

Project no. 24047
Project Name Northshore Hamilton, Queensland
Date 24/03/2026

- The following areas relate to Site 17, 330 Macarthur Ave, Hamilton QLD 400:

DEVELOPMENT SUMMARY - SITE 17, 330 Macarthur Ave

Area Summary		Area (sqm)	
SITE AREA		7465.98	
PLOT RATIO		1.89	
GFA Calculation:-		Yield:	
GFA Unit Area (NSA)	11,392	TOTAL APARTMENTS	123
TOTAL COMMUNAL AMENITY (INDOOR)	403	TOTAL CARSPACES	195
TOTAL CIRCULATION	854	TOTAL BIKE SPACES	155
TOTAL GFA (NSA + COMMUNAL INDOOR AMENITY + CIRCULATION)		12,649	

ABOVE GROUND - NORTH + SOUTH												
LEVEL	TYPE	GFA (sqm)	NSA (sqm)	POS (sqm)	1 BED	2 BED	3 BED	TOTAL APT	INDOOR AMENITY (sqm)	OUTDOOR AMENITY (sqm)	CIRCULATION (sqm)	BUILDING SERVICES/PLANT/ EQUIPMENT (sqm)
ROOF	PLANT (S)	96							96			429
6	RESIDENTIAL	943	872	167	0	6	3	9			71	38
5	RESIDENTIAL	943	872	167	0	6	3	9			71	38
4	RESIDENTIAL	2,093	1,944	356	2	14	5	21			149	77
3	RESIDENTIAL	2,093	1,944	356	2	14	5	21			149	77
2	RESIDENTIAL	2,093	1,944	356	2	14	5	21			149	77
1	RESIDENTIAL	2,085	1,937	412	2	15	4	21			148	77
G	RESIDENTIAL	2,303	1,879	760	7	11	3	21	307		117	149
TOTAL		12,649	11,392	2,574	15	80	28	123	403	0	854	962

APARTMENT MIX	12%	65%	23%	100%
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BASEMENT					
LEVEL	TYPE	AREA (sqm)	NSA (sqm)	CAR SPACES	BIKE SPACES
B1	BASEMENT	5,560	n/a	195	155
TOTAL		5,560		195	155

BASEMENT					
LEVEL	PROVIDED RESIDENT CAR PARKS	PROVIDED VISITOR CAR PARKS	PROVIDED CAR PARKS	REQUIRED BICYCLE STORAGE	PROVIDED BICYCLE STORAGE
TOTAL	176	19	195	154	155

*174 + 2 PWD *18 + 1 PWD
*Refer traffic report for breakdown and requirements

ABOVE GROUND - NORTH												
LEVEL	TYPE	GFA (sqm)	NSA (sqm)	POS (sqm)	1 BED	2 BED	3 BED	TOTAL APT	INDOOR AMENITY (sqm)	OUTDOOR AMENITY (sqm)	CIRCULATION (sqm)	BUILDING SERVICES/PLANT/ EQUIPMENT (sqm)
ROOF	PLANT/AMENITIES	0										233
4	RESIDENTIAL	1,150	1,072	189	2	8	2	12			78	39
3	RESIDENTIAL	1,150	1,072	189	2	8	2	12			78	39
2	RESIDENTIAL	1,150	1,072	189	2	8	2	12			78	39
1	RESIDENTIAL	1,150	1,072	247	2	8	2	12			78	39
G	RESIDENTIAL	1,387	1,087	430	4	6	2	12	238		62	107
TOTAL		5,987	5,375	1,244	12	38	10	60	238	0	374	496

Note, North tower ground level indoor amenity includes central courtyard amenity

APARTMENT MIX	20%	63%	17%	100%
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ABOVE GROUND -SOUTH												
LEVEL	TYPE	GFA (sqm)	NSA (sqm)	POS (sqm)	1 BED	2 BED	3 BED	TOTAL APT	INDOOR AMENITY (sqm)	OUTDOOR AMENITY (sqm)	CIRCULATION (sqm)	BUILDING SERVICES/PLANT/ EQUIPMENT (sqm)
ROOF	PLANT/AMENITIES	96							96			196
6	RESIDENTIAL	943	872	167	0	6	3	9			71	38
5	RESIDENTIAL	943	872	167	0	6	3	9			71	38
4	RESIDENTIAL	943	872	167	0	6	3	9			71	38
3	RESIDENTIAL	943	872	167	0	6	3	9			71	38
2	RESIDENTIAL	943	872	167	0	6	3	9			71	38
1	RESIDENTIAL	935	865	165	0	7	2	9			70	38
G	RESIDENTIAL	916	792	330	3	5	1	9	69		55	42
TOTAL		6,662	6,017	1,330	3	42	18	63	165		480	466

APARTMENT MIX	5%	67%	29%	100%
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- General Notes:
- Outdoor amenity includes Landscape and Courtyard
 - All area calculations are advisory only and all figures should be checked and verified by a licensed surveyor
 - Gross floor area, 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; orunenclosed private balconies, whether roofed or not.
 - Plot ratio - Ratio of the gross floor area of a building on a site to the area of the site. Where the development includes dedication of land for a new roadway, the site area for calculating the plot ratio does not include the land to be dedicated for the new roadway

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GENERAL NOTES

PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-NSH-4692

Date: 25 May 2026



TP4 24/03/2026 DA AMENDMENT
TP3 17/03/2025 ISSUE FOR INFORMATION
TP2 12/03/2025 DA AMENDMENT
TP1 04/12/2024 DA ISSUE

Rev	Date	Chkd	Reason for Issue
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Based on Drawings
Received:

RIVER GREEN

TOWN PLANNING ISSUE

carr
Level 4
31 Flinders Lane
Melbourne VIC
3000 Australia

+61 3 9665 2300
melb@carr.net.au
carr.net.au

Project SITE 17 NORTHSHORE HAMILTON

Site 17 330 Macarthur Avenue, Hamilton, Queensland

Title DEVELOPMENT SUMMARY

Date Project No 24047

Scale @ Dwg No TP1-0002

Drawn By MH Chkd KW Rev TP4

Buildings / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings.

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GENERAL NOTES

CARS	REQUIRED	PROVIDED
VISITOR (INCLUDING 1 ACCESSIBLE)	19	19
RESIDENT (INCLUDING 2 ACCESSIBLE)	156	176
TANDEM (RESIDENTIAL ONLY)	41	41
TOTAL	176	195

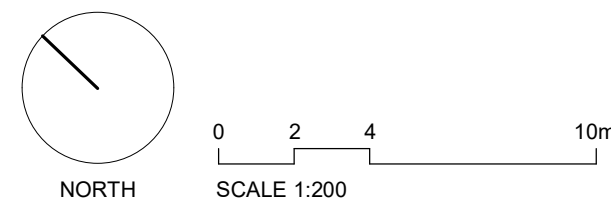
BIKES	REQUIRED	PROVIDED
VISITOR	30	30
RESIDENT	124	125
TOTAL	154	155

TP3 24/03/2026 DA AMENDMENT
TP2 12/03/2025 DA AMENDMENT
TP1 04/12/2024 DA ISSUE

Rev Date Chkd Reason for Issue

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TOWN PLANNING ISSUE

carr
Level 4
31 Flinders Lane
Melbourne VIC
3000 Australia
+61 3 9665 2300
melb@carr.net.au
carr.net.au

