

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165/3
Date: 07/11/2025



- NOTES:
1. Drawn to scale on an A3 sheet.
 2. All dimensions and areas are subject to final survey and approval by E.D.Q.
 3. Architectural Information shown for Ground Level only. This information has been provided by Fuse & is proposed only.

**RECONFIGURATION
STAGE A
STEP 1**

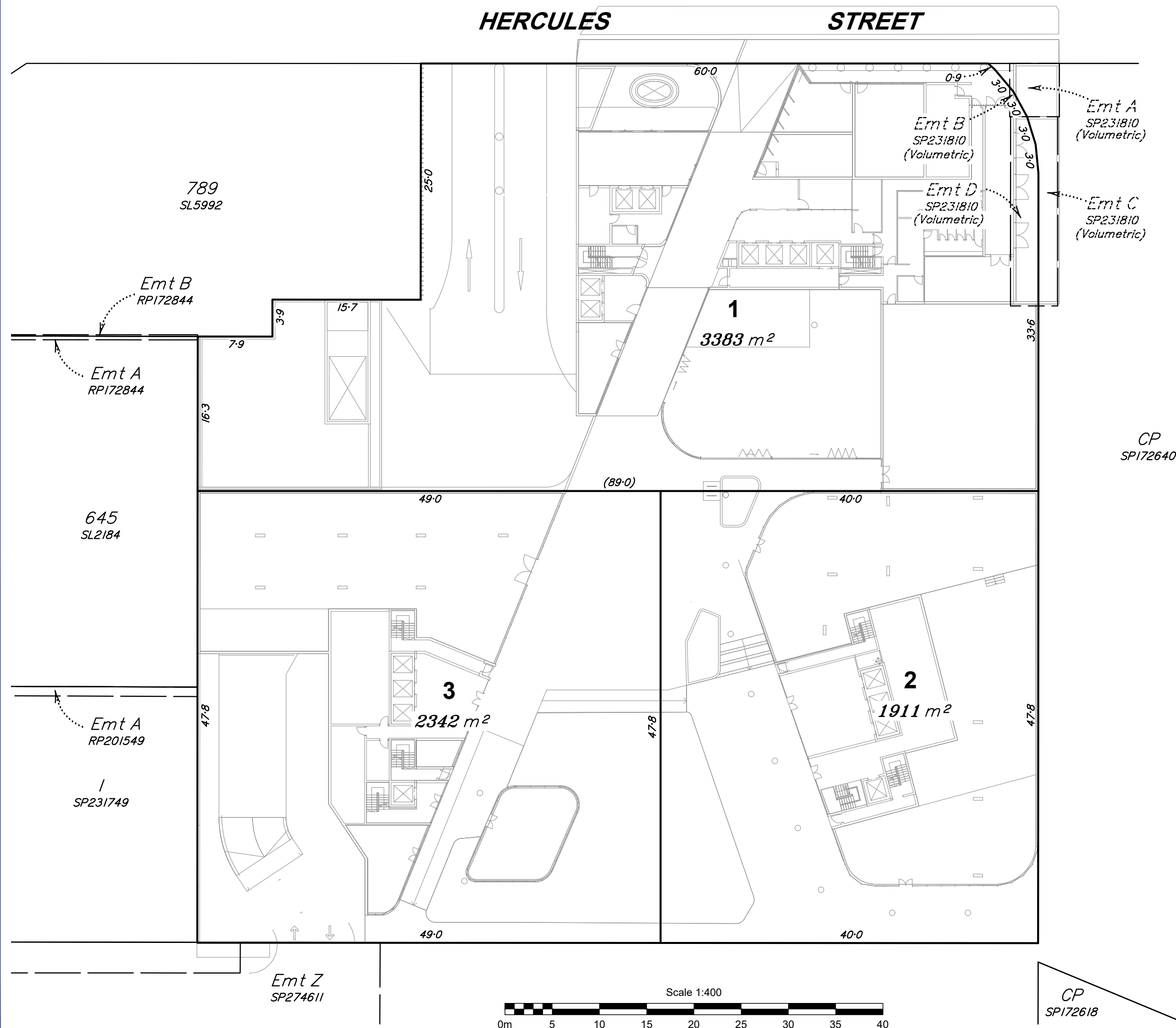
F	Updated Title	DJL	23/10/2025
E	Updated Architecturals	DJL	15/10/2025
D	Add Step 2	GJF	27/08/2025
C	Update to Latest Architect Plan	GJF	14/08/2025
B	Plan Sequence Amendment	BM	1/12/2021
A	Original Issue	DJL	11/11/2020
Issue	Revision	Int	Date

Title:
**Plan of Proposed Standard
Format Subdivision of Lots 1-3
Cancelling Lot 3 on SP172628
(SP359824)**

Client: **PDS**

Locality: **HAMILTON**
Local Gov: **BCC** Prepared By: **DJL**
Surveyed By: **MJT** Approved: **MJT**
Date Created: **11/11/2020** Scale: **1:400**
Comp File: **10391.PROJECT**
Plan No: **10391_004_PRO**

HERCULES STREET





Legend:

 Lot 10 (Volumetric)

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**RECONFIGURATION
STAGE A
STEP 2**

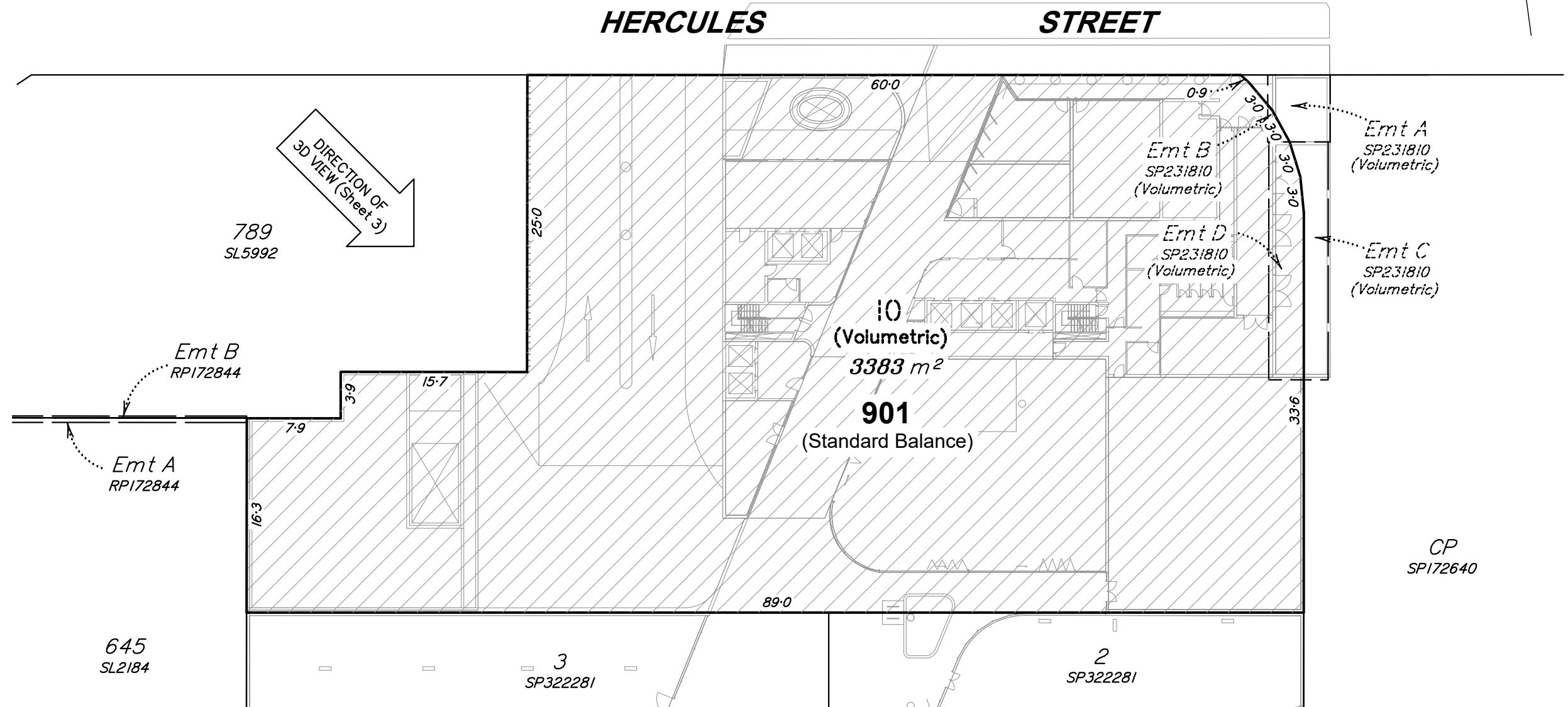
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A	Original Issue	DJL	11/11/2020
Issue	Revision	Int	Date

Title:
**Plan of Proposed Subdivision
of Lot 10 (Volumetric) & Lot
901 (Standard Format)**
Cancelling Lot 1 on SP359824
(SP357840)

Client: **PDS**

Locality:	HAMILTON		
Local Gov:	BCC	Prepared By:	DJL
Surveyed By:		Approved:	MJT
Date Created:	11/11/2020	Scale:	1:400
Comp File:	10391.PROJECT		
Plan No:	10391_004_PRO		

HERCULES STREET



DIRECTION OF
3D VIEW (Sheet 3)

789
SL5992

Emt B
RPI72844

Emt A
RPI72844

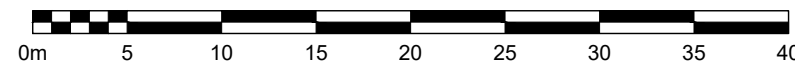
645
SL2184

3
SP322281

2
SP322281

CP
SP172640

Scale 1:400



Note:
* Dimensions and areas on this sheet represent the overall footprint of Lot 10 & 901.
* Lot 901 is standard format and extends above & below volumetric Lot 10

3D VIEW - LOT 10

Scale 1:800

Sheet
3 of
3



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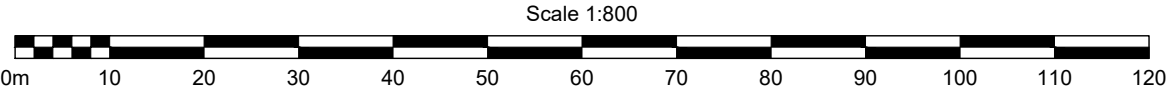
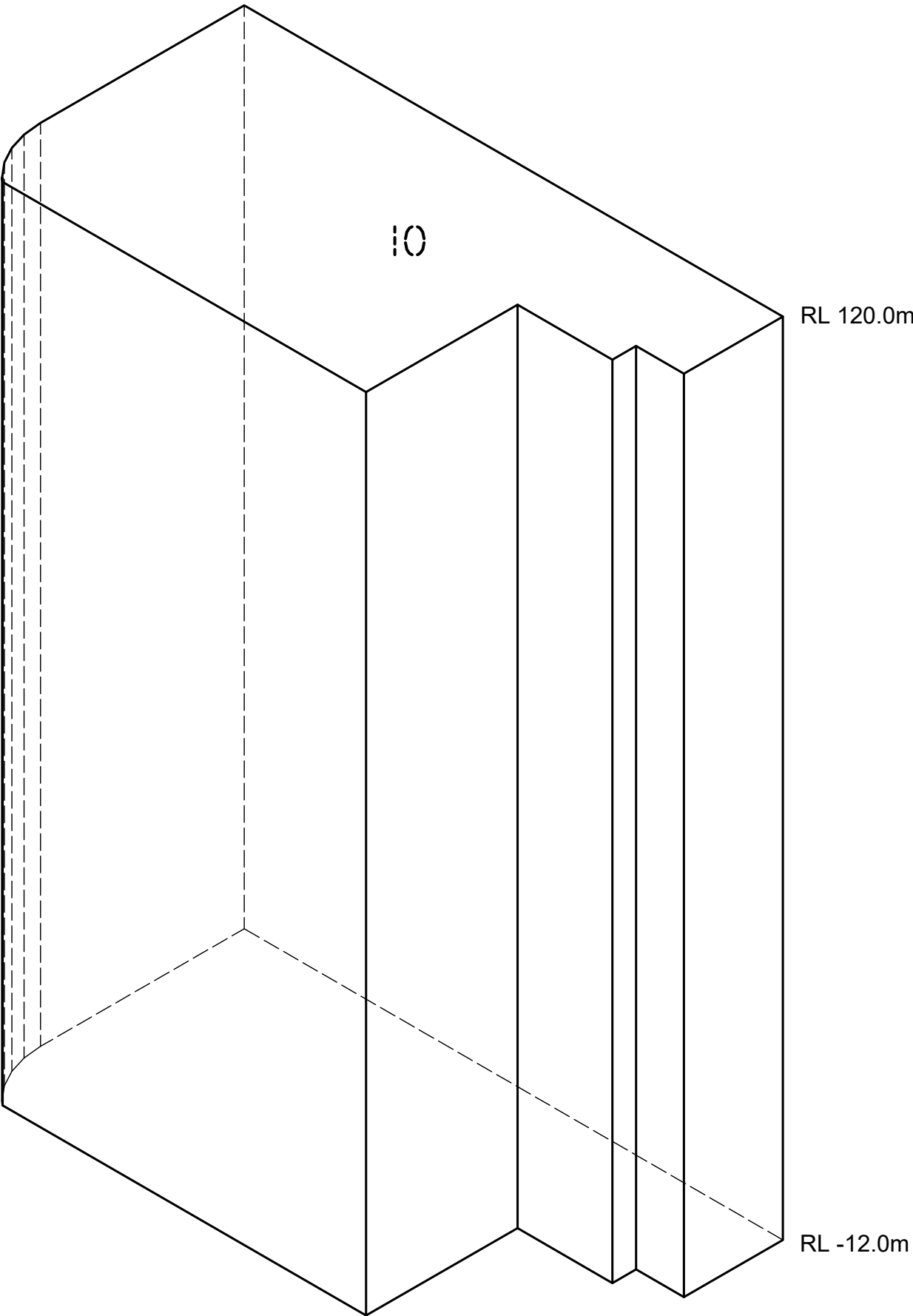
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STAGE A
STEP 2

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Plan No:	10391_004_PRO		



HERCULES STREET

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

DEVELOPMENT APPLICATION

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DEVELOPMENT APPROVAL

Approval no: DEV2020/1165
Date: 9th December 2021



NO.	DESCRIPTION	Drawing Scales
DA 000	COVER SHEET	
DA 001	LEGEND AND BASIX	
DA 002	LOCATION PLAN	1:500
DA 003	SITE ANALYSIS	
DA 101	BASEMENT 5	1:200
DA 102	BASEMENT 4	1:200
DA 103	BASEMENT 3	1:200
DA 104	BASEMENT 2 PLAN	1:200
DA 105	BASEMENT 1 PLAN	1:200
DA 106	GROUND FLOOR	1:200
DA 107	MEZZANINE	1:200
DA 108	LEVEL 1	1:200
DA 109	LEVELS 2, 9,+10 PLANS (TYP LOWER W/ SKYGARDENS TO EAST)	1:200
DA 110	LEVELS 3, 4, 7, 8, 11, 12 + 15 PLANS (TYP LOWER)	1:200
DA 111	LEVELS 5, 6,13+14 PLANS (TYP LOWER W/ SKYGARDENS TO WEST)	1:200
DA 112	LEVELS 16, 19, 20 (TYP UPPER)	1:200
DA 113	LEVELS 17 + 18 (TYP UPPER W/ SKYGARDENS TO EAST)	1:200
DA 114	LEVELS 21 + 22 (TYP UPPER W/ SKYGARDENS TO WEST)	1:200
DA 115	LEVEL 23	1:200
DA 116	LEVEL 24	1:200
DA 117	LEVEL 25	1:200
DA 118	LEVEL 26	1:200
DA 119	LEVEL 27	1:200
DA 120	LEVEL 28	1:200
DA 121	ROOF	1:200
DA 201	NORTH ELEVATION HERCULES STREET	1:200
DA 202	EAST ELEVATION	1:200
DA 203	SOUTH ELEVATION	1:200
DA 204	WEST ELEVATION	1:200
DA 301	SECTION AA	1:200
DA 302	SECTION BB	1:200
DA 303	SECTION CC	1:200
DA 401	ADAPTABLE UNIT	
DA 402	AREA CALCULATIONS DIAGRAMS	
DA 403	SUNSTUDIES @ JUNE 21st	
DA 404	SUNSTUDIES @ JUNE 21st	
DA 701	MATERIALS AND FINISHES SCHEDULE	
DA 801	PHOTOMONTAGE	
DA 802	PHOTOMONTAGE	
DA 803	PHOTOMONTAGE	

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- *DRAWINGS ARE NOT TO BE SCALED.
- *USE ONLY FIGURED DIMENSIONS.
- *REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

file: 1944_HAMILTON
print date and time: Monday, 7 December 2020 @ 3:01 PM

NOTE:

NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR THE BASIS OF MARKETING SALES OR CONSTRUCTION QUOTATION.

LEGEND

REVISION ID	AMENDMENT	DATE
02	FOR INFORMATION	7/02/2020
05	PRELIMINARY	16/10/2020
06	PRELIMINARY	30/10/2020
A	ISSUE FOR DA	7/12/2020

ARCHITECT

FUSE

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
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ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

pds

Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT

HERCULES STREET

SITE ADDRESS

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED DRAWN

DATE

7/12/2020

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

COVER SHEET

SHEET NO.	REVISION
DA 000	A

A	ALIGN	G	GREASE ARRESTOR	S	STORAGE
	ACOUSTIC		GAS BAYONET		SUPPLY AIR
	AIR CONDITIONING		GARBAGE CHUTE		SPLASH BACK
	ACCESSIBLE		GARBAGE ROOM		SEWER BOUNDARY TRAP
	ACCESS CONTROL SYSTEM		GLASS CLEAR		SC STORAGE CAGE WITH GATE
	ACCESS DECK		GLASS DECORATIVE		SCREEN
	ADJUSTABLE		GDR GRADED DRAIN		SCOL STEEL COLUMN
	ADAPTABLE		GE GROOVED EDGE		SD SLIDING DOOR
	ACCESS HEIGHT		GHR GARBAGE HOLDING ROOM		SDH SOAP DISH HOLDER
	AHD AUSTRALIAN HEIGHT DATUM		GL GLASS TYPE		SDO SPOON DRAIN OUTLET
	AL ALUMINIUM		GLR MECHANICAL GRILLE		SDSP SOAP DISPENSER
	AMB AMBULANT		GM GAS METER		SEC SECURITY SERVICES
	AP ACCESS PANEL		GP GLASS PANEL		SFF STONE FLOOR FINISH
	ASX FIXED VERTICAL LADDER		GPO GENERAL POWER POINT		SGN SIGNAGE
	ASP ANTI-SLIP PLATE		GPT GROSS POLLUTANT TRAP		SHR SHAVING CABINET
	AWN AWNING		GR GRAB RAIL		SHP SPEED HUMP
			GRGL GROUND LINE		SHR SHOWER
			GS GLAZING SUITE		SHR SHOWER ROSE
			GTS GLASS, TRANSLUCENT		SHS SQUARE HOLLOW SECTION
					SIM SIMILAR
					SJ SILICON JOINT
B	BATHROOM				SK SARKING
	BEDROOM				SKL SKYLIGHT
	BOX GUTTER				SKT SKIRTING
	ROOM GATE SYSTEM		H HYDRAULIC SERVICES		SLR SEALANT
	BULKHEAD		HC HOSE COCK		SN SAFETY HAZARD
	BUTT JOINT		HD HAND DRYER		SNK SINK
	BICYCLE PARKING		HDR HAND DRYER, ELECTRIC		SO STRUCTURAL OPENING
	BICYCLE RACK		HDO HANDLE		SOP SET OUT POINT
	BICYCLE STORAGE		HIR HIGH IMPACT RESISTANT		SP STAR PRESSURISATION
	BALUSTRADE		HK HOOK		STAR PRESSURISATION RELIEF
	BLOCK WALL		HMR HIGH MOISTURE RESISTANCE		SPT SPOUT
	BOLL BOLLARD		HP HIGH POINT		SOE SQUARE EDGE
	BASIN		HR HANDRAIL		(SR) SEMI RECESSED
	BATH SPOUT		HRV HEAVY RIGID VEHICLE		SSD SUB-SURFACE DRAINAGE SYSTEM
	BALLAST		HWS HOT WATER SERVICE		SSL STRUCTURAL SLAB LEVEL
	BENCHTOP		HWU HOT WATER UNIT		SSN SHOWER SCREEN
	BATHTUB				ST STAIR
	ALUMINIUM BATTEN				STL STEEL
	BOTTLE TRAP				STN STAIR NOSING
	BOUNDARY TRAP				STY STUDY
	BRICK (FACE BRICK)				SW STORM WATER
	BRICK (GLAZED FEATURE BRICK)				SWD STORMWATER DRAIN
	BALCONY				SWF STONE WALL FINISH
					SWP STORMWATER PIT
C	COMMERCIAL	J	JOINERY TYPE	T	THERMAL
	CAPPING		JF JOINERY FINISH		TIMBER
	CUBICLE SYSTEM		JP JOINERY PULL		TCE TERRACE
	CONCRETE BROOM FINISH				TD TIMBER DECK
	CONCRETE EXPOSED AGGREGATE FINISH				TOSP TOWEL DISPENSER UNIT
	CRITICAL FACE				TE TOOLED EDGE
	COMPRESSED FIBRE CEMENT		K KITCHEN		TF TIMBER FLOOR
	CONCRETE BROOM FINISH		KB KITCHEN EXHAUST		TFF TIMBER FLOOR FINISH
	CONCRETE GROOVE FINISH				TFW TRADE FLOOR WASTE
	CEILING HEIGHT				TGSI TACTILE INDICATORS
	CHAMFERED EDGE				TGSL TACTILE GROUND SURFACE INDICATOR
	CIRCULAR HOLLOW SECTION				TH THRESHOLD
	CAST IN				TND TUNDISH
	CISTERN				TOH TOP OF HOB
	CONTROL JOINT				TOF TOP OF SCREEN
	COOK TOP				TOW TOP OF WALL
	CENTRE LINE				TPS TAPSET
	CLADDING				TR TOWEL RAIL
	CLOACK ROOM				TRA TENANT RETURN AIR
	CLEANER STORE				TRH TOILET ROLL HOLDER
	CEMENT RENDER/ ACRYLIC CORNER				TSA TENANT SUPPLY AIR
	CONCRETE OFF-FORM FINISH				TV TIMBER VENEER
	COLUMN				Typ. TYPICAL
COM	COMMERCIAL	M	MECHANICAL SERVICES	U	UNDERGROUND
	COMMUNICATIONS SERVICES		MATV MASTER ANTENNA TELEVISION SERVICE		UNDERSIDE
	COMMERCIAL FINISH		MBP MOTOR BIKE PARKING</		

	SITE
	STRUCTURES ON SITE
	NEIGHBOURING STRUCTURE FOOT PRINT
	FOOTPATH
	GRASS VERGE
	STREET PARKING ZONE
	EASEMENT - TO BE EXTINGUISHED
	FALL OF TERRAIN
	VEHICULAR ACCESS
	TRAFFIC DIRECTION AND LANES
	EXISTING TREES
	CROSSING
	LIGHT POLE
	POWER POLE + POWER LINES
	SPEED HUMP
	PIT
	TELSTRA PIT
	UNDERGROUND ELECTRICITY
	UNDERGROUND TELECOMMUNICATIONS
	GAS MAIN
	WATER MAIN
	PREVAILING BREEZES
	NOISE SOURCE
	PEDESTRIAN CROSSING
	BUS STOP

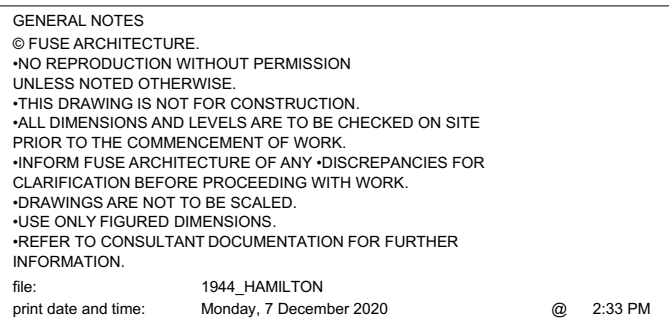
	1 BED APARTMENT
	1 BED + STUDY
	1 BED + MEDIA NOOK
	1 BED + TERRACE
	2 BED APARTMENT
	2 BED + STUDY
	2 BED + MEDIA NOOK
	2 BED + TERRACE
	3 BED APARTMENT
	3 BED DUAL KEYS
	3 BED DUAL KEYS + MEDIA NOOK
	3 BED DUAL KEYS + TERRACE
	4 BED APARTMENT
	4 BED DUAL KEYS
	BALCONY
	RESIDENTIAL CARSPACE
	VISITORS CARSPACE
	ADAPTABLE CARSPACE
	ACCESSIBLE CARSPACE
	SHARED ZONE
	BOLLARD
	STORAGE CAGES
	STORAGE ROOM
	DEEP SOIL ZONE - DCP 30% = 369m ²
	ADAPTABLE APARTMENT
	LIVABLE APARTMENT
	EASEMENT - TO BE EXTINGUISHED
	AIR CONDITIONER CONDENSER UNIT
	MASTERPLAN OUTLINE - SHOWN DOTTED
	SITE SETBACKS

	SITE
	BUILD TO BOUNDARIES
	R4 - HIGH DENSITY RESIDENTIAL
	HOV: 20m FSR: 1.5: 1
	B3 - COMMERCIAL CORE
	SITE SETBACKS
	AWNING
	3m LANDSCAPED ZONE ALONG STREET FRONTAGE
	DEEP SOIL ZONE - DCP 30% = 360m ²
	DEEP SOIL ZONE - ADG 7% = 86m ²
	COMMUNAL OPEN SPACE - (ADG) 25% = 307m ²
	COURTYARD ZONE
	LANDSCAPE SETBACK TO BASEMENT DRIVEWAY
	SEMI - ACTIVE FRONTAGE (NOT CONTINUOUS ACTIVE STREET FRONTAGE)
	ARTICULATION ZONE (CAN INCLUDE OPEN STRUCTURE ELEMENTS, BALCONIES, HOODS AND BAY WINDOWS)
	FUTURE PLANNED BUILT FORM
	EASEMENT - TO BE EXTINGUISHED
	EXISTING STREET TREE
	DCP STREET TREE - 2 TREES FOR EVERY 10m
	8m CANOPY TREE - 2 TREES FOR EVERY 15m
	6m CANOPY DCP STREET TREE (B3 ZONE) - 1 TREES FOR EVERY 15m
	BASEMENT FOOTPRINT
	3m FROM BOUNDARY
	20% ADAPTABLE
	10% LIVABLE HOME
	FUTURE BUILDING ENVELOPE
	VEHICULAR ACCESS
	MIN. 26m FRONTAGE

The diagram illustrates six types of parking spaces, each with a top-down layout and a side elevation view.

- Residential Disabled Parking:**
 - Top-down layout: A blue rectangle with a dashed border, labeled "RESIDENTIAL PARKING 2400x5400".
 - Side elevation: A blue rectangle with a dashed border, labeled "RESIDENTIAL DISABLED PARKING 4800x5400". It features a wheelchair symbol on the left and a diagonal hatched pattern on the right.
- Commercial Disabled Parking:**
 - Top-down layout: A yellow rectangle with a dashed border, labeled "COMMERCIAL PARKING 2400x5400".
 - Side elevation: A yellow rectangle with a dashed border, labeled "COMMERCIAL DISABLED PARKING 4800x5400". It features a wheelchair symbol on the left and a diagonal hatched pattern on the right.
- Visitor Disabled Parking:**
 - Top-down layout: A light blue rectangle with a dashed border, labeled "VISITOR PARKING 2400x5400".
 - Side elevation: A light blue rectangle with a dashed border, labeled "VISITOR DISABLED PARKING 4800x5400". It features a wheelchair symbol on the left and a diagonal hatched pattern on the right.
- Residential Bicycle Parking:**
 - Top-down layout: A blue rectangle with a dashed border, labeled "RESIDENTIAL BICYCLE PARKING 850x2000". It features a bicycle symbol on the left.
 - Side elevation: A blue rectangle with a dashed border, labeled "RESIDENTIAL BICYCLE PARKING 850x2000". It features a bicycle symbol on the left.
- Commercial Bicycle Parking:**
 - Top-down layout: A yellow rectangle with a dashed border, labeled "COMMERCIAL BICYCLE PARKING 850x2000". It features a bicycle symbol on the left.
 - Side elevation: A yellow rectangle with a dashed border, labeled "COMMERCIAL BICYCLE PARKING 850x2000". It features a bicycle symbol on the left.
- Visitor Bicycle Parking:**
 - Top-down layout: A light blue rectangle with a dashed border, labeled "VISITOR BICYCLE PARKING 1200x2500".
 - Side elevation: A light blue rectangle with a dashed border, labeled "VISITOR BICYCLE PARKING 850x2000". It features a bicycle symbol on the left.

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1. *Journal of Management Studies*, 1997, 34, 1, 1-14.

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05	PRELIMINARY	10/10/2020
06	PRELIMINARY	30/10/2020

FUSE

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
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ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT
HERCULES STREET
SITE ADDRESS

JOB NO
1944

DATE SCALE

7/12/2020 @ A1 A3@50%

DEVELOPMENT APPLICATION

DRAWING TITLE

LEGEND AND BASIX

SHEET NO.	REVISION.
DA 001	A



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file: 1944_HAMILTON
print date and time: Monday, 7 December 2020 @ 2:33 PM

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Queensland Government

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ARCHITECT

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NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

pds

Level 1, 8 Knox Lane
Double Bay NSW 2028

N

0 1 2 5m

PROJECT

HERCULES STREET

SITE ADDRESS

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED

DRAWN

DATE

7/12/2020

SCALE

1:500 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

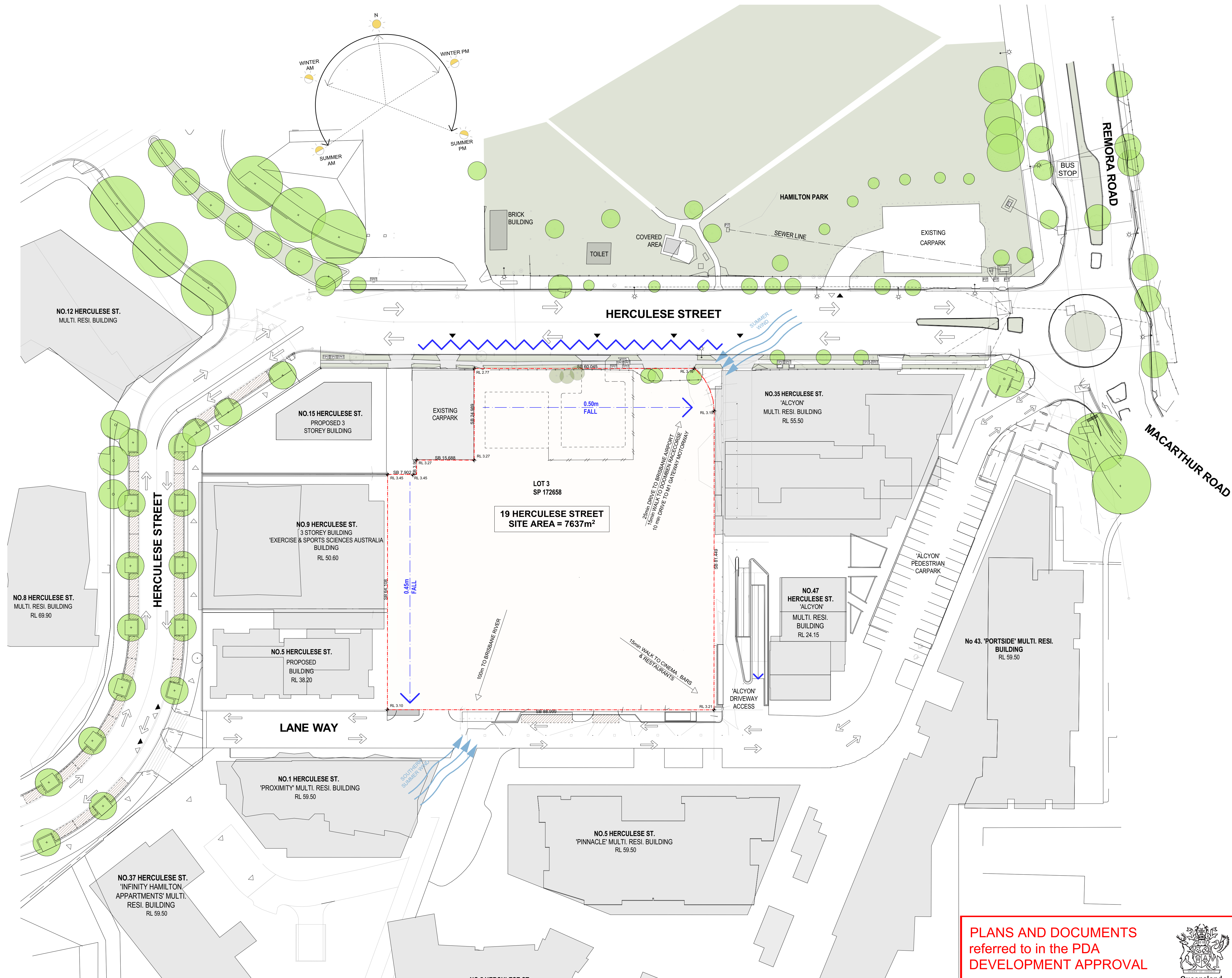
LOCATION PLAN

SHEET NO

DA 002

REVISION

A



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NOTE:

SITE ANALYSIS

- SITE
- STRUCTURES ON SITE
- NEIGHBOURING STRUCTURE
- FOOTPRINT
- GRASS VERGE
- STREET PARKING ZONE
- EASEMENT - TO BE EXTINGUISHED
- FALL OF TERRAIN
- VEHICULAR ACCESS
- TRAFFIC DIRECTION AND LANES
- EXISTING TREES
- CROSSING
- LIGHT POLE
- CROSSING
- POWER POLE + POWER LINES
- SPEED HUMP
- PIT
- TELSTRA PIT
- UNDERGROUND ELECTRICITY
- UNDERGROUND TELECOMMUNICATIONS
- GAS MAIN
- WATER MAIN
- PREVAILING BREEZES
- NOISE SOURCE
- PEDESTRIAN CROSSING
- BUS STOP

INPUT OR REPARATION OF 3 UPON FOR THE 3N QUOTATION.

