

9 WILTON STREET, WOOLLOONGABBA QLD

NAZARETH LUTHERAN CHURCH

DEVELOPMENT APPLICATION



1 3D STREET VIEW
SCALE

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1607
Date: 21-Oct-2025



AMENDED IN RED

By: Essen Joseph
Date: 21-Oct-2025



DRAWING ISSUE

Issue	Date	Description	Issued To
E	20/08/25	REVISED SETBACK	O, F, P

DRAWING LIST

Pages	Sheet Name	Scale	Issued
DA000	COVER PAGE	N/A	E
DA002	SITE PLAN EXISTING	1:200	E
DA003	SITE PLAN PROPOSED	1:200	E
DA004	FLOOR PLANS PROPOSED	1:200	E
DA005	SOUTH & WEST ELEVATIONS	1:100	E
DA006	NORTH ELEVATION	1:100	E
DA007	EAST ELEVATIONS PROPOSED	1:100	E
DA008	SOLAR CONTEXT ANALYSIS	1:100	E
DA009	WINTER SOLSTICE SOLAR SITE STUDY	1:100	E
DA010	WINTER SOLSTICE SOLAR SECTION STUDY	1:100	E
DA011	SUMMER SOLSTICE SOLAR SITE STUDY	1:100	E
DA012	SUMMER SOLSTICE SOLAR SECTION STUDY	1:100	E
DA013	PREVAILING BREEZE CONTEXT ANALYSIS	1:100	E
DA014	CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)	1:100	E
DA015	CPTED PASSIVE SURVEILLANCE	1:100	E
DA016	CPTED PRIVACY TO ADJOINING NEIGHBOURS	1:100	E
DA017	CPTED CROSS BLOCK SECURITY	1:100	E
DA018	CONTEXTUALISING FUTURE DEVELOPMENTS	1:100	E

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SCHEME SUMMARY

9 WILTON STREET IS ZONED AS PRECINCT 3 IN THE UPCOMING WOOLLOONGABBA PLANNING SCHEME. THE PROPOSED SCHEME LISTS A NUMBER OF PREFERRED LAND USES FOR FUTURE DEVELOPMENTS. THE PROPOSED DEVELOPMENT WOULD OFFER TENANCY SPACES SUITABLE TO ACCOMMODATE SOME OF THE BELOW USES:

- FOOD AND DRINK OUTLET
- OFFICE
- RESEARCH AND TECHNOLOGY INDUSTRY
- SHOP (WHERE NO GREATER THAN 250M² FOR ANY INDIVIDUAL TENANCY)

PROPOSED HEIGHT: 2 STOREYS
MAXIMUM HEIGHT AS PER THE WOOLLOONGABBA PLAN SEPTEMBER 2024: 12 STOREYS

O - Owner F - File C - Certifier S - Structural Engineer B - Builder P - Planner E - Energy Assessor T - Traffic Engineer H - Herritage



