PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-BNH-4372

Date: 19th May 2026

Queensland Government

PLUS STUDIO®

HAMILTON & CAMPBELL

17 HAMILTON PL & 26-28 CAMPBELL ST, BOWEN HILLS, 4006

DEVELOPMENT APPLICATION

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.

In Aotearoa, we recognise Māori as Tangata Whenua and uphold Te Tiriti o Waitangi. 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.

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EXECUTIVE SUMMARY

Design Vision Statement

17 Hamilton Place and 26-28 Campbell Street– multi-residential development (28 storeys)

Vision

The proposed development seeks to create a contemporary sub-tropical residential landmark in Bowen Hills, enhancing the
FUFWHURWULWLRLLWULOFRPPHUFLOSUHFLFW7HSURHFWHOLHUUHHFOSWUOWRHUERHPHWLFORO
designed, landscape-integrated podium, contributing positively to the area's urban renewal while setting a new benchmark for
UHLHWLOPHLWSEOLFHHPHWUFLWHFWUOTOLW

Urban Response & Public Realm

Situated on a prominent tra c unction, the development serves as a confident urban marker that strengthens Bowen Hills' skyline and activates the surrounding streetscape. The ground floor features long retail frontages, set back to accommodate outdoor dining, alfresco activities, and vibrant public life along Hamilton Place and Campbell Street. A publicly accessible community space of approximately 200 s m at level 1 further animates the podium frontage and encourages social interaction.
The podium's podium-scale landscaping, pergola-style street awnings, and generous setbacks create a human-scaled, welcoming
HLURPHWRUSHHWULLOHHFLFRHFWLRWRFHWOHWUHHW7HHLUHLRUFHWHSUHFLFW
WURUPWLRLWROLHOFRHFWHWWUFWLHUEHLURPHW

Architectural Expression

The development draws inspiration from the precinct's industrial heritage while presenting a contemporary architectural language.
The curved brick podium façade is carefully articulated, vertically broken into stepped, smaller-scale blocks that reference historic
EULFELOLFUHWHHULHPFOHUWP9HUWLFOEWWHUHLWHUWHLOOFRPSOHPHWHEHOHWH
SOWHULHSWWHWUHLOLWHUHWLOHSURPRWLSRLPSHUPHELOLWOHUL9ULHFHEULFWUHWPHW
LFOLLWPLEULFRUWROULWLRHULFWHWUHHWOHHSHULHFH
ERHWHSRLPWHWRHULUWLFOWHLWROHHUFOSWHHOHPHWLWFOSWHFUHFRUHUUHFLSHUFHLHEO
RHULLOOPLFSUROHHHSEOFRLHLRWHHWHUHFRPELHLWFOLPWHUHSRLH
PWHULOSSRUWFRPRUWEOHEWURSLFOOLLPLPLHOLWFURHWLOWLRRUUHLHW

Massing, Setbacks & Neighbourhood Interface

The tower is positioned with generous setbacks of 8 m to the eastern boundary and 9 m to the southern boundary along the
ULHHHPHW7HHHWEFSUHHUHRWORRSULFFURHWLOWLRLOHPLWLWLLOEO7HSRLP
establishes a strong and welcoming street presence, softened by lush landscaping and elevated planters along Hamilton Place,
&PSEHOO6WUHHWFHWOH3HUROWOHWUHHWLSURLHRPHWLFPFOHLWHUFHRUSHHWUL
HOSLWHUWHWHELOLLWRWHHROLWUHHWFSH

Residential Amenity & Liveability

The development comprises 148 thoughtfully designed apartments optimised for daylight, cross-ventilation, and sub-tropical
LRRURWRRUOLL
Level 3 communal amenities form a vibrant social hub, including:

- UHRUWWOHLPPLSRRO
- Sauna and steam room
-)OOHTLSSHPFRHFWHLUHFWOWRSFLRRWRRURHFSURPRWLHPOHLRRURWRRUWH lifestyle experiences
- HLHWLOORHHULOLEUURFH
- Outdoor bbq stations and alfresco dining areas

7HHFLOLWLHSSRUWFWLHHOWOLHWOHRWHURFLOHHPHWLOHSURLLHLEOHSFHRUUHOWLR
UHFUHWLRFRPPLWLWHUFWLR

Landscape & Sustainability

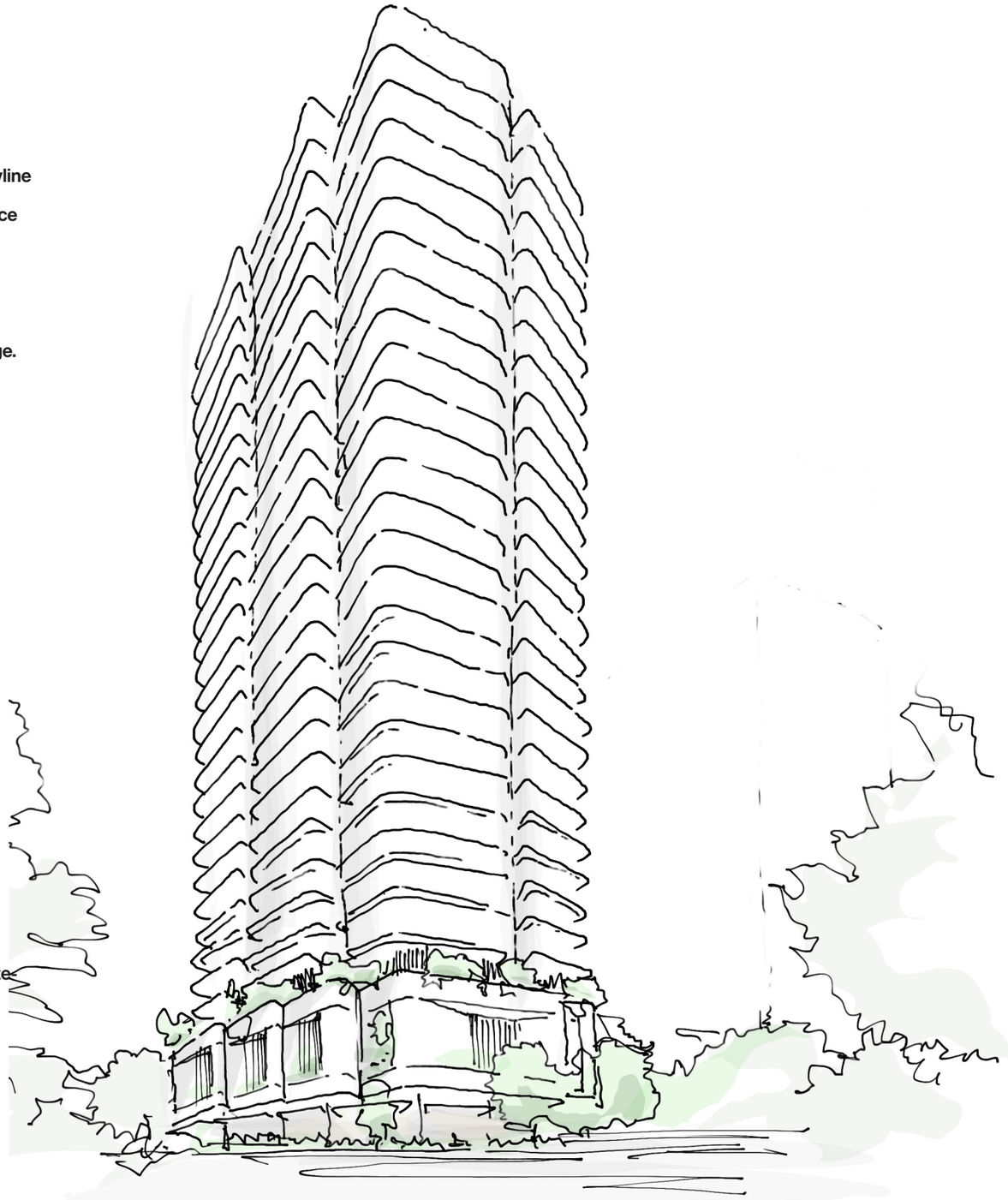
Landscape design is central to the pro ect's identity, with elevated planters and sub-tropical greenery softening building edges, improving microclimate, and enhancing urban cooling. The design incorporates passive solar strategies, deep tower eaves, strategically placed vertical shading fins, and cross-ventilation to improve thermal comfort and energy e ciency. Durable, climate-appropriate materials are specified to ensure longevity, resilience, and low maintenance.

Urban Renewal Catalyst

This development transforms an underutilised commercial site into a vibrant mixed-use destination, contributing 148 new
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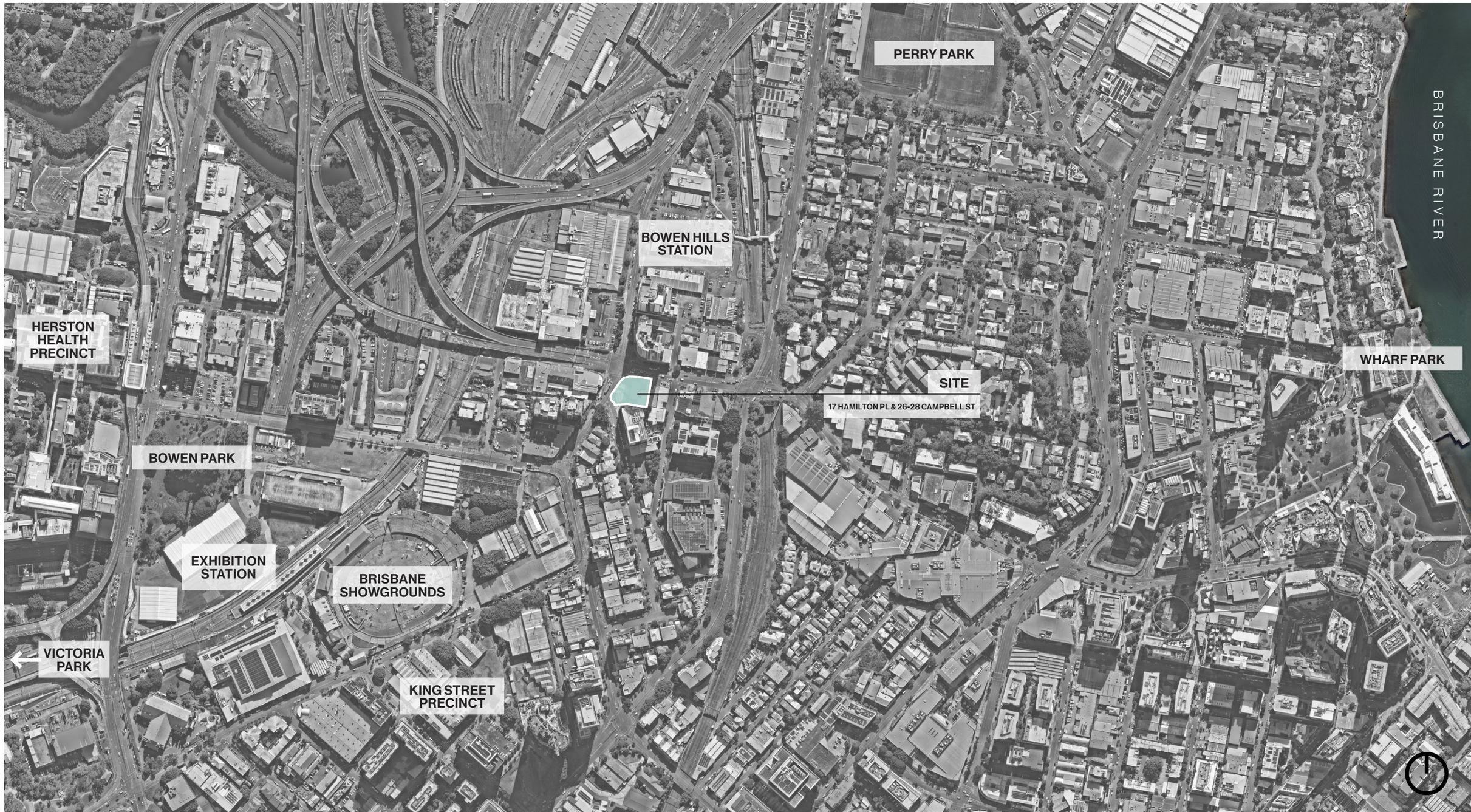
- SRLPOFSLUHHUFLWHFWUOFUFWHU
- Setback retail frontages that enable active outdoor dining and F&B activity
- WHSSHEULFSRLPUHHUHFLLWRULFELOLPWHULOFOHLWHUWLFOEWWHLOO
- Publicly accessible community space
- FOSWHOPUWRHUWWWUHWHRHLOOLHWLW

7URWHHHOHPHWWHHHORSPHWUHHHRHLOOLOOLHEOHFRHFWHPLFLHUFLW
HLERURRSURLLLTOLWUHLHWLOPHLWLOHUHSHFWLHFLWHORFOUEEULF



THE CONTEXT

LOCATION


PERRY PARK
BOWEN HILLS STATION
BRISBANE RIVER
HERSTON HEALTH PRECINCT
WHARF PARK
SITE
17 HAMILTON PL & 26-28 CAMPBELL ST
BOWEN PARK
EXHIBITION STATION
BRISBANE SHOWGROUNDS
VICTORIA PARK
KING STREET PRECINCT

The Context
LOCATION

BUS STOP

7,1677,21

3,2

6(&212

7,1,1(

PERRY PARK

BOWEN HILLS STATION

BRISBANE RIVER

HERSTON HEALTH PRECINCT

WHARF PARK

SITE

17 HAMILTON PL & 26-28 CAMPBELL ST

BOWEN PARK

EXHIBITION STATION

BRISBANE SHOWGROUNDS

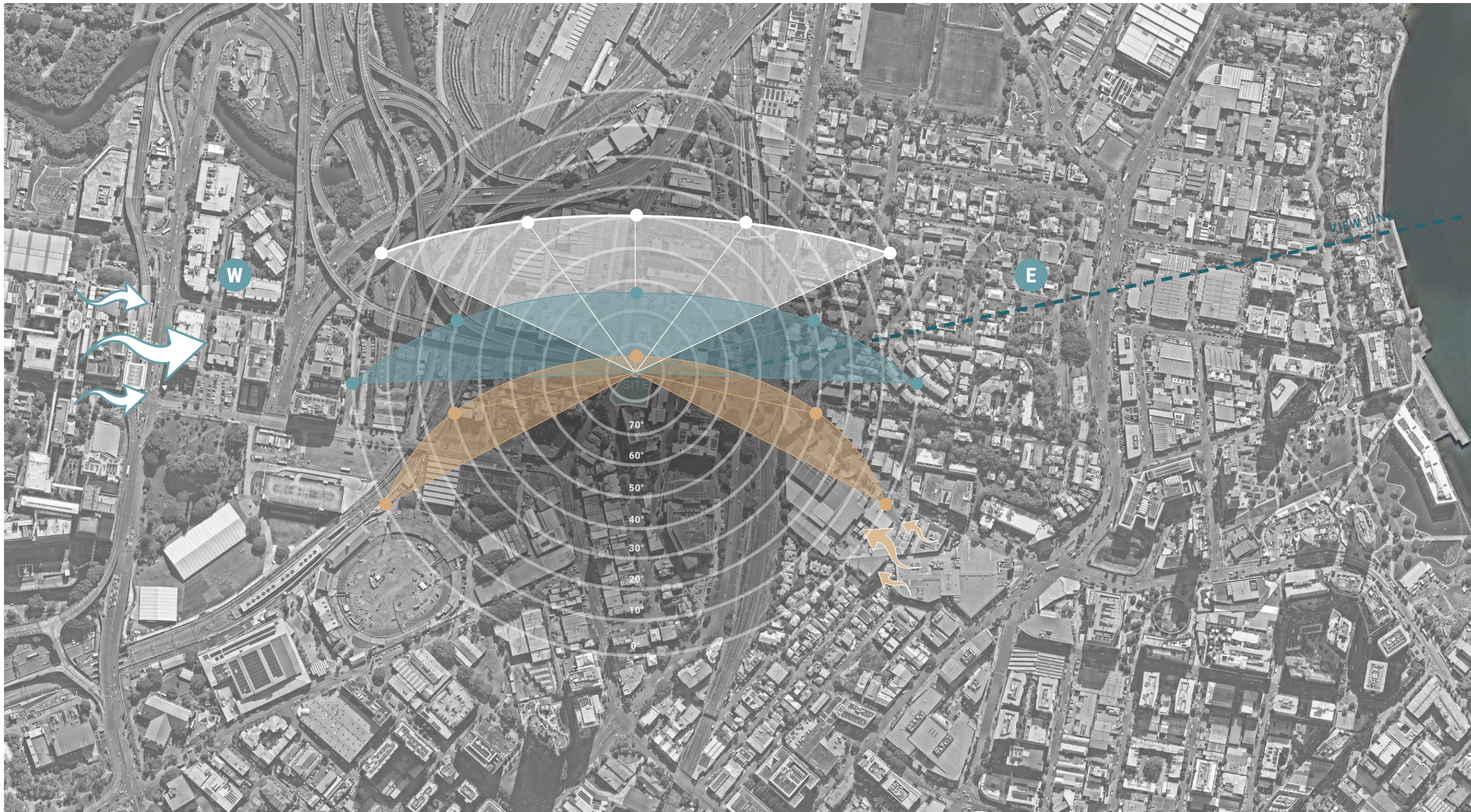
VICTORIA PARK

KING STREET PRECINCT

HURWORTH STREET

The Context

LOCATION



The Context

LOCATION

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BUS STOP

7,1677,21

3,2

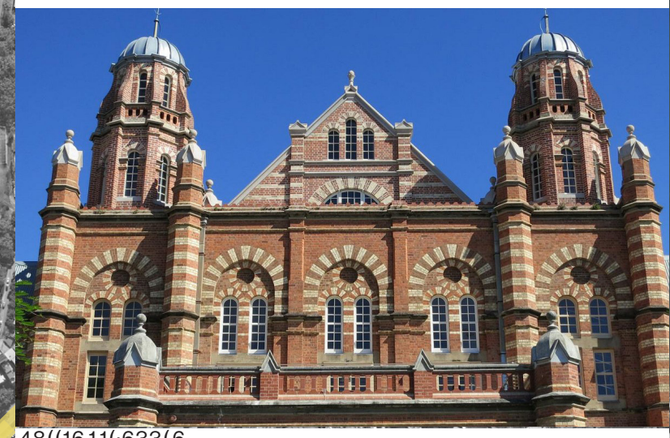
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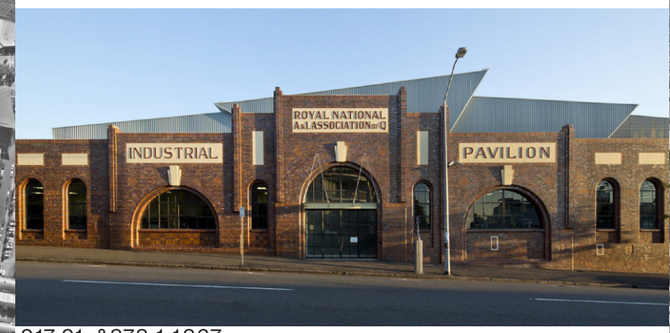




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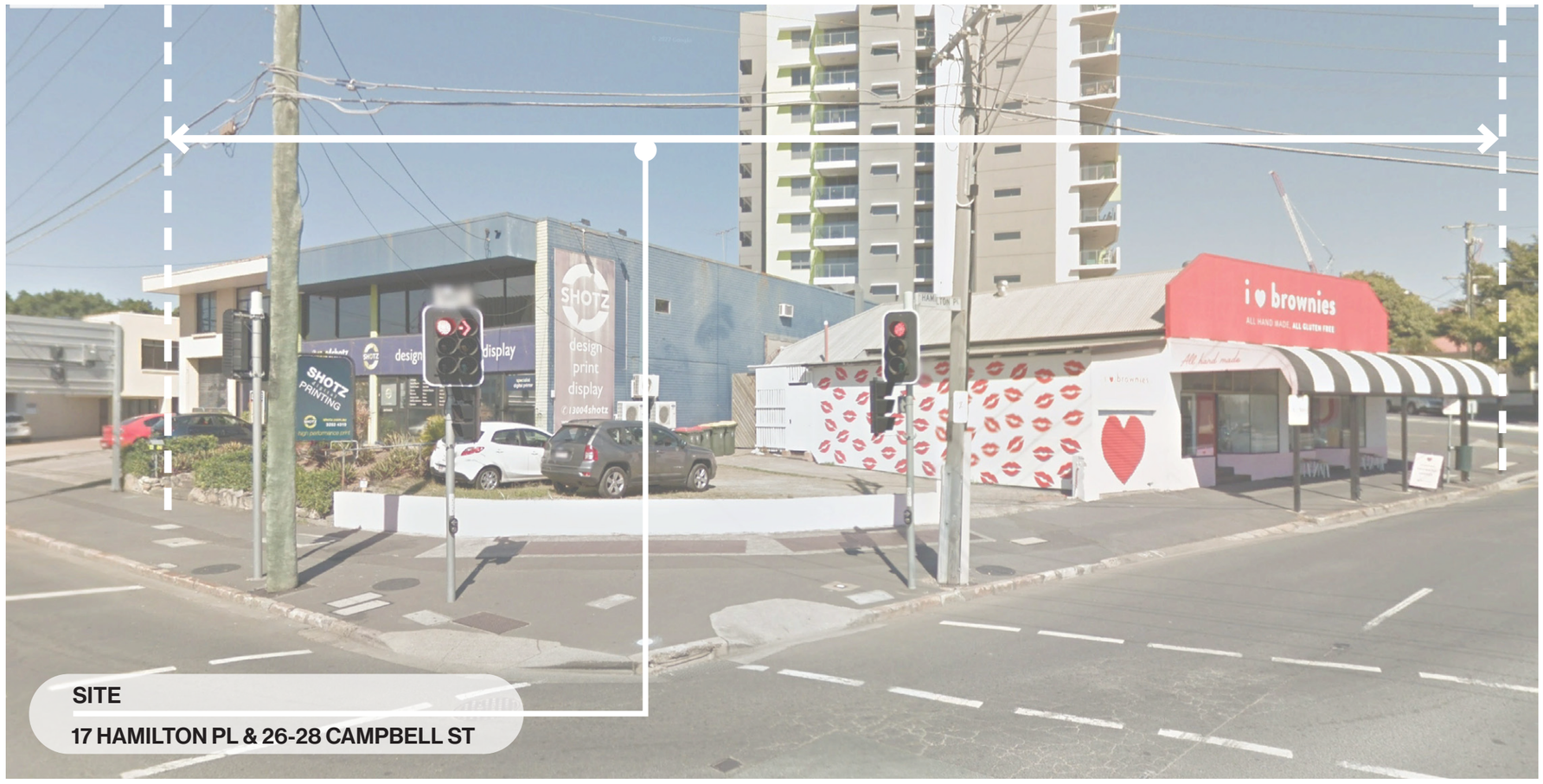
217,21 ,&878 1,1867,
662&,7,212)48((16 1

The Context

LOCATION



EXISTING CONDITIONS





6



5



1



2



3



4

HEIGHT ANALYSIS

Building Height Analysis

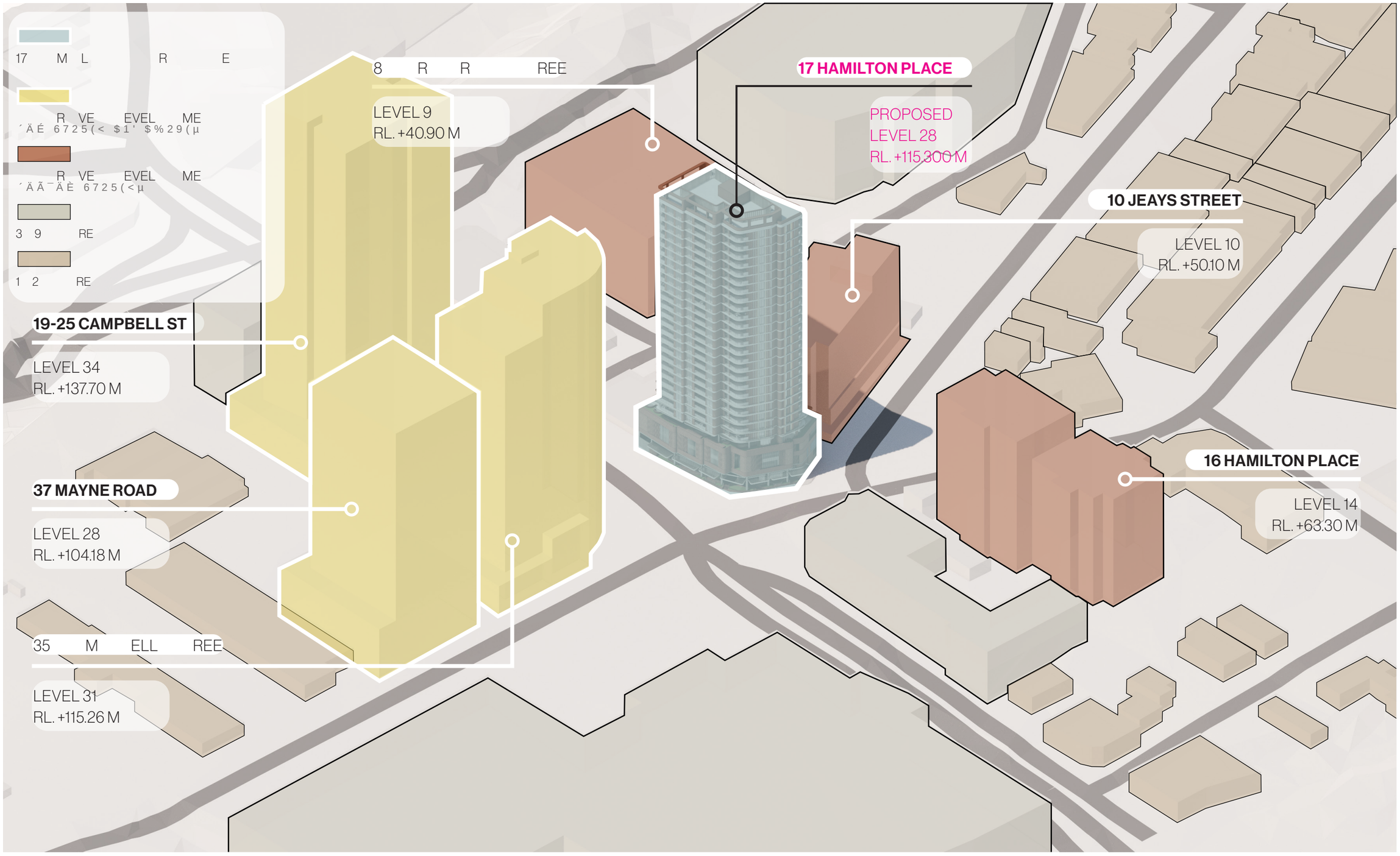
EXISTING CONDITIONS



HEIGHT ANALYSIS

PLUS STUDIO

LOCAL CONTEXT - PROPOSAL



DESIGN DRIVERS

Design Driver

TIMELESS SUB-TROPICAL LANDMARK.

