



# The Cullen

DEVELOPMENT APPLICATION

JULY 2022



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# location

chapter 01





5 min walk

portside wharf shopping mall

2 min walk

site

lores bonney riverwalk

riverside promenade

hamilton park

portside wharf shopping mall

bretts wharf ferry terminal

northshore riverfront event space



PLAYGROUND  
DOG PARK

HERCULES STREET  
PARK

NORTHSHORE WAY

HERCULES STREET

HERCULES STREET

SITE

RIVER VIEWS

CONNECTION TO PORTSIDE  
WHARF SHOPPING MALL

RIVER VIEWS  
ABOVE LEVEL 15

PORTSIDE WHARF

CRUISE TERMINAL

# design drivers

chapter 02





the sophisticated  
newcomer.

the place to be

# industrial inspiration

celebrate the location

celebrate the sites heritage







timeless.

classic and elegant design details

# design thinking

chapter 03

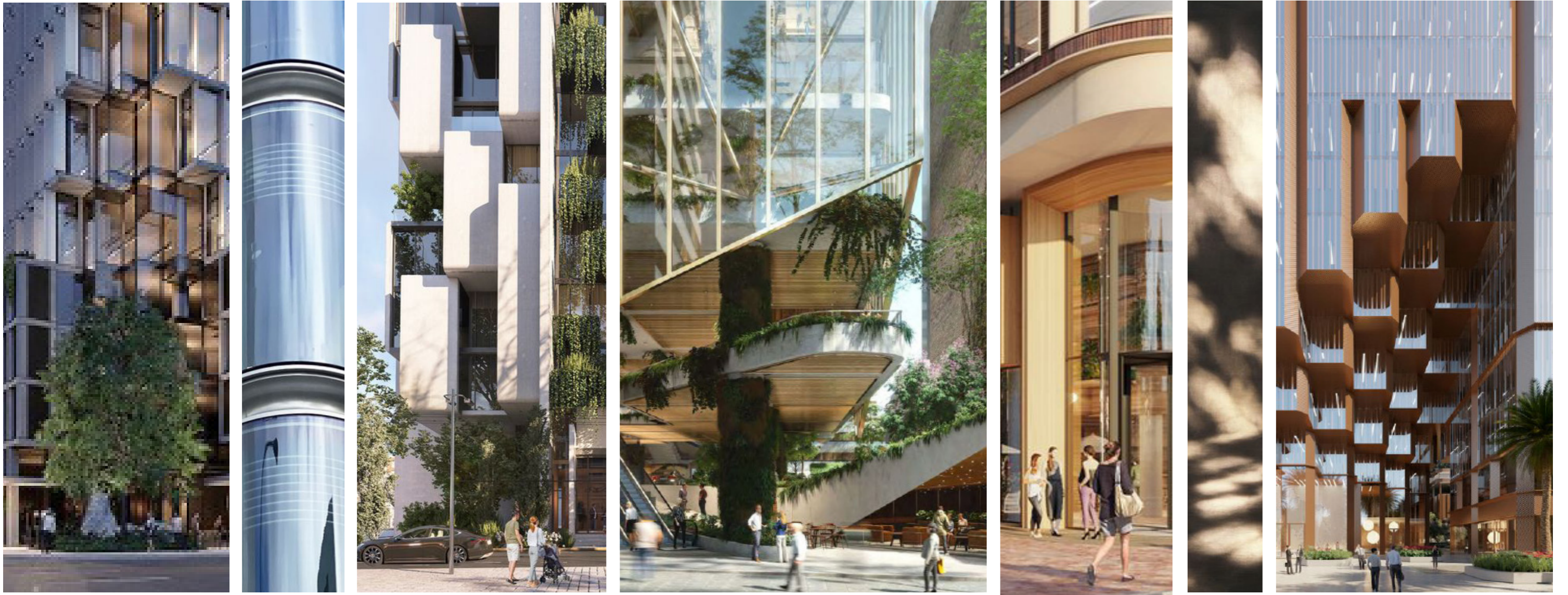


# a nod to the past



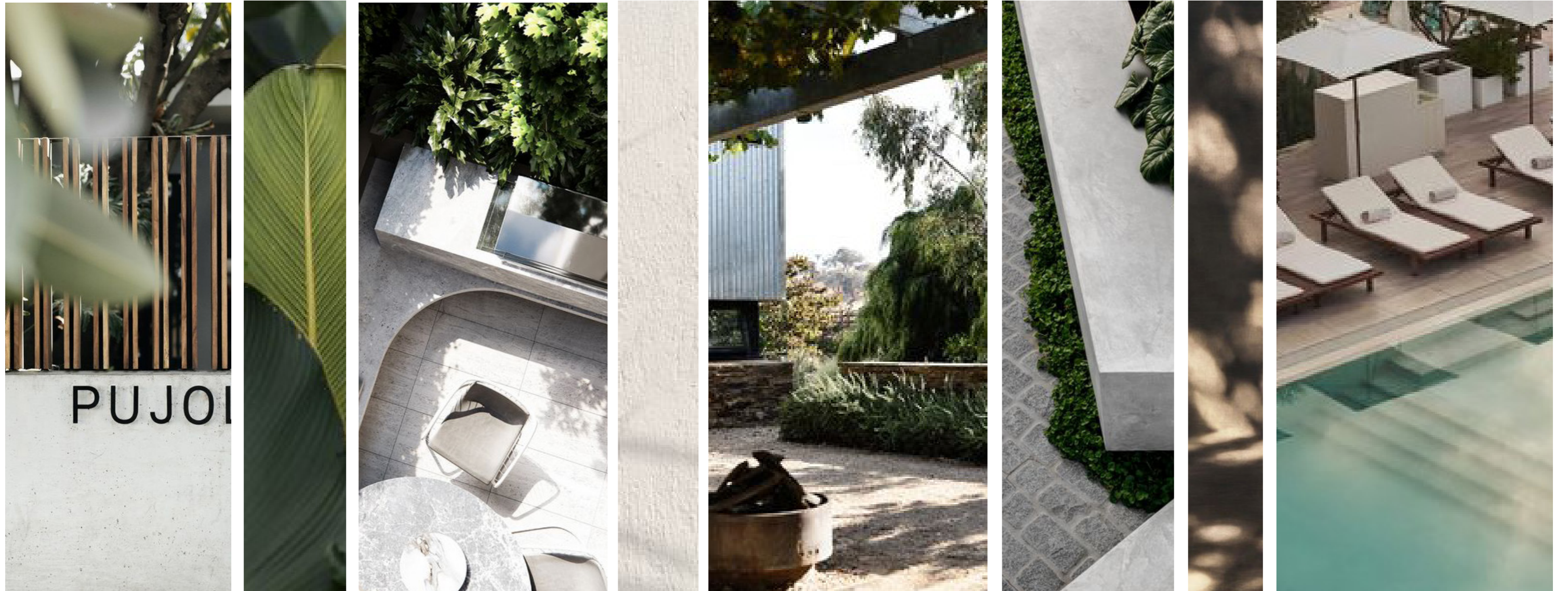
Celebrate the prime corner location

# a pedestrianised link to Portside



Form.

# an inspired level of recreational amenity



refined and elegant

# material palette



01.



02.



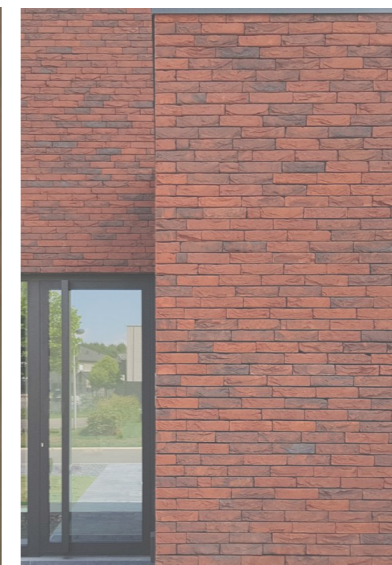
03.



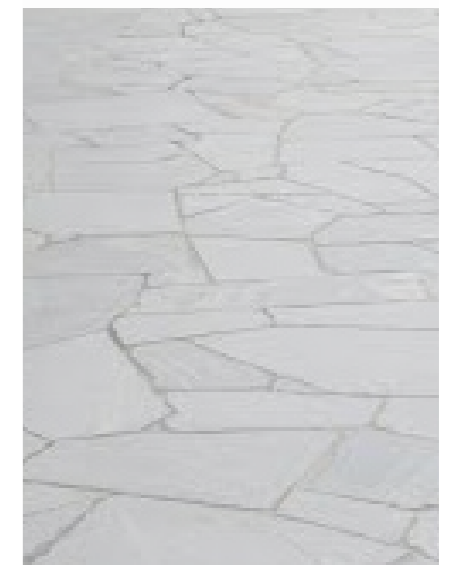
04.



05.



06.



07.

- 01. Tinted Glazing
- 02. Concrete
- 03. Natural Timber Detailing
- 04. Bronze Aluminium Window Frames - Tower
- 05. Light Bronze Window Frames - Podium
- 06. Brick pattern
- 07. Crazy Pavement

# the concept

chapter 04



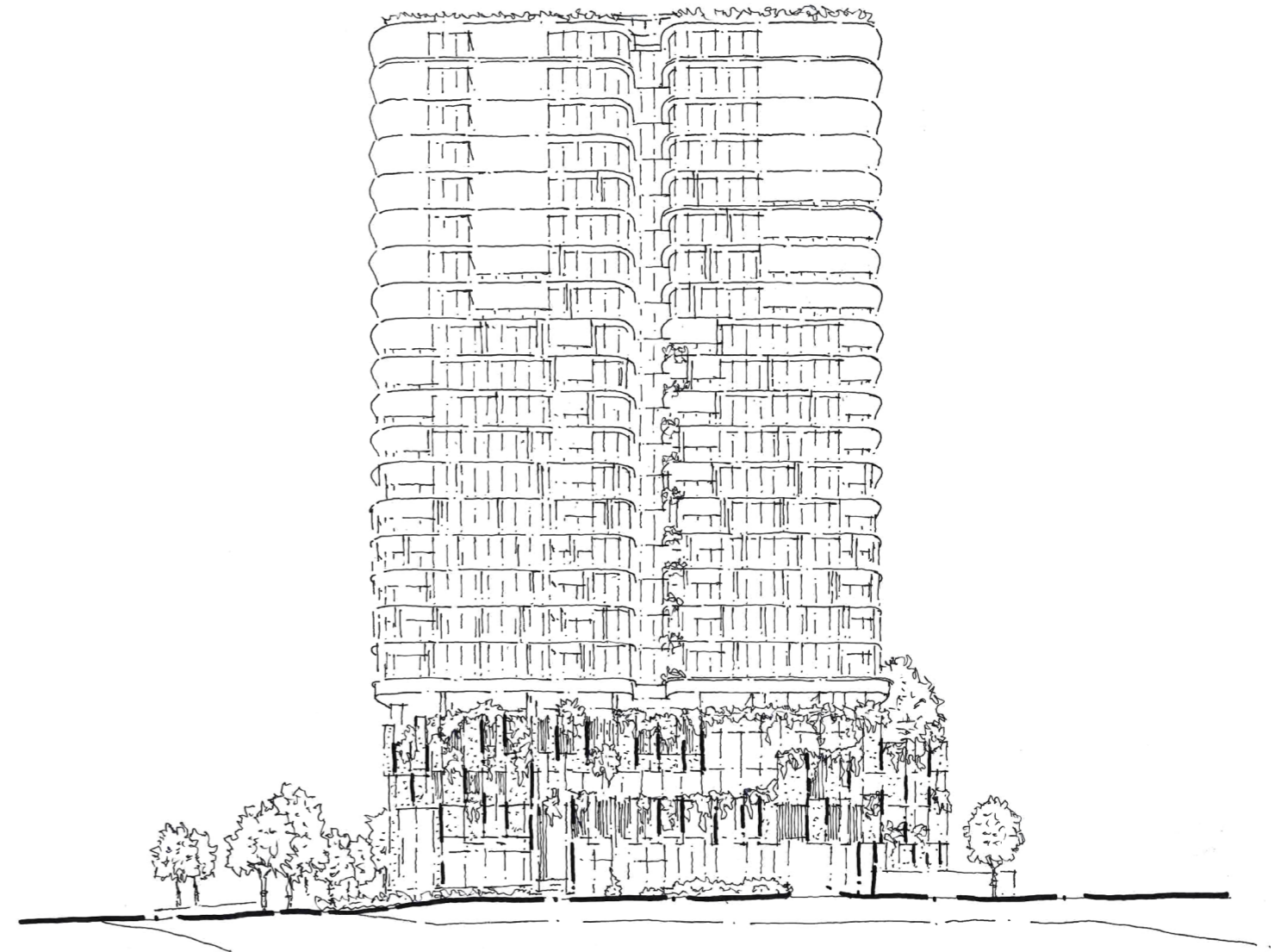
# EXECUTIVE SUMMARY

Located six kilometres from the Brisbane CBD the site sits within the Northshore Hamilton UDA. Northshore Hamilton is the most significant riverside development opportunity in Brisbane since Expo 88 and Southbank and a sought-after residential address. The development offers outstanding views of the river, city, Hamilton, and out to Mt Coot-Tha. This is a significant opportunity to build an outstanding residence on an under-utilised site.

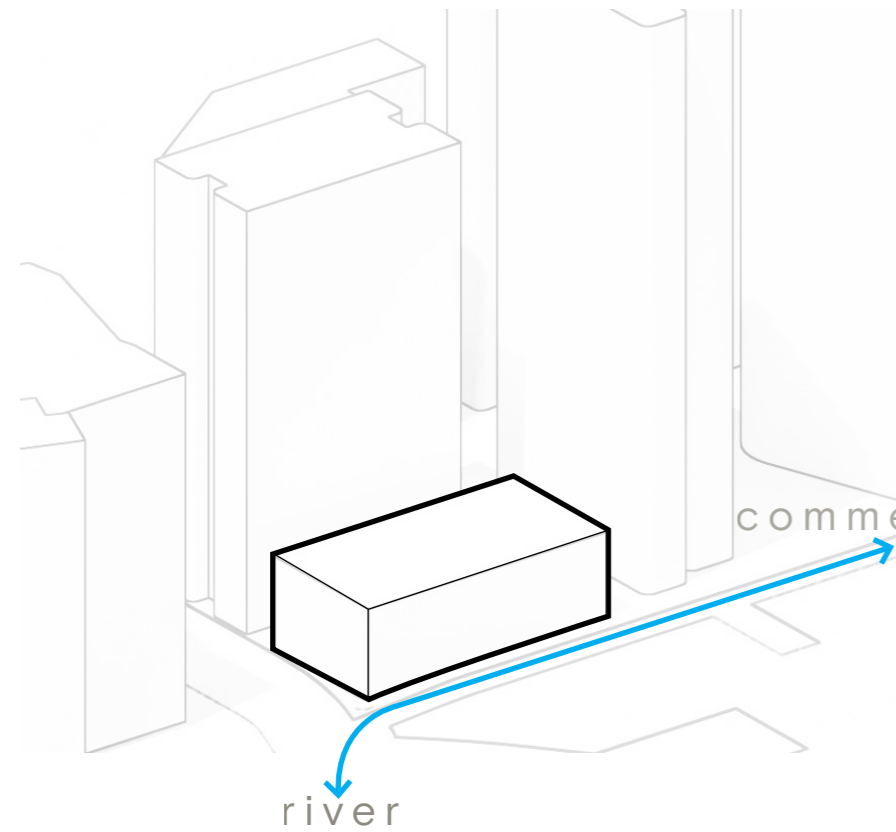
The architectural gesture at the ground floor and podium is layered and active. The sculptural corner signifies a pedestrian connection through to the portside shopping and dining precinct. The brick textural base, inspired by the industrial buildings of the sites former use and immediate context is punctuated through a dense landscaped façade, interspersed with commercial spaces that further activate the laneway. This offers a visual connection to the street and stitches together the local infrastructure. Voluminous double height retail and F&B tenancies interface with the street and connect the pedestrian and bike path on Hercules Street.

The podium is lush with landscape and generous recreation spaces. The recreation level contains a lap pool, spa and sauna, BBQ areas along with a large gym, yoga, and Pilates area. 100 apartments are elevated above, and split over 19 levels. A diverse mix of apartment types are designed over a variety of floor plates and offer choice, lifestyle and outstanding amenity to the Northshore community.

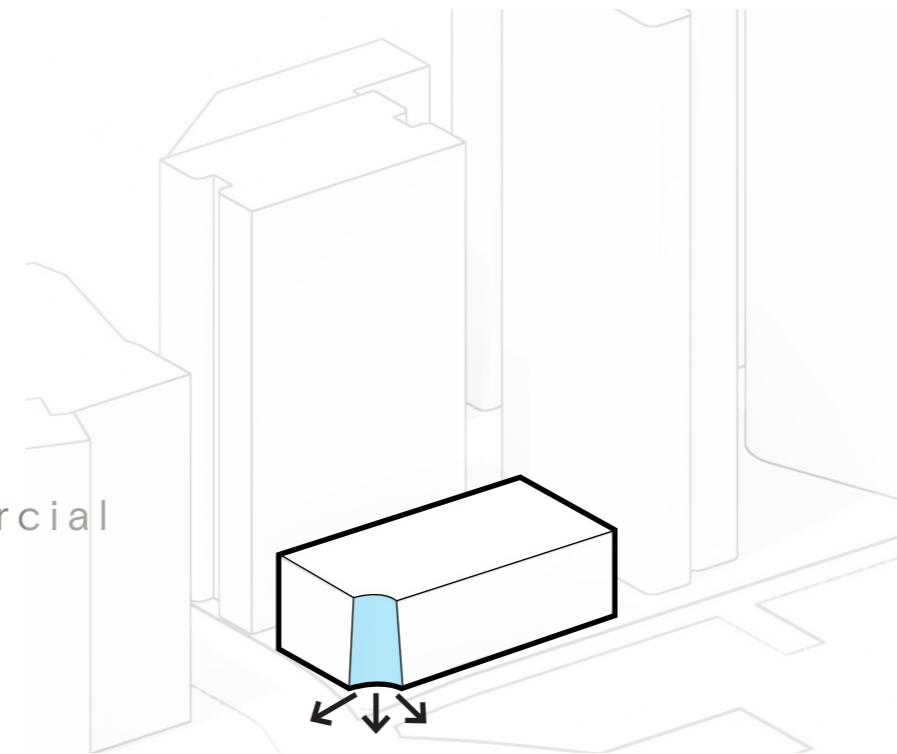
The expression of the tower is responsive to climate. Large overhangs offer sun protection to Northern sun and a mix of deep vertical blades to the West shade low angle afternoon sun. Lastly the towers engages with the spectacular views out to the Brisbane River, the tower blades dissipate from a heavier form and grounded expression at its base, to one that opens up to a lighter glazed expression.



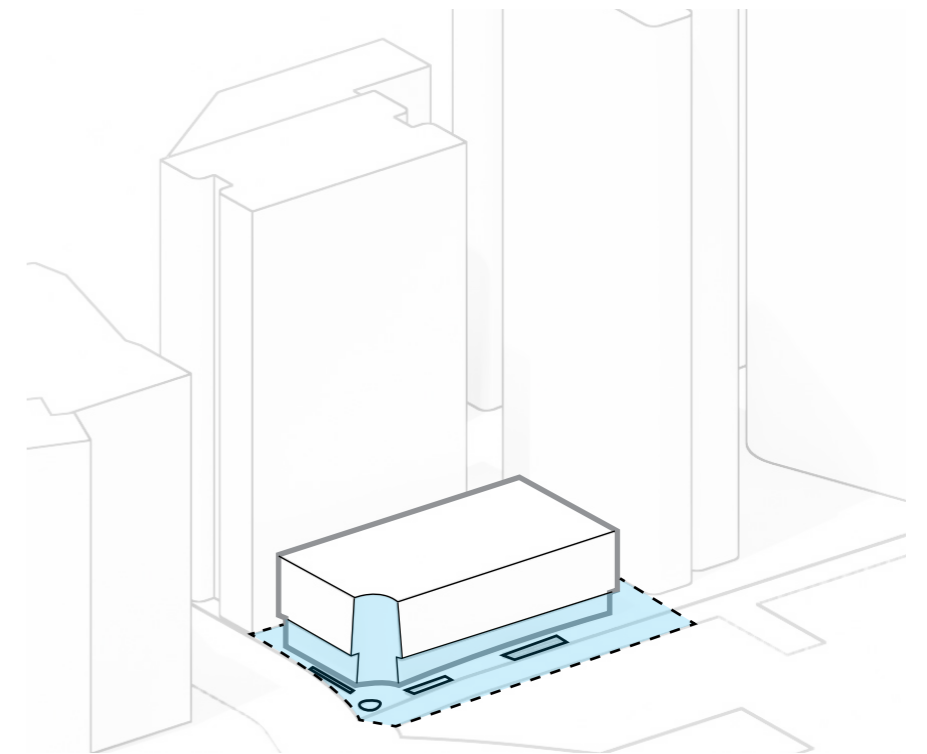




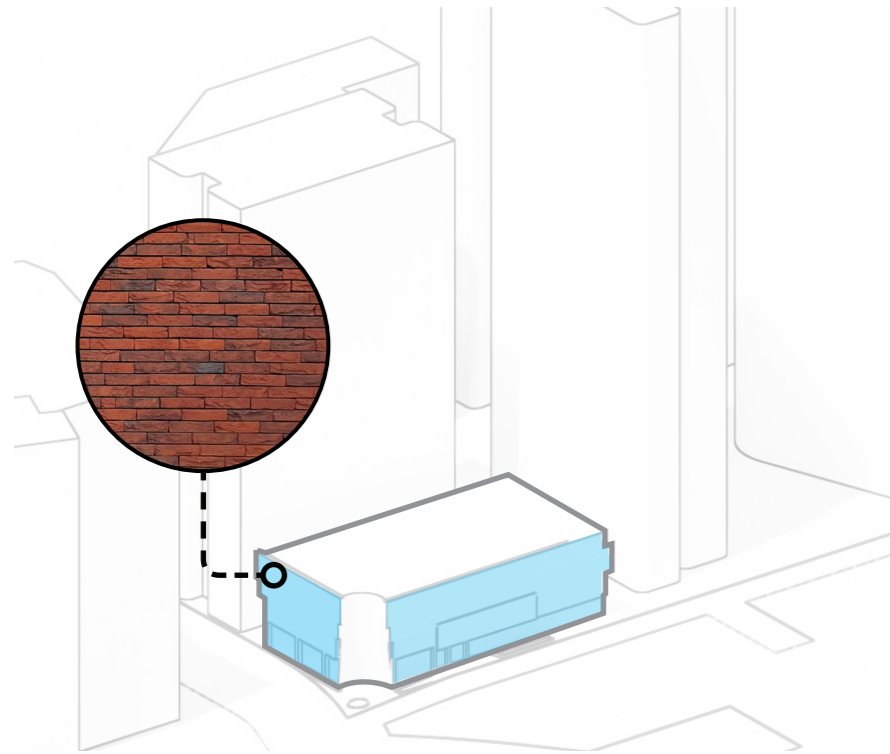
prime gateway



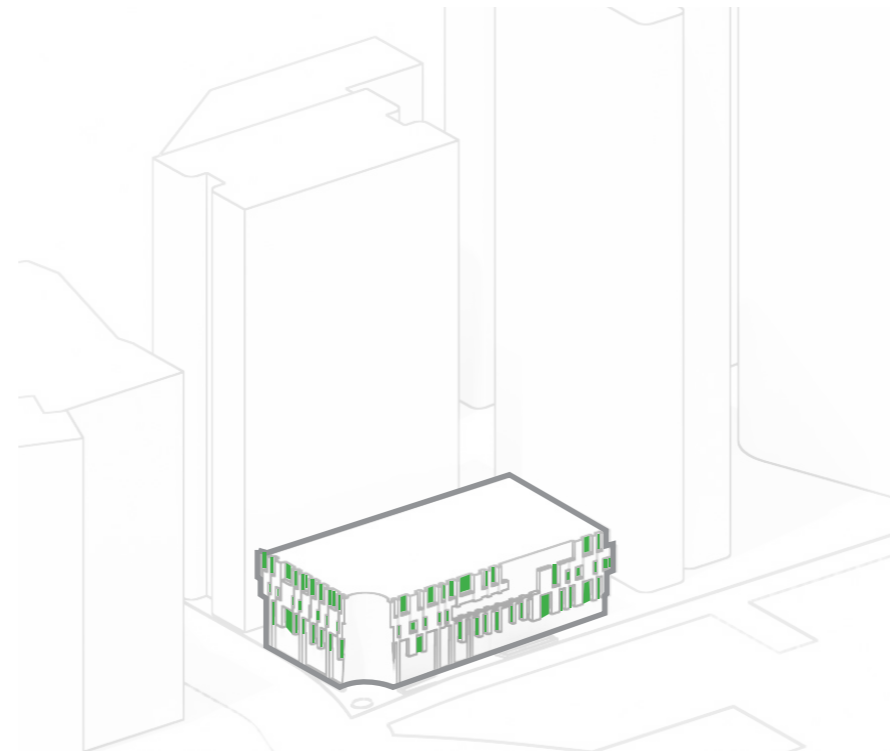
define gateway by  
opening up the corner



