

LONGLAND, NEWSTEAD

DEVELOPMENT APPLICATION

June 12, 2026

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DESIGN STATEMENT

Occupying a prominent corner in the heart of Newstead, the proposal draws from the area's industrial lineage of robust brick warehouses to deliver a distinctly contemporary response. It is conceived as a subtropical sanctuary and elevated private retreat embedded within one of Brisbane's most vibrant lifestyle precincts.

The built form reinterprets the Queensland vernacular through generous perimeter verandahs and finely detailed lightweight metal balustrades that wrap the residential levels, mediating climate, privacy, and outlook.

A sculptural superstructure crowns the building, providing layered screening, shade, and enclosure to the mid-level and rooftop courtyards while giving the architecture a strong civic identity.

At ground level, the building opens itself to Longland Street and the adjoining laneway, activating the public realm and reinforcing the site's role as a social and urban connector within the neighbourhood.



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Contents Page

Analysis

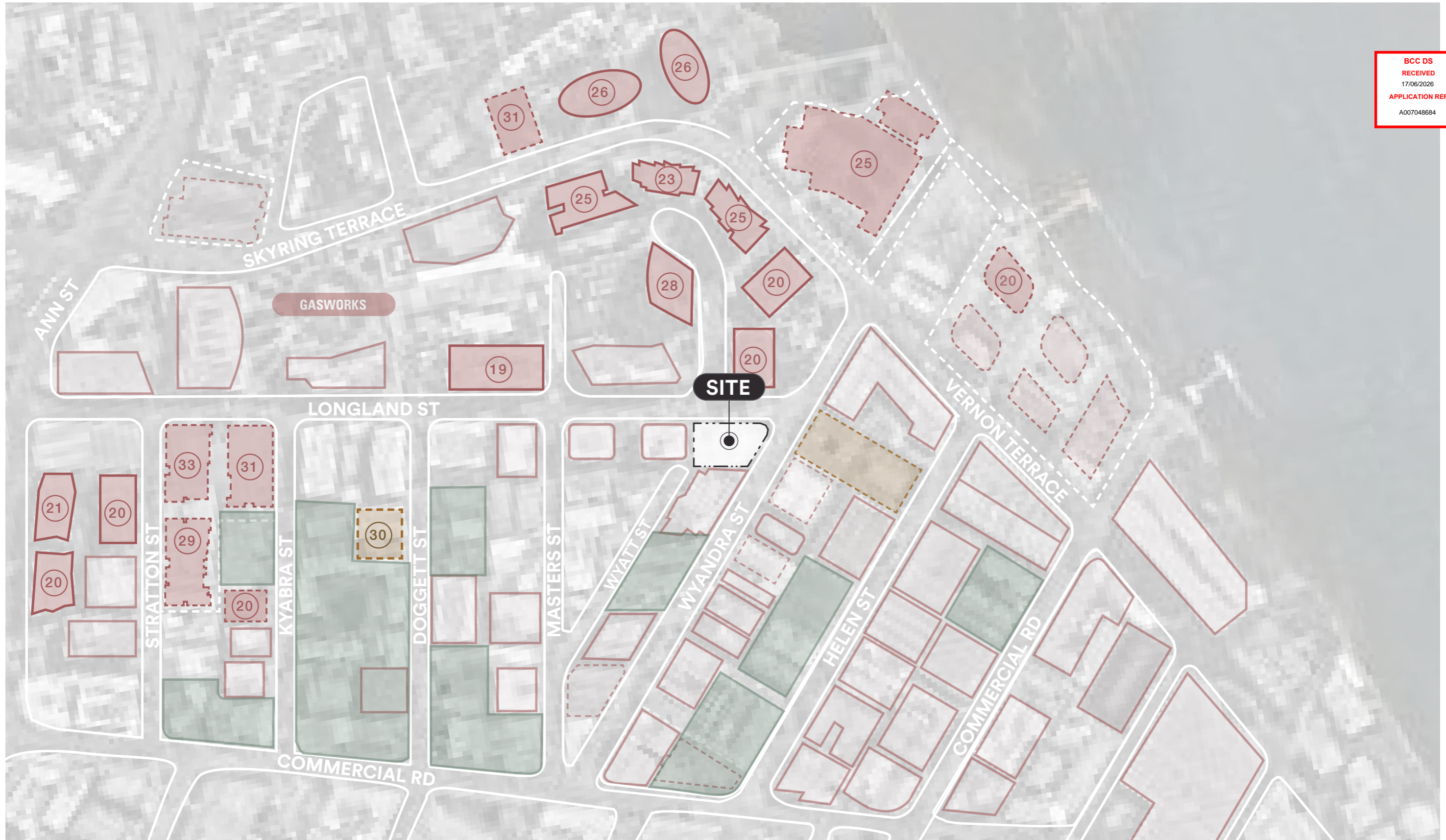
- Growth Precincts & Zones
- Ground Plane Opportunity
- Podium Heights/Conditions
- Building Height

Response

- Height
- Renders
- Podium Interface
- Buildings That Breath



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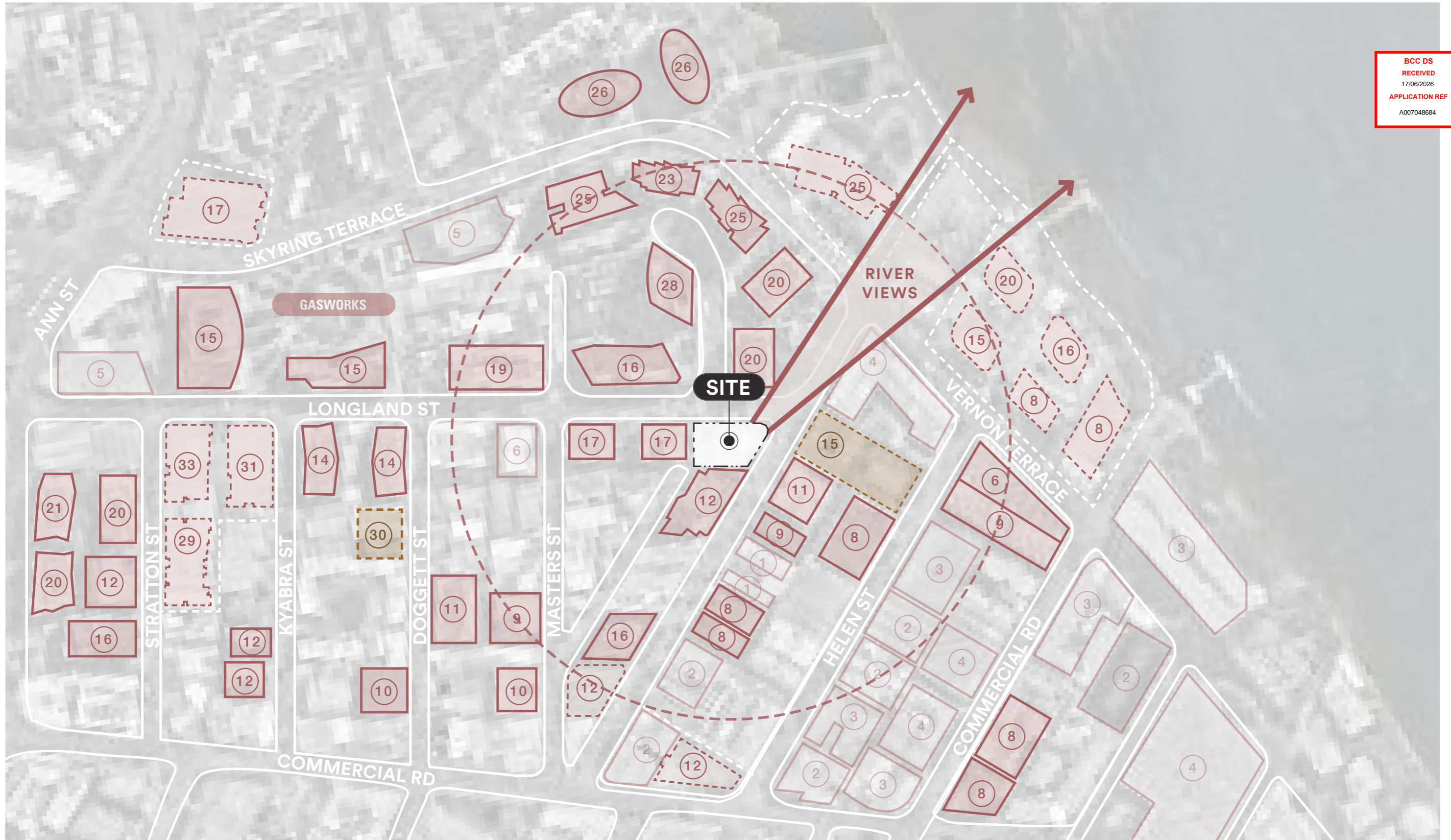


Analysis

Building Heights - 19 storeys & above

■ FUTURE DEVELOPMENT SITES
■ PROPOSED DA

■ EXISTING BUILDING
■ APPROVED DA
⊗ NUMBER OF STOREYS



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Analysis

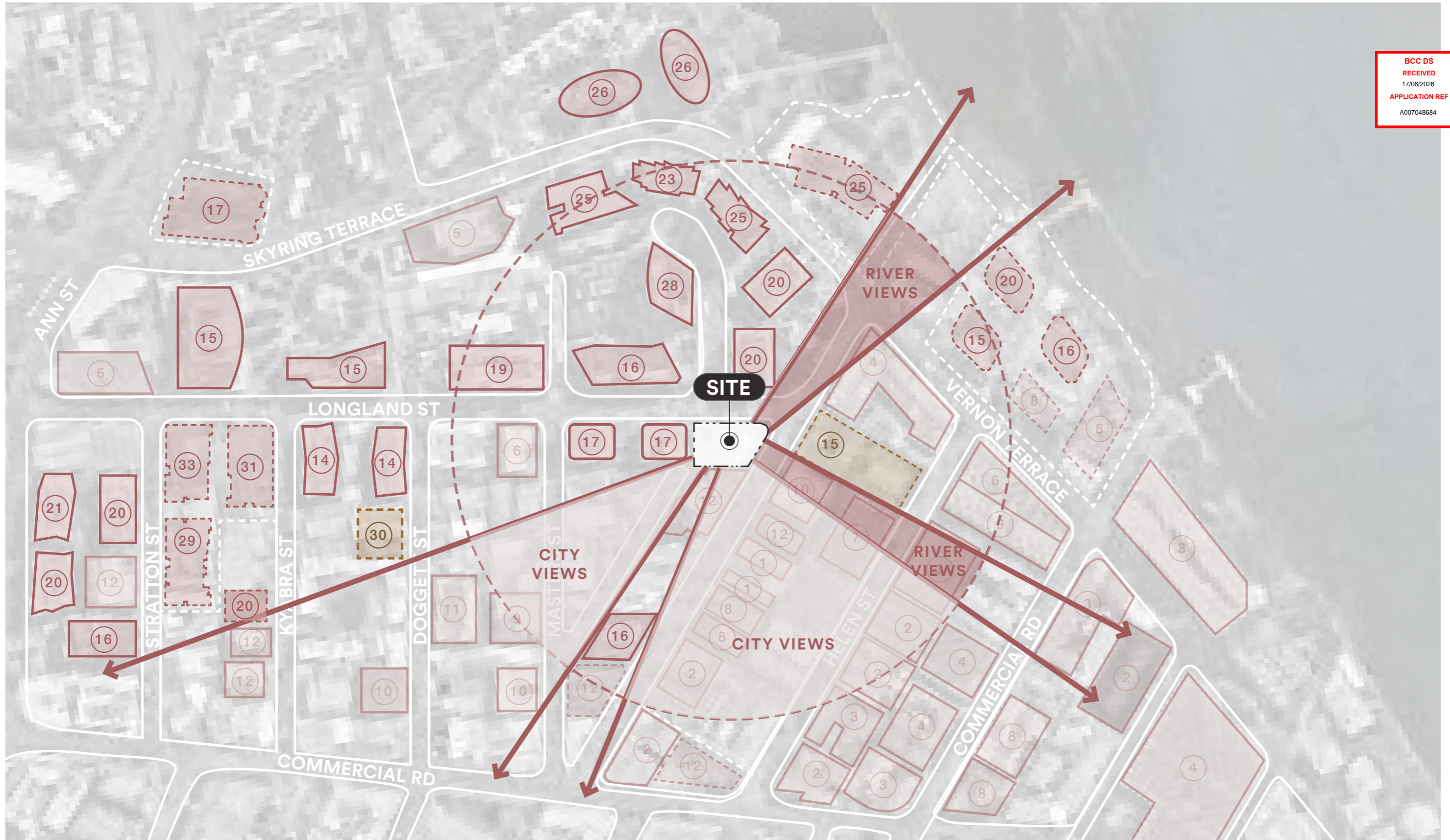
View Line Above Level 6

PROPOSED DA

EXISTING BUILDING
 APPROVED DA
 NUMBER OF STOREYS



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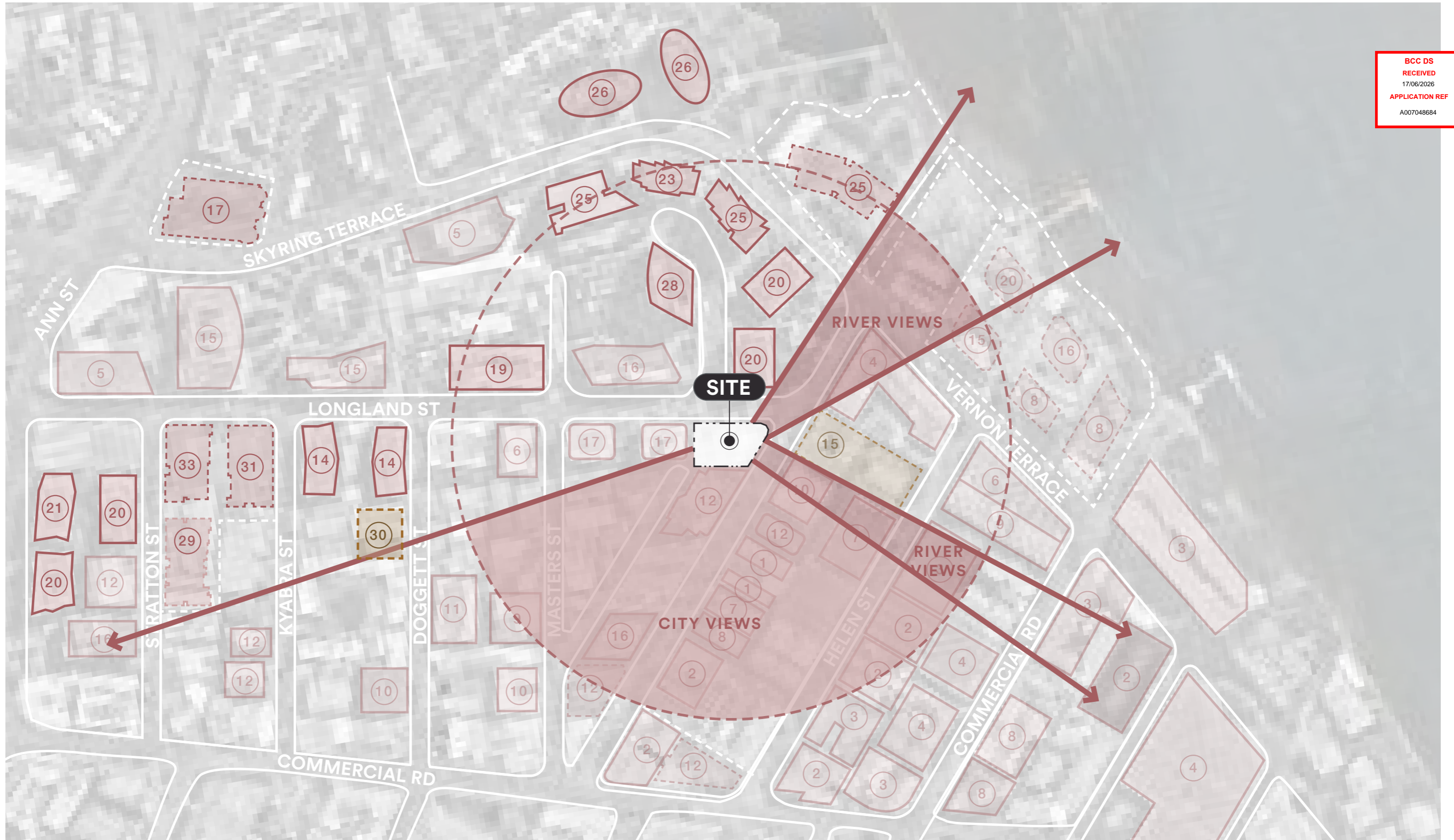
Analysis

