

**PLUS[®]
STUDIO**

HAMILTON & CAMPBELL

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

DEVELOPMENT APPLICATION

23.01.2026

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.

INDEX

THE CONTEXT	5
HEIGHT ANALYSIS	12
DESIGN DRIVERS	15
DESIGN THINKING	19
DESIGN PRINCIPLES	22
THE VISUAL	28
OUR SOLUTION	42
DENSITY AND AREAS	65
THE ANALYSIS	75

EXECUTIVE SUMMARY

Design Vision Statement

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

Vision

The proposed development seeks to create a contemporary sub-tropical residential landmark in Bowen Hills, enhancing the character of a transitioning industrial and commercial precinct. The project delivers a refined, sculptural tower above a meticulously designed, landscape-integrated podium, contributing positively to the area's urban renewal while setting a new benchmark for residential amenity, public engagement, and architectural quality.

Urban Response & Public Realm

Situated on a prominent traffic junction, the development serves as a confident urban marker that strengthens Bowen Hills' skyline and activates the surrounding streetscape. The ground floor features long retail frontages, set back to accommodate outdoor dining, alfresco activities, and vibrant public life along Hamilton Place and Campbell Street. A publicly accessible community space of approximately 200 sqm at level 1 further animates the podium frontage and encourages social interaction.

The podium's podium-scale landscaping, pergola-style street awnings, and generous setbacks create a human-scaled, welcoming environment for pedestrians while enhancing connections to adjacent laneways and streets. The design reinforces the precinct's transformation into a lively, connected, and attractive urban environment.

Architectural Expression

The development draws inspiration from the precinct's industrial heritage while presenting a contemporary architectural language. The curved brick podium façade is carefully articulated, vertically broken into stepped, smaller-scale blocks that reference historic brick buildings and create a fine-grained, human-scaled rhythm. Vertical battens are integrated as infills, complemented by elevated planters, adding depth, texture, and visual interest while promoting podium permeability and layering. Varied face brick treatments, including hit-and-miss brickwork and tonal variation, enrich the street and laneway experience.

Above the podium, the tower is articulated into slender, sculpted elements with a sculpted curved corner, reducing perceived bulk and offering a visually dynamic profile. Deep balconies and shading fins on the western façade, combined with climate-responsive materials, support comfortable sub-tropical living and maximise daylight and cross-ventilation for residents.

Massing, Setbacks & Neighbourhood Interface

The tower is positioned with generous setbacks of 8 m to the eastern boundary and 9 m to the southern boundary along the driveway easement. These setbacks preserve outlook, privacy, and cross-ventilation while mitigating visual bulk. The podium establishes a strong and welcoming street presence, softened by lush landscaping and elevated planters along Hamilton Place, Campbell Street, and adjacent laneways. Pergola-style street awnings provide a domestic, human-scaled interface for pedestrians and help integrate the building into the evolving streetscape.

Residential Amenity & Liveability

The development comprises 148 thoughtfully designed apartments optimised for daylight, cross-ventilation, and sub-tropical indoor-outdoor living.

Level 3 communal amenities form a vibrant social hub, including:

- A resort-style swimming pool
- Sauna and steam room
- Fully equipped gym connected directly to a spacious outdoor yoga deck, promoting seamless indoor-outdoor fitness and lifestyle experiences
- Residential lounge serving as a library and wfh office
- Outdoor bbq stations and alfresco dining areas

These facilities support active, healthy lifestyles and foster social engagement, while providing flexible spaces for relaxation, recreation, and community interaction.

Landscape & Sustainability

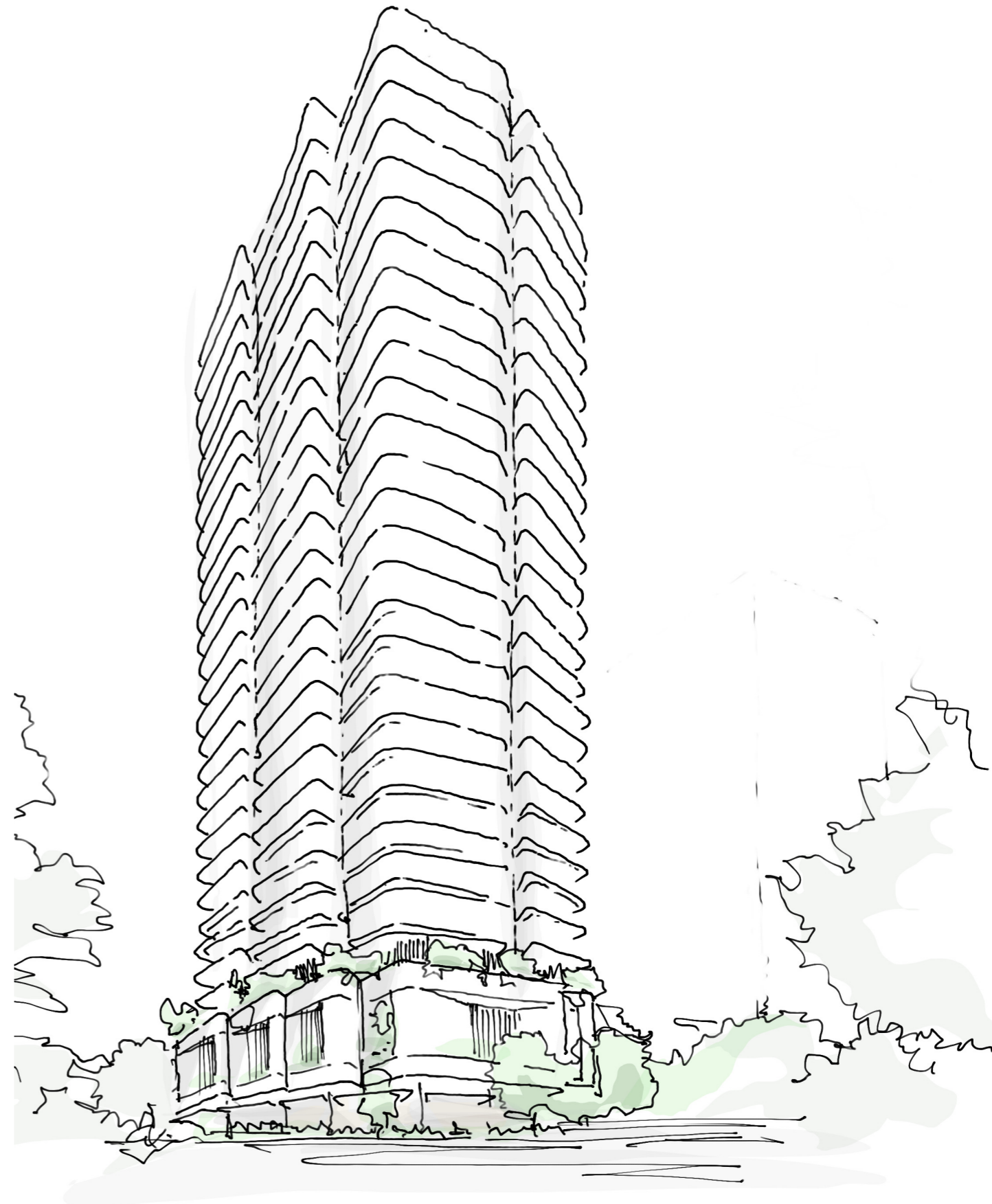
Landscape design is central to the project's identity, with elevated planters and sub-tropical greenery softening building edges, improving microclimate, and enhancing urban cooling. The design incorporates passive solar strategies, deep tower eaves, strategically placed vertical shading fins, and cross-ventilation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

Urban Renewal Catalyst

This development transforms an underutilised commercial site into a vibrant mixed-use destination, contributing 148 new residential units to the precinct's housing supply. The project acts as a catalyst for urban renewal, delivering:

- Lush podium landscaping and a refined architectural character
- Setback retail frontages that enable active outdoor dining and F&B activity
- A stepped brick podium referencing historic building material and scale with vertical batten infills
- Publicly accessible community space
- A sculpted, landmark tower that strengthens Bowen Hills' identity

Through these elements, the development redefines Bowen Hills as a highly liveable, connected, and dynamic inner-city neighbourhood, providing high-quality residential amenity while respecting and enhancing the local urban fabric.



THE CONTEXT

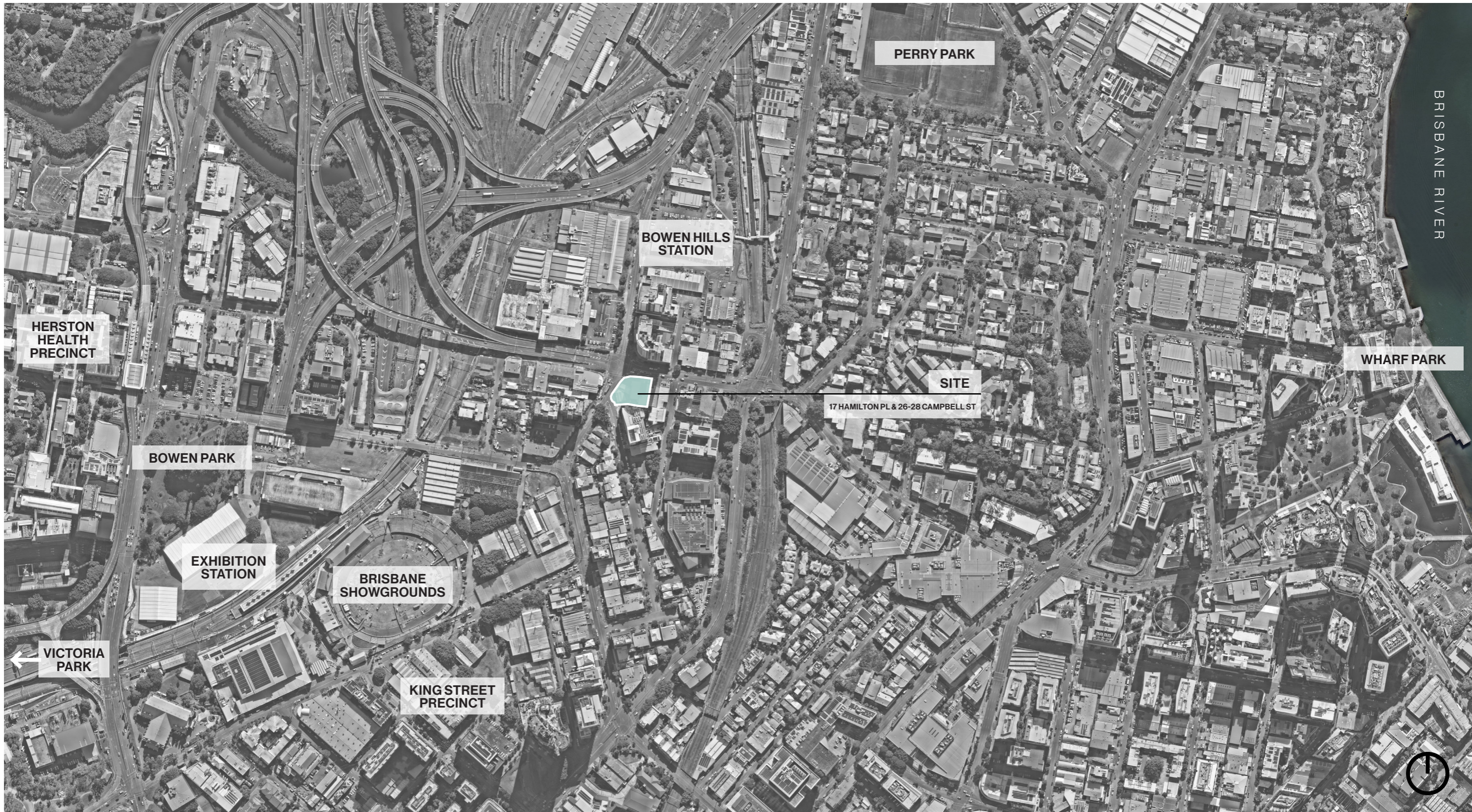
5

THE CONTEXT

PLUS STUDIO






The Context

LOCATION



The Context





LOCATION

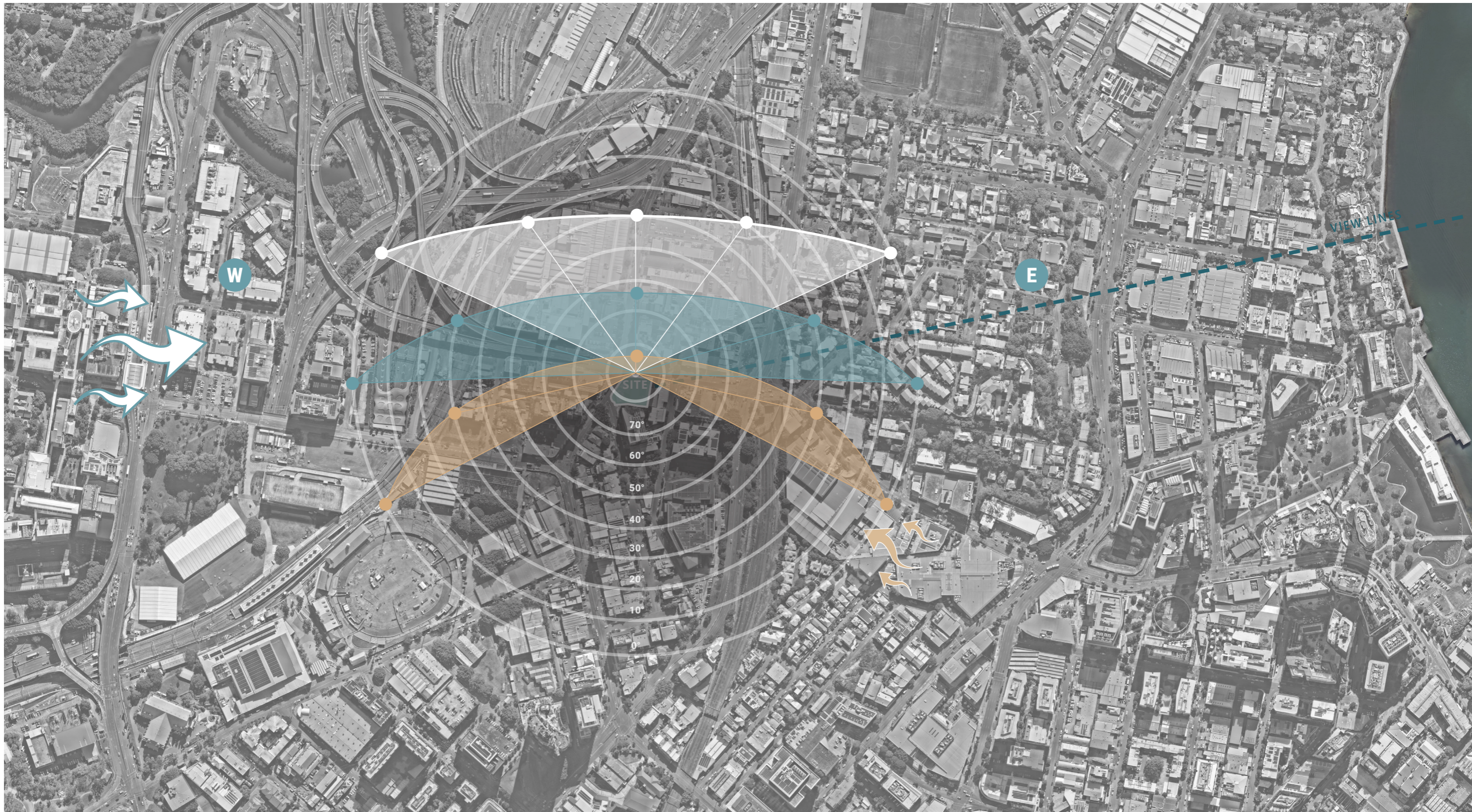
- BUS STOP 
- TRAIN STATION 
- PRIMARY ROAD 
- SECONDARY ROAD 
- TRAIN LINE 



The Context

LOCATION

-  SUMMER SUN PATH
-  AUTUMN/SPRING SUN PATH
-  SUMMER PREVAILING WINDS
-  WINTER PREVAILING WINDS



The Context

LOCATION

ARCHITECTURALLY RECOGNISED BUILDINGS IN THE PRECINCT

BUS STOP



PRIMARY ROAD



TRAIN STATION



SECONDARY ROAD



TRAIN LINE



1. QUEENSLAND NEWSPAPERS



2. QUEENSLAND NEWSPAPERS



3. ROYAL NATIONAL AGRICULTURAL AND INDUSTRIAL ASSOCIATION OF QUEENSLAND

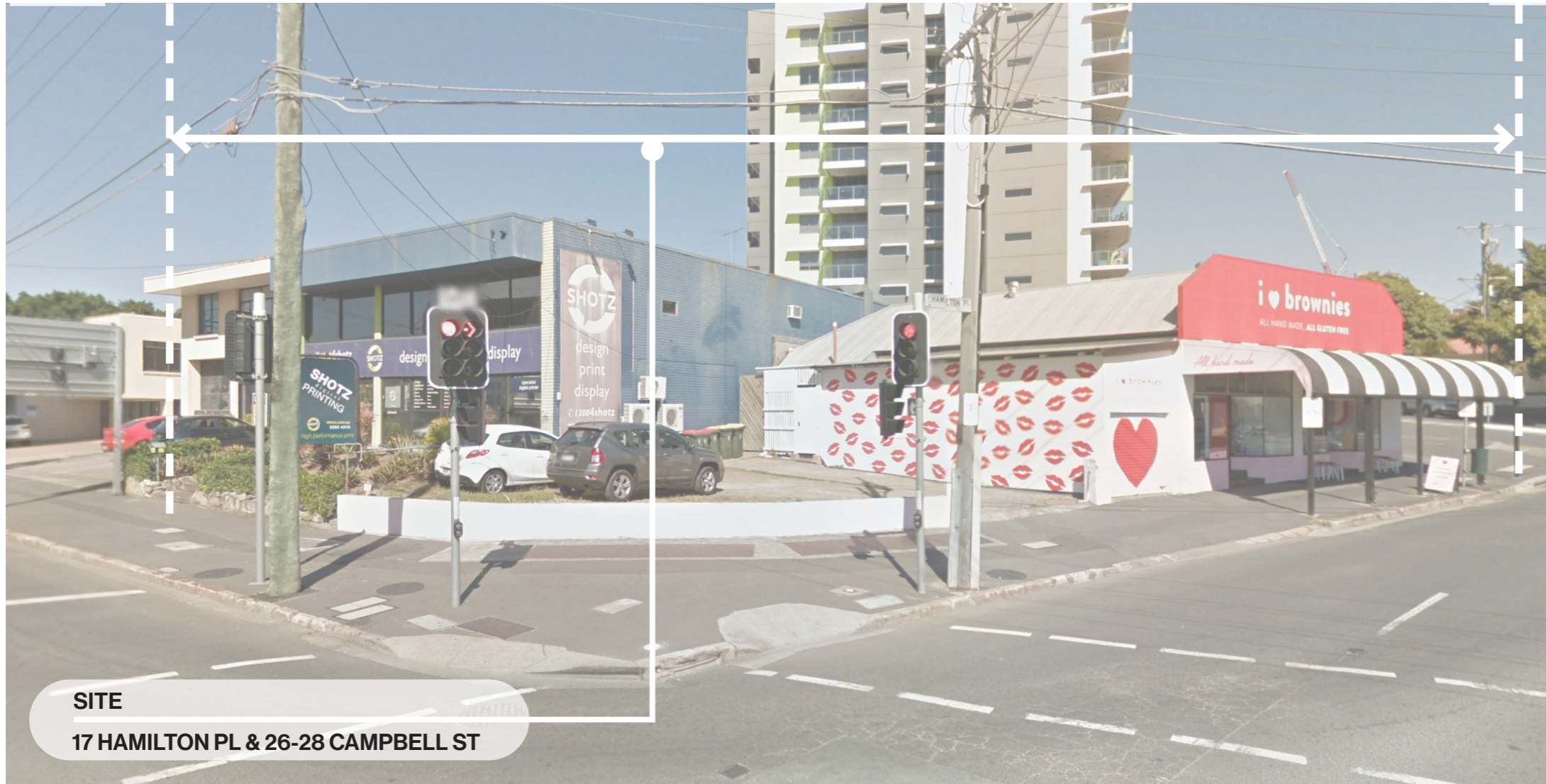
The Context

LOCATION



The Context

EXISTING CONDITIONS



6



5



1



2



3

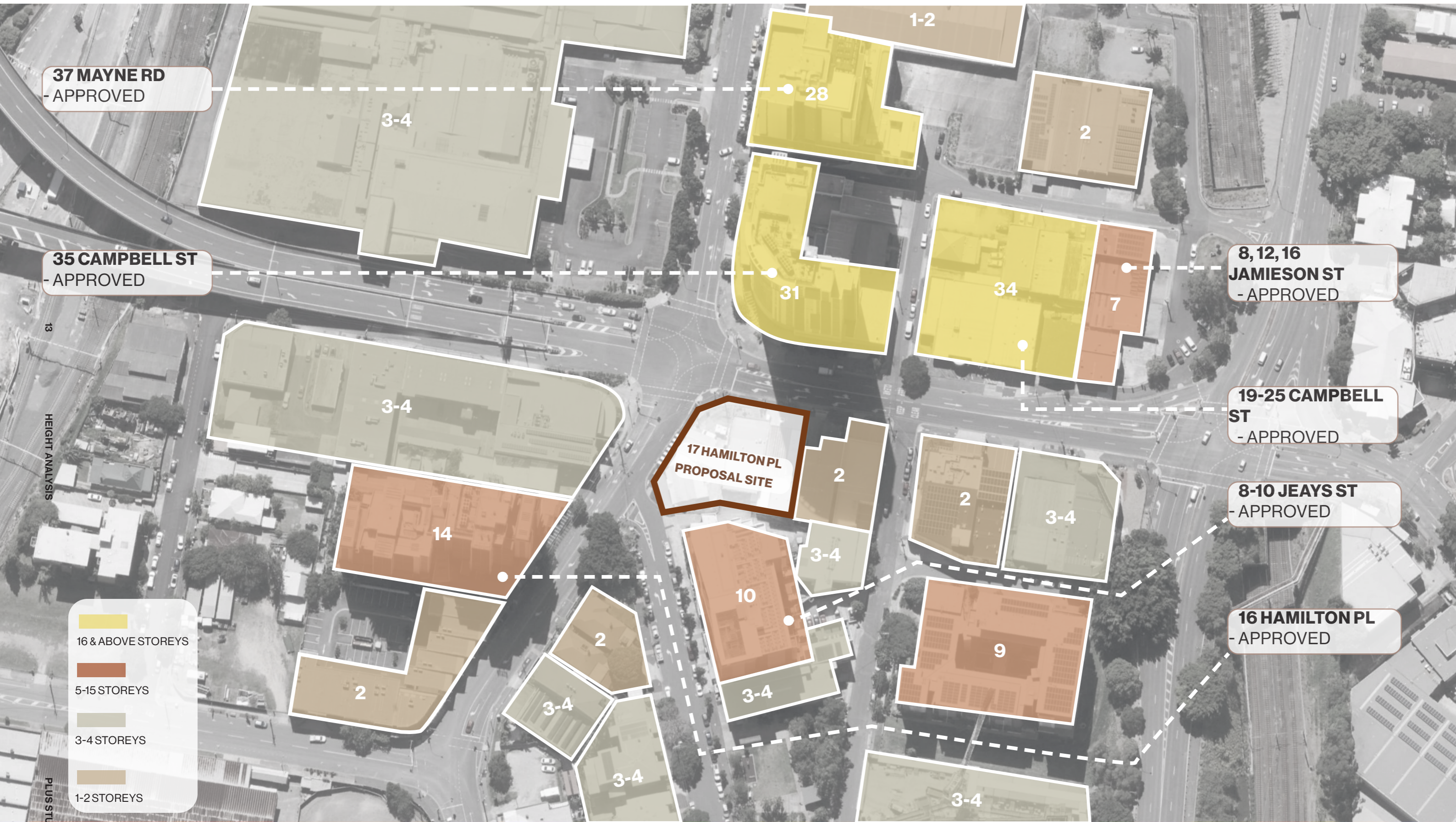


4

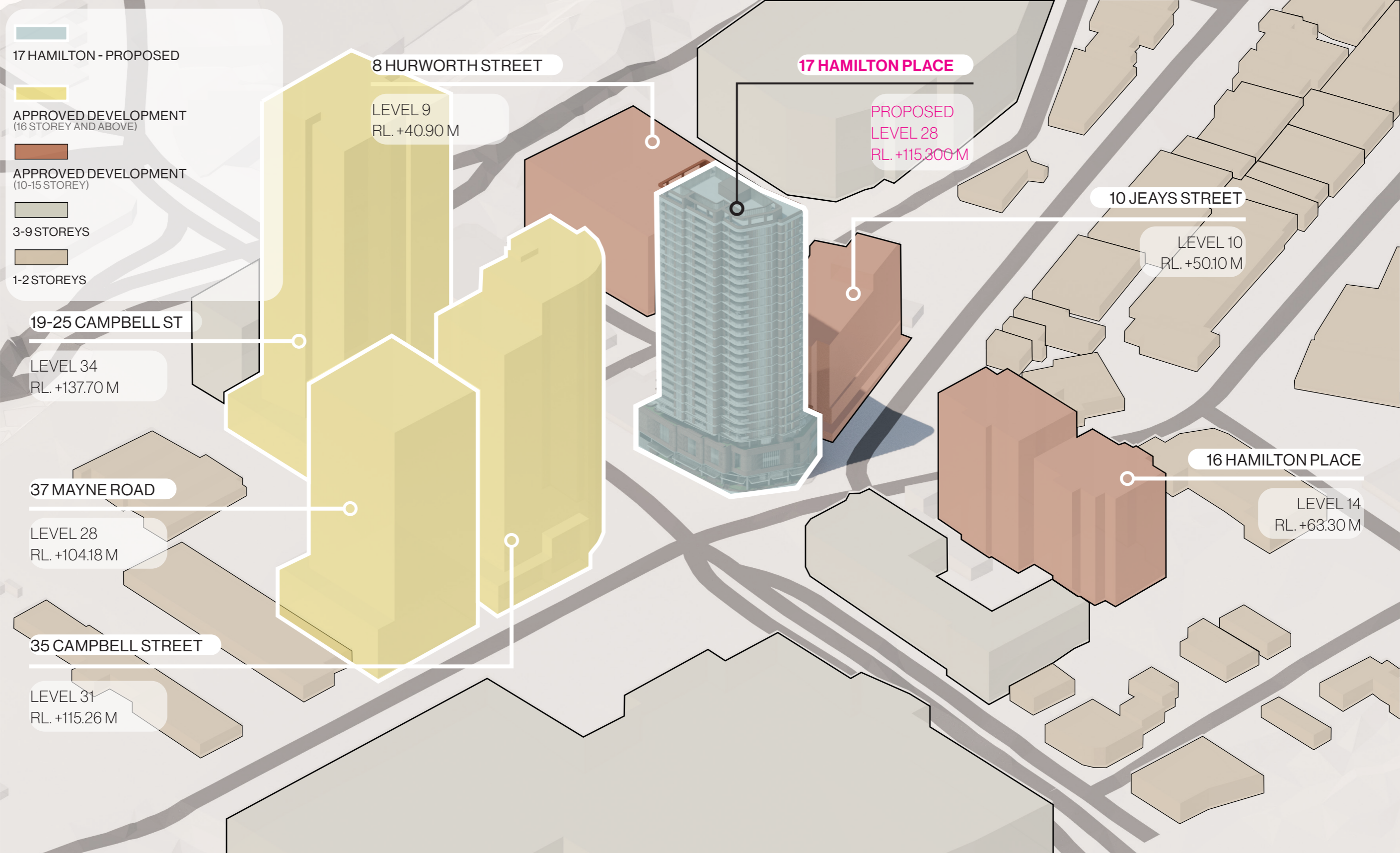
HEIGHT ANALYSIS

Building Height Analysis

EXISTING CONDITIONS



LOCAL CONTEXT - PROPOSAL





DESIGN DRIVERS

15

DESIGN DRIVERS



PLUS STUDIO

Design Driver

TIMELESS SUB-TROPICAL LANDMARK.

