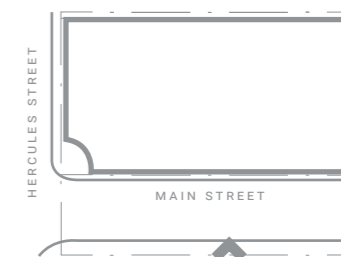




VIEW OF SOUTHERN ELEVATION

70526 | 5 HERCULES STREET, HAMILTON | QLD 4007

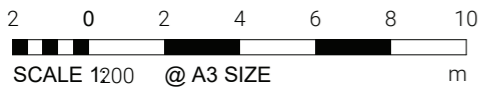


06

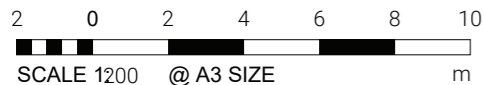
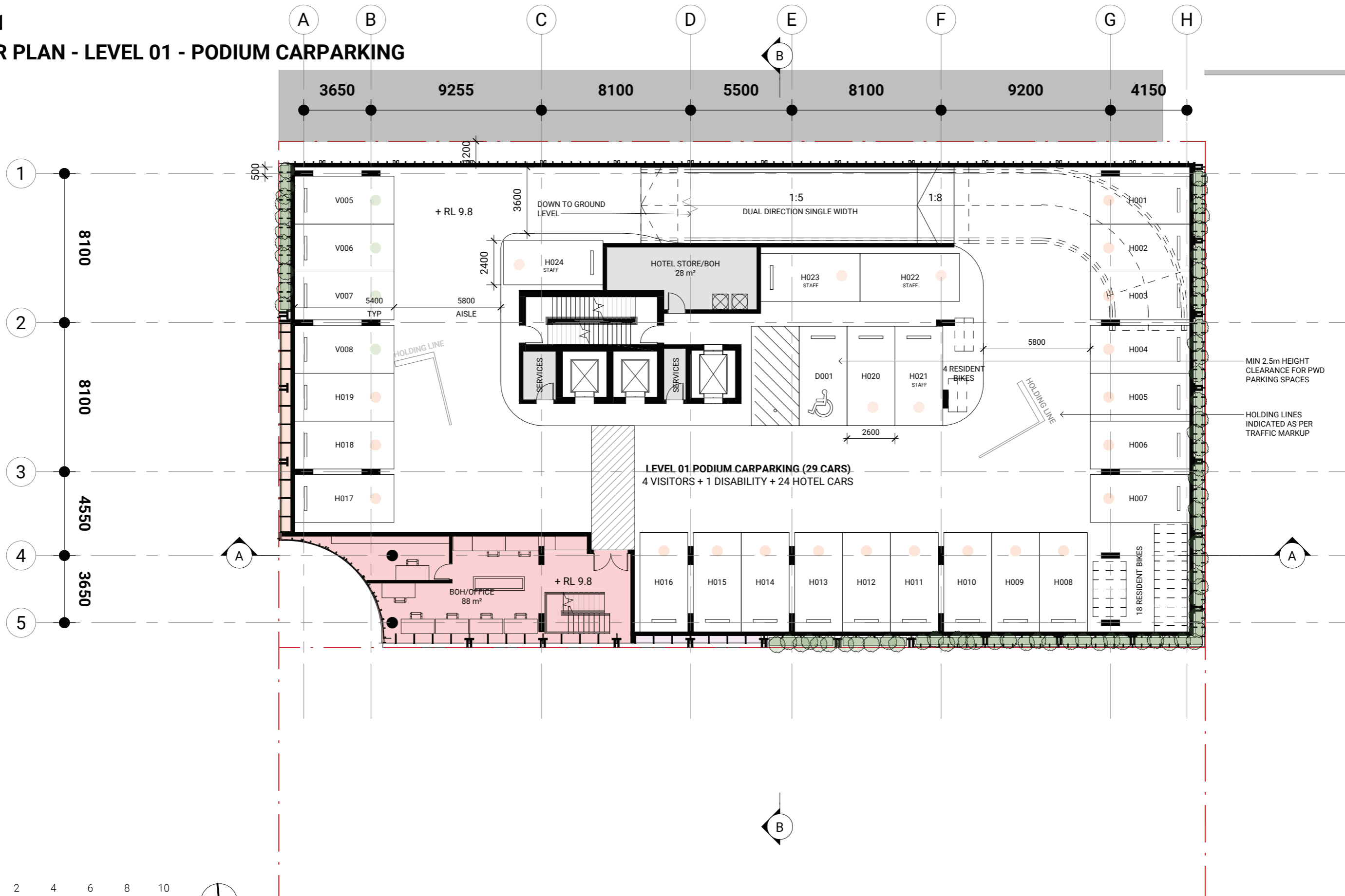
The Drawings



