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DEVELOPMENT APPLICATION REPORT

NOVAIRE

56-60 Albion Road, Albion
4010

August 2026

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PROJECT TEAM
DEVELOPMENT NARRATIVE
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PROJECT TEAM

DEVELOPED BY

CORE
PROPERTY PARTNERS

TOWN PLANNING

MEWING
PLANNING
CONSULTANTS

ARCHITECT

PRAX

LANDSCAPE ARCHITECT

IVY MAY
LANDSCAPE ARCHITECTURE

TRAFFIC ENGINEER

PTT
TRAFFIC & TRANSPORT ENGINEERING

CIVIL ENGINEER

[Inertia

WASTE & ACOUSTIC ENGINEER

Colliers

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DEVELOPMENT NARRATIVE

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ARCHITECTURAL STATEMENT

Albion has always been a place of making. From quarry stone and milling silos, to the rhythm of rail and industry, it has long carried the energy of those who built and shaped Brisbane.

Today, that legacy is evolving. On the edge of the city, yet grounded in a distinctly local rhythm - Albion is emerging as a modern urban village where heritage warehouses give way to new places to gather.

A place defined by spirit and enduring character

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NOVAIRE

THE CONTEXT

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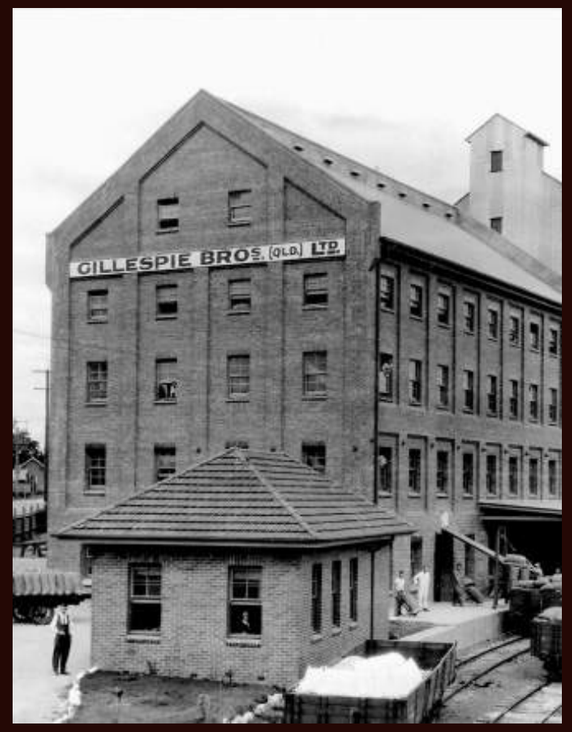
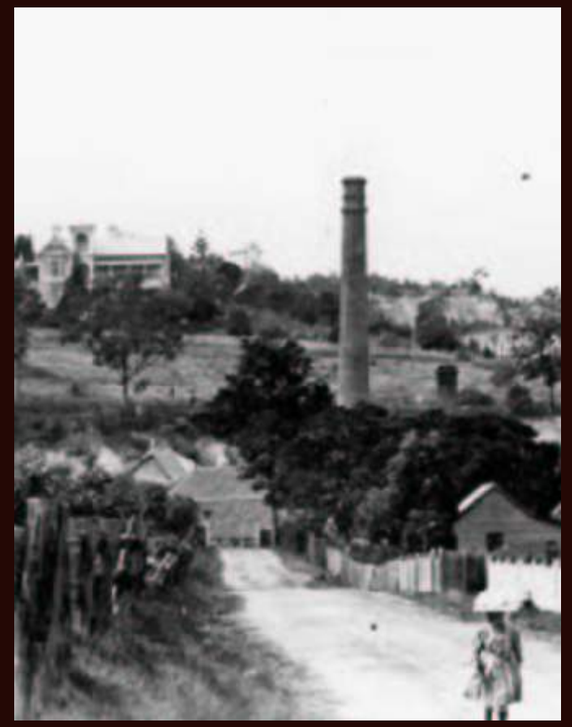
HISTORY OF ALBION



Albion Hotel



Albion Flour Mill



Workers Cottages

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SITE DETAILS

Address	56-60 Albion Road, Albion 4010
RP Description	Lot 2 on RP52675, Lot 2 on RP85612, Lot 2 on RP85610 and Lot 2 on RP85611
Site Area	1,842m²
Planning Scheme	Brisbane City Plan 2014 (version 33.00/2025)
Zone	Character Residential (Character) Zone
Neighbourhood Plan	Lutwyche Road Corridor Neighbourhood Plan (no precinct)
Overlays	• Airport environs overlay - OLS – horizontal limitation surface boundary - Procedures for air navigation surfaces (PANS) - BBS zone – Distance from airport 3-8km • Bicycle Network Overlay - Primary Cycle Route – Albion Road - Primary Cycle Route – Albion Overpass • Community Purposes Network Overlay • Critical infrastructure and movement network overlay - Critical infrastructure and movement planning area sub-category • Dwelling House Character Overlay • Industrial Amenity Overlay - Industrial Amenity Investigation Area Sub-category • Potential and actual acid sulfate soils overlay - Potential and actual acid sulfate soils sub-category - Land above 5m AHD and below 20m AHD sub-category • Road hierarchy overlay - Neighbourhood Road – Albion Road - Neighbourhood Road – McDonald Road - Suburban Road – Albion Overpass • Streetscape hierarchy overlay - Neighbourhood Street Major – Albion Road - Neighbourhood Street Minor – McDonald Road • Traditional Building Character Overlay • Transport Noise Corridor Overlay (rail)
State Designations	• SEQ Regional Plan – Urban Footprint • State Transport - Area within 25m of a Railway Corridor
Existing Approvals	Preliminary Approval for a Material Change of Use for Food and Drink Outlet, Market, Multiple Dwelling, Office, Parking Station, Retirement Facility, Shop and Short-term Accommodation, and Variation Request (P&E Appeal No 3333 of 2020). Having regard to the approved plans, the site forms part of Precinct 2.



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MACRO SITE ANALYSIS

BRISBANE'S NEXT CHAPTER IN PRESTIGE LIVING

Flanked by Brisbane's most desirable neighbourhoods in Hamilton, Newstead, New Farm, and Bulimba - Albion is fast emerging as the city's next great story of transformation. Once known for its industrial heritage and eclectic charm, the suburb is now experiencing a quiet renaissance, attracting the attention of discerning buyers, ambitious developers, and leading architects alike.

With its unrivalled proximity to the CBD, sweeping views of the city skyline, and a rich urban fabric poised for renewal, Albion offers a rare blend of authenticity and potential. It is the logical next step in Brisbane's luxury corridor - a natural extension of the prestige and lifestyle offered by its better-known neighbours, but with room to define its own identity.

This is a suburb on the cusp - where elevated design meets urban edge, and where early movers are already shaping the future. Albion is no longer just emerging.It's arriving.

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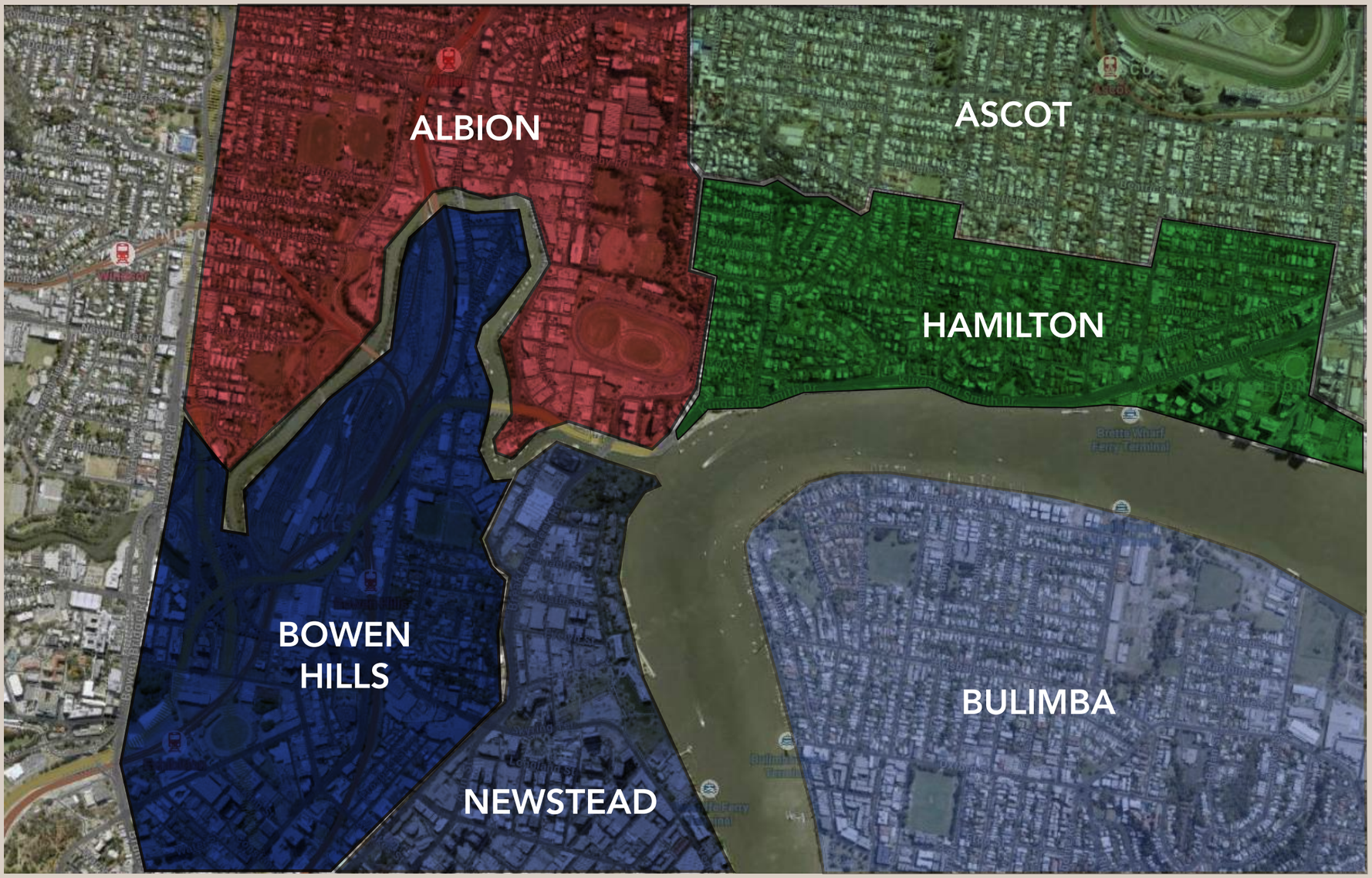
MACRO SITE ANALYSIS



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MACRO SITE ANALYSIS
The Suburb



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LOCATION AND SITE



GREVILLE



ALBION TAB



AEX



HUDSON COMMON



PARK HOUSE



NOUVAUE

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LOCATION AND SITE



BREAKFAST CREEK HOTEL



WINEISM



BROTHERS RUGBY



ALBION BATHHOUSE



ALBION FINE TRADERS



`NEW ALBION STATION (NAS)

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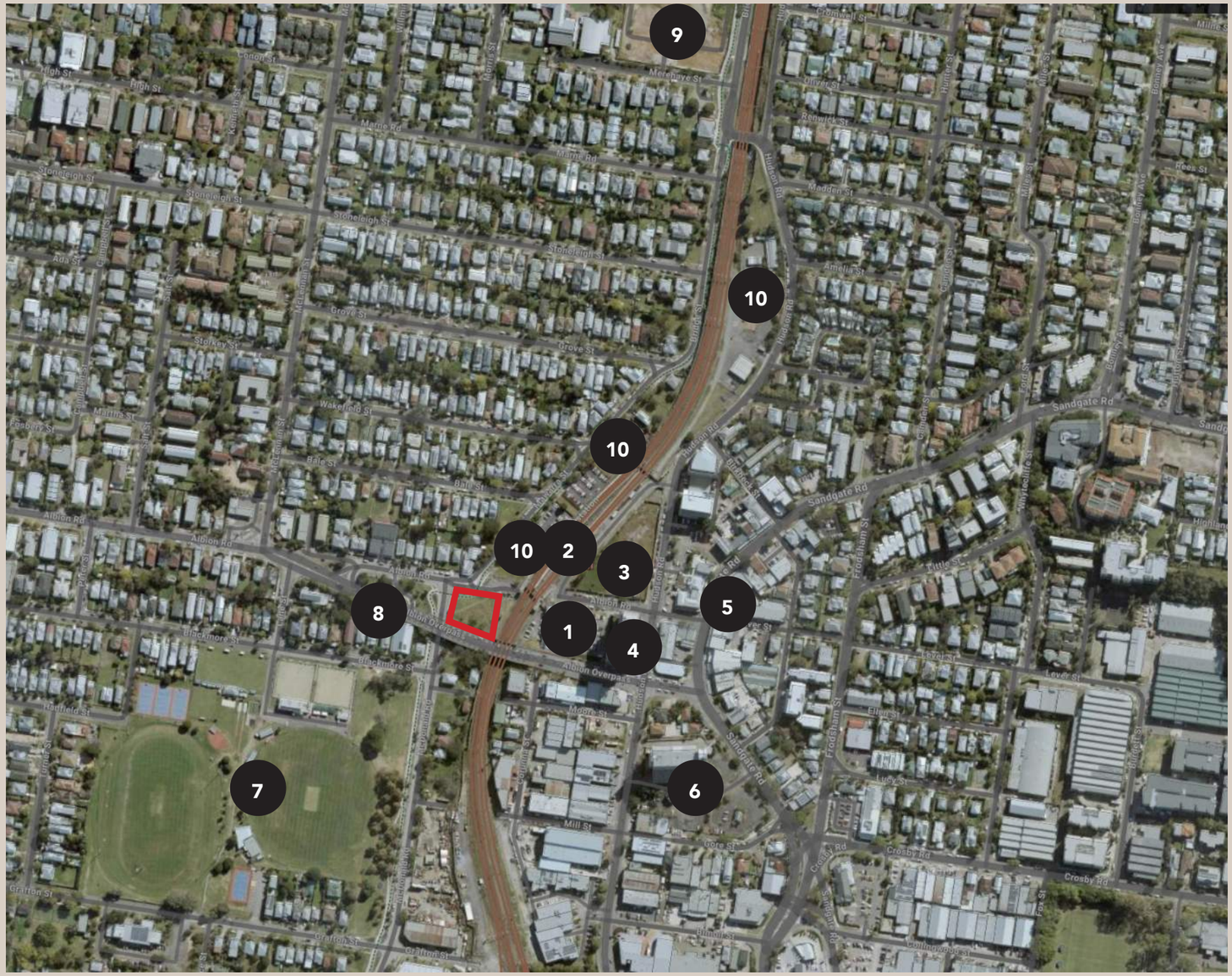
MCRO SITE ANALYSIS

LEGEND

1. AEX
2. New Albion Station (NAS)
3. Hudson Common (Approved DA)
4. The Hudson
5. Albion Hotel
6. TAB
7. Windsor Park
8. Albion Overpass
9. Greville Development
10. Future GEON Developments



