



DEVELOPMENT APPLICATION

9 LONGLAND STREET, NEWSTEAD

DEVELOPMENT SUMMARY

SITE INFORMATION

LOT LOT 1 on RP895042
 LOCATION NEWSTEAD, BRISBANE
 COUNCIL BRISBANE CITY COUNCIL

SITE AREA : 1,510m²

GFA: 16,524m²

SITE COVER (PODIUM) 93.1% (1,407m²)

SITE COVER (TOWER LVL 7-20) 71.2% (1,076m²)

SITE COVER (TOWER LVL 21-28) 69.0% (1,043m²)

COMMUNAL SPACE (RECREATION) 835m²

LANDSCAPING

DEEP PLANTING + DEEP SOIL: 3.5% (53m²)

LANDSCAPING: 51.3% (775m²)

BUILDING HEIGHT: RL 112.400

FLOOD LEVEL (FPL): RL 3.30

APARTMENTS

2 BED+: 30

2 BED S: 6

3 BED: 6

3 BED+: 18

4 BED: 6

4 BED+: 10

TOTAL: 76

CARS PROVIDED

RESIDENTIAL: 168

RESI. VISITOR: 4

RETAIL: 8

COMMERCIAL: 18

TOTAL: 198

BICYCLES PROVIDED

VISITOR: 19

RESIDENTIAL: 76

TOTAL: 95

DA DRAWING PACK

DRAWING LIST

NO.	TITLE
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0 SERIES - COVER SHEET	
0.0	COVER SHEET

1 SERIES - GENERAL AND SITE INFO	
1.00	EXISTING SITE PLAN
1.01	SITE PLAN

2 SERIES - PLANS	
2.00	BASEMENT 03
2.01	BASEMENT 02
2.02	BASEMENT 01
2.03	BASEMENT ENTRY
2.04	LEVEL 01 - GROUND FLOOR
2.05	LEVEL 02 - PODIUM 01
2.06	LEVEL 03 - PODIUM 02
2.07	LEVEL 04 - PODIUM 03
2.08	LEVEL 05 - PODIUM 04
2.09	LEVEL 06 - COMMERCIAL
2.10	LEVEL 7-12 - TYPICAL LOWER RES
2.11	LEVEL 13-18 - TYPICAL MIDDLE RES
2.12	LEVEL 19 - SERVICES
2.13	LEVEL 20 - RESIDENTIAL REC
2.14	LEVEL 21-25 - TYPICAL UPPER RES
2.15	LEVEL 26 - SERVICES
2.16	LEVEL 27 - REC LOWER
2.17	LEVEL 28 - REC UPPER
2.18	LEVEL 29 - ROOF

3 SERIES - ELEVATIONS	
3.01	LONGLAND STREET (NORTH)
3.02	WYANDRA STREET (EAST)
3.03	SOUTH ELEVATION
3.04	WEST ELEVATION

4 SERIES - SECTIONS	
4.01	BUILDING SECTIONS
4.02	BUILDING SECTIONS

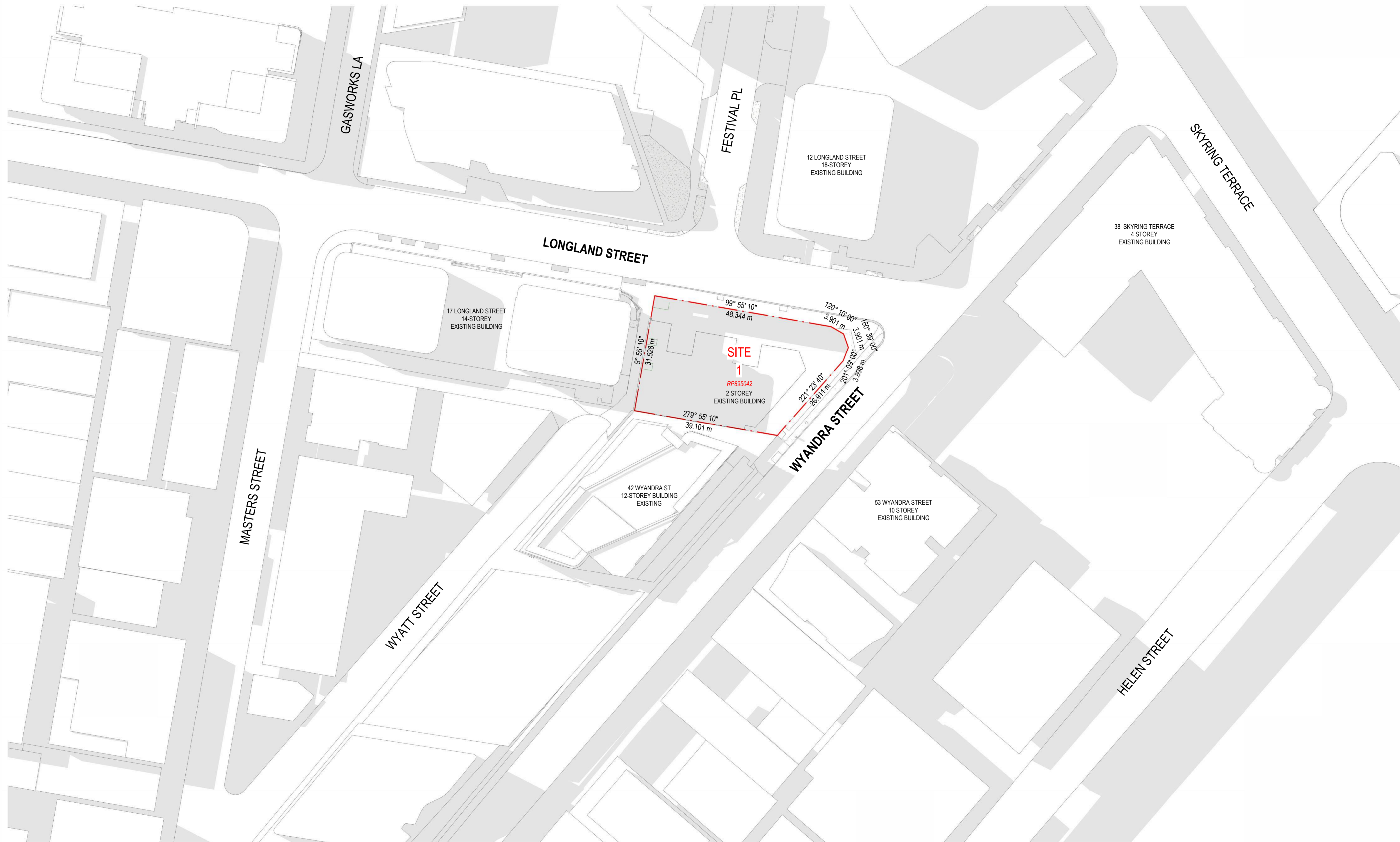
7 SERIES - SHADOW DIAGRAMS	
7.01	SHADOW DIAGRAMS - SOLSTICE
7.02	SHADOW DIAGRAMS - EQUINOX

8 SERIES - AREA DIAGRAMS	
8.01	AREA DIAGRAM - SITE COVER
8.02	AREA DIAGRAM - GFA
8.03	AREA DIAGRAM - GFA
8.04	AREA DIAGRAM - PLANTING & COMMUNAL OPEN SPACE



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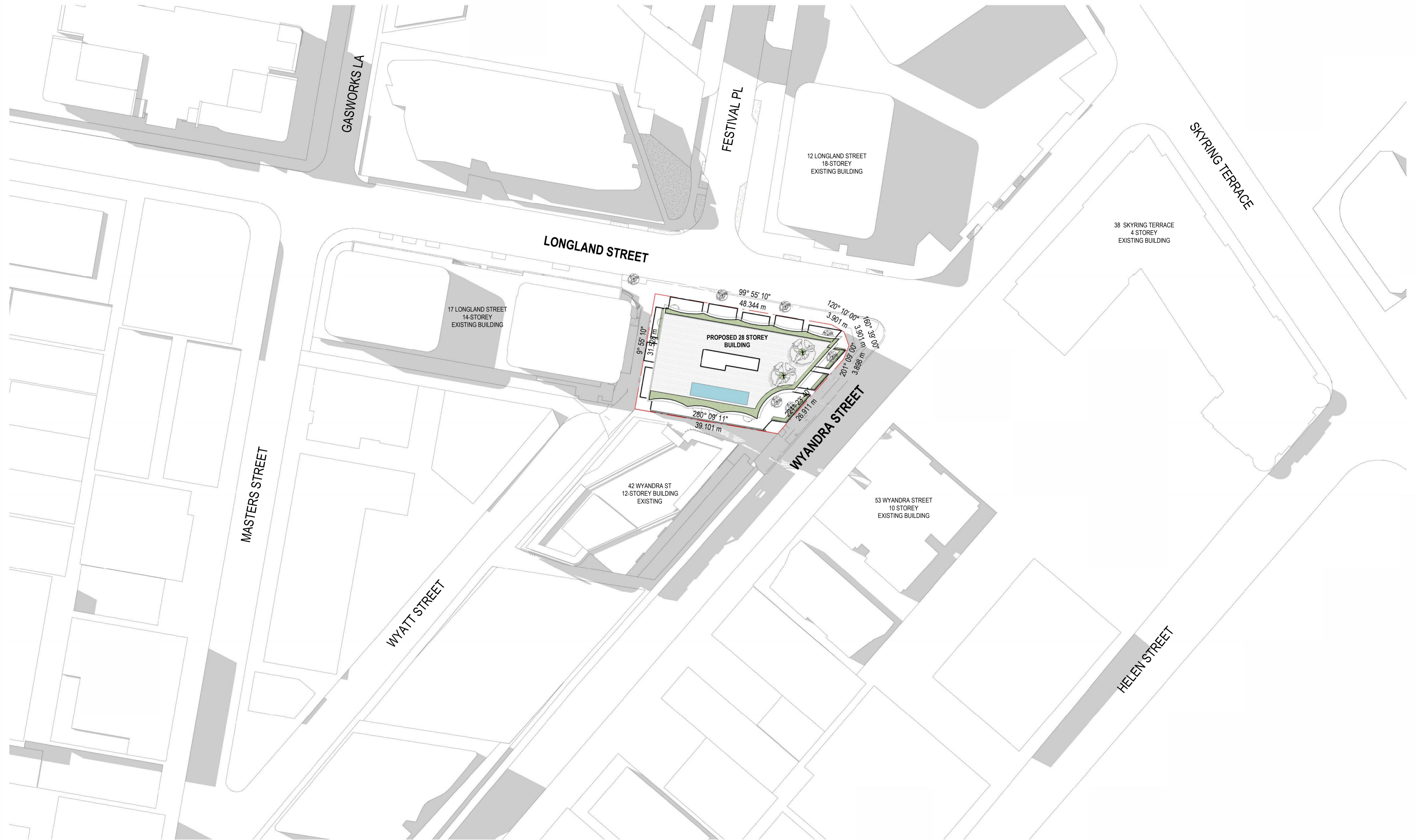
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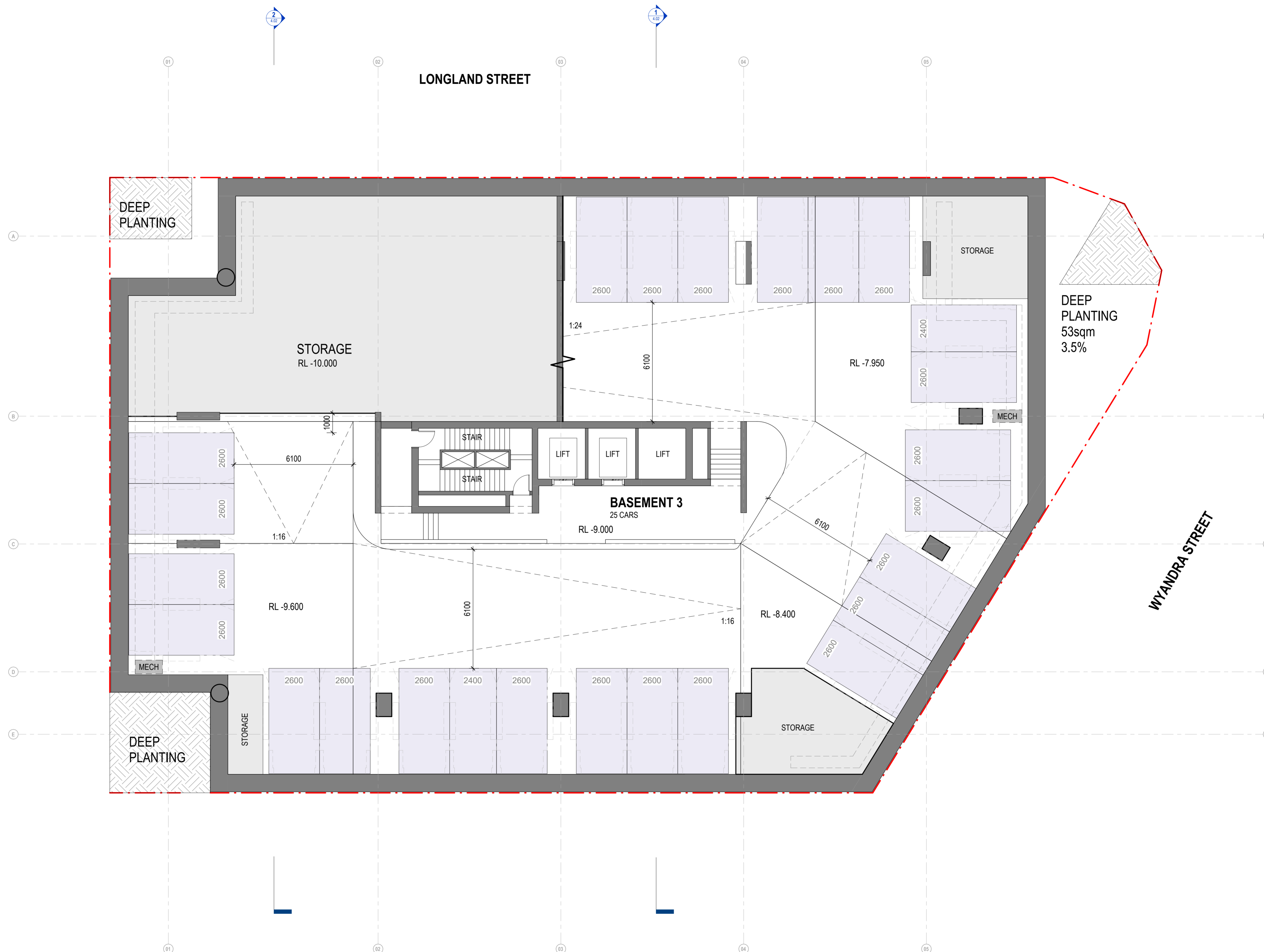
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5	Revision 5	26.06.02

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- RESIDENTIAL



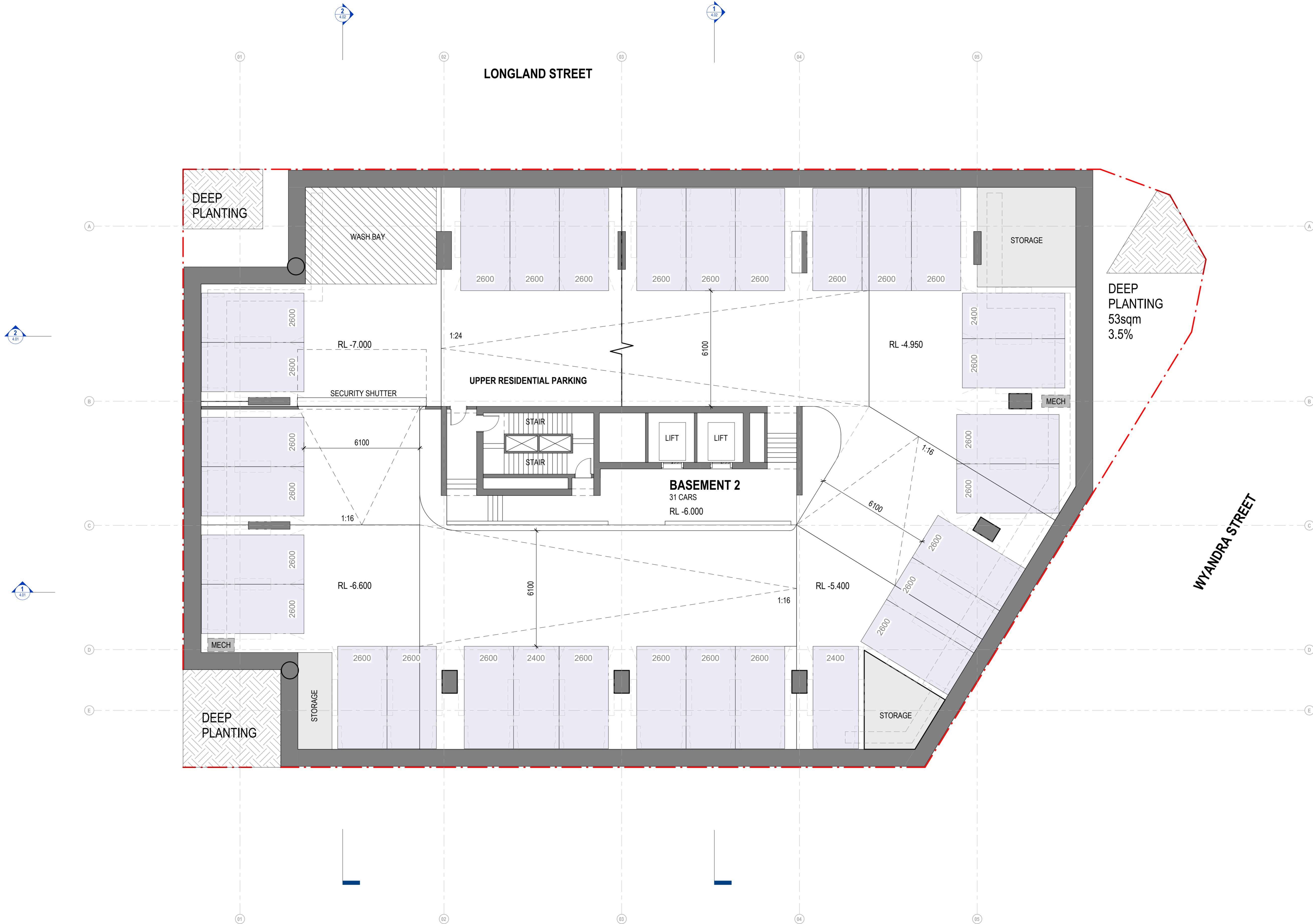
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- RESIDENTIAL



