

WINDSOR HEALTH QUARTER

182 Lutwyche Rd & 105-109 Victoria St, Windsor

SITE INFORMATION

Address: 182 Lutwyche Rd & 105-109 Victoria St, Windsor
 Total Site Area: ~2,531m² (2,514m² excluding Future Road Widening)
 Local Authority: Brisbane City Council

CARPARKING

CURRENT SCHEME	No.
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BASEMENT 1

Car Spaces (Including)	62
Small Car Spaces	5
PWD	1
Bike Parks	18

LOWER GROUND

Car Spaces (Including)	40
Small Car Spaces	2
SDA Residents	15
Van Spaces	2
SDA Drop-off	1

PODIUM LEVEL 1

Car Spaces (Including)	29
Small Car Spaces	3
PWD	1
Motorcycle Parks	3

PODIUM LEVEL 2

Car Spaces (Including)	47
Small Car Spaces	3
PWD	1
Motorcycle Parks	3

TOTAL

Car Spaces (Including)	178
Small Car Spaces	13
PWD	4
SDA Residents	15
Van Spaces	2
Bike Parks	18

DEEP PLANTING (10% = 251.4m² min.)

28.04

70.40

148.02

246.46 m²



Development Application
NOT FOR CONSTRUCTION

elevation
architecture

In Collaboration with
agla **GPC**
 Gaskell
 Planning
 Consultants

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Revision

I	Issue for Minor Change	10/12/2025
J	Issue for Minor Change	18/12/2025
K	Issue for DA Minor Change	2/04/2026
L	Issue for DA Minor Change	6/05/2026