Client Name
NAZARETH LUTHERAN CHURCH

Project
9 WILTON ST,
WOOLLOONGABBA QLD

Drawing Name
COVER PAGE

Scale: Job No: PM1124

Drawn By: DJ Drawing No: DA000

Checked by: KK Date: 20/08/25

Stage: DA Issue: E

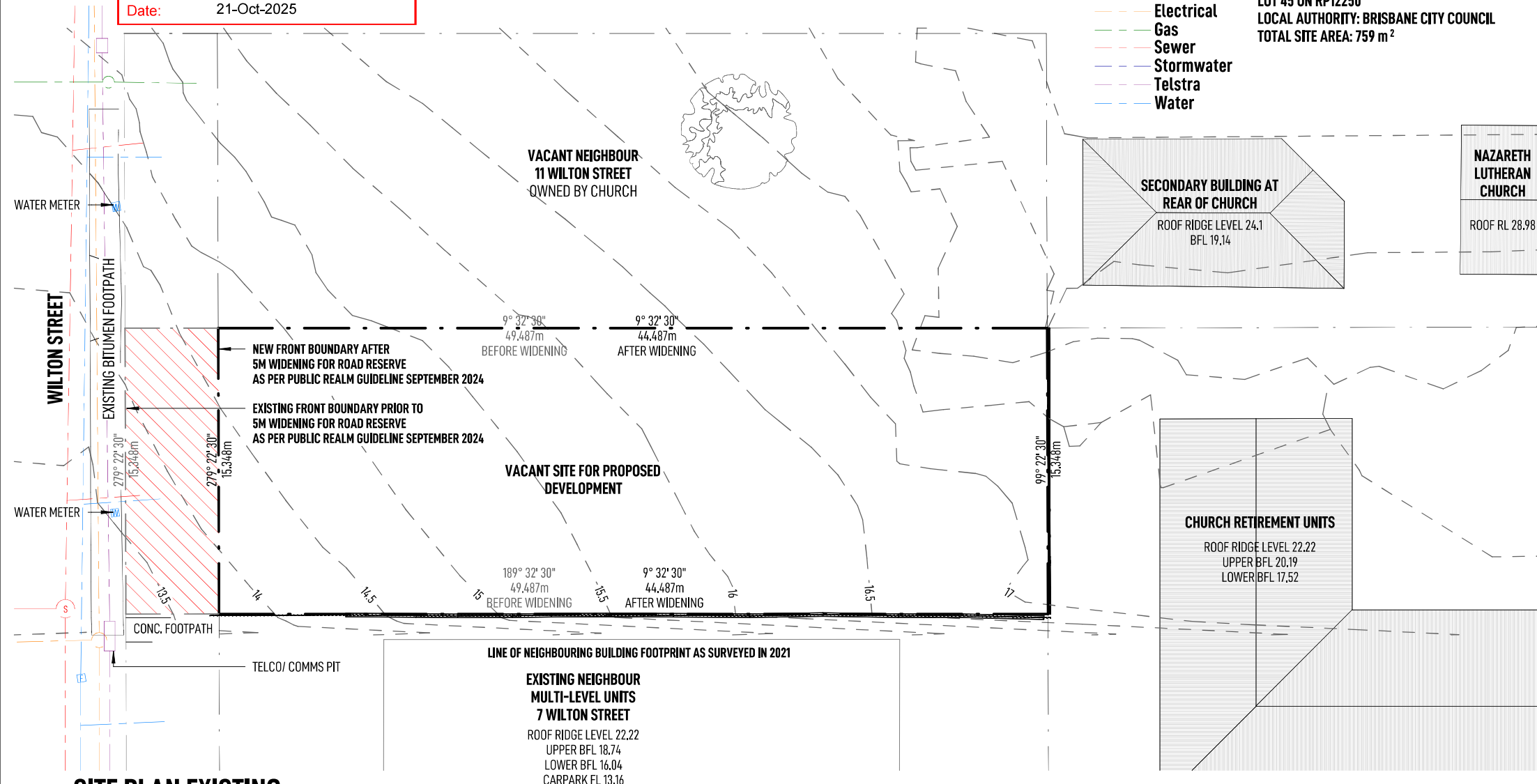


LEGEND

- Electrical
- Gas
- Sewer
- Stormwater
- Telstra
- Water

REAL PROPERTY DESCRIPTION

LOT 45 ON RP12250
LOCAL AUTHORITY: BRISBANE CITY COUNCIL
TOTAL SITE AREA: 759 m²



1 SITE PLAN EXISTING
SCALE 1:200

PLACE
MATE

ARCHITECTS

Client Name

NAZARETH LUTHERAN
CHURCH

Project

9 WILTON ST,
WOOLLOONGABBA QLD

Drawing Name

SITE PLAN EXISTING