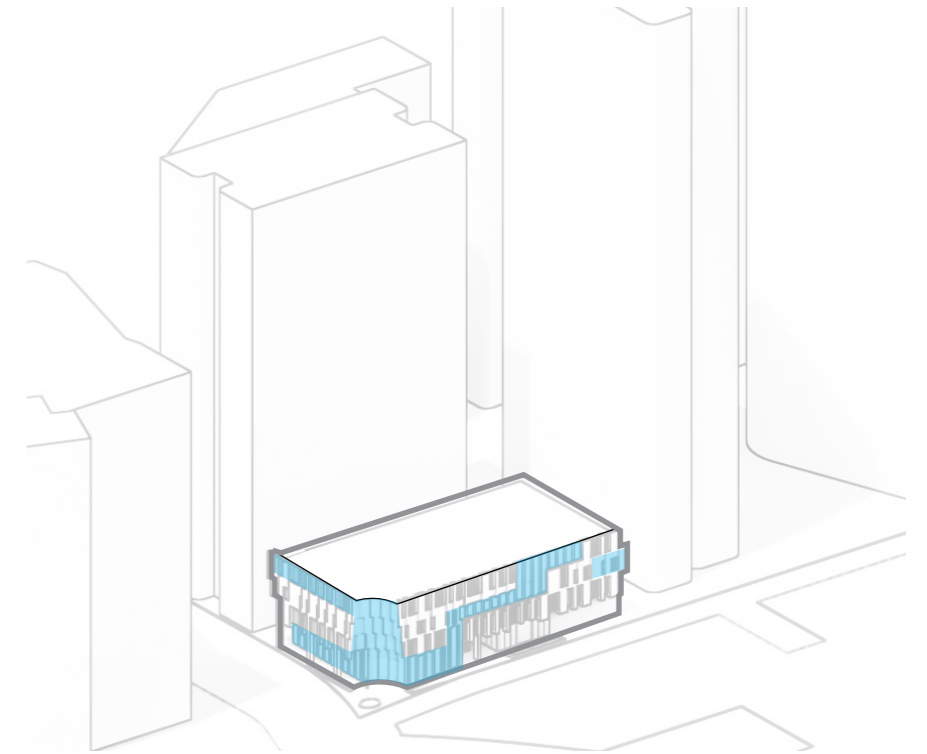
activate the laneway



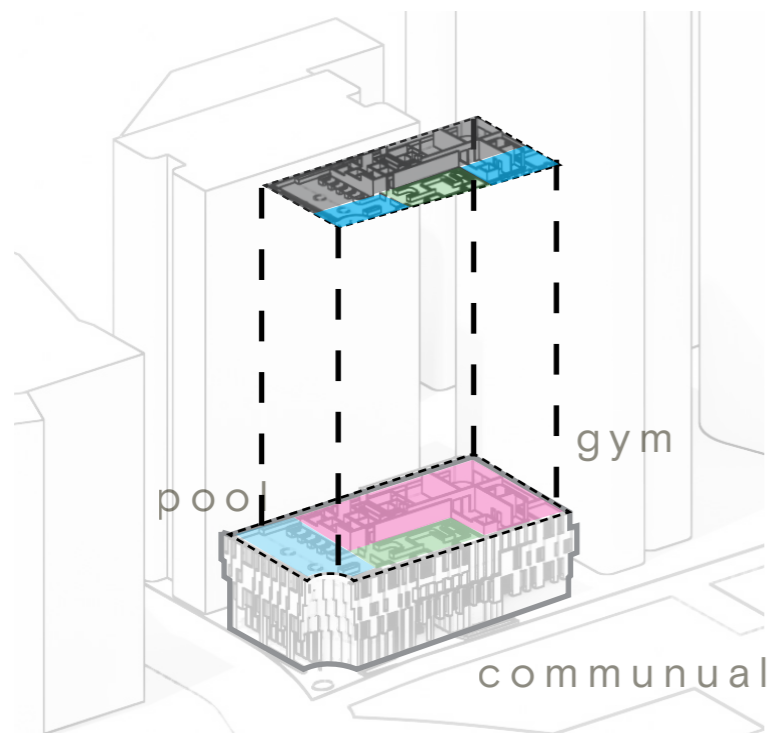
brick cladding to  
connect with  
industrial heritage



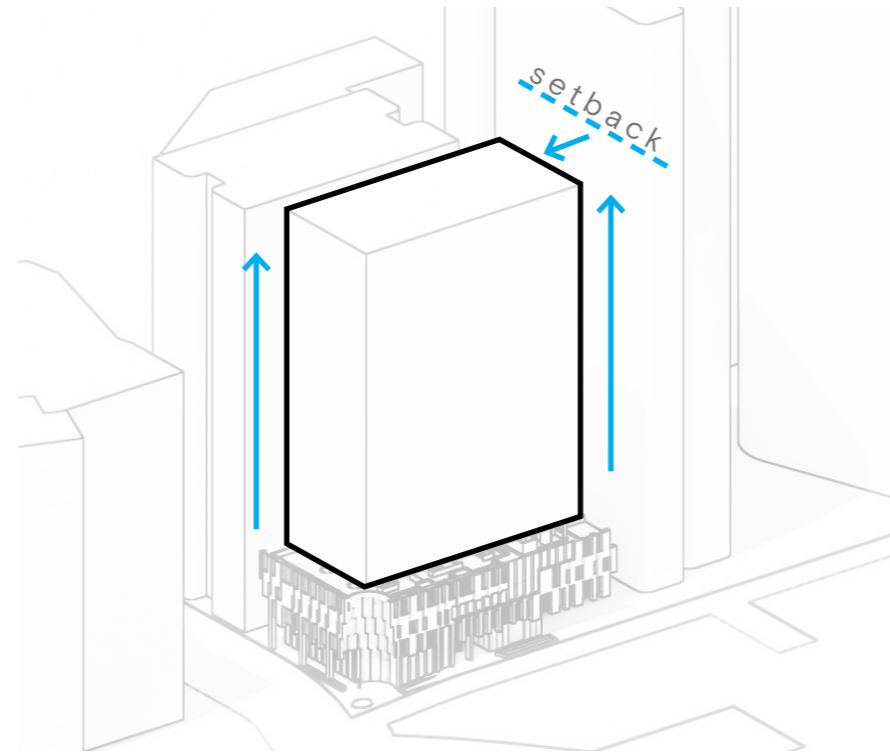
soften the podium  
interface with planting



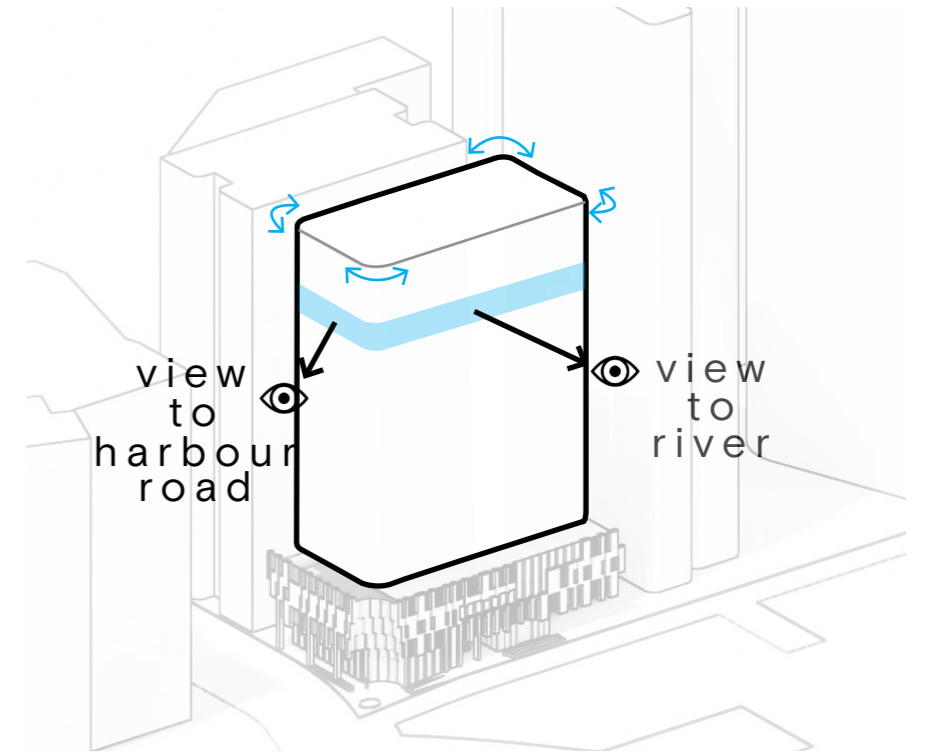
>50% activation of  
the podium edge



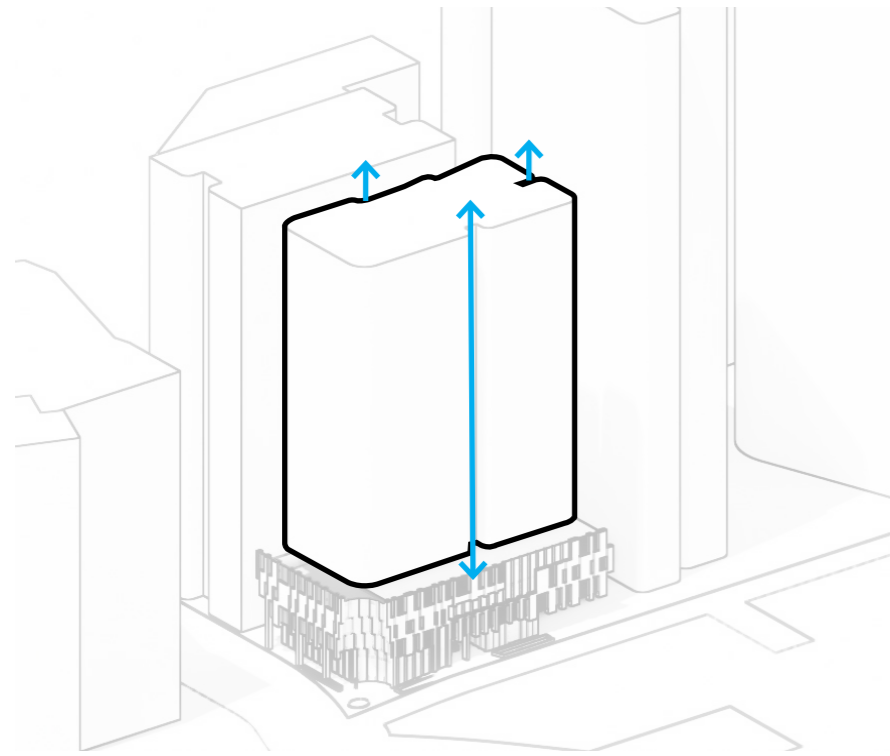
high level of  
residential amenity



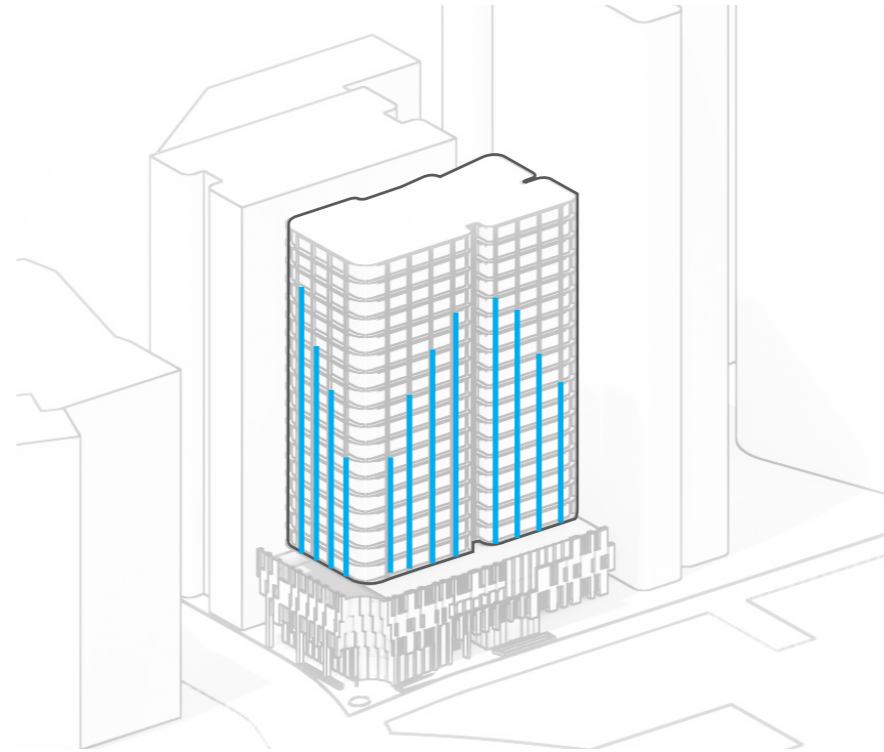
extruded form for tower  
setback from eastern edge



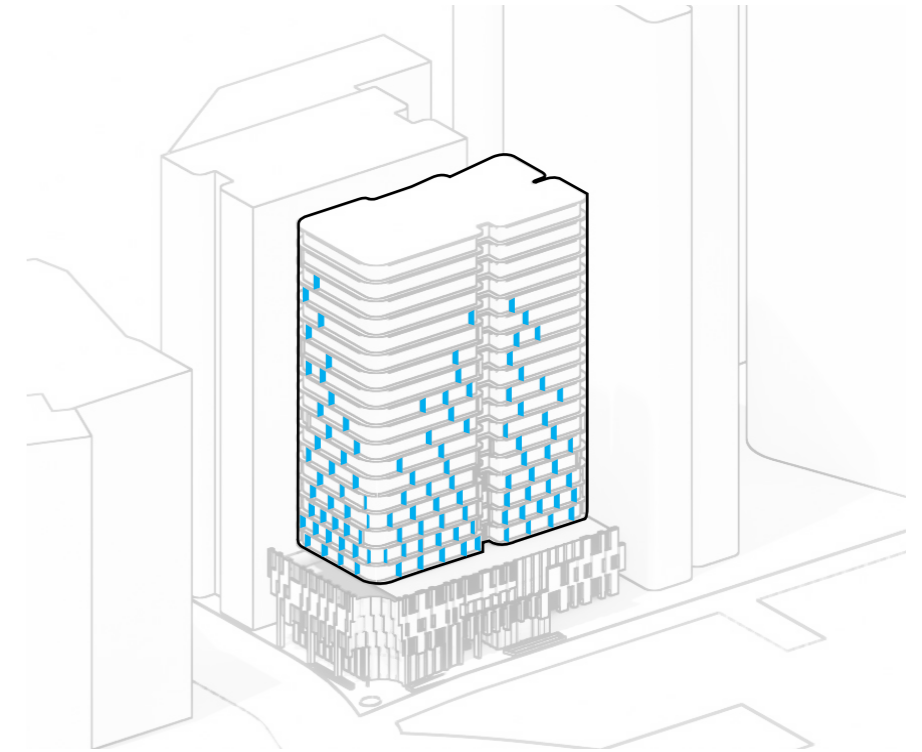
soften the form and  
optimise views to the  
river



cut the form &  
breakup the massing



shading for tower  
different scale to  
breakdown mass of tower



scattered fins optimised  
for views and sun  
shading

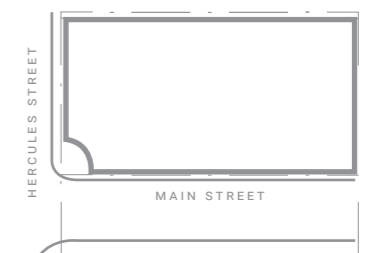
# the vision

chapter 05



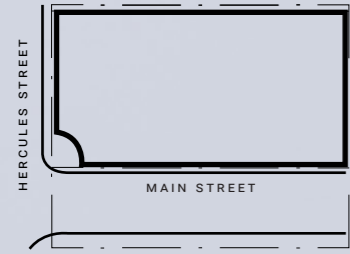


THE CULLEN, 5 HERCULES ST, HAMILTON  
70526 | 5 HERCULES STREET, HAMILTON | QLD 4007





VIEW OF SOUTHERN FACADE FROM MAIN STREET  
70526 | 5 HERCULES STREET, HAMILTON | QLD 4007



VIEW OF NORTH WEST CORNER OF BUILDING FROM HERCULES STREET

70526 | 5 HERCULES STREET, HAMILTON | QLD 4007





VIEW OF WESTERN FACADE FROM HERCULES STREET  
70526 | 5 HERCULES STREET, HAMILTON | QLD 4007



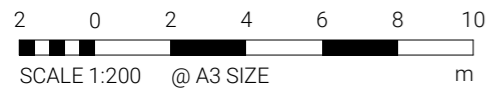
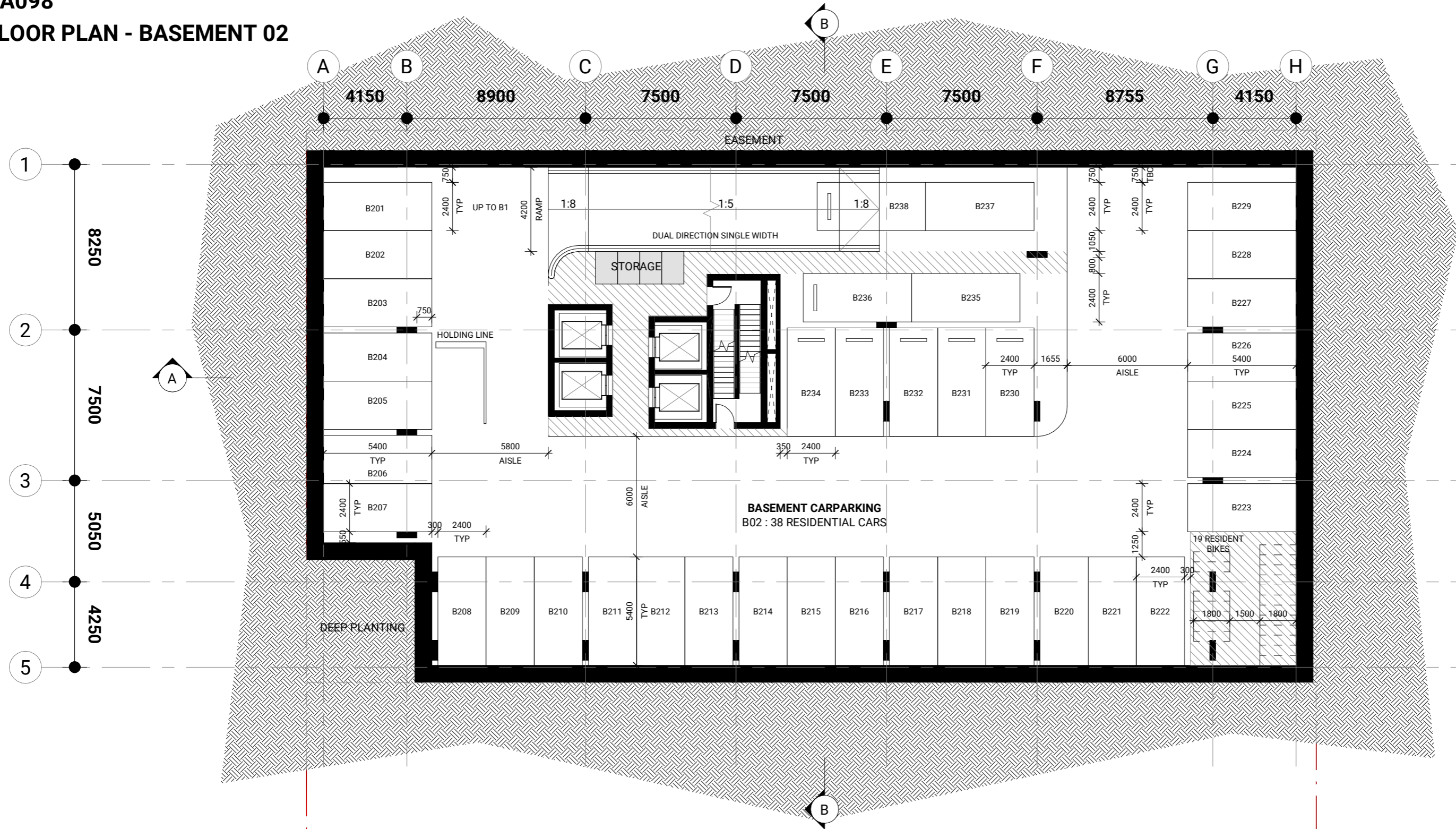
VIEW OF PODIUM ACTIVE EDGE FROM MAIN STREET  
70526 | 5 HERCULES STREET, HAMILTON | QLD 4007

# the drawings

chapter 06

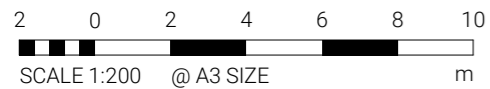
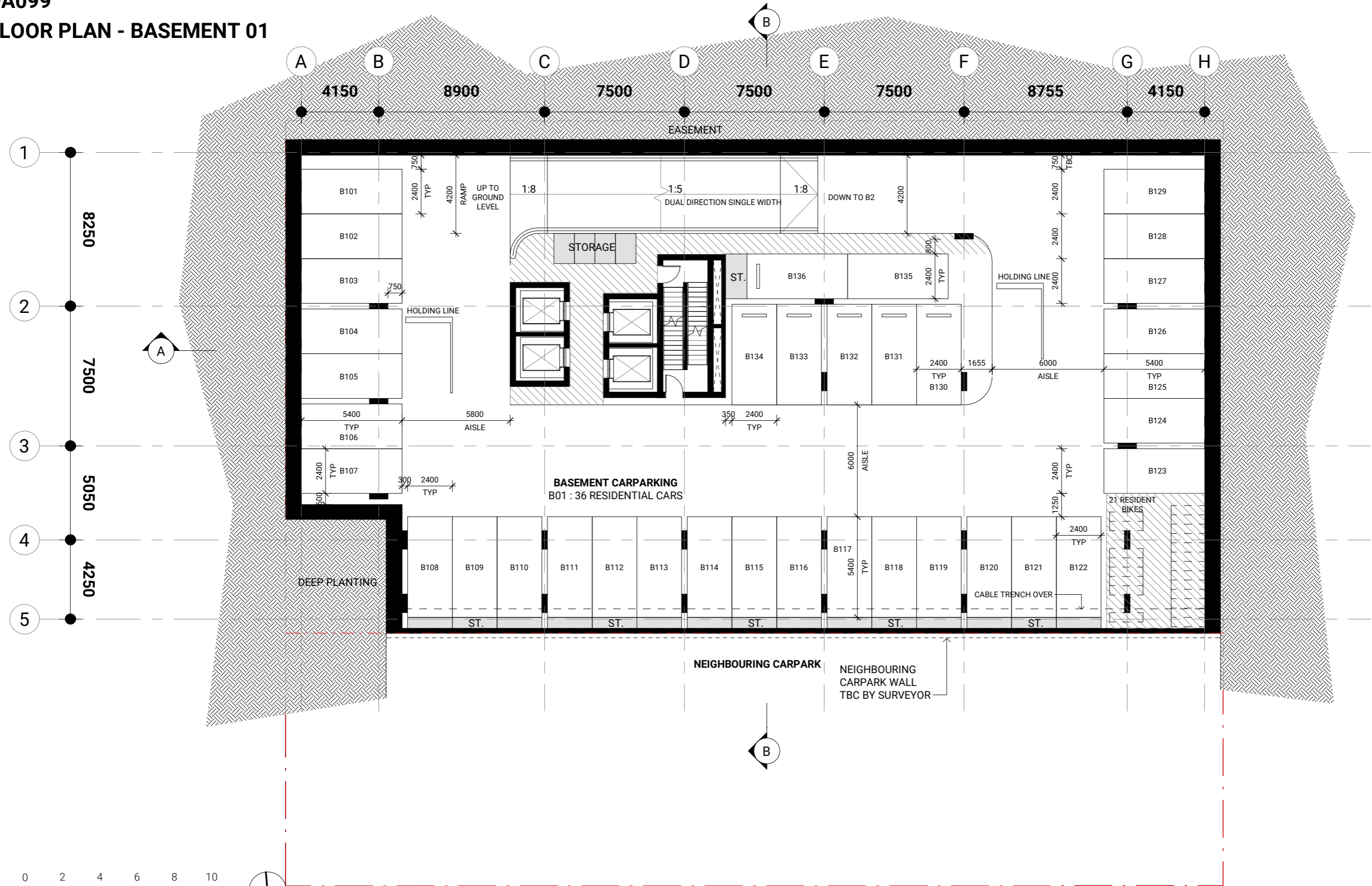


