

NOTES: DA

1. DESIGN RESOLUTION

1.1. The drawings represent general architectural intent for the development and are not to be used for construction without further design development.

1.2. The physical layout shown is indicative only and is subject to further design development.

1.3. The dimensions shown are general only and are subject to further design resolution.

1.4. Location of car park entry point is general only and will be subject to further design resolution.

1.5. The site and surrounding area shown are indicative only and will be subject to further design resolution.

1.6. Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.

1.7. The building component is shown indicatively only and is subject to further design resolution.

1.8. Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION

2.1. The drawings are presented in a clear and concise manner, and are intended to be used as a guide only.

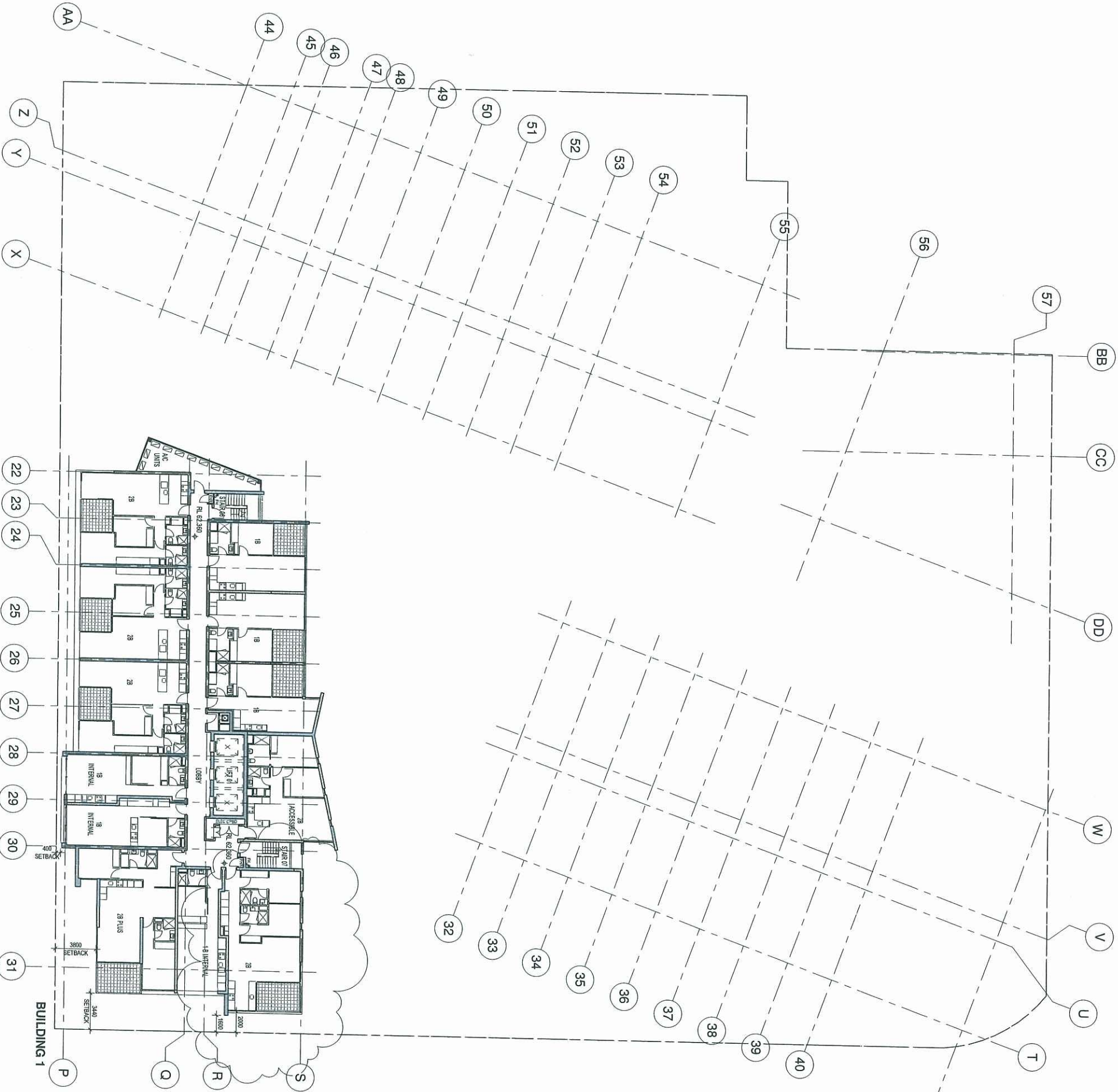
2.2. The drawings are presented in a clear and concise manner, and are intended to be used as a guide only.

3. EXISTING STRUCTURES AND SERVICES

3.1. Extent and location of existing structures and services is shown on the drawings and will need to be confirmed by the owner.

3.2. All underground structures are as per the existing survey information.

Legend: DA	
A/C	air conditioner
ACCESS	accessible toilets
CLNR	cleaners room
F	females toilets
FH	fire hydrant
FR	fire risk
L	lift
M	male toilets
RL	relative level
1B, 2B...	1 bedroom, 2 bedroom, ... units



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6 / 5 / 11

date	rev	description
25.04.11	A	FINAL U/LDA APPLICATION
25.04.11	C	FINAL U/LDA APPLICATION
25.04.11	D	FINAL U/LDA APPLICATION

Project: **19 HERCULES STREET**
Hamilton, Brisbane

architect: **MIRVAC**
Design

Level 21, 60 Wingate St,
Hamilton, Brisbane
Ph: 07 200 000
Fax: 07 200 000
Email: info@mirvac.com.au



title: **DEVELOPMENT APPLICATION**
LEVEL 21 PLAN

drawn: FA / JG
approved: MY
job no: n28700
date: 05/11/10
scale: A1: As indicated
drawing no: DA 19
rev: D



NOTES: DA

1. DESIGN RESOLUTION

1.1 The drawings represent general architectural intent for the proposed development and are not to be used for construction purposes. The design is indicative only and is subject to further design development. The internal layout is shown indicatively and is subject to further design development.

1.2 The internal layout is shown indicatively and is subject to further design development.

1.3 The dimensions shown are general only and are subject to further design resolution.

1.4 Location of car park entry point is general only and will be subject to further design resolution.

1.5 The size and position of lawn areas is indicative and shown in open and closed positions.

1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.

