

DKO

SGCH Meadowbrook

DEVELOPMENT APPLICATION
8/04/2026

SGCH Meadowbrook - Development Application			
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Design Statement

We acknowledge and pay respect to the Yagara and Yugambeh people, the Traditional Custodians of the land on which this project stands, and honour their Elders past, present and emerging. We also acknowledge the many Aboriginal people from other regions as well as Torres Strait and South Sea Islander people who now live in the local area and have made an important contribution to the community.

The proposed building is conceived as a simple, legible composition of three primary built forms connected by naturally lit and ventilated circulation corridors. This approach breaks down the overall scale of the development, allowing the building to sit more comfortably within its context while providing residents with light-filled, breezy circulation spaces that encourage passive environmental performance and visual connection to the surrounding landscape.

The site presents several environmental challenges, most notably its position within a sensitive acoustic zone created by a motorway to the south and associated on/off ramps to the west. The architectural response strategically positions generous landscape buffers at ground level along these sensitive edges, creating a layered interface between infrastructure and the residential environment. These planted setbacks work in tandem with the built form to soften noise and provide a calmer, more protected setting for residents.

Climatic considerations have also been central to the design response. The site experiences strong solar exposure due to its north–south orientation which results in extensive western façades. To mitigate the impacts of the western sun, the building incorporates a range of passive solar strategies. Deep, full-frontage balconies provide substantial shading to habitable spaces, while carefully oriented sun-shading devices shield the north-east and north-western sun. These strategies reduce heat gain, improve comfort, and contribute to the overall environmental performance of the building.

The architectural expression further responds to the elongated site by breaking the façade into a series of smaller elements. Rather than reading as a single continuous structure, the building is articulated to appear as a collection of smaller buildings. This modulation reduces perceived scale, enhances visual interest, and allows for variation in façade rhythm and materiality.

At ground level, the development prioritises high-quality communal amenity set within a protected landscape setting. A network of outdoor spaces provides a diverse range of opportunities for residents to gather, relax, and engage with their neighbours. These areas include quiet seated zones, community gardens, dog off-leash areas, barbeque spaces, open lawns, and children’s play areas. Together, these amenities foster a strong sense of community while taking advantage of the landscaped buffers that protect the site from surrounding infrastructure.

Through a clear response to environmental constraints and opportunities, the design delivers a proposition that values and priorities resident comfort in all aspects.



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DEVELOPMENT
APPLICATION

Project Name
Project Number
Date
Scale

SGCH Meadowbrook
00013982
8/04/2026
@A3

Drawing Name
Drawing Number
Revision

Design Statement
DA002
A

DKO

Site Analysis

CONTEXT

KEY

SUBJECT SITE

TRAIN STATION

TRAIN ROUTE

BUS STATIONS

VEHICULAR ACCESS

PARKING

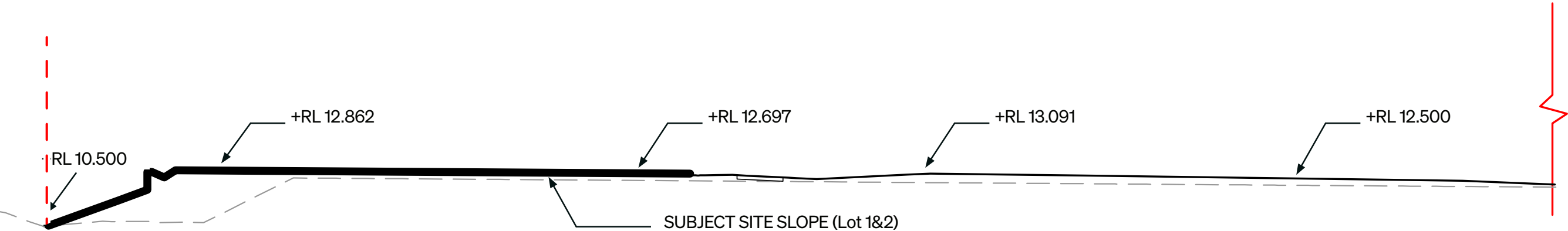


CONTEXT

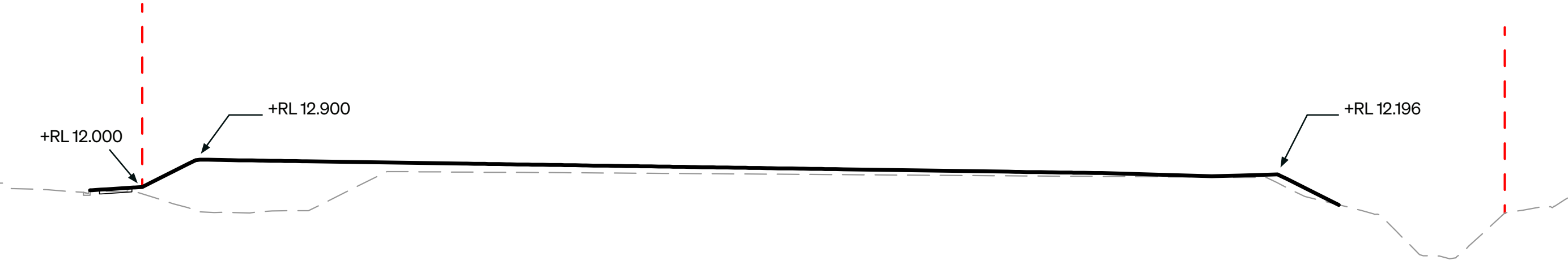
KEY	
SUBJECT SITE	
CROSSOVER	
BUS STATION	
INDUSTRIAL	
RESIDENTIALS	
STUDENT ACCOMMODATION	



SITE CONTOURS

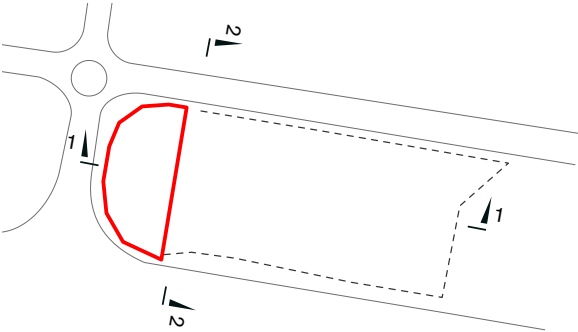


SECTION 1



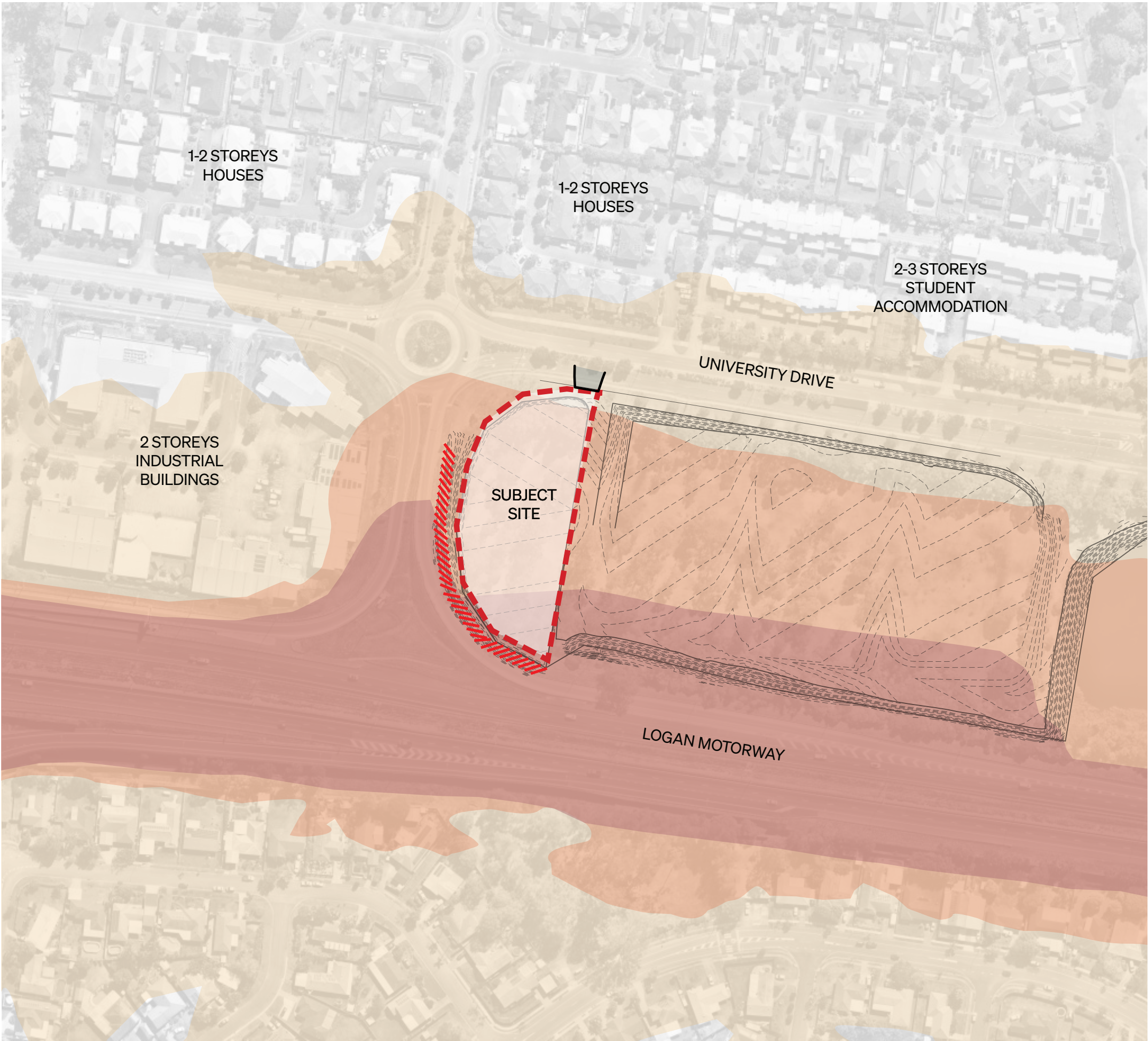
SECTION 2

KEY	
EXISTING TERRAIN	---
PROPOSED TERRAIN	—
BOUNDARY	- - -



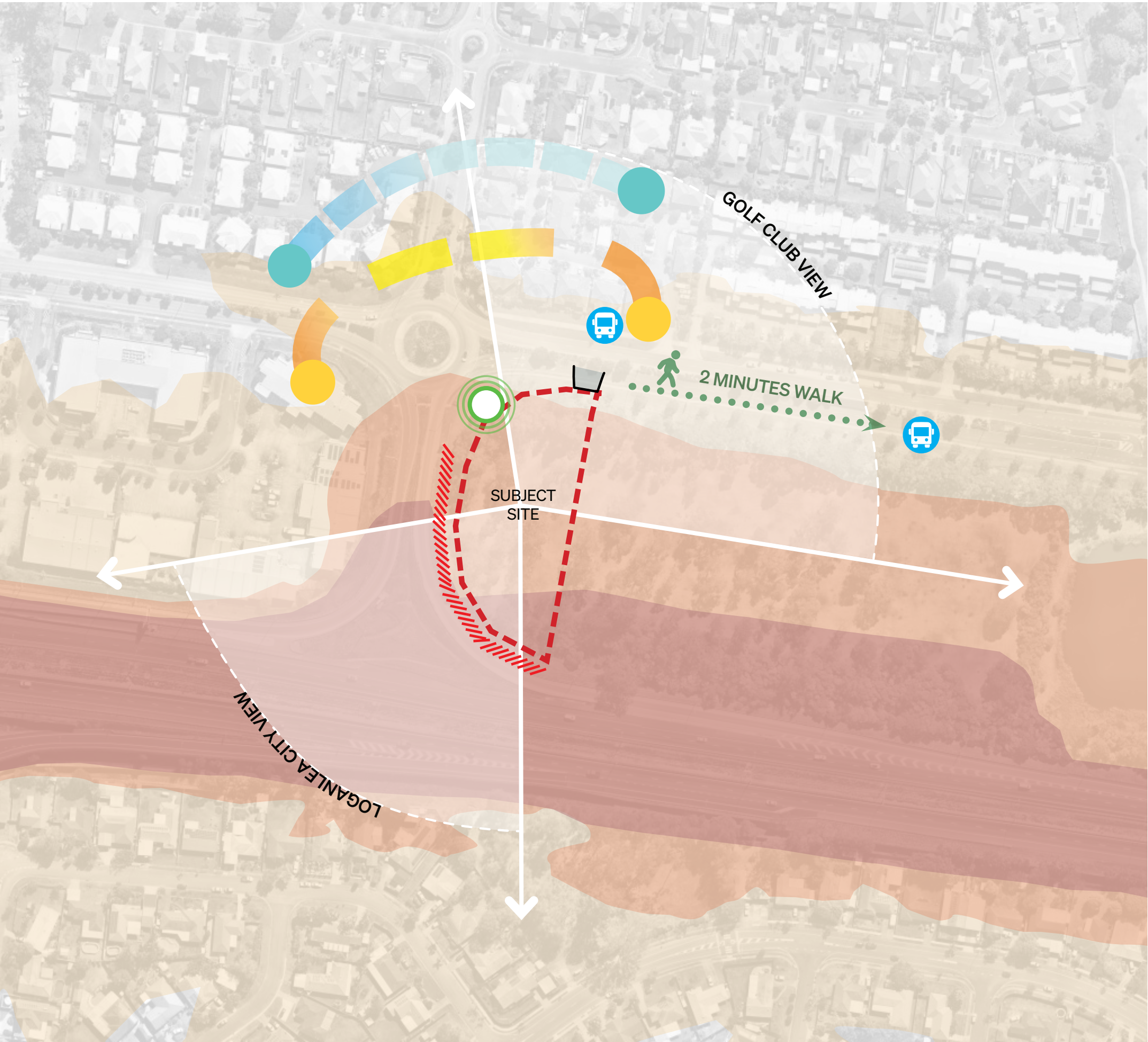
NOISE OVERLAYS

KEY	
SUBJECT SITE	
SENSITIVE INTERFACE	
EXISTING CROSSOVER	
NOISE LEVEL CATEGORY 2: <63 dB(A)	
NOISE LEVEL CATEGORY 3: <68 dB(A)	
NOISE LEVEL CATEGORY 4: <73 dB(A)	



OPPORTUNITIES & CONSTRAINTS

KEY	
SUBJECT SITE	
SENSITIVE INTERFACE	
KEY CORNER	
EXISTING CROSSOVER	
PROPOSED RELOCATED BUS STATION	
PEDESTRAIN PATH	
NOISE LEVEL CATEGORY 2: <63 dB(A)	
NOISE LEVEL CATEGORY 3: <68 dB(A)	
NOISE LEVEL CATEGORY 4: <73 dB(A)	



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Design

Design Principles



01
PROVIDE GREAT
AMENITY



02
PASSIVE DESIGN



03
BUILDING
OPERATIONAL
REQUIREMENTS



04
DURABLE AND
EFFICIENT



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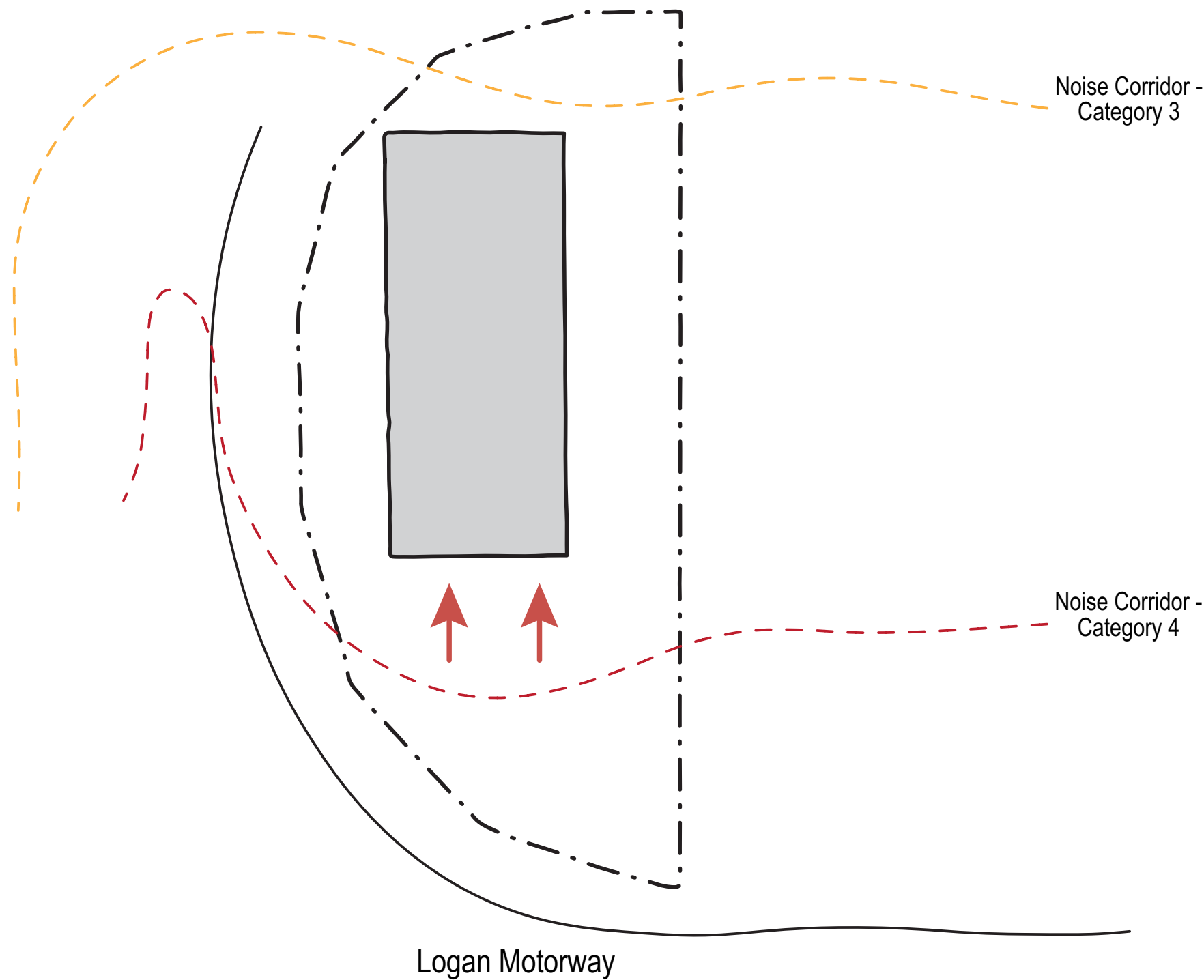
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00013982
8/04/2026
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Drawing Name
Drawing Number
Revision

