



# PORTSIDE

11-23 MACARTHUR AVENUE, HAMILTON 4007

**AMENDMENT APPLICATION**

AUGUST 2025



## TURRBAL NATION

Plus Architecture acknowledges the Traditional Custodians of lands and waters on which we operate. We pay our respect to the Elders past and present, and extend that respect to all Aboriginal and Torres Strait Islander Nations.

# contents.

- 01. Location | Site Opportunities + Constraints
- 02. Design Drivers
- 03. Design Thinking | Materiality
- 04. Concept Sketches
- 05. Concept Plans



# location

chapter 01





HERCULES ST PARK

HAMILTON PARK

10 MIN WALK

5 MIN WALK

PORTSIDE WHARF  
SHOPPING PRECINCT

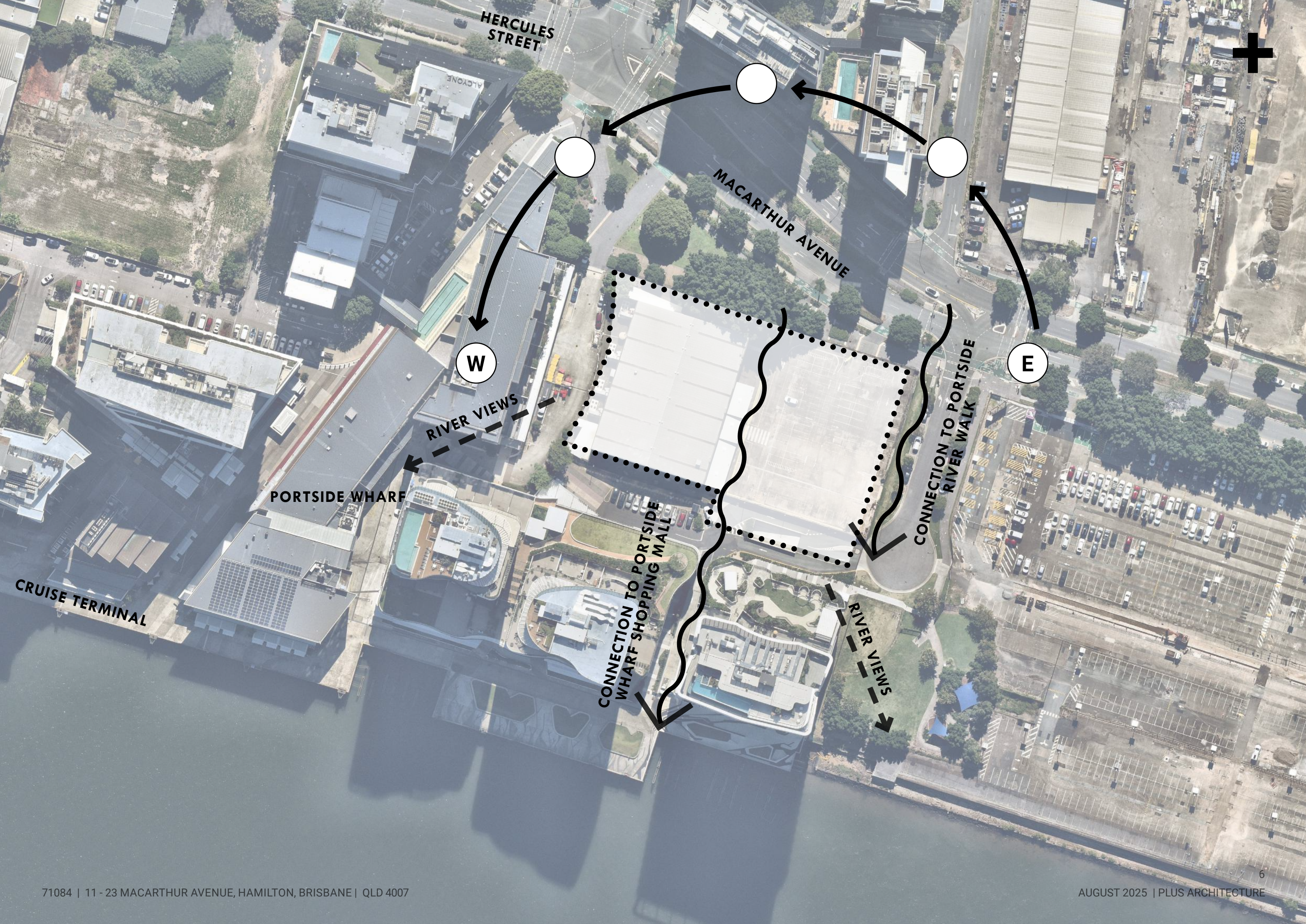
DEVELOPMENT  
SITE

SITE

LORES BONEY RIVERWALK







HERCULES STREET

MACARTHUR AVENUE

W

E

RIVER VIEWS

PORTSIDE WHARF

CRUISE TERMINAL

CONNECTION TO PORTSIDE WHARF SHOPPING MALL

RIVER VIEWS

CONNECTION TO PORTSIDE RIVER WALK

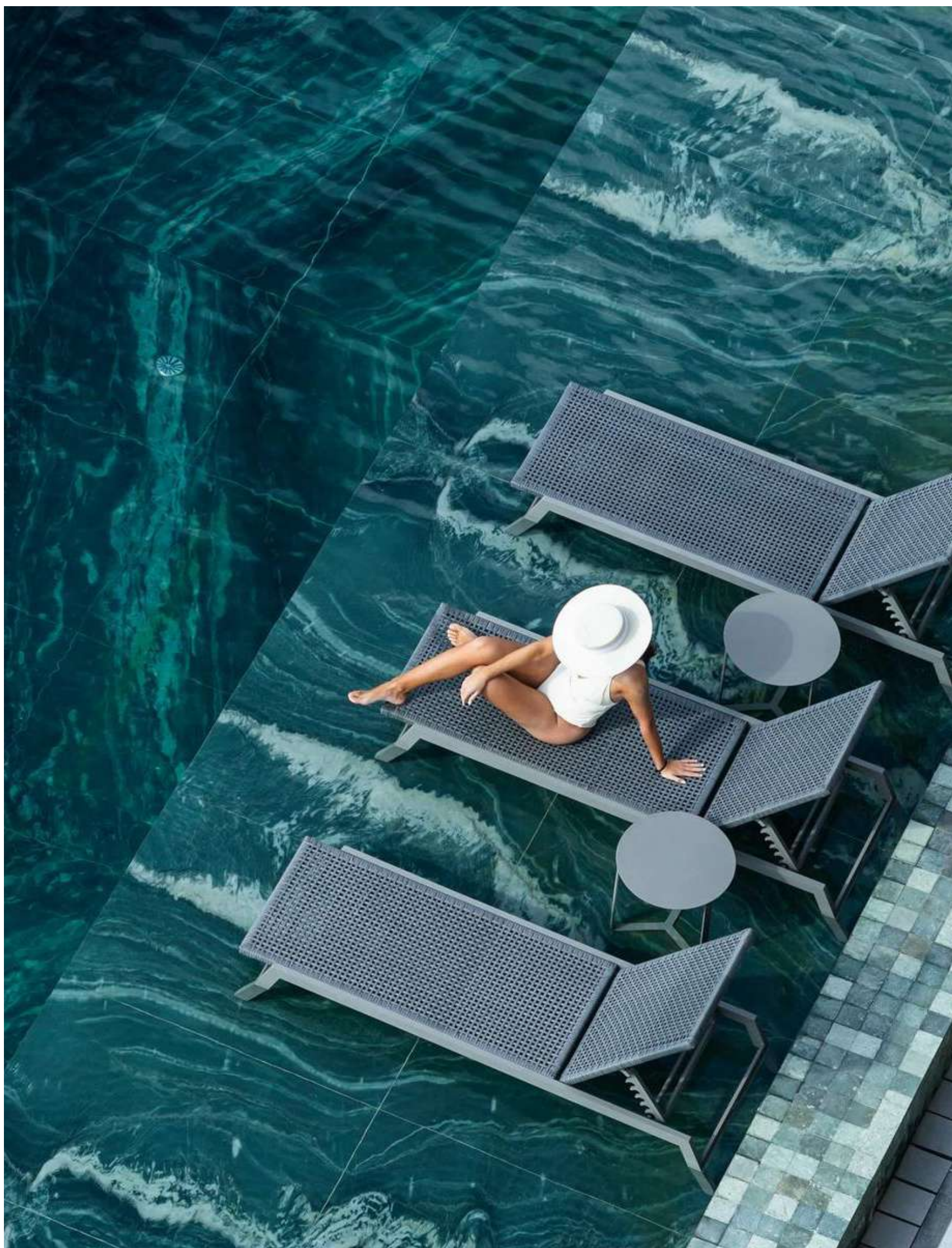
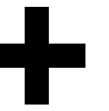




# design drivers

chapter 02





the sophisticated  
newcomer.

the place to be

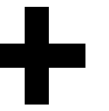


follow the rhythm.

a simple everlasting architecture







timeless.

classic and elegant design details



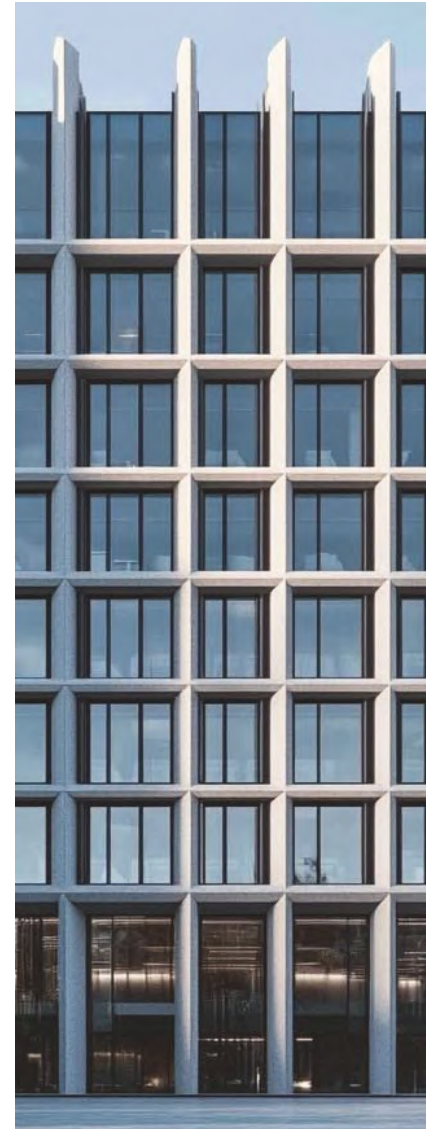
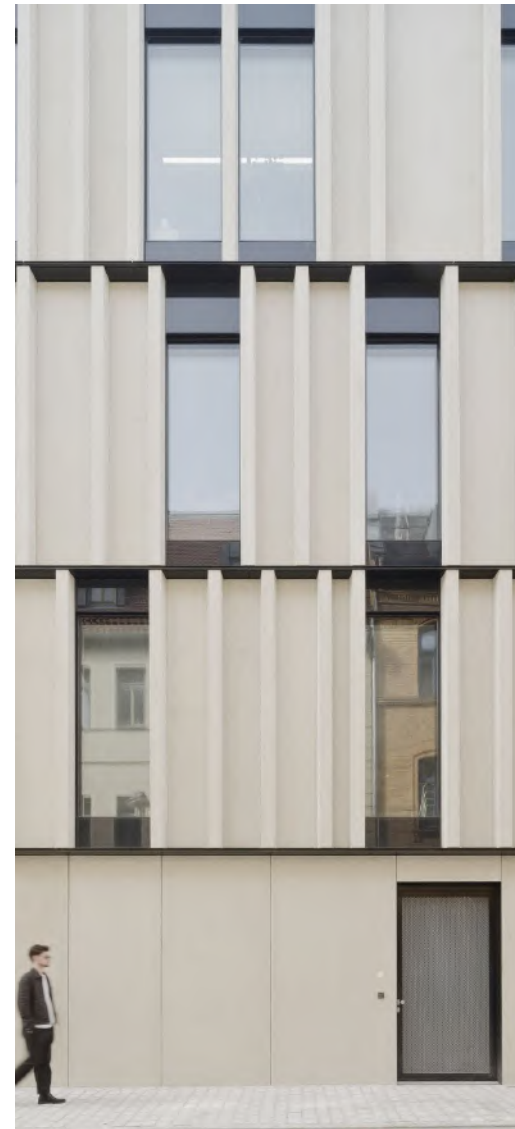
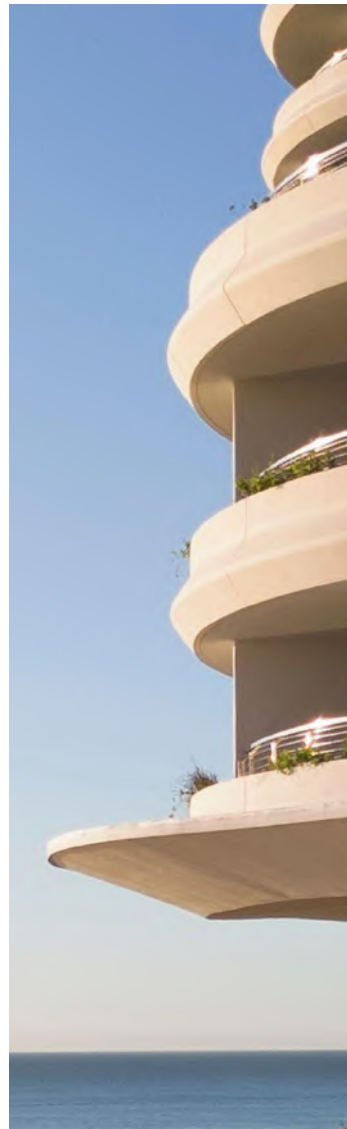
# design thinking

