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**APPLICATION REF**  
 A006580091

# DEVELOPMENT APPLICATION

Revisions / A 26.07.2024 DEVELOPMENT APPLICATION CZ Project / **FORTESCUE STREET** Drawing / **COVER SHEET** Project No / **223117** Author / **CZ** Scale: @ A3 / Drawing No. / **DA00.00**

**A**



25 FORTESCUE STREET

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## DEVELOPMENT STATISTICS

**PROPERTY ADDRESS** 25 FORTESCUE ST SPRING HILL  
**LOCAL AUTHORITY** BRISBANE CITY COUNCIL  
**LOT PLAN** SP222696, BUP106771, RP45306 & RP40456  
  
**EXISTING SITE AREA** 2,666m<sup>2</sup>  
**PROPOSED SITE AREA** 2,666m<sup>2</sup> (INCL. LAND DEDICATION)  
  
**ZONING**  
**ZONE** MIXED-USE (INNER CITY PRECINCT)  
**NEIGHBOURHOOD PLAN** SPRING HILL NEIGHBOURHOOD PLAN

DEVELOPMENT SUMMARY - TOWER 1 SOCIAL HOUSING (FORT. ST)				
LEVEL	APARTMENTS			TOTAL
	No. 1 BEDS	No. 2 BEDS	No. 3 BEDS	
LEVEL 02 - PODIUM (FORT. ST.)	2	3	2	7
LEVEL 03 (FORT. ST)	6	3	0	9
LEVEL 04 (FORT. ST)	6	3	0	9
LEVEL 05 (FORT. ST)	6	3	0	9
LEVEL 06 (FORT. ST)	6	3	0	9
LEVEL 07 (FORT. ST)	6	3	0	9
LEVEL 08 (FORT. ST) TYPICAL	6	3	0	9
LEVEL 09 (FORT. ST.)	6	3	0	9
LEVEL 10 (FORT. ST.)	6	3	0	9
LEVEL 11 (FORT. ST)	6	3	0	9
LEVEL 12 (FORT. ST.)	6	3	0	9
LEVEL 13 (FORT. ST)	6	3	0	9
LEVEL 14 (FORT. ST)	6	3	0	9
	74	39	2	115
APARTMENT MIX - TOWER 1				TOTAL
1 BED	2 BED	3 BED		
64.3%	33.9%	1.7%		100%

DEVELOPMENT SUMMARY - TOWER 2 AFFORDABLE HOUSING (L. EDWARD ST)					
LEVEL	APARTMENTS				TOTAL
	No. STUDIO	No. 1 BEDS	No. 2 BEDS	No. 3 BEDS	
LEVEL 03 (L. EDWARD ST)	0	1	2	2	5
LEVEL 04 (L. EDWARD ST)	2	6	3	0	11
LEVEL 05 (L. EDWARD ST)	2	6	3	0	11
LEVEL 06 (L. EDWARD ST)	2	6	3	0	11
LEVEL 07 (L. EDWARD ST)	2	6	3	0	11
LEVEL 08 (L. EDWARD ST)	2	6	3	0	11
LEVEL 09 (L. EDWARD ST)	2	6	3	0	11
LEVEL 10 (L. EDWARD ST)	2	6	3	0	11
LEVEL 11 (L. EDWARD ST)	2	6	3	0	11
LEVEL 12 (L. EDWARD ST)	2	6	3	0	11
LEVEL 13 (L. EDWARD ST)	2	6	3	0	11
LEVEL 14 (L. EDWARD ST)	2	6	3	0	11
LEVEL 15 (L. EDWARD ST)	2	6	3	0	11
	24	73	38	2	137
APARTMENT MIX - TOWER 2					TOTAL
STUDIOS	1 BED	2 BED	3 BED		
17.5%	53.3%	27.7%	1.5%		100%

PARKING SCHEDULE				
LEVEL	PROPOSED CARPARKING			
	RESIDENTIAL	VISITOR	COMMERCIAL	TOTAL
BASEMENT 2 (FORT. ST)	20	25	0	45
BASEMENT 1 (FORT. ST)	57	0	0	57
GROUND / LEVEL 01 (FORT. ST)	0	13	0	13
	77	38	0	115

BINS - REFUSE	
BIN TYPE	TOTAL
BIN GENERAL	29
BIN RECYCLING	29

BIKE PARKING		
LEVEL	RESIDENTIAL BIKE	VISITOR BIKE
BASEMENT 2 (FORT. ST)	81	30
BASEMENT 1 (FORT. ST)	171	0
GROUND / LEVEL 01 (FORT. ST)	0	33
TOTAL	252	63

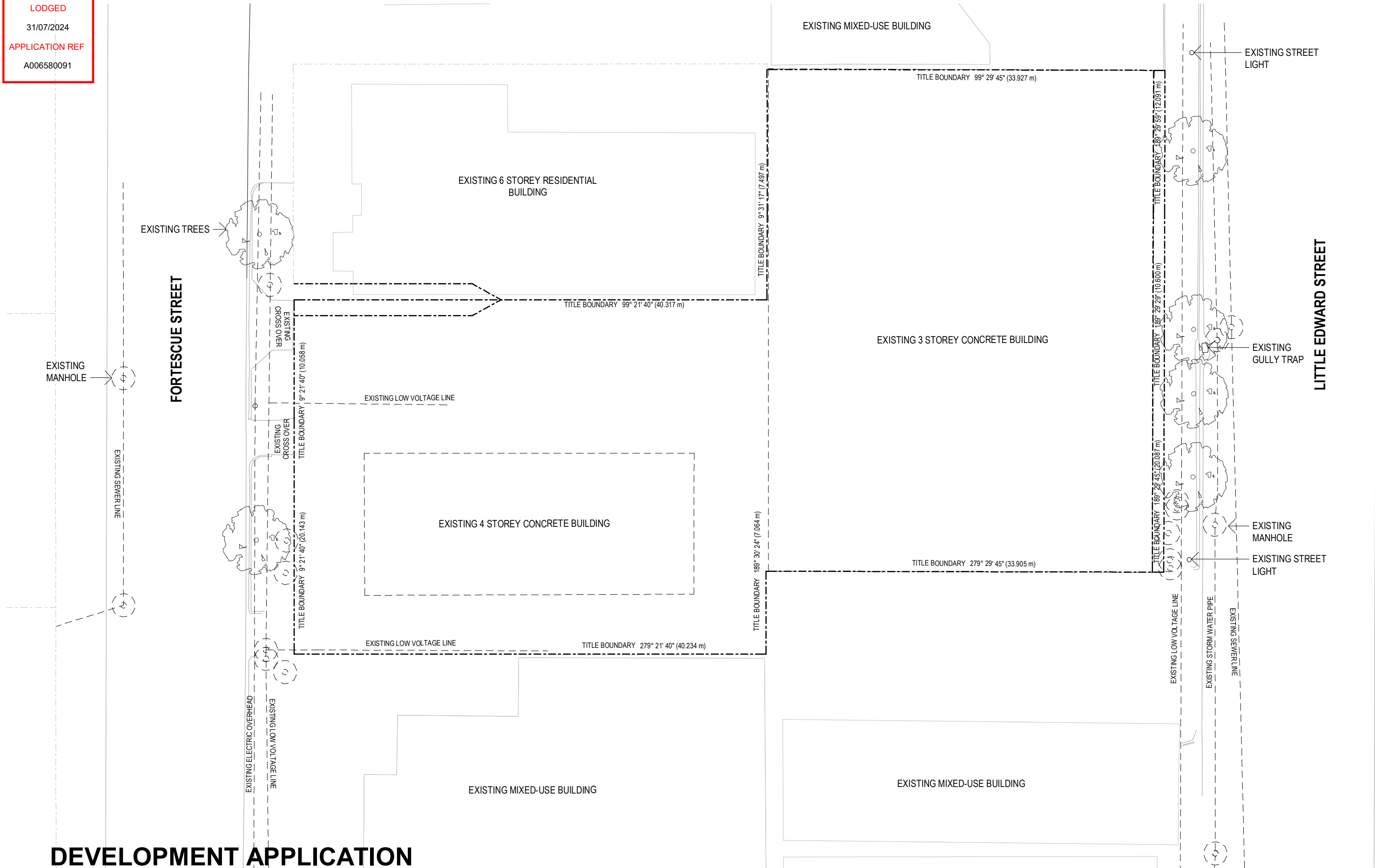
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## DEVELOPMENT APPLICATION

Revisions / A 29.07.2024 DEVELOPMENT APPLICATION CZ Project / **FORTESCUE STREET** Drawing / **DEVELOPMENT SUMMARY** Project No / **223117** Author / **AMY** Scale: @ A3 Drawing No. / **DA00.01** **A** **rothelowman**

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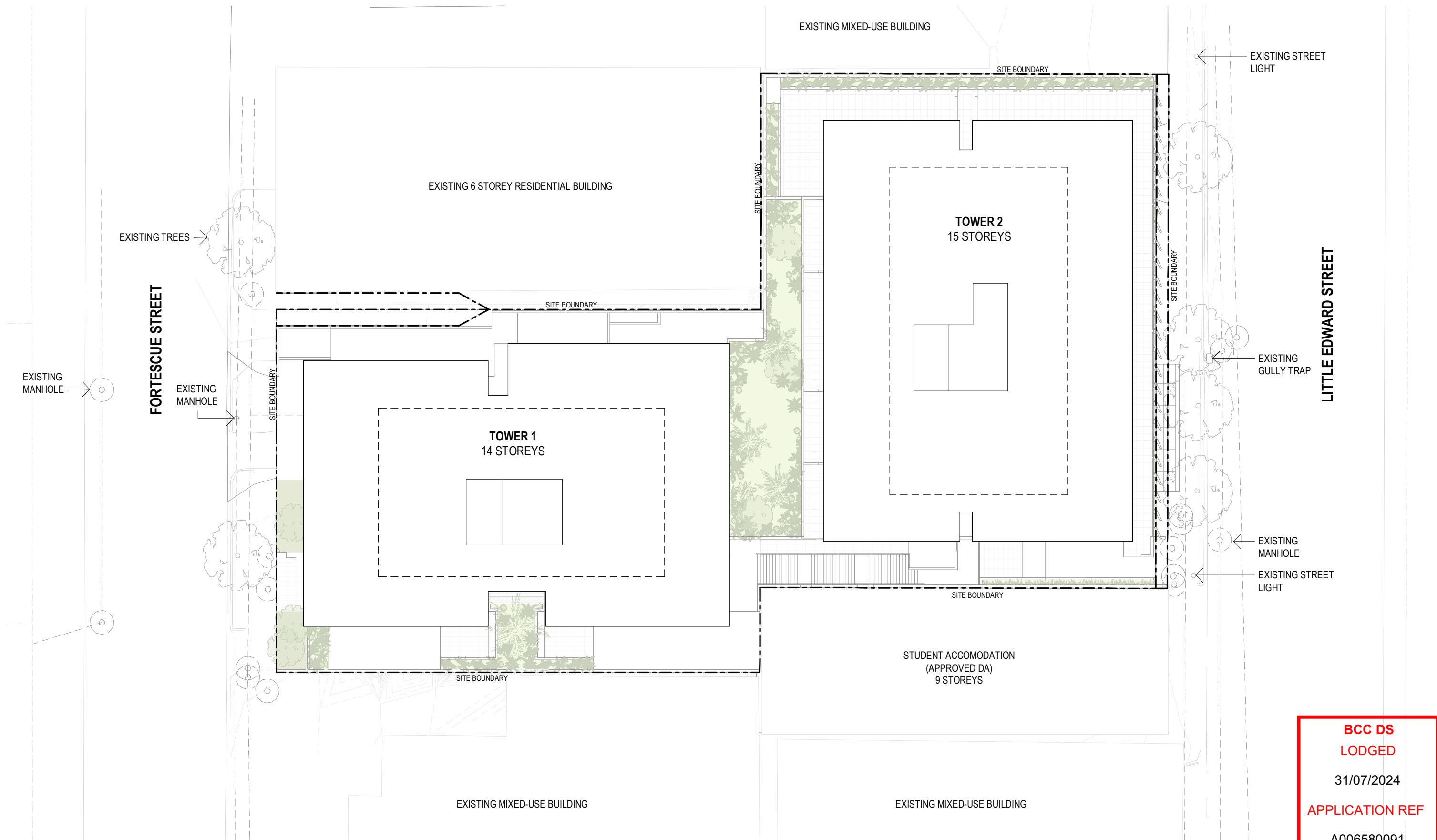


# DEVELOPMENT APPLICATION

Revisions / A 29.07.2024 DEVELOPMENT APPLICATION CZ Project / FORTESCUE STREET Drawing / EXISTING SITE PLAN Project No / 223117 Author / CZ Scale: @ A3 / 1 : 300 Drawing No. / DA00.05 A



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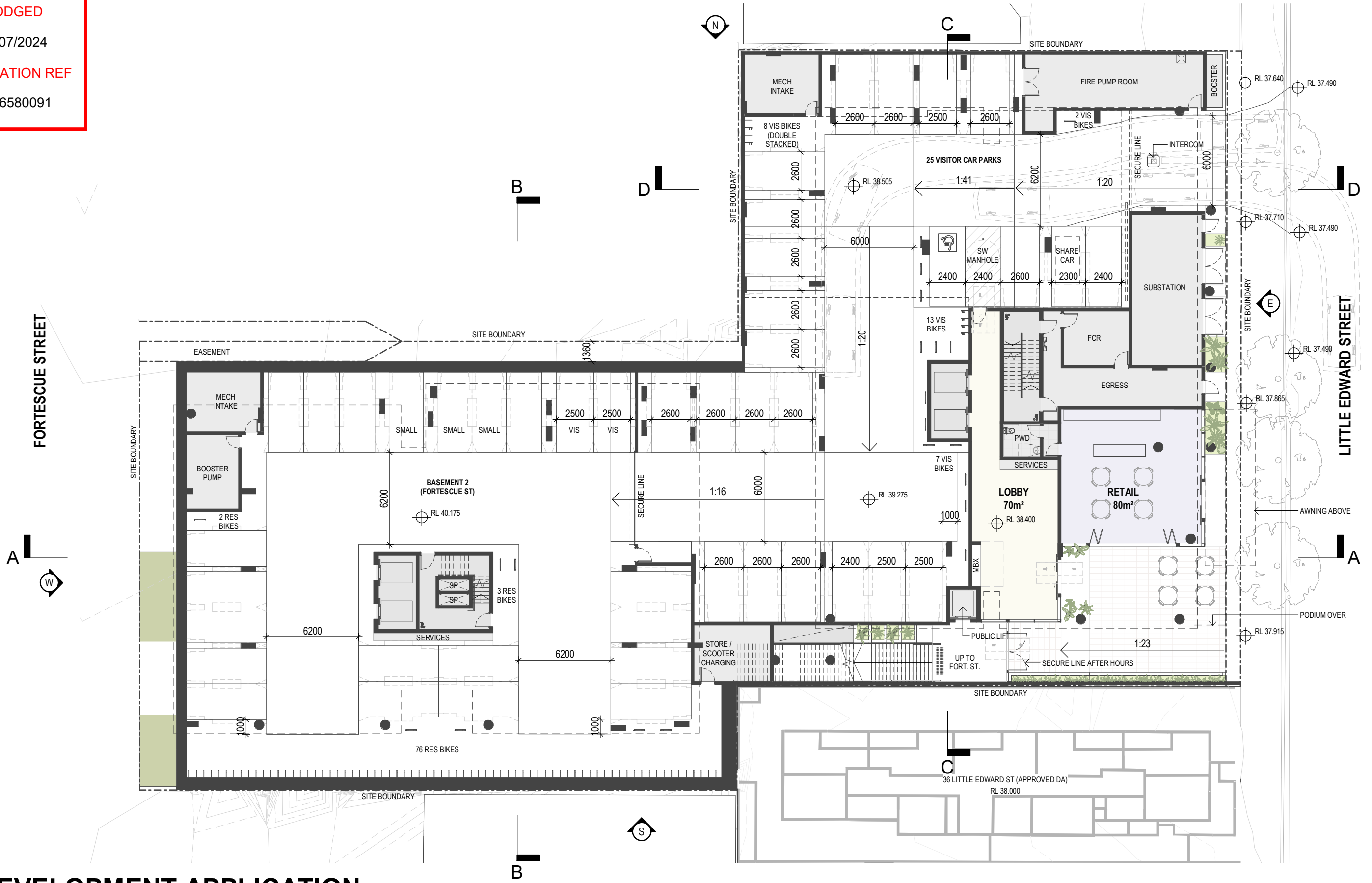
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# DEVELOPMENT APPLICATION

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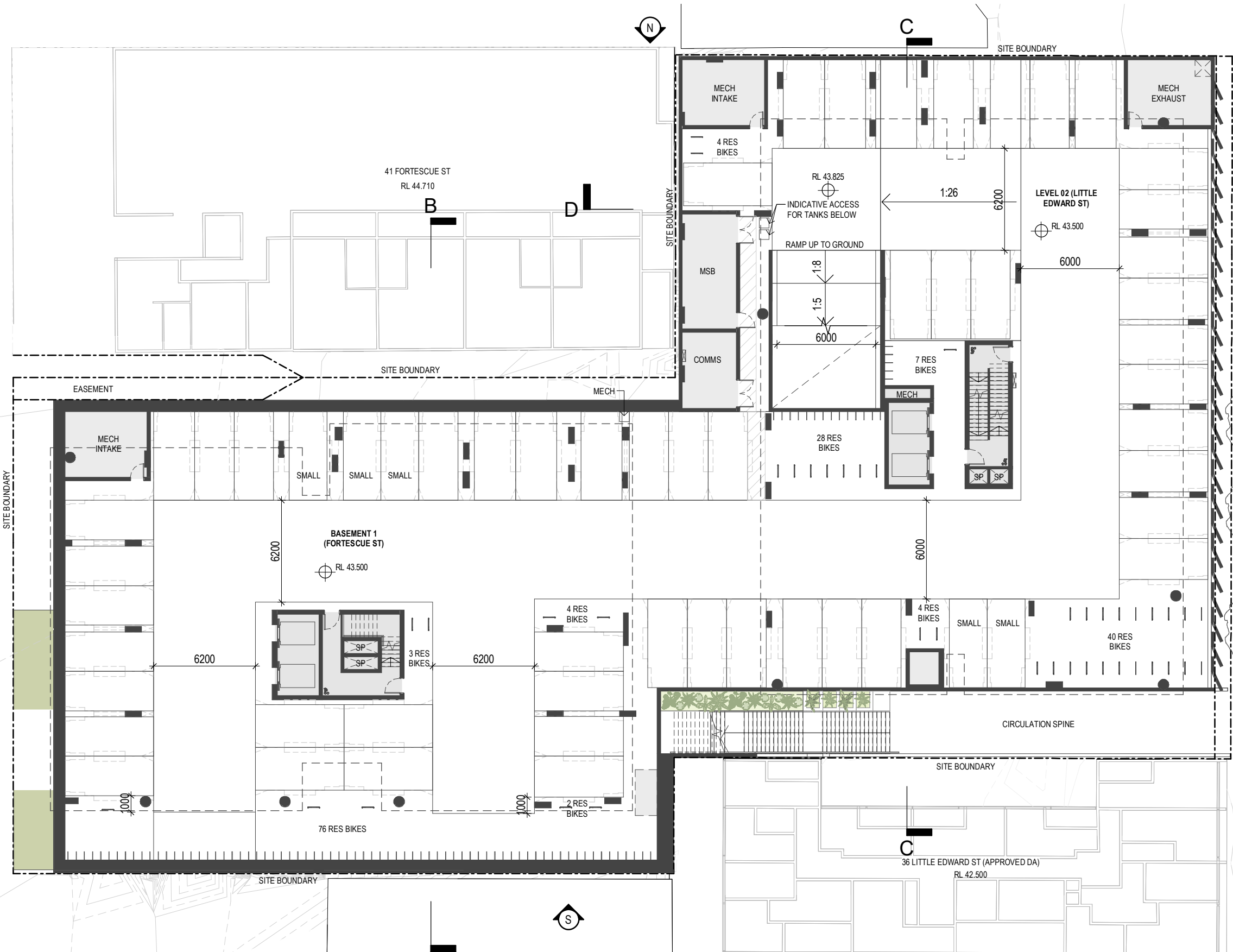
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# DEVELOPMENT APPLICATION