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ABN 81 612 046 843
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CLIENT

pds

Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT

HERCULESE STREET

SITE ADDRESS

19 HERCULESE ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED

DRAWN

DATE

7/12/2020

SCALE

@ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

SITE ANALYSIS

SHEET NO.

DA 003

REVISION

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Queensland Government

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165

Date: 9th December 2021



The indicative RoL
Boundaries shown in this
plan does not reflect the
approved boundary and
does not give endorsement
the boundary alignment.

Refer to Plan of Proposed
Standard Format
Subdivision of Lots 1 - 3 -
10391_004_Pro,
Dated 23/10/2025

AMENDED IN RED

By: Andrew Edwards
Date: 05/11/2025



PROPOSED
BUILDING
RL 38.20

HERCULES STREET OVER

MAIN ROAD OVER

GENERAL NOTES
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THIS DRAWING IS NOT FOR CONSTRUCTION
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PRIOR TO THE COMMENCEMENT OF WORK
INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
DRAWINGS ARE NOT TO BE SCALED
USE ONLY FIGURED DIMENSIONS
REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1944_HAMILTON
print date and time: Monday, 7 December 2020 @ 2:38 PM

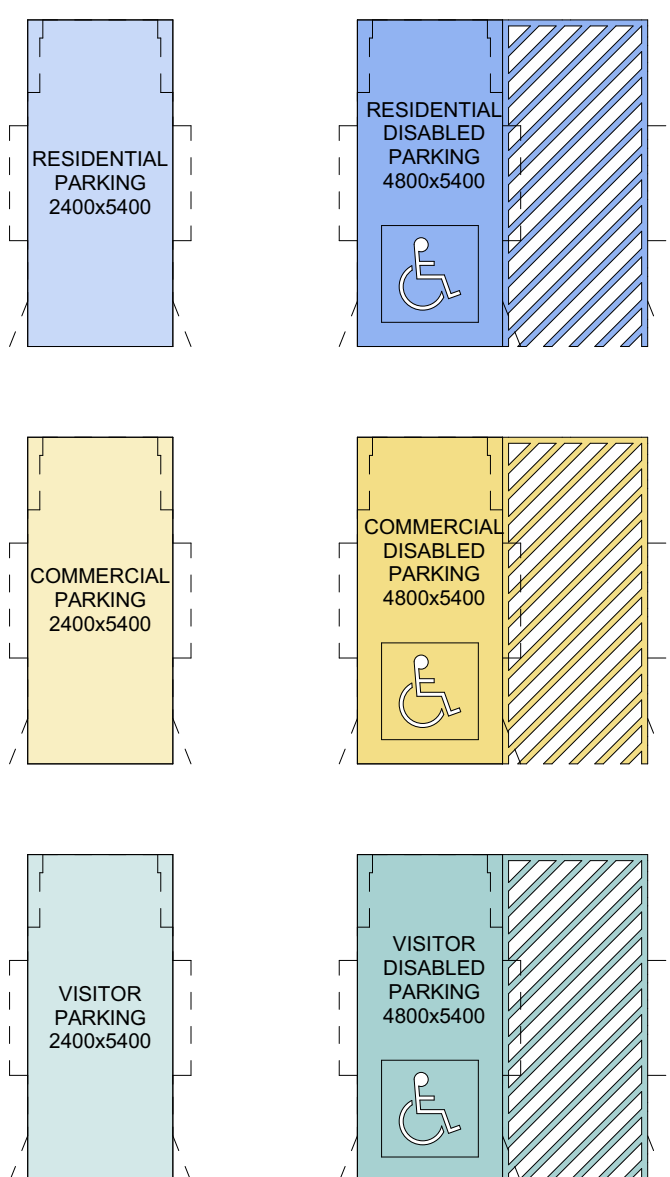
NOTE:

NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR THE
BASIS OF MARKETING SALES OR CONSTRUCTION QUOTATION.

LEGEND
CARPARKS REQUIRED

2 BED (1 PER UNIT) = 53 CARPARK REQ.
3 BED (2 PER UNIT) = 98 CARPARK REQ.
4 BED (2 PER UNIT) = 102 CARPARK REQ.
VISITORS (0.15/DWELLING) = 23 CARPARK REQ.
PATRONS (1/50M2 NLA) = 28 CARPARK REQ.
TOTAL = 304 CARPARK REQ.

PARKING

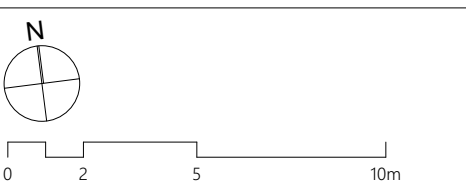


REVISION ID	AMENDMENT	DATE
02	FOR INFORMATION	7/02/2020
04	FOR INFORMATION	2/10/2020
05	PRELIMINARY	16/10/2020
06	PRELIMINARY	30/10/2020
07	PRELIMINARY	12/11/2020
A	ISSUE FOR DA	7/12/2020

ARCHITECT
FUSE
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
pds

Level 1, 8 Knox Lane
Double Bay NSW 2028



PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO
1944

CHECKED DRAWN
DATE 7/12/2020 SCALE 1:200 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BASEMENT 5

SHEET NO. DA 101 REVISION: A

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165

Date: 9th December 2021

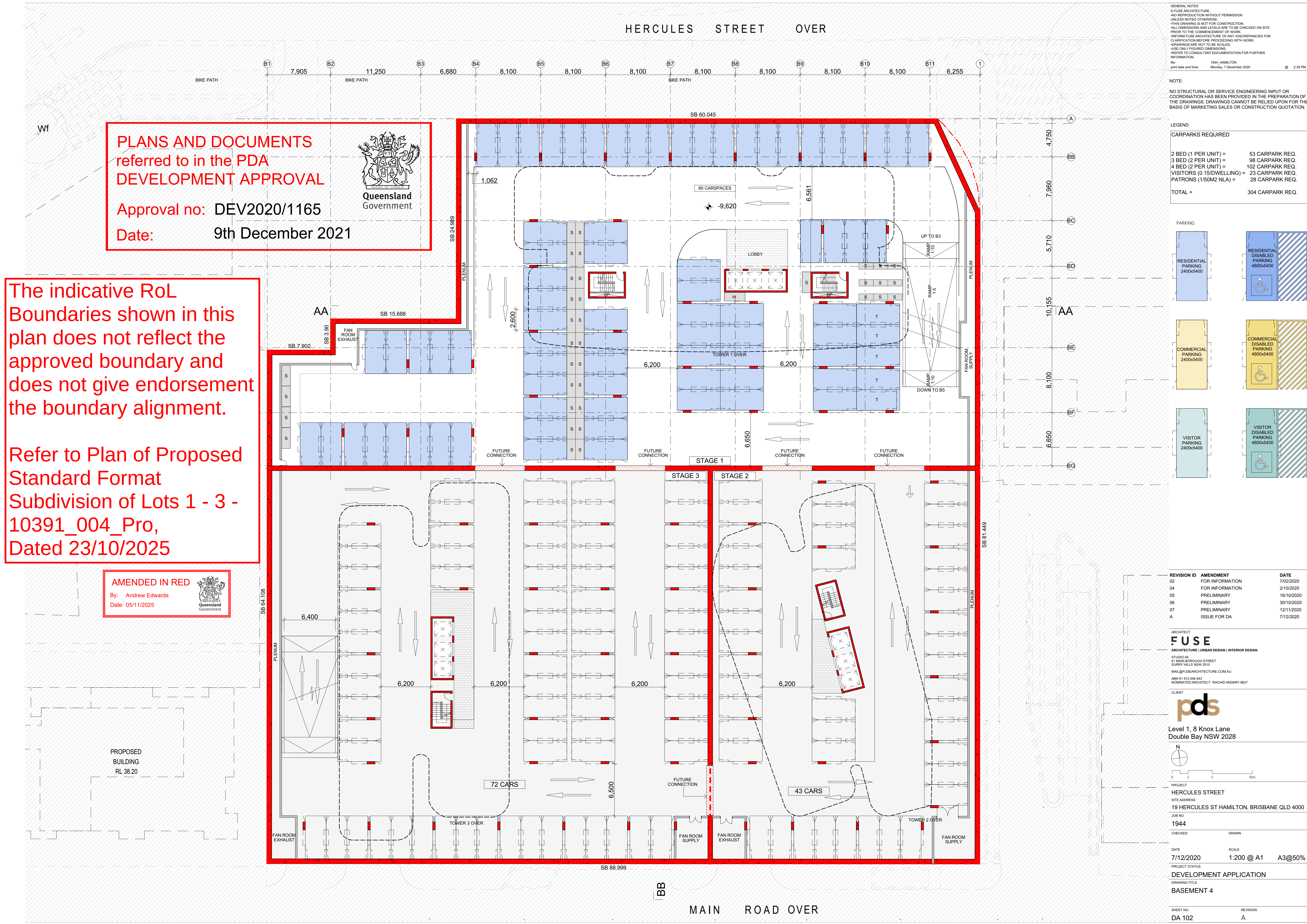
The indicative RoL
Boundaries shown in this
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approved boundary and
does not give endorsement
the boundary alignment.

Refer to Plan of Proposed
Standard Format
Subdivision of Lots 1 - 3 -
10391_004_Pro,
Dated 23/10/2025

AMENDED IN RED

By: Andrew Edwards

Date: 05/11/2025



GENERAL NOTES

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file: 1944_HAMILTON
print date and time: Monday, 7 December 2020 @ 2:38 PM

NOTE:

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LEGEND

CARPARKS REQUIRED

2 BED (1 PER UNIT) =	53 CARPARK REQ.
3 BED (2 PER UNIT) =	98 CARPARK REQ.
4 BED (2 PER UNIT) =	102 CARPARK REQ.
VISITORS (0.15/DWELLING) =	23 CARPARK REQ.
PATRONS (1/50M2 NLA) =	28 CARPARK REQ.
TOTAL =	304 CARPARK REQ.

PARKING

RESIDENTIAL PARKING 2400x5400	RESIDENTIAL DISABLED PARKING 4800x5400
COMMERCIAL PARKING 2400x5400	COMMERCIAL DISABLED PARKING 4800x5400
VISITOR PARKING 2400x5400	VISITOR DISABLED PARKING 4800x5400

REVISION ID	AMENDMENT	DATE
02	FOR INFORMATION	7/02/2020
04	FOR INFORMATION	2/10/2020
05	PRELIMINARY	16/10/2020
06	PRELIMINARY	30/10/2020
07	PRELIMINARY	12/11/2020
A	ISSUE FOR DA	7/12/2020

ARCHITECT

FUSE

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

pds

Level 1, 8 Knox Lane
Double Bay NSW 2028

N

0 2 5 10m

PROJECT

HERCULES STREET

SITE ADDRESS

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED

DRAWN

DATE

7/12/2020

SCALE

1:200 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

BASEMENT 4

SHEET NO

DA 102

REVISION

A

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165
Date: 9th December 2021



The indicative RoL
Boundaries shown in this
plan does not reflect the
approved boundary and
does not give endorsement
the boundary alignment.

Refer to Plan of Proposed
Standard Format
Subdivision of Lots 1 - 3 -
10391_004_Pro,
Dated 23/10/2025

AMENDED IN RED
By: Andrew Edwards
Date: 05/11/2025



GENERAL NOTES

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file: 1944_HAMILTON
print date and time: Monday, 7 December 2020 @ 2:38 PM

NOTE:

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LEGEND

CARPARKS REQUIRED

2 BED (1 PER UNIT) =	53 CARPARK REQ.
3 BED (2 PER UNIT) =	98 CARPARK REQ.
4 BED (2 PER UNIT) =	102 CARPARK REQ.
VISITORS (0.15/DWELLING) =	23 CARPARK REQ.
PATRONS (1/50M2 NLA) =	28 CARPARK REQ.
TOTAL =	304 CARPARK REQ.

PARKING

RESIDENTIAL PARKING 2400x5400	RESIDENTIAL DISABLED PARKING 4800x5400
COMMERCIAL PARKING 2400x5400	COMMERCIAL DISABLED PARKING 4800x5400
VISITOR PARKING 2400x5400	VISITOR DISABLED PARKING 4800x5400

REVISION ID	AMENDMENT	DATE
02	FOR INFORMATION	7/02/2020
04	FOR INFORMATION	2/10/2020
05	PRELIMINARY	16/10/2020
06	PRELIMINARY	30/10/2020
07	PRELIMINARY	12/11/2020
A	ISSUE FOR DA	7/12/2020

ARCHITECT

FUSE

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 61 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

pds

Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT

HERCULES STREET

SITE ADDRESS

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED

DRAWN

DATE

7/12/2020

SCALE

1:200 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

BASEMENT 3

SHEET NO

DA 103

REVISION

A



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INFORMATION
file: 1944_HAMILTON
print date and time: Monday, 7 December 2020 @ 2:38 PM

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LEGEND	
CARPARKS REQUIRED	
2 BED (1 PER UNIT) =	53 CARPARK REQ.
3 BED (2 PER UNIT) =	98 CARPARK REQ.
4 BED (2 PER UNIT) =	102 CARPARK REQ.
VISITORS (0.15/DWELLING) =	23 CARPARK REQ.
PATRONS (1/50M2 NLA) =	28 CARPARK REQ.
TOTAL =	304 CARPARK REQ.

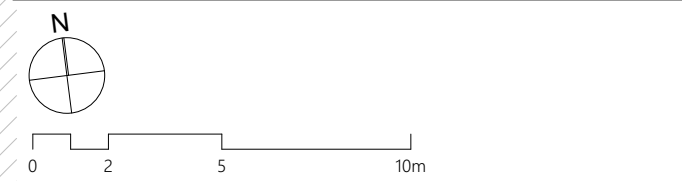
PARKING	
RESIDENTIAL PARKING 2400x5400	RESIDENTIAL DISABLED PARKING 4800x5400
COMMERCIAL PARKING 2400x5400	COMMERCIAL DISABLED PARKING 4800x5400
VISITOR PARKING 2400x5400	VISITOR DISABLED PARKING 4800x5400

REVISION ID	AMENDMENT	DATE
02	FOR INFORMATION	7/02/2020
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05	PRELIMINARY	16/10/2020
06	PRELIMINARY	30/10/2020
07	PRELIMINARY	12/11/2020
A	ISSUE FOR DA	7/12/2020

ARCHITECT
FUSE
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
pds

Level 1, 8 Knox Lane
Double Bay NSW 2028



PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO
1944

CHECKED DRAWN

DATE SCALE
7/12/2020 1:200 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BASEMENT 2 PLAN

SHEET NO. REVISION
DA 104 A

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165

Date: 9th December 2021



The indicative RoL
Boundaries shown in this
plan does not reflect the
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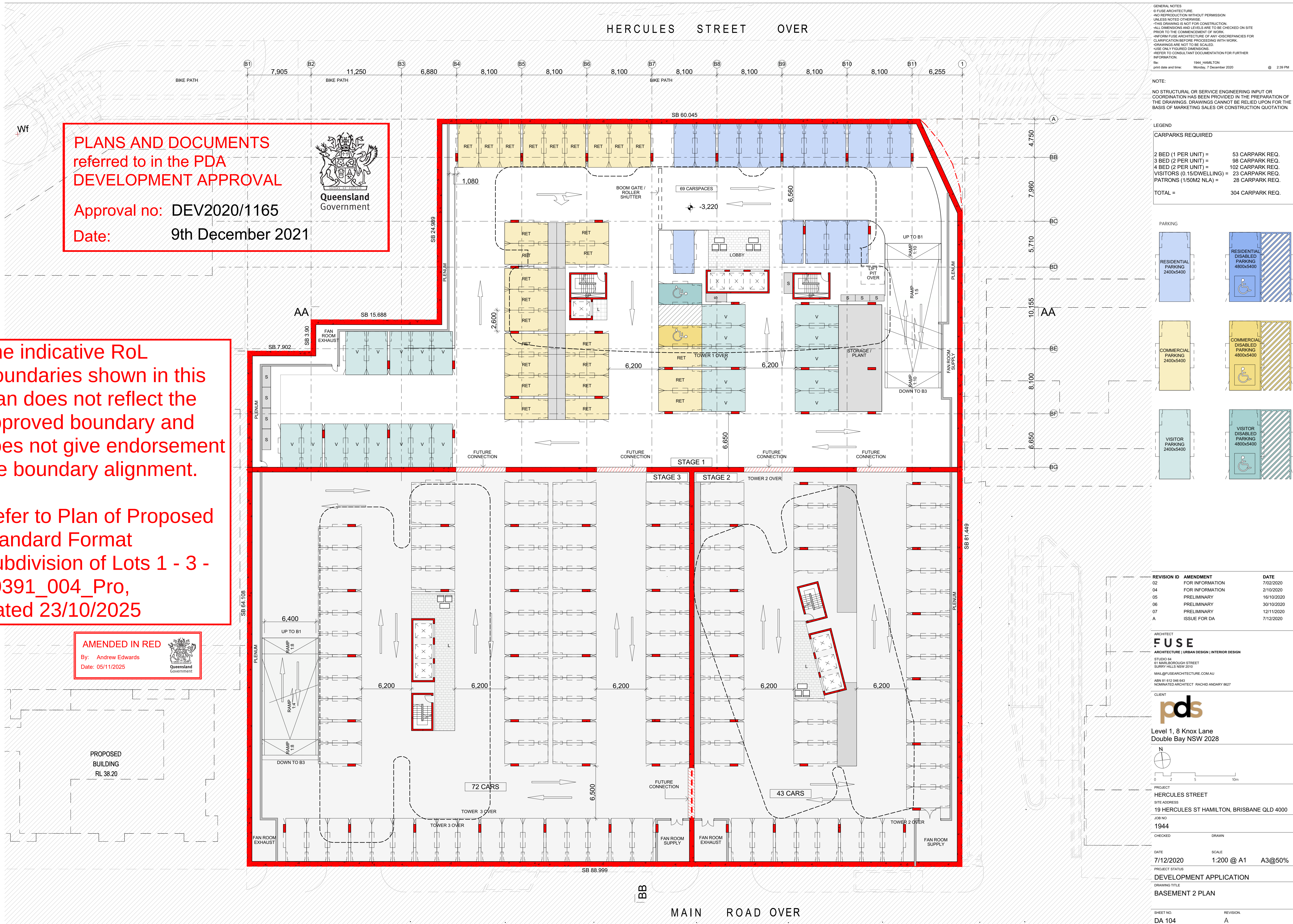
Refer to Plan of Proposed
Standard Format
Subdivision of Lots 1 - 3 -
10391_004_Pro,
Dated 23/10/2025

AMENDED IN RED

By: Andrew Edwards
Date: 05/11/2025



PROPOSED
BUILDING
RL 38.20



HERCULES STREET OVER

GENERAL NOTES

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file: 1044_HAMILTON
next date and time: Monday, 7 December 2020 2:10 PM

NOTE:

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LEGEND	
CARPARKS REQUIRED	
2 BED (1 PER UNIT) =	53 CARPARK REQ.
3 BED (2 PER UNIT) =	99 CARPARK REQ.
4 BED (3 PER UNIT) =	102 CARPARK REQ.
VISITORS (0.15/DWELLING) =	23 CARPARK REQ.
PATRONS (1/50M2 NLA) =	28 CARPARK REQ.
TOTAL =	304 CARPARK REQ.

The diagram illustrates three types of parking spaces and their corresponding disabled parking spaces:

- RESIDENTIAL PARKING 2400x5400**: A blue rectangular space with a dashed border.
- RESIDENTIAL DISABLED PARKING 4800x5400**: A blue rectangular space with a dashed border, featuring a wheelchair symbol in the center.
- COMMERCIAL PARKING 2400x5400**: A yellow rectangular space with a dashed border.
- COMMERCIAL DISABLED PARKING 4800x5400**: A yellow rectangular space with a dashed border, featuring a wheelchair symbol in the center.
- VISITOR PARKING 2400x5400**: A light blue rectangular space with a dashed border.
- VISITOR DISABLED PARKING 4800x5400**: A light blue rectangular space with a dashed border, featuring a wheelchair symbol in the center.

Diagonal hatching is used to indicate non-parking areas or specific lane markings adjacent to the parking spaces.

REVISION ID	AMENDMENT	DATE
02	FOR INFORMATION	7/02/2020
04	FOR INFORMATION	2/10/2021
05	PRELIMINARY	16/10/2020
06	PRELIMINARY	30/10/2020
07	PRELIMINARY	12/11/2020
A	ISSUE FOR DA	7/12/2020

ARCHITECT

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ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MAILBOROUGH STREET
SURREY HILLS NSW 2010

MAIL@FUSEARCHITECTURE.COM.AU

ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

pds

Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000
JOB NO
1944

CHECKED	DRAWN	
DATE	SCALE	
7/12/2020	1:200 @ A1	A3@50%
PROJECT STATUS		
DEVELOPMENT APPLICATION		
DRAWING TITLE		
BASEMENT 1 PLAN		

SHEET NO.	REVISION.
DA 105	A

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165

Date: 9th December 2021



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Government

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Refer to Plan of Proposed
Standard Format
Subdivision of Lots 1 - 3 -
10391_004_Pro,
Dated 23/10/2025

AMENDED IN RED

By: Andrew Edwards

Date: 05/11/2025



Queensland
Government

PROPOSED
BUILDING
RL 38.20

MAIN ROAD OVER

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

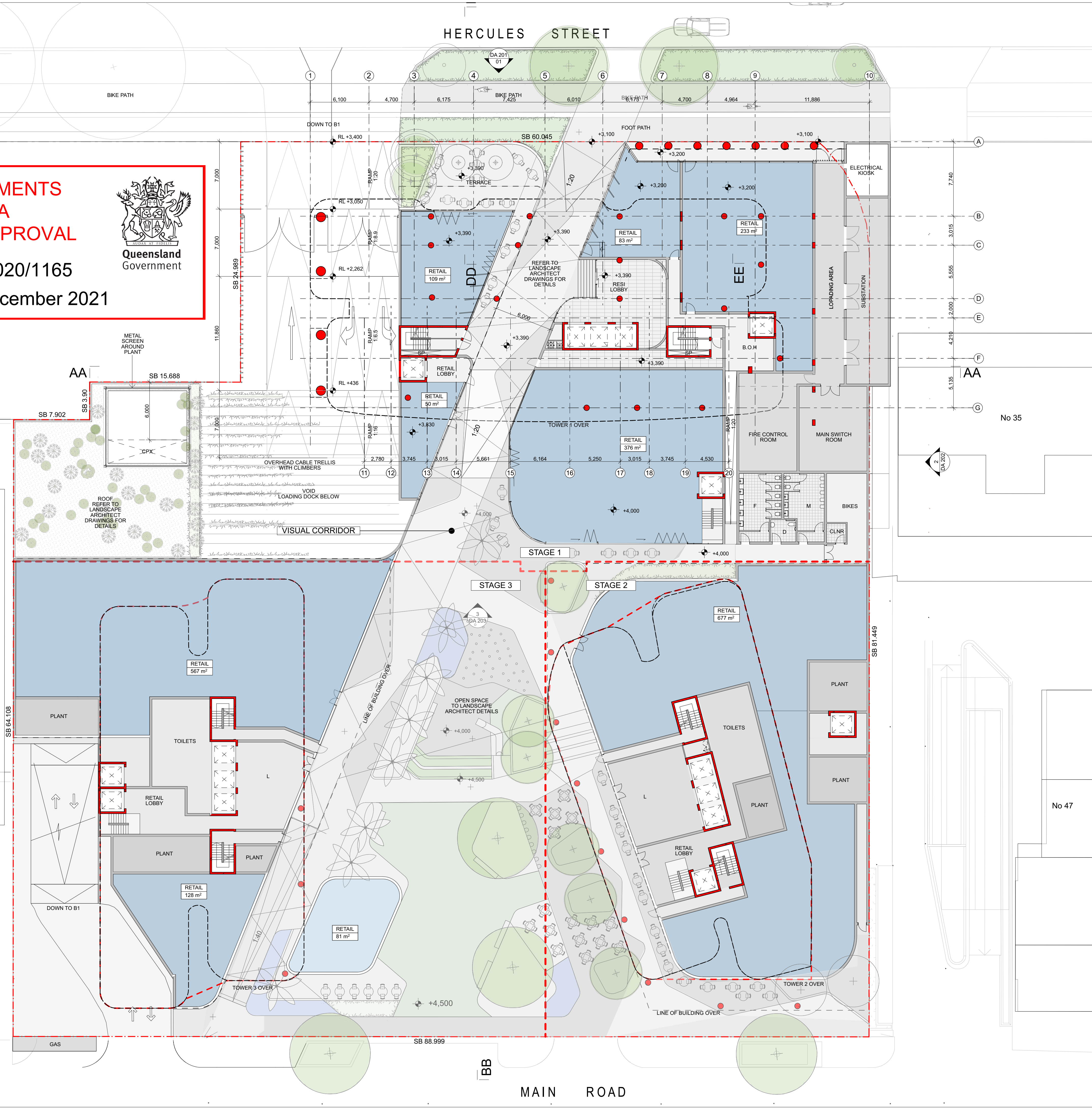
Approval no: DEV2020/1165
Date: 9th December 2021



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Refer to Plan of Proposed
Standard Format
Subdivision of Lots 1 - 3 -
10391_004_Pro,
Dated 23/10/2025

AMENDED IN RED
By: Andrew Edwards
Date: 05/11/2025



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file: 1944_HAMILTON
print date and time: Monday, 17 May 2021 @ 11:51 am

NOTE:

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LEGEND

UNIT TYPES

- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED APARTMENT
- BALCONY
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- MASTERPLAN OUTLINE - SHOWN DOTTED
- SITE SETBACKS

REVISION ID	AMENDMENT	DATE
04	FOR INFORMATION	2/10/20
05	PRELIMINARY	16/10/20
06	PRELIMINARY	30/10/20
07	PRELIMINARY	12/11/20
A	ISSUE FOR DA	7/12/20
A	ISSUE FOR DA	14/5/21

ARCHITECT

FUSE

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

pds

Level 1, 8 Knox Lane
Double Bay NSW 2028

No 47

PROJECT

HERCULES STREET

SITE ADDRESS

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED

DRAWN

DATE

17/5/21

SCALE

1:200 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

GROUND FLOOR

SHEET NO

DA 106

REVISION

A

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REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1944_HAMILTON
print date and time: Friday, 14 May 2021 @ 12:57 pm
NOTE:
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COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR THE
BASIS OF MARKETING SALES OR CONSTRUCTION QUOTATION.

LEGEND
BUILDING ABOVE
CEILING HEIGHT
MINIMUM AT 9M

REVISION ID AMENDMENT DATE
A ISSUE FOR DA 14/5/21

ARCHITECT
FUSE
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
pds
Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000
JOB NO
1944
CHECKED DRAWN

DATE
14/5/21
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
VIEW CORRIDOR AXIS
SHEET NO
DA 107
REVISION
A

SCALE
1:200 @ A1 A3@50%

DATE
14/5/21
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
VIEW CORRIDOR AXIS
SHEET NO
DA 107
REVISION
A

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165

Date: 9th December 2021



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the boundary alignment.

Refer to Plan of Proposed
Standard Format
Subdivision of Lots 1 - 3 -
10391_004_Pro,
Dated 23/10/2025

AMENDED IN RED

By: Andrew Edwards
Date: 05/11/2025

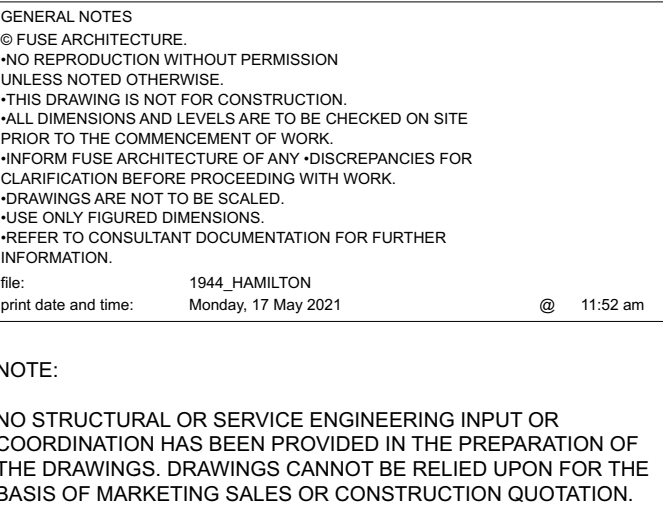


BUILDING ABOVE
CEILING HEIGHT
MIN AT 9M

BUILDING ABOVE
CEILING HEIGHT
MIN AT 9M

VIEW CORRIDOR

LINE OF
BUILDING
ABOVE



LEGEND

UNIT TYPES

	2 BED APARTMENT
	3 BED APARTMENT
	4 BED APARTMENT
	BALCONY
A	ADAPTABLE APARTMENT
L	LIVABLE APARTMENT
	MASTERPLAN OUTLINE - SHOWN DOTTED
	SITE SETBACKS

CHANGE	DESCRIPTION	
02	FOR INFORMATION	7/2/20
04	FOR INFORMATION	2/10/20
05	PRELIMINARY	16/10/20
06	PRELIMINARY	30/10/20
A	ISSUE FOR DA	7/12/20
A	ISSUE FOR DA	14/5/21

ARCHITECT

FUSE

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
81 MARLBOROUGH STREET
SURREY HILLS NSW 2010

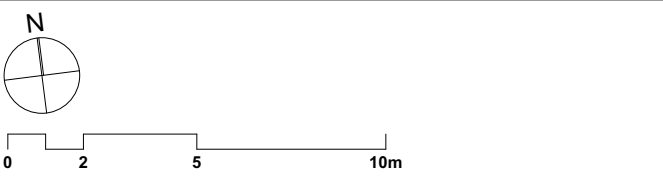
MAIL@FUSEARCHITECTURE.COM.AU

ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

The logo for the Portland Development Services (pds) is located in the top left corner. It consists of the lowercase letters "pds" in a bold, sans-serif font. The "p" and "s" are a dark brown color, while the "d" is a lighter, golden-brown color.

