

DEVELOPMENT APPROVAL DOCUMENTS

43-49 PRIMROSE STREET. SHERWOOD, 4075 QLD.

SITE DATA

<u>SITE AREA 1.610m2</u>	
SITE COVER (L1-4)	1,095m2 (68%)
COM. REC. AREA	188m2
LANDSCAPING @ GR	373m2 (23.1%) inc. deep planting
DEEP PLANT. @ GR	175m2 (10.8%)
<u>GROSS FLOOR AREA: TOTAL RES. GFA: 4,226m2</u>	
19 x 2B UNITS (49%)	
19 x 3B UNITS (49%)	
1 x 4B UNIT (2%)	
<u>TOTAL UNITS: 39</u>	
<u>CAR RATES APPLIED</u>	
1.0 FOR 1 BED	00
1.2 FOR 2 BED	22.8 (23)
1.6 FOR 3 BED /4 BED	32.0 (32)
0.25 VISITOR	9.75 (10)
REQUIRED	65
PROVIDED	71
Resident Car	61
Resident Bicycle	39
Visitor Car	10
Visitor Bicycle	10

DRAWING REGISTER

		REV	DATE	ISSUE
2540 DA000	COVER SHEET	-	26.06.2026	DA
2540 DA001	BUILDING FINISHES	-	26.06.2026	DA
2540 DA010	SITE PLAN	-	26.06.2026	DA
PROPOSED PLANS				
2540 DA190	BASEMENT 2 FLOOR PLAN	-	26.06.2026	DA
2540 DA191	BASEMENT 1 FLOOR PLAN	-	26.06.2026	DA
2540 DA200	GROUND FLOOR PLAN	-	26.06.2026	DA
2540 DA201	LEVEL 1-4 FLOOR PLAN	-	26.06.2026	DA
2540 DA202	LEVEL 5 FLOOR PLAN	-	26.06.2026	DA
2540 DA250	ROOF PLAN	-	26.06.2026	DA
BUILDING ELEVATIONS				
2540 DA300	EAST ELEVATION	-	26.06.2026	DA
2540 DA301	NORTH ELEVATION	-	26.06.2026	DA
2540 DA302	WEST ELEVATION	-	26.06.2026	DA
2540 DA303	SOUTH ELEVATION	-	26.06.2026	DA
BUILDING SECTIONS				
2540 DA400	CROSS SECTION AA	-	26.06.2026	DA
2540 DA401	CROSS SECTION BB	-	26.06.2026	DA
PERSPECTIVES				
2540 DA500	PERSPECTIVES - EAST (STREET) ELEVATION	-	26.06.2026	DA
2540 DA501	PERSPECTIVES - WEST (REAR) FACADE	-	26.06.2026	DA
2540 DA502	PERSPECTIVES - NORTH FACADE	-	26.06.2026	DA
2540 DA503	PERSPECTIVES - SOUTH FACADE	-	26.06.2026	DA
BUILDINGS THAT BREATHE				
2540 DA600	ORIENTATE YOURSELF	-	26.06.2026	DA
2540 DA601	OCCUPY OUTDOOR SPACES	-	26.06.2026	DA
2540 DA602	ILLUMINATE WITH NATURAL DAYLIGHT	-	26.06.2026	DA
2540 DA603	NATURAL AIR AND VENTILATION	-	26.06.2026	DA
2540 DA604	SHADE AND PROTECT	-	26.06.2026	DA
2540 DA605	LIVING GREENERY	-	26.06.2026	DA
2540 DA606	IDENTITY MATTERS	-	26.06.2026	DA
2540 DA607	REDUCE ENERGY AND WASTE	-	26.06.2026	DA



Rev 1

21.08.2026



1.1 Connection to Nature.



1.2 Containerized planting.



1.3 Vertical landscaping detail.

1. Landscaping.

Landscaping is integrated into the design to create soft edges.

- Elevated planting to central recess facing Kelso Street.
- Containerized planting to podium and Recreation areas.
- Generous landscaping at Ground level.

2. Screening.

Aluminium battened screening to Ground level areas for privacy and facade articulation.

3. Brickwork.

Feature brickwork along Kelso Street frontage creating a varied palette of brickwork / landscaping / aluminium battened screening.

4. Concrete precast panels.

An articulated and refined material palette including precast concrete. Dark and light tones have been selected to allow the vertical and horizontal elements be the focal point of attention for the tower component.



