

Development Application

Design and Context Report

BCC DS

LODGED

05/08/2026

APPLICATION REF

A007082221

566-570
Sherwood Road,
Sherwood



566-570 Sherwood Road, Sherwood

Land Use:	MDR Medium Density Residential
Neighbourhood Plan:	Sherwood-Graceville District Neighbourhood Plan
Sub-Precinct:	Sherwood Centre Precinct - NPP-003
Site Size:	1,212m ²
Site Size (Excl. Resumption):	1,144m ²

Site Location



Project Vision

Design Statement



The design vision for 566–570 Sherwood Road is founded on a simple but ambitious proposition; that boutique residential developments within Brisbane's established suburban neighbourhoods deserve the same level of architectural ambition and design excellence as the city's landmark inner-city projects.

Sherwood is one of Brisbane's most established and desirable river suburbs, characterised by its mature landscape, generous tree canopy and timeless residential character. Despite its highly sought-after location, much of the recent residential development within the suburb has followed conventional apartment typologies that prioritise cost savings over architectural identity. This project seeks to challenge that expectation by delivering a building that is distinctive, memorable and deeply connected to its place.

The design draws inspiration from the gentle curves of the Brisbane River, the soft forms of the surrounding landscape and the dappled light created beneath Sherwood's iconic fig trees. Rather than presenting as a rigid collection of stacked floor plates, the building is conceived as a sculpted form, with flowing curved balconies, softened corners and carefully articulated façades that create movement, depth and elegance from every viewing angle. The result is a building that feels refined and timeless rather than repetitive or utilitarian.

Equally important is the experience beyond the apartment itself. The rooftop has been envisioned as a true extension of residents' homes, transforming an often-underutilised space into a shared retreat above the suburb. Framed by landscaping and panoramic views towards the surrounding tree canopy, the rooftop amenity provides spaces for relaxation, entertaining and quiet reflection, reinforcing a lifestyle that is rarely offered within boutique developments of this scale.