# DA098 FLOOR PLAN - BASEMENT 02

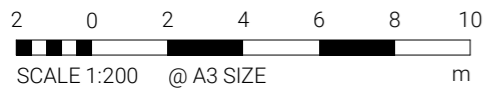
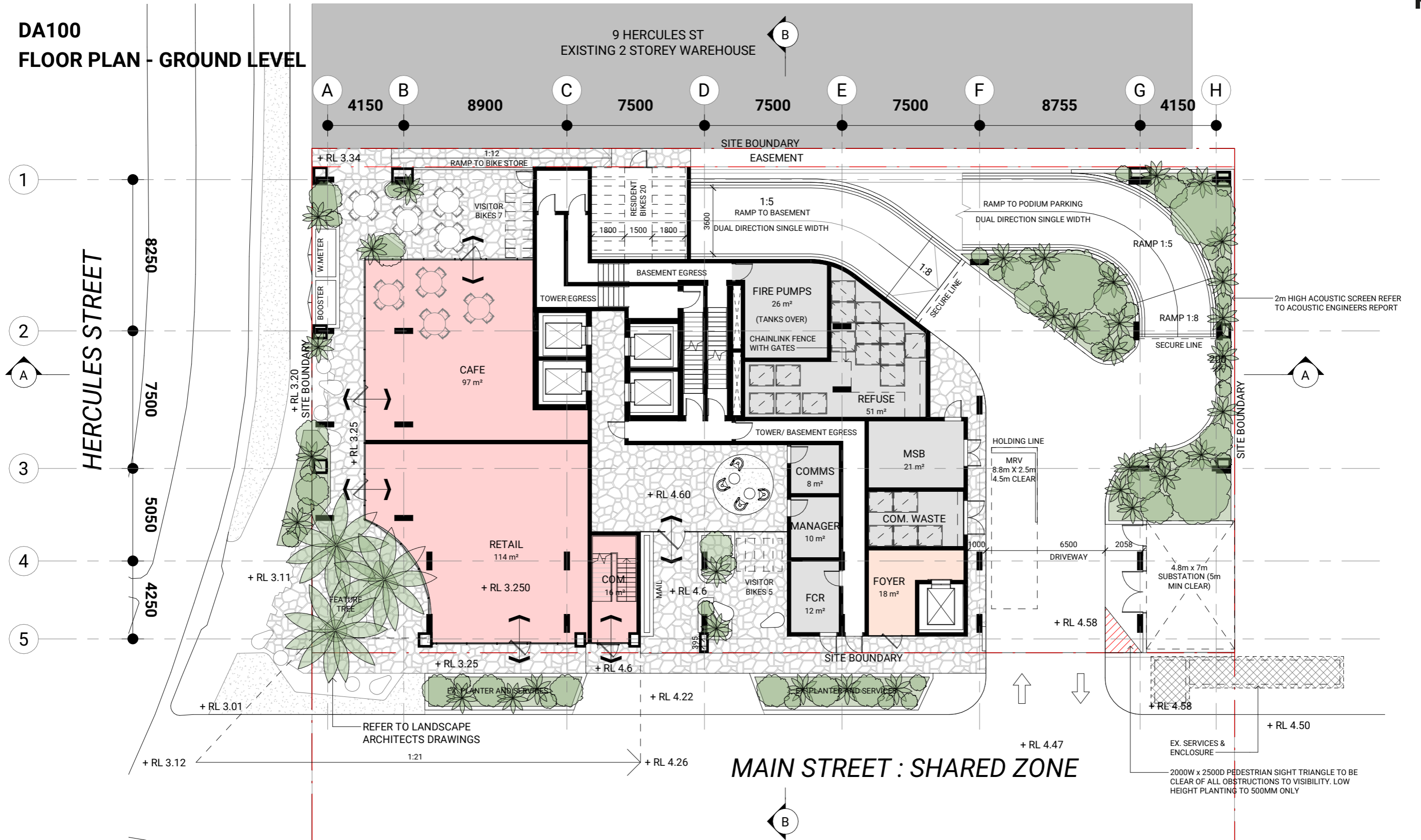


ISSUE 2

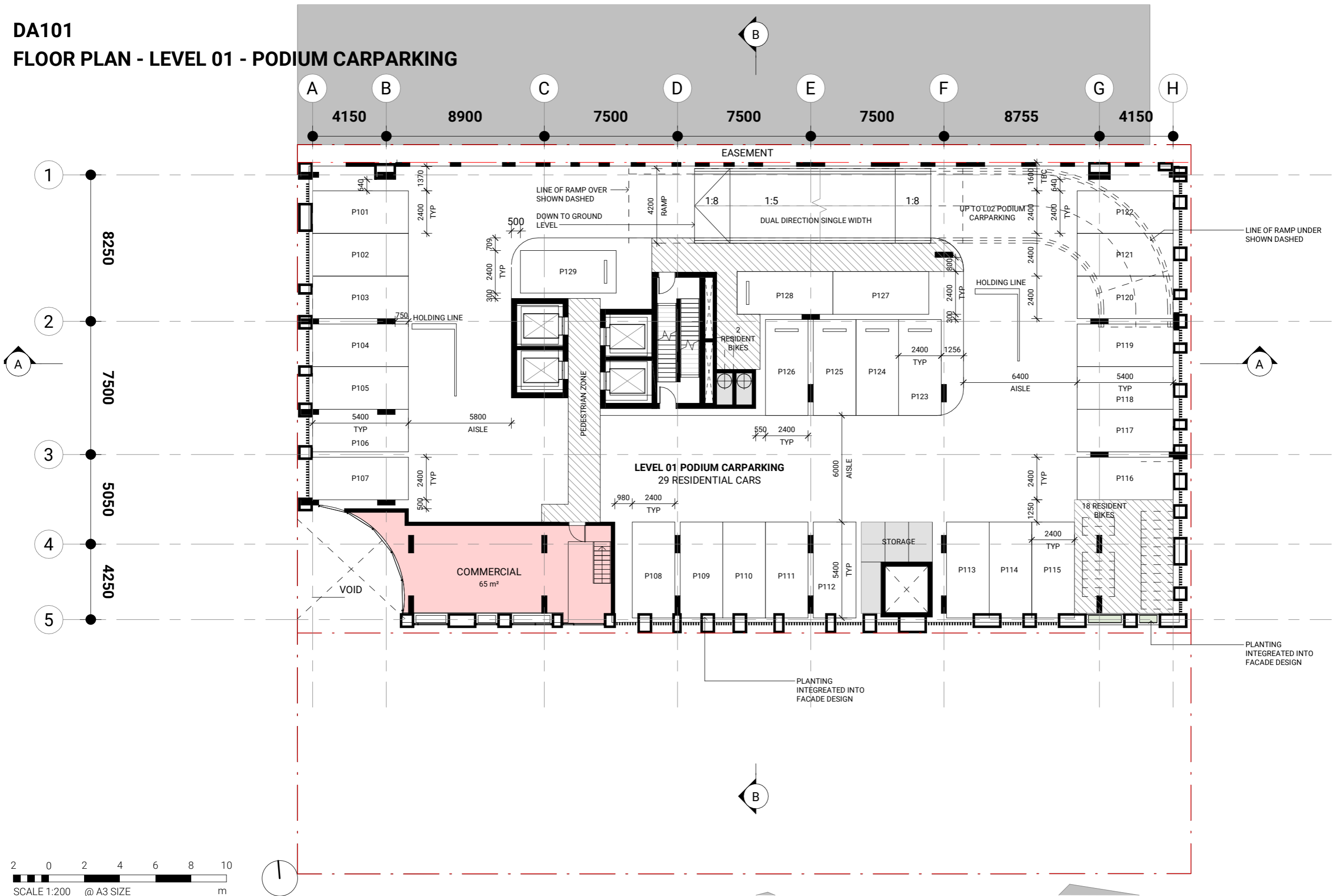
DA099  
FLOOR PLAN - BASEMENT 01



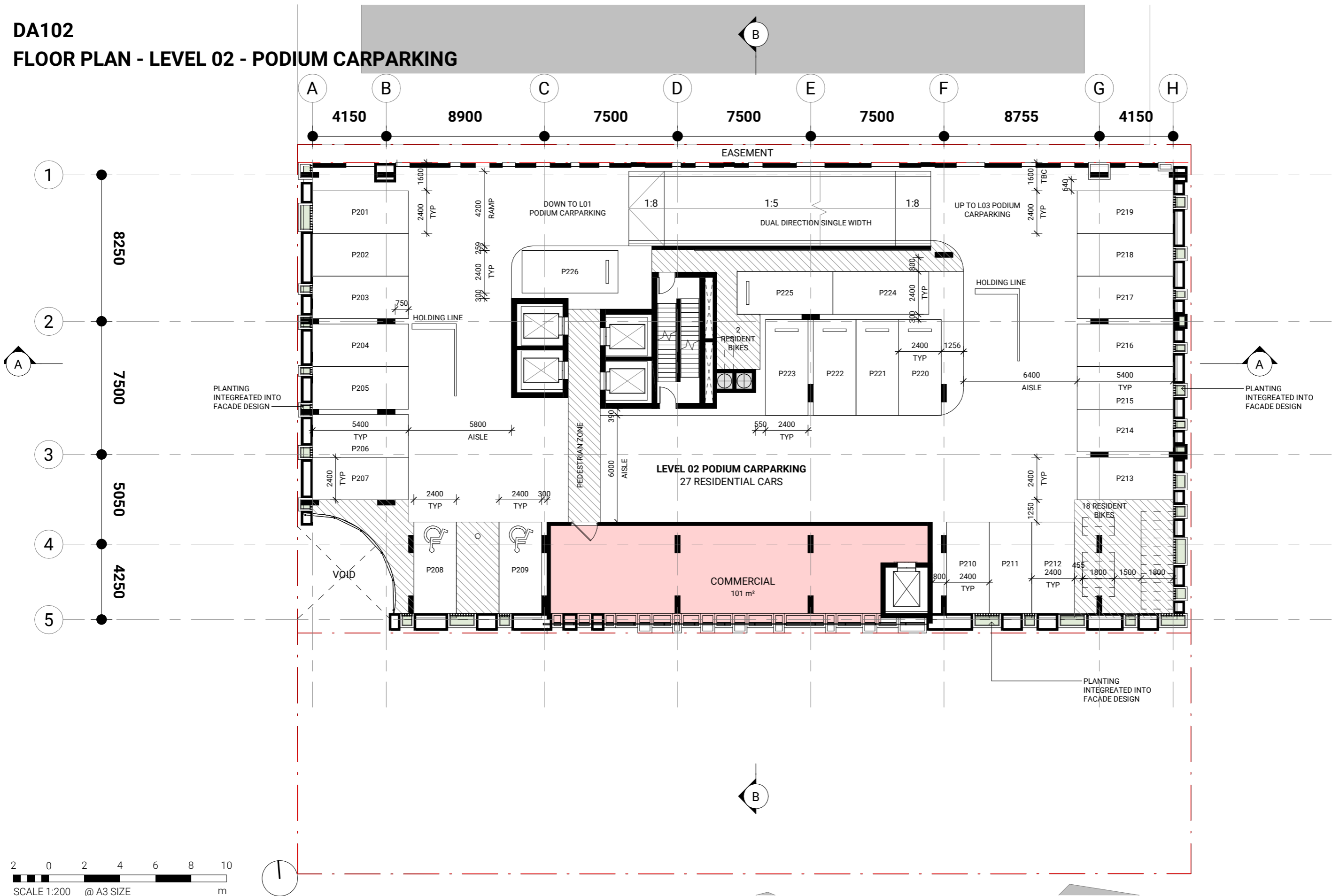
DA100  
FLOOR PLAN - GROUND LEVEL



DA101  
FLOOR PLAN - LEVEL 01 - PODIUM CARPARKING

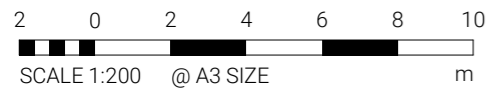
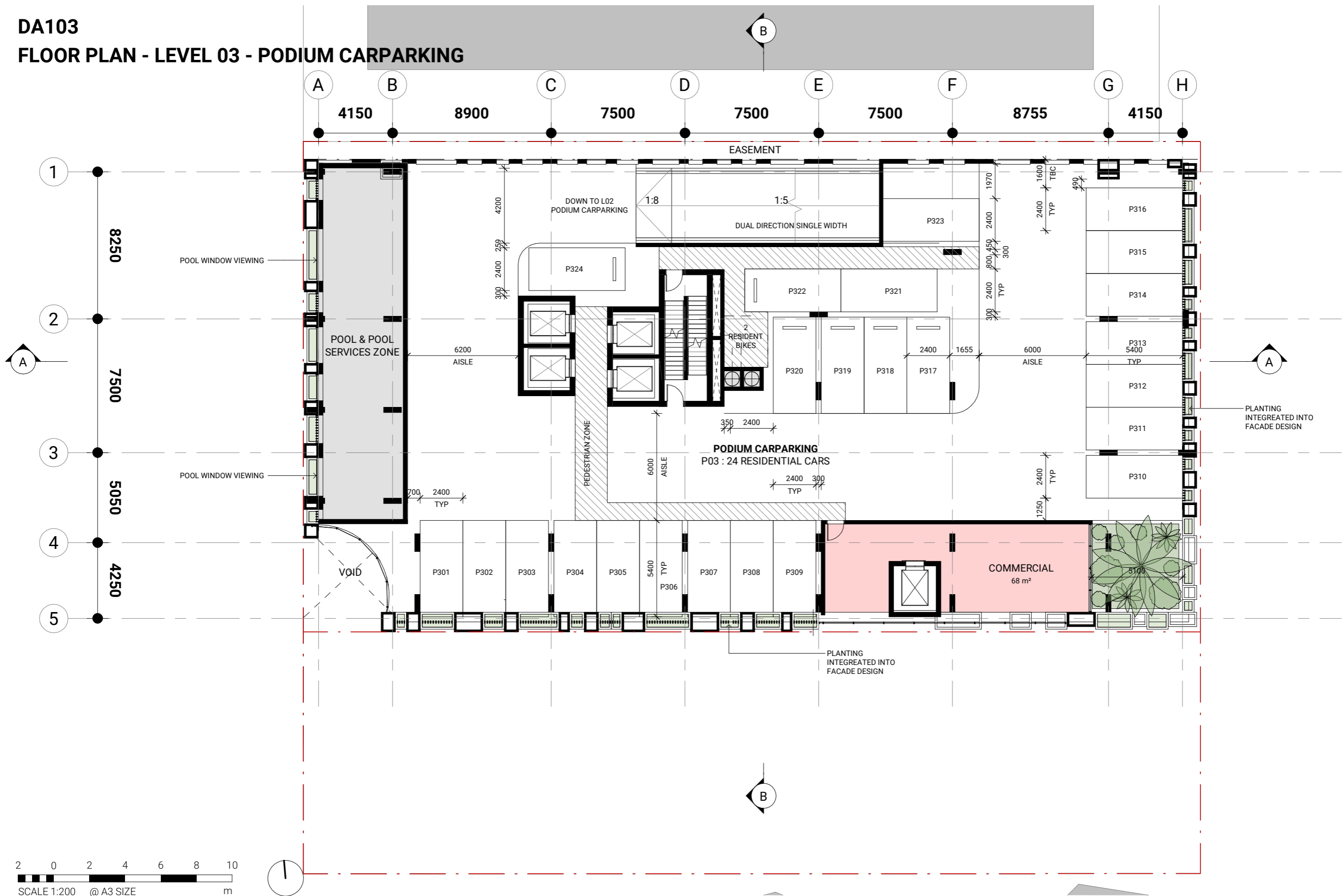


# DA102 FLOOR PLAN - LEVEL 02 - PODIUM CARPARKING

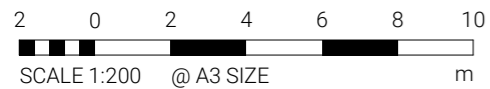
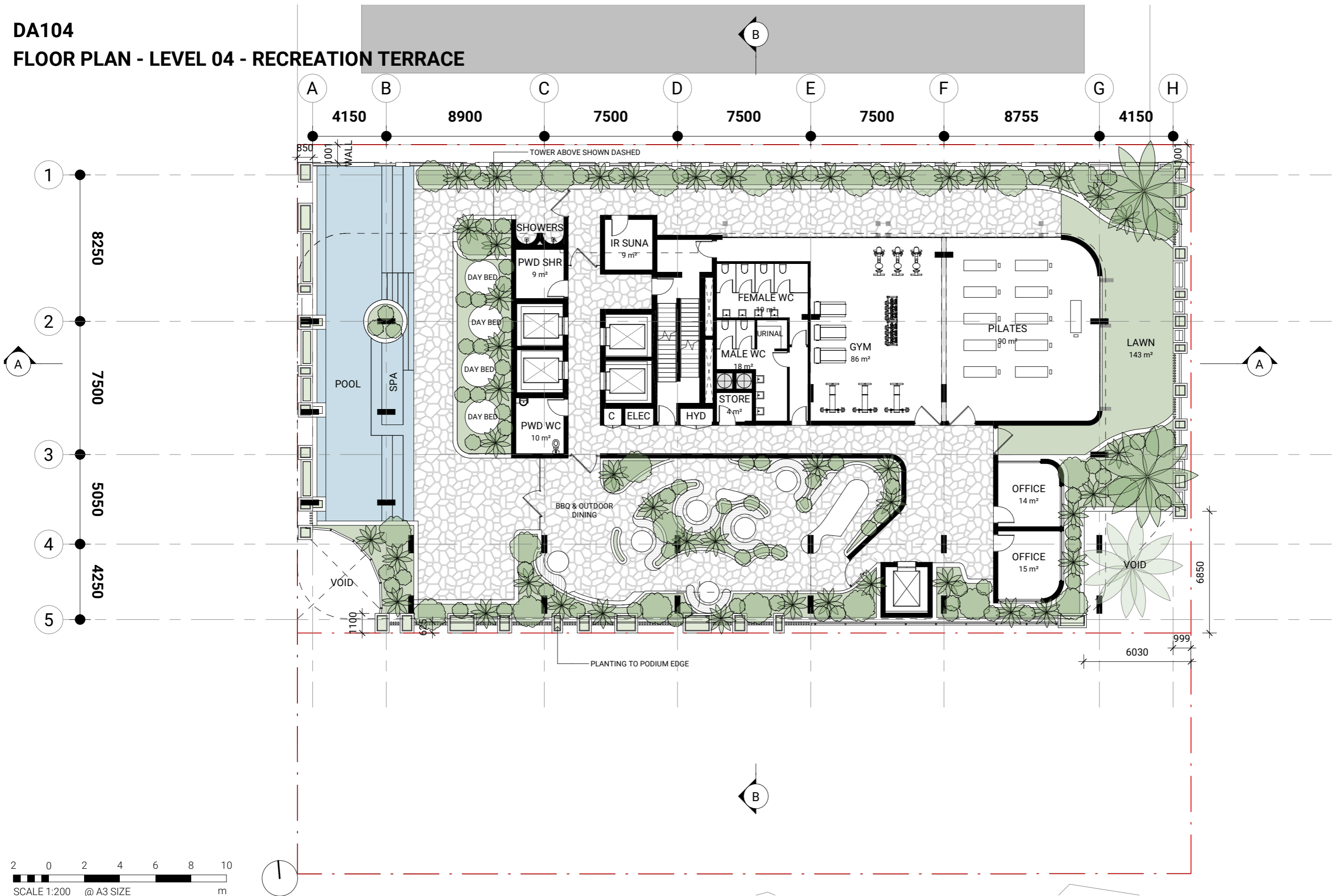




DA103  
FLOOR PLAN - LEVEL 03 - PODIUM CARPARKING



DA104  
FLOOR PLAN - LEVEL 04 - RECREATION TERRACE



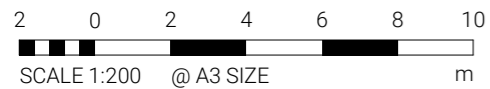
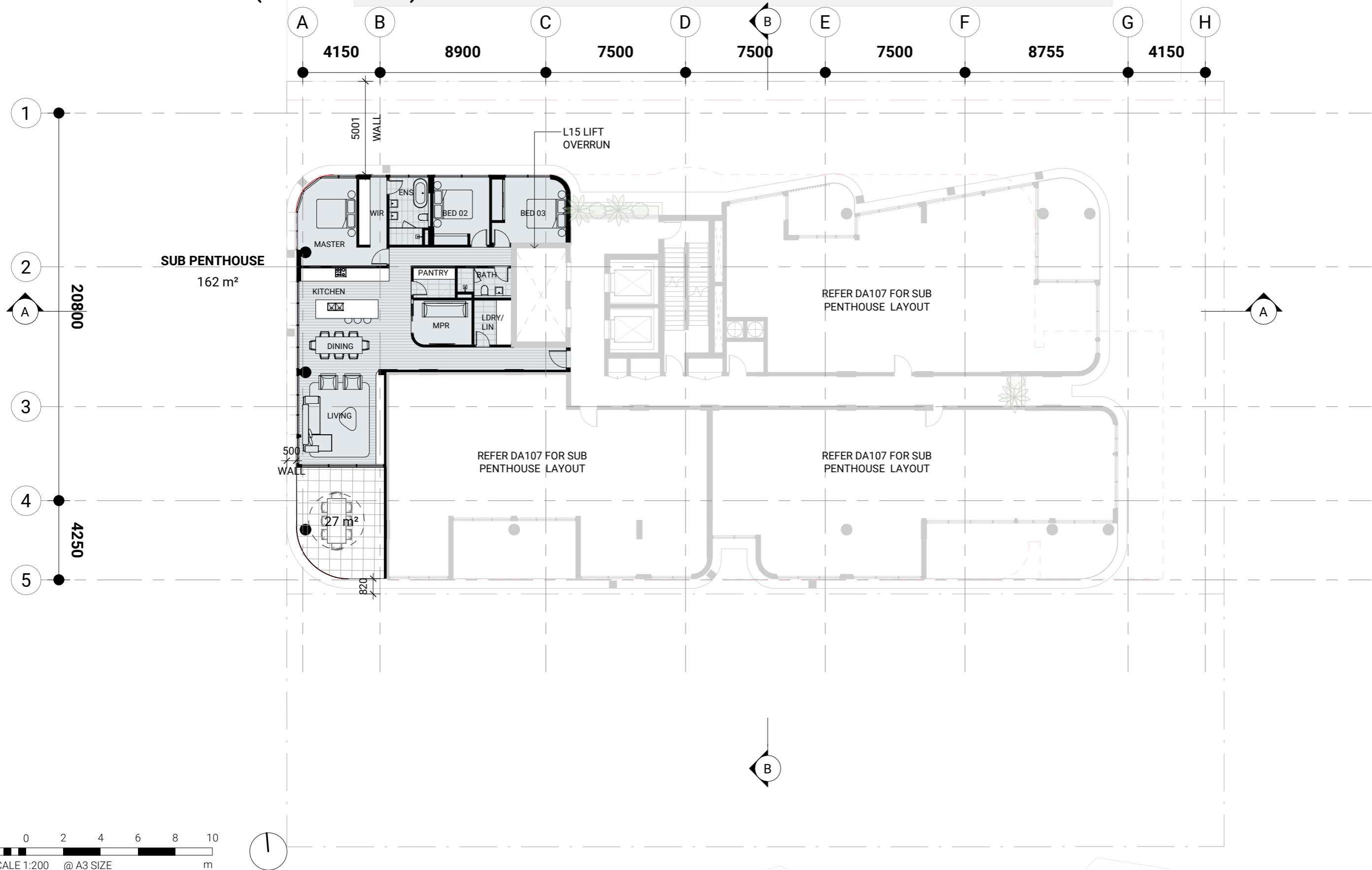
DA105  
FLOOR PLAN - LEVELS 05-14 - TYPICAL



2 0 2 4 6 8 10  
SCALE 1:200 @ A3 SIZE m

DA106

LEVEL 15 SUB PENTHOUSE (LIFT OVER RUN)



DA107

FLOOR PLAN - LEVELS 16-21 - SUB-PENTHOUSES



# DA108 FLOOR PLAN - LEVEL 22 - PENTHOUSES



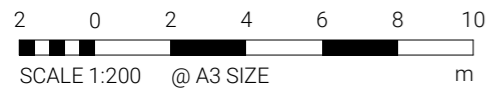
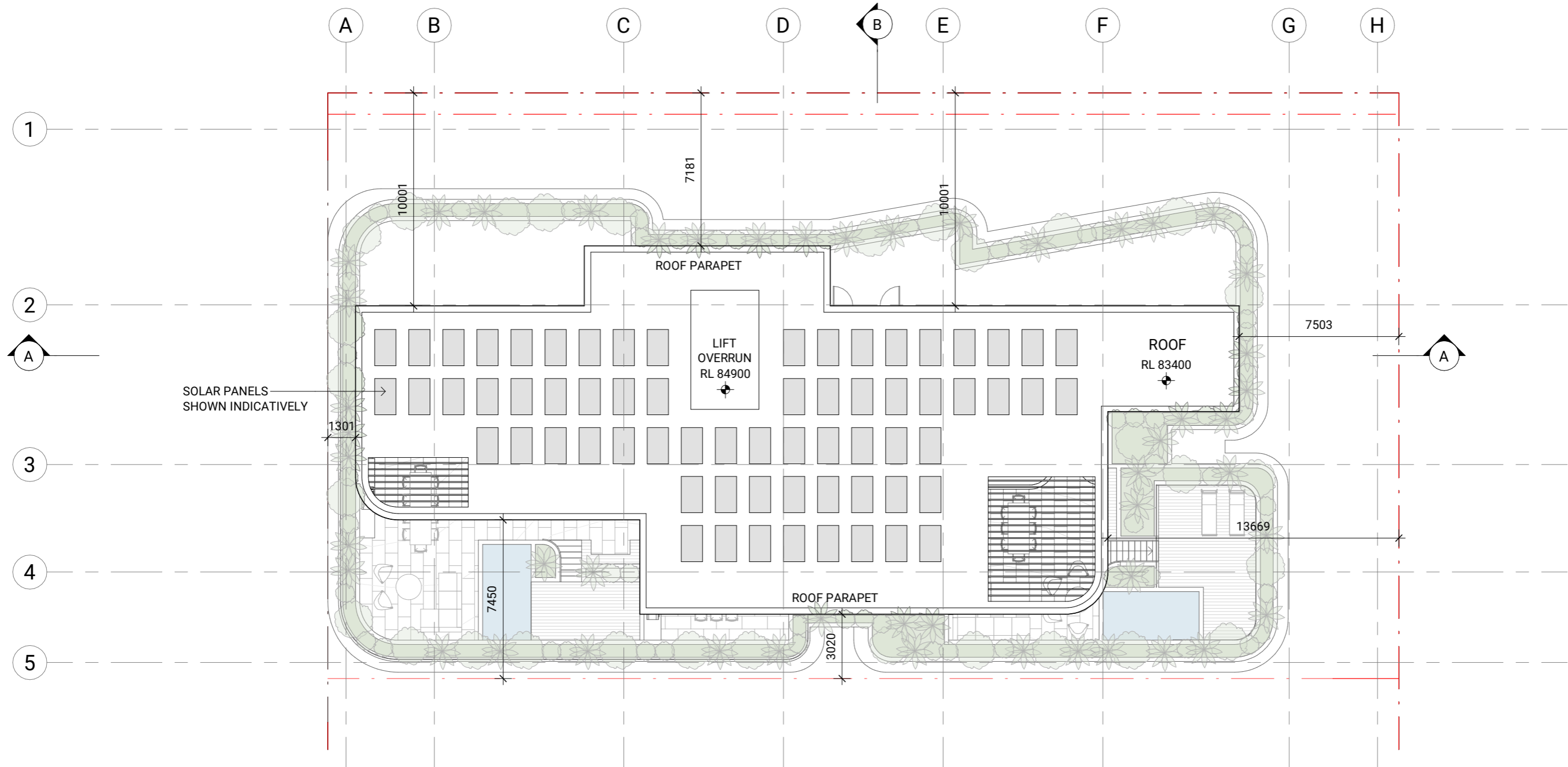
2 0 2 4 6 8 10  
SCALE 1:200 @ A3 SIZE m