Elegant, climate-responsive design enhancing Bowen Hills' identity.

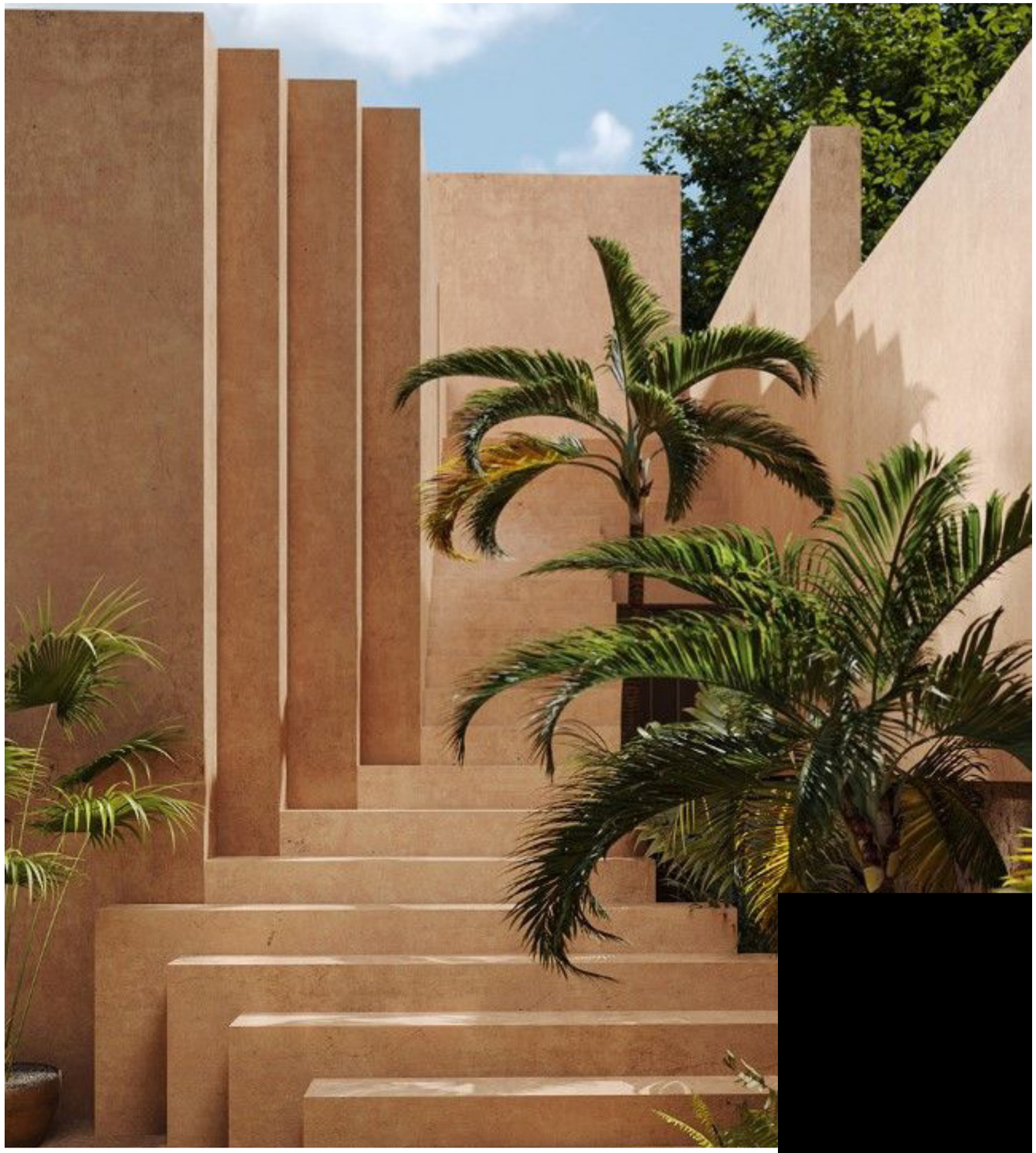




Design Driver

DYNAMIC URBAN INTERFACE

Activates streetscape with human-scaled, engaging public realm.



Design Driver

VERTICAL LIVING BENCHMARK

Redefines family-friendly, modern residential lifestyle in Brisbane.

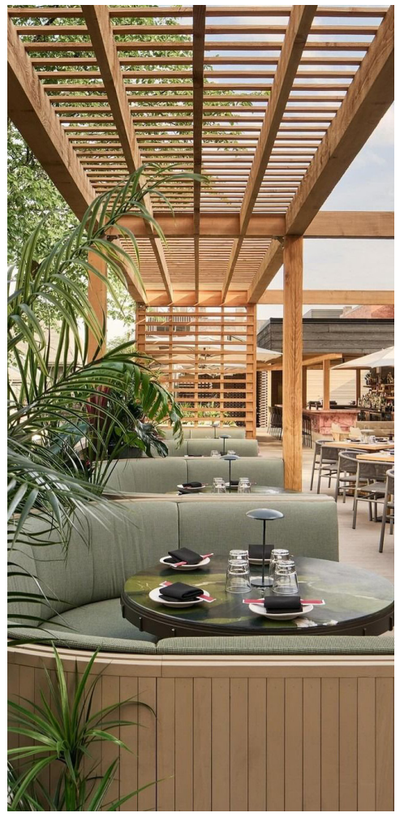
DESIGN THINKING

DESIGN THINKING

PLUS STUDIO

GROUND FLOOR ACTIVE EDGE











The ground floor establishes a strong presence at the corner of Campbell Street and Hamilton Place with an activated corner that anchors the public realm. Retail tenancies create a vibrant frontage, supported by a continuous awning that offers shade and shelter. As a subtropical interface, the human-scaled edge and landscaping foster pedestrian activity and engagement.

