PLUS STUDIO®

SITE 18 HAMILTON

LOT 18 MACARTHUR AVENUE, HAMILTON, QLD 4007

DEVELOPMENT APPLICATION
ARCHITECTURAL PACKAGE

28.08.2026
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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DEVELOPMENT SUMMARY

AREA SUMMARY	
SITE AREA	6623
GFA ABOVE GROUND	29928.8
PLOT RATIO	4.52

TOTAL NLA	661

TOTAL INDOOR AMENITIES	518
TOTAL OUTDOOR AMENITIES	2402

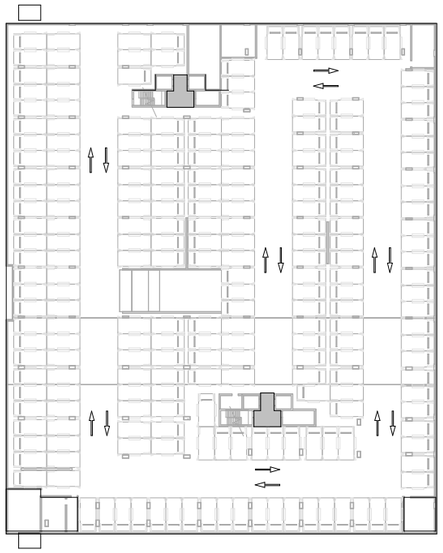
TOTAL CARSPACES	469
TOTAL BIKE SPACES	276

		AREA PER LEVEL			PODIUM			BUILDING 1			BUILDING 2			TOTAL APARTMENTS				APARTMENTS		RECREATION & AMENITIES		CIRCULATION	SERVICE / PLANT / STORE	CARPARKING		BICYCLE	
LEVEL	TYPE	Gross Floor Area (GFA)	PRIVATE OPEN SPACE (POS)	Net Letting Area (NLA)	1B	2B	3B	1B	2B	3B	1B	2B	3B	1B	2B	3B	TOTAL	Area Internal	Area External	Area Internal	Area External			Area	No. of Spaces	Area	No. of Spaces
		sqm	sqm	sqm	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.		sqm	sqm	sqm	sqm	sqm	sqm	sqm	qty	sqm	qty
Basement 01	CAR PARKING	-		-																		36	460.8	5435	224		
Ground Level	RESIDENTIAL / RETAIL	856	90	661		5		0	0	0	0	0	0	0	5	0	5	491	90			365	546.7	2770	95	200	222
Level 01	RESIDENTIAL	1267	212			9	1	0	0	0	0	0	0	0	9	1	10	998	212	199	8	269	160	3545	150	61	54
Level 02	RESIDENTIAL	2117	531					1	3	6	4	0	6	5	3	12	20	1950	531		2176	167	159.1				
Level 03	RESIDENTIAL	2124	402.5					1	3	6	2	2	6	3	5	12	20	1972	402.5			152	127.4				
Level 04	RESIDENTIAL	2124	402.5					1	3	6	2	2	6	3	5	12	20	1972	402.5			152	127.4				
Level 05	RESIDENTIAL	2124	402.5					1	3	6	2	2	6	3	5	12	20	1972	402.5			152	127.4				
Level 06	RESIDENTIAL	2124	402.5					1	3	6	2	2	6	3	5	12	20	1972	402.5			152	127.4				
Level 07	RESIDENTIAL	2124	402.5					1	3	6	2	2	6	3	5	12	20	1972	402.5			152	127.4				
Level 08	RESIDENTIAL	2124	402.5					1	3	6	2	2	6	3	5	12	20	1972	402.5			152	127.4				
Level 09	RESIDENTIAL	2124	402.5					1	3	6	2	2	6	3	5	12	20	1972	402.5			152	127.4				
Level 10	RESIDENTIAL	2124	402.5					1	3	6	2	2	6	3	5	12	20	1972	402.5			152	127.4				
Level 11	RESIDENTIAL	2124	402.5					1	3	6	2	2	6	3	5	12	20	1972	402.5			152	127.4				
Level 12	RESIDENTIAL	2124	402.5					1	3	6	2	2	6	3	5	12	20	1972	402.5			152	127.4				
Level 13 / Building 2 Rooftop	RESIDENTIAL / COMMUNUAL / PLANT	1169.2	197.9					1	3	6	0	0	0	1	3	6	10	1014.2	197.9	319	218	155	338				
Level 14	RESIDENTIAL	1093.2	197.9					1	3	6	0	0	0	1	3	6	10	1014.2	197.9			79	71.9				
Level 15	RESIDENTIAL	1093.2	197.9					1	3	6	0	0	0	1	3	6	10	1014.2	197.9			79	71.9				
Level 16	RESIDENTIAL	1093.2	197.9					1	3	6	0	0	0	1	3	6	10	1014.2	197.9			79	71.9				
Building 1 Rooftop	COMMUNUAL / PLANT	82						0	0	0	0	0	0	0	0	0	0			299	147	82	446.5				
								0	0	0	0	0	0	0	0	0	0										
Totals		29928.8		661	0	14	1	15	45	90	24	20	66	39	79	157	275	27215.8	5649.6	518	2402	2749	3154.3	11750	469	261	276

Mix Breakdown			
1B	2B	3B	TOTAL
39	79	157	275
14%	29%	57%	

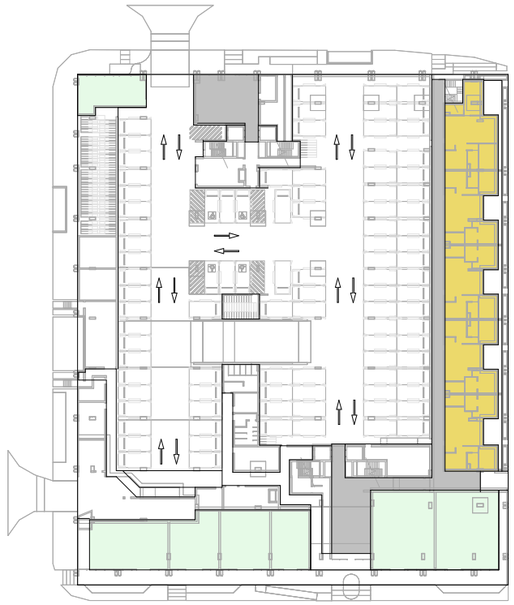
AREA PLANS - GFA (BASEMENT - LEVEL 12)

PLUS STUDIO



1 GFA PLAN - BASEMENT 01

- SCALE 1:1000 @ A3

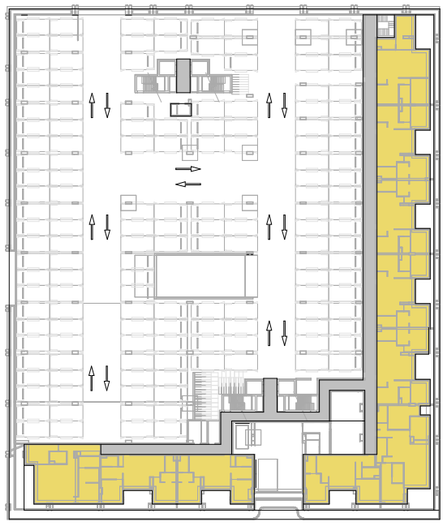


2 GFA PLAN - GROUND LEVEL

- SCALE 1:1000 @ A3

GROSS FLOOR AREA (GFA)

- CIRCULATION
- RESIDENTIAL INTERNAL
- RETAIL



3 GFA PLAN - LEVEL 01

- SCALE 1:1000 @ A3



4 GFA PLAN - LEVEL 02

- SCALE 1:1000 @ A3

0 5 10 15 20 25m

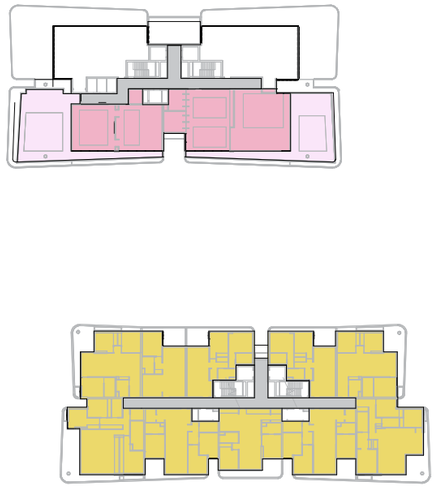
SCALE 1:1000 @ A3 SIZE

AREA PLANS - GFA (LEVEL 13 - ROOFTOP)



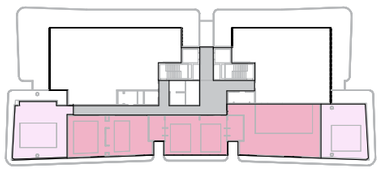
1 GFA PLAN - LEVEL 03-12

- SCALE 1:1000 @ A3



2 GFA PLAN - B1 ROOFTOP (LEVEL 13)

- SCALE 1:1000 @ A3



3 GFA PLAN - B2 ROOFTOP

- SCALE 1:1000 @ A3

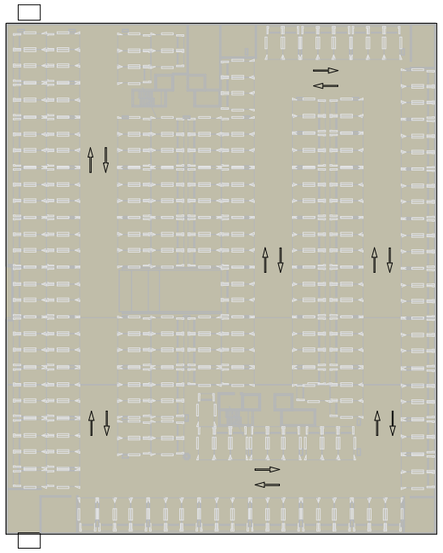
GROSS FLOOR AREA (GFA)

- CIRCULATION
- COMMUNAL EXTERNAL
- COMMUNAL INTERNAL
- RESIDENTIAL INTERNAL

0 5 10 15 20 25m

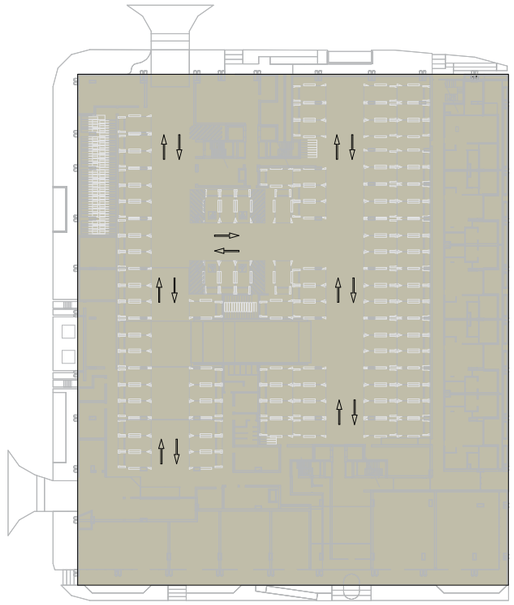
SCALE 1:1000 @ A3 SIZE

AREA PLANS - SITE COVER (BASEMENT - LEVEL 02)