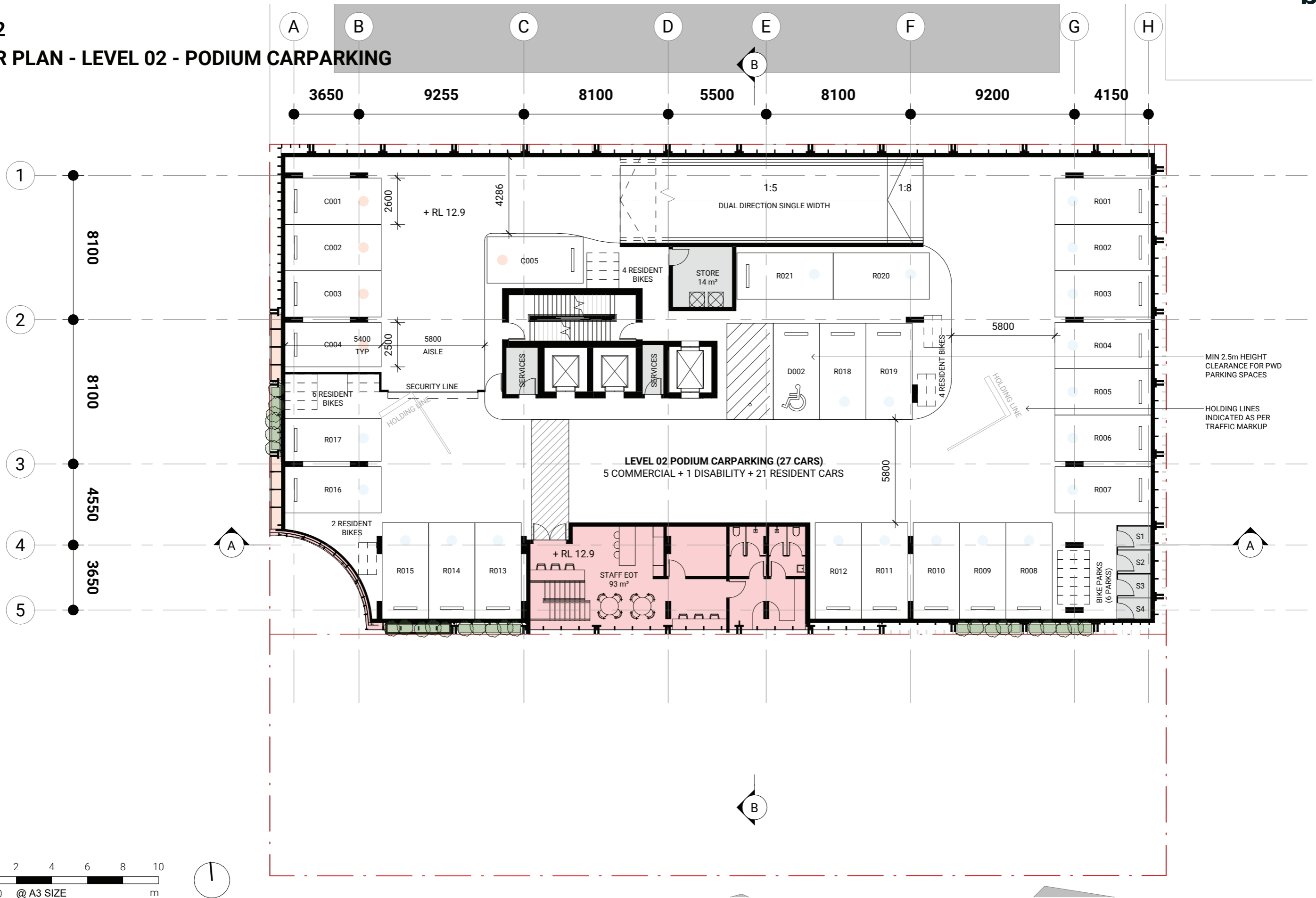
DA100
FLOOR PLAN - GROUND LEVEL



DA101 FLOOR PLAN - LEVEL 01 - PODIUM CARPARKING



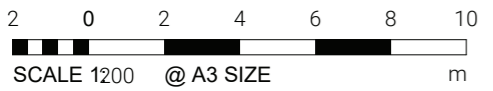
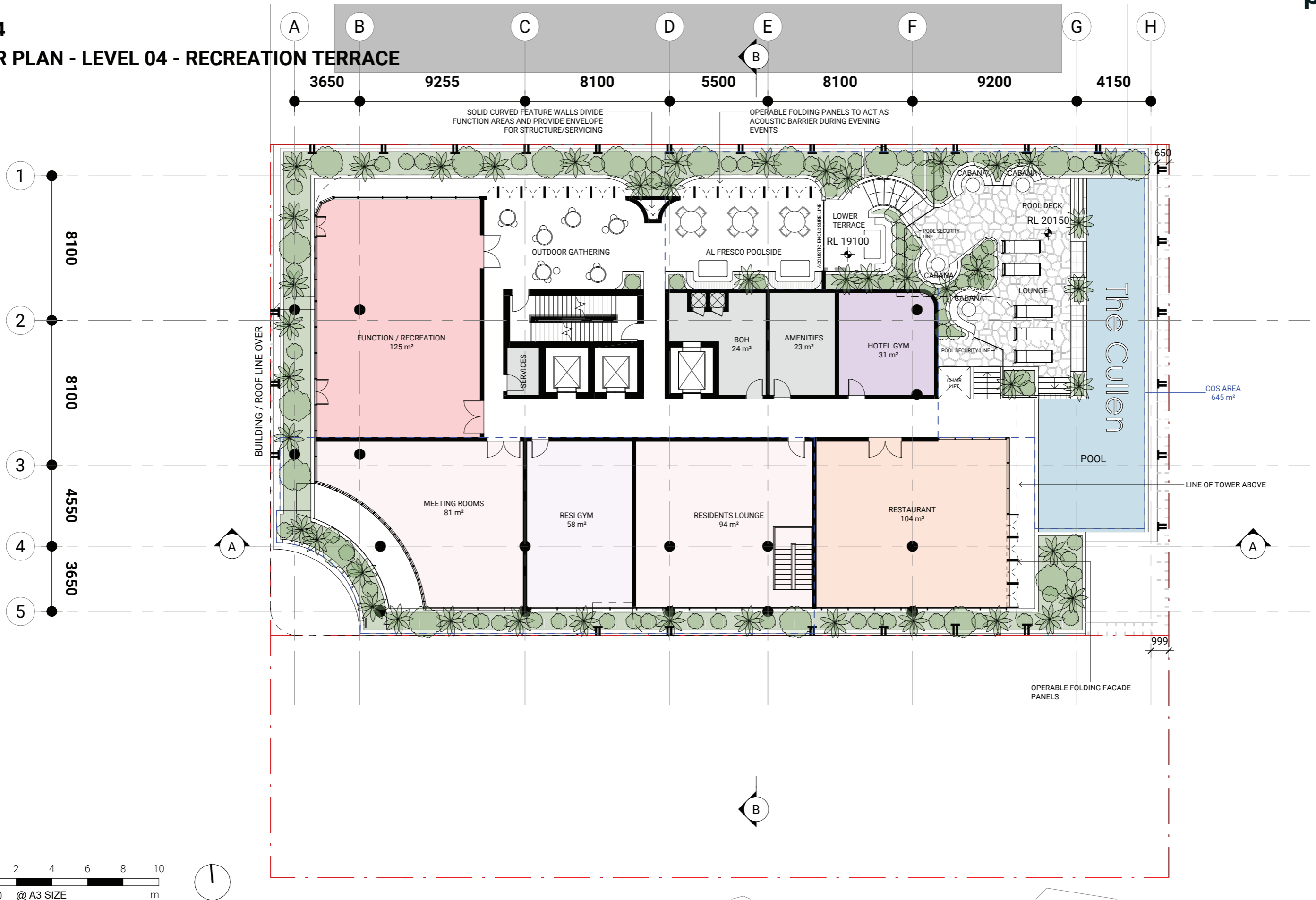
DA102 FLOOR PLAN - LEVEL 02 - PODIUM CARPARKING



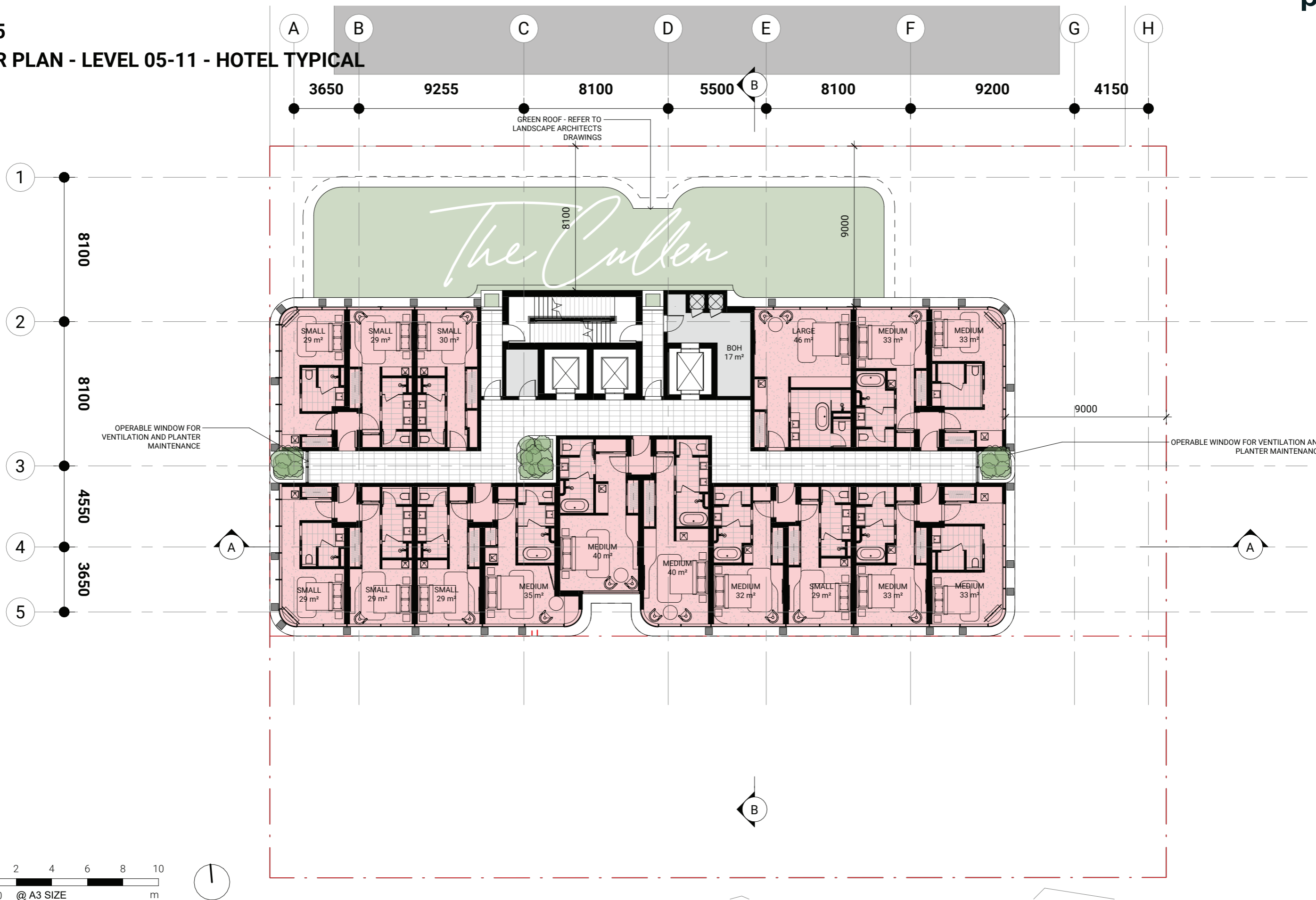
DA103
FLOOR PLAN - LEVEL 03 - PODIUM CARPARKING



DA104
FLOOR PLAN - LEVEL 04 - RECREATION TERRACE



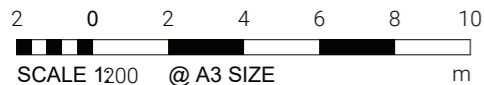
DA105
FLOOR PLAN - LEVEL 05-11 - HOTEL TYPICAL



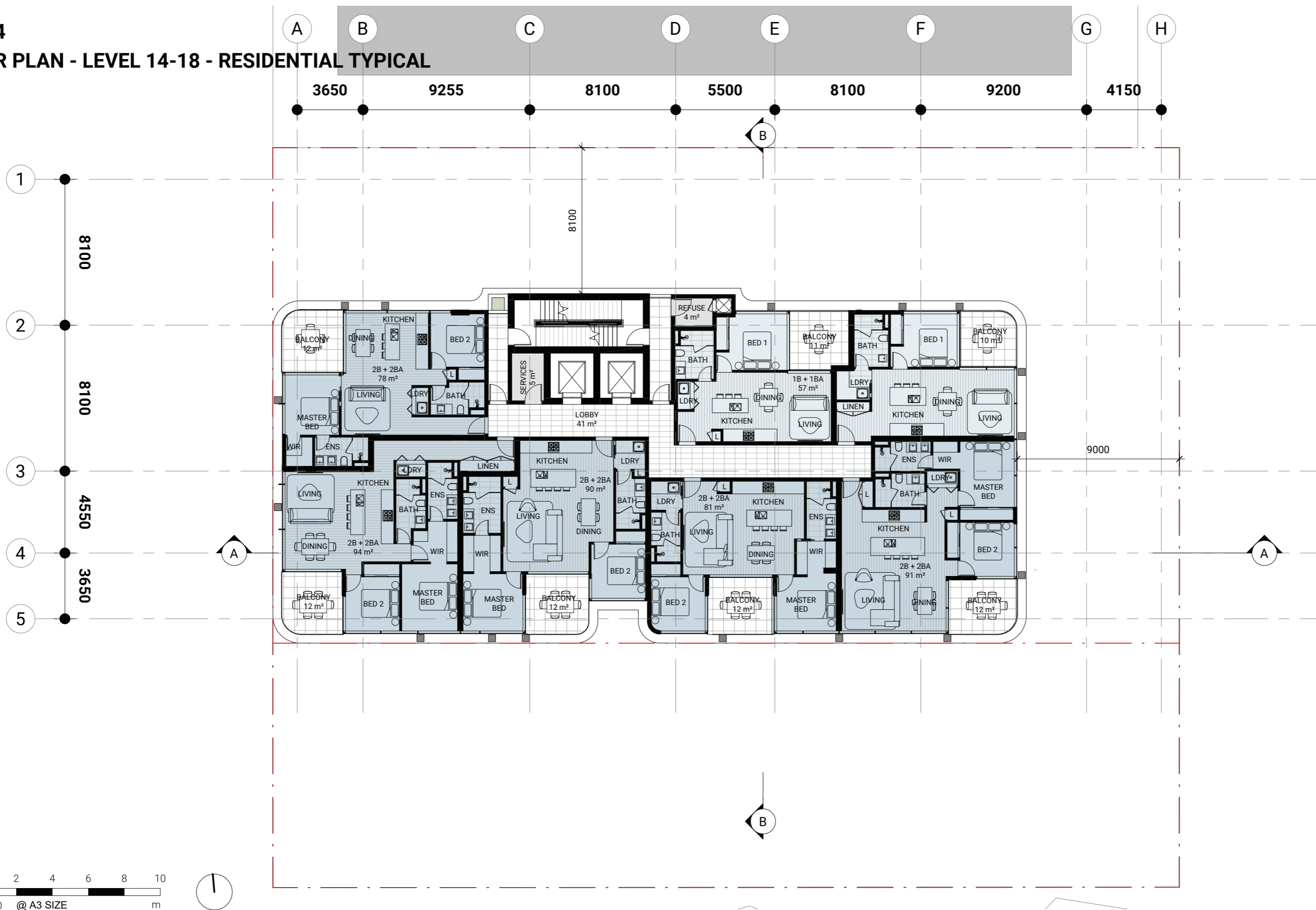
DA112
FLOOR PLAN - LEVEL 12 - HOTEL SUITES



