

MANNING





RETHINKING THE QUEENSLANDER  
FOR THE NEXT GENERATION







33 Manning has been designed to reflect the scale and function of the traditional Queenslander within a high-rise living community.

Maintaining the essence and amenity of a single residence within a multi-dwelling development, the residences reconcile contemporary urban living patterns and an enduring design language.

33 Manning is a collection of homes that intrinsically connect to their surrounds within Milton, Brisbane's neighbourhood of next.







PADDINGTON

SUNCORP STADIUM

AIRPORT

XXXX BREWERY

MILTON TRAIN STATION

M

BRISBANE CBD

GALLERY OF MODERN ART (GOMA)

STATE LIBRARY

QUEENSLAND ART GALLERY

MILTON FERRY TERMINAL

QUEEN'S WHARF

THE WHEEL OF BRISBANE

SOUTH BRISBANE

WEST END



FOOD AND DRINK

- 01 XXXX Brewery
- 02 Bunker Coffee
- 03 The Scratch Bar
- 04 Mongrel Bar
- 05 Arrivederci Pizza
- 06 Tuk Tuk Restaurant & Bar
- 07 La Dolce Vita Ristorante
- 08 Milton Common
- 09 Neighbour
- 10 Whisk & Ladle Cafe
- 11 My Friends Cafe Bistro
- 12 Bessa Coffee
- 13 Newstead Brewing
- 14 Warehouse 25
- 15 Lune Croissanterie
- 16 Southside
- 17 Grey Street Dining Precinct

WELLNESS

- 18 Anytime Fitness
- 19 Bohdi Yoga
- 20 The Movement Standard
- 21 Dawn Athletic
- 22 Roy Emerson Tennis Centre
- 23 anyBODY Pilates
- 24 Urban Climb
- 25 Studio 99

RETAIL

- 26 Mary Ryan's Books, Music & Coffee
- 27 The Modern Furniture Store
- 28 The Plant Bunker
- 29 SWOP Clothing Exchange
- 30 Open House

CULTURE

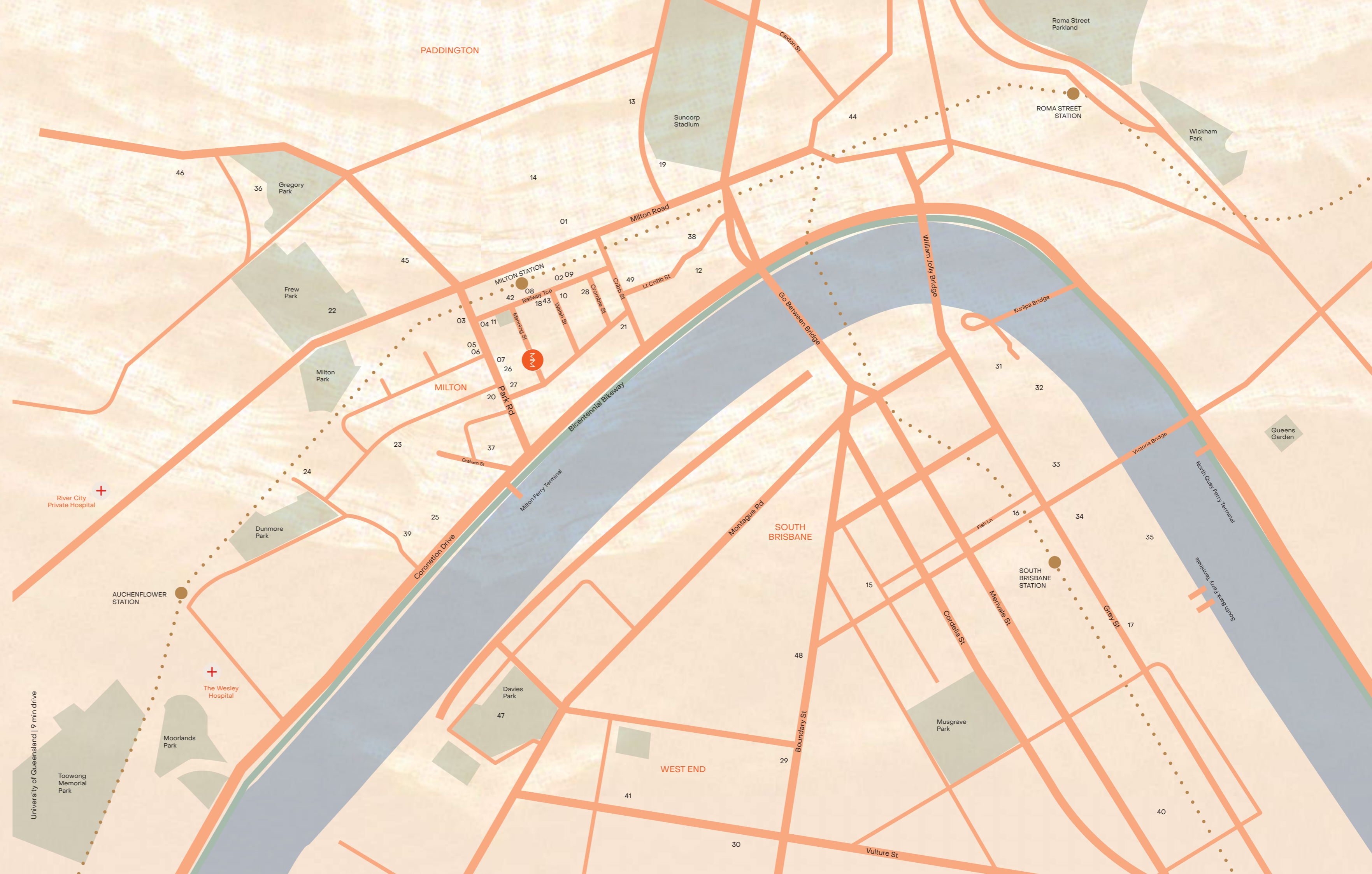
- 31 GOMA
- 32 State Library of Queensland
- 33 Queensland Museum
- 34 Queensland Performing Arts Centre
- 35 The Wheel of Brisbane

