

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2025-NSH-4177

Date: 30/01/2026

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DEVELOPMENT APPLICATION

17.12.2025
REVISION 3.0

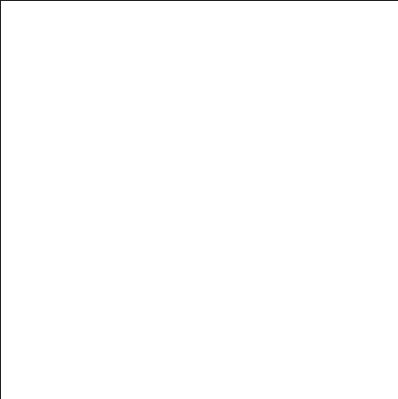
In Australia, we acknowledge the Traditional Owners of Country, whose deep relationship with this land is etched into its landscapes and passed through generations. We pay our respects to Elders past and present.

,P/WE/ST/ED/D

Their bond with land, waters, and culture is woven through whakapapa and tikanga.

With respect for the past and responsibility for the future, we design with awareness, shaping places that honour these enduring legacies.

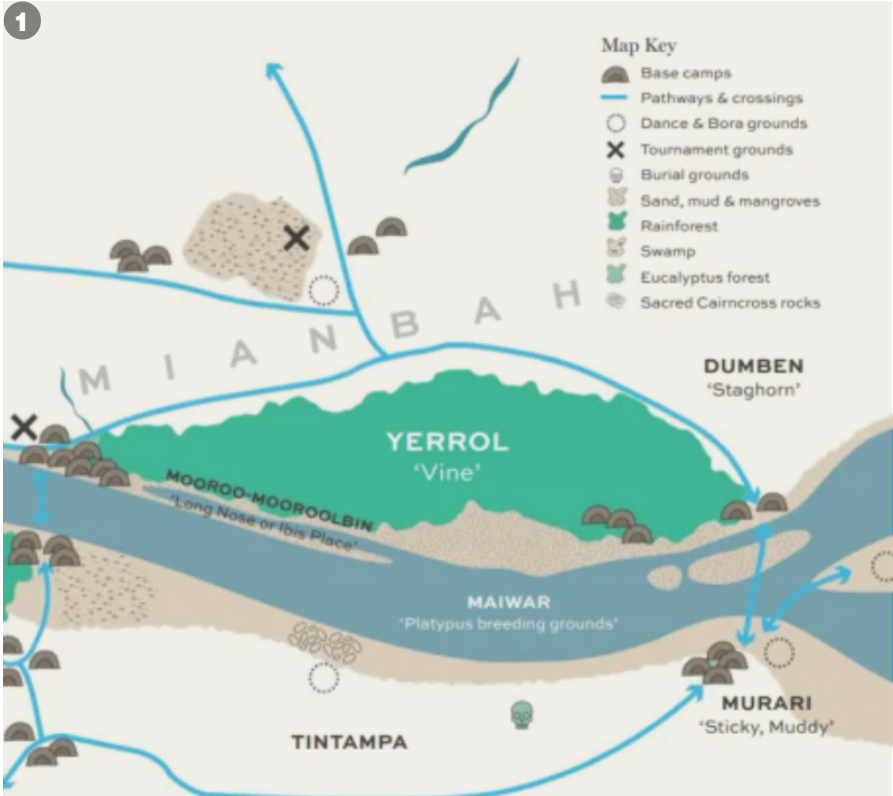
INDEX



PROJECT OVERVIEW

FIRST NATIONS

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The history of Northshore Hamilton is deeply intertwined with the Brisbane River. The area held particular significance due to its strategic location, providing rich opportunities for fishing, hunting, gathering resources, and establishing camps. Much of what is now Northshore Hamilton was traditionally known to the Turrbal and Yuggera peoples as Yerrol / Yurrol, a name referring to a rainforest vine used in hut construction and woven fibre for ropes.

- 1 Depiction of Yerrol & context
- 2 Depiction of Yerrol hut construction
- 3 Yurrol Vine (Flagellaria Indica - Refer to Landscape Report)
- 4 Hamilton Reach

DESIGN STATEMENT

17 Karakul Road's Lot 17.2 plays a pivotal role within the unfolding masterplan for Northshore Hamilton; a precinct shaped by the rhythm of the river and the character of its growing community. The site marks an important moment in the shoreline's evolution, offering a place where everyday life, landscape and connection come together with ease.

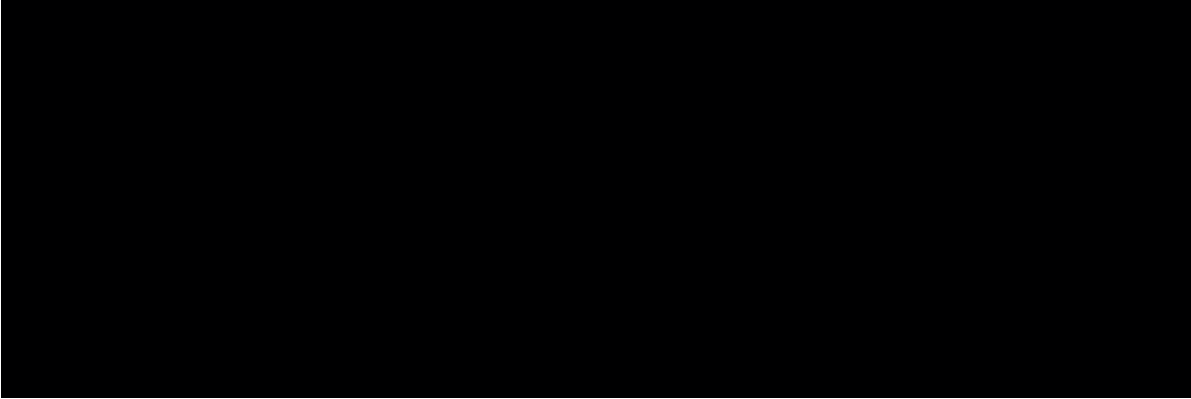
The design for Lot 17.2 delivers a lifestyle grounded in comfort and lifted by possibility. A collection of light-filled homes opens to expansive river and city views, supported by thoughtfully arranged amenities that feel generous, intuitive and deeply connected to the surrounding precinct. Every gesture, from the way the building touches the ground to the quiet, sheltered pockets created within the landscape, celebrates the art of living well at the water's edge.

Community forms the heart of the project. Shared spaces are shaped to spark conversation, support wellbeing and encourage time spent outdoors. Gardens, gathering terraces and recreational moments are woven throughout the site, nurturing a sense of belonging that grows naturally over time.

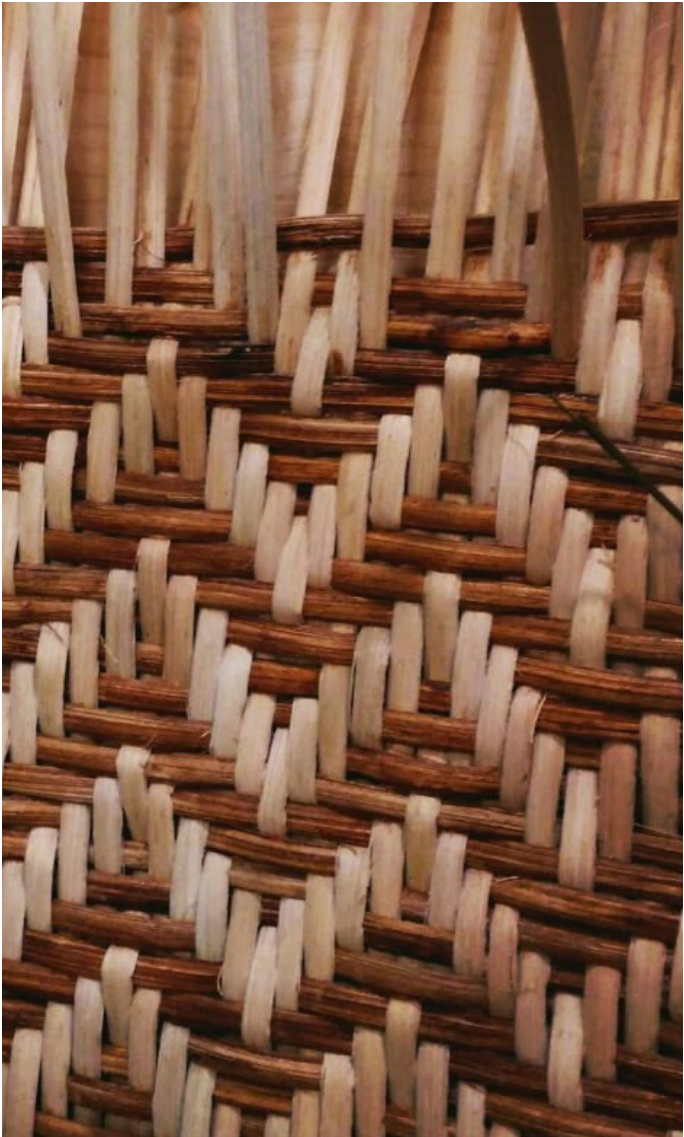
Making reference to the site's First Nations origins, inspiration is taken from principles of interconnectedness, integration and interwovenness that was highlighted through the warp and weft of Yurrol in basket weaving. The architecture and landscape design intertwine in harmony. Materiality, form and planting create a cohesive language that aligns with the wider masterplan, offering a calm continuity across the precinct and reinforcing a unified identity along the riverfront.

Lot 17.2 stands as more than a development — it contributes to a neighbourhood that feels joyful, grounded and meaningfully connected to its remarkable riverside setting.