16

DESIGN DRIVERS

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



PLUS STUDIO



Design Driver

DYNAMIC URBAN INTERFACE

Activates streetscape with
human-scaled, engaging
public realm.



Design Driver

VERTICAL LIVING BENCHMARK

Redefines family-friendly,
modern residential lifestyle in
Brisbane.



DESIGN THINKING

19

DESIGN THINKING



PLUS STUDIO

GROUND FLOOR ACTIVE EDGE



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

MATERIALS



EXTERIOR FINISHES

01 Textured Paint on Concrete

02 Performance Glazing

03 Lush Landscaping

04 Coloured Powder Coated Aluminium

05 Powder Coated Aluminium Batten

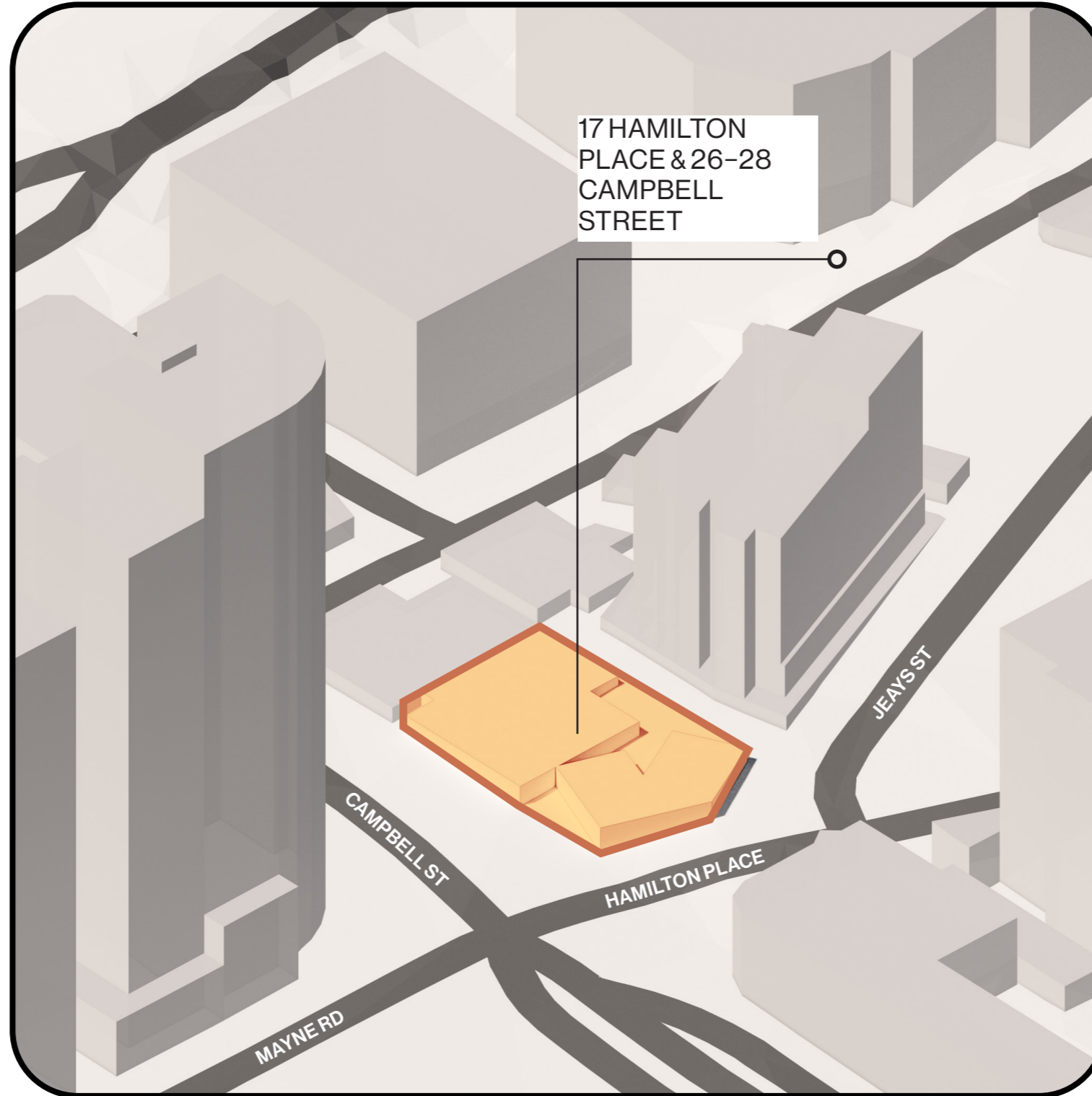
06 Face Brick - Hit and Miss

07 Face Brick - Staggered Horizontal

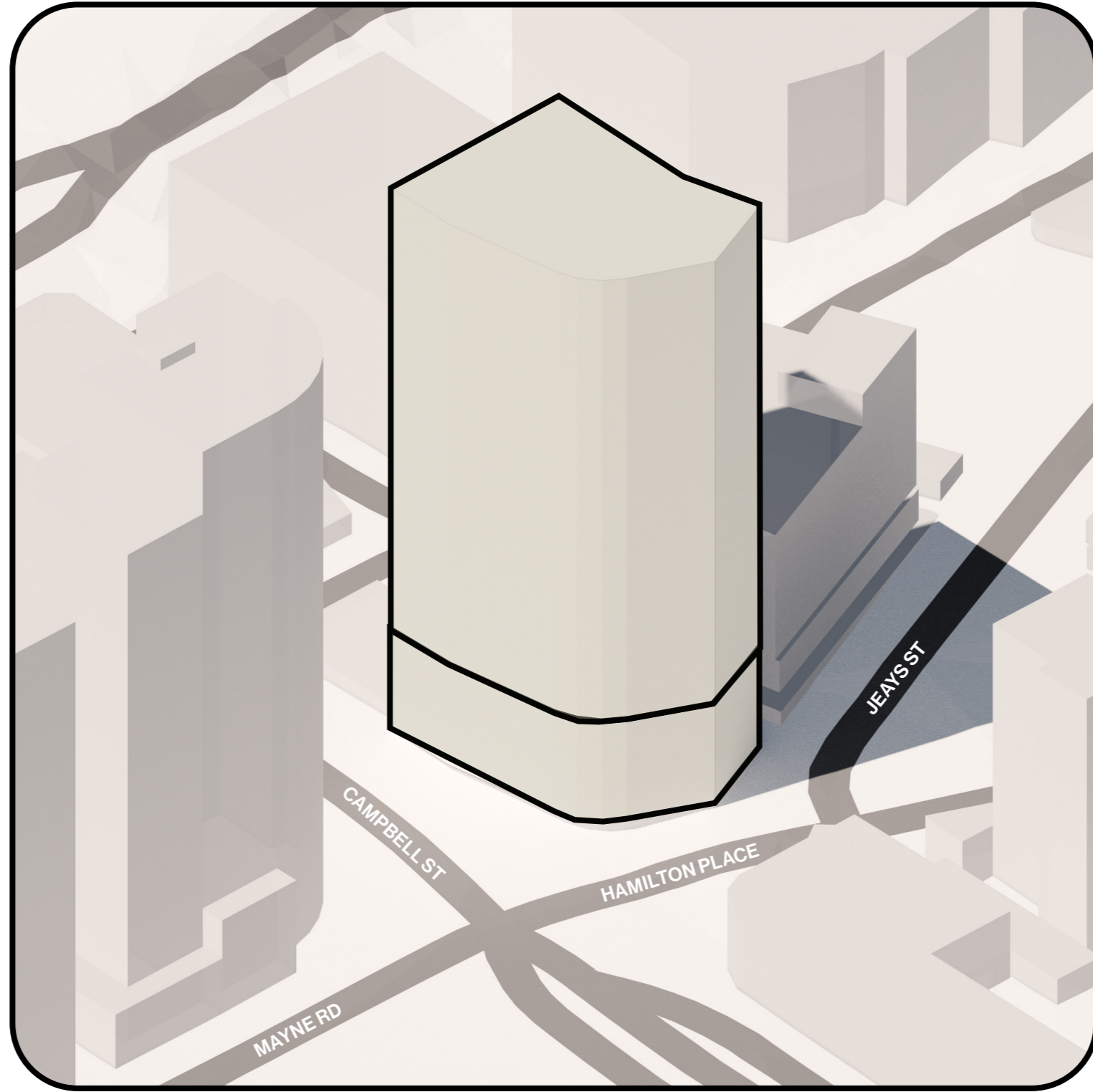
08 Face Brick - Stack Bond

DESIGN PRINCIPLES

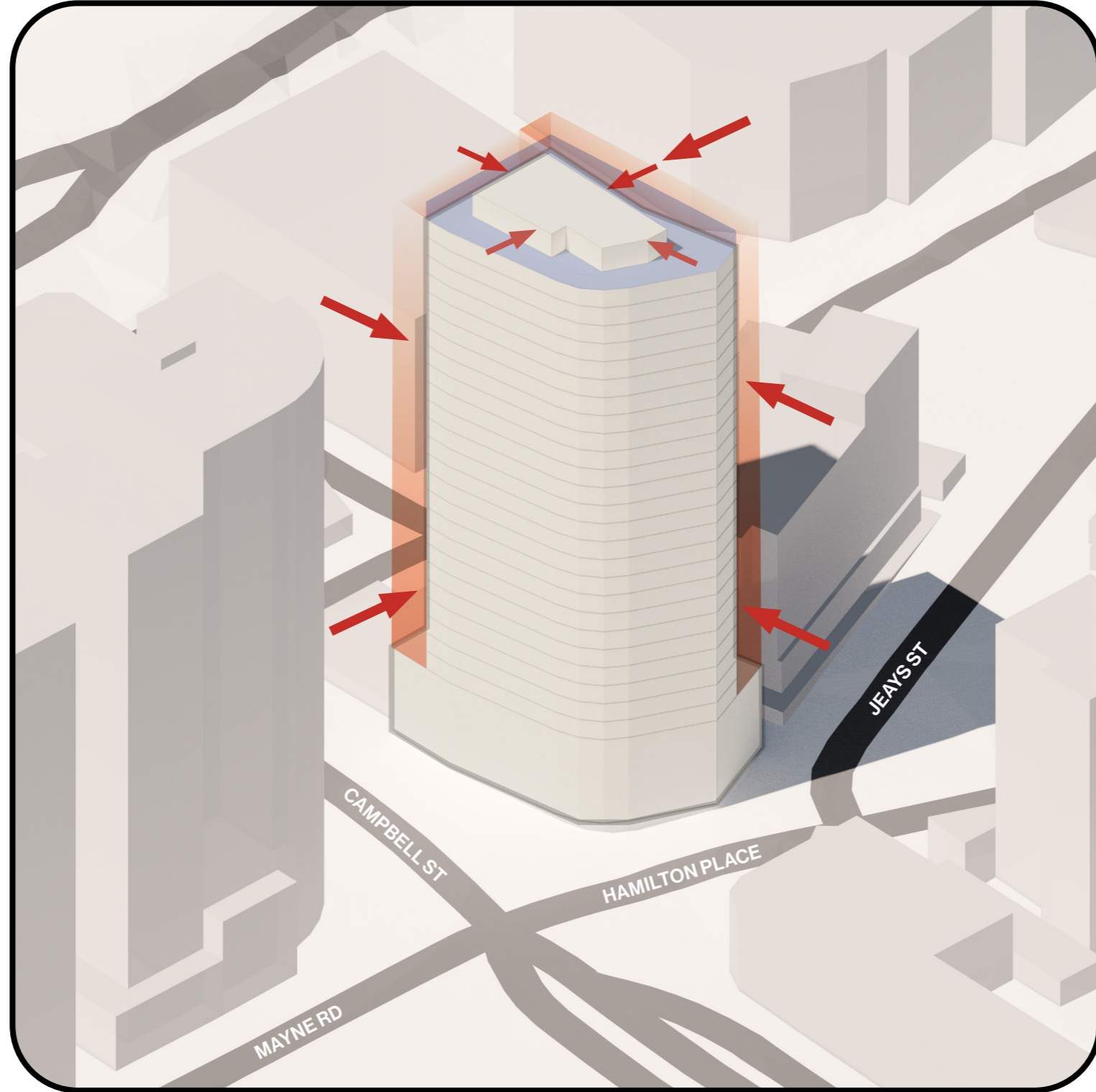
SUBJECT SITE



MASSING







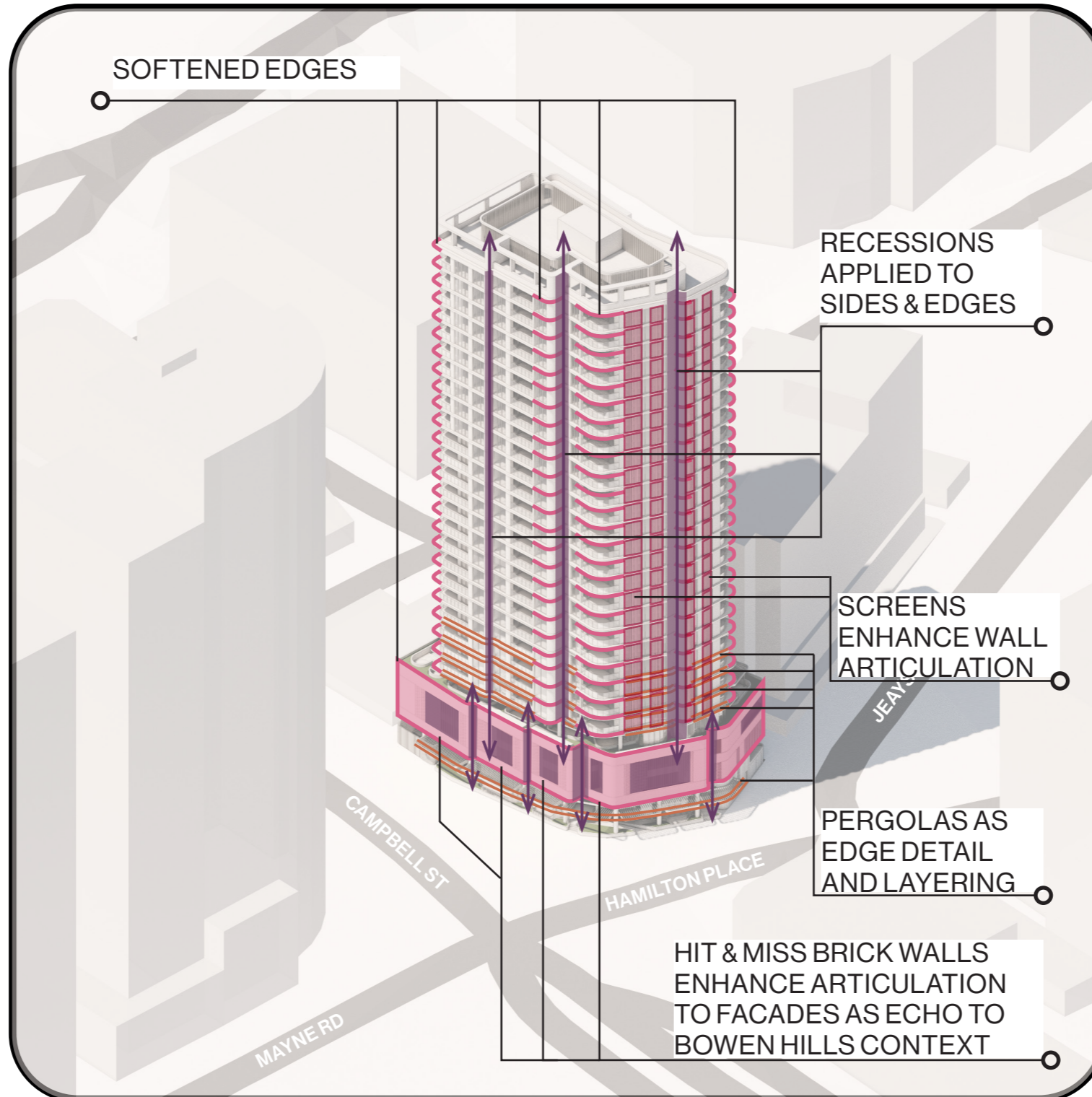
SETBACKS



BUILT FORM ARTICULATION

PRINCIPLE 01

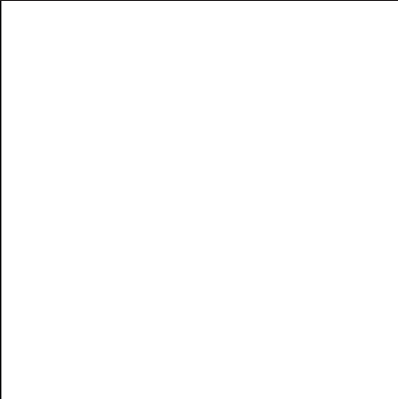
-  RECESIONS
-  ARTICULATED WALLS
-  SOFTENED EDGE
-  EDGE LAYERING (PERGOLA)