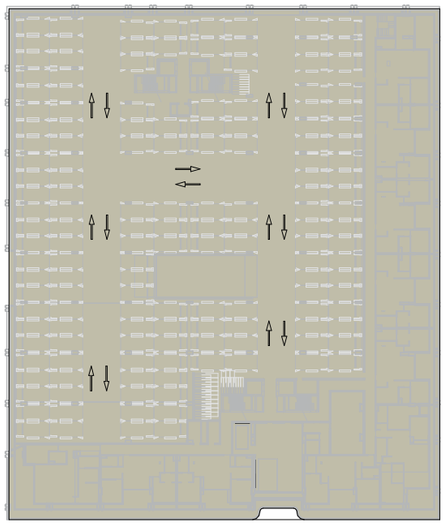
1 SITE COVER - BASEMENT 01

- SCALE 1:1000 @ A3



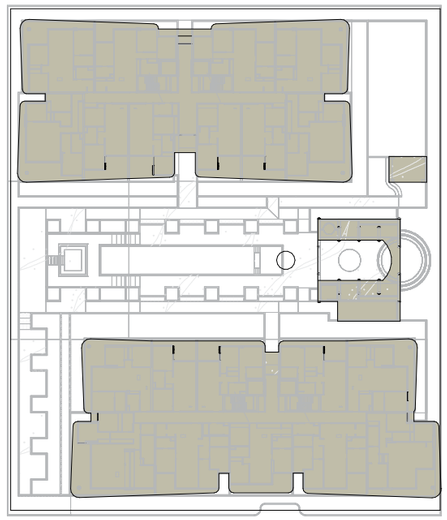
4 SITE PLAN - GROUND LEVEL

- SCALE 1:1000 @ A3



3 SITE COVER - LEVEL 01

- SCALE 1:1000 @ A3



2 SITE COVER - LEVEL 02

- SCALE 1:1000 @ A3

AREA SCHEDULE - SITE COVER - BASEMENT 01

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	5846.3 m²	100%
TOTAL SITE COVER	5846.3 m²	

AREA SCHEDULE - SITE COVER - GROUND LEVEL

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	5846.3 m²	100%
TOTAL SITE COVER	5846.3 m²	

AREA SCHEDULE - SITE COVER - LEVEL 01

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	5834.6 m²	100%
TOTAL SITE COVER	5834.6 m²	

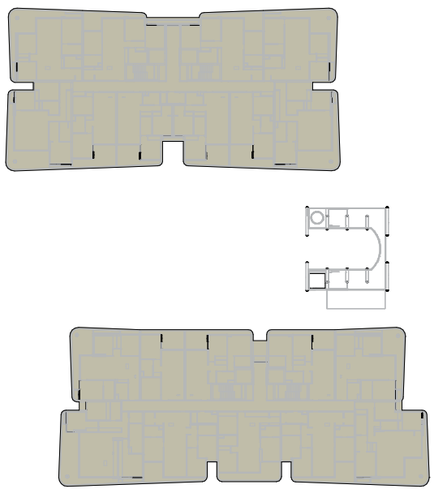
AREA SCHEDULE - SITE COVER - LEVEL 02

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	2928.2 m²	100%
TOTAL SITE COVER	2928.2 m²	

0 5 10 15 20 25 m

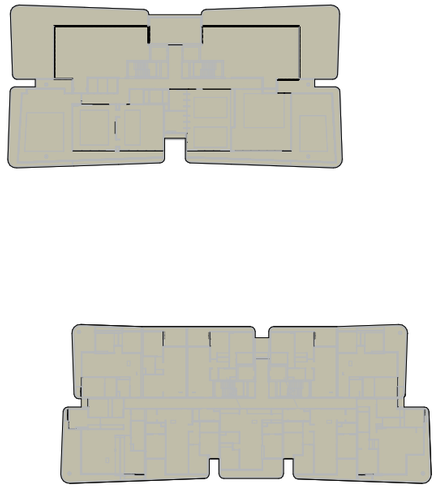
SCALE 1:1000 @ A3 SIZE

AREA PLANS - SITE COVER (LEVEL 02-ROOFTOP)



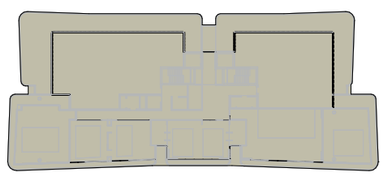
1 SITE COVER - LEVEL 03

\- SCALE 1:1000 @ A3



2 SITE COVER - ROOFTOP B2

\- SCALE 1:1000 @ A3



3 SITE COVER - ROOFTOP B1

\- SCALE 1:1000 @ A3

AREA SCHEDULE - SITE COVER - LEVEL 03

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	2765.9 m²	100%
TOTAL SITE COVER	2765.9 m²	

AREA SCHEDULE - SITE COVER - ROOFTOP B2

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	2765.9 m²	100%
TOTAL SITE COVER	2765.9 m²	

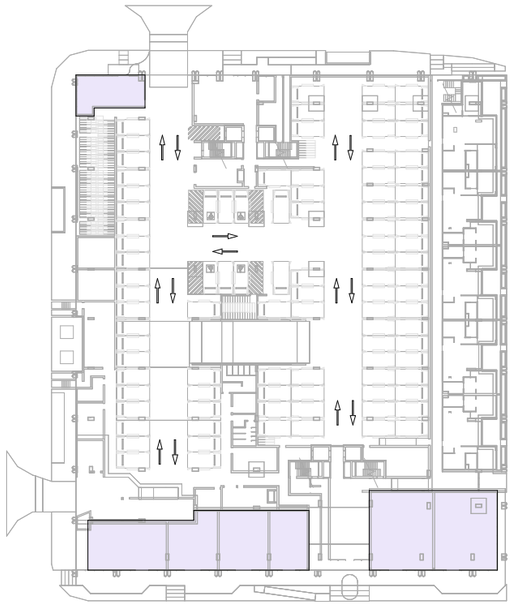
AREA SCHEDULE - SITE COVER - ROOFTOP B1

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	1427.9 m²	100%
TOTAL SITE COVER	1427.9 m²	

0 5 10 15 20 25 m

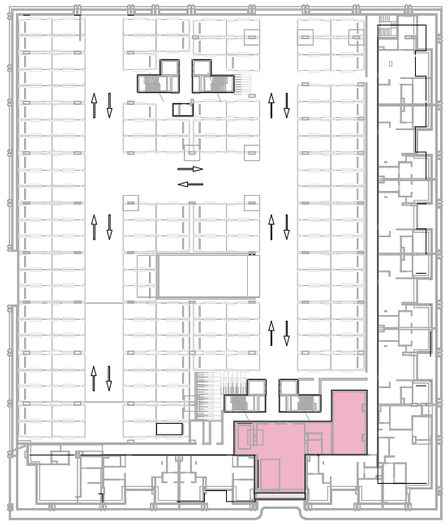
SCALE 1:1000 @ A3 SIZE

AREA PLANS - RETAIL & COMMUNAL AREAS



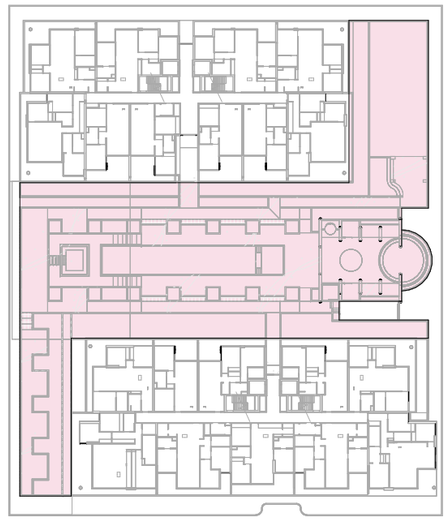
1 COMMUNAL AREAS - GROUND LEVEL

- SCALE 1:1000 @ A3



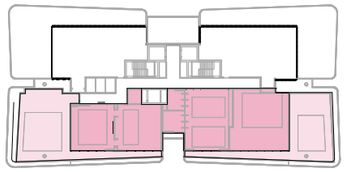
2 COMMUNAL AREAS - LEVEL 01

- SCALE 1:1000 @ A3



3 COMMUNAL AREAS - LEVEL 02

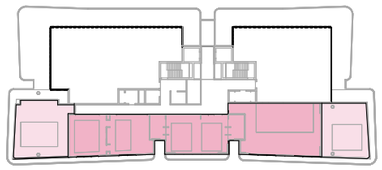
- SCALE 1:1000 @ A3





4 COMMUNAL AREAS - B2 ROOFTOP

- SCALE 1:1000 @ A3



5 COMMUNAL AREAS - B1 ROOFTOP

- SCALE 1:1000 @ A3

COMMUNAL OPEN SPACE

COMMUNAL EXTERNAL

COMMUNAL INTERNAL

0 5 10 15 20 25m

SCALE 1:1000 @ A3 SIZE

AREA PLANS - LANDSCAPE



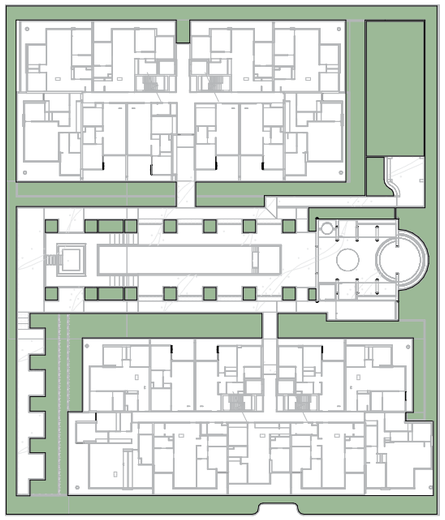
1 LANDSCAPE - GROUND LEVEL

- SCALE 1:1000 @ A3



2 LANDSCAPE - LEVEL 01

- SCALE 1:1000 @ A3



3 LANDSCAPE - LEVEL 02

- SCALE 1:1000 @ A3



4 LANDSCAPE - LEVEL 03-12

- SCALE 1:1000 @ A3

DEEP PLANTING

LANDSCAPE

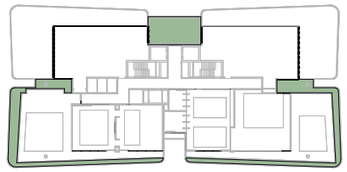
Area Schedule (DA Deep Planting)	
Level	**Area**
Not Placed	0.0 m²
LEVEL 1	561.2 m²
LEVEL 2	214.6 m²
LEVEL 3	1664.1 m²
LEVEL 4	165.6 m²
LEVEL 14	20.6 m²
LEVEL 14 ROOFTOP B2	150.6 m²
LEVEL 18 ROOFTOP B1	95.0 m²

0 5 10 15 20 25 m

SCALE 1:1000 @ A3 SIZE

AREA PLANS - LANDSCAPE (ROOFTOP)