INSPIRATION



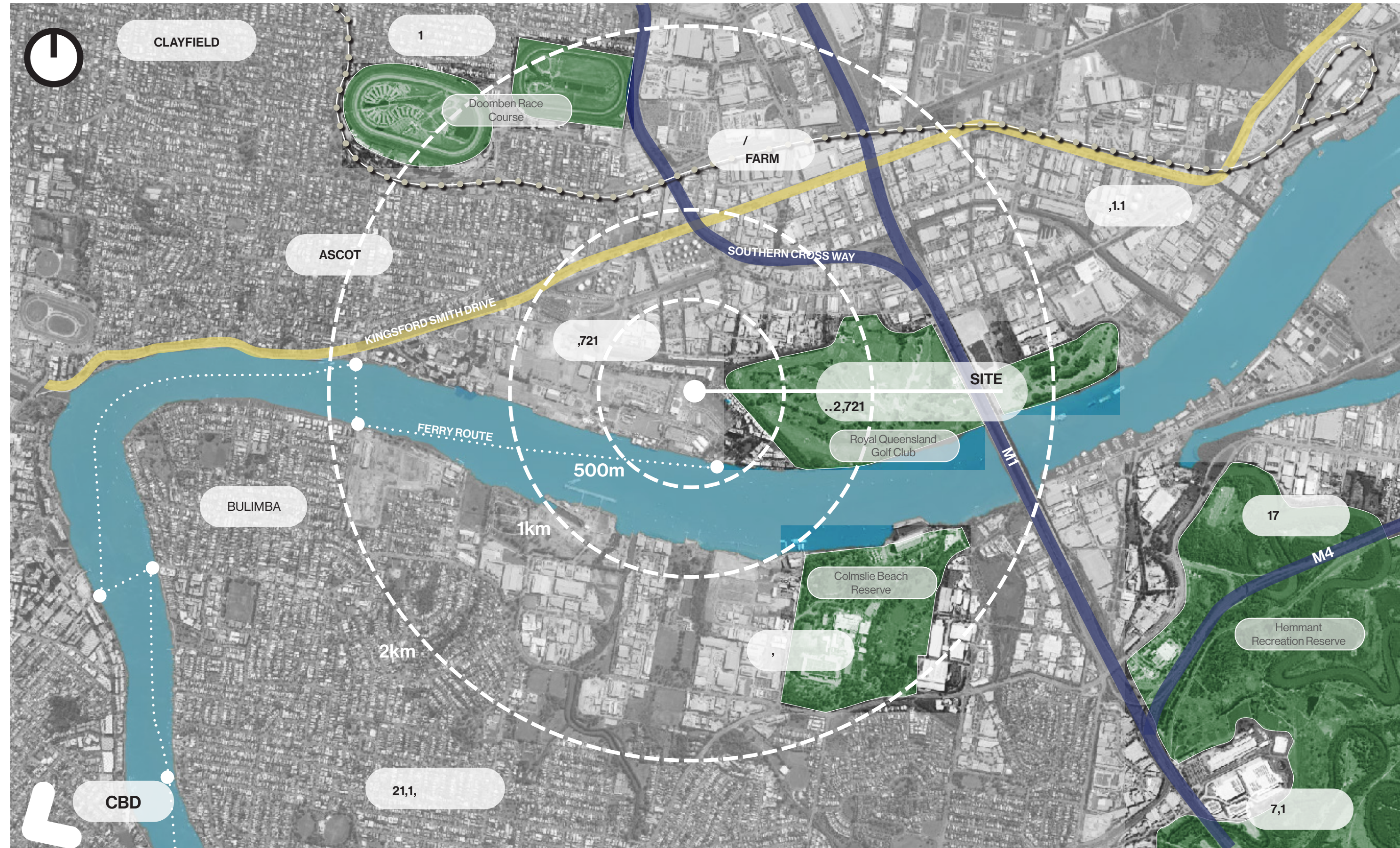


THE CONTEXT

7KHRQWHW

LOCATION

- MOTORWAY
- ARTERIAL ROAD
- RAIL LINE



7KHRQWHW

CONNECTIVITY

NORTHSHORE HAMILTON PDA BOUNDARY

BUS STOP

FERRY TERMINAL

TRAIN STATION

INDICATIVE PEDESTRIAN PATHS

ON STREET CYCLEWAY

INDICATIVE FUTURE ON STREET CYCLE WAY

SEPARATED CYCLE WAY

INDICATIVE CROSS BLOCK LINKS

RAIL LINE



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211

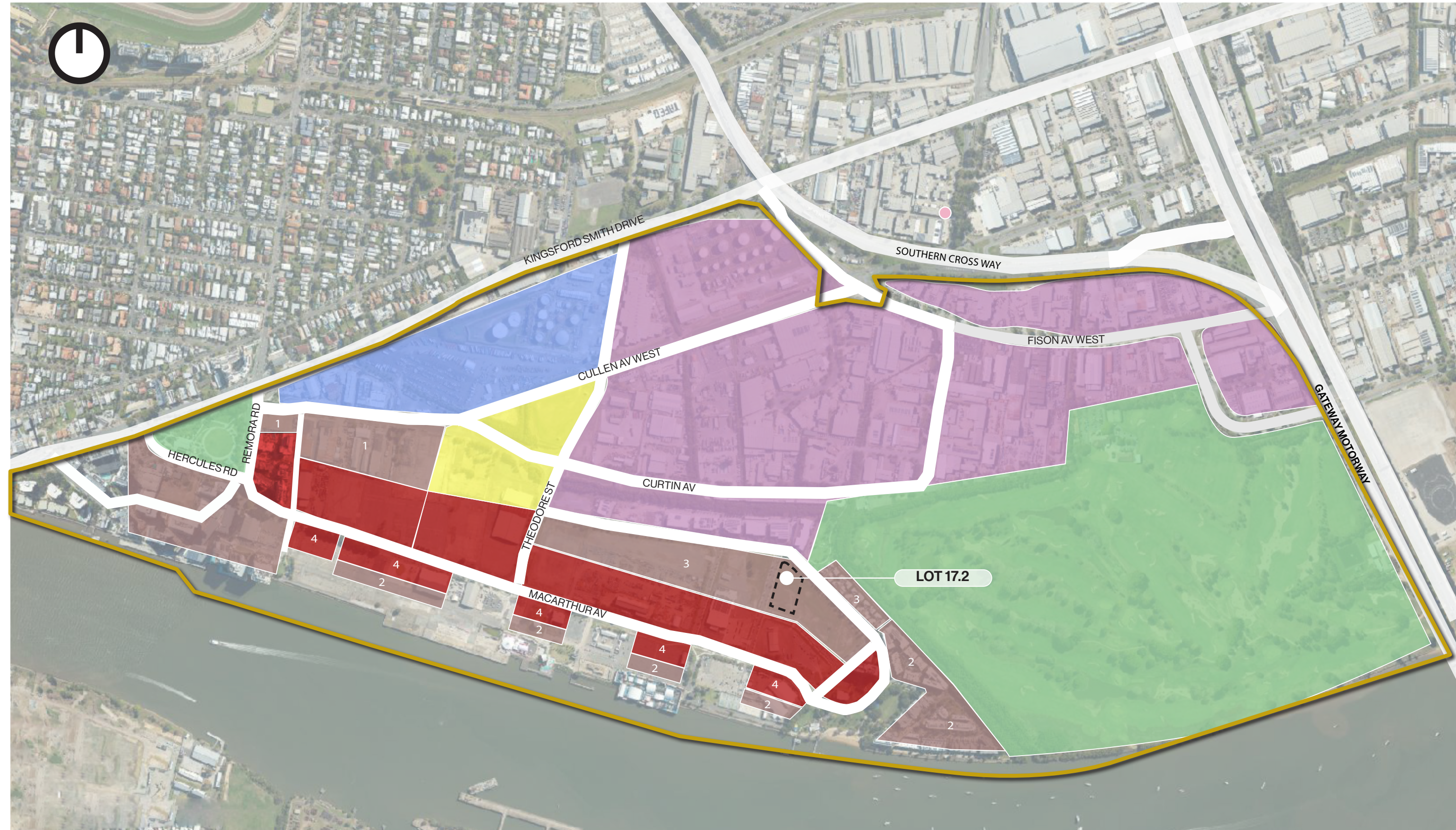
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- SUB AREA 1

1
- MIXED-USE MEDIUM DENSITY
- SUB AREA 2

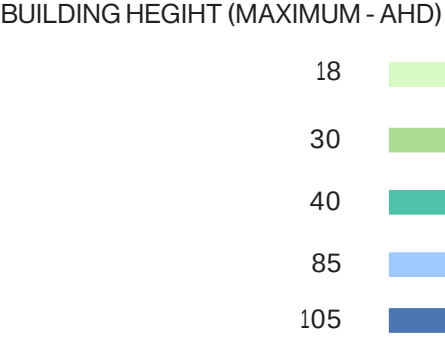
2
- MIXED-USE MEDIUM DENSITY
- SUB AREA 3

3
- MIXED-USE HIGH DENSITY
- SUB AREA 4

4
- MIXED-USE HIGH DENSITY
- COMMUNITY FACILITIES
- COMMERCIAL CENTRE
- INDUSTRIAL



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8/1 76



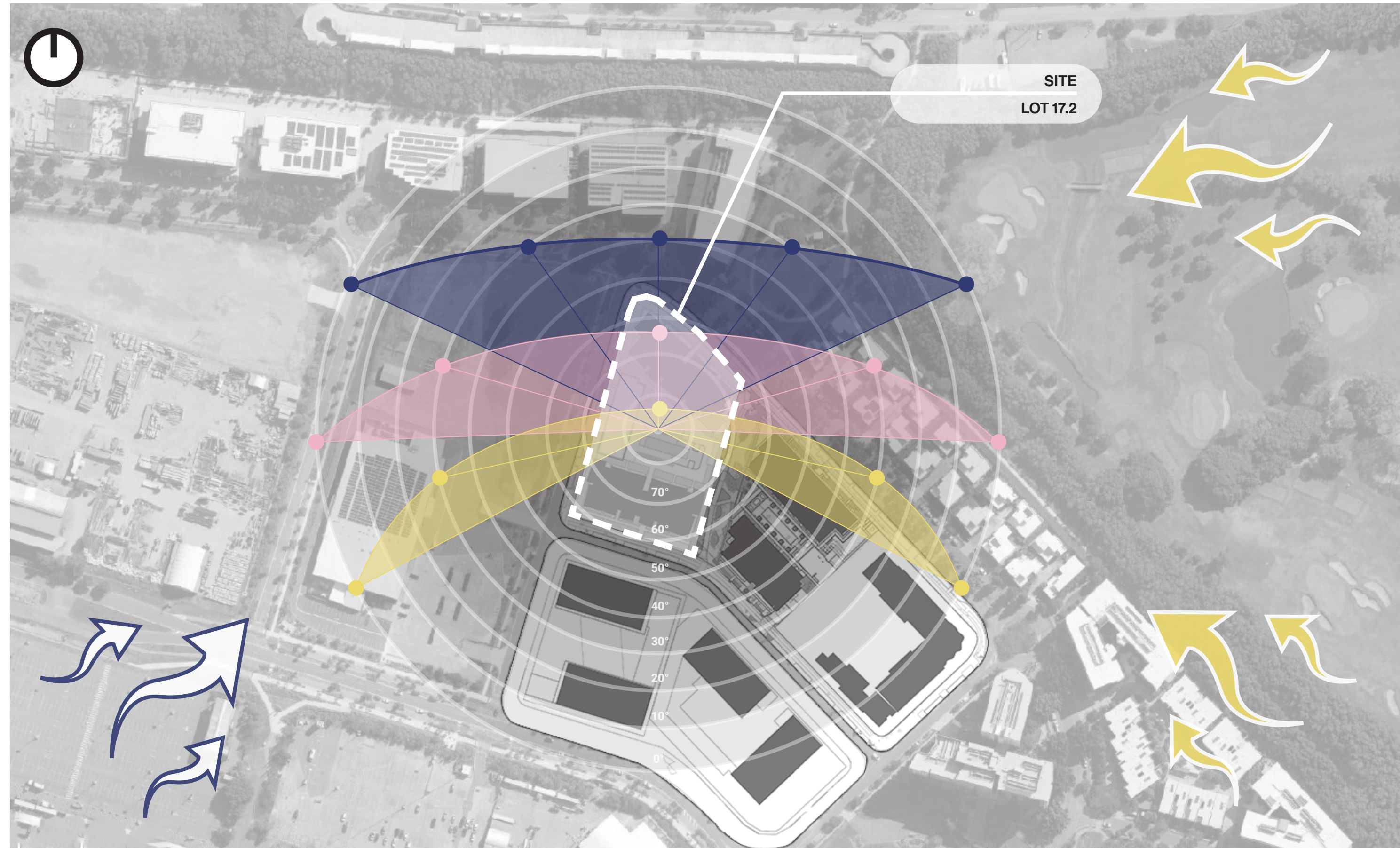
VIEWS



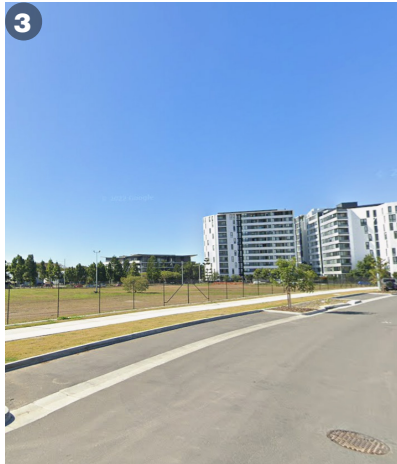
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ENVIRONMENT

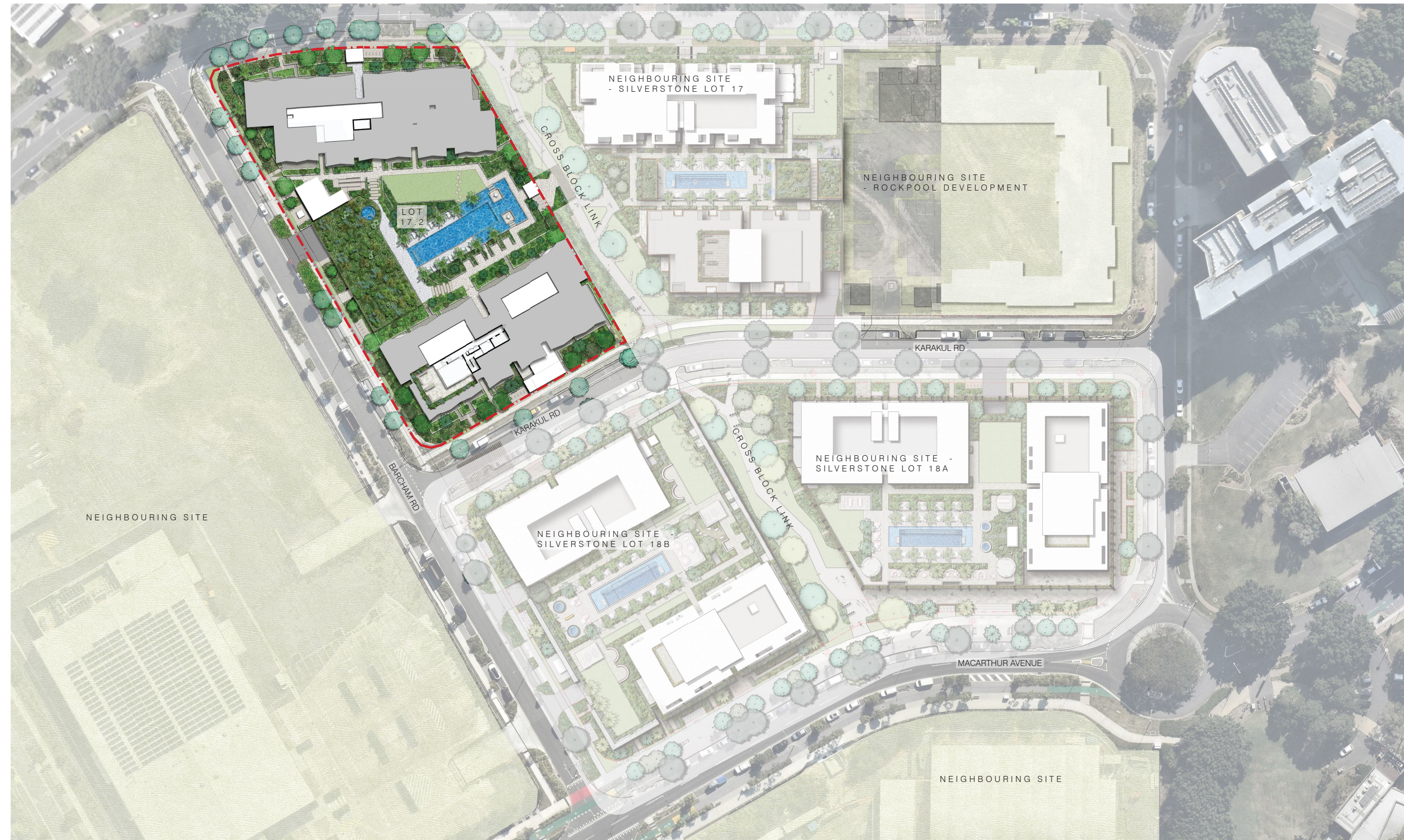
- SUMMMER SUN PATH 
- AUTUMN/SPRING SUN PATH 
- WINTER SUN PATH 
- SUMMER PREVAILING WINDS 
- WINTER PREVAILING WINDS 