DA113 FLOOR PLAN - LEVEL 13 - RESIDENTIAL



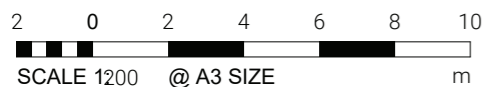
DA114
FLOOR PLAN - LEVEL 14-18 - RESIDENTIAL TYPICAL



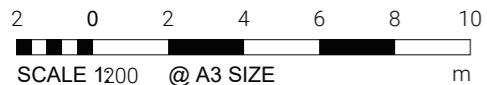
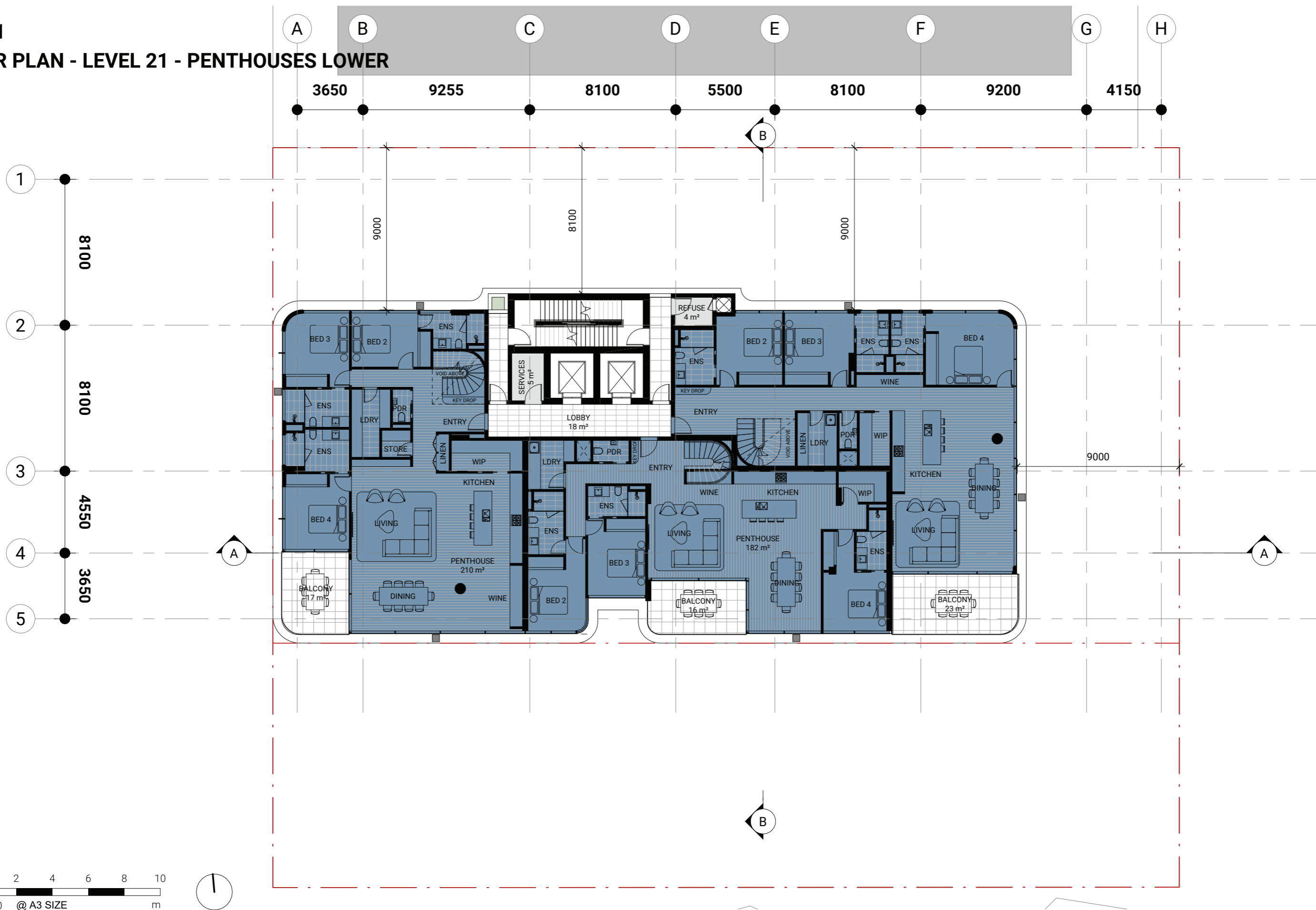
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SCALE 1200 @ A3 SIZE m



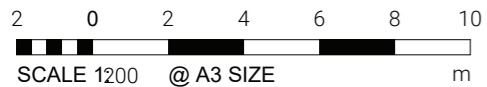
DA119
FLOOR PLAN - LEVEL 19-20 - SUB-PENTHOUSES



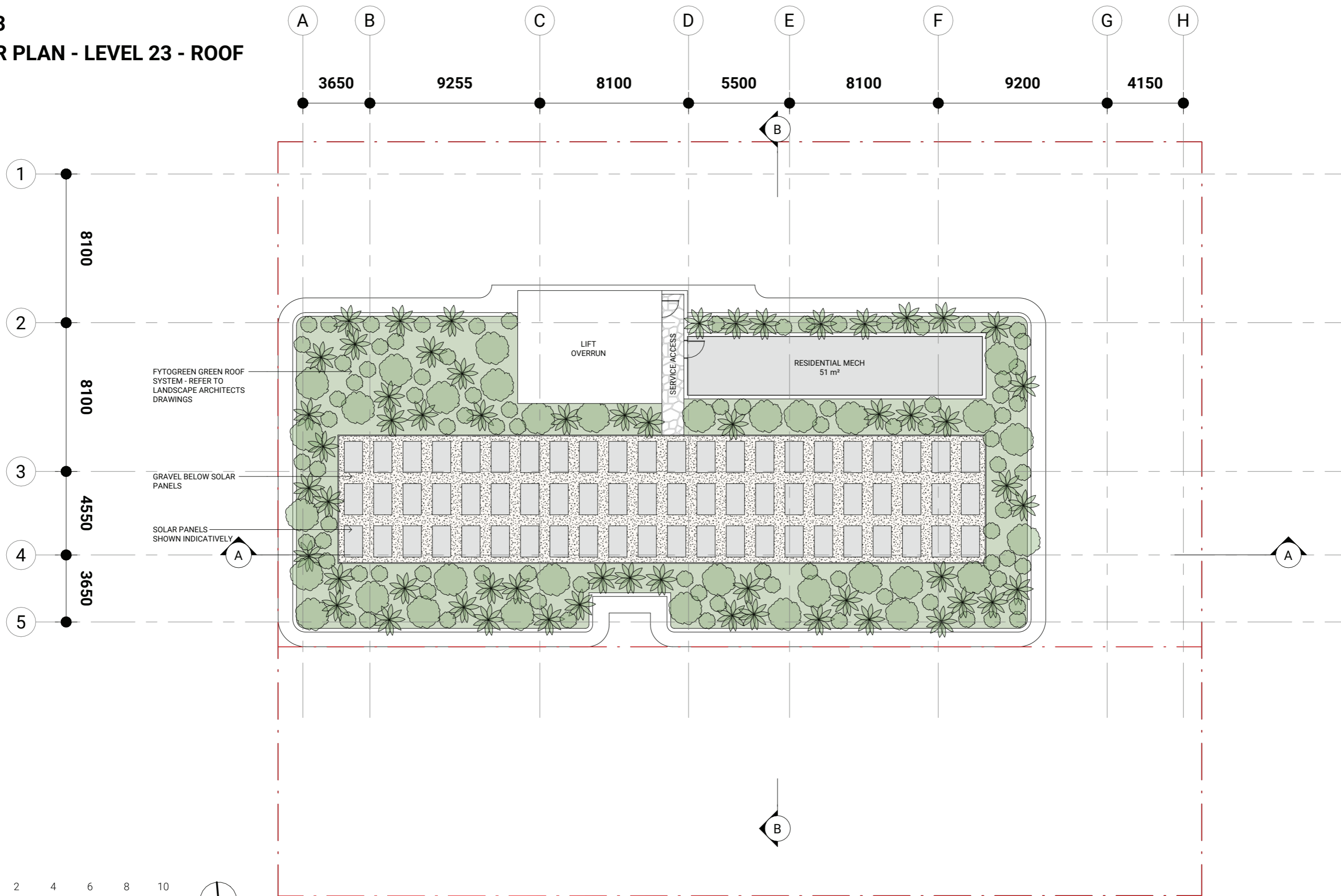
DA121
FLOOR PLAN - LEVEL 21 - PENTHOUSES LOWER



DA122
FLOOR PLAN - LEVEL 22 - PENTHOUSES UPPER



DA123
FLOOR PLAN - LEVEL 23 - ROOF



FYTOGREEN GREEN ROOF SYSTEM - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

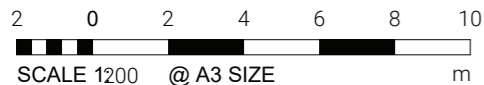
GRAVEL BELOW SOLAR PANELS

SOLAR PANELS SHOWN INDICATIVELY

LIFT OVERRUN

RESIDENTIAL MECH
51 m²

SERVICE ACCESS

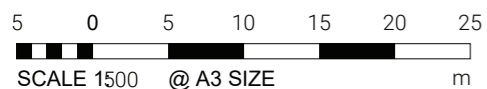
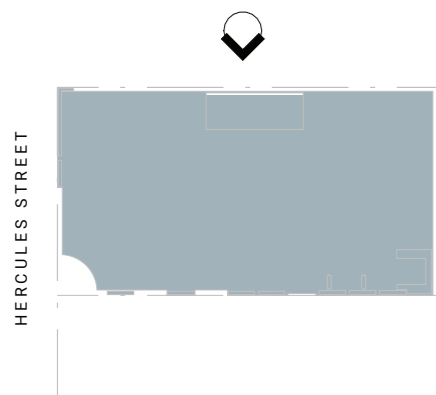


DA200 ELEVATION - NORTH

MATERIAL LEGEND

- ① TINTED GLAZING (DARK)
- ② VERTICAL CONCRETE BLADE (TOWER)
- ③ METAL FINIS (PODIUM)
- ④ BACK PAINTED GLASS
- ⑤ PERFORATED SCREEN
- ⑥ BRICK
- ⑦ TINTED GLAZING WITH DARK COLOURED MULLIONS
- ⑧ COLOURED CONCRETE

