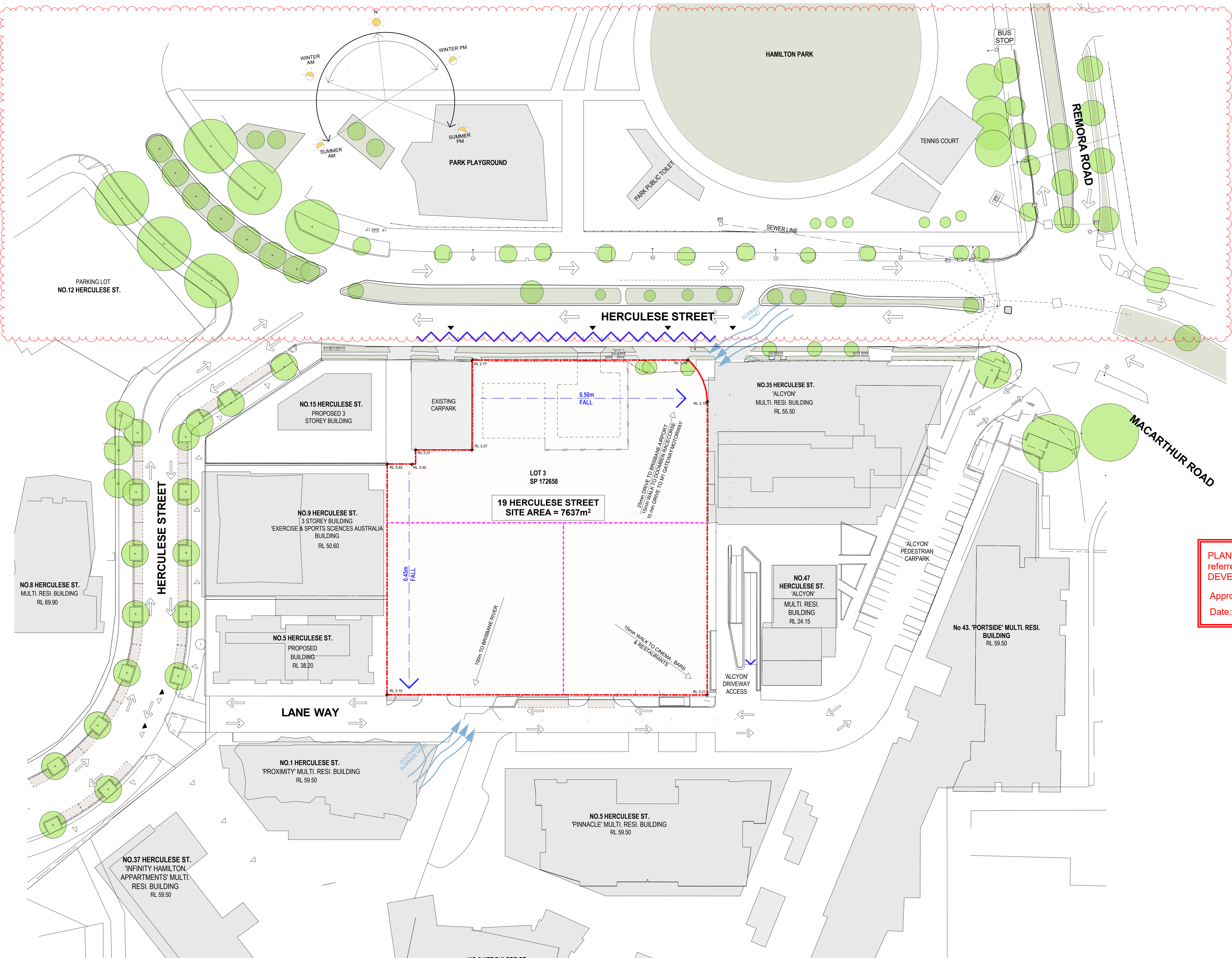


B-01



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- REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION

File: 1944_HAMILTON
Print date and time: Tuesday, 2 December 2025 @ 6:26 PM

LEGEND:

- 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

CHANGE DESCRIPTION

B-01	SITE CONTEXT BACKGROUND AMENDED
------	---------------------------------

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026

REVISION ID AMENDMENT DATE

A	ISSUE FOR DA	7/12/2020
B	ISSUE FOR DA AMENDMENT	2/12/2025

ARCHITECT
FUSE ARCHITECTS

STUDIO 215—59
GREAT BRICKHAM ST
RESERVE NSW 5016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9278 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

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

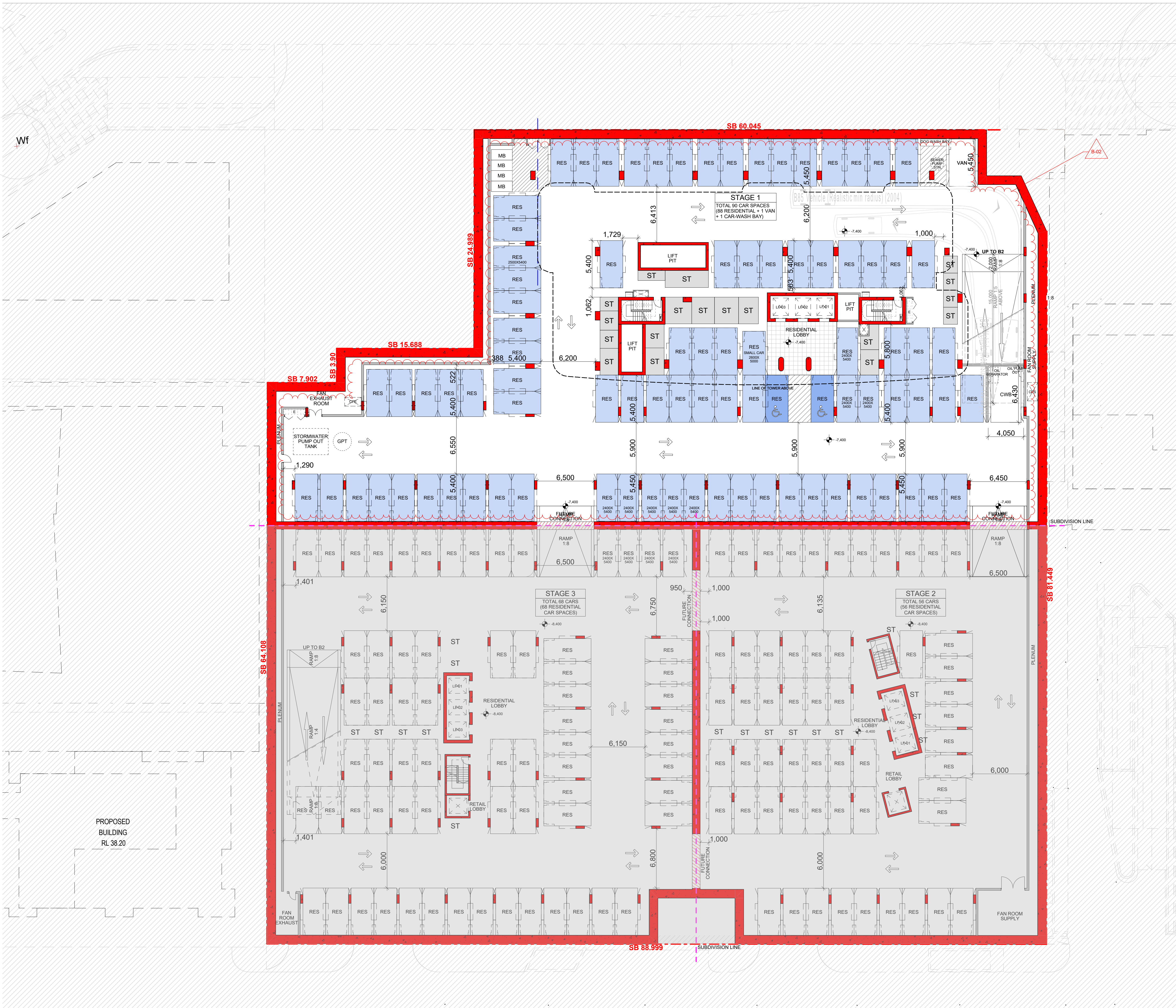
CHECKED AA **DRAWN** TD

DATE 2/12/2025 **SCALE** 1:500 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

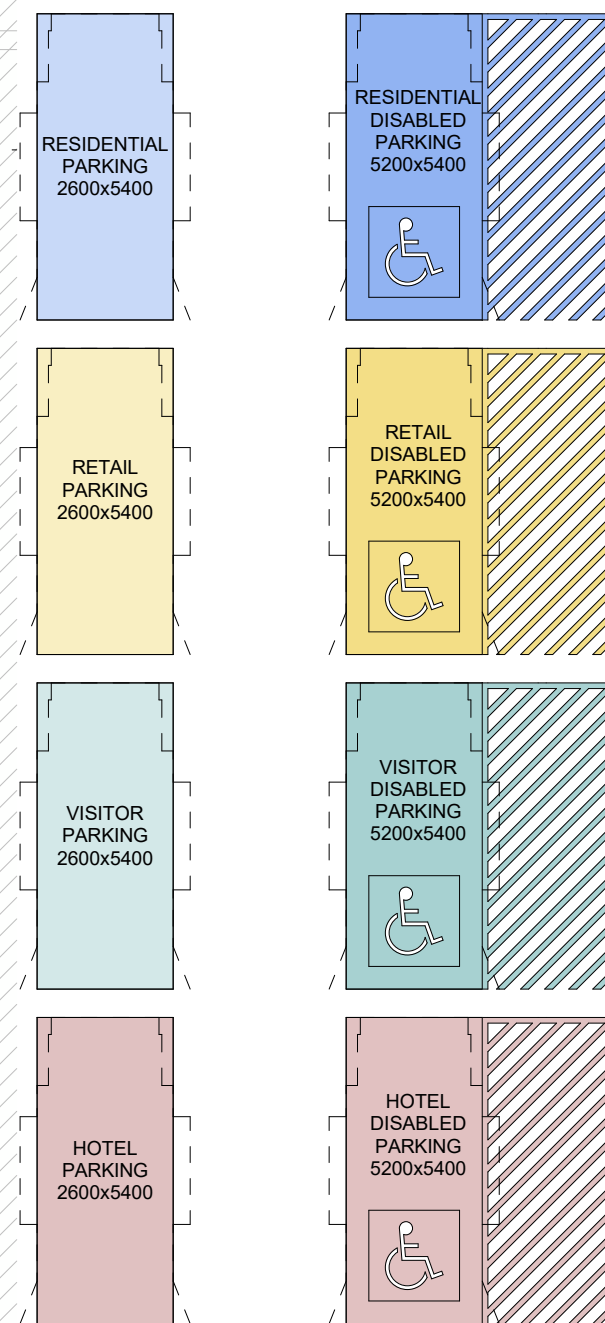
DRAWING TITLE
SITE ANALYSIS

SHEET NO. DA 003 **REVISION:** B



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• DRAWINGS ARE NOT TO BE SCALE
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File: 1944_HAMILTON
Print date and time: Thursday, 4 December 2025 @ 5:49 pm

LEGEND:



CARPARKS REQUIRED:

2 BED (1.1 PER UNIT) =	94 CARPARK REQ.
3 BED (2 PER UNIT) =	186 CARPARK REQ.
4 BED (2 PER UNIT) =	324 CARPARK REQ.
VISITORS (0.15/DWELLING) =	52 CARPARK REQ.
PATRONS (1/50M2 NLA) =	97 CARPARK REQ.
HOTEL (0.5/ROOM) =	99 CARPARK REQ.
TOTAL =	852 CARPARK REQ.

CHANGE	DESCRIPTION
B-02	BASEMENT LAYOUT OPTIMIZED AND LOWER BASEMENT LEVELS (BASEMENT 4 AND 5) REMOVED

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175

Date: 06 February 2026



Queensland
Government

REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	14/05/2021
B	ISSUE FOR DA AMENDMENT	2/12/2025

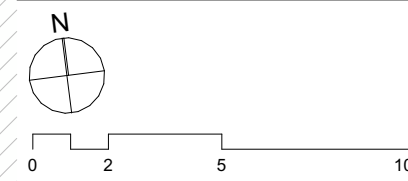
FUSE ARCHITECTS

STUDIO 215--59
GREAT BRICKINGHAM ST
ROSEBURY NSW 2156
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9778 7158
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9627

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	AA	DATE	4/12/2025	DRAWN	TD	SCALE	1:200 @ A1	A3@50%
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PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
BASEMENT 3 PLAN

SHEET NO.	DA 103	REVISION	B
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- NO FUSE ARCHITECTS IS TO BE HELD RESPONSIBLE FOR ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
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- REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 1944_HAMilton.dwg
Print date and time: Tuesday, 3 February 2026 @ 5:23 PM

LEGEND:

RESIDENTIAL PARKING 2600x5400	RESIDENTIAL DISABLED PARKING 5200x5400
RETAIL PARKING 2600x5400	RETAIL DISABLED PARKING 5200x5400
VISITOR PARKING 2600x5400	VISITOR DISABLED PARKING 5200x5400
HOTEL PARKING 2600x5400	HOTEL DISABLED PARKING 5200x5400

CARPARKS REQUIRED:

2 BED (1.1 PER UNIT) =	94 CARPARK REQ.
3 BED (2 PER UNIT) =	186 CARPARK REQ.
4 BED (2 PER UNIT) =	324 CARPARK REQ.
VISITORS (0.15/DWELLING) =	52 CARPARK REQ.
PATRONS (1/50M2 NLA) =	97 CARPARK REQ.
HOTEL (0.5/ROOM) =	99 CARPARK REQ.
TOTAL =	852 CARPARK REQ.

CHANGE DESCRIPTION
C-01 CAR SPACE ALLOCATION UPDATED

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026

Queensland Government

REVISION ID AMENDMENT DATE

A	ISSUE FOR DA	14/05/2021
B	ISSUE FOR DA AMENDMENT	2/12/2025
C	RESPONSE TO EDQ RFI	3/02/2026

ARCHITECT
FUSE ARCHITECTS
STUDIO 215--59
GREAT BUCKINGHAM ST
ROSEBERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9278 7158
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9627

CLIENT
pds
LEVEL 1, 8 KNOX LANE, DOUBLE BAY NSW 2028

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

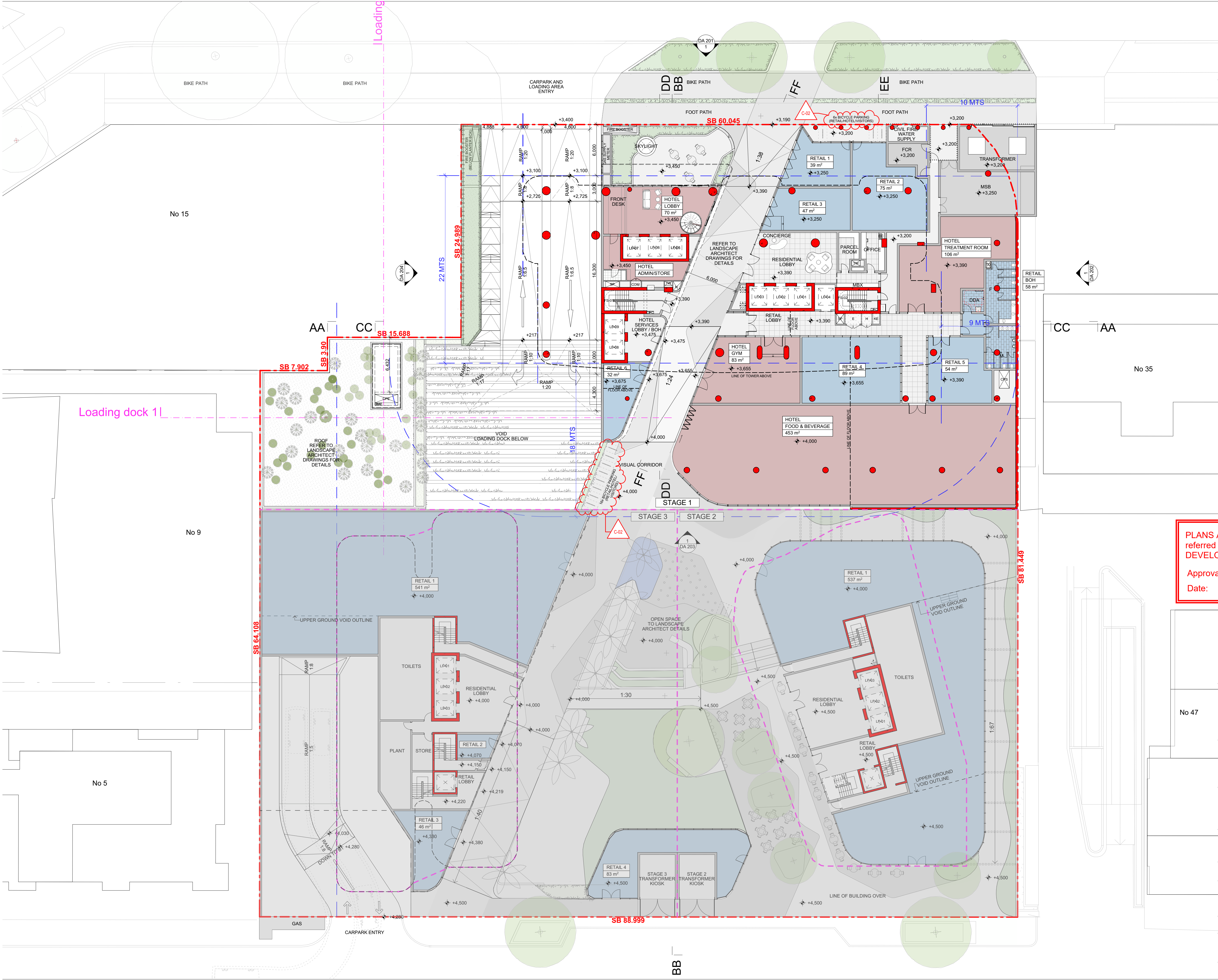
JOB NO
1944

CHECKED AA **DRAWN** TD
DATE 3/02/2026 **SCALE** 1:200 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BASEMENT 2 PLAN

SHEET NO. DA 104 **REVISION:** C



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File: 1944_HAMILTON.dwg
Print date and time: Tuesday, 3 February 2026 @ 5:23 PM

LEGEND:

- RETAIL TENANCY
- HOTEL
- MASTERPLAN OUTLINE - SHOWN DOTTED
- SITE SETBACKS

CHANGE	DESCRIPTION
C-02	BICYCLE SPACES UPDATED

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026

Queensland Government

REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	14/05/2021
B	ISSUE FOR DA AMENDMENT	2/12/2025
C	RESPONSE TO EDQ RFI	3/02/2026

ARCHITECT
FUSE ARCHITECTS

STUDIO 215—59
GREAT BUCKINGHAM ST
RESFERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9278 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

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
AA

DATE
3/02/2026

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
GROUND FLOOR

FUTURE PLANS
SHEET NO.
DA 106

REVISION
C

SCALE
1:200 @ A1 A3@50%



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- INFORM FUSE ARCHITECTS 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.

LEGEND:

 HOTEL

 MASTERPLAN OUTLINE - SHOWN DOTTED

 SITE SETBACKS

CHANGE	DESCRIPTION
C-02	BICYCLE SPACES UPDATED

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEF2025/EI A/4175

Date: 06 February 2026



REVISION ID	AMENDMENT	DATE
B	ISSUE FOR DA AMENDMENT	2/12/2025
C	RESPONSE TO EDQ RFI	3/02/2026

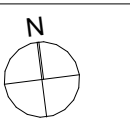
ARCHITECT
FUSE—ARCHITECTS

STUDIO 212—59
GREAT BUCKINGHAM ST
REDFERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
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	
AA	RL	
DATE	SCALE	
3/02/2026	1:200 @ A1	A3@50%

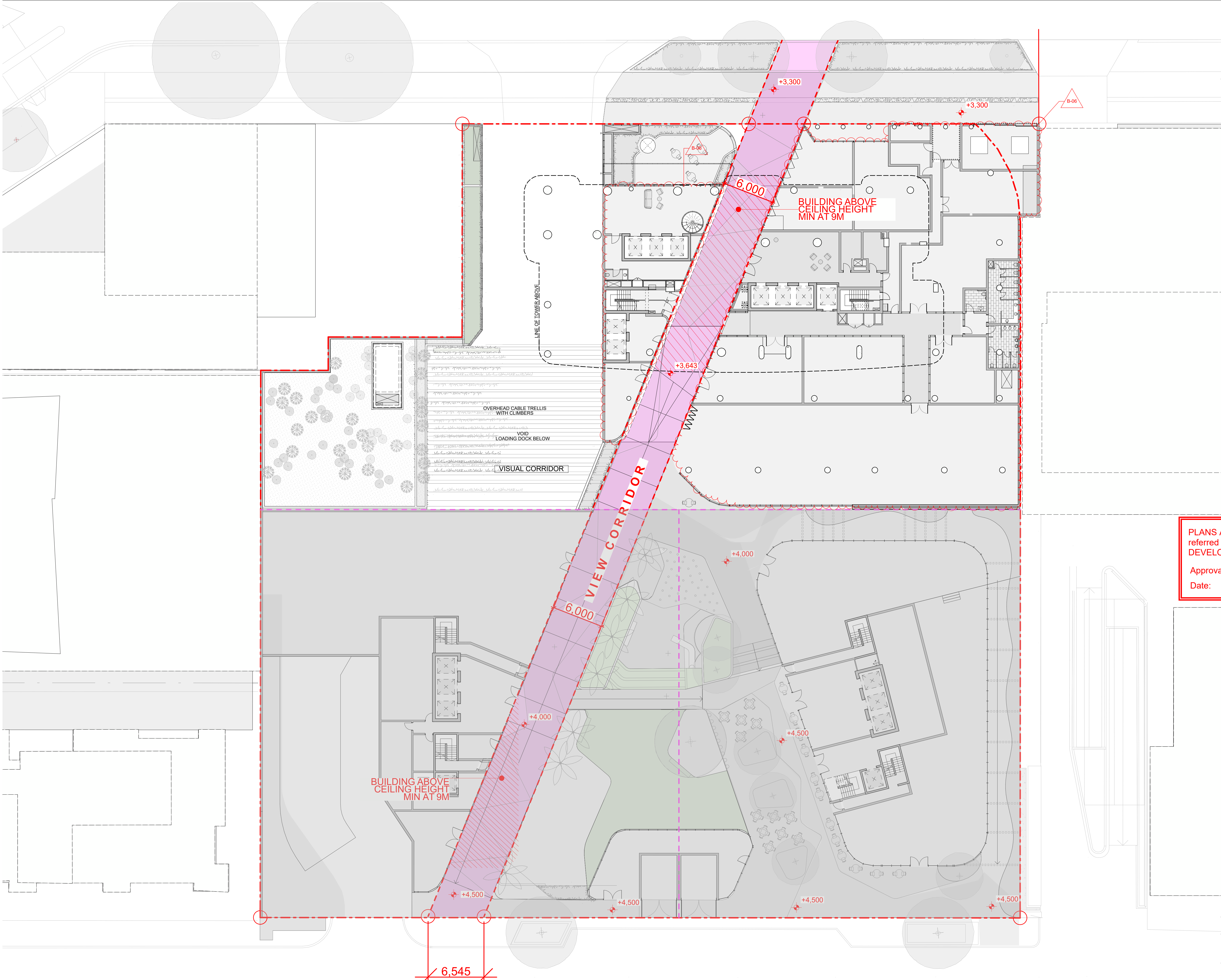
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE

UPPER GROUND

FUTURE PLANS

SHEET NO. DA 106A REVISION. C



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File: 1944_HAMILTON
Print date and time: Tuesday, 2 December 2025 @ 6:26 PM

LEGEND:

CHANGE	DESCRIPTION
B-06	BACKGROUND UPDATED, NO CHANGE TO VIEW CORRIDOR INTENT

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026

REVISION ID	AMENDMENT	DATE
B	ISSUE FOR DA AMENDMENT	2/12/2025

ARCHITECT

FUSE ARCHITECTS

STUDIO 215-59
GREAT BUCKINGHAM ST
ROSEBERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9278 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

