



DEVELOPMENT APPLICATION

4 MACDONALD ST, KANGAROO POINT

DEVELOPMENT SUMMARY

SITE INFORMATION	
LOT	CP ON BUP246
LOCATION	KANGAROO POINT, BRISBANE
COUNCIL	BRISBANE CITY COUNCIL
SITE AREA (ORIGINAL BOUNDARY):	799.3 m ²
SITE AREA (NEW BOUNDARY):	750.9 m ²
GFA:	1649 m ²
SITE COVER	
SITE COVER (TYPICAL)	
ORIGINAL SITE BOUNDARY:	47.9% (383m ²)
NEW SITE BOUNDARY:	51.0% (383m ²)
COMMUNAL SPACE (RECREATION)	7.6% (57m ²)
LANDSCAPING	
LANDSCAPED AREA (TOTAL):	46.1% (346m ²)
GENERAL PLANTING:	33.2% (249m ²)
DEEP PLANTING + DEEP SOIL:	12.9% (97m ²)
DEEP PLANTING	
(ORIGINAL SITE BOUNDARY):	17.1% (136.9m ²)
(NEW SITE BOUNDARY):	12.9% (97m ²)
BUILDING HEIGHT:	RL 27.600
NUMBER OF STOREYS:	6
FLOOD LEVEL (RFL):	RL4.900
APARTMENTS	
4 BED:	5
TOTAL:	5
CARS PROVIDED	
VISITOR:	1
RESIDENTIAL:	16
TOTAL:	17
BICYCLES PROVIDED	
VISITOR:	2
RESIDENTIAL:	5
TOTAL:	7

DA DRAWING LIST

qw	TITLE	REV
0 SERIES - COVER SHEET		
0.00	COVER SHEET	11
1 SERIES - GENERAL AND SITE INFO		
1.01	SITE PLAN	10
2 SERIES - PLANS		
2.01	BASEMENT PLAN	14
2.02	GROUND FLOOR PLAN	13
2.03	TYPICAL FLOOR PLAN (L2 - L5)	15
2.04	PENTHOUSE PLAN	14
2.05	ROOF TERRACE PLAN	16
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3 SERIES - ELEVATIONS		
3.01	MACDONALD ST ELEVATION (WEST)	15
3.02	MACKENZIE ST ELEVATION (NORTH)	16
3.03	EAST ELEVATION	15
3.04	SOUTH ELEVATION	15
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4.02	SECTION 2	13
4.03	SECTION 3	14
4.04	SECTION 4	13
6 SERIES - MISCELLANEOUS - DA RFI		
6.01	FROM RIVER ELEVATION	5
7 SERIES - SHADOW DIAGRAMS		
7.01	SHADOW DIAGRAMS	10
8 SERIES - AREA DIAGRAMS		
8.01	AREA DIAGRAM - SITE COVER	10
8.02	AREA DIAGRAM - GFA	10
8.03	AREA DIAGRAM - PLANTING	12
8.04	AREA DIAGRAM - COMMUNAL OPEN SPACE	10
TOTAL: 22		

COVER SHEET



CLIENT: MOLTI GROUP	SCALE: NTS	SHEET: [A3]	DATE: 23.06.26	DRAWN: SW	NORTH:
PROJECT: 4 MACDONALD ST	PROJECT NO: 23027	PHASE: DA	DRAWING NUMBER: AR 0.00	REVISION: 11	
ADDRESS: 4 MACDONALD ST, KANGAROO POINT, 4169	C:_Revit Local\23027_4 Macdonald St_CD_R24_nealnBZZAX.rvt				



SITE PLAN

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BASEMENT PLAN



CLIENT:
MOLTI GROUP
 PROJECT:
4 MACDONALD ST
 ADDRESS:
4 MACDONALD ST, KANGAROO POINT, 4169

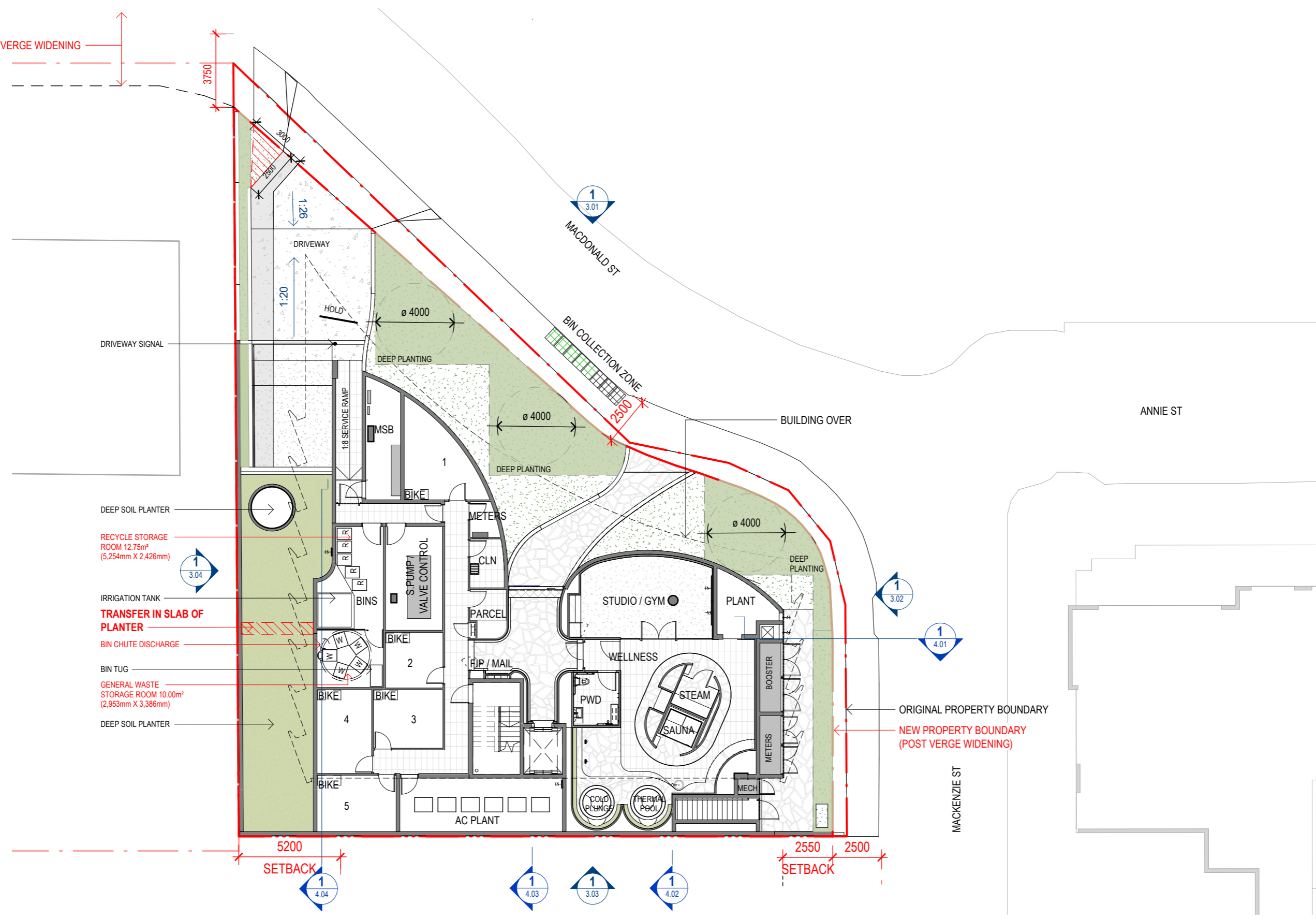
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PROJECT NO: 23027			PHASE: DA	DRAWING NUMBER: AR 2.01
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UTURE VERGE WIDENING



GROUND FLOOR PLAN

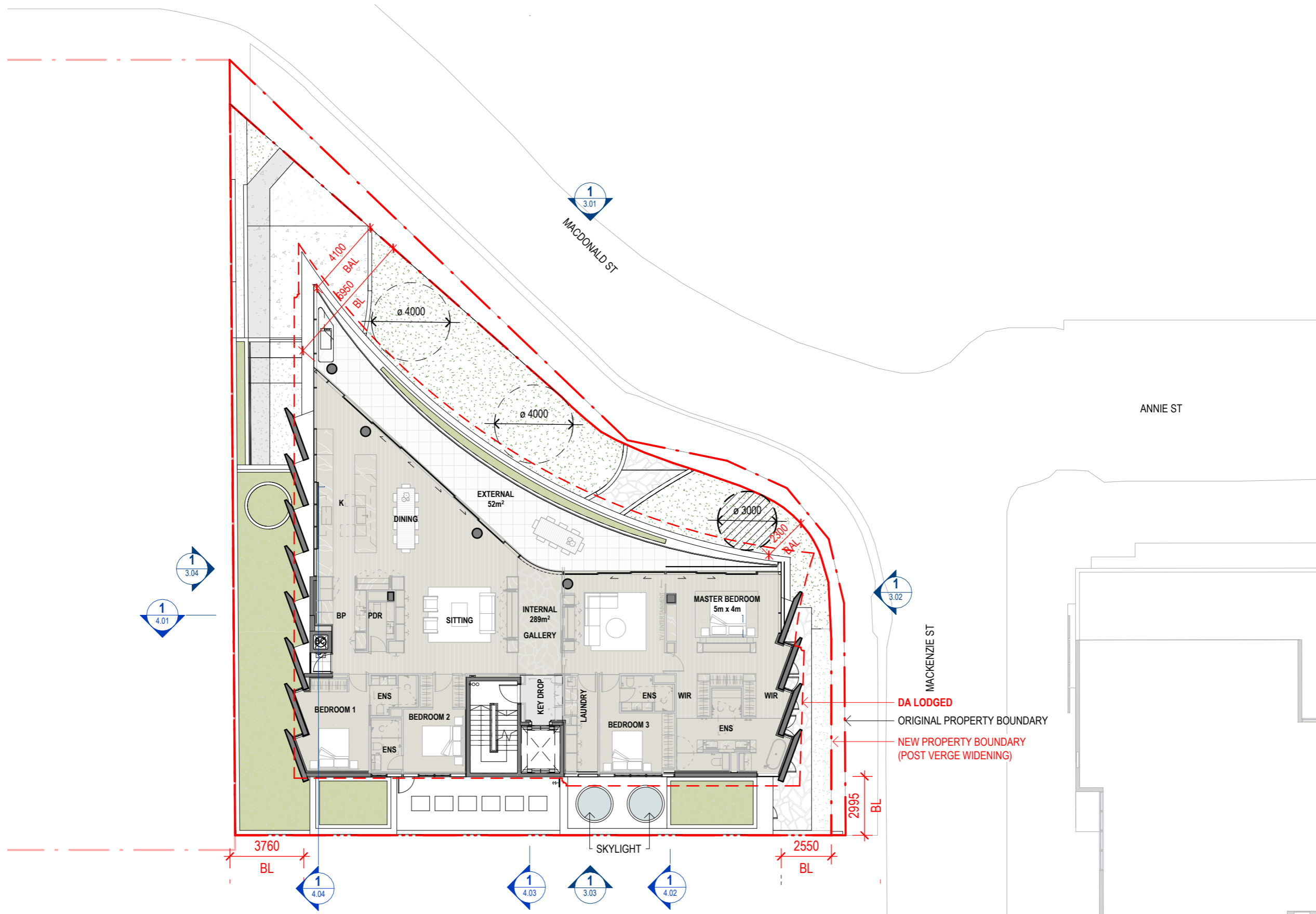


CLIENT:
MULTI GROUP
 PROJECT:
4 MACDONALD ST
 ADDRESS:
 4 MACDONALD ST, KANGAROO POINT, 4169

SCALE: 1 : 200	SHEET: [A3]	DATE: 23.06.26	DRAWN: SW	NORTH:
PROJECT NO: 23027		PHASE: DA	DRAWING NUMBER: AR 2.02	REVISION: 13