Level 1, 8 Knox Lane
Double Bay NSW 2028



PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO
1944

CHECKED	DRAWN
---------	-------

DATE SCALE

17/5/21 1:200 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

MEZZANINE

SHEET NO. DA 108 REVISION. A

REVISION ID	AMENDMENT	DATE
02	FOR INFORMATION	7/2/20
04	FOR INFORMATION	2/10/20
05	PRELIMINARY	16/10/20
06	PRELIMINARY	30/10/20
A	ISSUE FOR DA	7/12/20
A	ISSUE FOR DA	14/5/21

ARCHITECT

FUSE

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SURREY HILLS NSW 2010

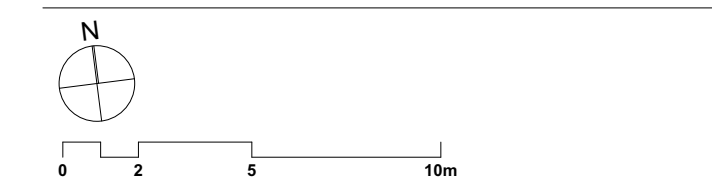
MAIL@FUSEARCHITECTURE.COM.AU

ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT



Level 1, 8 Knox Lane
Double Bay NSW 2028



PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000
JOB NO
1944

CHECKED	DRAWN
DATE	SCALE
14/5/21	1:200 @ A1
	A3@50%
PROJECT STATUS	
DEVELOPMENT APPLICATION	
DRAWING TITLE	
LEVEL 1	

SHEET NO.	REVISION.
DA 109	A

Date: 9th December 2021



Queensland
Government

AA

SB 15,688

SB 7 902

5

ROOF BELOW TO LANDSCAPE ARCHITECT DETAILS

ARCHITECT DETAILS

TOWER 1

COURTYARD
BELOW
TO LANDSCAPE
ARCHITECT DETAILS

STAGE 1

STAGE 3

STAGE 2

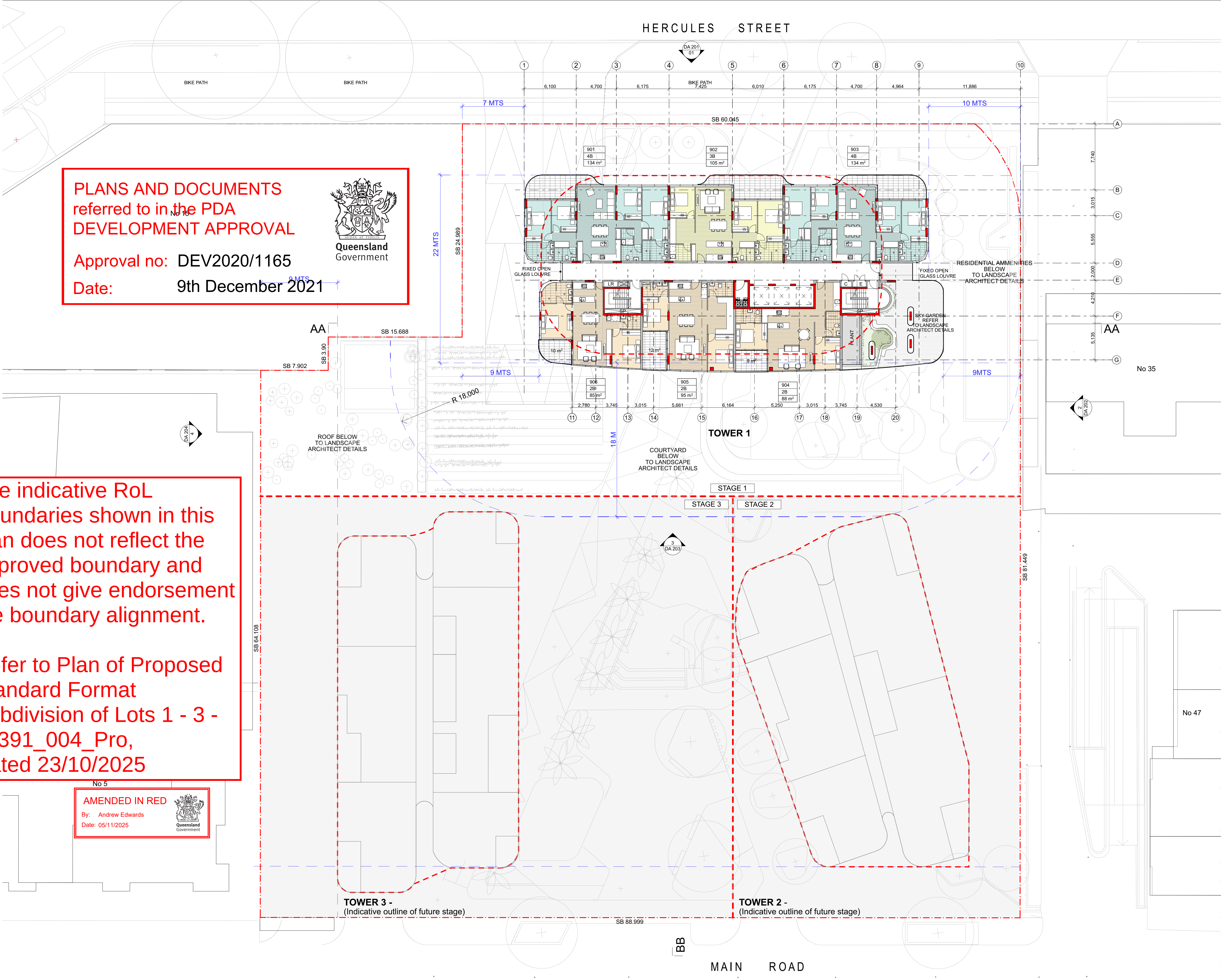
TOWER 3 - +
(Indicative outline of future stage)

TOWER 2 -
(Indicative outline of future stage)

AMENDED IN RED

By: Andrew Edwards
Date: 05/11/2025





GENERAL NOTES

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file: 1944_HAMILTON
print date and time: Friday, 14 May 2021 @ 12:57 pm

NOTE:

NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR THE BASIS OF MARKETING SALES OR CONSTRUCTION QUOTATION.

LEGEND

UNIT TYPES

- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED APARTMENT
- BALCONY
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- MASTERPLAN OUTLINE - SHOWN DOTTED
- SITE SETBACKS

CHANGE	DESCRIPTION
02	FOR INFORMATION
04	FOR INFORMATION
05	PRELIMINARY
06	PRELIMINARY
A	ISSUE FOR DA
A	ISSUE FOR DA

REVISION ID	AMENDMENT	DATE
02	FOR INFORMATION	7/2/20
04	FOR INFORMATION	2/10/20
05	PRELIMINARY	16/10/20
06	PRELIMINARY	30/10/20
A	ISSUE FOR DA	7/12/20
A	ISSUE FOR DA	14/5/21

ARCHITECT

FUSE

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

pds

No 47

Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT

HERCULES STREET

SITE ADDRESS

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED

DRAWN

DATE

14/5/21

SCALE

1:200 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

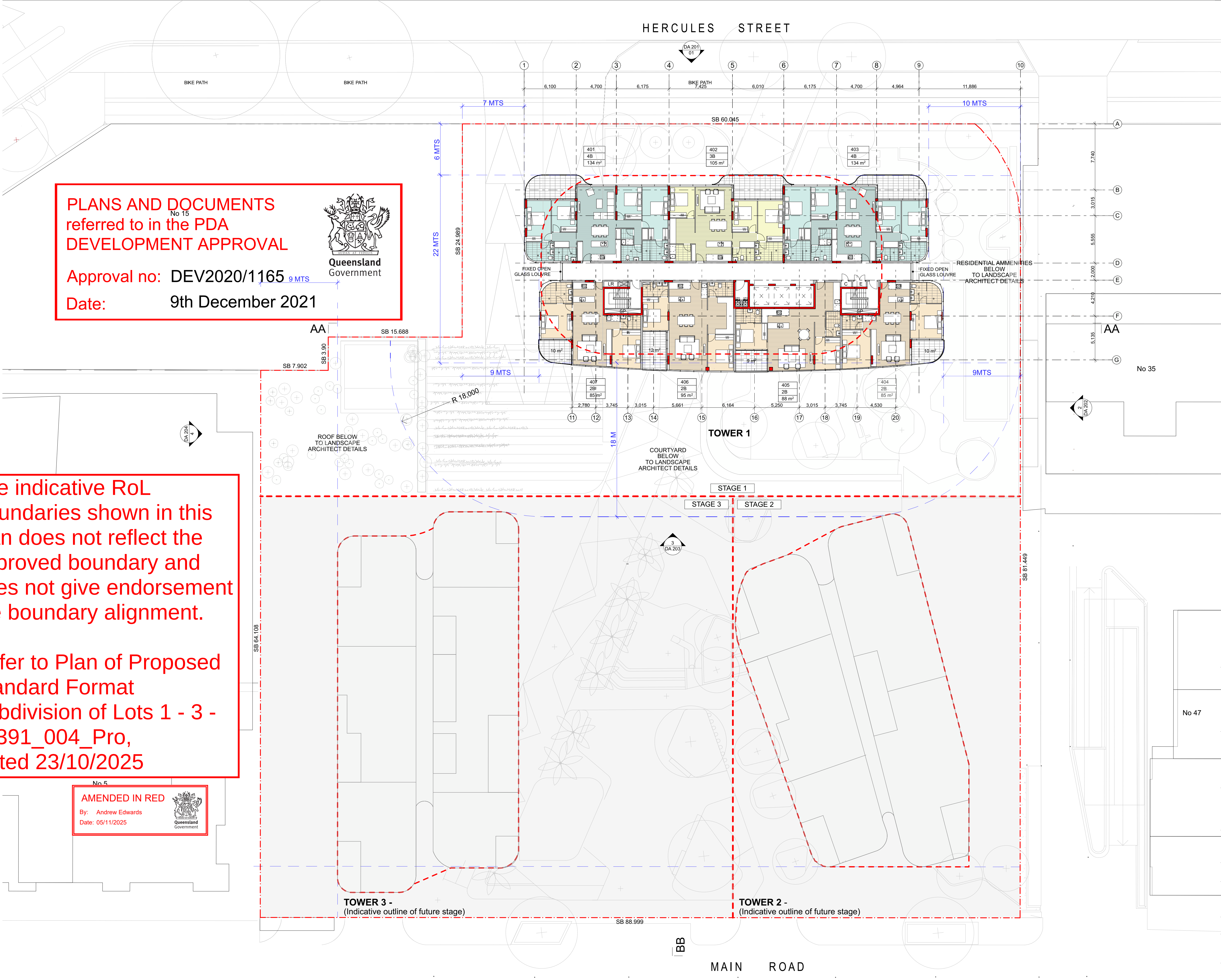
LEVELS 2, 9,+10 PLANS (TYP LOWER W/ SKYGARDENS TO EAST)

SHEET NO

DA 110

REVISION

A



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file: 1944_HAMILTON
print date and time: Friday, 14 May 2021 @ 12:57 pm

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LEGEND

UNIT TYPES

- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED APARTMENT
- BALCONY
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- MASTERPLAN OUTLINE - SHOWN DOTTED
- SITE SETBACKS

CHANGE	DESCRIPTION
02	FOR INFORMATION
04	FOR INFORMATION
05	PRELIMINARY
06	PRELIMINARY
A	ISSUE FOR DA
A	ISSUE FOR DA

REVISION ID	AMENDMENT	DATE
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05	PRELIMINARY	16/10/20
06	PRELIMINARY	30/10/20
A	ISSUE FOR DA	7/12/20
A	ISSUE FOR DA	14/5/21

ARCHITECT

FUSE

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

pds

Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT

HERCULES STREET

SITE ADDRESS

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED

DRAWN

DATE

14/5/21

SCALE

1:200 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

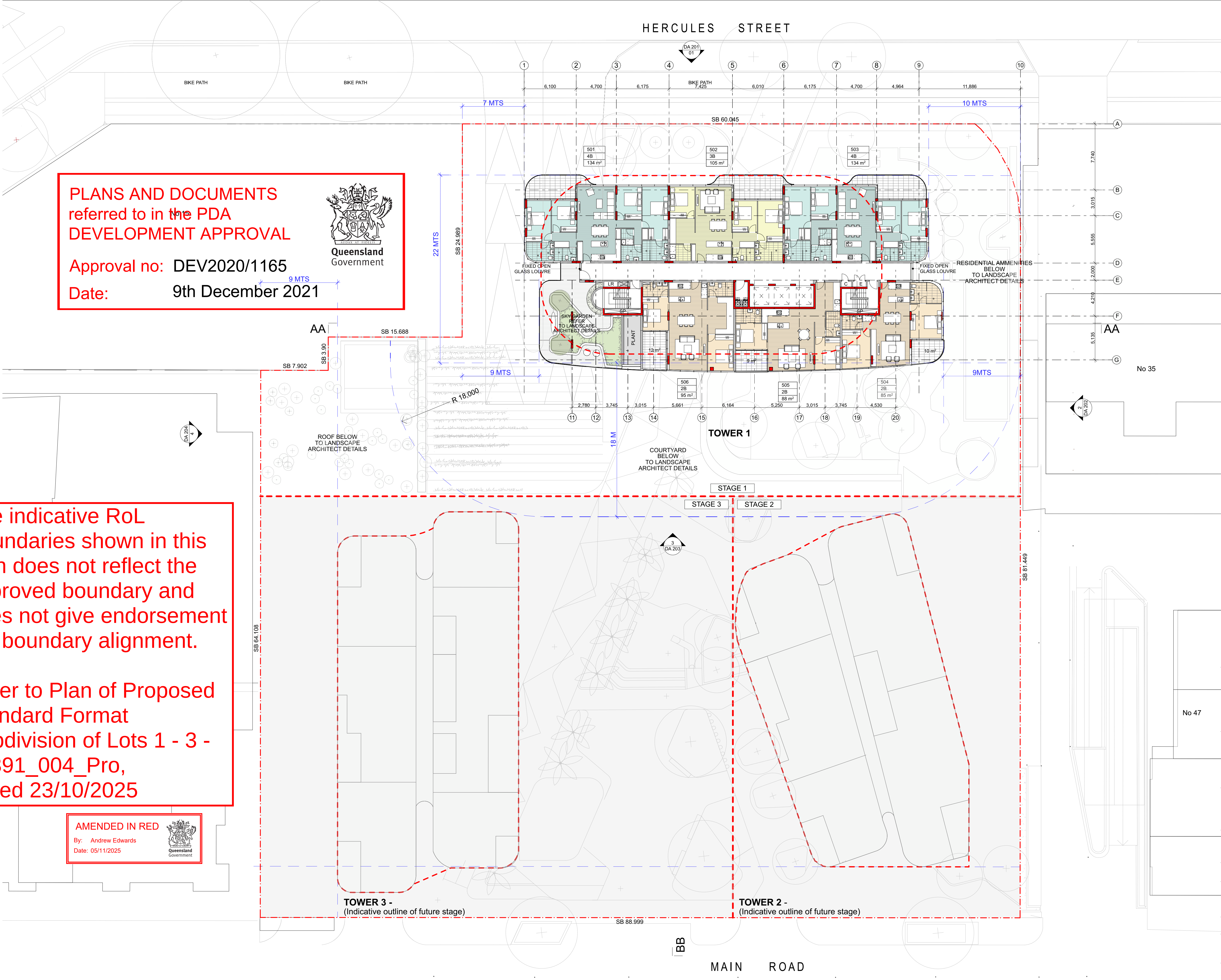
LEVELS 3, 4, 7, 8, 11, 12 + 15 PLANS (TYP LOWER)

SHEET NO

DA 111

REVISION

A



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print date and time: Friday, 14 May 2021 @ 12:57 pm

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LEGEND

UNIT TYPES

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- SITE SETBACKS

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06	PRELIMINARY
A	ISSUE FOR DA
A	ISSUE FOR DA

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06	PRELIMINARY	30/10/20
A	ISSUE FOR DA	7/12/20
A	ISSUE FOR DA	14/5/21

ARCHITECT

FUSE

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

pds

Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT

HERCULES STREET

SITE ADDRESS

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED

DRAWN

DATE

14/5/21

SCALE

1:200 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

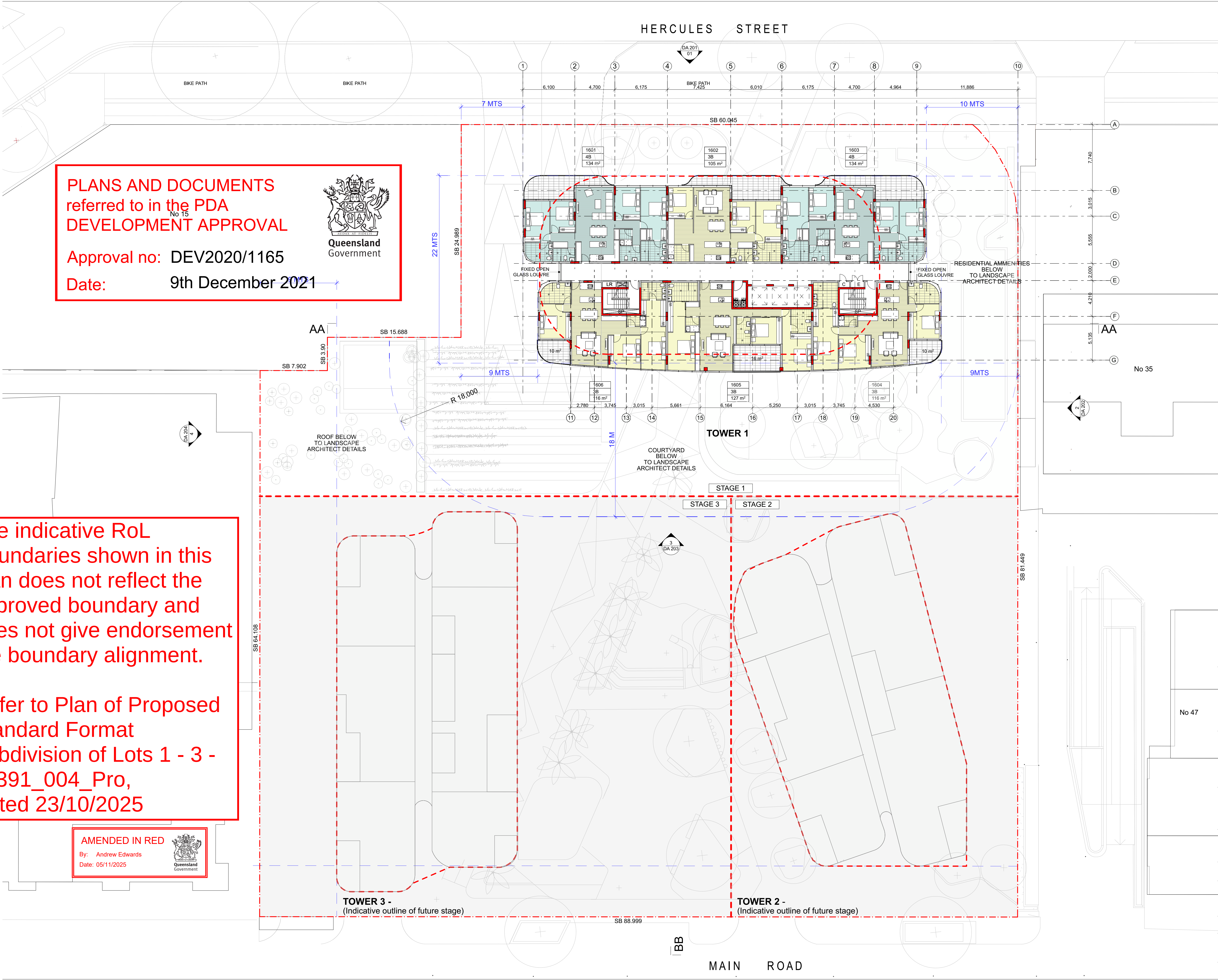
LEVELS 5, 6,13+14 PLANS (TYP LOWER W/ SKYGARDENS TO WEST)

SHEET NO

DA 112

REVISION

A



PLANS AND DOCUMENTS
referred to in the PDA
No 15
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165

Date: 9th December 2021



The indicative RoL
Boundaries shown in this
plan does not reflect the
approved boundary and
does not give endorsement
the boundary alignment.

Refer to Plan of Proposed
Standard Format
Subdivision of Lots 1 - 3 -
10391_004_Pro,
Dated 23/10/2025

AMENDED IN RED

By: Andrew Edwards

Date: 05/11/2025



GENERAL NOTES

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file: 1944_HAMILTON
print date and time: Friday, 14 May 2021 @ 12:57 pm

NOTE:

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LEGEND

UNIT TYPES

- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED APARTMENT
- BALCONY
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- MASTERPLAN OUTLINE - SHOWN DOTTED
- SITE SETBACKS

CHANGE	DESCRIPTION
02	FOR INFORMATION
04	FOR INFORMATION
05	PRELIMINARY
06	PRELIMINARY
A	ISSUE FOR DA
A	ISSUE FOR DA

REVISION ID AMENDMENT DATE

02	FOR INFORMATION	7/2/20
04	FOR INFORMATION	2/10/20
05	PRELIMINARY	16/10/20
06	PRELIMINARY	30/10/20
A	ISSUE FOR DA	7/12/20
A	ISSUE FOR DA	14/5/21

ARCHITECT

FUSE

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

pds

Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT

HERCULES STREET

SITE ADDRESS

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED

DRAWN

DATE

14/5/21

SCALE

1:200 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

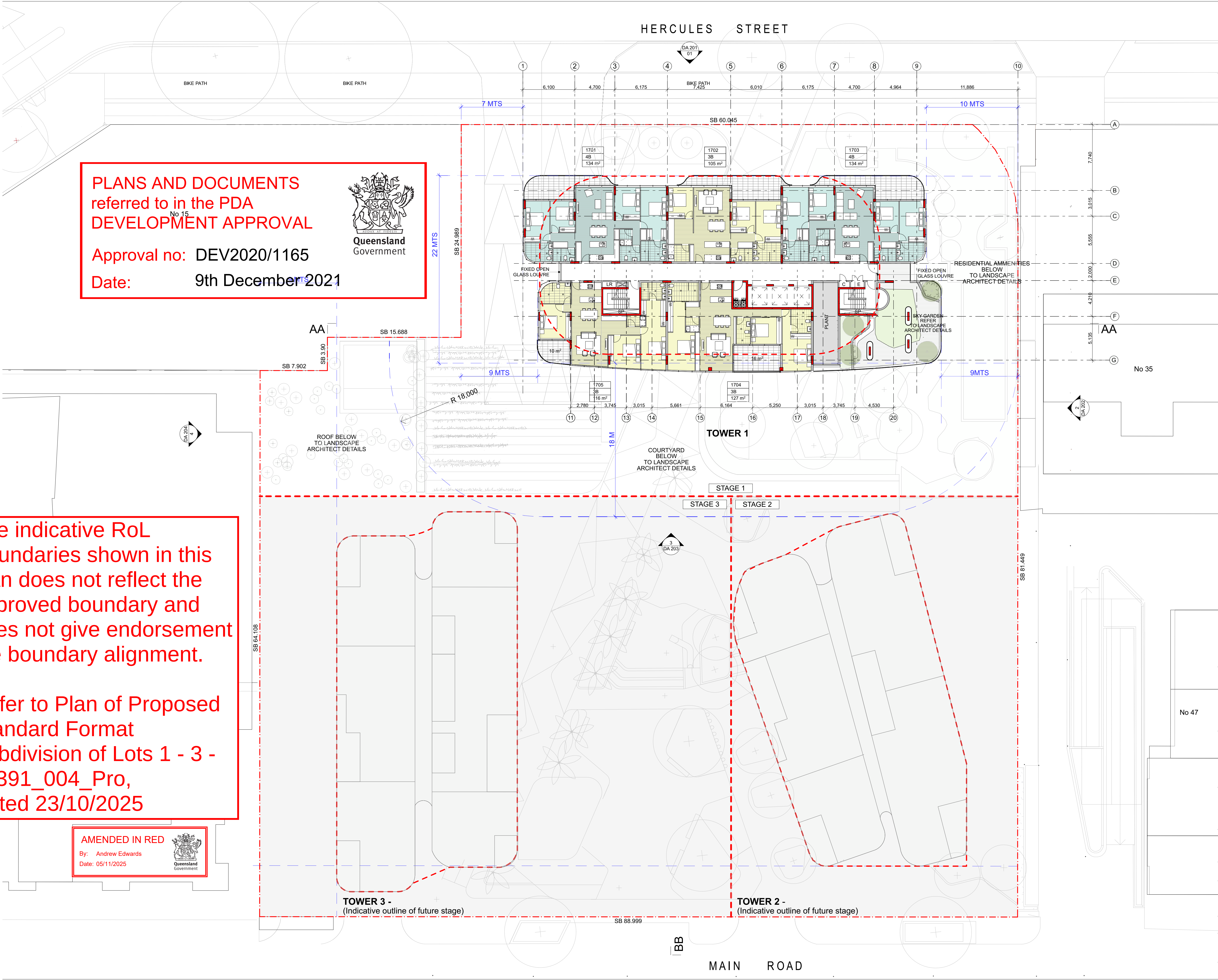
LEVELS 16, 19, 20 (TYP UPPER)

SHEET NO

DA 113

REVISION

A



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file: 1944_HAMILTON
print date and time: Friday, 14 May 2021 @ 12:57 pm

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LEGEND

UNIT TYPES

- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED APARTMENT
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- MASTERPLAN OUTLINE - SHOWN DOTTED
- SITE SETBACKS

CHANGE	DESCRIPTION
02	FOR INFORMATION
04	FOR INFORMATION
05	PRELIMINARY
06	PRELIMINARY
A	ISSUE FOR DA
A	ISSUE FOR DA

REVISION ID	AMENDMENT	DATE
02	FOR INFORMATION	7/2/20
04	FOR INFORMATION	2/10/20
05	PRELIMINARY	16/10/20
06	PRELIMINARY	30/10/20
A	ISSUE FOR DA	7/12/20
A	ISSUE FOR DA	14/5/21

ARCHITECT

FUSE

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SUNNY HILLS NSW 2510
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

pds

Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT

HERCULES STREET

SITE ADDRESS

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED

DRAWN

DATE

14/5/21

SCALE

1:200 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

LEVELS 17 + 18 (TYP UPPER W/
SKYGARDENS TO EAST)

SHEET NO

DA 114

REVISION

A

GENERAL NOTES
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INFORMATION
file: 1944_HAMILTON
print date and time: Friday, 14 May 2021 @ 12:57 pm

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LEGEND

UNIT TYPES

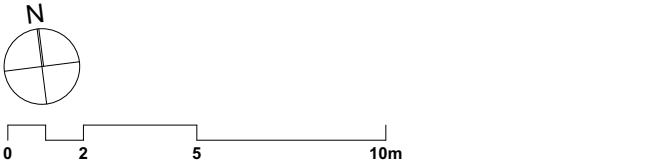
- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED APARTMENT
- BALCONY
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- MASTERPLAN OUTLINE - SHOWN DOTTED
- SITE SETBACKS

CHANGE	DESCRIPTION
--------	-------------

REVISION ID	AMENDMENT	DATE
02	FOR INFORMATION	7/2/20
04	FOR INFORMATION	2/10/20
05	PRELIMINARY	16/10/20
06	PRELIMINARY	30/10/20
A	ISSUE FOR DA	7/12/20
A	ISSUE FOR DA	14/5/21

ARCHITECT
FUSE
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627

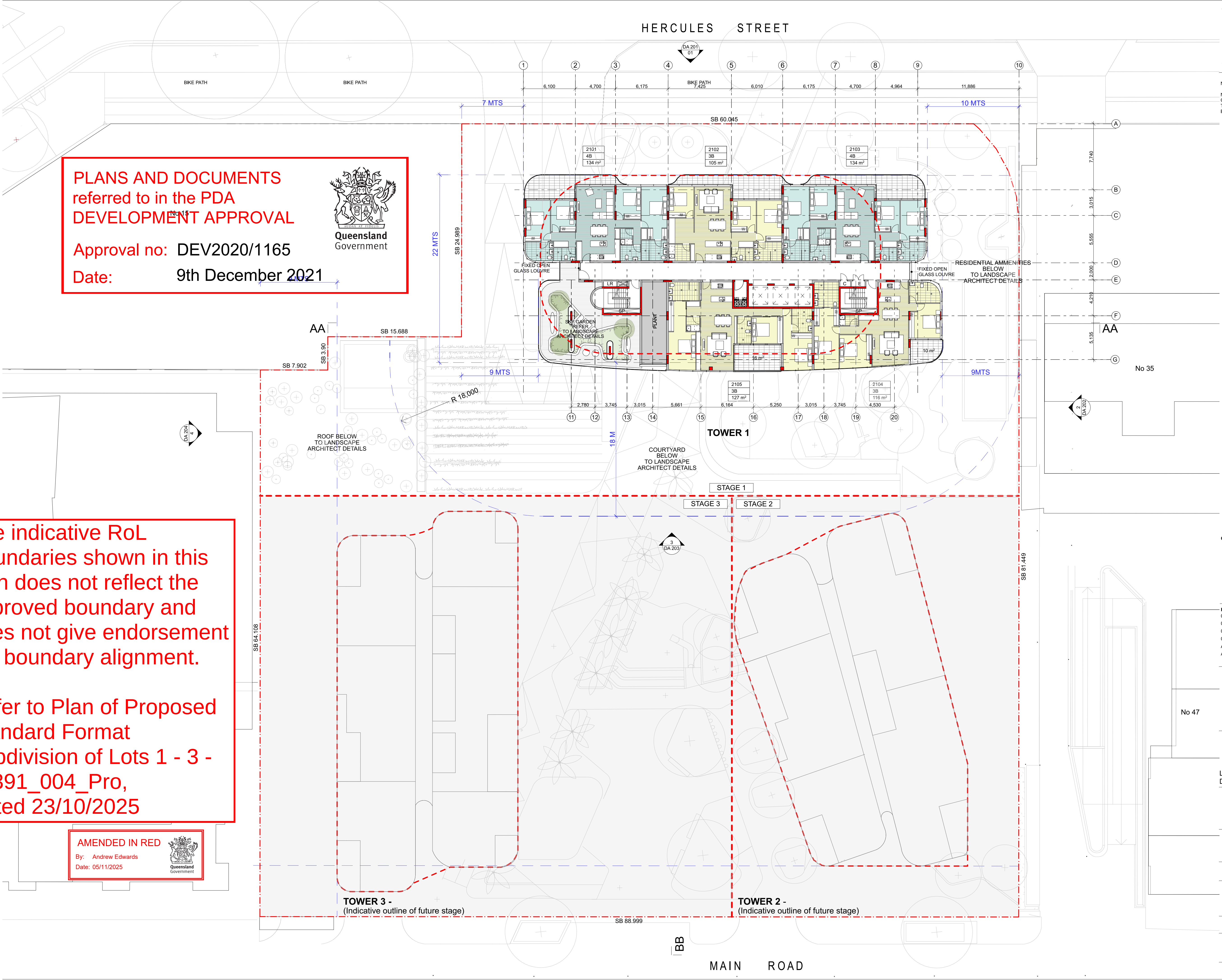
CLIENT
pds
Level 1, 8 Knox Lane
Double Bay NSW 2028



PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000
JOB NO
1944
CHECKED
DRAWN

DATE
14/5/21
SCALE
1:200 @ A1 A3@50%
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
LEVELS 21 + 22 (TYP UPPER W/
SKYGARDENS TO WEST)

SHEET NO.
DA 115
REVISION
A



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165

Date: 9th December 2021

Queensland Government

The indicative RoL
Boundaries shown in this
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approved boundary and
does not give endorsement
the boundary alignment.

Refer to Plan of Proposed
Standard Format
Subdivision of Lots 1 - 3 -
10391_004_Pro,
Dated 23/10/2025

AMENDED IN RED

By: Andrew Edwards

Date: 05/11/2025

Queensland Government

REVISION ID	AMENDMENT	DATE
02	FOR INFORMATION	7/2/20
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05	PRELIMINARY	16/10/20
06	PRELIMINARY	30/10/20
A	ISSUE FOR DA	7/12/20
A	ISSUE FOR DA	14/5/21

ARCHITECT

FUSE

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SURREY HILLS NSW 2010

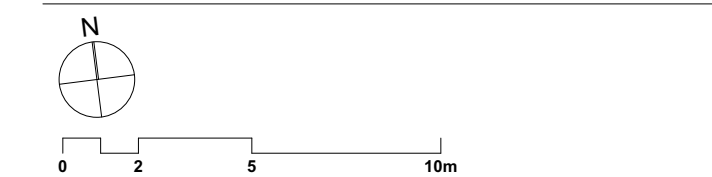
MAIL@FUSEARCHITECTURE.COM.AU

ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

pds

Level 1, 8 Knox Lane
Double Bay NSW 2028



PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO
1944

CHECKED	DRAWN

DATE 14/5/21 SCALE 1:200 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

LEVEL 23

SHEET NO.	REVISION.
DA 116	A

Approval no: DEV2020/1165
Date: 9th December 2021



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Boundaries shown in this
plan does not reflect the
approved boundary and
does not give endorsement
the boundary alignment.