1.7 The above information is shown indicatively only and is subject to further design development at later stages.

1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION

2.1 All dimensions and measurements are given in metric units and are to be used for construction purposes.

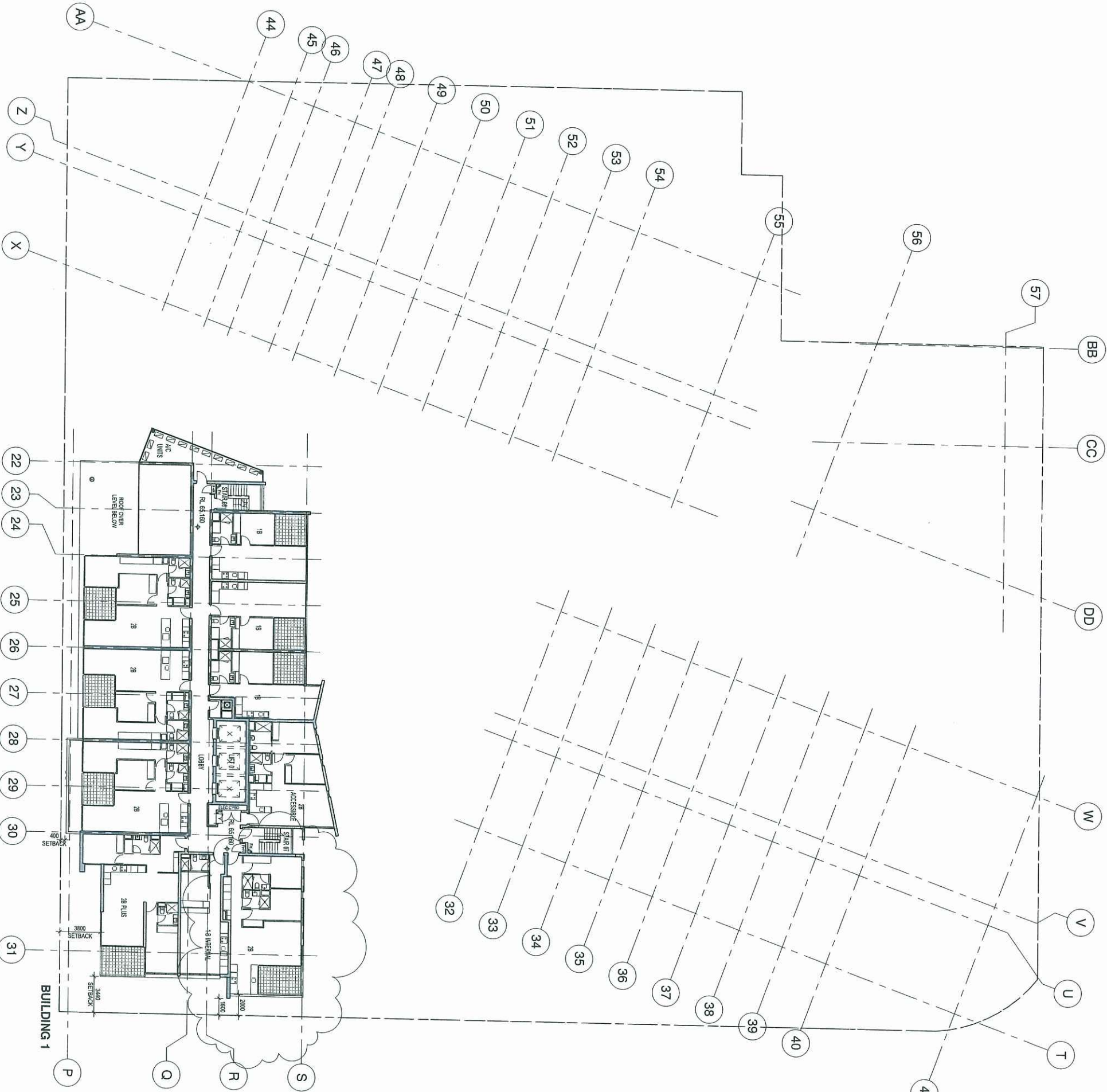
2.2 All dimensions and measurements are given in metric units and are to be used for construction purposes.

3. EXISTING STRUCTURES AND SERVICES

3.1 Extent and location of existing structures and services is shown on the drawings and will need to be confirmed by the applicant.

3.2 All unchanged site levels are as per the existing survey information.

Legend: DA	
A/C	air conditioner
ACCESS	accessible toilets
CLNR	cleaners room
F	female toilets
FH	fire hydrant
FHH	fire hose reel
SI	store room
M	male toilets
RL	relative level
1B, 2B, ...	1 bedroom, 2 bedroom, ... units



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6/5/11

DATE	BY	DESCRIPTION
06/11/10	A	PRELIMINARY DESIGN
11/01/11	B	DESIGN DEVELOPMENT
25/03/11	C	FINAL ULDA APPLICATION
28/04/11	D	ULDA APPROVAL

Project: **19 HERCULES STREET**
Hamilton, Brisbane

Architect: **MIRVAC Design**
Mirvac Design Pty Ltd
Level 22, 19 Hercules Street
Hamilton, Brisbane
ABN 79 002 299 323



Title: **DEVELOPMENT APPLICATION**
LEVEL 22 PLAN

Drawn: FA/AG
Approved: MY
Job no: 8700
Date: 05/11/10
Scale: @ A1: As indicated
Rev: D

NOTES: DA

1. DESIGN RESOLUTION

1.1 The drawings represent general architectural intent for the purpose of this development application only.

1.2 The internal layout is shown indicatively and is subject to further design development.

1.3 The dimensions shown are general only and are subject to further design resolution.

1.4 Location of car park, entry point is general only and will be confirmed and dimensioned at later stage.

1.5 The size and position of louvre sun screens is indicative only.

1.6 Ceiling RL where shown is indicative of general ceiling design level only, which does account for service bulkheads or similar partial ceiling protrusions.

1.7 Landscape component is shown indicatively only and is subject to further design development at later stage.

1.8 General and indicative dimensions are shown on drawings is general and indicative only.

2. GRAPHIC PRESENTATION

2.1 Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour and texture may be used to indicate materials.

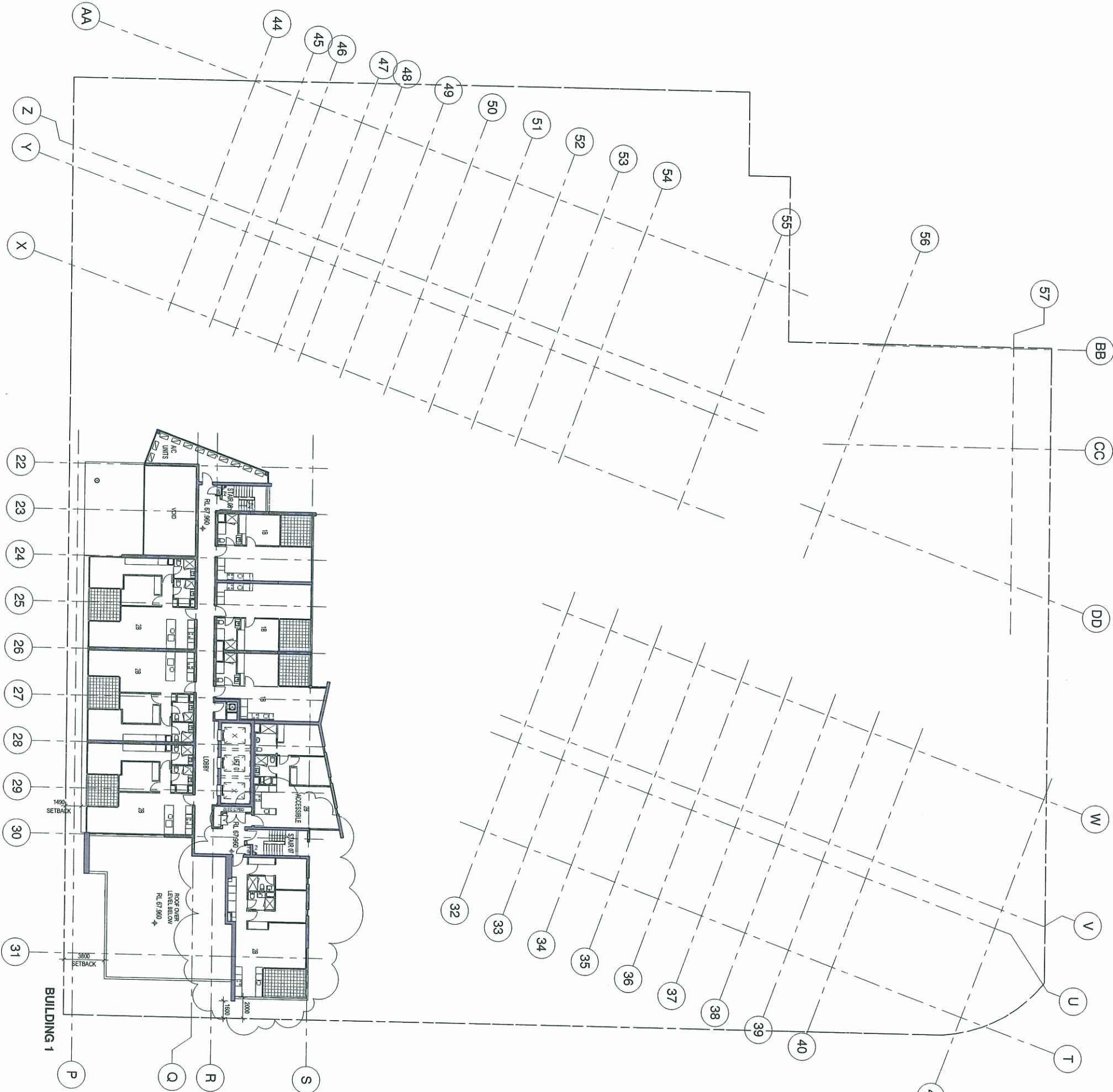
3. EXISTING STRUCTURES

3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.