LANDSCAPING IN FACADE

PRINCIPLE 02



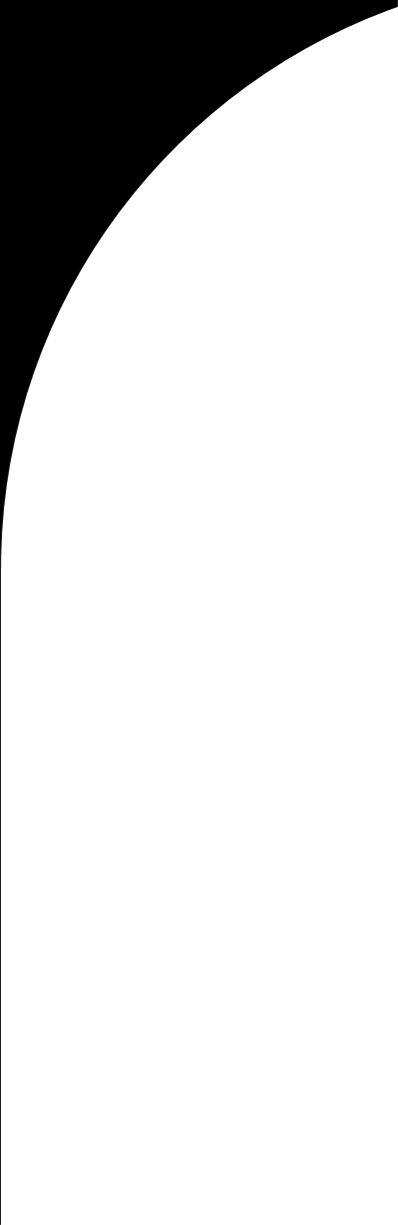


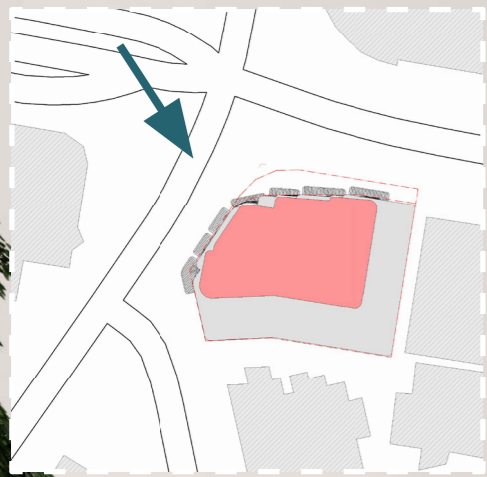
THE VISUAL

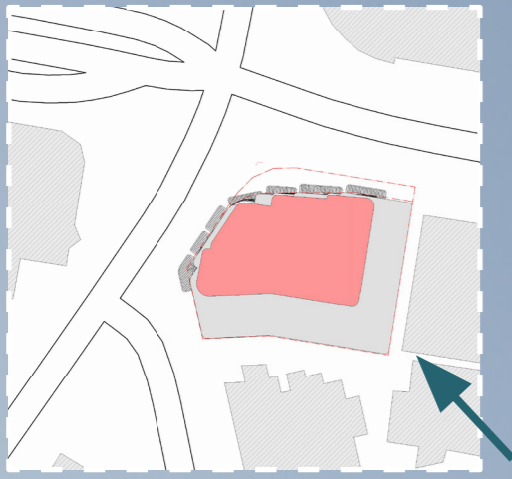
28

THE

PLUS STUDIO



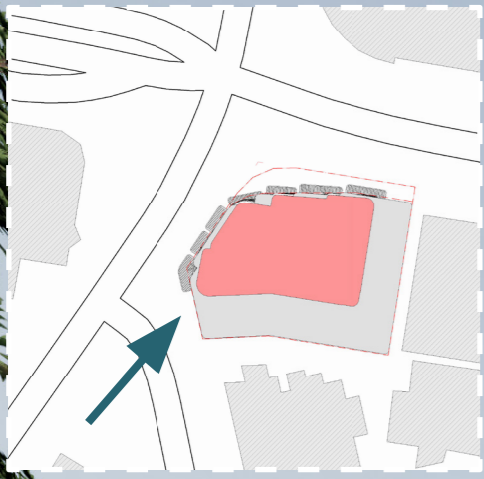




30

THE

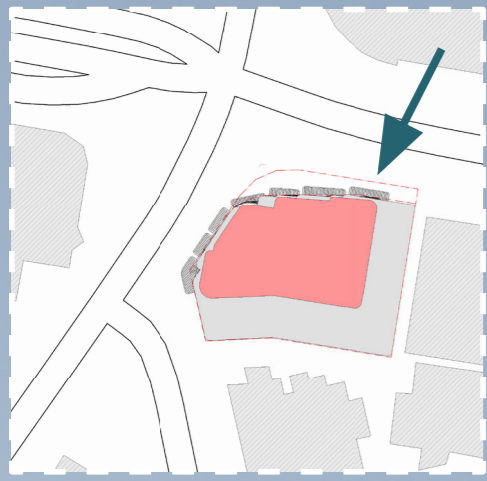


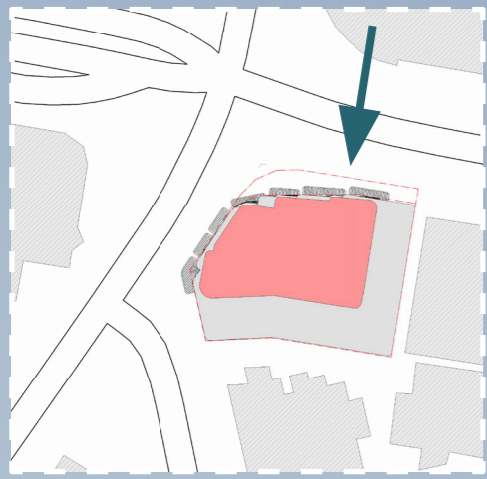


31

THE



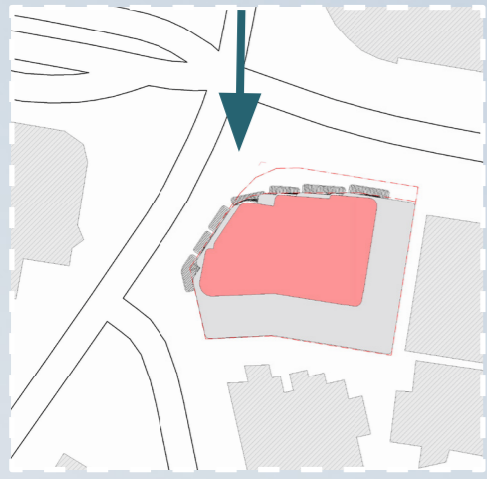


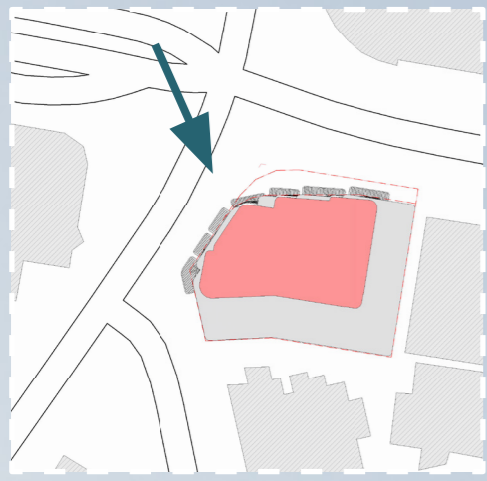


33

THE



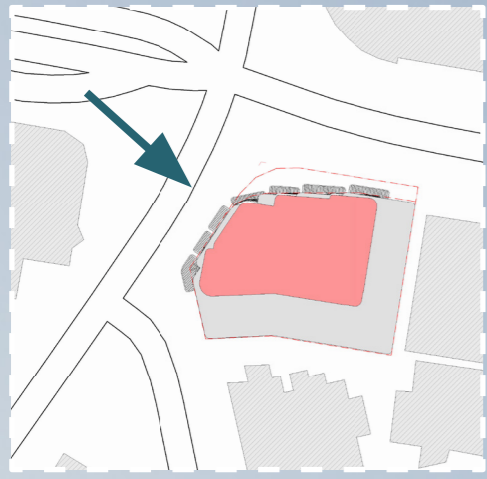




35

THE

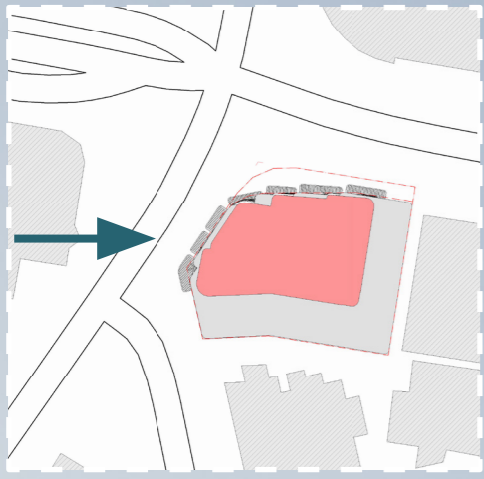




36

THE

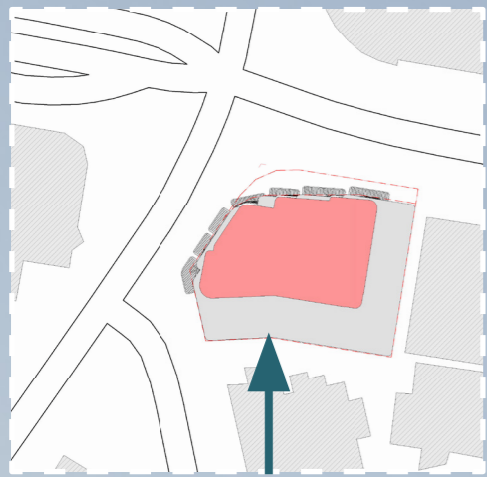


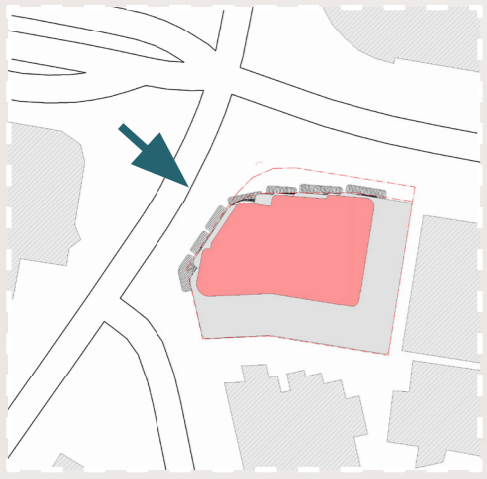


37

THE

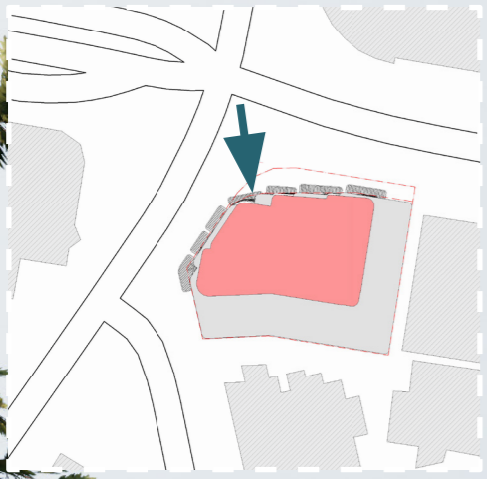






THE

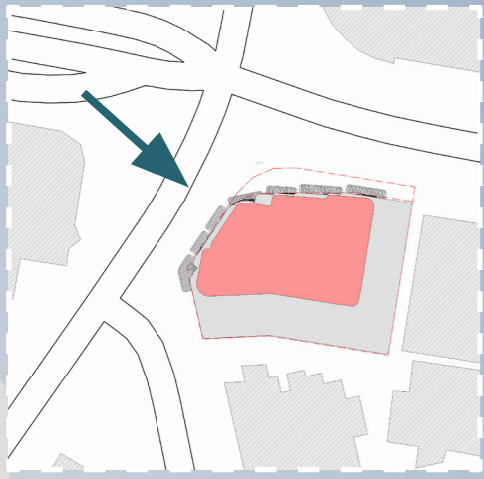




40

THE







OUR SOLUTION

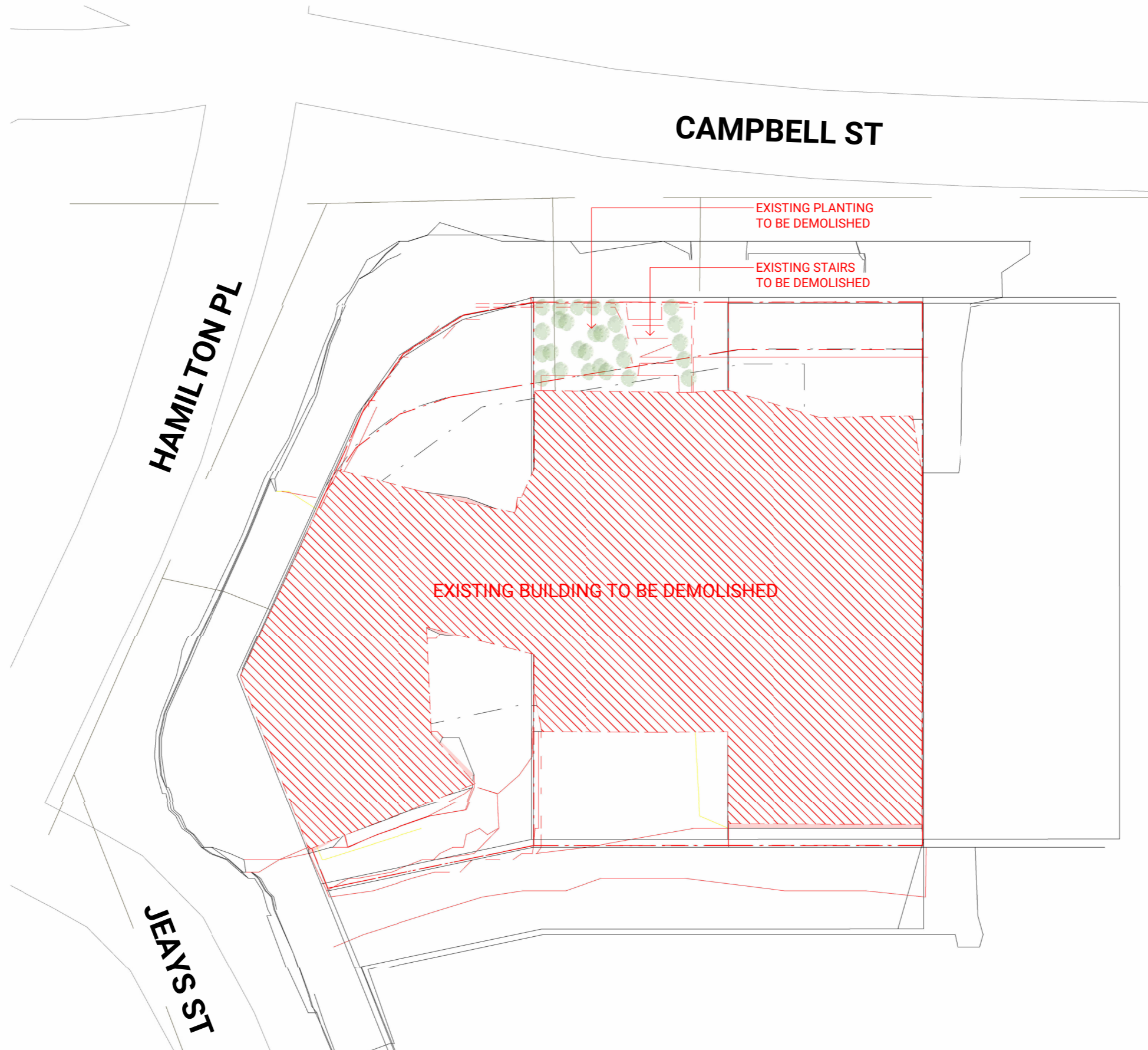
42

OUR SOLUTION

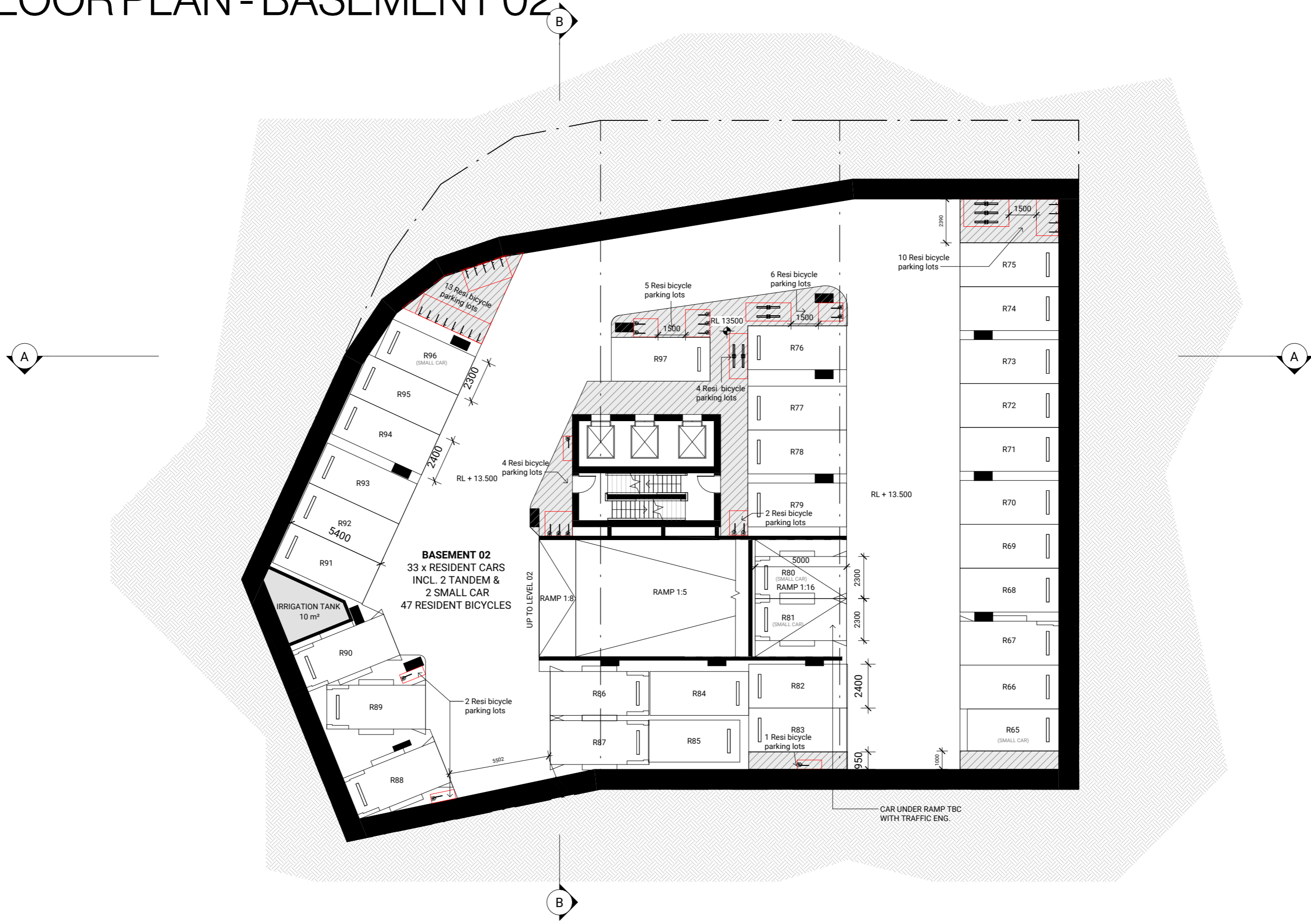


PLUS STUDIO

EXISTING AND DEMOLITION PLAN



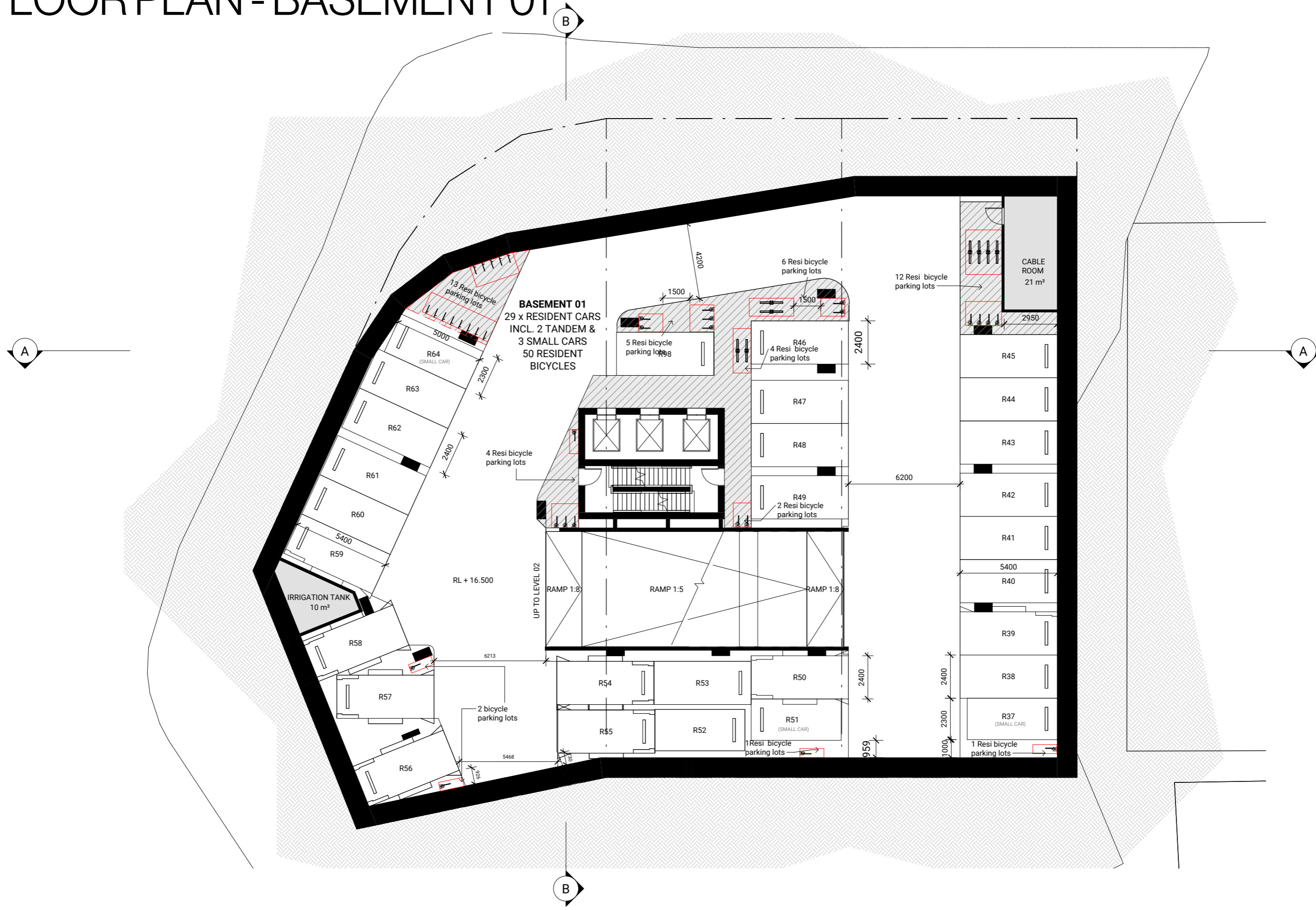
FLOOR PLAN - BASEMENT 02



FLOOR PLAN - BASEMENT 01

45

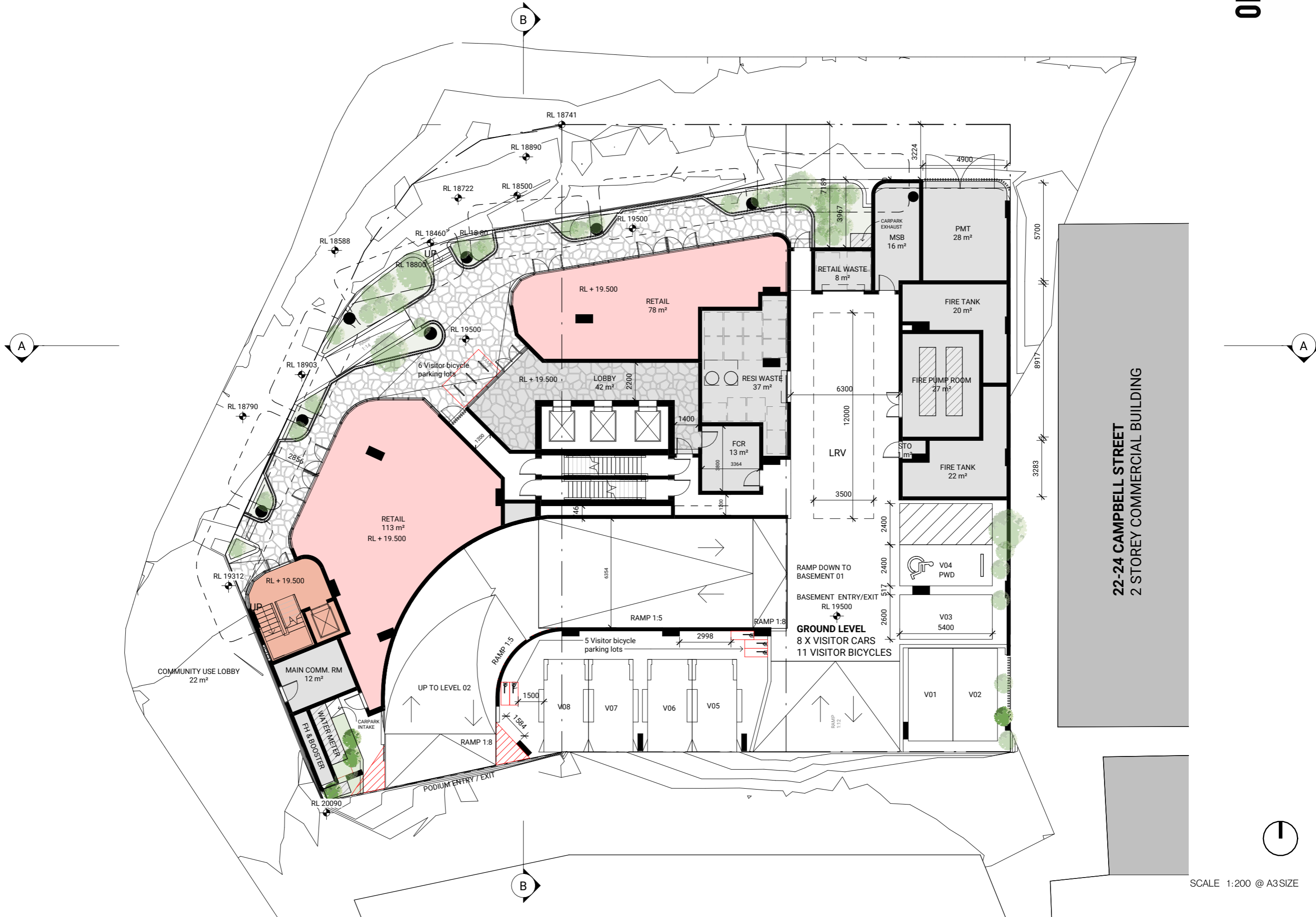
OUR SOLUTION



Our Solution

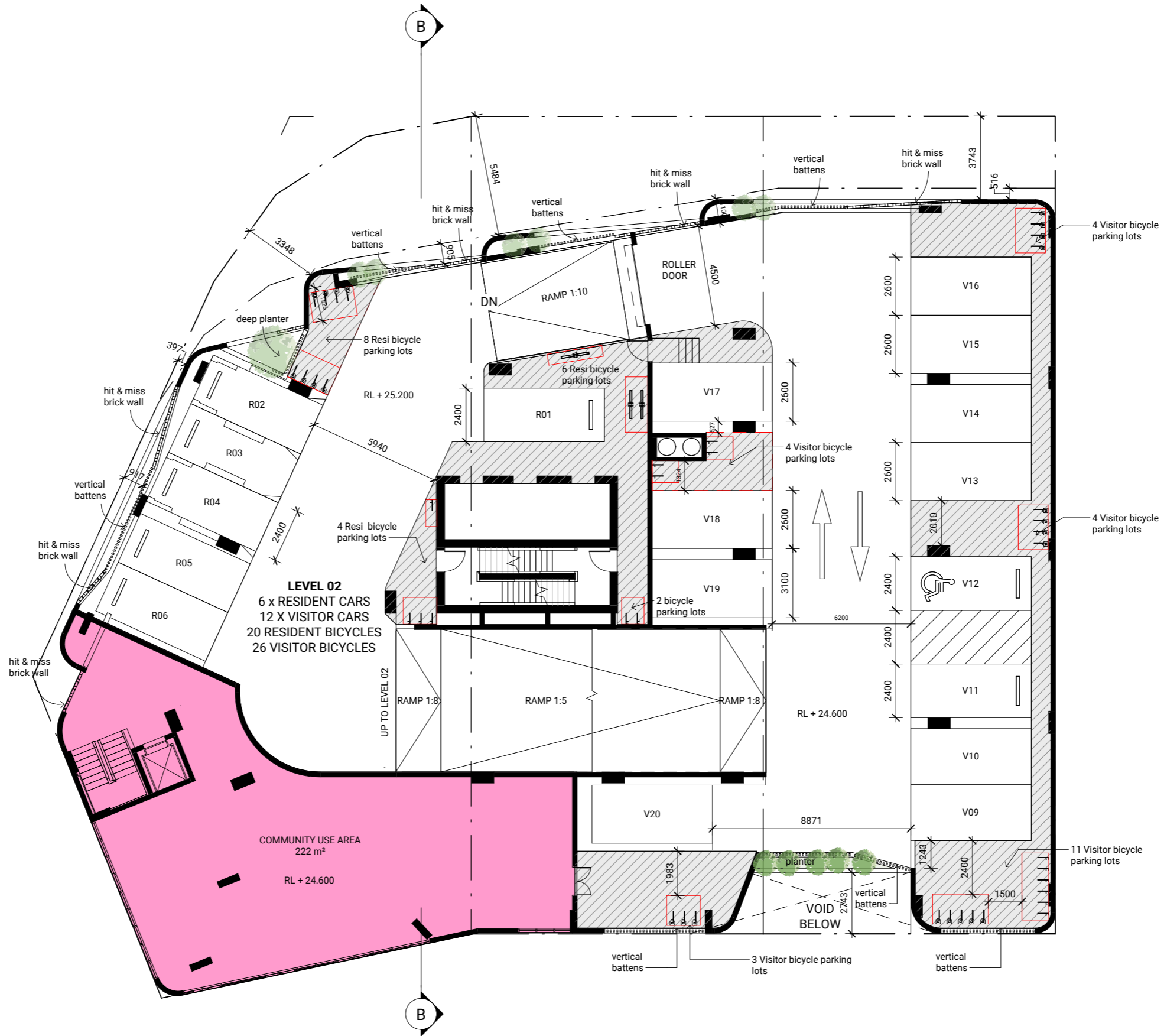
FLOOR PLAN - GROUND LEVEL

46
OUR SOLUTION



Our Solution

FLOOR PLAN - LEVEL 02



47

OUR SOLUTION

FLOOR PLAN - LEVEL 03



FLOOR PLAN - LEVEL 04 - RECREATION



FLOOR PLAN - LEVELS 05-18

50

OUR SOLUTION



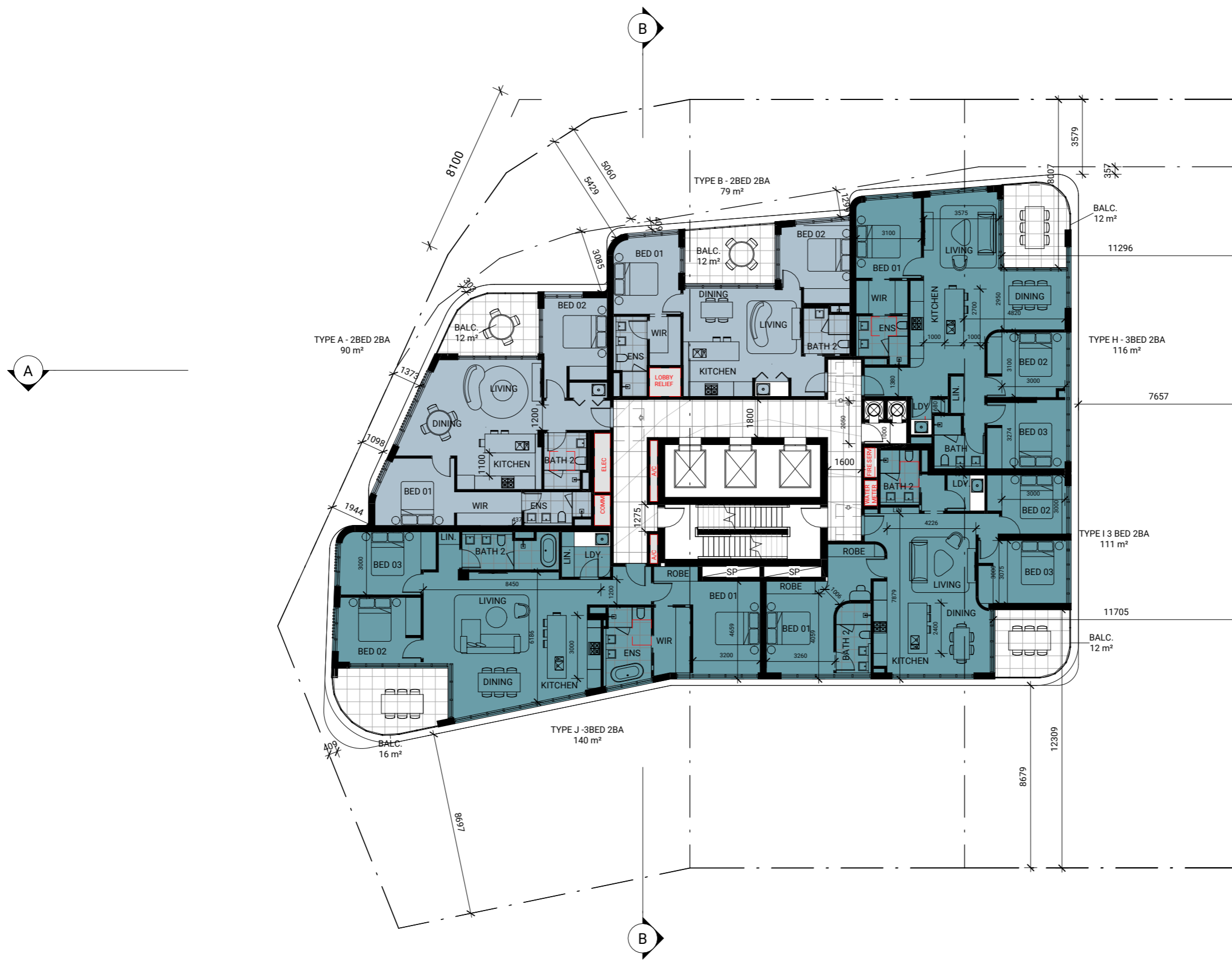
22-24 CAMPBELL STREET
2 STOREY COMMERCIAL BUILDING



