

10 HAZELMOUNT STREET BOWEN HILLS

MATERIAL CHANGE OF USE - SHORT TERM ACCOMODATION

CLIENT :

FOCUS DEVELOPMENTS NO.1

DOCUMENT REVISION : B

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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-BNH-4193
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01 SUMMARY AND CONTEXT

01 SITE CONTEXT

DEVELOPMENT SUMMARY – SHORT TERM ACCOMODATION



PROPERTY ADDRESS: 10 HAZELMOUNT ST, BOWEN HILLS

LOT PLAN: LOT 47/48 ON RP 9895

ZONE: EC EMERGING COMMUNITY	
SITE AREA:	614 M²
SITE COVER TOWER:	354M² (57.7%)
SITE COVER PODIUM:	563M² (91.7%)
BUILDING HEIGHT:	51.5M – 15 FLOORS
NUMBER OF UNITS:	107 UNITS
LANDSCAPED AREA:	107.5 M² (17.5%)
COMMUNAL OPEN SPACE:	229 M²

PROPOSED PARKING:	
CAR PARKS:	6 CAR PARKING BAYS + 2 ACCESSIBLE
CAR PARKING BAYS TOTAL CAR PARKS:	8
MOTORCYCLE PARKS:	4
BICYCLE BAYS:	8

	HOTEL RM	ACCESSIBLE	SITE COVER	GFA	LANDSCAPED AREA	
Roof	Roof – PLANT					
LEVEL 15	7	7	354	278		
LEVEL 14	7	7	354	278		
LEVEL 13	7	7	354	278		
LEVEL 12	7	7	354	278		
LEVEL 11	7	7	354	278		
LEVEL 10	7	7	354	278		
LEVEL 9	7	7	354	278		
LEVEL 8	7	7	354	278		
LEVEL 7	7	7	354	278		
LEVEL 6	7	7	354	278		
LEVEL 5	7	7	354	278		
PODIUM LEVEL 4	7	7	563	278	62.1	SQM
PODIUM LEVEL 3	8	8	559	483	17.3	SQM
PODIUM LEVEL 2	8	8	614	445	6.4	SQM
PODIUM LEVEL 1	7	7	614	471	21.7	SQM
GROUND LEVEL			614	150		
BASEMENT			614			
TOTAL	107			4885	107.5	SQM

NOTE 1: ALL AREAS ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED BY SURVEYOR.

NOTE 2: GFA (GROSS FLOOR AREA) – BRISBANE CITY COUNCIL DEFINITION:

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;
OR UNENCLOSED PRIVATE BALCONIES, WHETHER ROOFED OR NOT.

01 SURROUNDING CONTEXT

INTRODUCTION

THE SITE IS LOCATED AT 10 HAZELMOUNT STREET, BOWEN HILLS, QLD 4007 (LOTS 47 & 48 RP 9895), WITH A TOTAL AREA OF 614 M² IN THE PARISH OF NORTH BRISBANE, COUNTY OF STANLEY.

THE SITE CURRENTLY CONTAINS A TIMBER QUEENSLANDER WITH A CORRUGATED METAL ROOF, THAT PREVIOUSLY OPERATED AS A RESIDENCE AND, AFTER SEVERAL RENOVATIONS, NOW FUNCTIONS AS AN ELEVATED, SINGLE FLOOR COMMERCIAL OFFICE. THE REMAINDER OF THE SITE IS CONCRETE SLAB USED FOR ON-SITE PARKING. ADJACENT PODIUMS AND A NEIGHBOURING VEHICLE RAMP RESULT IN PARTIAL OVERSHADOWING OF THE EXISTING HOUSE AND INFLUENCE CURRENT SITE LEVELS AND ACCESS ARRANGEMENTS.

THE SITE IS ZONED MIXED USE UNDER THE BOWEN HILLS PDA DEVELOPMENT SCHEME NO.3 AND SITS WITHIN AN AREA UNDERGOING SIGNIFICANT CHANGE, WITH MULTIPLE NEARBY AND PROPOSED HIGH-DENSITY RESIDENTIAL TOWERS OF 30+ STOREYS PROPOSED IN THE IMMEDIATELY SURROUNDING AREA. BOWEN HILLS RAILWAY STATION IS WITHIN WALKING DISTANCE TO THE NORTH, THE EXHIBITION AND BRISBANE SHOWGROUNDS PRECINCT AND ACCESS TO THE AIRPORT LINK AND INNER CITY BYPASS ROAD NETWORK ARE TO THE WEST AND THE GASWORKS PRECINCT TO THE EAST. ROYAL BRISBANE HOSPITAL AND ASSOCIATED BUS STATION AND CYCLE CENTRE ARE WITHIN A 1KM RADIUS. THESE ESTABLISHED AND EMERGING TRANSPORT, HEALTH AND RETAIL NODES ESTABLISH BOWEN HILLS AS A HIGH-AMENITY SETTING FOR SHORT-STAY ACCOMMODATION.

THE SITE IS NEAR TO THE BOWEN HILLS RAILWAY STATION TO THE NORTH. THE EXHIBITION AND BRISBANE SHOWGROUNDS PRECINCT AND ACCESS TO THE AIRPORT LINK AND INNER CITY BYPASS ROAD NETWORK ARE WEST AND THE GASWORKS PRECINCT TO THE EAST. THE SITE IS ALSO LOCATED WITHIN WALKING DISTANCE TO THE OLYMPIC ATHLETES VILLAGE, OLYMPIC STADIUM AND OLYMPIC AQUATIC CENTRE.

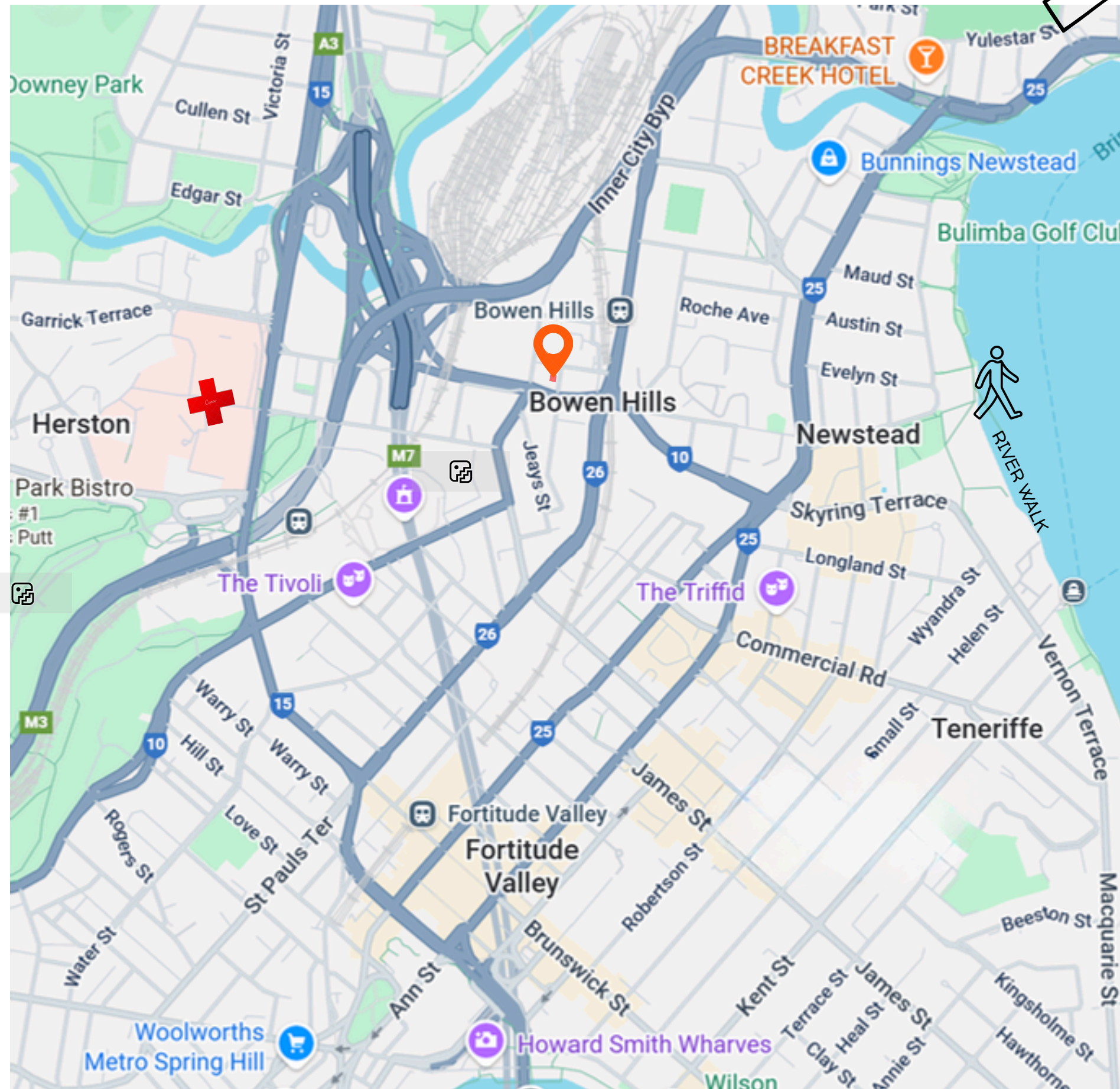
THE PROPOSAL COMPRISES A SINGLE 15-STOREY HOTEL TOWER PROVIDING 107 SHORT-STAY ROOMS, ONE LEVEL OF BASEMENT CAR PARKING, GROUND-LEVEL ARRIVAL AND COMBINED CAFE – RECEPTION, AND DEDICATED LEISURE FACILITIES INCLUDING A POOL AND GYM. THE DESIGN RESPONSE FOCUSES ON ACTIVATING THE STREET WITH A STRONG LANDSCAPE-DRIVEN PODIUM WITH A GREEN FAÇADE TREATMENT. CASCADING PLANTER BOXES ARE INTEGRATED IN FRONT OF PODIUM LEVELS GUESTROOMS TO DELIVER GREENERY VISIBLE FROM THE PUBLIC REALM AND WITHIN THE HOTEL, ENHANCING BIOPHILIC CONNECTIONS. THE PROPOSED USE AS A SHORT STAY ACCOMMODATION BUILDING WILL HELP ADDRESS THE CHRONIC UNDER-SUPPLY OF SHORT STAY ROOMS IN THE CITY.

CLIMATE AND SUSTAINABILITY MEASURES ARE EMBEDDED IN THE DESIGN: DEEP RECESSED GLAZING REDUCES SOLAR HEAT GAIN AND GLARE, ENERGY-EFFICIENT ELECTRICAL SYSTEMS AND LIGHTING ARE SPECIFIED AT HIGH STANDARDS, AND PLANTING ON EASTERN AND NORTHERN FACADES AT PODIUM LEVELS CONTRIBUTES TO MICROCLIMATE COOLING AND IMPROVED AMENITY FOR GUESTS AND THE STREETScape. VEHICLE AND SERVICE ACCESS ARE RESOLVED TO THE STREET FRONTAGE WITH BASEMENT PARKING TO MINIMIZE ABOVE-GROUND SERVICING IMPACTS.

THE PROPOSAL RESPONDS TO BOWEN HILLS' TRANSITION TO A HIGHER-DENSITY, MIXED-USE PRECINCT BY PROVIDING A HIGH-QUALITY SHORT-STAY ACCOMMODATION OFFERING THAT COMPLEMENTS NEARBY RESIDENTIAL AND COMMERCIAL USES.



SITE CONTEXT – INNER BRISBANE NORTH



LOCATED IN THE VIBRANT AND RAPIDLY TRANSFORMING INNER-CITY SUBURB OF BOWEN HILLS, 10 HAZELMOUNT STREET OCCUPIES A HIGHLY STRATEGIC POSITION WITHIN ONE OF BRISBANE'S MOST DIVERSE AND FASTEST-GROWING PRECINCTS.

THE AREA IS DISTINGUISHED BY A HERITAGE THAT HAS SEEN EXTENSIVE URBAN REGENERATION, SHIFTING FROM INDUSTRIAL ZONES TO A THRIVING MIXED-USE COMMUNITY WITH A FOCUS ON RESIDENTIAL, COMMERCIAL, RETAIL, AND RECREATIONAL USES.

SURROUNDING THE SITE, THE URBAN LANDSCAPE FEATURES HIGH-DENSITY RESIDENTIAL TOWERS, INCLUDING NEW DEVELOPMENTS SHAPING BOWEN HILLS AS A KEY HUB FOR INNER-CITY LIVING.

NEARBY NEWSTEAD AND TENERIFFE HAVE EVOLVED INTO A TRENDY ENCLAVE WITH BOUTIQUE CAFES, BREWERIES, AND CULTURAL SPACES, EXEMPLIFYING BRISBANE'S SHIFT TOWARDS DIVERSE, VIBRANT NEIGHBORHOOD, LINKED BY THE PICTURESQUE RIVERWALK.

TO THE SOUTH, FORTITUDE VALLEY REMAINS BRISBANE'S PREMIER ENTERTAINMENT AND NIGHTLIFE PRECINCT. ITS ECLECTIC MIX OF LIVE MUSIC VENUES, BARS, CLUBS, AND CREATIVE SPACES PROVIDES IMMEDIATE ACCESS TO A LIVELY ARTS, DINING, AND ENTERTAINMENT SCENE THAT ENHANCES THE OVERALL LIFESTYLE OF THE AREA. ONLY SLIGHTLY FURTHER SOUTH, HOWARD SMITH WHARFS IS AN ICONIC WATERFRONT PRECINCT UNDERGOING MAJOR REDEVELOPMENT. ONCE INDUSTRIAL, IT IS NOW TRANSFORMING INTO A VIBRANT WATERFRONT AREA WITH MIXED-USE AMENITIES CENTERED ON HOSPITALITY, RETAIL, ARTS, AND PUBLIC OPEN SPACES, CONTRIBUTING TO A LIVELY SOCIAL ENVIRONMENT.

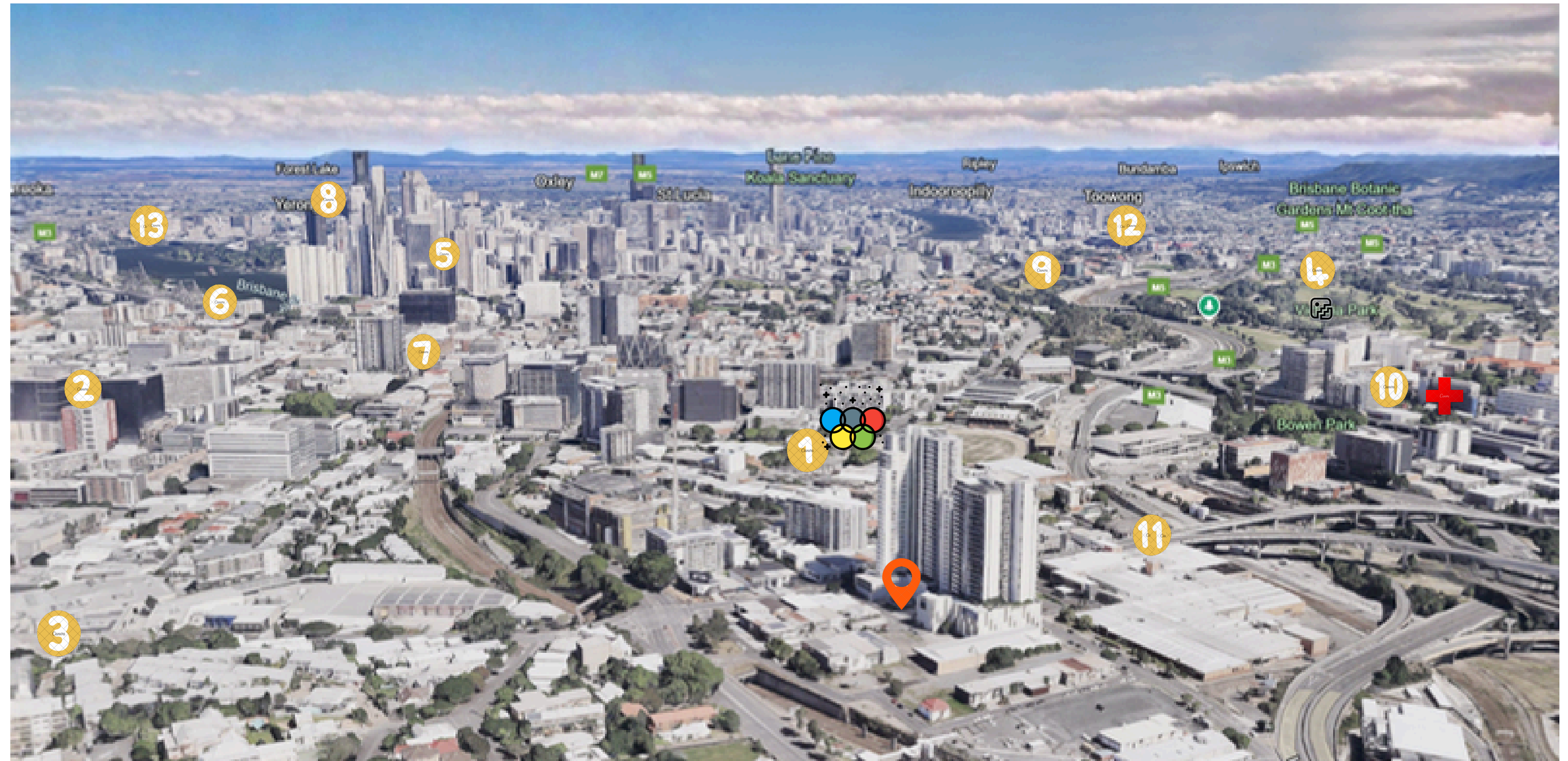
THE BROADER ENVIRONMENT INCLUDES HERSTON AND SURROUNDING SUBURBS OFFERING HEALTHCARE, EDUCATIONAL INSTITUTIONS, PARKS, AND GREEN SPACES, SUPPORTING A BALANCED URBAN LIFESTYLE. CRUCIALLY, THE SITE IS WITHIN A FIVE-MINUTE WALK OF THE OLYMPIC ATHLETES VILLAGE AND CLOSE TO THE OLYMPIC AQUATIC CENTRE AND STADIUM, KEY VENUES FOR THE 2032 BRISBANE OLYMPICS. THESE FACILITIES WILL HOST MAJOR INTERNATIONAL EVENTS, POSITIONING THE SITE FOR FUTURE GROWTH AND ACTIVITY.