Refer to Plan of Proposed
Standard Format
Subdivision of Lots 1 - 3 -
10391_004_Pro,
Dated 23/10/2025

AMENDED IN RED

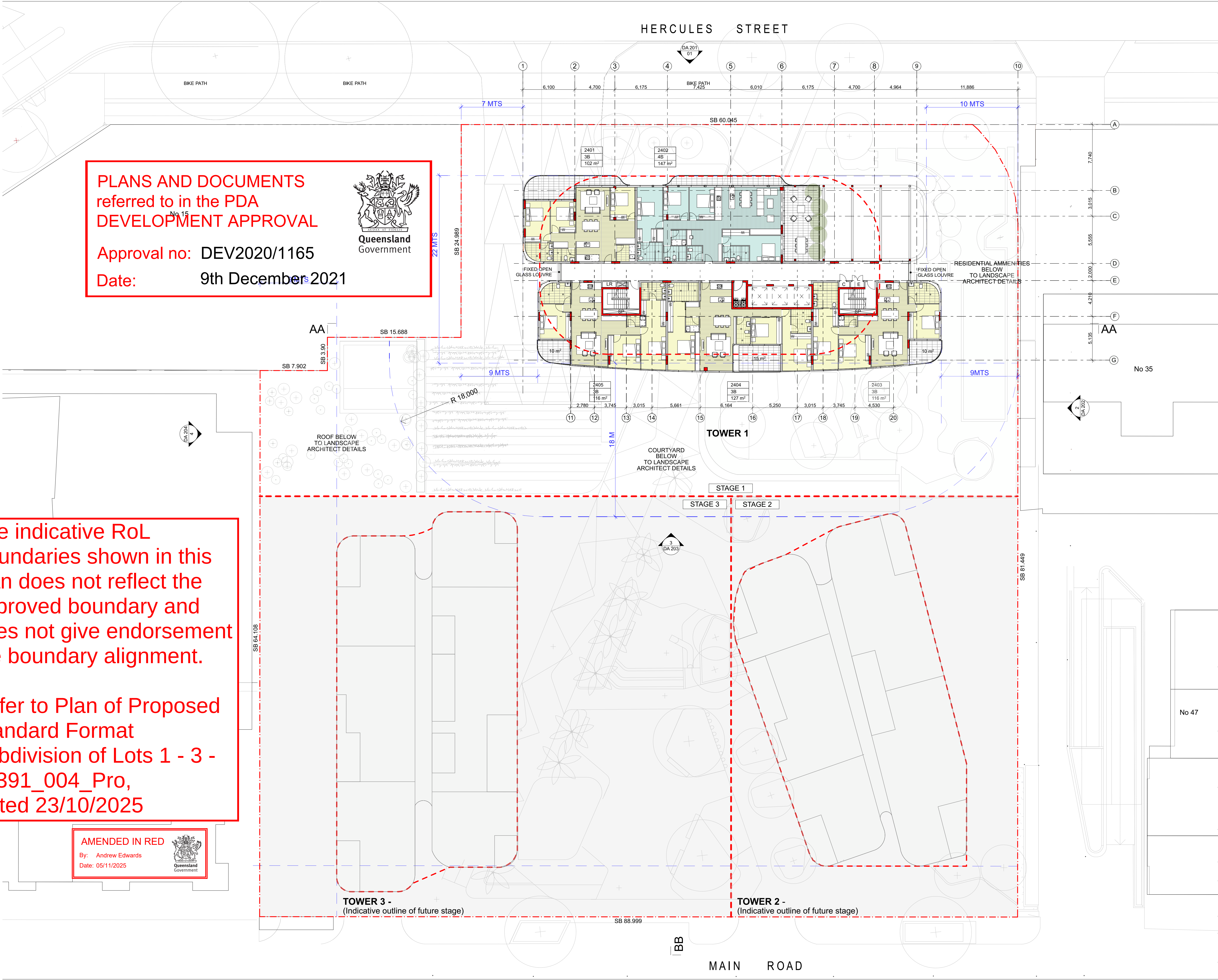
By: Andrew Edwards

Date: 05/11/2025

 Queensland Government

TOWER 3 - +
(Indicative outline of future stage)

TOWER 2 -
(Indicative outline of future stage)



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file: 1944_HAMILTON
print date and time: Friday, 14 May 2021 @ 12:57 pm

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LEGEND

UNIT TYPES

- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED APARTMENT
- BALCONY
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- MASTERPLAN OUTLINE - SHOWN DOTTED
- SITE SETBACKS

CHANGE	DESCRIPTION
02	FOR INFORMATION
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A	ISSUE FOR DA
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A	ISSUE FOR DA	7/12/20
A	ISSUE FOR DA	14/5/21

ARCHITECT

FUSE

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

pds

Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT

HERCULES STREET

SITE ADDRESS

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED

DRAWN

DATE

14/5/21

SCALE

1:200 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

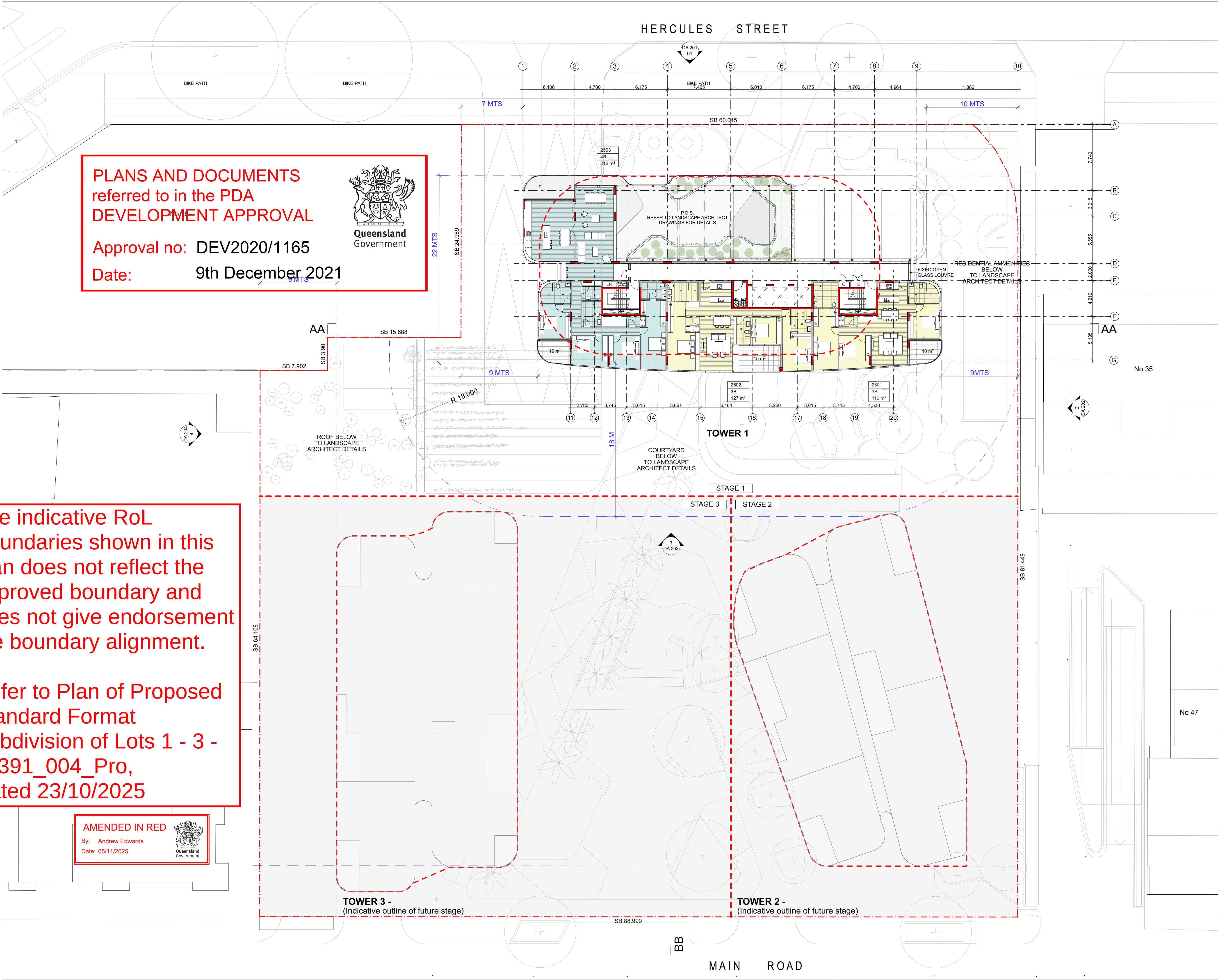
LEVEL 24

SHEET NO

DA 117

REVISION

A



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file: 1944_HAMILTON
print date and time: Friday, 14 May 2021 @ 12:58 pm

NOTE:

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LEGEND

UNIT TYPES

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- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
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- SITE SETBACKS

CHANGE DESCRIPTION

REVISION ID	AMENDMENT	DATE
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ARCHITECT

FUSE

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

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61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

pds

Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT

HERCULES STREET

SITE ADDRESS

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED

DRAWN

DATE

14/5/21

SCALE

1:200 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

LEVEL 25

SHEET NO

DA 118

REVISION

A

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LEGEND

UNIT TYPES

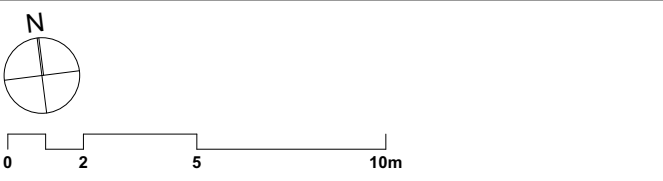
- 2 BED APARTMENT
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- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- MASTERPLAN OUTLINE - SHOWN DOTTED
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CHANGE	DESCRIPTION
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04	FOR INFORMATION
05	PRELIMINARY
06	PRELIMINARY
A	ISSUE FOR DA
A	ISSUE FOR DA

ARCHITECT
FUSE
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

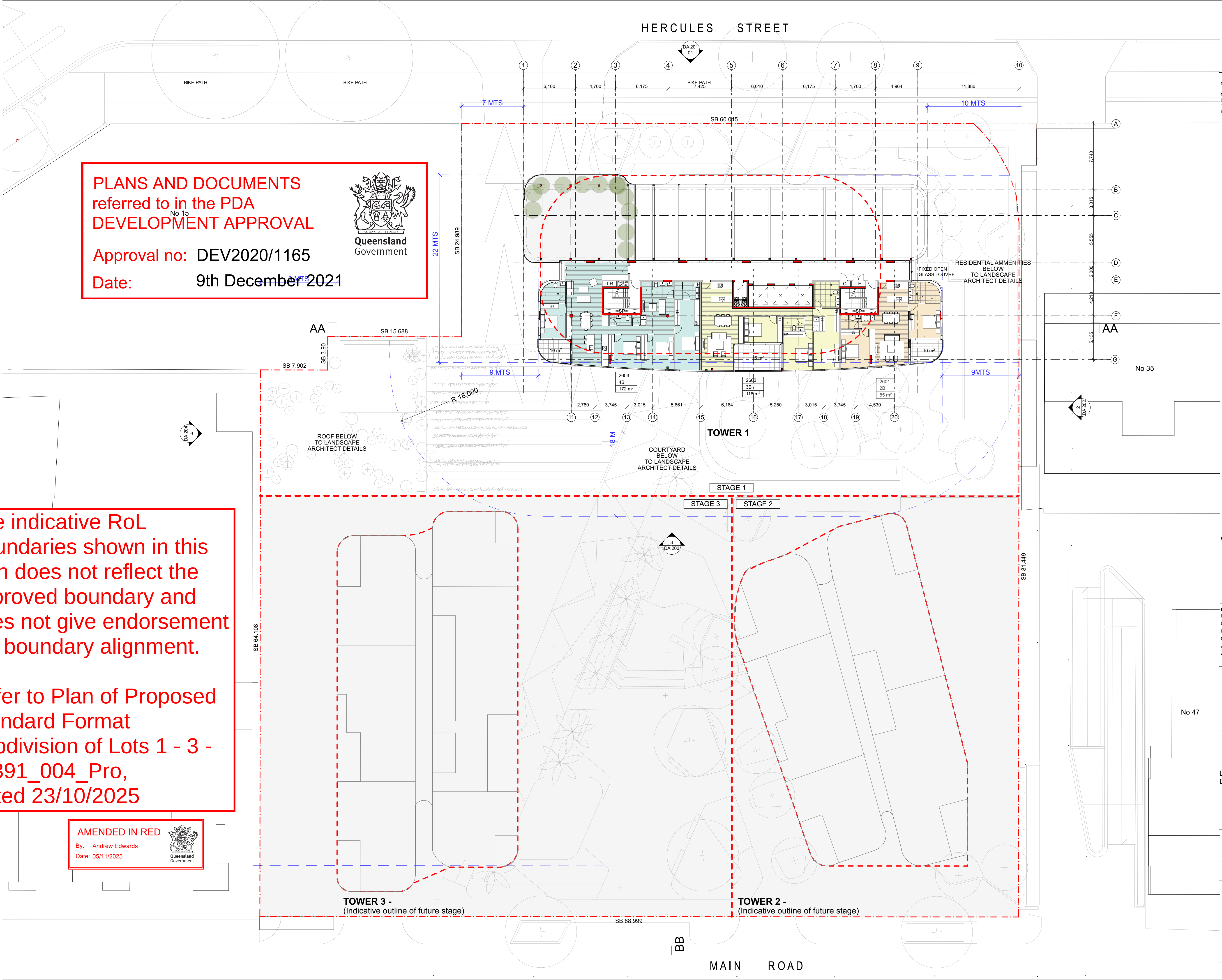
CLIENT
pds

Level 1, 8 Knox Lane
Double Bay NSW 2028



PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000
JOB NO
1944
CHECKED
DRAWN

DATE
14/5/21
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
LEVEL 26



PLANS AND DOCUMENTS
referred to in the PDA
No 15
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165

Date: 9th December 2021

Queensland Government

The indicative RoL
Boundaries shown in this
plan does not reflect the
approved boundary and
does not give endorsement
the boundary alignment.

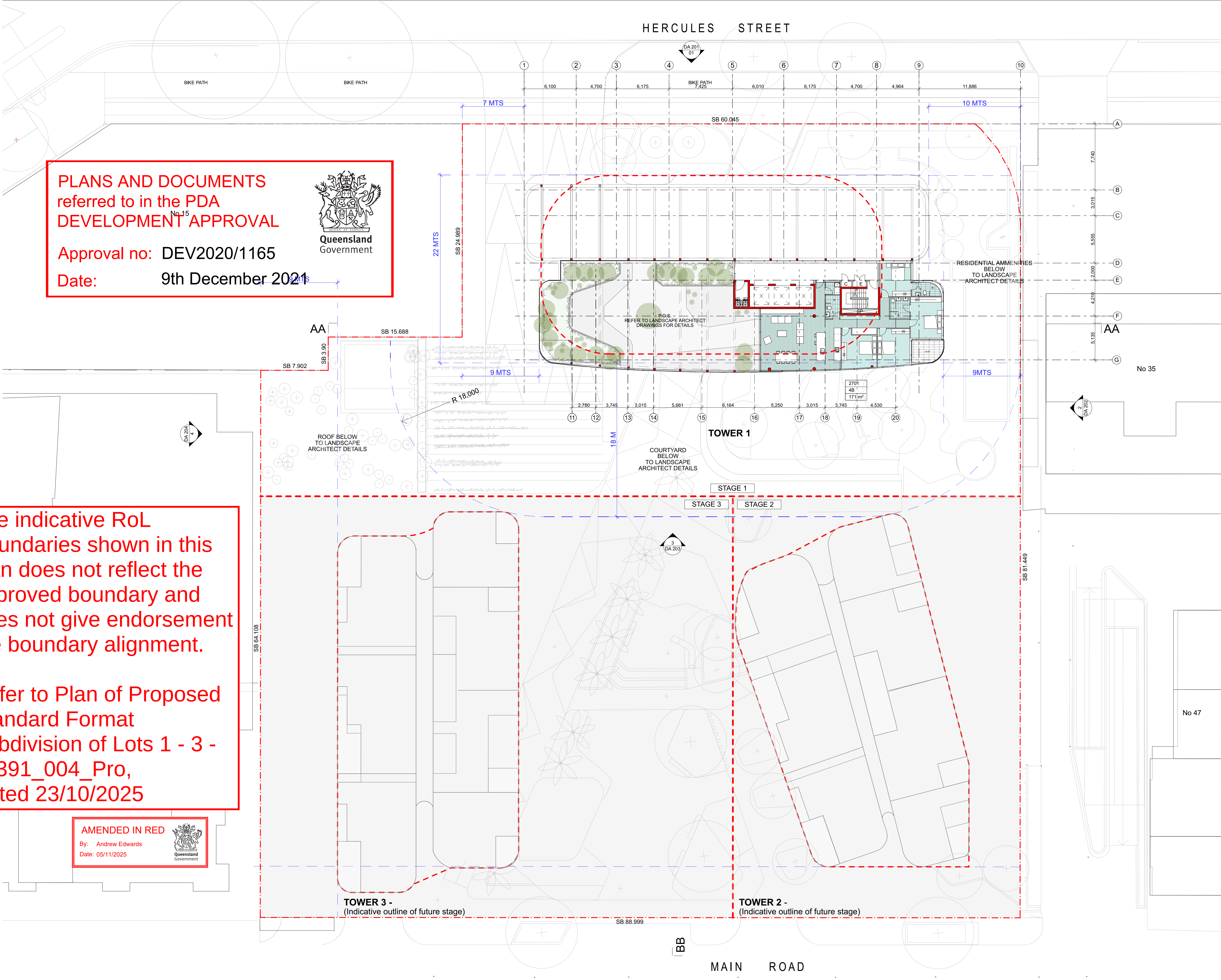
Refer to Plan of Proposed
Standard Format
Subdivision of Lots 1 - 3 -
10391_004_Pro,
Dated 23/10/2025

AMENDED IN RED

By: Andrew Edwards

Date: 05/11/2025

Queensland Government



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2020/1165
Date: 9th December 2021



The indicative RoL
Boundaries shown in this
plan does not reflect the
approved boundary and
does not give endorsement
the boundary alignment.

Refer to Plan of Proposed
Standard Format
Subdivision of Lots 1 - 3 -
10391_004_Pro,
Dated 23/10/2025

AMENDED IN RED
By: Andrew Edwards
Date: 05/11/2025



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file: 1944_HAMILTON
print date and time: Friday, 14 May 2021 @ 12:58 pm

NOTE:

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LEGEND

UNIT TYPES

- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED APARTMENT
- BALCONY
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- MASTERPLAN OUTLINE - SHOWN DOTTED
- SITE SETBACKS

CHANGE DESCRIPTION

REVISION ID	AMENDMENT	DATE
02	FOR INFORMATION	7/2/20
04	FOR INFORMATION	2/10/20
05	PRELIMINARY	16/10/20
06	PRELIMINARY	30/10/20
A	ISSUE FOR DA	7/12/20
A	ISSUE FOR DA	14/5/21

ARCHITECT

FUSE

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

pds

Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT

HERCULES STREET

SITE ADDRESS

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED

DRAWN

DATE

14/5/21

SCALE

1:200 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

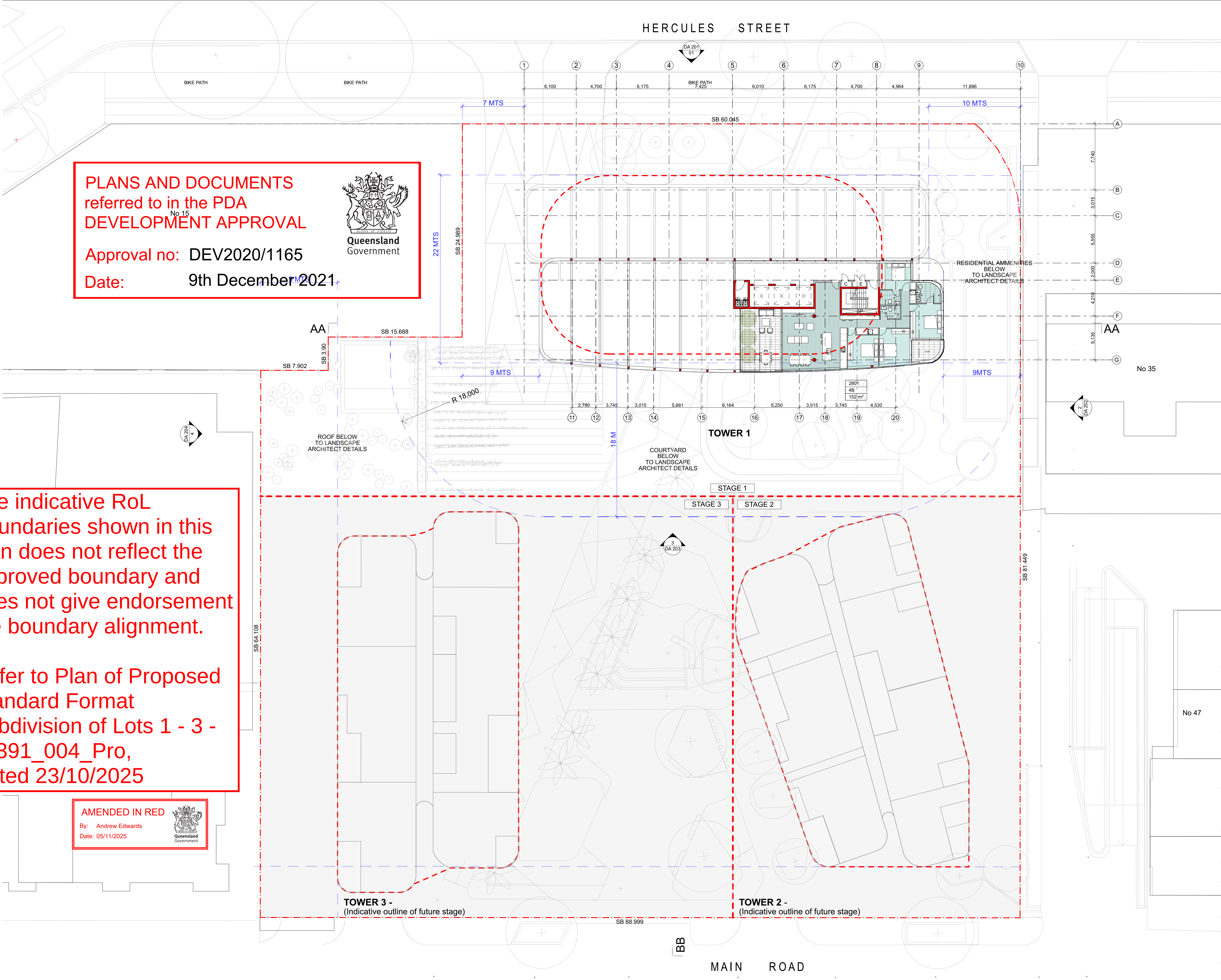
LEVEL 27

SHEET NO

DA 120

REVISION

A



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file: 1944_HAMILTON
print date and time: Friday, 14 May 2021 @ 12:58 pm

NOTE:

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LEGEND

REVISION ID	AMENDMENT	DATE
02	FOR INFORMATION	7/2/20
04	FOR INFORMATION	2/10/20
05	PRELIMINARY	16/10/20
06	PRELIMINARY	30/10/20
A	ISSUE FOR DA	7/12/20
A	ISSUE FOR DA	14/5/21

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61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
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ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

pds

Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT

HERCULES STREET

SITE ADDRESS

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED

DRAWN

DATE

14/5/21

SCALE

1:200 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

LEVEL 28

SHEET NO

DA 121

REVISION

A



TOWER 2 -
(Indicative outline of future stage)

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165

Date: 9th December 2021



Queensland
Government

SITE BOUNDARY

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SITE BOUNDARY

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- INFORMATION

Rev: 1944, HAMILTON
print date and time: Friday, 30 October 2020 @ 3:01 PM

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QUOTATION.

LEGEND

- GL01 FRITTED TINTED BLUE GLASS
- GL02 FRITTED TINTED GREY GLASS
- GL03 CLEAR GLASS
- AL01 DARK GREY ALUMINIUM LOUVRES AND WINDOW FRAMING
- SCN01 DARK GREY ALUMINIUM SCREEN
- AL02 DARK BRONZE ALUMINIUM
- SOFF LIGHT WEIGHT MIRRORRED FINISH SOFFIT AND COLUMNS
- CEA CONCRETE EXPOSED AGGREGATE FINISH
- PF01 DARK GREY FINISH

HERCULES STREET

KEY PLAN

CHANGE DESCRIPTION

REVISION ID	AMENDMENT	DATE
02	FOR INFORMATION	7/02/2020
05	PRELIMINARY	16/10/2020
06	PRELIMINARY	30/10/2020
A	ISSUE FOR DA	07/12/2020

ARCHITECT

FUSE

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SUNNY HILLS NSW 2510
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 045 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

pds

Level 1, 8 Knox Lane
Double Bay NSW 2028

0 2 5 10m

PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000
JOB NO
1944
CHECKED
DRAWN
DATE
07/12/2020
SCALE
1:200 @ A1 A3@50%
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
NORTH ELEVATION HERCULES STREET

SHEET NO.
DA 201
REVISION
A



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165
Date: 9th December 2021



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REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
REGISTRATION

Ref: 1944_HAMILTON
print date and time: Friday, 30 October 2020 @ 3:01 PM

NOTE:

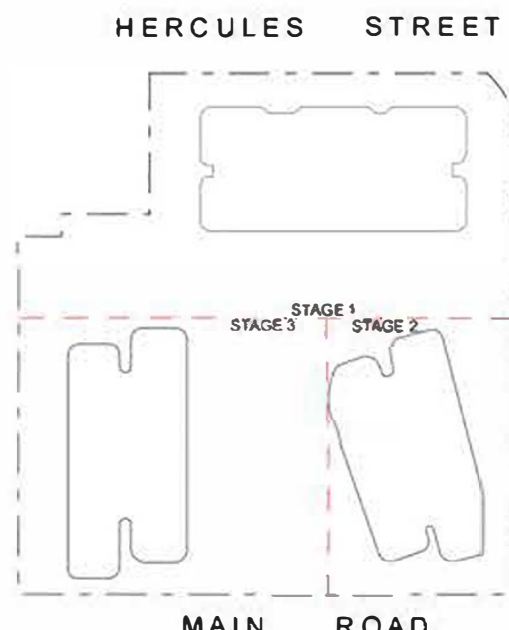
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LEGEND

GL01 FRITTED TINTED BLUE GLASS
GL02 FRITTED TINTED GREY GLASS
GL03 CLEAR GLASS
AL01 DARK GREY ALUMINIUM LOUVRES AND WINDOW FRAMING
SCN01 DARK GREY ALUMINIUM SCREEN
AL02 DARK BRONZE ALUMINIUM
SOFF LIGHT WEIGHT MIRRORRED FINISH SOFFIT AND COLUMNS
CEA CONCRETE EXPOSED AGGREGATE FINISH
PF01 DARK GREY FINISH

KEY PLAN

CHANGE DESCRIPTION



REVISION ID	AMENDMENT	DATE
02	FOR INFORMATION	7/02/2020
05	PRELIMINARY	16/10/2020
06	PRELIMINARY	30/10/2020
A	ISSUE FOR DA	07/12/2020

ARCHITECT

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STUDIO 64
61 MARLBOROUGH STREET
SUNNY HILLS NSW 2510
MAIL @FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT: RACHO ANDARY 8627

CLIENT


Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT

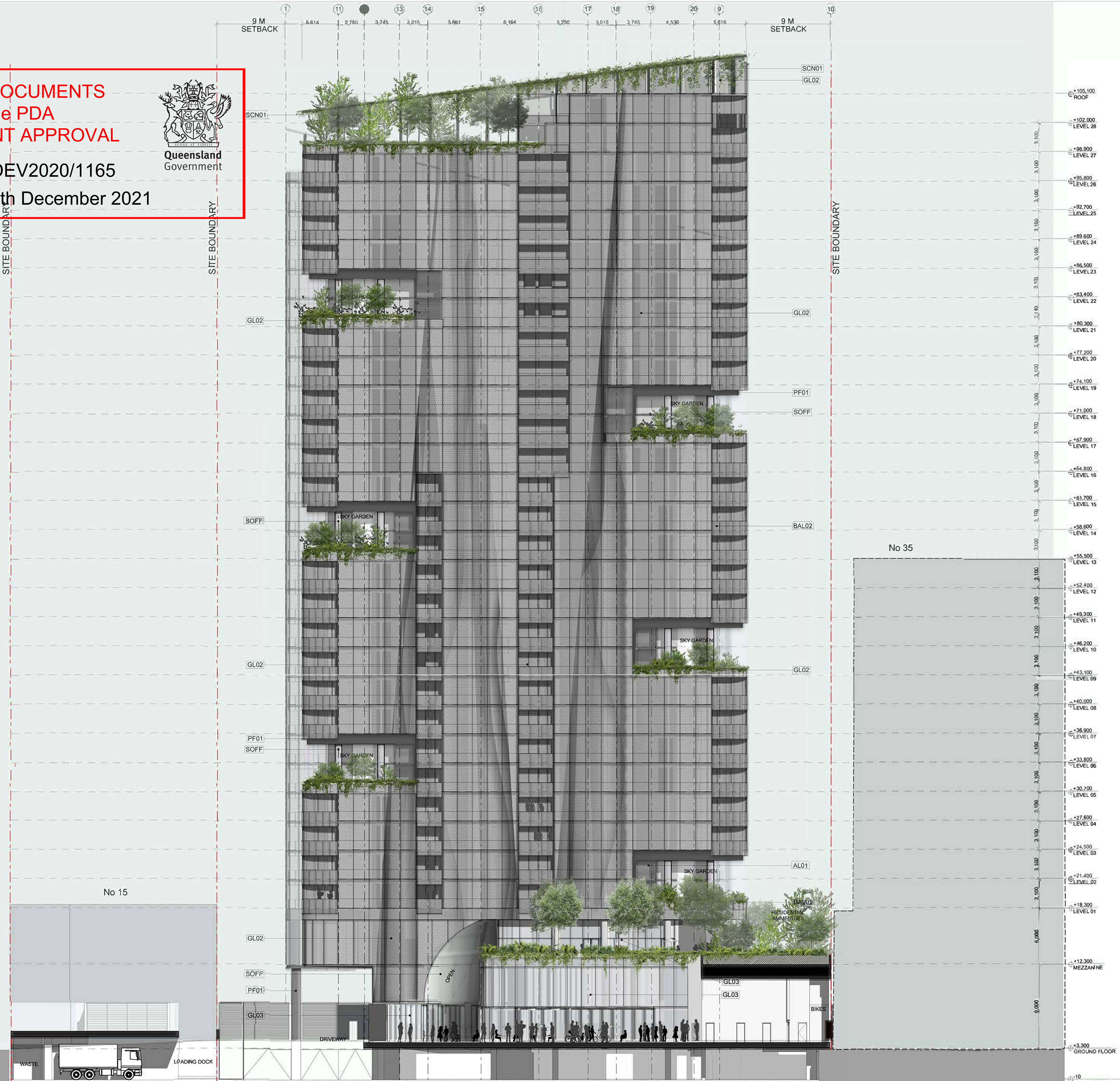
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000
JOB NO
1944
CHECKED
DRAWN
DATE
07/12/2020
SCALE
1:200 @ A1 A3@50%
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
EAST ELEVATION

SHEET NO.
DA 202
REVISION
A

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165

Date: 9th December 2021



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INFORMATION
Rev: 1944_HAMILTON
print date and time: Friday, 30 October 2020 @ 5:44 PM

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QUOTATION.

