

5 HERCULES STREET, HAMILTON

Own or Develop in Northshore Brisbane

Exclusively marketed by



Executive Summary

An exceptional investment opportunity on the doorstep of Portside Wharf with options to develop, hold or occupy.

Property Address	5 Hercules Street, Hami	lton							
RDP	Lot 1 on SP231749								
Land Size	1,382 sqm*								
Building Size	892 sqm*								
Zoning	Mixed Use High Density Zone								
Planning Scheme	Northshore Hamilton Urban Development Area								
Easements	Emt A on RP201549 (601401144)	Burdening the land	Access and services (existing sewerage pipes and rainwater downpipe associated with Lot 645 on SL2184)						
Lascilleilis	Emt Z on SP274611 (712867368)	Burdening the land	Access						
Existing Use	The land is currently imp	oroved by a sin	gle storey commercial building.						
Rental Income	\$61,800.00 per annum plus outgoings plus GST								
Sale Method	Expressions of Interest closing 15 th of April 2025 at 3pm AEST								

The Opportunity

Blue Commercial are pleased to offer to the market, an Approved, 18-19 storey residential-led mixed use development, comprising non-residential at ground level and residential uses in the tower above.

The existing building is a single story commercial character building partly occupied by Paws & Relax Doggy Day Care. The character building offers great frontage onto Hercules and Main Street and there's a balance space which can be refurbished to occupy or lease out.

The property is offered via Expressions of Interest close 15th of April 2025 at 3pm (AEST). For further information or to arrange an inspection, please contact the exclusive agent below.

Herman Hunt

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Join Northshore Brisbane: Brisbane's connected, sustainable and welcoming riverfront precinct.

Location Overview

The site is located in the Northshore Hamilton Priority Development Area, within a developing residential-led mixed use area.

5 Hercules Street, Hamilton located approximately 6.3 kilometres northeast of Brisbane's Central Business District and is located within proximity of Kingsford Smith Drive (a major arterial road), which provide connections to the City Centre, Brisbane Airport, and Gateway.

Strategically positioned at the entry of Portside Wharf Retail precinct which offers riverside dining and entertainment destination including Byblos, Dendy Cinema, IGA, Rise Bakery as well as multiple quality and well-established retailers. Consequently, the site presents an exciting opportunity for a developer to deliver a building that has potential extraordinary views.

Points of Interest

	Portside Wharf	230m
TI	Eat Street	1.5km
ı	Brisbane CBD	15 mins
×	Brisbane Airport	10 mins





This is an unmissable opportunity to partner with the Queensland Government on Northshore Brisbane's multi-billion-dollar transformation into the city's epicentre for innovation and economic growth.

At the crest of a new wave of Brisbane culture, Northshore Brisbane is setting the scene for the future of creative arts, entertainment and leisure in the city. Northshore Brisbane is a creative leader, curating and attracting world-class events, artists and experiences.



\$12 Billion

Invested into Queensland's largest waterfront urban renewal development



25,000 Employees

Will work across the precinct.



14,000 Homes

Providing diverse housing options



2.5 Kilometres

Of prime Brisbane riverfront reclaimed for public use.





Existing DA Approval for a 9,927 sqm high-density mixed-use development

Development Features

- + 130 Short-term Accommodation units 107 Rooming Accomodation units
- + 576sqm of retail and commercial space, activating Hercules Street and Main Street
- + Communal open spaces within the podium and rooftop
- Situated within Economic Development Queensland (EDQ),
 a dynamic planning authority focused on creating vibrant,
 liveable communities.
- Positioned to benefit from potential infrastructure improvements linked to the proposed Olympic Village, enhancing long-term value and appeal.