Scale: 1:200 Job No: PM1124

Drawn By: DJ Drawing No: DA002

Checked by: KK Date: 20/08/25

Stage: DA Issue: E

PROPOSED HEIGHT: 2 STOREYS
MAXIMUM HEIGHT AS PER THE WOOLLOONGABBA PLAN SEPTEMBER 2024: 12 STOREYS

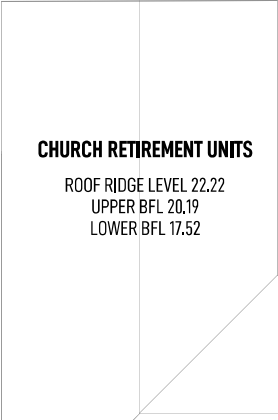
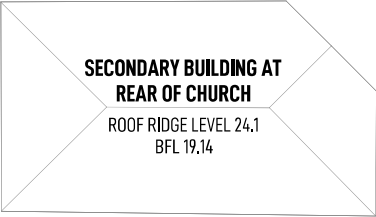
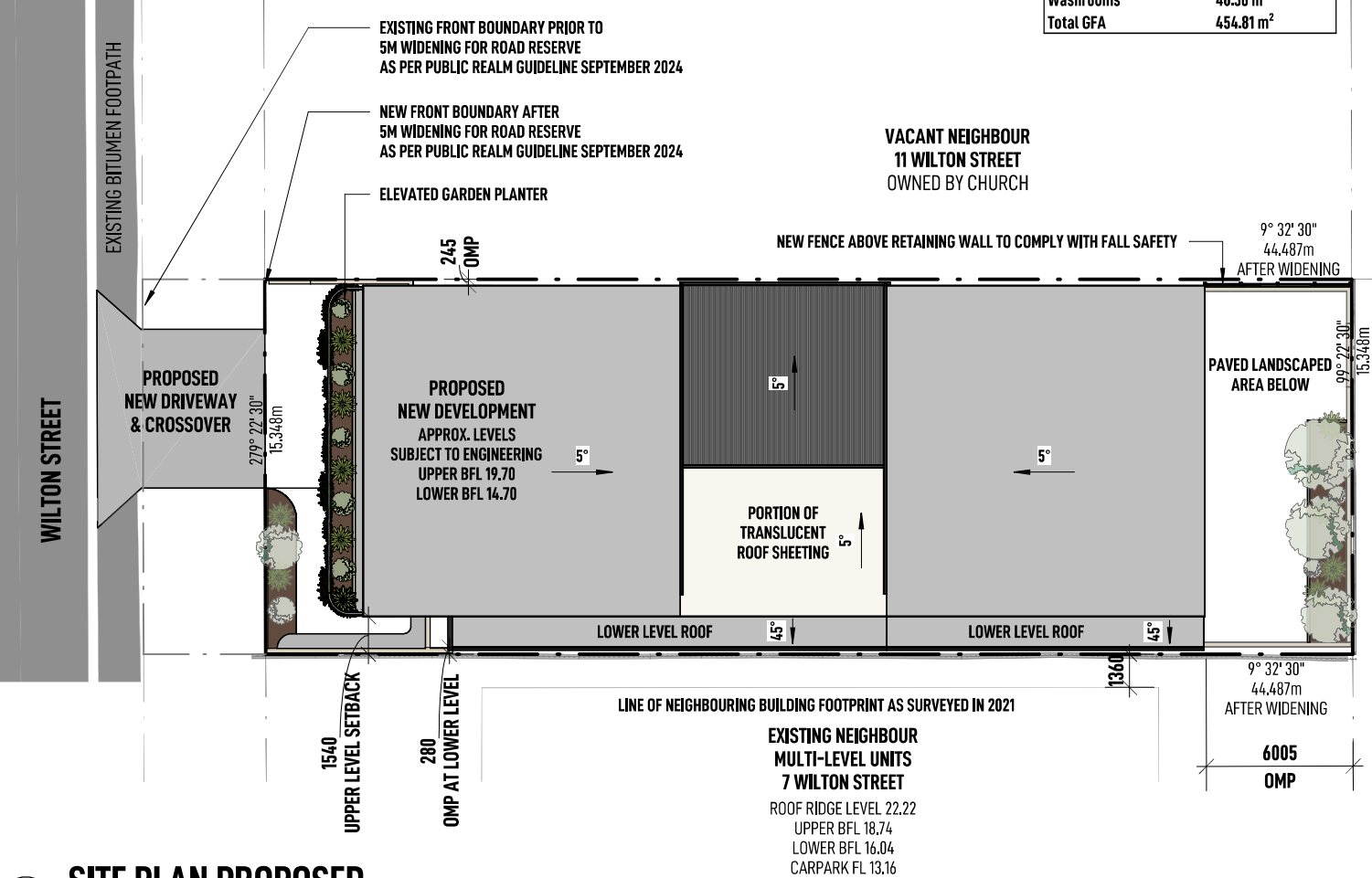
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Queensland
Government

GROSS FLOOR AREA	
Name	Area
Lower Level	
Tenantable Area	30.06 m ²
Upper Level	
Atrium Circulation	36.61 m ²
Tenantable Areas	347.78 m ²
Washrooms	40.36 m ²
Total GFA	454.81 m ²