FLOOR PLAN - LEVELS 19-28

51

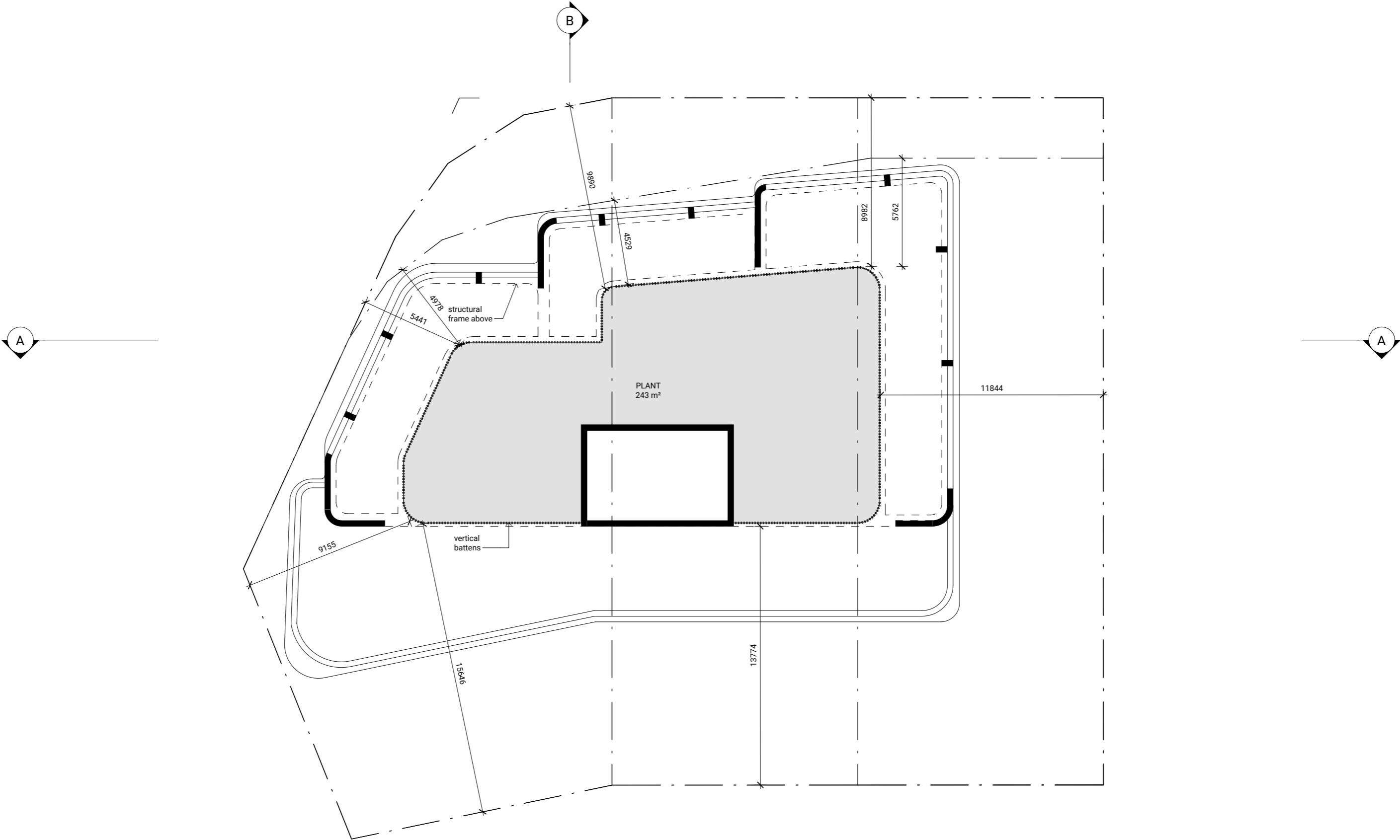
OUR SOLUTION



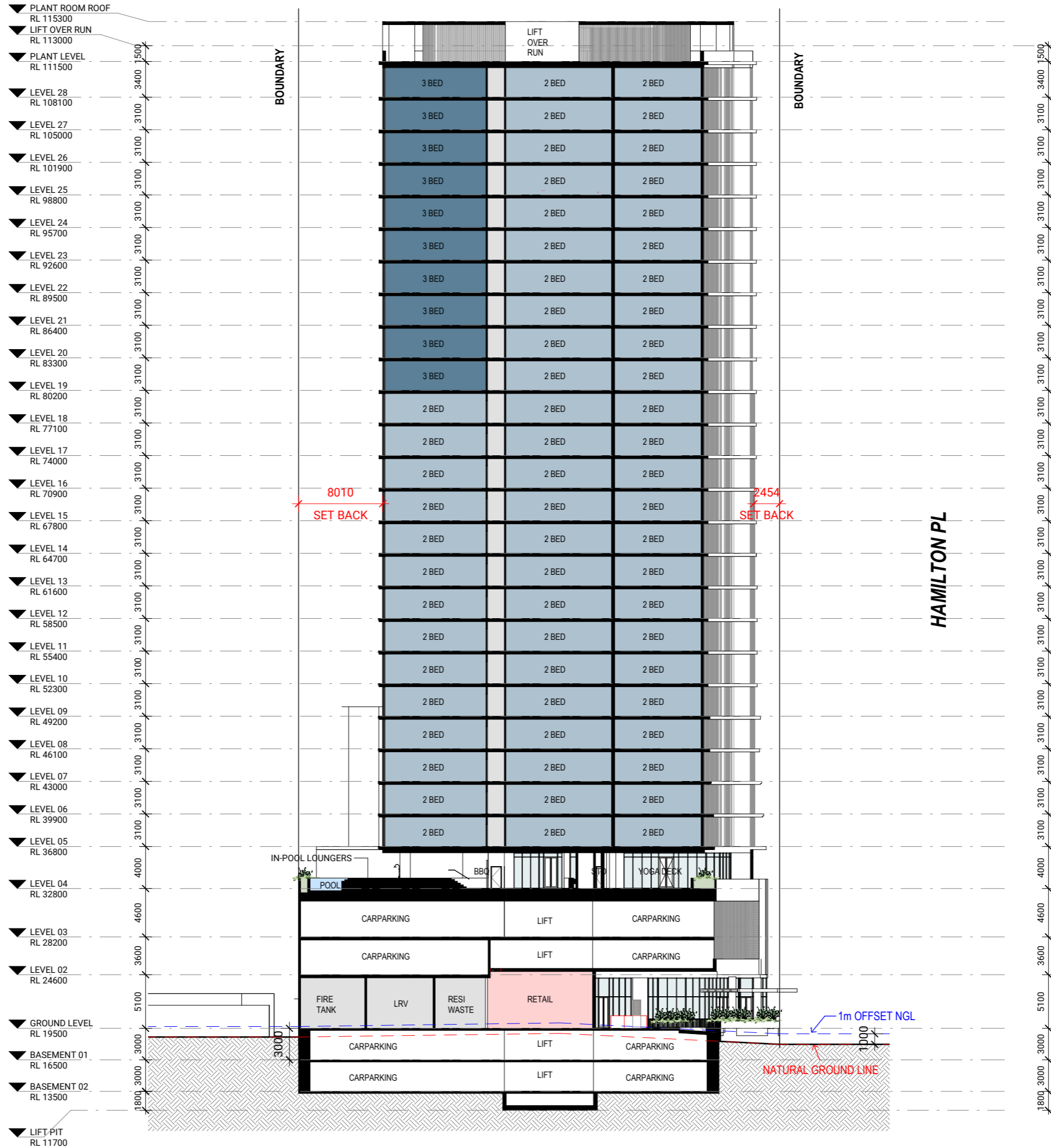
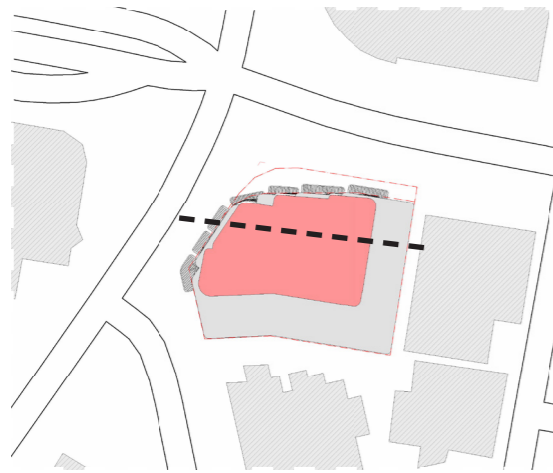
22-24 CAMPBELL STREET
2 STOREY COMMERCIAL BUILDING

141 m²

Our Solution
ROOF PLAN



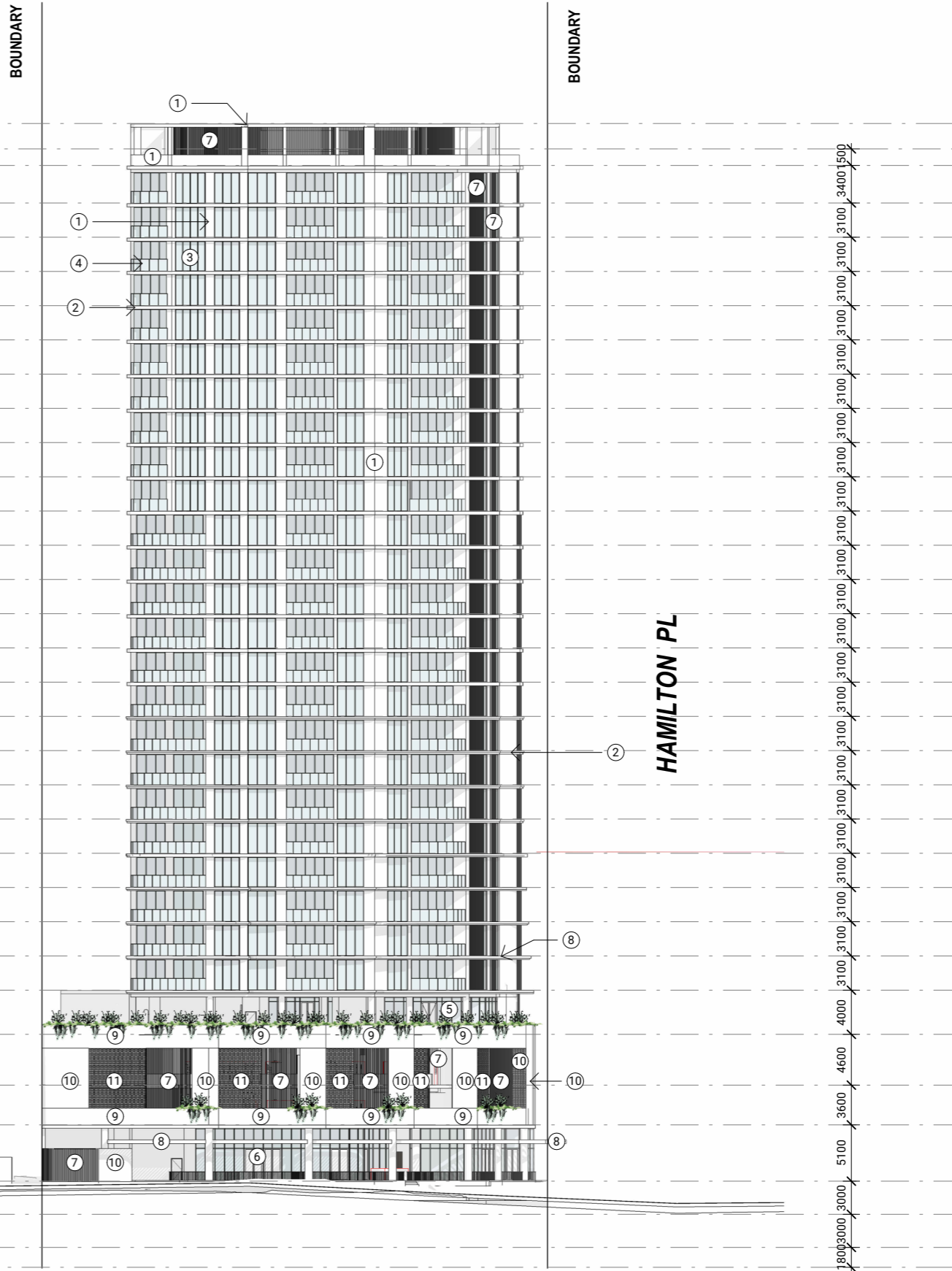
Our Solution SECTION A



ELEVATION - NORTH

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

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

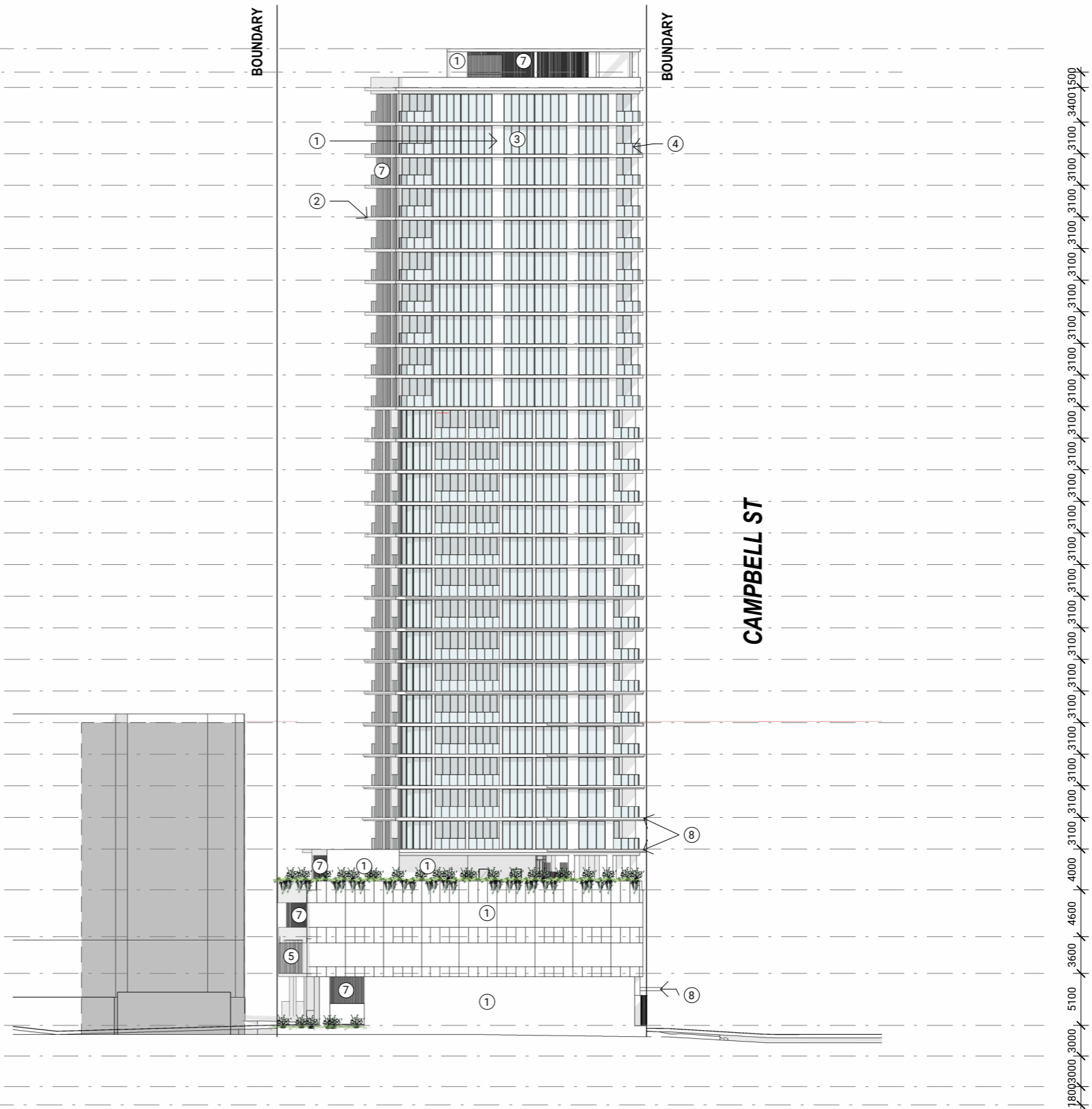


Our Solution

ELEVATION - EAST

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

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



ELEVATION - SOUTH

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

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

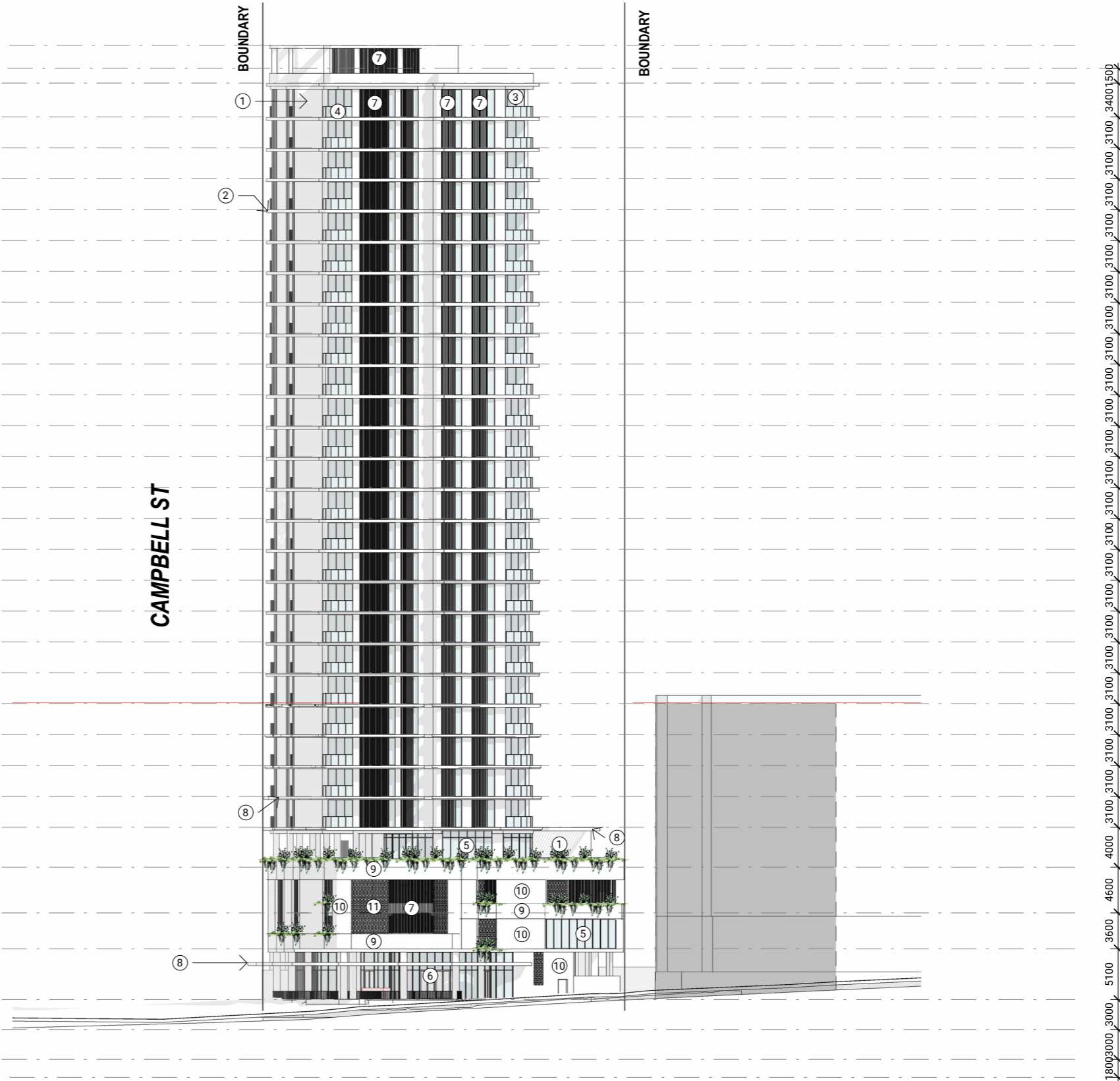
HAMILTON PL



ELEVATION - WEST

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

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



Our Solution

SECTIONS

ELEVATION DETAILS

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



Our Solution

SECTIONS

ELEVATION DETAILS

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

v1



Our Solution

SECTIONS




ELEVATION DETAILS

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



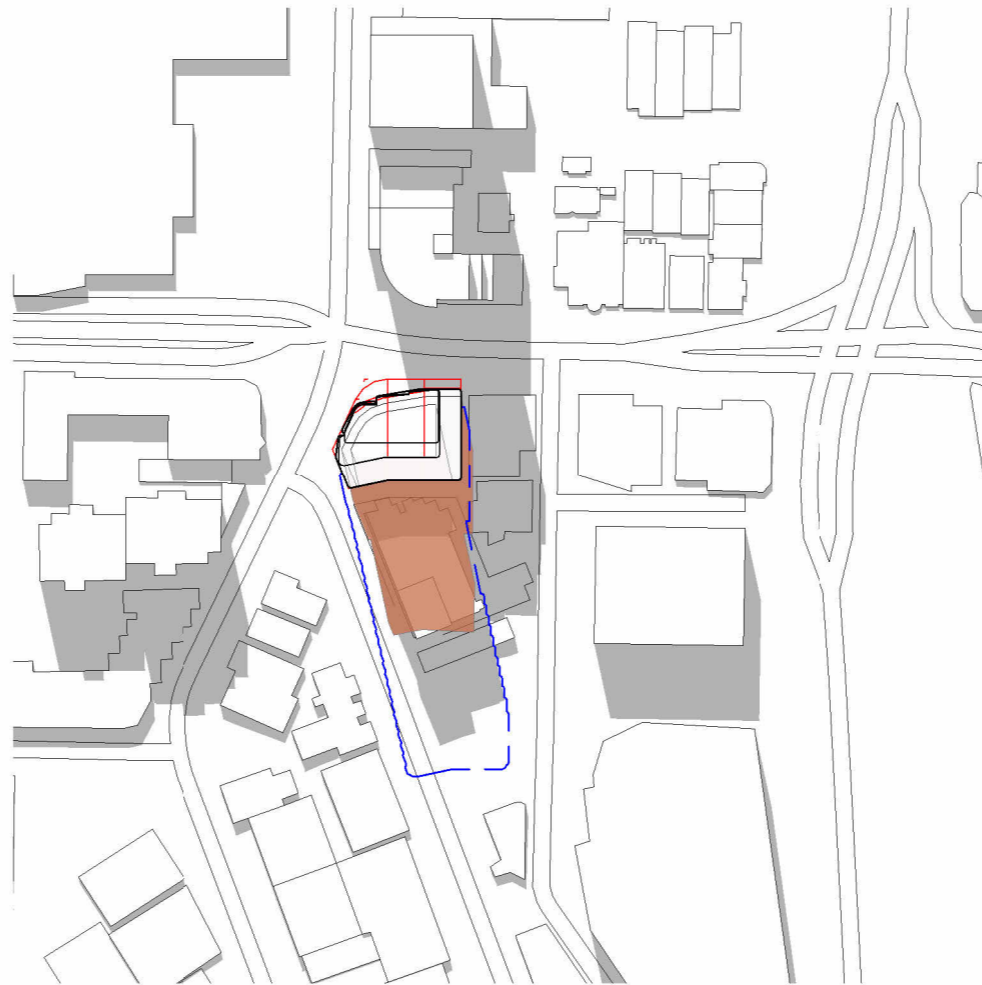
Our Solution

SHADOW STUDY - WINTER

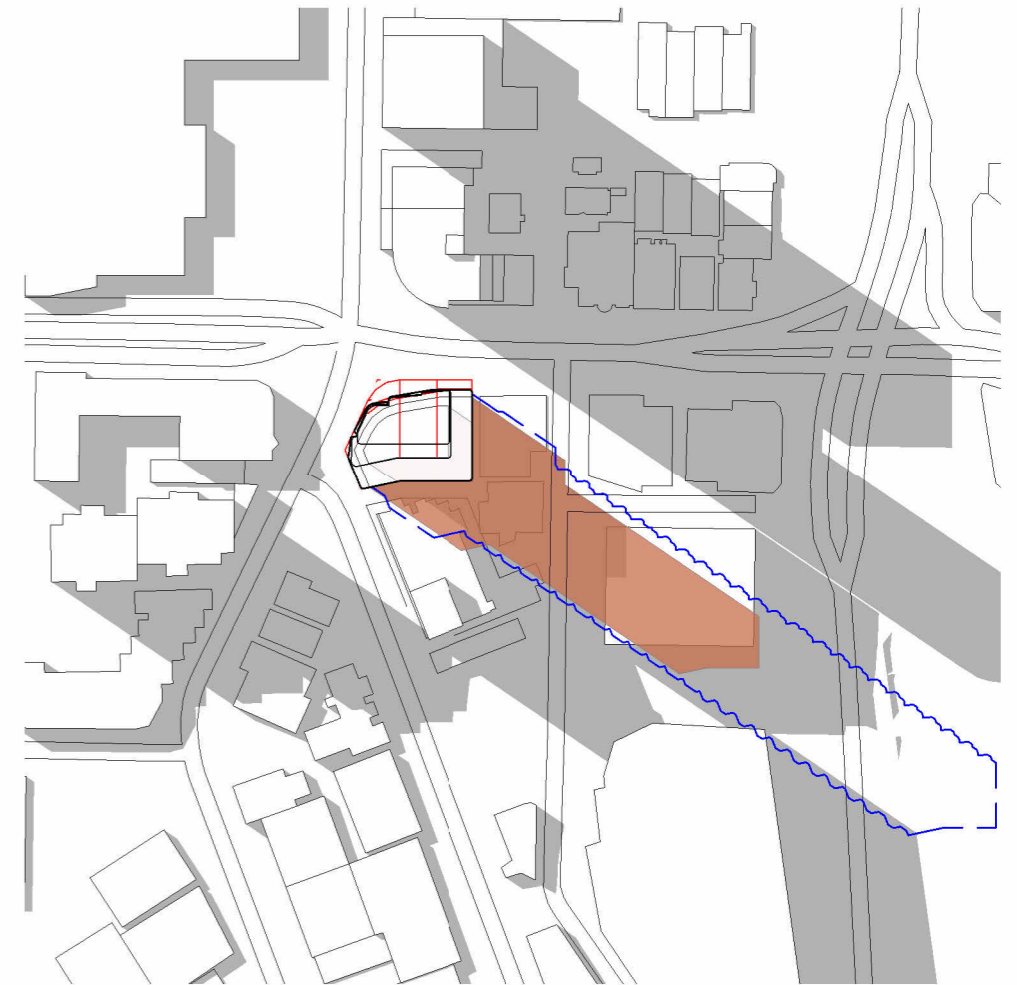
-  COMPLIANT BUILDING SHADOW
-  PROPOSED SHADOW
-  NEIGHBOURING SHADOW