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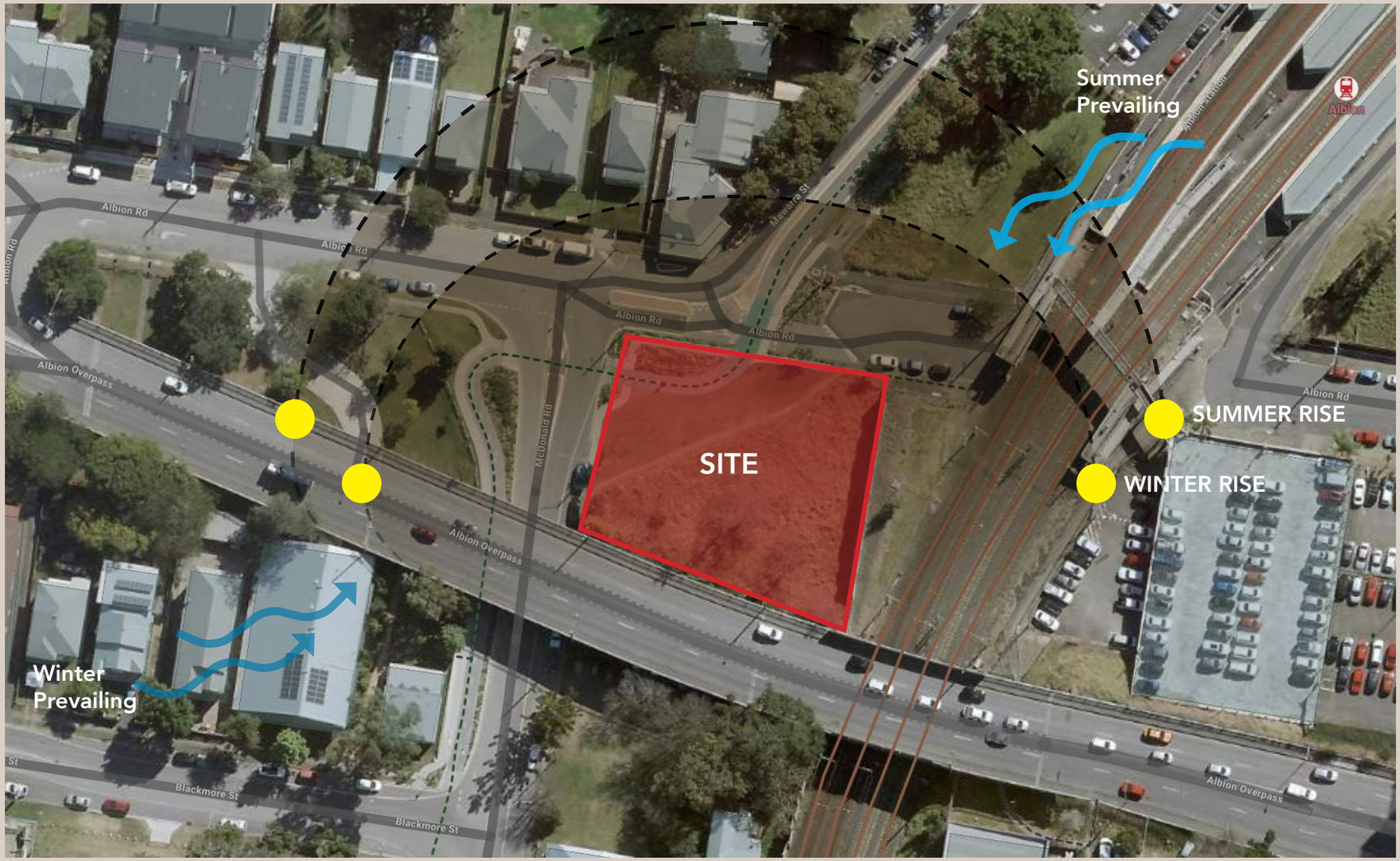
MCRO SITE ANALYSIS
Solar Study



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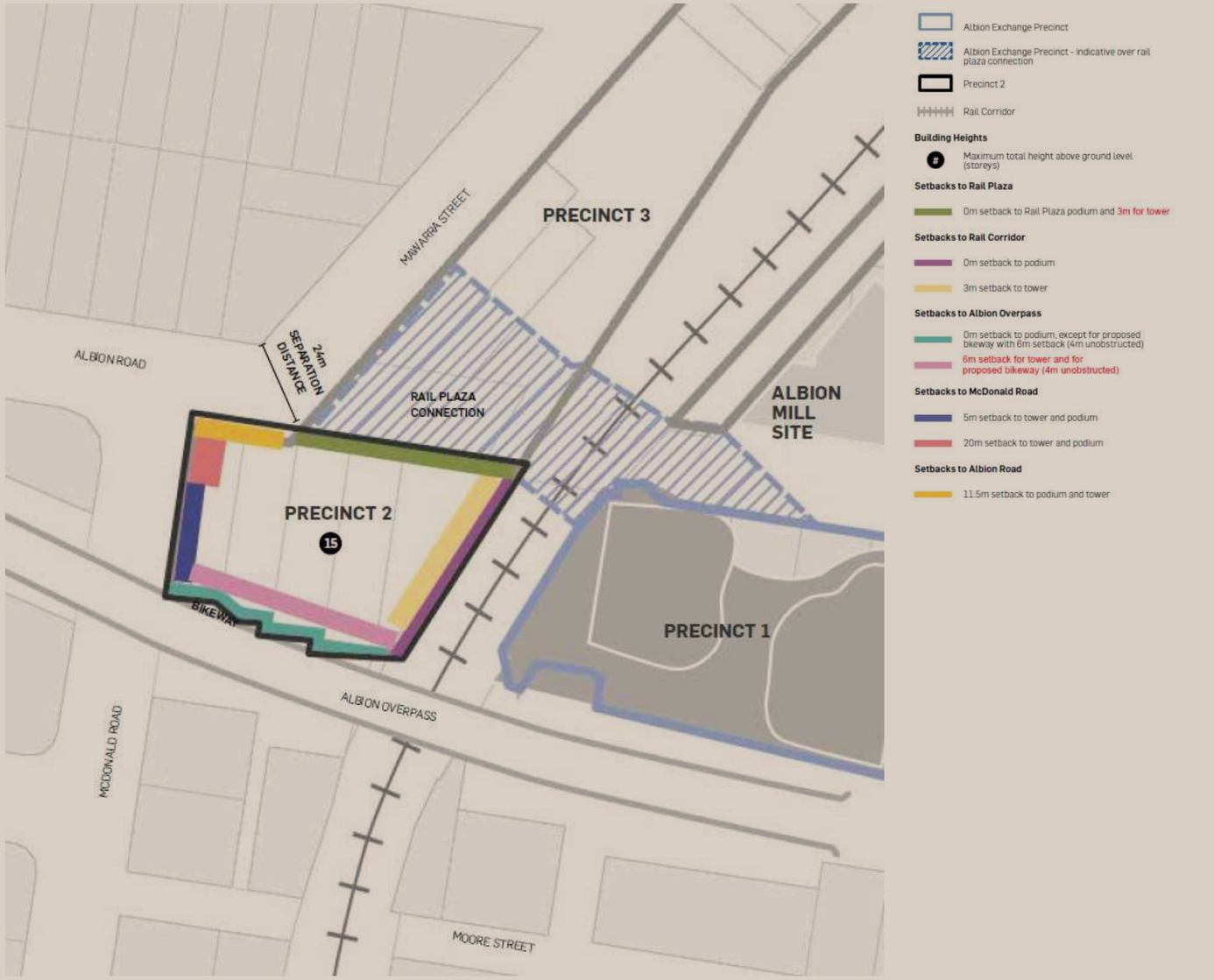
MCRO SITE ANALYSIS
Preliminary Approval

PLANS AND DOCUMENTS REFFERED TO IN APPROVAL 30.10.2020

Requirements
Setbacks to Albion Overpass

- 0m setback to podium, except for proposed bikeway
with 6m setback (4m unobstructed)

- 6m setback for tower and proposed bikeway (4m
unobstructed)



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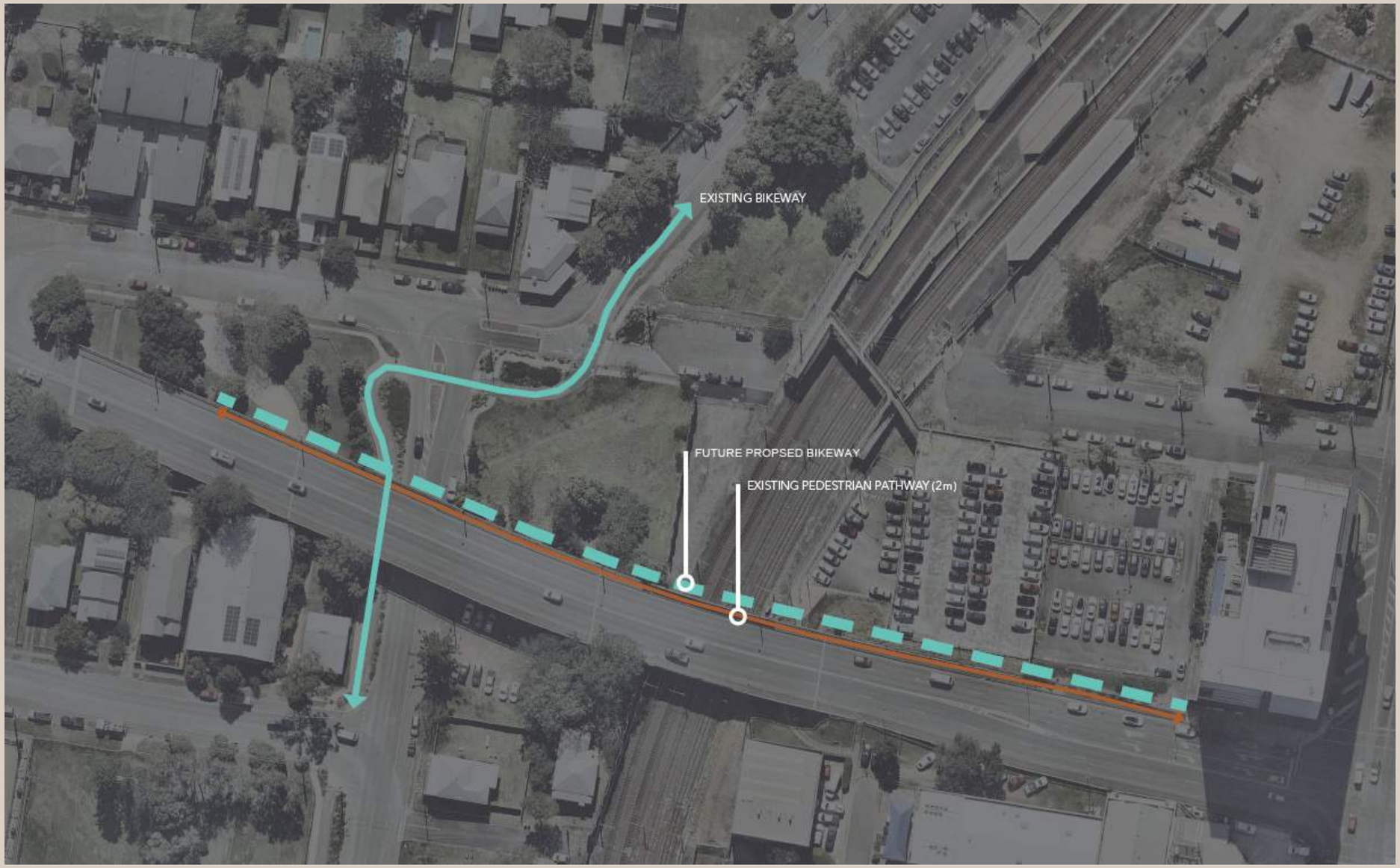
MCRO SITE ANALYSIS

Bikeway Analysis



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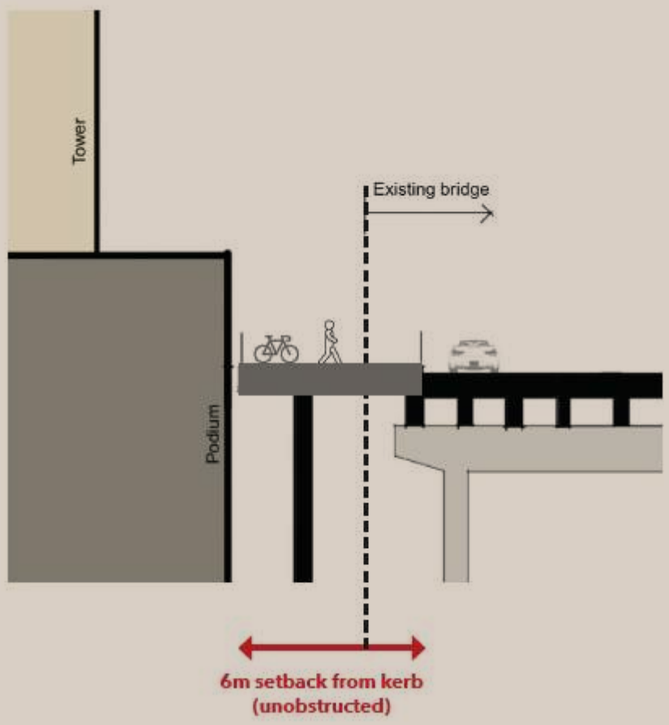

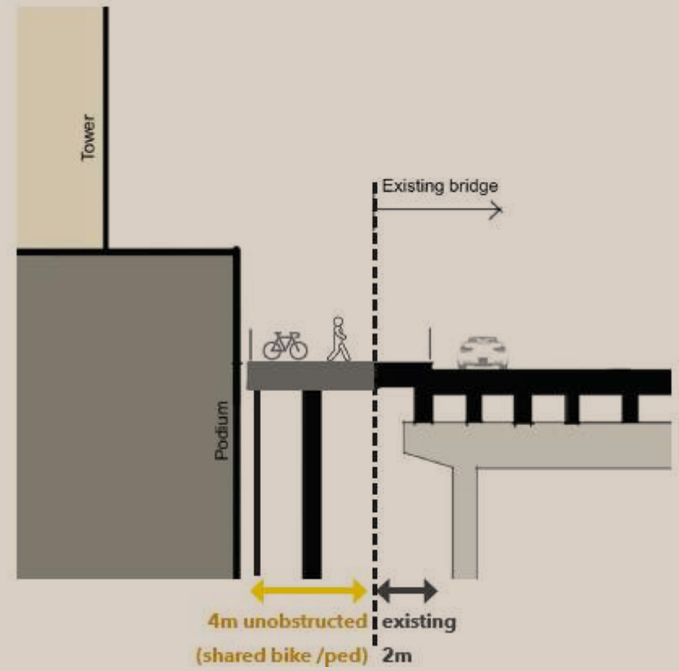

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NOVAIRE

THE ARCHITECTURE

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August 2026

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DESIGN NARRATIVE

Novaire Albion is a study in elevation of architecture, lifestyle, and perspective. Set high in Albion's most enviable position, this boutique collection of 77 luxury apartments captures uninterrupted city views and a rare sense of spatial calm.

From its sculptural facade to interiors defined by air, light, and restraint, Novaire Albion is designed for those who understand that true luxury is not loud

It is lifted. Subtle. Pure.
Elevated by nature, and by design.

