

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2025-NSH-4177

Date: 30/01/2026



Queensland
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DEVELOPMENT SUMMARY

PLUS
STUDIO

AREA SUMMARY	
SITE AREA	7980
GFA ABOVE GROUND	16049
PLOT RATIO	2.01

TOTAL INDOOR AMENITIES	381
TOTAL OUTDOOR AMENITIES	2182

TOTAL CARSPACES	262
TOTAL BIKE SPACES	172

LEVEL	TYPE	AREA PER LEVEL		TOWER 1			TOWER 2			TOTAL APARTMENTS				RECREATION & AMENITIES		CIRCULATION	SERVICE / PLANT / STORE	CARPARKING		BICYCLE	
		Gross Floor Area (GFA) sqm	PRIVATE OPEN SPACE (POS) sqm	1B no.	2B no.	3B no.	1B no.	2B no.	3B no.	1B no.	2B no.	3B no.	TOTAL	Area Internal sqm	Area External sqm	sqm	sqm	Area sqm	No. of Spaces qty	Area sqm	No. of Spaces qty
Basement 01	CAR PARKING	-															266	66569	262		60
Ground Level	RESIDENTIAL / COMMUNUAL	2171	716	1	6	4	1	6	4	2	12	8	22	313	2094	233	241			101.2	112
Level 01	RESIDENTIAL	2313	517	2	4	6	2	4	6	4	8	12	24			151	136				
Level 02	RESIDENTIAL	2313	517	2	4	6	2	4	6	4	8	12	24			151	136				
Level 03	RESIDENTIAL	2313	517	2	4	6	2	4	6	4	8	12	24			151	136				
Level 04	RESIDENTIAL	2313	517	2	4	6	2	4	6	4	8	12	24			151	136				
Level 05	RESIDENTIAL	2313	517	2	4	6	2	4	6	4	8	12	24			151	136				
Level 06	RESIDENTIAL	2313	517	2	4	6	2	4	6	4	8	12	24			151	136				
Rooftop Terrace	PLANT & COMMUNUAL													68	88	74				0	0
Roof	-																			0	0
Totals		16049	3818	13	30	40	13	30	40	26	60	80	166	381	2182	1213	1323	66569	262	101.2	172

Mix Breakdown			
1B	2B	3B	TOTAL
26	60	80	166
16%	36%	48%	

PLUSSTUDIO

SCALE 1:500 @ A3 SIZE

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FLOOR PLANS - GROUND

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FLOOR PLANS - LEVEL 01

PLUS
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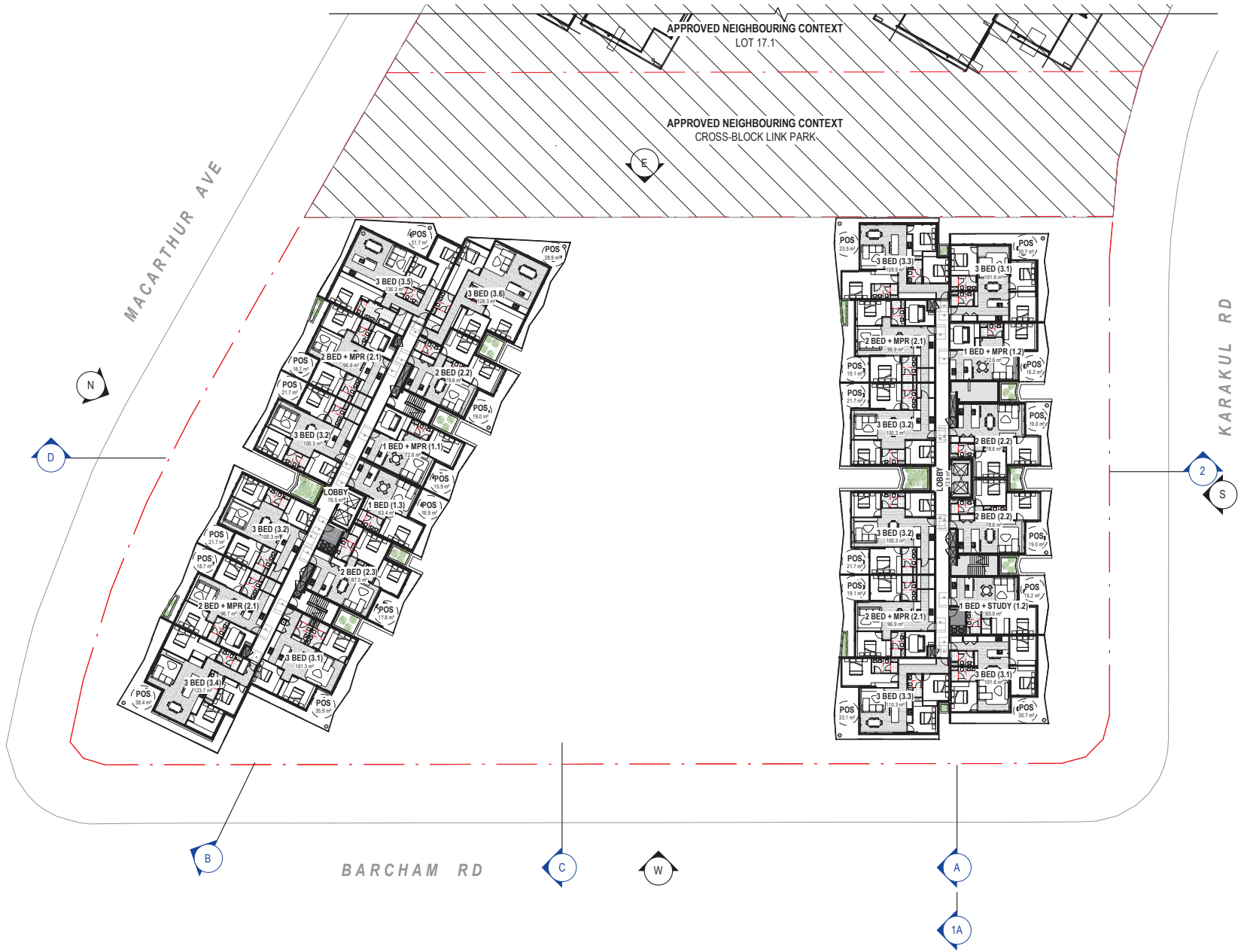
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FLOOR PLANS - LEVEL 02-06