Project SITE 17 NORTHSHORE HAMILTON

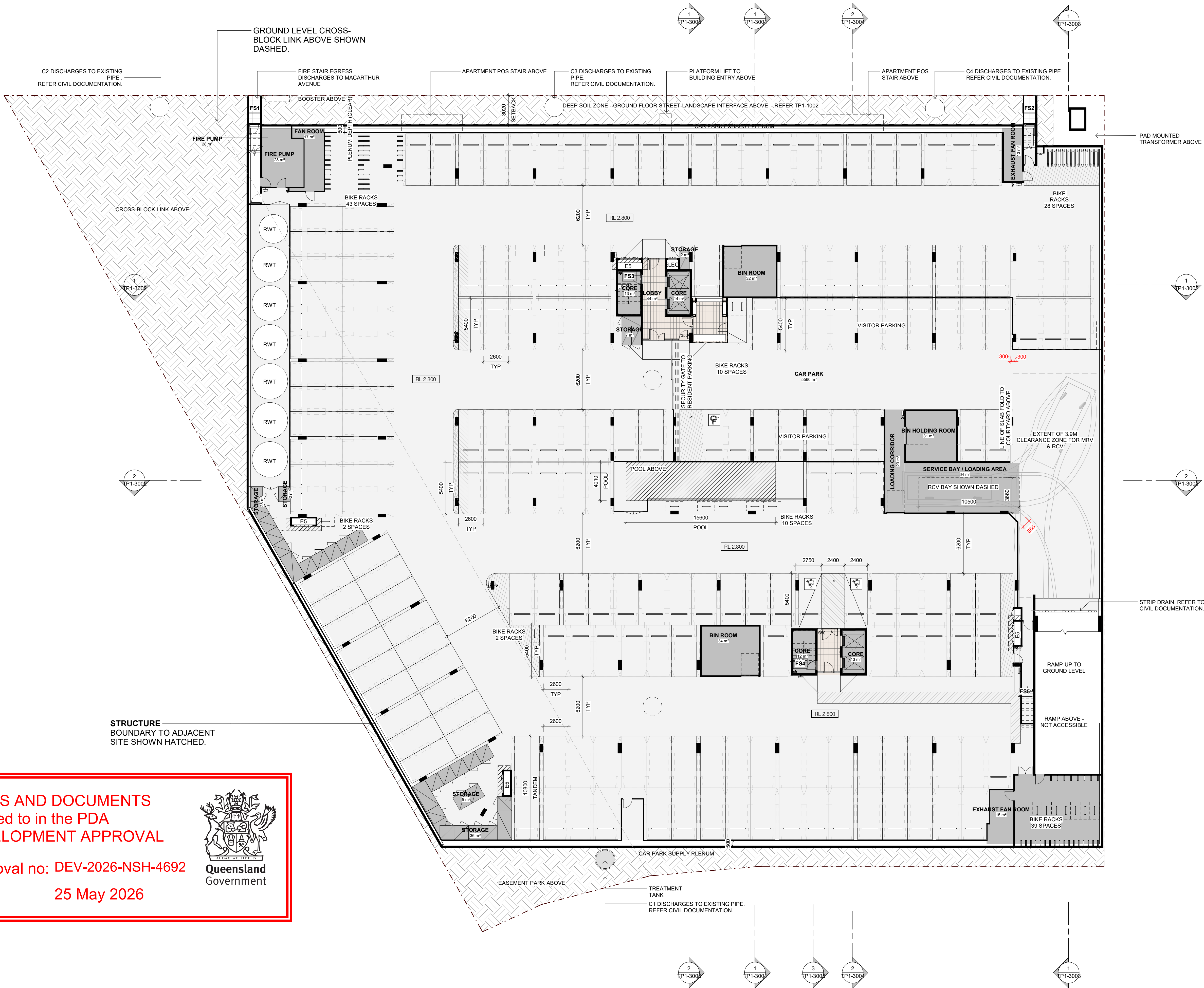
Site 17 330 Macarthur Avenue, Hamilton,
Queensland

Title BASEMENT 01

Date Project No 24047

Scale @ 1 : 200 Dwg No TP1-1001

Drawn By MH/ME Chkd KW Rev TP3



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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GENERAL NOTES

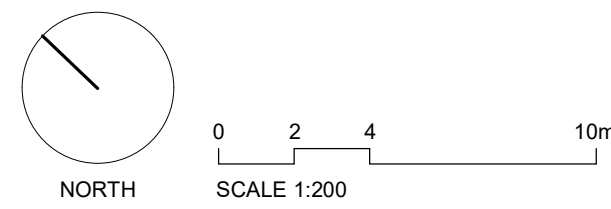


TP3 24/03/2026 DA AMENDMENT
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Level 4
31 Flinders Lane
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3000 Australia
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melb@carr.net.au
carr.net.au

Project SITE 17 NORTHSHORE HAMILTON

Site 17 330 MacArthur Avenue, Hamilton,
Queensland

Title GROUND LEVEL

Date Project No 24047

Scale @ 1:200 Dwg No TP1-1002

Drawn By MH/JM/Chkd KW Rev TP3

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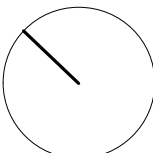
GENERAL NOTES

TP3 24/03/2026 DA AMENDMENT
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TP1 04/12/2024 DA ISSUE

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TOWN PLANNING ISSUE

carr
Level 4
31 Flinders Lane
Melbourne VIC
3000 Australia
+61 3 9665 2300
melb@carr.net.au
carr.net.au

Project SITE 17 NORTHSORE HAMILTON

Site 17 330 Macarthur Avenue, Hamilton,
Queensland
Title LEVEL 01

Date Project No 24047

Scale @ 1 : 200 Dwg No TP1-1003

Drawn By MH/JM/Chkd KW Rev TP3

MACARTHUR AVENUE

AWNING →

SITE 17

COURTYARD BELOW

LINE OF BUILDING OVER

KARAKUL ROAD

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-NSH-4692

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Queensland
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MACARTHUR AVENUE

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GENERAL NOTES

SITE 17

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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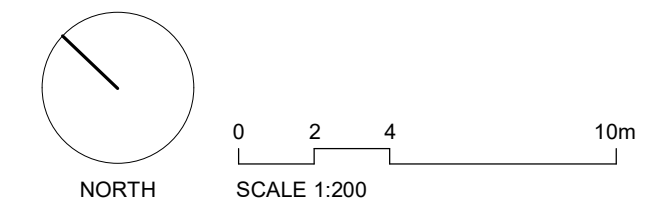


TP3 24/03/2026 DA AMENDMENT
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Rev Date Chkd Reason for Issue

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TOWN PLANNING ISSUE

carr
Level 4
31 Flinders Lane
Melbourne VIC
3000 Australia
+61 3 9665 2300
melb@carr.net.au
carr.net.au

Project SITE 17 NORTHSORE HAMILTON

Site 17 330 Macarthur Avenue, Hamilton,
Queensland
Title LEVEL 02-04 (Typical)