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DESIGN NARRATIVE

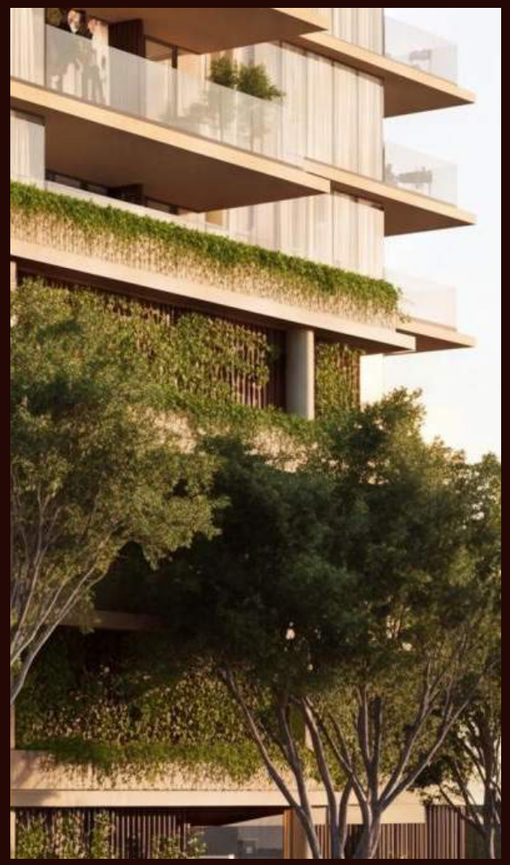
Design Pillars



Stregthen green link



Integrated landscape and architecture



Refined green facades



Iconinc rooftop experience



Enduring resident spaces

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DESIGN NARRATIVE
Materials











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PERSPECTIVES





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NOVAIRE

THE DRAWINGS

Development Application Report
August 2026

CORE PROPERTY PARTNERS

PROJECT

Novairé Albion

56-60 Albion Road
Albion, QLD

CLIENT

Core Property Partners
Level 8
100 Creek Street
Brisbane, QLD

PROJECT PHASE

Development Application

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DRAWING LIST

DRAWING LIST

DRAWING NO.	DRAWING SUBSET	DRAWING NAME	REVISION	DATE
0001	PROJECT OVERALL	COVER SHEET AND DRAWING LIST	03	17/08/2026
0010	PROJECT OVERALL	LOCATION PLAN	04	17/08/2026
0100	PROJECT OVERALL	SITE PLAN	04	17/08/2026
1000	GENERAL ARRANGEMENT PLANS	GROUND LEVEL	04	17/08/2026
1001	GENERAL ARRANGEMENT PLANS	LEVEL 1	04	17/08/2026
1002	GENERAL ARRANGEMENT PLANS	LEVEL 2	04	17/08/2026
1003	GENERAL ARRANGEMENT PLANS	LEVEL 3	04	17/08/2026
1004	GENERAL ARRANGEMENT PLANS	LEVEL 4	04	17/08/2026
1005	GENERAL ARRANGEMENT PLANS	LEVEL 5 - 14 TYPICAL	04	17/08/2026
1015	GENERAL ARRANGEMENT PLANS	LEVEL 15 ROOF TERRACE	04	17/08/2026
1016	GENERAL ARRANGEMENT PLANS	ROOF LEVEL	04	17/08/2026
2001	GENERAL ARRANGEMENT ELEVATIONS	NORTH & EAST ELEVATION	03	17/08/2026
2002	GENERAL ARRANGEMENT ELEVATIONS	SOUTH & WEST ELEVATION	03	17/08/2026
3001	GENERAL ARRANGEMENT SECTIONS	OVERALL SECTIONS EAST-WEST	04	17/08/2026
3002	GENERAL ARRANGEMENT SECTIONS	OVERALL SECTIONS NORTH-SOUTH	04	17/08/2026
8001	SCHEDULES	EXTERIOR FINISHES	03	17/08/2026
9201	AREA PLANS	GFA PLANS	03	17/08/2026
9301	SHADOW DIAGRAMS	SUMMER & WINTER SOLSTICE	02	17/08/2026
9302	SHADOW DIAGRAMS	VERNAL AND AUTUMNAL EQUINOX	02	17/08/2026

DEVELOPMENT SUMMARY

SITE DETAILS

Site Area	**1,846**	**m2**	
Site Cover	68%	1,255	m2
Tower Site Cover	51%	944	m2

AREA AND MIX SUMMARY

Level	RL	FLR-FLR	GBA	GFA	P.O.S	NSA	Mix						Parking	
						Product	2B - A	2B - B	2B - C	3B - A	3B - B	Total	Cars	Bikes
						Internal	86	99	90	122	108			
						P.O.S	14	14	11	24	21			
Roof	60.00													
Level 15	54.20	5.80	944	136										
Level 14	51.00	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 13	47.80	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 12	44.60	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 11	41.40	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 10	38.20	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 9	35.00	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 8	31.80	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 7	28.60	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 6	25.40	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 5	22.20	3.20	944	770.91	112	677	3	1	1	1	1	7		
Level 4	19.00	3.20	1,200	770.69	112	677	3	1	1	1	1	7		
Level 3	16.00	3.00	1,210	15.32									31	20
Level 2	13.00	3.00	1,210	15.32									31	20
Level 1	10.00	3.00	1,210	15.32									31	17
Ground Level	7.00	3.00	1,230	15.32									23	40
Totals			**16,444**	**8,677**	**1,232**	**7,447**	**33**	**11**	**11**	**11**	**11**	**77**	**116**	**97**
					8,679		**55**			**22**				
							71%			**29%**				

PARKING SUMMARY

Type	Provided	Required	
Vehicular Parking:			
Resident Parking	104	102	*1.2 Spaces per 2 Bed Unit, 1.6 Spaces per 3 Bed Unit for site in a "Key Location"*
Vistor Parking	12	20	*25% of the total number of dwellings*
Total On-Site Car Parking:	**116**		
Bicycle Parking:			
Resident	77	77	*1 Per Unit*
Visitor	20	20	*25% of the total number of dwellings*
Total On-Site Bicycle Parking:	**97**		

LANDSCAPE SUMMARY

Type	Level						Total m^2	% Site of Area	
	Ground	Level 1	Level 2	Level 3	Level 4	Level 15		Provided	Required
Deep Planting in Ground	356						**356**	19%	10%
Planting in Ground	26						**26**		
Planting in Ground (Bldg Over)	32								
Planter Box - min 400mm wide		26	26	26	22	36	**164**		
Planter Box - Shade Trees					145	58	**203**		
Yoga Lawn						123	**123**		
Totals	**414**	**26**	**26**	**26**	**167**	**217**	**872**		

COMMUNAL OPEN SPACE SUMMARY

	Total m2	% Site of Area		
		Provided	Required	
Total Communal Open Space	780	42%	5%	*(And Minimum 40m2)*
Comprising:				
	Sub Total	**% of Total**		
		Provided	**Required**	
External, Open to Sky	673	86%	50%	*Minimum*
Internal	107	14%	25%	*Maximum*

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NOMINATED ARCHITECT STEPHEN PRATT NSWARB NO. 10328 BOAQLD NO. 5853

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REVISION HISTORY

REV	DESCRIPTION	BY	DATE
01	For Coordination	SP	30/07/2026
02	For Development Application	SP	07/08/2026
03	For Development Application	SP	17/08/2026

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PROJECT

Novairé Albion
56-60 Albion Road
Albion, QLD

DATE OF THIS REVISION	**17/08/2026**		
ISSUED BY	**PRAX**	REVIEWED BY	**SP**
PROJECT NUMBER	**0055**	SHEET SIZE	**A1**
DRAWING STATUS	**DEVELOPMENT APPLICATION**		

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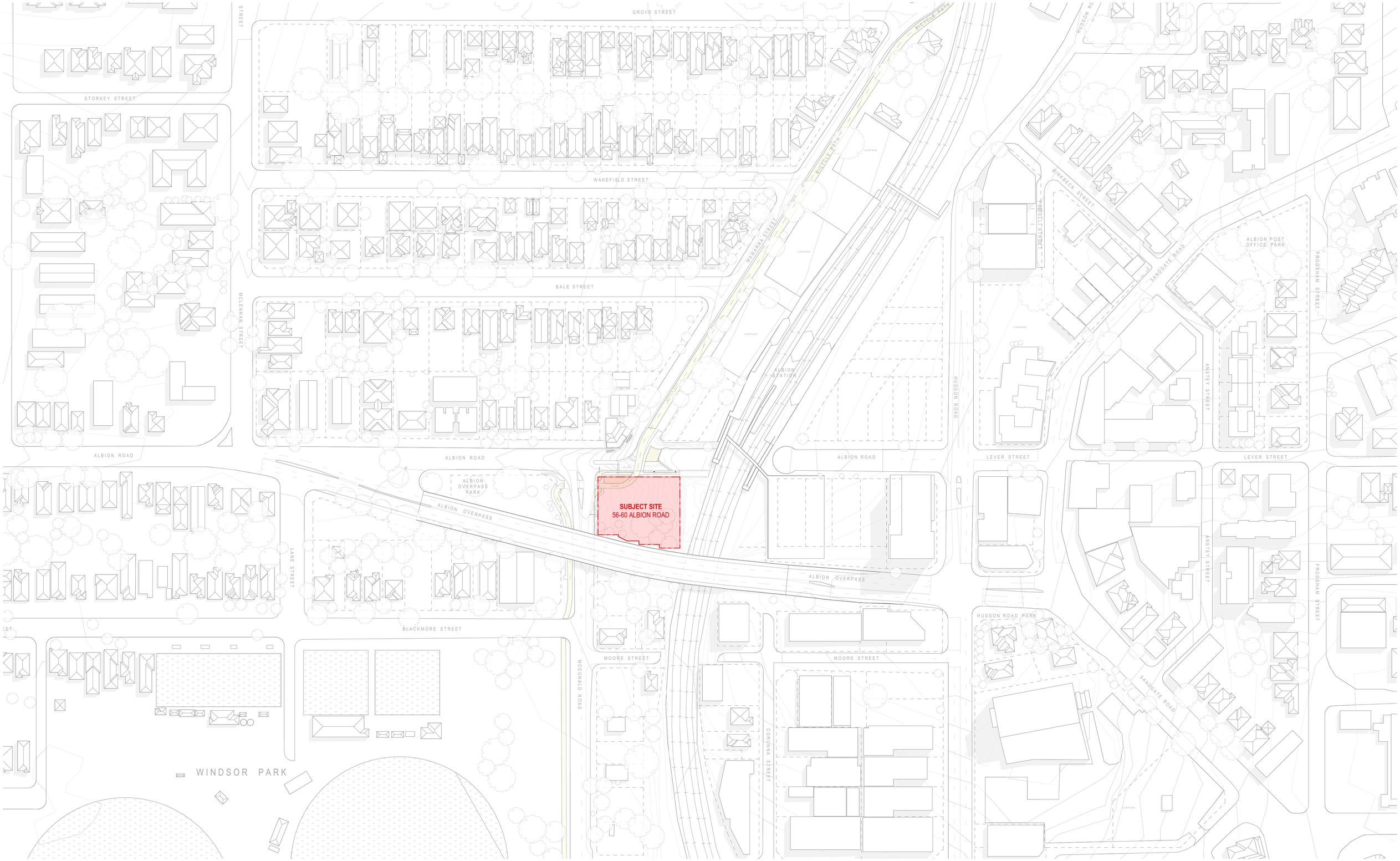
DRAWING TITLE

PROJECT OVERALL

COVER SHEET AND DRAWING LIST

DRAWING NUMBER	REVISION
0001	**03**



1 Location Plan
1:1000

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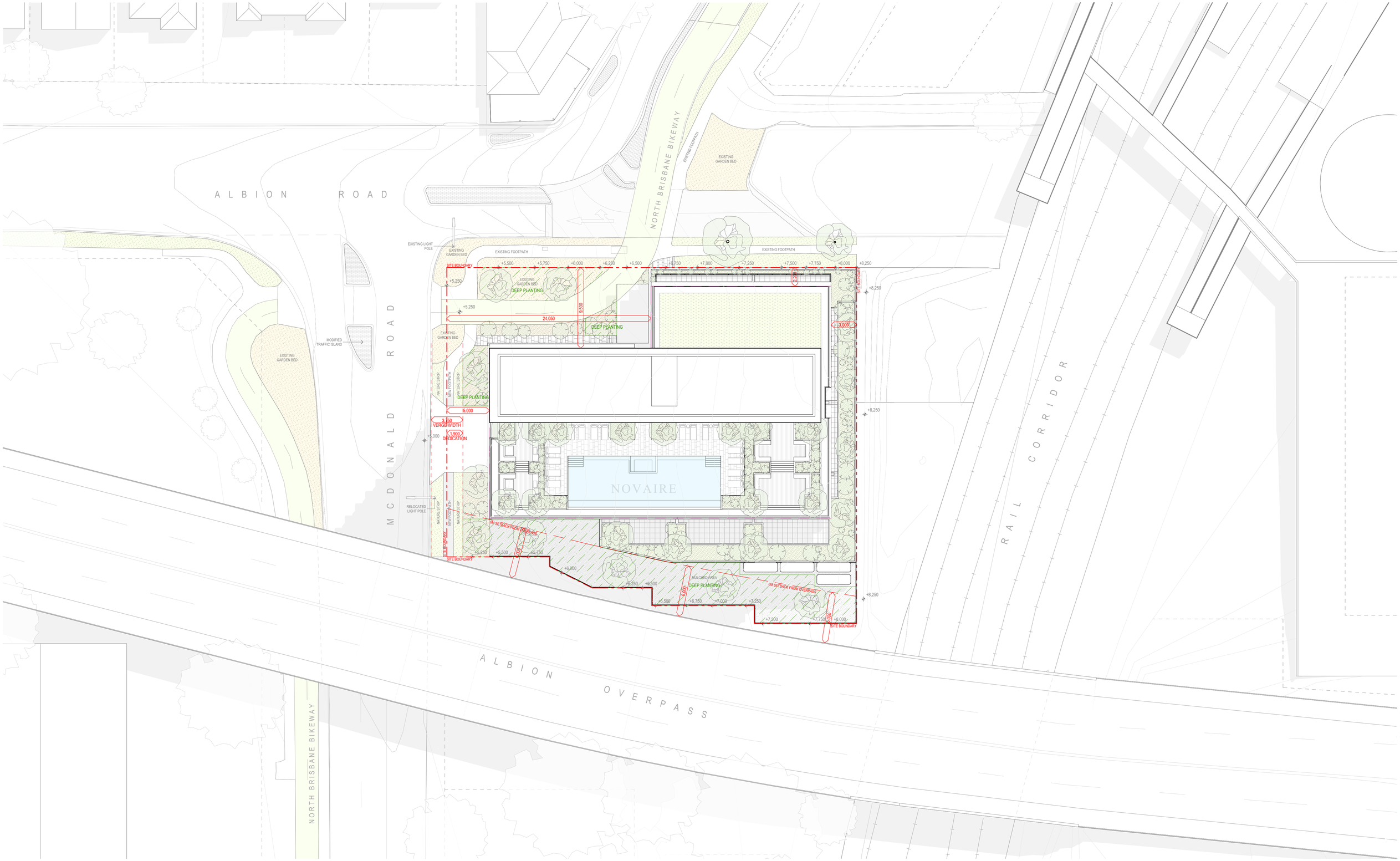
PROJECT OVERALL

LOCATION PLAN

DRAWING NUMBER	REVISION
0010	**04**



1 Site Plan
1:200

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DRAWING STATUS	**DEVELOPMENT APPLICATION**		

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DRAWING TITLE
PROJECT OVERALL
SITE PLAN