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1 LANDSCAPE - B2 ROOFTOP

\- SCALE 1:1000 @ A3



2 LANDSCAPE - B1 ROOFTOP

\- SCALE 1:1000 @ A3

DEEP PLANTING

LANDSCAPE

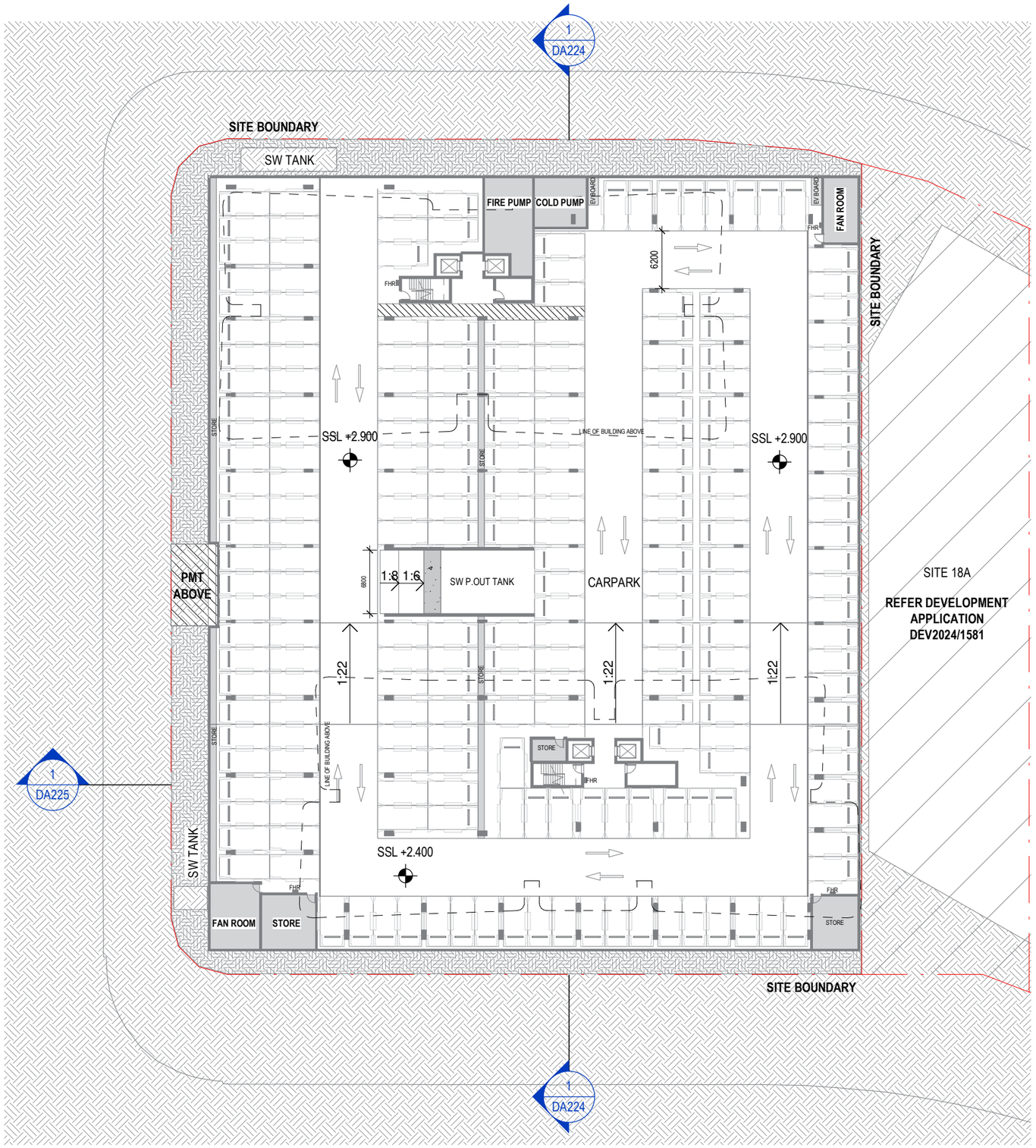
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LEVEL 3	1664.1 m²
LEVEL 4	165.6 m²
LEVEL 14	20.6 m²
LEVEL 14 ROOFTOP B2	150.6 m²
LEVEL 18 ROOFTOP B1	95.0 m²

0 5 10 15 20 25 m

SCALE 1:1000 @ A3 SIZE

THE DRAWINGS

OVERALL FLOOR PLANS - BASEMENT 01

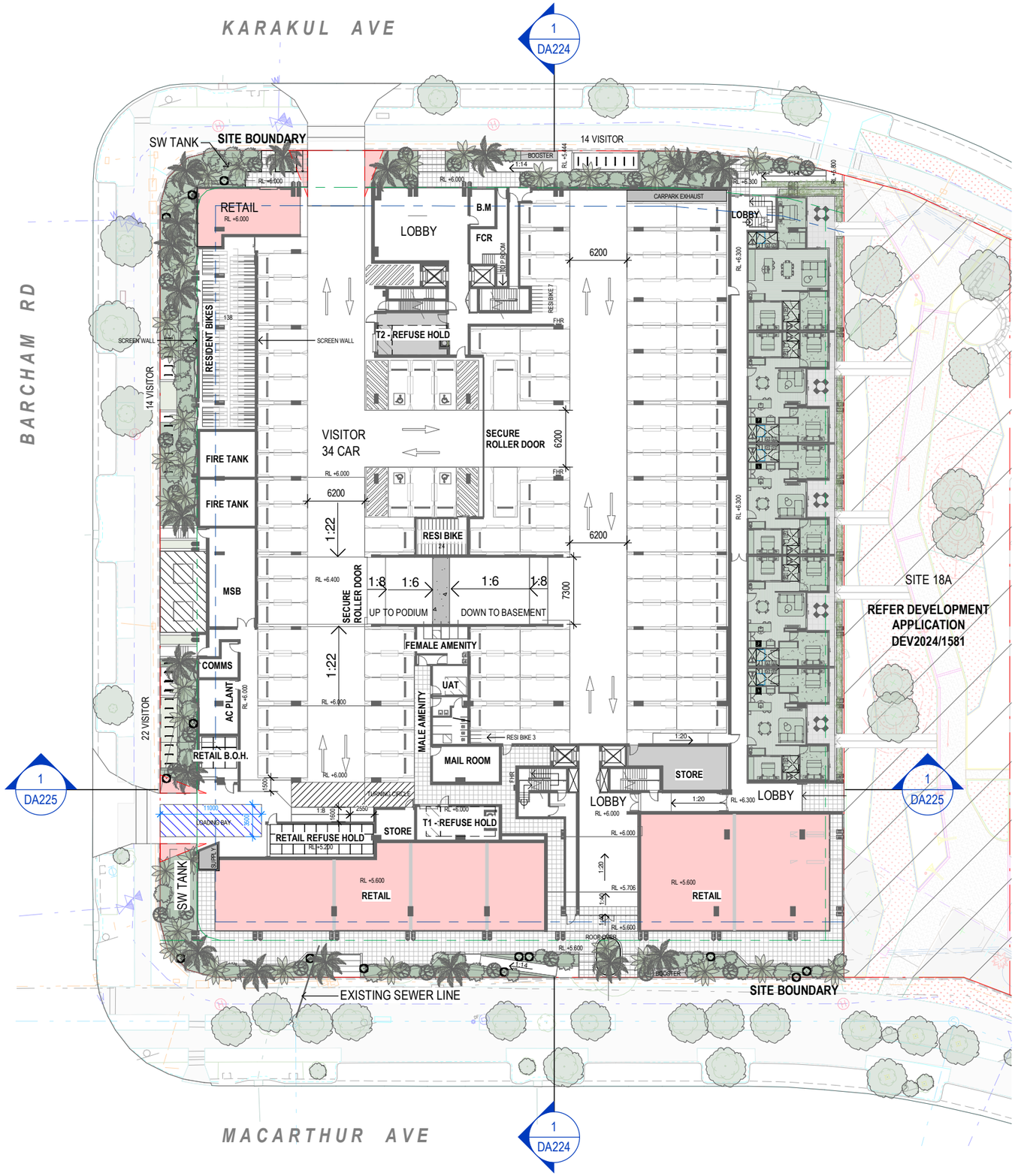


0 2 4 6 8 10m

SCALE 1:500 @ A3 SIZE

OVERALL FLOOR PLANS - GROUND

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0 2 4 6 8 10m

SCALE 1:500 @ A3 SIZE

OVERALL FLOOR PLANS - LEVEL 01



0 2 4 6 8 10m

SCALE 1:500 @ A3 SIZE

OVERALL FLOOR PLANS - LEVEL 02



0 2 4 6 8 10m

SCALE 1:500 @ A3 SIZE

OVERALL FLOOR PLANS - LEVEL 03 - PODIUM ROOF



0 2 4 6 8 10m

SCALE 1:500 @ A3 SIZE

OVERALL FLOOR PLANS - LEVEL 04-12 TYPICAL



0 2 4 6 8 10m

OVERALL FLOOR PLANS - LEVEL 13 - BUILDING 2 ROOFTOP



0 2 4 6 8 10m

SCALE 1:500 @ A3 SIZE

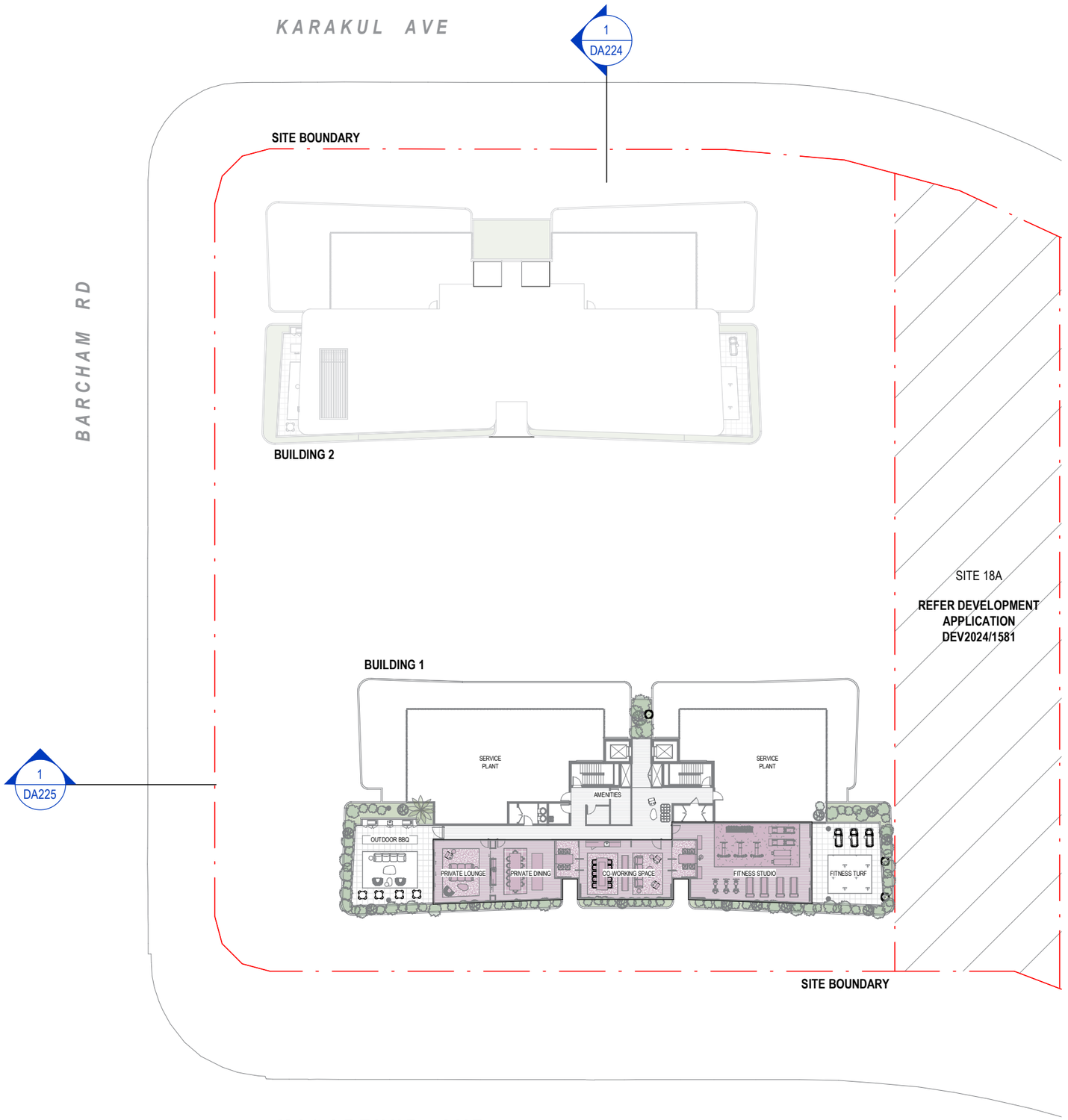
OVERALL FLOOR PLANS - LEVEL 14-16 TYPICAL - BUILDING 2 ROOF



