

# 7. Buildings that Breathe - Identity Matters



HAMILTON LIBRARY



6 & 9 HERCULES ST



Metal Facade with Brick features nods to site's industrial history and local heritage



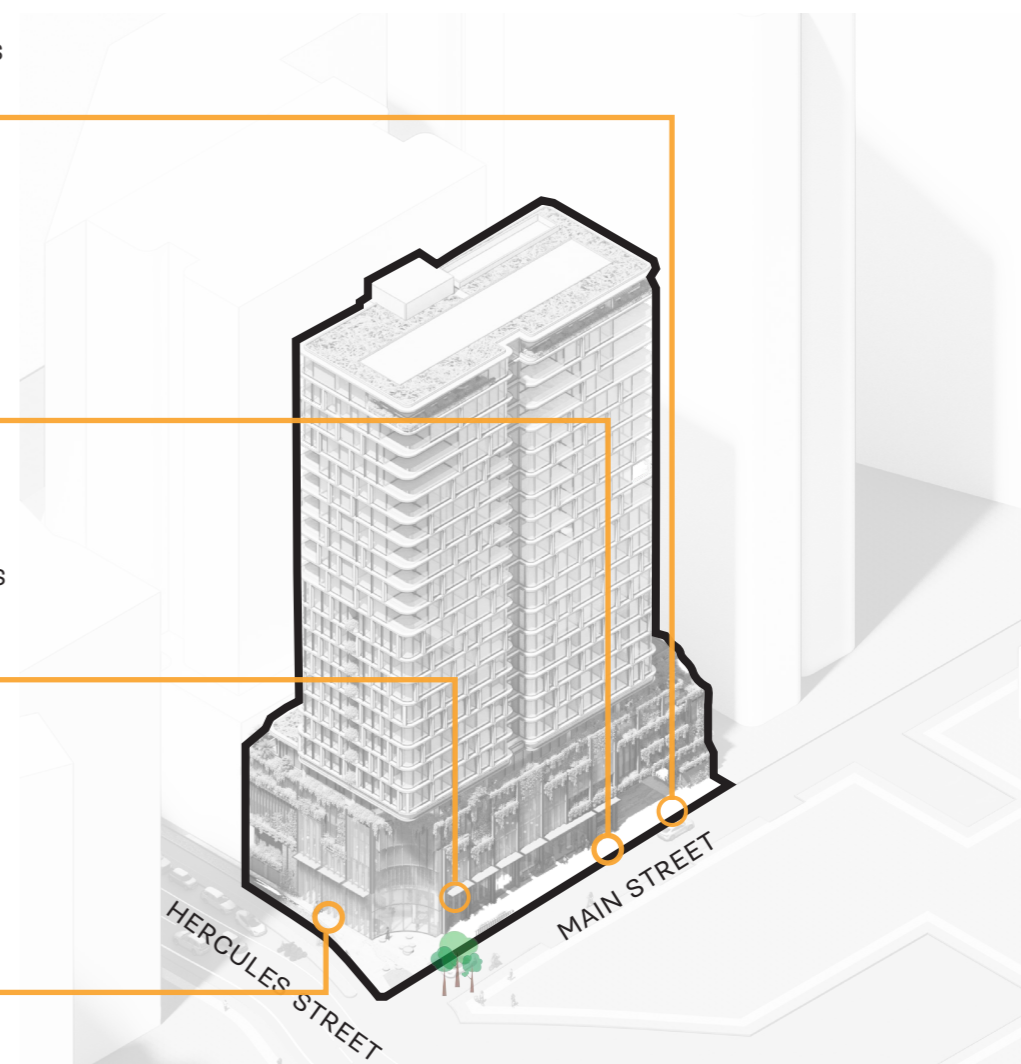
Substantial podium activation



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



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



## 7.1 CHOICE OF MATERIALS

A Steel-look podium gives an industrial but elevated feel to the streetscape.

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

## 7.2 LONGEVITY

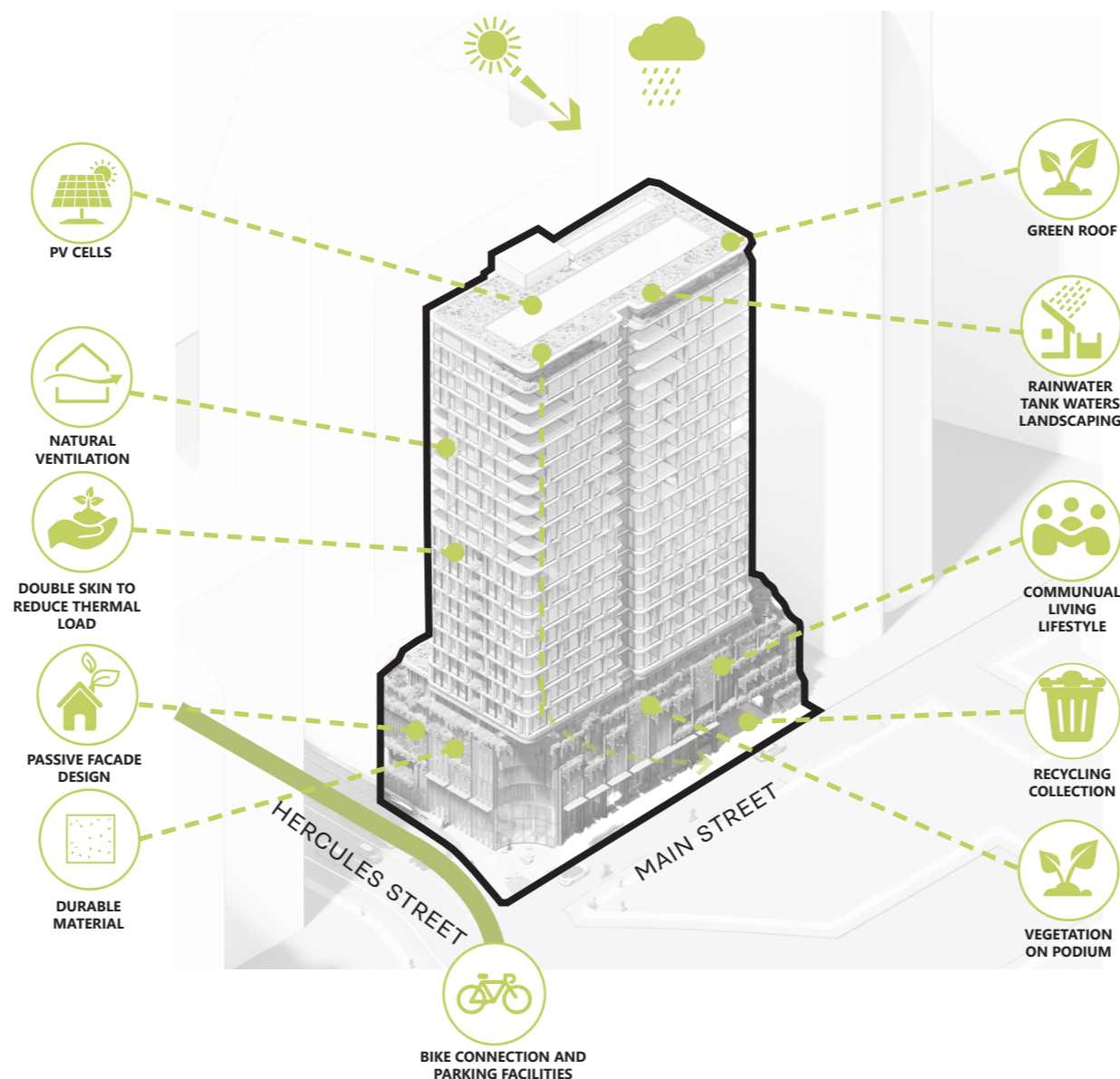
Aluminium fins are used on the facade to enhance longevity and reduce maintenance.