chapter 03





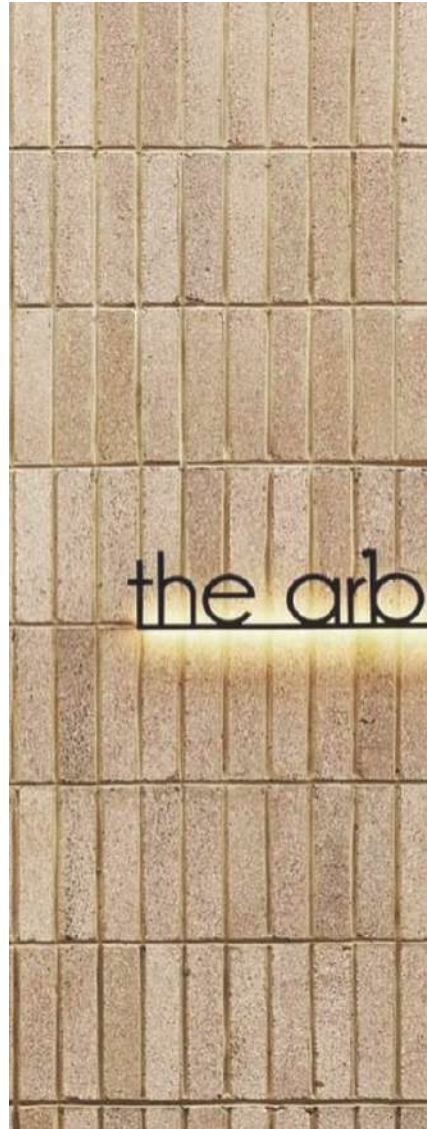
a nod to history.







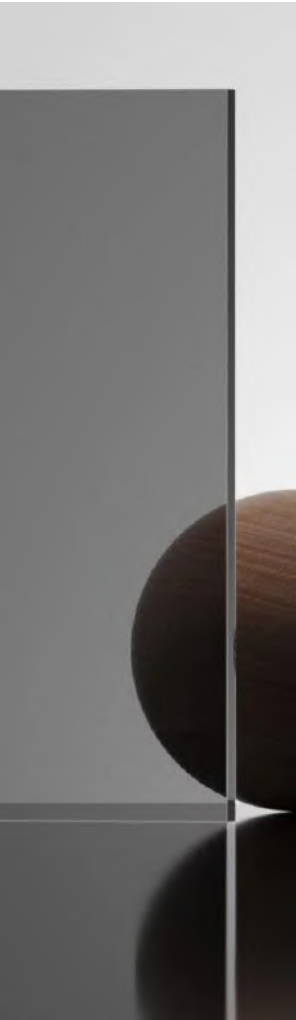
an inspired level of recreation and amenity.







material palette.



01.



02.



03.



04.



05.



06.



07.



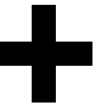
08.

- 01. Tinted Glazing
- 02. Warm Toned Concrete
- 03. Precast vertical panels - Tower
- 04. Tile + coloured aggregate - Podium
- 05. Bronze Aluminium Window Frames
- 06. Dark Warm Toned Concrete
- 07. Timber Look Aluminium Screening - Podium
- 08. Lush landscaping - Podium



# the concept

## chapter 04



## executive summary

Located six kilometres from the Brisbane CBD the site sits within the Northshore Hamilton PDA. Northshore Hamilton is the a riverside development opportunity in Brisbane, offering outstanding views of the river, city, Hamilton, and out to Mt Coot-Tha.

The podium incorporates arched architectural elements of varying scale, creating a strong visual rhythm whilst referencing the area's industrial heritage. The jumping arches provide a relief to the podium facade, offering opportunities for pockets of landscaping, providing even greater visual interest.

A defining feature of the development is its layered and stepped landscaping, which softens the building's scale and creates a green, terraced interface to the street. This approach blurs the distinction between built form and nature, enhancing amenity while breaking down the visual mass of the podium. The proposal delivers extensive communal amenities, including landscaped rooftop spaces with a full length lap pool, and a generous wellness precinct on the podium complete with a gym, saunal, lounge and expansive garden areas.

A pedestrian link is integrated through the site, connecting seamlessly to the Portside Wharf precinct and the Brisbane River, activating the ground plane and enhancing public permeability. Pockets of retail spaces are decorated at the northern entry of the precinct.

The expression of the tower is responsive to climate - slab overhangs offer sun protection to lower levels, and a patterned vertical blade facade offer additional shading elements. The two tower development is positioned to harness key vriver views, whilst also offering relief from neighbouring developments.

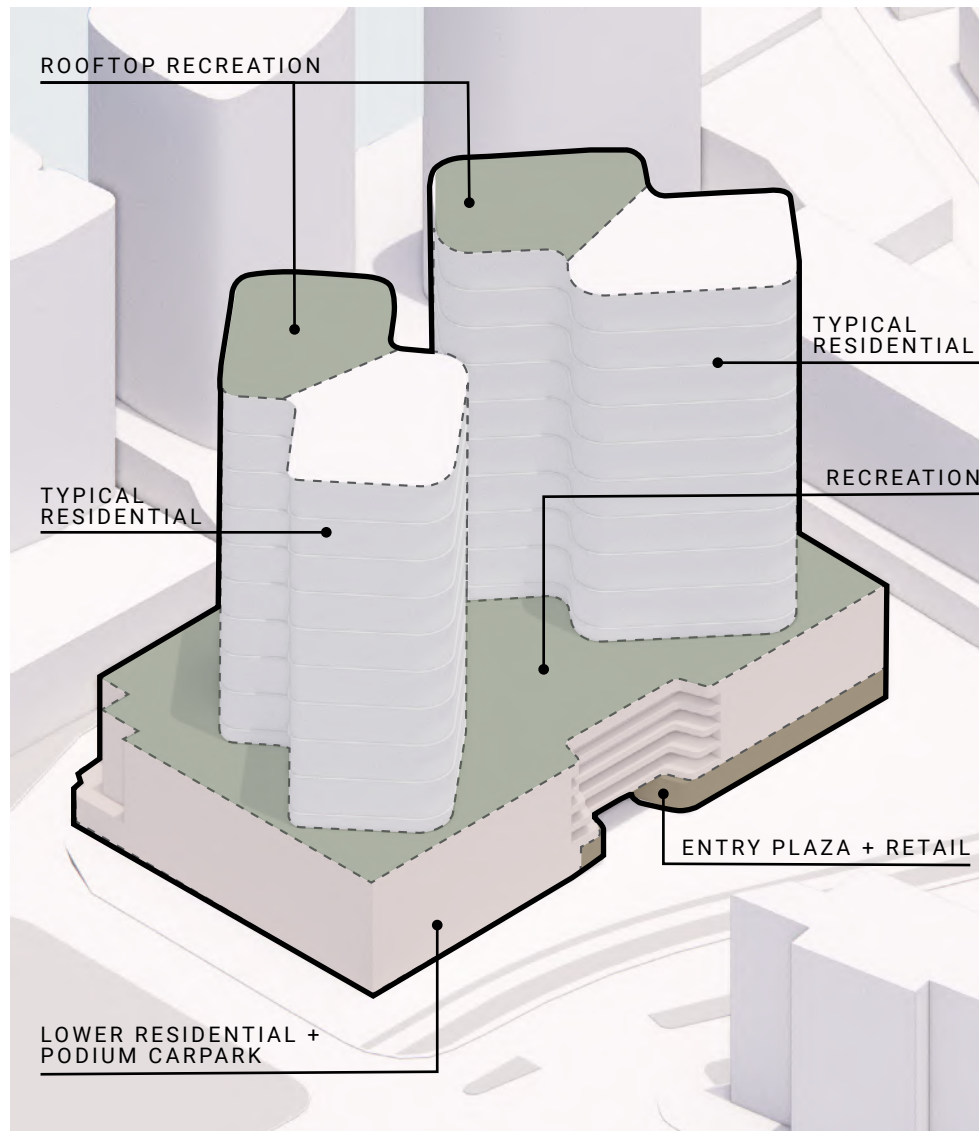




the concept

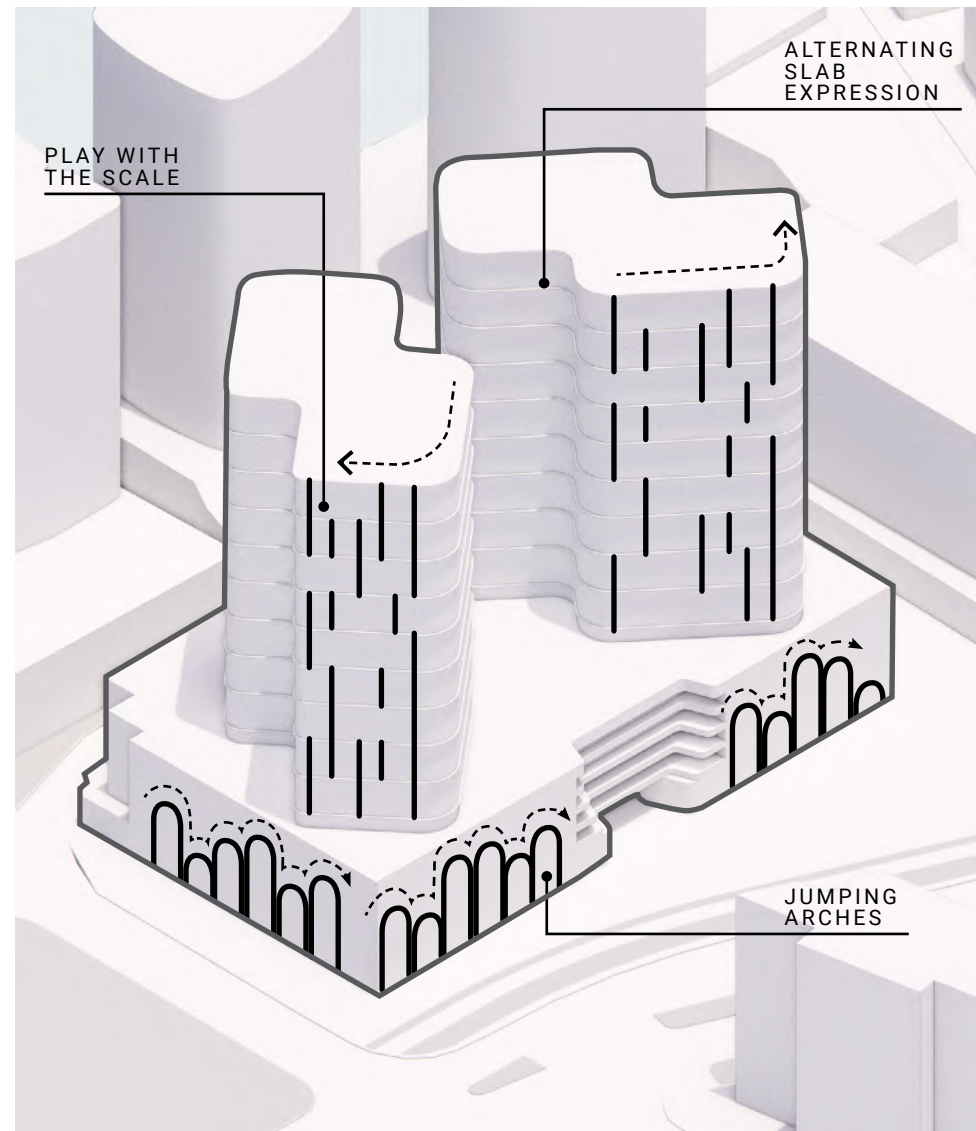


design thinking.