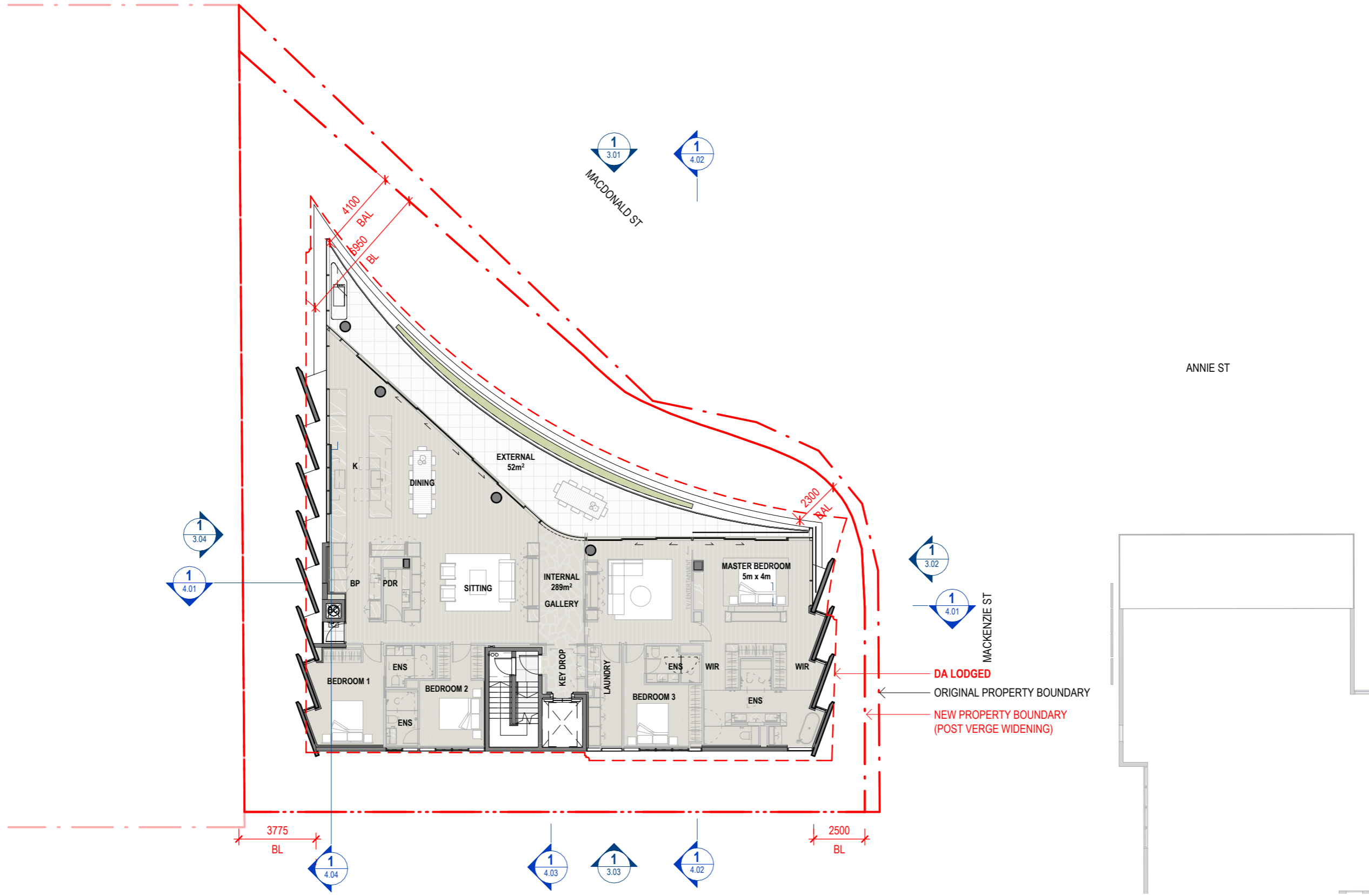
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TYPICAL FLOOR PLAN (L2 - L5)

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PENTHOUSE PLAN

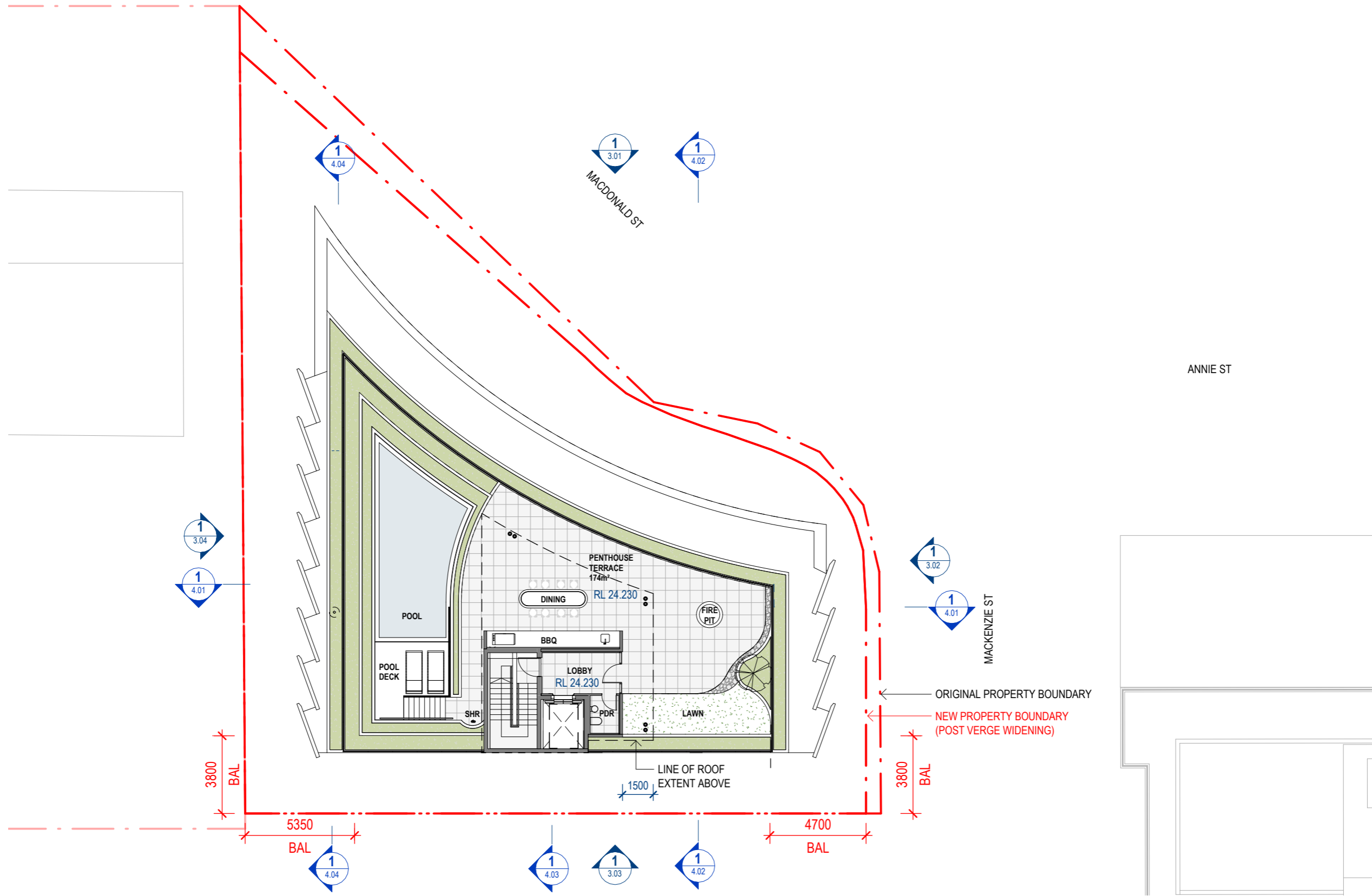


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SCALE: 1 : 200	SHEET: [A3]	DATE: 23.06.26	DRAWN: SW	NORTH:
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ROOF TERRACE PLAN

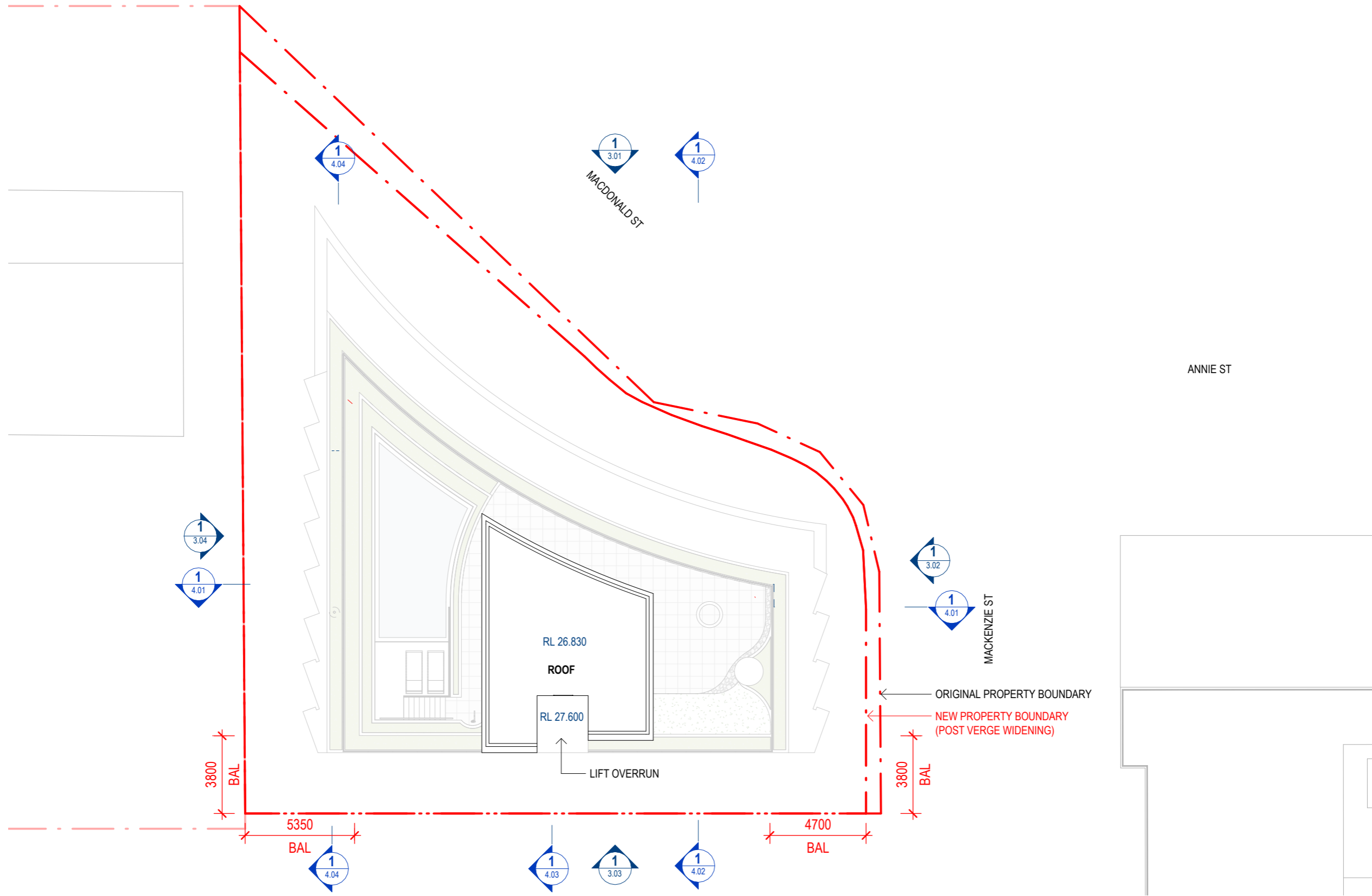


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 PROJECT:
 4 MACDONALD ST
 ADDRESS:
 4 MACDONALD ST, KANGAROO POINT, 4169

