



# The Culler

DEVELOPMENT APPLICATION  
FURTHER ISSUES REQUEST  
JULY 2024



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01. Location
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01

# Location





5 min walk

portside wharf shopping mall

2 min walk

hamilton park

site

riverside promenade

portside wharf shopping mall

lores bonney riverwalk

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

02

# Design Drivers





# Lush Living

blurred boundaries let nature in



# Crafted Identity

grounded in history

elevated for modern living





# Local Retreat

escape the everyday

# Gather Together

a celebration of community



03

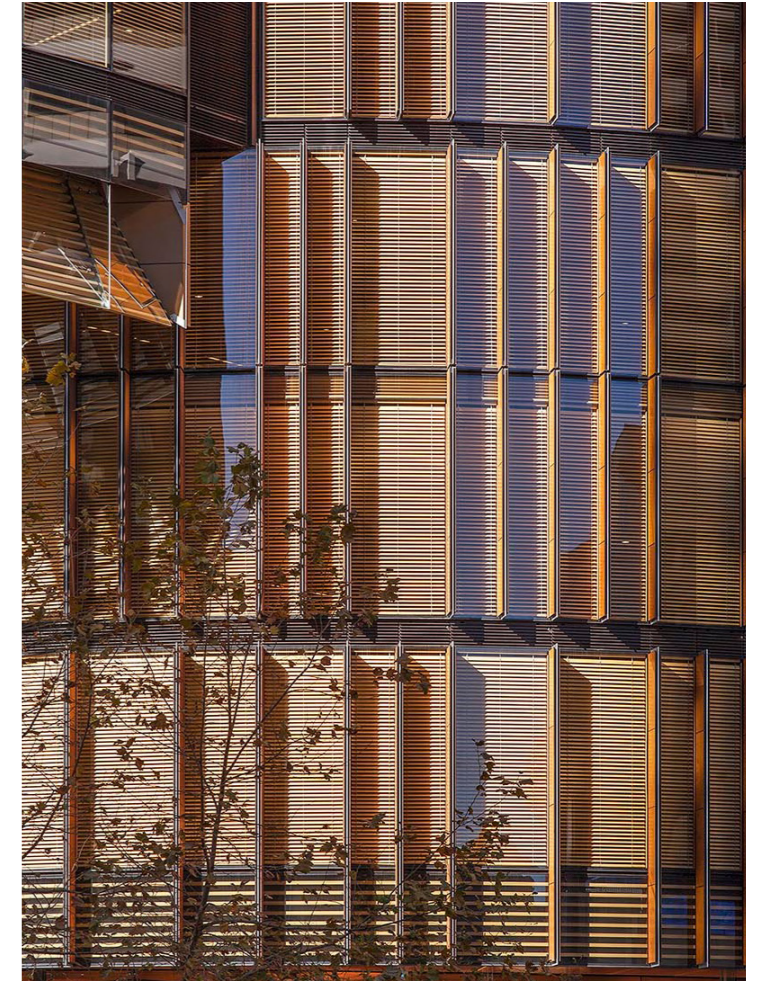
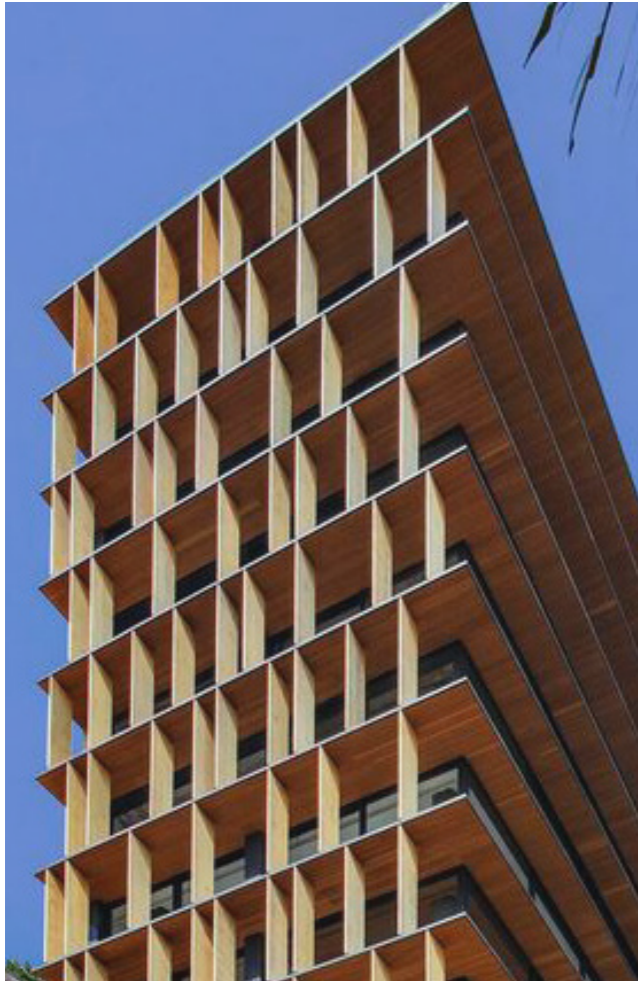
# Design Thinking





a family of elements

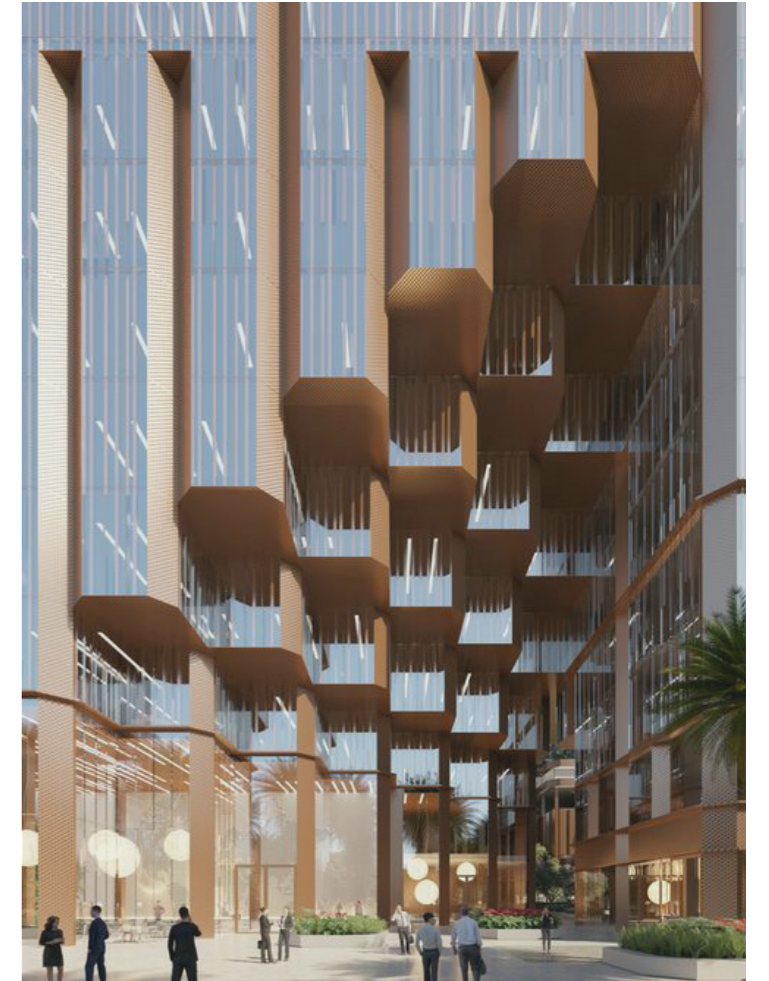
# Rhythm of Repetition





folding back the corner

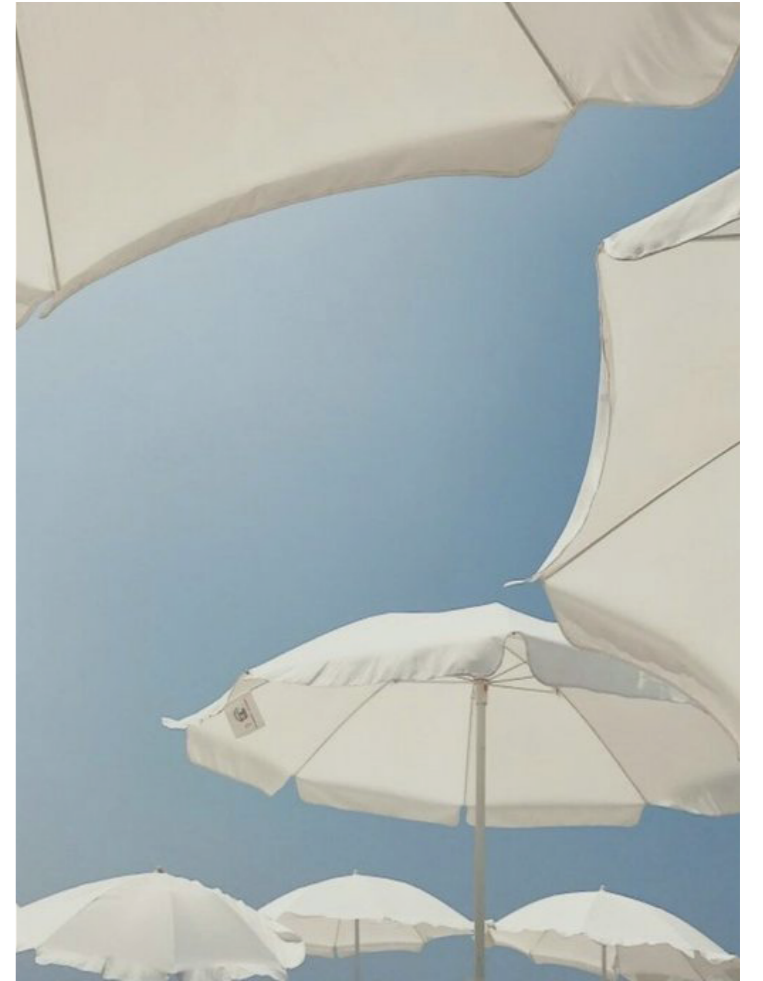
# Pedestrian Link to Portside



amenity at your doorstep



# Home and Oasis





a family of elements

# Material Palette



01.



02.



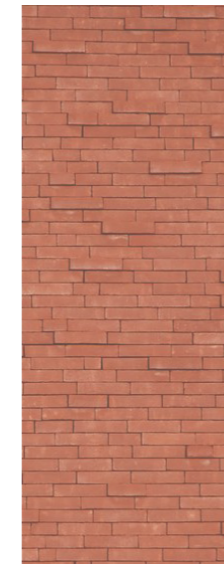
03.



04.



05.



06.



07.



06.

- 01. Dark Tinted Glazing
- 02. Vertical Concrete Blades (Tower)
- 03. Metal Fins (Podium)
- 04. Back Painted Glass
- 05. Perforated Screen
- 06. Brick
- 07. Tinted Glazing with Dark Coloured Mullions
- 08. Coloured Concrete

04

# The Concept





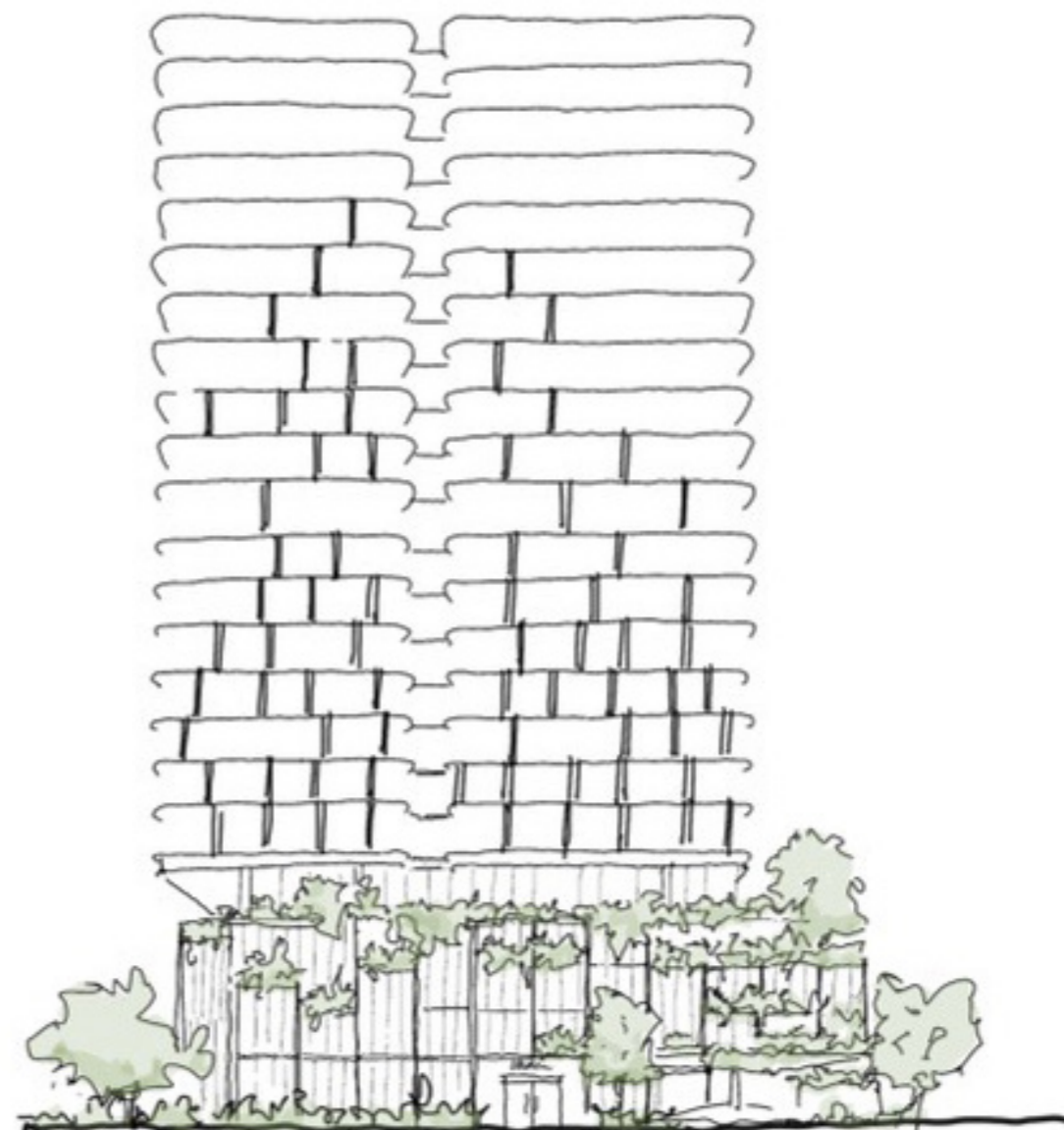
# EXECUTIVE SUMMARY

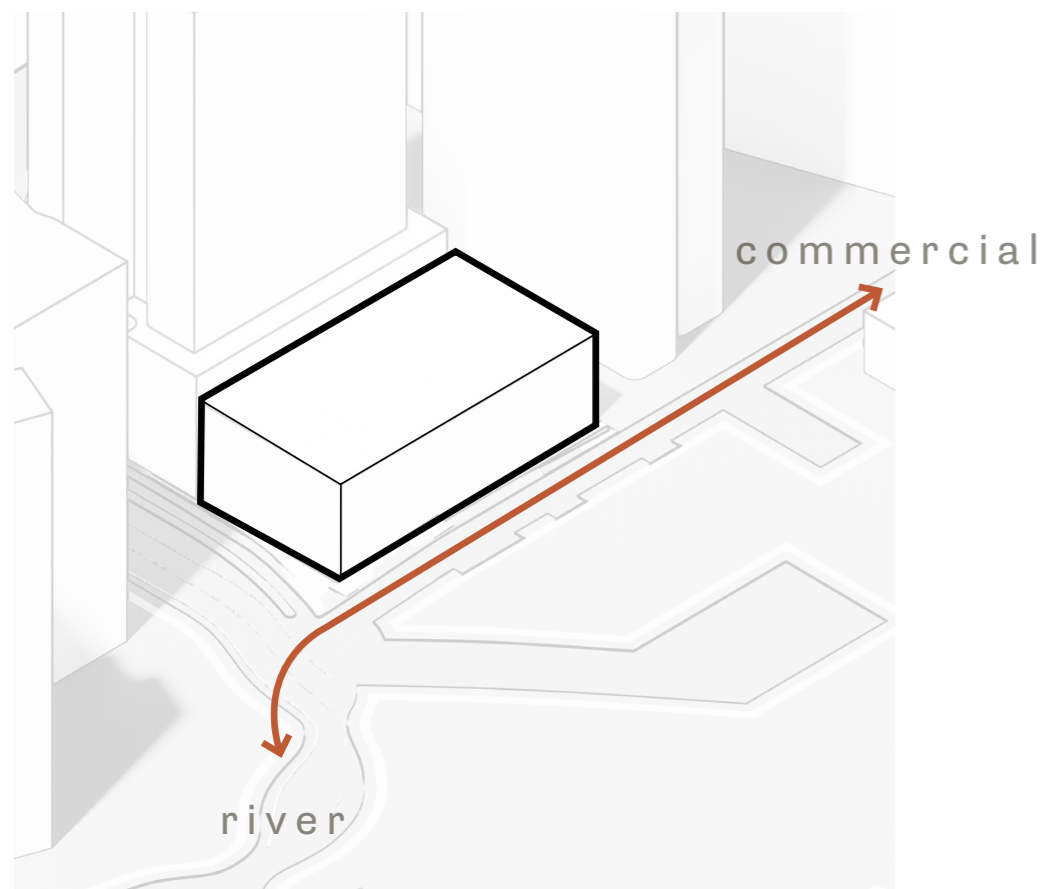
Located six kilometers from the Brisbane CBD the site sits within the Northshore Hamilton UDA. Northshore Hamilton is the most significant riverside development opportunity in Brisbane since Expo 88 and Southbank and a sought-after residential address. The development offers outstanding views of the river, city, Hamilton, and out to Mt Coot-Tha. This is a significant opportunity to build an outstanding residence and hotel 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 ground floor, inspired by the industrial buildings of the site's former use and immediate context is complimented by 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.

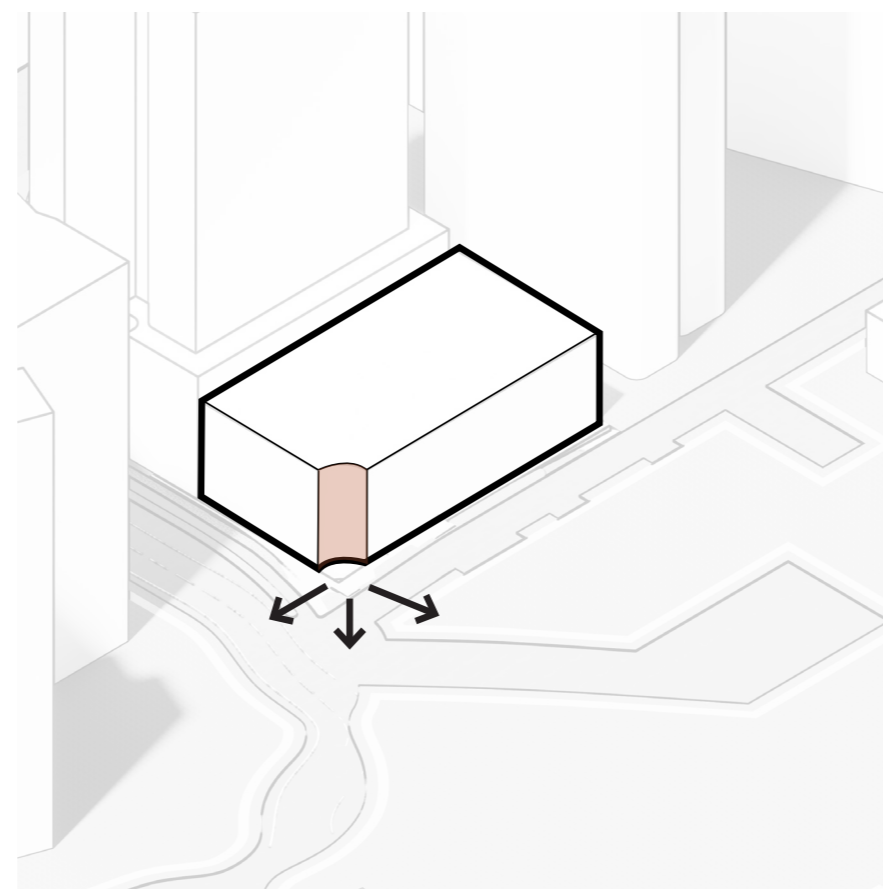
The podium is lush with landscape and generous recreation spaces. The recreation level contains a lap pool, gym, and lounge area with multiple areas for formal and informal gathering. A restaurant space activates the corner of the recreation level, for residents and hotel guests alike. Above, the tower provides 124 hotel keys up to level 12, and 50 apartments over 10 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. Overhangs on residential levels offer sun protection to Northern sun and a mix of vertical blades to the West shade low angle afternoon sun. Lastly the tower engages with the spectacular views out to the Brisbane River, the tower expression dissipates as we reach the hotel levels which open up to a lighter glazed expression, while maintaining the visual rhythm of the levels above.

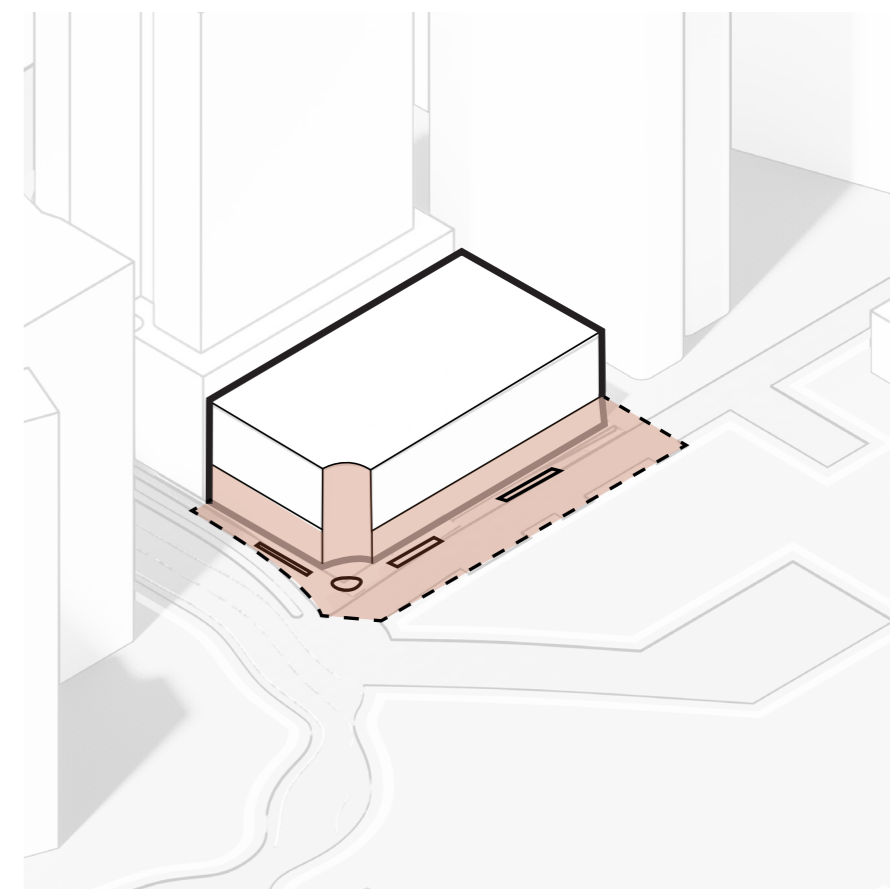




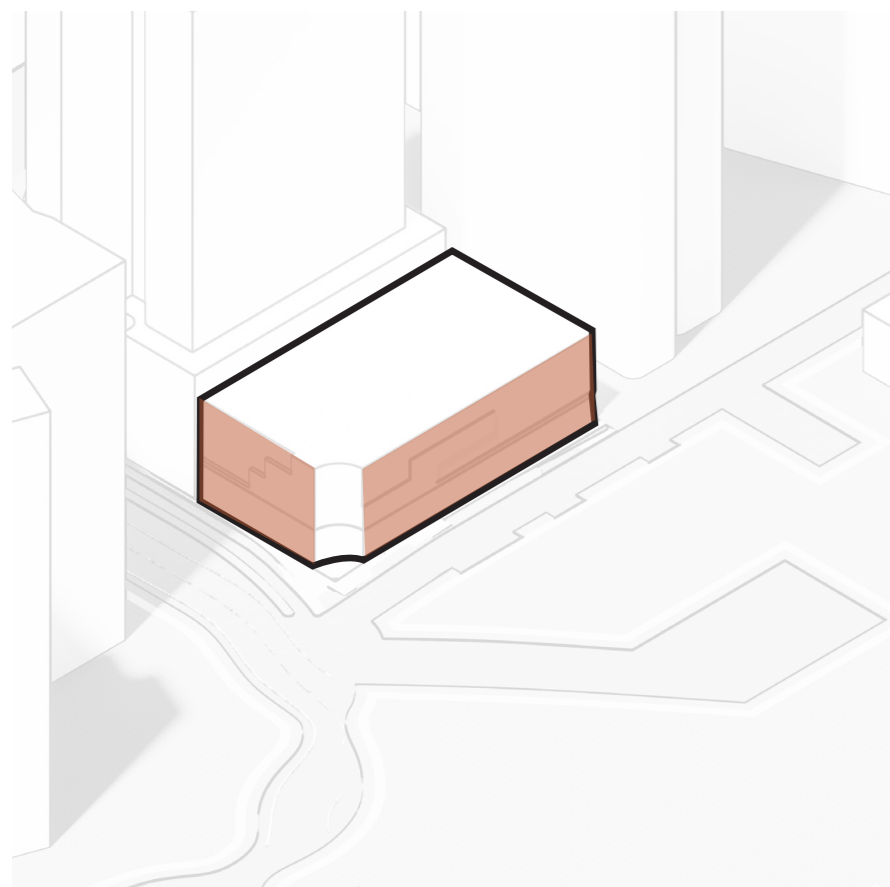
prime gateway  
location



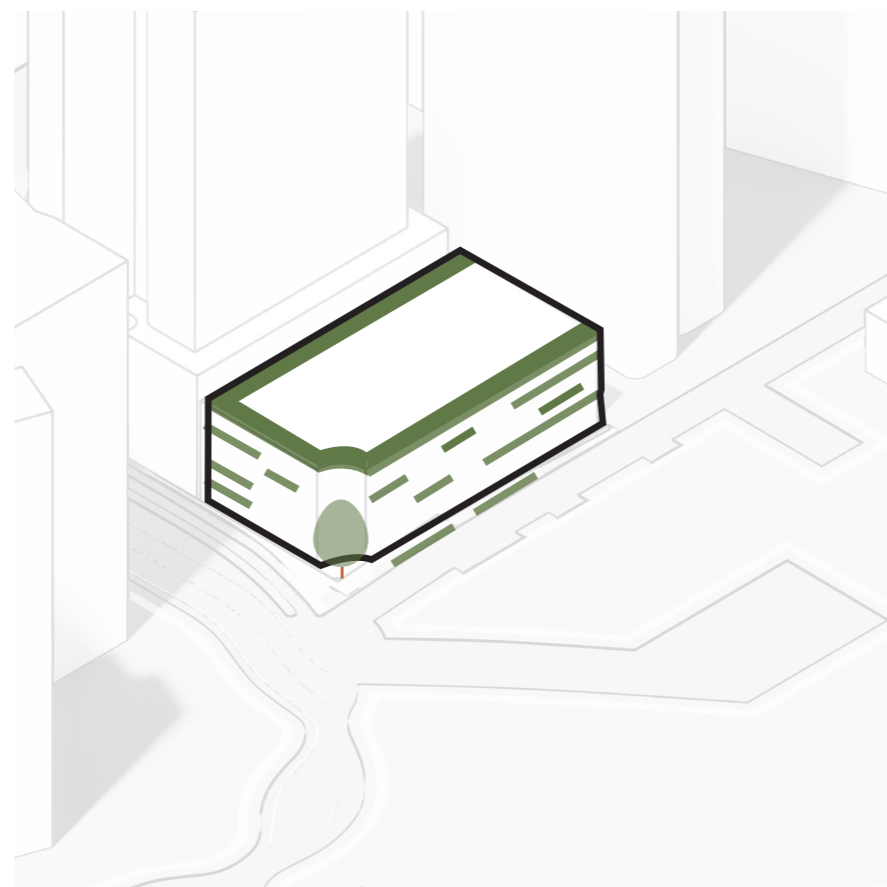
define gateway by  
opening up the corner



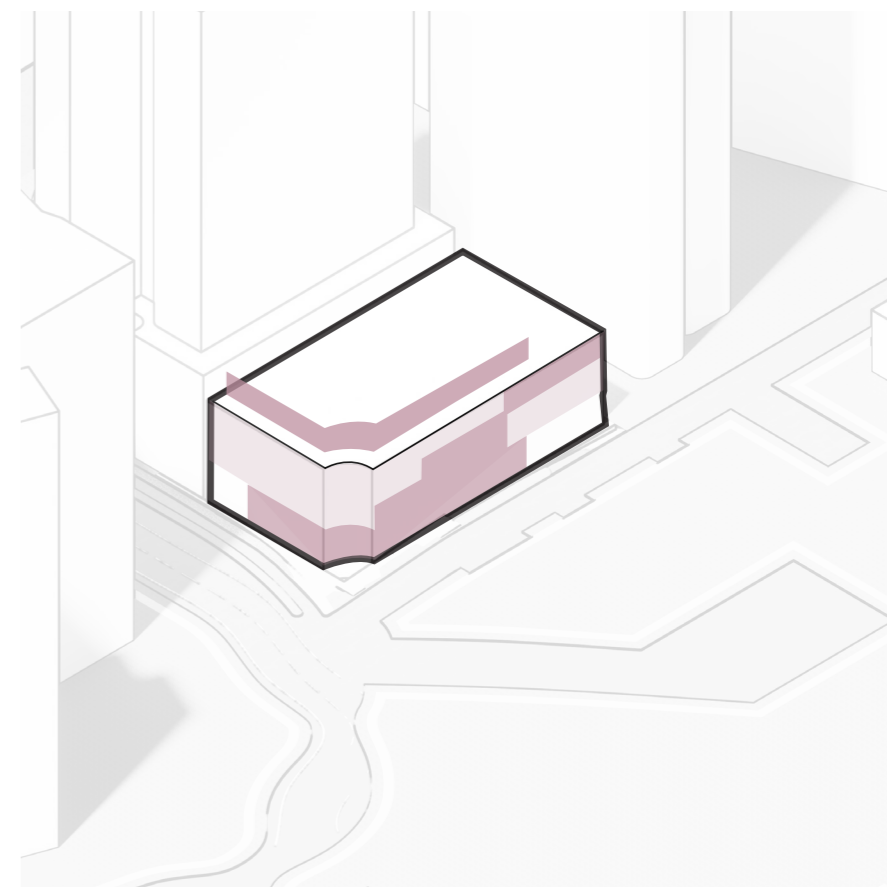
activate the ground  
plane



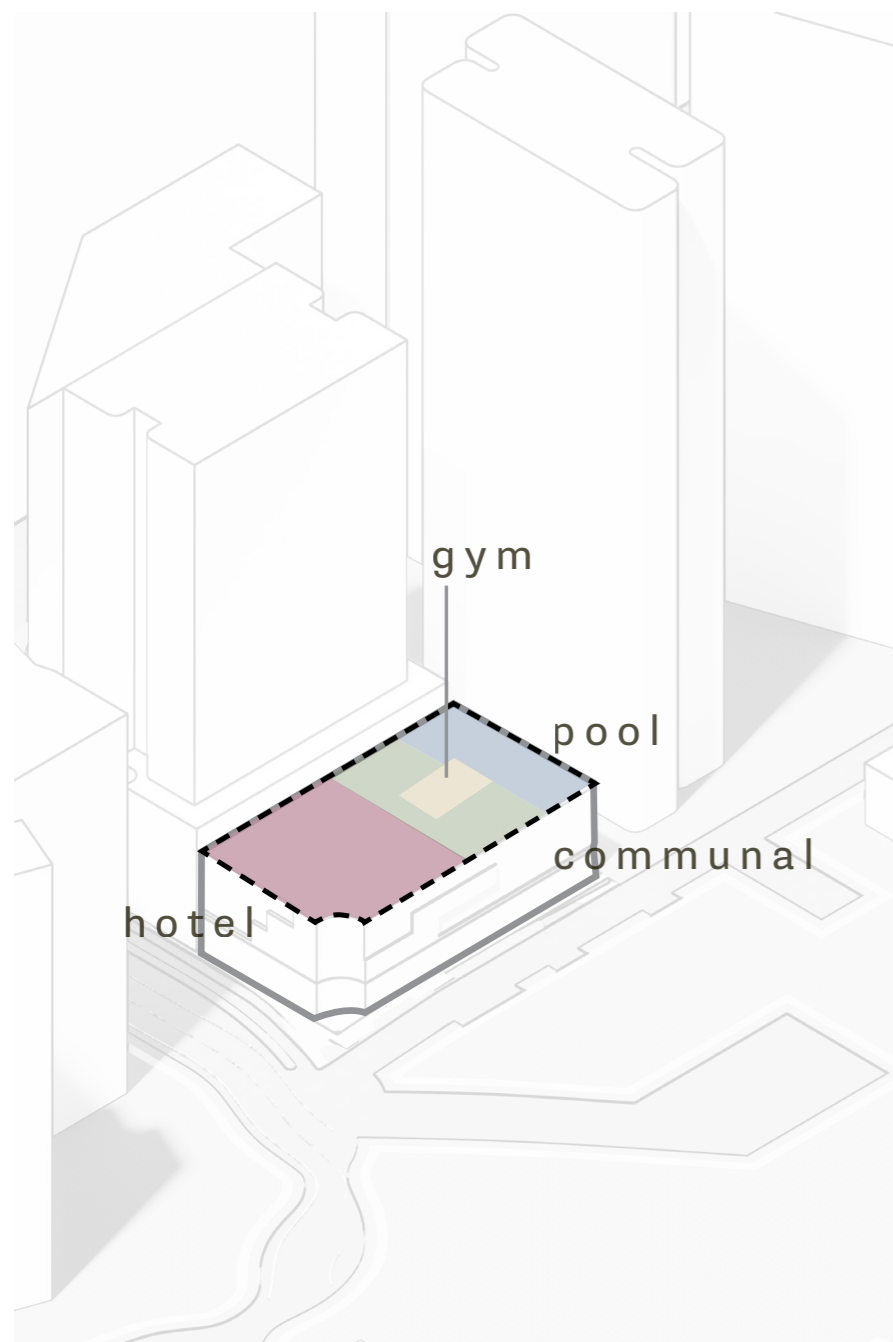
colour palette and  
material on podium  
frontages reference  
industrial heritage