SUPPORTED BY EXCELLENT PUBLIC TRANSPORT—INCLUDING BOWEN HILLS TRAIN STATION—AND MAJOR ARTERIAL ROADS LIKE THE CLEM JONES TUNNEL AND INNER CITY BYPASS, THE LOCATION PROVIDES VITAL CONNECTIVITY TO BRISBANE'S CBD, SOUTH BANK, AND WIDER METROPOLITAN REGIONS. OVERALL, THE SITE'S PROXIMITY TO MAJOR SPORTING VENUES, ICONIC PRECINCTS, AND ONGOING URBAN DEVELOPMENT OFFERS A COMPELLING OPPORTUNITY TO LEVERAGE BRISBANE'S EXPANDING LIFESTYLE, CULTURE, AND SPORTING LANDSCAPE, EMBODYING THE CITY'S VISION FOR A VIBRANT, SUSTAINABLE COMMUNITY HUB.



01 SURROUNDING CONTEXT

SITE CONTEXT – INNER BRISBANE PRECINCTS



01. RNA SHOWGROUNDS/ OLYMPIC VILLAGE

02. JAMES ST PRECINCT

03. REFINERY PRECINCT

04. VICTORIA PARK – OLYMPIC MAIN STADIUM

05. CBD

06. HOWARD SMITH WHARVES

07. FORTITUDE VALLEY



08. QUEEN'S WHARF

09. CENTENARY – OLYMPIC AQUATIC PRECINCT

10. ROYAL BRISBANE HOSPITAL

11. ICB ON RAMP

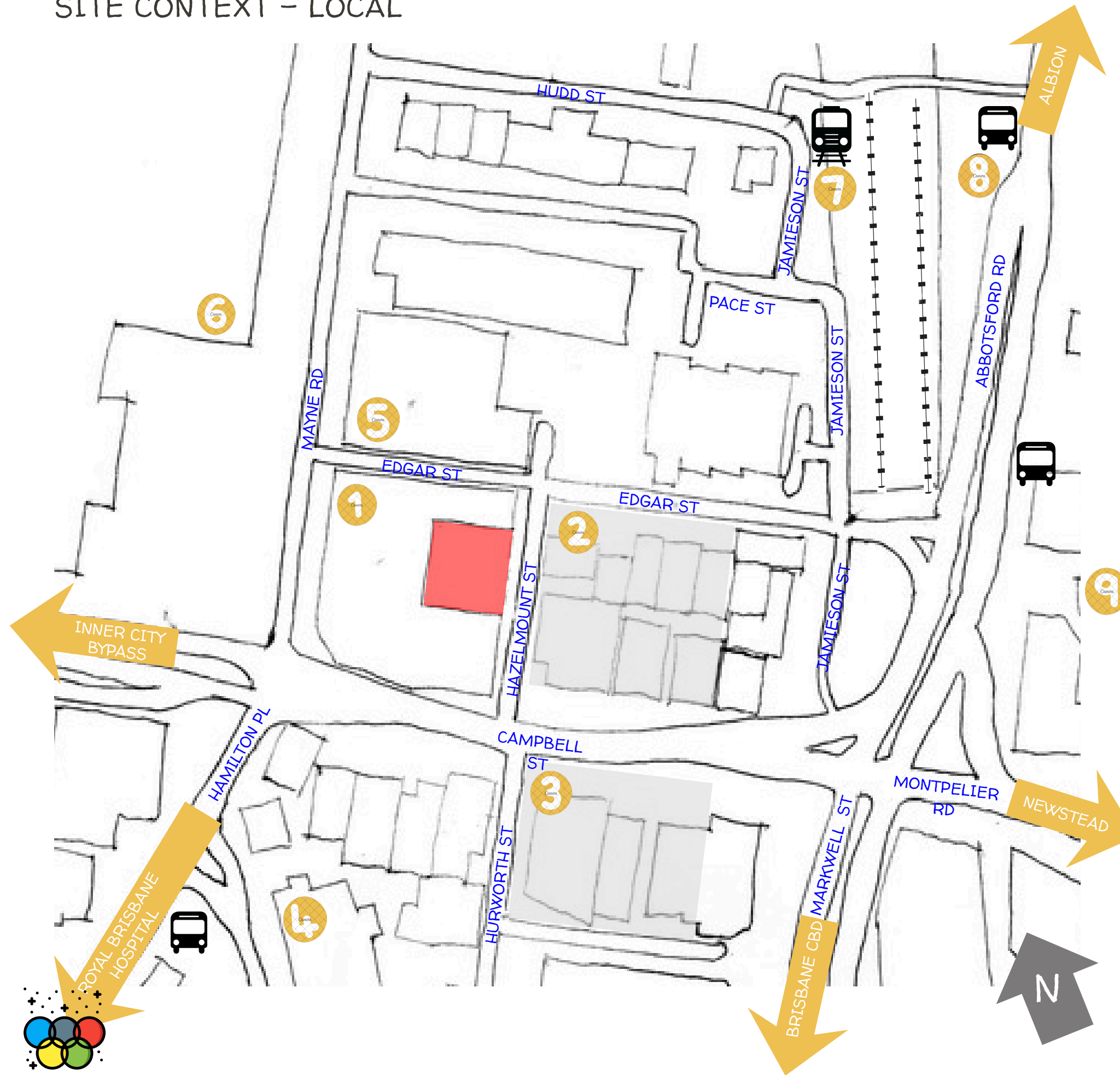
12. SUNCORP STADIUM – CAXTON ST

13. SOUTHBANK PRECINCT



01 SURROUNDING CONTEXT

SITE CONTEXT – LOCAL



THE MAIN FRONTAGE OF 10 HAZELMOUNT STREET WILL PRIORITIZE ENHANCING STREET ACTIVATION AND PEDESTRIAN AMENITY. THE SITE IS STRATEGICALLY POSITIONED WITHIN A FIVE-MINUTE WALK OF BOWEN HILLS TRAIN STATION AND BUS STATION, PROVIDING EXCELLENT PUBLIC TRANSPORT ACCESS TO BOTH THE AIRPORT AND THE CBD, ENSURING EASE OF CONNECTIVITY FOR RESIDENTS, VISITORS, AND WORKERS ALIKE.

IN ADDITION TO ITS PRIME LOCATION, THE SITE IS SITUATED AMIDST A DIVERSE AND ACTIVE RETAIL ENVIRONMENT. OPPOSITE ON HAZELMOUNT AND CAMPBELL STREETS, THERE ARE APPROVED AND PROPOSED DEVELOPMENTS OFFERING RETAIL TENANCIES AT STREET LEVEL, WHICH WILL FURTHER ACTIVATE THE STREETScape AND SUPPORT LOCAL COMMERCE. ADDITIONALLY, THE EXISTING MADISON AND PANORAMA DEVELOPMENTS ALREADY CONTRIBUTE A RANGE OF RETAIL, FOOD, AND BEVERAGE TENANTS THAT ATTRACT REGULAR FOOT TRAFFIC, CREATING A LIVELY AND DYNAMIC PRECINCT. THE CONTEXT IS BOLSTERED BY NEARBY ANCHORS SUCH AS THE ROYAL BRISBANE HOSPITAL TO THE WEST, THE NEWSTEAD REFINERY PRECINCT TO THE EAST, AND THE RNA & JAMES STREET PRECINCTS TO THE SOUTHWEST—ALL WITHIN A 15 TO 20-MINUTE WALKING DISTANCE—MAKING THE AREA A VIBRANT HUB FOR EMPLOYMENT, HEALTH SERVICES, ENTERTAINMENT, AND LIFESTYLE EXPERIENCES.

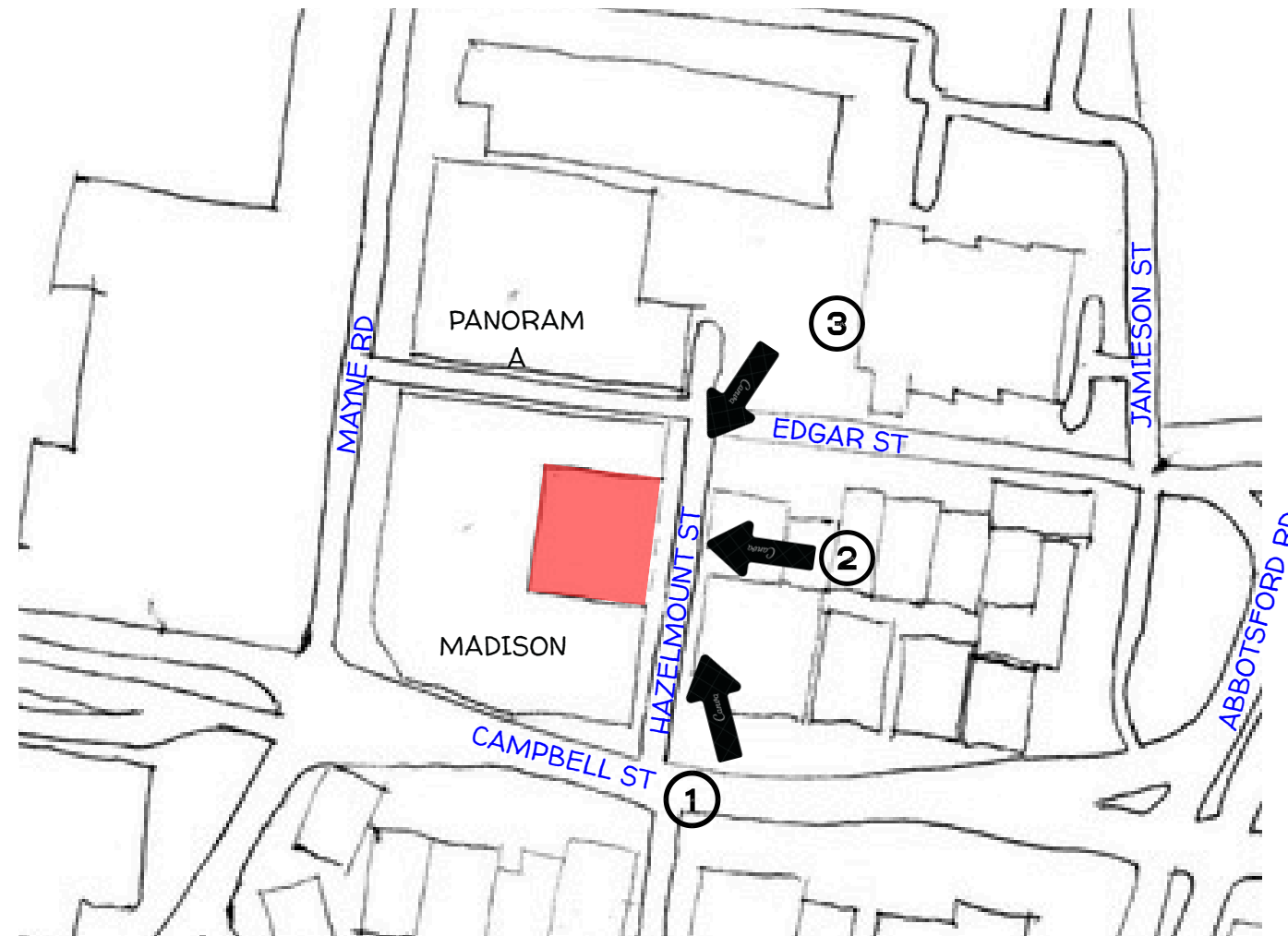
THIS INTERCONNECTED ENVIRONMENT UNDERSCORES THE OPPORTUNITY TO FOSTER A THRIVING MIXED-USE PRECINCT, WITH THE DEVELOPMENT AT 10 HAZELMOUNT STREET PLAYING A KEY ROLE IN ENHANCING THE VIBRANCY AND ACCESSIBILITY OF THIS EVOLVING URBAN COMMUNITY, BY OFFERING HOTEL SPECIFIC, SHORT TERM ACCOMMODATION.

 10 HAZELMOUNT ST, BOWEN HILLS

- 01. MADISON HEIGHTS APARTMENTS
- 02. DEV2021/1193
- 03. DEV2025/1605
- 04. CODE APARTMENTS
- 05. PANORAMA APARTMENTS
- 06. COURIER MAIL
- 07. BOWEN HILLS TRAIN STATION
- 08. BOWEN HILLS BUS STATION
- 09. TWELTH NIGHT THEATRE

01 SURROUNDING CONTEXT

EXISTING STREET VIEWS

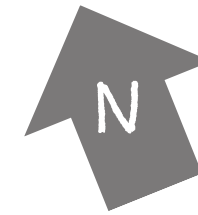


10 HAZELMOUNT ST

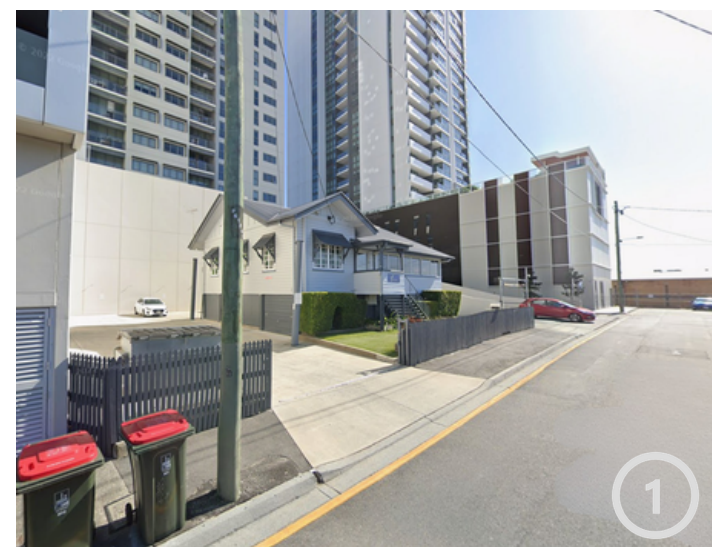
THE EXISTING SITE AT 10 HAZELMOUNT FEATURES A CONVERTED QUEENSLANDER, NOW USED FOR COMMERCIAL PURPOSES, WITH A SINGLE ENCLOSED OCCUPIED LEVEL THAT FACES HAZELMOUNT STREET. THE SITE BENEFITS FROM TWO EXISTING ACCESS POINTS, POSITIONED AT EITHER END OF THE STREET BOUNDARY, FACILITATING STRAIGHTFORWARD ENTRY AND EXIT.

THE SITE IS VERY FLAT, WITH NO SIGNIFICANT GRADE CHANGES, ALLOWING FOR EASE OF DEVELOPMENT OR MODIFICATION. IT IS BOUNDED ON ALL SIDES BY A LARGE, 30+ STOREY RESIDENTIAL DEVELOPMENT, WHICH WRAPS CLOSELY AROUND THE SITE, WITH ITS ASCENDING ACCESS RAMP ALONG THE NORTHERN BOUNDARY ENHANCING CONNECTIVITY.