3.2 All unchanged site levels are as per the existing survey information.

Legend: DA	
AC	air conditioner
ACCESS	accessible toilets
CLINT	climbing frame
F	female toilets
FH	fire hydrant
FHR	fire hose reel
L	aluminium louvres
M	male toilets
RL	relative level
1B, 2B...	1 bedroom, 2 bedroom, ... units

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6 / 5 / 11



Date		Rev		Description	
15.11.11	A			PRELIMINARY PROPOSAL	
15.11.11	B			FINAL ULDA AMENDMENTS	
25.11.11	C			FINAL ULDA AMENDMENTS	
28.11.11	D			FINAL ULDA AMENDMENTS	

Project: **19 HERCULES STREET**
Hamilton, Brisbane

Architect: **Mirvac Design**
Level 23, 60 Margaret St,
Sydney, NSW 2000
Tel: 02 9200 0000
Fax: 02 9200 0001
Email: info@mirvac.com.au
Web: www.mirvac.com.au

Client: **DEVELOPMENT APPLICATION**
LEVEL 23 PLAN

Drawn: **FA/JG** Scale: **1:200**
Approved: **MY**
Job no: **nc8700** Date: **05/11/10** Scale: **@ A1: As indicated**
ID: **no:** Drawing no: **DA 21** Rev: **D**



NOTES DA

1. DESIGN RESOLUTION

- 1.1 The design resolution is the general architectural intent for the purpose of the development application only.
- 1.2 The internal layout is shown indicatively and is subject to further design development.
- 1.3 The dimensions shown are general only and are subject to 1:4. Landscape resolution.
- 1.4 Landscape resolution only point is general only and will be confirmed and differentiated at later stage.
- 1.5 The size and position of louvre sun screens is indicative and shown in plan and detailed positions.
- 1.6 Ceiling R/L (where shown) indicates general ceiling design partial ceiling profile, account for services buthead of similar type.
- 1.7 Landscape component is shown indicatively only and subject to further design development at later stage.
- 1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor.

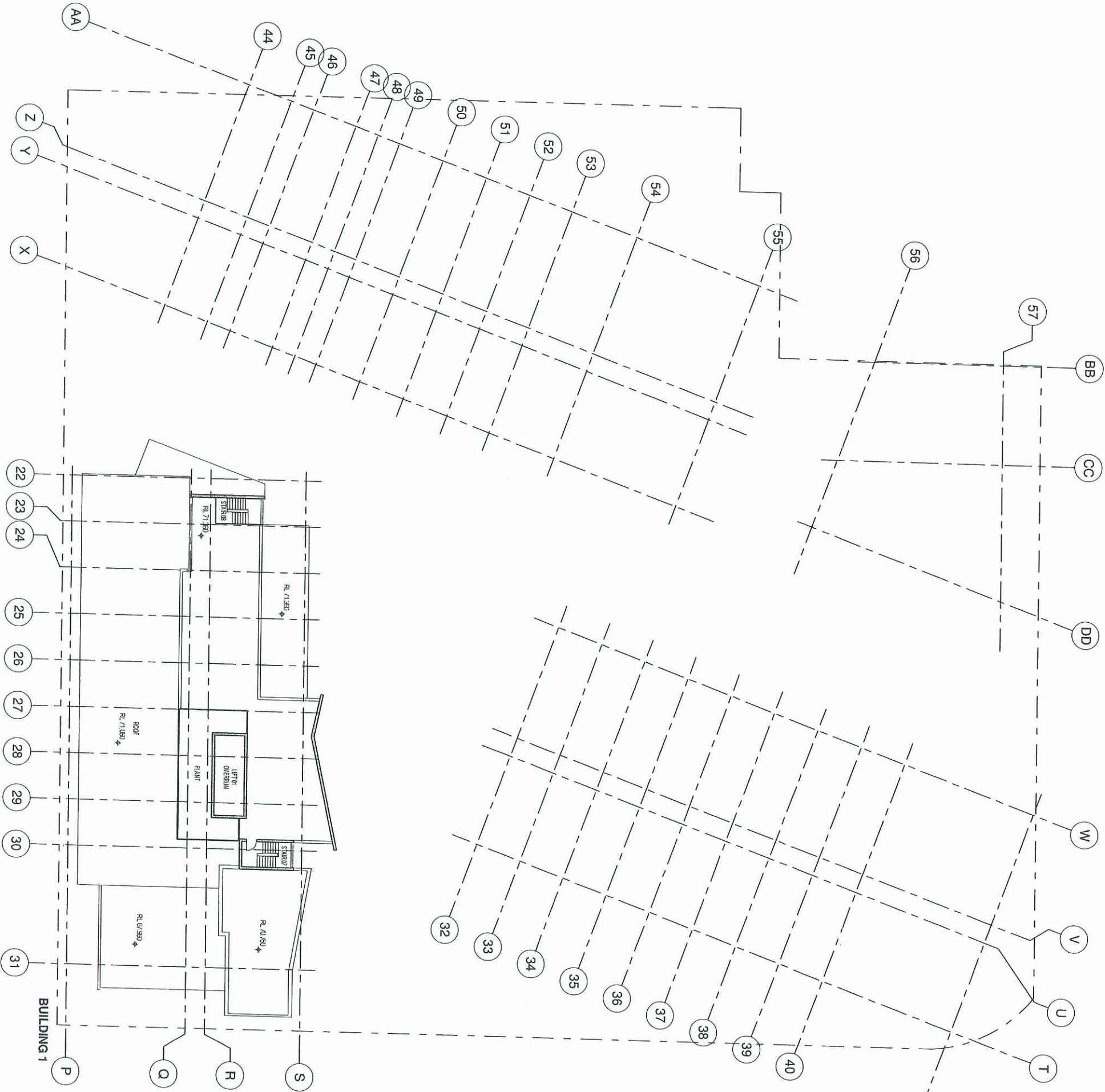
2. GRAPHIC PRESENTATION

- 2.1 Colours presented on drawings are generic only and do not represent the architectural design intent. Some colour distortion may also occur in the printing process.

3. EXISTING STRUCTURES AND SERVICES

- 3.1 Existing structures and services are shown as they are, and are not to be verified on site at later stage.
- 3.2 All unburieded site levels are as per the existing survey information.

Legend: DA	
AC	air conditioner
ACCESS	accessible toilets
CLNR	cleaners room
F	female toilets
FH	fire hydrant
FHR	fire hose reel
L	aluminum louvers
M	male toilets
RL	relative level
18, 23, ...	1 bedroom, 2 bedroom, ... units



PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 6 / 5 / 11

Legend: DA	
A/C	air conditioner
ACCESS	accessible toilet
CLNR	cleaners room
F	female toilet
FH	fire hydrant
FHR	fire hose reel
L	aluminum ladders
M	male toilets
RL	relative level

18, 23... 1 bedroom, 2 bedroom, ... units



architect:
Mirvac
Design
architects
planners
interior designers

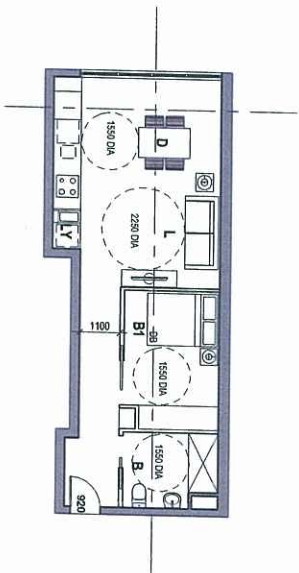


Mirvac

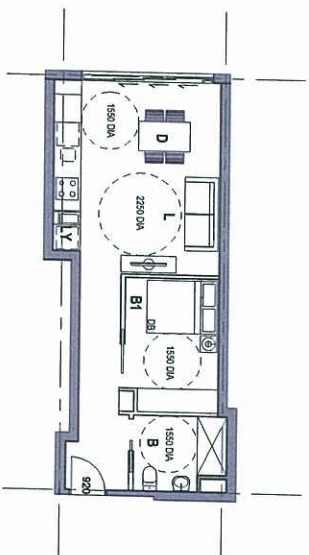
drawn: F.A.J.G. scale: 1:200
approved: M.P. 
job no: 87/00 date: 05/1/10 scale: @ A1: As indicated
drawing no: DA23 rev: B