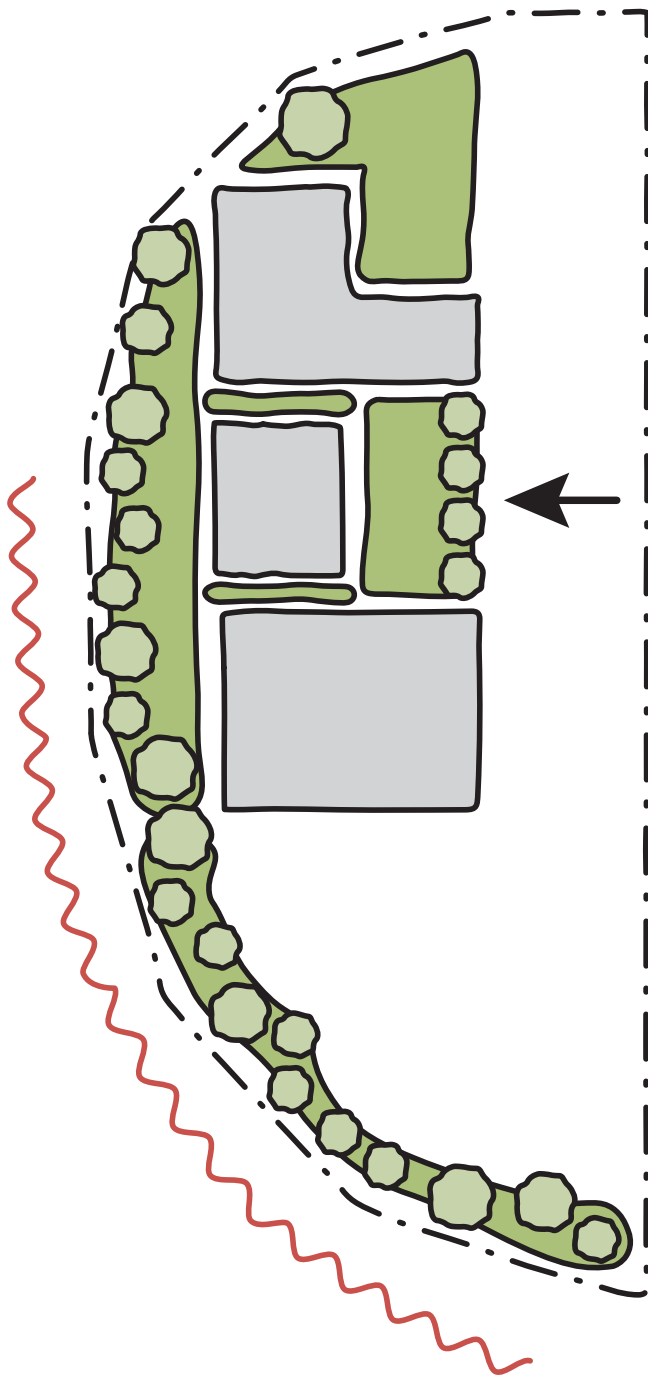
Design Principles
DA202
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Design Diagram 1



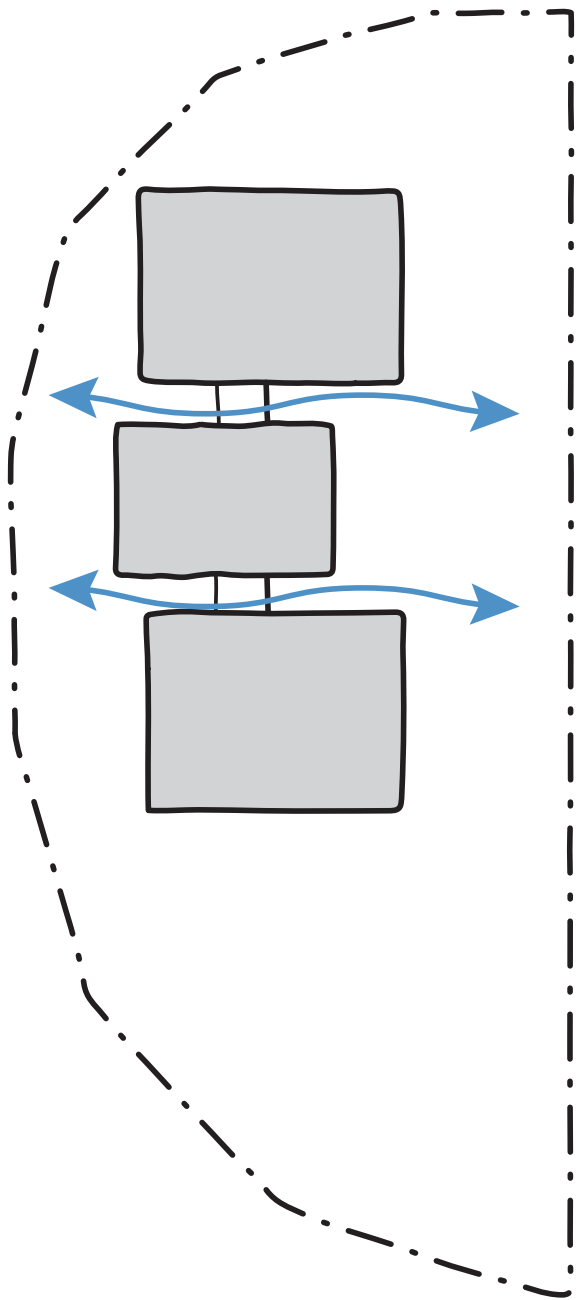
Building pushed to the North of the site,
away from the Logan Motorway.

Design Diagram 2



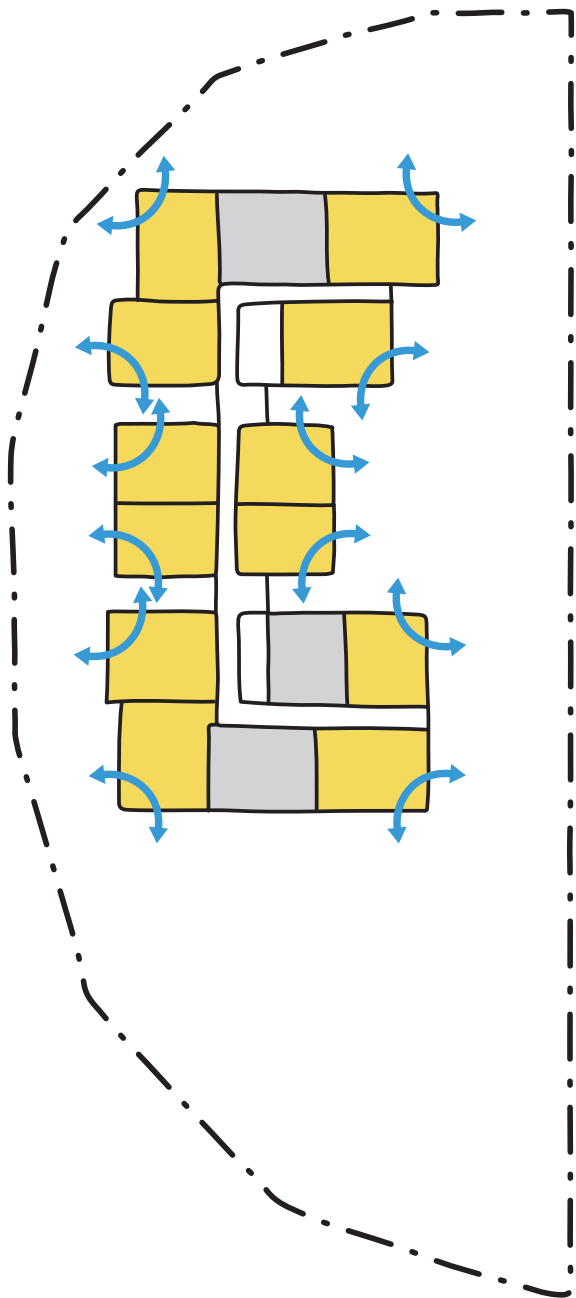
Building shaped to create resident amenities on the ground plane; whilst sheltering against noise.

Design Diagram 3



Form of the building broken up for articulation, natural light and ventilation.

Design Diagram 4



Dual aspect to 80% of the total dwellings on each floor plate;
no western-only orientated units.



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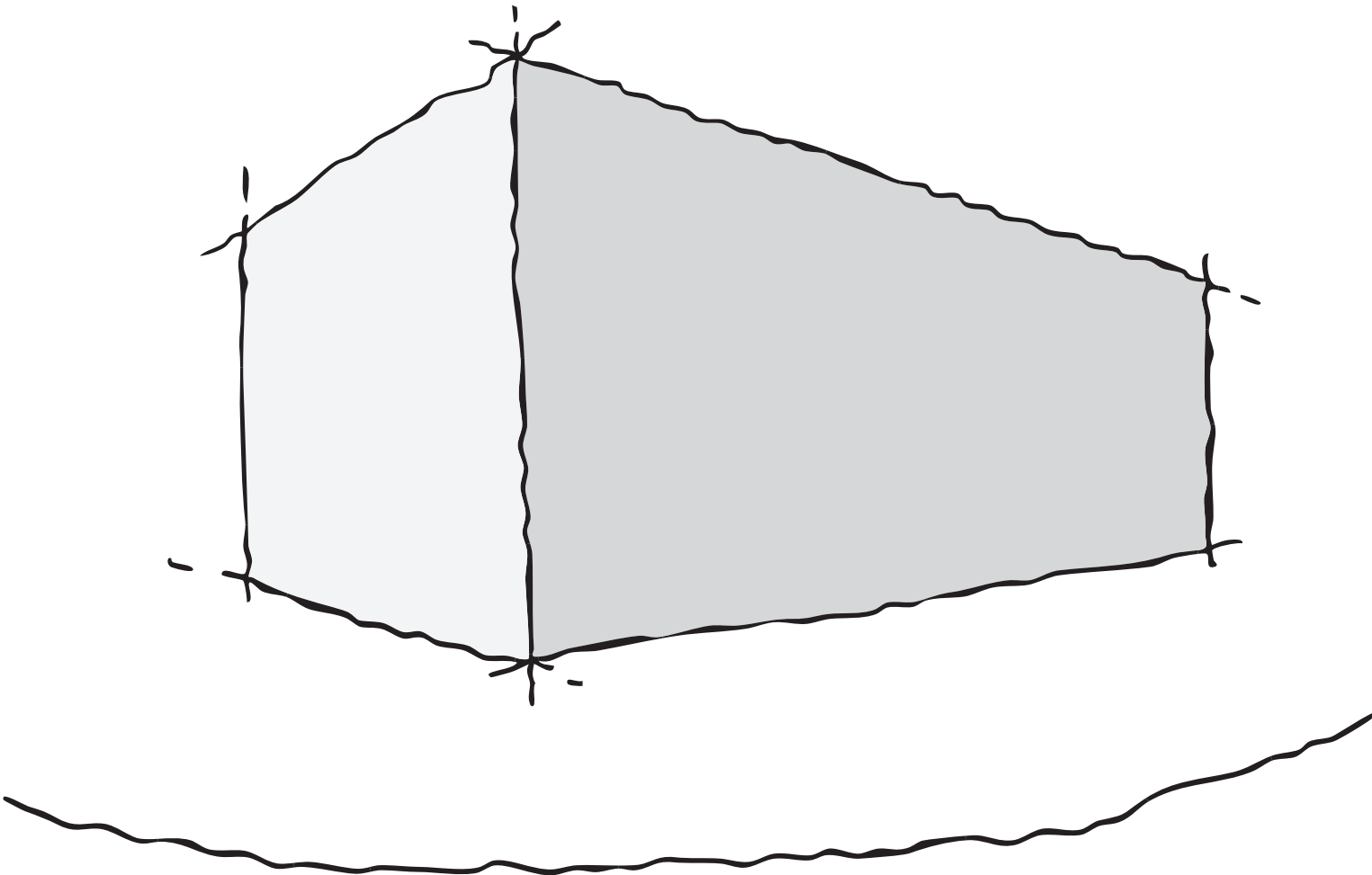
Project Name
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Design Diagram 4
DA206
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Massing Diagram 1



Base building mass.