PLUS
STUDIO

MEANJIN | LOT 172 NORTHSHORE HAMILTON, QLD 4007

725048

SILVERSTONE - HAMILTON

PLUS STUDIO

DA102 | DEVELOPMENT APPLICATION | ISSUE 1 | 20/01/26

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FLOOR PLANS - ROOFTOP



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FLOOR PLANS - ROOF



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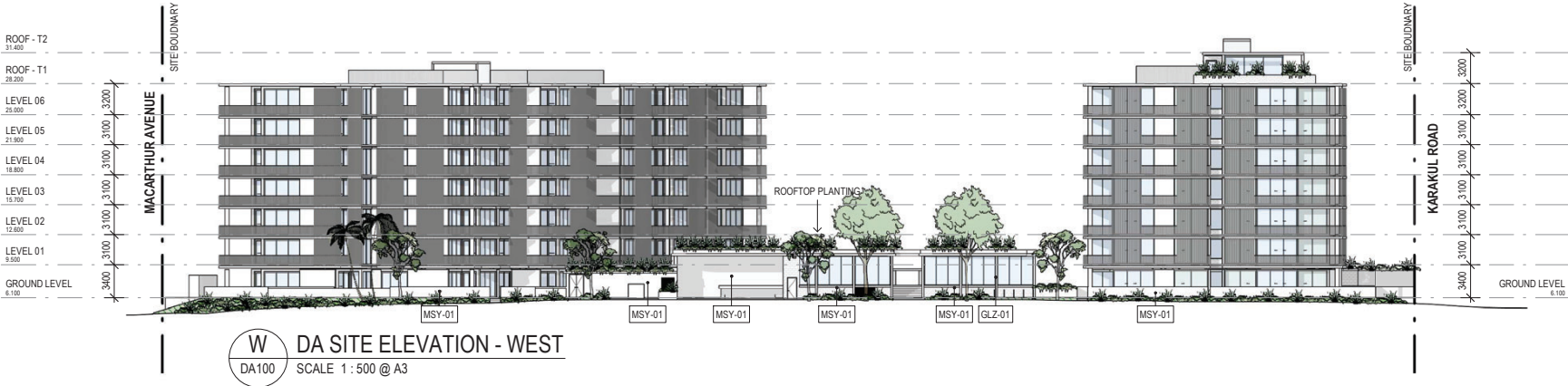
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SITE ELEVATION - NORTH + WEST

LEGEND

- MSY-01** MASONRY W/ RENDERED FINISH - WHITE FINISH
- CON-01** APPLIED TEXTURED FINISH - WHITE FINISH
- GLZ-01** GLAZING
- BAL-01** VERTICAL METAL BALUSTRADE - BRONZE
- SCN-01** VERTICAL METAL SCREEN - BRONZE
- SCN-02** ALUMINIMUM VERTICAL BATTEN SCREEN - BRONZE (ROOFTOP)

NOTE: LANDSCAPE & PLANTING INDICATIVE ONLY.
REFER LANDSCAPE ARCHITECT DRAWING FOR MORE
INFORMATION



SITE ELEVATION - SOUTH + EAST

LEGEND

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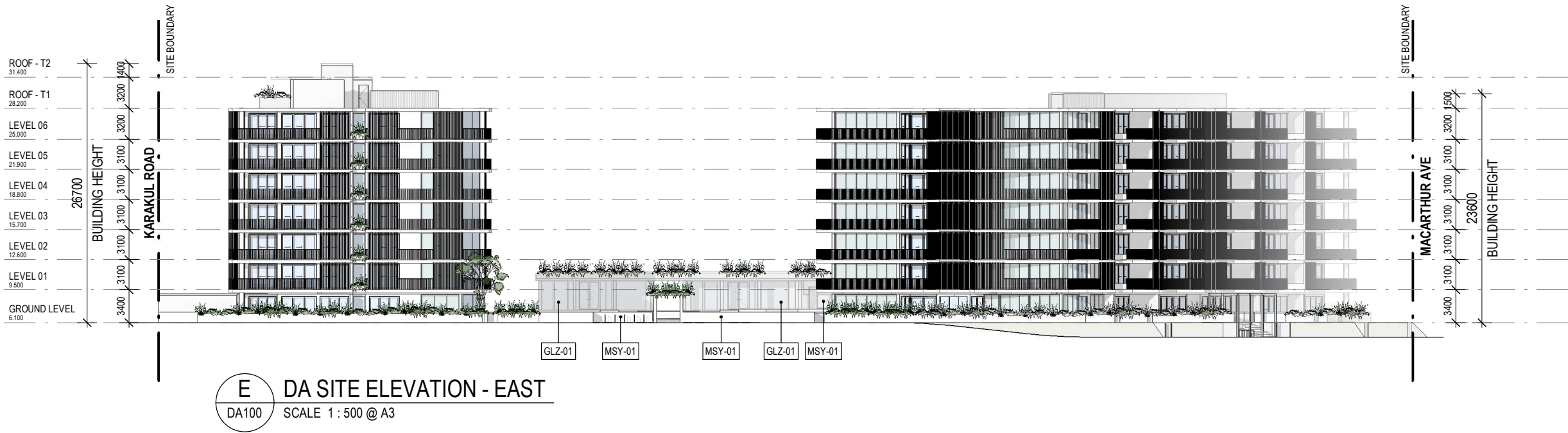
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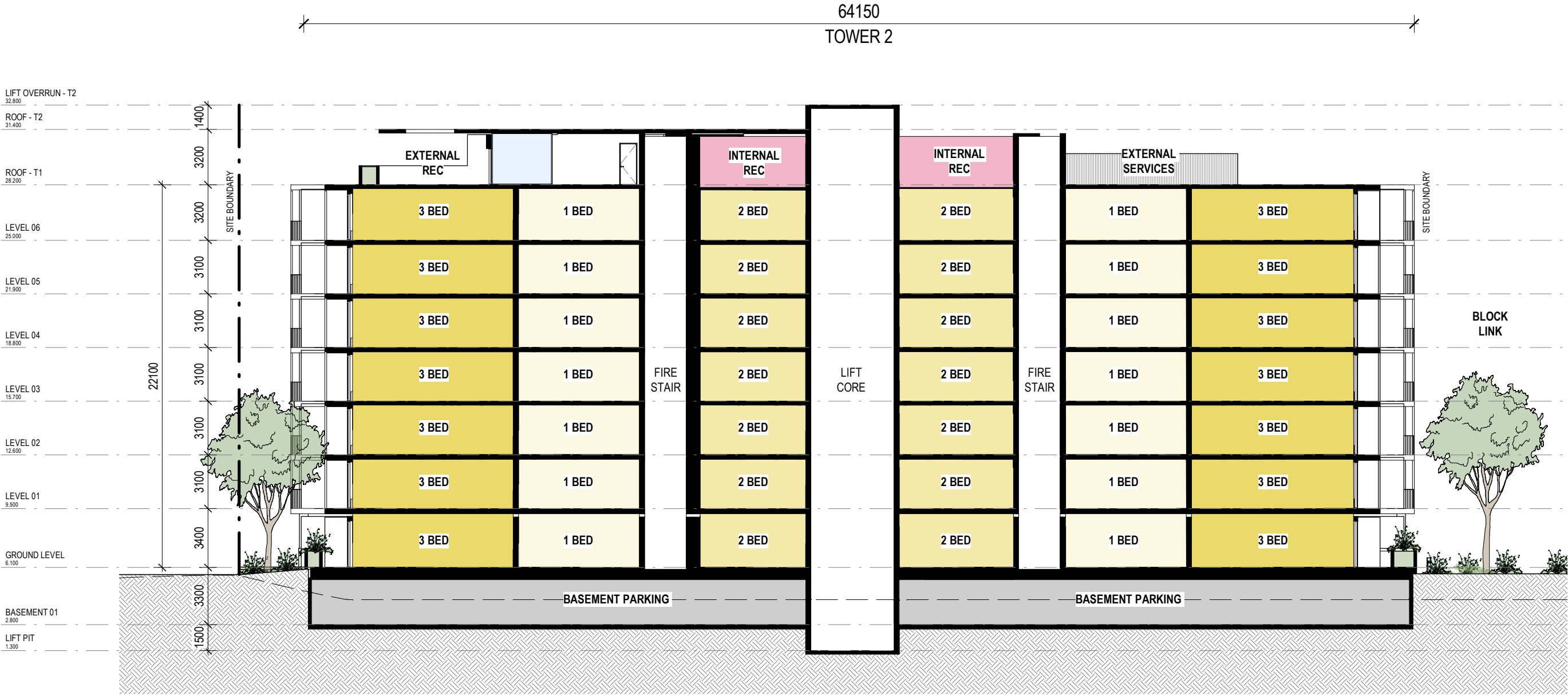
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SECTION A