EDUCATION

- 36 Milton State School
- 37 Edge Early Learning
- 38 API Childcare Centre
- 39 Hubbard School
- 40 TAFE South Bank Campus
- 41 West End State School

AMENITIES

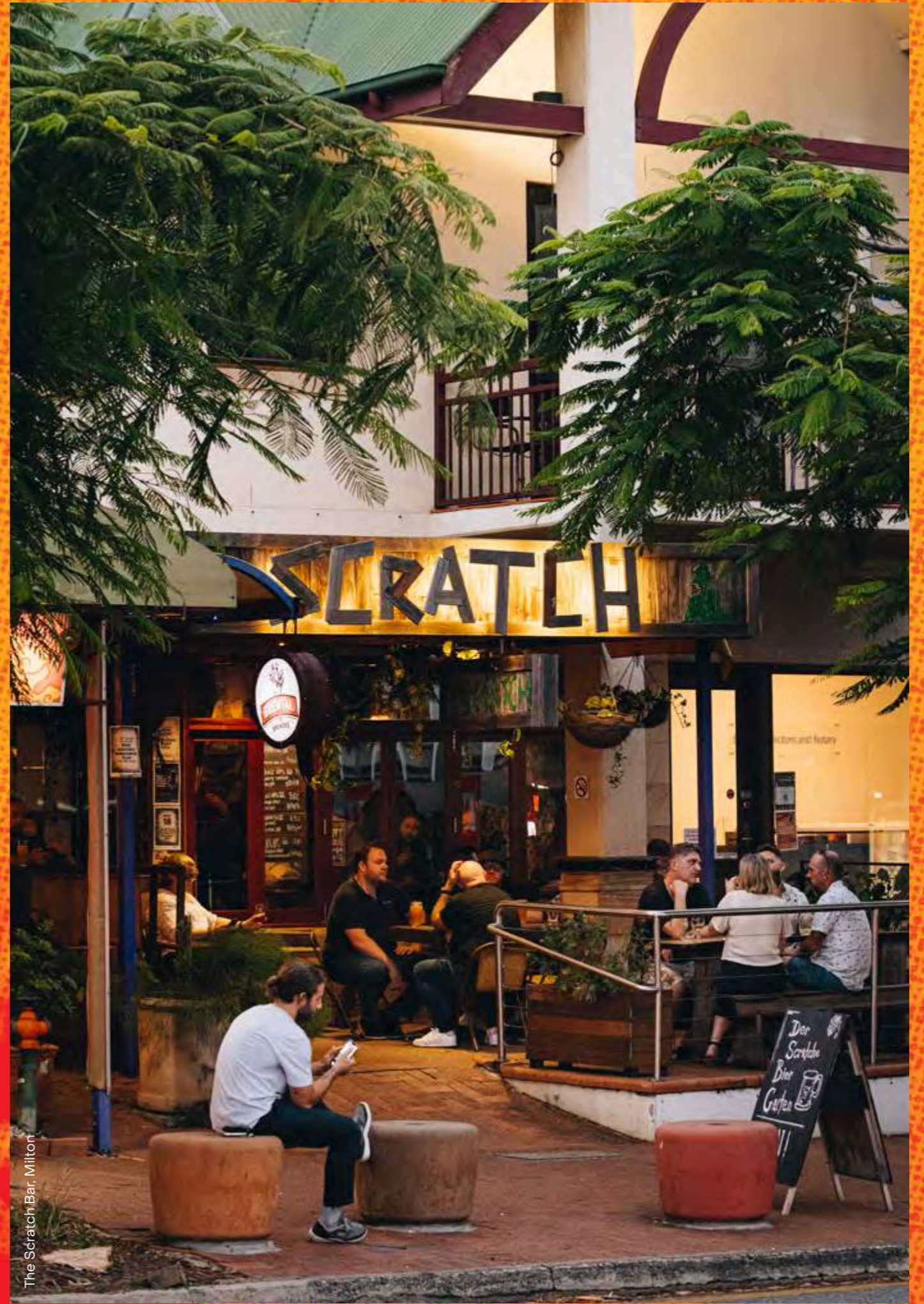
- 42 Australia Post
- 43 Night Owl
- 44 The Barracks Shopping Centre
- 45 Milton Village
- 46 Rosalie Village & Gourmet Market
- 47 West End Markets
- 48 West Village Shopping Precinct
- 49 Milton Markets