View Line Above Level 12

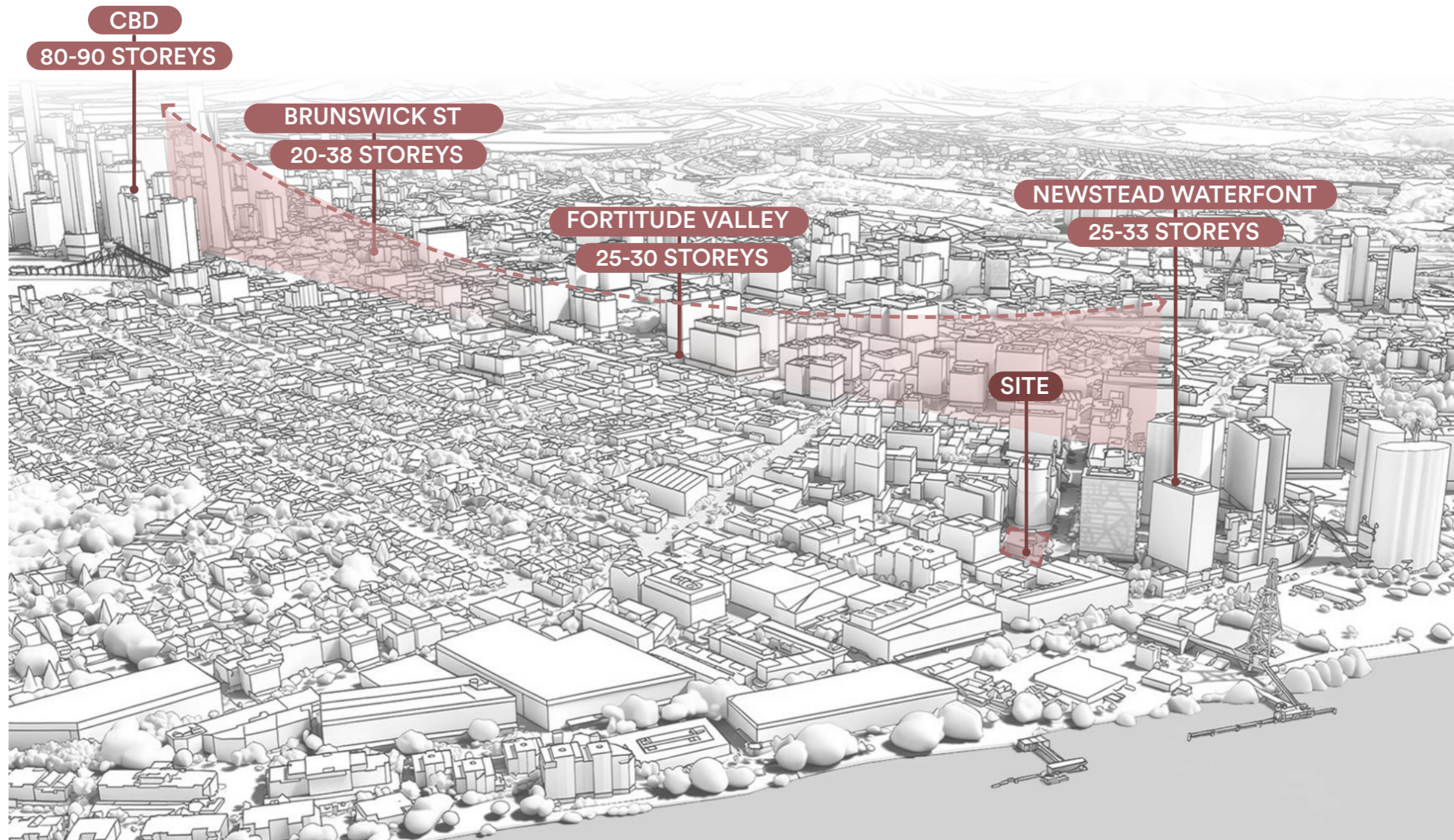
PROPOSED DA

EXISTING BUILDING
APPROVED DA
NUMBER OF STOREYS



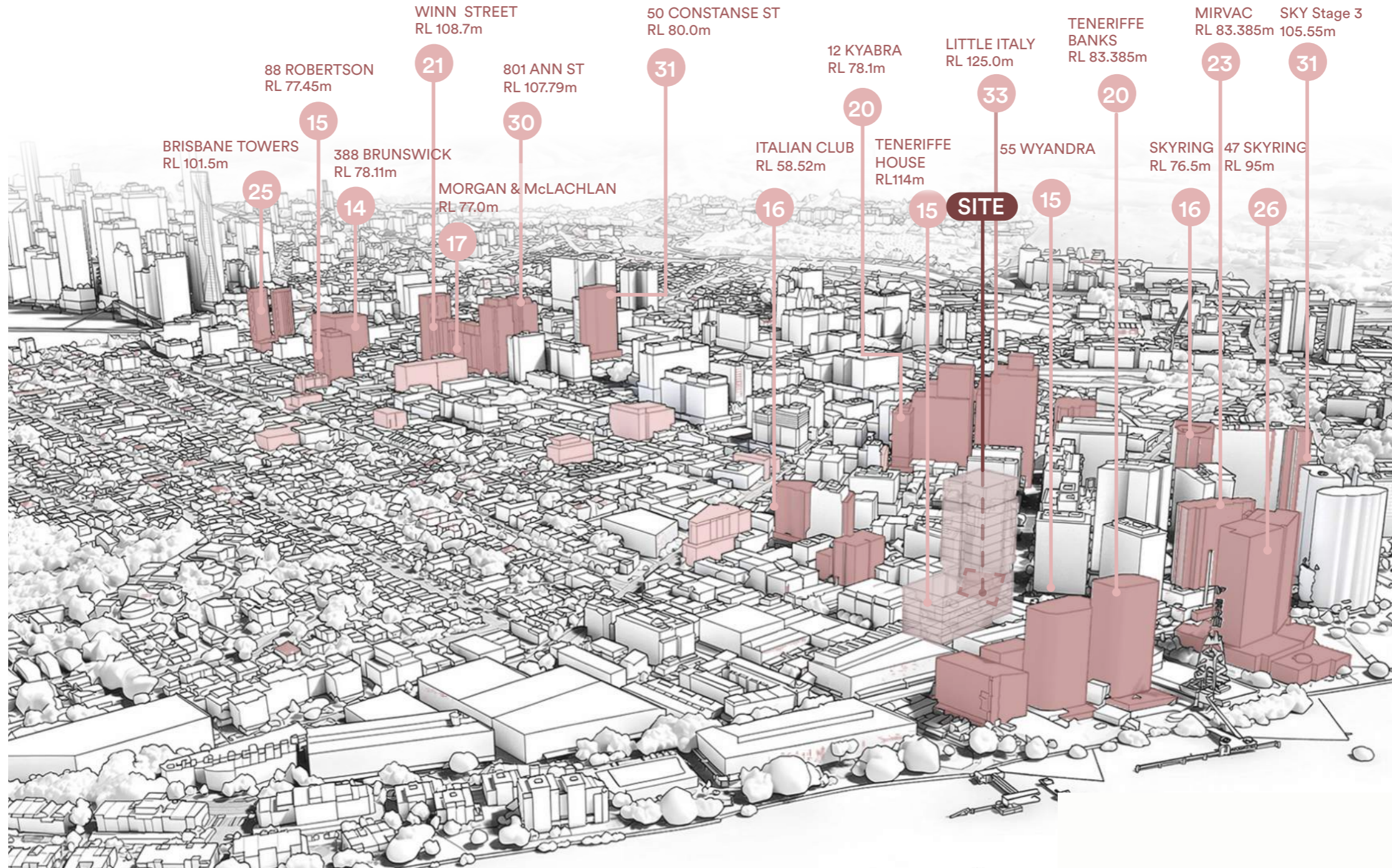


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Analysis

Current Building Heights, 2026



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Analysis

Current DA Building Heights

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THE RESPONSE

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Response

Corner of Longland & Wyandra St

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Response

Corner of Longland & Wyandra St

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Response

Wyandra St

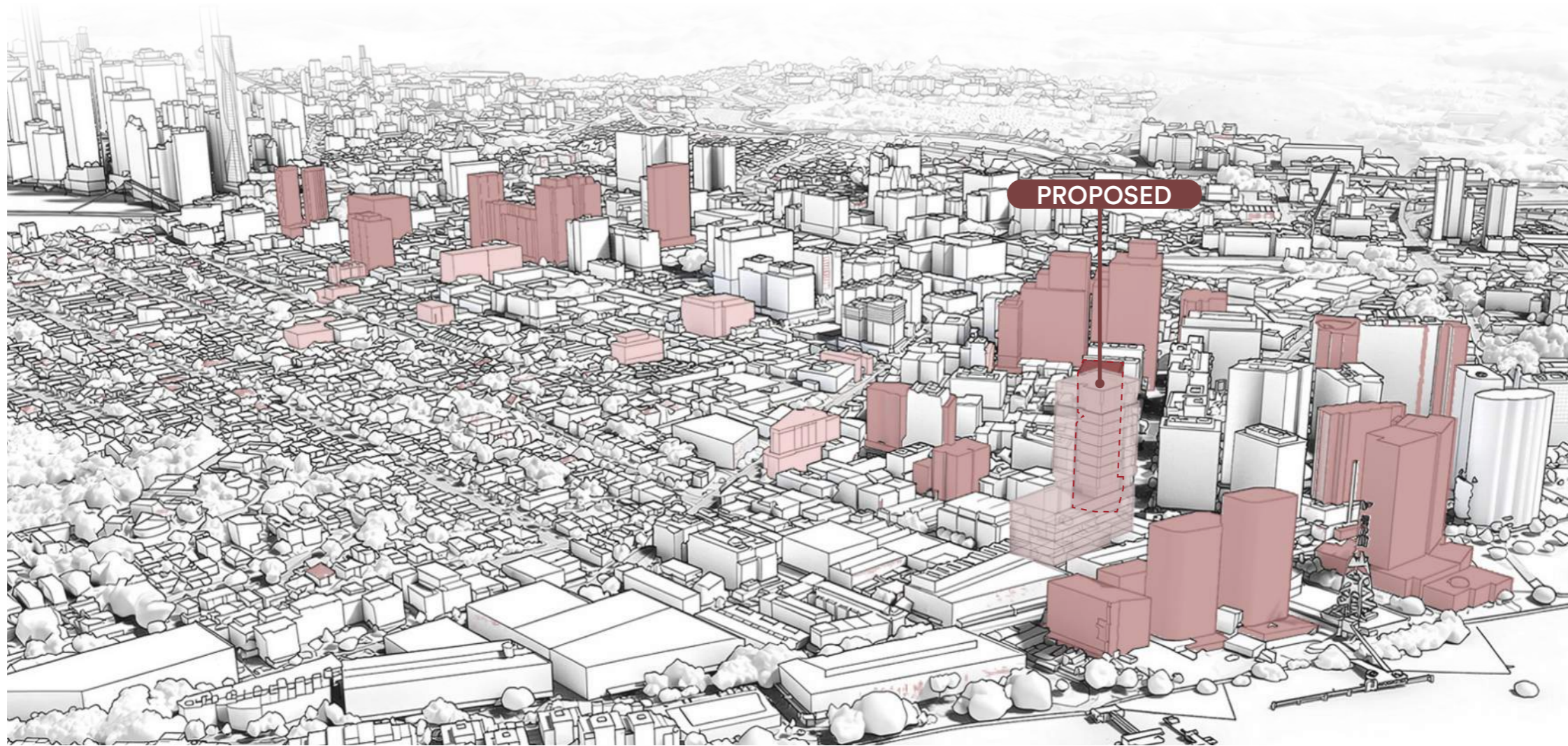
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Response

Wyandra St

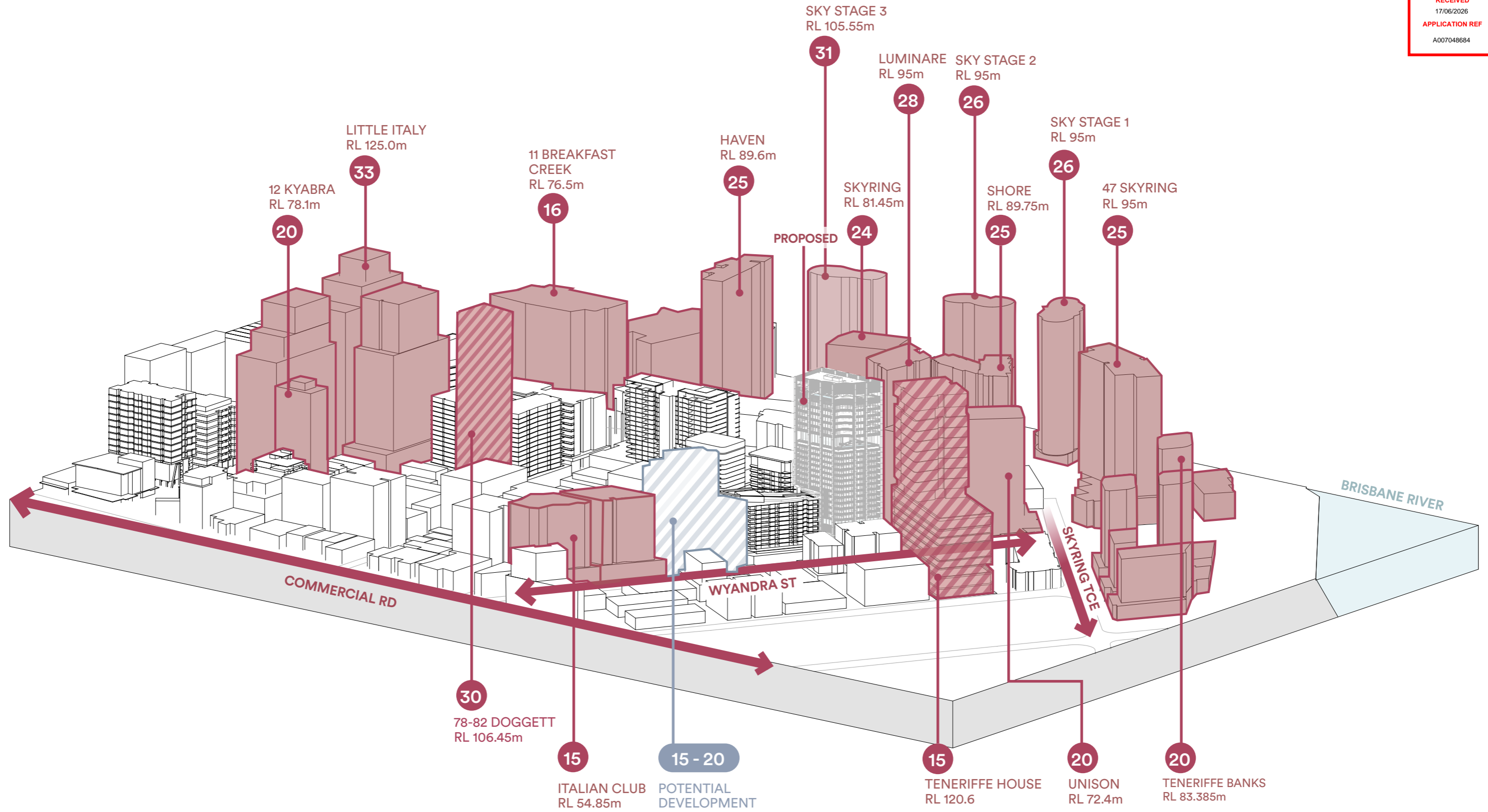
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Response

Current DA Building Heights

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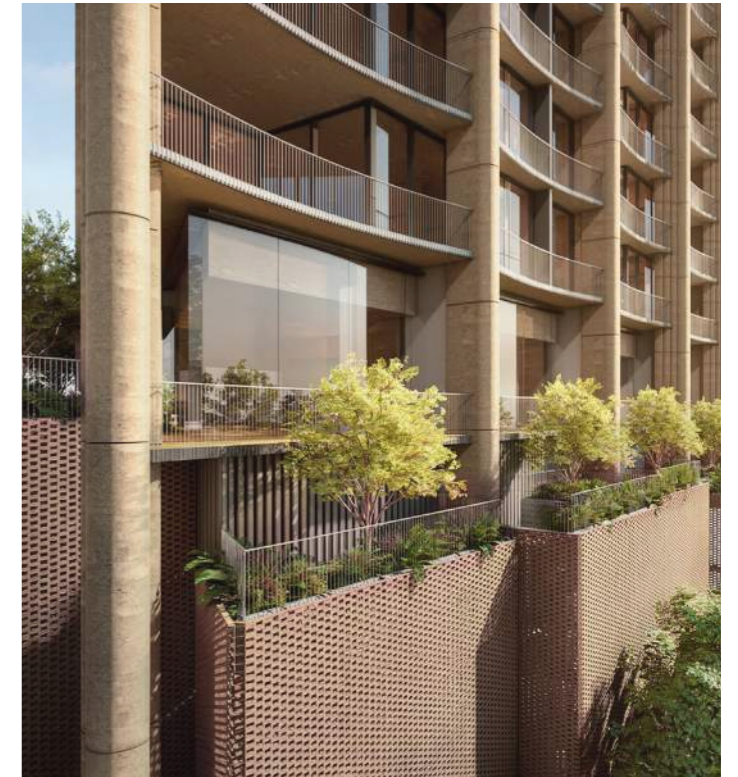
Response