SCALE: 1 : 200	SHEET: [A3]	DATE: 23.06.26	DRAWN: SW	NORTH:
PROJECT NO: 23027		PHASE: DA	DRAWING NUMBER: AR 2.05	REVISION: 16

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ROOF PLAN

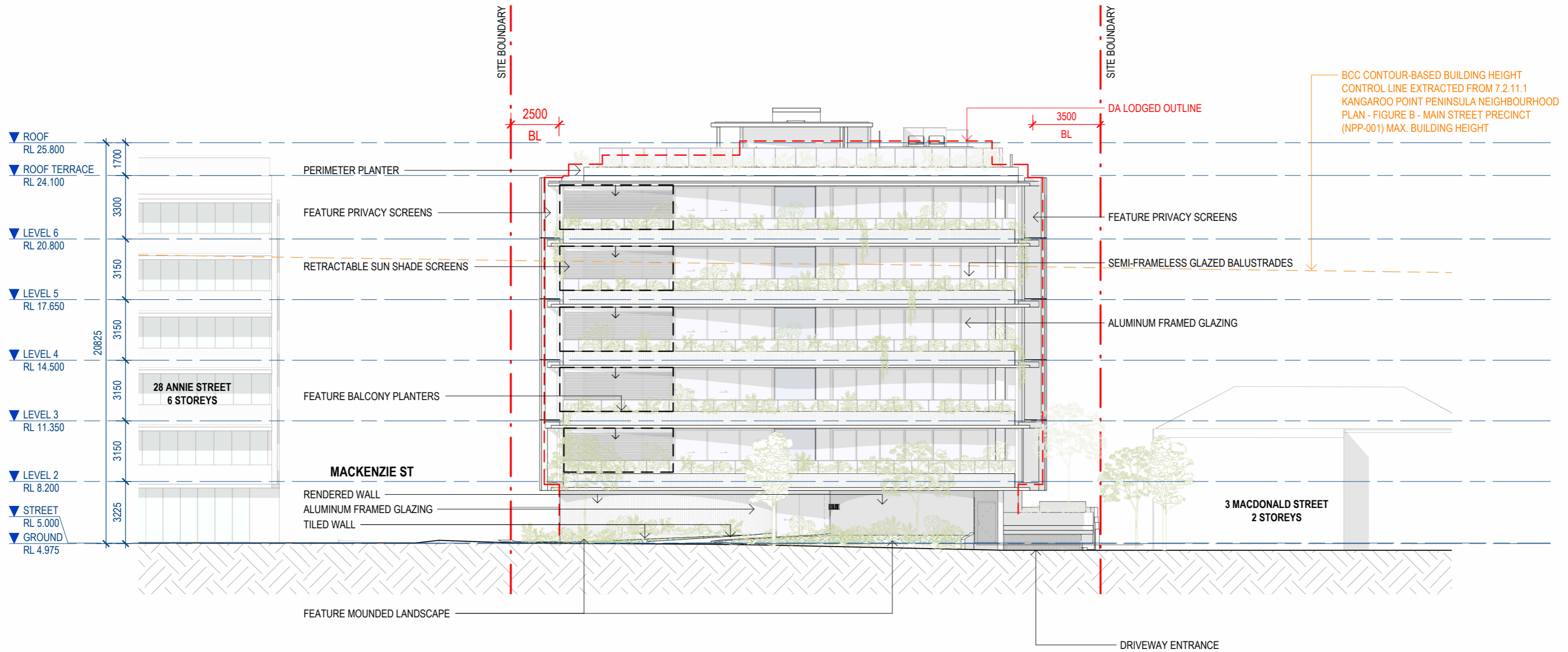


CLIENT:
 MULTI GROUP
 PROJECT:
 4 MACDONALD ST
 ADDRESS:
 4 MACDONALD ST, KANGAROO POINT, 4169

SCALE: 1 : 200	SHEET: [A3]	DATE: 23.06.26	DRAWN: NN	NORTH:
PROJECT NO: 23027	PHASE: DA	DRAWING NUMBER: AR 2.06	REVISION: 5	

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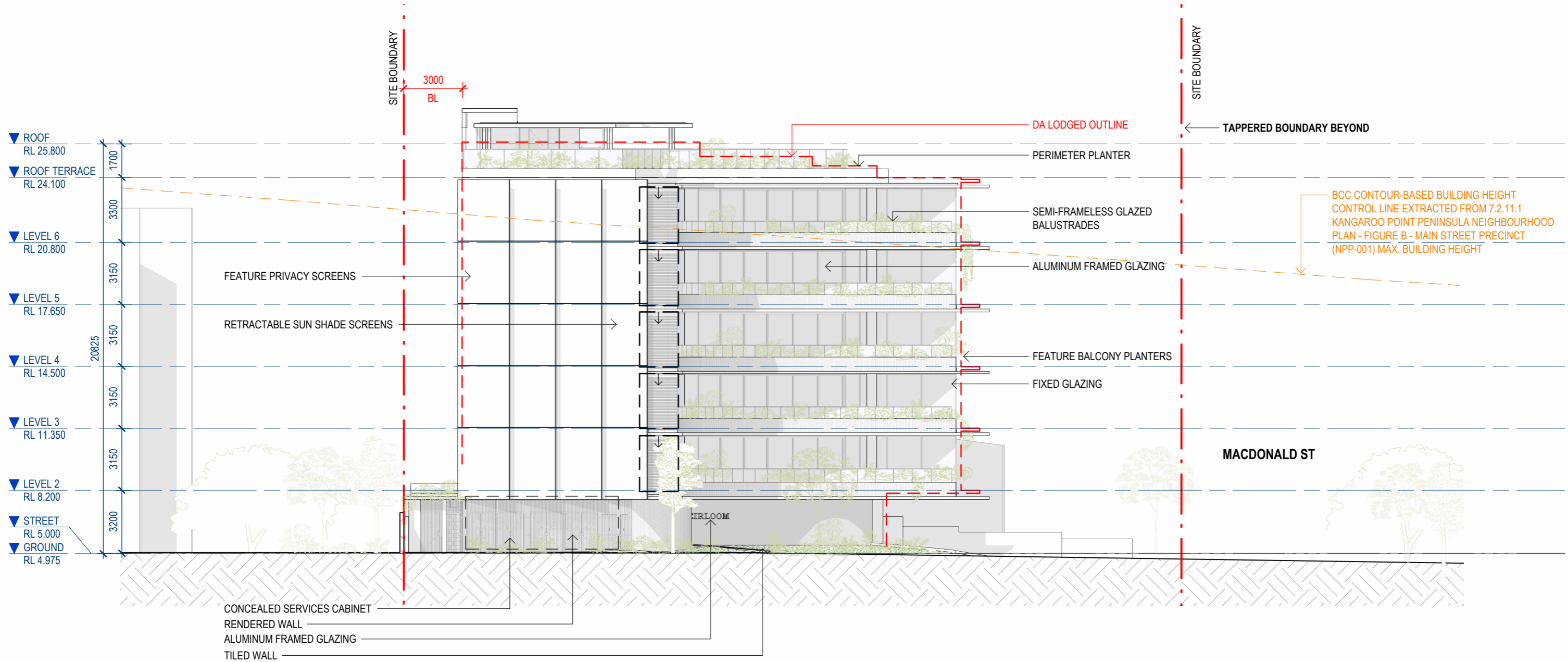
MACDONALD ST ELEVATION (WEST)



CLIENT:
MOLTI GROUP
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SCALE:
1 : 200
 SHEET:
[A3]
 DATE:
23.06.26
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12
 PROJECT NO:
23027
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AR 3.01
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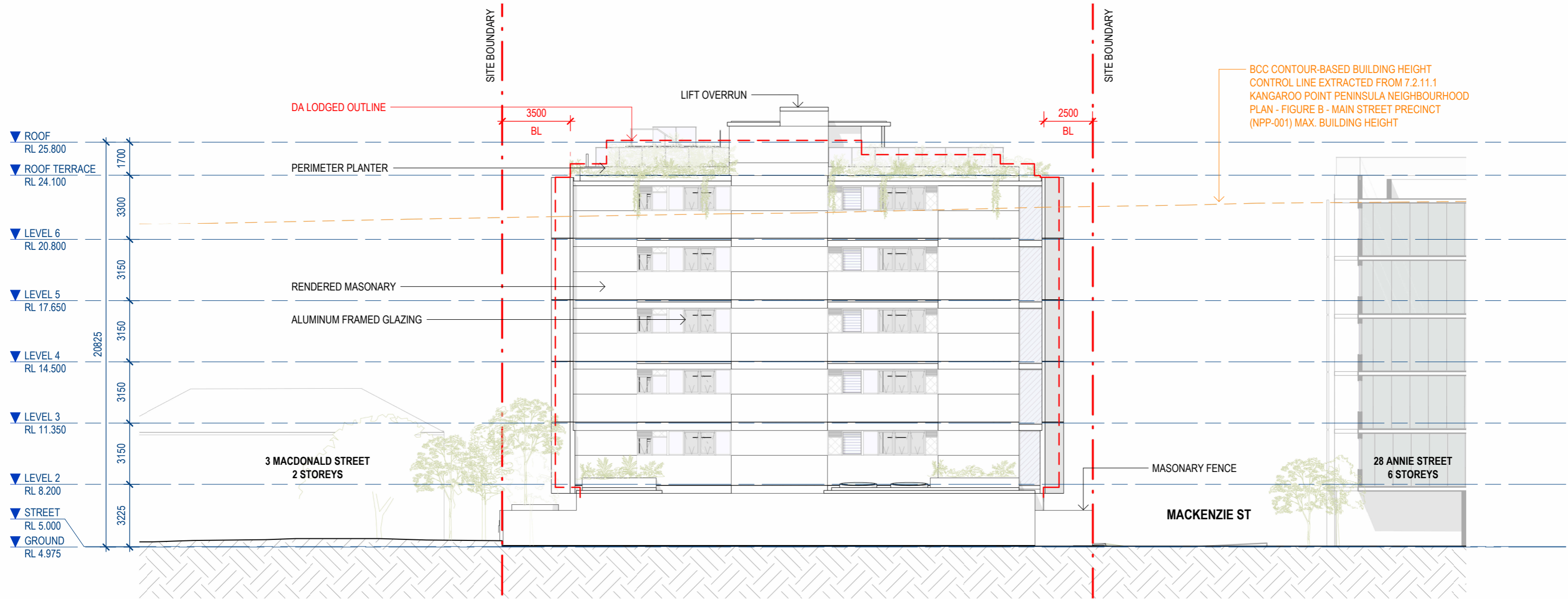
MACKENZIE ST ELEVATION (NORTH)