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 6/5/11

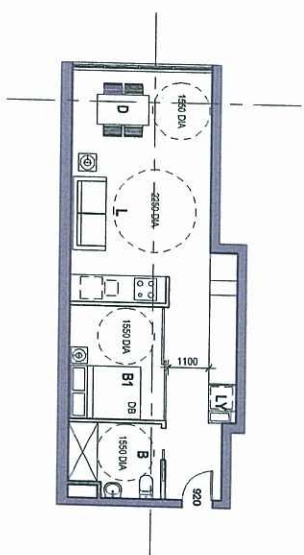




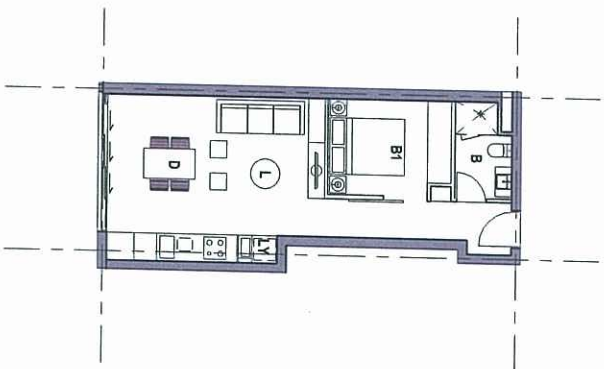
1 BED ACCESSIBLE TYPE 1



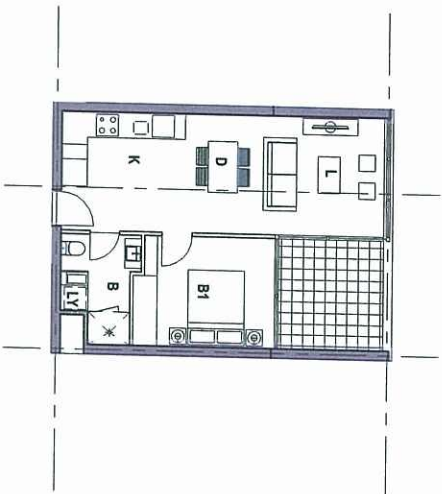
1 BED ACCESSIBLE TYPE 2



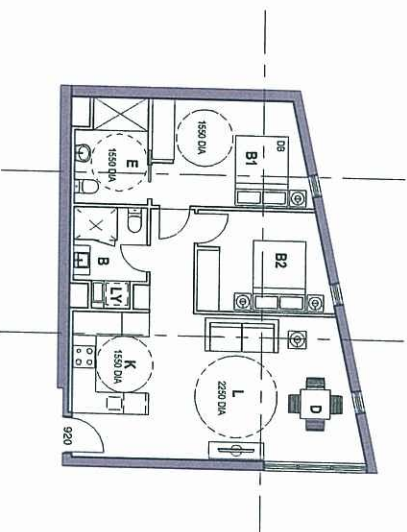
1 BED ACCESSIBLE TYPE 3



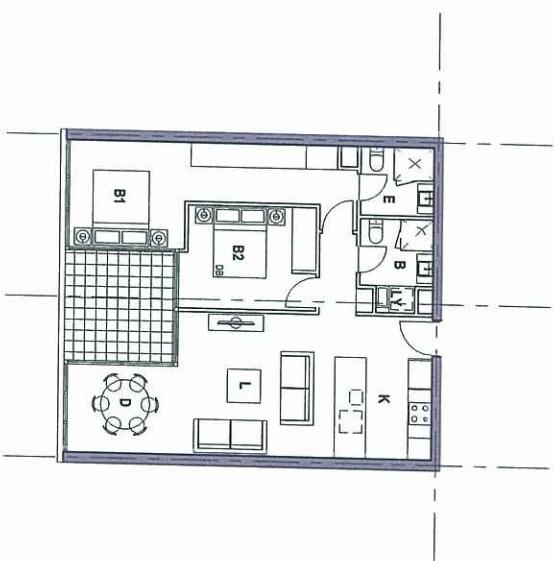
Typical 1 BED INTERNAL



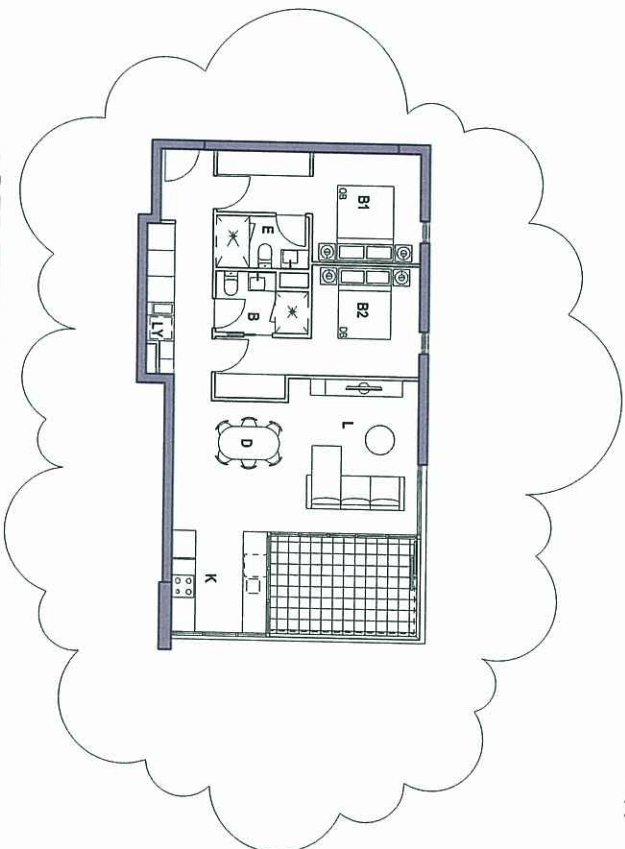
Typical 1 BED



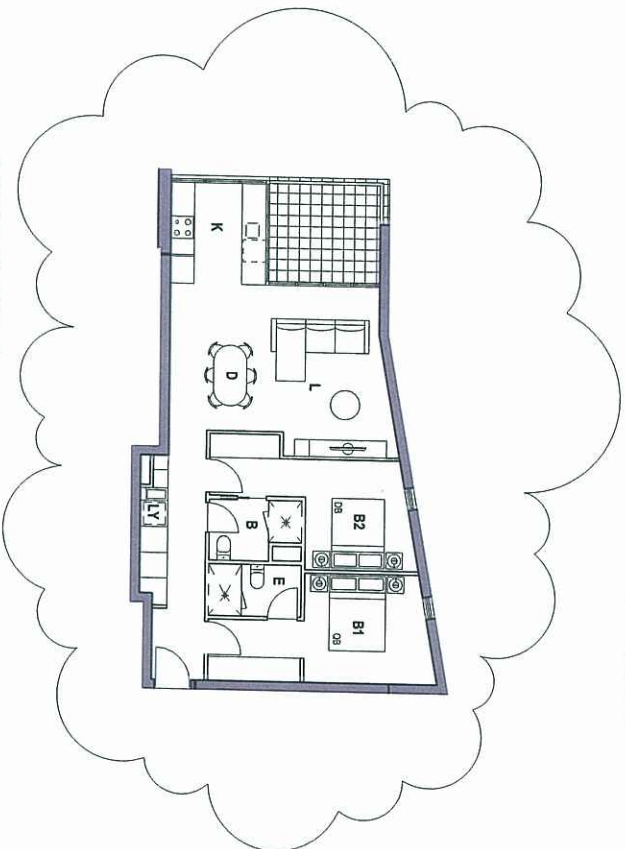
2 BED ACCESSIBLE



Typical 2 BED



2 BED TYPE 2



2 BED TYPE 3



Typical 2 BED PLUS

PLANS AND DOCUMENTS
referred to in the ULLA
APPROVAL dated 6/5/11

- LEGEND**
- E Ensuite
 - B Bathroom
 - B1 Bed 1
 - B2 Bed 2
 - L Living
 - D Dining
 - K Kitchen
 - LY Laundry
 - MPR Multi Purpose Room