Adjacent Building Heights - Newstead CBD

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BUILT FORM RESPONSE

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INDUSTRIAL

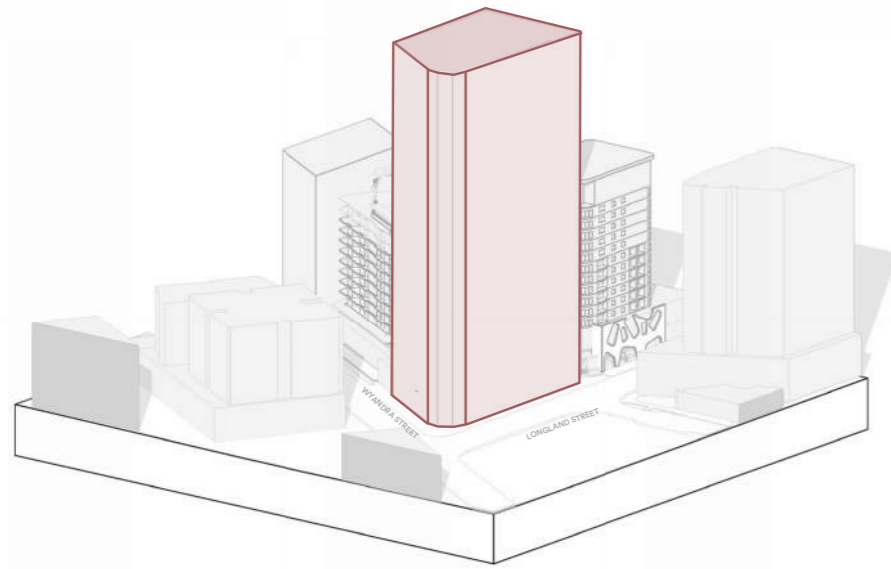
RESIDENTIAL

SUBTROPICAL

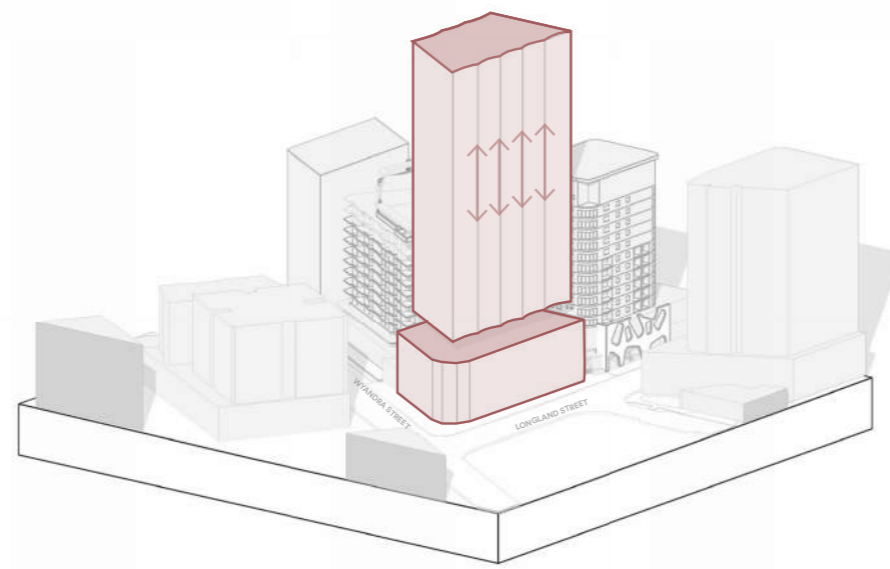
Response

Informed by Place

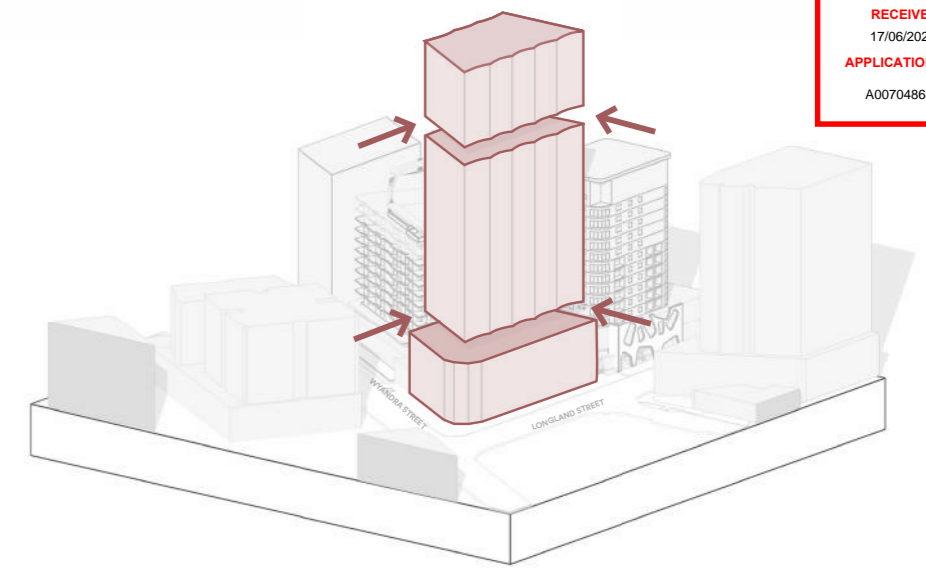
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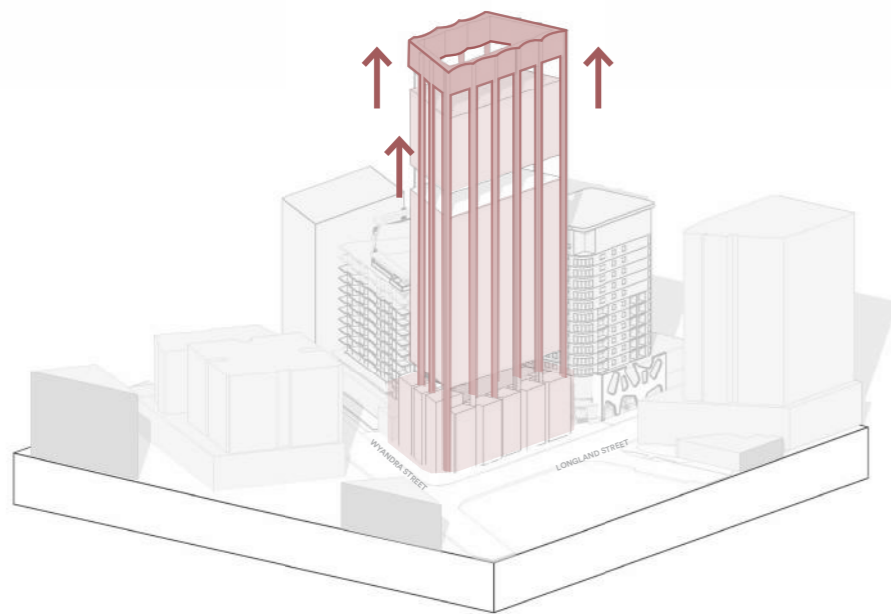
SITE ENVELOPE



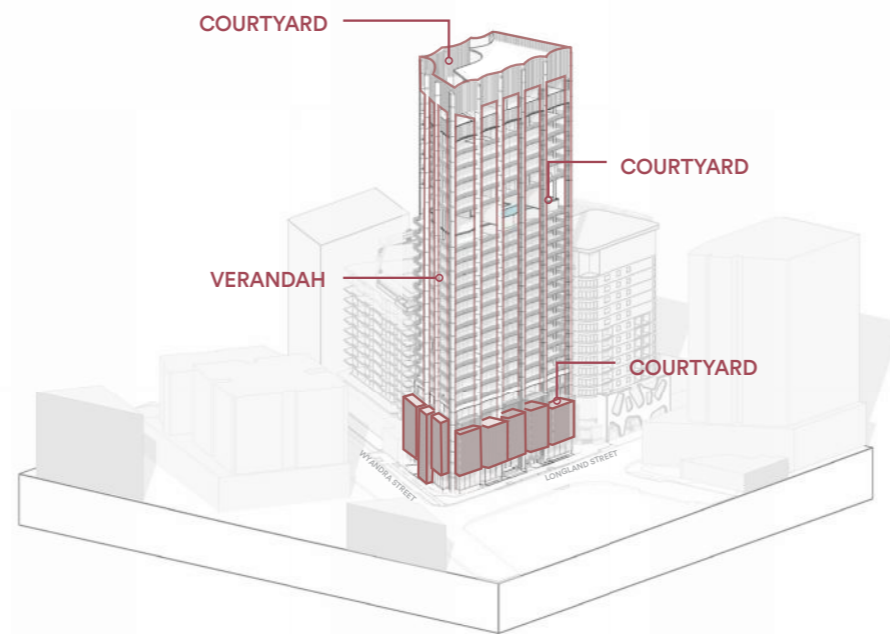
TOWER & PODIUM FORM



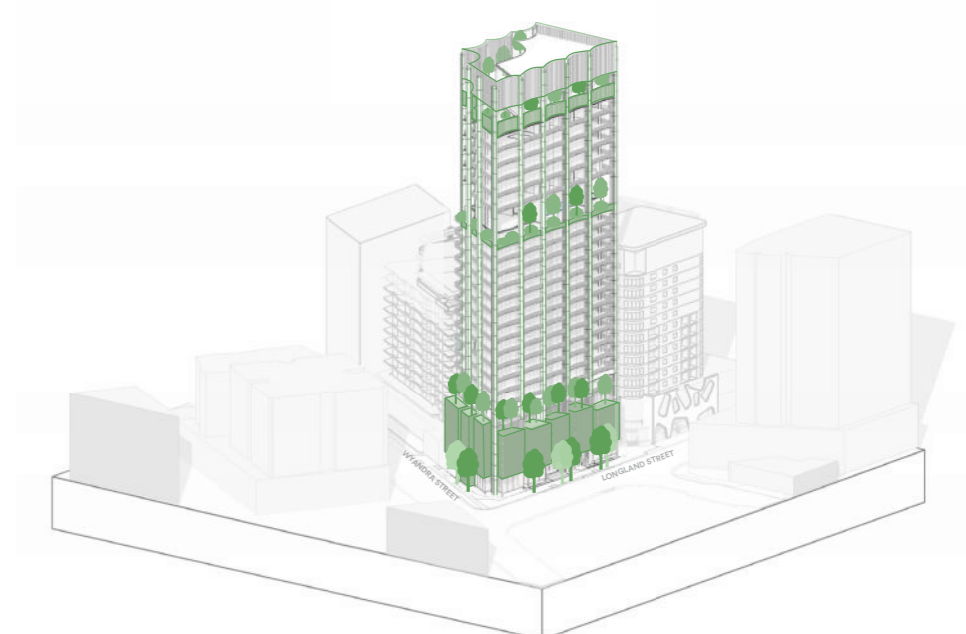
RECREATIONAL BREAKS



CROWN & PODIUM BREAKDOWN



CHARACTER & SUBTROPICAL RESPONSE



LANDSCAPING

Response

Built Form

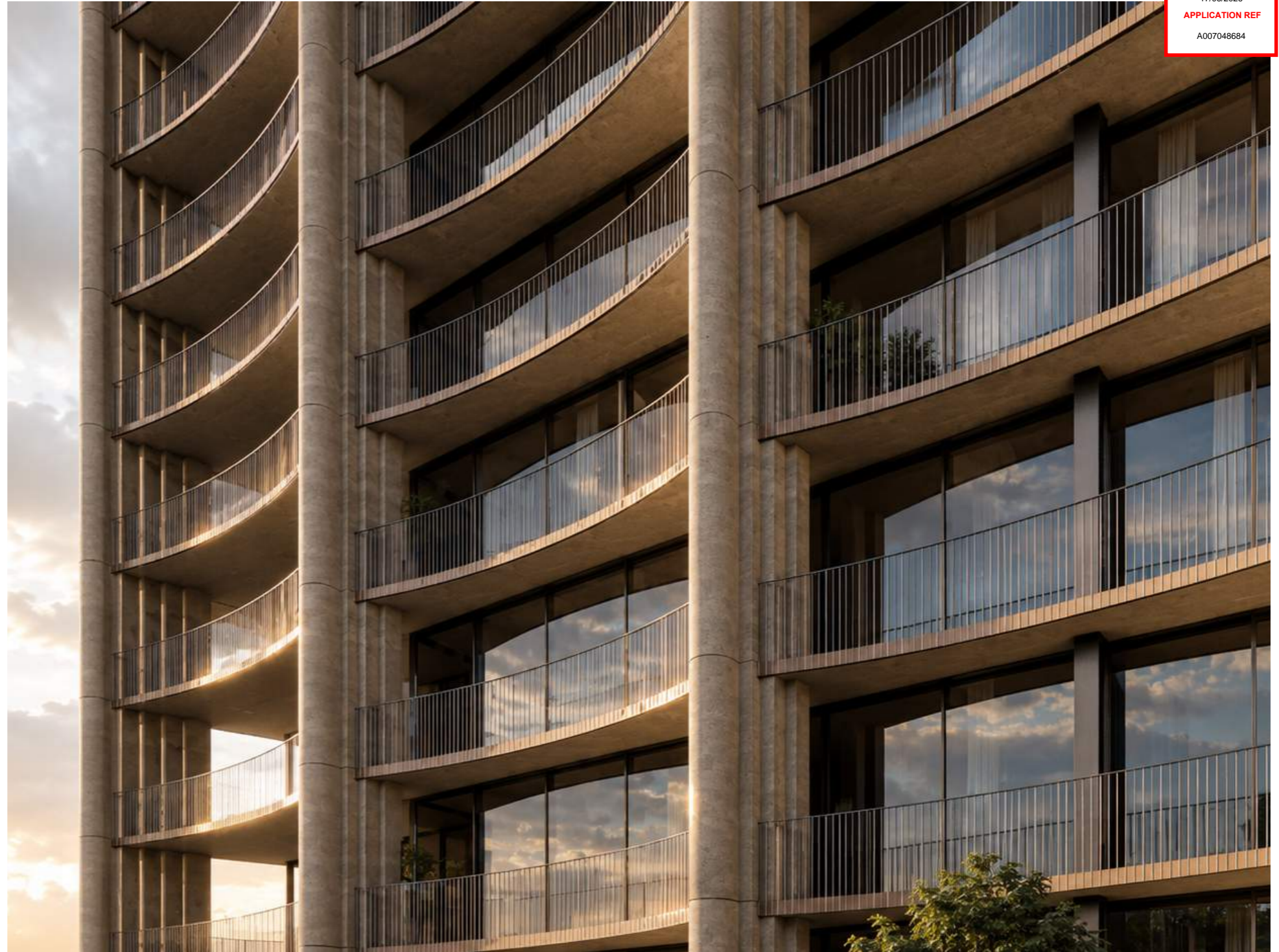
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WAREHOUSE TYPOLOGY