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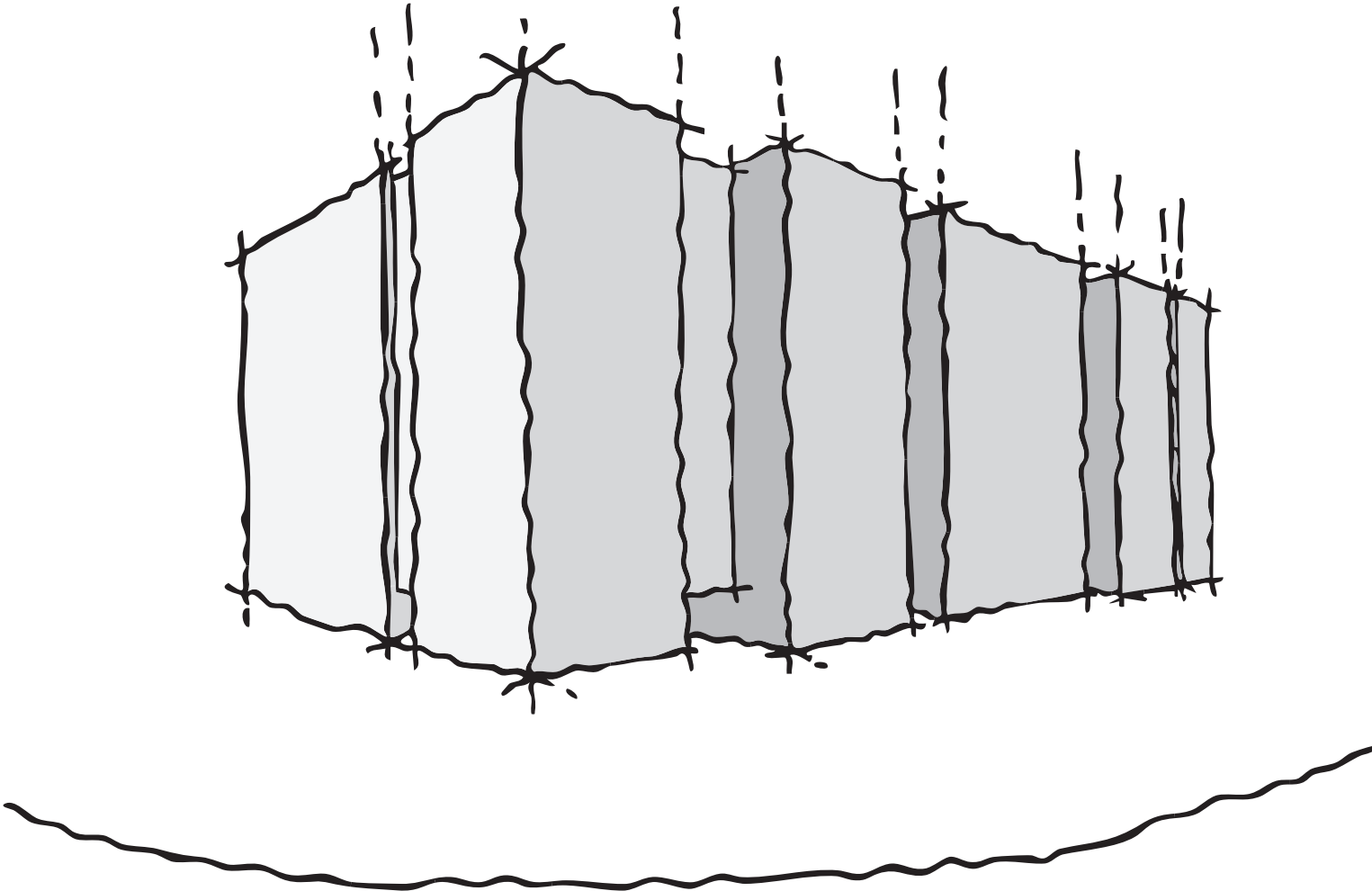
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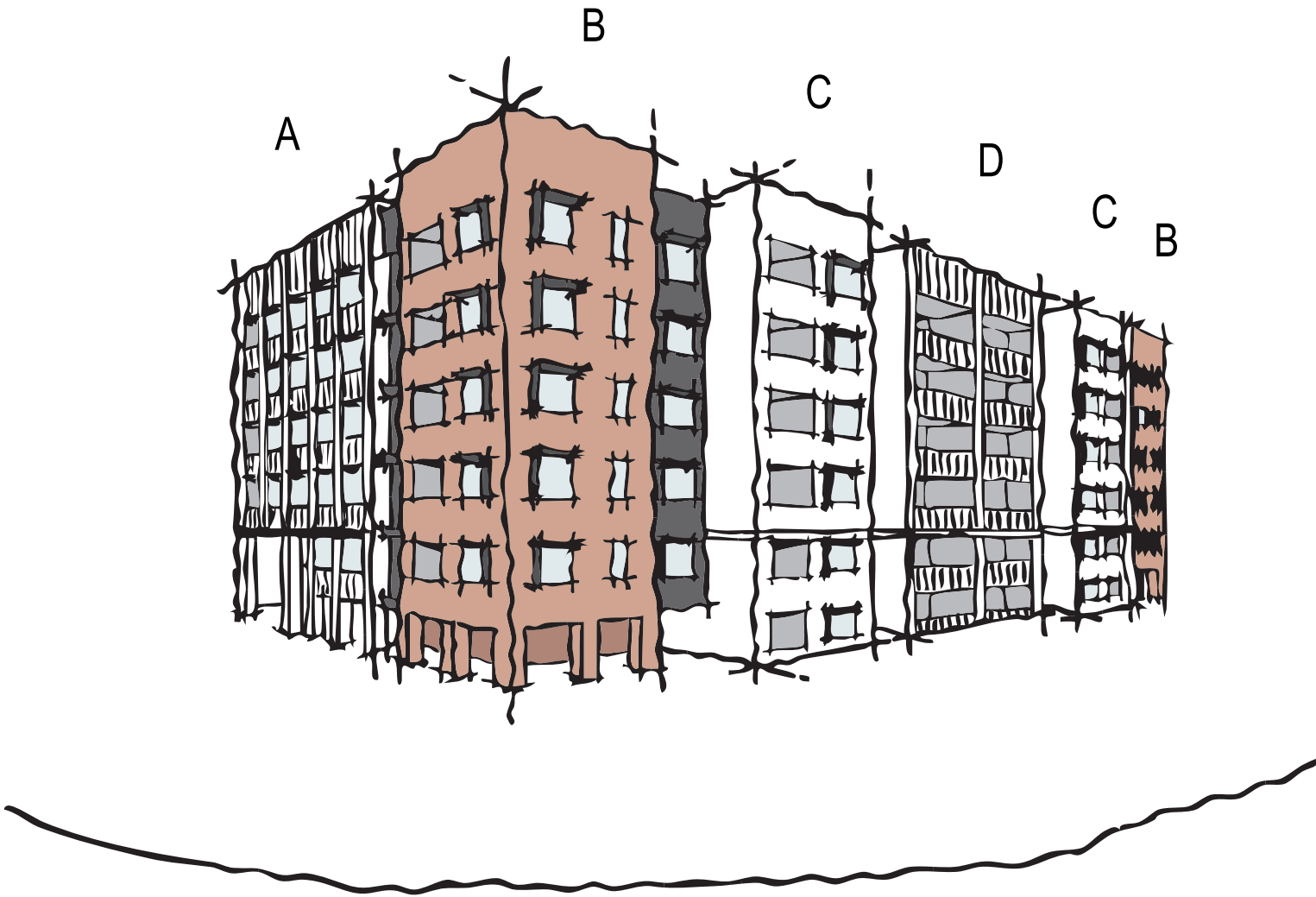
Drawing Name Massing Diagram 1
Drawing Number **DA207**
Revision **A**

Massing Diagram 2



Building form is broken up to
create smaller building masses.

Massing Diagram 3



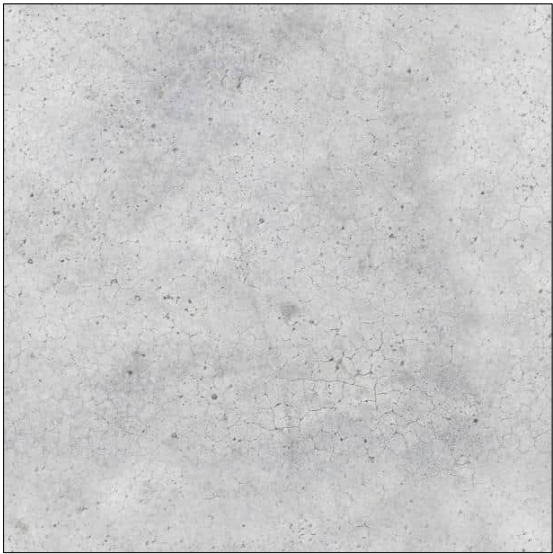
Individual facade expression for each tower
based on location and orientation.

Massing Diagram 4

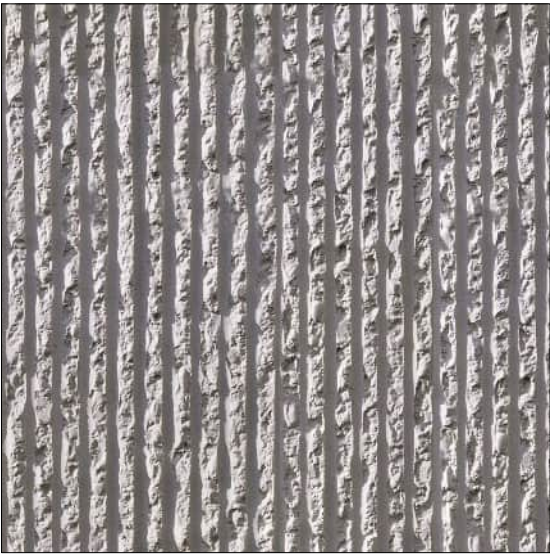


Entry gatehouse with a double height foyer
incorporated. A tactile ground plane is expressed.

External Finishes



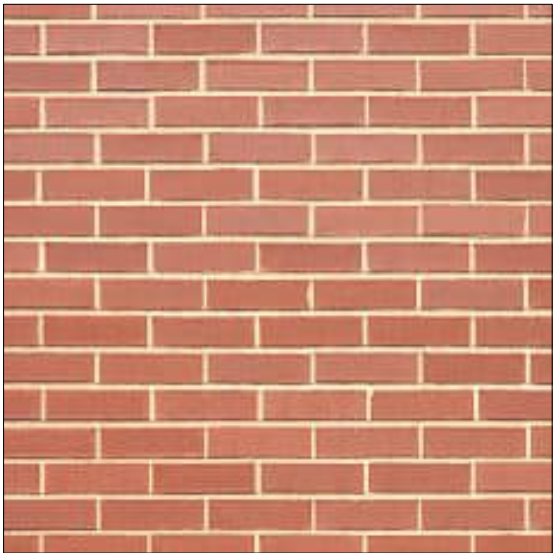
EF01
PRECAST CONCRETE



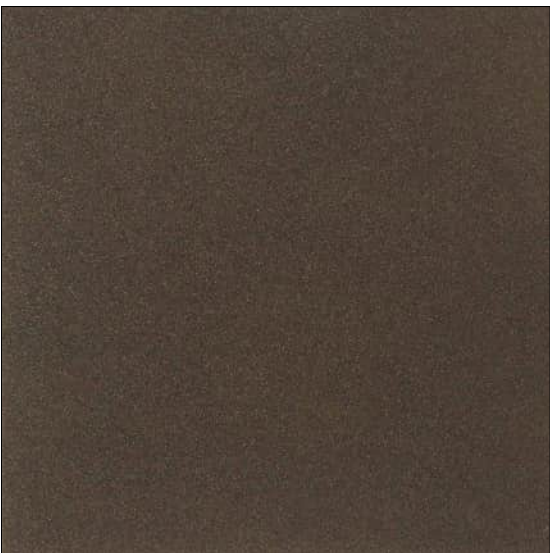
EF02
TEXTURED CONCRETE



EF03
TERRACOTTA PRECAST CONCRETE



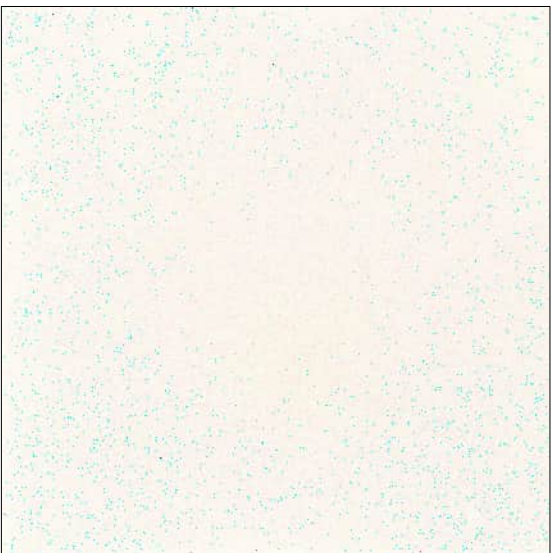
EF04
TERRACOTTA BRICK TILE



EF05
DARK BRONZE POWDERCOAT



EF06
GREY PRECAST CONCRETE



EF07
WHITE POWDERCOAT



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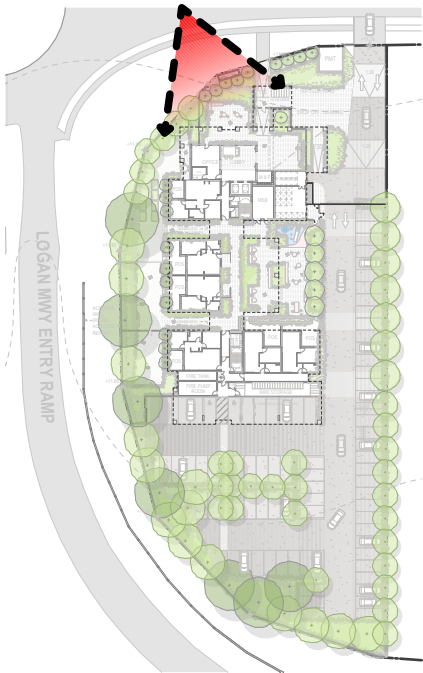
Project Name
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SGCH Meadowbrook
00013982
8/04/2026
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Drawing Name
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External Finishes
DA211
A

Indicative Massing



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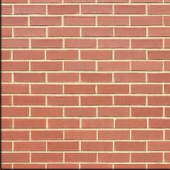
DEVELOPMENT
APPLICATION

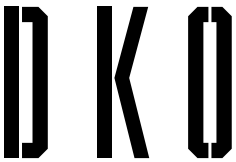
Project Name SGCH Meadowbrook
Project Number 00013982
Date 8/04/2026
Scale @A3

Drawing Name Indicative Massing
Drawing Number DA212
Revision A

Indicative Massing



-  **EF01**
PRECAST
CONCRETE
-  **EF02**
TEXTURED
CONCRETE
-  **EF03**
TERRACOTTA
PRECAST
CONCRETE
-  **EF04**
TERRACOTTA
BRICK TILE
-  **EF05**
DARK BRONZE
POWDERCOAT
-  **EF06**
GREY PRECAST
CONCRETE
-  **EF07**
WHITE
POWDERCOAT



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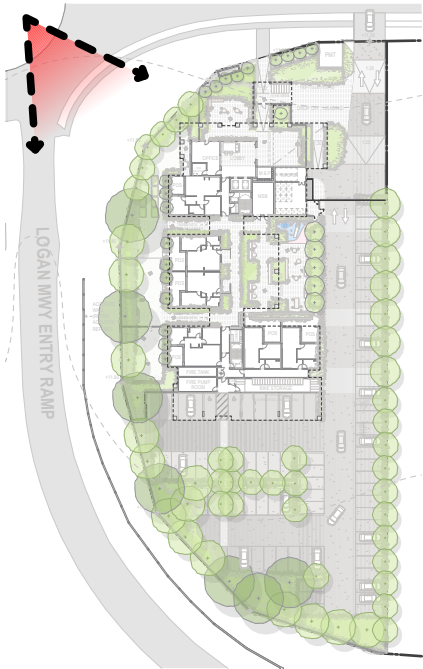
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Drawing Name Indicative Massing
Drawing Number **DA213**
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Indicative Massing



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Project Name SGCH Meadowbrook
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Drawing Name Indicative Massing
Drawing Number DA214
Revision A

Indicative Massing



- EF01**
PRECAST
CONCRETE
- EF02**
TEXTURED
CONCRETE
- EF03**
TERRACOTTA
PRECAST
CONCRETE
- EF04**
TERRACOTTA
BRICK TILE
- EF05**
DARK BRONZE
POWDERCOAT
- EF06**
GREY PRECAST
CONCRETE
- EF07**
WHITE
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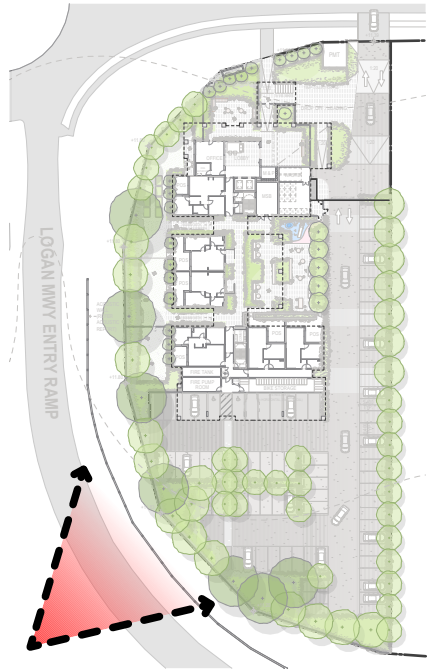
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Drawing Name Indicative Massing
Drawing Number **DA215**
Revision **A**

Indicative Massing



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Project Name SGCH Meadowbrook
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Drawing Number DA216
Revision A

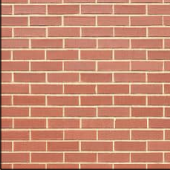
Indicative Massing



- 

EF01
PRECAST
CONCRETE
- 

EF02
TEXTURED
CONCRETE
- 

EF03
TERRACOTTA
PRECAST
CONCRETE
- 

EF04
TERRACOTTA
BRICK TILE
- 

EF05
DARK BRONZE
POWDERCOAT
- 

EF06
GREY PRECAST
CONCRETE
- 

EF07
WHITE
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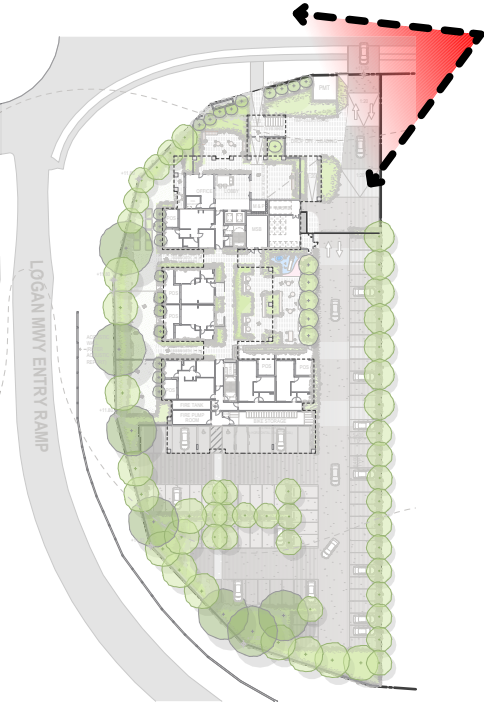
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Drawing Name Indicative Massing
Drawing Number **DA217**
Revision **A**

Indicative Massing



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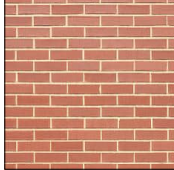
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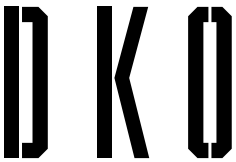
Project Name SGCH Meadowbrook
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Drawing Name Indicative Massing
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Indicative Massing



-  **EF01**
PRECAST
CONCRETE
-  **EF02**
TEXTURED
CONCRETE
-  **EF03**
TERRACOTTA
PRECAST
CONCRETE
-  **EF04**
TERRACOTTA
BRICK TILE
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DARK BRONZE
POWDERCOAT
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Project Name SGCH Meadowbrook
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Drawing Name Indicative Massing
Drawing Number **DA219**
Revision **A**

Facade Materiality

EF01

EF02

EF07

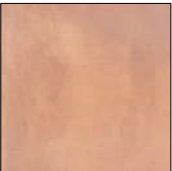
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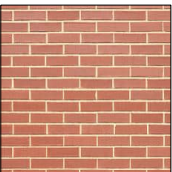
EF01
PRECAST
CONCRETE