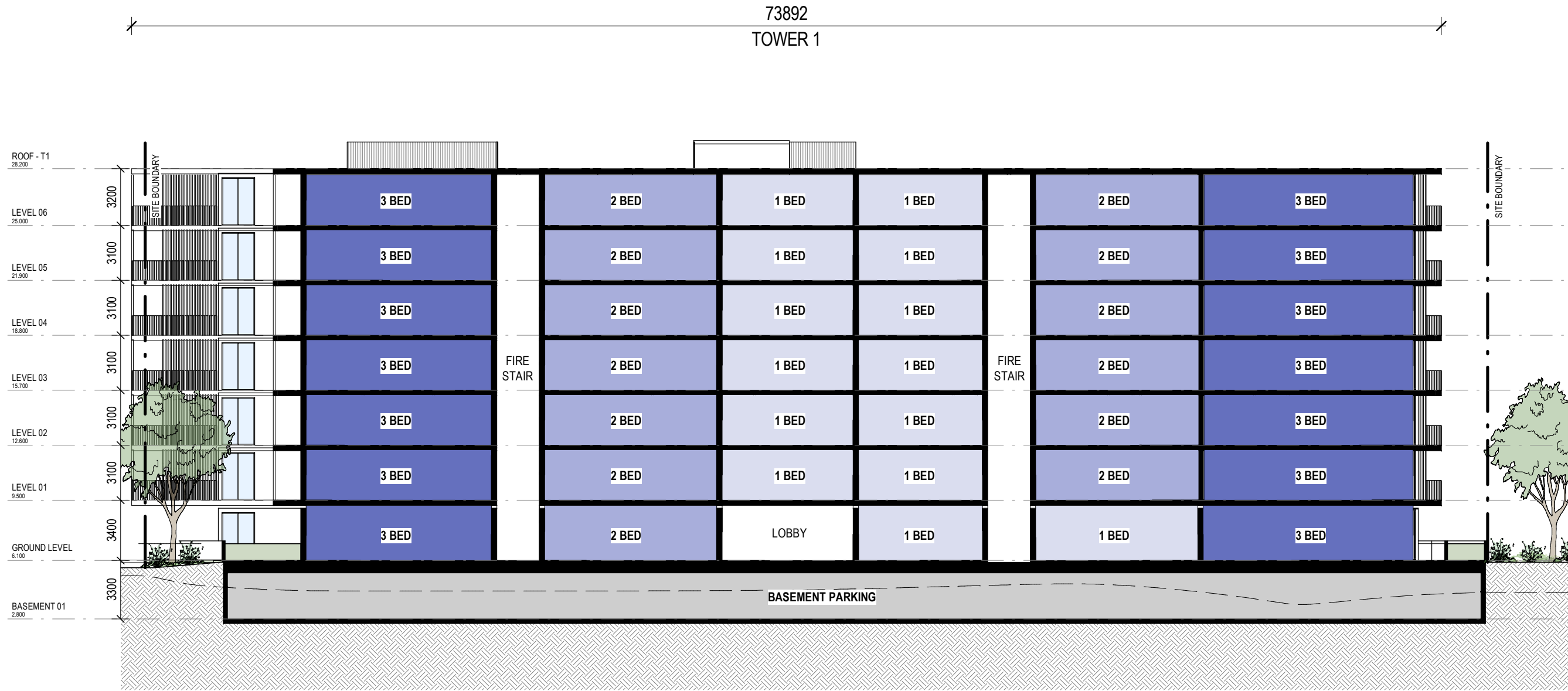
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SECTION B



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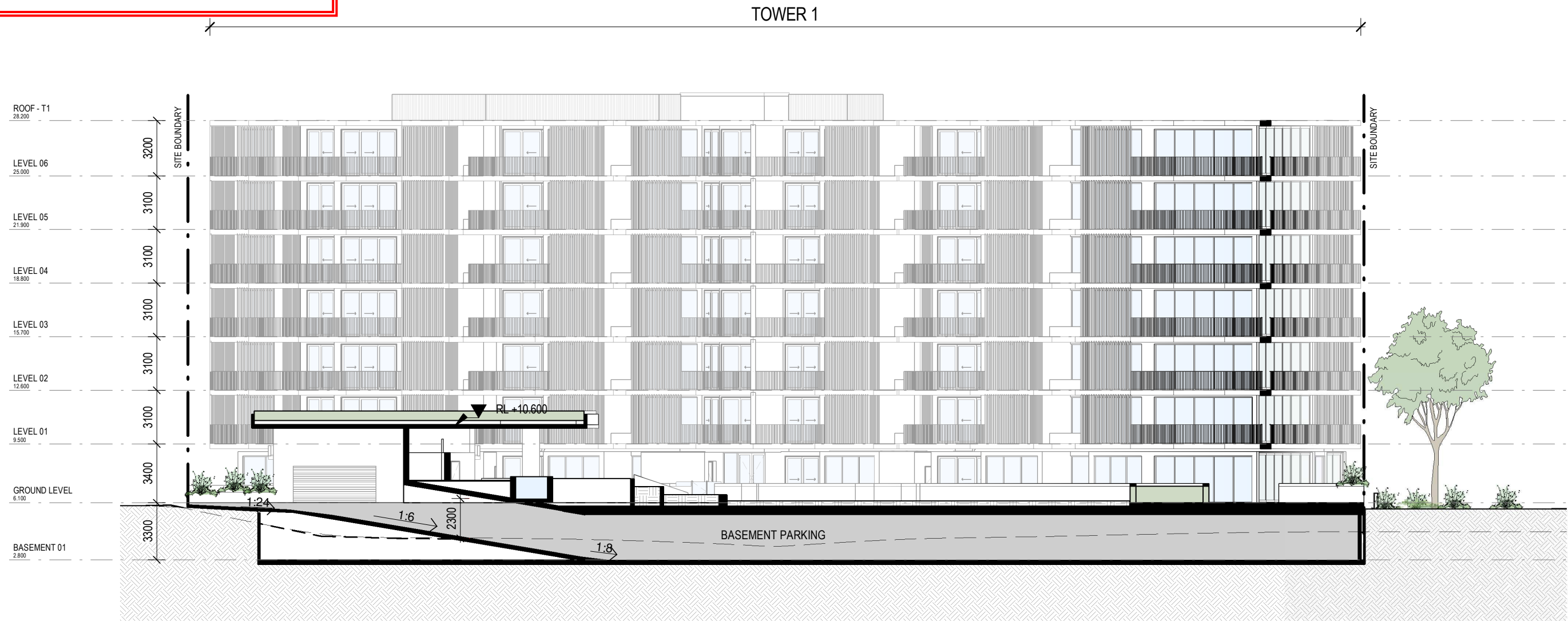
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SECTION C