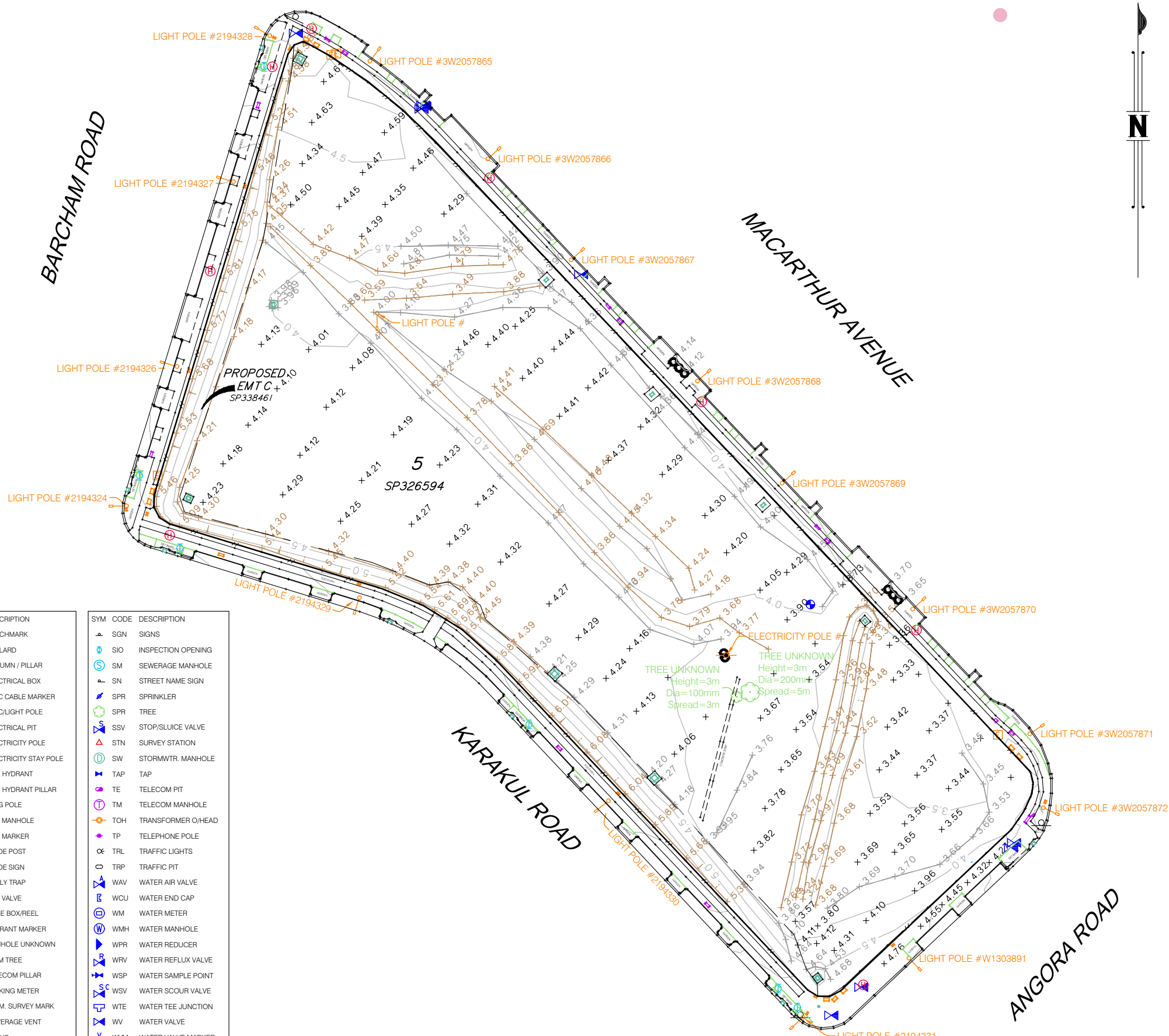
CONDITIONS



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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		SSV	STOP/SUICE VALVE
	EM	ELECTRICAL PIT		STN	SURVEY STATION
	EP	ELECTRICITY POLE		SW	STORMWTR. MANHOLE
	ESP	ELECTRICITY STAY POLE		TAP	TAP
	FH	FIRE HYDRANT		TE	TELECOM PIT
	FHP	FIRE HYDRANT PILLAR		TM	TELECOM MANHOLE
	FP	FLAG POLE		TOH	TRANSFORMER O/HEAD
	GMH	GAS MANHOLE		TP	TELEPHONE POLE
	GMK	GAS MARKER		TRL	TRAFFIC LIGHTS
	GP	GUIDE POST		TRP	TRAFFIC PIT
	GS	GUIDE SIGN		WAV	WATER AIR VALVE
	GT	GULLY TRAP		WCU	WATER END CAP
	GV	GAS VALVE		WM	WATER METER
	HB	HOSE BOX/REEL		WMH	WATER MANHOLE
	HM	HYDRANT MARKER		WPR	WATER REDUCER
	MHU	MANHOLE UNKNOWN		WRV	WATER REFLUX VALVE
	PLM	PALM TREE		WSP	WATER SAMPLE POINT
	PIL	TELECOM PILLAR		WSV	WATER SCOUR VALVE
	PKM	PARKING METER		WTE	WATER TEE JUNCTION
	PSM	PERM. SURVEY MARK		WV	WATER VALVE
	SEV	SEWERAGE VENT		WVM	WATER VALVE MARKER
	SHB	SHRUB			

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

CLIENT	Economic Development Queensland		
LOT LAYOUT			
DETAIL SURVEY			
REAL PROPERTY DESCRIPTION			
Proposed Lot 5 on SP326594			
NOTES			
i) This plan has been prepared for the exclusive use of EDQ and their consultants for design purposes and is not to be used for any other purpose or by any other entity without the express permission of LandPartners Pty Ltd.			
ii) The title boundaries as shown hereon were not marked or surveyed at the time of survey and have been determined from the dimensions shown on plans of survey registered in the Department of Resources.			
iii) The boundaries may change subject to survey, engineering design or council requirements.			
iv) Services shown hereon have been located where visible by field survey. No investigation or location of underground services has been undertaken. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.			
v) This data should not be used for construction purposes without confirmation by LandPartners Pty Ltd.			
vi) This data should not be reproduced in any way without the permission of LandPartners Pty Ltd. Any reproduction of this data must contain these notes			
SCALE BAR			
10m02050m SCALE 1:1000 (A3)			
1	AJG	6/10/2022	INITIAL ISSUE
LANDPARTNERS built environment consultants Brisbane Office Level 1 18 Little Cribb Street, Milton Qld 4064 PO Box 1399 Milton Qld 4064 p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au w: www.landpartners.com.au			
HEIGHT DATUM AHD D		LOCAL AUTHORITY BRISBANE C.C.	
HEIGHT ORIGIN PSM186779 RL 4.325m		SCALE 1:1000 (A3)	
MERIDIAN SP326594		DRAWN AJG	DATE 6/10/2022
CO-ORD SYSTEM Arbitrary Plane		CHECKED MLM	DATE 6/10/2022
CAD FILE BRMM7695-000-240-2		APPROVED MLM	DATE 6/10/2022
UDN			
BRMM7695-000-244-1			

The background is a solid dark grey. In the top-left corner, there is a white square. In the bottom-left corner, there is a white quarter-circle shape. In the bottom-center, there is a white square. The text 'OUR VISION' is centered in the middle of the page in a white, bold, sans-serif font.

OUR VISION

STATEMENT



LET LANDSCAPE
ENVELOP

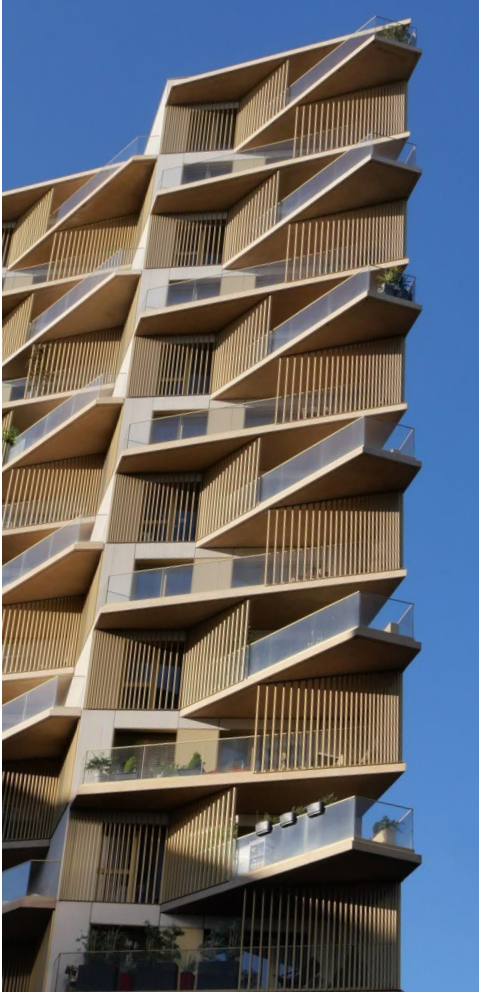
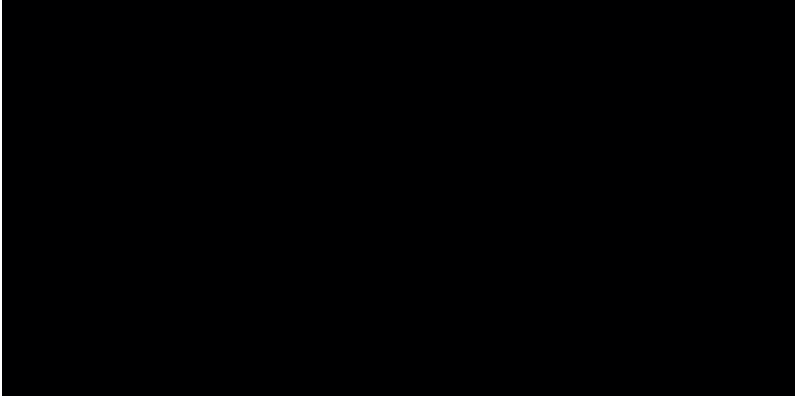
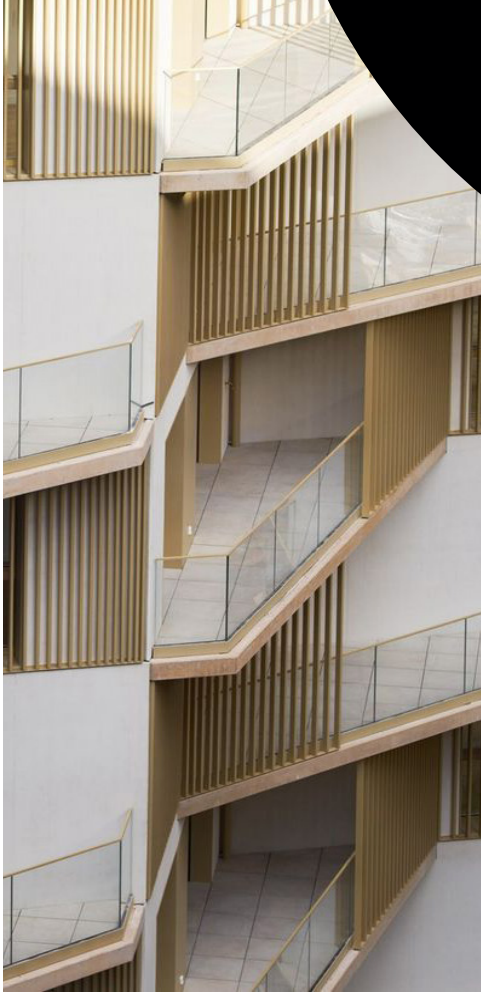