DA109

FLOOR PLAN - LEVEL 23 - ROOF TERRACE PLAN



DA110  
FLOOR PLAN - ROOF PLAN

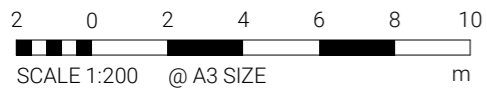
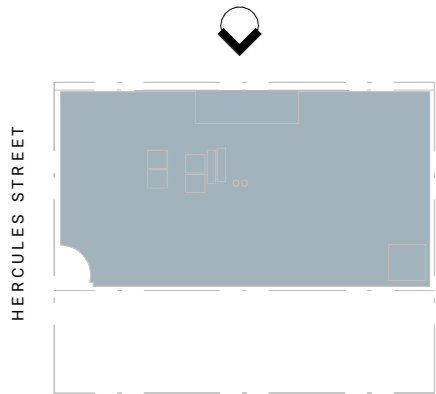




# DA200 ELEVATION - NORTH

## MATERIAL LEGEND

- BR BRICK PATTERN
- BA1 VERTICAL CONCRETE BLADES (TOWER)
- BA2 TIMBER LOOK BATTENS (PODIUM)
- C1 CONCRETE TEXTURED FINISH
- C2 COLOURED CONCRETE
- F1 ALUMINIUM GLAZING SUITE
- G1 TINTED GLAZING
- G2 CLEAR GLAZING FEATURE MULLION
- G3 CLEAR POOL WINDOW







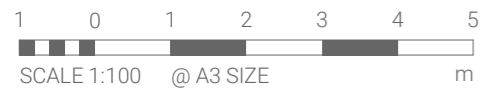
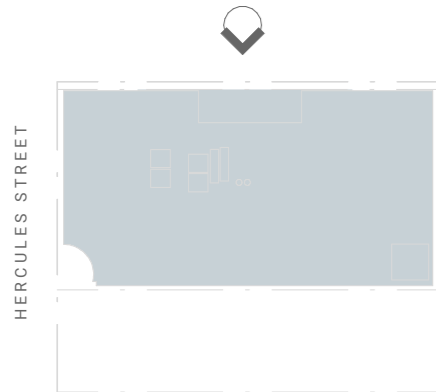


# DA250 DETAIL ELEVATION - NORTH

## MATERIAL LEGEND

- BR BRICK PATTERN
- BA1 VERTICAL CONCRETE BLADES (TOWER)
- BA2 TIMBER LOOK BATTENS (PODIUM)
- C1 CONCRETE TEXTURED FINISH
- C2 COLOURED CONCRETE
- F1 ALUMINIUM GLAZING SUITE
- G1 TINTED GLAZING
- G2 CLEAR GLAZING FEATURE MULLION
- G3 CLEAR POOL WINDOW

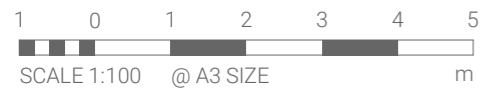
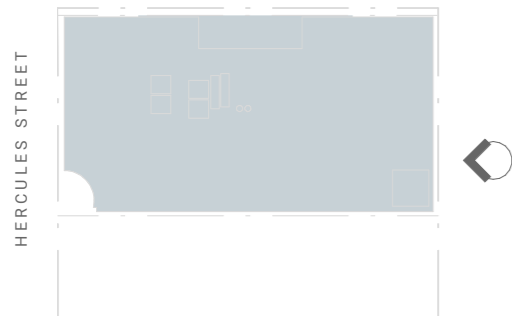
- ▼ LEVEL 05 (TYP)  
AHD ± 23700
- ▼ LEVEL 04 - RECREATION  
AHD ± 19100
- ▼ LEVEL 03 - PODIUM CARPARKING  
AHD ± 16000
- ▼ LEVEL 02 - PODIUM CARPARKING  
AHD ± 12900
- ▼ LEVEL 01 - PODIUM CARPARKING  
AHD ± 9800
- ▼ GROUND LEVEL  
AHD ± 4600



# DA251 DETAIL ELEVATION - EAST

## MATERIAL LEGEND

- BR BRICK PATTERN
- BA1 VERTICAL CONCRETE BLADES (TOWER)
- BA2 TIMBER LOOK BATTENS (PODIUM)
- C1 CONCRETE TEXTURED FINISH
- C2 COLOURED CONCRETE
- F1 ALUMINIUM GLAZING SUITE
- G1 TINTED GLAZING
- G2 CLEAR GLAZING FEATURE MULLION
- G3 CLEAR POOL WINDOW

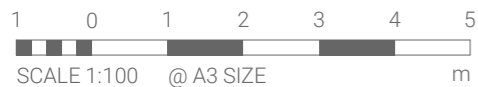
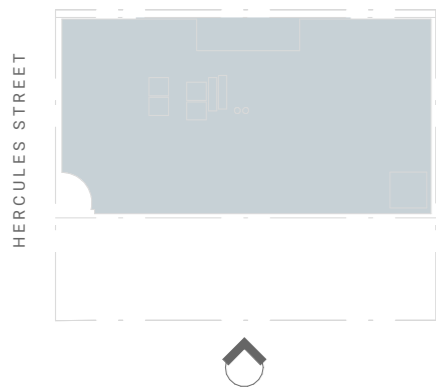


DA252

DETAIL ELEVATION - SOUTH (MAIN STREET)

MATERIAL LEGEND

- BR BRICK PATTERN
- BA1 VERTICAL CONCRETE BLADES (TOWER)
- BA2 TIMBER LOOK BATTENS (PODIUM)
- C1 CONCRETE TEXTURED FINISH
- C2 COLOURED CONCRETE
- F1 ALUMINIUM GLAZING SUITE
- G1 TINTED GLAZING
- G2 CLEAR GLAZING FEATURE MULLION
- G3 CLEAR POOL WINDOW

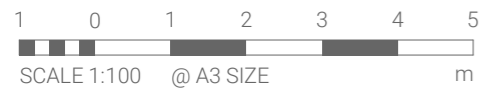
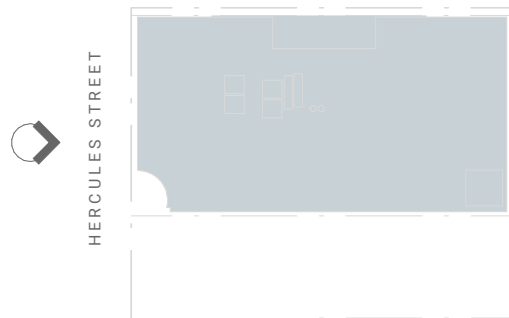


# DA253

## DETAIL ELEVATION - WEST (HERCULES STREET)

### MATERIAL LEGEND

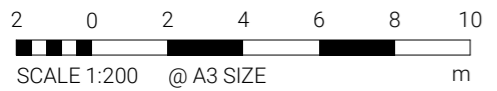
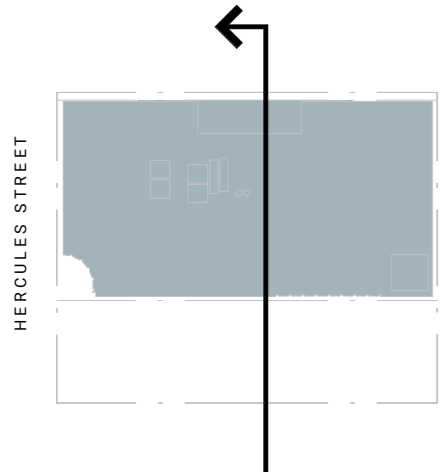
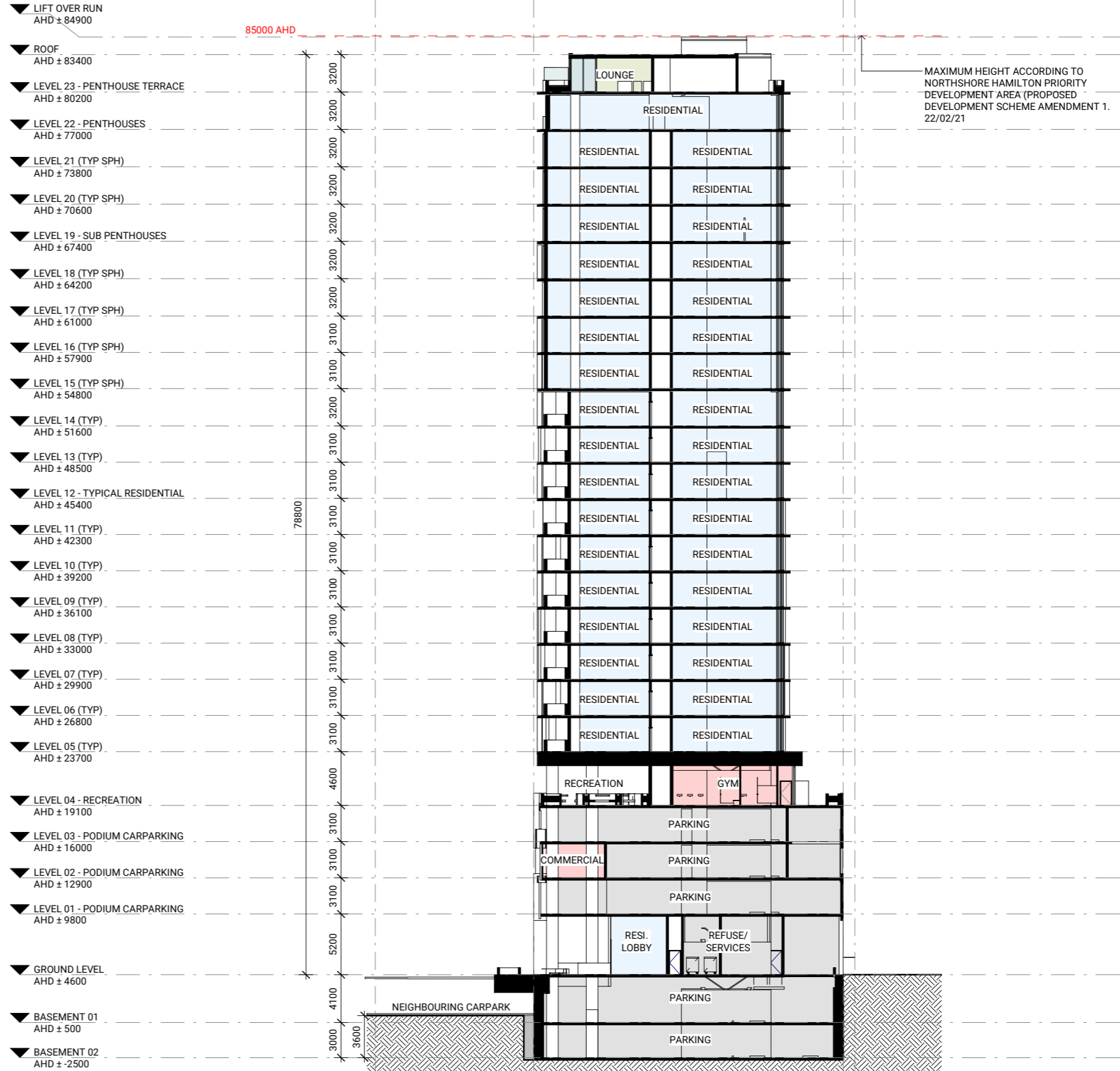
- BR BRICK PATTERN
- BA1 VERTICAL CONCRETE BLADES (TOWER)
- BA2 TIMBER LOOK BATTENS (PODIUM)
- C1 CONCRETE TEXTURED FINISH
- C2 COLOURED CONCRETE
- F1 ALUMINIUM GLAZING SUITE
- G1 TINTED GLAZING
- G2 CLEAR GLAZING FEATURE MULLION
- G3 CLEAR POOL WINDOW







# DA301 BUILDING SECTION B

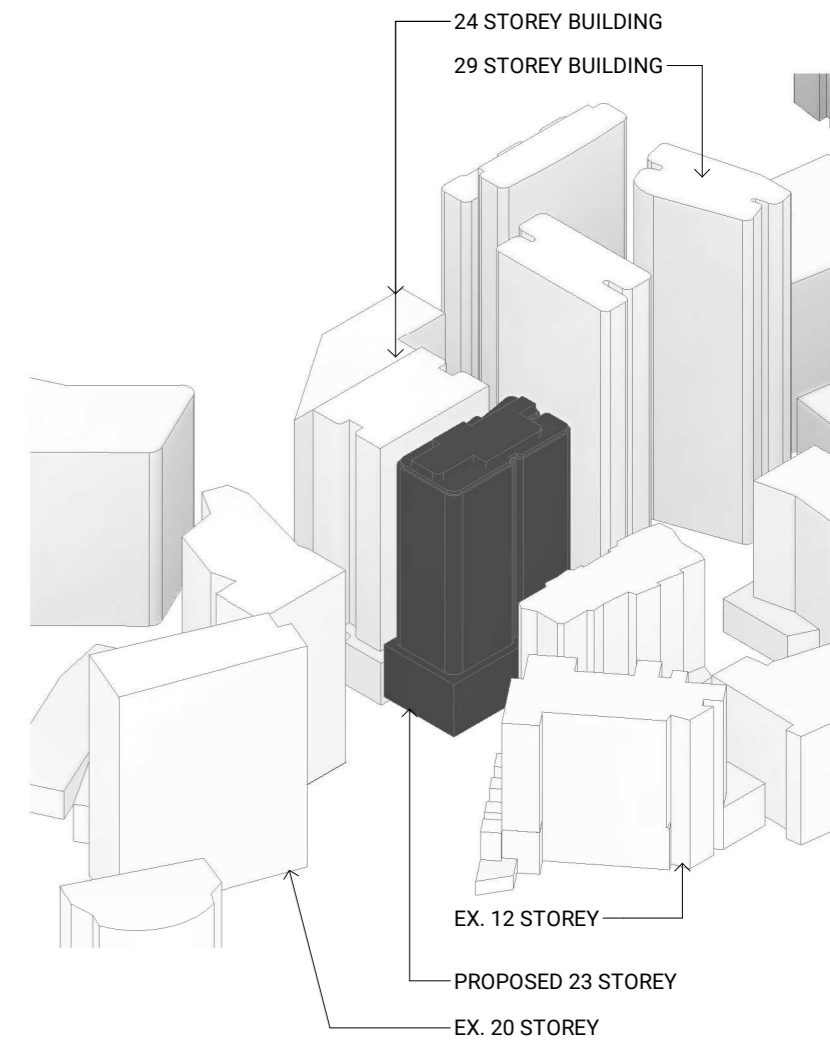
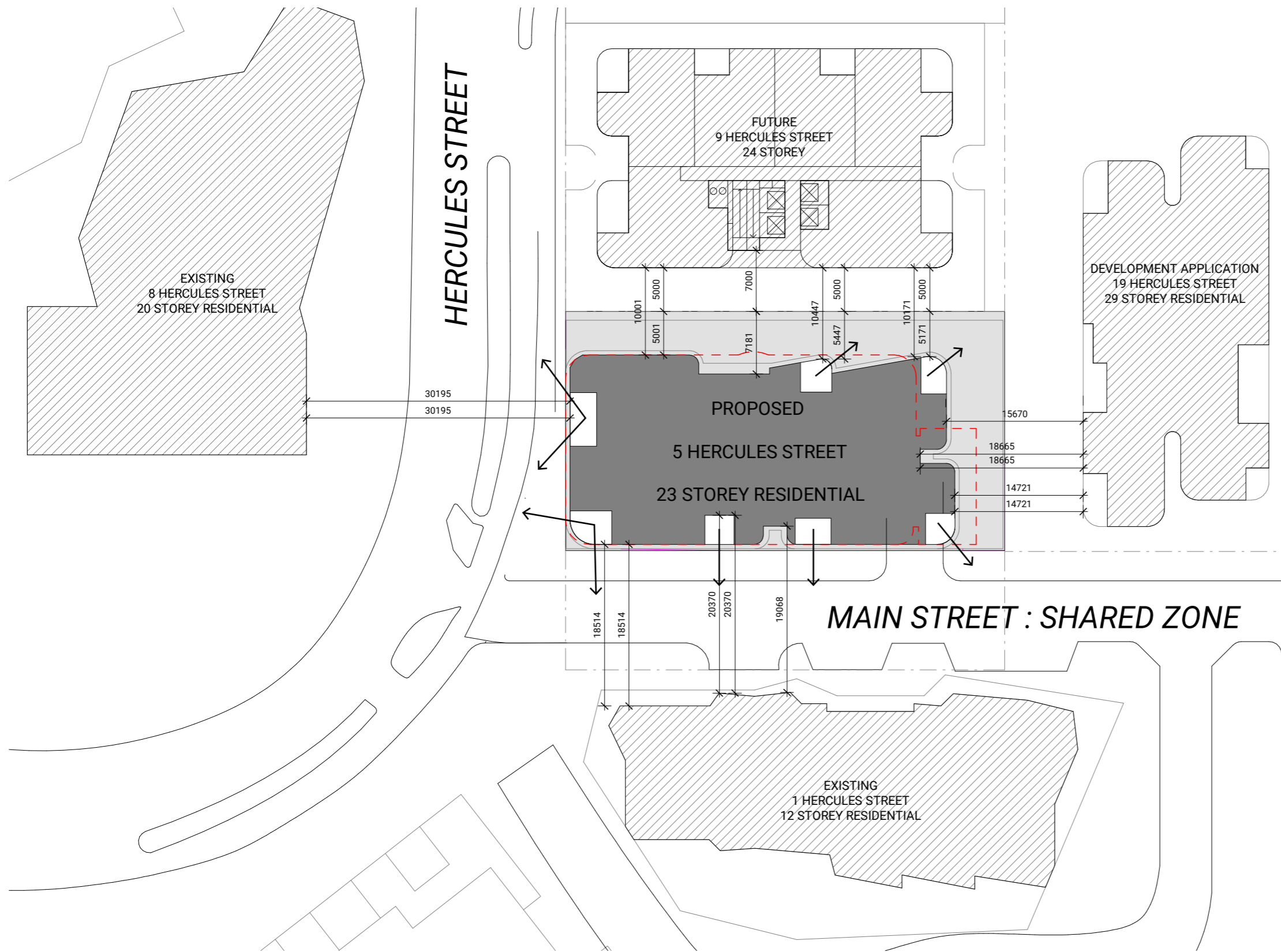


# the analysis

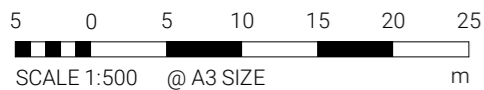
chapter 07



# Neighbourhood Relationship



CONTEXT AXONOMETRIC

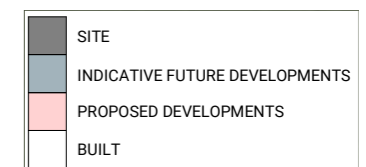
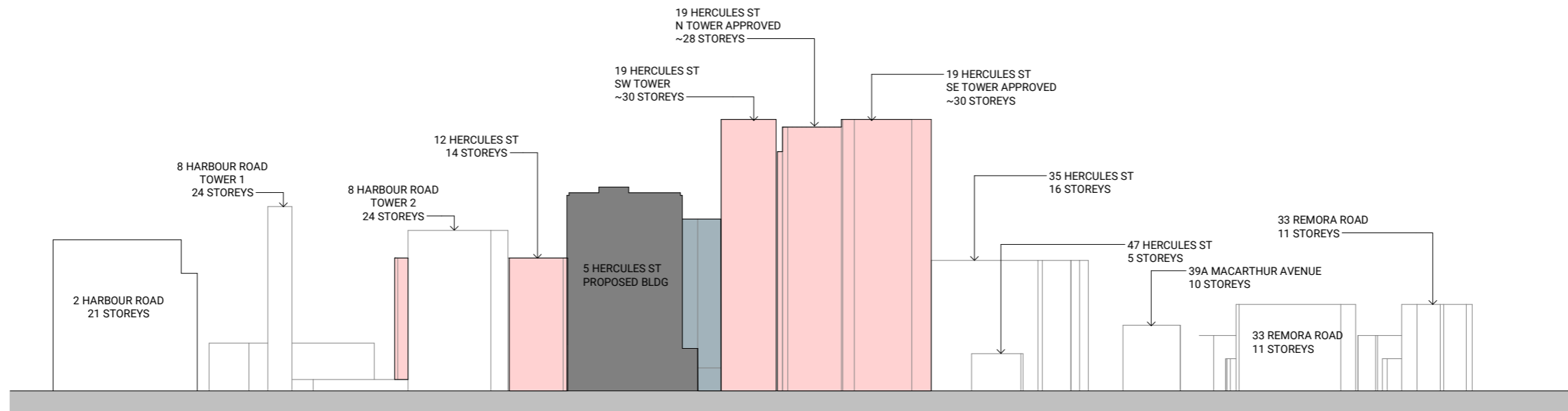


# Building Heights Diagram

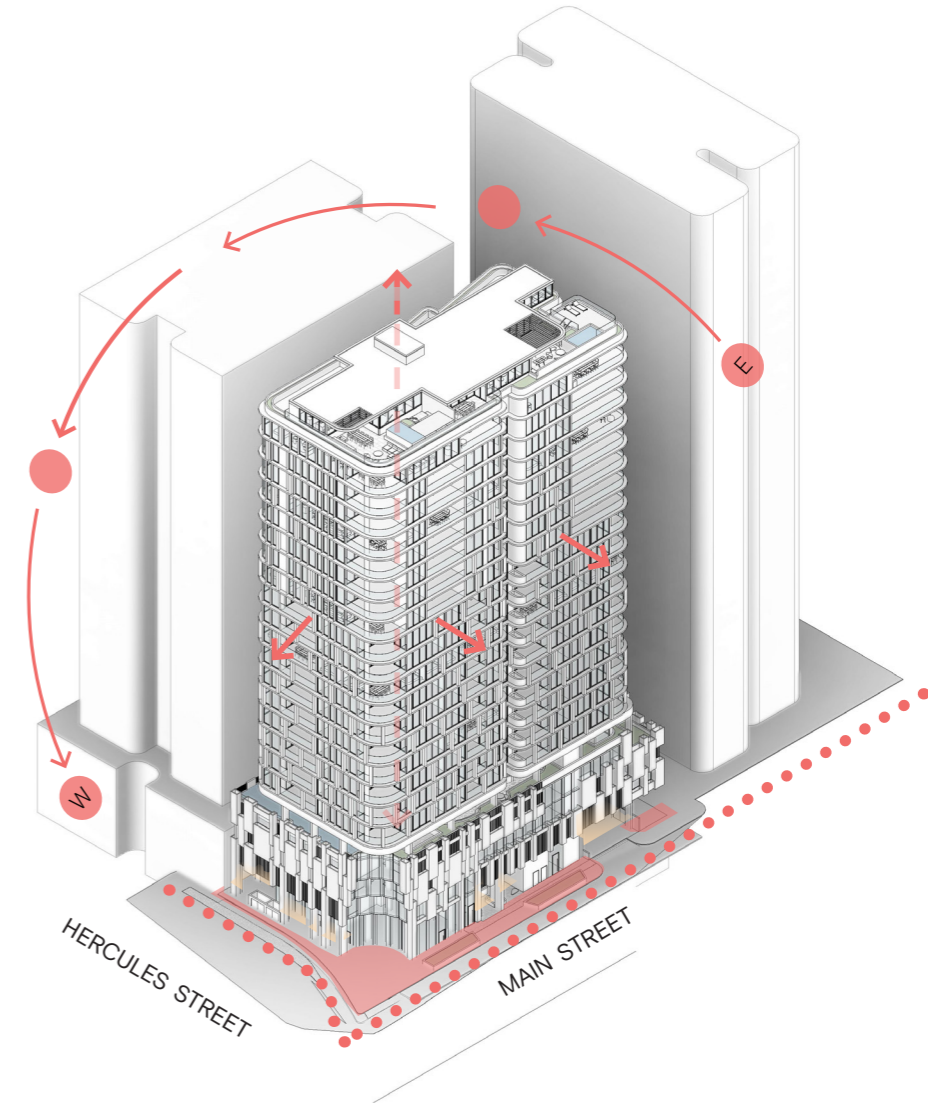
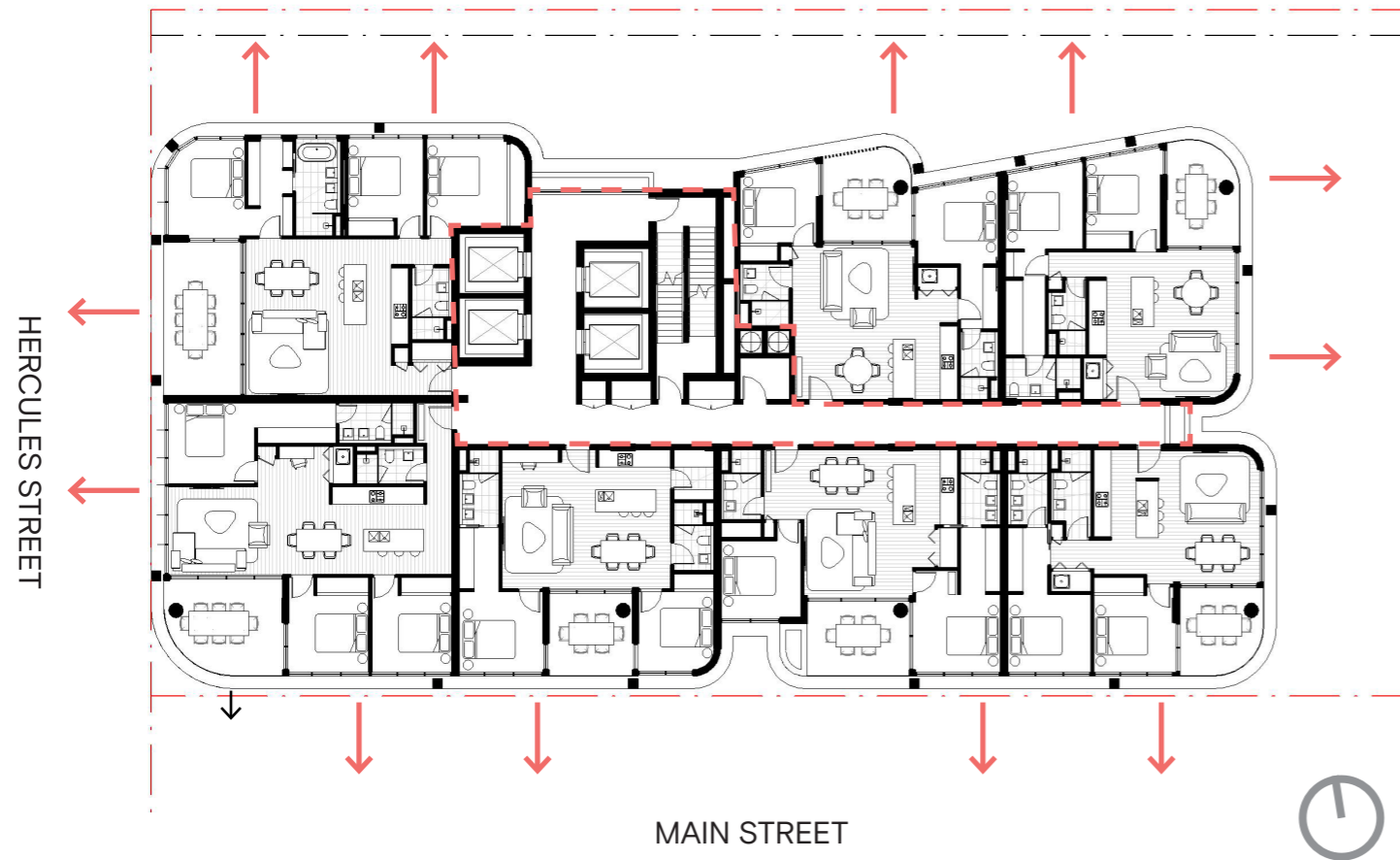


