

SITE 17. NORTHSHORE HAMILTON, QUEENSLAND

MULTI-RESIDENTIAL DEVELOPMENT



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- TP1-9004 SHADOW DIAGRAMS - DECEMBER 21 - 3PM

TP1 04/12/2024 DA ISSUE

Rev	Date	Chkd	Reason for Issue
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Based on Drawings Received:

TOWN PLANNING ISSUE

NOT FOR CONSTRUCTION

carr

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Project SITE 17 NORTHSHORE HAMILTON

Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title DRAWING REGISTER

Date 01/07/2024 Project No 24047

Scale @ A1 Dwg No TP1-0001

Drawn By MH/ME Chkd KW Rev TP1

Project no. 24047
 Project Name Northshore Hamilton, Queensland
 Date 4/12/2024

- The following areas relate to Site 17, 330 Macarthur Ave, Hamilton QLD 4007

DEVELOPMENT SUMMARY - SITE 17, 330 Macarthur Ave

Area Summary	Area (sqm)
SITE AREA	7465.98
PLOT RATIO	1.57
GFA Calculation:	
GFA Unit Area (NSA)	10,351
TOTAL COMMUNAL AMENITY (INDOOR)	497
TOTAL CIRCULATION	904
TOTAL GFA (NSA + COMMUNAL INDOOR AMENITY + CIRCULATION)	11,752

Yield:	
TOTAL APARTMENTS	115
TOTAL CARSPACES	193
TOTAL BIKE SPACES	144

ABOVE GROUND - NORTH + SOUTH

LEVEL	TYPE	GFA (sqm)	NSA (sqm)	POS (sqm)	1 BED	2 BED	3 BED	TOTAL APT	TOTAL EDQ UNIVERSAL APT	INDOOR AMENITY (sqm)	CIRCULATION (sqm)	BUILDING SERVICES/PLANT/EQUIPMENT (sqm)
ROOF	PLANT (S)	101								101		221
6	RESIDENTIAL	884	816	186	0	8	1	9	1		69	43
5	RESIDENTIAL	884	816	186	0	8	1	9	1		69	43
4	RESIDENTIAL	1,890	1,740	366	2	14	3	19	4		151	87
3	RESIDENTIAL	1,890	1,740	366	2	14	3	19	5		151	87
2	RESIDENTIAL	1,890	1,740	510	2	14	3	19	5		151	87
1	RESIDENTIAL	1,952	1,796	381	3	14	3	20	4		157	88
G	RESIDENTIAL	2,261	1,703	705	6	11	3	20	3	396	156	141
TOTAL		11,752	10,351	2,700	15	83	17	115	23	497	904	576

APARTMENT MIX	13%	72%	15%	100%	20%
AVERAGE AREA/APT	62	87	127		

BASEMENT

LEVEL	TYPE	AREA (sqm)	NSA (sqm)	CAR SPACES	BIKE SPACES
B1	BASEMENT	5,426	n/a	193	144
TOTAL		5,426		193	144

BASEMENT

LEVEL	PROVIDED RESIDENT CAR PARKS	PROVIDED VISITOR CAR PARKS	PROVIDED CAR PARKS	REQUIRED BICYCLE STORAGE	PROVIDED BICYCLE STORAGE
TOTAL	174	19	193	144	144

*Refer traffic report for breakdown and requirements
 *172 + 2 PWD *18 + 1 PWD

ABOVE GROUND - NORTH

LEVEL	TYPE	GFA (sqm)	NSA (sqm)	POS (sqm)	1 BED	2 BED	3 BED	TOTAL APT	TOTAL EDQ UNIVERSAL APT	INDOOR AMENITY (sqm)	CIRCULATION (sqm)	BUILDING SERVICES/PLANT/EQUIPMENT (sqm)
ROOF	PLANT/AMENITIES											
4	RESIDENTIAL	1,006	924	180	2	6	2	10	2		82	44
3	RESIDENTIAL	1,006	924	180	2	6	2	10	2		82	44
2	RESIDENTIAL	1,006	924	324	2	6	2	10	2		82	44
1	RESIDENTIAL	1,099	1,013	208	2	7	2	11	1		86	46
G	RESIDENTIAL	1,427	988	388	3	6	2	11	1	347	86	117
TOTAL		5,544	4,773	1,280	11	31	10	52	8	347	418	295

Note. North tower ground level indoor amenity includes central courtyard amenity

APARTMENT MIX	21%	60%	19%	100%
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ABOVE GROUND - SOUTH

LEVEL	TYPE	GFA (sqm)	NSA (sqm)	POS (sqm)	1 BED	2 BED	3 BED	TOTAL APT	TOTAL EDQ UNIVERSAL APT	INDOOR AMENITY (sqm)	CIRCULATION (sqm)	BUILDING SERVICES/PLANT/EQUIPMENT (sqm)
ROOF	PLANT/AMENITIES	101								101		221
6	RESIDENTIAL	884	816	186		8	1	9	1		69	43
5	RESIDENTIAL	884	816	186		8	1	9	1		69	43
4	RESIDENTIAL	884	816	186		8	1	9	2		69	43
3	RESIDENTIAL	884	816	186		8	1	9	3		69	43
2	RESIDENTIAL	884	816	186		8	1	9	3		69	43
1	RESIDENTIAL	853	783	173	1	7	1	9	3		71	42
G	RESIDENTIAL	834	715	317	3	5	1	9	2	49	70	24
TOTAL		6,208	5,578	1,420	4	52	7	63	15	150	486	502

APARTMENT MIX	6%	83%	11%	100%
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General Notes:

- Outdoor amenity includes Landscape and Courtyard
- All area calculations are advisory only and all figures should be checked and verified by a licensed surveyor
- 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—
 - building services, plant or equipment; or
 - access between levels; or
 - a ground floor public lobby; or
 - a mall; or
 - parking, loading or manoeuvring vehicles; or unenclosed private balconies, whether roofed or not.
- Plot ratio - Ratio of the gross floor area of a building on a site to the area of the site. Where the development includes dedication of land for a new roadway, the site area for calculating the plot ratio does not include the land to be dedicated for the new roadway.

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings.

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GENERAL NOTES

TP1 04/12/2024 DA ISSUE

Rev Date Chkd Reason for Issue

Based on Drawings Received:

TOWN PLANNING ISSUE

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Project SITE 17 NORTHSHORE HAMILTON

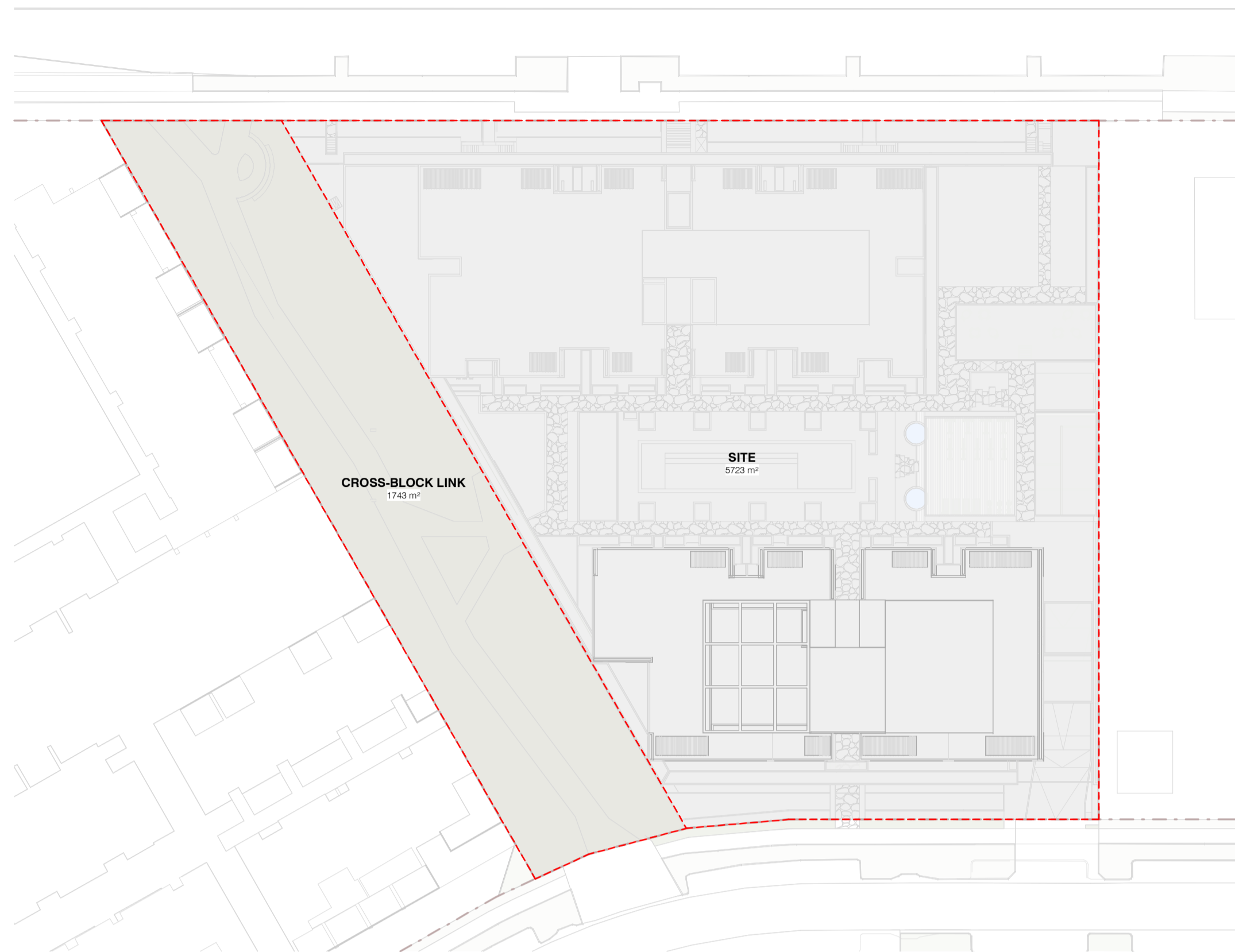
Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title DEVELOPMENT SUMMARY

Date 01/07/2024 Project No 24047

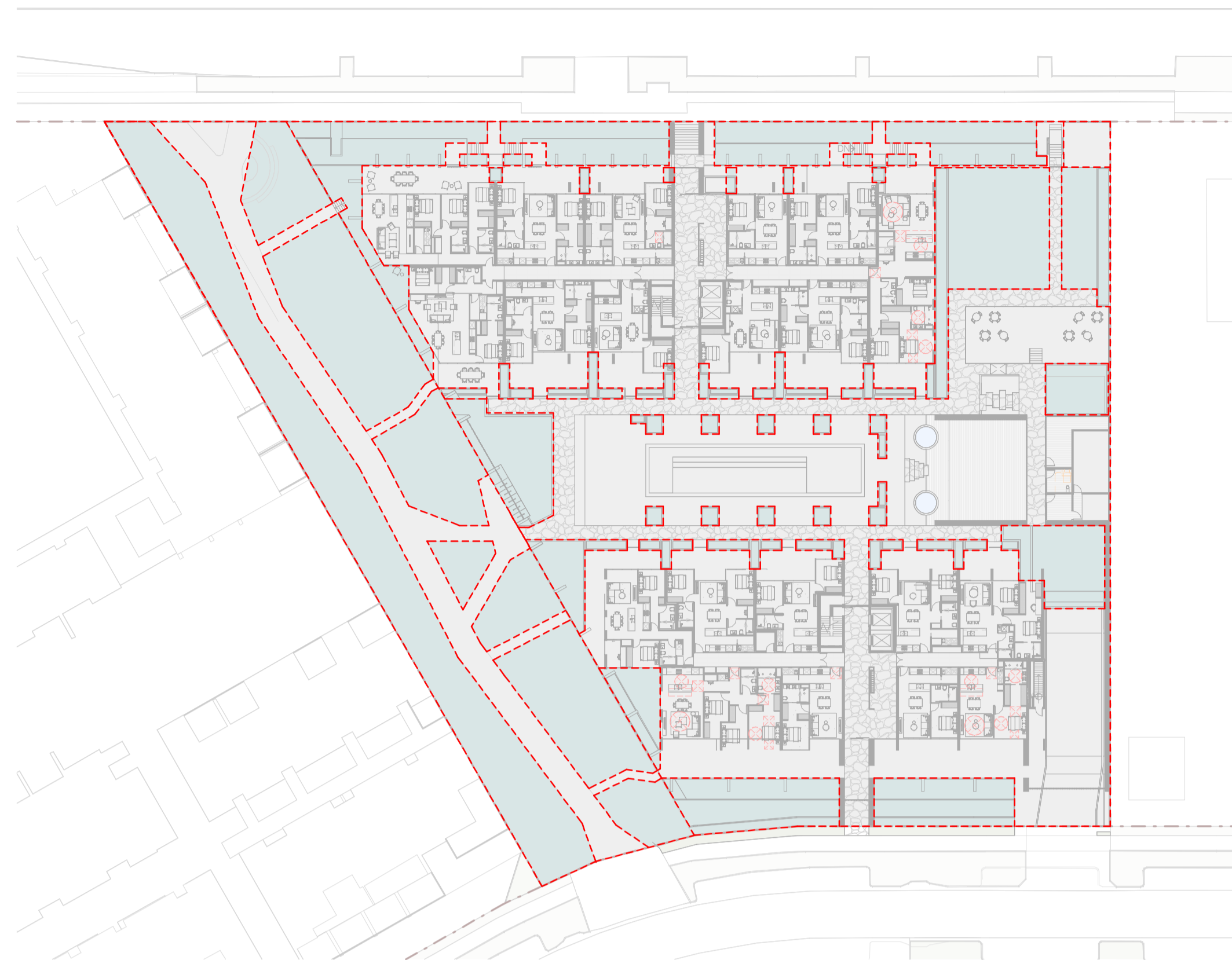
Scale @ A1 Dwg No TP1-0002

Drawn By MH Chkd KW Rev TP1



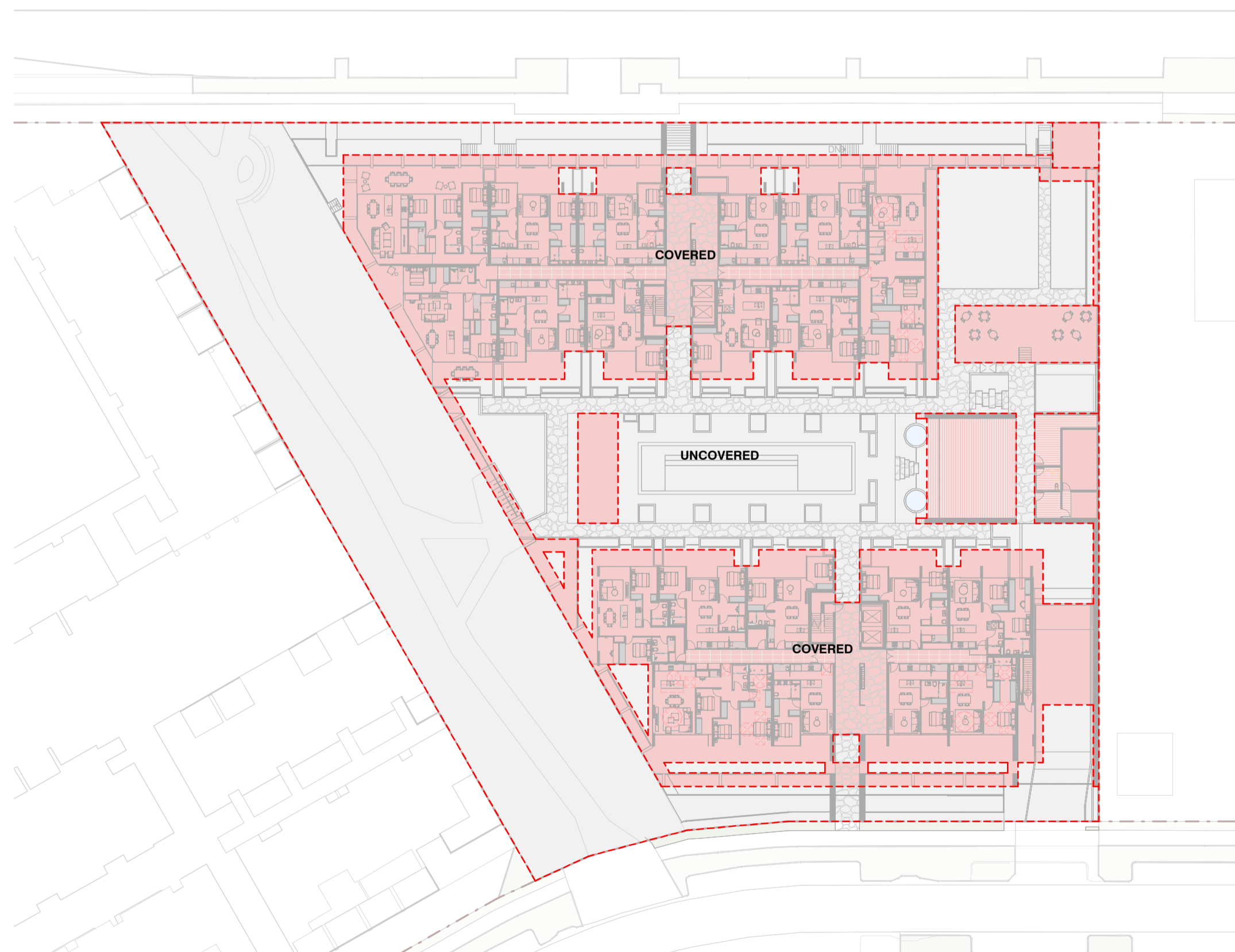
1 SITE AREA
SCALE 1:500

SITE AREA		
SITE	5723 m ²	77%
CROSS-BLOCK LINK	1743 m ²	23%
SITE AREA TOTAL:	7466 m ²	



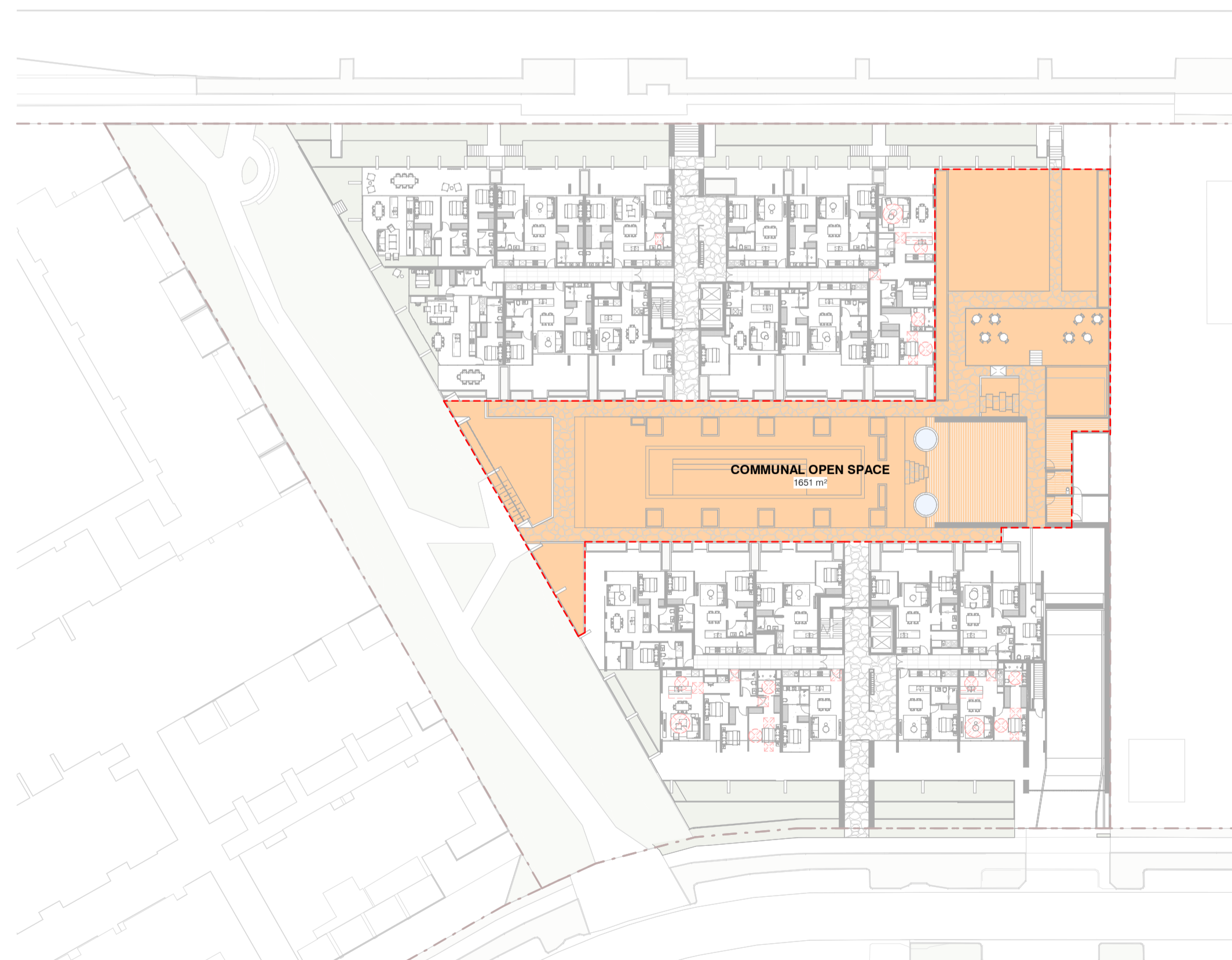
2 PERMEABILITY
SCALE 1:500

SITE PERMEABILITY		
PERMEABILITY HAS BEEN CALCULATED INCLUDING PERMEABLE PAVING AND PLANTERS		
PERMEABLE	2718 m ²	36%
NOT PERMEABLE	4748 m ²	64%



3 SITE COVERAGE
SCALE 1:500

SITE COVERAGE		
COVERED	3472 m ²	47%
UNCOVERED	3994 m ²	53%

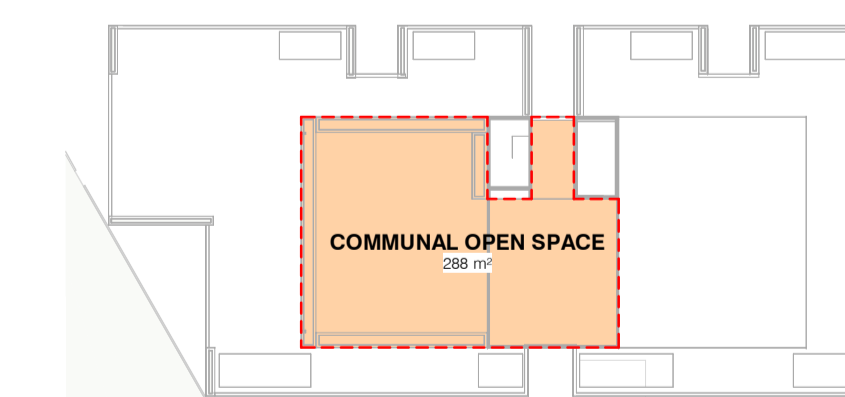


4 COMMUNAL OPEN SPACE - GROUND
SCALE 1:500

COMMUNAL OPEN SPACE		
SITE 17 - GROUND LEVEL	1651 m ²	
SITE 17 - ROOFTOP AMENITY	288 m ²	
	1940 m ²	

26% (INCLUDING CROSS-BLOCK LINK)
 34% (EXCLUDING CROSS-BLOCK LINK)

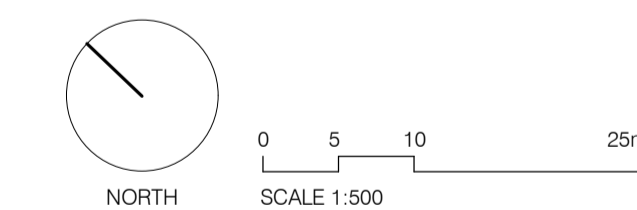
5 COMMUNAL OPEN SPACE - ROOFTOP (SOUTH)
SCALE 1:500



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Project SITE 17 NORTHSHORE HAMILTON

Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title COMPLIANCE WITH PLANNING REQUIREMENTS

