

DEVELOPMENT SUMMARY

LEVELS	APT. NUMBER	APT TYPE	UNIT. AREA	APT COUNT	TOTAL
PODIUM TYPICAL					
LEVEL 01-03 PODIUM	P1-01	1C	63.6 m²	3	190.80 m²
LEVEL 01-03 PODIUM	P1-02	1D	53.4 m²	3	160.20 m²
LEVEL 01-03 PODIUM	P1-03	2E	83.8 m²	3	251.40 m²
LEVEL 01-03 PODIUM	P1-04	2F	102.1 m²	3	306.30 m²
			302.9 m²	12	908.70 m²
PODIUM 04					
LEVEL 04 PODIUM	P4-001	2H	111.6 m²	1	111.60 m²
LEVEL 04 PODIUM	P4-002	1E	67.2 m²	1	67.20 m²
LEVEL 04 PODIUM	P4-003	2G	105.4 m²	1	105.40 m²
			284.2 m²	3	284.20 m²
LOWER RESI. TYPICAL					
LEVEL 05-22	01-01	2A	91.7 m²	18	1650.60 m²
LEVEL 05-22	01-02	2B	96.8 m²	18	1742.40 m²
LEVEL 05-22	01-03	1A	66.6 m²	18	1198.80 m²
LEVEL 05-22	01-04	2A	90.2 m²	18	1623.60 m²
LEVEL 05-22	01-05	2C	93.7 m²	18	1686.60 m²
LEVEL 05-22	01-06	1B	71.7 m²	18	1290.60 m²
LEVEL 05-22	01-07	3A	116.9 m²	18	2104.20 m²
LEVEL 05-22	01-08	2C	93.9 m²	18	1690.20 m²
			721.5 m²	144	12987.00 m²
UPPER RESI. TYPICAL					
LEVEL 23-27	23-01	4A	190.1 m²	5	950.50 m²
LEVEL 23-27	23-02	3B	153.3 m²	5	766.50 m²
LEVEL 23-27	23-03	2D	94.9 m²	5	474.50 m²
LEVEL 23-27	23-04	2C	93.7 m²	5	468.50 m²
LEVEL 23-27	23-05	1B	71.7 m²	5	358.50 m²
LEVEL 23-27	23-06	3A	116.9 m²	5	584.50 m²
			720.6 m²	30	3603.00 m²
TOTAL			2029.2 m²	189	17782.90 m²

LANDSCAPE CALCULATION

LEVEL	LANDSCAPE TYPE	AREA
GROUND FLOOR	DEEP PLANTING	57.57 m²
GROUND FLOOR	LANDSCAPE	5.78 m²
LEVEL 01-03 PODIUM	LANDSCAPE	46.15 m²
LEVEL 04 - PODIUM	LANDSCAPE	453.87 m²
LEVEL 24 - ROOFTOP	LANDSCAPE	80.04 m²
TOTAL LANDSCAPE		643.41 m²

APARTMENT TYPE

APT TYPE	BED No	APT COUNT
1A	1 BED	18
1B	1 BED	23
1C	1 BED	3
1D	1 BED	3
1E	1 BED	1
2A	2 BED	36
2B	2 BED	18
2C	2 BED	41
2D	2 BED	5
2E	2 BED	3
2F	2 BED	3
2G	2 BED	1
2H	2 BED	1
3A	3 BED	23
3B	3 BED	5
4A	4 BED	5
TOTAL APT		189

APARTMENT - No. BEDS

No. BED	TOTAL APT.	BED
1 BED	48	48
2 BED	108	216
3 BED	28	84
4 BED	5	20
TOTAL	189	368

BICYCLE PARKING

LEVEL	PARKING TYPE	NO.
B2 - BASEMENT	BIKES	74
B1 - BASEMENT	BIKES	62
GROUND FLOOR	BIKES	16
LEVEL 01	BIKES	16
LEVEL 02	BIKES	12
LEVEL 03	BIKES	12
TOTAL BICYCLE PARKING		192

PLANS AND DOCUMENTS
referred to in the PDA
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Approval no: DEV2024/1566
Date: 23/07/2025



PARKING REQUIREMENTS

PARKING TYPE	PDA RATES	EXTENT	REQ.	PROVIDED
RESI	0.75 SPACE PER UNIT	189	142	185
VISITOR	0.15 SPACE PER UNIT	189	29	29
PWD	0.02 SPACE PER UNIT	189	4	4
RETAIL	2 SPACES PER 100 SQM GFA	194.2	4	4
TOTAL CAR PARKS				222

PARKING PROVIDED PER LEVEL

LEVEL	NO.
B2 - BASEMENT	51
B1 - BASEMENT	51
LEVEL 01	40
LEVEL 02	40
LEVEL 03	40
TOTAL CAR PARKS	222

GFA CALCULATION

LEVELS	No. OF LEVELS	GFA AREA
GROUND FLOOR	1	0.00 m²
LEVEL 01-03 PODIUM	3	809.40 m²
LEVEL 04 - PODIUM	1	218.40 m²
LEVEL 05-22	18	11491.20 m²
LEVEL 23-27	5	3191.00 m²
TOTAL GFA		15710.00 m²