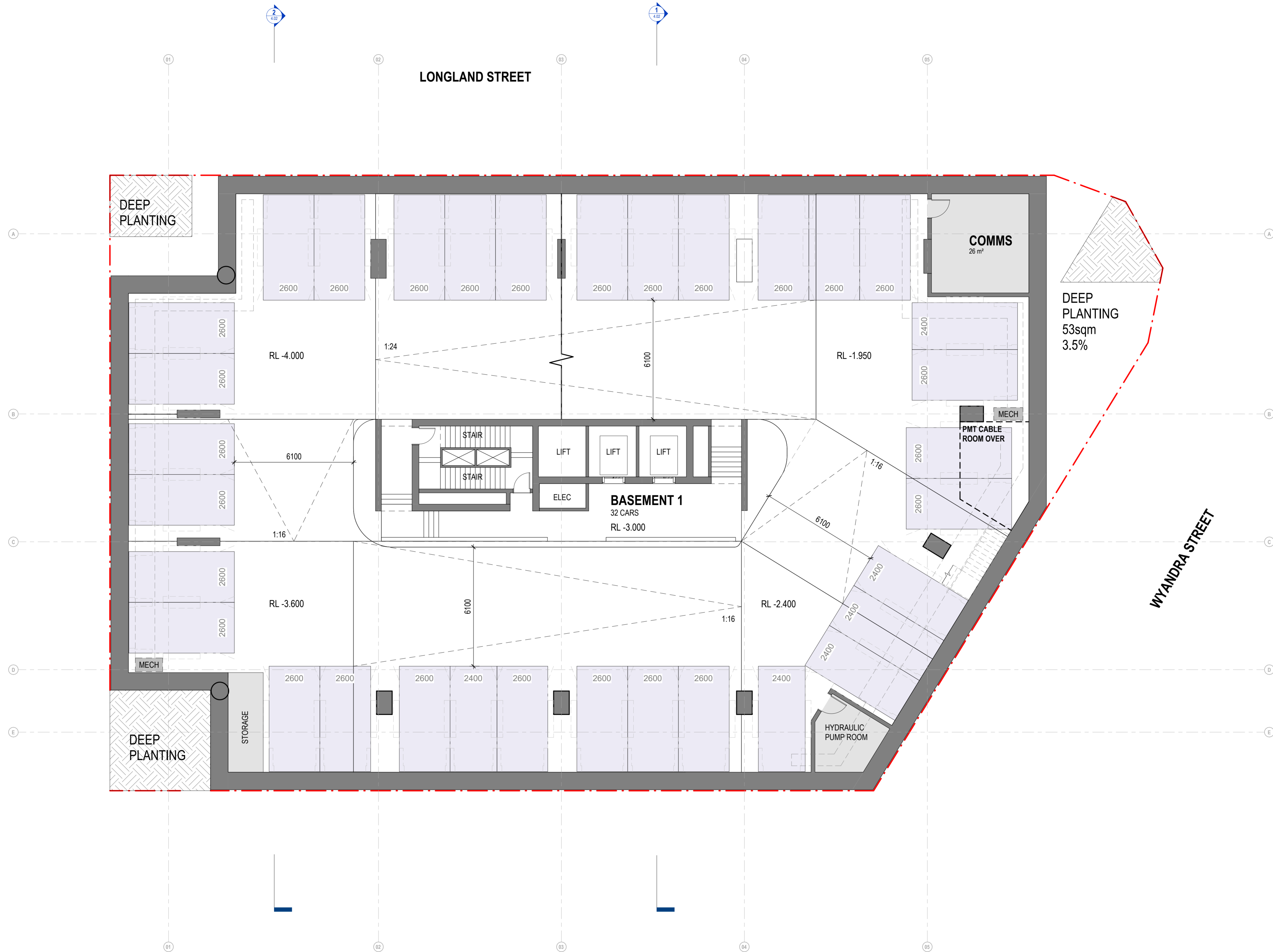
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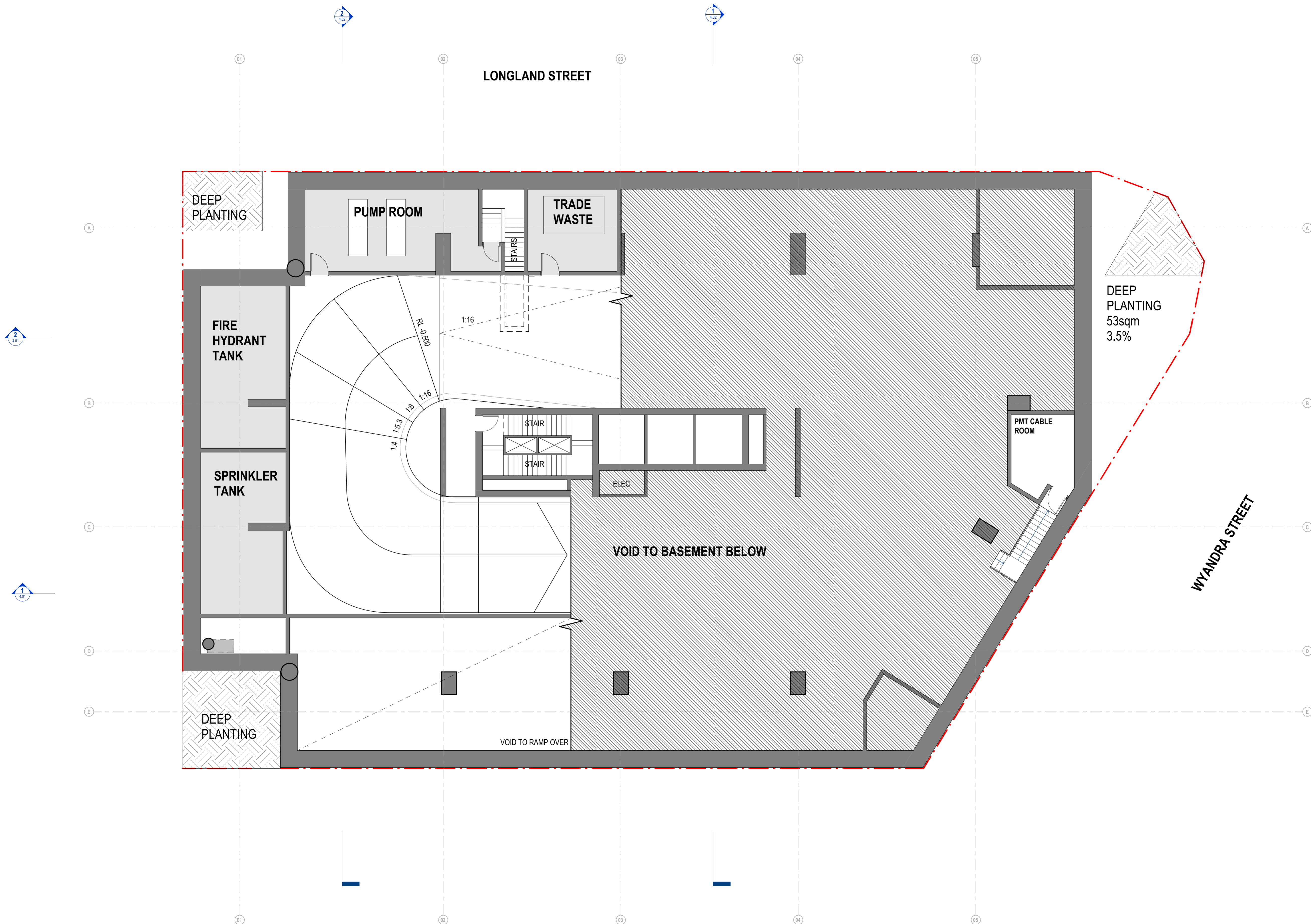
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- VISITOR
- RESIDENTIAL



1 BASEMENT 01
4.01 1:100

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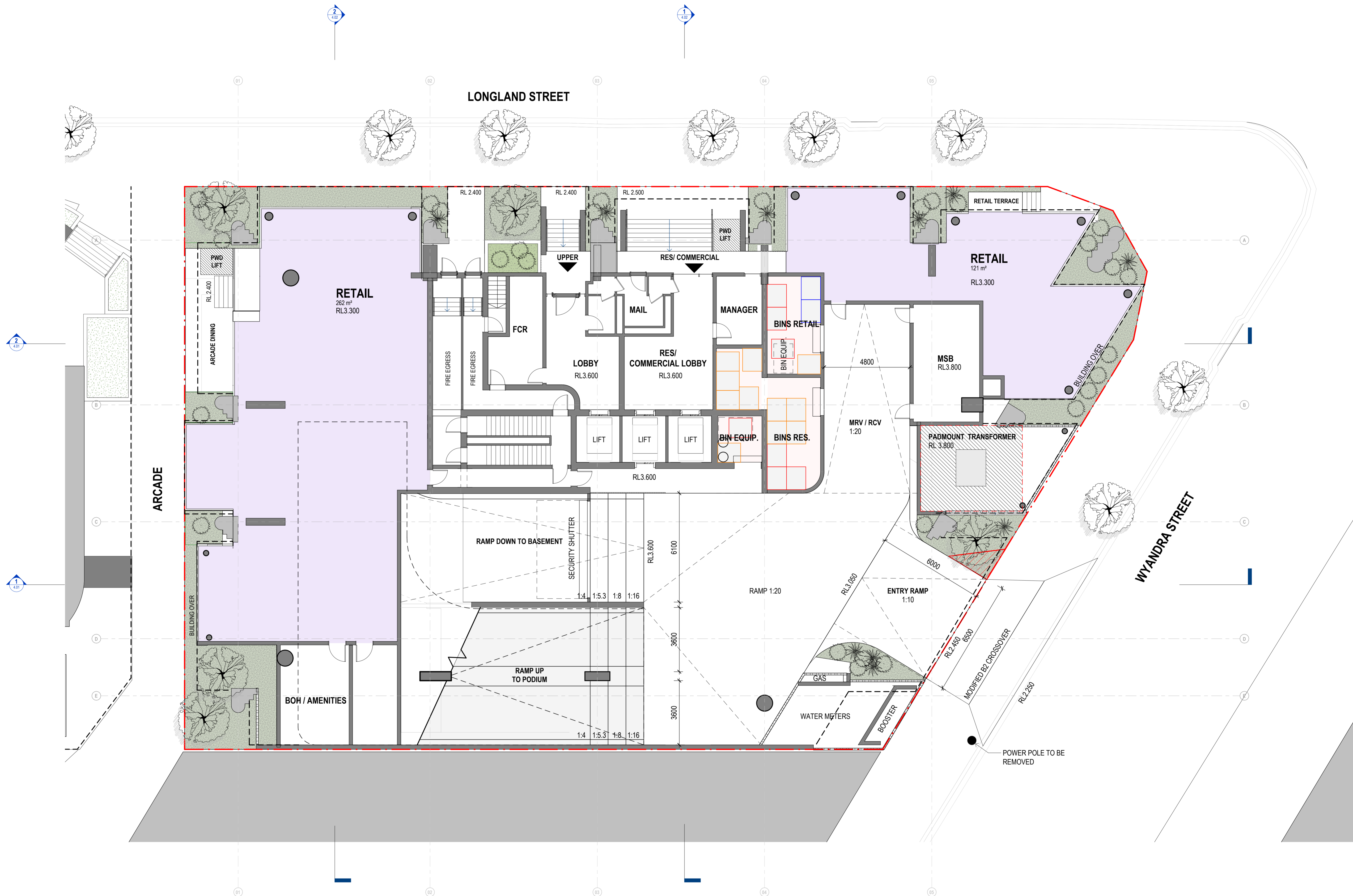
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1 BASEMENT ENTRY
4.01 1:100

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1 LEVEL 01 - GROUND
3.01 1:100

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1 LEVEL 02 - P1
3.01 1:100

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NEWSTEAD, BRISBANE

SCALE: As indicated [A1]
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1 LEVEL 03 - P2
3.01 1:100

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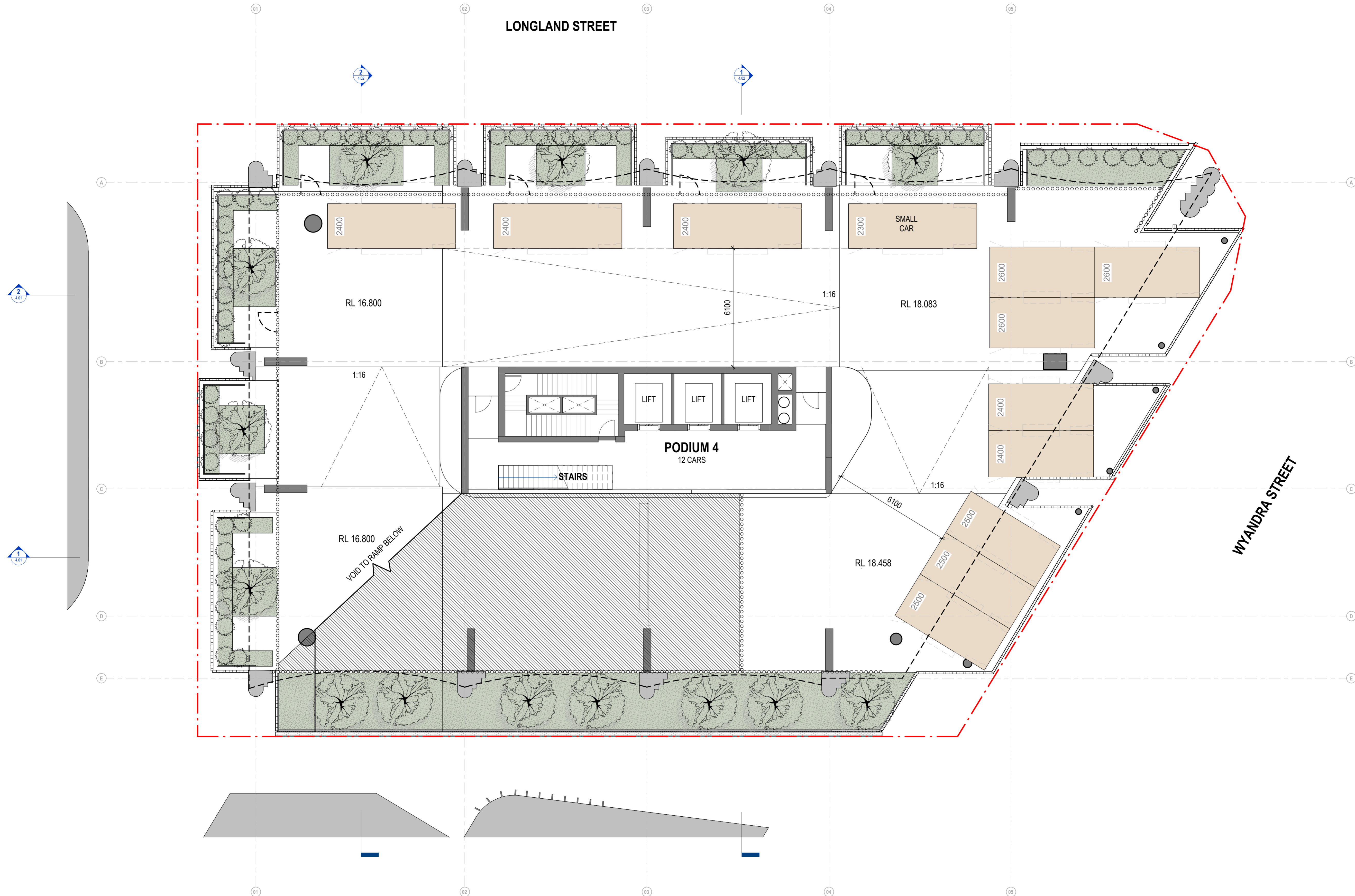
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- RESIDENTIAL