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SECTION D

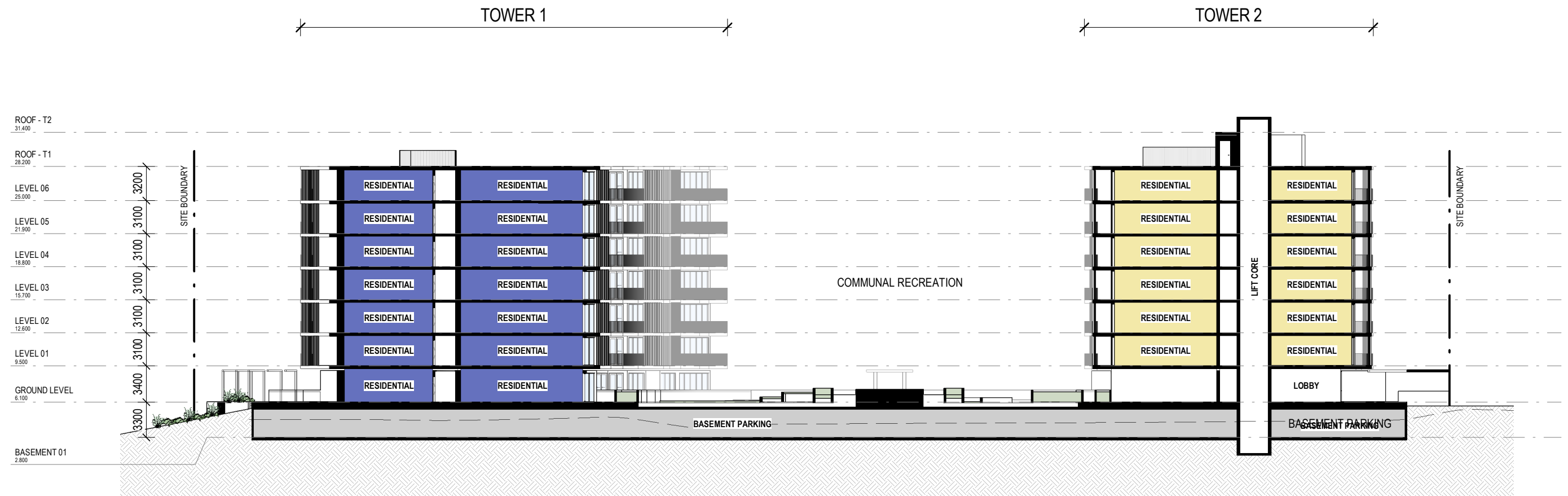
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725048

SILVERSTONE-HAMILTON

PLUSSTUDIO



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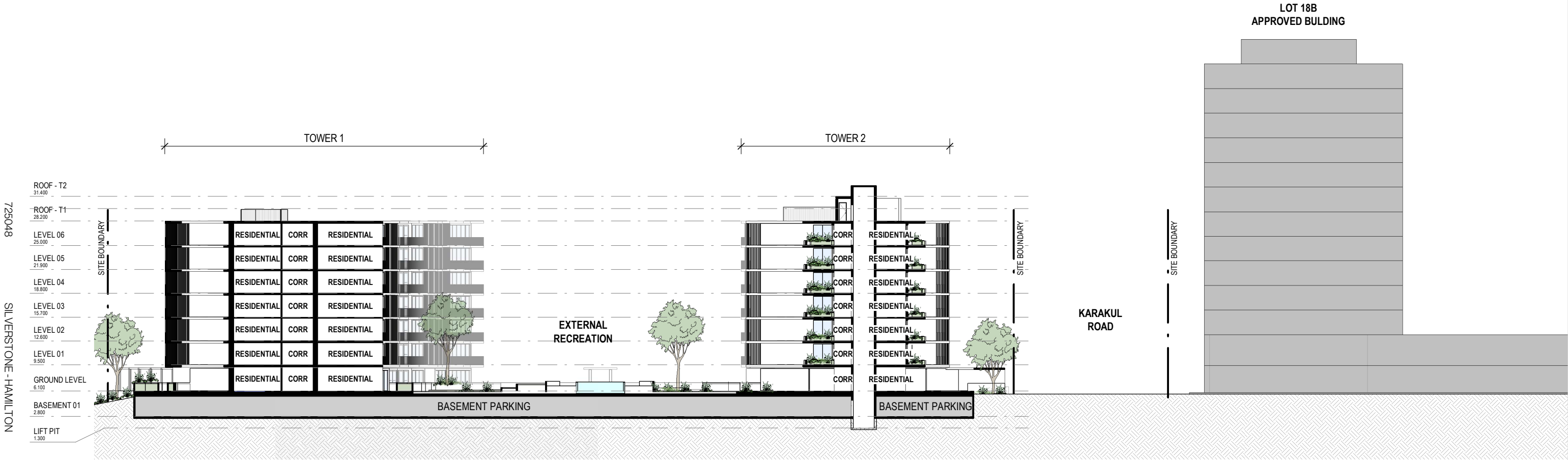


SCALE 1:500 @ A3 SIZE

SITE SECTION 2

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2 SITE SECTION 2
DA099 SCALE 1 : 500 @ A3

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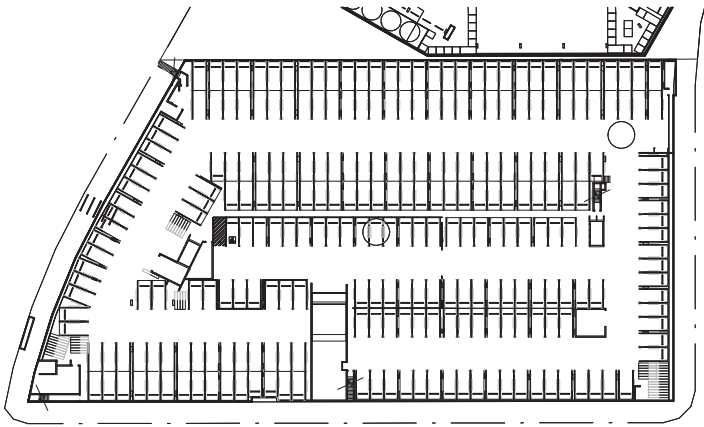
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DIAGRAMS & ANALYSIS