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

## 7.3 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

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

## 8.3 ACTIVE TRANSPORT

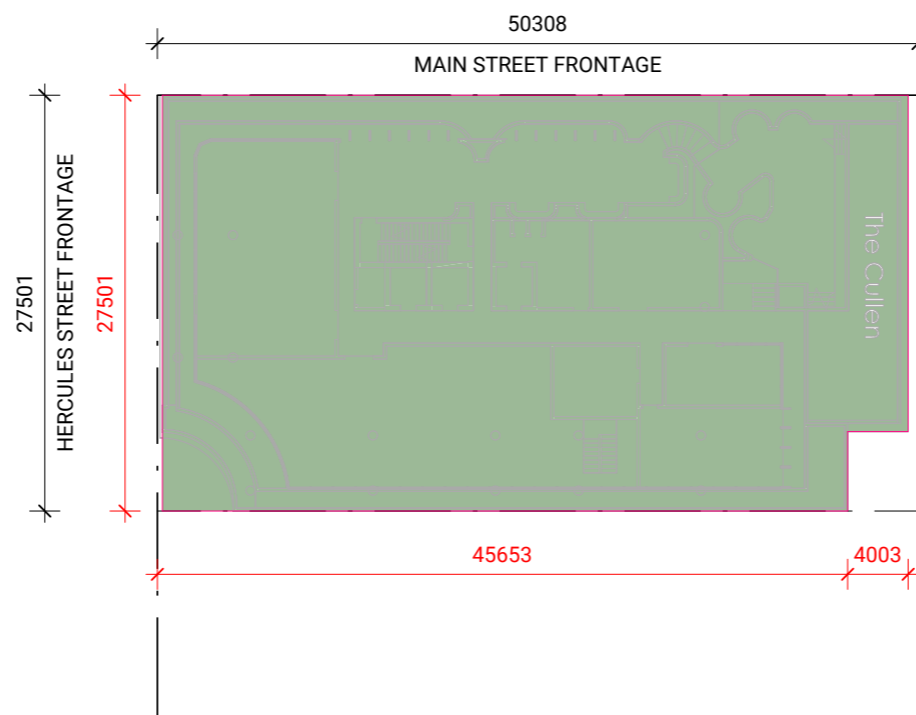
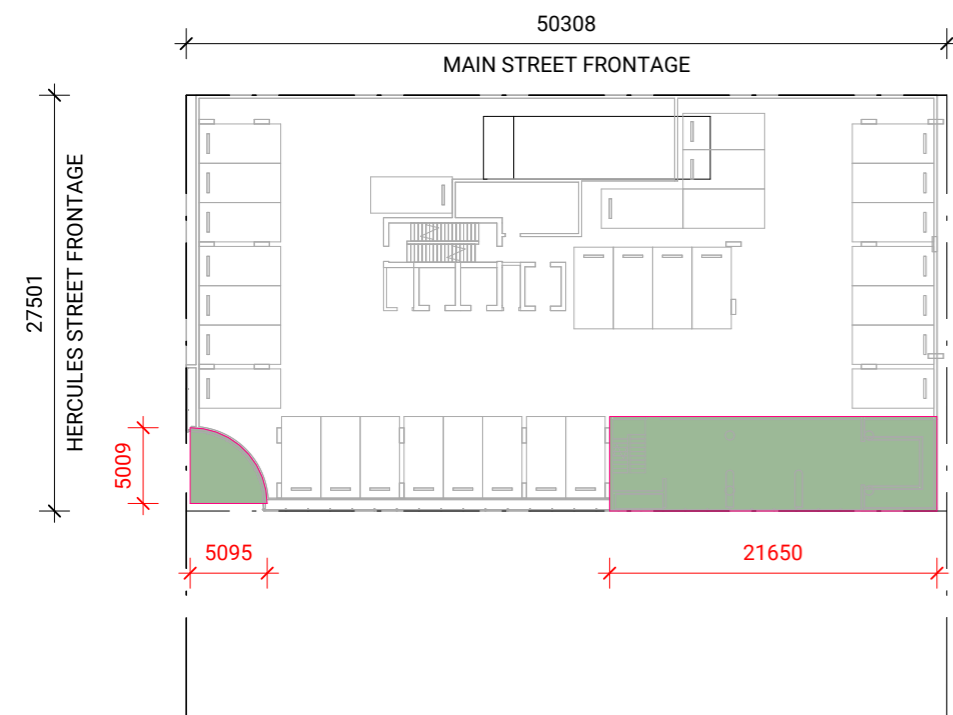
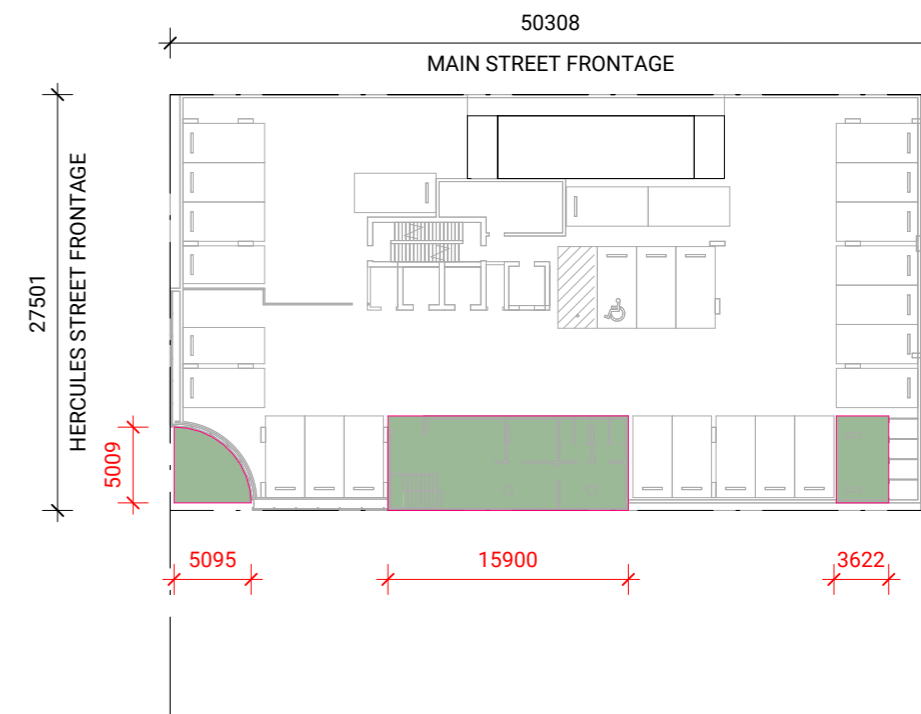
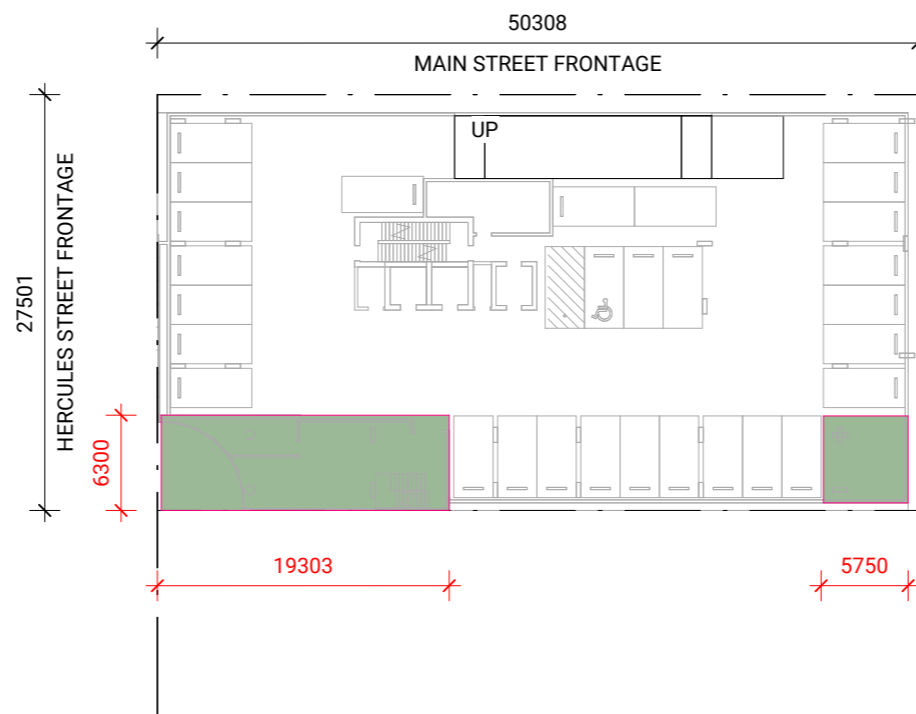
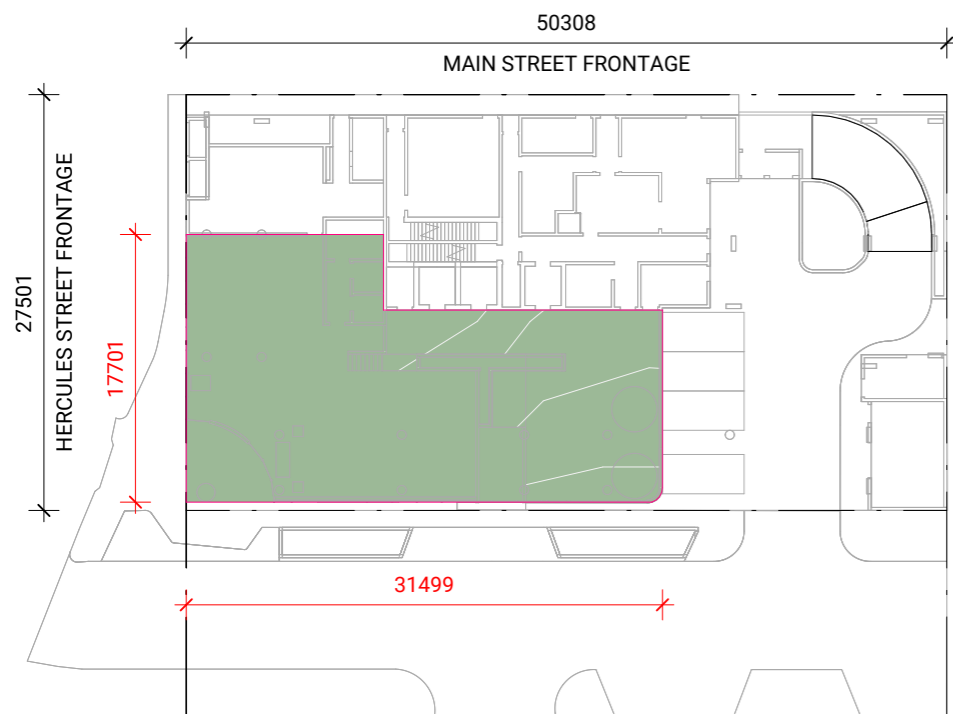
Development is adjacent to bike path.

