

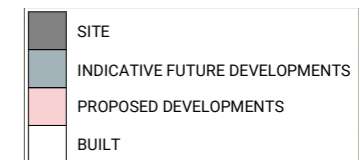
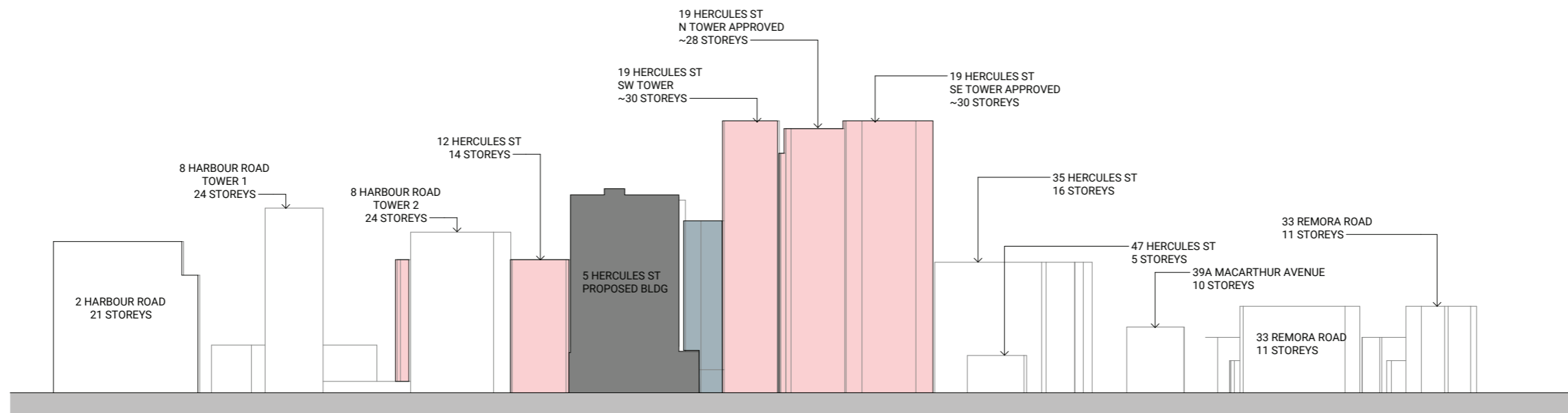
# Building Heights Diagram



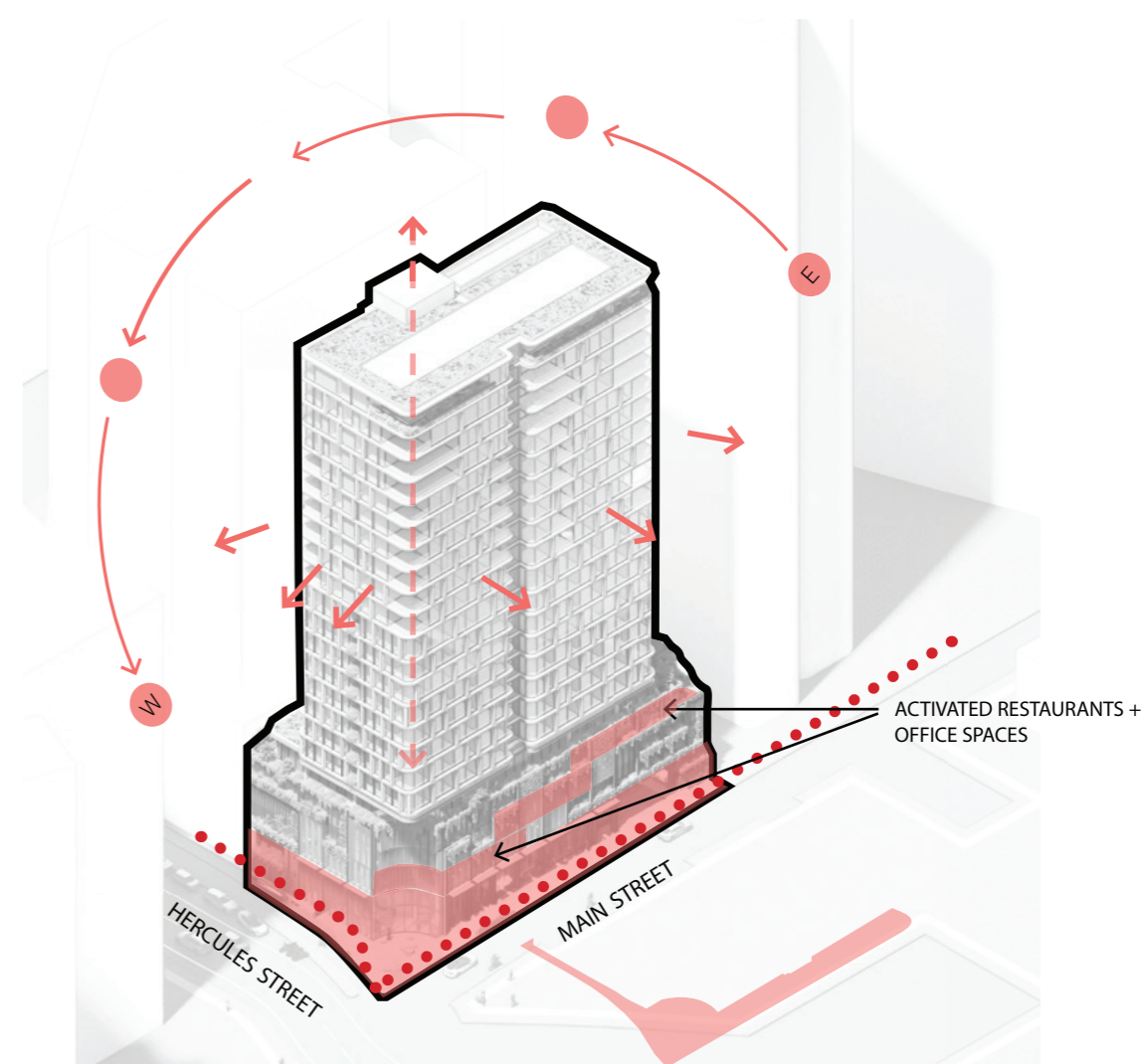
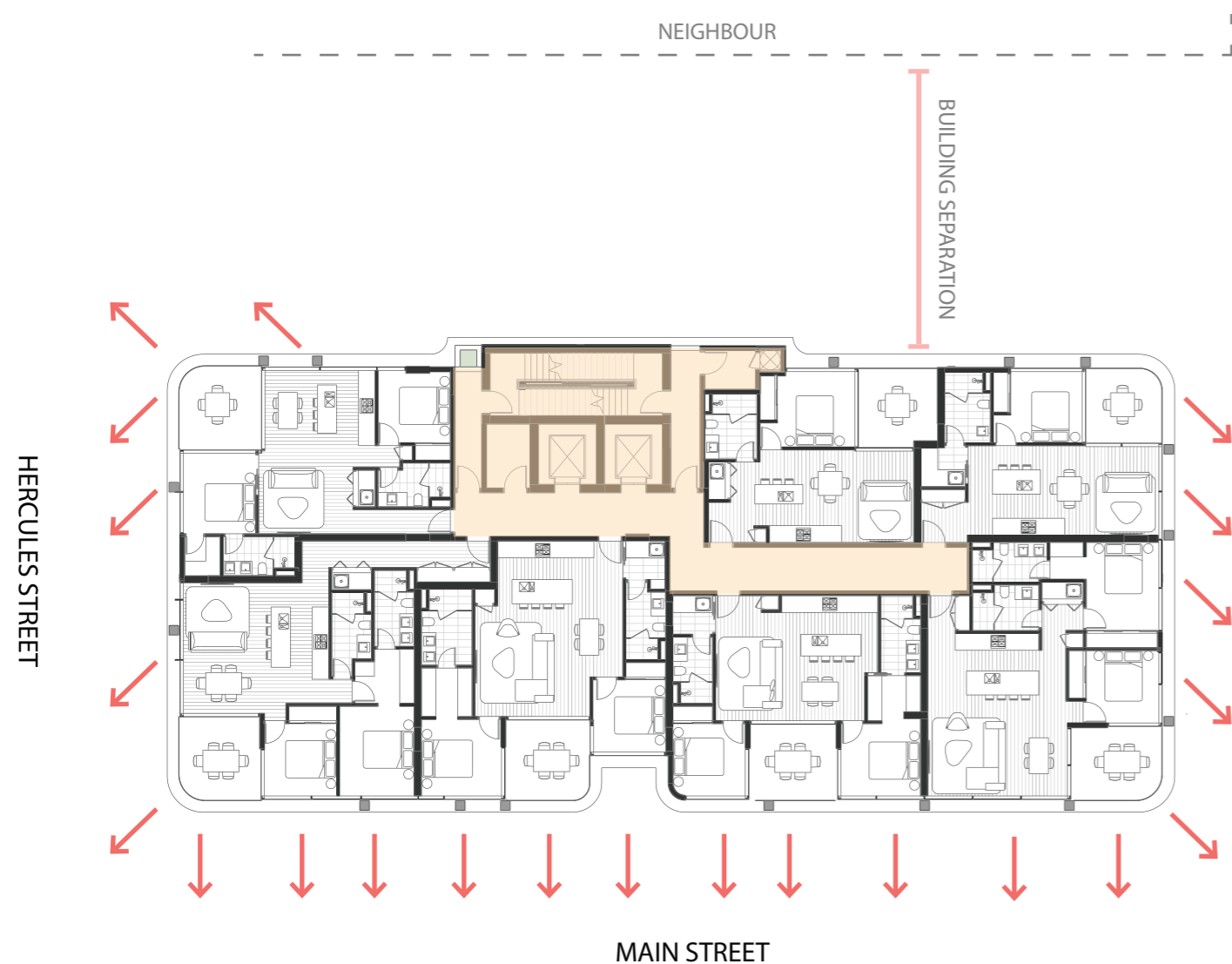
Grey square	SITE
Blue square	INDICATIVE FUTURE DEVELOPMENTS
Pink square	PROPOSED DEVELOPMENTS
White square	BUILT



# Building Heights Context Section



# 1. Buildings That Breathe - Orientate Yourself



## 1.1 LOCATION & ORIENTATION

The proposed design showcases two frontages which 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

A strategically positioned core provides a visual relief break in the facade for neighbours, along with allowing generous frontage for 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 the south east.