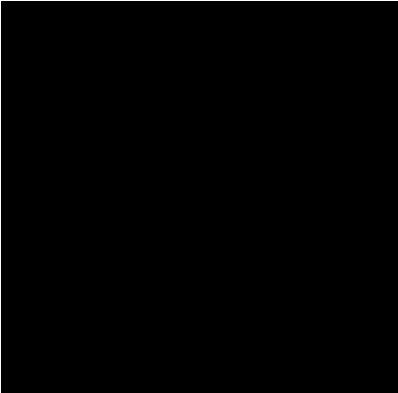
ELEVATED
LIFESTYLE

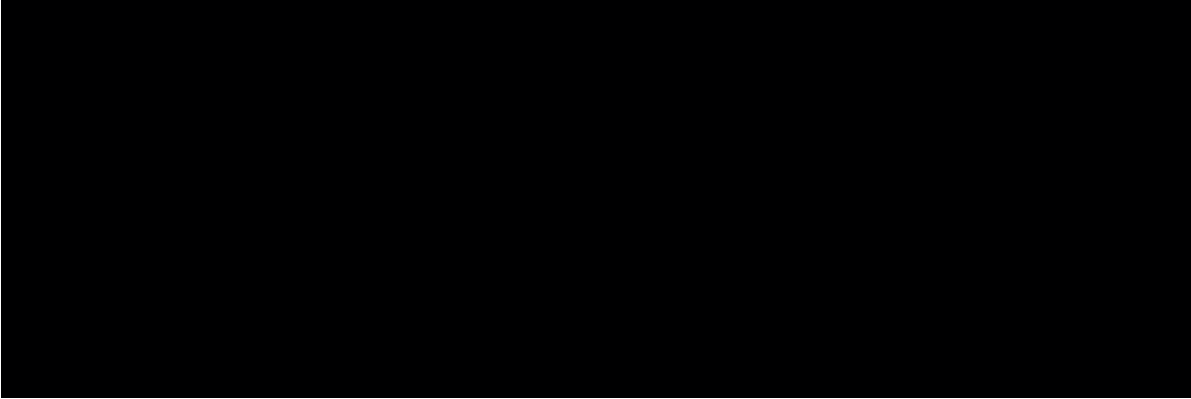


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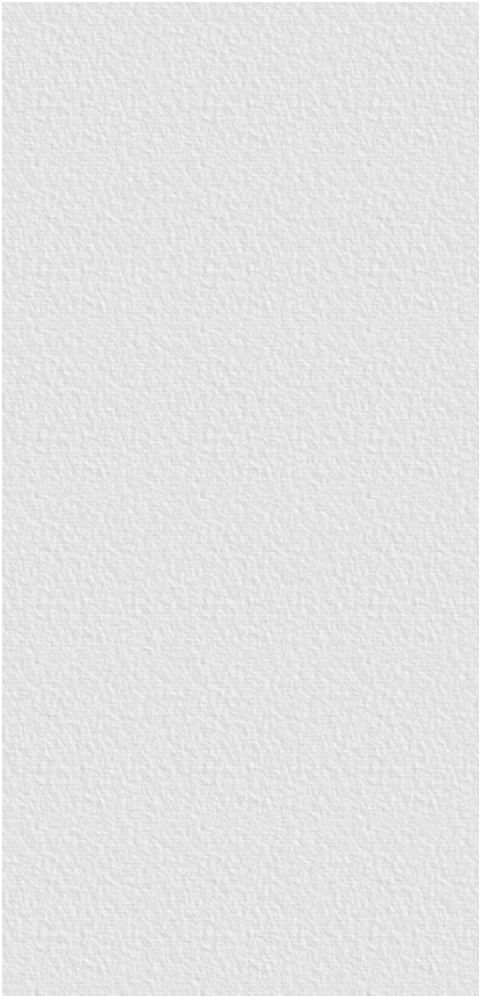
PLUS STUDIO



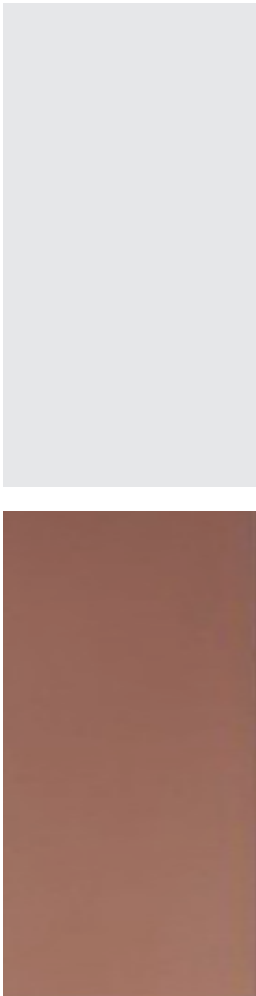




01.



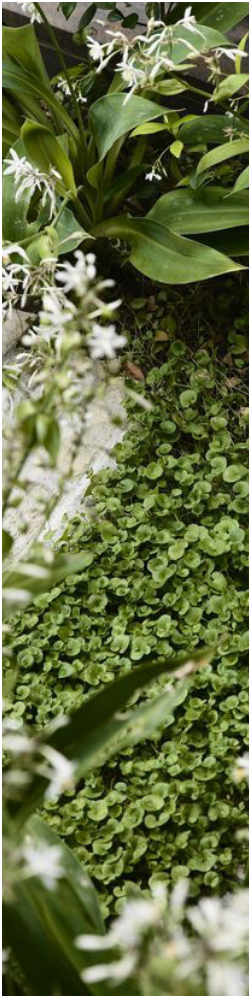
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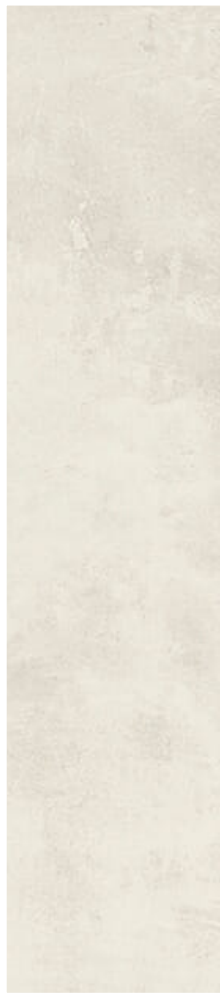
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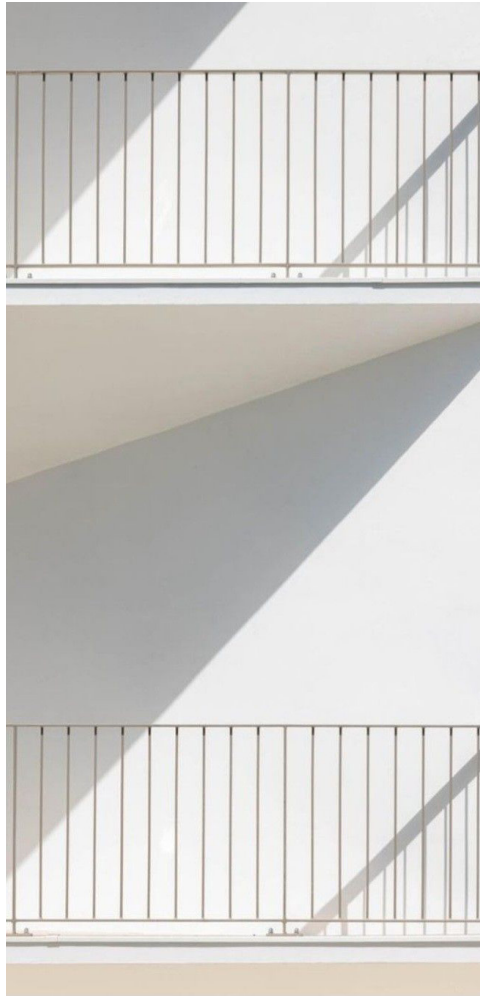
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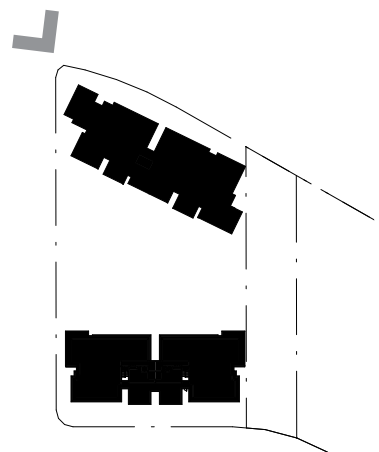
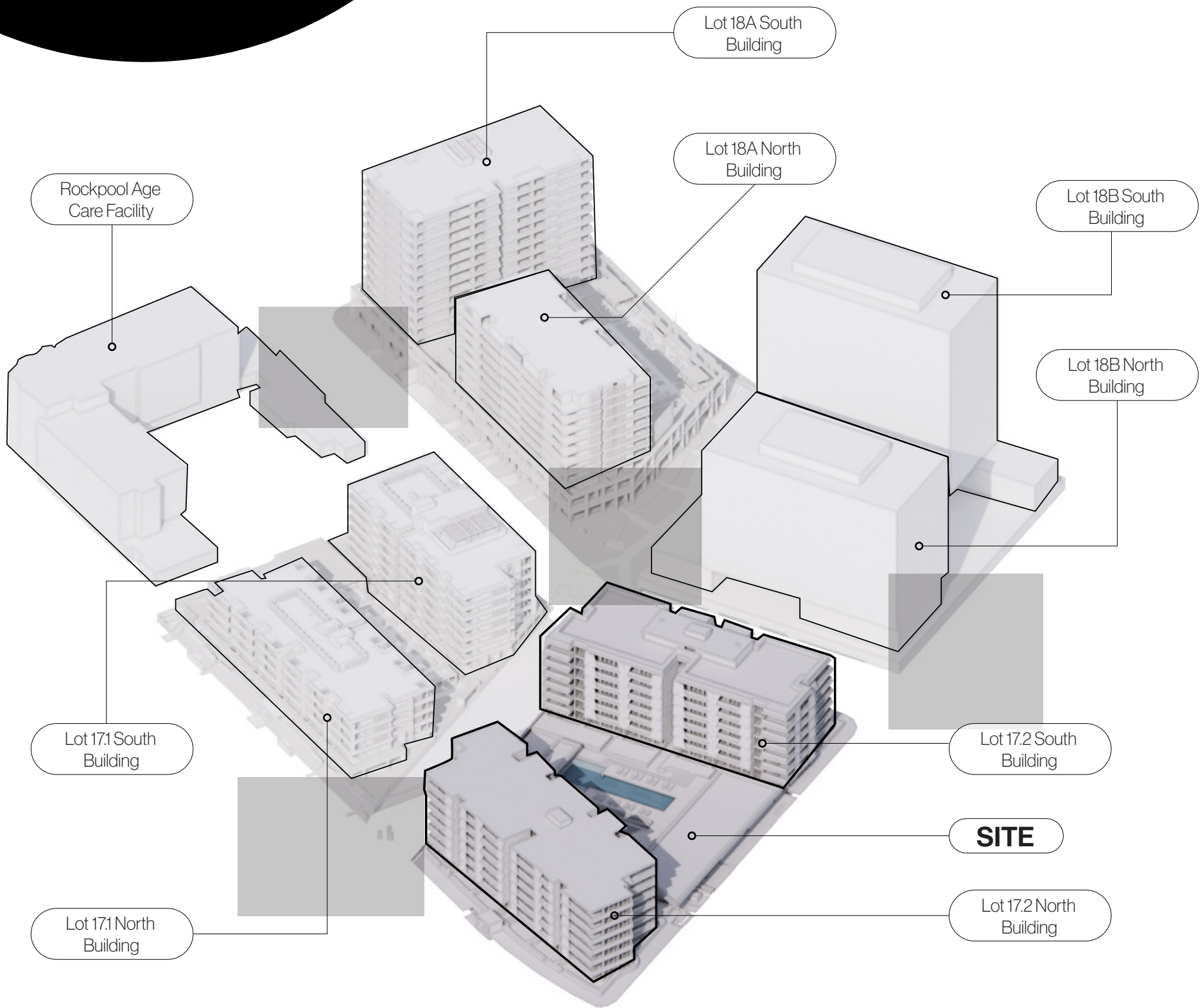
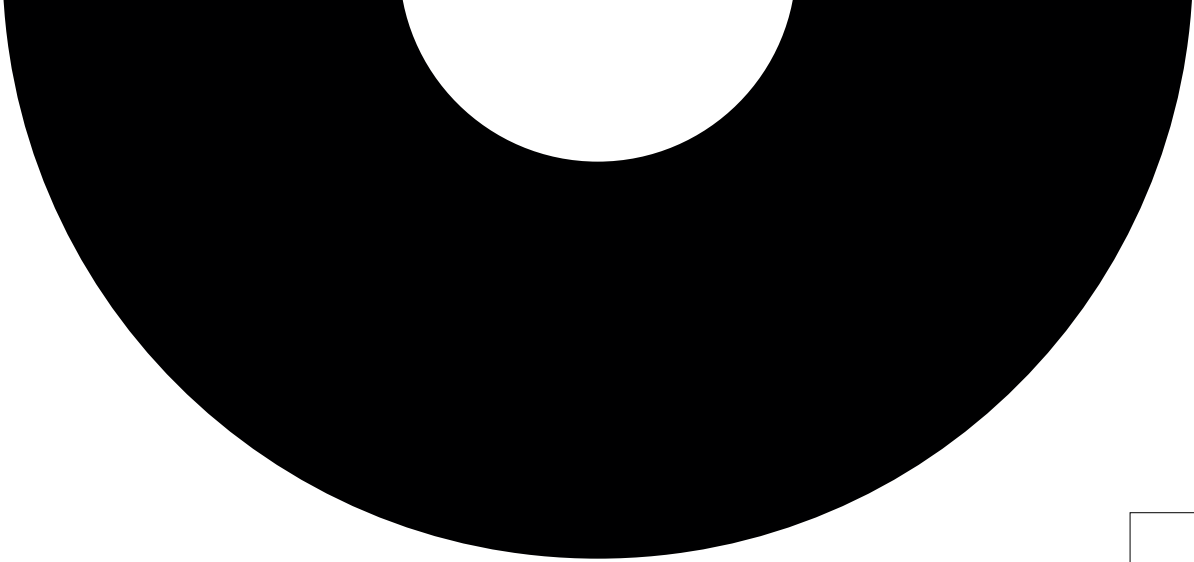


07.