<span style="display:inline-block; width:10px; height:10px; background-color:grey;"></span>	SITE
<span style="display:inline-block; width:10px; height:10px; background-color:lightblue;"></span>	INDICATIVE FUTURE DEVELOPMENTS
<span style="display:inline-block; width:10px; height:10px; background-color:lightcoral;"></span>	PROPOSED DEVELOPMENTS
<span style="display:inline-block; width:10px; height:10px; background-color:white; border:1px solid black;"></span>	BUILT

# Building Heights Context Section



# 1. Buildings That Breathe - Orientate Yourself



## 1.1 LOCATION & ORIENTATION

The proposed design showcases two frontages and are setback significantly from adjacent developments, supporting the orientation of all units to achieve an appropriate climatic response. Separation between developments allows for breaks in the densely populated area which promotes access to natural lighting and ventilation, as well as outlooks and street activation.

## 1.2 MASSING & INTERNAL LAYOUT

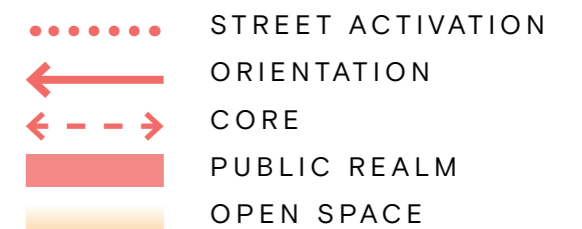
Centrally located services allow for generous frontage to all units. Internal unit layouts position the main living areas adjacent to balconies, promoting access to natural lighting and ventilation, as well as views to the Brisbane River. The positioning of the tower to the river reinforces these outlooks, and provides premium river frontage to

## 1.3 VIEWS

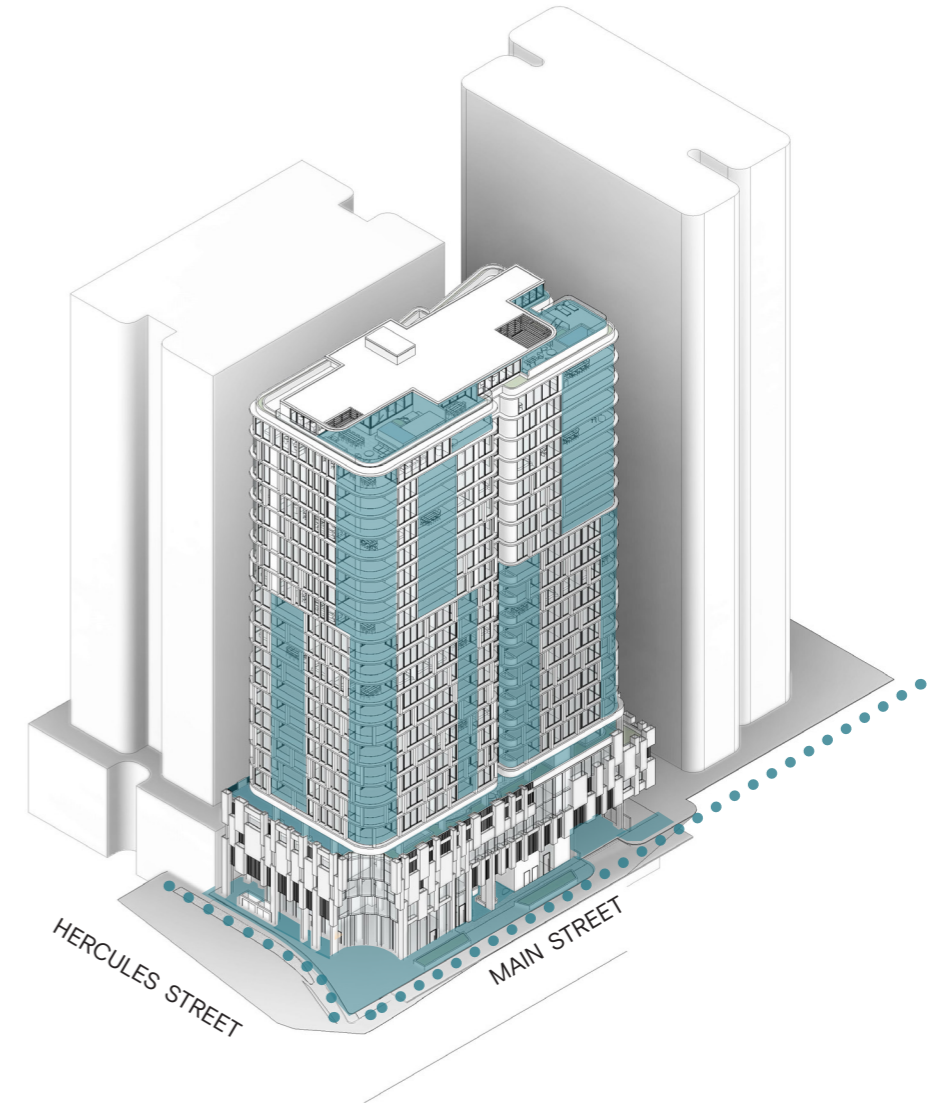
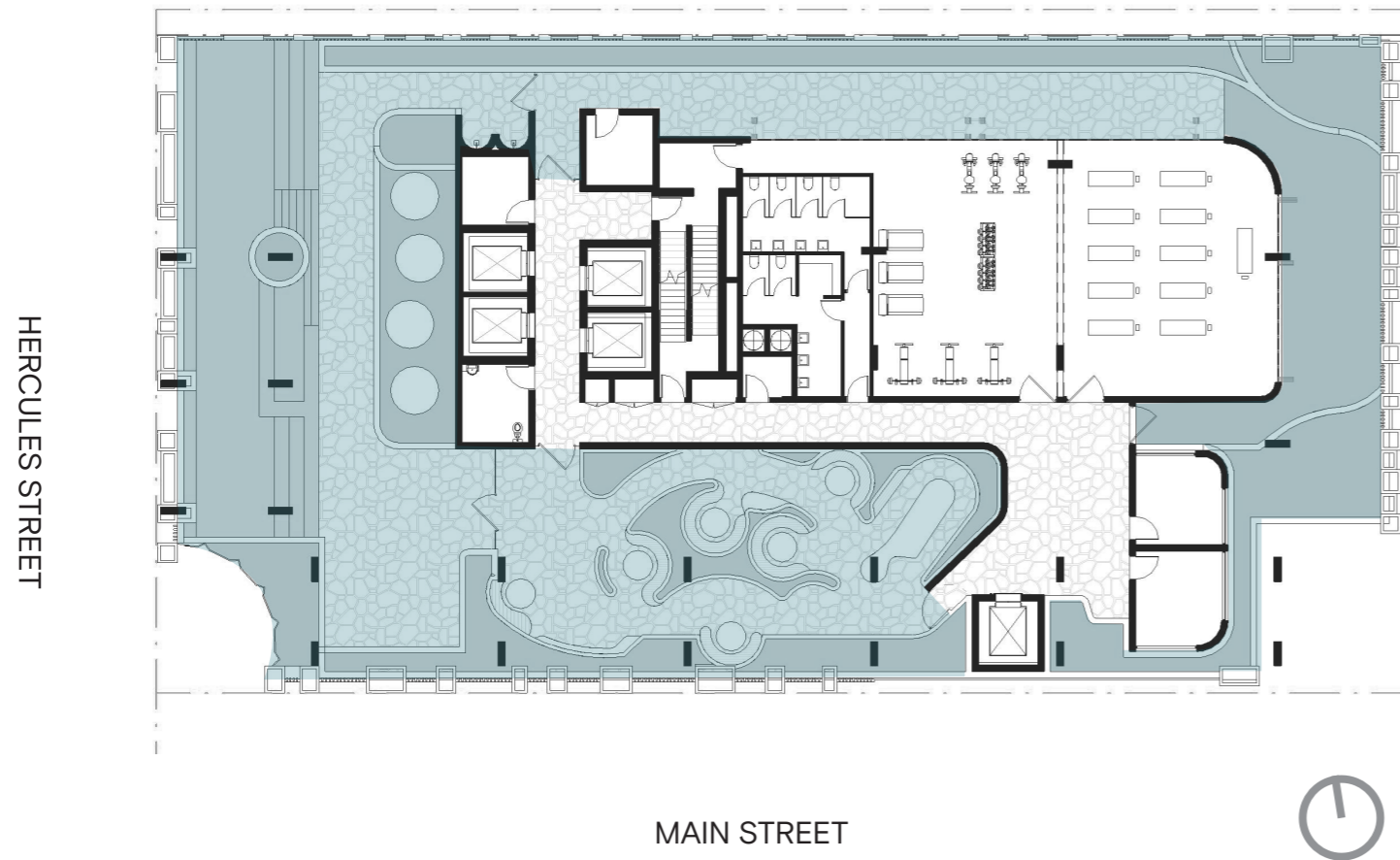
The internal core provides maximum frontage and views to all units. The tower position and wide frontages ensure most units have a view of Brisbane River. Landscaping is strategically placed throughout the facade to favour these views.

## 1.4 STREET ACTIVATION

The proposed development provides public open space, accessible from Hercules and Main street, encouraging pedestrian activity and street activation. Food and beverage outlet on the ground level along Hercules Street provide additional connection to the development's surroundings.



## 2. Buildings That Breathe - Occupy Outdoor Spaces



### 2.1 CITY ROOMS

The ground floor plane boasts a fantastic covered area for the tenancy which optimises the terrain, to incorporate terraced vegetation and lagoons of both private and public access. These outdoor spaces provide the opportunity for both residents and the public to engage. The design provides a highly trafficable thoroughfare to

### 2.2 SKY TERRACES

The building offers generous recreational level for residents, with a premium pool deck, gym, private dining and BBQ areas surround by luscious vegetation. These terraces provide premium views to the Brisbane river and the new portside development.

### 2.3 BALCONIES

Each unit includes a functional and well proportioned balcony, as well as access to vegetation. These private outdoor spaces are designed to harness cross ventilation throughout the internal units, as well as respond to privacy concerns with external screens for overlooking balconies. Balconies are adjacent to the main living areas to encourage indoor/

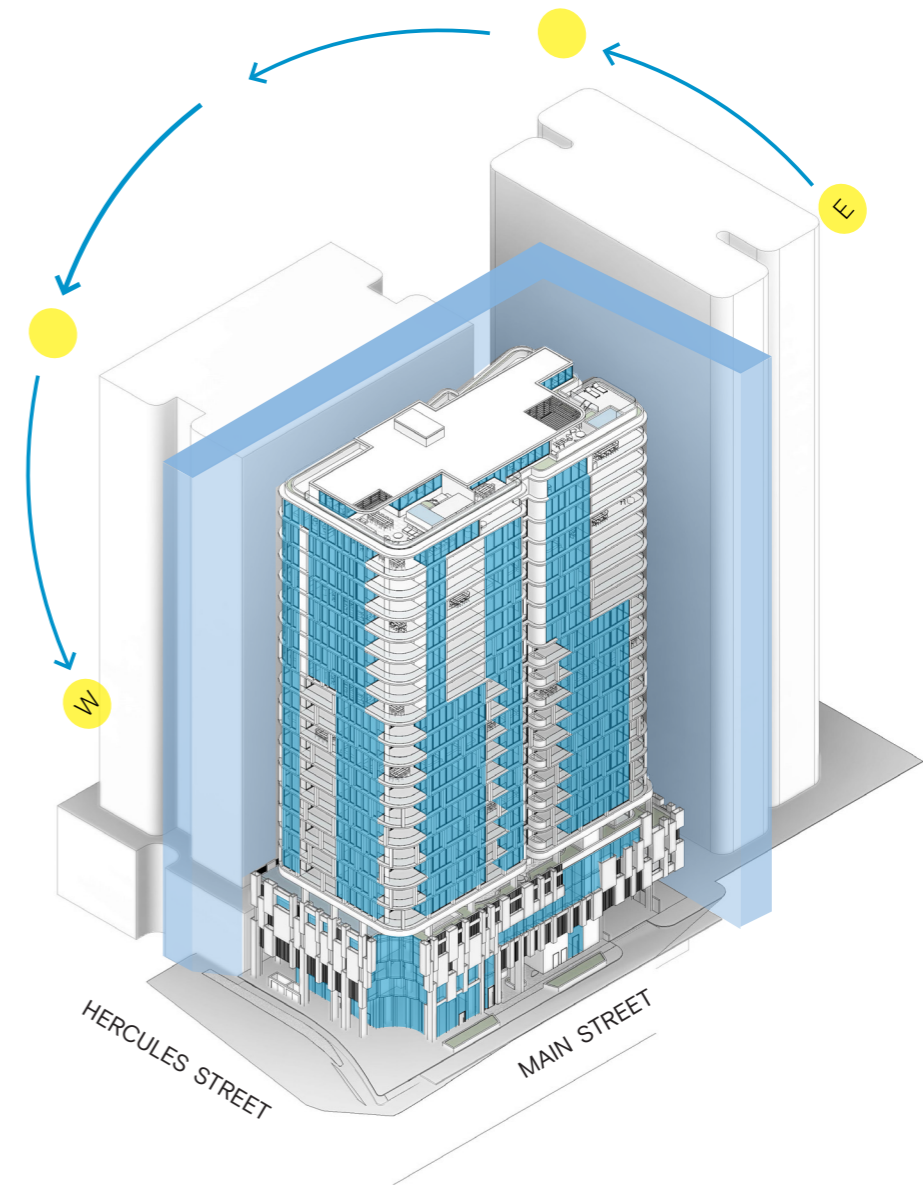
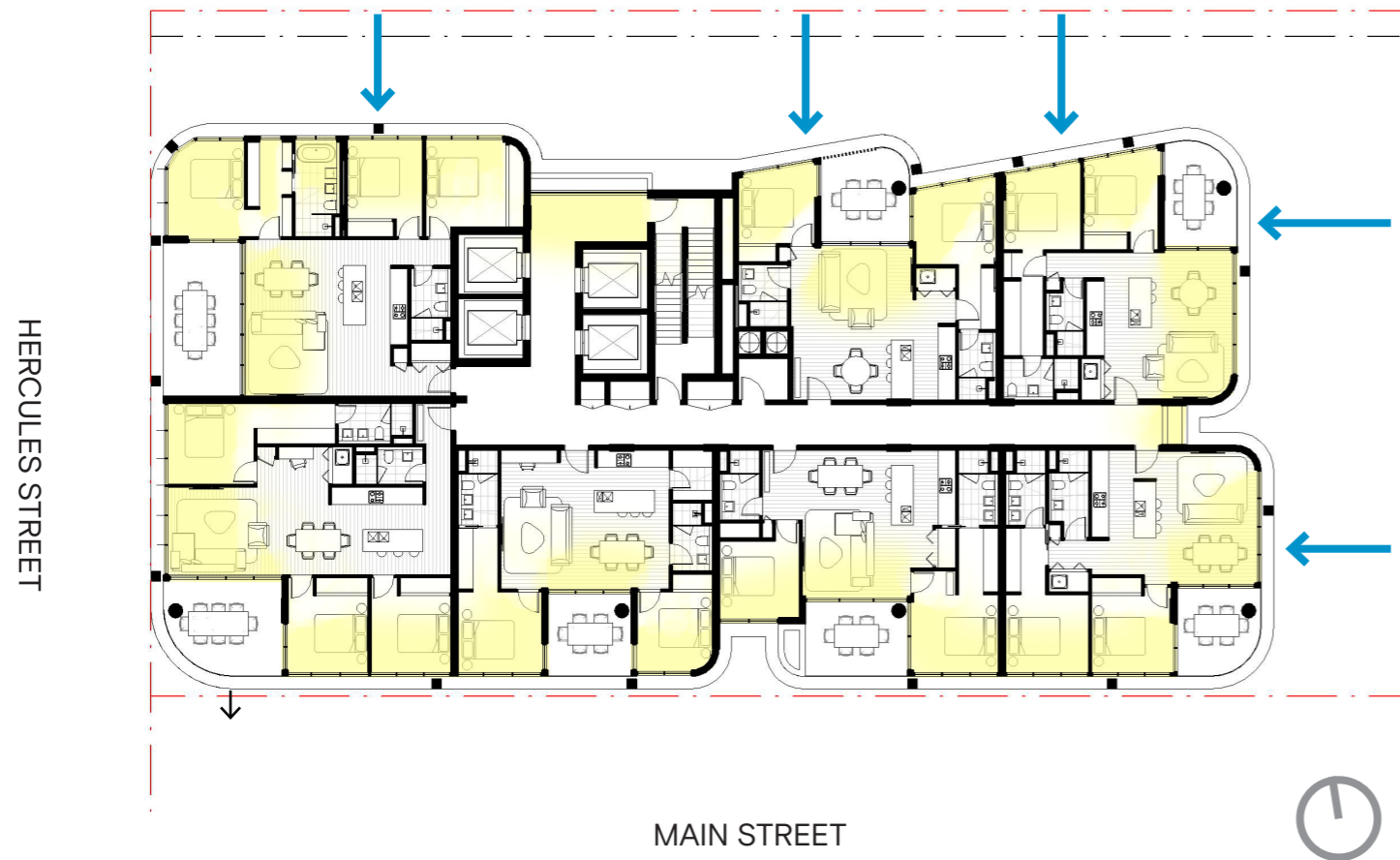
### 2.4 LANEWAYS & CROSS BLOCK LINKS

Corner cutout of the podium is a powerful spatial marker for the local urban experience. The activated pedestrian path brings pedestrian from Hercules to Main Street as a major thoroughfare to portside. Along with a highly activated podium and the adjacency of the bikepath, the highly trafficed corner will become an icon of the area.





# 3. Buildings that Breathe - Illuminate with Natural Daylight






## 3.1 BUILDING SETBACKS

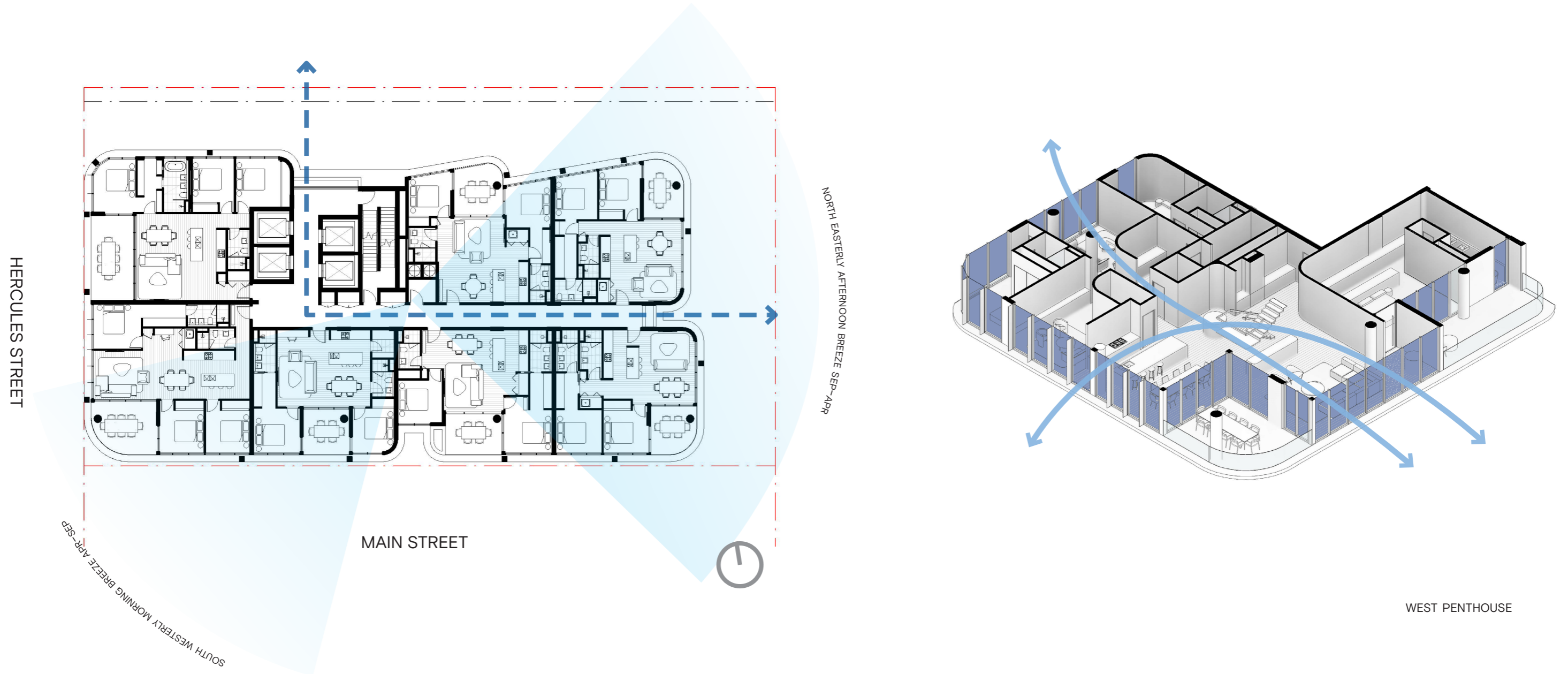
The building is setback from the boundaries to respect and respond to the surrounding built form. The separation between the building and adjacent developments ensures that natural light and ventilation can circulate the site. Orientation to the Brisbane River, two wide street frontages and locating the core at the center maximises the building's access to natural light. The form itself is undulated to harness pockets of natural light which then filter within the buildings. Internally, main living areas are adjacent to external balcony spaces to enhance and promote an open plan feeling.

## 3.2 GLAZING

Vertical screening is maintained along the external facade to maximise natural lighting. Recesses in the building geometry at the end of corridors run the full height of the building, and allow natural lighting into the corridors and lift lobbies on each level. The vertical screening and natural vegetation protects areas of the building which are subject to harsher summer sunlight, without compromising views or obstructing natural light. Reflective and tinted glazing offers relief to units that do not harness screening. Heat load on glazing is controlled through screening and projections.

-  SETBACKS
-  GLAZING
-  BUILDING SEPARATION
-  NATURAL LIGHTING

# 4. Buildings that Breathe - Natural Air and Ventilation



## 4.1 OPERABLE WINDOWS

Operable windows are maintained throughout the development to facilitate cross ventilation. In particular, these windows are situated to respond to the local climate, as well as building separation. The corridors and lobbies are naturally ventilated, mitigating need for mechanical intervention.