0 2 4 6 8 10m

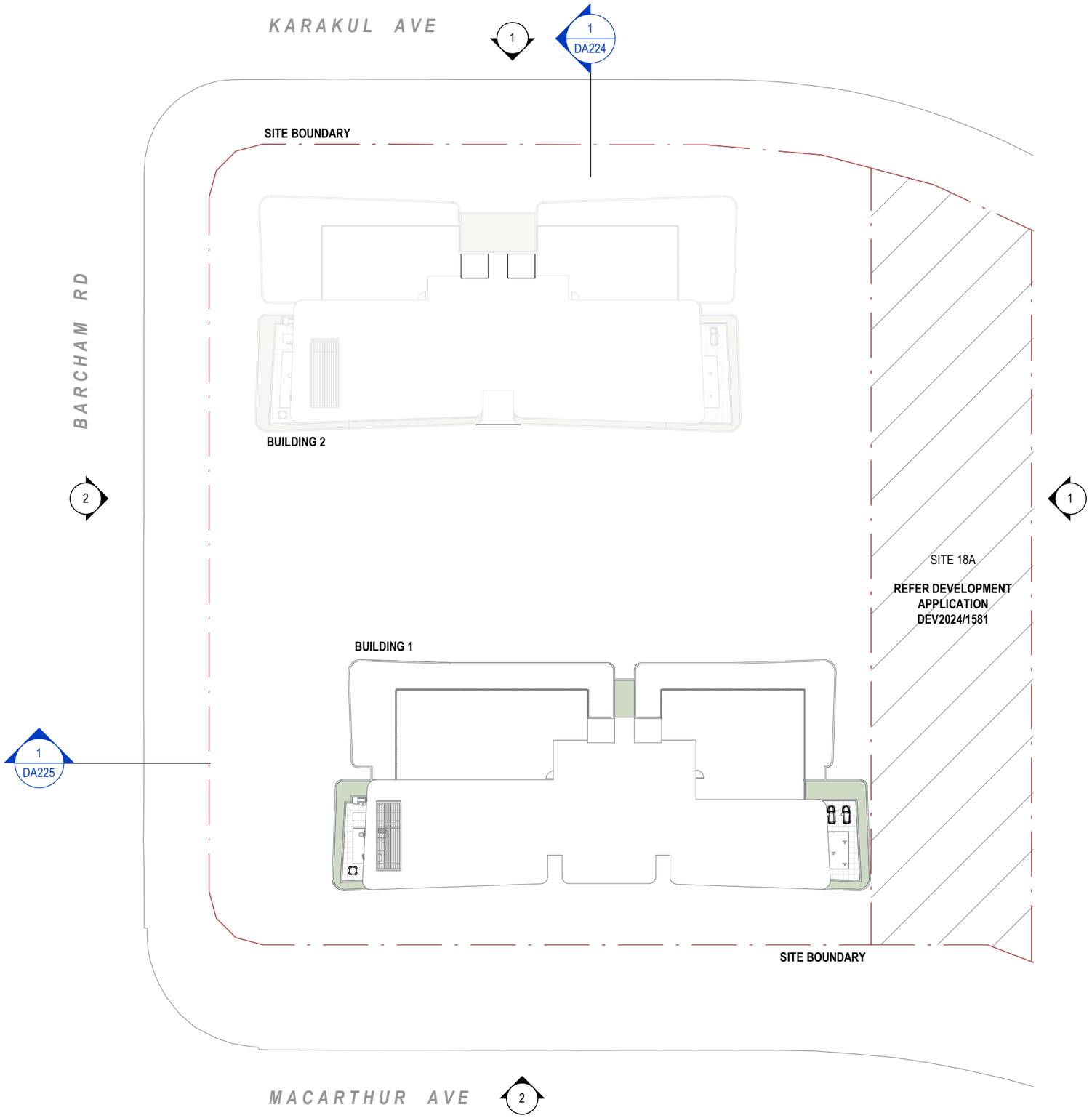
SCALE 1:500 @ A3 SIZE

OVERALL FLOOR PLANS - BUILDING 1 ROOFTOP



0 2 4 6 8 10m

OVERALL FLOOR PLANS - BUILDING 1 ROOF



0 2 4 6 8 10m

SCALE 1:500 @ A3 SIZE

SITE ELEVATIONS - NORTH + WEST

LEGEND

CON-01 APPLIED FINISH - SANDSTONE LOOK FINISH

CON-02 APPLIED FINISH - WARM WHITE FINISH

REN-01 APPLIED FINISH - SANDSTONE LOOK FINISH

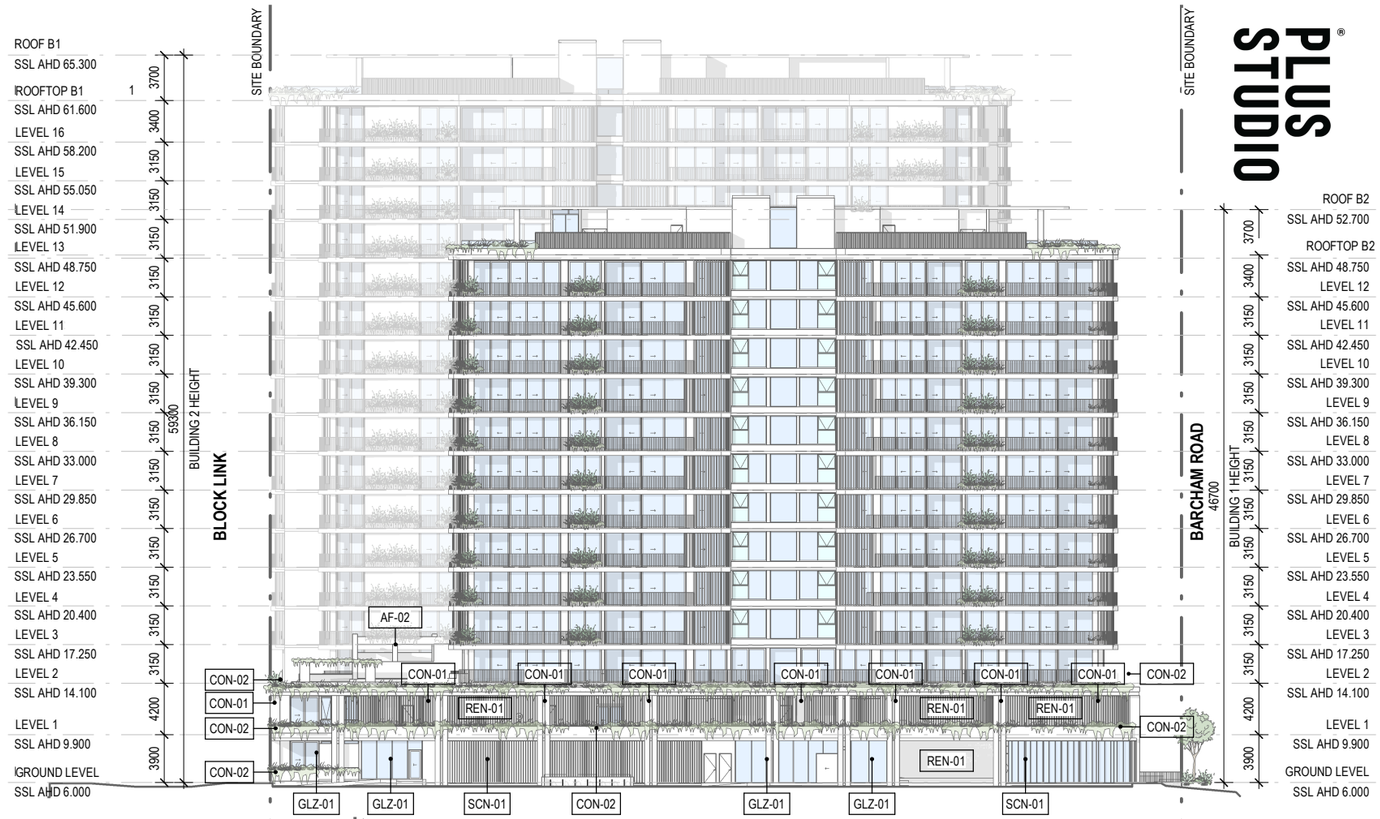
GLZ-01 GLAZING - CLEAR

BAL-01 VERTICAL METAL BALUSTRADE

SCN-01 ALUMINIUM LOUVRE BATTEN SCREEN

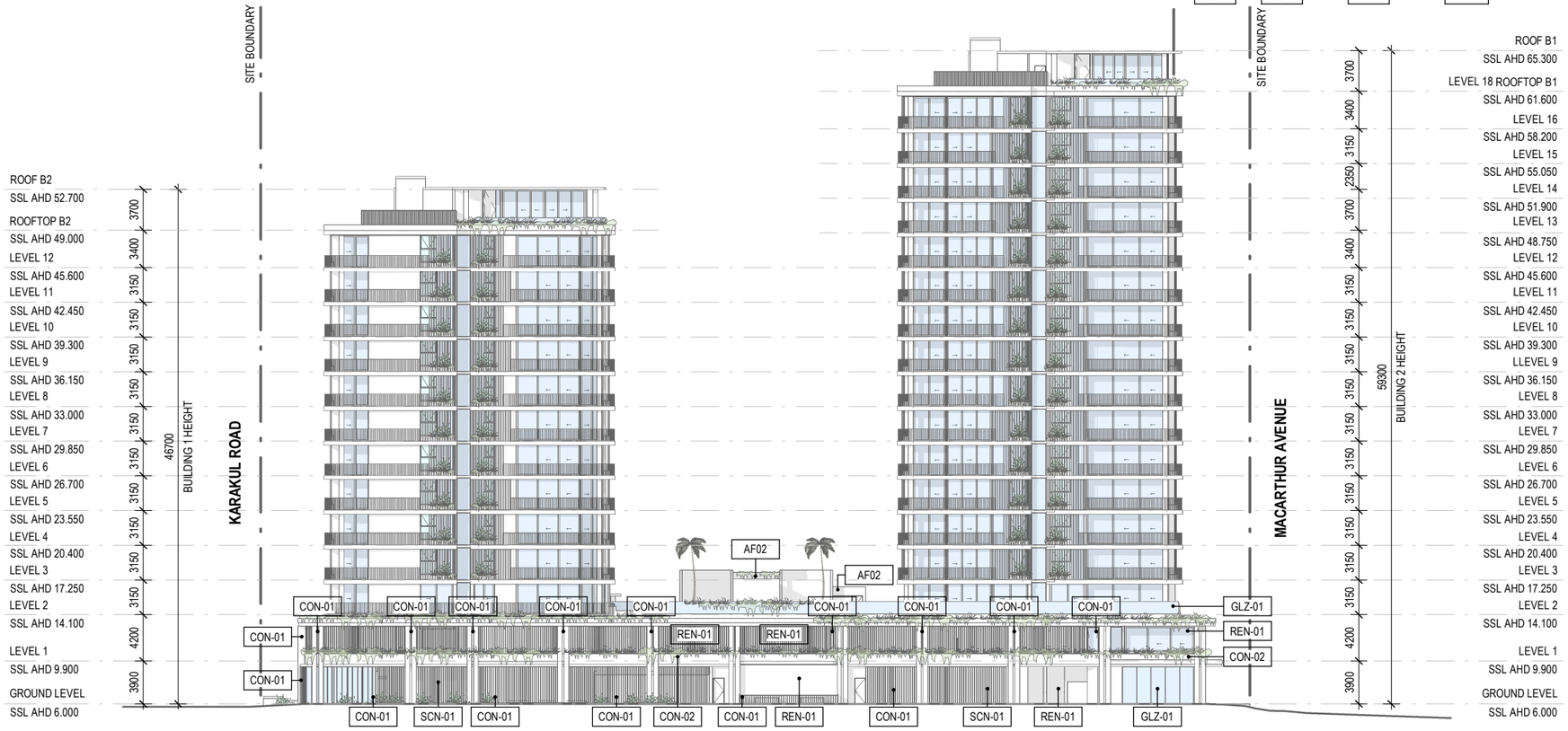
SCN-02 ALUMINIUM VERTICAL BATTEN SCREEN

NOTE: LANDSCAPE & PLANTING INDICATIVE ONLY. REFER LANDSCAPE ARCHITECT DRAWING FOR MORE INFORMATION



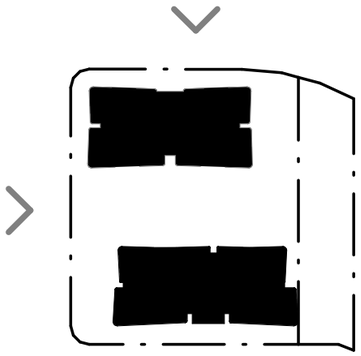
1 DA SITE ELEVATION - NORTH

\- SCALE 1:500 @ A3



2 DA SITE ELEVATION - WEST

\- SCALE 1:500 @ A3



0 2 4 6 8 10 m

SITE ELEVATIONS - SOUTH + EAST

LEGEND