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. .

## 8.4 CERTIFICATION

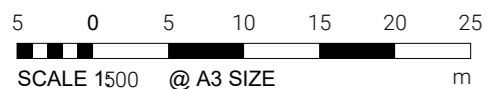
ESD consultant engaged to ensure all sustainability requirements are addressed.

# PODIUM ACTIVATION

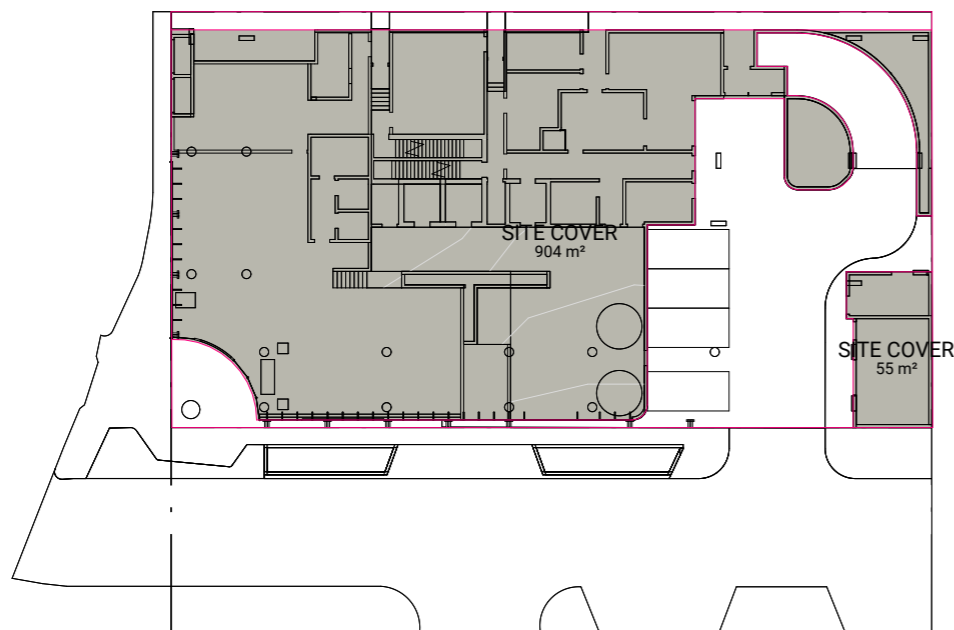


## ACTIVATION CALCULATIONS

STREET FRONTAGE	389 045
GL	49200
P01	31353
P02	29626
P03	31754
REC	77157
<b>TOTAL</b>	<b>219090</b>
<b>ACTIVATION</b>	<b>56%</b>



DA510  
SITE COVER + GFA - GROUND LEVEL



SITE AREA REMAINING	424 m <sup>2</sup>	31%
SITE COVER	960 m <sup>2</sup>	69%
	1384 m <sup>2</sup>	100%

**\*SITE COVER**

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- 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.

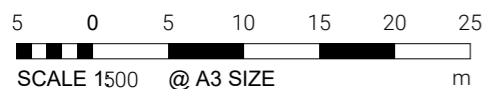


GROSS FLOOR AREA 432 m<sup>2</sup>

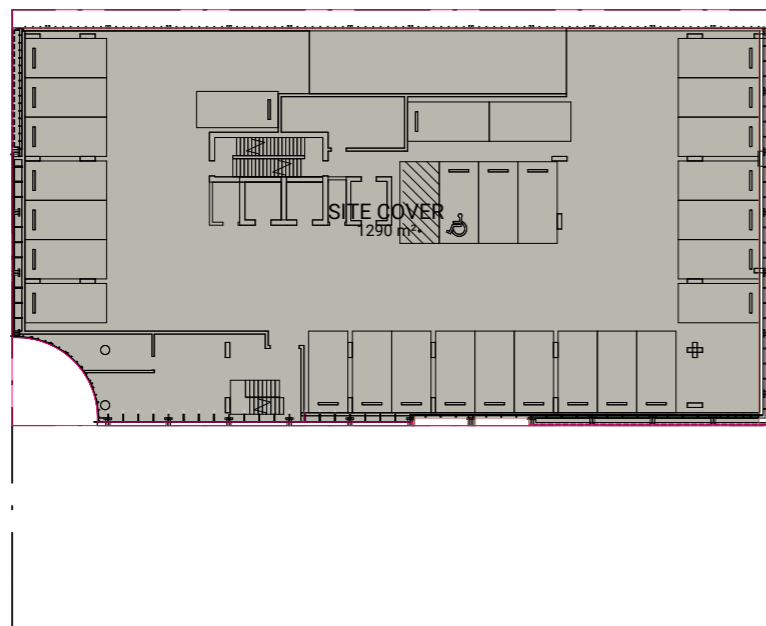
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- access between levels; or
- a ground floor public lobby; or
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DA511  
 SITE COVER + GFA - LEVEL 01 - PODIUM CARPARKING