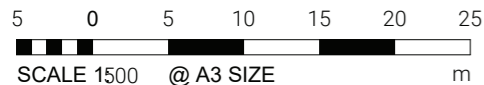
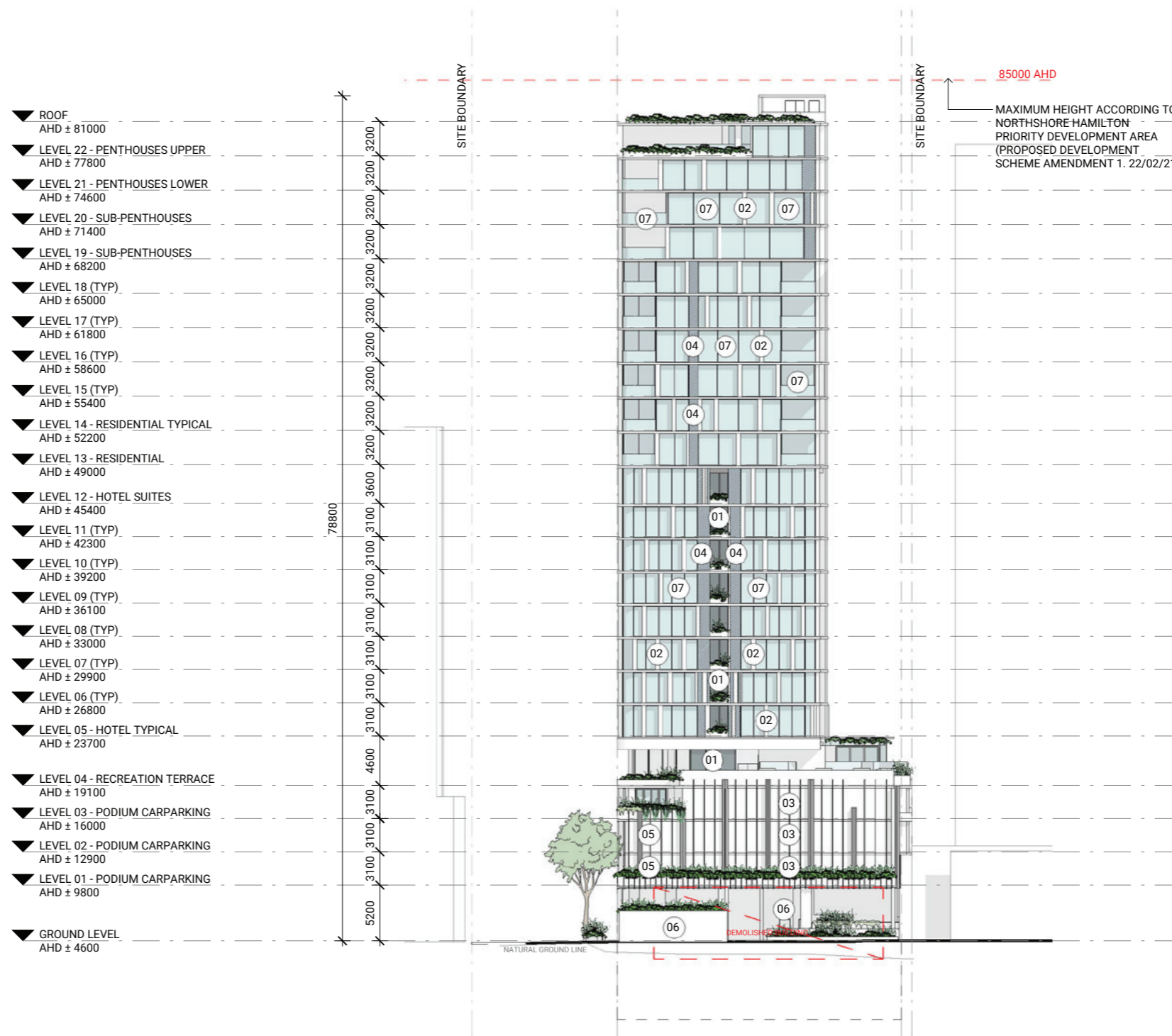
- ▼ ROOF
AHD ± 81000
- ▼ LEVEL 22 - PENTHOUSES UPPER
AHD ± 77800
- ▼ LEVEL 21 - PENTHOUSES LOWER
AHD ± 74600
- ▼ LEVEL 20 - SUB-PENTHOUSES
AHD ± 71400
- ▼ LEVEL 19 - SUB-PENTHOUSES
AHD ± 68200
- ▼ LEVEL 18 (TYP)
AHD ± 65000
- ▼ LEVEL 17 (TYP)
AHD ± 61800
- ▼ LEVEL 16 (TYP)
AHD ± 58600
- ▼ LEVEL 15 (TYP)
AHD ± 55400
- ▼ LEVEL 14 - RESIDENTIAL TYPICAL
AHD ± 52200
- ▼ LEVEL 13 - RESIDENTIAL
AHD ± 49000
- ▼ LEVEL 12 - HOTEL SUITES
AHD ± 45400
- ▼ LEVEL 11 (TYP)
AHD ± 42300
- ▼ LEVEL 10 (TYP)
AHD ± 39200
- ▼ LEVEL 09 (TYP)
AHD ± 36100
- ▼ LEVEL 08 (TYP)
AHD ± 33000
- ▼ LEVEL 07 (TYP)
AHD ± 29900
- ▼ LEVEL 06 (TYP)
AHD ± 26800
- ▼ LEVEL 05 - HOTEL TYPICAL
AHD ± 23700
- ▼ LEVEL 04 - RECREATION TERRACE
AHD ± 19100
- ▼ LEVEL 03 - PODIUM CARPARKING
AHD ± 16000
- ▼ LEVEL 02 - PODIUM CARPARKING
AHD ± 12900
- ▼ LEVEL 01 - PODIUM CARPARKING
AHD ± 9800
- ▼ GROUND LEVEL
AHD ± 4600



DA201 ELEVATION - EAST

MATERIAL LEGEND

- ① TINTED GLAZING (DARK)
- ② VERTICAL CONCRETE BLADE (TOWER)
- ③ METAL FINIS (PODIUM)
- ④ BACK PAINTED GLASS
- ⑤ PERFORATED SCREEN
- ⑥ BRICK
- ⑦ TINTED GLAZING WITH DARK COLOURED MULLIONS
- ⑧ COLOURED CONCRETE

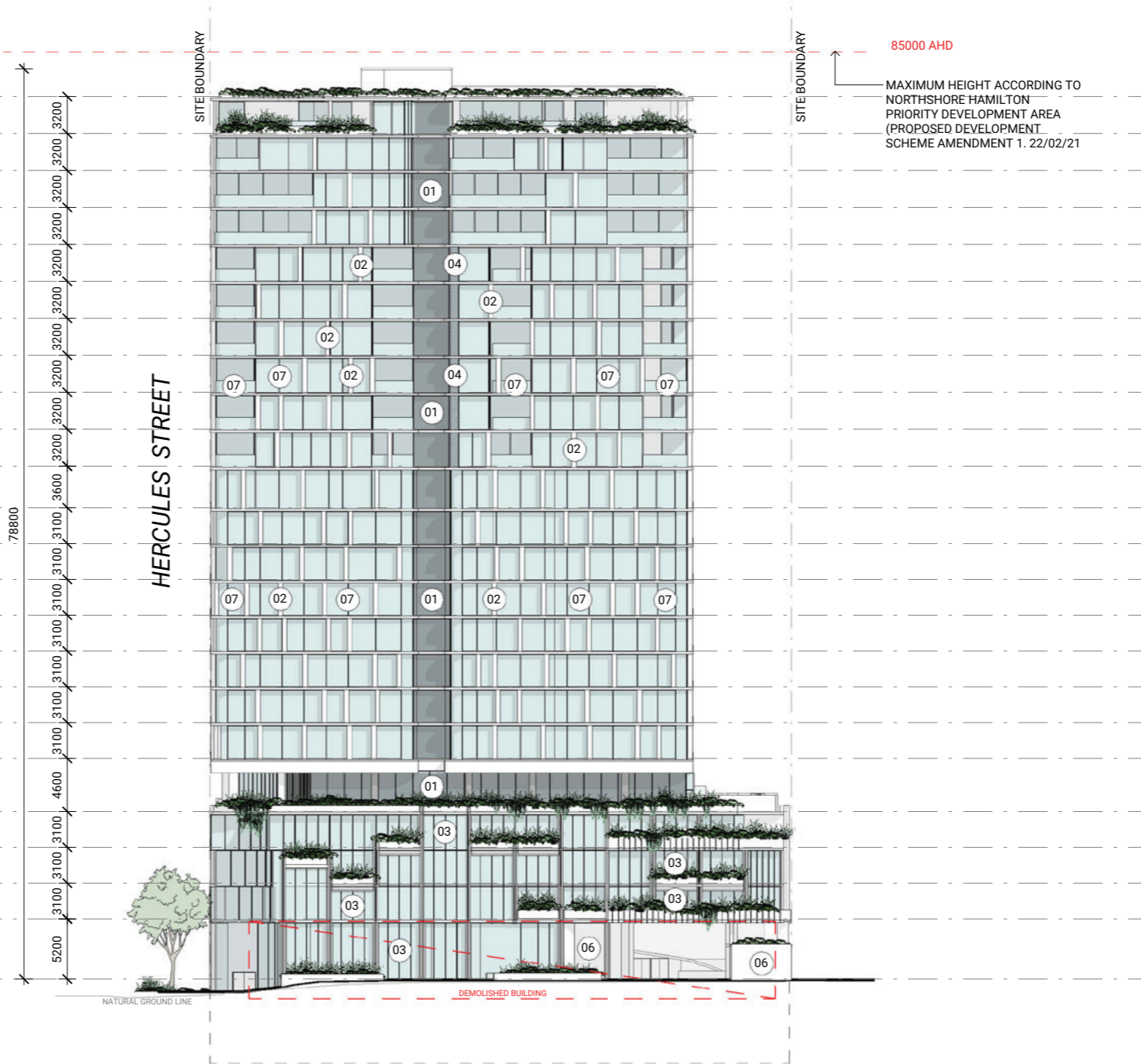
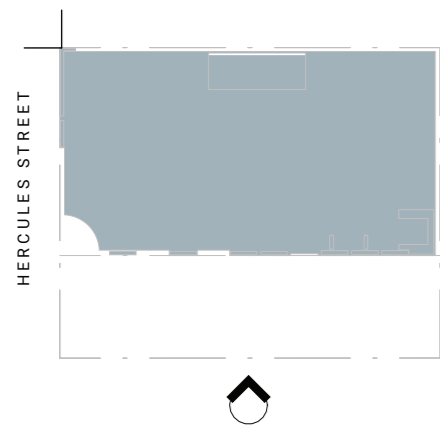


