 GFA - TYPICAL TOWER  
SCALE 1 : 500

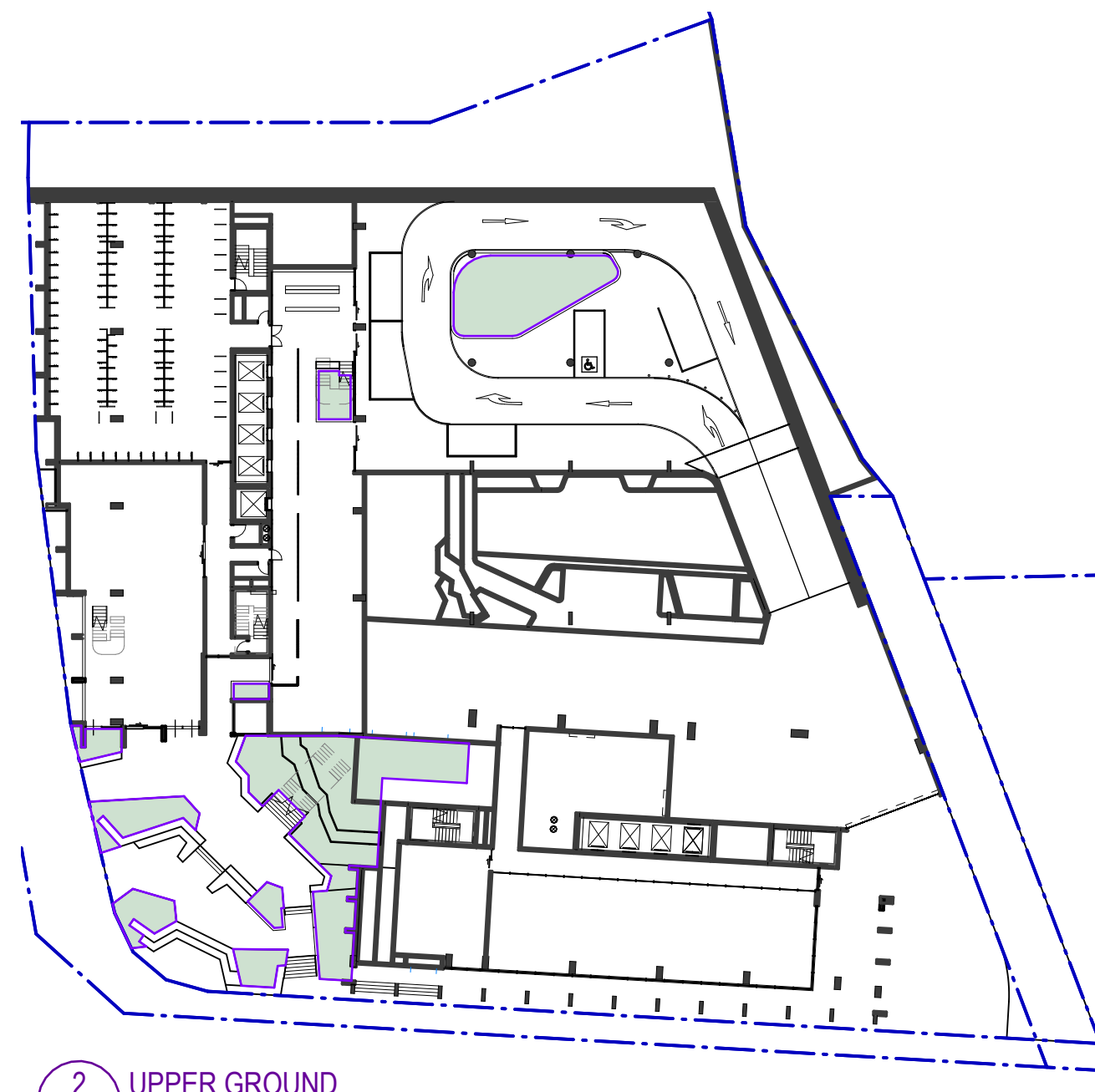


9 GFA - LEVEL 31  
SCALE 1 : 500

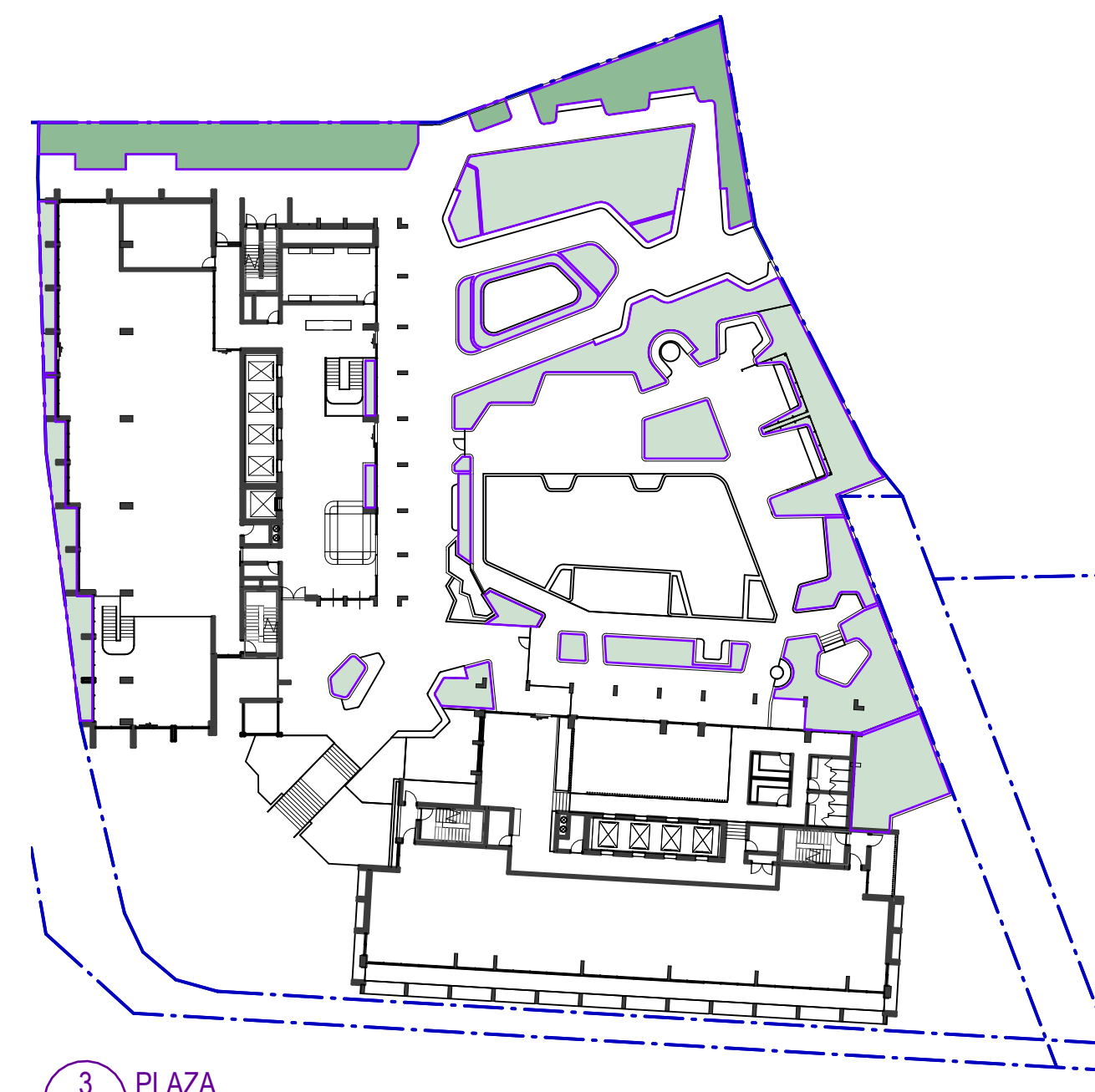




1 LOWER GROUND  
SCALE 1 : 500



2 UPPER GROUND  
SCALE 1 : 500