TO THE WEST AND SOUTH, A THREE-STOREY PODIUM STRUCTURE PROVIDES A BUILT FORM THAT DEFINES THE IMMEDIATE SURROUNDINGS, CREATING A STRONG URBAN EDGE. THIS CONTEXT SITUATES 10 HAZELMOUNT WITHIN A VIBRANT, HIGH-DENSITY PRECINCT CHARACTERIZED BY BOTH EXISTING AND UPCOMING DEVELOPMENTS, OFFERING SIGNIFICANT OPPORTUNITIES FOR INTEGRATED URBAN DESIGN.



VIEW FROM SOUTH EAST



VIEW FROM EAST



VIEW FROM NORTH EAST



01 SURROUNDING CONTEXT

VIEWS FROM APPROX. 60M ABOVE GROUND LEVEL



01 SURROUNDING CONTEXT

VIEWS 60M ABOVE GROUND LVL WITH PROPOSED DEVELOPMENTS

NORTH EAST

EAST

DEV2021/1193



EAST

SOUTH EAST

SOUTH

DEV2021/1193 - CNR HAZELMOUNT & CAMPBELL

DEV2025/1605 - 10 CAMPBELL ST



02 SITE ANALYSIS

O2 SITE ANALYSIS

CONTEXT – SITE ANALYSIS



THE SITE AT 10 HAZELMOUNT STREET IS ENVELOPED BY A DENSE AND DIVERSE URBAN ENVIRONMENT CHARACTERIZED BY SUBSTANTIAL HIGH-RISE RESIDENTIAL TOWERS AND ACTIVE MIXED-USE DEVELOPMENTS. TO THE EAST AND SOUTH AND WEST, LARGE RESIDENTIAL TOWERS DOMINATE THE SKYLINE, FORMING A SIGNIFICANT URBAN BACKDROP AND CONTRIBUTING TO THE AREA'S HIGH-DENSITY FABRIC.

THESE BUILDINGS FEATURE A MIX OF COMMERCIAL, RETAIL, AND RESIDENTIAL USES, REINFORCING THE PRECINCT'S ROLE AS A VIBRANT INNER-CITY HUB. THE NORTHERN BOUNDARY IS DEFINED BY AN ASCENDING ACCESS RAMP THAT CONNECTS TO THE BROADER STREET NETWORK, CREATING A LAYERED AND TEXTURED PERIMETER. THE WESTERN BOUNDARY FEATURES A THREE-STORY PODIUM THAT INTERACTS WITH SURROUNDING HIGH-RISE DEVELOPMENTS, ESTABLISHING A STRONG URBAN EDGE AND SUPPORTING ACTIVE GROUND-LEVEL USES.

THE BROADER CONTEXT IS ANIMATED BY A VARIETY OF RETAIL OUTLETS, OPEN SPACES, AND ONGOING DEVELOPMENT PROJECTS THAT REFLECT BOWEN HILLS' EVOLUTION AS A KEY NODE OF BRISBANE'S GROWTH. THIS DENSE, LAYERED ENVIRONMENT OFFERS SWEEPING VIEWS TOWARD THE CITY SKYLINE AND BRISBANE RIVER TO THE EAST, WHILE ITS PROXIMITY TO MAJOR TRANSPORT CORRIDORS AND EMERGING PRECINCTS POSITIONS THE SITE WITHIN A VIBRANT, HIGH-IMPACT URBAN SETTING.

LEGEND

- PEDESTRIAN PATHWAYS
- MAJOR TRAFFIC ROUTES
- PROPOSED NEW ROAD
- 30 DENOTES THE NUMBER OF FLOORS OF SURROUNDING RESIDENTIAL TOWERS
- PROPOSED RESIDENTIAL DEVELOPMENTS
- PROPOSED NEW PARK
- PROPOSED ROAD CLOSURE

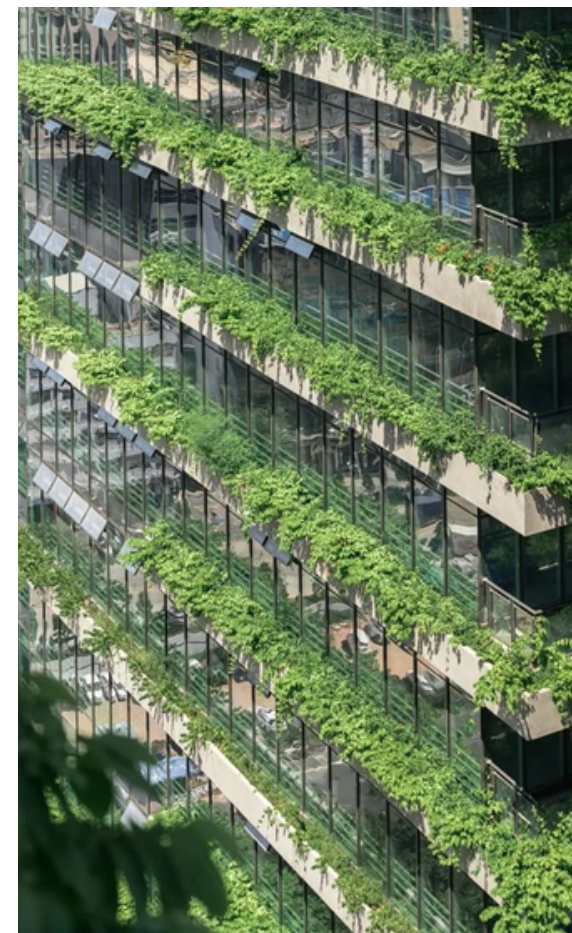
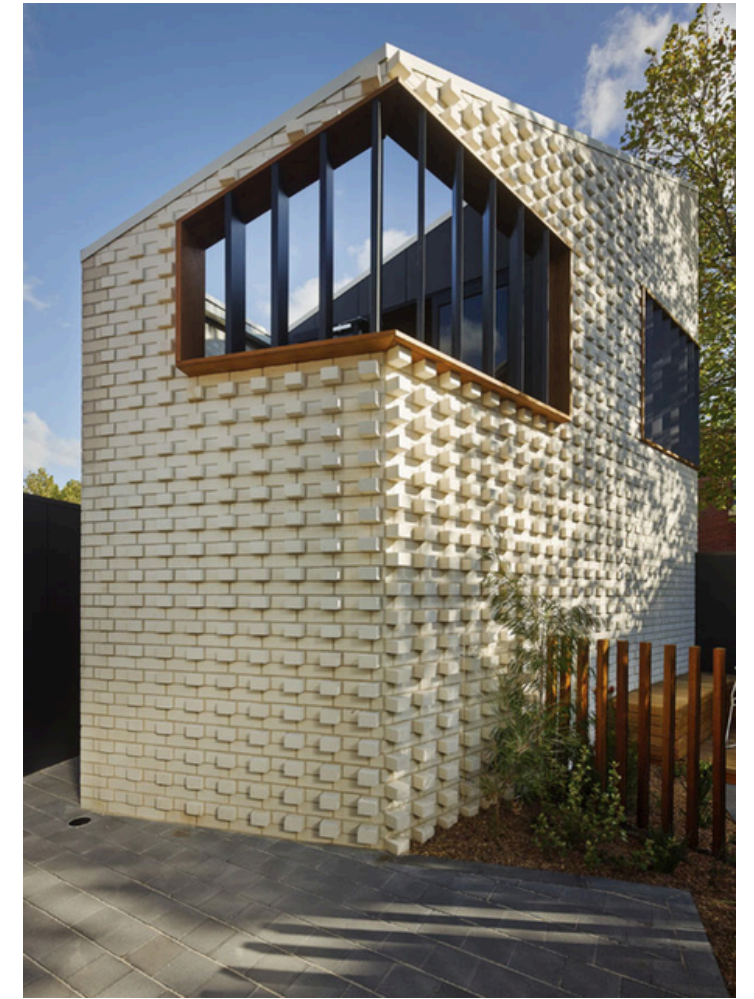
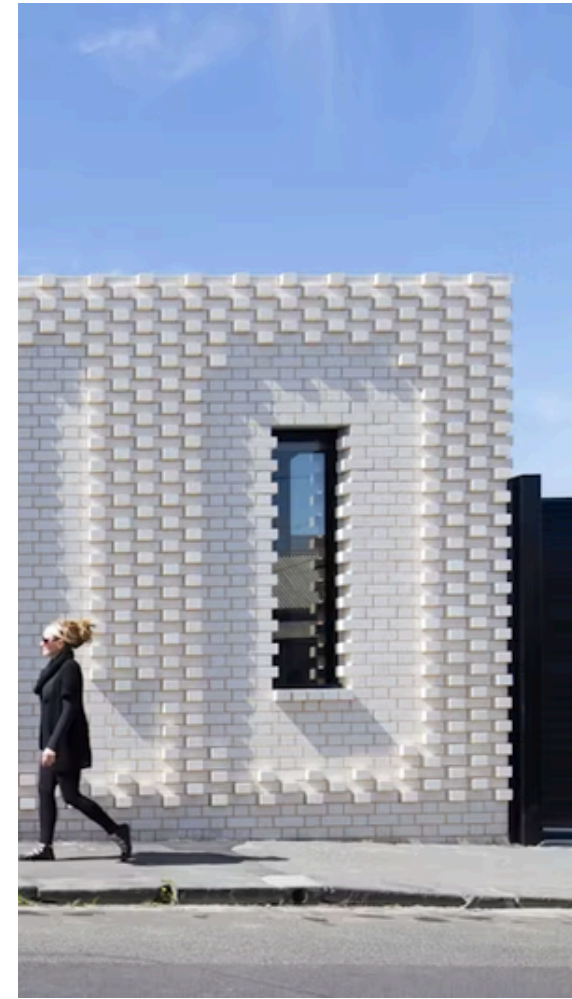
03 DESIGN RESPONSE

03 DESIGN RESPONSE

DESIGN CONCEPT

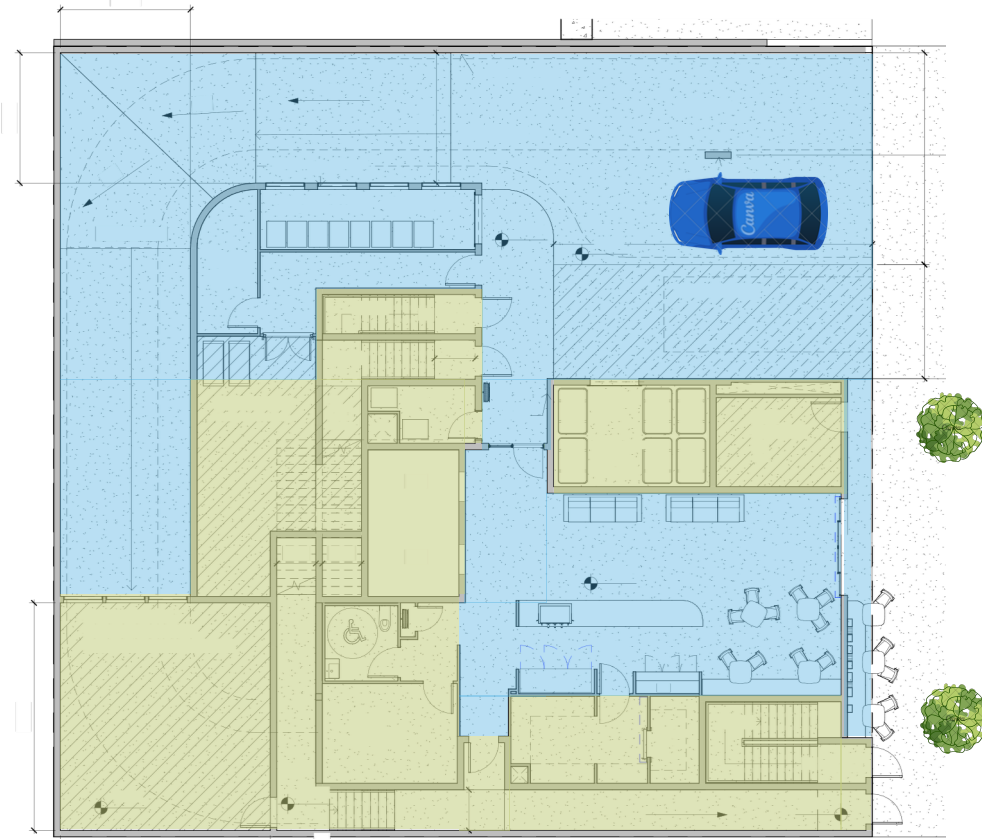
UNIQUE ARCHITECTURAL ATTRIBUTES HAVE BEEN INTEGRATED TO ACTIVATE THE EDGES OF THE PROJECT IN RESPONSE TO ITS CONTEXT AND ORIENTATION. CASCADING PLANTED WINDOW BOXES HAVE BEEN EMPLOYED TO CREATE DEEP SHADOWING ON LOWER LEVELS ON THE EASTERN AND NORTHERN GLAZING, ENHANCING ENVIRONMENTAL PERFORMANCE WHILE MAINTAINING A STRONG BIOPHILIC CONNECTION AND INTRODUCING A SOFTNESS TO THE STREET ELEVATION. THIS DESIGN APPROACH RESPONDS TO THE PROPOSED PODIUM AND FACADE TREATMENTS OF SURROUNDING DEVELOPMENTS ON CAMPBELL AND HAZELMOUNT STREETS, ENSURING A COHESIVE URBAN PALETTE.

TO CREATE A DYNAMIC AND ENGAGING FACADE AT THE REAR OF THE SITE, THE ELEVATIONS FACING THE NEIGHBOURING PROPERTIES AND THEIR BALCONIES HAVE BEEN THOUGHTFULLY DESIGNED WITH A SPIRALLING RAISED FACADE TREATMENT, THAT WILL RESPOND TO THE ANGLE OF SUN THROUGHOUT THE DAY, CASTING DYNAMIC SHADOWS AND CREATING AN EVER-CHANGING VISUAL EXPERIENCE THAT ENHANCES THE PRIVACY OF ADJOINING RESIDENCES WHILE MAINTAINING A VISUAL DIALOGUE WITH THE SURROUNDING CONTEXT.



03 DESIGN RESPONSE

FLOOR PLANS



GROUND FLOOR

THE GROUND FLOOR PLAN HAS BEEN THOUGHTFULLY DESIGNED TO ACTIVATE THE STREET EDGE AND FOSTER A SENSE OF COMMUNITY ENGAGEMENT. IT FEATURES A WELL-CONSIDERED COMMUNAL ENTRY AND LOBBY AREA THAT DOUBELS AS CAFE – RECEPTION SPACE THAT FRONTS DIRECTLY ONTO HAZELMOUNT STREET, CREATING VIBRANT, PEDESTRIAN-FRIENDLY INTERSECTIONS THAT ENCOURAGE FOOT TRAFFIC AND INTERACTION.

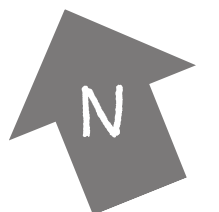
THIS GROUND FLOOR DESIGN PRIORITIZES CONNECTIVITY, ACTIVATION, AND AMENITY, CREATING A DYNAMIC INTERFACE BETWEEN THE DEVELOPMENT AND ITS SURROUNDING NEIGHBOURHOOD WHILE SUPPORTING A DIVERSE AND VIBRANT URBAN ENVIRONMENT.



1ST FLOOR

THE FIRST FLOOR, FORMING PART OF THE PODIUM THAT SPANS THE ENTIRE SITE, IS DESIGNED TO BALANCE FUNCTIONALITY WITH A COHESIVE ARCHITECTURAL FORM THAT INTEGRATES SEAMLESSLY WITH THE UPPER LEVELS. IT INCLUDES SEVEN HIGH-QUALITY HOTEL SUITES, CONTRIBUTING TO THE SITE'S VIBRANT HOSPITALITY OFFERING, WITH LAYOUTS OPTIMIZED FOR NATURAL LIGHT AND PRIVACY. SUPPORTING THESE ACCOMMODATIONS ARE THE BUSINESS CENTRE, COMMUNITY SPACE AND THE ESSENTIAL BACK-OF-HOUSE, PLANT, AND SERVICES SPACES STRATEGICALLY LOCATED TO ENSURE EFFICIENT OPERATIONS AND UNOBTUSIVE SERVICE FLOWS. LANDSCAPED WINDOW BOXES ARE INCORPORATED TO FOSTER INDOOR-OUTDOOR CONNECTIONS AND ENHANCE THE OVERALL LIVABILITY, CREATING A VITAL, MULTI-FUNCTIONAL PLATFORM THAT HARMONIZES OPERATIONAL NEEDS WITH A CONTEMPORARY, INTEGRATED URBAN FORM.