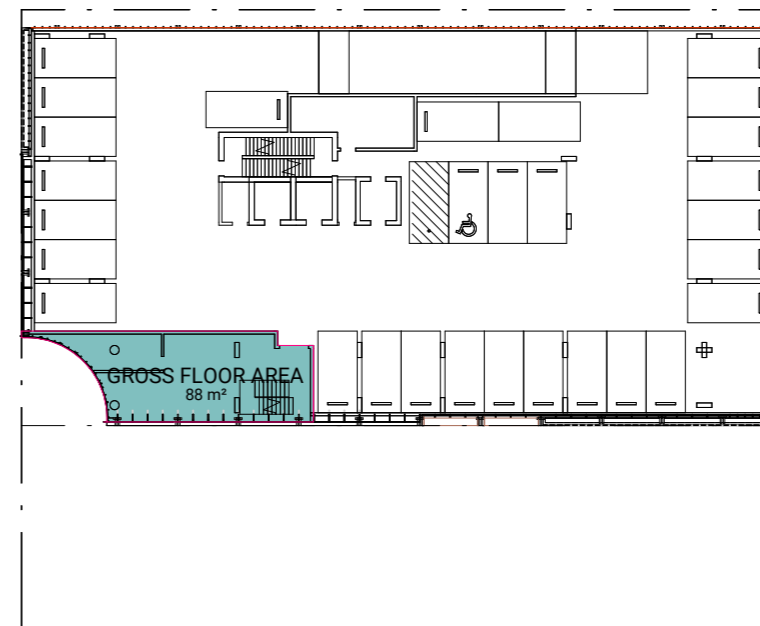


SITE AREA REMAINING	92 m <sup>2</sup>	7%
SITE COVER	1290 m <sup>2</sup>	93%
	1383 m <sup>2</sup>	100%

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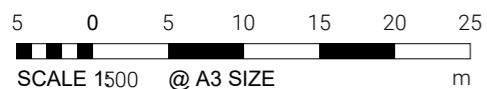


GROSS FLOOR AREA 88 m<sup>2</sup>

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DA512

SITE COVER + GFA - LEVEL 02 - PODIUM CARPARKING

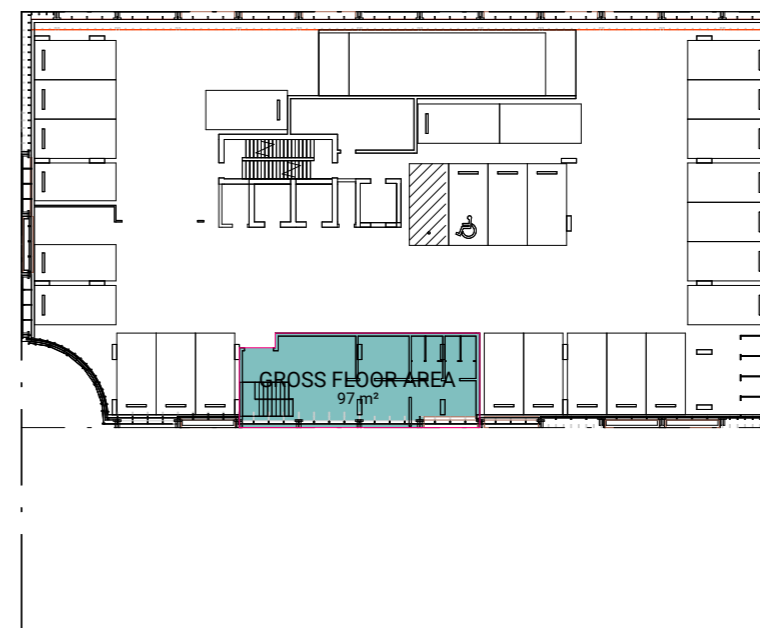


SITE AREA REMAINING	90 m <sup>2</sup>	6%
SITE COVER	1294 m <sup>2</sup>	94%
	1384 m <sup>2</sup>	100%

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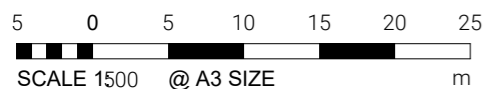


GROSS FLOOR AREA 97 m<sup>2</sup>

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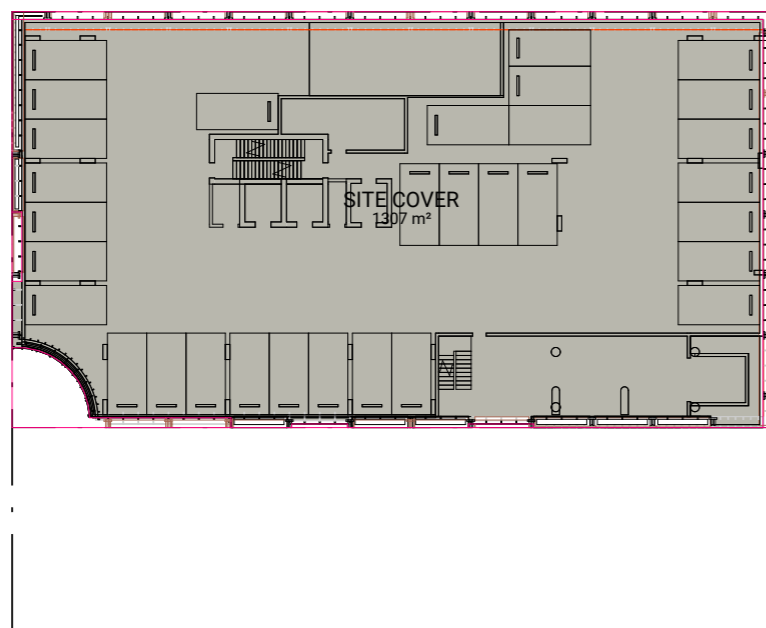
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DA513

SITE COVER + GFA - LEVEL 03 - PODIUM CARPARKING

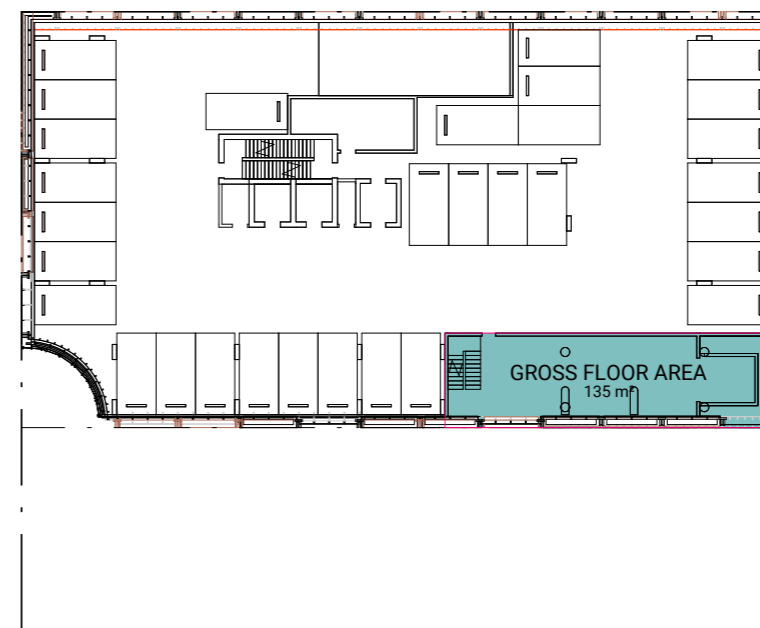


SITE AREA REMAINING	77 m <sup>2</sup>	6%
SITE COVER	1307 m <sup>2</sup>	94%
	1383 m <sup>2</sup>	100%

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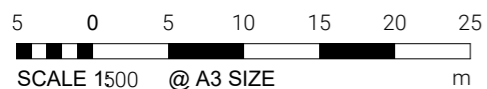


GROSS FLOOR AREA 135 m<sup>2</sup>

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

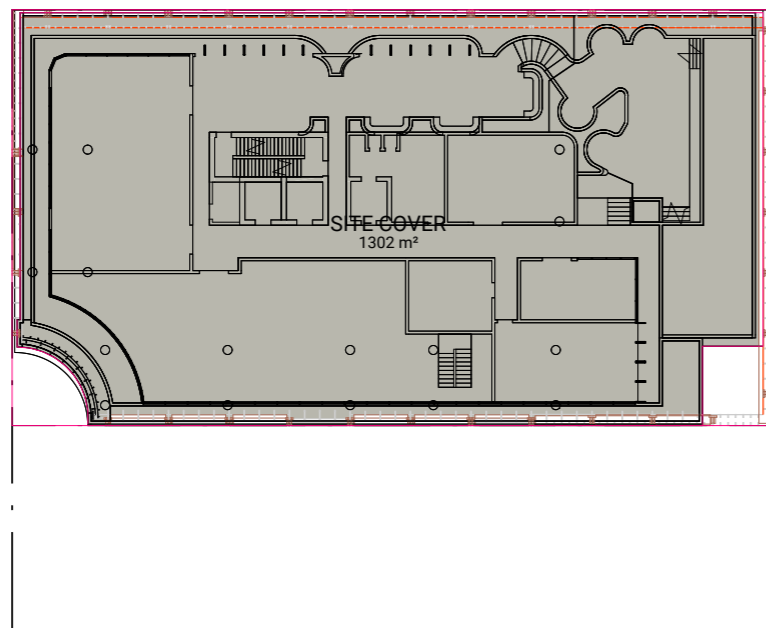
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DA514