Suncorp Stadium, Milton



The Scratch Bar, Milton





DAILY

REMEDY

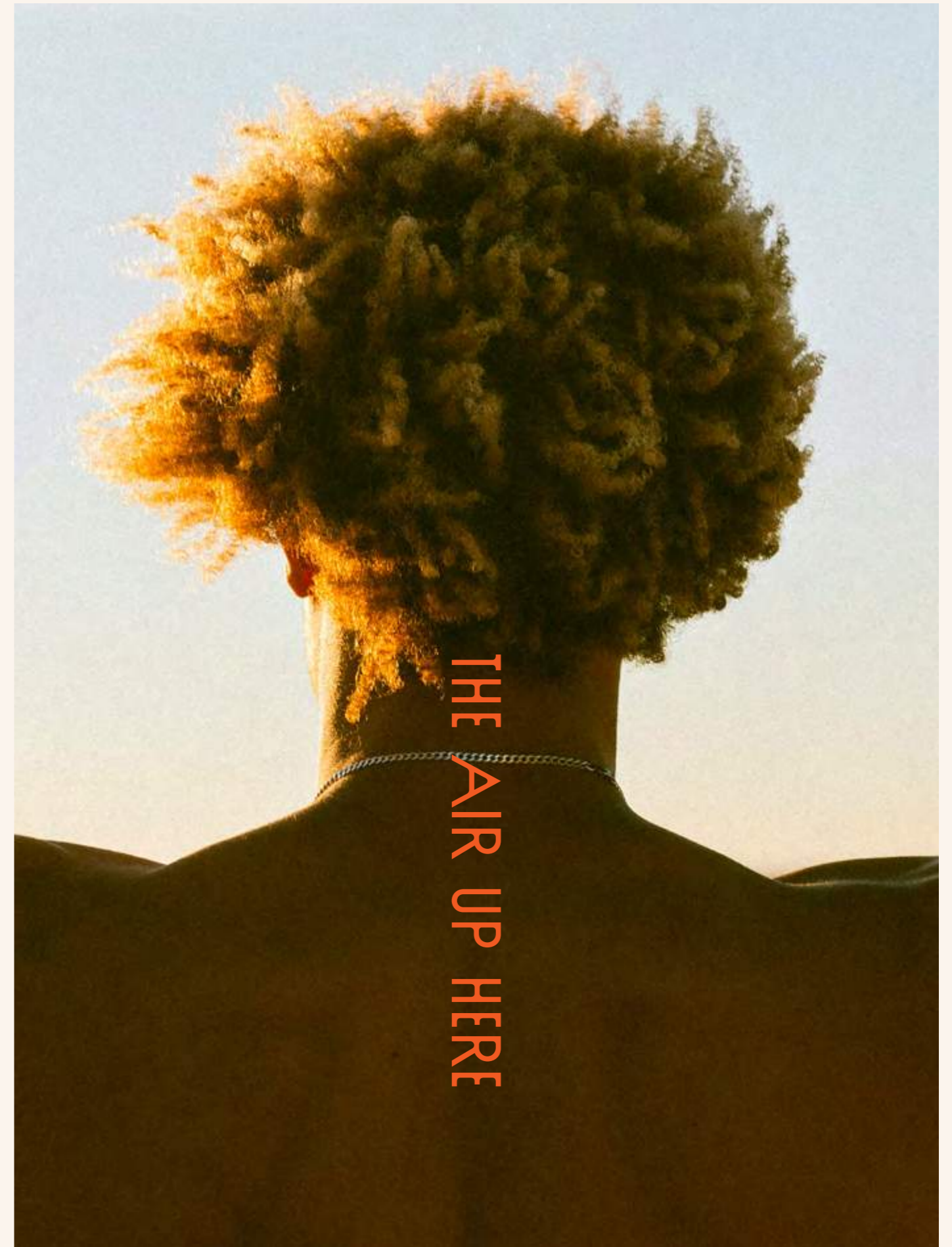







The rooftop experience at 33 Manning has been conceived to support the daily rituals of an inner-urban lifestyle.

Exceptional views from the luxurious pool pointing from Mount Coot-tha to the Brisbane CBD, a sauna and the verdant landscaping of the zen garden provide an abundance of choice between mindful moments and active pursuits enriching a lifestyle dedicated to wellbeing. Private spaces for indoor or outdoor dining with full kitchen and BBQ facilities encourage moments of social connectedness, and the rooftop lounge and workspace allow residents the opportunity to work from home, whilst maintaining defined boundaries between work and home life.





A top-down view of a dining table with a white plate, a glass of water, a fork, and a small bowl. The table is covered with a brown, textured cloth. The text is overlaid on the table in white, uppercase letters.

ENJOY YOUR RITUALS  
PRIVACY AND OPEN  
THE COMFORT OF  
A D D R E S S

OF FITNESS, RELAXATION,  
AIR LIVING FROM  
YOUR OWN RESIDENTIAL







REFLECTING BRISBANE'S  
BEAUTY AND  
PROVEN WELLNESS  
DESIGN, A GARDEN  
GATHER OR BASK IN  
ESSENTIAL CONNECTION  
PLACE ALLOWS  
DESCEND FOR A SMALL

SURROUNDING NATURAL  
LEVERAGING THE LONG  
BENEFITS OF BIOPHILIC  
IN THE SKY IS A PLACE TO  
SOLITUDE. PROVIDING AN  
TO NATURE, THIS VERDANT  
WELLNESS AND STILLNESS TO  
MOMENT EVERY DAY








A close-up photograph of a hand holding a pen nib, poised to write on a document. The hand is in shadow, while the pen nib and the document are brightly lit. The document has faint, illegible text visible. The overall mood is one of precision and focus.

SENSE OF PLACE





Gesturing the enduring resonance of the traditional Queenslander, 33 Manning brings a sense of modernity to a design language entirely aligned to Queensland's subtropical climate while transforming it for contemporary living.

Designed by Rothelowman, the result is an effortlessly sophisticated selection of 1, 2 and 3 bedroom homes and penthouses designed to enhance inner-city living, and elevated by panoramic views across the Brisbane River and city skyline.