- HOTEL ACCOMODATION
- SERVICE / BOH
- CIRCULATION /AMMENITY



03 DESIGN RESPONSE FLOOR PLANS



2ND FLOOR – OUTDOOR SPACE & POOL

THE SECOND FLOOR, ALSO SPANNING THE ENTIRE SITE AS PART OF THE PODIUM, IS DESIGNED TO SERVE AS A CENTRAL AMENITY LEVEL THAT ENHANCES THE LIVABILITY AND APPEAL OF THE DEVELOPMENT. IT FEATURES AN UNCOVERED OUTDOOR POOL, PROVIDING GUESTS WITH A PRIVATE, OUTDOOR LEISURE AMENITY, WHILE AN INDOOR GYM AND STEAM ROOM OFFER FITNESS AND RELAXATION OPTIONS WITHIN A SECURE AND ACCESSIBLE ENVIRONMENT.

THE FLOOR ALSO INCLUDES ADDITIONAL HOTEL SUITES, SEAMLESSLY INTEGRATING HOSPITALITY SPACES WITH SHARED AMENITIES TO CREATE A COMPREHENSIVE LIFESTYLE HUB. THOUGHTFULLY ORGANIZED, THIS LEVEL PROMOTES OUTDOOR AND INDOOR CONNECTIONS, FOSTERING A VIBRANT SOCIAL ATMOSPHERE THAT SUPPORTS WELLBEING, RECREATION, AND SOCIAL INTERACTION, ALL WITHIN A CONTEMPORARY, CAREFULLY ARTICULATED DESIGN THAT COMPLEMENTS THE OVERALL URBAN DEVELOPMENT.

RECESSED FACADE
WITH CASCADING
PLANTING TO STREET
FACADE

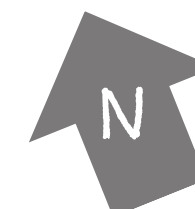


3RD FLOOR

THE THIRD FLOOR BEGINS TO PEEL BACK FROM THE EDGES OF THE PODIUM, REDUCING SITE COVERAGE TO ALLOW FOR INCREASED NATURAL LIGHT AND TO CREATE A VISUAL SEPARATION FROM THE NEIGHBOURING WESTERN DEVELOPMENTS. THIS DESIGN APPROACH INTRODUCES A SENSE OF ARTICULATION AND OPENNESS AT THE UPPER LEVELS, ENHANCING THE OVERALL ARCHITECTURAL EXPRESSION. THE FLOOR HOUSES EIGHT HOTEL SUITES, PROVIDING ELEVATED ACCOMMODATION WITH IMPROVED OUTLOOKS AND PRIVACY. IN ADDITION, IT ACCOMMODATES FUNCTION SPACES AS WELL AS BACK-OF-HOUSE, SERVICE, AND PLANT SPACES THAT SUPPORT THE OPERATIONAL FUNCTIONALITY OF THE HOTEL WHILE MAINTAINING A SLEEK, CONTEMPORARY FORM. THIS LEVEL BALANCES PRIVACY, LIGHT, AND FUNCTIONAL EFFICIENCY, CONTRIBUTING TO THE SOPHISTICATED URBAN ENVIRONMENT.

RECESSED FACADE
WITH CASCADING
PLANTING TO STREET
FACADE

- HOTEL ACCOMODATION
- SERVICE / BOH
- CIRCULATION /AMMENITY



03 DESIGN RESPONSE FLOOR PLANS



4TH – 15TH TYPICAL FLOOR
PLAN

THE INTERNAL FLOOR PLAN FROM LEVELS 4 TO 15 REMAINS CONSISTENT, WITH ALL LEVELS DESIGNED TO MAXIMIZE SETBACKS ALONG THE WESTERN AND SOUTHERN BOUNDARIES, THEREBY RESPECTING THE PRIVACY AND AMENITY OF THE ADJACENT HIGH-DENSITY RESIDENTIAL DEVELOPMENTS.

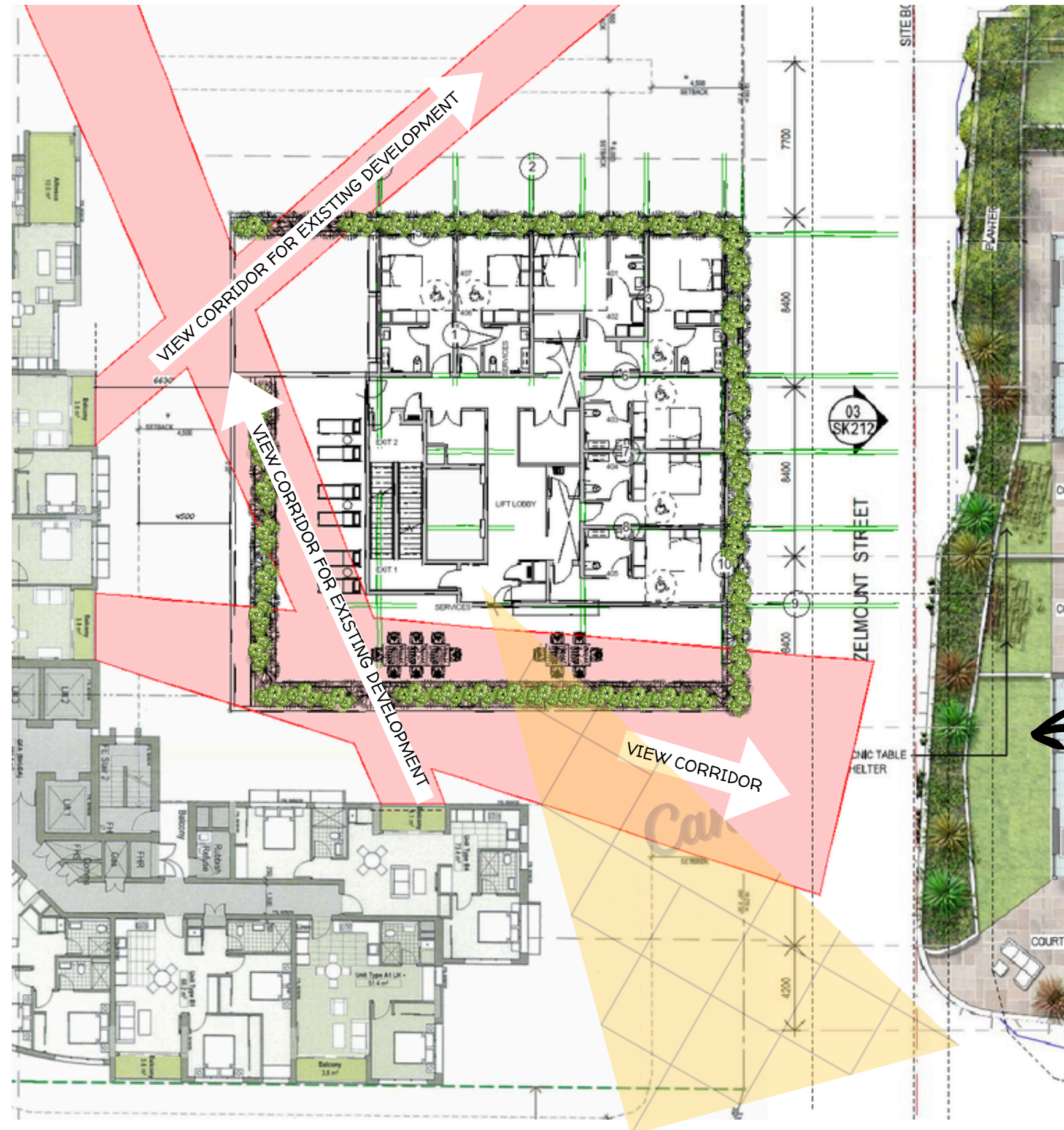
THE BUILDING WINDOW HOODS ARE POSITIONED FLUSH WITH THE STREET AND NORTHERN SITE BOUNDARIES AND THE MAIN LINE OF BUILDING AND GLAZING IS DEEPLY RECESSED BACK FROM THESE TO PROVIDE SUNSHADING. THE VERTICAL CIRCULATION CORE IS STRATEGICALLY LOCATED IN THE SOUTHWEST CORNER OF THE SITE TO MINIMIZE OVERLOOKING AND DIRECT SIGHTLINES TO NEIGHBORING PROPERTIES BALCONIES.

THE GENERAL CIRCULATION SPACE IS AFFORDED A LINK TO THE OUTSIDE WORLD AND NATURAL LIGHT LOOKING TO THE SOUTH, PAST THE NEIGHBOURING BUILDING AND OUT TO CAMPBELL ST. ON THE 4TH FLOOR THESE PROVIDE ACCESS TO THE SUN DECK & EDIBLE GARDEN.

THIS CORNER TREATMENT HAS BEEN CAREFULLY CONSIDERED, FEATURING ARTICULATION THROUGH EXPRESSED EXTRUSION OF THE FACADE TO CREATE TEXTURE AND MOVEMENT

- HOTEL ACCOMODATION
- SERVICE / BOH
- CIRCULATION /AMMENITY

RESPONSE TO SURROUNDING SITE CONDITIONS - LEVEL 4 -15



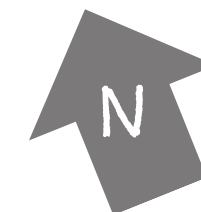
THE DESIGN OF 10 HAZELMOUNT STREET HAS BEEN CAREFULLY CONSIDERED TO ENHANCE AND PROTECT AVAILABLE SIGHTLINES FOR NEIGHBORING BUILDINGS WHILE PROVIDING DESIRABLE VIEWS FROM WITHIN THE DEVELOPMENT ITSELF.

BY MAXIMIZING SETBACKS ALONG THE WESTERN AND SOUTHERN BOUNDARIES, THE LAYOUT ENSURES THAT NEIGHBOURING RESIDENCES MAINTAIN PRIVACY AND VISTAS. THE STRATEGIC PLACEMENT OF VERTICAL CIRCULATION IN THE SOUTHWEST CORNER FURTHER MINIMIZES DIRECT SIGHTLINES TO EXISTING PROPERTIES, PROMOTING A RESPECTFUL RELATIONSHIP WITH THE SURROUNDING CONTEXT.

INTERNALLY, THE ARRANGEMENT OF HOTEL SUITES AND COMMUNAL SPACES IS OPTIMALLY ORIENTED TO TAKE ADVANTAGE OF SCENIC ASPECTS AND NATURAL LIGHT, ENSURING THAT OCCUPANTS BENEFIT FROM PLEASANT VIEWS AND A SENSE OF CONNECTION TO THE VIBRANT URBAN ENVIRONMENT WHILE PRESERVING THE VISUAL AMENITY FOR ADJACENT DEVELOPMENTS

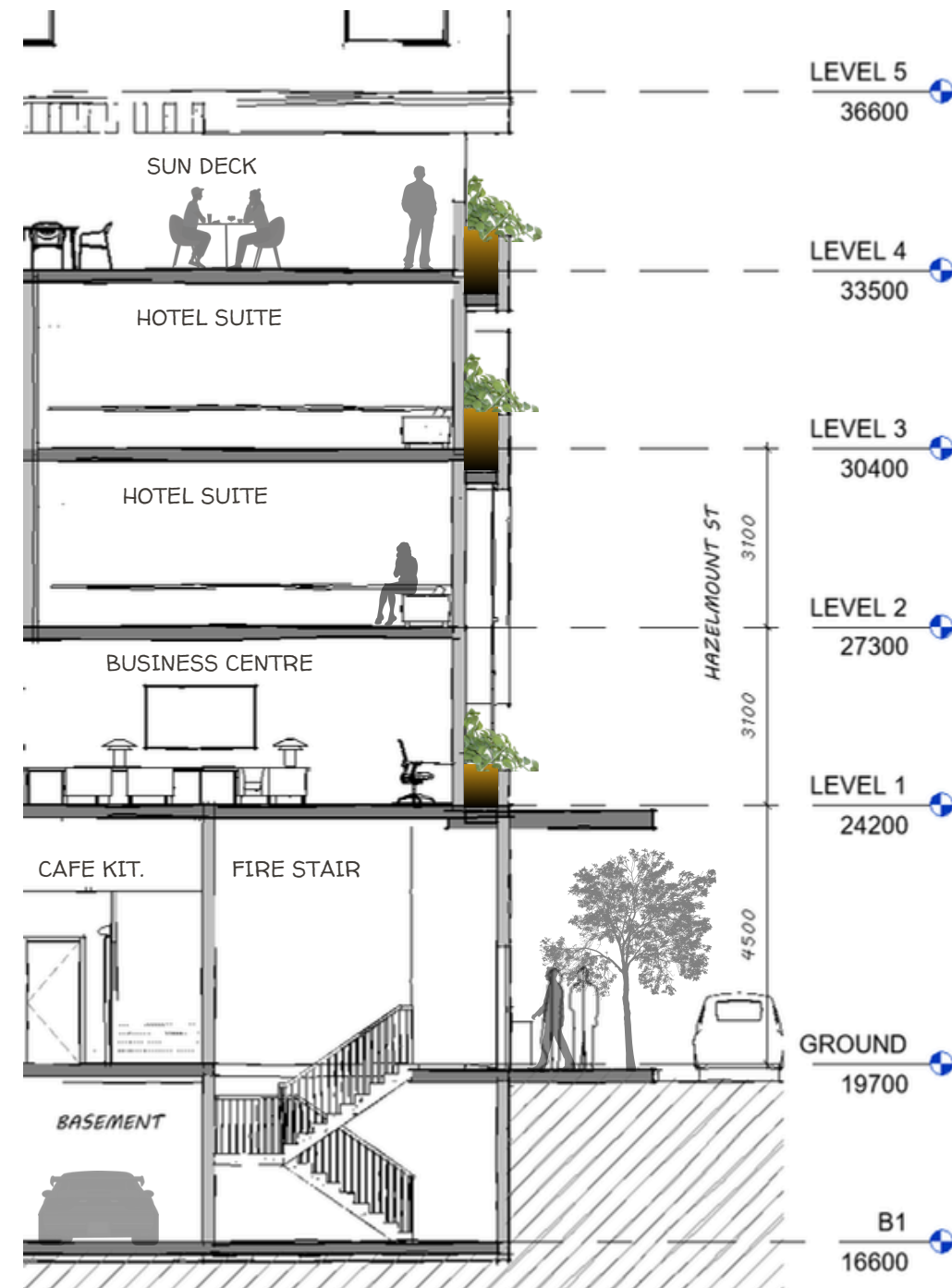
LEVELS 5 - 15 LAYOUT IS SANS THE SUNDECK AND OTHERWISE AFFORDS THE SAME ASPECT TO ALL ITS HOTEL SUITES AS LEVEL 4 DOES.

PROPOSED - APPROVED DEVELOPMENT
AS YET - UNBUILT



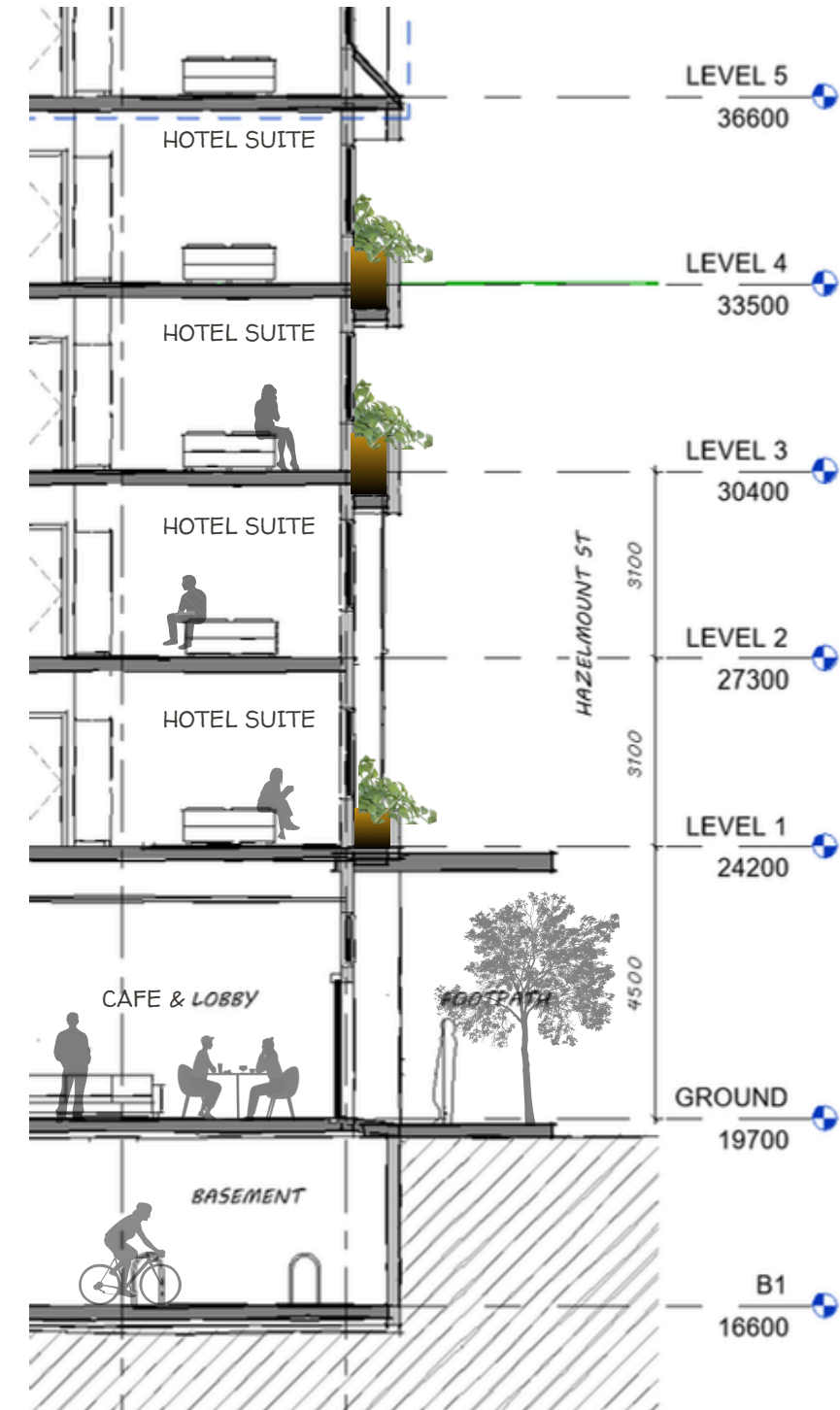
03 DESIGN RESPONSE

PROPOSED STREET INTERFACE



THIS DESIGN THOUGHTFULLY ENGAGES WITH THE STREET, CREATING AN ACTIVE AND INVITING EDGE THAT ENHANCES THE PEDESTRIAN EXPERIENCE.