DRAWING NUMBER **0100**

REVISION **04**



1 Ground Level
1:100

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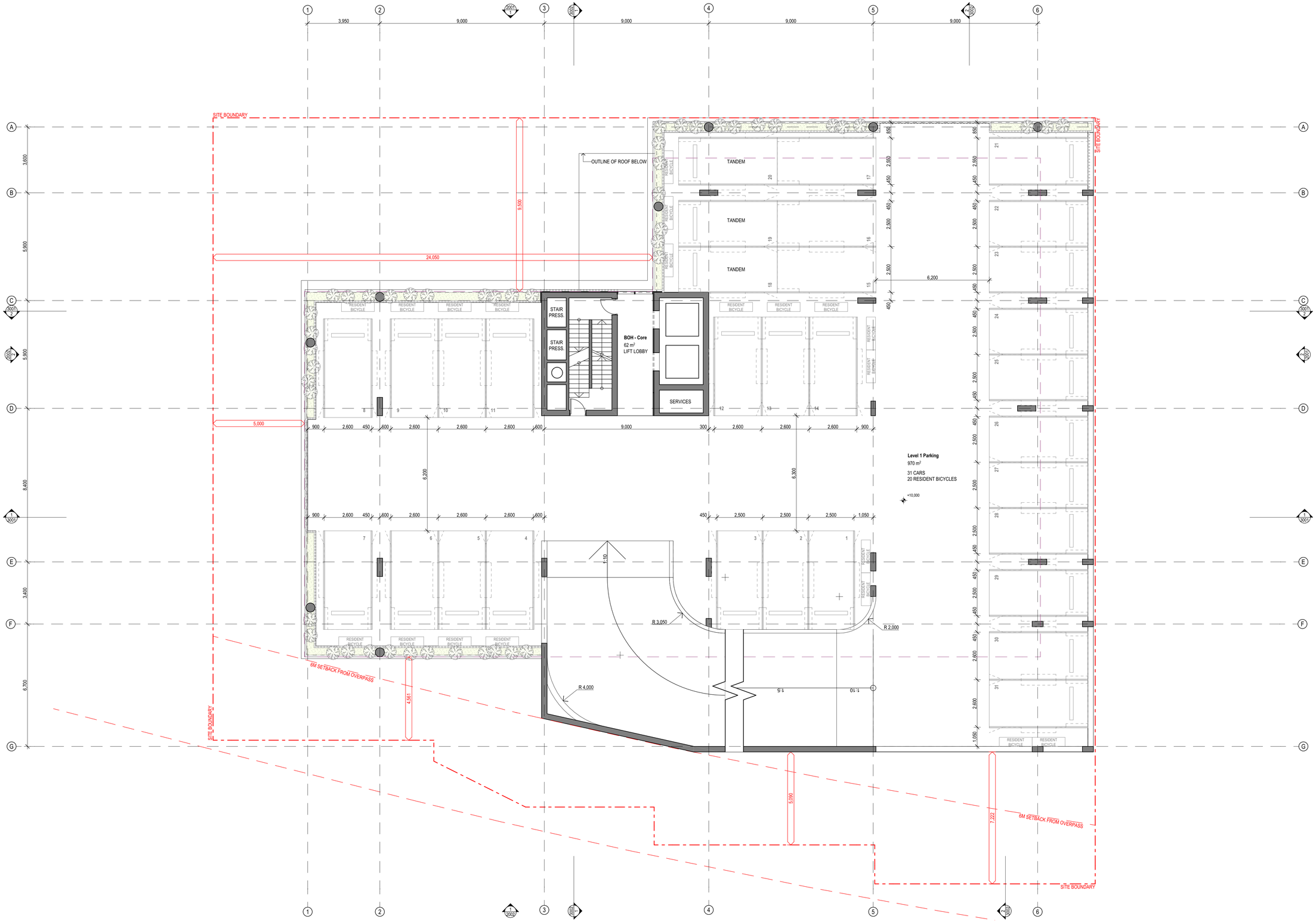
Albion, QLD

DATE OF THIS REVISION	17/08/2026		
ISSUED BY	PRAX	REVIEWED BY	SP
PROJECT NUMBER	0055	SHEET SIZE	A1
DRAWING STATUS	DEVELOPMENT APPLICATION		

NOT FOR CONSTRUCTION

DRAWING TITLE
GENERAL ARRANGEMENT PLANS
GROUND LEVEL

DRAWING NUMBER	REVISION
1000	04



1 Level 1
1:100

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SCALE BAR AT 1:1 WHEN SHEET REPRODUCED AT A1:

0 50 mm

REVISION HISTORY

REV	DESCRIPTION	BY	DATE
01	Preliminary for Coordination	SP	17/07/2026
02	For Coordination	SP	30/07/2026
03	For Development Application	SP	07/08/2026
04	For Development Application	SP	17/08/2026

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PROJECT
Novairé Albion
56-60 Albion Road
Albion, QLD

DATE OF THIS REVISION **17/08/2026**

ISSUED BY	**PRAX**	REVIEWED BY	**SP**
PROJECT NUMBER	**0055**	SHEET SIZE	**A1**
DRAWING STATUS	**DEVELOPMENT APPLICATION**		

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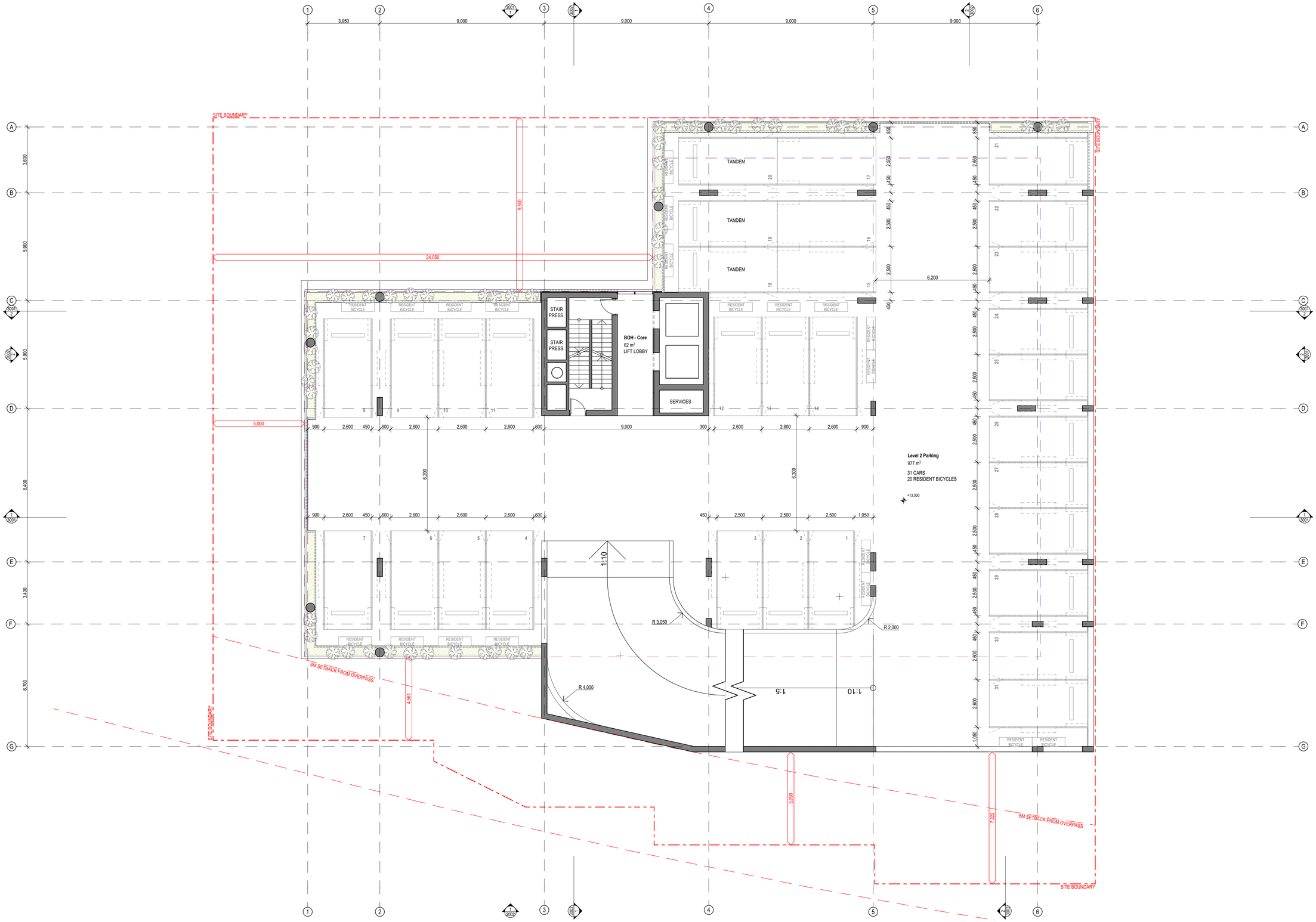
DRAWING TITLE
GENERAL ARRANGEMENT PLANS
LEVEL 1

DRAWING NUMBER	REVISION
1001	**04**



1 Level 2
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DRAWING STATUS	**DEVELOPMENT APPLICATION**		

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DRAWING TITLE

GENERAL ARRANGEMENT PLANS

LEVEL 2

DRAWING NUMBER	REVISION
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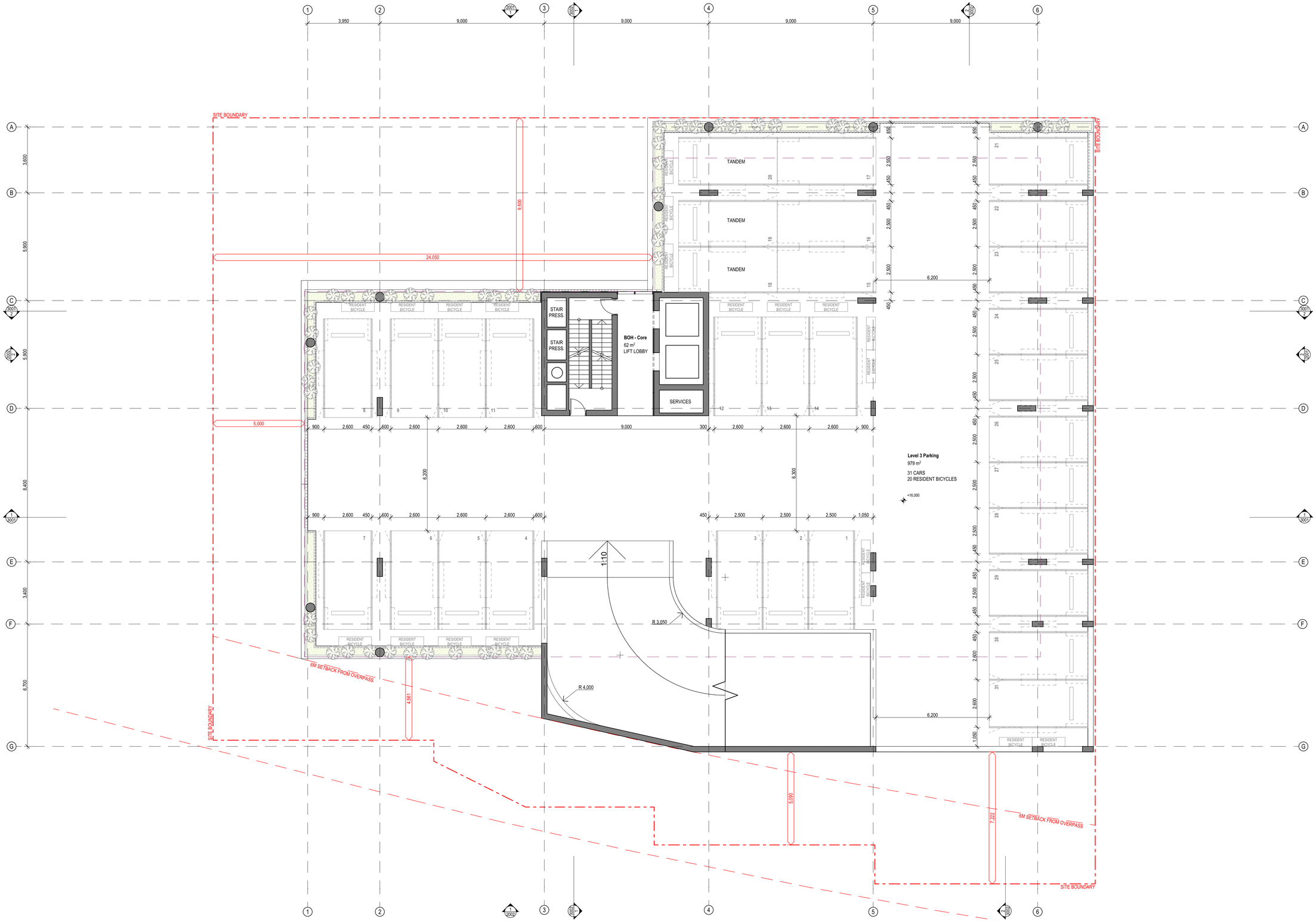

1 Level 3
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PROJECT NUMBER	**0055**	SHEET SIZE	**A1**
DRAWING STATUS	**DEVELOPMENT APPLICATION**		

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GENERAL ARRANGEMENT PLANS

LEVEL 3

DRAWING NUMBER	REVISION
1003	**04**



1 Level 4
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Albion, QLD

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DRAWING TITLE

GENERAL ARRANGEMENT PLANS

LEVEL 4

DRAWING NUMBER	REVISION
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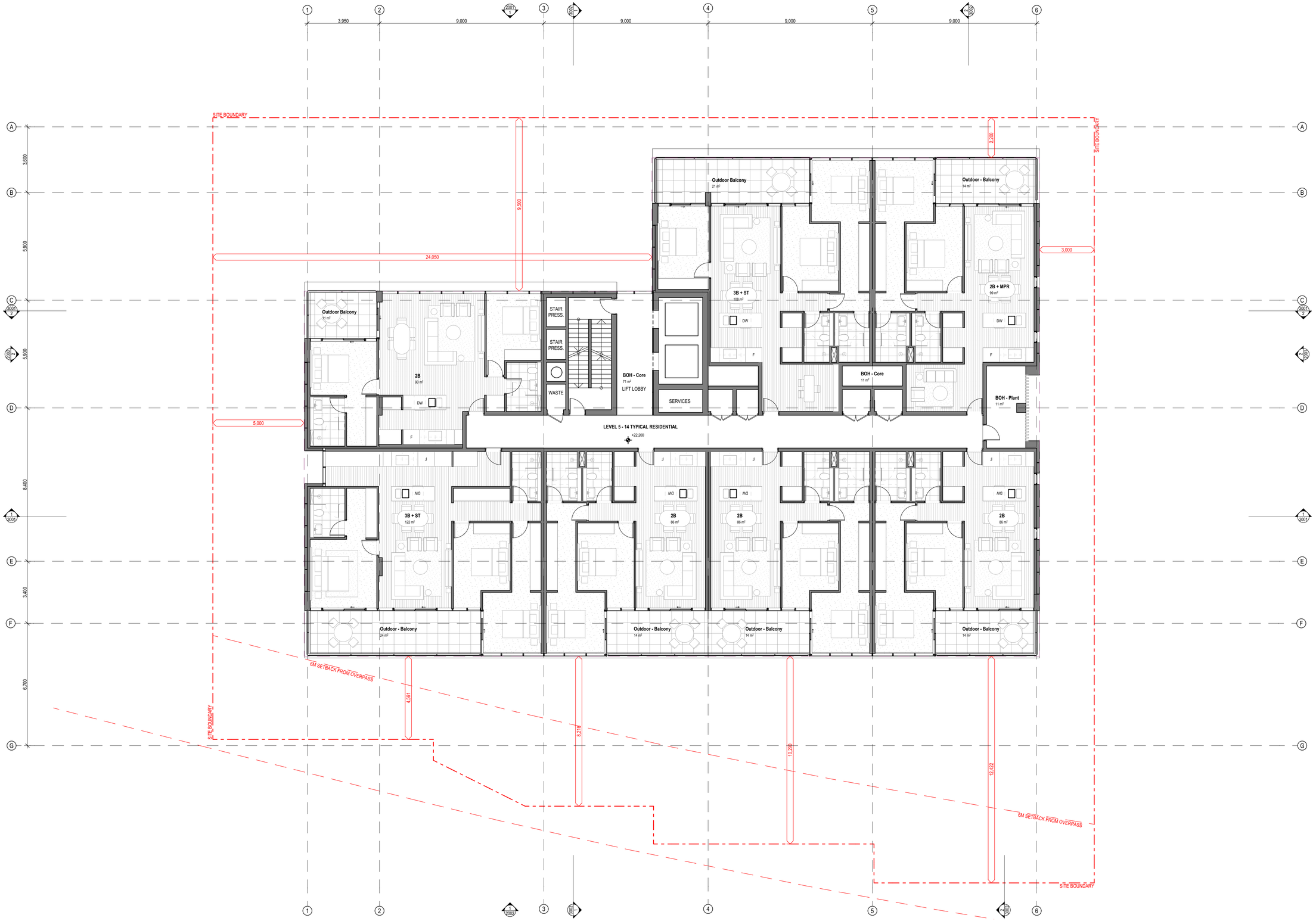