Area	Size	Area	Size
A	15.00 m ²	B	15.00 m ²
C	25.00 m ²	D	25.00 m ²

project:
19 HERCULES STREET
Hamilton, Brisbane

architect:
Mirvac Design
architects
Level 19, 601 Margaret St,
Sydney, NSW 2000
Tel: 02 9220 0000
Fax: 02 9220 0001
Email: info@mirvac.com.au
Web: www.mirvac.com.au



title:
**DEVELOPMENT APPLICATION
TYPICAL UNIT LAYOUTS**

drawn: JGS
approved: JY
job no: 8700
date: 05/11/10
scale: @ A1: As indicated
drawing no: DA 24
rev: C



NOTES: DA

1. DESIGN RESOLUTION

1.1 The design resolution is general architectural intent for the purpose of this development application only.

1.2 The internal layout is shown indicatively and is subject to further design development.

1.3 The dimensions shown are general only and are subject to further design development.

1.4 Location of car park, only point is general only and will be confirmed and dimensioned at later stage.

1.5 The site and position of layout sun screens is indicative only and will be confirmed at later stage.

1.6 The site and position of layout sun screens is indicative only and will be confirmed at later stage.

1.7 Landscape component is shown indicatively only and is subject to further design development at later stage.

1.8 General and industrial, equipment and services on drawings is general, such as vent pipes, lines, stairs, etc.

2. GRAPHIC PRESENTATION

2.1 Colours presented on drawings are general only and are subject to further design development at later stage.

2.2 The design resolution is general architectural intent. Some colour and detail may be added at later stage.

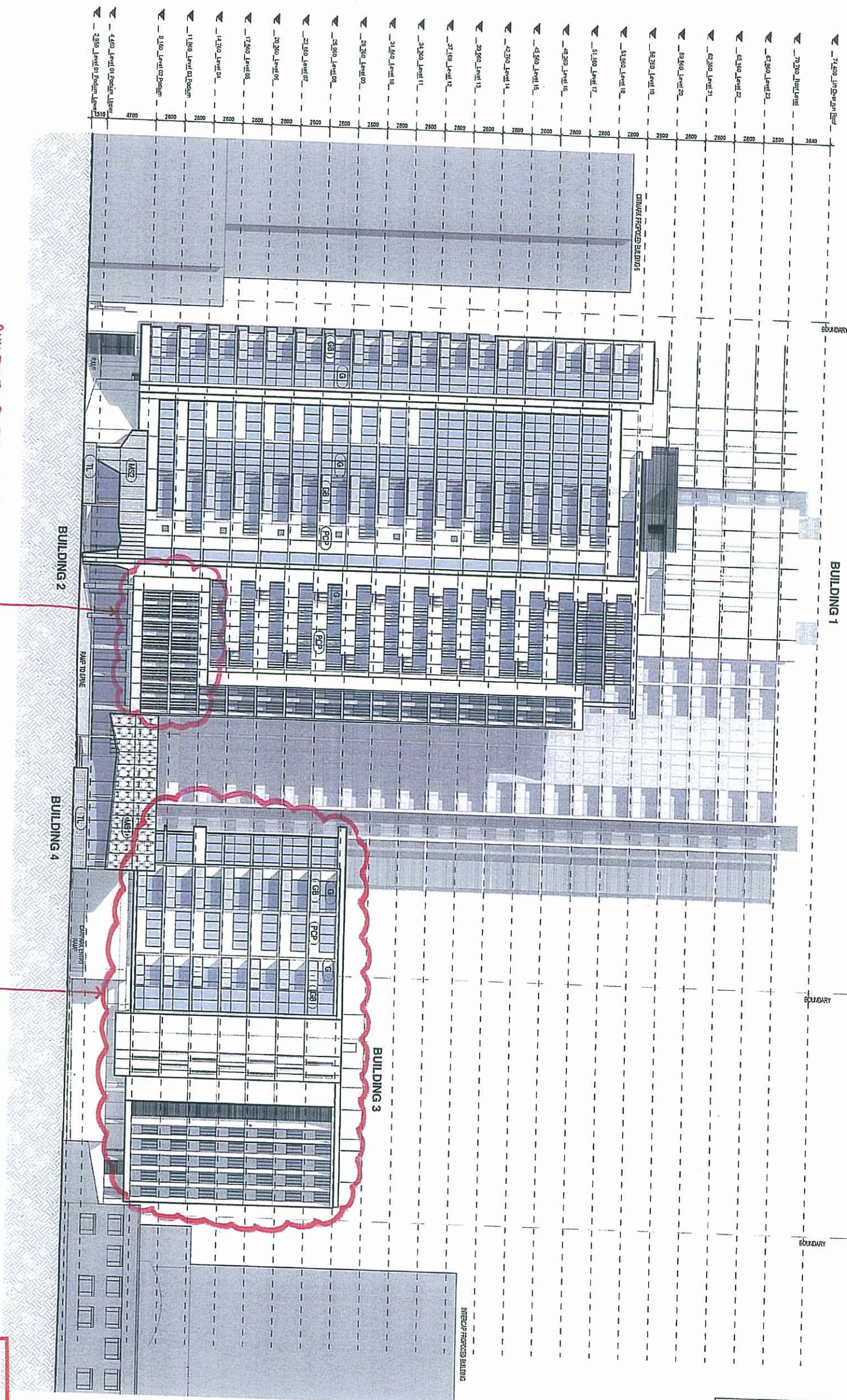
3. EXISTING STRUCTURES AND SERVICES

3.1 Existing and location of existing structures and services is shown on site at later stage.

3.2 All heights and levels are as per the existing survey information.

Legend: DA Sections and Elevations

AP 2.3	architectural panel
GP	glazing
GP	glazing
PCP	precast concrete panel
SP	colourback glass panel
L	aluminum louvers
MS 1.2	aluminum screen



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6/5/11

BUILDING 2 POPULUM DESIGN
AS PER CONCEPT RESPECTIVE
ON DA61

BUILDING 3 DESIGN AS PER
PLANS ON DA06 TO DA12

DATE	REV	DESCRIPTION
05/11/10	A	REVISED ELEVATION
05/11/10	B	REVISED ELEVATION

Project: 19 HERCULES STREET
Hamilton, Bledano

Architect: MIVAC
Design
Unit 2, 10 Bledano
Hamilton, Bledano
021 111 1111

Drawn: SV JS
Approved: KY
Date: 05/11/10
Scale: @ A1:10 indicated
Drawing no: DA 25
Rev: B

- | Legend: DA Sections and Elevations | |
|------------------------------------|--------------------------|
| API...2.3 | architectural panel |
| G | glazing |
| GB | glass balustrade |
| PCP | precast concrete panel |
| SP | colobnick glass spandrel |
| panel | aluminium bays |
| TL | top |
| AST.2 | aluminium section |

BUILDING-1 ROOM DESIGN AS PER CONCEPT REQUIREMENT ON DA60

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6/5/11

NOTES: DA

1. DESIGN RESOLUTION

1.1 The drawings represent general architectural intent for the purpose of this development application only.

1.2 The internal layout is shown indicatively and is subject to further design resolution.

1.3 The dimensions shown are general only and are subject to further design resolution.

1.4 Location of car park entry point is general only and will be confirmed and delineated at later stage.

1.5 The drawings are shown at a general level only and will be confirmed and delineated at later stage.

1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar point ceiling provisions.

1.7 The drawings are shown at a general level only and are subject to further design development at later stage.

1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, etc.