MATERIALS



EXTERIOR FINISHES

01 Textured Paint on Concrete

02 Performance Glazing

03 Lush Landscaping

04 Coloured Powder Coated Aluminium

05 Powder Coated Aluminium Batten

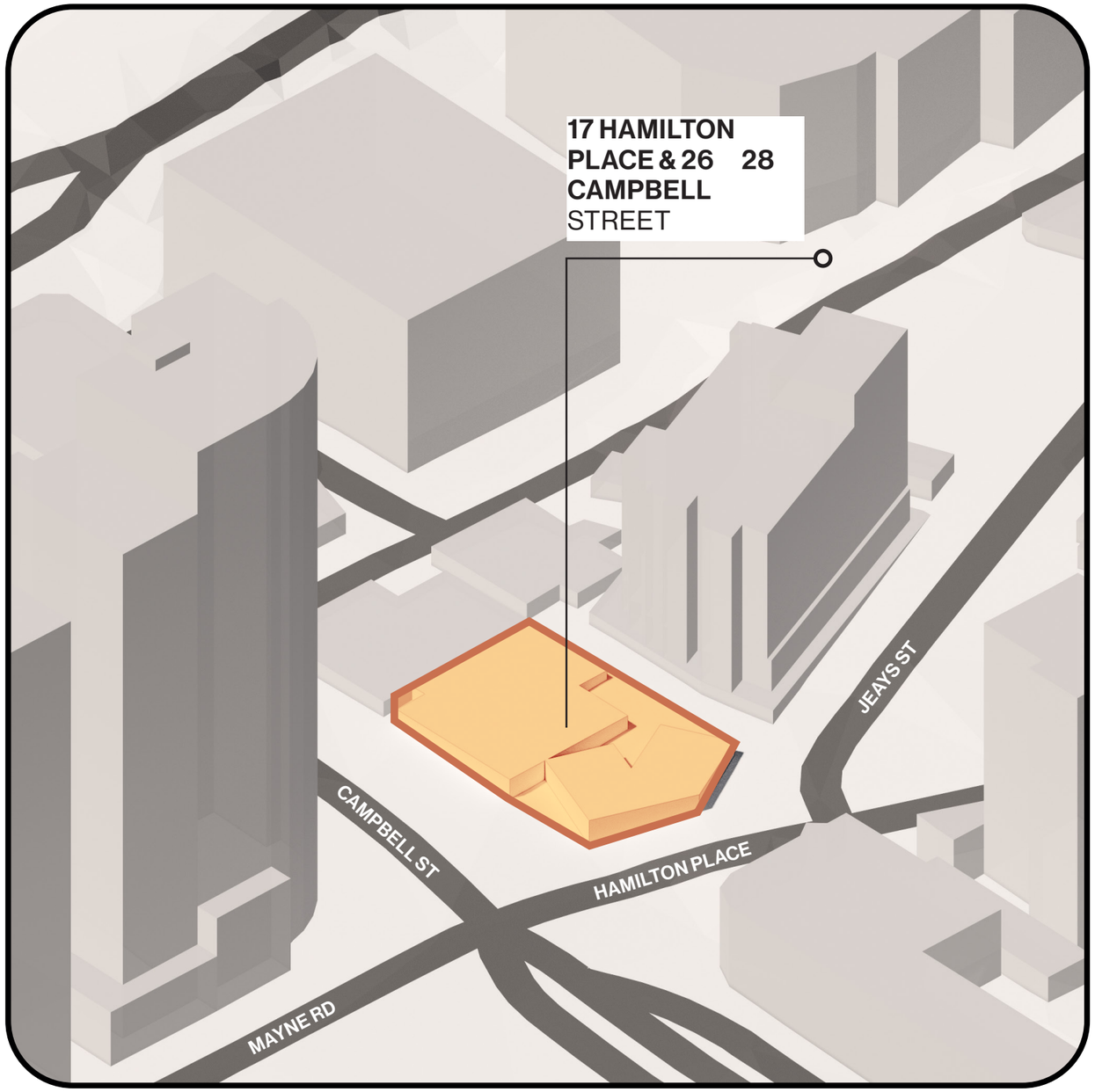
06 Face Brick - Hit and Miss

07 Face Brick - Staggered Horizontal

08 Face Brick - Stack Bond

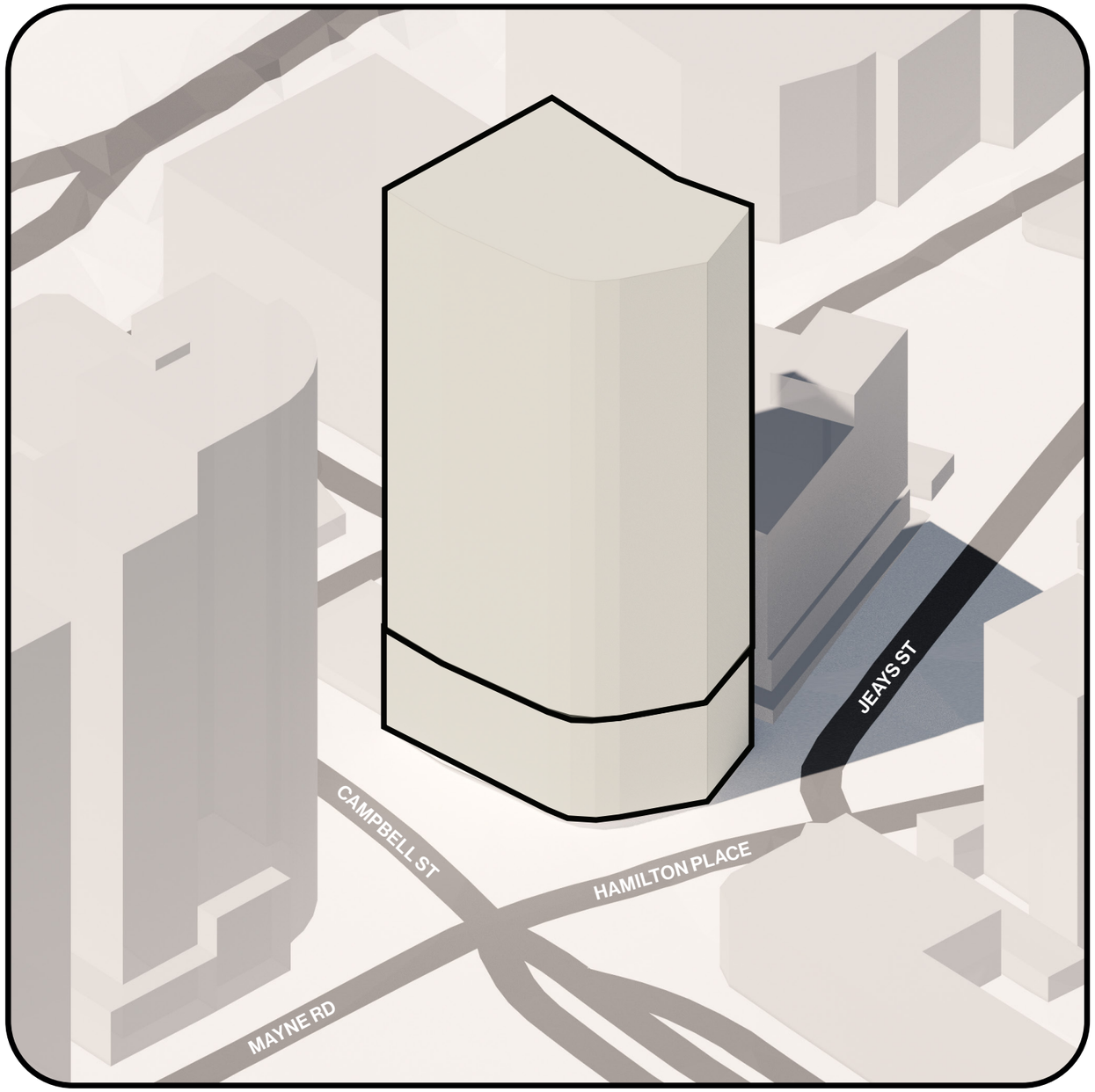
DESIGN PRINCIPLES

SUBJECT SITE



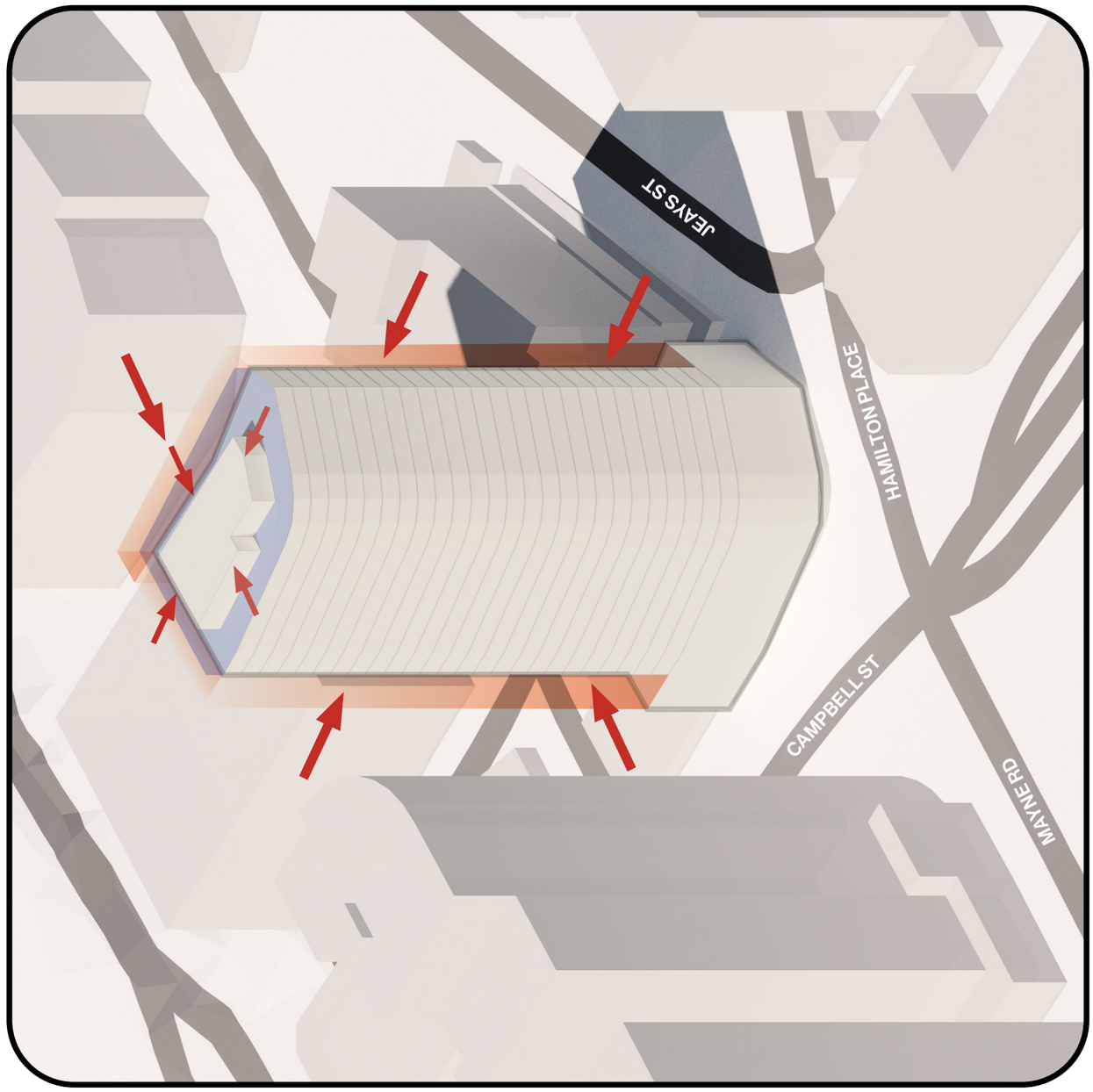
DESIGN PRINCIPLES

MASSING



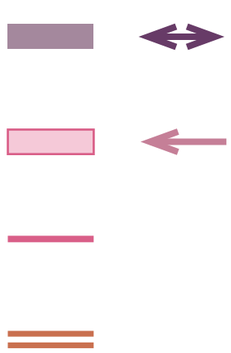
DESIGN PRINCIPLES

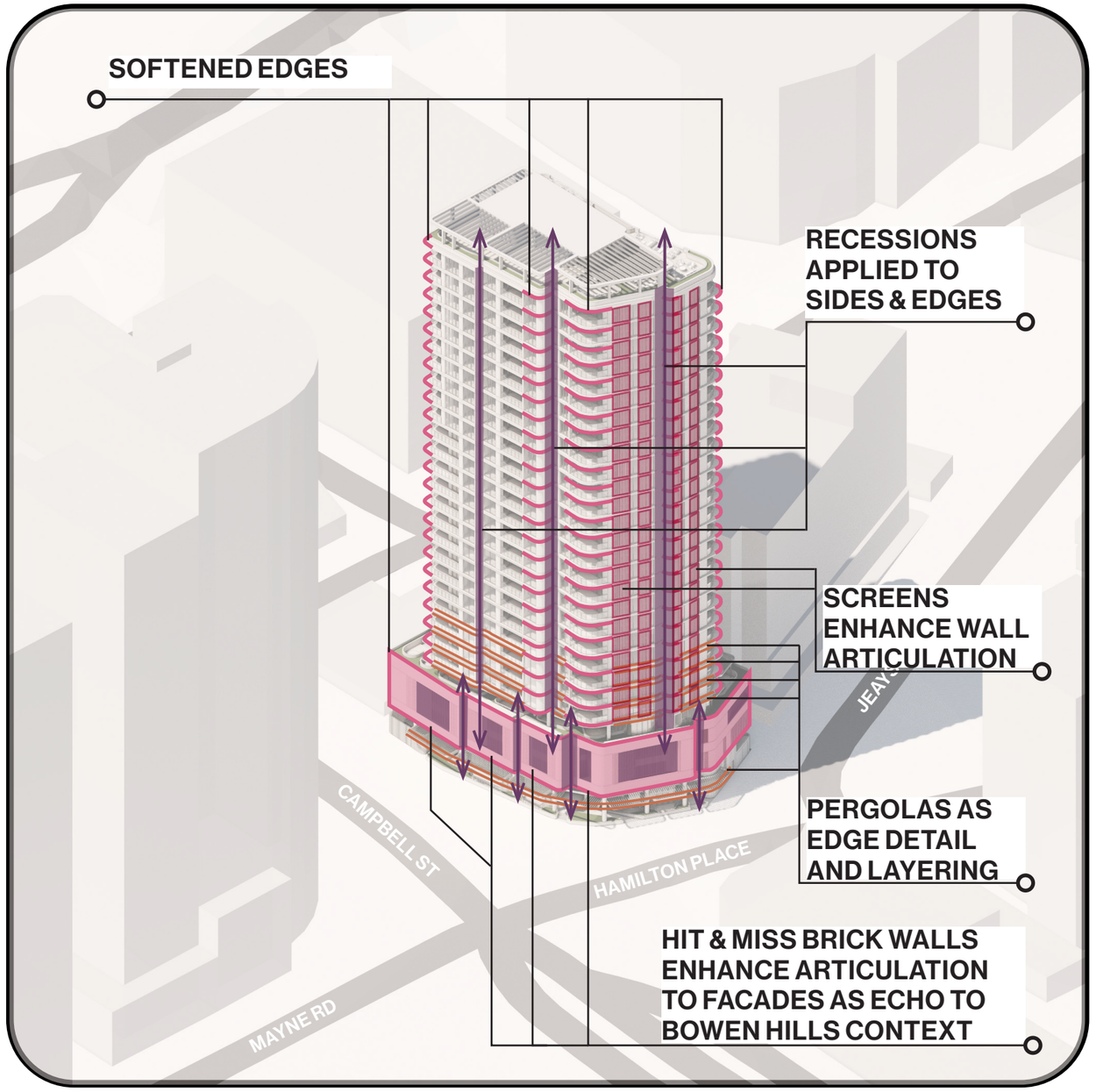
SETBACKS



BUILT FORM ARTICULATION

PRINCIPLE 01



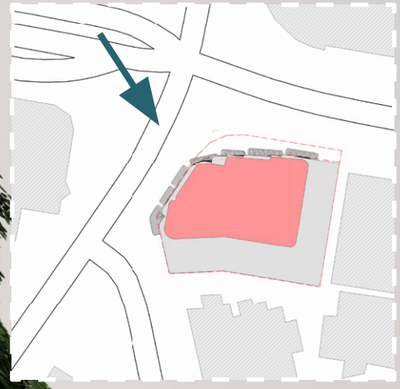


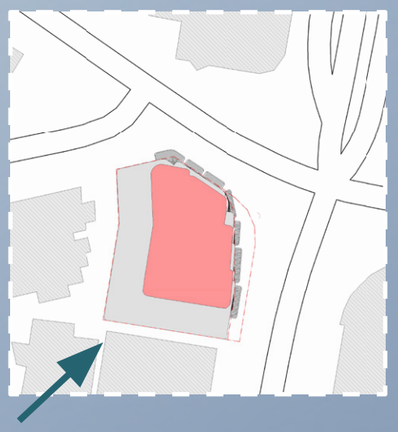
LANDSCAPING IN FACADE

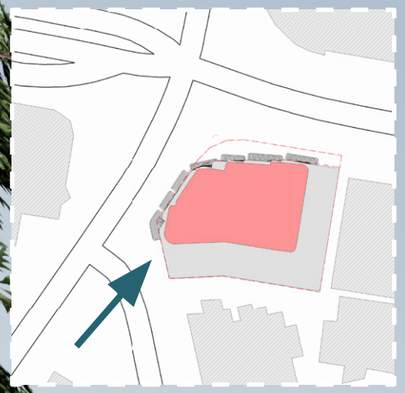
PRINCIPLE 02

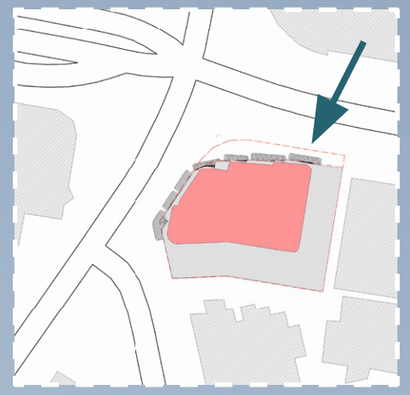


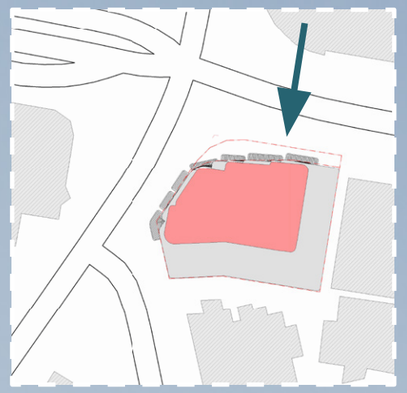
THE VISUAL

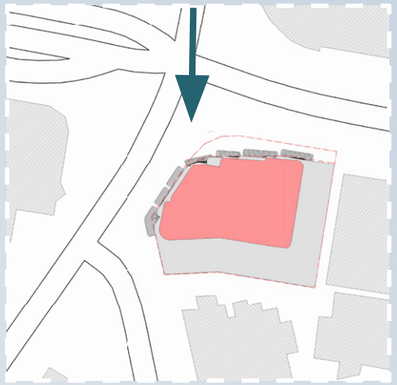


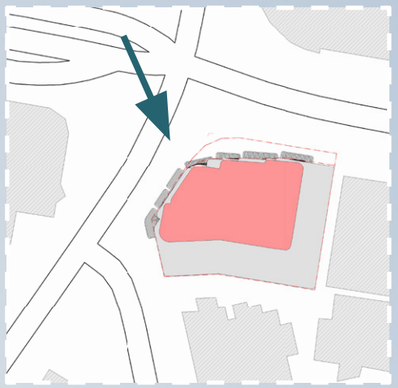


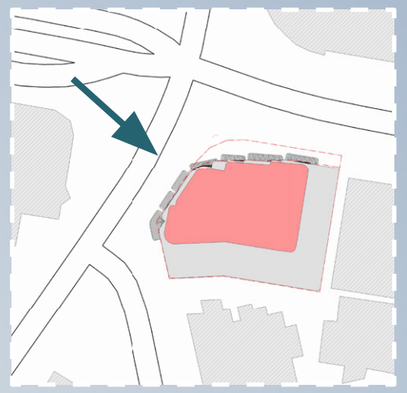




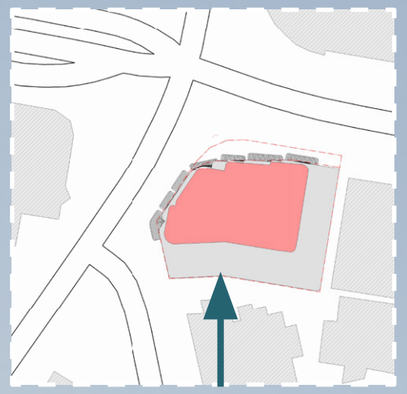


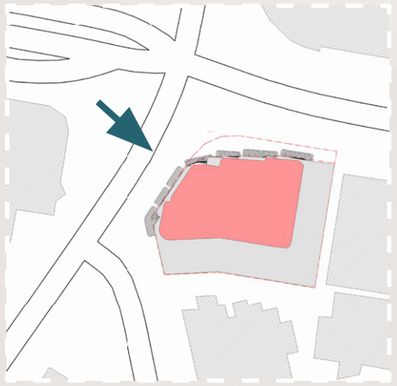




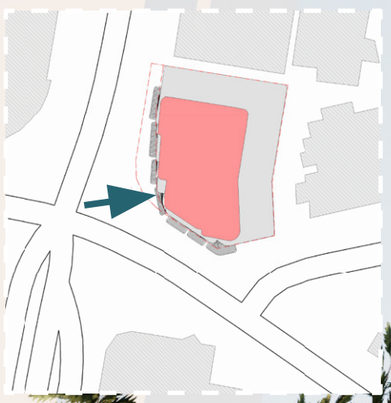


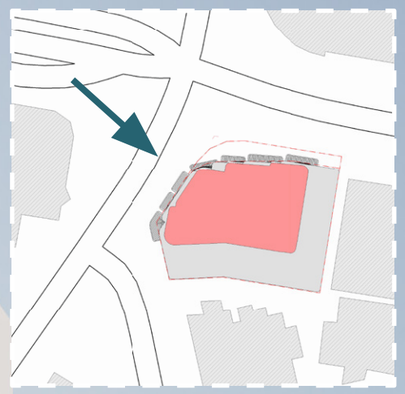






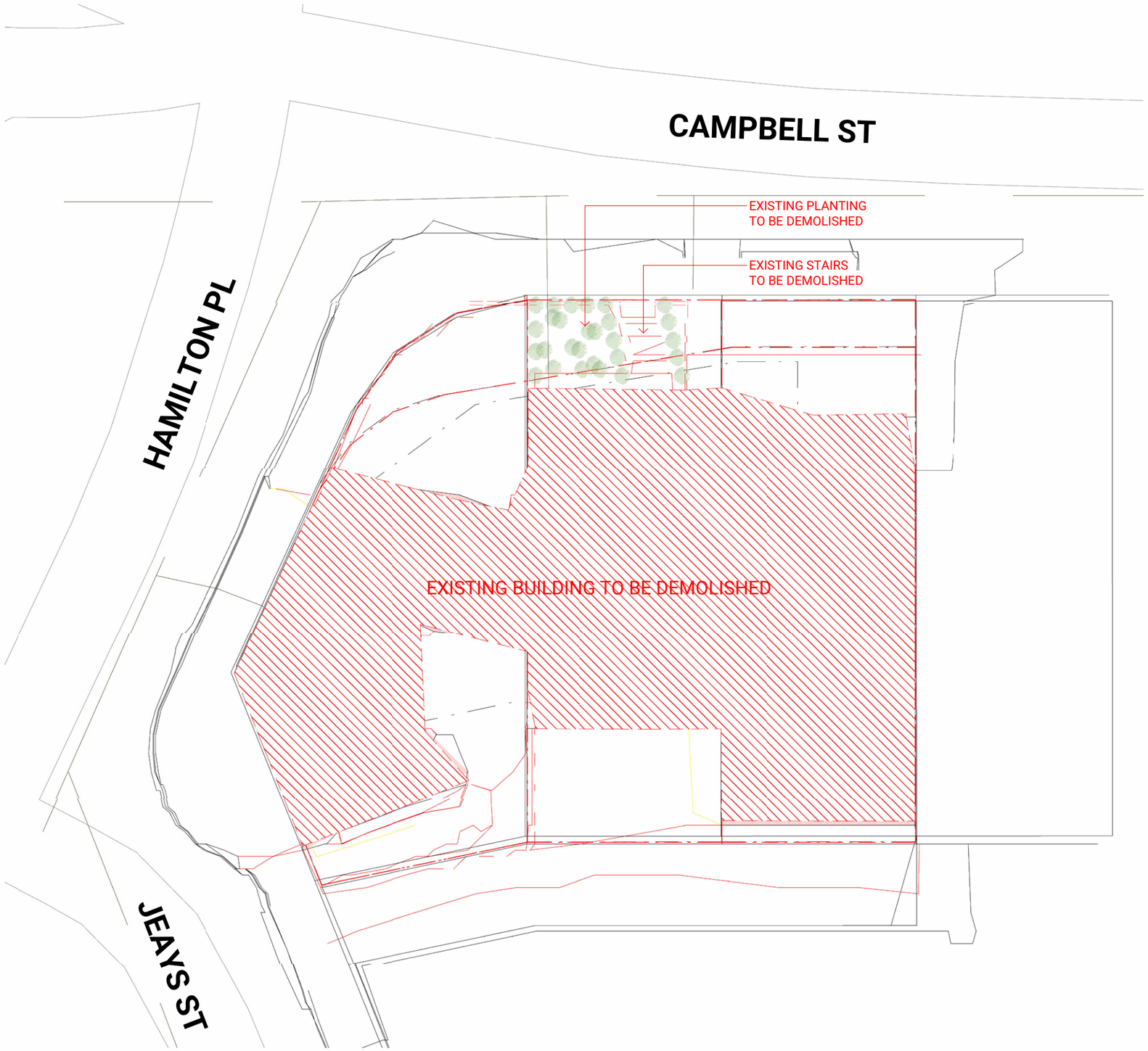
THE





OUR SOLUTION

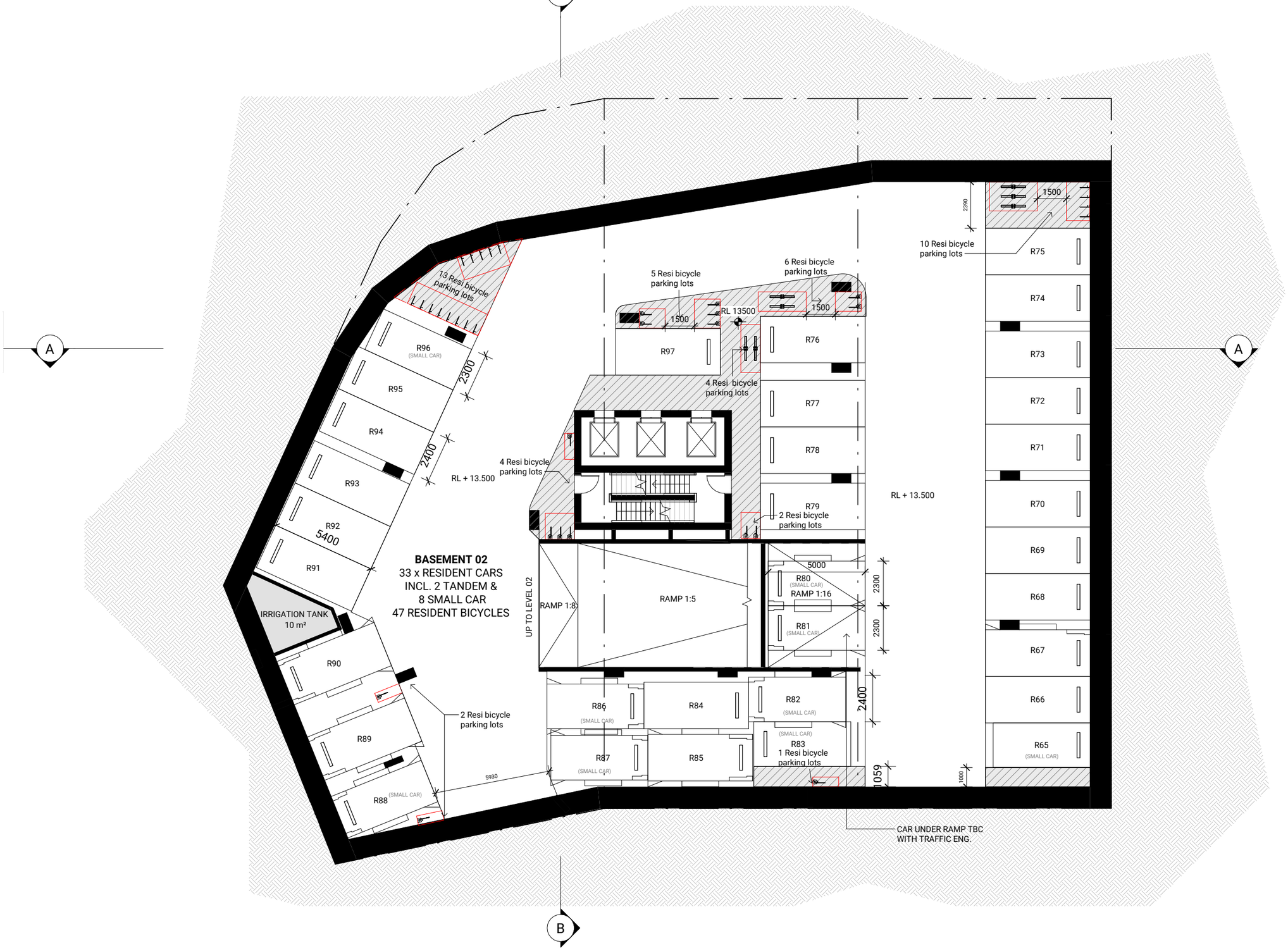
EXISTING AND DEMOLITION PLAN



SCALE 1:300 @ A3 SIZE

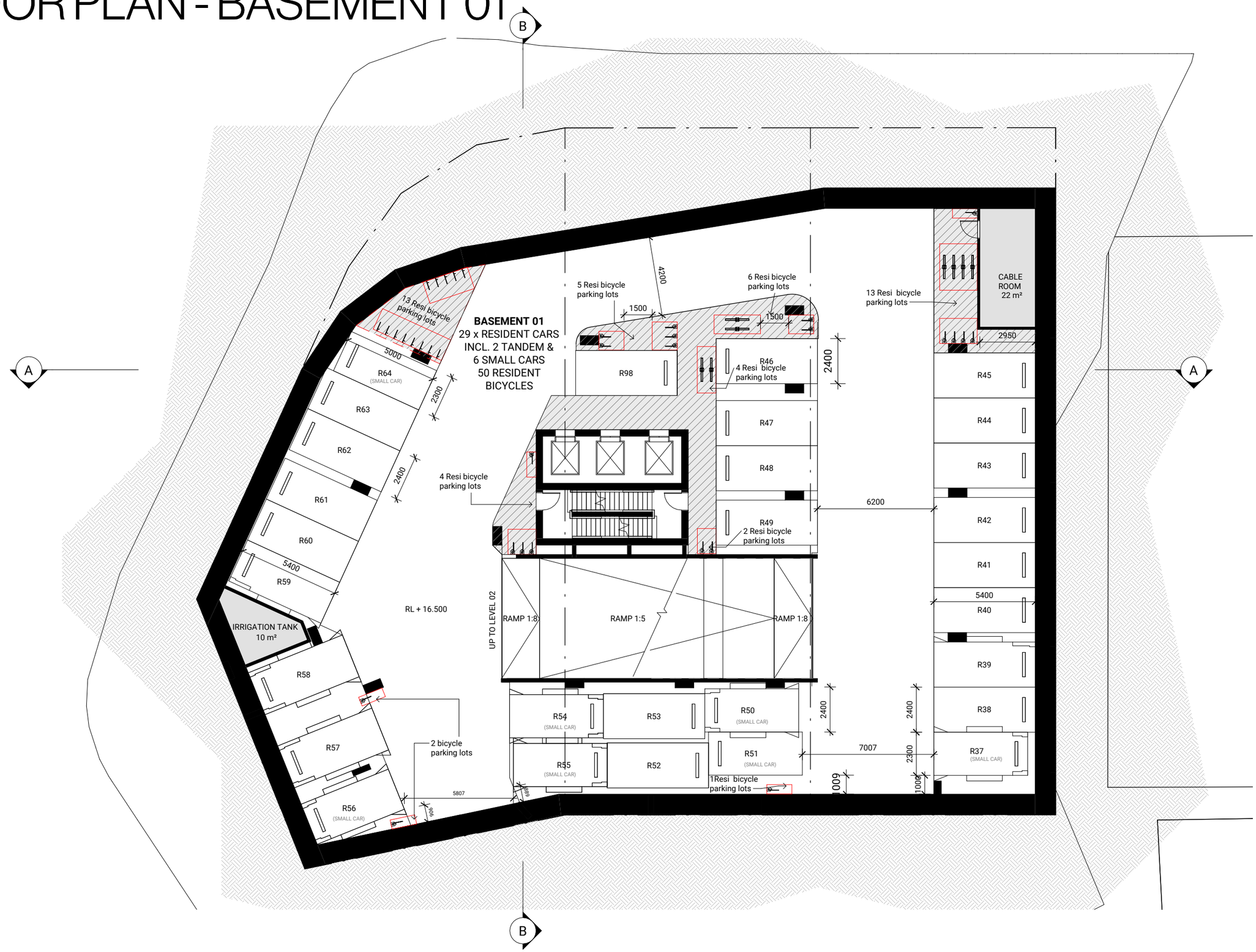
Our Solution

FLOOR PLAN - BASEMENT 02



SCALE 1:200 @ A3 SIZE

FLOOR PLAN - BASEMENT 01



SCALE 1:200 @ A3 SIZE

Our Solution

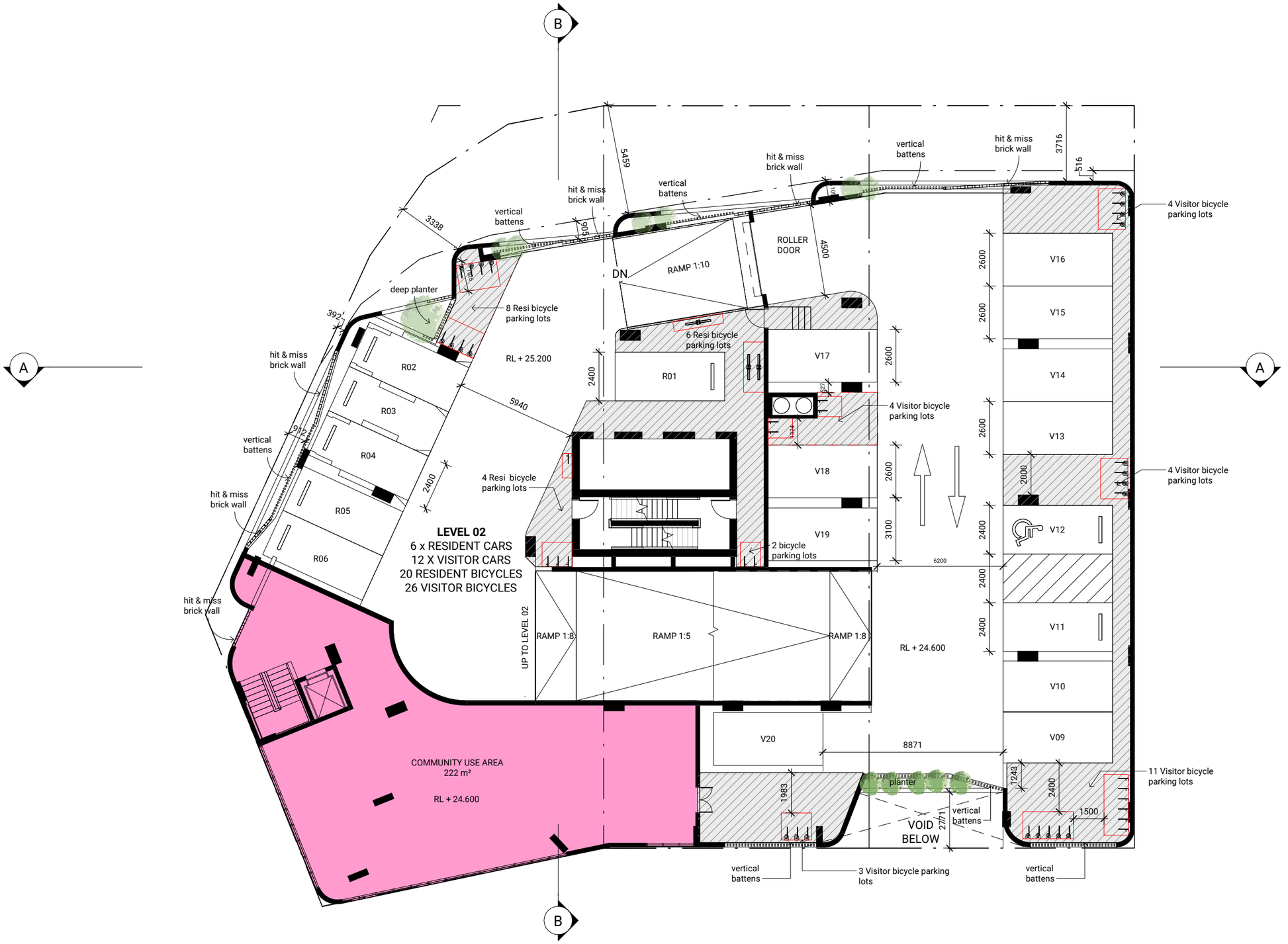
FLOOR PLAN - GROUND LEVEL

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SCALE 1:200 @ A3 SIZE

FLOOR PLAN - LEVEL 02