- 01. RENDER FINISH - WARM WHITE TONE
- 02. POWDERCOAT - WHITE AND BRONZE
- 03. VERTICAL METAL SCREEN - POWDER COATED BRONZE
- 04. LANDSCAPING PLANTERS
- 05. APPLIED TEXTURED FINISH - WHITE TONED
- 06. VERTICAL BARRED BALUSTRADE - POWDER COATED WHITE
- 07. ALUMINIUM VERTICAL BATTENS - POWDER COATED BRONE

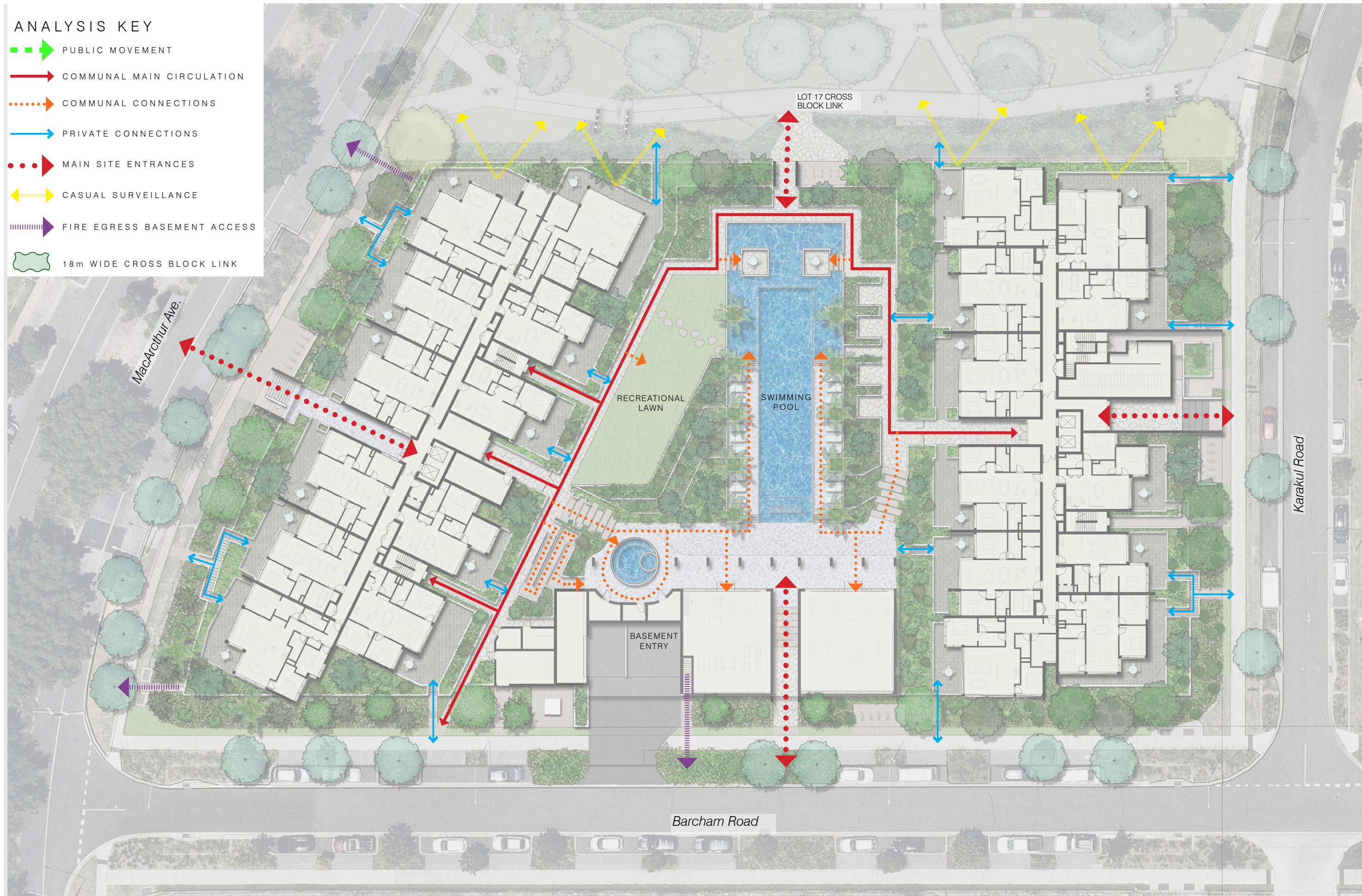
OUR SOLUTION

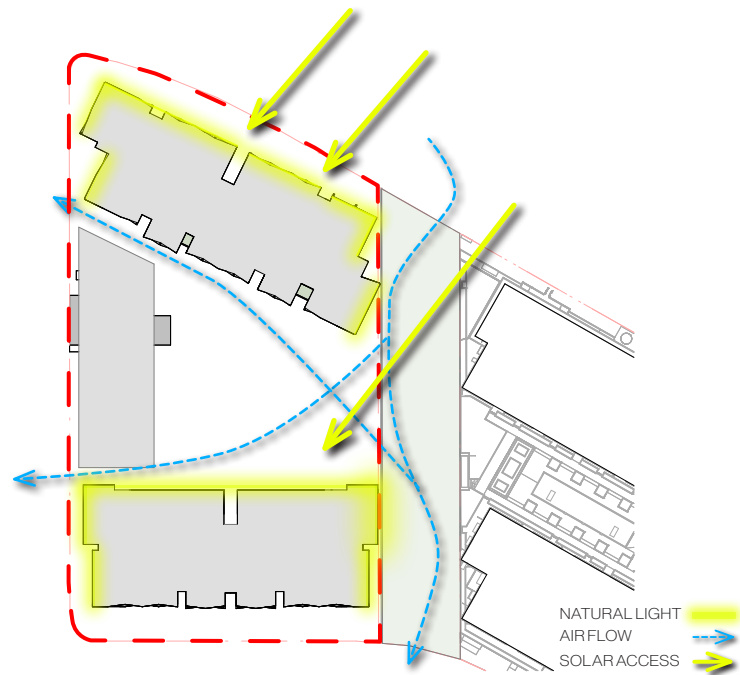


ACCESS

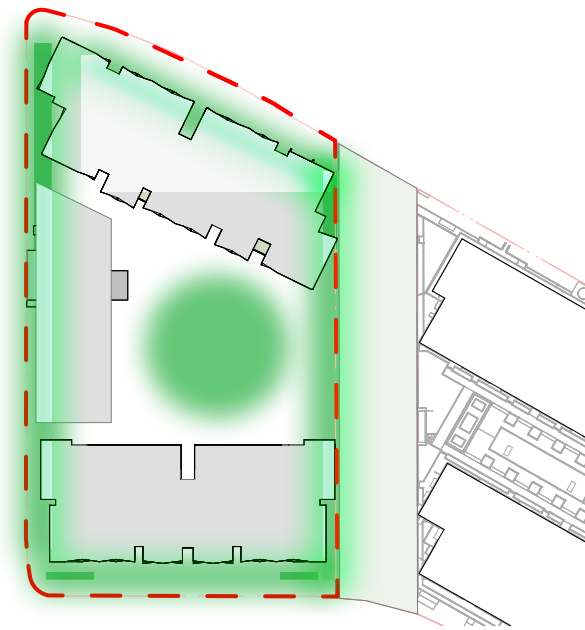
ANALYSIS KEY

- ➔ PUBLIC MOVEMENT
- ➔ COMMUNAL MAIN CIRCULATION
- ⋯➔ COMMUNAL CONNECTIONS
- ➔ PRIVATE CONNECTIONS
- ⋯➔ MAIN SITE ENTRANCES
- ⋯➔ CASUAL SURVEILLANCE
- ⋯➔ FIRE EGRESS BASEMENT ACCESS
- ⬭ 18m WIDE CROSS BLOCK LINK



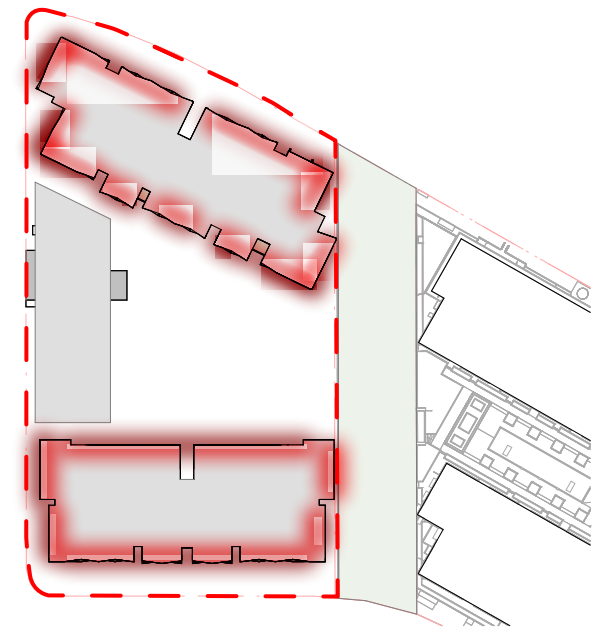


The buildings' northern orientation maximises solar penetration



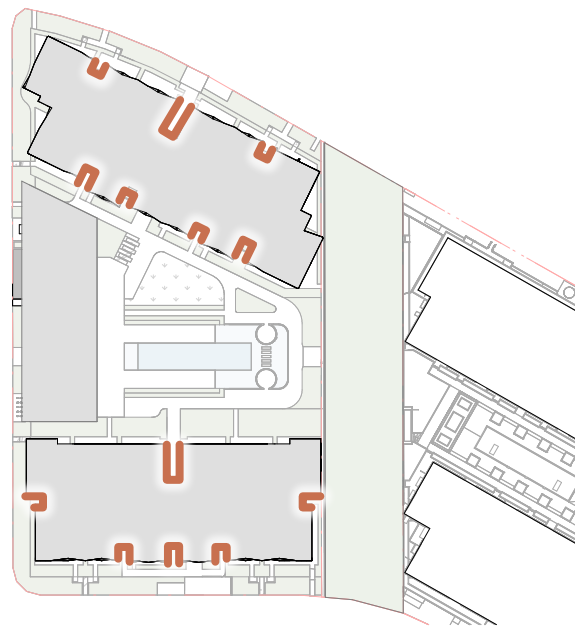
LANDSCAPED CONNECTIONS

Intentional landscaped connections to the existing block link along with enveloping the building with landscaped elements

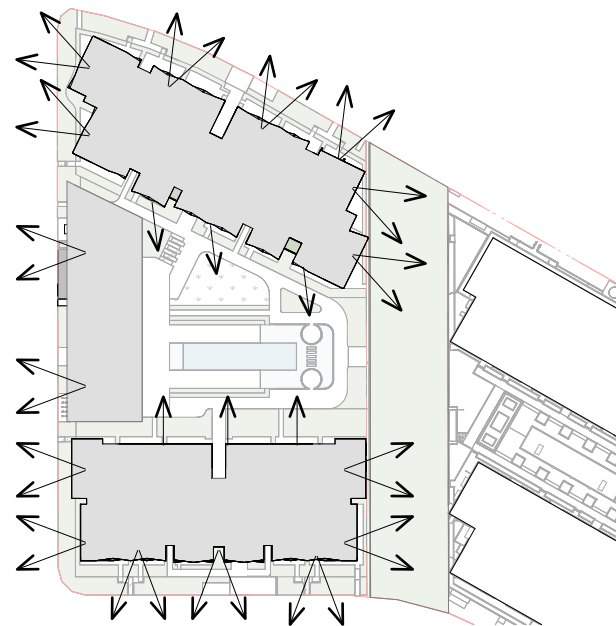


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Building edges' interface contributes to a dynamic & lively streetscape