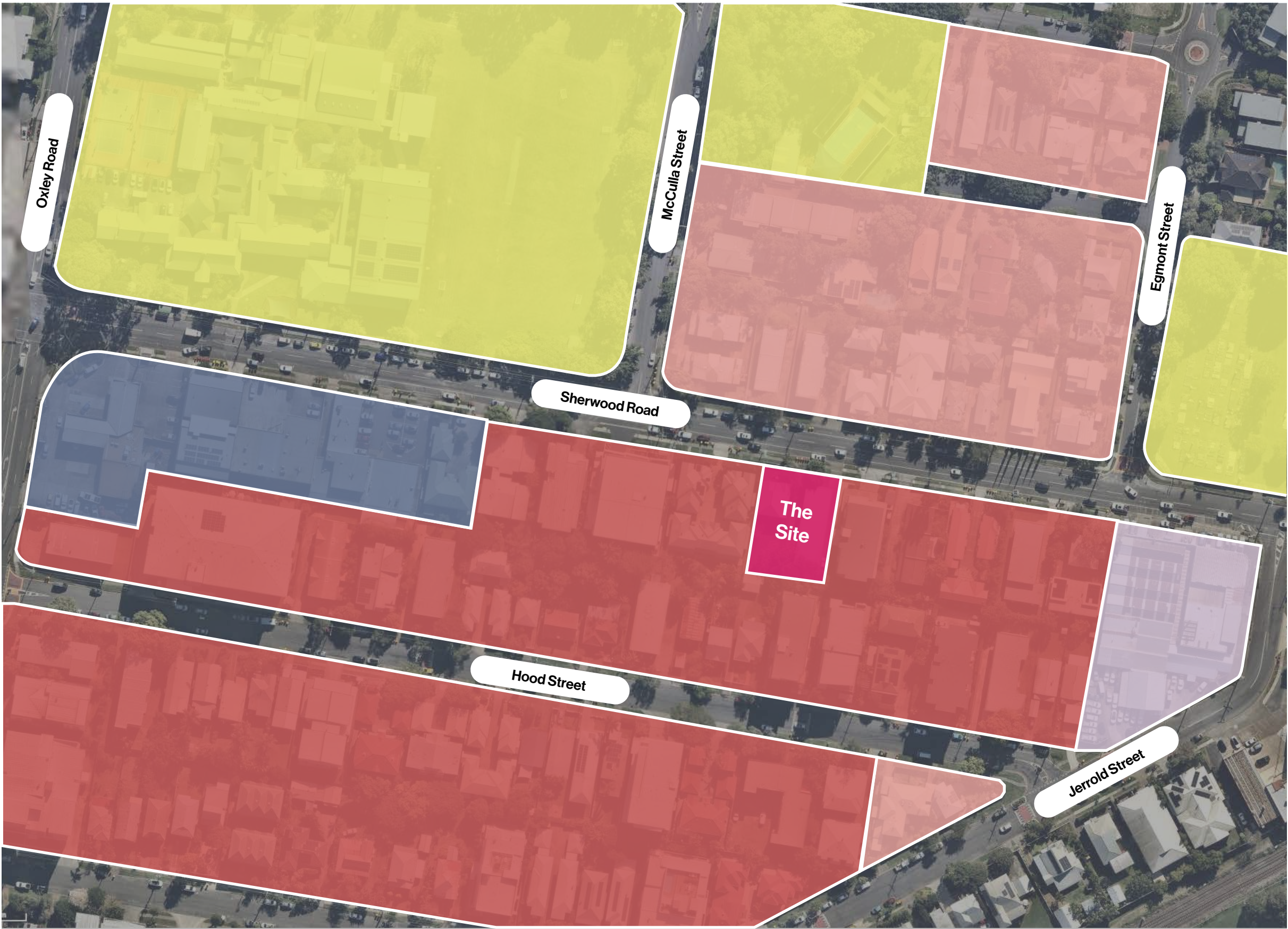
Landscape is woven throughout the architecture, softening built form, enhancing privacy and strengthening the relationship between the building and Sherwood's subtropical environment. Planting is not treated as decoration, but as an integral architectural element that allows the development to mature gracefully over time while contributing positively to the streetscape.

Ultimately, the vision for 566–570 Sherwood Road is not simply to deliver another apartment building, but to establish a new benchmark for boutique residential living within Brisbane's western suburbs. Through sculptural design, carefully crafted detailing and an exceptional resident experience, the project demonstrates that smaller developments can achieve enduring architectural significance and elevate expectations for future development within Sherwood.

Site Context & Location

Existing Site

Land Use



Zoning Legend



Subject Site



MDR Medium Density Residential



LMR2 Low-Medium Density Residential (2 or 3 storey Mix)



DC2 District centre (Corridor)



CF5 Community Facilities (Education Purposes)



LII Low Impact Industry

Existing Site

Immediate Context

- 1

Sherwood Square
600 Sherwood Road
2-minute walk
- 2

Sherwood State School
464 Oxley Road
2-minute walk
- 3

Sherwood Central
672 Sherwood Road
5-minute walk
- 4

Sherwood Train
17 Hedges Street
9-minute walk
- 5

Sherwood Road Retail
637 Sherwood Road
5-minute walk



- 6

Guardian Childcare
16 Thallon Street
5-minute walk
- Bus Stops**
104, 106, 598
2-minute walk



566–570 Sherwood Road occupies an exceptional position within the heart of Sherwood, combining the convenience of a vibrant village centre with the character of one of Brisbane's most established and leafy suburbs.

Located directly opposite Sherwood State School and within a comfortable five-minute walk of Sherwood Railway Station, Sherwood Central Shopping Centre, supermarkets, cafés, restaurants and everyday services, the site offers genuine walkability and excellent public transport connectivity.