DA202 ELEVATION - SOUTH

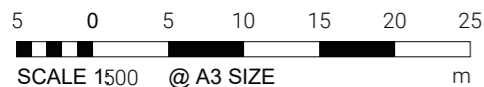
MATERIAL LEGEND

- ① TINTED GLAZING (DARK)
- ② VERTICAL CONCRETE BLADE (TOWER)
- ③ METAL FINIS (PODIUM)
- ④ BACK PAINTED GLASS
- ⑤ PERFORATED SCREEN
- ⑥ BRICK
- ⑦ TINTED GLAZING WITH DARK COLOURED MULLIONS
- ⑧ COLOURED CONCRETE

- ▼ ROOF
AHD ± 81000
- ▼ LEVEL 22 - PENTHOUSES UPPER
AHD ± 77800
- ▼ LEVEL 21 - PENTHOUSES LOWER
AHD ± 74600
- ▼ LEVEL 20 - SUB-PENTHOUSES
AHD ± 71400
- ▼ LEVEL 19 - SUB-PENTHOUSES
AHD ± 68200
- ▼ LEVEL 18 (TYP)
AHD ± 65000
- ▼ LEVEL 17 (TYP)
AHD ± 61800
- ▼ LEVEL 16 (TYP)
AHD ± 58600
- ▼ LEVEL 15 (TYP)
AHD ± 55400
- ▼ LEVEL 14 - RESIDENTIAL TYPICAL
AHD ± 52200
- ▼ LEVEL 13 - RESIDENTIAL
AHD ± 49000
- ▼ LEVEL 12 - HOTEL SUITES
AHD ± 45400
- ▼ LEVEL 11 (TYP)
AHD ± 42300
- ▼ LEVEL 10 (TYP)
AHD ± 39200
- ▼ LEVEL 09 (TYP)
AHD ± 36100
- ▼ LEVEL 08 (TYP)
AHD ± 33000
- ▼ LEVEL 07 (TYP)
AHD ± 29900
- ▼ LEVEL 06 (TYP)
AHD ± 26800
- ▼ LEVEL 05 - HOTEL TYPICAL
AHD ± 23700
- ▼ LEVEL 04 - RECREATION TERRACE
AHD ± 19100
- ▼ LEVEL 03 - PODIUM CARPARKING
AHD ± 16000
- ▼ LEVEL 02 - PODIUM CARPARKING
AHD ± 12900
- ▼ LEVEL 01 - PODIUM CARPARKING
AHD ± 9800
- ▼ GROUND LEVEL
AHD ± 4600



85000 AHD
MAXIMUM HEIGHT ACCORDING TO
NORTHSHORE HAMILTON
PRIORITY DEVELOPMENT AREA
(PROPOSED DEVELOPMENT
SCHEME AMENDMENT 1. 22/02/21)

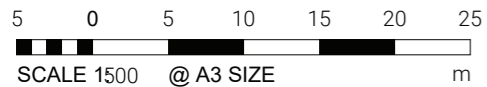
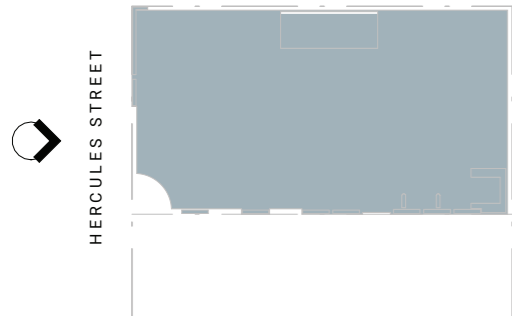
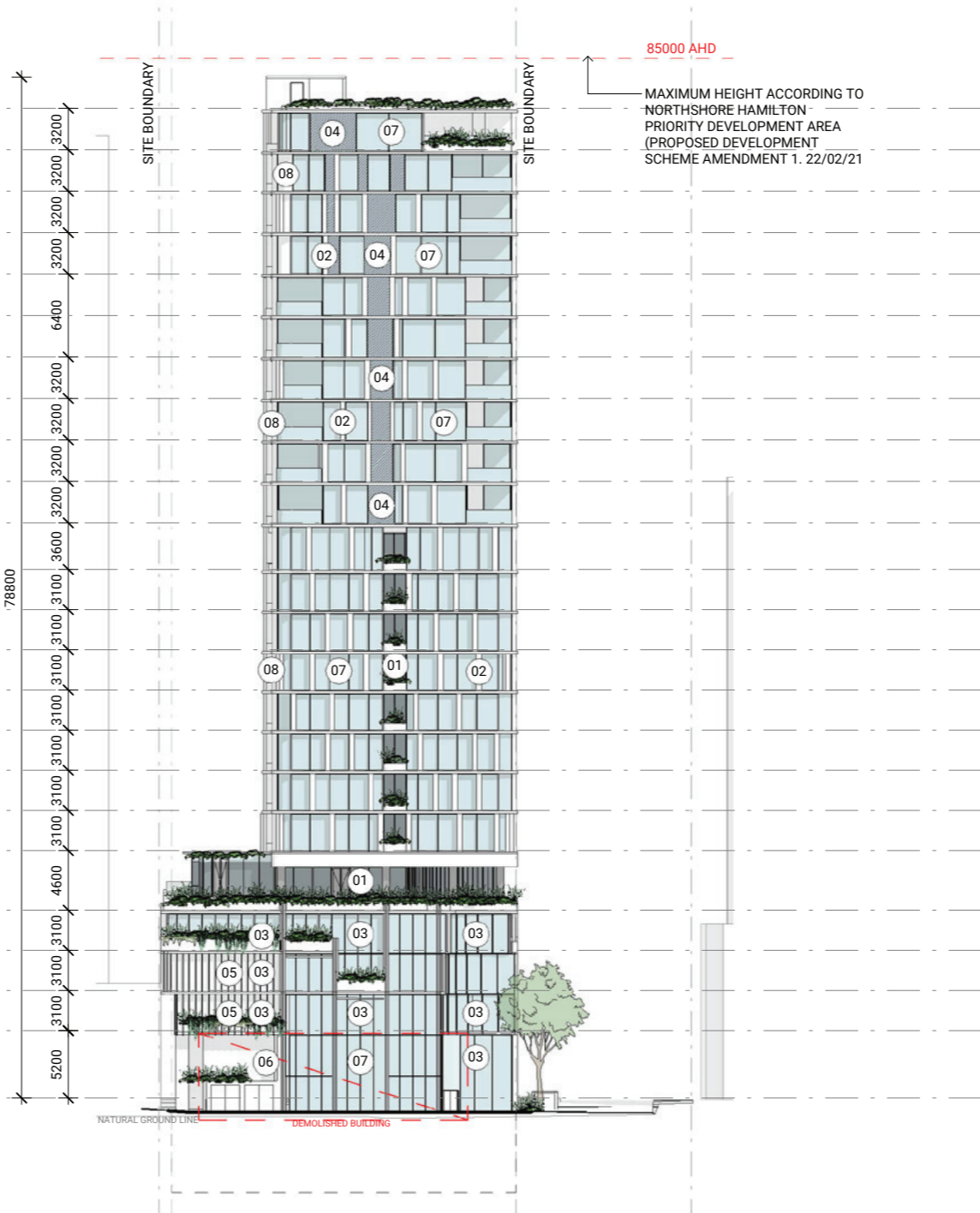


DA203 ELEVATION - WEST

MATERIAL LEGEND

- ① TINTED GLAZING (DARK)
- ② VERTICAL CONCRETE BLADE (TOWER)
- ③ METAL FINIS (PODIUM)
- ④ BACK PAINTED GLASS
- ⑤ PERFORATED SCREEN
- ⑥ BRICK
- ⑦ TINTED GLAZING WITH DARK COLOURED MULLIONS
- ⑧ COLOURED CONCRETE

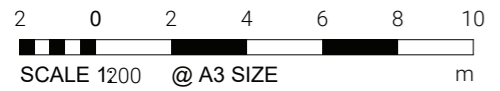
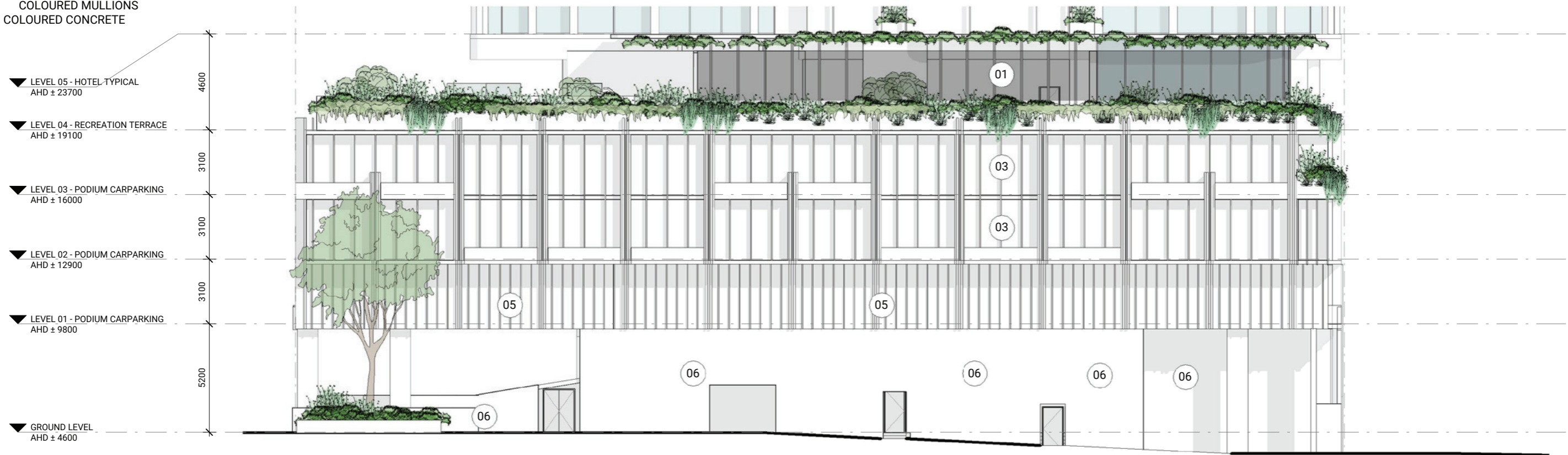
- ▼ ROOF
AHD ± 81000
- ▼ LEVEL 22 - PENTHOUSES UPPER
AHD ± 77800
- ▼ LEVEL 21 - PENTHOUSES LOWER
AHD ± 74600
- ▼ LEVEL 20 - SUB-PENTHOUSES
AHD ± 71400
- ▼ LEVEL 19 - SUB-PENTHOUSES
AHD ± 68200
- ▼ LEVEL 18 (TYP)
AHD ± 65000
- ▼ LEVEL 17 (TYP)
AHD ± 61800
- ▼ LEVEL 16 (TYP)
AHD ± 58600
- ▼ LEVEL 15 (TYP)
AHD ± 55400
- ▼ LEVEL 14 - RESIDENTIAL TYPICAL
AHD ± 52200
- ▼ LEVEL 13 - RESIDENTIAL
AHD ± 49000
- ▼ LEVEL 12 - HOTEL SUITES
AHD ± 45400
- ▼ LEVEL 11 (TYP)
AHD ± 42300
- ▼ LEVEL 10 (TYP)
AHD ± 39200
- ▼ LEVEL 09 (TYP)
AHD ± 36100
- ▼ LEVEL 08 (TYP)
AHD ± 33000
- ▼ LEVEL 07 (TYP)
AHD ± 29900
- ▼ LEVEL 06 (TYP)
AHD ± 26800
- ▼ LEVEL 05 - HOTEL TYPICAL
AHD ± 23700
- ▼ LEVEL 04 - RECREATION TERRACE
AHD ± 19100
- ▼ LEVEL 03 - PODIUM CARPARKING
AHD ± 16000
- ▼ LEVEL 02 - PODIUM CARPARKING
AHD ± 12900
- ▼ LEVEL 01 - PODIUM CARPARKING
AHD ± 9800
- ▼ GROUND LEVEL
AHD ± 4600