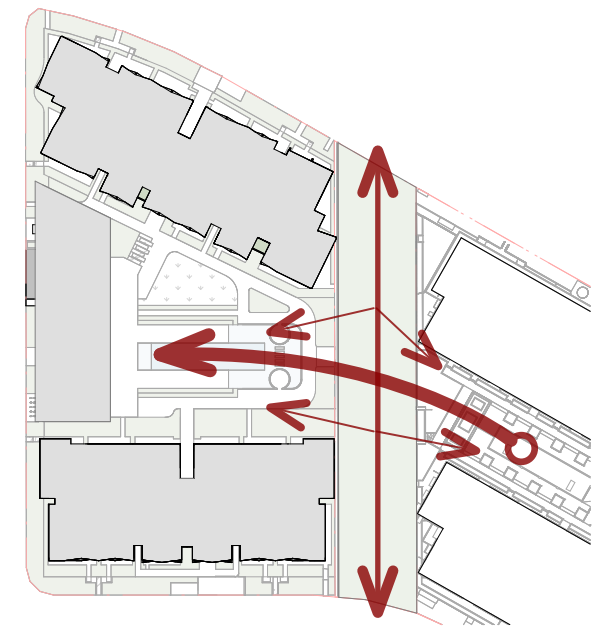


Provision of visual facade relief to alleviate the building mass



„1

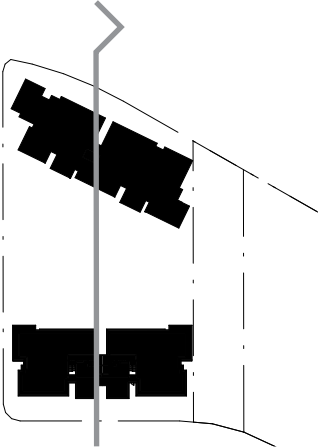
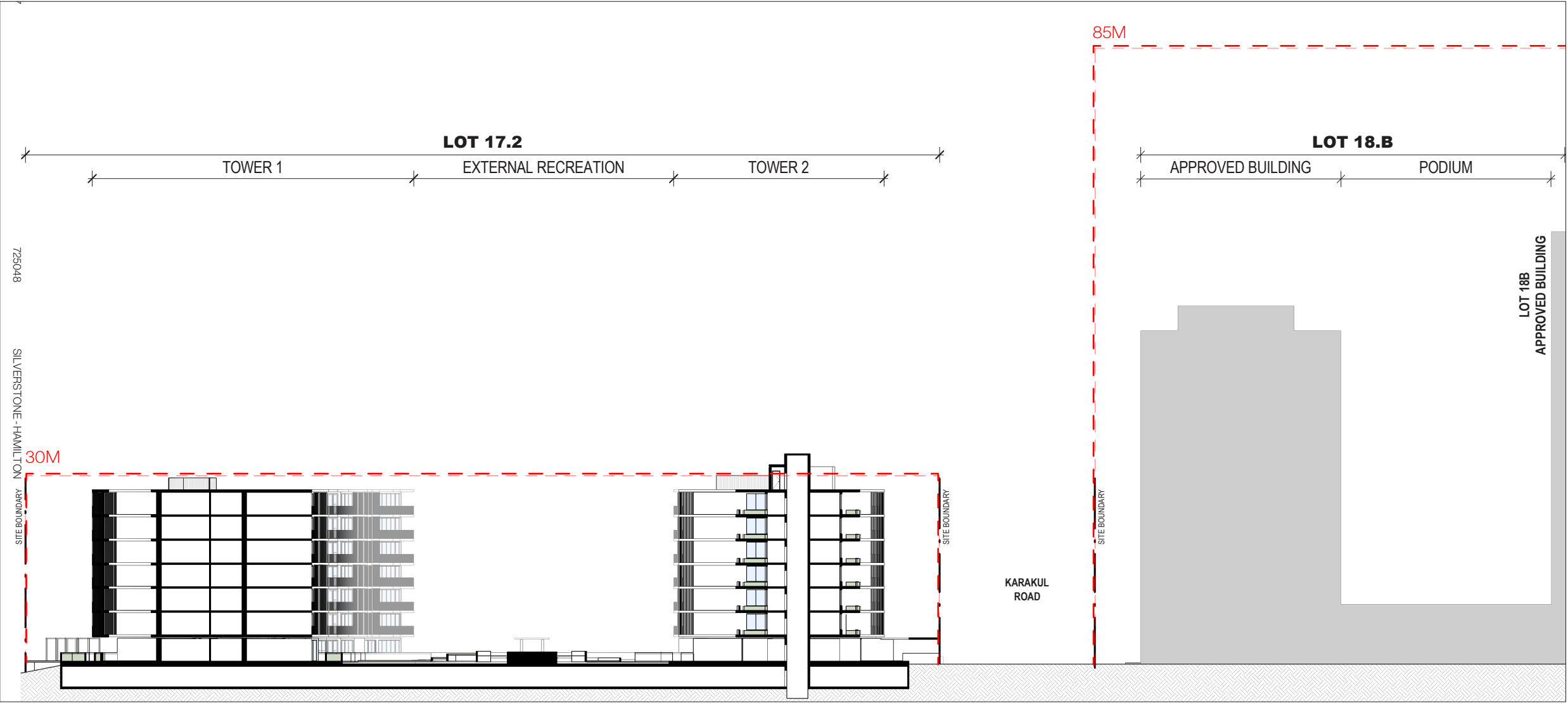
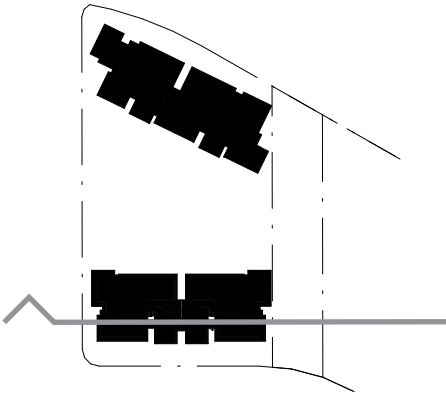
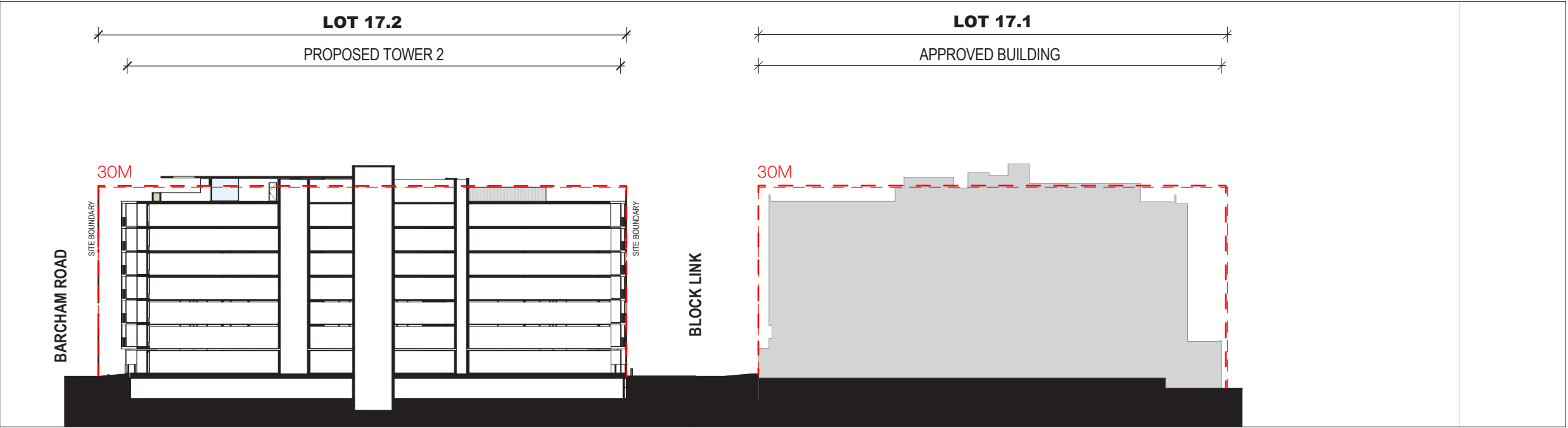
Building views double to create passive surveillance



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Integration into existing context through the communal spine

OUR SOLUTION



The background is a dark charcoal grey. In the top center, there is a solid white square. In the bottom left, there is a white quarter-circle arc. To the right of this arc, at the bottom, is a solid white rectangle. The text 'THE DRAWINGS' is centered horizontally in the middle of the page.

THE DRAWINGS

SITE PLAN - PROPOSED



FLOOR PLANS - BASEMENT

CAR SCHEDULE

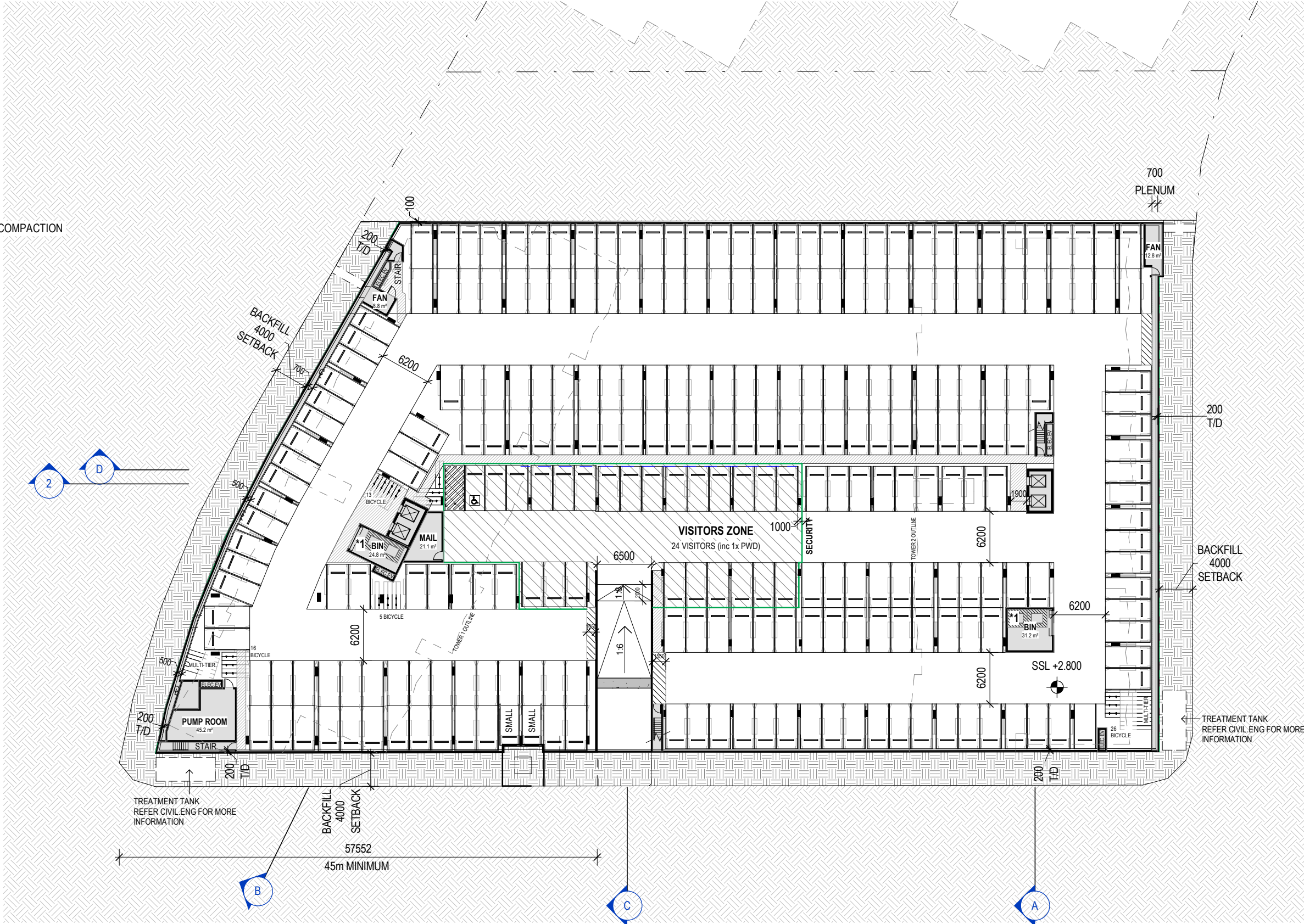
VISITOR | = 23
PWD | = 1

RESIDENTS

TANDEM | = 140
STANDARD | = 96
SMALL CAR | = 2

GRAND TOTAL | = 262

NOTE:
*1 = "DUAL REFUCE CHUTE 3:1 COMPACTION TO GENERAL WASTE ONLY"