1 Level 5
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PROJECT NUMBER	**0055**	SHEET SIZE	**A1**
DRAWING STATUS	**DEVELOPMENT APPLICATION**		

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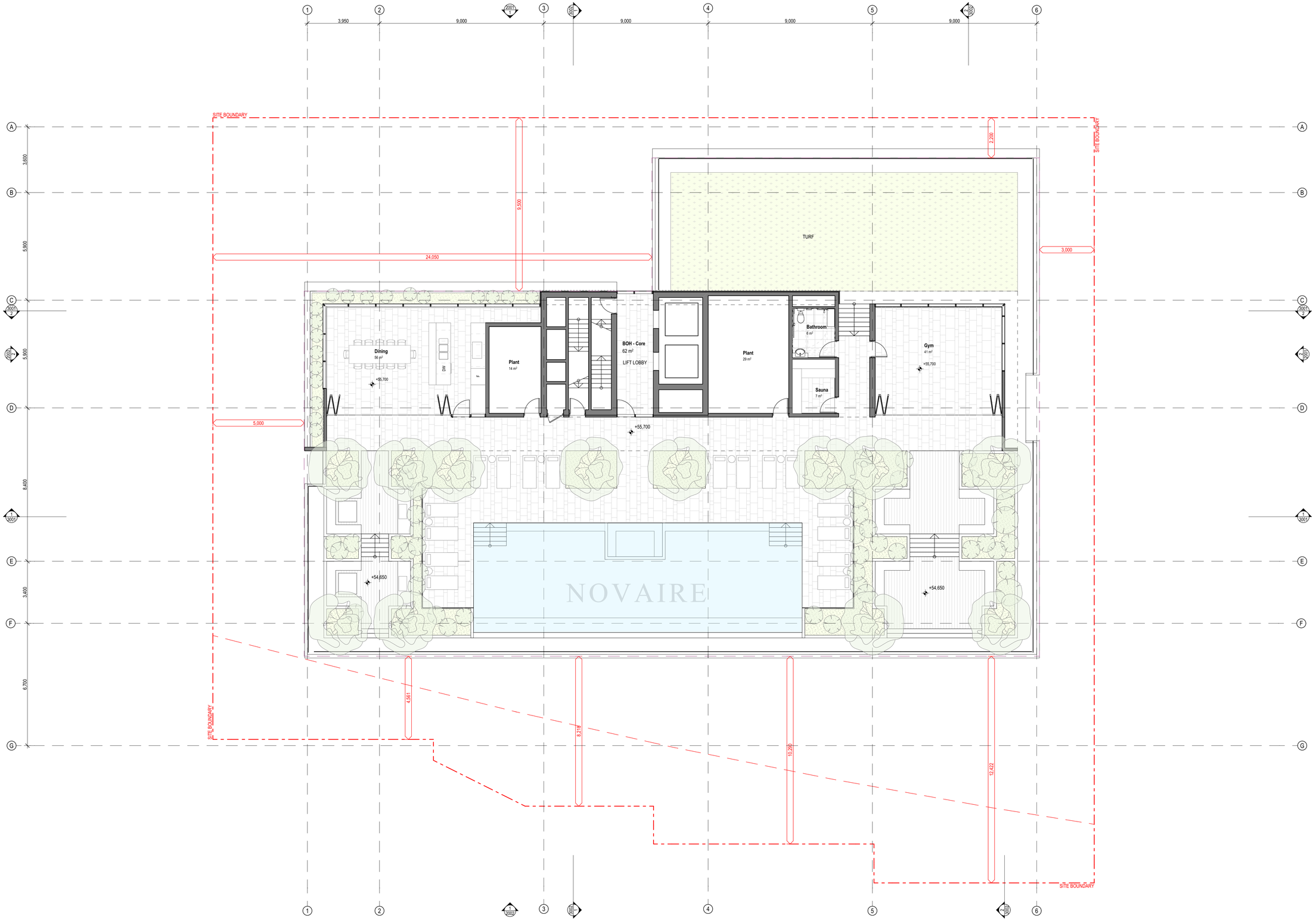
DRAWING TITLE

GENERAL ARRANGEMENT PLANS

LEVEL 5 - 14 TYPICAL

DRAWING NUMBER	REVISION
1005	**04**



1 Roof Terrace
1:100

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0 50 mm

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DRAWING STATUS	**DEVELOPMENT APPLICATION**		

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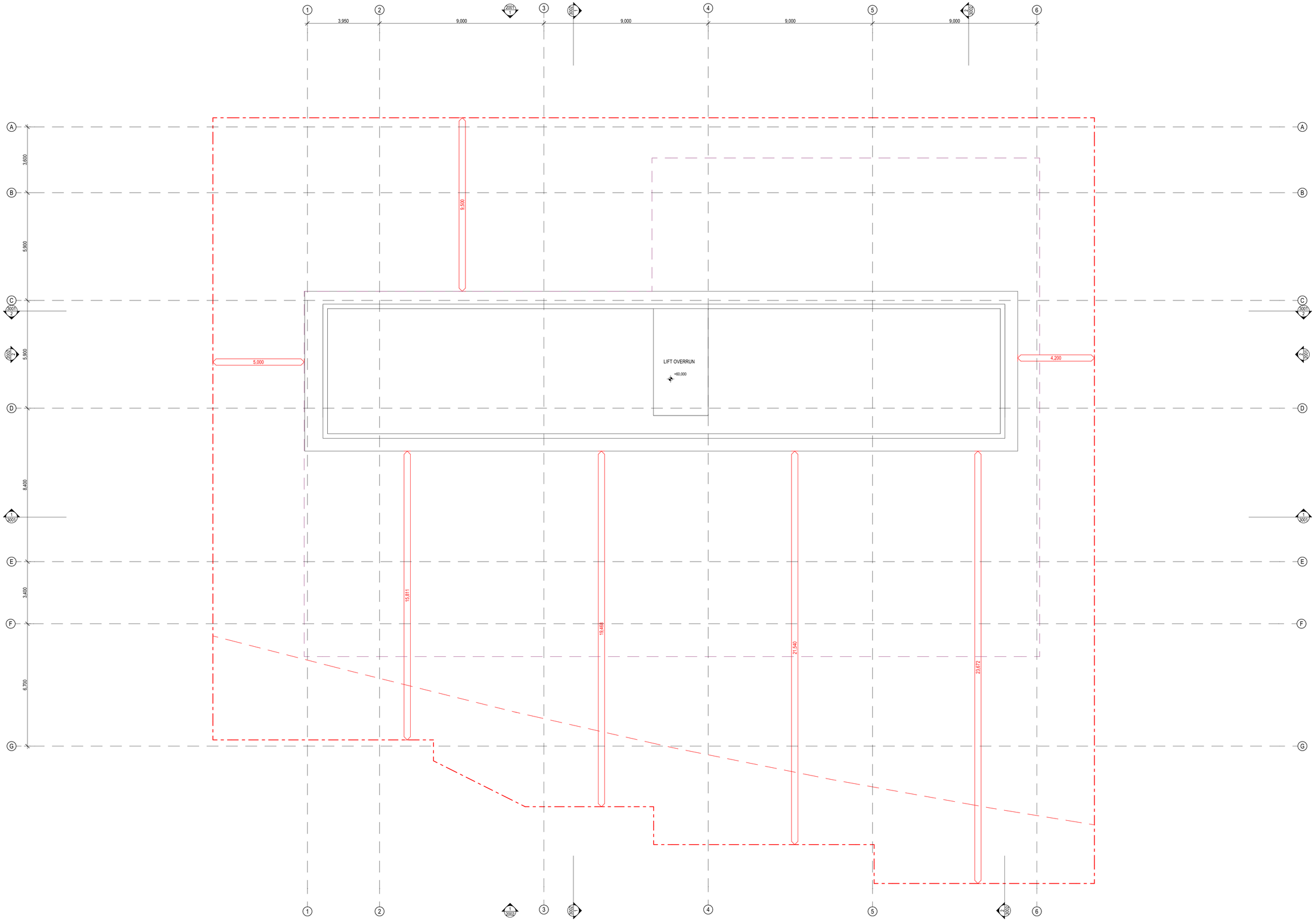
DRAWING TITLE

GENERAL ARRANGEMENT PLANS

LEVEL 15 ROOF TERRACE

DRAWING NUMBER	REVISION
1015	**04**



1 Roof
1:100

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REVISION HISTORY

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PROJECT NUMBER	**0055**	SHEET SIZE	**A1**
DRAWING STATUS	**DEVELOPMENT APPLICATION**		

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DRAWING TITLE

GENERAL ARRANGEMENT PLANS

ROOF LEVEL

DRAWING NUMBER	REVISION
1016	**04**



1 Elevation North
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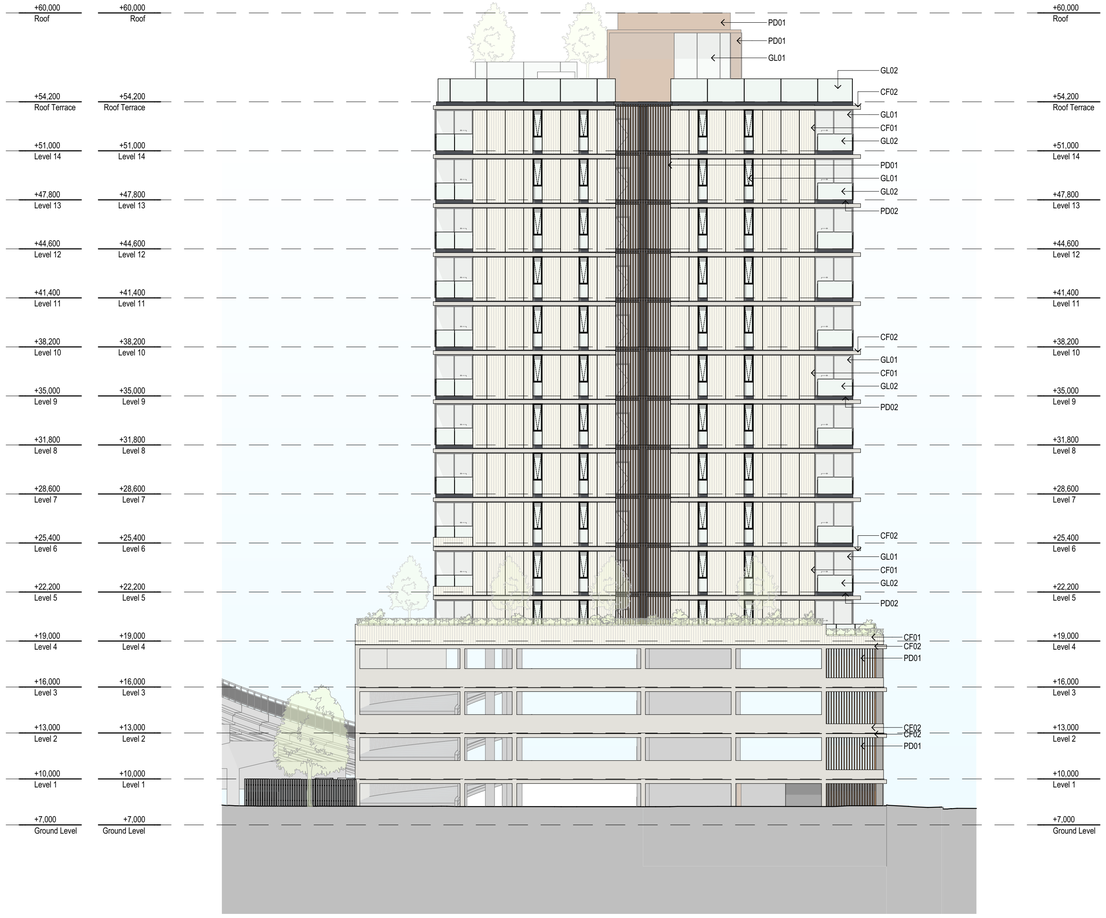

2 Elevation East
1:200

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0 50 mm

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LEGEND TO FINISHES CODES

CF01	Precast Concrete Panels	Precast concrete panels with veritcal fluted texture
CF02	Concrete Finish	Smooth concrete with warm white natural finish
GL01	Glass Type 1	Typical facade glazing - clear, low iron glass
GL02	Glass Type 2	Typical balustrade glazing - clear, low iron glass
PD01	Powdercoat Finish 1	Dark bronze metallic powdercoat
PD02	Powdercoat Finish 2	Black / deep bronze powdercoat finish

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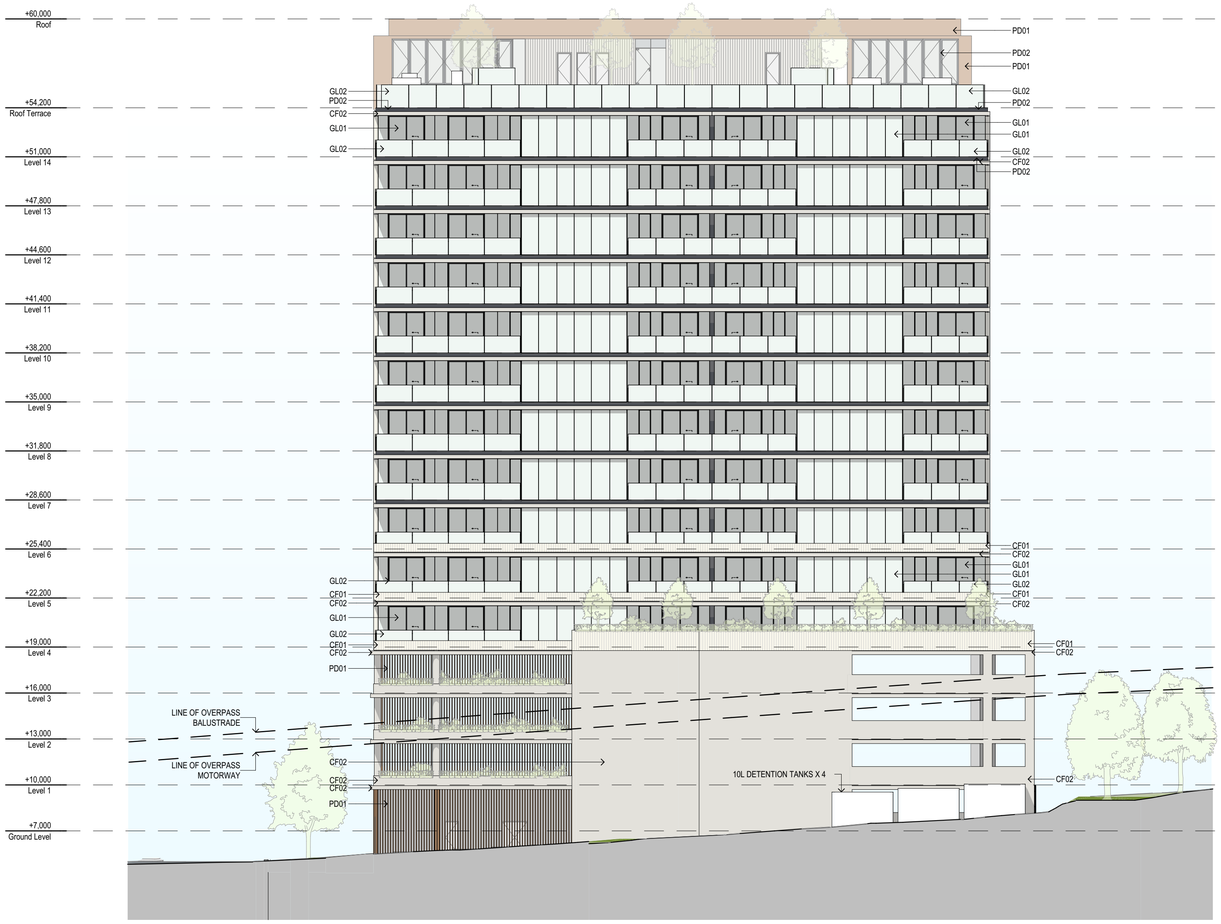
DRAWING TITLE

