

SUFFICIENT GROUNDS PACKAGE

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2019/1073

Date: 22 December 2020

Superior Design outcome

Through a superior level of design and public contribution, this development will be a major contributor to the Northshore Area. The proposed development protects, manages and enhances natural systems and promotes the use of efficient material, water and energy to minimise impacts on the environment. Superior Design

Water Conservation

The proposed development considers ecological values and actively seeks to achieve water reduction and efficiency.

- Rainwater is harvested from the roof catchment and can be used for irrigation and pool top-up
- All tapware, cisterns and shower roses will achieve WELS ratings above the minimum requirements. Tapware will achieve minimum of 4-star, cisterns will achieve a minimum of 4-star and shower roses will achieve a minimum of 3-star WELS ratings.
- Common area water meters are fitted with leak detection system with an active alarm process.

Energy Management

The building incorporates significant passive design initiatives that result in improvements of running costs, efficient resource use and reduction in greenhouse gas emissions. This demonstrates the Project's dedication to an environmentally responsive design.

- Significant improvements on the minimum Building Code Passive Design requirements by at least 2 stars. The development will achieve an average 7 star NatHERS rating, with the lowest individual rating achieving minimum 6 star energy rating.
- Occupancy controls will be included in lobby's, common area hallways and carparks so that lighting and air conditioning will be motion sensing, reducing energy wastage.
- Energy efficient lifts. Regenerative drive converts the excess energy generated by a lift into electricity that can be reused elsewhere in the building.
- Capacity for electric car charging facilities (maximum 1 bay per apartment), upon buyers request.

4 Star Green Star: Design and As Built Certification

This certification aims to encourage and reward:

- Practices and processes that support best practice sustainability outcomes
- Initiatives that enhance the comfort and well being of occupants
- Projects that are constructed to reduce overall greenhouse gas emissions from operations by addressing energy demand reduction, use efficiency and generation from alternative sources
- Initiatives that reduce the consumption of potable water
- Projects that use low impact materials
- Projects that reduce negative impact on the sites ecological value
- Assess environmental impacts of 'point source' pollution generated by projects and reduce their effects on the atmosphere, watercourse and native animals
- Recognise the implementation of innovative practices, processes and strategies that propose sustainability in the built environment.



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Public Realm

The development proposes to provide a superior public realm which creates a focal point and improves the precincts identity. The Public Realm provides a platform to commemorate the neighbourhoods port history, encourage play and to celebrate innovation, creativity and beauty in the neighbourhood.

The public realm will assist in creating a landmark development for this precinct.

The ground floor external space is divided up into three main areas. Two prime active frontages; one to the east and one to the south, and a service area to the west.

The SOUTHERN LANDSCAPE PLAZA features the water interface along with the large pedestrian and cycle pathway, that connects past Portside Shopping Precinct, through to the recently completed Lores Bonney Riverwalk. The pathway provides a 5m wide unobstructed pathway through the river frontage of the site and is flanked by landscape elements and retail spill-out spaces. The wharf area to the south of the pathway, offers generous sitting walls and mounded turf topographies, providing pedestrians/cyclists, retail visitors and

residents a place to rest and take in the river views/breezes.

The 'LANDSCAPE FEATURE PLAZA' situated to the north east corner of the site, provides a space that is inviting, enticing pedestrians to the area through the use of high quality art, materials and design. Overall the space will allow for outdoor dining and informal seating along with opportunities for play and views into the neighbouring park. There are places to sit and rest or places to explore. The central clear spine, that is positioned in between the retail frontage and the Landscaped Plaza, allows for easy sight lines though and pedestrian movement around the retail and residential lobby entrance.

The Landscape Feature Plaza is a representation of the typical natural elements making up the Brisbane River landscape.

The artistic representation is based on merging the undulating Brisbane River with an organic form of the Fig Tree. The wavy profile incorporates high and low points in the soffit structure and on the ground plane, providing a visual effect representing the underside of a Fig tree (to the soffit) and the

undulating form of the Brisbane River (to the ground plane).

Reflective material to the soffit simulates the reflections that can be observed between a still evening sky and the river. The reflective material also provides a sense of height to the space and allowing more natural light to enhance the pedestrian experience.

The dramatic vertical timber stalactites are inspired by the canopies of Fig Trees which are a significant part of Brisbane's character and history. The abstract forms, along with feature lighting will provide a visual connection & immersive experience to the adjacent park & existing Fig Trees.

Curves and mounds in the plaza design are inspired by sandbanks and eddies created by the movement of water. The curvilinear forms often seen along rivers and coastlines are represented through the pavement patterning.

The recycled timber log steppers represent the Mangroves clusters that form on the river banks and reference the piles and poles used to create the wharves of its industrial past..



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Landscape & Outdoor Recreation

The development proposes to deliver 40.2% of site cover for recreational uses. This is achieved through Rooftops and Podiums which provide residents with elevated recreational opportunities to enjoy Brisbane's subtropical climate. These recreational spaces provide outdoor and semi-outdoor recreation spaces with exceptional views of the Brisbane River and Brisbane CBD and provide options for both intimate and group gatherings.

- Level 4 features private terraces and a large communal open space. This area includes BBQ facilities, outdoor cinema, raised platform stage, fire pits, seating opportunities and landscaping.
- Landscaping extends from the streetscape to the building's facade, connecting the ground plane to the landscaped levels above. This use of planting has been shown to assist in heat reduction, CO2 filtration and noise reduction.
- The developments rooftop features further landscaped spaces, increasing the amenity for the building's residences whilst reducing solar gain to the building.