SITE COVER + GFA - LEVEL 04 - RECREATION TERRACE

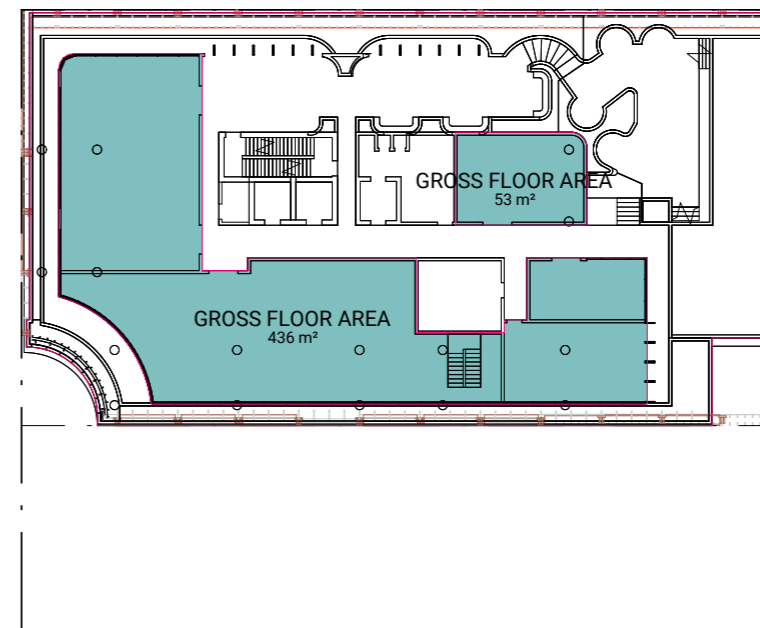


SITE AREA REMAINING	82 m <sup>2</sup>	6%
SITE COVER	1302 m <sup>2</sup>	94%
	1383 m <sup>2</sup>	100%

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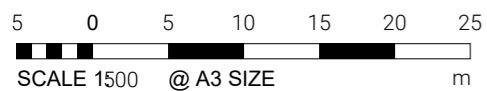


GROSS FLOOR AREA 489 m<sup>2</sup>

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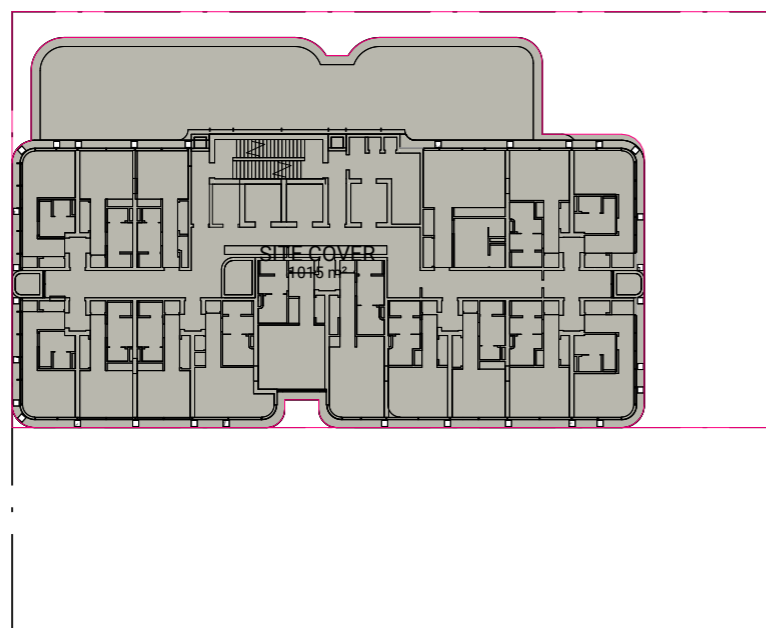
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DA515

SITE COVER + GFA - LEVEL 05-11 - HOTEL TYPICAL

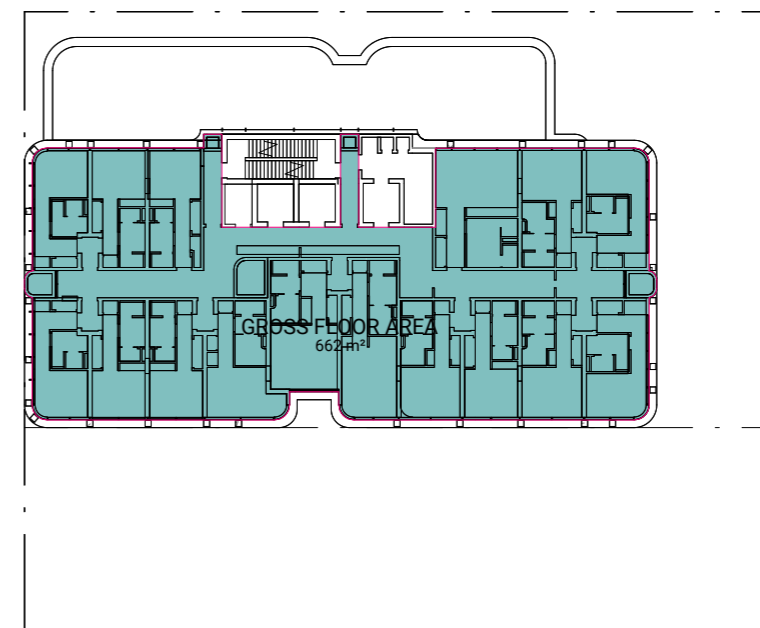


SITE AREA REMAINING	368 m <sup>2</sup>	27%
SITE COVER	1015 m <sup>2</sup>	73%
	1383 m <sup>2</sup>	100%

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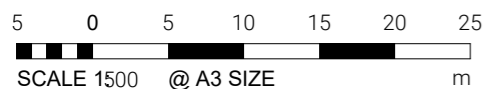


GROSS FLOOR AREA 662 m<sup>2</sup>

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

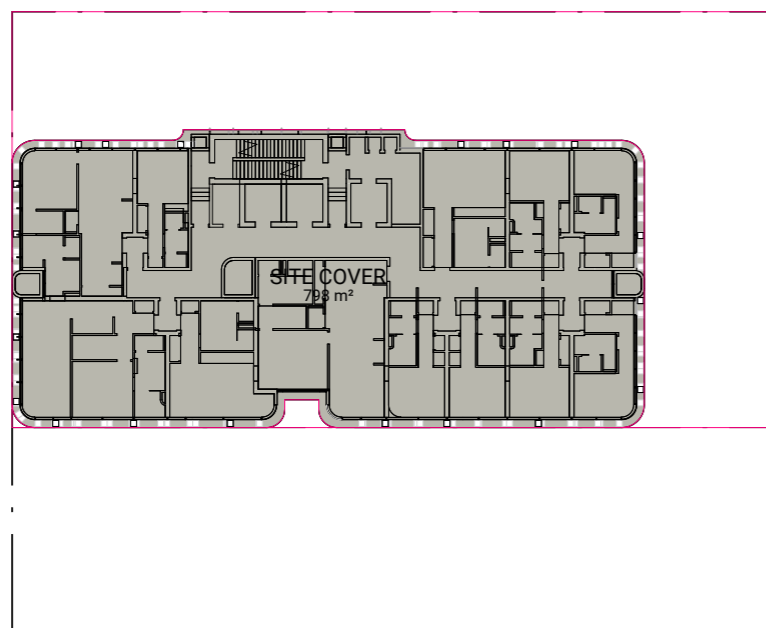
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DA516