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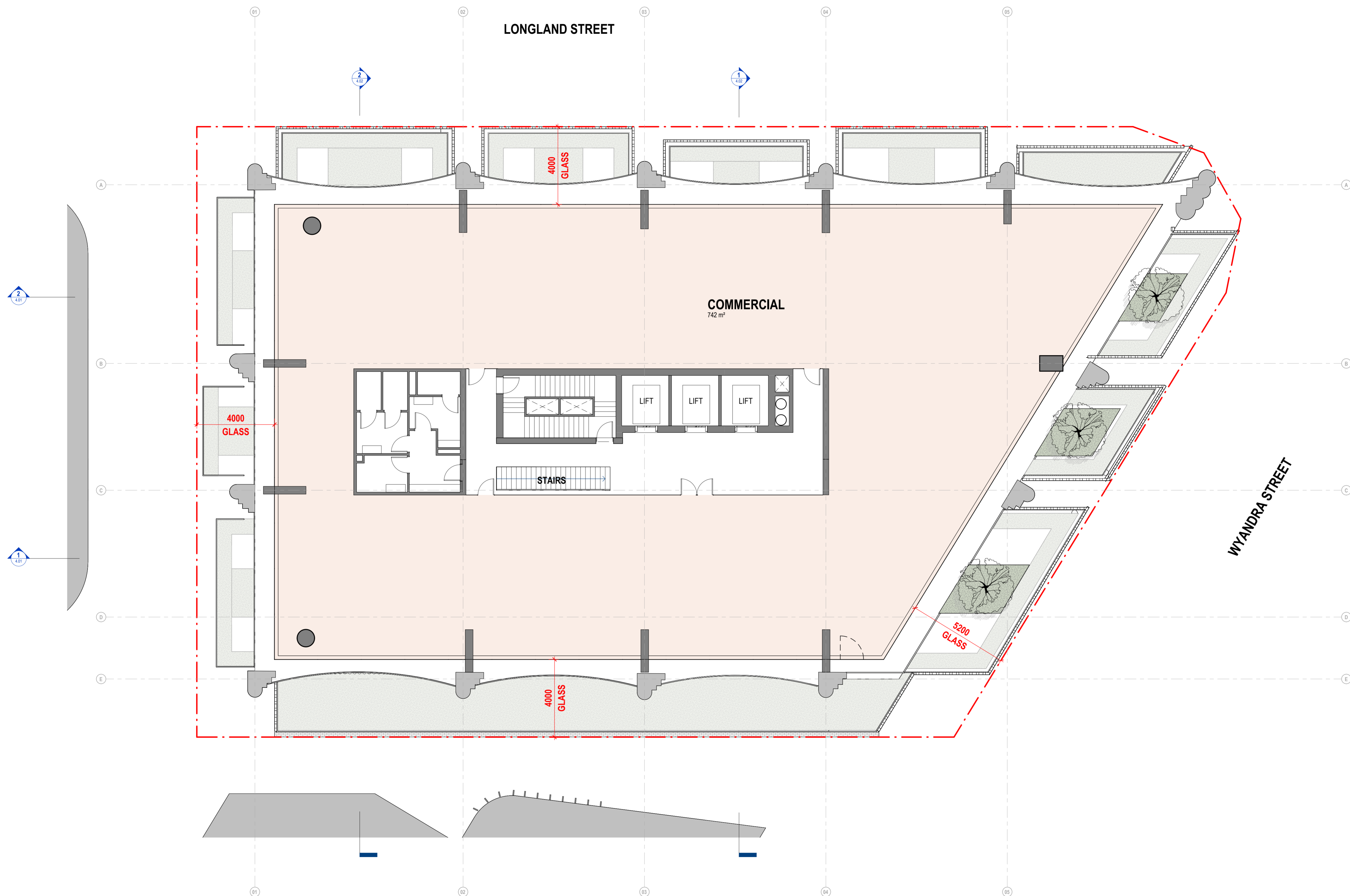
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1 LEVEL 06 - COMMERCIAL
3.01 1:100

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NEWSTEAD, BRISBANE

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1
3.01 LEVEL 07-12 - TYPICAL RESIDENTIAL LOWER
1:100

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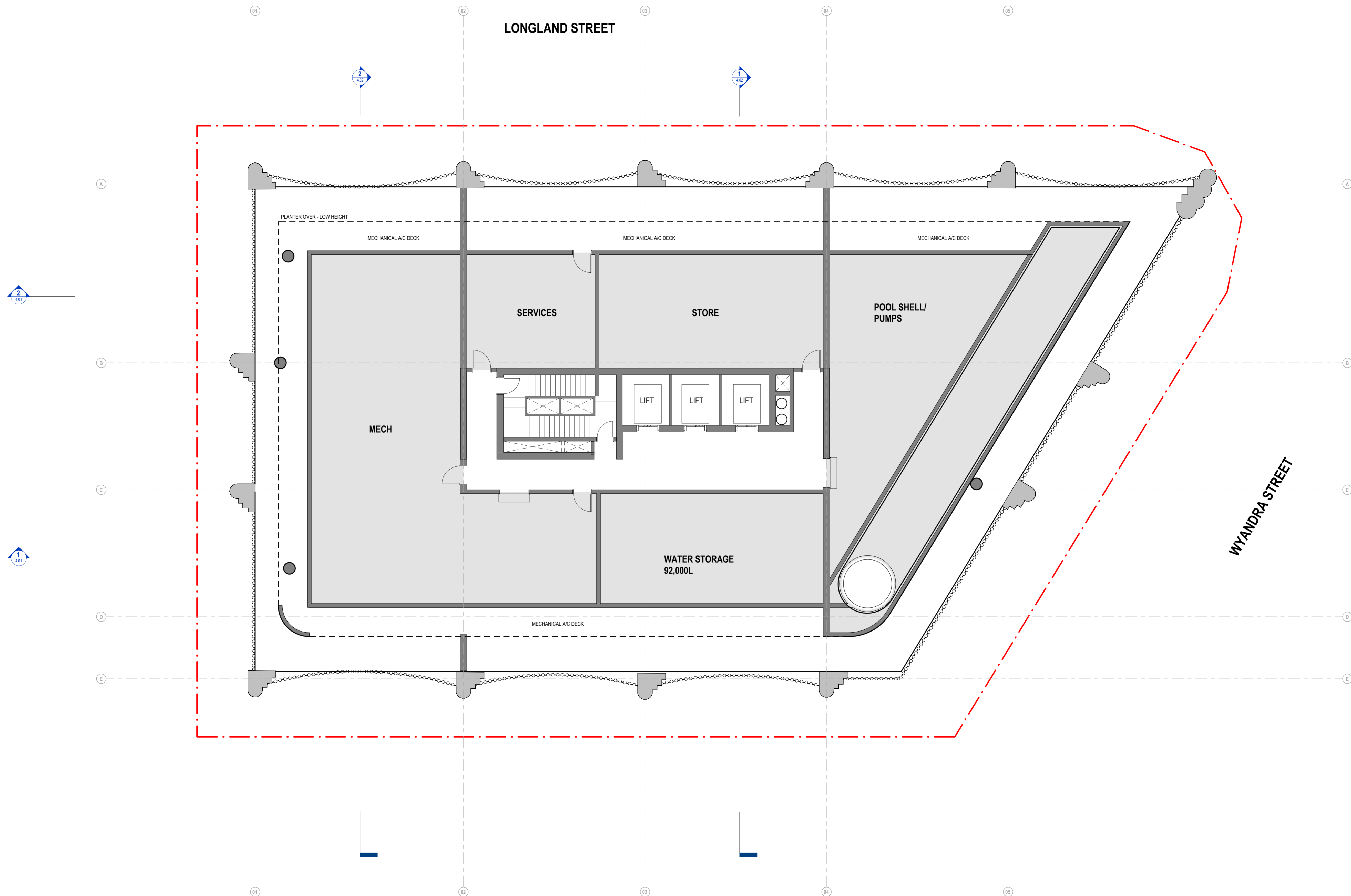
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1 LEVEL 13-18 TYPICAL RESIDENTIAL MIDDLE
3.01 1:100

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1 LEVEL 19 - SERVICES
3.01 1:100

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1 LEVEL 20 - RESIDENTIAL REC
3.01 1:100

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1 LEVEL 21-25 - TYPICAL RESIDENTIAL UPPER
3.01 1:100

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1 LEVEL 26 - SERVICES
3.01 1:100

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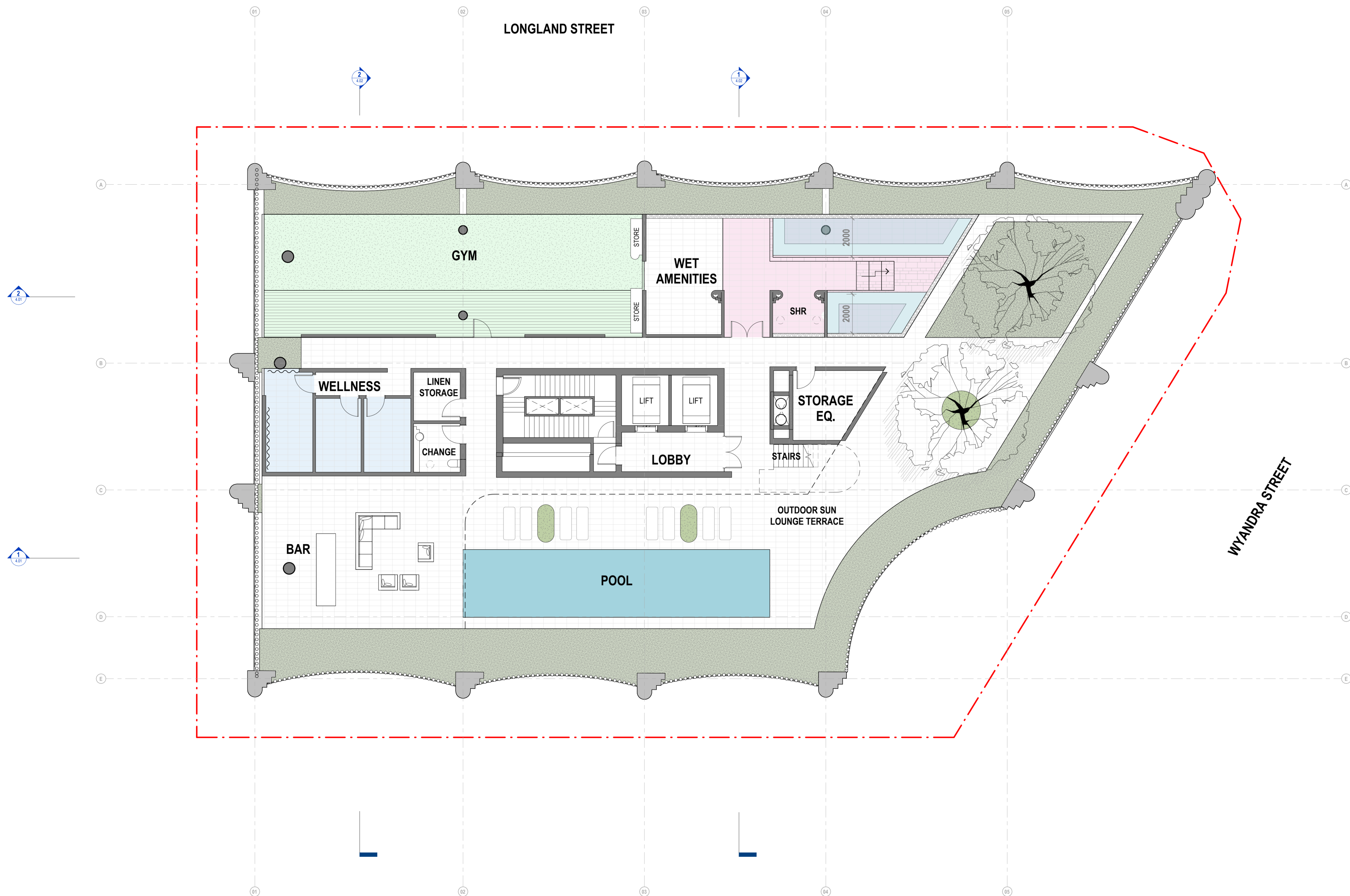
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2 LEVEL 27 - REC LOWER
3.01 1:100

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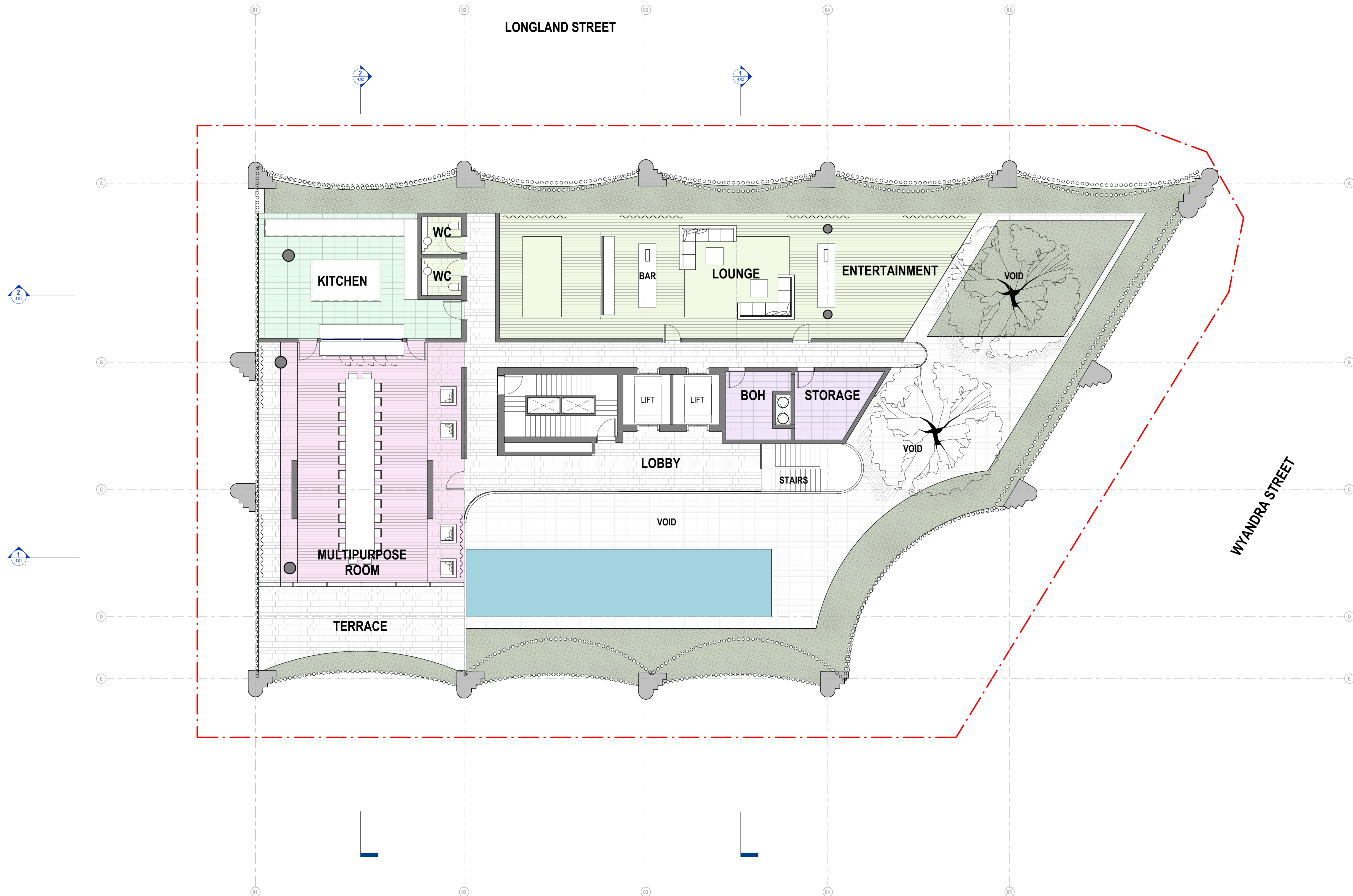
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NEWSTEAD, BRISBANE

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2 LEVEL 28 - REC UPPER
3.01 1:100