## 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.

Residential apartments are located above the hotel floors for privacy and higher quality views.

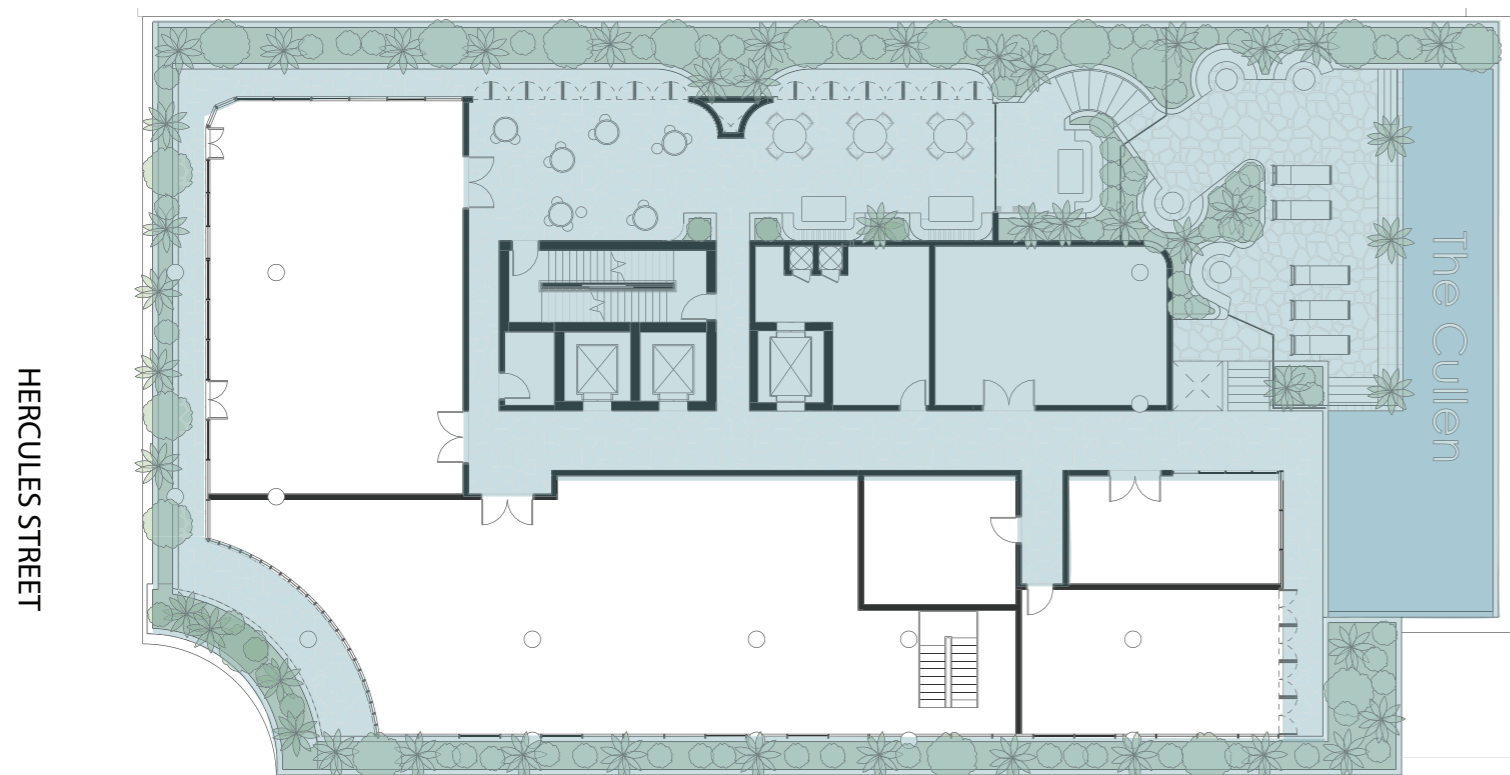
## 1.4 STREET ACTIVATION

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

The green living podium additionally helps to anchor the building at a human scale and provide a strong street presence.

- STREET ACTIVATION
- ← ORIENTATION
- ← - - - → CORE
- PUBLIC REALM
- CORE

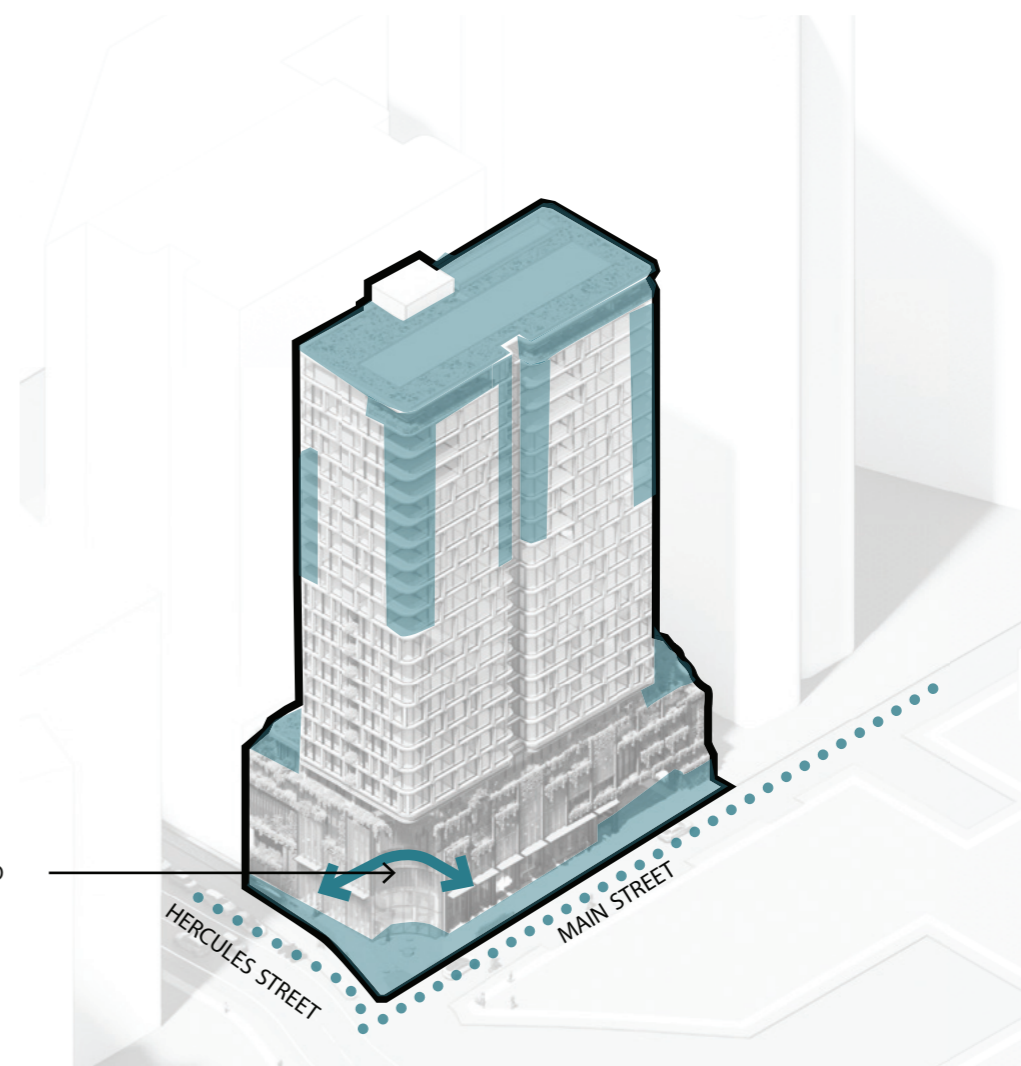
## 2. Buildings That Breathe - Occupy Outdoor Spaces



MAIN STREET

LEVEL 04 RECREATION

SHAPING THE PODIUM TO INVITE PUBLIC IN



### 2.1 CITY ROOMS

Outdoor spaces at the amenity level provide the opportunity for both residents and guests to engage. The design enhances a highly trafficable thoroughfare to portside which activates the ground plane and provides a landmark for the area.

Spaces such as restaurants and hotel facilities sit within the podium facade, stepping up away from the street corner, drawing that activation up into the building itself.

### 2.2 SKY TERRACES

Green Roof in place of roof terrace to help with heat island effect.

A large, open recreation terrace sits at the top of the podium and offers outdoor spaces and activities surrounding by lush planting.

### 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. Balconies are adjacent to the main living areas to encourage indoor/outdoor spaces.

The restaurant nook tucked on L03 also offers an external balcony.

### 2.4 LANEWAYS + CROSS BLOCK LINKS

Corner cut-out 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 bike path, the highly trafficked corner will become an icon of the area.