Client

WINDSOR HEALTH QUARTER

Project
 Windsor Health Quarter
 182 Lutwyche Rd & 105-109 Victoria St,
 Windsor

Stage
 Development Application

Status
 Revised DA
 NOT FOR CONSTRUCTION

Architect
 GA, DS

Drawn
 MB, ER

Project No.
 0792-06

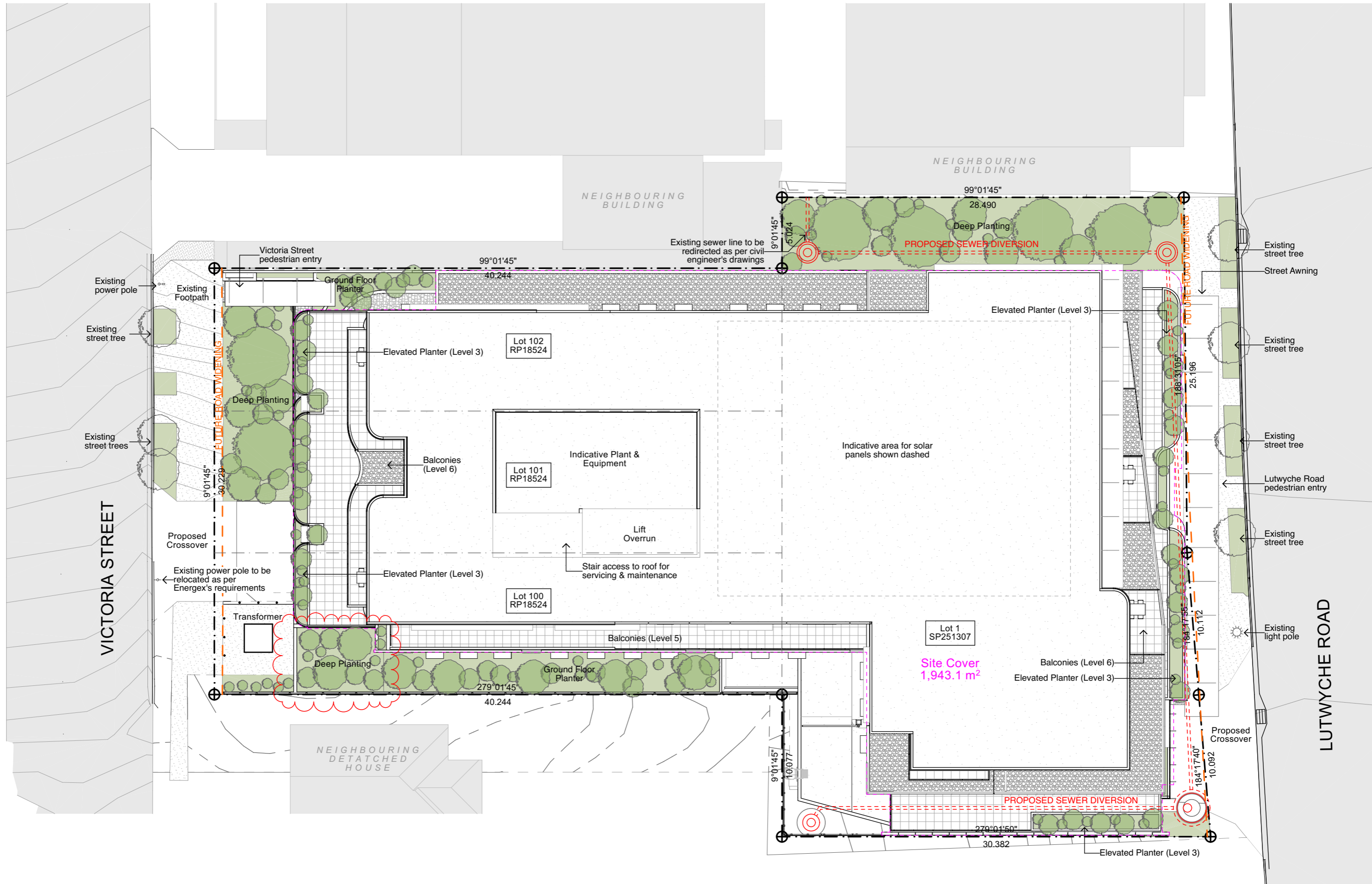
Scale
 at A3

BCC DS
 RECEIVED
 07/05/2026
 APPLICATION REF
 A006935512