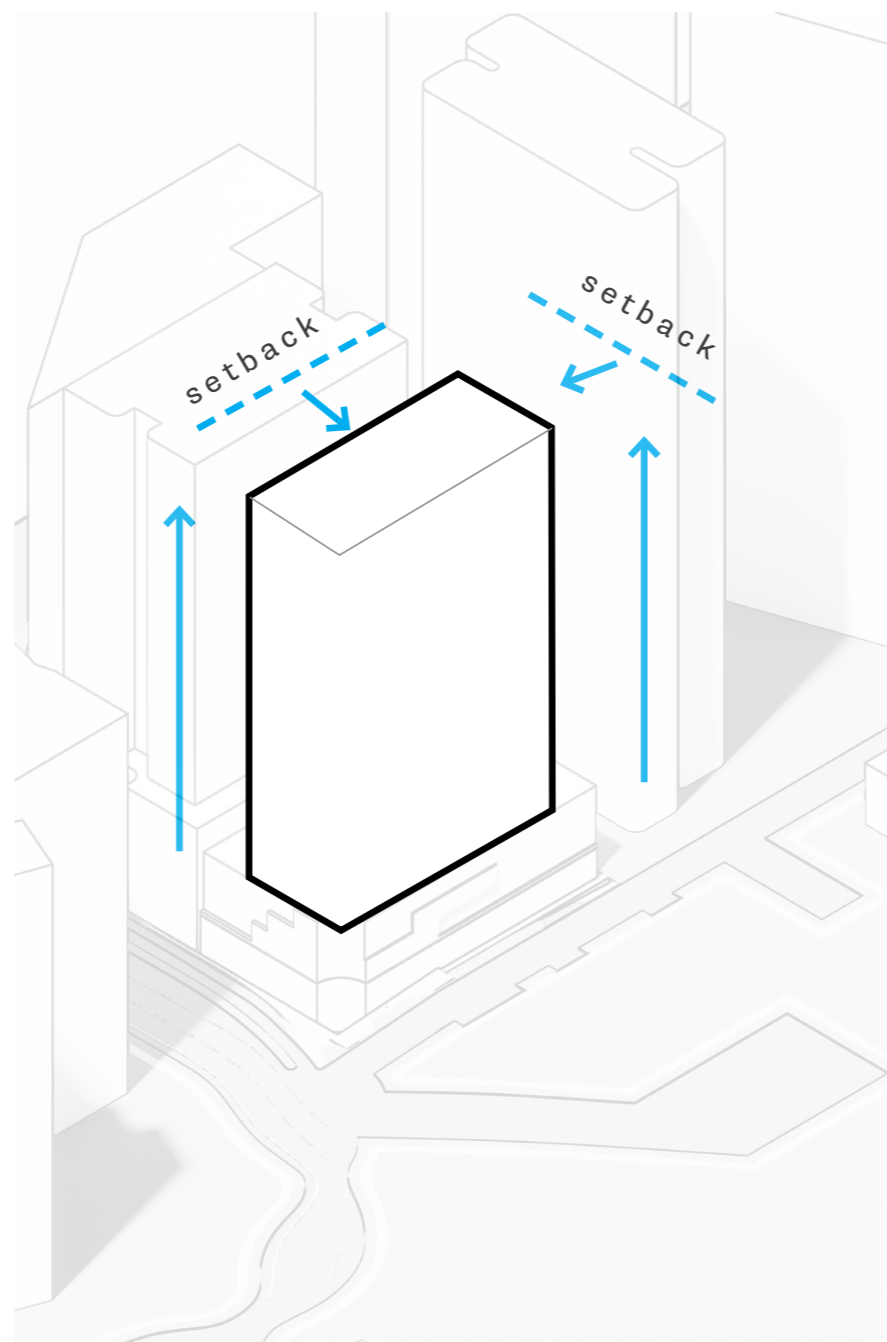
soften the podium  
interface with  
planting



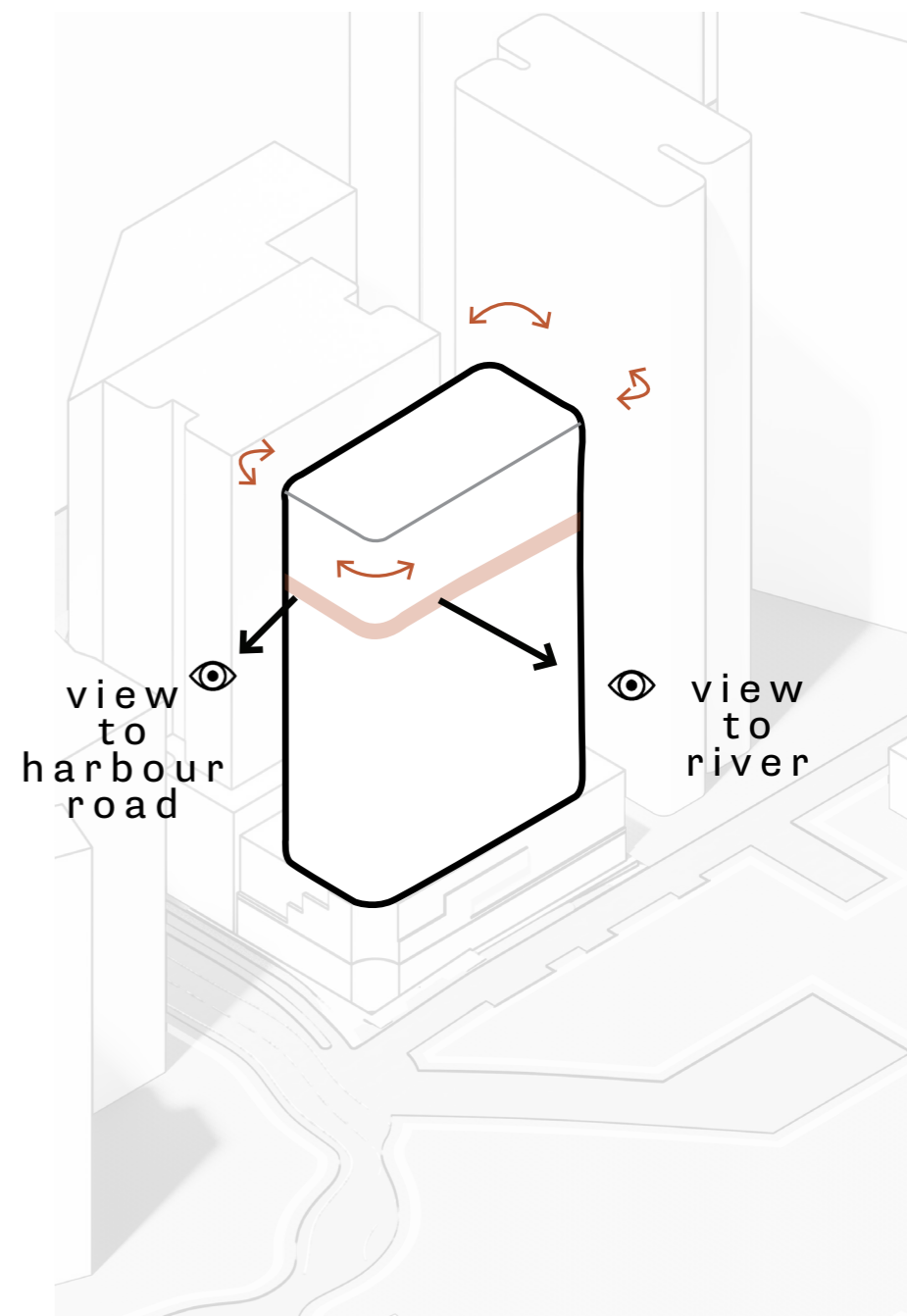
activation across  
the podium edge



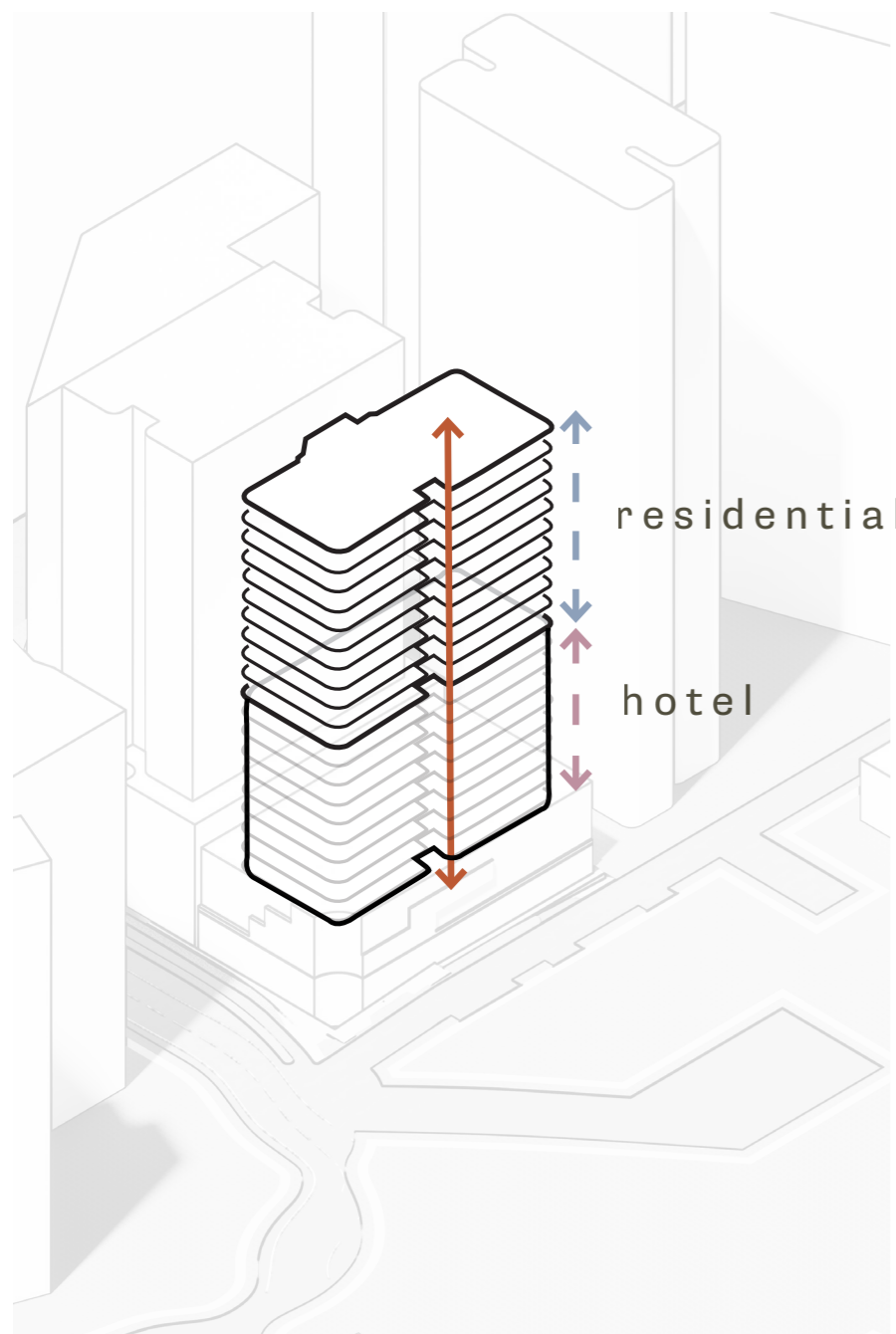
podium crowning  
amenity



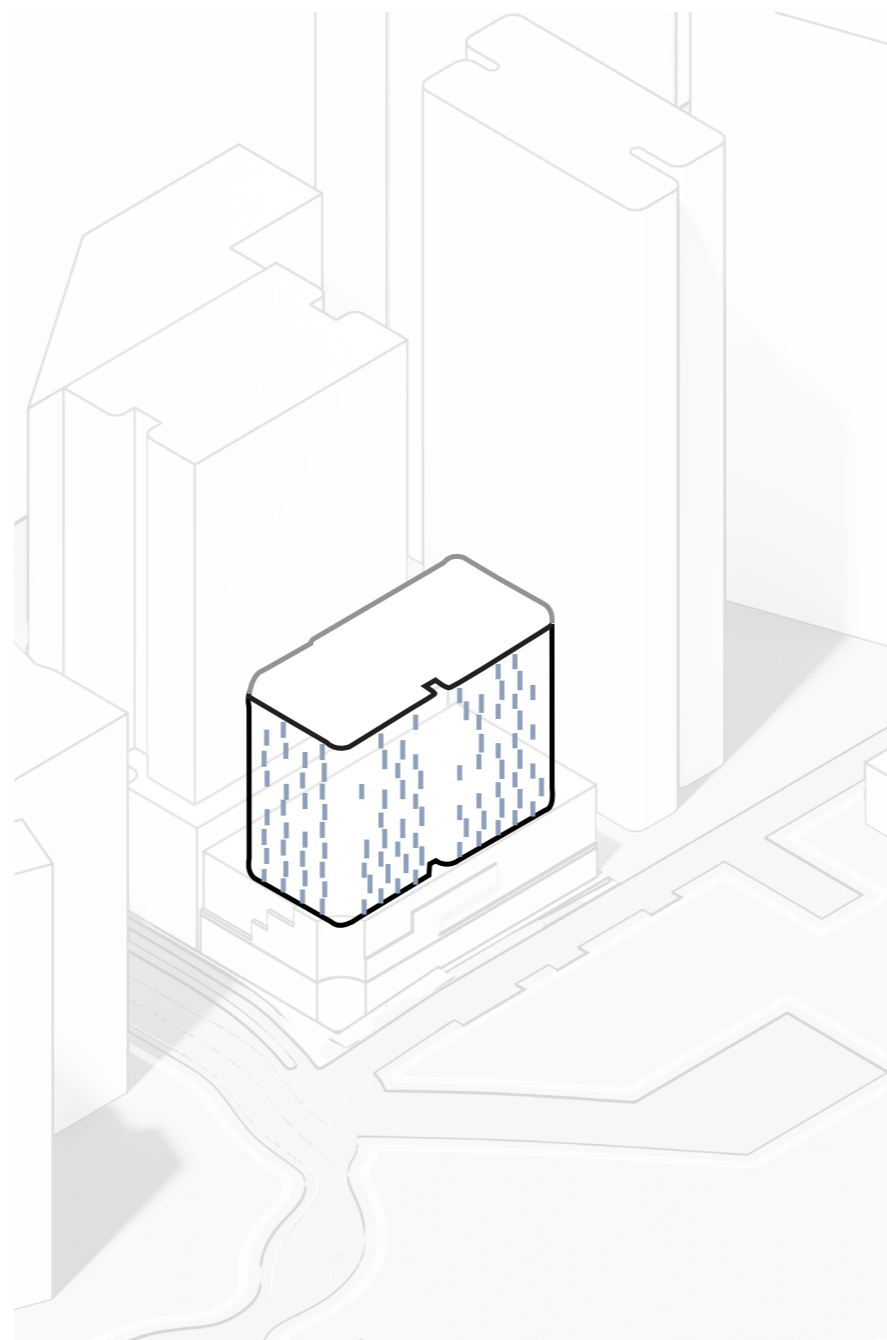
extruded form for tower  
setback from eastern and  
northern edge



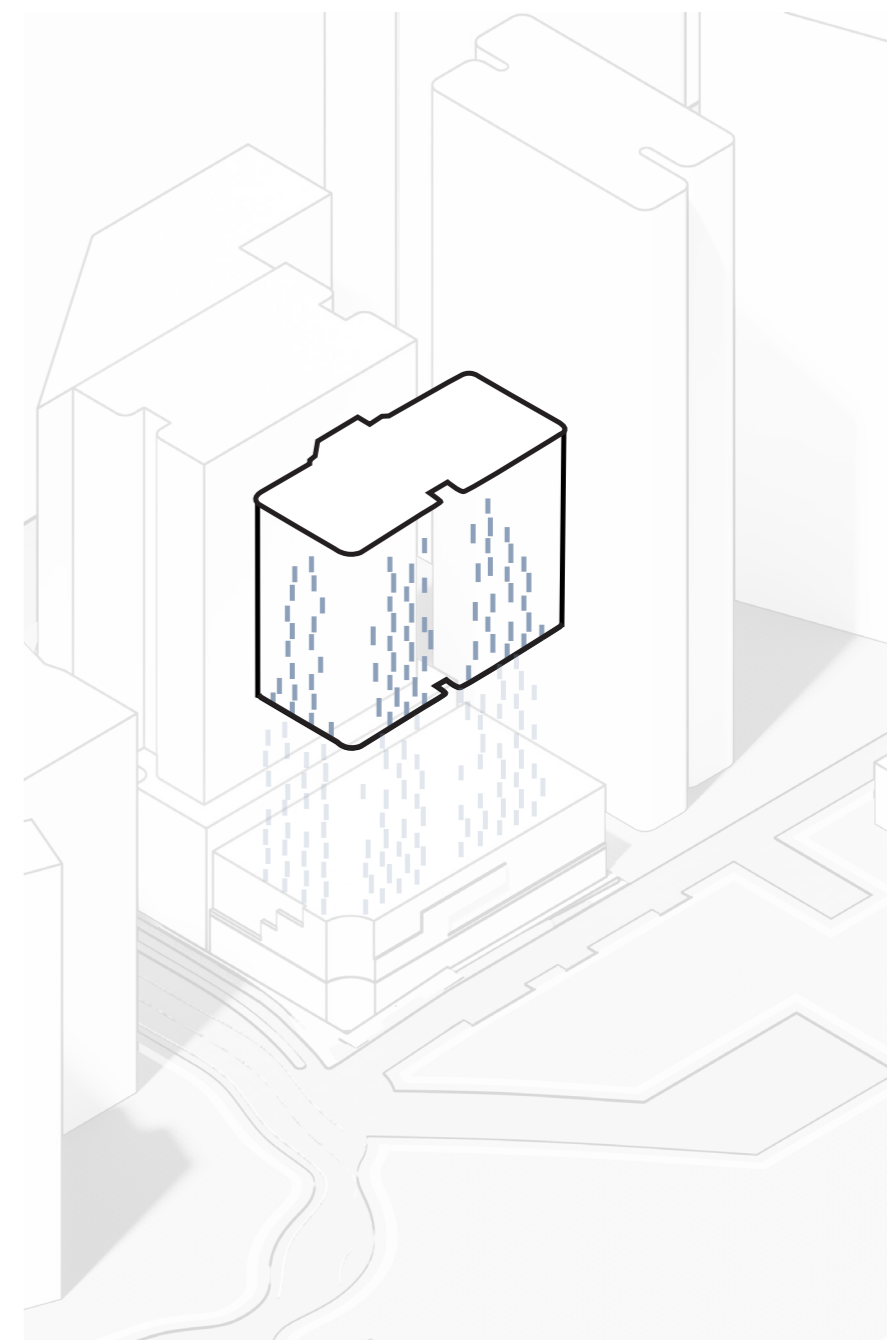
soften the form and  
optimise views to the  
river



sculpt the form &  
unite the typologies



shading for hotel rhythm  
denser pattern at the  
tower base



dispersed fin rhythm  
optimised for views,  
sun shading & facade  
unity

05

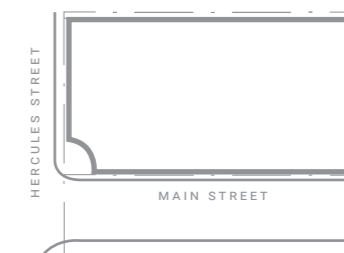
# The Vision





VIEW OF BUILDING CORNER AT HERCULES & MAIN STREET

70526 | 5 HERCULES STREET, HAMILTON | QLD 4007

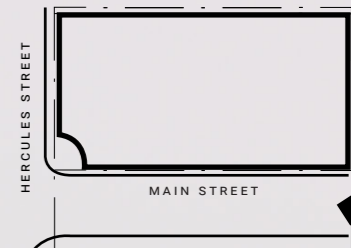




VIEW OF SOUTHERN FACADE FROM MAIN STREET

70526 | 5 HERCULES STREET, HAMILTON | QLD 4007





VIEW OF BUILDING ALONG MAIN STREET

70526 | 5 HERCULES STREET, HAMILTON | QLD 4007



VIEW OF WESTERN FACADE FROM HERCULES

70526 | 5 HERCULES STREET, HAMILTON | QLD 4007



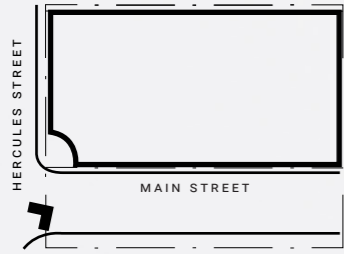
VIEW OF BUILDING CORNER ALONG MAIN STREET

70526 | 5 HERCULES STREET, HAMILTON | QLD 4007



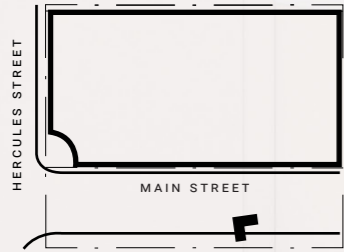
VIEW OF BUILDING CORNER ALONG HERCULES STREET

70526 | 5 HERCULES STREET, HAMILTON | QLD 4007



VIEW OF PODIUM ACTIVE EDGE ALONG HERCULES STREET

70526 | 5 HERCULES STREET, HAMILTON | QLD 4007



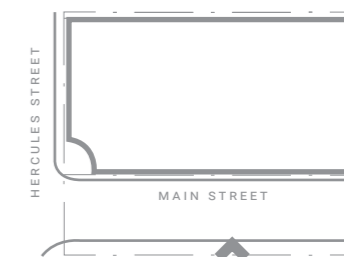
VIEW OF BUILDING ENTRANCE ALONG MAIN STREET

70526 | 5 HERCULES STREET, HAMILTON | QLD 4007



VIEW OF SOUTHERN ELEVATION

70526 | 5 HERCULES STREET, HAMILTON | QLD 4007



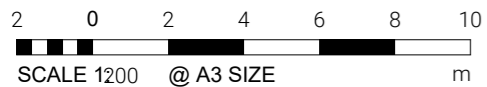
06

# The Drawings

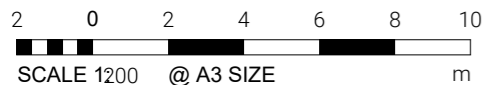
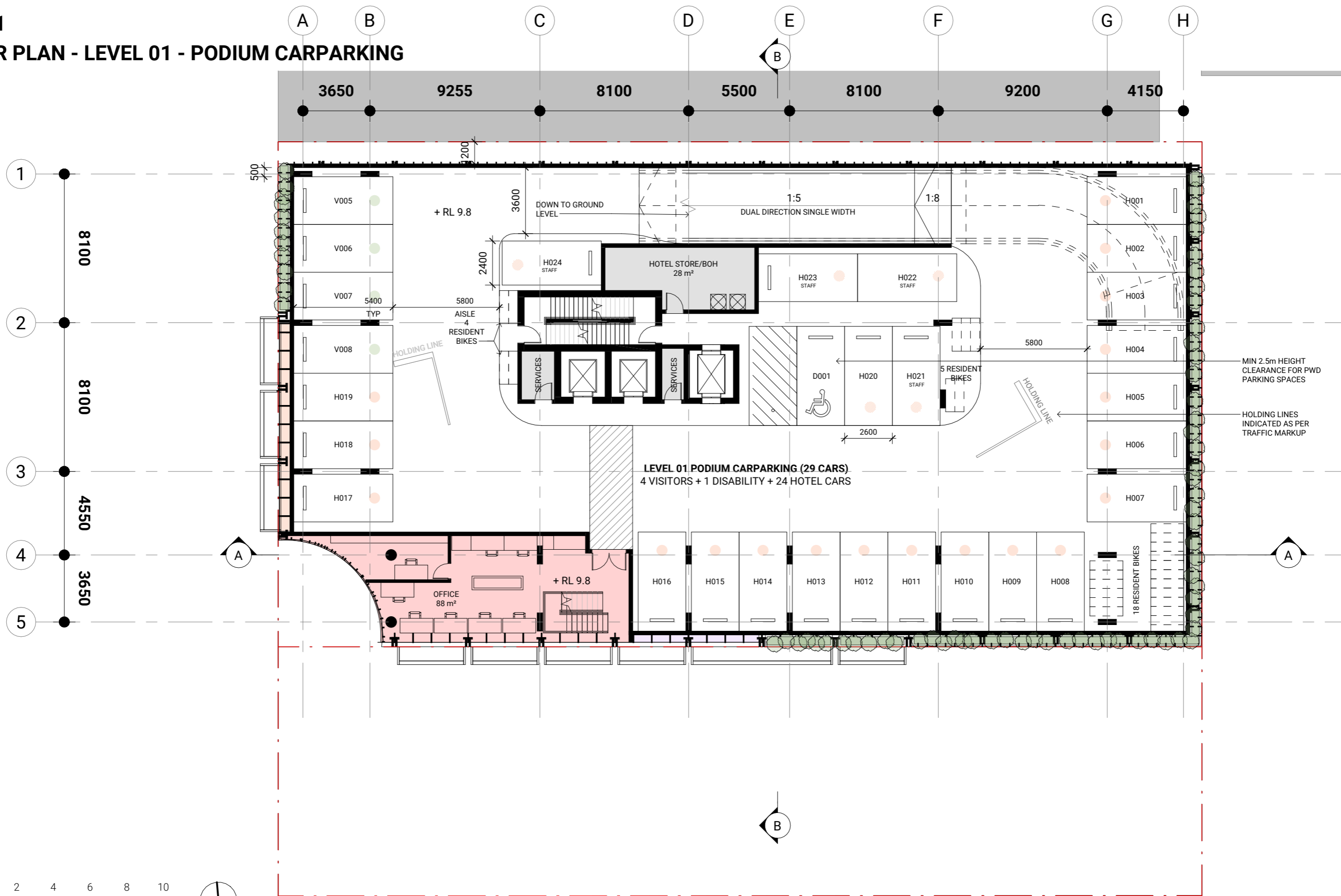




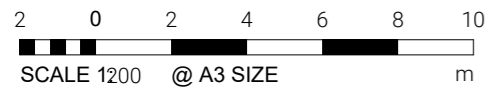
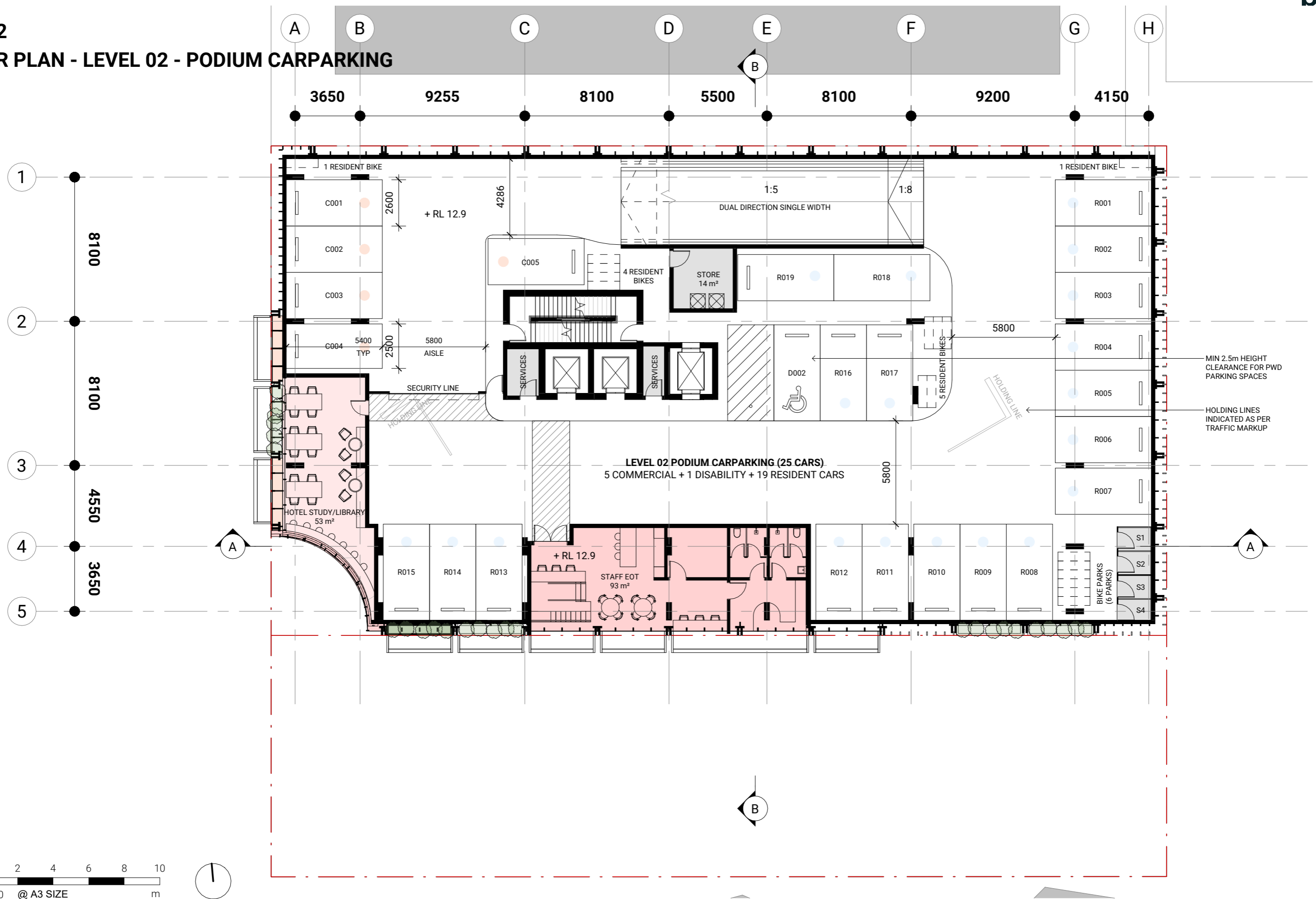
DA100  
FLOOR PLAN - GROUND LEVEL



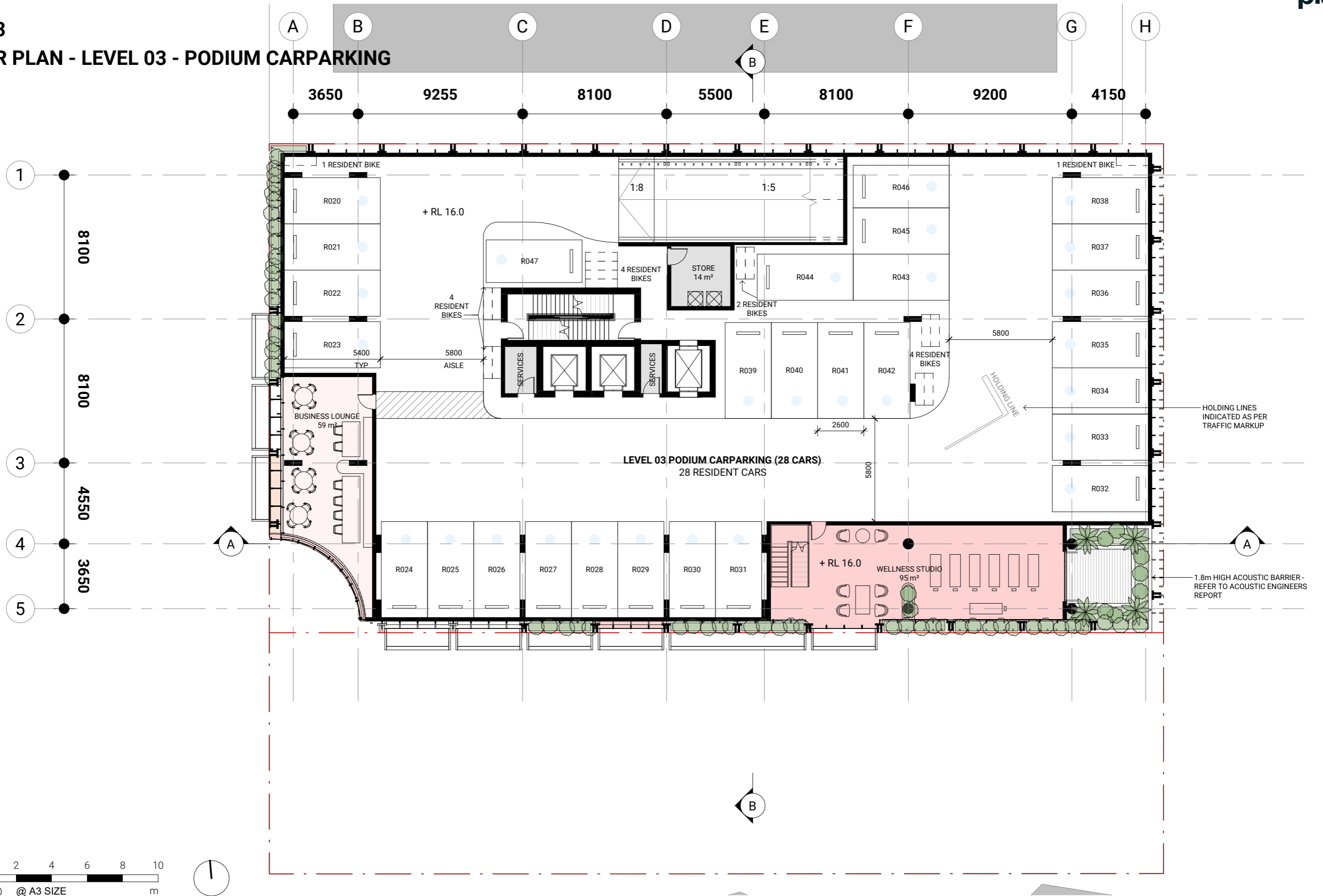
DA101  
FLOOR PLAN - LEVEL 01 - PODIUM CARPARKING