2.1 Facade Articulation / screening.



3.1 Light and shade.

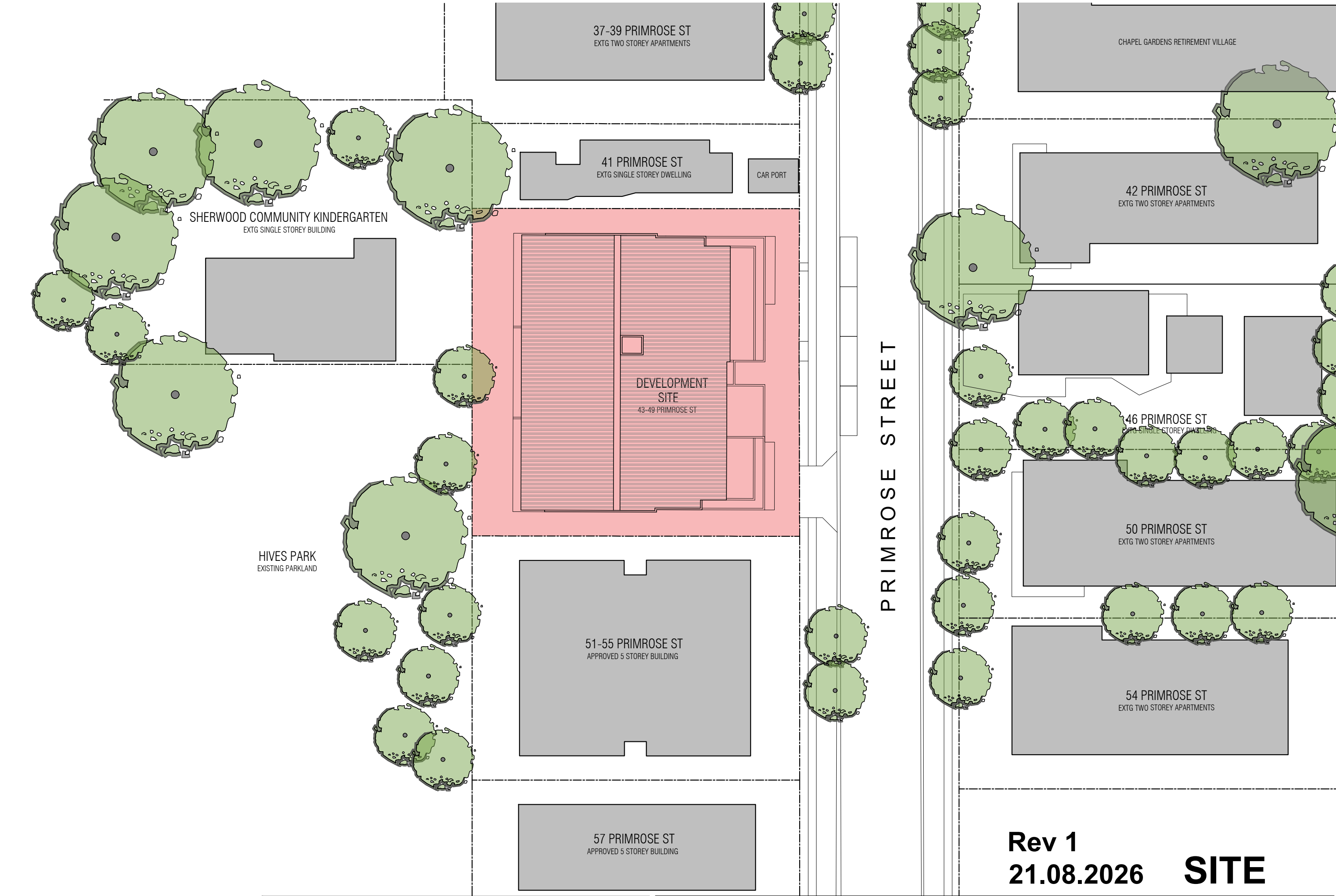