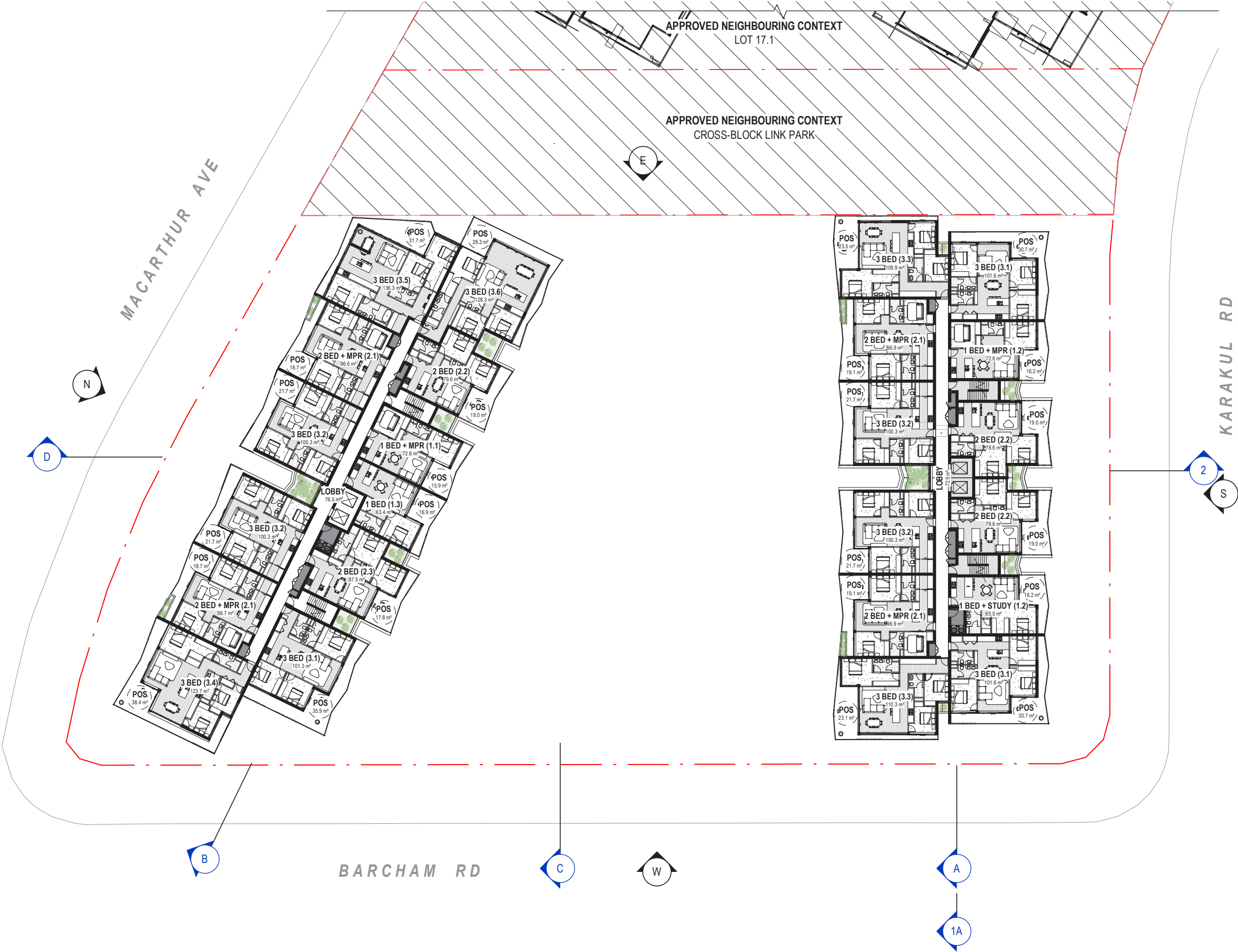
FLOOR PLANS - GROUND



FLOOR PLANS - LEVEL 01



FLOOR PLANS - LEVEL 02-06



FLOOR PLANS - ROOFTOP



FLOOR PLANS - ROOF

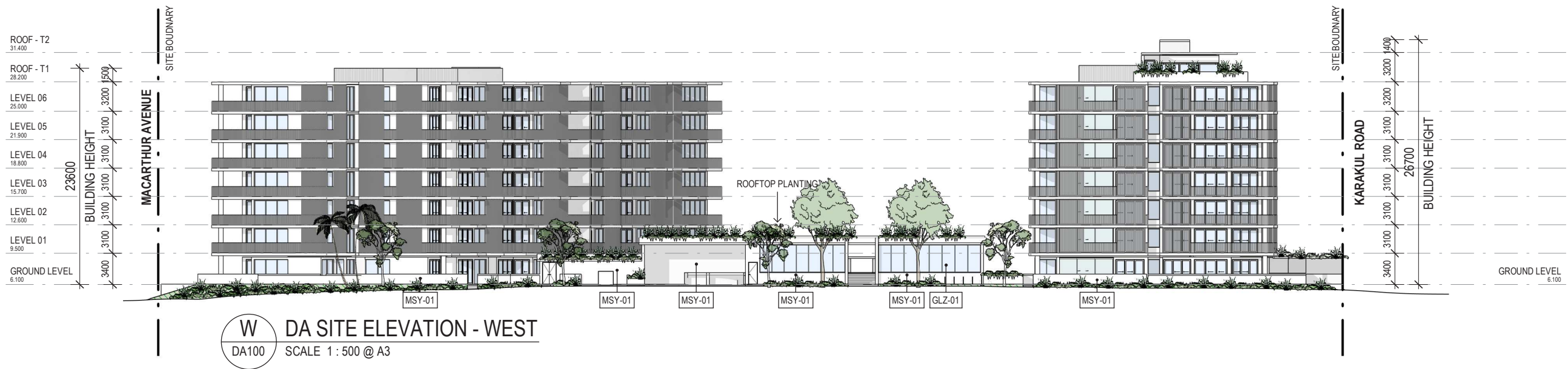
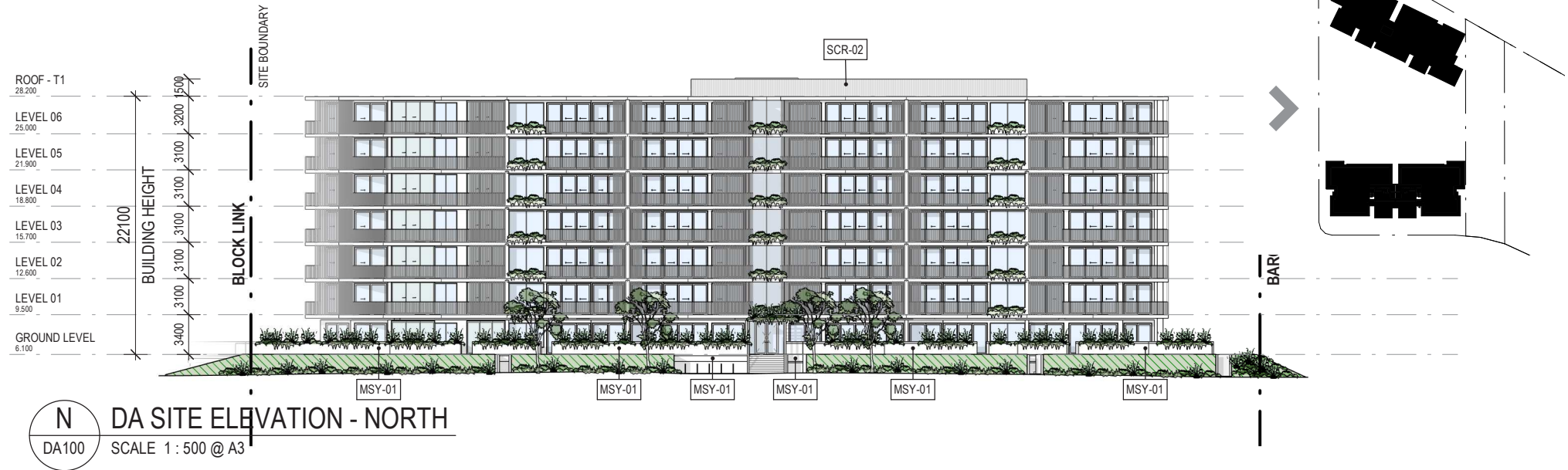


SITE ELEVATION - NORTH + WEST

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

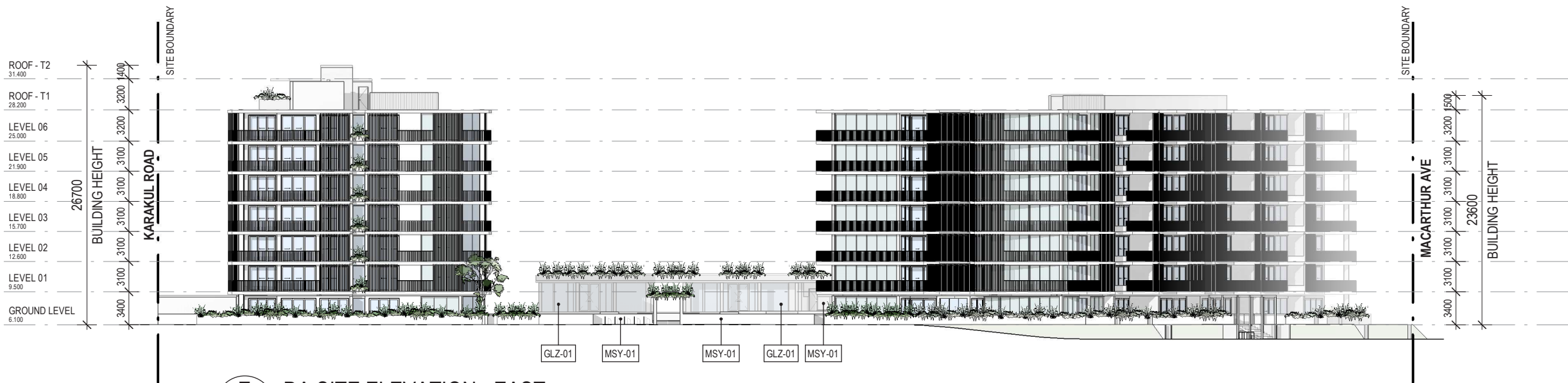
LEGEND

- 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



S DA SITE ELEVATION - SOUTH
DA100 SCALE 1 : 500 @ A3



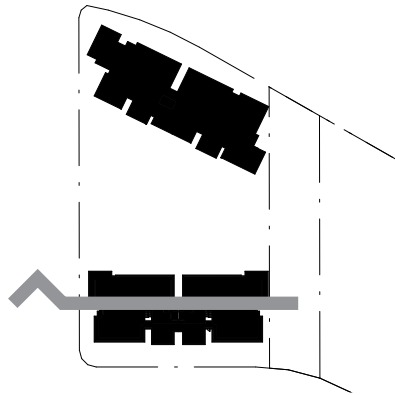
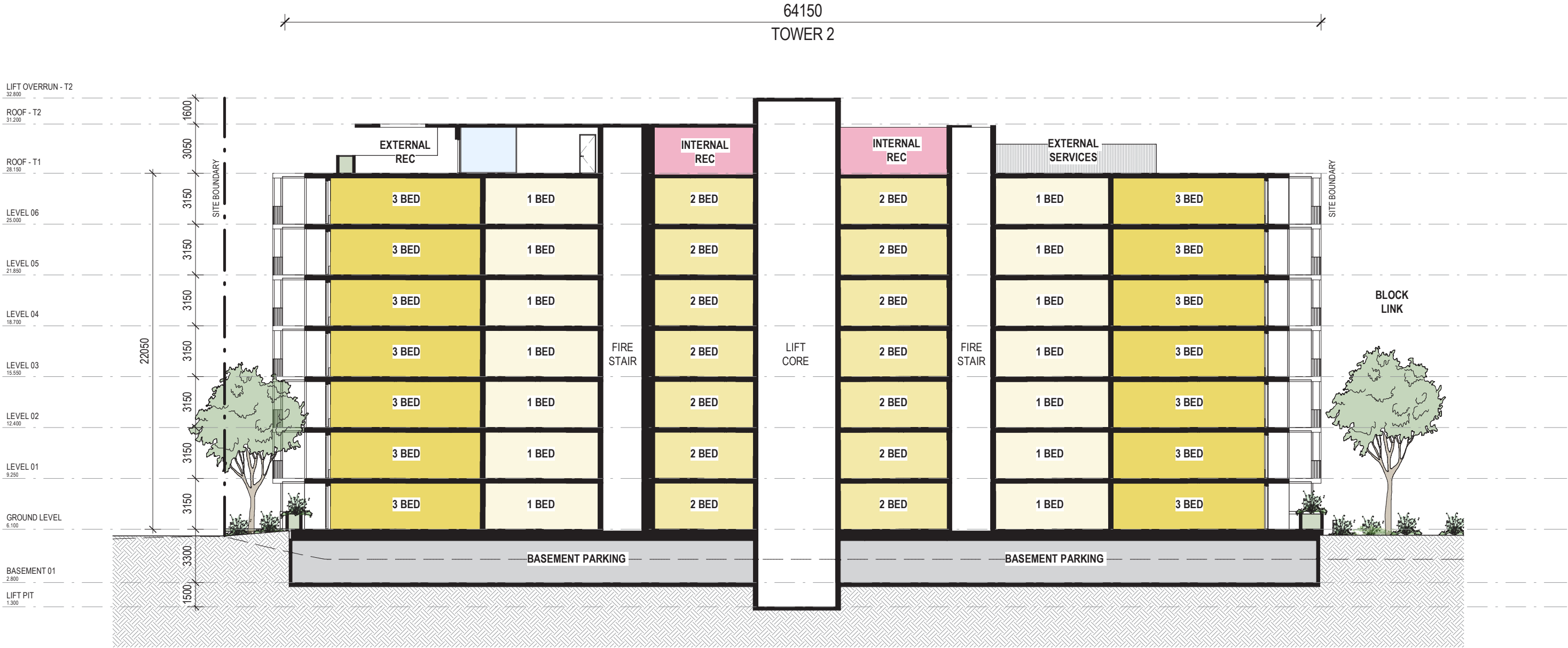
E DA SITE ELEVATION - EAST
DA100 SCALE 1 : 500 @ A3