Revisions / A 29.07.2024 DEVELOPMENT APPLICATION CZ

Project / **FORTESCUE STREET**

Drawing / **BASEMENT 1 (FORT. ST) & LEVEL 02 (L. EDWARD ST)**

Project No / **223117**

Author / **CZ**

Scale: @ A3 / **1 : 250**

Drawing No. / **DA01.03**

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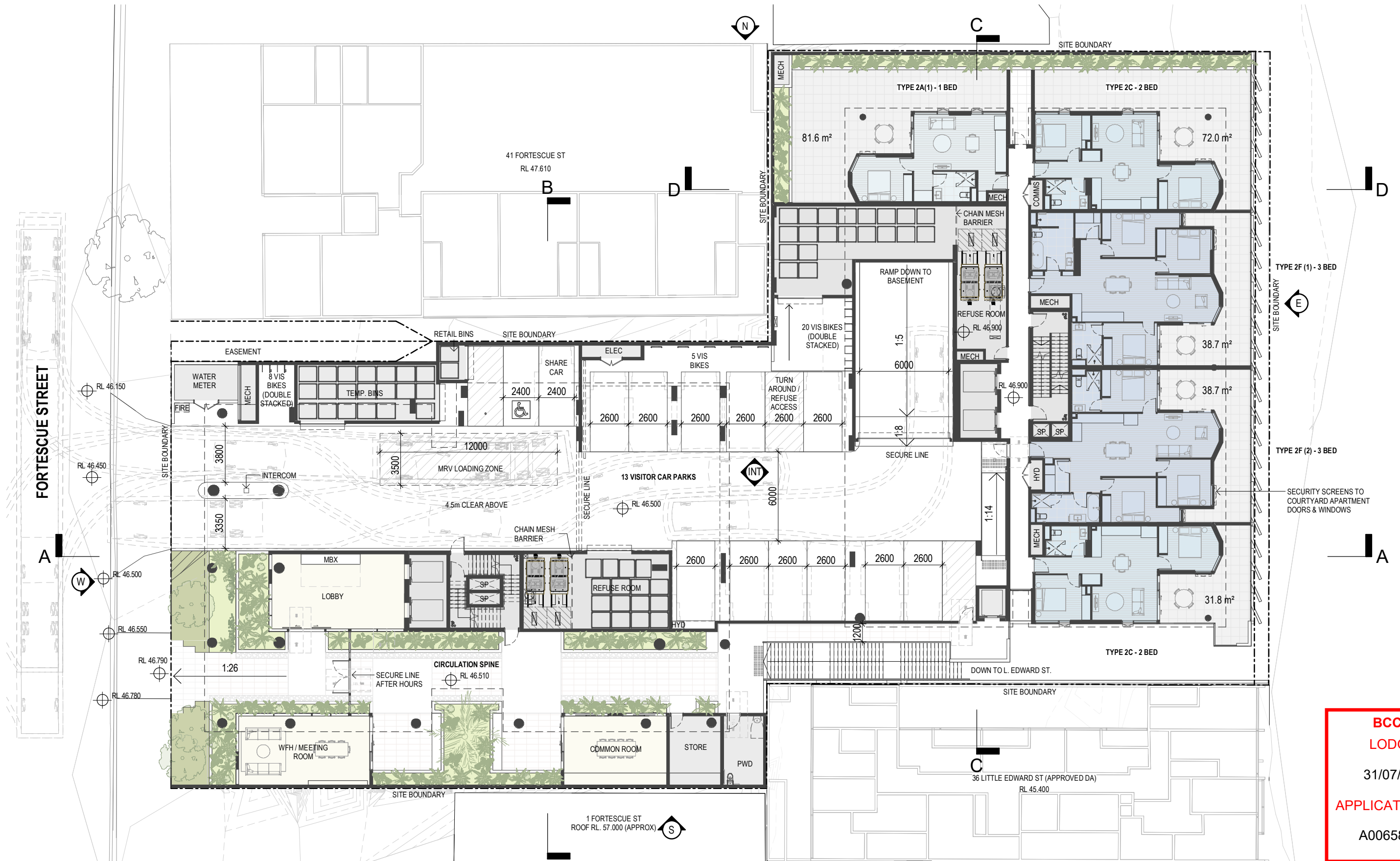
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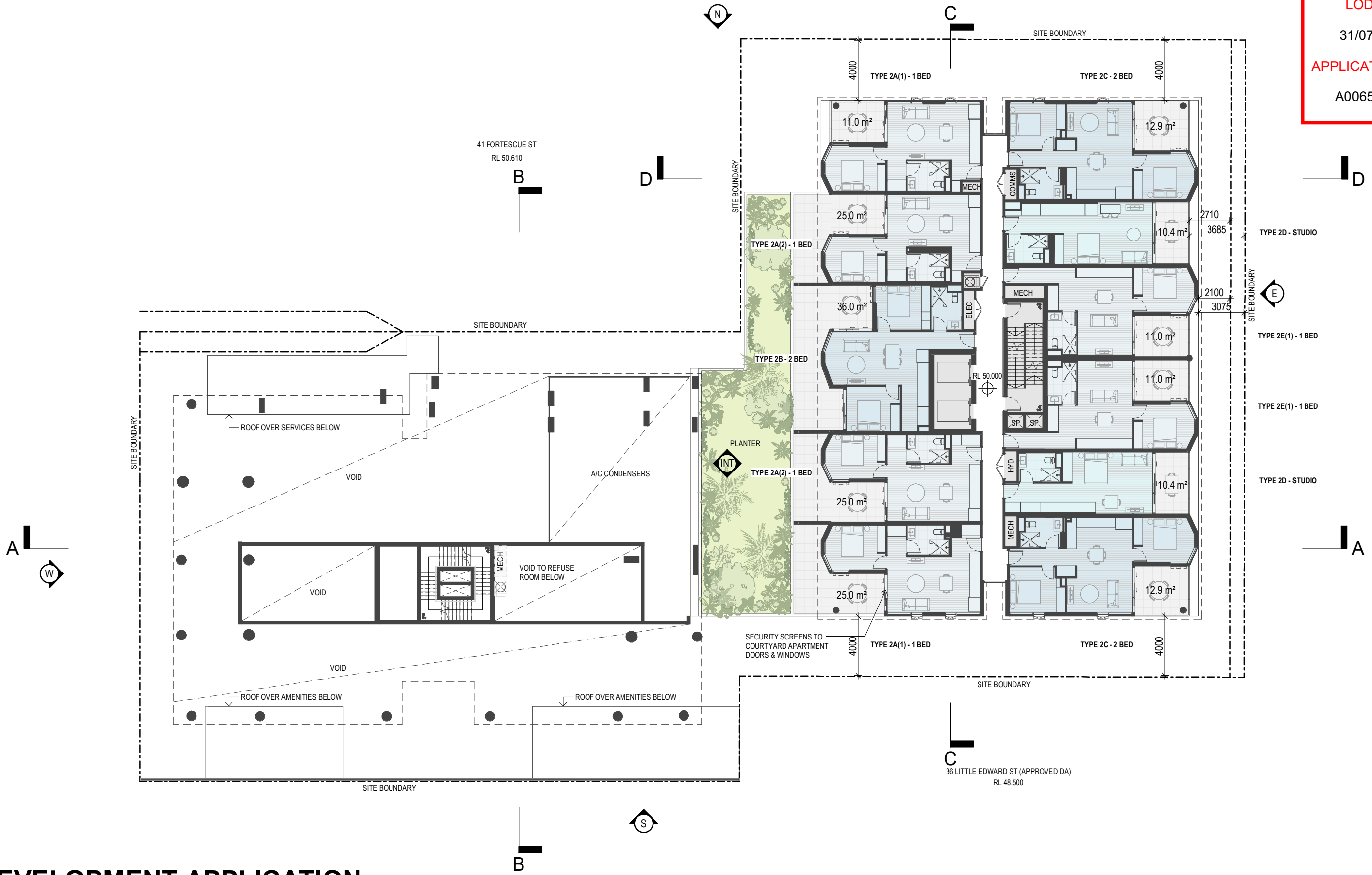
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# DEVELOPMENT APPLICATION

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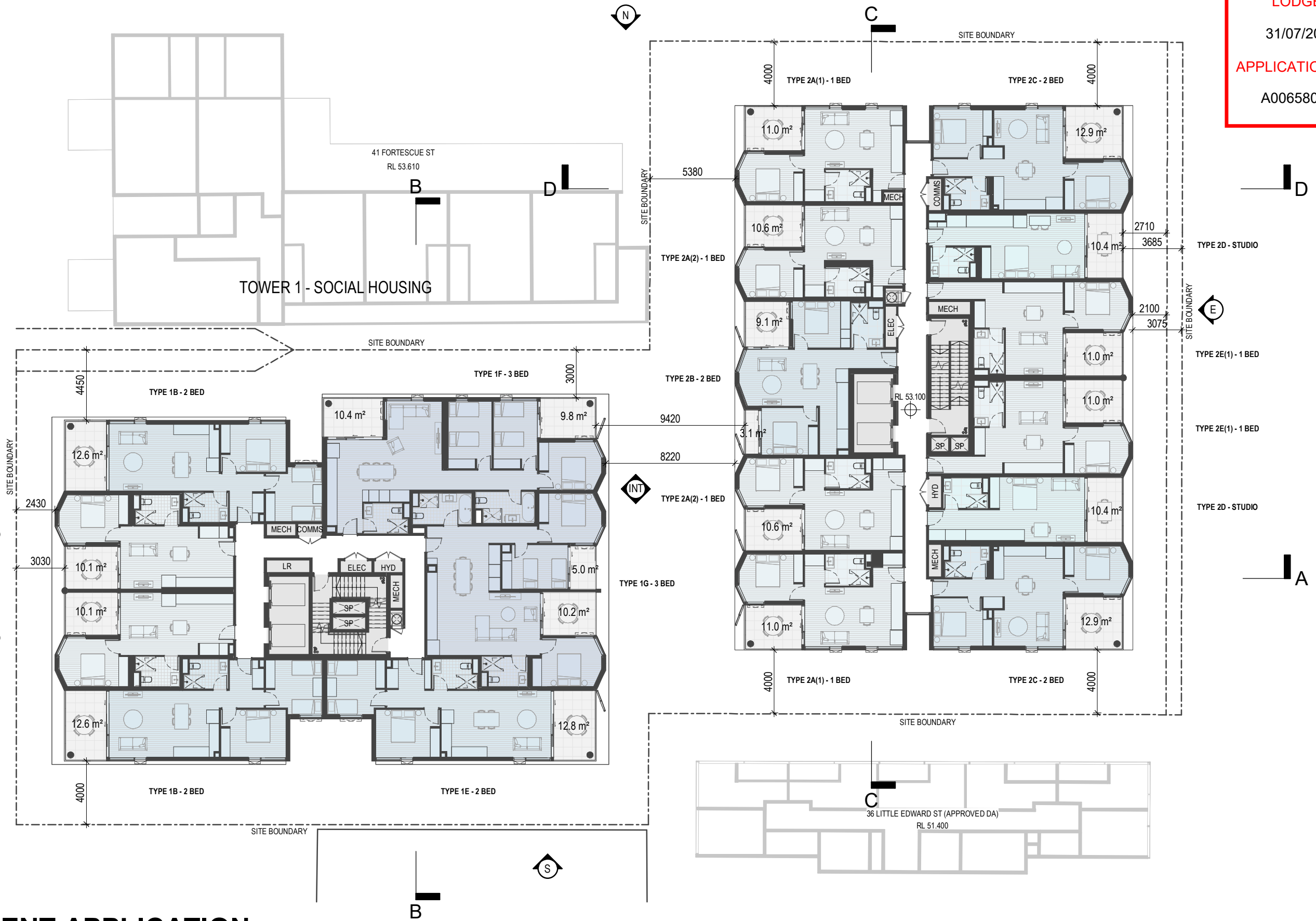


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**TOWER 2 - AFFORDABLE HOUSING**



**DEVELOPMENT APPLICATION**

Revisions / A 29.07.2024 DEVELOPMENT APPLICATION CZ

Project / **FORTESCUE STREET**

25 FORTESCUE STREET

Drawing / **LEVEL 02 (FORT. ST) & LEVEL 05 (L. EDWARD ST)**

Project No / **223117**

Author / **CZ**

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Drawing No. / **DA01.06**

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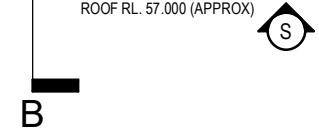
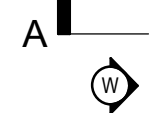
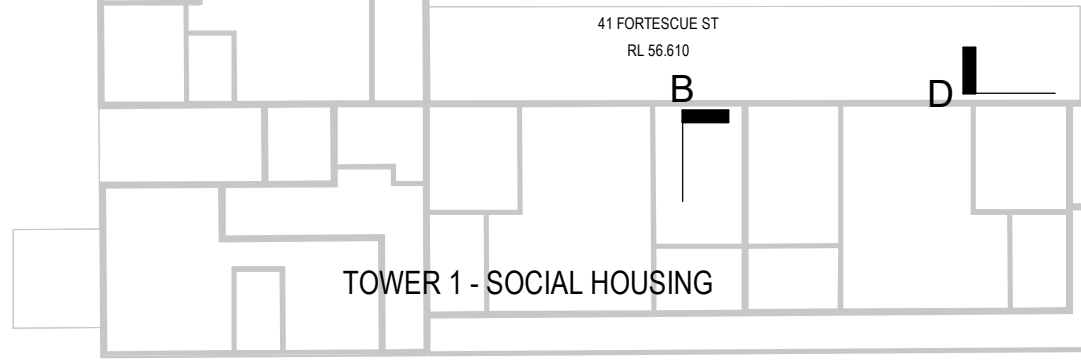
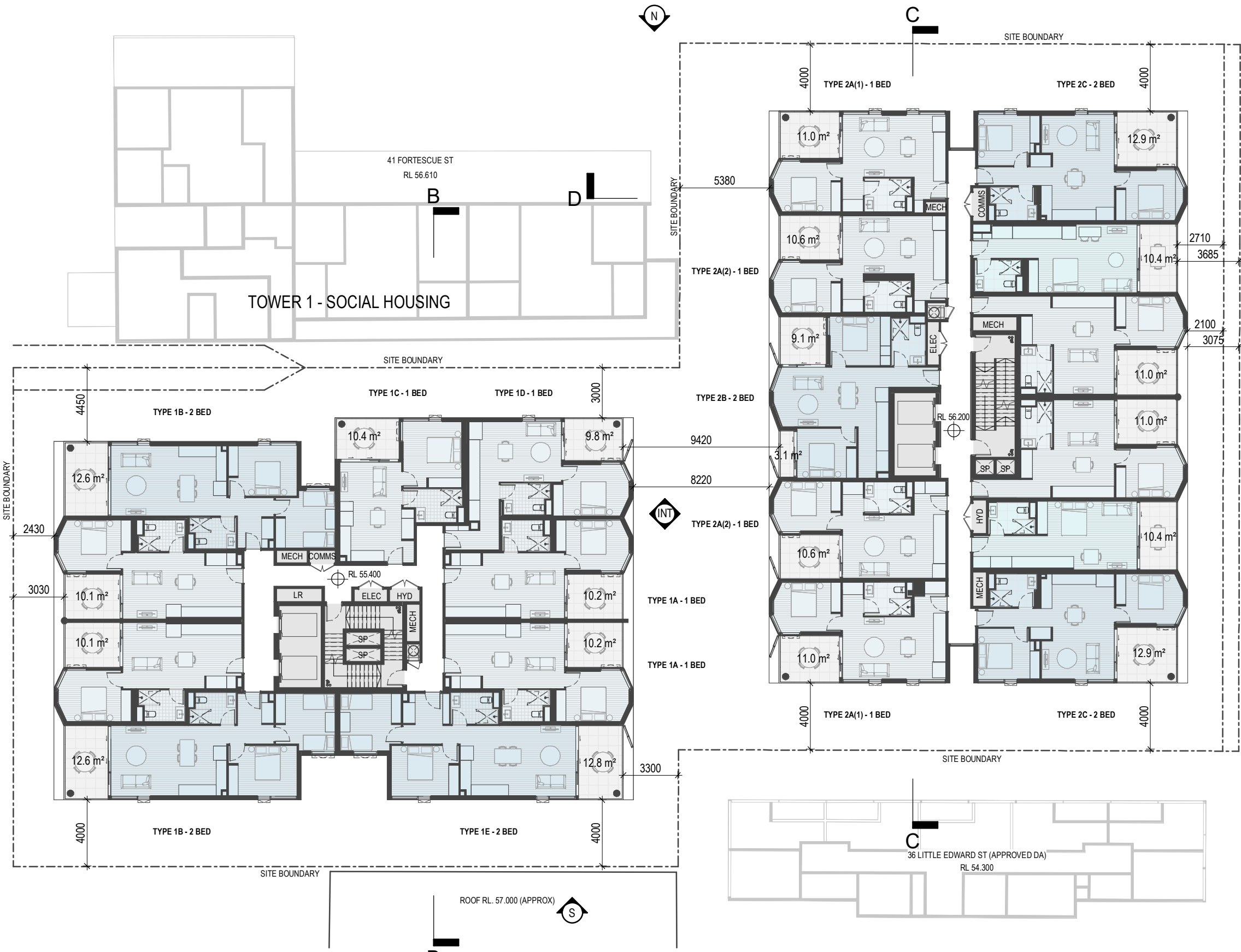
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**TOWER 2 - AFFORDABLE HOUSING**



**DEVELOPMENT APPLICATION**

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Project / **FORTESCUE STREET**