SCALE 1:200 @ A3 SIZE

Our Solution

FLOOR PLAN - LEVEL 03



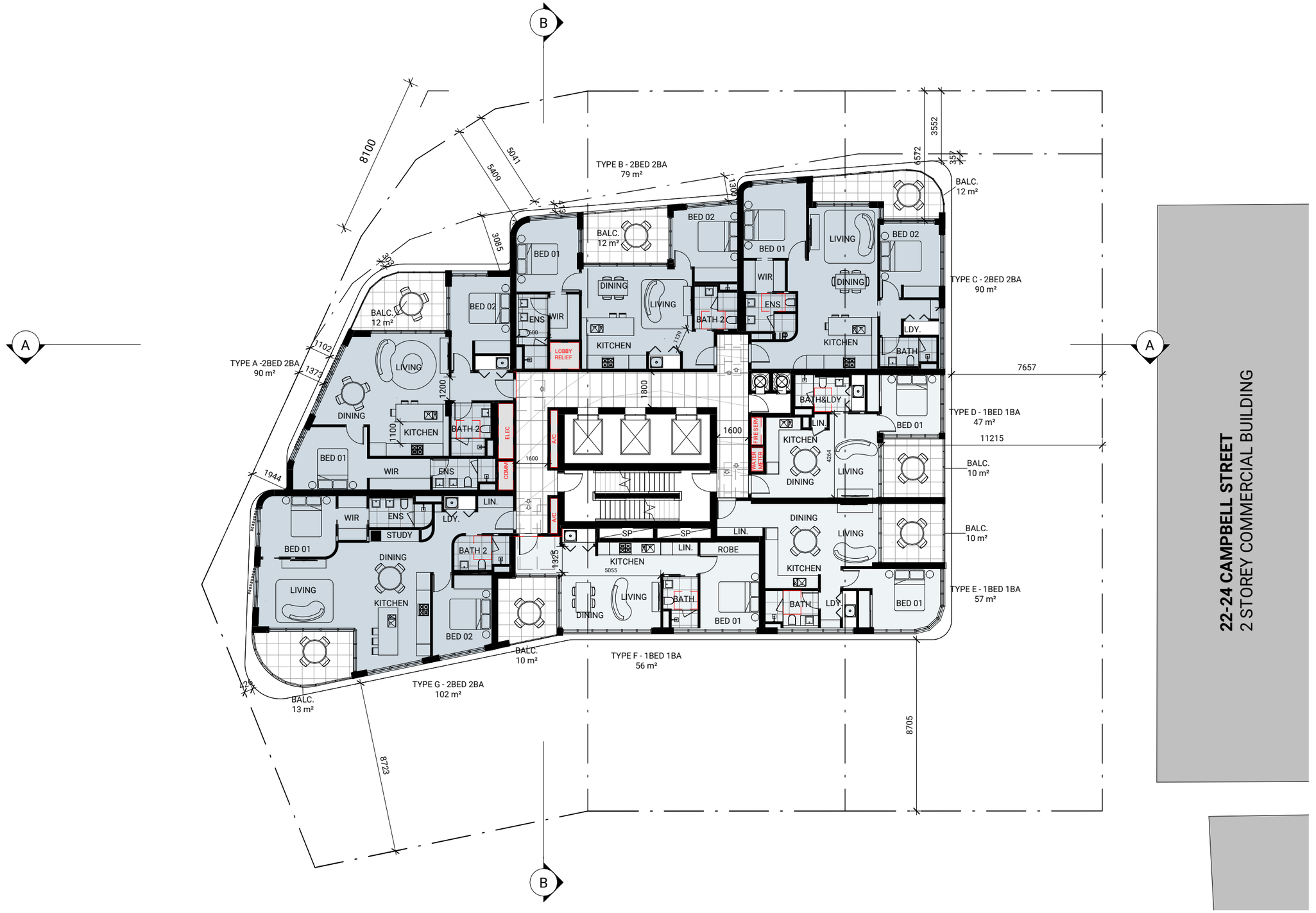
SCALE 1:200 @ A3 SIZE

FLOOR PLAN - LEVEL 04 - RECREATION



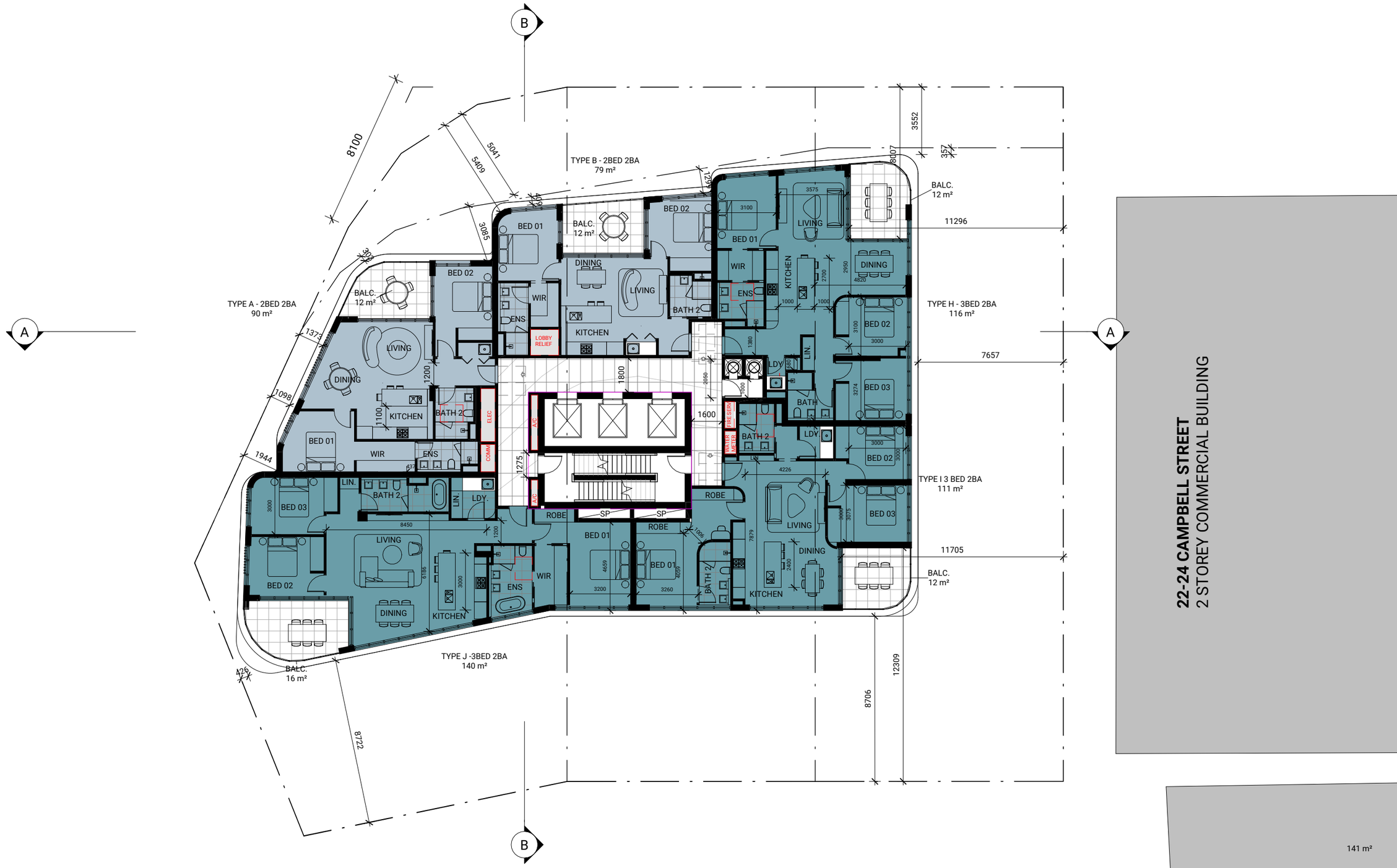
SCALE 1:200 @ A3 SIZE

FLOOR PLAN - LEVELS 05-18



SCALE 1:200 @ A3 SIZE

FLOOR PLAN - LEVELS 19-28

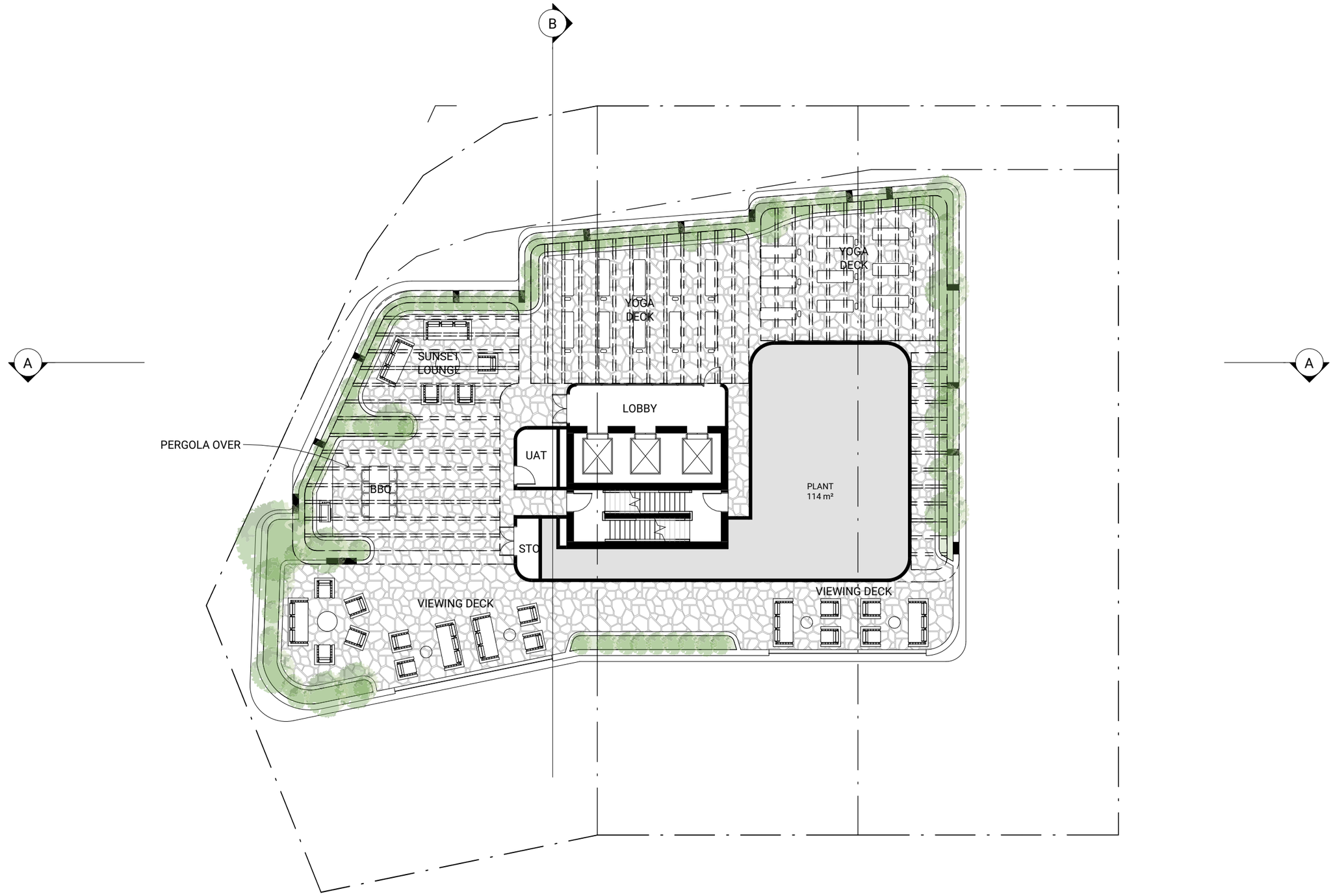


22-24 CAMPBELL STREET
2 STOREY COMMERCIAL BUILDING

SCALE 1:200 @ A3 SIZE

Our Solution

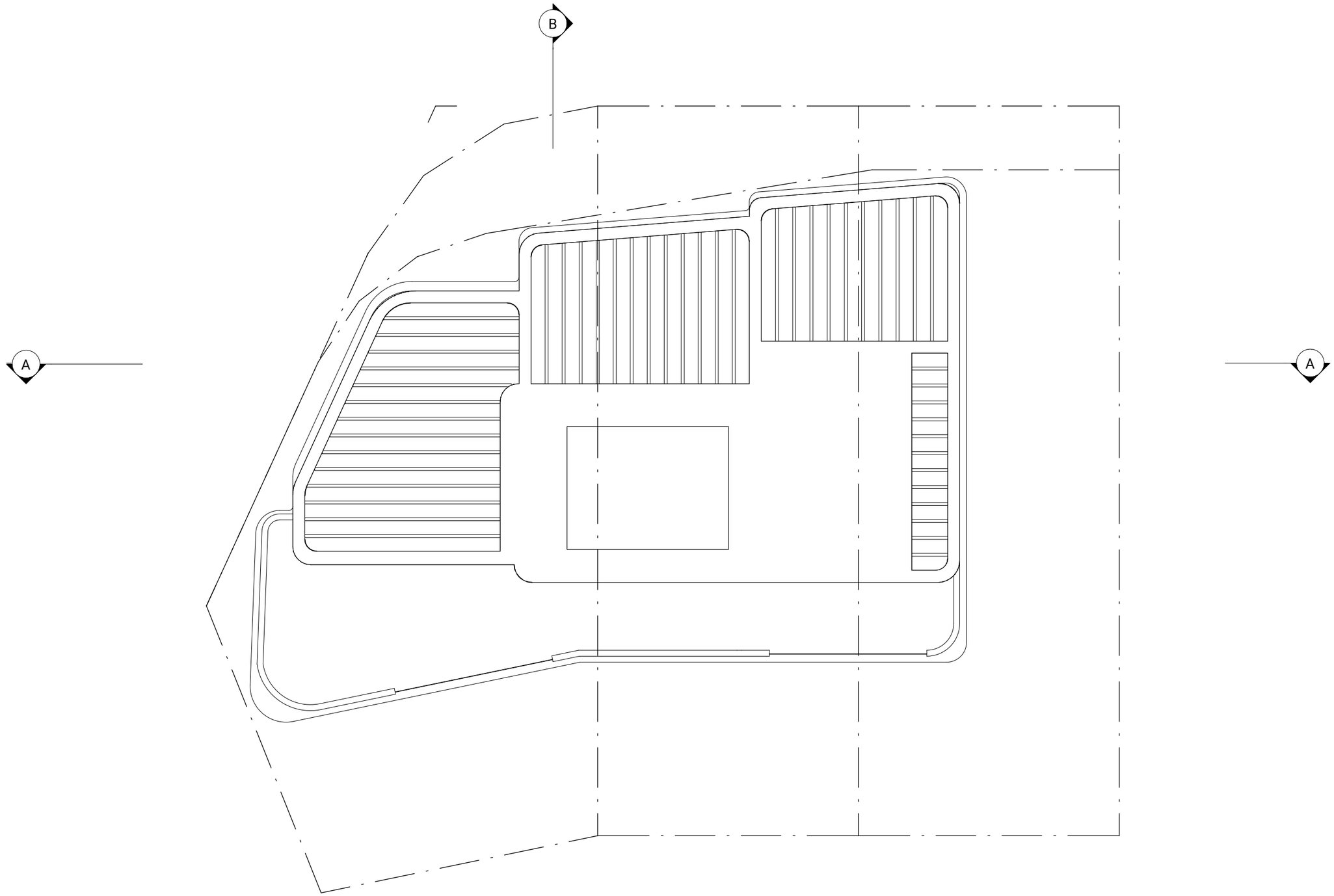
ROOF TERRACE



SCALE 1:200 @ A3 SIZE

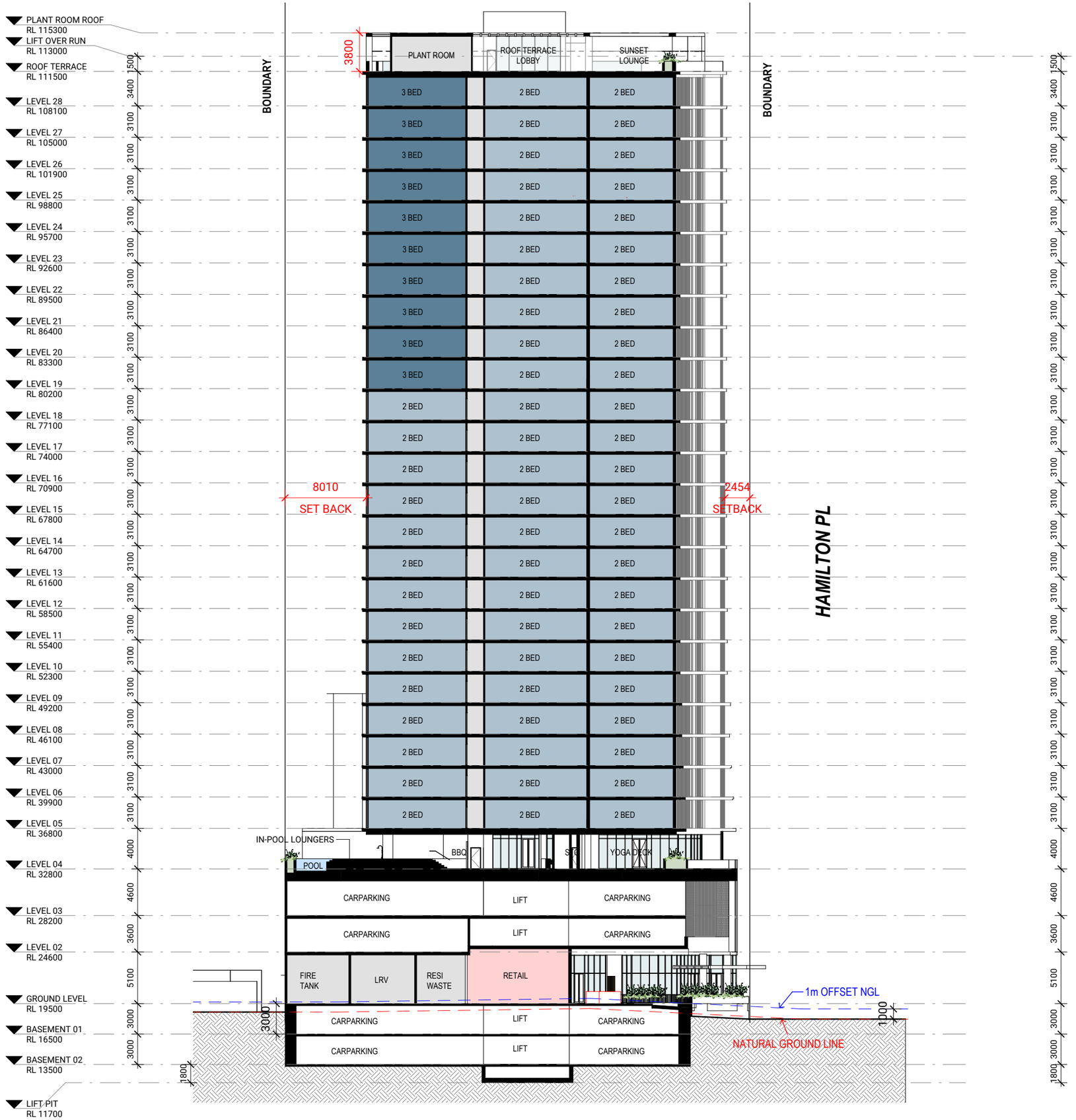
Our Solution

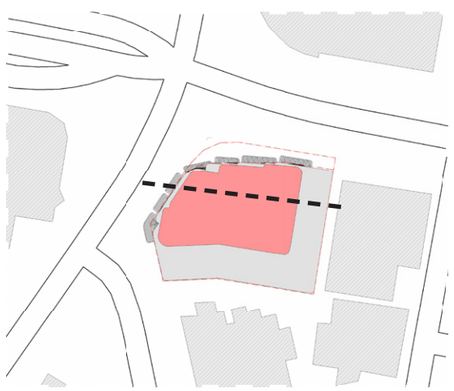
ROOF PLAN



SCALE 1:200 @ A3 SIZE

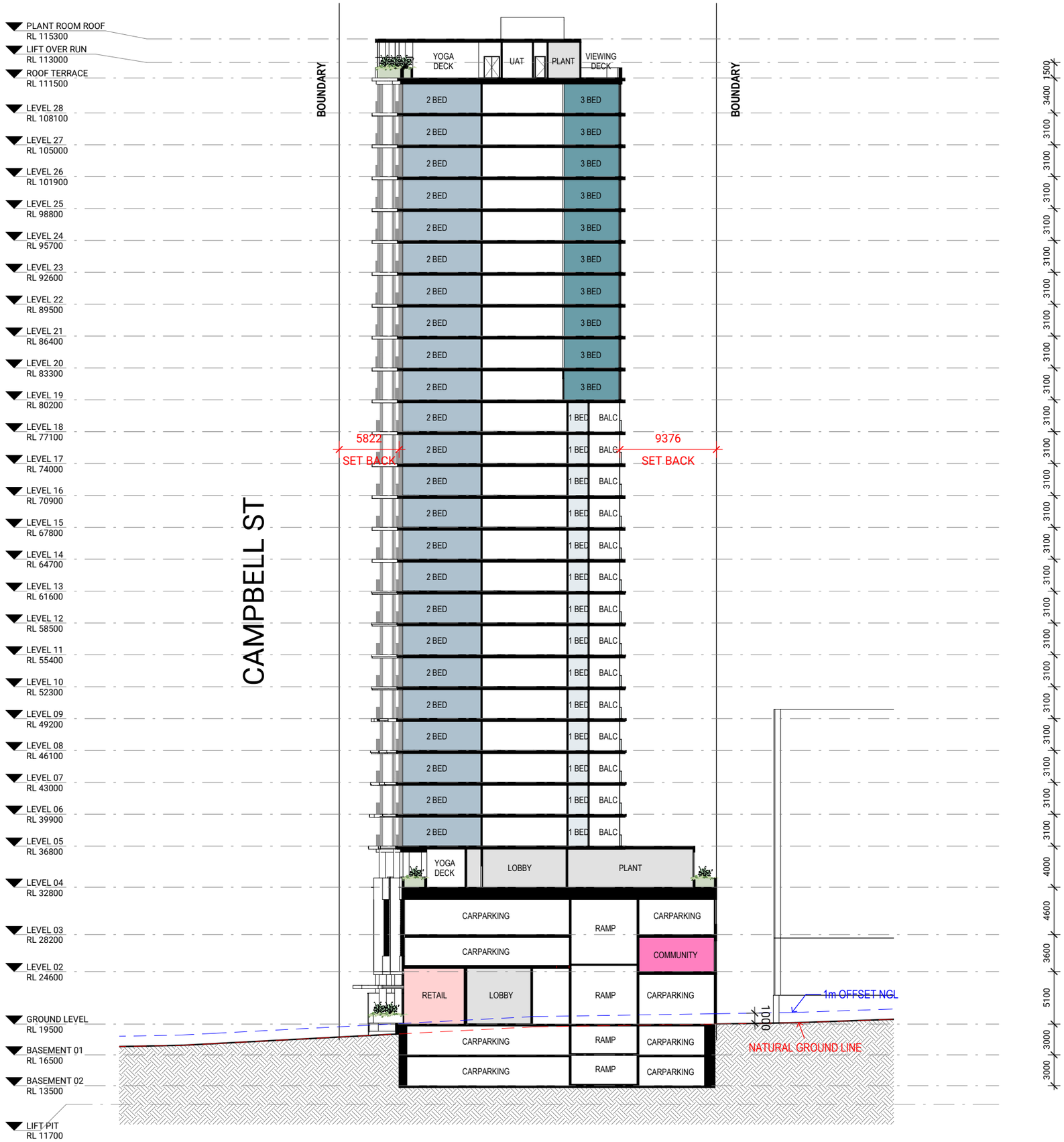
SECTION A

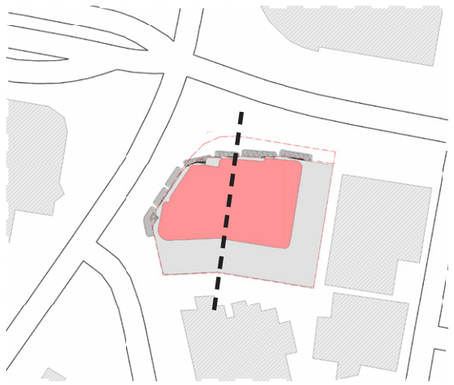

PLANT ROOM ROOF
RL 115300
LIFT OVER RUN
RL 113000
ROOF TERRACE
RL 111500
LEVEL 28
RL 108100
LEVEL 27
RL 105000
LEVEL 26
RL 101900
LEVEL 25
RL 98800
LEVEL 24
RL 95700
LEVEL 23
RL 92600
LEVEL 22
RL 89500
LEVEL 21
RL 86400
LEVEL 20
RL 83300
LEVEL 19
RL 80200
LEVEL 18
RL 77100
LEVEL 17
RL 74000
LEVEL 16
RL 70900
LEVEL 15
RL 67800
LEVEL 14
RL 64700
LEVEL 13
RL 61600
LEVEL 12
RL 58500
LEVEL 11
RL 55400
LEVEL 10
RL 52300
LEVEL 09
RL 49200
LEVEL 08
RL 46100
LEVEL 07
RL 43000
LEVEL 06
RL 39900
LEVEL 05
RL 36800
LEVEL 04
RL 32800
LEVEL 03
RL 28200
LEVEL 02
RL 24600
GROUND LEVEL
RL 19500
BASEMENT 01
RL 16500
BASEMENT 02
RL 13500
LIFT PIT
RL 11700
1500
3400
3100
4000
4600
3600
5100
3000
1800
BOUNDARY
BOUNDARY
3800
PLANT ROOM
ROOF TERRACE
LOBBY
SUNSET
LOUNGE
3 BED
2 BED
8010
SET BACK
2454
SETBACK
HAMILTON PL
IN-POOL LOUNGERS
POOL
BBQ
STG
YOGA DECK
CARPARKING
LIFT
FIRE
TANK
LRV
RESI
WASTE
RETAIL
1m OFFSET NGL
NATURAL GROUND LINE
3000
1000