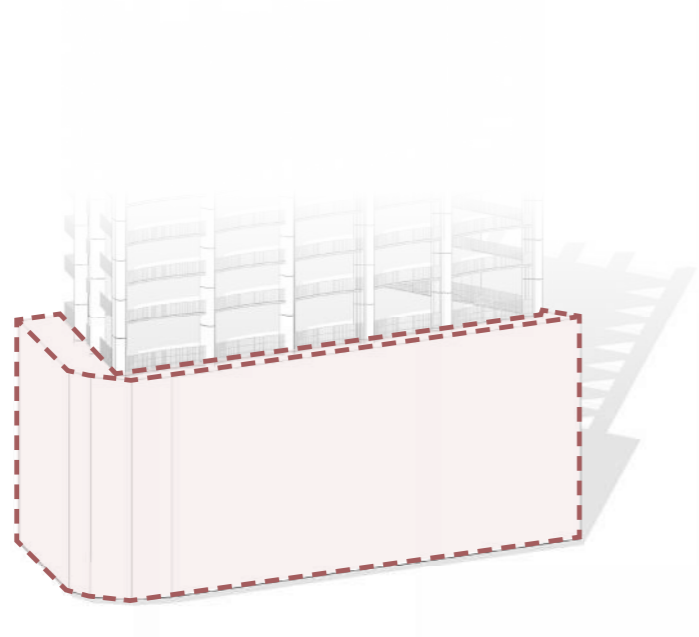
WAREHOUSE PIER



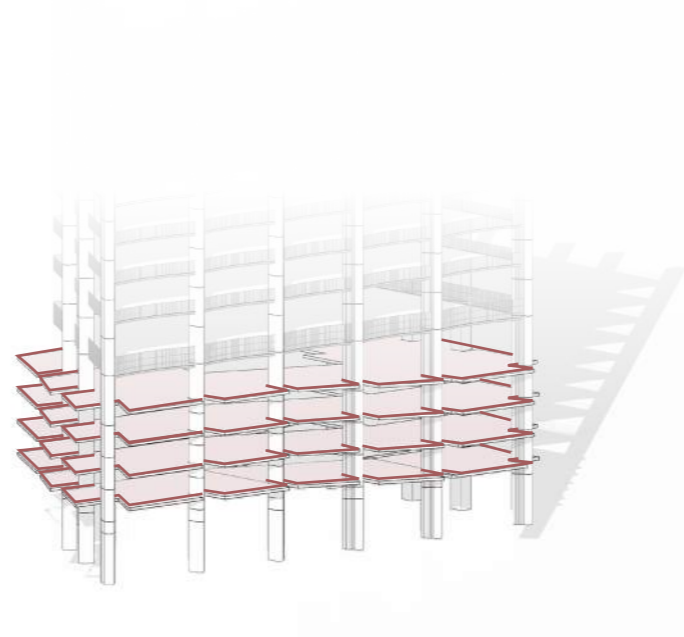
Response

Facade Detail

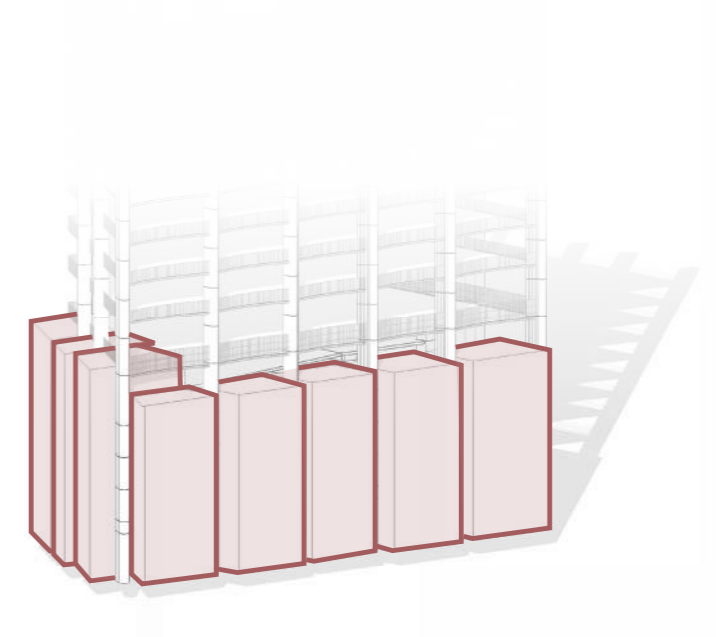
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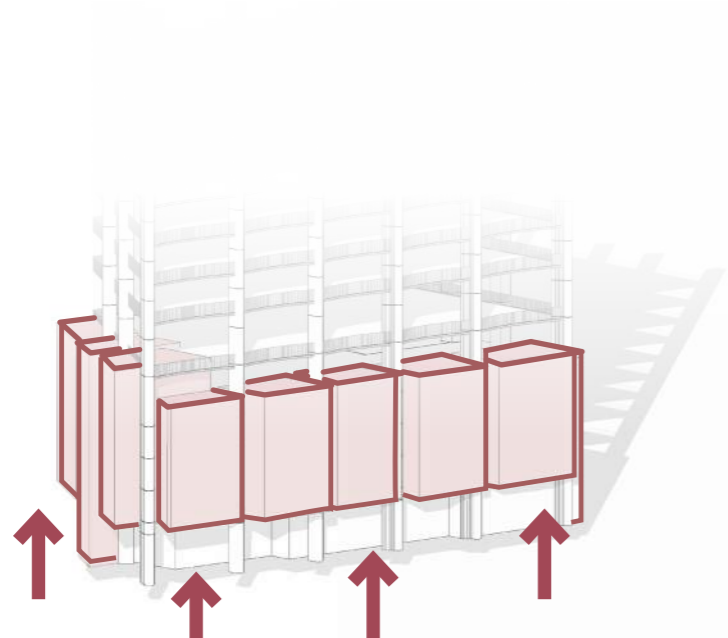
ENVELOPE



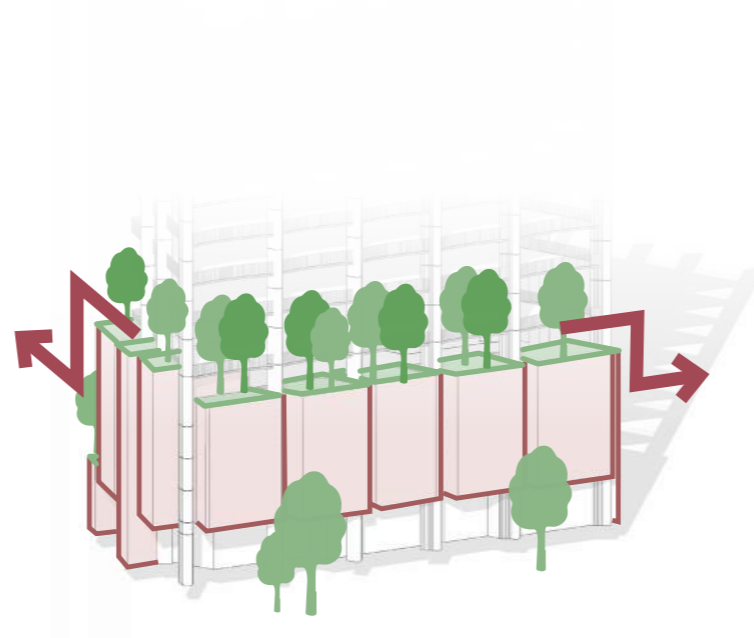
PODIUM CARPARKING



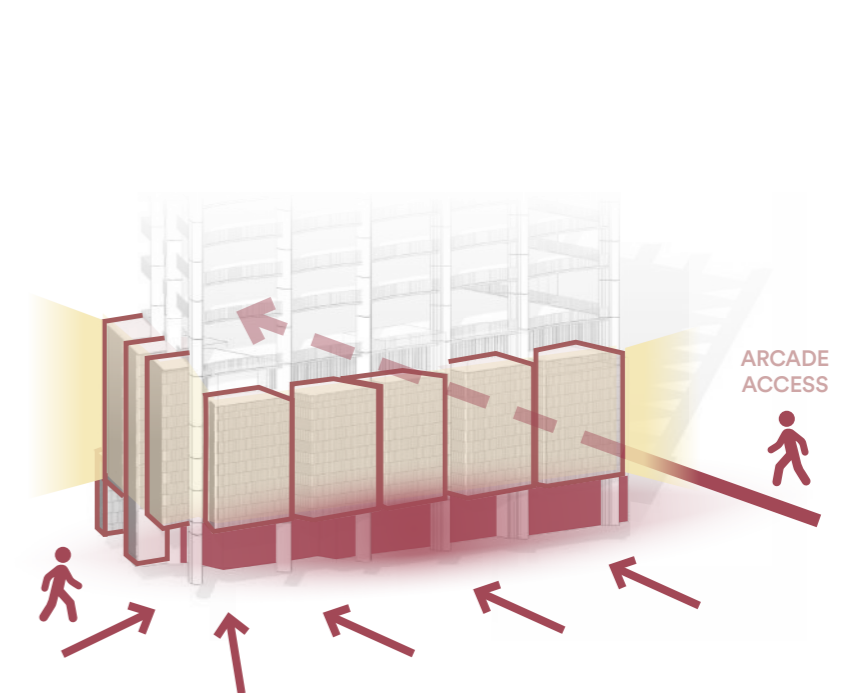
ARTICULATED FORM



QUEENSLAND UNDER CROFT



INTEGRATED LANDSCAPING & TRANSITION



ACTIVATED GROUND PLANE & NEWSTEAD LATTICE

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Podium Form

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Response

Longland St Podium

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VERANDAH

COURTYARD

PERFORATED LATTICE SCREENING

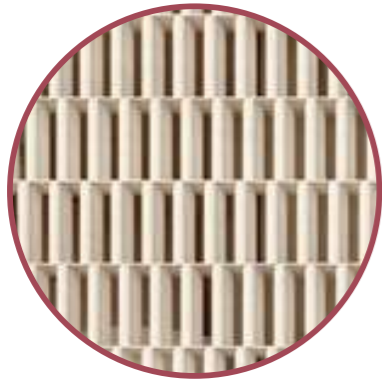
WAREHOUSE PIERS

Response

Longland St Podium



WOOL STORE FORM



PERFORATED LATTICE SCREENING



WAREHOUSE PIERS

Response

Arcade Activation _ Montage



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Response

Longland St & Arcade Activation

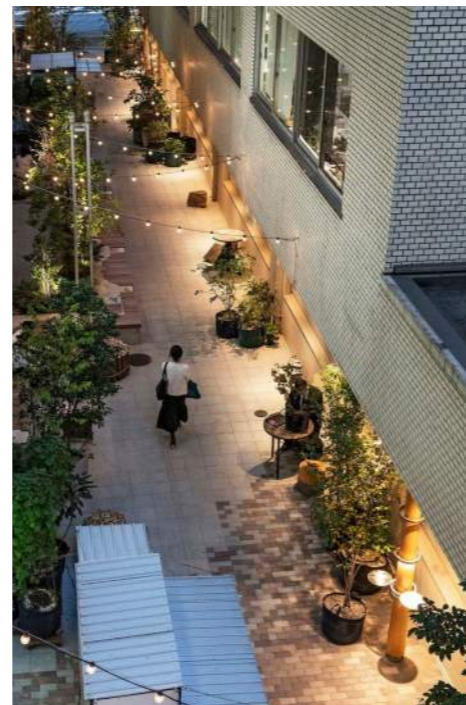
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Response

Ground Floor Activation

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Response

Retail & Ground Plane

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Response

Communal Recreation

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Response

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Response

Wyandra St

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Response

Wyandra St _ Montage

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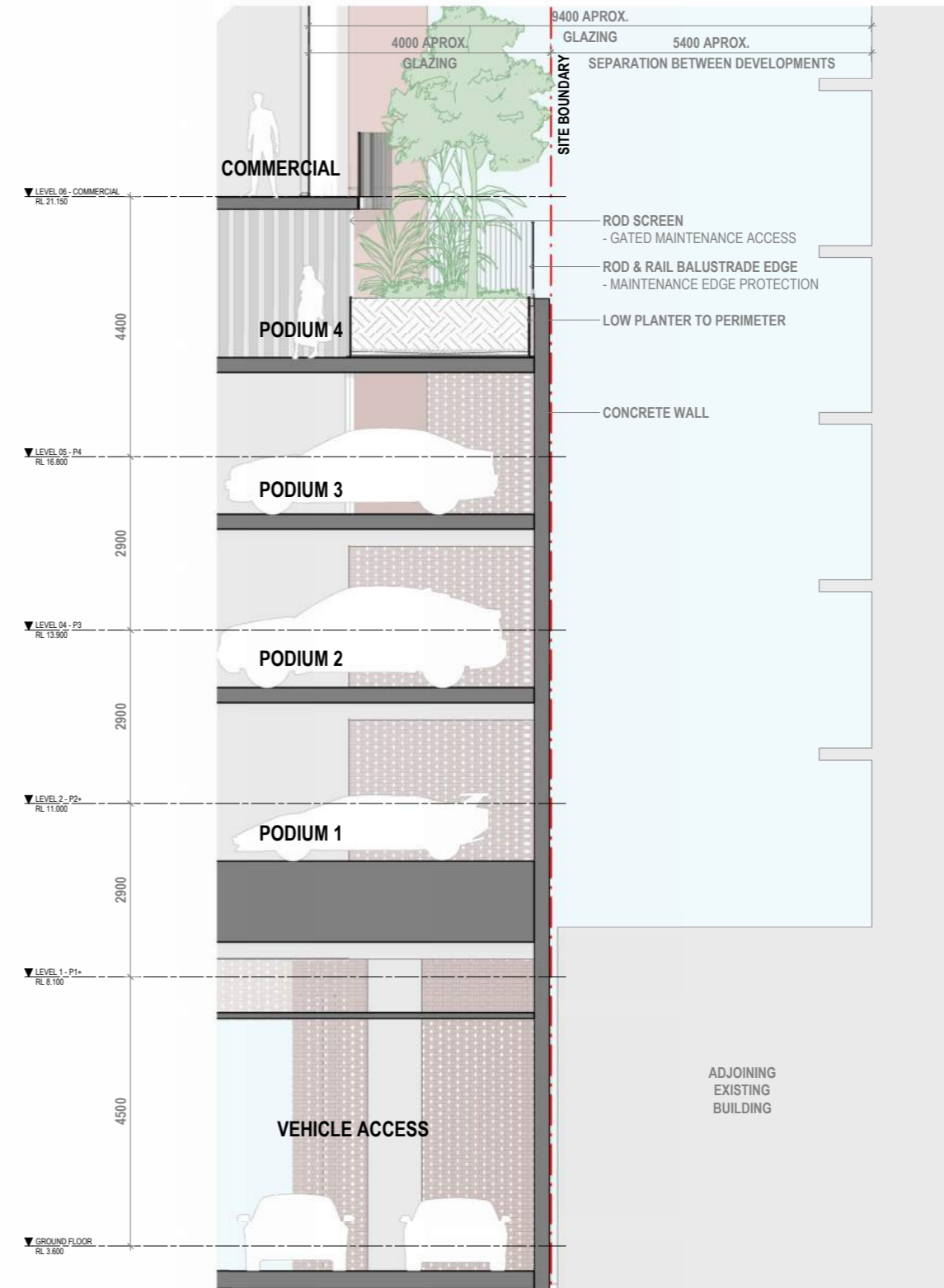
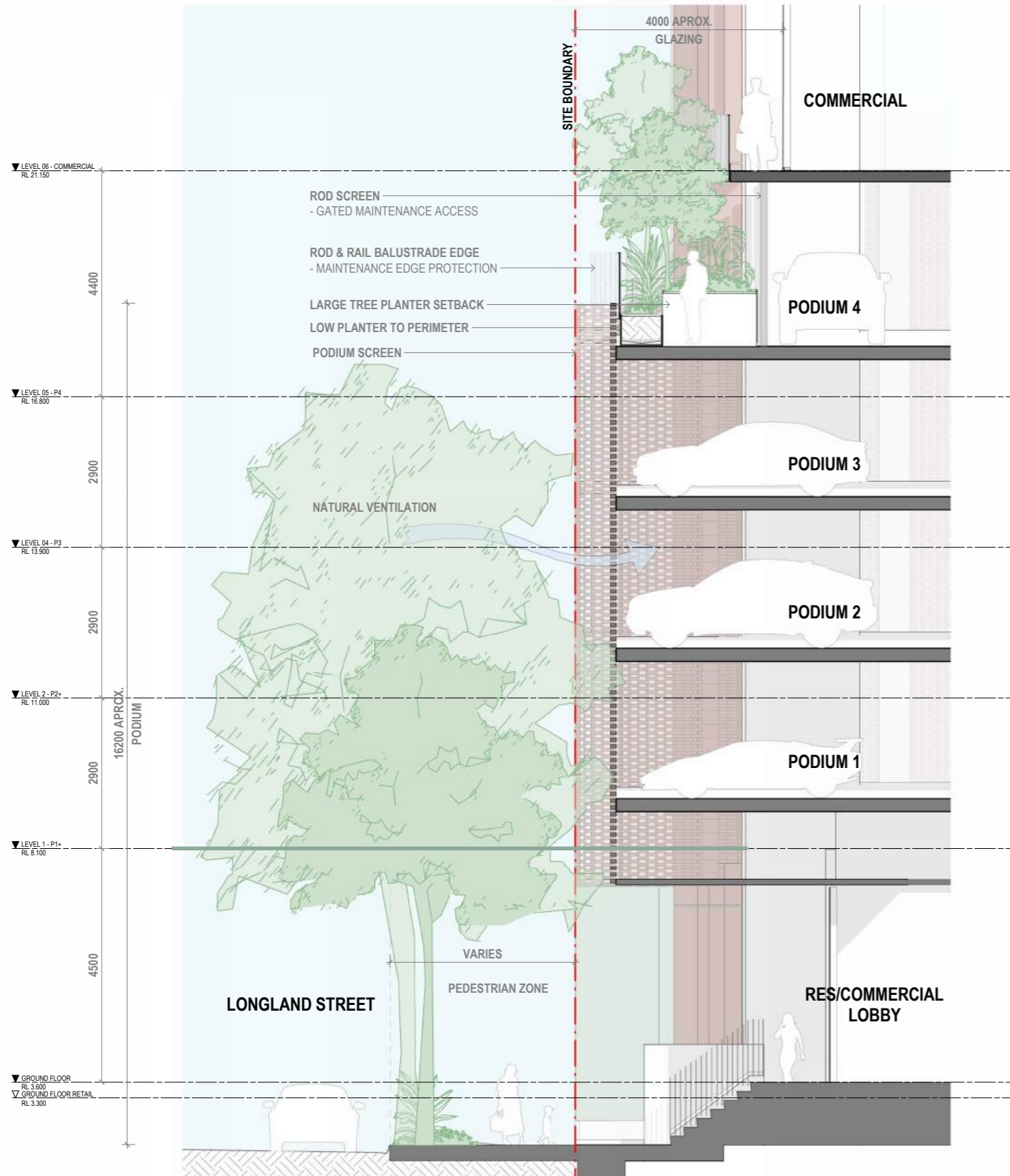