CLIENT:
MOLTI GROUP
 PROJECT:
4 MACDONALD ST
 ADDRESS:
4 MACDONALD ST, KANGAROO POINT, 4169

SCALE:
 1 : 200
 SHEET:
 [A3]
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 23.06.26
 DRAWN:
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23027
 PHASE:
DA
 DRAWING NUMBER:
AR 3.02
 REVISION:
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BCC CONTOUR-BASED BUILDING HEIGHT CONTROL LINE EXTRACTED FROM 7.2.11.1 KANGAROO POINT PENINSULA NEIGHBOURHOOD PLAN - FIGURE B - MAIN STREET PRECINCT (NPP-001) MAX. BUILDING HEIGHT

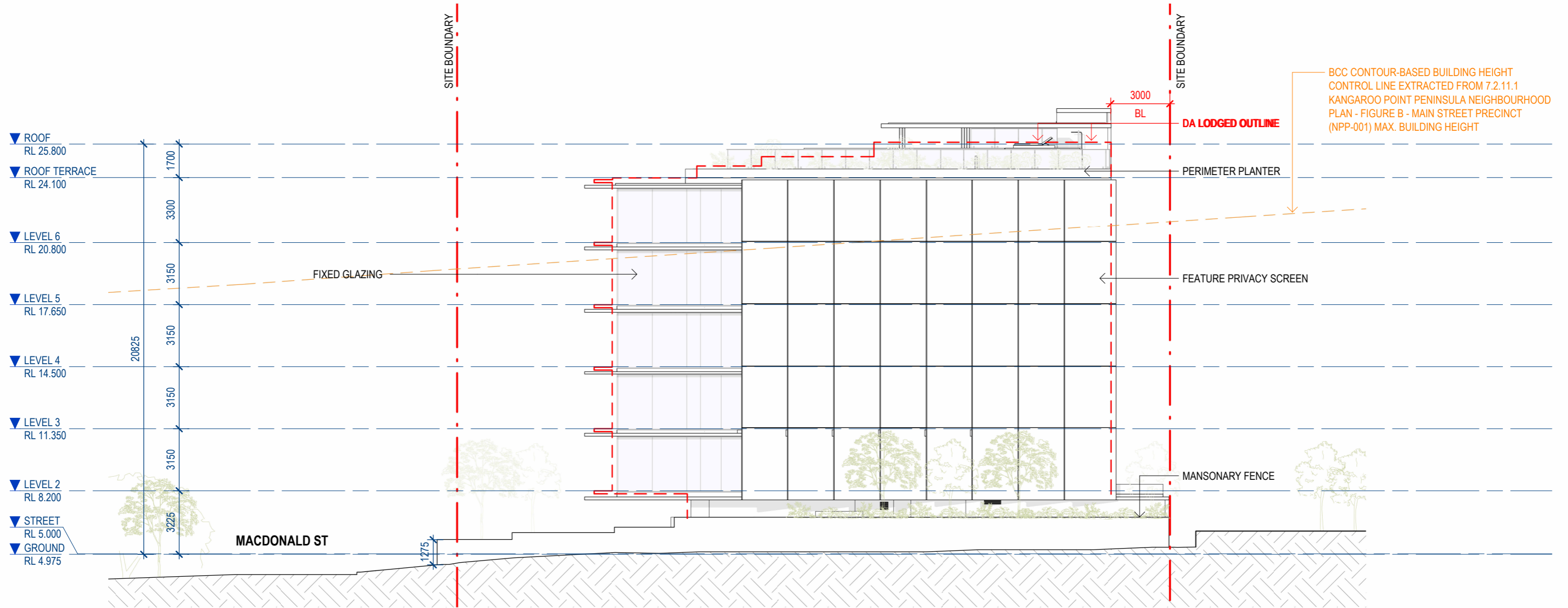
EAST ELEVATION



CLIENT:
MOLTI GROUP
 PROJECT:
4 MACDONALD ST
 ADDRESS:
4 MACDONALD ST, KANGAROO POINT, 4169

SCALE: 1 : 200	SHEET: [A3]	DATE: 23.06.26	DRAWN: SW	NORTH:
PROJECT NO: 23027	PHASE: DA	DRAWING NUMBER: AR 3.03	REVISION: 15	

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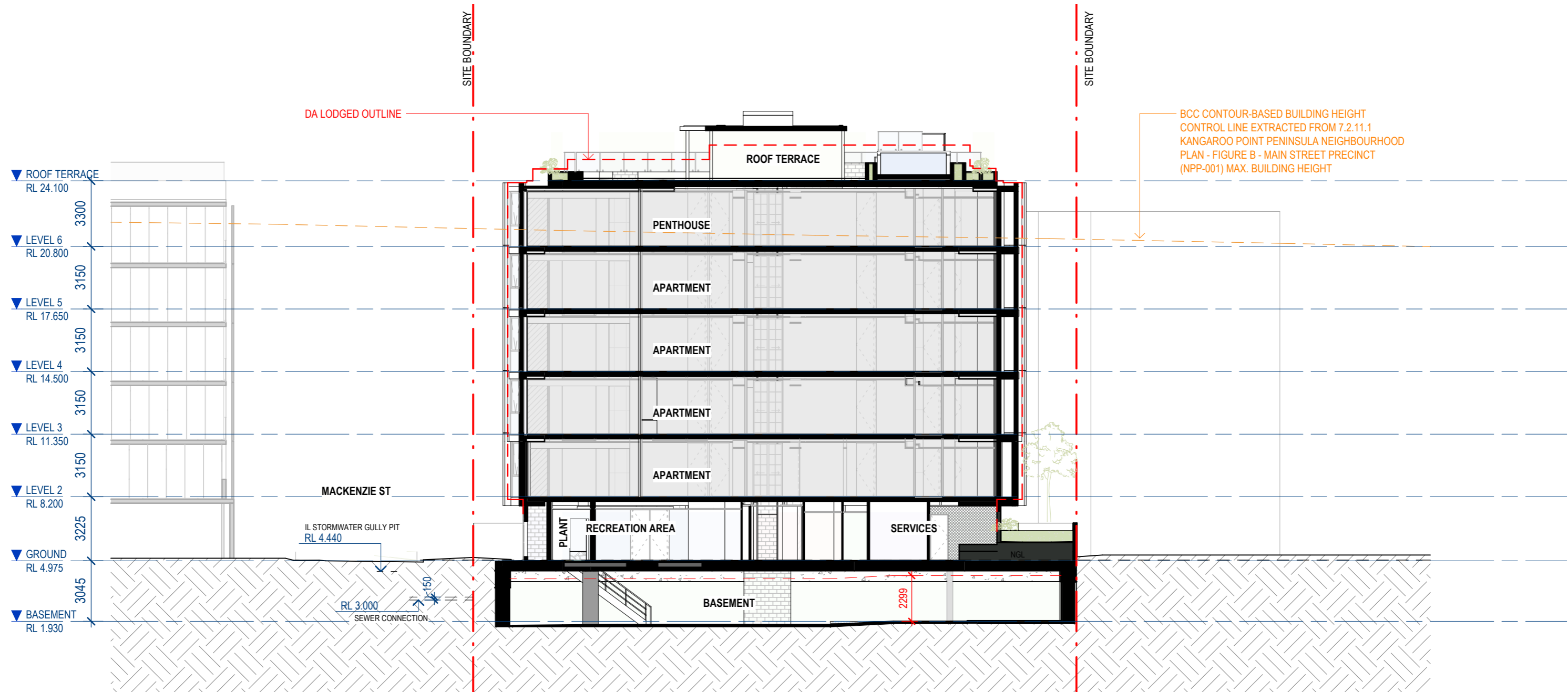
SOUTH ELEVATION



CLIENT:
MOLTI GROUP
 PROJECT:
4 MACDONALD ST
 ADDRESS:
4 MACDONALD ST, KANGAROO POINT, 4169

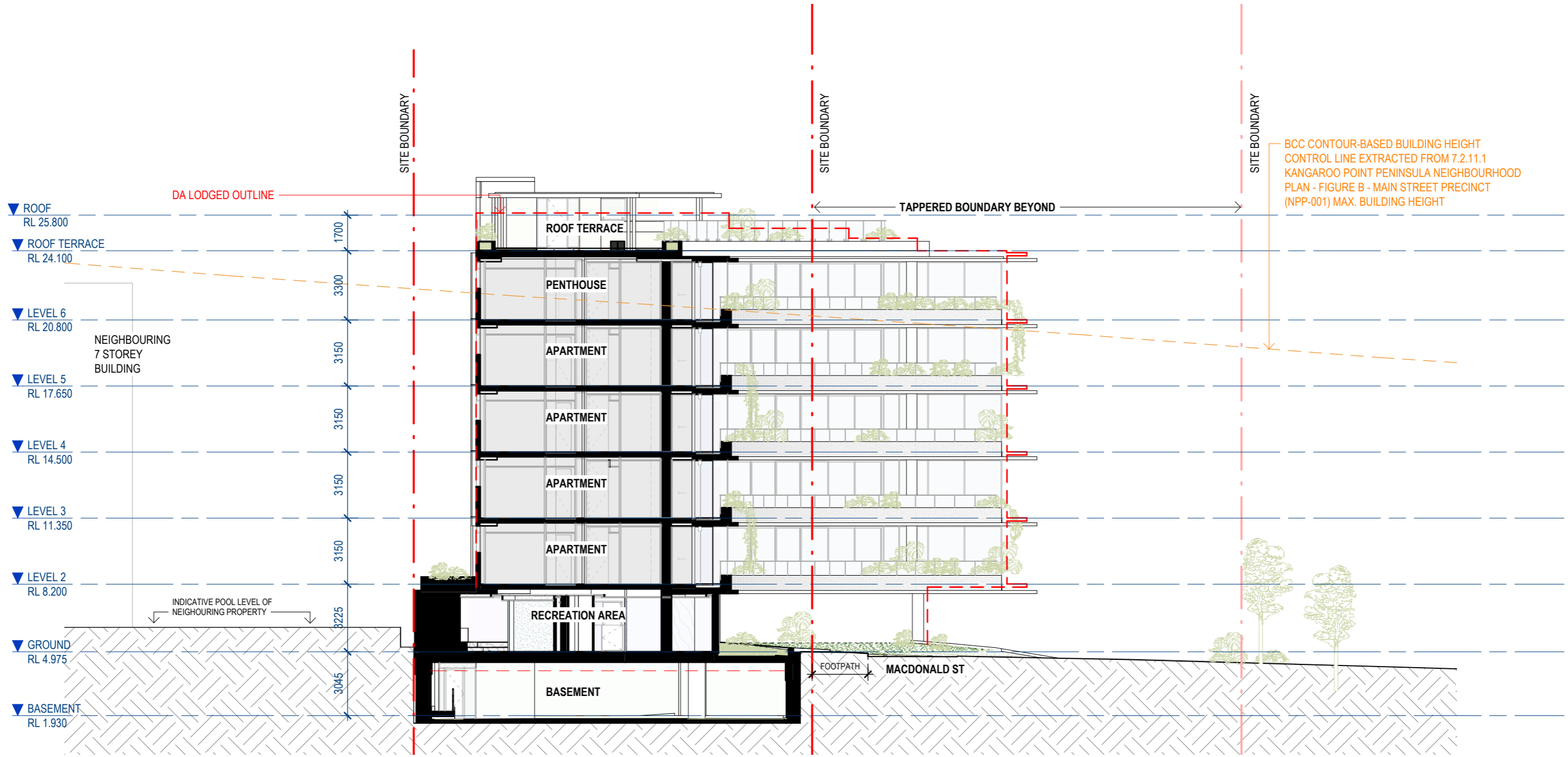
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PROJECT NO: 23027	PHASE: DA	DRAWING NUMBER: AR 3.04	REVISION: 15	