Date Project No 24047

Scale @ 1:200 Dwg No TP1-1004

Drawn By MH/JM/Chkd KW Rev TP3

MACARTHUR AVENUE

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GENERAL NOTES

SITE 17



PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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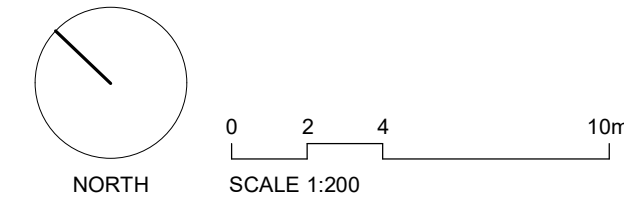
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carr
Level 4
31 Flinders Lane
Melbourne VIC
3000 Australia
+61 3 9665 2300
melb@carr.net.au
carr.net.au

Project SITE 17 NORTHSORE HAMILTON

Site 17 330 Macarthur Avenue, Hamilton,
Queensland

Title LEVEL 05-06 (Typical)

Date Project No 24047

Scale @ 1 : 200 Dwg No TP1-1005

Drawn By MH/JM/Chkd KW Rev TP3

MACARTHUR AVENUE

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GENERAL NOTES

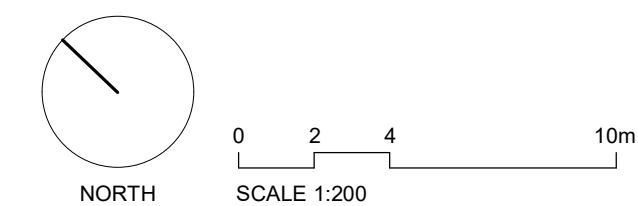
SITE 17

TP3 24/03/2026 DA AMENDMENT
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TP1 04/12/2024 DA ISSUE

Rev Date Chkd Reason for Issue

Based on Drawings
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TOWN PLANNING ISSUE

carr
Level 4
31 Flinders Lane
Melbourne VIC
3000 Australia
+61 3 9665 2300
melb@carr.net.au
carr.net.au

Project SITE 17 NORTHSORE HAMILTON

Site 17 330 Macarthur Avenue, Hamilton,
Queensland

Title LEVEL 07 (Roof Amenities)

Date Project No 24047

Scale @ 1 : 200 Dwg No TP1-1006

Drawn By MH/JM/Chkd KW Rev TP3

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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GENERAL NOTES

LEGEND

REN-01 - RENDER FINISH

REN-02 - RENDER FINISH

SCR-01 - METAL SCREENS (TIMBER LOOK)

SCR-02 - WIRE MESH SCREEN (LANDSCAPE PLANTING)

SCR-03 - ROOFTOP TRELLIS

SCR-04 - METAL BATTEN SCREEN (PMT ENCLOSURE)

SCR-05 - METAL SCREEN (ROOF PLANT)

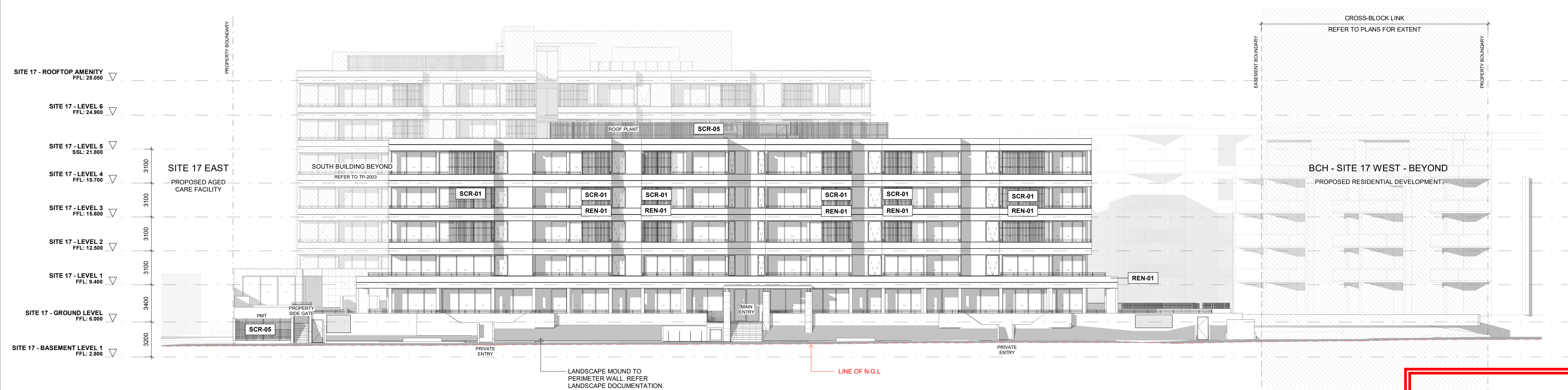
SCR-06 - METAL BATTEN SCREEN (DRIVEWAY ENTRY)

GL-01 - CLEAR GLAZING

MAS-01 - TEXTURED MASONRY/ RENDER FINISH

LVR-01 - VENTILATION LOUVRES

MET-01 - METAL BALUSTRADE

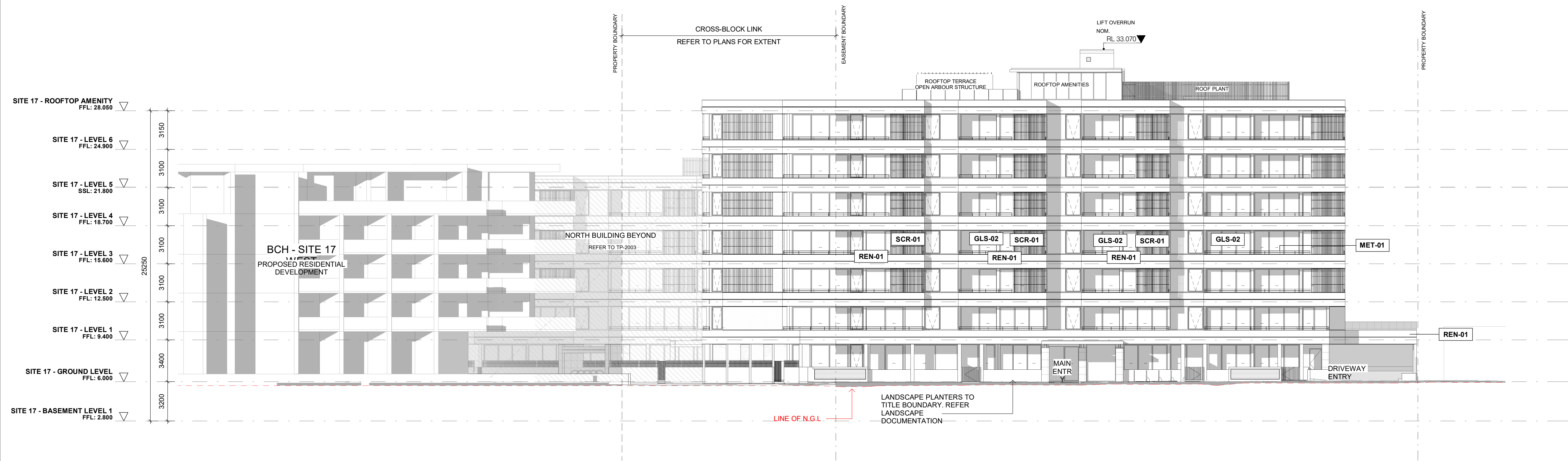


1 PROPOSED NORTH ELEVATION - MACARTHUR AVE
SS_TP1-0303 SCALE 1 : 200

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-NSH-4692

Date: 25 May 2026



2 PROPOSED SOUTH ELEVATION - KARAKUL RD
SS_TP1-0303 SCALE 1 : 200

TP3 24/03/2026 DA AMENDMENT
TP2 12/03/2025 DA AMENDMENT
TP1 04/12/2024 DA ISSUE

Rev Date Chkd Reason for Issue

Based on Drawings
Received:

RIVER GREEN

0 2 4 10m
SCALE 1:200

TOWN PLANNING ISSUE

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Level 4
31 Flinders Lane
Melbourne VIC
3000 Australia
+61 3 9665 2300
melb@carr.net.au
carr.net.au

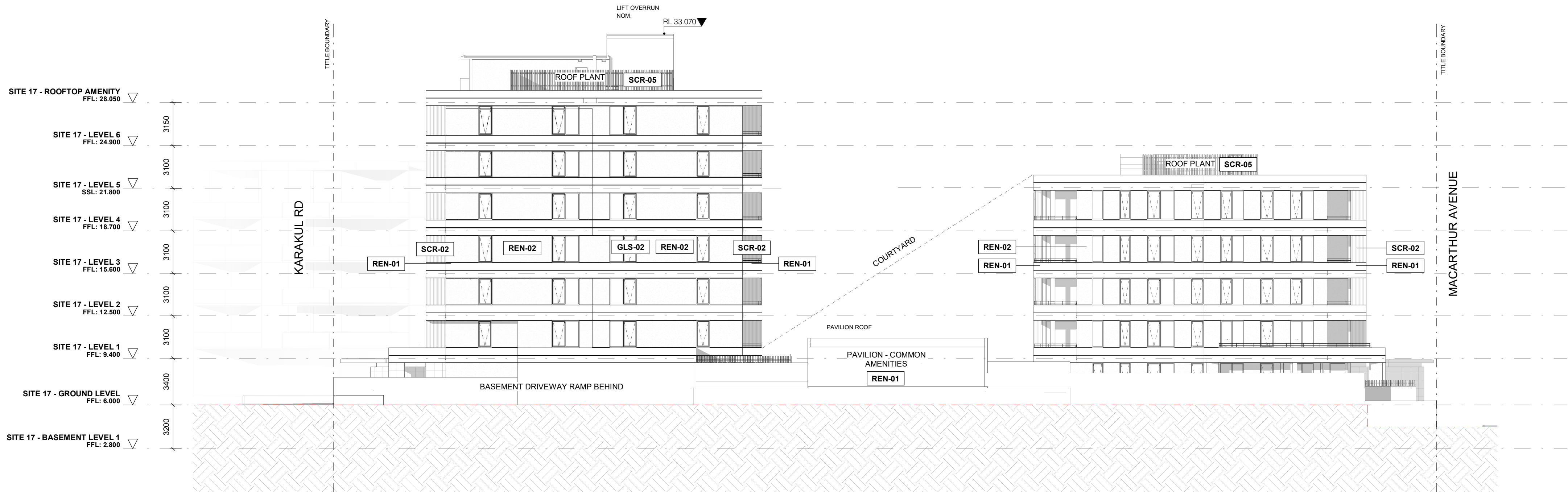
Project SITE 17 NORTHSHORE HAMILTON

Site 17 330 Macarthur Avenue, Hamilton,
Queensland
Title ELEVATION - NORTH + SOUTH

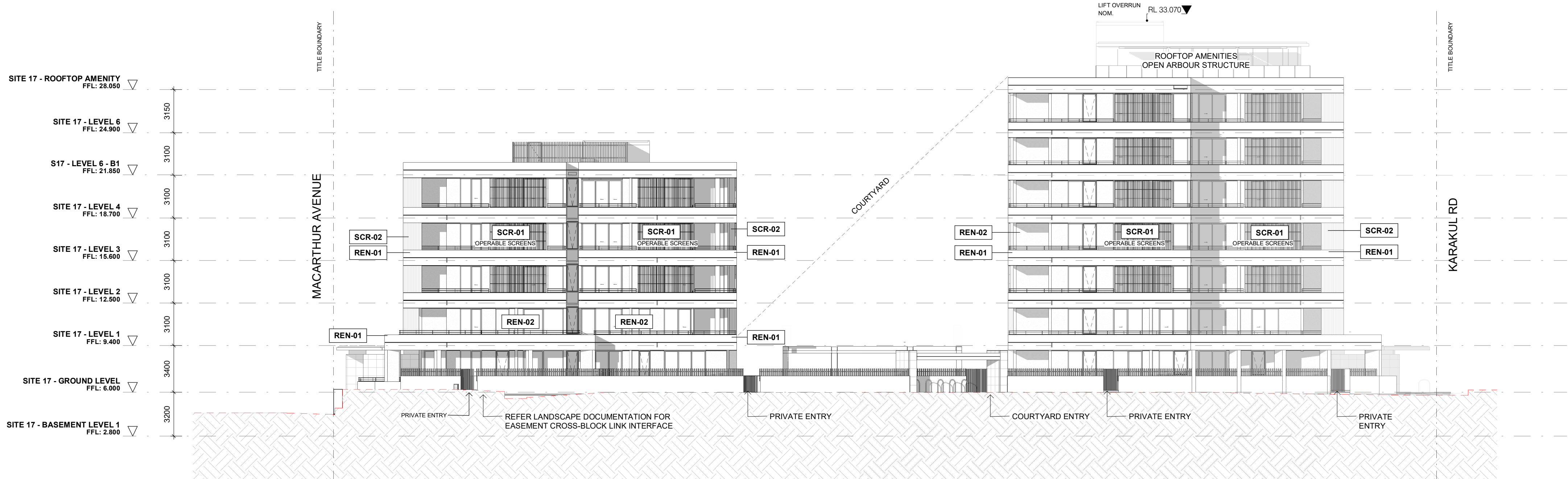
Date Project No 24047

Scale @ 1 : 200 Dwg No TP1-2001

Drawn By MH/ME Chkd KW Rev TP3



1 PROPOSED EAST ELEVATION
SK-RFL-01 SCALE 1 : 200



2 PROPOSED WEST ELEVATION
SS_TP1-0303 SCALE 1 : 200

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GENERAL NOTES

LEGEND

REN-01 - RENDER FINISH

REN-02 - RENDER FINISH

SCR-01 - METAL SCREENS (TIMBER LOOK)

SCR-02 - WIRE MESH SCREEN (LANDSCAPE PLANTING)

SCR-03 - ROOFTOP TRELLIS

SCR-04 - METAL BATTEN SCREEN (PMT ENCLOSURE)

SCR-05 - METAL SCREEN (ROOF PLANT)

SCR-06 - METAL BATTEN SCREEN (DRIVEWAY ENTRY)

GL-01 - CLEAR GLAZING

MAS-01 - TEXTURED MASONRY/ RENDER FINISH

LVR-01 - VENTILATION LOUVRES

MET-01 - METAL BALUSTRADE

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RIVER
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0 2 4 10m
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TOWN PLANNING ISSUE

carr
Level 4
31 Flinders Lane
Melbourne VIC
3000 Australia
+61 3 9665 2300
melb@carr.net.au
carr.net.au