DA102  
FLOOR PLAN - LEVEL 02 - PODIUM CARPARKING



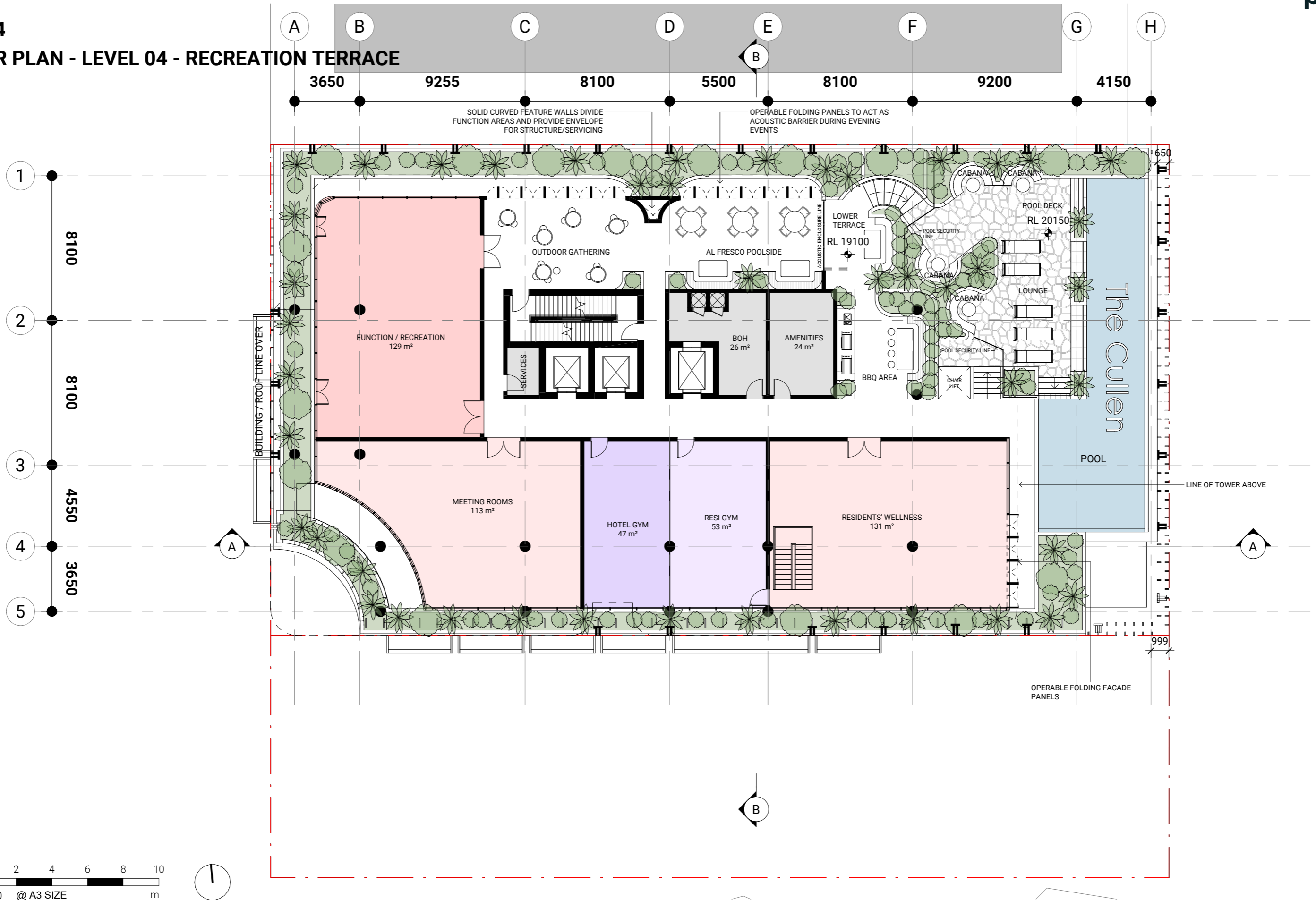
DA103  
FLOOR PLAN - LEVEL 03 - PODIUM CARPARKING



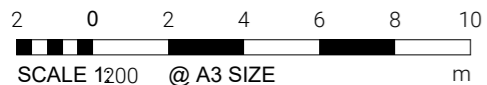
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SCALE 1200 @ A3 SIZE m



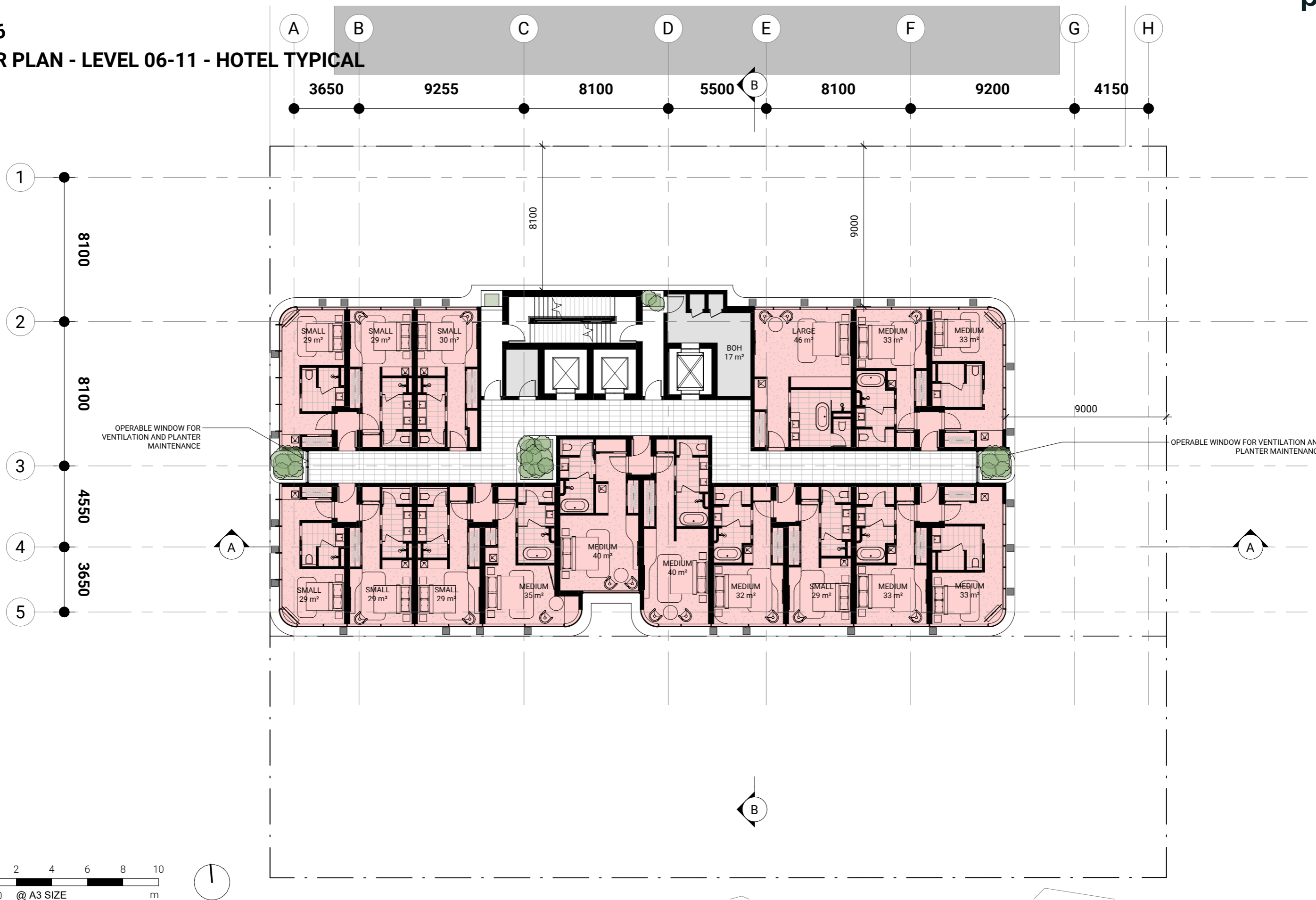
DA104  
FLOOR PLAN - LEVEL 04 - RECREATION TERRACE



# DA105 FLOOR PLAN - LEVEL 05 - HOTEL LOWER



DA106  
FLOOR PLAN - LEVEL 06-11 - HOTEL TYPICAL

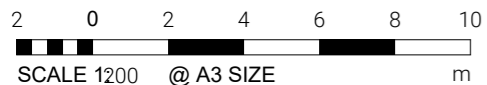
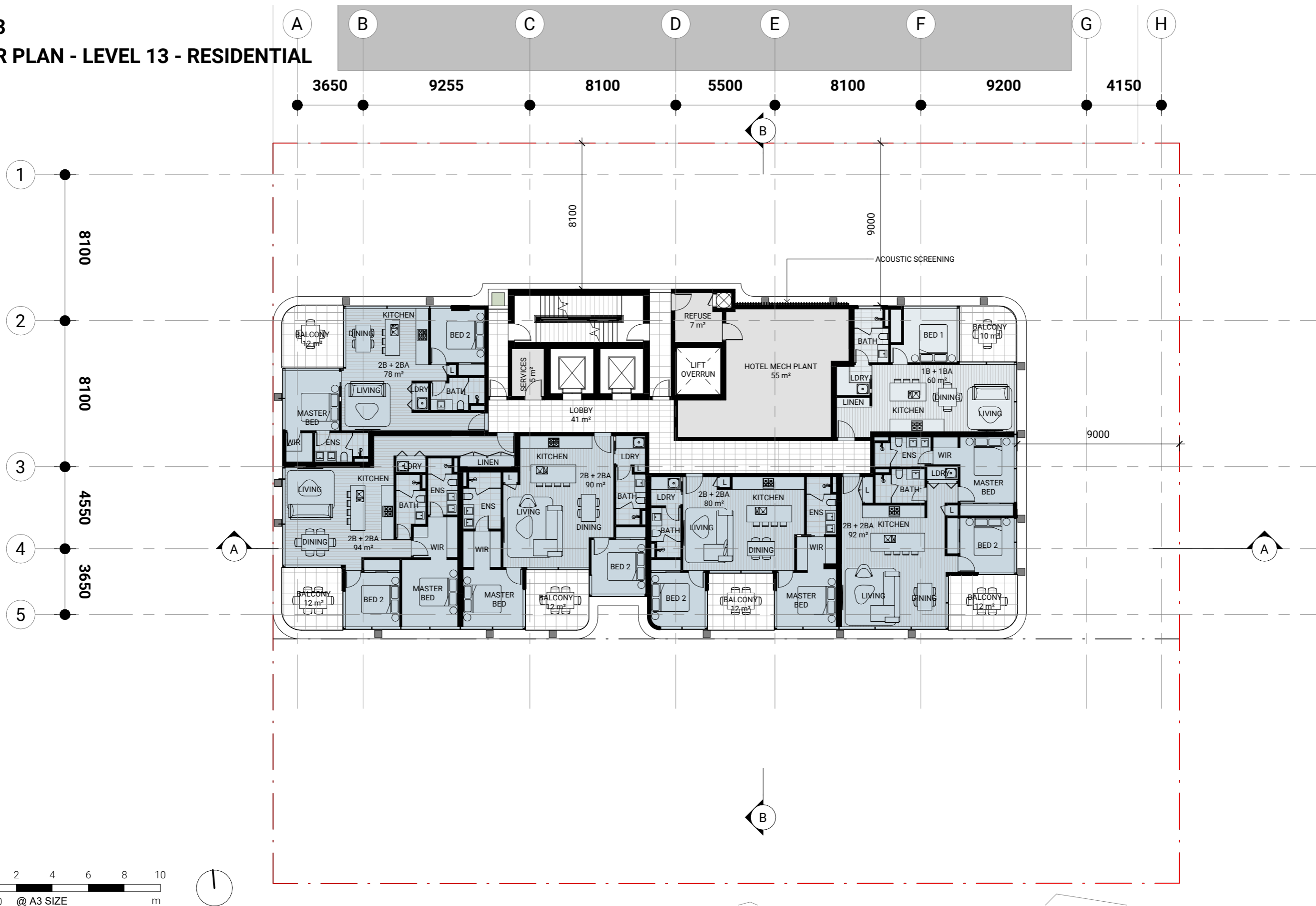


DA112  
FLOOR PLAN - LEVEL 12 - HOTEL SUITES

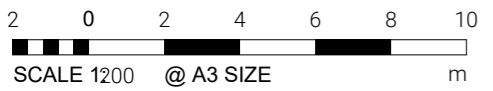
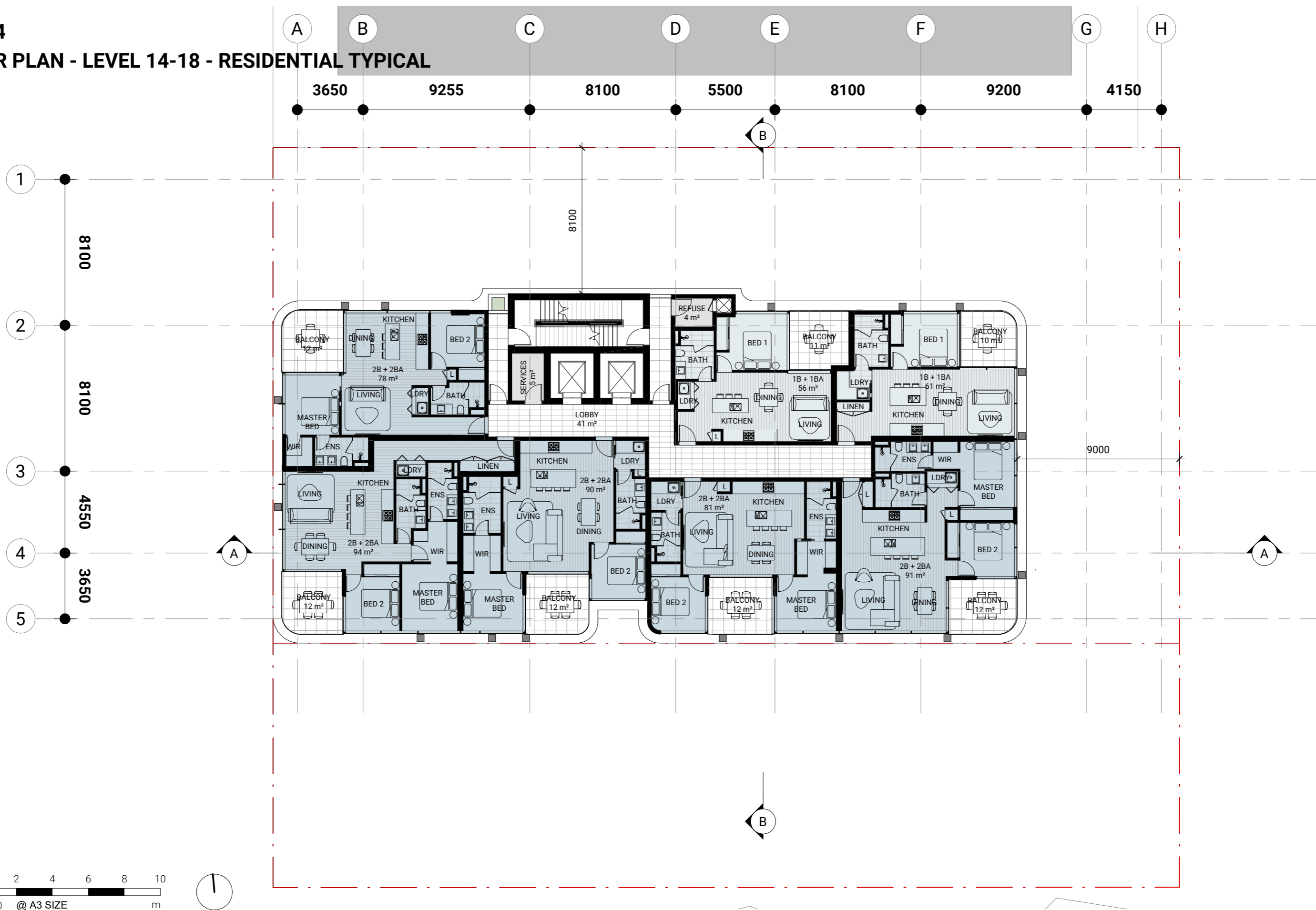




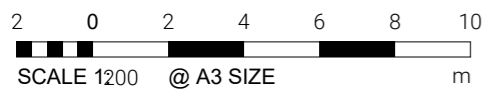
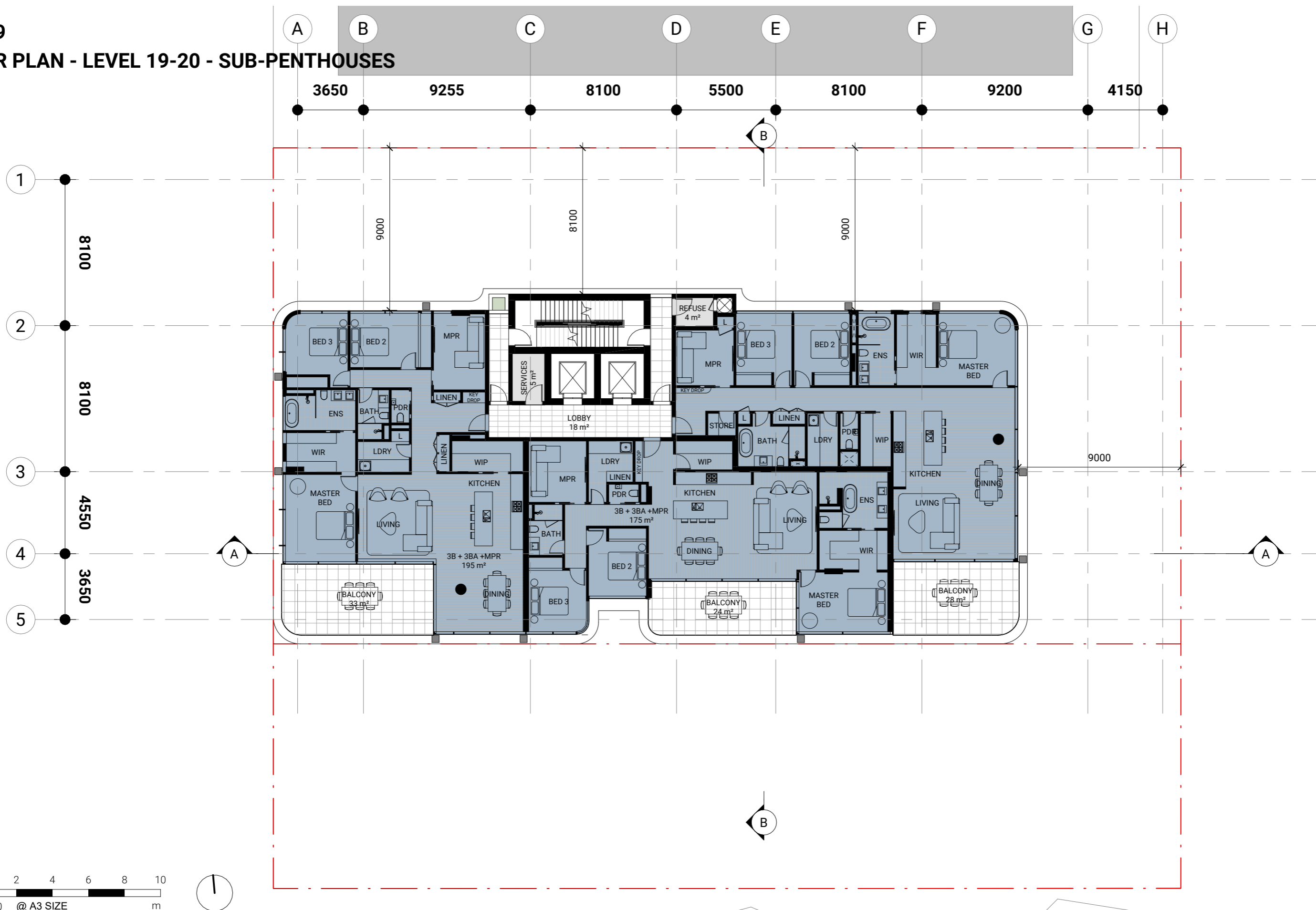
# DA113 FLOOR PLAN - LEVEL 13 - RESIDENTIAL



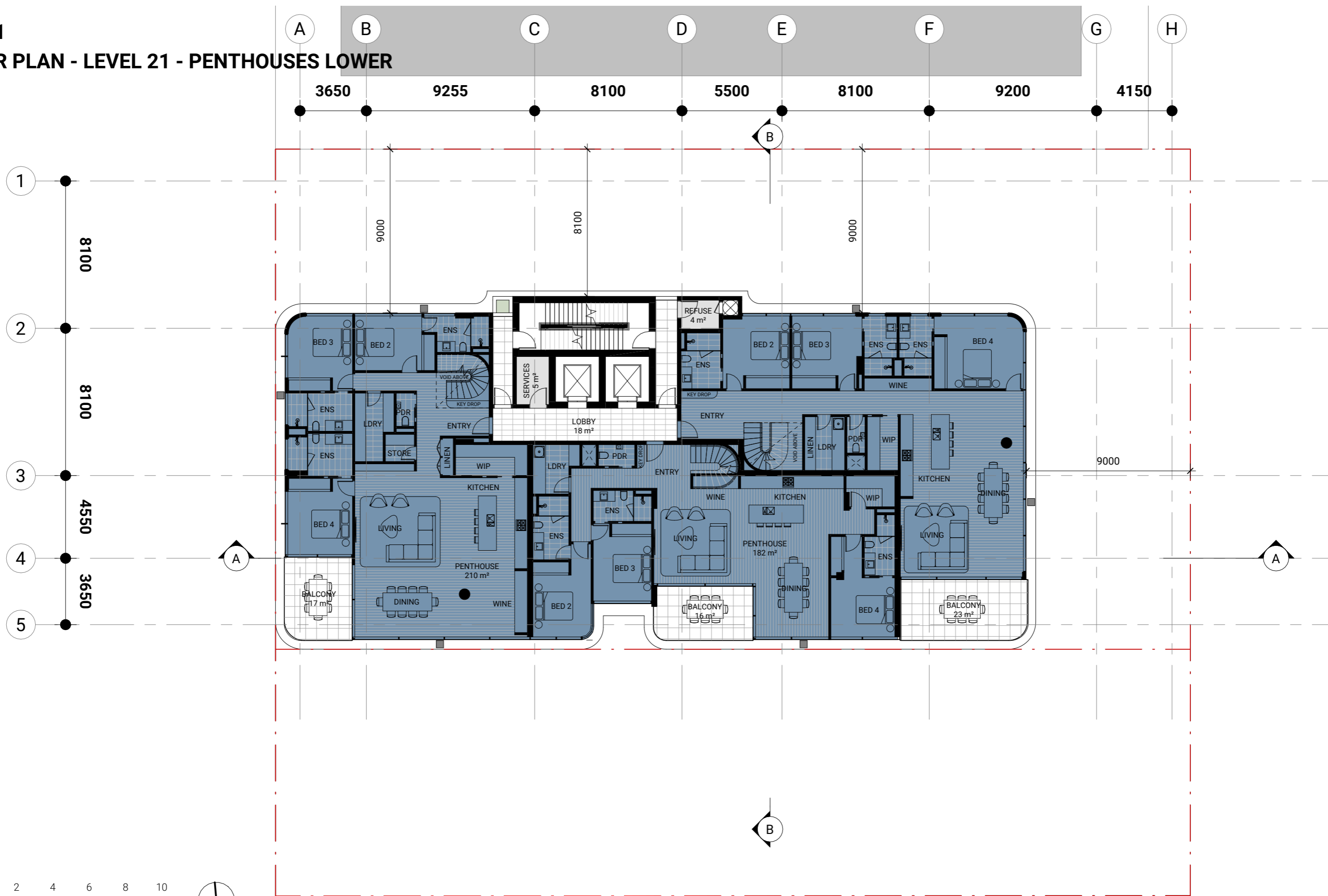
DA114  
FLOOR PLAN - LEVEL 14-18 - RESIDENTIAL TYPICAL



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



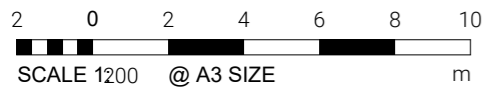
DA121  
FLOOR PLAN - LEVEL 21 - PENTHOUSES LOWER



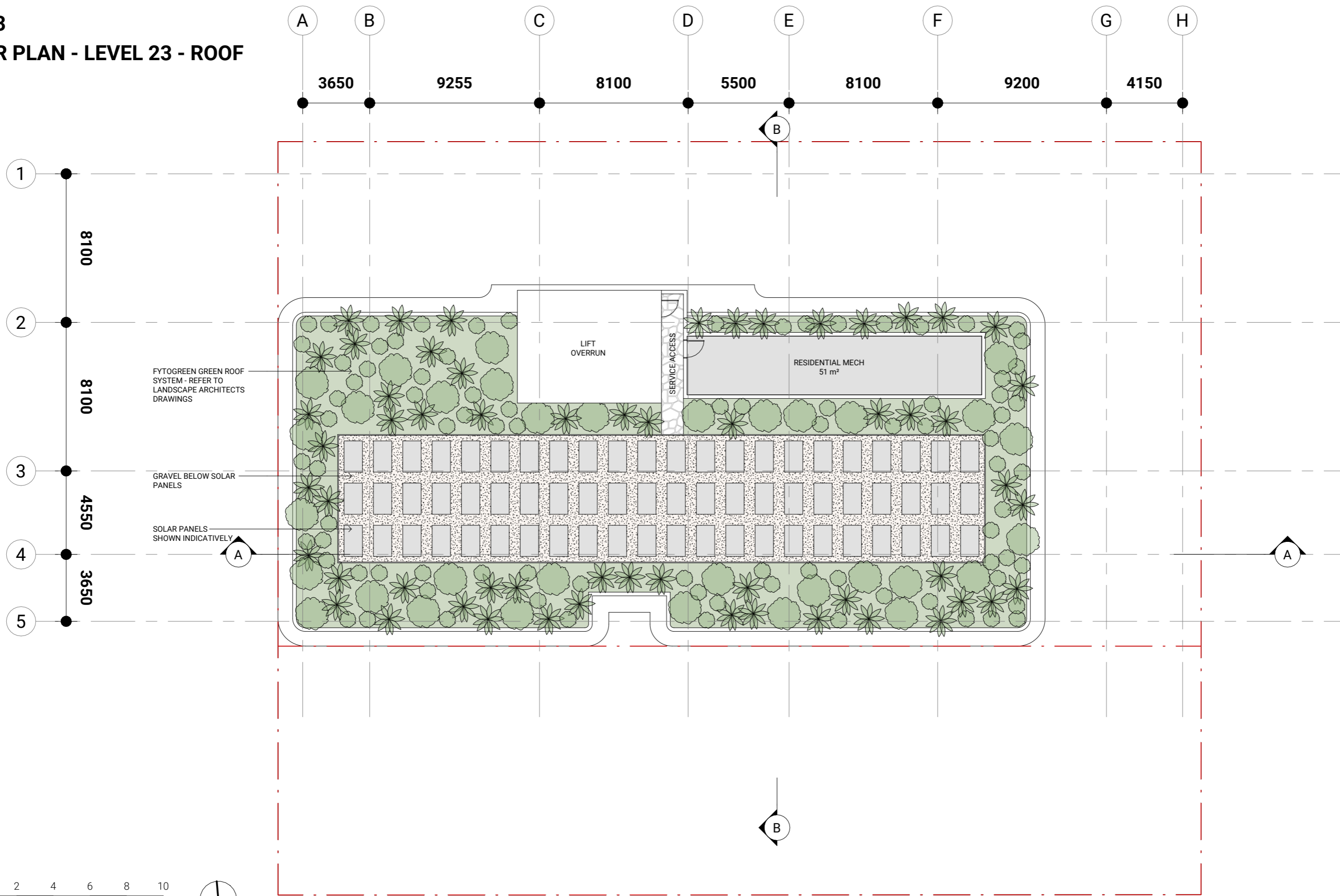
2 0 2 4 6 8 10  
SCALE 1200 @ A3 SIZE m



DA122  
FLOOR PLAN - LEVEL 22 - PENTHOUSES UPPER



DA123  
FLOOR PLAN - LEVEL 23 - ROOF



FYTOGREEN GREEN ROOF SYSTEM - REFER TO LANDSCAPE ARCHITECTS DRAWINGS

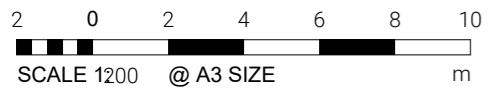
GRAVEL BELOW SOLAR PANELS

SOLAR PANELS SHOWN INDICATIVELY

LIFT OVERRUN

RESIDENTIAL MECH  
51 m<sup>2</sup>

SERVICE ACCESS

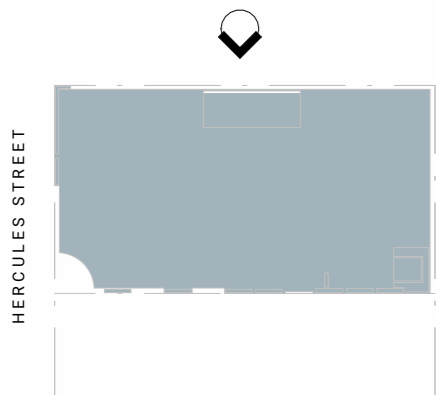


# DA200 ELEVATION - NORTH

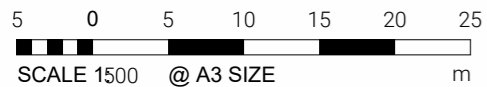
## MATERIAL LEGEND

- ① TINTED GLAZING (DARK)
- ② VERTICAL CONCRETE BLADE (TOWER)
- ③ METAL FINNS (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



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

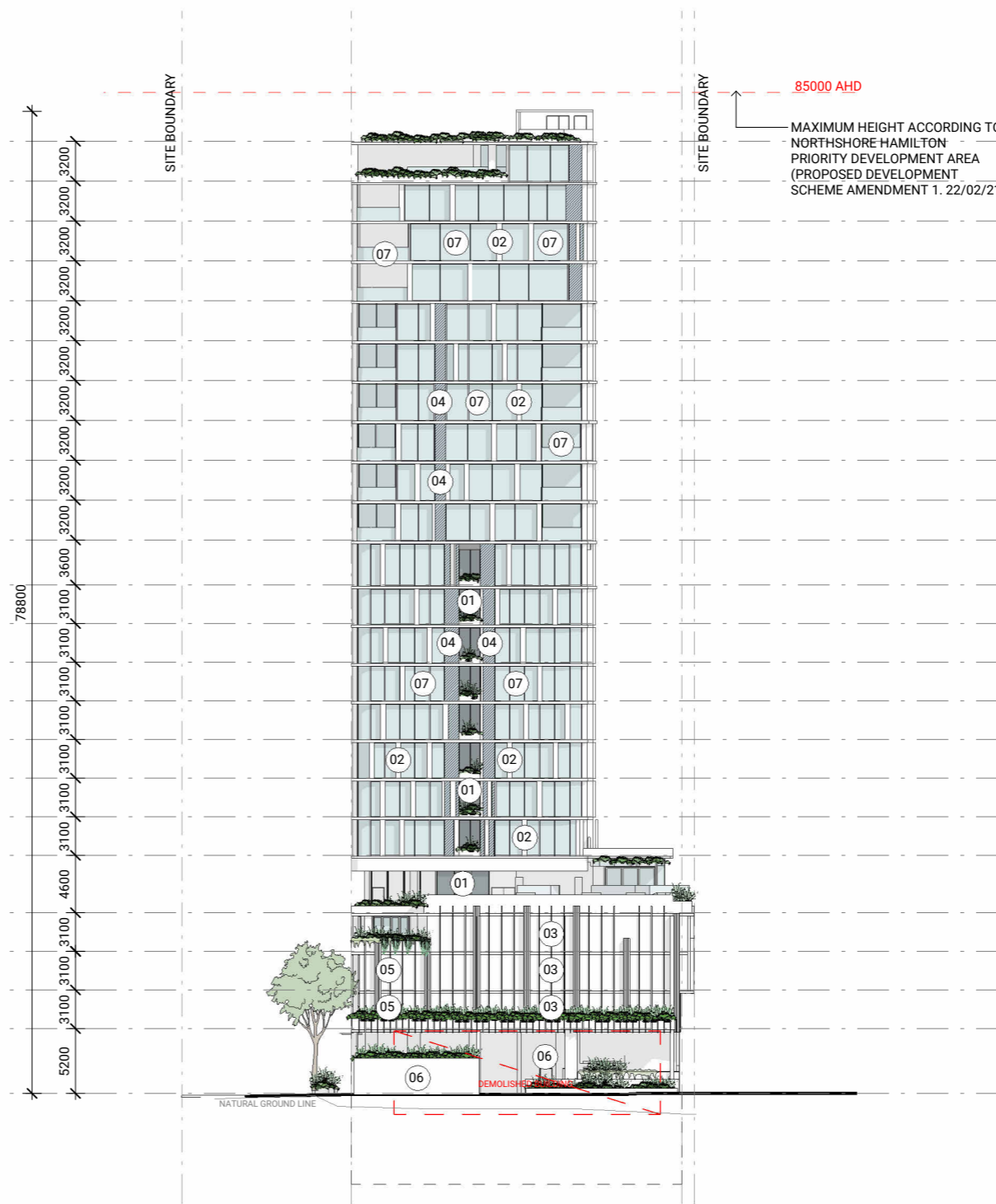


# DA201 ELEVATION - EAST

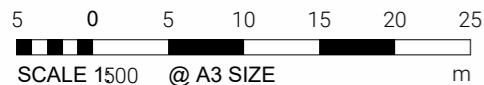
## MATERIAL LEGEND

- 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

- ▼ 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)