LEGEND
GL01 FRITTED TINTED BLUE GLASS
GL02 FRITTED TINTED GREY GLASS
GL03 CLEAR GLASS
AL01 DARK GREY ALUMINIUM LOUVRES AND WINDOW FRAMING
SCN01 DARK GREY ALUMINIUM SCREEN
AL02 DARK BRONZE ALUMINIUM
SOFF LIGHT WEIGHT MIRROR FINISH SOFFIT AND COLUMNS
CEA CONCRETE EXPOSED AGGREGATE FINISH
PF01 DARK GREY FINISH

HERCULES STREET
MAIN ROAD
KEY PLAN
CHANGE DESCRIPTION
No 35
No 15
WASTE
LOADING DOCK
DRIVEWAY
BIKES
MEZZANINE
GROUND FLOOR
BASEMENT 01

REVISION ID	AMENDMENT	DATE
02	FOR INFORMATION	7/02/2020
05	PRELIMINARY	16/10/2020
06	PRELIMINARY	30/10/2020
A	ISSUE FOR DA	07/12/2020

ARCHITECT
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ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURREY HILLS NSW 2159
MAIL@FUSEARCHITECTURE.COM.AU
ADN 81 612 045 643
NOMINATED ARCHITECT RACHO ANGIARY 8627

CLIENT
pds
Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000
JOB NO
1944
CHECKED
DRAWN
DATE
07/12/2020
SCALE
1:200 @ A1 A3@50%
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SOUTH ELEVATION
SHEETNO:
DA 203
REVISION:
A



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165
Date: 9th December 2021



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print date and time: Friday, 30 October 2020 @ 5:03 PM

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LEGEND

GL01	FRITTED TINTED BLUE GLASS
GL02	FRITTED TINTED GREY GLASS
GL03	CLEAR GLASS
AL01	DARK GREY ALUMINIUM LOUVRES AND WINDOW FRAMING
SCN01	DARK GREY ALUMINIUM SCREEN
AL02	DARK BRONZE ALUMINIUM
SOFF	LIGHT WEIGHT MIRRORRED FINISH SOFFIT AND COLUMNS
CEA	CONCRETE EXPOSED AGGREGATE FINISH
PF01	DARK GREY FINISH

HERCULES STREET

MAIN ROAD

KEY PLAN

CHANGE	DESCRIPTION
02	FOR INFORMATION
05	PRELIMINARY
06	PRELIMINARY
A	ISSUE FOR DA

REVISION ID AMENDMENT DATE

02	FOR INFORMATION	7/02/2020
05	PRELIMINARY	16/10/2020
06	PRELIMINARY	30/10/2020
A	ISSUE FOR DA	07/12/2020

ARCHITECT

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SUNNY HILLS NSW 2510
MAIL @FUSEARCHITECTURE.COM.AU
ABN 81 612 045 643
NOMINATED ARCHITECT RACHO ANDARY 8627

CLIENT

pds

Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT

HERCULES STREET

SITE ADDRESS

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED

DRAWN

DATE

07/12/2020

SCALE

1:200 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

WEST ELEVATION

SHEET NO.

DA 204

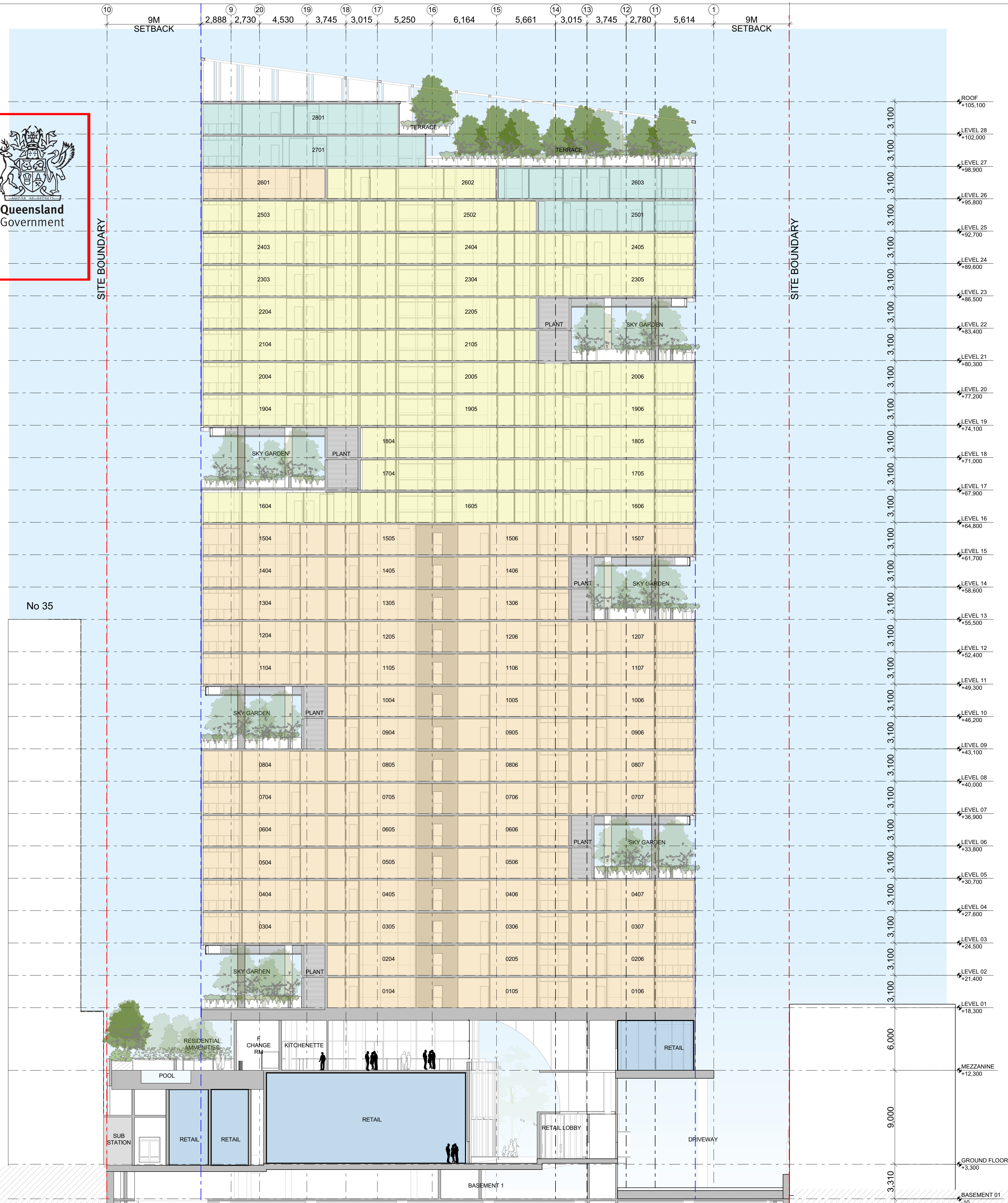
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Approval no: DEV2020/1165
Date: 9th December 2021



SITE BOUNDARY

SITE BOUNDARY



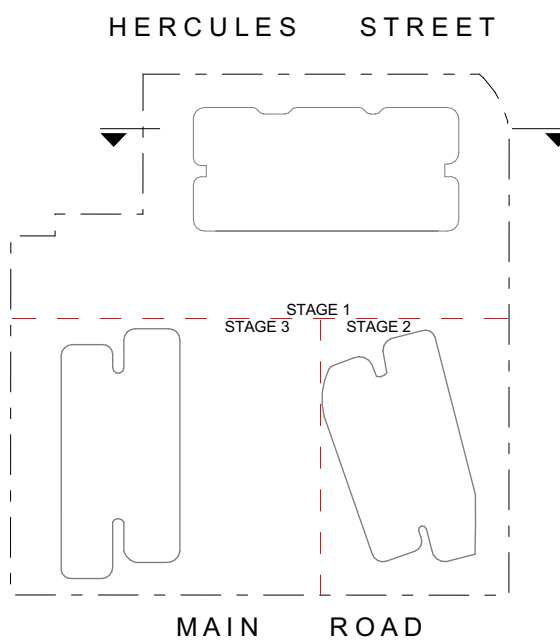
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 4. THIS DRAWING IS NOT FOR CONSTRUCTION.
 5. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
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 9. DRAWINGS ARE NOT TO BE SCALED.
 10. USE ONLY FIGURED DIMENSIONS.
 11. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
 12. INFORMATION.

file: 1944_HAMILTON
 print date and time: Monday, 7 December 2020 2:41 PM

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LEGEND	
GL01	FRITTED TINTED BLUE GLASS
GL02	FRITTED TINTED GREY GLASS
GL03	CLEAR GLASS
AL01	DARK GREY ALUMINIUM, LOUVRES AND WINDOW FRAMING
SCN01	DARK GREY ALUMINIUM SCREEN
AL02	DARK BRONZE ALUMINIUM
SOFF	LIGHT WEIGHT MIRRORRED FINISH_SOFFIT AND COLUMNS
CEA	CONCRETE EXPOSED AGGREGATE FINISH
PF01	DARK GREY FINISH



KEY PLAN

CHANGE	DESCRIPTION
REVISION ID	AMENDMENT
02	FOR INFORMATION
05	PRELIMINARY
06	PRELIMINARY
A	ISSUE FOR DA
	DATE
	7/02/2020
	16/10/2020
	30/10/2020
	7/12/2020

ARCHITECT

FUSE

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

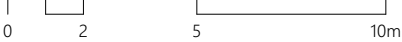
STUDIO 64
81 MARLBOROUGH STREET
SURRY HILLS NSW 2010

MAIL@FUSEARCHITECTURE.COM.AU

ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627



Level 1, 8 Knox Lane
Double Bay NSW 2028



PROJECT		
HERCULES STREET		
SITE ADDRESS		
19 HERCULES ST HAMILTON, BRISBANE QLD 4000		
JOB NO		
1944		
CHECKED	DRAWN	
DATE	SCALE	
7/12/2020	1:200 @ A1	A3@50%
PROJECT STATUS		
DEVELOPMENT APPLICATION		
DRAWING TITLE		
SECTION AA		

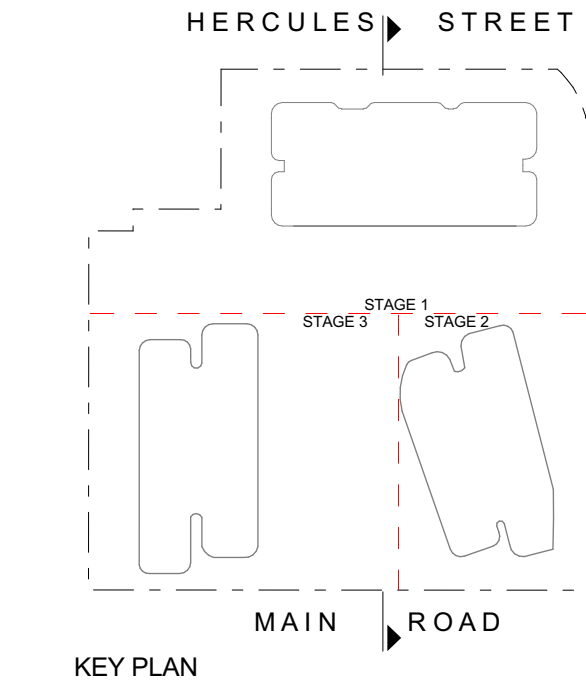
SHEET NO.	REVISION.
DA 301	A



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LEGEND	
GL01	FRITTED TINTED BLUE GLASS
GL02	FRITTED TINTED GREY GLASS
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SCN01	DARK GREY ALUMINIUM SCREEN
AL02	DARK BRONZE ALUMINIUM
SOFF	LIGHT WEIGHT MIRRORRED FINISH SOFFIT AND COLUMNS
CEA	CONCRETE EXPOSED AGGREGATE FINISH
PF01	DARK GREY FINISH



CHANGE	DESCRIPTION	
01	FOR INFORMATION	6/11/2019
02	FOR INFORMATION	7/02/2020
05	PRELIMINARY	16/10/2020
06	PRELIMINARY	30/10/2020
A	ISSUE FOR DA	7/12/2020

ARCHITECT
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61 MARLBOROUGH STREET
SURREY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU

ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARIY 8627

CLIENT

pds

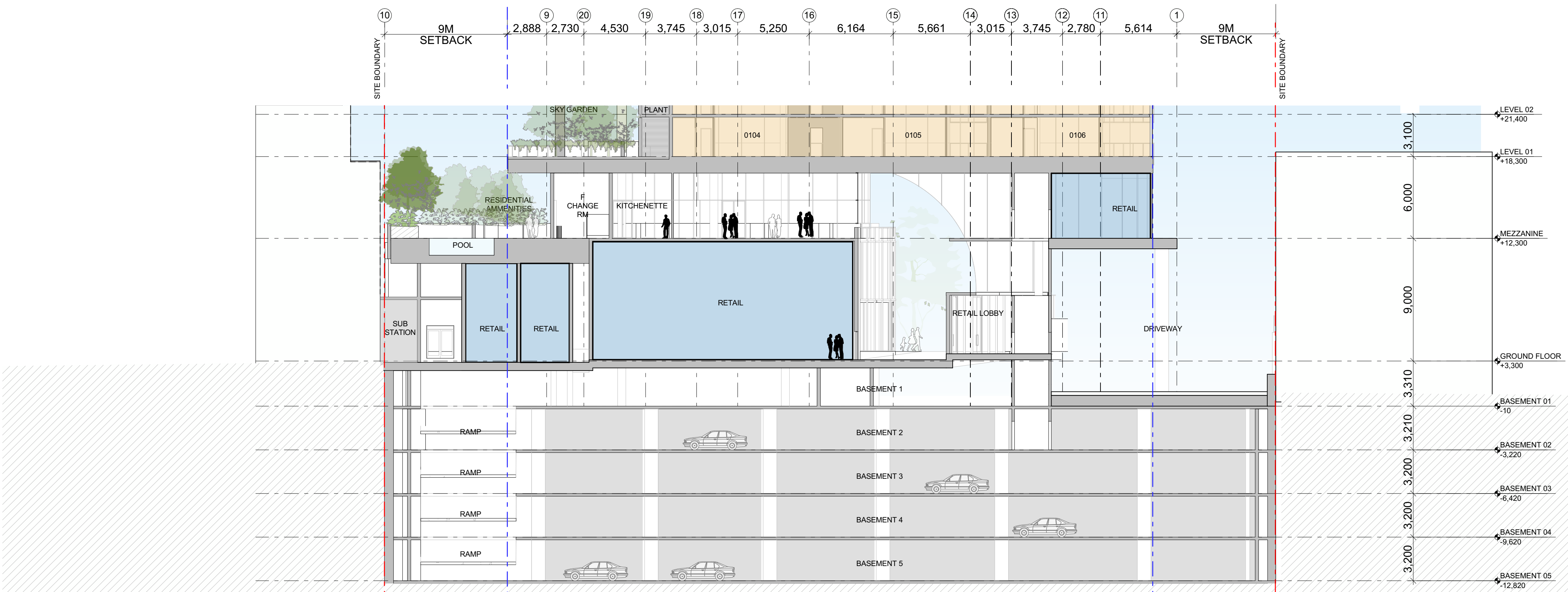
Level 1, 8 Knox Lane
Double Bay NSW 2028



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165

Date: 9th December 2021



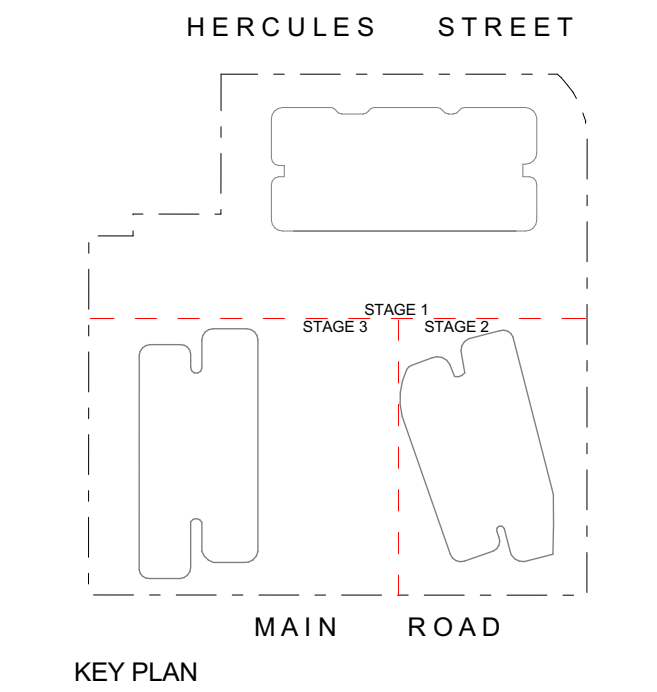
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INFORMATION
file: 1944_HAMILTON
print date and time: Monday, 7 December 2020 @ 2:42 PM

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LEGEND

GL01	FRITTED TINTED BLUE GLASS
GL02	FRITTED TINTED GREY GLASS
GL03	CLEAR GLASS
AL01	DARK GREY ALUMINIUM LOUVRES AND WINDOW FRAMING
SCN01	DARK GREY ALUMINIUM SCREEN
AL02	DARK BRONZE ALUMINIUM
SOFF	LIGHT WEIGHT MIRRORRED FINISH SOFFIT AND COLUMNS
CEA	CONCRETE EXPOSED AGGREGATE FINISH
PF01	DARK GREY FINISH



KEY PLAN

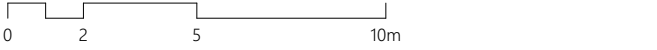
CHANGE DESCRIPTION

REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	7/12/2020

ARCHITECT
FUSE
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
pds

Level 1, 8 Knox Lane
Double Bay NSW 2028



PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000
JOB NO
1944

CHECKED DRAWN

DATE SCALE
7/12/2020 1:200 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SECTION CC

SHEET NO. REVISION
DA 303 A

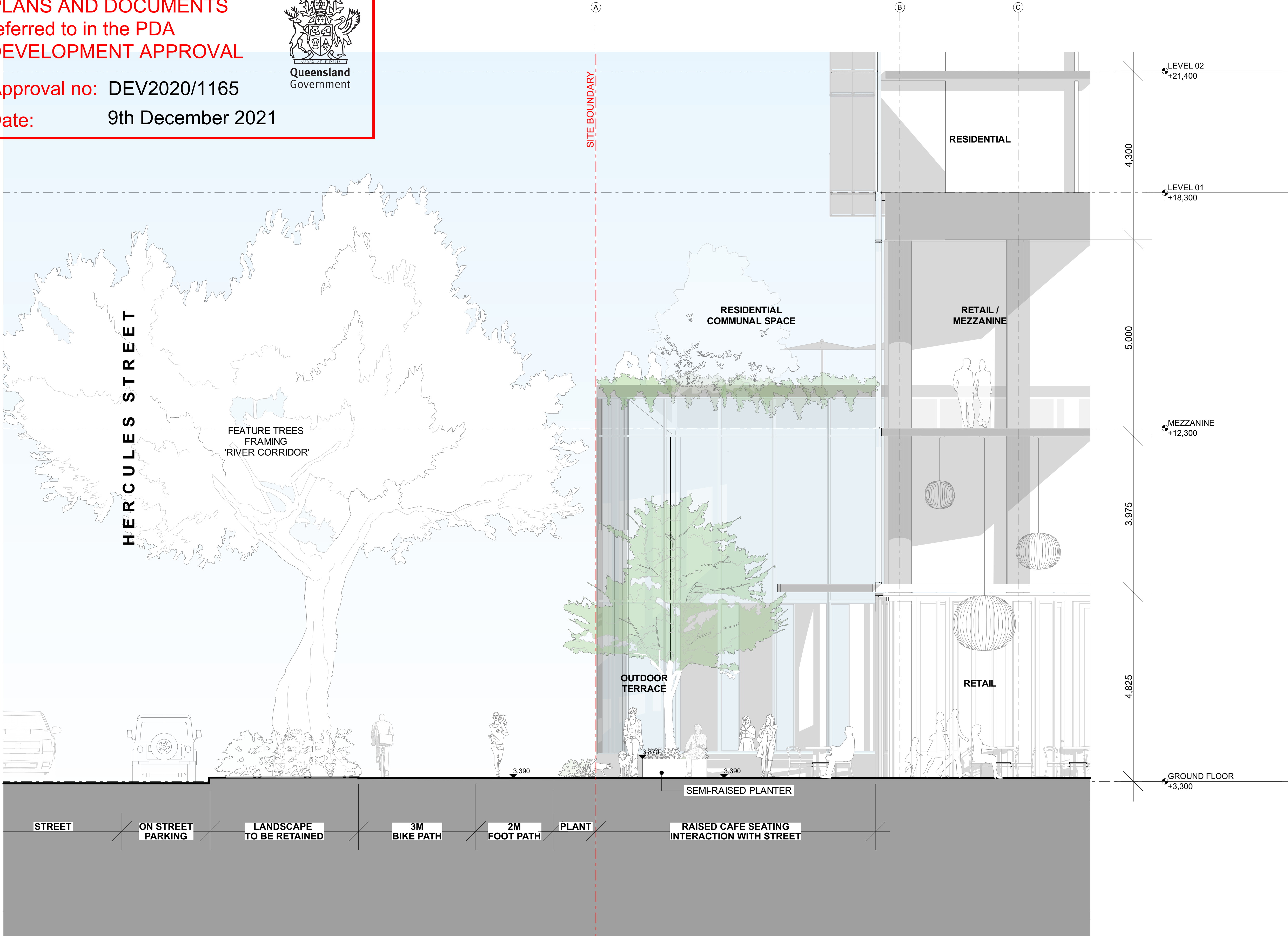
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165

Date: 9th December 2021



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INFORMATION
file: 1944_HAMILTON
print date and time: Friday, 21 May 2021 @ 2:43 pm

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LEGEND

REVISION ID	AMENDMENT	DATE
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61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
pds
Level 1, 8 Knox Lane
Double Bay NSW 2028

N
0 1 2 5m

PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000
JOB NO
1944

CHECKED	DRAWN
AA/RA	
DATE	SCALE
21/5/21	1:50 @ A1 A3@50%
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DEVELOPMENT APPLICATION	
DRAWING TITLE	
SECTION DD	

SHEET NO.	REVISION
DA 304	

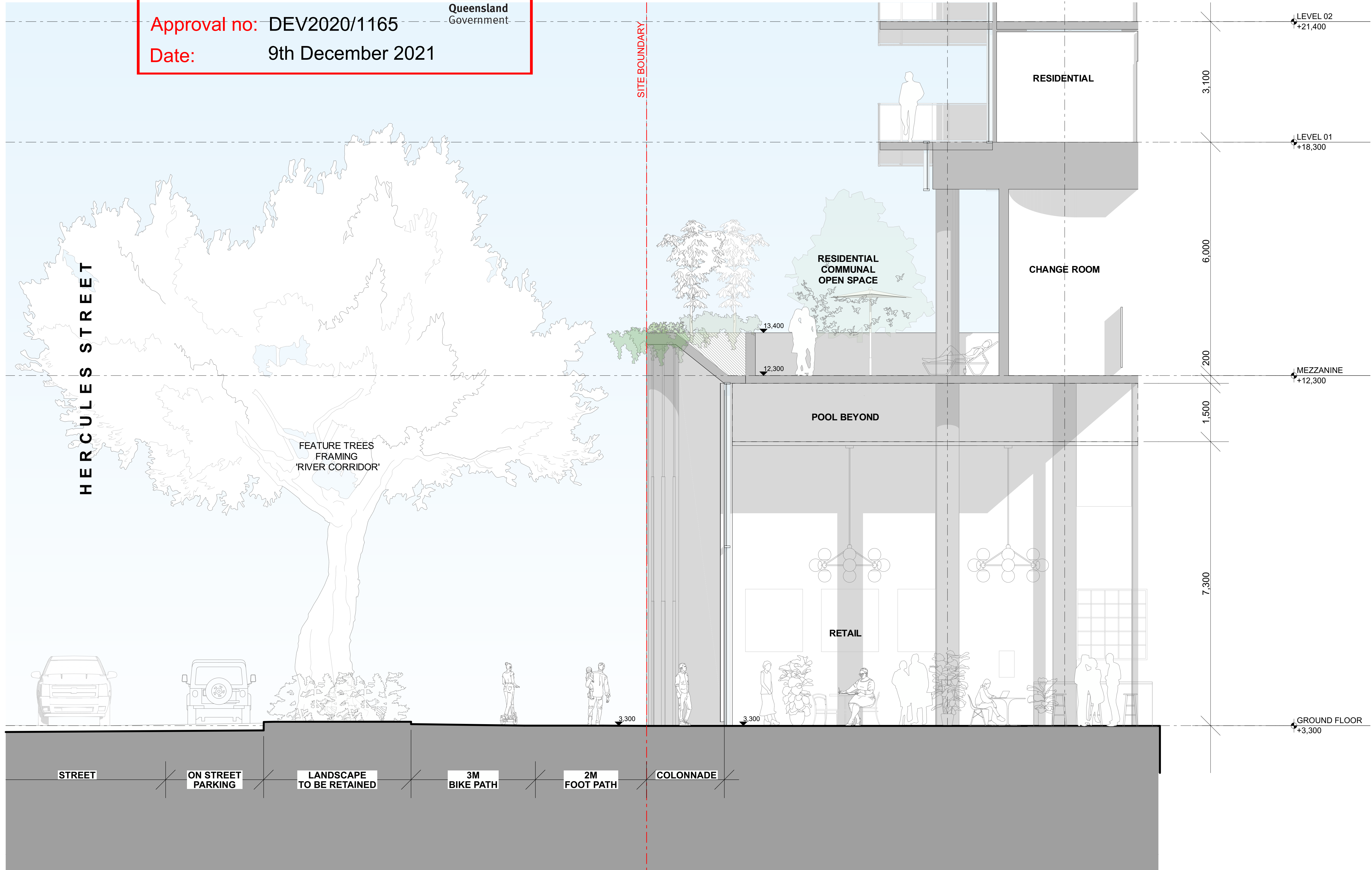
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INFORMATION
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REVISION ID AMENDMENT DATE

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61 MARLBOROUGH STREET
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ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
pds

Level 1, 8 Knox Lane
Double Bay NSW 2028

N
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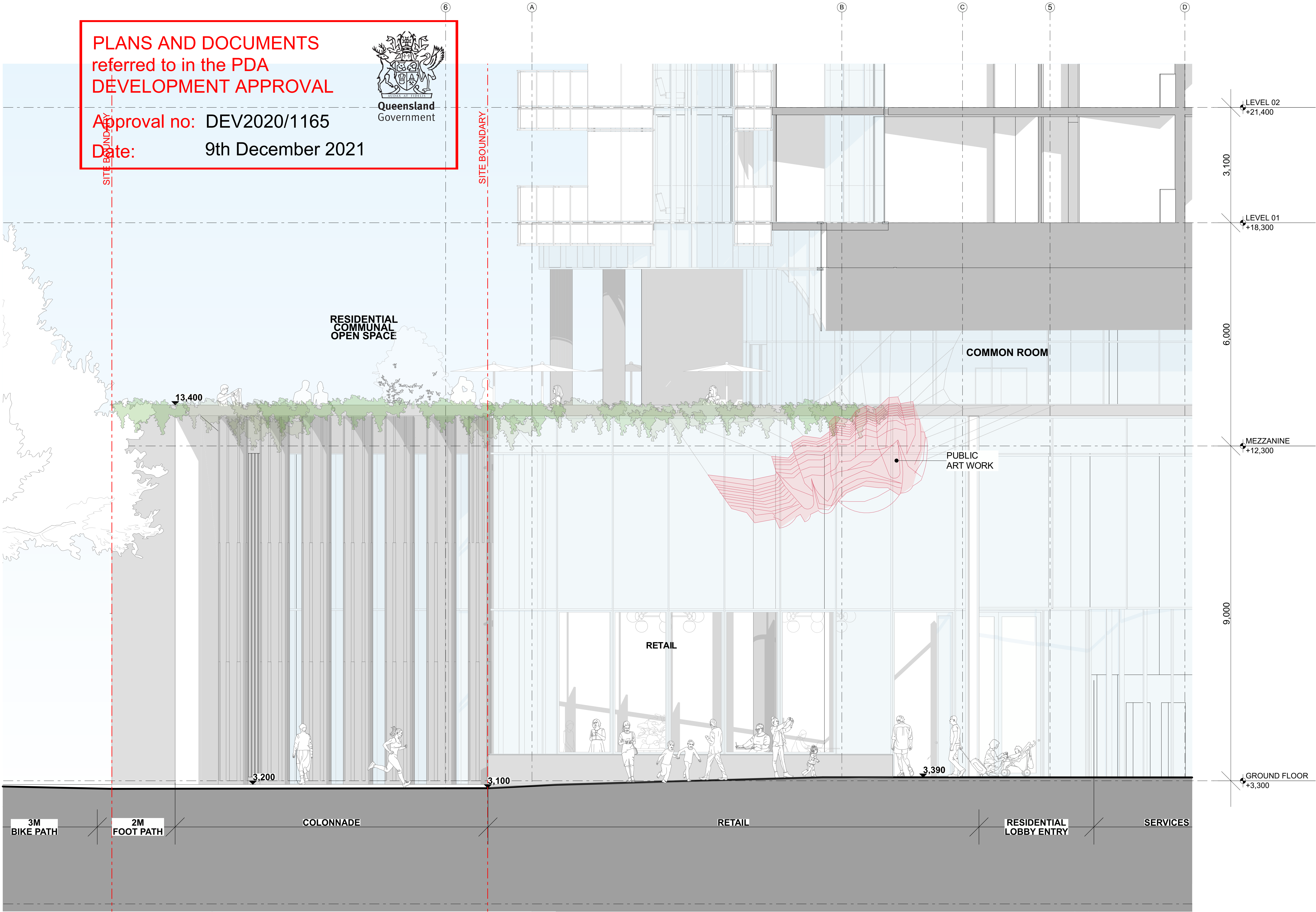
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HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO
1944

CHECKED
AA/RA
DATE
21/5/21
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SECTION EE

SCALE
1:50 @ A1
A3@50%

SHEET NO
DA 305



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file: 1944_HAMILTON
print date and time: Friday, 21 May 2021 @ 2:43 pm

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LEGEND

REVISION ID	AMENDMENT	DATE
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FUSE
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STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
pds
Level 1, 8 Knox Lane
Double Bay NSW 2028

N
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PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000
JOB NO
1944

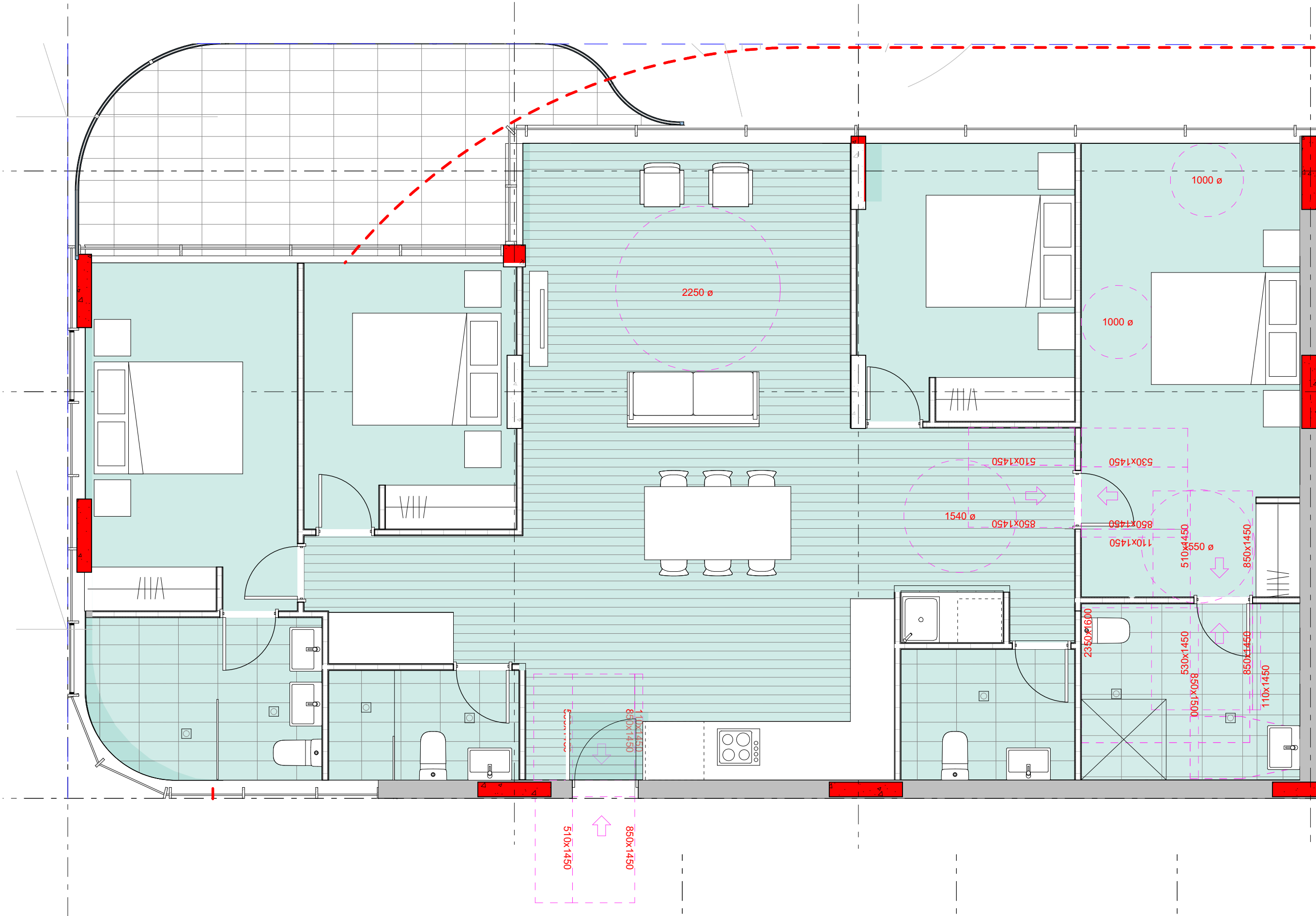
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SECTION FF		