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NEWSTEAD, BRISBANE

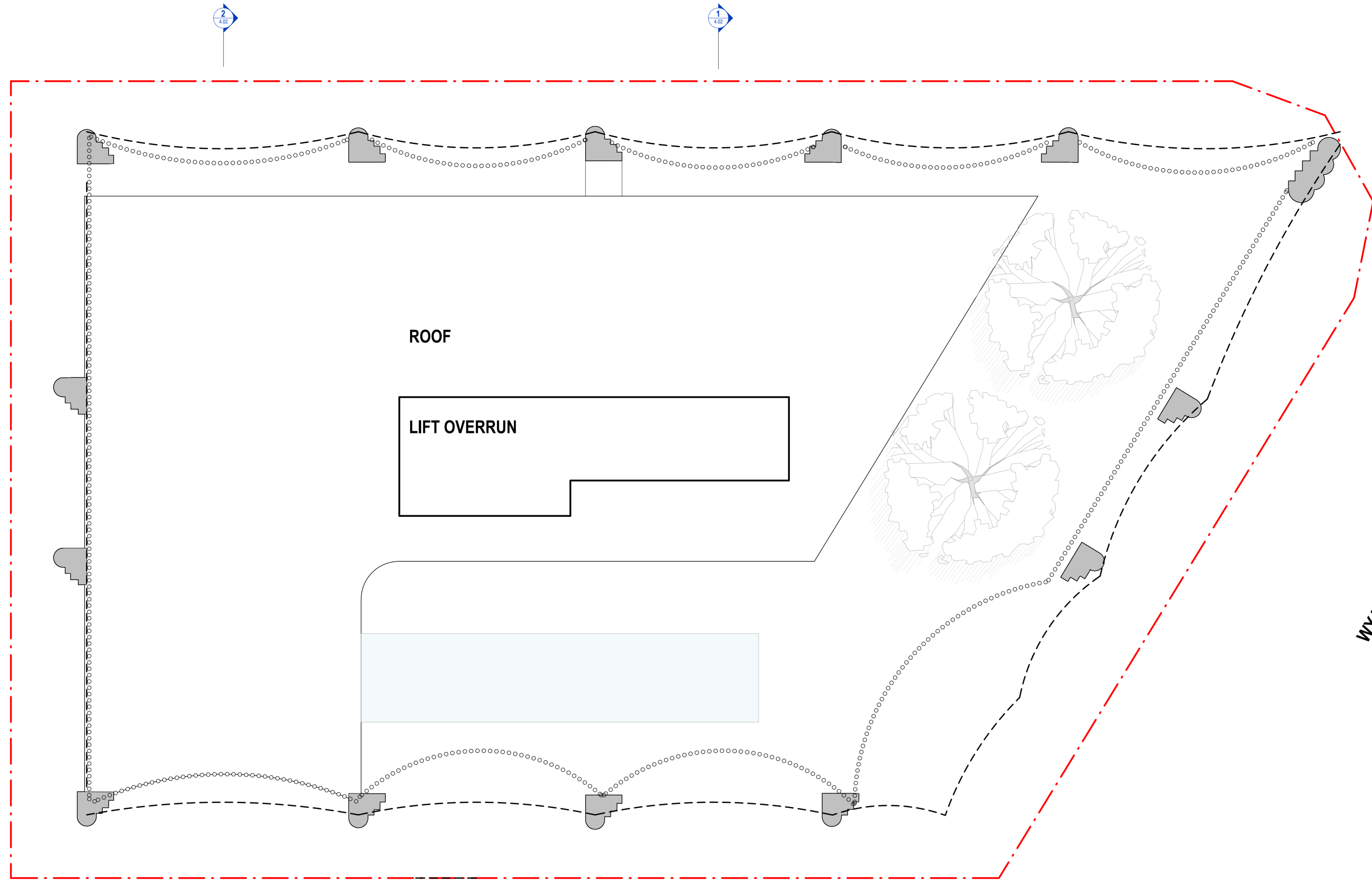
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LONGLAND STREET

WYANDRA STREET



ROOF

LIFT OVERRUN

1 LEVEL 29 - ROOF
3.01 1:100

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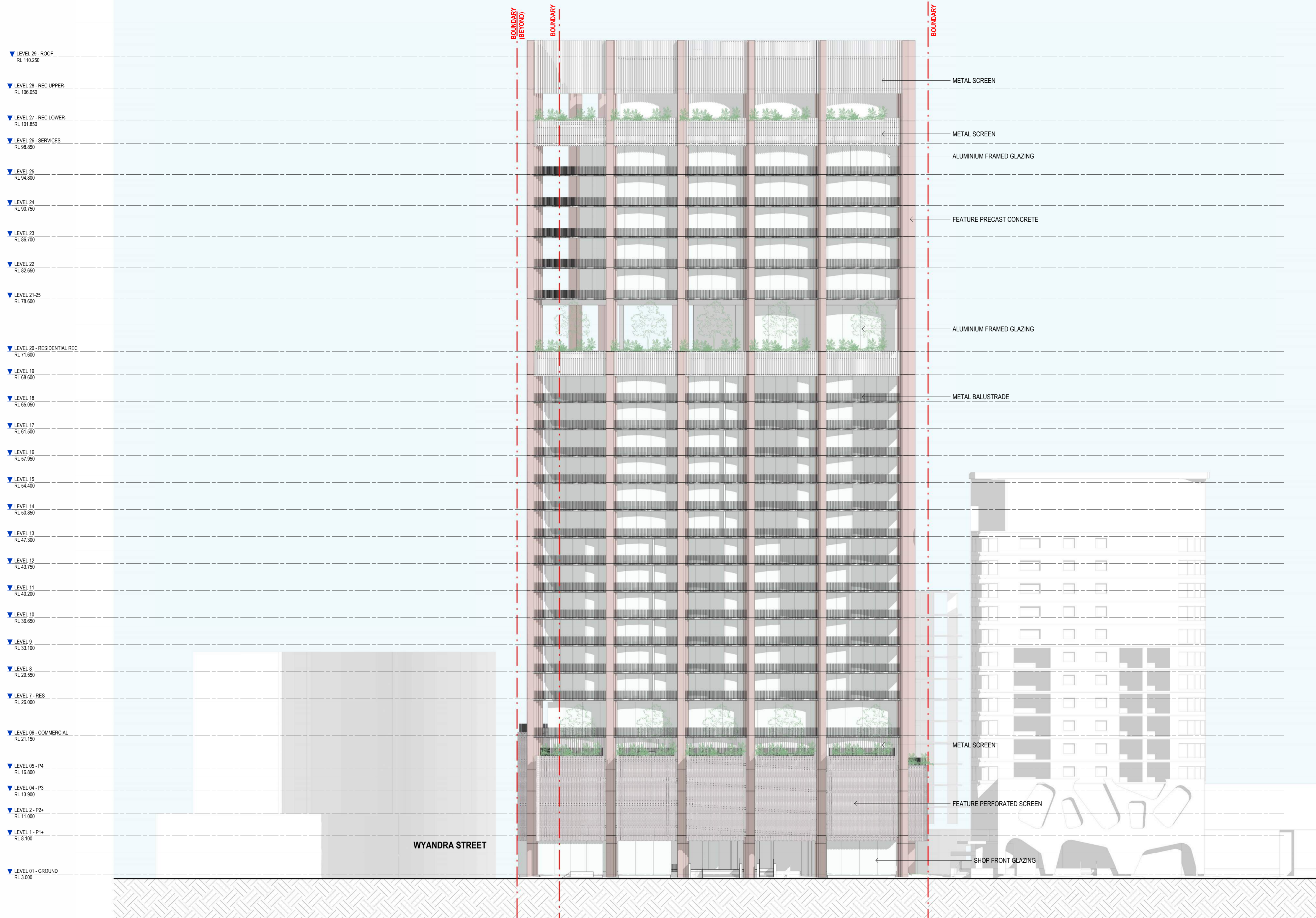
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 9 LONGLAND STREET
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- ▼ LEVEL 29 - ROOF
RL 110.250
- ▼ LEVEL 28 - REC UPPER
RL 106.050
- ▼ LEVEL 27 - REC LOWER
RL 101.850
- ▼ LEVEL 26 - SERVICES
RL 98.850
- ▼ LEVEL 25
RL 94.800
- ▼ LEVEL 24
RL 90.750
- ▼ LEVEL 23
RL 86.700
- ▼ LEVEL 22
RL 82.650
- ▼ LEVEL 21-25
RL 78.600
- ▼ LEVEL 20 - RESIDENTIAL REC
RL 71.600
- ▼ LEVEL 19
RL 68.600
- ▼ LEVEL 18
RL 65.050
- ▼ LEVEL 17
RL 61.500
- ▼ LEVEL 16
RL 57.950
- ▼ LEVEL 15
RL 54.400
- ▼ LEVEL 14
RL 50.850
- ▼ LEVEL 13
RL 47.300
- ▼ LEVEL 12
RL 43.750
- ▼ LEVEL 11
RL 40.200
- ▼ LEVEL 10
RL 36.650
- ▼ LEVEL 9
RL 33.100
- ▼ LEVEL 8
RL 29.550
- ▼ LEVEL 7 - RES
RL 26.000
- ▼ LEVEL 06 - COMMERCIAL
RL 21.150
- ▼ LEVEL 05 - P4
RL 16.800
- ▼ LEVEL 04 - P3
RL 13.900
- ▼ LEVEL 2 - P2+
RL 11.000
- ▼ LEVEL 1 - P1+
RL 8.100
- ▼ LEVEL 01 - GROUND
RL 3.000

- METAL SCREEN
- METAL SCREEN
- ALUMINIUM FRAMED GLAZING
- FEATURE PRECAST CONCRETE
- ALUMINIUM FRAMED GLAZING
- METAL BALUSTRADE
- METAL SCREEN
- FEATURE PERFORATED SCREEN
- SHOP FRONT GLAZING

1 LONGLAND ST (NORTH)
1:250

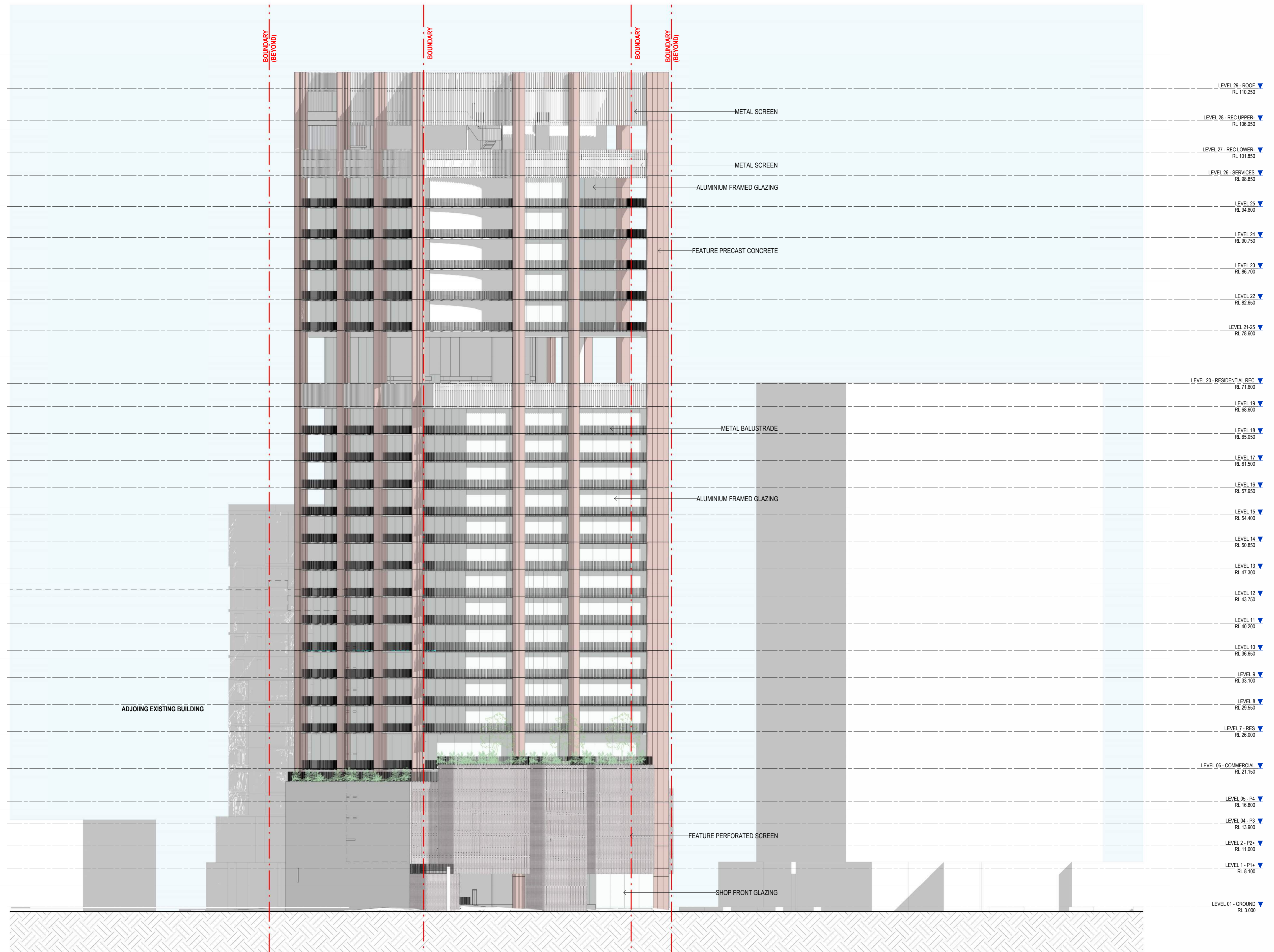
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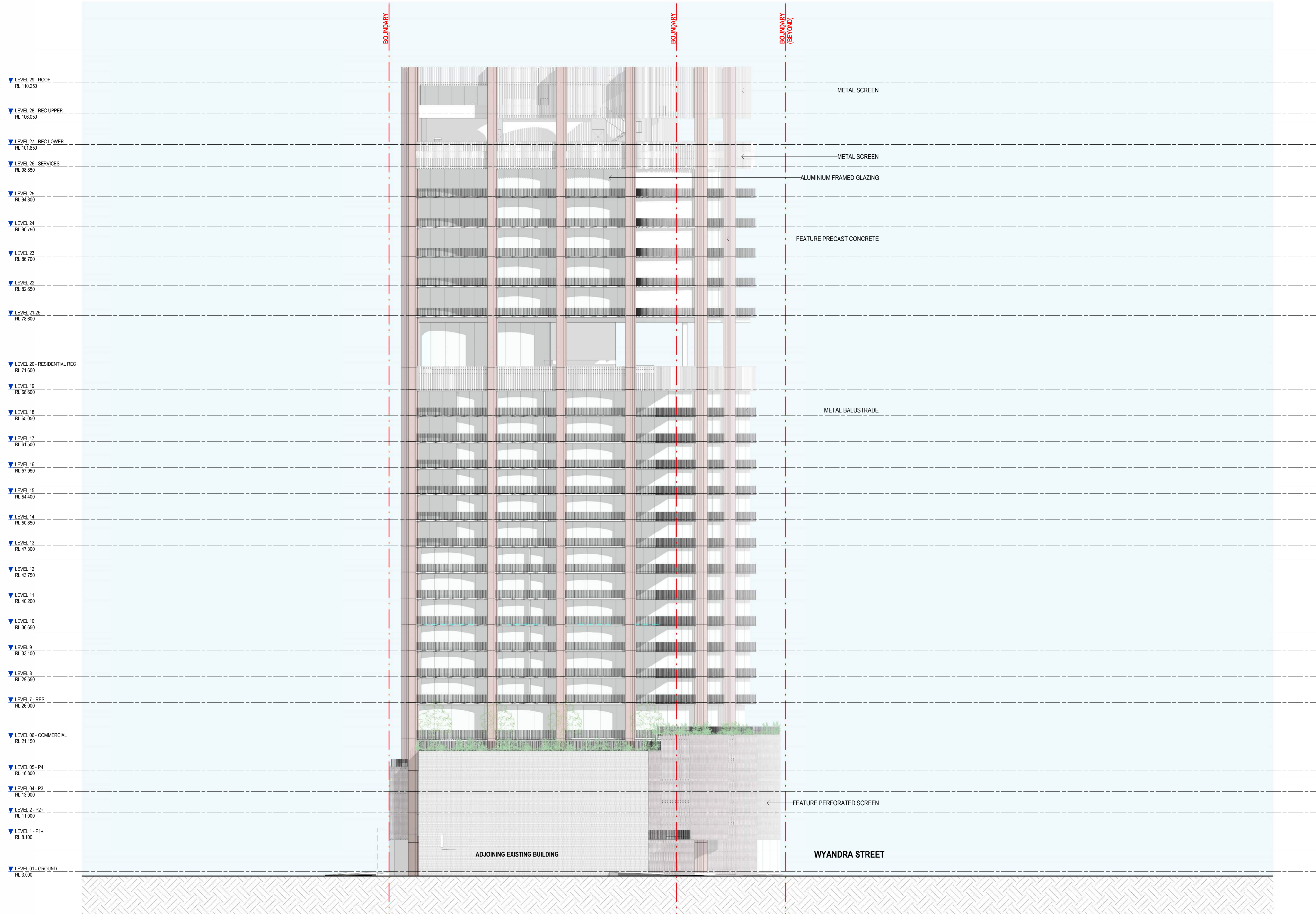
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1 WYANDRA STREET (EAST)
1:250