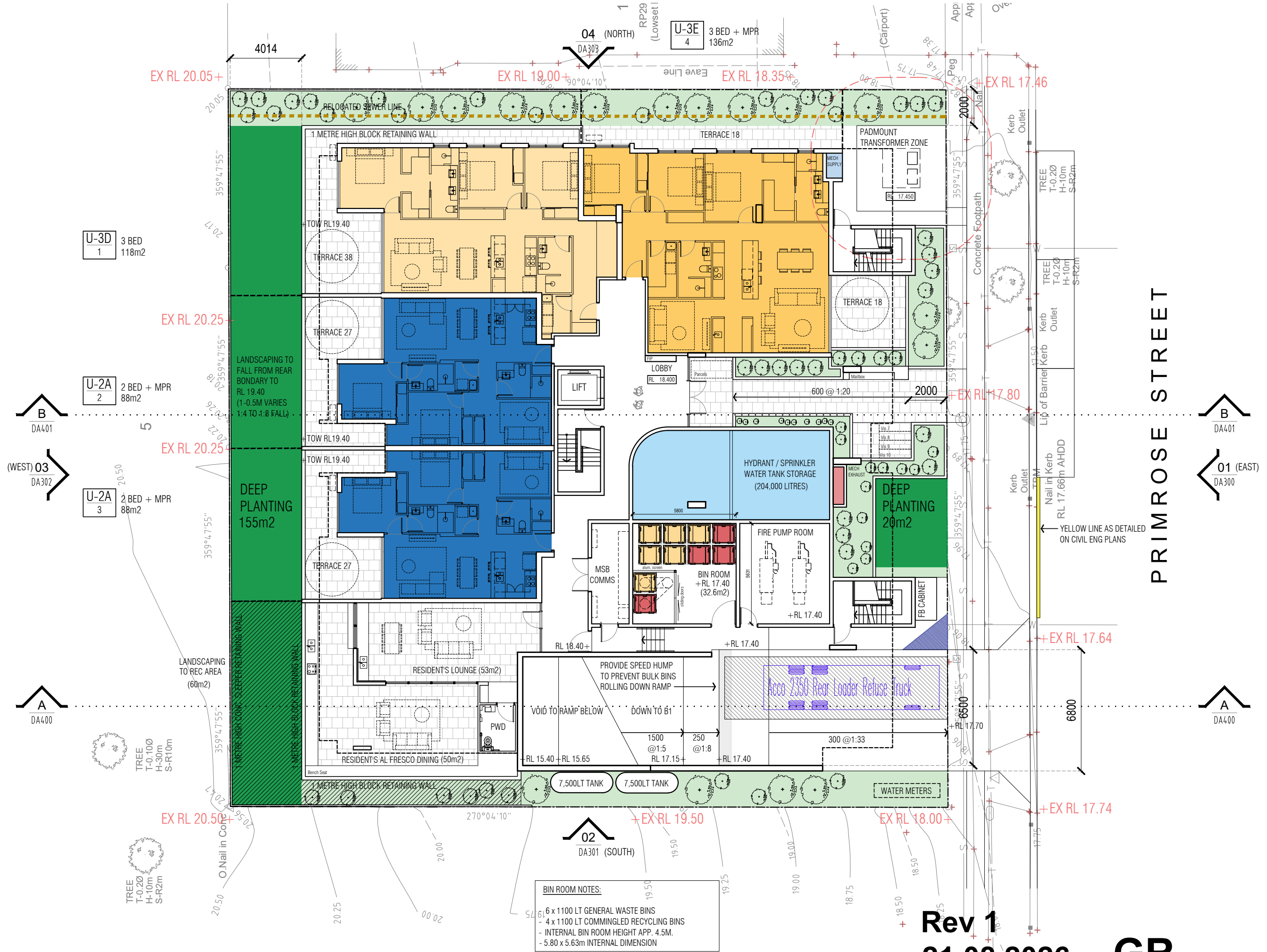
3.2 Rustic brickwork.