THE ARTICULATED FACADE AND THE CONSISTENT USE OF WINDOW BOXES INTRODUCE DEPTH, TEXTURE, AND VISUAL INTEREST, ENCOURAGING INTERACTION AND VISUAL CURIOSITY FROM PASSERSBY.

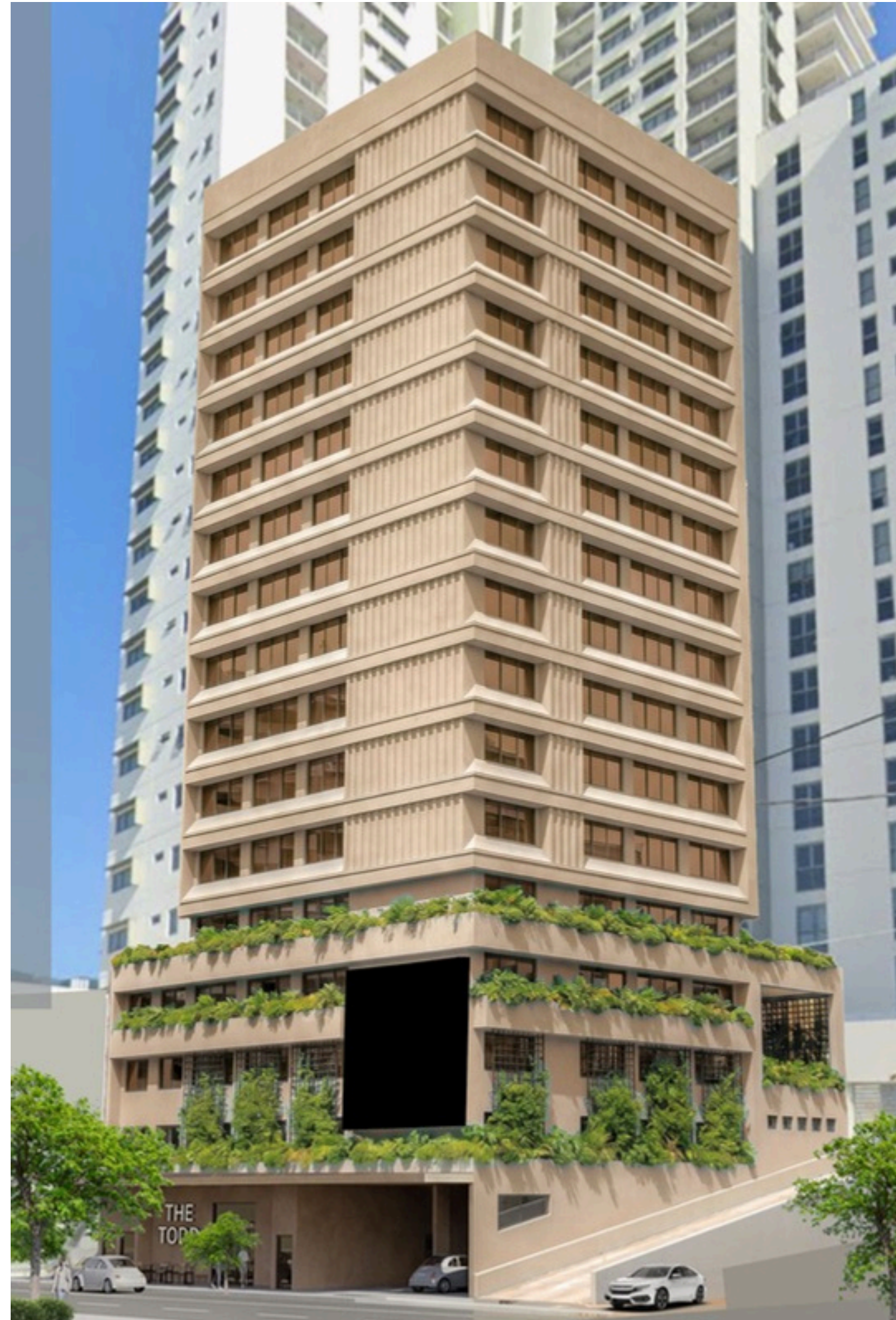


THE DEEP SHADOWING AND PRIVACY FEATURES NOT ONLY IMPROVE INTERNAL COMFORT BUT ALSO CONTRIBUTE TO A VIBRANT, LIVELY STREETScape WHERE ARCHITECTURE AND STREET LIFE COEXIST HARMONIOUSLY.

THE FOOTPATH IS PROTECTED BY AN EXTENDED AWNING CONTRIBUTING TO COVERED COMMUNITY CORRIDOR THAT NOT ONLY CREATES SOLAR RESPITE, BUT PROTECTS SOMEWHAT FROM THE SEASONAL RAIN EVENTS COMMON TO THE PROJECT LOCATION.

04 PERSPECTIVES

O4 VISUALISATION
PERSPECTIVES



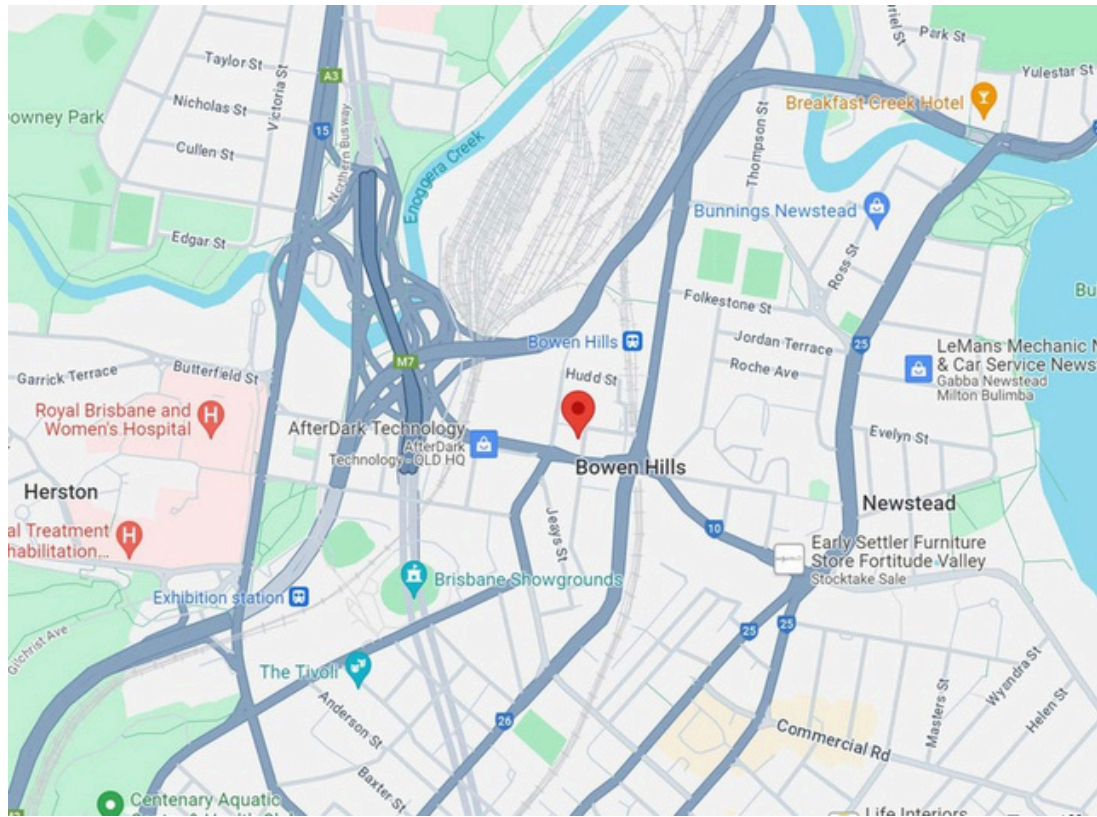
O4 VISUALISATION
PERSPECTIVES



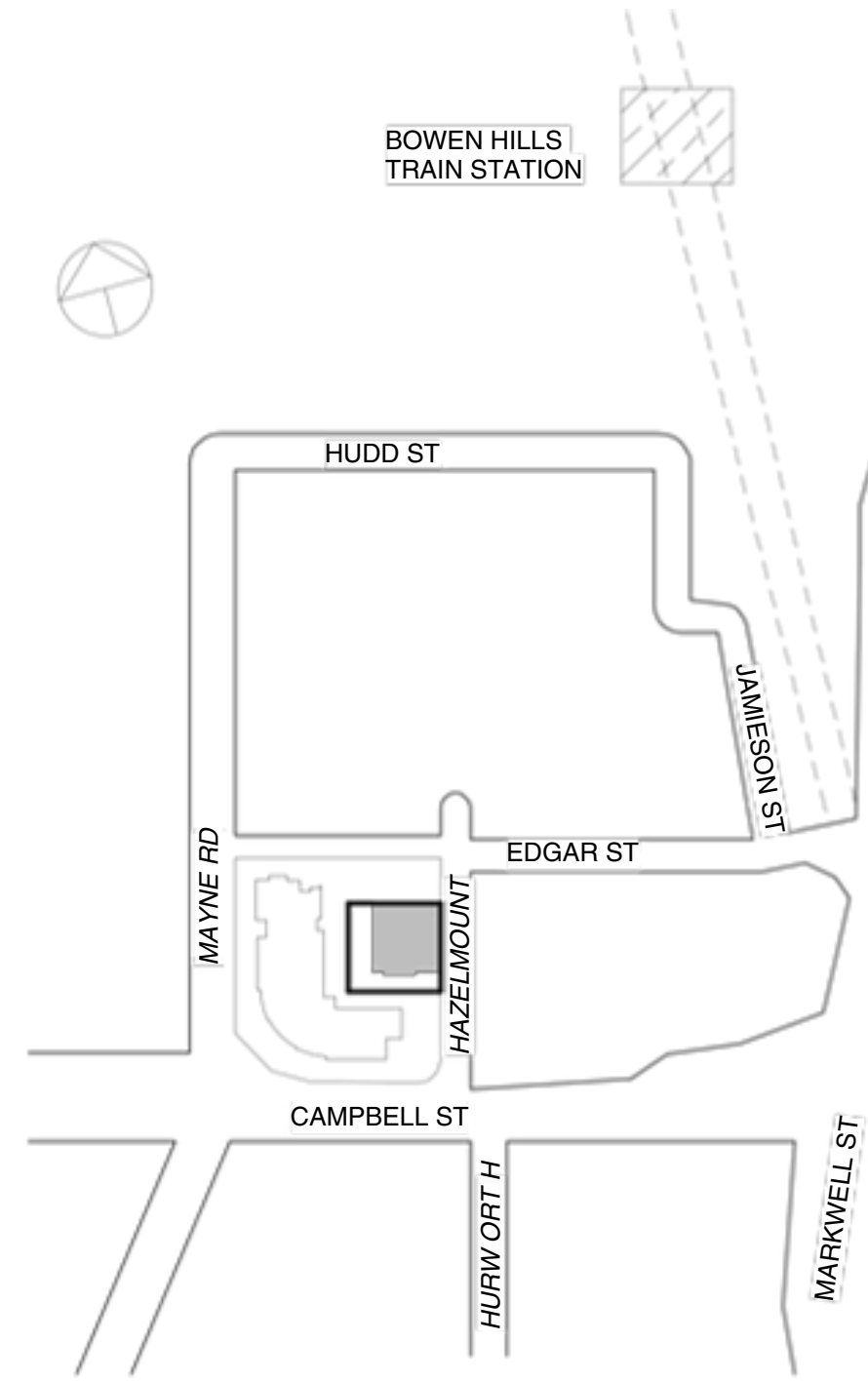
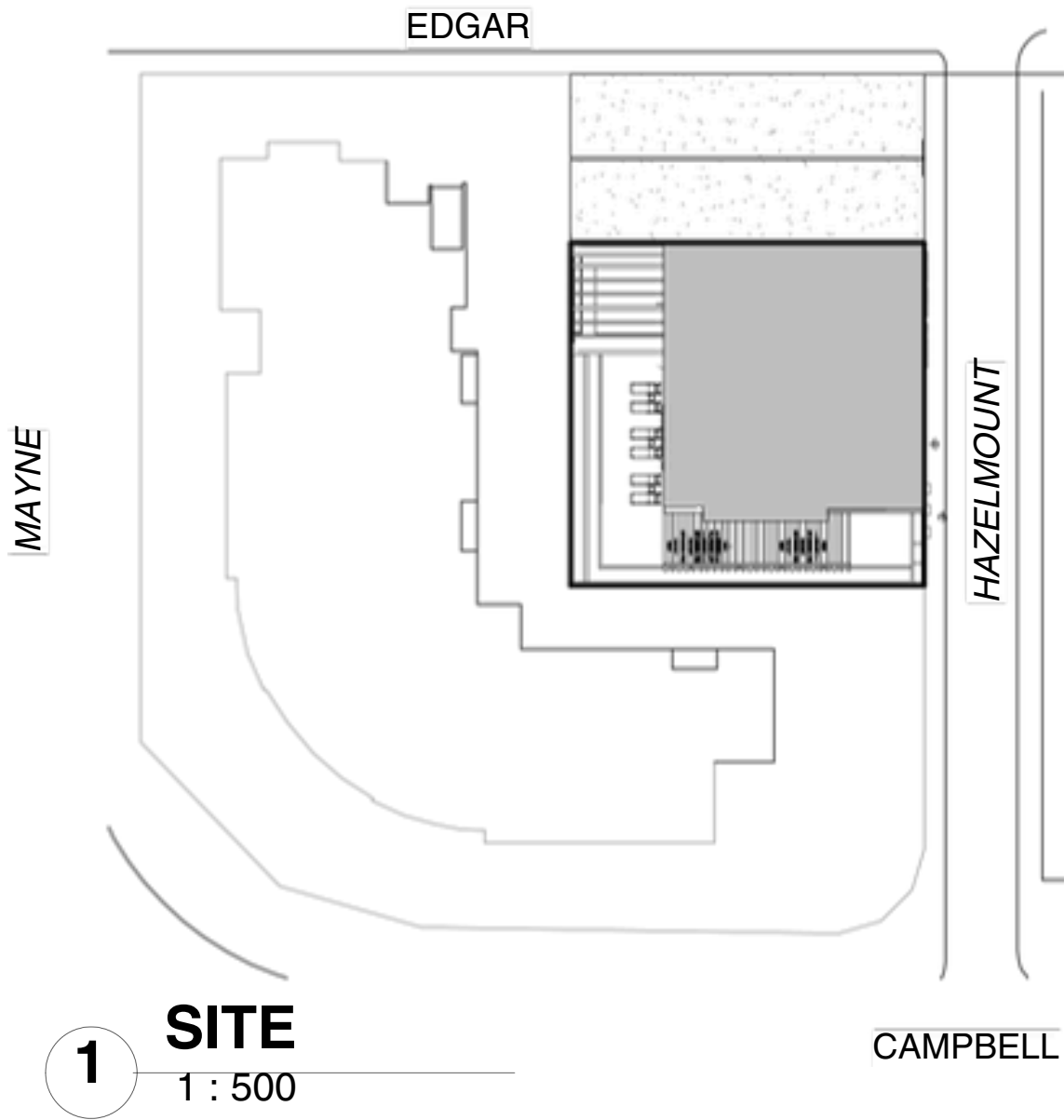
O4 VISUALISATION
PERSPECTIVES