Our Solution

SECTION B



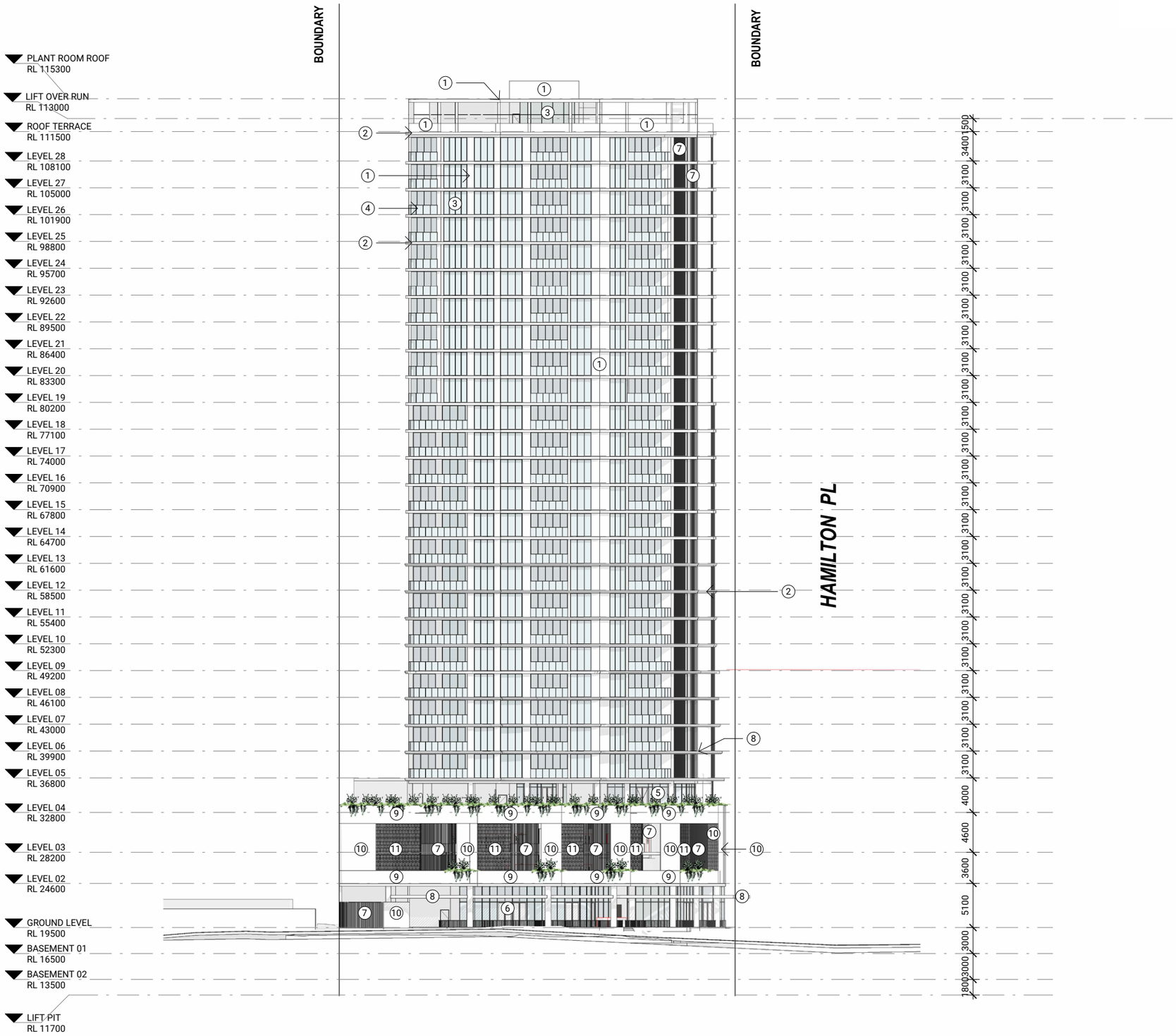


SCALE 1:400 @ A3 SIZE

Our Solution

ELEVATION - NORTH

① COLOURED TEXTURED PAINT ON CONCRETE
② OFF WHITE TEXTURED PAINT ON CONCRETE
③ TINTED PERFORMANCE GLAZING - TOWER
④ TINTED PERFORMANCE GLAZING - TOWER BALUSTRADES
⑤ TINTED PERFORMANCE GLAZING - COMMUNAL AREA
⑥ TINTED PERFORMANCE GLAZING - RETAIL
⑦ POWDER COATED COLOURED ALUMINIUM BATTEN SCREEN
⑧ POWDER COATED COLOURED ALUMINIUM PERGOLA
⑨ COLOURED VERTICAL STACK BOND FACE BRICK
⑩ COLOURED STAGGERED HORIZONTAL FACE BRICK
⑪ COLOURED HIT AND MISS BRICK



SCALE As indicated @ A3 SIZE

Our Solution

ELEVATION - EAST

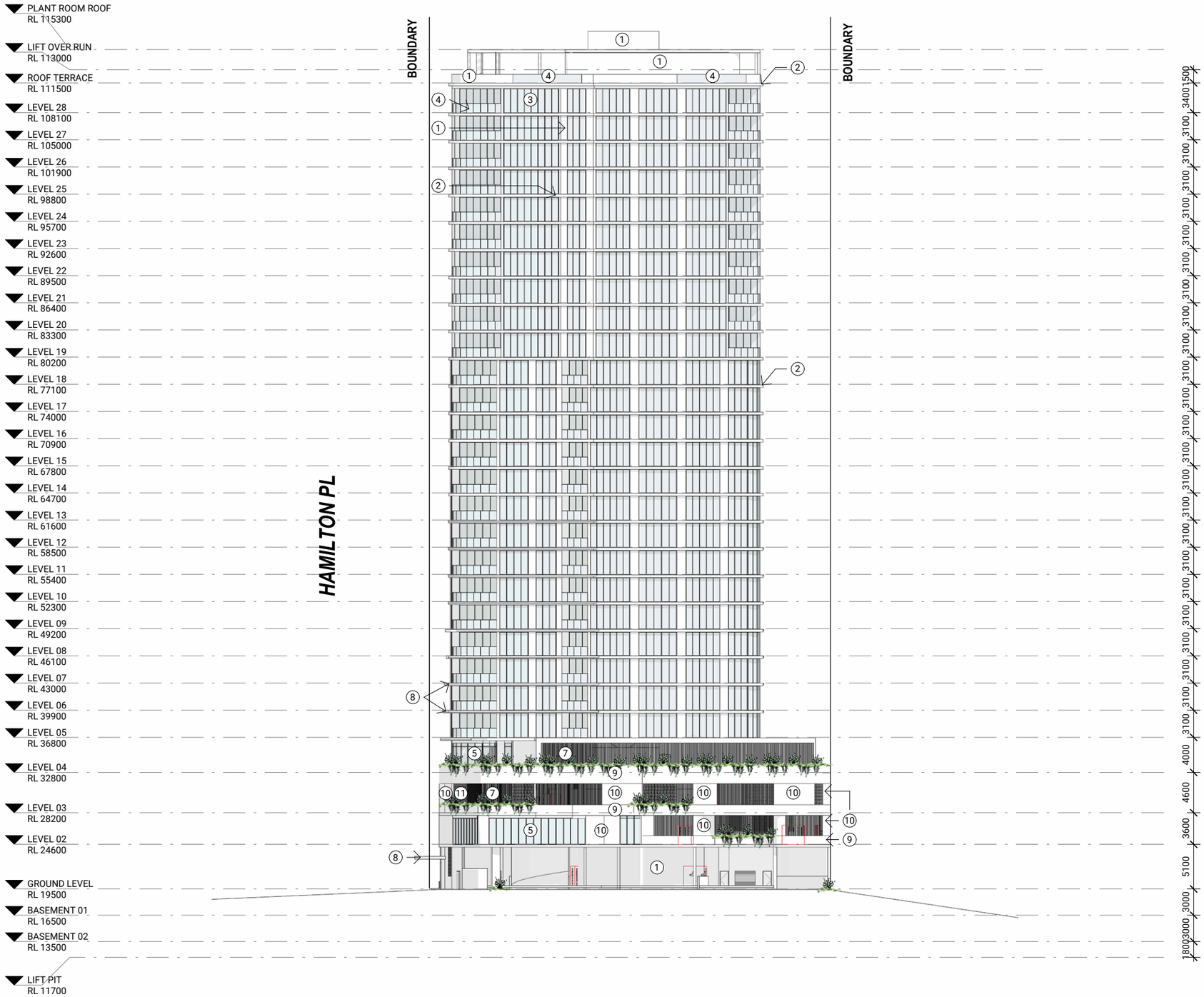
① COLOURED TEXTURED PAINT ON CONCRETE
② OFF WHITE TEXTURED PAINT ON CONCRETE
③ TINTED PERFORMANCE GLAZING - TOWER
④ TINTED PERFORMANCE GLAZING - TOWER BALUSTRADES
⑤ TINTED PERFORMANCE GLAZING - COMMUNAL AREA
⑥ TINTED PERFORMANCE GLAZING - RETAIL
⑦ POWDER COATED COLOURED ALUMINIUM BATTEN SCREEN
⑧ POWDER COATED COLOURED ALUMINIUM PERGOLA
⑨ COLOURED VERTICAL STACK BOND FACE BRICK
⑩ COLOURED STAGGERED HORIZONTAL FACE BRICK
⑪ COLOURED HIT AND MISS BRICK


PLANT ROOM ROOF
RL 115300
LIFT OVER RUN
RL 113000
ROOF TERRACE
RL 111500
LEVEL 28
RL 108100
LEVEL 27
RL 105000
LEVEL 26
RL 101900
LEVEL 25
RL 98800
LEVEL 24
RL 95700
LEVEL 23
RL 92600
LEVEL 22
RL 89500
LEVEL 21
RL 86400
LEVEL 20
RL 83300
LEVEL 19
RL 80200
LEVEL 18
RL 77100
LEVEL 17
RL 74000
LEVEL 16
RL 70900
LEVEL 15
RL 67800
LEVEL 14
RL 64700
LEVEL 13
RL 61600
LEVEL 12
RL 58500
LEVEL 11
RL 55400
LEVEL 10
RL 52300
LEVEL 09
RL 49200
LEVEL 08
RL 46100
LEVEL 07
RL 43000
LEVEL 06
RL 39900
LEVEL 05
RL 36800
LEVEL 04
RL 32800
LEVEL 03
RL 28200
LEVEL 02
RL 24600
GROUND LEVEL
RL 19500
BASEMENT 01
RL 16500
BASEMENT 02
RL 13500
LIFT PIT
RL 11700
BOUNDARY
BOUNDARY
CAMPBELL ST
3100 3100 3100

Our Solution

ELEVATION - SOUTH

① COLOURED TEXTURED PAINT ON CONCRETE
② OFF WHITE TEXTURED PAINT ON CONCRETE
③ TINTED PERFORMANCE GLAZING - TOWER
④ TINTED PERFORMANCE GLAZING - TOWER BALUSTRADES
⑤ TINTED PERFORMANCE GLAZING - COMMUNAL AREA
⑥ TINTED PERFORMANCE GLAZING - RETAIL
⑦ POWDER COATED COLOURED ALUMINIUM BATTEN SCREEN
⑧ POWDER COATED COLOURED ALUMINIUM PERGOLA
⑨ COLOURED VERTICAL STACK BOND FACE BRICK
⑩ COLOURED STAGGERED HORIZONTAL FACE BRICK
⑪ COLOURED HIT AND MISS BRICK

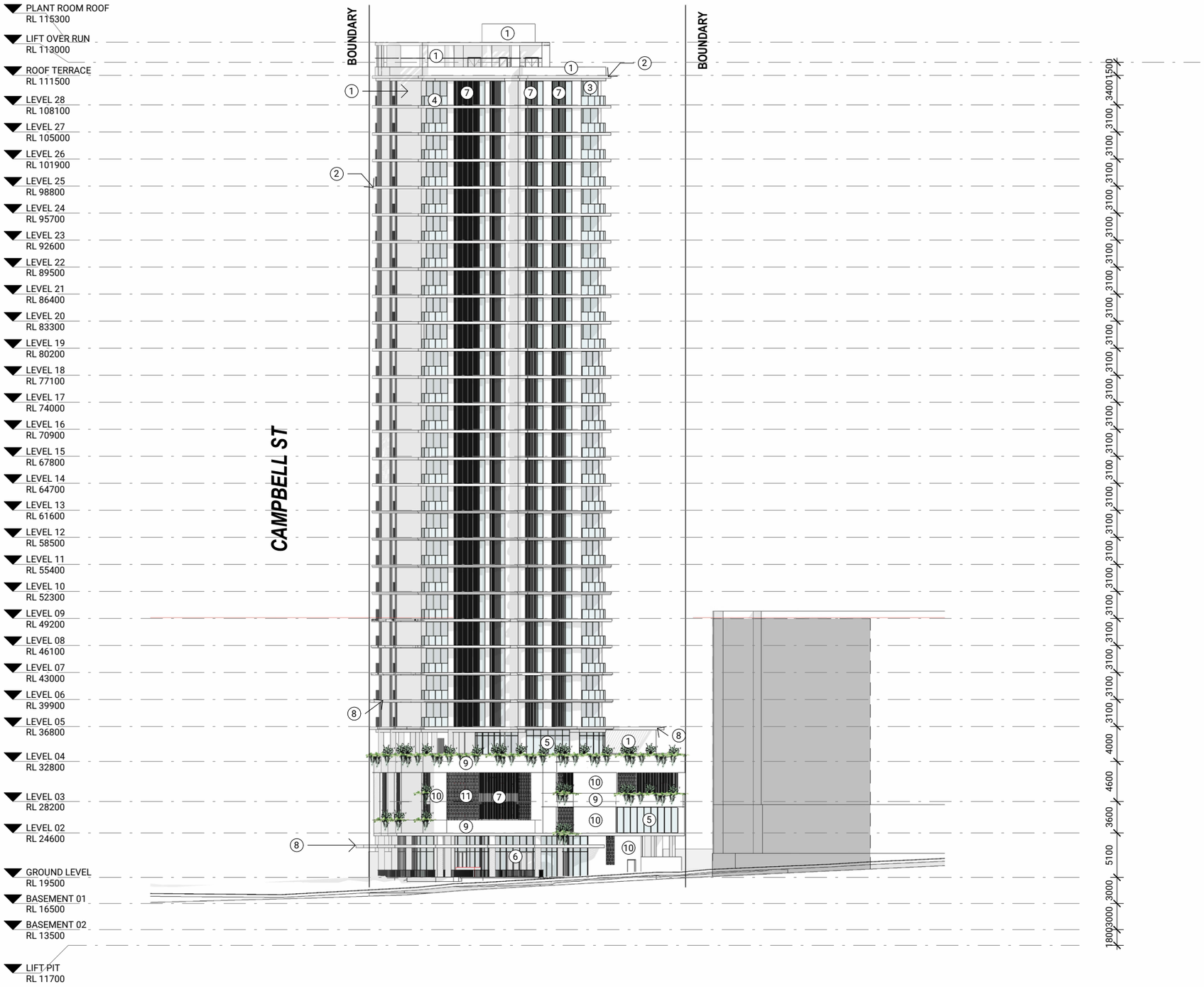


SCALE As indicated @ A3 SIZE

Our Solution

ELEVATION - WEST

① COLOURED TEXTURED PAINT ON CONCRETE
② OFF WHITE TEXTURED PAINT ON CONCRETE
③ TINTED PERFORMANCE GLAZING - TOWER
④ TINTED PERFORMANCE GLAZING - TOWER BALUSTRADES
⑤ TINTED PERFORMANCE GLAZING - COMMUNAL AREA
⑥ TINTED PERFORMANCE GLAZING - RETAIL
⑦ POWDER COATED COLOURED ALUMINIUM BATTEN SCREEN
⑧ POWDER COATED COLOURED ALUMINIUM PERGOLA
⑨ COLOURED VERTICAL STACK BOND FACE BRICK
⑩ COLOURED STAGGERED HORIZONTAL FACE BRICK
⑪ COLOURED HIT AND MISS BRICK



SCALE As indicated @ A3 SIZE

Our Solution
SECTIONS
ELEVATION DETAILS

① COLOURED TEXTURED PAINT ON CONCRETE
② OFF WHITE TEXTURED PAINT ON CONCRETE
③ TINTED PERFORMANCE GLAZING - TOWER
④ TINTED PERFORMANCE GLAZING - TOWER BALUSTRADES
⑤ TINTED PERFORMANCE GLAZING - COMMUNAL AREA
⑥ TINTED PERFORMANCE GLAZING - RETAIL
⑦ POWDER COATED COLOURED ALUMINIUM BATTEN SCREEN
⑧ POWDER COATED COLOURED ALUMINIUM PERGOLA
⑨ COLOURED VERTICAL STACK BOND FACE BRICK
⑩ COLOURED STAGGERED HORIZONTAL FACE BRICK
⑪ COLOURED HIT AND MISS BRICK



Our Solution
SECTIONS
ELEVATION DETAILS

v1

① COLOURED TEXTURED PAINT ON CONCRETE
② OFF WHITE TEXTURED PAINT ON CONCRETE
③ TINTED PERFORMANCE GLAZING - TOWER
④ TINTED PERFORMANCE GLAZING - TOWER BALUSTRADES
⑤ TINTED PERFORMANCE GLAZING - COMMUNAL AREA
⑥ TINTED PERFORMANCE GLAZING - RETAIL
⑦ POWDER COATED COLOURED ALUMINIUM BATTEN SCREEN
⑧ POWDER COATED COLOURED ALUMINIUM PERGOLA
⑨ COLOURED VERTICAL STACK BOND FACE BRICK
⑩ COLOURED STAGGERED HORIZONTAL FACE BRICK
⑪ COLOURED HIT AND MISS BRICK



Our Solution
SECTIONS
ELEVATION DETAILS

① COLOURED TEXTURED PAINT ON CONCRETE
② OFF WHITE TEXTURED PAINT ON CONCRETE
③ TINTED PERFORMANCE GLAZING - TOWER
④ TINTED PERFORMANCE GLAZING - TOWER BALUSTRADES
⑤ TINTED PERFORMANCE GLAZING - COMMUNAL AREA
⑥ TINTED PERFORMANCE GLAZING - RETAIL
⑦ POWDER COATED COLOURED ALUMINIUM BATTEN SCREEN
⑧ POWDER COATED COLOURED ALUMINIUM PERGOLA
⑨ COLOURED VERTICAL STACK BOND FACE BRICK
⑩ COLOURED STAGGERED HORIZONTAL FACE BRICK
⑪ COLOURED HIT AND MISS BRICK



Our Solution

SHADOW STUDY - WINTER

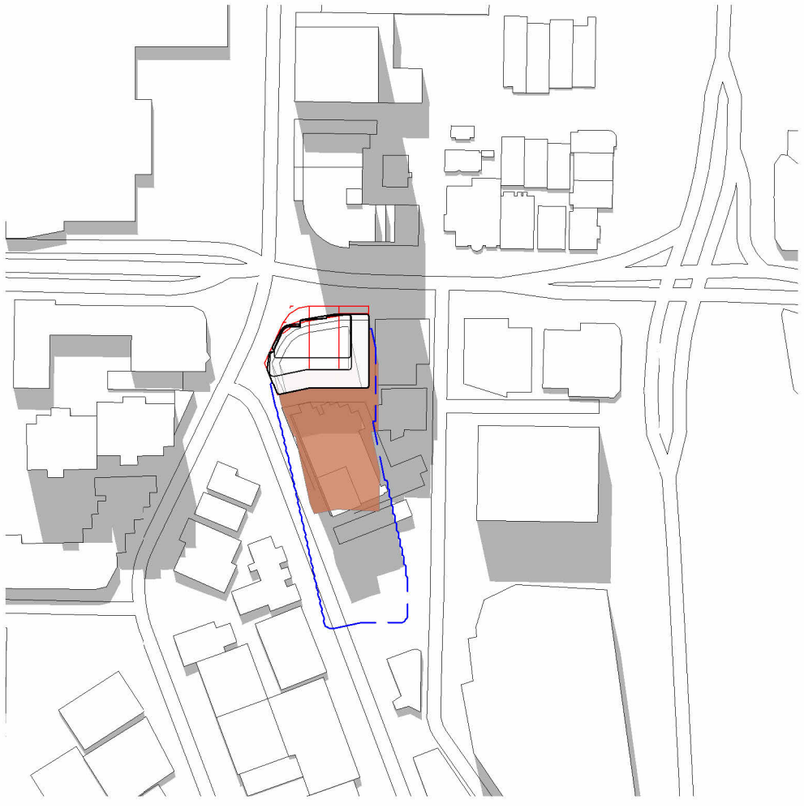
COMPLIANT BUILDING SHADOW

PROPOSED SHADOW

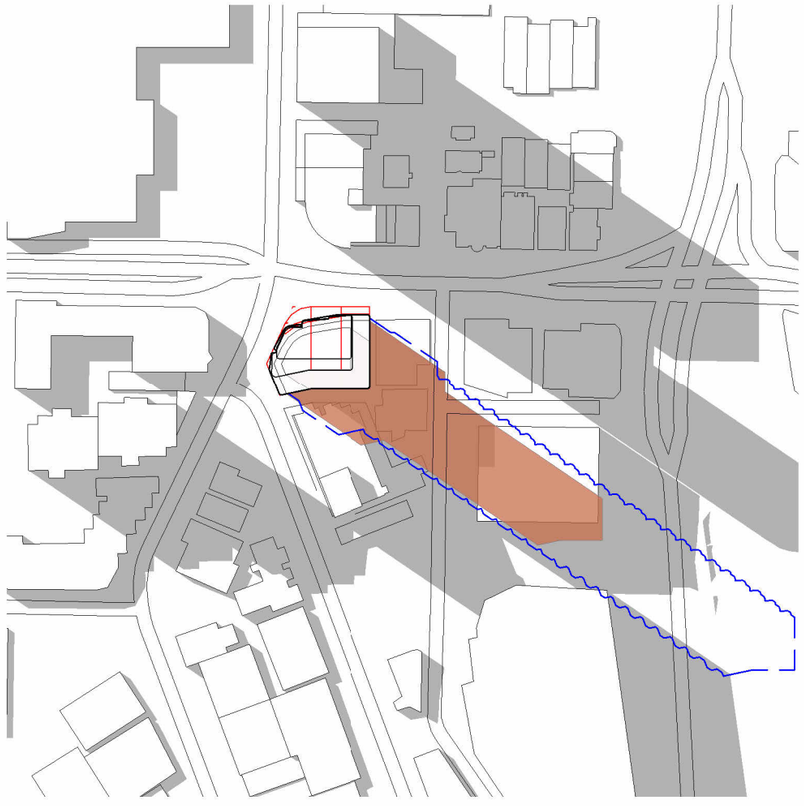
NEIGHBOURING SHADOW



WINTER SOLSTICE | 9 am
21 JUNE 2026



WINTER SOLSTICE | 12 pm
21 JUNE 2026



WINTER SOLSTICE | 3 pm
21 JUNE 2026

Our Solution

SHADOW STUDY - NEIGHBOUR BUILDING - WINTER

NEIGHBOUR BUILDING SHADOW

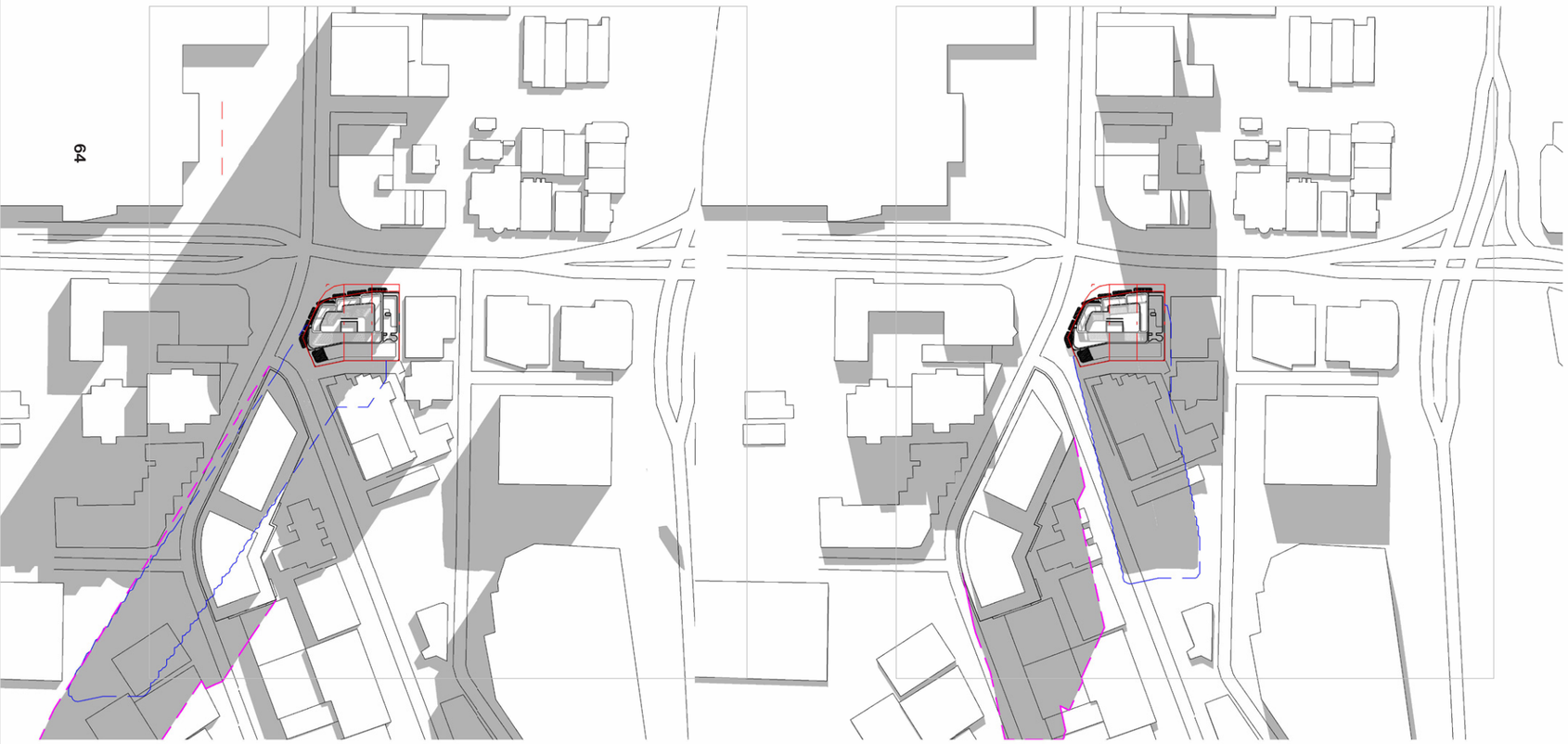
PROPOSED SHADOW

NEIGHBOURING SHADOW

POTENTIAL DEVELOPMENT BOUNDARY

NOTE:
1 7 HAMILTON PLACE AND 4 6 BROOKES STREET REPRESENT A KEY FUTURE REDEVELOPMENT SITE. THE COMBINED SITE AREA EXCEEDS 1,600 M² (BUT IS LESS THAN 3,000 M²), ALLOWING FOR A MAXIMUM BUILDING HEIGHT OF UP TO 24 STOREYS UNDER THE BOWEN HILLS PDA DEVELOPMENT SCHEME.