PROPOSED PLOT RATION: 15895.30m² /1841m².....8.634

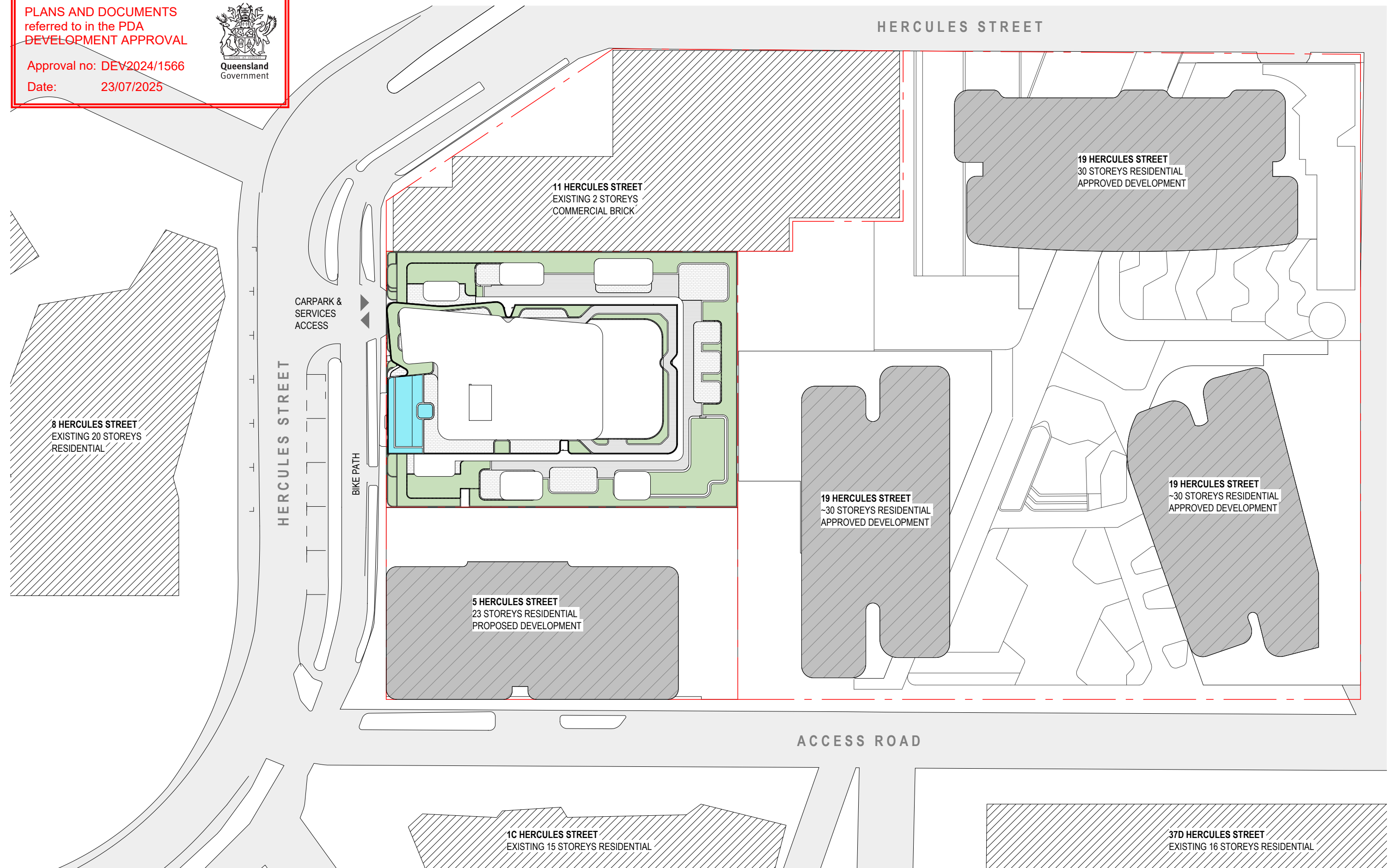
COMMUNAL AREA CALCULATION

LEVELS	AREA TYPE	AREA
GROUND FLOOR	COMMUNAL REC.	53 m²
LEVEL 04 - PODIUM	COMMUNAL REC.	636 m²
LEVEL 24 - ROOFTOP	COMMUNAL REC.	1380 m²
TOTAL AREA		2070 m²

	GFA	%	AREA
COMMUNAL REQUIRED	15710.00 m²	15.000%	2356.5
COMMUNAL PROVIDED	15710.00 m²	13.176%	2070.0

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NEIGHBOURING BUILDINGS ARE BASED ON THE INFORMATION
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Rev.	Description	Issued	Date
1	DRAFT DA ISSUE	JDP	11/09/24
2	FOR APPROVAL	JDP	27/09/24
A	DA ISSUE	JDP	15/10/24
B	RFI RESPONSE	DH	25/02/25

Project No.

2023072

Project

9 HERCULES STREET

Drawing

SITE PLAN

Drawing Number

DA-030

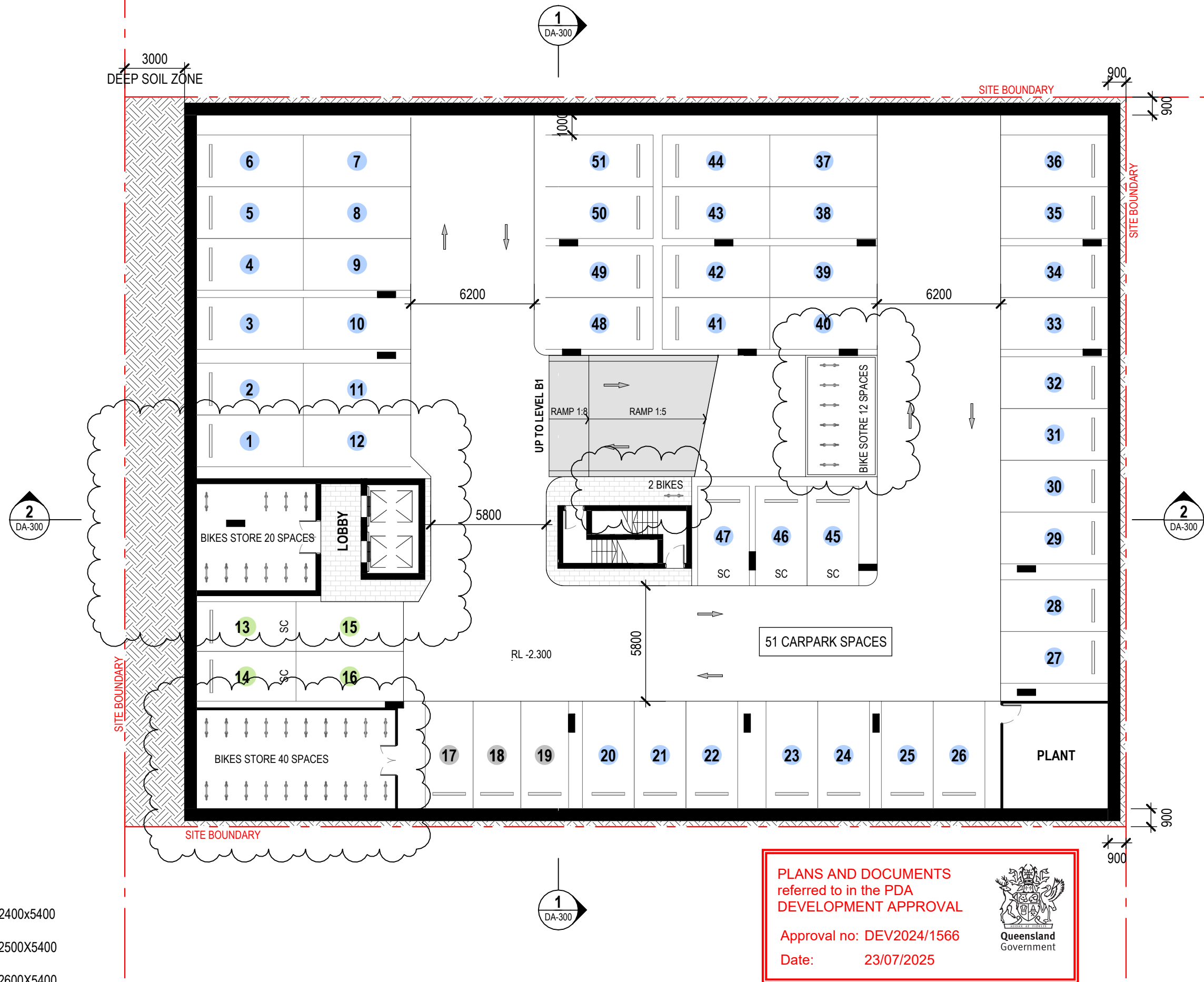
Revision

B

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LEGEND

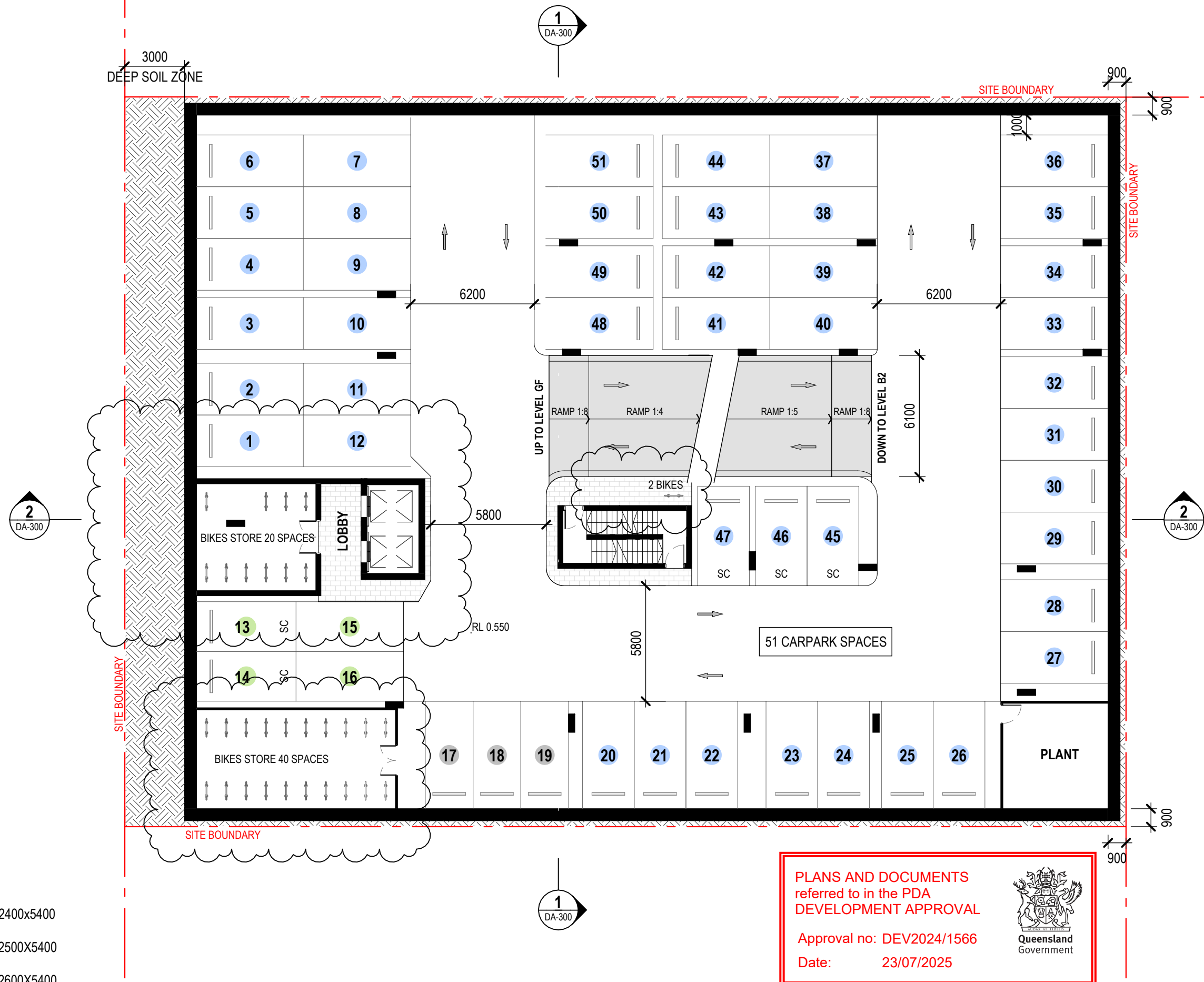
- CARPARKS 2400x5400
- CARPARKS 2500X5400
- CARPARKS 2600X5400

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Date: 23/07/2025





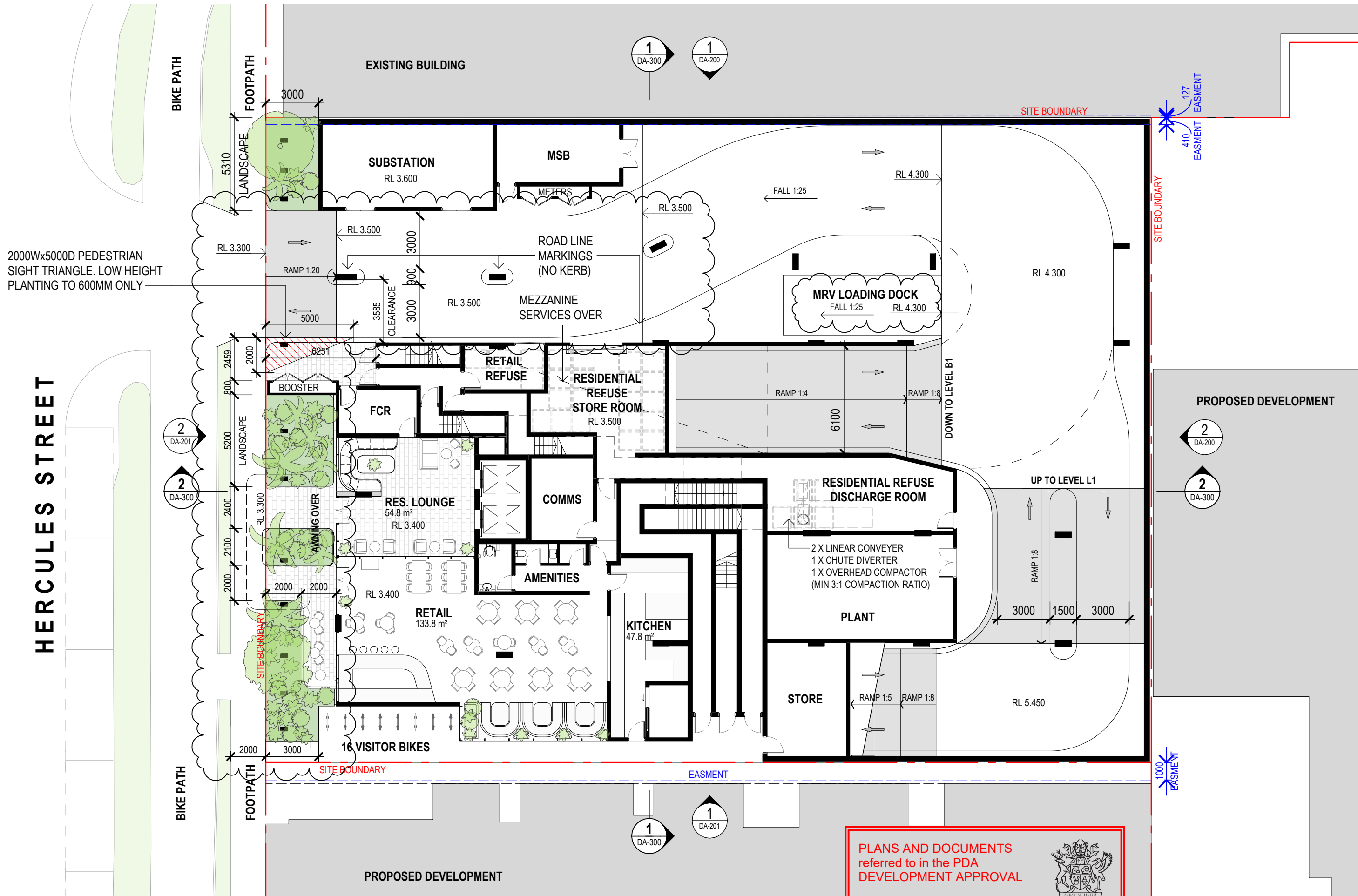
- LEGEND**
- CARPARKS 2400x5400
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PLANS AND DOCUMENTS referred to in the PDA
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Queensland
Government





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Rev.	Description	Issued	Date	Project No.	Project	Drawing	Drawing Number	Revision
6	FOR COORDINATION	JDP	25/09/24	2023072	9 HERCULES STREET	FLOOR PLAN - GROUND FLOOR	DA-110	B
7	FOR APPROVAL	JDP	27/09/24					
A	DA ISSUE	JDP	15/10/24					
B	RFI RESPONSE	DH	25/02/25					

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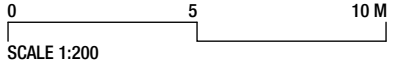


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- LEGEND
- CARPARKS 2400X5400

CARPARKS 2500X5400

CARPARKS 2600X5400



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7	FOR APPROVAL	JDP	27/09/24
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C	RFI RESPONSE	DH	25/03/25

Project No.
2023072

Project
9 HERCULES STREET

Drawing
**FLOOR PLAN - LVL 01 TO LVL 03
(PODIUM TYPICAL)**

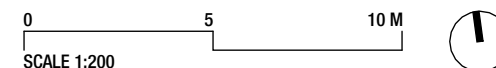
Drawing Number
DA-111

Revision
C

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Rev.	Description	Issued	Date
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Project No.
202307Project
9 HERCULES STREET

Drawing

**FLOOR PLAN - LVL 04
(COMMUNAL)**

Drawing Number

DA-112

Revision
B

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BUILDING
OUTLINE L19 - 23

2
DA-201

2
DA-300

SITE BOUNDARY

SITE BOUNDARY

1
DA-300

1
DA-200

SITE BOUNDARY

SITE BOUNDARY

2
DA-200

2
DA-300

PROPOSED DEVELOPMENT

PLANS AND DOCUMENTS
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0 5 10 M
SCALE 1:200

1
DA-300

1
DA-201

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6	FOR APPROVAL	JDP	27/09/24
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B	RFI RESPONSE	DH	25/02/25
C	RFI RESPONSE	DH	25/03/25

Project No.
2023072

Project
9 HERCULES STREET

Drawing
FLOOR PLAN - LVL 05 TO LVL 22

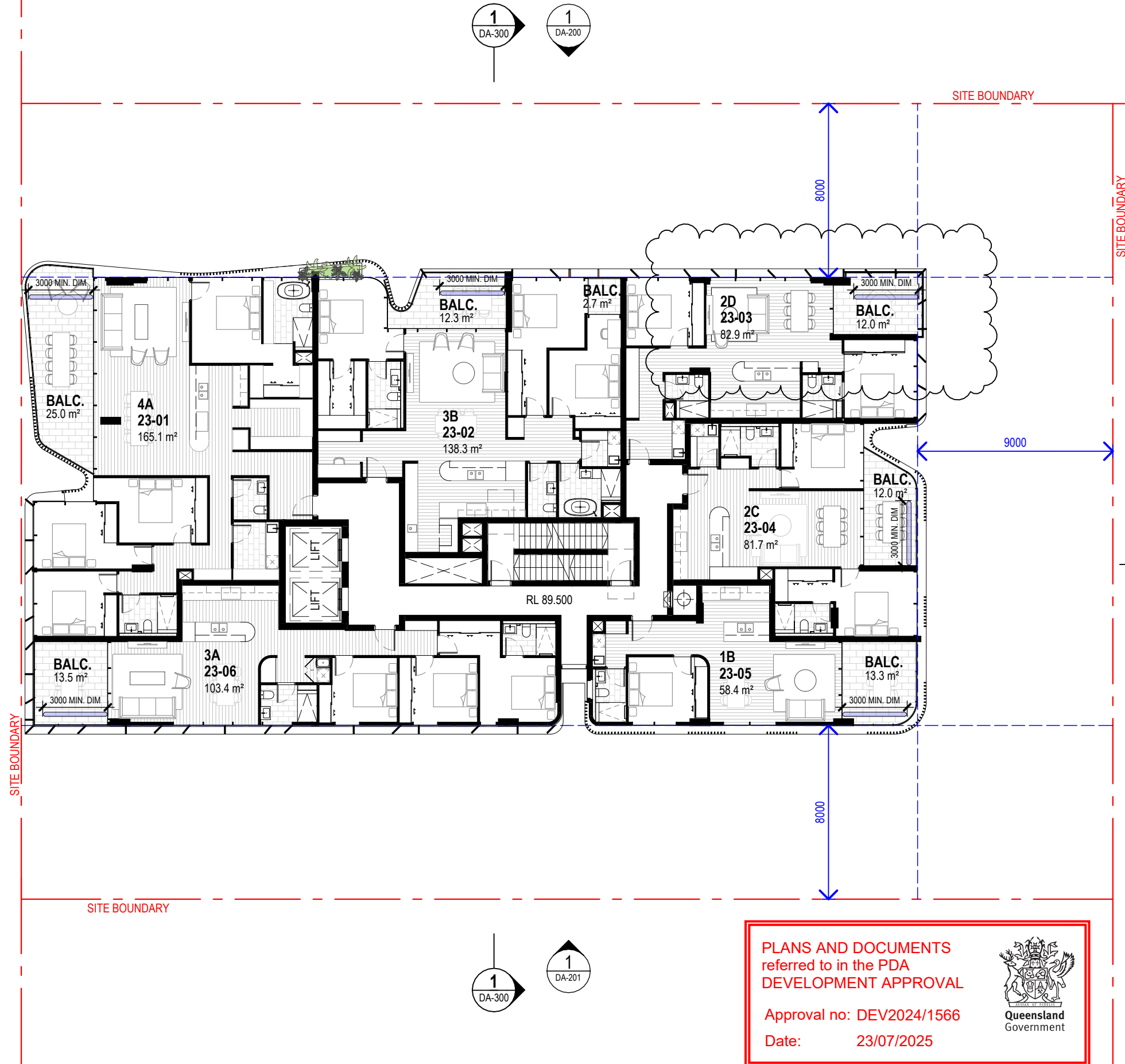
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Revision
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6	FOR APPROVAL	JDP	27/09/24
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B	RFI RESPONSE	DH	25/02/25
C	RFI RESPONSE	DH	25/03/25

Project No.
2023072

Project
9 HERCULES STREET

Drawing
FLOOR PLAN - LVL 23 TO LVL 27

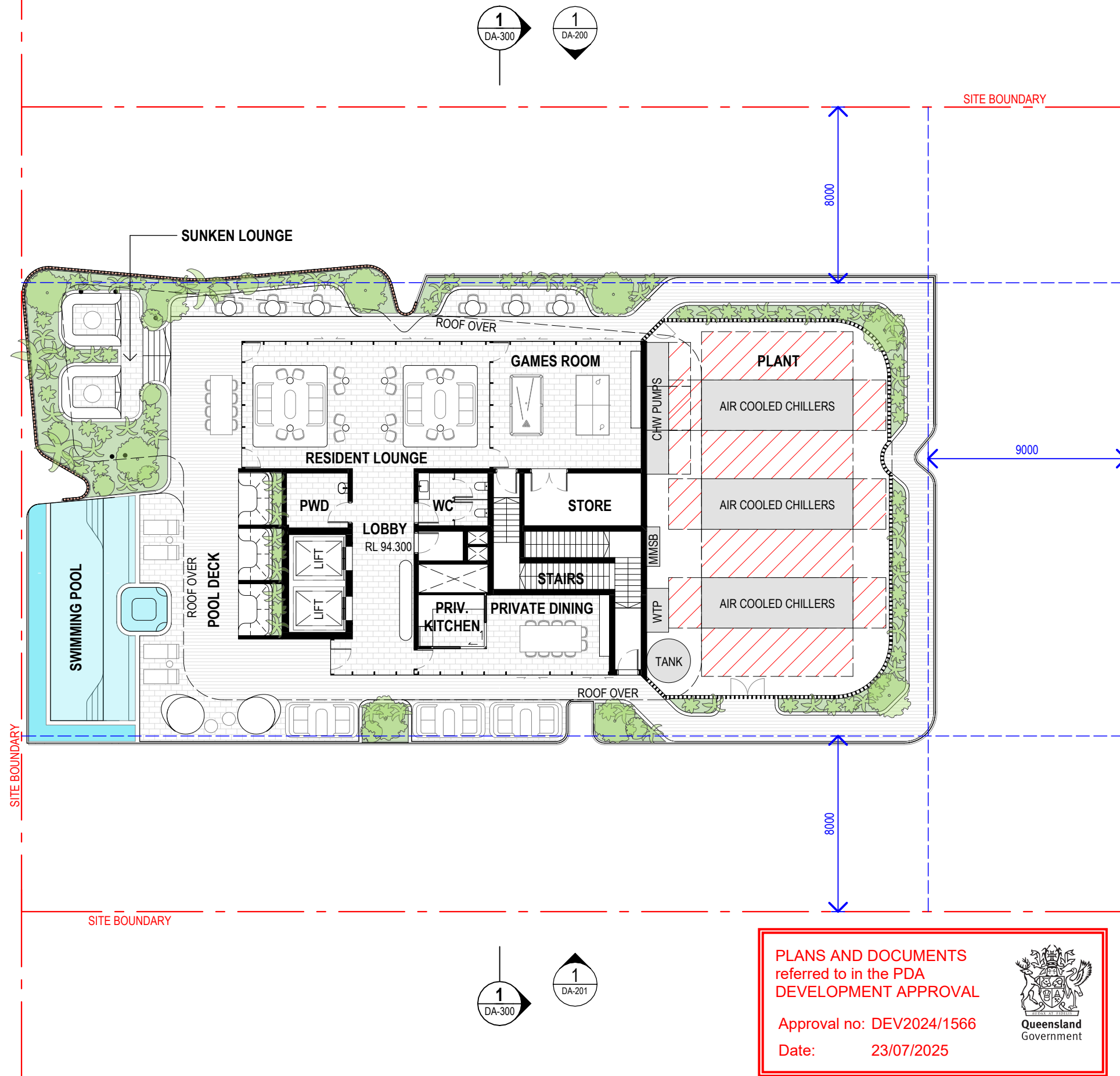
Drawing Number
DA-114

Revision
C

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01 BRICK FACADE
COLOUR GREY VARIATION