05 ARCHITECTURAL DRAWINGS



SURROUNDING AREA MAP



PROPERTY DESCRIPTION

ADDRESS: 10 HAZELMOUNT ST,
BOWEN HILLS
LOT: 47 & 48
RP: 9895
AREA: 614M2
PARISH : NORTH BRISBANE
COUNTY: STANLEY

DISTANCE TO CLOSEST

TRAIN STATION :	280M
RNA SHOWGROUNDS :	800M
RBWH BUS STATION :	900M
HOSPITAL :	900M
GASWORKS :	900M
TENERIFFE CITY CAT:	1600M



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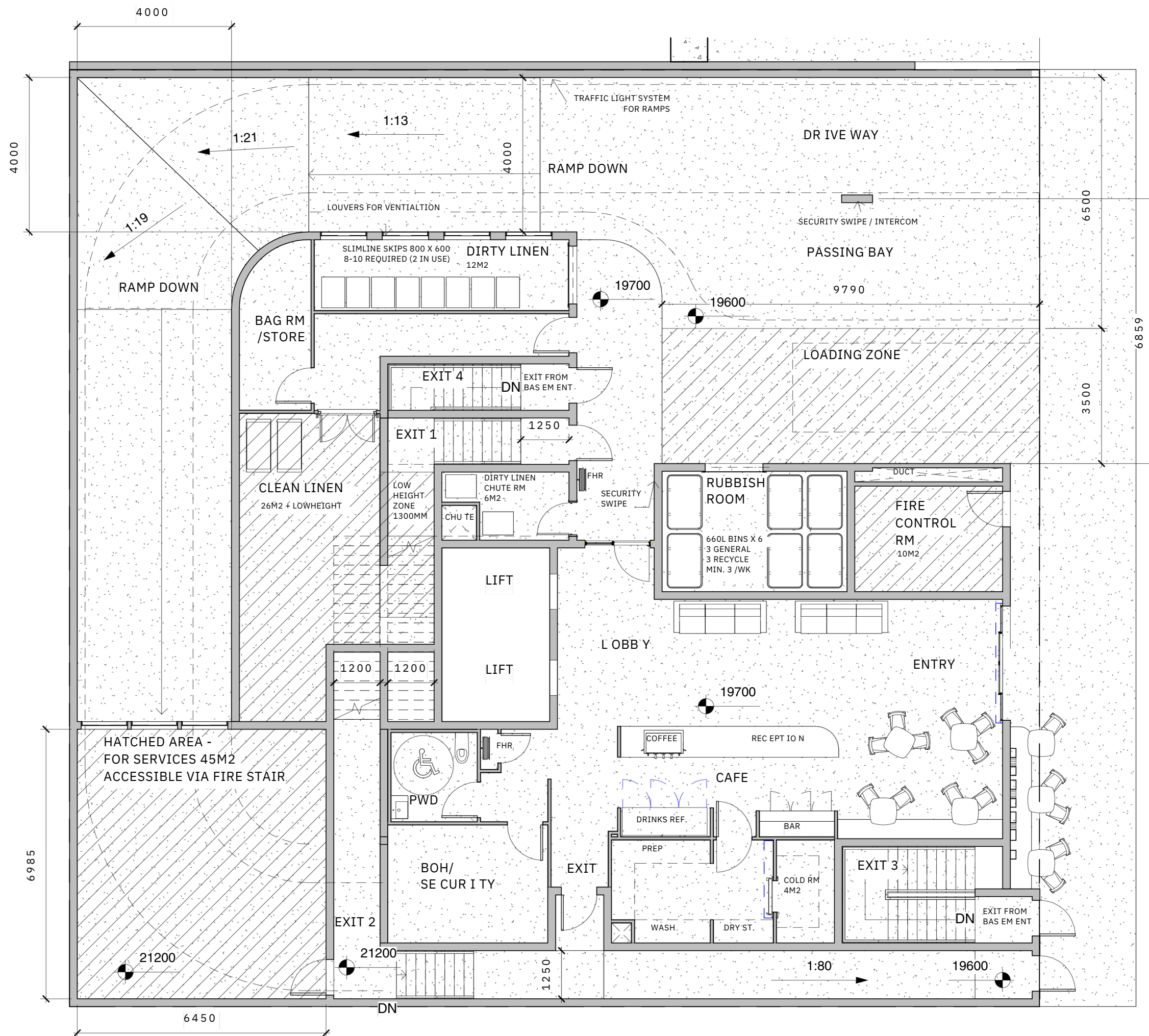
FOCUS DEVELOPMENTS NO.1