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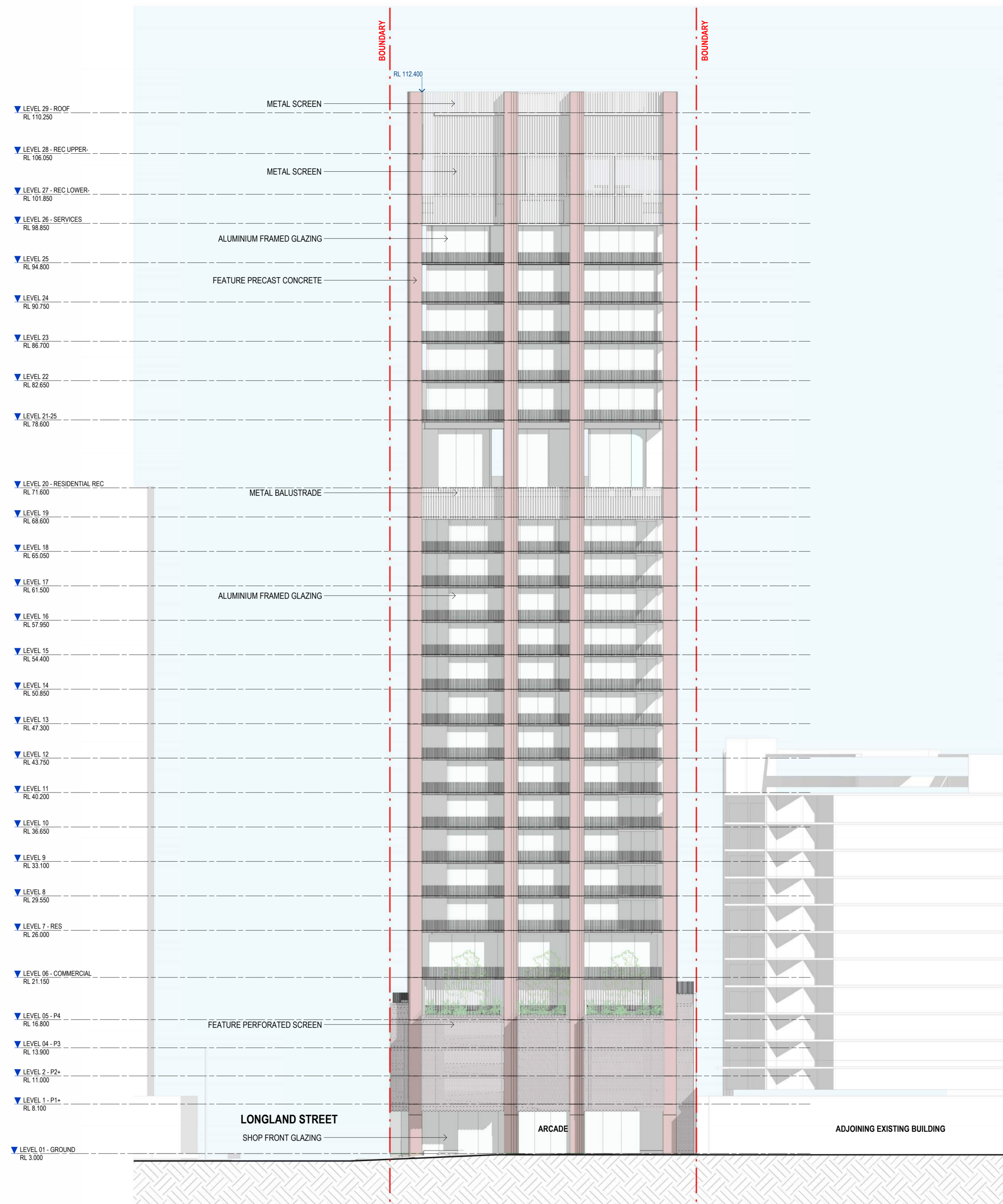
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1 SOUTH ELEVATION
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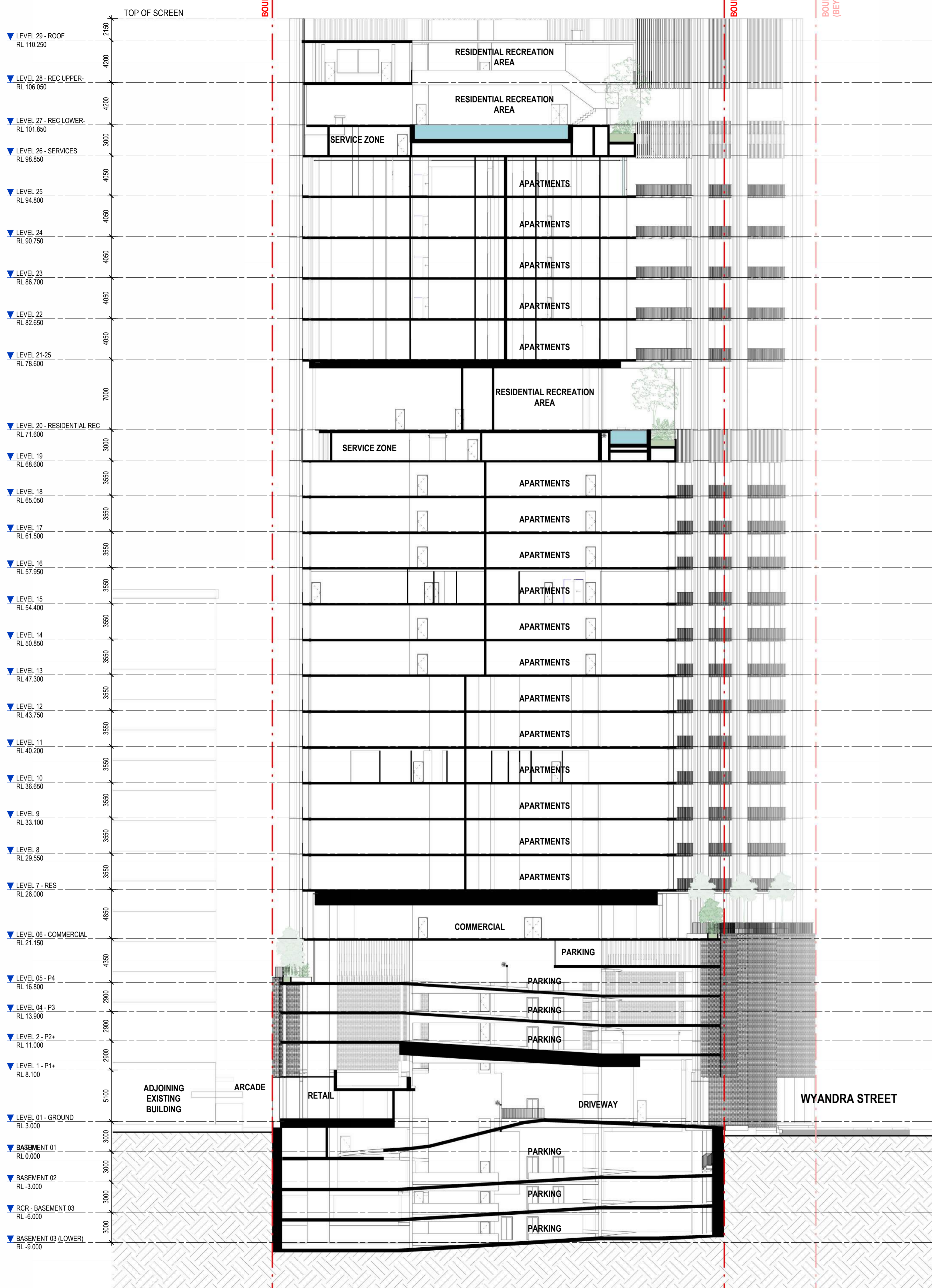
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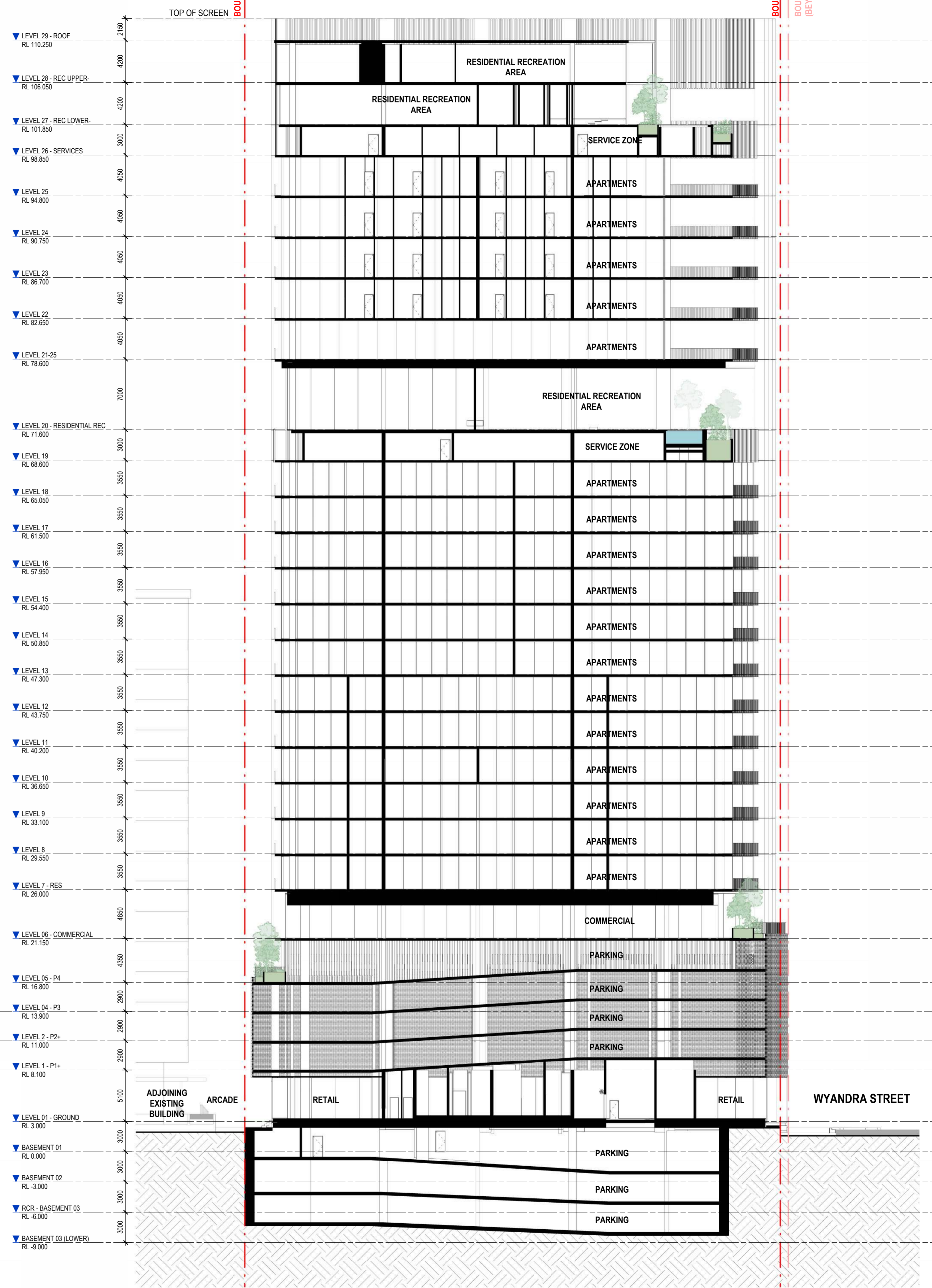
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5	Revision 5	26/06/26



1 LONG SECTION
2.00 1 : 250



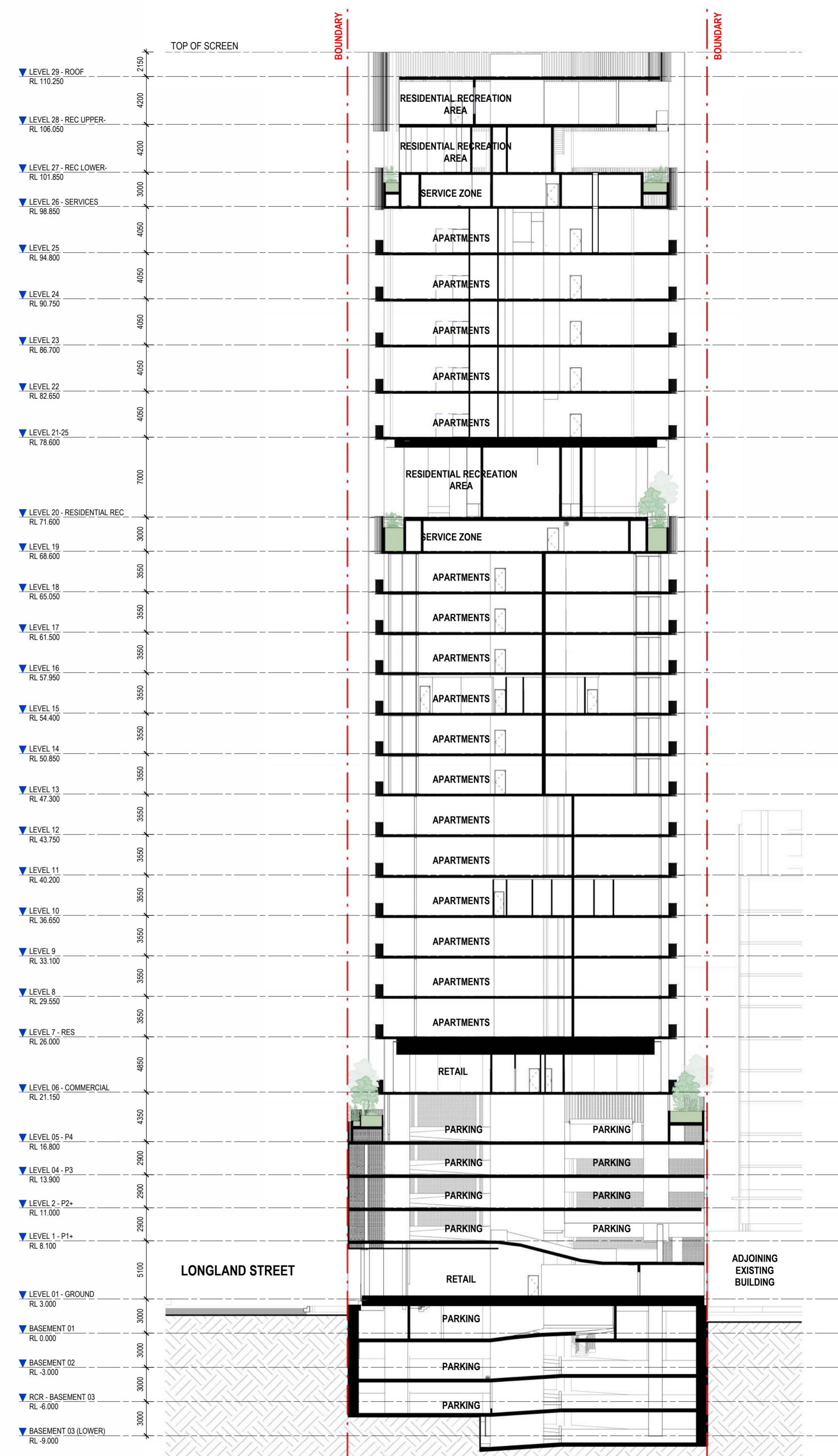
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6	DA ISSUE	11.06.26
5	Revise 5	26.06.02