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SECTION 1

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SECTION 2



CLIENT:
MOLTI GROUP
 PROJECT:
4 MACDONALD ST
 ADDRESS:
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SCALE:
1 : 200

SHEET:
[A3]

DATE:
23.06.26

DRAWN:
SW

NORTH:

PROJECT NO:
23027

PHASE:
DA

DRAWING NUMBER:
AR 4.02

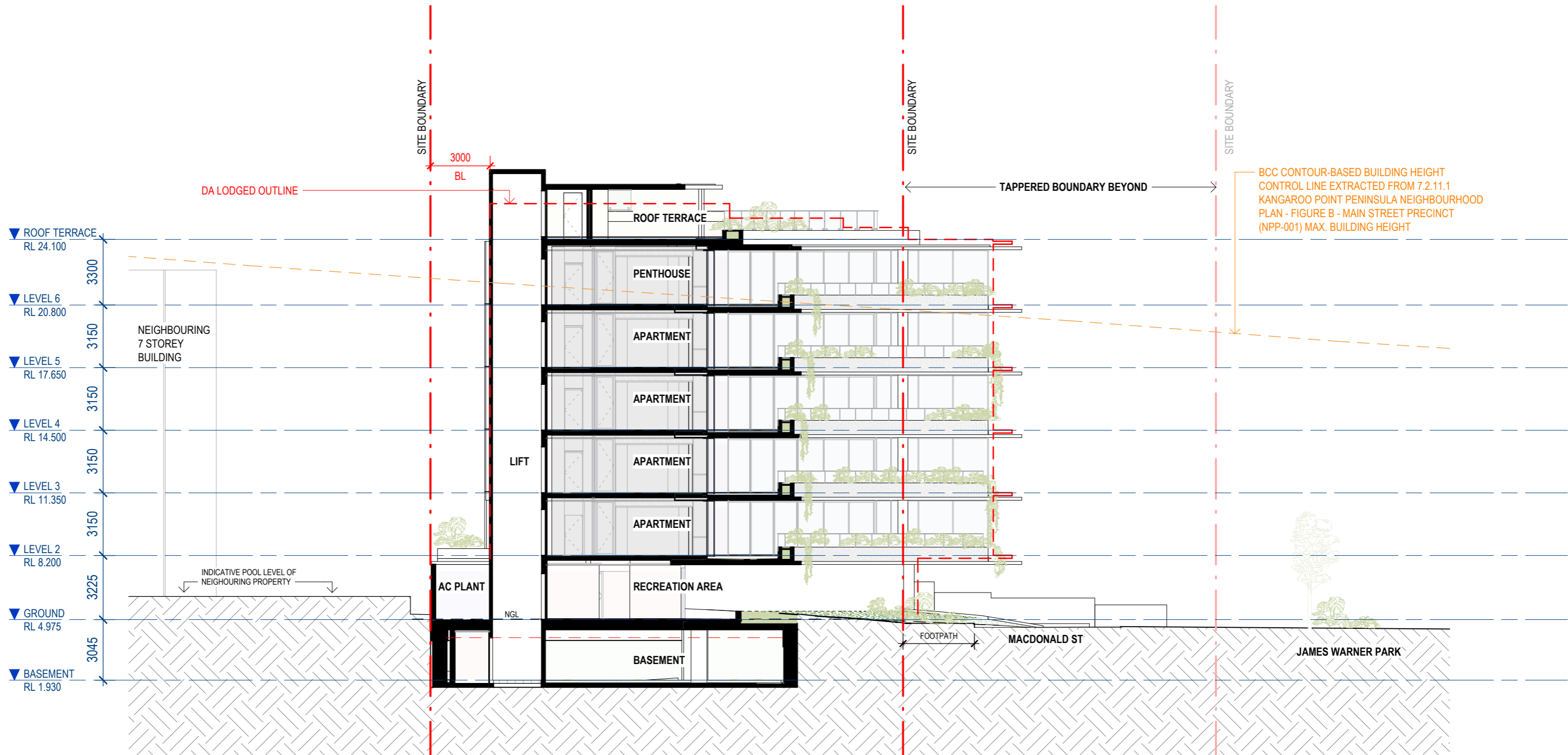
REVISION:
13

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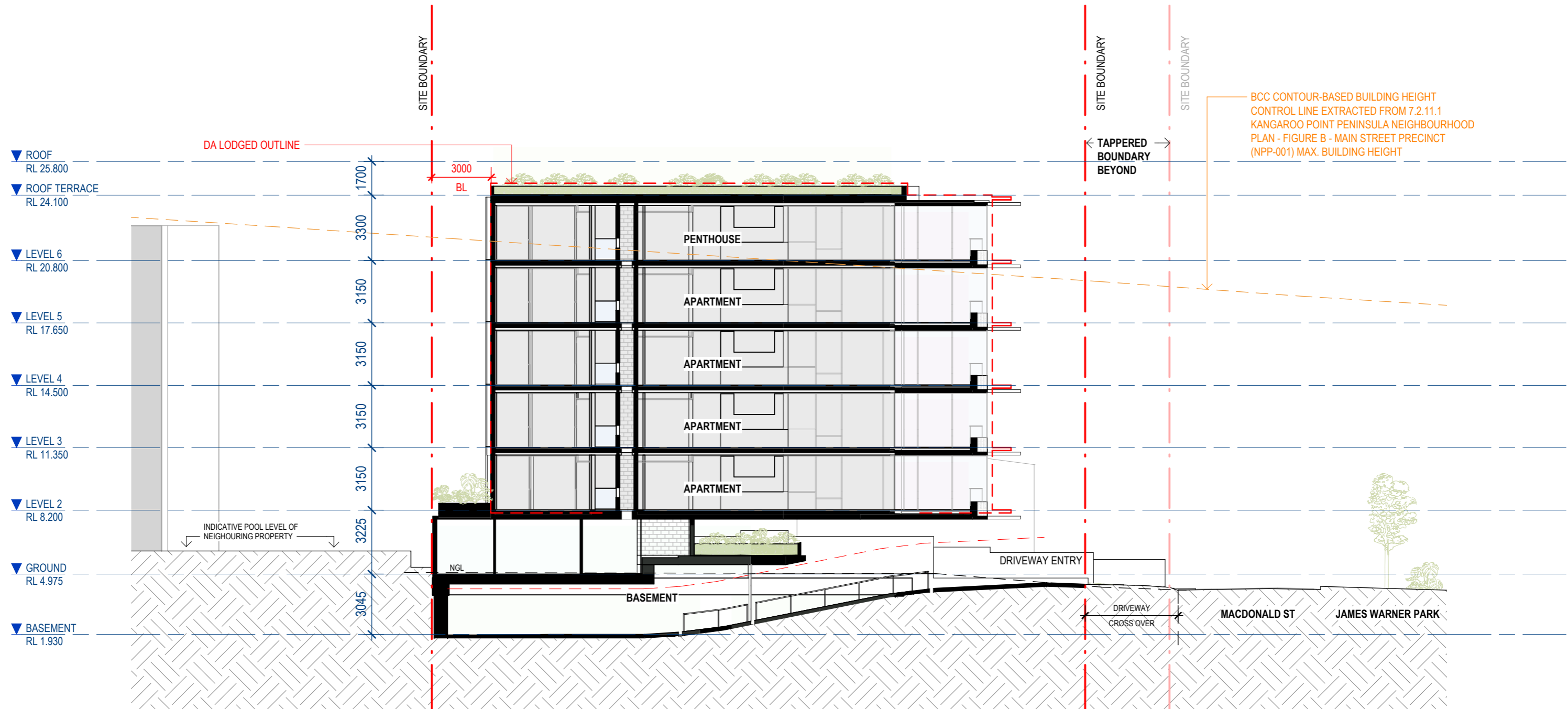
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SECTION 3

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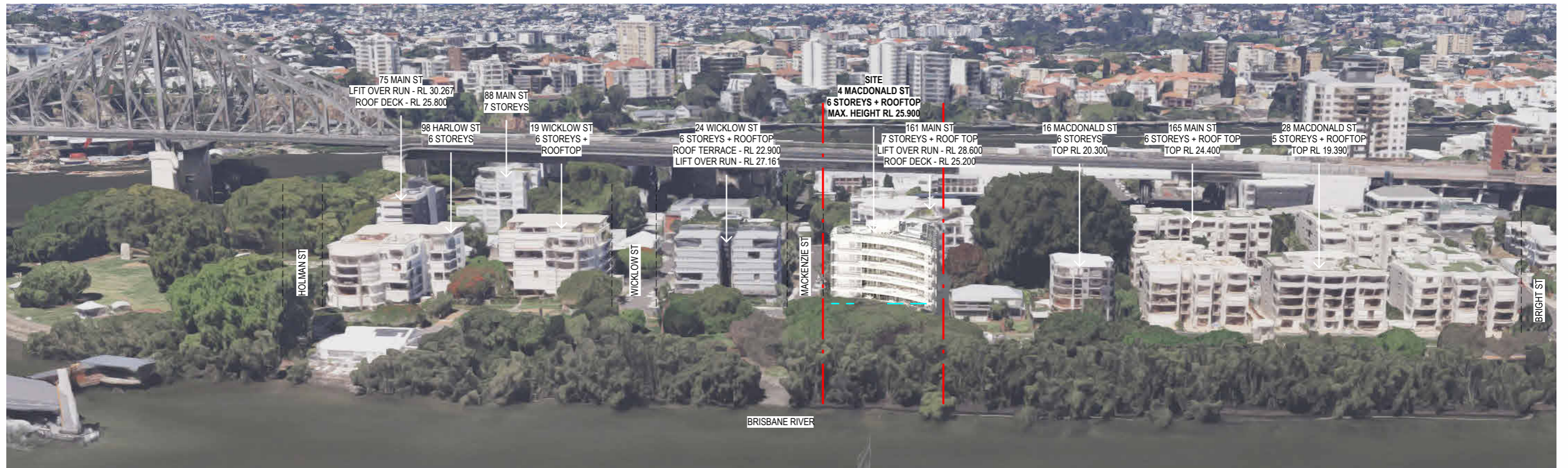
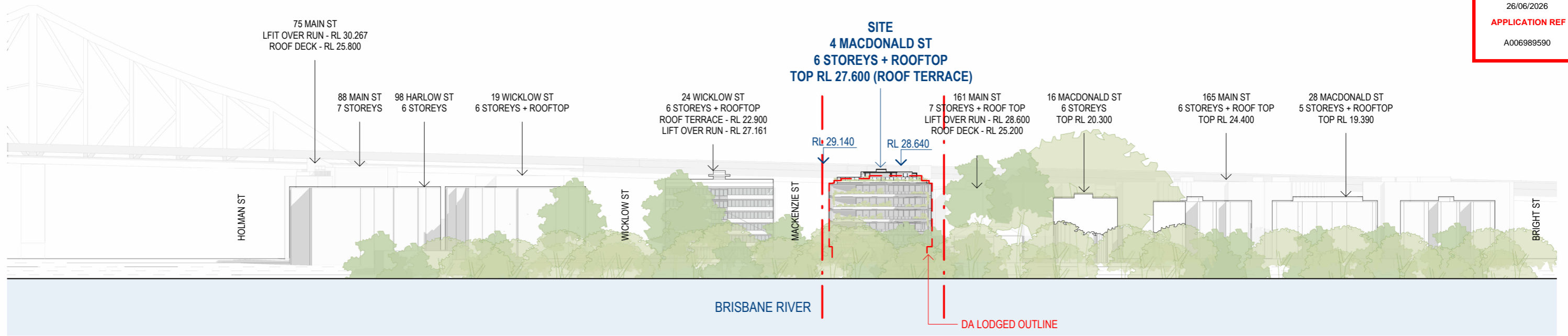