AREA PLANS - GFA



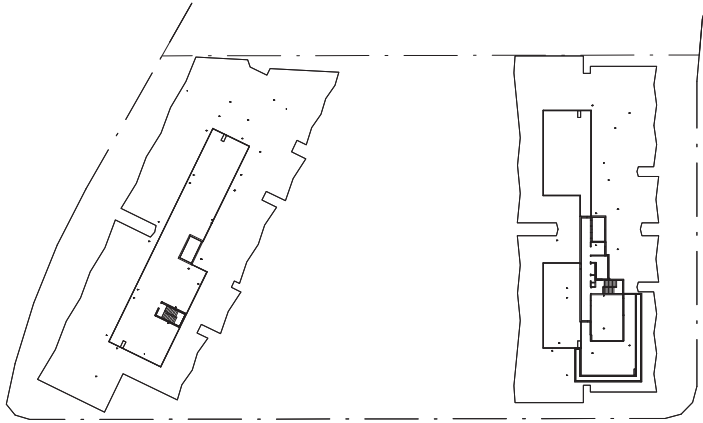
1 GFA PLAN - BASEMENT 01
SCALE 1 : 1000 @ A3



2 GFA PLAN - GROUND LEVEL
SCALE 1 : 1000 @ A3



3 GFA PLAN - LEVEL 01-06
SCALE 1 : 1000 @ A3



4 GFA PLAN - ROOFTOP
SCALE 1 : 1000 @ A3

PLUS
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DIAGRAMS & ANALYSIS

AREA PLANS - SITE COVER

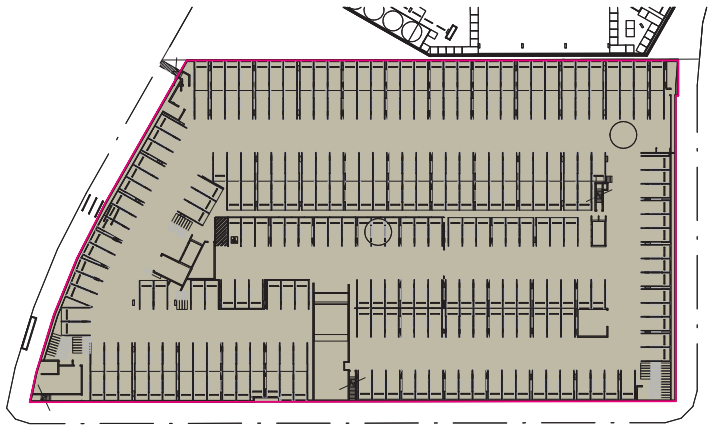
PLUS
STUDIO

SITE COVER - BASEMENT		
SITE AREA REMAINING	1056.2 m ²	13%
SITE COVER	6923.6 m ²	87%

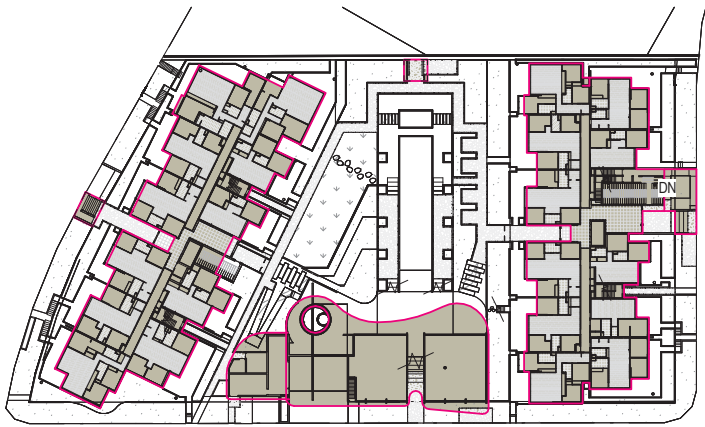
SITE COVER - GROUND		
SITE AREA REMAINING	4451.5 m ²	56%
SITE COVER	3508.8 m ²	44%