EF02
TEXTURED
CONCRETE



EF03
TERRACOTTA
PRECAST
CONCRETE



EF04
TERRACOTTA
BRICK TILE



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DARK BRONZE
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Facade Materiality
DA220
A

Facade Materiality

EF06

EF07

EF01

EF02

EF05

EF05

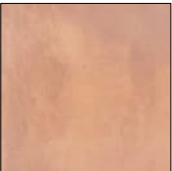
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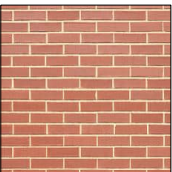
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EF02
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EF03
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CONCRETE



EF04
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BRICK TILE



EF05
DARK BRONZE
POWDERCOAT



EF06
GREY PRECAST
CONCRETE



EF07
WHITE
POWDERCOAT



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DEVELOPMENT
APPLICATION

Project Name
Project Number
Date
Scale

SGCH Meadowbrook
00013982
8/04/2026
@A3

Drawing Name
Drawing Number
Revision

Facade Materiality
DA221
A

Facade Materiality

EF06

EF01

EF05

EF05

EF05

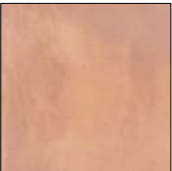
EF03



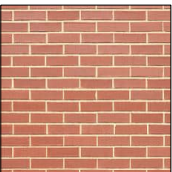
EF01
PRECAST
CONCRETE



EF02
TEXTURED
CONCRETE



EF03
TERRACOTTA
PRECAST
CONCRETE



EF04
TERRACOTTA
BRICK TILE



EF05
DARK BRONZE
POWDERCOAT



EF06
GREY PRECAST
CONCRETE



EF07
WHITE
POWDERCOAT



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DEVELOPMENT
APPLICATION

Project Name
Project Number
Date
Scale

SGCH Meadowbrook
00013982
8/04/2026
@A3

Drawing Name
Drawing Number
Revision

Facade Materiality
DA222
A

Facade Materiality

EF01

EF02

EF06

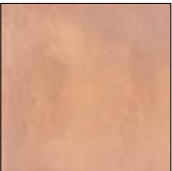
EF05



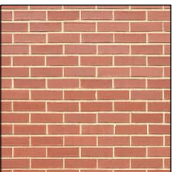
EF01
PRECAST
CONCRETE



EF02
TEXTURED
CONCRETE



EF03
TERRACOTTA
PRECAST
CONCRETE



EF04
TERRACOTTA
BRICK TILE



EF05
DARK BRONZE
POWDERCOAT



EF06
GREY PRECAST
CONCRETE



EF07
WHITE
POWDERCOAT



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DEVELOPMENT
APPLICATION

Project Name
Project Number
Date
Scale

SGCH Meadowbrook
00013982
8/04/2026
@A3

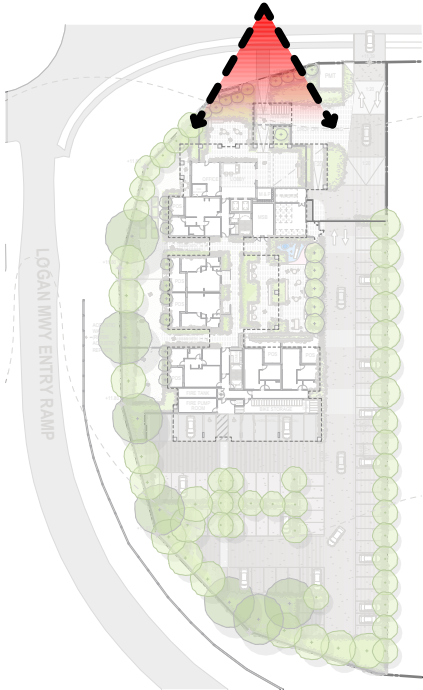
Drawing Name
Drawing Number
Revision

Facade Materiality
DA223
A

Entry



Indicative artwork only



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DEVELOPMENT
APPLICATION

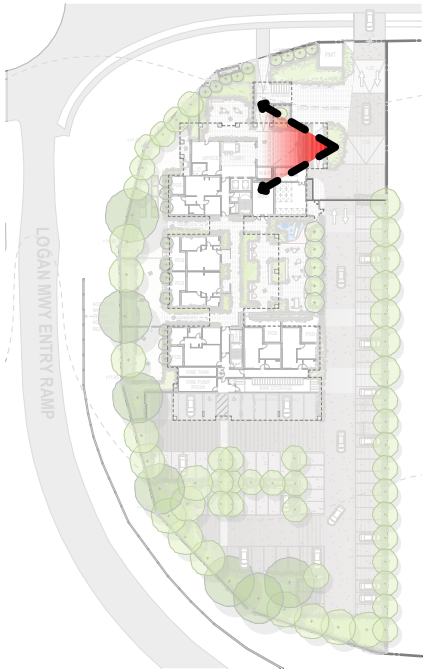
Project Name SGCH Meadowbrook
Project Number 00013982
Date 8/04/2026
Scale @A3

Drawing Name Entry
Drawing Number DA224
Revision A

Communal Forecourt



Indicative artwork only



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DEVELOPMENT
APPLICATION

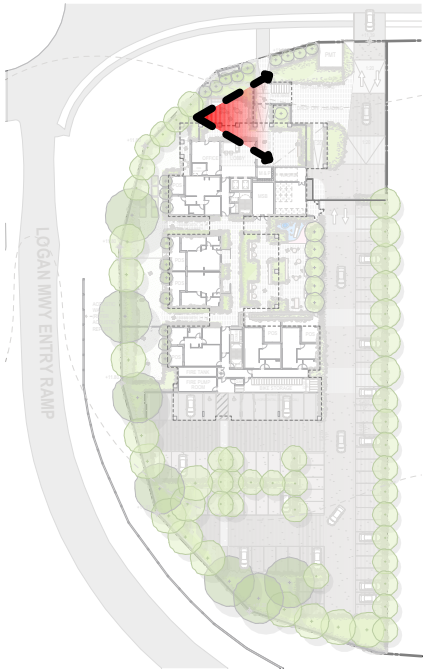
Project Name
Project Number
Date
Scale

SGCH Meadowbrook
00013982
8/04/2026
@A3

Drawing Name
Drawing Number
Revision

Communal Forecourt
DA225
A

Communal Forecourt



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DEVELOPMENT
APPLICATION

Project Name SGCH Meadowbrook
Project Number 00013982
Date 8/04/2026
Scale @A3

Drawing Name Communal Forecourt
Drawing Number DA226
Revision A

Communal Open Space



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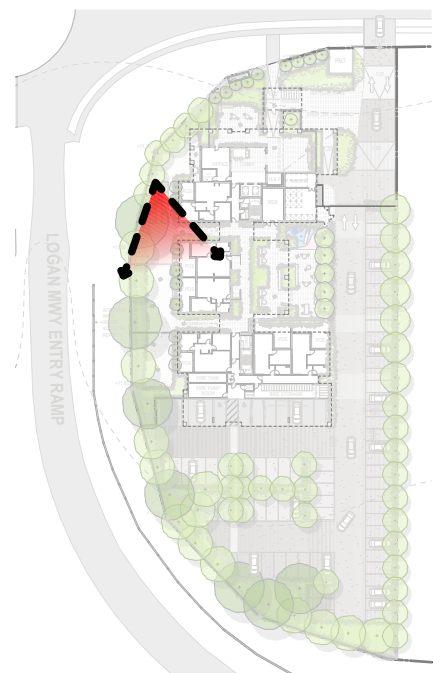
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DEVELOPMENT
APPLICATION

Project Name SGCH Meadowbrook
Project Number 00013982
Date 8/04/2026
Scale @A3

Drawing Name Communal Open Space
Drawing Number DA227
Revision A

Communal Open Space



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DEVELOPMENT
APPLICATION

Project Name
Project Number
Date
Scale

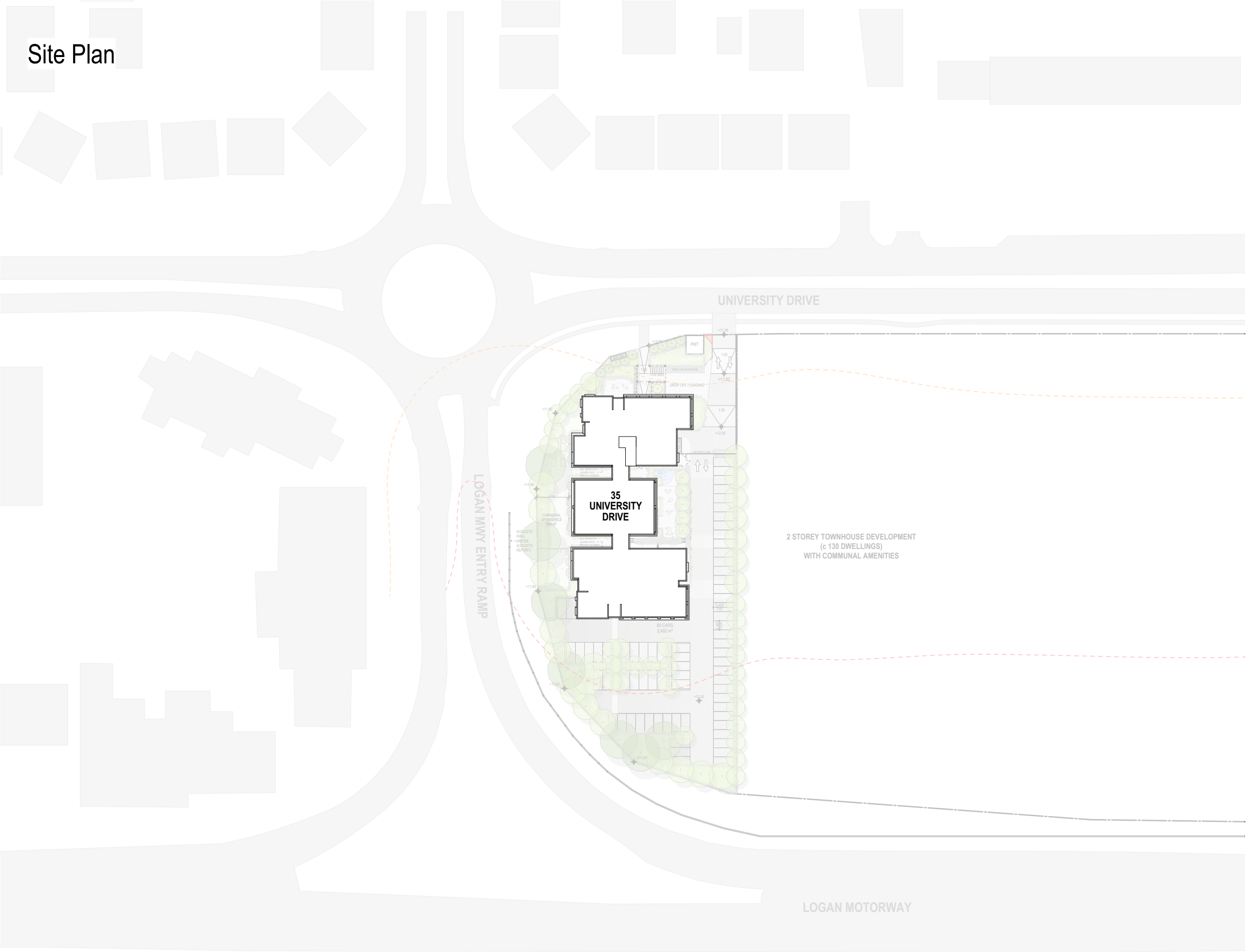
SGCH Meadowbrook
00013982
8/04/2026
@A3

Drawing Name
Drawing Number
Revision

Communal Open Space
DA228
A

DKO

Plans



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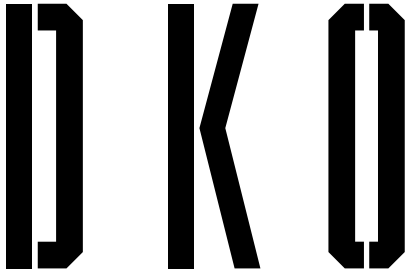
LEGEND

- NOISE CORRIDOR - CATEGORY 3
- NOISE CORRIDOR - CATEGORY 4

DEVELOPMENT APPLICATION

Client Details

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Project Name SGCH Meadowbrook
Project Number 00013982
Project Address 35 University Drive,
Meadowbrook, QLD 4131

Drawn By
Checked By
Date 8/04/2026
Scale 1:1000@A3

Drawing Series Plans
Drawing Name Site Plan

Drawing No. DA301
Revision A

Ground Floor Plan



UNIVERSITY DRIVE

LOGAN MWY ENTRY RAMP

2 STOREY TOWNHOUSE DEVELOPMENT
(c 130 DWELLINGS)
WITH COMMUNAL AMENITIES

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drawings by the Architect/Consultant

LEGEND

- NOISE CORRIDOR - CATEGORY 3
- NOISE CORRIDOR - CATEGORY 4

AFFORDABLE HOUSING UNITS

- 1 BEDROOM (AFFORDABLE SILVER)
- 2 BEDROOM (AFFORDABLE SILVER)

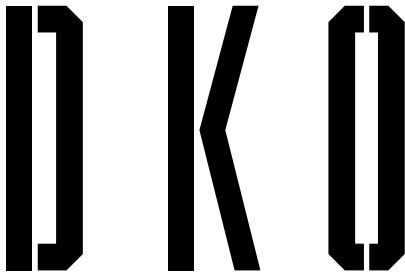
SOCIAL HOUSING UNITS

- 1 BEDROOM (SOCIAL GOLD)
- 2 BEDROOM (SOCIAL GOLD)

DEVELOPMENT
APPLICATION

Client Details

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Project Name SGCH Meadowbrook
Project Number 00013982
Project Address 35 University Drive,
Meadowbrook, QLD 4131

Drawn By
Checked By
Date 8/04/2026
Scale 1:500@A3

Drawing Series Plans
Drawing Name Ground Floor Plan

Drawing No. DA302
Revision A

Level 1 Plan



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LEGEND

- NOISE CORRIDOR - CATEGORY 3
- NOISE CORRIDOR - CATEGORY 4

AFFORDABLE HOUSING UNITS

- 1 BEDROOM (AFFORDABLE SILVER)
- 2 BEDROOM (AFFORDABLE SILVER)

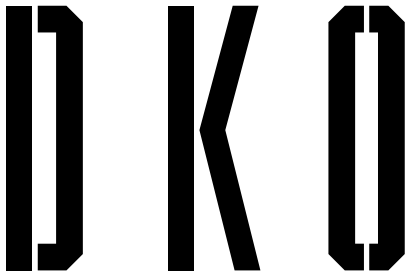
SOCIAL HOUSING UNITS

- 1 BEDROOM (SOCIAL GOLD)
- 2 BEDROOM (SOCIAL GOLD)

DEVELOPMENT APPLICATION

Client Details

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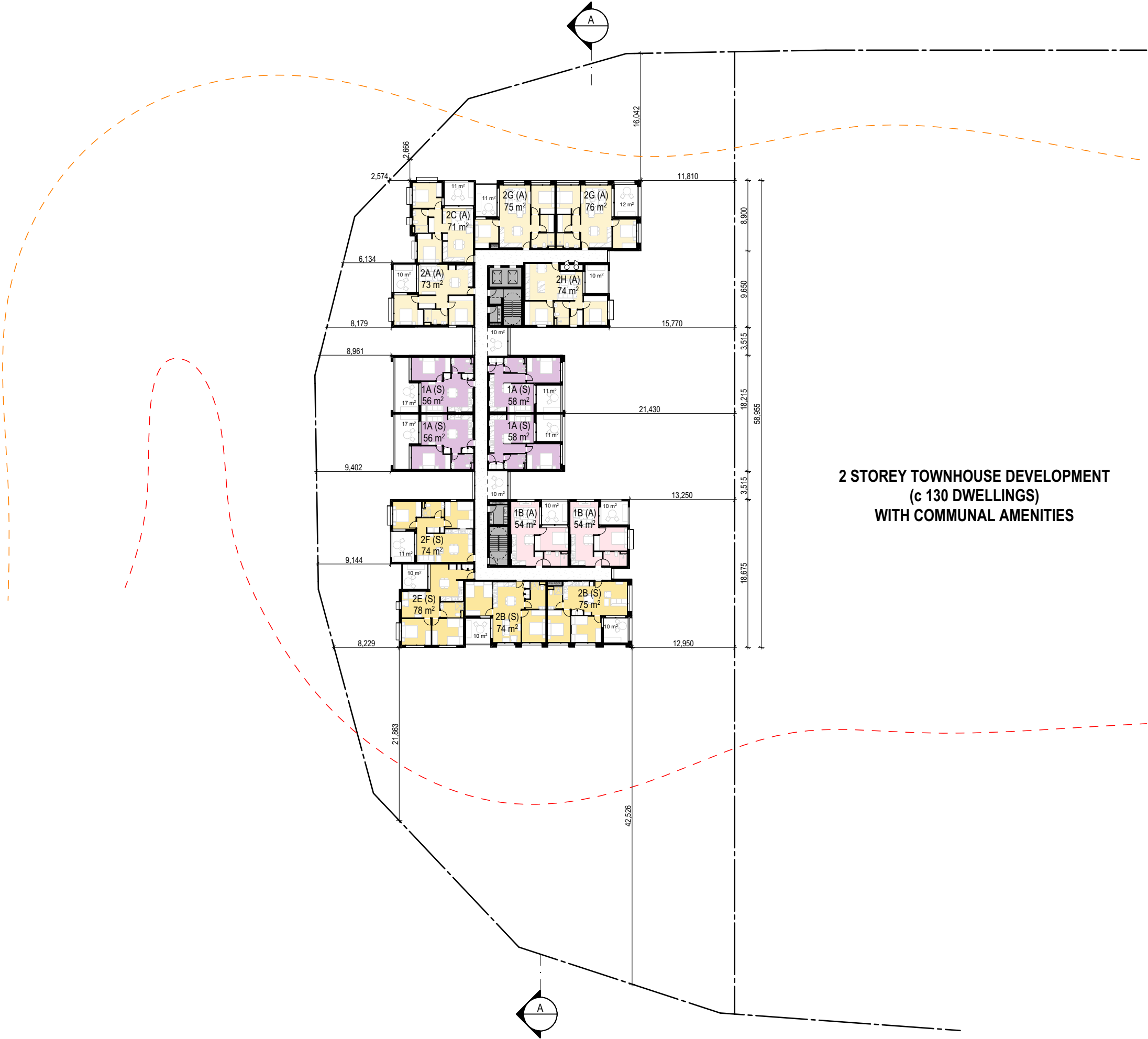
Project Name SGCH Meadowbrook
Project Number 00013982
Project Address 35 University Drive,
Meadowbrook, QLD 4131