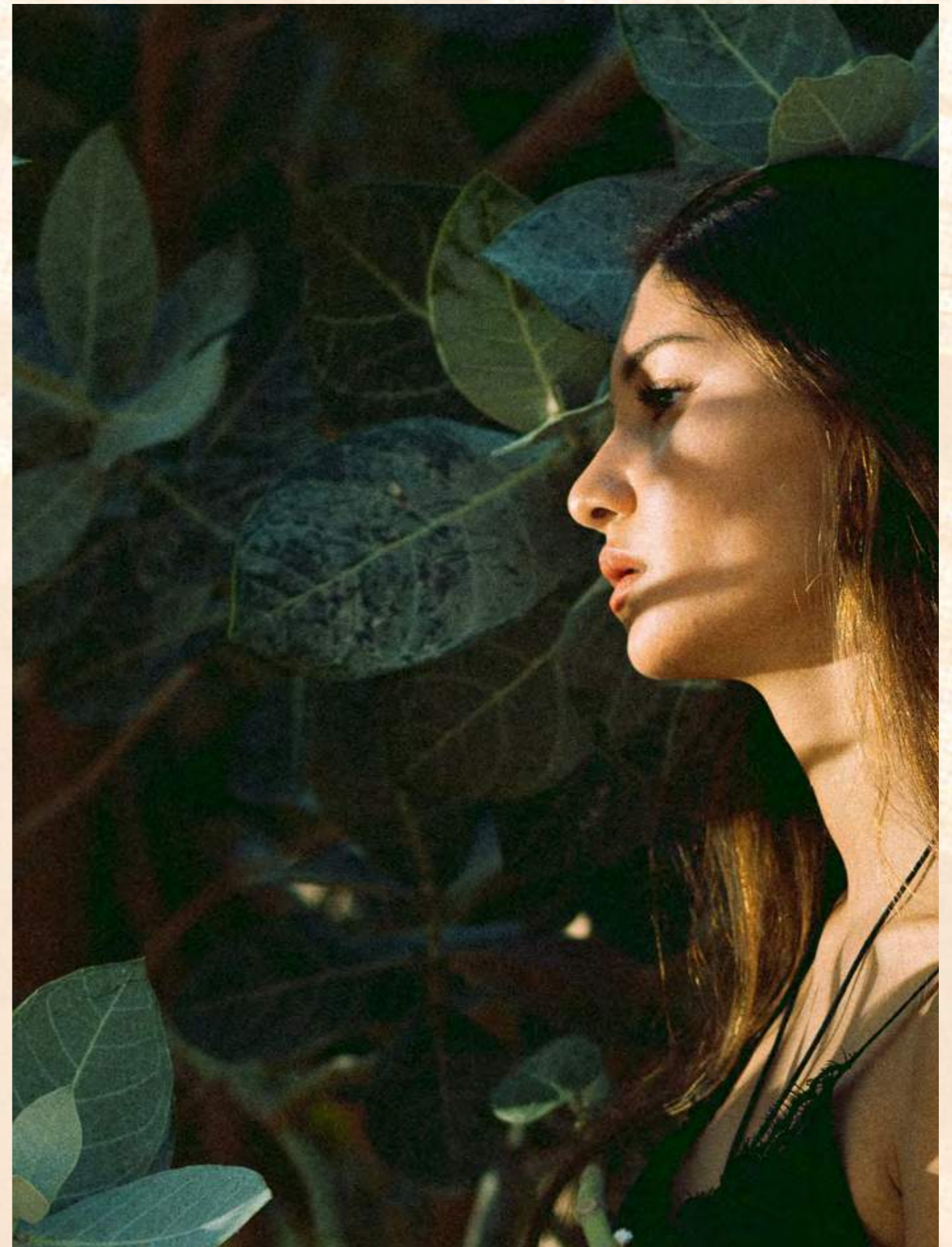






Clean lines, natural materials and a dedication to celebrating the elements has led to the realisation of free flowing apartments distinguished by indoor-outdoor living and an abiding dialogue with nature.