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1 CROSS SECTION
2.00 1:250



2 CROSS SECTION
2.00 1:250

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1 SHADOWS WINTER SOLSTICE 9AM
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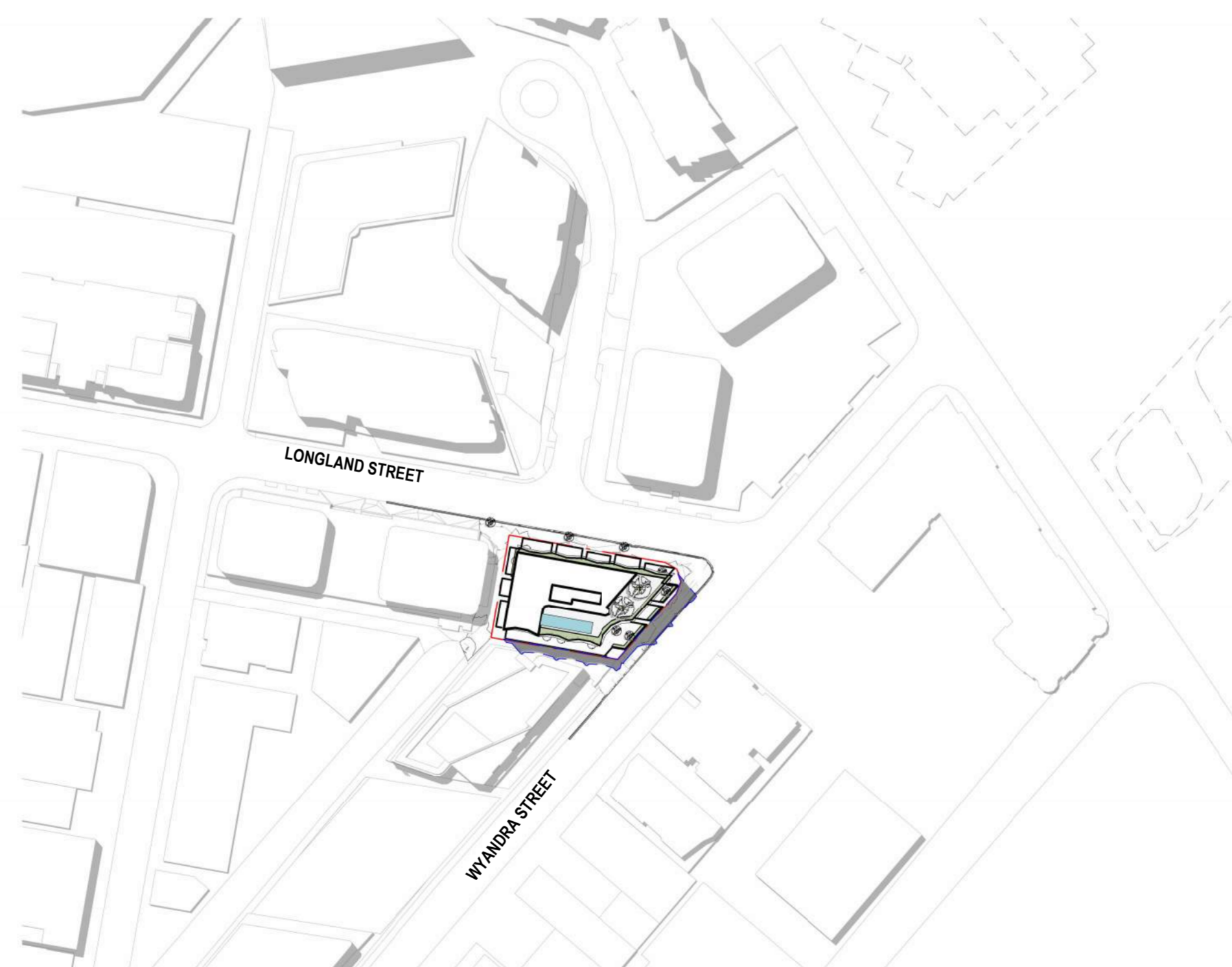
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1: 1500



3 SHADOWS WINTER SOLSTICE 3PM
1: 1500



4 SHADOWS SUMMER SOLSTICE 9AM
1: 1500



5 SHADOWS SUMMER SOLSTICE 12PM
1: 1500



6 SHADOWS SUMMER SOLSTICE 3PM
1: 1500

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1 SHADOWS AUTUMN EQUINOX 9AM
1: 1500



2 SHADOWS AUTUMN EQUINOX 12PM
1: 1500



3 SHADOWS AUTUMN EQUINOX 3PM
1: 1500



4 SHADOWS SPRING EQUINOX 9AM
1: 1500



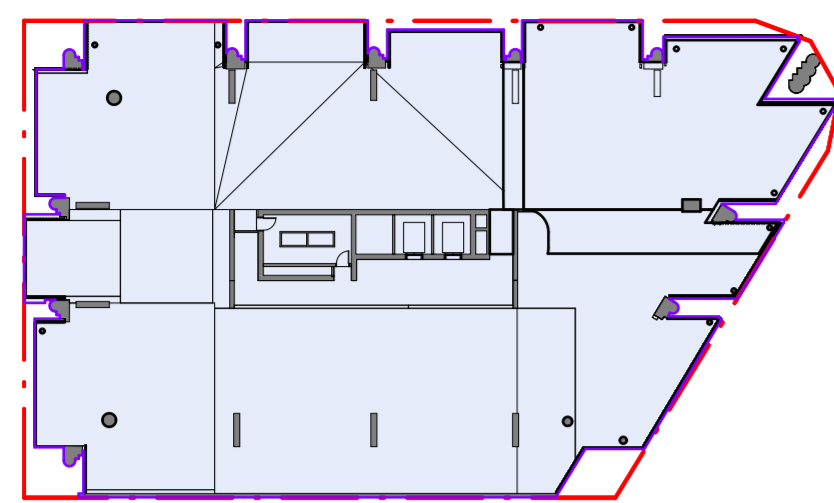
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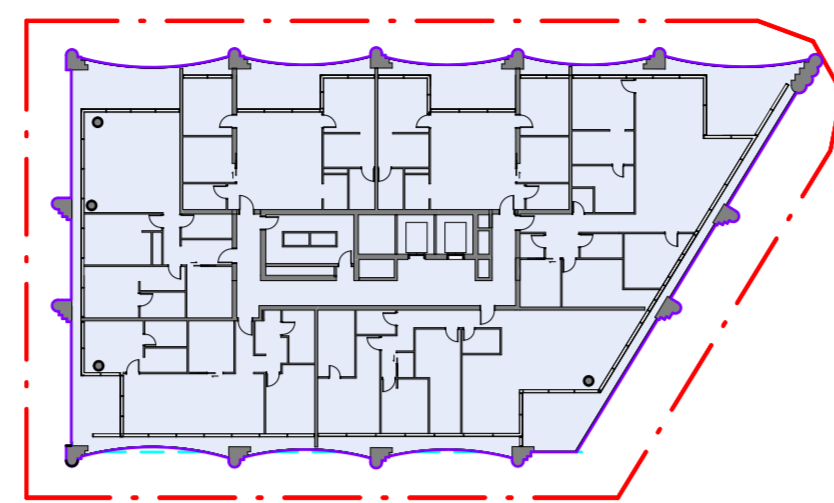
6 SHADOWS SPRING EQUINOX 3PM
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REV	DESCRIPTION	DATE
7	DA ISSUE	11.06.26
6	DA ISSUE	11.06.26
5	Revision 5	26.06.02

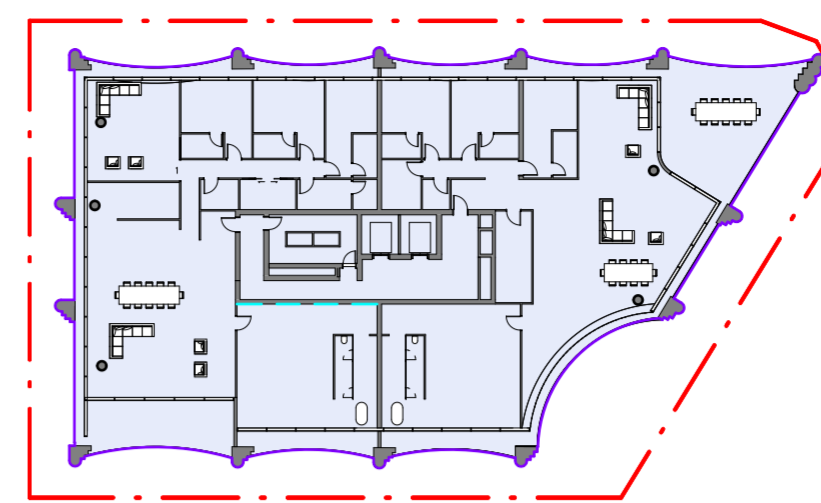
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1 **PODIUM - SITE COVER**
1:500



2 **TOWER LEVELS 7-20 - SITE COVER**
1:500



3 **TOWER LEVELS 21-28 - SITE COVER**
1:500

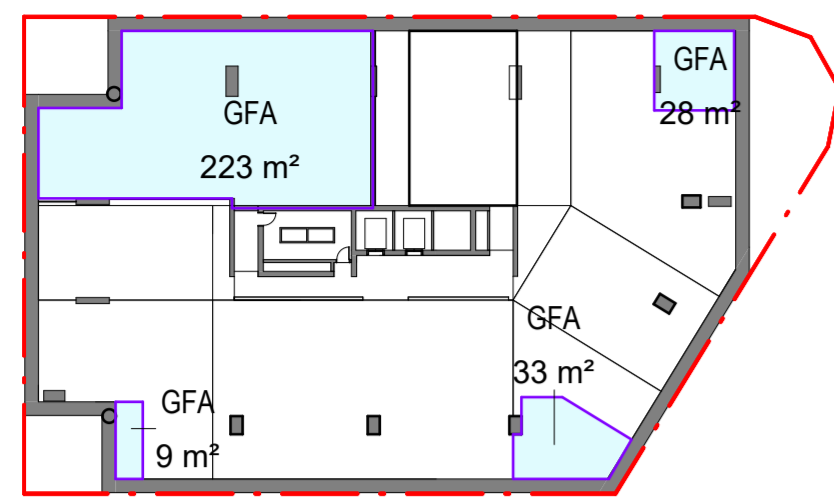
SITE COVER		
Level	Name	Area
LEVEL 10	SITE COVER	1076 m ²
LEVEL 2 - P2+	SITE COVER	1407 m ²
LEVEL 21-25	SITE COVER	1043 m ²

SITE COVER PERCENTAGE		
Level	Area	Site Cover Percentage
LEVEL 2 - P2+	1407 m ²	93.1%
LEVEL 10	1076 m ²	71.2%
LEVEL 21-25	1043 m ²	69.0%