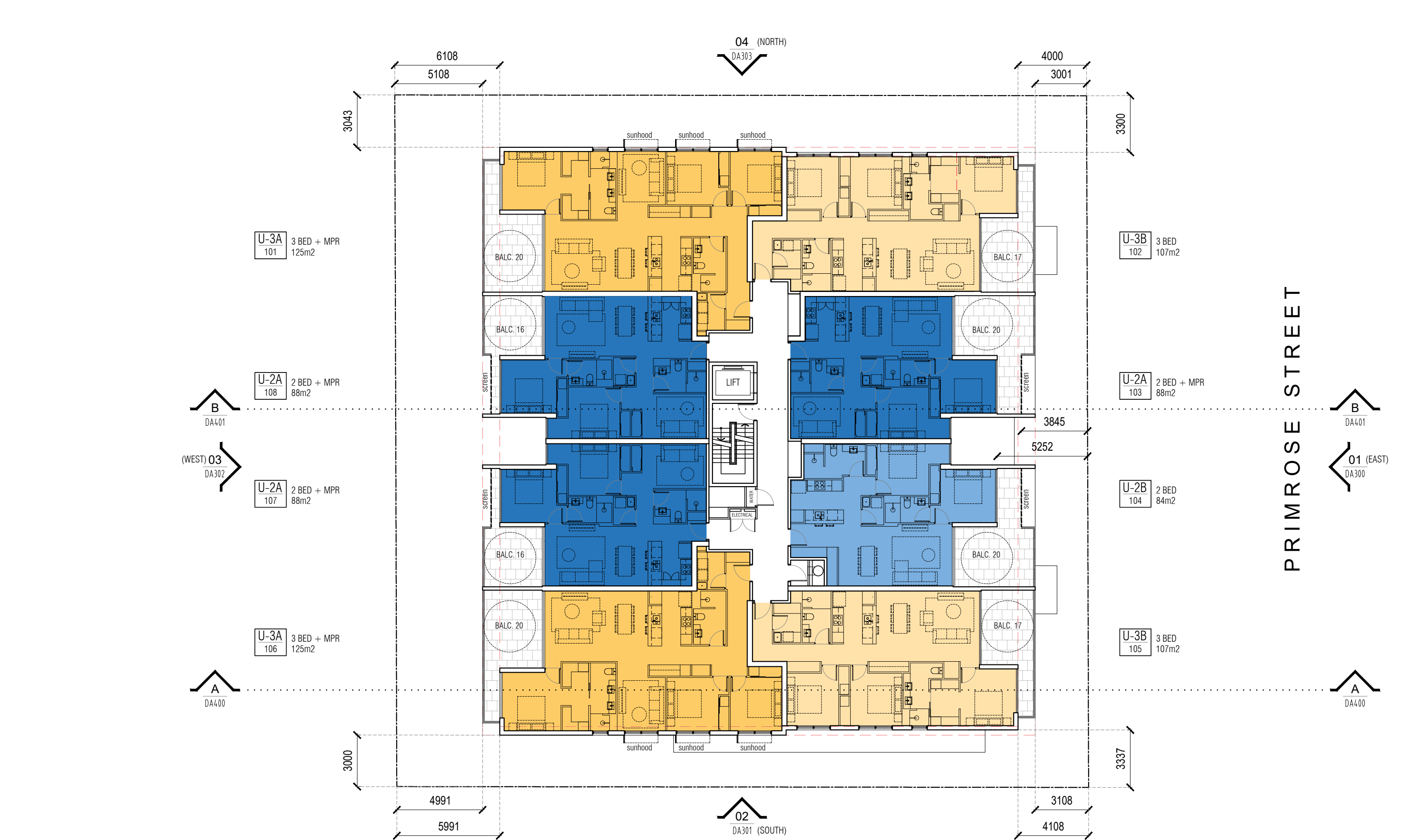
3.3 Brickwork integration with Landscaping.