Expansive balconies are an open embrace to the sunlight and temperate climate that give Brisbane its allure. Cooling cross breezes reach into every interior space while operable thresholds between inside and out filter the sun without compromising panoramic views.



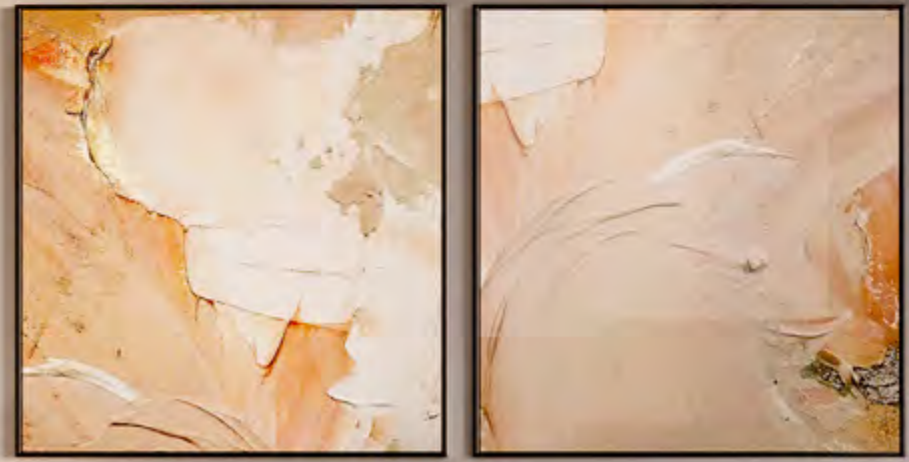




















DISTILLED AESTHETICS  
NEUTRAL FINISHES  
TO RENDER SPACES

AND TACTILE YET  
INSTILL QUIETUDE  
OF MEDITATIVE CALM



Bathrooms are tranquil spaces designed to support daily rituals.



Anchored by a warm and calming ambience expressed through clean compositions and natural materials, aesthetics temper the senses after a long day to support a mental and physical unwinding.



Typical Residence Bathroom

Artist Impression







M E E T M E I N  
M I L T O N





Arrivederci Pizzeria, Milton



XXXX Brewery, Milton



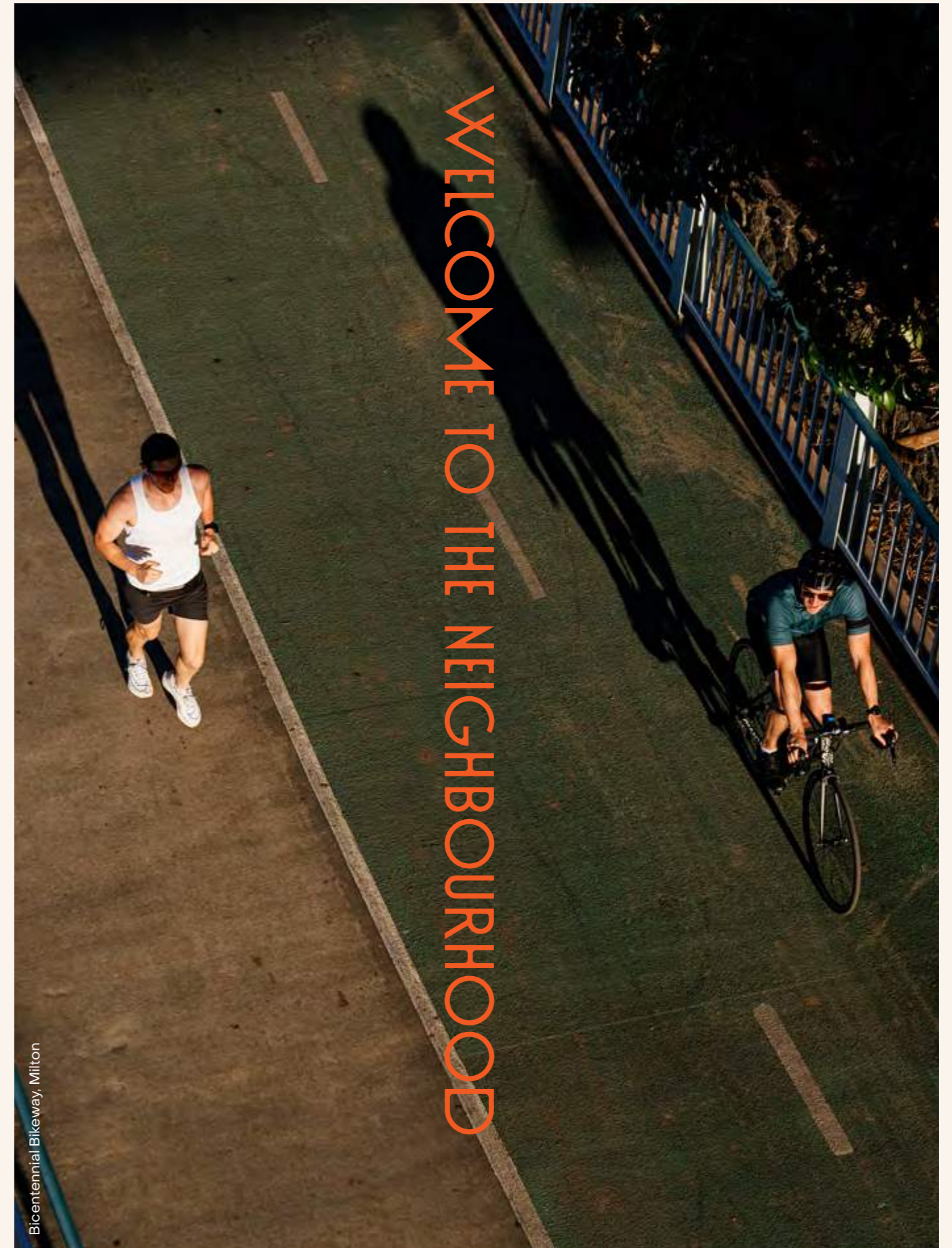
Welcome to Milton, a lively neighbourhood  
in the midst of a considered reawakening.