Project SITE 17 NORTHSHORE HAMILTON

Site 17 330 Macarthur Avenue, Hamilton,
Queensland

Title ELEVATION - EAST + WEST

Date Project No 24047

Scale @ 1 : 200 Dwg No TP1-2002

Drawn By MH/ME Chkd KW Rev TP3

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LVR-01 - VENTILATION LOUVRES

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Project SITE 17 NORTHSHORE HAMILTON

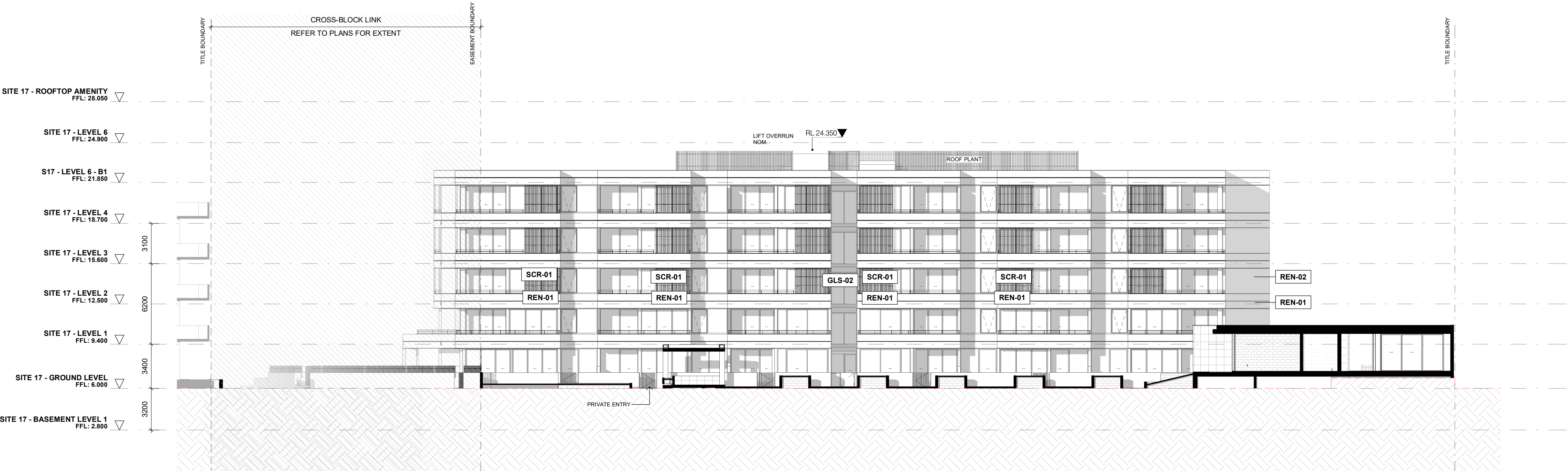
Site 17 330 Macarthur Avenue, Hamilton,
Queensland

Title ELEVATION - INTERNAL COURTYARD

Date Project No 24047

Scale @ 1 : 200 Dwg No TP1-2003

Drawn By MH/ME Chkd KW Rev TP3



1 PROPOSED INTERNAL COURTYARD ELEVATION - BUILDING 1
SK-RF1-01 SCALE 1 : 200



2 PROPOSED INTERNAL COURTYARD ELEVATION - BUILDING 2
SS_TP1-030 SCALE 1 : 200

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SCR-05 - METAL SCREEN (ROOF PLANT)

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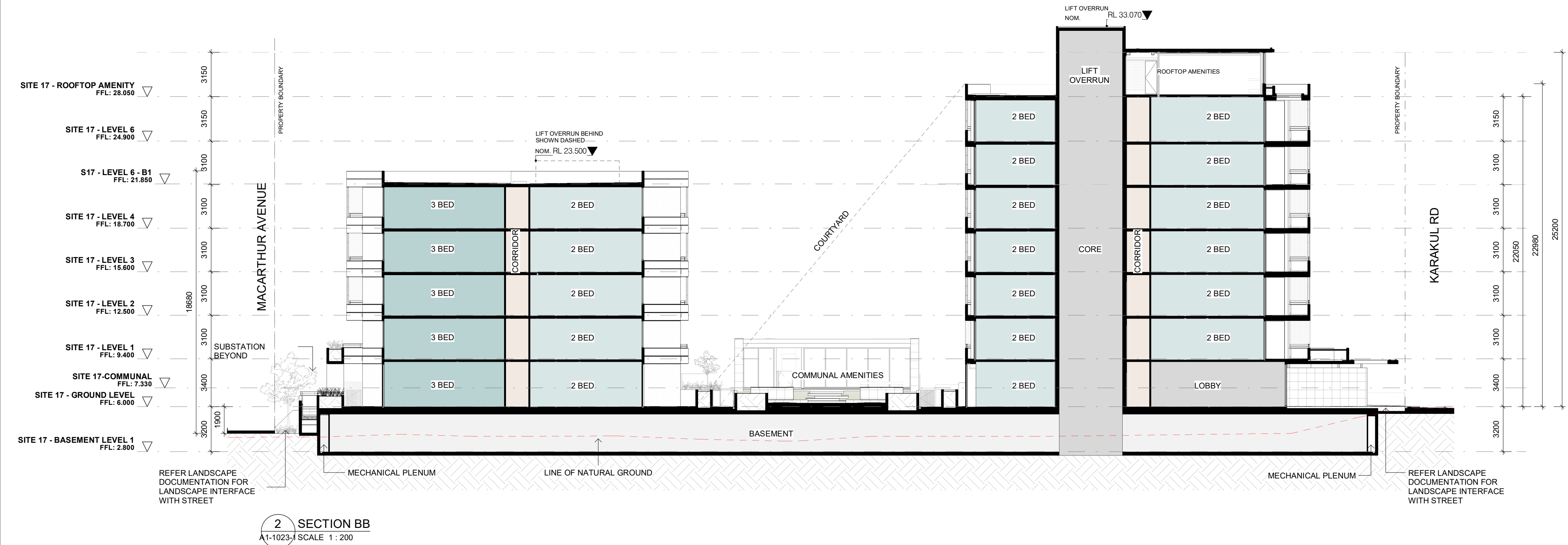
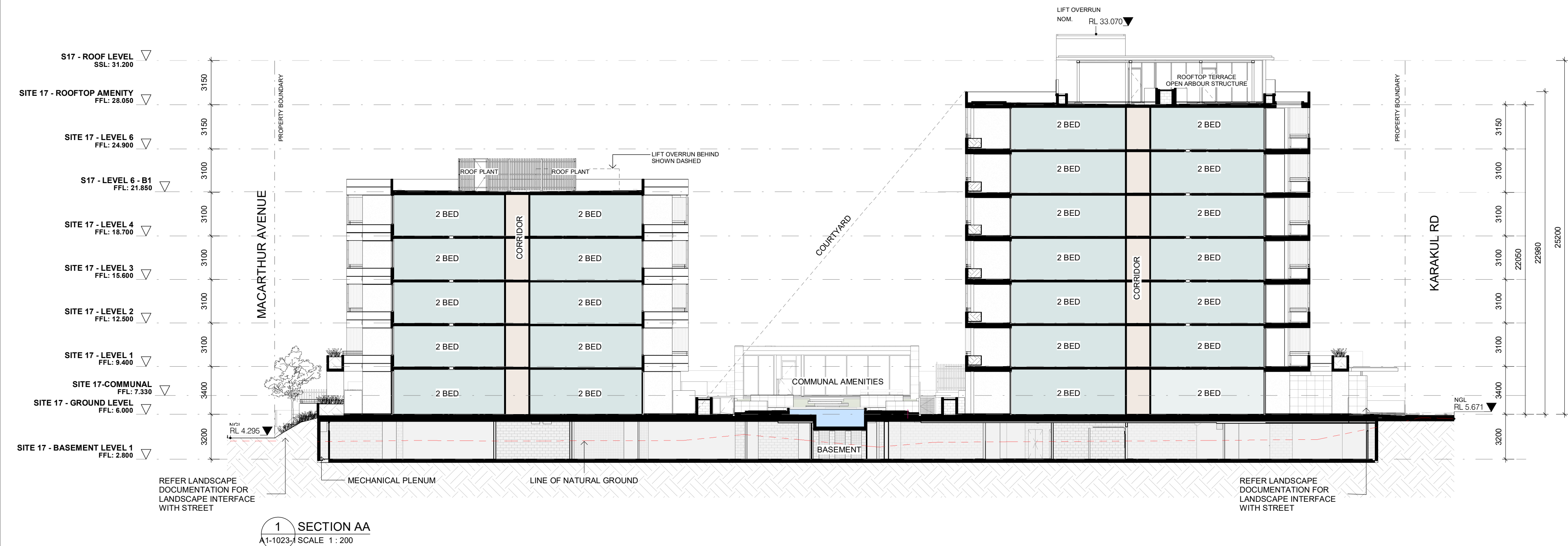
Site 17 330 Macarthur Avenue, Hamilton,
Queensland