program

top-down amenity offering



articulation

break it up + soften the podium



activation.

activate the laneway + podium



# the vision

chapter 05

















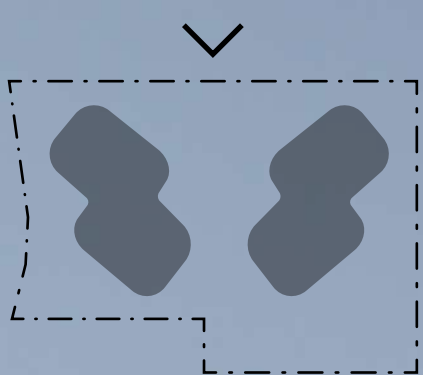




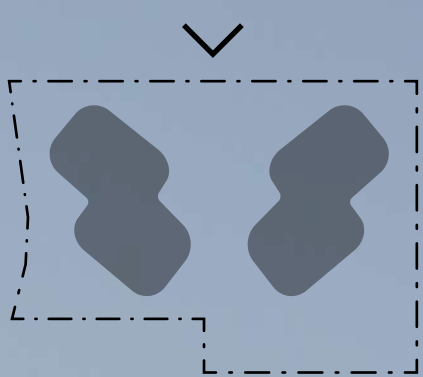






























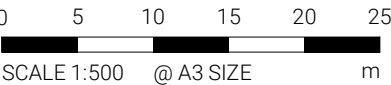
# the drawings

## chapter 06





DA020  
SITE PLAN - PROPOSED



ISSUE 1



DA010  
SITE PLAN - GROUND FLOOR



0 5 10 15 20 25  
SCALE 1:500 @ A3 SIZE m



ISSUE 1

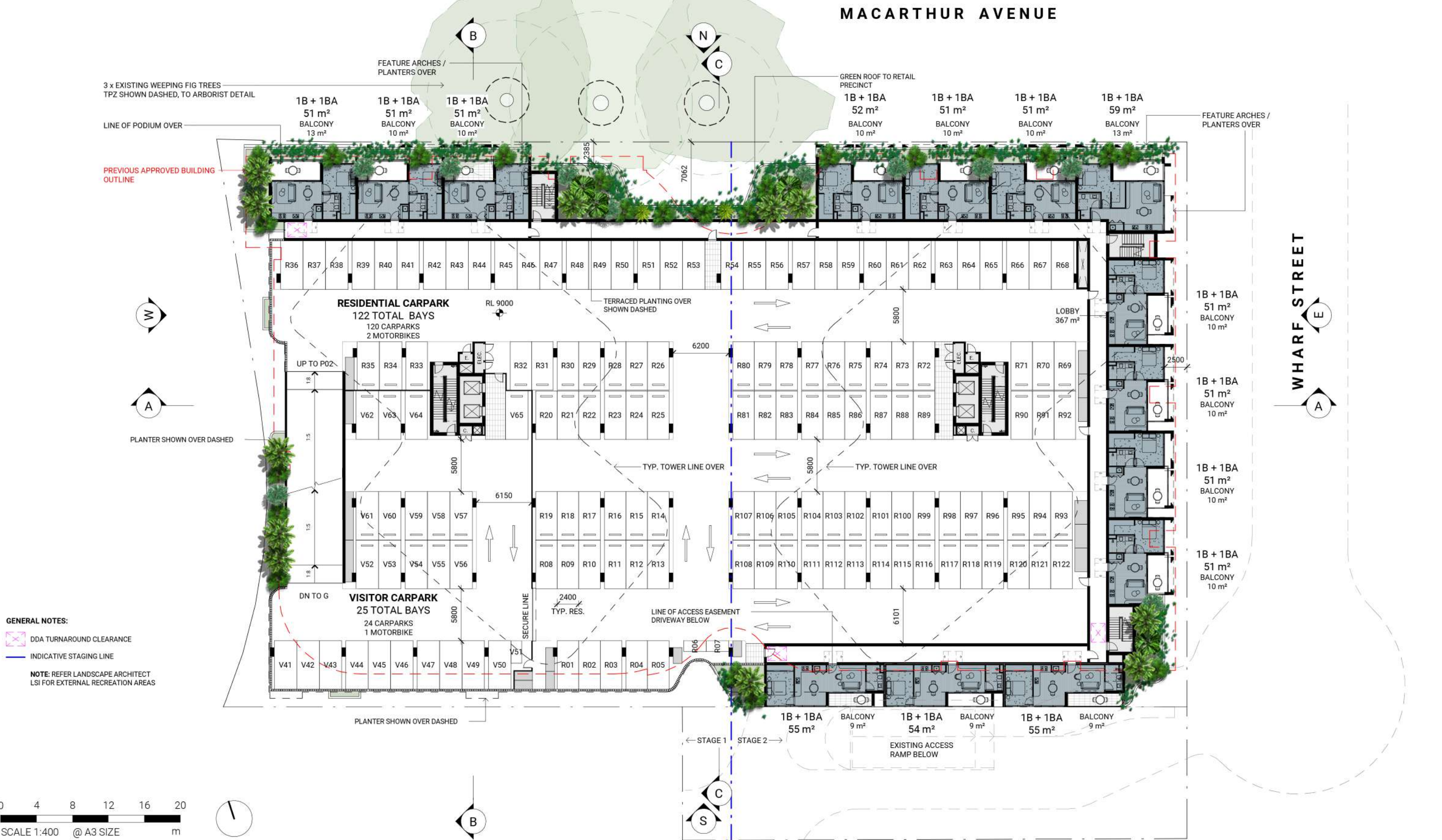








DA101  
FLOOR PLAN - LEVEL 02 - PODIUM CARPARKING



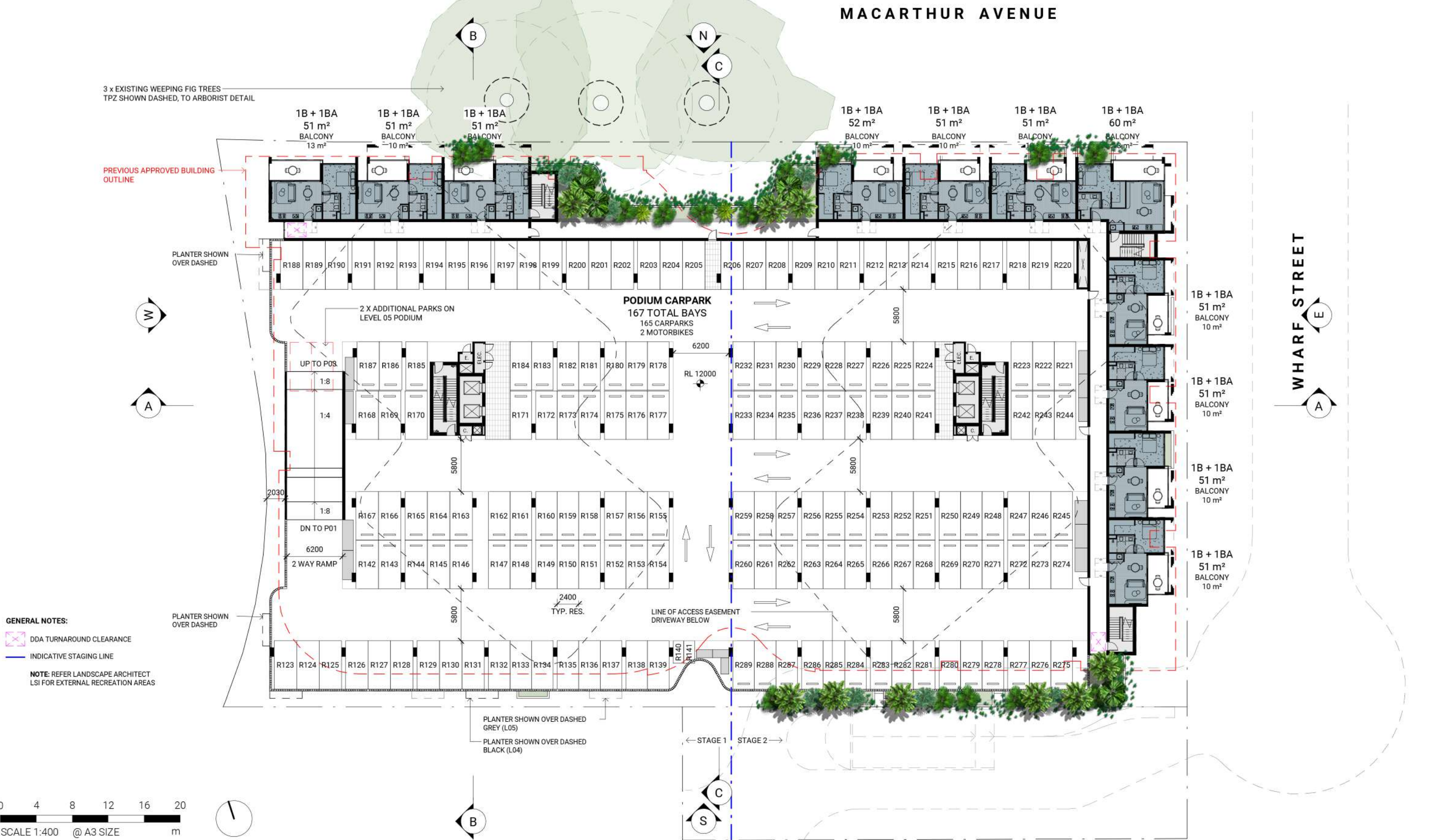
GENERAL NOTES:  
DDA TURNAROUND CLEARANCE  
INDICATIVE STAGING LINE  
NOTE: REFER LANDSCAPE ARCHITECT LSI FOR EXTERNAL RECREATION AREAS

0 4 8 12 16 20  
SCALE 1:400 @ A3 SIZE m

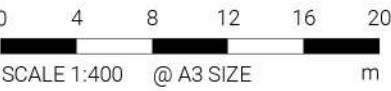




DA102  
FLOOR PLAN - LEVEL 03 TO 05 - PODIUM CARPARKING



GENERAL NOTES:  
DDA TURNAROUND CLEARANCE  
INDICATIVE STAGING LINE  
NOTE: REFER LANDSCAPE ARCHITECT LSI FOR EXTERNAL RECREATION AREAS