WINTER SOLSTICE | 9 am
21 JUNE 2026



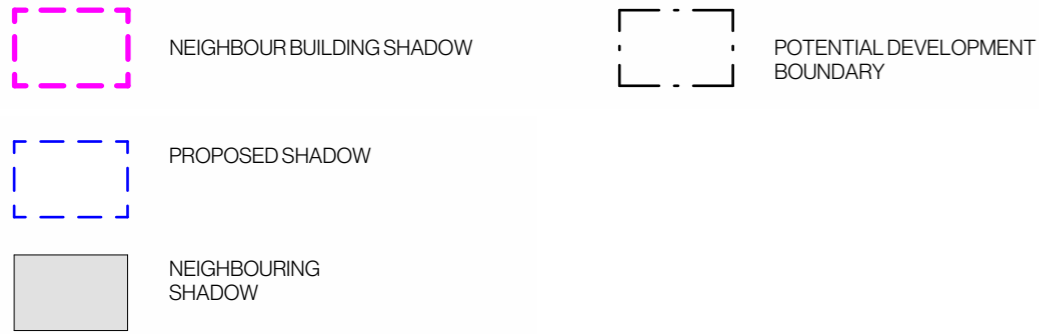
WINTER SOLSTICE | 12 pm
21 JUNE 2026



WINTER SOLSTICE | 3 pm
21 JUNE 2026

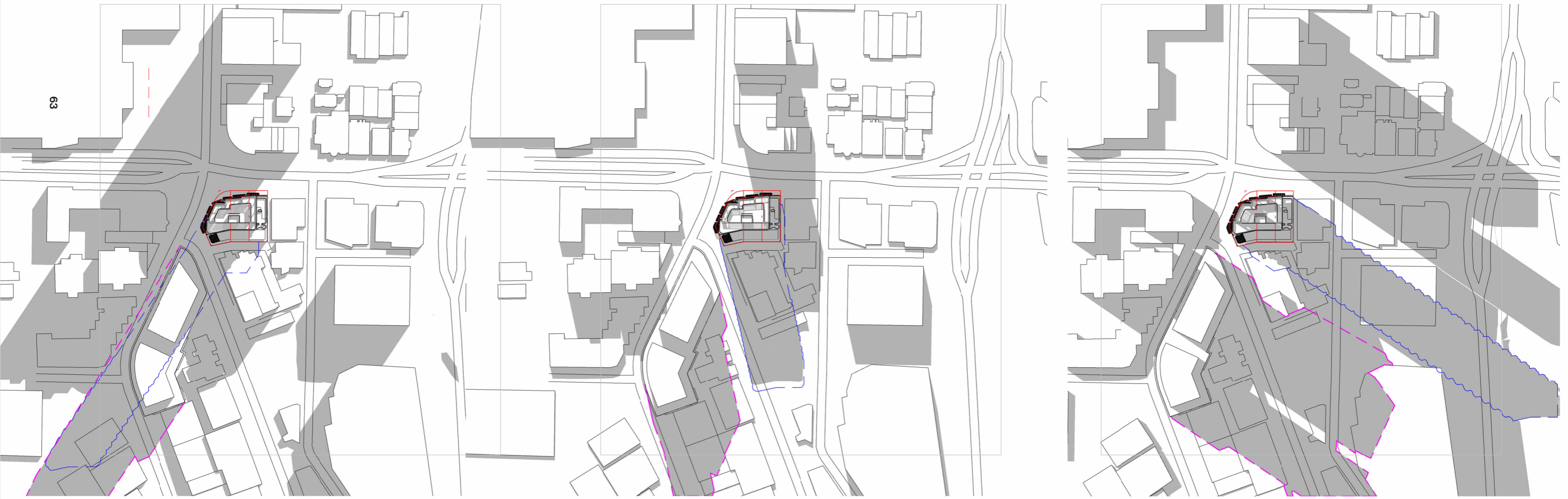
Our Solution

SHADOW STUDY - NEIGHBOUR BUILDING - WINTER



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

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



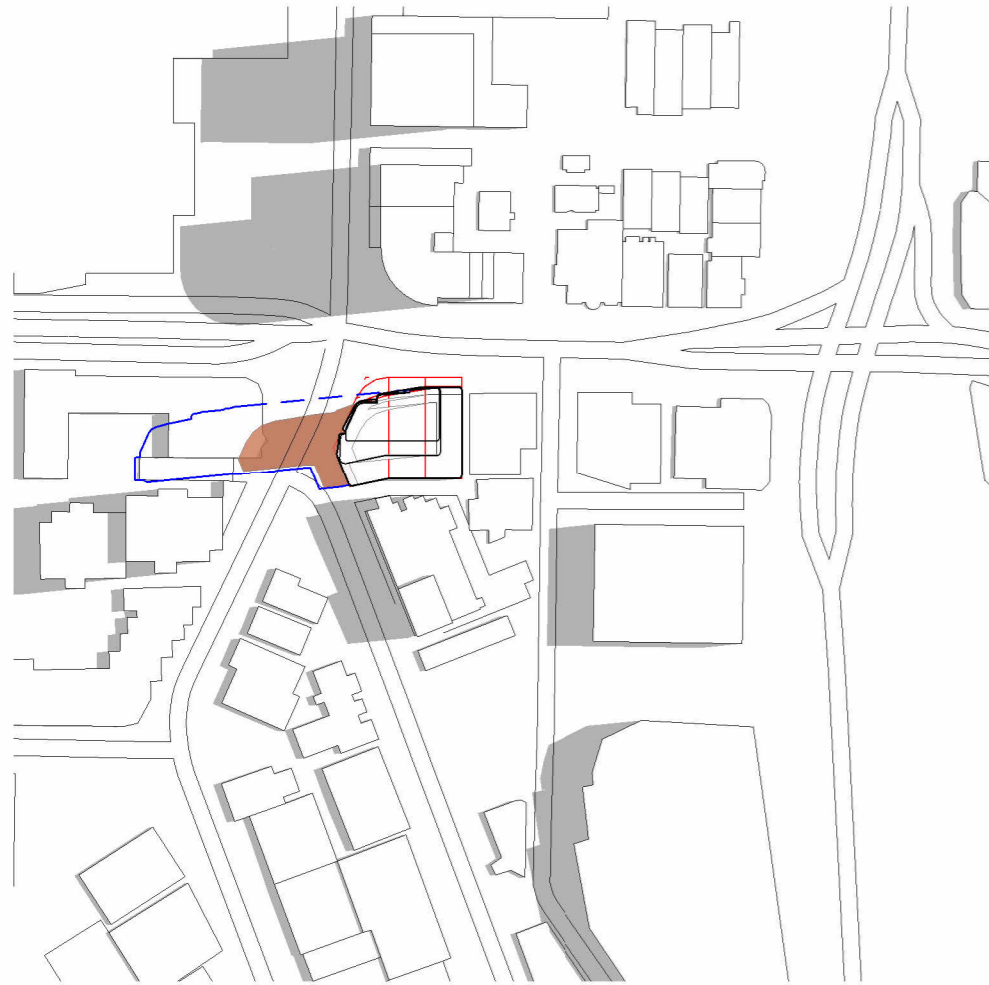
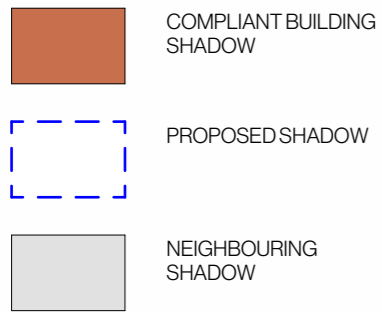
WINTER SOLSTICE | 9 am
21 JUNE 2026

WINTER SOLSTICE | 12 pm
21 JUNE 2026

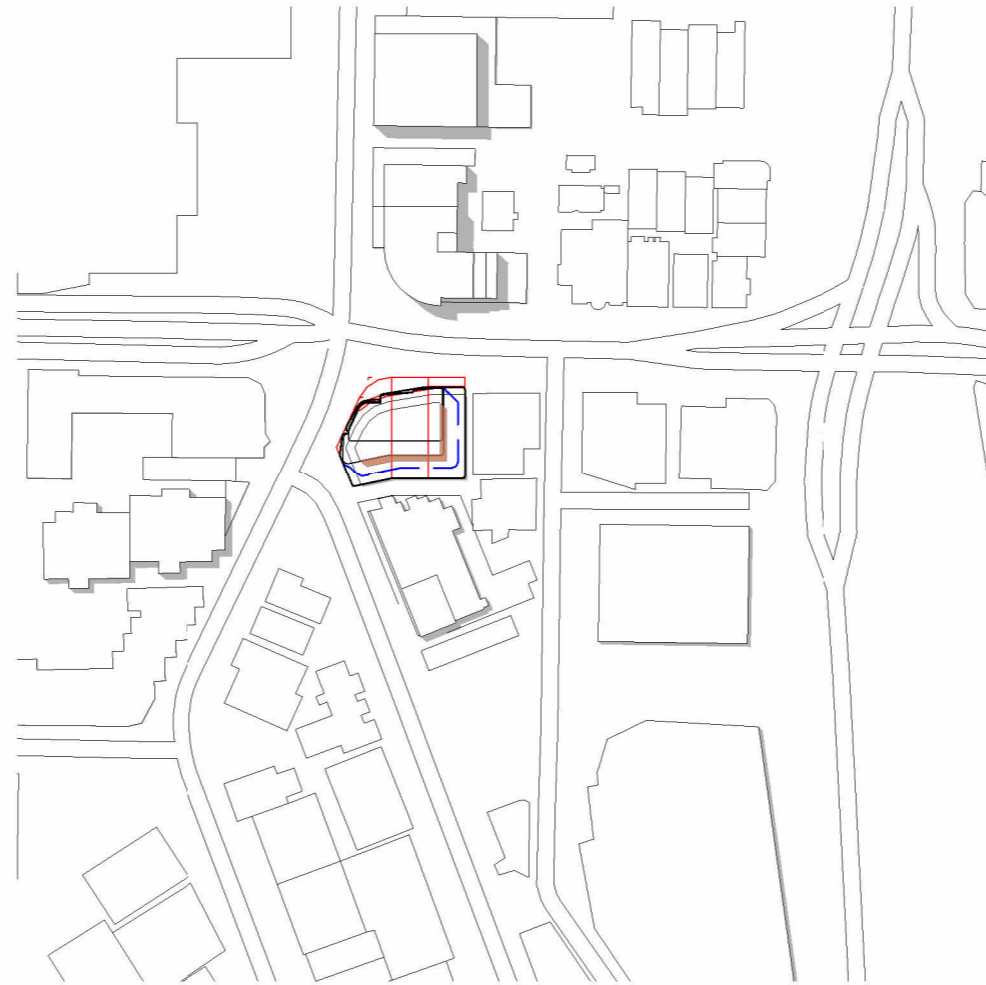
WINTER SOLSTICE | 3 pm
21 JUNE 2026

Our Solution

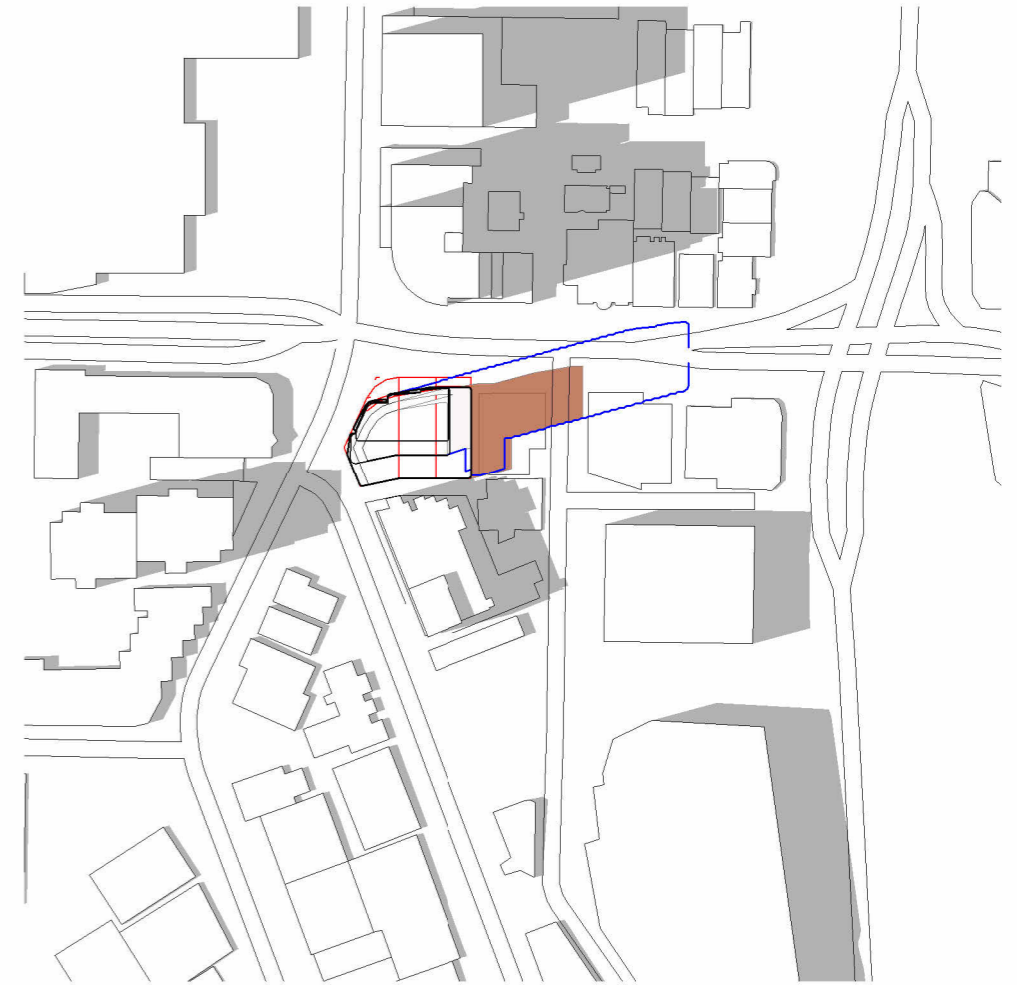
SHADOW STUDY - SUMMER



SUMMER SOLSTICE | 9 am
22 DECEMBER 2026



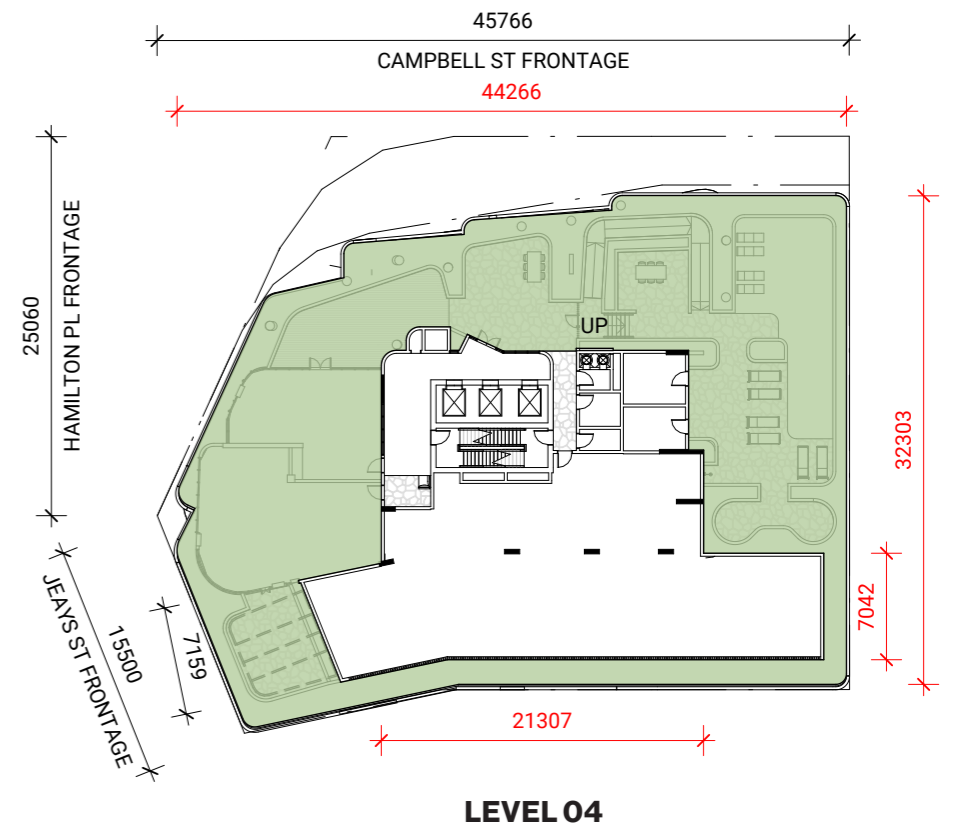
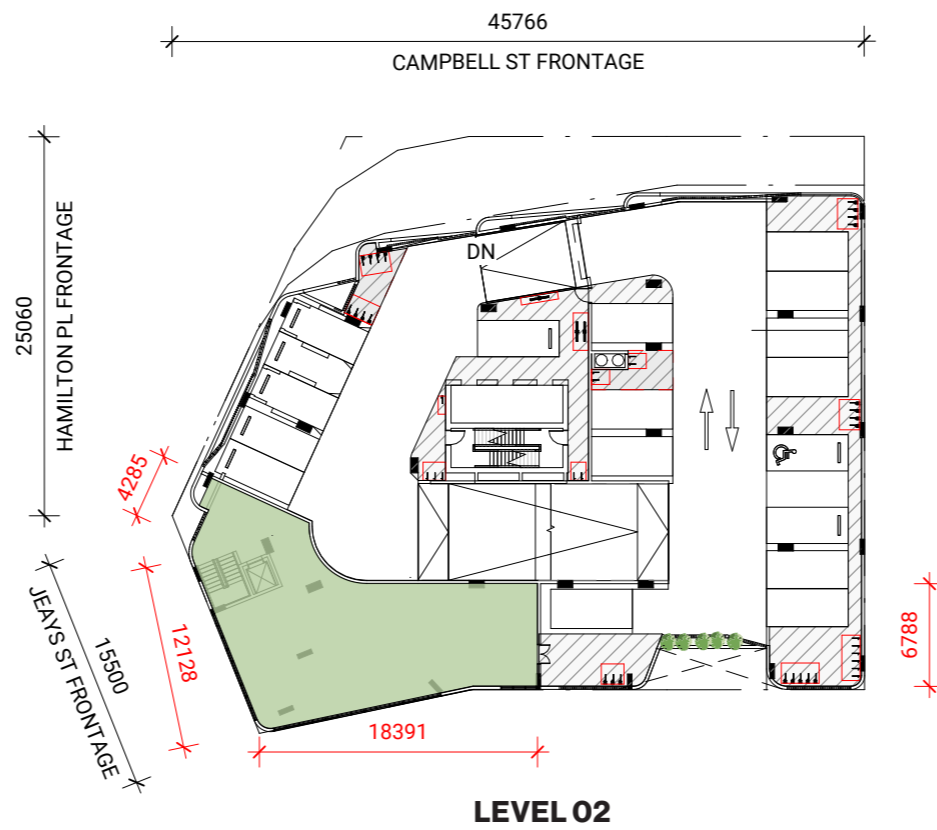
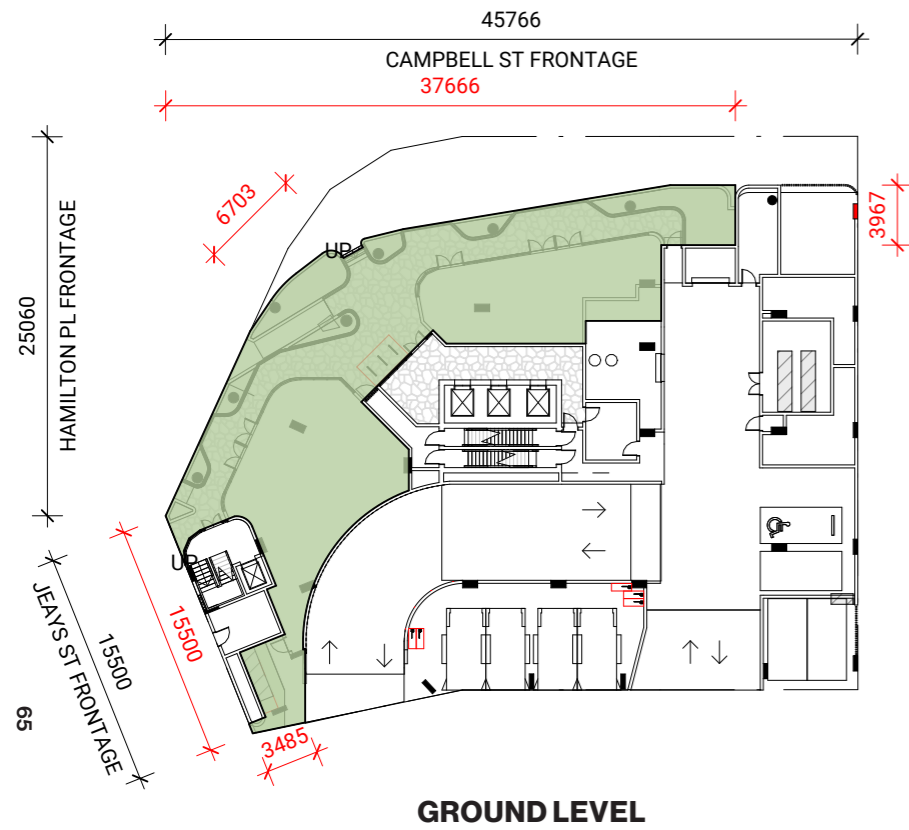
SUMMER SOLSTICE | 12 pm
22 DECEMBER 2026