REAL PROPERTY DESCRIPTION
LOT 45 ON RP12250
LOCAL AUTHORITY: BRISBANE CITY COUNCIL
TOTAL SITE AREA: 759 m²



1 SITE PLAN PROPOSED
SCALE 1:200

Client Name
NAZARETH LUTHERAN
CHURCH

Project
9 WILTON ST,
WOOLLOONGABBA QLD

Drawing Name
SITE PLAN PROPOSED

Scale: 1:200 Job No: PM1124

Drawn By: DJ Drawing No: DA003

Checked by: KK Date: 20/08/25

Stage: DA Issue: E



REAL PROPERTY DESCRIPTION

LOT 45 ON RP12250
LOCAL AUTHORITY: BRISBANE CITY COUNCIL
TOTAL SITE AREA: 759 m²

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5M WIDENING FOR ROAD RESERVE
AS PER PUBLIC REALM GUIDELINE SEPTEMBER 2024.

TENANCY USE
FOOD & DRINK OUTLET
OFFICE
SHOP (WHERE NO GREATER THAN 250M² FOR ANY INDIVIDUAL TENANCY)

WILTON ST

EXISTING WATER METER

GREASE TRAP 1000L CAPACITY

1 LOWER FLOOR PLAN PROPOSED

SCALE 1:200

NEW FRONT BOUNDARY AFTER 5M WIDENING FOR ROAD RESERVE
AS PER PUBLIC REALM GUIDELINE SEPTEMBER 2024

ELEVATED GARDEN BED

TENANCY USE
OFFICE
RESEARCH & TECHNOLOGY INDUSTRY
SHOP (WHERE NO GREATER THAN 250M² FOR ANY INDIVIDUAL TENANCY)

2 UPPER FLOOR PLAN PROPOSED

SCALE 1:200

PEDESTRIAN SIGHT SPLAYS

SERVICE VEHICLE ACCESS DESIGN (RCV)
10.5L X 3.5W X 4H

BINS

GATE 1

SECURITY DOOR STORED ABOVE

SECURITY DOOR STORED ABOVE

RETAINING WALLS

Conditional Approval

Car parking spaces not to be
line-marked or used, unless
vertical clearances are in
accordance with Australian
Standards.

SERVICE VEHICLE
INTERNAL BAY
(SRV)
7L X 3.5W X 3.5H

15350

LINE OF SECURITY

LINE OF LEVEL ABOVE

LIGHTWELL THROUGH
ATRIUM ABOVE

4 BICYCLE PARKS

PARKING

PARKING

LINE OF SECURITY

PWD
CLEAR
SHARED
ZONE

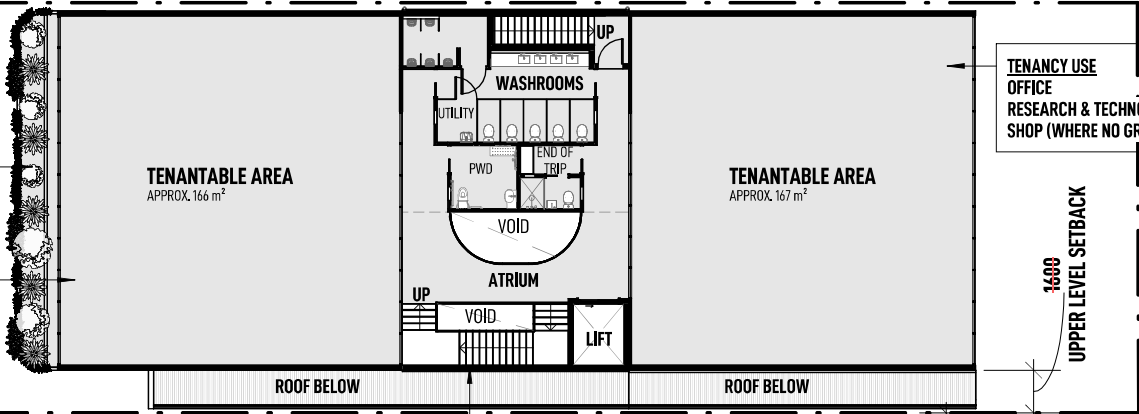
1 2

LIFT

STORE

STORE

LINE OF DROPPED CEILING ABOVE



SECURITY MESH ABOVE WALL TO ROOF

LINE OF NEIGHBOURING BUILDING
FOOTPRINT AS SURVEYED IN 2021

TENANCY USE
OFFICE
RESEARCH & TECHNOLOGY INDUSTRY
SHOP (WHERE NO GREATER THAN 250M² FOR ANY INDIVIDUAL TENANCY)