## 4.2 DOORS AND OPENINGS

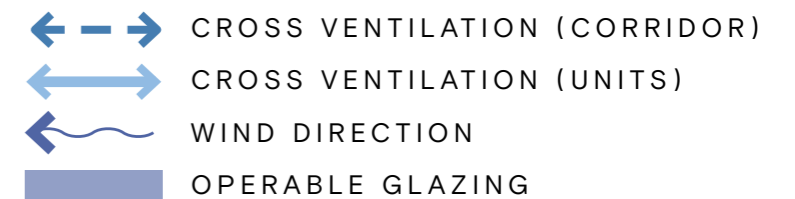
The balcony of each unit connects to internal common spaces, creating seamless transitions between indoor and outdoor spaces. The placement of main living areas in connection to balconies, maximises the filtration of natural light and ventilation throughout the units.

## 4.3 NATURAL VENTILATION

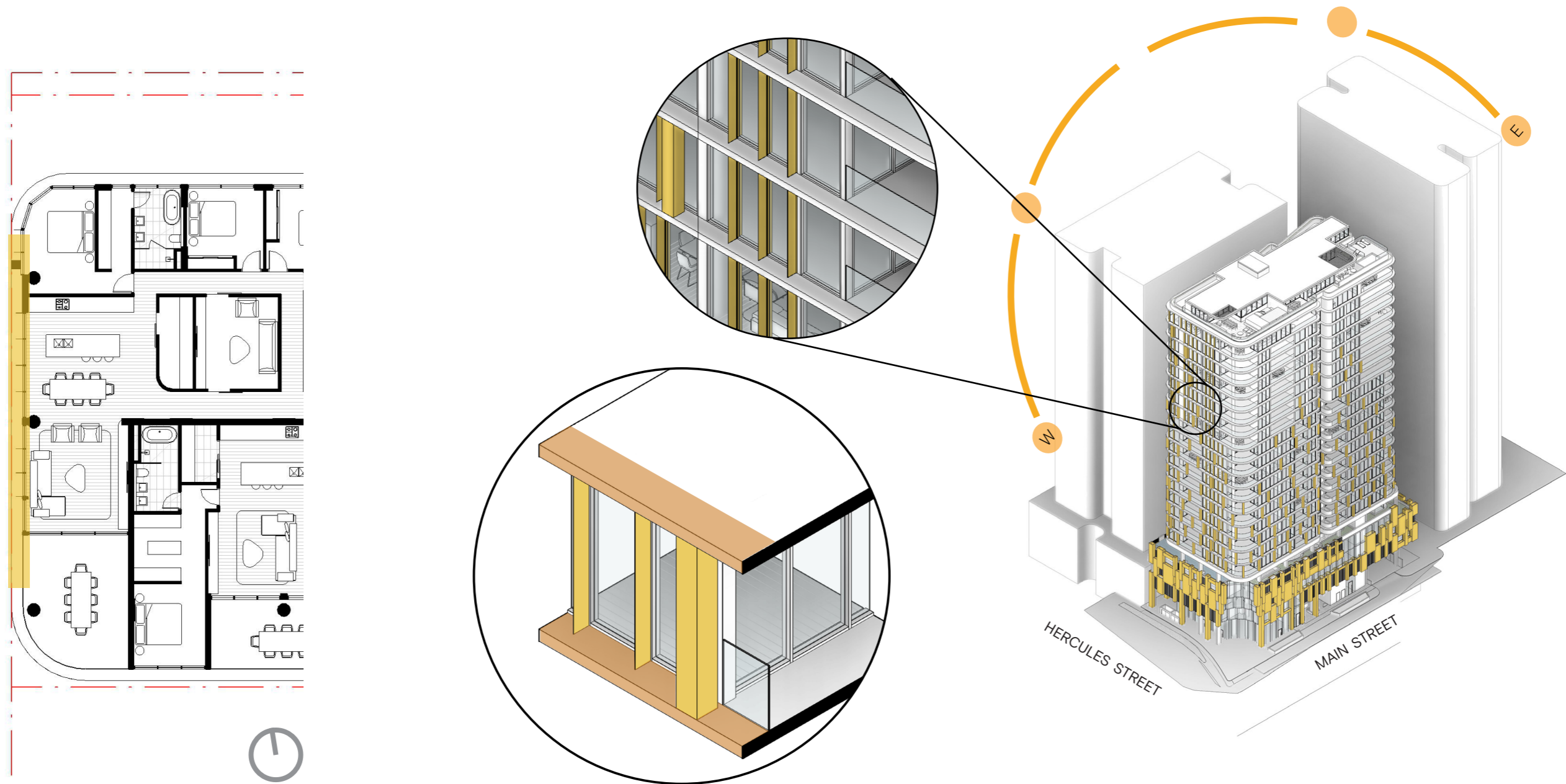
All apartments utilise operable windows and doors to promote cross ventilation. Air conditioning will allow for mixed mode operation.

## 4.4 LAYERED FACADES

The provision of screening and landscape buffers are designed to allow for ventilation whilst protecting the building from rain and heat.



# 5. Buildings that Breathe - Shade and Protection



## 5.1 AWNINGS AND COLONNADES

A large portion of the outdoor, publicly accessible space on the ground floor and recreational level harnesses shade from the building itself, allowing the space to be used all year round. Pergola style shading on the roof terraces provide dapple shade to the BBQ and pool areas.

## 5.2 SHADING DEVICES

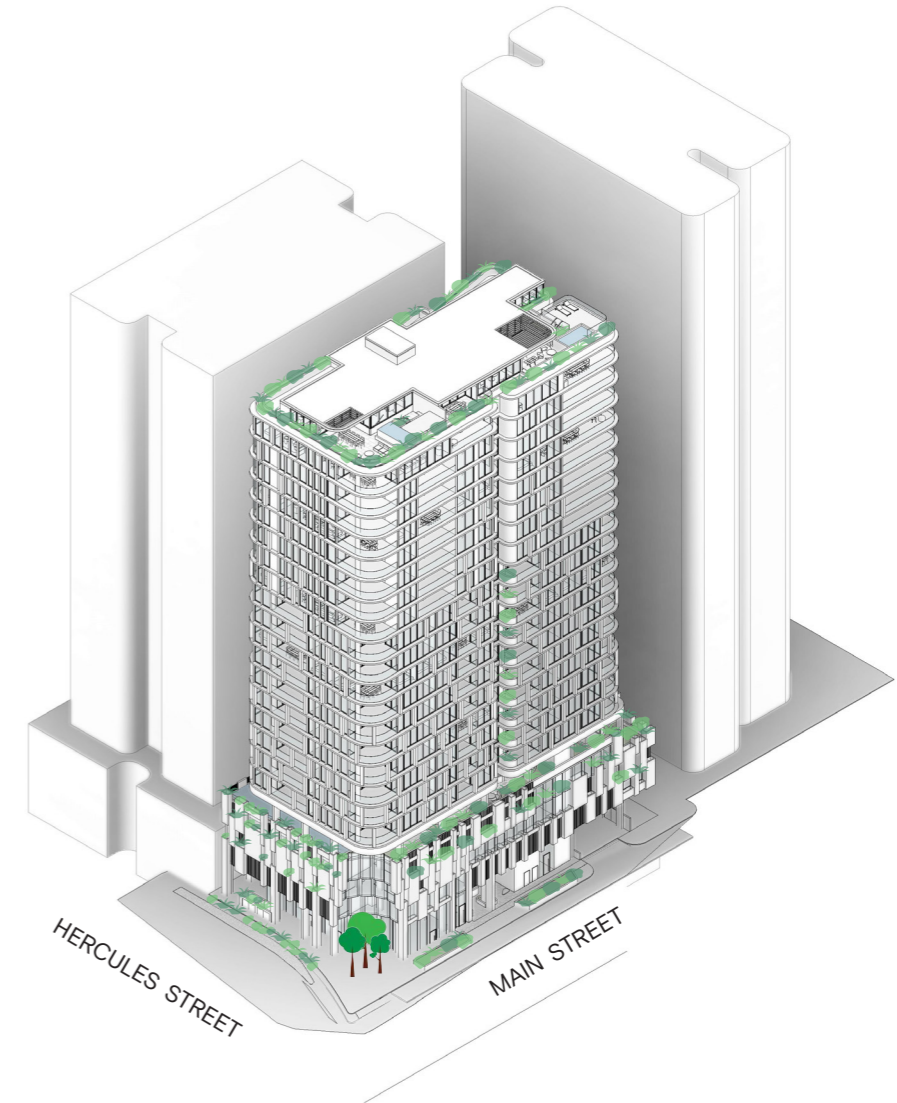
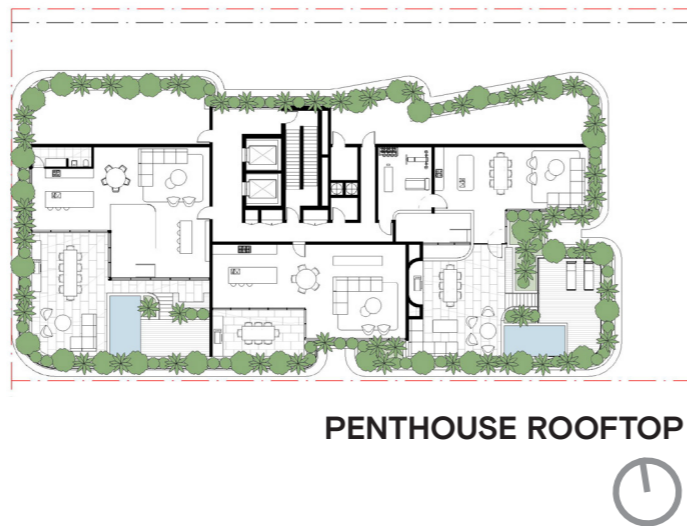
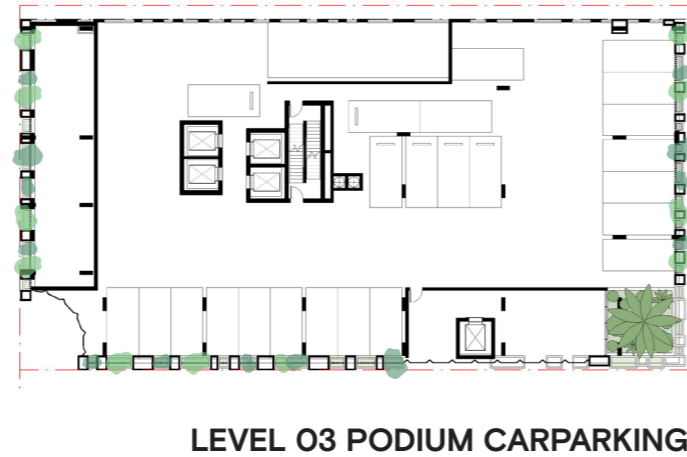
The batten screens, shading fins, extrusions and planters assist the building in reducing heat load, responding to the Queensland climate. Slab extensions are provided to further provide relief from harsh sun and seasonal storms.

## 5.3 SHADE STRUCTURES

The deep planting of the third floor allows for a natural solution to shading. Trees with large canopies are filtered throughout the ground floor communal courtyard to protect residents from harsh sunlight. The pergola structures also provide protection, allowing residents to enjoy outdoor spaces in comfort.

- SUN PATH
- SLAB OVERHANG
- VERTICAL SHADING

# 6. Buildings that Breathe - Living Greenery



## 6.1 VERTICAL GREENERY

Hanging planters across the podium facade adds substantial green surfaces to the streetscape as well as soften the podium language of rugged brick cladding

## 6.2 ELEVATED GARDENS

Private balconies and rooftop terraces utilise elevated gardens to provide access to vegetation across all levels. Staggered gardens across the residential level balconies respond to the placement of vertical screening, and create lush, vegetated facades that can be appreciated from opposite towers, surrounding buildings or from ground. Tiered planters on the rooftop terraces continue the language of the ground

## 6.3 INTERNAL PLANTING

Vegetation is incorporated throughout the building even when there is no direct access to sunlight.

## 6.4 GROUND PLANE GARDENS

Generous landscaping is proposed across the ground plane. This will provide a lush, vegetated public accessible space, inviting both residents and pedestrians to congregate. At the podium's corner cutout, there is significant deep planting, to harness visual relief from adjacent developments, as well as create interest along the street frontages.

## 6.5 MAINTAIN GREENERY

A maintenance regime with the body corporate will be utilised to ensure the landscaping is well maintained and cared for to achieve the maximum benefits from vegetation.

# 7. Buildings that Breathe - Identity Matters



HAMILTON LIBRARY



6 & 9 HERCULES ST



Brick patterned cladding connecting with site's history and local heritage



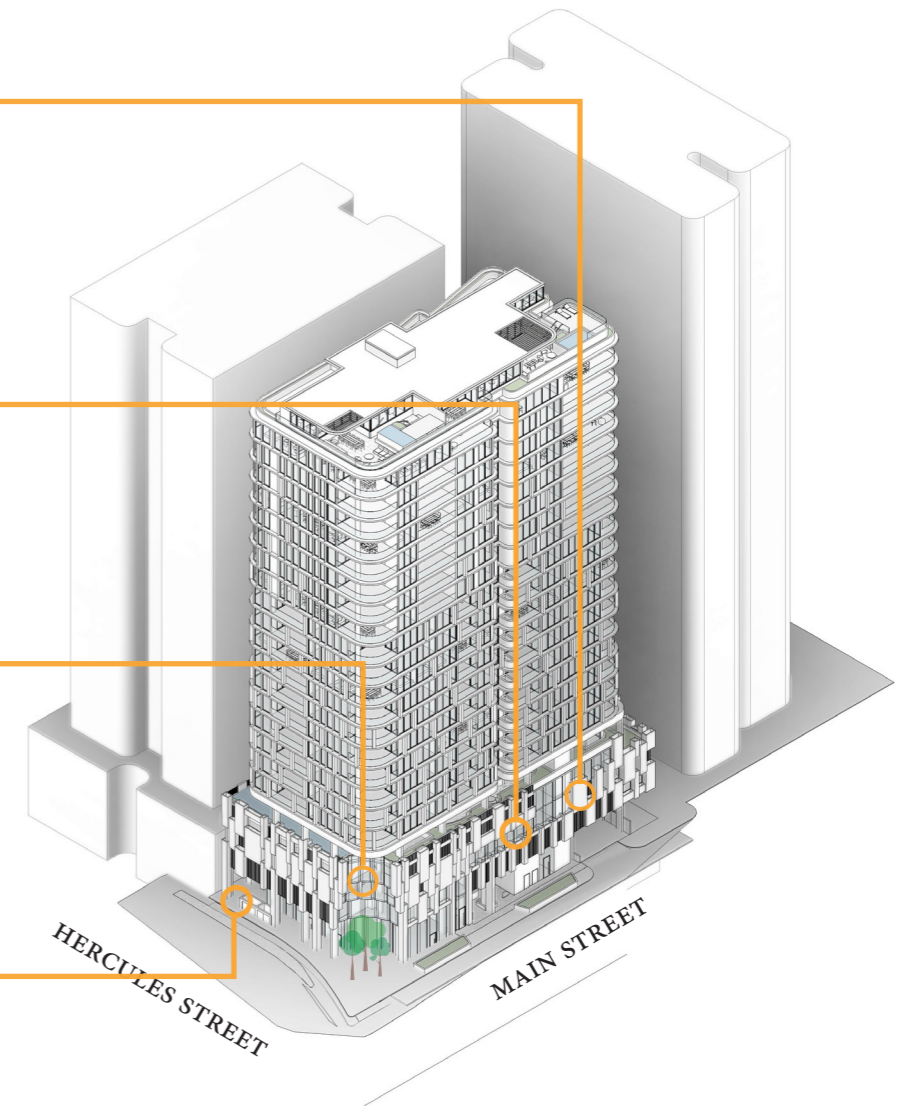
Corner cut-out and feature trees invoke genius loci - spirit of a place - as a new entrance to portside as well as activating main street



Substantial podium activation



Intimate connection between bike path, facilities and ground floor cafe, promoting active lifestyle and community engagement



## 7.1 CHOICE OF MATERIALS

Brick-look finish a link to the demolished building as well as the area's industrial past.

## 7.2 LONGEVITY

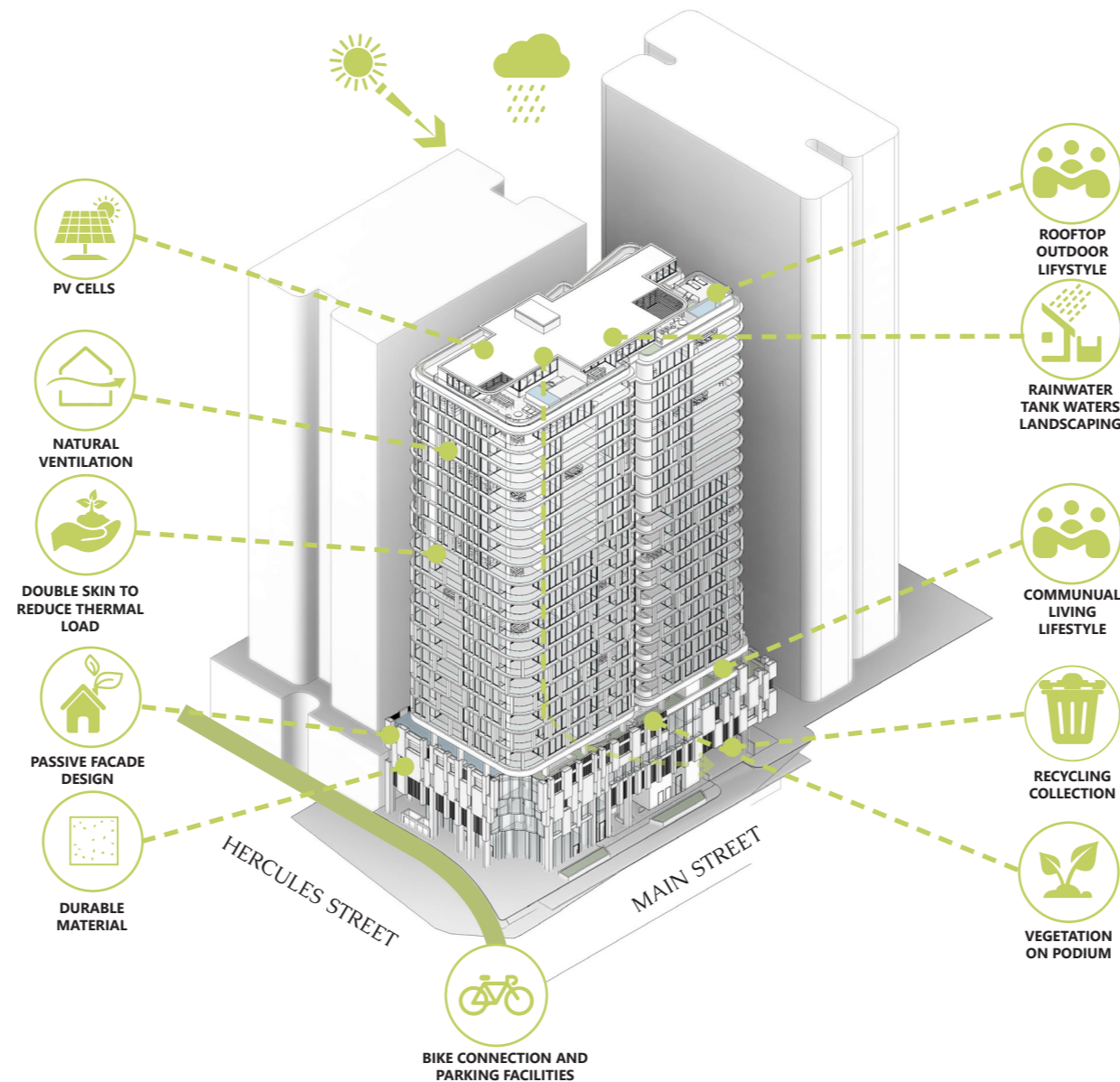
Timber-look aluminium finish is employed rather than real timber finish to reduce maintenance.

Brick-look finish is chosen as the defining material of the podium for its timeless quality; minimal maintenance required.

## 7.4 CREATIVE LIGHTING

The podium's activated spaces are also generously glazed. At night these spaces will light up to produce a warm ambiance to the streetscape as well as invite passer-by to visit its tenancies.

# 8. Buildings that Breathe - Reduce Energy and Waste



## 8.1 ENERGY AND TECHNOLOGY

Photovoltaic cell on roof

Layered and strategic use of shading devices to reduce thermal gain but maximise natural lighting

## 8.2 WASTE AND WATER

Bricks from previous building are retained and utilised at strategic locations as token of site's history.

Collected rainwater to be collected and used for irrigation of plants across the building

## 8.3 ACTIVE TRANSPORT

Development is adjacent to bike path.