Title BUILDING SECTIONS - NORTH + SOUTH

Date Project No 24047

Scale @ 1 : 200 Dwg No TP1-3001

Drawn By MH/ME Chkd KW Rev TP3



Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings.

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© Carr Interiors ABN 56 126 212 575

GENERAL NOTES

LEGEND

REN-01 - RENDER FINISH

REN-02 - RENDER FINISH

SCR-01 - METAL SCREENS (TIMBER LOOK)

SCR-02 - WIRE MESH SCREEN (LANDSCAPE PLANTING)

SCR-03 - ROOFTOP TRELLIS

SCR-04 - METAL BATTEN SCREEN (PMT ENCLOSURE)

SCR-05 - METAL SCREEN (ROOF PLANT)

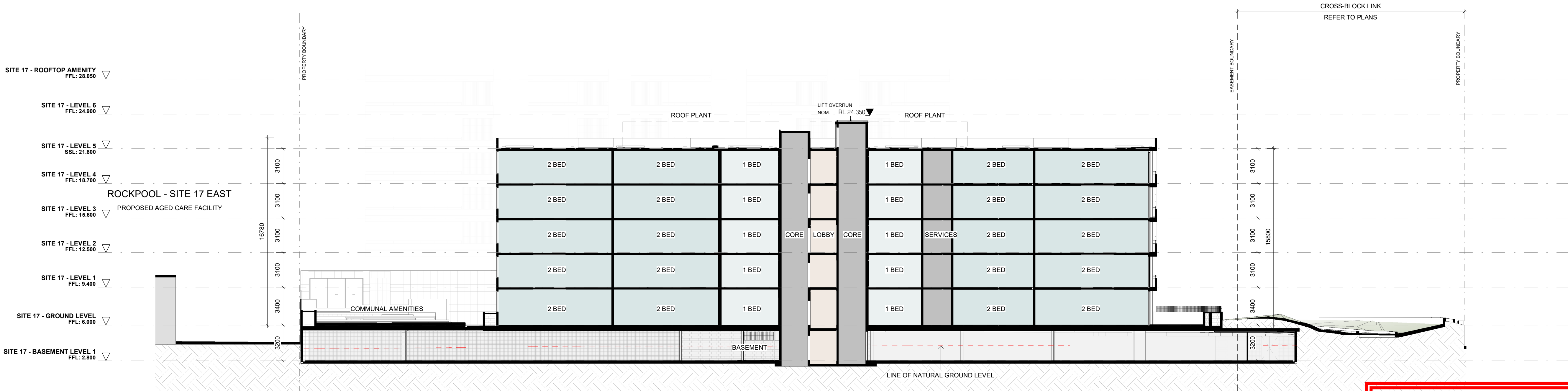
SCR-06 - METAL BATTEN SCREEN (DRIVEWAY ENTRY)

GL-01 - CLEAR GLAZING

MAS-01 - TEXTURED MASONRY/ RENDER FINISH

LVR-01 - VENTILATION LOUVRES

MET-01 - METAL BALUSTRADE

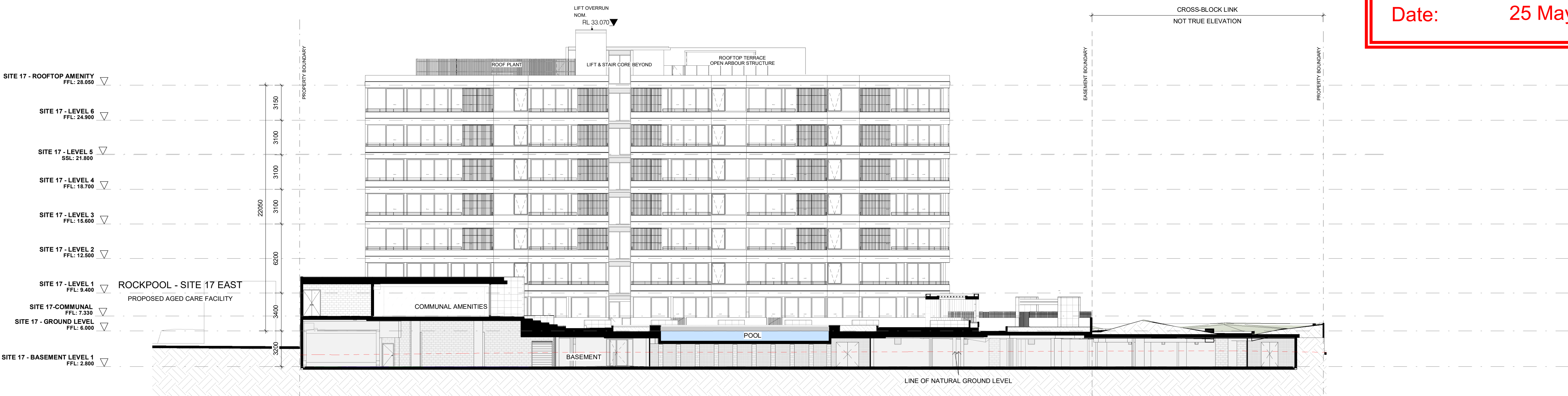


1 SECTION CC
TP1-100/ SCALE 1: 200

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-NSH-4692

Date: 25 May 2026



2 SECTION DD
SCALE 1: 200

TP3 24/03/2026 DA AMENDMENT
TP2 12/03/2025 DA AMENDMENT
TP1 04/12/2024 DA ISSUE

Rev Date Chkd Reason for Issue

Based on Drawings
Received:

RIVER
GREEN

0 2 4 10m
SCALE 1:200

TOWN PLANNING ISSUE

carr
Level 4
31 Flinders Lane
Melbourne VIC
3000 Australia
+61 3 9665 2300
melb@carr.net.au
carr.net.au

Project SITE 17 NORTHSHORE HAMILTON

Site 17 330 Macarthur Avenue, Hamilton,
Queensland

Title BUILDING SECTIONS - EAST + WEST

Date Project No 24047

Scale @ 1: 200 Dwg No TP1-3002

Drawn By MH/ME Chkd KW Rev TP3

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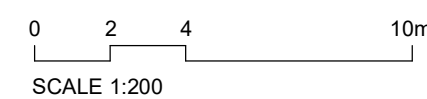
GENERAL NOTES



Rev	Date	Chkd	Reason for Issue
-----	------	------	------------------

Based on Drawings
Received:

RIVERGREEN



TOWN PLANNING ISSUE

Level 4
31 Flinders Lane
Melbourne VIC
3000 Australia

+61 3 9665 2300

melb@carr.net.au
carr.net.au

Project SITE 17 NORTHSORE HAMILTON

Site 17 330 Macarthur Avenue, Hamilton,

Title	BUILDING SECTIONS - RAMP
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Date _____ Project No 24047

Scale @ 1 : 200 Dwg No TP1-3003

Drawn By MH/ME Chkd KW Rev TP3

Drawn By MH/ME Chkd KW Rev TP3

LEGEND

REN-01 - RENDER FINISH

REN-02 - RENDER FINISH

SCR-01 - METAL SCREENS (TIMBER LOOK)

SCR-02 - WIRE MESH SCREEN (LANDSCAPE PLANTING)

SCR-03 - ROOFTOP TRELLIS

SCR-04 - METAL BATTEN SCREEN (PMT ENCLOSURE)

SCR-05 - METAL SCREEN (ROOF PLANT)

SCR-06 - METAL BATTEN SCREEN (DRIVEWAY ENTRY)