CON-01 APPLIED FINISH - SANDSTONE LOOK FINISH

CON-02 APPLIED FINISH - WARM WHITE FINISH

REN-01 APPLIED FINISH - SANDSTONE LOOK FINISH

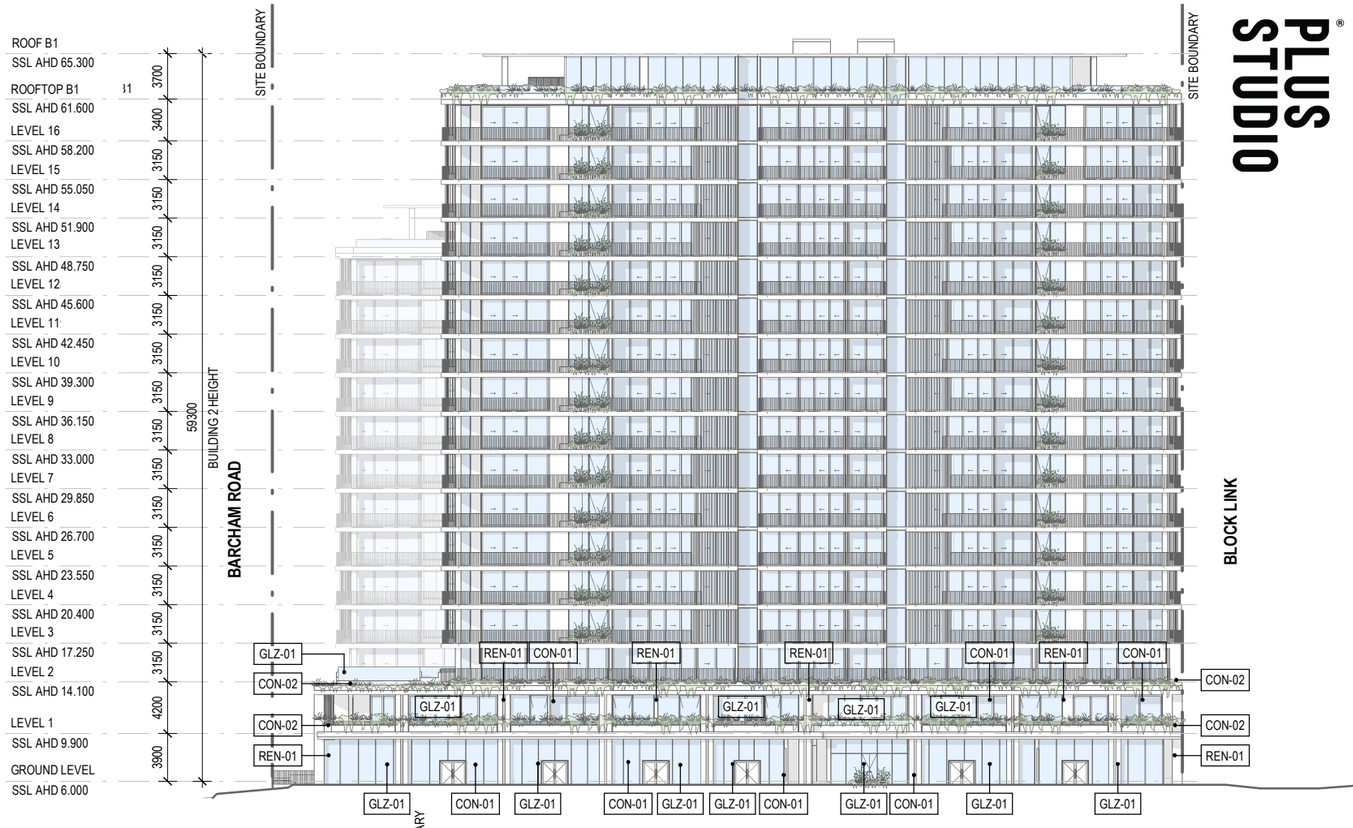
GLZ-01 GLAZING - CLEAR

BAL-01 VERTICAL METAL BALUSTRADE

SCN-01 ALUMINIUM LOUVRE BATTEN SCREEN

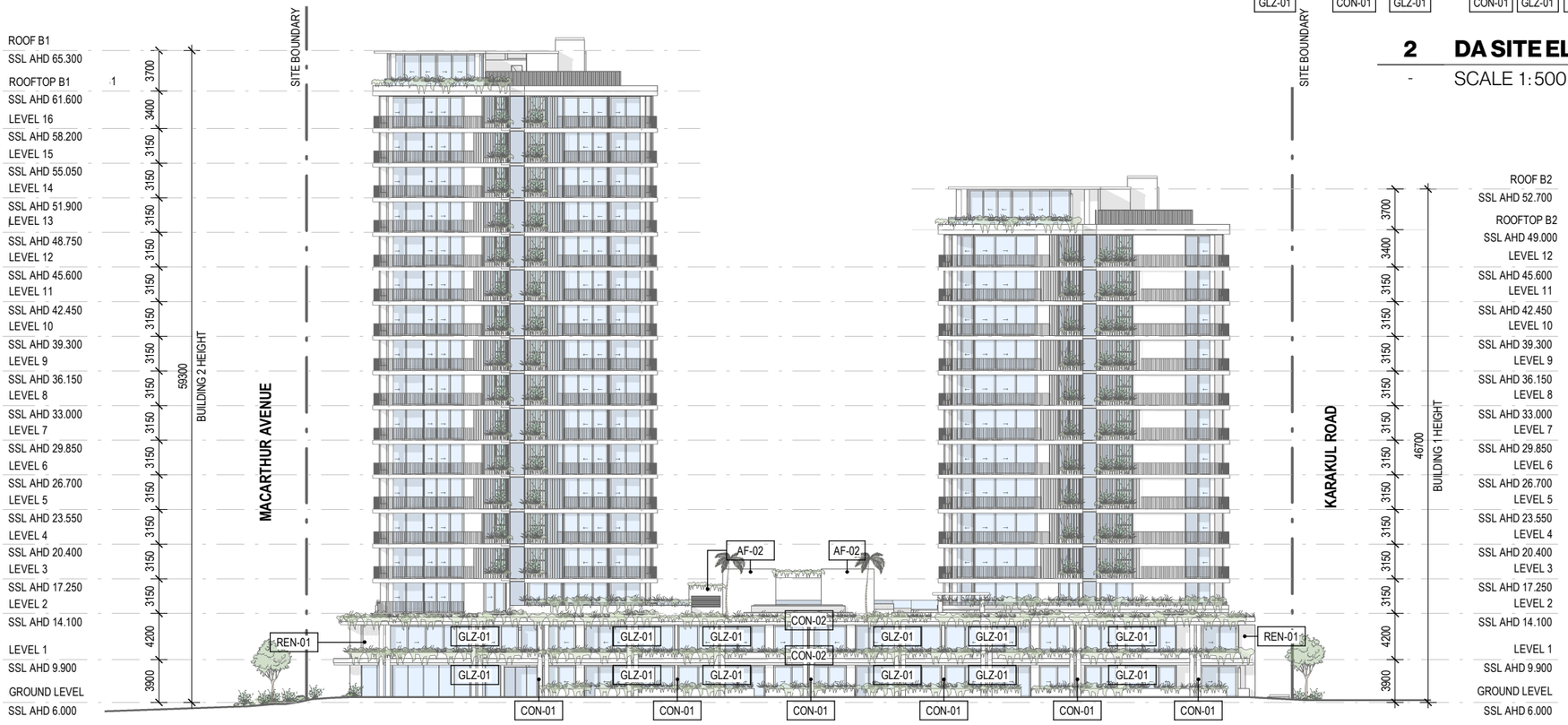
SCN-02 ALUMINIUM VERTICAL BATTEN SCREEN

NOTE: LANDSCAPE & PLANTING INDICATIVE ONLY. REFER LANDSCAPE ARCHITECT DRAWING FOR MORE INFORMATION



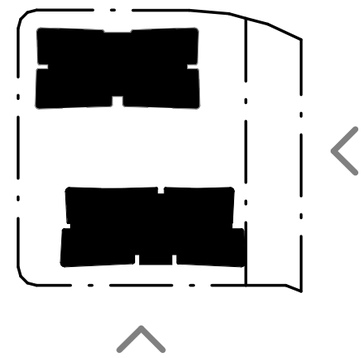
2 DA SITE ELEVATION - SOUTH

\- SCALE 1:500 @ A3



1 DA SITE ELEVATION - EAST

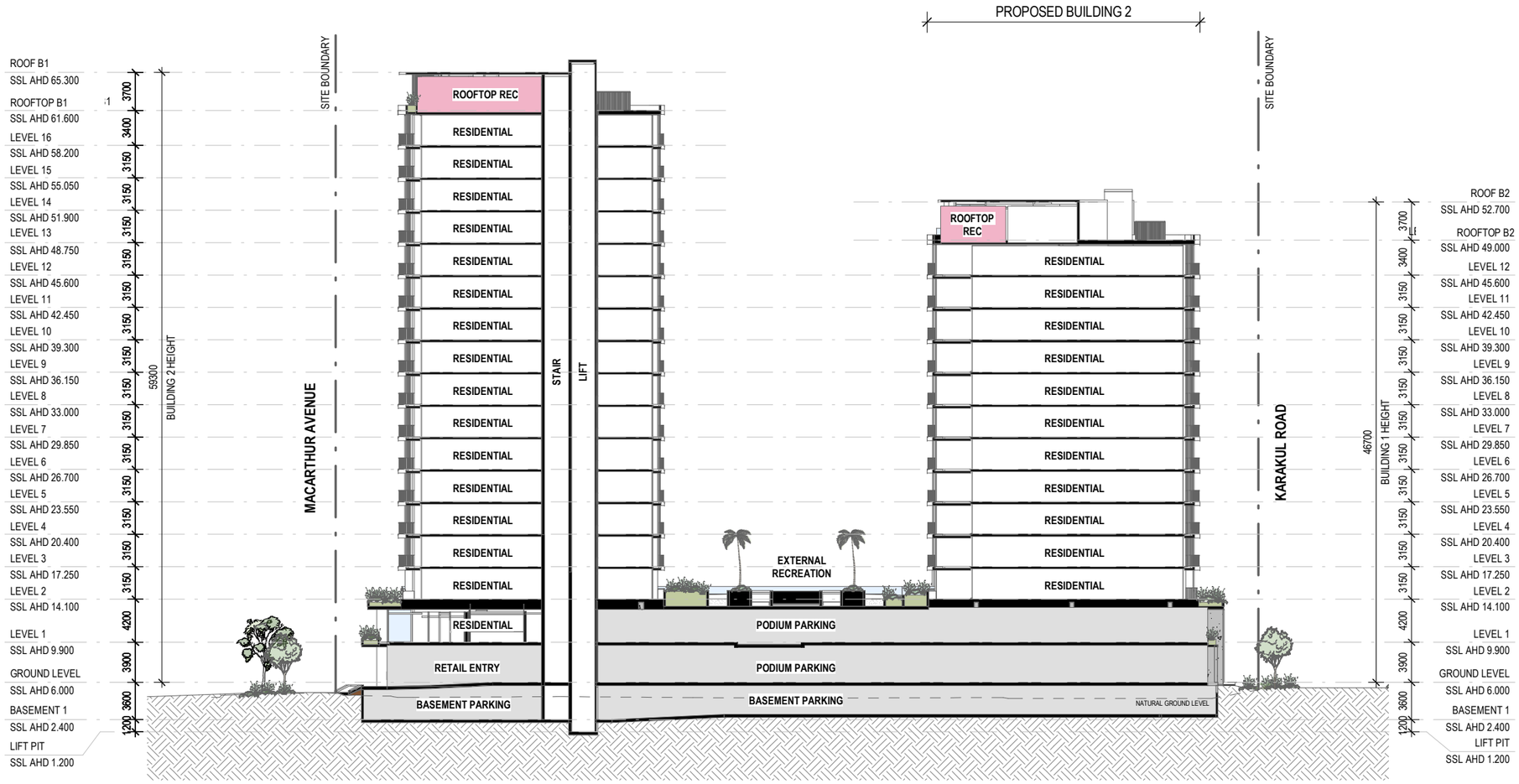
\- SCALE 1:500 @ A3



0 2 4 6 8 10m

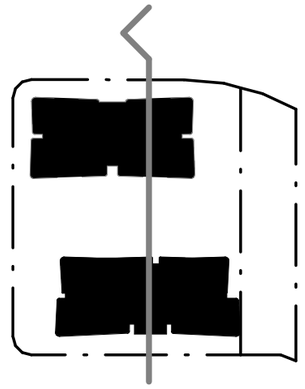
SCALE As indicated @ A3 SIZE

SITE SECTION 1



1 SITE SECTION 1

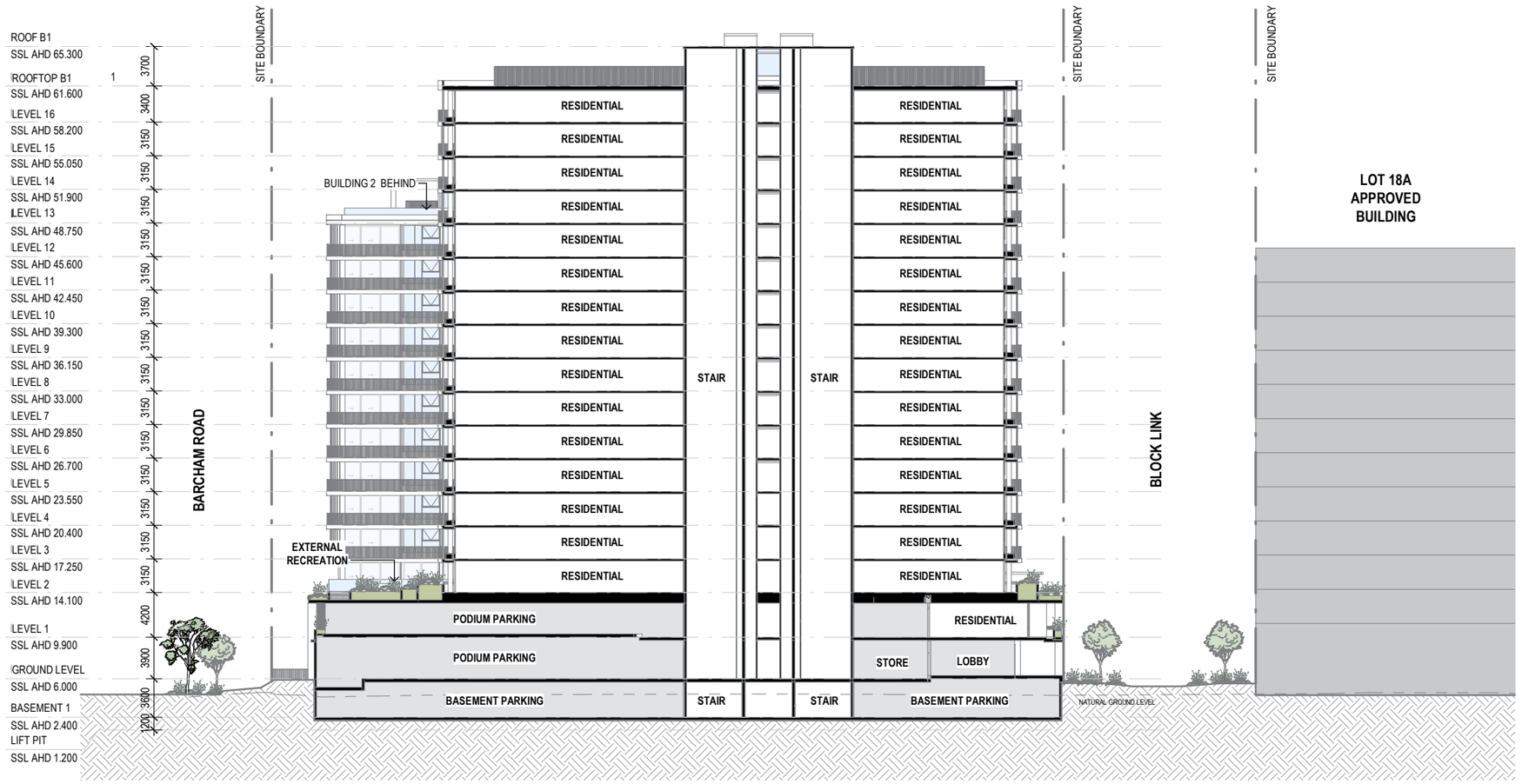
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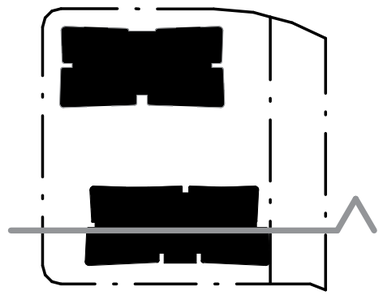
SCALE As indicated @ A3 SIZE