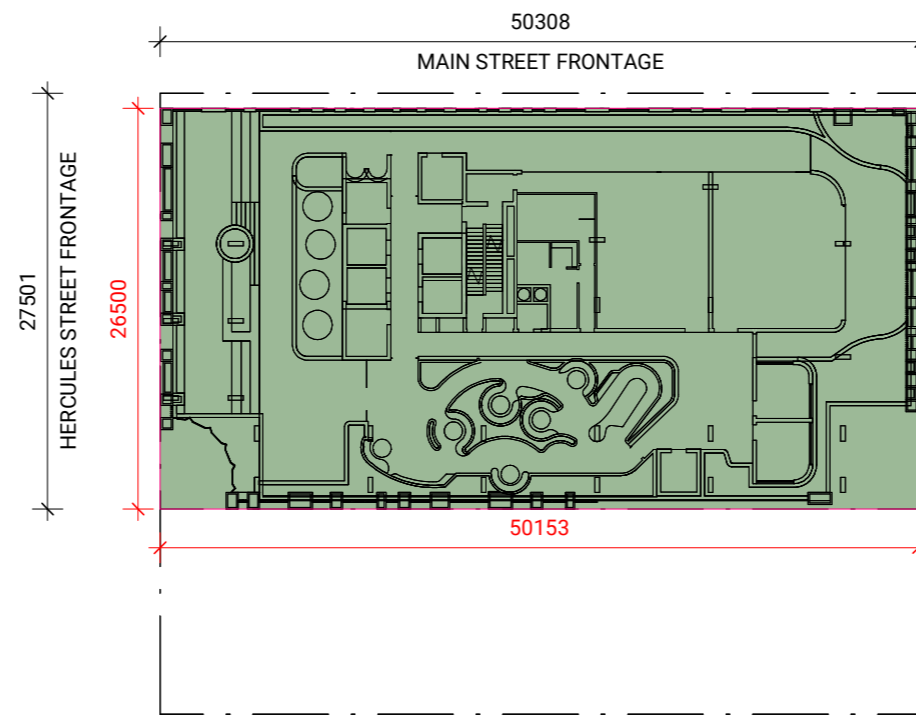
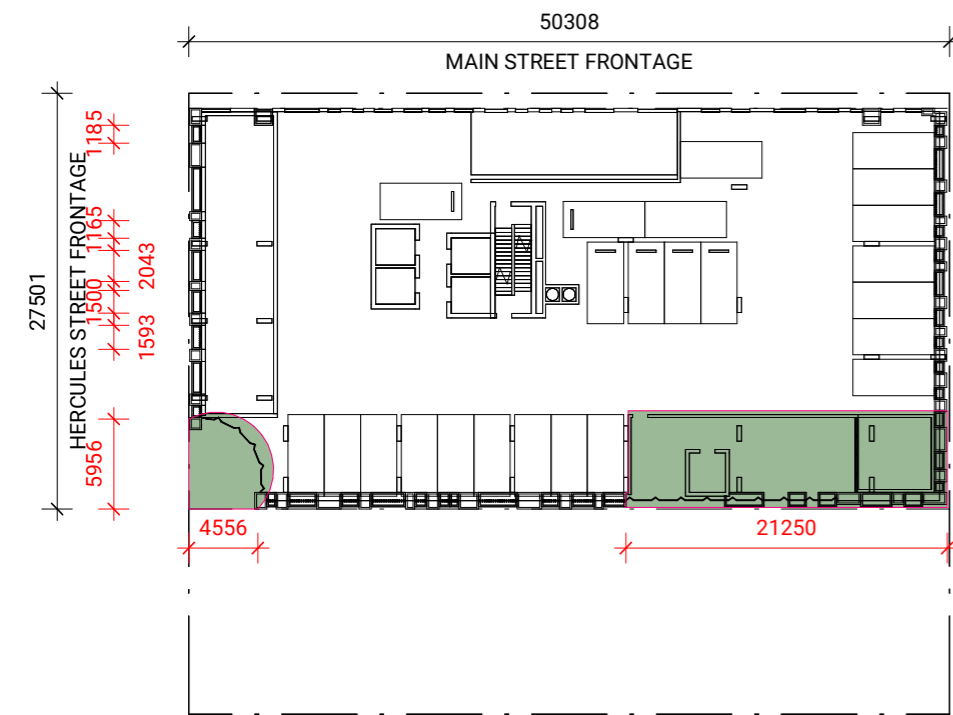
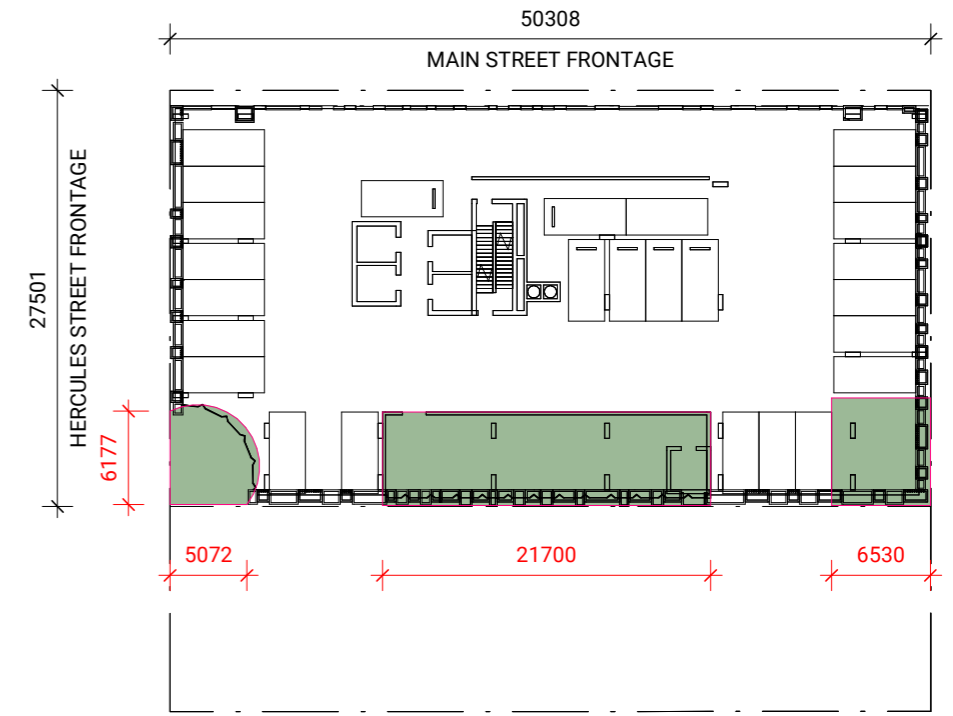
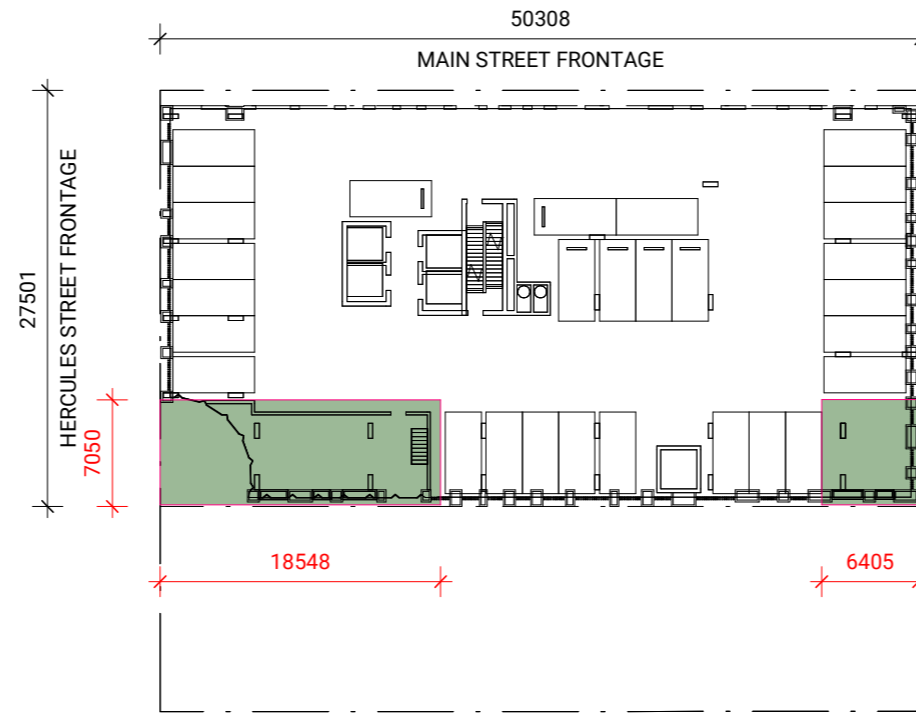
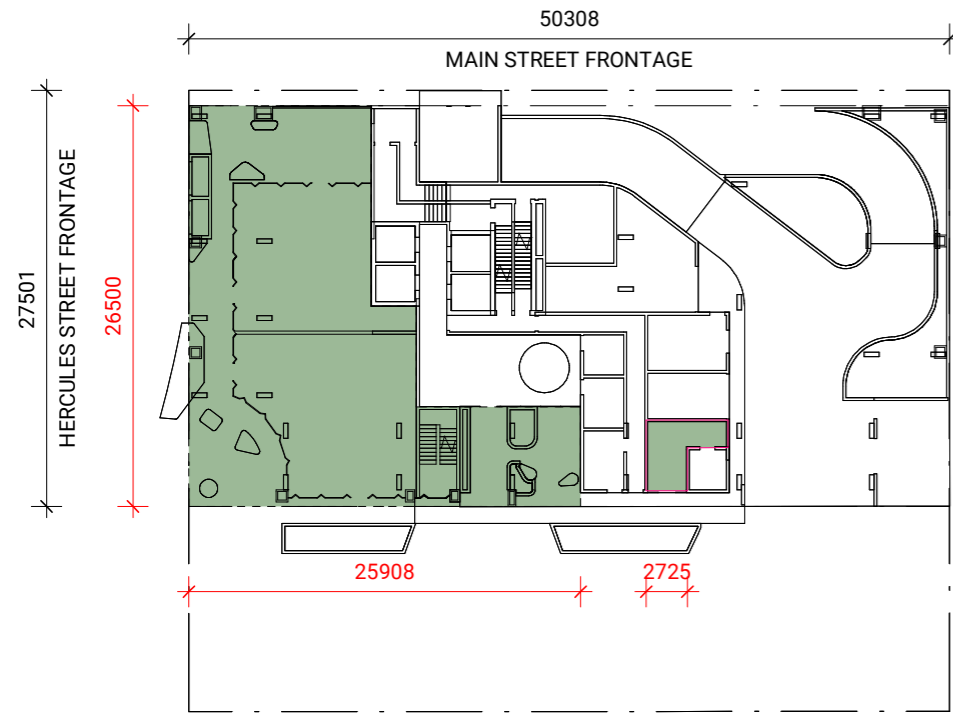
Abundant bike parking spaces are located next to the bike path and at various locations throughout the podium to allow efficient manoeuvring of the manual transport for visitors and residents alike.

Cafe is also strategically located to attract passerby, in particular cyclists.

## 8.4 CERTIFICATION

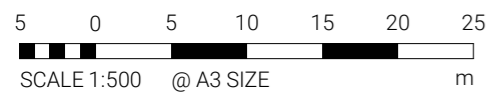
ESD consultant recruited to ensure all sustainability requirements are addressed.

# PODIUM ACTIVATION

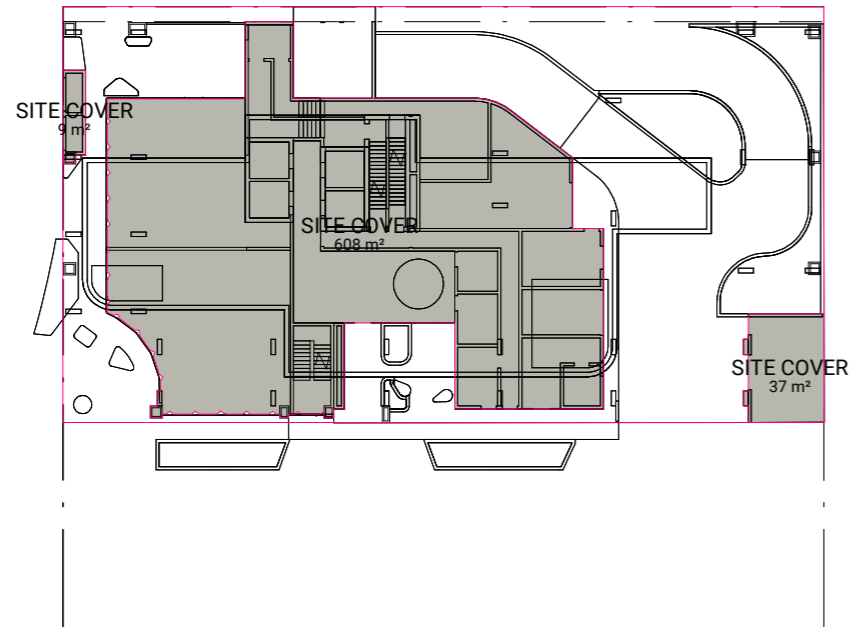


## ACTIVATION CALCULATIONS

STREET FRONTAGE	389 045
GL	55133
P01	32003
P02	39479
P03	39248
REC	76653
TOTAL	242516
ACTIVATION	62%

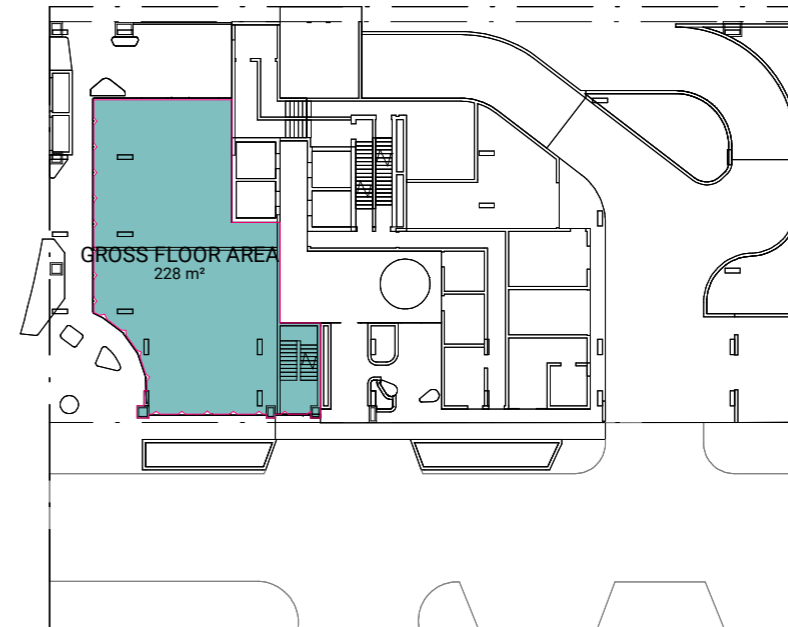


DA510  
SITE COVER + GFA - GROUND FLOOR



SITE AREA REMAINING	730 m <sup>2</sup>	53%
SITE COVER	653 m <sup>2</sup>	47%
	1383 m <sup>2</sup>	100%

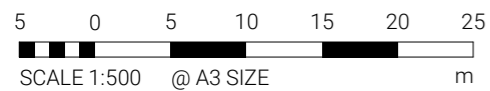
**\*SITE COVER**  
The proportion of the site covered by buildings including roof overhangs.



GROSS FLOOR AREA 228 m<sup>2</sup>

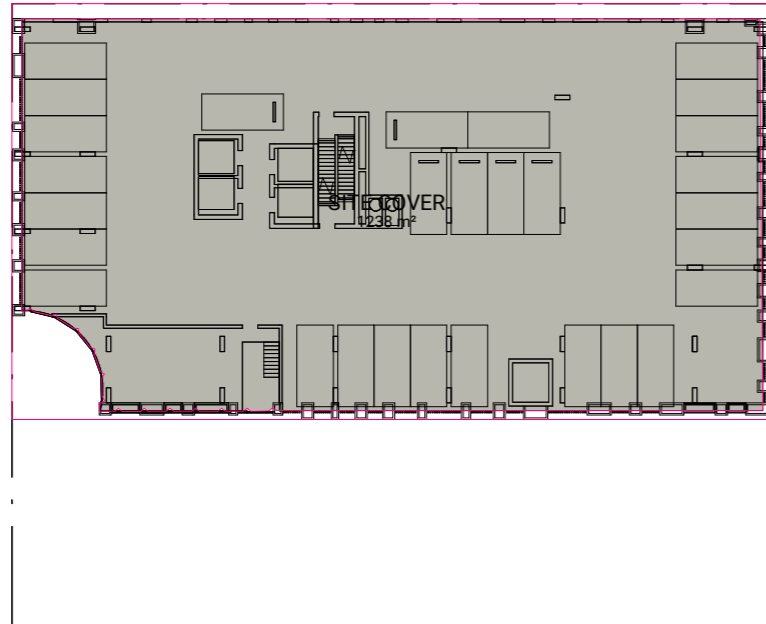
**\*GROSS FLOOR AREA (GFA)**  
The total floor area of all storeys of a building, including mezzanines, measured from the external walls or the centre of a common wall, excluding areas used for:

- building services
- ground floor public lobby
- a public mall in a shopping complex
- the parking, loading and manoeuvring of motor vehicles
- private balconies whether roofed or not



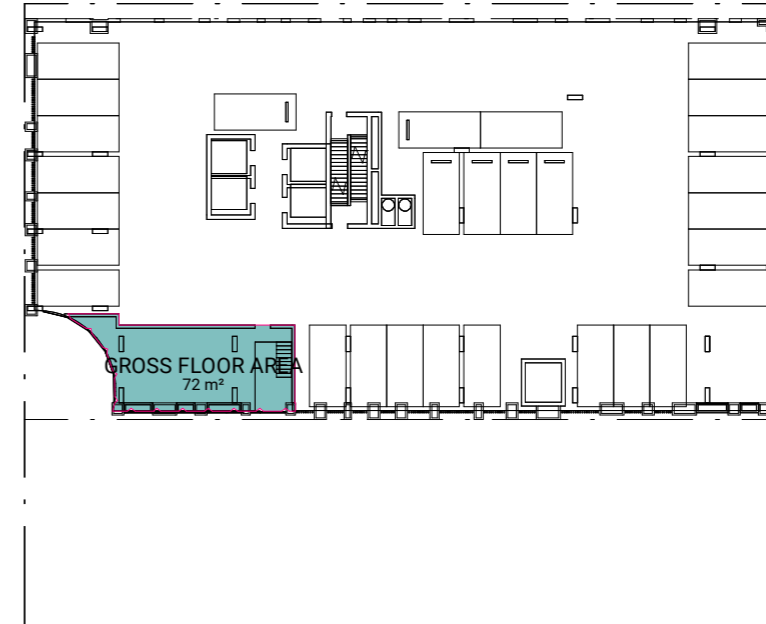


DA511  
SITE COVER + GFA - LEVEL 01 - PODIUM CARPARKING



SITE AREA REMAINING	146 m <sup>2</sup>	11%
SITE COVER	1238 m <sup>2</sup>	89%
	1383 m <sup>2</sup>	100%

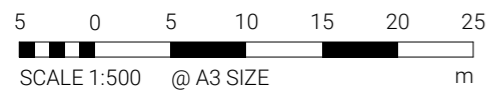
**\*SITE COVER**  
The proportion of the site covered by buildings including roof overhangs.



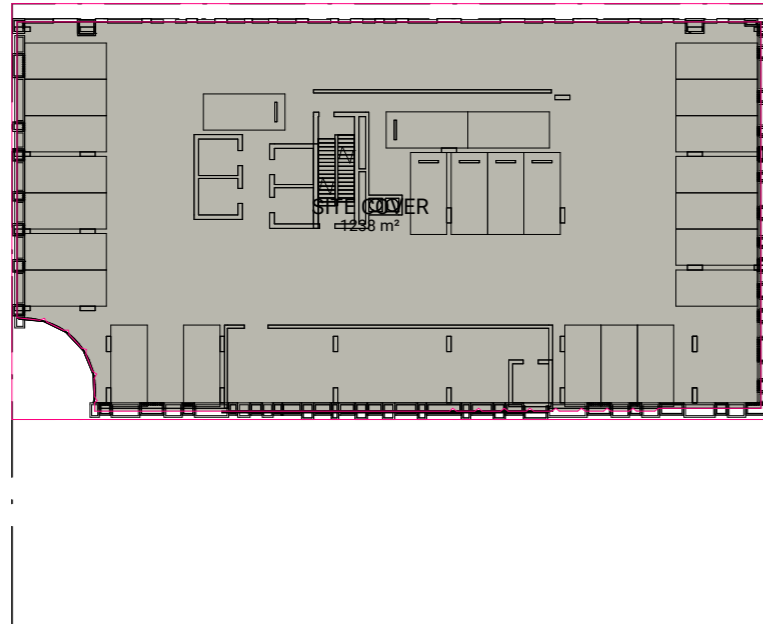
GROSS FLOOR AREA 72 m<sup>2</sup>

**\*GROSS FLOOR AREA (GFA)**  
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- building services
- ground floor public lobby
- a public mall in a shopping complex
- the parking, loading and manoeuvring of motor vehicles
- private balconies whether roofed or not

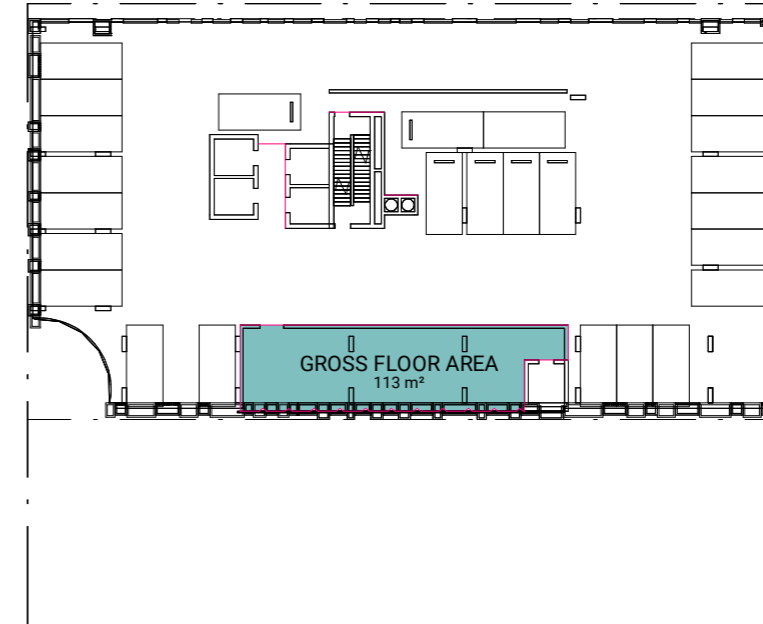


DA512  
SITE COVER + GFA - LEVEL 02 - PODIUM CARPARKING



SITE AREA REMAINING	146 m <sup>2</sup>	11%
SITE COVER	1238 m <sup>2</sup>	89%
	1383 m <sup>2</sup>	100%

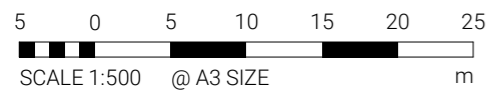
**\*SITE COVER**  
The proportion of the site covered by buildings including roof overhangs.



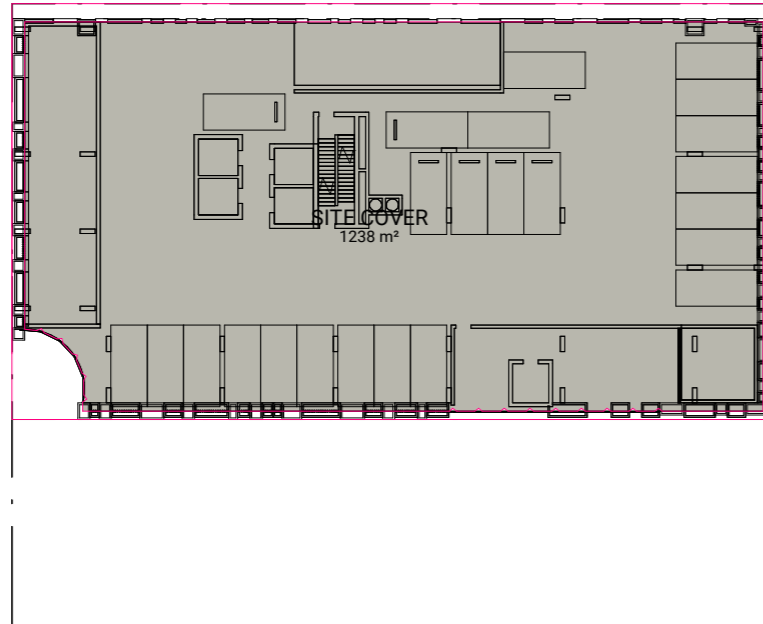
GROSS FLOOR AREA 113 m<sup>2</sup>

**\*GROSS FLOOR AREA (GFA)**  
The total floor area of all storeys of a building, including mezzanines, measured from the external walls or the centre of a common wall, excluding areas used for:

- building services
- ground floor public lobby
- a public mall in a shopping complex
- the parking, loading and manoeuvring of motor vehicles
- private balconies whether roofed or not

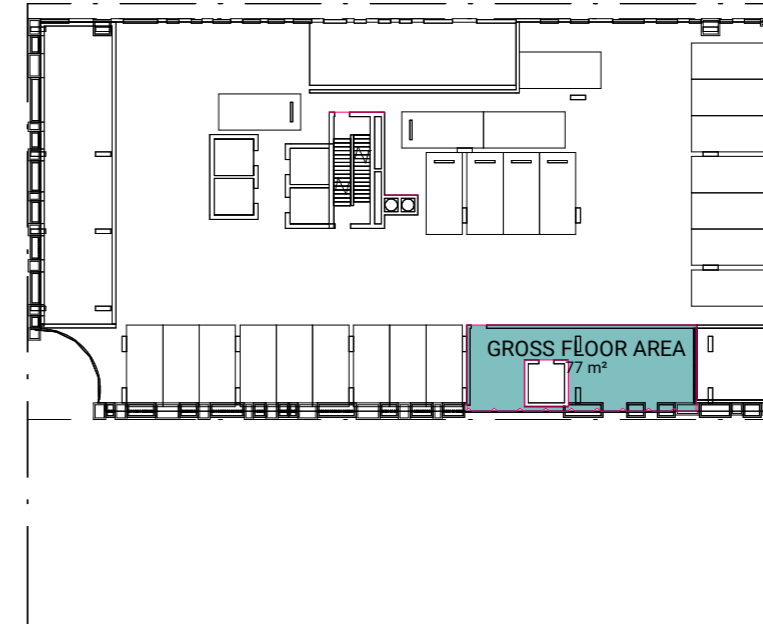


DA513  
SITE COVER + GFA - LEVEL 03 - PODIUM CARPARKING



SITE AREA REMAINING	145 m <sup>2</sup>	11%
SITE COVER	1238 m <sup>2</sup>	89%
	1383 m <sup>2</sup>	100%

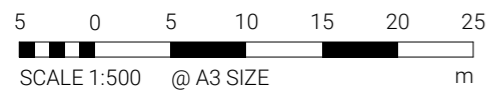
**\*SITE COVER**  
The proportion of the site covered by buildings including roof overhangs.



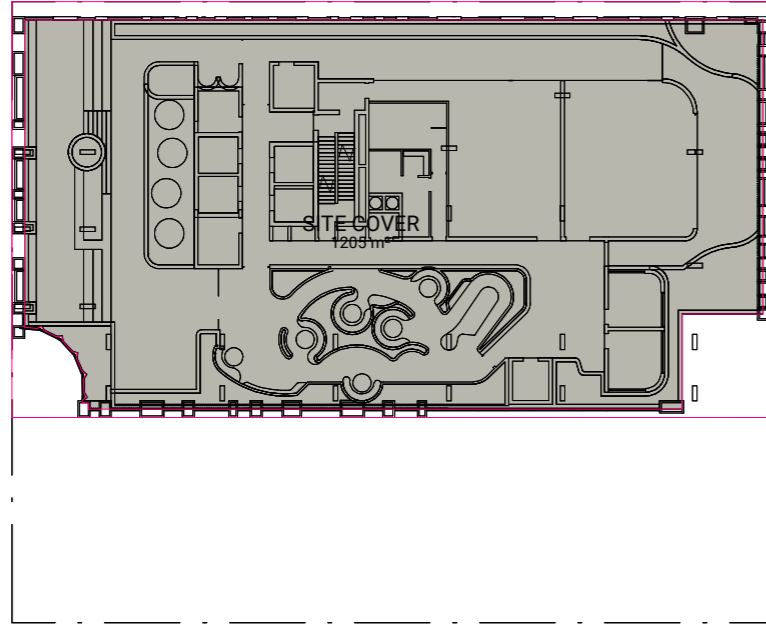
GROSS FLOOR AREA 77 m<sup>2</sup>

**\*GROSS FLOOR AREA (GFA)**  
The total floor area of all storeys of a building, including mezzanines, measured from the external walls or the centre of a common wall, excluding areas used for:

- building services
- ground floor public lobby
- a public mall in a shopping complex
- the parking, loading and manoeuvring of motor vehicles
- private balconies whether roofed or not

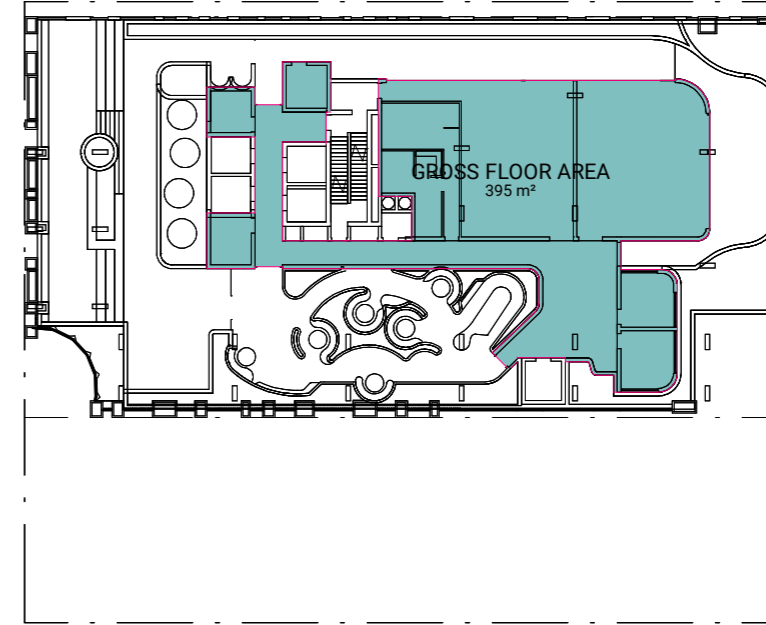


DA514  
SITE COVER + GFA - LEVEL 04 - RECREATION TERRACE



SITE AREA REMAINING	179 m <sup>2</sup>	13%
SITE COVER	1205 m <sup>2</sup>	87%
	1383 m <sup>2</sup>	100%

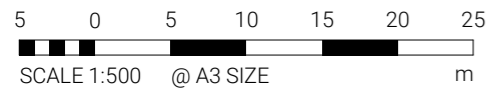
**\*SITE COVER**  
The proportion of the site covered by buildings including roof overhangs.