GL-01 - CLEAR GLAZING

MAS-01 - TEXTURED MASONRY / RENDER FINISH

LVR-01 - VENTILATION LOUVRES

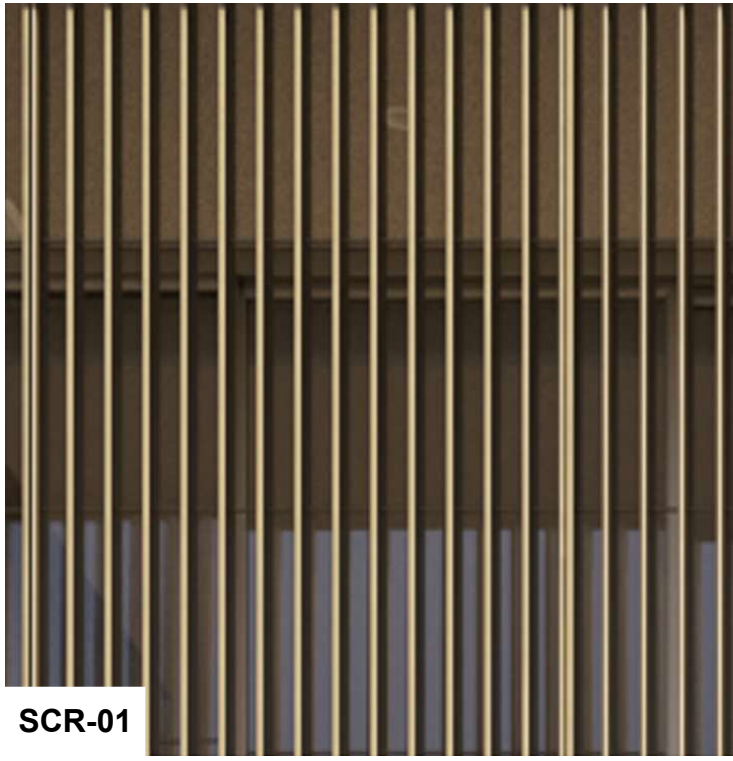
MET-01 - METAL BALUSTRADE



REN-01



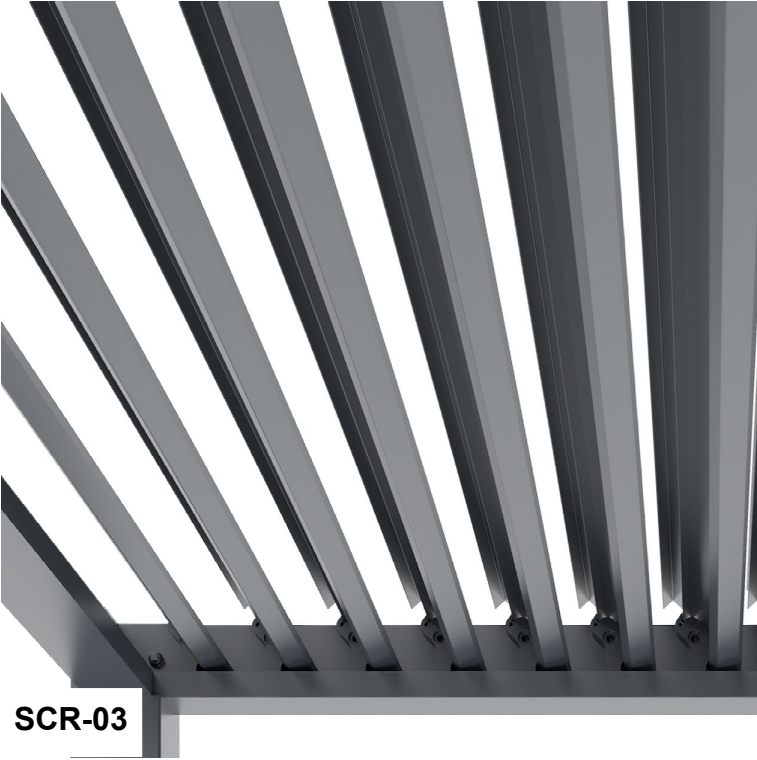
REN-02



SCR-01



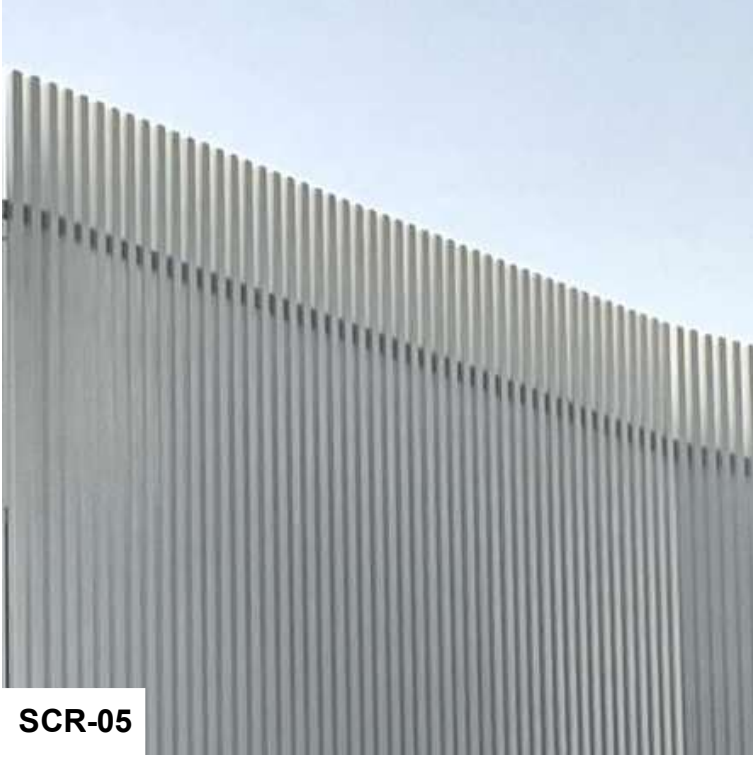
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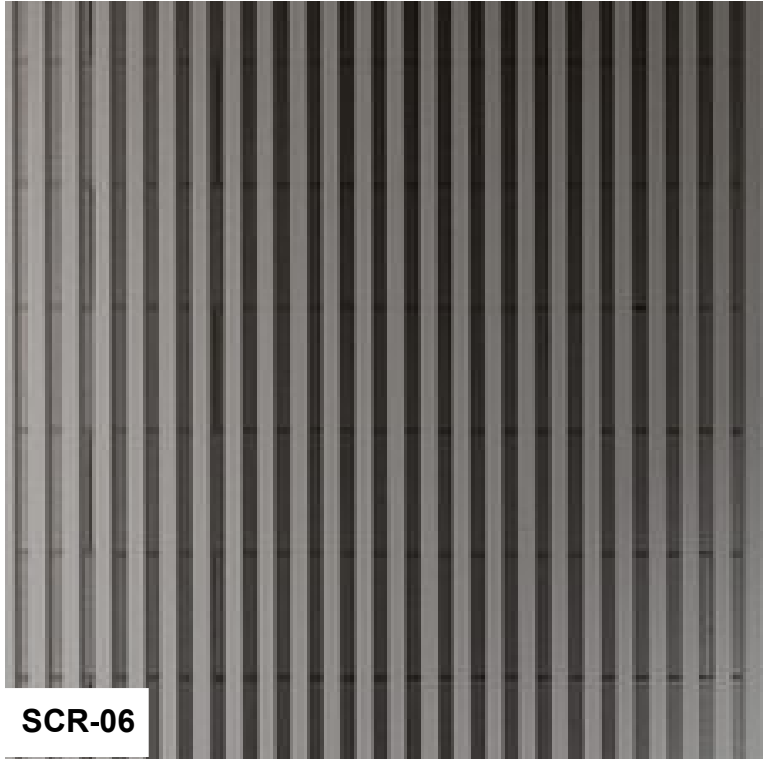
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SCR-04



SCR-05



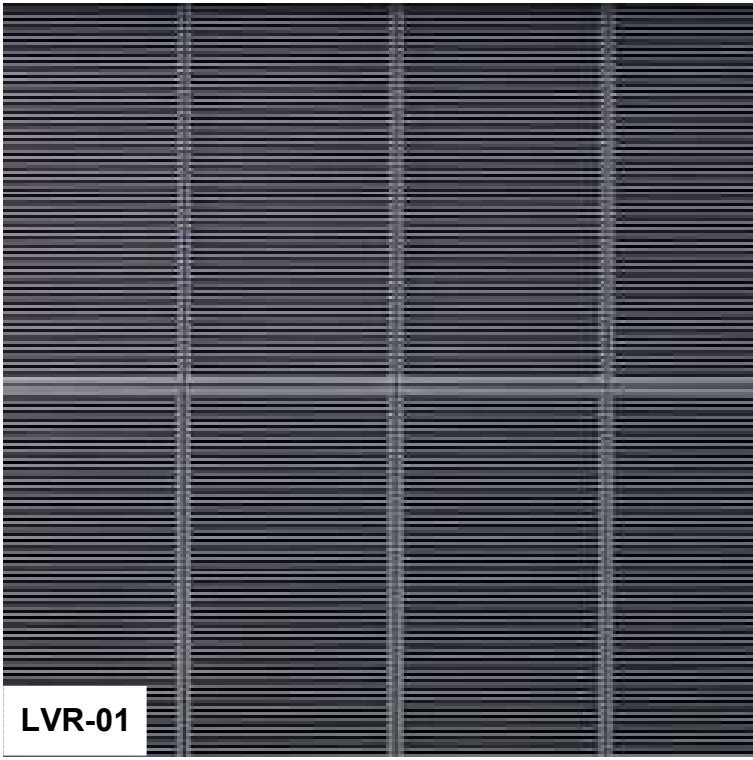
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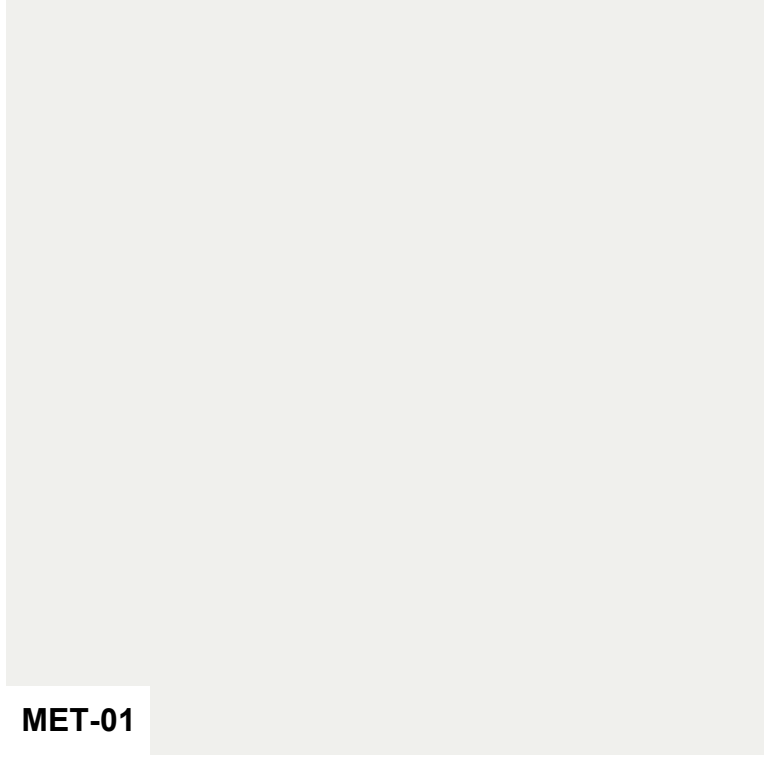
GL-01



MAS-01



LVR-01



MET-01

PLANS AND DOCUMENTS
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Approval no: DEV-2026-NSH-4692

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TP3 24/03/2026 DA AMENDMENT
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Rev Date Chkd Reason for Issue

Based on Drawings
Received:

RIVER GREEN

TOWN PLANNING ISSUE

Level 4
31 Flinders Lane
Melbourne VIC
3000 Australia

+61 3 9665 2300
melb@carr.net.au
carr.net.au

Project SITE 17 NORTHSHORE HAMILTON

Site 17 330 Macarthur Avenue, Hamilton,
Queensland

Title MATERIAL PALETTE

Date Project No 24047

Scale @ 1 : 200 Dwg No TP1-4001

Drawn By MH/ME Chkd KW Rev TP3