UPPER LEVEL SETBACK

1600

NEIGHBOUR'S OMP AS SURVEYED

1360



Scale 1:200



PLACE
MATE

ARCHITECTS

Client Name

NAZARETH LUTHERAN
CHURCH

Project

9 WILTON ST,
WOOLLOONGABBA QLD

Drawing Name

FLOOR PLANS PROPOSED

Scale: 1:200 Job No: PM1124

Drawn By: DJ Drawing No: DA004

Checked by: KK Date: 20/08/25

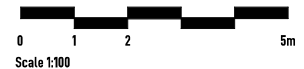
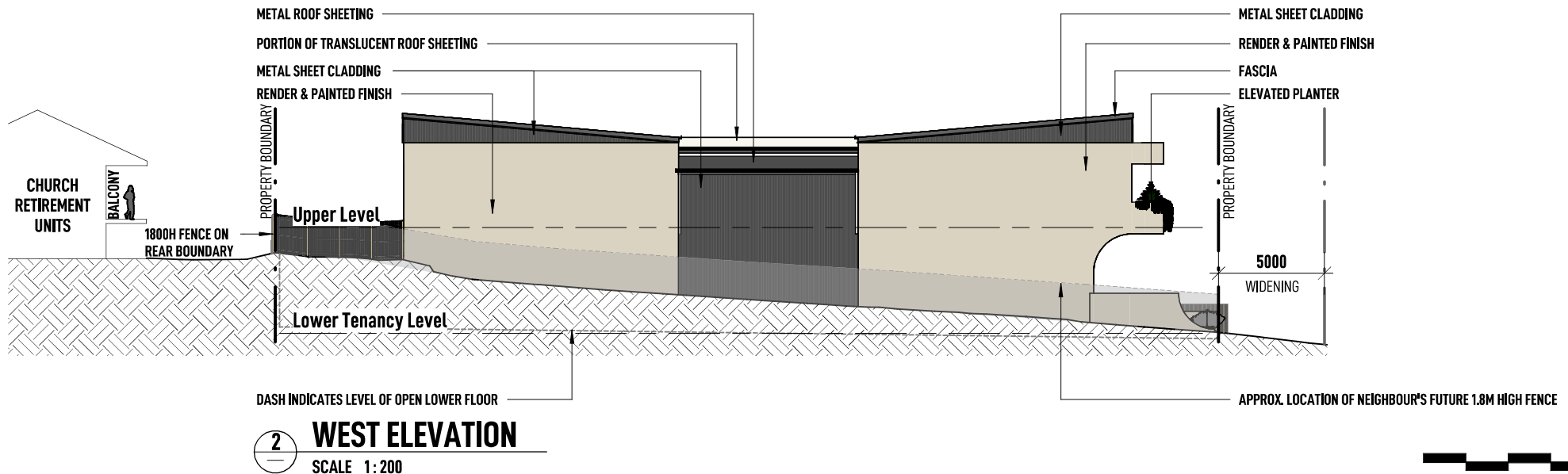
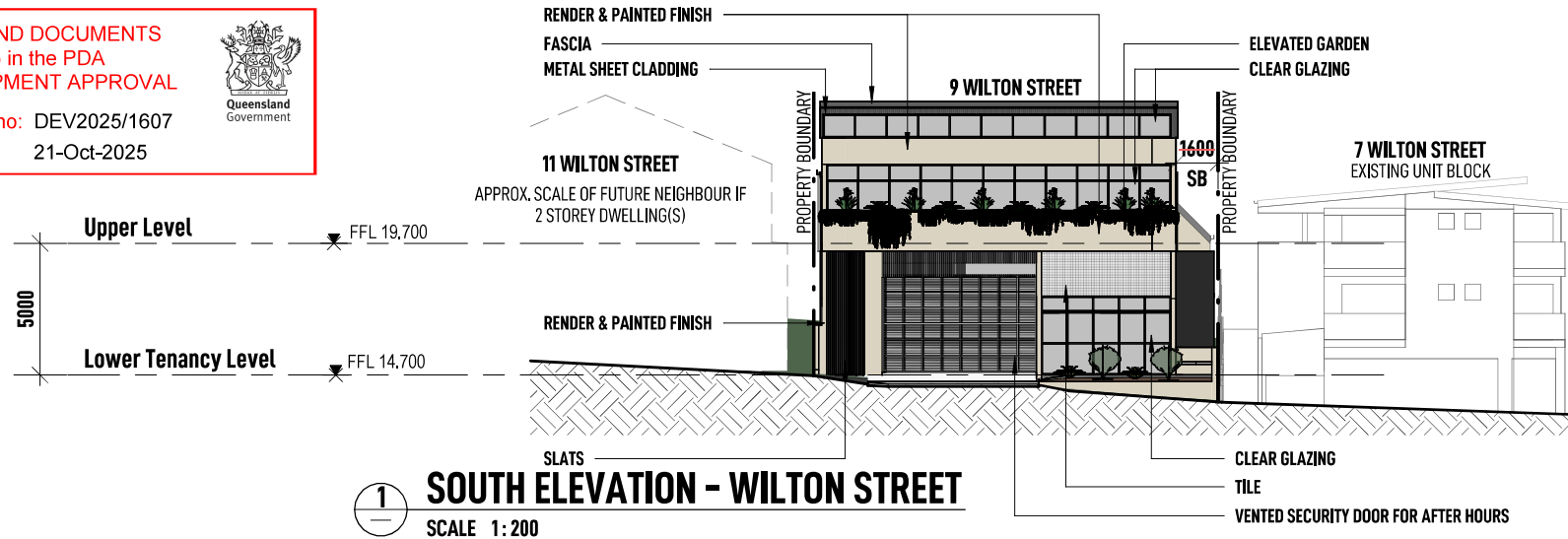
Stage: DA Issue: E