GENERAL ARRANGEMENT ELEVATIONS

NORTH & EAST ELEVATION

DRAWING NUMBER	REVISION
2001	**03**



1 Elevation South
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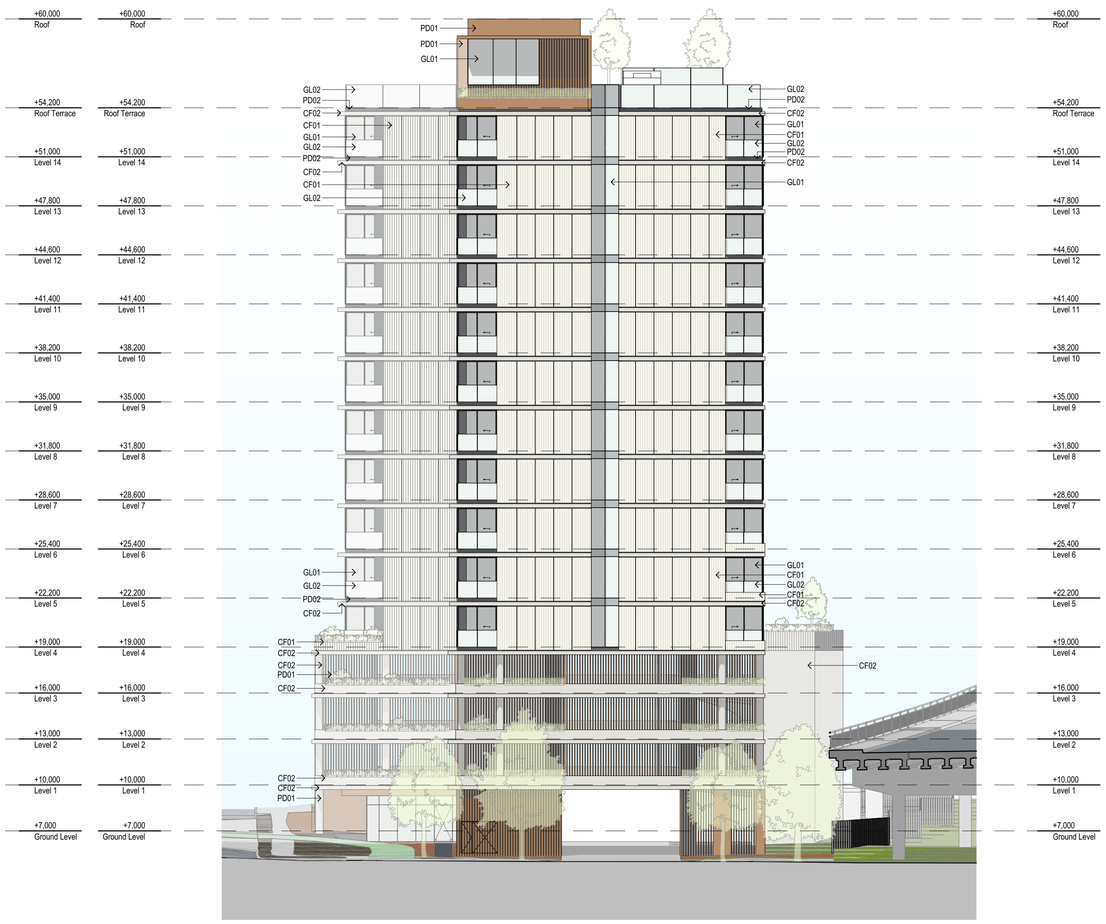

2 Elevation West
1:200

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0 50 mm

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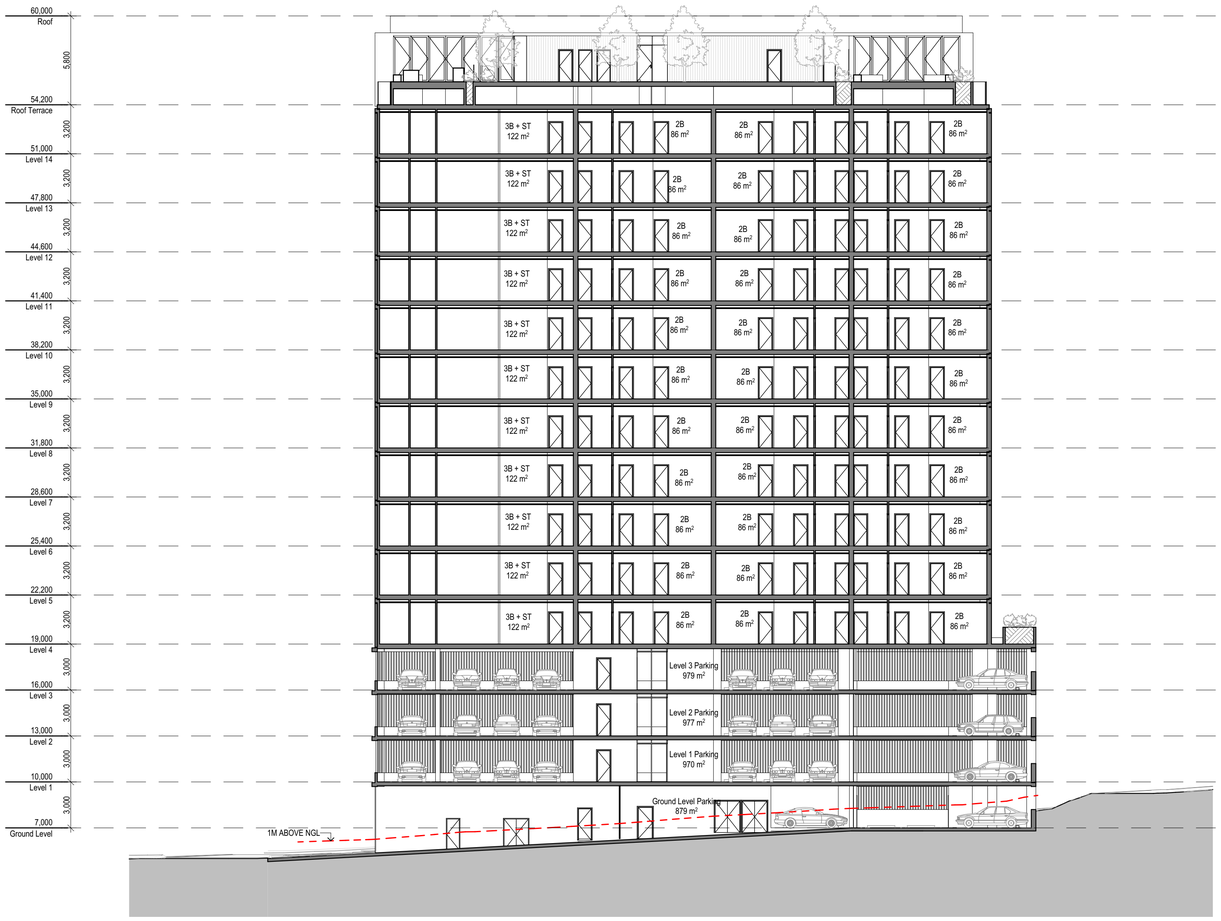
DRAWING TITLE

GENERAL ARRANGEMENT ELEVATIONS

SOUTH & WEST ELEVATION

DRAWING NUMBER	REVISION
2002	**03**



1 Section East-West 01
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2 Section East-West 02
1:200

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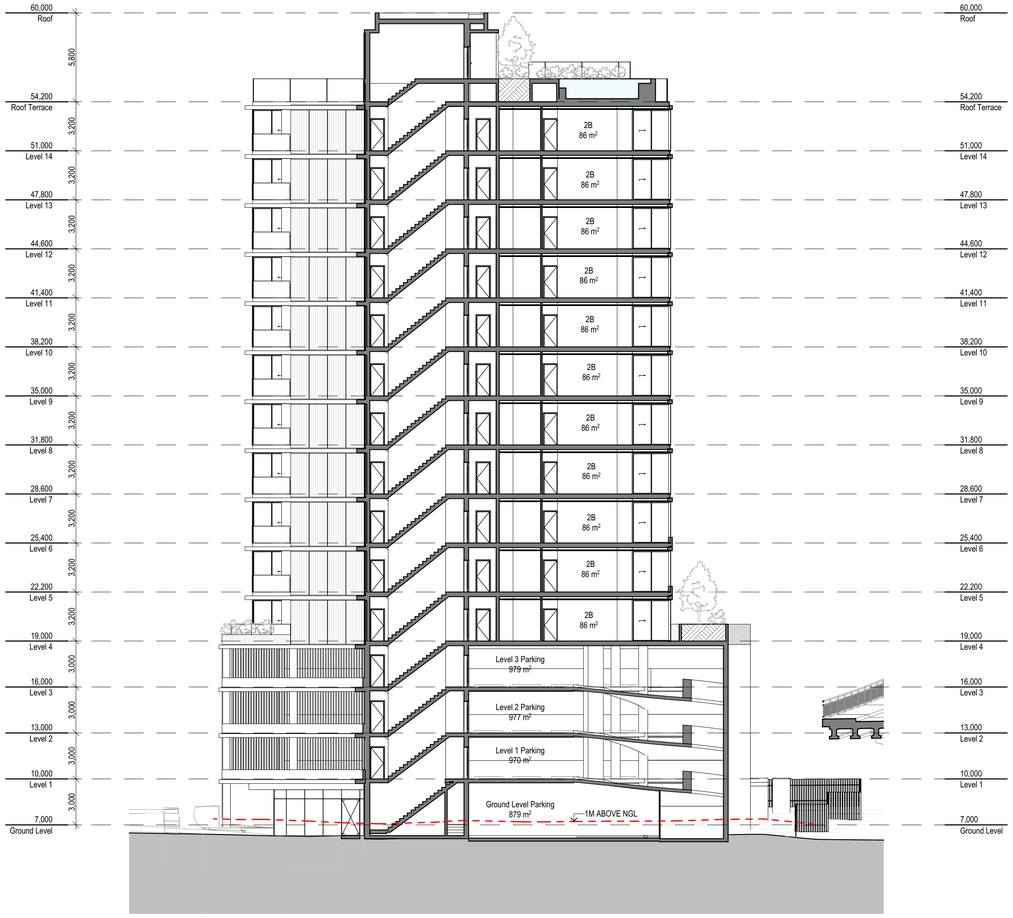
DRAWING TITLE

GENERAL ARRANGEMENT SECTIONS

OVERALL SECTIONS EAST-WEST

DRAWING NUMBER **3001**

REVISION **04**



1 Section North-South 01
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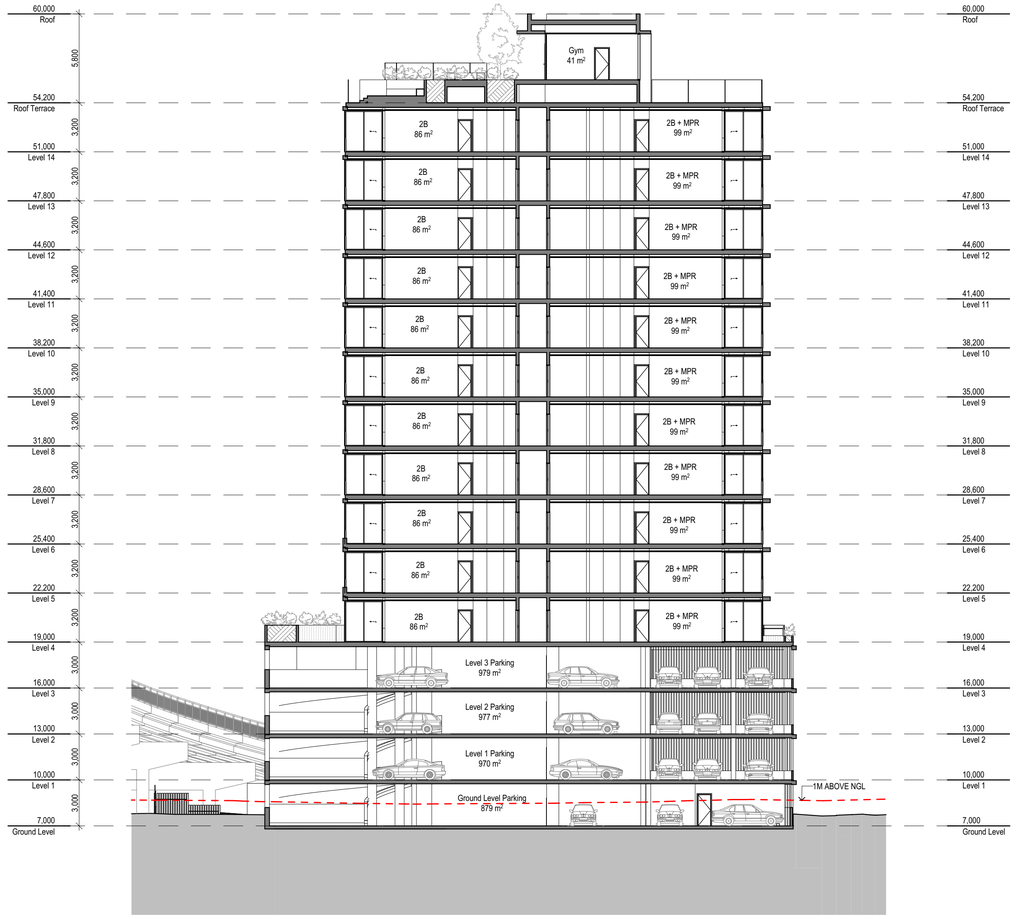

2 Section North-South 02
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DRAWING TITLE

GENERAL ARRANGEMENT SECTIONS

OVERALL SECTIONS NORTH-SOUTH

DRAWING NUMBER	REVISION
3002	**04**

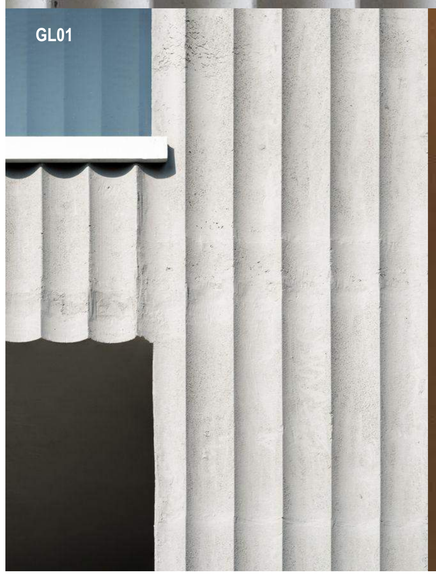
EXTERIOR FINISHES SCHEDULE

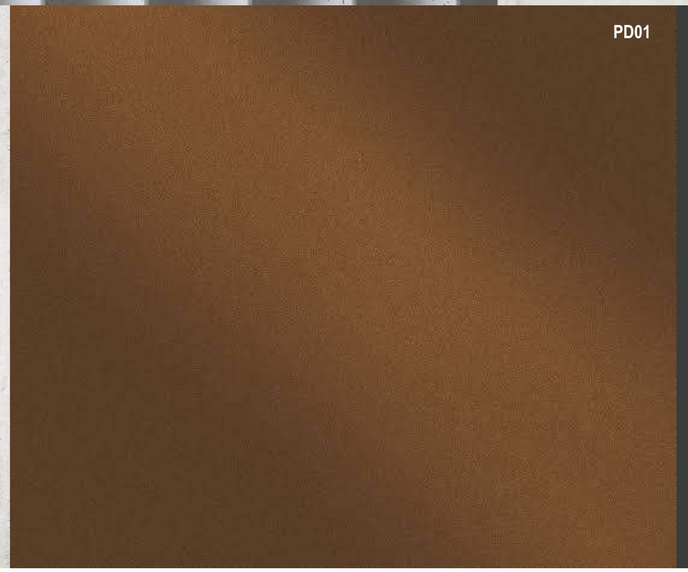
CF01	Precast Concrete Panels	Precast concrete panels with veritcal fluted texture
CF02	Concrete Finish	Smooth concrete with warm white natural finish
GL01	Glass Type 1	Typical facade glazing - clear, low iron glass
GL02	Glass Type 2	Typical balustrade glazing - clear, low iron glass
PD01	Powdercoat Finish 1	Dark bronze metallic powdercoat
PD02	Powdercoat Finish 2	Black / deep bronze powdercoat finish