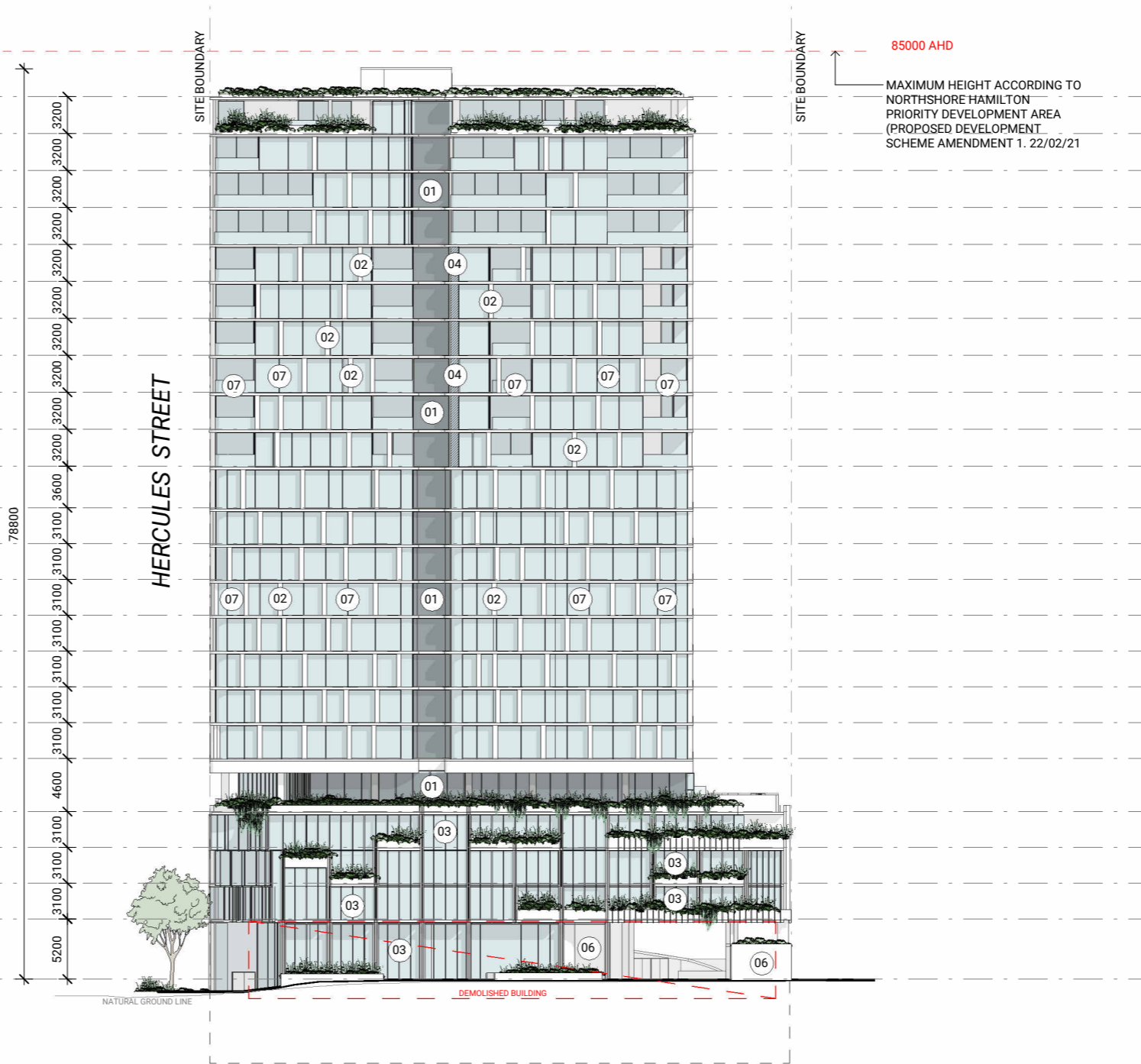
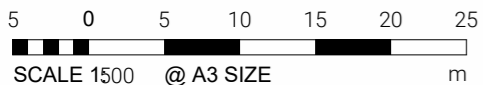
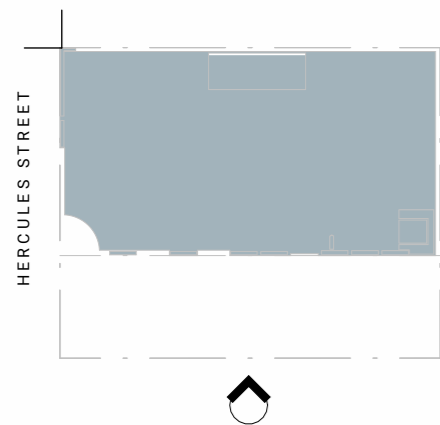


# DA202 ELEVATION - SOUTH

## 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



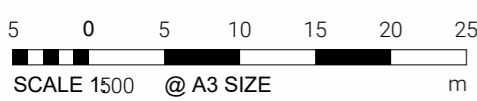
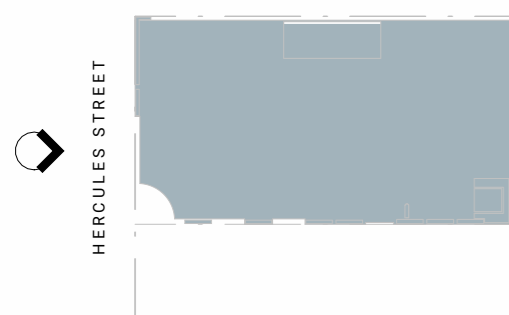
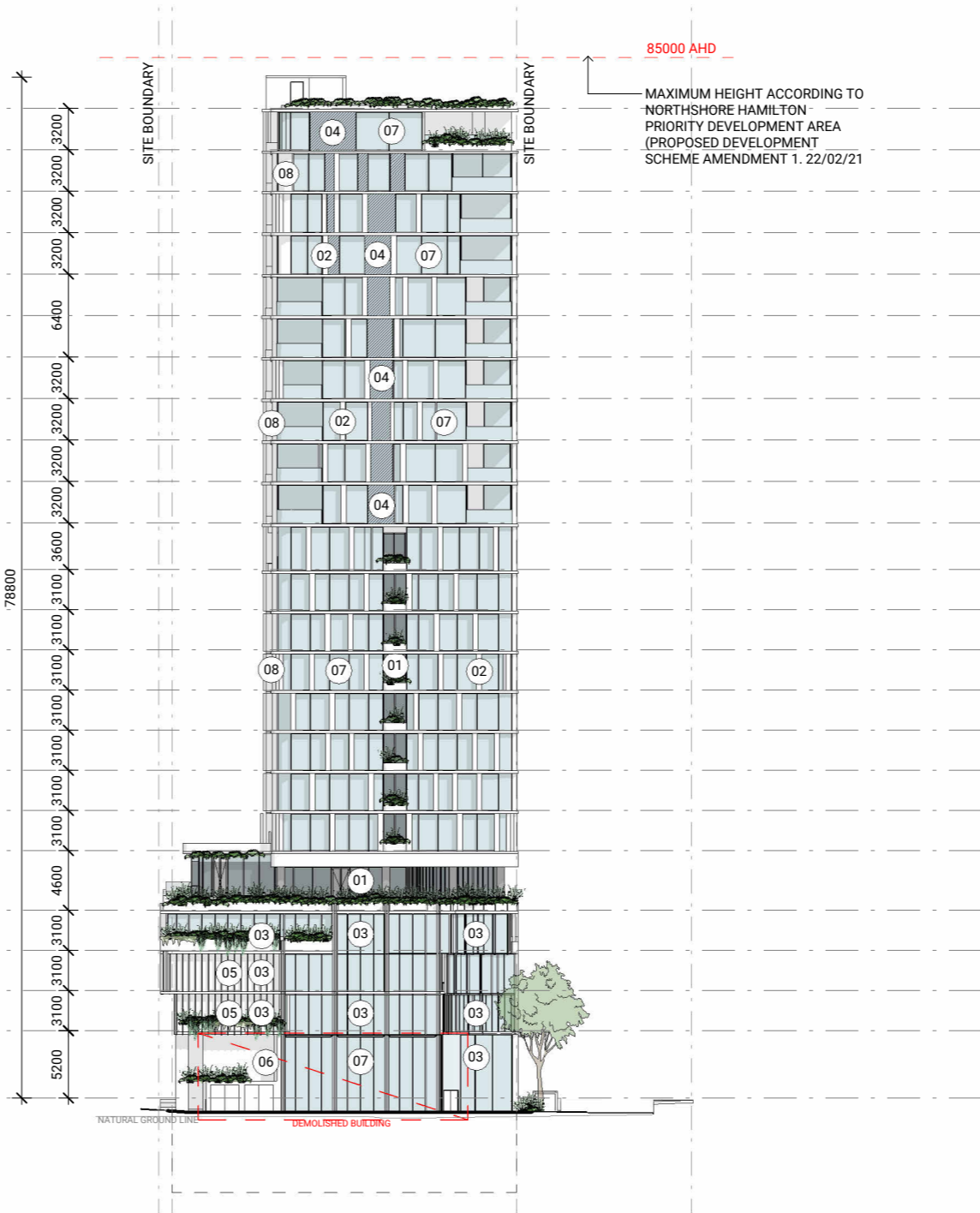
85000 AHD  
MAXIMUM HEIGHT ACCORDING TO  
NORTHSHORE HAMILTON  
PRIORITY DEVELOPMENT AREA  
(PROPOSED DEVELOPMENT  
SCHEME AMENDMENT 1. 22/02/21)

# 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

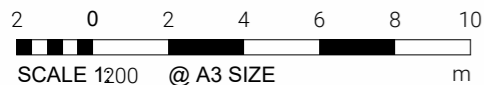
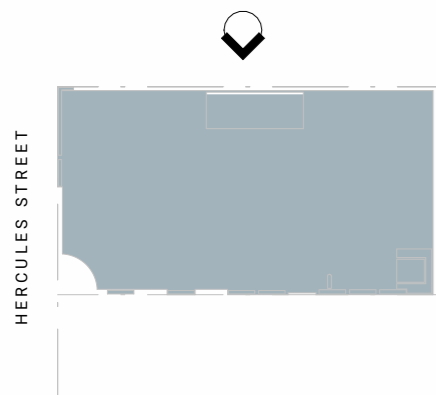
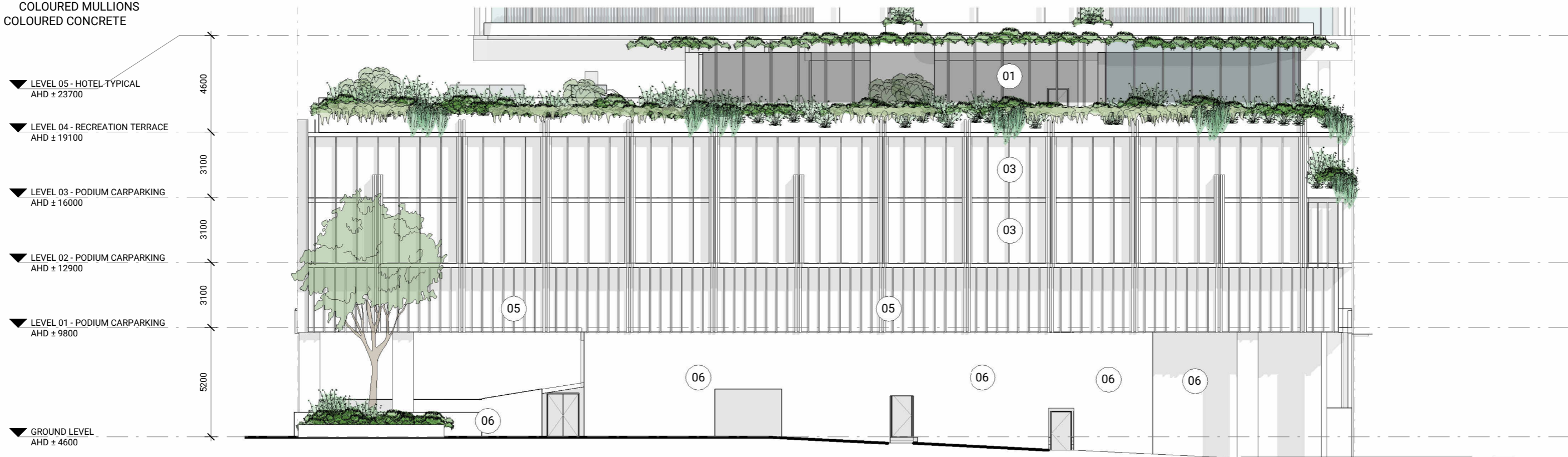


# DA250

## DETAIL ELEVATION - NORTH

### MATERIAL LEGEND

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

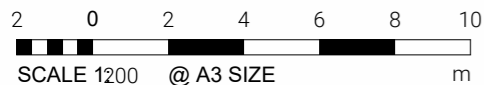
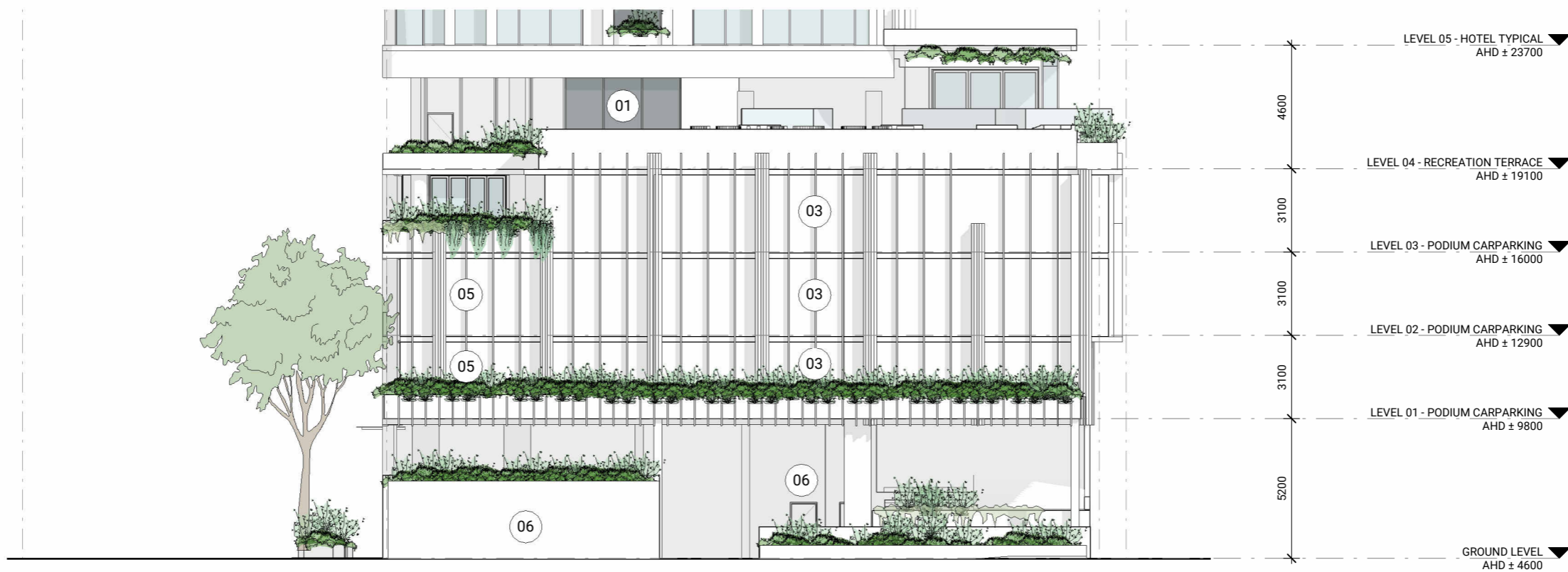


# DA251

## DETAIL ELEVATION - EAST

### MATERIAL LEGEND

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

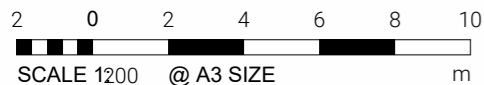
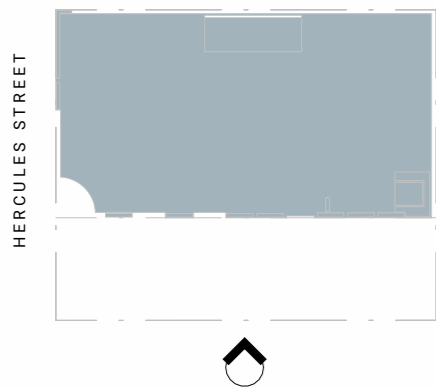
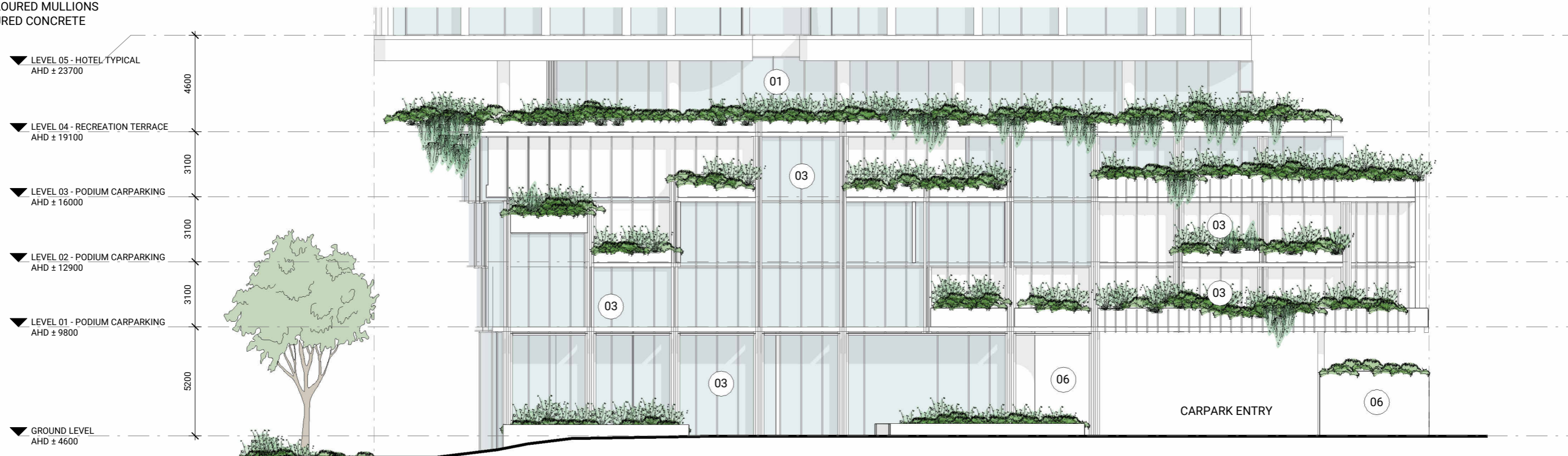


# DA252

## 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

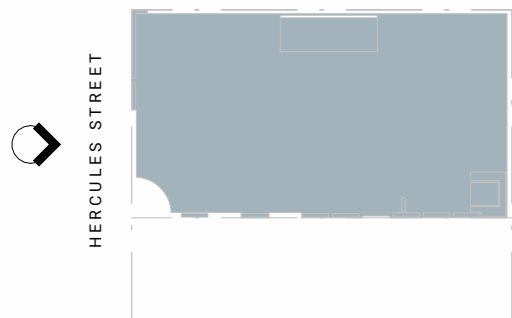
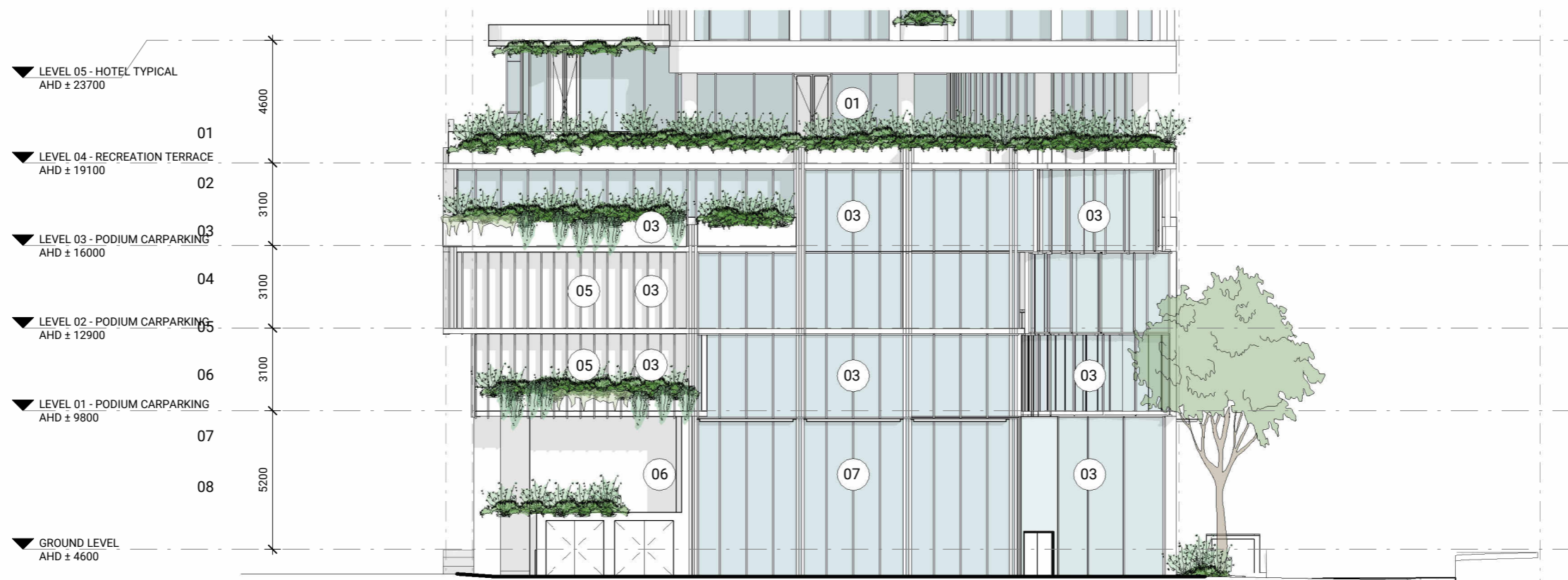


# DA253

## 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



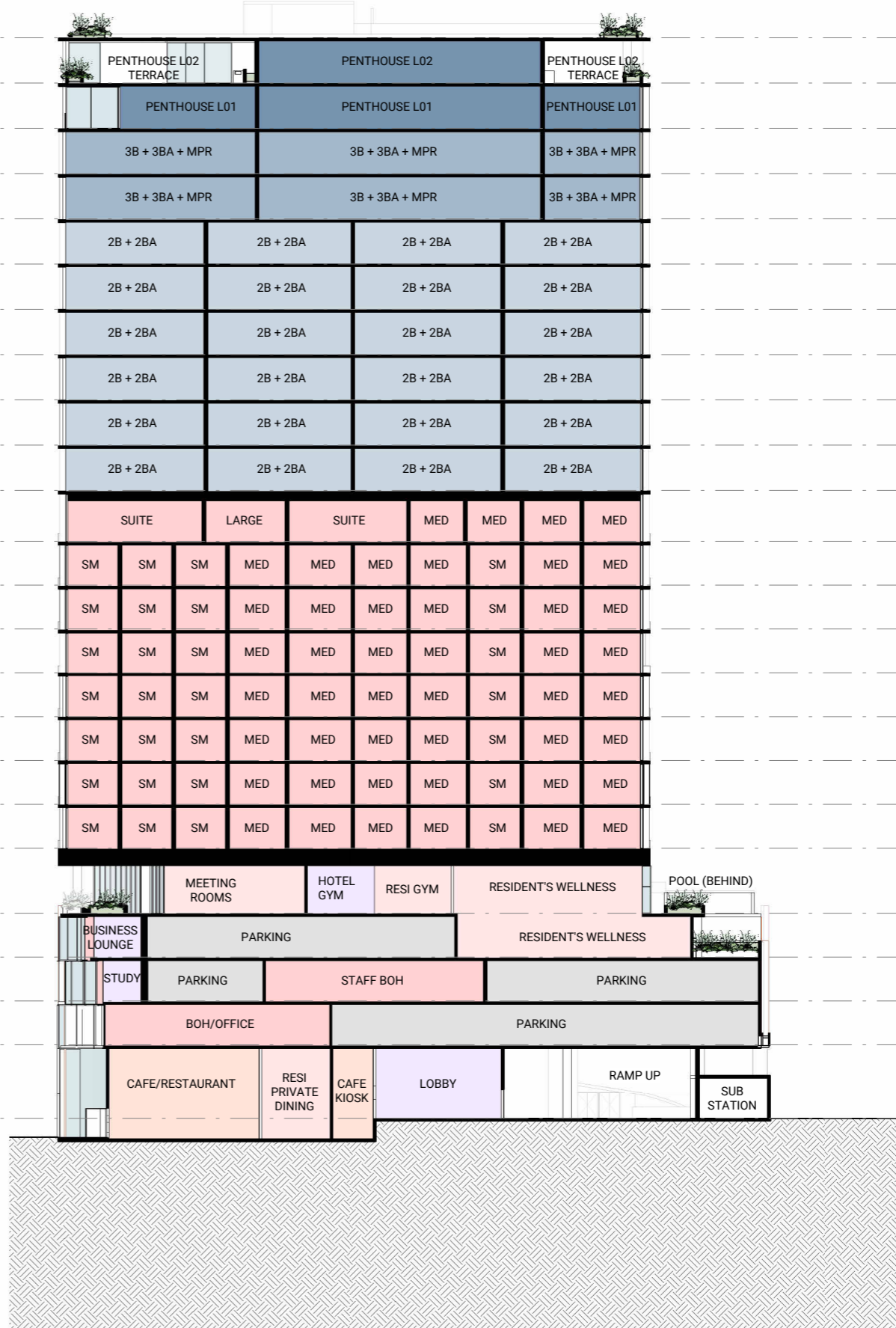
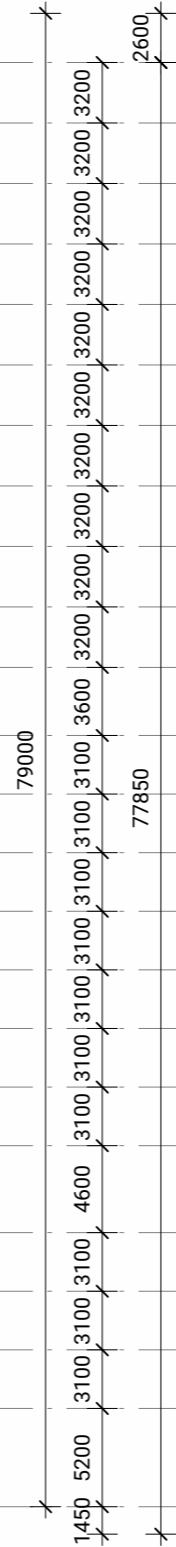
2 0 2 4 6 8 10  
SCALE 1200 @ A3 SIZE m

DA300  
BUILDING SECTION A

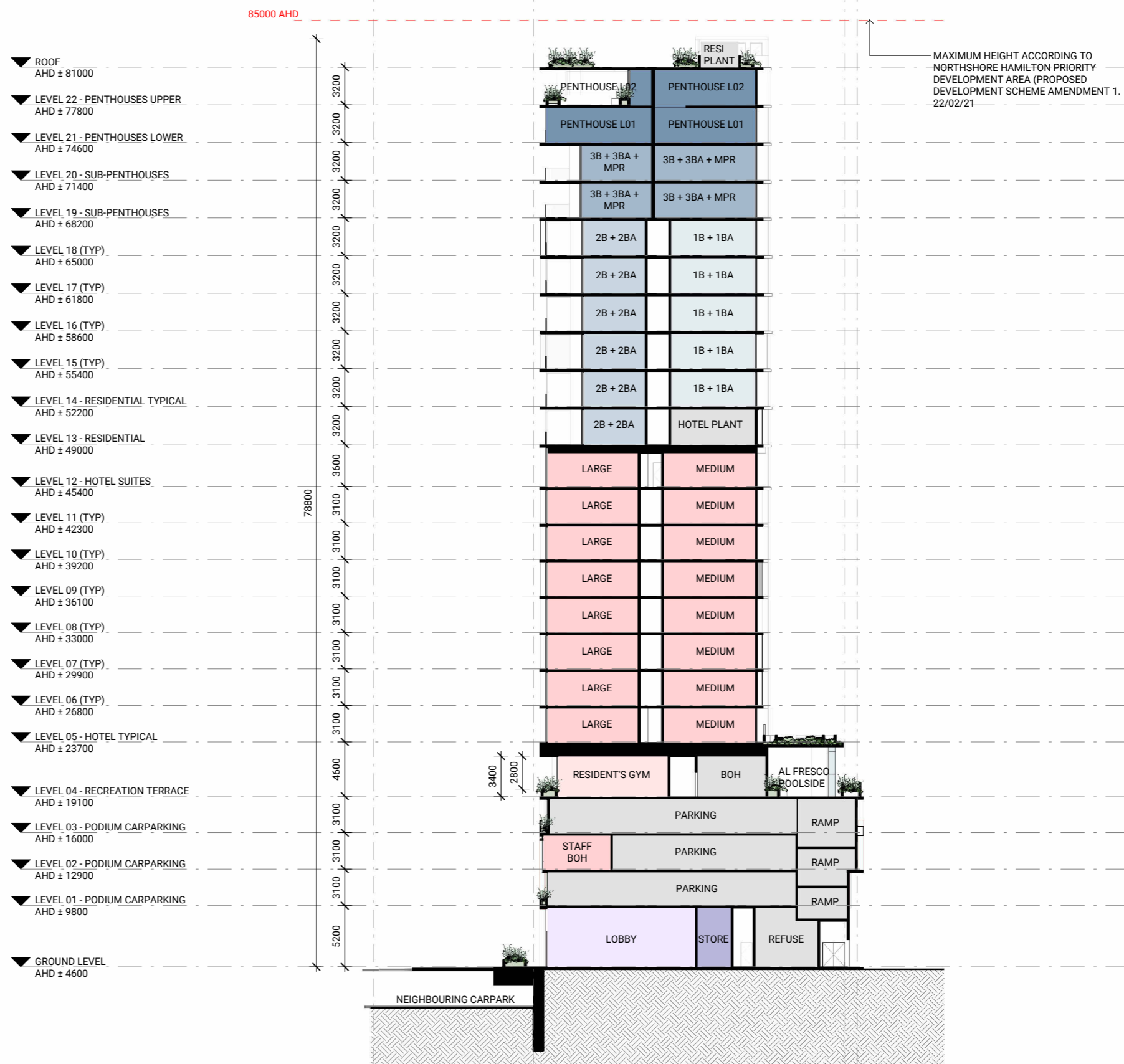
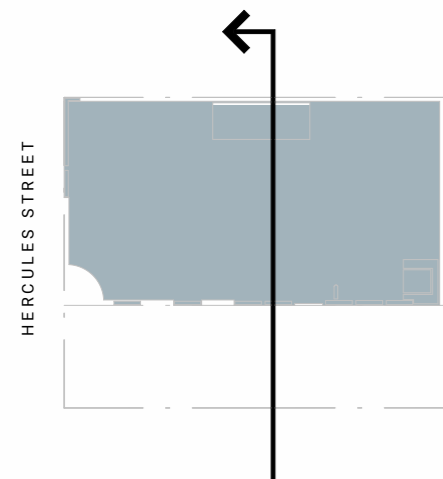
85000 AHD



- ▼ 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)  
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- ▼ 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