Date 01/07/2024 Project No 24047

Scale @ A1 1:500 Dwg No TP1-0003

Drawn By MH/ME Chkd KW Rev TP1

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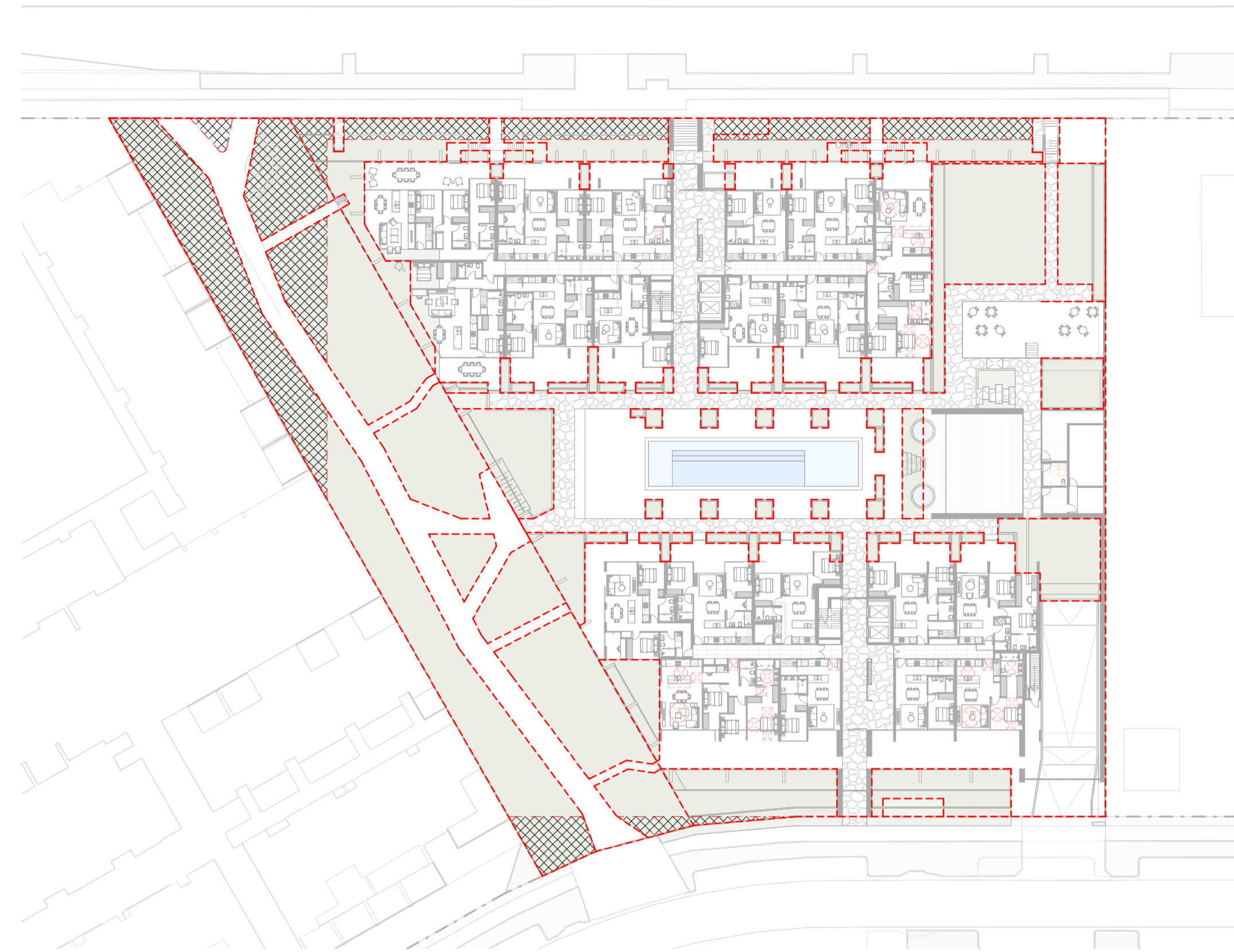
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GENERAL NOTES

LANDSCAPE AREA - WHOLE BUILDING

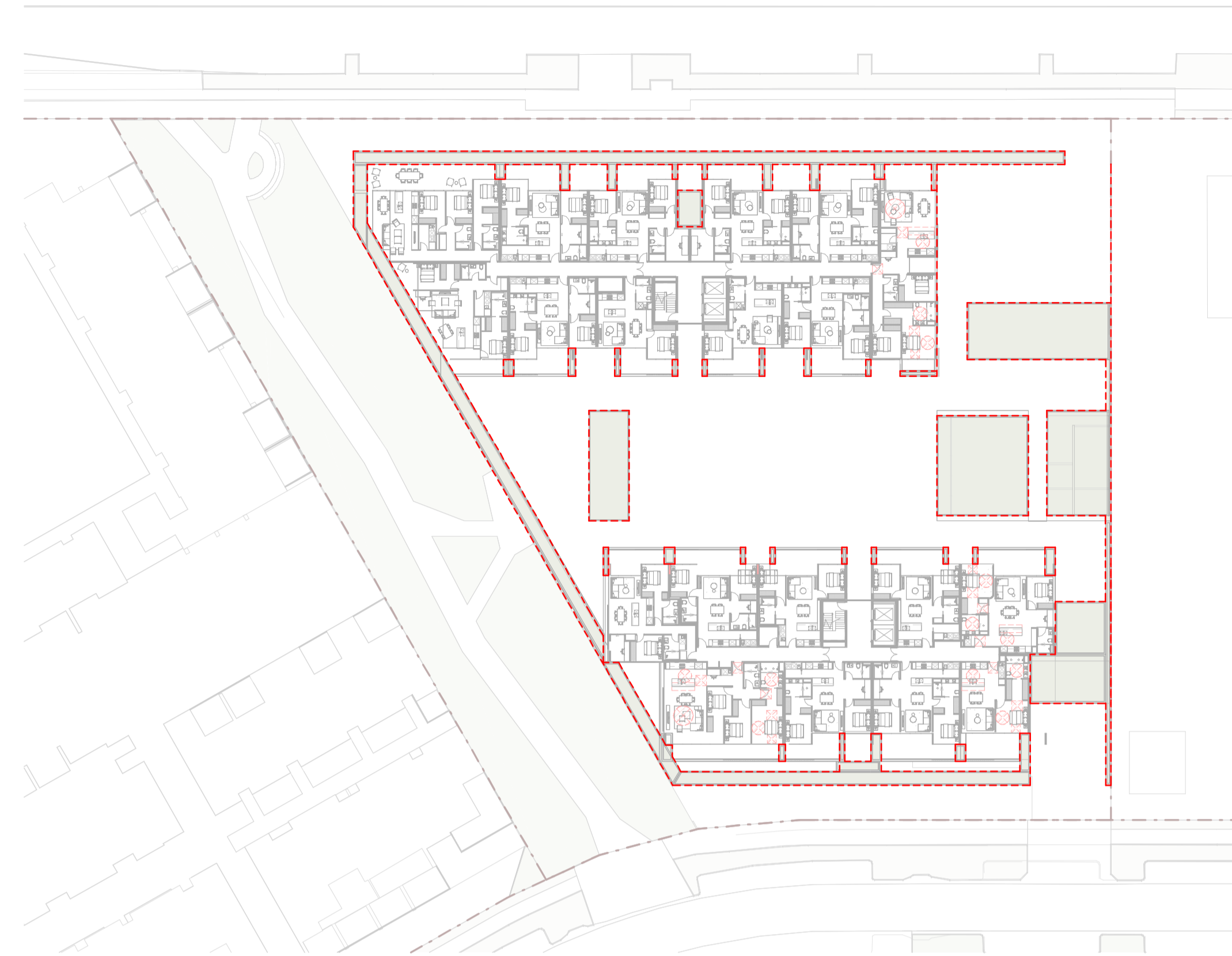
ALL GARDEN AREAS ACROSS THE SITE 17 DEVELOPMENT, INCLUDING PLANTERS

SITE 17 - GROUND LEVEL	2715 m ²
SITE 17 - LEVEL 1	886 m ²
SITE 17 - LEVEL 2	75 m ²
SITE 17 - LEVEL 3	75 m ²
SITE 17 - LEVEL 4	75 m ²
SITE 17 - LEVEL 5	29 m ²
SITE 17 - LEVEL 6	29 m ²
SITE 17 - LEVEL 7	42 m ²
	3929 m²



1 LANDSCAPE AREA - GROUND LEVEL
 SCALE 1:500

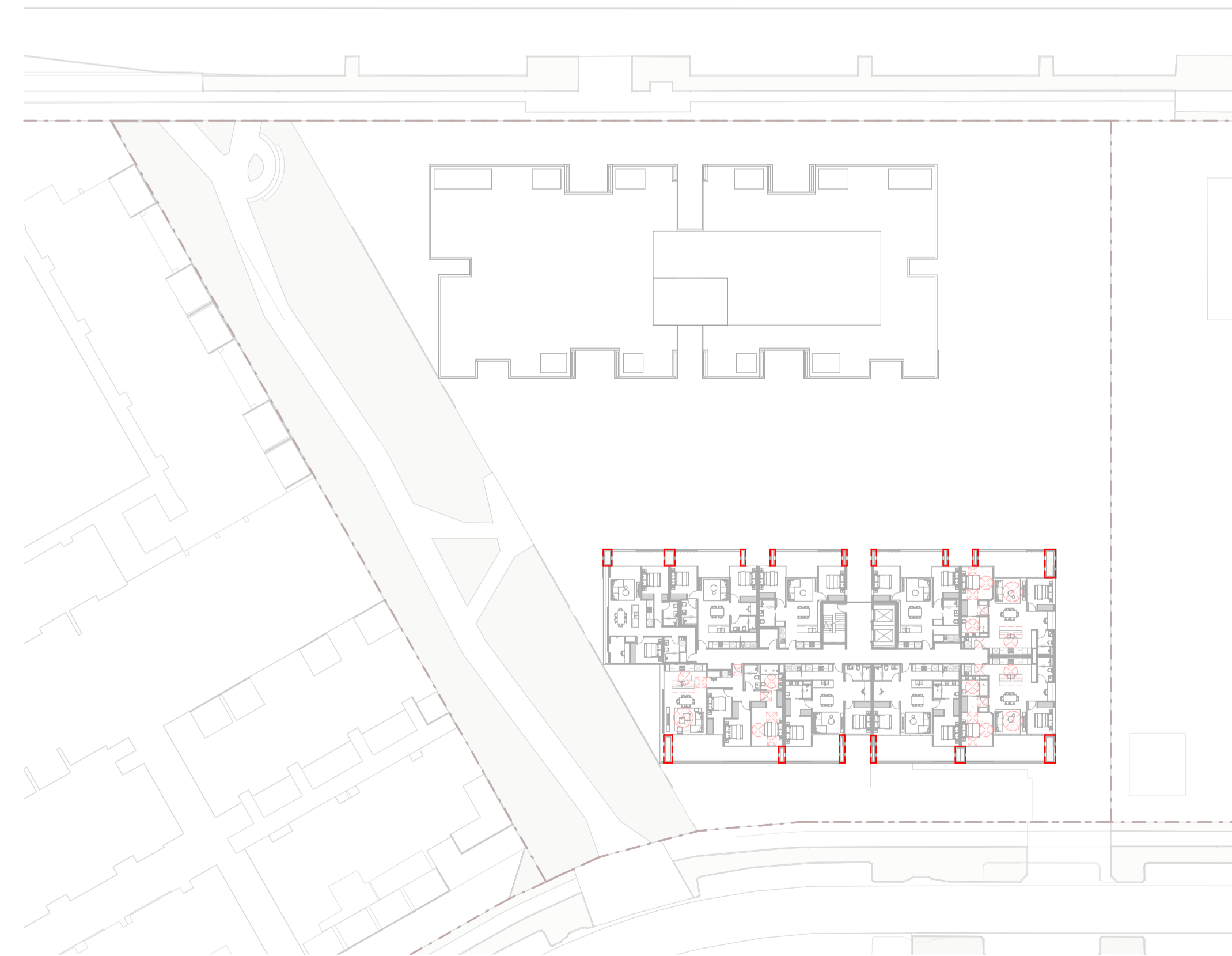
LANDSCAPE AREA - GROUND		
LANDSCAPE	2715 m ²	39%
NOT LANDSCAPE	4312 m ²	61%
DEEP PLANTING AREA	648.7 M ²	



2 LANDSCAPE AREA - LEVEL 1
 SCALE 1:500



3 LANDSCAPE AREA - LEVEL 2-4
 SCALE 1:500

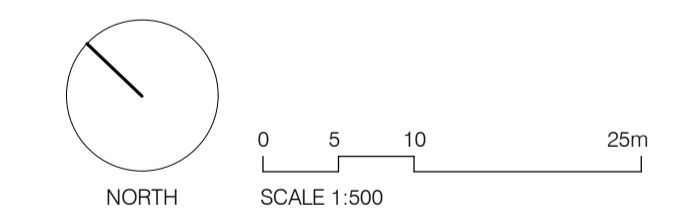


4 LANDSCAPE AREA - LEVEL 5-6
 SCALE 1:500

TP1 04/12/2024 DA ISSUE

Rev Date Chkd Reason for Issue

Based on Drawings Received:



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Project SITE 17 NORTHSHORE HAMILTON

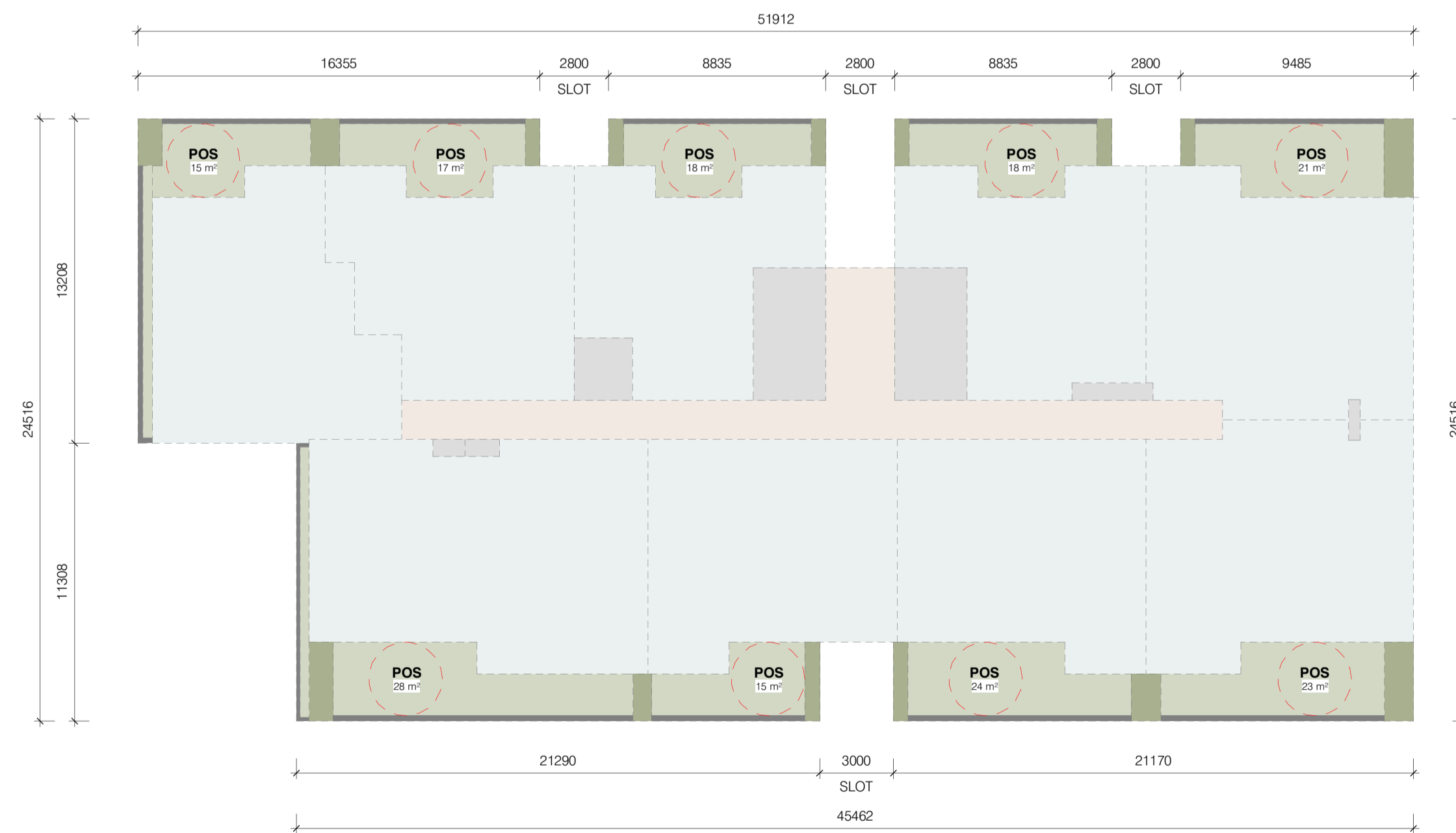
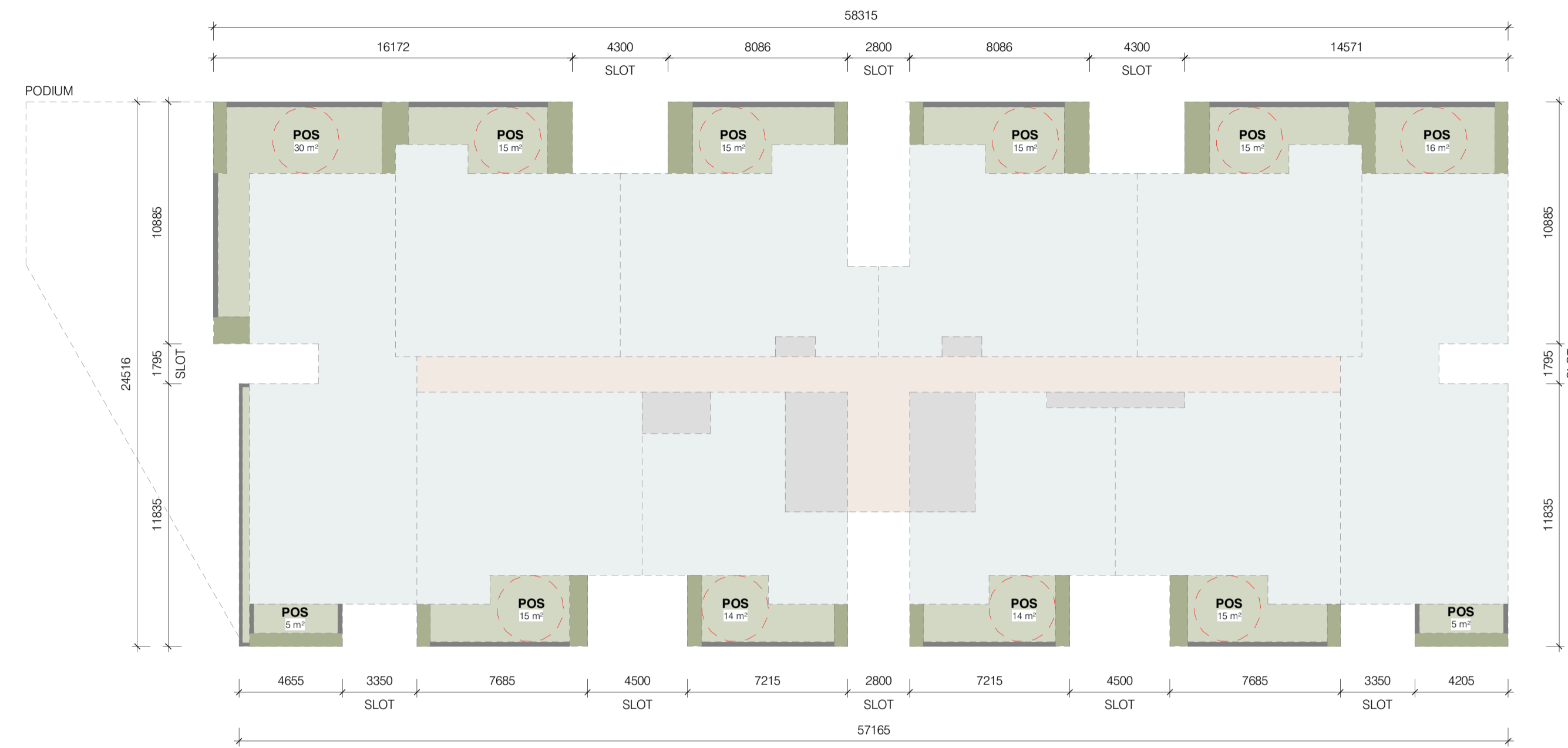
Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title COMPLIANCE WITH PLANNING REQUIREMENTS - LANDSCAPE AREAS

Date 01/07/2024 Project No 24047

Scale @ A1 1:500 Dwg No TP1-0004

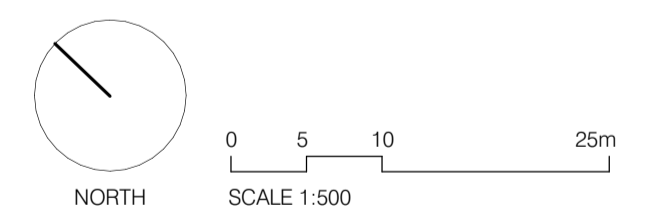
Drawn By MH/ME Chkd KW Rev TP1



TP1 04/12/2024 DA ISSUE

Rev Date Chkd Reason for Issue

Based on Drawings Received:



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Project SITE 17 NORTHSHORE HAMILTON

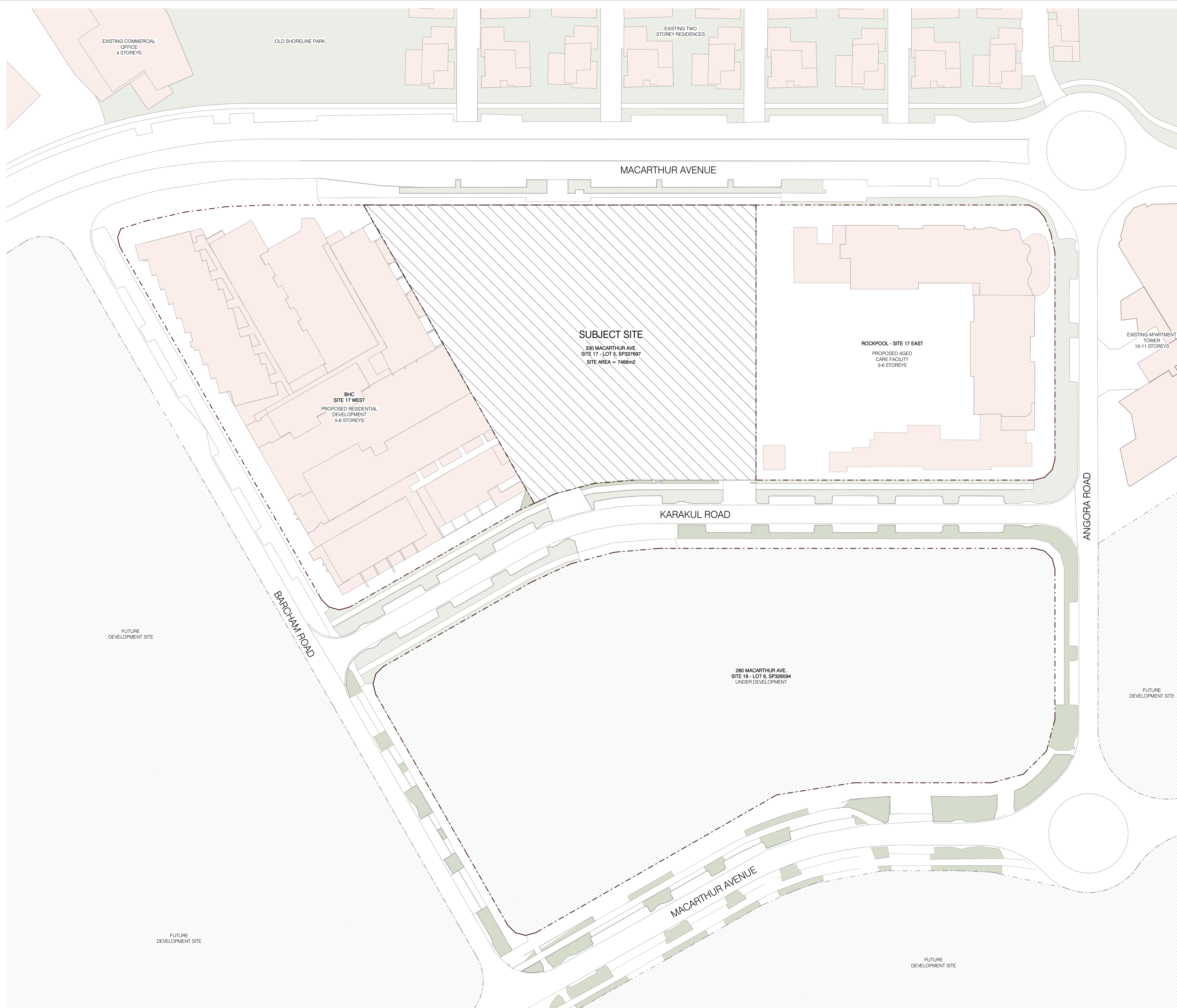
Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title AREA SUMMARY - TYPICAL FLOOR

Date 01/07/2024 Project No 24047

Scale @ A1 1:200 Dwg No TP1-0005

Drawn By Author Chkd Checker Rev TP1



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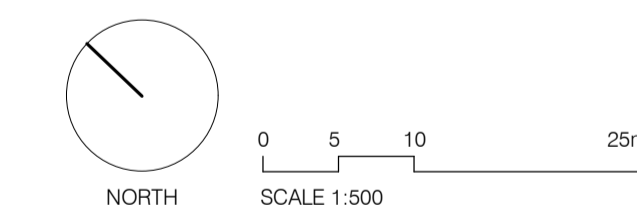
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GENERAL NOTES

TP1 04/12/2024 DA ISSUE

Rev	Date	Chkd	Reason for Issue

Based on Drawings Received:



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Project SITE 17 NORTHSORE HAMILTON

Site 17 280 MacArthur Avenue, Hamilton, Queensland

Title LOCATION PLAN

Date 01/07/2024 Project No 24047

Scale @ A1 1:500 Dwg No TP1-0101

Drawn By MH/ME Chkd KW Rev TP1

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GENERAL NOTES

CLIENT	Economic Development Queensland
LOT LAYOUT	DETAIL SURVEY
REAL PROPERTY DESCRIPTION	Proposed Lot 5 on SP326594

- NOTES**
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w: www.landpartners.com.au

HEIGHT DATUM AHD D	LOCAL AUTHORITY BRISBANE C.C.
HEIGHT ORIGIN PSM188779 RL 4.325m	SCALE 1:1000 (A3)
MERIDIAN SP326594	DRAWN AUC
CO-ORD SYSTEM Arbitrary Plane	CHECKED MLM
CAD FILE BRMM7695-000-240-2	DATE 6/10/2022
UDN	APPROVED MLM
	DATE 6/10/2022
BRMM7695-000-244-1	