Complemented by nearby parklands, the Sherwood Arboretum and the Brisbane River, the location provides residents with a highly desirable lifestyle where daily amenities, recreation and nature are all within easy reach.

This unique combination of accessibility, community infrastructure and established landscape character makes the site an ideal location for high-quality boutique residential development.

Existing Site

Suburban Design Context

564 Sherwood Road
Completed



580 Sherwood Road
Completed



586 Sherwood Road
Completed



22 Hood Street
Completed



512 Oxley Road
Completed



17 Mayhew Street
Completed



14 Mayhew Street
Completed



14 Jerrold Street
Completed



73 Primrose Street
Completed



57 Primrose Street
Completed



35 Primrose Street
Completed



27 Primrose Street
Completed



20 Primrose Street
Completed



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Design
Intent

Design Intent

Inspiration

The design response for 566–570 Sherwood Road is founded on the belief that architecture within Sherwood should reflect the enduring qualities that have made the suburb one of Brisbane's most desirable residential communities. Rather than pursuing a conventional apartment outcome, the proposal seeks to establish a new benchmark for boutique residential living by creating a building that is sculptural, timeless and intrinsically connected to its landscape.

Sherwood is distinguished not by density or urban intensity, but by its mature tree canopy, generous streetscapes and strong relationship with the Brisbane River. The suburb possesses a unique character where architecture is experienced through layers of vegetation, filtered light and expansive gardens. These qualities became the primary inspiration for the project, informing an architectural response that celebrates softness, movement and the integration of landscape with built form.

The design draws directly from the flowing forms found throughout Sherwood's natural environment. The gentle curves of the Brisbane River, the broad canopies of the suburb's iconic fig trees and the organic movement of foliage in the subtropical climate have informed a building that rejects rigid orthogonal geometry in favour of sculpted forms with softened edges. Curved balconies wrap the building to create depth, shade and visual lightness, while generous landscaping blurs the distinction between architecture and garden, allowing the building to sit comfortably within Sherwood's leafy streetscape.

Rather than treating landscape as an applied element, planting forms an integral part of the architectural composition. As the planting matures, the architecture will become increasingly integrated with its surroundings, reinforcing Sherwood's identity as one of Brisbane's greenest residential neighbourhoods.