DA250 DETAIL ELEVATION - NORTH

MATERIAL LEGEND

- ① TINTED GLAZING (DARK)
- ② VERTICAL CONCRETE BLADE (TOWER)
- ③ METAL FINS (PODIUM)
- ④ BACK PAINTED GLASS
- ⑤ PERFORATED SCREEN
- ⑥ BRICK
- ⑦ TINTED GLAZING WITH DARK COLOURED MULLIONS
- ⑧ COLOURED CONCRETE

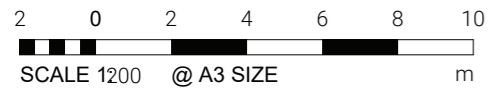
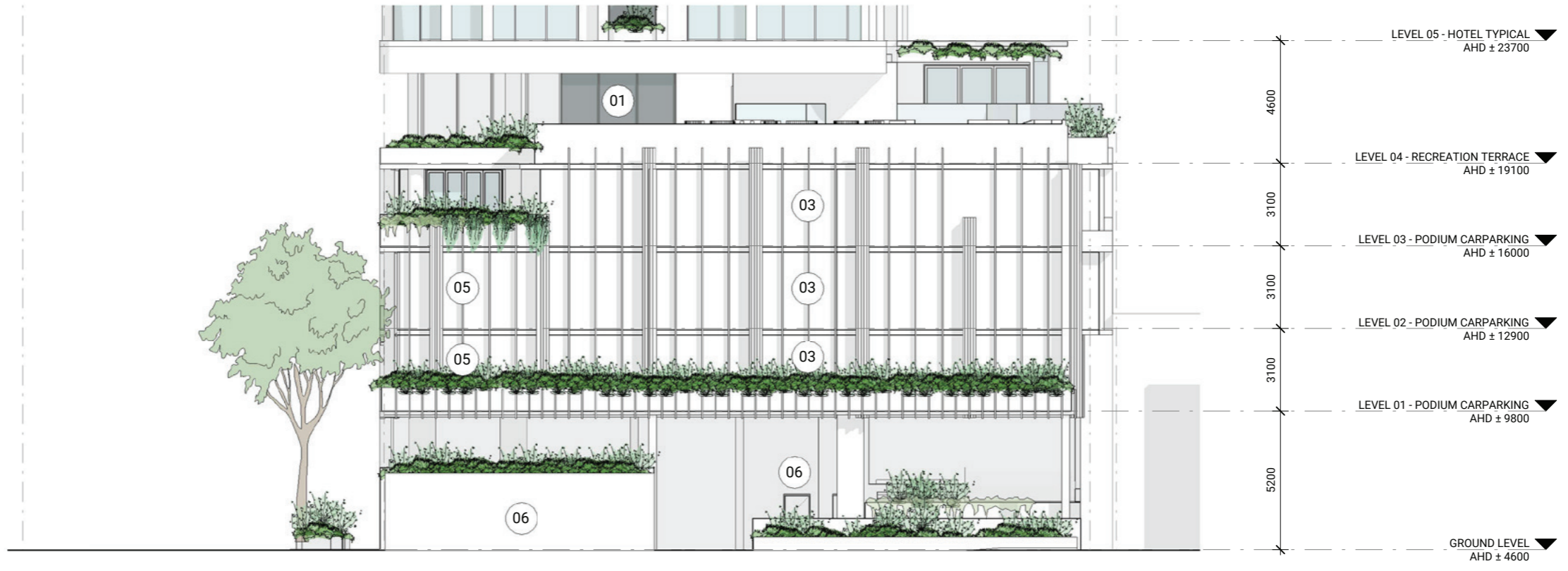


DA251

DETAIL ELEVATION - EAST

MATERIAL LEGEND

- ① TINTED GLAZING (DARK)
- ② VERTICAL CONCRETE BLADE (TOWER)
- ③ METAL FINS (PODIUM)
- ④ BACK PAINTED GLASS
- ⑤ PERFORATED SCREEN
- ⑥ BRICK
- ⑦ TINTED GLAZING WITH DARK COLOURED MULLIONS
- ⑧ COLOURED CONCRETE

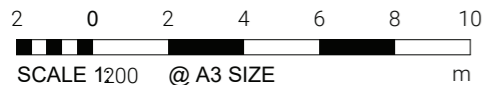
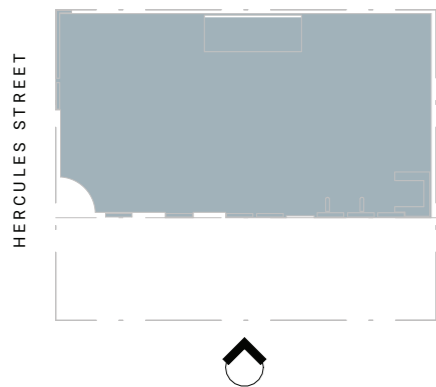
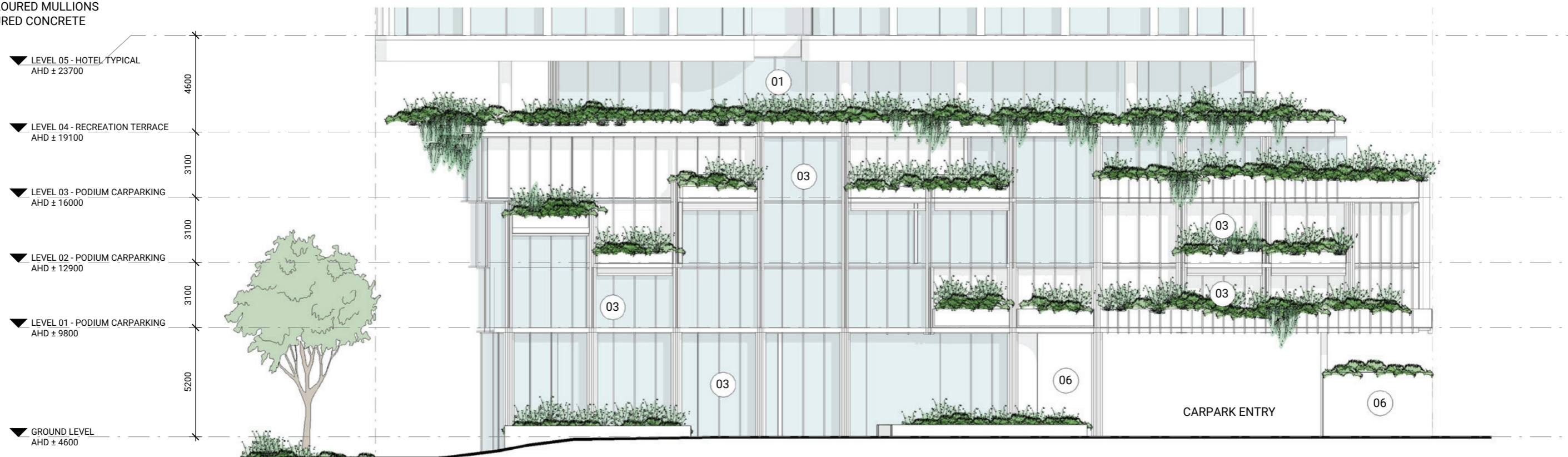


DA252

DETAIL ELEVATION - SOUTH (MAIN STREET)

MATERIAL LEGEND

- ① TINTED GLAZING (DARK)
- ② VERTICAL CONCRETE BLADE (TOWER)
- ③ METAL FINIS (PODIUM)
- ④ BACK PAINTED GLASS
- ⑤ PERFORATED SCREEN
- ⑥ BRICK
- ⑦ TINTED GLAZING WITH DARK COLOURED MULLIONS
- ⑧ COLOURED CONCRETE