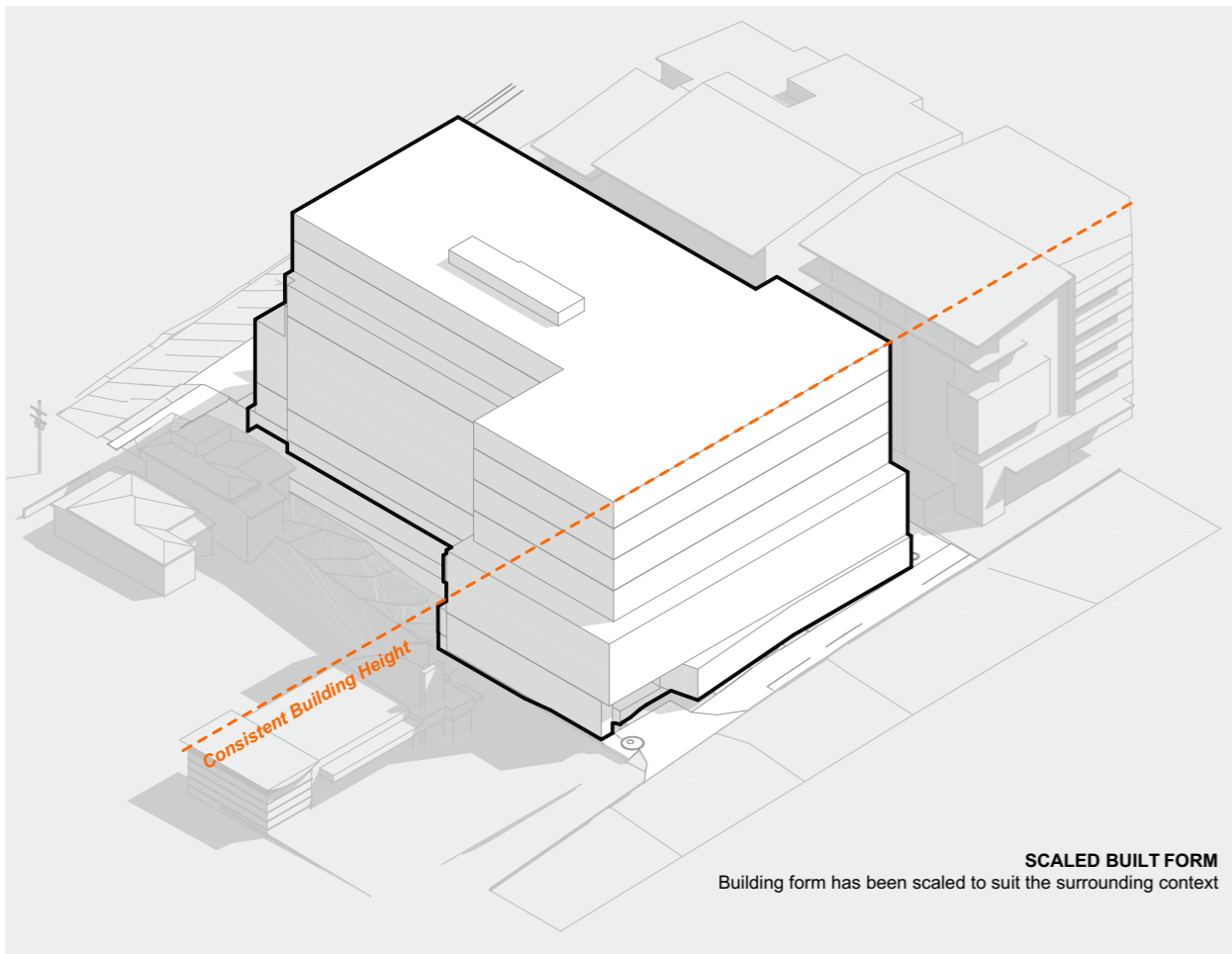
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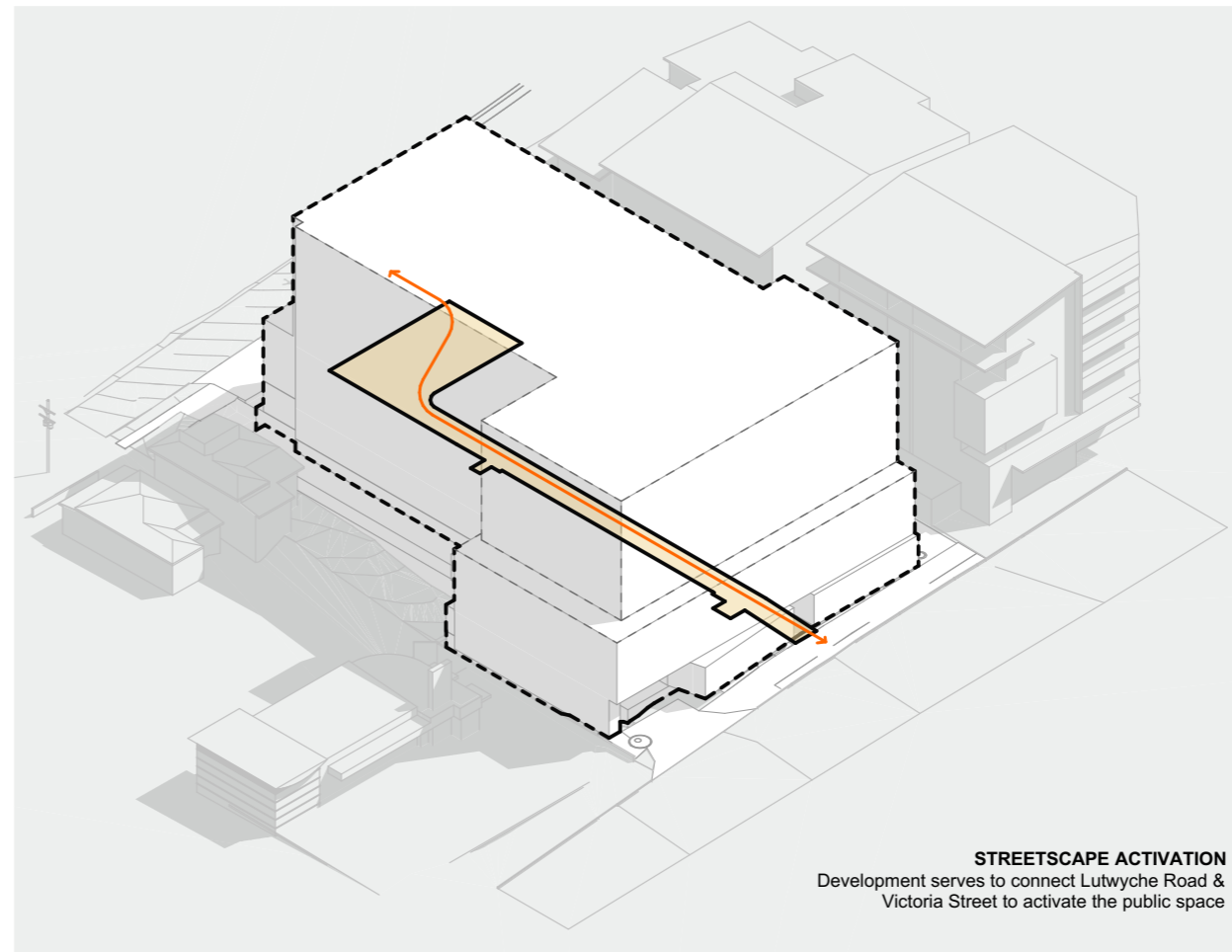
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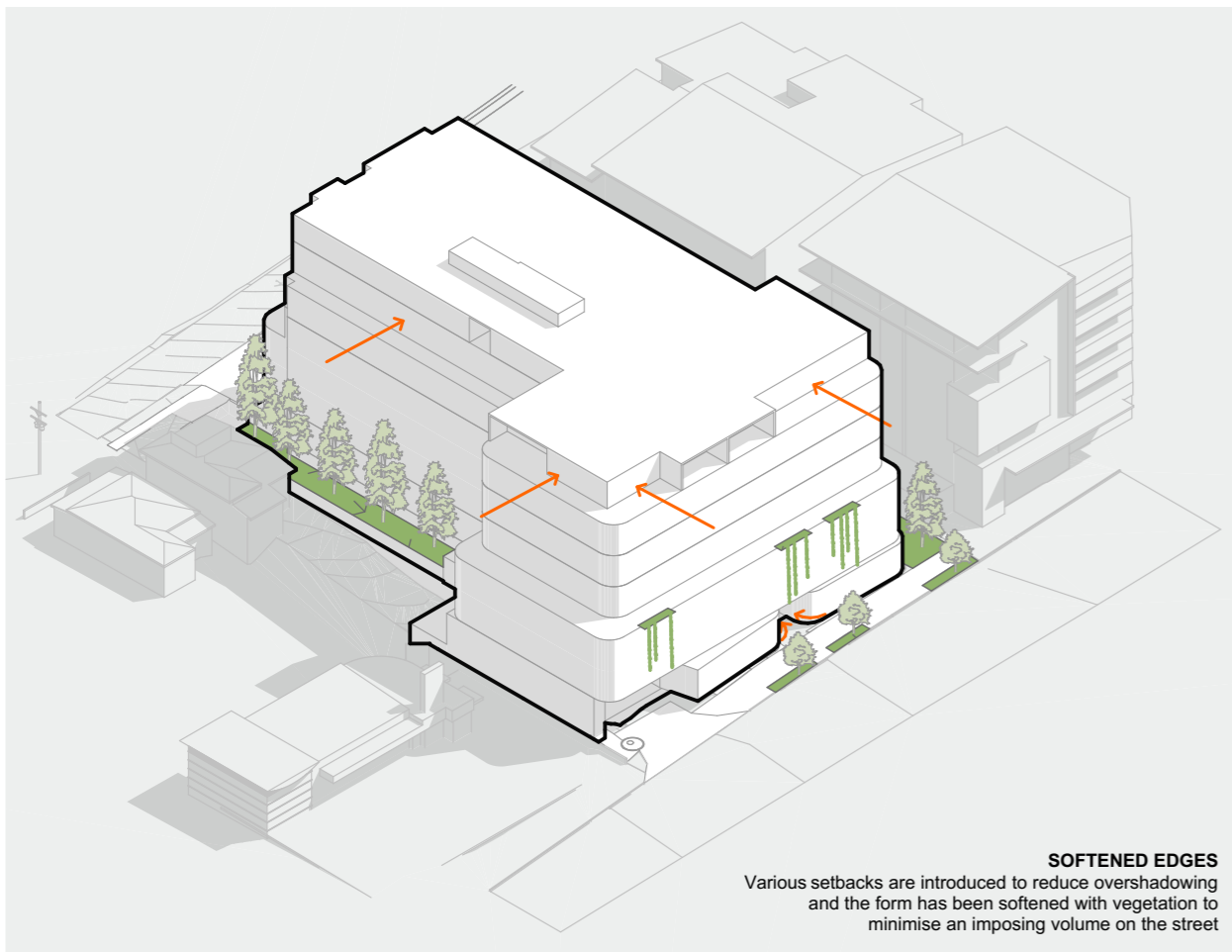
Development Application
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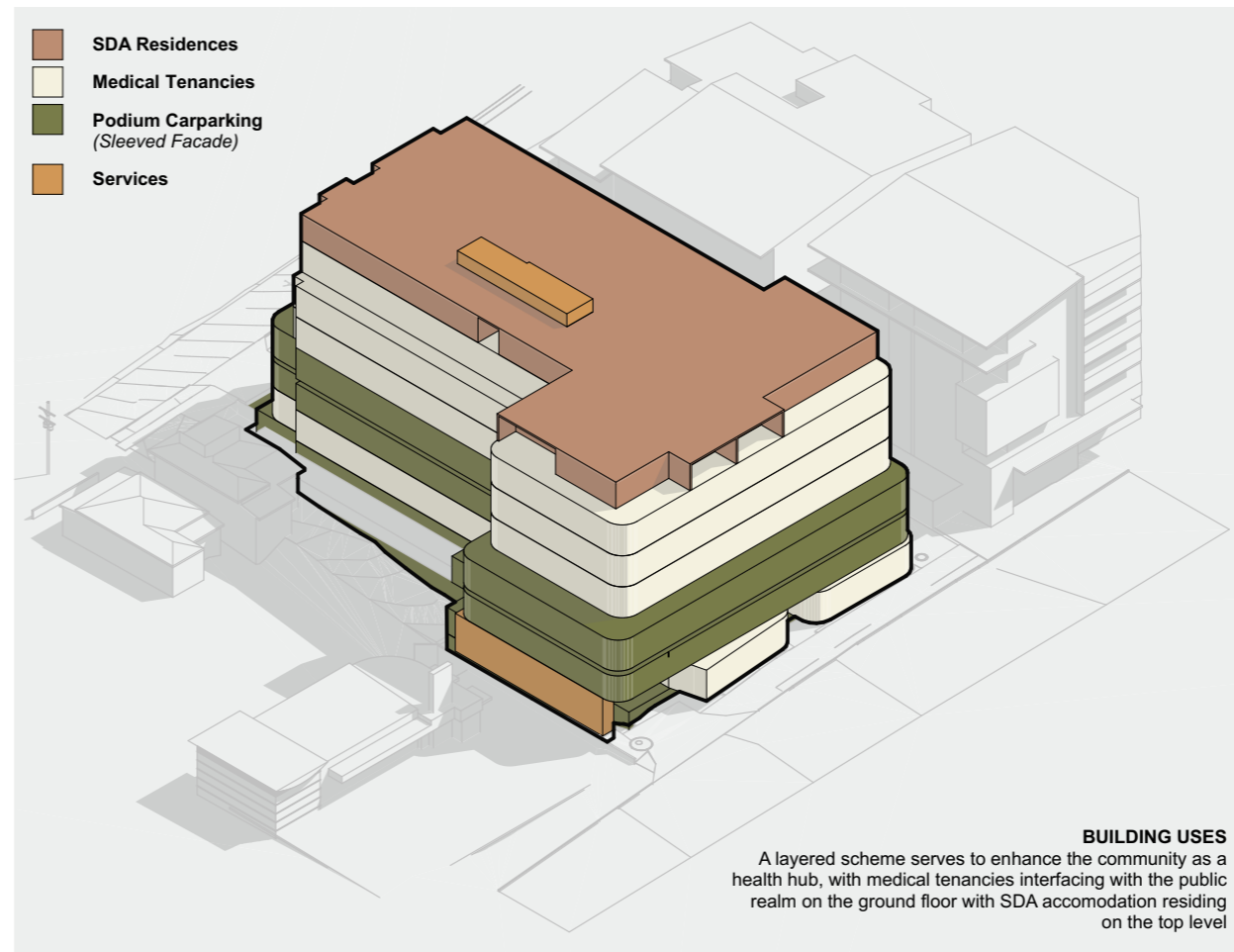
SCALED BUILT FORM
Building form has been scaled to suit the surrounding context



STREETScape ACTIVATION
Development serves to connect Lutwyche Road & Victoria Street to activate the public space



SOFTENED EDGES
Various setbacks are introduced to reduce overshadowing and the form has been softened with vegetation to minimise an imposing volume on the street



- SDA Residences
- Medical Tenancies
- Podium Carparking (Sleeved Facade)
- Services

BUILDING USES
A layered scheme serves to enhance the community as a health hub, with medical tenancies interfacing with the public realm on the ground floor with SDA accommodation residing on the top level

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