Rev 1
21.08.2026

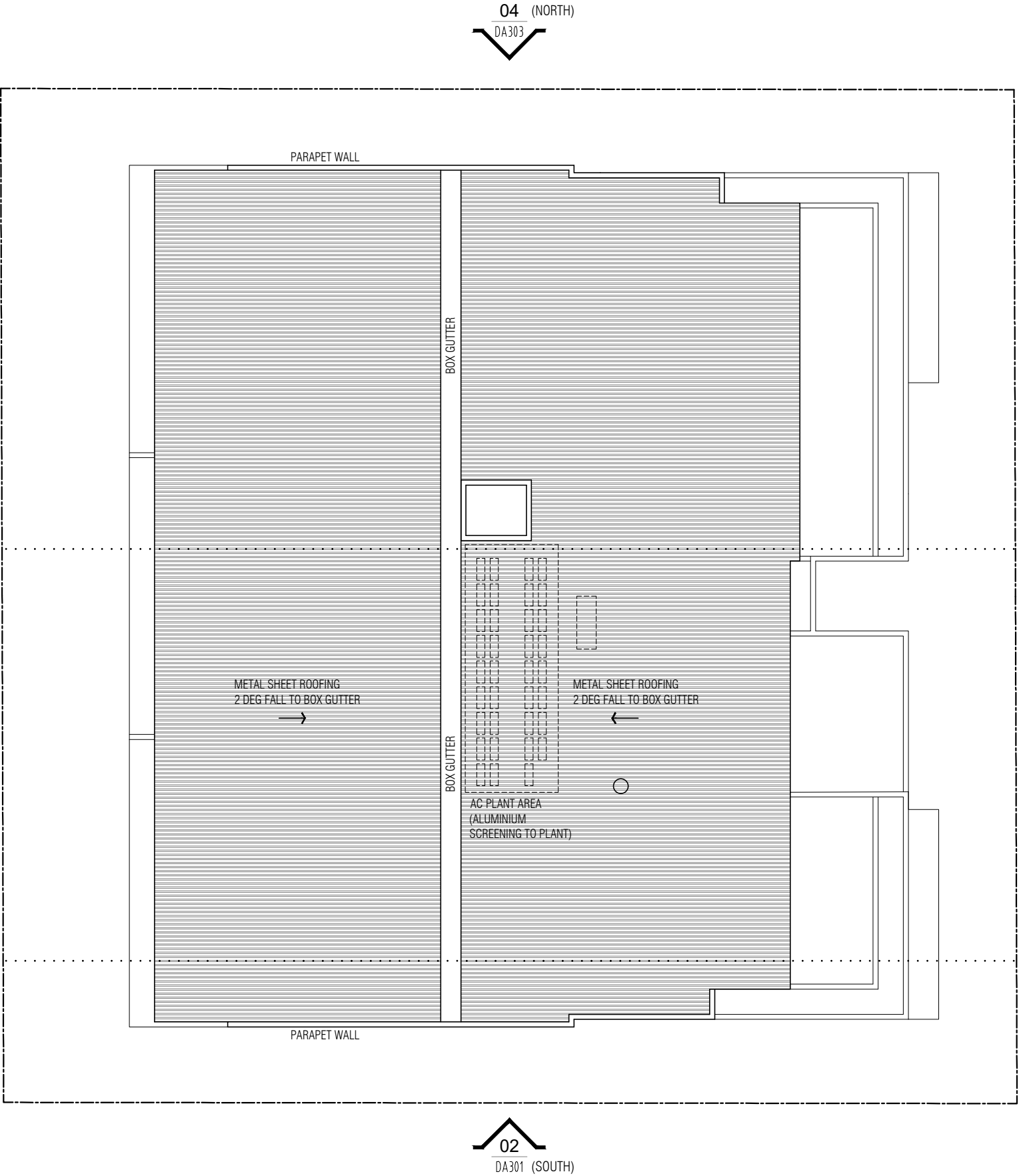




BIN ROOM NOTES:
- 6 x 1100 LT GENERAL WASTE BINS
- 4 x 1100 LT COMMINGLED RECYCLING BINS
- INTERNAL BIN ROOM HEIGHT APP. 4.5M.
- 5.80 x 5.63m INTERNAL DIMENSION



Rev 1
21.08.2026
L1-L4



Rev 1
21.08.2026
ROOF

PROJECT ADDRESS	DRAWING TITLE	SCALE	JOB NUMBER	DRAWING	REV	Rev	Date	DA APPLICATION
PROPOSED UNIT DEVELOPMENT. 43-49 PRIMROSE STREET, SHERWOOD.	ROOF PLAN	1:200 A3	2540	DA-250	1	1	26.06.2026 21.08.2026	DA APPLICATION DA RFI