..... STREET ACTIVATION  
 ■■■■■ OUTDOOR SPACES

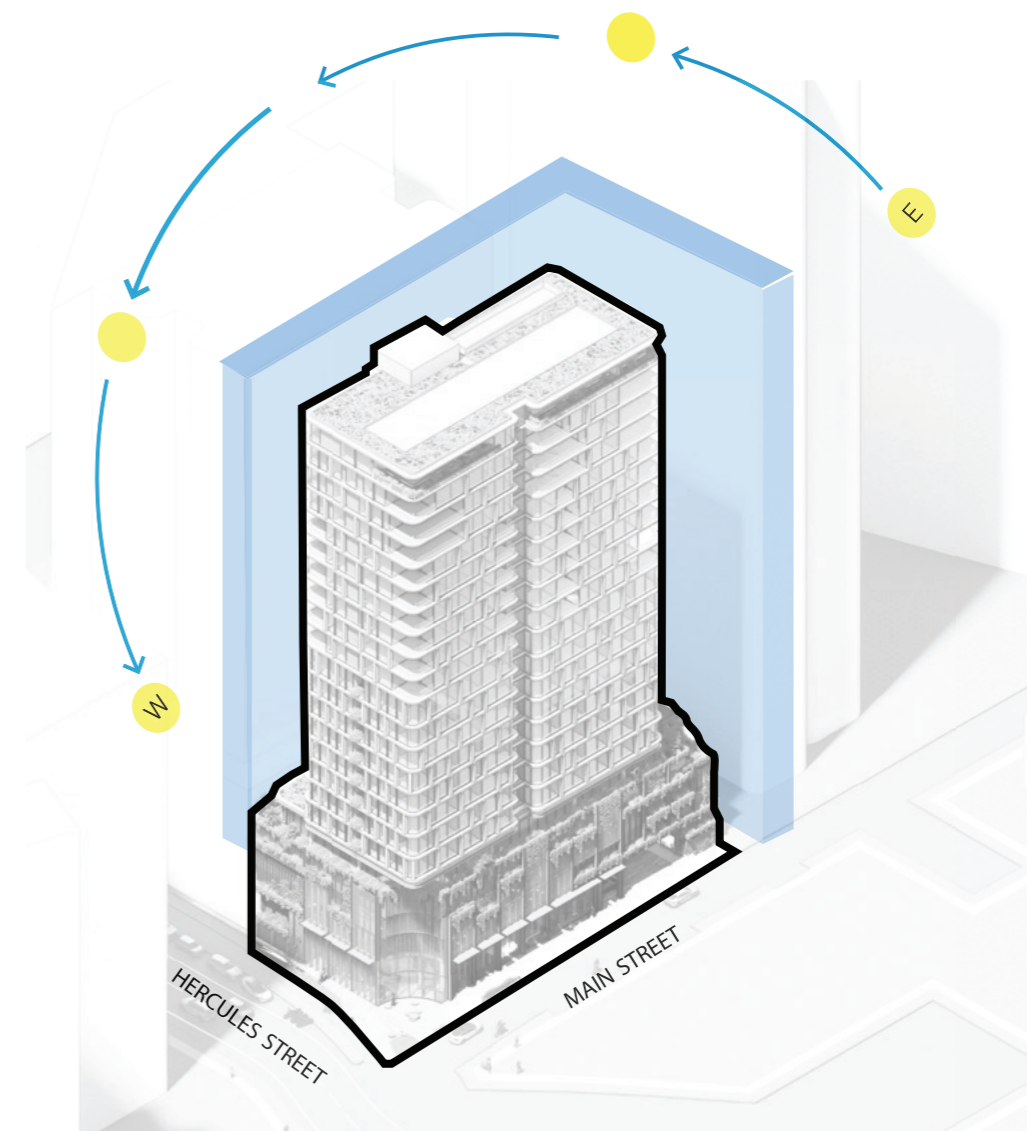


# 3. Buildings that Breathe - Illuminate with Natural Daylight



MAIN STREET

LEVEL 14 - 18 LOWER TYPICAL



## 3.1 BUILDING SETBACKS

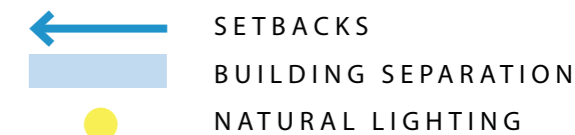
The building is setback from the boundaries to respect and respond to the surrounding built form. The separation between the building and adjacent developments ensures that natural light and ventilation can circulate the site. Orientation to the Brisbane River, two wide street frontages and locating the core at the center maximises the building's access to natural light.

Internally, main living areas are adjacent to external balcony spaces to enhance and promote an open plan feeling.

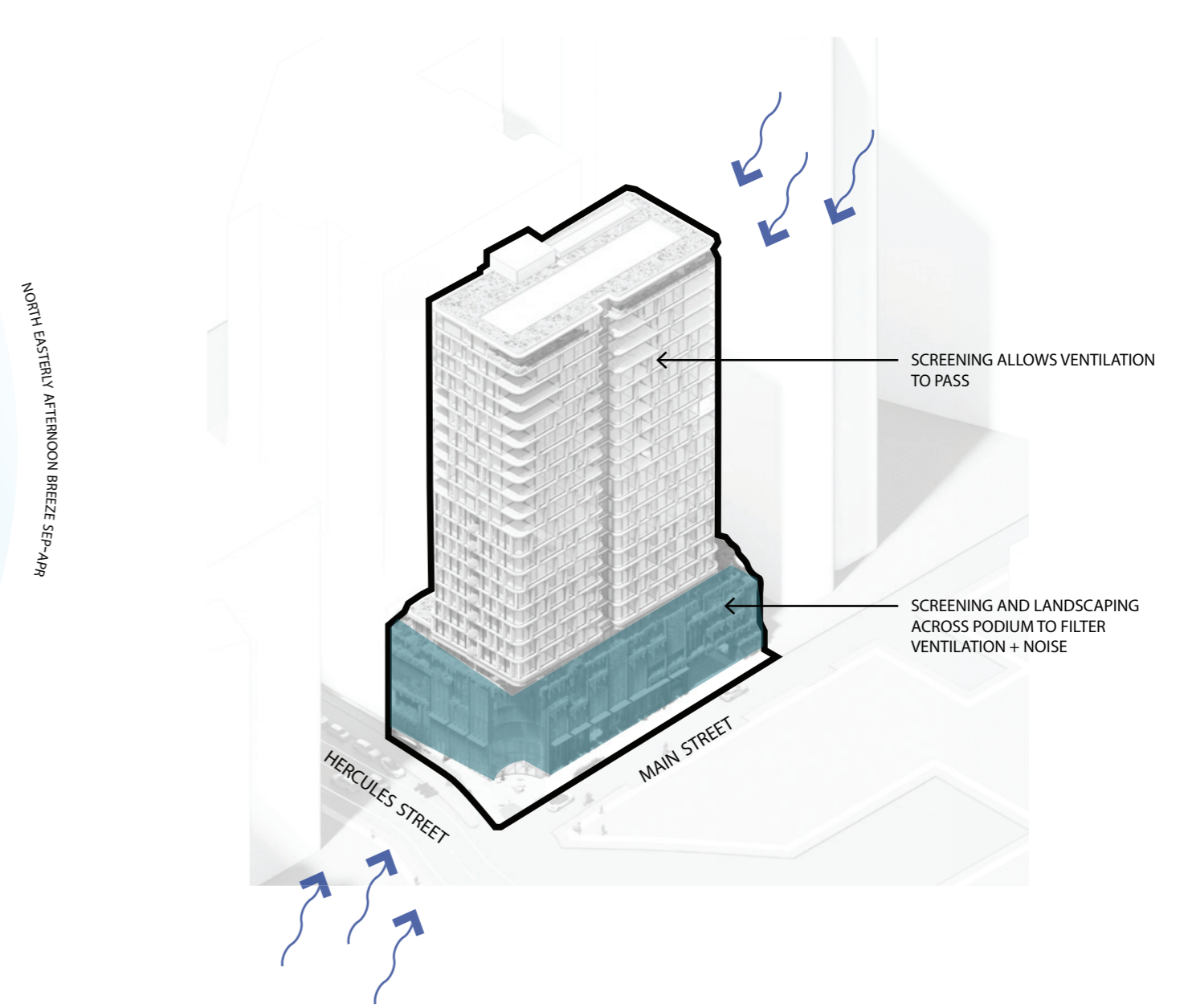
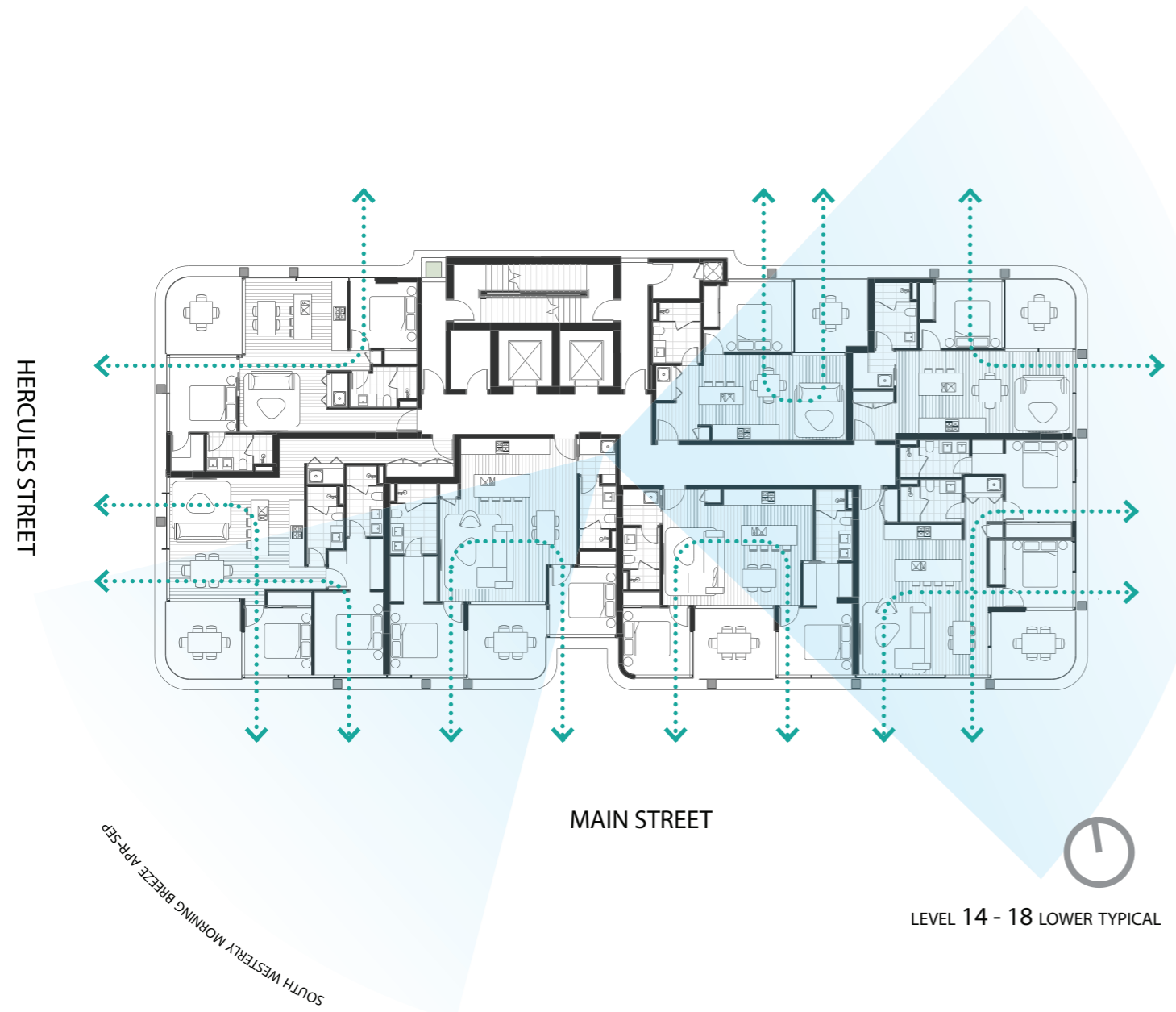
## 3.2 GLAZING

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 hotel, 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.