SUMMER SOLSTICE | 3 pm
22 DECEMBER 2026

Our Solution

PODIUM ACTIVATION



OUR SOLUTION

A LAYERED PODIUM FAÇADE WITH RICH MATERIAL TEXTURE, REFINED ARTICULATION, AND SEAMLESSLY INTEGRATED LANDSCAPE

ACTIVE RETAIL FRONTAGE WITH OUTDOOR SEATING AND LANDSCAPED PERGOLA



LEVEL 1 COMMUNITY FACILITIES CONTRIBUTING TO ACTIVATION OF THE HAMILTON PLACE CORNER

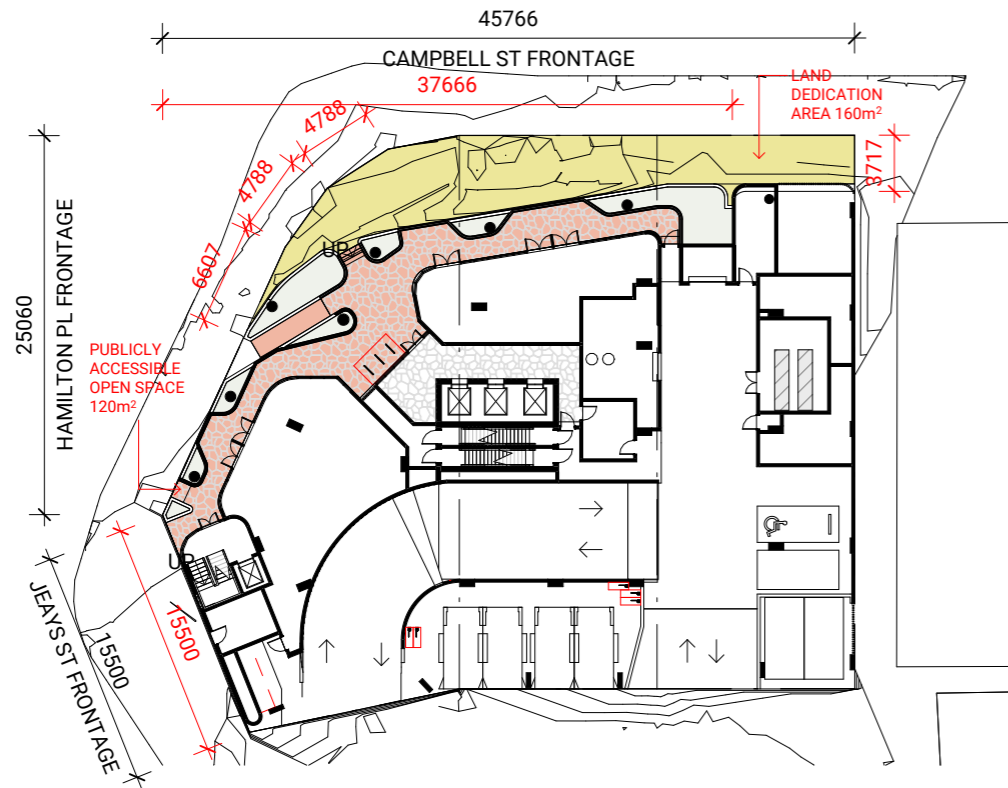
PLUS STUDIO



SCALE 1:500 @ A3 SIZE

Our Solution

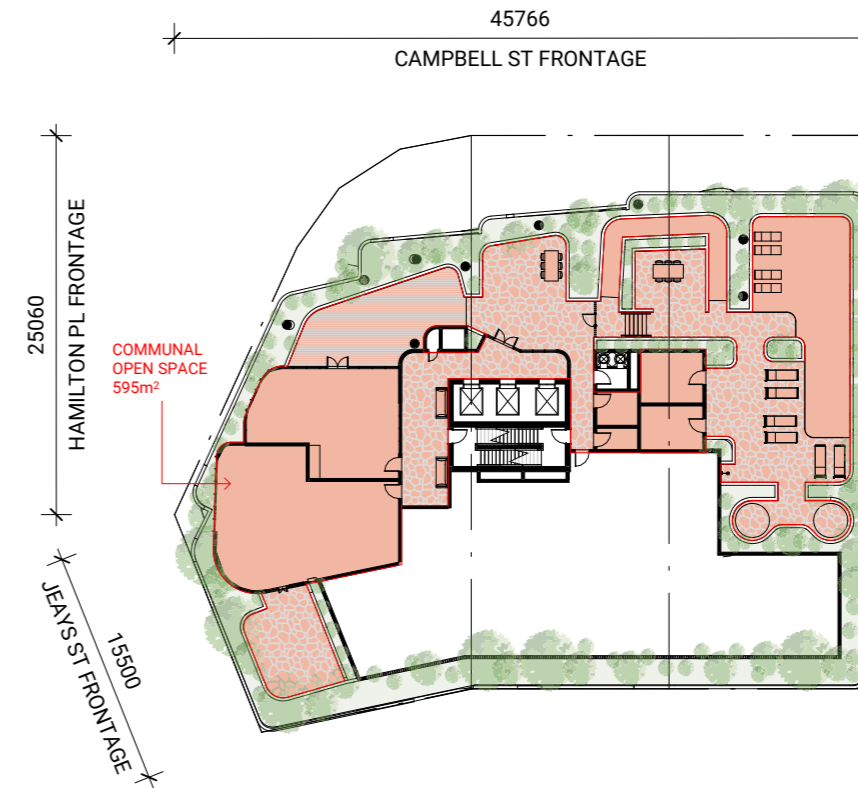
AREA CALCULATION



GROUND LEVEL

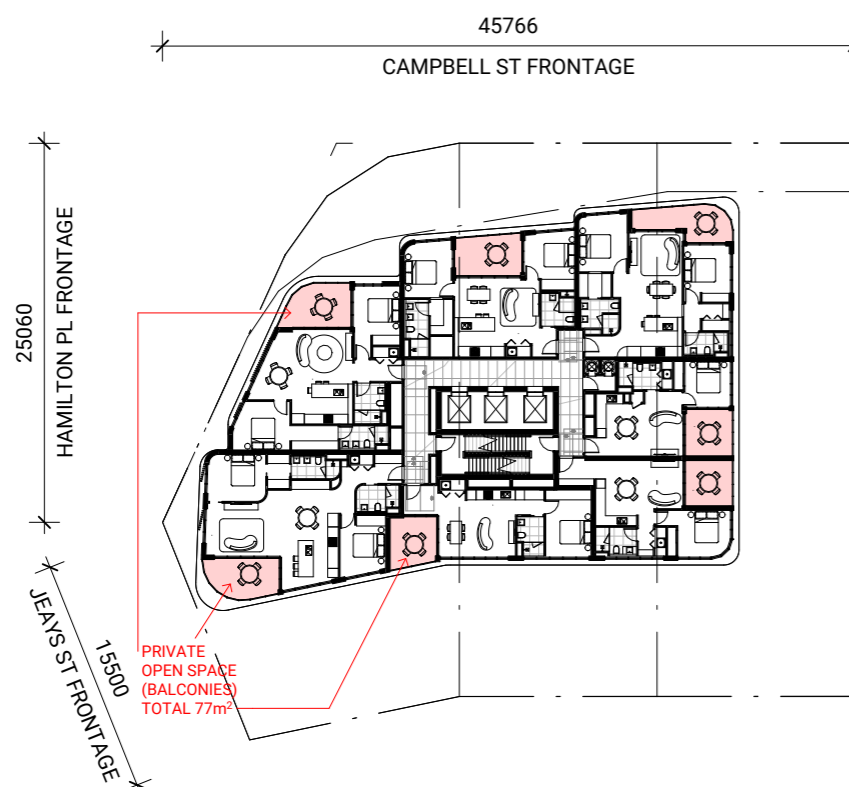
PUBLICLY ACCESSIBLE OPEN SPACE: 120M²

LAND DEDICATION AREA: 160M²



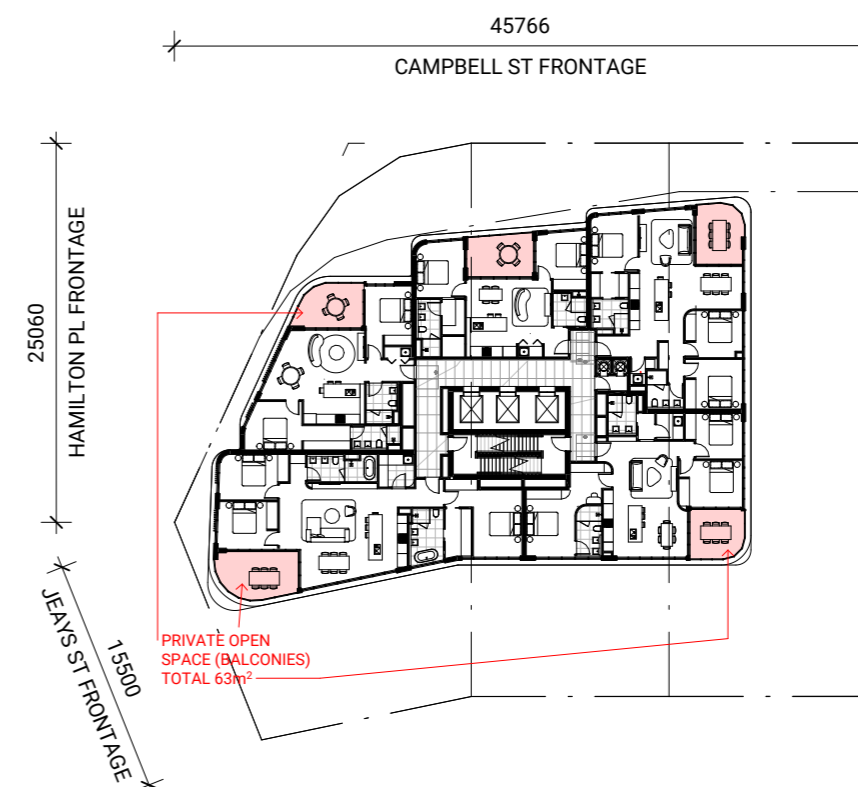
LEVEL 04

COMMUNAL OPEN SPACE: 595M²



LEVEL 05-18

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



LEVEL 19-28

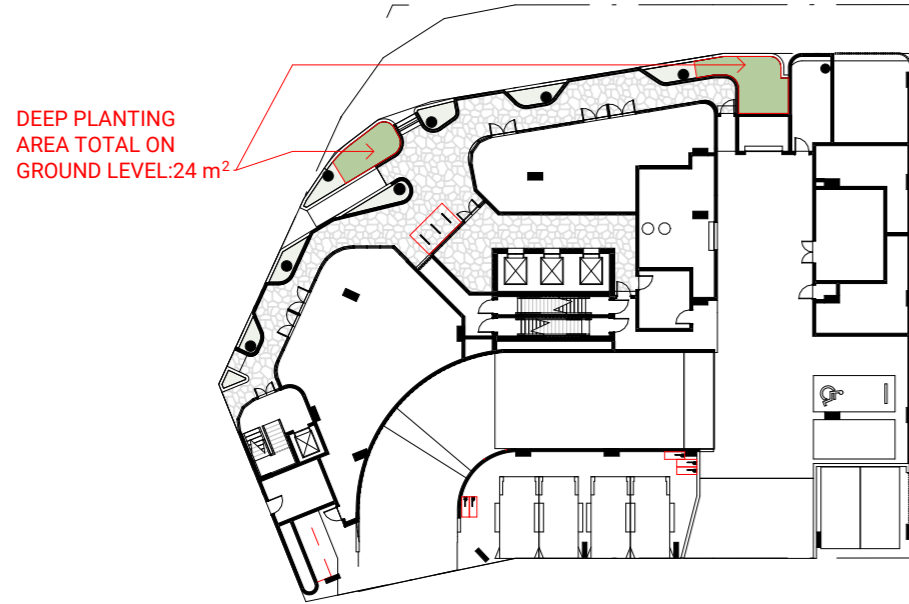
PRIVATE OPEN SPACE (BALCONIES)
TOTAL (FOR 10 FLOORS): 630M²



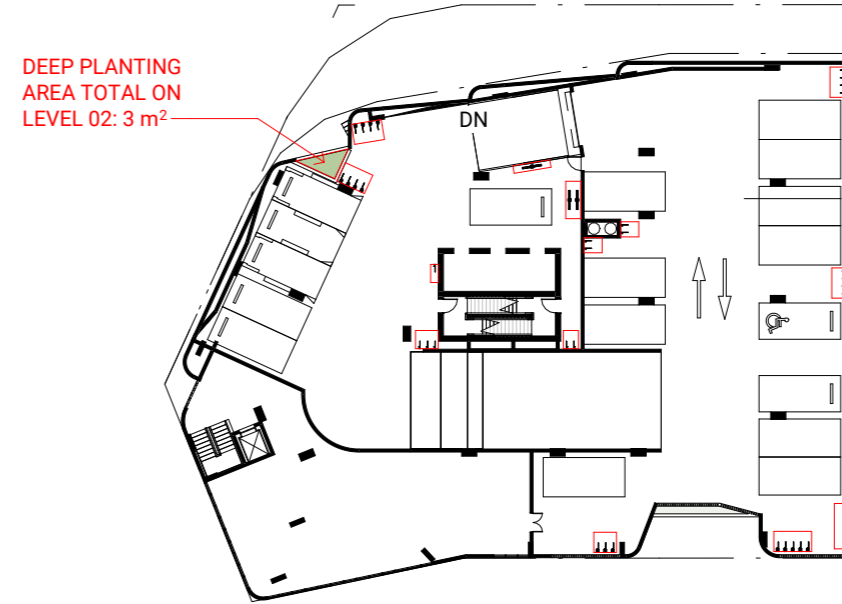
SCALE 1:500 @ A3 SIZE

Our Solution

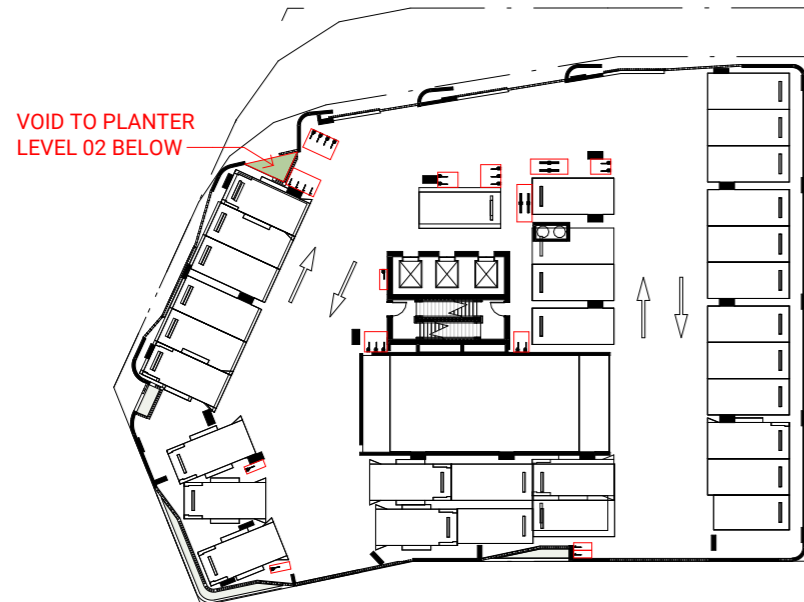
DEEP PLANTING AREA



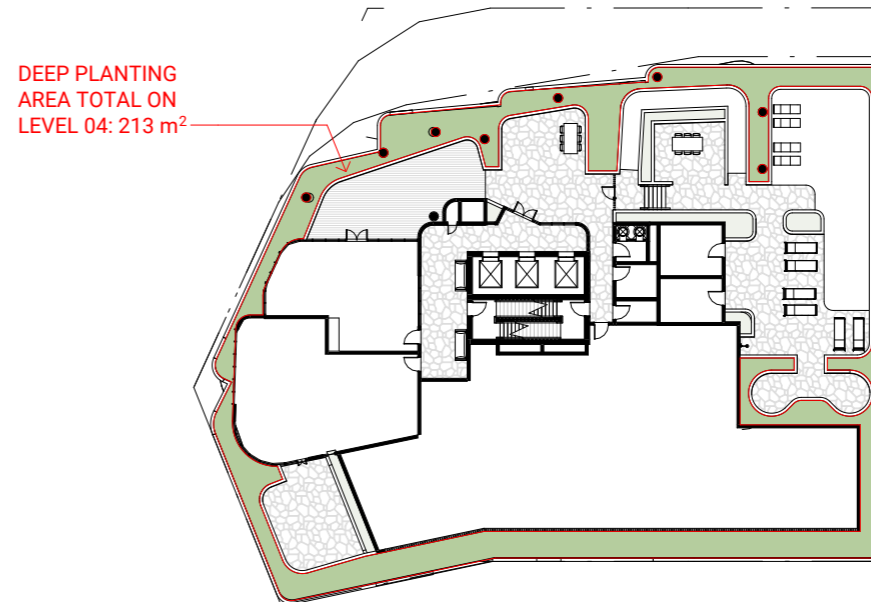
GROUND LEVEL



LEVEL 02



LEVEL 03



LEVEL 04

DENSITY AND AREAS

UNIT MIX DIAGRAM

UNIT MIX DIAGRAM

PROJECT ADDRESS:
PROJECT NUMBER

17 HAMILTON PLACE & 26-28 CAMPBELL ST
725003

TOTAL HEIGHT HEIGHT
96000

69 DENSITY AND AREAS

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

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

Achieved carparking spaces

Visitor	Resident	Total
	31	31
12	6	18
8		8
	29	29
	33	33

20 99 119 Cars

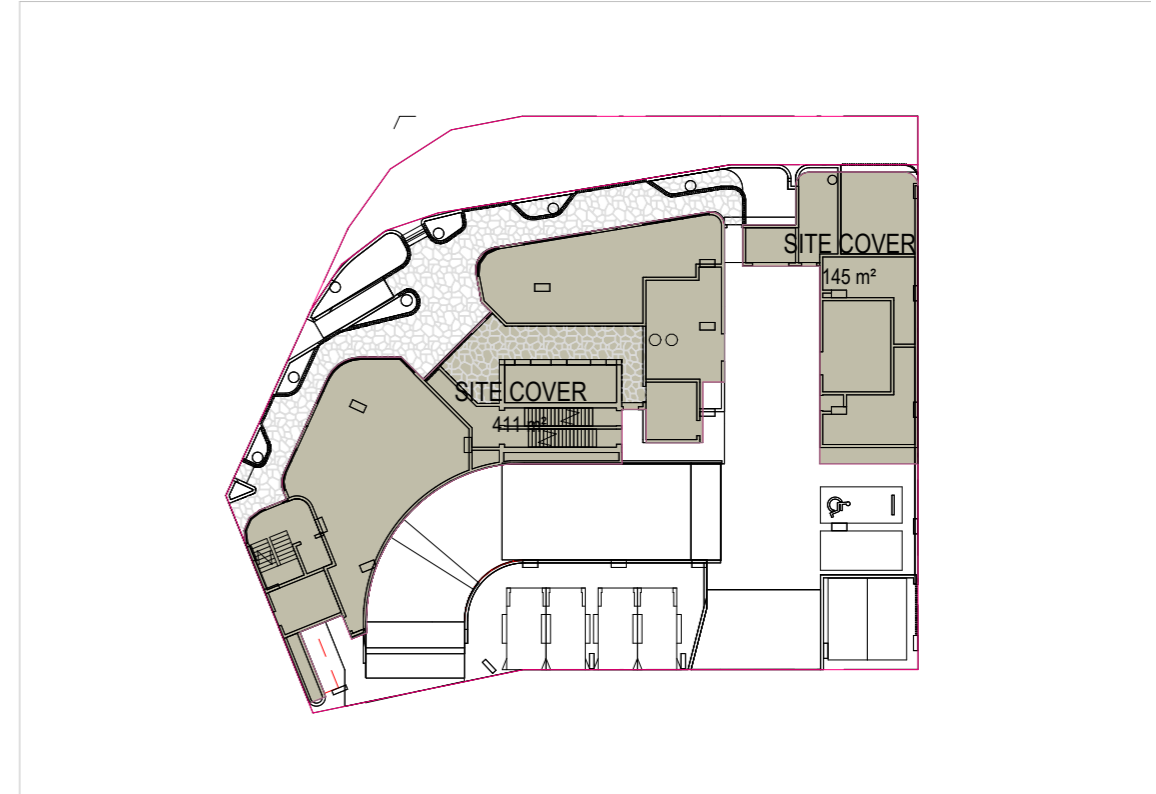
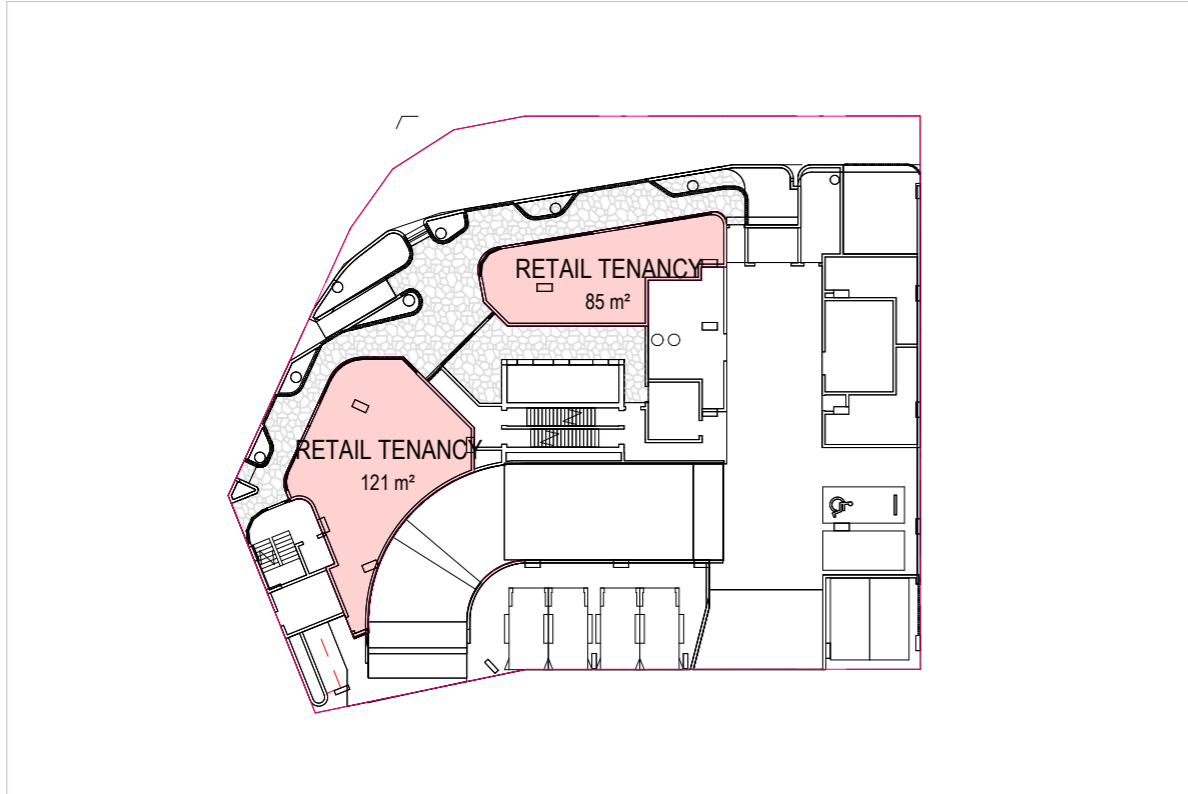
Achieved bicycle parking spaces

Visitor	Resident	Total
	31	31
26	20	46
11		11
	50	50
	47	47

37 148 185 Bicycle parking spaces

GFA + SITE COVER

GROUND LEVEL



71

DENSITY AND AREAS

GROSS FLOOR AREA GROUND LEVEL

AREA TYPE DESCRIPTION	AREA
RETAIL TENANCY	206 m ²
TOTAL GROSS AREA	206 m ²

SITE COVER AREA GROUND LEVEL

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER - POST DEDICATION	556 m ²	41%
SITE COVER - PRE DEDICATION	556 m ²	37%
TOTAL SITE COVER - POST DEDICATION	1359 m ²	
TOTAL SITE COVER - PRE DEDICATION	1512 m ²	

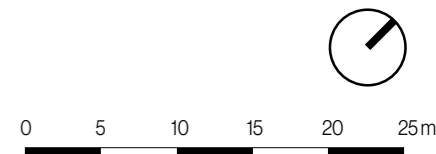
***GROSS FLOOR AREA (GFA)**
IS CALCULATED AS PER THE BRISBANE CITY COUNCIL (BCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE BRISBANE PLANNING SCHEME. GFA INCLUDES INTERNALLY ENCLOSED SPACES SUCH AS CIRCULATION SPACES, APARTMENT AREAS AND COMMUNAL AREAS INCLUDING RECREATION SPACES. CALCULATION EXCLUDES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

***SITE COVER**
IS CALCULATED AS PER THE BRISBANE CITY COUNCIL (BCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE BRISBANE PLANNING SCHEME. SITE COVER IS DEFINED AS THE PORTION OF NET SITE AREA OF SITE COVERED BY A BUILDING, FIXED STRUCTURE OR OUTDOOR STORAGE AREA, BUT NOT INCLUDING UNROOFED PARKING AREAS. THE FOLLOWING ARE NOT INCLUDED FOR THE PURPOSE OF CALCULATING SITE COVERAGE:

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

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

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



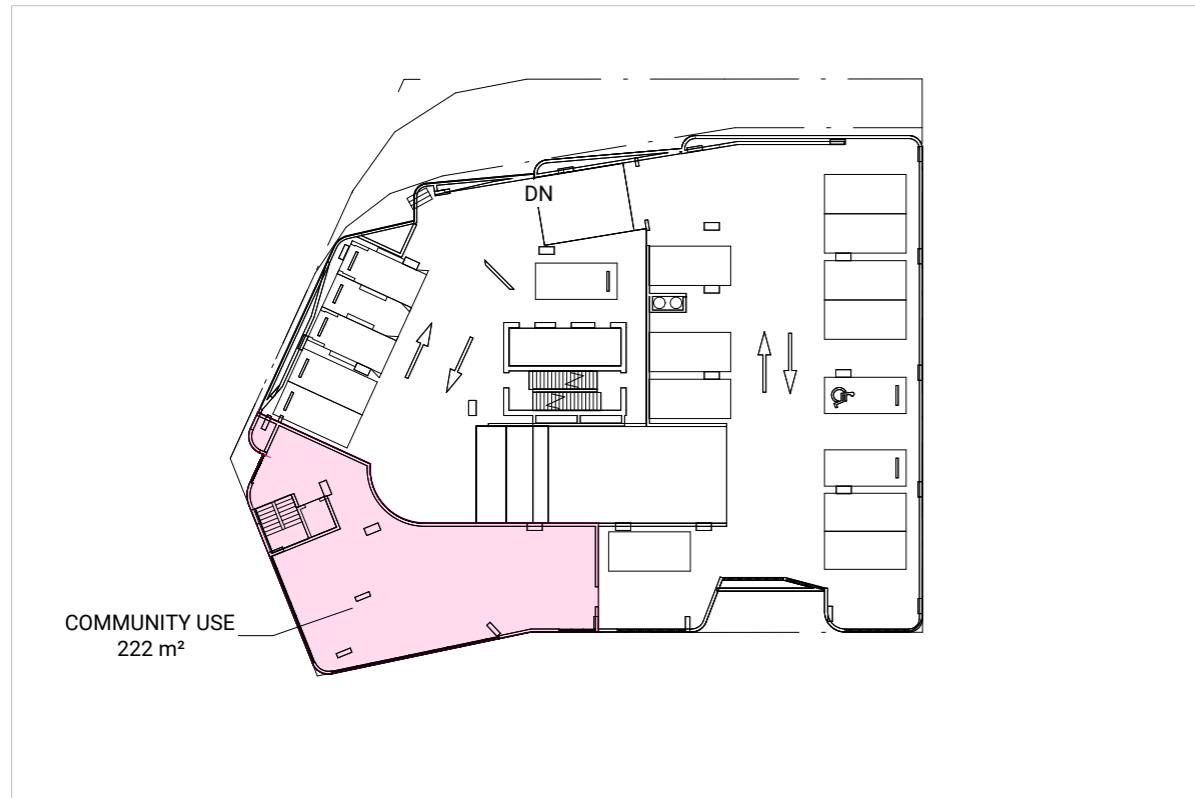
SCALE 1:500 @ A3 SIZE

GFA + SITE COVER

LEVEL 02

72

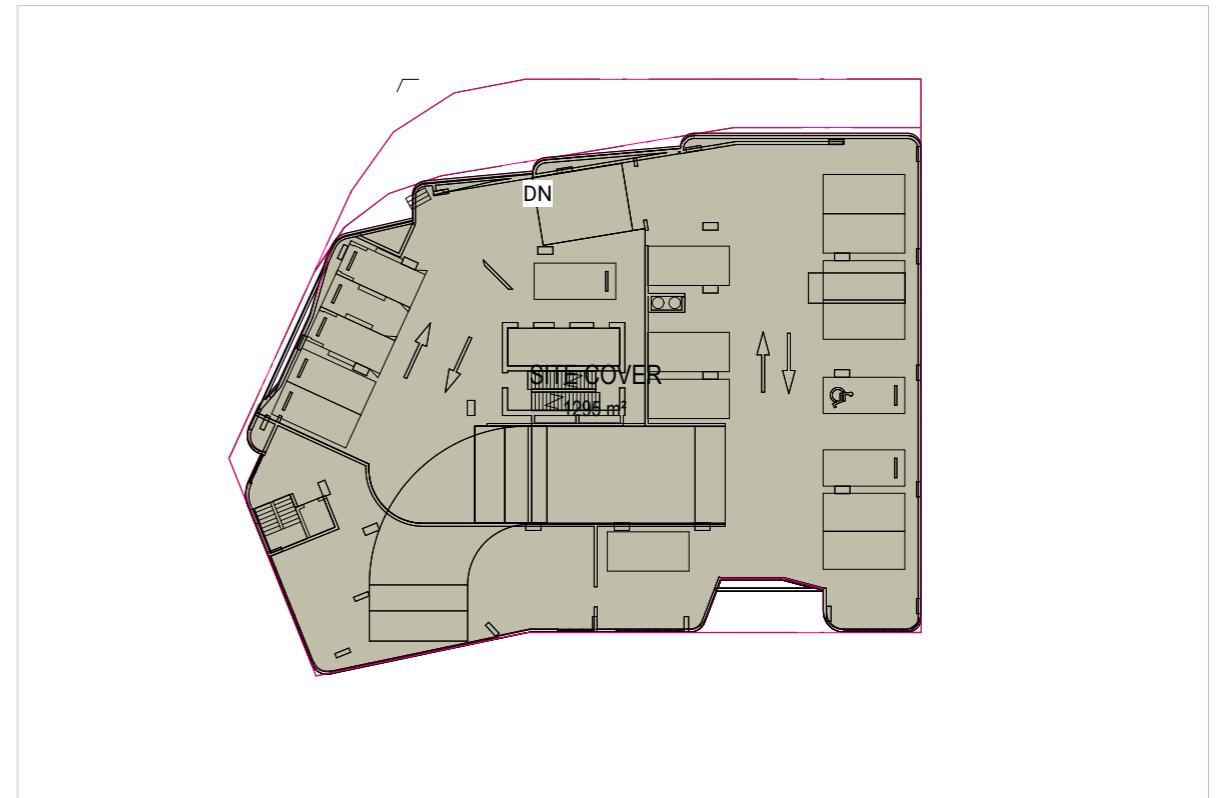
DENSITY AND AREAS



GROSS FLOOR AREA
LEVEL 02

AREA TYPE DESCRIPTION	AREA
COMMUNITY USE	222m ²
TOTAL GROSS AREA	222m ²

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



SITE COVER AREA
LEVEL 02

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER - POST DEDICATION	1295m ²	95%
SITE COVER - PRE DEDICATION	1295m ²	86%
TOTAL SITE COVER - POST DEDICATION	1359m ²	
TOTAL SITE COVER - PRE DEDICATION	1512m ²	