CLIENT

pds

LEVEL: 1, 8 KNOX LANE, DOUBLE BAY NSW 2029

N

0 1 2 5m

PROJECT

HERCULES STREET

SITE ADDRESS

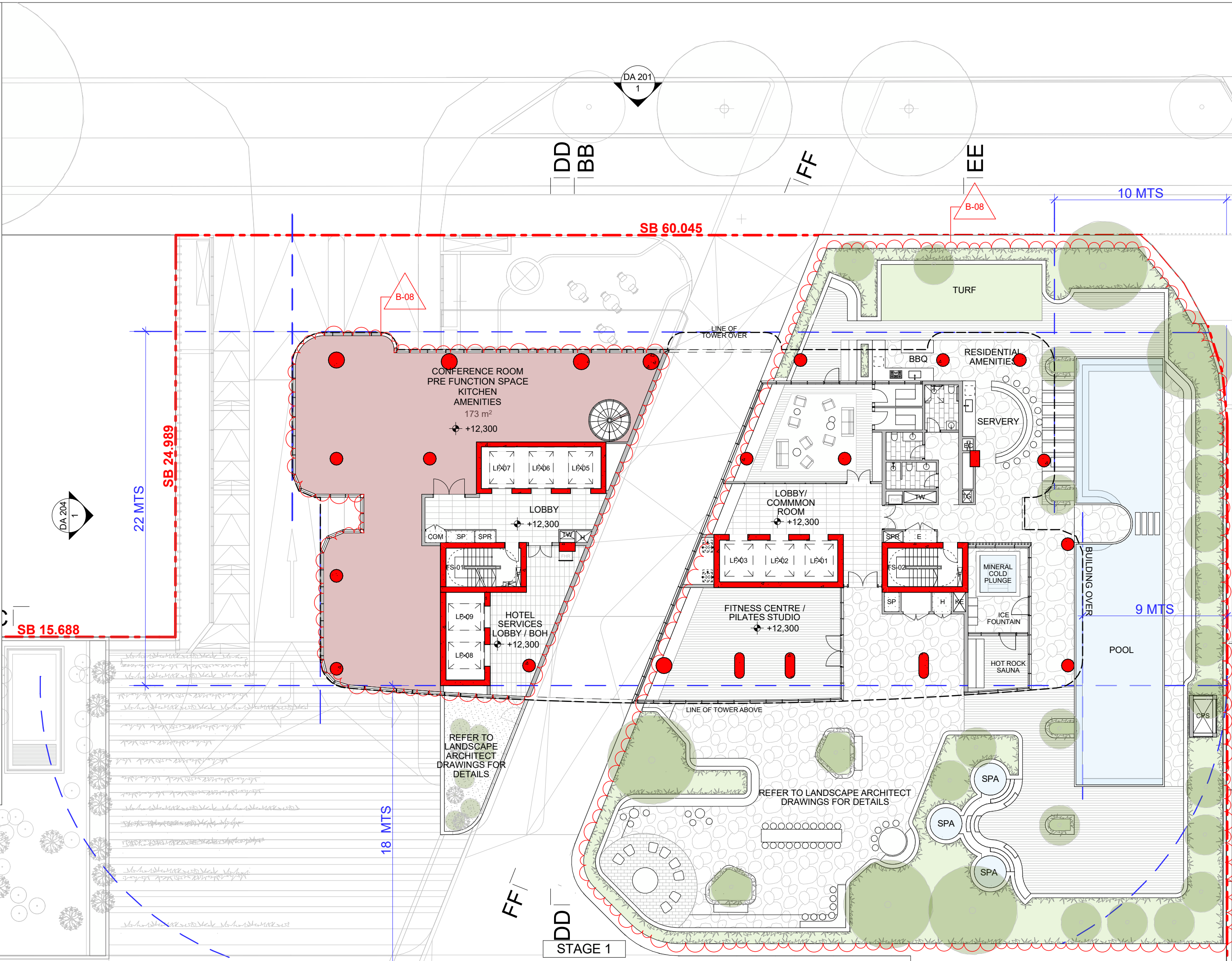
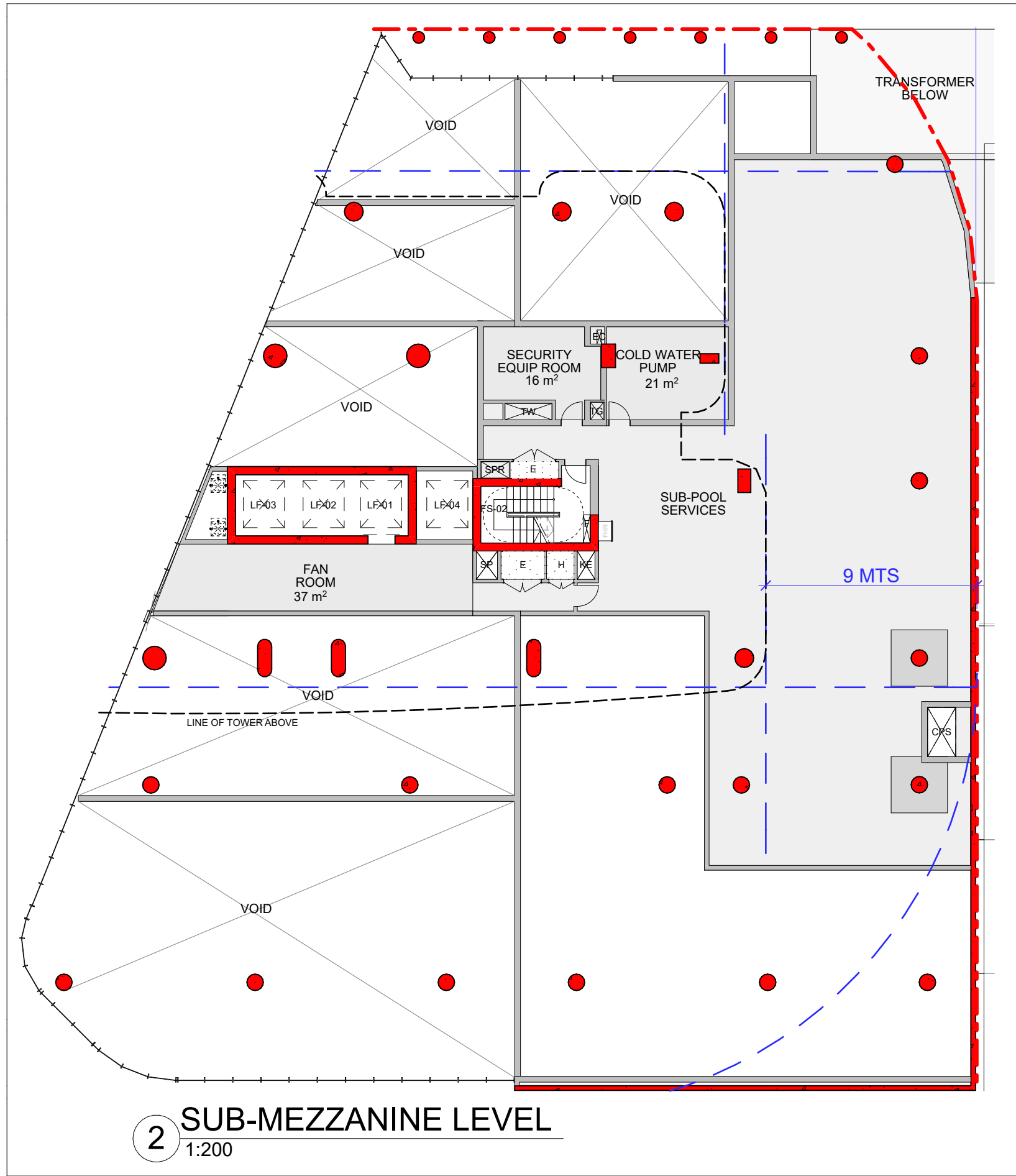
19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED	AA	DATE	2/12/2025	PROJECT STATUS	DEVELOPMENT APPLICATION
DRAWN	RL	SCALE	1:200 @ A1 A3@50%	DRAWING TITLE	VIEW CORRIDOR AXIS

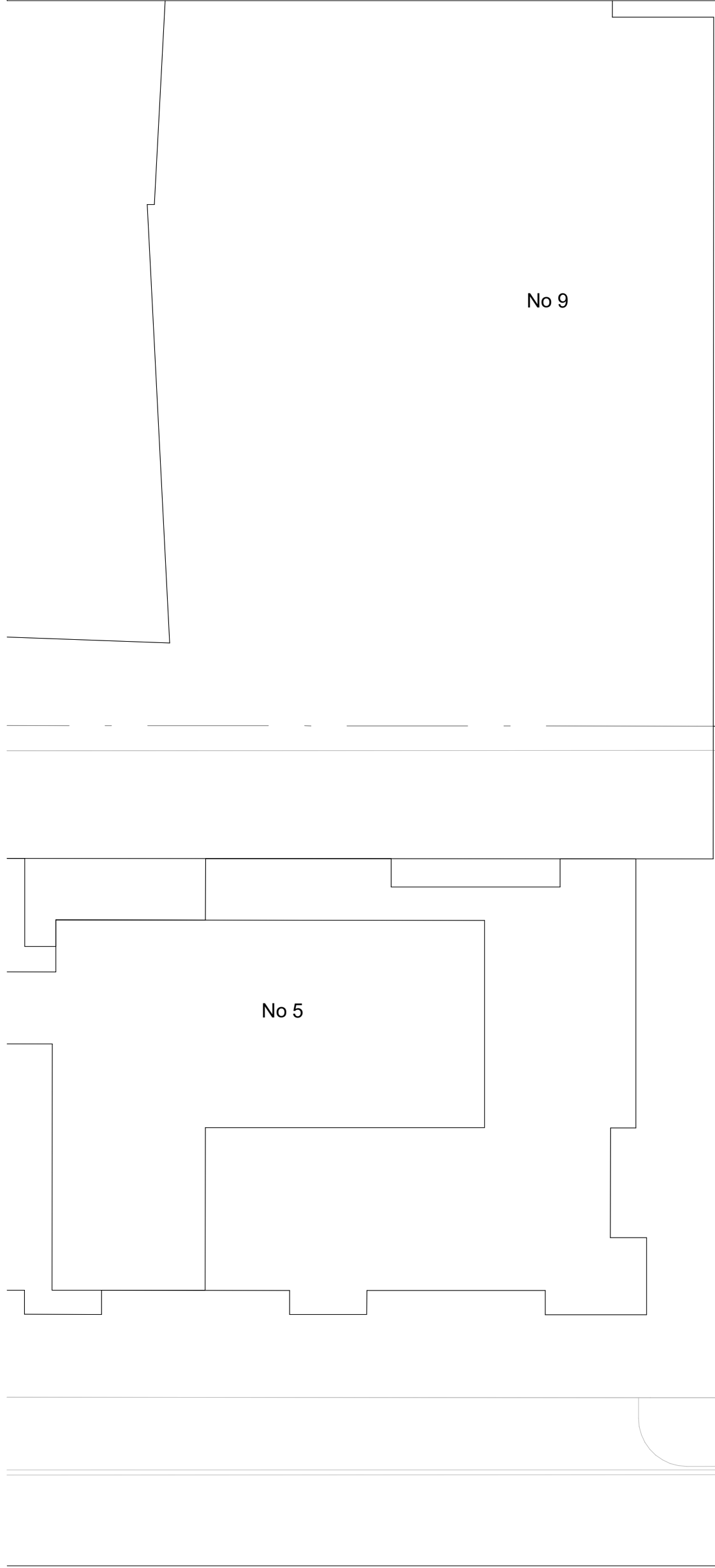
SHEET NO.	DA 107	REVISION:	B
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File: 1944_HAMILTON
Print date and time: Tuesday, December 2, 2025 @ 5:08 PM

LEGEND:
RETAIL TENANCY
HOTEL
MASTERPLAN OUTLINE - SHOWN DOTTED
SITE SETBACKS



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026

Queensland Government

REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	14/05/21
B	ISSUE FOR DA AMENDMENT	02/12/25

ARCHITECT
FUSE ARCHITECTS
STUDIO 215—59
GREAT BUCKINGHAM ST
REDFERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9278 7158
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

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
AA

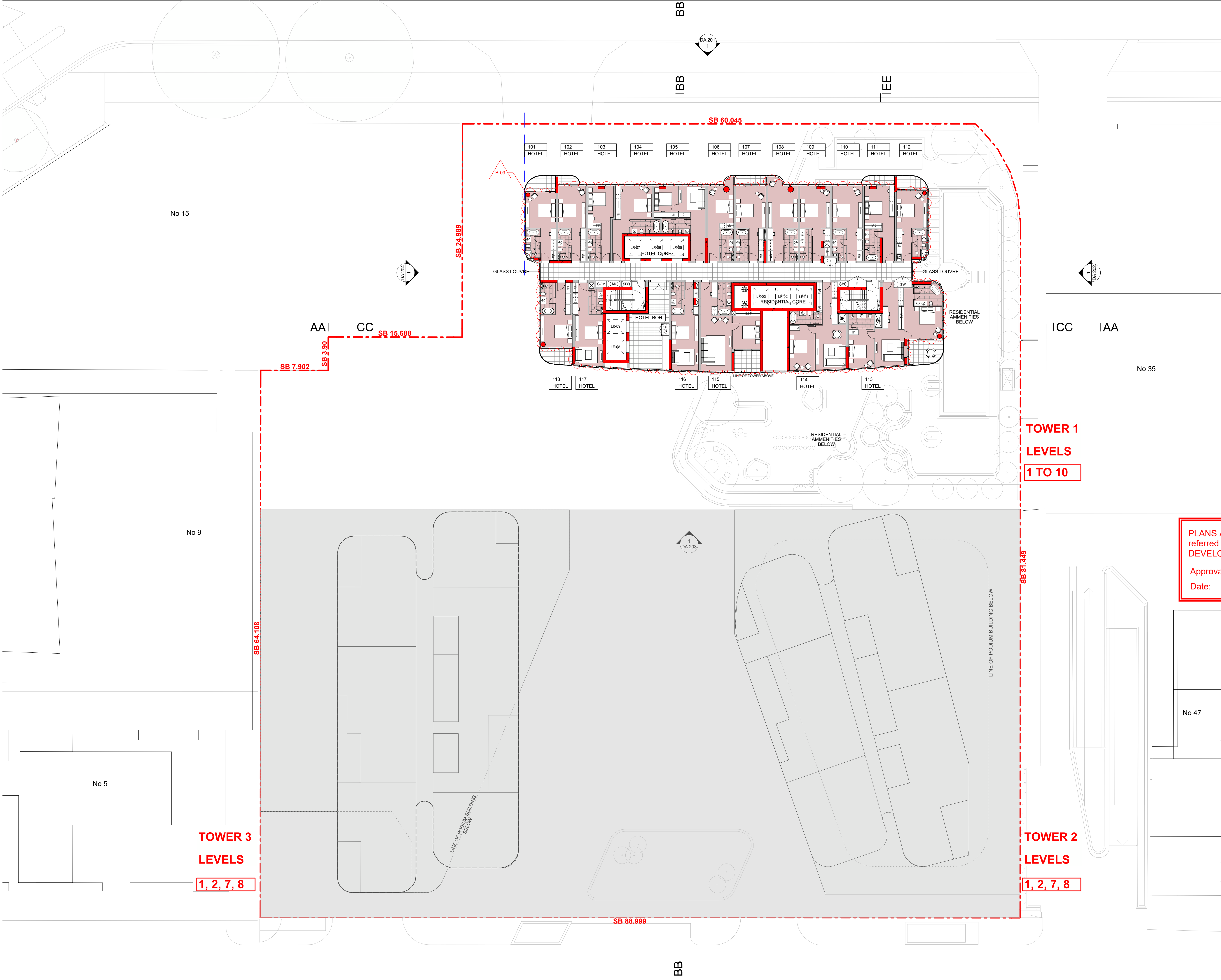
DATE
02/12/25

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
MEZZANINE

FUTURE PLANS
SHEET NO.
DA 108

REVISION
B



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File: 1944_HAMILTON
Print date and time: Thursday, 4 December 2025 @ 5:09 pm

LEGEND:

- HOTEL
- MASTERPLAN OUTLINE - SHOWN DOTTED
- SITE SETBACKS

CHANGE	DESCRIPTION
B-09	CHANGE OF USE TO HOTEL FROM L1-L4-10 (SKY GARDEN CONVERTED TO HOTEL USE)

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026

REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	7/12/2020
B	ISSUE FOR DA AMENDMENT	2/12/2025

No 47

FUSE ARCHITECTS

STUDIO 215—59
GREAT BUCKINGHAM ST
RESFERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9278 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

pds

LEVEL 1, 8 KNOX LANE, DOUBLE BAY NSW 2029

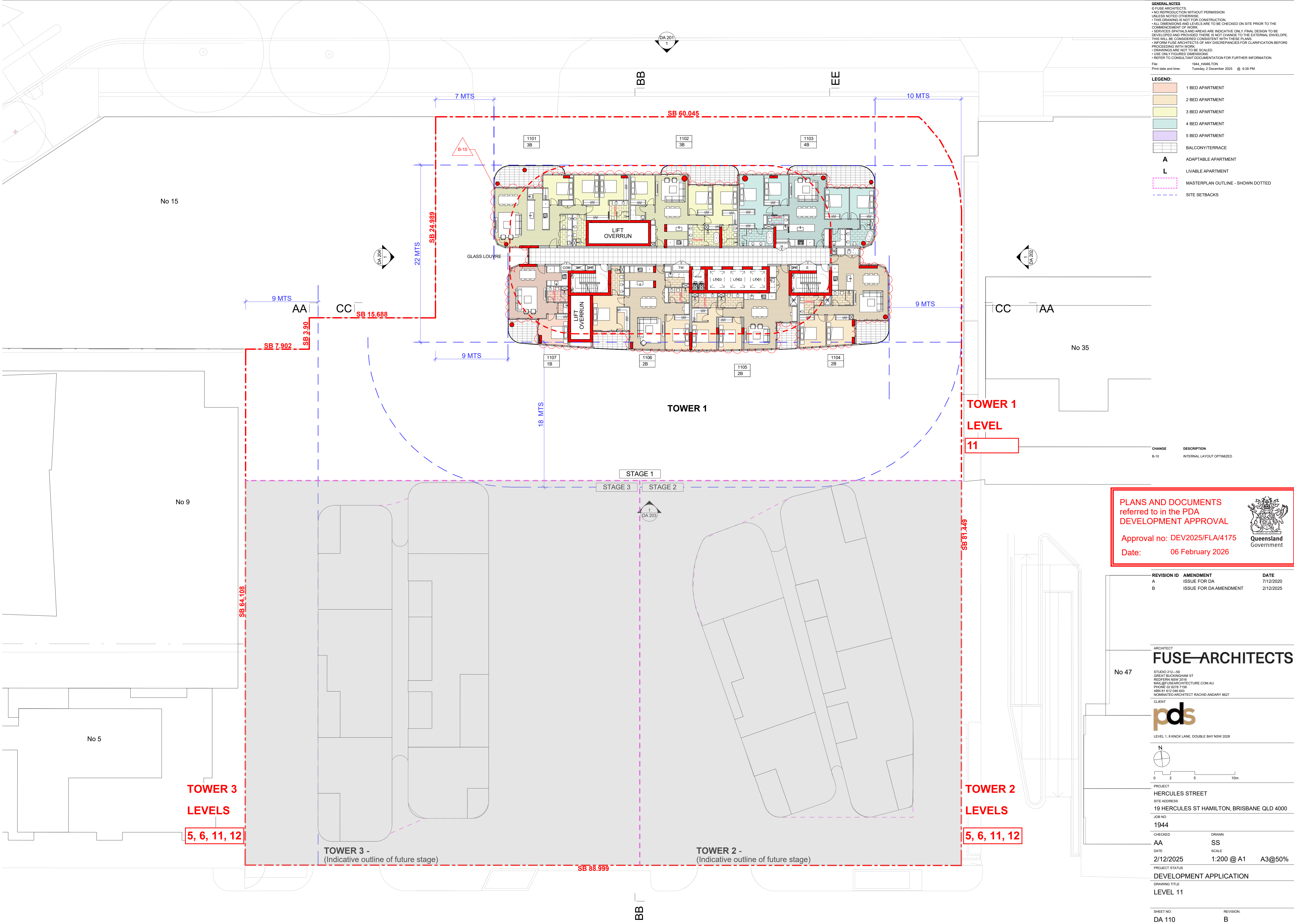
N

0 2 5 10m

PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000
JOB NO
1944
CHECKED
AA
DATE
4/12/2025
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
LEVEL 1 - 10 (HOTEL FLOORS)

DRAWN
SS
SCALE
1:200 @ A1
A3@50%

SHEET NO. DA 109	REVISION: B
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File: 1944_HAMILTON
Print date and time: Tuesday, 2 December 2025 @ 6:26 PM

LEGEND:

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

CHANGE	DESCRIPTION
B-10	INTERNAL LAYOUT OPTIMIZED

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026

Queensland Government

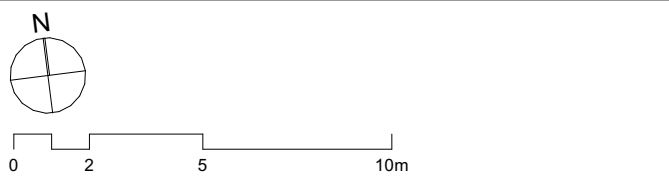
REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	7/12/2020
B	ISSUE FOR DA AMENDMENT	2/12/2025

ARCHITECT
FUSE ARCHITECTS

STUDIO 215—59
GREAT BUCKINGHAM ST
REDFERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9273 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

CLIENT
pds

LEVEL 1, 8 KNOX LANE, DOUBLE BAY NSW 2029



PROJECT
HERCULES STREET

SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO
1944

CHECKED
AA

DATE
2/12/2025

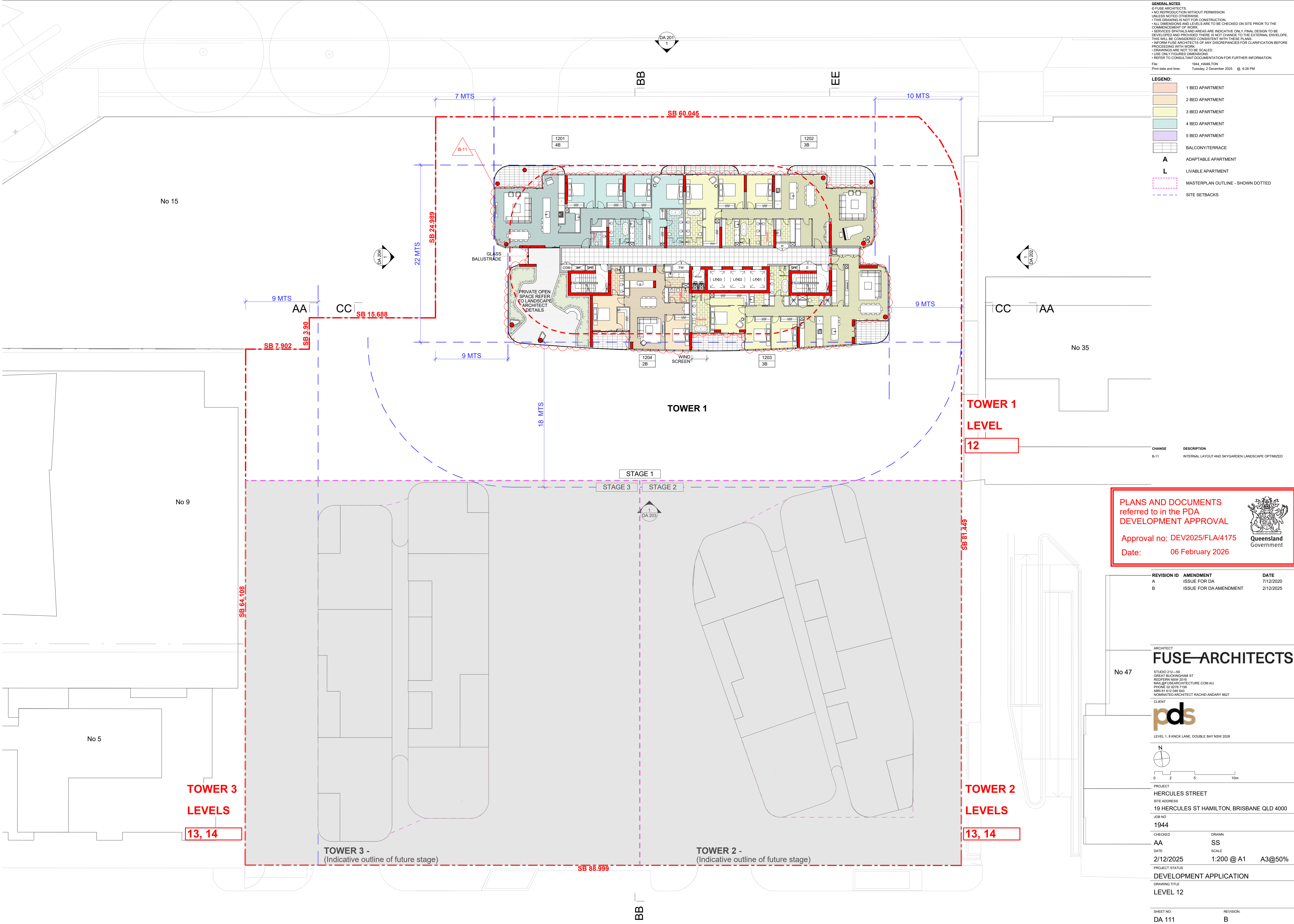
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
LEVEL 11