Rev 1
21.08.2026
EAST



Rev 1
21.08.2026
SOUTH

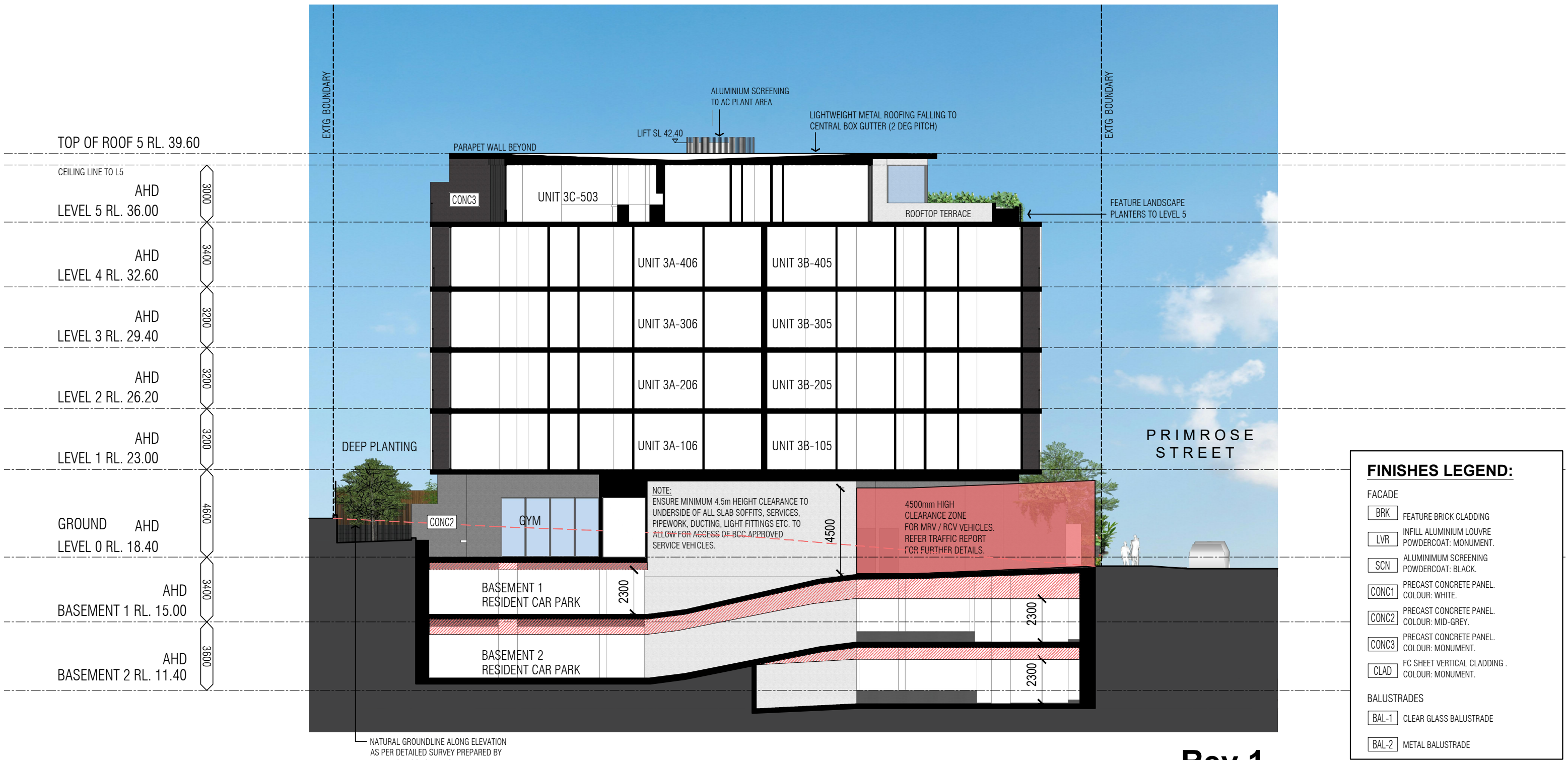
Rev 1
21.08.2026

WEST

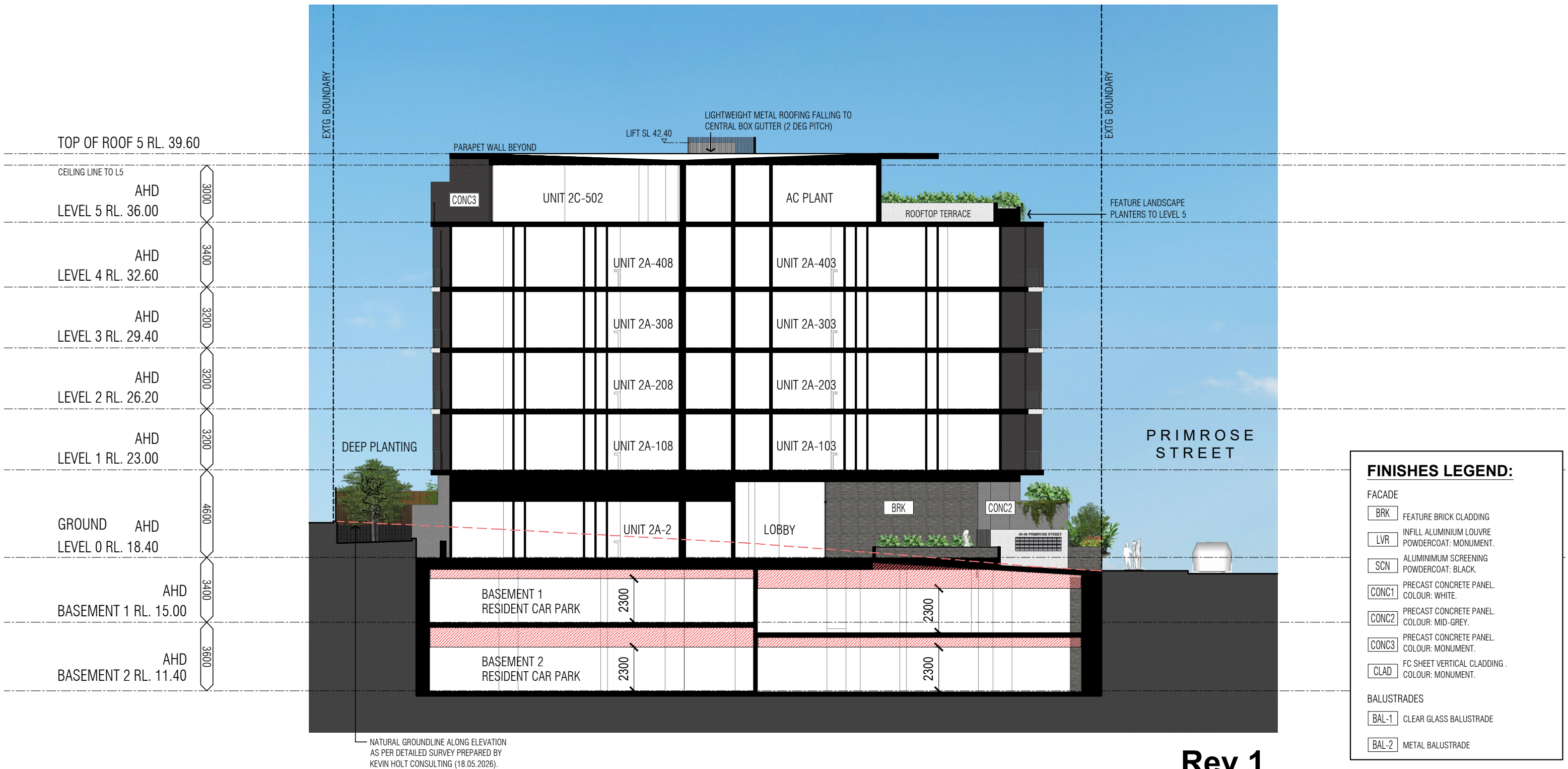




Rev 1
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NORTH



Rev 1
21.08.2026
SEC AA





Rev 1
21.08.2026

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PROPOSED UNIT DEVELOPMENT. 43-49 PRIMROSE STREET, SHERWOOD.	PERSPECTIVES EAST (STREET)	NA A3	2540	DA-500	1	1	26.06.2026 21.08.2026	DA APPLICATION DA RFI



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21.08.2026

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PROPOSED UNIT DEVELOPMENT. 43-49 PRIMROSE STREET, SHERWOOD.	PERSPECTIVES WEST (REAR)	NA A3	2540	DA-501	1	1	26.06.2026 21.08.2026	DA APPLICATION DA RFI



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21.08.2026

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PROPOSED UNIT DEVELOPMENT. 43-49 PRIMROSE STREET, SHERWOOD.	PERSPECTIVES NORTH (SIDE)	NA A3	2540	DA-502	1	1	26.06.2026 21.08.2026	DA APPLICATION DA RFI



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21.08.2026

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PROPOSED UNIT DEVELOPMENT. 43-49 PRIMROSE STREET, SHERWOOD.	PERSPECTIVES SOUTH (SIDE)	NA A3	2540	DA-503	1	1	26.06.2026 21.08.2026	DA APPLICATION DA RFI