One that encapsulates the vibrancy  
of a thriving locale while celebrating  
the creativity of its people, its hyper-  
connectivity to downtown Brisbane,  
and a gentle tempering of its urban  
milieu where it meets the verdant  
banks of the Brisbane River.

Nestled between the established,  
blue chip suburbs of Paddington,  
West End and South Brisbane, and  
mere moments from Brisbane's CBD,  
33 Manning is perfectly situated,  
offering its residents a lifestyle that  
mediates seamlessly between social  
connection, cultural ambience and  
holistic wellness.

Bicentennial Bikeway, Milton

WELCOME TO THE NEIGHBOURHOOD







As Milton embraces the momentum of its renaissance, a reconciliation between its grass roots origins and mindful evolution has created a unique neighbourhood spirit with a strong sense of belonging.





Milton Markets, Milton



Mongrel Bar, Milton



The Plant Bunker, Milton

With a downtown vibe that mixes microbreweries, rum distilleries and coffee bunkers within the residential landscape, an enchanting ambience is cultivated as the area transforms for a brand new era.

Harnessing a village-like atmosphere with a kaleidoscope of cultures conversing through food, shared traditions and the artisanal outcomes of the many makers who live and work here, a tangible richness lays upon the dense urban environment.

With people as its cornerstone, Milton is stepping up to demonstrate the enduring appeal of city living without compromising on the engaging trilogy of social connectedness, wellness amenity and wide open green space.





THE NEIGHBOURHOOD OF NEXT

MAKING  
MILTON





# THE NEIGHBOURHOOD

Southside, South Brisbane

Fish Lane, South Brisbane

Milton's proximity to Paddington, West End, South Bank and The Valley connect its residents to a heady array of world-class dining, day and night markets, myriad cafes and an engaging retail scene which supports local and international brands alike.





# THE NEIC

In and around Milton, a fast evolving dining culture has come to include some of Brisbane's favourite establishments. Southside is an urban oasis serving an indulgent array of East Asian cuisine in South Brisbane. In nearby Paddington, Noir and NOTA introduce notes of exclusivity balanced by the pop-up ambience of Paddington Social. In the West End, Catchment Brewing Co. continues the heritage of brewing which began in 1886, mediating between some of the cities best coffee roasters and rum distilleries.