DRAWN
SS

SCALE
1:200 @ A1 A3@50%

SHEET NO.	REVISION
DA 110	B



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File: 1944_HAMILTON
Print date and time: Tuesday, 2 December 2025 @ 6:26 PM

LEGEND:

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

CHANGE	DESCRIPTION
B-11	INTERNAL LAYOUT AND SKYGARDEN LANDSCAPE OPTIMIZED

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026


Queensland
Government

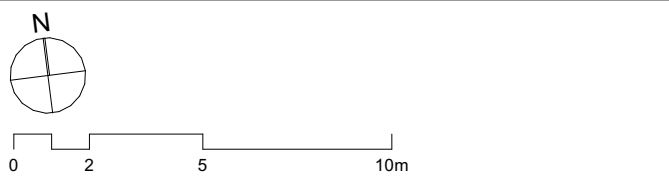
REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	7/12/2020
B	ISSUE FOR DA AMENDMENT	2/12/2025

ARCHITECT
FUSE ARCHITECTS

STUDIO 215—59
GREAT BUCKINGHAM ST
REDFERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9273 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

CLIENT

LEVEL 1, 8 KNOX LANE, DOUBLE BAY NSW 2029



PROJECT
HERCULES STREET

SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO
1944

CHECKED
AA

DATE
2/12/2025

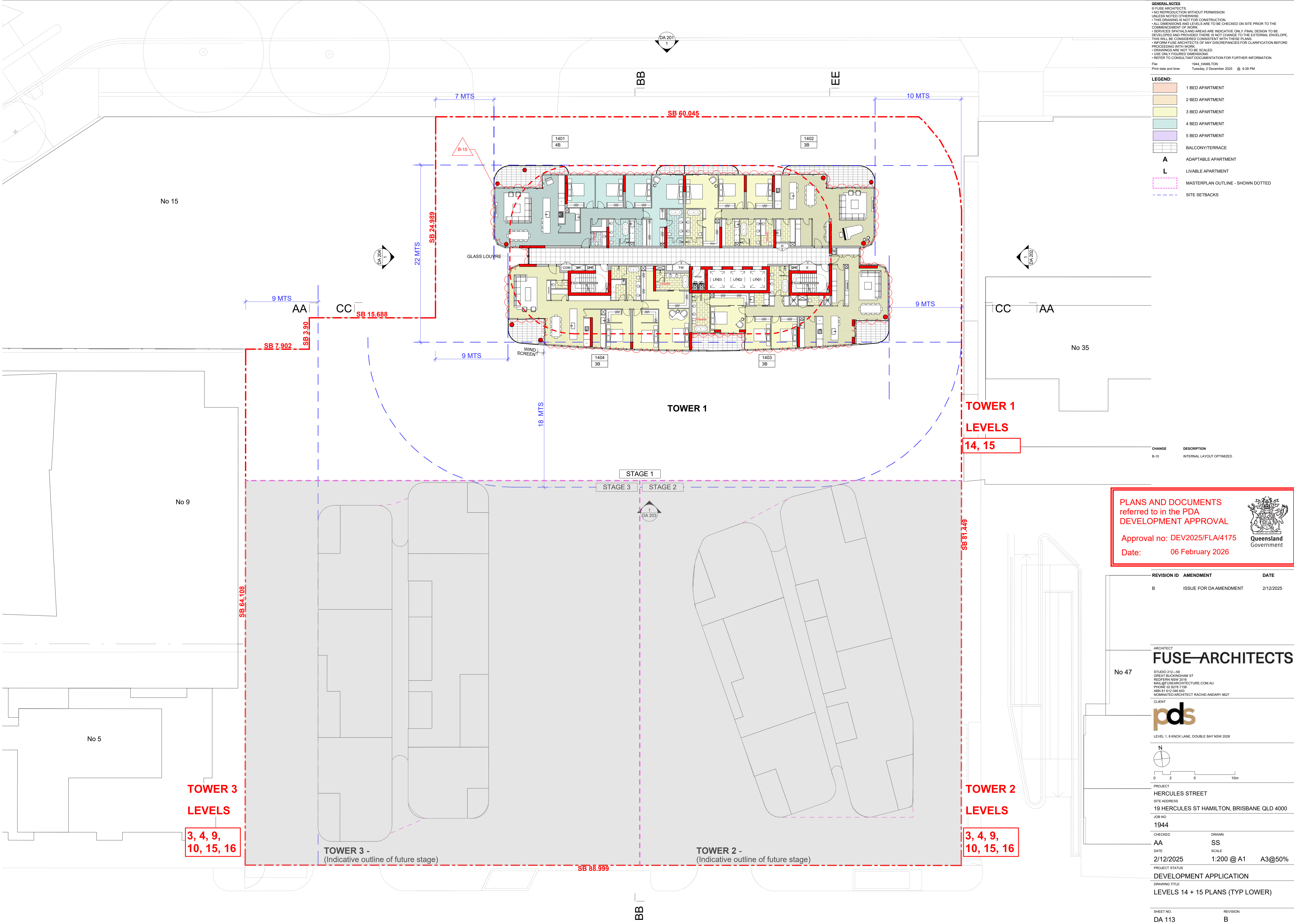
PROJECT STATUS
DEVELOPMENT APPLICATION

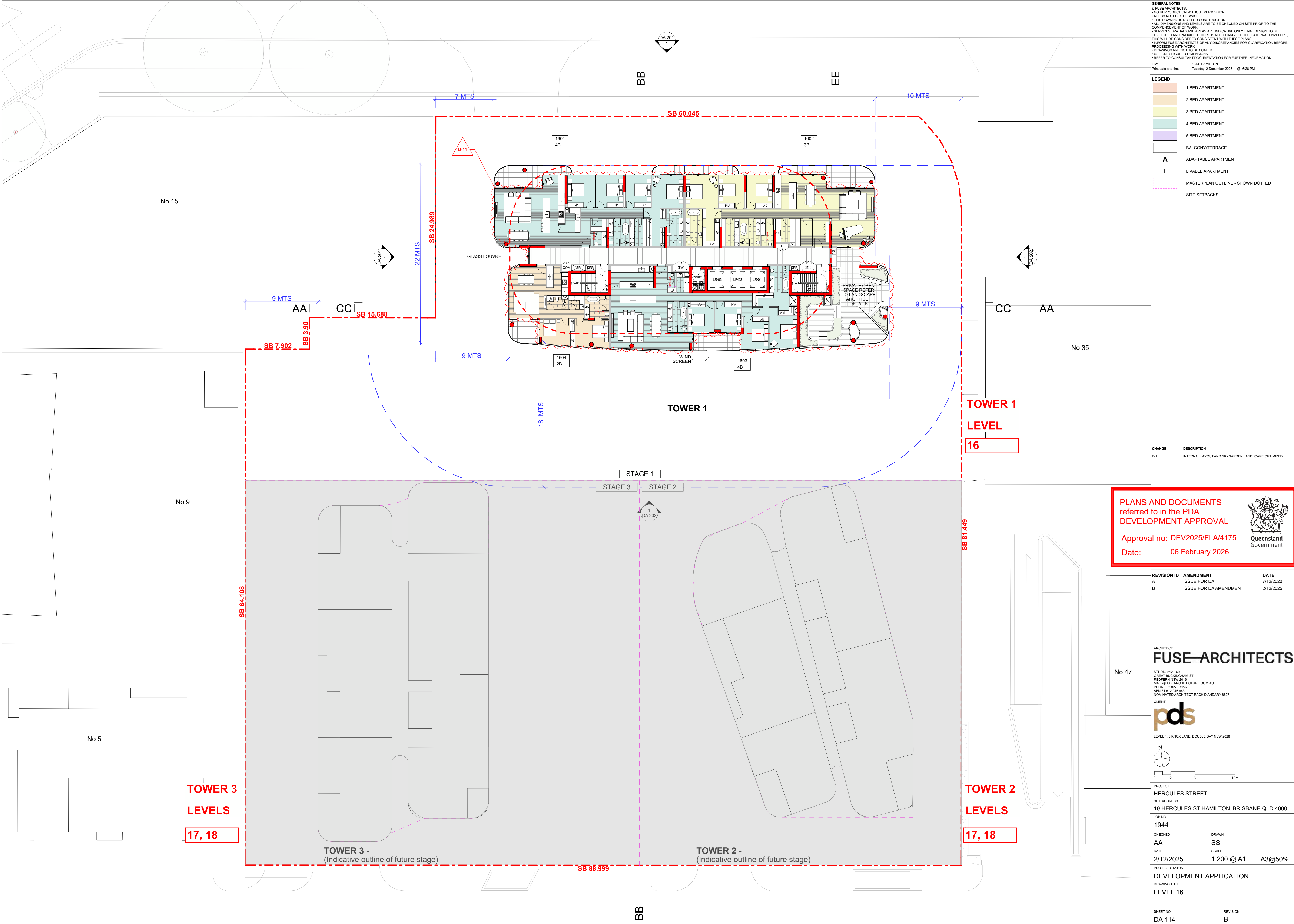
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LEVEL 12

DRAWN
SS

SCALE
1:200 @ A1 A3@50%

SHEET NO.	REVISION
DA 111	B





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File: 1944_HAMILTON
Print date and time: Tuesday, 2 December 2025 @ 6:26 PM

LEGEND:

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

CHANGE	DESCRIPTION
B-11	INTERNAL LAYOUT AND SKYGARDEN LANDSCAPE OPTIMIZED

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026


Queensland
Government

REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	7/12/2020
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STUDIO 215—59
GREAT BUCKINGHAM ST
ROSEBERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9273 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

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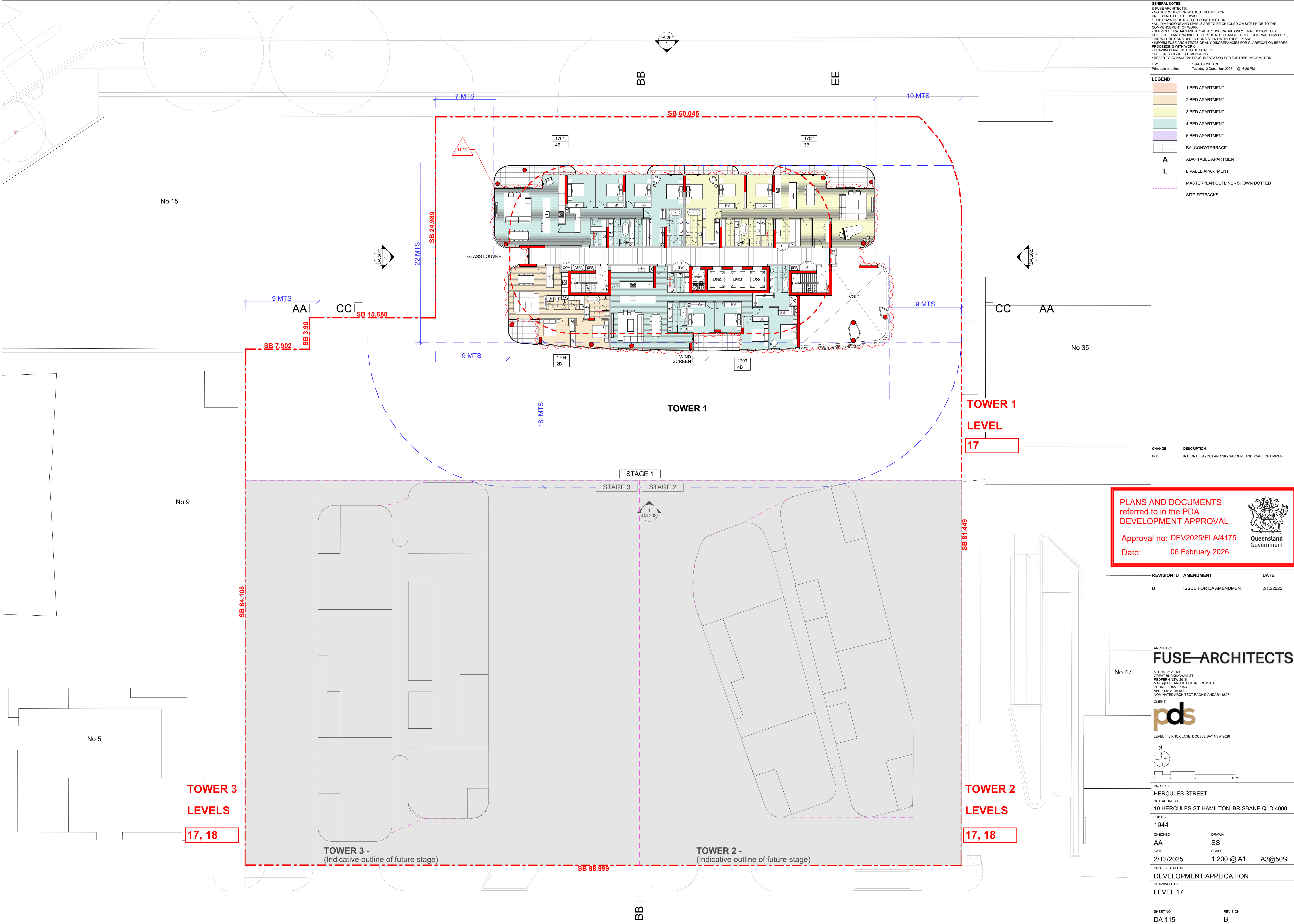

LEVEL 1, 8 KNOX LANE, DOUBLE BAY NSW 2029

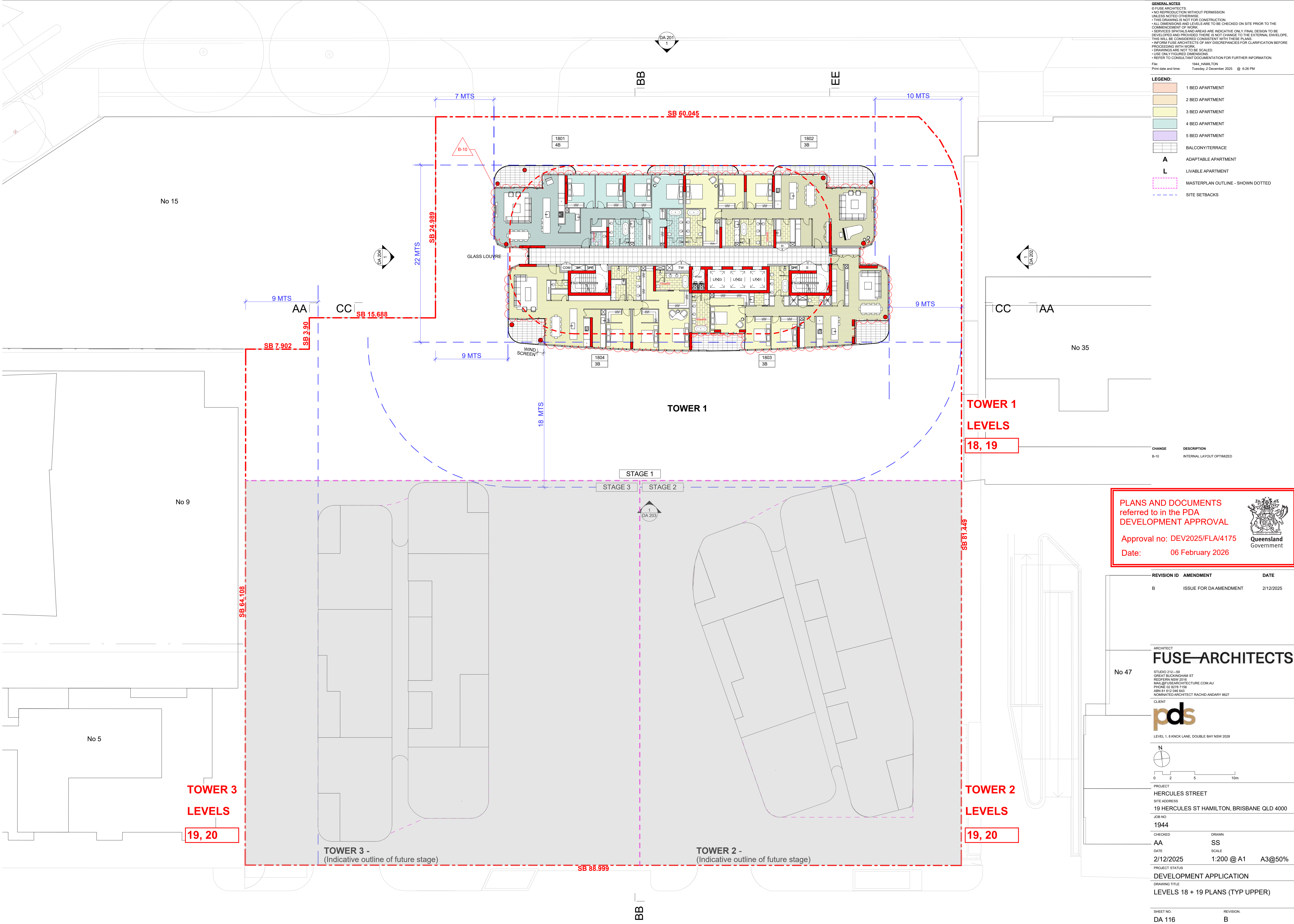

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PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000
JOB NO
1944
CHECKED
AA
DATE
2/12/2025
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
LEVEL 16

DRAWN
SS
SCALE
1:200 @ A1 A3@50%

SHEET NO.	REVISION
DA 114	B





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File: 1944_HAMILTON
Print date and time: Tuesday, 2 December 2025 @ 6:26 PM

LEGEND:

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

CHANGE	DESCRIPTION
B-10	INTERNAL LAYOUT OPTIMIZED

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026


Queensland
Government

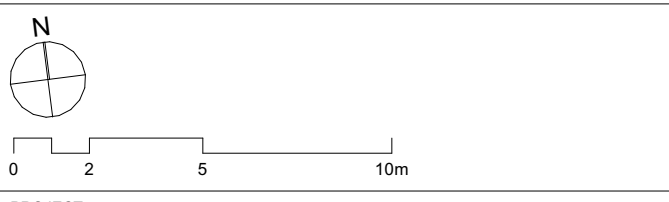
REVISION ID	AMENDMENT	DATE
B	ISSUE FOR DA AMENDMENT	2/12/2025

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STUDIO 215—59
GREAT BUCKINGHAM ST
REDFERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9273 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

CLIENT

LEVEL 1, 8 KNOX LANE, DOUBLE BAY NSW 2029



PROJECT
HERCULES STREET

SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO
1944

CHECKED
AA

DATE
2/12/2025

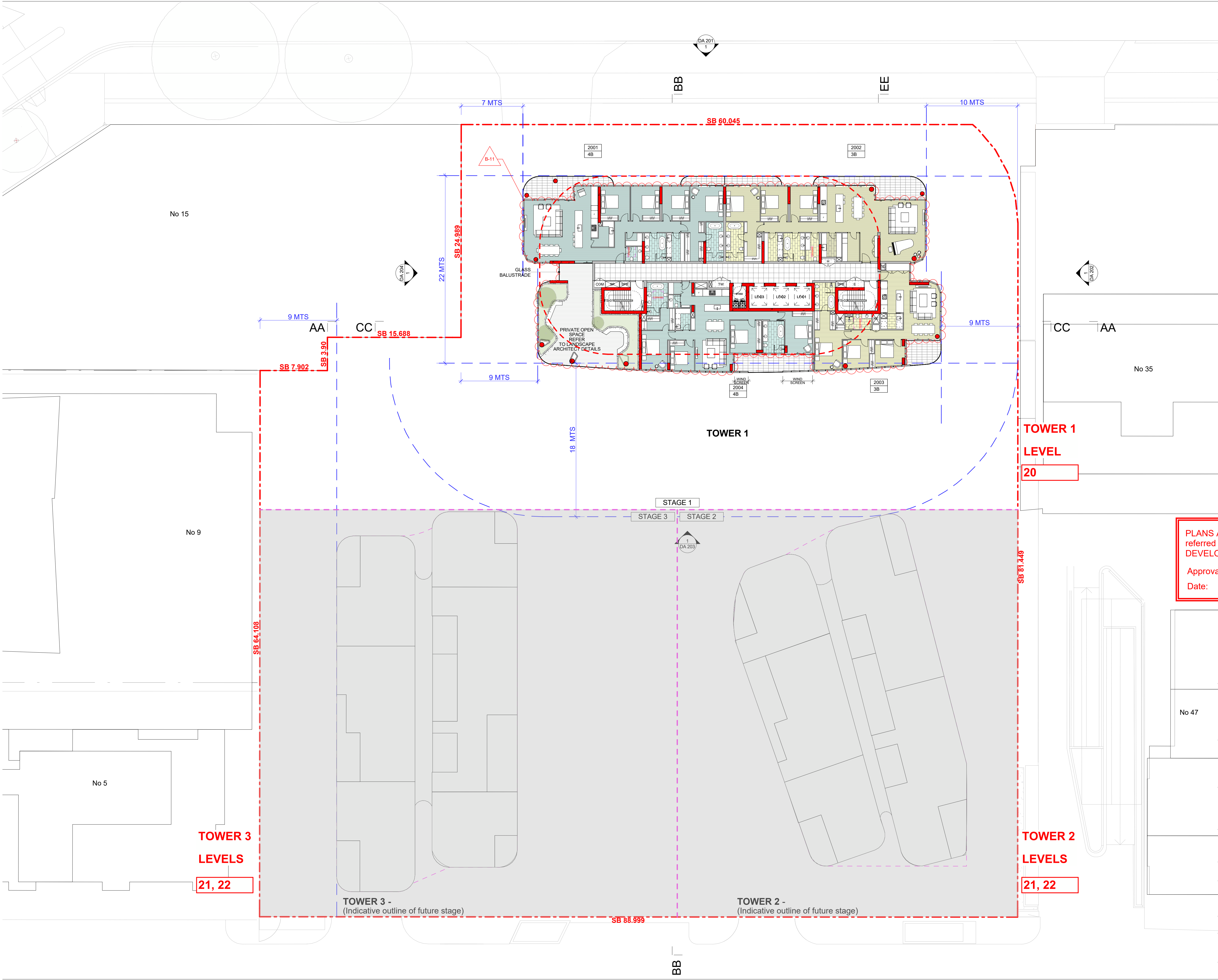
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
LEVELS 18 + 19 PLANS (TYP UPPER)

DRAWN
SS

SCALE
1:200 @ A1 A3@50%

SHEET NO.	REVISION
DA 116	B



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- SITE SETBACKS

CHANGE	DESCRIPTION
B-11	INTERNAL LAYOUT AND SKYGARDEN LANDSCAPE OPTIMIZED

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026

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GREAT BUCKINGHAM ST
REDFERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9273 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

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LEVEL: 1, 8 KNOX LANE, DOUBLE BAY NSW 2029

PROJECT
HERCULES STREET

SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO
1944

CHECKED
AA

DATE
2/12/2025

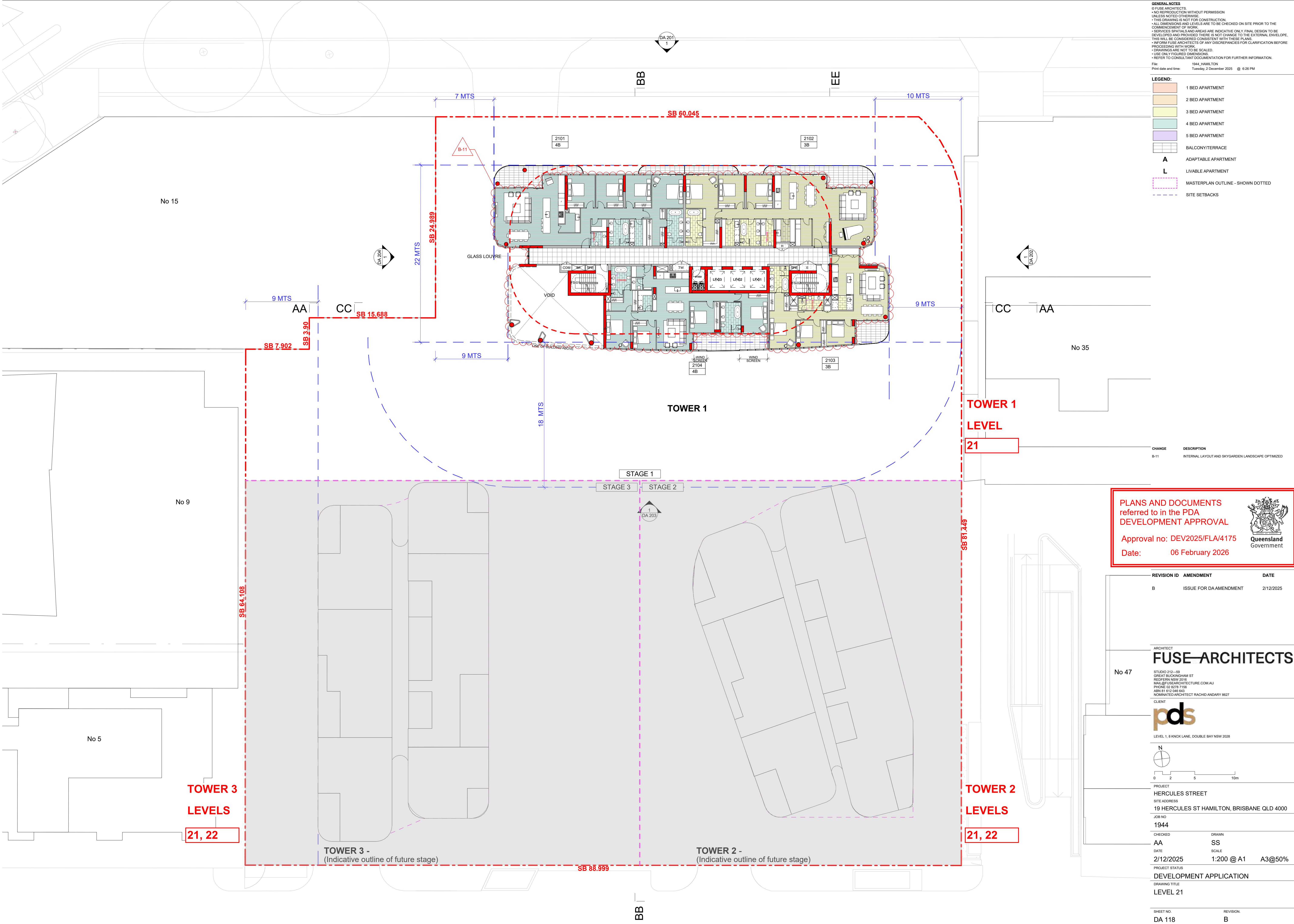
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
LEVEL 20