02 PRECAST CONCRETE
COLOUR OFF - WHITE



03 OFF FORM CONCRETE
COLOUR CONCRETE FINISH



04 BATTEN SCREENING
COLOUR COPPER COLOUR 01



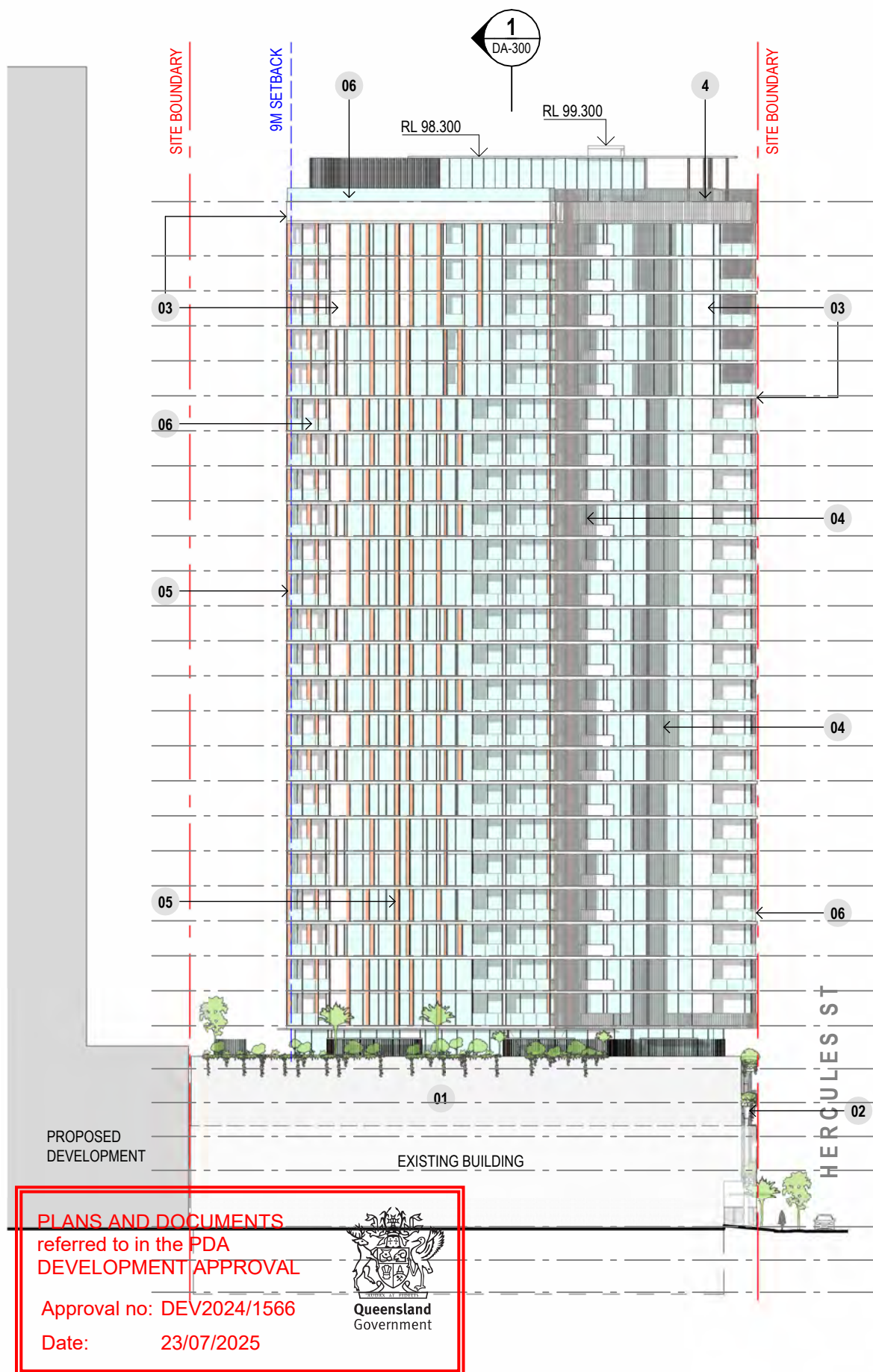
05 SUNSHADE - BLADES
COLOUR COPPER COLOUR 02



06 GLASS BALUSTRADE
COLOUR DARK GREY HANDRAIL



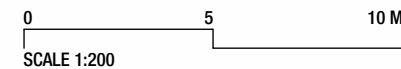
07 ROD BALUSTRADE
COLOUR DARK GREY



1 NORTH ELEVATION
1 : 500



2 EAST ELEVATION
1 : 500



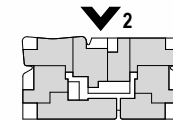
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3	FOR APPROVAL	JDP	27/09/24
A	DA ISSUE	JDP	15/10/24
B	RFI RESPONSE	DH	25/02/25

Project No.
2023072

Project
9 HERCULES STREET

Drawing
ELEVATIONS - 01

Key Plan



Drawing Number
DA-200

Revision
B

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01 BRICK FACADE
COLOUR GREY VARIATION



02 PRECAST CONCRETE
COLOUR OFF - WHITE



03 OFF FORM CONCRETE
COLOUR CONCRETE FINISH



04 BATTEN SCREENING
COLOUR COPPER COLOUR 01



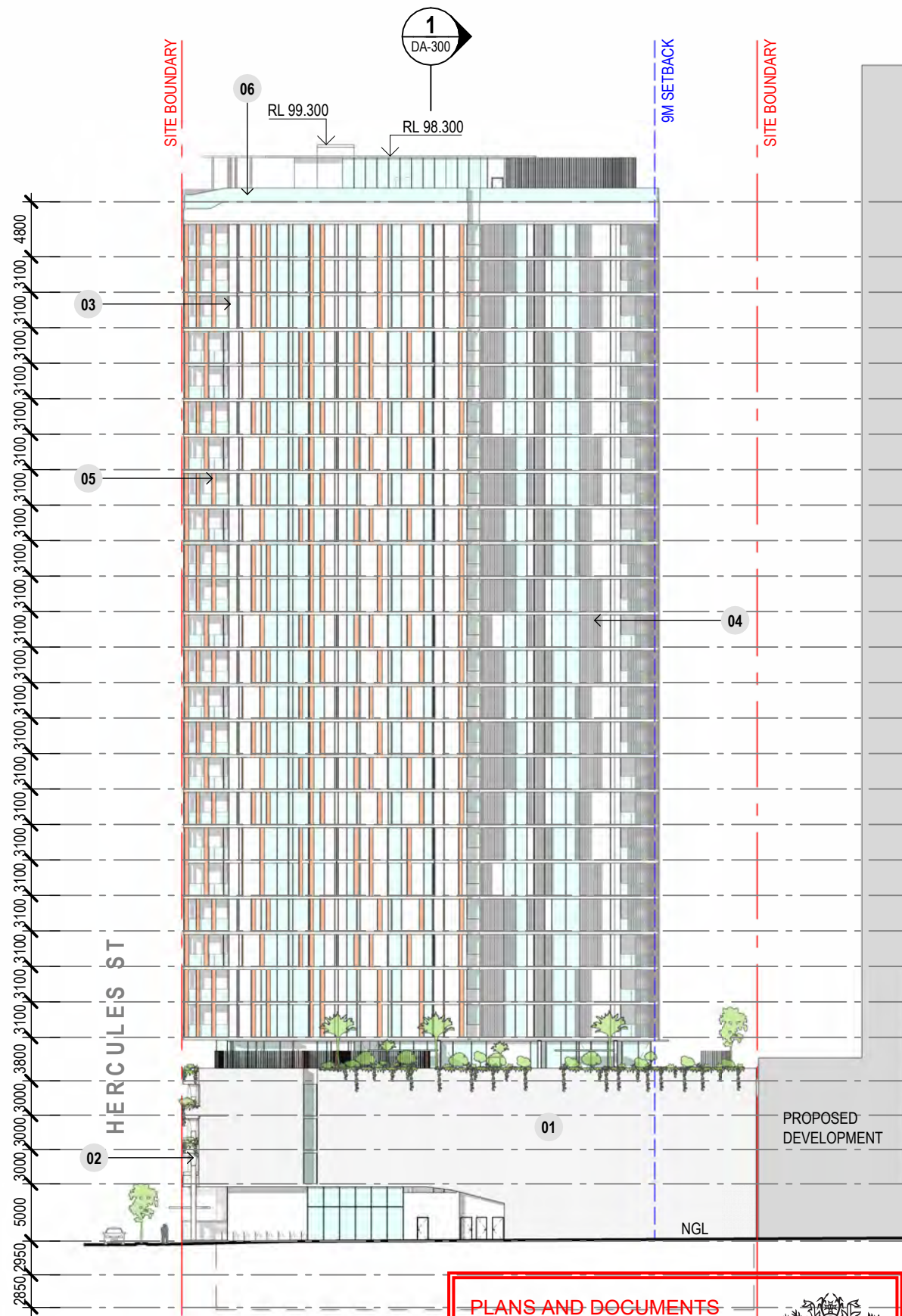
05 SUNSHADE - BLADES
COLOUR COPPER COLOUR 02



06 GLASS BALUSTRADE
COLOUR DARK GREY HANDRAIL



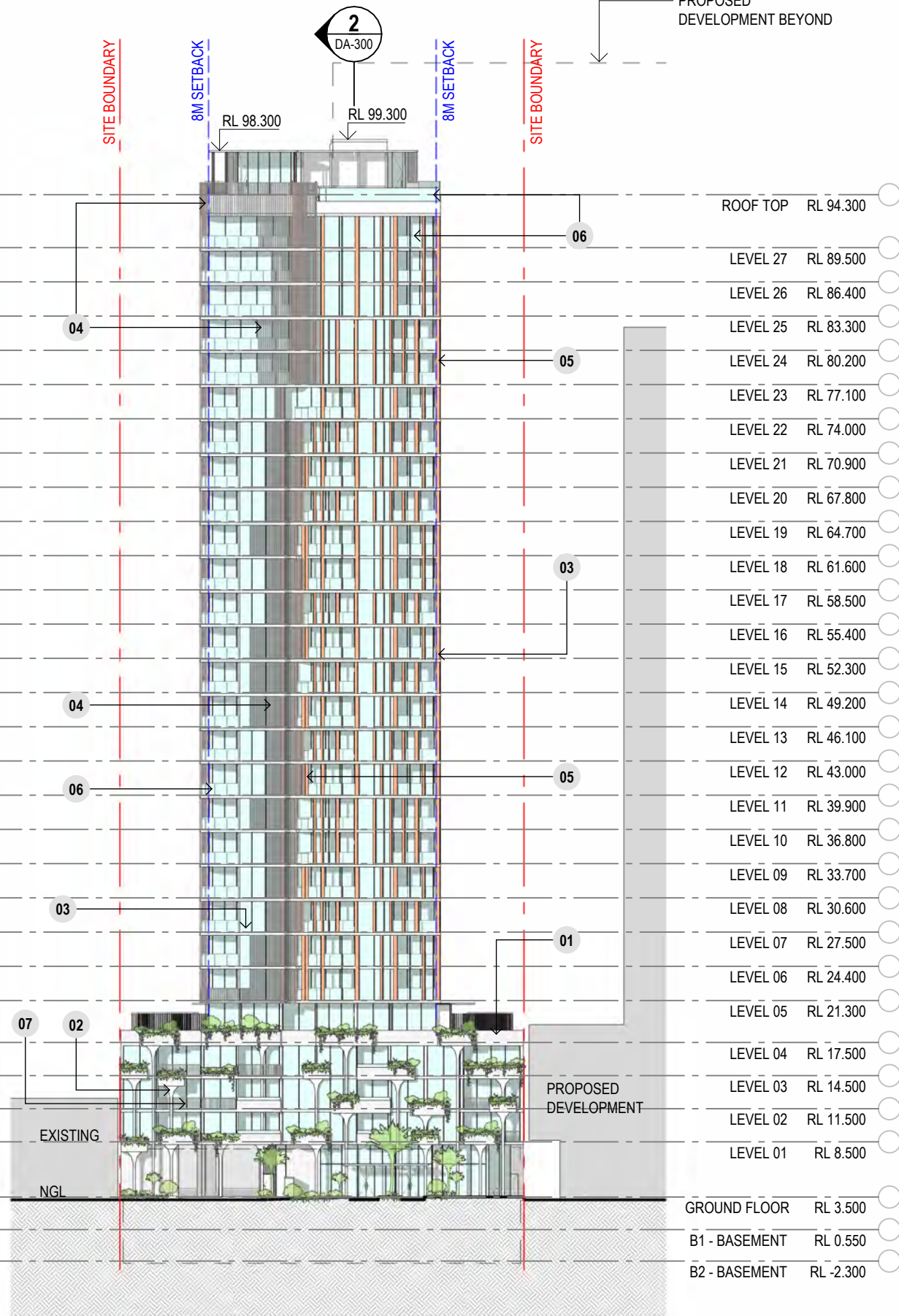
07 ROD BALUSTRADE
COLOUR DARK GREY



1 SOUTH ELEVATION
1 : 500

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2 ELEVATION - WEST
1 : 500

0 10 25 M
SCALE 1:500