THE BUILDING SHOWN IN THE DIAGRAM BELOW ILLUSTRATES A COMPLIANT 24 STOREY DEVELOPMENT, COMPRISING A PODIUM AND TOWER BUILT FORM.



WINTER SOLSTICE | 9 am
21 JUNE 2026

WINTER SOLSTICE | 12 pm
21 JUNE 2026



WINTER SOLSTICE | 3 pm
21 JUNE 2026

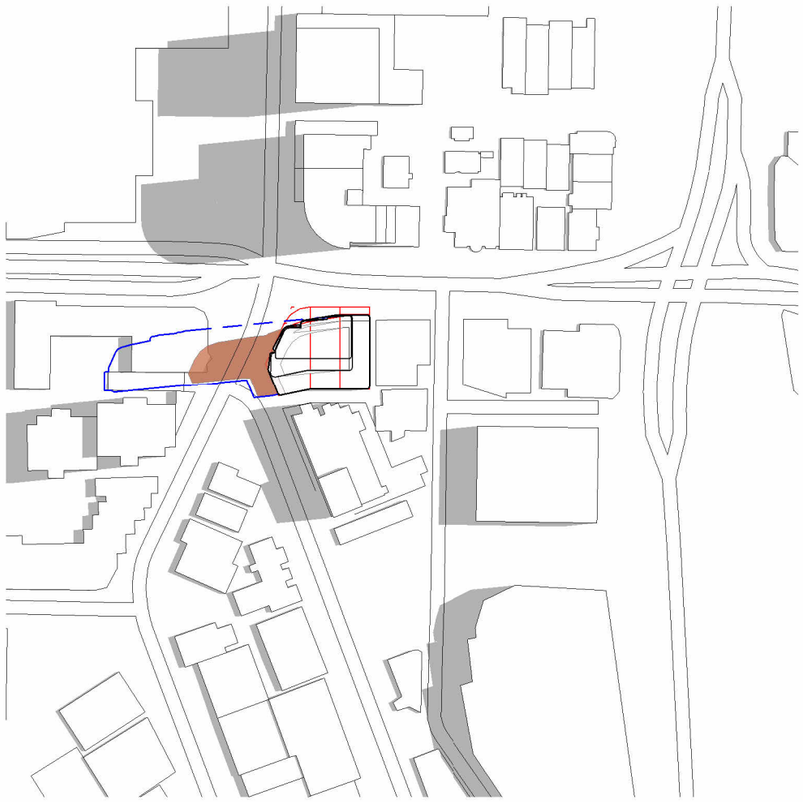
Our Solution

SHADOW STUDY - SUMMER

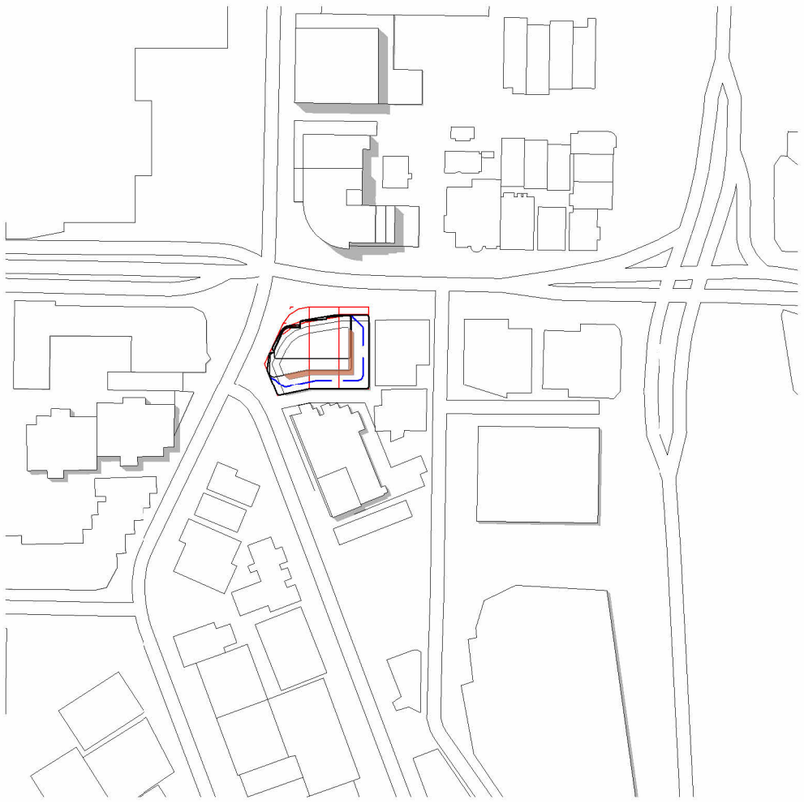
COMPLIANT BUILDING SHADOW

PROPOSED SHADOW

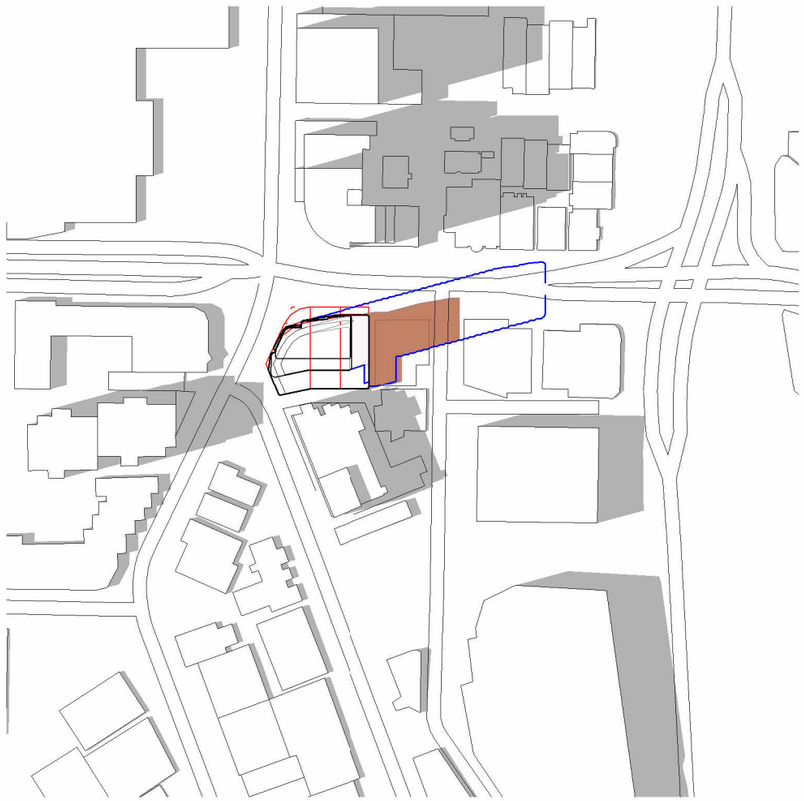
NEIGHBOURING SHADOW



SUMMER SOLSTICE | 9 am
22 DECEMBER 2026



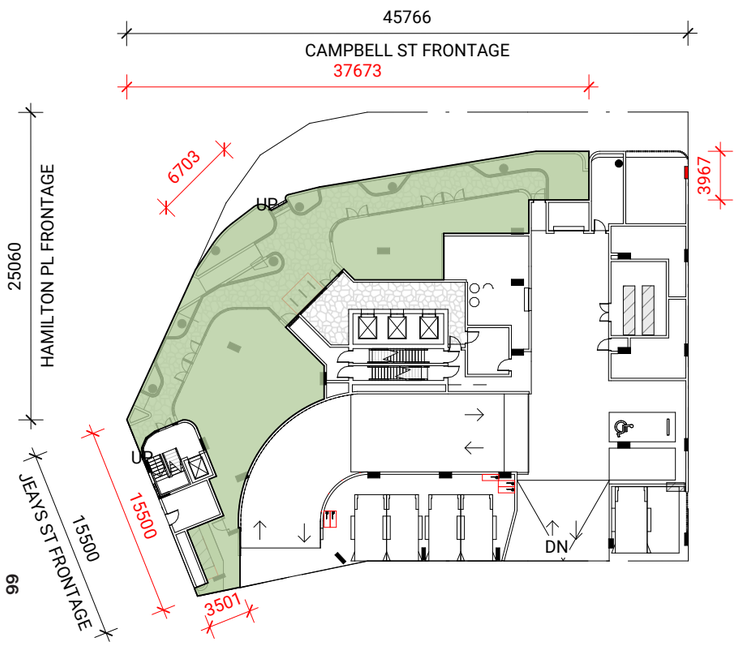
SUMMER SOLSTICE | 12 pm
22 DECEMBER 2026



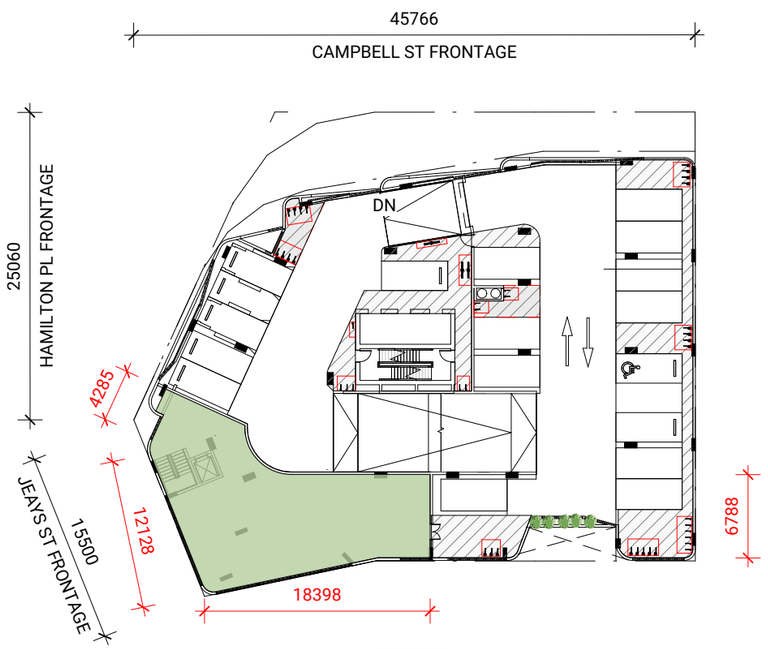
SUMMER SOLSTICE | 3 pm
22 DECEMBER 2026

Our Solution

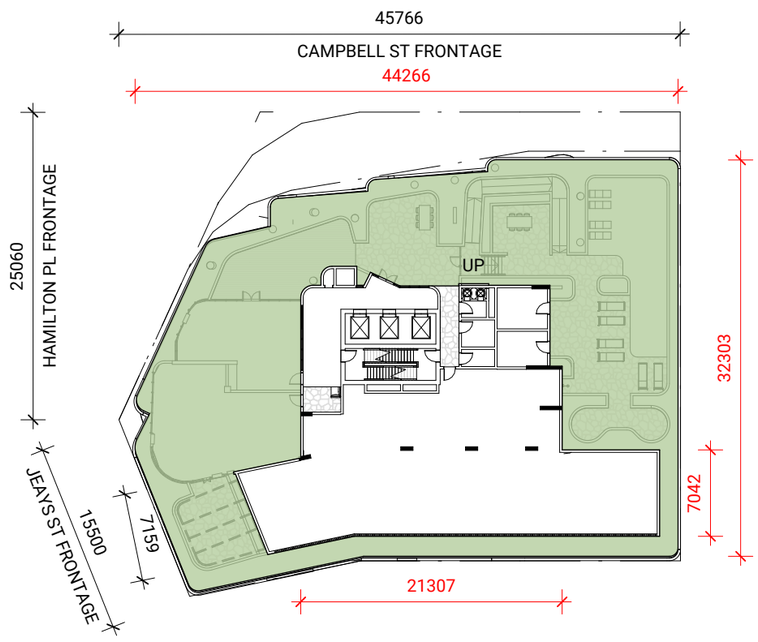
PODIUM ACTIVATION



FQNTMC KDUDK



KDUDK



KDUDK

K XDQDC ONCHTL
E CD VHSG
QHBG L SDQH K
SDWSTQD+ QDEHMDC
QSHBTK SHNM+
MC RD LKDRRKX
HMSDFQ SDC
K MCRB OD

BSHUD QDS HK
EQNMS FD VHSG
NTSCNNQ RD SHMF
MC K MCRB ODC
ODQFNK



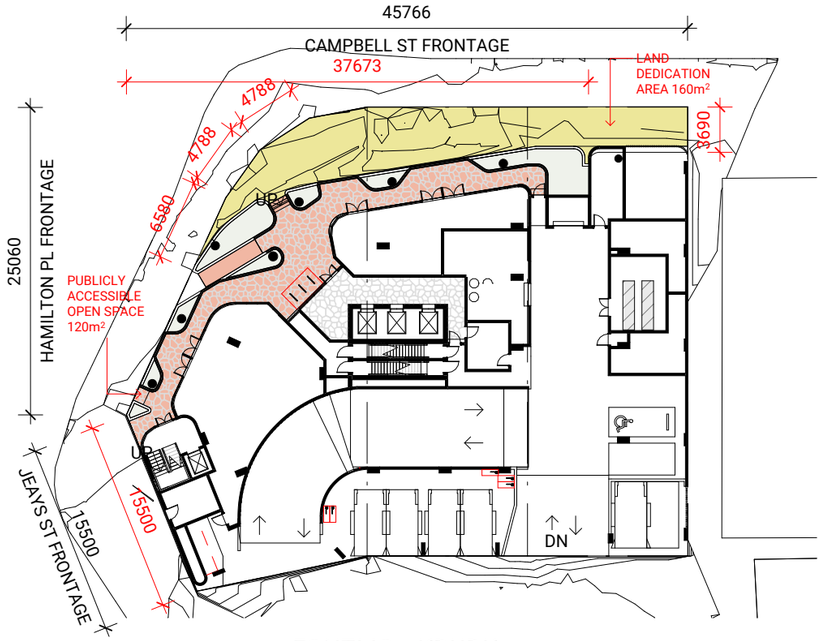


KDUDK BNLLTMHSX
E BHKHSHDR
BNMSQHATSHMF SN
BSHU SHNM NE SGD
G LHKSNM OK BD
BNQMDQ

0 5 10 15 20 25m

SCALE 1:500 @ A3 SIZE

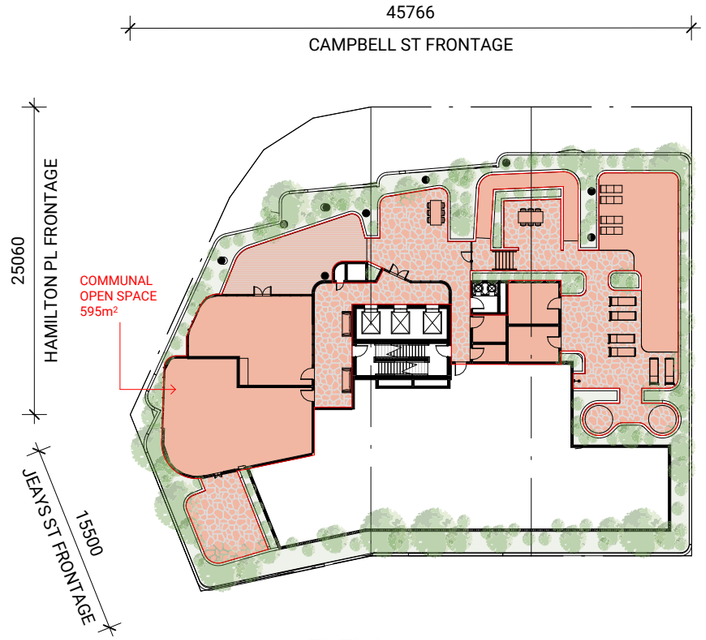
Our Solution
AREA CALCULATION



FQNTMC KDUDK

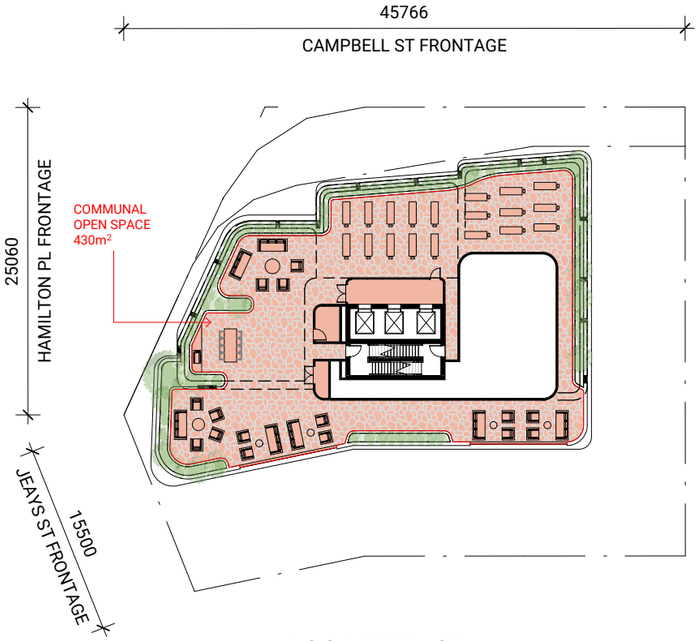
PUBLICLY ACCESSIBLE OPEN SPACE: 120M²

LAND DEDICATION AREA: 160M²



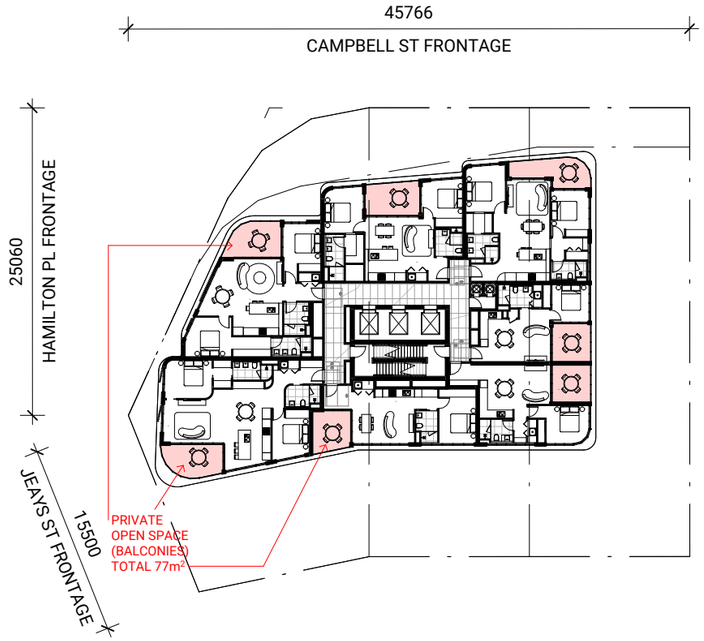
LEVEL 04

COMMUNAL OPEN SPACE: 595M²



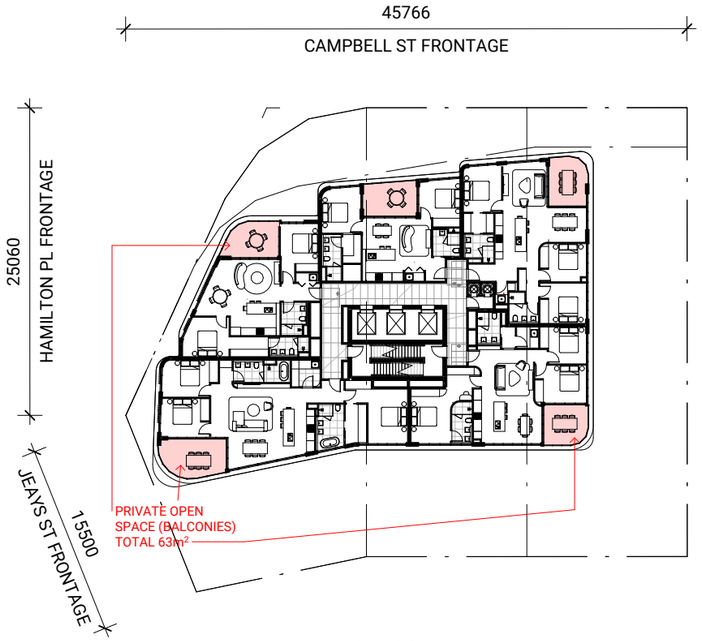
ROOF TERRACE

COMMUNAL OPEN SPACE: 430M²



LEVEL 05 18

PRIVATE OPEN SPACE (BALCONIES)
TOTAL (FOR 14 FLOORS) : 1078M²



LEVEL 19 28

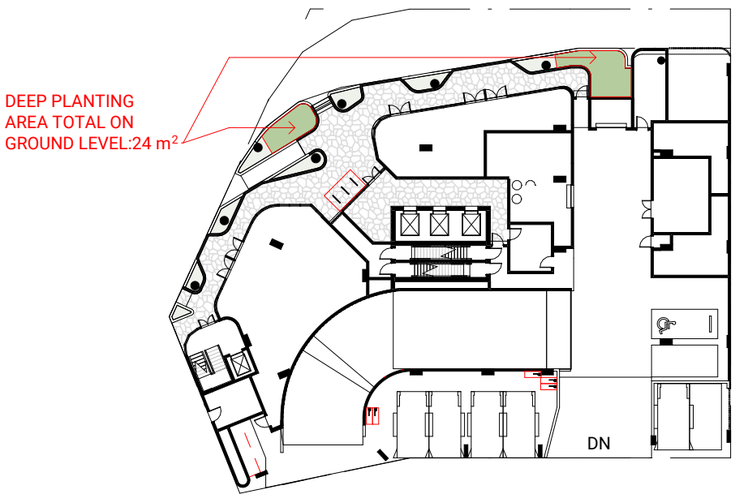
PRIVATE OPEN SPACE (BALCONIES)
TOTAL (FOR 10 FLOORS) : 630M²