TP1	04/12/2024	DA ISSUE	
Rev	Date	Chkd	Reason for Issue

Based on Drawings Received:



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Project	SITE 17 NORTHSHORE HAMILTON		
	Site 17 280 Macarthur Avenue, Hamilton, Queensland		
Title	SURVEY PLAN		
Date	01/07/2024	Project No	24047
Scale @ A1	1:500	Dwg No	TP1-0102
Drawn By	MH/ME	Chkd	KW
Rev		Rev	TP1

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT RESOURC



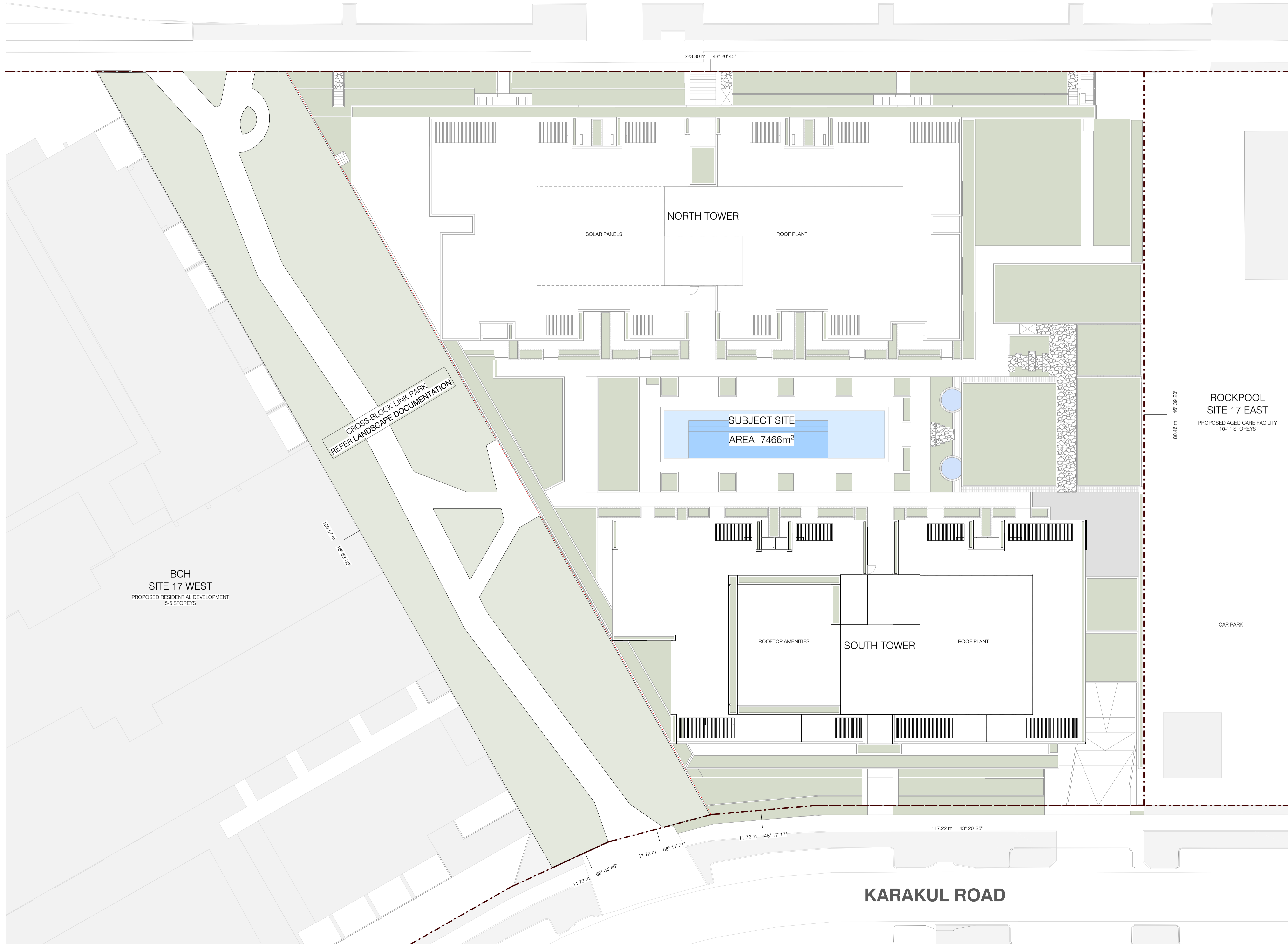
SYM	CODE	DESCRIPTION	SYM	CODE	DESCRIPTION
●	BM	BENCHMARK	⊕	SGN	SIGNS
○	BOL	BOLLARD	⊕	SIO	INSPECTION OPENING
●	CP	COLUMN / PILLAR	⊕	SM	SEWERAGE MANHOLE
⊠	EBX	ELECTRICAL BOX	⊠	SN	STREET NAME SIGN
⊠	ECM	ELEC CABLE MARKER	⊠	SPR	SPRINKLER
⊠	ELP	ELEC/LIGHT POLE	⊠	SPR	TREE
⊠	EM	ELECTRICAL PIT	⊠	SSV	STOP/SLUICE VALVE
⊠	EP	ELECTRICITY POLE	⊠	STN	SURVEY STATION
⊠	ESP	ELECTRICITY STAY POLE	⊠	SW	STORMWTR. MANHOLE
⊠	FH	FIRE HYDRANT	⊠	TAP	TAP
⊠	FHP	FIRE HYDRANT PILLAR	⊠	TE	TELECOM PIT
⊠	FP	FLAG POLE	⊠	TM	TELECOM MANHOLE
⊠	GMH	GAS MANHOLE	⊠	TOH	TRANSFORMER O/HEAD
⊠	GMK	GAS MARKER	⊠	TP	TELEPHONE POLE
⊠	GP	GUIDE POST	⊠	TRL	TRAFFIC LIGHTS
⊠	GS	GUIDE SIGN	⊠	TRP	TRAFFIC PIT
⊠	GT	GULLY TRAP	⊠	WAV	WATER AIR VALVE
⊠	GV	GAS VALVE	⊠	WCU	WATER END CAP
⊠	HB	HOSE BOX/REEL	⊠	WM	WATER METER
⊠	HM	HYDRANT MARKER	⊠	WMH	WATER MANHOLE
⊠	MHU	MANHOLE UNKNOWN	⊠	WPR	WATER REDUCER
⊠	PLM	PALM TREE	⊠	WRV	WATER REFLUX VALVE
⊠	PIL	TELECOM PILLAR	⊠	WSP	WATER SAMPLE POINT
⊠	PKM	PARKING METER	⊠	WSV	WATER SCOUR VALVE
⊠	PSM	PERM. SURVEY MARK	⊠	WTE	WATER TEE JUNCTION
⊠	SEV	SEWERAGE VENT	⊠	WV	WATER VALVE
⊠	SHB	SHRUB	⊠	WVM	WATER VALVE MARKER

MACARTHUR AVENUE

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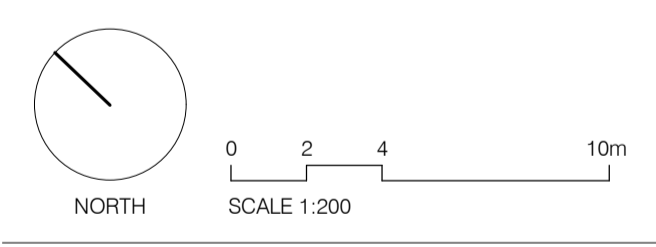
GENERAL NOTES



ROCKPOOL
SITE 17 EAST
PROPOSED AGED CARE FACILITY
10-11 STOREYS

BCH
SITE 17 WEST
PROPOSED RESIDENTIAL DEVELOPMENT
5-6 STOREYS

TP1 04/12/2024 DA ISSUE
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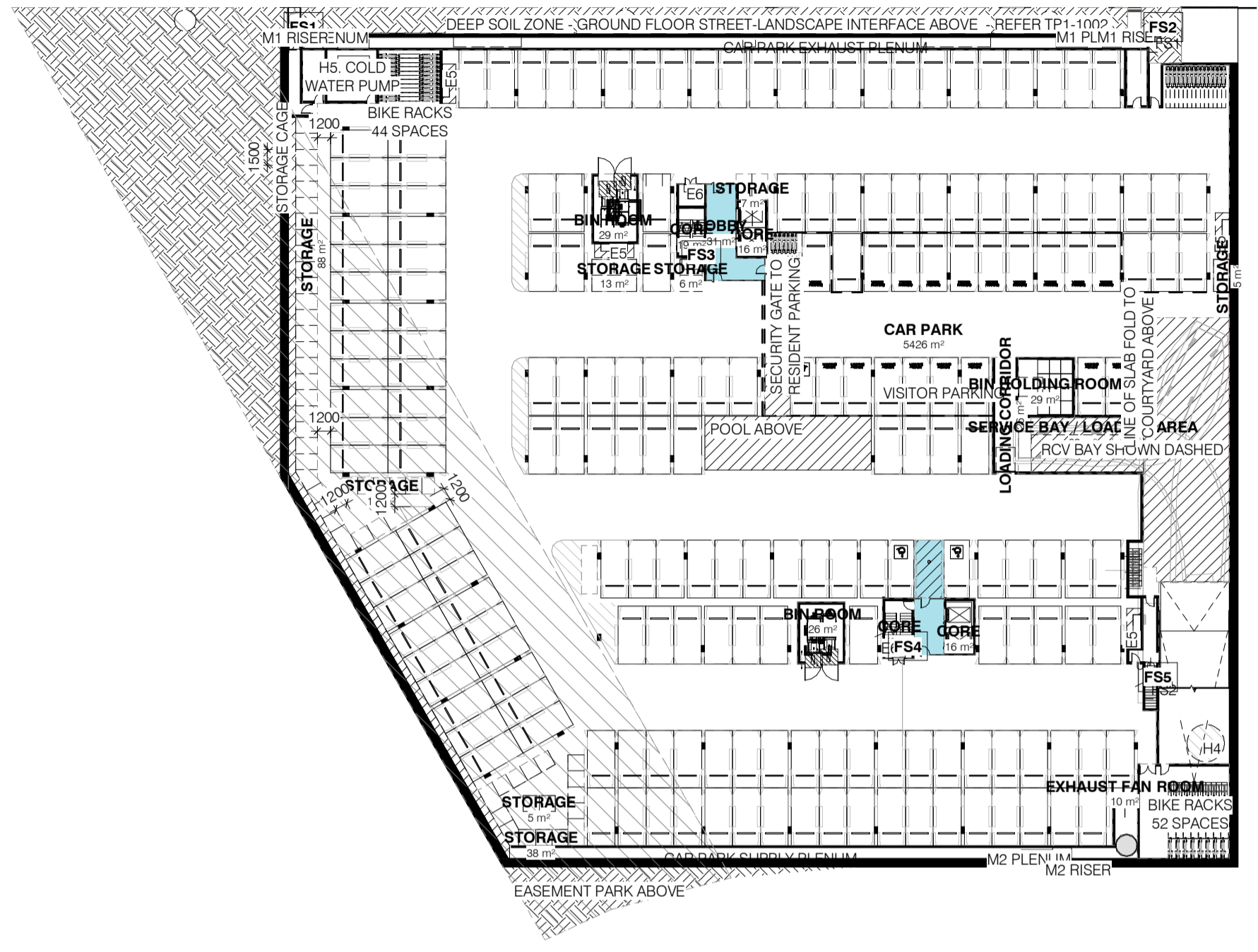
Project SITE 17 NORTHSHORE HAMILTON
Site 17 280 Macarthur Avenue, Hamilton, Queensland
Title PROPOSED SITE PLAN
Date 01/07/2024 Project No 24047
Scale @ A1 1:200 Dwg No TP1-0103
Drawn By MH/ME Chkd KW Rev TP1

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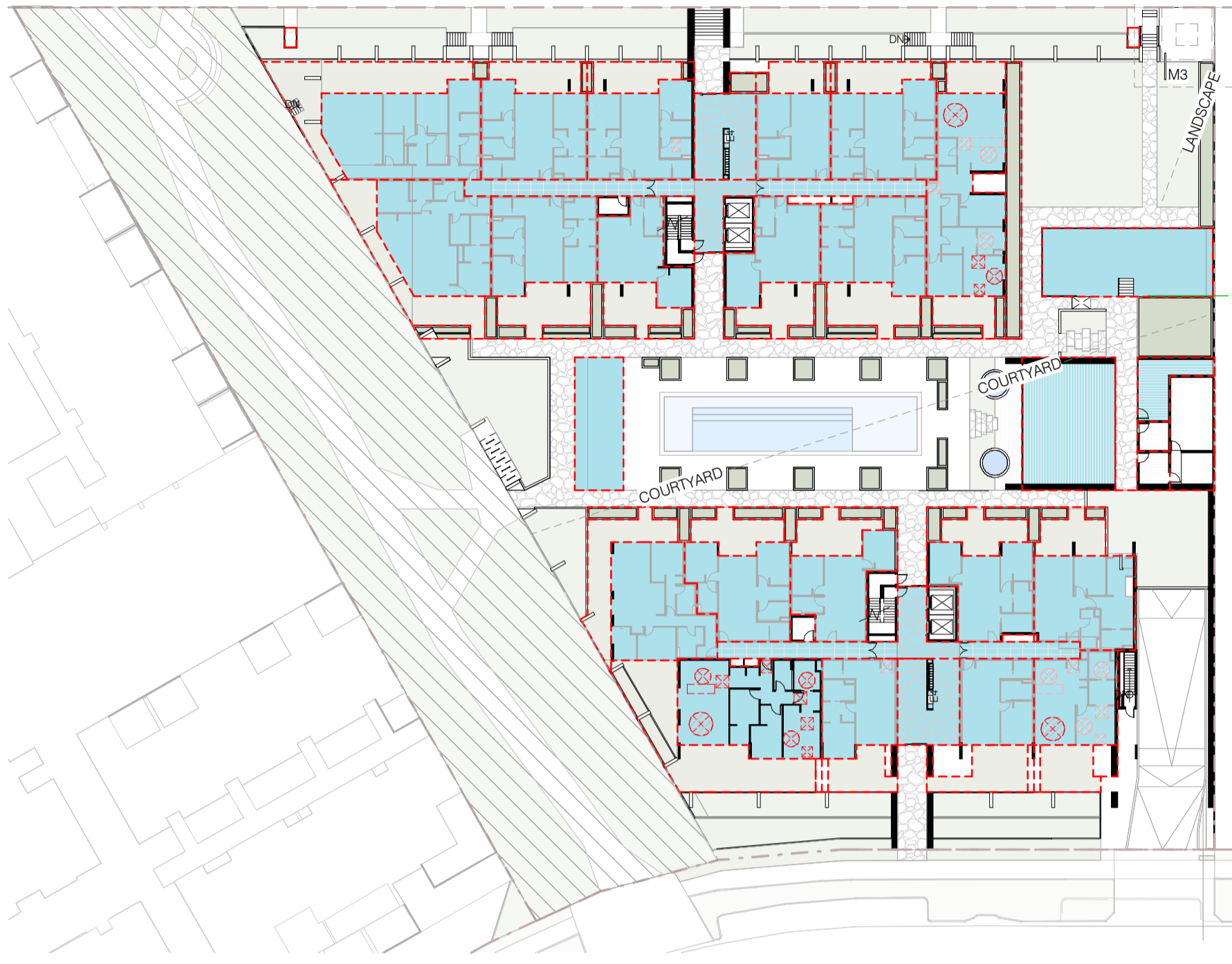
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GENERAL NOTES

- LEGEND
- GROSS FLOOR AREA (GFA)
 - PRIVATE OPEN SPACE (POS)



1 BASEMENT GFA
 SCALE 1 : 500



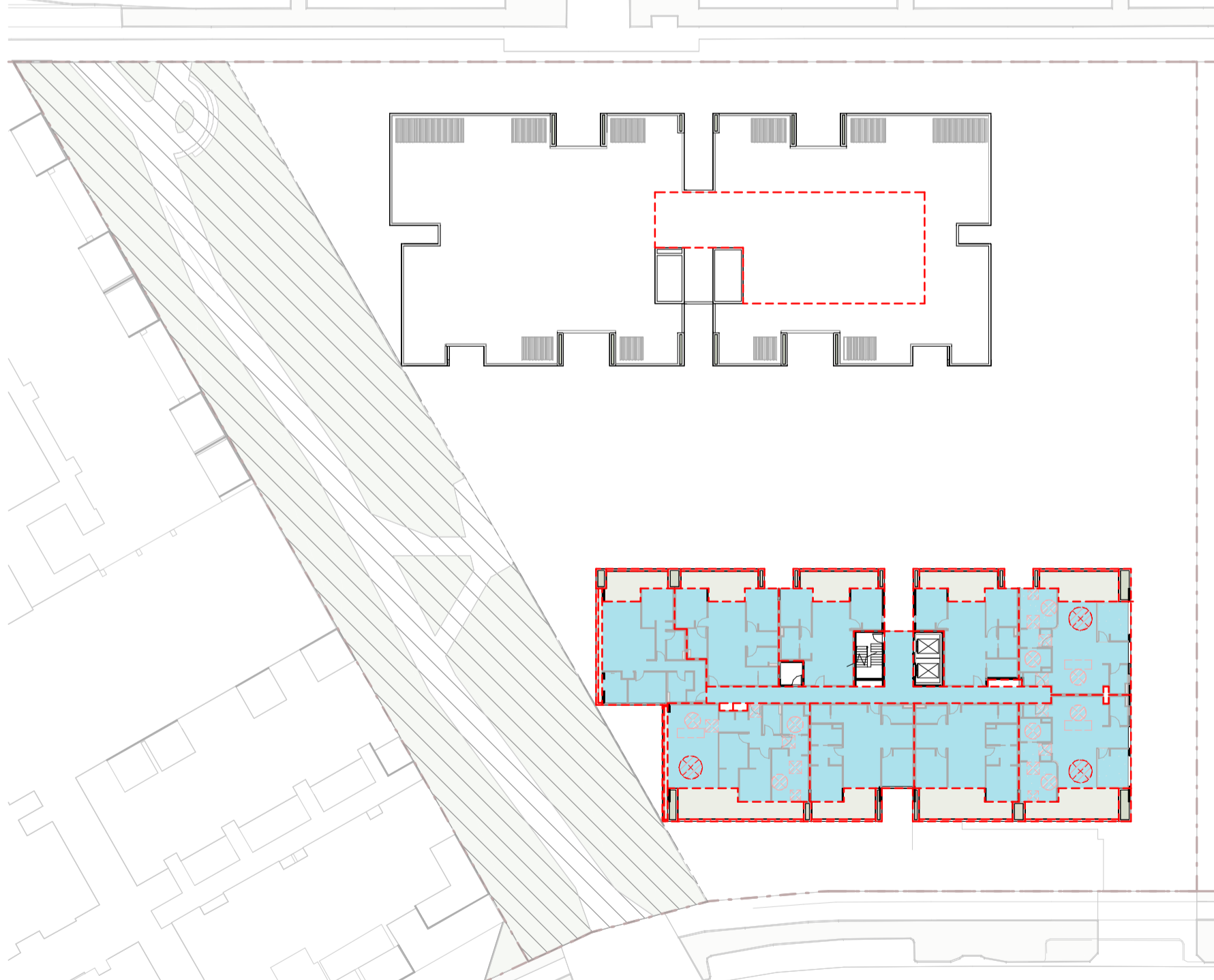
2 GROUND FLOOR GFA
 SCALE 1 : 500



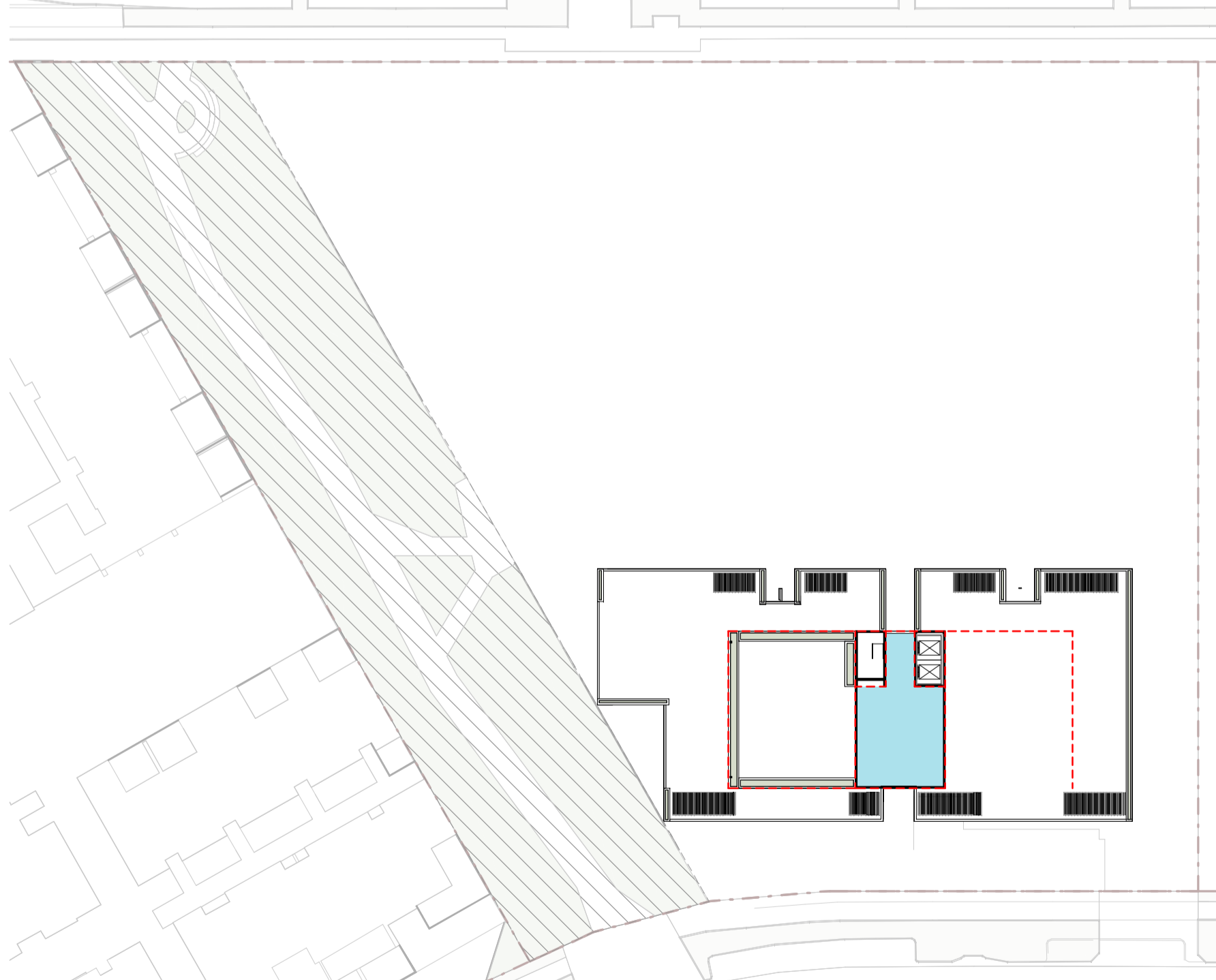
3 LEVEL 1 GFA
 SCALE 1 : 500



4 LEVEL 2-4 GFA
 SCALE 1 : 500



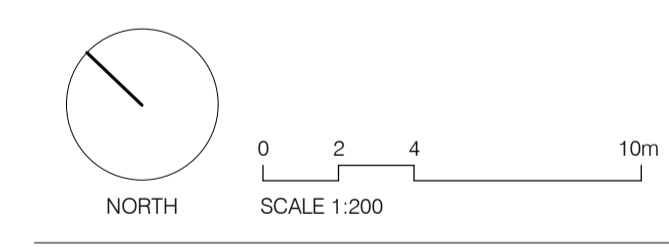
5 LEVEL 5-6 GFA
 SCALE 1 : 500



6 LEVEL 7 GFA
 SCALE 1 : 500

Rev	Date	Chkd	Reason for Issue
TP1	04/12/2024		DA ISSUE

Based on Drawings Received:



TOWN PLANNING ISSUE
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carr
 Level 4
 31 Flinders Lane
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 melb@carr.net.au
 carr.net.au

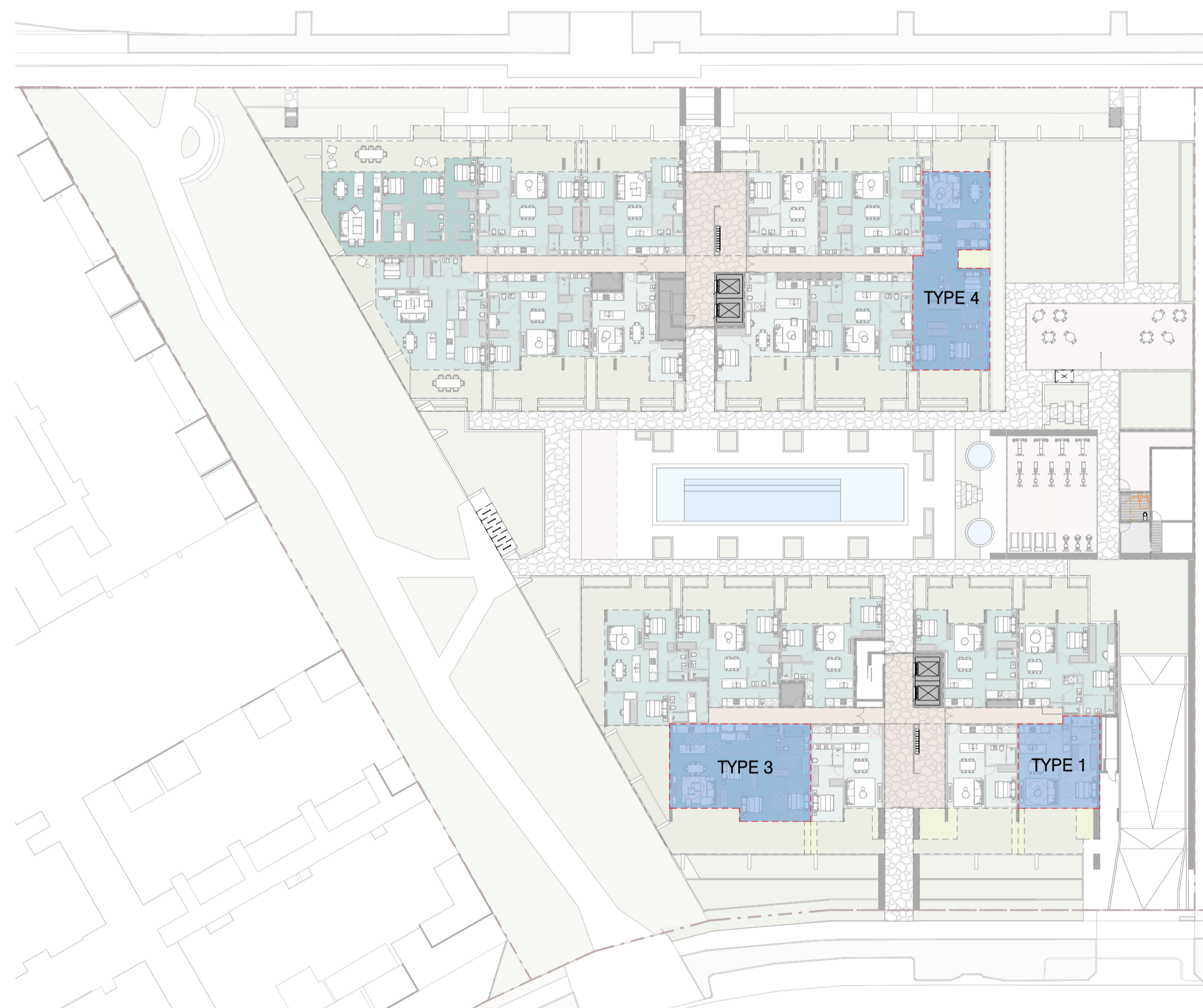
Project	SITE 17 NORTHSHORE HAMILTON		
	Site 17 280 Macarthur Avenue, Hamilton, Queensland		
Title	GFA PLANS		
Date	01/07/2024	Project No	24047
Scale @ A1	As indicated	Dwg No	TP1-0301
Drawn By	MHME Chkd KW	Rev	TP1

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings.