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SS

SCALE
1:200 @ A1 A3@50%

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- L LIVABLE APARTMENT
- MASTERPLAN OUTLINE - SHOWN DOTTED
- SITE SETBACKS

CHANGE	DESCRIPTION
B-11	INTERNAL LAYOUT AND SKYGARDEN LANDSCAPE OPTIMIZED

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
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FUSE ARCHITECTS

STUDIO 215-59
GREAT BUCKINGHAM ST
REDFERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9273 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

CLIENT
pds

LEVEL 1, 8 KNOX LANE, DOUBLE BAY NSW 2029

N

0 2 5 10m

PROJECT
HERCULES STREET

SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO
1944

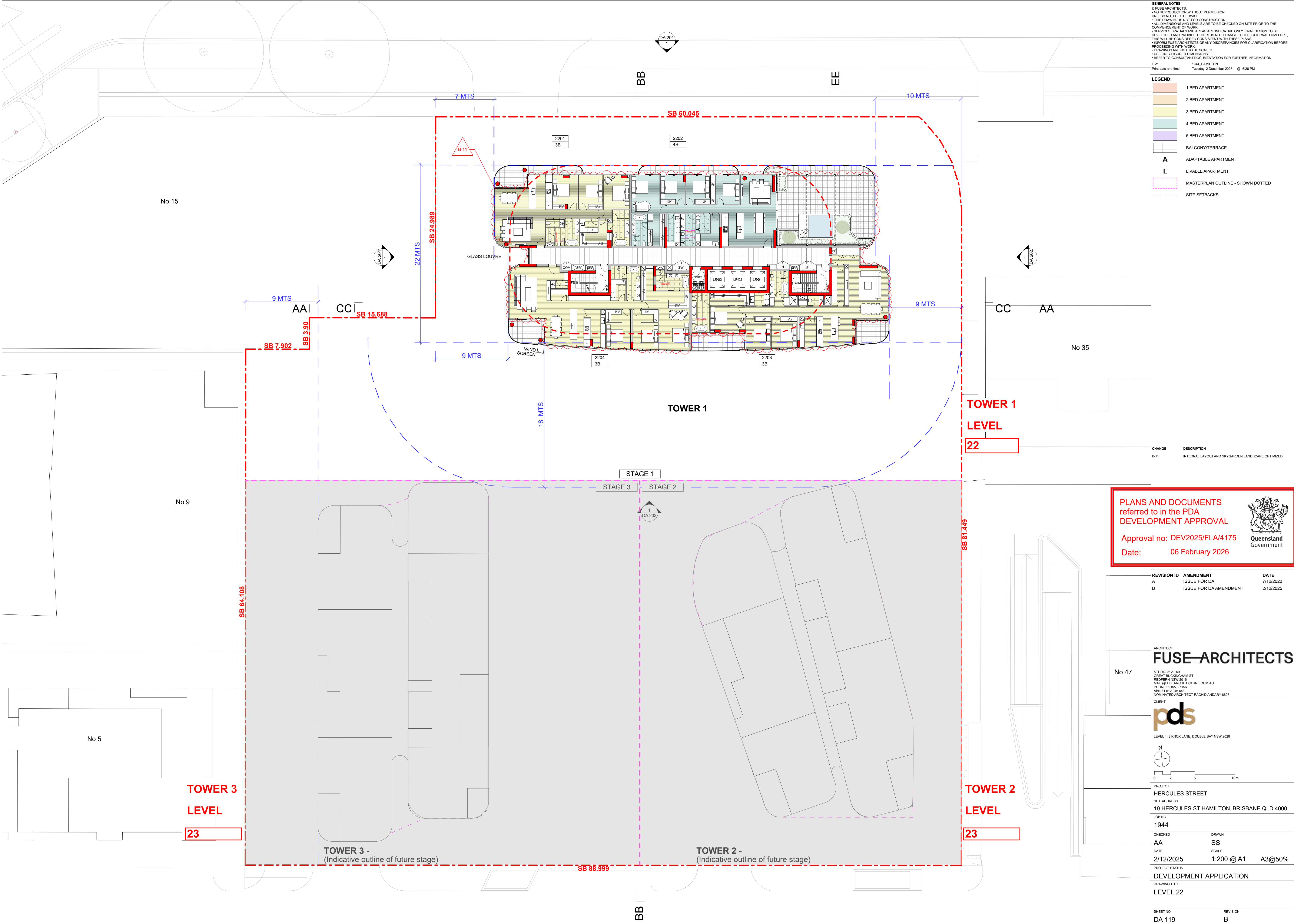
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AA

DATE
2/12/2025

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
LEVEL 21

SHEET NO.	REVISION
DA 118	B



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- 5 BED APARTMENT
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- SITE SETBACKS

CHANGE	DESCRIPTION
B-11	INTERNAL LAYOUT AND SKYGARDEN LANDSCAPE OPTIMIZED

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026


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FUSE ARCHITECTS

STUDIO 215—59
GREAT BUCKINGHAM ST
REDFERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9273 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

CLIENT

LEVEL 1, 8 KNOX LANE, DOUBLE BAY NSW 2029


0 2 5 10m

PROJECT
HERCULES STREET

SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO
1944

CHECKED
AA

DATE
2/12/2025

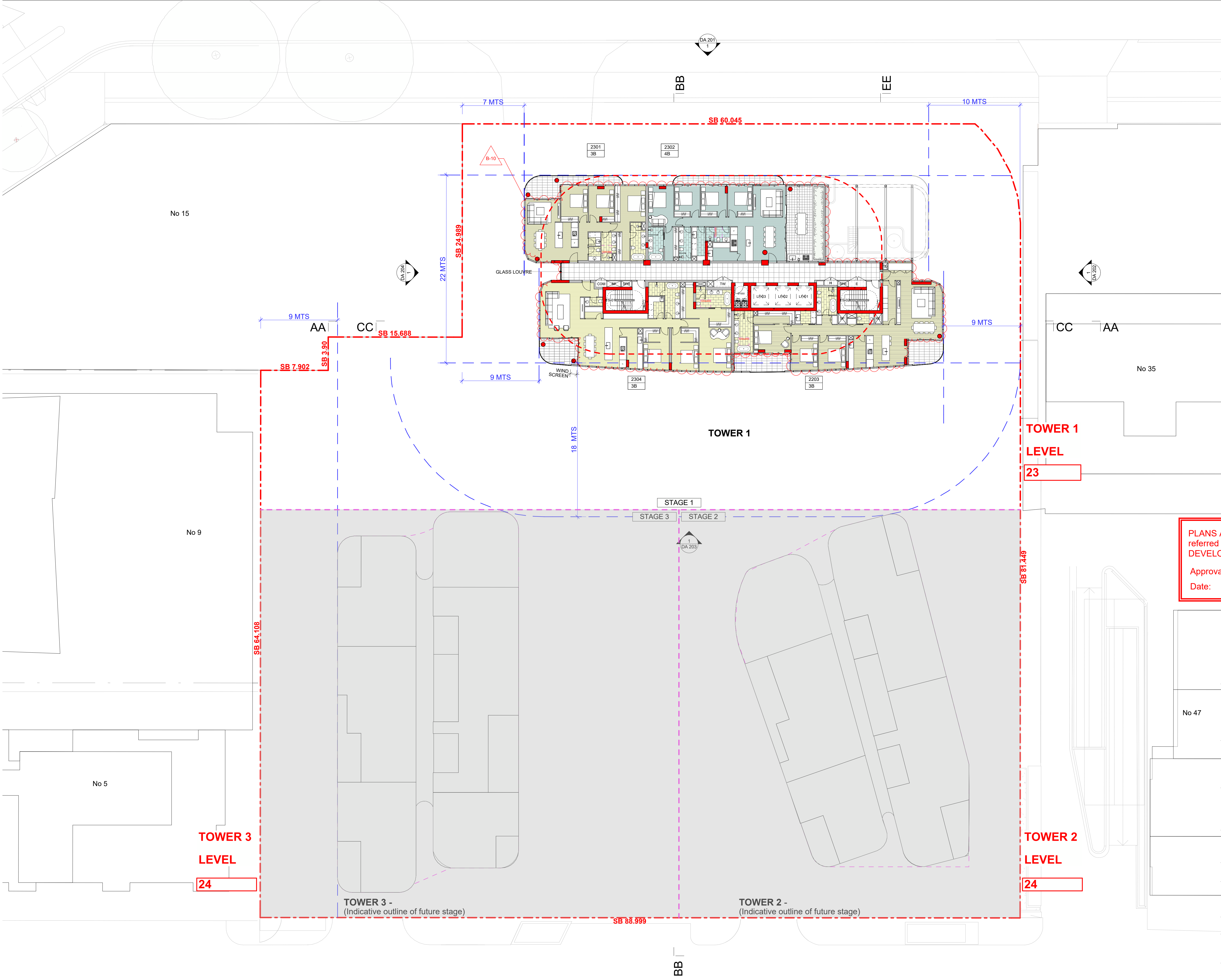
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
LEVEL 22

DRAWN
SS

SCALE
1:200 @ A1 A3@50%

SHEET NO.	REVISION
DA 119	B



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File: 1944_HAMILTON
Print date and time: Tuesday, 2 December 2025 @ 6:27 PM

LEGEND:

- 1 BED APARTMENT
- 2 BED APARTMENT
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- 5 BED APARTMENT
- BALCONY/TERRACE
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- MASTERPLAN OUTLINE - SHOWN DOTTED
- SITE SETBACKS

CHANGE	DESCRIPTION
B-10	INTERNAL LAYOUT OPTIMIZED

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026


Queensland
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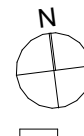
REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	7/12/2020
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ARCHITECT
FUSE ARCHITECTS

STUDIO 215—59
GREAT BUCKINGHAM ST
REDFERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9278 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

CLIENT
pds

LEVEL 1, 8 KNOX LANE, DOUBLE BAY NSW 2029


0 2 5 10m

PROJECT
HERCULES STREET

SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO
1944

CHECKED
AA

DATE
2/12/2025

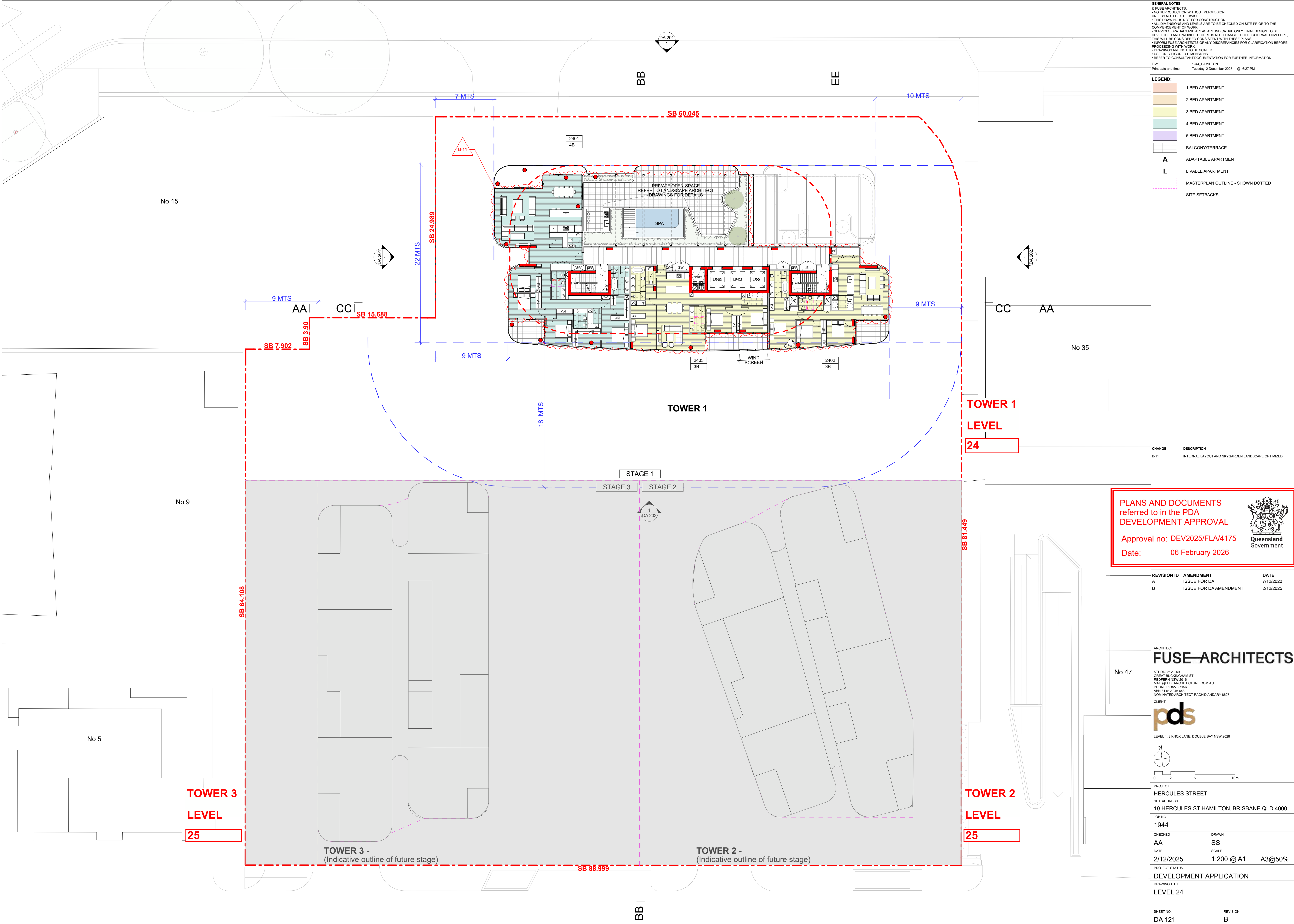
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
LEVEL 23

DRAWN
SS

SCALE
1:200 @ A1 A3@50%

SHEET NO.	REVISION
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LEGEND:

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- 5 BED APARTMENT
- BALCONY/TERRACE
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- MASTERPLAN OUTLINE - SHOWN DOTTED
- SITE SETBACKS

CHANGE	DESCRIPTION
B-11	INTERNAL LAYOUT AND SKYGARDEN LANDSCAPE OPTIMIZED

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026


Queensland
Government

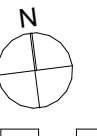
REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	7/12/2020
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ARCHITECT
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STUDIO 215—59
GREAT BUCKINGHAM ST
ROSEBERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9273 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

CLIENT
pds

LEVEL 1, 8 KNOX LANE, DOUBLE BAY NSW 2029


0 2 5 10m

PROJECT
HERCULES STREET

SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO
1944

CHECKED
AA

DATE
2/12/2025

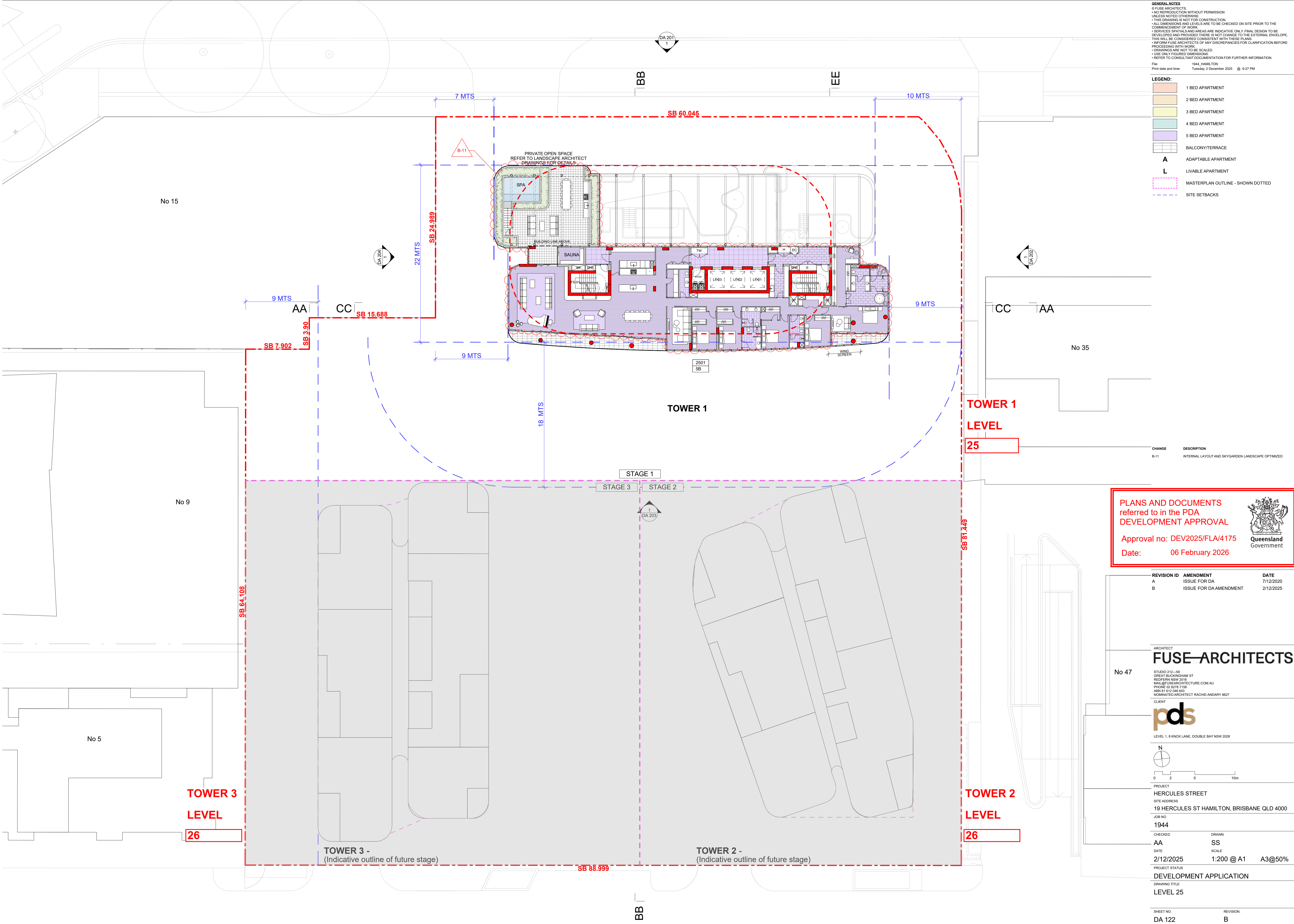
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SS

SCALE
1:200 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
LEVEL 24

SHEET NO.	REVISION
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Print date and time: Tuesday, 2 December 2025 @ 6:27 PM

LEGEND:

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
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- 5 BED APARTMENT
- BALCONY/TERRACE
- A ADAPTABLE APARTMENT
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- SITE SETBACKS

CHANGE	DESCRIPTION
B-11	INTERNAL LAYOUT AND SKYGARDEN LANDSCAPE OPTIMIZED

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026

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GREAT BUCKINGHAM ST
REDFERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9278 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

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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

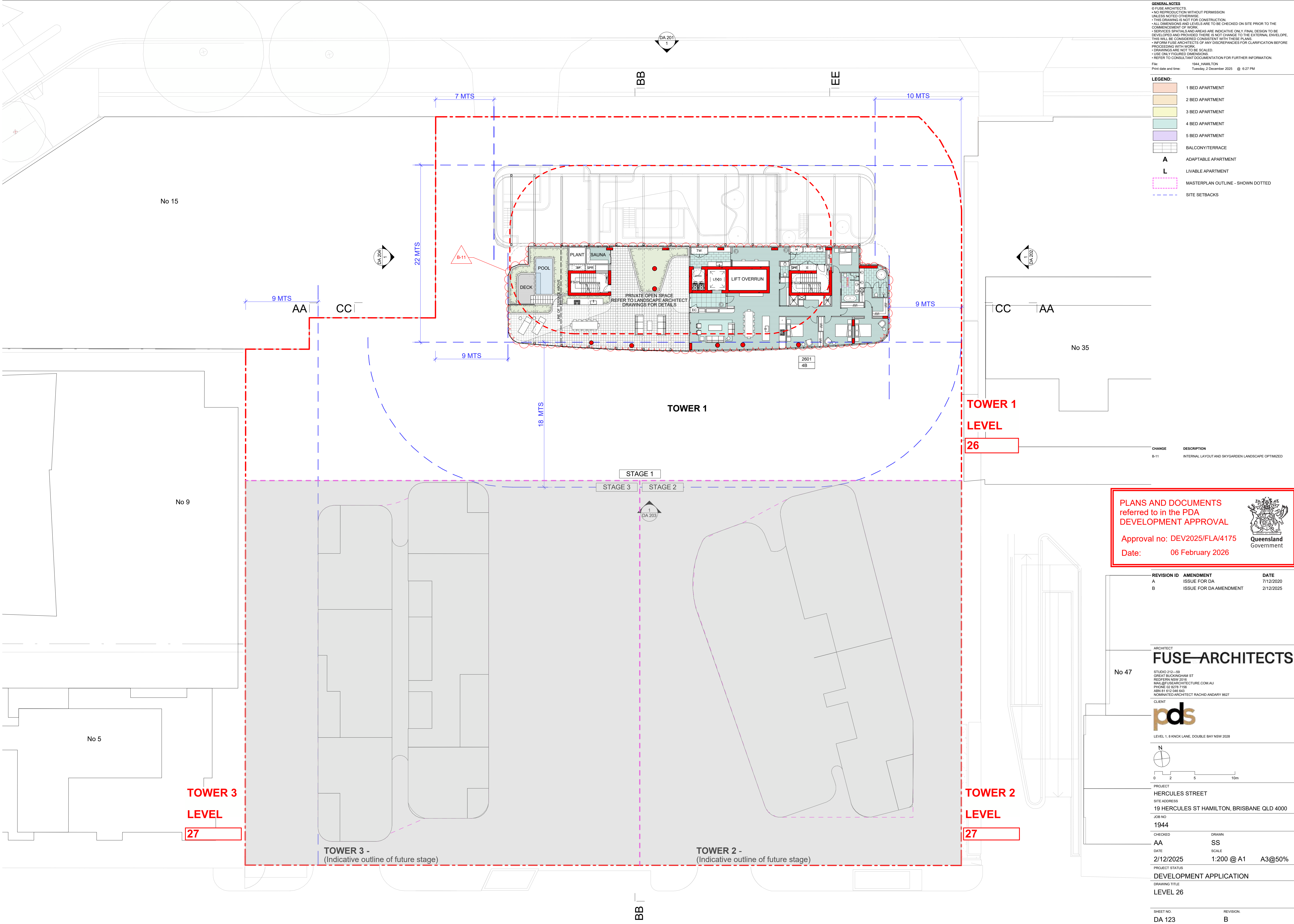
CHECKED
AA
DATE
2/12/2025

DRAWN
SS
SCALE
1:200 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
LEVEL 25

SHEET NO
DA 122

REVISION
B



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Print date and time: Tuesday, 2 December 2025 @ 6:27 PM

LEGEND:

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- SITE SETBACKS

CHANGE	DESCRIPTION
B-11	INTERNAL LAYOUT AND SKYGARDEN LANDSCAPE OPTIMIZED

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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B	ISSUE FOR DA AMENDMENT	2/12/2025