0 5 10 15 20 25m

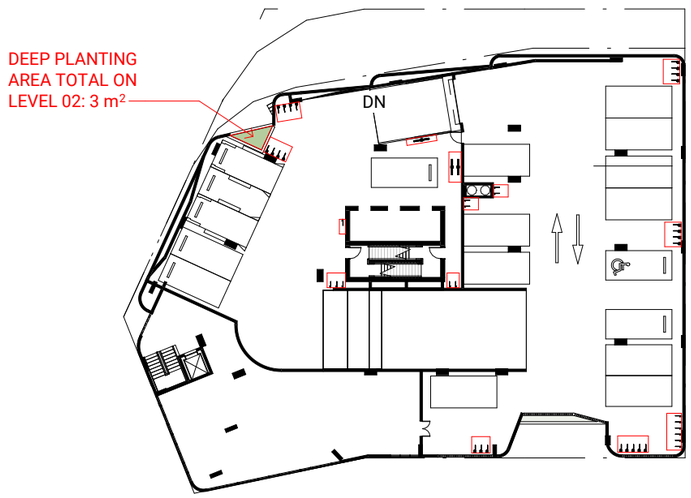
SCALE 1:500 @ A3 SIZE

Our Solution

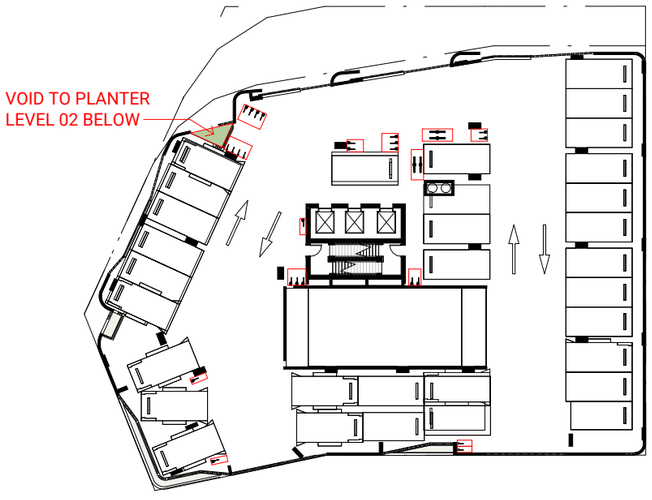
DEEP PLANTING AREA



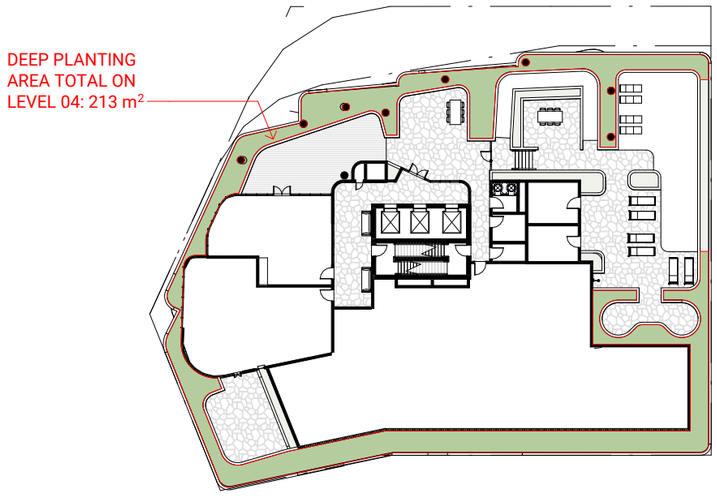
FQNTMC KDUDK



KDUDK



KDUDK



KDUDK

0 5 10 15 20 25m

SCALE 1:500 @ A3 SIZE

DENSITY AND AREAS

UNIT MIX DIAGRAM

	HEIGHT
TOTAL HEIGHT	**96000**

ROOF TERRACE	3800	ROOF TERRACE						
LEVEL 28	3600	**2801** (TYPE A)	**2802** (TYPE B)	**2803** (TYPE H)	**2804** (TYPE I)		**2805** (TYPE J)	
LEVEL 27	3100	**2701** (TYPE A)	**2702** (TYPE B)	**2703** (TYPE H)	**2704** (TYPE I)		**2705** (TYPE J)	
LEVEL 26	3100	**2601** (TYPE A)	**2602** (TYPE B)	**2603** (TYPE H)	**2604** (TYPE I)		**2605** (TYPE J)	
LEVEL 25	3100	**2501** (TYPE A)	**2502** (TYPE B)	**2503** (TYPE H)	**2504** (TYPE I)		**2505** (TYPE J)	
LEVEL 24	3100	**2401** (TYPE A)	**2402** (TYPE B)	**2403** (TYPE H)	**2404** (TYPE I)		**2405** (TYPE J)	
LEVEL 23	3100	**2301** (TYPE A)	**2302** (TYPE B)	**2303** (TYPE H)	**2304** (TYPE I)		**2305** (TYPE J)	
LEVEL 22	3100	**2201** (TYPE A)	**2202** (TYPE B)	**2203** (TYPE H)	**2204** (TYPE I)		**2205** (TYPE J)	
LEVEL 21	3100	**2101** (TYPE A)	**2102** (TYPE B)	**2103** (TYPE H)	**2104** (TYPE I)		**2105** (TYPE J)	
LEVEL 20	3100	**2001** (TYPE A)	**2002** (TYPE B)	**2003** (TYPE H)	**2004** (TYPE I)		**2005** (TYPE J)	
LEVEL 19	3100	**1901** (TYPE A)	**1902** (TYPE B)	**1903** (TYPE H)	**1904** (TYPE I)		**1905** (TYPE J)	
LEVEL 18	3100	**1801** (TYPE A)	**1802** (TYPE B)	**1803** (TYPE C)	**1804** (TYPE D)	**1805** (TYPE E)	**1805** (TYPE F)	**1807** (TYPE G)
LEVEL 17	3100	**1701** (TYPE A)	**1702** (TYPE B)	**1703** (TYPE C)	**1704** (TYPE D)	**1705** (TYPE E)	**1705** (TYPE F)	**1707** (TYPE G)
LEVEL 16	3100	**1601** (TYPE A)	**1602** (TYPE B)	**1603** (TYPE C)	**1604** (TYPE D)	**1605** (TYPE E)	**1605** (TYPE F)	**1607** (TYPE G)
LEVEL 15	3100	**1501** (TYPE A)	**1502** (TYPE B)	**1503** (TYPE C)	**1504** (TYPE D)	**1505** (TYPE E)	**1505** (TYPE F)	**1507** (TYPE G)
LEVEL 14	3100	**1401** (TYPE A)	**1402** (TYPE B)	**1403** (TYPE C)	**1404** (TYPE D)	**1405** (TYPE E)	**1405** (TYPE F)	**1407** (TYPE G)
LEVEL 13	3100	**1301** (TYPE A)	**1302** (TYPE B)	**1303** (TYPE C)	**1304** (TYPE D)	**1305** (TYPE E)	**1305** (TYPE F)	**1307** (TYPE G)
LEVEL 12	3100	**1201** (TYPE A)	**1202** (TYPE B)	**1203** (TYPE C)	**1204** (TYPE D)	**1205** (TYPE E)	**1205** (TYPE F)	**1207** (TYPE G)
LEVEL 11	3100	**1101** (TYPE A)	**1102** (TYPE B)	**1103** (TYPE C)	**1104** (TYPE D)	**1105** (TYPE E)	**1105** (TYPE F)	**1107** (TYPE G)
LEVEL 10	3100	**1001** (TYPE A)	**1002** (TYPE B)	**1003** (TYPE C)	**1004** (TYPE D)	**1005** (TYPE E)	**1005** (TYPE F)	**1007** (TYPE G)
LEVEL 9	3100	**901** (TYPE A)	**902** (TYPE B)	**903** (TYPE C)	**904** (TYPE D)	**905** (TYPE E)	**905** (TYPE F)	**907** (TYPE G)
LEVEL 8	3100	**801** (TYPE A)	**802** (TYPE B)	**803** (TYPE C)	**804** (TYPE D)	**805** (TYPE E)	**805** (TYPE F)	**807** (TYPE G)
LEVEL 7	3100	**701** (TYPE A)	**702** (TYPE B)	**703** (TYPE C)	**704** (TYPE D)	**705** (TYPE E)	**705** (TYPE F)	**707** (TYPE G)
LEVEL 6	3100	**601** (TYPE A)	**602** (TYPE B)	**603** (TYPE C)	**604** (TYPE D)	**605** (TYPE E)	**605** (TYPE F)	**607** (TYPE G)
LEVEL 5	3100	**501** (TYPE A)	**502** (TYPE B)	**503** (TYPE C)	**504** (TYPE D)	**505** (TYPE E)	**506** (TYPE F)	**507** (TYPE G)
LEVEL 4	4000	PLANT				AMENITIES		
LEVEL 3	4600	PODIUM CARPARK						
LEVEL 2	3600	PODIUM CARPARK					COMMUNITY	
GFL	5100	PLANT ROOMS	LOADING, SUBSTATION				RETAIL	
B1	3000	BASEMENT CARPARK						
B2	3000	BASEMENT CARPARK						

	APARTMENT AREA			NO. OF UNITS	PERCENTAGE
	INTERNAL AREA (m2)	EXTERNAL AREA (m2)	GROSS AREA (m2)		
TYPE A - 2BED 2BATH	81	12	93	24	16%
TYPE B - 2BED 2BATH	69	12	81	24	16%
TYPE C - 2BED 2BATH	81	12	93	14	9%
TYPE D - 1BED 1BATH	44	10	54	14	9%
TYPE E - 1BED 1BATH	50	10	60	14	9%
TYPE F - 1BED 1BATH	49	10	59	14	9%
TYPE G- 2BED 2BATH +STUDY	93	12	105	14	9%
TYPE H - 3BED 2BATH	105	12	117	10	7%
TYPE I - 3BED 2BATH	104	12	116	10	7%
TYPE J - 3BED 2BATH	130	14	144	10	7%
TOTAL				**148**	100%

Achieved carparking spaces

Visitor	Resident	Total	
	31	31	LEVEL 3
12	6	18	LEVEL 2
8		8	GFL
	29	29	B1
	33	33	B2
20	99	119	Cars

Achieved bicycle parking spaces

Visitor	Resident	Total	
	31	31	LEVEL 3
26	20	46	LEVEL 2
11		11	GFL
	50	50	B1
	47	47	B2
37	148	185	Bicycle parking spaces

DEVELOPMENT SUMMARY

	Residential					Retail / Commercia	Carparking	Area Per Level					
			1B + 1BA	2B + 2BA	3B + 2BA	Area Internal	No. of Spaces	Gross Sale Area (GSA)	Gross Floor Area (GFA)	Net Lettable Area	Gross Building Area (GBA)	Floor to Floor Height	
			65sqm gross	95sqm gross	125sqm gross	sqm	qty	sqm	sqm	sqm	sqm	mm	
Basement 02							33	0	0	0	1359	3000	
Basement 01							29	0	0	0	1359	3000	
Ground Level						191	8	0	206	191	556	5100	*MRV 4500 clear
Level 02							18	0	222	0	1299	3600	
Level 03							31	0	0	0	1327	4600	
Level 04								0	255	0	671	4000	
Level 05			3	4				600	566	0	755	3100	
Level 06			3	4				600	566	0	755	3100	
Level 07			3	4				600	566	0	755	3100	
Level 08			3	4				600	566	0	755	3100	
Level 09			3	4				600	566	0	755	3100	
Level 10			3	4				600	566	0	755	3100	
Level 11			3	4				600	566	0	755	3100	
Level 12			3	4				600	566	0	755	3100	
Level 13			3	4				600	566	0	755	3100	
Level 14			3	4				600	566	0	755	3100	
Level 15			3	4				600	566	0	755	3100	
Level 16			3	4				600	566	0	755	3100	
Level 17			3	4				600	566	0	755	3100	
Level 18			3	4				600	566	0	755	3100	
Level 19				2	3			600	581	0	755	3100	
Level 20				2	3			600	581	0	755	3100	
Level 21				2	3			600	581	0	755	3100	
Level 22				2	3			600	581	0	755	3100	
Level 23				2	3			600	581	0	755	3100	
Level 24				2	3			600	581	0	755	3100	
Level 25				2	3			600	581	0	755	3100	
Level 26				2	3			600	581	0	755	3100	
Level 27				2	3			600	581	0	755	3100	
Level 28				2	3			600	581	0	755	3600	
Roof Terrace									29	0	714	3800	*To lift overrun
Plant Level								29	0	0	291		
Totals			42	76	30	191	119	14429	14446	191	25696	96,000	
					148								

Carparking Analysis	Visitor	Non-Residential	1B + 1BA	2B + 2BA	3B + 2BA	Total
Max. Rate (Bowen Hills PDA)	0.15	1/20 sqm (max.)	0.75	0.75	0.75	
Max. Car Parking Spaces	22.2	9.55	31.5	57	22.5	142.75

Mix Breakdown			
1B + 1BA	2B + 2BA	3B + 2BA	TOTAL
42	76	30	148
28%	**51%**	**20%**	**100%**

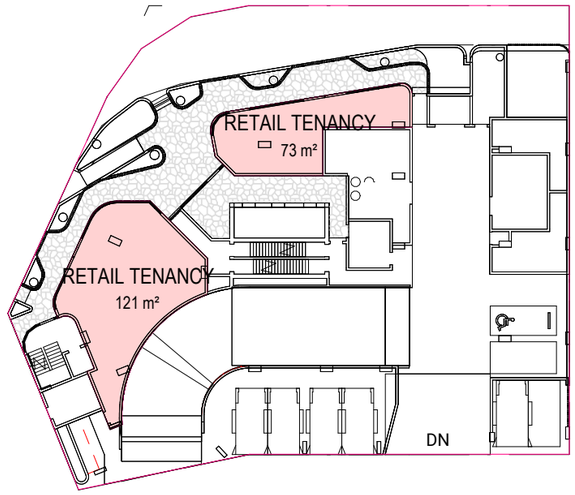
AREA CALCULATION BREAKDOWN	AREA (sqm)	TOTAL AREA (sqm)

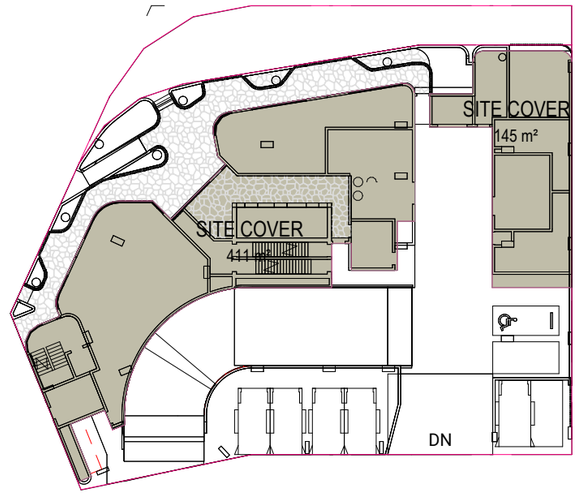
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*GROSS FLOOR ARE AND SITE AREA IS CALCULATED AS PER BRISBANE CITY COUNCIL (BCC) DEFINITION

GFA + SITE COVER

GROUND LEVEL





GROSS FLOOR AREA

GROUND LEVEL

AREA TYPE DESCRIPTION	AREA
RETAIL TENANCY	194 m²
TOTAL GROSS AREA	194 m²

*GROSS FLOOR AREA (GFA)
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MEASURED TO THE OUTSIDE FACE OF EXTERNAL WALLS, AND CENTRE LINE OF COMMON INTERNAL WALLS.
**THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.
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SITE COVER AREA

GROUND LEVEL

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER - POST DEDICATION	556m²	41%
SITE COVER - PRE DEDICATION	556m²	37%
TOTAL SITE COVER - POST DEDICATION	1359m²	
TOTAL SITE COVER - PRE DEDICATION	1512m²	

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THE FOLLOWING ARE NOT INCLUDED FOR THE PURPOSE OF CALCULATING SITE COVERAGE:
- A BASEMENT THAT DOES NOT EXTEND MORE THAN ONE METRE ABOVE GROUND LEVEL TO THE TOP OF THE SLAB;
- PEDESTRIAN AWNINGS ADJOINING THE STREET FRONTAGE;
- EAVES UP TO A MAXIMUM OF 600 MILLIMETRES IN WIDTH;
- UNENCLOSED PEDESTRIAN DECKS ADJOINING THE STREET FRONTAGE; AND
- TRANSPARENT OR TRANSLUCENT ROOF STRUCTURES.

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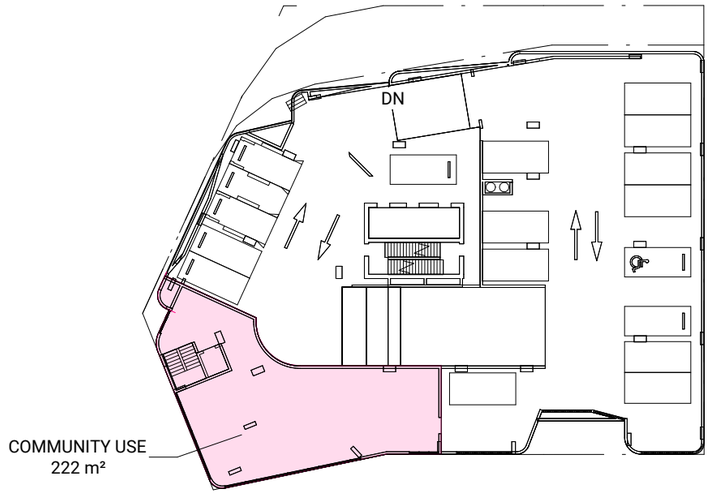
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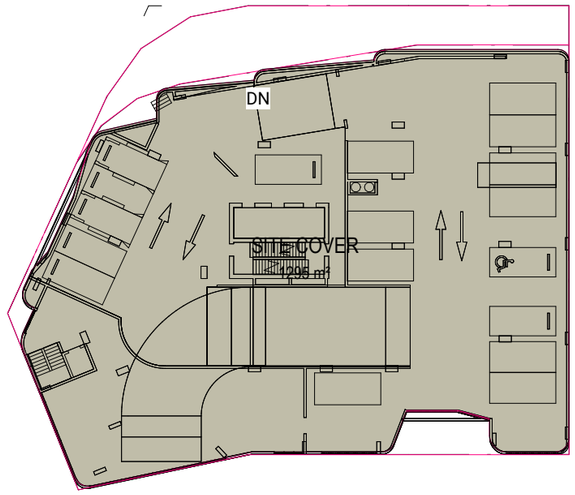
0 5 10 15 20 25m

SCALE 1:500 @ A3 SIZE

GFA + SITE COVER

LEVEL 02





GROSS FLOOR AREA

LEVEL 02

AREA TYPE DESCRIPTION	AREA
COMMUNITY USE	222 m²
TOTAL GROSS AREA	222 m²

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MEASURED TO THE OUTSIDE FACE OF EXTERNAL WALLS, AND CENTRE LINE OF COMMON INTERNAL WALLS.

SITE COVER AREA

LEVEL 02

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER - POST DEDICATION	1295m²	95%
SITE COVER - PRE DEDICATION	1295m²	86%
TOTAL SITE COVER - POST DEDICATION	1359m²	
TOTAL SITE COVER - PRE DEDICATION	1512m²	

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- EAVES UP TO A MAXIMUM OF 600 MILLIMETRES IN WIDTH;

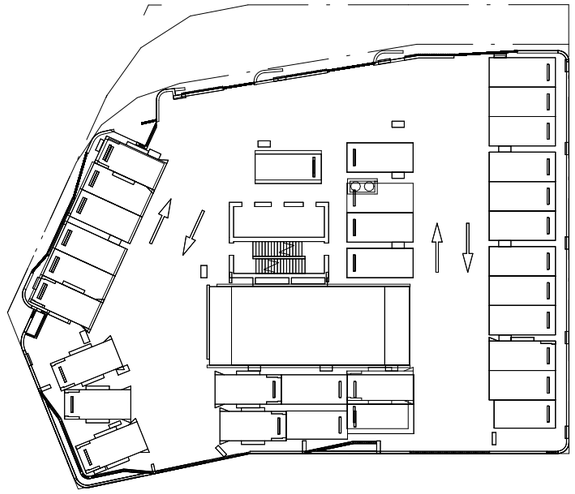
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0 5 10 15 20 25m

SCALE 1:500 @ A3 SIZE

GFA + SITE COVER

LEVEL 03

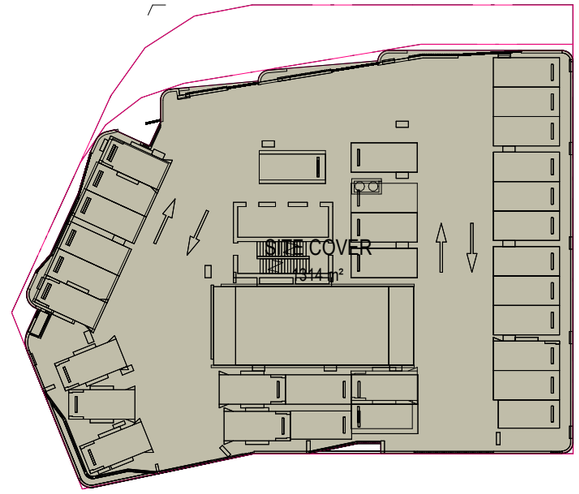


GROSS FLOOR AREA

LEVEL 03

AREA TYPE DESCRIPTION	AREA

*GROSS FLOOR AREA (GFA)
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SITE COVER AREA

LEVEL 03

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER - POST DEDICATION	1314m²	97%
SITE COVER - PRE DEDICATION	1314m²	87%
TOTAL SITE COVER - POST DEDICATION	1359m²	
TOTAL SITE COVER - PRE DEDICATION	1512m²	

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- UNENCLOSED PEDESTRIAN DECKS ADJOINING THE STREET FRONTAGE; AND
- TRANSPARENT OR TRANSLUCENT ROOF STRUCTURES.