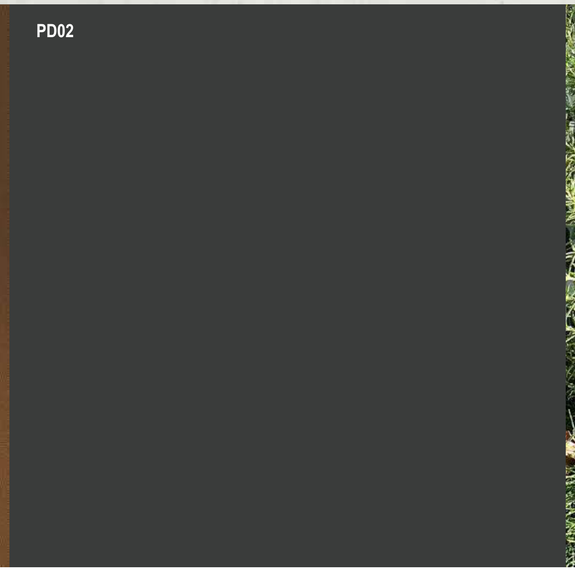














PLANTING PALETTE INDICATIVE ONLY. REFER LANDSCAPE ARCHITECT

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NOMINATED ARCHITECT STEPHEN PRATT NSWARB NO. 10328 BOAQLD NO. 5853

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SCALE BAR AT 1:1 WHEN SHEET REPRODUCED AT A1:

0 50 mm

REVISION HISTORY

REV	DESCRIPTION	BY	DATE
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LEGEND TO FINISHES CODES

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PROJECT

Novairé Albion
56-60 Albion Road
Albion, QLD

DATE OF THIS REVISION	**17/08/2026**		
ISSUED BY	**PRAX**	REVIEWED BY	**SP**
PROJECT NUMBER	**0055**	SHEET SIZE	**A1**
DRAWING STATUS	**DEVELOPMENT APPLICATION**		

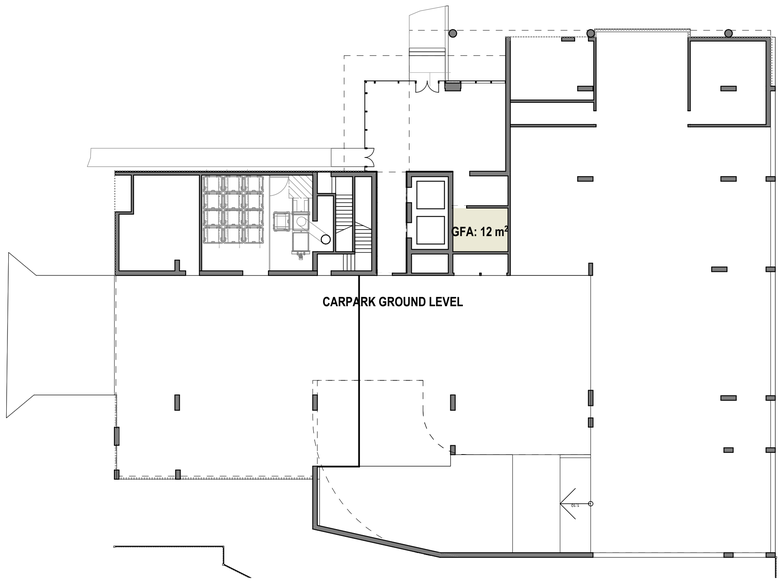
NOT FOR CONSTRUCTION

DRAWING TITLE

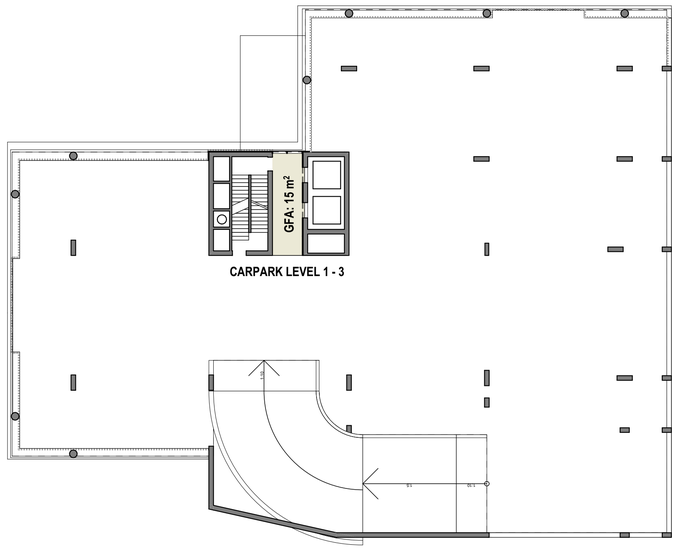
SCHEDULES

EXTERIOR FINISHES

DRAWING NUMBER	REVISION
8001	**03**



1 Ground Level
1:200



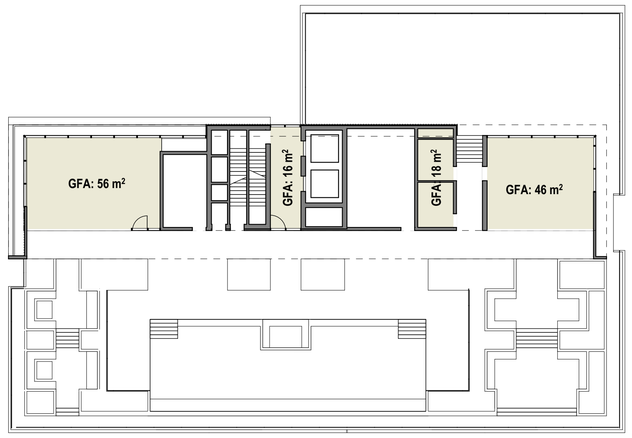
2 Level 1 - 3 Typical
1:200



3 Level 4 - 14 Typical
1:200



4 Level 5
1:200



5 Roof Terrace
1:200

GFA SUMMARY TABLE		
AREA LEVEL	**AREA TYPE**	**AREA TOTAL**
Ground Level	Areas - GFA	11.52
Level 1	Areas - GFA	15.32
Level 2	Areas - GFA	15.32
Level 3	Areas - GFA	15.32
Level 4	Areas - GFA	770.69
Level 5	Areas - GFA	770.91
Level 6	Areas - GFA	770.91
Level 7	Areas - GFA	770.91
Level 8	Areas - GFA	770.91
Level 9	Areas - GFA	770.91
Level 10	Areas - GFA	770.91
Level 11	Areas - GFA	770.91
Level 12	Areas - GFA	770.91
Level 13	Areas - GFA	770.91
Level 14	Areas - GFA	770.91
Roof Terrace	Areas - GFA	135.74
		8,673.01 m²

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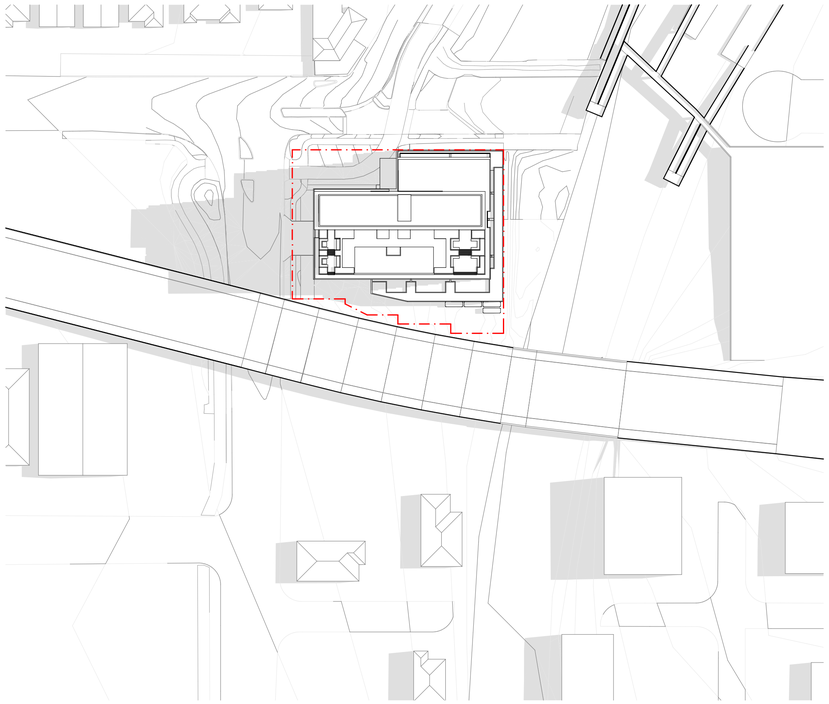
DRAWING TITLE