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STUDIO 215—59
GREAT BUCKINGHAM ST
ROSEBERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9273 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

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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

AA

DATE

2/12/2025

DRAWN

SS

SCALE

1:200 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

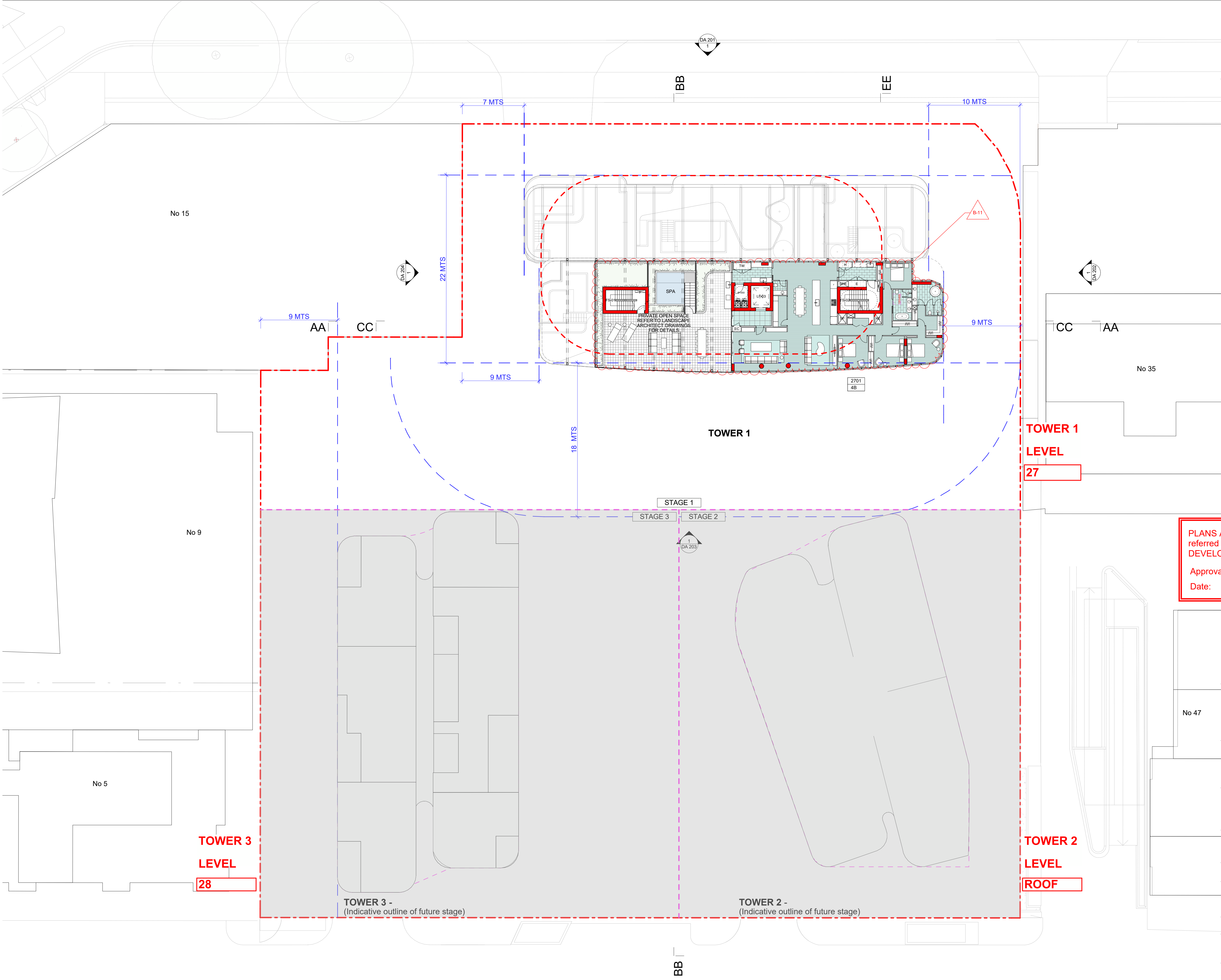
LEVEL 26

SHEET NO

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REVISION

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File: 1944_HAMILTON
Print date and time: Tuesday, 2 December 2025 @ 6:27 PM

LEGEND:

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

CHANGE	DESCRIPTION
B-11	INTERNAL LAYOUT AND SKYGARDEN LANDSCAPE OPTIMIZED

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026

Queensland Government

REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	7/12/2020
B	ISSUE FOR DA AMENDMENT	2/12/2025

FUSE ARCHITECTS

STUDIO 215—59
GREAT BUCKINGHAM ST
REDFERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9278 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

pds

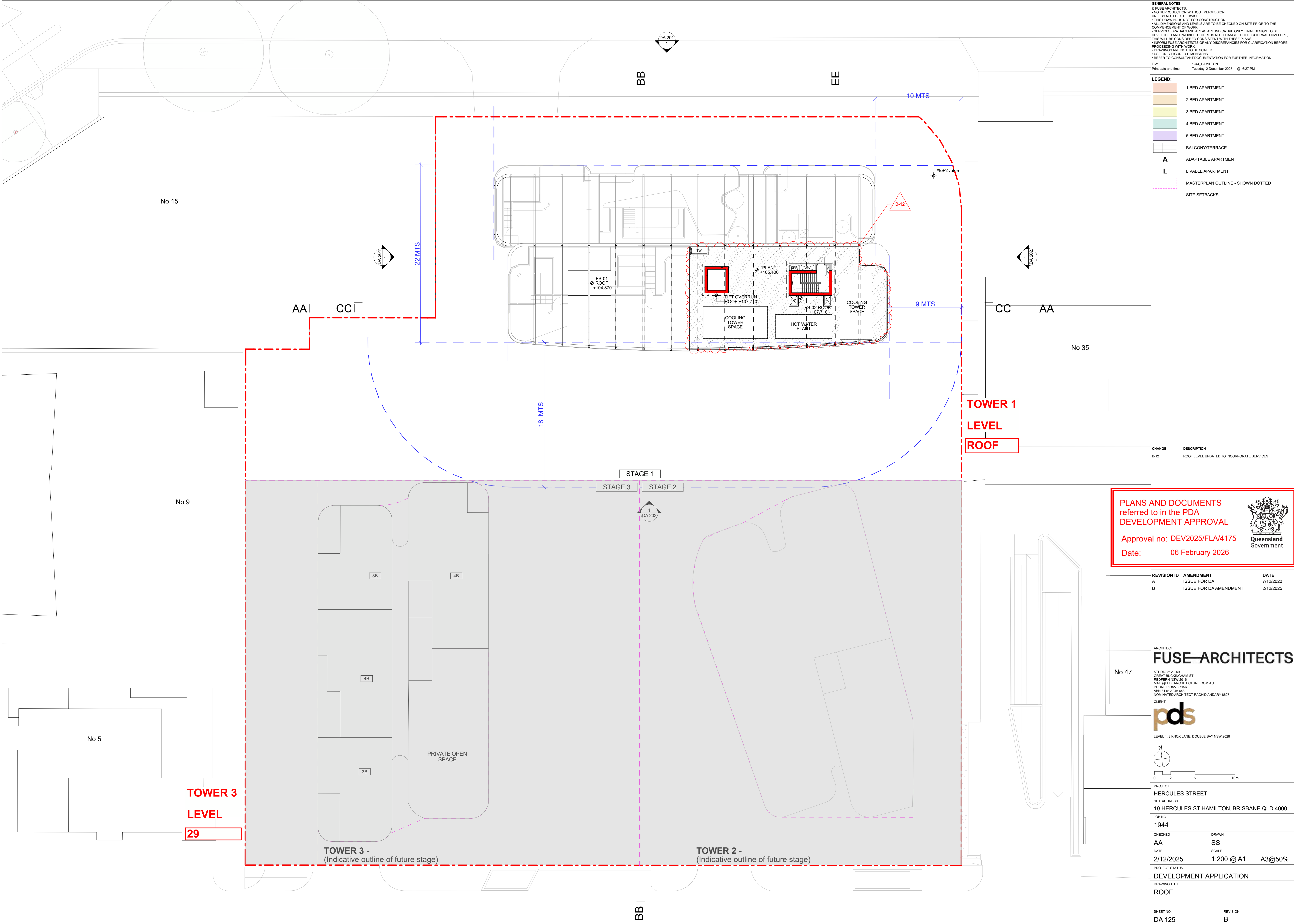
CLIENT
LEVEL 1, 8 KNOX LANE, DOUBLE BAY NSW 2029

0 2 5 10m

PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000
JOB NO
1944
CHECKED
AA
DATE
2/12/2025
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
LEVEL 27

DRAWN
SS
SCALE
1:200 @ A1
A3@50%

SHEET NO.	REVISION
DA 124	B



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File: 1944_HAMILTON
Print date and time: Tuesday, 2 December 2025 @ 6:27 PM

LEGEND:

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED APARTMENT
- 5 BED APARTMENT
- BALCONY/TERRACE
- A ADAPTIVE APARTMENT
- L LIVABLE APARTMENT
- MASTERPLAN OUTLINE - SHOWN DOTTED
- SITE SETBACKS

CHANGE	DESCRIPTION
B-12	ROOF LEVEL UPDATED TO INCORPORATE SERVICES

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175

Date: 06 February 2026

REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	7/12/2020
B	ISSUE FOR DA AMENDMENT	2/12/2025

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FUSE ARCHITECTS

STUDIO 215—59
GREAT BUCKINGHAM ST
REDFERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9278 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

CLIENT

pds

LEVEL 1, 8 KNOX LANE, DOUBLE BAY NSW 2029

N

0 2 5 10m

PROJECT

HERCULES STREET

SITE ADDRESS

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED	AA	DATE	2/12/2025
DRAWN	SS	SCALE	1:200 @ A1 A3@50%

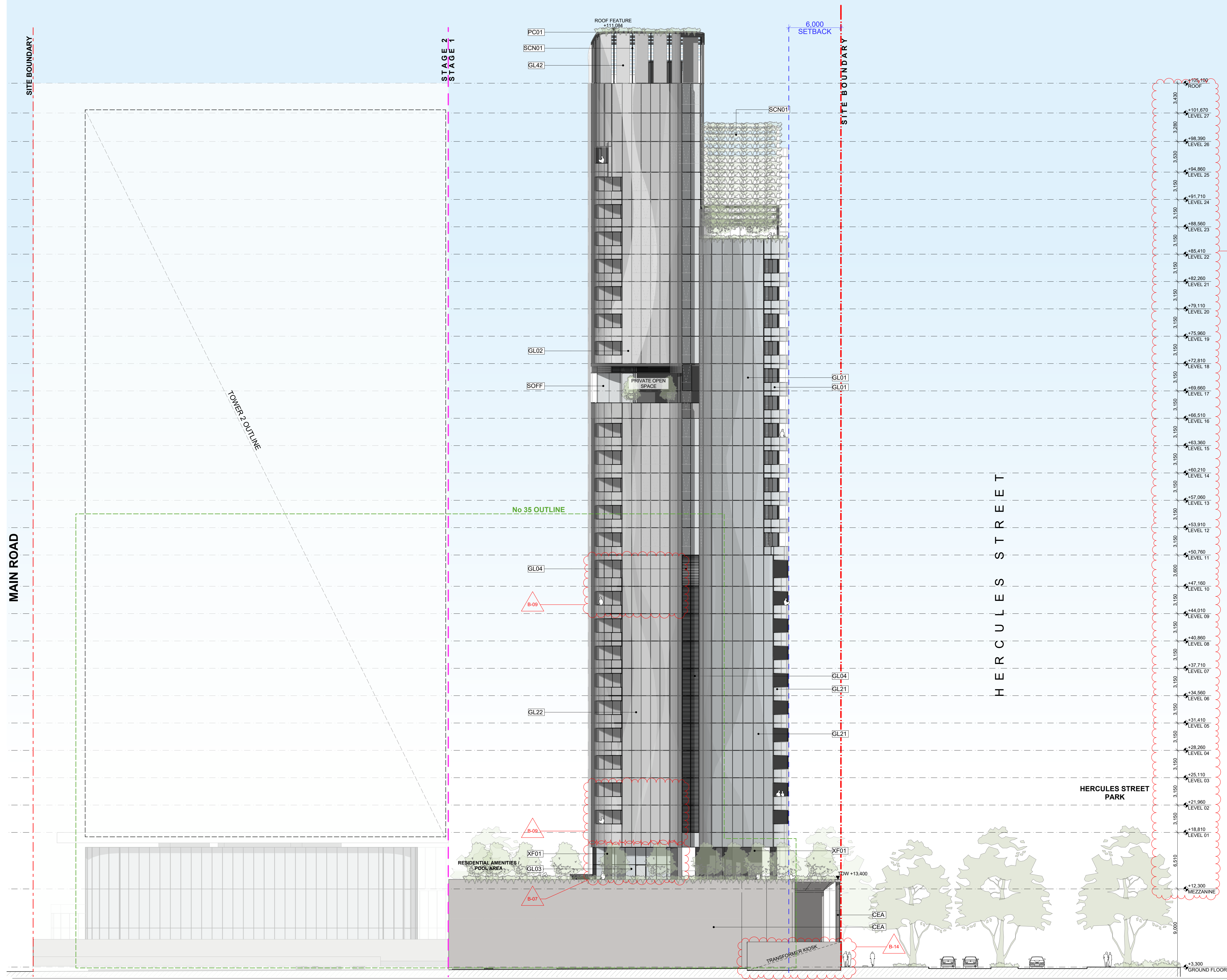
PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

ROOF

SHEET NO.	REVISION
DA 125	B



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File: 1944_HAMILLTUN

Print date and time: Tuesday, 2 December 2025 @ 6:27 PM

LEGEND:	
GL01	FRITTED TINTED GLASS (RESIDENTIAL WINDOW SYSTEM)
GL02	FRITTED TINTED GLASS (RESIDENTIAL WINDOW SYSTEM)
GL03	CLEAR GLASS (RESIDENTIAL + COMMON AREAS WINDOW SYSTEM)
GL04	GLASS LOUVRES
GL21	FRITTED TINTED GLASS (HOTEL WINDOW SYSTEM)
GL22	FRITTED TINTED GLASS (HOTEL WINDOW SYSTEM)
GL23	CLEAR GLASS (HOTEL WINDOW SYSTEM)
GL31	CLEAR GLASS (RETAIL WINDOW SYSTEM)
GL41	FRITTED TINTED GLASS (ROOFTOP / PLANT SCREENS)
AL01	DARK GREY ALUMINIUM (LOUVRES AND WINDOW FRAMING)
AL02	DARK BRONZE ALUMINIUM
SCN01	DARK GREY ALUMINIUM SCREEN
SOFF	LIGHT WEIGHT MIRRORRED FINISH (SOFFIT AND COLUMNS)
CEA	CONCRETE EXPOSED AGGREGATE FINISH
XF01	DARK GREY FINISH
PC01	DARK GREY FINISH

[illegible]

CHANGE	DESCRIPTION
B-07	INTERNAL LAYOUT OPTIMIZED TO INTEGRATE HOTEL AMENITIES
B-09	CHANGE OF USE TO HOTEL FROM L1-L10 (SKY GARDEN CONVERTED TO HOTEL USE)
B-13	FLOOR TO FLOOR HEIGHT CHANGES
B-14	TRANSFORMER ENCLOSURE AMENDED FOR SERVICES

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Approval no: DEV2025/FLA/4175 Date: 06 February 2026	 Queensland Government
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REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	7/12/2020
B	ISSUE FOR DA AMENDMENT	2/12/2025

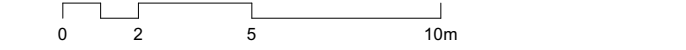
ARCHITECT
FUSE—ARCHITECTS

STUDIO 212—58
GREAT BUCKINGHAM ST
REDFERN NSW 2016
MAILBOX@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 61 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

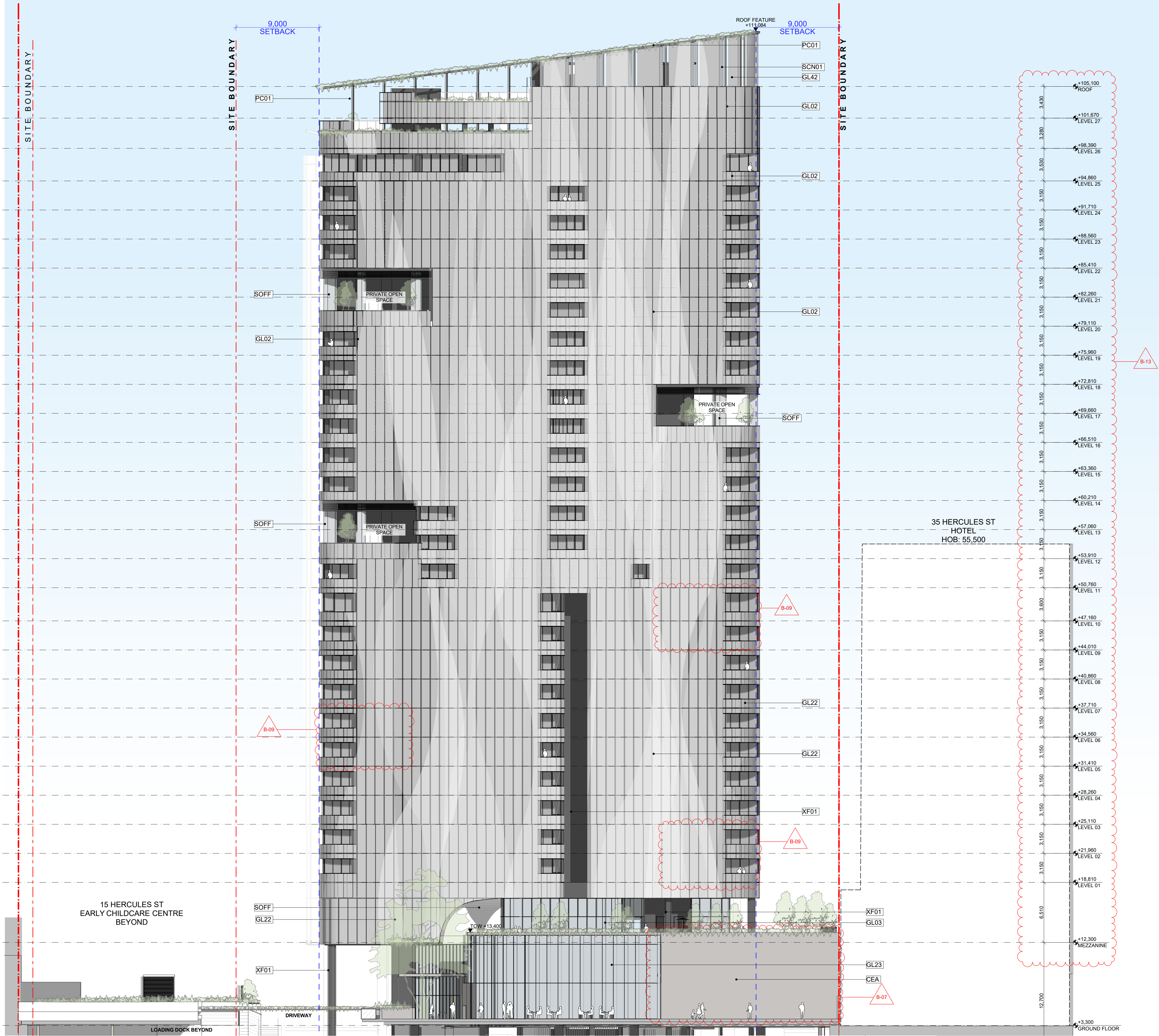
pds

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
AA	RL
DATE	SCALE
21/12/2025	1:200 @ A1
	A3@50%
PROJECT STATUS	
DEVELOPMENT APPLICATION	
DRAWING TITLE	
EAST ELEVATION	

SHEET NO.	REVISION.
DA 202	B



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File: 1944_HAMILTON
Print date and time: Tuesday, 2 December 2025 @ 6:27 PM

LEGEND:

GL01	FRITTED TINTED GLASS (RESIDENTIAL WINDOW SYSTEM)
GL02	FRITTED TINTED GLASS (RESIDENTIAL WINDOW SYSTEM)
GL03	CLEAR GLASS (RESIDENTIAL + COMMON AREAS WINDOW SYSTEM)
GL04	GLASS LOUVRES
GL21	FRITTED TINTED GLASS (HOTEL WINDOW SYSTEM)
GL22	FRITTED TINTED GLASS (HOTEL WINDOW SYSTEM)
GL23	CLEAR GLASS (HOTEL WINDOW SYSTEM)
GL31	CLEAR GLASS (RETAIL WINDOW SYSTEM)
GL41	FRITTED TINTED GLASS (ROOFTOP / PLANT SCREENS)
AL01	DARK GREY ALUMINIUM (LOUVRES AND WINDOW FRAMING)
AL02	DARK BRONZE ALUMINIUM
SCN01	DARK GREY ALUMINIUM SCREEN
SOFF	LIGHT WEIGHT MIRRORED FINISH (SOFFIT AND COLUMNS)
CEA	CONCRETE EXPOSED AGGREGATE FINISH
XF01	DARK GREY FINISH
PC01	DARK GREY FINISH

KEY PLAN:

CHANGE	DESCRIPTION
B-07	INTERNAL LAYOUT OPTIMIZED TO INTEGRATE HOTEL AMENITIES
B-09	CHANGE OF USE TO HOTEL FROM L1-L10 (SKY GARDEN CONVERTED TO HOTEL USE)
B-13	FLOOR TO FLOOR HEIGHT CHANGES

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175

Date: 06 February 2026

REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	7/12/2020
B	ISSUE FOR DA AMENDMENT	2/12/2025

ARCHITECT

FUSE ARCHITECTS

STUDIO 215—59
GREAT BUCKINGHAM ST
RESERVE NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9278 7158
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

AA

DATE

2/12/2025

DRAWN

RL

SCALE

1:200 @ A1 A3@50%

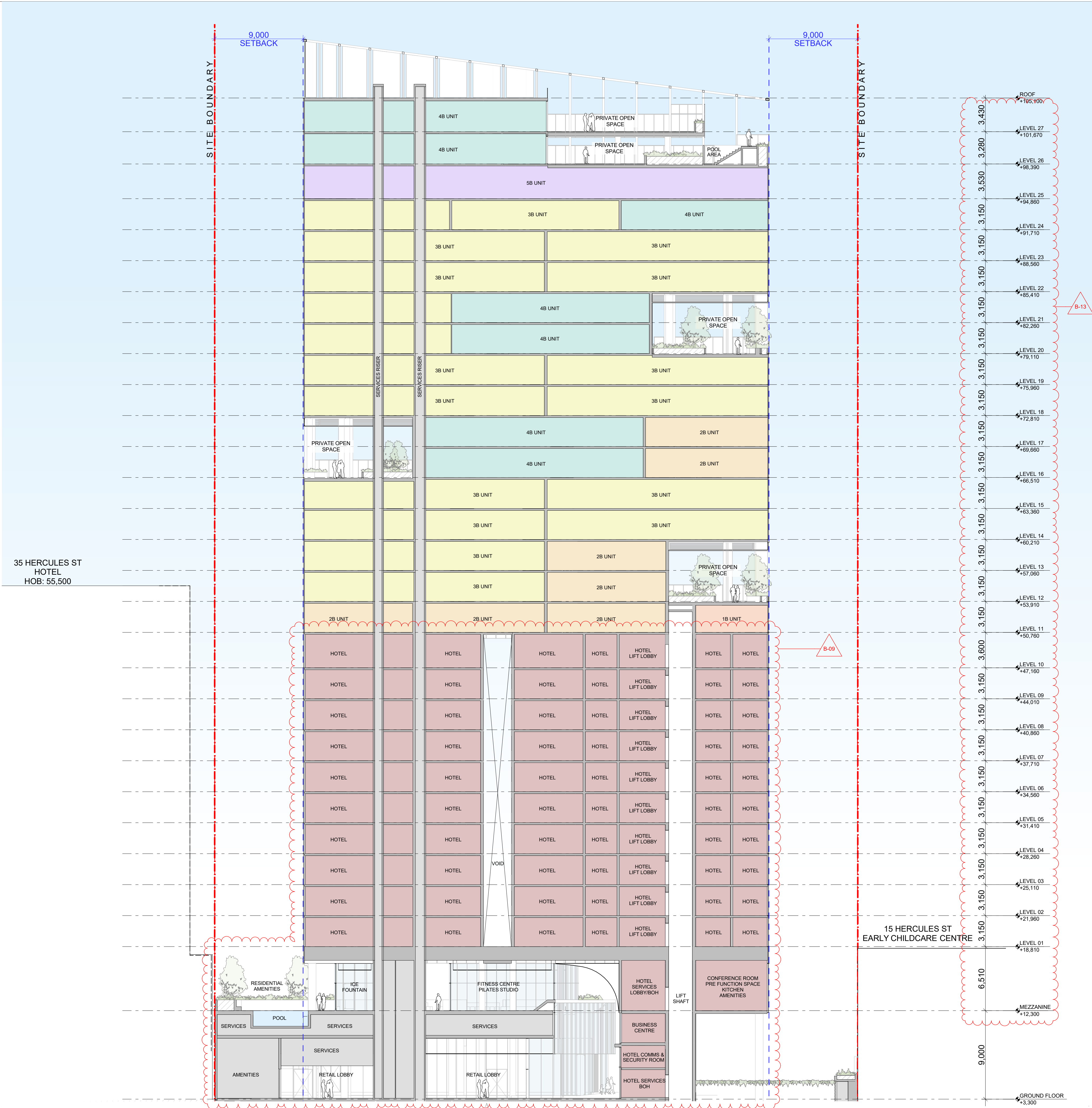
PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