# 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.

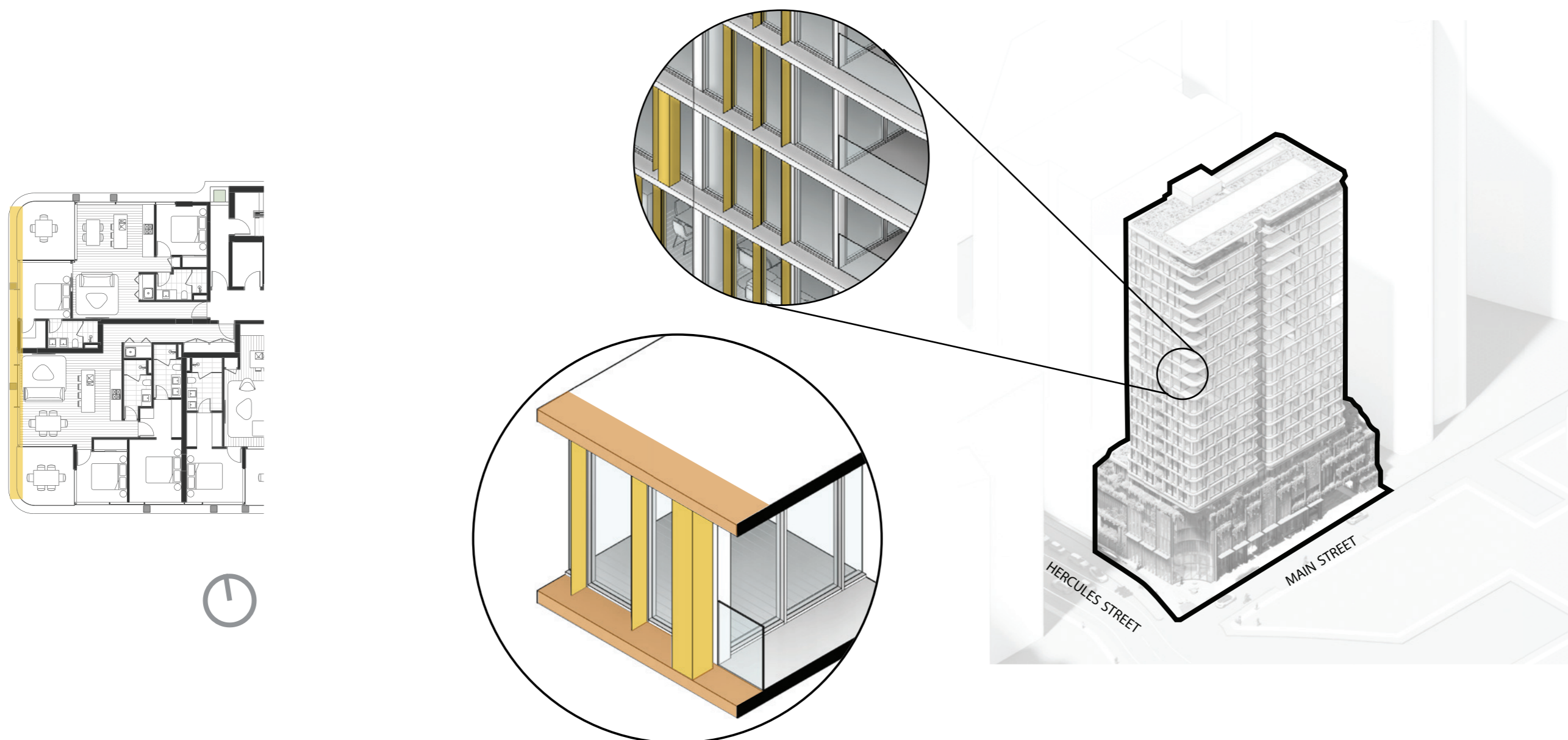
## 4.4 LAYERED FACADES

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.

A canopy roof over the outdoor recreation provides shading.

## 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 on residential levels to further provide relief from harsh sun and seasonal storms.

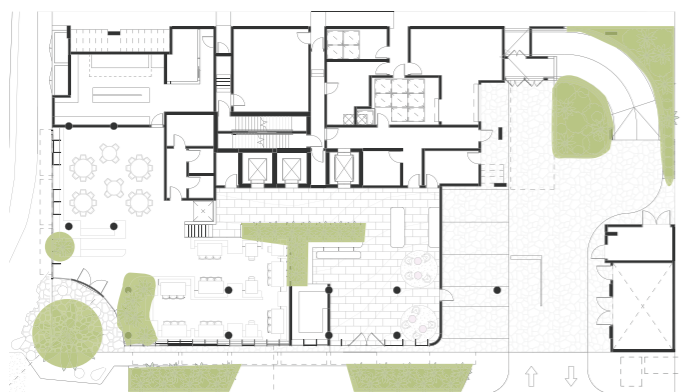
## 5.3 SHADE STRUCTURES

A statement tree at the corner with a large canopy creates filtered light on the corner, as well as smaller trees are placed along the ground floor to protect users from harsh sunlight.

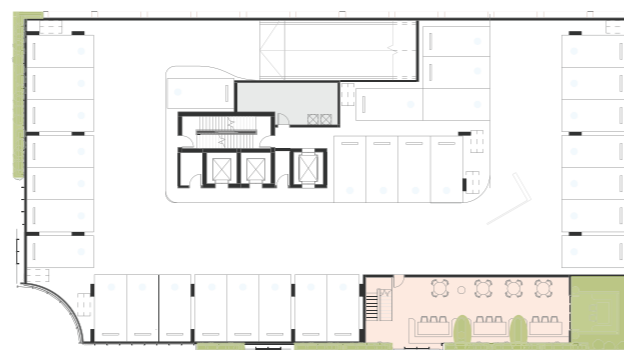
The roof structures on the amenity level also provide protection, allowing residents to enjoy outdoor spaces in comfort.

- SUN PATH
- SLAB OVERHANG
- VERTICAL SHADING

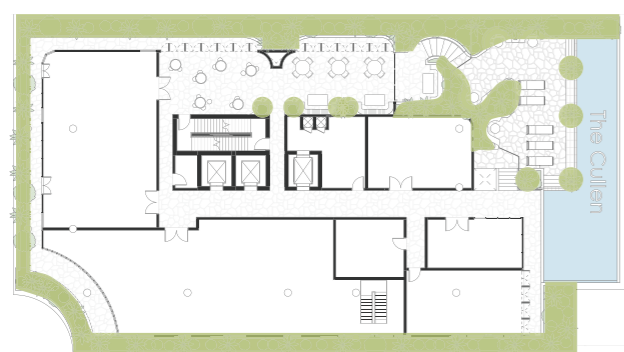
# 6. Buildings that Breathe - Living Greenery