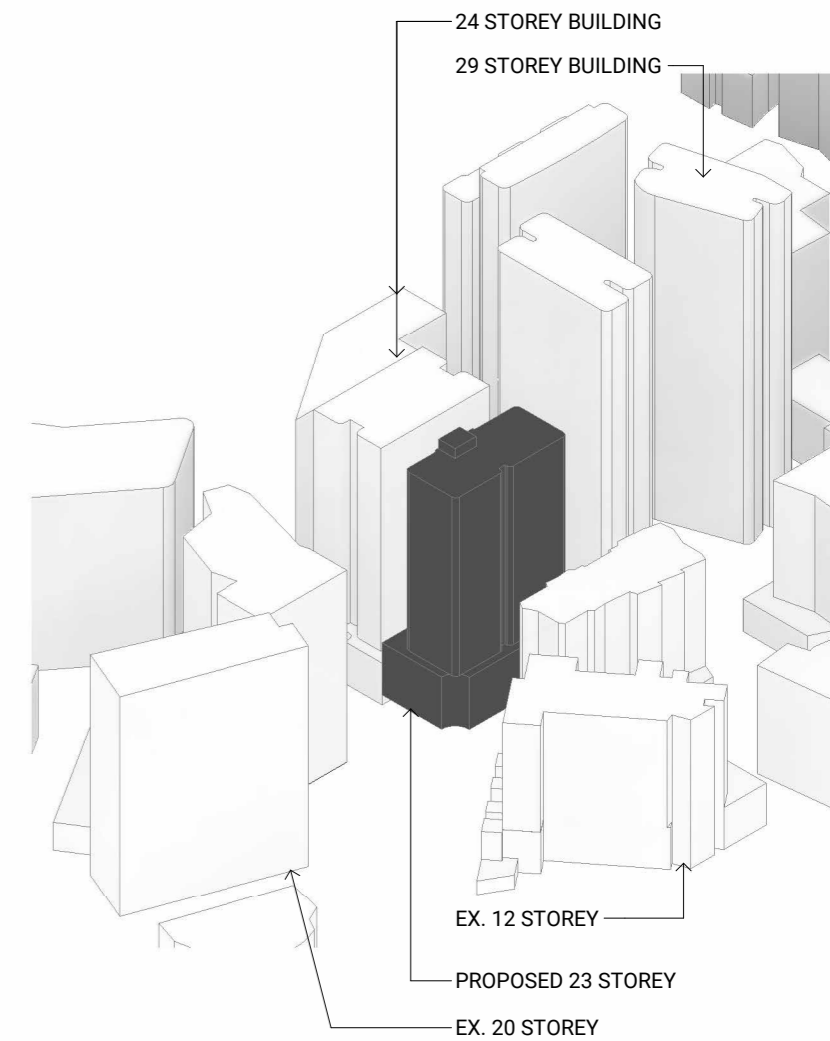
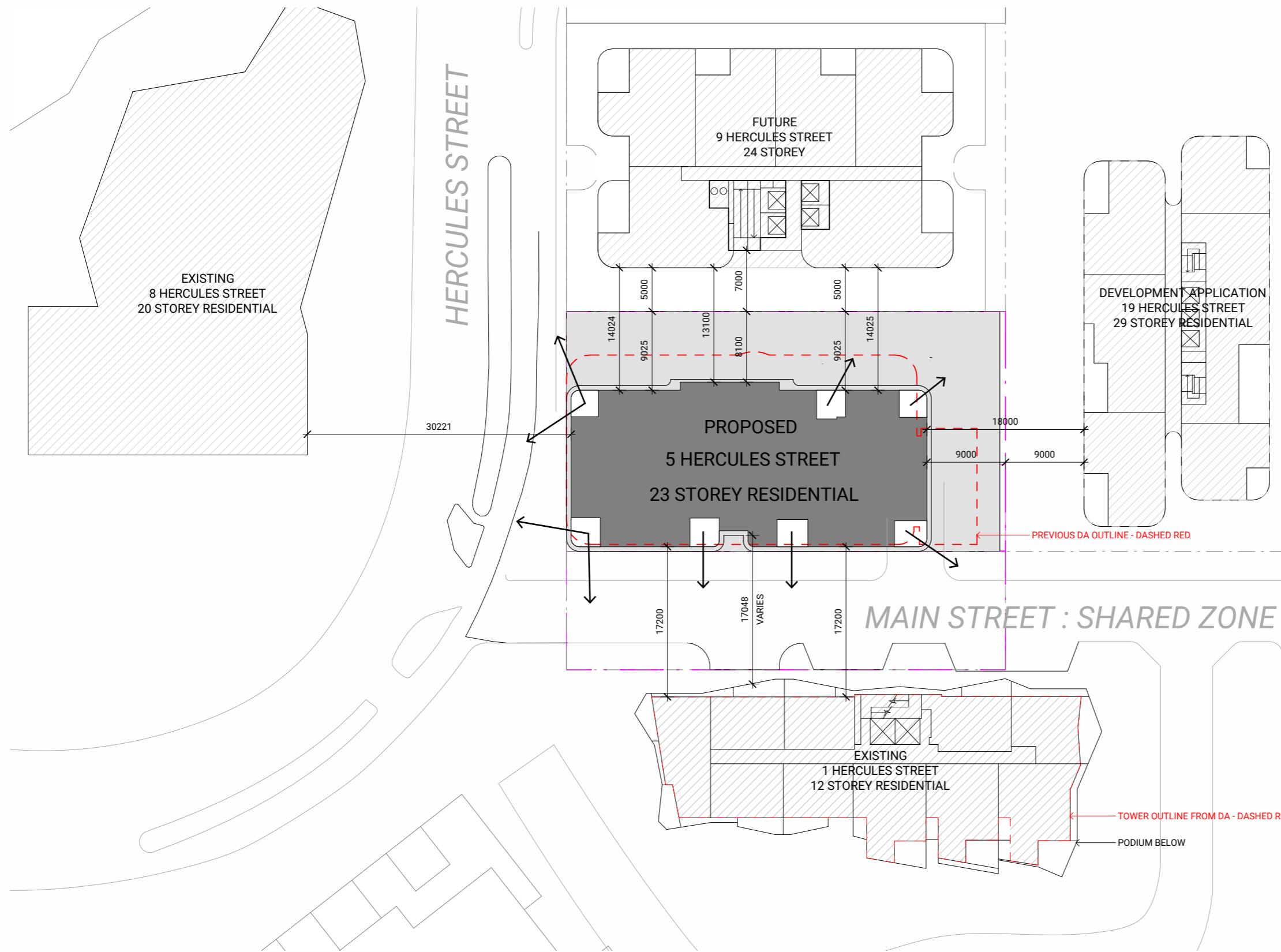
07

# The Analysis



# Neighbourhood Relationship

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



CONTEXT AXONOMETRIC

5 0 5 10 15 20 25  
SCALE 1500 @ A3 SIZE m

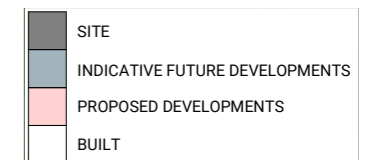
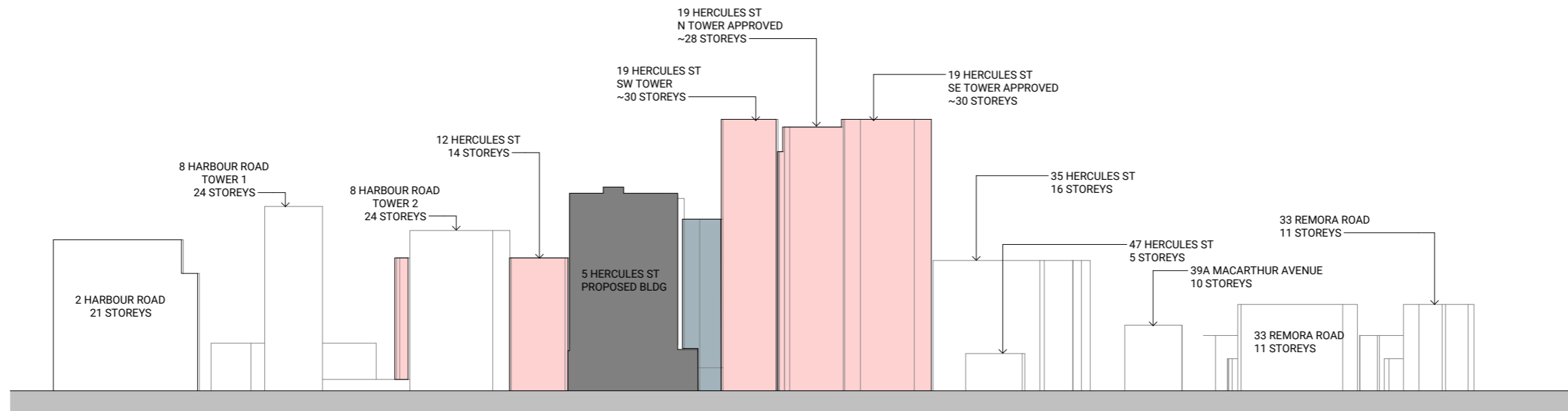
ISSUE 2

# Building Heights Diagram

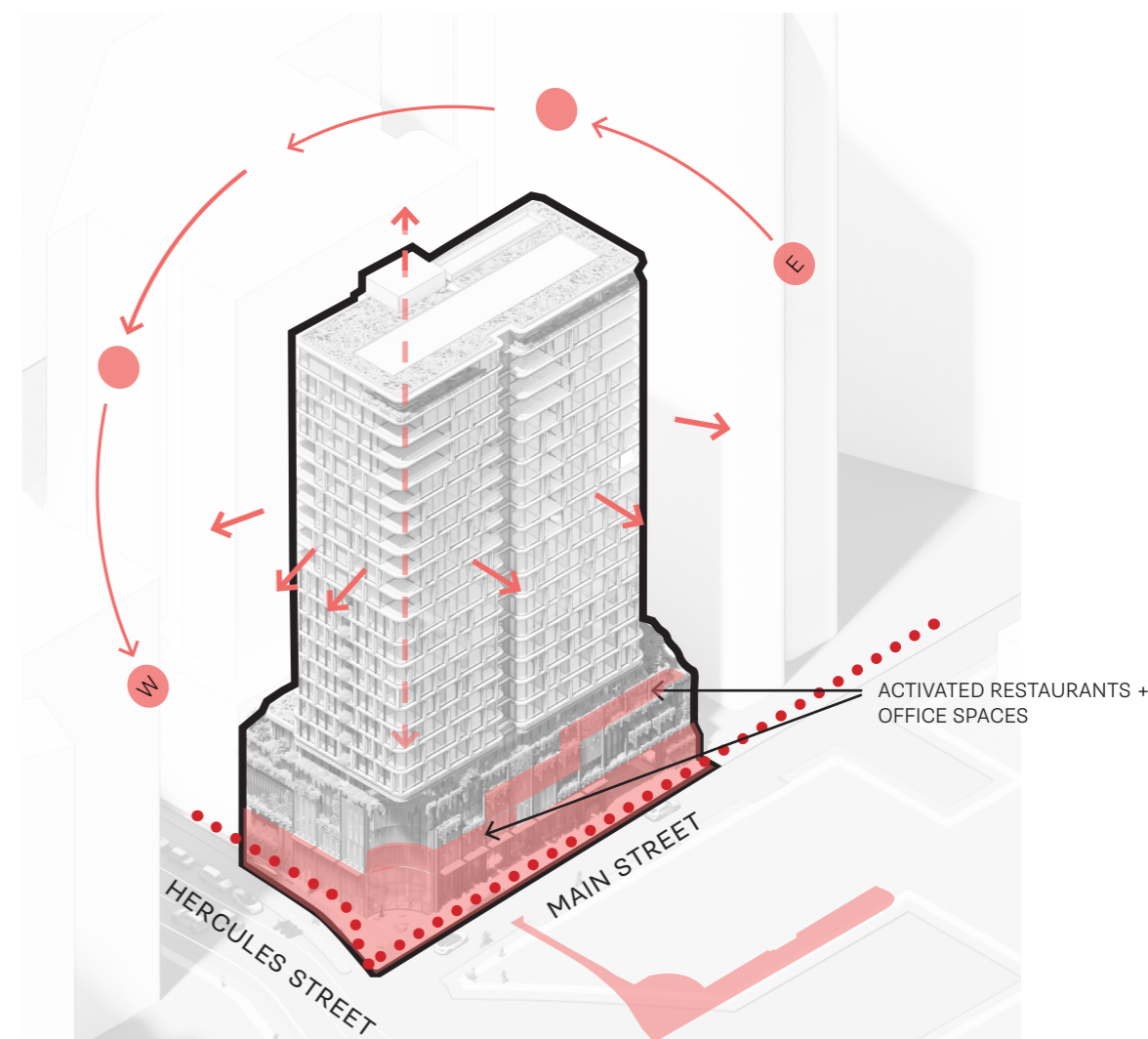
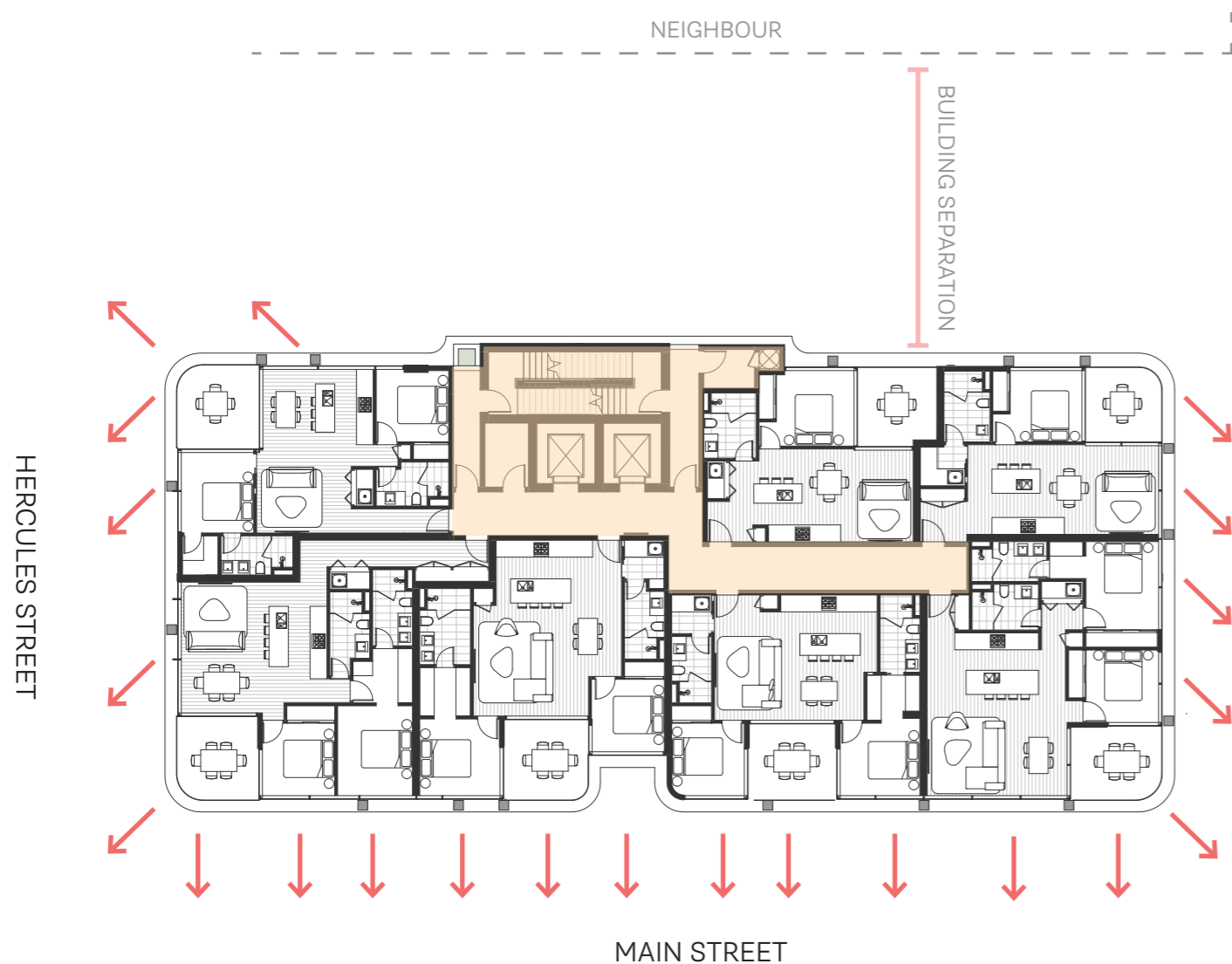


	SITE
	INDICATIVE FUTURE DEVELOPMENTS
	PROPOSED DEVELOPMENTS
	BUILT

# 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

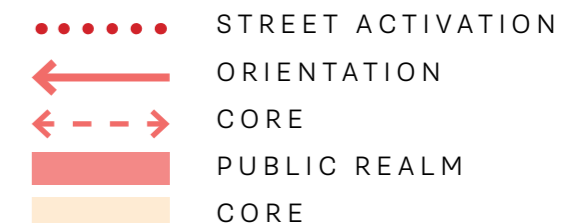
The internal core provides maximum frontage and views to all units. The tower position and wide frontages ensure most units have a view of Brisbane River.

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

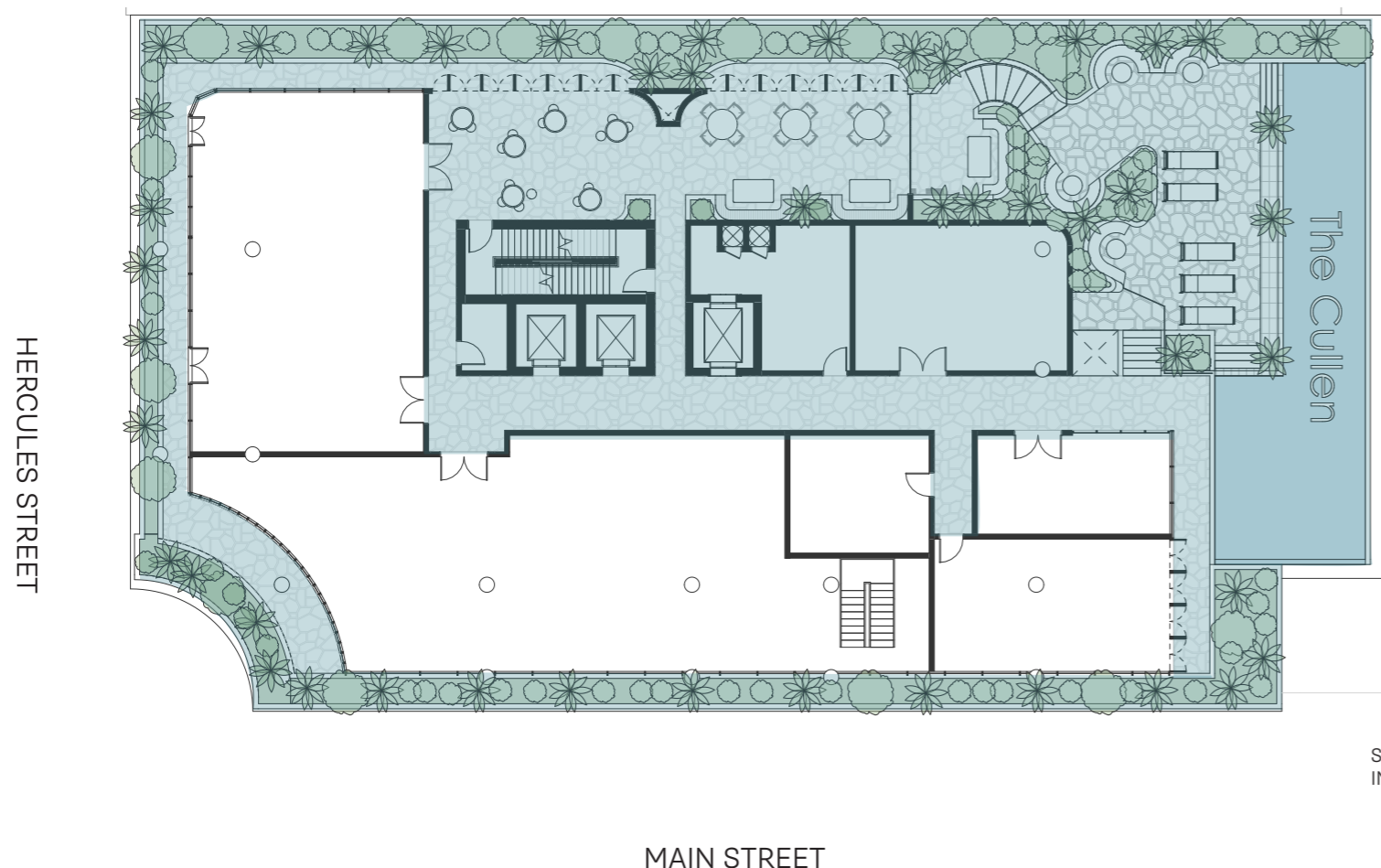
## 1.4 STREET ACTIVATION

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.

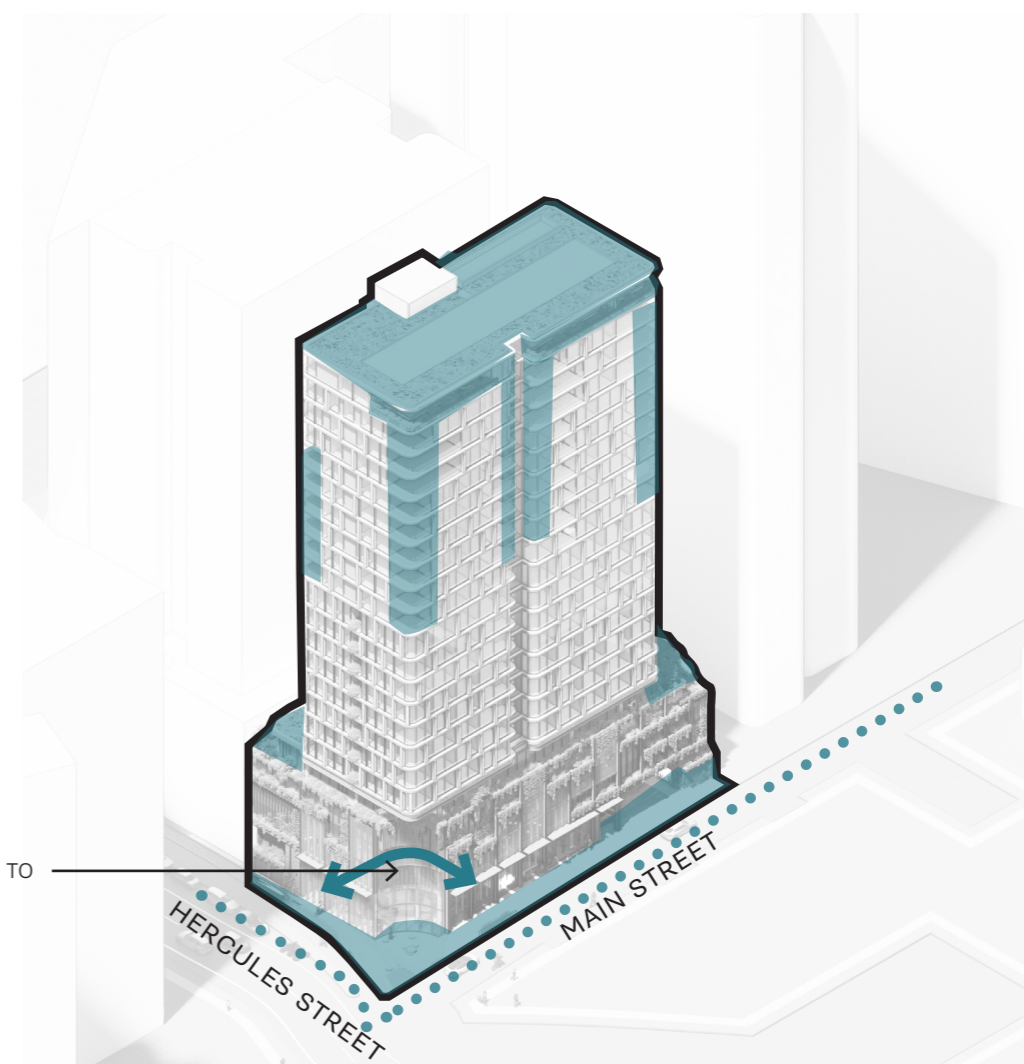


## 2. Buildings That Breathe - Occupy Outdoor Spaces



MAIN STREET

LEVEL 04 RECREATION



SHAPING THE PODIUM TO INVITE PUBLIC IN

HERCULES STREET  
MAIN STREET

### 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.

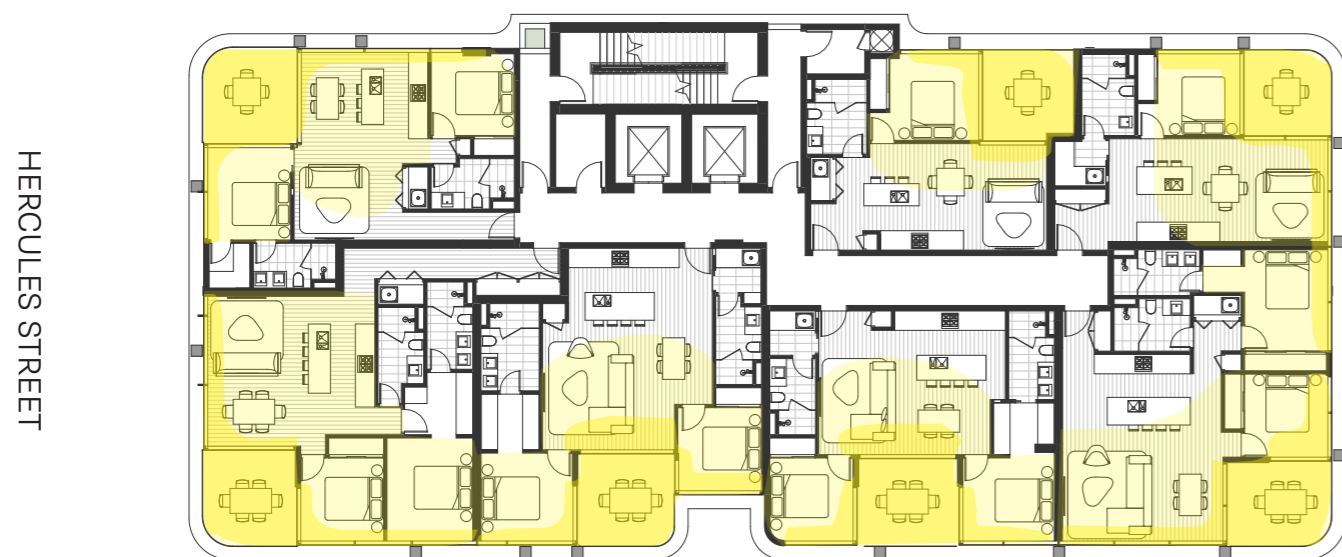
### 2.4 LANEWAYS + CROSS BLOCK LINKS

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.

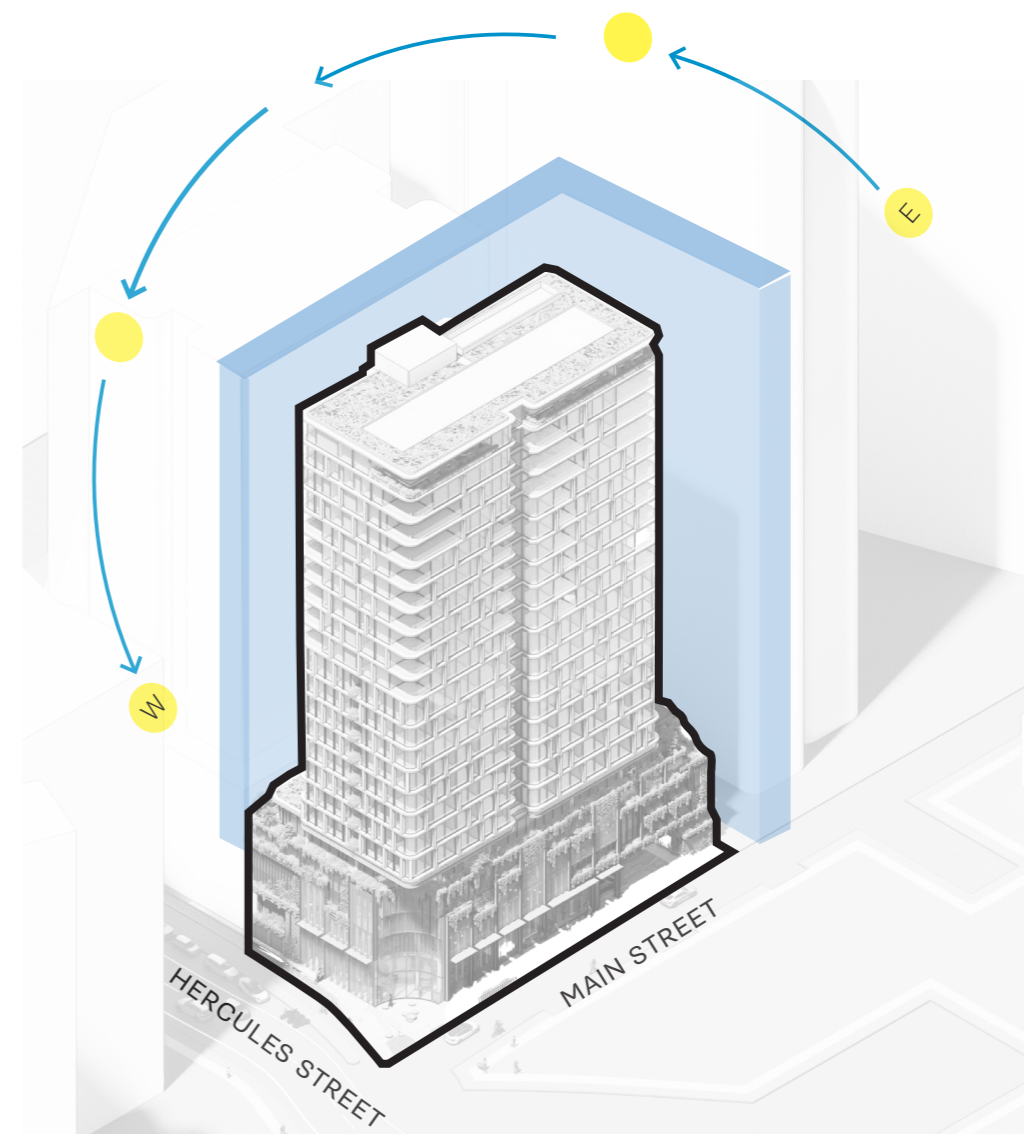
..... STREET ACTIVATION  
 ■■■■■ OUTDOOR SPACES

# 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.

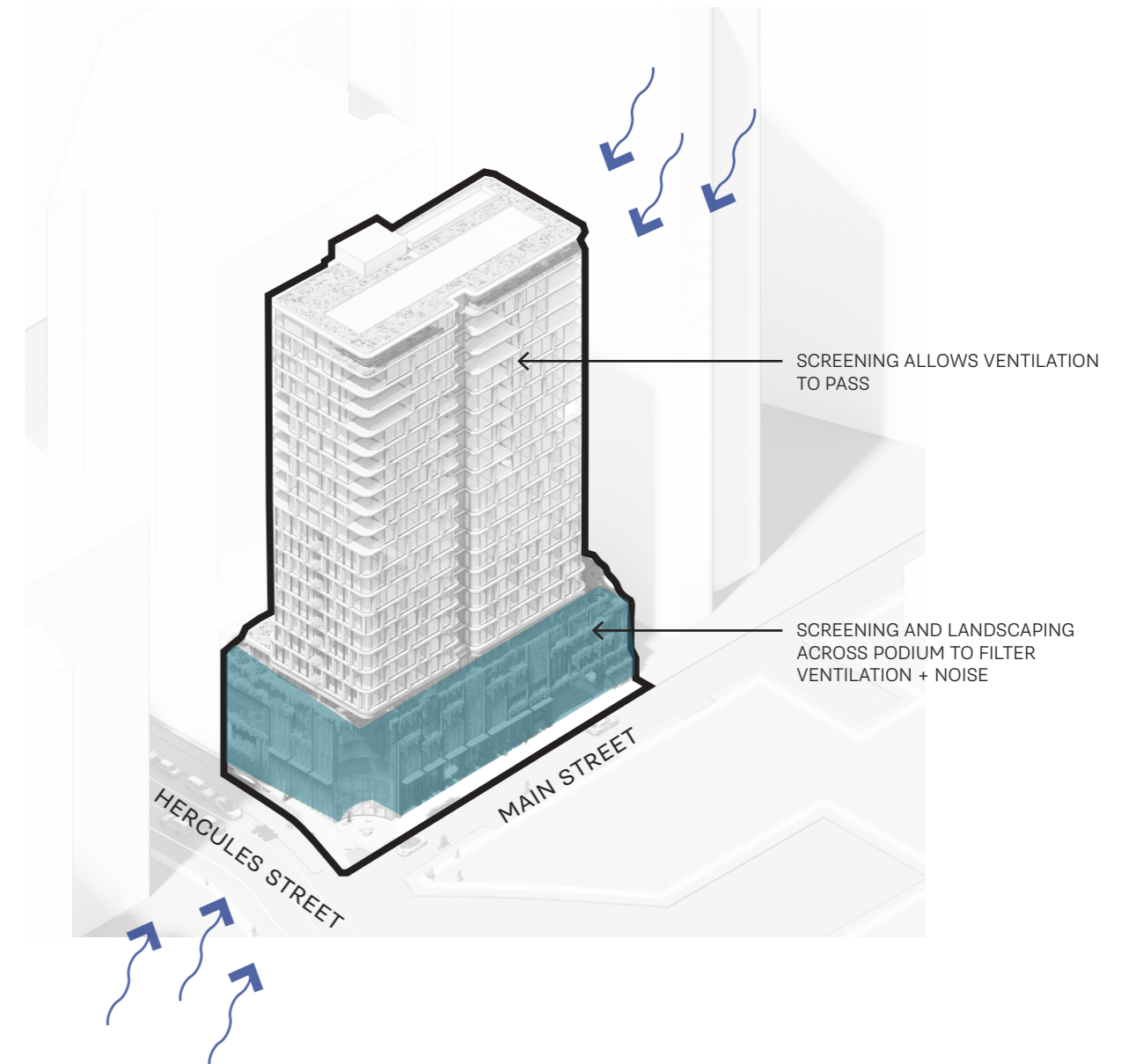
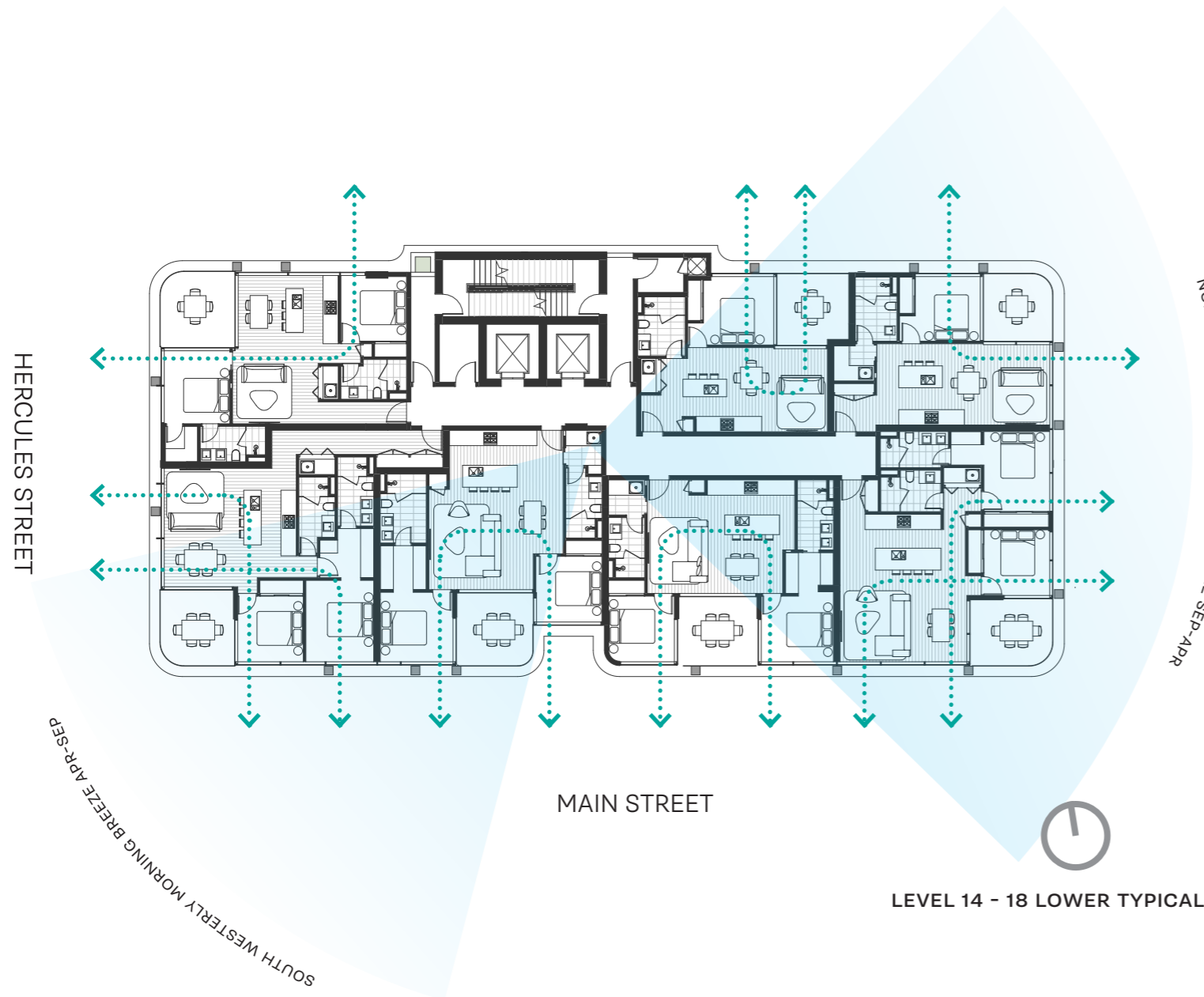
## 3.2 GLAZING

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.