SOUTH ELEVATION

SHEET NO.	REVISION
DA 203	B



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File: 1944 HAMILTON
Print date and time: Tuesday, December 2, 2025 @ 4:30 PM

LEGEND:

- RETAIL TENANCY
- HOTEL
- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED APARTMENT
- 5 BED APARTMENT
- MASTERPLAN OUTLINE - SHOWN DOTTED
- SITE BOUNDARY
- SITE SETBACKS

KEY PLAN:

HERCULES STREET

MAIN ROAD

STAGE 1 STAGE 2

CHANGE	DESCRIPTION
B-09	CHANGE OF USE TO HOTEL FROM L1-L10 (SKY GARDEN CONVERTED TO HOTEL USE)
B-13	FLOOR TO FLOOR HEIGHT CHANGES

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175

Date: 06 February 2026

Queensland Government

REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	07/12/20
B	ISSUE FOR DA AMENDMENT	02/12/25

ARCHITECT

FUSE ARCHITECTS

STUDIO 215—59
GREAT BUCKINGHAM ST
RESFERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9378 7158
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

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

AA

DATE

02/12/25

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

SECTION AA

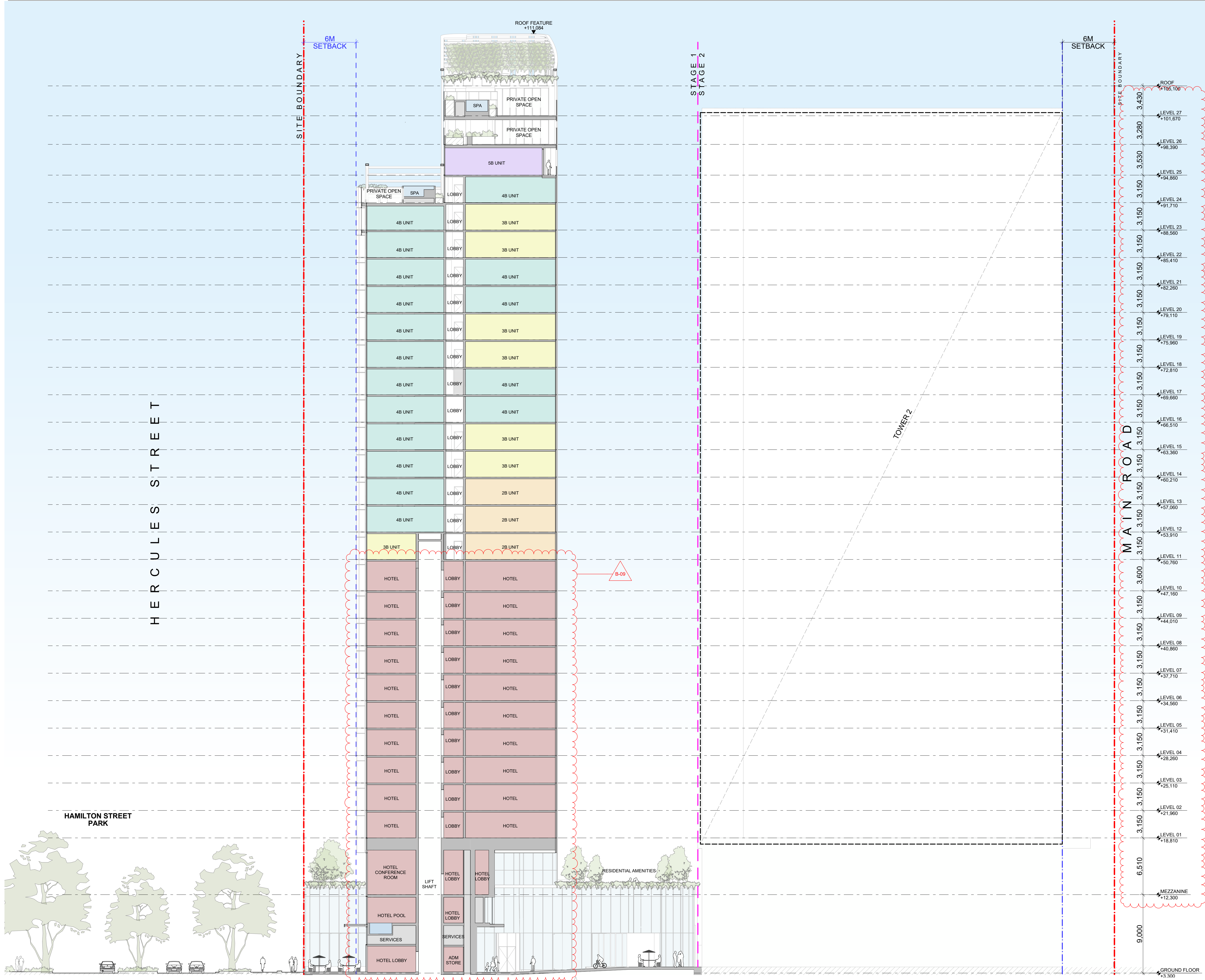
SHEET NO

DA 301

REVISION

B

CONTINUES TO DRAWING No. " DA 303 "



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File: 1944_HAMILTON
Print date and time: Tuesday, December 2, 2025 @ 4:31 PM

LEGEND:

- RETAIL TENANCY
- HOTEL
- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED APARTMENT
- 5 BED APARTMENT
- MASTERPLAN OUTLINE - SHOWN DOTTED
- SITE BOUNDARY
- SITE SETBACKS

KEY PLAN:

HERCULES STREET
MAIN ROAD
STAGE 1
STAGE 2

CHANGE DESCRIPTION

CHANGE	DESCRIPTION
B-09	CHANGE OF USE TO HOTEL FROM L1-L10 (SKY GARDEN CONVERTED TO HOTEL USE)
B-13	FLOOR TO FLOOR HEIGHT CHANGES

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026

REVISION ID AMENDMENT DATE

REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	07/12/20
B	ISSUE FOR DA AMENDMENT	02/12/25

ARCHITECT

FUSE ARCHITECTS

STUDIO 215-59
GREAT BUCKINGHAM ST
RESERVE NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9273 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

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

AA

DATE

02/12/25

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

SECTION BB

REVISION

B

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File: 1944_HAMILTON
Print date and time: Tuesday, December 2, 2025 @ 4:31 PM

LEGEND:

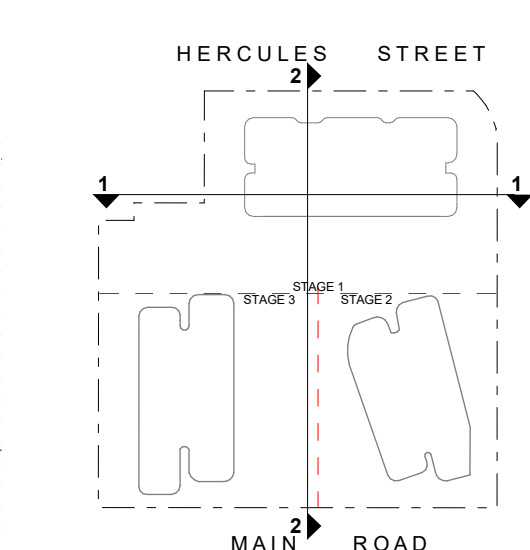
- RETAIL TENANCY
- HOTEL
- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED APARTMENT
- 5 BED APARTMENT

MASTERPLAN OUTLINE - SHOWN DOTTED

SITE BOUNDARY

SITE SETBACKS

KEY PLAN:



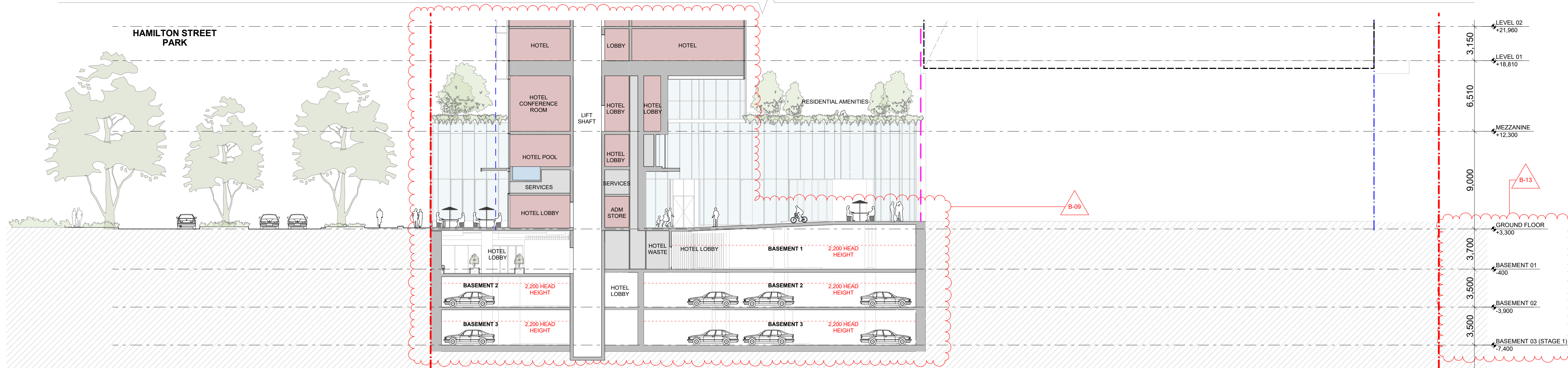
CHANGE	DESCRIPTION
B-09	CHANGE OF USE TO HOTEL FROM L1-L10 (SKY GARDEN CONVERTED TO HOTEL USE) / BASEMENT 4 & 5 DELETED
B-13	FLOOR TO FLOOR HEIGHT CHANGES

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026



CONTINUES TO DRAWING No. " DA 302 "



REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	07/12/20
B	ISSUE FOR DA AMENDMENT	02/12/25

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FUSE ARCHITECTS

STUDIO 215-59
GREAT BUCKINGHAM ST
RESIDERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9278 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

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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
AA

DATE
02/12/25

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
SECTION CC

DRAWING TITLE
SECTION CC

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SECTION CC

DRAWING TITLE
SECTION CC

DRAWING TITLE
SECTION CC

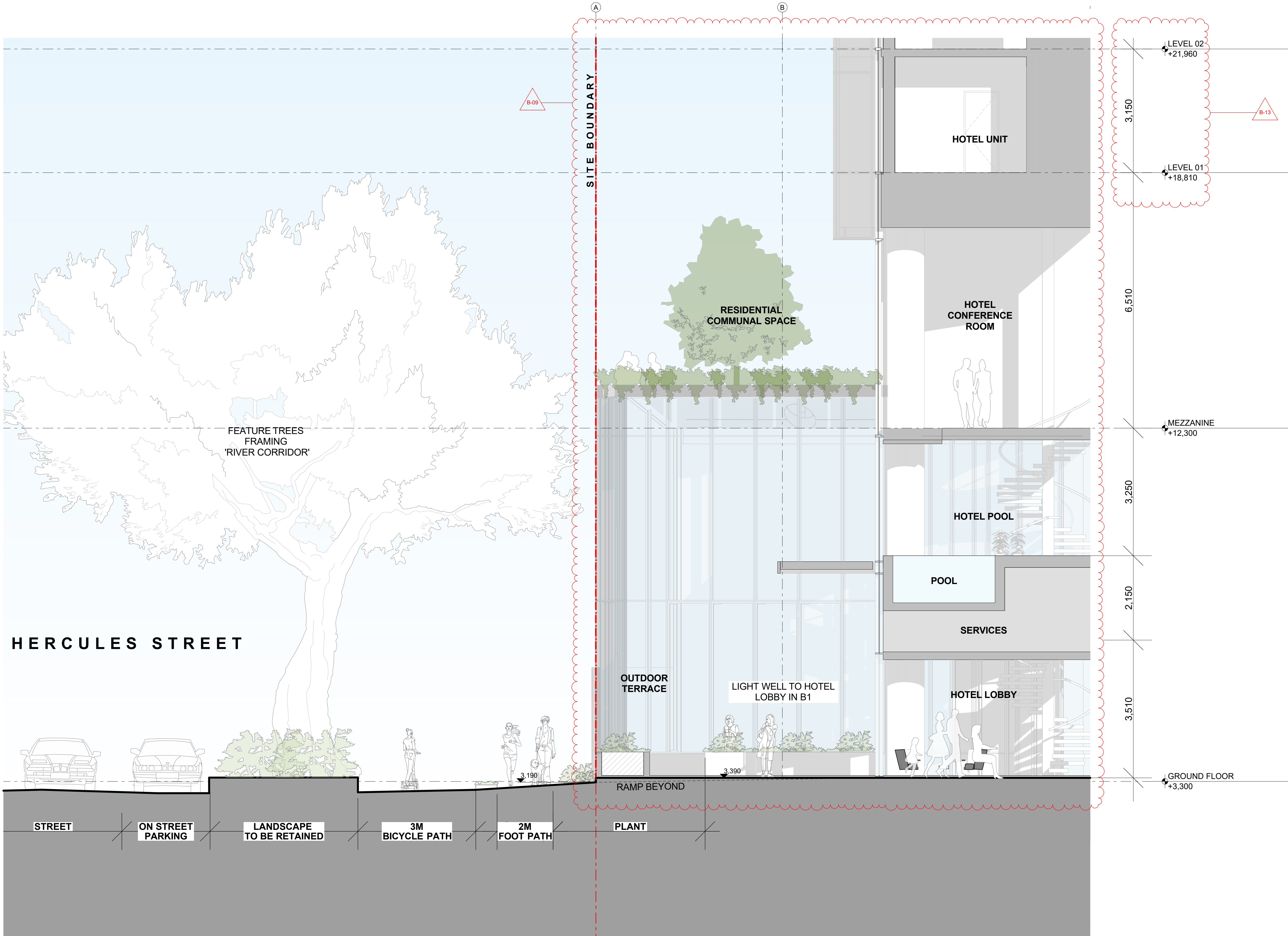
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SECTION CC

DRAWING TITLE
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SECTION CC



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File: 1944_HAMILTON
Print date and time: Tuesday, 2 December 2025 @ 6:28 PM

LEGEND:

KEY PLAN:

HERCULES STREET

STAGE 1 STAGE 2

MAIN ROAD

CHANGE	DESCRIPTION
B-09	CHANGE OF USE TO HOTEL FROM L1-L10 (SKY GARDEN CONVERTED TO HOTEL USE)
B-13	FLOOR TO FLOOR HEIGHT CHANGES

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175

Date: 06 February 2026

REVISION ID AMENDMENT DATE

B	ISSUE FOR DA AMENDMENT	2/12/2025
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ARCHITECT

FUSE ARCHITECTS

STUDIO 215-59
GREAT BUCKINGHAM ST
RESIDERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9378 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

CLIENT

pds

LEVEL: 1, 8 KNOX LANE, DOUBLE BAY NSW 2029

N

0 1 2 5m

PROJECT

HERCULES STREET

SITE ADDRESS

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED	AA	DATE	2/12/2025	DRAWN	RL	SCALE	1:50 @ A1	A3@50%
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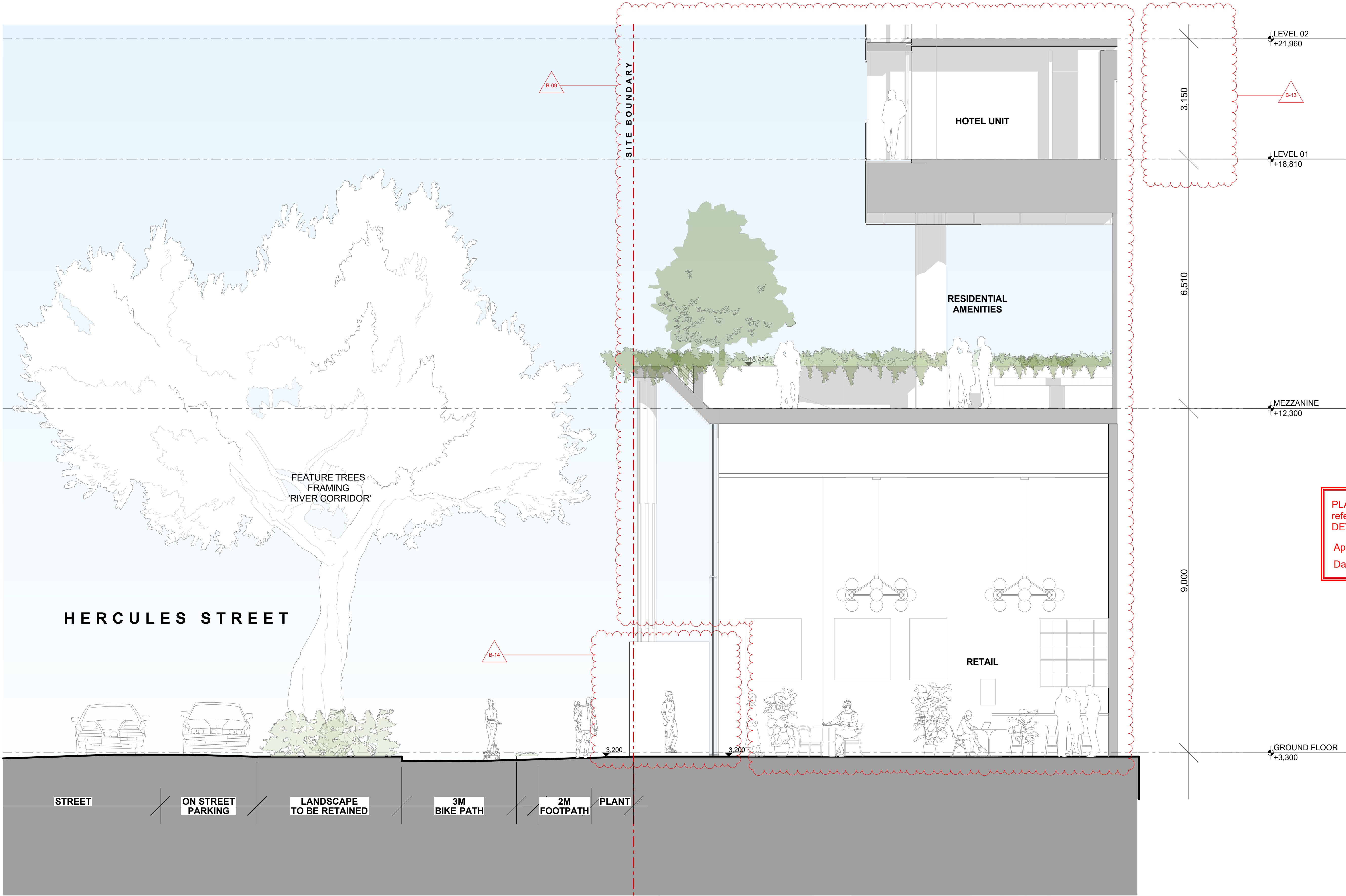
PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

SECTION DD

SHEET NO.	DA 304	REVISION	B
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File: 1944_HAMILTON
Print date and time: Tuesday, 2 December 2025 @ 6:28 PM

LEGEND:

KEY PLAN: HERCULES STREET

STAGE 1 STAGE 2

MAIN ROAD

CHANGE	DESCRIPTION
B-09	CHANGE OF USE TO HOTEL FROM L1-L10 (SKY GARDEN CONVERTED TO HOTEL USE)
B-13	FLOOR TO FLOOR HEIGHT CHANGES
B-14	TRANSFORMER ENCLOSURE AMENDED FOR SERVICES

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026

REVISION ID AMENDMENT DATE

B	ISSUE FOR DA AMENDMENT	2/12/2025
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ARCHITECT
FUSE ARCHITECTS

STUDIO 215-59
GREAT BUCKINGHAM ST
REDFERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9278 7158
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

CLIENT
pds

LEVEL: 1, 8 KNOX LANE, DOUBLE BAY NSW 2028

PROJECT
HERCULES STREET

SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000

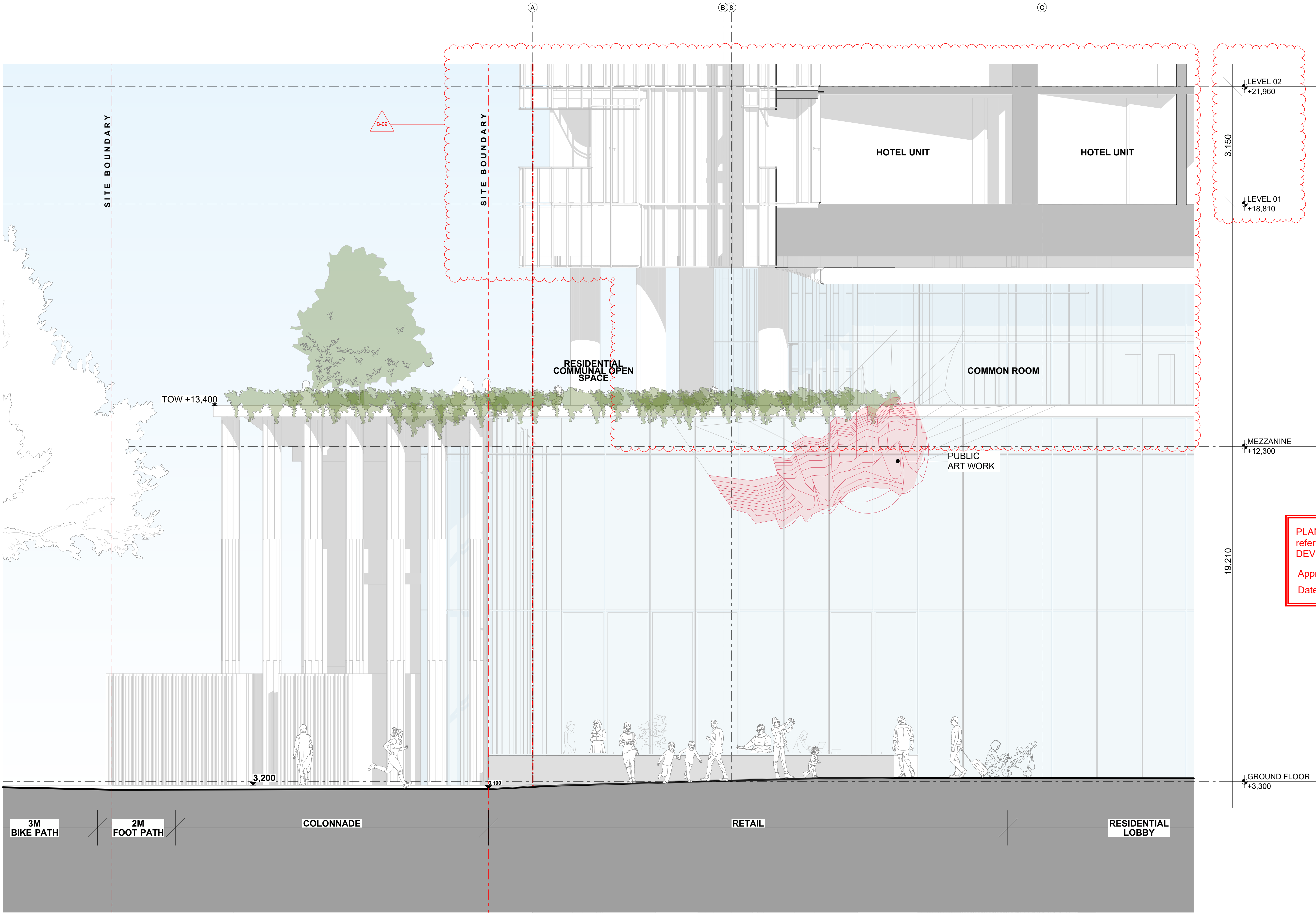
JOB NO
1944

CHECKED	DRAWN
AA	RL
DATE	SCALE
2/12/2025	1:50 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
SECTION EE

SHEET NO.	REVISION
DA 305	B



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File: 1944_HAMILTON
Print date and time: Tuesday, 2 December 2025 @ 6:28 PM

LEGEND:

KEY PLAN:

HERCULES STREET

STAGE 1 STAGE 2

MAIN ROAD

CHANGE	DESCRIPTION
B-09	CHANGE OF USE TO HOTEL FROM L1-L10 (SKY GARDEN CONVERTED TO HOTEL USE)
B-13	FLOOR TO FLOOR HEIGHT CHANGES

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175

Date: 06 February 2026

REVISION ID	AMENDMENT	DATE
B	ISSUE FOR DA AMENDMENT	2/12/2025

ARCHITECT

FUSE ARCHITECTS

STUDIO 215—59
GREAT BUCKINGHAM ST
REDFERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9278 7158
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

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	
AA	RL	
DATE	SCALE	
2/12/2025	1:50 @ A1	A3@50%

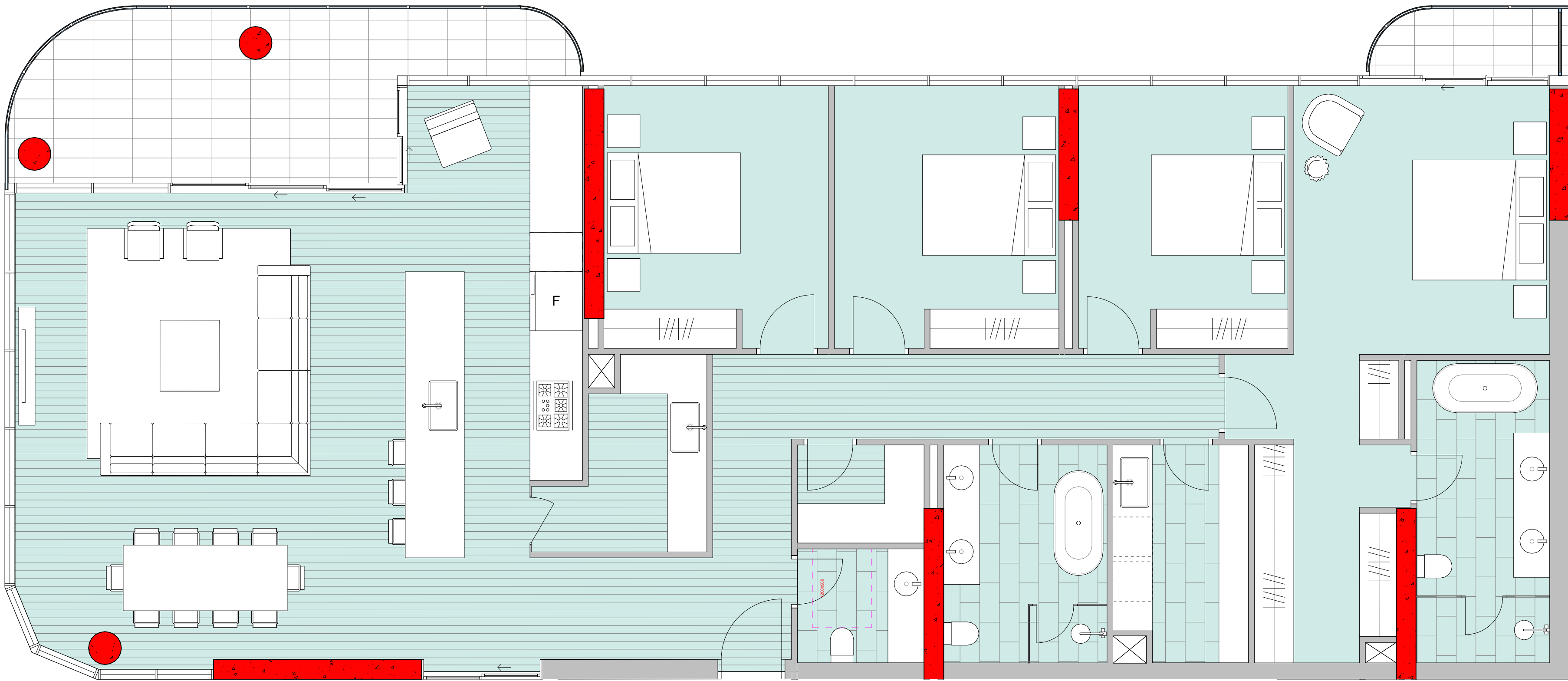
PROJECT STATUS

DEVELOPMENT APPLICATION

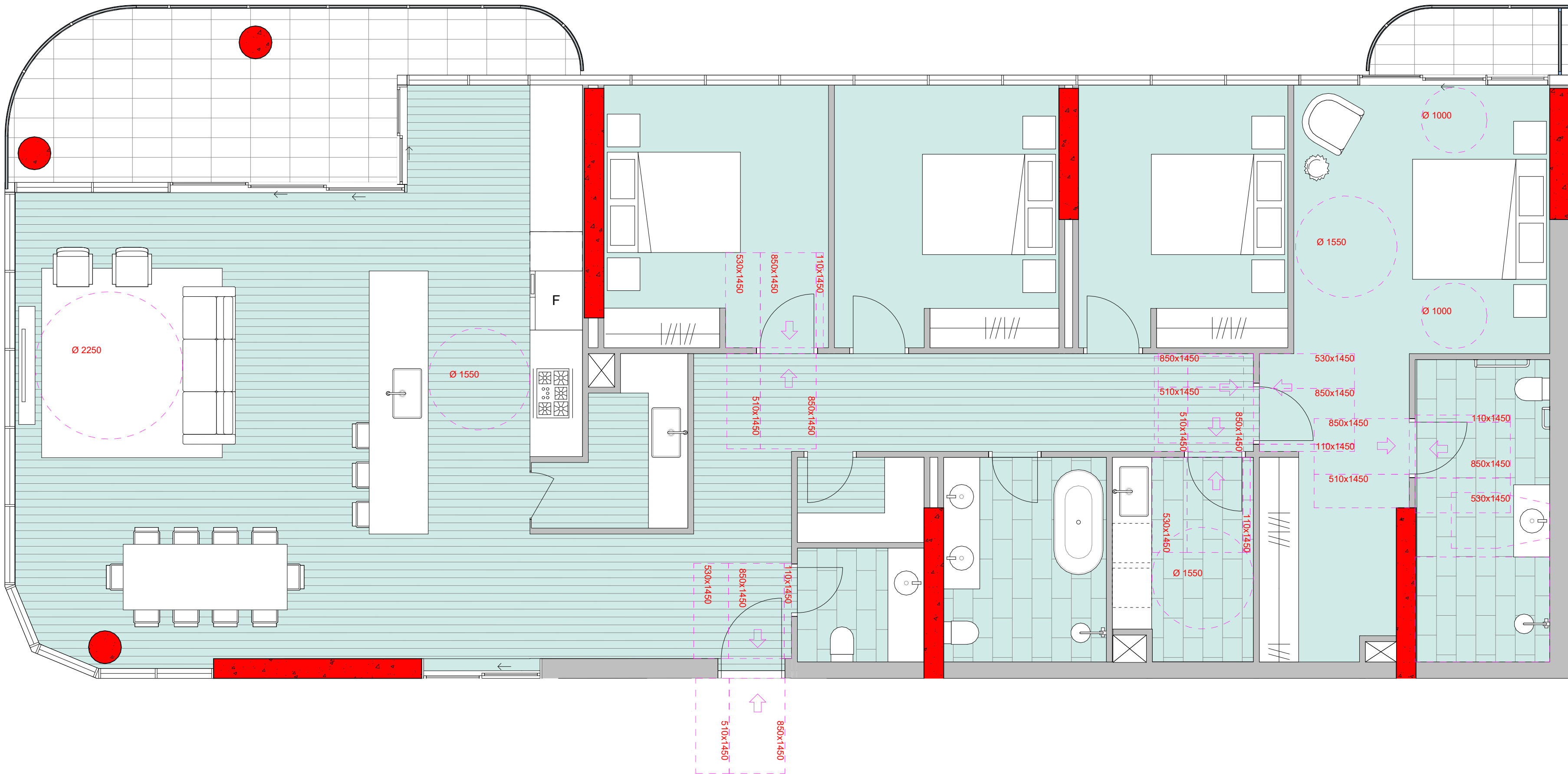
DRAWING TITLE

SECTION FF

SHEET NO.	REVISION:
DA 306	B



1 PRE ADAPTATION (RESIDENTIAL UNIT 1 - LEVELS 12 TO 21)
1:50



2 POST ADAPTATION (RESIDENTIAL UNIT 1 - LEVELS 12 TO 21)
1:50

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File: 1944_HAMILTON
Print date and time: Tuesday, 2 December 2025 @ 6:28 PM

LEGEND:

CHANGE DESCRIPTION

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175
Date: 06 February 2026



REVISION ID	AMENDMENT	DATE
A	ISSUE FOR DA	7/12/2020
B	ISSUE FOR DA AMENDMENT	2/12/2025

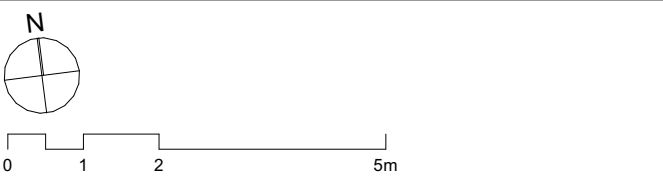
ARCHITECT
FUSE ARCHITECTS

STUDIO 215—59
GREAT BUCKINGHAM ST
ROSEBERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9278 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

CLIENT

pds

LEVEL 1, 8 KNOX LANE, DOUBLE BAY NSW 2028



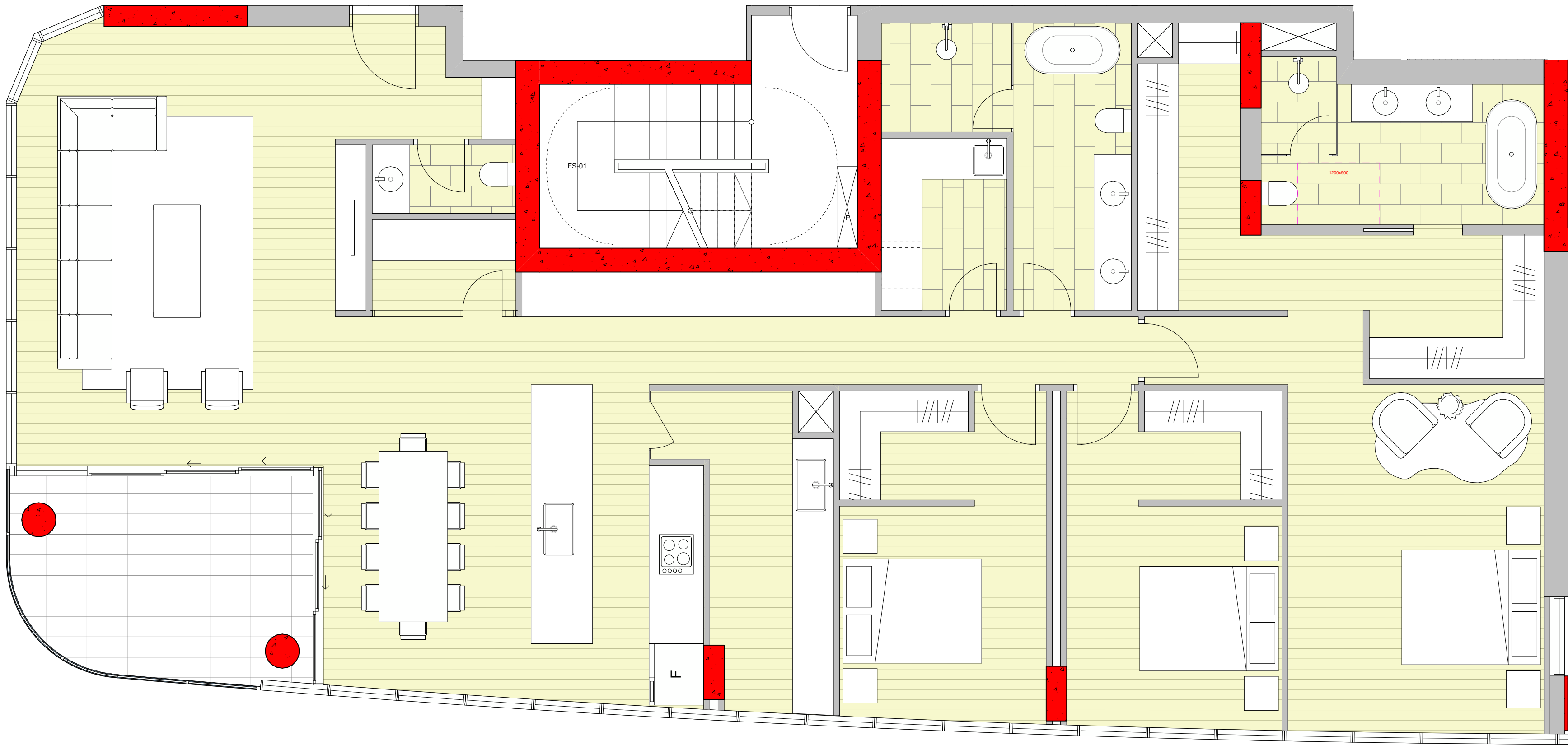
PROJECT
HERCULES STREET
SITE ADDRESS
19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO
1944

CHECKED	AA	DRAWN	SS
DATE	2/12/2025	SCALE	1:50 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
ADAPTABLE UNIT

SHEET NO	DA 401	REVISION	B
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1 PRE ADAPTATION (RESIDENTIAL UNIT 4 - LEVELS 14, 15, 18, 19, 22, 23)
1:50



2 POST ADAPTATION (RESIDENTIAL UNIT 4 - LEVELS 14, 15, 18, 19, 22, 23)
1:50

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File: 1944_HAMILTON
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LEGEND:

CHANGE DESCRIPTION

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175

Date: 06 February 2026

REVISION ID	AMENDMENT	DATE
B	ISSUE FOR DA AMENDMENT	2/12/2025

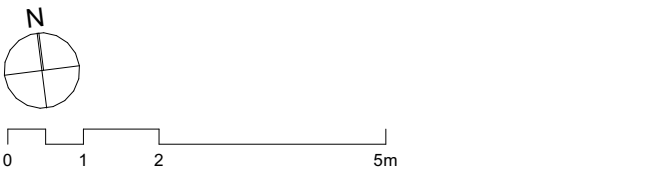
ARCHITECT

FUSE ARCHITECTS

STUDIO 215—59
GREAT BUCKINGHAM ST
RESERVE NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9378 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

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

AA

DATE

2/12/2025

DRAWN

SS

SCALE

1:50 @ A1

A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

ADAPTABLE UNIT

SHEET NO.	REVISION
DA 401A	B

LEGEND:



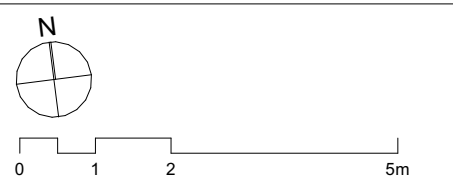
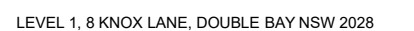
CHANGE	DESCRIPTION
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REVISION ID	AMENDMENT	DATE
B	ISSUE FOR DA AMENDMENT	2/12/2025

STUDIO 212—59
GREAT BUCKINGHAM ST
REDFERN NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

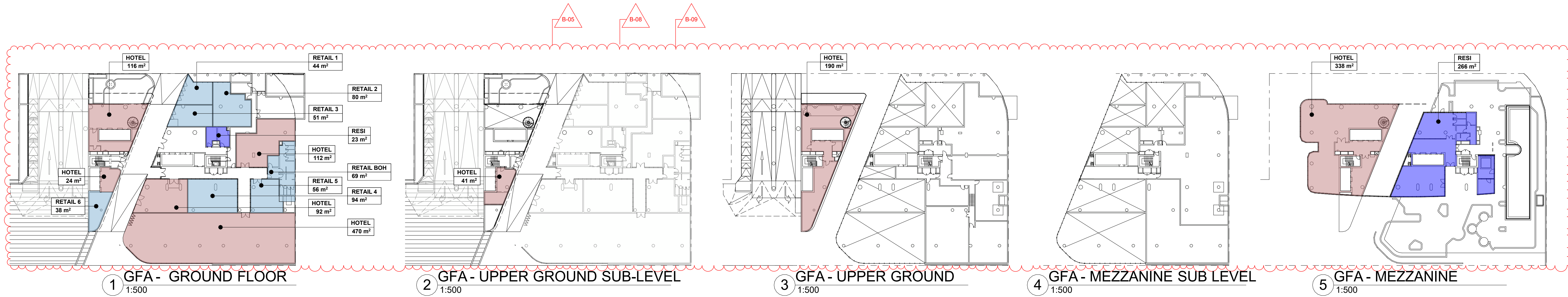


JOB NO

1944		
CHECKED	DRAWN	
AA	SS	
DATE	SCALE	
2/12/2025	1:50 @ A1	A3@50%

ADAPTABLE UNIT

SHEET NO.	REVISION.
DA 401B	B



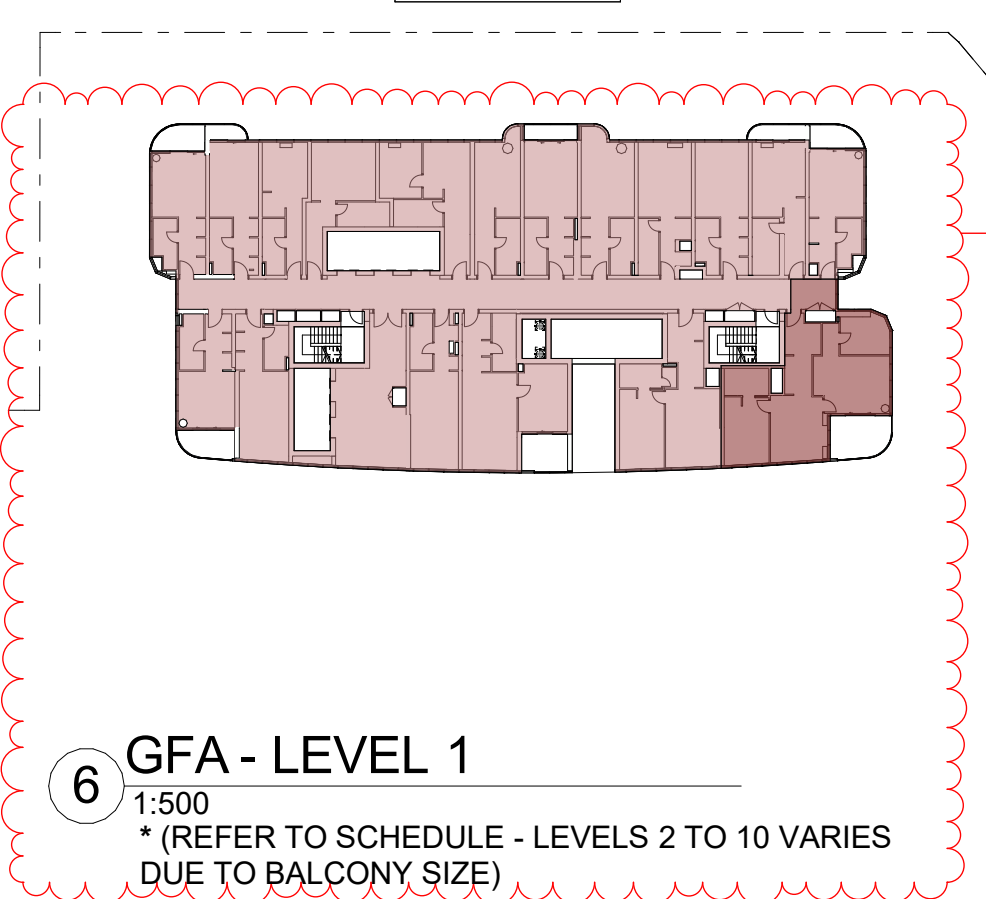
1 GFA - GROUND FLOOR
1:500

2 GFA - UPPER GROUND SUB-LEVEL
1:500

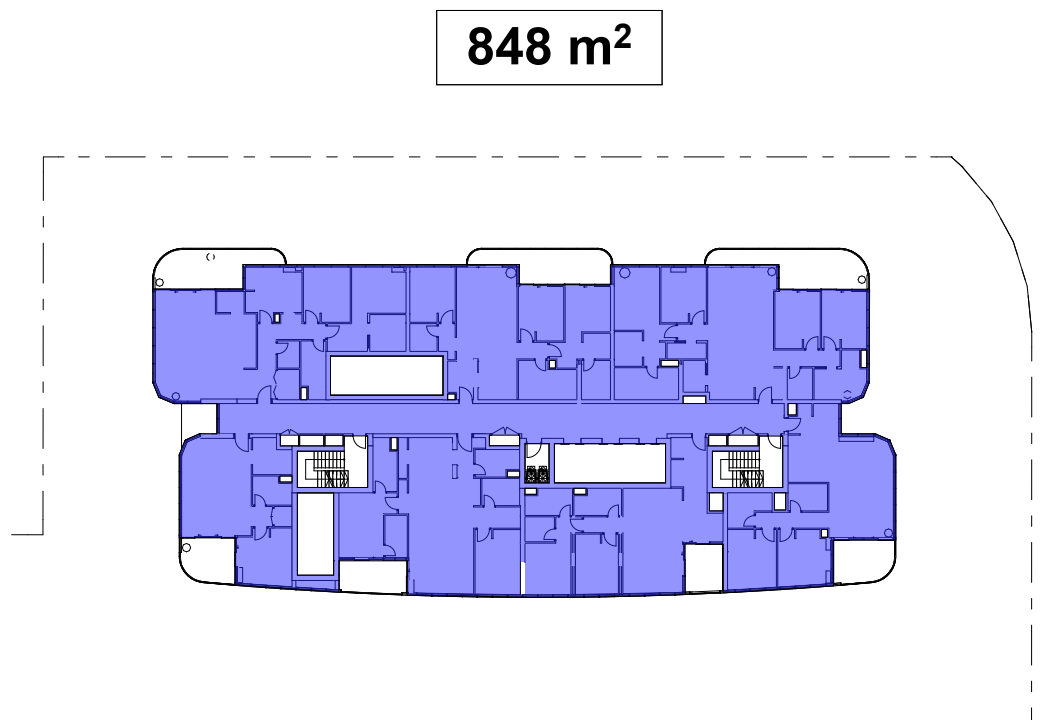
3 GFA - UPPER GROUND
1:500

4 GFA - MEZZANINE SUB LEVEL
1:500

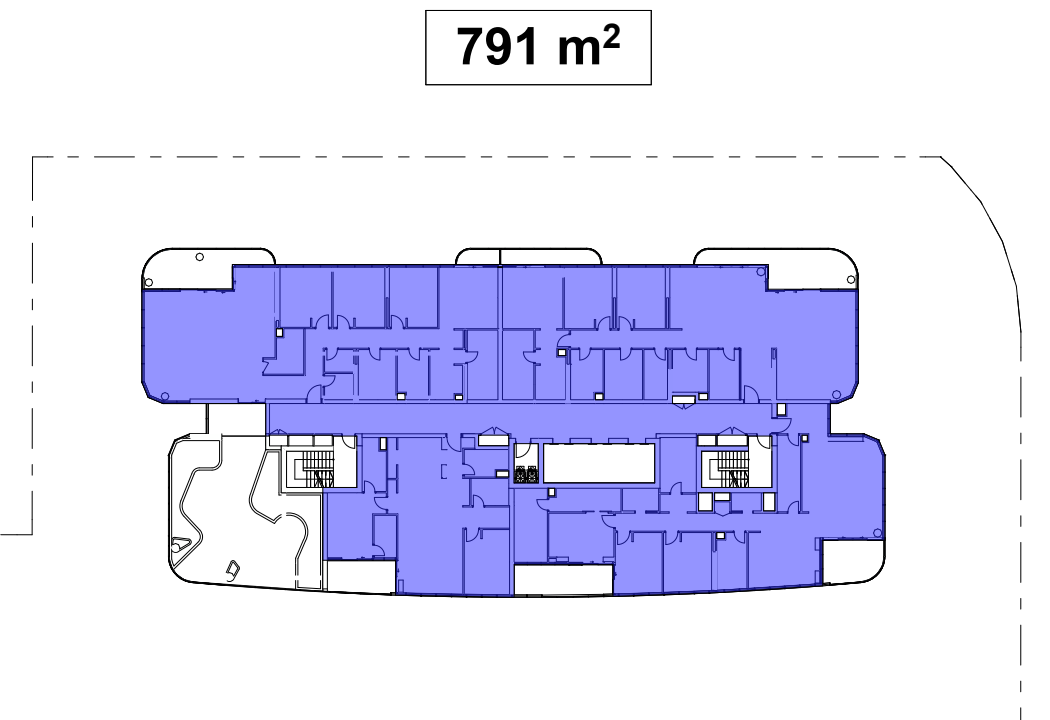
5 GFA - MEZZANINE
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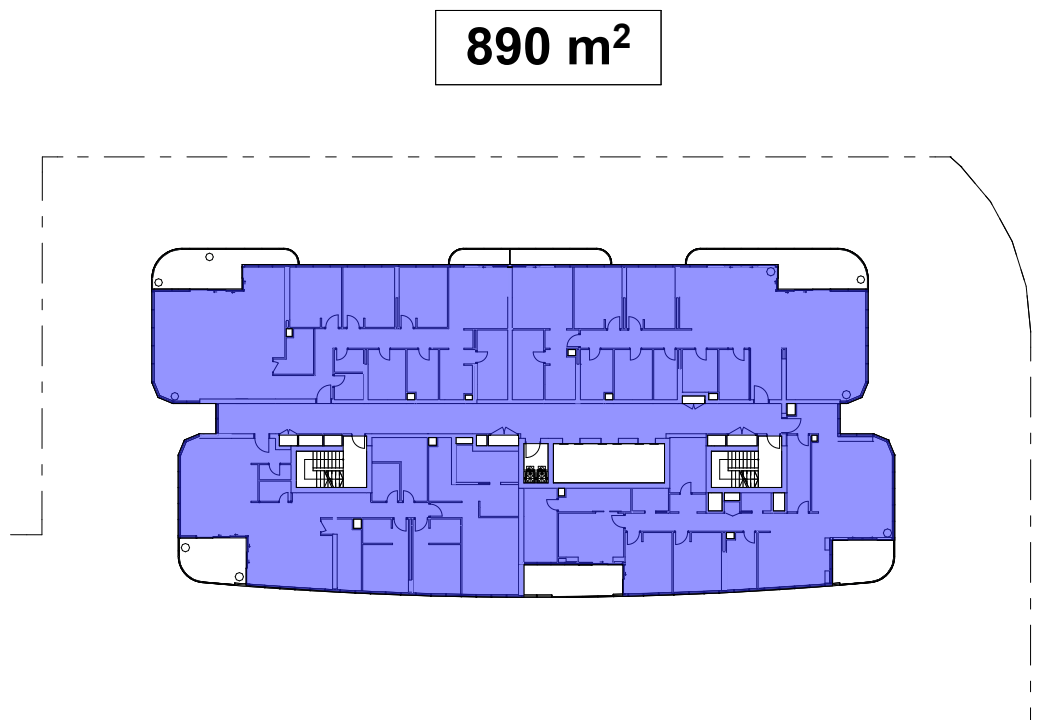
6 GFA - LEVEL 1
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*(REFER TO SCHEDULE - LEVELS 2 TO 10 VARIES DUE TO BALCONY SIZE)