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GENERAL NOTES

 EDQ UNIVERSAL APARTMENT



1 UNIVERSAL APARTMENTS - GROUND / LEVEL 1
 SCALE 1:400

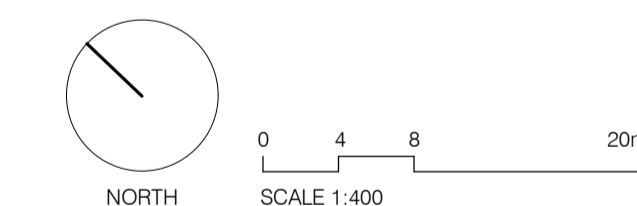


2 UNIVERSAL APARTMENTS - LEVEL 2 - LEVEL 6
 SCALE 1:400

TP1 04/12/2024 DA ISSUE

Rev Date Chkd Reason for Issue

Based on Drawings Received:



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Project SITE 17 NORTHSHORE HAMILTON

Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title UNIVERSAL APARTMENTS - GA PLANS

Date 01/07/2024 Project No 24047

Scale @ A1 As indicated Dwg No TP1-0401

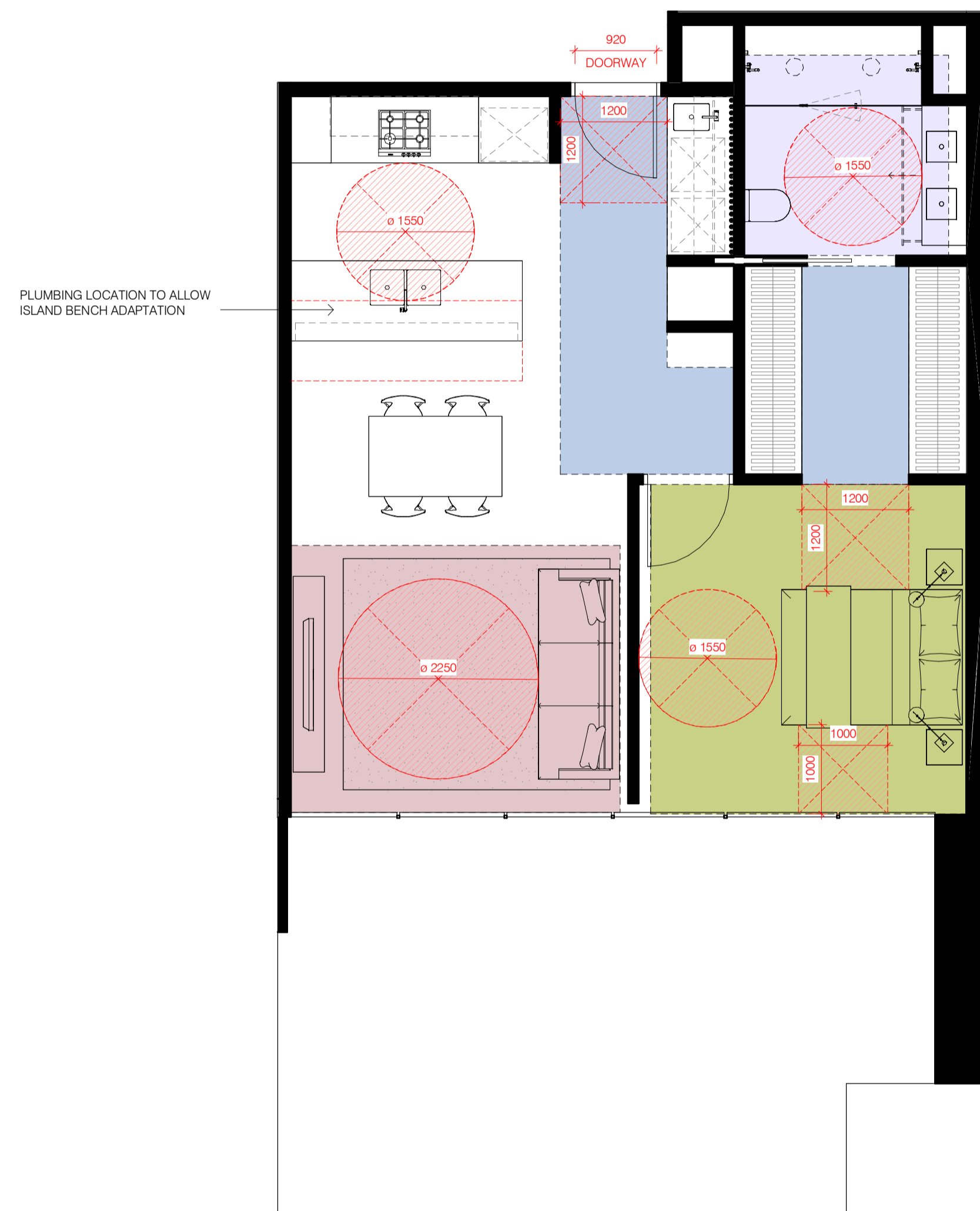
Drawn By MH/ME Chkd KW Rev TP1

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings.

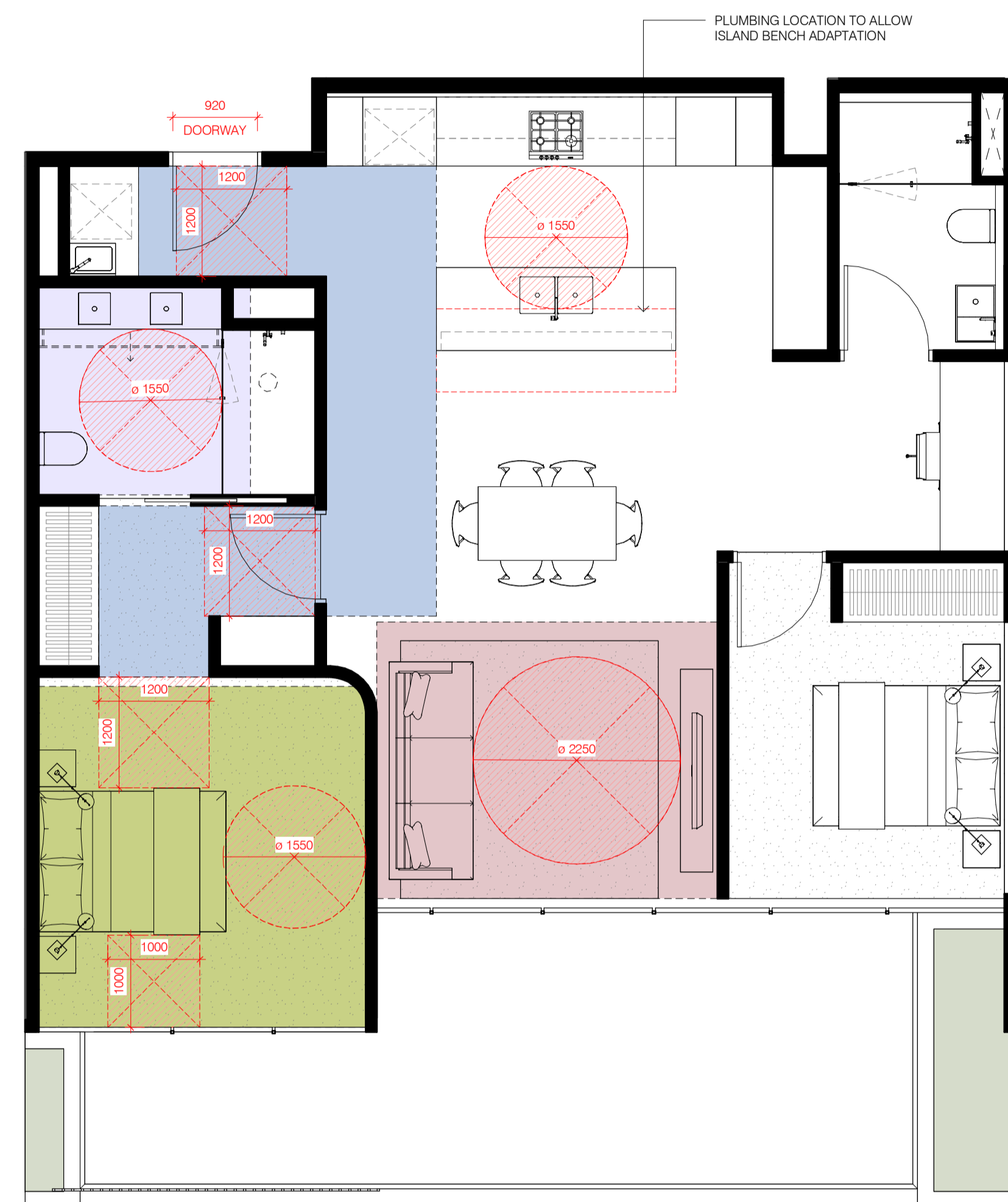
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GENERAL NOTES

- 1.2M WALKWAY CLEARANCE
- 3M X 3.7M LIVING AREA
- 2.3M X 2.25M BATHROOM
- 3.7M X 3.55M BEDROOM
- CLEARANCES



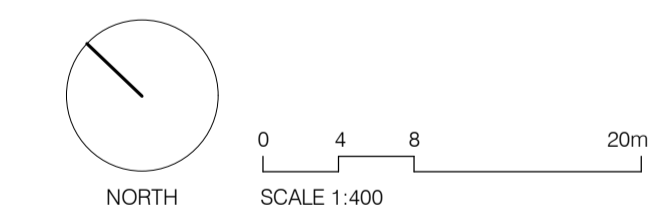
1 UNIVERSAL APARTMENTS - TYPE 1
 SCALE 1:50



2 UNIVERSAL APARTMENTS - TYPE 2
 SCALE 1:50

Rev	Date	Chkd	Reason for Issue

Based on Drawings Received:



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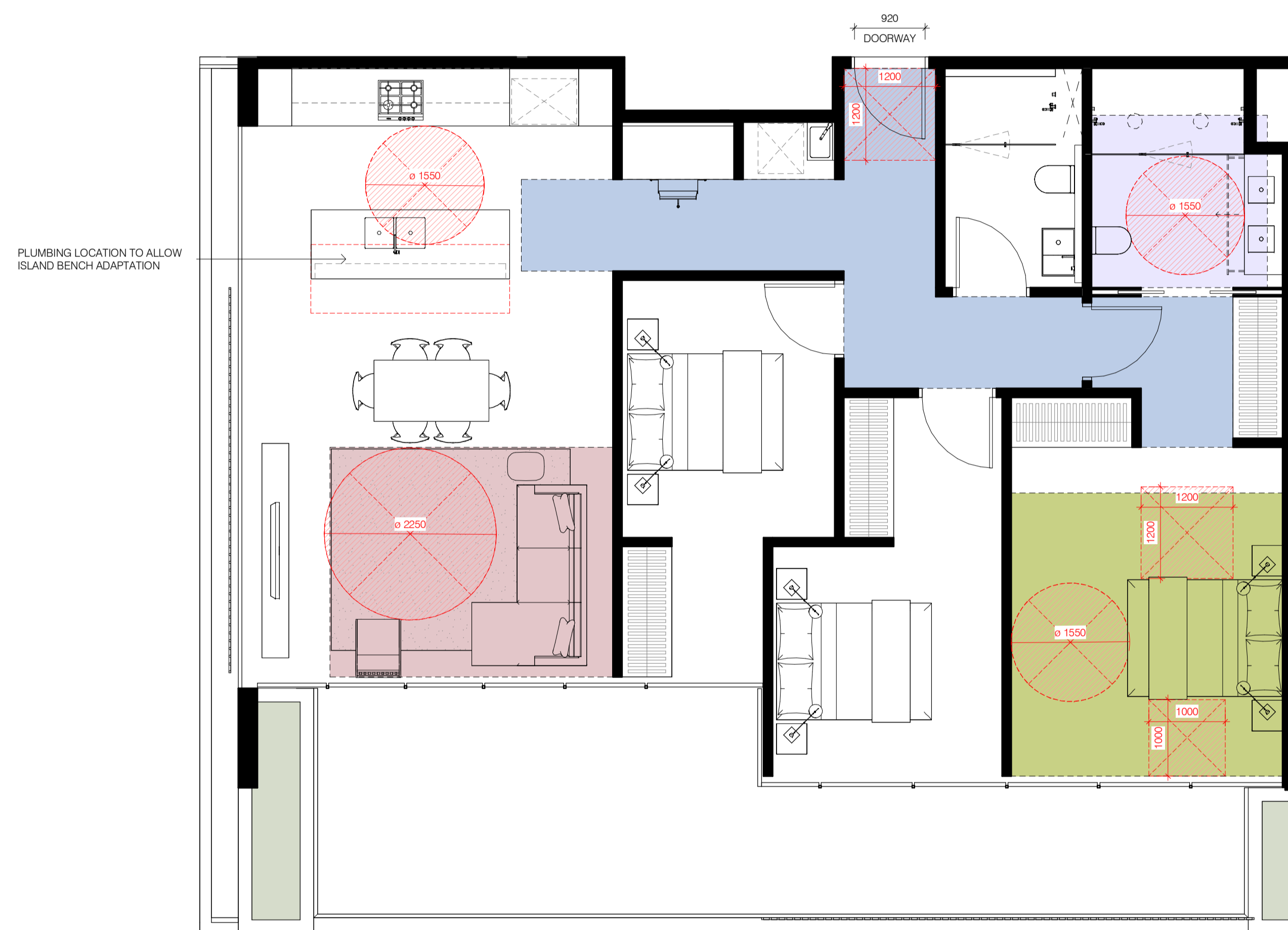
Project	SITE 17 NORTHSHORE HAMILTON		
	Site 17 280 Macarthur Avenue, Hamilton, Queensland		
Title	UNIVERSAL APARTMENTS - APT PLANS		
Date	01/07/2024	Project No	24047
Scale @ A1	1:50	Dwg No	TP1-0402
Drawn By	MH/ME Chkd KW	Rev	TP1

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings.

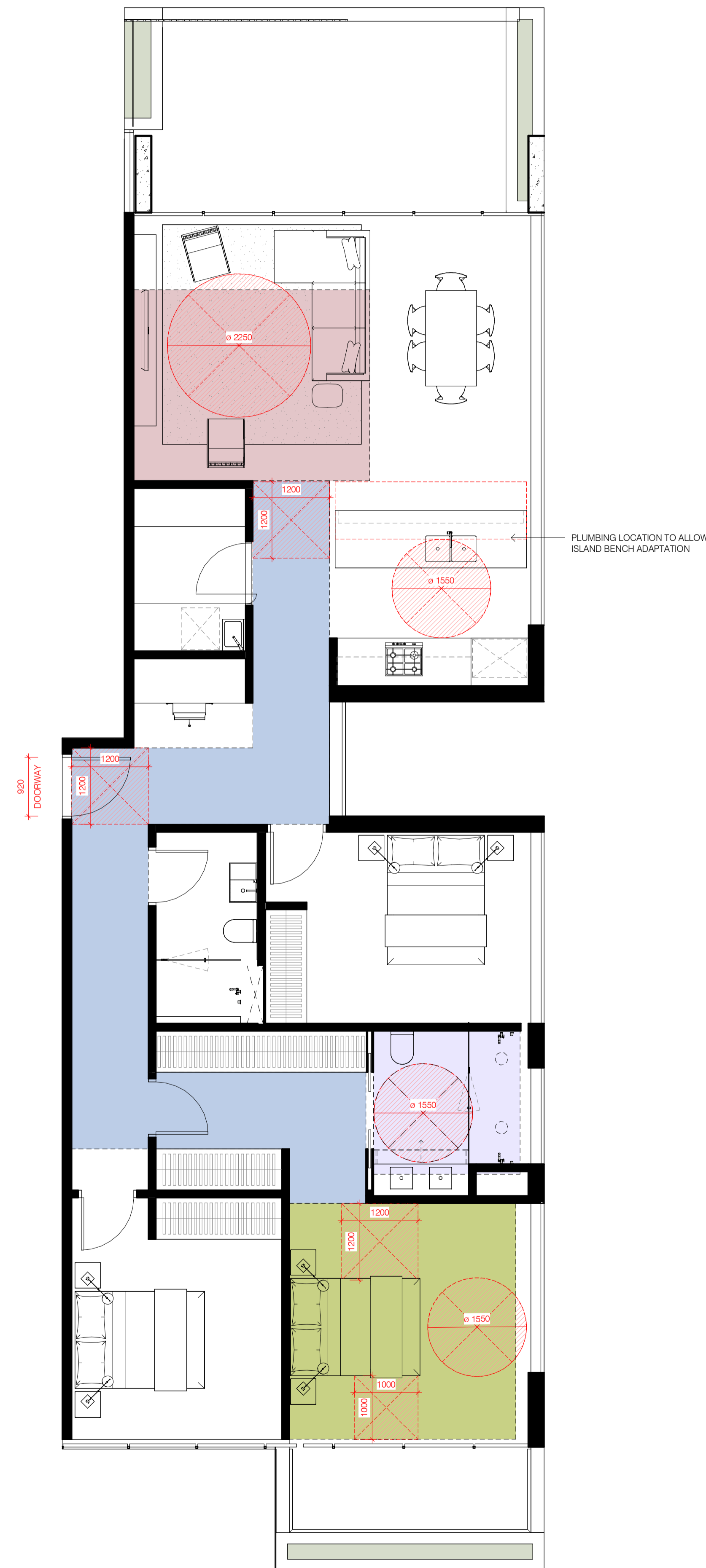
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GENERAL NOTES

- 1.2M WALKWAY CLEARANCE
- 3M X 3.7M LIVING AREA
- 2.3M X 2.25M BATHROOM
- 3.7M X 3.55M BEDROOM
- CLEARANCES

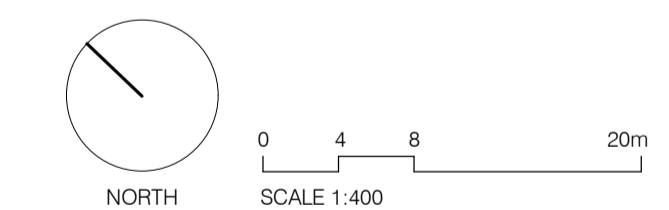


1 UNIVERSAL APARTMENTS - TYPE 3
 SCALE 1:50



2 UNIVERSAL APARTMENTS - TYPE 4
 SCALE 1:50

TP1	04/12/2024	DA ISSUE	
Rev	Date	Chkd	Reason for Issue
Based on Drawings Received:			



TOWN PLANNING ISSUE

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Project	SITE 17 NORTHSHORE HAMILTON		
	Site 17 280 Macarthur Avenue, Hamilton, Queensland		
Title	UNIVERSAL APARTMENTS - APT PLANS		
Date	01/07/2024	Project No	24047
Scale @ A1	1:50	Dwg No	TP1-0403
Drawn By	MH/ME Chkd KW	Rev	TP1

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings.

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GENERAL NOTES

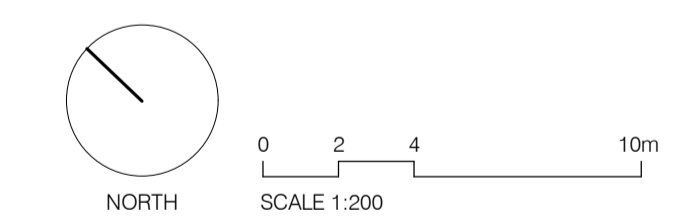
CARS	REQUIRED	PROVIDED
VISITOR (INCLUDING 1 ACCESSIBLE)	19	19
RESIDENT (INCLUDING 2 ACCESSIBLE)	156	174
TANDEM (RESIDENTIAL ONLY)	41	42
TOTAL	176	193

BIKES	REQUIRED	PROVIDED
VISITOR	29	29
RESIDENT	115	115
TOTAL	144	144

TP1 04/12/2024 DA ISSUE

Rev Date Chkd Reason for Issue

Based on Drawings Received:



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Project SITE 17 NORTHSHORE HAMILTON

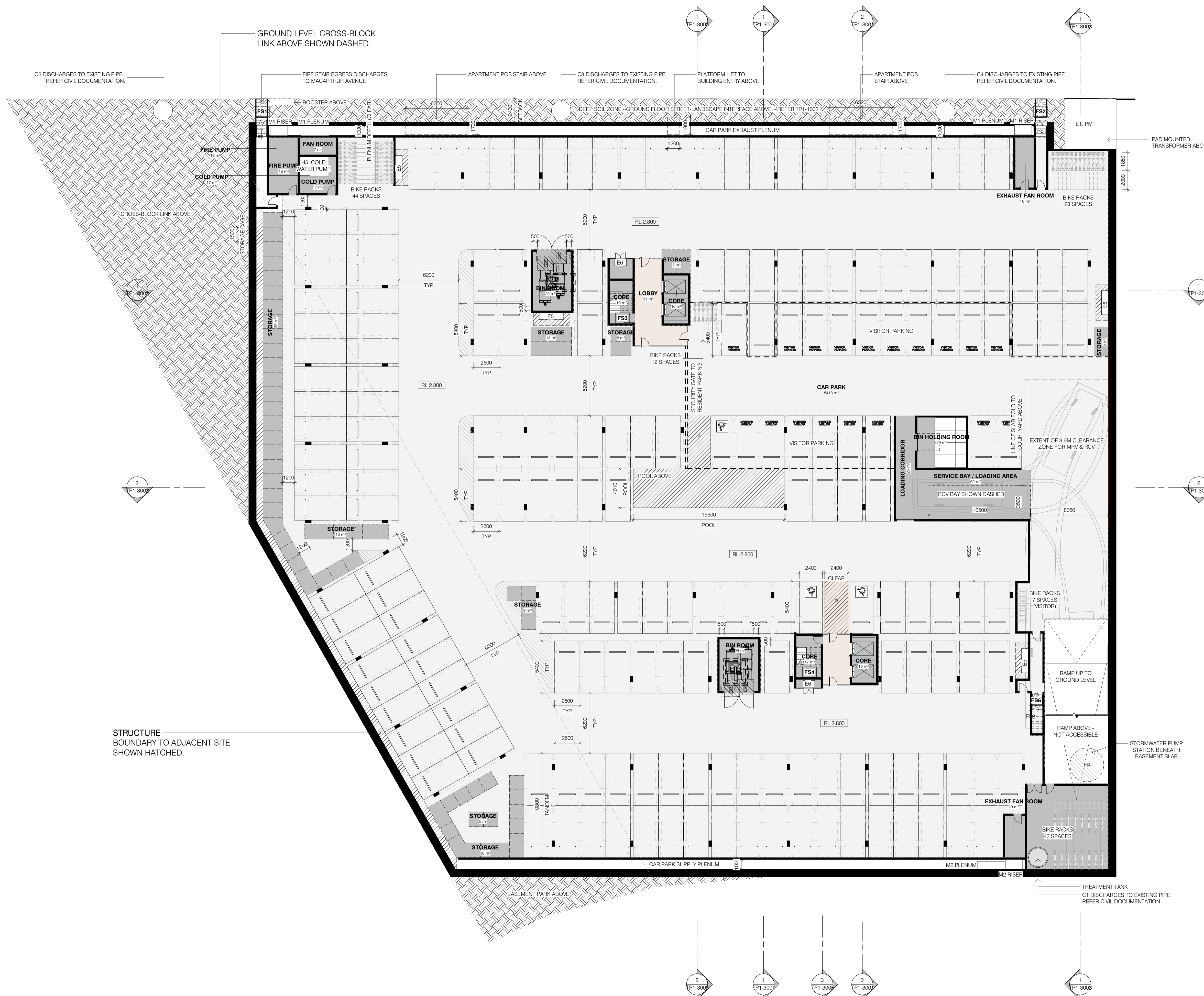
Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title BASEMENT 01

Date 01/07/2024 Project No 24047

Scale @ A1 1:200 Dwg No TP1-1001

Drawn By MH/ME Chkd KW Rev TP1



MACARTHUR AVENUE

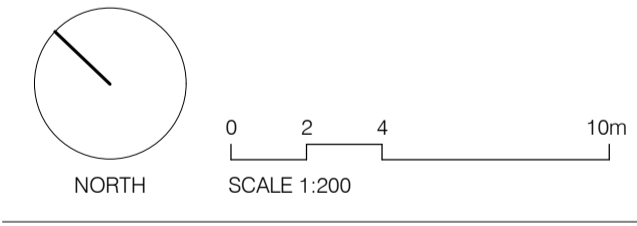


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GENERAL NOTES

TP1 04/12/2024 DA ISSUE
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Project SITE 17 NORTHSHORE HAMILTON

Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title GROUND LEVEL

Date 01/07/2024 Project No 24047

Scale @ A1 1:200 Dwg No TP1-1002

Drawn By MH/JM/ekd KW Rev TP1

KARAKUL ROAD

MACARTHUR AVENUE

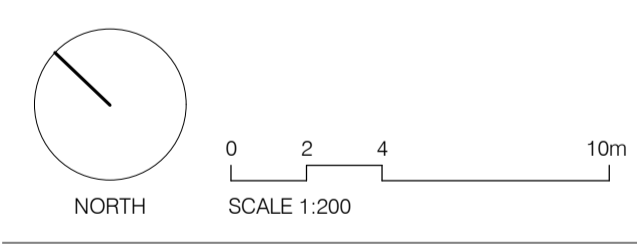


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Project SITE 17 NORTHSHORE HAMILTON

Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title LEVEL 01

Date 01/07/2024 Project No 24047

Scale @ A1 1:200 Dwg No TP1-1003

Drawn By MH/JM/ekd KW Rev TP1

MACARTHUR AVENUE



SITE 17

NORTH FLOOR PLATE AREA = 1295m²

SOUTH FLOOR PLATE AREA = 1162m²

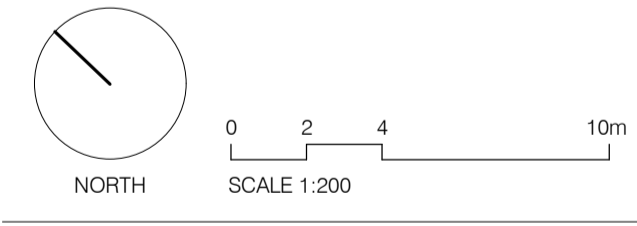
REFER LANDSCAPE DOCUMENTATION
CROSS-BLOCK LINK
18200

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings.