Response

Corner of Longland & Wyandra St _ Montage

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PODIUM INTERFACE



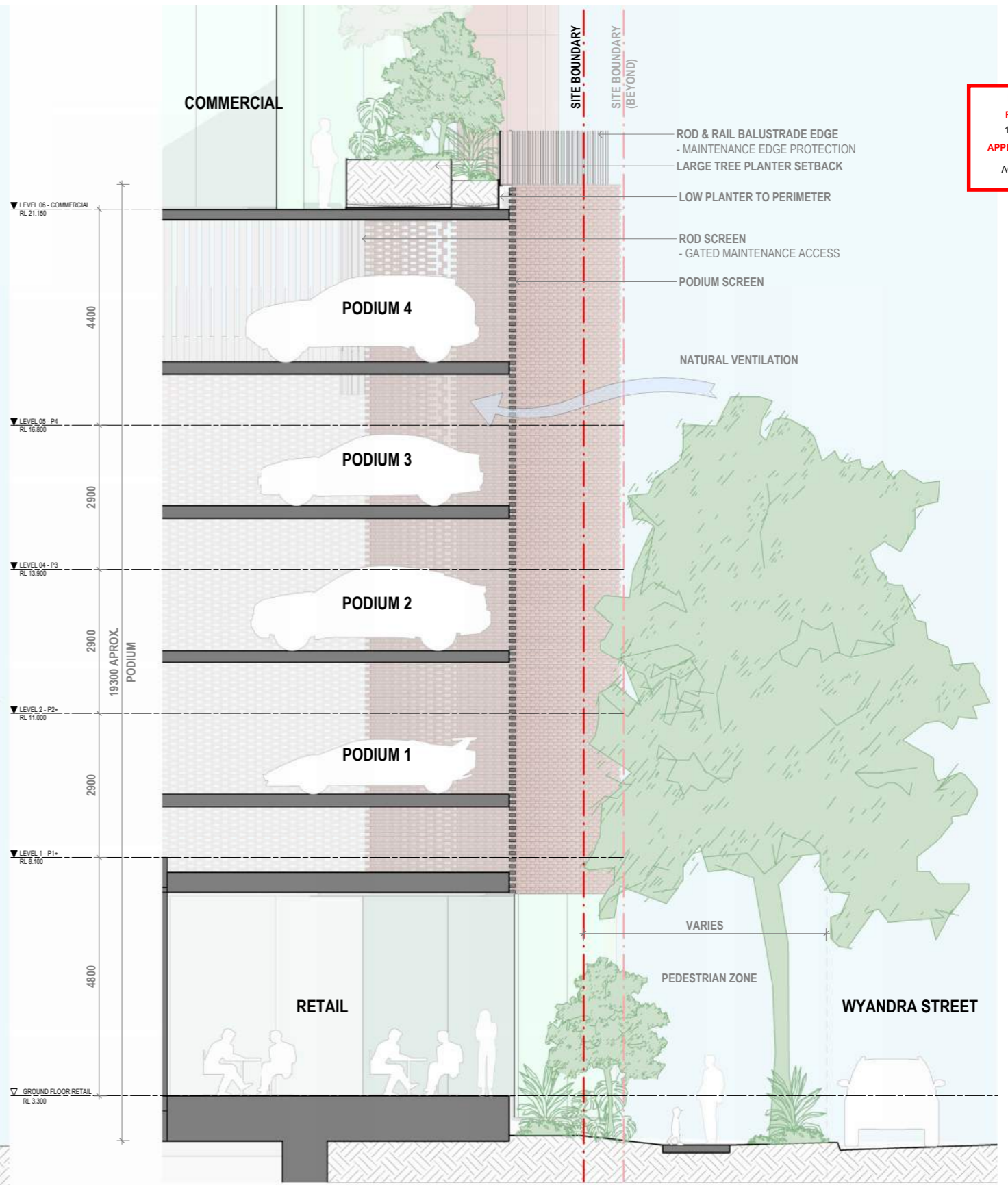
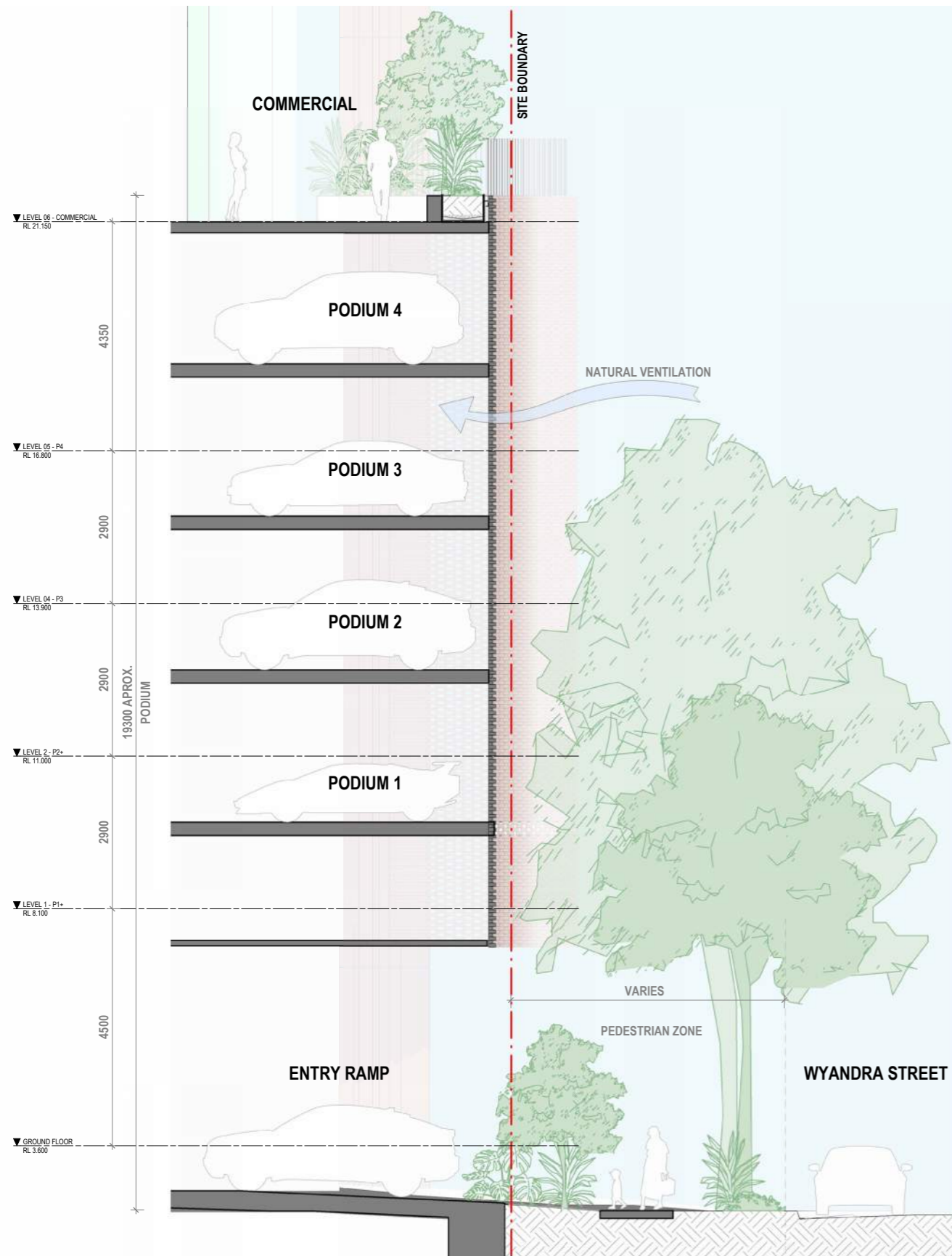
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Podium Interface

LONGLAND STREET

SOUTH BOUNDARY

Section



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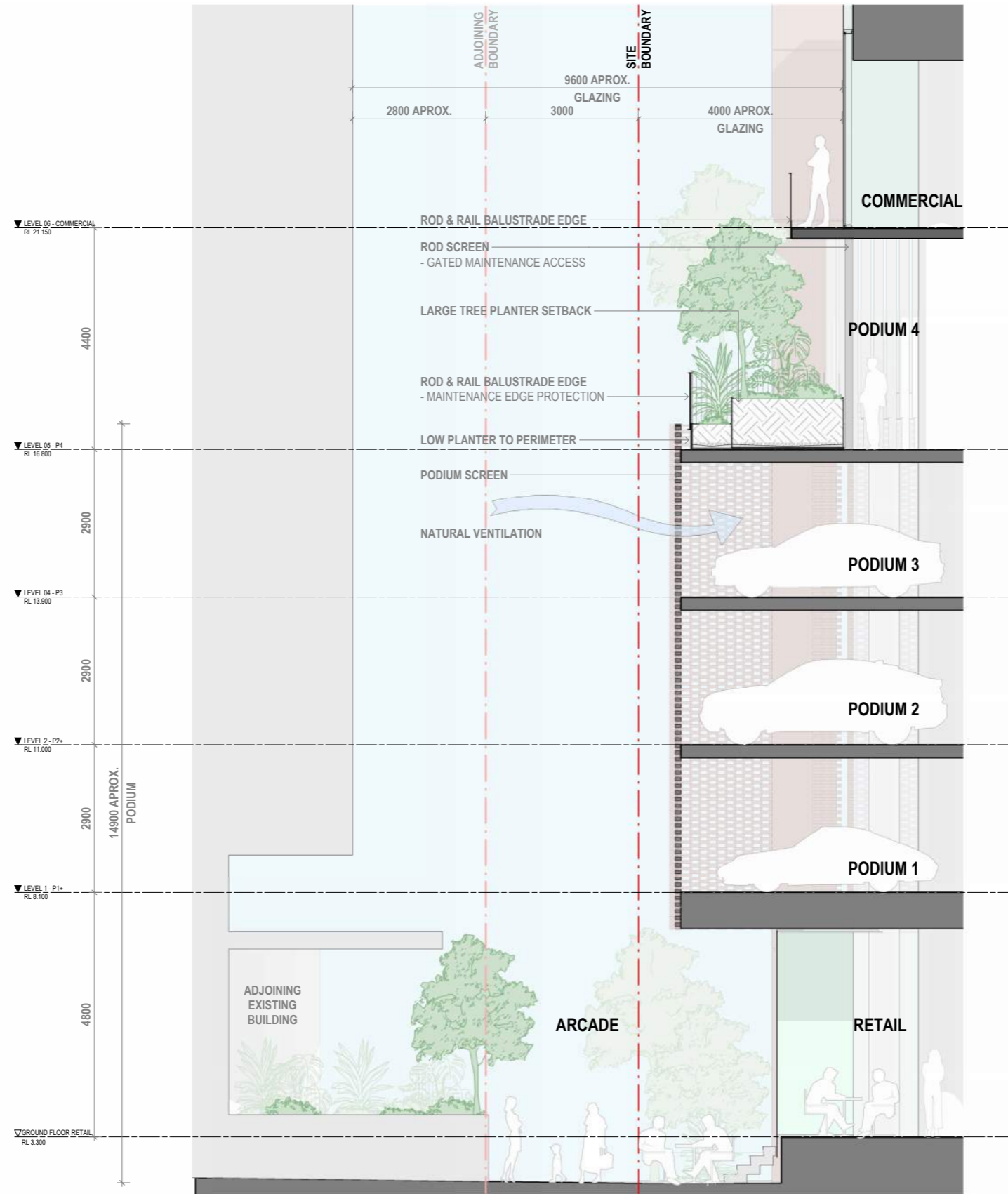
Podium Interface

WYANDRA STREET

WYANDRA STREET

Section

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Podium Interface

Section

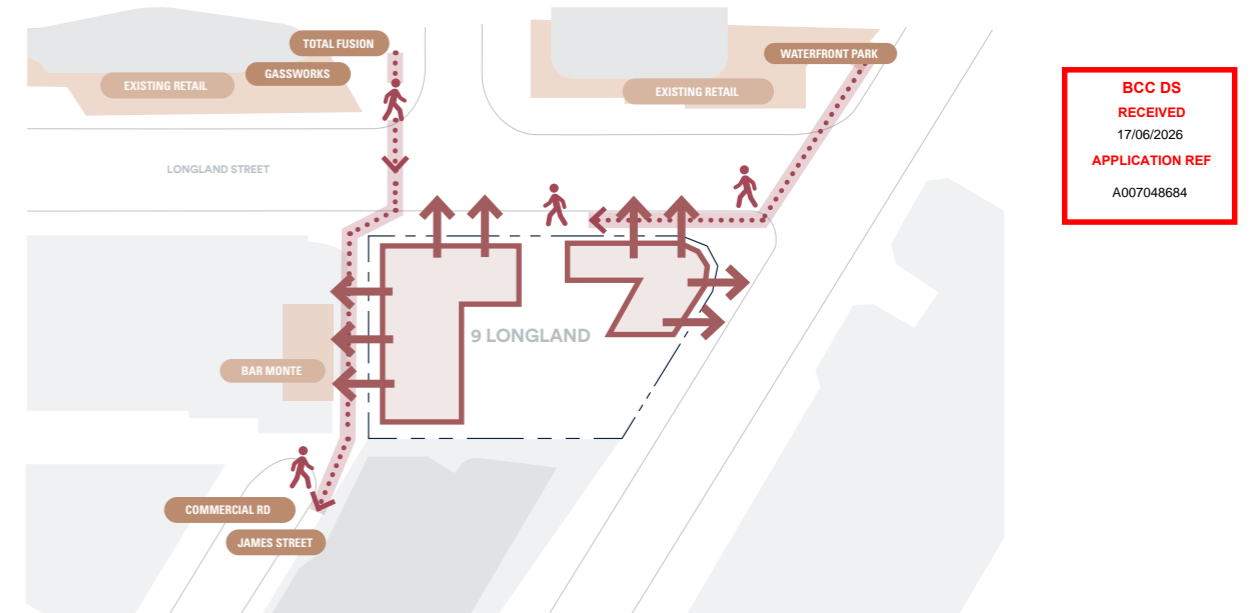
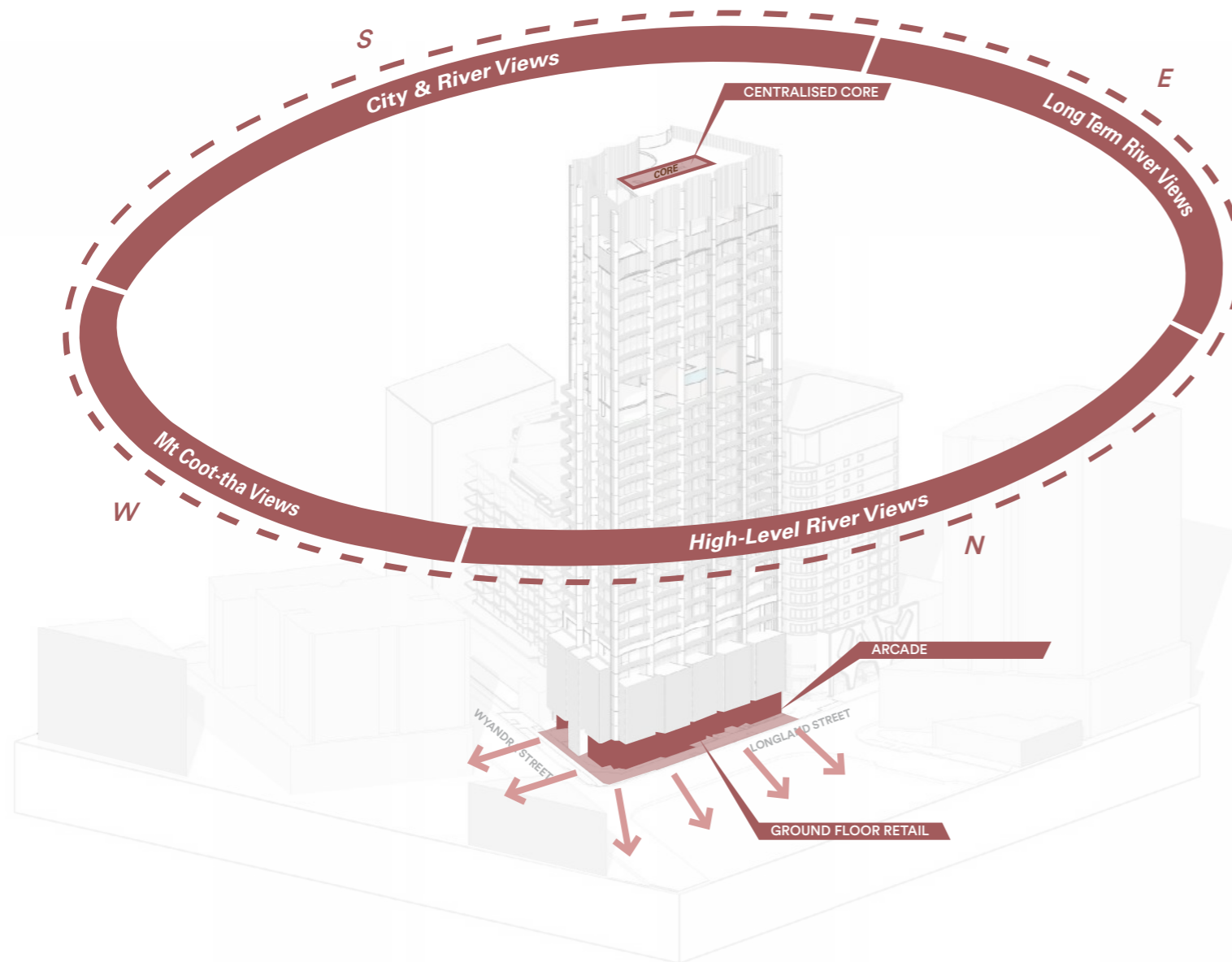
ARCADE