Fish Lane, South Brisbane

Bar Brutus, South Brisbane





THE NEIGHBOURHOOD



NOTA, Paddington



Icon Coffee, CBD



Noir, Paddington



Lil' Gypsy Van, Paddington





THE NEIC

Fish Lane, South Brisbane

Southside, South Brisbane





# THE NEW



Fish Lane, South Brisbane



Mount Coot-tha Botanic Gardens

Defined by its lush natural beauty, Brisbane is a city that has retained harmony between its built and natural environments. Woven throughout the urban milieu are expanses of green space which intrinsically reflect the ever present subtropical density of Mount Coot-tha. Myriad pocket parks work in gentle accord with the sweeping grace of the Botanic Gardens and Roma Street Parkland which are perfectly situated for a picnic lunch, an after work run or a simple moment of respite.







THE NED



Mount Coot - The Botanic Gardens



Roma Street Parkland



Roma Street Parkland



THE NEIC



SOBA, West End





# THE NEIGHBOURHOOD

Local and international retail brands are represented throughout Milton and its surrounding neighbourhoods, heralding a global shopping experience across various platforms. From Milton and West End Markets to the high street indulgence of The Valley's James Street precinct and everything in between. Local makers and sustainable practices are demonstrated throughout, pushing the boundary of the retail space and joining the global community of a fashion forward new guard balancing creativity and environmental wellbeing.





THE NEIC



West End Markets, West End



SWOP Clothing Exchange, West End



Milton Markets, Milton





THE NEIC



FINEPRINTCO, Foritude Valley

Fish Lane, South Brisbane





# THE NEIC



Fish Lane, South Brisbane



Firmly cementing itself as a culture capital, Brisbane City supports an award-winning array of architecture, arts programs, exhibitions and events which bring focus to the cities recognition of the relationship between the arts and a wellness inspired lifestyle. Milton rests at the beating heart of a day-to-night creative landscape with GOMA, Queensland's Performing Arts Centre, Lefty's Music Hall and Fish Lane's immersive atmosphere to name but a few.



Queensland Performing Arts Centre







THE NEIC



The Wheel of Brisbane, South Brisbane



Street Art



State Library of Queensland

Fish Lane, South Brisbane





THE NEIGH

LEFTYS

Leftys Music Hall, Petrie Terrace

Fish Lane, South Brisbane





THE NEIC

Fish Lane, South Brisbane

NOTA, Paddington





PROJECT

TEAM



# Goldfields

Developer

Progressive Melbourne-based developer Goldfields is distinguished for its benchmark setting developments and performance in the industry.

The group's expertise spans multiple facets of property development including residential apartments, townhouses, master-planned land communities and mixed-use projects. In each case, the combination of sophisticated environments and refined design aesthetics elevates projects to landmark status.

In collaborating with visionary architects, Goldfields has delivered precinct-shaping projects to the market, revitalising under-appreciated city pockets in the process and transforming them into desirable destinations where people want to live, work and play.

For over 20 years, ICON Developments has become a leader in crafting and delivering a diverse range of residential and commercial projects across Australia and New Zealand.

The team takes pride in ensuring our developments create value and exceed in design excellence, becoming iconic projects that will stand the test of time. ICON Developments is unique with its capabilities spanning three pillars; direct development, strategic joint ventures with well-regarded partners, and finance solutions, together forming a portfolio of medium to large scale projects. ICON Development's Australasian operations are backed by the expertise of Kajima Group, one of Japan's largest real estate and construction companies.



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# rothelowman

Architect

Through radical exploration Rothelowman finds extraordinary solutions to the cultivation of Australia's built urban environment. Through the lens of architecture, interior design and urban planning, the multi-disciplinary team creates human-focused spaces – bolstered by the values of sustainability, identity and belonging.

Established in 1991 and led by respected architects and industry specialists, Rothelowman is a dynamic and visionary firm that is helping to shape Australia's commercial and residential landscape to create long-term value for clients and the broader community.

Informed by an intelligence-driven approach the brand is known for creating high-quality, innovative designs across various sectors and project types throughout Australia.



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Location photography by Jake Roden.