Drawn By
Checked By
Date 8/04/2026
Scale 1:500@A3

Drawing Series Plans
Drawing Name Level 1 Plan

Drawing No. DA303
Revision A

Typical Plate (L2 - L5)



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LEGEND

- NOISE CORRIDOR - CATEGORY 3
- NOISE CORRIDOR - CATEGORY 4

AFFORDABLE HOUSING UNITS

- 1 BEDROOM (AFFORDABLE SILVER)
- 2 BEDROOM (AFFORDABLE SILVER)

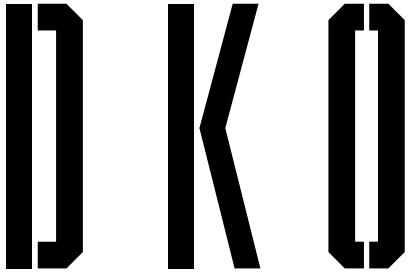
SOCIAL HOUSING UNITS

- 1 BEDROOM (SOCIAL GOLD)
- 2 BEDROOM (SOCIAL GOLD)

DEVELOPMENT APPLICATION

Client Details

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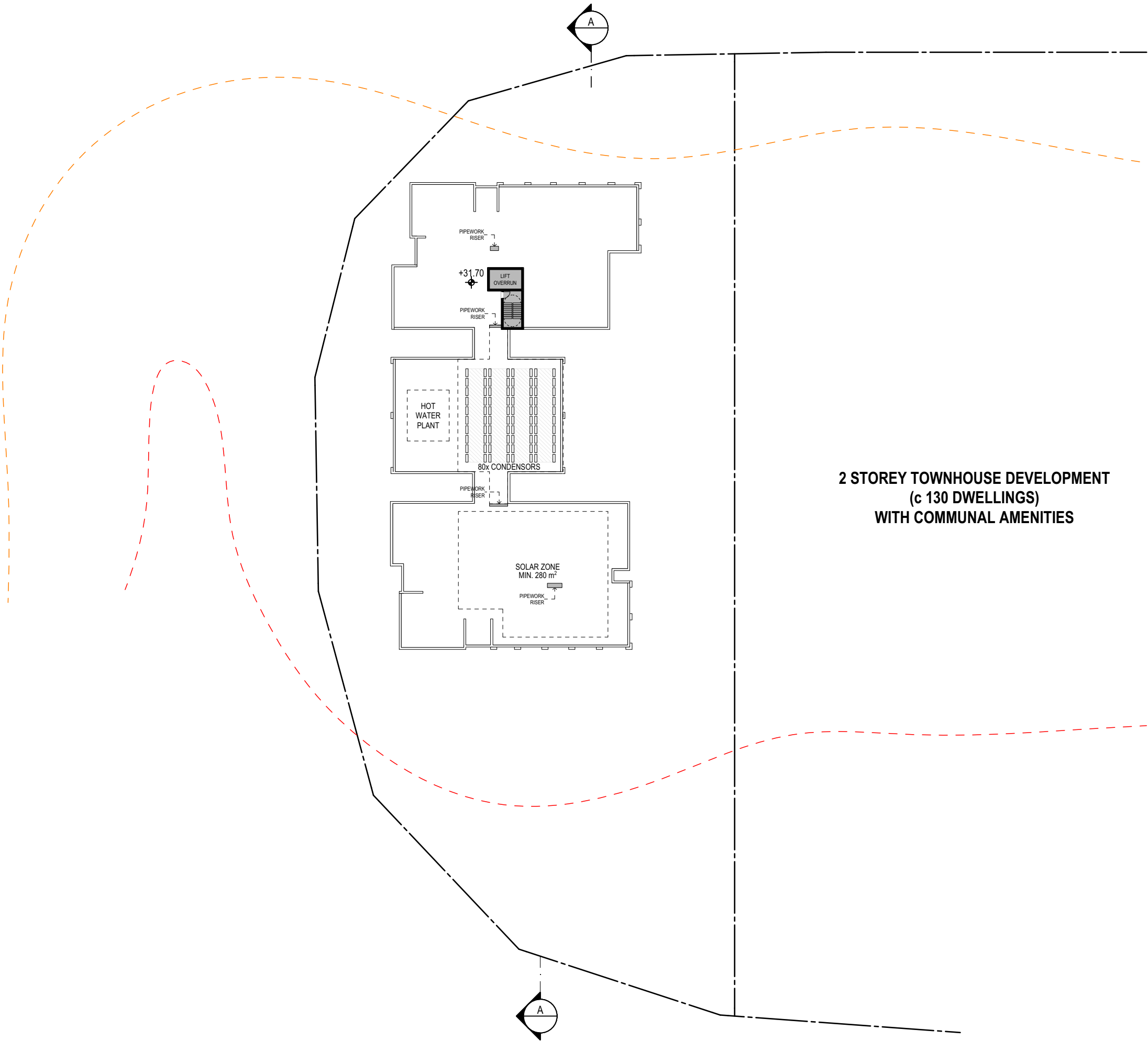
Project Name SGCH Meadowbrook
Project Number 00013982
Project Address 35 University Drive,
Meadowbrook, QLD 4131

Drawn By
Checked By
Date 8/04/2026
Scale 1:500@A3

Drawing Series Plans
Drawing Name Typical Plate (L2 - L5)

Drawing No. DA304
Revision A

Roof Plan



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LEGEND

- NOISE CORRIDOR - CATEGORY 3
- NOISE CORRIDOR - CATEGORY 4

AFFORDABLE HOUSING UNITS

- 1 BEDROOM (AFFORDABLE SILVER)
- 2 BEDROOM (AFFORDABLE SILVER)

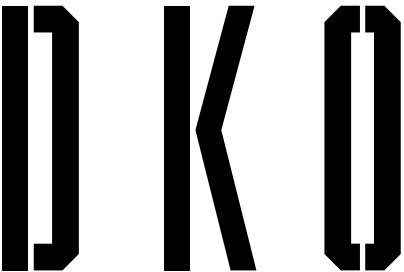
SOCIAL HOUSING UNITS

- 1 BEDROOM (SOCIAL GOLD)
- 2 BEDROOM (SOCIAL GOLD)

DEVELOPMENT APPLICATION

Client Details

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E Joseph.Hazouri@sgch.com.au



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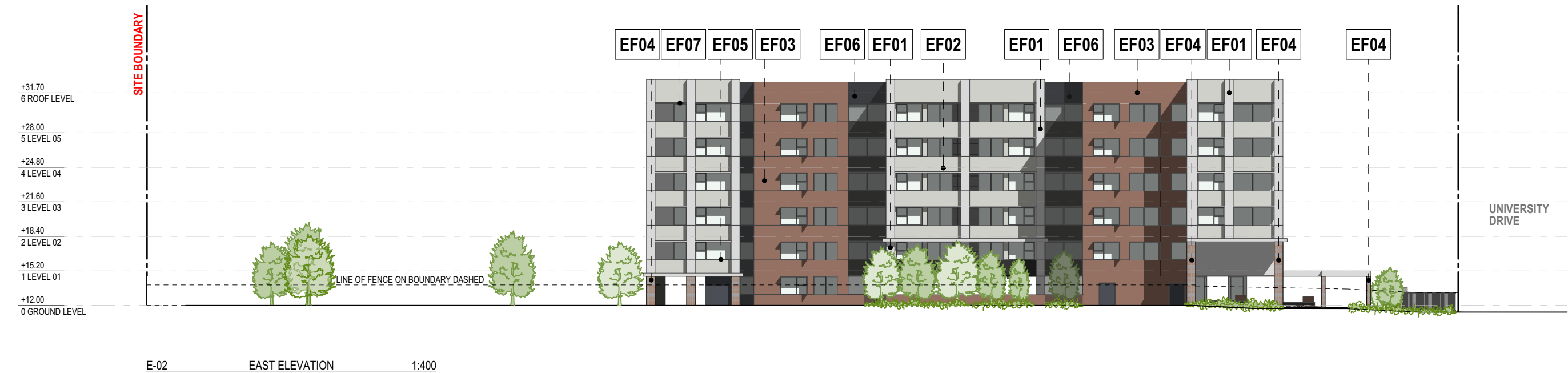
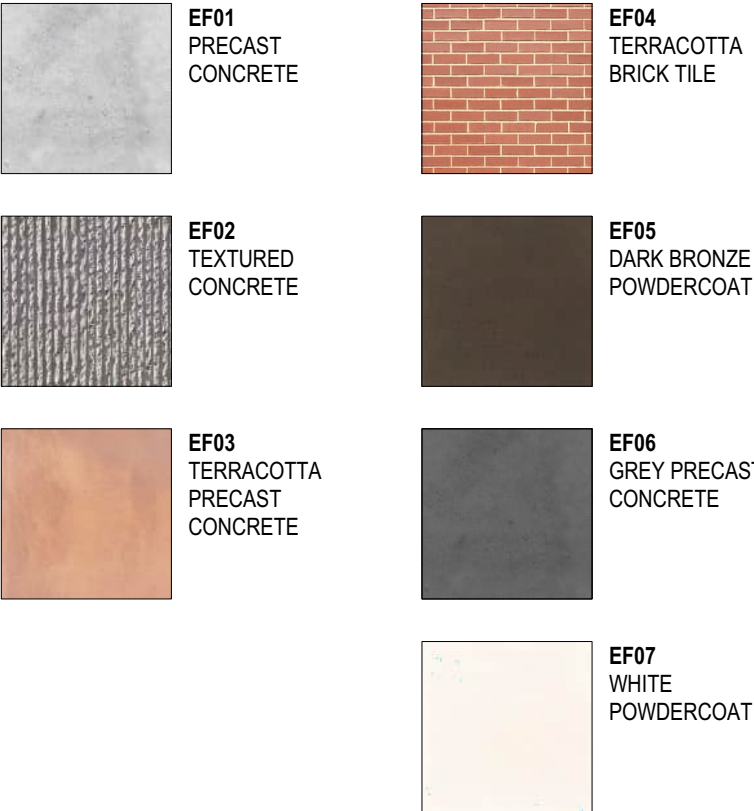
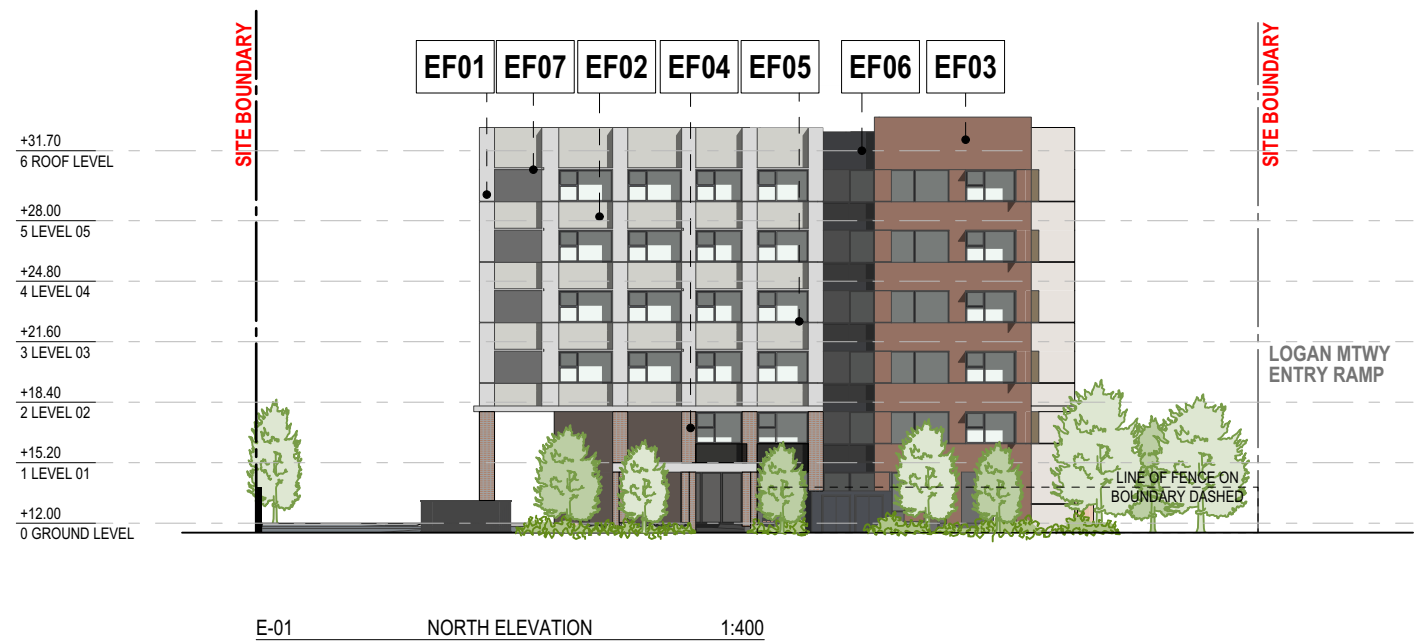
Project Name SGCH Meadowbrook
Project Number 00013982
Project Address 35 University Drive,
Meadowbrook, QLD 4131

Drawn By
Checked By
Date 8/04/2026
Scale 1:500@A3

Drawing Series Plans
Drawing Name Roof Plan

Drawing No. DA305
Revision A

North & East Elevations



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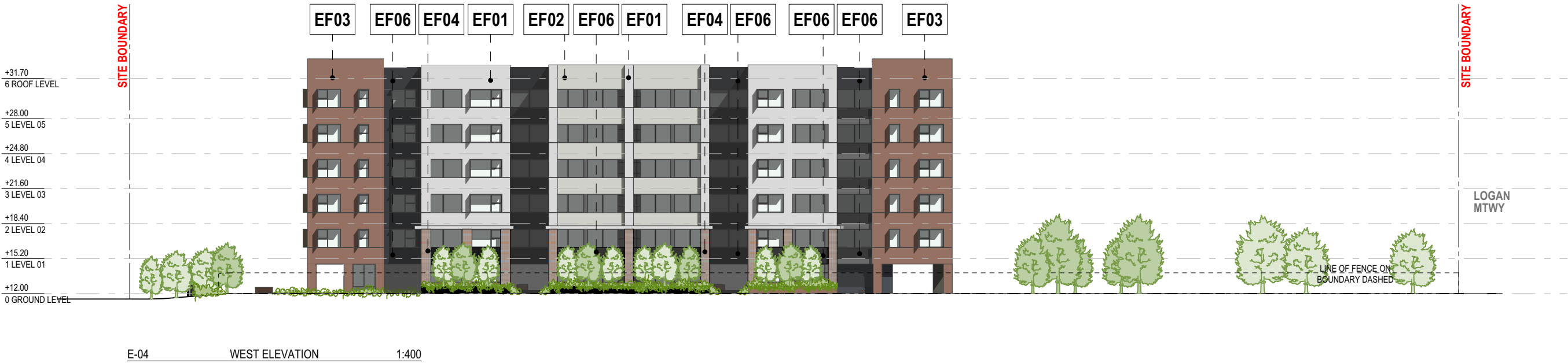
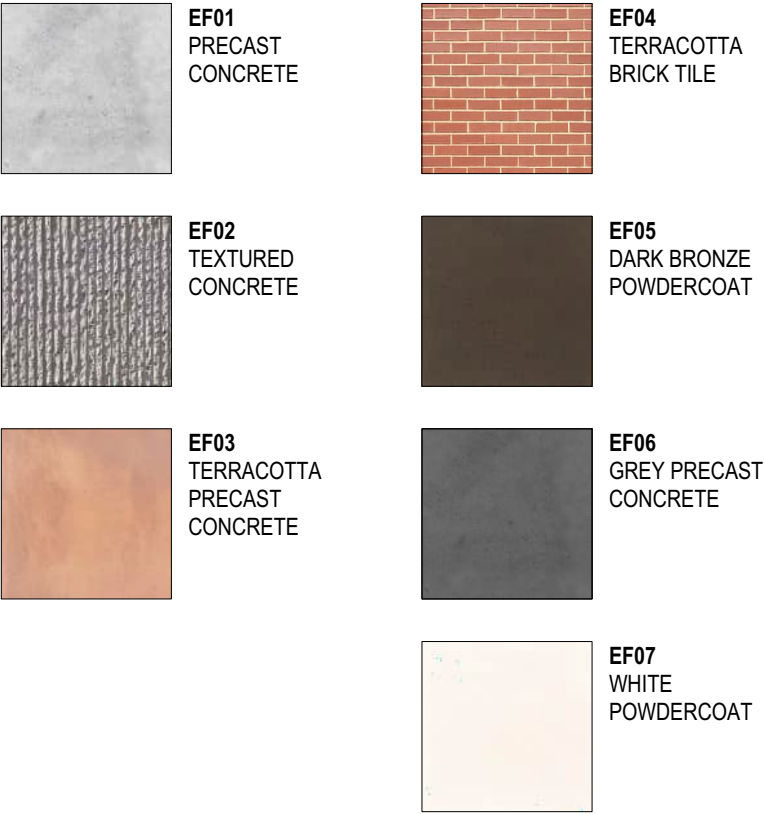
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APPLICATION