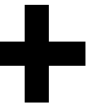




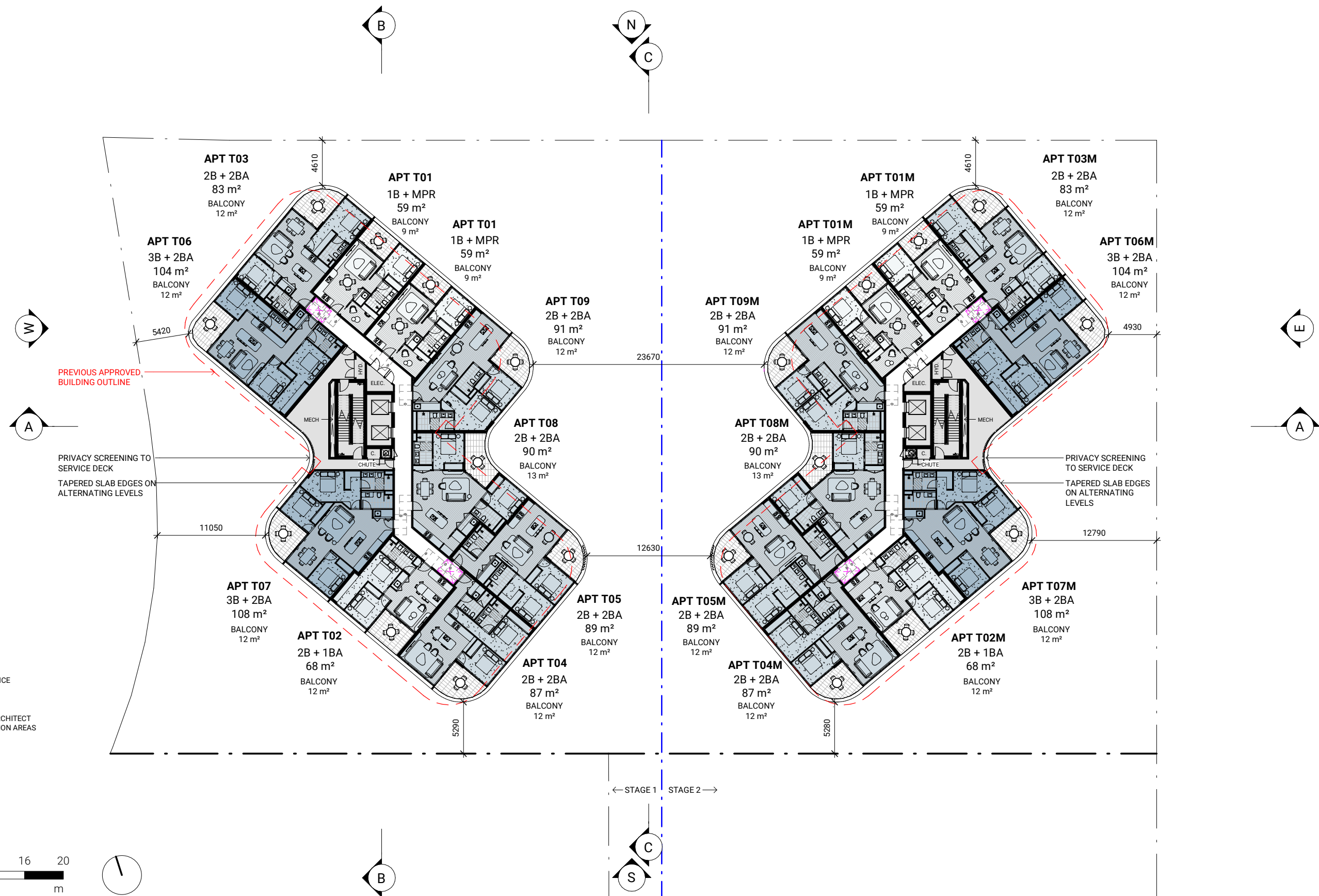
DA103  
FLOOR PLAN - LEVEL 06 - PODIUM RESIDENTIAL



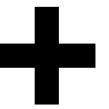




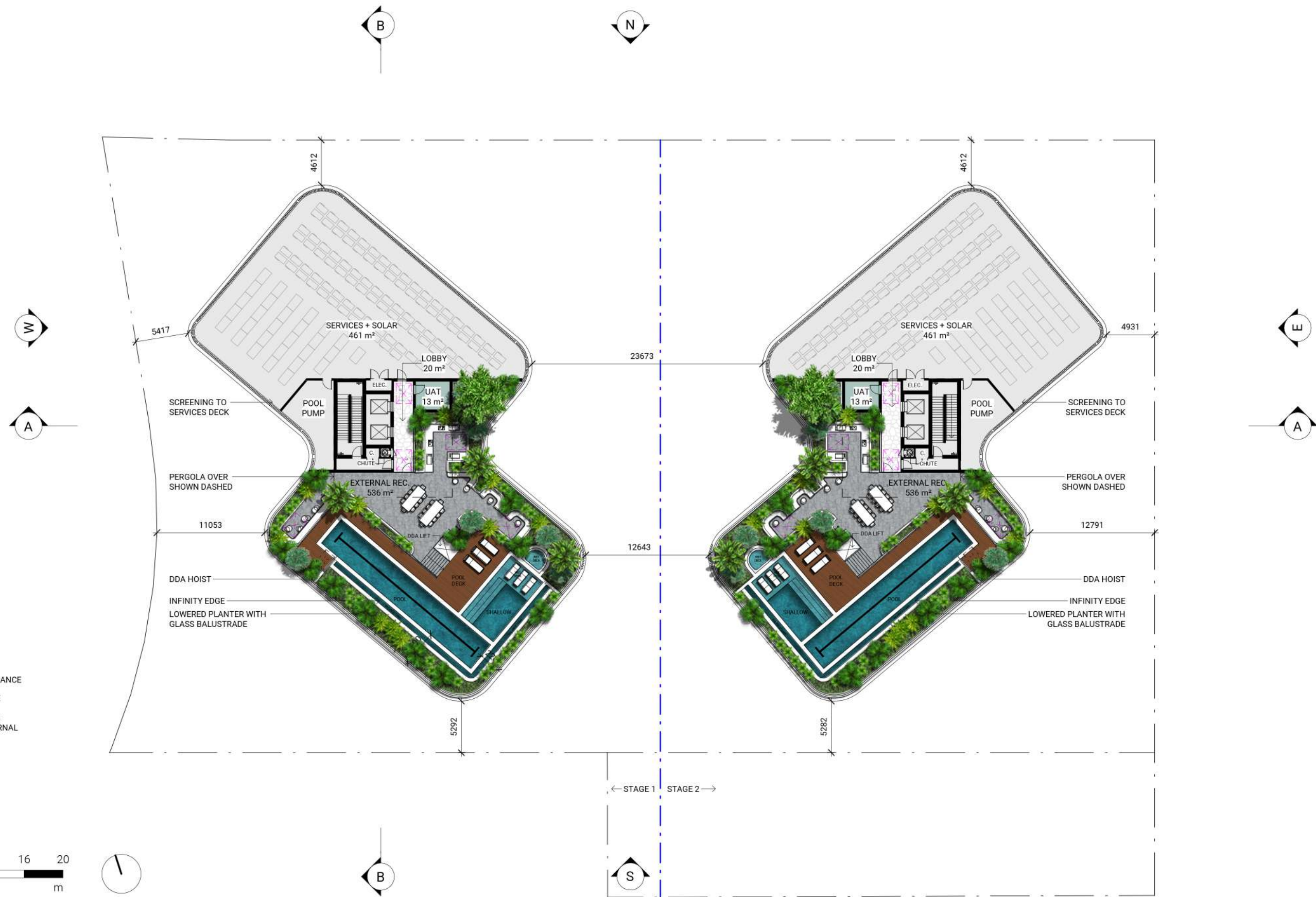
DA104  
FLOOR PLAN - LEVEL 07 TO 24 - TYPICAL RESIDENTIAL







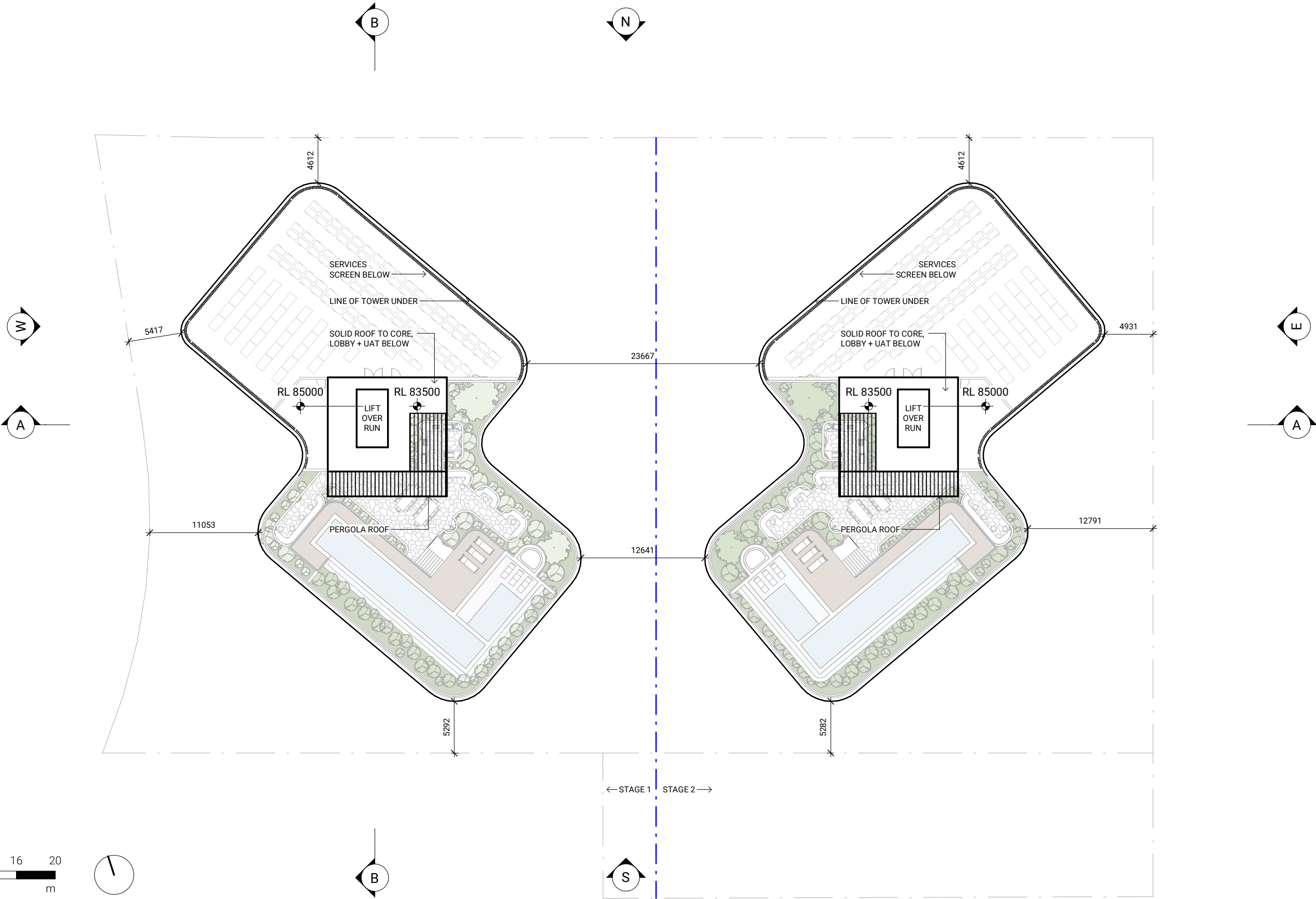
DA105  
FLOOR PLAN - LEVEL 25 - ROOFTOP RECREATION