SITE COVER + GFA - LEVEL 12 - HOTEL SUITES

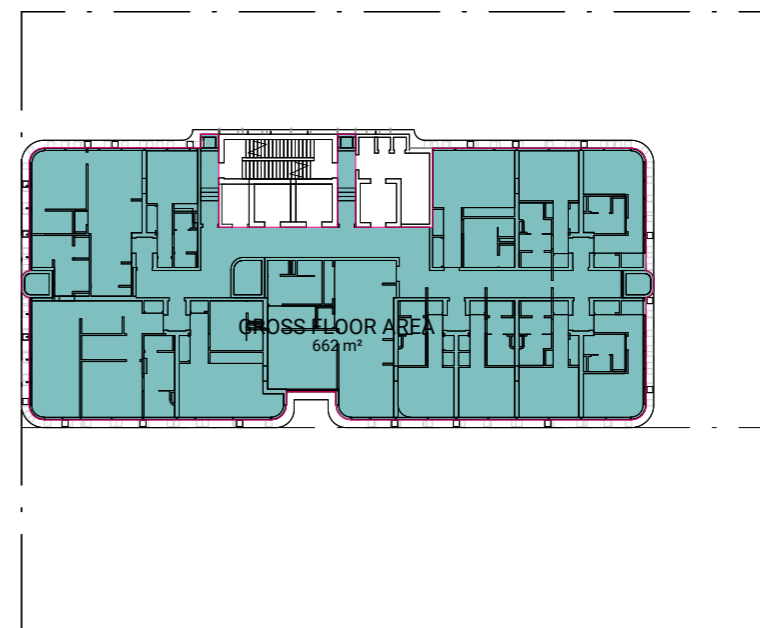


SITE AREA REMAINING	585 m <sup>2</sup>	42%
SITE COVER	798 m <sup>2</sup>	58%
	1383 m <sup>2</sup>	100%

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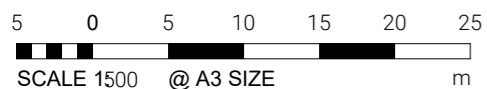


GROSS FLOOR AREA 662 m<sup>2</sup>

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

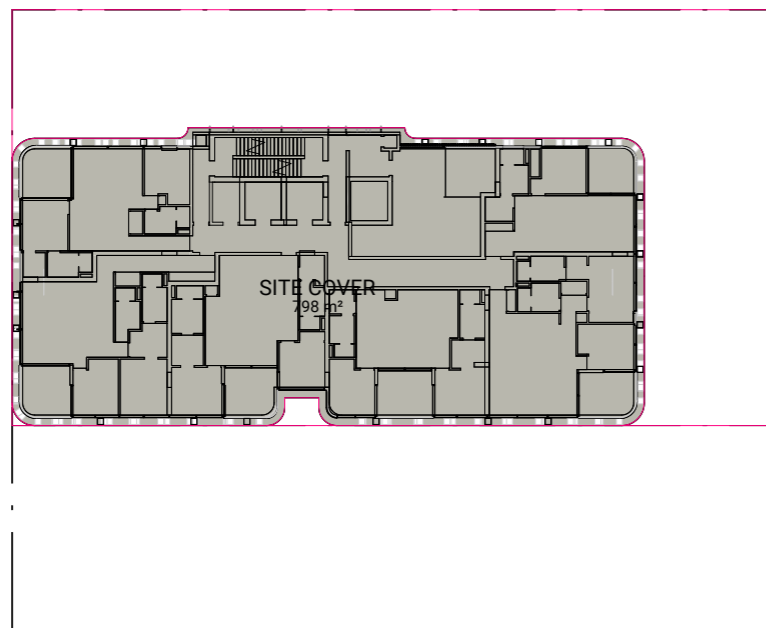
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DA517

SITE COVER + GFA - LEVEL 13 - RESIDENTIAL

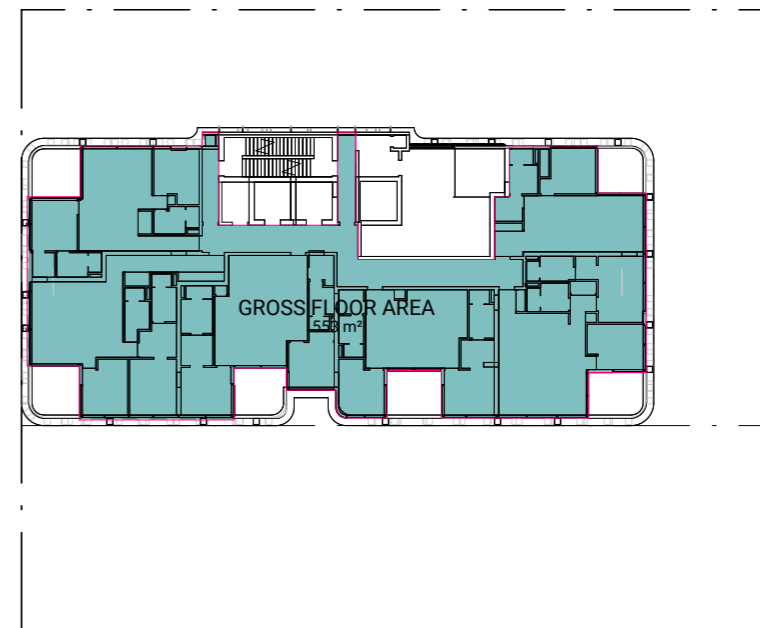


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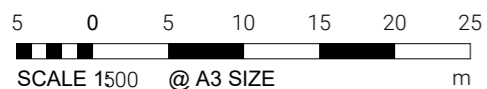


GROSS FLOOR AREA 553 m<sup>2</sup>

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

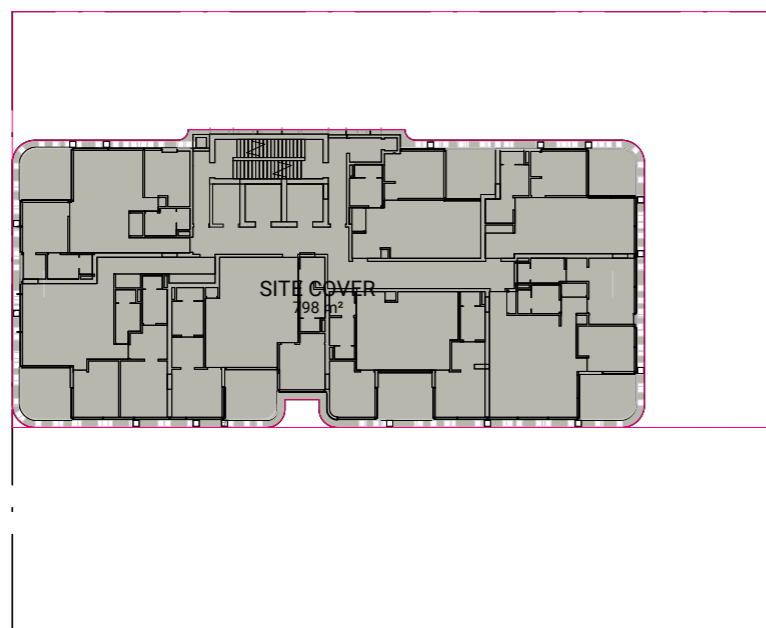
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DA518