2. EXISTING STRUCTURES AND SERVICES

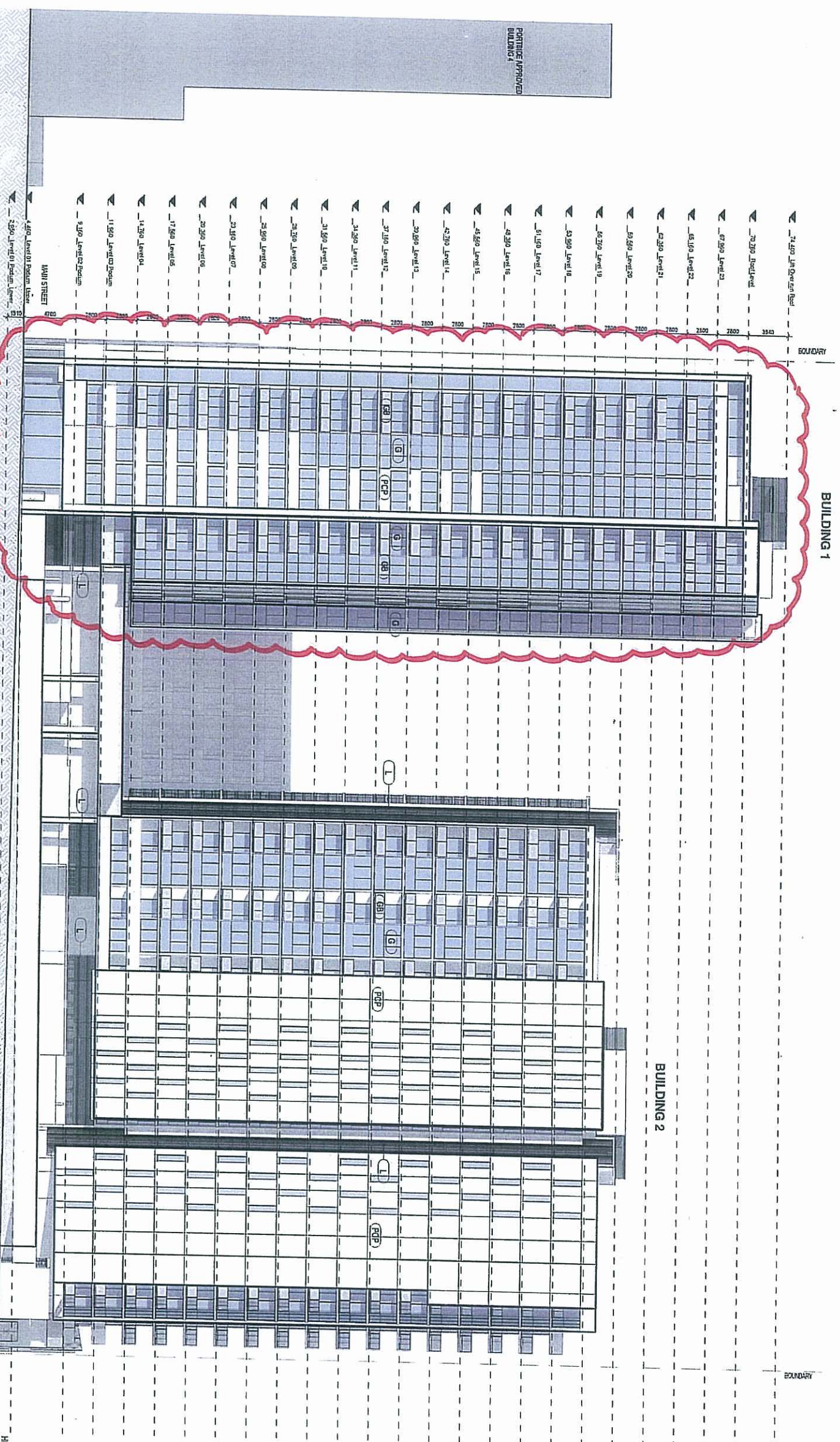
2.1 Existing structures and services are shown only and are indicative of the architectural design intent. Some colour distinction may also occur in the printing process.

2.2 The location of existing structures and services is shown as per the existing survey information and will need to be verified on site at later stage.

2.3 All unchanged site levels are as per the existing survey information.

Legend: DA Sections and Elevations

AP1, 2, 3	architectural panel
G	glazing
GB	glass balustrade
SCP	precast concrete panel
SP	concrete glass spandrel
Panel	aluminum buxer
TL	tile
MS1, 2	aluminum screen



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6/5/11

BUILDING 1 DESIGN AS
PER PLANS ON DA06 TO DA21

DA 27	1	1
25/01/11	1	1
1	1	1
1	1	1

Project:
19 HERCULES STREET
Hamilton, Brisbane

Architect:
Mirvac Design
19 Hercules Street
Hamilton, Brisbane
4017 7777 1111

DA:
DEVELOPMENT APPLICATION
EAST ELEVATION

drawn: ST, AS
approved: RV
date: 05/11/10
drawing no: DA 27
rev: B

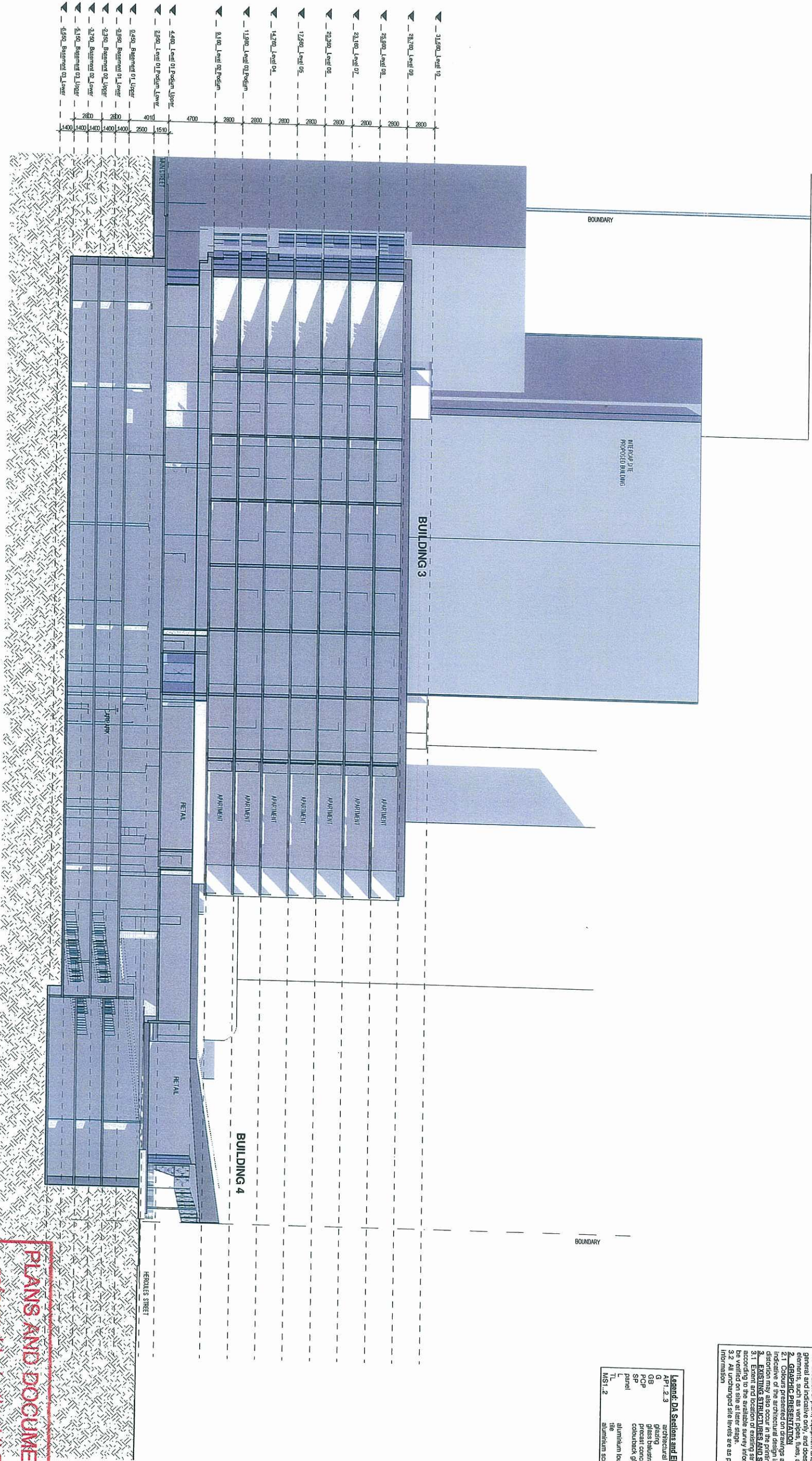
- | Lenevit DA Sections and Elevations | |
|------------------------------------|----------------------------|
| AP1-2,3 | orthocresural panel |
| G | glazing |
| GB | glass balustrade |
| PCP | precast concrete panel |
| SP | calcuttash: glass spandrel |
| panel | |
| L | aluminium louvers |
| TL | tilt |
| MS1-2 | aluminium screen |