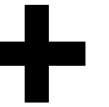


DA106

FLOOR PLAN - LEVEL 26 - ROOF

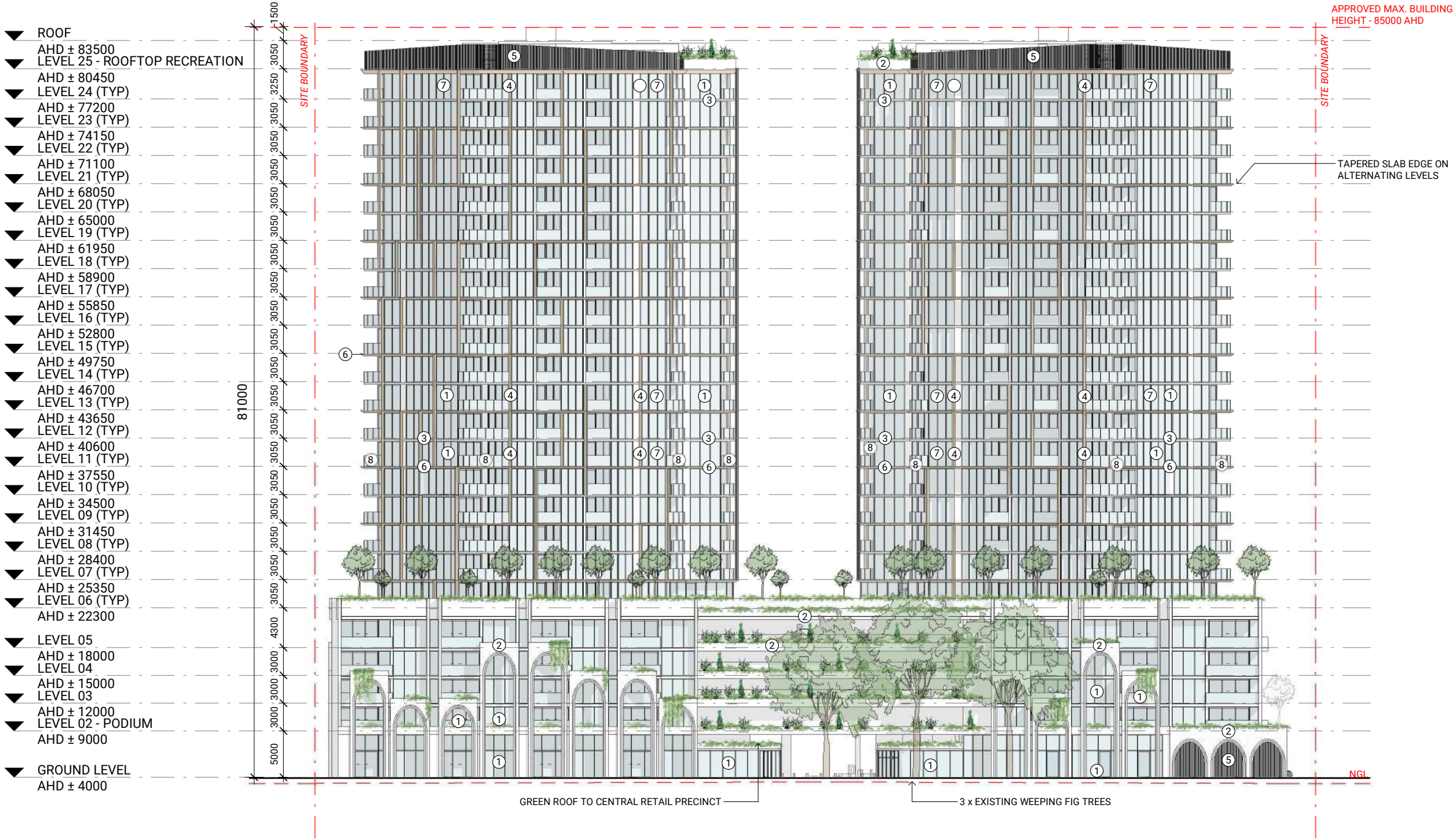






DA200  
ELEVATION - NORTH

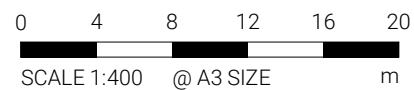
- ① TINTED GLAZING
- ② TEXTURE-PAINTED CONCRETE - LIGHT
- ③ TEXTURE-PAINTED CONCRETE - DARK
- ④ VERTICAL CONCRETE BLADES (TOWER)
- ⑤ TIMBER LOOK BATTENS
- ⑥ TAPERED SLAB EDGES
- ⑦ ALUMINIUM GLAZING SUITE
- ⑧ FACETED BALUSTRADE WITH POSTS



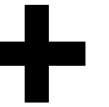




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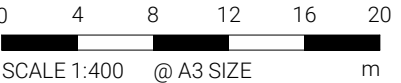
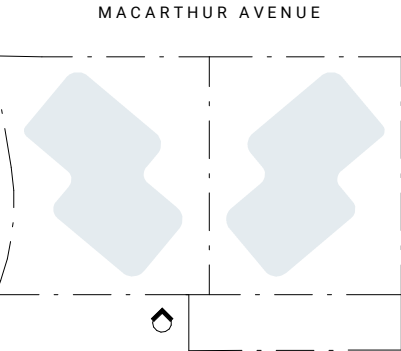




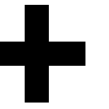


DA202  
ELEVATION - SOUTH

- ① TINTED GLAZING
- ② TEXTURE-PAINTED CONCRETE - LIGHT
- ③ TEXTURE-PAINTED CONCRETE - DARK
- ④ VERTICAL CONCRETE BLADES (TOWER)
- ⑤ TIMBER LOOK BATTENS
- ⑥ TAPERED SLAB EDGES
- ⑦ ALUMINIUM GLAZING SUITE
- ⑧ FACETED BALUSTRADE WITH POSTS



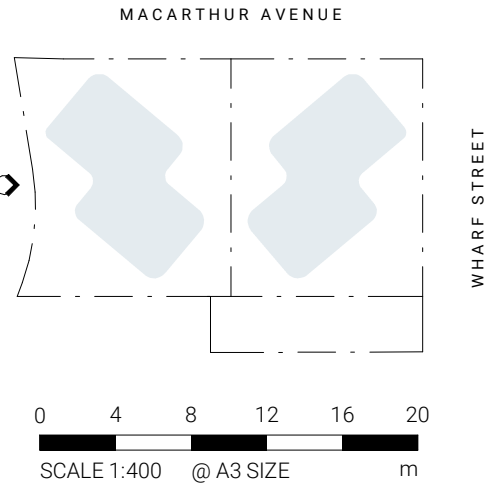
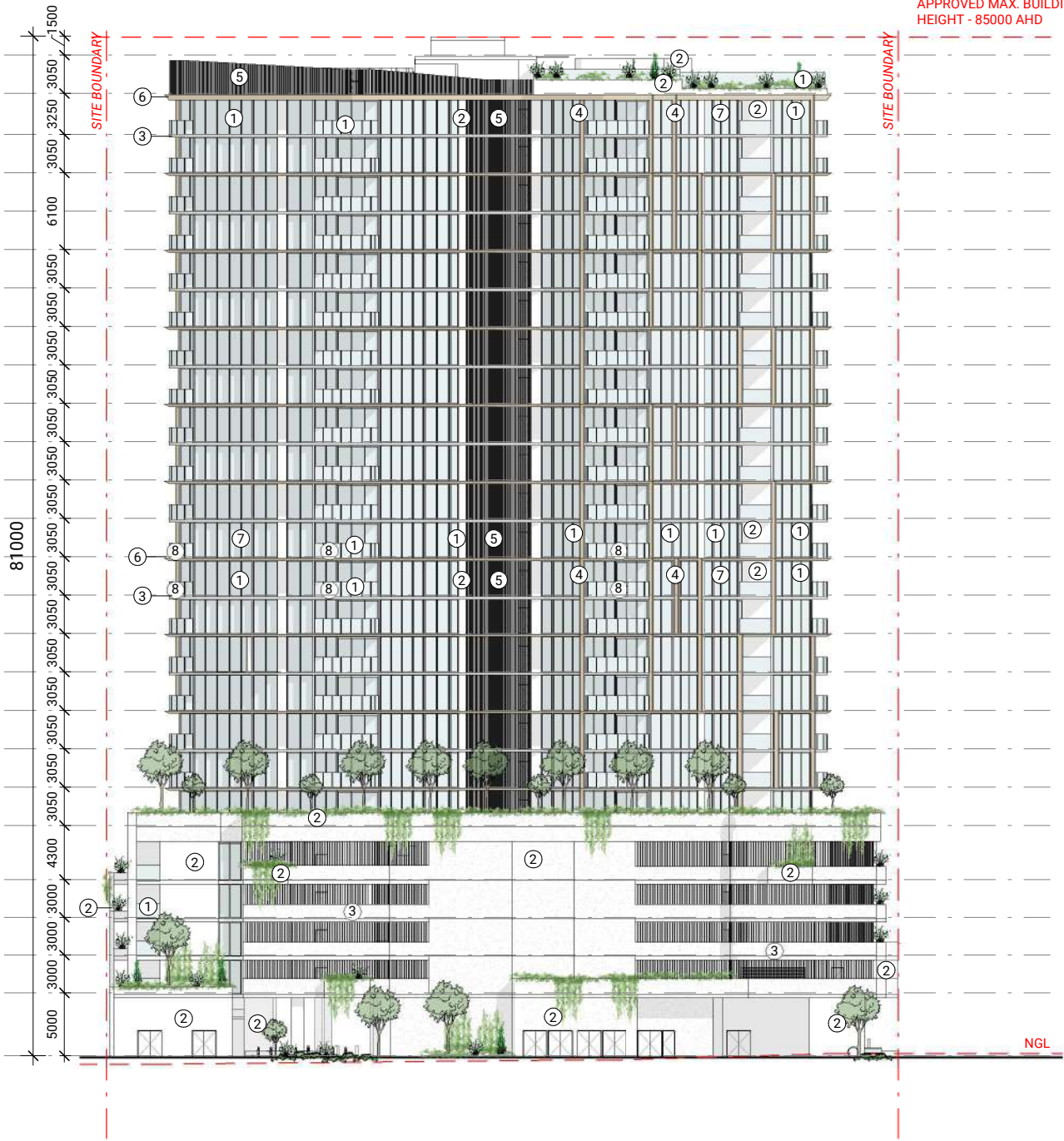




DA203  
ELEVATION - WEST

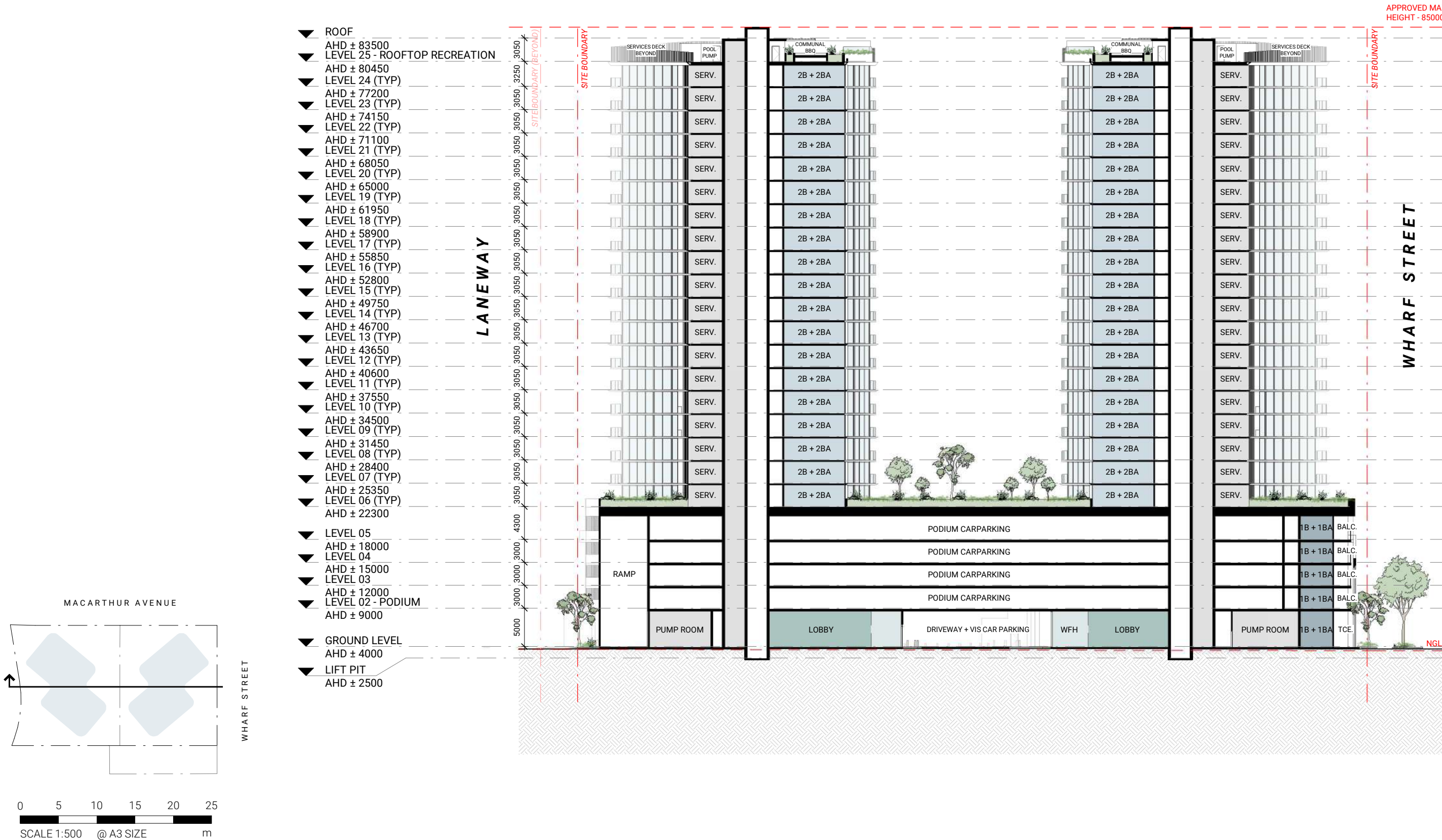
- ① TINTED GLAZING
- ② TEXTURE-PAINTED CONCRETE - LIGHT
- ③ TEXTURE-PAINTED CONCRETE - DARK
- ④ VERTICAL CONCRETE BLADES (TOWER)
- ⑤ TIMBER LOOK BATTENS
- ⑥ TAPERED SLAB EDGES
- ⑦ ALUMINIUM GLAZING SUITE
- ⑧ FACETED BALUSTRADE WITH POSTS