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BUILDINGS THAT BREATHE

1. Orientate Yourself

- 1.1 Location and Orientation
- 1.2 Massing and Internal Layout
- 1.3 Views
- 1.4 Street Activation

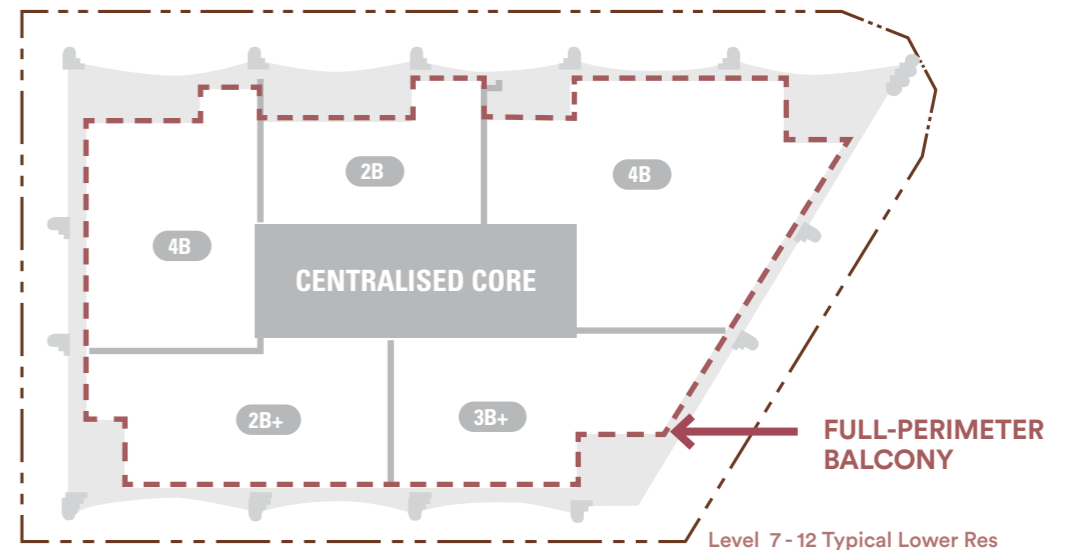


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1.1 Location and Orientation

9 Longland sits within a transitional precinct between the established Gasworks and Commercial Road hubs, contributing to Newstead's evolving urban character. The Gasworks dining and wellness precinct, anchored by the heritage-listed Gasometer, lies to the North, with contemporary residential towers to the South and East.

The Brisbane River and riverwalk are located a short distance to the West, providing a key recreational and landscape amenity within close proximity. The development is oriented to maximise river and city views while capturing prevailing north-north-easterly, east-south-easterly, south-south-westerly, and westerly breezes, enhancing environmental performance and residential amenity.



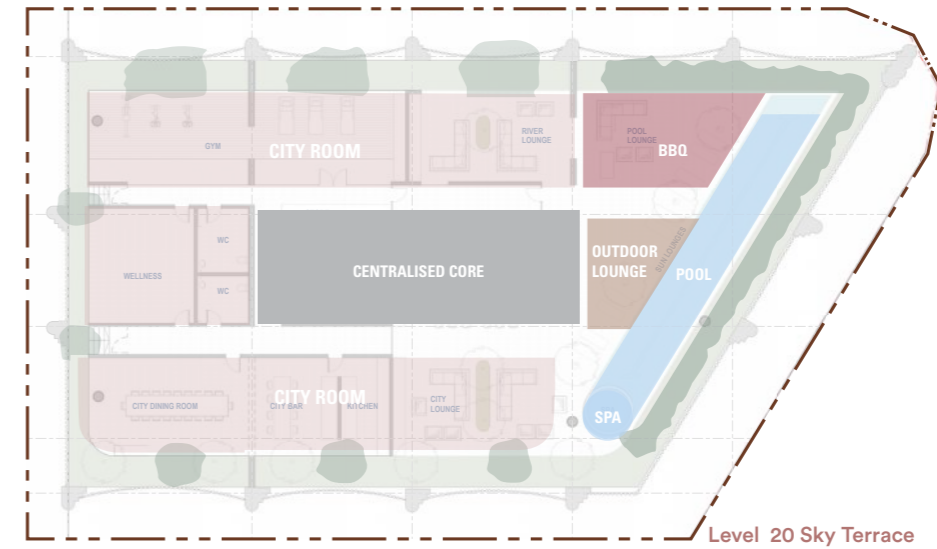
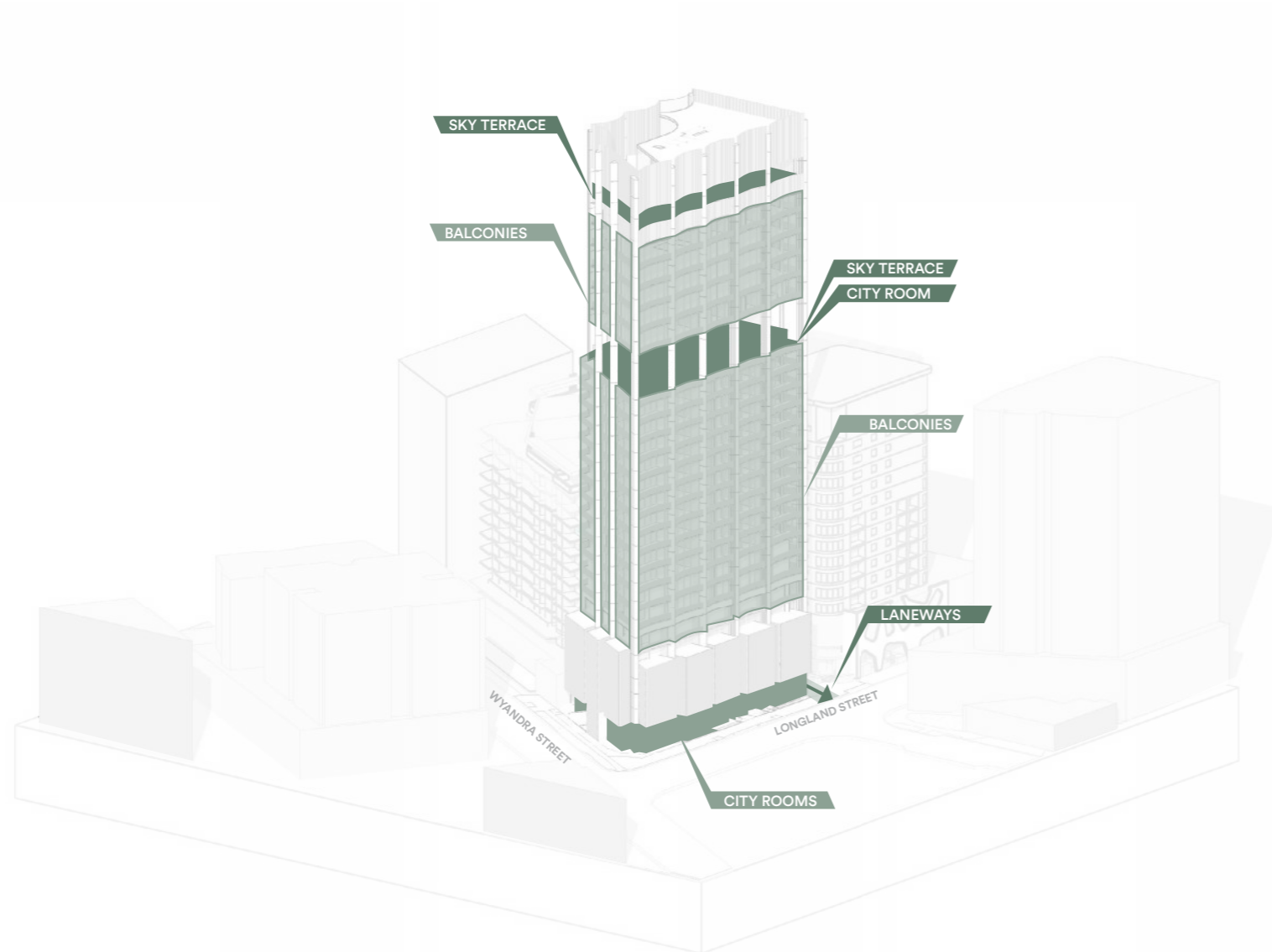
1.2 Massing and Internal Layout

Building bulk is reduced by curved balconies which invite natural light further into the floor plate. A centralised core is located to protect against unwanted solar gain. The internal layout of the apartment floors considers the orientation of apartments to views, with servicing and circulation kept central.

Buildings that Breathe

2. Occupy Outdoor Spaces

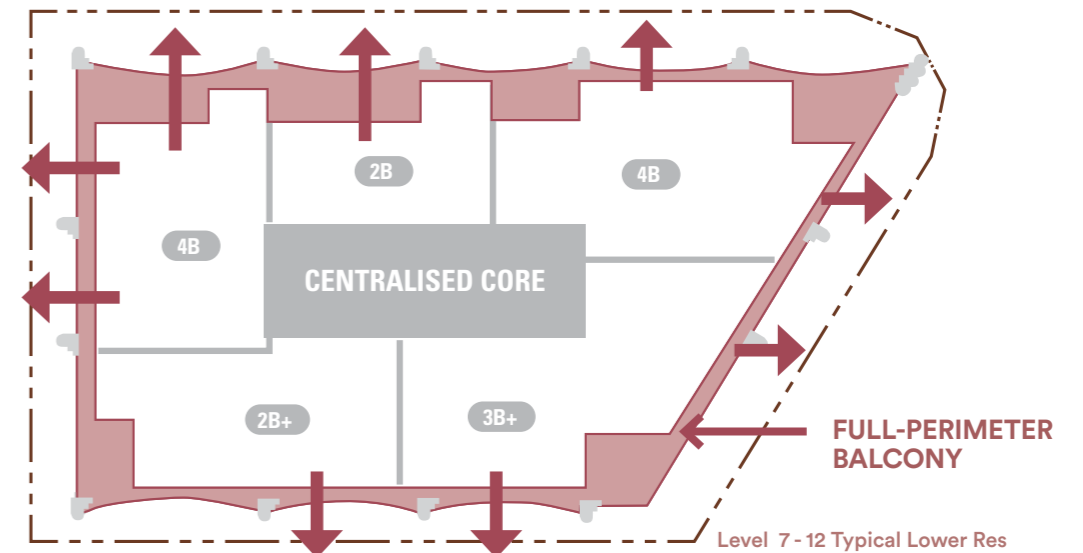
- 2.1 City Rooms
- 2.2 Sky Terraces
- 2.3 Balconies
- 2.4 Laneways and Cross-block links



2.2 Sky Terraces

Two open-air, double-height communal facilities create generous sky terraces for residents, designed as shared recreational spaces. These terraces include swimming pools, dining rooms, BBQ areas, kitchens, and lounges, alongside extensive wellness amenities.

Sky terraces are located at level 20 and 26-27. Both spaces offer expansive city views, with outdoor areas thoughtfully designed to maximise amenity, comfort, and year-round usability.



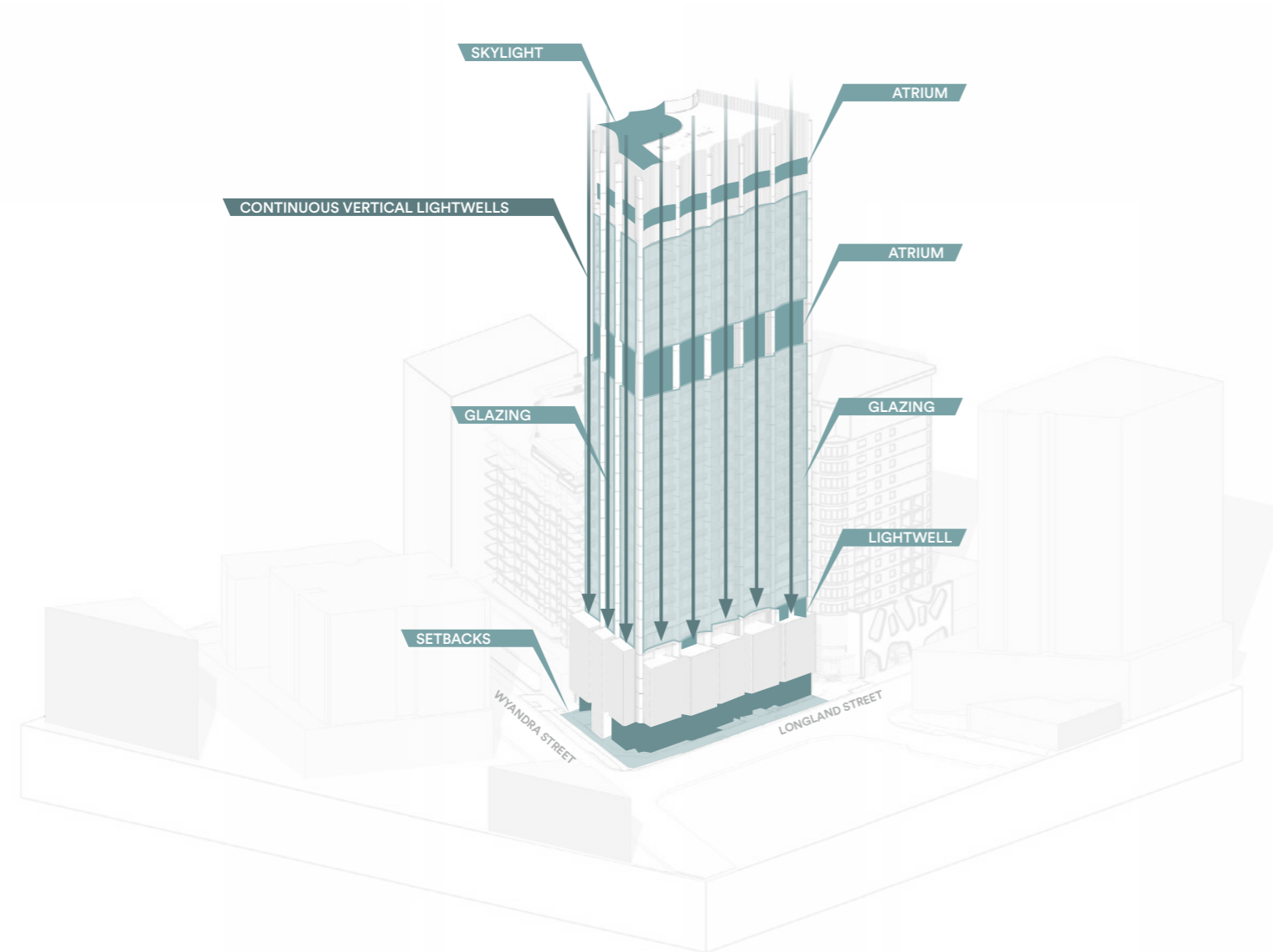
2.3 BALCONIES

A continuous, full-perimeter balcony line creates an uninterrupted outdoor edge that encourages everyday use of shaded, climatically comfortable exterior zones. This wrap-around condition enhances natural ventilation, supports subtropical living, and strengthens the building's relationship with its surrounding public realm.

Buildings that Breathe

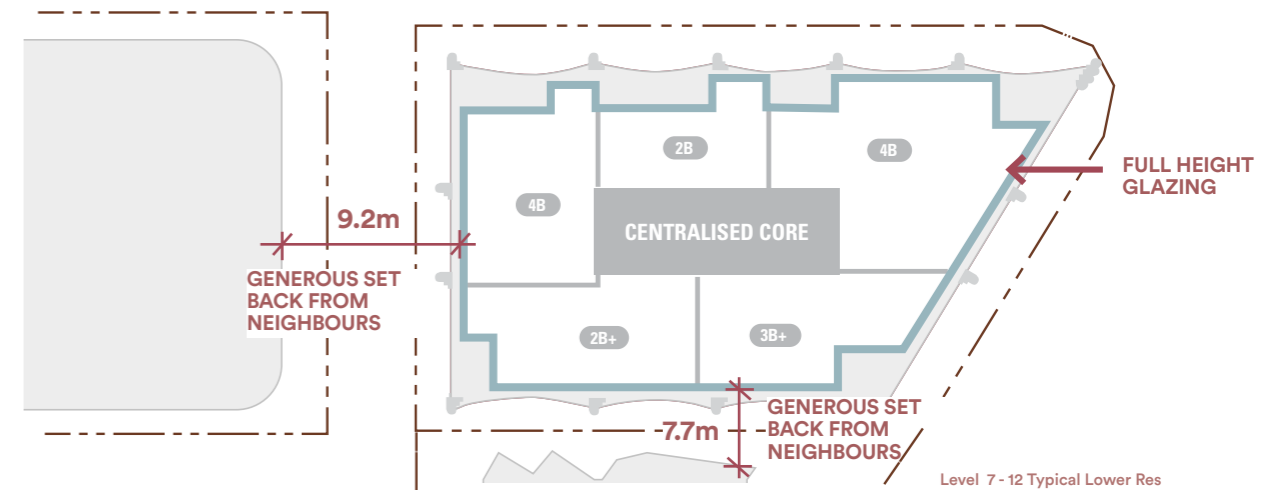
3. Illuminate with Daylight

- 3.1 Building Setbacks
- 3.2 Glazing
- 3.3 Street Level Glazing
- 3.4 Light Wells and Skylights



3.3 Street Level Glazing

Retail tenancies at ground level incorporate increased floor-to-floor heights and extensive full-height glazing. This establishes clear sightlines between the public realm and internal activity, supporting passive surveillance while maximising daylight penetration and natural ventilation.