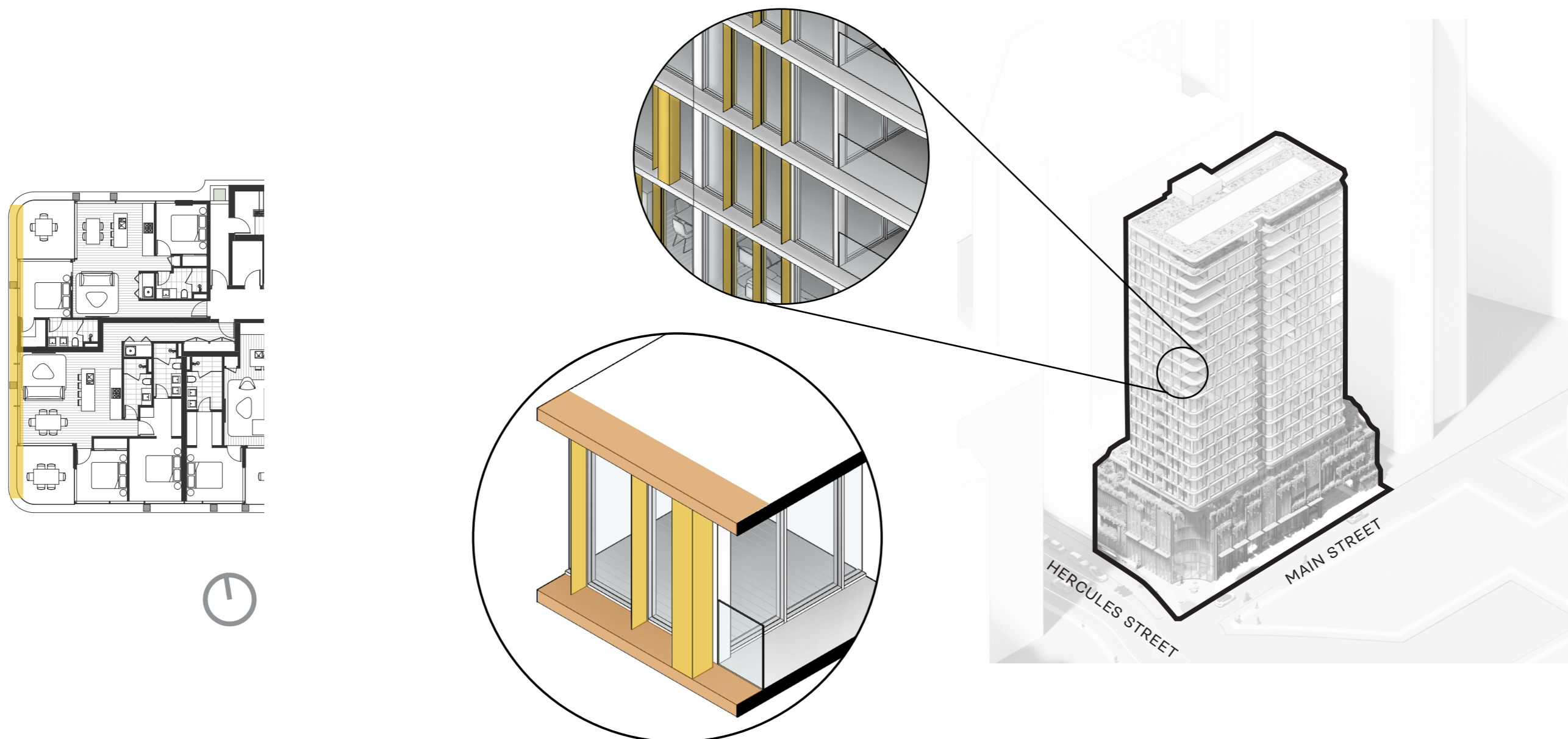
## 4.4 LAYERED FACADES

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.

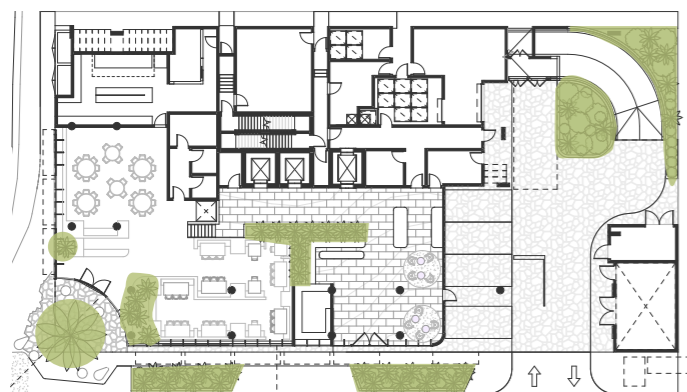
## 5.3 SHADE STRUCTURES

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.

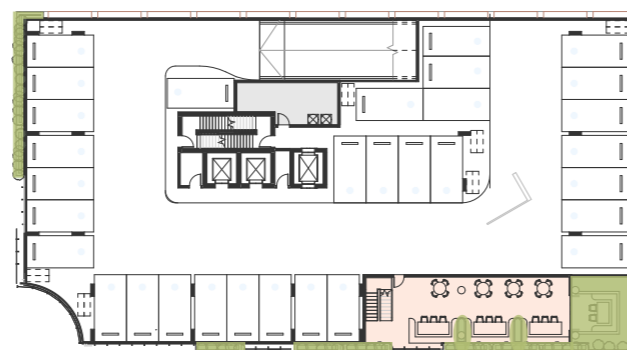
The roof structures on the amenity level also provide protection, allowing residents to enjoy outdoor spaces in comfort.

- SUN PATH
- SLAB OVERHANG
- VERTICAL SHADING

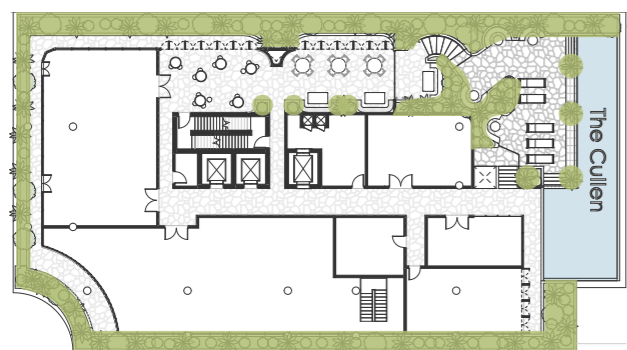
# 6. Buildings that Breathe - Living Greenery



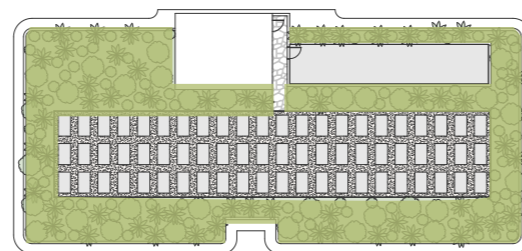
GROUND LEVEL



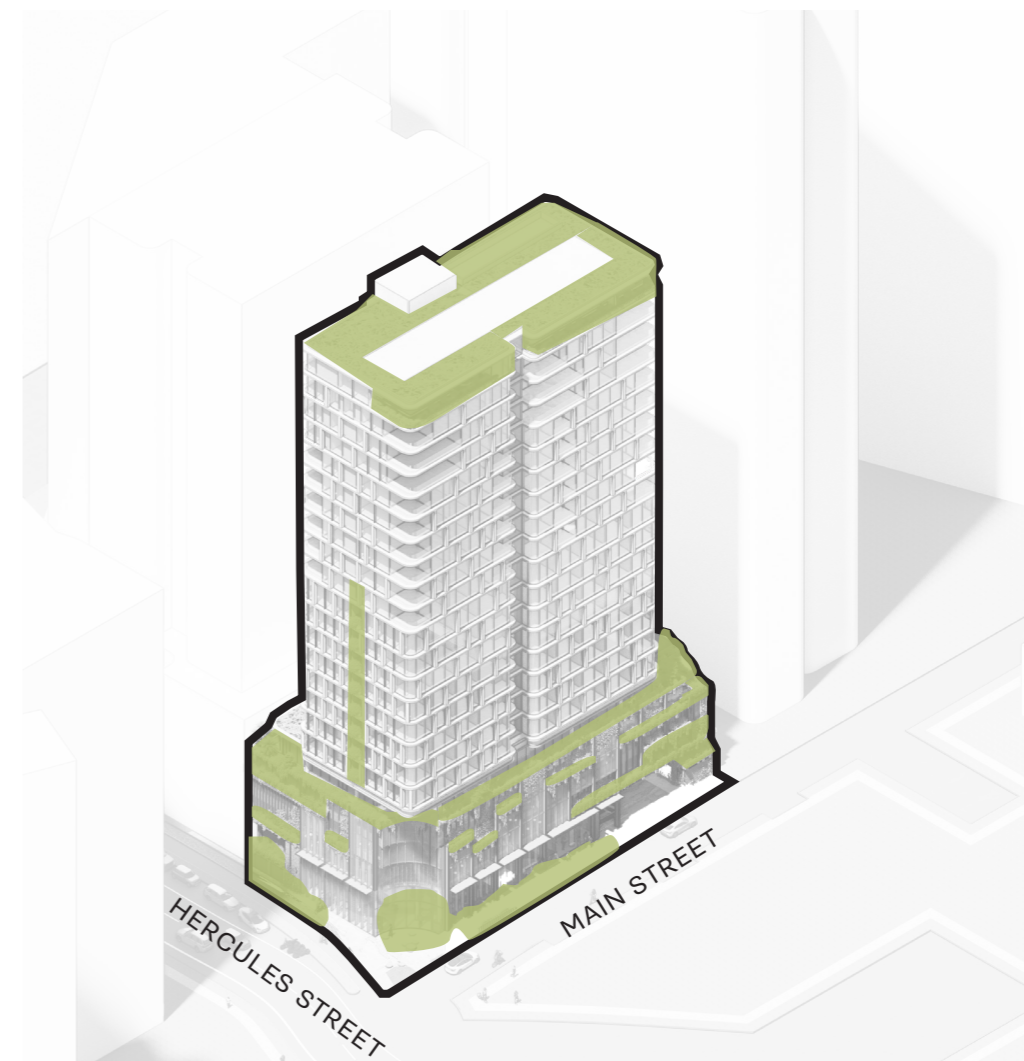
LEVEL 03 PODIUM CARPARKING



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



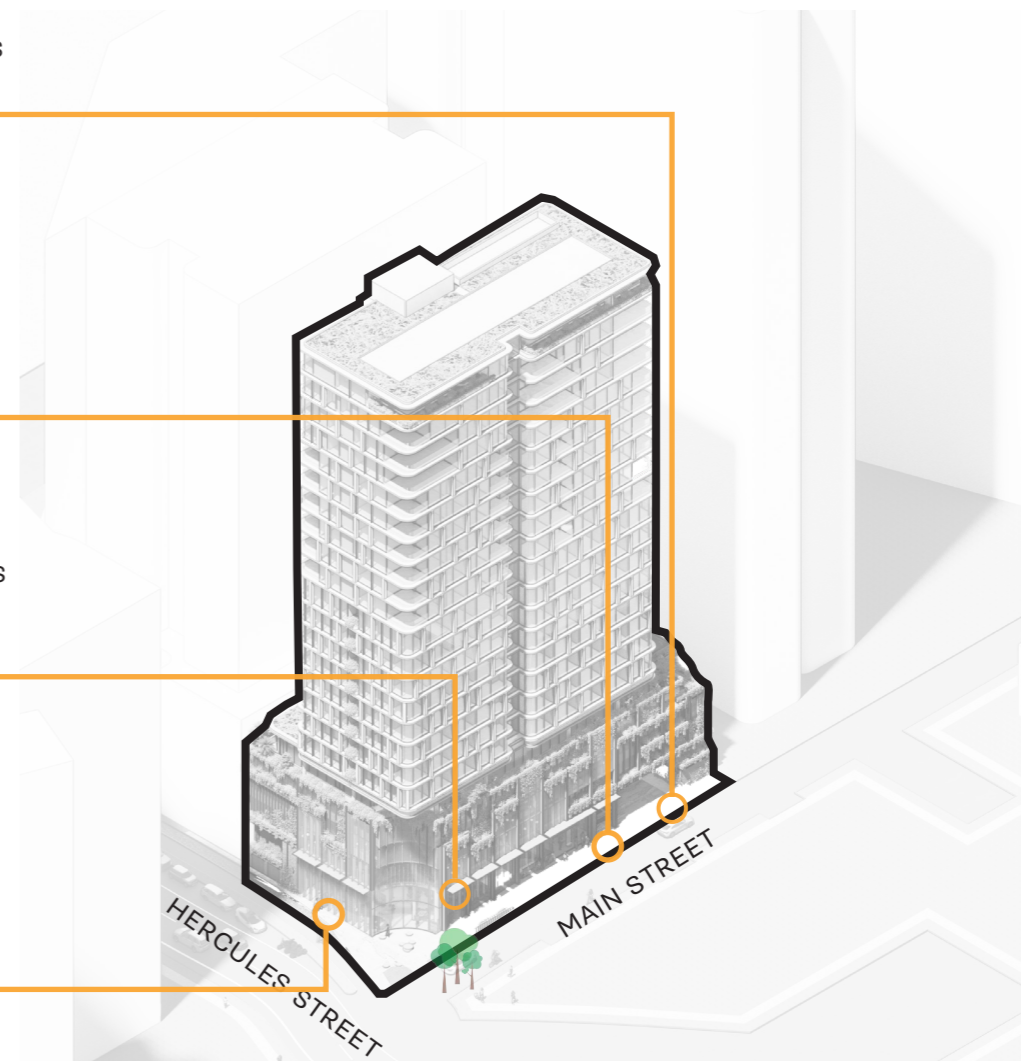
Substantial podium activation



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

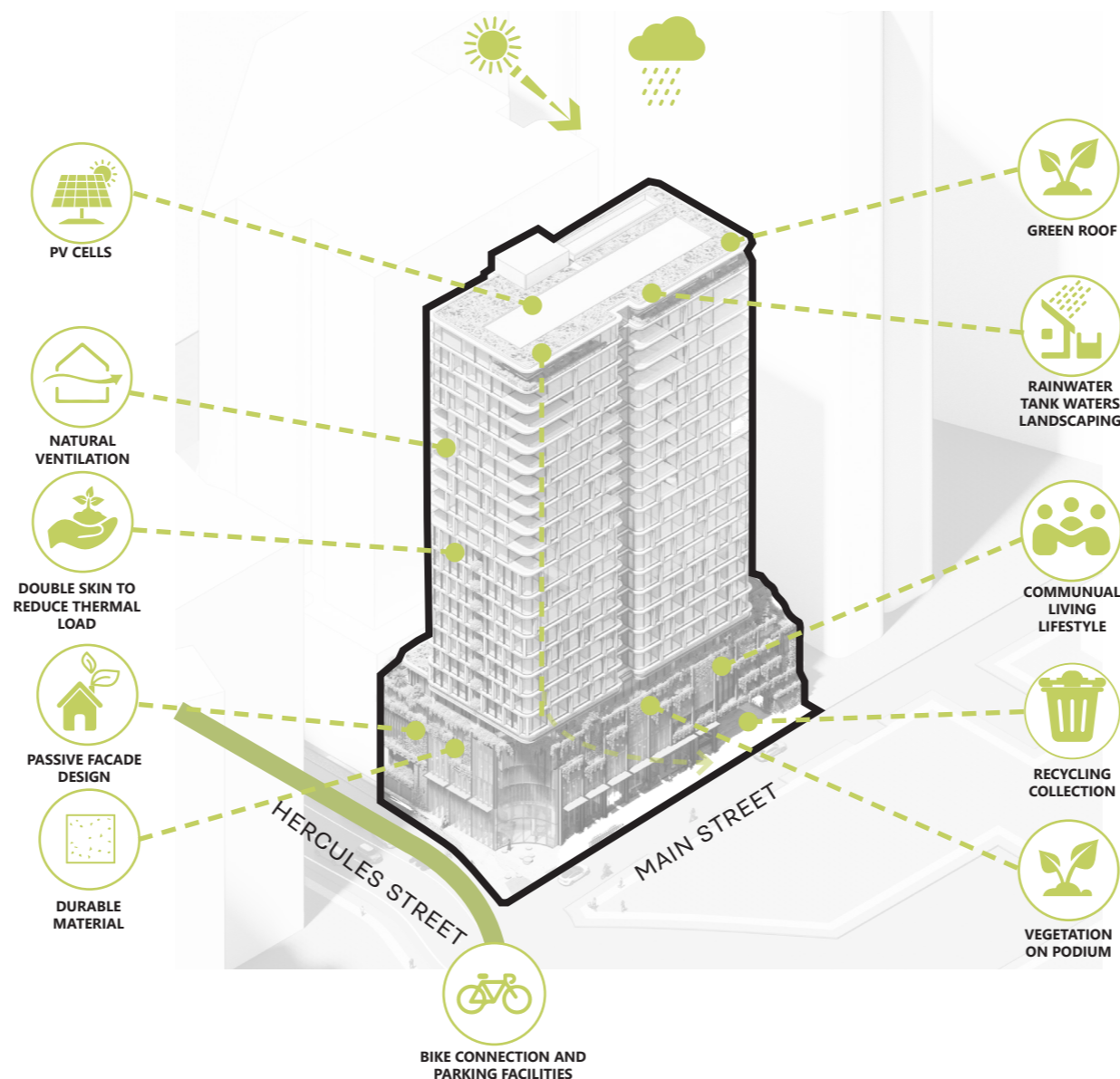
Aluminium fins are used on the facade to enhance longevity and reduce maintenance.

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

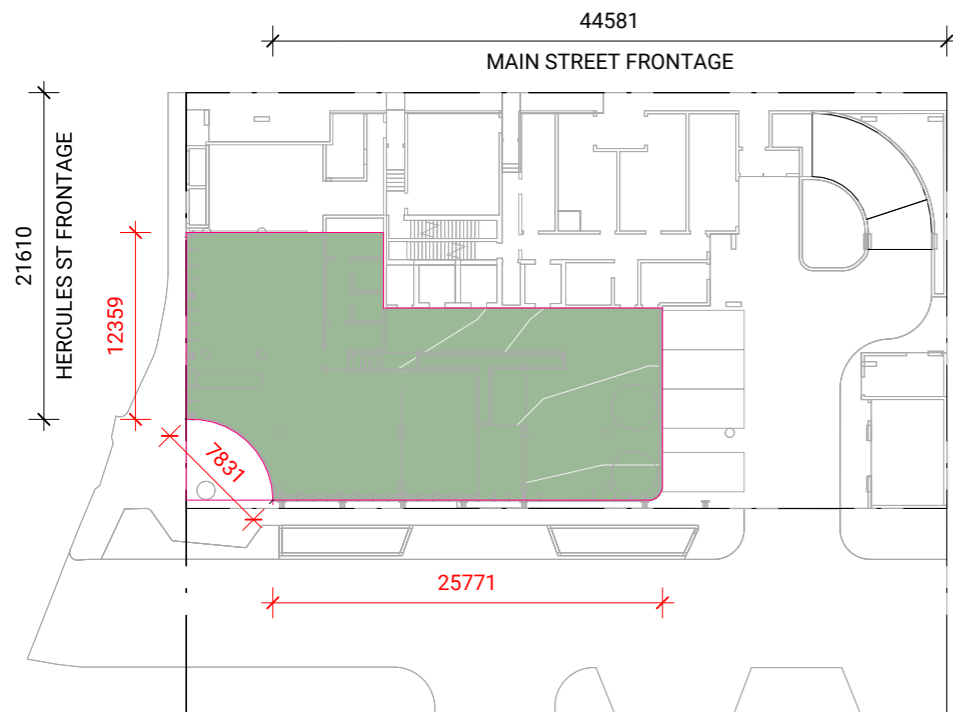
Development is adjacent to bike path.

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. .

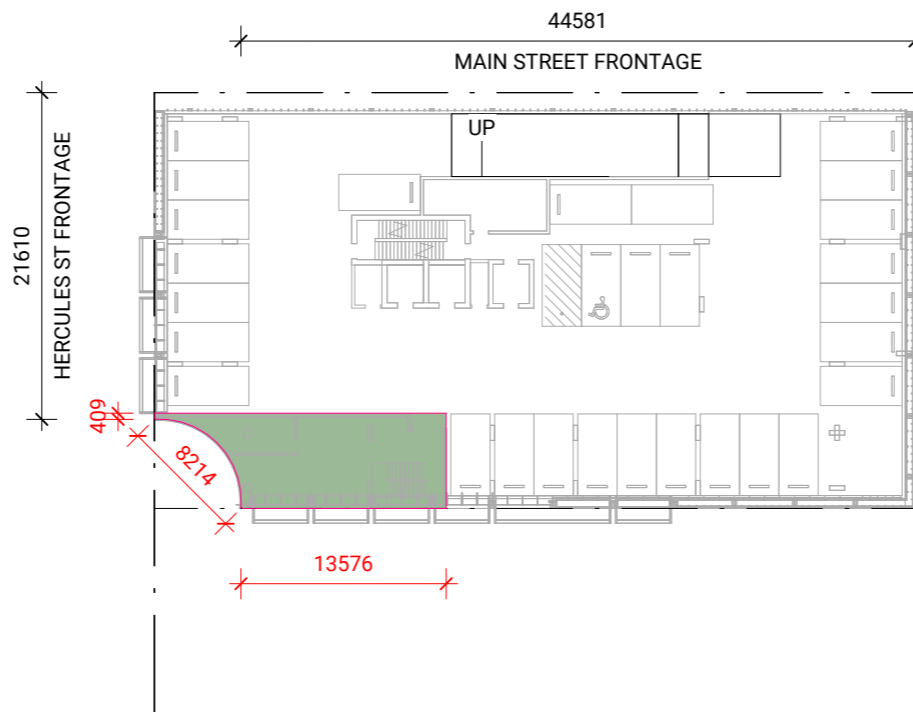
## 8.4 CERTIFICATION

ESD consultant engaged to ensure all sustainability requirements are addressed.

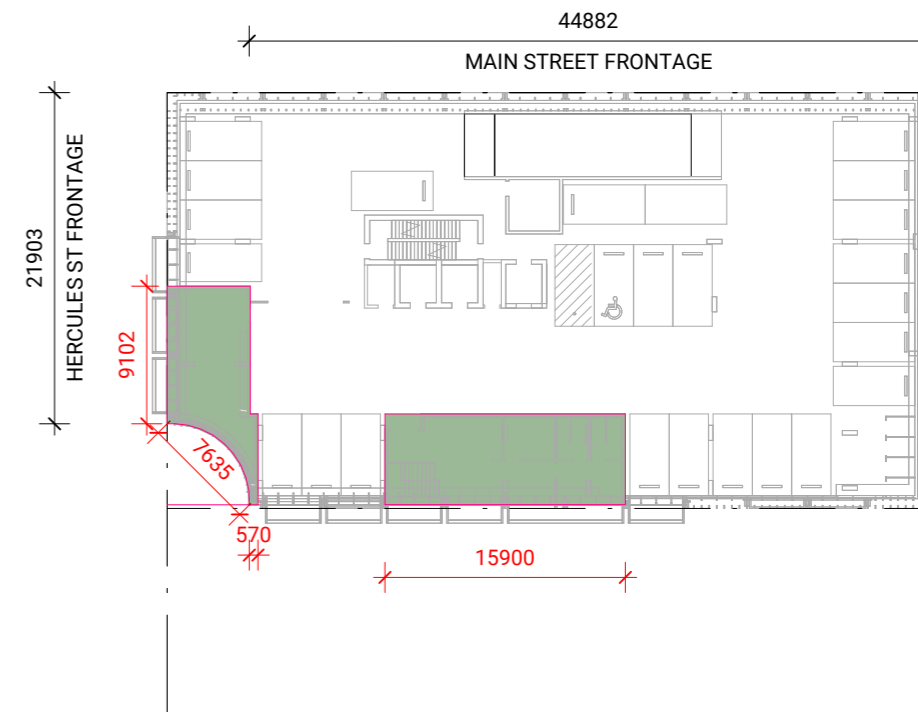
# PODIUM ACTIVATION



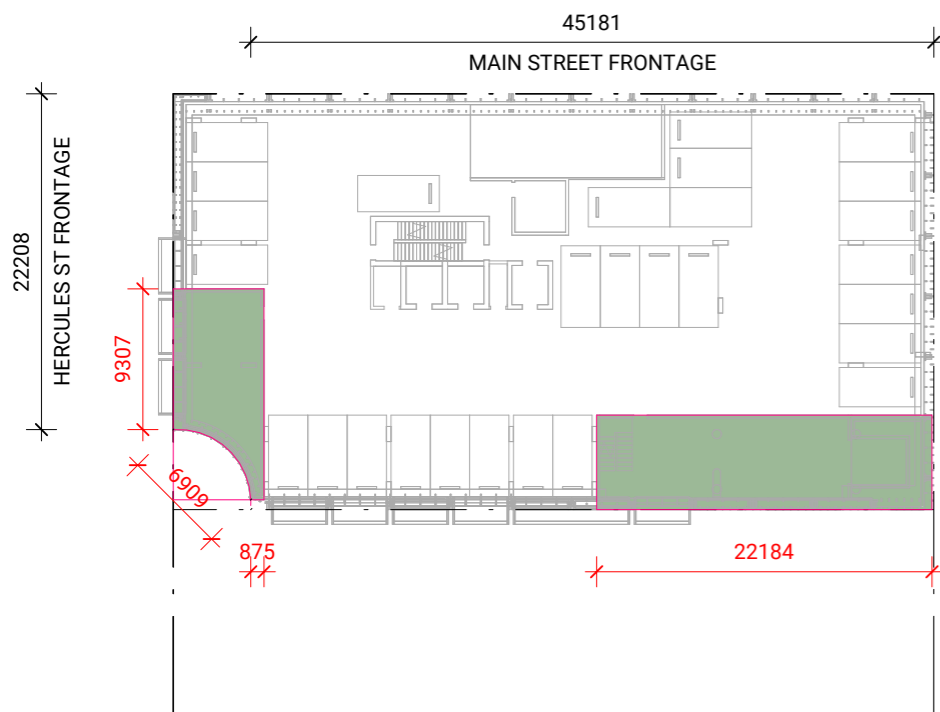
**GROUND LEVEL**



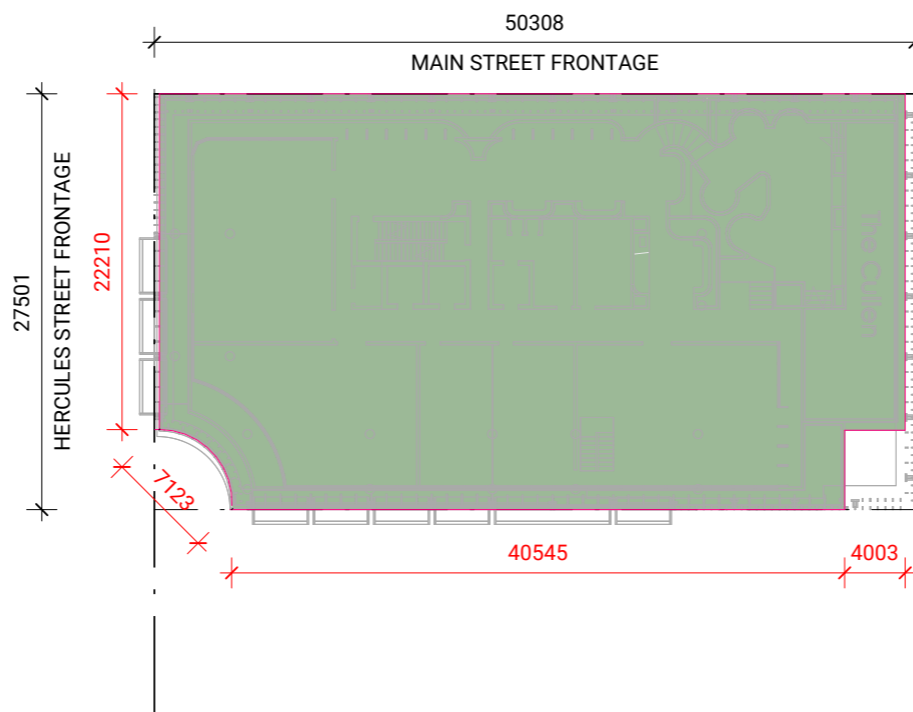
**LEVEL 01 - PODIUM CARPARKING**



**LEVEL 02 - PODIUM CARPARKING**



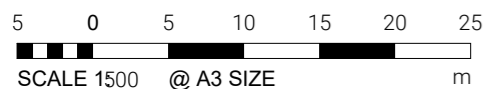
**LEVEL 03 - PODIUM CARPARKING**



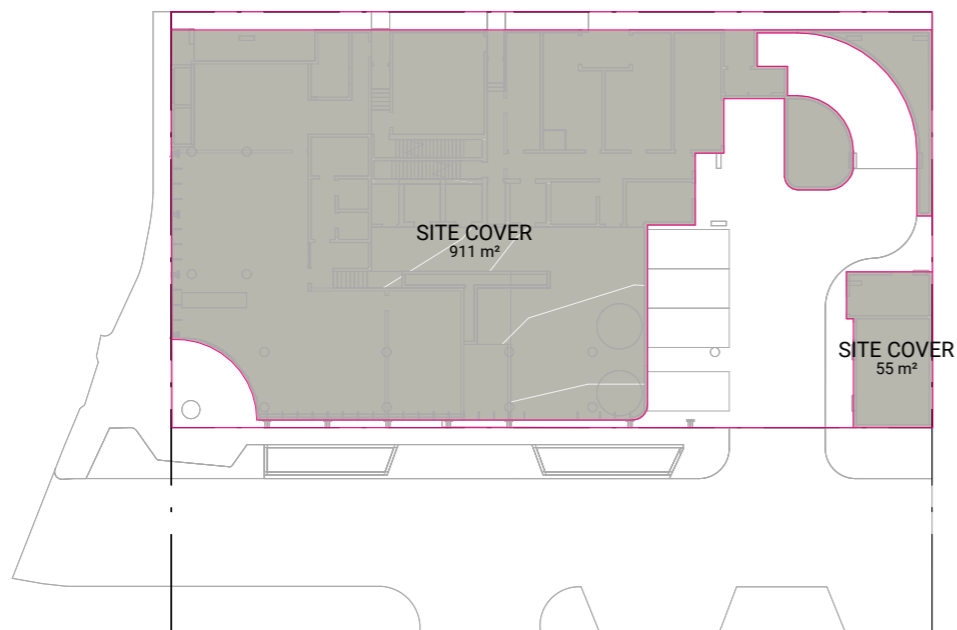
**LEVEL 04 - RECREATION**

## ACTIVATION CALCULATIONS

STREET FRONTAGE	390 000
GL	45961
P01	22199
P02	33207
P03	39275
REC	73881
<b>TOTAL</b>	<b>214523</b>
<b>ACTIVATION</b>	<b>55.00%</b>



DA510  
SITE COVER + GFA - GROUND LEVEL

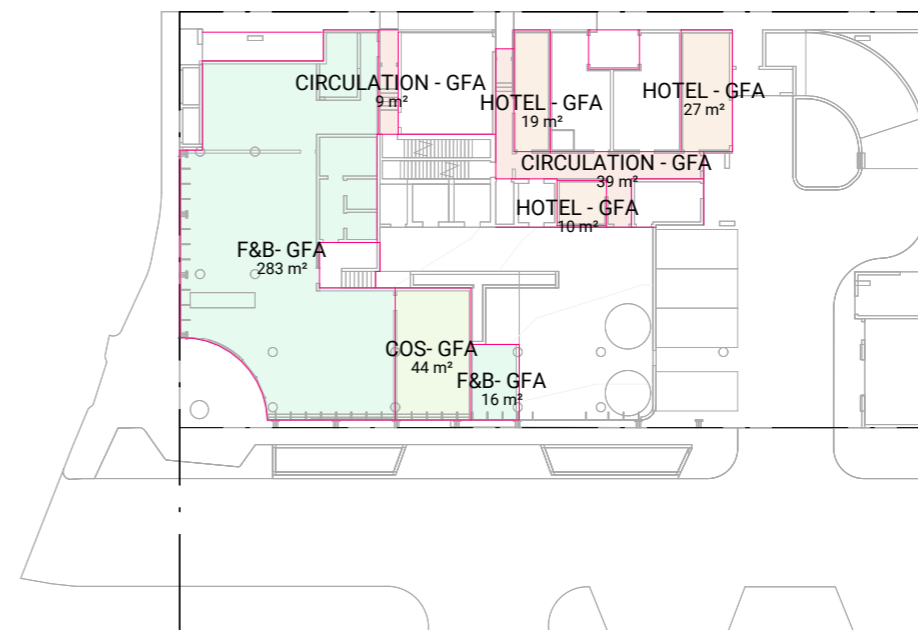


SITE AREA REMAINING	417 m <sup>2</sup>	30%
SITE COVER	966 m <sup>2</sup>	70%
	1384 m <sup>2</sup>	100%

**\*SITE COVER**

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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.