- ▼ ROOF  
AHD ± 83500
- ▼ LEVEL 25 - ROOFTOP RECREATION  
AHD ± 80450
- ▼ LEVEL 24 (TYP)  
AHD ± 77200
- ▼ LEVEL 23 (TYP)  
AHD ± 74150
- ▼ LEVEL 22 (TYP)  
AHD ± 71100
- ▼ LEVEL 21 (TYP)  
AHD ± 68050
- ▼ LEVEL 20 (TYP)  
AHD ± 65000
- ▼ LEVEL 19 (TYP)  
AHD ± 61950
- ▼ LEVEL 18 (TYP)  
AHD ± 58900
- ▼ LEVEL 17 (TYP)  
AHD ± 55850
- ▼ LEVEL 16 (TYP)  
AHD ± 52800
- ▼ LEVEL 15 (TYP)  
AHD ± 49750
- ▼ LEVEL 14 (TYP)  
AHD ± 46700
- ▼ LEVEL 13 (TYP)  
AHD ± 43650
- ▼ LEVEL 12 (TYP)  
AHD ± 40600
- ▼ LEVEL 11 (TYP)  
AHD ± 37550
- ▼ LEVEL 10 (TYP)  
AHD ± 34500
- ▼ LEVEL 09 (TYP)  
AHD ± 31450
- ▼ LEVEL 08 (TYP)  
AHD ± 28400
- ▼ LEVEL 07 (TYP)  
AHD ± 25350
- ▼ LEVEL 06 (TYP)  
AHD ± 22300
- ▼ LEVEL 05  
AHD ± 18000
- ▼ LEVEL 04  
AHD ± 15000
- ▼ LEVEL 03  
AHD ± 12000
- ▼ LEVEL 02 - PODIUM  
AHD ± 9000
- ▼ GROUND LEVEL  
AHD ± 4000

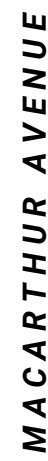




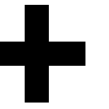
DA300  
BUILDING SECTION A





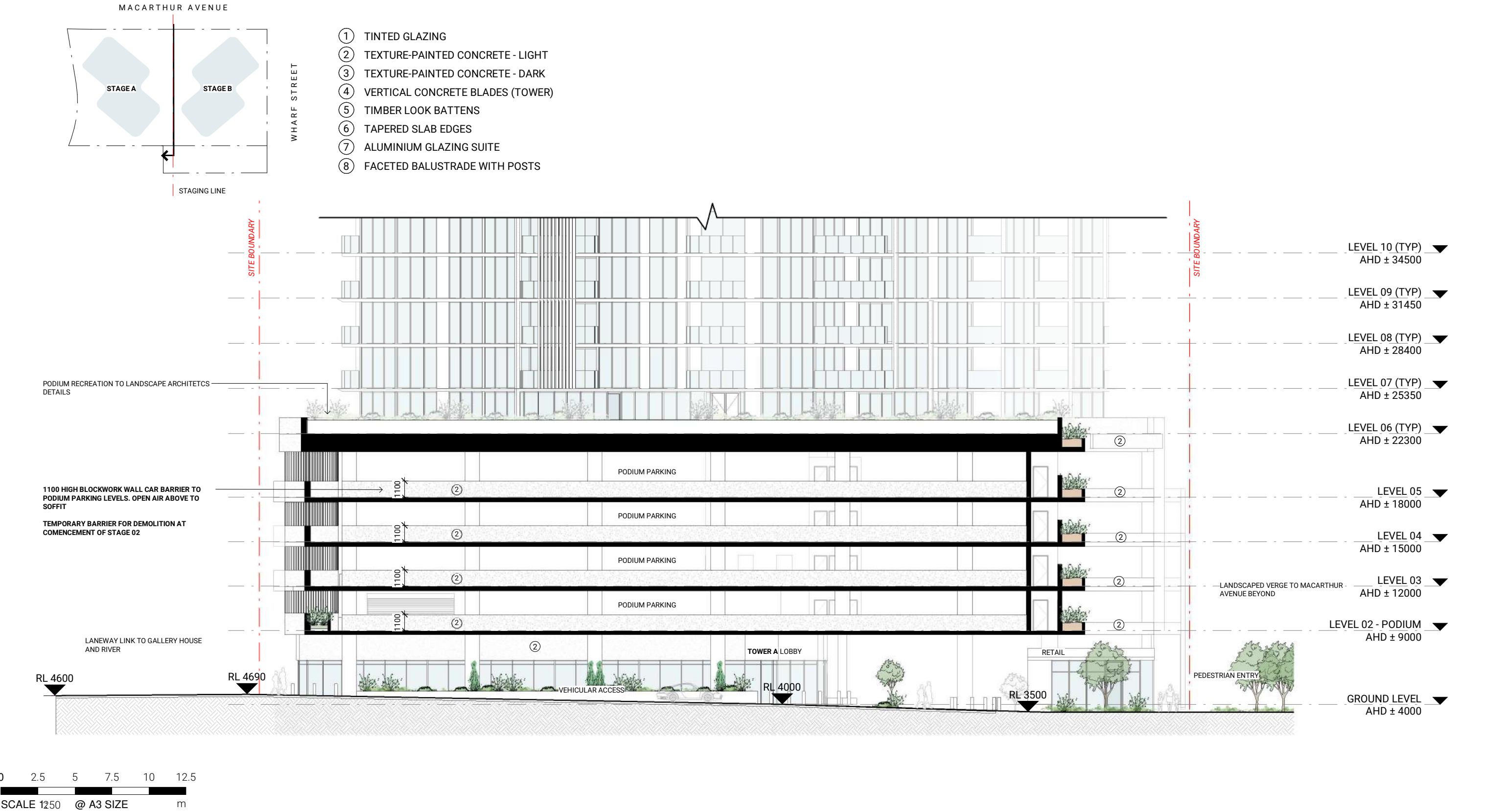






DA302

BUILDING SECTION C - STAGING INTERFACE



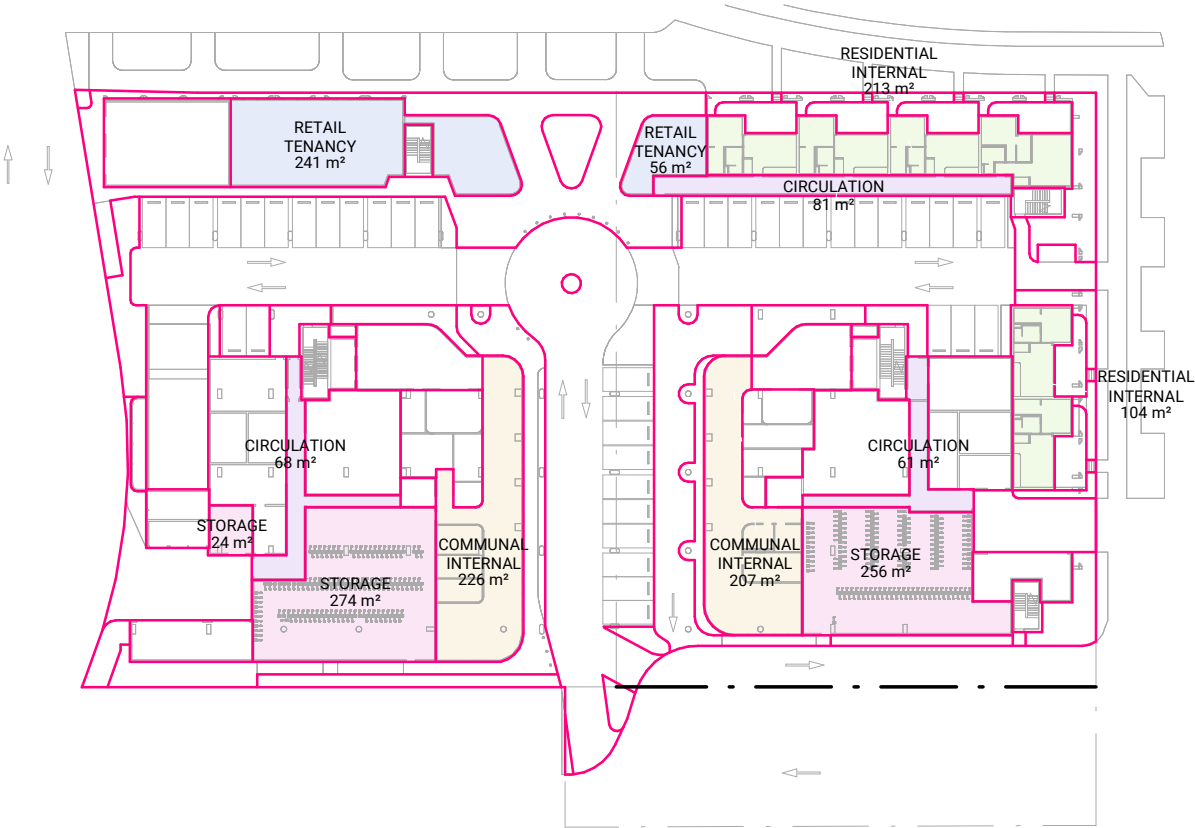




# the analysis

## chapter 07



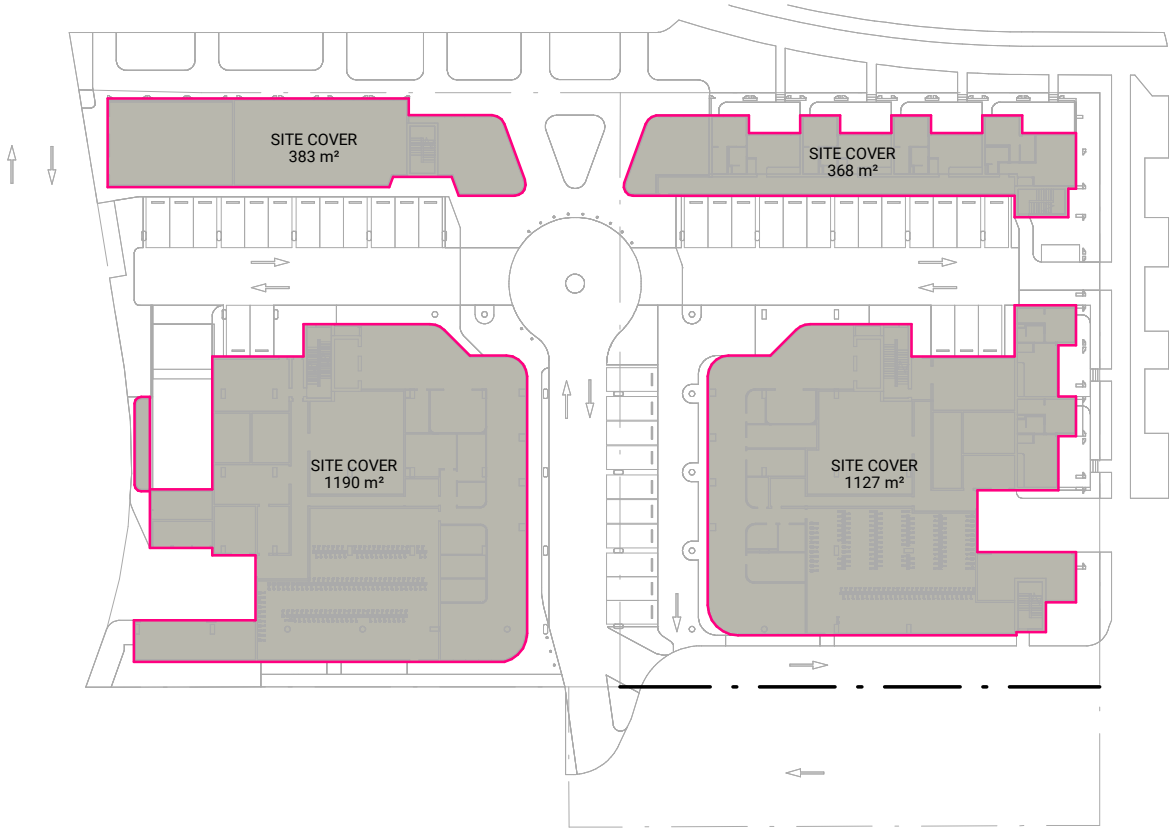


GFA	Area
STORAGE	555 m <sup>2</sup>
RETAIL TENANCY	297 m <sup>2</sup>
RESIDENTIAL INTERNAL	317 m <sup>2</sup>
COMMUNAL INTERNAL	433 m <sup>2</sup>
CIRCULATION	210 m <sup>2</sup>
TOTAL GFA	1812 m <sup>2</sup>

**\*GROSS FLOOR AREA (GFA)**  
IS CALCULATED AS PER THE BRISBANE CITY COUNCIL (BCC) / QUEENSLAND (QLD) METHOD OF MEASUREMENT, AS OUTLINED IN THE BRISBANE CITY COUNCIL CITY PLAN 2014 AND THE QUEENSLAND PLANNING REGULATION 2017.  
GROSS FLOOR AREA, AS DEFINED 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.