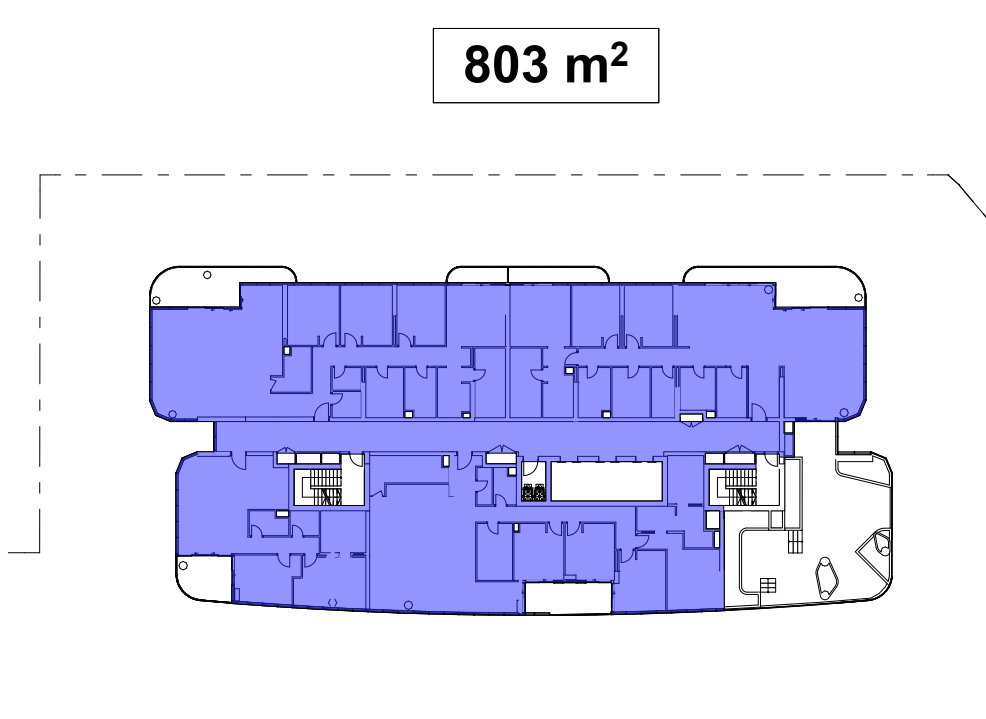
7 GFA - LEVELS 11
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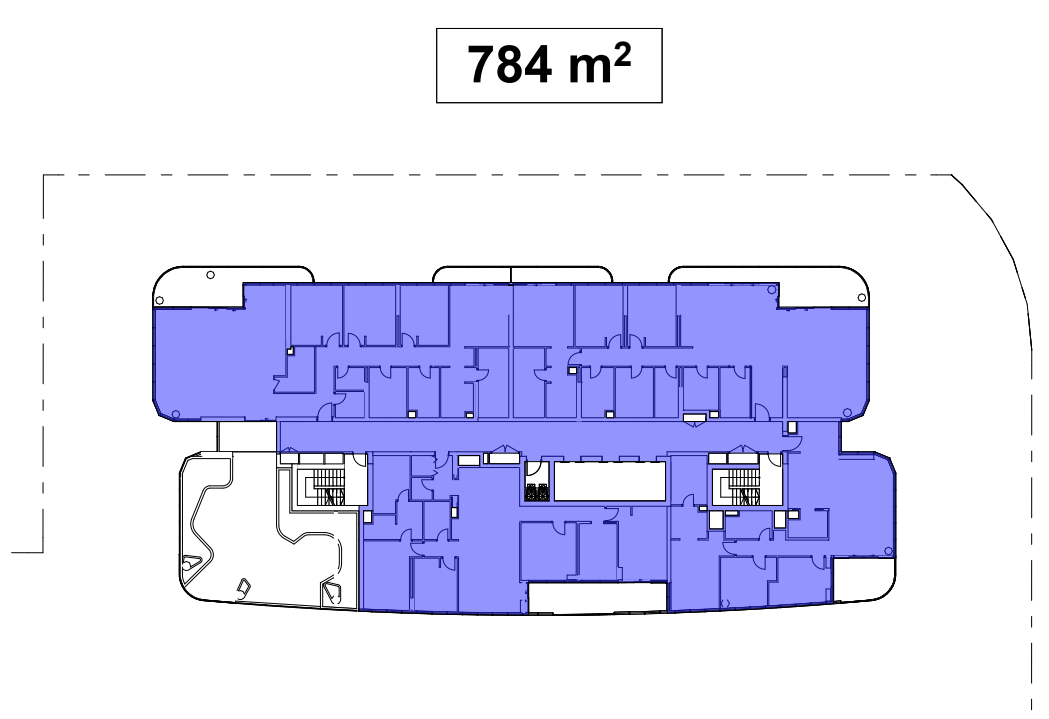
8 GFA - LEVELS 12, 13
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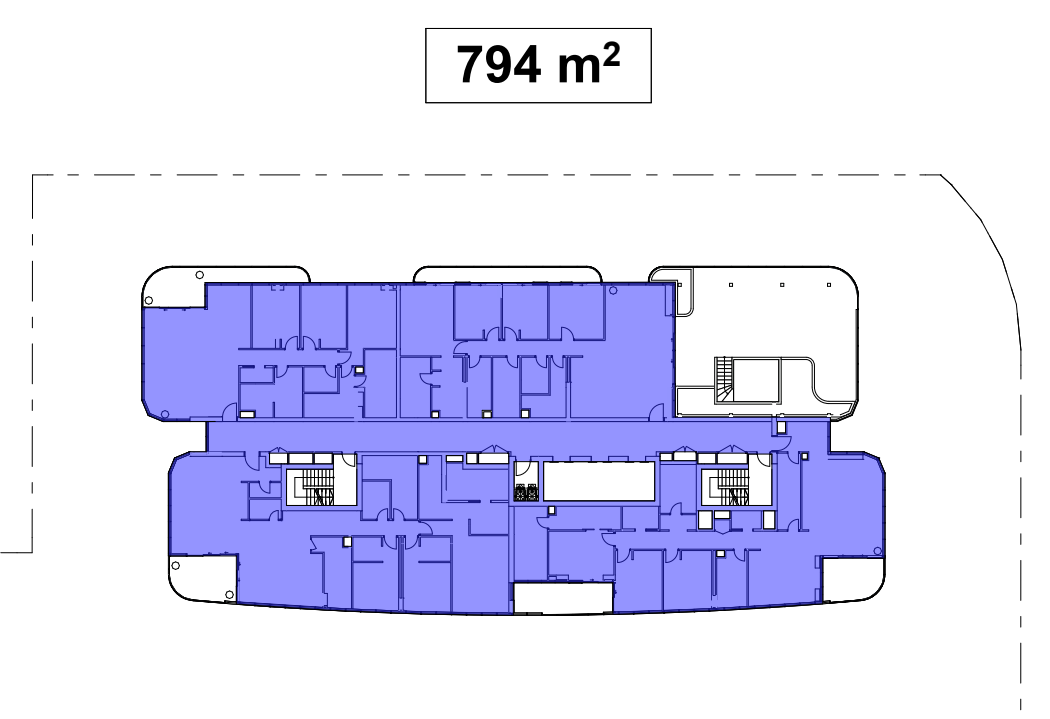
9 GFA - LEVELS 14,15,18,19
1:500



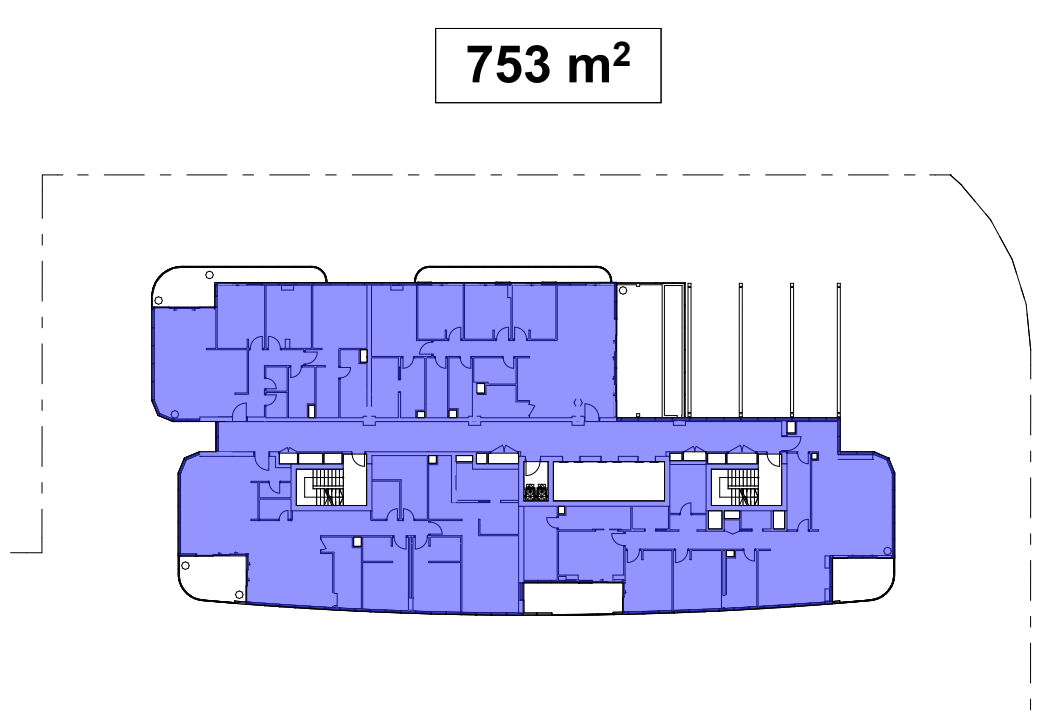
10 GFA - LEVELS 16, 17
1:500



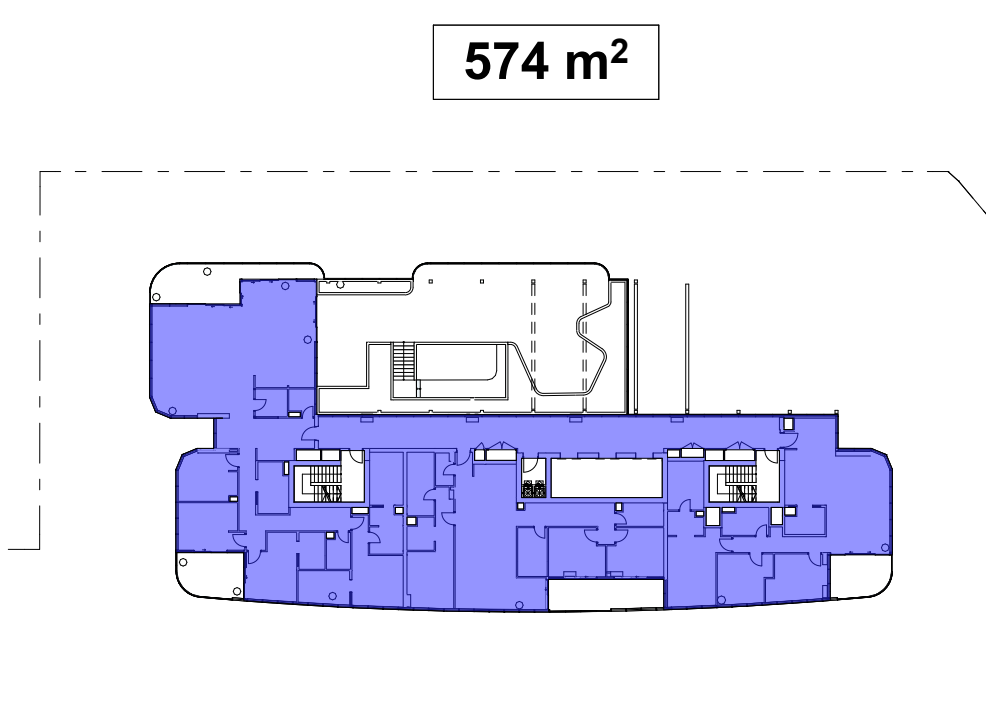
11 GFA - LEVELS 20, 21
1:500



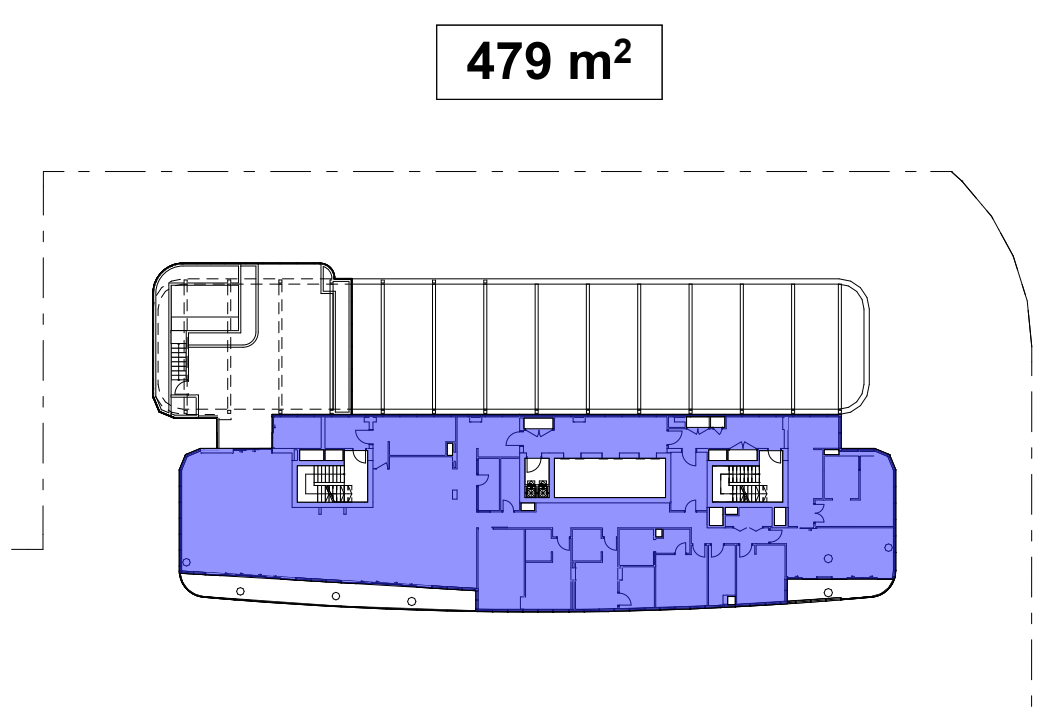
12 GFA - LEVEL 22
1:500



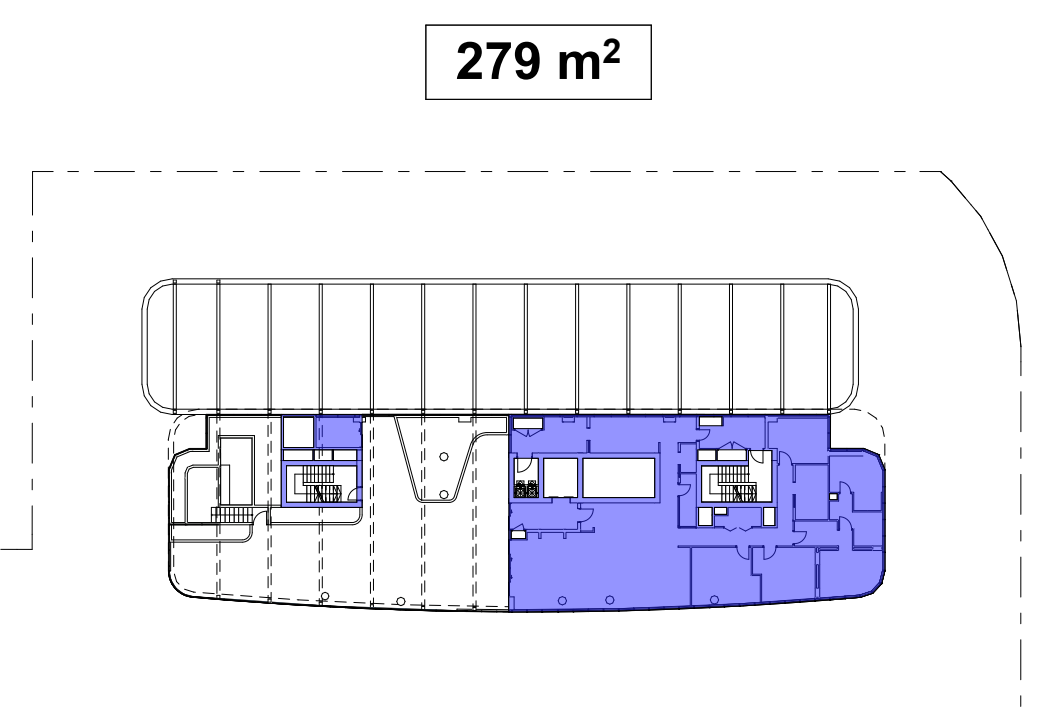
13 GFA - LEVEL 23
1:500



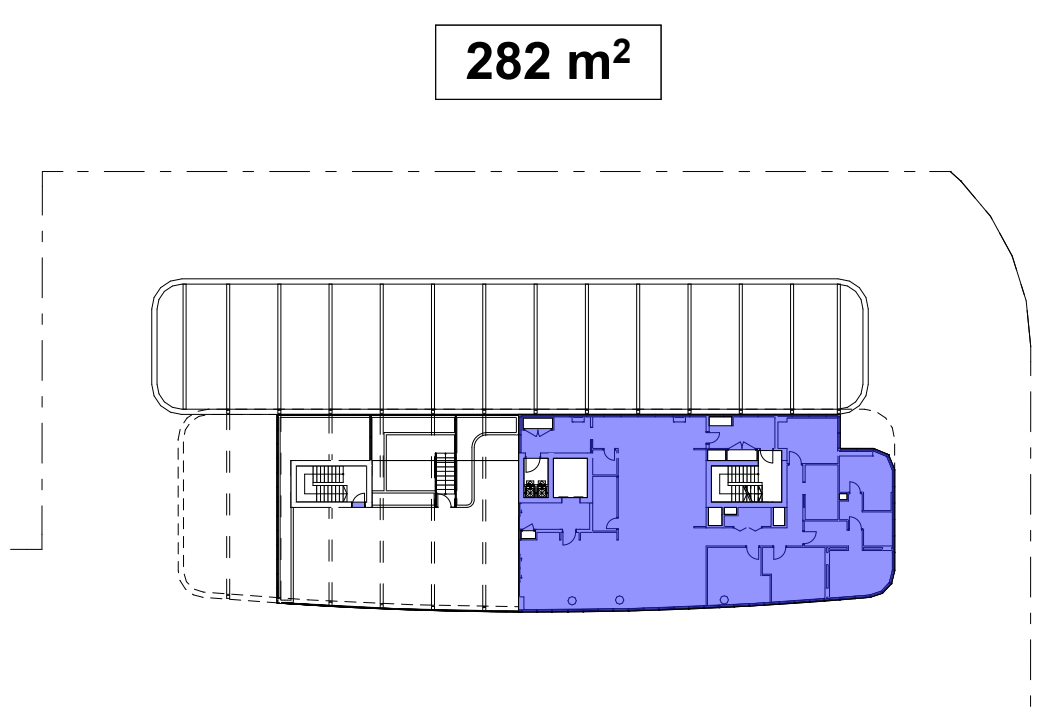
14 GFA - LEVEL 24
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15 GFA - LEVEL 25
1:500



16 GFA - LEVEL 26
1:500



17 GFA - LEVEL 27
1:500

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File: 1944_HAMILTON
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LEGEND:

- RESIDENTIAL GFA
- RETAIL GFA
- HOTEL GFA
- HOTEL GFA - SKY GARDEN CONVERTED TO HOTEL

	RESI GFA	RETAIL GFA	HOTEL GFA	SKY GARDEN CONVERTED TO HOTEL
LEVEL	TOTAL m2	TOTAL m2	m2	
GROUND FLOOR	23	432	855	0
UPPER GROUND	0	0	190	0
MEZZANINE	266	0	338	0
LEVEL 01	0	0	778	90
LEVEL 02	0	0	778	90
LEVEL 03	0	0	870	0
LEVEL 04	0	0	870	0
LEVEL 05	0	0	770	102
LEVEL 06	0	0	770	102
LEVEL 07	0	0	870	0
LEVEL 08	0	0	870	0
LEVEL 09	0	0	775	92
LEVEL 10	0	0	775	92
LEVEL 11	848	0	0	0
LEVEL 12	791	0	0	0
LEVEL 13	800	0	0	0
LEVEL 14	890	0	0	0
LEVEL 15	890	0	0	0
LEVEL 16	803	0	0	0
LEVEL 17	803	0	0	0
LEVEL 18	890	0	0	0
LEVEL 19	890	0	0	0
LEVEL 20	784	0	0	0
LEVEL 21	793	0	0	0
LEVEL 22	794	0	0	0
LEVEL 23	753	0	0	0
LEVEL 24	574	0	0	0
LEVEL 25	479	0	0	0
LEVEL 26	279	0	0	0
LEVEL 27	282	0	0	0
TOTAL	12,632 m²	432 m²	9,509 m²	568 m²
TOTAL GFA	23,141 m²			

CHANGE DESCRIPTION

B-05 INTERNAL LAYOUT OPTIMIZED TO INTEGRATE HOTEL AMENITIES AND BACK OF HOUSE FACILITY

B-08 COMMON OPEN SPACE AND FACILITIES OPTIMIZED

B-09 CHANGE OF USE TO HOTEL FROM L1-L10 (SKY GARDEN CONVERTED TO HOTEL USE)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/FLA/4175

Date: 06 February 2026

REVISION ID AMENDMENT DATE

A ISSUE FOR DA 7/12/2020

B ISSUE FOR DA AMENDMENT 2/12/2025

ARCHITECT

FUSE ARCHITECTS

STUDIO 215-59
GREAT BUCKINGHAM ST
RESERVE NSW 2016
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9278 7159
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 9827

CLIENT

pds

LEVEL 1, 8 KNOX LANE, DOUBLE BAY NSW 2029

PROJECT

HERCULES STREET

SITE ADDRESS

19 HERCULES ST HAMILTON, BRISBANE QLD 4000

JOB NO

1944

CHECKED AA **DRAWN** RL

DATE 2/12/2025 **SCALE** 1:500 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

AREA CALCULATIONS DIAGRAMS

SHEET NO. DA 402 **REVISION.** B