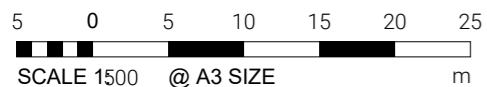


CIRCULATION - GFA	47.5 m <sup>2</sup>
COS- GFA	43.6 m <sup>2</sup>
F&B- GFA	299.3 m <sup>2</sup>
HOTEL - GFA	56.5 m <sup>2</sup>
<b>TOTAL GFA</b>	<b>446.9 m<sup>2</sup></b>

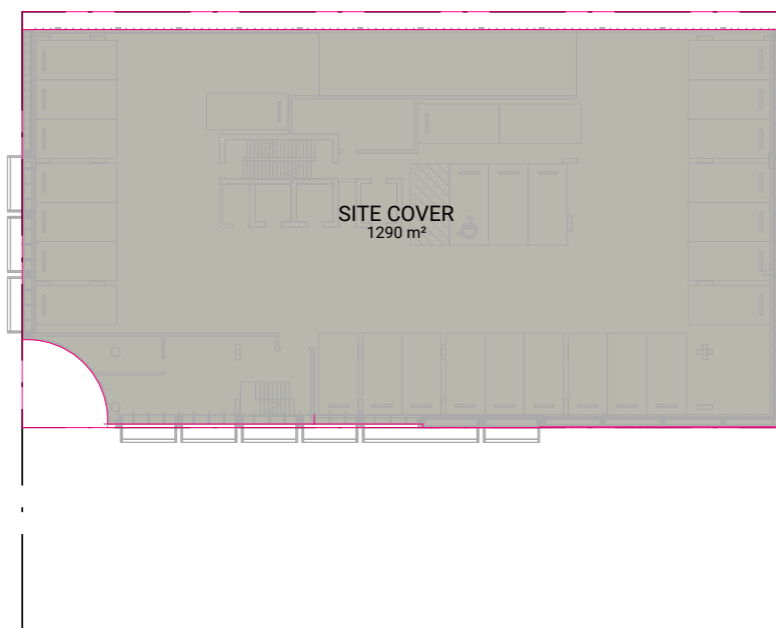
**\*GROSS FLOOR AREA (GFA)**

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.



DA511  
 SITE COVER + GFA - LEVEL 01 - PODIUM CARPARKING

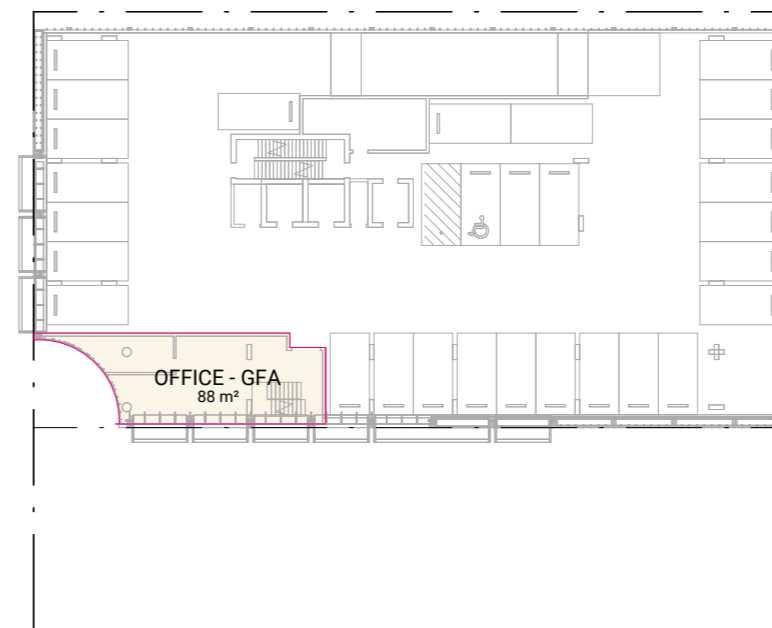


SITE AREA REMAINING	92 m <sup>2</sup>	7%
SITE COVER	1290 m <sup>2</sup>	93%
	1383 m <sup>2</sup>	100%

**\*SITE COVER**

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- the eaves of a building; or
- a sun shade.

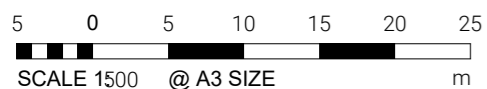


OFFICE - GFA	88.3 m <sup>2</sup>
<b>TOTAL GFA</b>	<b>88.3 m<sup>2</sup></b>

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

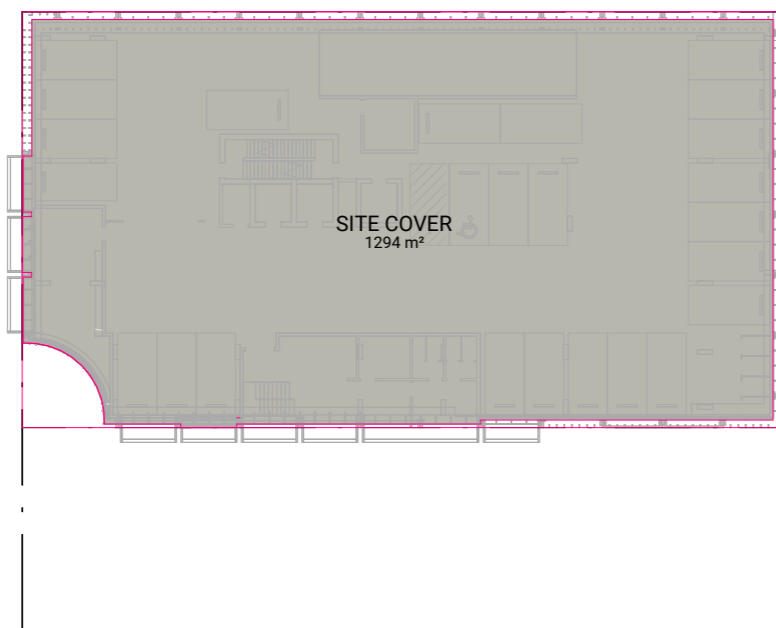
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- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.



DA512

SITE COVER + GFA - LEVEL 02 - PODIUM CARPARKING

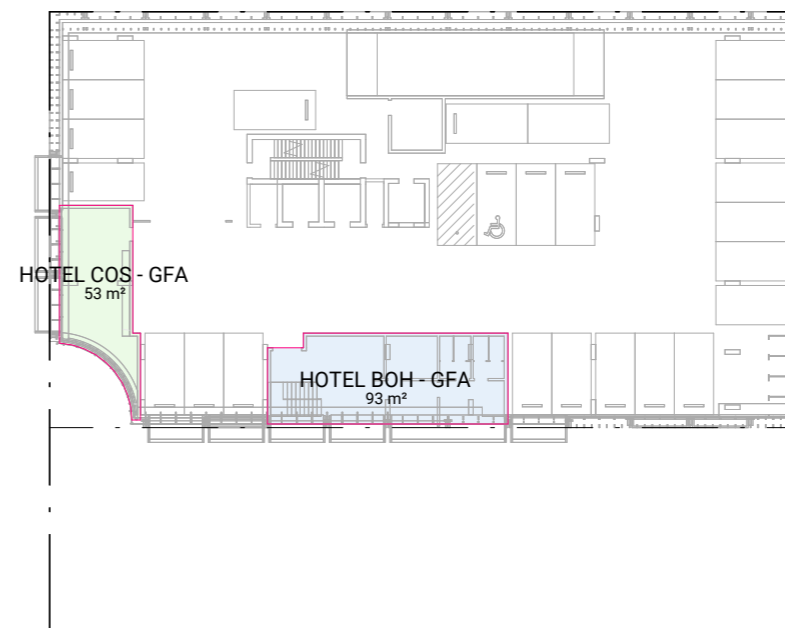


SITE AREA REMAINING	90 m <sup>2</sup>	6%
SITE COVER	1294 m <sup>2</sup>	94%
	1384 m <sup>2</sup>	100%

**\*SITE COVER**

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- the eaves of a building; or
- a sun shade.

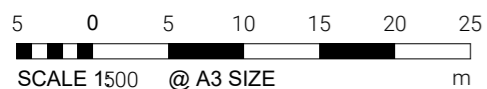


HOTEL BOH - GFA	93.3 m <sup>2</sup>
HOTEL COS - GFA	52.9 m <sup>2</sup>
TOTAL GFA	146.2 m <sup>2</sup>

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

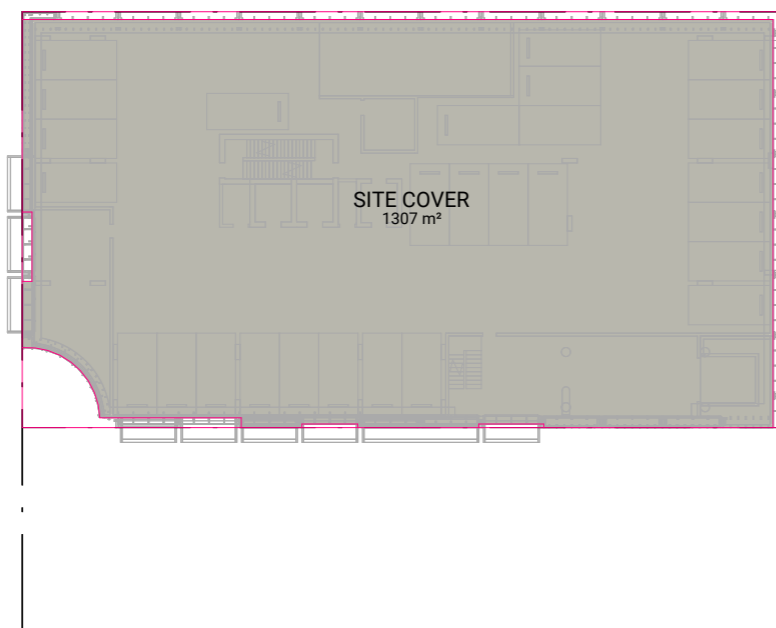
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- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.





DA513  
 SITE COVER + GFA - LEVEL 03 - PODIUM CARPARKING

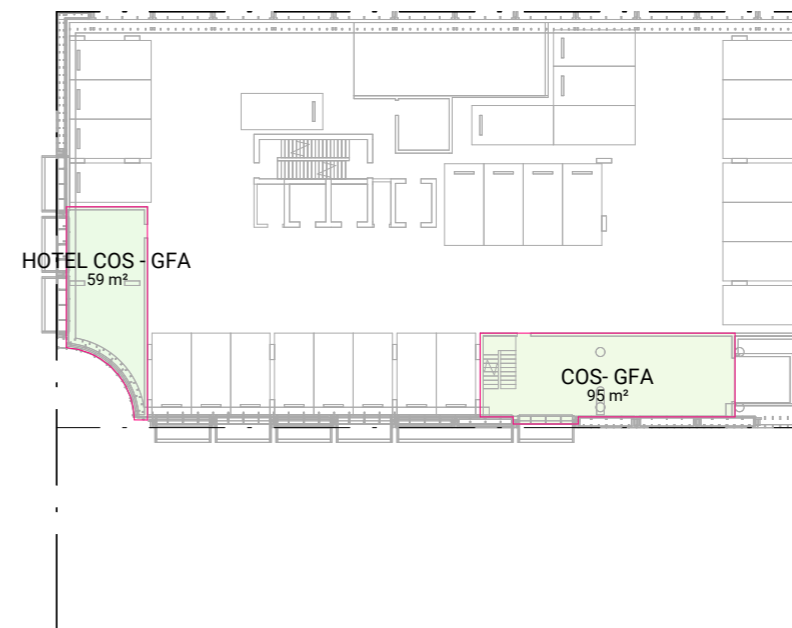


SITE AREA REMAINING	77 m <sup>2</sup>	6%
SITE COVER	1307 m <sup>2</sup>	94%
	1383 m <sup>2</sup>	100%

**\*SITE COVER**

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- the eaves of a building; or
- a sun shade.

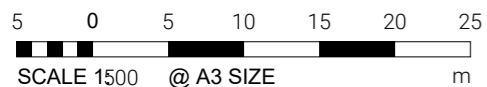


COS- GFA	95.4 m <sup>2</sup>
HOTEL COS - GFA	59.0 m <sup>2</sup>
TOTAL GFA	154.3 m <sup>2</sup>

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

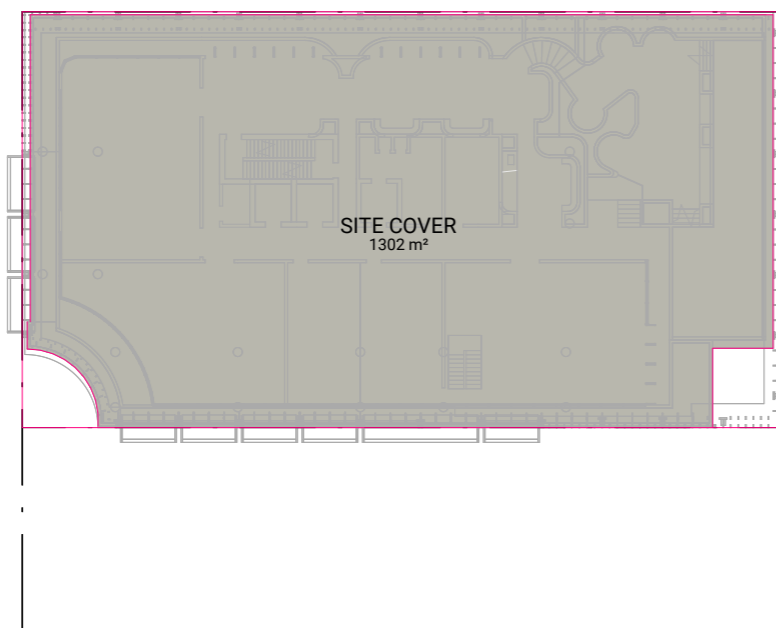
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- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.



DA514

SITE COVER + GFA - LEVEL 04 - RECREATION TERRACE

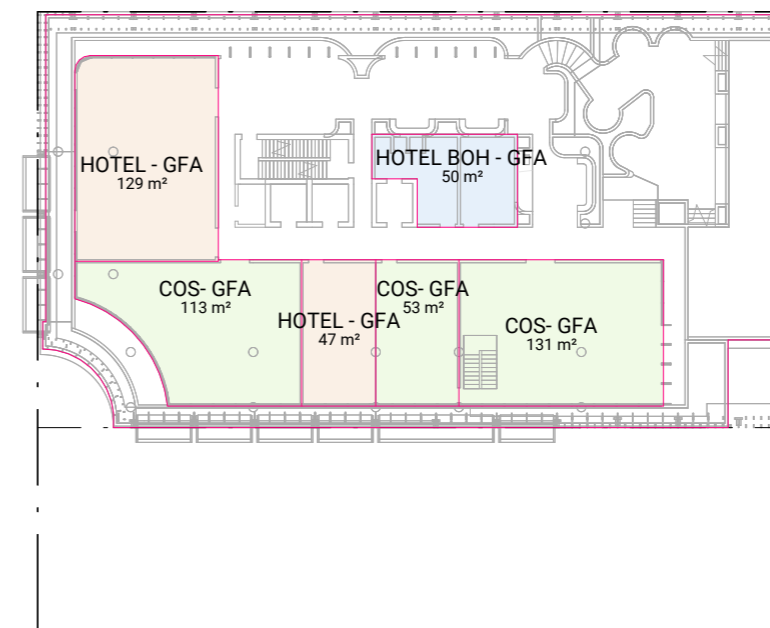


SITE AREA REMAINING	82 m <sup>2</sup>	6%
SITE COVER	1302 m <sup>2</sup>	94%
	1383 m <sup>2</sup>	100%

**\*SITE COVER**

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- the eaves of a building; or
- a sun shade.

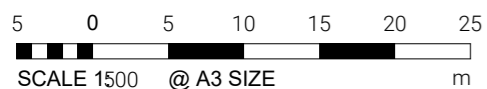


COS - GFA	297.3 m <sup>2</sup>
HOTEL - GFA	176.3 m <sup>2</sup>
HOTEL BOH - GFA	49.6 m <sup>2</sup>
<b>TOTAL GFA</b>	<b>523.1 m<sup>2</sup></b>

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

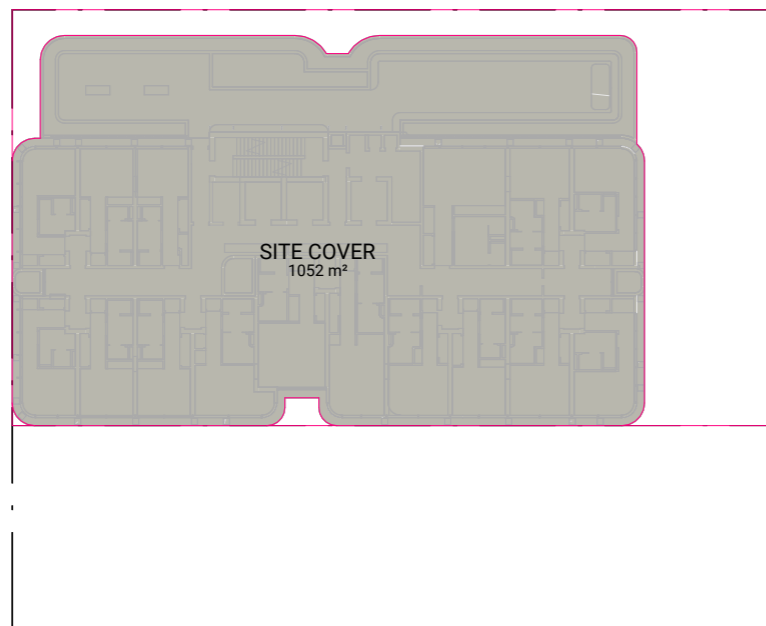
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- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
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DA515

SITE COVER + GFA - LEVEL 05 - HOTEL LOWER

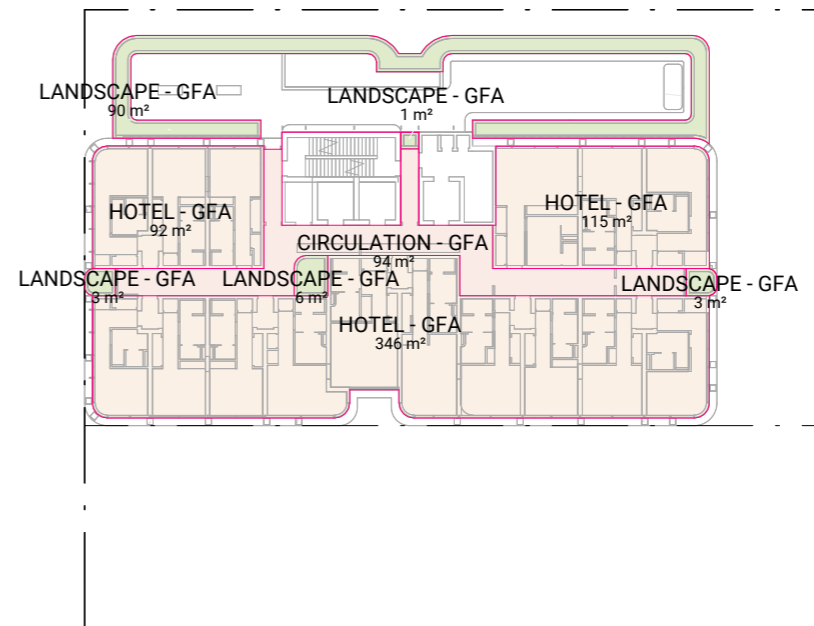


SITE AREA REMAINING	331 m <sup>2</sup>	24%
SITE COVER	1052 m <sup>2</sup>	76%
	1383 m <sup>2</sup>	100%

**\*SITE COVER**

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- a sun shade.

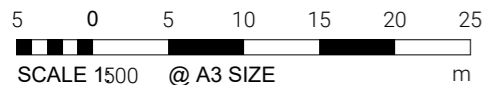


CIRCULATION - GFA	94.3 m <sup>2</sup>
HOTEL - GFA	552.5 m <sup>2</sup>
LANDSCAPE - GFA	104.2 m <sup>2</sup>
<b>TOTAL GFA</b>	<b>751.0 m<sup>2</sup></b>

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

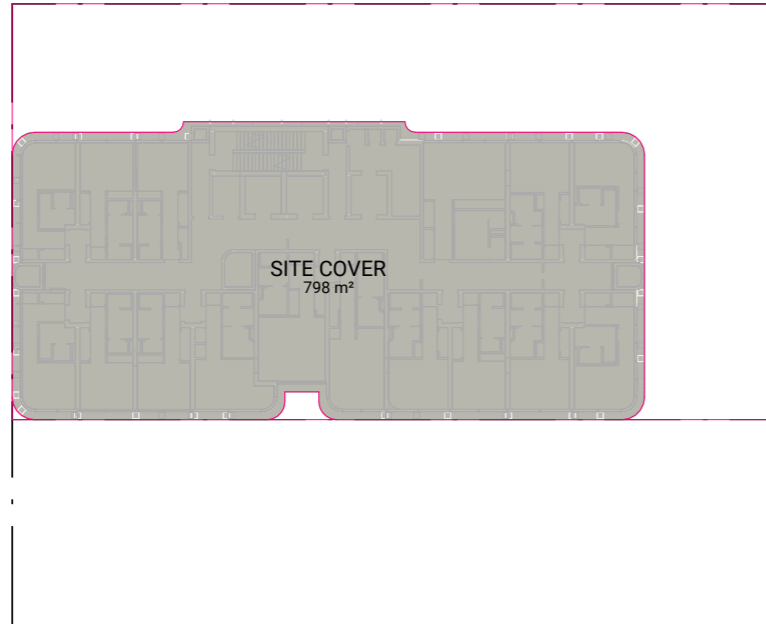
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- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.



DA523

SITE COVER + GFA - LEVEL 06-11 - HOTEL TYPICAL

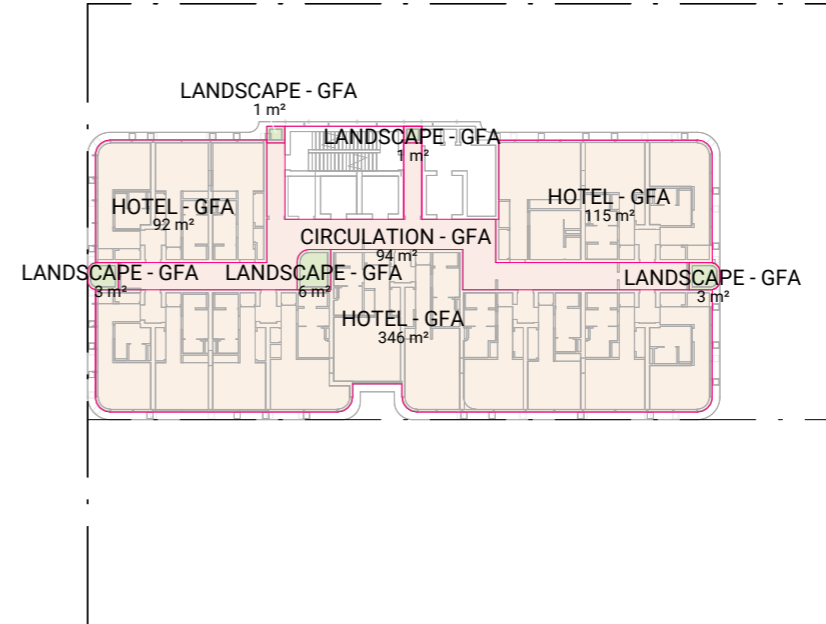


SITE AREA REMAINING	585 m <sup>2</sup>	42%
SITE COVER	798 m <sup>2</sup>	58%
	1383 m <sup>2</sup>	100%

**\*SITE COVER**

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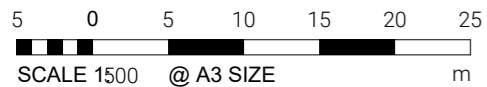


CIRCULATION - GFA	94.4 m <sup>2</sup>
HOTEL - GFA	552.5 m <sup>2</sup>
LANDSCAPE - GFA	15.4 m <sup>2</sup>
<b>TOTAL GFA</b>	<b>662.3 m<sup>2</sup></b>

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

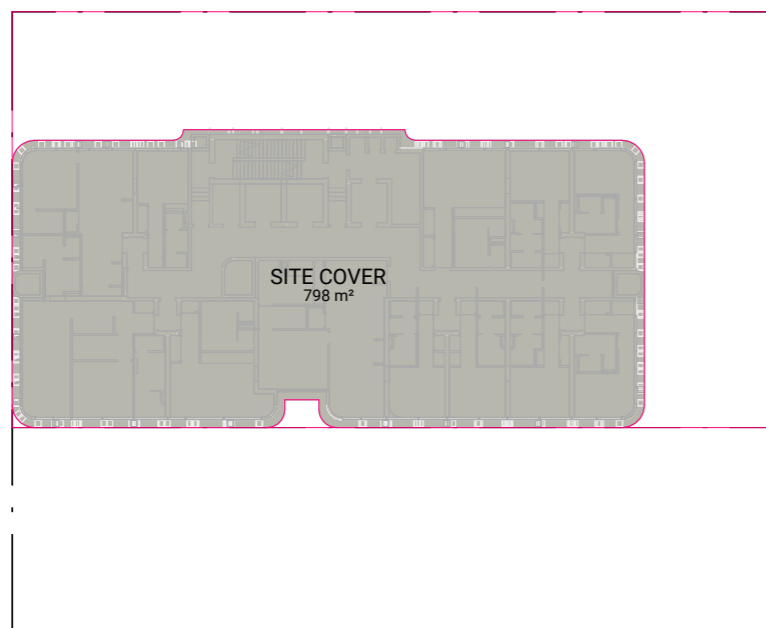
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- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
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DA516

SITE COVER + GFA - LEVEL 12 - HOTEL SUITES

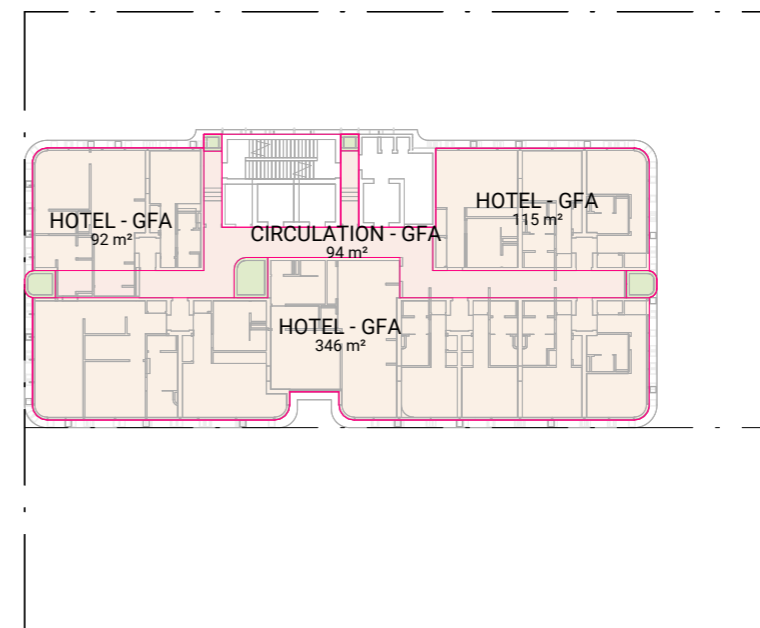


SITE AREA REMAINING	585 m <sup>2</sup>	42%
SITE COVER	798 m <sup>2</sup>	58%
	1383 m <sup>2</sup>	100%

**\*SITE COVER**

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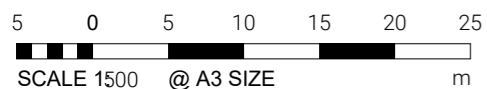


CIRCULATION - GFA	94.3 m <sup>2</sup>
HOTEL - GFA	552.5 m <sup>2</sup>
LANDSCAPE - GFA	15.4 m <sup>2</sup>
<b>TOTAL GFA</b>	<b>662.3 m<sup>2</sup></b>

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

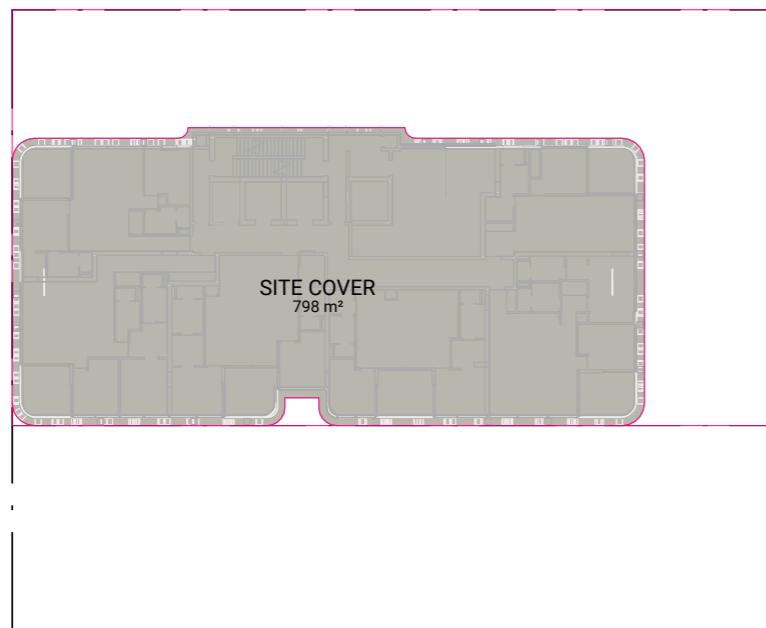
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- a ground floor public lobby; or
- a mall; or
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DA517

SITE COVER + GFA - LEVEL 13 - RESIDENTIAL

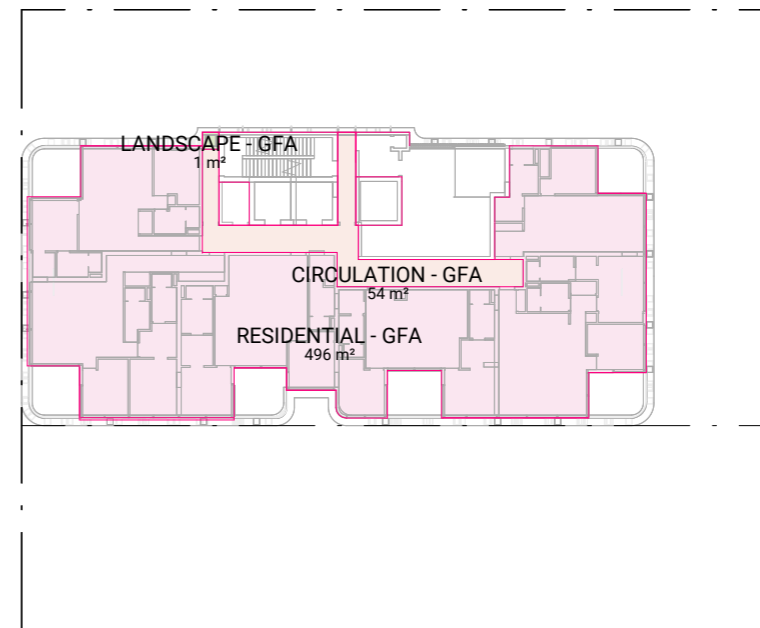


SITE AREA REMAINING	585 m <sup>2</sup>	42%
SITE COVER	798 m <sup>2</sup>	58%
	1383 m <sup>2</sup>	100%

**\*SITE COVER**

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- a sun shade.