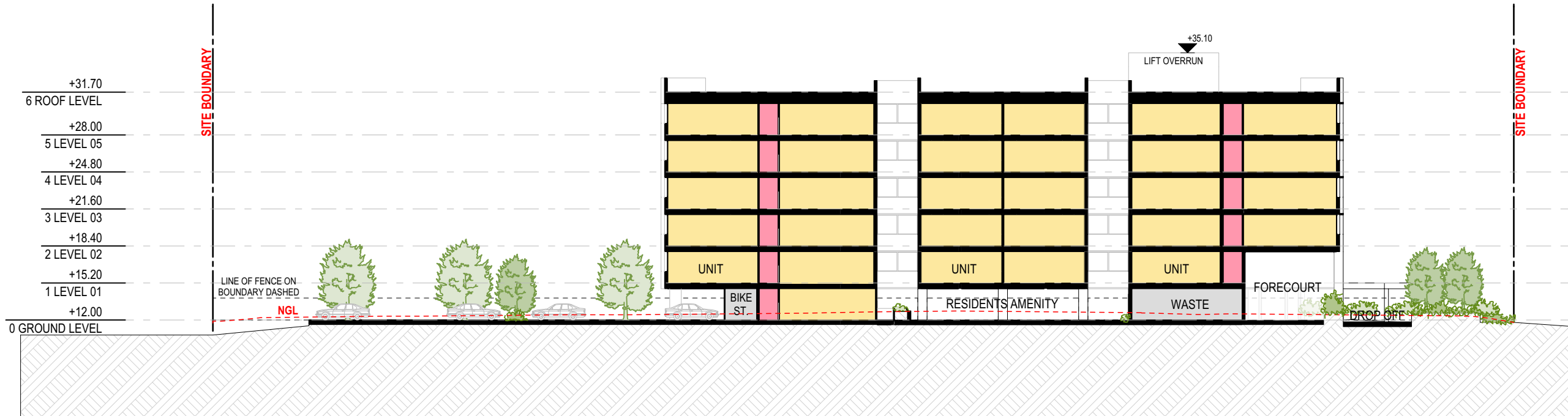
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Project Number 00013982
Date 8/04/2026
Scale 1:400@A3

Drawing Name North & East Elevations
Drawing Number DA400
Revision A

South & West Elevations

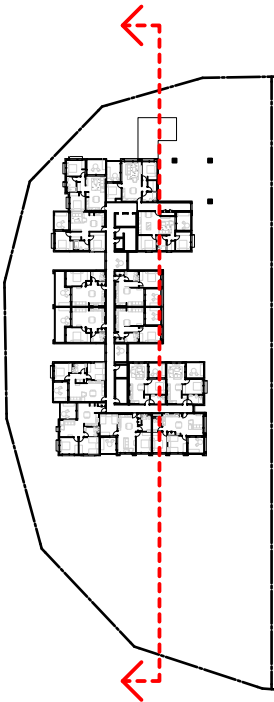


Typical Section



LEGEND

- APARTMENT UNITS
- LOBBY & CORRIDORS
- SERVICES



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DEVELOPMENT
APPLICATION



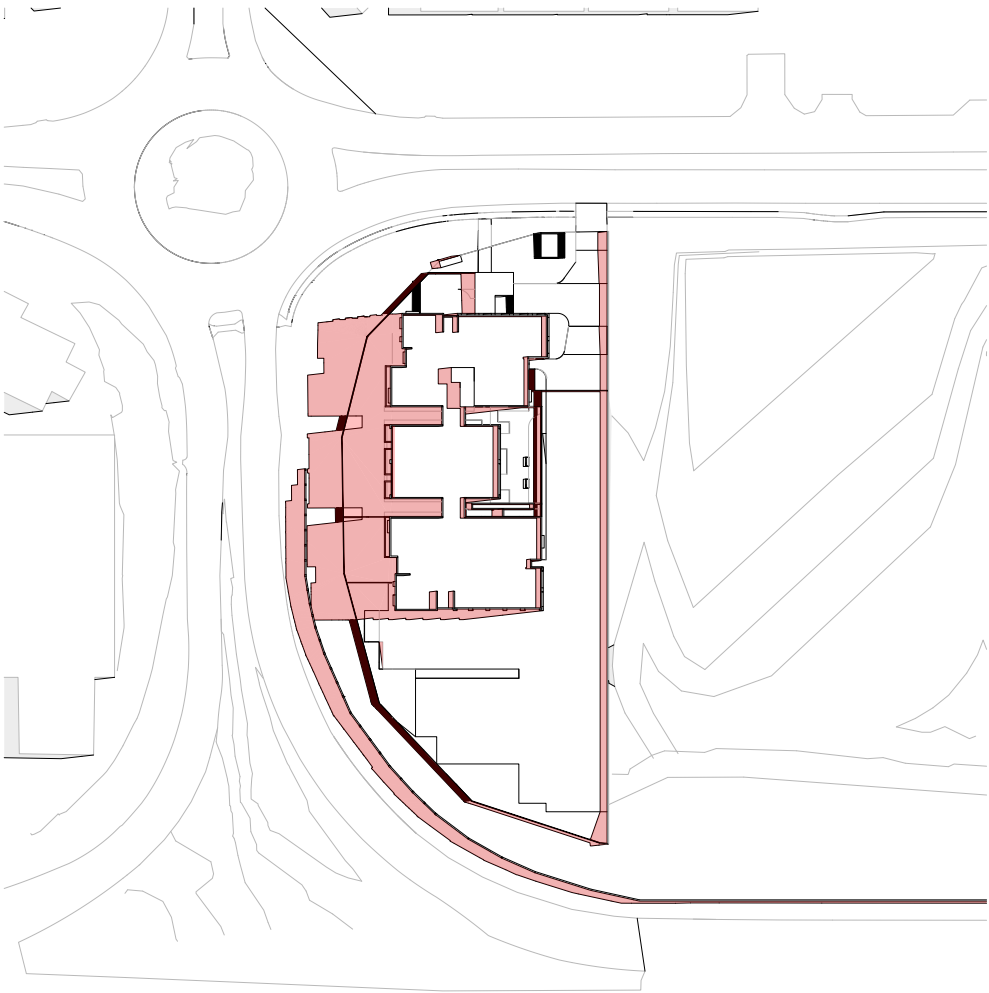
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Project Number 00013982
Date 8/04/2026
Scale 1:400@A3

Drawing Name Typical Section
Drawing Number DA402
Revision A

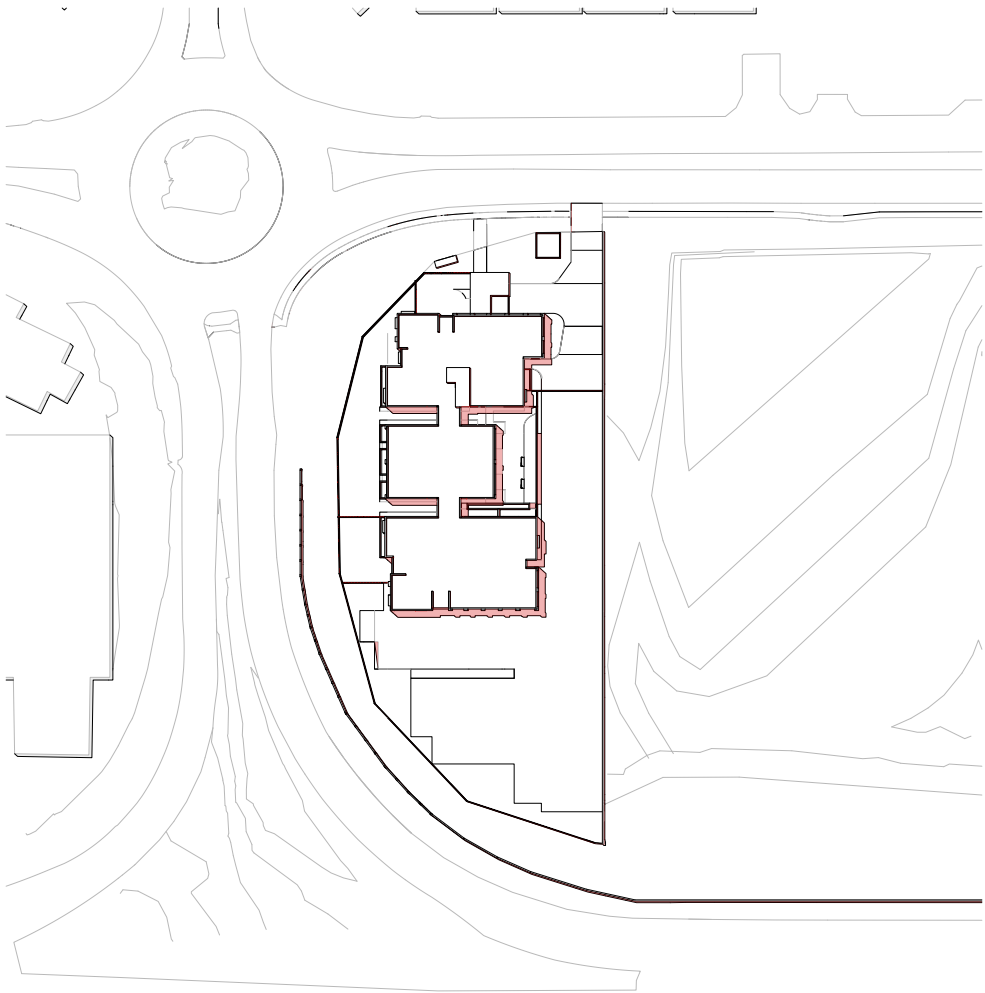
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Shadow Studies

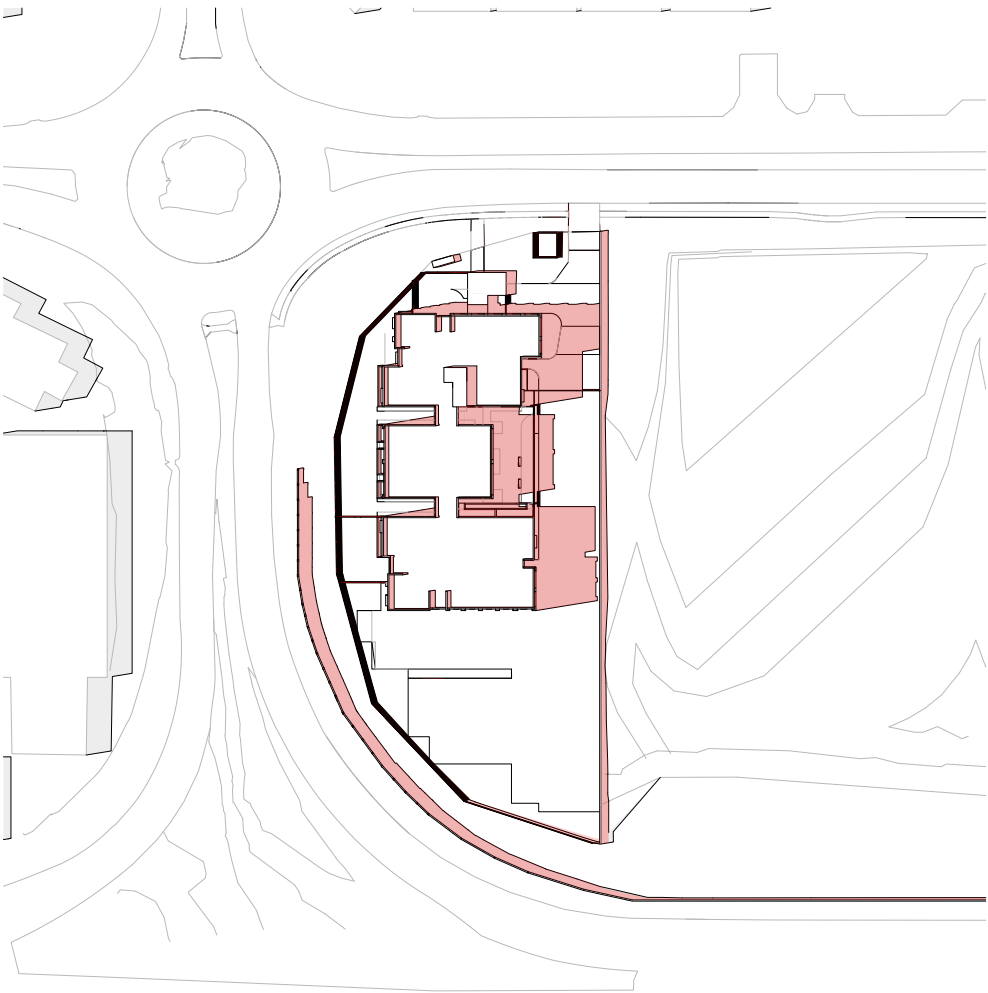
Shadow Studies - Summer Solstice



Summer Solstice 9am



Summer Solstice 12pm

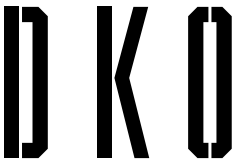


Summer Solstice 3pm

KEY

SHADOWS CAST BY EXISTING
STRUCTURES OUTSIDE OF THE SITE

PROPOSED DEVELOPMENTS SHADOWS



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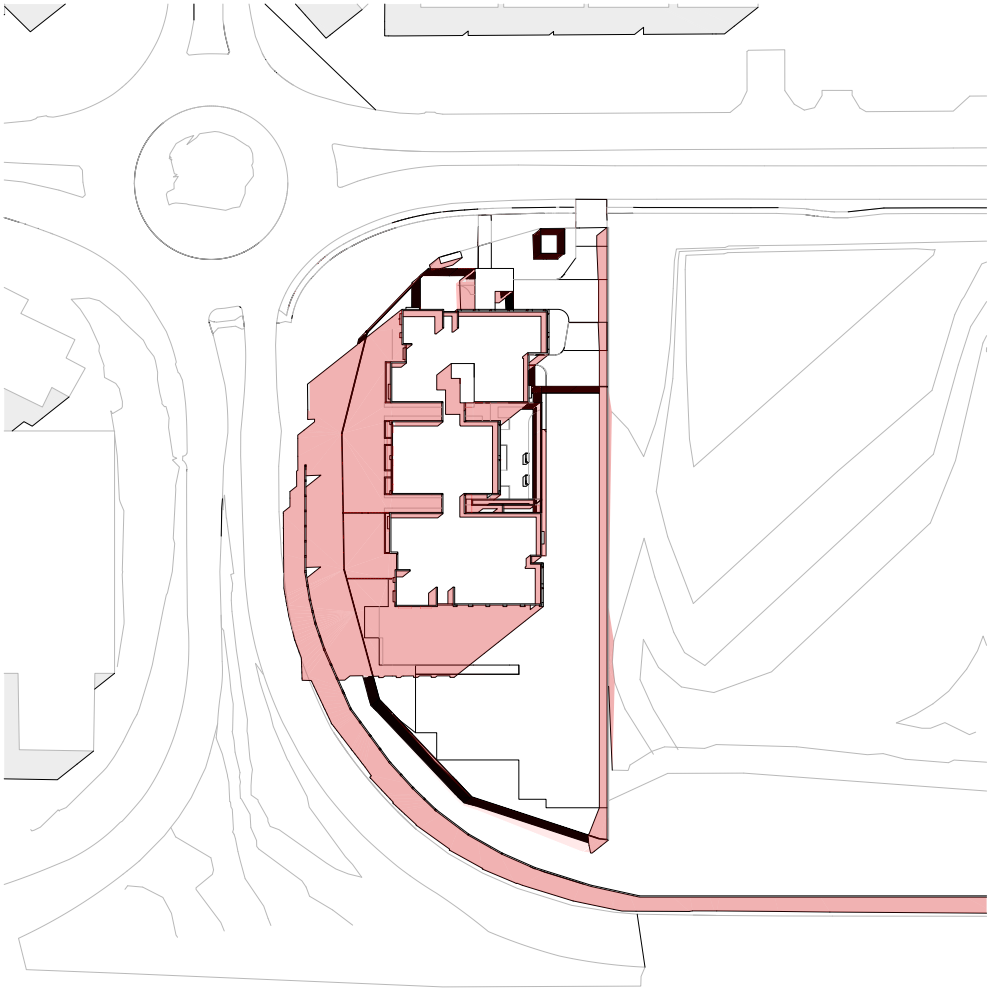
DEVELOPMENT
APPLICATION