SITE SECTION 2



1 SITE SECTION 2

\- SCALE 1:500 @ A3



0 2 4 6 8 10 m

SCALE As indicated @ A3 SIZE

BUILDING ELEVATIONS - BUILDING 1 - NORTH

LEGEND

CON-01 APPLIED FINISH - SANDSTONE LOOK FINISH

CON-02 APPLIED FINISH - WARM WHITE FINISH

REN-01 APPLIED FINISH - SANDSTONE LOOK FINISH

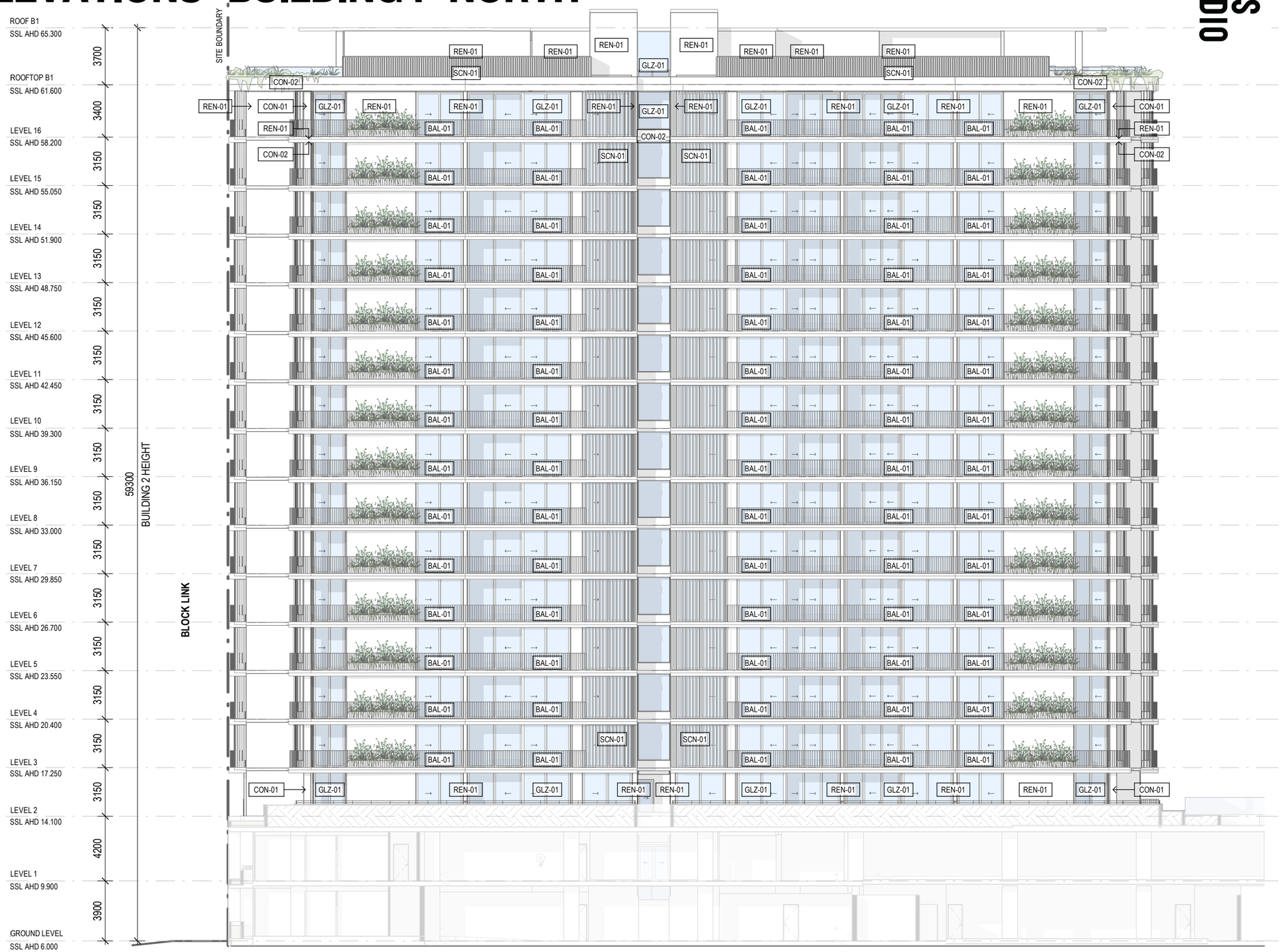
GLZ-01 GLAZING - CLEAR

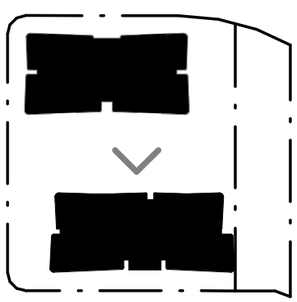
BAL-01 VERTICAL METAL BALUSTRADE

SCN-01 ALUMINIUM LOUVRE BATTEN SCREEN

SCN-02 ALUMINIUM VERTICAL BATTEN SCREEN

NOTE: LANDSCAPE & PLANTING INDICATIVE ONLY. REFER LANDSCAPE ARCHITECT DRAWING FOR MORE INFORMATION





1 BUILDING ELEVATION - BUILDING 1 - NORTH

\- SCALE 1:250 @ A3

0 2 4 6 8 10m

BUILDING ELEVATIONS - BUILDING 1 - WEST

LEGEND

CON-01 APPLIED FINISH - SANDSTONE LOOK FINISH

CON-02 APPLIED FINISH - WARM WHITE FINISH

REN-01 APPLIED FINISH - SANDSTONE LOOK FINISH

GLZ-01 GLAZING - CLEAR

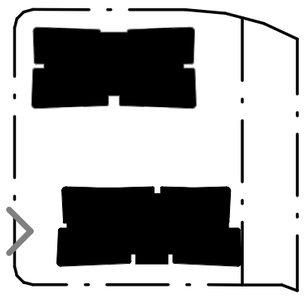
BAL-01 VERTICAL METAL BALUSTRADE

SCN-01 ALUMINIUM LOUVRE BATTEN SCREEN

SCN-02 ALUMINIUM VERTICAL BATTEN SCREEN

NOTE: LANDSCAPE & PLANTING INDICATIVE ONLY. REFER LANDSCAPE ARCHITECT DRAWING FOR MORE INFORMATION





1 BUILDING ELEVATION - BUILDING 1 - WEST

\- SCALE 1:250 @ A3

SCALE As indicated @ A3 SIZE

BUILDING ELEVATIONS - BUILDING 1 - SOUTH

LEGEND

CON-01 APPLIED FINISH - SANDSTONE LOOK FINISH

CON-02 APPLIED FINISH - WARM WHITE FINISH

REN-01 APPLIED FINISH - SANDSTONE LOOK FINISH

GLZ-01 GLAZING - CLEAR

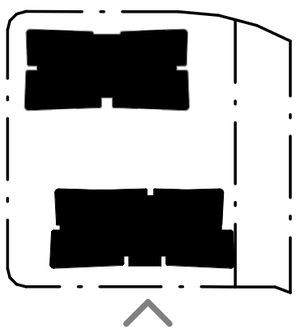
BAL-01 VERTICAL METAL BALUSTRADE

SCN-01 ALUMINIUM LOUVRE BATTEN SCREEN

SCN-02 ALUMINIUM VERTICAL BATTEN SCREEN

NOTE: LANDSCAPE & PLANTING INDICATIVE ONLY. REFER LANDSCAPE ARCHITECT DRAWING FOR MORE INFORMATION





1 BUILDING ELEVATION - BUILDING 1 - SOUTH

\- SCALE 1:250 @ A3

0 2 4 6 8 10m

SCALE As indicated @ A3 SIZE

BUILDING ELEVATIONS - BUILDING 1 - EAST

LEGEND

CON-01 APPLIED FINISH - SANDSTONE LOOK FINISH