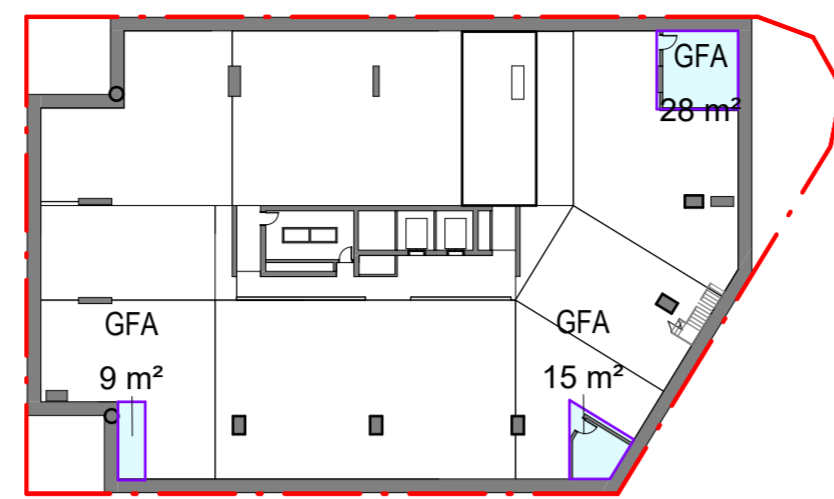
 SITE COVER

REV	DESCRIPTION	DATE
7	DA ISSUE	11.06.26
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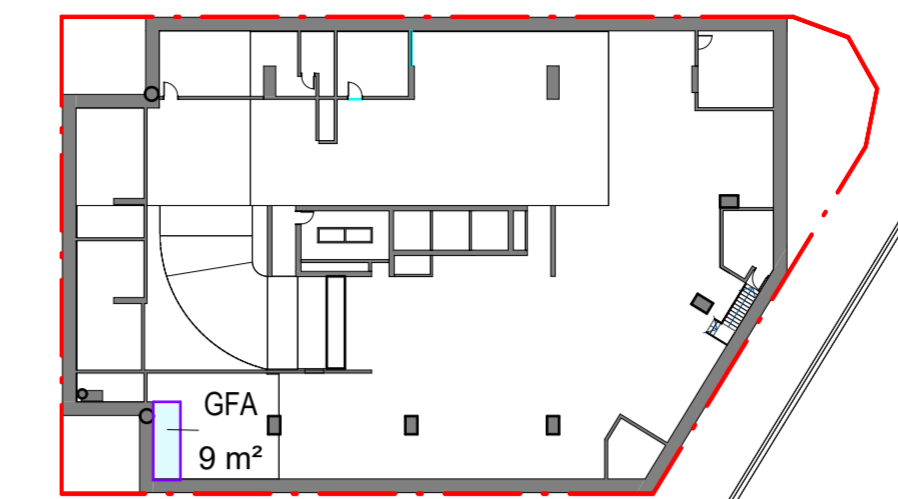
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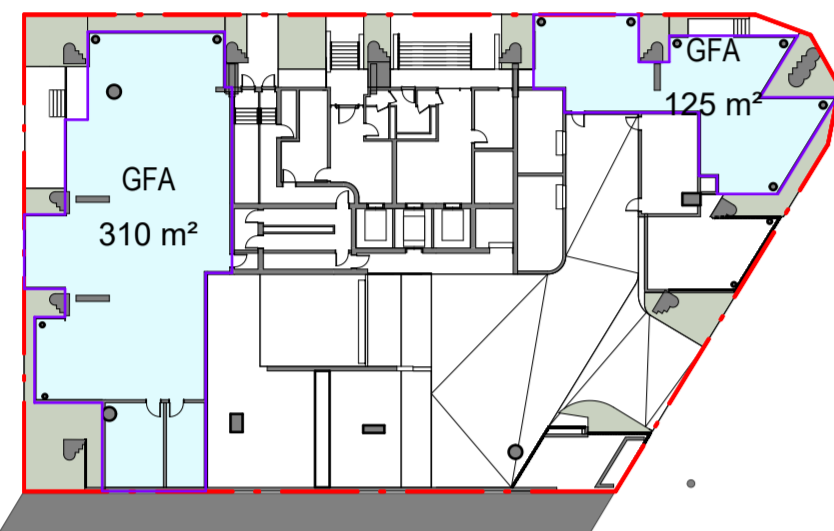
1 AREA PLAN (GFA) BASEMENT 03
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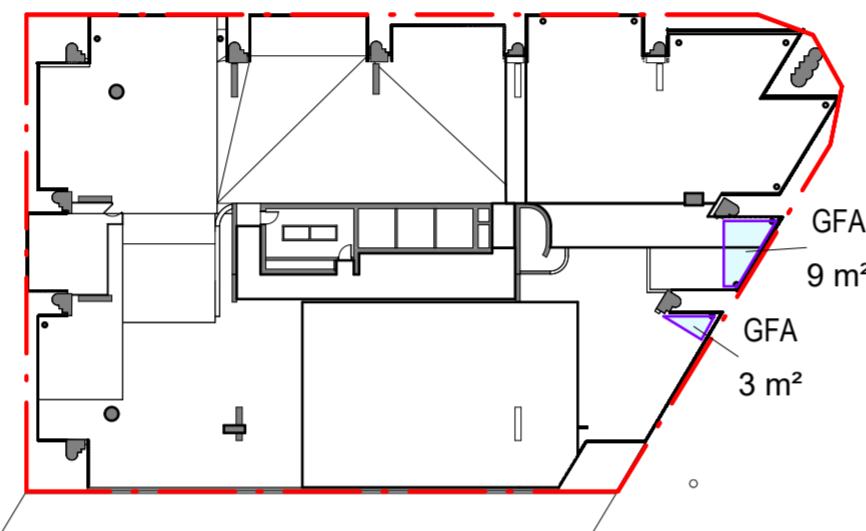
2 AREA PLAN (GFA) BASEMENT 02
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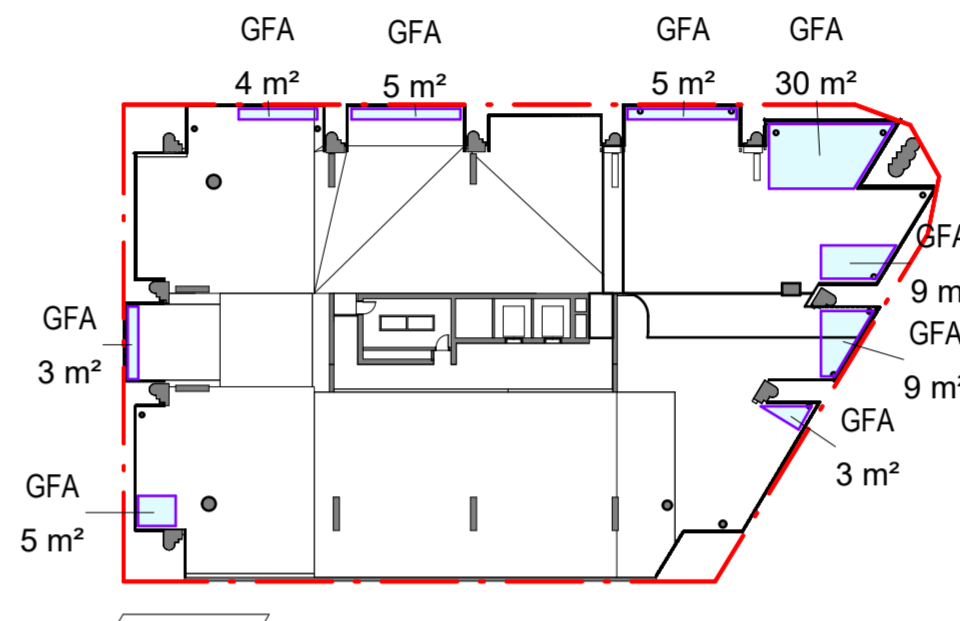
3 AREA PLAN (GFA) BASEMENT 01
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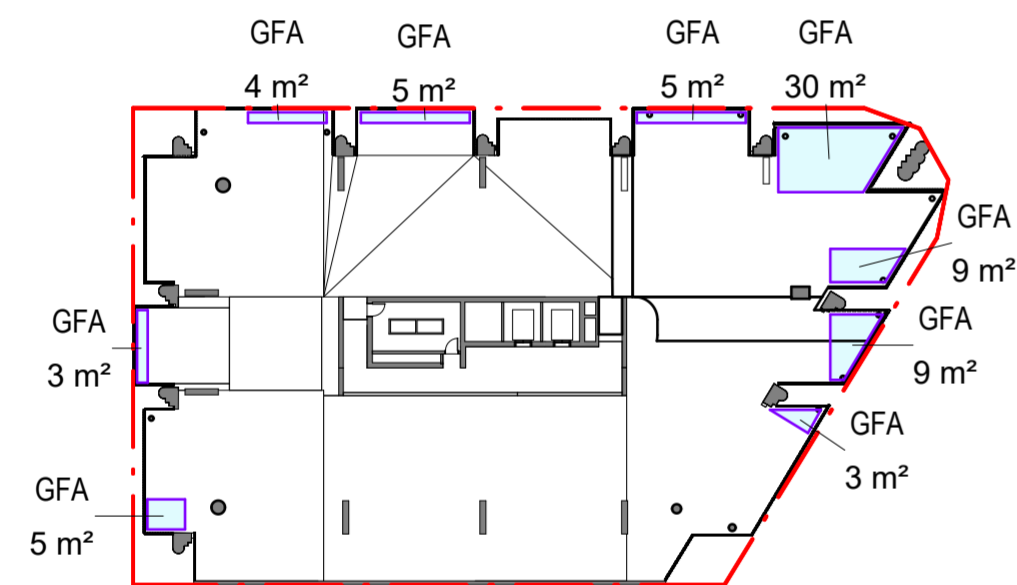
4 AREA PLAN (GFA) GROUND FLOOR
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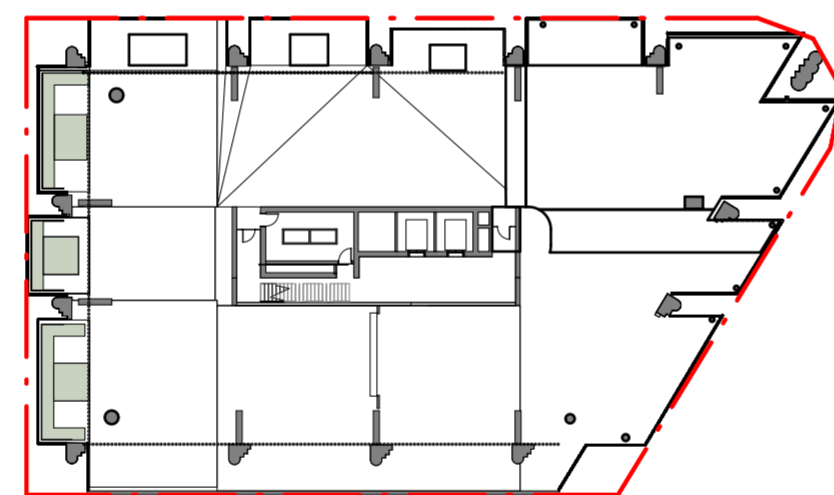
5 AREA PLAN (GFA) PODIUM 01
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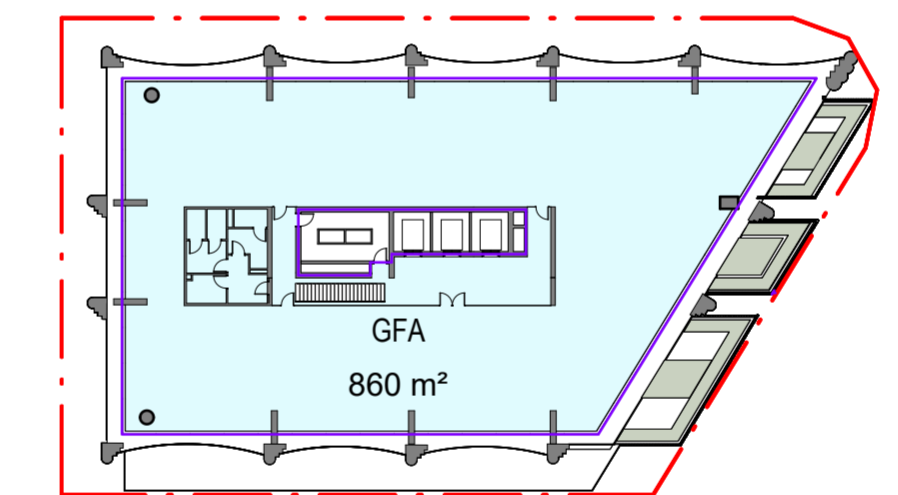
6 AREA PLAN (GFA) PODIUM 02
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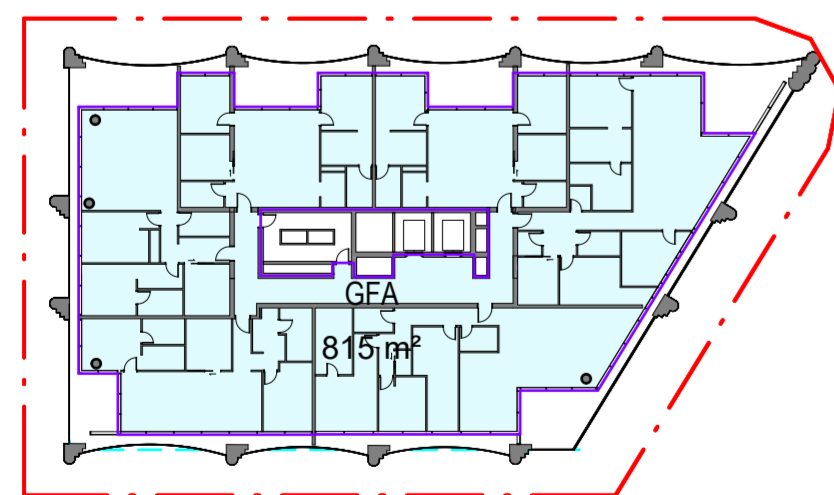
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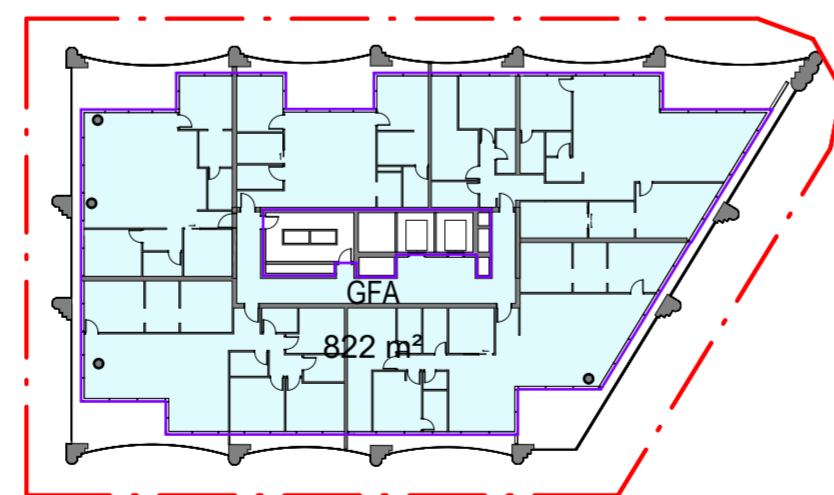
8 AREA PLAN (GFA) PODIUM 04
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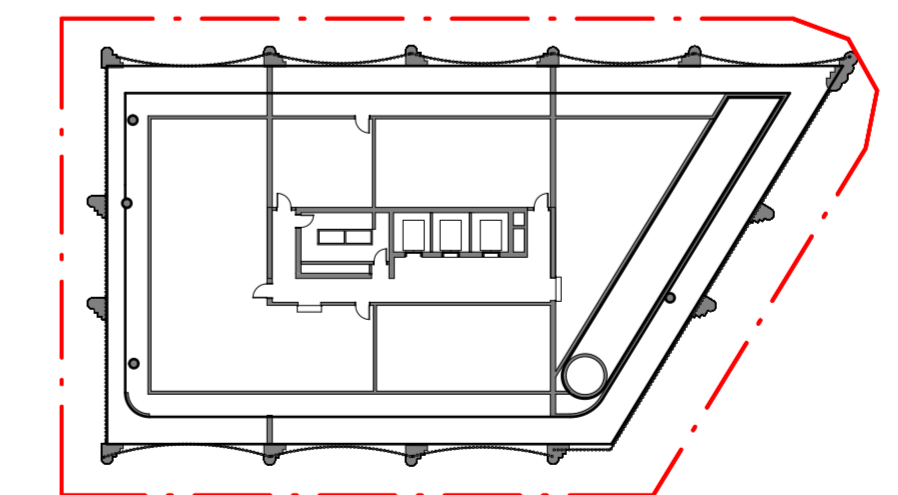
9 AREA PLAN (GFA) LEVEL 6 - COMMERCIAL
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10 AREA PLAN (GFA) LEVEL 7-12 TYPICAL LOWER RES
1:500



11 AREA PLAN (GFA) LEVEL 13-18 TYPICAL MIDDLE RES
1:500



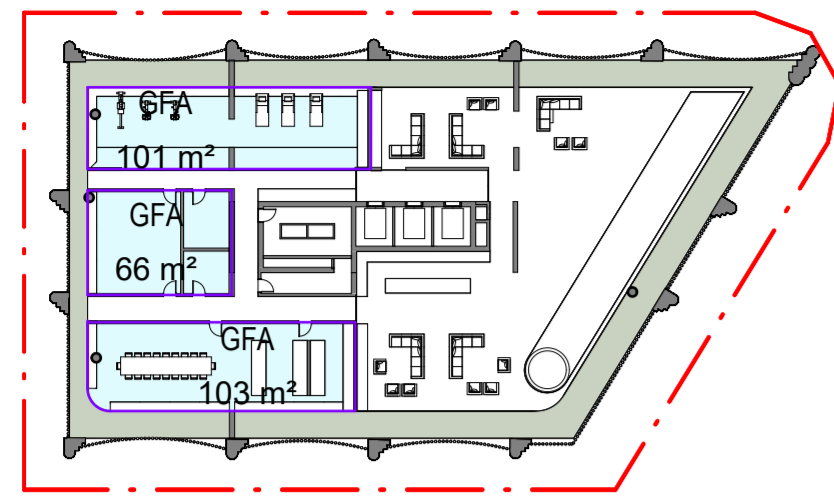
12 AREA PLAN (GFA) LEVEL 19 SERVICES
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GFA

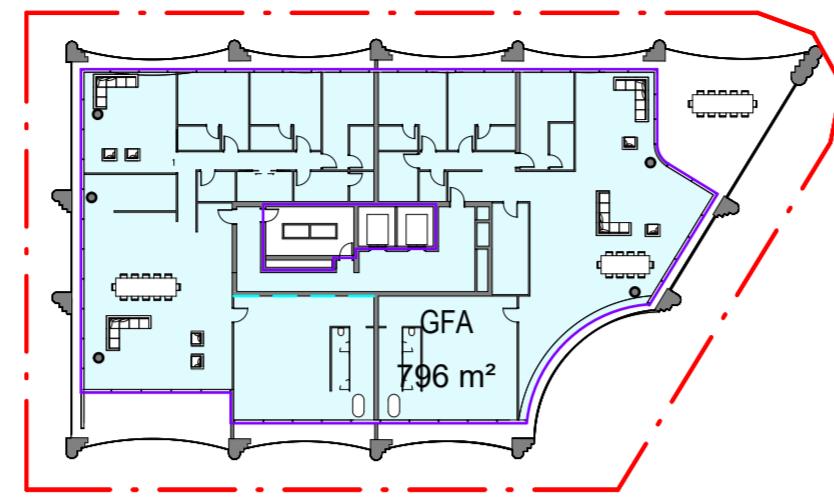
GROSS FLOOR AREA (GFA)	
Level	Area
BASEMENT 03 (LOWER)	293 m²
BASEMENT 02	52 m²
BASEMENT 01	9 m²
GROUND FLOOR	435 m²
LEVEL 1 - P1+	12 m²
LEVEL 2 - P2+	73 m²
LEVEL 04 - P3	73 m²
LEVEL 06 - COMMERCIAL	860 m²
LEVEL 7 - RES	815 m²
LEVEL 8	815 m²
LEVEL 9	815 m²
LEVEL 10	815 m²
LEVEL 11	815 m²
LEVEL 12	815 m²
LEVEL 13	822 m²
LEVEL 14	822 m²
LEVEL 15	822 m²
LEVEL 16	822 m²
LEVEL 17	822 m²
LEVEL 18	822 m²
LEVEL 20 - RESIDENTIAL REC	271 m²
LEVEL 21-25	796 m²
LEVEL 22	796 m²
LEVEL 23	796 m²
LEVEL 24	796 m²
LEVEL 25	796 m²
LEVEL 27 - REC LOWER-	290 m²
LEVEL 28 - REC UPPER-	355 m²
Grand total	16524 m²

REV	DESCRIPTION	DATE
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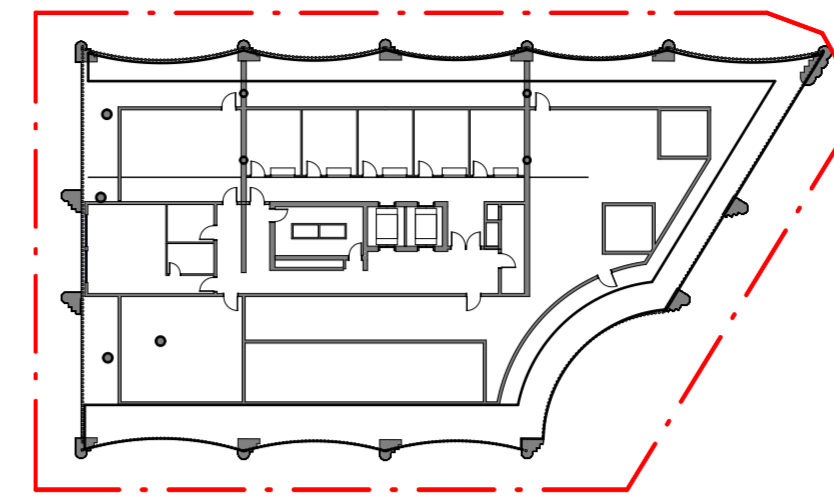
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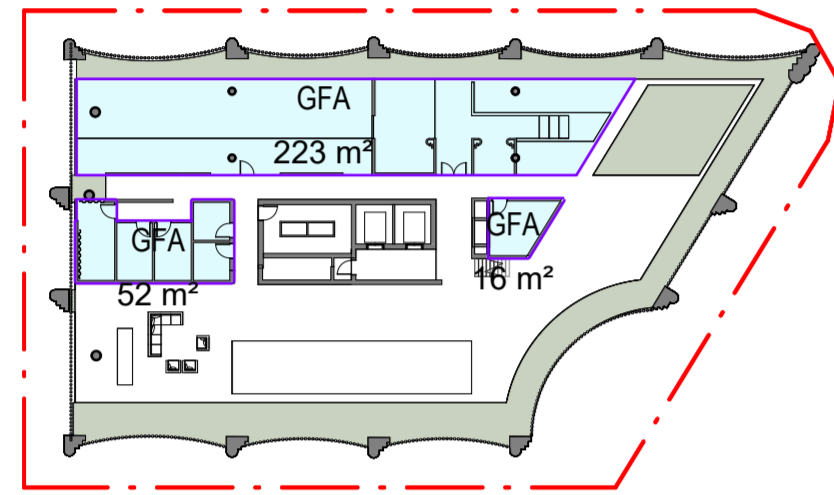
1 AREA PLAN (GFA) LEVEL 20 - RESIDENTIAL REC
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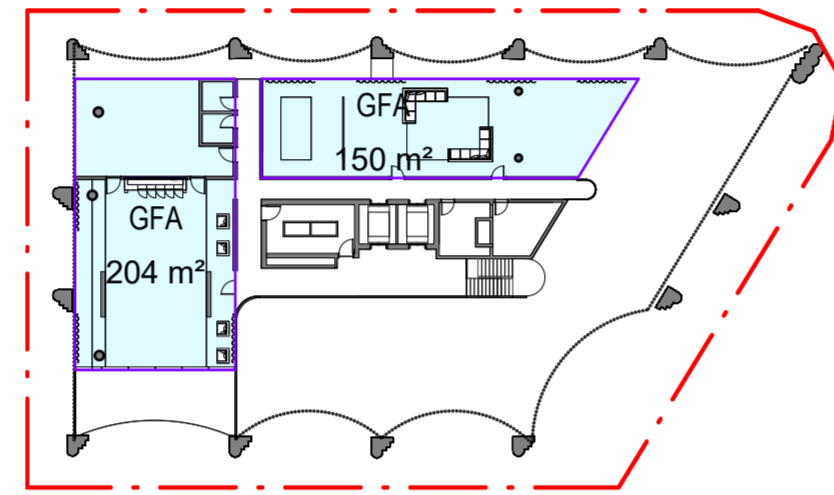
2 AREA PLAN (GFA) LEVEL 21-25 - TYPICAL UPPER RES
1 : 500