SITE COVER + GFA - LEVEL 14-18 - RESIDENTIAL TYPICAL

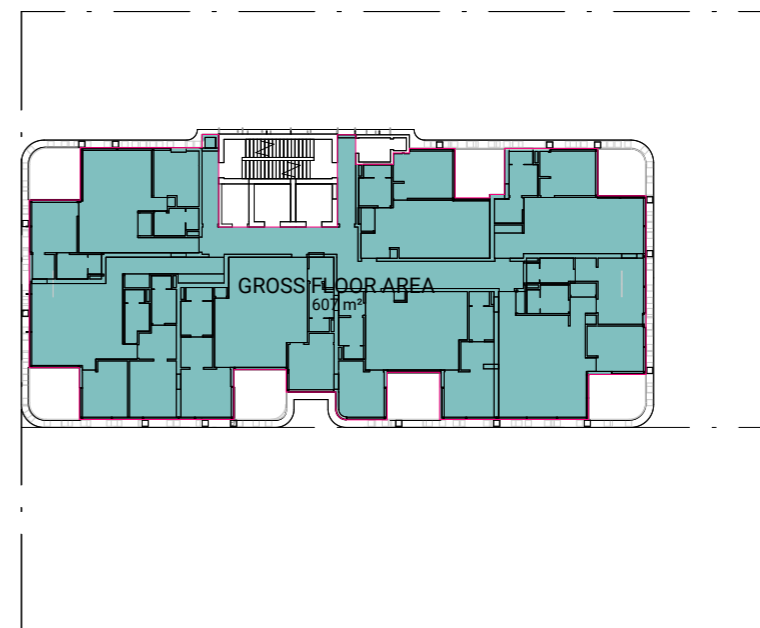


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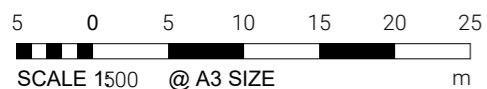


GROSS FLOOR AREA 607 m<sup>2</sup>

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

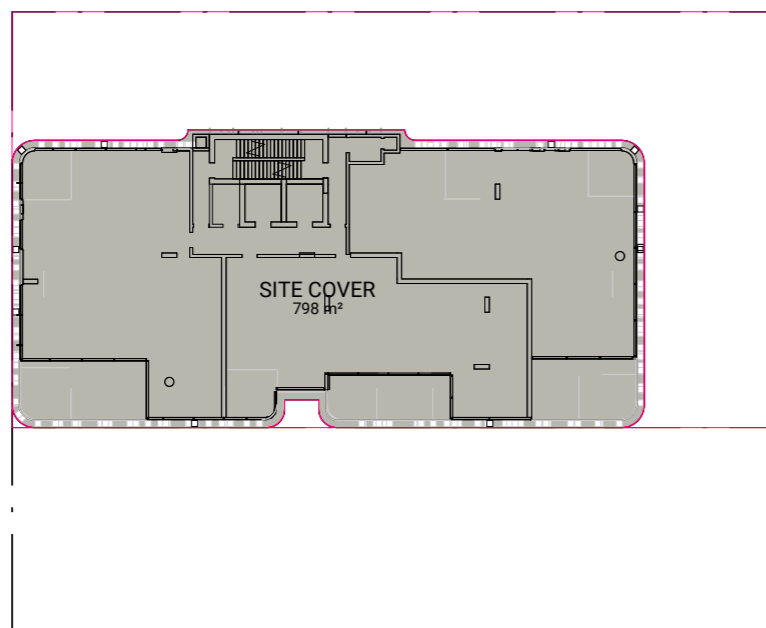
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DA519

SITE COVER + GFA - LEVEL 19-20 - SUB-PENTHOUSES

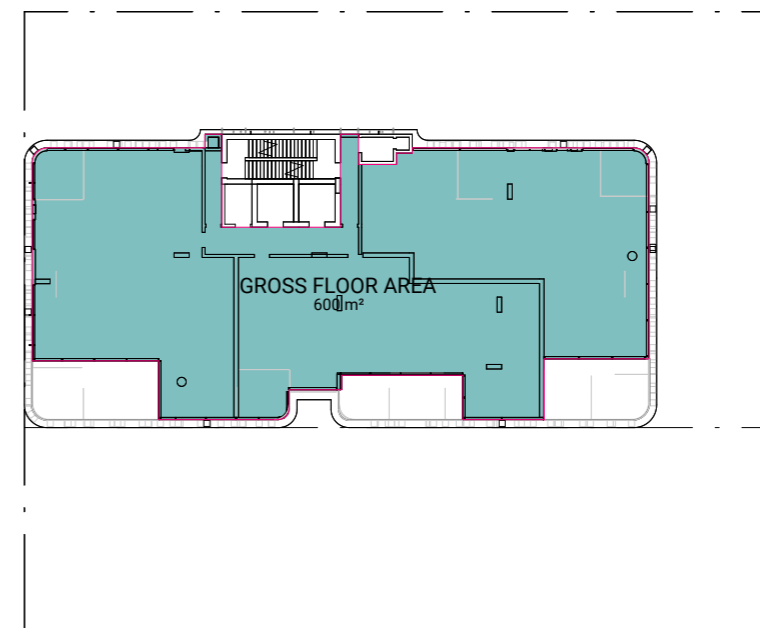


SITE AREA REMAINING	585 m <sup>2</sup>	42%
SITE COVER	798 m <sup>2</sup>	58%
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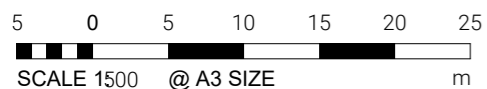


GROSS FLOOR AREA 600 m<sup>2</sup>

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

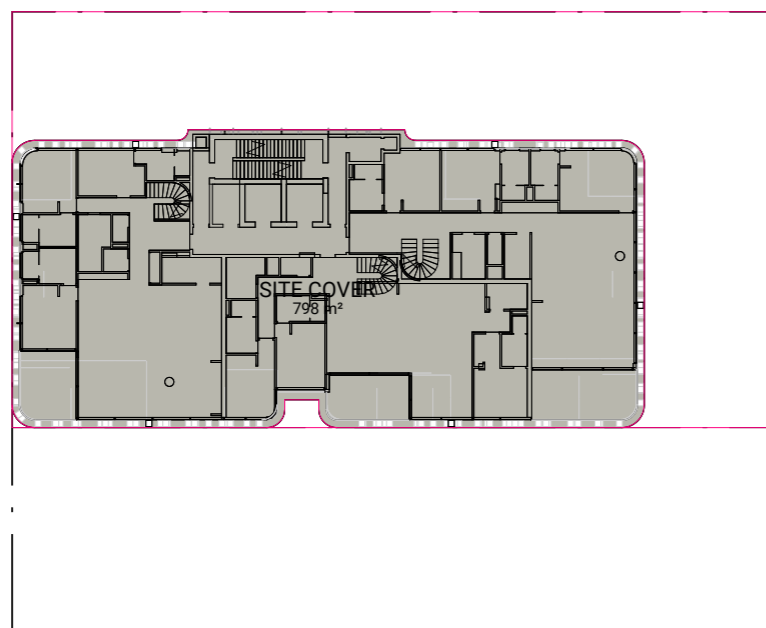
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DA520

SITE COVER + GFA - LEVEL 21 - PENTHOUSES LOWER

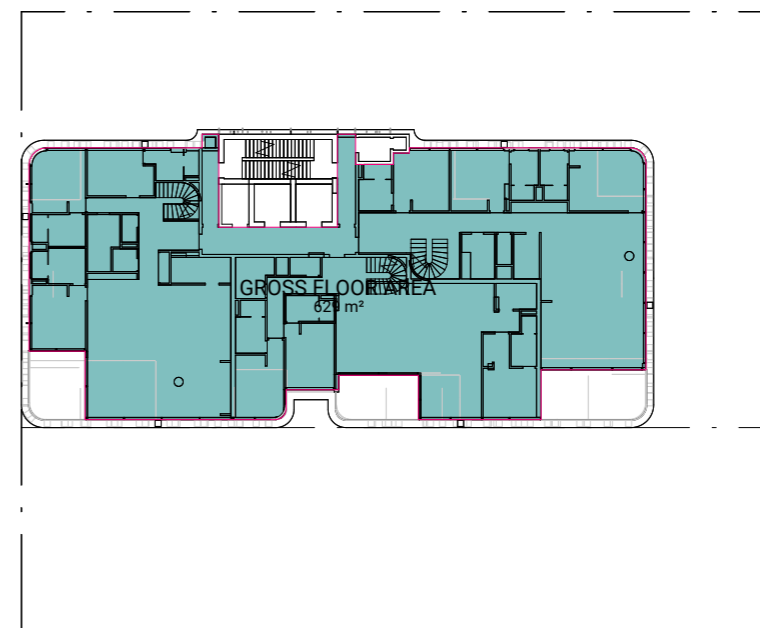


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SITE COVER	798 m <sup>2</sup>	58%
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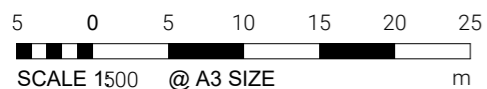