CON-02 APPLIED FINISH - WARM WHITE FINISH

REN-01 APPLIED FINISH - SANDSTONE LOOK FINISH

GLZ-01 GLAZING - CLEAR

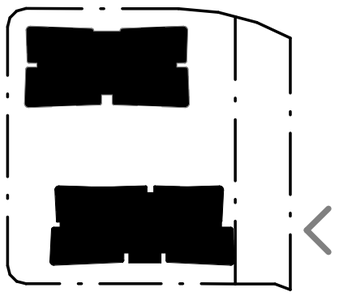
BAL-01 VERTICAL METAL BALUSTRADE

SCN-01 ALUMINIUM LOUVRE BATTEN SCREEN

SCN-02 ALUMINIUM VERTICAL BATTEN SCREEN

NOTE: LANDSCAPE & PLANTING INDICATIVE ONLY. REFER LANDSCAPE ARCHITECT DRAWING FOR MORE INFORMATION





1 BUILDING ELEVATION - BUILDING 1 - EAST

\- SCALE 1:250 @ A3

SCALE As indicated @ A3 SIZE

BUILDING ELEVATIONS - BUILDING 2 - NORTH

PLUS STUDIO

LEGEND

CON-01 APPLIED FINISH - SANDSTONE LOOK FINISH

CON-02 APPLIED FINISH - WARM WHITE FINISH

REN-01 APPLIED FINISH - SANDSTONE LOOK FINISH

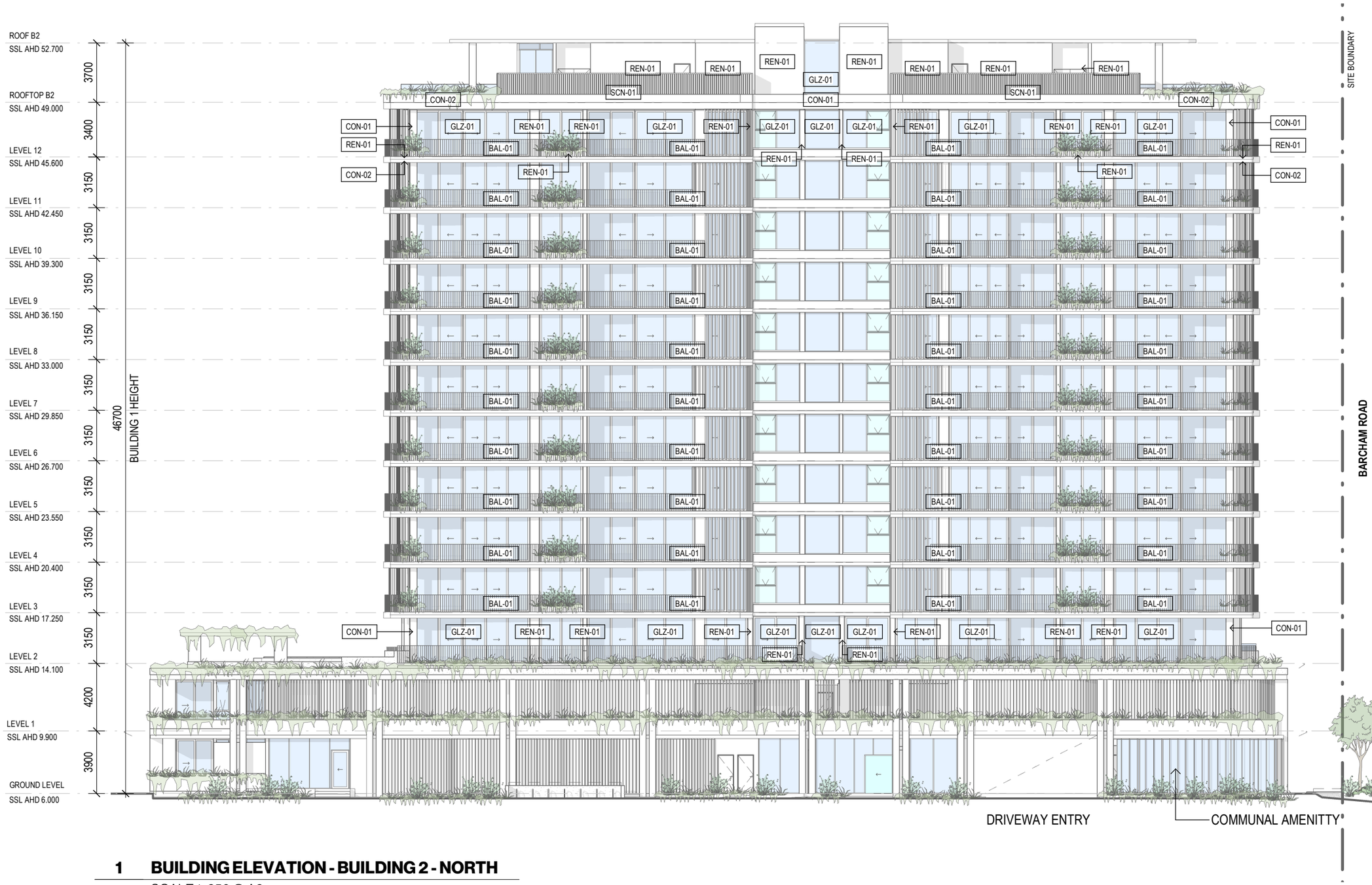
GLZ-01 GLAZING - CLEAR

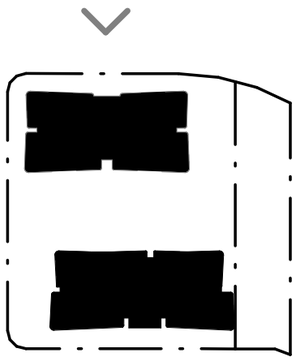
BAL-01 VERTICAL METAL BALUSTRADE

SCN-01 ALUMINIUM LOUVRE BATTEN SCREEN

SCN-02 ALUMINIUM VERTICAL BATTEN SCREEN

NOTE: LANDSCAPE & PLANTING INDICATIVE ONLY. REFER LANDSCAPE ARCHITECT DRAWING FOR MORE INFORMATION





1 BUILDING ELEVATION - BUILDING 2 - NORTH

\- SCALE 1:250 @ A3

0 2 4 6 8 10m

SCALE As indicated @ A3 SIZE

BUILDING ELEVATIONS - BUILDING 2 - WEST

LEGEND

CON-01 APPLIED FINISH - SANDSTONE LOOK FINISH

CON-02 APPLIED FINISH - WARM WHITE FINISH

REN-01 APPLIED FINISH - SANDSTONE LOOK FINISH

GLZ-01 GLAZING - CLEAR

BAL-01 VERTICAL METAL BALUSTRADE

SCN-01 ALUMINIUM LOUVRE BATTEN SCREEN

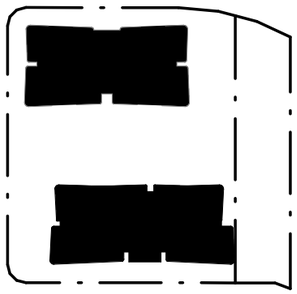
SCN-02 ALUMINIUM VERTICAL BATTEN SCREEN

NOTE: LANDSCAPE & PLANTING INDICATIVE ONLY. REFER LANDSCAPE ARCHITECT DRAWING FOR MORE INFORMATION



1 BUILDING ELEVATION - BUILDING 2 - WEST

\- SCALE 1:250 @ A3



0 2 4 6 8 10m

BUILDING ELEVATIONS - BUILDING 2 - SOUTH

PLUS STUDIO

LEGEND

CON-01 APPLIED FINISH - SANDSTONE LOOK FINISH

CON-02 APPLIED FINISH - WARM WHITE FINISH

REN-01 APPLIED FINISH - SANDSTONE LOOK FINISH

GLZ-01 GLAZING - CLEAR

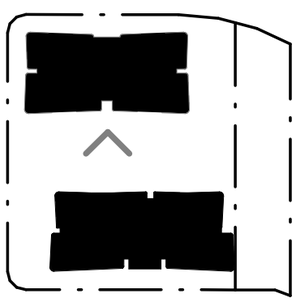
BAL-01 VERTICAL METAL BALUSTRADE