Drawing / **LEVEL 03 (FORT ST.) & LEVEL 06 (L. EDWARD ST)**

Project No / **223117**

Author / **CZ**

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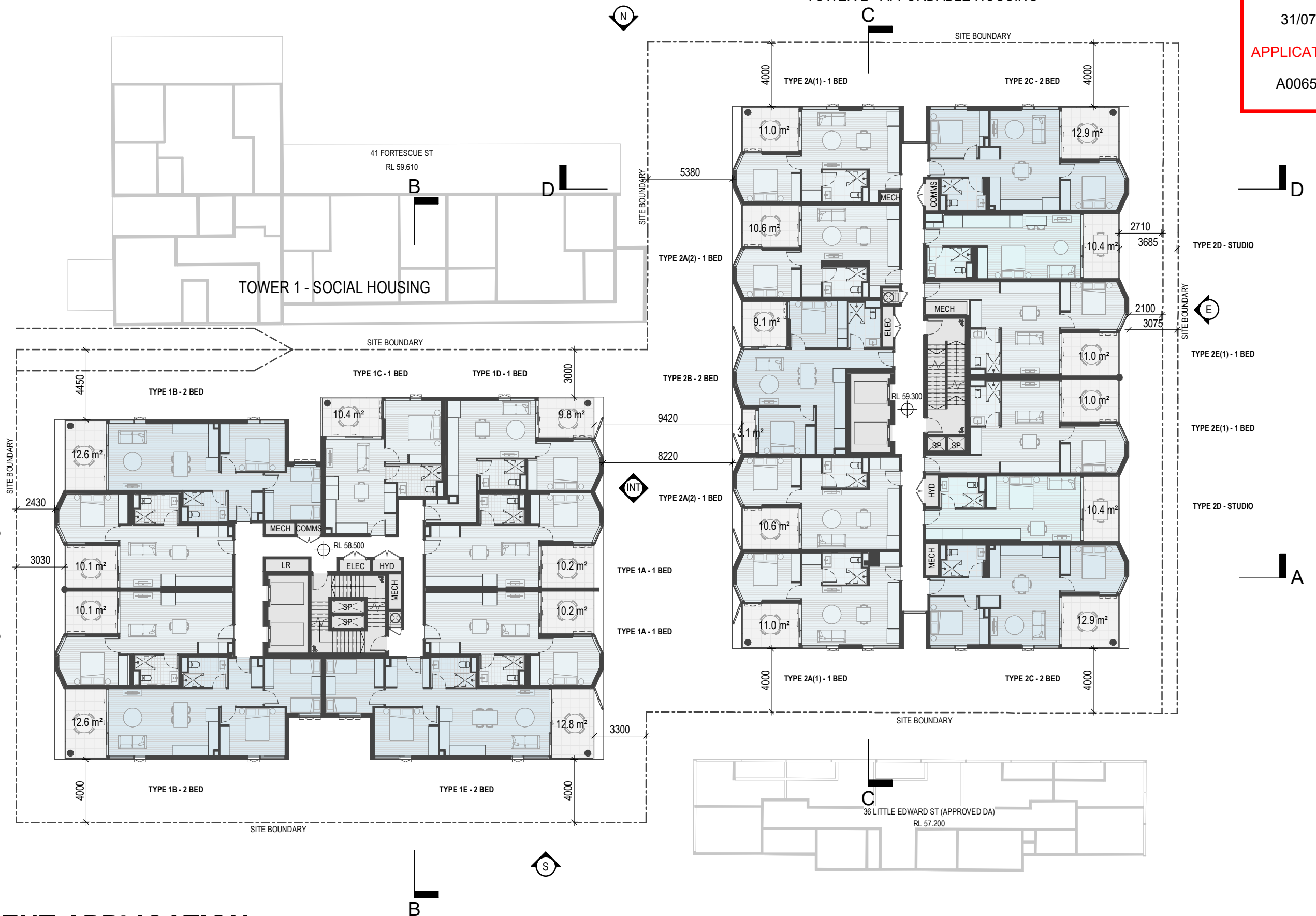
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TOWER 2 - AFFORDABLE HOUSING



# DEVELOPMENT APPLICATION

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Project / FORTESCUE STREET

25 FORTESCUE STREET

Drawing / LEVEL 04 (FORT ST.) & LEVEL 07 (L. EDWARD ST)

Project No / 223117

Author / CZ

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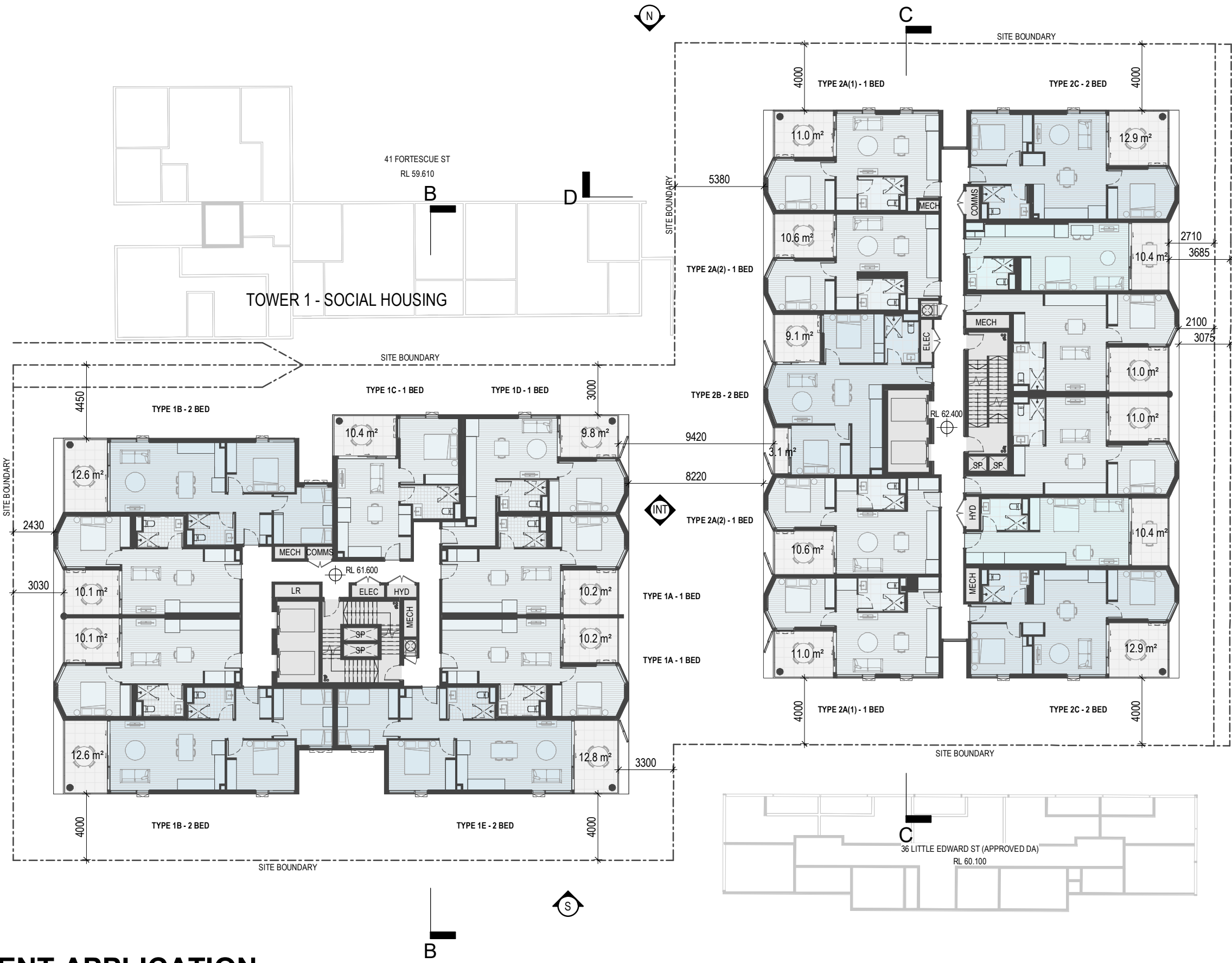
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**TOWER 2 - AFFORDABLE HOUSING**



**DEVELOPMENT APPLICATION**

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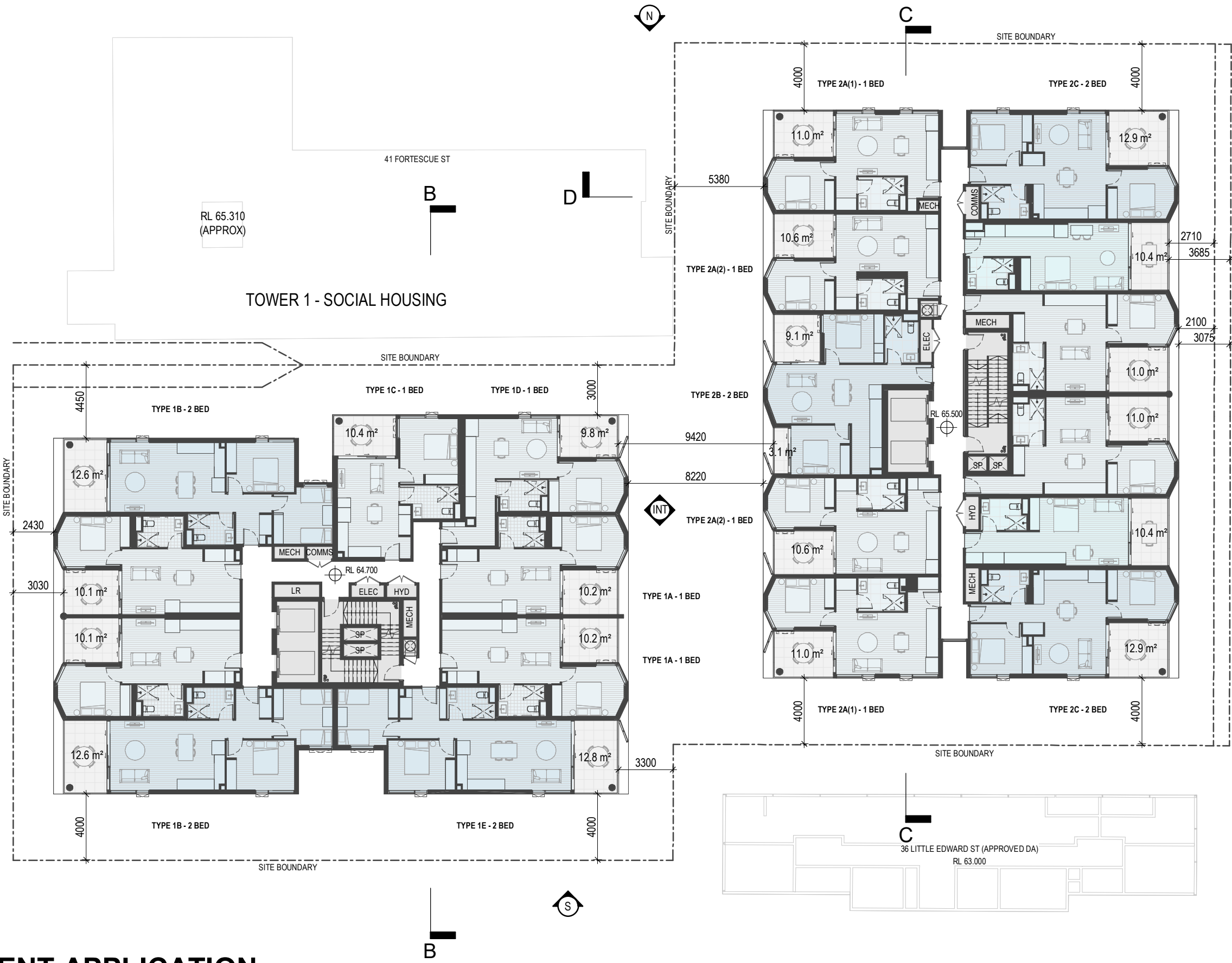
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**TOWER 2 - AFFORDABLE HOUSING**



**DEVELOPMENT APPLICATION**

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Project / **FORTESCUE STREET**  
25 FORTESCUE STREET

Drawing / **LEVEL 06 (FORT ST.) & LEVEL 09 (L. EDWARD ST)**

Project No / **223117**

Author / **CZ**

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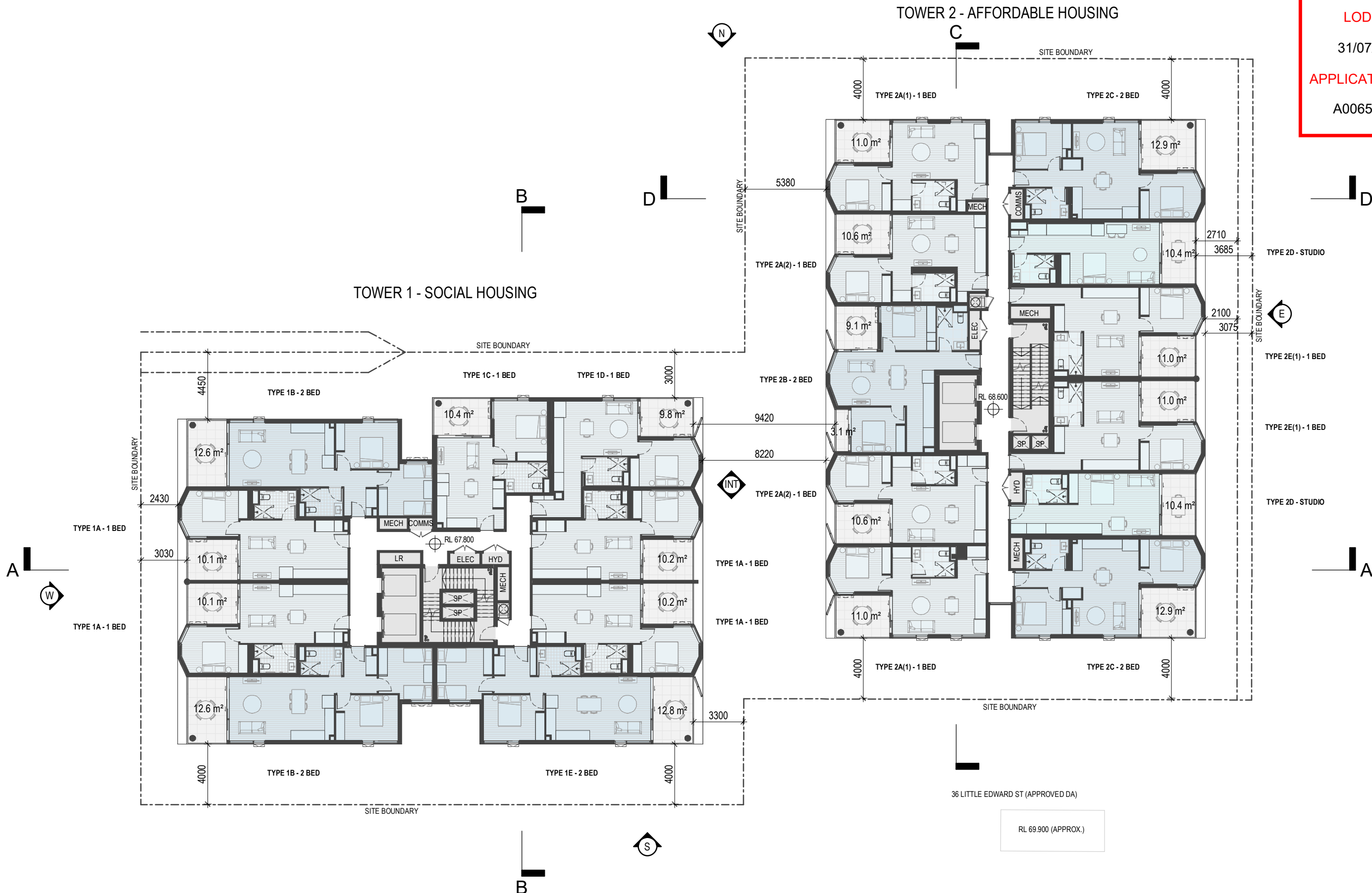
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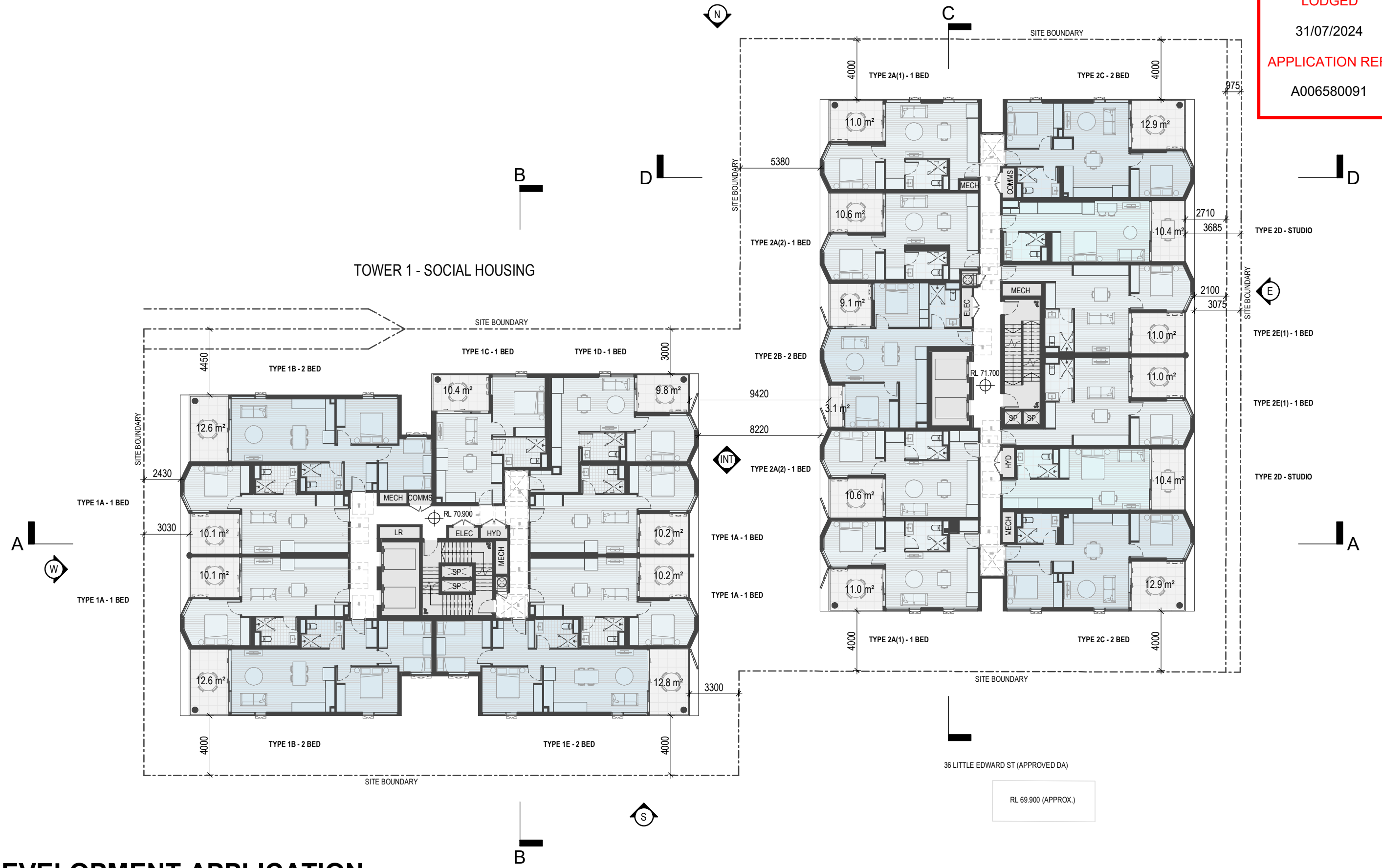
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**TOWER 2 - AFFORDABLE HOUSING**