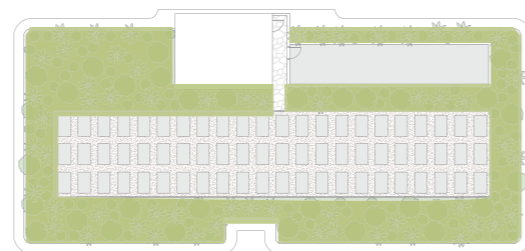
GROUND LEVEL



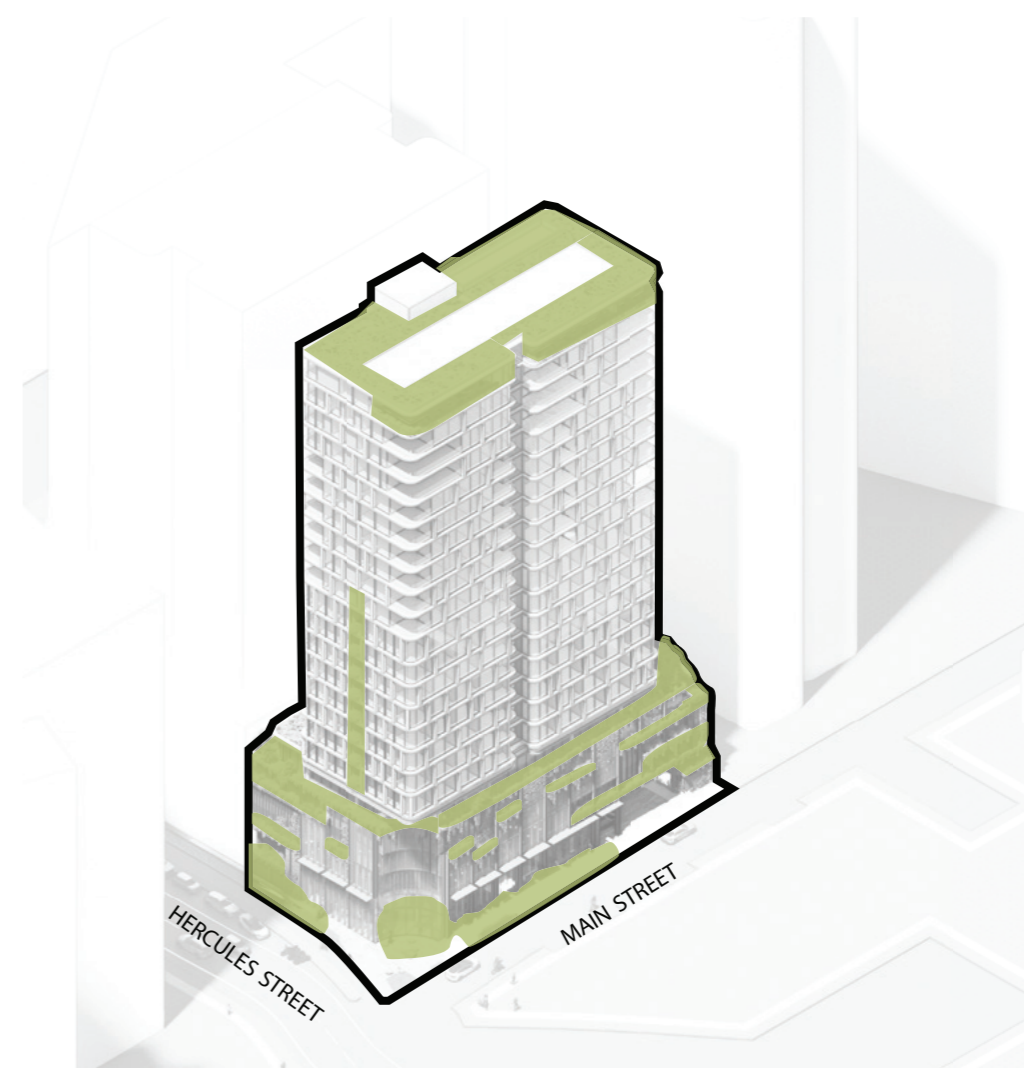
LEVEL 03 PODIUM CARPARKING



LEVEL 04 RECREATION



PENTHOUSE ROOFTOP



## 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 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



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



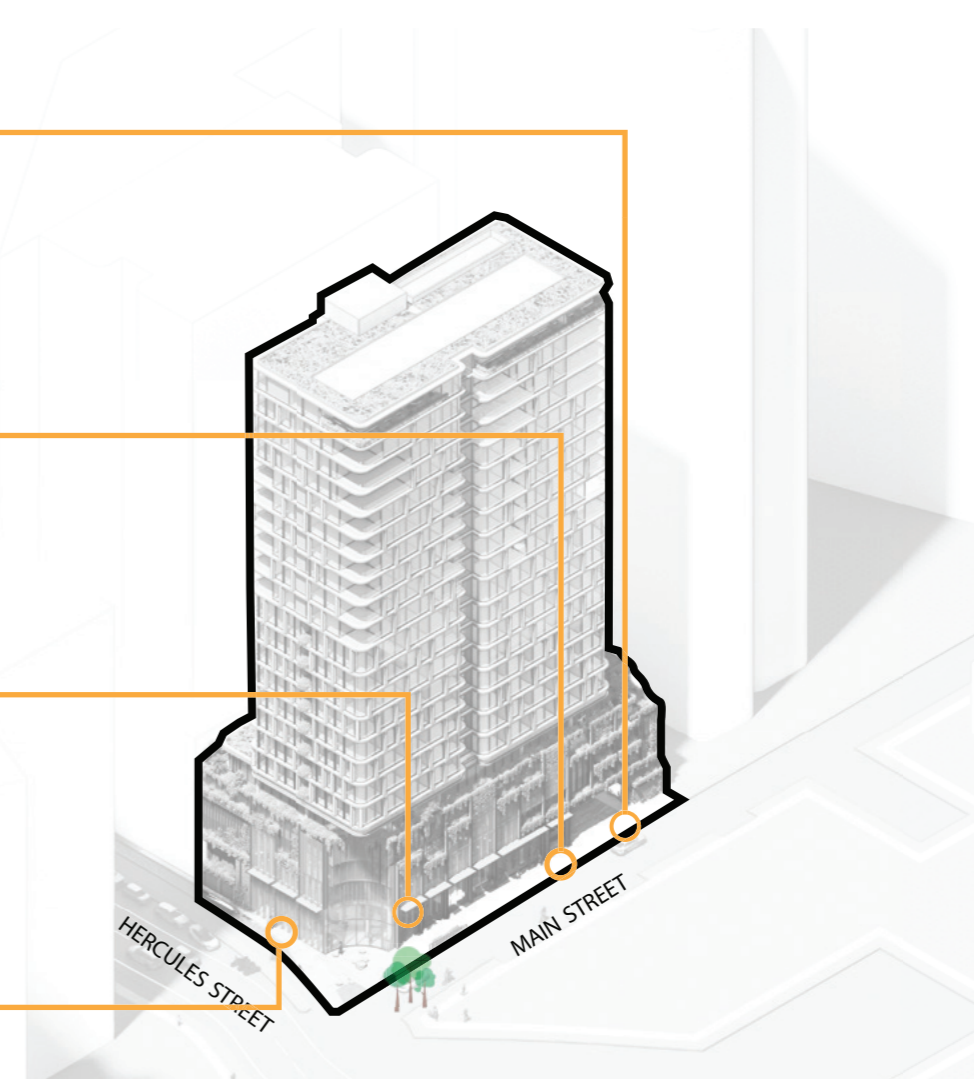
Substantial podium activation



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

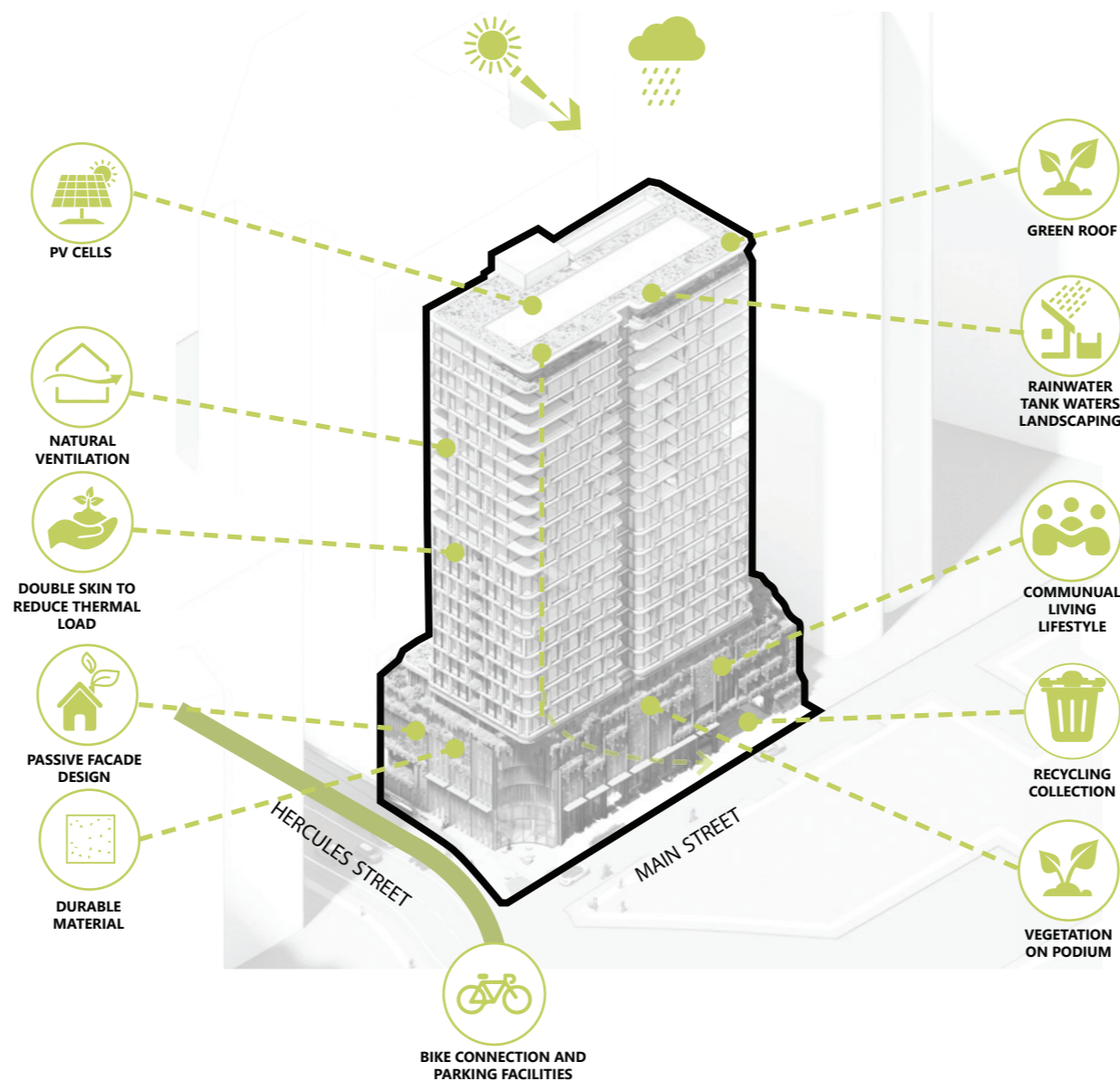
Aluminium fins are used on the facade to enhance longevity and reduce maintenance.