SECTION A

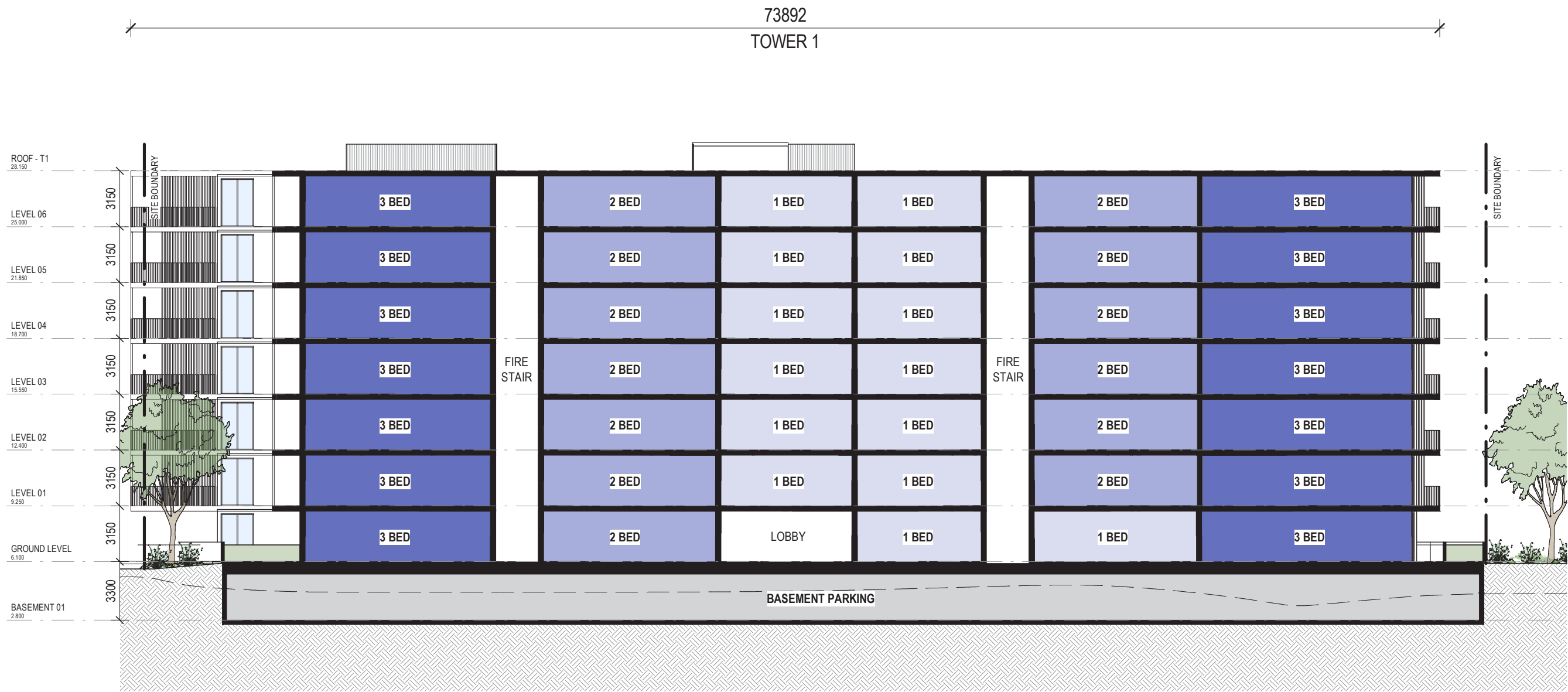
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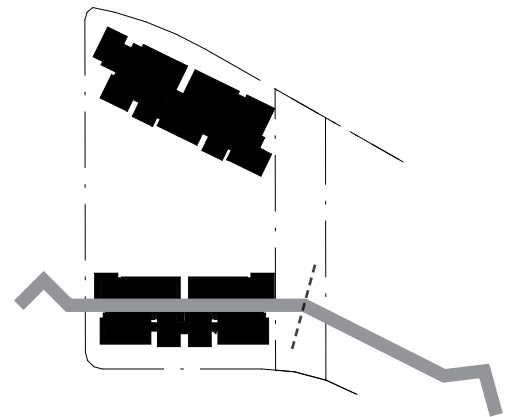
THE DRA IN S

PLUS STUDIO



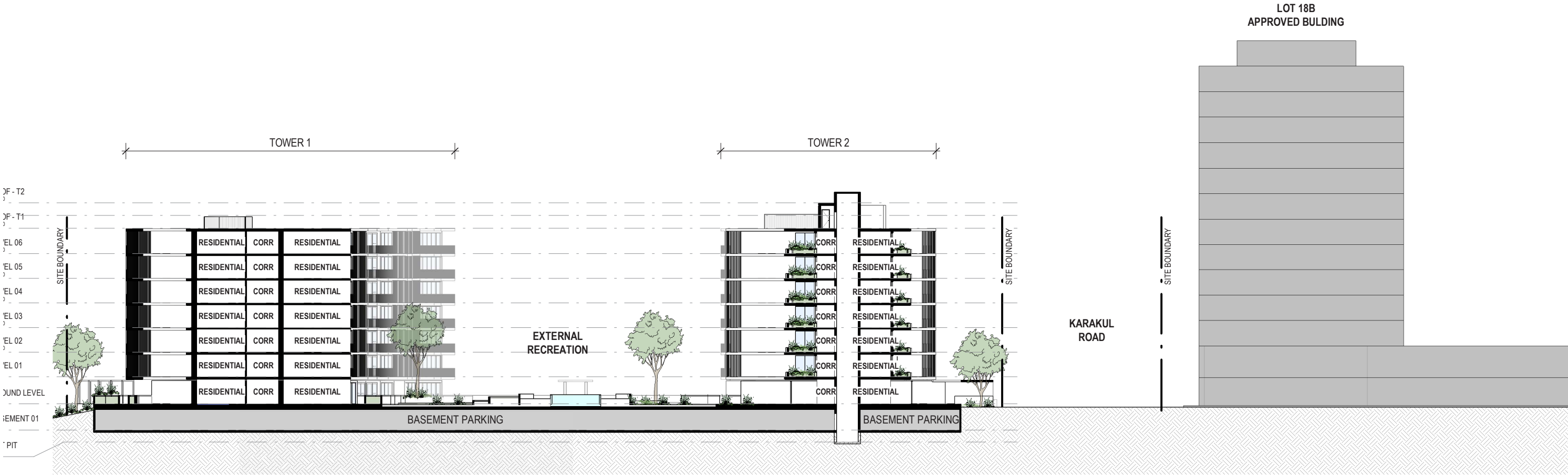
SECTION B



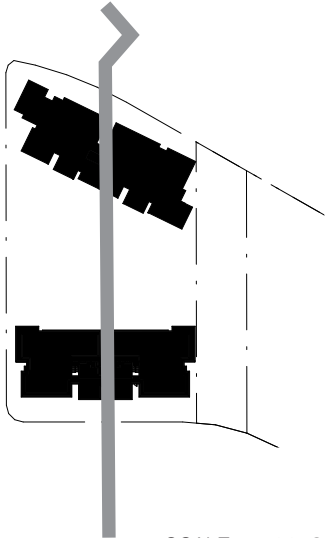


SITE SECTION 2

41 THE DRA IN S



2 SITE SECTION 2
DA099 SCALE 1 : 500 @ A3

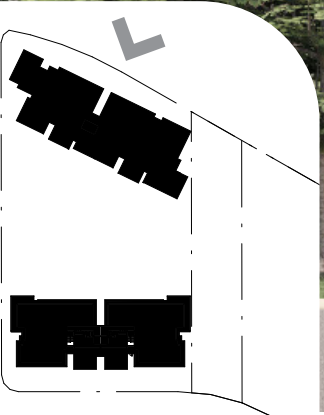


















THE SUPPORT



ZIG-ZAG



RELIEFS & BREAKS

FACADE ARTICULATION



SCREENING

The screening strategy for the seven-storey multi-residential development is shaped by three key design moves that balance visual interest with functional performance. Slab projections are arranged in a subtle **zig-zag** pattern across levels, generating depth and shadow play while breaking down the building's vertical mass. Along the longer frontage, considered **façade relief** introduces articulated breaks that reduce perceived bulk and enhance liveliness at street level. These elements are unified by a continuous **vertical screening** feature, establishing a refined rhythm that ties the composition together and strengthens the building's architectural identity.

SHADOW STUDY - AUTUMN EQUINOX

PROPOSED SHADOW

NEIGHBOURING SHADOW



AUTUMN EQUINOX | 9 am
21 MARCH 2026



AUTUMN EQUINOX | 12 pm
21 MARCH 2026



AUTUMN EQUINOX | 3 pm
21 MARCH 2026



SHADOW STUDY - WINTER SOLSTICE

PROPOSED SHADOW

NEIGHBOURING SHADOW



WINTER SOLSTICE | 9 am
21 JUNE 2026



WINTER SOLSTICE | 12 pm
21 JUNE 2026



WINTER SOLSTICE | 3 pm
21 JUNE 2026



SHADOW STUDY - SPRING EQUINOX

PROPOSED SHADOW

NEIGHBOURING SHADOW



SPRING EQUINOX | 9 am
23 SEPTEMBER 2026



SPRING EQUINOX | 12 pm
23 SEPTEMBER 2026



SPRING EQUINOX | 3 pm
23 SEPTEMBER 2026



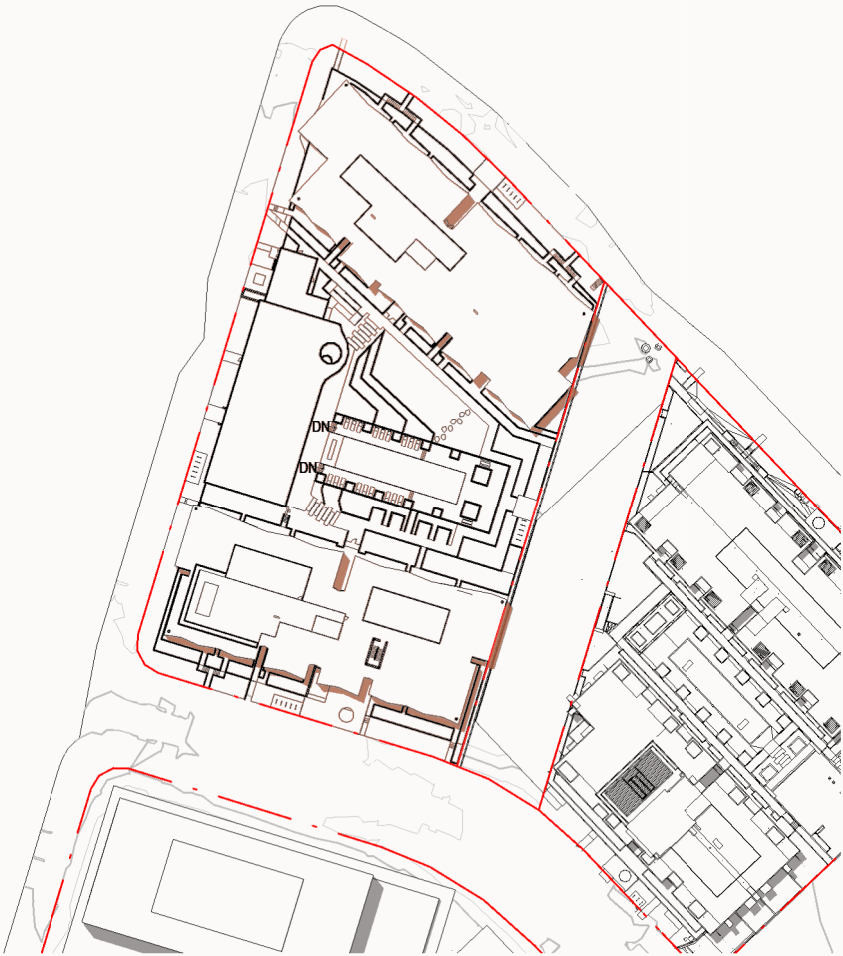
SHADOW STUDY - SUMMER SOLSTICE

PROPOSED SHADOW

NEIGHBOURING SHADOW



SUMMER SOLSTICE | 9 am
22 DECEMBER 2026



SUMMER SOLSTICE | 12 pm
22 DECEMBER 2026



SUMMER SOLSTICE | 3 pm
22 DECEMBER 2026



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**ŌTAUTAHĪ /
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