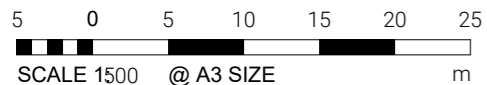


CIRCULATION - GFA	54.3 m <sup>2</sup>
LANDSCAPE - GFA	1.2 m <sup>2</sup>
RESIDENTIAL - GFA	495.6 m <sup>2</sup>
<b>TOTAL GFA</b>	<b>551.1 m<sup>2</sup></b>

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

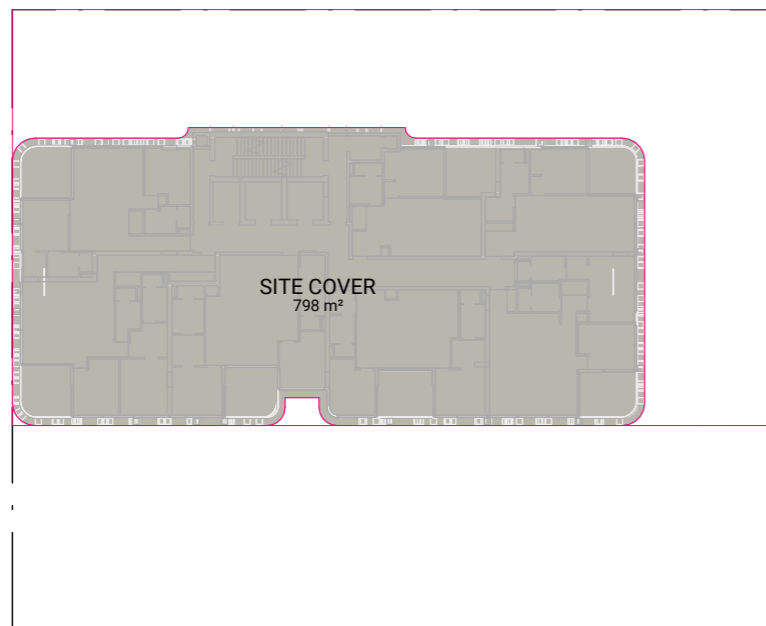
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- a mall; or
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DA518

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

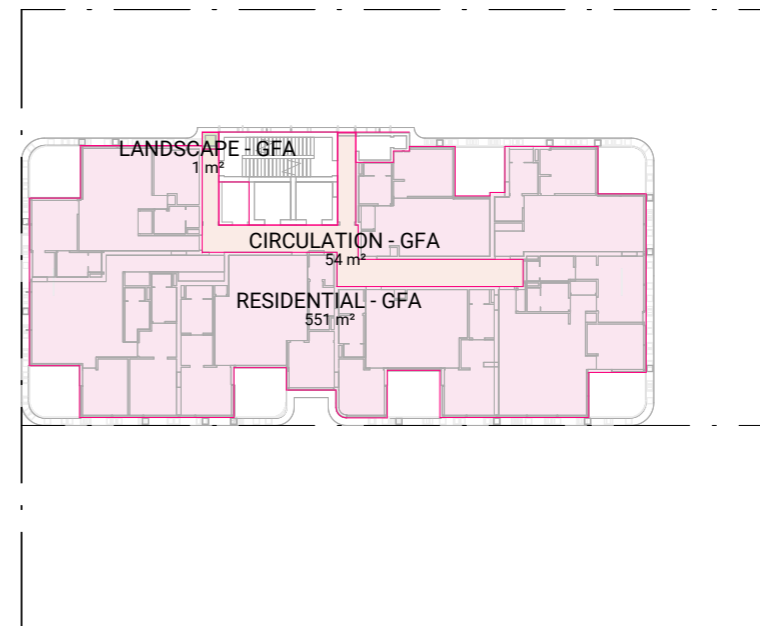


SITE AREA REMAINING	585 m <sup>2</sup>	42%
SITE COVER	798 m <sup>2</sup>	58%
	1383 m <sup>2</sup>	100%

**\*SITE COVER**

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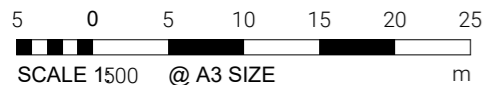


CIRCULATION - GFA	54.2 m <sup>2</sup>
LANDSCAPE - GFA	1.2 m <sup>2</sup>
RESIDENTIAL - GFA	551.5 m <sup>2</sup>
<b>TOTAL GFA</b>	<b>606.9 m<sup>2</sup></b>

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

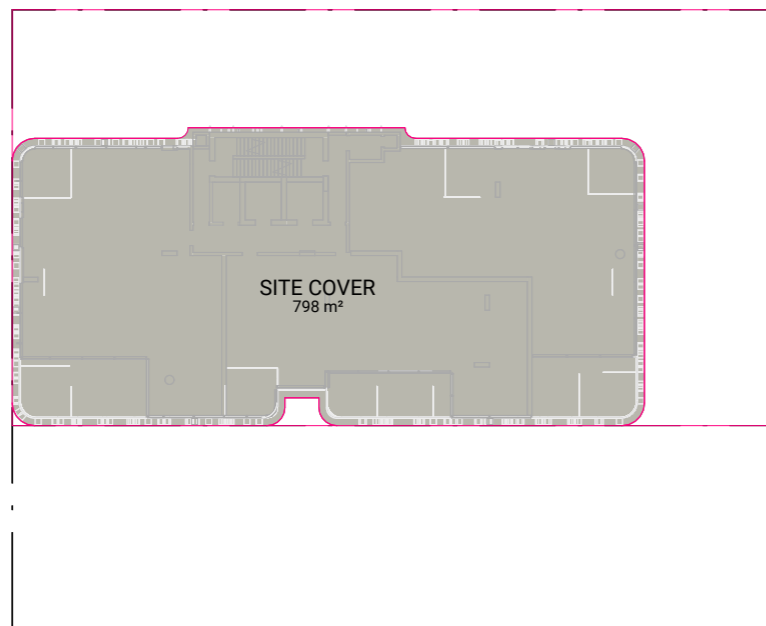
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- a mall; or
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DA519

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

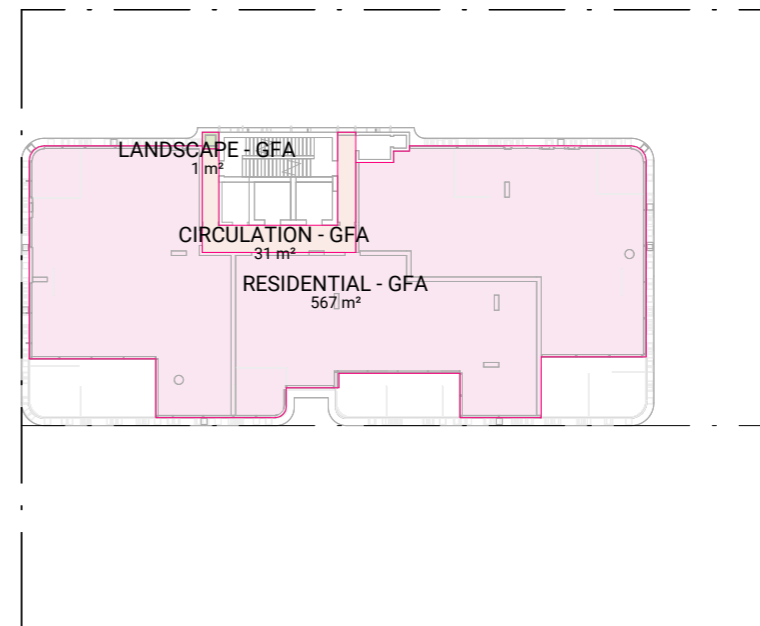


SITE AREA REMAINING	585 m <sup>2</sup>	42%
SITE COVER	798 m <sup>2</sup>	58%
	1383 m <sup>2</sup>	100%

**\*SITE COVER**

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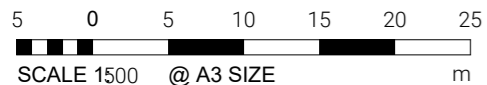


CIRCULATION - GFA	31.2 m <sup>2</sup>
LANDSCAPE - GFA	1.2 m <sup>2</sup>
RESIDENTIAL - GFA	567.4 m <sup>2</sup>
<b>TOTAL GFA</b>	<b>599.8 m<sup>2</sup></b>

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

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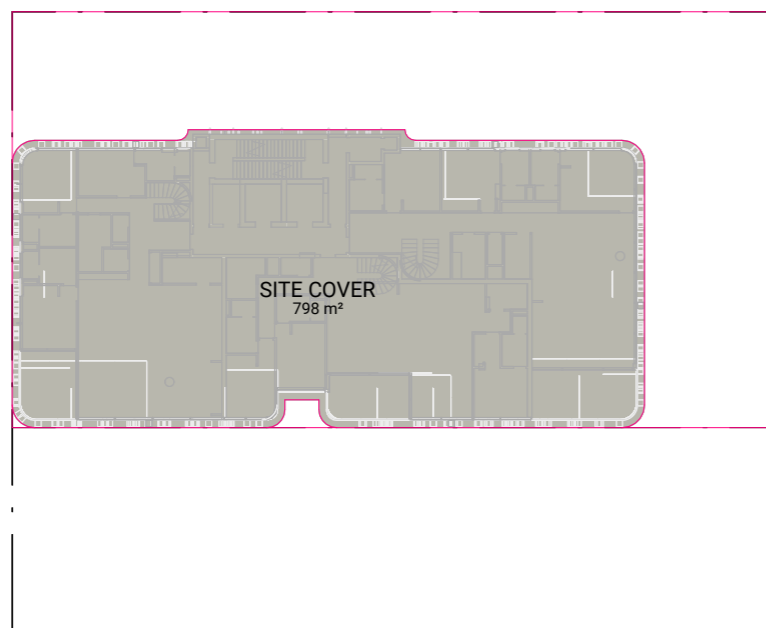
- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.





DA520

SITE COVER + GFA - LEVEL 21 - PENTHOUSES LOWER

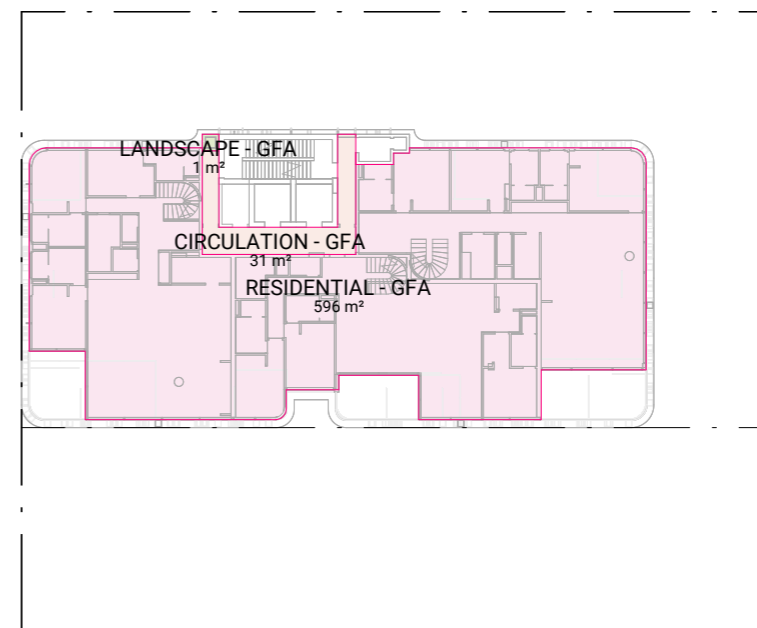


SITE AREA REMAINING	585 m <sup>2</sup>	42%
SITE COVER	798 m <sup>2</sup>	58%
	1383 m <sup>2</sup>	100%

**\*SITE COVER**

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- the eaves of a building; or
- a sun shade.

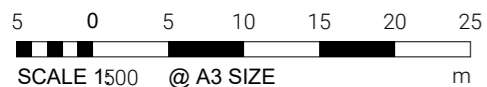


CIRCULATION - GFA	31.2 m <sup>2</sup>
LANDSCAPE - GFA	1.2 m <sup>2</sup>
RESIDENTIAL - GFA	596.2 m <sup>2</sup>
<b>TOTAL GFA</b>	<b>628.6 m<sup>2</sup></b>

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

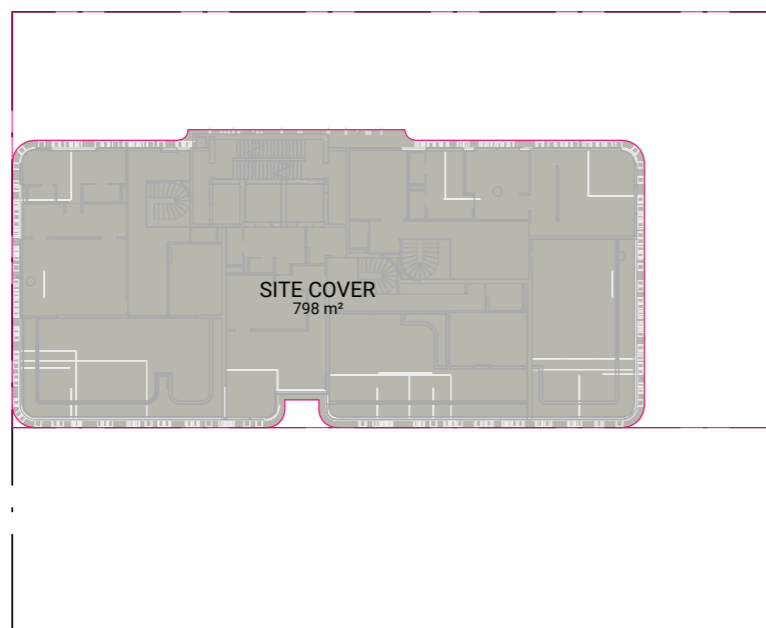
According to the Brisbane City Council (BCC) definition, gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for —

- 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.



DA521

SITE COVER + GFA - LEVEL 22 - PENTHOUSES UPPER

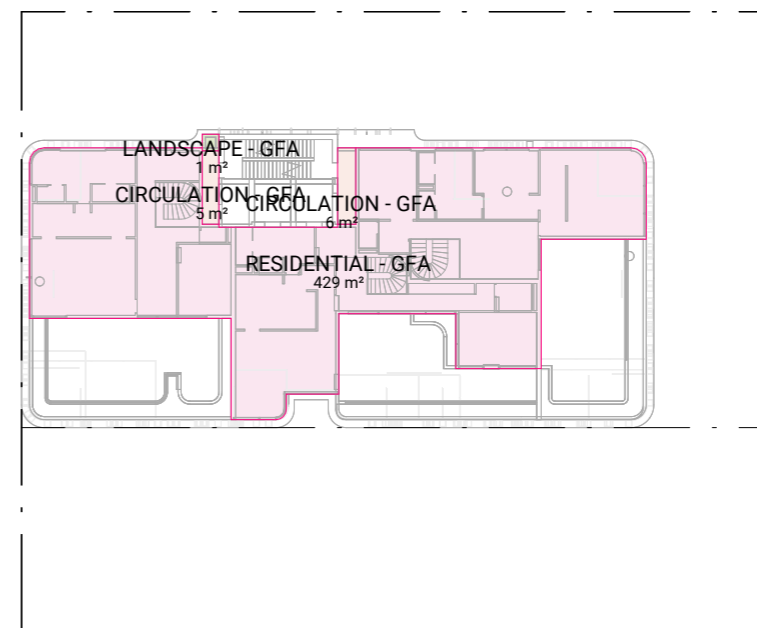


SITE AREA REMAINING	585 m <sup>2</sup>	42%
SITE COVER	798 m <sup>2</sup>	58%
	1383 m <sup>2</sup>	100%

**\*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.

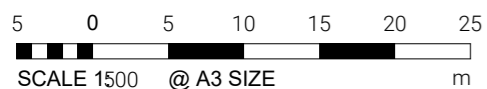


CIRCULATION - GFA	11.4 m <sup>2</sup>
LANDSCAPE - GFA	1.2 m <sup>2</sup>
RESIDENTIAL - GFA	428.5 m <sup>2</sup>
<b>TOTAL GFA</b>	<b>441.1 m<sup>2</sup></b>

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

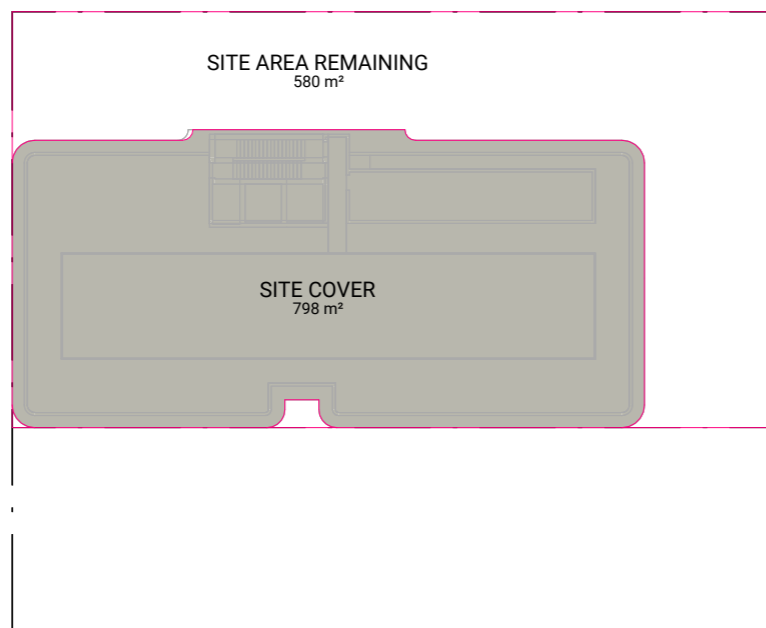
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- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.



DA522

SITE COVER + GFA - LEVEL 23 - ROOF

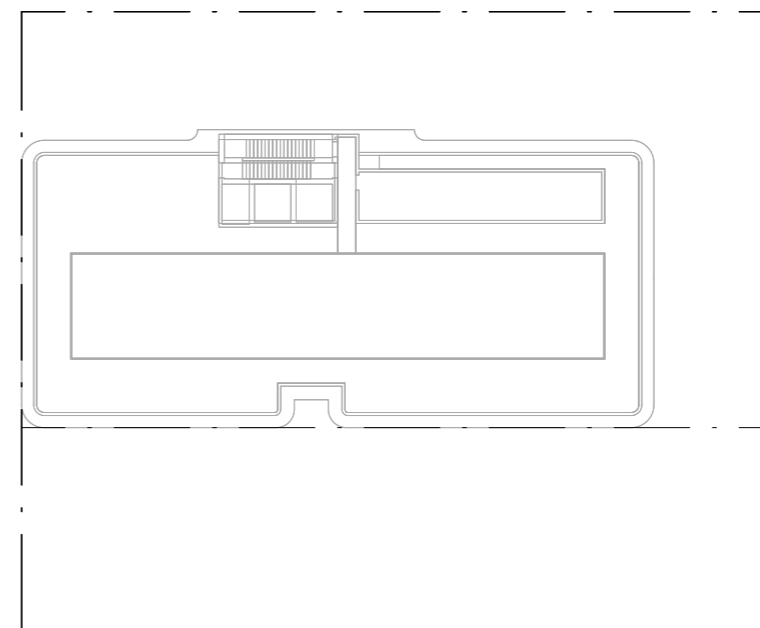


SITE AREA REMAINING	586 m <sup>2</sup>	42%
SITE COVER	798 m <sup>2</sup>	58%
	1383 m <sup>2</sup>	100%

**\*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 –

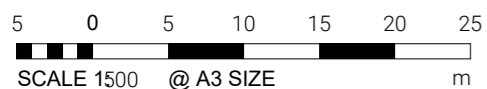
- in a landscaped or open space area, including, for example, a gazebo or shade structure; or
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- the eaves of a building; or
- a sun shade.



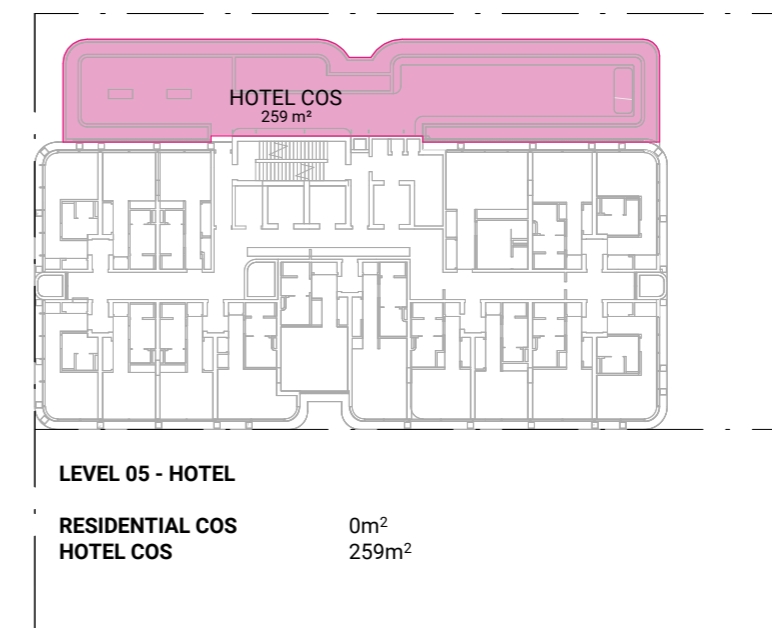
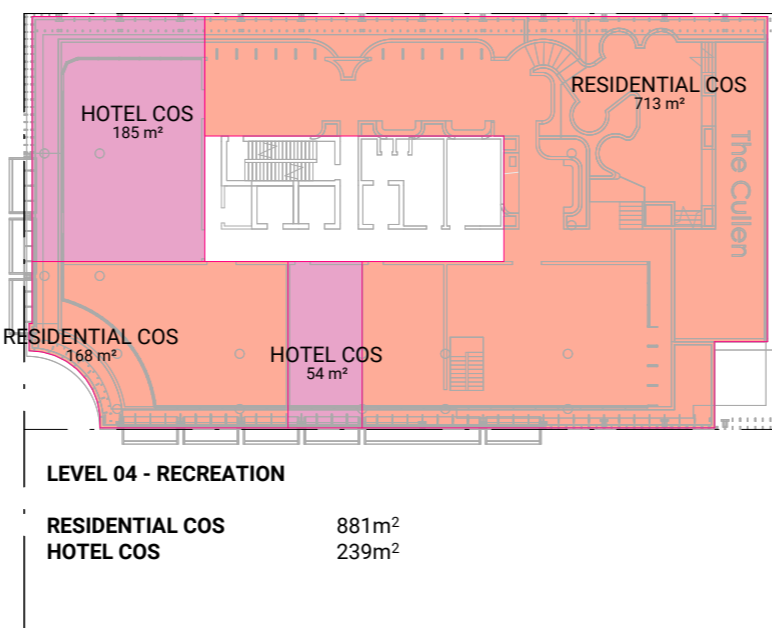
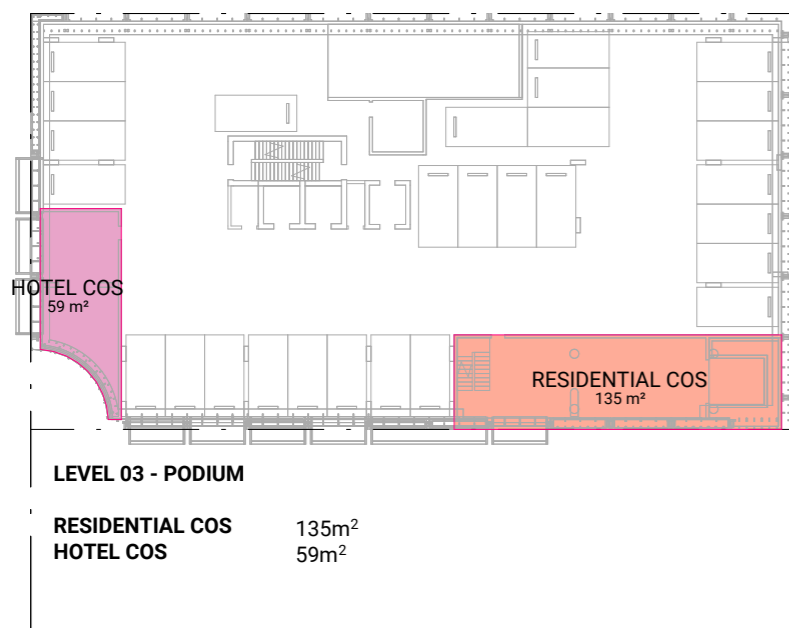
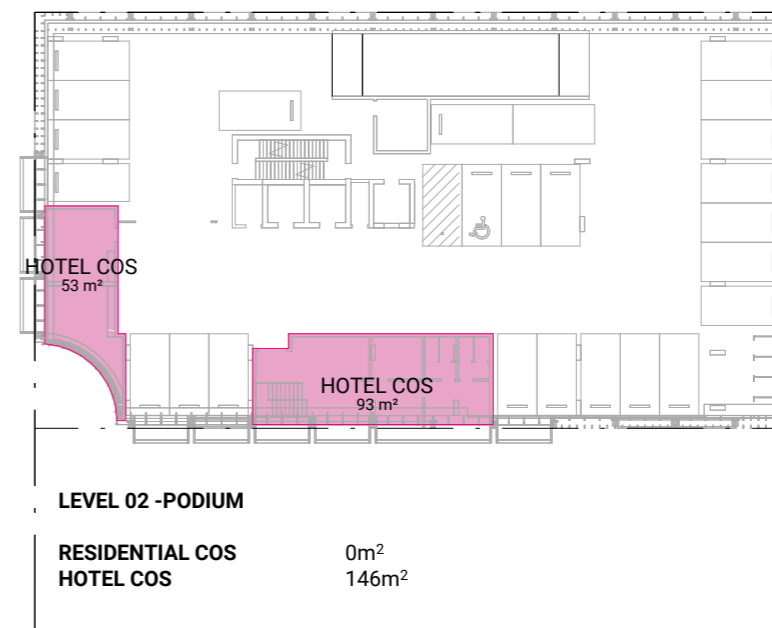
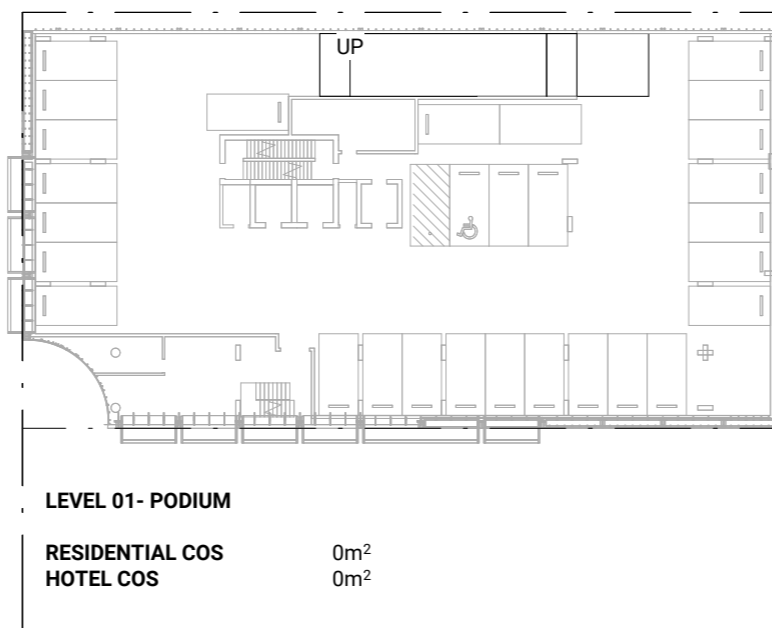
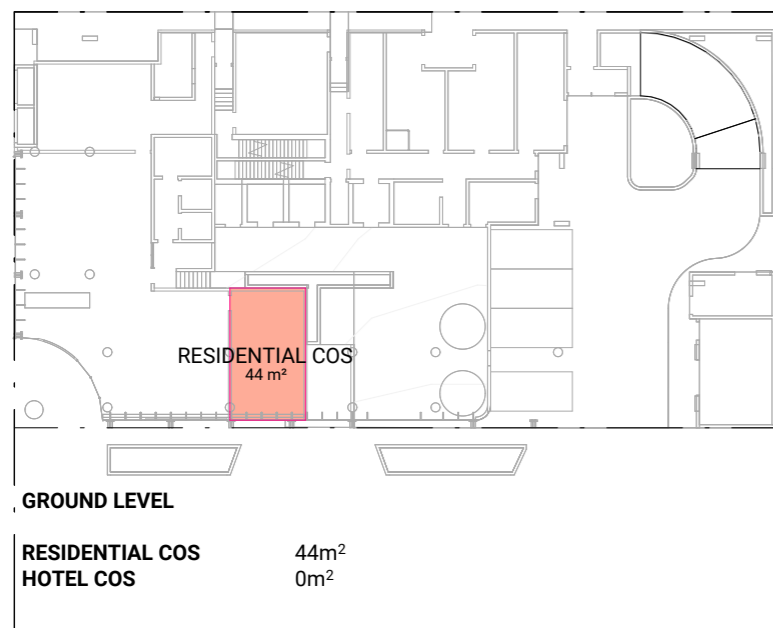
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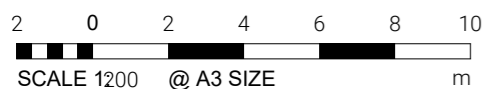
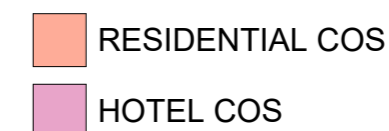
DA580  
COMMUNAL OPEN SPACE PLANS



**COMMUNAL OPEN SPACE (COS) SUMMARY**

	RESIDENTIAL	HOTEL
GROUND LEVEL COS	44m <sup>2</sup>	0m <sup>2</sup>
LEVEL 01 PODIUM COS	0m <sup>2</sup>	0m <sup>2</sup>
LEVEL 02 PODIUM COS	0m <sup>2</sup>	146m <sup>2</sup>
LEVEL 03 PODIUM COS	135m <sup>2</sup>	59m <sup>2</sup>
LEVEL 04 RECREATION COS	881m <sup>2</sup>	239m <sup>2</sup>
LEVEL 05	0m <sup>2</sup>	259m <sup>2</sup>
<b>TOTAL</b>	<b>1060m<sup>2</sup></b>	<b>703m<sup>2</sup></b>
<b>TOTAL OVERALL COS</b>	<b>1761m<sup>2</sup></b>	
<b>RATIO OVERALL COS TO SITE AREA</b>	<b>127.33%</b>	
<b>TOTAL RESIDENTIAL GFA</b>	<b>6279 m<sup>2</sup></b>	
<b>RATIO RESI COS TO GFA</b>	<b>16.88%</b>	

**COMMUNAL OPEN SPACE**



# Development Summary

	Residential		Hotel										Commercial		Communal (Recreation)			Carparking		Building Services / Circulation		Area Per Floor	Max Allowable Height 85m	*Incl. lift overrun
	Internal Area	External Area	1 Bed	2 Bed	3 Bed +	Small	Medium	Large	Suite	Single key	Dual key	Common Internal	Common External	Tenancy	External	Area Internal	Area External	Landscaping	Area	No. of Spaces	Circulation	Services + Core	Gross Floor Area (GFA)	
	sqm	sqm												sqm		sqm	sqm	sqm	sqm	qty	sqm	sqm	sqm	mm
Ground Level														285		44		95	324	4	132	299	447	5200
Level 01																			88	29		86	88	3100
Level 02																			146	25		86	146	3100
Level 03																			59			86	154	3100
Level 04 (Recreation)													10			297	390	223				108	523	4600
Level 05	553					7	8	1		2	7											78	751	3100
Level 06	553					7	8	1		2	7		169									78	662	3100
Level 07	553					7	8	1		2	7											78	662	3100
Level 08	553					7	8	1		2	7											78	662	3100
Level 09	553					7	8	1		2	7											78	662	3100
Level 10	553					7	8	1		2	7											78	662	3100
Level 11	553					7	8	1		2	7											78	662	3100
Level 12	563					1	6	2	3	2	5											84	78	3600
Level 13	494	68	1	5																		54	122	3200
Level 14	549	78	2	5																		55	607	3200
Level 15	549	78	2	5																		55	607	3200
Level 16	549	78	2	5																		55	607	3200
Level 17	549	78	2	5																		55	607	3200
Level 18	549	78	2	5																		55	607	3200
Level 19	566	85		3																		31	55	600
Level 20	566	85		3																		31	55	600
Level 21	593	98		3																		31	55	628
Level 22	427	175																				71	49	441
Level 23 Roof																						346	10	347
Totals	9825	861	11	30	9	50	62	9	3	16	54			285		436	401	1036	3476	86	1397	2247	12599	7900

Carparking Analysis		Visitor	Disability	1 Bed	2 Bed	3 Bed	Commercial	Hotel	Total
PDV Minimum rate		0.15	2.00	0.75	0.75	0.75	max. 2 spaces/ 100 sqm	0.25/ Room + 1 Staff/20 Rooms	
Required Cars		7.5	2	8.3	22.5	6.8	2.85	21	70.85
Preferred Rate		0.15	1	1	1	2	5.00		
Provided Cars		8	2	6.0	36.0	10	5	24	91

Bicycle Parking Analysis		Visitor	Resident
Required Council Rate		0.06	0.25
Required Bikes		13.675	55.5
Provided Bikes		17	56

Site Area		1383	
Site Coverage		Podium	Tower
Site Cover (sqm)		1307	76
Coverage %		94.50%	5.50%

Site Area		1383	
Residential COS		Amenity	
Open Space Area (sqm)		1060	
Site Coverage %		76.64%	
Ratio to Rest GFA		16.88%	

\*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 Brisbane City Council (BCC) definition and includes all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building. Calculation excludes building services, plant or equipment, access between levels, a ground floor public lobby, a mall, parking loading, or manoeuvring vehicles, unenclosed private balconies whether roofed or not.  
 \*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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# The Cullen

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