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

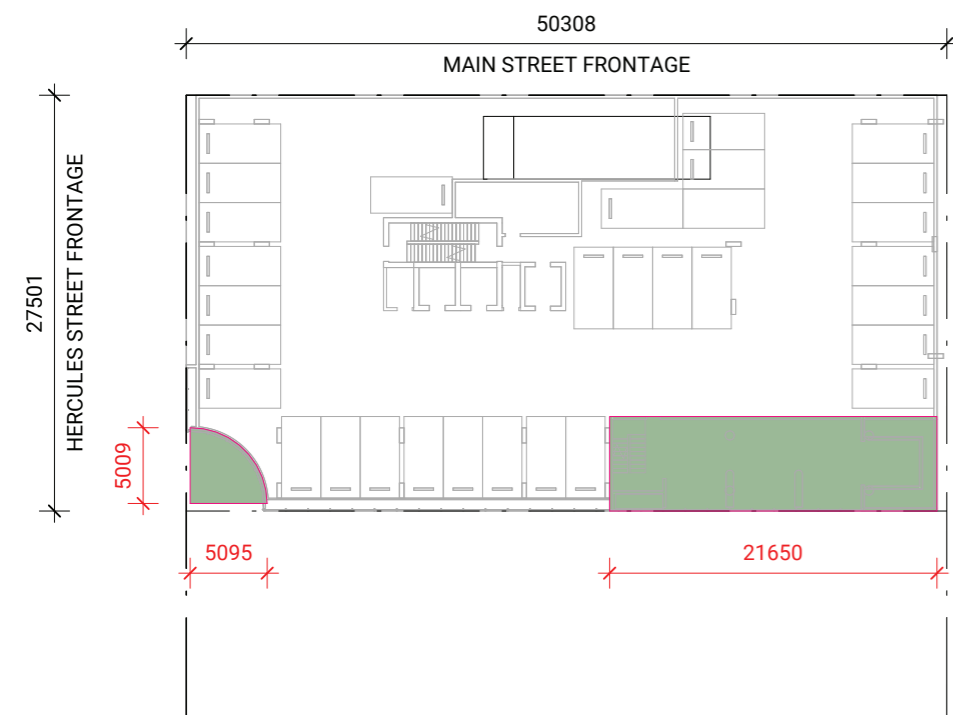
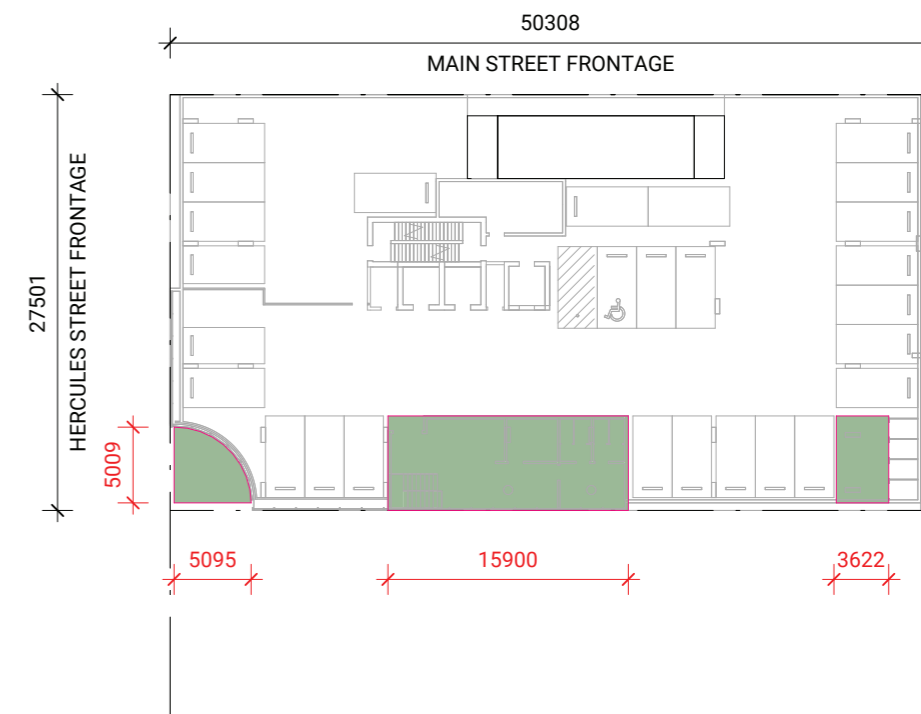
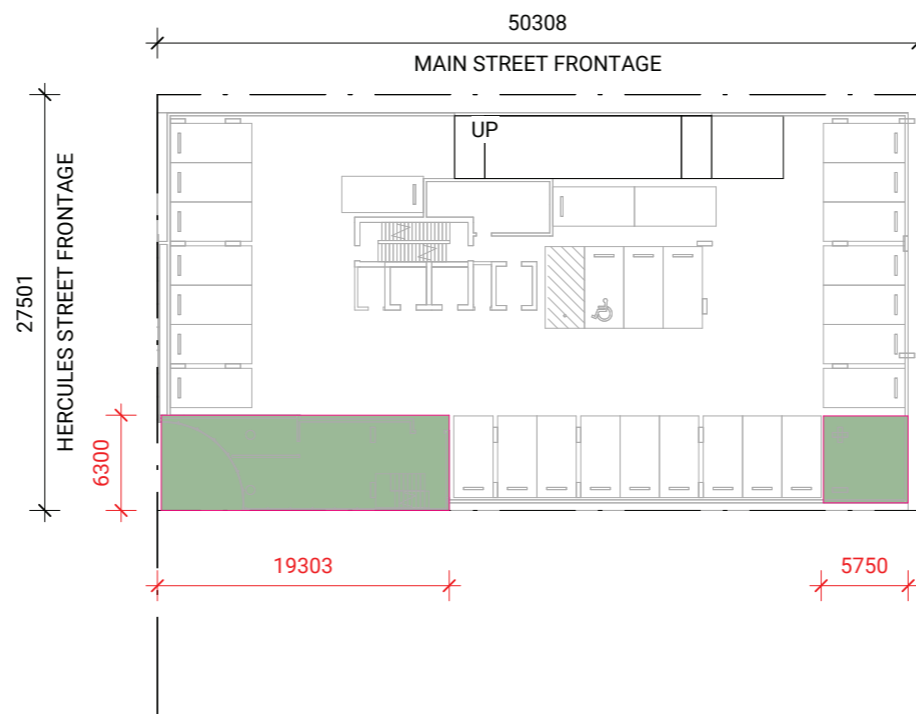
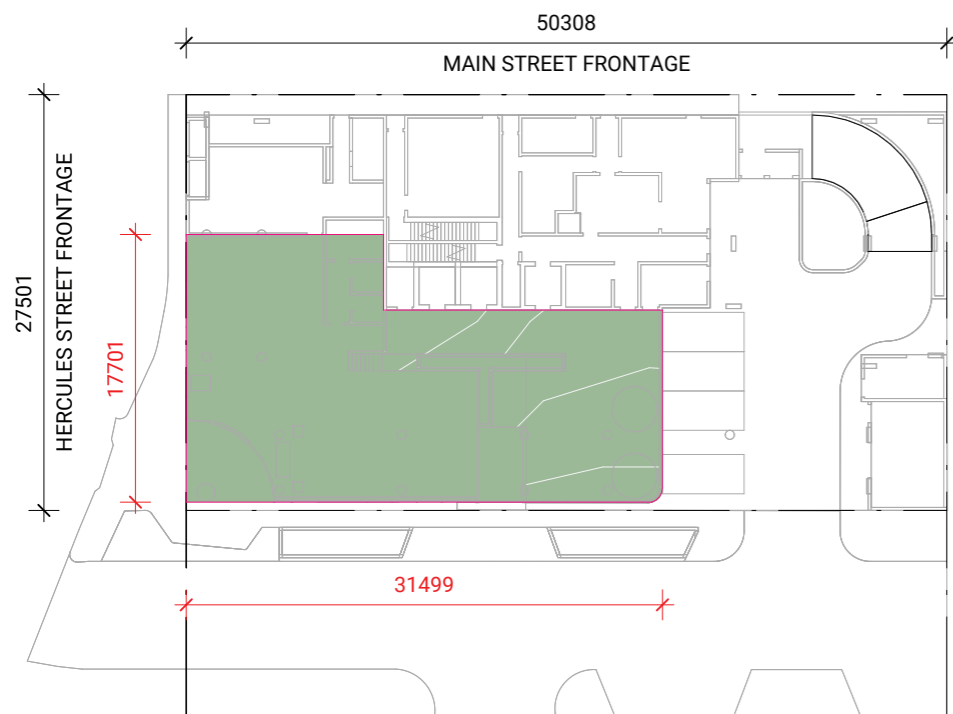
Development is adjacent to bike path.  
Bike parking spaces are located next to the bike path and at various locations throughout the podium to allow efficient manoeuvring of the manual transport for visitors and residents alike.

## 8.4 CERTIFICATION

ESD consultant engaged to ensure all sustainability requirements are addressed.

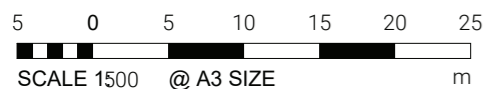


# PODIUM ACTIVATION

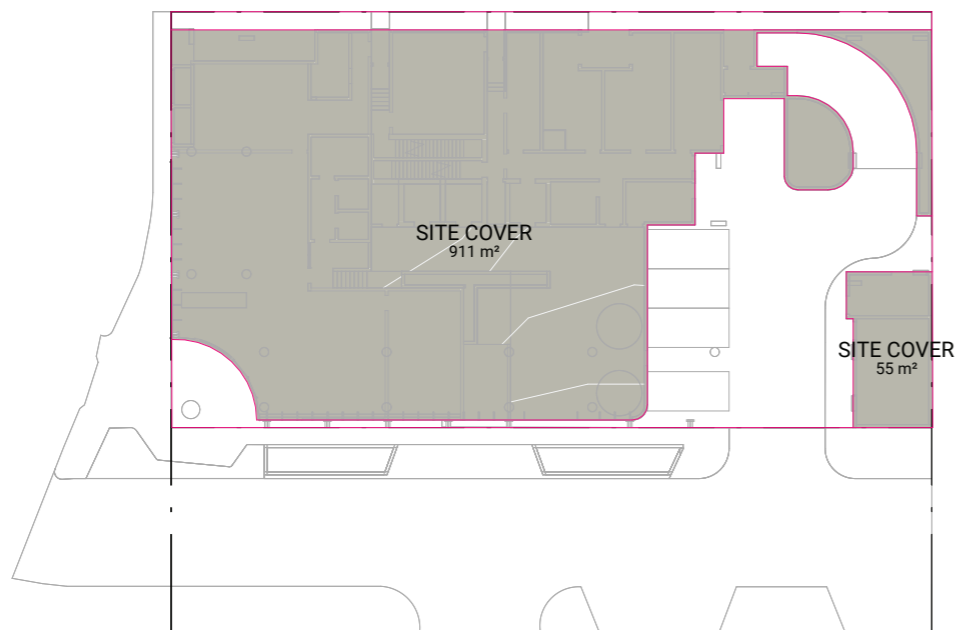


## ACTIVATION CALCULATIONS

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	417 m <sup>2</sup>	30%
SITE COVER	966 m <sup>2</sup>	70%
	1384 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.