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GENERAL NOTES

TP1 04/12/2024 DA ISSUE
Rev Date Chkd Reason for Issue
Based on Drawings Received:

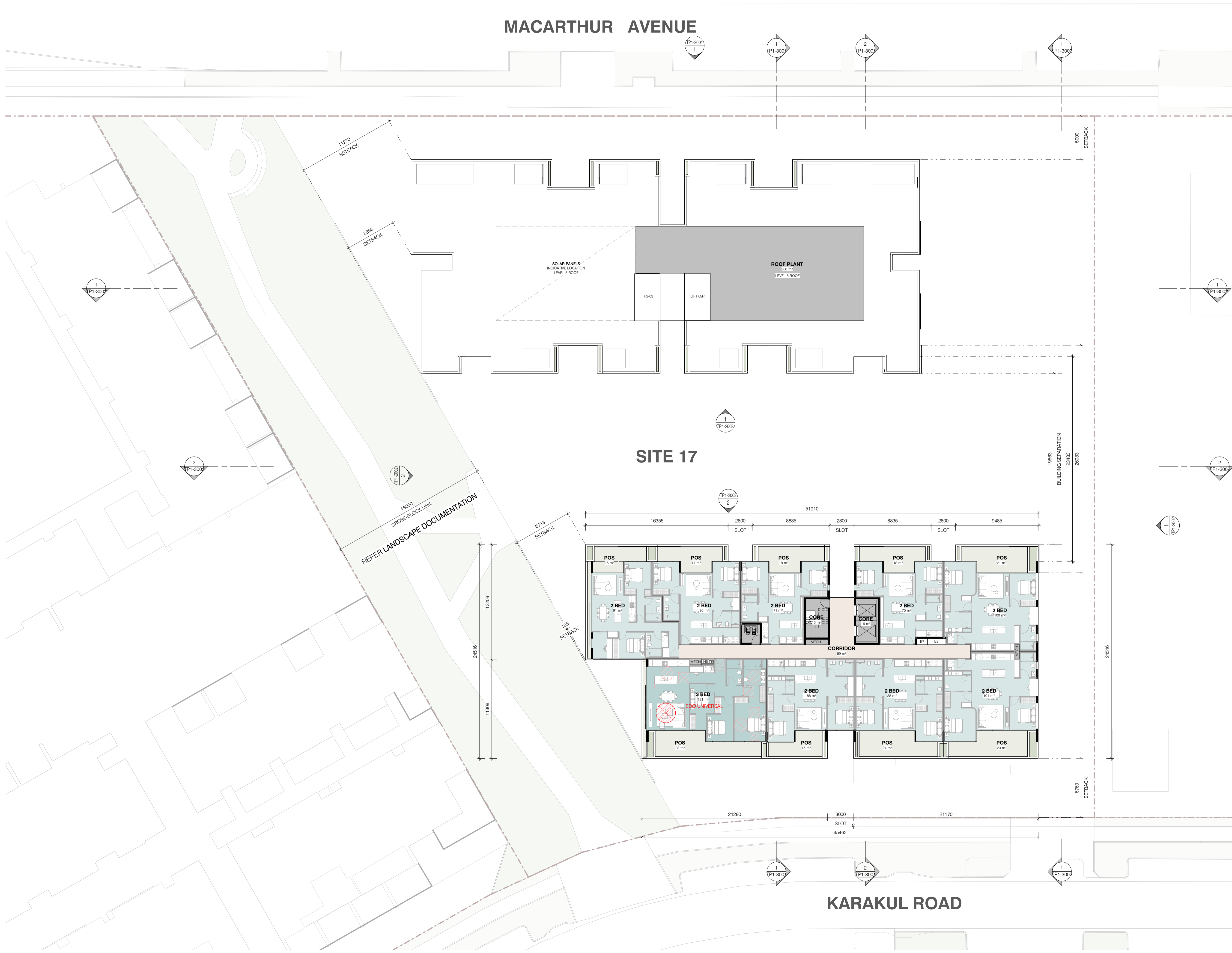


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Project SITE 17 NORTHSHORE HAMILTON
Site 17 280 Macarthur Avenue, Hamilton, Queensland
Title LEVEL 02-04 (Typical)
Date 01/07/2024 Project No 24047
Scale @ A1 1:200 Dwg No TP1-1004
Drawn By MH/JH/ME/kkd KW Rev TP1

MACARTHUR AVENUE



Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings.

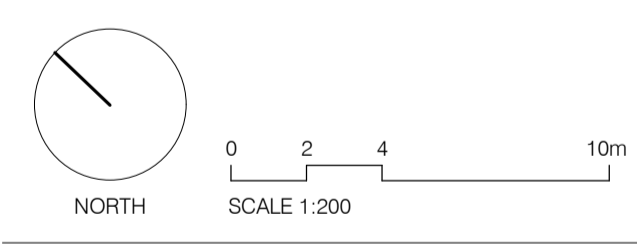
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GENERAL NOTES

TP1 04/12/2024 DA ISSUE

Rev Date Chkd Reason for Issue

Based on Drawings Received:



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meh@carr.net.au
 carr.net.au

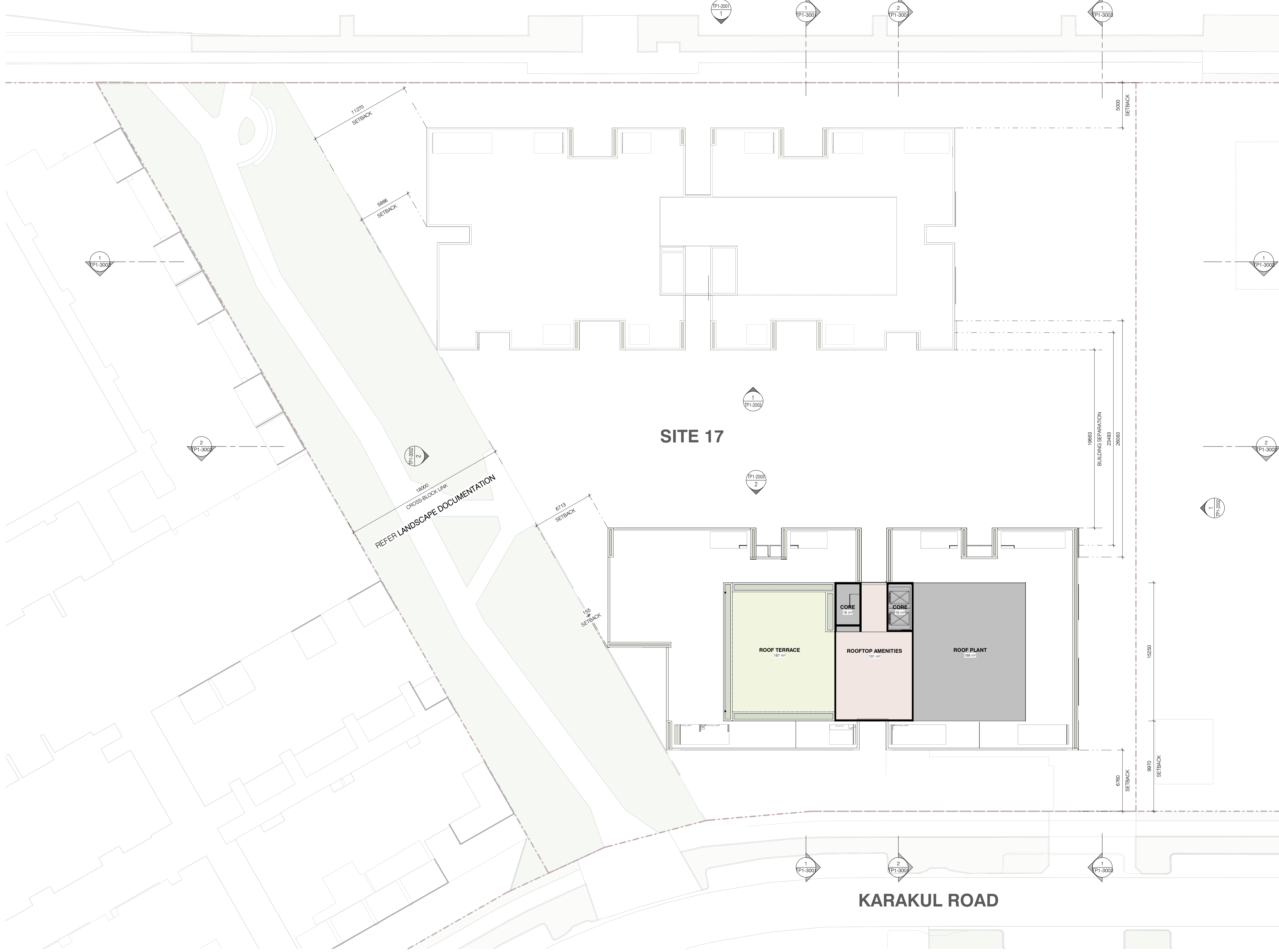
Project	SITE 17 NORTHSHORE HAMILTON		
	Site 17 280 Macarthur Avenue, Hamilton, Queensland		
Title	LEVEL 05-06 (Typical)		
Date	01/07/2024	Project No	24047
Scale @ A1	1:200	Dwg No	TP1-1005
Drawn By	MH/JM/ekd KW	Rev	TP1

MACARTHUR AVENUE

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GENERAL NOTES



SITE 17

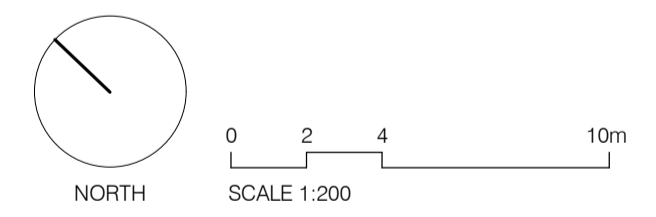
REFER LANDSCAPE DOCUMENTATION



TP1 04/12/2024 DA ISSUE

Rev Date Chkd Reason for Issue

Based on Drawings Received:



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Project SITE 17 NORTHSHORE HAMILTON

Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title LEVEL 07 (Roof Amenities)

Date 01/07/2024 Project No 24047

Scale @ A1 1:200 Dwg No TP1-1006

Drawn By MH/JM/ekd KW Rev TP1

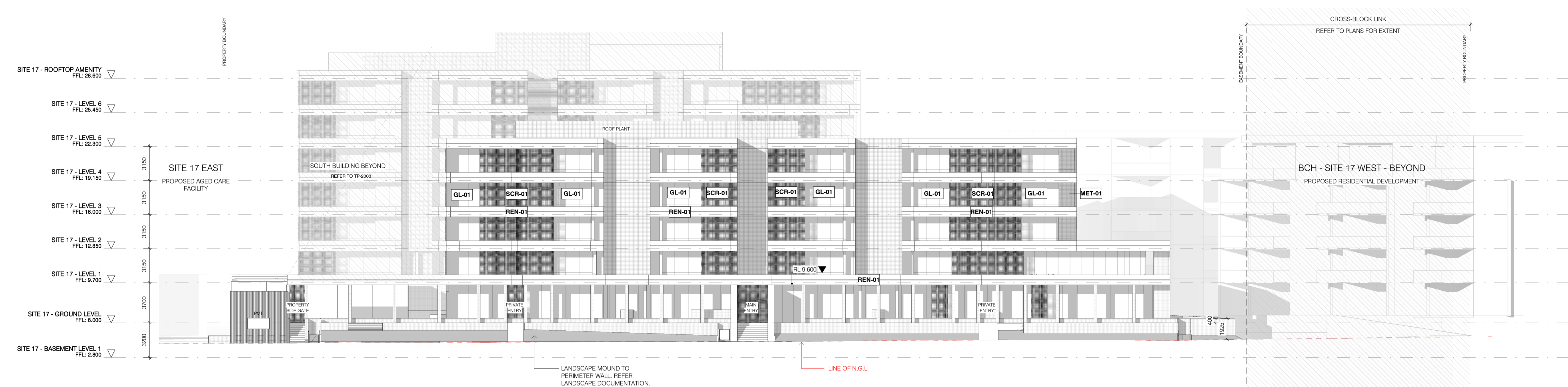
Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings.

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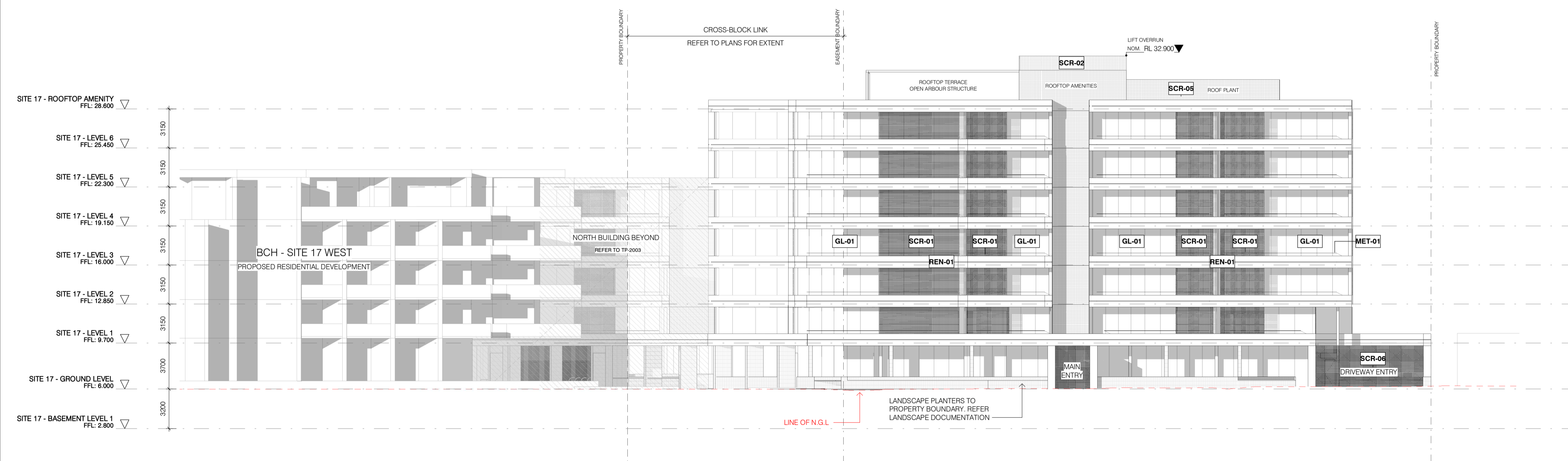
GENERAL NOTES

LEGEND

- REN-01 - RENDER FINISH
- SCR-01 - METAL SCREENS (TIMBER LOOK)
- SCR-02 - WIRE MESH SCREEN (LANDSCAPE PLANTING)
- SCR-03 - ROOFTOP TRELLIS
- SCR-04 - METAL BATTEN SCREEN (PMT ENCLOSURE)
- SCR-05 - METAL SCREEN (ROOF PLANT)
- SCR-06 - METAL BATTEN SCREEN (DRIVEWAY ENTRY)
- GL-01 - CLEAR GLAZING
- MAS-01 - TEXTURED MASONRY
- LVR-01 - VENTILATION LOUVRES
- MET-01 - METAL BALUSTRADE



1 PROPOSED NORTH ELEVATION - MACARTHUR AVE
SK-1007 SCALE 1:200



2 PROPOSED SOUTH ELEVATION - KARAKUL RD
SK-1007 SCALE 1:200

TP1 04/12/2024 DA ISSUE

Rev Date Chkd Reason for Issue

Based on Drawings Received:

0 2 4 10m
SCALE 1:200

TOWN PLANNING ISSUE

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Project SITE 17 NORTHSHORE HAMILTON

Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title ELEVATION - NORTH + SOUTH

Date 01/07/2024 Project No 24047

Scale @ A1 1:200 Dwg No TP1-2001

Drawn By MH/ME Chkd KW Rev TP1

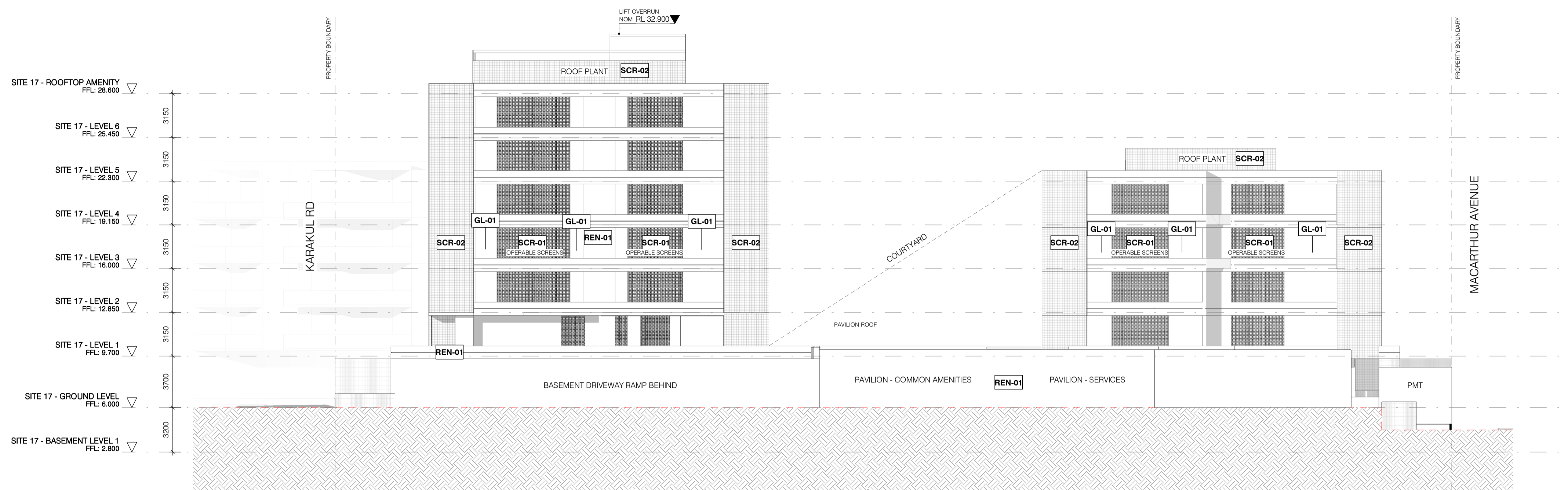
Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings.

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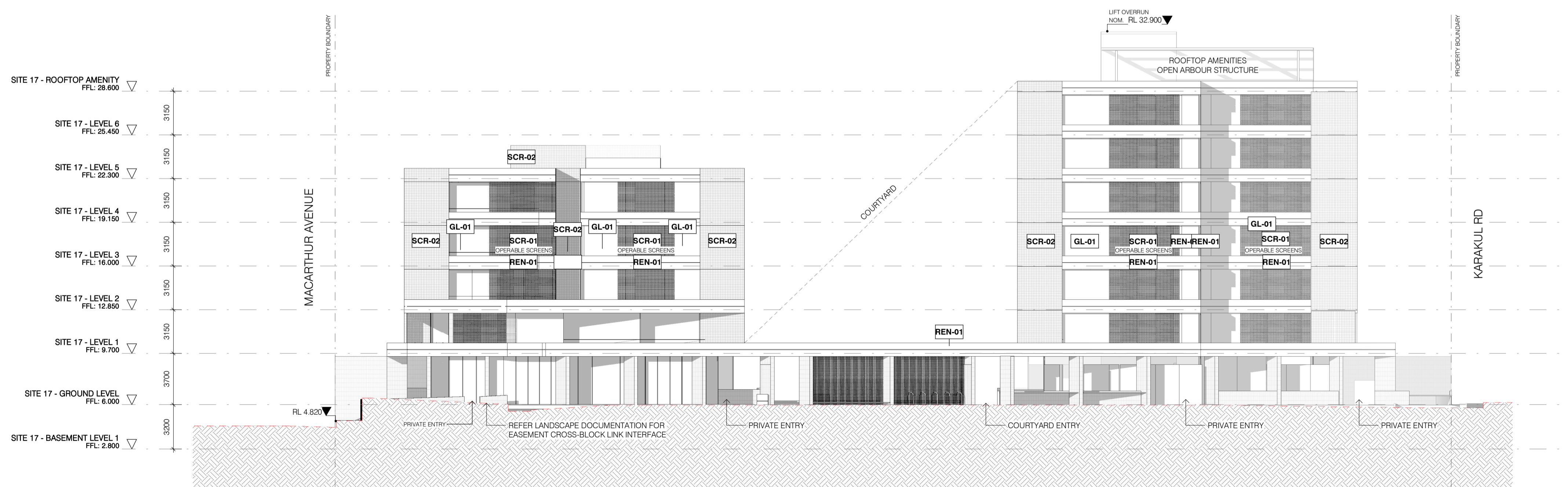
GENERAL NOTES

LEGEND

- REN-01 - RENDER FINISH
- SCR-01 - METAL SCREENS (TIMBER LOOK)
- SCR-02 - WIRE MESH SCREEN (LANDSCAPE PLANTING)
- SCR-03 - ROOFTOP TRELLIS
- SCR-04 - METAL BATTEN SCREEN (PMT ENCLOSURE)
- SCR-05 - METAL SCREEN (ROOF PLANT)
- SCR-06 - METAL BATTEN SCREEN (DRIVEWAY ENTRY)
- GL-01 - CLEAR GLAZING
- MAS-01 - TEXTURED MASONRY
- LVR-01 - VENTILATION LOUVRES
- MET-01 - METAL BALUSTRADE



1 PROPOSED EAST ELEVATION
SK-1007 SCALE 1:200



2 PROPOSED WEST ELEVATION
SK-1007 SCALE 1:200

TP1 04/12/2024 DA ISSUE

Rev Date Chkd Reason for Issue

Based on Drawings Received:

0 2 4 10m
SCALE 1:200

TOWN PLANNING ISSUE

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Project SITE 17 NORTHSHORE HAMILTON

Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title ELEVATION - EAST + WEST

Date 01/07/2024 Project No 24047

Scale @ A1 1:200 Dwg No TP1-2002

Drawn By MH/ME Chkd KW Rev TP1

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings.