SITE COVER - LEVEL 01-06		
SITE AREA REMAINING	4778.6 m ²	60%
SITE COVER	3200.6 m ²	40%

SITE COVER - ROOFTOP		
SITE AREA REMAINING	7355.9 m ²	92%
SITE COVER	624.0 m ²	8%



1 SITE COVER - BASEMENT 01
SCALE 1 : 1000 @ A3



2 SITE COVER - GROUND LEVEL
SCALE 1 : 1000 @ A3



3 SITE COVER - LEVEL 01-06
SCALE 1 : 1000 @ A3



4 SITE COVER - ROOFTOP
SCALE 1 : 1000 @ A3

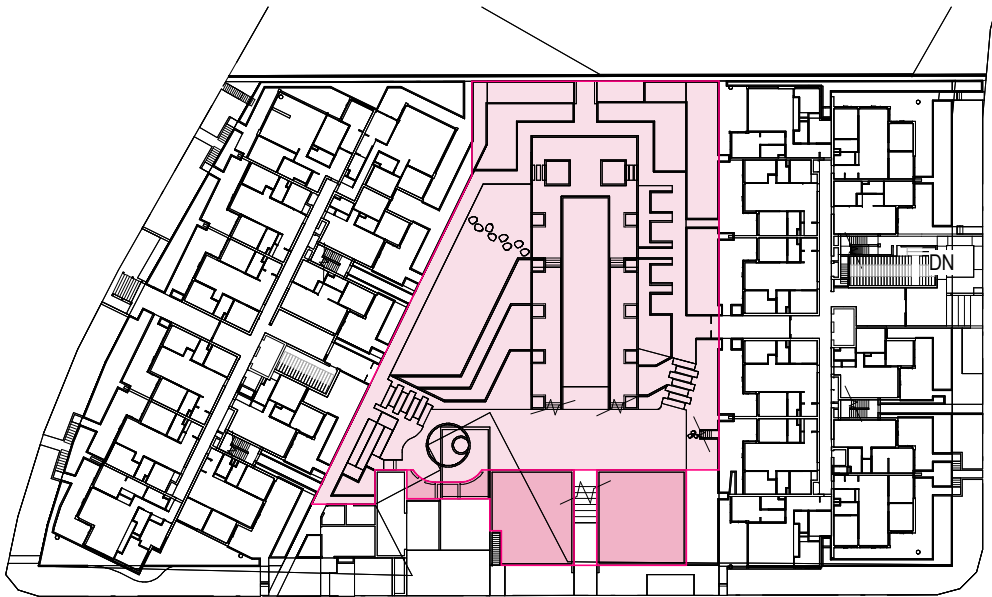


AREA PLANS - COMMUNAL SPACE

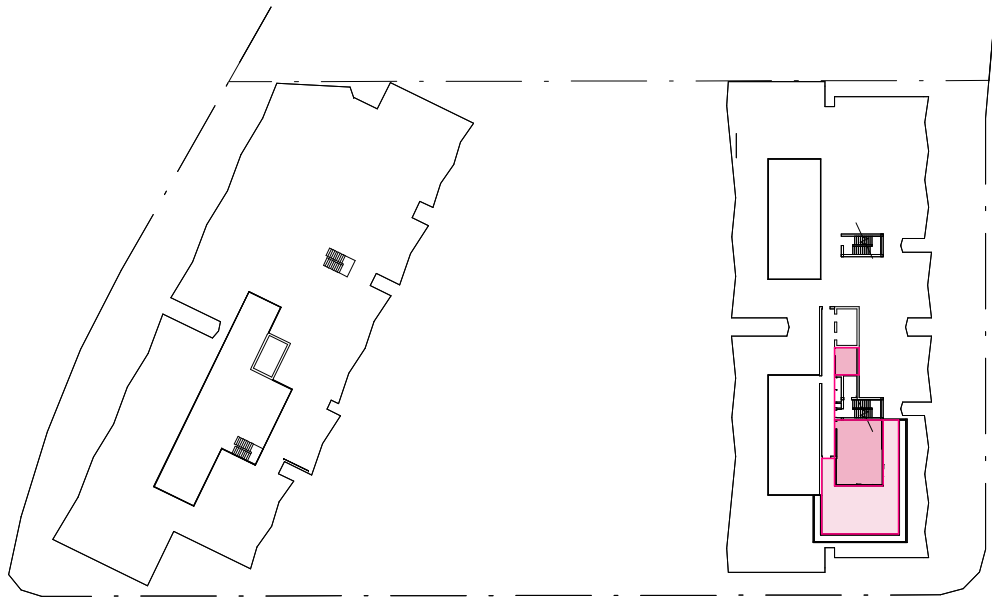
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1 COMMUNAL OPEN SPACE - GROUND LEVEL
SCALE 1 : 1000 @ A3



2 COMMUNAL OPEN SPACE - ROOFTOP
SCALE 1 : 1000 @ A3

COMMUNAL SPACE		
GROUND LEVEL	COMMUNAL EXTERNAL	2093.6 m ²
GROUND LEVEL	COMMUNAL INTERNAL	312.8 m ²
ROOF - T1	COMMUNAL EXTERNAL	88.1 m ²
ROOF - T1	COMMUNAL INTERNAL	67.9 m ²
		2562.3 m ²



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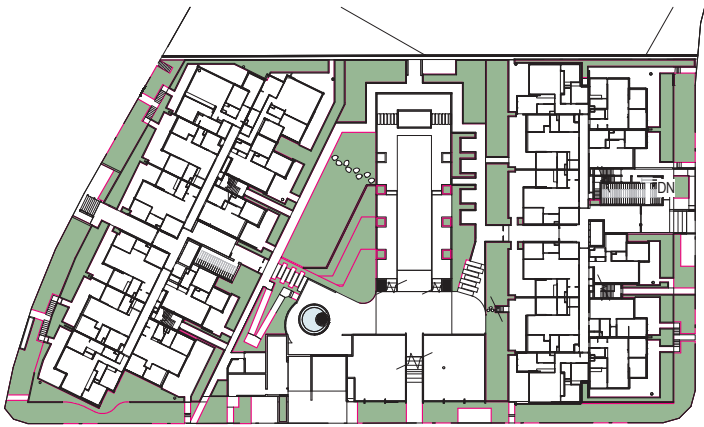
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DIAGRAMS & ANALYSIS

AREA PLANS - LANDSCAPE

PLUS
STUDIO

LANDSCAPE AREA	
GROUND LEVEL	2420.1m ²
LEVEL 01	647.2m ²
LEVEL 02	54.9m ²
LEVEL 03	54.9m ²
LEVEL 04	54.9m ²
LEVEL 05	54.9m ²
LEVEL 06	54.9m ²
ROOF - T1	26.4m ²
	3368.4m ²



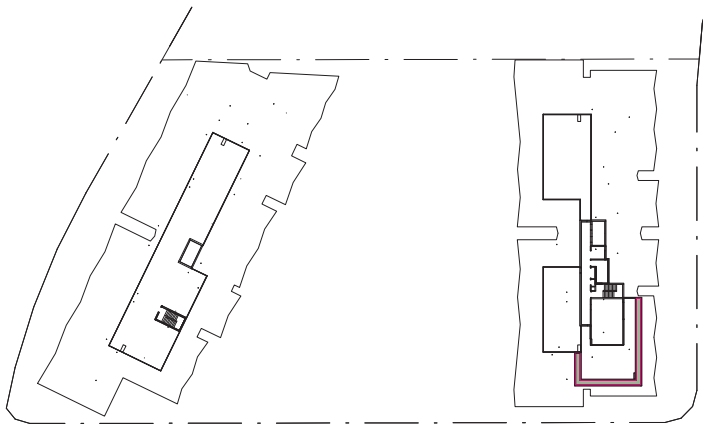
1 LANDSCAPE - GROUND LEVEL
SCALE 1 : 1000 @ A3



2 LANDSCAPE - LEVEL 01
SCALE 1 : 1000 @ A3



3 LANDSCAPE - LEVEL 02-06
SCALE 1 : 1000 @ A3



4 LANDSCAPE - ROOFTOP
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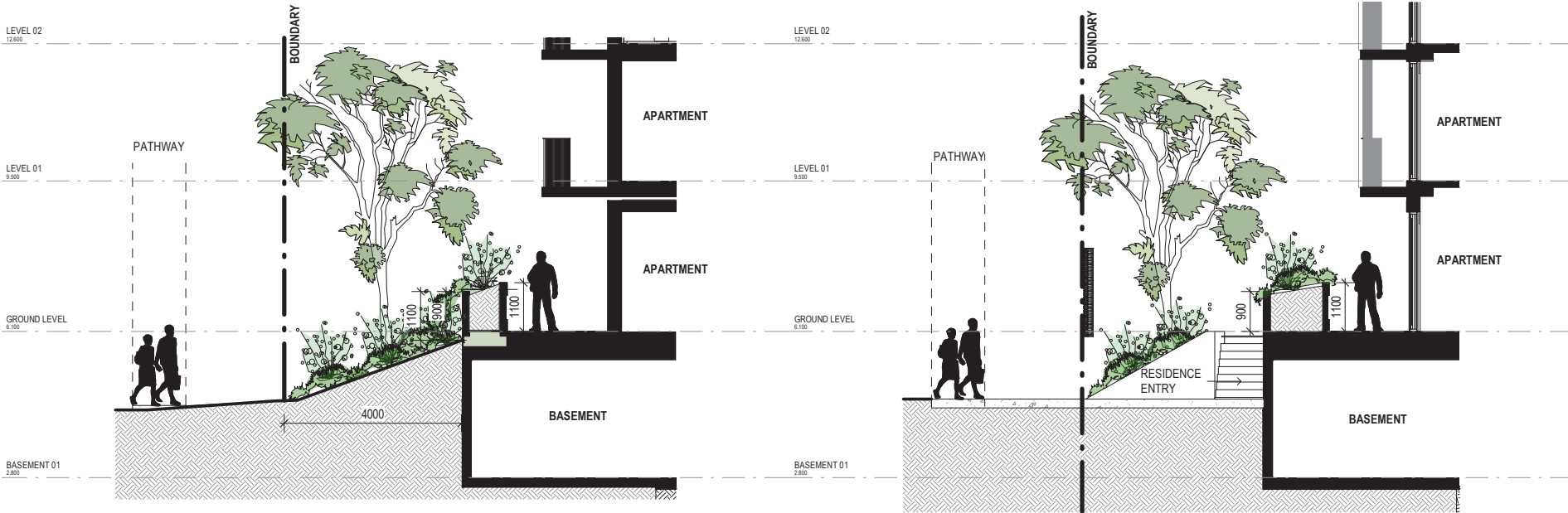
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MacARTHUR AVENUE FRONTAGE STUDY