***SITE COVER**
IS CALCULATED AS PER THE BRISBANE CITY COUNCIL (BCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE BRISBANE PLANNING SCHEME. SITE COVER IS DEFINED AS THE PORTION OF NET SITE AREA OF SITE COVERED BY A BUILDING, FIXED STRUCTURE OR OUTDOOR STORAGE AREA, BUT NOT INCLUDING UNROOFED PARKING AREAS. THE FOLLOWING ARE NOT INCLUDED FOR THE PURPOSE OF CALCULATING SITE COVERAGE:

- A BASEMENT THAT DOES NOT EXTEND MORE THAN ONE METRE ABOVE GROUND LEVEL TO THE TOP OF THE SLAB;
- PEDESTRIAN AWNINGS ADJOINING THE STREET FRONTAGE;
- EAVES UP TO A MAXIMUM OF 600 MILLIMETRES IN WIDTH;

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



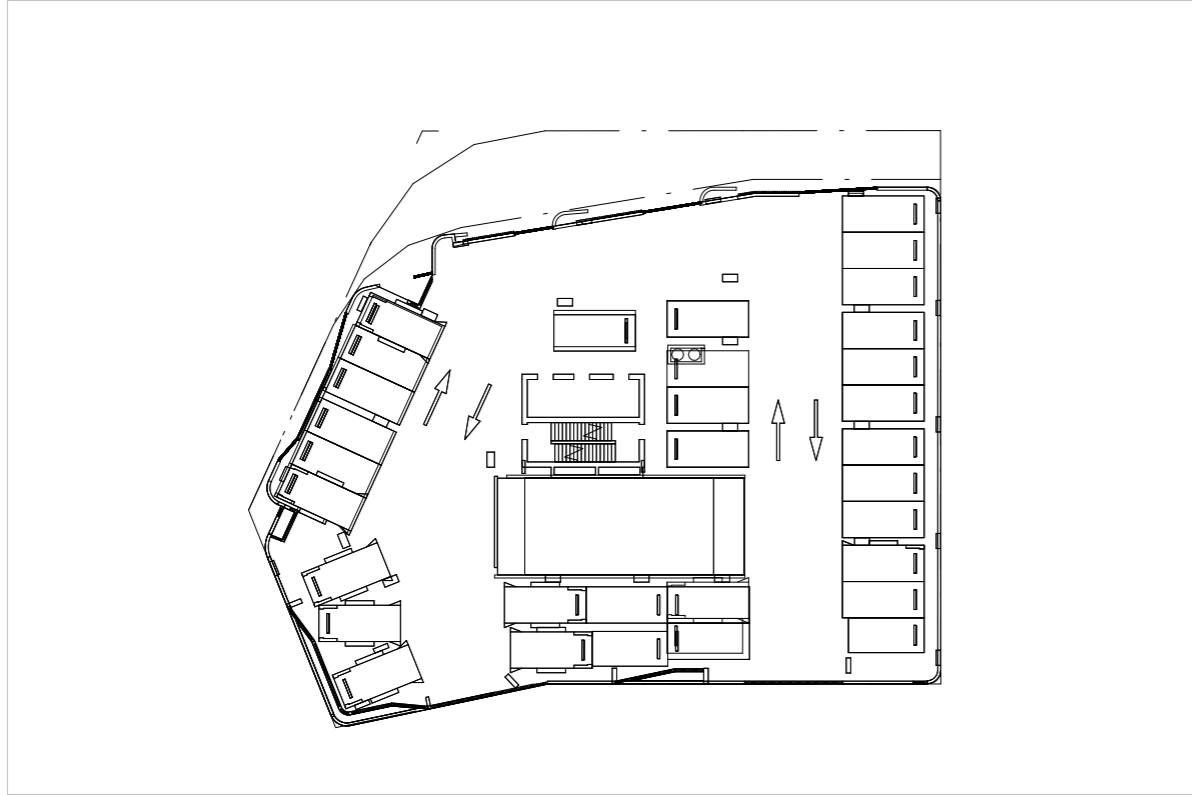
SCALE 1:500 @ A3 SIZE

GFA + SITE COVER

LEVEL 03

73

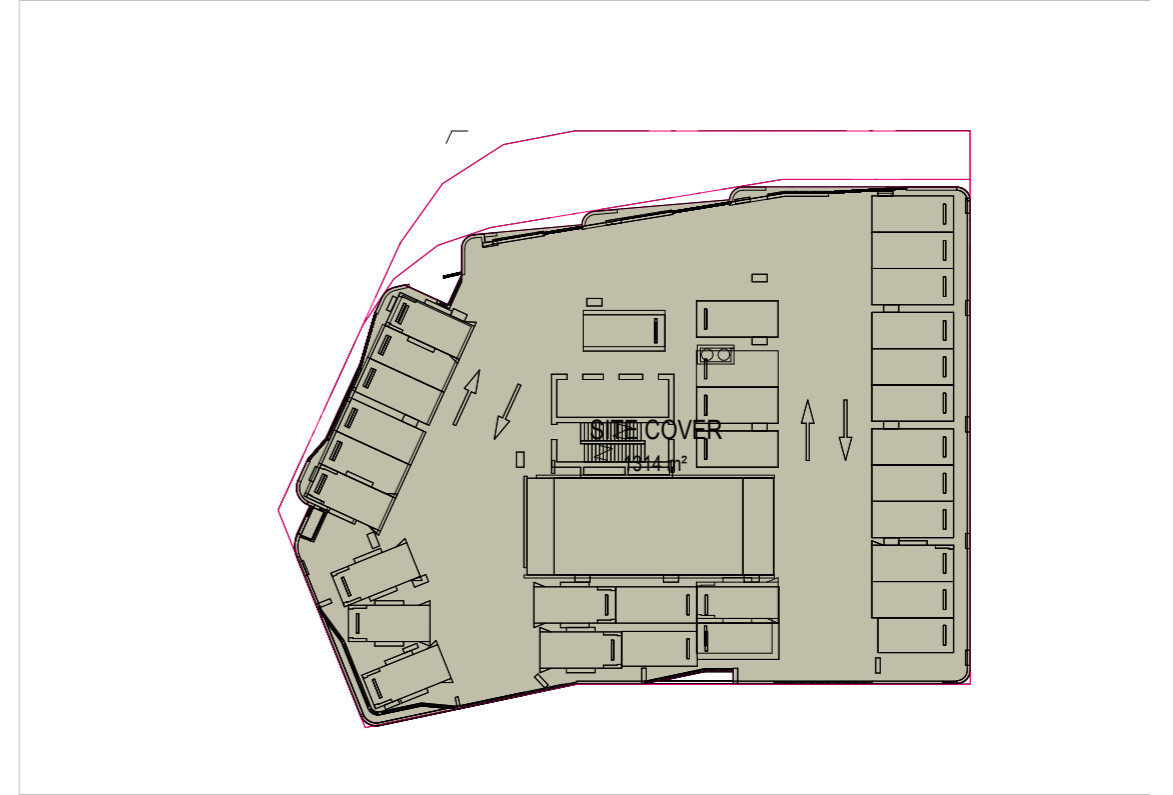
DENSITY AND AREAS



GROSS FLOOR AREA
LEVEL 03

AREA TYPE DESCRIPTION	AREA
-----------------------	------

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

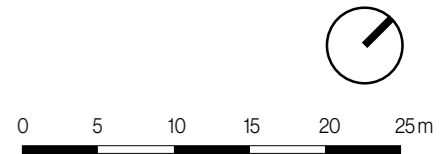


SITE COVER AREA
LEVEL 03

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER - POST DEDICATION	1314m ²	97%
SITE COVER - PRE DEDICATION	1314m ²	87%
TOTAL SITE COVER - POST DEDICATION	1359m ²	
TOTAL SITE COVER - PRE DEDICATION	1512m ²	

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

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

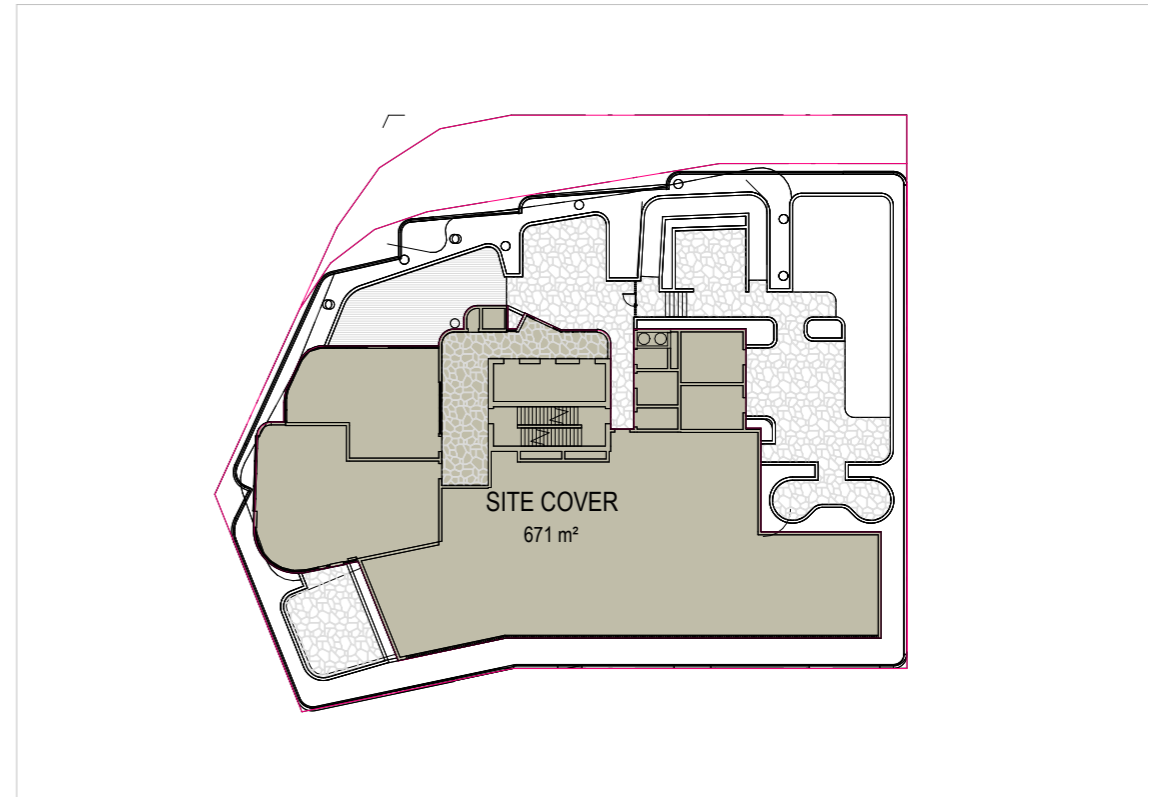
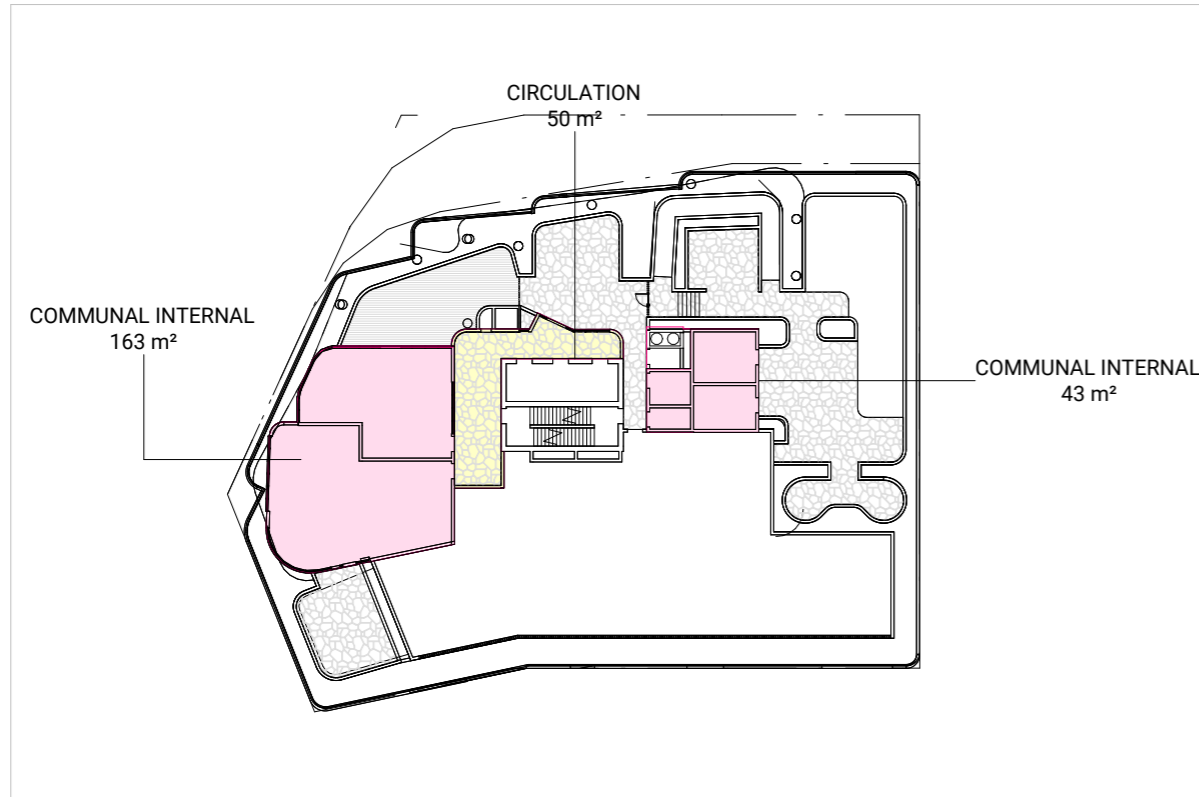


SCALE 1:500 @ A3 SIZE

PLUS STUDIO

GFA + SITE COVER

LEVEL 04



74

DENSITY AND AREAS

GROSS FLOOR AREA LEVEL 04

AREA TYPE DESCRIPTION	AREA
CIRCULATION	50 m ²
COMMUNAL INTERNAL	205 m ²
TOTAL GROSS AREA	255 m ²

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

SITE COVER AREA LEVEL 04

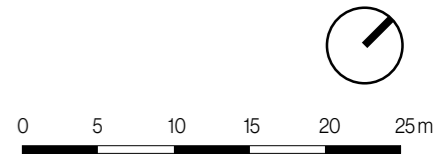
AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER - POST DEDICATION	671 m ²	49%
SITE COVER - PRE DEDICATION	671 m ²	44%
TOTAL SITE COVER - POST DEDICATION	1359 m ²	
TOTAL SITE COVER - PRE DEDICATION	1512 m ²	

***SITE COVER**
IS CALCULATED AS PER THE BRISBANE CITY COUNCIL (BCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE BRISBANE PLANNING SCHEME. SITE COVER IS DEFINED AS THE PORTION OF NET SITE AREA OF SITE COVERED BY A BUILDING, FIXED STRUCTURE OR OUTDOOR STORAGE AREA, BUT NOT INCLUDING UNROOFED PARKING AREAS. THE FOLLOWING ARE NOT INCLUDED FOR THE PURPOSE OF CALCULATING SITE COVERAGE:

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

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

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

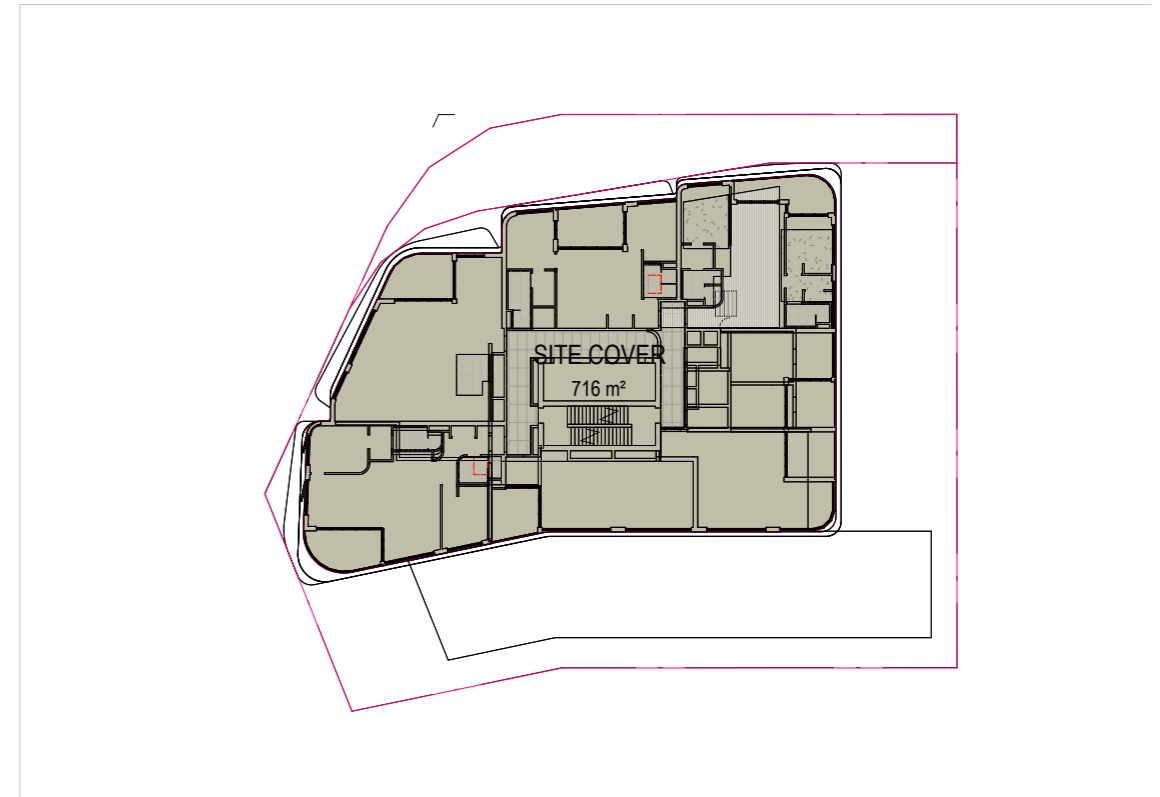
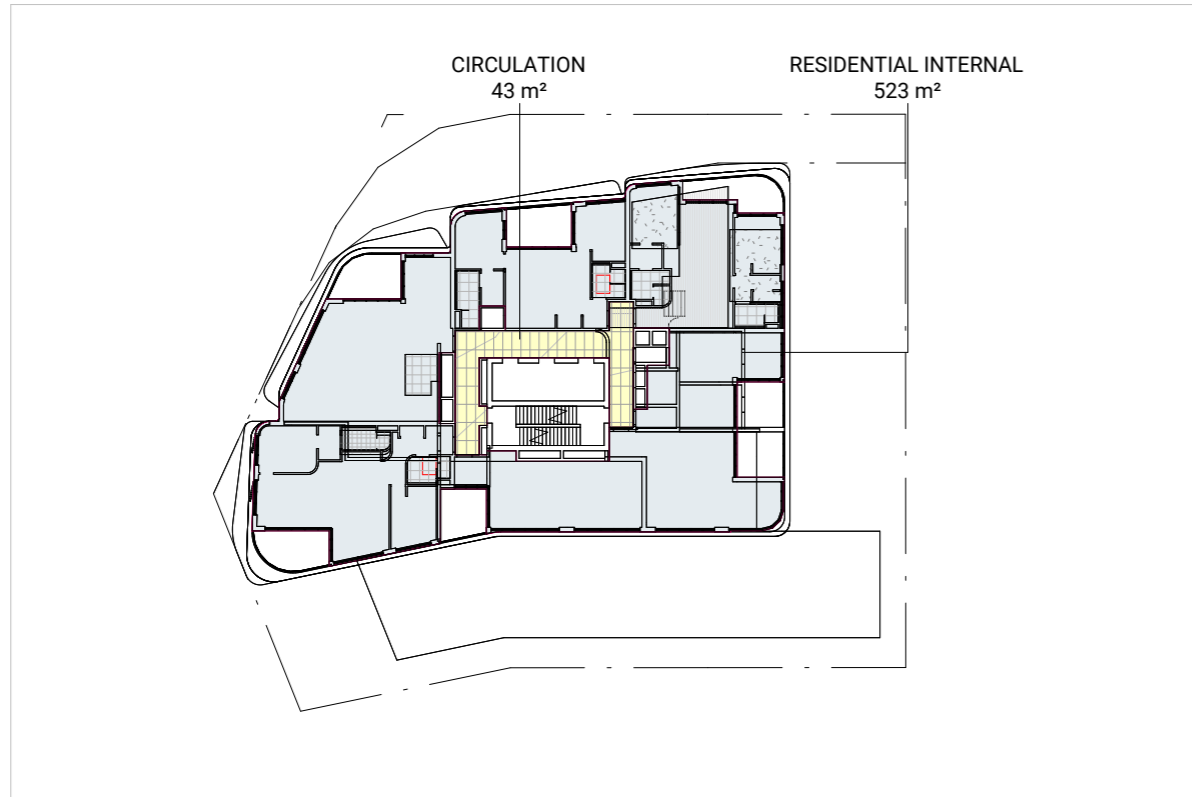


SCALE 1:500 @ A3 SIZE

PLUS STUDIO

GFA + SITE COVER

LEVEL 05-18



75

DENSITY AND AREAS

GROSS FLOOR AREA

LEVEL 05-18

AREA TYPE DESCRIPTION	AREA
CIRCULATION	43 m ²
RESIDENTIAL INTERNAL	523 m ²
TOTAL GROSS AREA	566 m ²

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

SITE COVER AREA

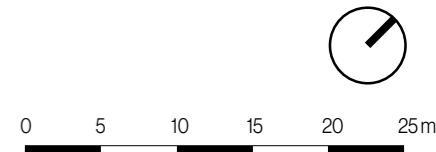
LEVEL 05-18

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER - POST DEDICATION	716 m ²	53%
SITE COVER - PRE DEDICATION	716 m ²	47%
TOTAL SITE COVER - POST DEDICATION	1359 m ²	
TOTAL SITE COVER - PRE DEDICATION	1512 m ²	