SECTION 4

NOTE: TREE / MANGROVE CANOPY INDICATIVE - BASED ON SURVEY POINTS & AVERAGE DATUMS



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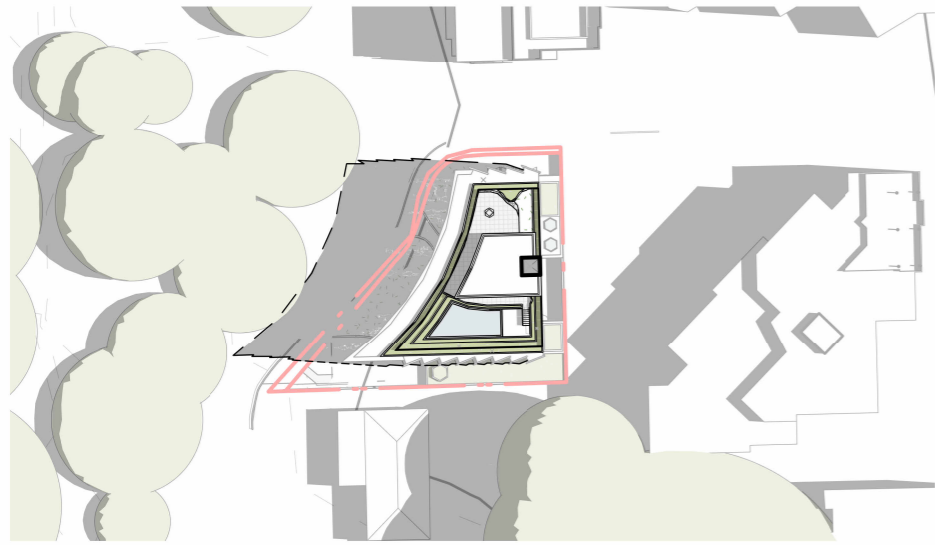
FROM RIVER ELEVATION



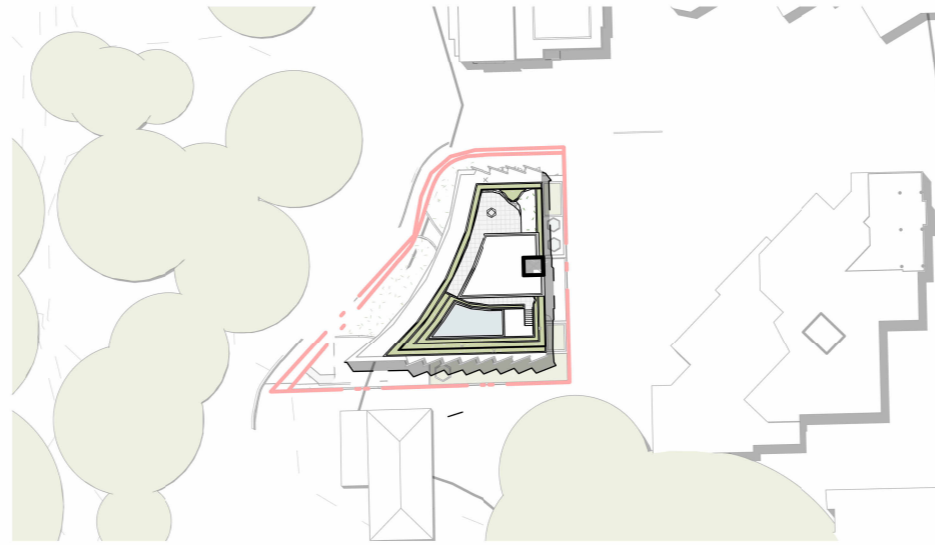
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PROJECT NO: 23027	PHASE: DA	DRAWING NUMBER: AR 6.01	REVISION: 5	

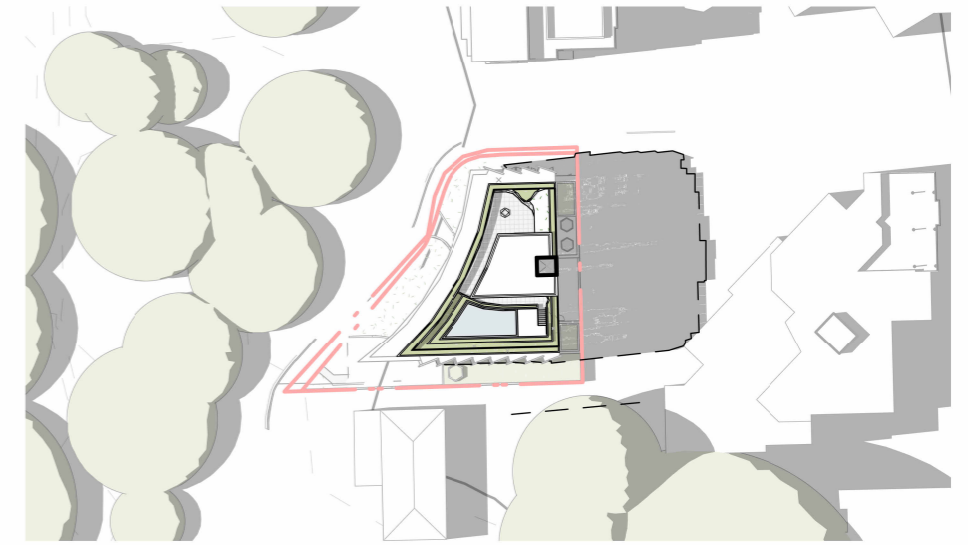
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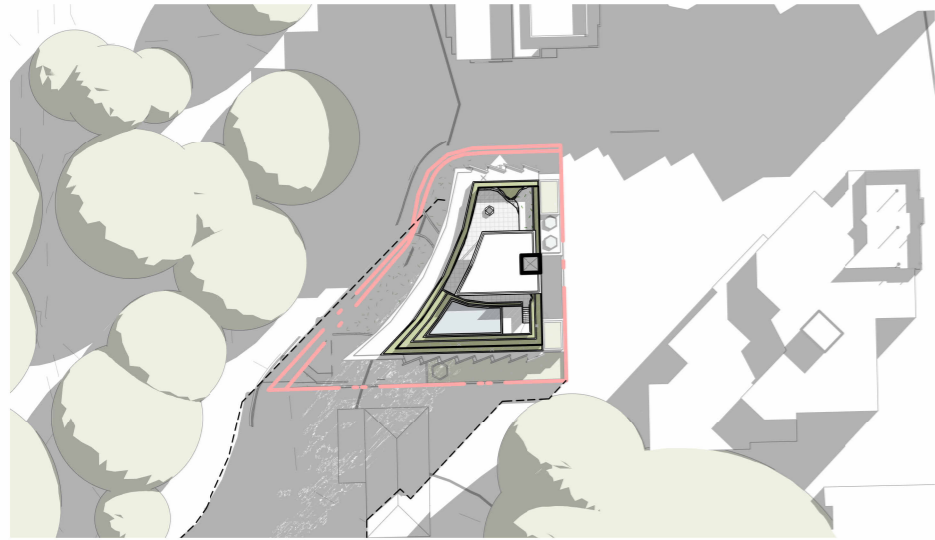
SUMMER 9AM



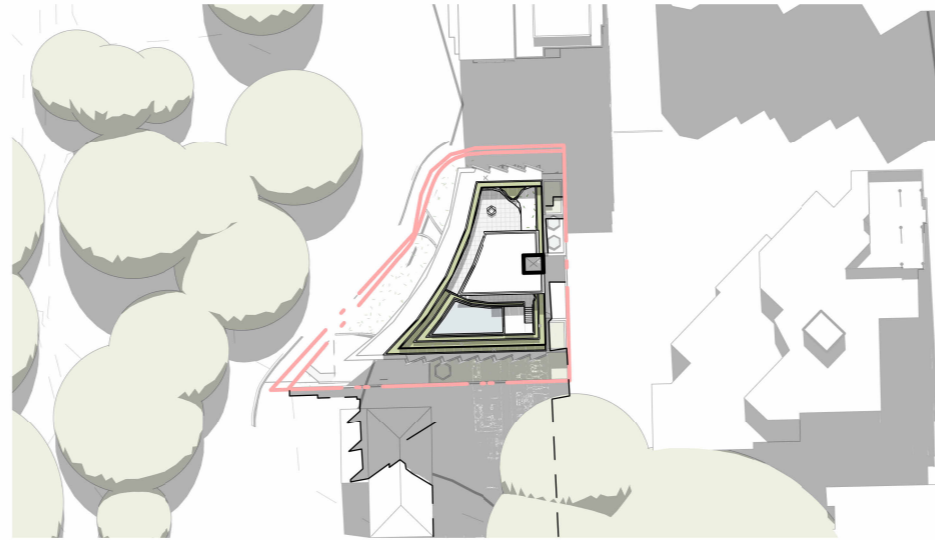
SUMMER 12PM



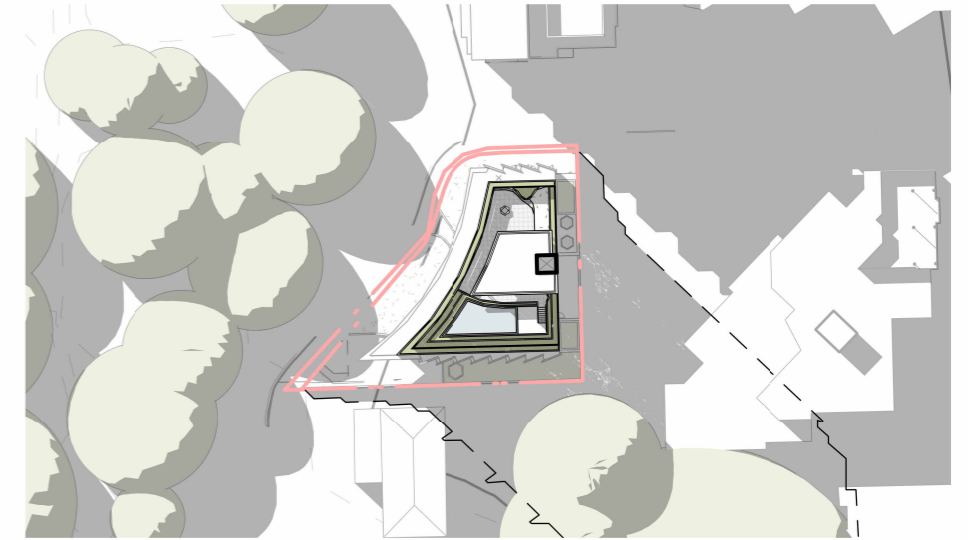
SUMMER 3PM



WINTER 9AM



WINTER 12PM



WINTER 3PM

NOTE: TREES ARE SHOWN INDICATIVELY

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SHADOW DIAGRAMS



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MULTI GROUP
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ADDRESS:
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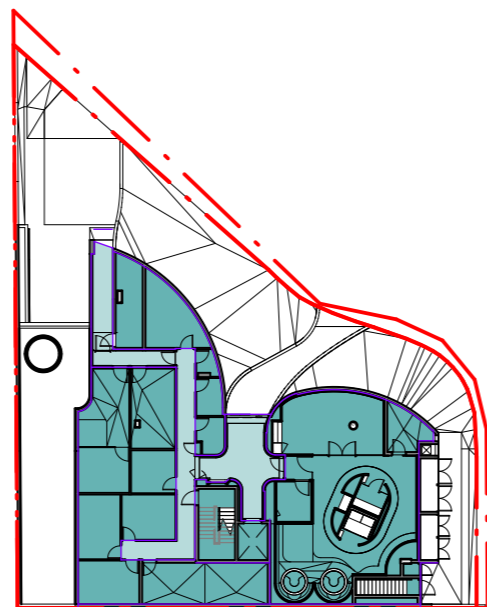
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PROJECT NO:
23027
PHASE:
DA
DRAWING NUMBER:
AR 7.01
REVISION:
10
NORTH:

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- SITE COVER - ENCLOSED
- SITE COVER - UN-ENCLOSED

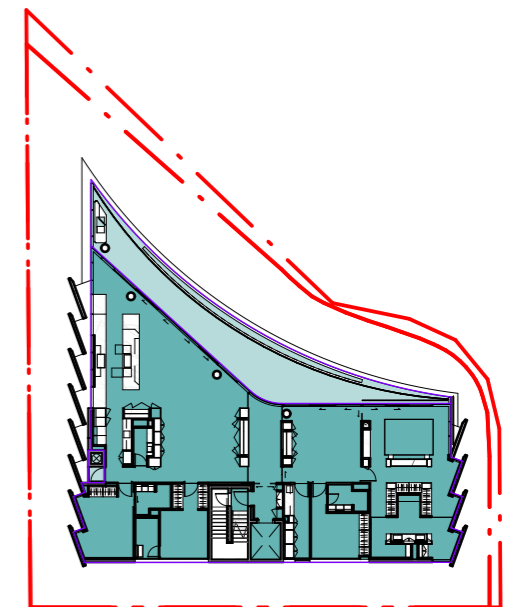
Area Schedule (Site Cover)		
Level	Name	Area
GROUND	SITE COVER - ENCLOSED	309 m ²
	SITE COVER - UN-ENCLOSED	61 m ²
		369 m ²
LEVEL 2	SITE COVER - ENCLOSED	314 m ²
	SITE COVER - UN-ENCLOSED	70 m ²
		383 m ²
LEVEL 3	SITE COVER - ENCLOSED	314 m ²
	SITE COVER - UN-ENCLOSED	70 m ²
		384 m ²
LEVEL 4	SITE COVER - ENCLOSED	314 m ²
	SITE COVER - UN-ENCLOSED	70 m ²
		384 m ²
LEVEL 5	SITE COVER - ENCLOSED	314 m ²
	SITE COVER - UN-ENCLOSED	70 m ²
		384 m ²
LEVEL 6	SITE COVER - ENCLOSED	315 m ²
	SITE COVER - UN-ENCLOSED	70 m ²
		385 m ²
ROOF	SITE COVER - ENCLOSED	78 m ²
	SITE COVER - UN-ENCLOSED	225 m ²
		303 m ²



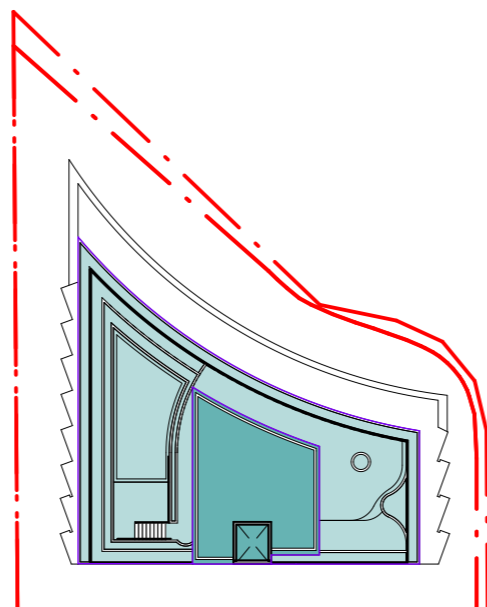
GROUND



APARTMENT (L2 - L5)- SITE COVER



PENTHOUSE (L6) - SITE COVER



ROOF

SITE AREA (VERGE WIDENED) 750.881m²

GROUND LEVEL
 SITE COVER ENCLOSED 41.2% (309m²)
TOTAL SITE COVER 49.1% (369m²)

APARTMENT (L2 - L5)
 SITE COVER ENCLOSED 41.8% (314m²)
TOTAL SITE COVER 51.0% (383m²)

PENTHOUSE (L6)
 SITE COVER ENCLOSED 42.0% (315m²)
TOTAL SITE COVER 51.3% (385m²)

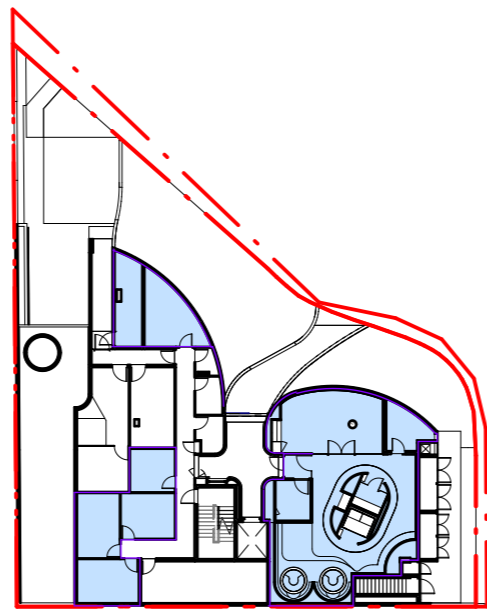
ROOF TERRACE
 SITE COVER ENCLOSED 10.4% (78m²)
TOTAL SITE COVER 40.4% (303m²)

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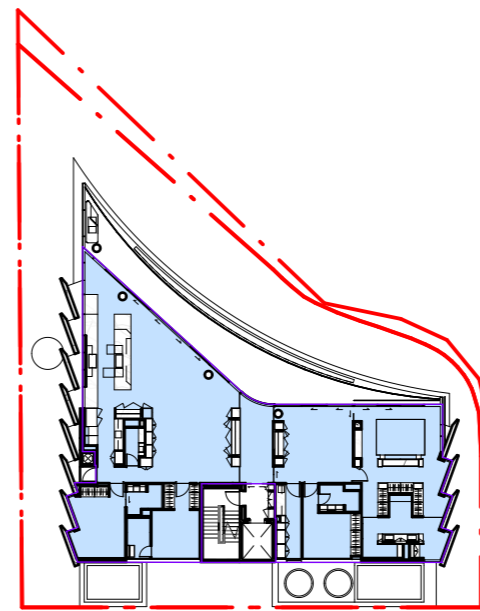
AREA DIAGRAM - SITE COVER



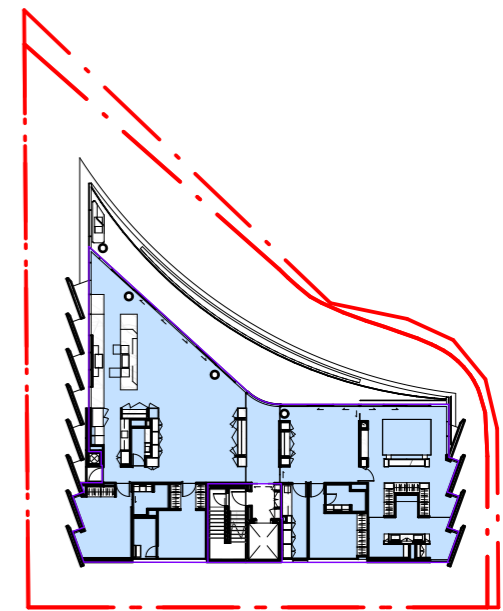
GROSS FLOOR AREA	
Level	Area
LEVEL 2	287 m ²
LEVEL 3	287 m ²
LEVEL 4	287 m ²
LEVEL 5	287 m ²
LEVEL 6	287 m ²
GROUND	127 m ²
GROUND	48 m ²
GROUND	26 m ²
ROOF	13 m ²
	1649 m ²



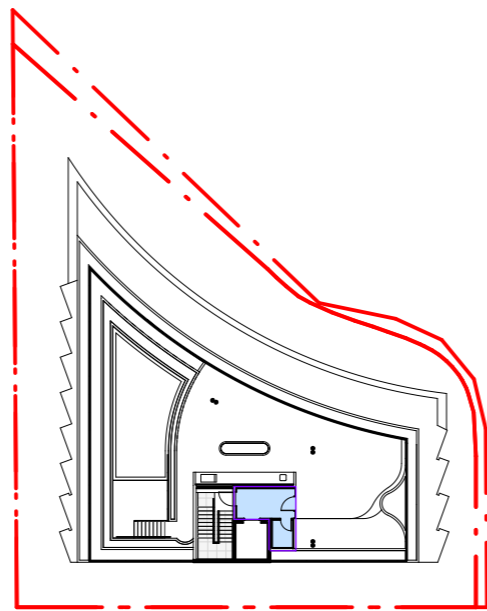
GROUND - GFA



APARTMENT (L2 - L5)- GFA



PENTHOUSE (L6) - GFA



ROOF

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AREA DIAGRAM - GFA

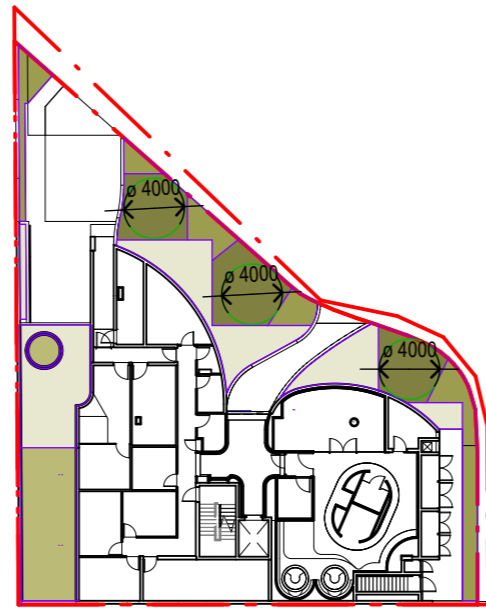


- DEEP LANDSCAPING
- DEEP PLANTING
- PLANTING (900 - 1500mm)
- PLANTING (LESS THAN 900mm)