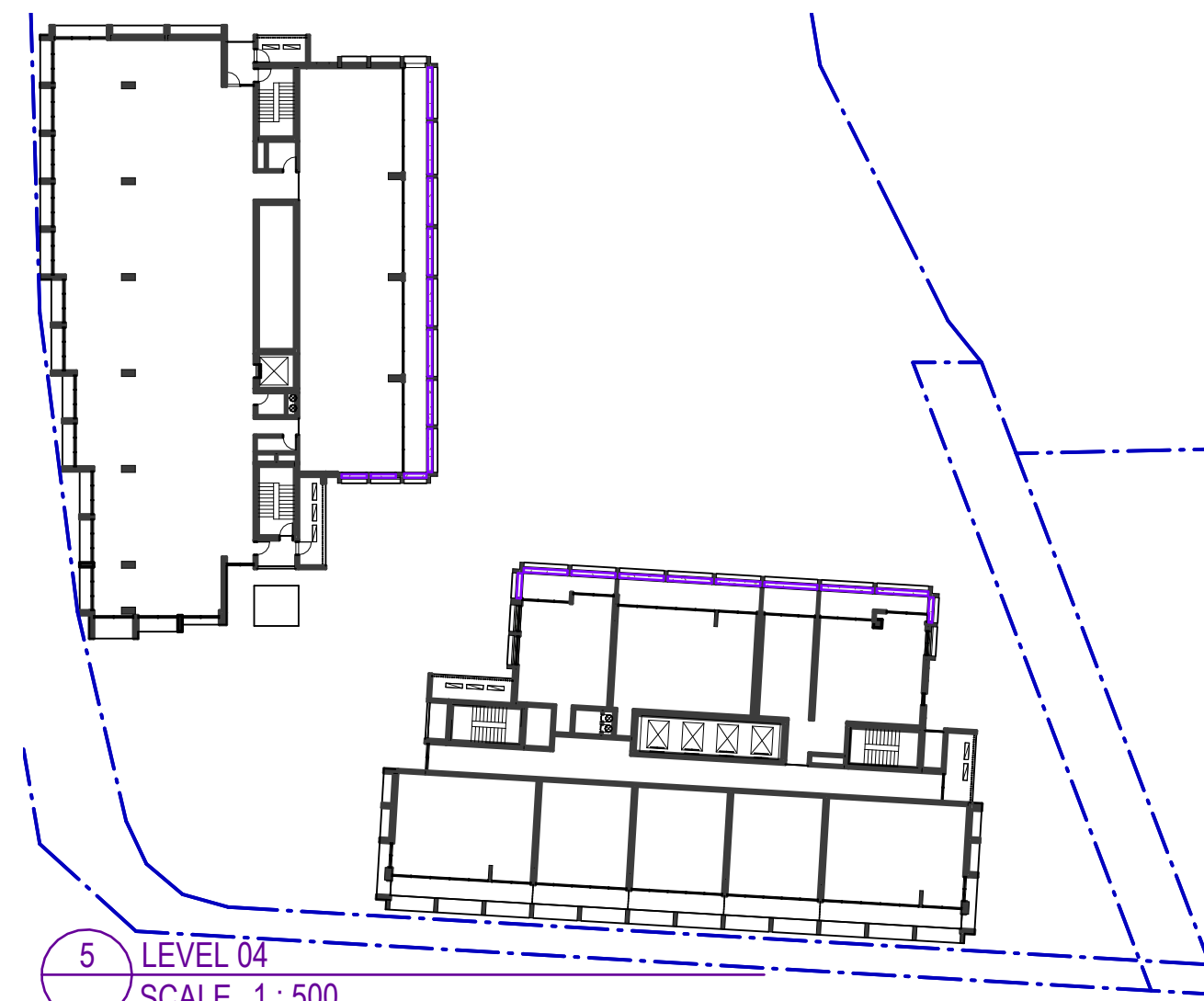


3 PLAZA  
SCALE 1 : 500

LANDSCAPE AREAS	
Level	Area
DEEP PLANTING	
LOWER GROUND	224 m <sup>2</sup>
PLAZA	183 m <sup>2</sup>
	407 m <sup>2</sup>
PODIUM PLANTING	
Not Placed	0 m <sup>2</sup>
LOWER GROUND	29 m <sup>2</sup>
UPPER GROUND	266 m <sup>2</sup>
PLAZA	548 m <sup>2</sup>
LEVEL 03	9 m <sup>2</sup>
LEVEL 04	19 m <sup>2</sup>
LEVEL 05	35 m <sup>2</sup>
LEVEL 31	191 m <sup>2</sup>
	1098 m <sup>2</sup>
Grand total	1504 m <sup>2</sup>