**TOWER 1 - SOCIAL HOUSING**



**DEVELOPMENT APPLICATION**

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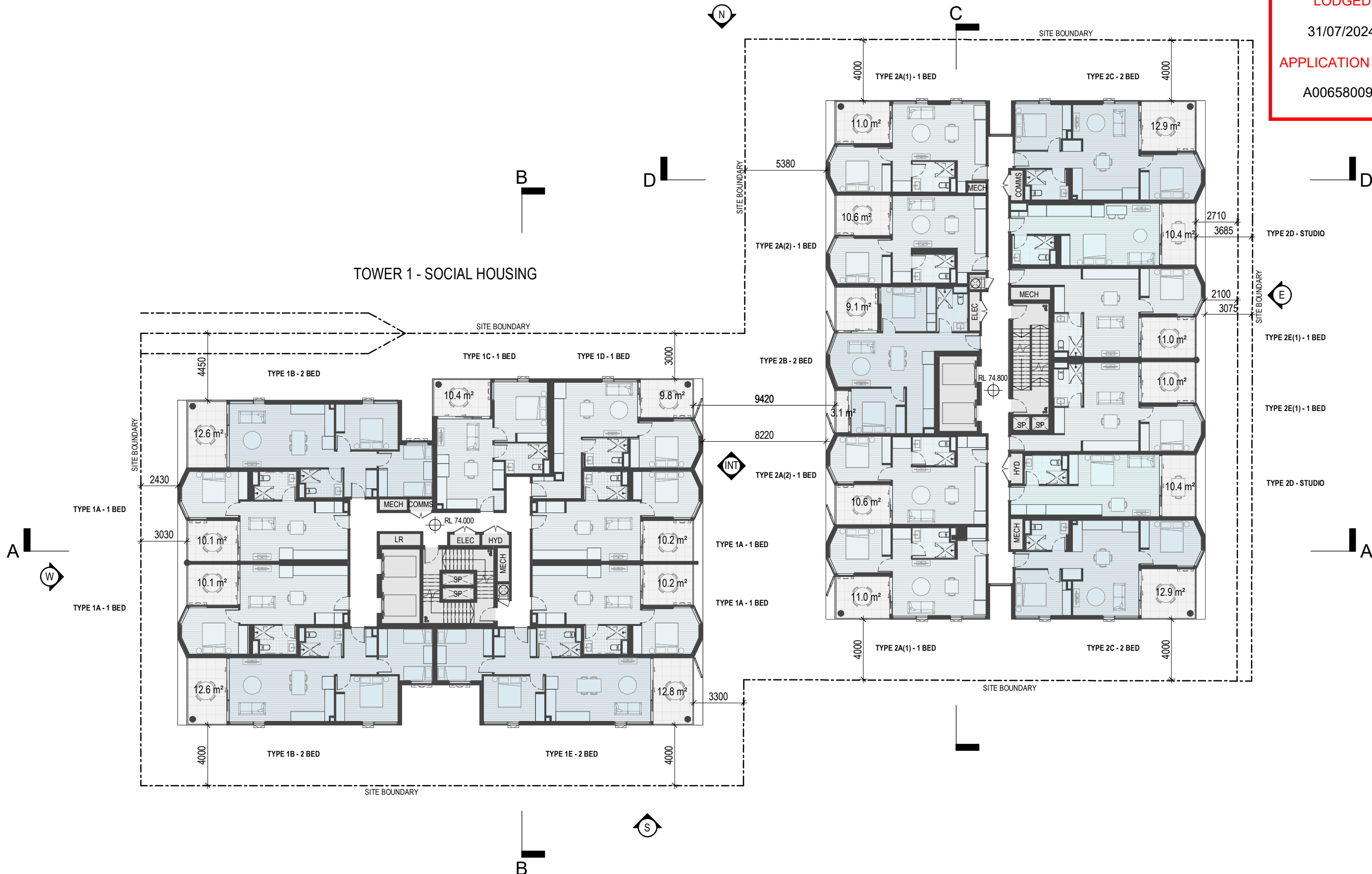
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**TOWER 2 - AFFORDABLE HOUSING**

**TOWER 1 - SOCIAL HOUSING**



**DEVELOPMENT APPLICATION**

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Project / **FORTESCUE STREET**

25 FORTESCUE STREET

Drawing / **LEVEL 09 (FORT ST.) & LEVEL 12 (L. EDWARD ST)**

Project No / **223117**

Author / **CZ**

Scale: @ A3 / **1 : 250**

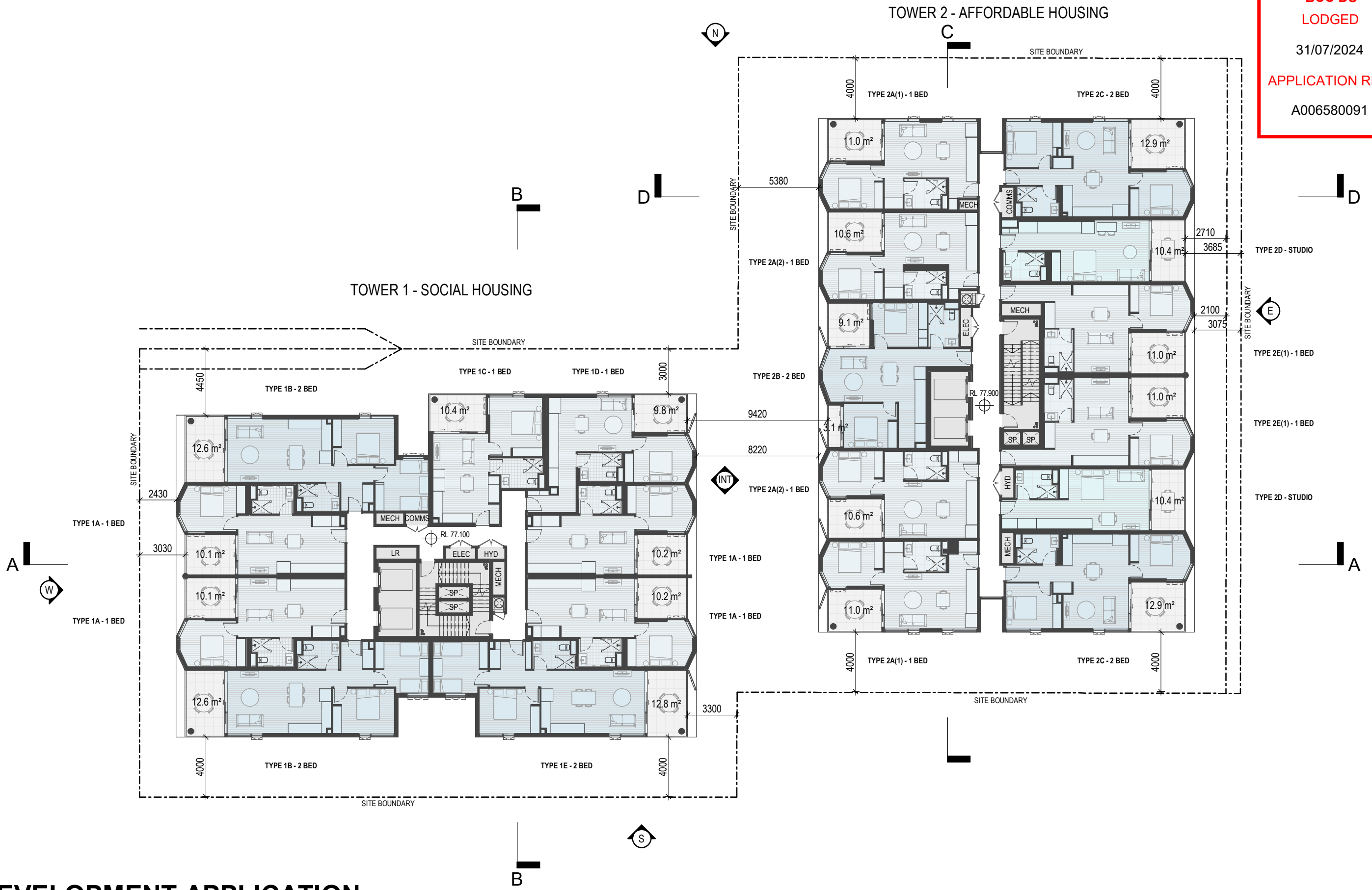
Drawing No. / **DA01.13**

**A**

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# DEVELOPMENT APPLICATION

Revisions / A 29.07.2024 DEVELOPMENT APPLICATION CZ

Project / **FORTESCUE STREET**  
25 FORTESCUE STREET

Drawing / **LEVEL 10 (FORT ST.) & LEVEL 13 (L. EDWARD ST)**

Project No / **223117** Author / **CZ** Scale: @ A3 / **1 : 250**

Drawing No. / **DA01.14**

**A**



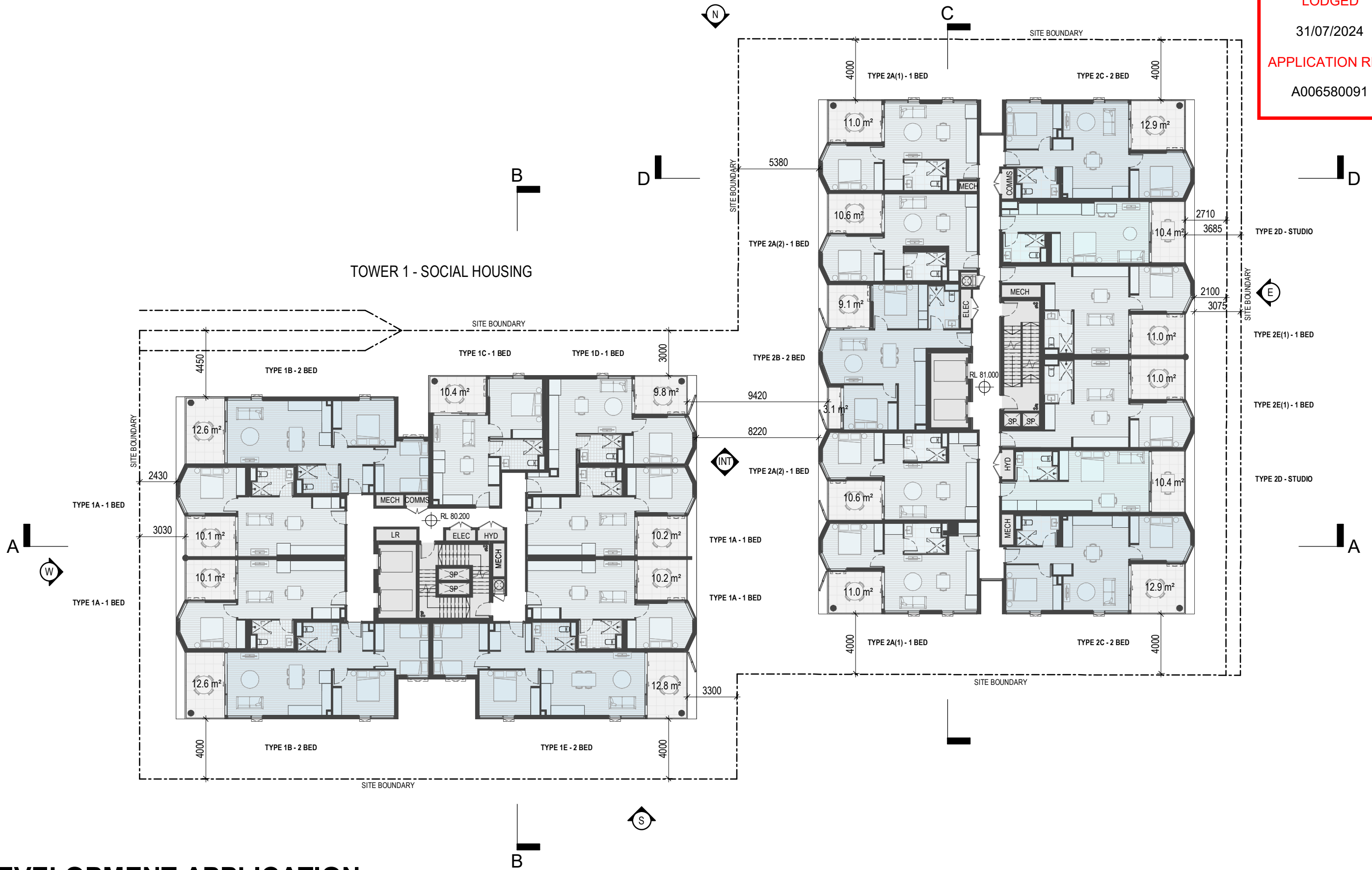
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**TOWER 2 - AFFORDABLE HOUSING**

**TOWER 1 - SOCIAL HOUSING**



**DEVELOPMENT APPLICATION**

Revisions / A 29.07.2024 DEVELOPMENT APPLICATION CZ

Project / **FORTESCUE STREET**

25 FORTESCUE STREET

Drawing / **LEVEL 11 (FORT ST.) & LEVEL 14 (L. EDWARD ST)**

Project No / **223117**

Author / **CZ**

Scale: @ A3 / **1 : 250**

Drawing No. / **DA01.15**

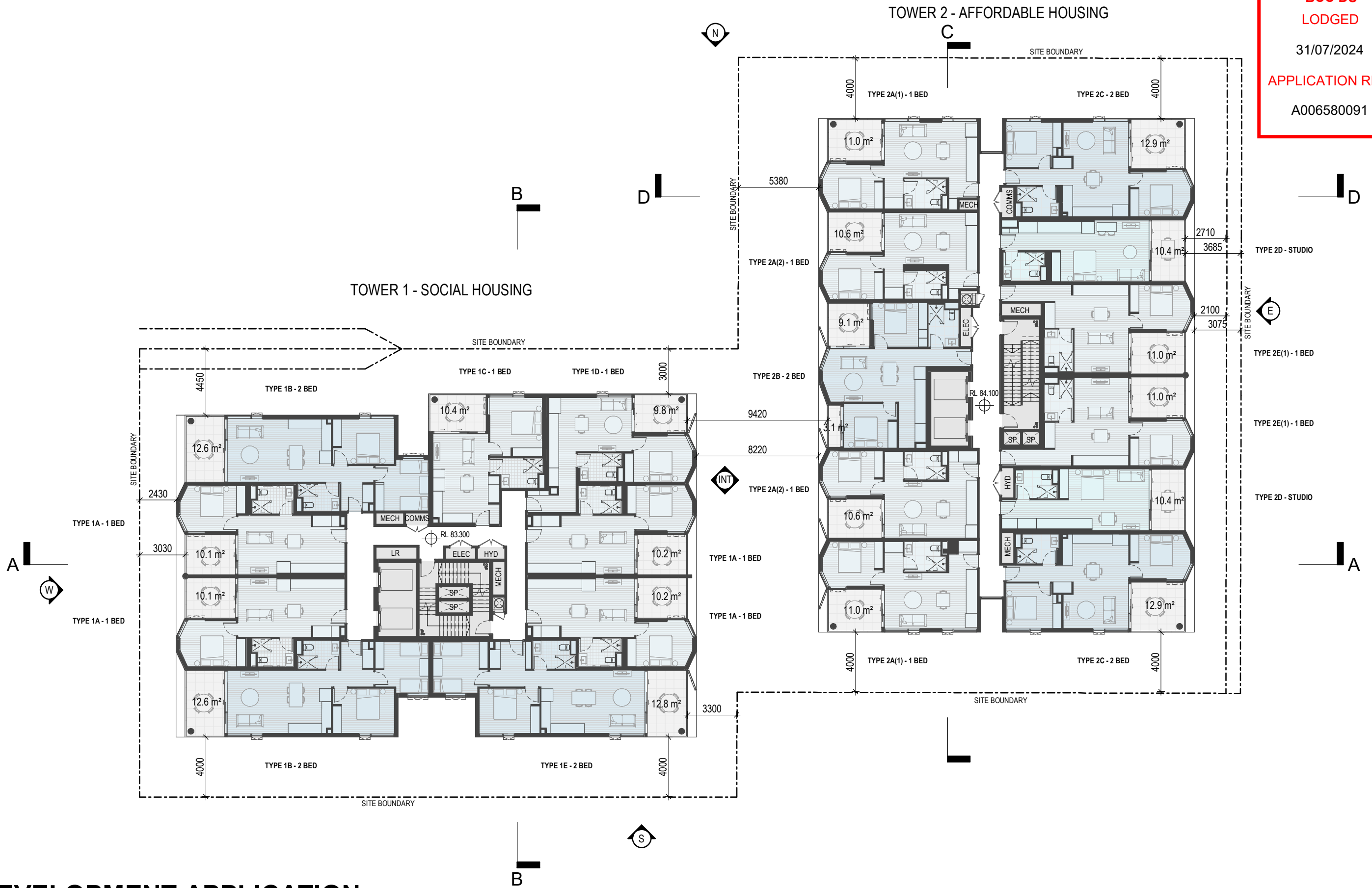
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# DEVELOPMENT APPLICATION