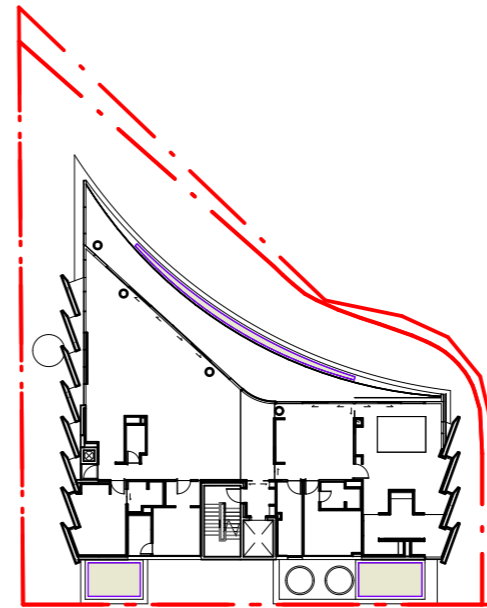
PLANTING SCHEDULE		
Level	Name	Area
GROUND	DEEP LANDSCAPING	41 m ²
GROUND	DEEP PLANTING	56 m ²
GROUND	PLANTING (900 - 1500mm)	40 m ²
GROUND	PLANTING (LESS THAN 900mm)	82 m ²
LEVEL 2	PLANTING (LESS THAN 900mm)	23 m ²
LEVEL 3	PLANTING (LESS THAN 900mm)	6 m ²
LEVEL 4	PLANTING (LESS THAN 900mm)	6 m ²
LEVEL 5	PLANTING (LESS THAN 900mm)	6 m ²
LEVEL 6	PLANTING (LESS THAN 900mm)	6 m ²
ROOF TERRACE	PLANTING (900 - 1500mm)	17 m ²
ROOF TERRACE	PLANTING (LESS THAN 900mm)	64 m ²
		346 m ²

SITE AREA (VERGE WIDENED) 750.881m²

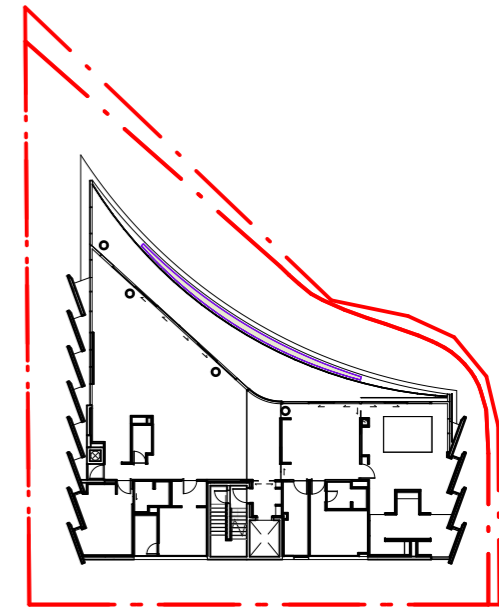
DEEP PLANTING TOTAL	12.9% (97m²)
• 4x4m DEEP PLANTING	7.5% (56m ²)
• DEEP LANDSCAPING	5.5% (41m ²)
PLANTING (900 -1500mm)	7.6% (57m²)
PLANTING (<900mm)	25.7% (193m²)
TOTAL PLANTING	46.1% (346m²)



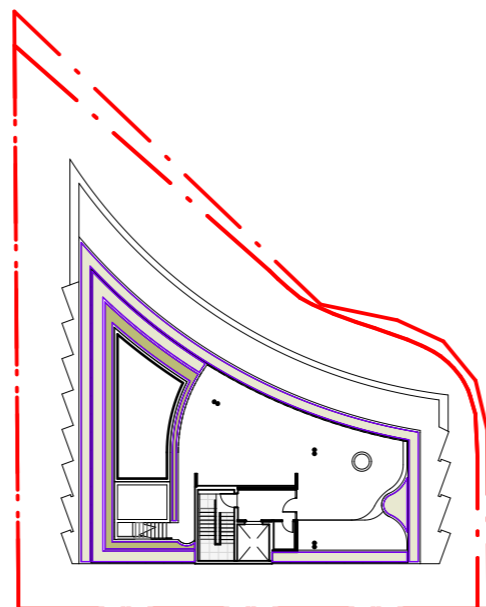
GROUND - PLANTING



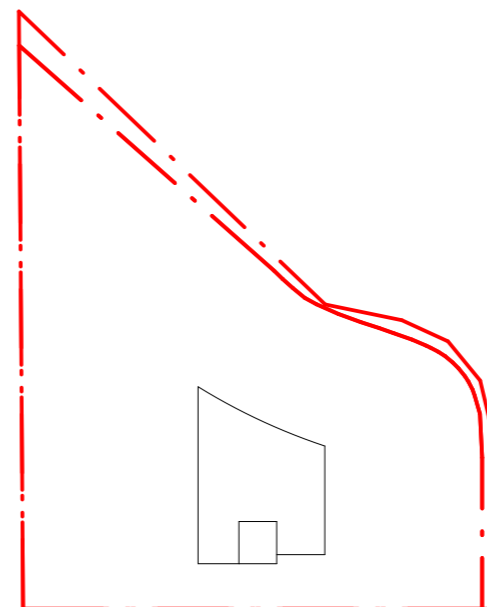
APARTMENT (L2 - L5) - PLANTING



PENTHOUSE (L6) - PLANTING



ROOF TERRACE - PLANTING



ROOF - PLANTING

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AREA DIAGRAM - PLANTING



CLIENT:
MULTI GROUP
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SCALE: 1 : 500 [A3] DATE: 23.06.26 DRAWN: SW NORTH:
PROJECT NO: 23027 PHASE: DA DRAWING NUMBER: AR 8.03 REVISION: 12
C:_Revit Local\23027_4 Macdonald St_CD_R24_nealnBZZAX.rvt 23/06/2026 12:02:26 PM



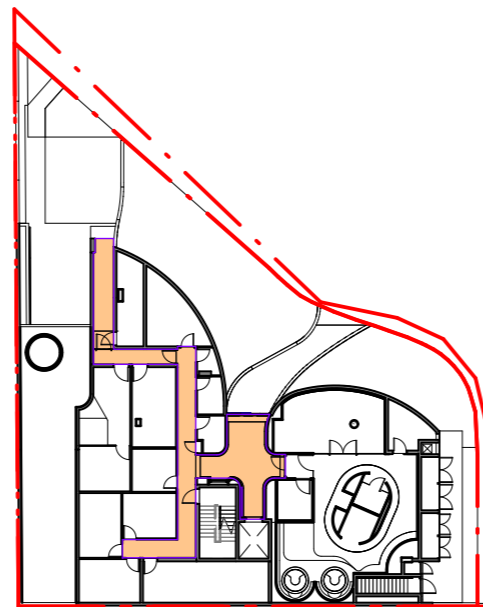
 COMMUNAL OPEN SPACE

 PRIVATE OPEN SPACE

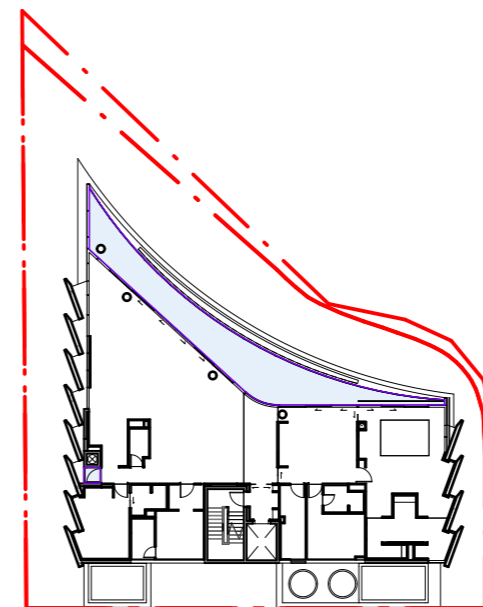
Area Schedule (Communal Open Space)		
Unit Number	Name	Area
GROUND	COMMUNAL OPEN SPACE	57 m ²
LEVEL 2	PRIVATE OPEN SPACE	55 m ²
LEVEL 3	PRIVATE OPEN SPACE	55 m ²
LEVEL 4	PRIVATE OPEN SPACE	55 m ²
LEVEL 5	PRIVATE OPEN SPACE	55 m ²
PENTHOUSE	PRIVATE OPEN SPACE	223 m ²

SITE AREA (VERGE WIDENED) 750.881m²

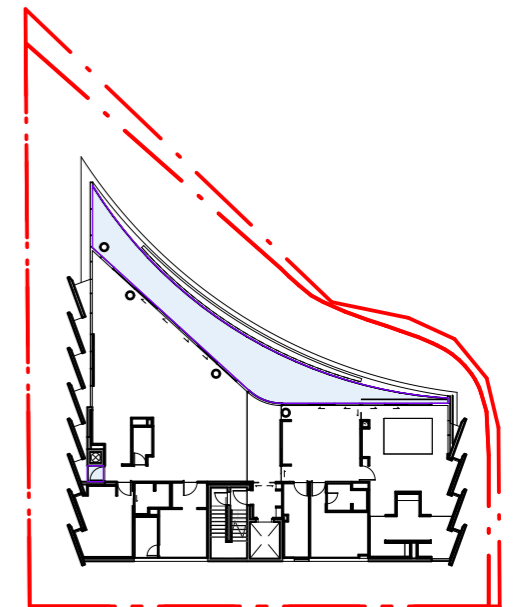
COMMUNAL OPEN SPACE 7.6% (57m²)



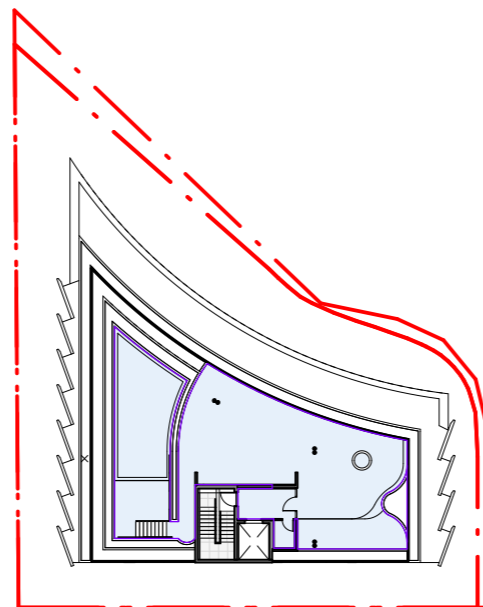
GROUND



APARTMENT (L2 - L5)



PENTHOUSE (L6)



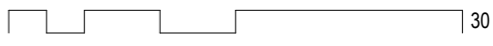
PENTHOUSE ROOF TERRACE

BCC DS
RECEIVED
 26/06/2026
APPLICATION REF
 A006989590

AREA DIAGRAM - COMMUNAL OPEN SPACE



CLIENT:
 MULTI GROUP
 PROJECT:
 4 MACDONALD ST
 ADDRESS:
 4 MACDONALD ST, KANGAROO POINT, 4169

SCALE: 1 : 500 [A3] DATE: 23.06.26 DRAWN: SW NORTH:
 30
 PROJECT NO: **23027** PHASE: **DA** DRAWING NUMBER: **AR 8.04** REVISION: **10**
C:_Revit Local\23027_4 Macdonald St_CD_R24_nealnBZZAX.rvt 23/06/2026 12:02:29 PM

PREVIOUS

NO. 01
DATE
APPLICATOR
ADDRESS



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