SHEET NO.
DA 306

REVISION:

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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Date: 9th December 2021



1 PRE ADAPTATION
1:50

2 POST ADAPTATION
1:50

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file: 1944_HAMILTON
print date and time: Monday, 7 December 2020 @ 2:44 PM

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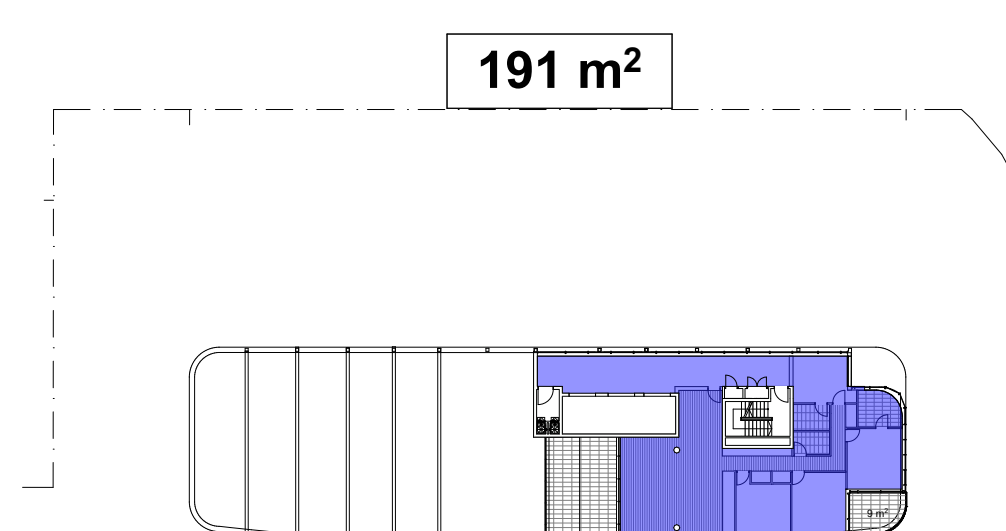
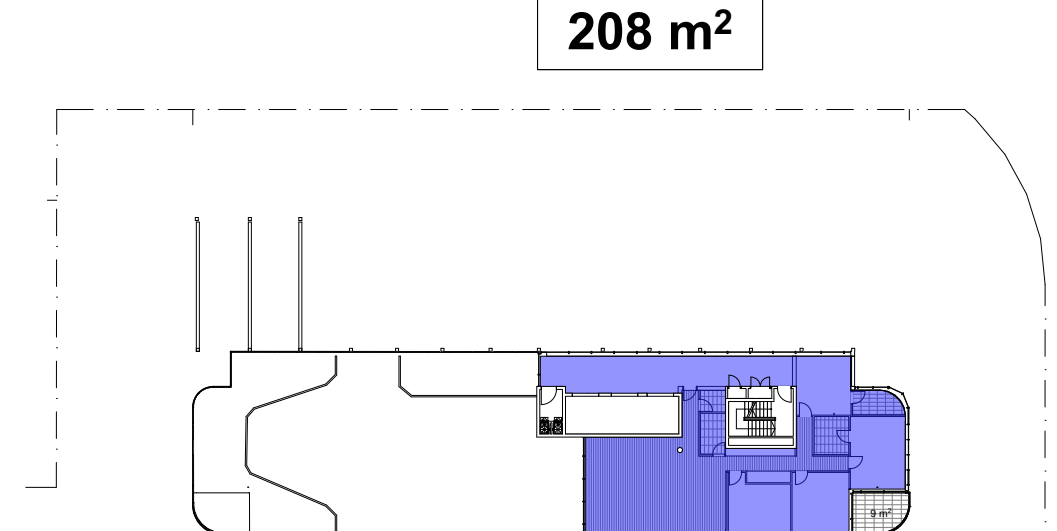
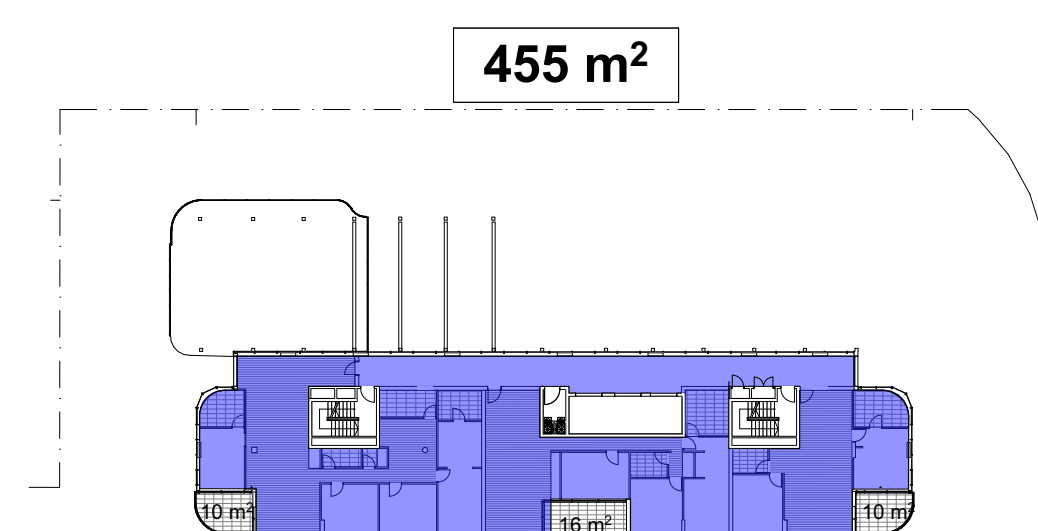
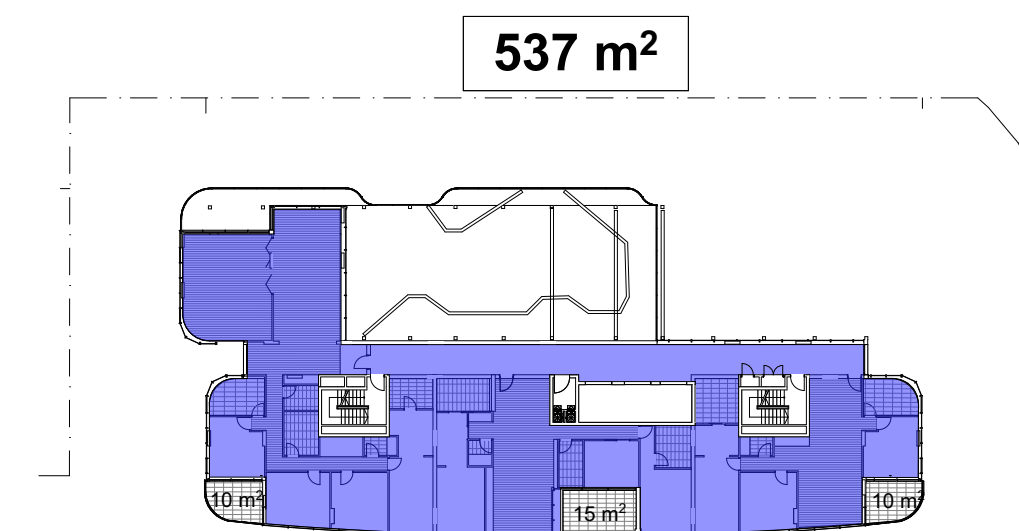
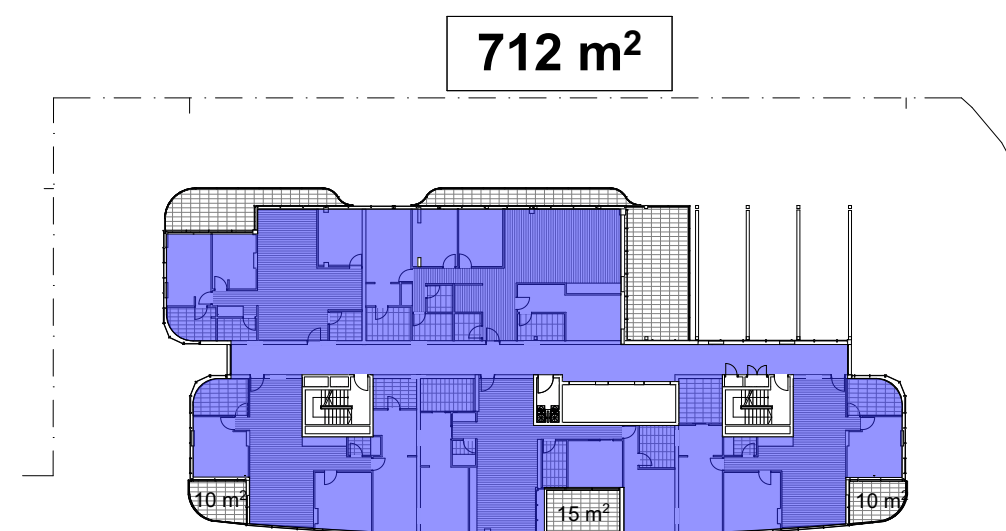
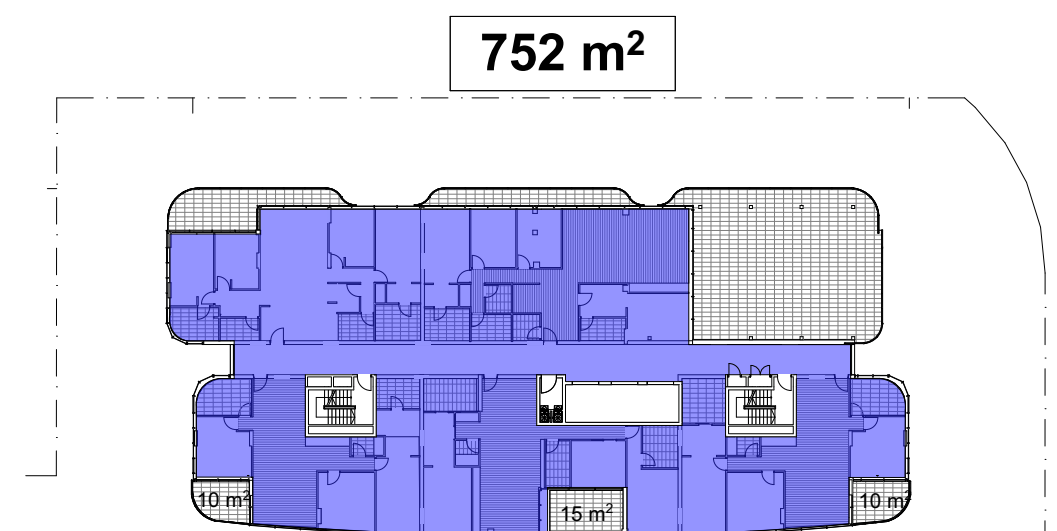
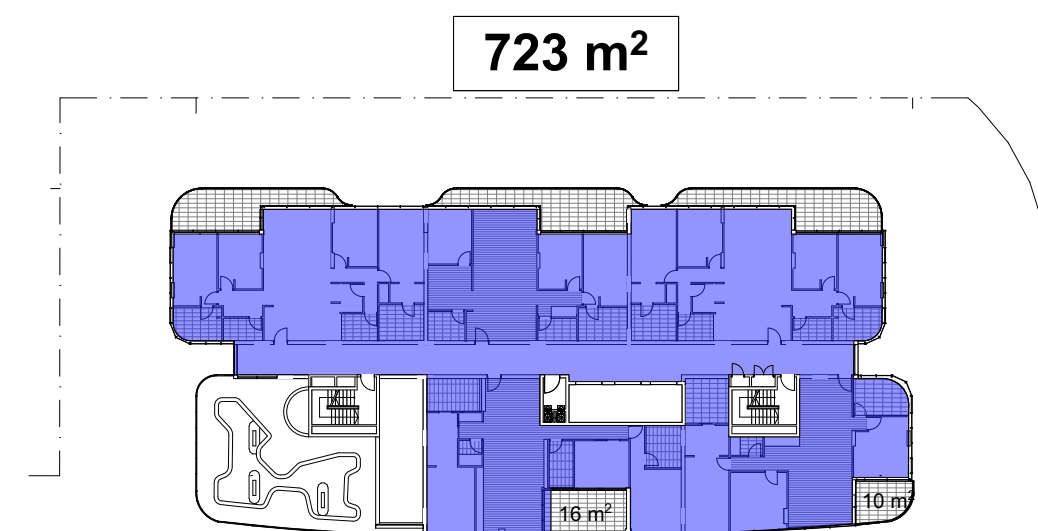
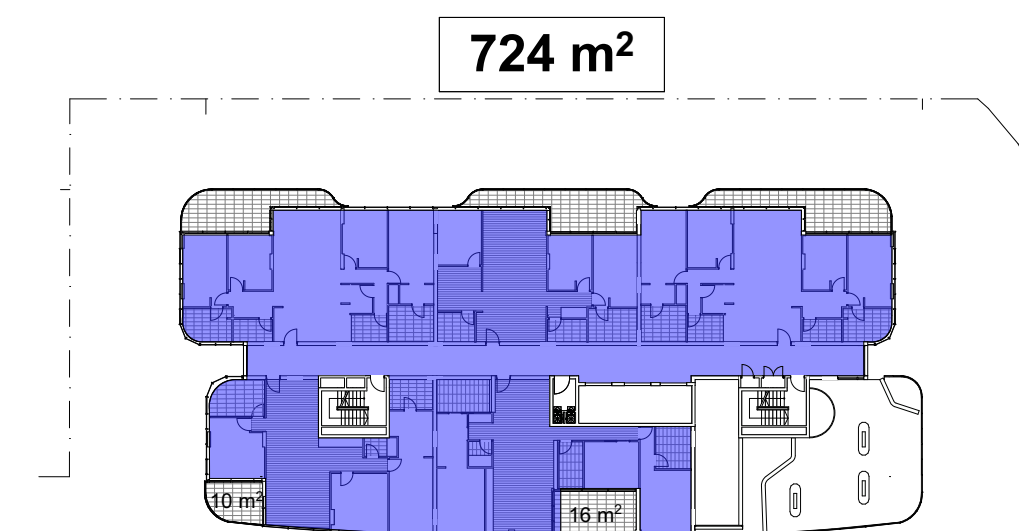
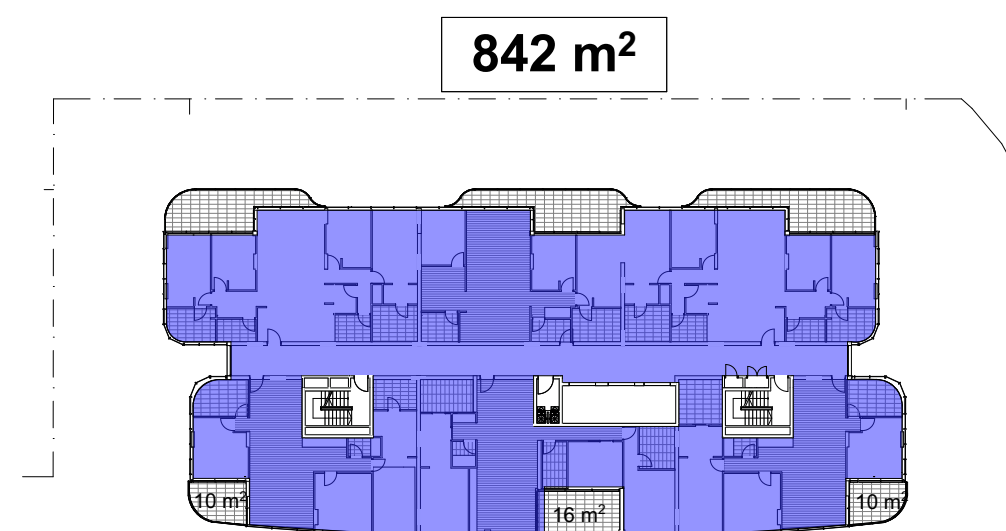
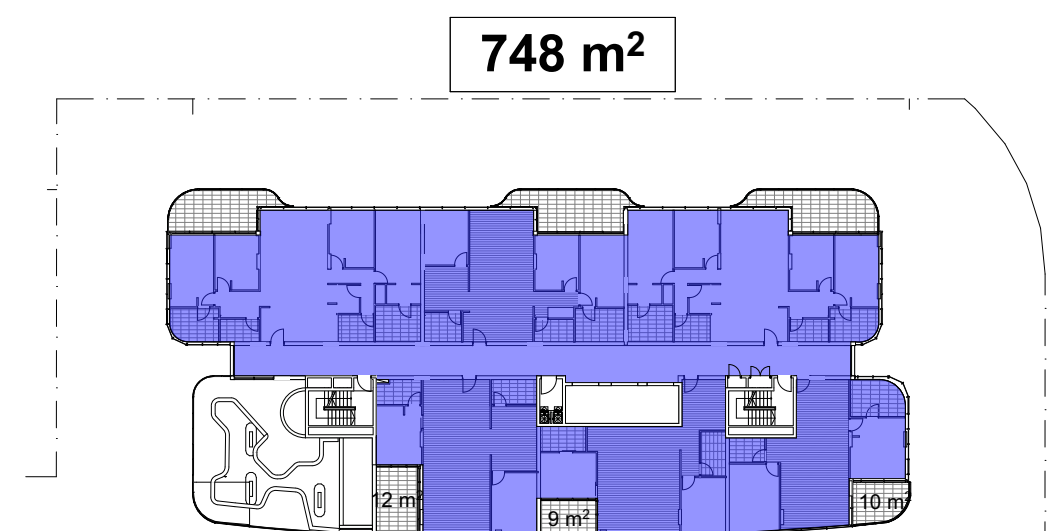
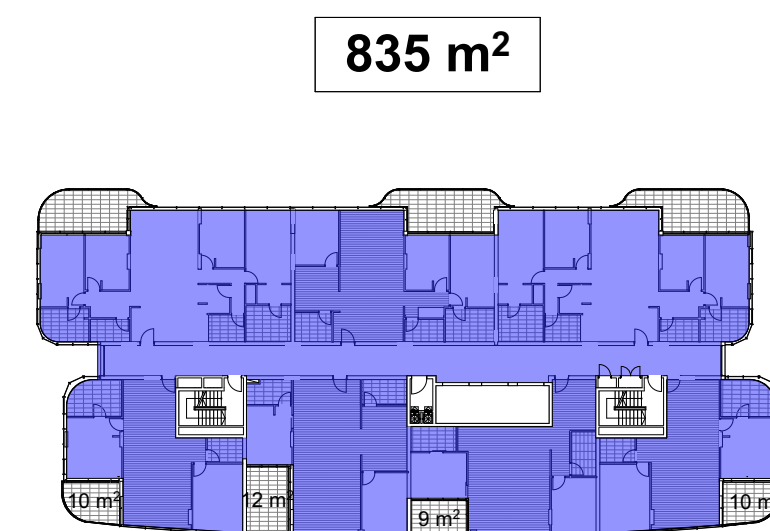
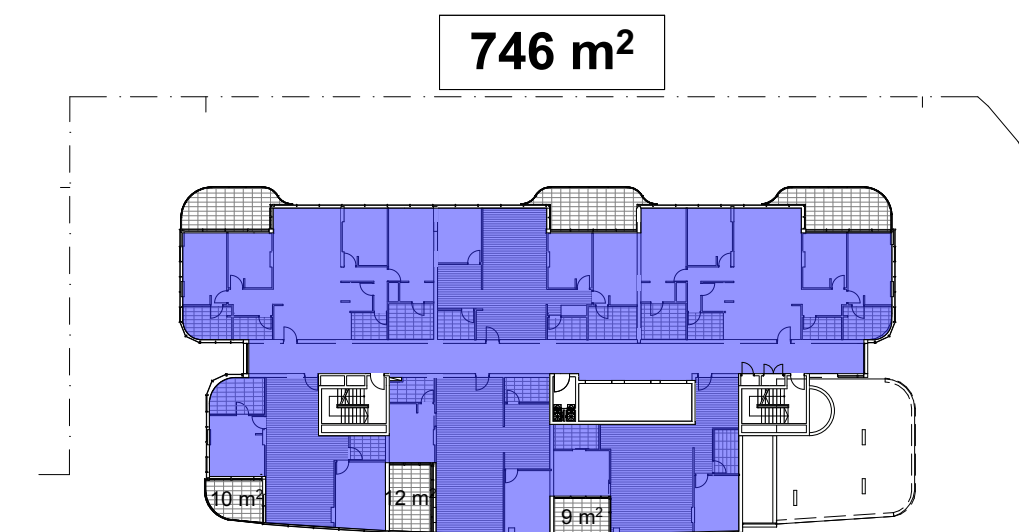
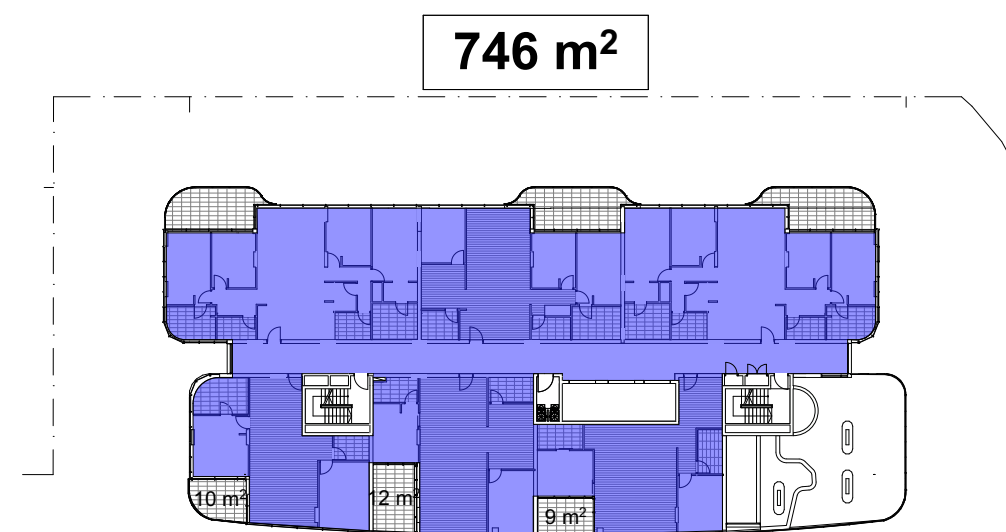
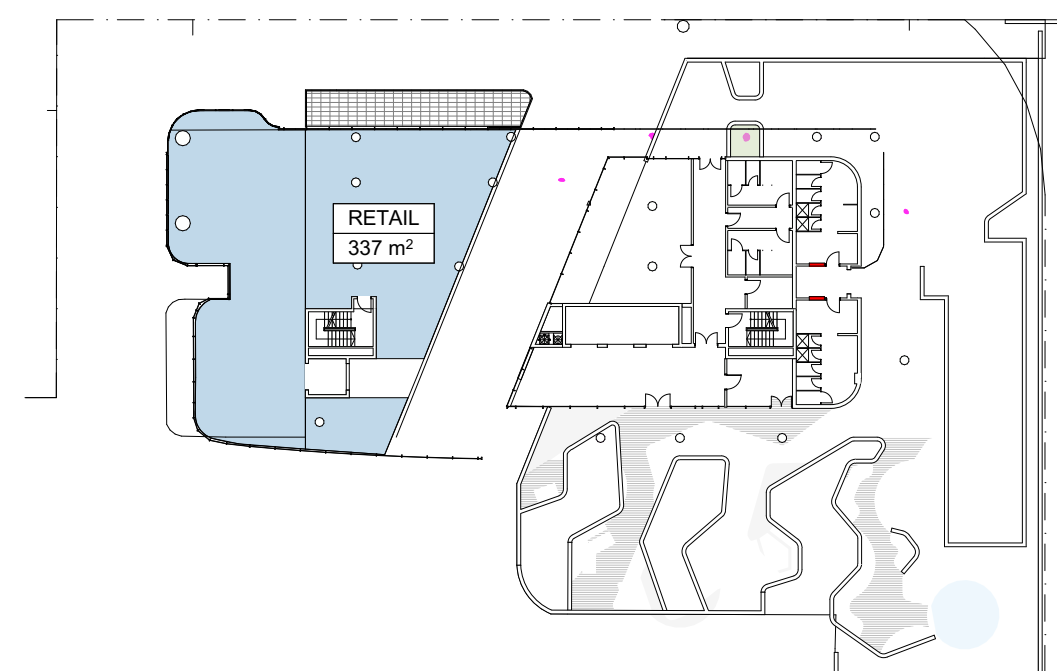
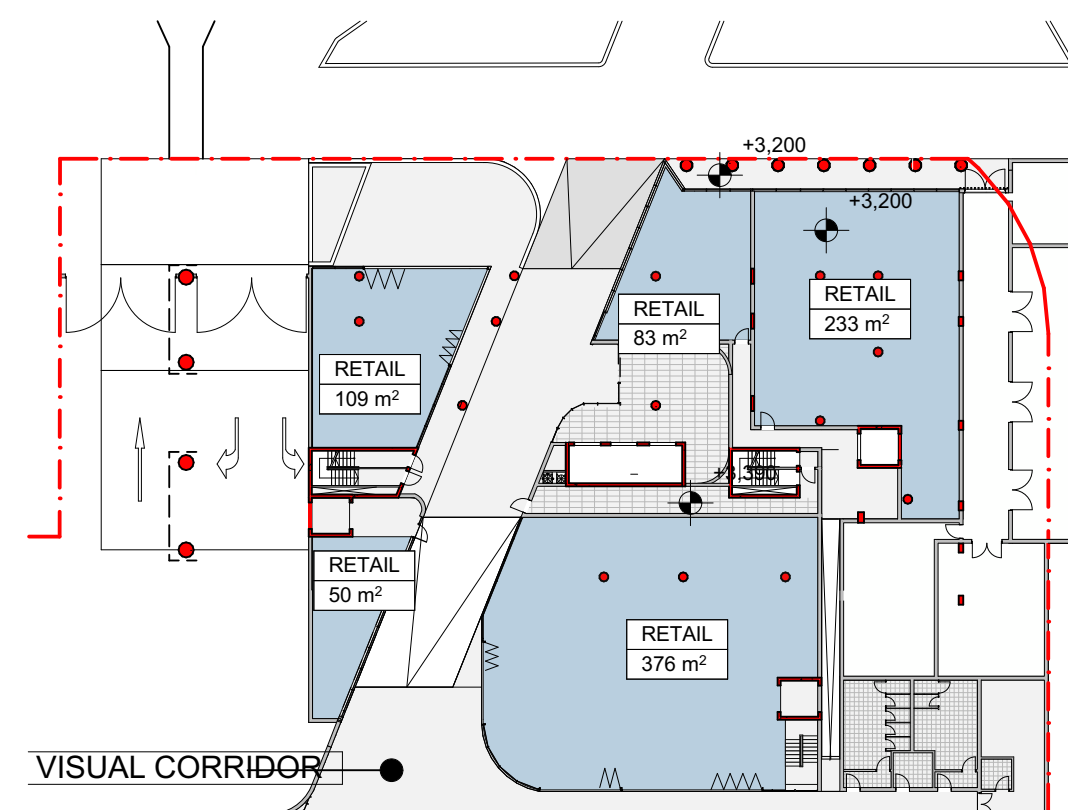
LEGEND

REVISION ID	AMENDMENT	DATE
02	FOR INFORMATION	7/02/2020
05	PRELIMINARY	16/10/2020
06	PRELIMINARY	30/10/2020
A	ISSUE FOR DA	7/12/2020

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61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
pds
Level 1, 8 Knox Lane
Double Bay NSW 2028

PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000
JOB NO
1944
CHECKED
DRAWN
DATE
7/12/2020
SCALE
1:50 @ A1 A3@50%
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
ADAPTABLE UNIT
SHEET NO
DA 401
REVISION
A



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165
Date: 9th December 2021



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file: 1944_HAMILTON

print date and time: Monday, 7 December 2020 2:44 PM

NOTE:

LEGEND			
RESIDENTIAL GFA		Areas GFA RETAIL	
LEVEL	TOTAL m2	LEVEL	TOTAL m2
LEVEL 01	746	GROUND FLOOR	851
LEVEL 02	746	M2	244
LEVEL 03	835	MEZZANINE	337
LEVEL 04	835		1,432 m²
LEVEL 05	748	TOTAL GFA: 21,530 SQM	
LEVEL 06	748		
LEVEL 07	835		
LEVEL 08	835		
LEVEL 09	746		
LEVEL 10	746		
LEVEL 11	835		
LEVEL 12	835		
LEVEL 13	748		
LEVEL 14	748		
LEVEL 15	835		
LEVEL 16	842		
LEVEL 17	724		
LEVEL 18	724		
LEVEL 19	842		
LEVEL 20	842		
LEVEL 21	723		
LEVEL 22	723		
LEVEL 23	752		
LEVEL 24	712		
LEVEL 25	537		
LEVEL 26	455		
LEVEL 27	208		
LEVEL 28	191		
	20,096 m²		

REVISION ID	AMENDMENT	DATE
02	FOR INFORMATION	7/02/2020
05	PRELIMINARY	16/10/2020
06	PRELIMINARY	30/10/2020
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ABN 81 612 046 643
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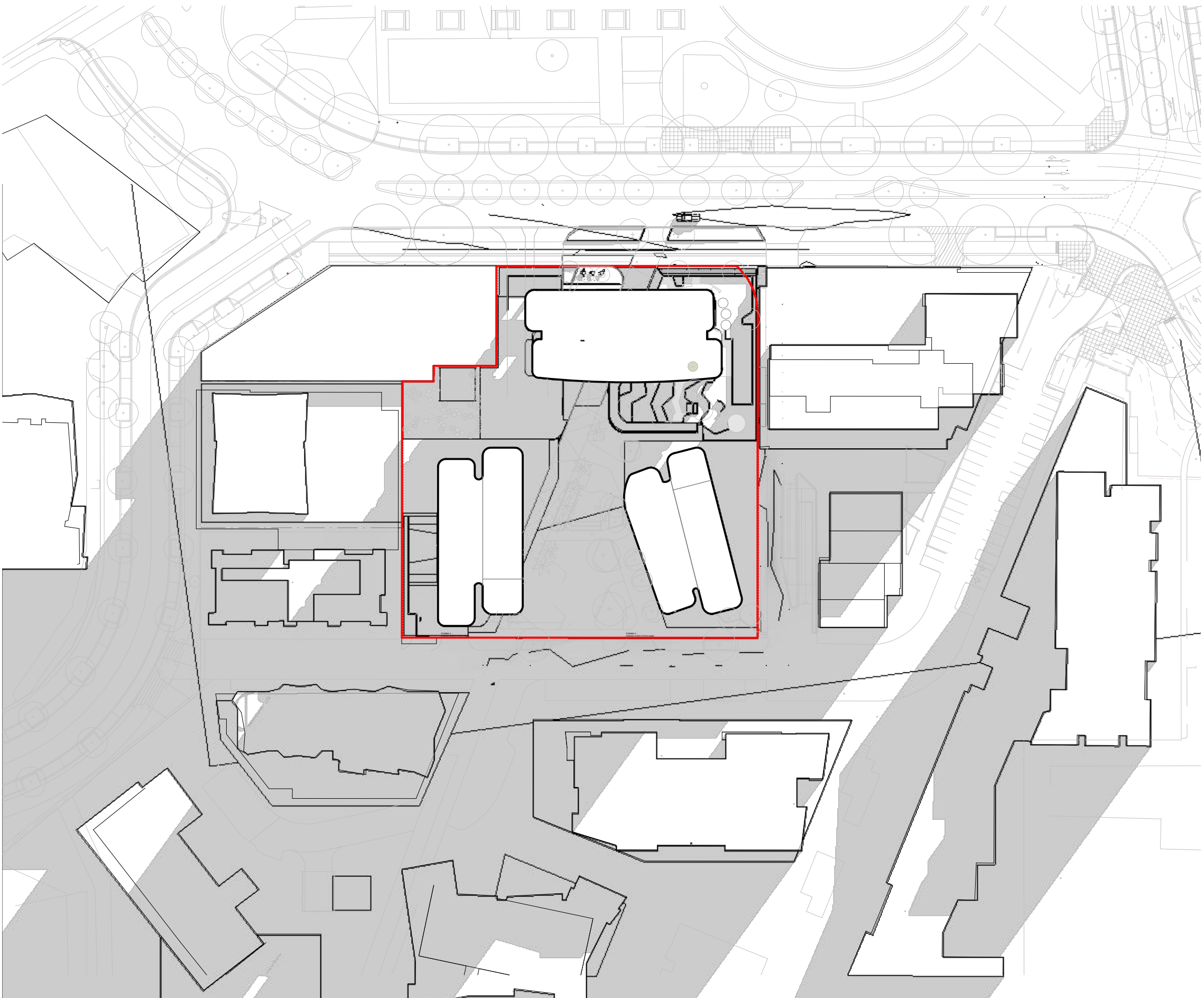
CLIENT