Plans & Summary

DA581

DEVELOPMENT SUMMARY

		Total GFA	
	Co-Living	Hotel	Non-residential*
	sqm	sqm	sqm
Ground Level	0	0	264
Mezzanine	0	0	315
Level 01	0	0	88
Level 02	0	0	147
Level 03 (Hotel + Recreation)	0	472	172
Level 04 (Co-Living + Recreation)	352	0	302
Level 05 (Co-Living)	557	0	96
Level 06	557	0	96
Level 07	557	0	96
Level 08	557	0	96
Level 09	557	0	96
Level 10 (Hotel)	0	557	93
Level 11	0	557	93
Level 12	0	557	93
Level 13	0	557	93
Level 14	0	557	93
Level 15	0	557	93
Level 16 (Hotel Suites)	0	565	85
Roof			
Totals	3137	4379	2411

	Co	Living					otel			Commercial	7	Communal (I	Recreation)		Ca	rparking	Building Services / Circulation			Area Per Floor	Max Allowable Height 85m	*Incl. I
Internal Area	External Area	Studio	Accessible	Gross Area	Studio	Wide Studio	Suite	Common Internal	Common External	Tenancy	Area Internal	Area External	Landscaping	Hardscaping	Area	No. of Spaces	Circulation	Services + Core	Storage	Gross Floor Area (GFA)	Floor Height	
sqm	sqm			sqm	1000000					sqm	sqm	sqm	sqm	sqm	sqm	qty	sqm	sqm	sqm	sqm	mm	
										264			56	144	292	4		628		264	5200	*MRV
										315			7	2.11	828			123		315	3500	-
								88					12		1072	31		83		88	3100	_
								147					13		1035	29		72	29	147	3100	_
1				472	11		1	120	62		52	167	211			1		211		644	3100	
352	42	12									227	126	23				75	100		654	4600	
557	15	18	1										7				96	55		653	3100	_
557	15	18	1										7				96	55		653	3100	_
557	15	18	1								1		7				96	55		653	3100	
557	15	18	1										7				96	55		653	3100	
557	15	18	1									0	7				96	55		653	3100	
- 1				557	16	1	1						3				93	77		650	3100	
1				557	16	1	1						3				93	77		650	3100	
- 3				557	16	1	1						3				93	77		650	3100	
				557	16	1	1						3				93	77		650	3100	
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		()		557	16	1	1					i i	3				93	77		650	3100	
				565		5	6						3				85	77		650	3100	
												8	331	9				354			2600	4
3137	117	102	5	4379	107	11	13	355	62	579	279	293	709	153	2399	64	1198	2385	29	9927	58900	\dashv
		Total Apartment	107	3		Total Hotel Room	131			×	371	72					7.0	15	7	MAX GFA 12,800m2	72	-

Bicycle Parking Analysis	Visitor	Resident
Required Council Rate	0.06	0.25
Required Bikes	0	0
Provided Bikes	17	56

enternal walls. Area excludes common and recreational areas.

*Gress Brook Area (GRA) is calculated as per trishance (IT) consocration

(ECC) definition and rounded all strenger of the building, measured

from the causilie of the extensi walls and the centre of any common

calculation critical straining envirus, galance recipionest, access

between levels, as ground floor public lobby, a multi paring loading,

or manovering vehicles, surveitour dravate floores whether

rounded or not

"Areas Sauding Reva (GRA) is calculated to include all areas

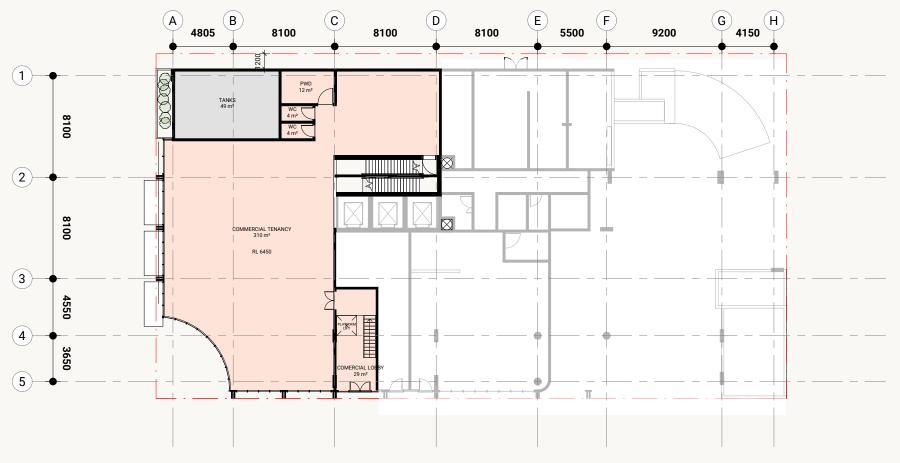
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and beloome.