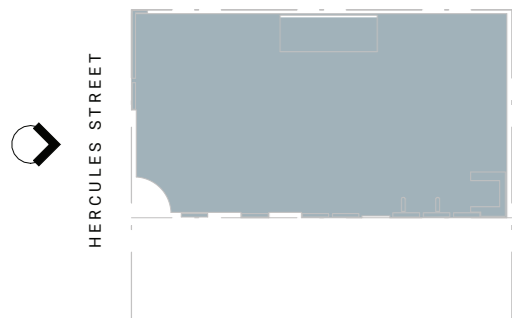
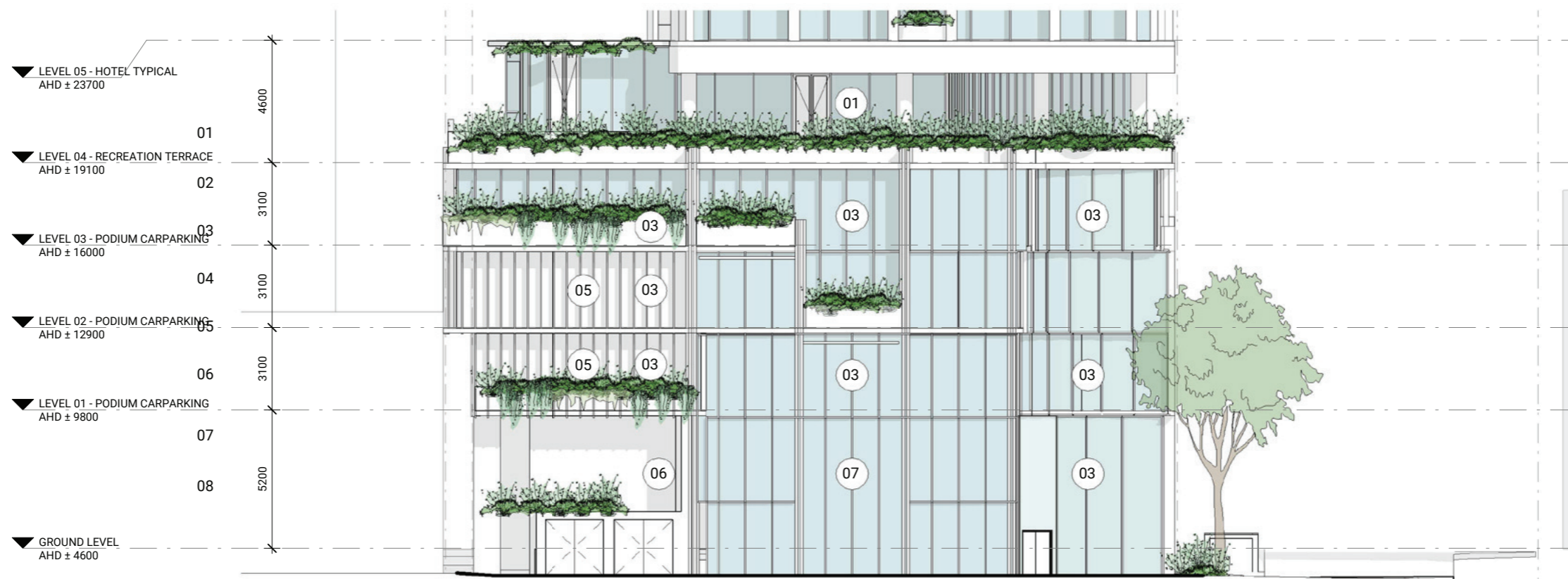


DA253

DETAIL ELEVATION - WEST (HERCULES STREET)

MATERIAL LEGEND

- ① TINTED GLAZING (DARK)
- ② VERTICAL CONCRETE BLADE (TOWER)
- ③ METAL FINIS (PODIUM)
- ④ BACK PAINTED GLASS
- ⑤ PERFORATED SCREEN
- ⑥ BRICK
- ⑦ TINTED GLAZING WITH DARK COLOURED MULLIONS
- ⑧ COLOURED CONCRETE



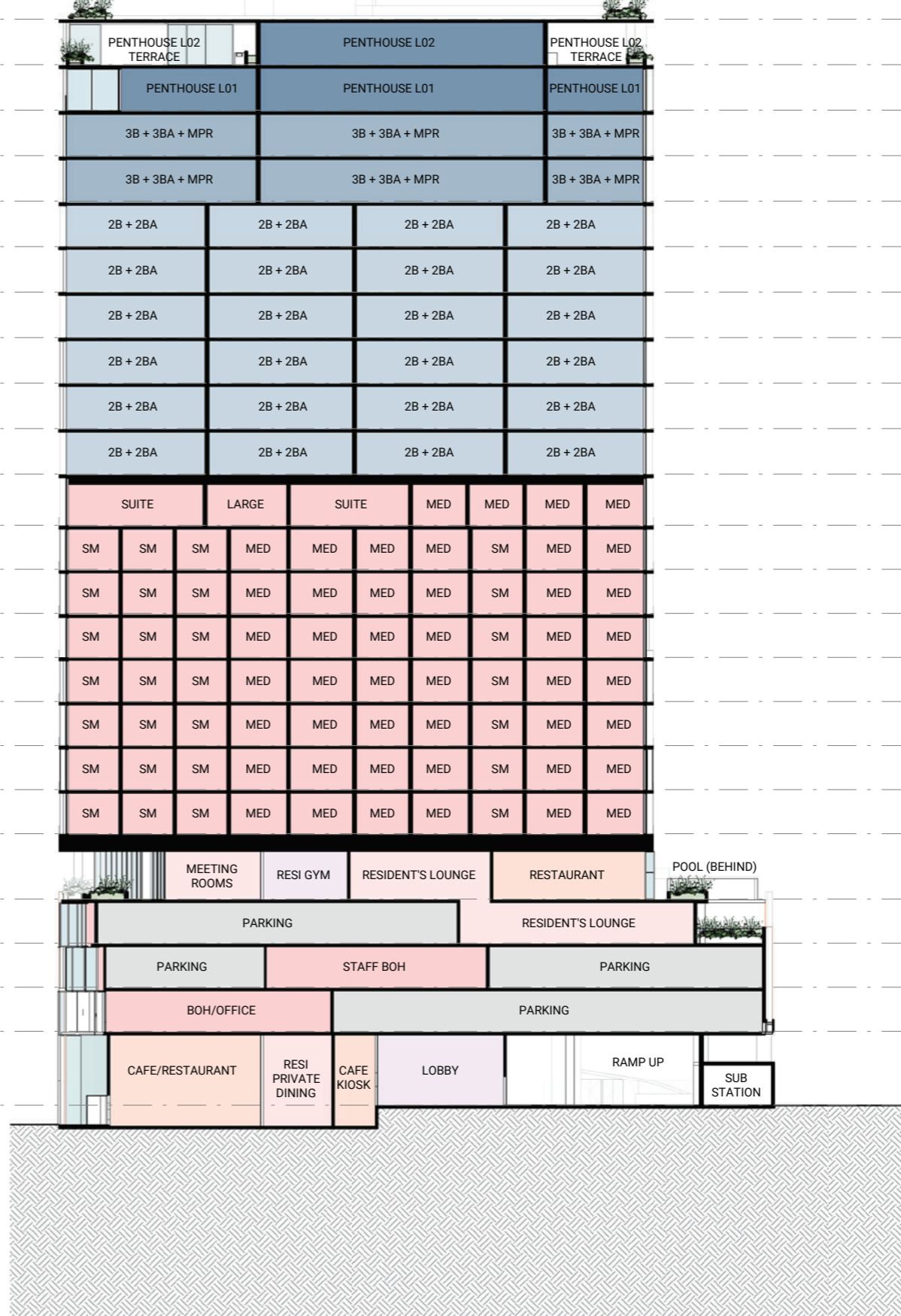
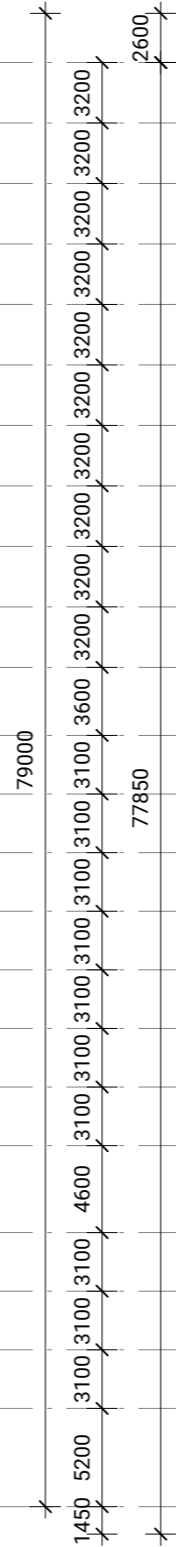
2 0 2 4 6 8 10
 SCALE 1200 @ A3 SIZE m

DA300
BUILDING SECTION A

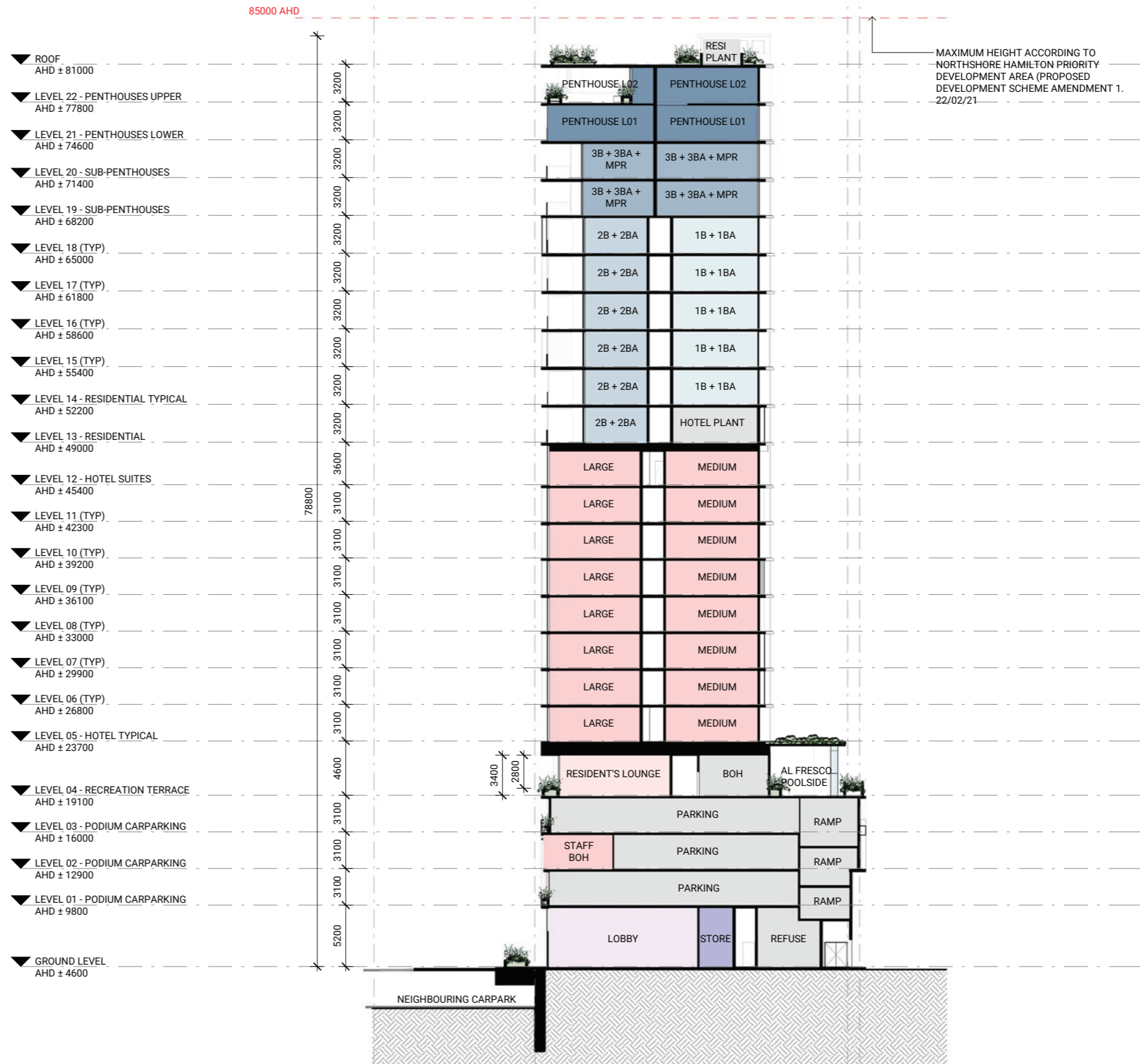
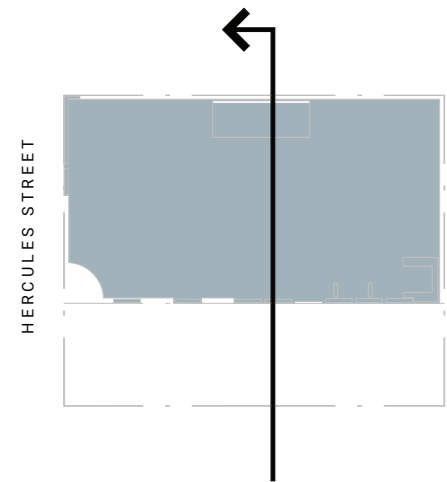
85000 AHD