SCN-01 ALUMINIUM LOUVRE BATTEN SCREEN

SCN-02 ALUMINIUM VERTICAL BATTEN SCREEN

NOTE: LANDSCAPE & PLANTING INDICATIVE ONLY. REFER LANDSCAPE ARCHITECT DRAWING FOR MORE INFORMATION





1 BUILDING ELEVATION - BUILDING 2 - SOUTH

\- SCALE 1:250 @ A3

0 2 4 6 8 10m

BUILDING ELEVATIONS - BUILDING 2 - EAST

LEGEND

CON-01 APPLIED FINISH - SANDSTONE LOOK FINISH

CON-02 APPLIED FINISH - WARM WHITE FINISH

REN-01 APPLIED FINISH - SANDSTONE LOOK FINISH

GLZ-01 GLAZING - CLEAR

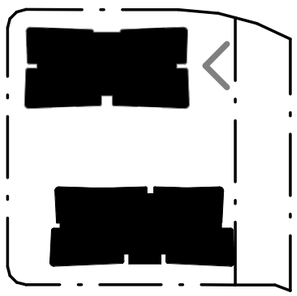
BAL-01 VERTICAL METAL BALUSTRADE

SCN-01 ALUMINIUM LOUVRE BATTEN SCREEN

SCN-02 ALUMINIUM VERTICAL BATTEN SCREEN

NOTE: LANDSCAPE & PLANTING INDICATIVE ONLY. REFER LANDSCAPE ARCHITECT DRAWING FOR MORE INFORMATION





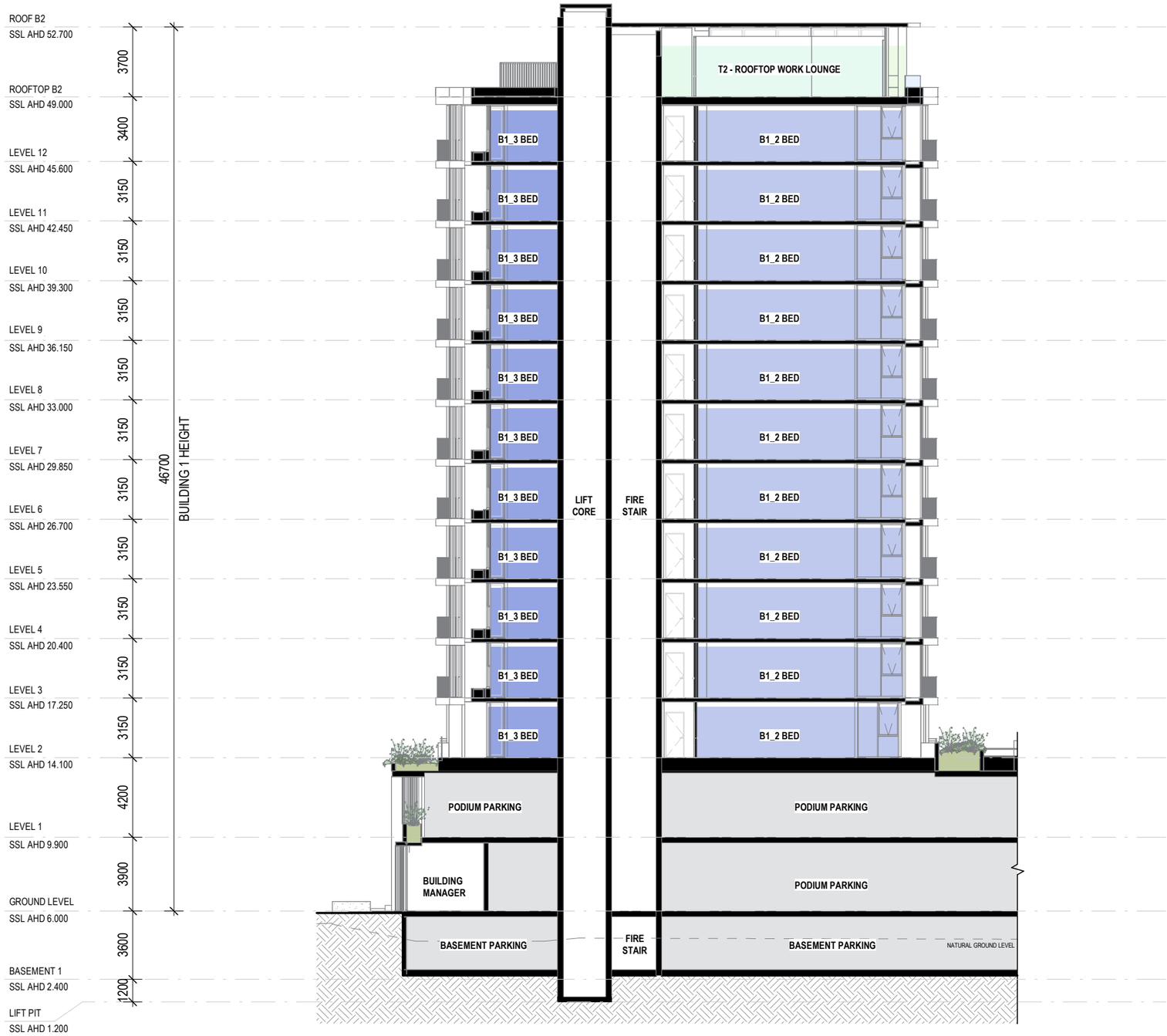
1 BUILDING ELEVATION - BUILDING 2 - EAST

\- SCALE 1:250 @ A3

0 2 4 6 8 10m

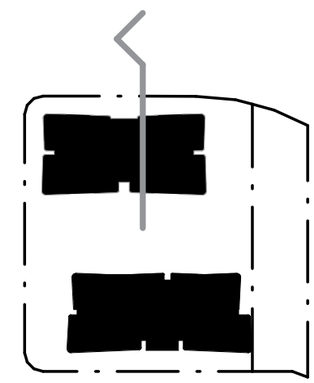
SCALE As indicated @ A3 SIZE

SECTION A



1 BUILDING SECTION A

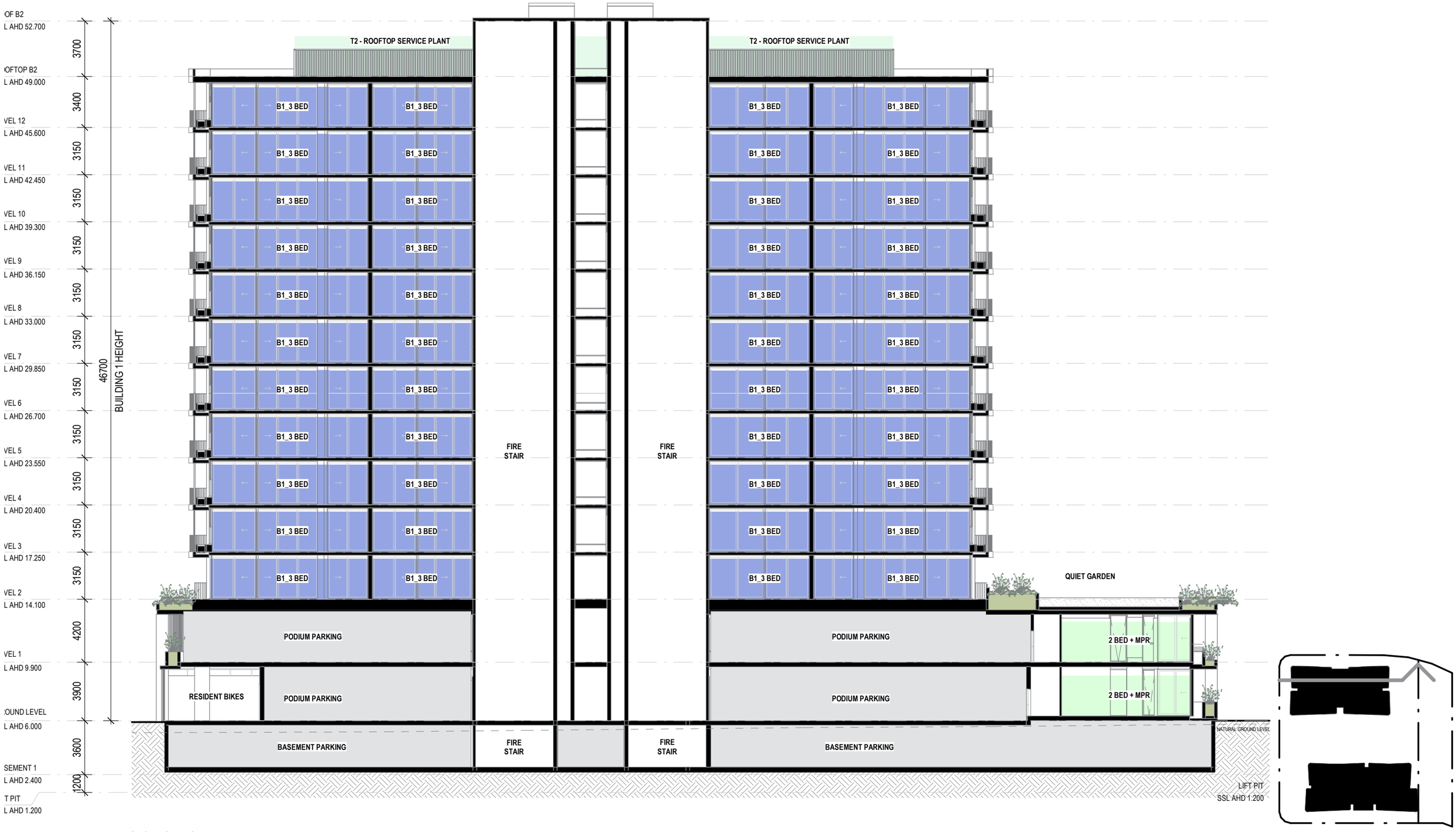
\- SCALE 1:250 @ A3



0 2 4 6 8 10 m

SCALE As indicated @ A3 SIZE

SECTION B

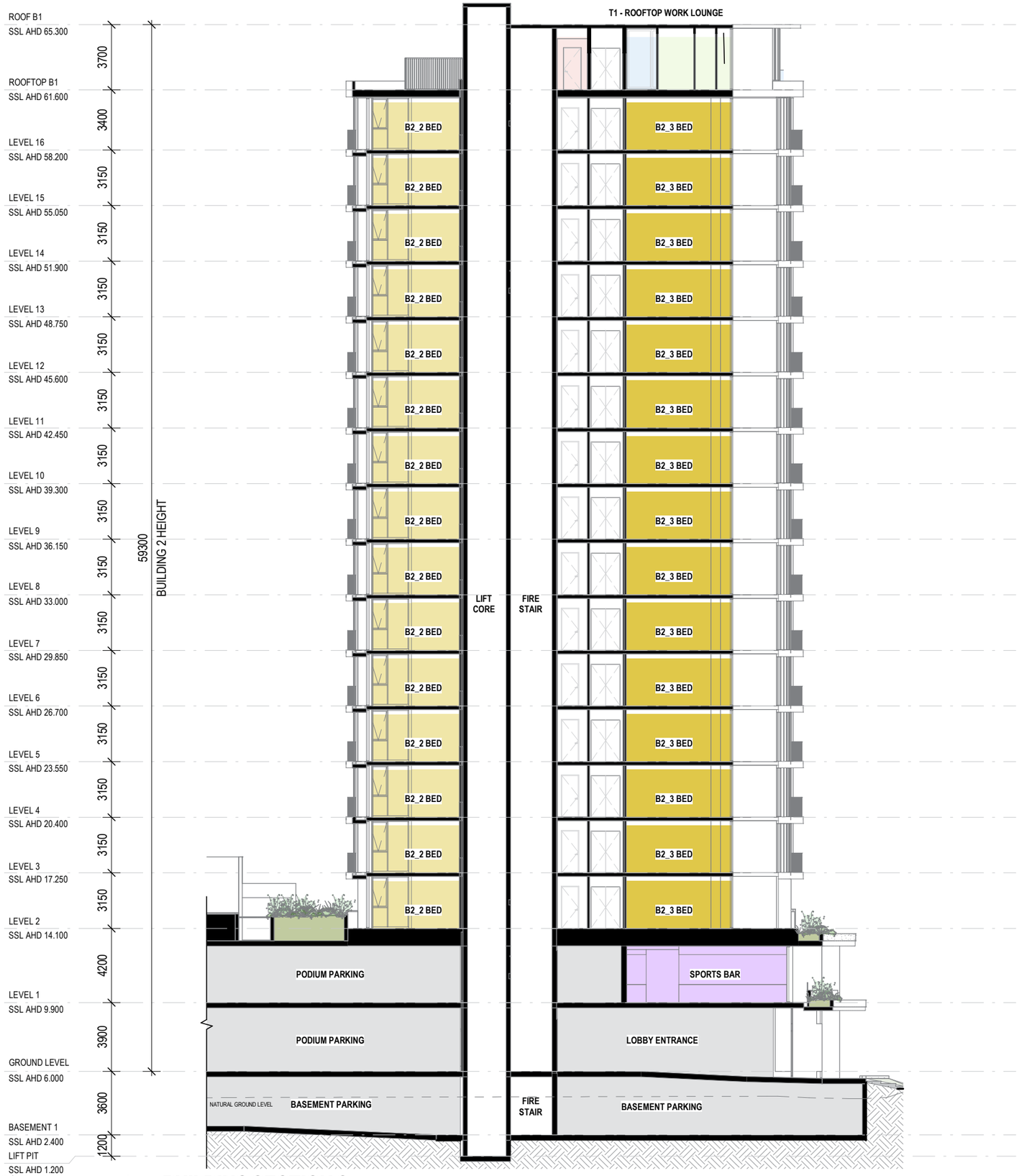


1 BUILDING SECTION B

\- SCALE 1:250 @ A3

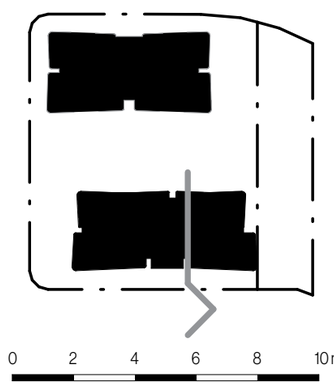
0 2 4 6 8 10 m

SECTION C



1 BUILDING SECTION C

\- SCALE 1:250 @ A3



SCALE As indicated @ A3 SIZE

SECTION D



1 BUILDING SECTION D

\- SCALE 1:250 @ A3

SCALE As indicated @ A3 SIZE

MATERIAL SCHEDULE

C0N-1



C0N-2

REN-01

BAL-01





GLZ-01

SCN-01



SCN-02



AF-02



CON-01	APPLIED FINISH - SANDSTONE LOOK (COLUMNS AND ACCENTS)
CON-02	APPLIED FINISH - WARM WHITE (SLAB EDGE)
REN-01	APPLIED FINISH - SANDSTONE TONE (CROWN SOFFIT ONLY)
BAL-01	VERTICAL METAL BALUSTRADE - CHAMPAGNE
GLZ-01	GLAZING - CLEAR
SCN-01	ALUMINIUM LOUVRE BATTEN SCREEN -.CHAMPAGNE(APARTMENTS)
SCN-02	ALUMINIUM VERTICAL BATTEN SCREEN -. BRONZE (CARPARK)
AF-02	TAN NATURAL STONE (WELLNESS)

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