PLUS
STUDIO



N.1 McARTHUR STREET ELEVATION CALL-OUT
DA200 SCALE 1 : 250 @ A3



E PLANTER SECTION
DA099 SCALE 1 : 100 @ A3

F PLANTER SECTION
DA099 SCALE 1 : 100 @ A3

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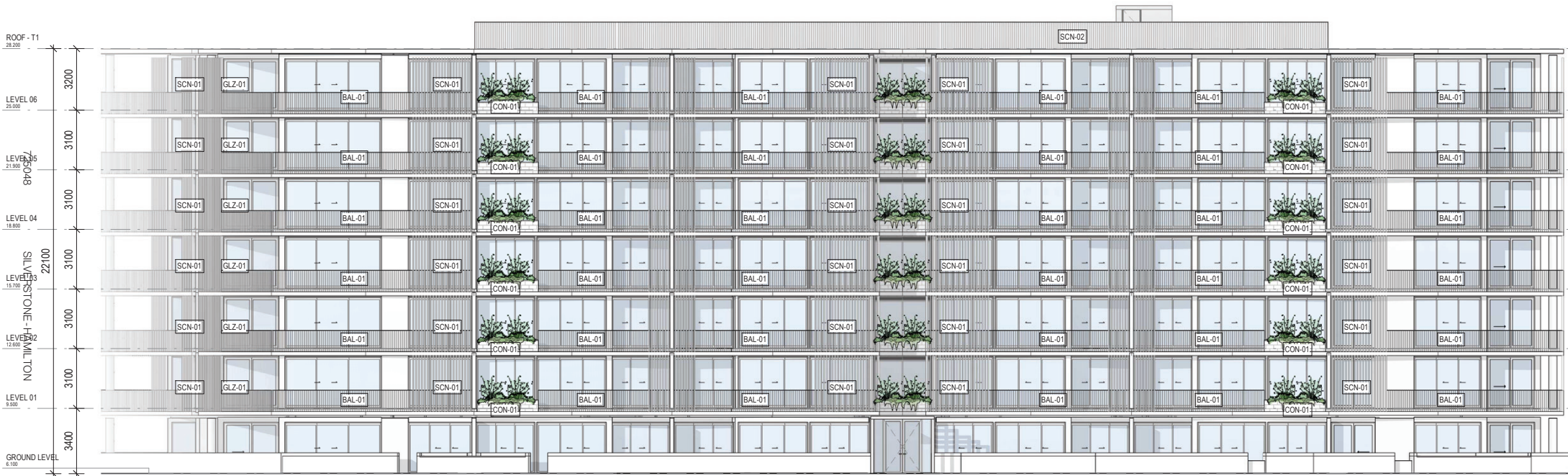
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BUILDING ELEVATION - TOWER 01 - NORTH

LEGEND

- MSY-01** MASONRY W/ RENDERED FINISH - WHITE FINISH
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NOTE: LANDSCAPE & PLANTING INDICATIVE ONLY.
REFER LANDSCAPE ARCHITECT DRAWING FOR MORE INFORMATION



DA BUILDING ELEVATION - TOWER 1 - NORTH
SCALE 1 : 200 @ A3

PLUS
STUDIO

PLUS
STUDIO

DA1200 | DEVELOPMENT APPLICATION | ISSUE 1 | 20/01/26

SCALE As indicated @ A3 SIZE

BUILDING ELEVATION - TOWER 01 - WEST

LEGEND

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DA BUILDING ELEVATION - TOWER 1 - WEST
SCALE 1 : 200 @ A3

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MEANJIN | LOT 172 NORTHSHORE HAMILTON QLD 4007

BUILDING ELEVATION - TOWER 01 - SOUTH

LEGEND

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N.S

SK1

DA BUILDING ELEVATION - TOWER 1 - SOUTH

SCALE 1:200 @ A3

PLUS STUDIO

DA1202 | DEVELOPMENT APPLICATION | ISSUE 1 | 20/01/26

SCALE As indicated @ A3 SIZE

PLUS
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BUILDING ELEVATION - TOWER 01 - EAST

LEGEND

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N.E DA BUILDING ELEVATION - TOWER 1 - EAST
SK1 SCALE 1:200 @ A3

BUILDING ELEVATION - TOWER 02 - NORTH

LEGEND

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S.N DA BUILDING ELEVATION - SOUTH BUILDING - NORTH
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BUILDING ELEVATION - TOWER 02 - WEST