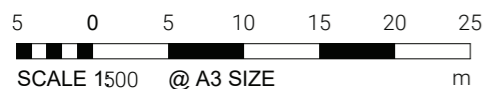


GROSS FLOOR AREA 433 m<sup>2</sup>

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

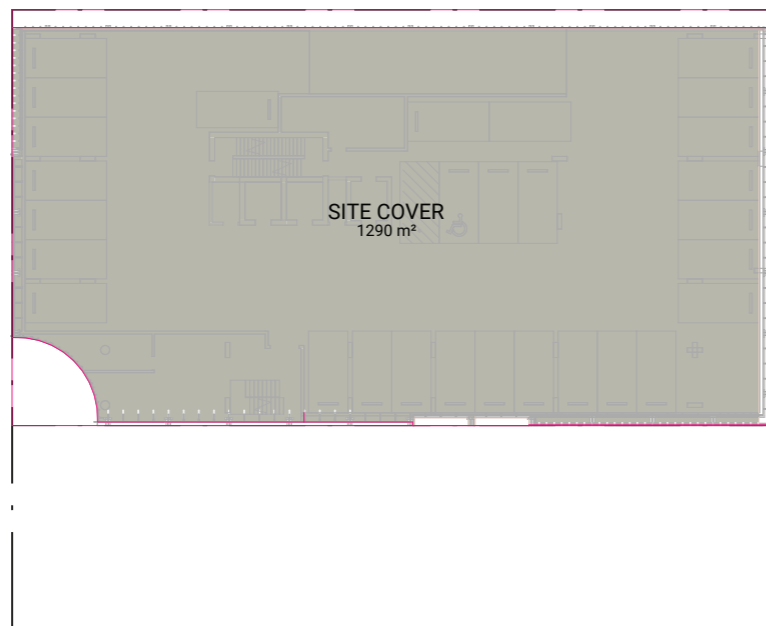
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- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.





DA511  
 SITE COVER + GFA - LEVEL 01 - PODIUM CARPARKING

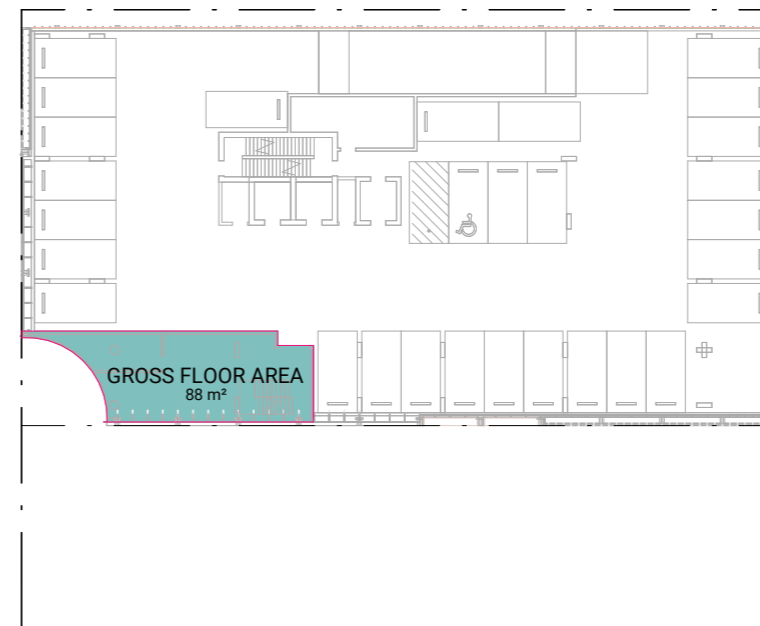


SITE AREA REMAINING	92 m <sup>2</sup>	7%
SITE COVER	1290 m <sup>2</sup>	93%
	1383 m <sup>2</sup>	100%

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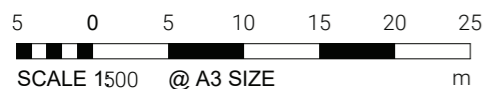


GROSS FLOOR AREA 88 m<sup>2</sup>

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

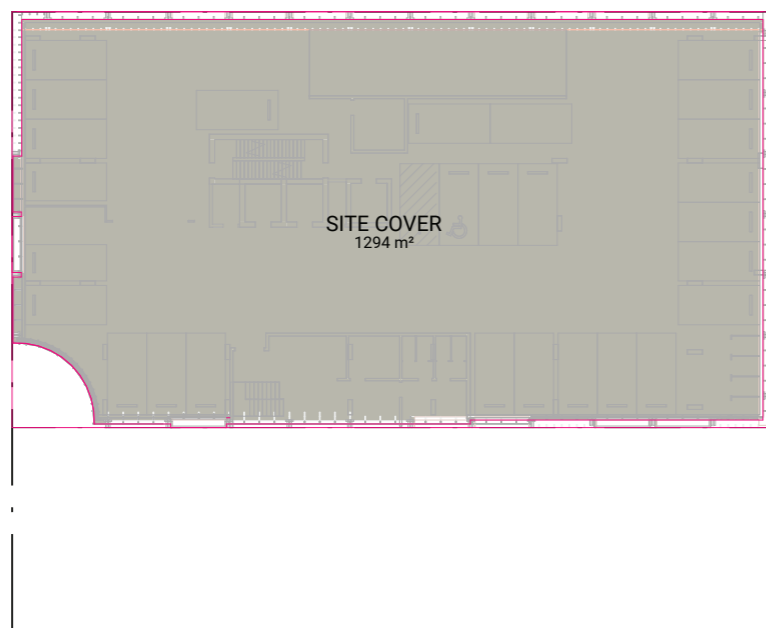
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DA512

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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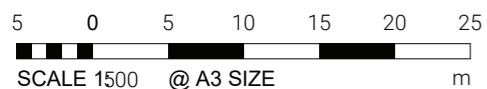


GROSS FLOOR AREA 97 m<sup>2</sup>

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

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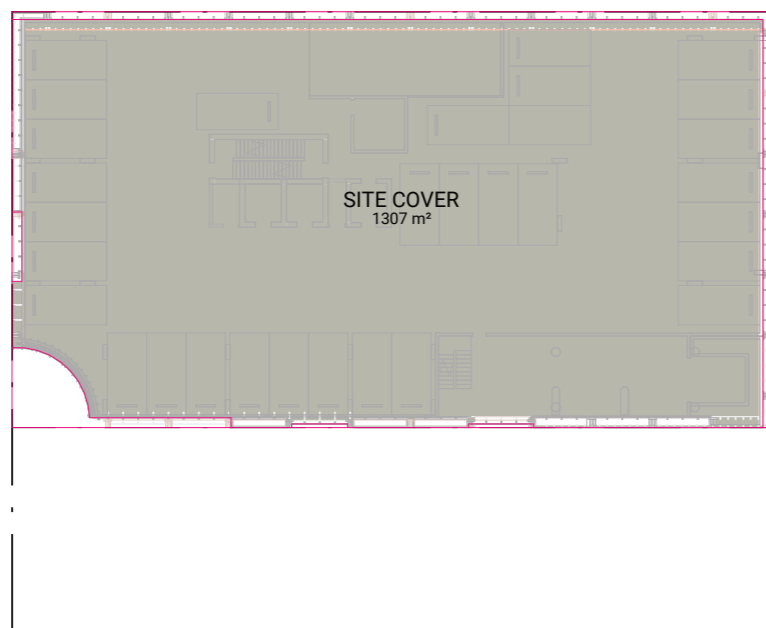
- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
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DA513

SITE COVER + GFA - LEVEL 03 - PODIUM CARPARKING

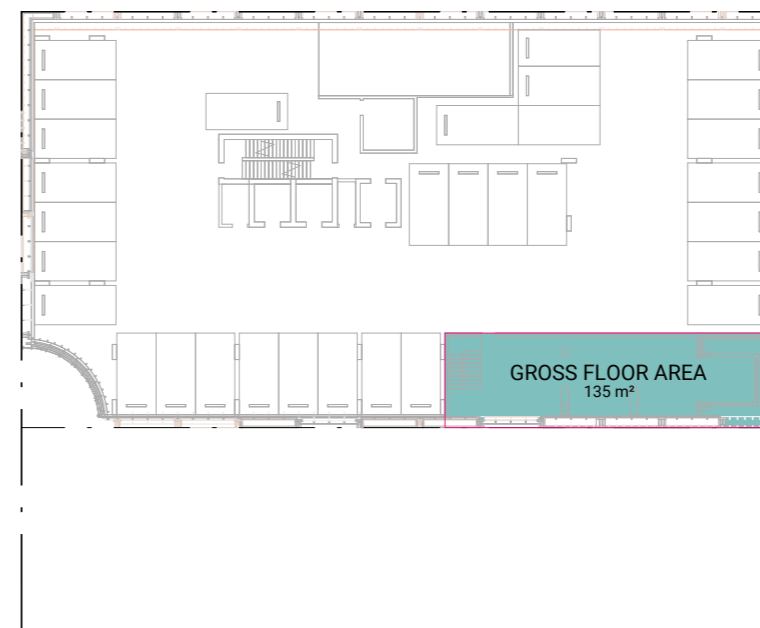


SITE AREA REMAINING	77 m <sup>2</sup>	6%
SITE COVER	1307 m <sup>2</sup>	94%
	1383 m <sup>2</sup>	100%

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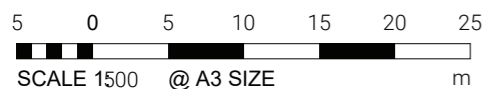