Revisions / A 29.07.2024 DEVELOPMENT APPLICATION CZ

Project / **FORTESCUE STREET**

25 FORTESCUE STREET

Drawing / **LEVEL 12 (FORT. ST) & LEVEL 15 (L. EDWARD ST)**

Project No / **223117**

Author / **CZ**

Scale: @ A3 / **1 : 250**

Drawing No. / **DA01.16**

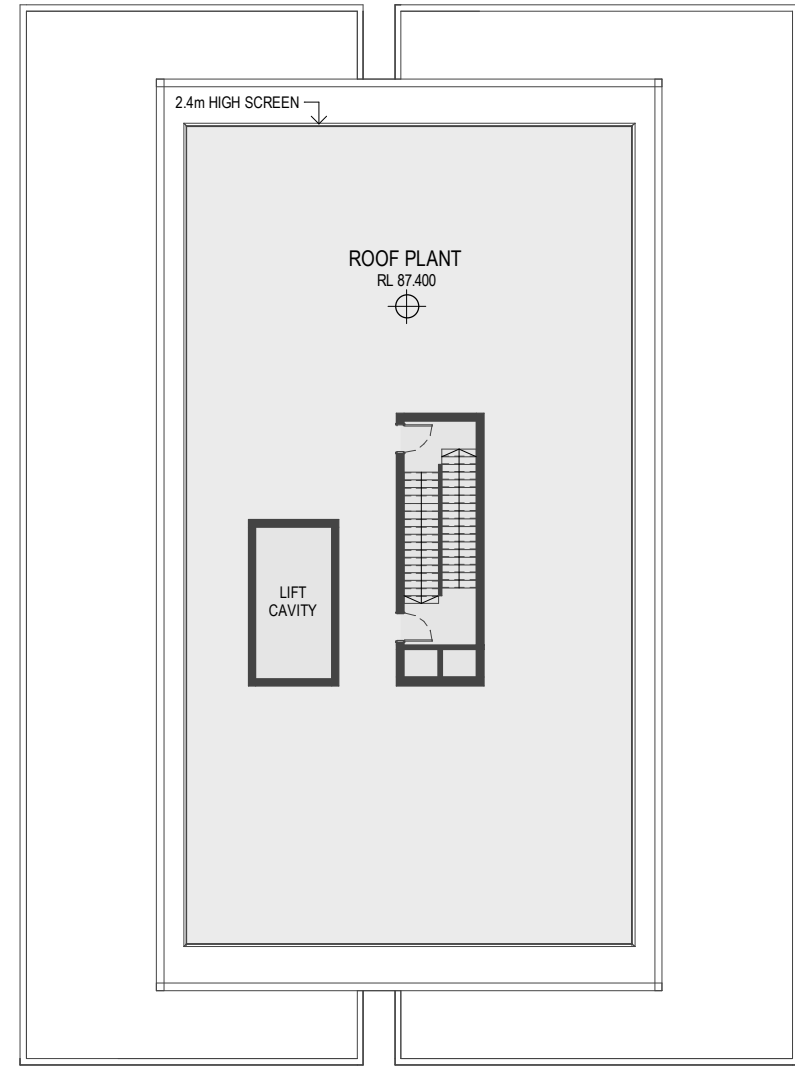
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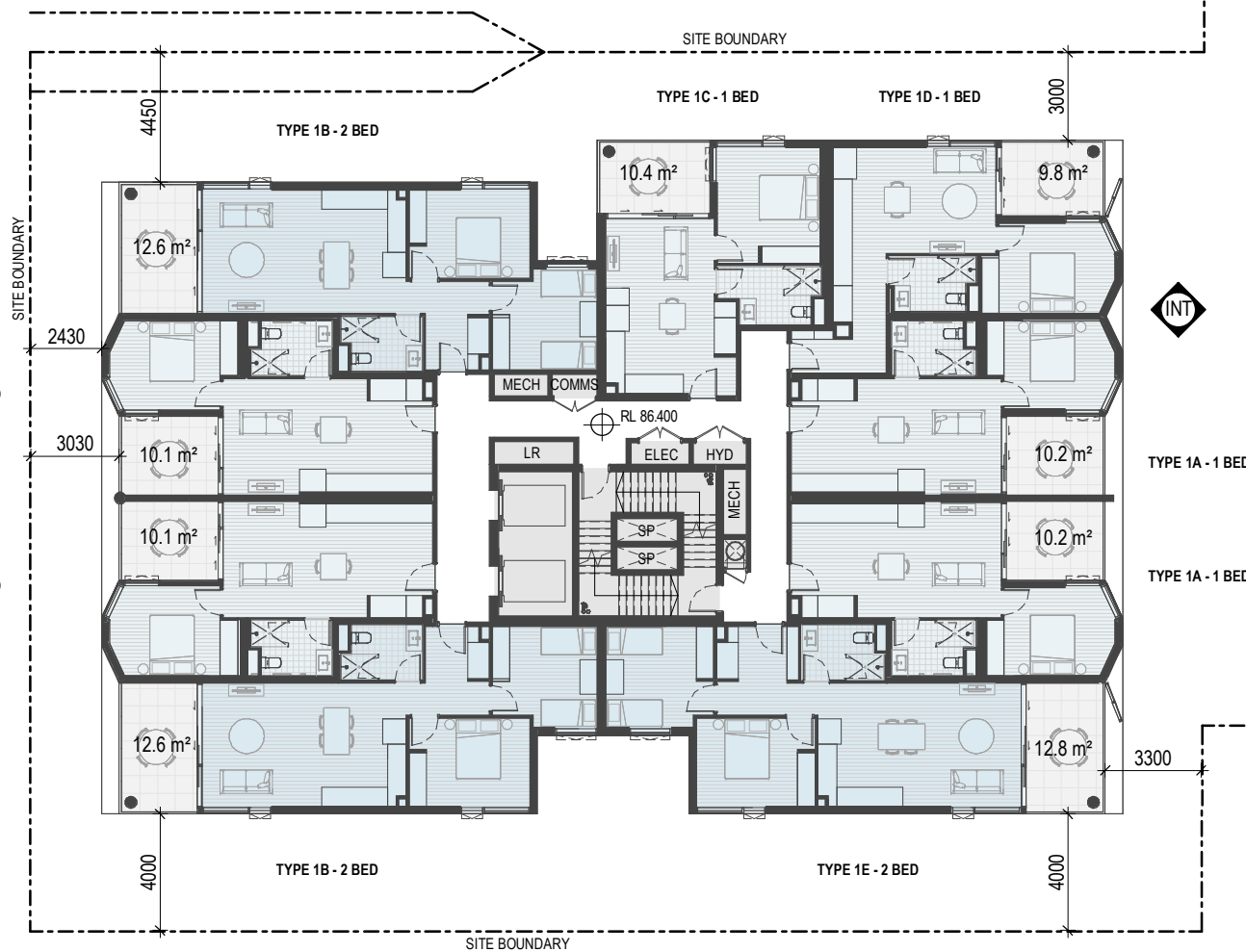
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TOWER 2 - AFFORDABLE HOUSING



TOWER 1 - SOCIAL HOUSING



**DEVELOPMENT APPLICATION**

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25 FORTESCUE STREET

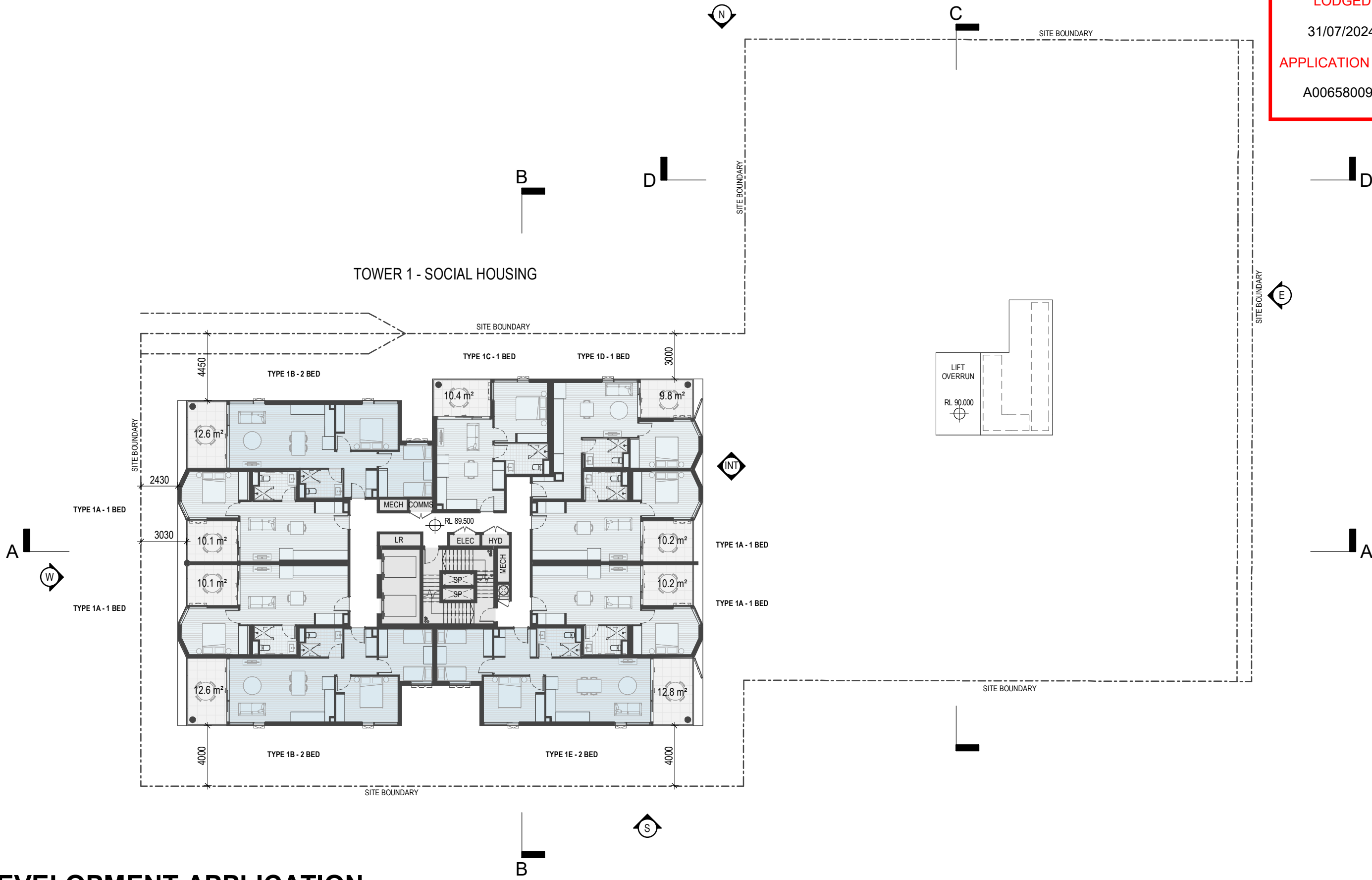
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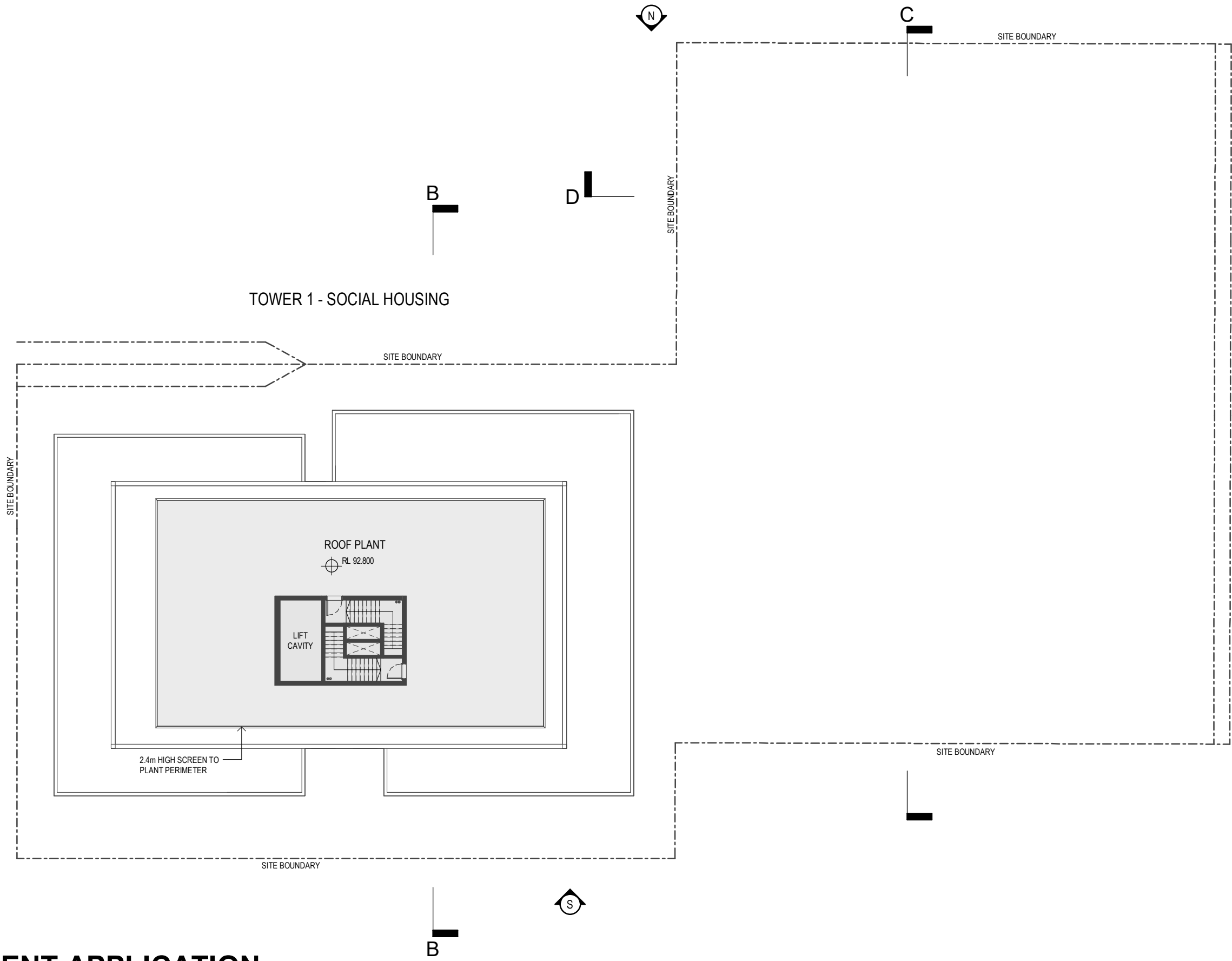
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# DEVELOPMENT APPLICATION

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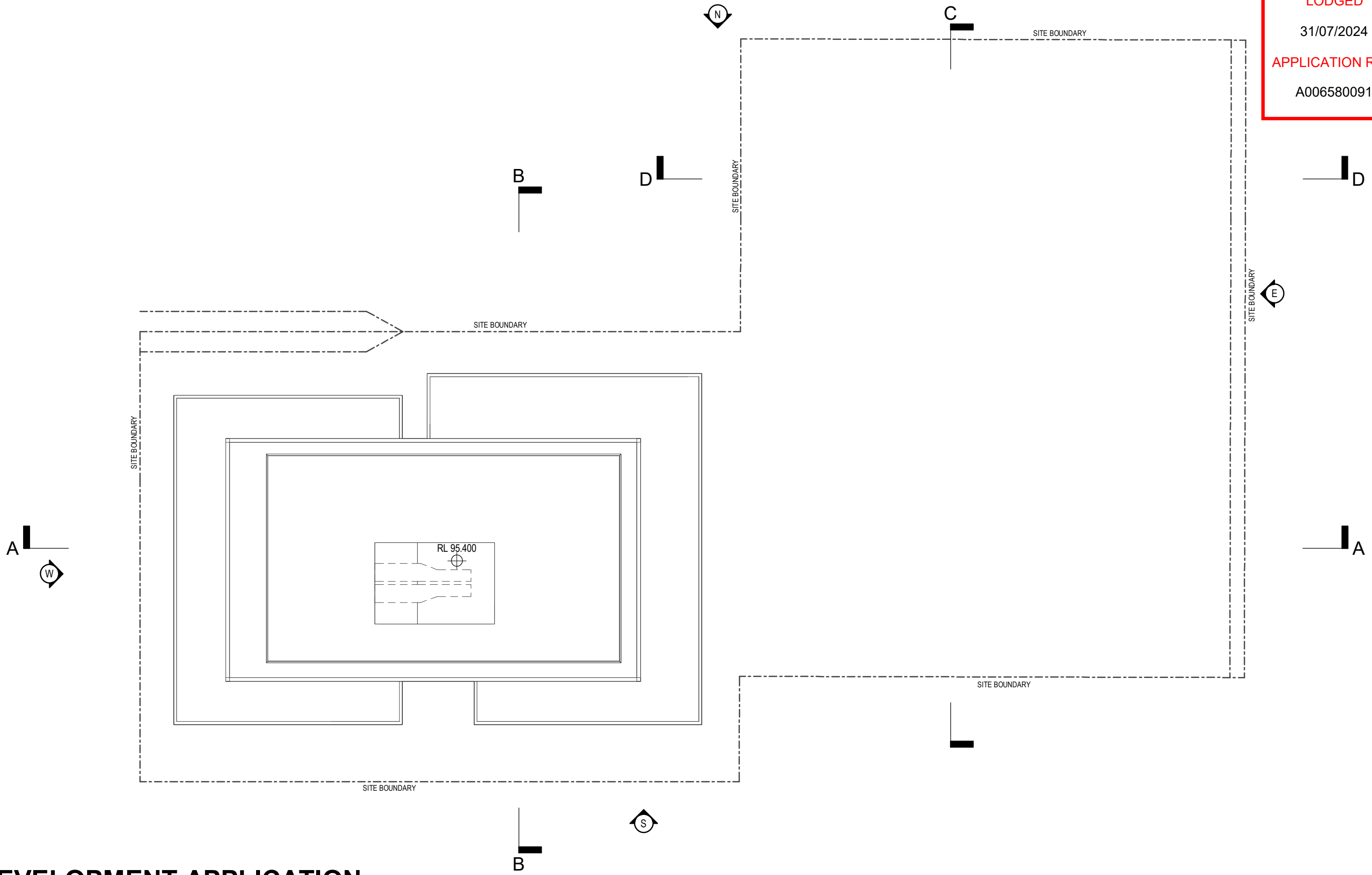
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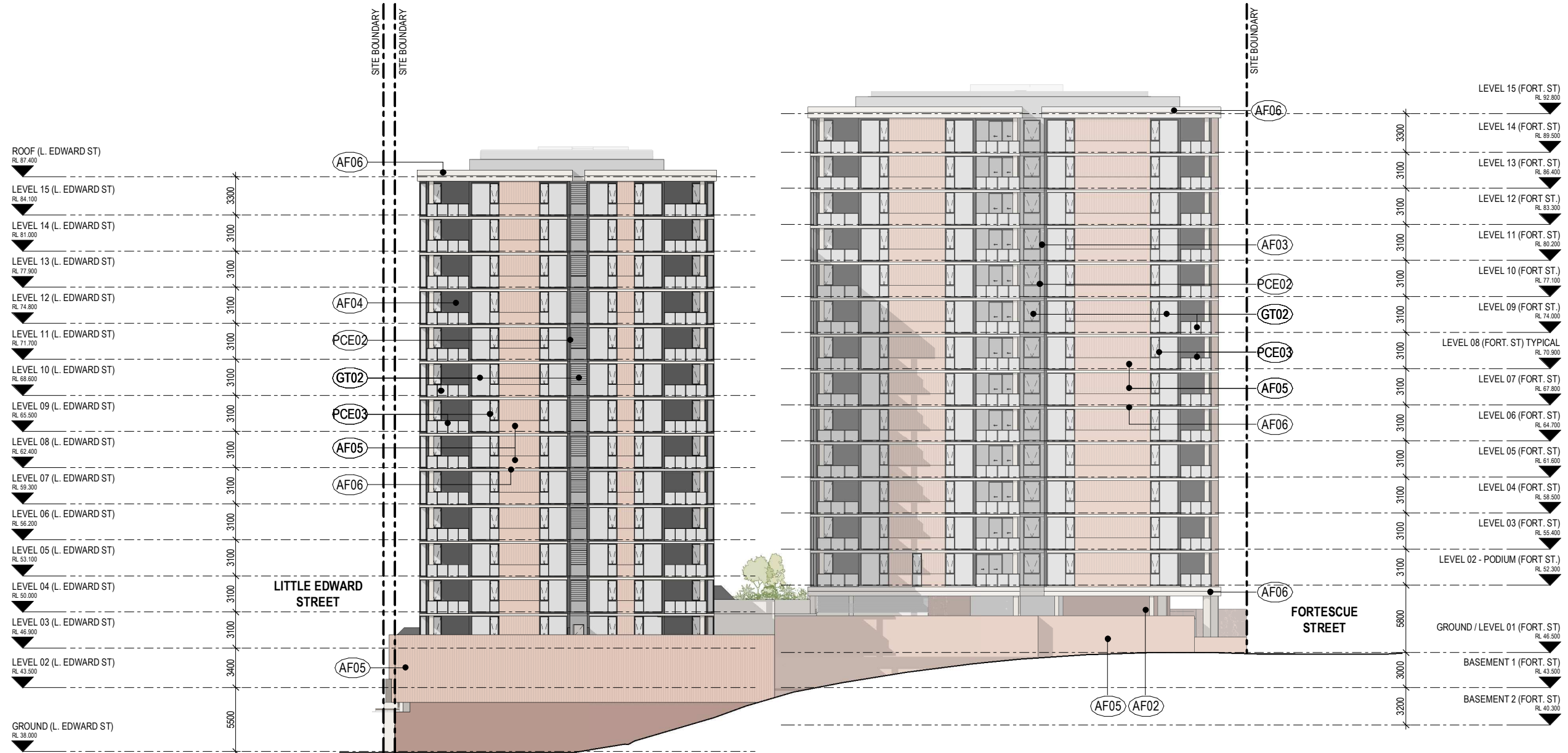
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MATERIAL LEGEND			
AF01	APPLIED FINISH 01 - LIGHT	BAL01	BALUSTRADE TYPE 01 - PALISADE
AF02	APPLIED FINISH 02 - DARK BROWN	BAL02	BALUSTRADE TYPE 02 - GLAZED
AF03	APPLIED FINISH 03 - LIGHT GREY	SCR01	SCREEN FINISH TYPE 01 - PERFORATED SCREEN
AF04	APPLIED FINISH 04 - MID GREY	SCR02	SCREEN FINISH TYPE 02 - HORIZONTAL SCREEN
AF05	APPLIED FINISH 05 - LIGHT BROWN	GT01	GLAZING TYPE 01 - CLEAR
AF06	APPLIED FINISH 06 - WHITE	GT02	GLAZING TYPE 02 - LIGHT GREY
PCE01	POWDERCOAT TYPE 01 - BRONZE		
PCE02	POWDERCOAT TYPE 02 - LIGHT GREY		
PCE03	POWDERCOAT TYPE 03 - DARK GREY		