**\*\*THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**  
**\*\*AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.**

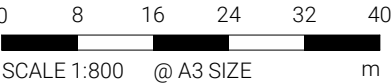


Site Cover	Area	Percentage
SITE COVER	3068 m <sup>2</sup>	41%
SITE AREA REMAINING	4337 m <sup>2</sup>	59%
TOTAL SITE AREA	7405 m <sup>2</sup>	100%

**\*SITE COVER**  
IS CALCULATED AS PER THE BRISBANE CITY COUNCIL (BCC) / QUEENSLAND (QLD) METHOD OF MEASUREMENT, AS OUTLINED IN THE BRISBANE CITY COUNCIL CITY PLAN 2014 AND THE QUEENSLAND PLANNING REGULATION 2017.  
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- IN A LANDSCAPED OR OPEN SPACE AREA, INCLUDING, FOR EXAMPLE, A GAZEBO OR SHADE STRUCTURE; OR
- A BASEMENT THAT IS COMPLETELY BELOW GROUND LEVEL AND USED FOR CAR PARKING; OR
- THE EAVES OF A BUILDING; OR
- A SUN SHADE.

**\*\*THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**  
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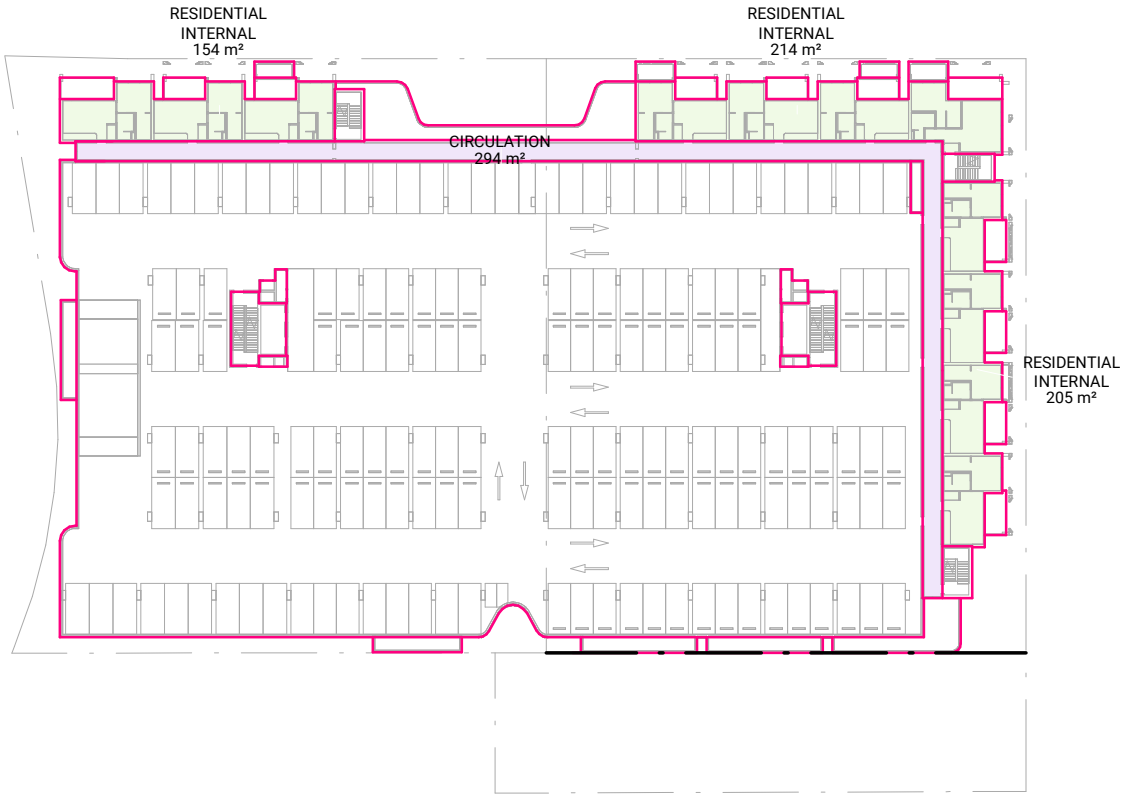






DA513

GFA + SITE COVER - LEVEL 03 TO 05 - PODIUM CARPARKING

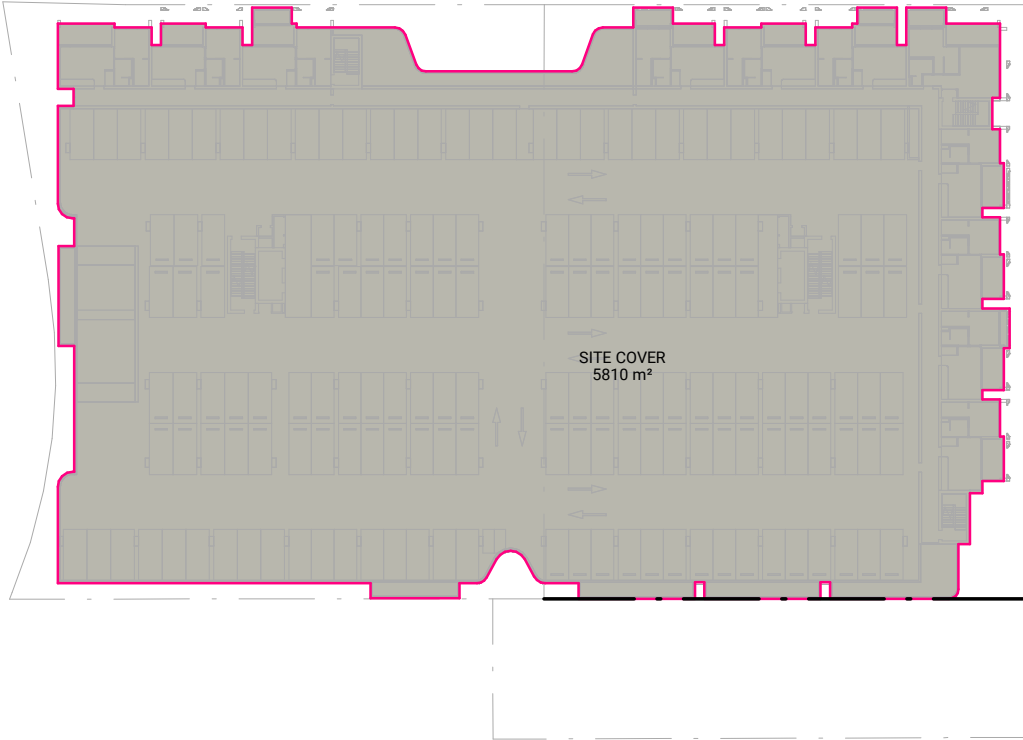


GFA	Area
RESIDENTIAL INTERNAL	572 m²
CIRCULATION	294 m²
TOTAL GFA	866 m²

**\*GROSS FLOOR AREA (GFA)**  
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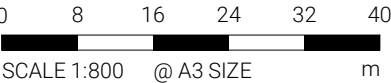


Site Cover	Area	Percentage
SITE COVER	5810 m²	88%
SITE AREA REMAINING	769 m²	12%
TOTAL SITE AREA	6579 m²	100%

**\*SITE COVER**  
IS CALCULATED AS PER THE BRISBANE CITY COUNCIL (BCC) / QUEENSLAND (QLD) METHOD OF MEASUREMENT, AS OUTLINED IN THE BRISBANE CITY COUNCIL CITY PLAN 2014 AND THE QUEENSLAND PLANNING REGULATION 2017.  
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- IN A LANDSCAPED OR OPEN SPACE AREA, INCLUDING, FOR EXAMPLE, A GAZEBO OR SHADE STRUCTURE; OR
- A BASEMENT THAT IS COMPLETELY BELOW GROUND LEVEL AND USED FOR CAR PARKING; OR
- THE EAVES OF A BUILDING; OR
- A SUN SHADE.

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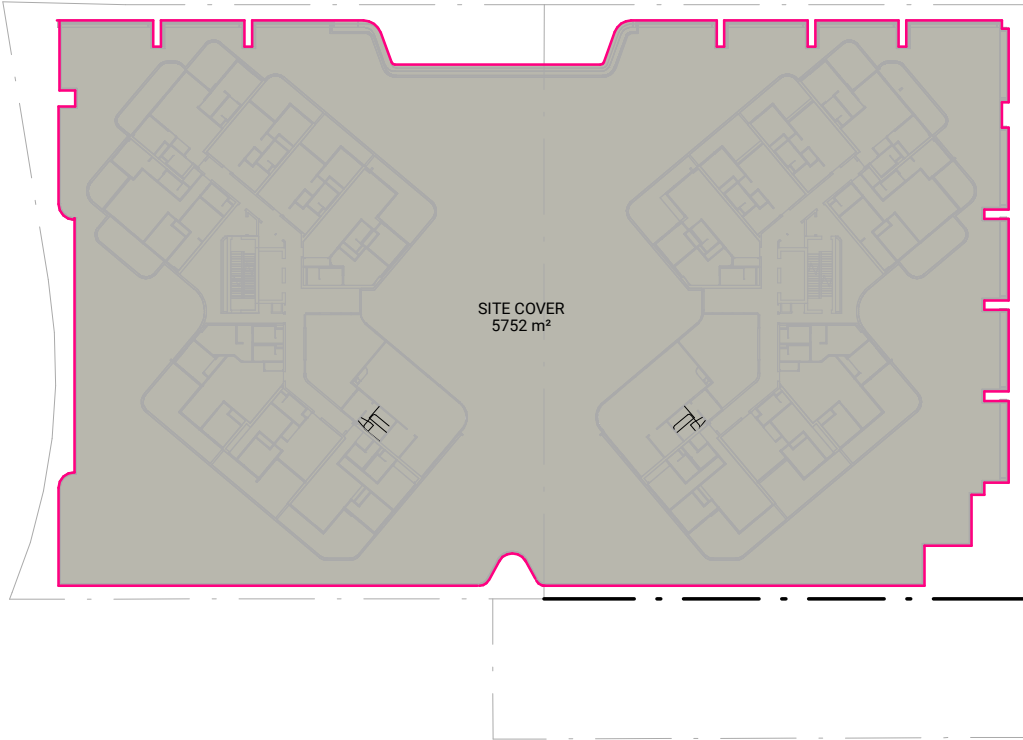


GFA	Area
RESIDENTIAL INTERNAL	1322 m²
COMMUNAL INTERNAL	325 m²
CIRCULATION	176 m²
TOTAL GFA	1823 m²

**\*GROSS FLOOR AREA (GFA)**  
IS CALCULATED AS PER THE BRISBANE CITY COUNCIL (BCC) / QUEENSLAND (QLD) METHOD OF MEASUREMENT, AS OUTLINED IN THE BRISBANE CITY COUNCIL CITY PLAN 2014 AND THE QUEENSLAND PLANNING REGULATION 2017.  
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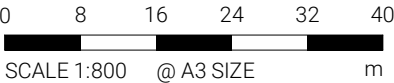


Site Cover	Area	Percentage
SITE COVER	5752 m²	87%
SITE AREA REMAINING	827 m²	13%
TOTAL SITE AREA	6579 m²	100%

**\*SITE COVER**  
IS CALCULATED AS PER THE BRISBANE CITY COUNCIL (BCC) / QUEENSLAND (QLD) METHOD OF MEASUREMENT, AS OUTLINED IN THE BRISBANE CITY COUNCIL CITY PLAN 2014 AND THE QUEENSLAND PLANNING REGULATION 2017.  
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- THE EAVES OF A BUILDING; OR
- A SUN SHADE.