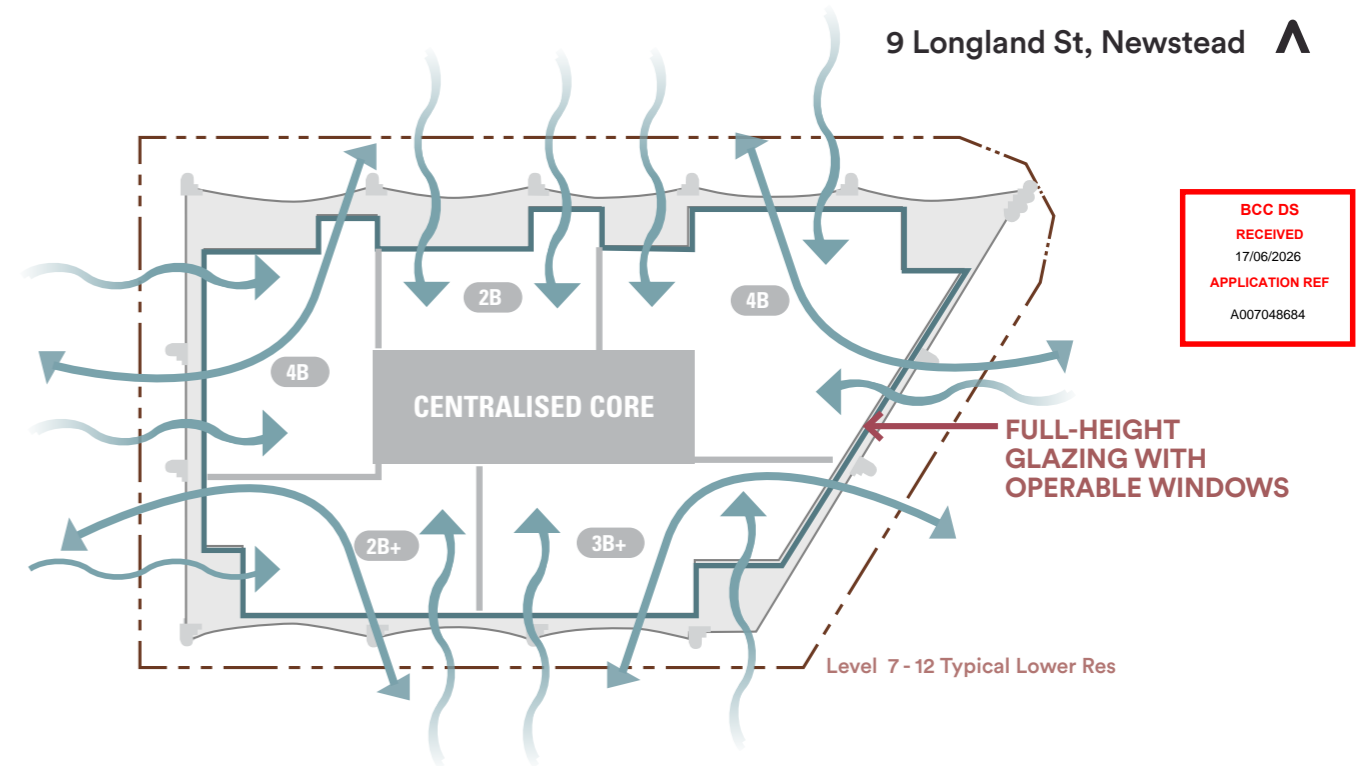
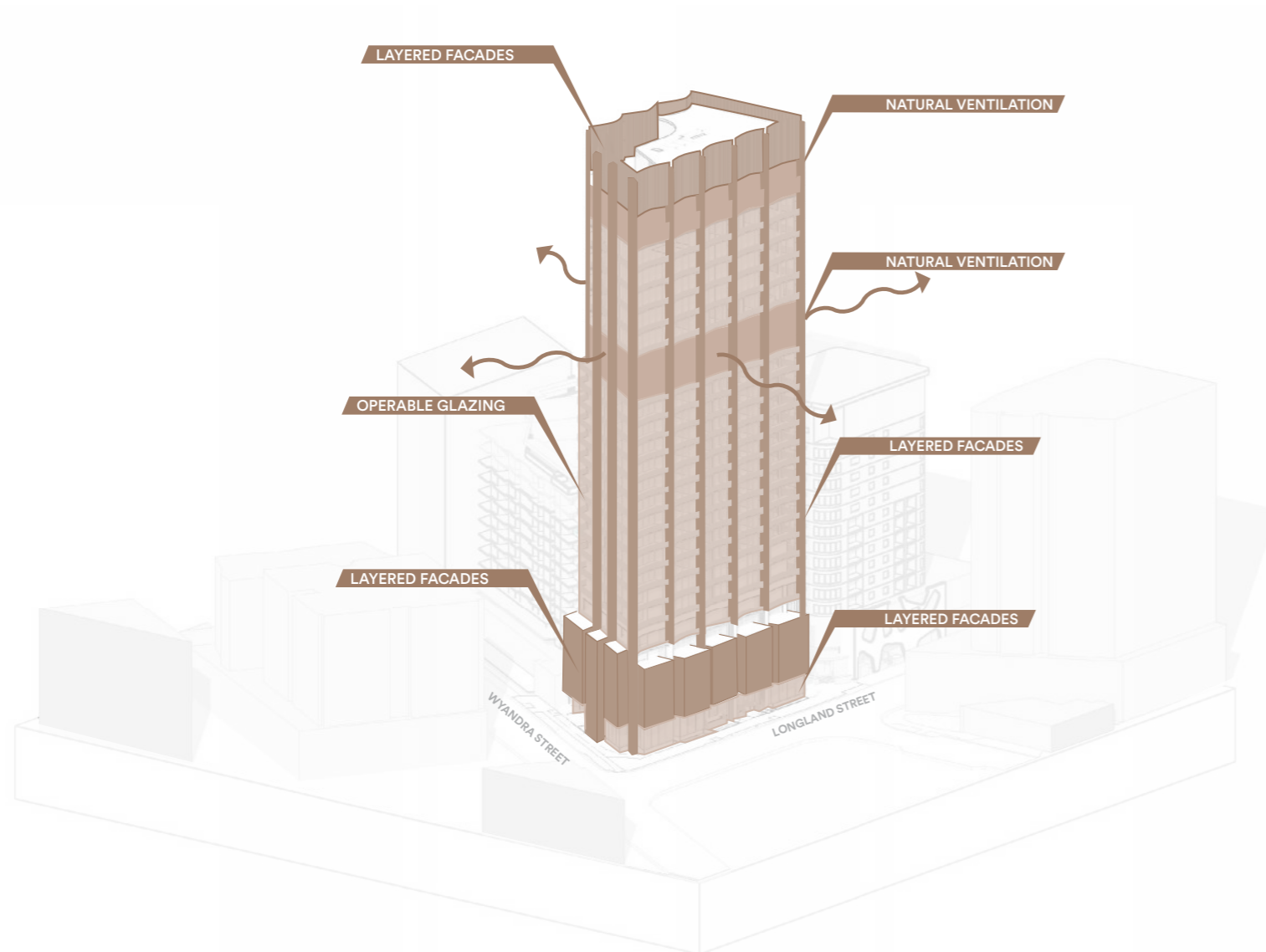
3.2 Glazing

Full-height glazing throughout the apartments facilitates high levels of natural daylight penetration into primary living areas, supporting passive environmental performance and occupant amenity. Deep balcony overhangs and articulated slab projections provide integrated solar shading to mitigate heat gain and reduce direct solar exposure to the façade. Aluminium vertical screening elements are incorporated to recreational and communal areas, enhancing privacy while enabling passive shading, filtered ventilation, and improved thermal comfort.

Buildings that Breathe

4. Natural Air & Ventilation

- 4.1 Operable Windows
- 4.2 Doors and Opening
- 4.3 Natural Ventilation
- 4.4 Layered Facades



4.1 Operable Windows

Operable windows on all apartments allow for natural ventilation, and also reduce energy consumption. Apartments are orientated to capture cooling breezes and natural daylight, while reducing excessive heat transfer.

4.3 Natural Ventilation

A combination of layered facades and operable doors ensures that all apartments have access to natural ventilation.

4.2 Doors and Openings

Operable, full-height doors to apartment balconies allow for a seamless connection between indoor and outdoor spaces.



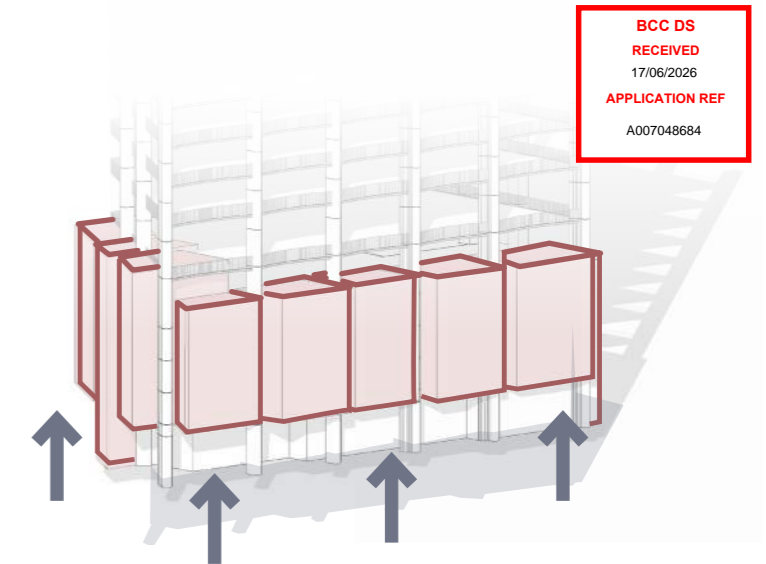
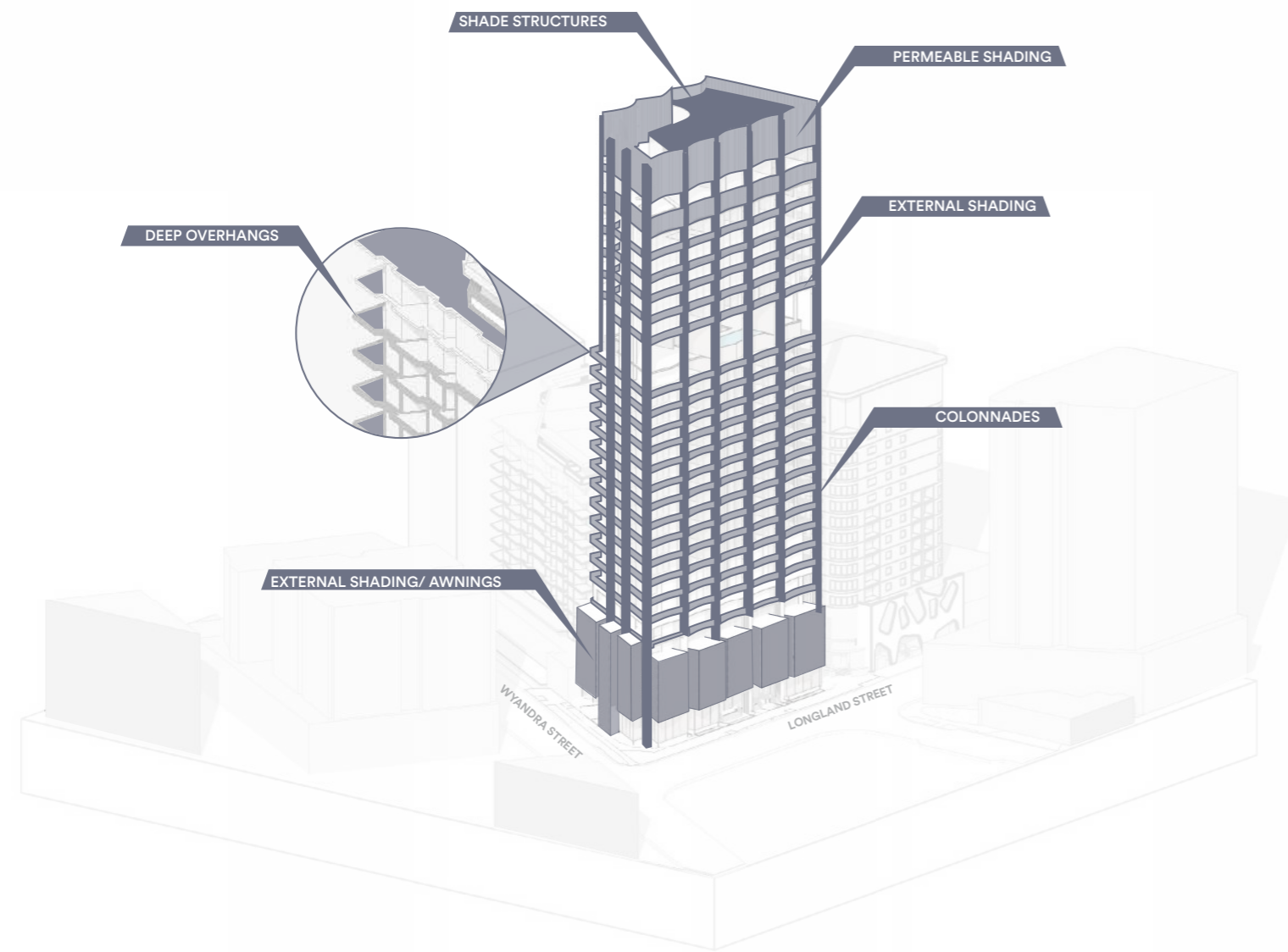
4.4 Layered Facade

A layered facade is enunciated by balconies and planters. This provide natural ventilation while protecting from rain and excessive heat.

Buildings that Breathe

5. Shade and Protection

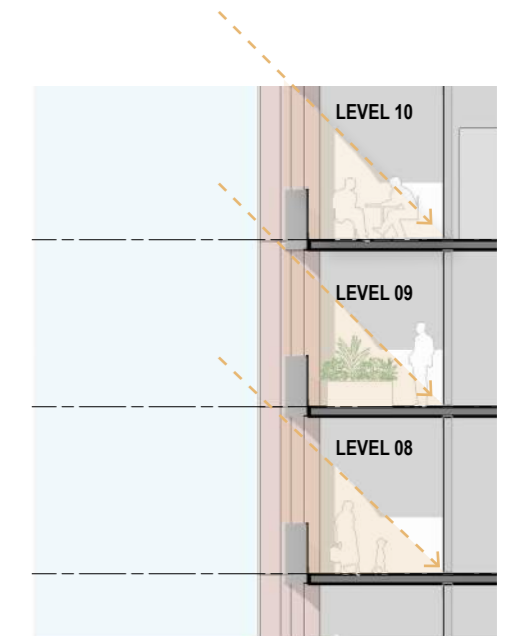
- 5.1 Awnings and Colonnades
- 5.2 External Shading Devices
- 5.3 Shade Structures



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5.1 Awnings and Colonnades

Integrated awnings extend from the sculptural podium façade, referencing the deep overhangs characteristic of traditional Queensland architecture. These elements provide weather protection and solar shading to the footpath, while enhancing the public realm by creating a more comfortable and usable pedestrian environment for both the public and retail patrons.