Building 3 Design As Per
Plans on DA06 TO DA12

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6/5/11

- 1. DESIGN RESOLUTION**
 - 1.1 The drawings represent general architectural intent for the purpose of the design development application only.
 - 1.2 The drawings are not intended to show indicatively and are subject to further design developments.
 - 1.3 The dimensions shown are general only and are subject to further design resolution.
 - 1.4 Location of car park key point is general only and will be confirmed at design development stage.
 - 1.5 The size and position of all other elements on site screens is indicative and shown in plan and closed positions.
 - 1.6 Ceiling RL, where shown, indicates general ceiling design level only, which does account for services likelihood or similar value calling provisions.
 - 1.7 Where shown, it is shown indicatively only and subject to further design developments.
 - 1.8 Location of plant, equipment and services on drawings is general and indicative only, does not include minor elements such as vent pipes, fans, airlocks, etc.
- 2. EXISTING UTILITIES AND SERVICES**
 - 2.1 Existing utilities and services are generic only and indicative of the architectural design intent. Some colour distinction may also occur in the printing process.
- 3. EXISTING STRUCTURES AND SERVICES**
 - 3.1 All existing structures and services are indicated by reference to the relevant information and will need to be verified on site at later stages.
 - 3.2 All unimproved site levels are per the existing survey information.

Legend: DA Sections and Elevations	
API..2.3	architectural panel
G	glazing
GB	glass balustrade
PCP	precast concrete panel
SP	colouback glass spandrel
panel	
TL	aluminium louvers
TI	tile
MS1.2	aluminium screen



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6/5/11

project:
19 HERCULES STREET
Hamilton, Brisbane

architect:
**Mirvac
Design**
architects
planners
interior designers

Level 22, 60 Margaret St
Sydney, NSW, 2000
Tel: 02 9050 6000
Fax: 02 9250 8187
Kiss Design Pty Ltd
ASN 78 003 219 750



Title:
 DEVELOPMENT APPLICATION
 SECTION 02

drawn: ST
approved: MY
job no: 8700
lot no:

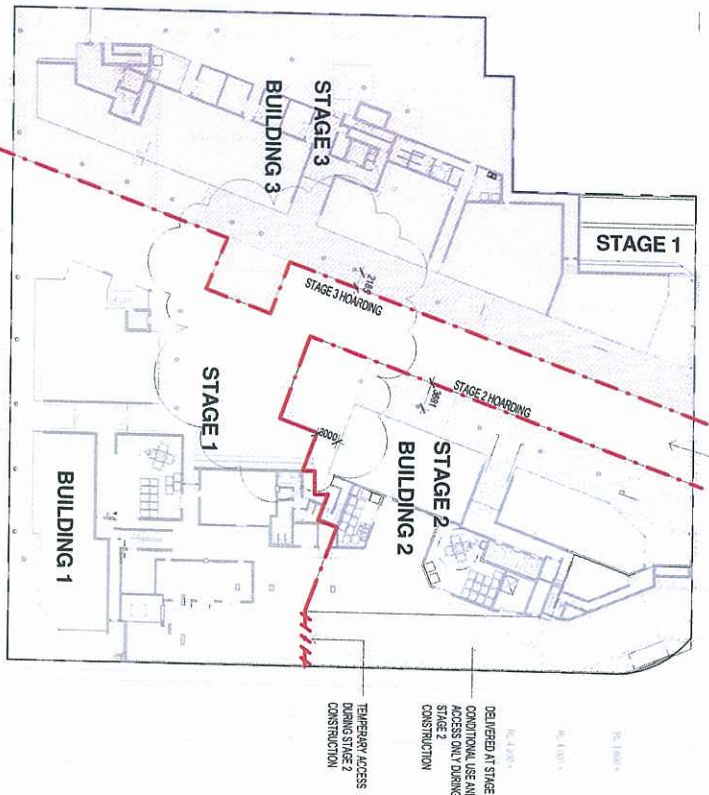
Scale 1: 200
0 4 8 12
date: 05/11/10 scale @ A1: As indicated
drawing no: DA 30 rev: B

HERCULES STREET

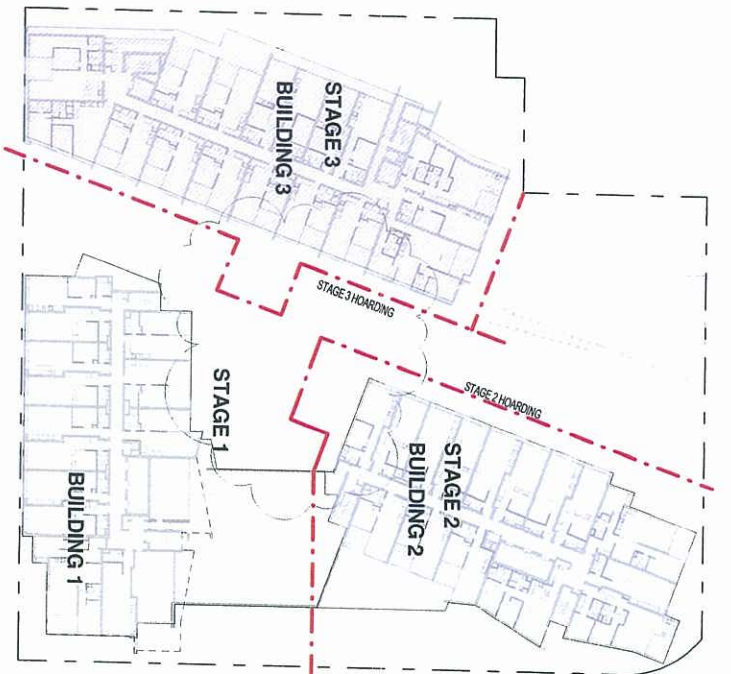
PARTIAL, URBAN PROVISION IN STAGE 1
REFER TO LANDSCAPE PACKAGE



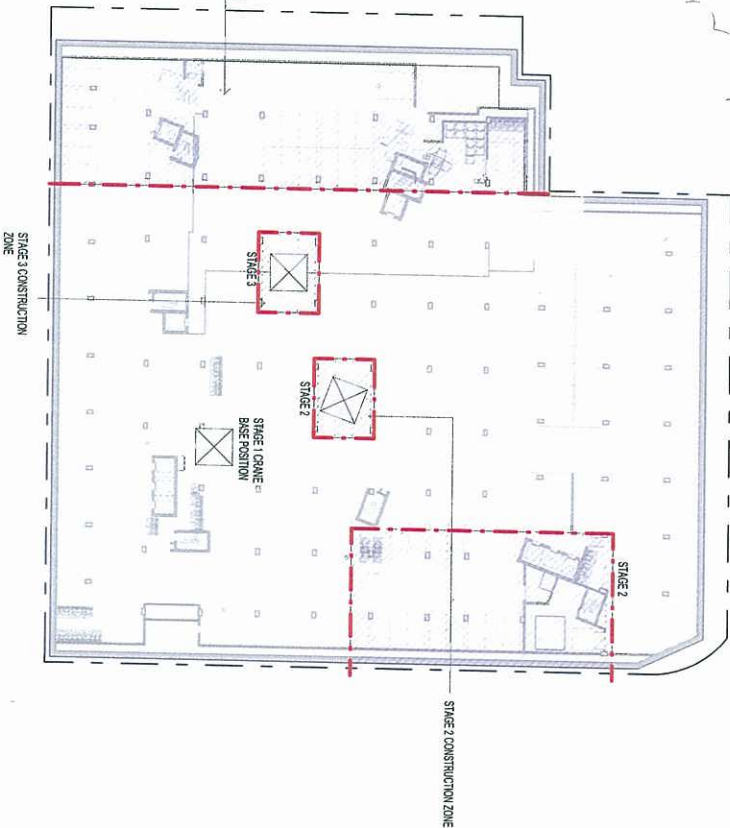
1 Basement Levels 01, 03
1 : 500



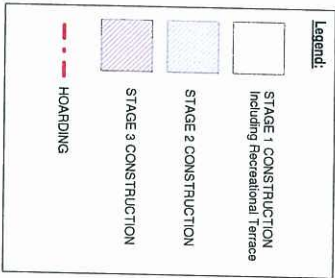
2 Podium Levels
1 : 500



3 Tower Levels
1 : 500



4 Basement Level 02
1 : 500



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6/5/11

date	rev	description
05/11/10	A	RECEIVED APPLICATION
15/11/10	B	RECEIVED APPLICATION
28/11/10	C	RECEIVED APPLICATION
	D	RECEIVED APPLICATION