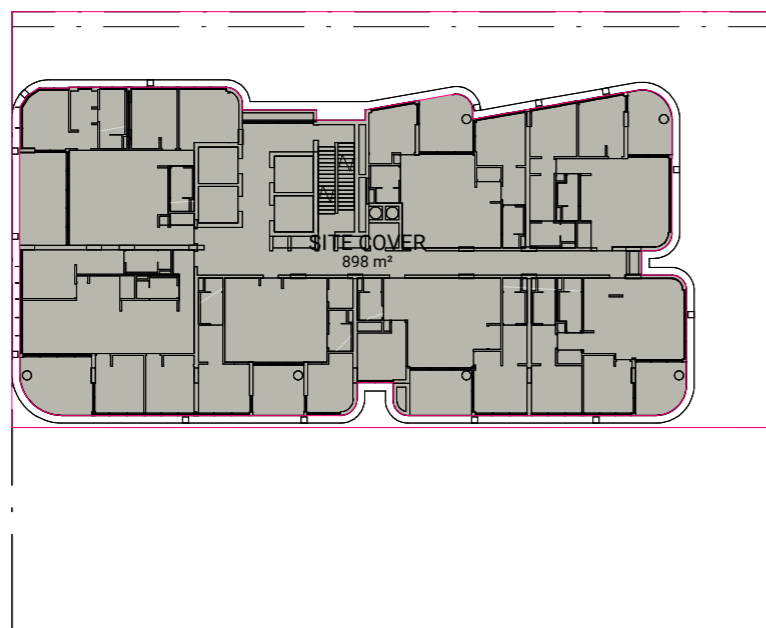
GROSS FLOOR AREA 395 m<sup>2</sup>

**\*GROSS FLOOR AREA (GFA)**  
The total floor area of all storeys of a building, including mezzanines, measured from the external walls or the centre of a common wall, excluding areas used for:

- building services
- ground floor public lobby
- a public mall in a shopping complex
- the parking, loading and manoeuvring of motor vehicles
- private balconies whether roofed or not



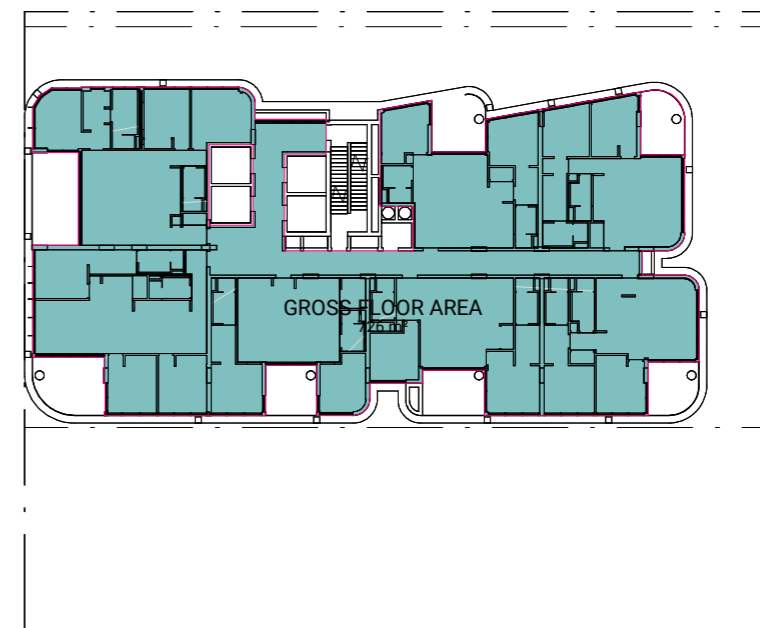
DA515  
SITE COVER + GFA - LEVELS 05-14 - TYPICAL



SITE AREA REMAINING	486 m <sup>2</sup>	35%
SITE COVER	898 m <sup>2</sup>	65%
	1383 m <sup>2</sup>	100%

**\*SITE COVER**

The proportion of the site covered by buildings including roof overhangs.

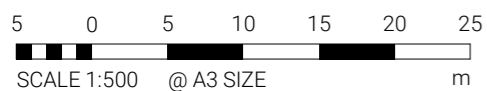


GROSS FLOOR AREA 726 m<sup>2</sup>

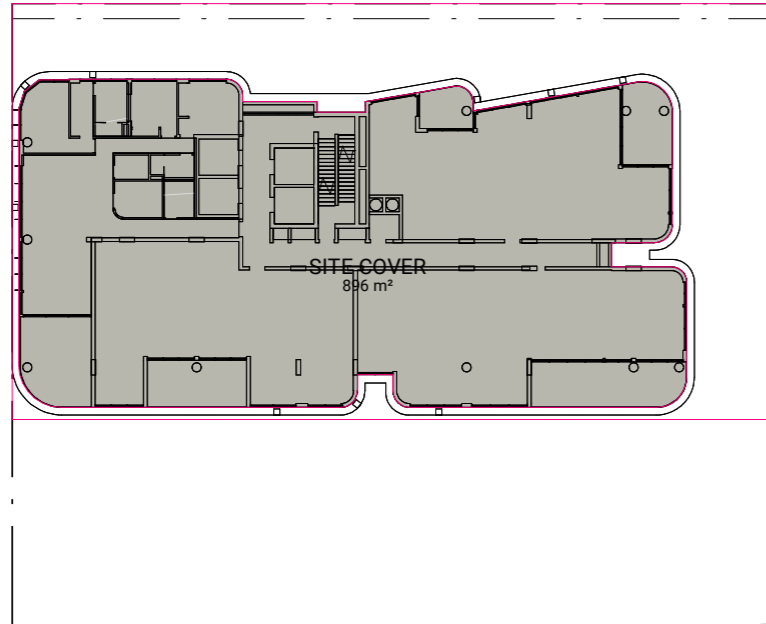
**\*GROSS FLOOR AREA (GFA)**

The total floor area of all storeys of a building, including mezzanines, measured from the external walls or the centre of a common wall, excluding areas used for:

- building services
- ground floor public lobby
- a public mall in a shopping complex
- the parking, loading and manoeuvring of motor vehicles
- private balconies whether roofed or not

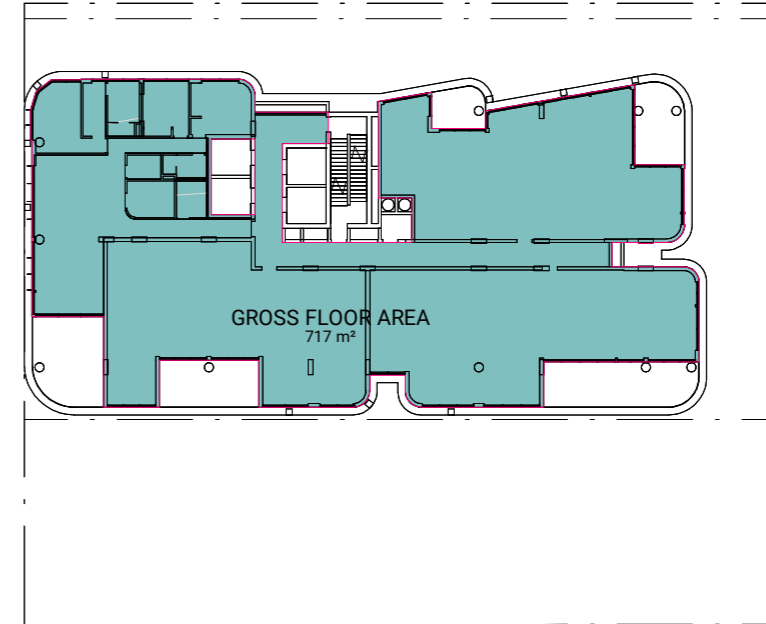


DA516  
SITE COVER + GFA - LEVELS 15



SITE COVER	896 m <sup>2</sup>	100%
	896 m <sup>2</sup>	100%

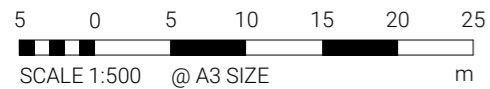
**\*SITE COVER**  
The proportion of the site covered by buildings including roof overhangs.



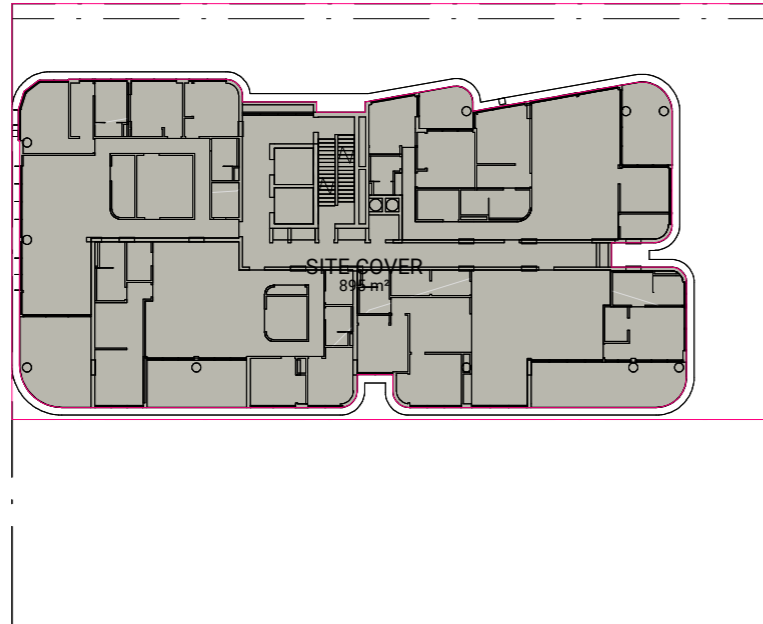
GROSS FLOOR AREA	717 m <sup>2</sup>
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**\*GROSS FLOOR AREA (GFA)**  
The total floor area of all storeys of a building, including mezzanines, measured from the external walls or the centre of a common wall, excluding areas used for:

- building services
- ground floor public lobby
- a public mall in a shopping complex
- the parking, loading and manoeuvring of motor vehicles
- private balconies whether roofed or not

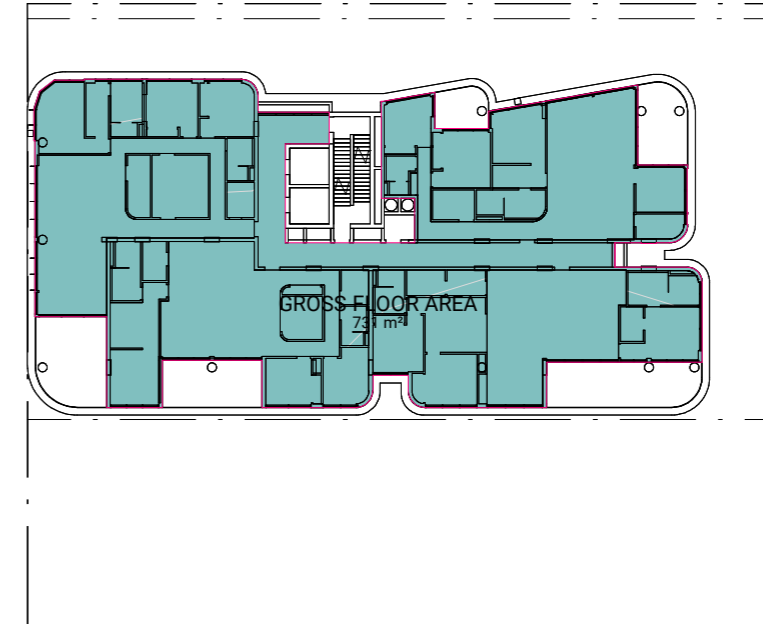


DA517  
SITE COVER + GFA - LEVELS 16 - 21 - SUB-PENTHOUSES



SITE AREA REMAINING	489 m <sup>2</sup>	35%
SITE COVER	895 m <sup>2</sup>	65%
	1383 m <sup>2</sup>	100%

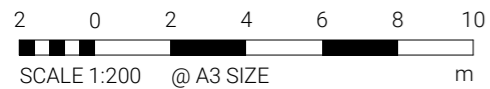
**\*SITE COVER**  
The proportion of the site covered by buildings including roof overhangs.



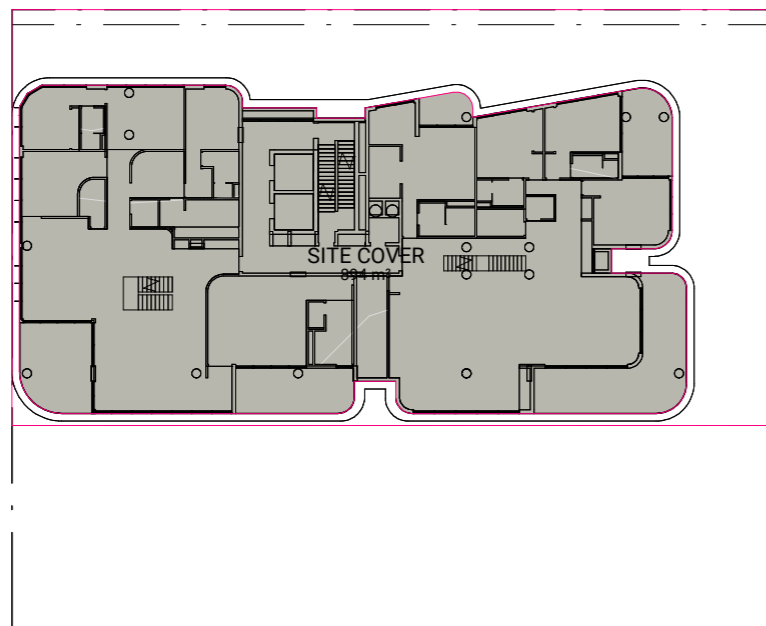
GROSS FLOOR AREA 731 m<sup>2</sup>

**\*GROSS FLOOR AREA (GFA)**  
The total floor area of all storeys of a building, including mezzanines, measured from the external walls or the centre of a common wall, excluding areas used for:

- building services
- ground floor public lobby
- a public mall in a shopping complex
- the parking, loading and manoeuvring of motor vehicles
- private balconies whether roofed or not

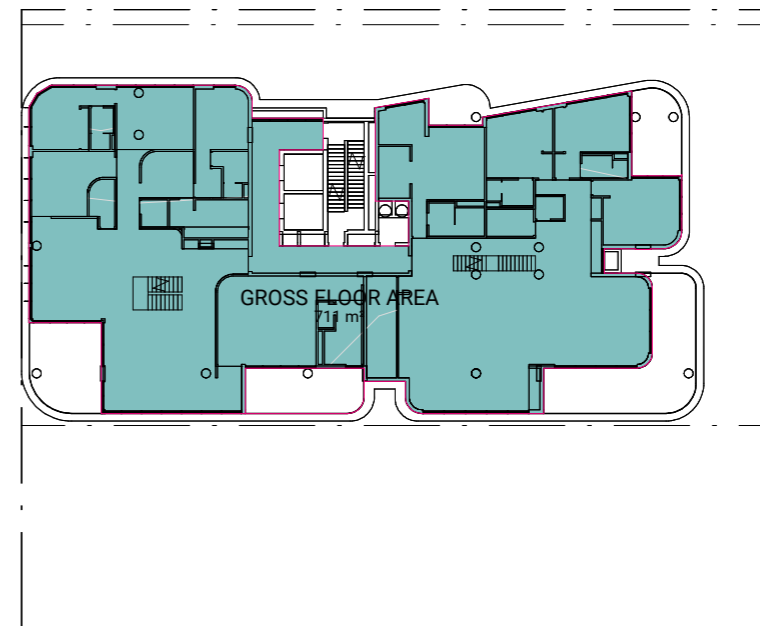


DA518  
SITE COVER + GFA - LEVEL 22 - PENTHOUSES



SITE AREA REMAINING	489 m <sup>2</sup>	35%
SITE COVER	894 m <sup>2</sup>	65%
	1383 m <sup>2</sup>	100%

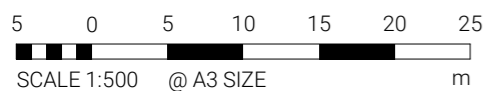
**\*SITE COVER**  
The proportion of the site covered by buildings including roof overhangs.



GROSS FLOOR AREA 711 m<sup>2</sup>

**\*GROSS FLOOR AREA (GFA)**  
The total floor area of all storeys of a building, including mezzanines, measured from the external walls or the centre of a common wall, excluding areas used for:

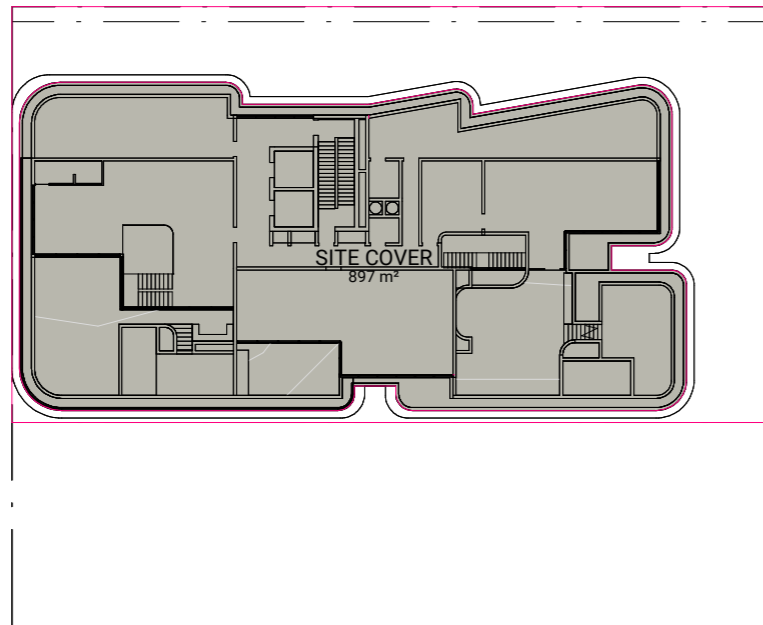
- building services
- ground floor public lobby
- a public mall in a shopping complex
- the parking, loading and manoeuvring of motor vehicles
- private balconies whether roofed or not





DA519

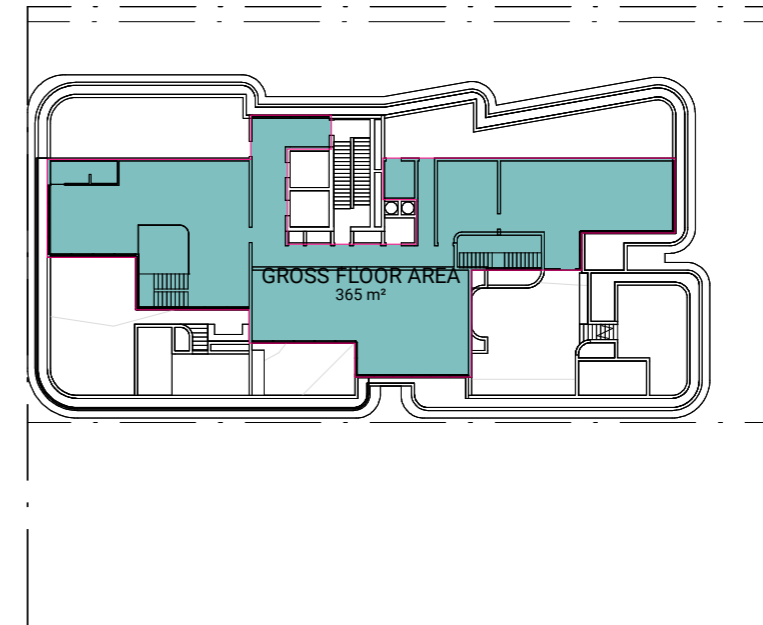
SITE COVER + GFA - LEVEL 23 - PENTHOUSES TERRACE



SITE AREA REMAINING	486 m <sup>2</sup>	35%
SITE COVER	897 m <sup>2</sup>	65%
	1383 m <sup>2</sup>	100%

**\*SITE COVER**

The proportion of the site covered by buildings including roof overhangs.

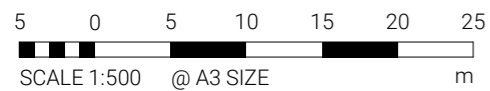


GROSS FLOOR AREA 365 m<sup>2</sup>

**\*GROSS FLOOR AREA (GFA)**

The total floor area of all storeys of a building, including mezzanines, measured from the external walls or the centre of a common wall, excluding areas used for:

- building services
- ground floor public lobby
- a public mall in a shopping complex
- the parking, loading and manoeuvring of motor vehicles
- private balconies whether roofed or not



# development summary

	Residential			Commercial	Building Services/Circulation				Communal (Recreation & Amenity)			Carparking		Area Per Level			Max Allowable Height 85m	Floor Height mm	
	Internal Area sqm	External Area sqm	2 Bed 80sqm Internal + 12sqm External		3 Bed 110sqm Internal + 16.5sqm External	3-4 Bed + MPR 160sqm+ Internal + 20sqm+ External	Tenancy sqm	Services sqm	Vertical Services sqm	Circulation sqm	Area Internal sqm	Area External sqm	Landscaping sqm	Area sqm	No. of Spaces qty	Gross Sale Area (GSA) sqm			GCC Gross Floor Area (GFA) sqm
Basement 02						0	62	52					1110	38	0		1224		
Basement 01						0	62	52					1103	36	0		1217		
Ground Level						228	213	71	70	66	40	98			228	228	786		
Level 01						72	5	71	66			1	939	29	72	72	1154		
Level 02						113	3	71	59			12	902	26	0	113	1160		
Level 03						77	104	71	72			46	801	24	0	77	1171		
Level 04 (Recreation)						11	79	106				289	457	261	0	395	1203		
Level 05	654	95	5		2	11	64	72				6			749	726	902		
Level 06	654	95	5		2	11	64	72				6			749	726	902		
Level 07	654	95	5		2	11	64	72				6			749	726	902		
Level 08	654	95	5		2	11	64	72				6			749	726	902		
Level 09	654	95	5		2	11	64	72				6			749	726	902		
Level 10	654	95	5		2	11	64	72				6			749	726	902		
Level 11	654	95	5		2	11	64	72				6			749	726	902		
Level 12	654	95	5		2	11	64	72				6			749	726	902		
Level 13	654	95	5		2	11	64	72				6			749	726	902		
Level 14	654	95	5		2	11	64	72				6			749	726	902		
Level 15 (Sub Pent)	657	104			4	11	61	60				4			761	717	897		
Level 16 (Sub Pent)	672	104			4	11	44	59				5			776	731	895		
Level 17 (Sub Pent)	672	104			4	11	44	59				5			776	731	895		
Level 18 (Sub Pent)	672	104			4	11	44	59				5			776	731	895		
Level 19 (Sub Pent)	672	104			4	11	44	59				5			776	731	895		
Level 20 (Sub Pent)	672	104			4	11	44	59				5			776	731	895		
Level 21 (Sub Pent)	672	104			4	11	44	59				5			776	731	895		
Level 22 (Penthouse)	672	123			2	11	44	39				5			795	711	894		
Level 23 Rooftop Terrace	229	211					128	45	45			91	25	95	440	365	454		
<b>Totals</b>	<b>12130</b>	<b>2012</b>	<b>50</b>		<b>20</b>	<b>490</b>	<b>662</b>	<b>1541</b>	<b>1695</b>	<b>446</b>	<b>522</b>	<b>612</b>	<b>4855</b>	<b>153</b>	<b>14442</b>	<b>14324</b>	<b>24550</b>		

\*Incl. lift overrun

\*MRV 4500 clear

\*\*To lift overrun

Carparking Analysis						
	Visitor	Resi 2 Bed	Resi 3 Bed	Resi 3-4 Bed + MPR	Retail / Commercial	Total
Development Scheme Rate	1.00	1.00	1.00	1.00	1/100 m2	
Required Cars	0	50	20	30	5	105
Preferred Rate	1.00	2.00	2.00	2.00		
Preferred Cars	0	50	40	60	6	155

Bicycle Parking Analysis		Site Area	
	Visitor	Resident	1383
Required Council Rate	0.33	1.00	
Required Bikes	33	100	
Provided Bikes	12	102	

Site Coverage	
Site Cover (sqm)	Coverage %
1238	89.52%
898	64.93%

Disclaimer: This document has

\*Gross Sale Area (GSA) is calculated to include the total internal and external apartment areas to the centre of party walls and from the outside face of external walls. Area excludes common and recreational areas.  
 \*Gross Floor Area (GFA) is calculated as per Gold Coast City Council (GCC) definition and includes internally enclosed spaces such as circulation spaces, apartment areas and common areas including recreation spaces. Calculation excludes landscaped planters, balconies not exceeding 3.2m in depth, vertical services and circulation including lift cores and stair wells. Also excluded are basement areas located below natural ground line and areas on grade for the purposes of manoeuvring and parking vehicles, plant and mechanical areas.  
 \*Gross Building Area (GBA) is calculated to include all areas including vertical circulation and services as well as planter spaces and balconies.



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