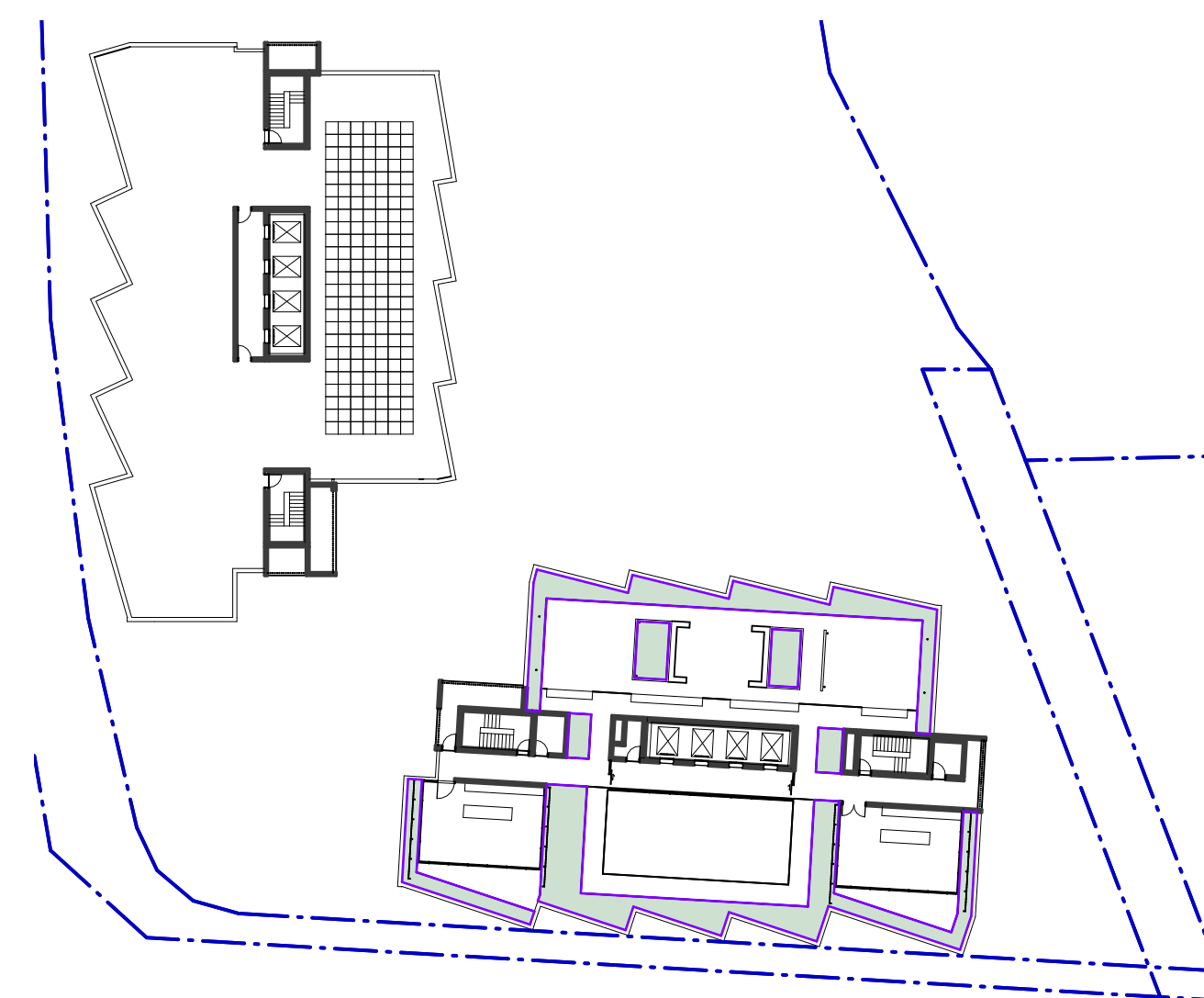
4 LEVEL 03  
SCALE 1 : 500



5 LEVEL 04  
SCALE 1 : 500

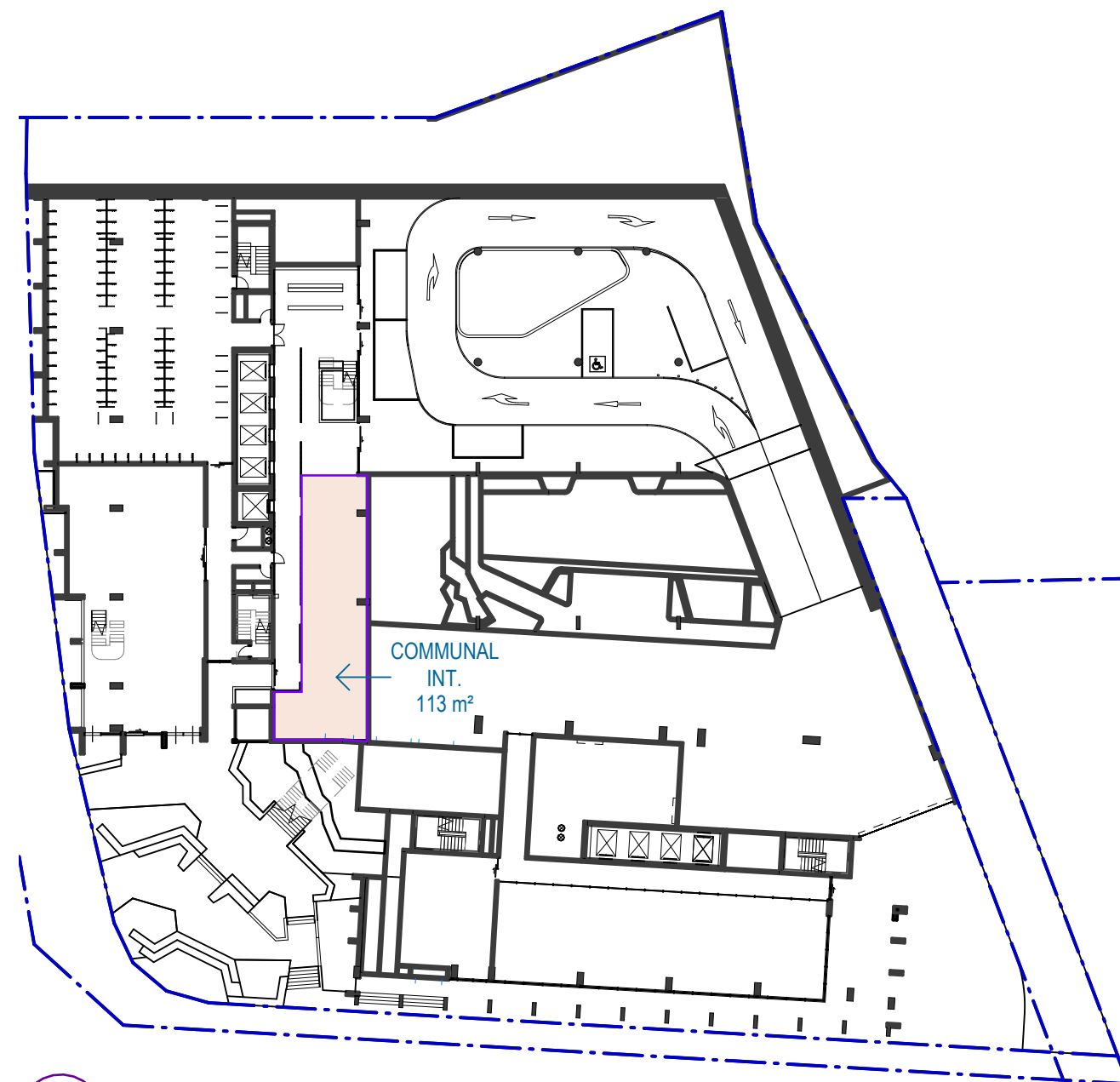


6 LEVEL 05  
SCALE 1 : 500