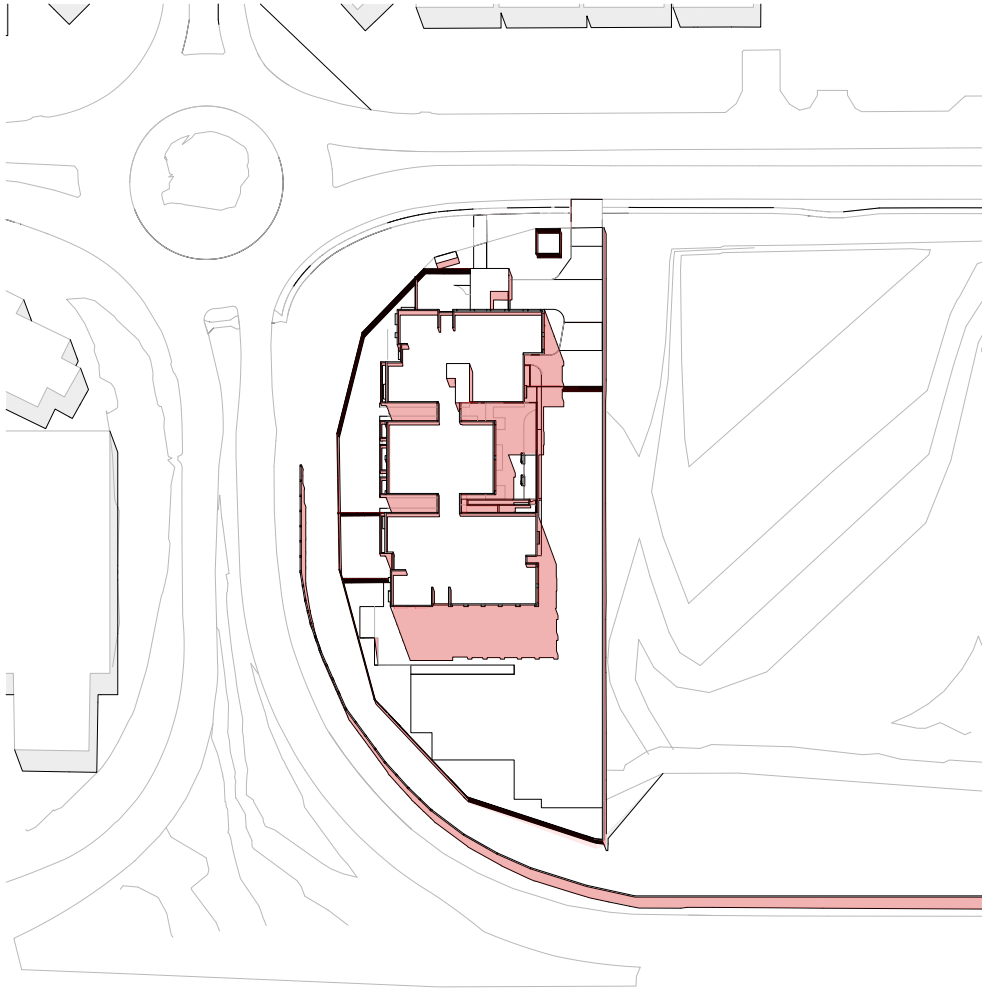
Project Name SGCH Meadowbrook
Project Number 00013982
Date 8/04/2026
Scale 1:1500@A3

Drawing Name Shadow Studies - Summer Solstice
Drawing Number **DA501**
Revision **A**