GROSS FLOOR AREA 629 m<sup>2</sup>

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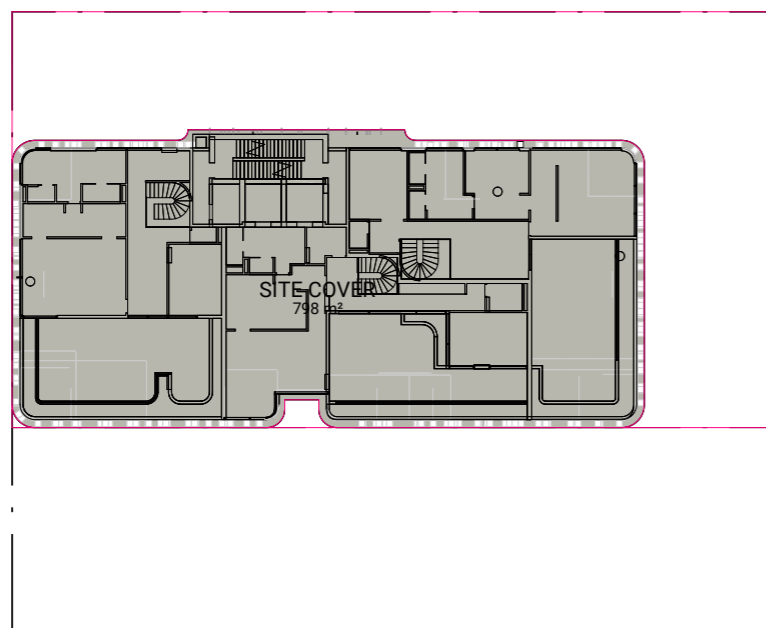
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- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.





DA521

SITE COVER + GFA - LEVEL 22 - PENTHOUSES UPPER

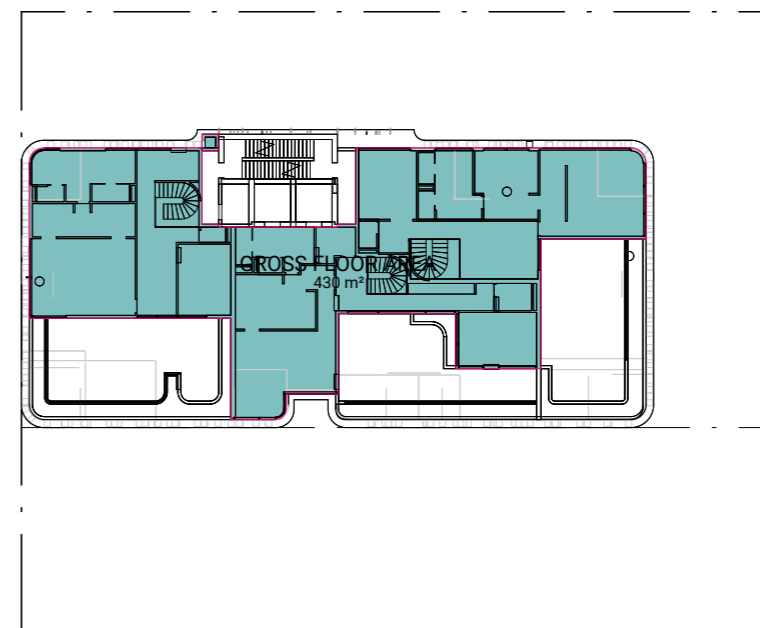


SITE AREA REMAINING	585 m <sup>2</sup>	42%
SITE COVER	798 m <sup>2</sup>	58%
	1383 m <sup>2</sup>	100%

**\*SITE COVER**

According to the Brisbane City Council (BCC) definition, site cover, of development, means the portion of the site, expressed as a percentage, 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.

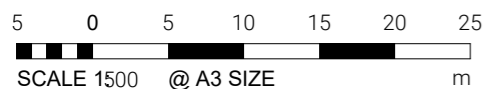


GROSS FLOOR AREA 430 m<sup>2</sup>

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

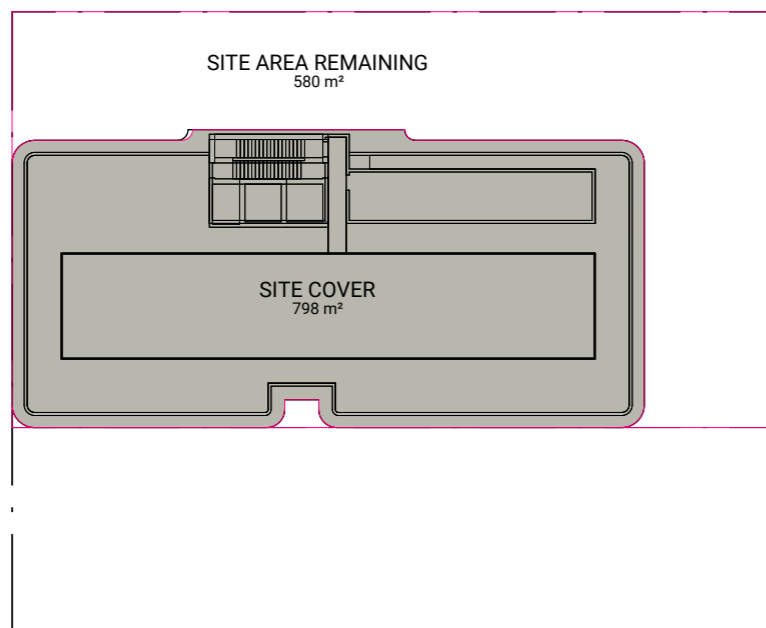
According to the Brisbane City Council (BCC) definition, gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for —

- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.



DA522

SITE COVER + GFA - LEVEL 23 - ROOF

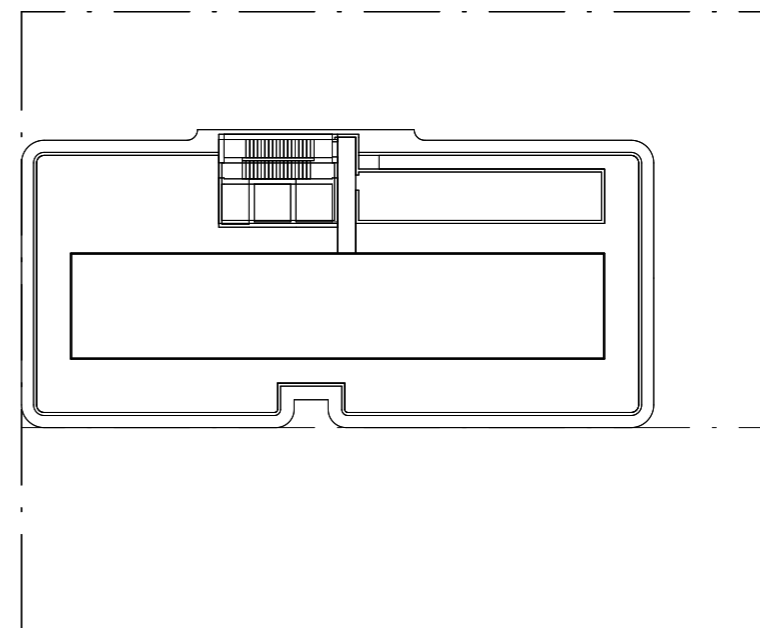


SITE AREA REMAINING	586 m <sup>2</sup>	42%
SITE COVER	798 m <sup>2</sup>	58%
	1383 m <sup>2</sup>	100%

**\*SITE COVER**

According to the Brisbane City Council (BCC) definition, site cover, of development, means the portion of the site, expressed as a percentage, 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 –

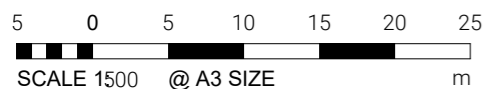
- in a landscaped or open space area, including, for example, a gazebo or shade structure; or
- a basement that is completely below ground level and used for car parking; or
- the eaves of a building; or
- a sun shade.



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

According to the Brisbane City Council (BCC) definition, gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for –

- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.





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