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# DEVELOPMENT APPLICATION

Revisions / A 29.07.2024 DEVELOPMENT APPLICATION CZ Project / **FORTESCUE STREET** Drawing / **NORTH ELEVATION** Project No / **223117** Author / **CZ** Scale: @ A3 / **1 : 400** Drawing No. / **DA02.01** **A** **rothelowman**

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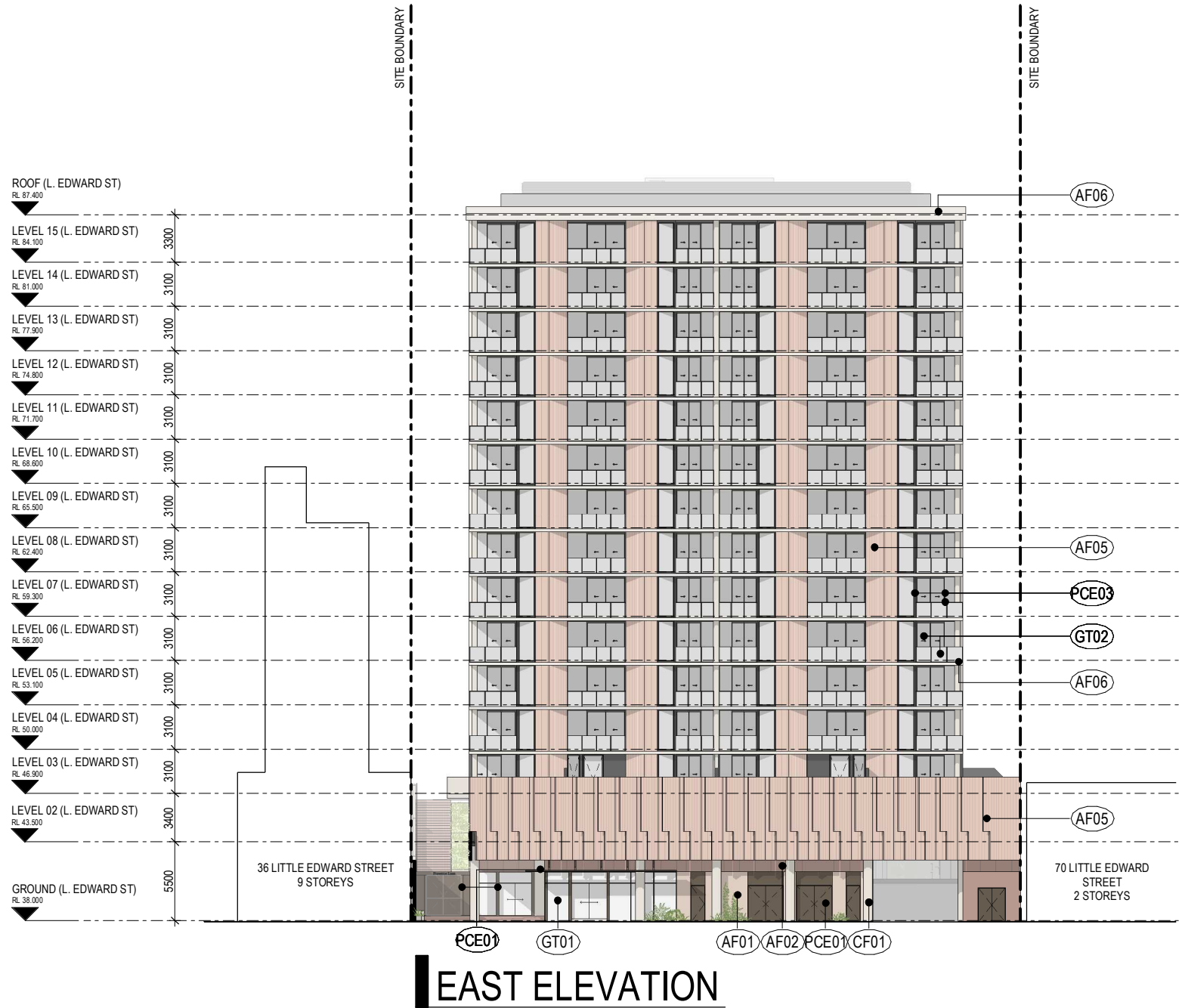
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MATERIAL LEGEND			
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AF02	APPLIED FINISH 02 - DARK BROWN	BAL02	BALUSTRADE TYPE 02 - GLAZED
AF03	APPLIED FINISH 03 - LIGHT GREY	SCR01	SCREEN FINISH TYPE 01 - PERFORATED SCREEN
AF04	APPLIED FINISH 04 - MID GREY	SCR02	SCREEN FINISH TYPE 02 - HORIZONTAL SCREEN
AF05	APPLIED FINISH 05 - LIGHT BROWN	GT01	GLAZING TYPE 01 - CLEAR
AF06	APPLIED FINISH 06 - WHITE	GT02	GLAZING TYPE 02 - LIGHT GREY
PCE01	POWDERCOAT TYPE 01 - BRONZE		
PCE02	POWDERCOAT TYPE 02 - LIGHT GREY		
PCE03	POWDERCOAT TYPE 03 - DARK GREY		

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# DEVELOPMENT APPLICATION

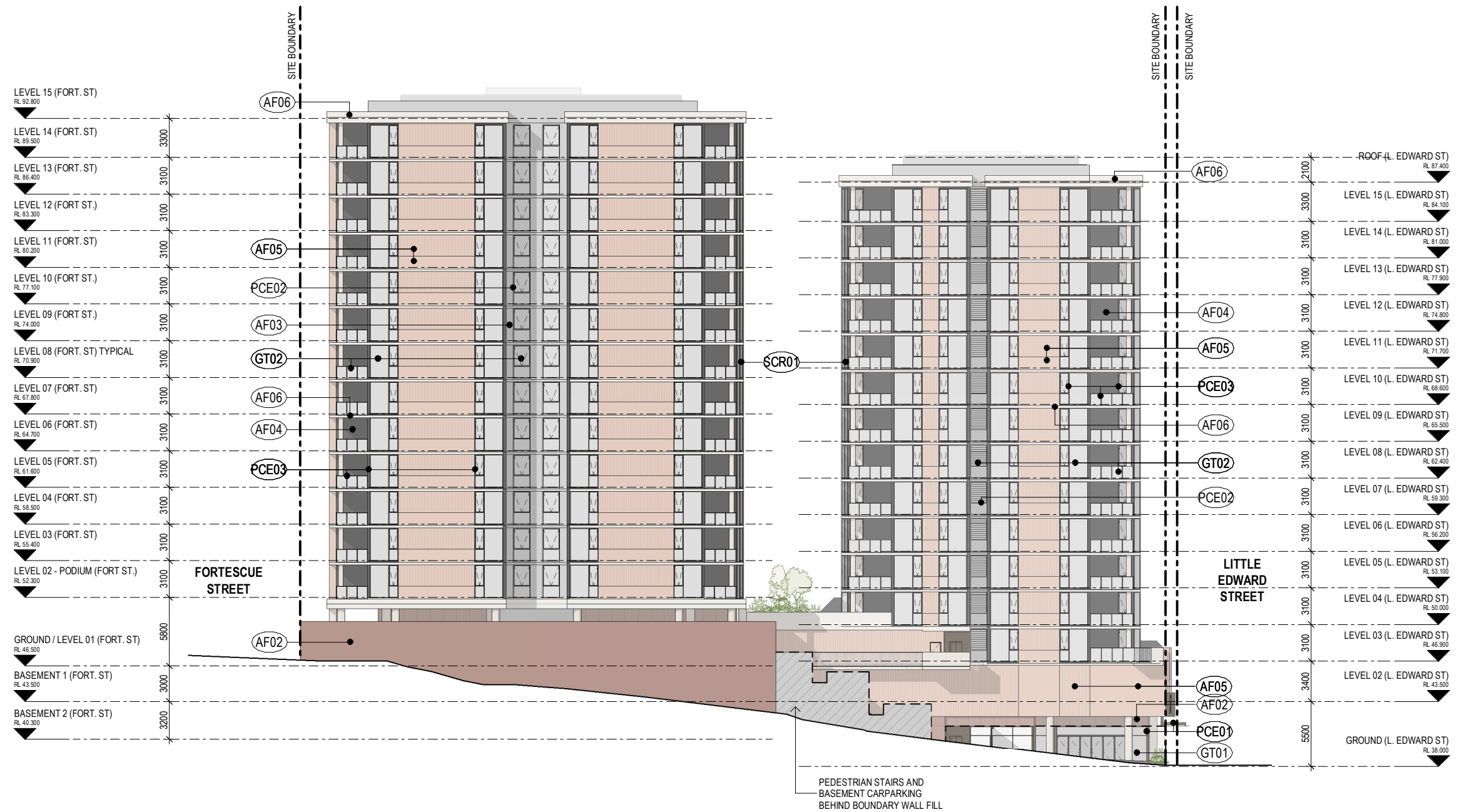
Revisions / A 29.07.2024 DEVELOPMENT APPLICATION CZ Project / FORTESCUE STREET Drawing / EAST & WEST ELEVATION Project No / 223117 Author / CZ Scale: @ A3 / 1 : 400 Drawing No. / DA02.02 A **rothelowman**

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MATERIAL LEGEND			
AF01	APPLIED FINISH 01 - LIGHT	BAL01	BALUSTRADE TYPE 01 - PALISADE
AF02	APPLIED FINISH 02 - DARK BROWN	BAL02	BALUSTRADE TYPE 02 - GLAZED
AF03	APPLIED FINISH 03 - LIGHT GREY	SCR01	SCREEN FINISH TYPE 01 - PERFORATED SCREEN
AF04	APPLIED FINISH 04 - MID GREY	SCR02	SCREEN FINISH TYPE 02 - HORIZONTAL SCREEN
AF05	APPLIED FINISH 05 - LIGHT BROWN	GT01	GLAZING TYPE 01 - CLEAR
AF06	APPLIED FINISH 06 - WHITE	GT02	GLAZING TYPE 02 - LIGHT GREY
PCE01	POWDERCOAT TYPE 01 - BRONZE		
PCE02	POWDERCOAT TYPE 02 - LIGHT GREY		
PCE03	POWDERCOAT TYPE 03 - DARK GREY		

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Revisions / A 29.07.2024 DEVELOPMENT APPLICATION CZ Project / FORTESCUE STREET Drawing / SOUTH ELEVATION Project No / 223117 Author / CZ Scale: @ A3 / 1 : 400 Drawing No. / DA02.03 A **rothelowman**

25 FORTESCUE STREET

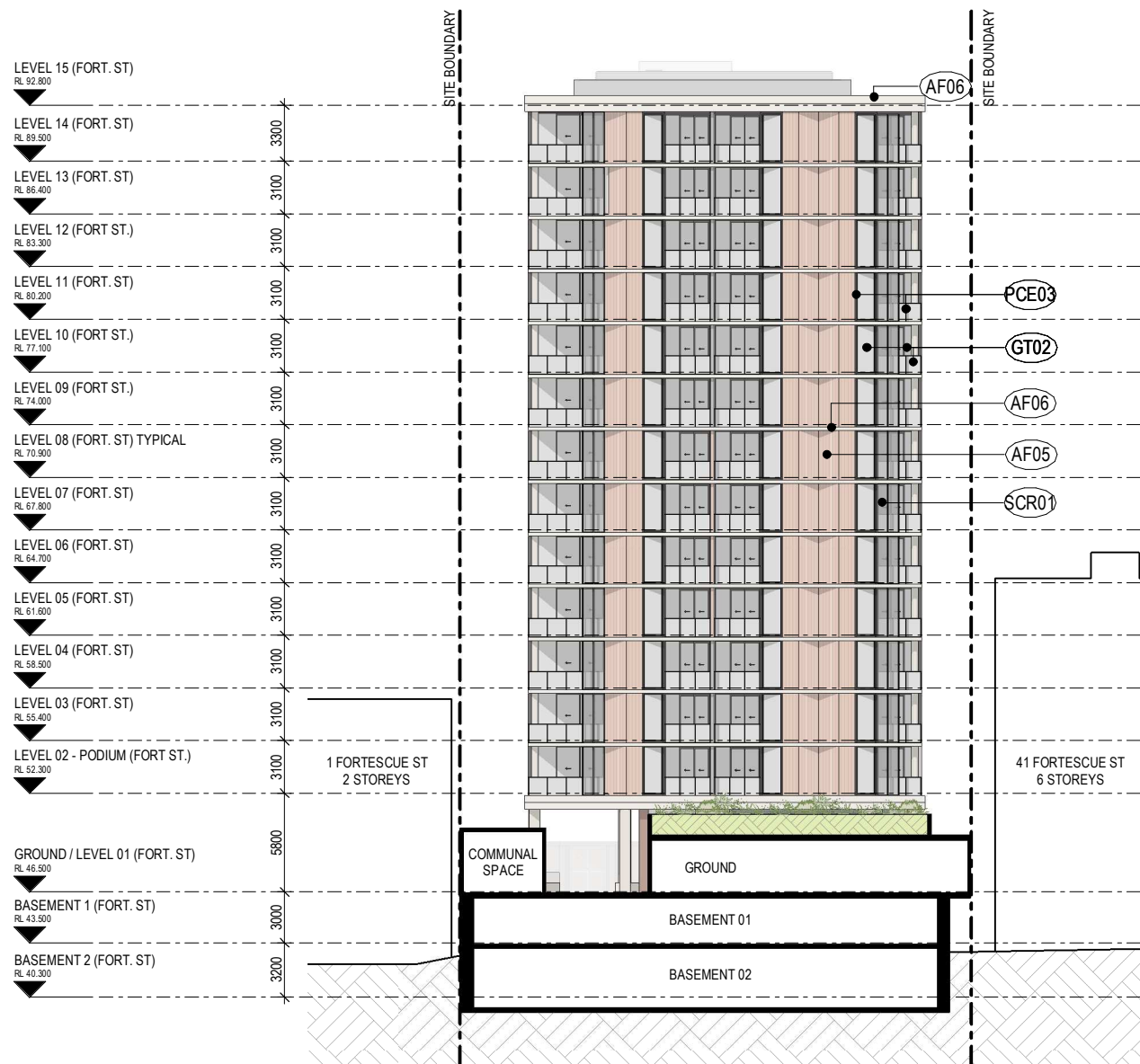
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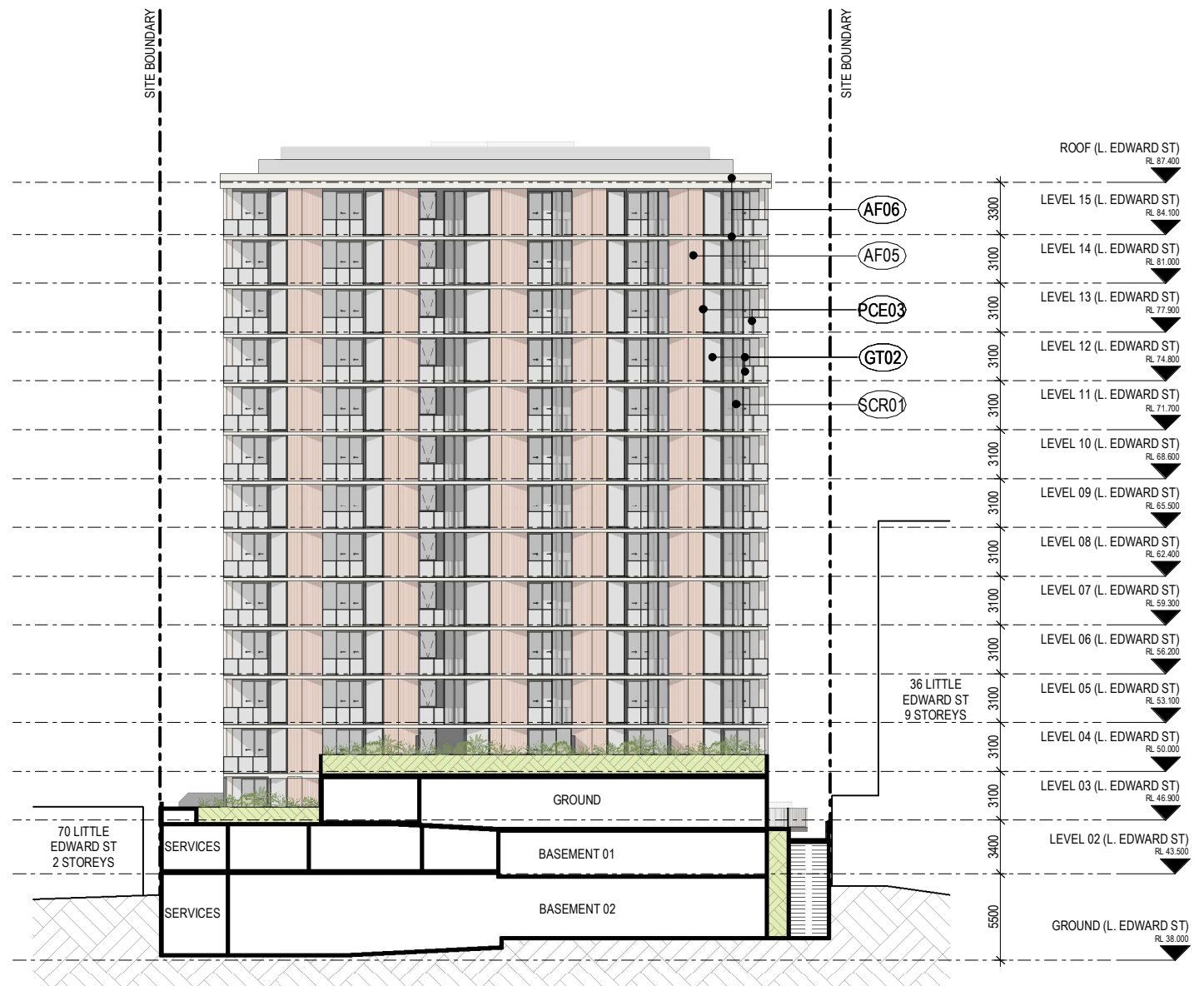
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MATERIAL LEGEND			
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AF02	APPLIED FINISH 02 - DARK BROWN	BAL02	BALUSTRADE TYPE 02 - GLAZED
AF03	APPLIED FINISH 03 - LIGHT GREY	SCR01	SCREEN FINISH TYPE 01 - PERFORATED SCREEN
AF04	APPLIED FINISH 04 - MID GREY	SCR02	SCREEN FINISH TYPE 02 - HORIZONTAL SCREEN
AF05	APPLIED FINISH 05 - LIGHT BROWN	GT01	GLAZING TYPE 01 - CLEAR
AF06	APPLIED FINISH 06 - WHITE	GT02	GLAZING TYPE 02 - LIGHT GREY
PCE01	POWDERCOAT TYPE 01 - BRONZE		
PCE02	POWDERCOAT TYPE 02 - LIGHT GREY		
PCE03	POWDERCOAT TYPE 03 - DARK GREY		