GROSS FLOOR AREA 135 m<sup>2</sup>

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

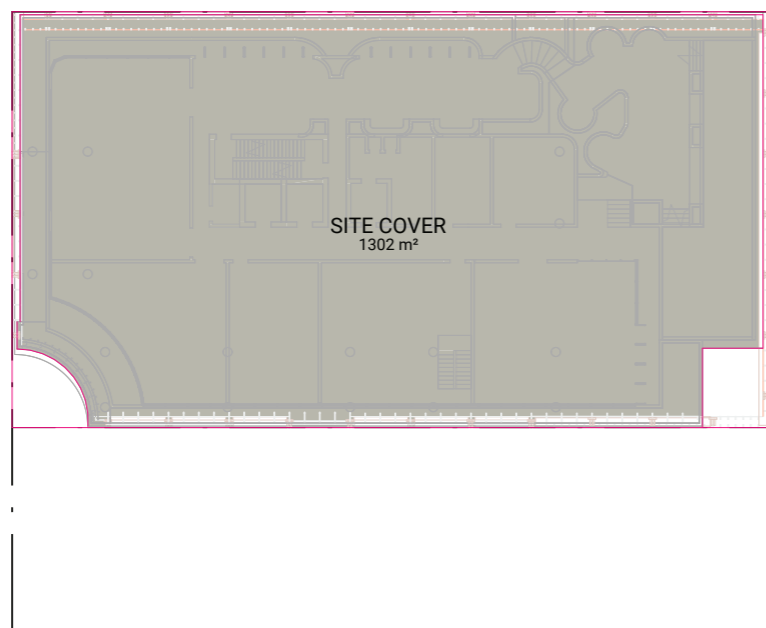
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DA514

SITE COVER + GFA - LEVEL 04 - RECREATION TERRACE

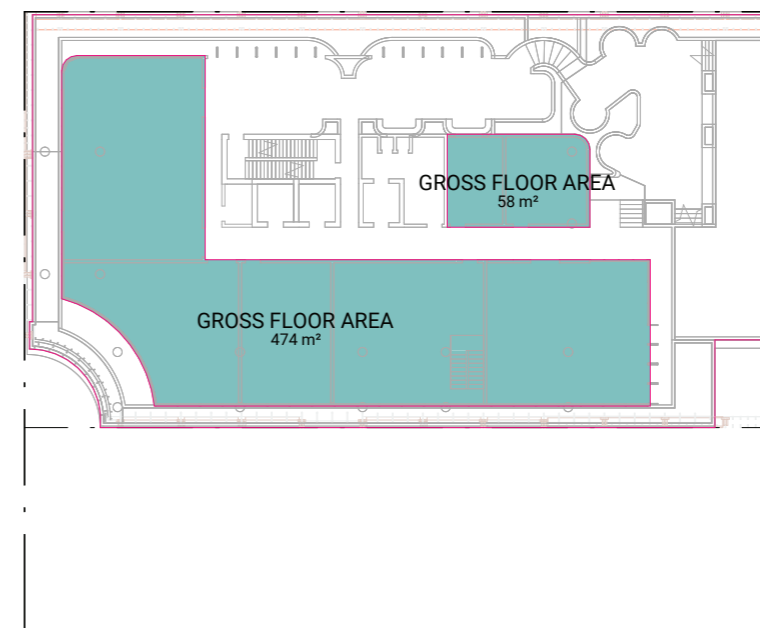


SITE AREA REMAINING	82 m <sup>2</sup>	6%
SITE COVER	1302 m <sup>2</sup>	94%
	1383 m <sup>2</sup>	100%

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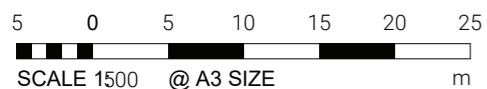


GROSS FLOOR AREA 531 m<sup>2</sup>

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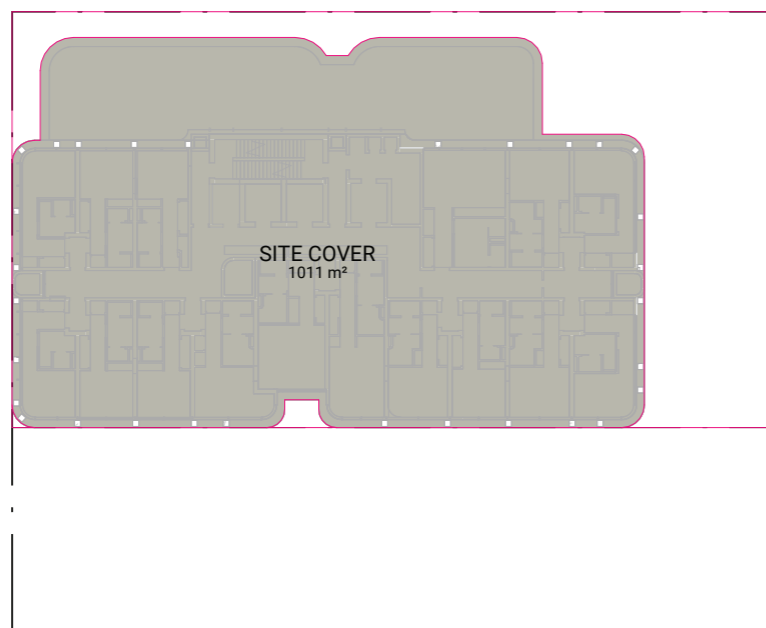
- building services, plant or equipment; or
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- unenclosed private balconies, whether roofed or not.





DA515

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

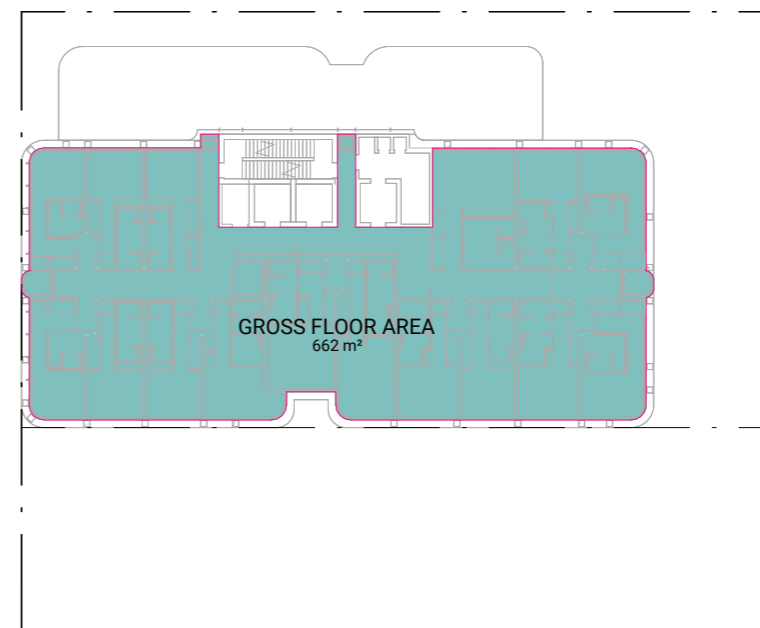


SITE AREA REMAINING	372 m <sup>2</sup>	27%
SITE COVER	1011 m <sup>2</sup>	73%
	1383 m <sup>2</sup>	100%

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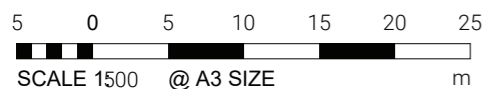


GROSS FLOOR AREA 662 m<sup>2</sup>

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

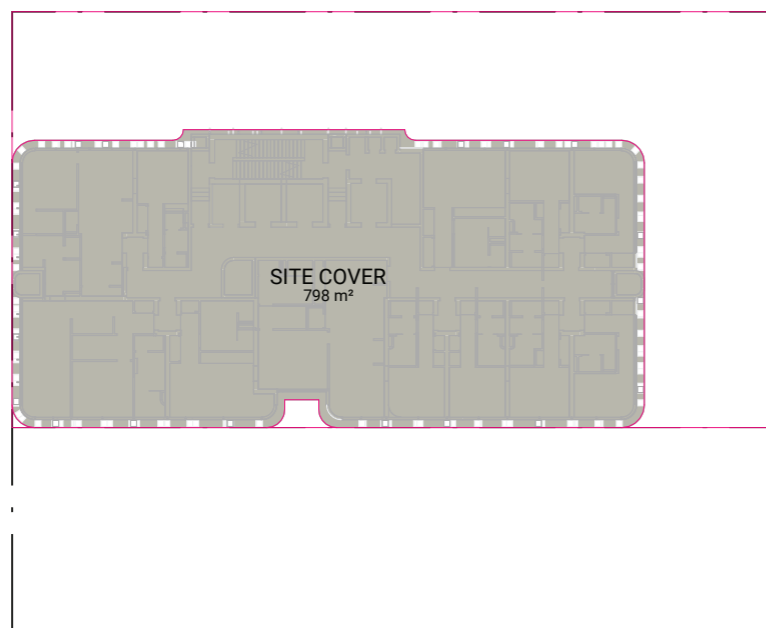
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DA516

SITE COVER + GFA - LEVEL 12 - HOTEL SUITES

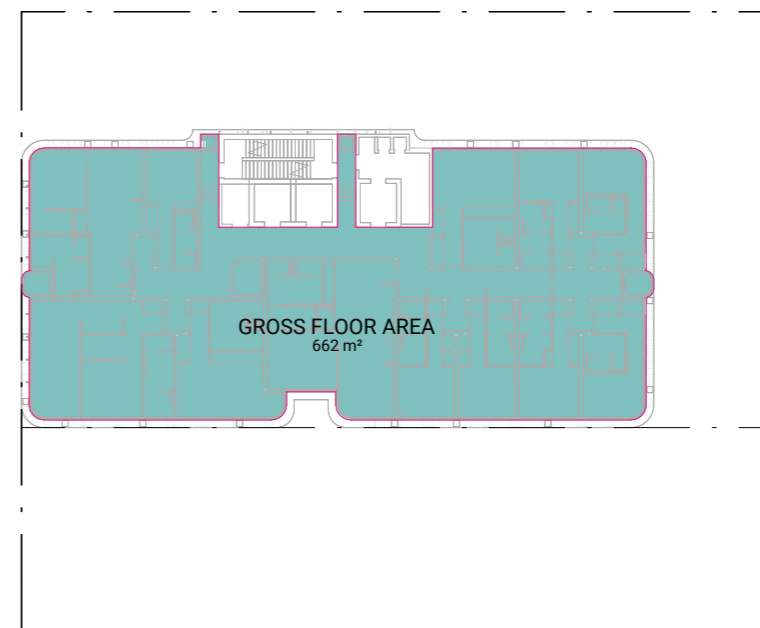


SITE AREA REMAINING	585 m <sup>2</sup>	42%
SITE COVER	798 m <sup>2</sup>	58%
	1383 m <sup>2</sup>	100%

**\*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 662 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.