**\*\*THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**  
**\*\*AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.**







GFA	Area
RESIDENTIAL INTERNAL	1681 m²
CIRCULATION	135 m²
TOTAL GFA	1816 m²

**\*GROSS FLOOR AREA (GFA)**  
IS CALCULATED AS PER THE BRISBANE CITY COUNCIL (BCC) / QUEENSLAND (QLD) METHOD OF MEASUREMENT, AS OUTLINED IN THE BRISBANE CITY COUNCIL CITY PLAN 2014 AND THE QUEENSLAND PLANNING REGULATION 2017.  
GROSS FLOOR AREA, AS DEFINED 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 BETEEN LEVELS; OR
- A GROUND FLOOR PUBLIC LOBBY; OR
- A MALL; OR
- PARKING, LOADING OR MANOEUVRING VEHICLES; OR
- UNENCLOSED PRIVATE BALCONIES, WETHER ROOFED OR NOT.

\*\*THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.  
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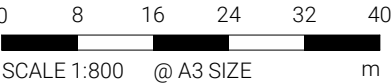


Site Cover	Area	Percentage
SITE COVER	2231 m²	34%
SITE AREA REMAINING	4348 m²	66%
TOTAL SITE AREA	6579 m²	100%

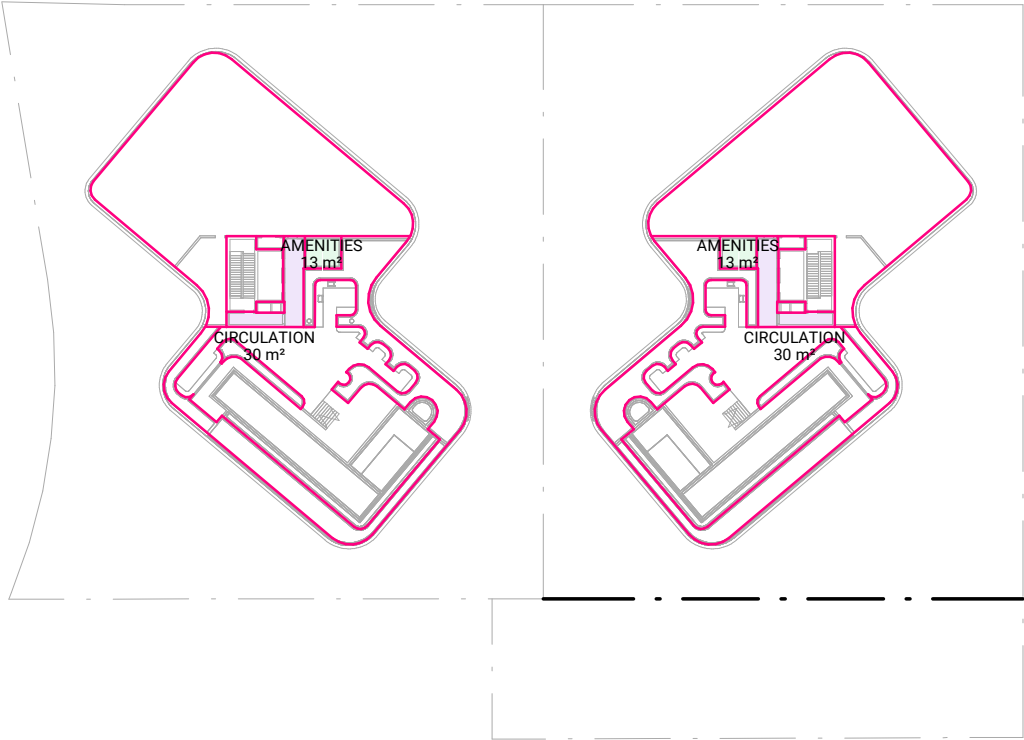
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SITE COVER AS DEFINED FOR A DEVELOPMENT, MEANS THE PORTION OF SITE, EXPRESSED AS A PERCENTAGE, THAT WILL BE COVERED BY A BUILDING OR STRUCTURE, MEASURED TO ITS OUTERMOST PROJECTION, AFTER THE DEVELOPMENT IS CARRIED OUT, OTHER THAN A BUILDING OR STRUCTURE, OR PART OF A BUILDING OR STRUCTURE, THAT IS:

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

\*\*THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.  
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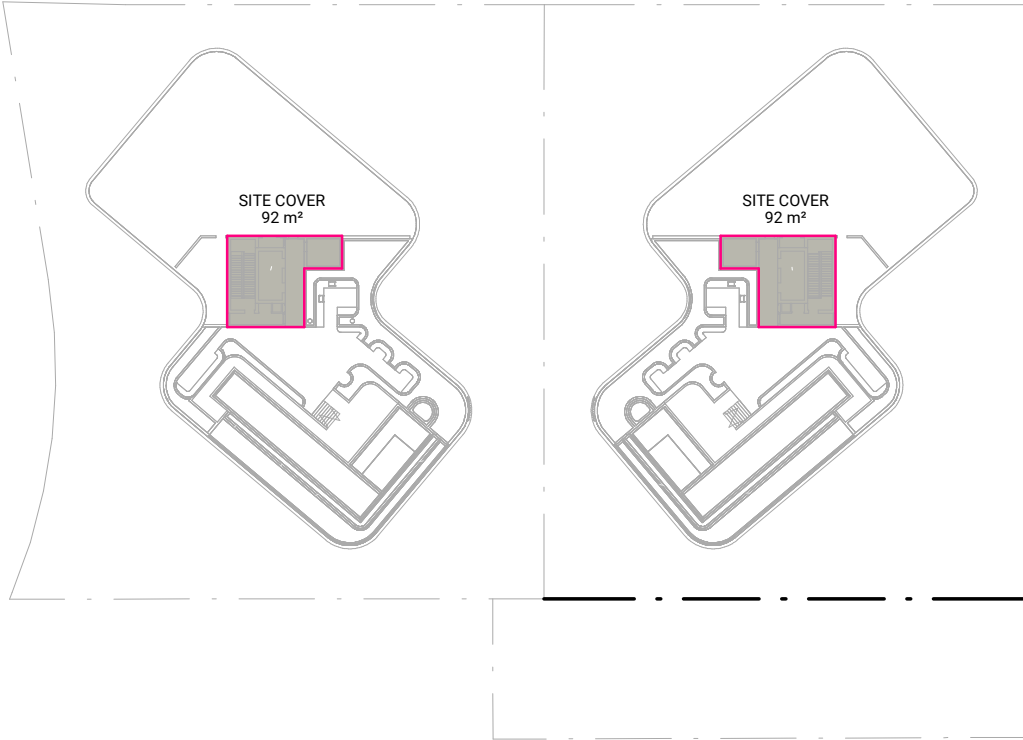


GFA	Area
CIRCULATION	61 m²
AMENITIES	27 m²
TOTAL GFA	87 m²

**\*GROSS FLOOR AREA (GFA)**  
IS CALCULATED AS PER THE BRISBANE CITY COUNCIL (BCC) / QUEENSLAND (QLD) METHOD OF MEASUREMENT, AS OUTLINED IN THE BRISBANE CITY COUNCIL CITY PLAN 2014 AND THE QUEENSLAND PLANNING REGULATION 2017.  
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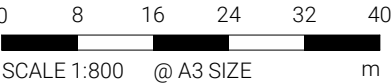


Site Cover	Area	Percentage
SITE COVER	185 m²	3%
SITE AREA REMAINING	6394 m²	97%
TOTAL SITE AREA	6579 m²	100%

**\*SITE COVER**  
IS CALCULATED AS PER THE BRISBANE CITY COUNCIL (BCC) / QUEENSLAND (QLD) METHOD OF MEASUREMENT, AS OUTLINED IN THE BRISBANE CITY COUNCIL CITY PLAN 2014 AND THE QUEENSLAND PLANNING REGULATION 2017.  
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development summary

11-23 MACARTHUR AVENUE	Combined Development																						
	Residential							Building Services/Circulation				Communal (Recreation & Amenity)			Retail	Carparking		Area Per Level					
	Area Internal	Area External	1B + 1BA	1B + MPR	2B + 1BA	2B + 2BA	3B + 2BA	Services	Vertical Circulation	Store/BOH	Circulation	Area Internal	Area External	Landscaping	Area Internal	Area	No. of Spaces	Gross Sale Area (GSA)	Gross Floor Area (GFA)				
	sqm	sqm	65sqm gross	75sqm gross	95sqm gross	105sqm gross	125sqm gross	sqm	sqm	sqm	sqm	sqm	sqm	sqm		sqm	qty	sqm	sqm				
Ground Level	317	135	6					839	135	691	354	433		743.4	295	1522	40	452	1812				
Level 02 - Podium	738	143	14					37	135		331			330		4202	147	881	1109				
Level 03 - Podium	573	116	11					33.5	135		294			173		4403	167	689	866				
Level 04 - Podium	573	116	11					33.5	135		169			200		4403	167	689	866				
Level 05 - Podium	573	116	11					33.5	135		169			137		4403	169	689	866				
Level 06 - Recreation	1322	488		4	2	6	4	112	80		176	324	3213					1810	1823				
Level 07 - Typical	1680	228		4	2	10	4	112	80		136							1908	1816				
Level 08	1680	228		4	2	10	4	112	80		136							1908	1816				
Level 09	1680	228		4	2	10	4	112	80		136							1908	1816				
Level 10	1680	228		4	2	10	4	112	80		136							1908	1816				
Level 11	1680	228		4	2	10	4	112	80		136							1908	1816				
Level 12	1680	228		4	2	10	4	112	80		136							1908	1816				
Level 13	1680	228		4	2	10	4	112	80		136							1908	1816				
Level 14	1680	228		4	2	10	4	112	80		136							1908	1816				
Level 15	1680	228		4	2	10	4	112	80		136							1908	1816				
Level 16	1680	228		4	2	10	4	112	80		136							1908	1816				
Level 17	1680	228		4	2	10	4	112	80		136							1908	1816				
Level 18	1680	228		4	2	10	4	112	80		136							1908	1816				
Level 19	1680	228		4	2	10	4	112	80		136							1908	1816				
Level 20	1680	228		4	2	10	4	112	80		136							1908	1816				
Level 21	1680	228		4	2	10	4	112	80		136							1908	1816				
Level 22	1680	228		4	2	10	4	112	80		136							1908	1816				
Level 23	1680	228		4	2	10	4	112	80		136							1908	1816				
Level 24	1680	228		4	2	10	4	112	80		136							1908	1816				
Level 25 - Roof Terrace								926	80		40	26	1072					0	87				
Totals	34336	5218	53	76	38	186	76	4030.3	2267.4	691	3981	783	4285	1583.4	295	18933	690	39554	40117				
			12%	18%	9%	43%	18%													*Incl. 9 Motorcycle Bays			

Total Dwellings 429

\*Incl. 9 Motorcycle Bays

Carparking Analysis	Visitor	Retail	1B + 1BA	1B + MPR	2B + 1BA	2B + 2BA	3B + 2BA	Total
Required EDQ Rate	0.15	Max. 2 per 100m2	Min. 0.75	Min. 0.75	Min. 0.75	Min. 0.75	Min. 0.75	
Required Cars	64.35	5.9	39.75	57	28.5	139.5	57	392
Provided Cars	65		625					690

\*Incl. 9 Motorcyle Bays

Bicycle Parking Analysis	Visitor	Resident
Requiried Ausroads Rate	1 per 12	1.00
Required Bikes	35.75	429
Provided Bikes	36	430

Site Area 6574		
Site Coverage	Podium (L06)	Tower (L07)
Site Cover (sqm)	5752	2232
Coverage %	87%	34%

Communal Space	% of Site Area	% of GFA	Area (sqm)
Required	80%	15%	5259.2
Achieved	77%	13%	5068





**GOLD COAST**

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