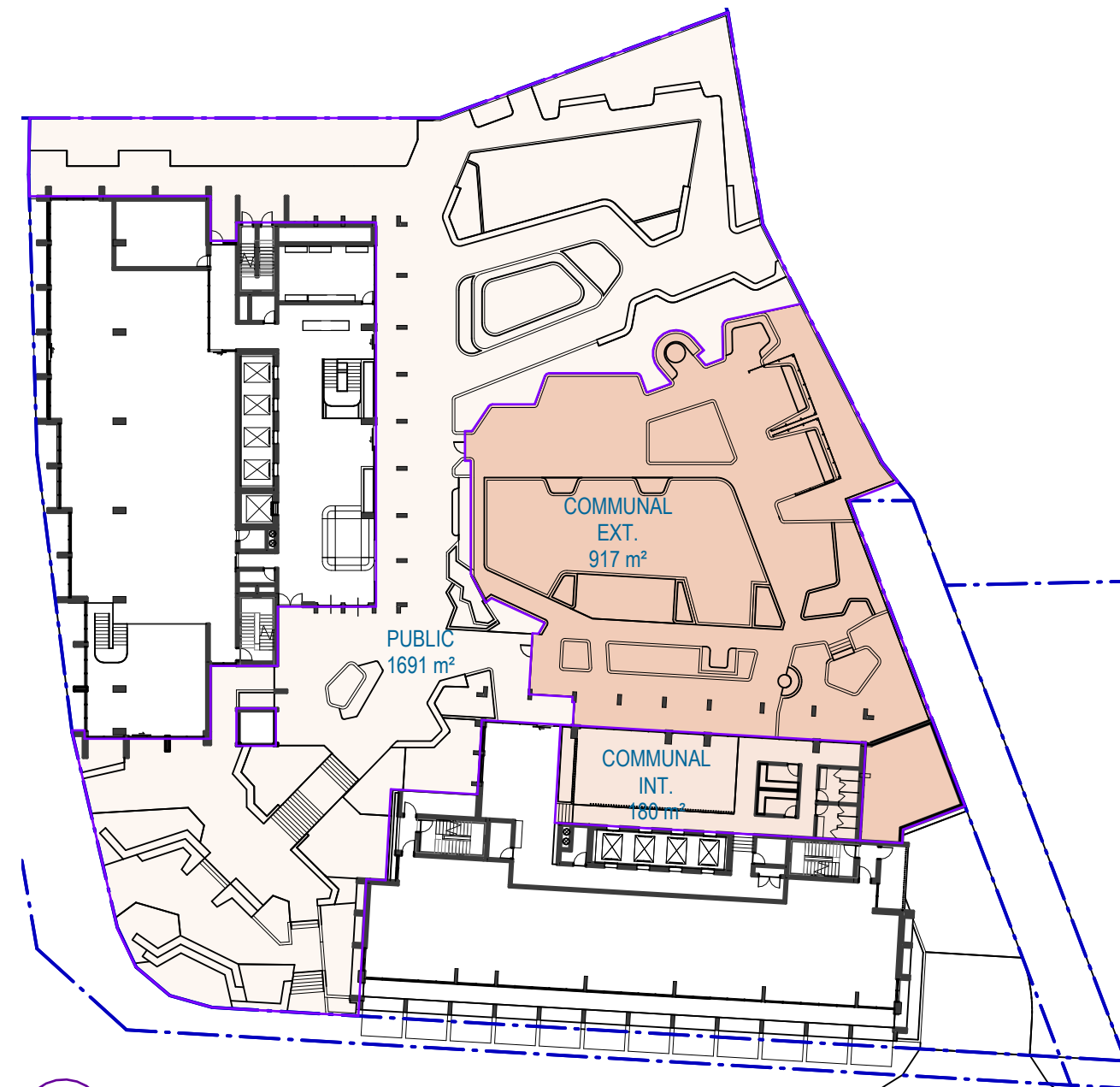


7 LEVEL 31  
SCALE 1 : 500

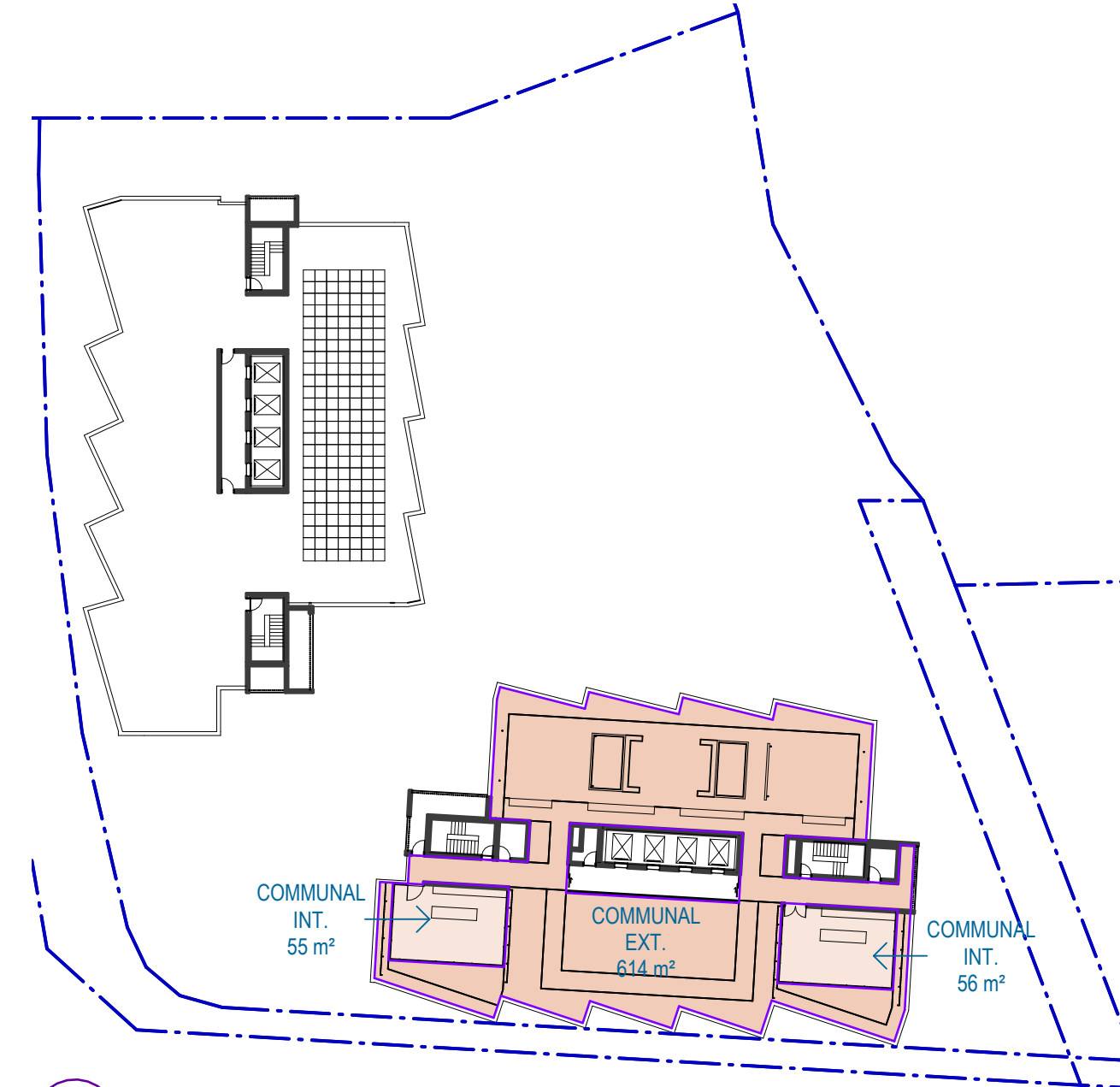




1 UPPER GROUND  
SCALE 1:500



2 PLAZA  
SCALE 1:500



3 LEVEL 31  
SCALE 1:500

COMMUNAL AREAS	
Name	Area
UPPER GROUND	
COMMUNAL INT.	113 m <sup>2</sup>
PLAZA	
COMMUNAL EXT.	917 m <sup>2</sup>
COMMUNAL INT.	180 m <sup>2</sup>
PUBLIC	1691 m <sup>2</sup>
LEVEL 31	
COMMUNAL EXT.	614 m <sup>2</sup>
COMMUNAL INT.	111 m <sup>2</sup>
	725 m <sup>2</sup>
Grand total	3625 m <sup>2</sup>