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Level 1, 8 Knox Lane
Double Bay NSW 2028

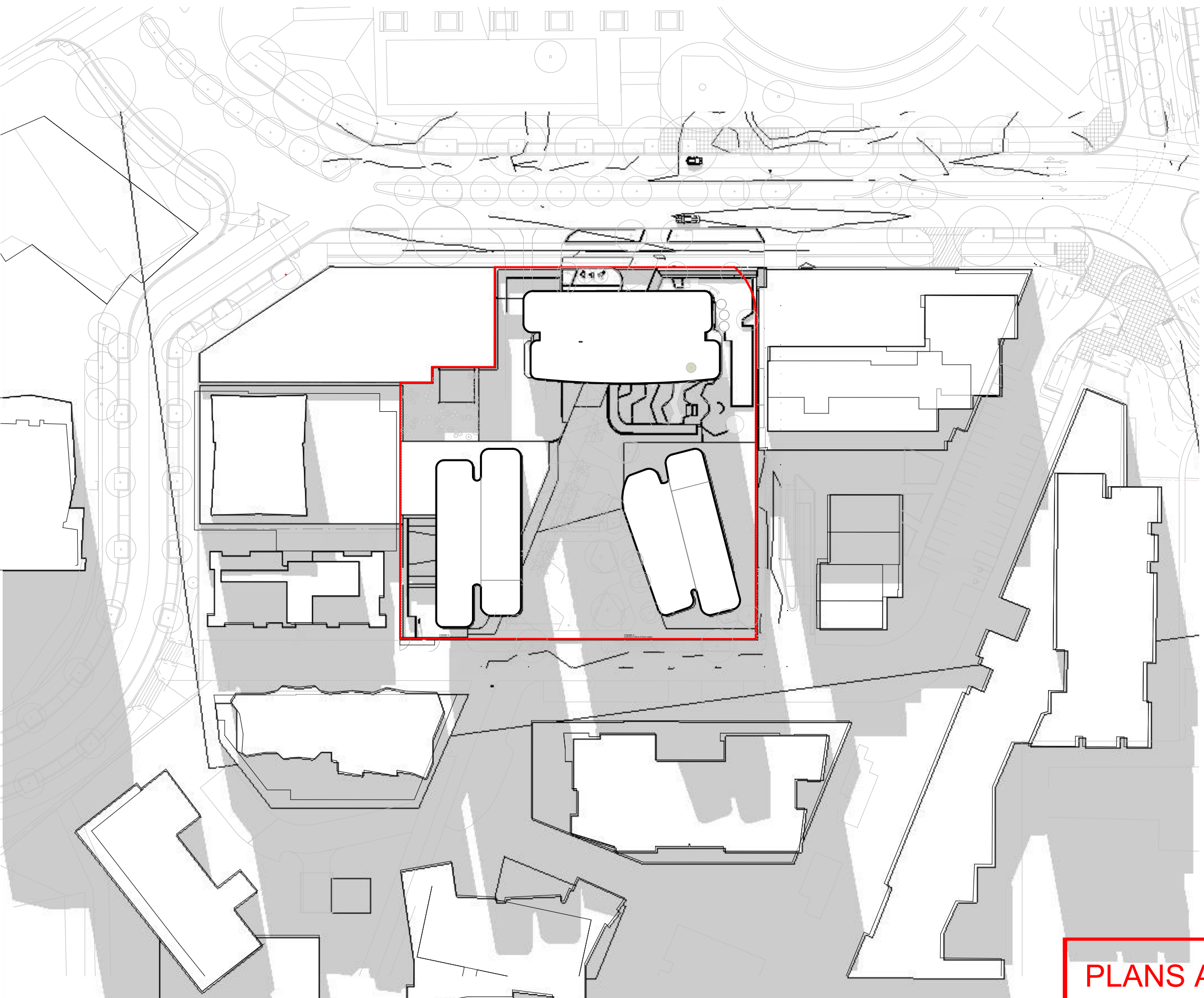
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HERCULES STREET		
SITE ADDRESS		
19 HERCULES ST HAMILTON, BRISBANE QLD 4000		
JOB NO		
1944		
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DRAWN		
DATE		
7/12/2020		
SCALE		
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A3@50%		
PROJECT STATUS		
DEVELOPMENT APPLICATION		
DRAWING TITLE		
AREA CALCULATIONS DIAGRAMS		

SHEET NO.	REVISION.
DA 402	A



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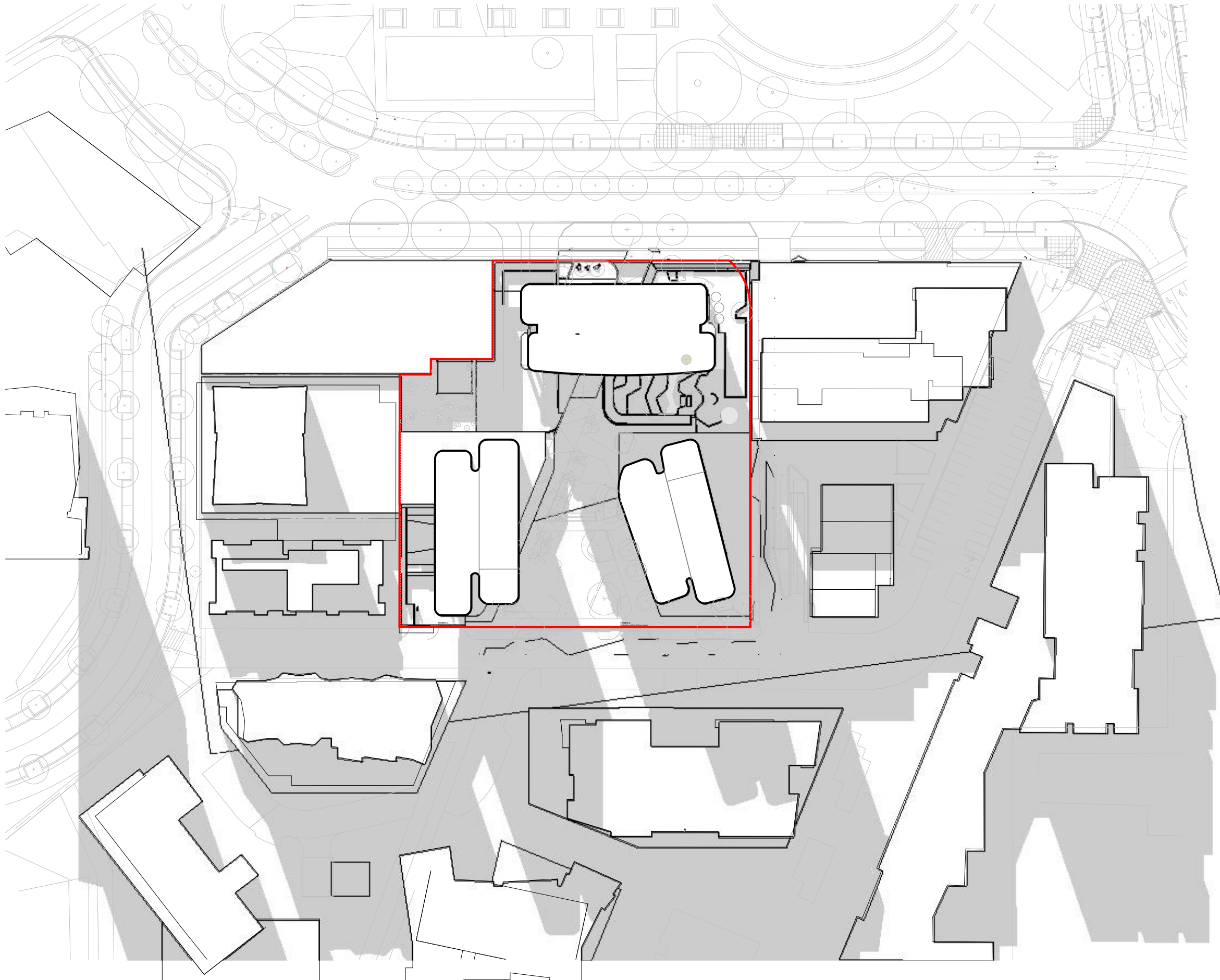


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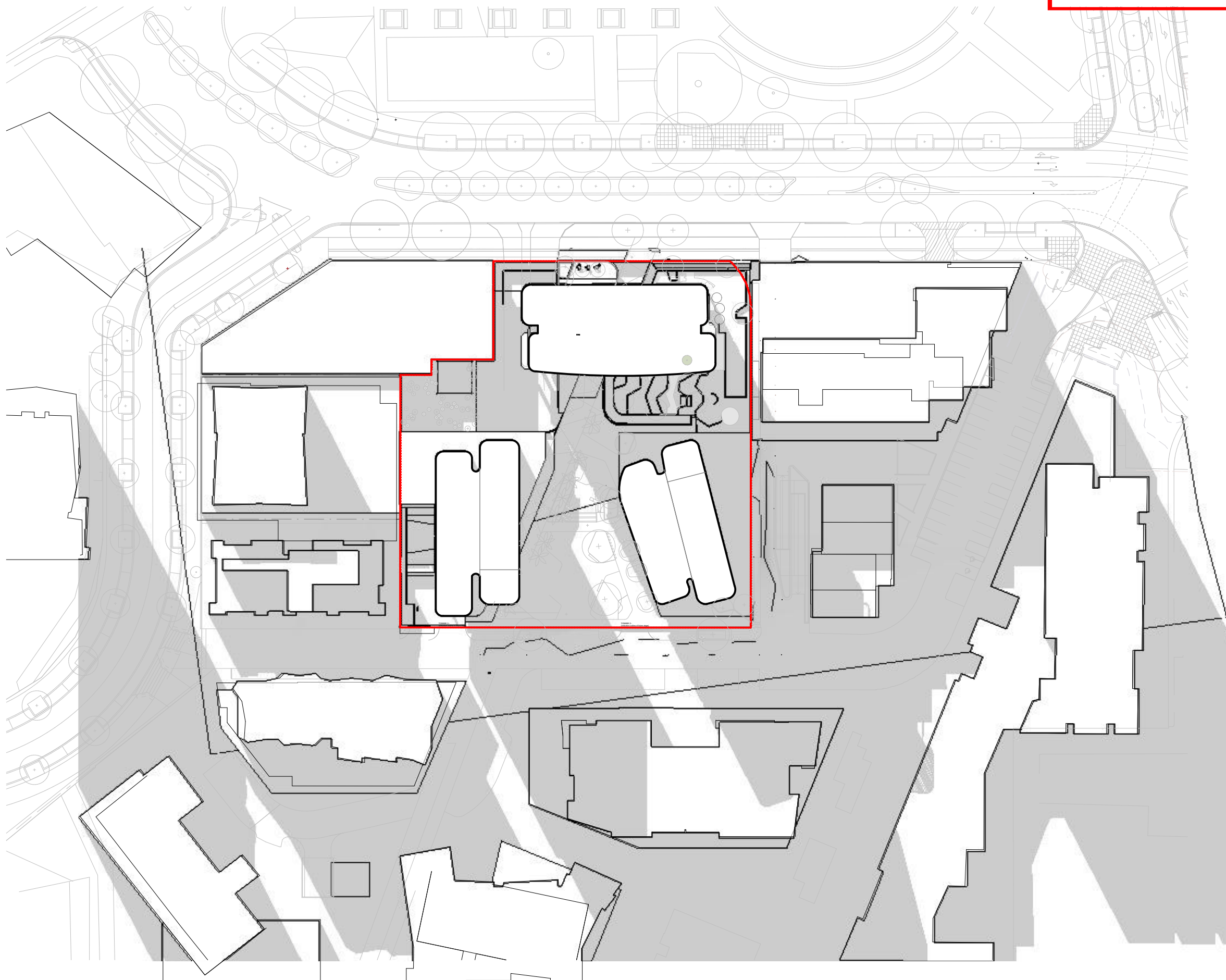
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165
Date: 9th December 2021



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JUNE 21 - 1PM
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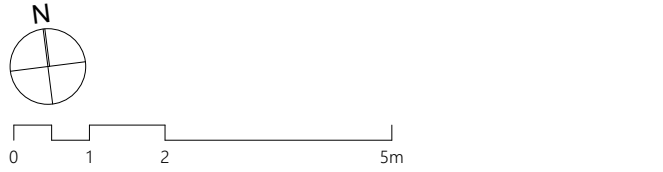
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INFORMATION
file: 1944_HAMILTON
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REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	7/12/2020

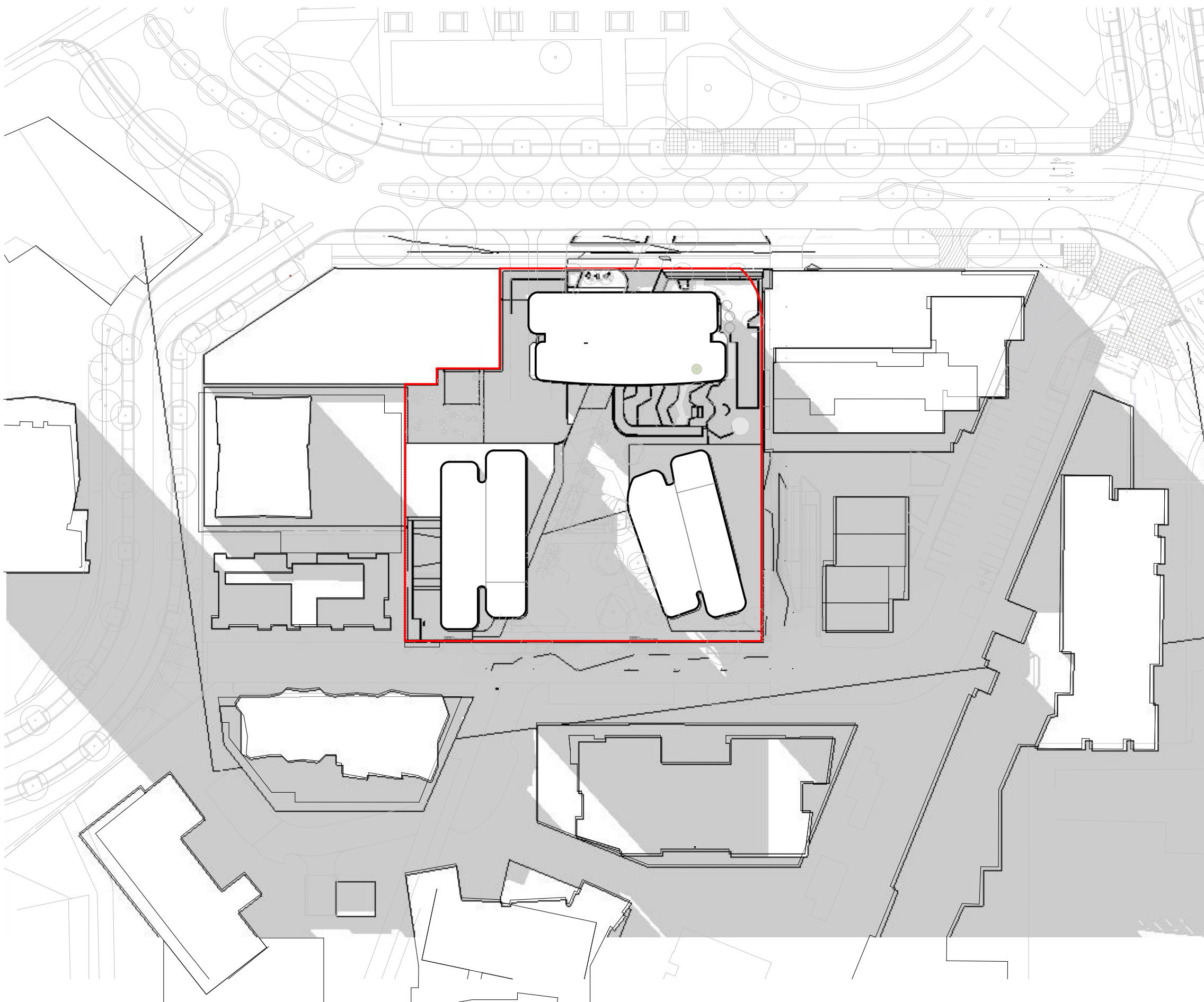
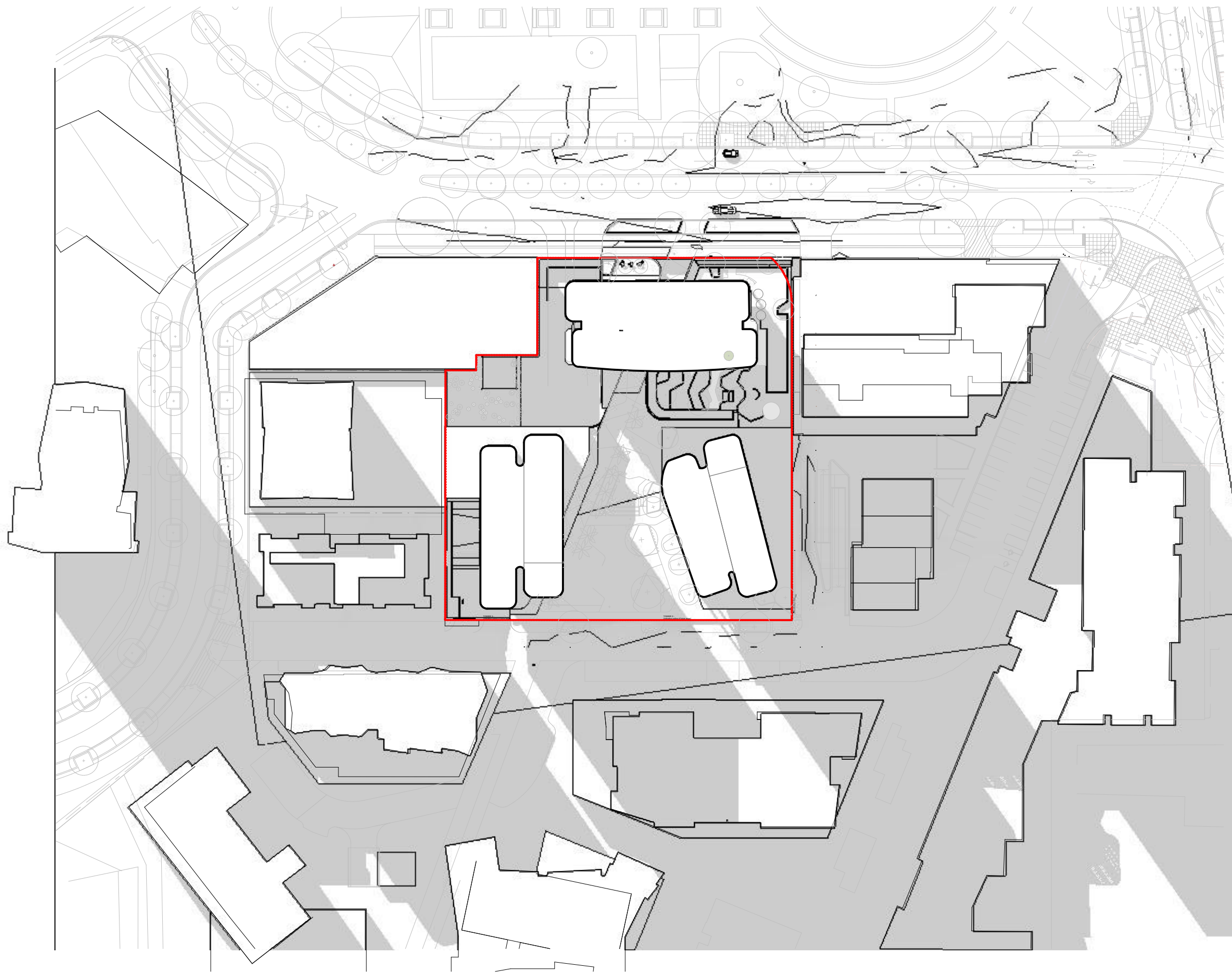
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SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

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pds
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Double Bay NSW 2028



PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000
JOB NO
1944
CHECKED
DRAWN
DATE
7/12/2020
SCALE
@ A1
A3@50%
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SUNSTUDIES @ JUNE 21st

SHEET NO.
DA 403
REVISION
A



1.

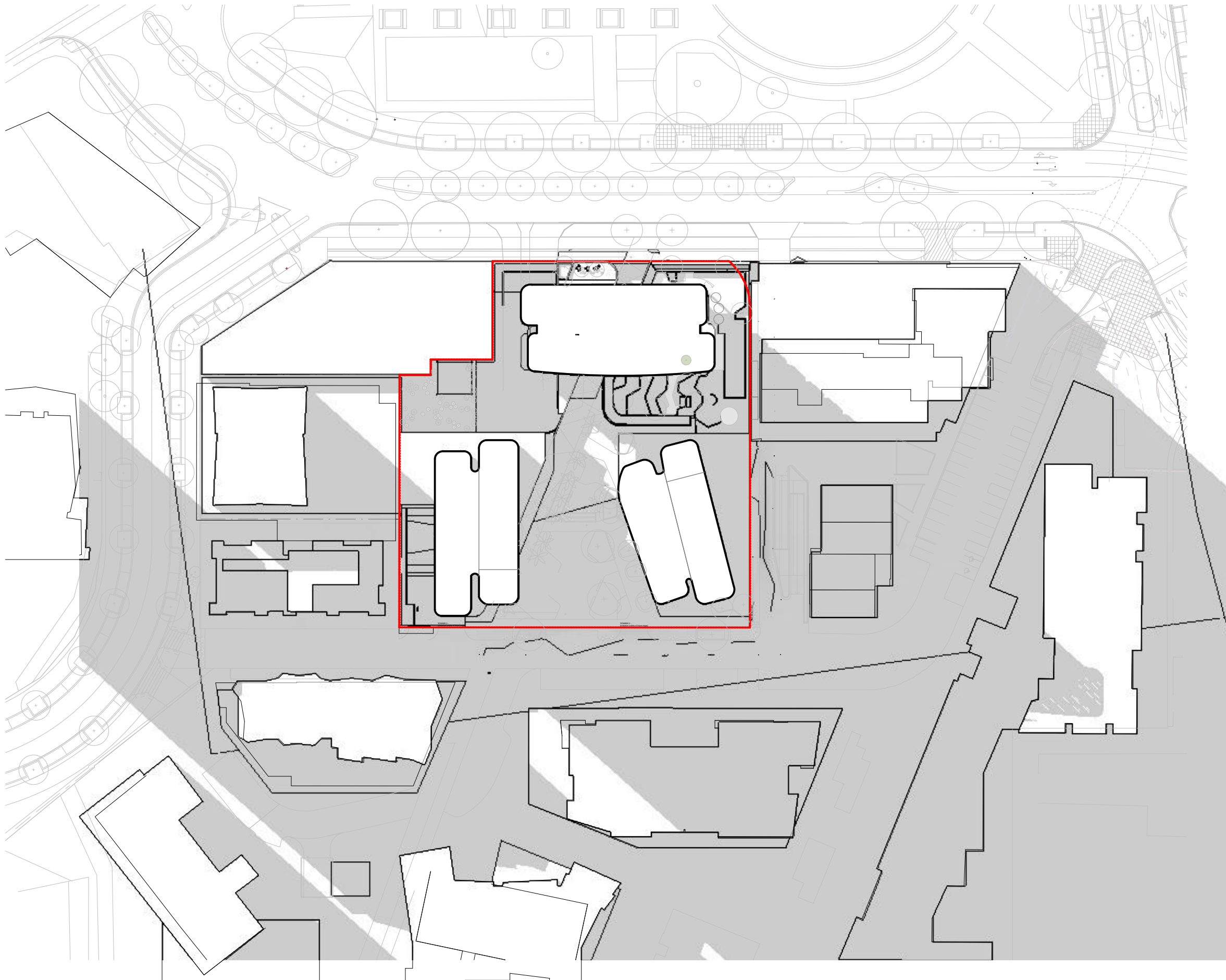
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2.

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

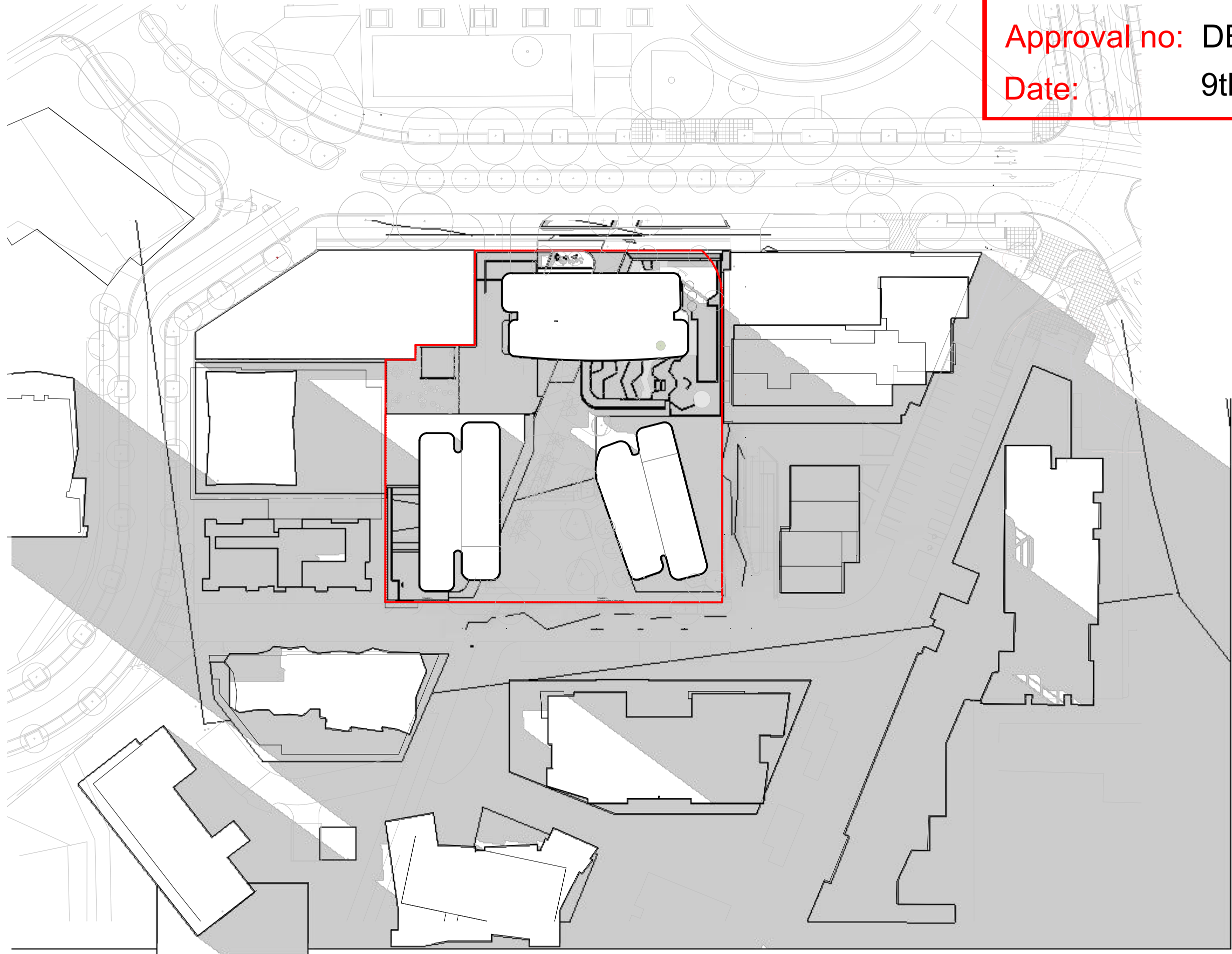
Approval no: DEV2020/1165

Date: 9th December 2021



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JUNE 21 - 3PM
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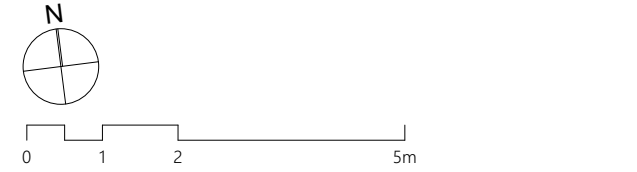
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INFORMATION
file: 1944_HAMILTON
print date and time: Monday, 7 December 2020 @ 2:45 PM
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61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627