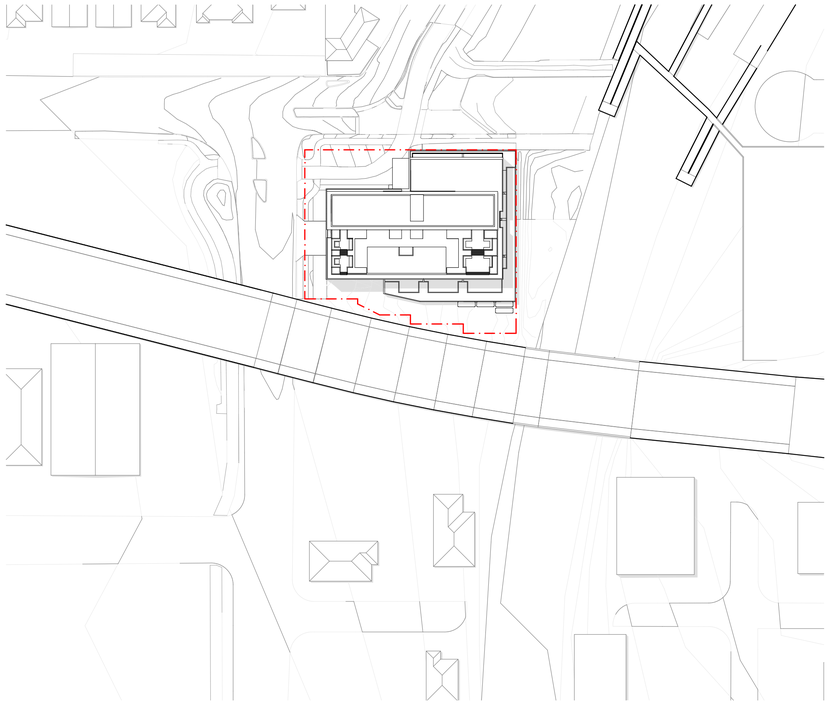
AREA PLANS

GFA PLANS

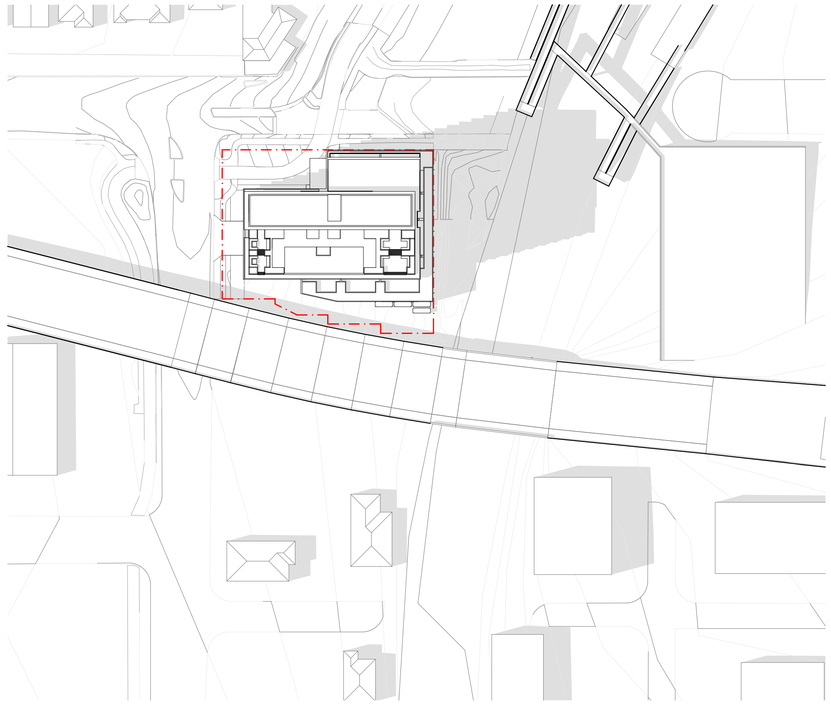
DRAWING NUMBER	REVISION
9201	**03**



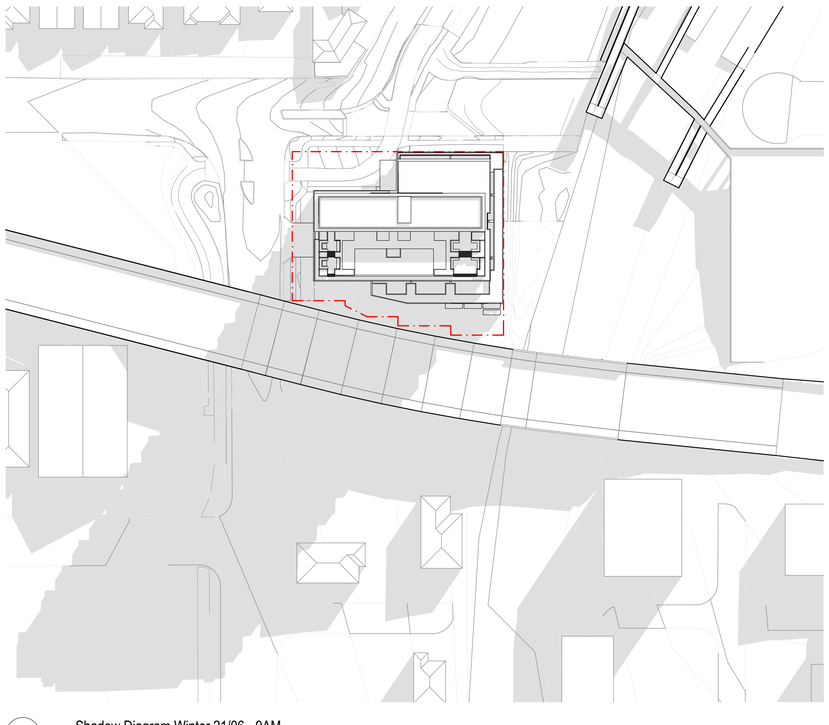
1 Shadow Diagram Summer 21/12 - 9AM



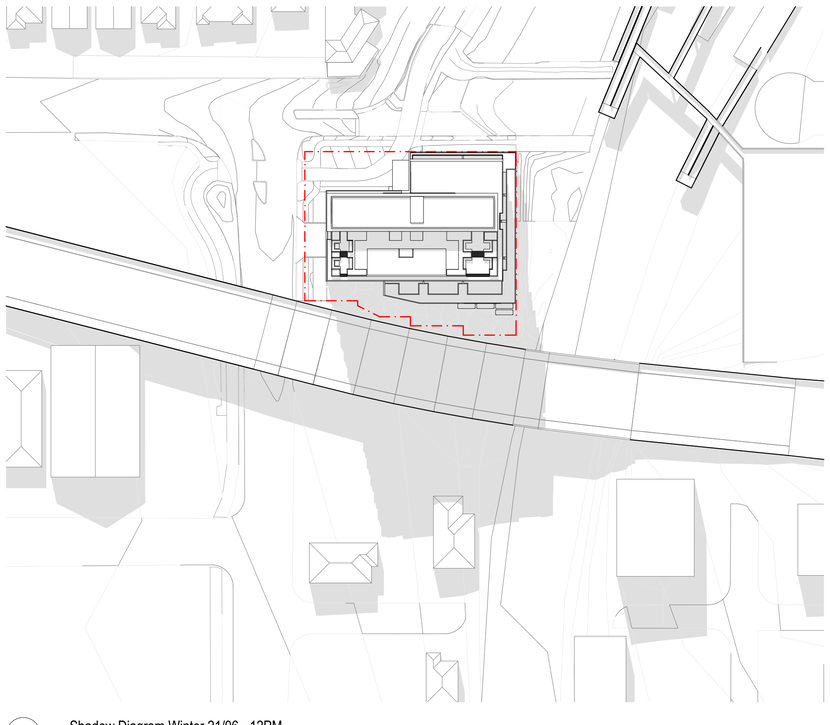
2 Shadow Diagram Summer 21/12 - 12PM



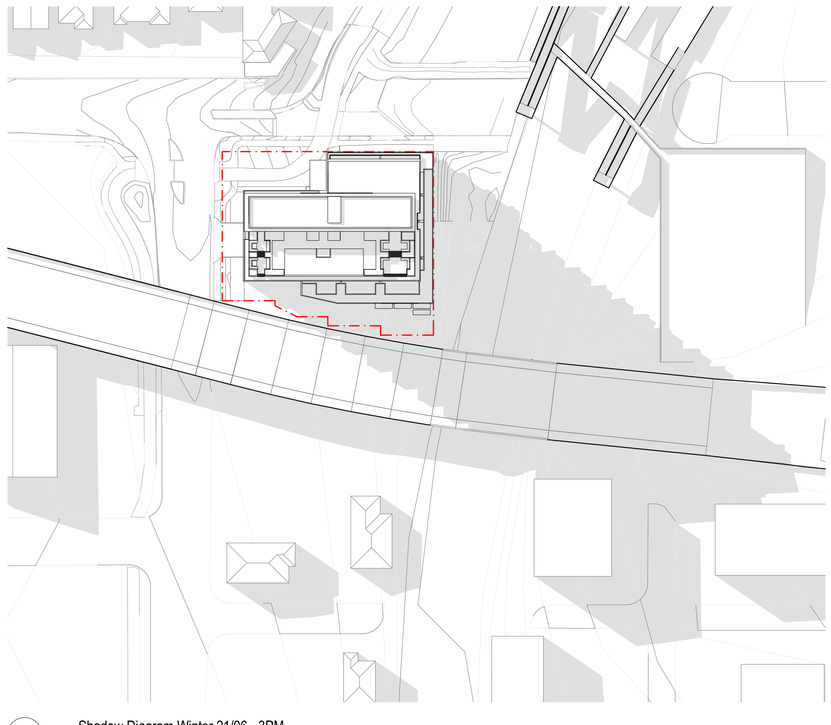
3 Shadow Diagram Summer 21/12 - 3PM



4 Shadow Diagram Winter 21/06 - 9AM



5 Shadow Diagram Winter 21/06 - 12PM



6 Shadow Diagram Winter 21/06 - 3PM

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DRAWING STATUS	**DEVELOPMENT APPLICATION**		

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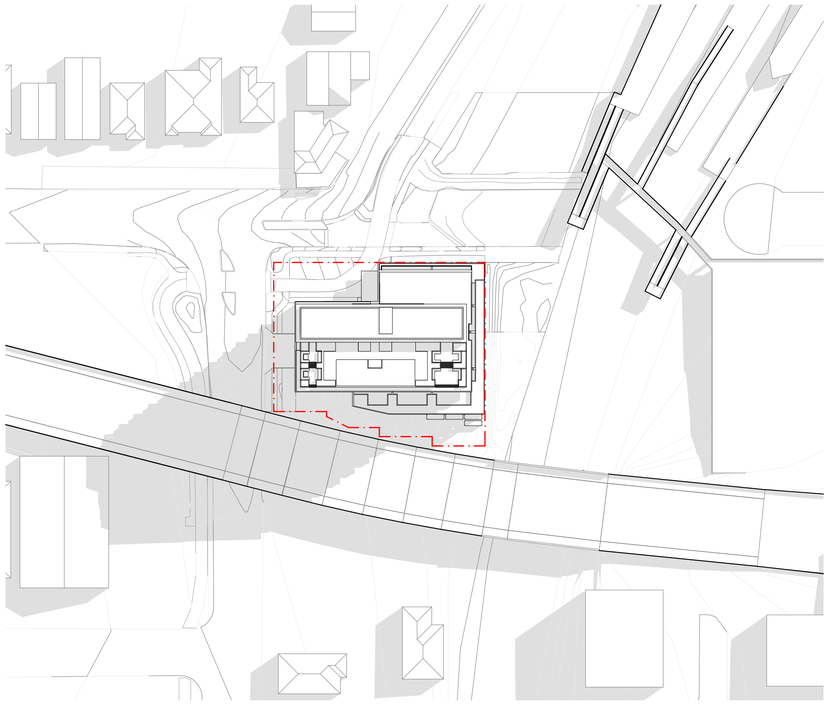
DRAWING TITLE

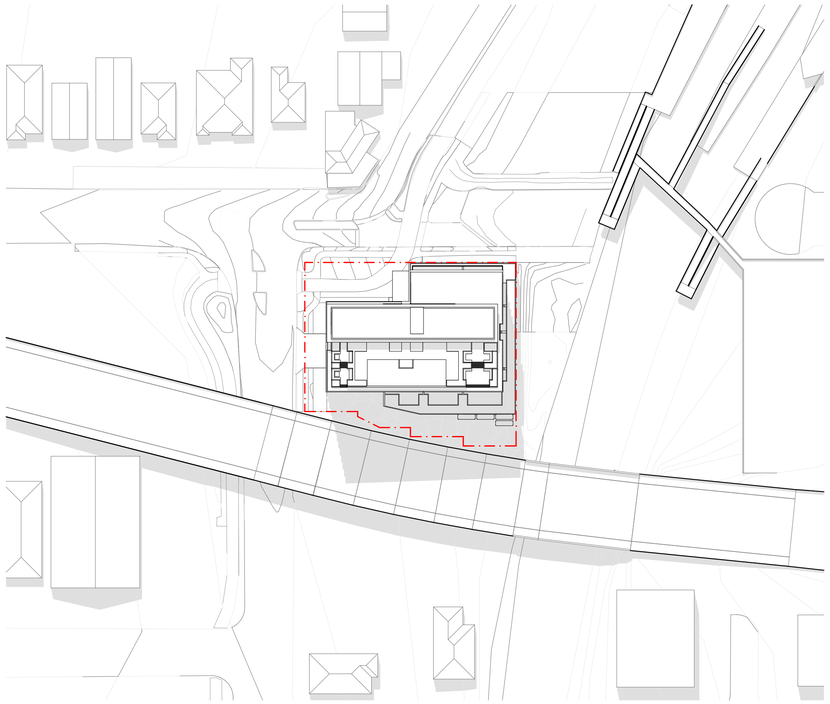
SHADOW DIAGRAMS

SUMMER & WINTER SOLSTICE

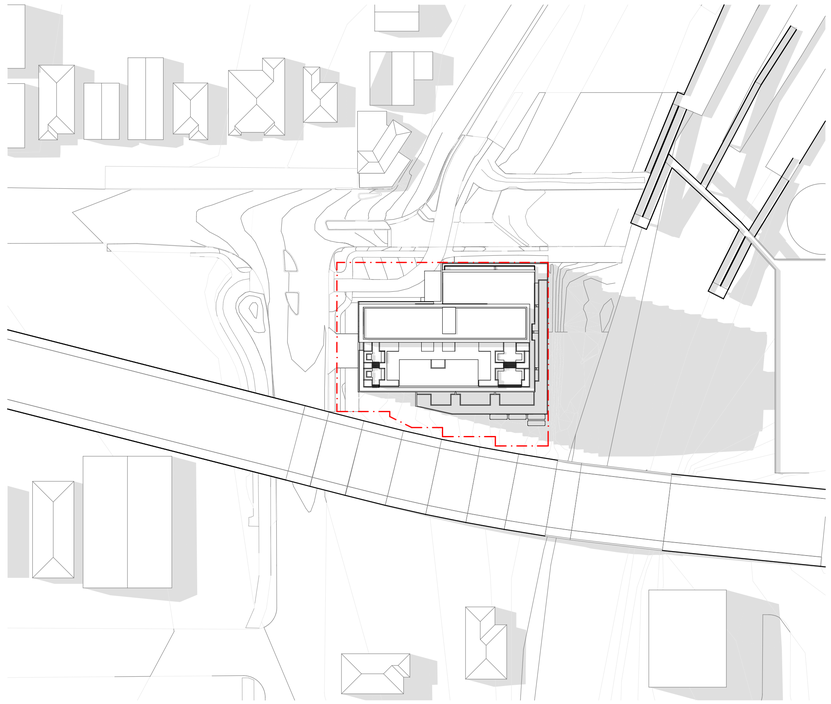
DRAWING NUMBER	REVISION
9301	**02**



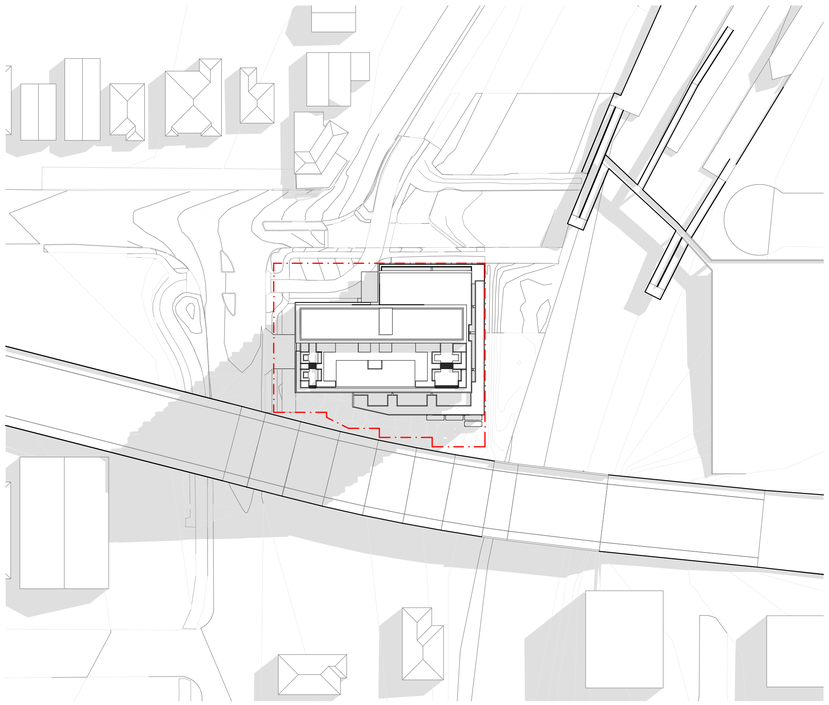
1 Shadow Diagram Vernal Equinox 21/03 - 9AM



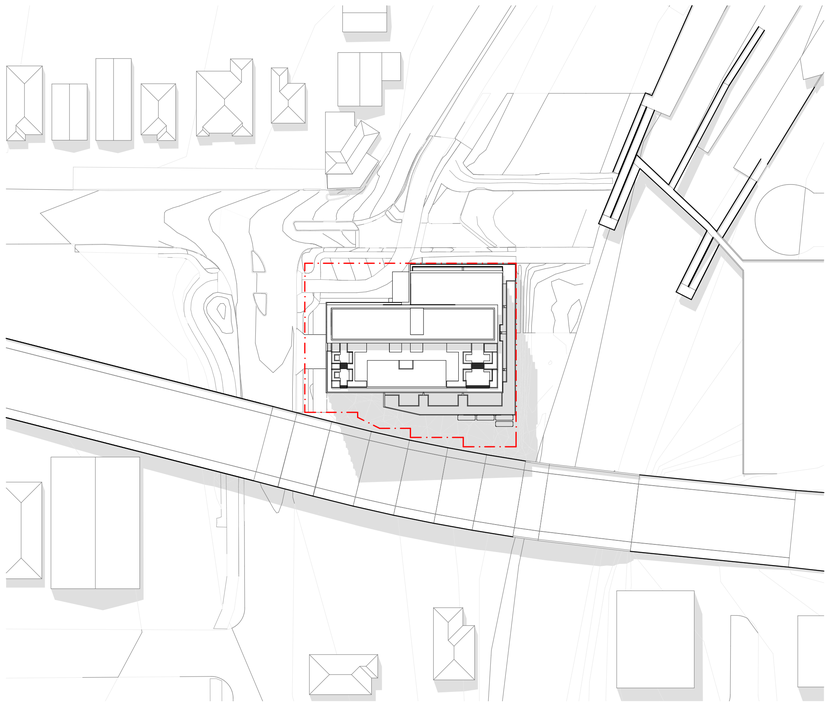
2 Shadow Diagram Vernal Equinox 21/03 - 12PM



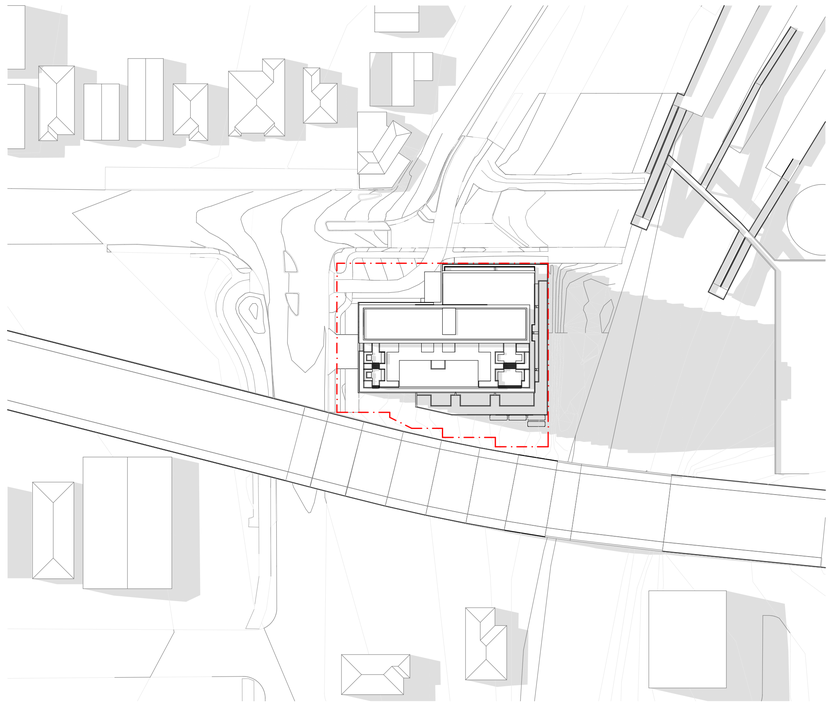
3 Shadow Diagram Vernal Equinox 21/03 - 3PM



4 Shadow Diagram Autumnal Equinox 22/09 - 9AM



5 Shadow Diagram Autumnal Equinox 22/09 - 12PM



6 Shadow Diagram Autumnal Equinox 22/09 - 3PM

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DRAWING TITLE

SHADOW DIAGRAMS

VERNAL AND AUTUMNAL EQUINOX

DRAWING NUMBER	REVISION
9302	**02**