- ▼ ROOF
AHD ± 81000
- ▼ LEVEL 22 - PENTHOUSES UPPER
AHD ± 77800
- ▼ LEVEL 21 - PENTHOUSES LOWER
AHD ± 74600
- ▼ LEVEL 20 - SUB-PENTHOUSES
AHD ± 71400
- ▼ LEVEL 19 - SUB-PENTHOUSES
AHD ± 68200
- ▼ LEVEL 18 (TYP)
AHD ± 65000
- ▼ LEVEL 17 (TYP)
AHD ± 61800
- ▼ LEVEL 16 (TYP)
AHD ± 58600
- ▼ LEVEL 15 (TYP)
AHD ± 55400
- ▼ LEVEL 14 - RESIDENTIAL TYPICAL
AHD ± 52200
- ▼ LEVEL 13 - RESIDENTIAL
AHD ± 49000
- ▼ LEVEL 12 - HOTEL SUITES
AHD ± 45400
- ▼ LEVEL 11 (TYP)
AHD ± 42300
- ▼ LEVEL 10 (TYP)
AHD ± 39200
- ▼ LEVEL 09 (TYP)
AHD ± 36100
- ▼ LEVEL 08 (TYP)
AHD ± 33000
- ▼ LEVEL 07 (TYP)
AHD ± 29900
- ▼ LEVEL 06 (TYP)
AHD ± 26800
- ▼ LEVEL 05 - HOTEL TYPICAL
AHD ± 23700
- ▼ LEVEL 04 - RECREATION TERRACE
AHD ± 19100
- ▼ LEVEL 03 - PODIUM CARPARKING
AHD ± 16000
- ▼ LEVEL 02 - PODIUM CARPARKING
AHD ± 12900
- ▼ LEVEL 01 - PODIUM CARPARKING
AHD ± 9800
- ▼ GROUND LEVEL
AHD ± 4600



DA301 BUILDING SECTION B



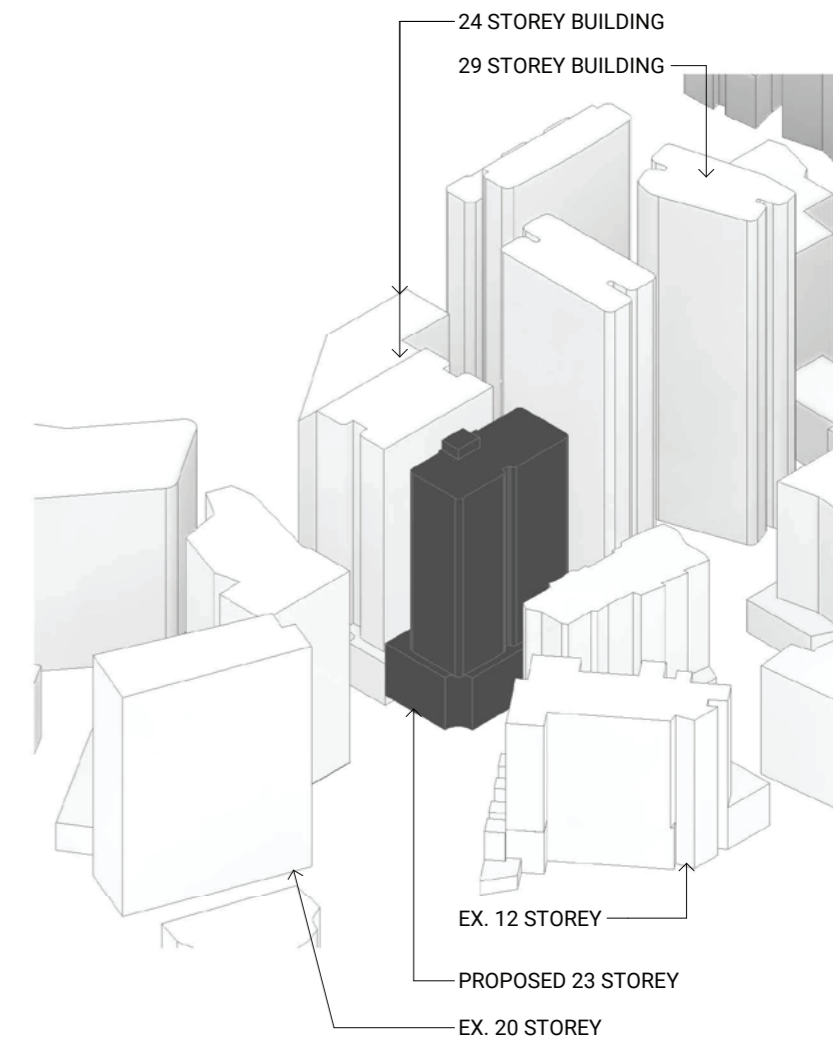
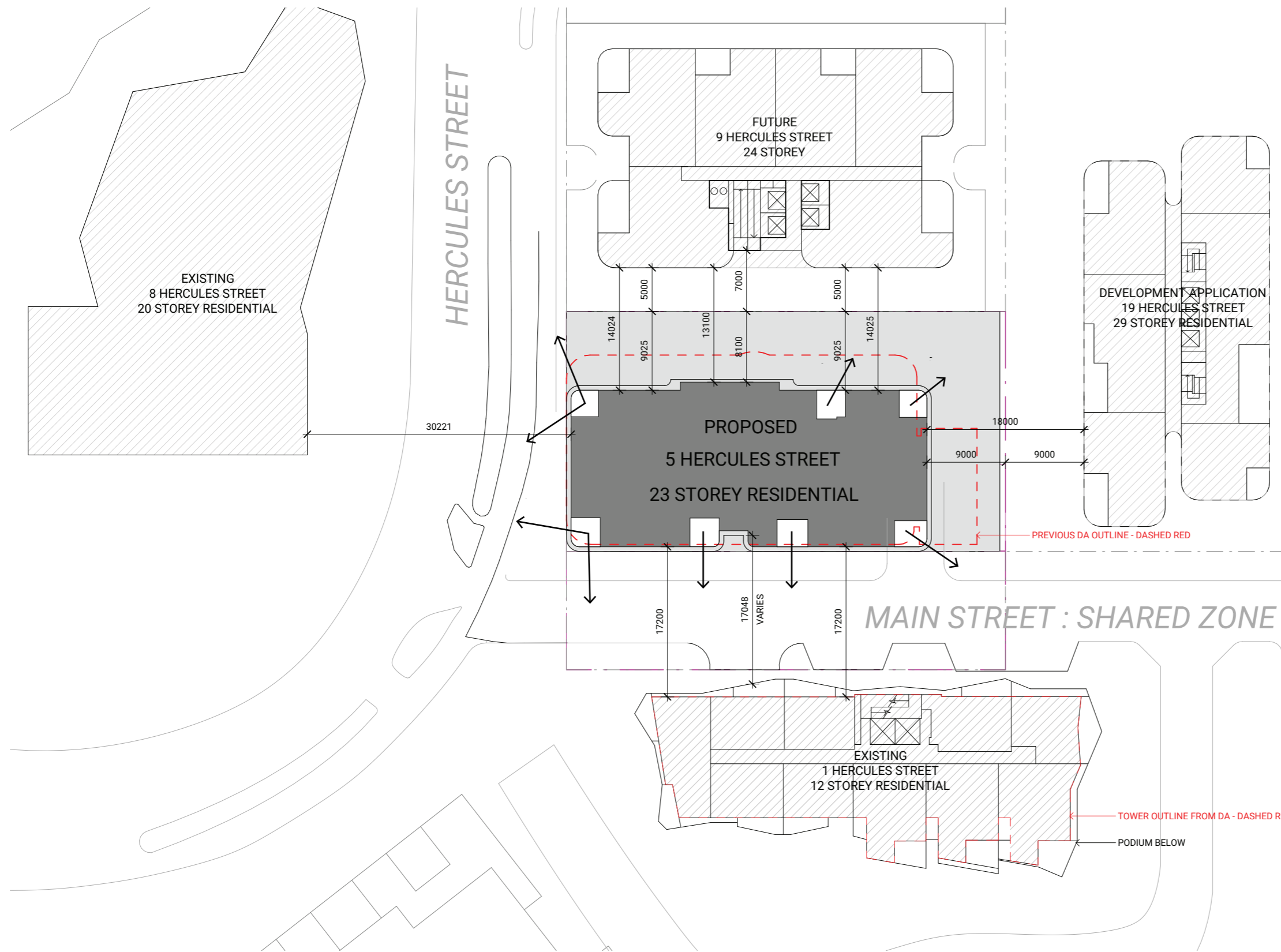
07

The Analysis



Neighbourhood Relationship

NEIGHBOURING BUILDINGS ARE SHOWN INDICATIVELY BASED ON AVAILABLE DEVELOPMENT APPLICATION DRAWING INFORMATION AND AERIAL IMAGERY ONLY



CONTEXT AXONOMETRIC