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9 WILTON ST,
WOOLLOONGABBA QLD

Drawing Name

SOUTH & WEST ELEVATIONS

Scale: 1:200 Job No: PM1124

Drawn By: DJ Drawing No: DA005

Checked by: KK Date: 20/08/25

Stage: DA Issue: E

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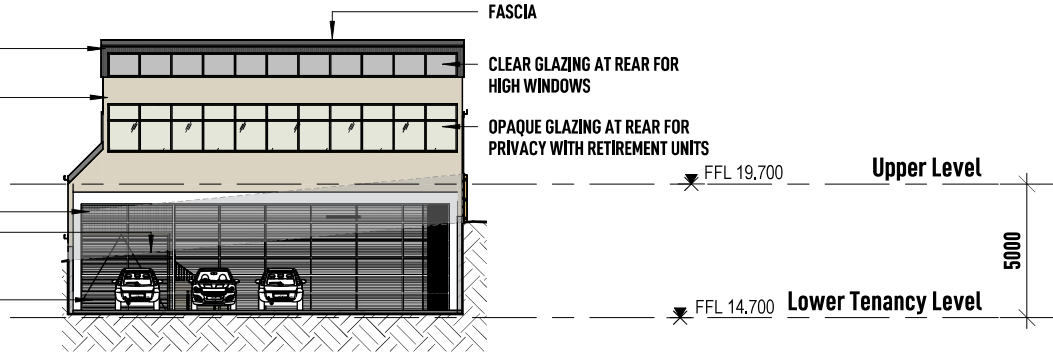


METAL SHEET CLADDING

RENDER & PAINTED FINISH

APPROX. LOCATION OF NEIGHBOUR'S FENCE BEHIND
GROUND LEVEL BEHIND

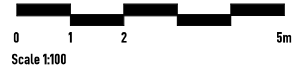
VENTED SECURITY DOOR FOR AFTER HOURS



2

NORTH ELEVATION

SCALE 1:200



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9 WILTON ST,
WOOLLOONGABBA QLD

Drawing Name

NORTH ELEVATION

Scale: 1:200 Job No: PM1124

Drawn By: DJ Drawing No: DA006

Checked by: KK Date: 20/08/25

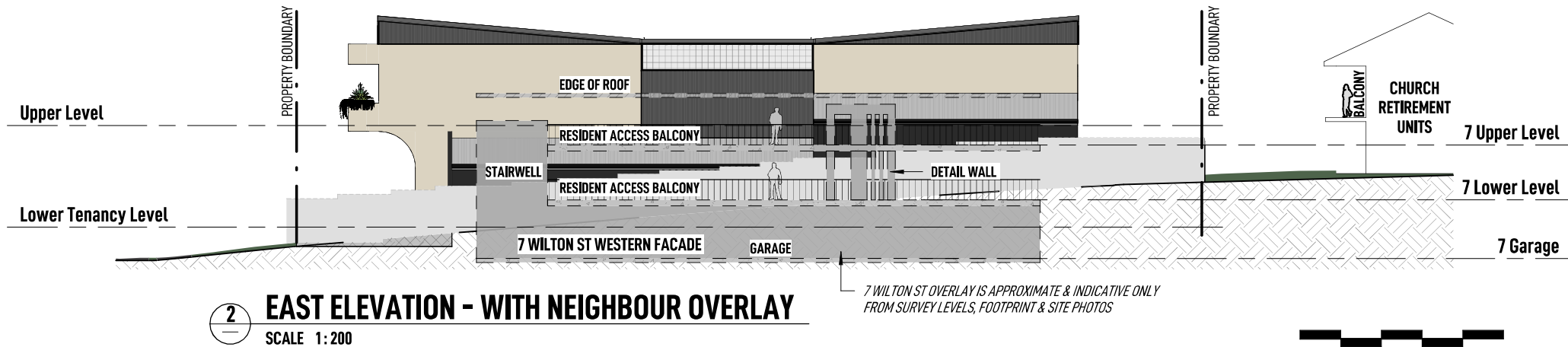
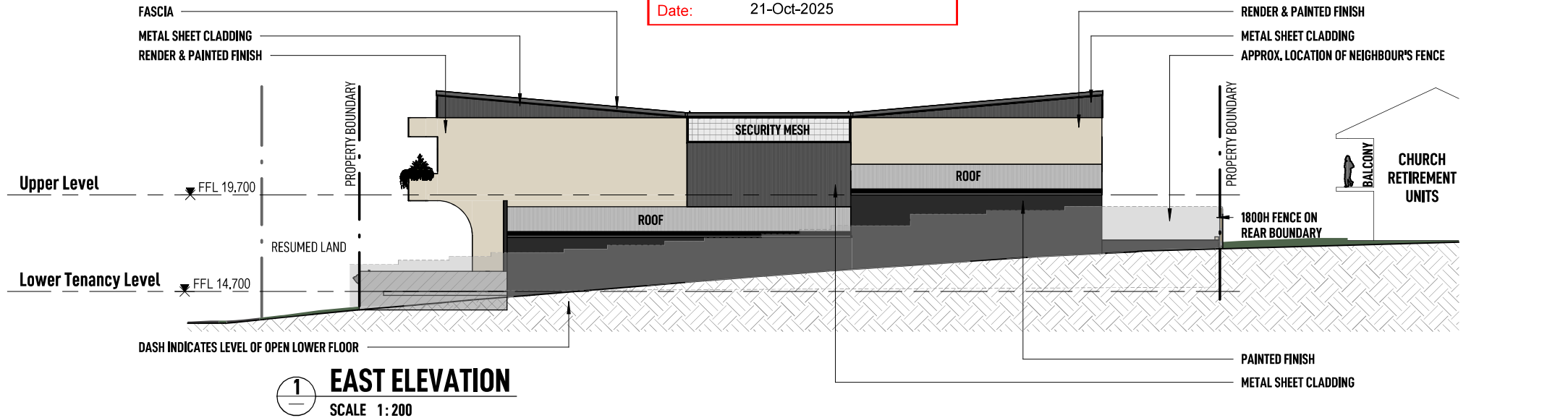
Stage: DA Issue: E

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Client Name

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CHURCH

Project

9 WILTON ST,
WOOLLOONGABBA QLD

Drawing Name

EAST ELEVATIONS
PROPOSED

Scale: 1:200 Job No: PM1124

Drawn By: DJ Drawing No: DA007

Checked by: KK Date: 20/08/25

Stage: DA Issue: E