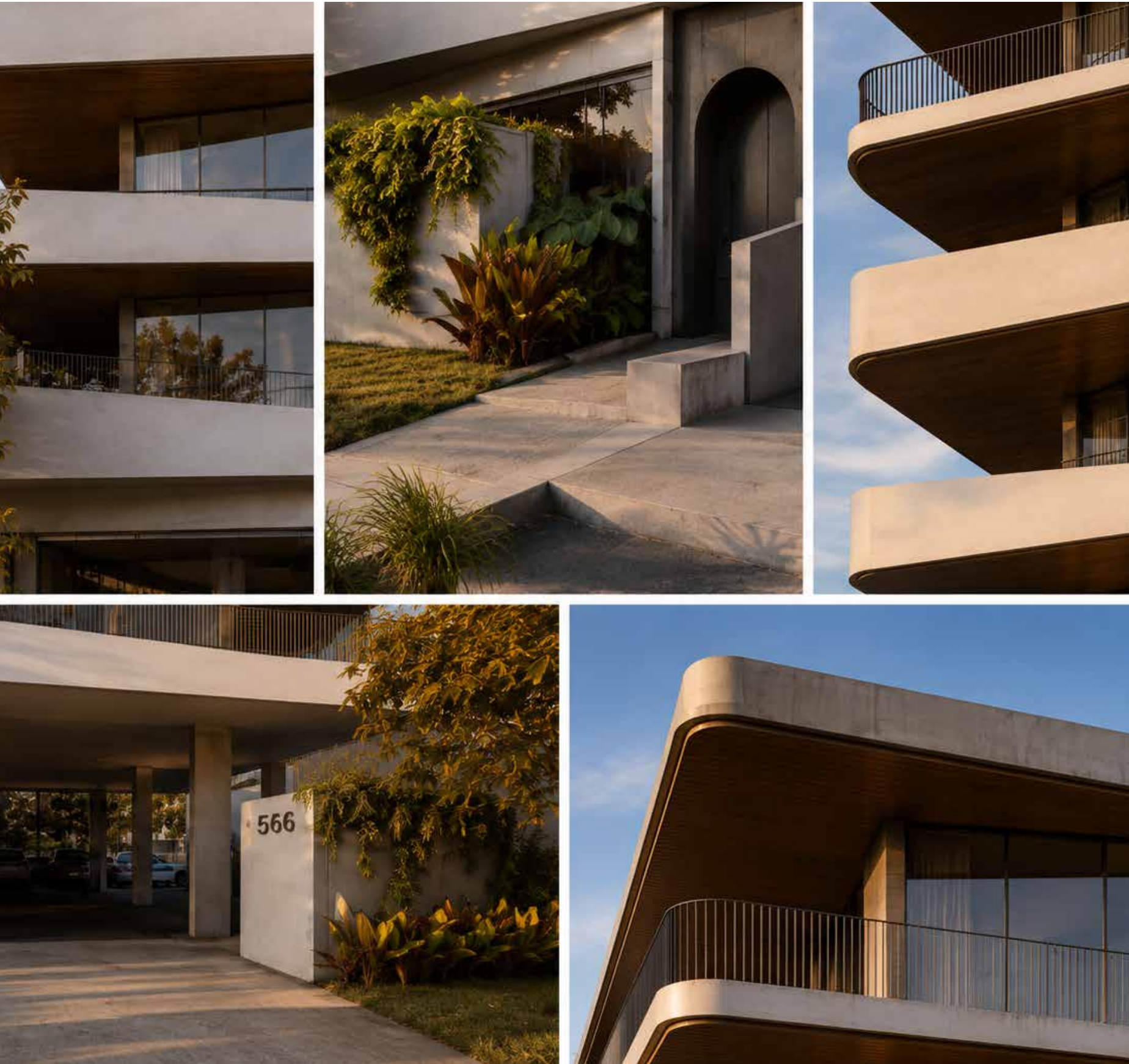
The rooftop has been conceived as the culmination of this design philosophy. Elevated above the surrounding canopy, it provides residents with a communal retreat that captures expansive views while remaining immersed within the treetops. Landscaped gathering spaces and outdoor areas transform the roof into an extension of the home's living environment, promoting connection, wellbeing and a sense of community that is rarely achieved within boutique residential developments.

Ultimately, the project aspires to become more than a residential building. It seeks to demonstrate that thoughtful design, sculptural architecture and meaningful integration with landscape can redefine expectations for apartment living within Brisbane's western suburbs. By responding authentically to Sherwood's unique character rather than adopting generic apartment typologies, the proposal establishes a distinctive architectural identity that will contribute positively to the suburb for generations.



Design Intent

Building Details



Architectural Palisade Rail

The upper levels of the form proposes an architectural palisade balustrade/rail to delineate the form from the lower levels. Additionally, the colour of the upper floor is proposed to be darker than the balance of the form.

Mature Planting

Ground floor deep planting will be a major proponent of the design. Greening and elevating the ground floor.

Curvaceous Design

The curvaceous design creates a unique architectural element unlike any in the suburban areas of Sherwood. The proposed design intent aims to elevate Sherwood’s existing design language and create new buildings that will become icons for the suburb.

Quality Glazing

The proposed design is aimed to bring quality glazing to the suburb also, with performance glass that will reduce reliance on air-conditioning and focus on more sustainable measures.

Rooftop Amenity

The building’s rooftop will be one of Sherwood’s first, providing recreational space on the rooftop of the built-form. This private space will be for everyday resident use.



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Thank You