THE TODD
10 HAZELMOUNT ST,
BOWEN HILLS
SITE LOCALE

SHEET NO. A001

SCALE	ISSUE
Asindicated @	4
A3	DATE
PROJECT NO.	28/02/24
2062	

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FOCUS DEVELOPMENTS NO.1

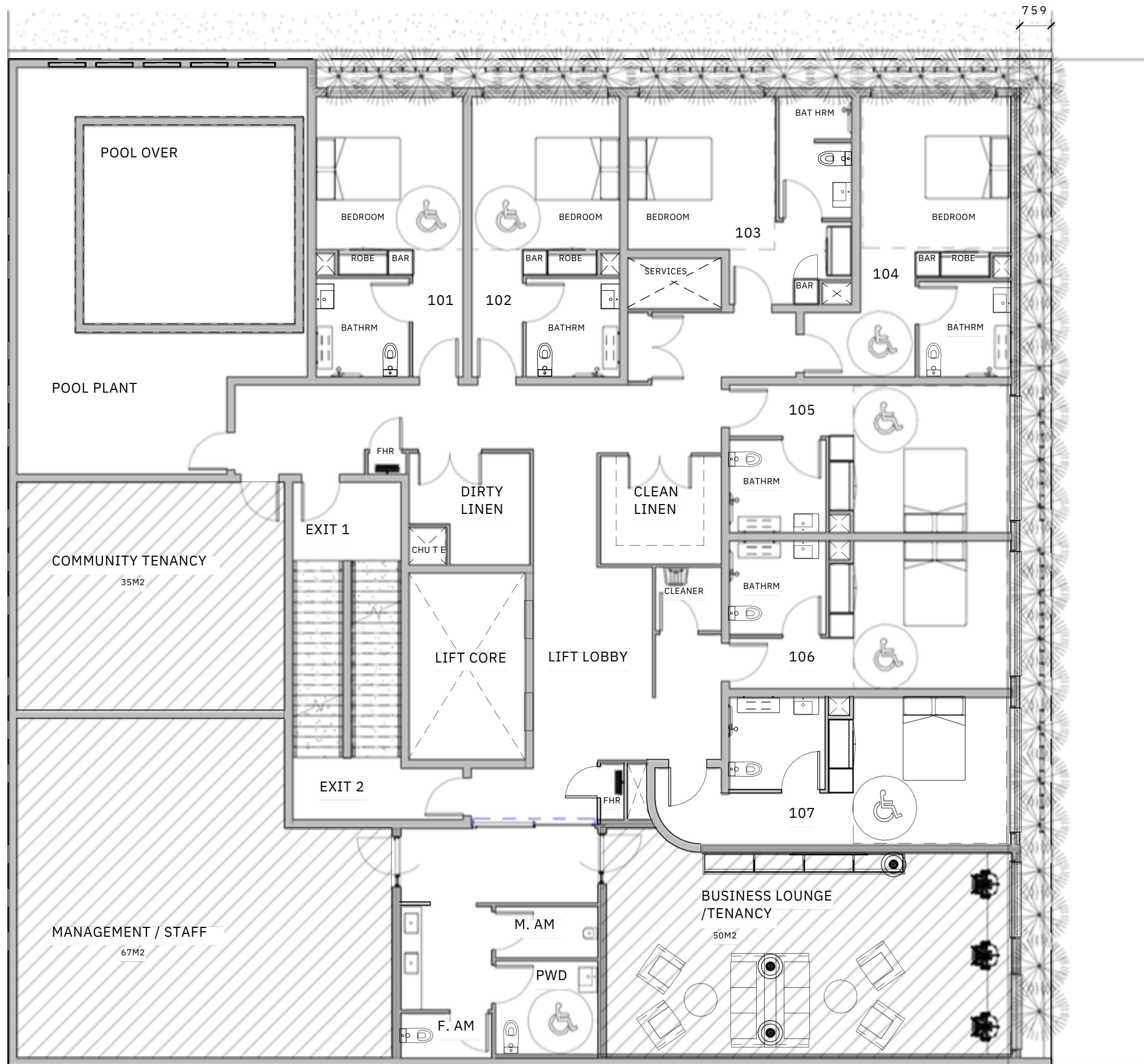
THE TODD
10 HAZELMOUNT ST,
BOWEN HILLS

GROUND FLOOR

SHEET NO. A103

SCALE 1 : 100 @ A3
PROJECT NO. 2062
ISSUE 4
DATE 28/02/24

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FOCUS DEVELOPMENTS NO.1

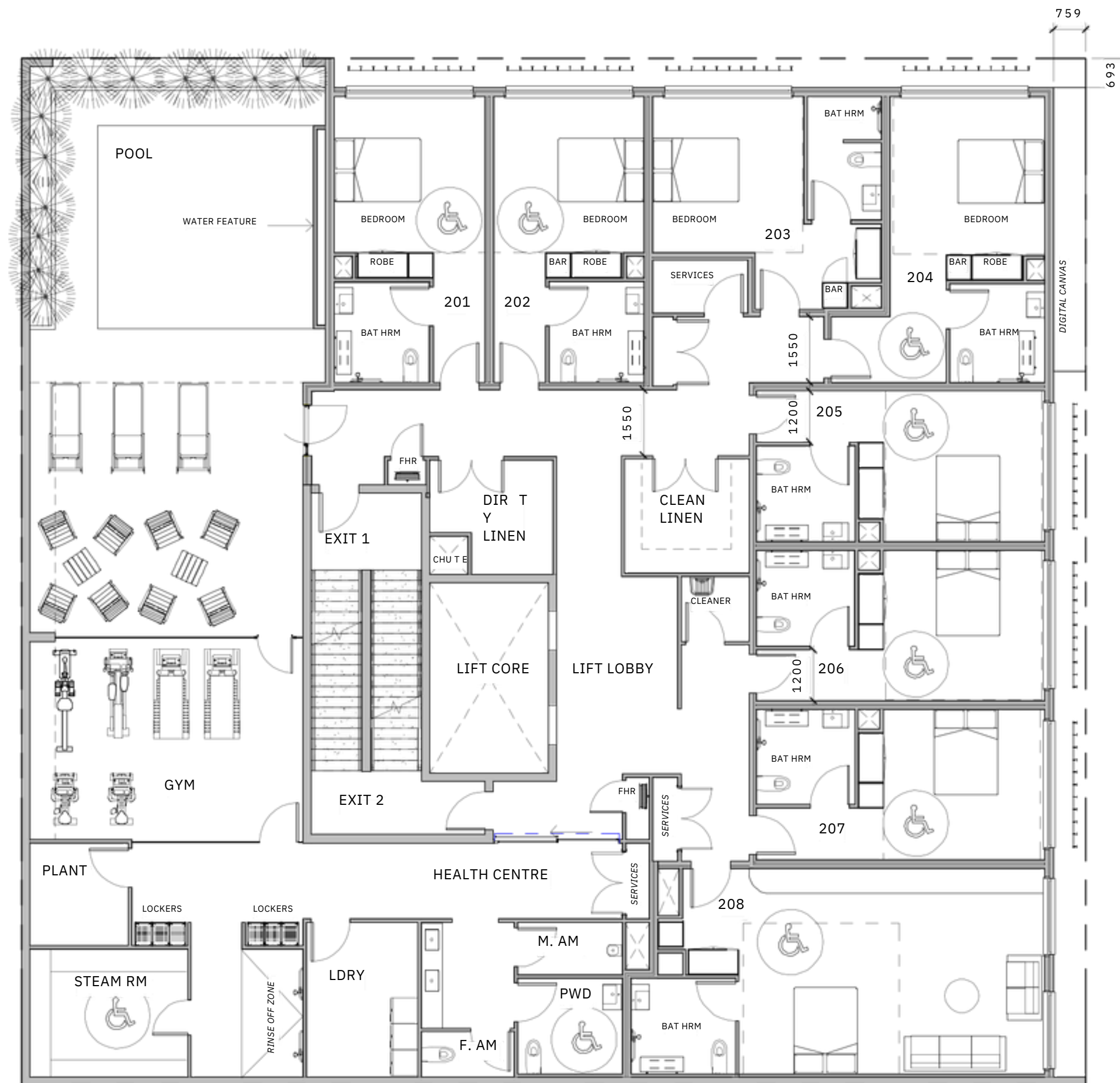
THE TODD
10 HAZELMOUNT ST,
BOWEN HILLS

LEVEL 1

SHEET NO. A104

SCALE 1 : 100 @ A3
PROJECT NO. 2062
ISSUE 4
DATE 28/02/24

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FOCUS DEVELOPMENTS NO.1

THE TODD
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LEVEL 2

SHEET NO. A105

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FOCUS DEVELOPMENTS NO.1

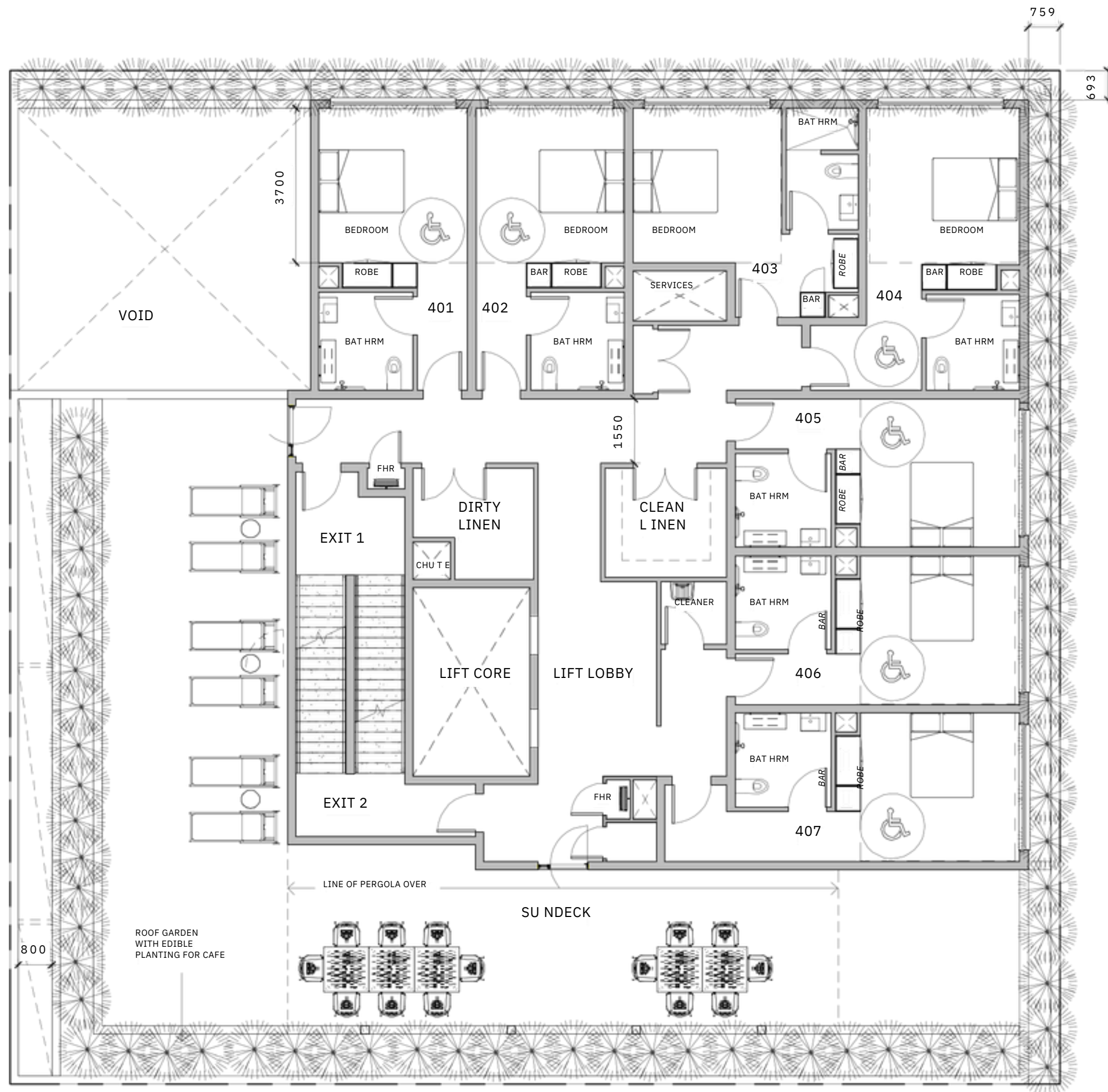
THE TODD
10 HAZELMOUNT ST,
BOWEN HILLS

LEVEL 3

SHEET NO. A106

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FOCUS DEVELOPMENTS NO.1

THE TODD
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LEVEL 4

SHEET NO. A107

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FOCUS DEVELOPMENTS NO.1

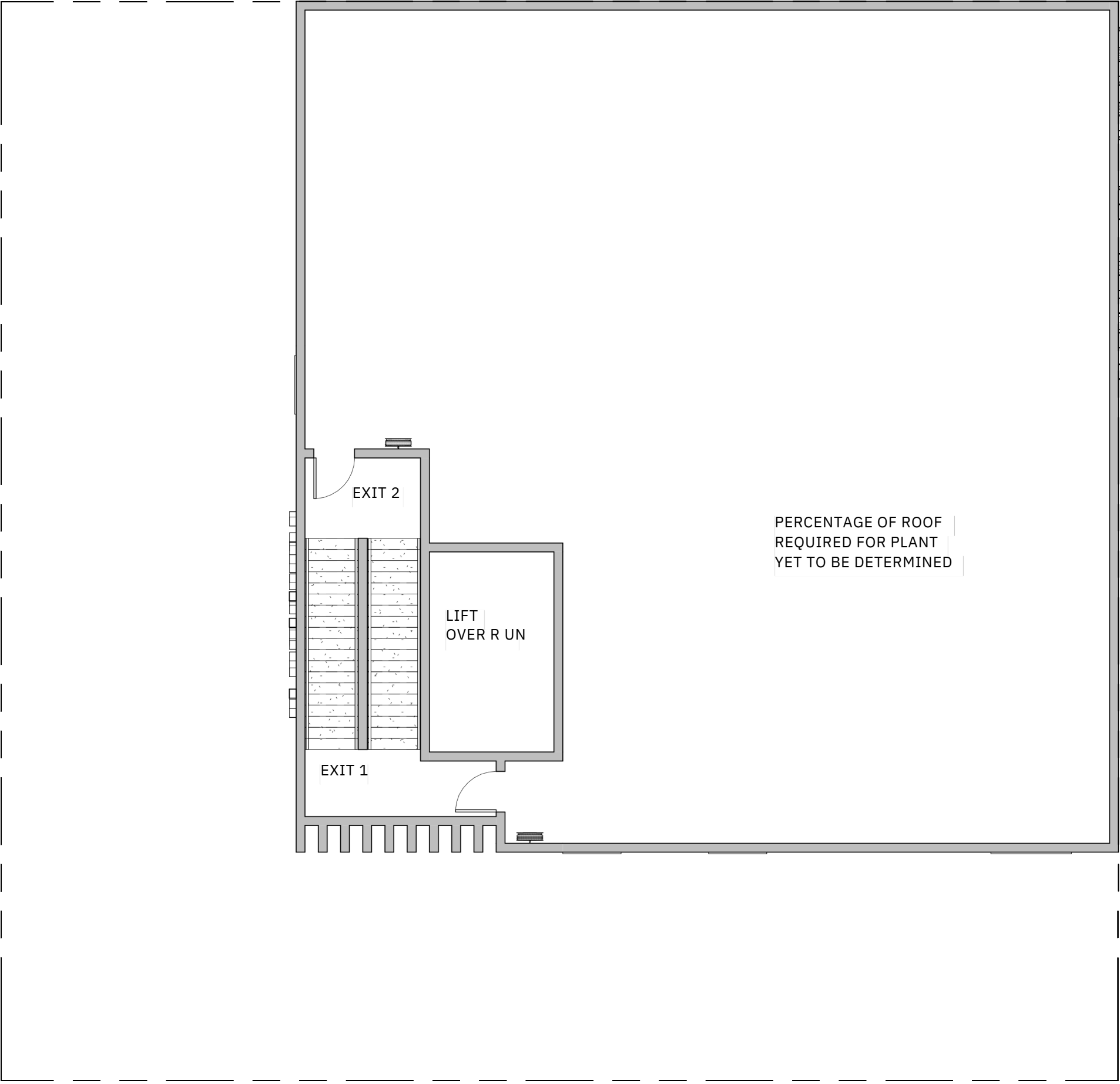
THE TODD
10 HAZELMOUNT ST,
BOWEN HILLS

TYPICAL PLAN LVL 5-15

SHEET NO. A108

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FOCUS DEVELOPMENTS
NO.1

THE TODD
10 HAZELMOUNT ST,
BOWEN HILLS

ROOF

SHEET NO. A109

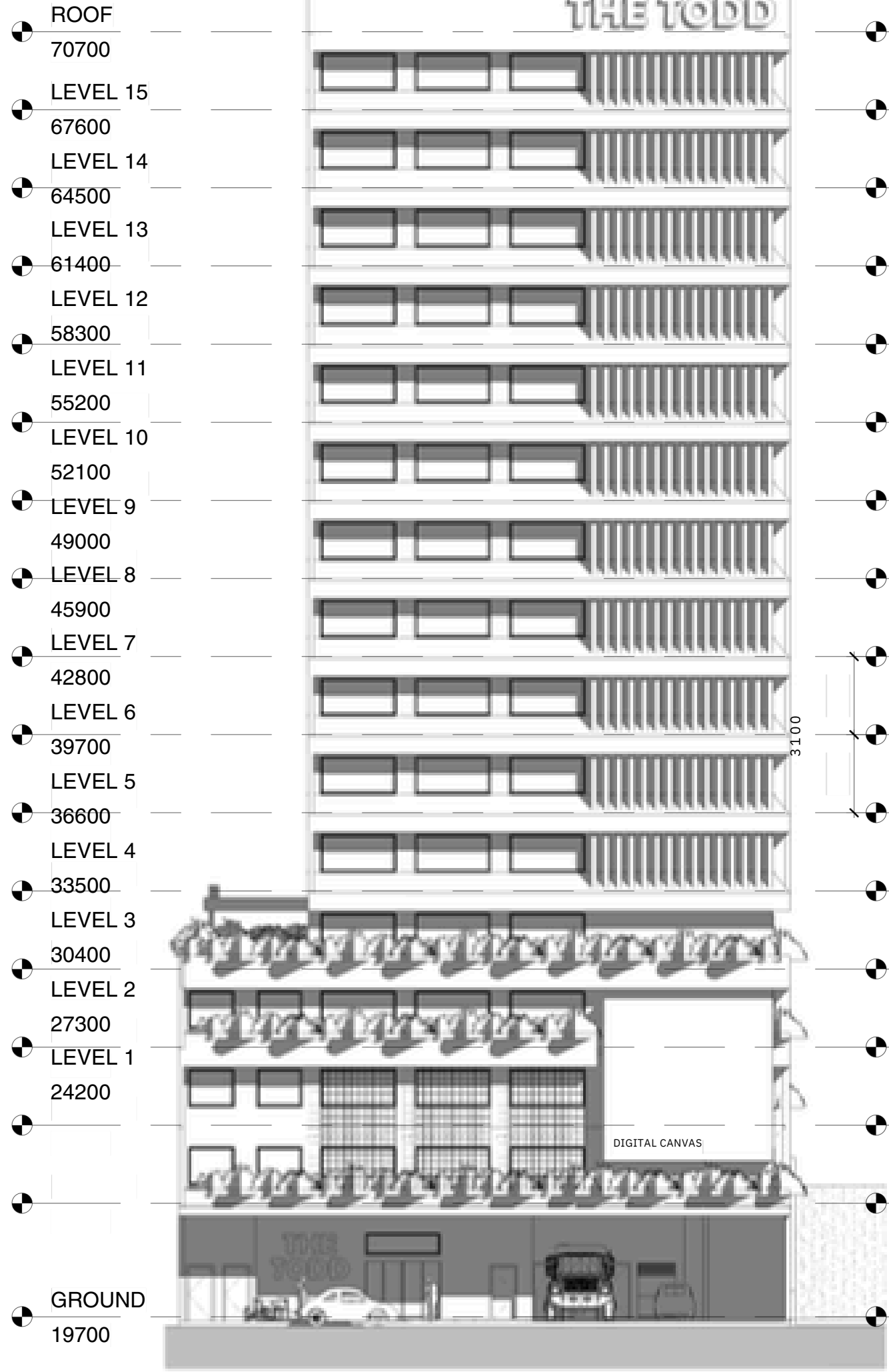
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1

East

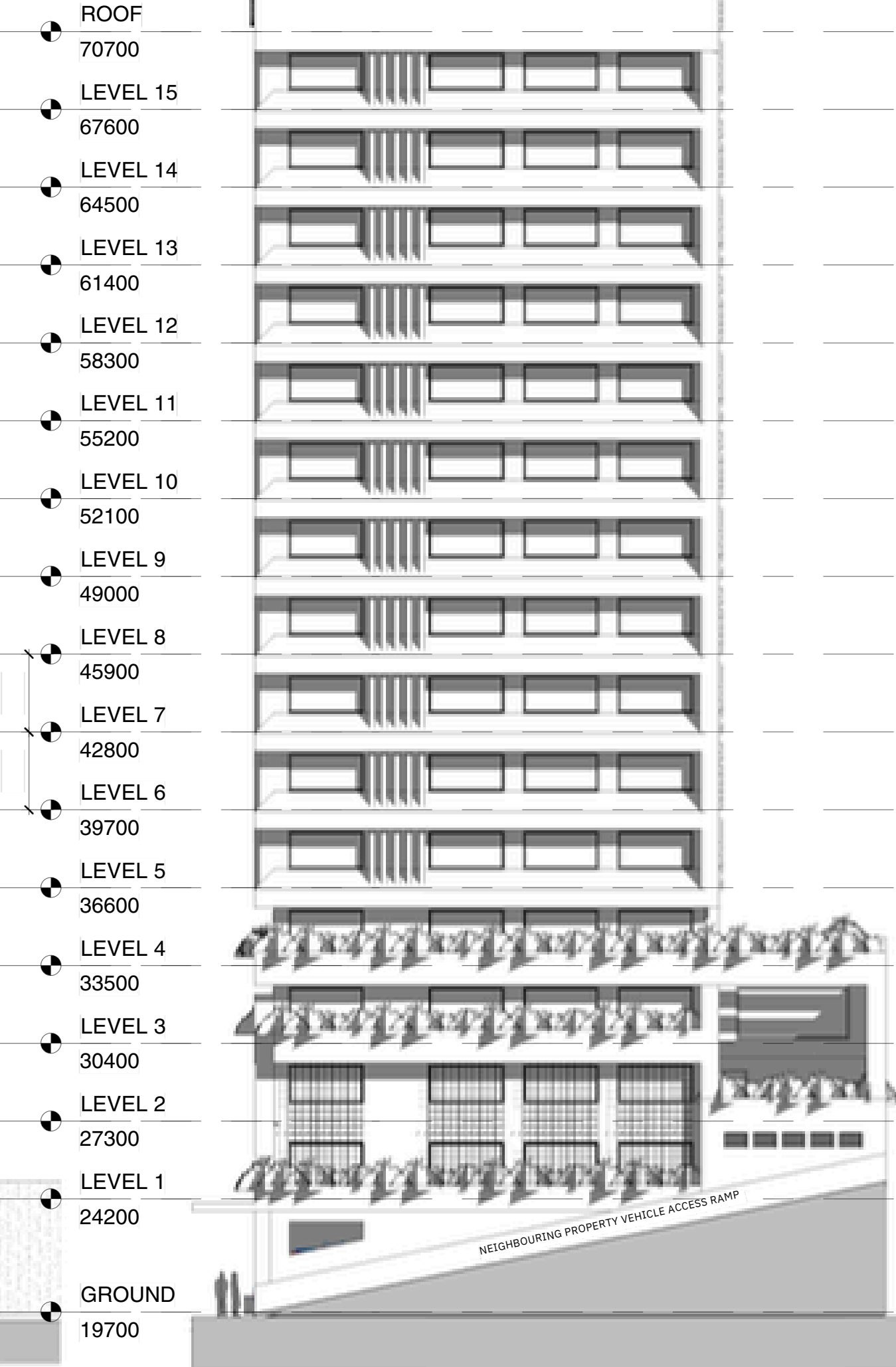
1 : 200



2

North

1 : 200



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FOCUS DEVELOPMENTS
NO.1
THE TODD
10 HAZELMOUNT ST,
BOWEN HILLS

ELEVATIONS

SHEET NO. A200

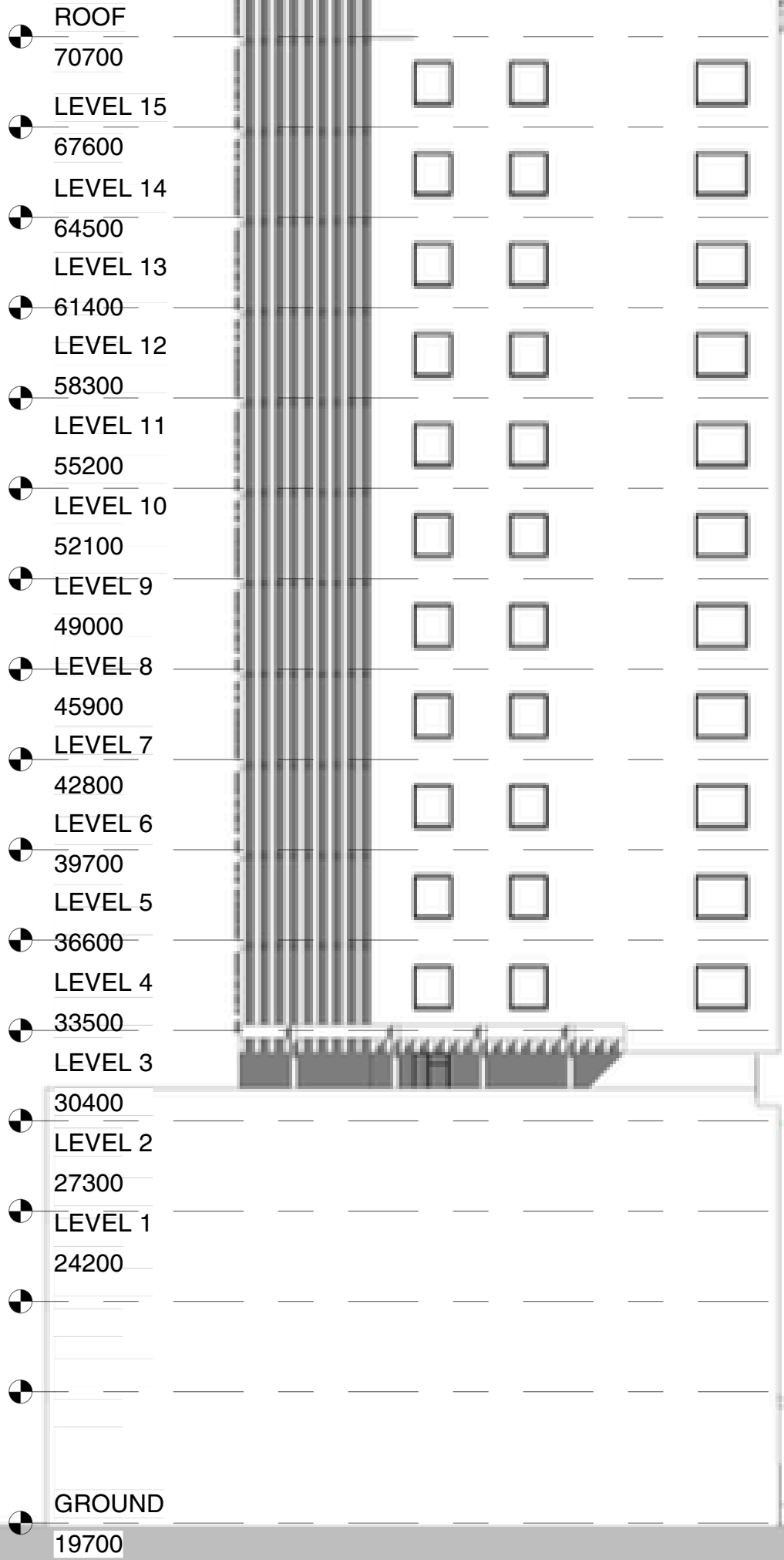
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1 : 200 @ A3	4
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1