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GENERAL NOTES

LEGEND

- REN-01 - RENDER FINISH
- SCR-01 - METAL SCREENS (TIMBER LOOK)
- SCR-02 - WIRE MESH SCREEN (LANDSCAPE PLANTING)
- SCR-03 - ROOFTOP TRELLIS
- SCR-04 - METAL BATTEN SCREEN (PMT ENCLOSURE)
- SCR-05 - METAL SCREEN (ROOF PLANT)
- SCR-06 - METAL BATTEN SCREEN (DRIVEWAY ENTRY)
- GL-01 - CLEAR GLAZING
- MAS-01 - TEXTURED MASONRY
- LVR-01 - VENTILATION LOUVRES
- MET-01 - METAL BALUSTRADE



1 PROPOSED INTERNAL COURTYARD ELEVATION - BUILDING 1
SK-1002 SCALE 1 : 200



2 PROPOSED INTERNAL COURTYARD ELEVATION - BUILDING 2
SK-1007 SCALE 1 : 200

TP1 04/12/2024 DA ISSUE

Rev Date Chkd Reason for Issue

Based on Drawings Received:



TOWN PLANNING ISSUE

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Project SITE 17 NORTHSHORE HAMILTON

Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title ELEVATION - INTERNAL COURTYARD

Date 01/07/2024 Project No 24047

Scale @ A1 1 : 200 Dwg No TP1-2003

Drawn By MH/ME Chkd KW Rev TP1

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GENERAL NOTES

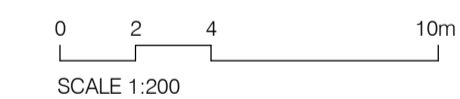
LEGEND

- REN-01 - RENDER FINISH
- SCR-01 - METAL SCREENS (TIMBER LOOK)
- SCR-02 - WIRE MESH SCREEN (LANDSCAPE PLANTING)
- SCR-03 - ROOFTOP TRELLIS
- SCR-04 - METAL BATTEN SCREEN (PMT ENCLOSURE)
- SCR-05 - METAL SCREEN (ROOF PLANT)
- SCR-06 - METAL BATTEN SCREEN (DRIVEWAY ENTRY)
- GL-01 - CLEAR GLAZING
- MAS-01 - TEXTURED MASONRY
- LVR-01 - VENTILATION LOUVRES
- MET-01 - METAL BALLUSTRADE

TP1 04/12/2024 DA ISSUE

Rev Date Chkd Reason for Issue

Based on Drawings Received:



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Project SITE 17 NORTHSHORE HAMILTON

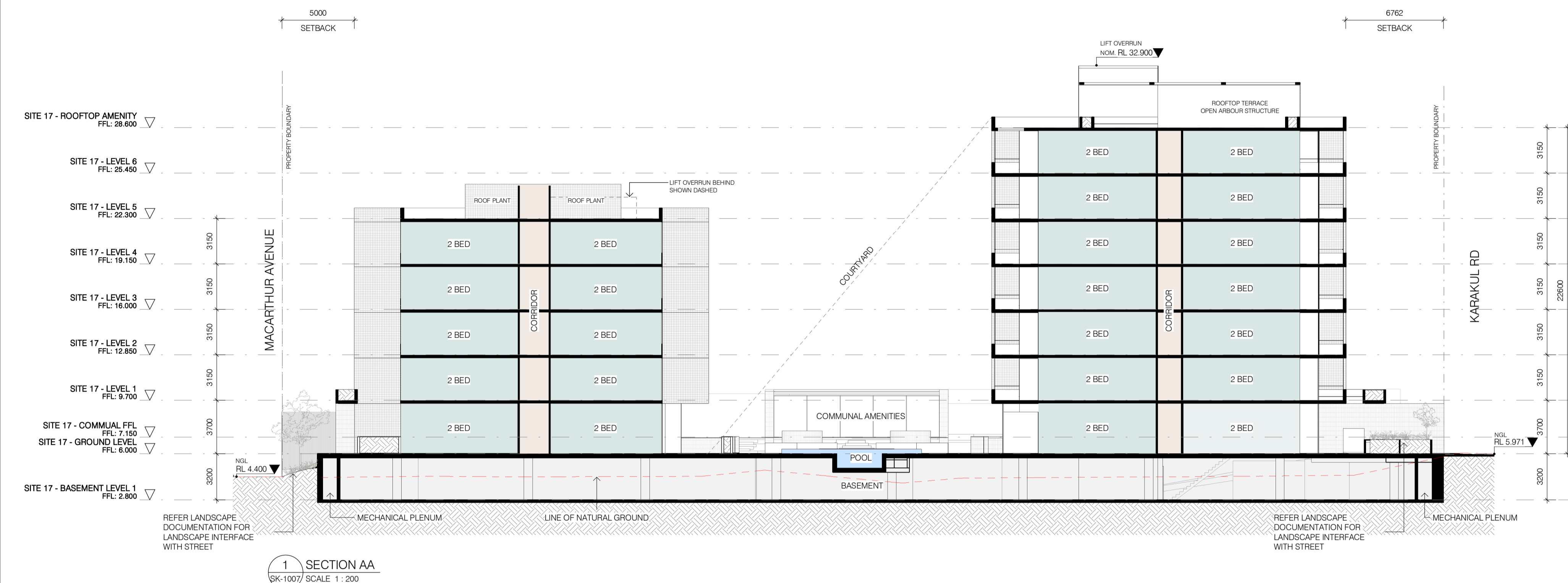
Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title BUILDING SECTIONS - NORTH/SOUTH

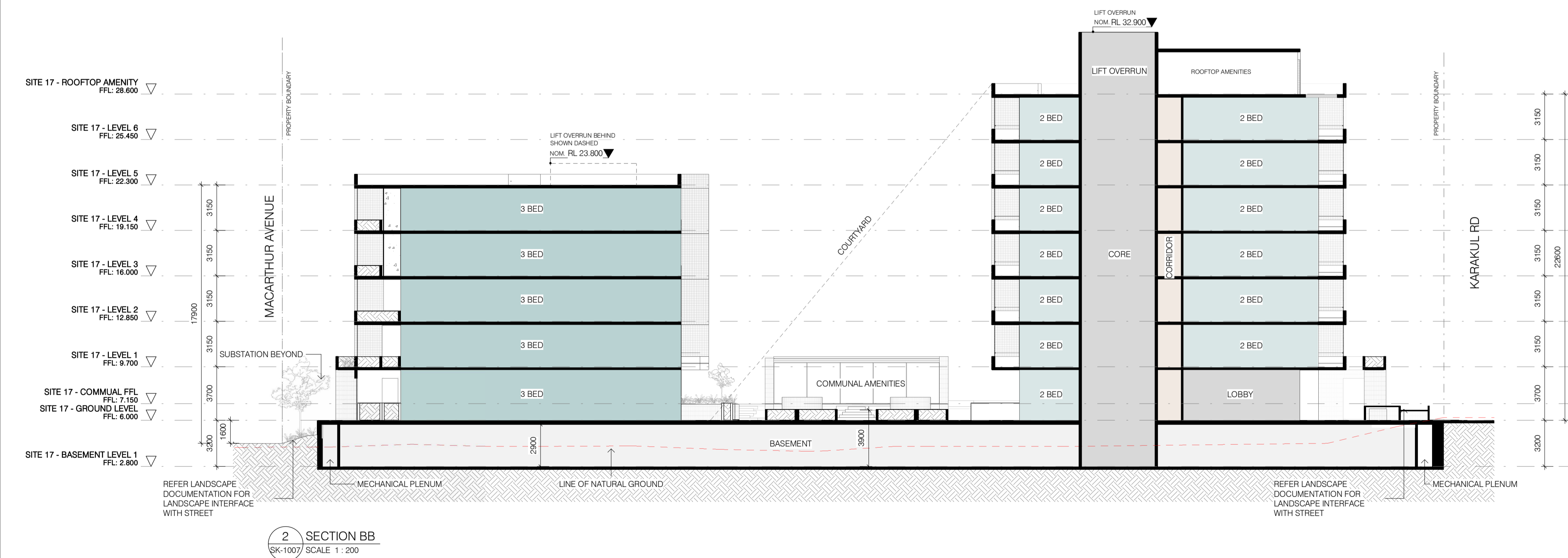
Date 01/07/2024 Project No 24047

Scale @ A1 1:200 Dwg No TP1-3001

Drawn By MH/ME Chkd KW Rev TP1



1 SECTION AA
SK-1007 SCALE 1:200



2 SECTION BB
SK-1007 SCALE 1:200

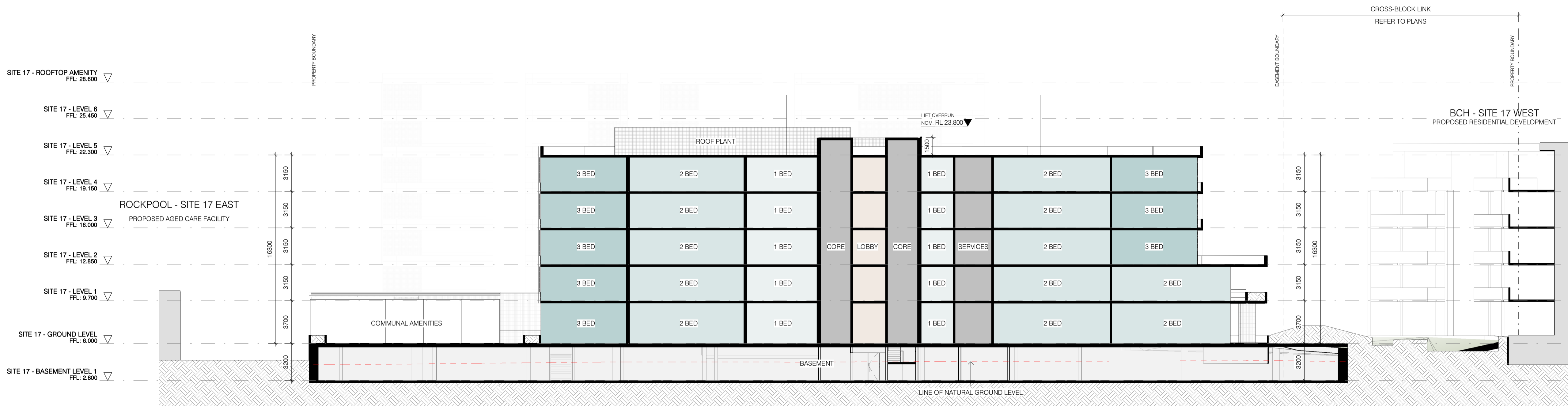
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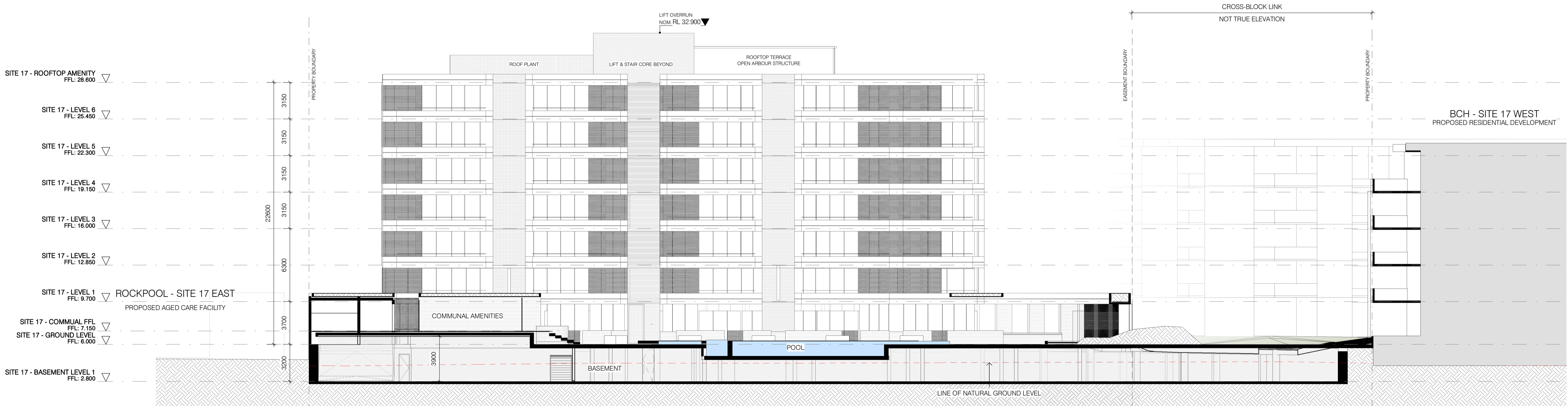
GENERAL NOTES

LEGEND

- [REN-01] - RENDER FINISH
- [SCR-01] - METAL SCREENS (TIMBER LOOK)
- [SCR-02] - WIRE MESH SCREEN (LANDSCAPE PLANTING)
- [SCR-03] - ROOFTOP TRELLIS
- [SCR-04] - METAL BATTEN SCREEN (PMT ENCLOSURE)
- [SCR-05] - METAL SCREEN (ROOF PLANT)
- [SCR-06] - METAL BATTEN SCREEN (DRIVEWAY ENTRY)
- [GL-01] - CLEAR GLAZING
- [MAS-01] - TEXTURED MASONRY
- [LVR-01] - VENTILATION LOUVRES
- [MET-01] - METAL BALUSTRADE



1 SECTION CC
SK-1007 SCALE 1 : 200

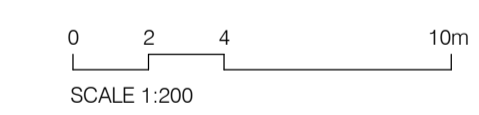


2 SECTION DD
SCALE 1 : 200

TP1 04/12/2024 DA ISSUE

Rev Date Chkd Reason for Issue

Based on Drawings Received:



TOWN PLANNING ISSUE

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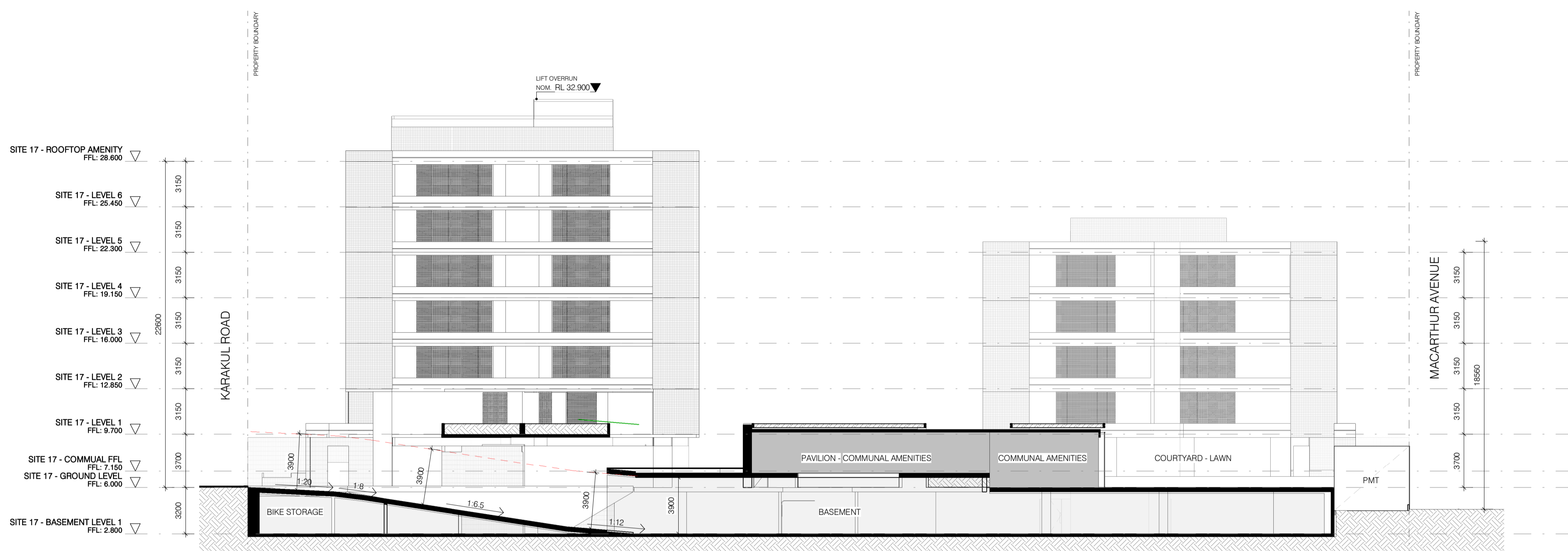
melb@carr.net.au
carr.net.au

Project	SITE 17 NORTHSHORE HAMILTON		
	Site 17 280 Macarthur Avenue, Hamilton, Queensland		
Title	BUILDING SECTIONS - EAST/WEST		
Date	01/07/2024	Project No	24047
Scale @ A1	1 : 200	Dwg No	TP1-3002
Drawn By	MHME Chkd KW	Rev	TP1

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings.

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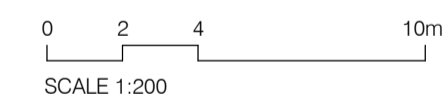
GENERAL NOTES



TP1 04/12/2024 DA ISSUE

Rev	Date	Chkd	Reason for Issue

Based on Drawings Received:



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Project SITE 17 NORTHSHORE HAMILTON

Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title BUILDING SECTIONS - RAMP

Date 01/07/2024 Project No 24047

Scale @ A1 1:200 Dwg No TP1-3003

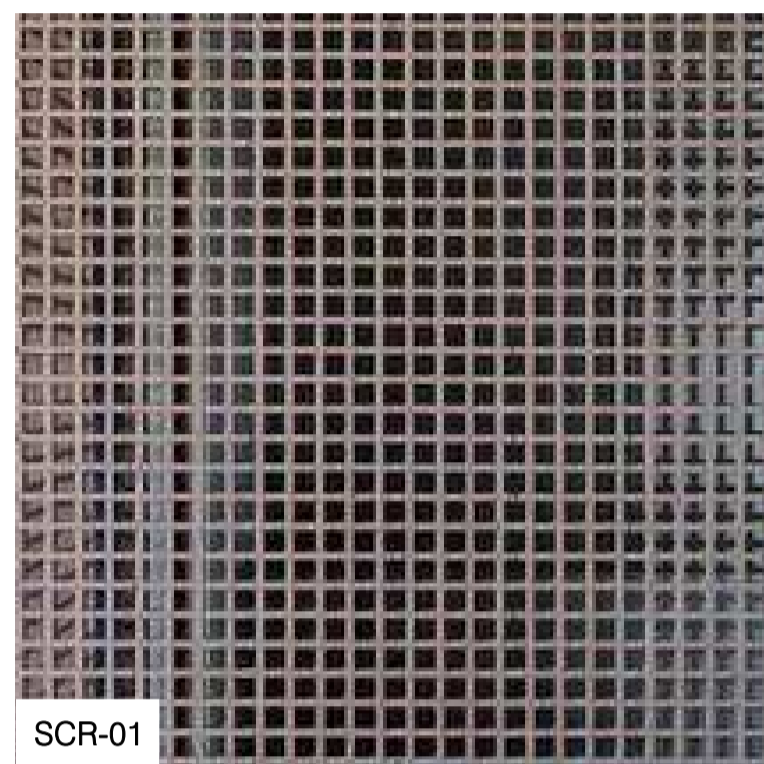
Drawn By MH/ME Chkd KW Rev TP1

LEGEND

- REN-01 - RENDER FINISH
- SCR-01 - METAL SCREENS (TIMBER LOOK)
- SCR-02 - WIRE MESH SCREEN (LANDSCAPE PLANTING)
- SCR-03 - ROOFTOP TRELLIS
- SCR-04 - METAL BATTEN SCREEN (PMT ENCLOSURE)
- SCR-05 - METAL SCREEN (ROOF PLANT)
- SCR-06 - METAL BATTEN SCREEN (DRIVEWAY ENTRY)
- GL-01 - CLEAR GLAZING
- MAS-01 - TEXTURED MASONRY
- LVR-01 - VENTILATION LOUVRES
- MET-01 - METAL BALUSTRADE



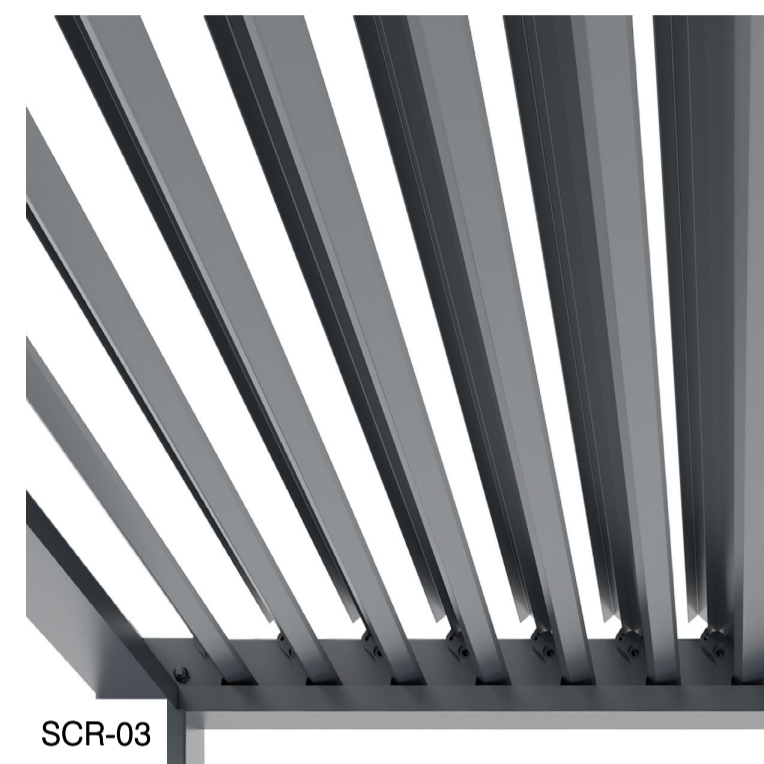
REN-01



SCR-01



SCR-02



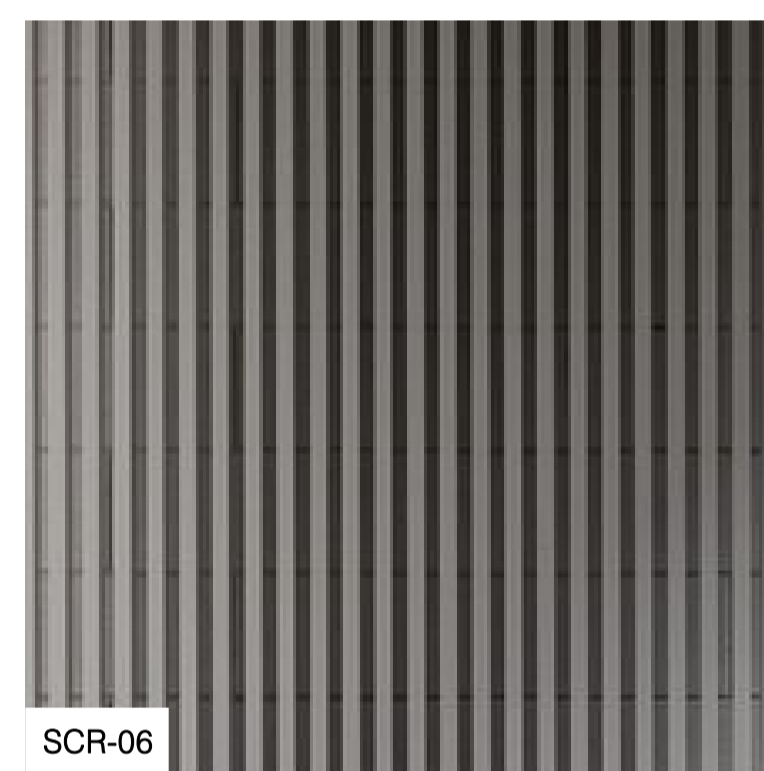
SCR-03



SCR-04



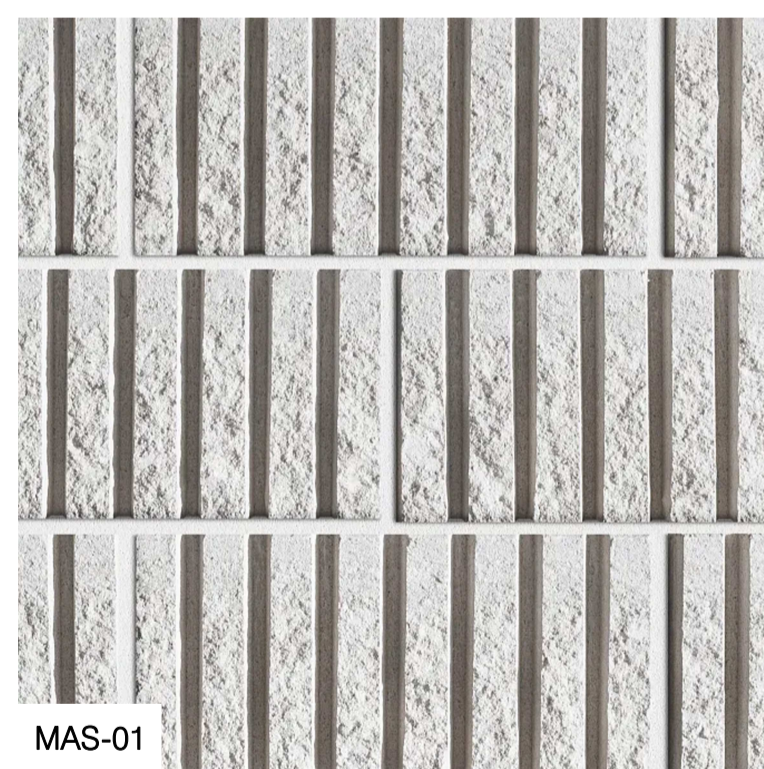
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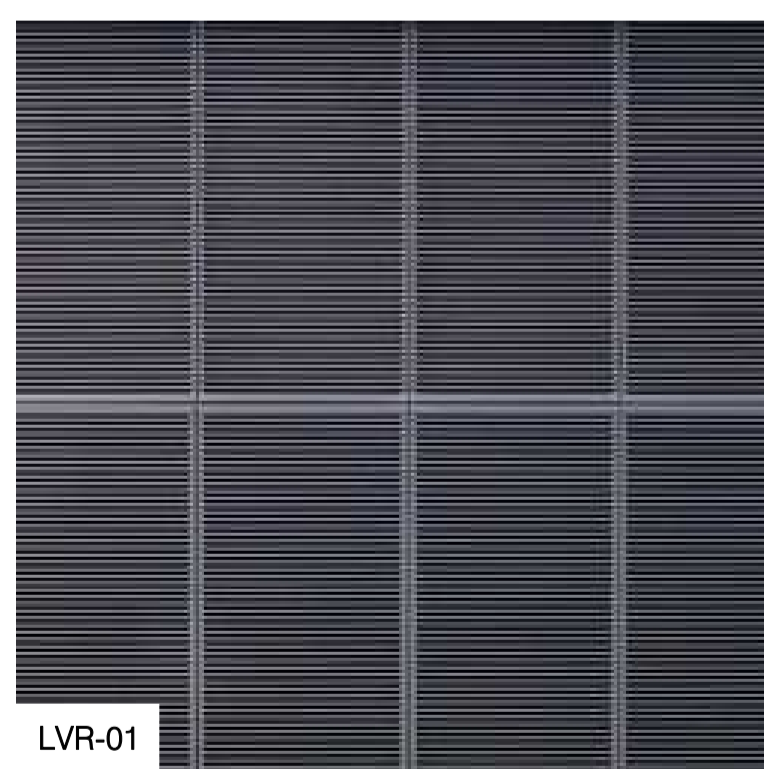
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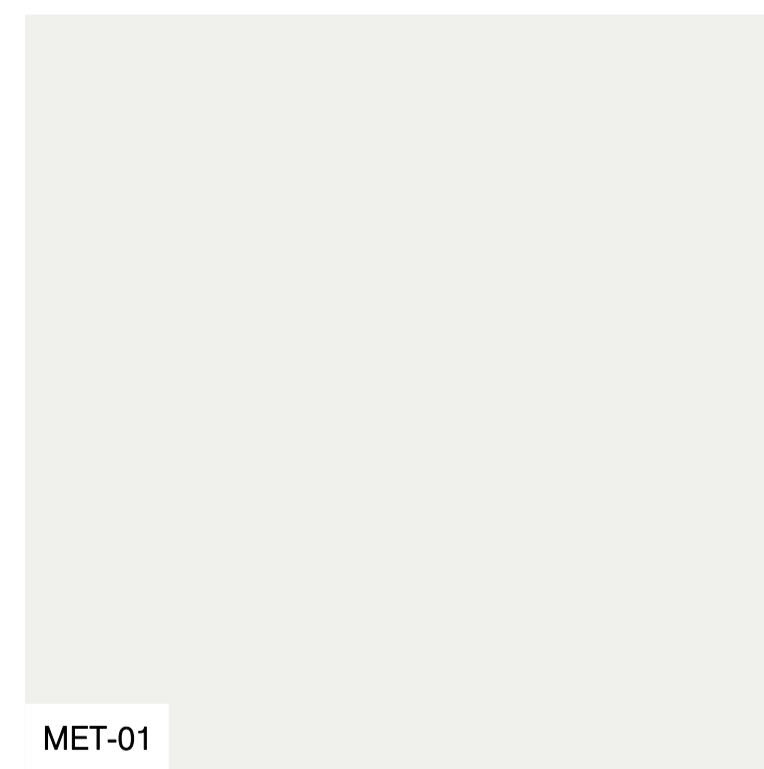
GL-01