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**INTERNAL EAST ELEVATION**

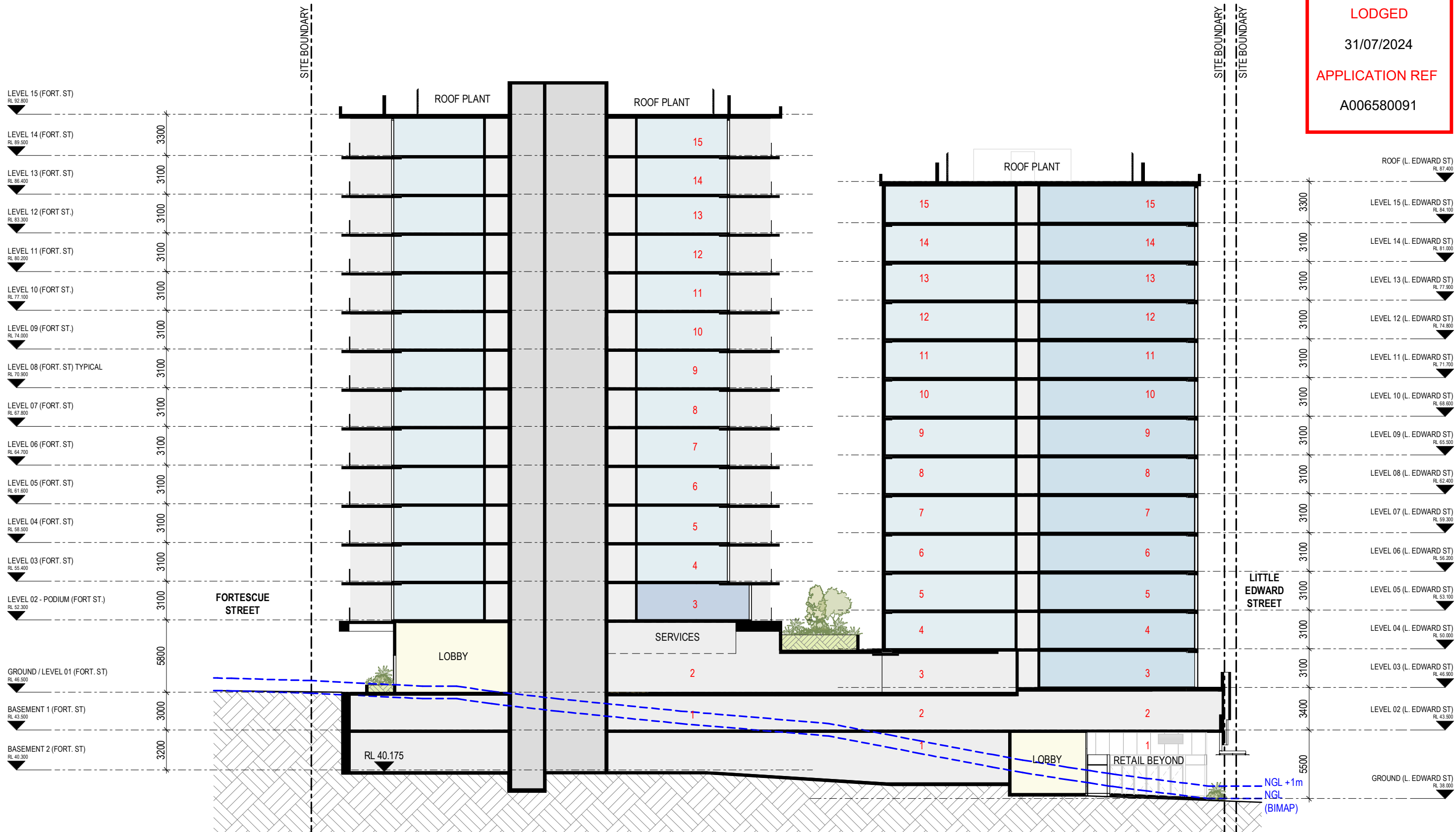


**INTERNAL WEST ELEVATION**

**DEVELOPMENT APPLICATION**

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# DEVELOPMENT APPLICATION

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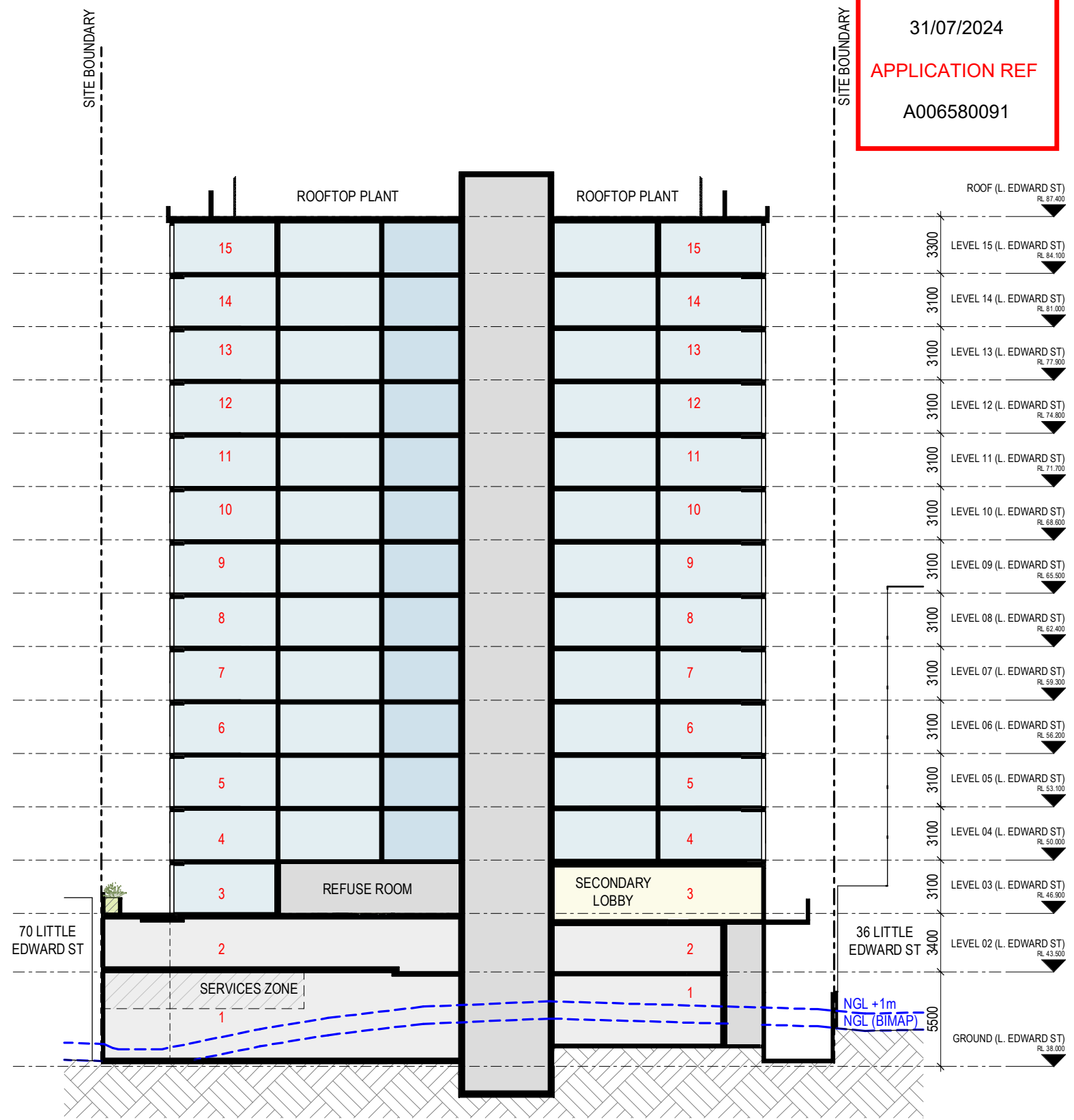
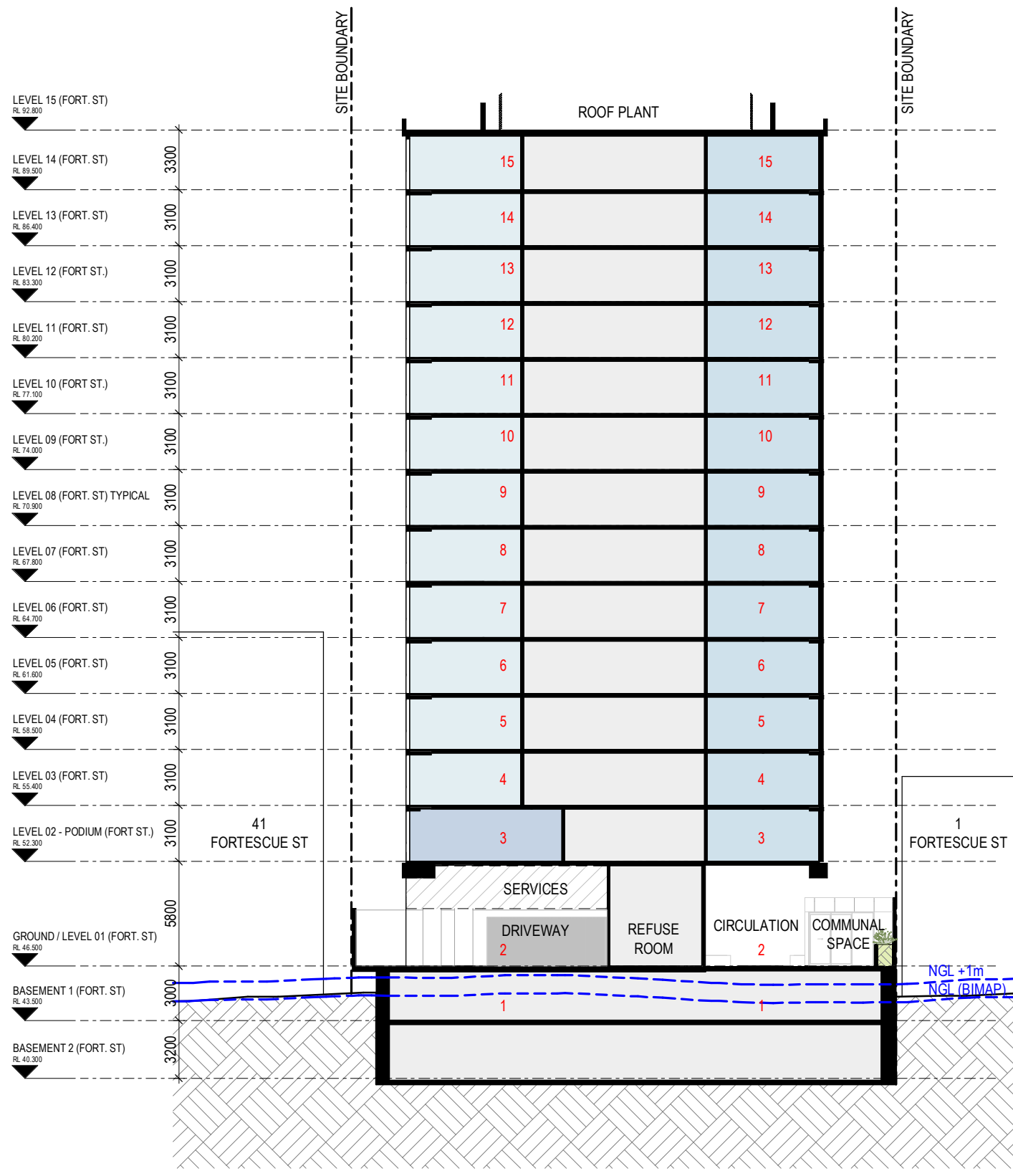
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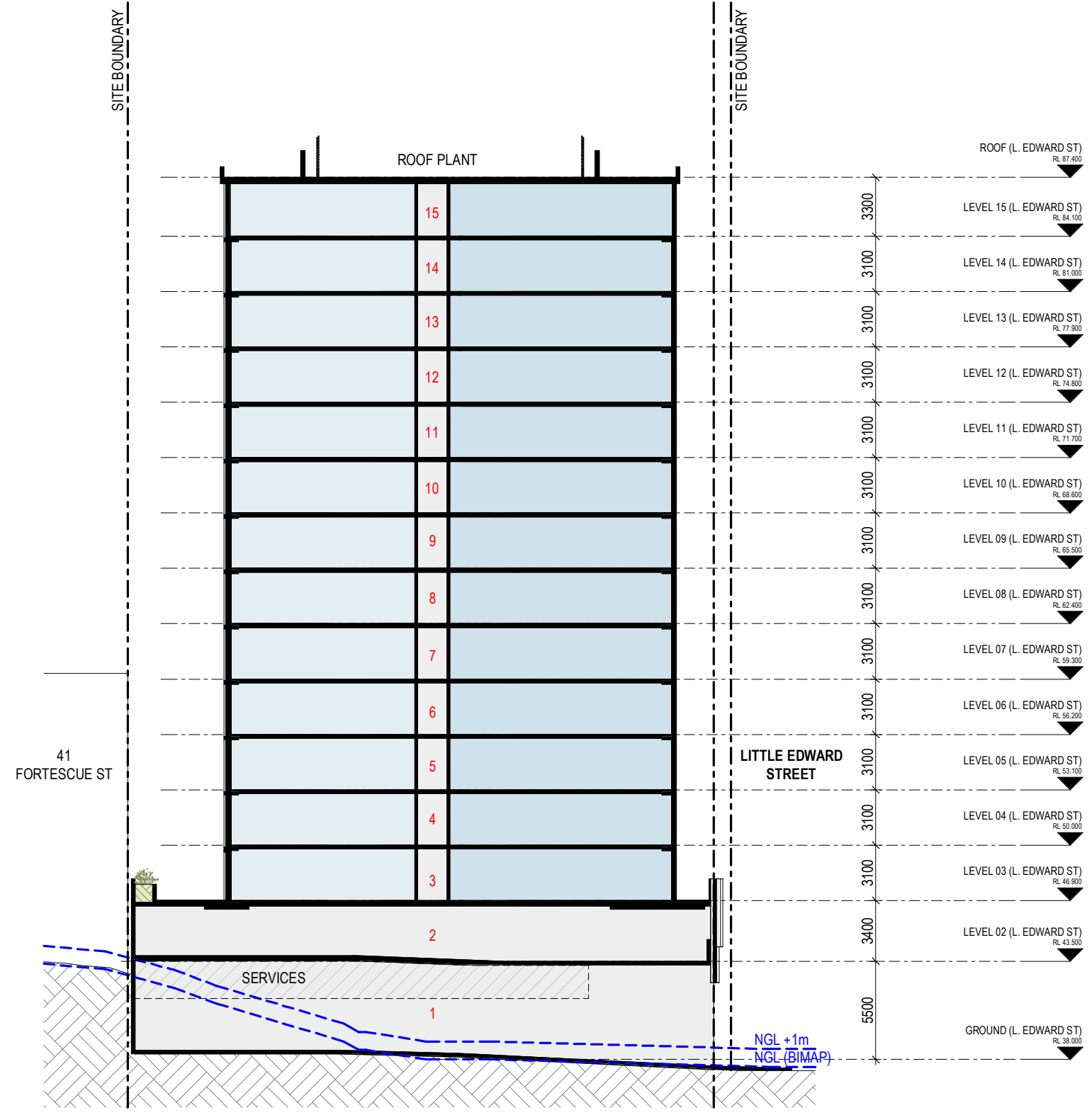
**SECTION B**