South

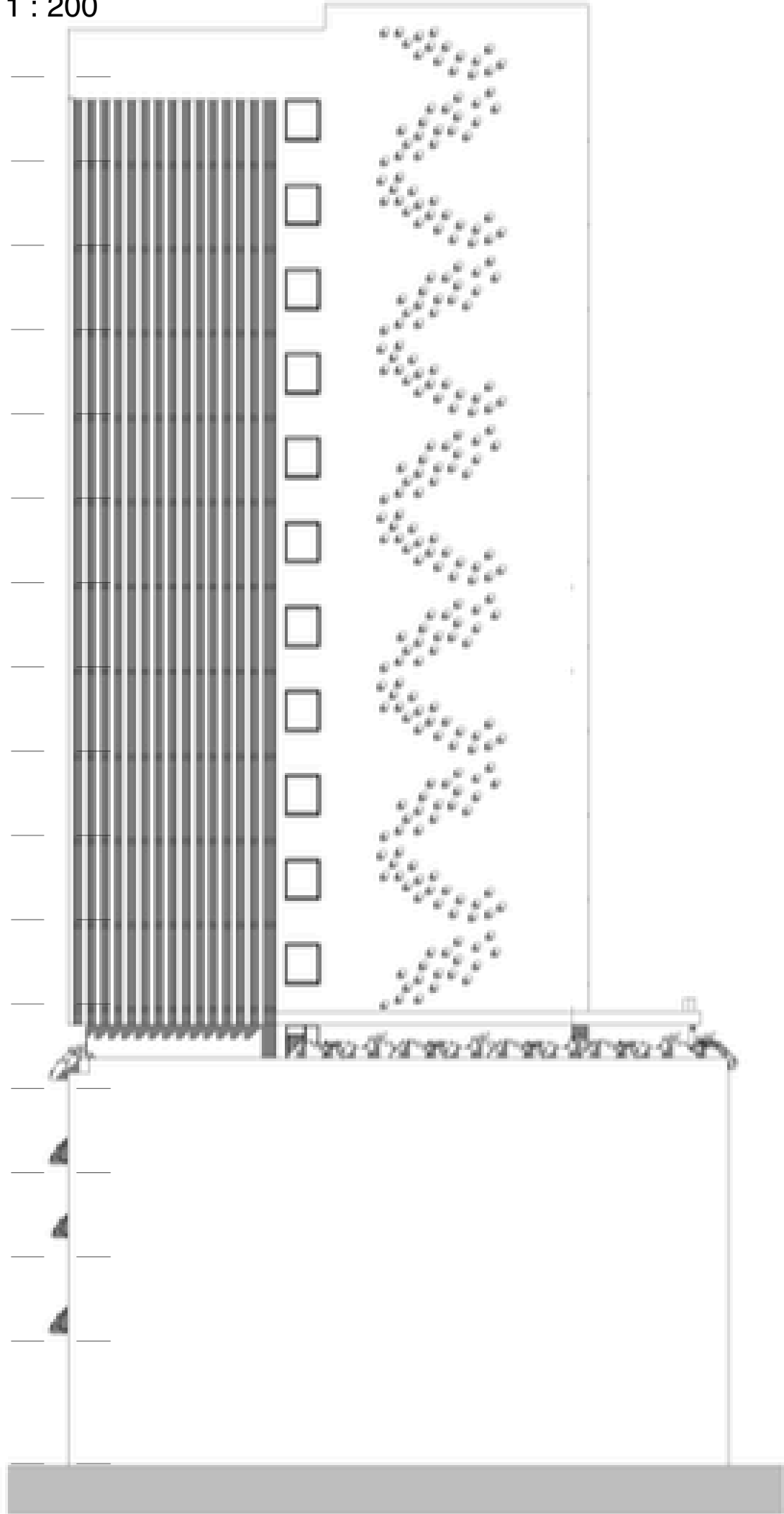
1 : 200



2

West

1 : 200



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FOCUS DEVELOPMENTS
NO.1

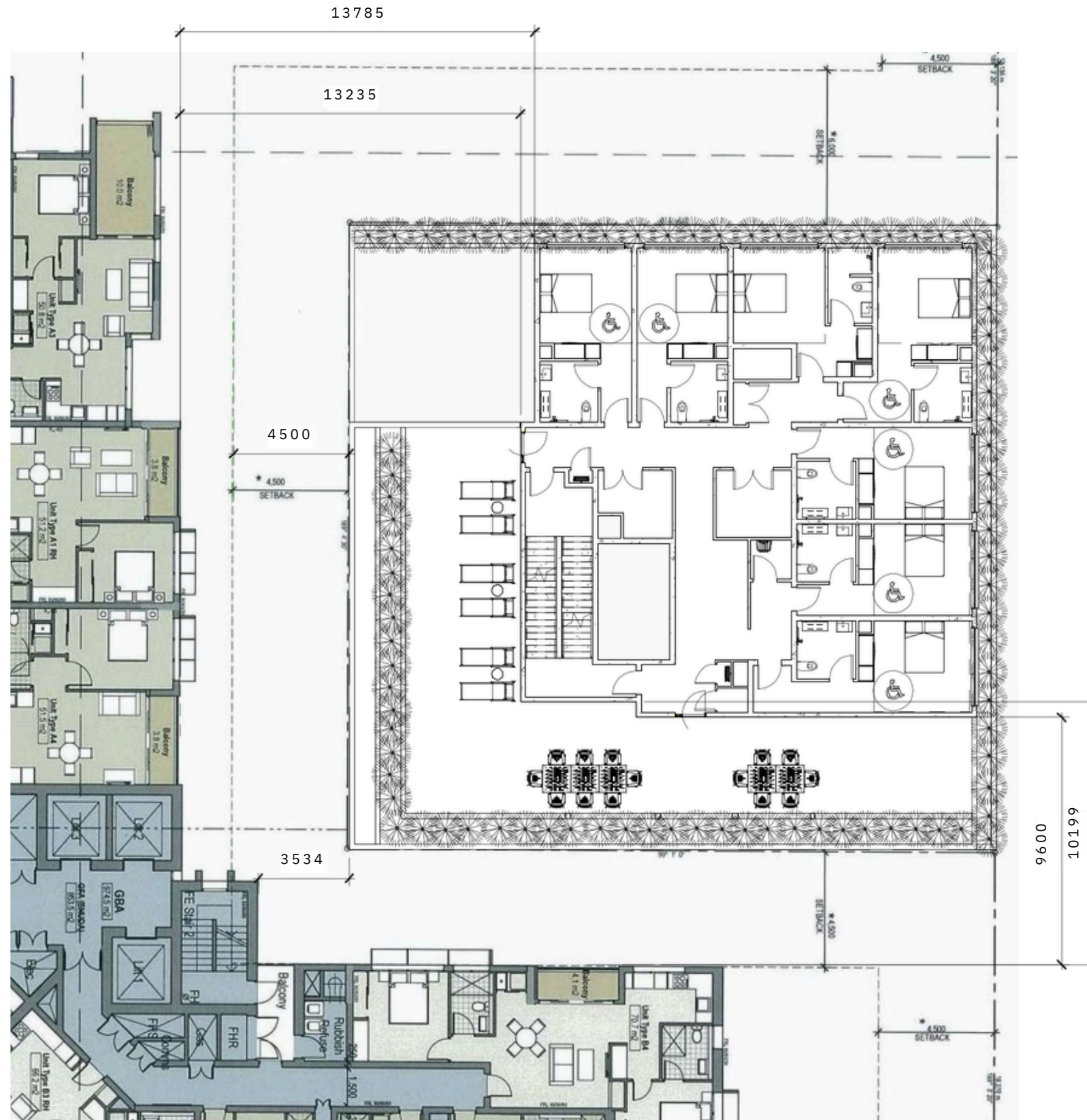
THE TODD

10 HAZELMOUNT ST,
BOWEN HILLS

ELEVATIONS
SHEET NO. A201

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FOCUS DEVELOPMENTS NO.1

THE TODD

10 HAZELMOUNT ST,
BOWEN HILLS

TOWER SETBACKS
SHEET NO. A1001

SCALE	ISSUE
1 : 200 @ A3	4
PROJECT NO.	DATE
2062	28/02/24

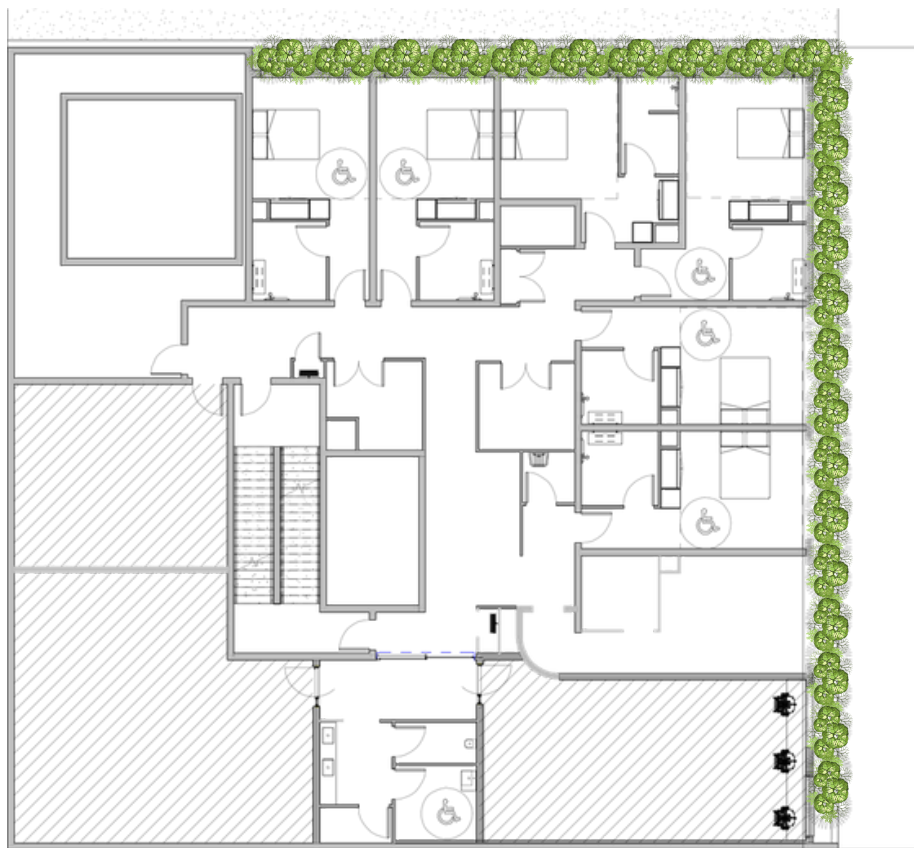
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1

TOWER SETBACK COMPARED TO NEIGHBOUR

1 : 200

06 LANDSCAPE DRAWINGS



1ST FLOOR



2ND FLOOR – OUTDOOR SPACE & POOL

LANDSCAPING – PLANT SELECTION



SEDUM SPECTABILE
(AUTUMN JOY)



SEMPERVIVUM
(HOUSELEEK)



DELOSPERMA SPP
(ICE PLANT)



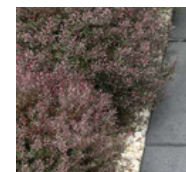
CARPOBROTUS EDULIS
(PIG FACE)



DICHONDRA REPENS
(EMERALD FALLS)



DIANELLA CAERULEA
(LITTLE JESS)



LEPTOSPERMUM
(DWARF TEA TREE BURGUNDY)



SENECIO SERPENS
(BLUE CHALK STICKS)



AGAVE ATTENUATA
(FOXTAIL AGAVE)



CRASSULA OVATA MINIMA
(DWARF JADE)



WESTRINGIA FRUTICOSA
(LOW HORIZON)



GREVILLEA RHYOLITICA
X JUNIPERINA
(CHERRY CLUSTER)



LOMANDRA CONFERTIFOLIA
(LITTLE CON)

NOTE:

PEBBLE TOPPINGS TO BE SUPPLIED SUFFICIENTLY TO COVER THE EXPOSED SOIL TO ALL PLANTERS, AS WELL AS IN GARDEN BED AREA AS INDICATED; PEBBLE STONE COLOUR & SIZE TO LANDSCAPE ARCHITECT'S APPROVAL.

LANDSCAPE PLANTER TO INCLUDE AUTOMATED IRRIGATION SYSTEM & FEATURE LIGHTING TYPICAL THROUGHOUT.



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FOCUS DEVELOPMENTS
NO.1

THE TODD

10 HAZELMOUNT ST,
BOWEN HILLS

LANDSCAPING PLANS
LVL 1 / LVL 2

SHEET NO. L100

SCALE ISSUE 3

PROJECT NO. DATE

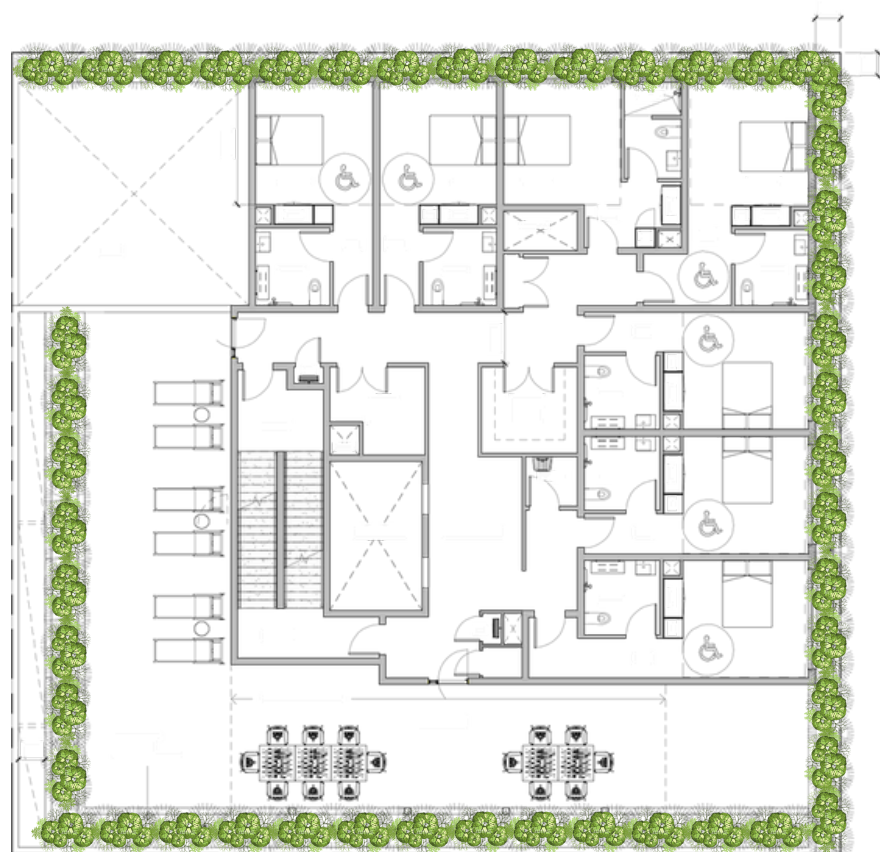
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3RD FLOOR – MEETING ROOMS



4TH FLOOR – SUNDECK

LANDSCAPING – PLANT SELECTION



SEDUM SPECTABILE
(AUTUMN JOY)



SEMPERVIVUM
(HOUSELEEK)



DELOSPERMA SPP
(ICE PLANT)



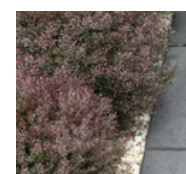
CARPOBROTUS EDULIS
(PIG FACE)



DICHONDRA REPENS
(EMERALD FALLS)



DIANELLA CAERULEA
(LITTLE JESS)



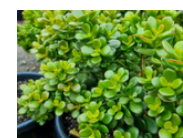
LEPTOSPERMUM
(DWARF TEA TREE BURGUNDY)



SENECIO SERPENS
(BLUE CHALK STICKS)



AGAVE ATTENUATA
(FOXTAIL AGAVE)



CRASSULA OVATA MINIMA
(DWARF JADE)



WESTRINGIA FRUTICOSA
(LOW HORIZON)



GREVILLEA RHYOLITICA
X JUNIPERINA
(CHERRY CLUSTER)



LOMANDRA CONFERTIFOLIA
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LANDSCAPE PLANTER TO INCLUDE AUTOMATED IRRIGATION SYSTEM & FEATURE LIGHTING TYPICAL THROUGHOUT.



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FOCUS DEVELOPMENTS
NO.1

THE TODD

10 HAZELMOUNT ST,
BOWEN HILLS

LANDSCAPING PLANS
LEVEL 3 & 4 FLOOR

SHEET NO. L101

SCALE ISSUE 3

PROJECT NO. DATE

2062 28/02/24



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