MAS-01



LVR-01



MET-01

TP1 04/12/2024 DA ISSUE

Rev	Date	Chkd	Reason for Issue

Based on Drawings Received:

TOWN PLANNING ISSUE

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Project SITE 17 NORTHSHORE HAMILTON

Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title MATERIAL PALETTE

Date 01/07/2024 Project No 24047

Scale @ A1 1 : 200 Dwg No TP1-4001

Drawn By MH/ME Chkd KW Rev TP1

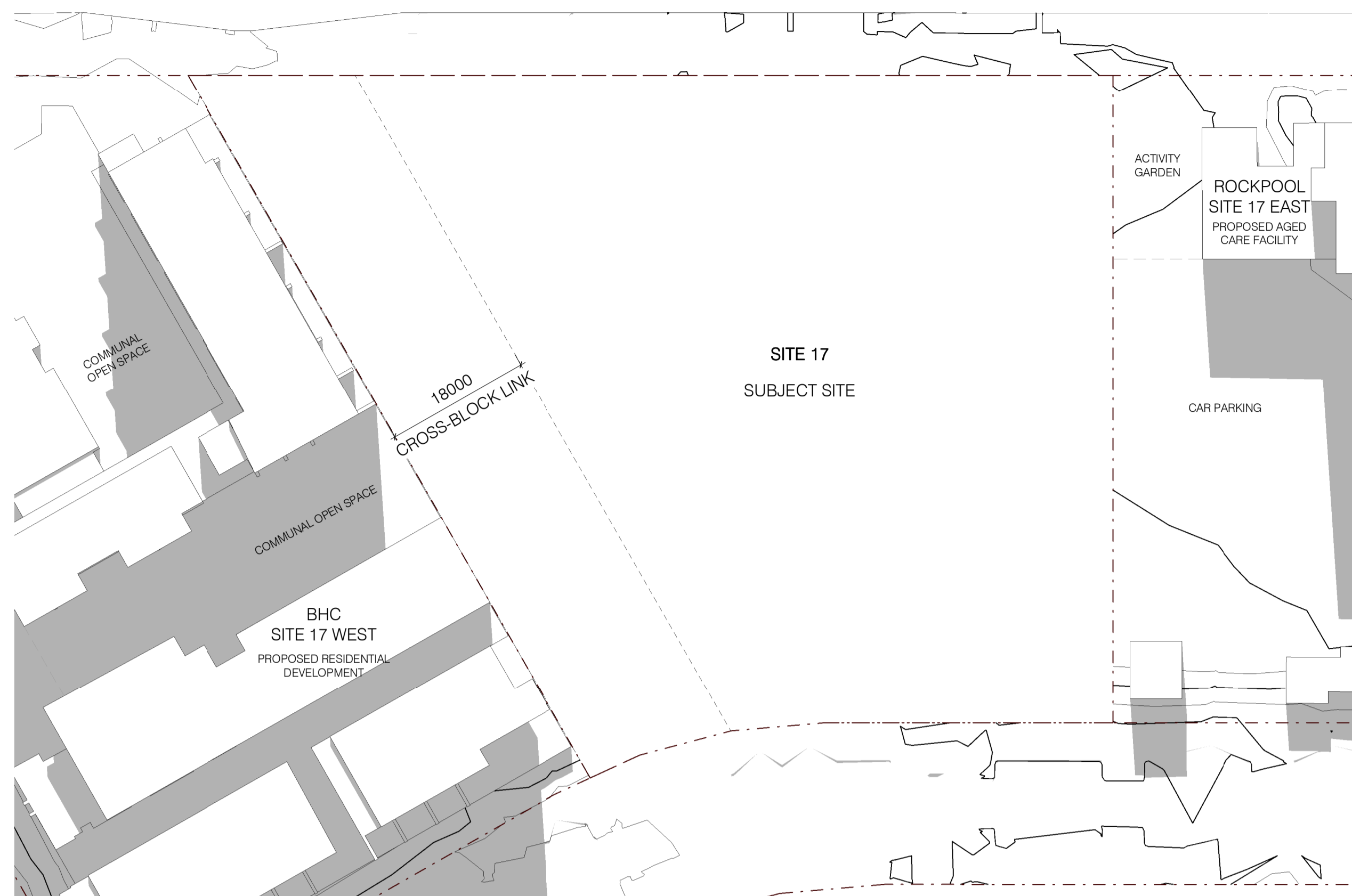
Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings.

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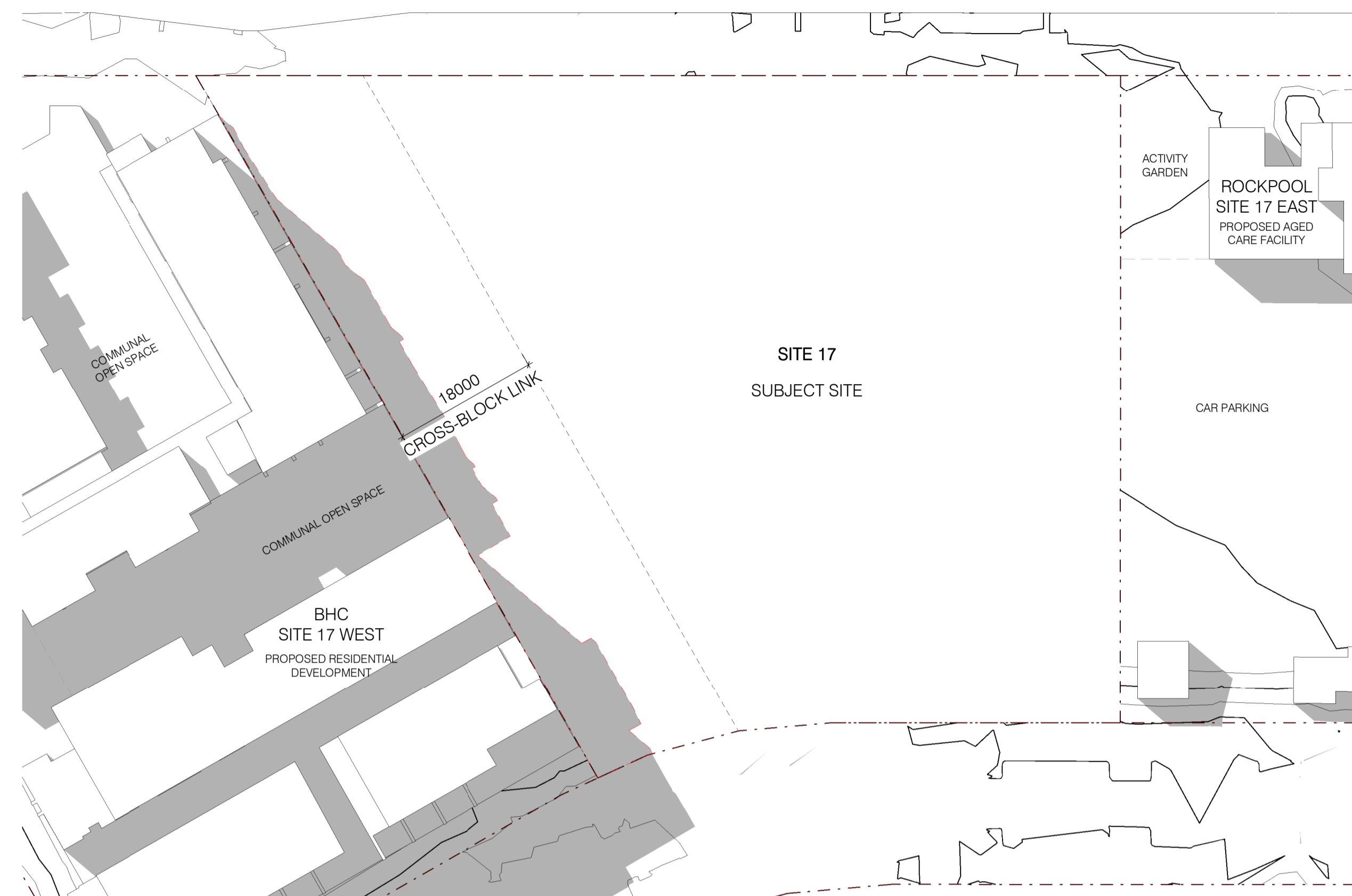
GENERAL NOTES

LEGEND

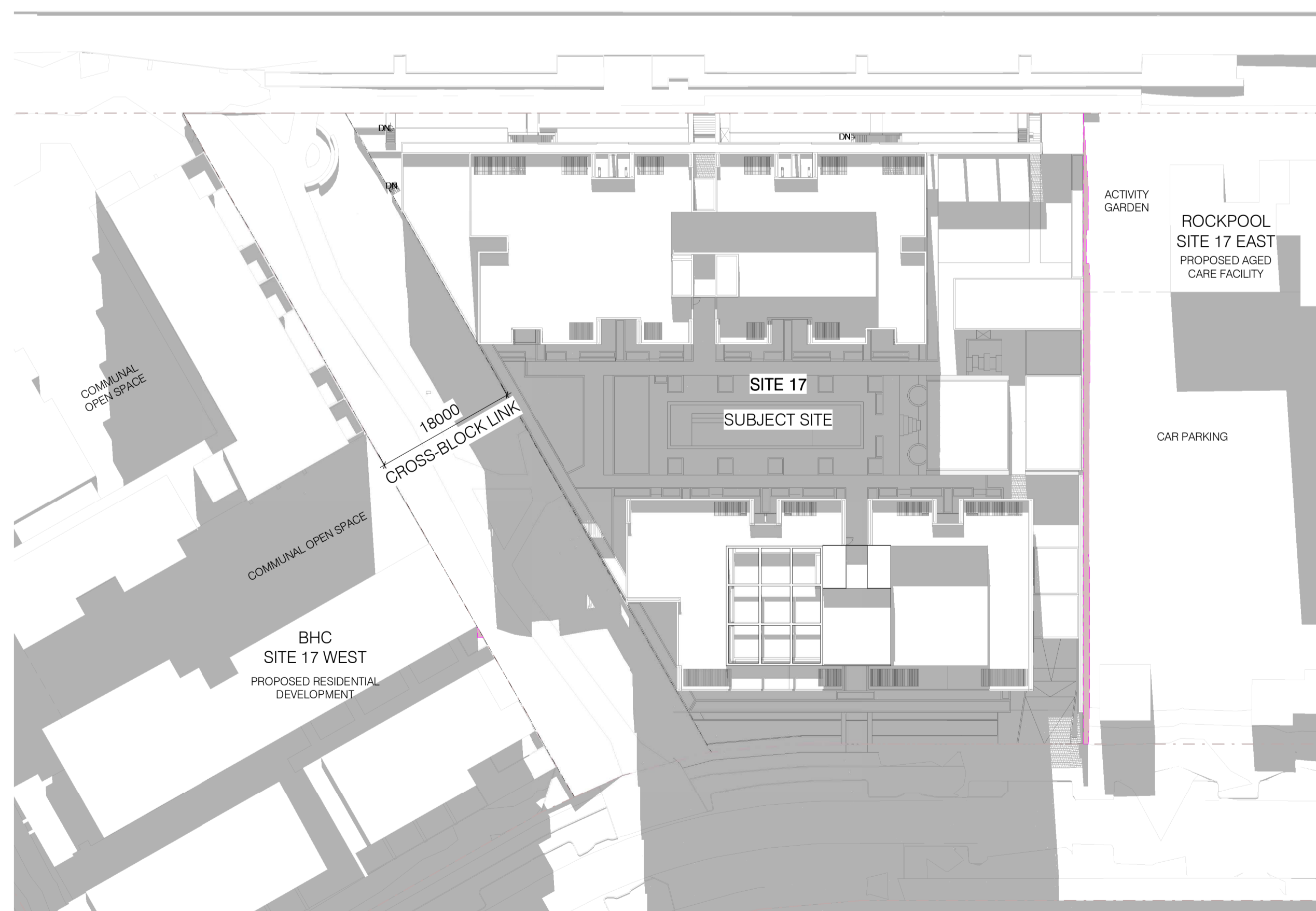
- EXISTING SHADOWS
- ADDITIONAL SHADOWS FROM PROPOSED DEVELOPMENT SHADOWS TO ADJACENT SITES



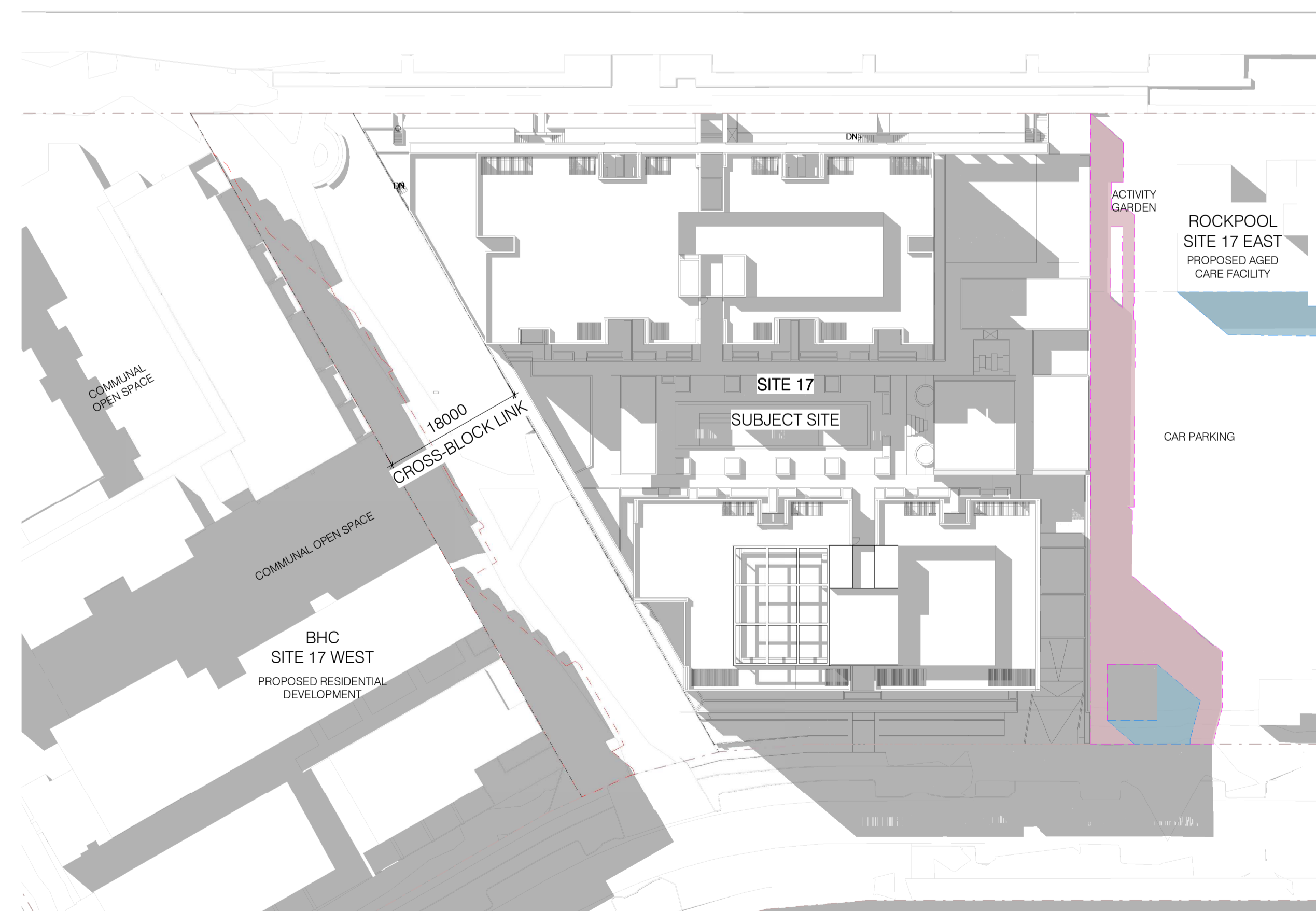
1 EXISTING SHADOW DIAGRAM - JUNE 21 - 9AM
 SK1-300 SCALE 1:500



5 EXISTING SHADOW DIAGRAM - JUNE 21 - 12PM
 SK1-300 SCALE 1:500



2 PROPOSED SHADOW DIAGRAM - JUNE 21 - 9AM
 SK1-300 SCALE 1:500

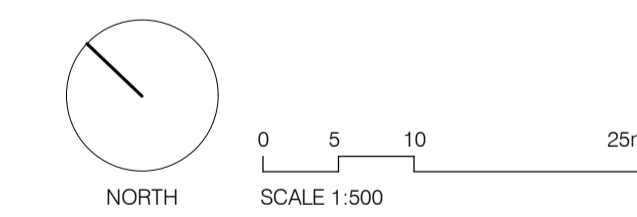


6 PROPOSED SHADOW DIAGRAM - JUNE 21 - 12PM
 SK1-300 SCALE 1:500

TP1 04/12/2024 DA ISSUE

Rev Date Chkd Reason for Issue

Based on Drawings Received:



TOWN PLANNING ISSUE

NOT FOR CONSTRUCTION

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Project SITE 17 NORTHSHORE HAMILTON

Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title SHADOW DIAGRAMS - JUNE 21 - 9AM +12PM

Date 01/07/2024 Project No 24047

Scale @ A1 1:500 Dwg No TP1-9001

Drawn By MH/ME Chkd KW Rev TP1

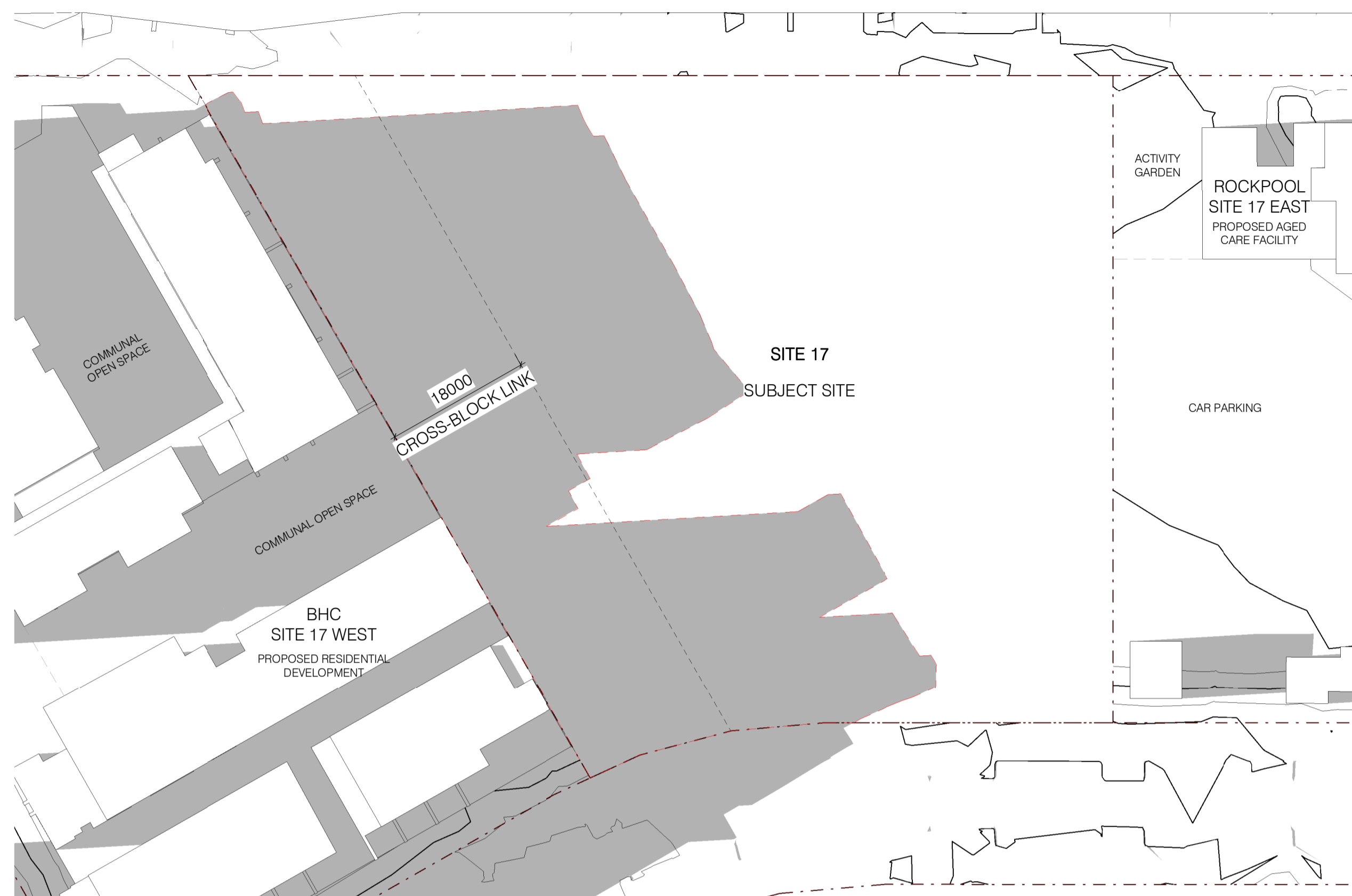
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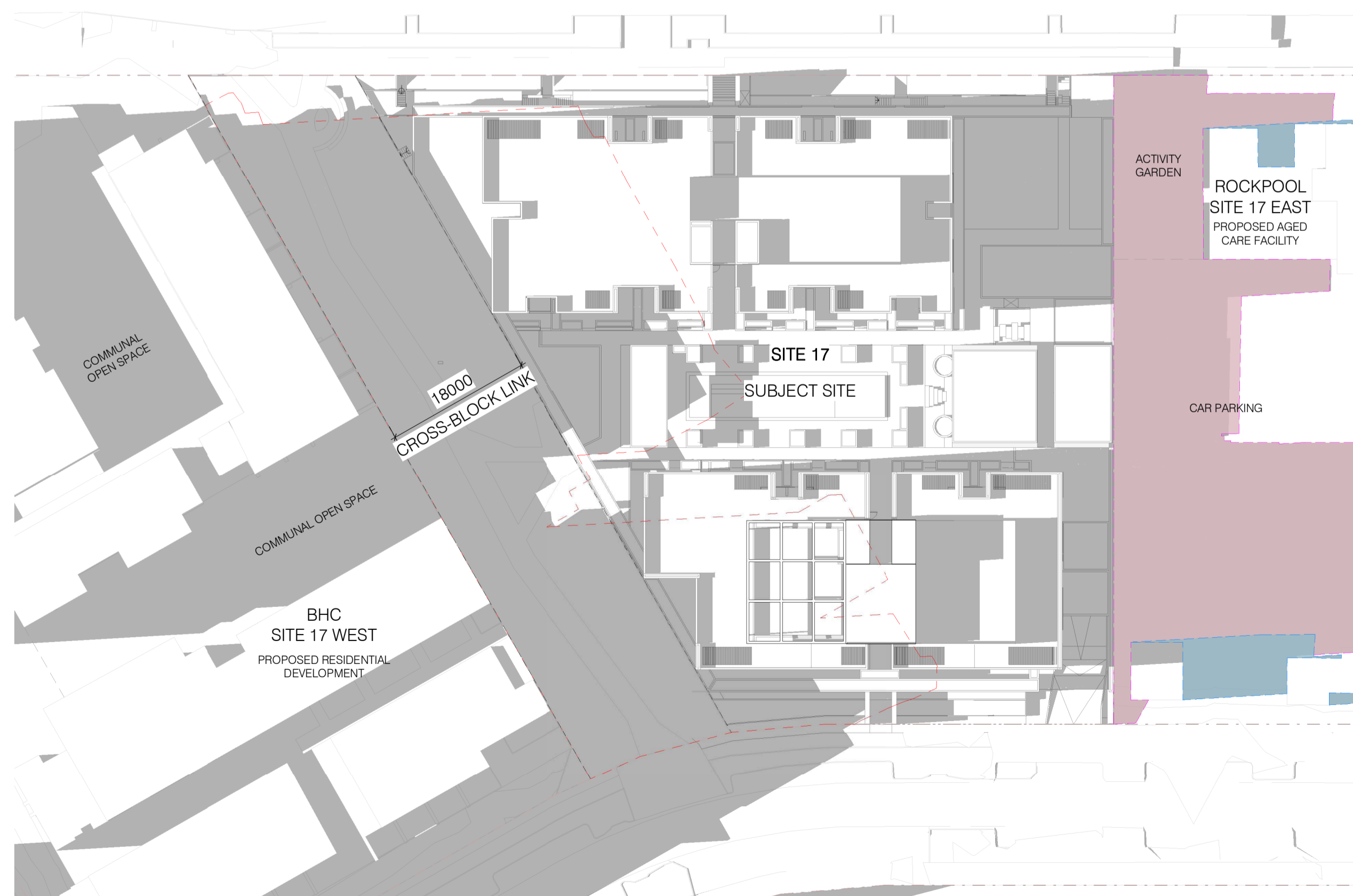
GENERAL NOTES

LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS FROM PROPOSED DEVELOPMENT SHADOWS TO ADJACENT SITES



1 EXISTING SHADOW DIAGRAM - JUNE 21 - 3PM
 SK1-300 SCALE 1 : 500

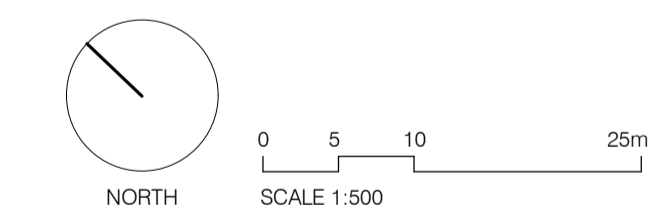


2 PROPOSED SHADOW DIAGRAM - JUNE 21 - 3PM
 SK1-300 SCALE 1 : 500

TP1 04/12/2024 DA ISSUE

Rev	Date	Chkd	Reason for Issue

Based on Drawings Received:



TOWN PLANNING ISSUE

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Project SITE 17 NORTHSHORE HAMILTON

Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title SHADOW DIAGRAMS - JUNE 21 - 3PM

Date 01/07/2024 Project No 24047

Scale @ A1 1 : 500 Dwg No TP1-9002

Drawn By MH/ME Chkd KW Rev TP1

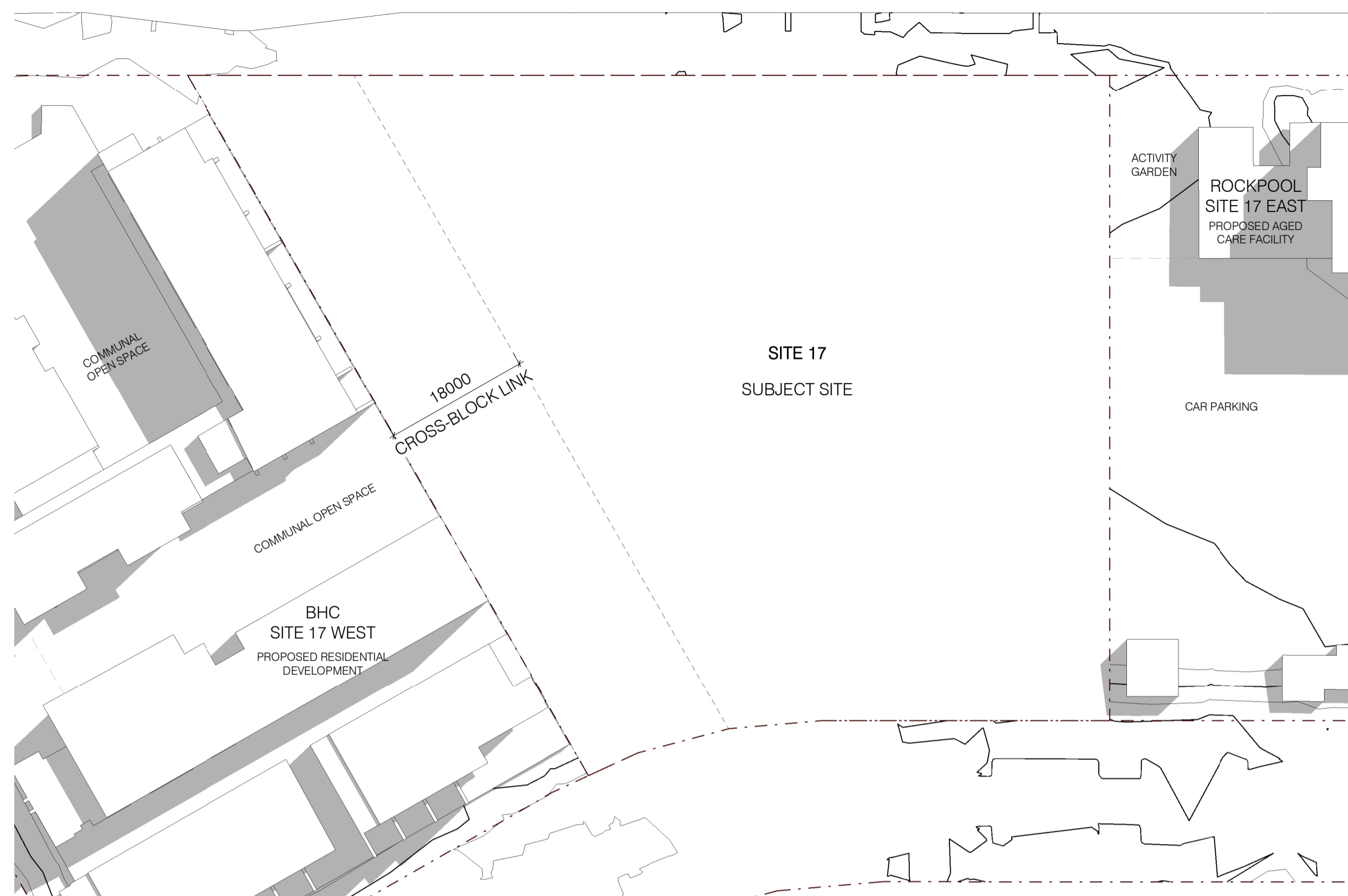
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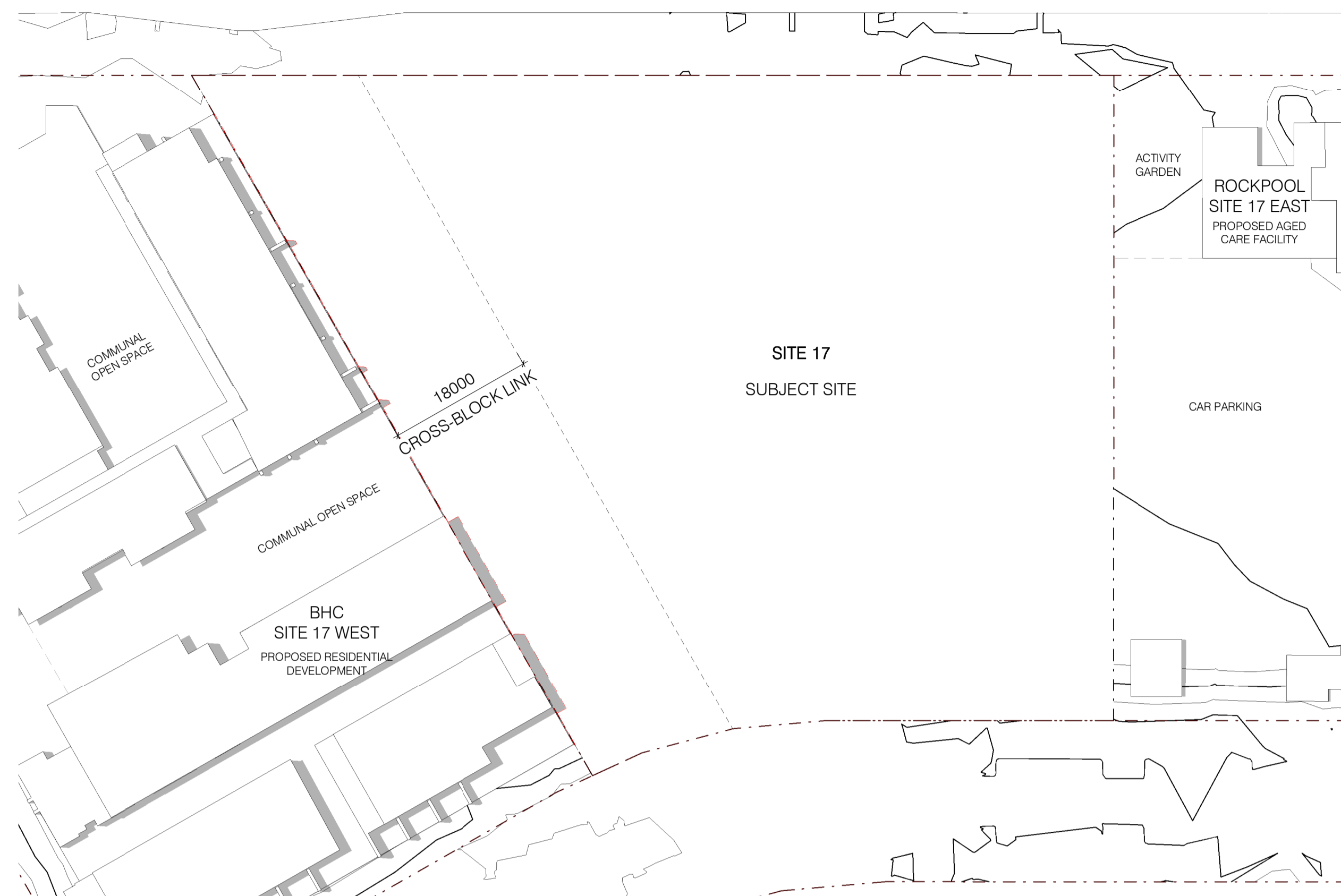
GENERAL NOTES

LEGEND

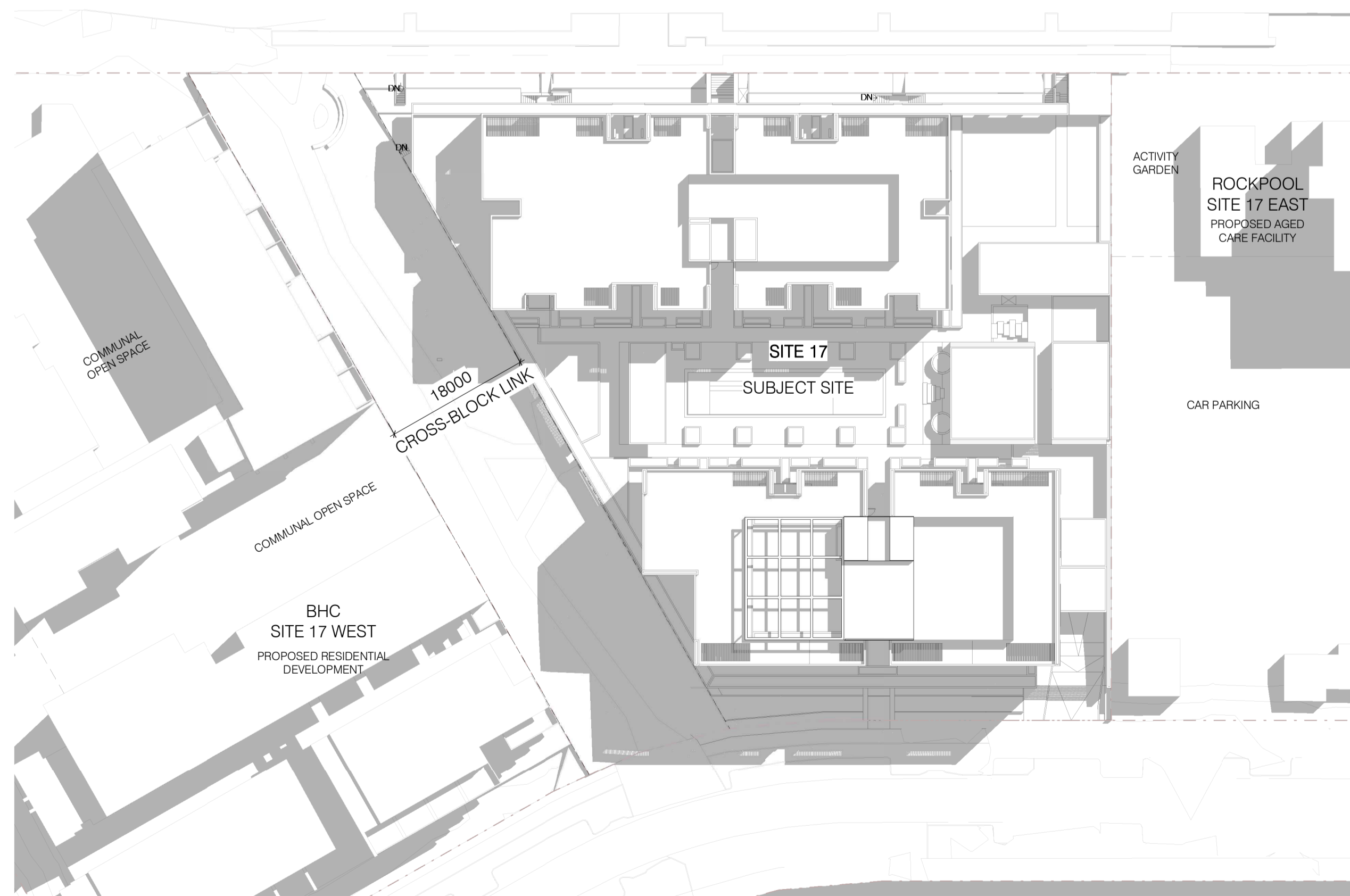
- EXISTING SHADOWS
- ADDITIONAL SHADOWS FROM PROPOSED DEVELOPMENT SHADOWS TO ADJACENT SITES



1 EXISTING SHADOW DIAGRAM - DECEMBER 21 - 9AM
SK1-3007 SCALE 1:500



3 EXISTING SHADOW DIAGRAM - DECEMBER 21 - 12PM
SK1-3007 SCALE 1:500



2 PROPOSED SHADOW DIAGRAM - DECEMBER 21 - 9AM
SK1-3007 SCALE 1:500

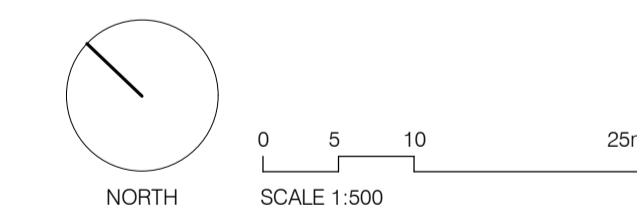


4 PROPOSED SHADOW DIAGRAM - DECEMBER 21 - 12PM
SK1-3007 SCALE 1:500

TP1 04/12/2024 DA ISSUE

Rev Date Chkd Reason for Issue

Based on Drawings Received:



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Project SITE 17 NORTHSHORE HAMILTON

Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title SHADOW DIAGRAMS - DECEMBER 21 - 9AM + 12PM

Date 01/07/2024 Project No 24047

Scale @ A1 1:500 Dwg No TP1-9003

Drawn By MH/ME Chkd KW Rev TP1

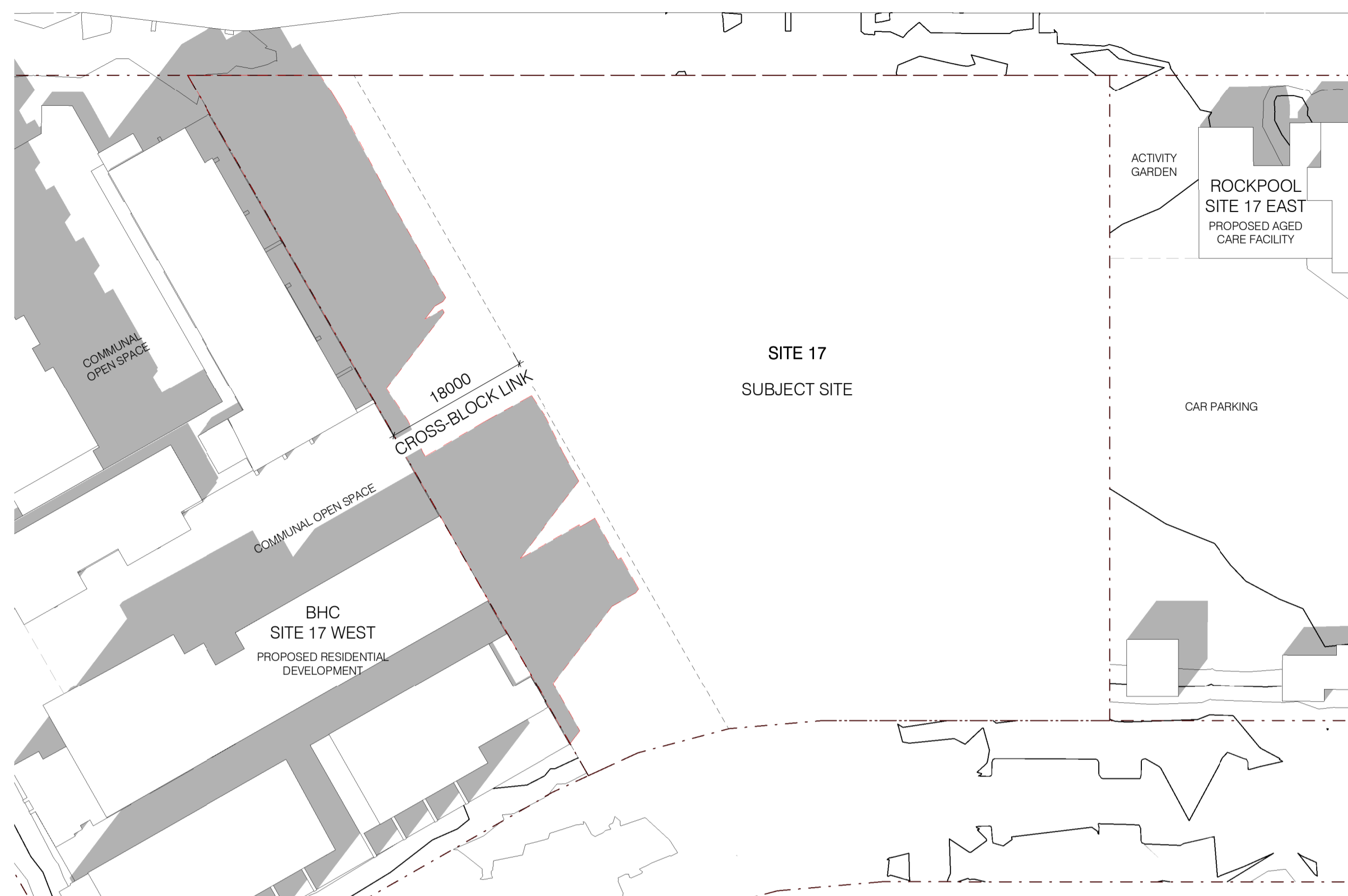
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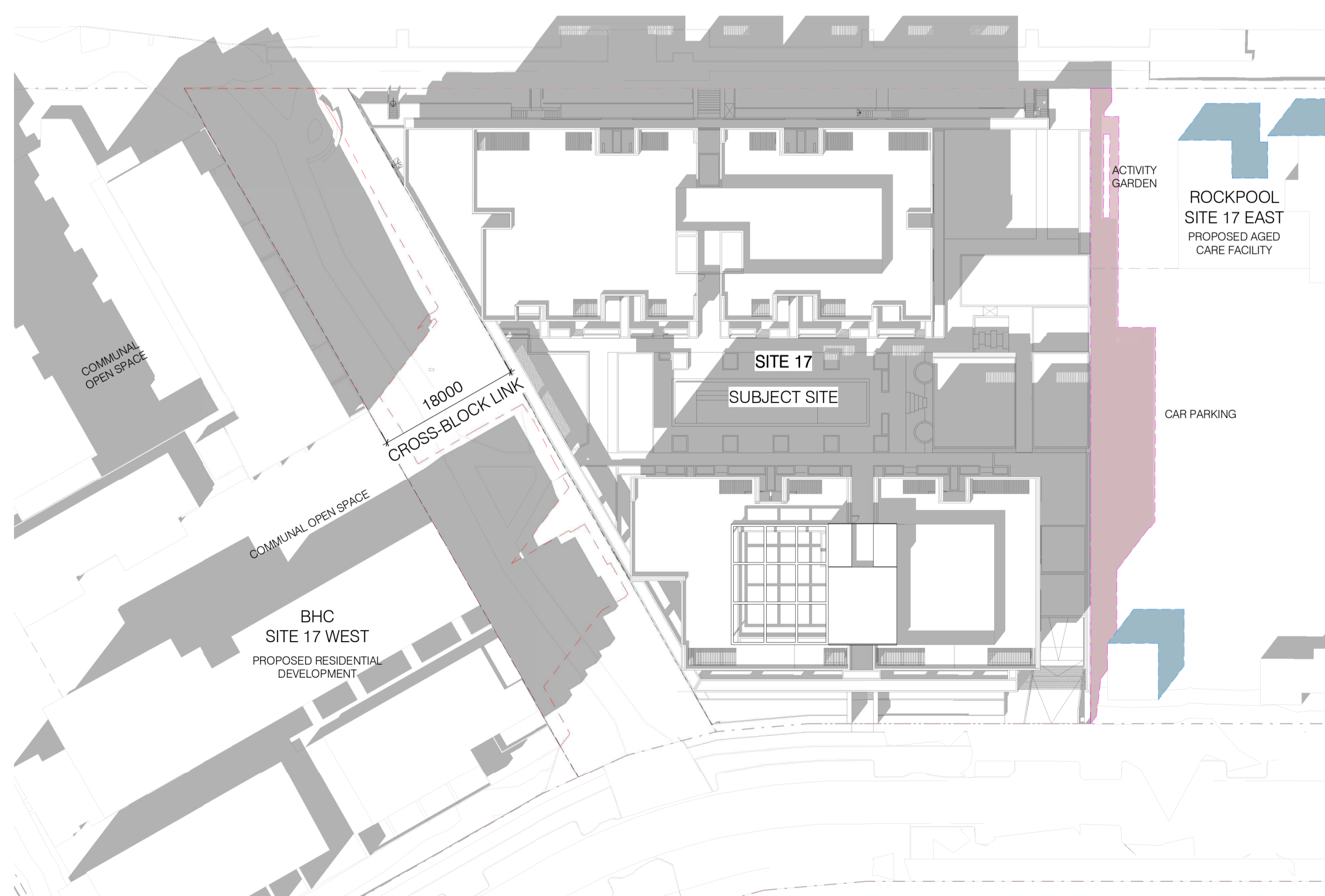
GENERAL NOTES

LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS FROM PROPOSED DEVELOPMENT SHADOWS TO ADJACENT SITES



1 EXISTING SHADOW DIAGRAM - DECEMBER 21 - 3PM
 SK1-300 SCALE 1:500

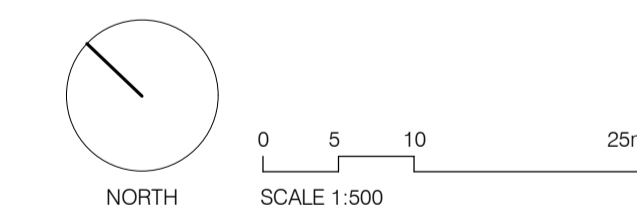


2 PROPOSED SHADOW DIAGRAM - DECEMBER 21 - 3PM
 SK1-300 SCALE 1:500

TP1 04/12/2024 DA ISSUE

Rev	Date	Chkd	Reason for Issue

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Project SITE 17 NORTHSHORE HAMILTON

Site 17 280 Macarthur Avenue, Hamilton, Queensland

Title SHADOW DIAGRAMS - DECEMBER 21 - 3PM

Date 01/07/2024 Project No 24047

Scale @ A1 1:500 Dwg No TP1-9004

Drawn By MH/ME Chkd KW Rev TP1