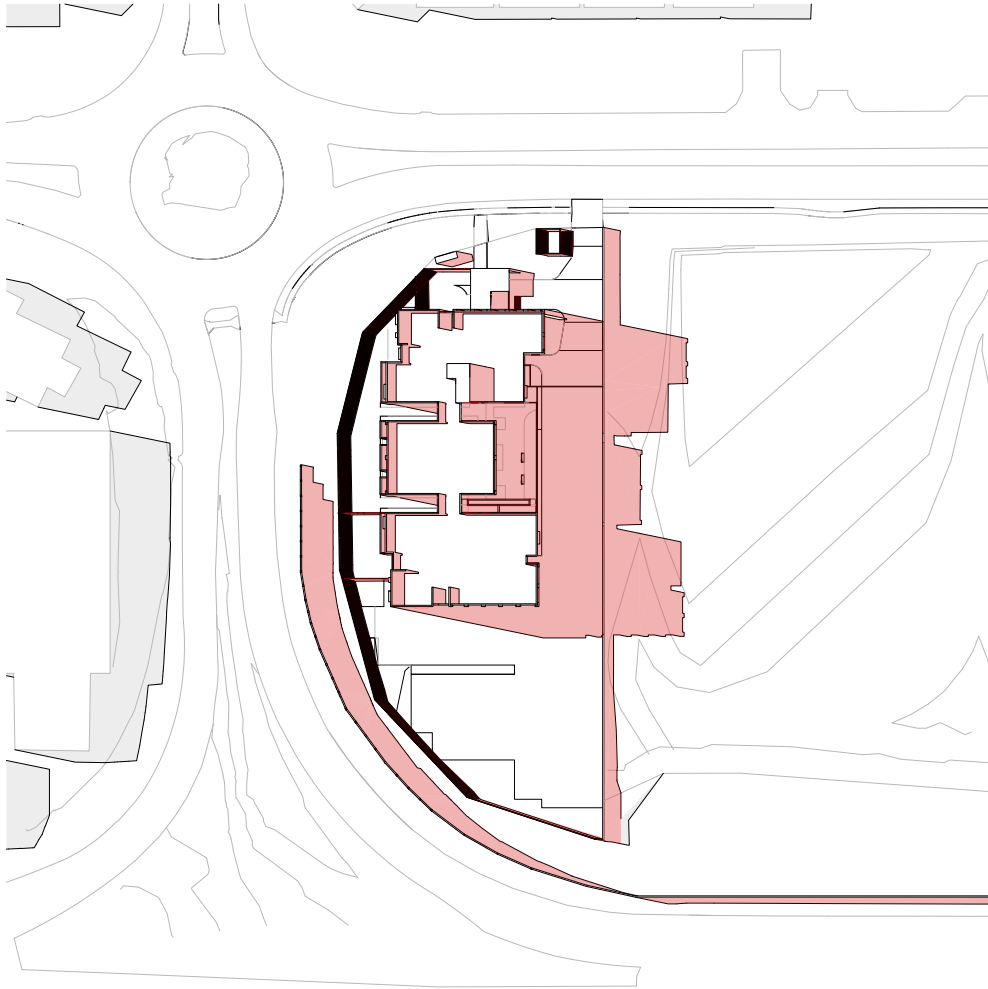
Shadow Studies - Equinox



Equinox 9am



Equinox 12pm

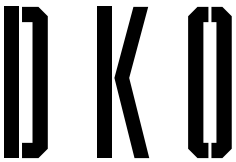


Equinox 3pm

KEY

SHADOWS CAST BY EXISTING
STRUCTURES OUTSIDE OF THE SITE

PROPOSED DEVELOPMENTS SHADOWS



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DEVELOPMENT

APPLICATION



Project Name

Project Number

Date

Scale

SGCH Meadowbrook

00013982

8/04/2026

1:1500@A3

Drawing Name

Drawing Number

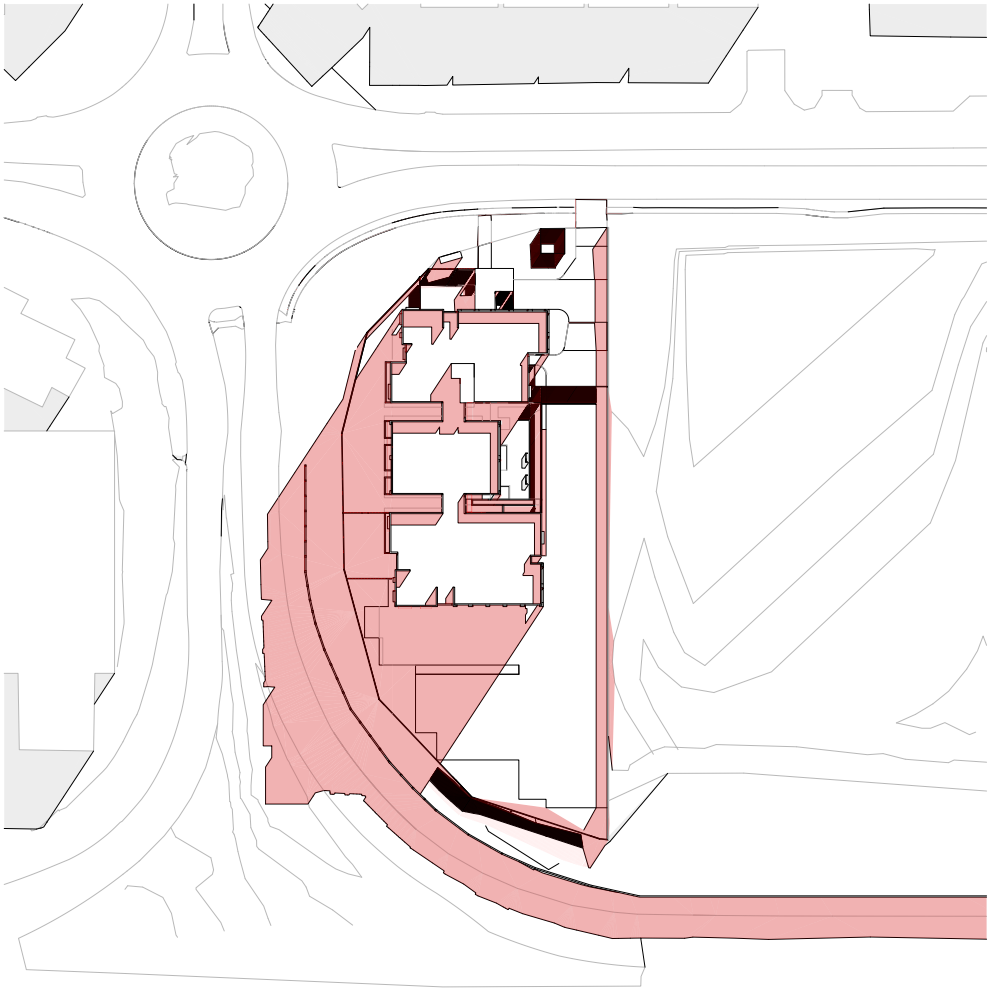
Revision

Shadow Studies - Equinox

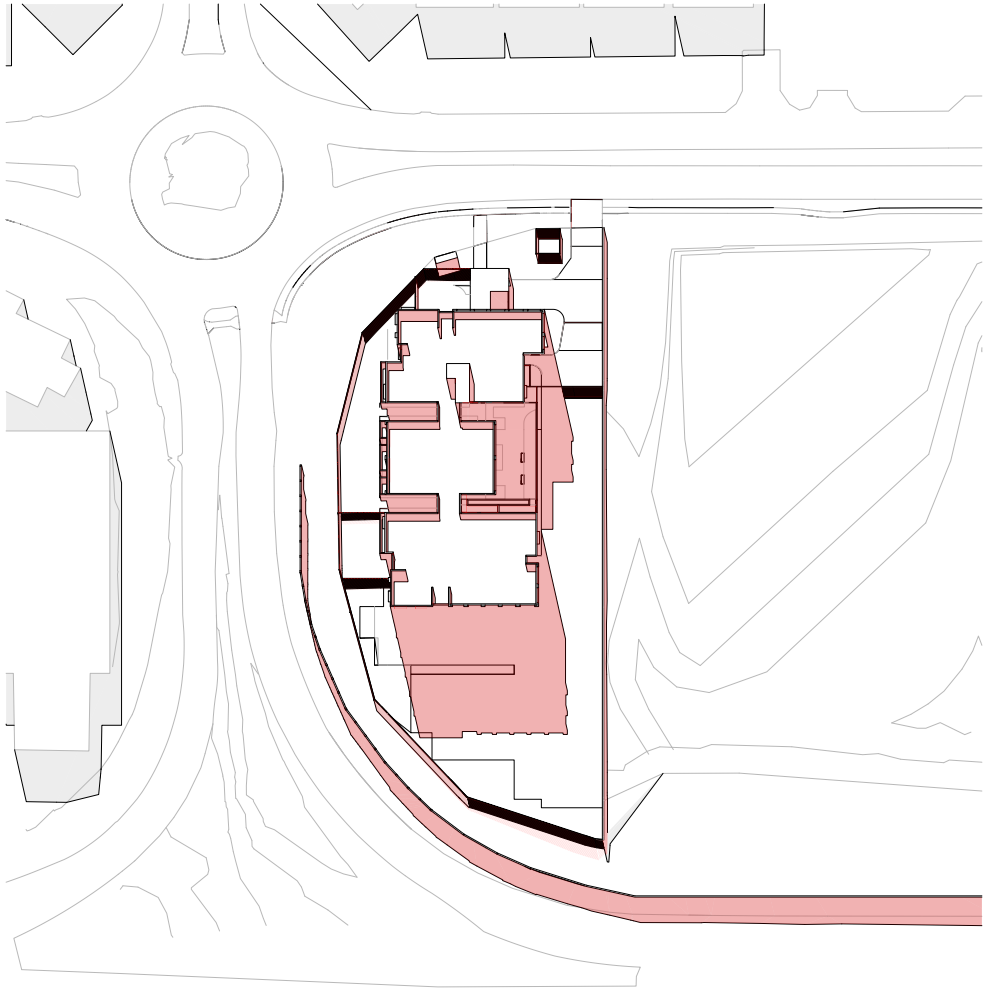
DA502

A

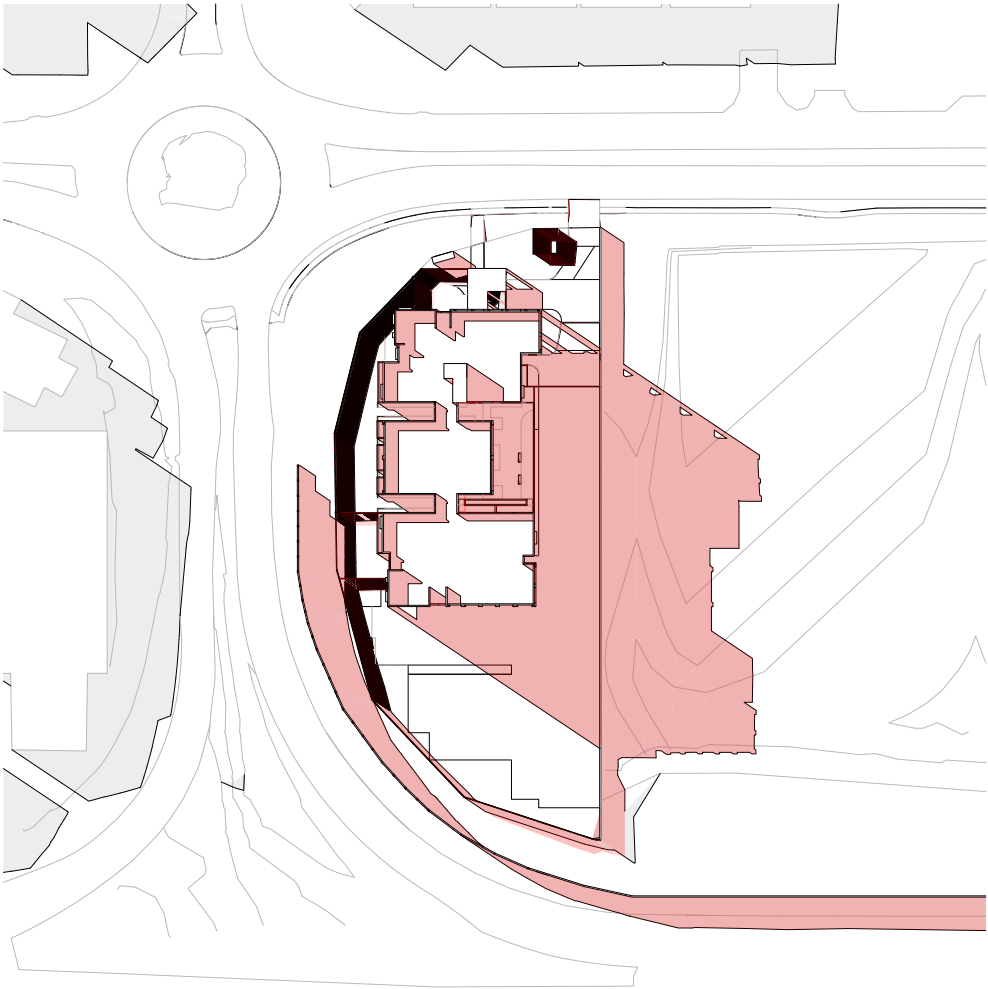
Shadow Studies - Winter Solstice



Winter Solstice 9am



Winter Solstice 12pm



Winter Solstice 3pm

KEY

SHADOWS CAST BY EXISTING
STRUCTURES OUTSIDE OF THE SITE

PROPOSED DEVELOPMENTS SHADOWS

DKO

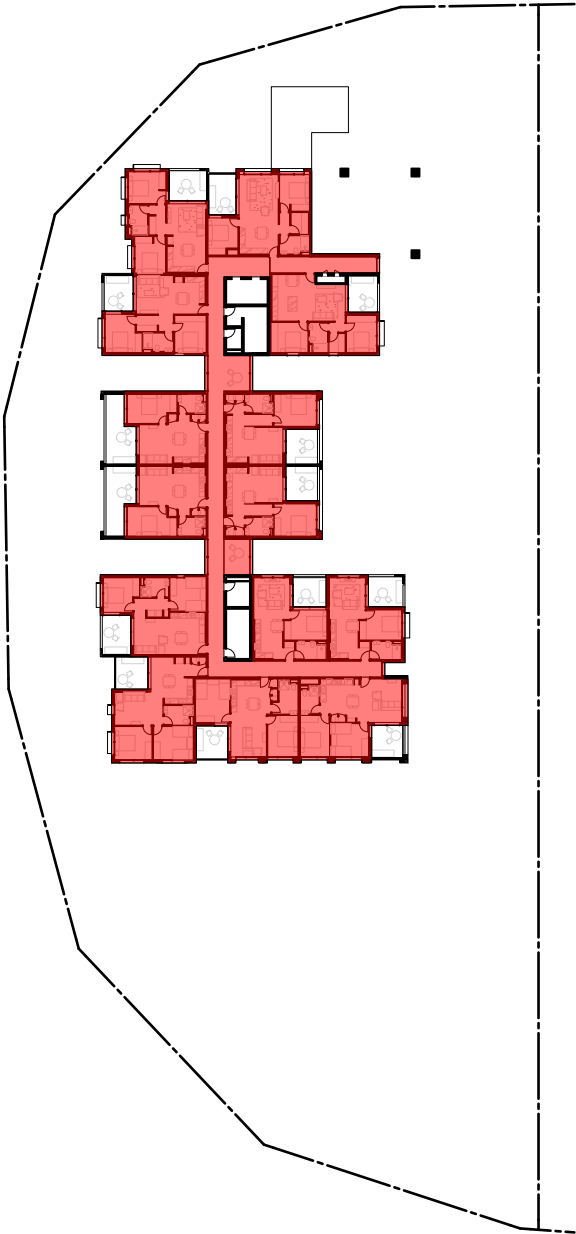
Additional Information

GFA Diagrams



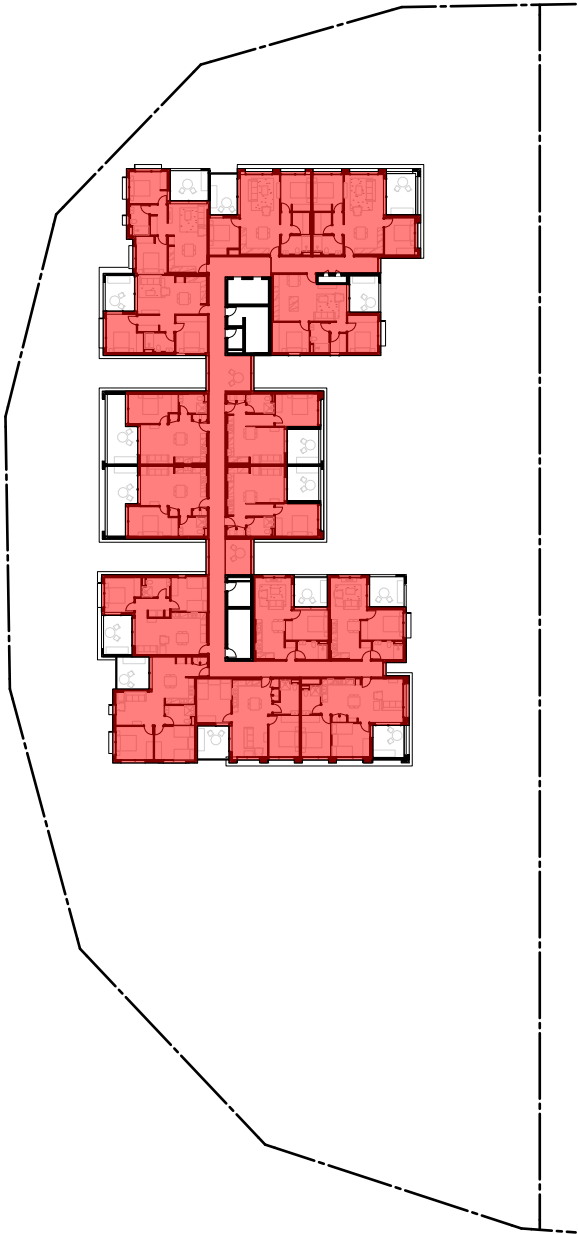
GROUND LEVEL

GFA: 535m²



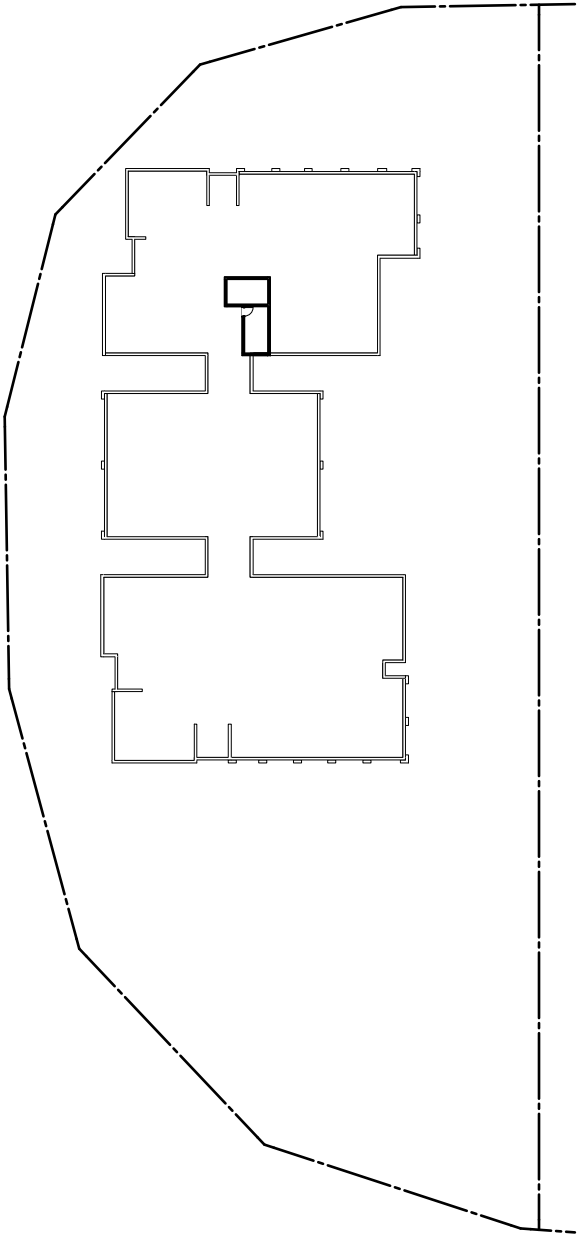
LEVEL 01

GFA: 1079m²



LEVEL 2-5

GFA: 1152m²



ROOF LEVEL

GFA: 0m²

LEGEND

Gross Floor Area Coverage



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DEVELOPMENT
APPLICATION



Project Name
Project Number
Date
Scale

SGCH Meadowbrook
00013982
8/04/2026
1:750@A3

Drawing Name
Drawing Number
Revision

GFA Diagrams
DA601
A

Site Coverage Diagrams

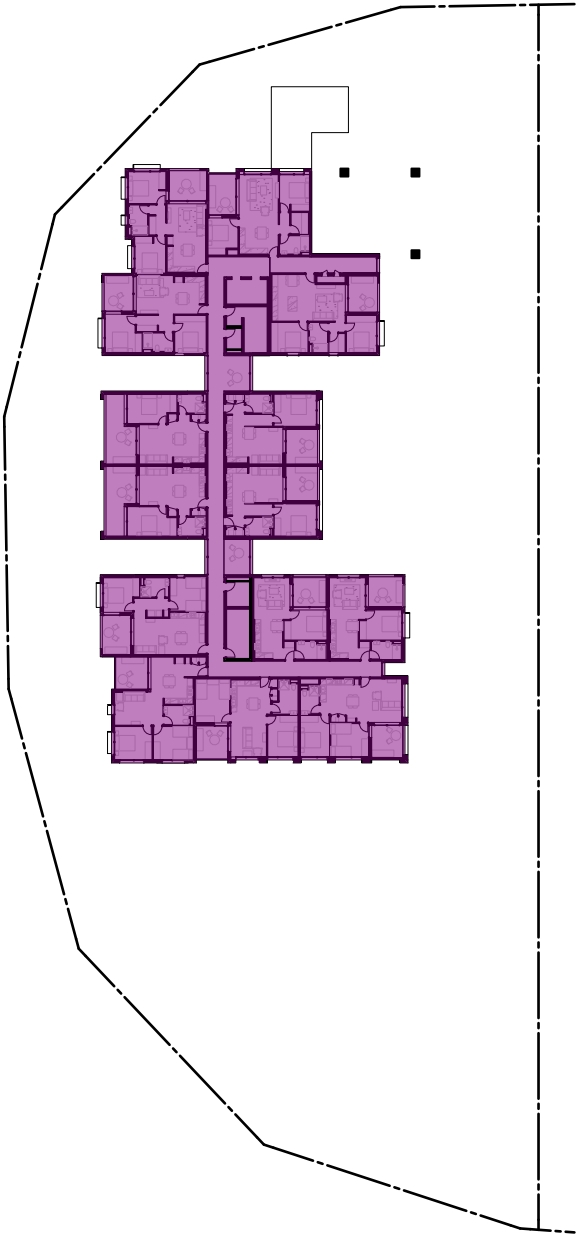


GROUND LEVEL

Site Area: 5275m²
Site Coverage: 894m²
16.95 %

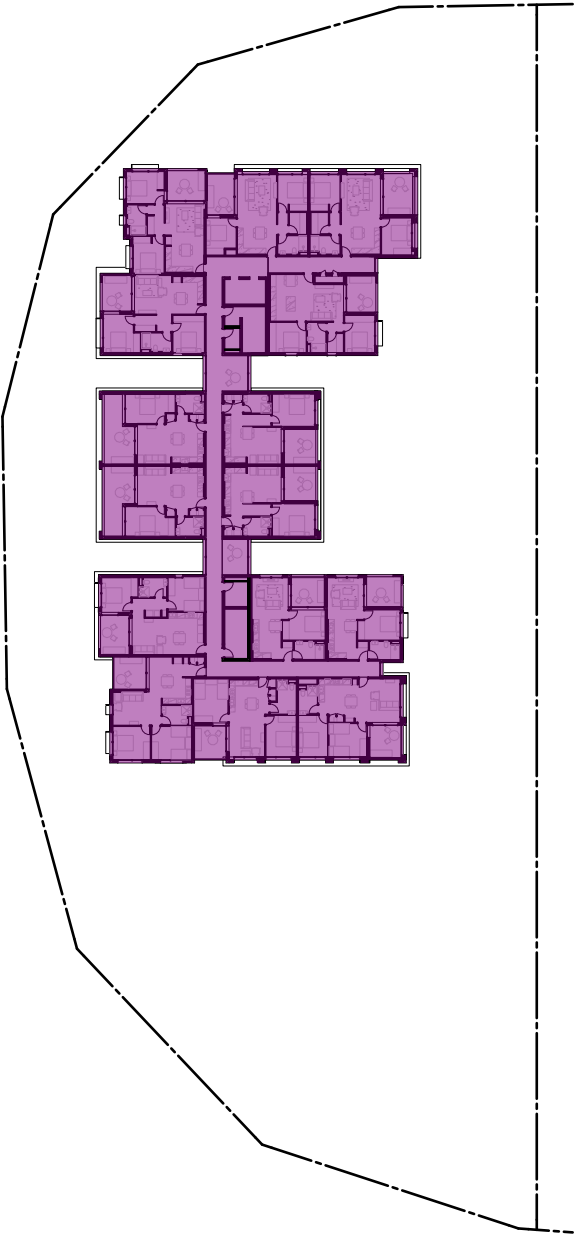
LEGEND

Site Coverage



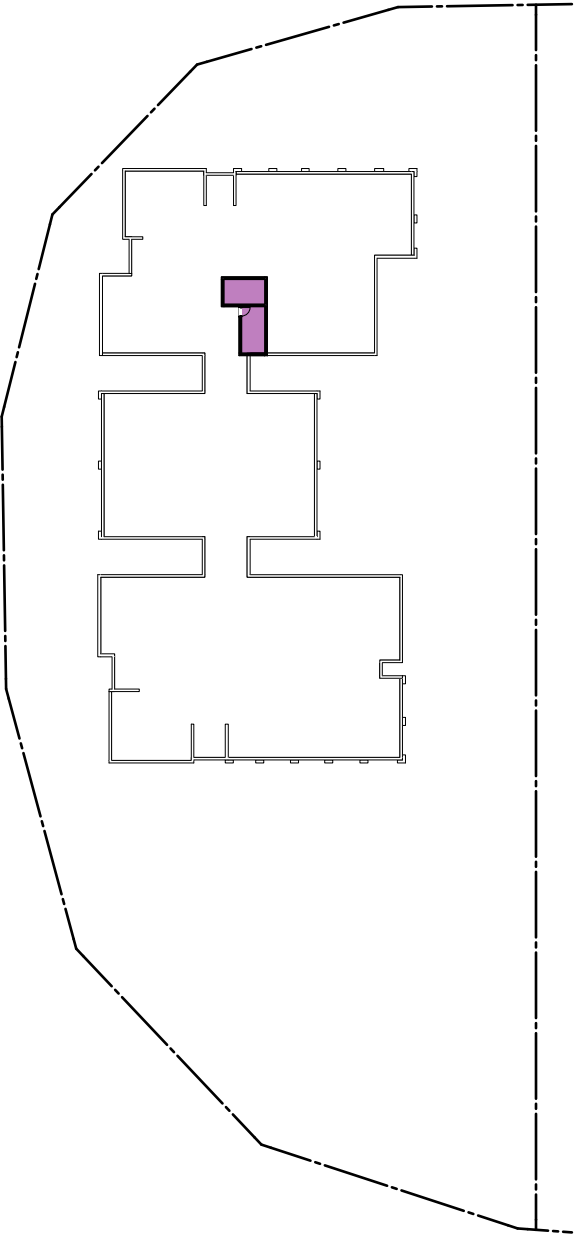
LEVEL 01

Site Area: 5275m²
Site Coverage: 1319m²
25.00 %



LEVEL 2-5

Site Area: 5275m²
Site Coverage: 1409m²
26.71 %



ROOF LEVEL

Site Area: 5275m²
Site Coverage: 27m²
0.51 %



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DEVELOPMENT
APPLICATION



Project Name
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SGCH Meadowbrook
00013982
8/04/2026
1:750@A3

Drawing Name
Drawing Number
Revision

Site Coverage Diagrams
DA602
A

Development Summary

SGCH Meadowbrook														
Site Area: 5275														
Apartments		Affordable Housing			Social Housing			Office	Communal		Carpark	GFA TOTAL	SITE COVER	
TOWER	Type		Type			Type					Cars	LCC Definition	LCC Definition	
	1B	2B	Total Units	1B	2B	Total Units	m²	m²	%	#	m²	m²	%	
	Ground	3	1	4	1	1	2	44	1187	22.5%	80	535	894	16.9%
	Level 1	2	4	6	4	4	8		20	0.4%		1079	1319	25.0%
	Level 2	2	5	7	4	4	8		20	0.4%		1152	1409	26.7%
	Level 3	2	5	7	4	4	8		20	0.4%		1152	1409	26.7%
	Level 4	2	5	7	4	4	8		20	0.4%		1152	1409	26.7%
	Level 5	2	5	7	4	4	8		20	0.4%		1152	1409	26.7%
	Roof											0	27	0.5%
Total		13	25	38	21	21	42	44	1267	24.0%	80	6222	7876	
		34%	66%	100%	50%	50%	100%							

Assumptions

- 1. These areas are schematic only and subject to council and other requisite approval. Areas are not to be used for marketing purposes.
- 2. This scheme has been prepared generally within the bounds of the current site dimensions. Dimensions are subject to detailed discussion with council, hence may be subject to change once advice is received.
- 3. The information contained herein is believed to be correct at time on preparation based on the information available at time of preparation. Recipients must make their own investigations to satisfy themselves in all aspects.
- 4. The design and accompanying documentation contained herein is and remains the intellectual property of DKO Architecture.
- 5. Areas have been calculated using Logan City Council definitions for GFA and Site Cover.
- 6. Atrium Spaces not included in GFA calculations



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DEVELOPMENT
APPLICATION

Project Name SGCH Meadowbrook
Project Number 00013982
Date 8/04/2026
Scale @A3

Drawing Name Development Summary
Drawing Number DA603
Revision A

DKO