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

PLUS STUDIO

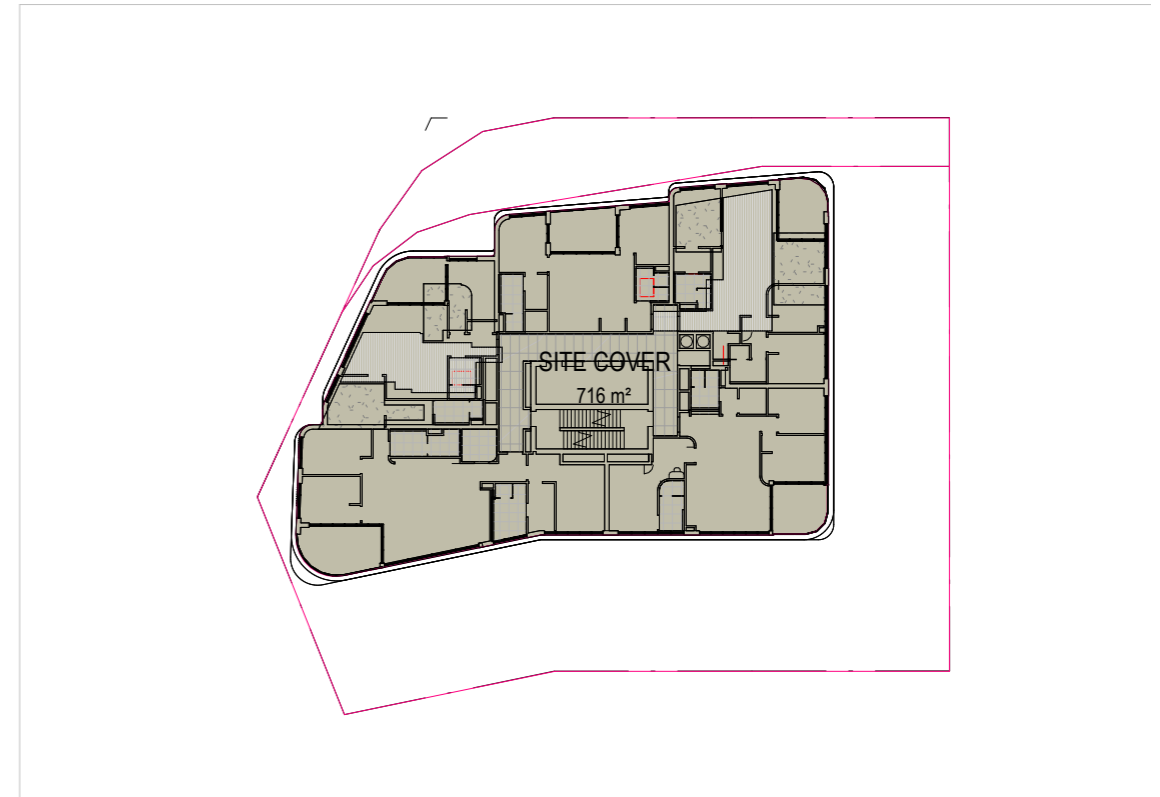
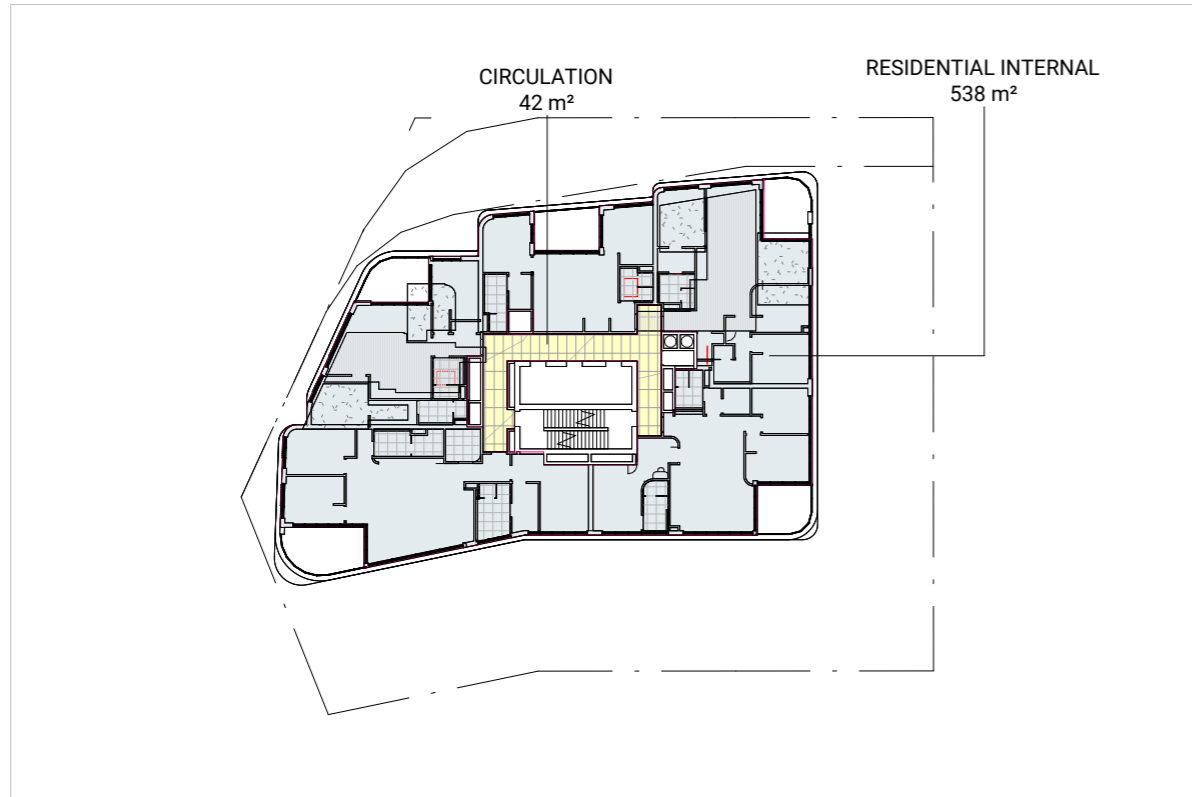
*GROSS FLOOR ARE AND SITE AREA IS CALCULATED AS PER BRISBANE CITY COUNCIL (BCC) DEFINITION



SCALE 1:500 @ A3 SIZE

GFA + SITE COVER

LEVEL 19-28



76

DENSITY AND AREAS

GROSS FLOOR AREA

LEVEL 19-28

AREA TYPE DESCRIPTION	AREA
CIRCULATION	42 m ²
RESIDENTIAL INTERNAL	538 m ²
TOTAL GROSS AREA	581 m ²

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

SITE COVER AREA

LEVEL 19-28

AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER - POST DEDICATION	716m ²	53%
SITE COVER - PRE DEDICATION	716m ²	47%
TOTAL SITE COVER - POST DEDICATION	1359m ²	
TOTAL SITE COVER - PRE DEDICATION	1512m ²	

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

PLUS STUDIO

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



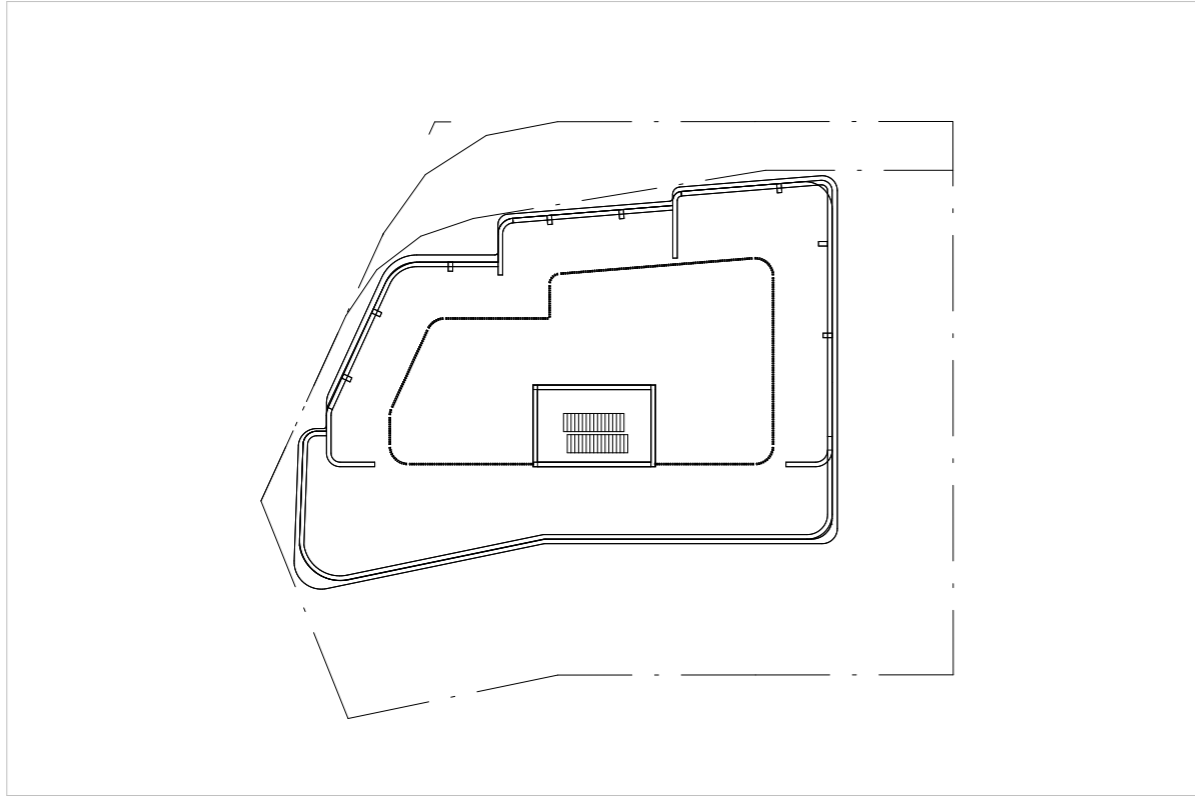
SCALE 1:500 @ A3 SIZE



GFA + SITE COVER ROOF

77

DENSITY AND AREAS

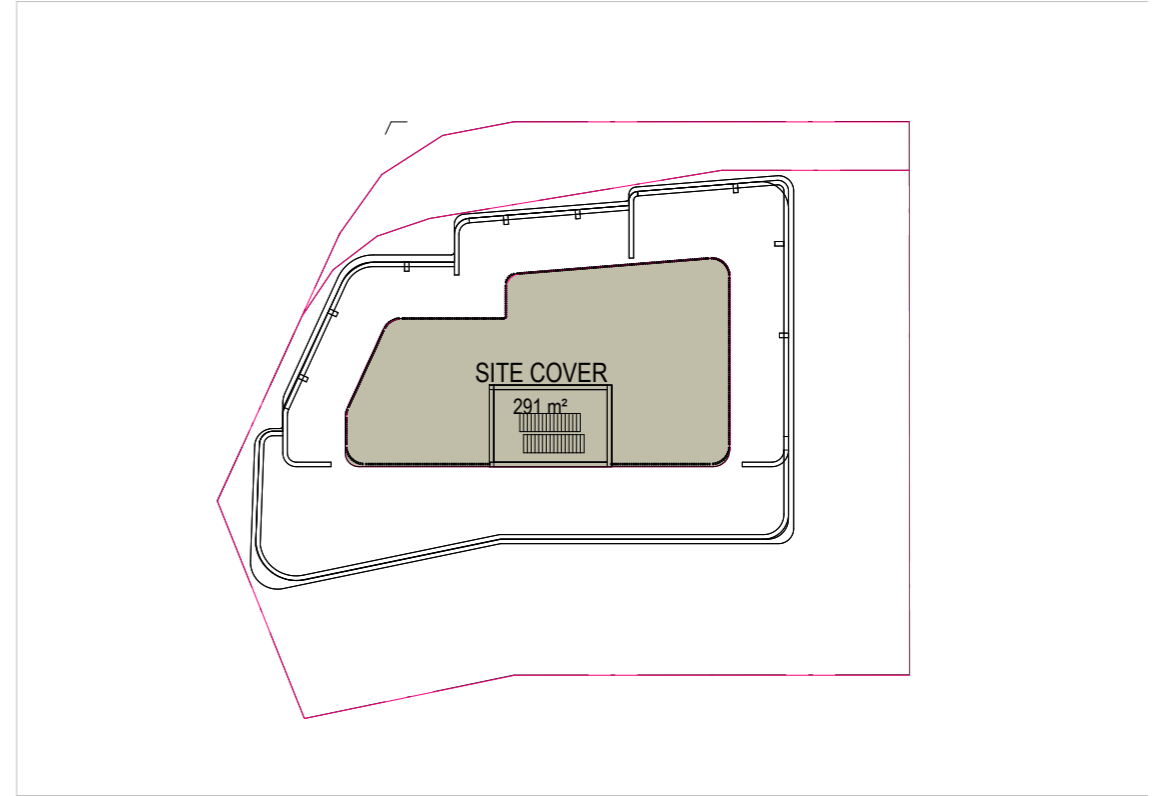


GROSS FLOOR AREA
ROOF

AREA TYPE DESCRIPTION	AREA
-----------------------	------

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

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



SITE COVER AREA
ROOF

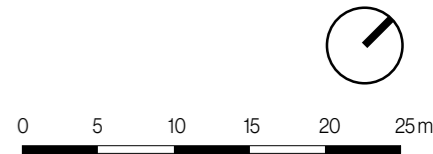
AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER - POST DEDICATION	291m ²	21%
SITE COVER - PRE DEDICATION	291m ²	19%
TOTAL SITE COVER - POST DEDICATION	1359m ²	
TOTAL SITE COVER - PRE DEDICATION	1512m ²	

***SITE COVER**
IS CALCULATED AS PER THE BRISBANE CITY COUNCIL (BCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE BRISBANE PLANNING SCHEME. SITE COVER IS DEFINED AS THE PORTION OF NET SITE AREA OF SITE COVERED BY A BUILDING, FIXED STRUCTURE OR OUTDOOR STORAGE AREA, BUT NOT INCLUDING UNROOFED PARKING AREAS. THE FOLLOWING ARE NOT INCLUDED FOR THE PURPOSE OF CALCULATING SITE COVERAGE:

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

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

PLUS STUDIO



SCALE 1:500 @ A3 SIZE



THE ANALYSIS

78

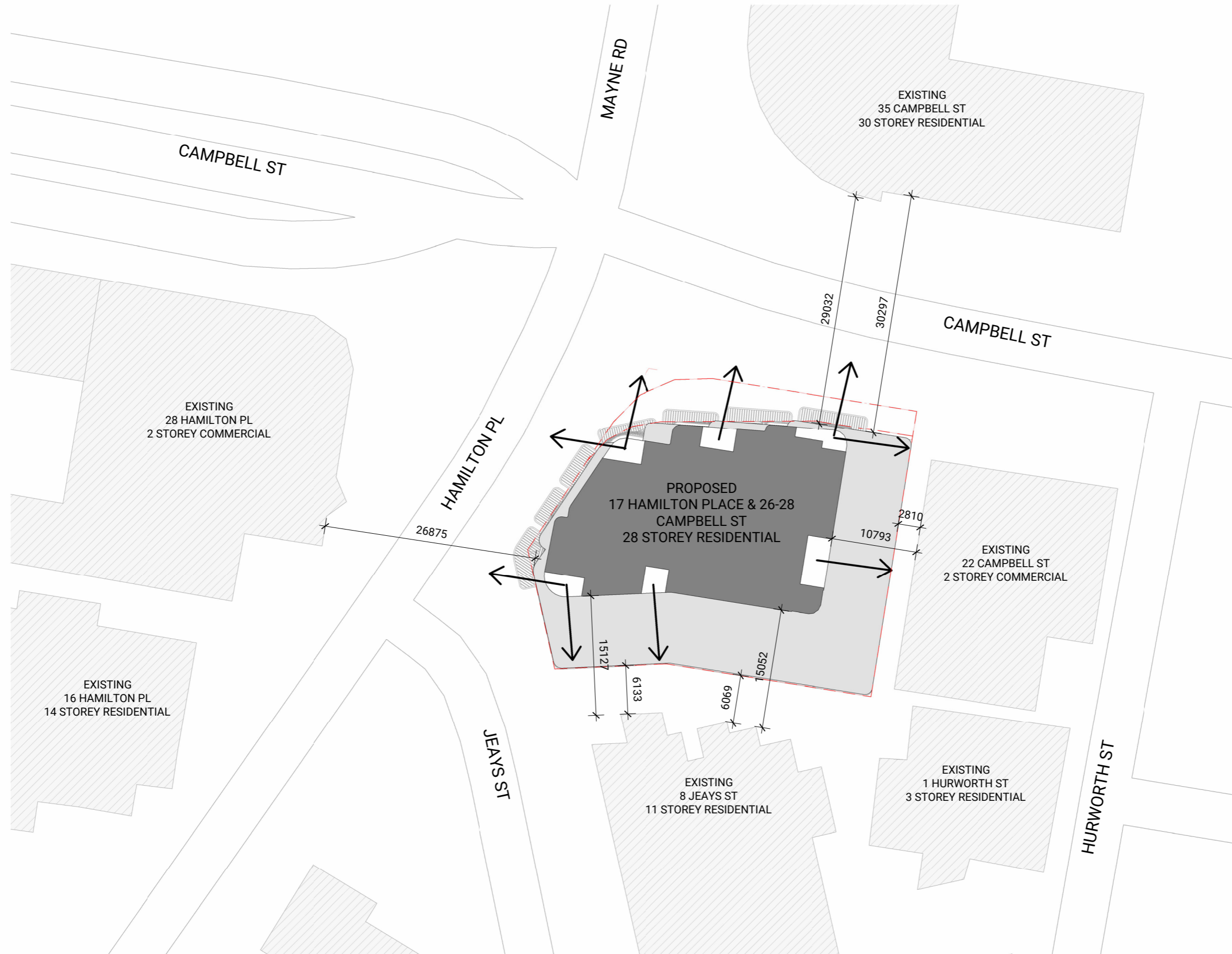
THE ANALYSIS



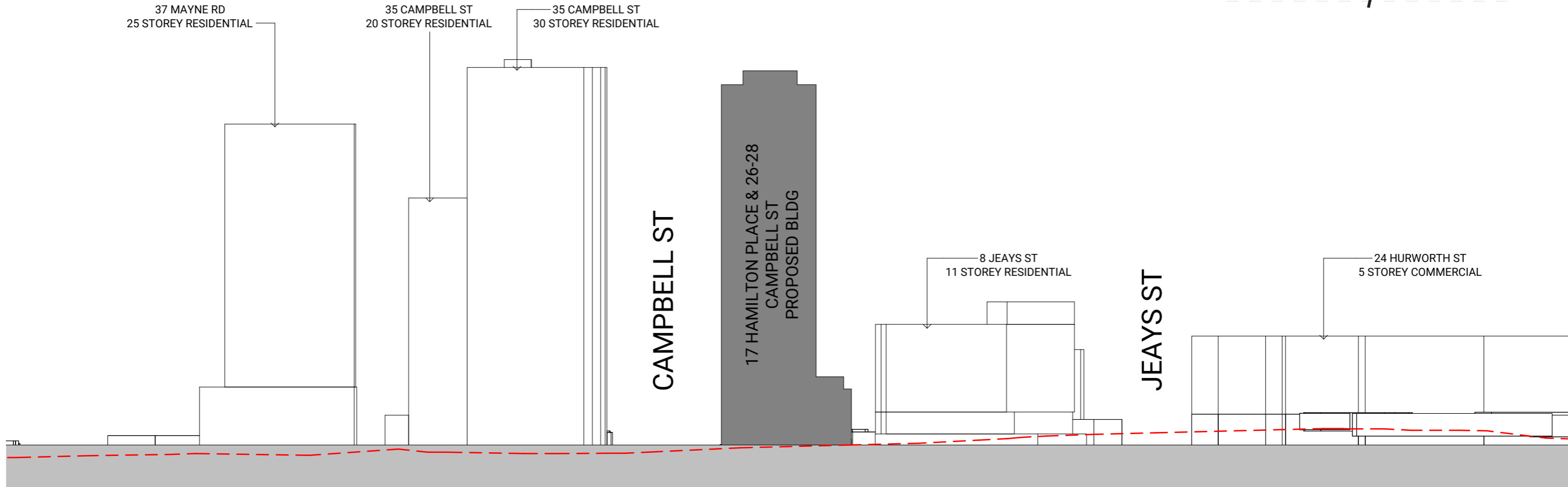
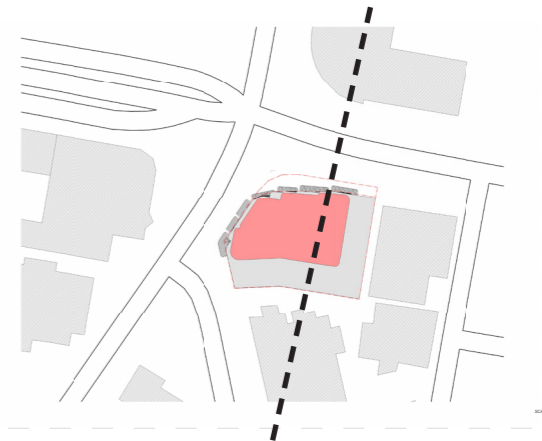
PLUS STUDIO

NEIGHBOURHOOD RELATIONSHIP

79








LOCAL CONTEXT SECTION - PROPOSAL







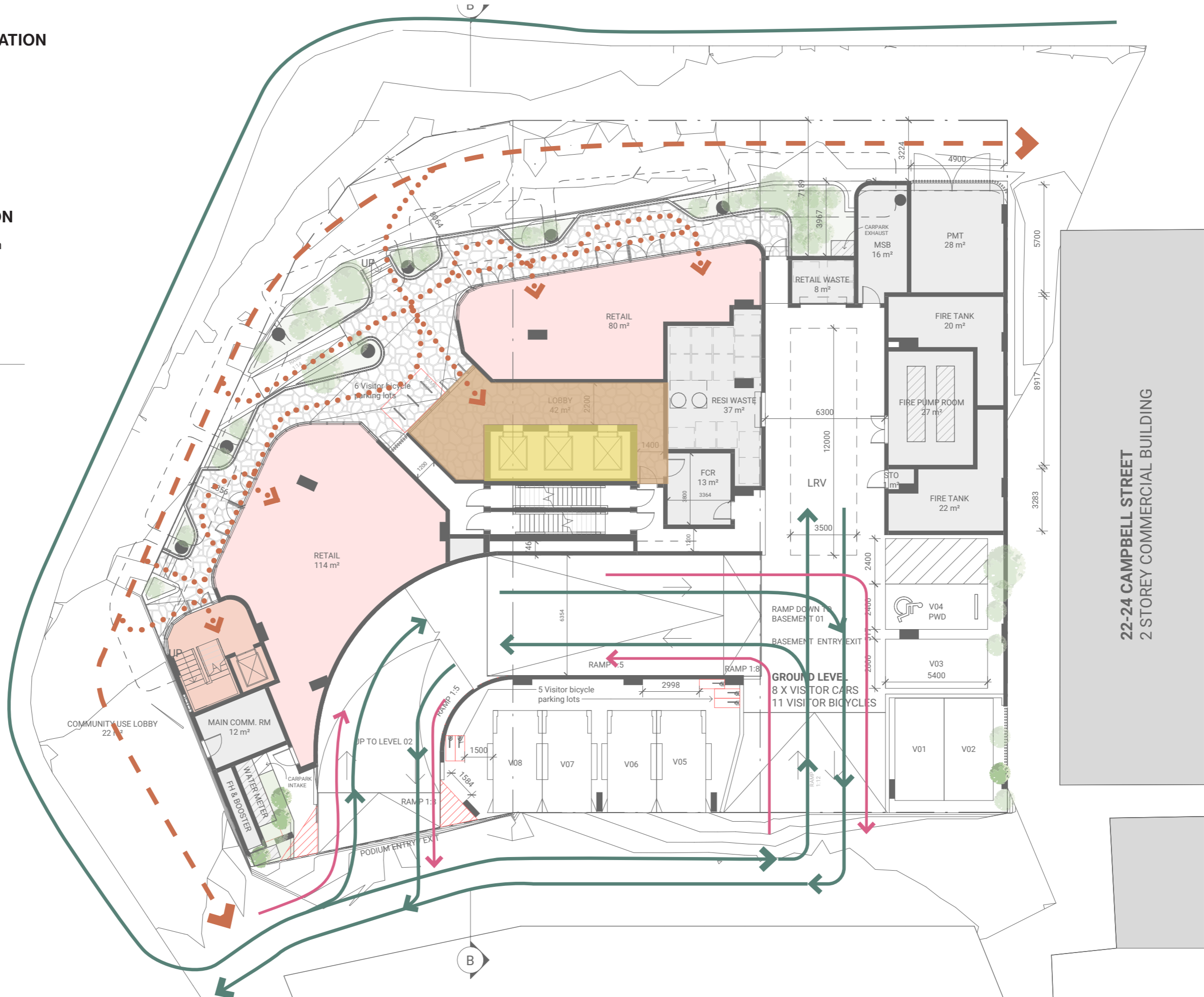
CIRCULATION DIAGRAM

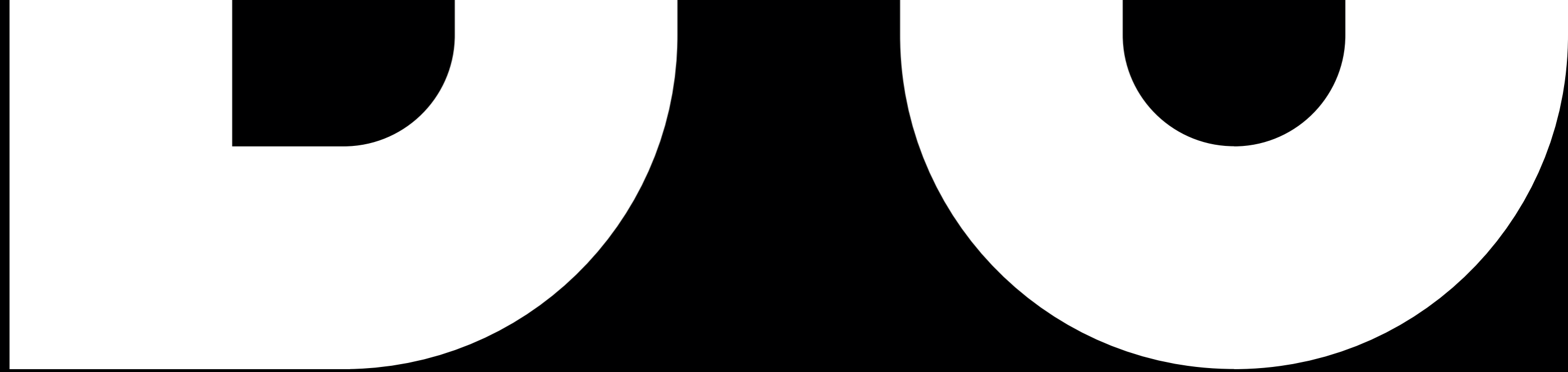
PEDESTRIAN CIRCULATION

-  Pedestrian Link
-  Pedestrian Link
-  Pedestrian Entry
-  Lobby / Foyer
-  Lifts

TRAFFIC CIRCULATION

-  Vehicular Circulation
-  Vehicle Access
-  Bicycle Circulation
-  Bicycle Access





MEANJIN / BRISBANE

Turrbal + Yuggera Country
Australia
+617 3067 3599
brisbane@plusstudio.co

GOLD COAST

Yugambah Country
Australia
+617 3067 3599
goldcoast@plusstudio.co

plusstudio.co

2025 © Plus Architecture International Pty Ltd. All Rights Reserved.
Plus Studio® is a trade mark of Plus Architecture International Pty Ltd.

Nominated Architects NSW:
Gabriel Duque 11622, Amit Julka 10002, Danilo Juric 10397,
Candice Ng 13091, Rido Pin 11286