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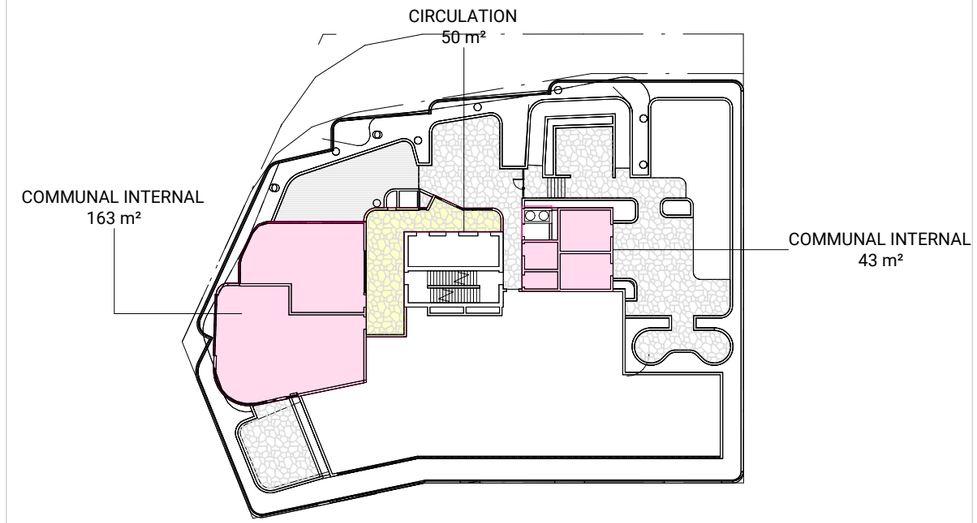
*GROSS FLOOR ARE AND SITE AREA IS CALCULATED AS PER BRISBANE CITY COUNCIL (BCC) DEFINITION

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SCALE 1:500 @ A3 SIZE

GFA + SITE COVER

LEVEL 04

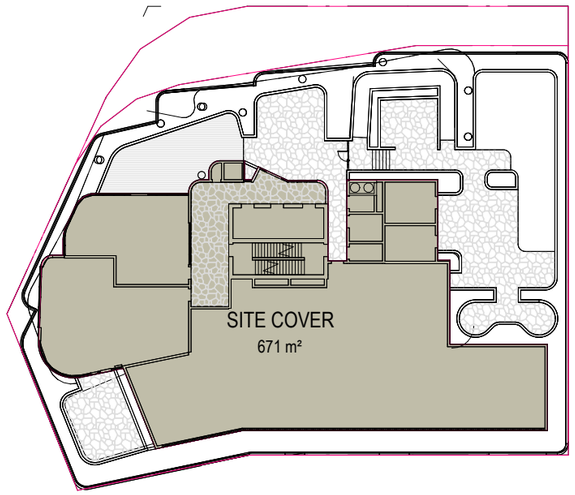


GROSS FLOOR AREA

LEVEL 04

AREA TYPE DESCRIPTION	AREA
CIRCULATION	50 m²
COMMUNAL INTERNAL	205 m²
TOTAL GROSS AREA	255 m²

*GROSS FLOOR AREA (GFA)
IS CALCULATED AS PER THE BRISBANE CITY COUNCIL (BCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE BRISBANE PLANNING SCHEME. GFA INCLUDES INTERNALLY ENCLOSED SPACES SUCH AS CIRCULATION SPACES, APARTMENT AREAS AND COMMUNAL AREAS INCLUDING RECREATION SPACES.
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SITE COVER AREA

LEVEL 04

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER - POST DEDICATION	671m²	49%
SITE COVER - PRE DEDICATION	671m²	44%
TOTAL SITE COVER - POST DEDICATION	1359m²	
TOTAL SITE COVER - PRE DEDICATION	1512m²	

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- UNENCLOSED PEDESTRIAN DECKS ADJOINING THE STREET FRONTAGE; AND
- TRANSPARENT OR TRANSLUCENT ROOF STRUCTURES.

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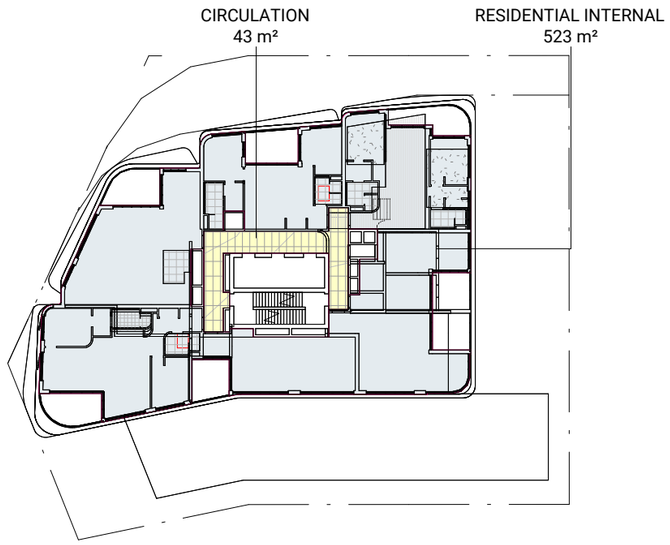
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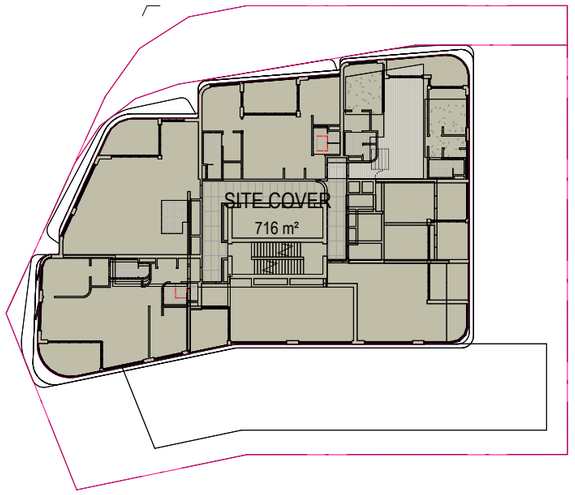
0 5 10 15 20 25m

SCALE 1:500 @ A3 SIZE

GFA + SITE COVER

LEVEL 05-18





GROSS FLOOR AREA

LEVEL 05-18

AREA TYPE DESCRIPTION	AREA
CIRCULATION	43 m²
RESIDENTIAL INTERNAL	523 m²
TOTAL GROSS AREA	566 m²

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SITE COVER AREA

LEVEL 05-18

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER - POST DEDICATION	716m²	53%
SITE COVER - PRE DEDICATION	716m²	47%
TOTAL SITE COVER - POST DEDICATION	1359m²	
TOTAL SITE COVER - PRE DEDICATION	1512m²	

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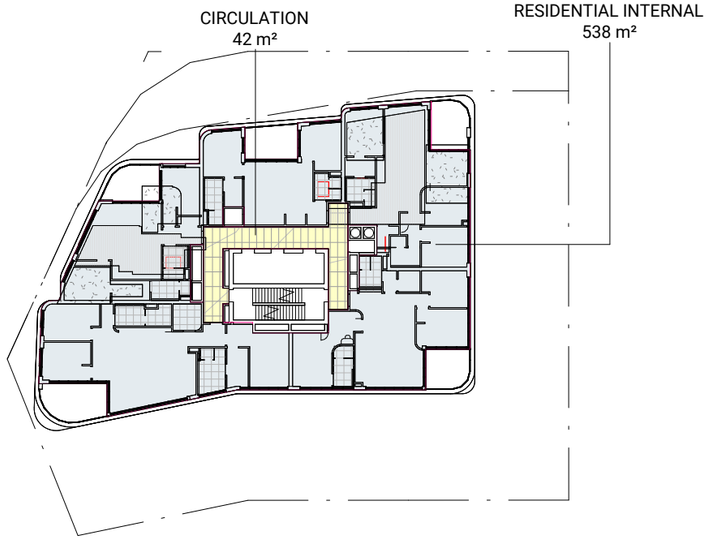
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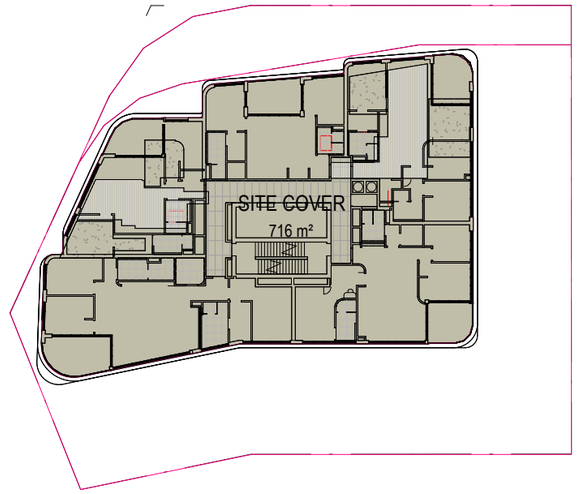
0 5 10 15 20 25m

SCALE 1:500 @ A3 SIZE

GFA + SITE COVER

LEVEL 19-28





GROSS FLOOR AREA

LEVEL 19-28

AREA TYPE DESCRIPTION	AREA
CIRCULATION	42 m²
RESIDENTIAL INTERNAL	538 m²
TOTAL GROSS AREA	581 m²

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IS CALCULATED AS PER THE BRISBANE CITY COUNCIL (BCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE BRISBANE PLANNING SCHEME. GFA INCLUDES INTERNALLY ENCLOSED SPACES SUCH AS CIRCULATION SPACES, APARTMENT AREAS AND COMMUNAL AREAS INCLUDING RECREATION SPACES.
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SITE COVER AREA

LEVEL 19-28

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER - POST DEDICATION	716m²	53%
SITE COVER - PRE DEDICATION	716m²	47%
TOTAL SITE COVER - POST DEDICATION	1359m²	
TOTAL SITE COVER - PRE DEDICATION	1512m²	

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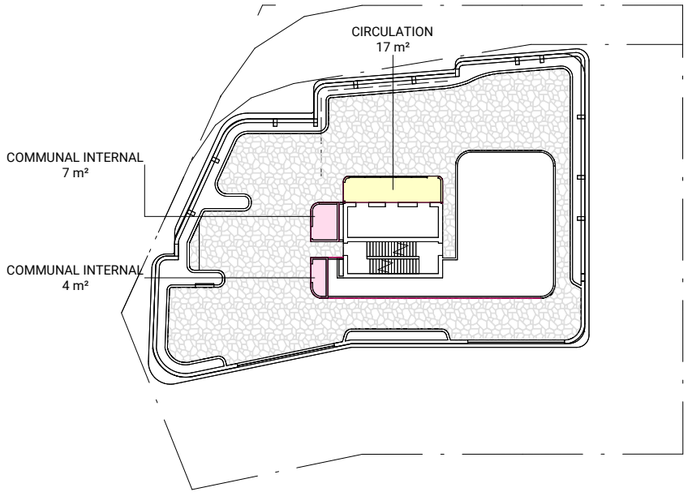
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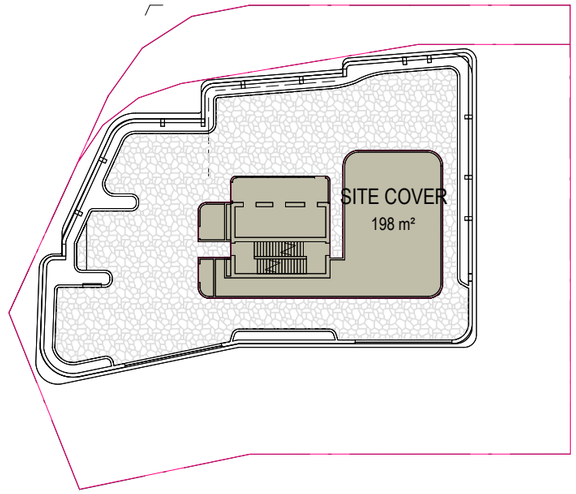
0 5 10 15 20 25m

SCALE 1:500 @ A3 SIZE

GFA + SITE COVER

ROOF TERRACE





GROSS FLOOR AREA

ROOF TERRACE

AREA TYPE DESCRIPTION	AREA
CIRCULATION	17 m²
COMMUNAL INTERNAL	12 m²
TOTAL GROSS AREA	29 m²

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IS CALCULATED AS PER THE BRISBANE CITY COUNCIL (BCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE BRISBANE PLANNING SCHEME. GFA INCLUDES INTERNALLY ENCLOSED SPACES SUCH AS CIRCULATION SPACES, APARTMENT AREAS AND COMMUNAL AREAS INCLUDING RECREATION SPACES.
CALCULATION EXCLUDES LANDSCAPED PLANTERS, BALCONIES, VERTICAL SERVICES INCLUDING LIFT CORES AND STAIR WELLS, BASEMENT AREAS LOCATED BELOW NATURAL GROUND LINE AND AREAS ON GRADE FOR THE PURPOSES OF MANOEUVRING AND PARKING VEHICLES, PLANT AND MECHANICAL AREAS.
MEASURED TO THE OUTSIDE FACE OF EXTERNAL WALLS, AND CENTRE LINE OF COMMON INTERNAL WALLS.
**THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.
**AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.

SITE COVER AREA

ROOF TERRACE

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER - POST DEDICATION	291m²	21%
SITE COVER - PRE DEDICATION	291m²	19%
TOTAL SITE COVER - POST DEDICATION	1359m²	
TOTAL SITE COVER - PRE DEDICATION	1512m²	

*SITE COVER
IS CALCULATED AS PER THE BRISBANE CITY COUNCIL (BCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE BRISBANE PLANNING SCHEME. SITE COVER IS DEFINED AS THE PORTION OF NET SITE AREA OF SITE COVERED BY A BUILDING, FIXED STRUCTURE OR OUTDOOR STORAGE AREA, BUT NOT INCLUDING UNROOFED PARKING AREAS.
THE FOLLOWING ARE NOT INCLUDED FOR THE PURPOSE OF CALCULATING SITE COVERAGE:
- A BASEMENT THAT DOES NOT EXTEND MORE THAN ONE METRE ABOVE GROUND LEVEL TO THE TOP OF THE SLAB;
- PEDESTRIAN AWNINGS ADJOINING THE STREET FRONTAGE;
- EAVES UP TO A MAXIMUM OF 600 MILLIMETRES IN WIDTH;
- UNENCLOSED PEDESTRIAN DECKS ADJOINING THE STREET FRONTAGE; AND
- TRANSPARENT OR TRANSLUCENT ROOF STRUCTURES.

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

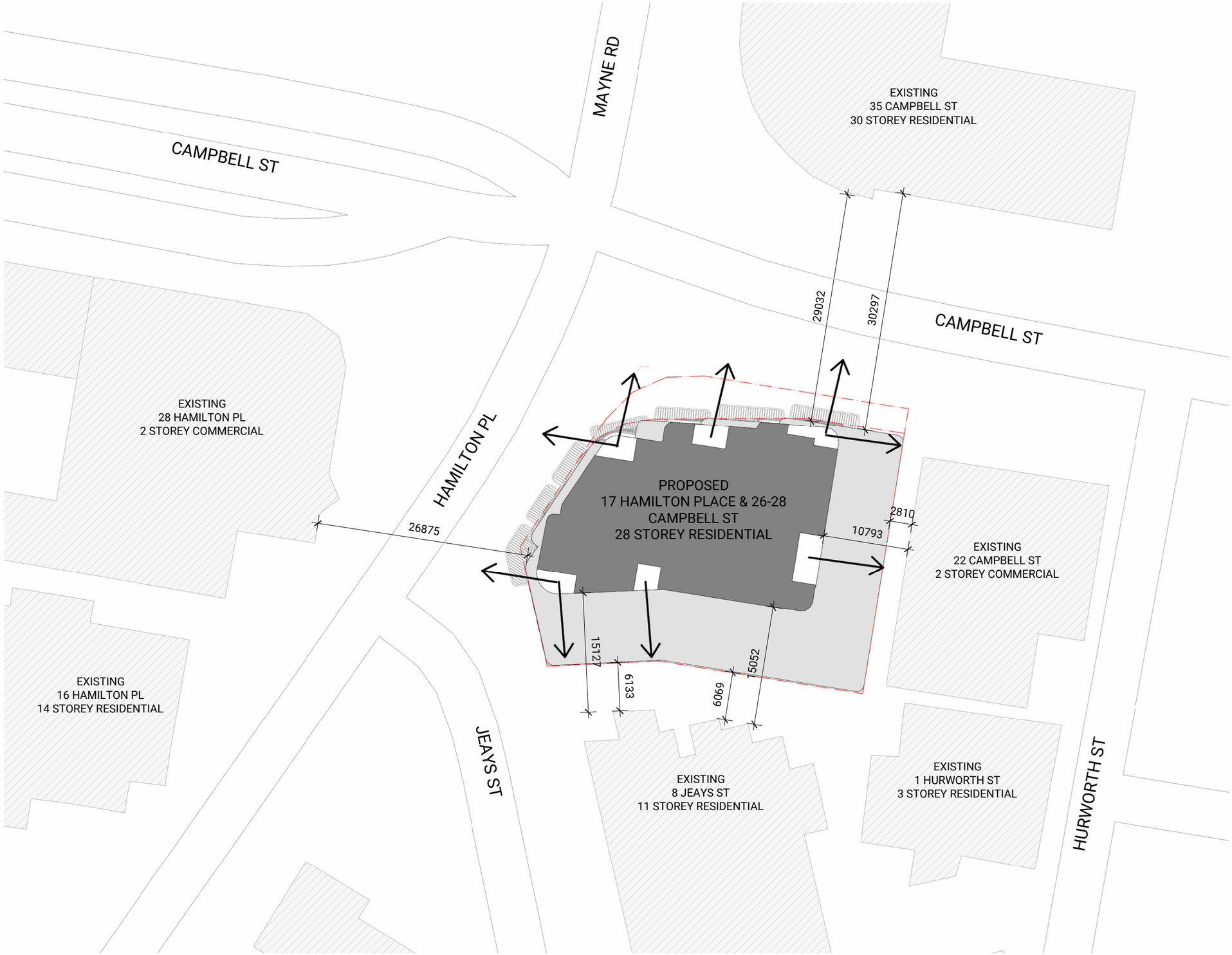
*GROSS FLOOR ARE AND SITE AREA IS CALCULATED AS PER BRISBANE CITY COUNCIL (BCC) DEFINITION

0 5 10 15 20 25m

SCALE 1:500 @ A3 SIZE

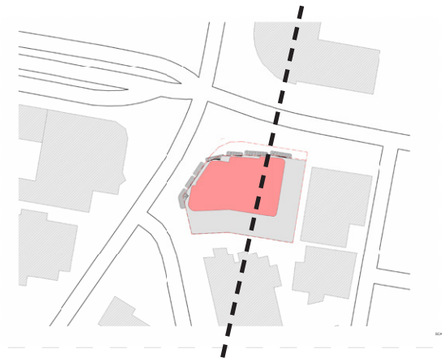
THE ANALYSIS

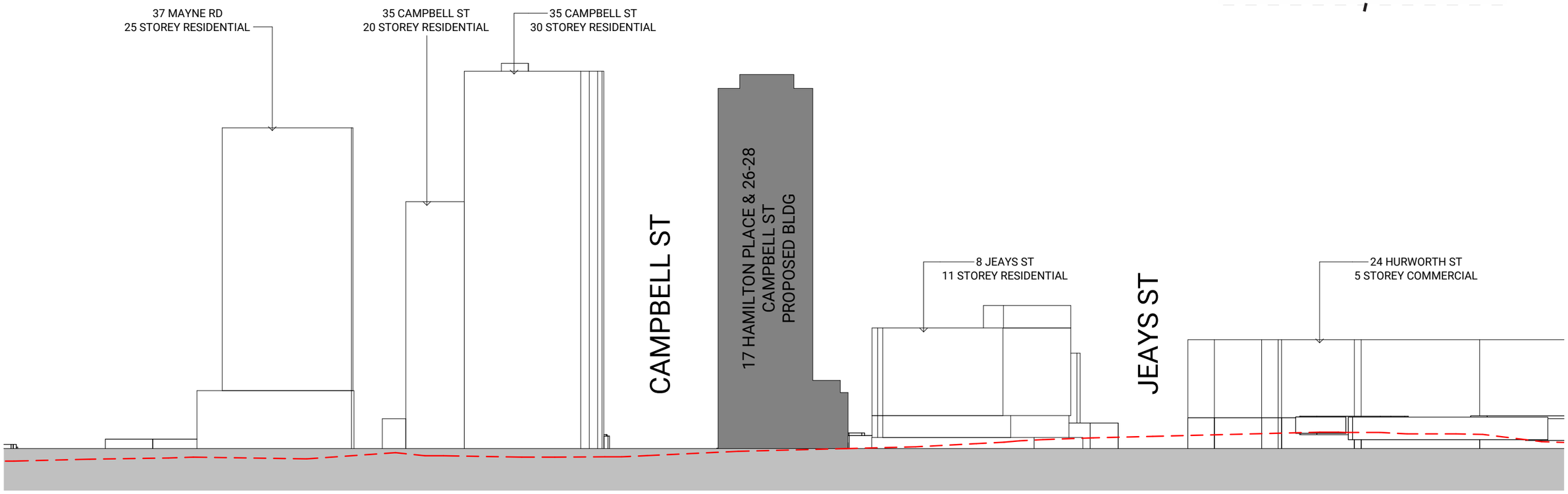
NEIGHBOURHOOD RELATIONSHIP



SCALE 1:500 @ A3 SIZE

LOCAL CONTEXT SECTION - PROPOSAL





0 5 10 15 20 25m

SCALE 1:500 @ A3 SIZE

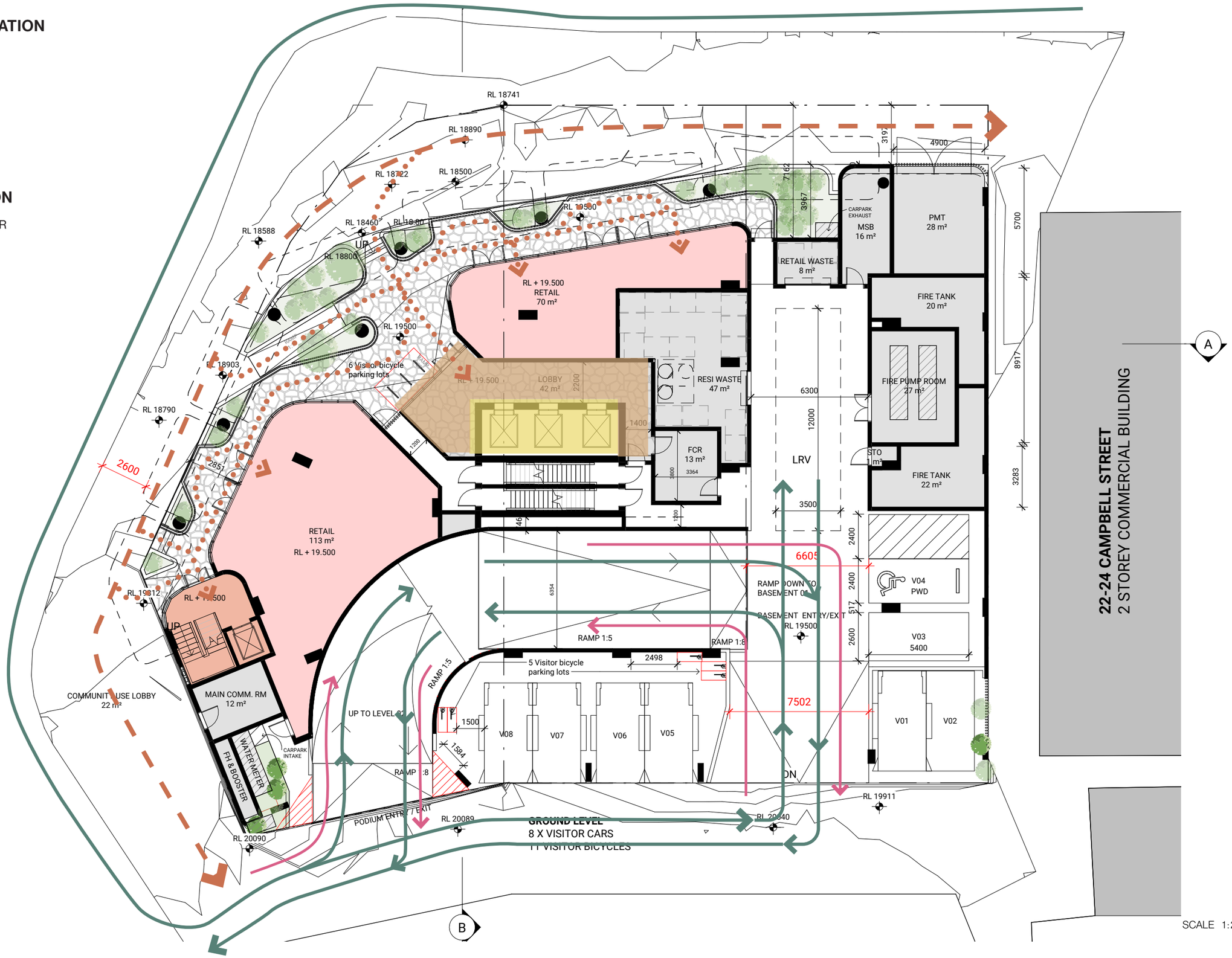
CIRCULATION DIAGRAM

PEDESTRIAN CIRCULATION

- Pedestrian Link
- Pedestrian Entry
- REE)RHU
- Lifts

TRAFFIC CIRCULATION

- 9HLFOU&LUFOWLR
- 9HLFOHFFH
- Bicycle Circulation
- LFFOHFFH



SCALE 1:200 @ A3 SIZE

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