4 AREA PLAN (GFA) LEVEL 26 - SERVICES
1 : 500



5 AREA PLAN (GFA) LEVEL 27 - REC LOWER
1 : 500



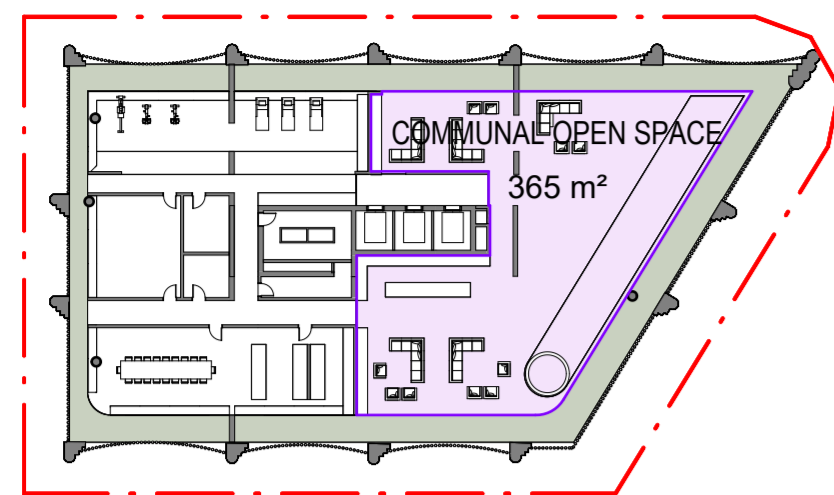
6 AREA PLAN (GFA) LEVEL 28 - REC UPPER
1 : 500

GFA

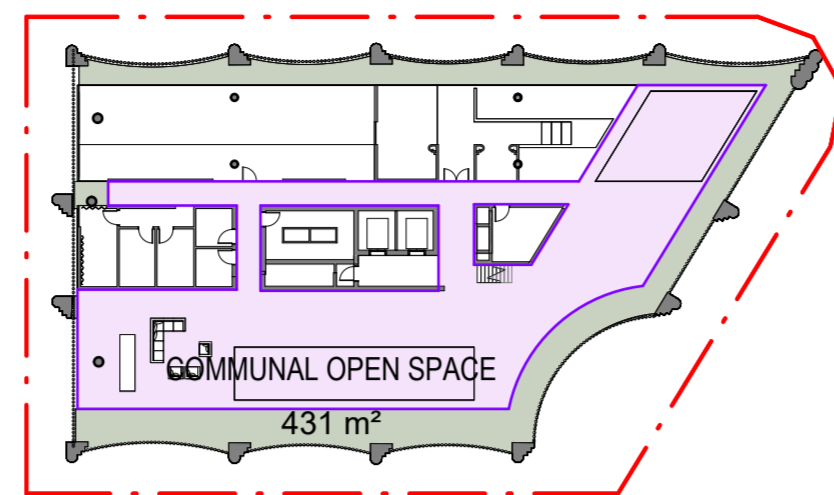
GROSS FLOOR AREA (GFA)	
Level	Area
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BASEMENT 02	52 m²
BASEMENT 01	9 m²
GROUND FLOOR	435 m²
LEVEL 1 - P1+	12 m²
LEVEL 2 - P2+	73 m²
LEVEL 04 - P3	73 m²
LEVEL 06 - COMMERCIAL	860 m²
LEVEL 7 - RES	815 m²
LEVEL 8	815 m²
LEVEL 9	815 m²
LEVEL 10	815 m²
LEVEL 11	815 m²
LEVEL 12	815 m²
LEVEL 13	822 m²
LEVEL 14	822 m²
LEVEL 15	822 m²
LEVEL 16	822 m²
LEVEL 17	822 m²
LEVEL 18	822 m²
LEVEL 20 - RESIDENTIAL REC	271 m²
LEVEL 21-25	796 m²
LEVEL 22	796 m²
LEVEL 23	796 m²
LEVEL 24	796 m²
LEVEL 25	796 m²
LEVEL 27 - REC LOWER-	290 m²
LEVEL 28 - REC UPPER-	355 m²
Grand total	16524 m²

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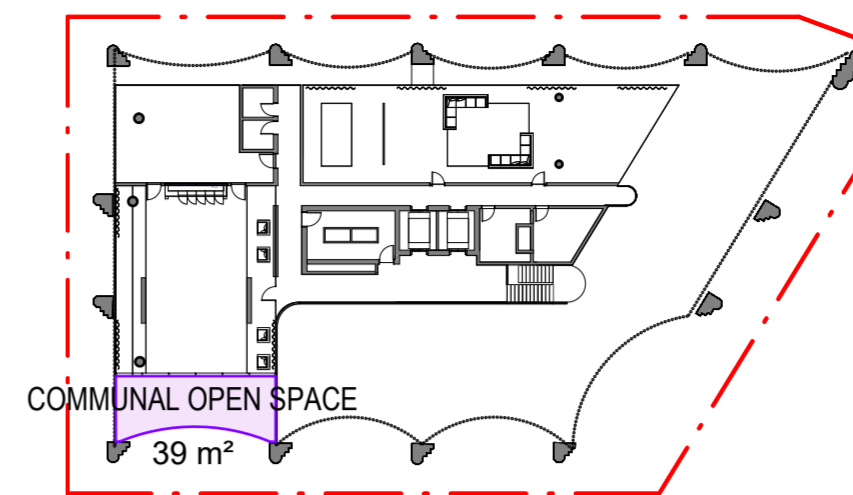
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1 RESIDENTIAL REC - COMMUNAL SPACE
1:500



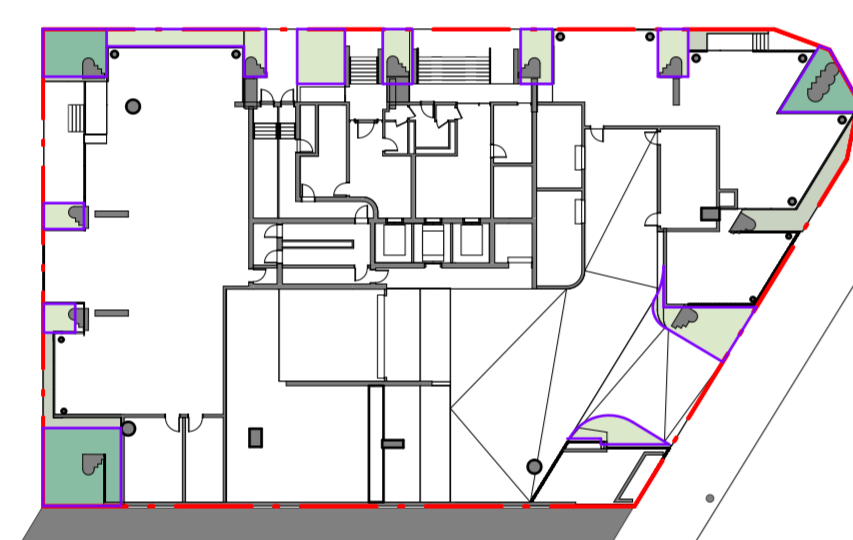
2 LEVEL 27 - REC LOWER - COMMUNAL SPACE
1:500



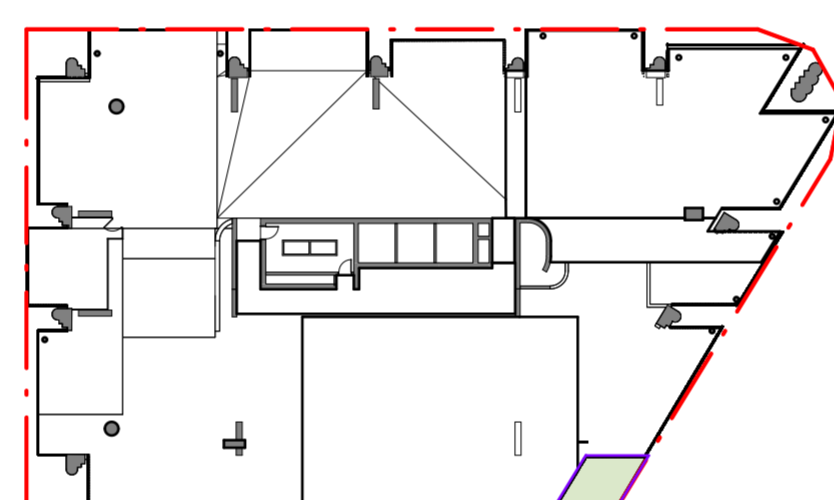
3 LEVEL 28 - REC UPPER - COMMUNAL SPACE
1:500

COMMUNAL OPEN SPACE PERCENTAGE		
Level	Area	Communal Open Space Percentage
LEVEL 20 - RESIDENTIAL REC	365 m ²	24.2%
LEVEL 27 - REC LOWER	431 m ²	28.5%
LEVEL 28 - REC UPPER	39 m ²	2.6%
	835 m ²	55.3%

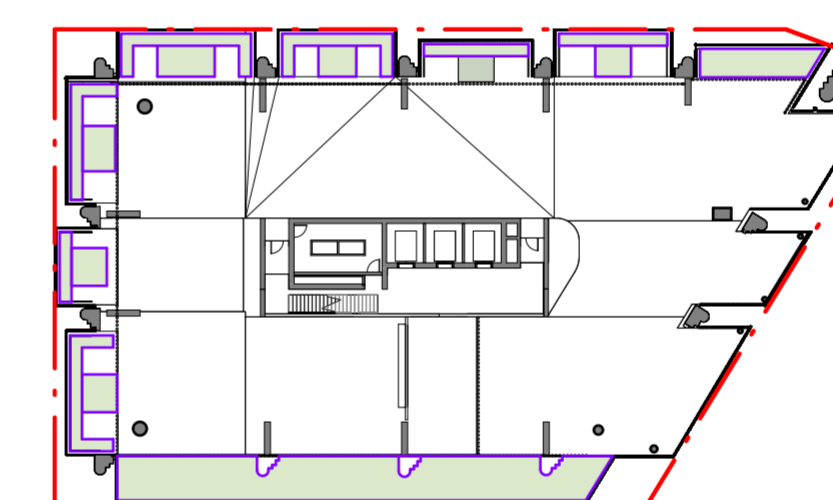
COMMUNAL SPACE



4 AREA PLAN (PLANTING) LEVEL 01 - GROUND
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5 AREA PLAN (PLANTING) LEVEL 1 - P1+
1:500



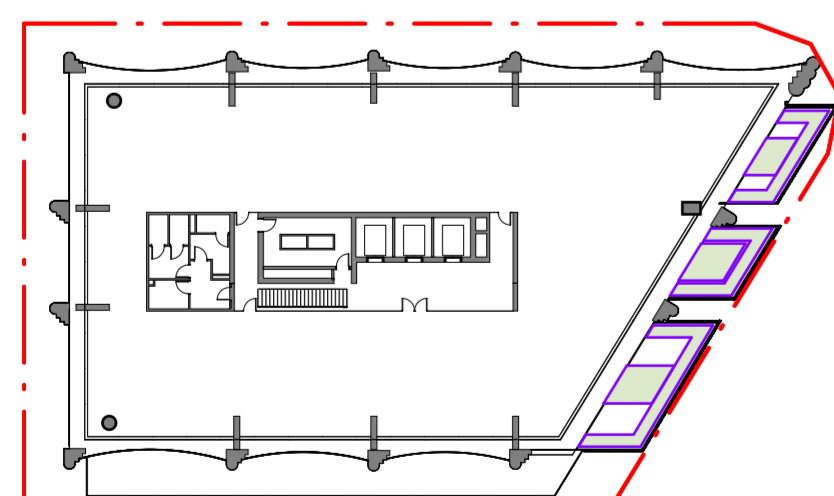
6 AREA PLAN (PLANTING) LEVEL 05 - P4
1:500

PLANTING AREA SCHEDULE		
Level	Name	Area
LEVEL 01 - GROUND	DEEP PLANTING	53 m ²
LEVEL 01 - GROUND	LANDSCAPING	79 m ²
LEVEL 1 - P1+	LANDSCAPING	14 m ²
LEVEL 05 - P4	LANDSCAPING	192 m ²
LEVEL 06 - COMMERCIAL	LANDSCAPING	51 m ²
LEVEL 20 - RESIDENTIAL REC	LANDSCAPING	225 m ²
LEVEL 27 - REC LOWER	LANDSCAPING	214 m ²
		828 m ²

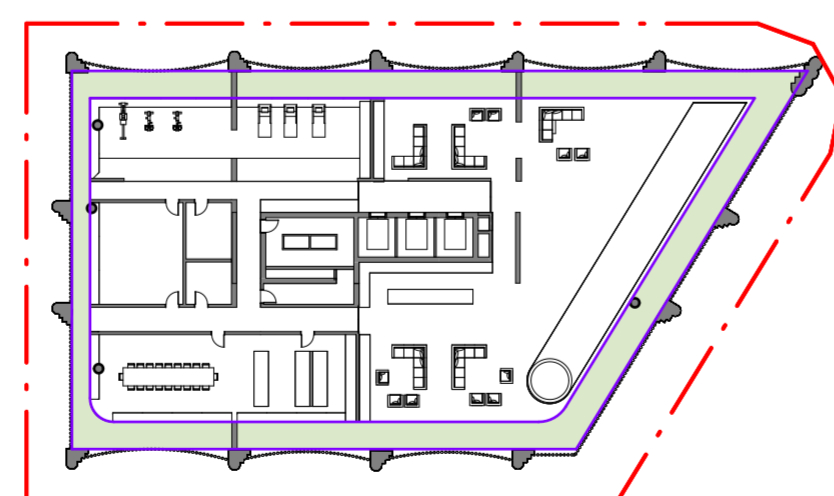
PLANTING SITE COVER PERCENTAGE		
Name	Area	Site Area Percentage
DEEP PLANTING	53 m ²	3.5%
LANDSCAPING	775 m ²	51.3%
	828 m ²	54.8%

DEEP PLANTING - 4m X 4m

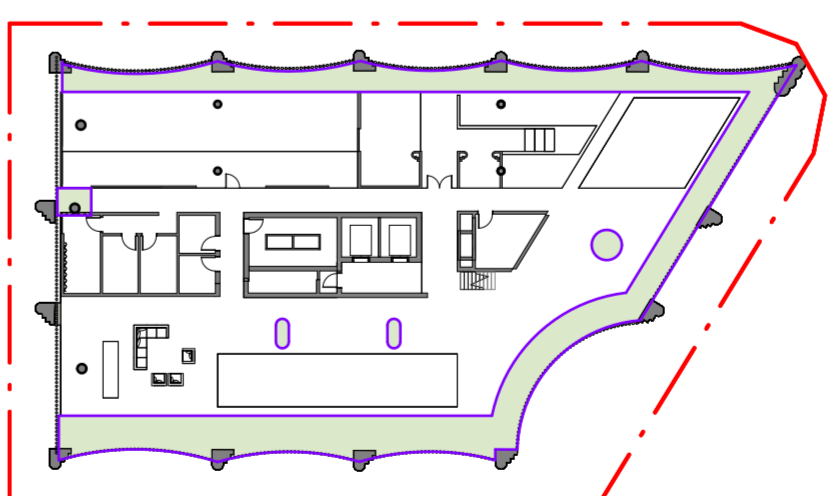
LANDSCAPING



7 AREA PLAN (PLANTING) LEVEL 06 - COMMERCIAL
1:500



8 AREA PLAN (PLANTING) LEVEL 20 - RESIDENTIAL REC
1:500



9 AREA PLAN (PLANTING) LEVEL 27 - REC LOWER-
1:500

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