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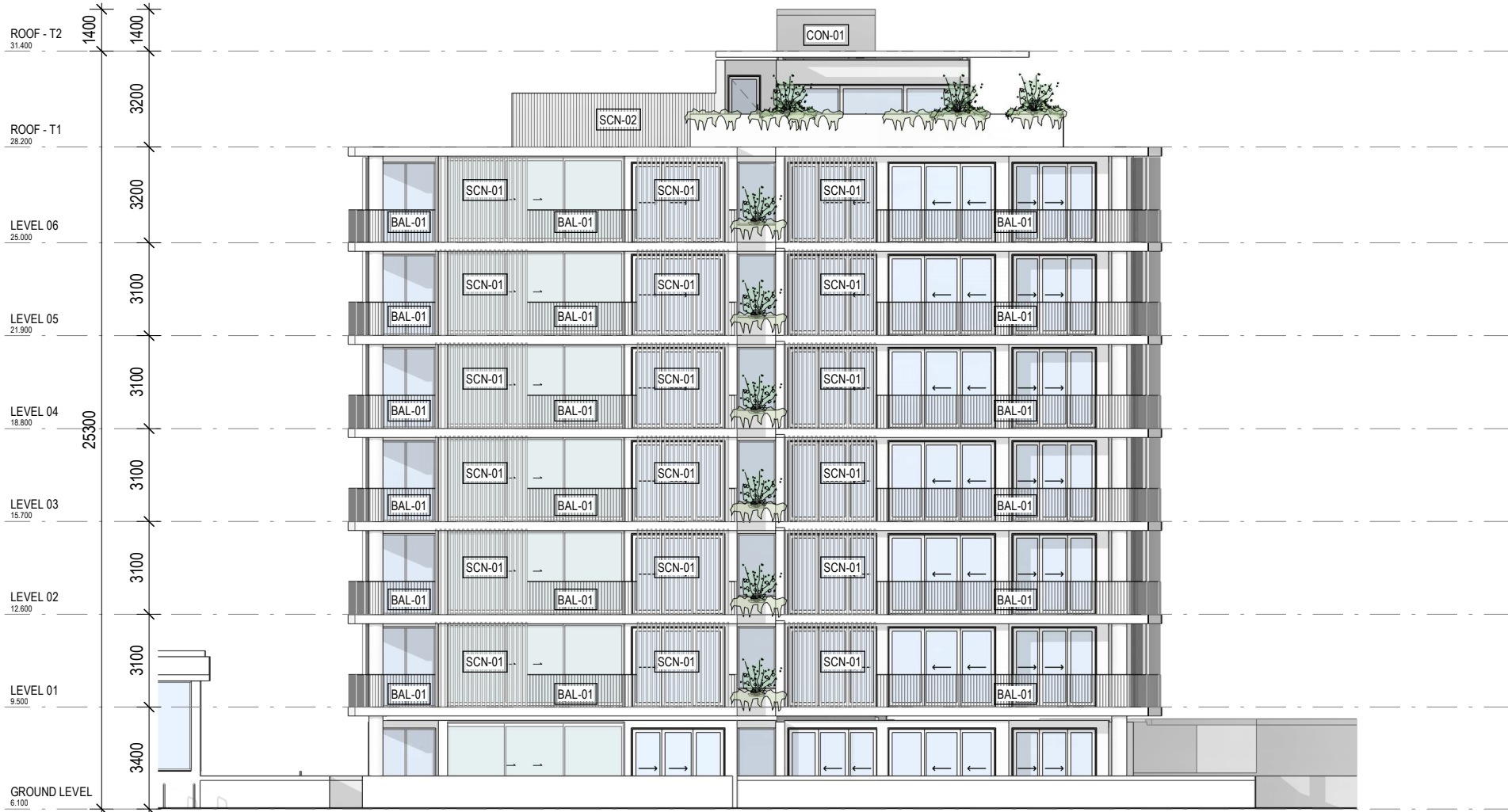
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S.W DA BUILDING ELEVATION - TOWER 2 - WEST
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BUILDING ELEVATION - TOWER 02 - SOUTH

LEGEND

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S.S DA BUILDING ELEVATION - TOWER 2 - SOUTH
SCALE 1 : 200 @ A3

BUILDING ELEVATION - TOWER 02 - EAST

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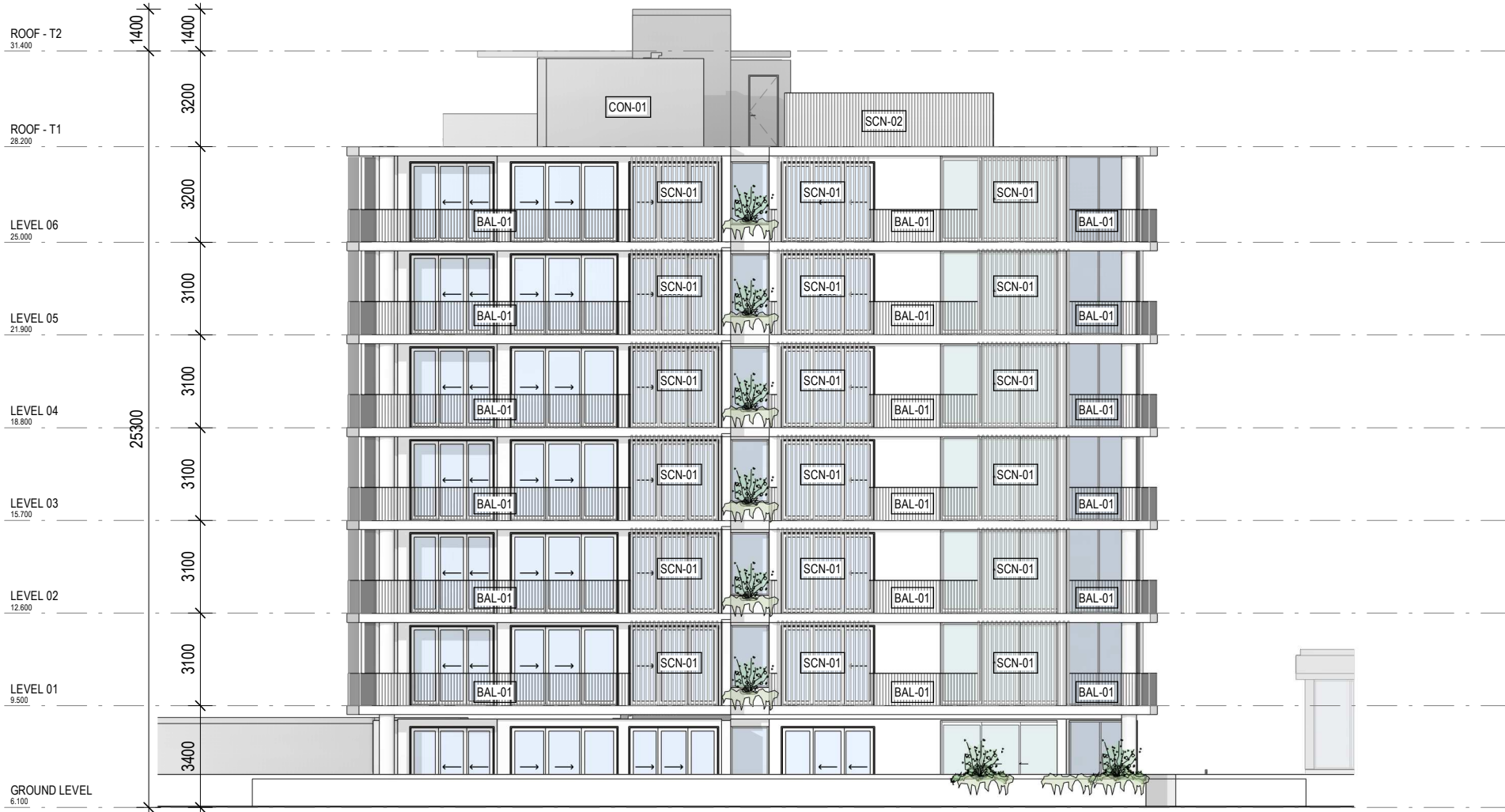
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S.E DA BUILDING ELEVATION - TOWER 2 - EAST
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MATERIAL SCHEDULE



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LEGEND

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MASONRY W/ RENDERED FINISH. - WHITE FINISH
- CON-01

APPLIED TEXTURED FINISH - WHITE FINISH
- GLZ-01

GLAZING
- BAL-01

VERTICAL METAL BALUSTRADE - BRONZE
- SCN-01

VERTICAL METAL SCREEN - BRONZE
- SCN-02

ALUMINIUM VERTICAL BATTEN SCREEN -. BRONZE (ROOF PLANT)