5 HERCULES STREET, HAMILTON 10

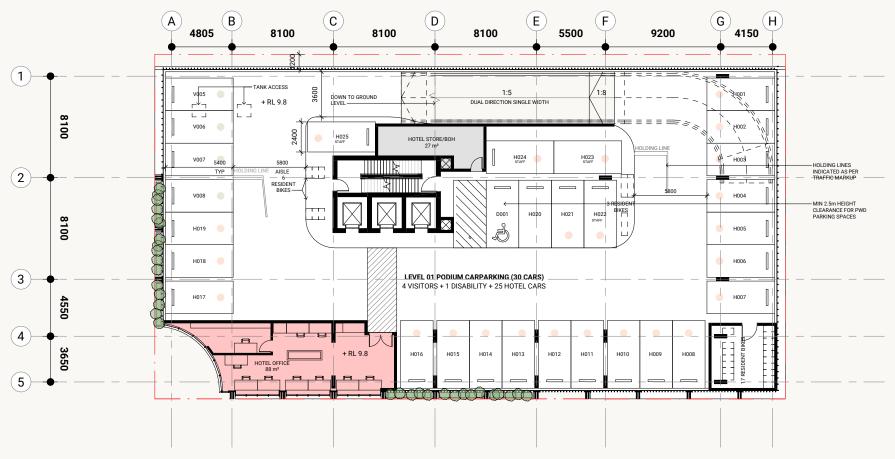


DA100.5 FLOOR PLAN - MEZZANINE



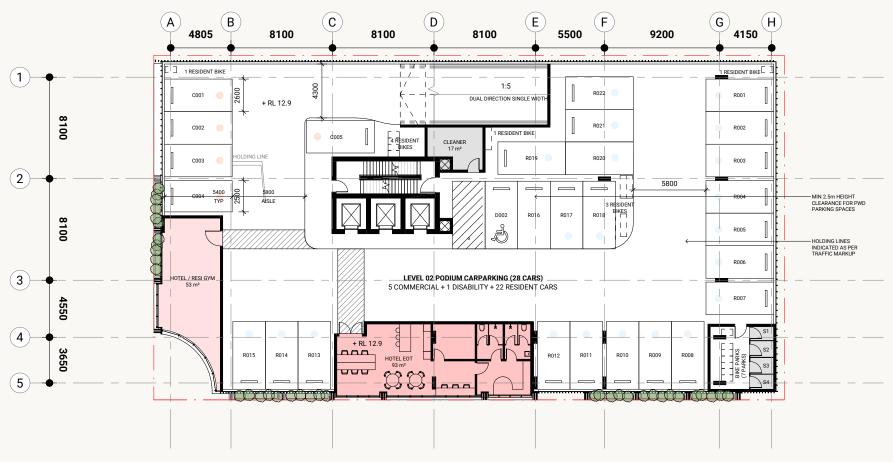


DA101 FLOOR PLAN - LEVEL 01 - PODIUM CARPARKING





DA102 FLOOR PLAN - LEVEL 02 - PODIUM CARPARKING





DA103
FLOOR PLAN - LEVEL 03 - RECREATION TERRACE







DA104
FLOOR PLAN - LEVEL 04 - CO-LIVE + UPPER RECREATION TERRACE







DA105 FLOOR PLAN - LEVEL 05-09 - CO-LIVE TYPICAL







DA110 FLOOR PLAN - LEVEL 10-15 - HOTEL TYPICAL





DA116 FLOOR PLAN - LEVEL 16 - HOTEL SUITES





DA117 FLOOR PLAN - ROOF







For further information please contact the exclusive agent below.

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