**SECTION C**

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# DEVELOPMENT APPLICATION

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**A** **rothelowman**

25 FORTESCUE STREET

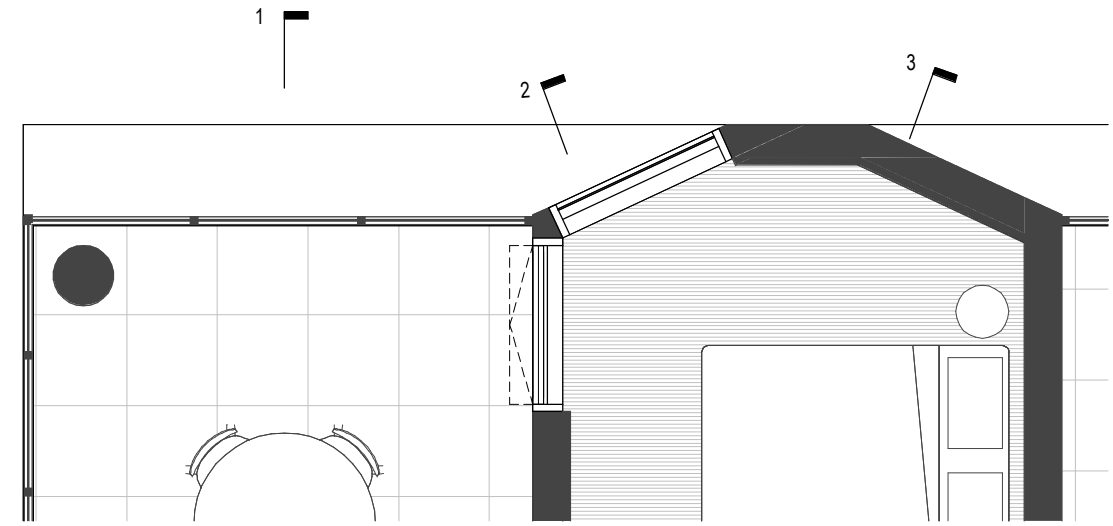
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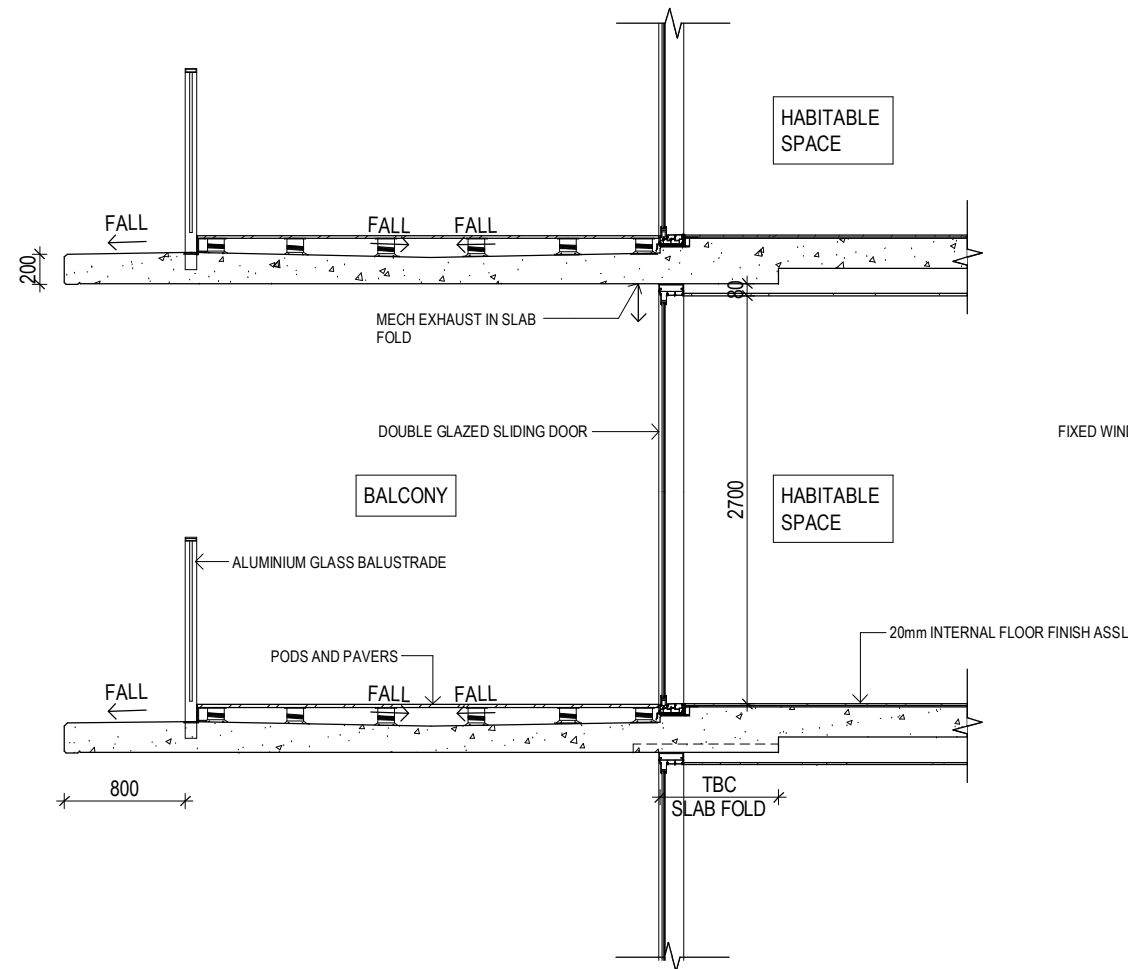
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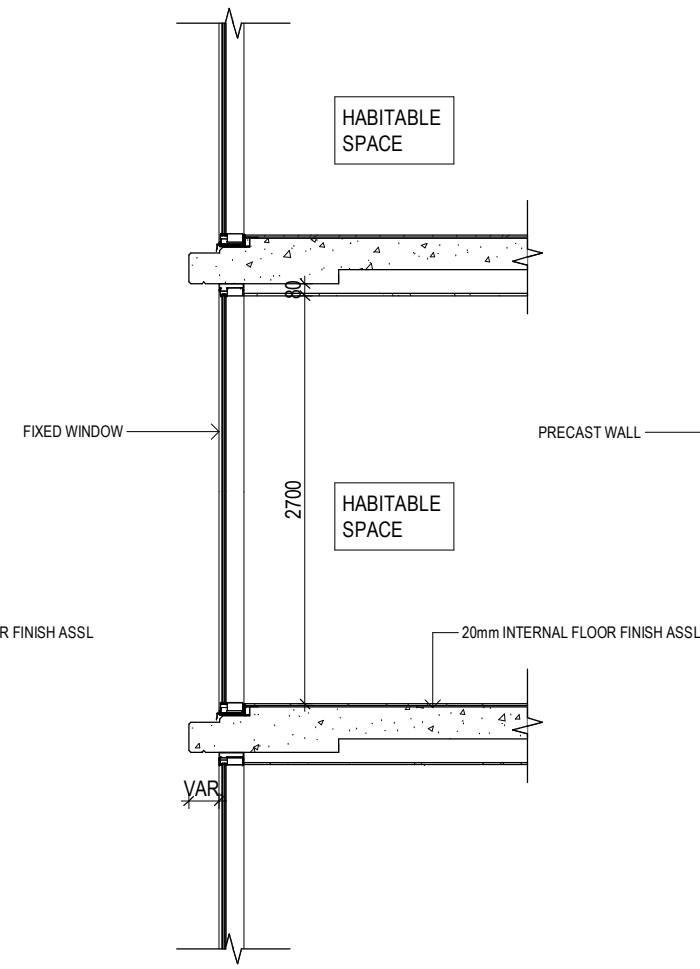
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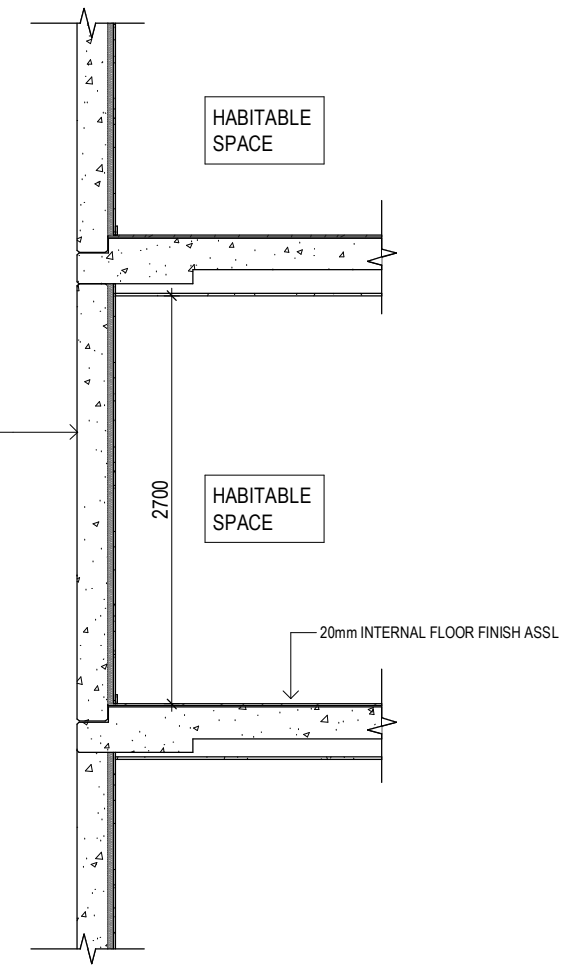
**1 - BALUSTRADE**



**2 - GLAZING**



**3 - PRECAST**



# DEVELOPMENT APPLICATION

Revisions / A 29.07.2024 DEVELOPMENT APPLICATION CZ

Project / **FORTESCUE STREET**

Drawing / **TYPICAL FACADE SECTIONS**

Project No / **223117**

Author / **CZ**

Scale: @ A3 / **1 : 50**

Drawing No. / **DA04.01**

**A**

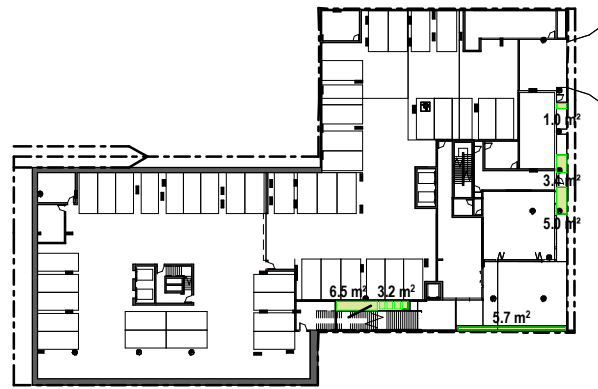
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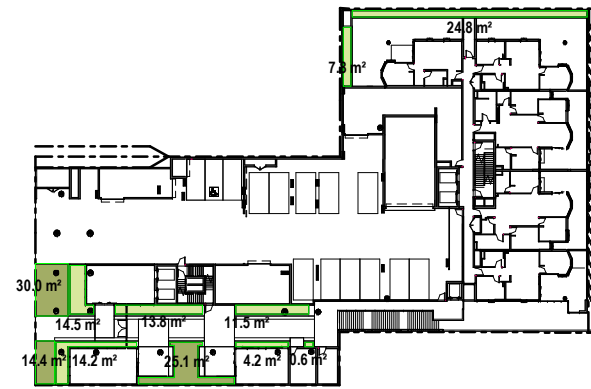
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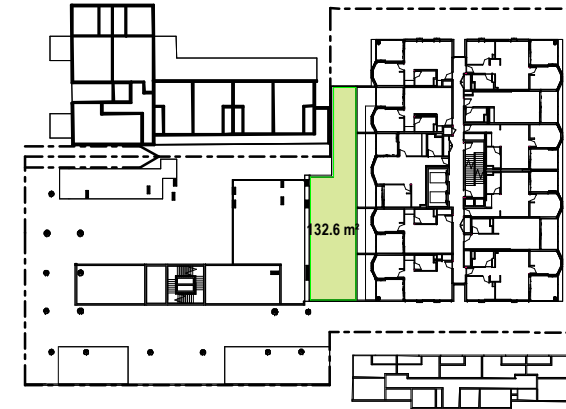
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LANDSCAPING - GROUND / LEVEL 01 (L. EDWARD ST)



LANDSCAPING - GROUND / LEVEL 01 (FORT. ST)



LEVEL 04 (L. EDWARD ST)

LANDSCAPING	
AREA CATEGORY	AREA
DEEP PLANTING	69.5 m <sup>2</sup>
SOFT LANDSCAPING	248.9 m <sup>2</sup>

LANDSCAPED OUTDOOR SPACE		
AREA CATEGORY	AREA	SITE %
COMMUNAL TERRACE	1157.3 m <sup>2</sup>	43%

**NOTE:**  
OUTDOOR SPACE DOES NOT INCLUDE SPACES WHERE MORE THAN 70% OF THE PERIMETER IS ENCLOSED, OR BALCONIES THAT ARE LESS THAN 12M<sup>2</sup>

% OF AREA CALCULATED USING ORIGINAL SITE AREA

COMMUNAL OPEN SPACE		
LEVEL	AREA	% SITE
GROUND / LEVEL 01 (FORT. ST)	343.4 m <sup>2</sup>	12.9%

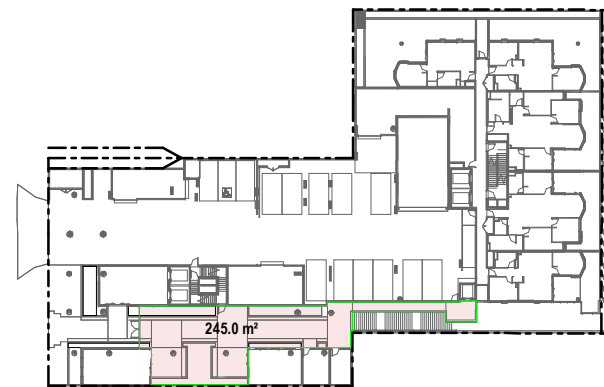
SITE COVER		
LEVEL	AREA	% SITE COVER
LEVEL 08 (FORT. ST) TYPICAL	1588.4 m <sup>2</sup>	59.6%

ORIGINAL SITE AREA = 2,666m<sup>2</sup>  
60% SITE COVER = 1,600m<sup>2</sup>

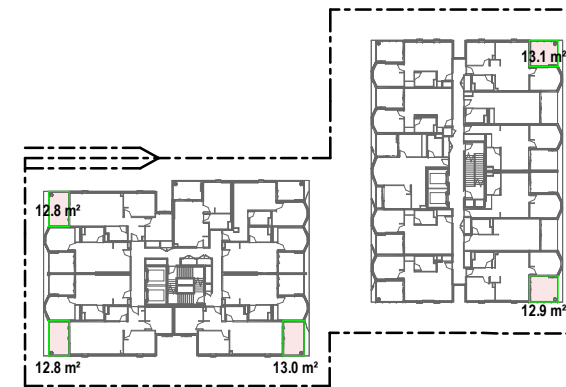
% OF AREA CALCULATED USING ORIGINAL SITE AREA



LANDSCAPED OUTDOOR SPACE - GROUND (L. EDWARD ST)



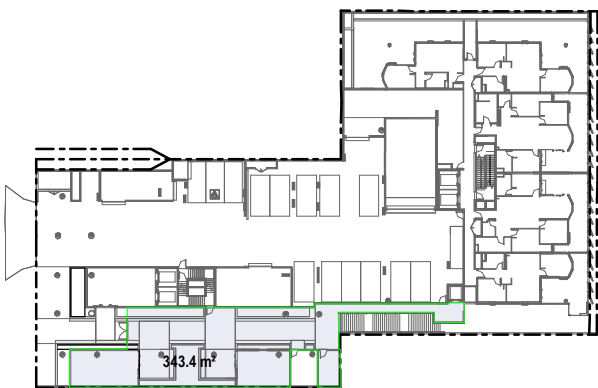
LANDSCAPED OUTDOOR SPACE - GROUND/ LEVEL 01 (FORT. ST)



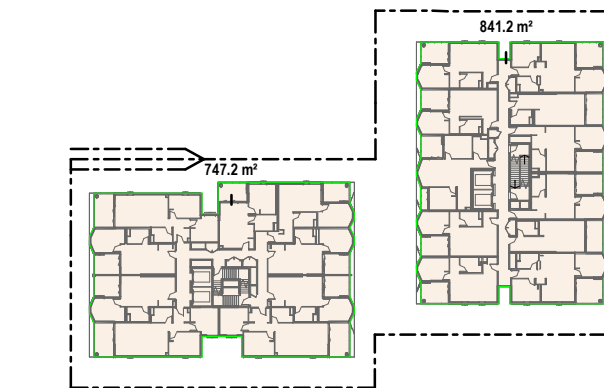
LANDSCAPED OUTDOOR SPACE - LEVEL 8 (FORT. ST.) (TYPICAL)

**BCC SITE COVERAGE DEFINITION:**  
THE PORTION OF THE SITE THAT WILL BE COVERED BY A BUILDING OR STRUCTURE, MEASURED TO ITS OUTERMOST PROJECTION, AFTER THE DEVELOPMENT IS CARRIED OUT, OTHER THAN A BUILDING OR STRUCTURE, OR PART OF A BUILDING OR STRUCTURE, THAT IS:

- IN A LANDSCAPED OR OPEN SPACE AREA, INCLUDING, FOR EXAMPLE, A GAZEBO OR SHADE STRUCTURE; OR
- A BASEMENT THAT IS COMPLETELY BELOW GROUND LEVEL AND USED FOR CAR PARKING; OR
- THE EAVES OF A BUILDING; OR
- A SUN SHADE



COMMUNAL OPEN SPACE - GROUND / LEVEL 01 (FORT. ST)



SITE COVER - LEVEL 8 (FORT. ST.) (TYPICAL)

**BCC DS**  
**LODGED**  
 31/07/2024  
**APPLICATION REF**  
 A006580091

# DEVELOPMENT APPLICATION

Revisions / A 29.07.2024 DEVELOPMENT APPLICATION CZ Project / FORTESCUE STREET Drawing / COMMUNAL AMENITY, LANDSCAPING & SITE COVER Project No / 223117 Author / CZ Scale: @ A3 / 1 : 1000 Drawing No. / DA06.10

25 FORTESCUE STREET

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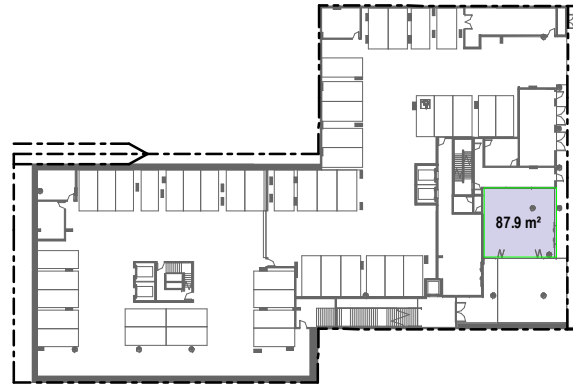
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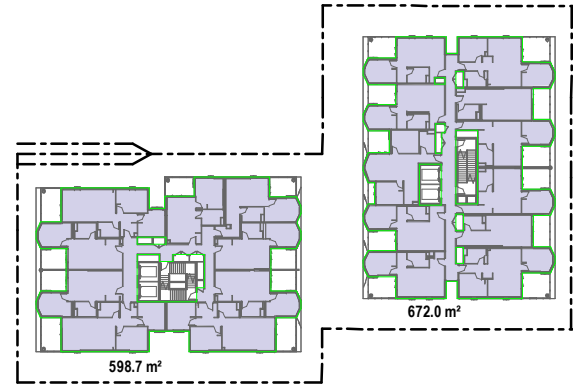
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Melbourne, Perth, Sydney  
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GFA - GROUND / LEVEL 01 (L. EDWARD ST)



GFA - LEVEL 08 (FORT ST.) (TYPICAL)

GROSS FLOOR AREA	
LEVEL	AREA
GROUND (L. EDWARD ST)	87.9 m <sup>2</sup>
LEVEL 08 (FORT. ST) TYPICAL	1270.7 m <sup>2</sup>

**BCC GROSS FLOOR AREA DEFINITION:**

FOR A BUILDING, THE TOTAL FLOOR AREA OF ALL STOREYS OF A BUILDING, MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS AND THE CENTRE OF ANY COMMON WALLS OF THE BUILDING, OTHER THAN AREAS USED FOR:

- (A) BUILDING SERVICES, PLANT OR EQUIPMENT; OR
- (B) ACCESS BETWEEN LEVELS; OR
- (C) GROUND FLOOR PUBLIC LOBBY; OR
- (D) A MALL; OR
- (E) PARKING, LOADING AND MANOEUVERING OF VEHICLES; OR
- (F) UNENCLOSED PRIVATE BALCONIES WHETHER ROOFED OR NOT.

**BCC DS**  
**LODGED**  
 31/07/2024  
 APPLICATION REF  
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# DEVELOPMENT APPLICATION

Revisions / A 29.07.2024 DEVELOPMENT APPLICATION CZ Project / FORTESCUE STREET Drawing / GFA Project No / 223117 Author / CZ Scale: @ A3 / 1 : 1000 Drawing No. / DA06.11

25 FORTESCUE STREET

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