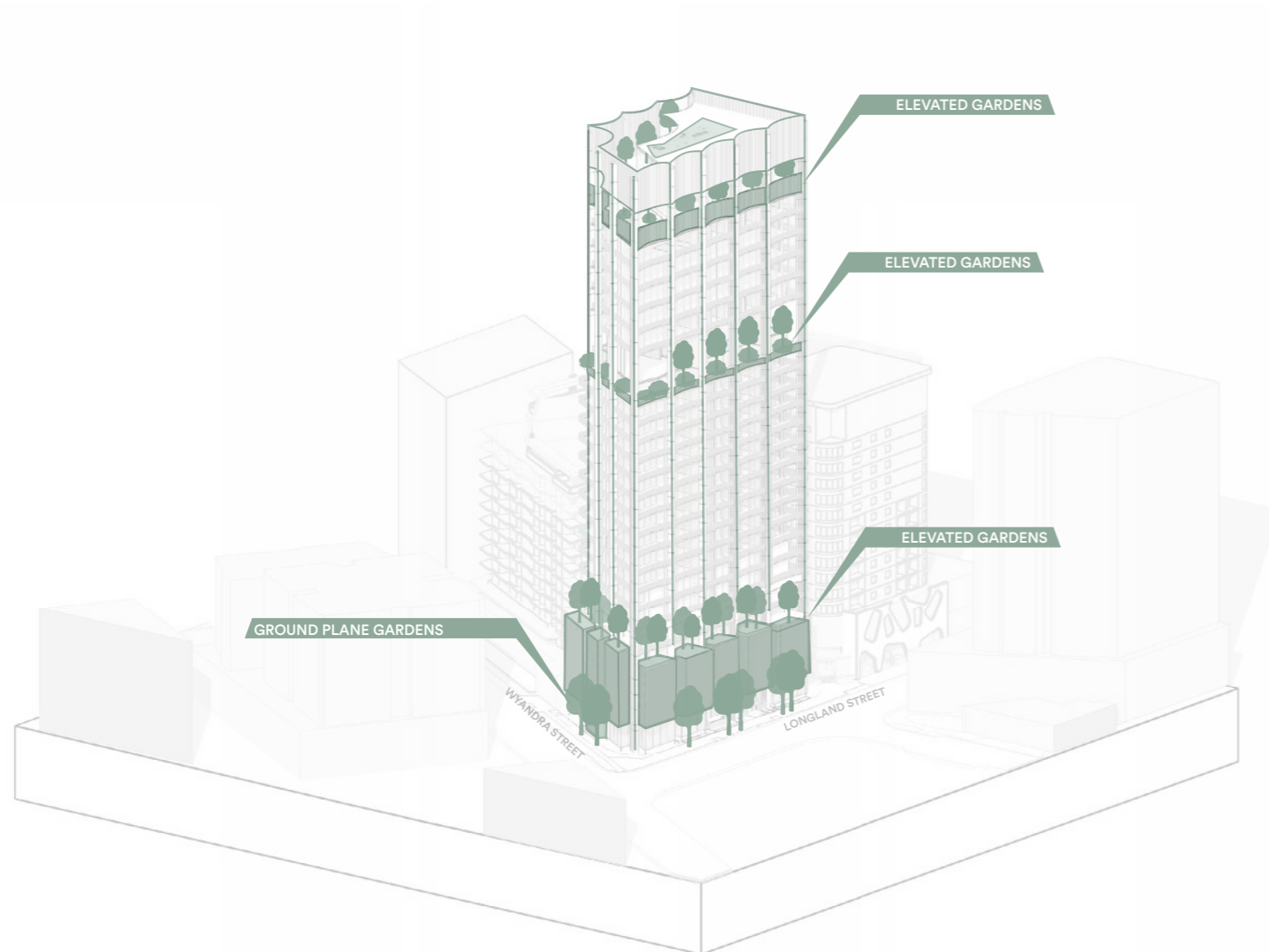
5.2 External Shading Devices

The architecture of the towers incorporates extended slab edges, planters, and deep balconies, which provide sun shading for apartments in lower levels. Additional screening that is light, tactile and transparent allows for both shading from weather, and permeability for sight lines out to optimal views.

Buildings that Breathe

6. Living Greenery

- 6.1 Vertical Greenery
- 6.2 Elevated Gardens
- 6.3 Internal Planting
- 6.4 Ground Plane Gardens
- 6.5 Maintain the Greenery



6.1 Vertical Greenery

Planters, or vertical gardens, both visually soften the development and incorporate vegetation into the development. This greenery will provide shading to apartments, additional insulation, and visual relief from the street and surrounding towers.



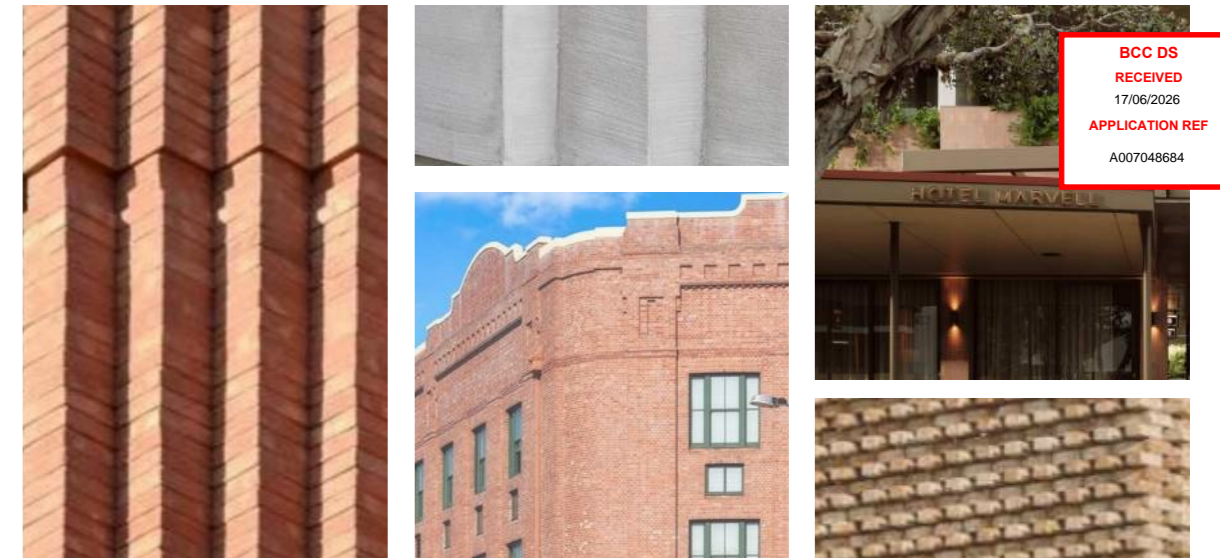
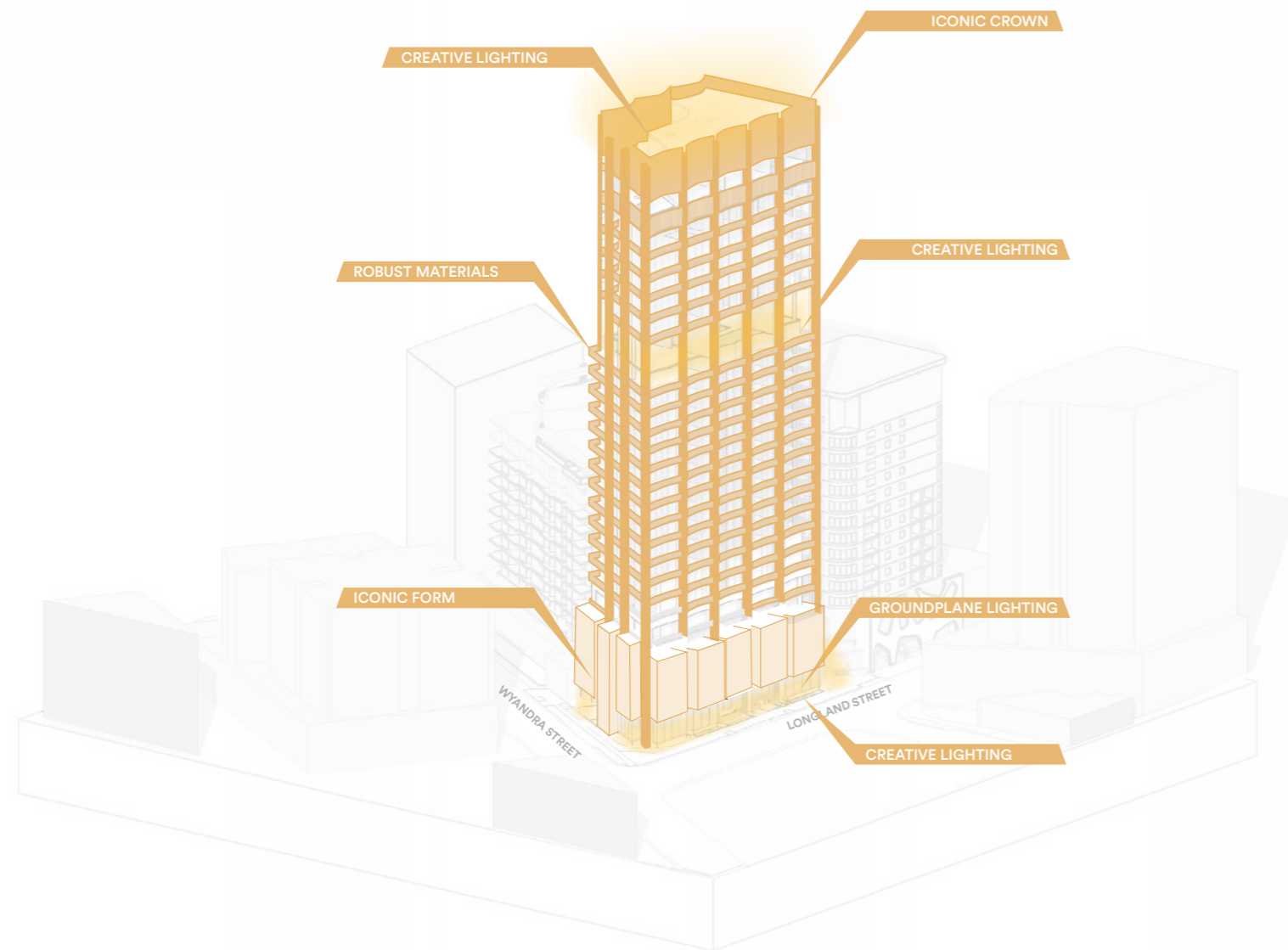
6.2 Elevated Gardens

Elevated gardens, situated throughout the tower on key corners and on rooftops, break up the architectural form visually. Allocating space throughout the tower and on rooftops to greenery creates usable outdoor spaces year-round.

Buildings that Breathe

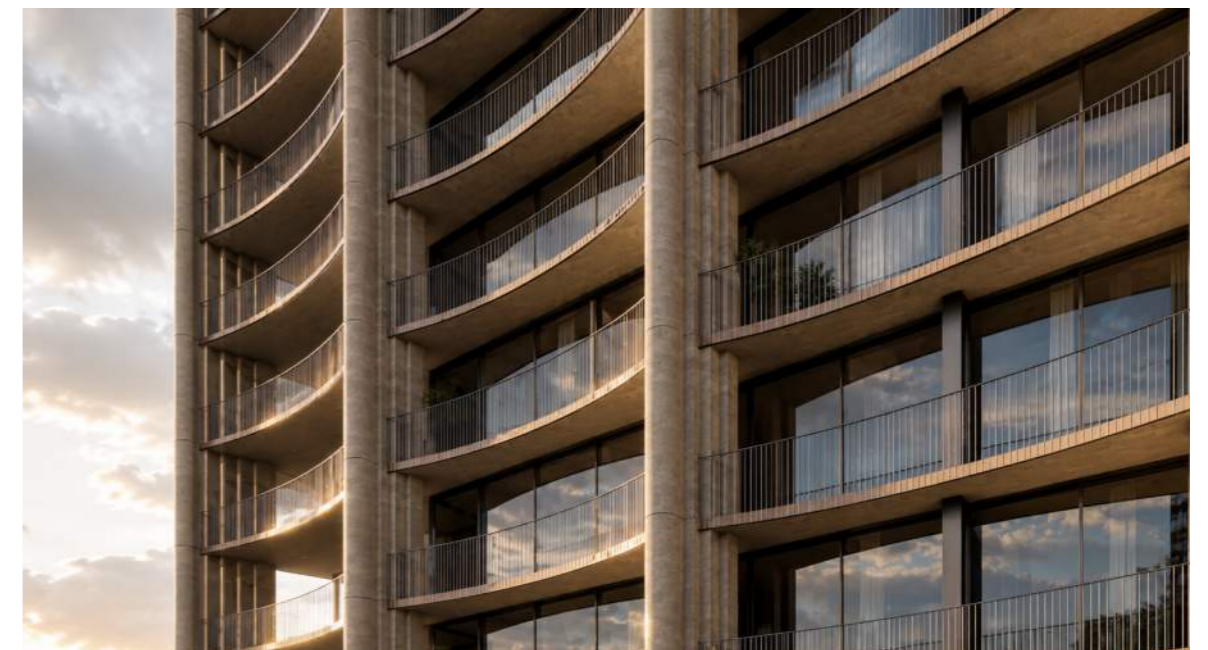
7. Identity Matters

- 7.1 Choice of Materials
- 7.2 Longevity
- 7.3 Public Art
- 7.4 Creative Lighting



7.1 Choice of Materials

The material palette draws from Brisbane's subtropical vernacular and the industrial character of Newstead, incorporating stained concrete columns, brushed nickel balustrades, rod screening, and scalloped façade forms. Warm-toned brickwork references the locality's historic materiality, contributing to a refined yet inviting architectural expression.



7.2 Longevity

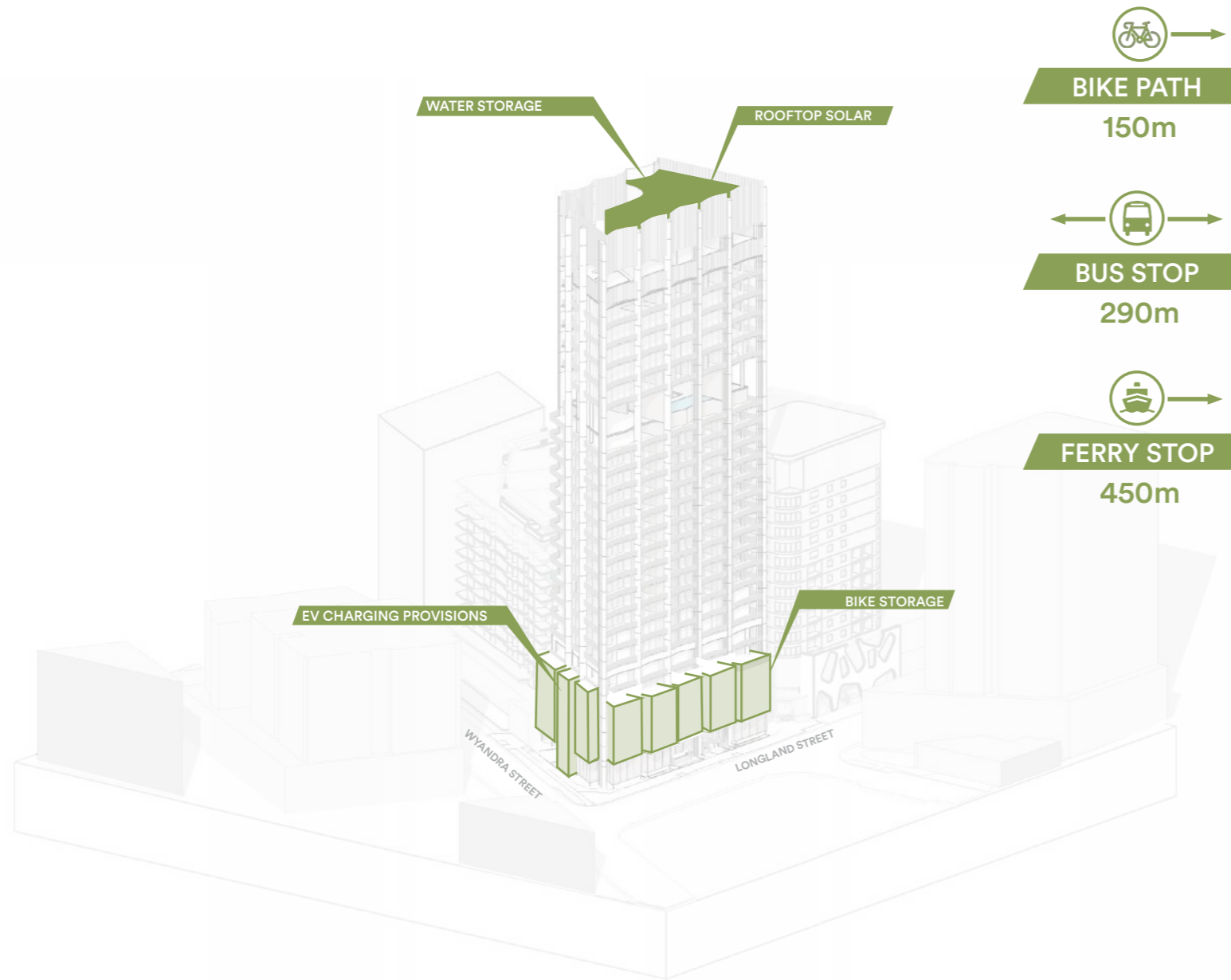
A robust and enduring material palette has been selected to promote architectural longevity, durability, and low maintenance over time. High-quality materials including brickwork, stained concrete, and metal screening are designed to weather gracefully, reinforcing the building's permanence and contributing to a timeless architectural character.

Buildings that Breathe

8. Reduce Energy and Waste

- 8.1 Energy and Technology
- 8.2 Waste and Water
- 8.3 Active Transport
- 8.4 Certification

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8.3 Active Transport

9 Longland's convenient location in the heart of Newstead means its within walking distance of multiple bus stops and bike ways, making transport without a car easy and simple. Easily accessible bike parking and storage encourages both residents and visitors to consider more environmentally friendly transportation options. Newstead's existing infrastructure means travelling to 9 Longland from around Brisbane easy and accessible.

8.4 Certification

Appropriate certification systems will be implemented across the development to ensure that energy efficiency is maximized and waste is reduced.

Buildings that Breathe

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