project:
19 HERCULES STREET
Hamilton, Brisbane

architect:
Mirvac Design
architects
Mirvac Design Pty Ltd
Level 19, 60 Margaret St
Sydney NSW 2000
Tel: 02 9250 8100
Fax: 02 9250 8111
www.mirvac.com.au



title:
**DEVELOPMENT APPLICATION
CONSTRUCTION STAGING
PLAN**

drawn: KD
approved: MY
date: 05/11/10
drawing no: DA 36
rev: D



INTERCU PROVIDED B.M.M.

Level 13_30.830

Level 12_27.410

Level 11_24.580

Level 10_31.580

Level 09_28.770

Level 08_25.870

Level 07_23.150

Level 06_20.200

Level 05_17.250

Level 04_14.250

Level 03_Posidon_11.550

Level 02_Posidon_8.150

Level 01_Posidon_4.450

Level 01_Posidon_1.250

Legend: DA Sections and Elevations	
AP1,2..3	architectural panel
G	glazing
GB	glass balustrade
PCP	precast concrete panel
SP	colourback glass spand
panel	
L	aluminium louvers
TL	tile
MS1,2	aluminium screen

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6/5/11

date	REV	amendment
16-11-10	A	DEVELOPMENT APPLICATION
25-02-11	B	FINAL UCLDA AMENDMENTS

project:
19 HERCULES STREET
Hamilton, Brisbane
architect:
**Mirvac
Design**
interior architect:
interior design:

Level 2E, 62 Raffles Rd.
Singapore, 119070
Tel. 67 6330 0000
Fax. 67 6330 8885

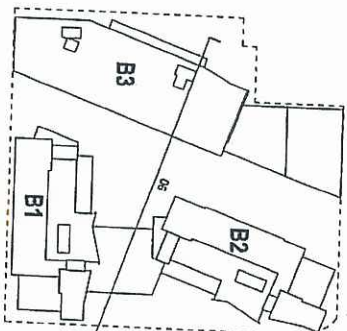
Winn-Dixie Dry Goods, Inc.
Attn: 700 S.W. 32nd St.
Fort Lauderdale, FL 33309

 **mirvac**

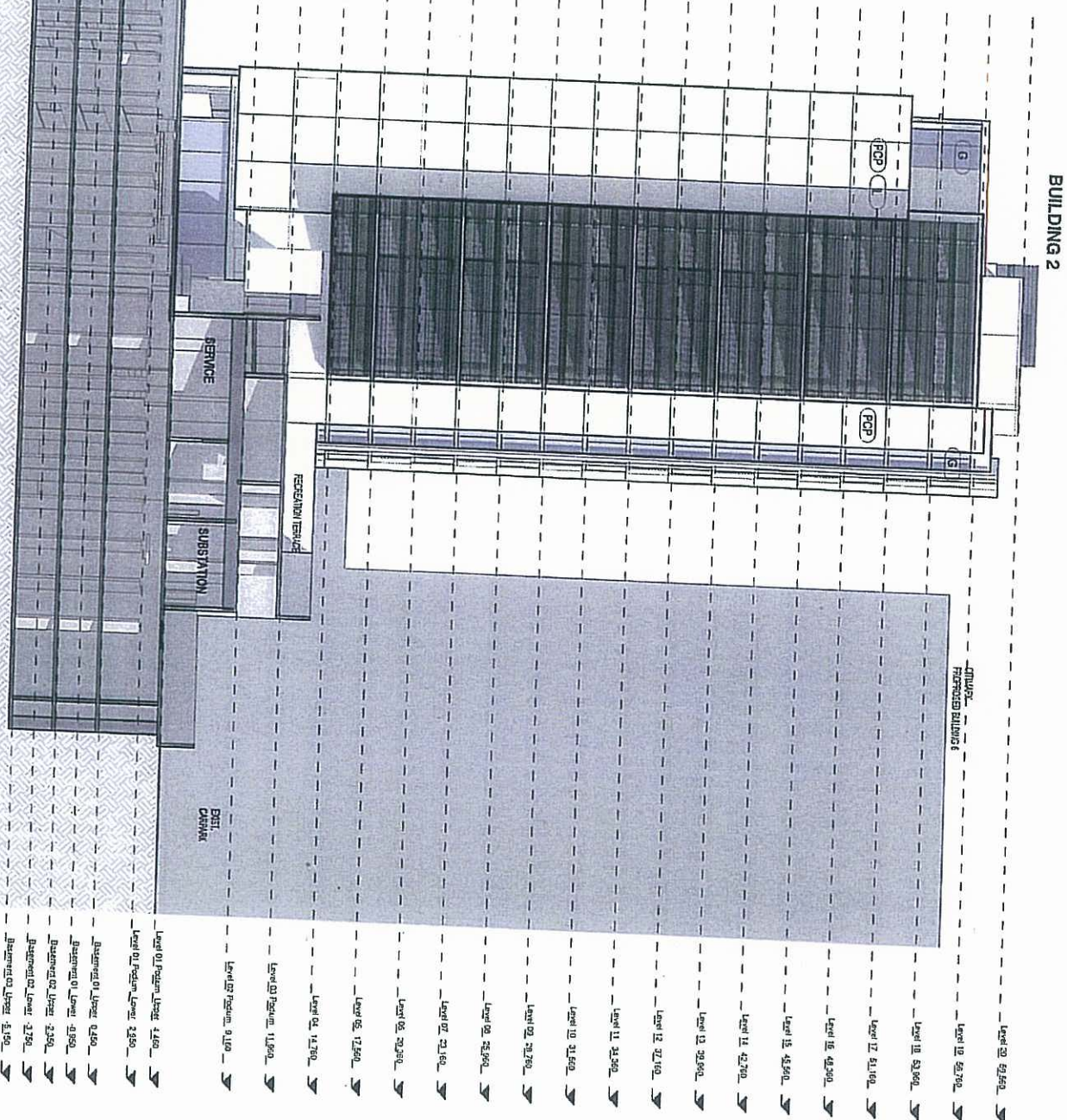
title: DEVELOPMENT APPLICATION
SECTION 05

drawn: Author Scale 1:200
 approved: Approver 
 job no: 8700 date: 05/11/10 scale @ A1: As indicated
 lot no: drawing no: DA41 rev: B

HERCULES ST



Legend: DA Sections and Elevations	
API 1.2.3	architectural panel
GB	glazing
PCP	glass balustrade
SP	aluminium glass panel
panel	aluminium glass panel
TL	aluminium louvers
MSL 1.2	aluminium screen



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6/5 /11

BUILDING 3 DESIGN AS PER
PLANS ON DP06 TO DA12

DATE	NO.	DESCRIPTION / ACTION
25/11/10	1	FINAL LIAISON

Project:
19 HERCULES STREET
Hamilton, Brisbane

Architect:
MIRVAC
Design
19 Hercules Street
Hamilton, Brisbane
4017 (07) 325 1111

Development Application
SECTION 06

Drawn: Auto
Approved: Kesteven
Job no: 8700
Date: 05/11/10
Drawing no: DA 42
Rev: B