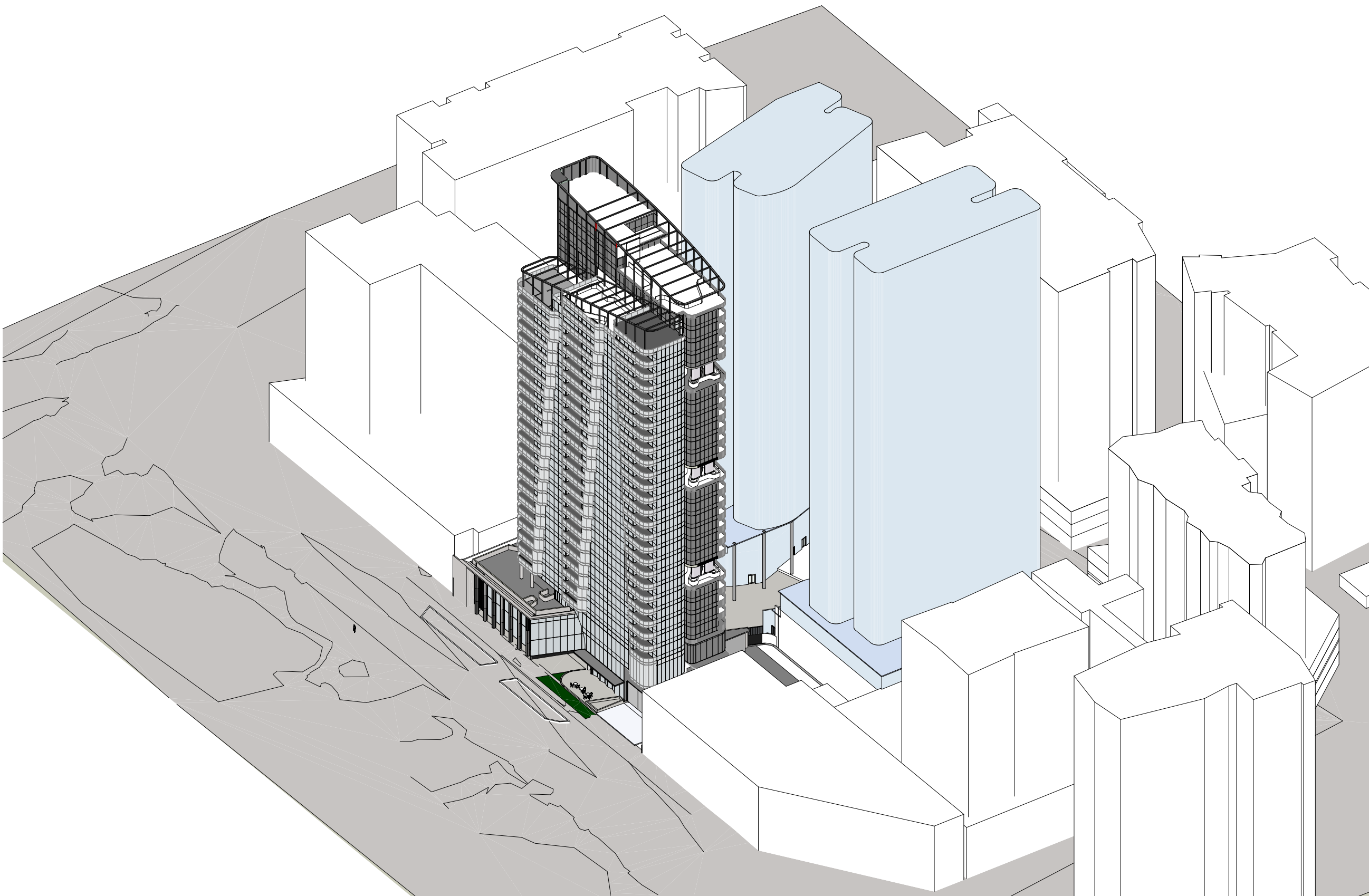
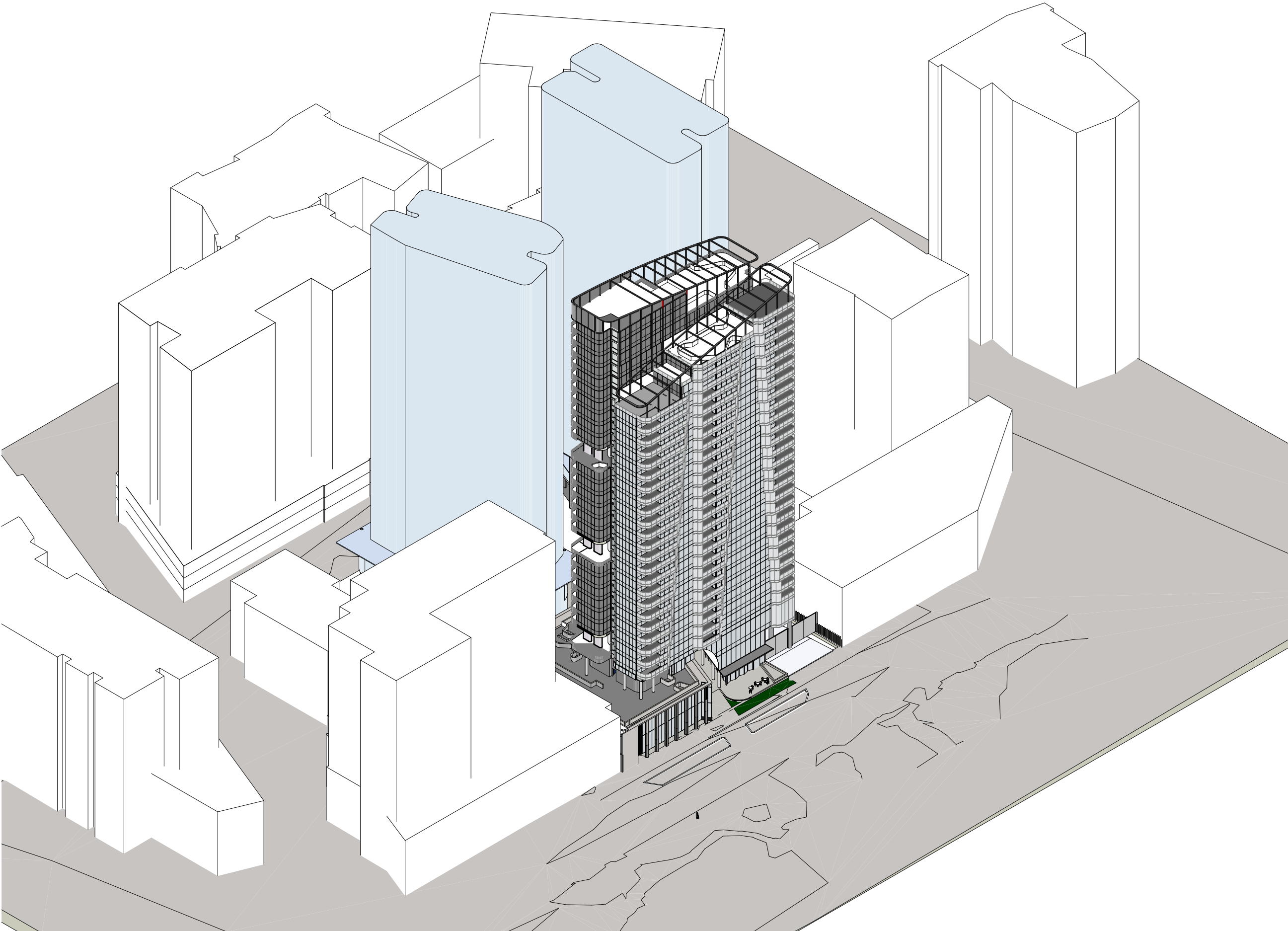
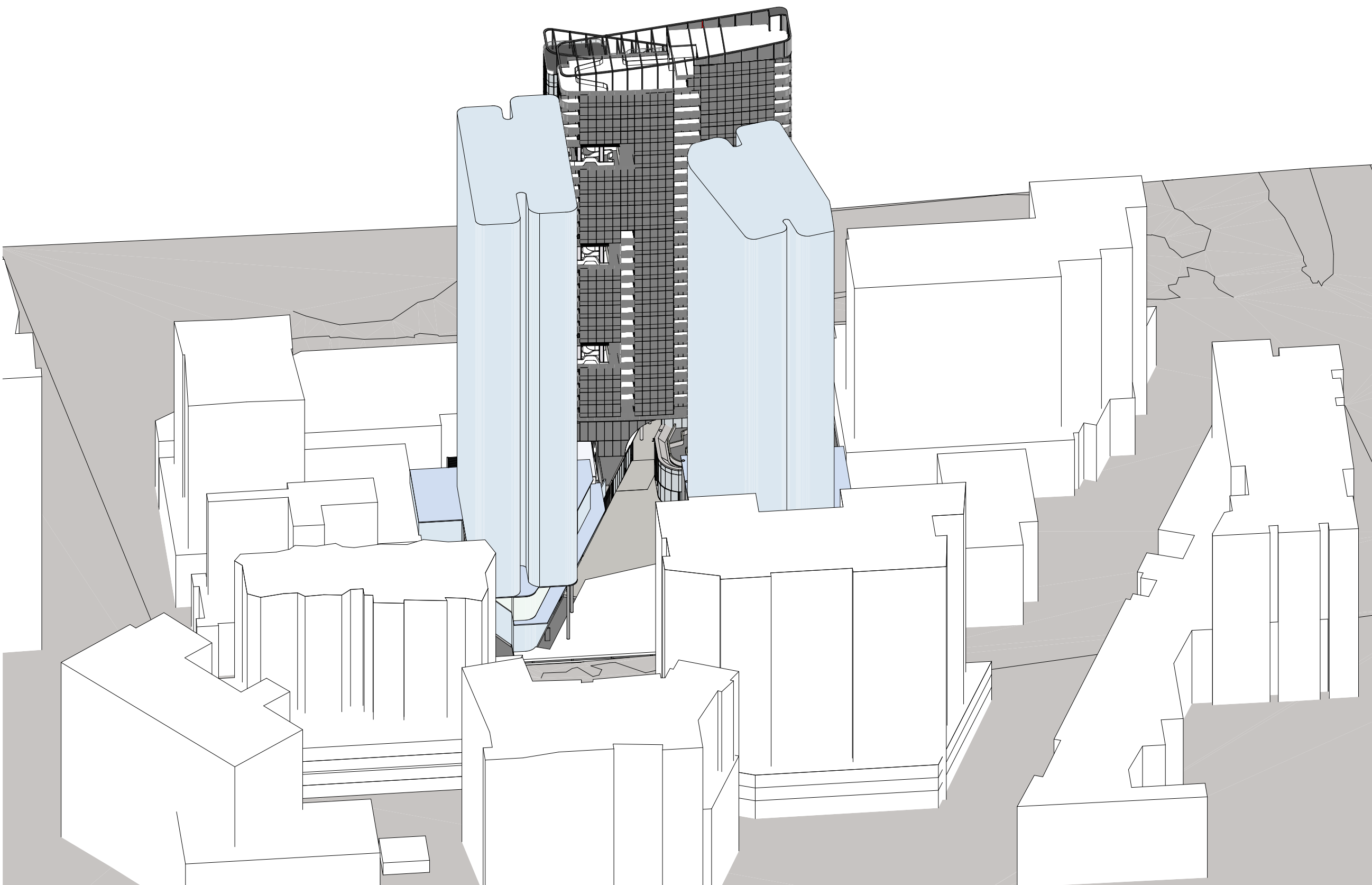
CLIENT
pds
Level 1, 8 Knox Lane
Double Bay NSW 2028



PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000
JOB NO
1944

CHECKED
DRAWN
DATE
7/12/2020
SCALE
@ A1
A3@50%
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DEVELOPMENT APPLICATION
DRAWING TITLE
SUNSTUDIES @ JUNE 21st

SHEET NO.
DA 404
REVISION
A



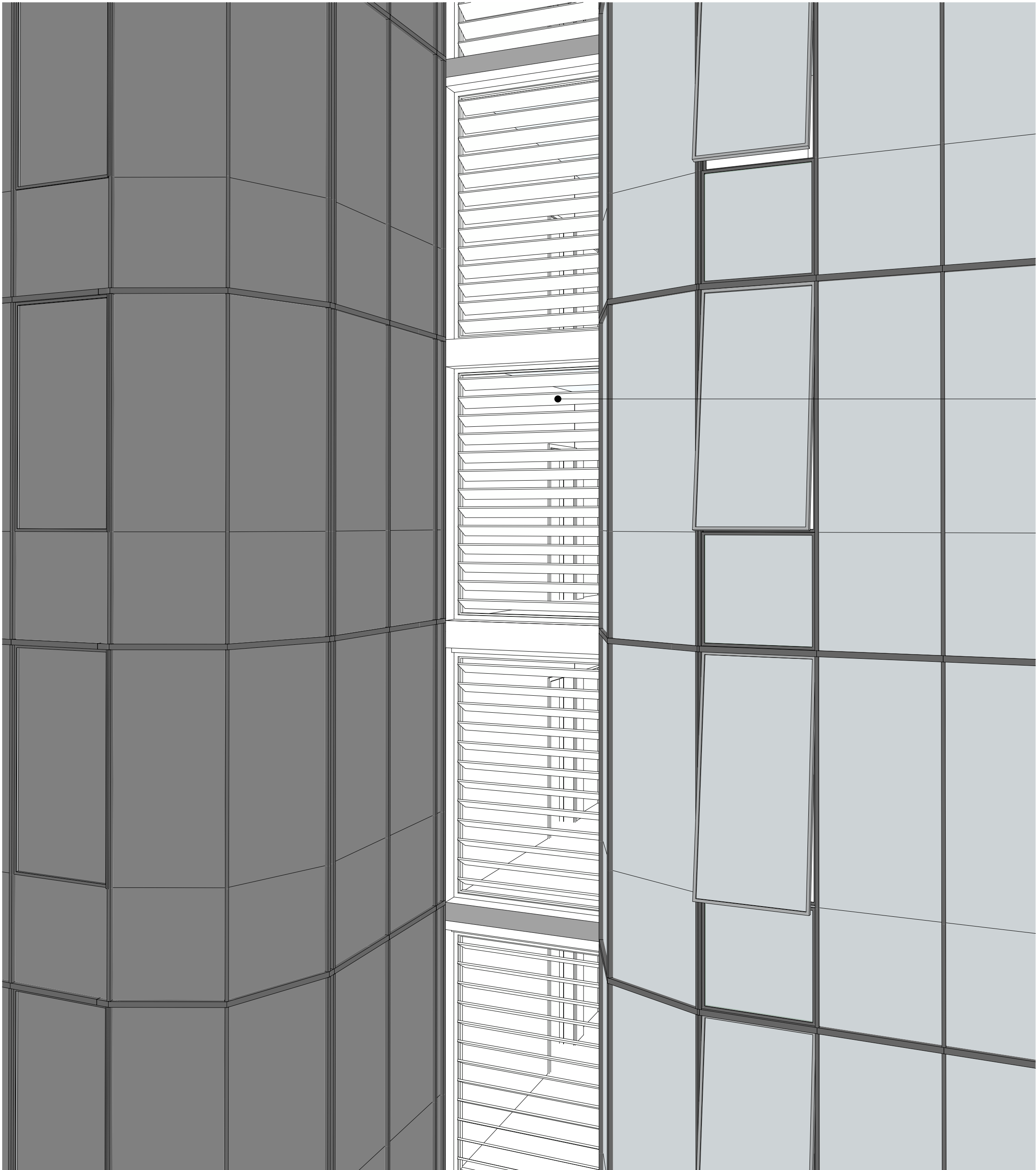
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165

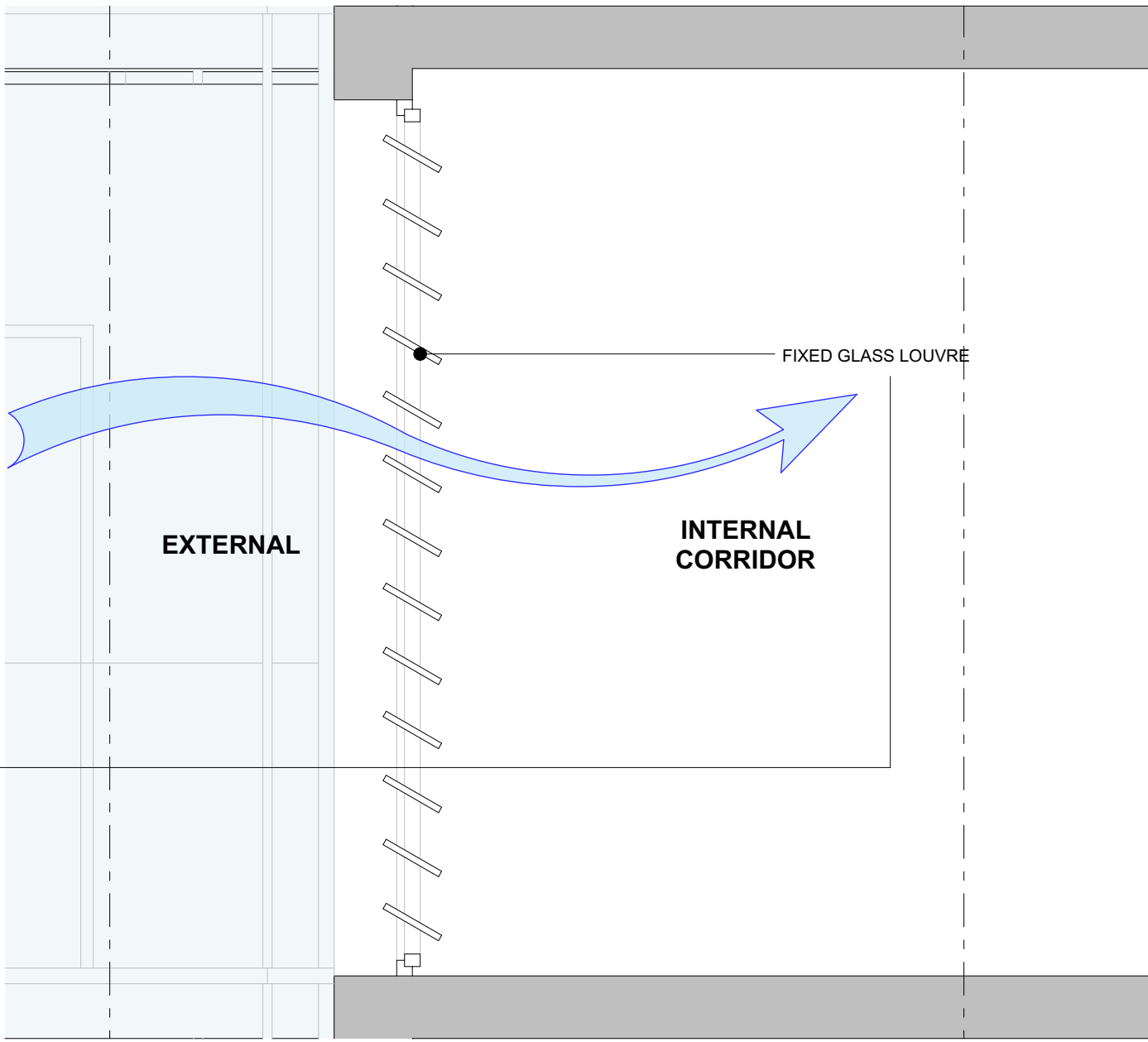
Date: 9th December 2021



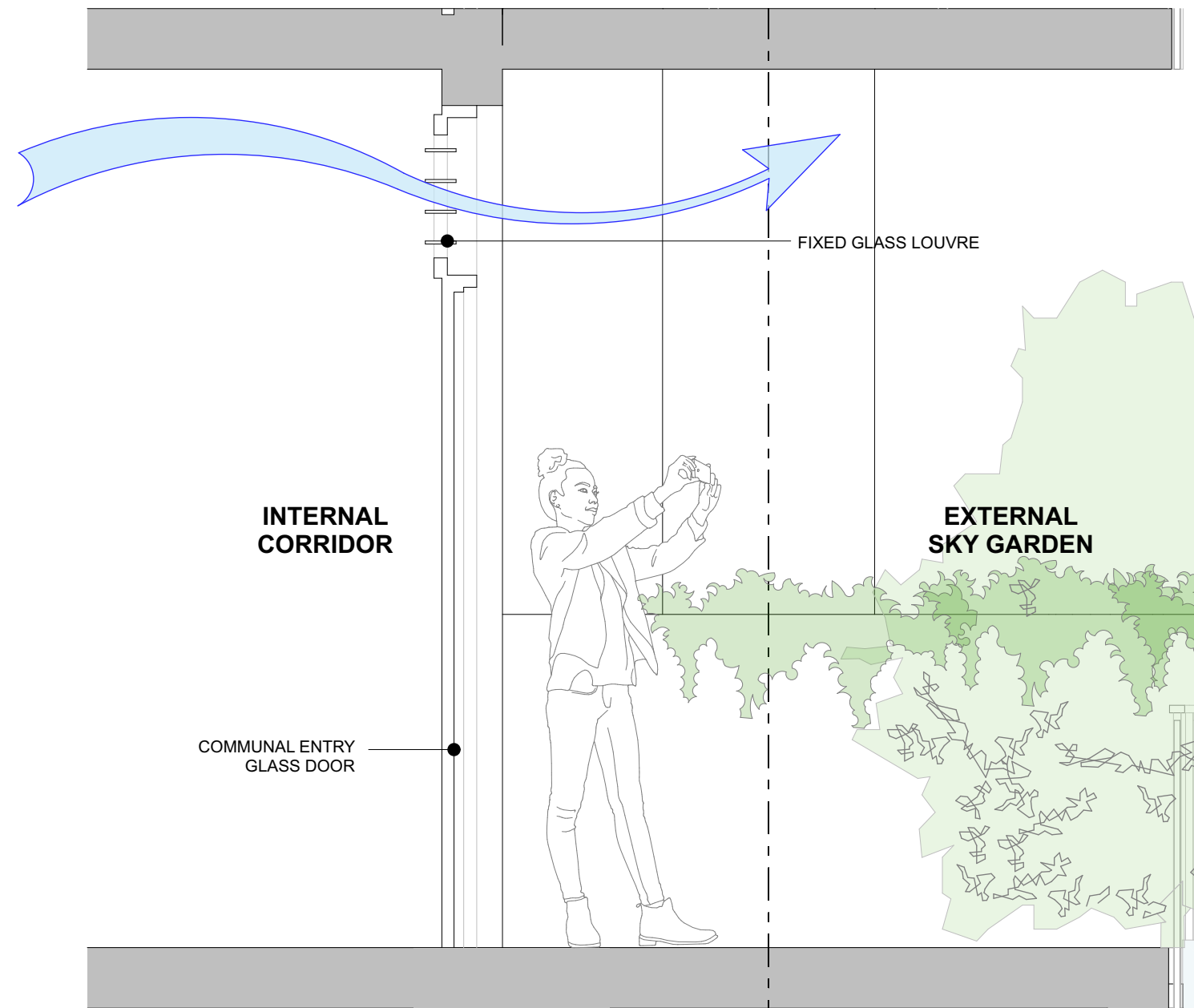
Queensland
Government



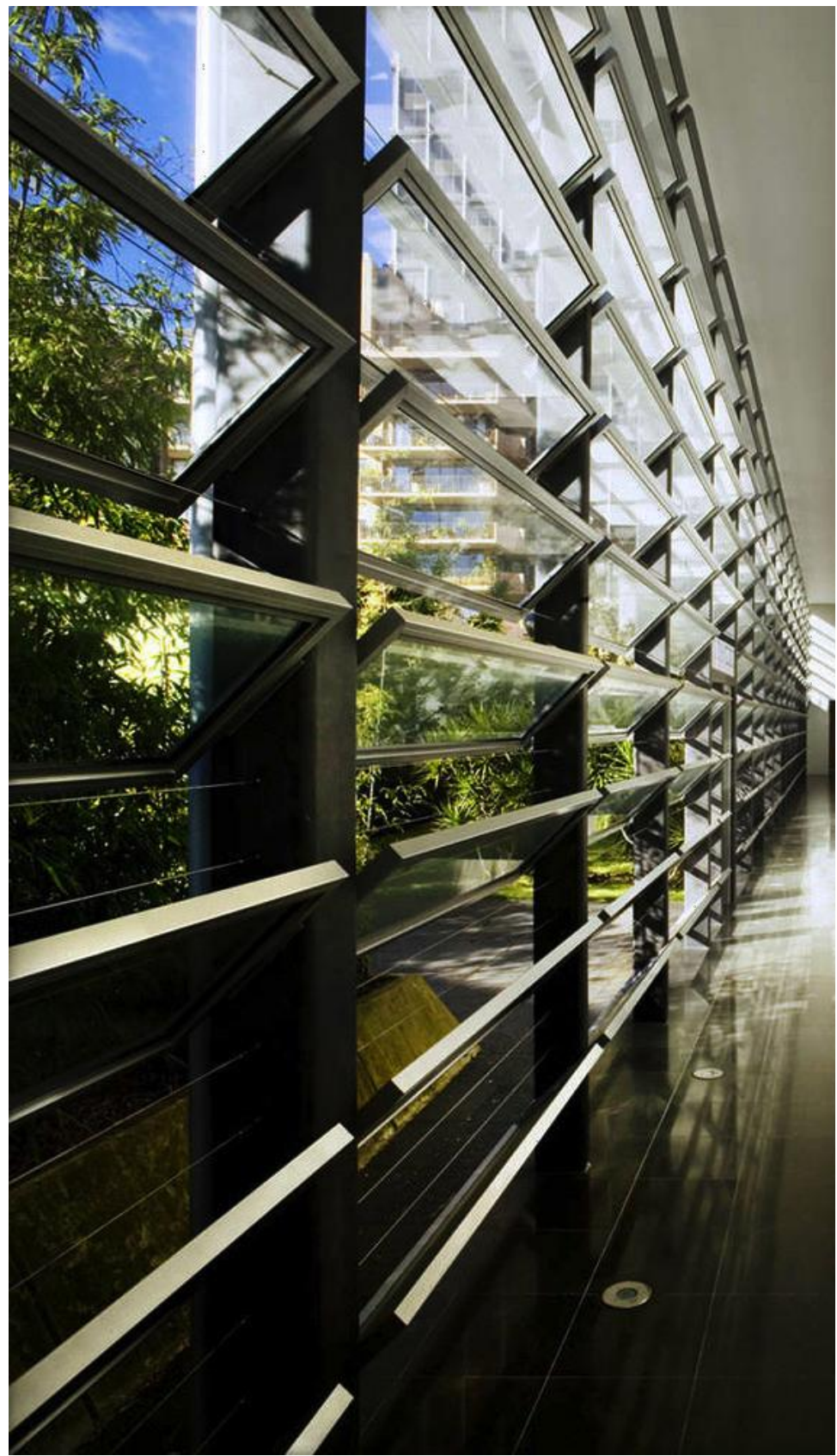
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1:100



2 FIXED GLASS LOUVRES IN CORRIDOR
1:20



3 DOOR WITH LOUVRES TO SKY GARDEN
1:20



4 REFERENCE IMAGE

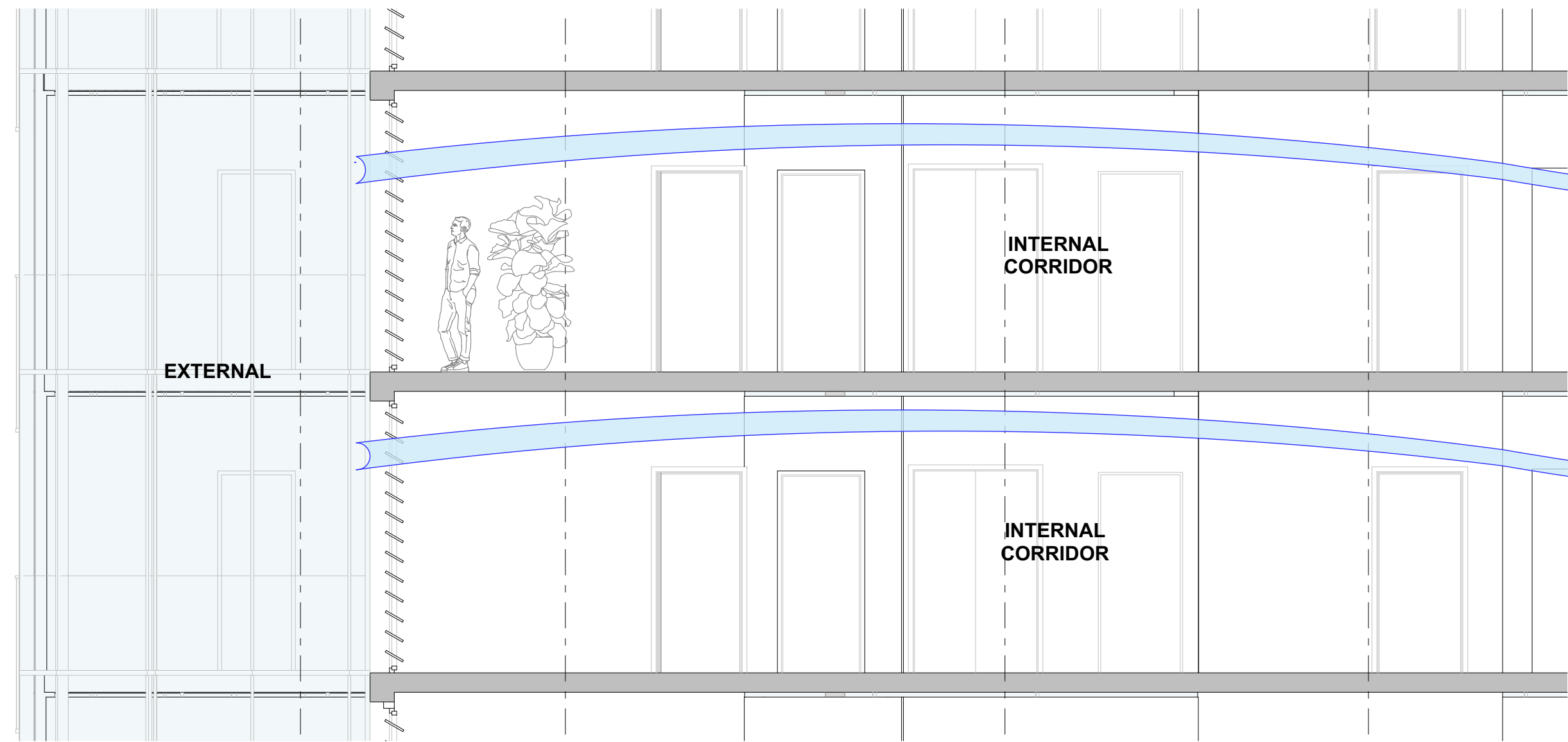
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referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165

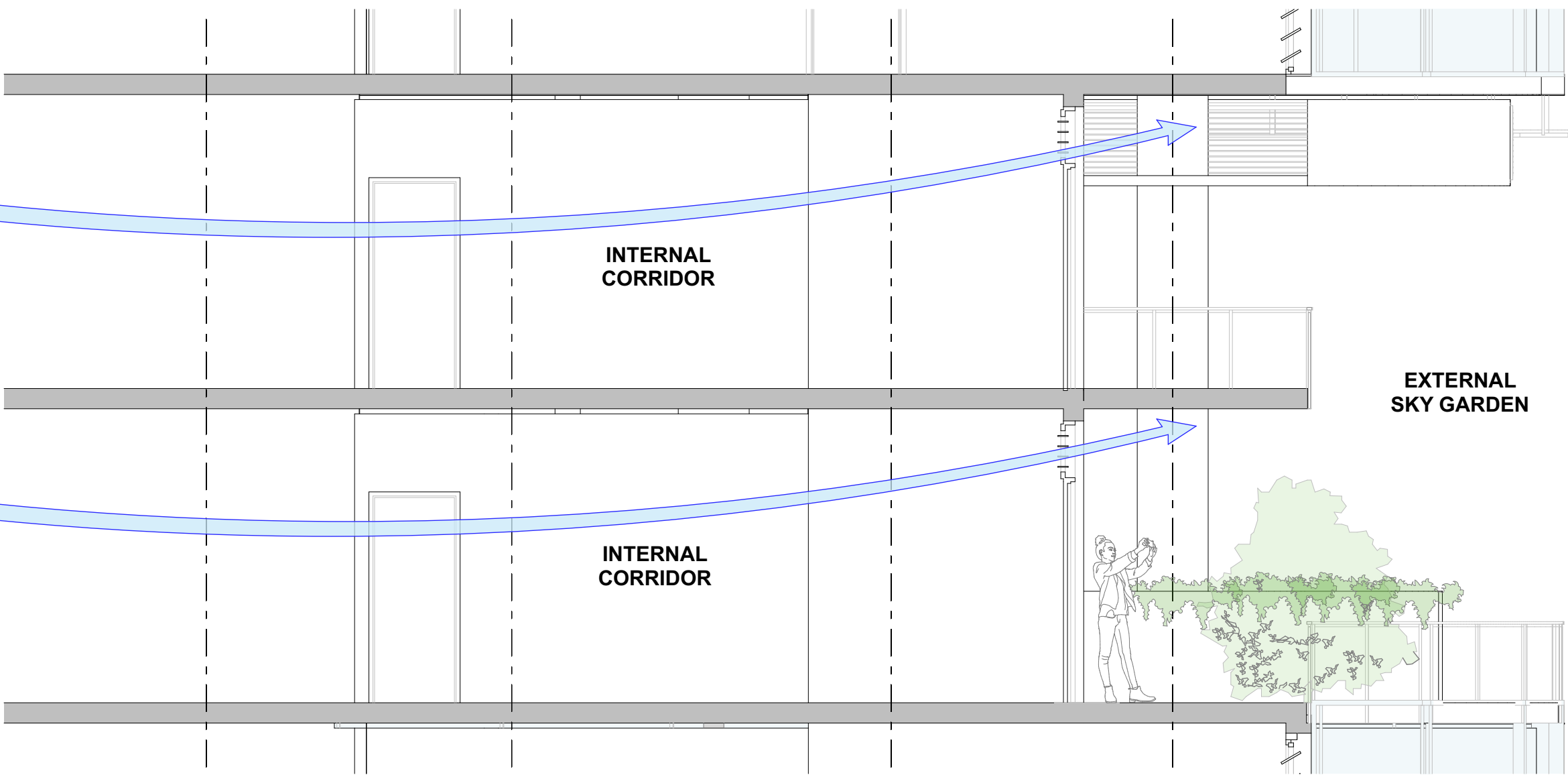
Date: 9th December 2021



REVISION ID AMENDMENT DATE



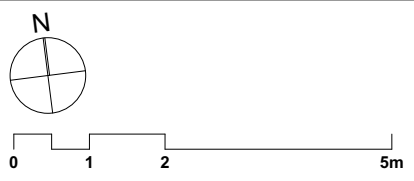
5 CROSS VENTILATION DIAGRAM
1:50



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61 MARLBOROUGH STREET
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Level 1, 8 Knox Lane
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PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000
JOB NO
1944
CHECKED
AA/RA
DATE
26/5/21
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
PASSIVE DESIGN ANALYSIS
DRAWN
AC/MG
SCALE
1:50 @ A1
A3@50%

SHEET NO.
DA 406
REVISION: