

SUBJECT TO COMPLIANCE ASSESSMENT

Increase building setback to 9m from boundary.
Reconfigure apartments / building design to achieve setback.

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Reconfigure outlook of habitable spaces of all apartments on the eastern boundary towards Gregory Tce and the Drill Hall (e.g. through the use of a fin-shaped floor plate, providing solid walls to the north-east, but large windows looking north and south).

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/759
Date: 25 January 2017



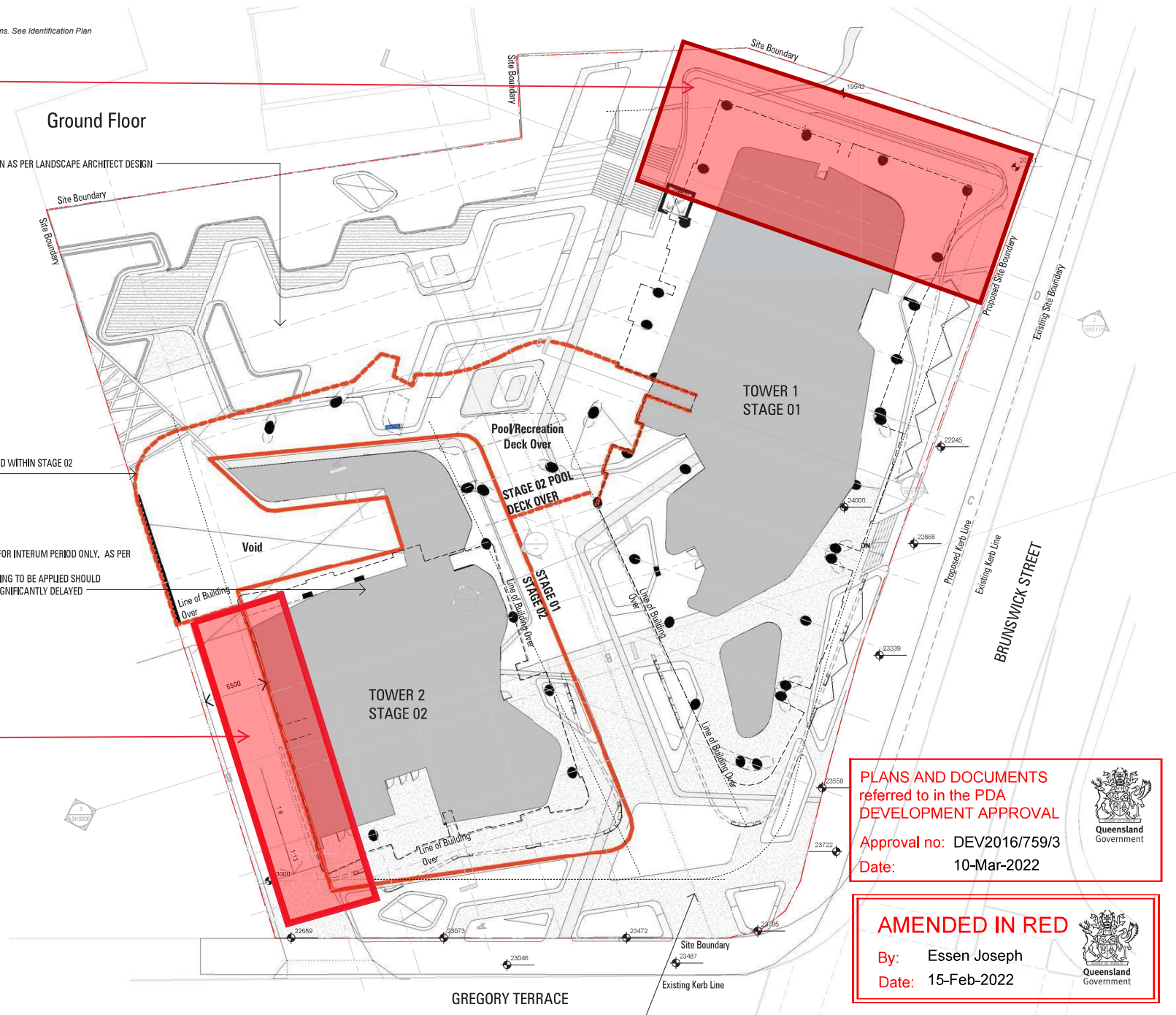
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/759/3
Date: 10-Mar-2022



AMENDED IN RED

By: Essen Joseph
Date: 15-Feb-2022



1 | Staging Plan

1 : 200

FORECOURT AND PLAZA DESIGN AS PER LANDSCAPE ARCHITECT DESIGN

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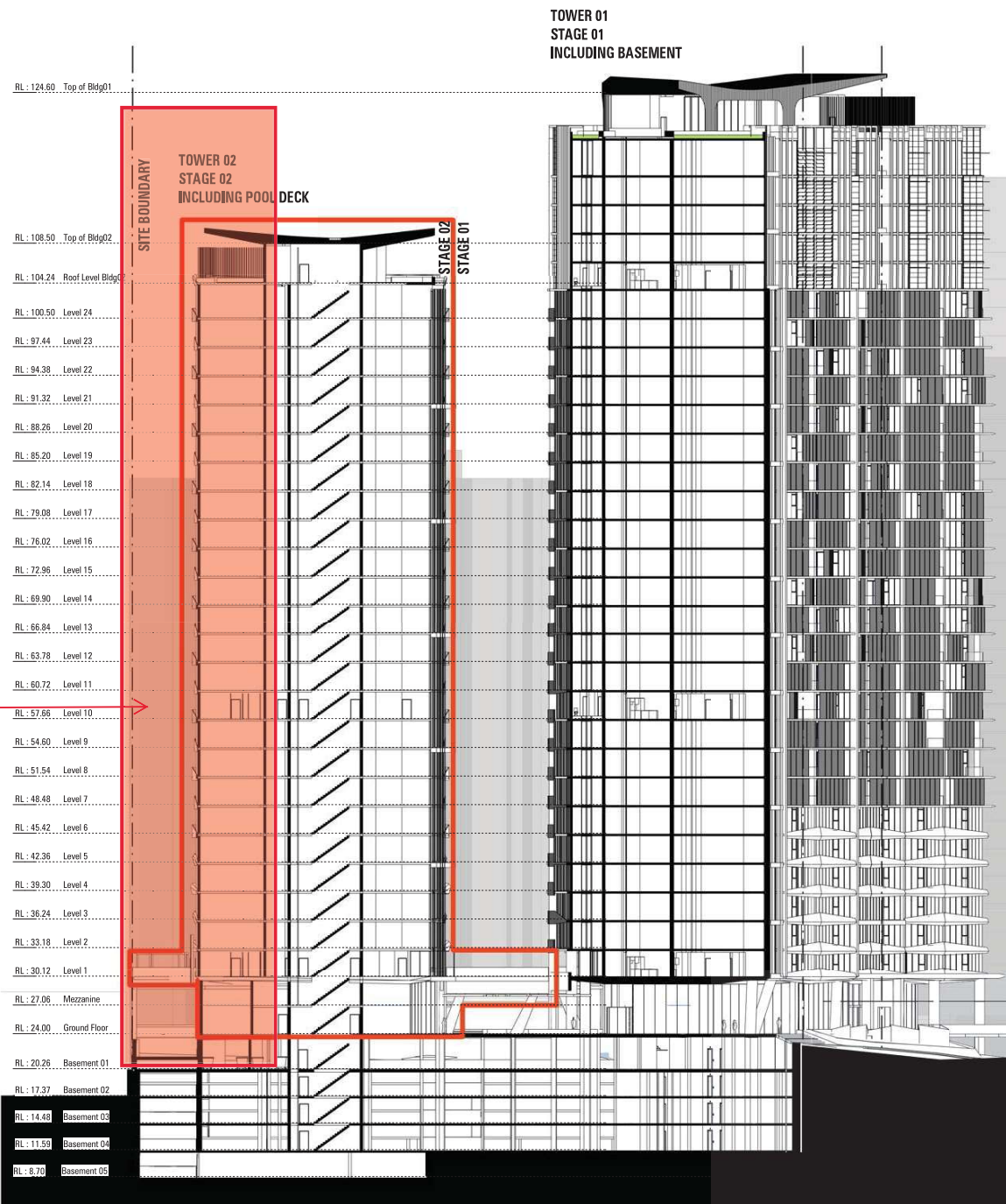
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1 | SECTION BB - TOWER 2 STAGING PLAN

1 : 250



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Southern facade to
be amended - refer
to approved floor
plans.

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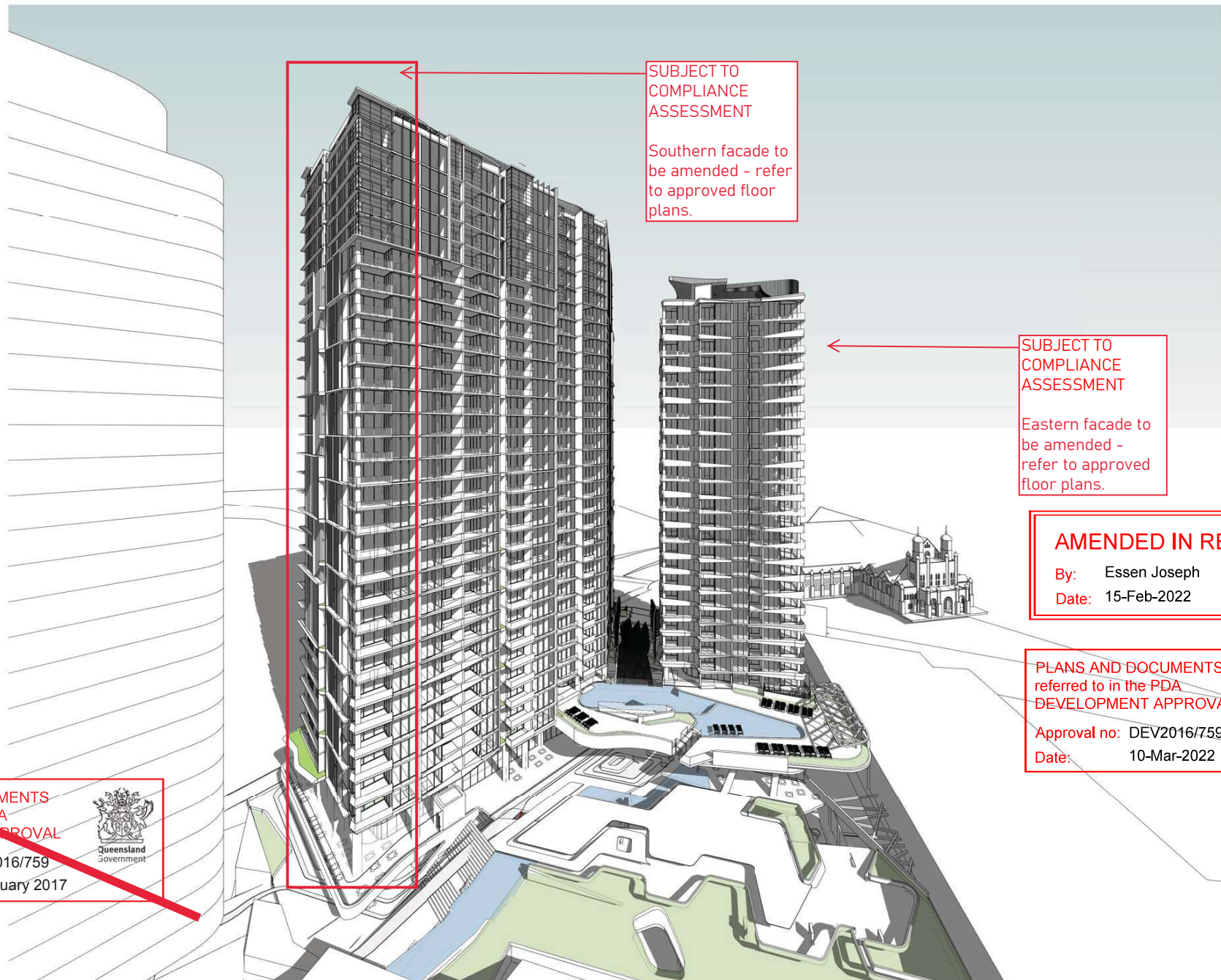


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1 | ENTRY

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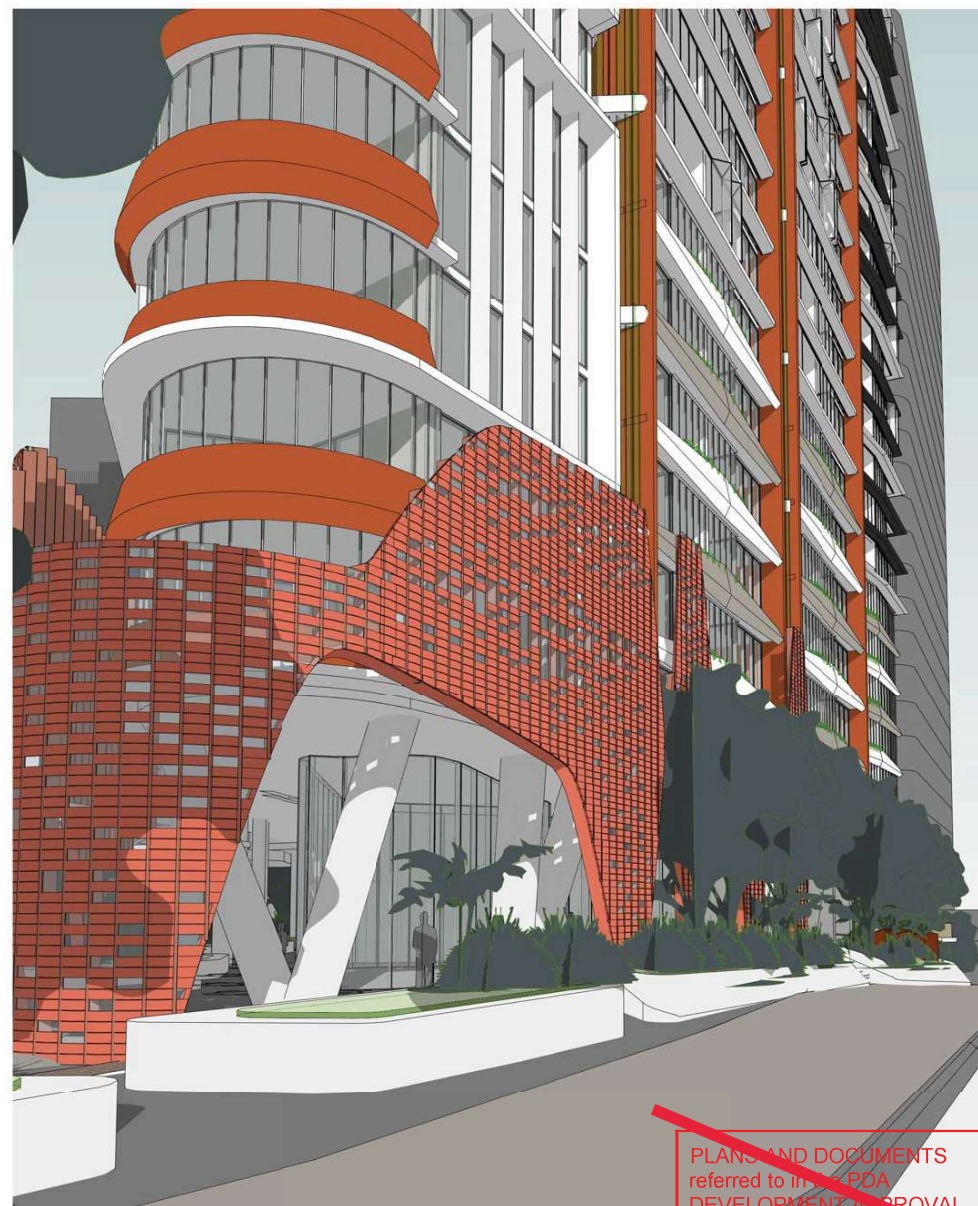
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1 | TOWER 02 TERRACOTTA SCREEN EDGE

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2 | TOWER 01 TERRACOTTA SCREEN EDGE

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Carpark Legend

-  Code Compliant PWD Carpark
A Accessible Carpark - 3.0m x 5.5m
T Tandem Carpark



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Carpark Legend

- Code Compliant PWD Carpark
A Accessible Carpark - 3.8m x 5.5m
T Tandem Carpark



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Basement 01

Visitor Park Zone

SUBJECT TO COMPLIANCE ASSESSMENT

Basement design to accommodate planting of mature trees above, commensurate with BCC deep planting requirements.

Compliance assessment documentation to demonstrate viability of establishing and maintaining trees in good health.

See also the approved Landscape Design Intent for species selection, and its implications for planter design.

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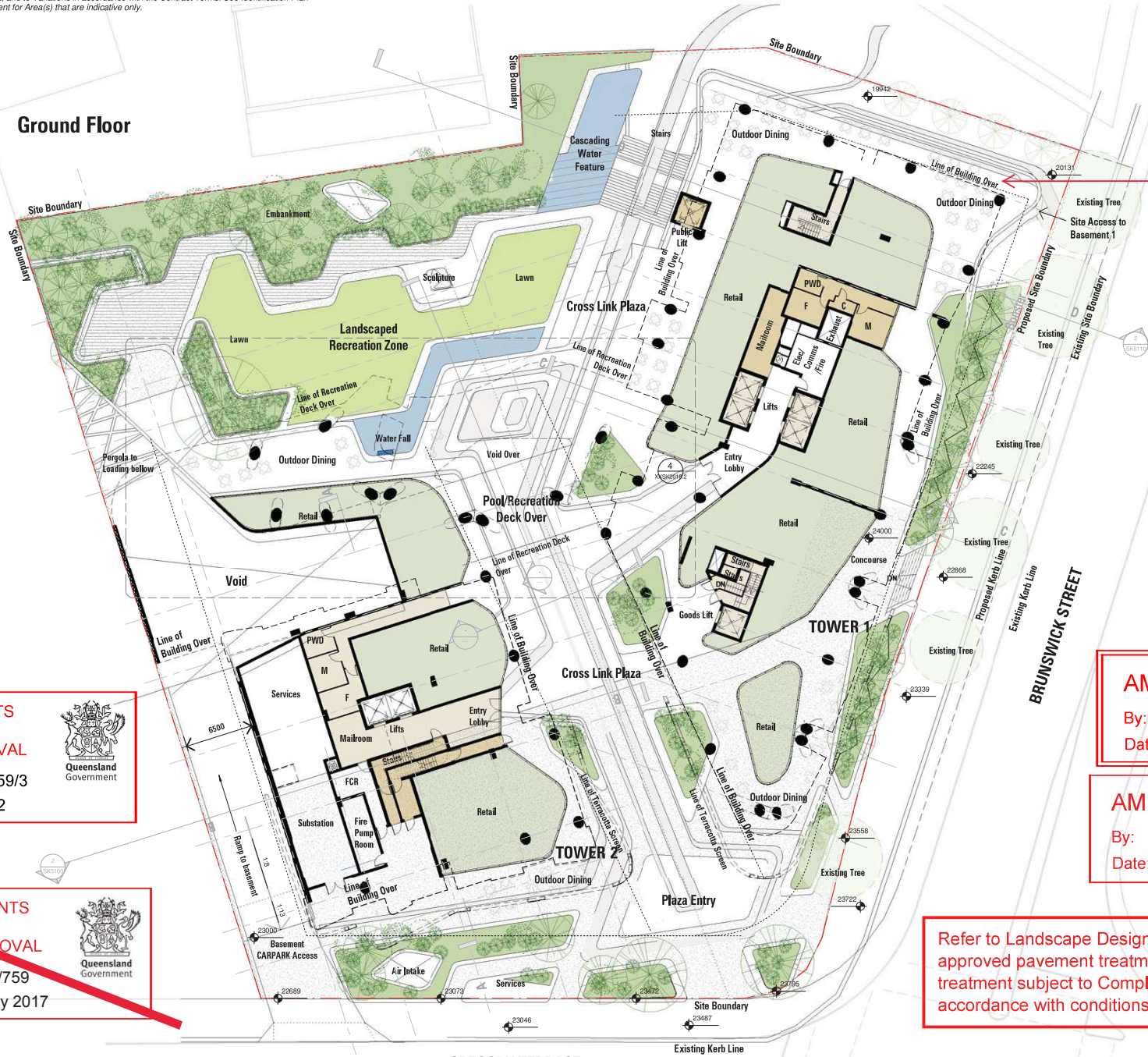


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Retain existing tree, having regard for depth and spread of roots, and amend basement design to achieve retention. Amend lower basement levels if required.

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Ground Floor



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Refer to Landscape Design Intent, prepared by Form (as amended in red) for tree retention requirements.

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By: Essen Joseph
Date: 15-Feb-2022



AMENDED IN RED

By: Tom Barker
Date: 25 January 2017



Refer to Landscape Design Intent, prepared by Form, for approved pavement treatment for Ground level. Pavement treatment subject to Compliance Assessment in accordance with conditions of approval.

GREGORY TERRACE

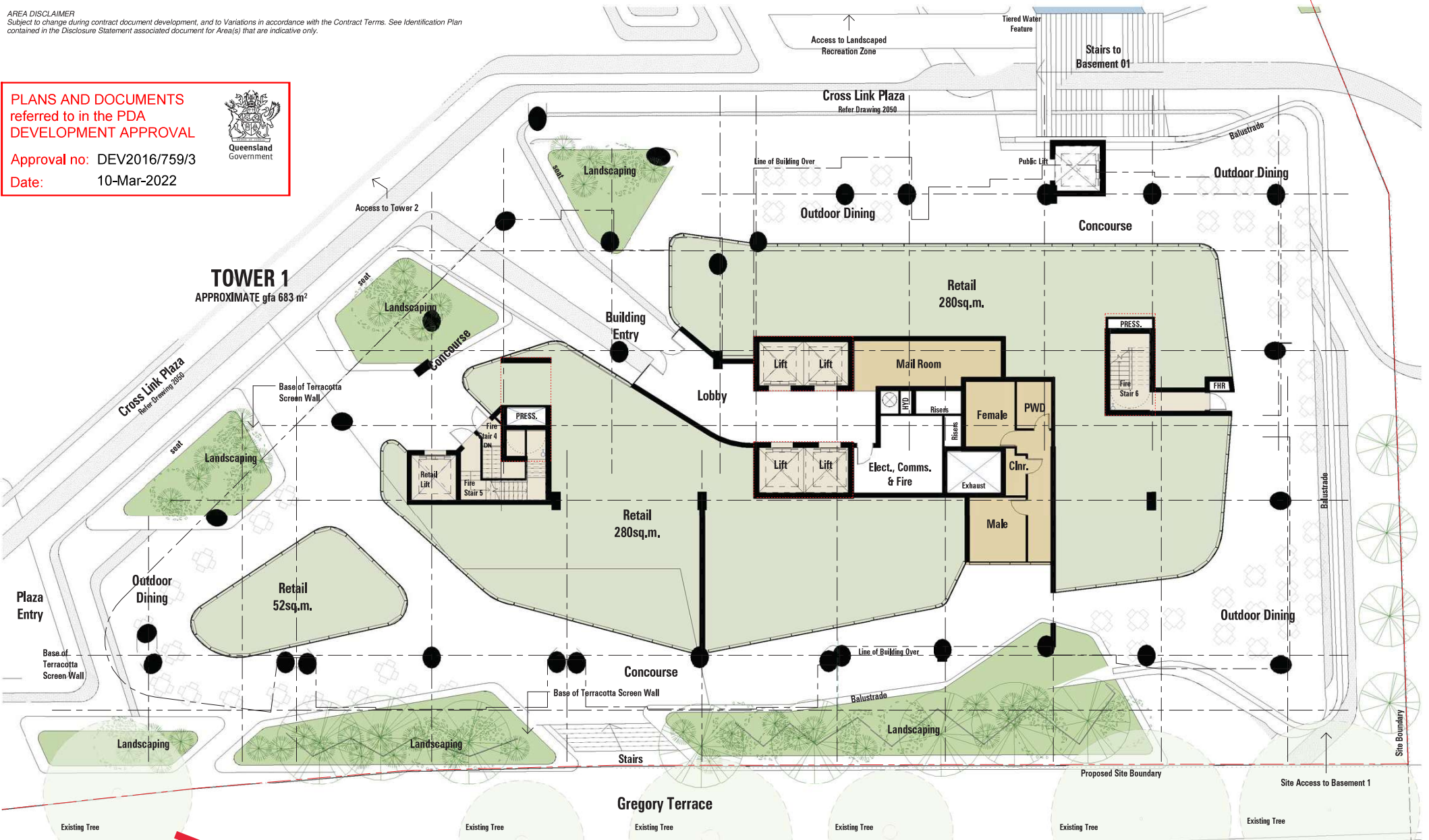
BRUNSWICK STREET

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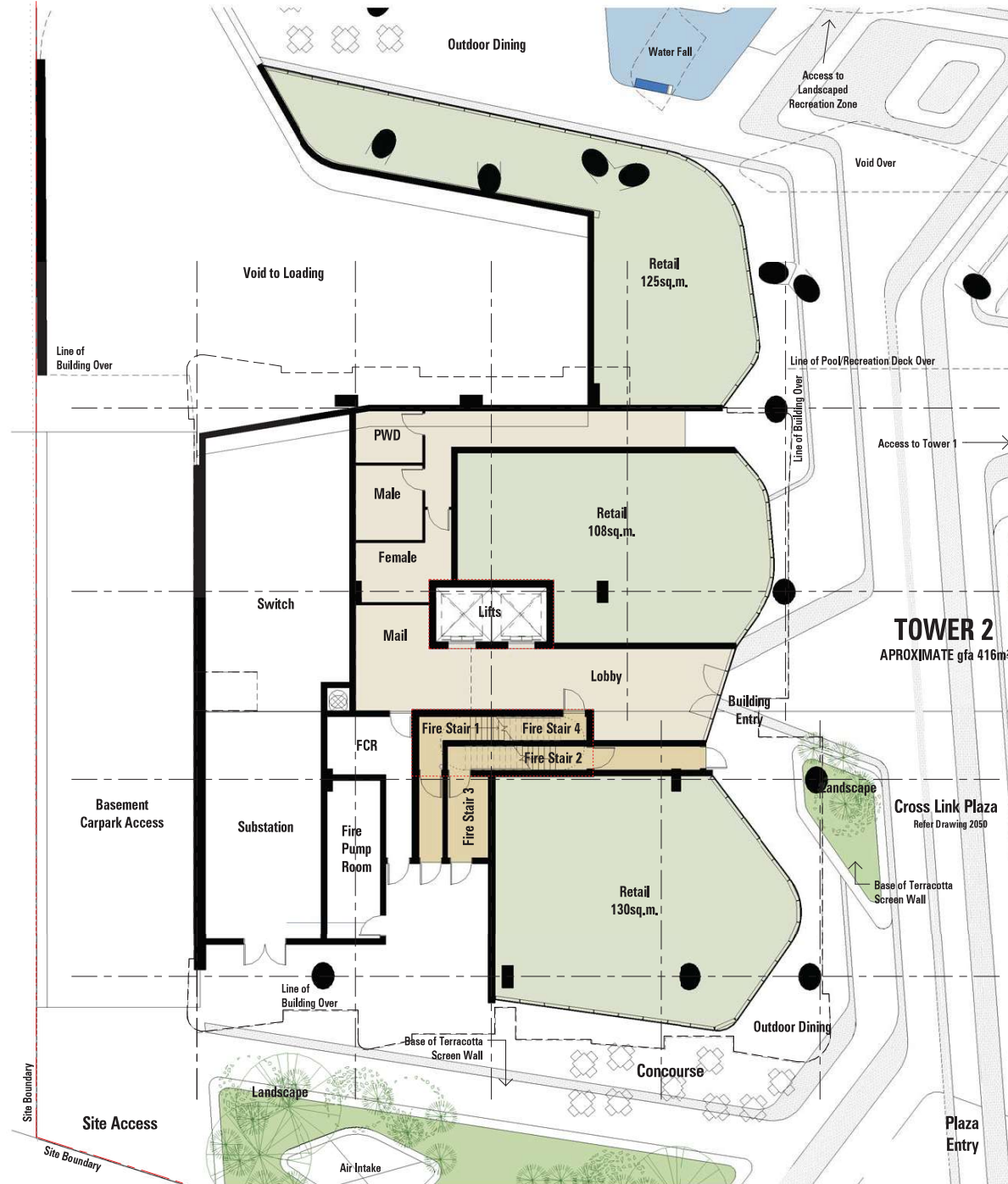


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Landscape Legend



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INCREASED DEPTH TO PLANTER BED. VERTICAL TRELLACE SYSTEM TO BE INSTALLED ALONG BLADE WALL

TOWER 2

TOWER 1

INCREASED DEPTH TO PLANTER BED. VERTICAL TRELLACE SYSTEM TO BE INSTALLED ALONG BLADE WALL

Lookout

Glass Bridge & Water Fall

Void

Shallow Recreation Pool

Outdoor Recreation Deck

Feature Glass Lap Pool

Line of Building Over

Pool Fence

Pergola

Line of Building Over

Line of Building Over

Line of Building Over

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GREGORY TERRACE

LEVEL 01

89084C16
SK3010

DATE: 16/12/2016 8:46:23 AM
SCALE: 1:200 @A1



ISSUE: PRELIMINARY

DATE: 22/09/2016
REV: P4

EDQ ISSUE 16/12/2016

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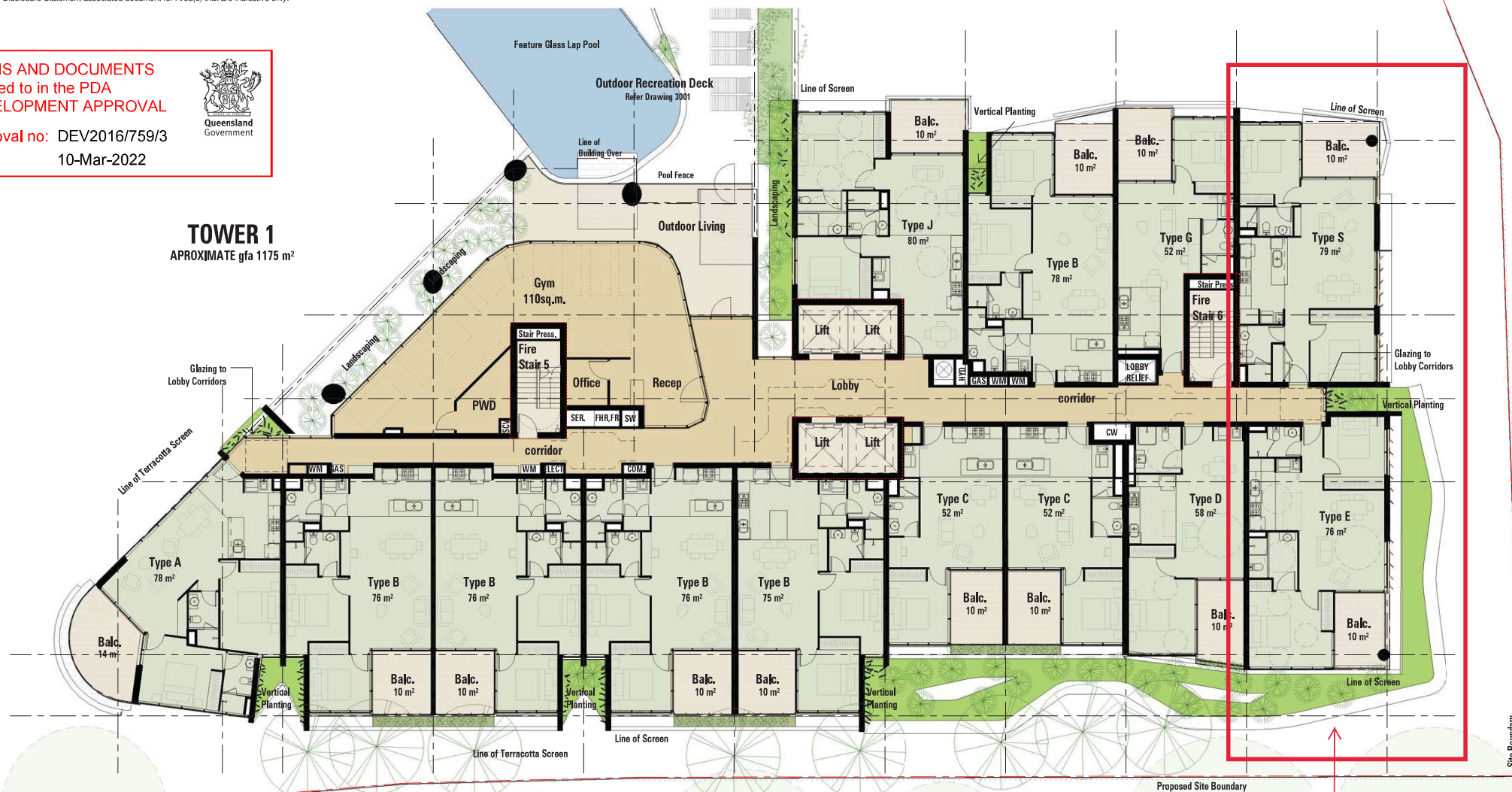
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TOWER 1

APPROXIMATE gfa 1175 m²



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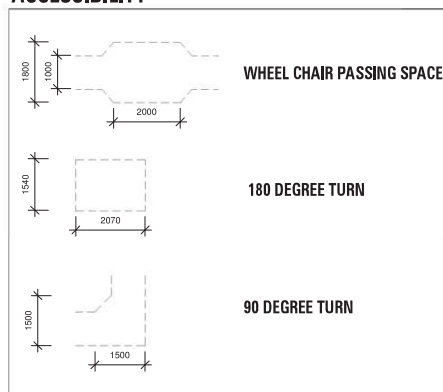


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ACCESSIBILITY



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TOWER 1

TOWER 2

ENTRANCE DOORS ACCESSIBLE COMPLIANCE FROM CORRIDOR

ALL DOOR ENTRIES MINIMUM 1700 CORRIDOR WIDTH

RESIDENT CONTROLLED OPERABLE SCREENS TO WESTERN FACADE

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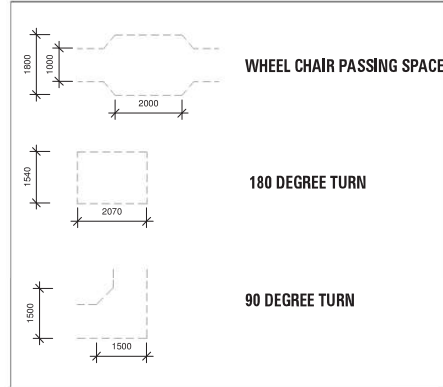


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ACCESSIBILITY



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TOWER 1

APPROXIMATE gfa 1234 m²

AMENDED DOOR THRESHOLDS FOR ACCESS

ADDITIONAL VERTICAL BLADES TO ACHIEVE THERMAL COMFORT

SCREENS TO PARTIALLY CLOSE BALCONY SPACE TO WESTERN SUN

ADDITIONAL VERTICAL BLADES TO ACHIEVE THERMAL COMFORT

PROPOSED BIFOLD SYSTEM
*REFER TO SECTION D6 - WESTERN FACADE DETAILS

BIFOLDS CLOSE INTO 3M LONG PANEL AND CAN BE SLID ACROSS APARTMENT EDGE

VERTICAL PLANTING AMENDED TO TRELLIS SUPPORTED ON BLADE WALL, NO OBSTRUCTION TO BEDROOM WINDOW

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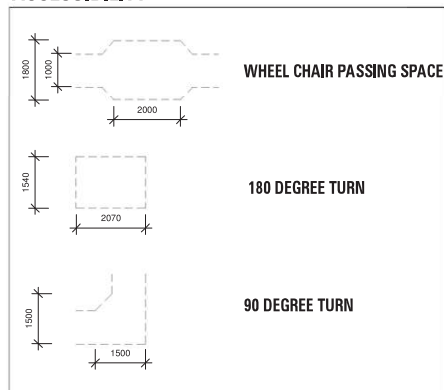
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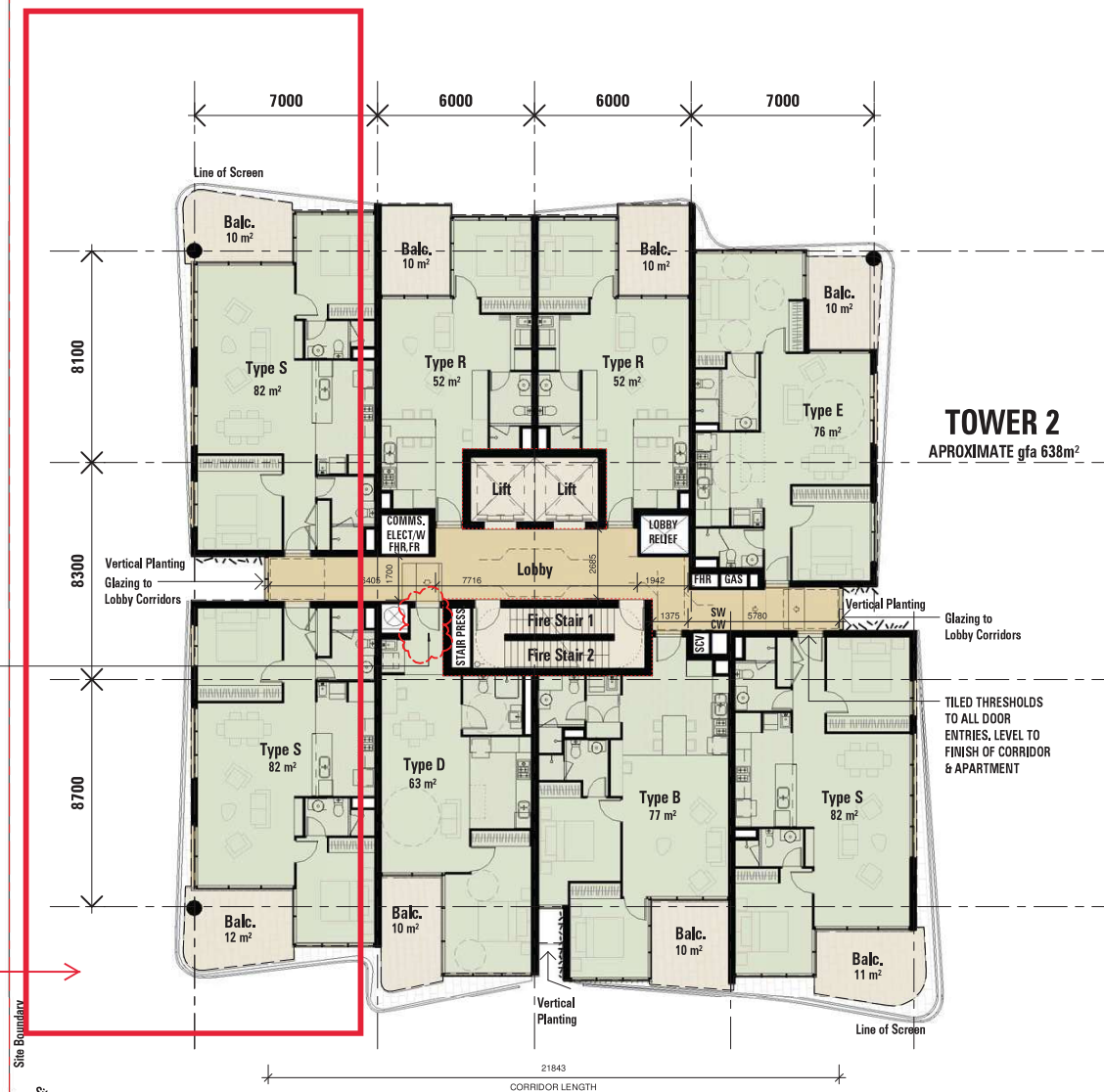
ACCESSIBILITY



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APARTMENT DOOR ALIGNED WITH CORRIDOR TO COMPLY WITH ACCESS STANDARDS
*AREA INCREASE FROM 82 TO 63m²
*ALL ENTRY DOORS ACCESSIBILITY COMPLIMENT FROM CORRIDOR



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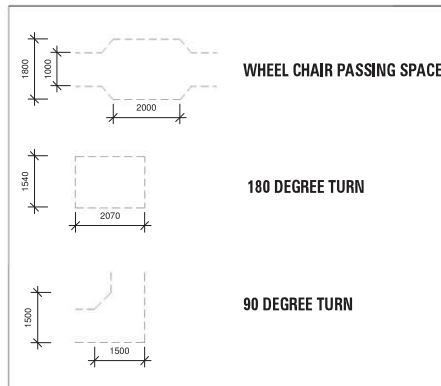


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ACCESSIBILITY



TOWER 1 APPROXIMATE gfa 1260 m²



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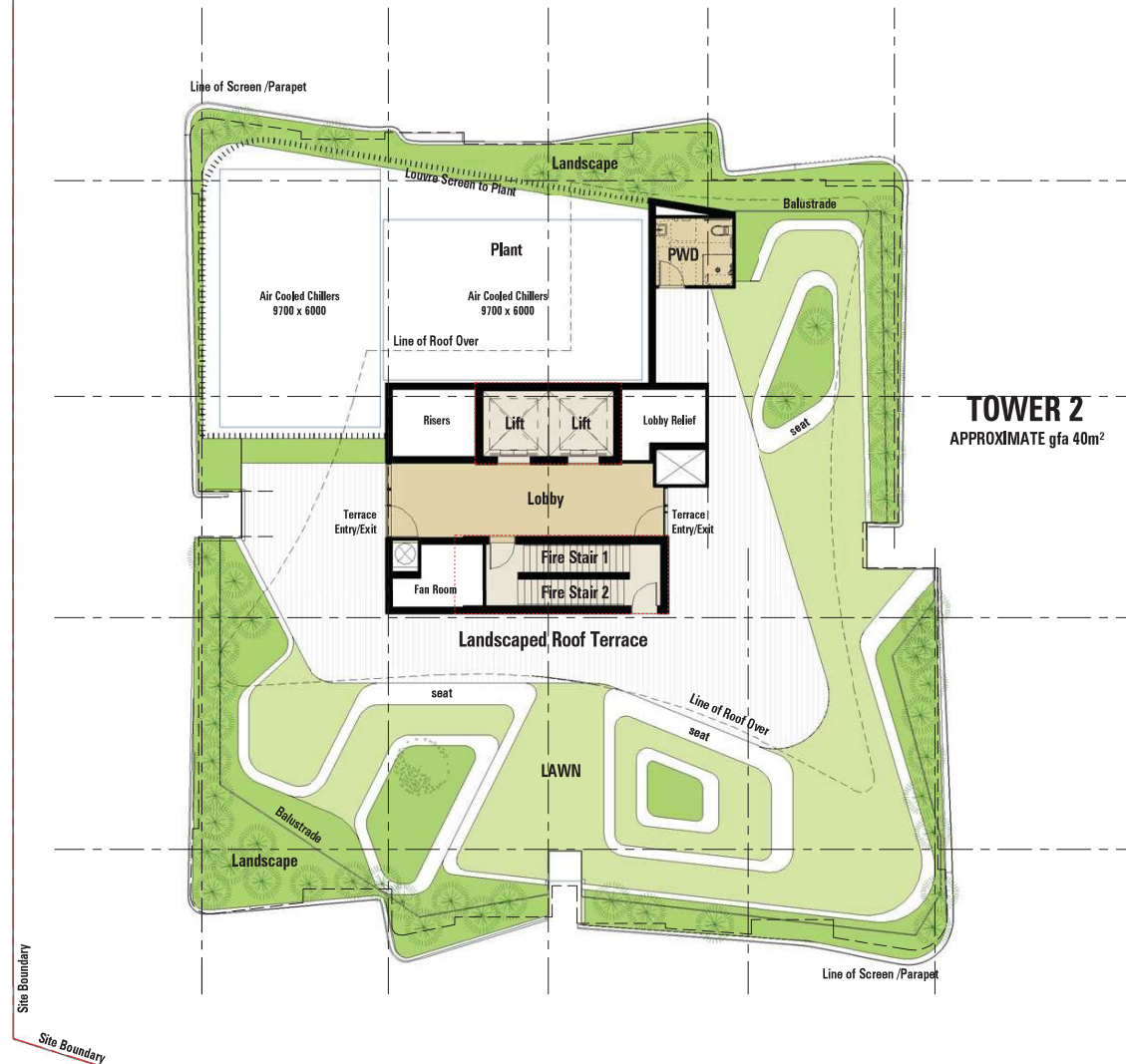
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Amend rooftop as per changes to lower floors, as required.

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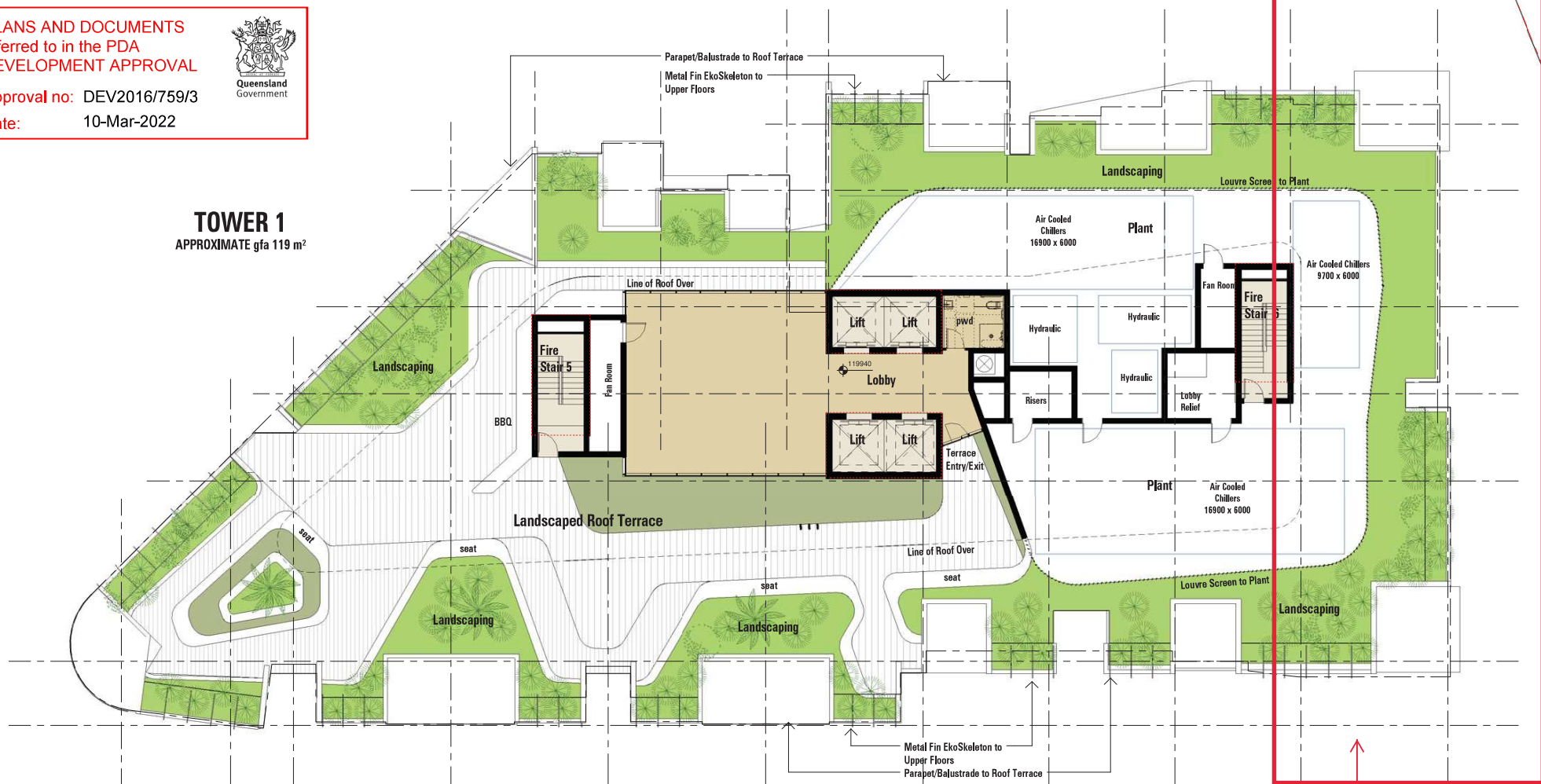


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TOWER 1
APPROXIMATE gfa 119 m²



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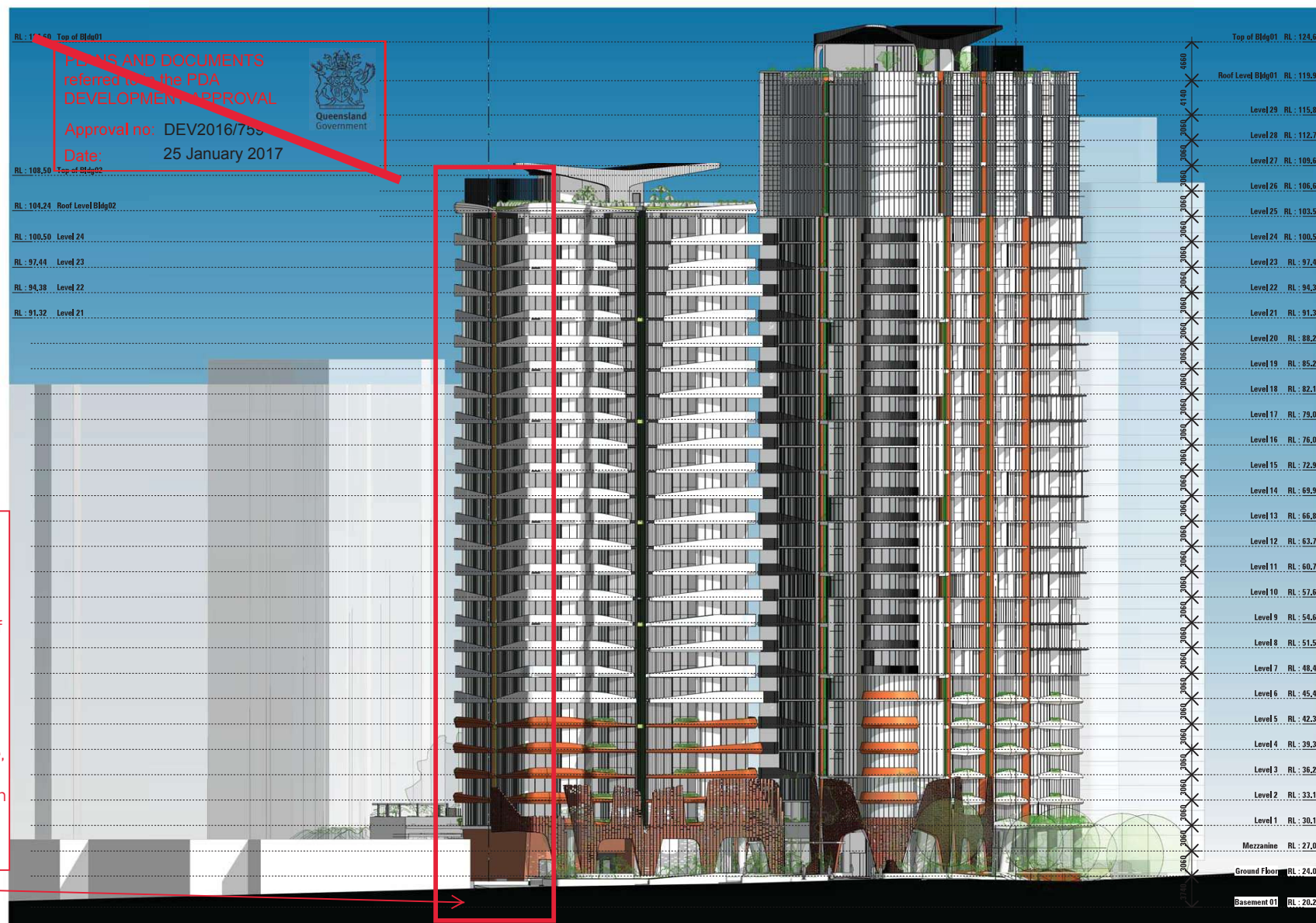
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SITE BOUNDARY

TOWER 1

TOWER 2

SITE BOUNDARY

Top of Bldg01 RL: 124.60

16100

Top of Bldg02 RL: 108.50

Roof Level Bldg02 RL: 104.24

Level24 RL: 100.50

Level23 RL: 97.44

Level22 RL: 94.38

Level21 RL: 91.32

Level20 RL: 88.26

Level19 RL: 85.20

Level18 RL: 82.14

Level17 RL: 79.08

Level16 RL: 76.02

Level15 RL: 72.96

Level14 RL: 69.90

Level13 RL: 66.84

Level12 RL: 63.78

Level11 RL: 60.72

Level10 RL: 57.66

Level9 RL: 54.60

Level8 RL: 51.54

Level7 RL: 48.48

Level6 RL: 45.42

Level5 RL: 42.36

Level4 RL: 39.30

Level3 RL: 36.24

Level2 RL: 33.18

Level1 RL: 30.12

Mezzanine RL: 27.06

Ground Floor RL: 24.00

Basement 01 RL: 20.26

Basement 02 RL: 17.37

Basement 03 RL: 14.48

Basement 04 RL: 11.59

Basement 05 RL: 8.70

TEXTURED METAL
CLAD ROOF FORMS

DOUBLE GLAZED
WINDOWS

PAINTED RC
STRUCTURE

PERFORATED
METAL BALCONY
EDGES

SOLID BALUSTRADE
EDGES

TERRACOTTA
SCREEN

CARPARK ENTRY/LOADING BAY

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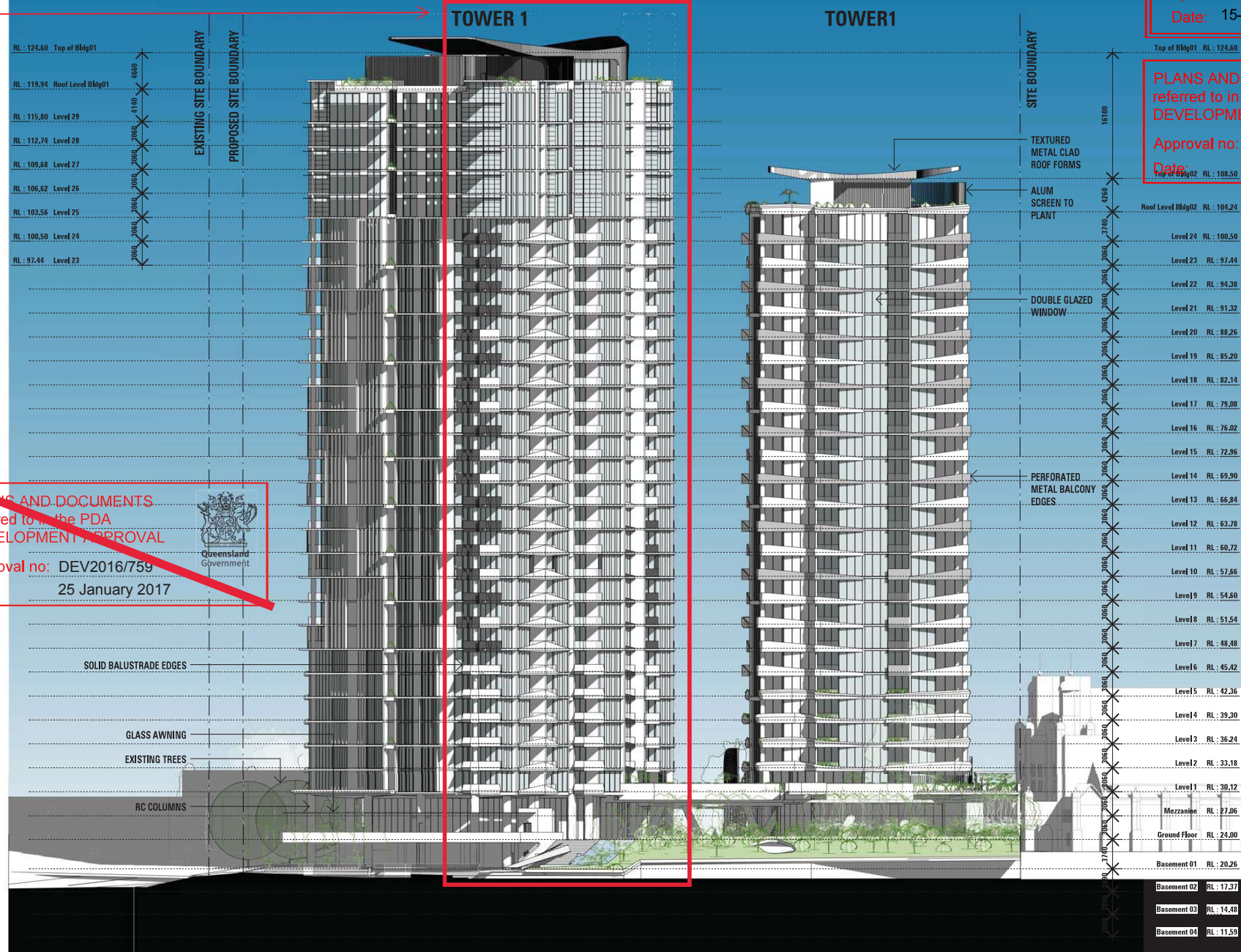
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Queensland
Government

REFERENCING THE NEW TOWERS TO THE OLD MUSEUM

- TURRETS.** THE TERRACOTTA COLOURING WILL BE CONTINUED UP THE NEW TOWERS TO A HEIGHT THAT CORRESPONDS WITH THE HEIGHT OF THE TURRETS IN THE OLD MUSEUM. THIS WILL BE ACHIEVED BY ADDING A TERRACOTTA COLOUR FINISH TO THE NEW TOWER BALCONIES, OF FLOORS ONE TO FIVE, THAT ARE LOCATED DIRECTLY ABOVE THE CONTEMPORARY TERRACOTTA TILED SCREEN.
- PORTICO ENTRANCE.** THE CONTEMPORARY TERRACOTTA TILED SCREEN WILL EXTEND TO A HEIGHT EQUAL TO THAT OF THE OLD MUSEUM PORTICO ENTRANCE.
- ARCHES.** THE OLD MUSEUM ARCHES ARE REFLECTED IN THE NEW TOWER DESIGN THROUGH THE CONTEMPORARY SCREEN OF TERRACOTTA TILES. THE HEIGHT AND WIDTH OF THE ARCHES WITHIN THIS SCREEN ARE ALIGNED WITH THE ARCHES OF THE OLD MUSEUM TO REINFORCE THE CONNECTION BETWEEN THE OLD AND THE NEW.

TURRETS

PORTICO ENTRANCE

ARCHES

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ADJOINING METRO DEVELOPMENT

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Top of Bldg01 RL : 124.60

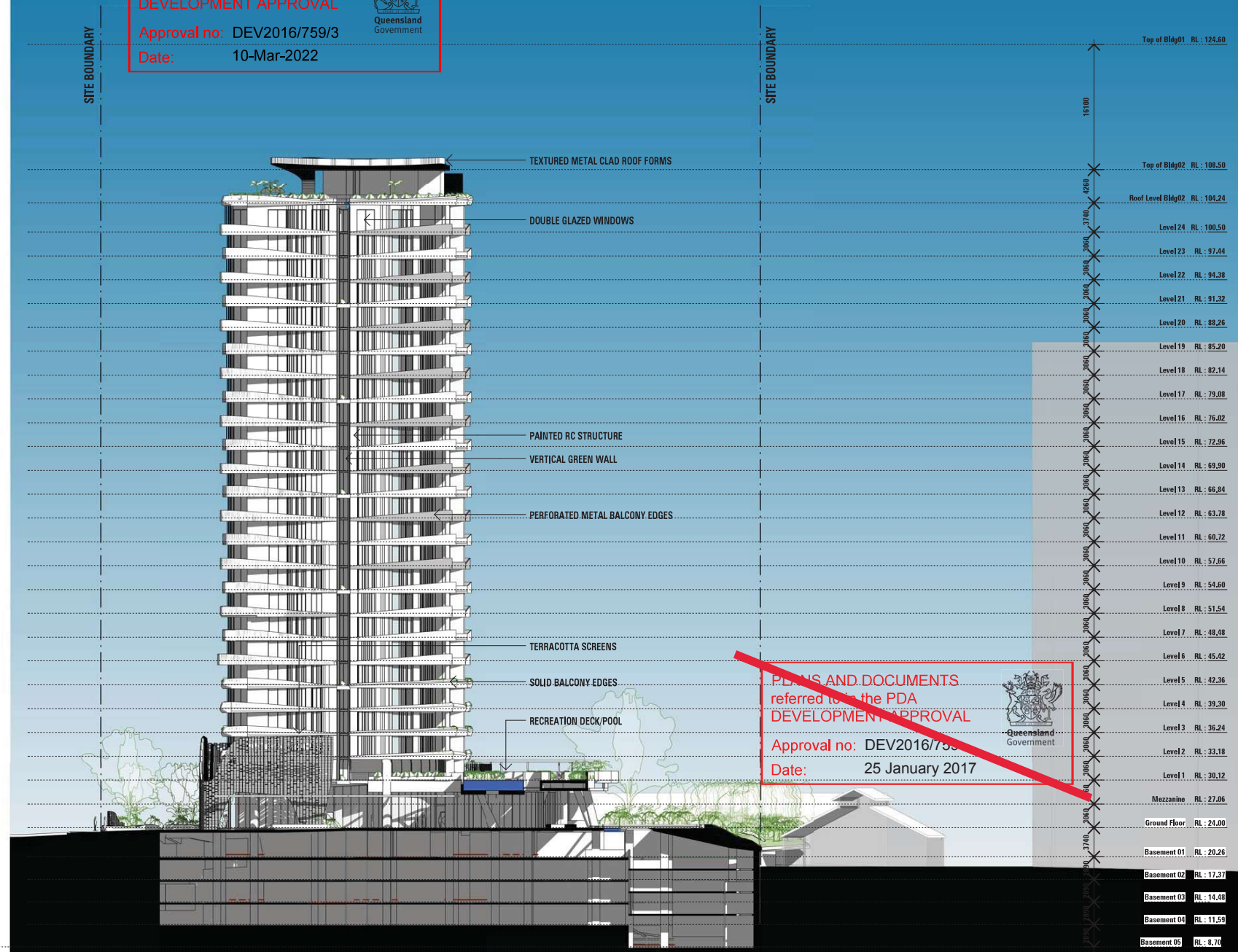
Roof Level Bldg01 RL : 119.94

Roof Level Bldg02 RL : 104.24

Ground Floor RL : 24.00

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By: Essen Joseph

Date: 15-Feb-2022



SITE BOUNDARY

SITE BOUNDARY

ALUM. LOUVRE SCREEN TO PLANT
TEXTURED METAL CLAD ROOF
FORMS

GLASS LOUVRES

DOUBLE GLAZED WINDOWS

PAINTED RC STRUCTURE

VERTICAL PRIVACY SCREEN

BATTENED BALUSTRADE EDGE

SOLID BALUSTRADE EDGE

RECREATION/POOL DECK

TERRACOTTA SCREEN

Top of Bldg01 RL: 124.60

Roof Level Bldg01 RL: 119.94

Level 29 RL: 115.80

Level 28 RL: 112.74

Level 27 RL: 109.58

Level 26 RL: 106.52

Level 25 RL: 103.56

Level 24 RL: 100.50

Level 23 RL: 97.44

Level 22 RL: 94.38

Level 21 RL: 91.32

Level 20 RL: 88.26

Level 19 RL: 85.20

Level 18 RL: 82.14

Level 17 RL: 79.08

Level 16 RL: 76.02

Level 15 RL: 72.96

Level 14 RL: 69.90

Level 13 RL: 66.84

Level 12 RL: 63.78

Level 11 RL: 60.72

Level 10 RL: 57.66

Level 9 RL: 54.60

Level 8 RL: 51.54

Level 7 RL: 48.48

Level 6 RL: 45.42

Level 5 RL: 42.36

Level 4 RL: 39.30

Level 3 RL: 36.24

Level 2 RL: 33.18

Level 1 RL: 30.12

Mezzanine RL: 27.06

Ground Floor RL: 24.00

Basement 01 RL: 20.26

Basement 02 RL: 17.37

Basement 03 RL: 14.49

Basement 04 RL: 11.59

Basement 05 RL: 8.70

SUBJECT TO
COMPLIANCE
ASSESSMENT

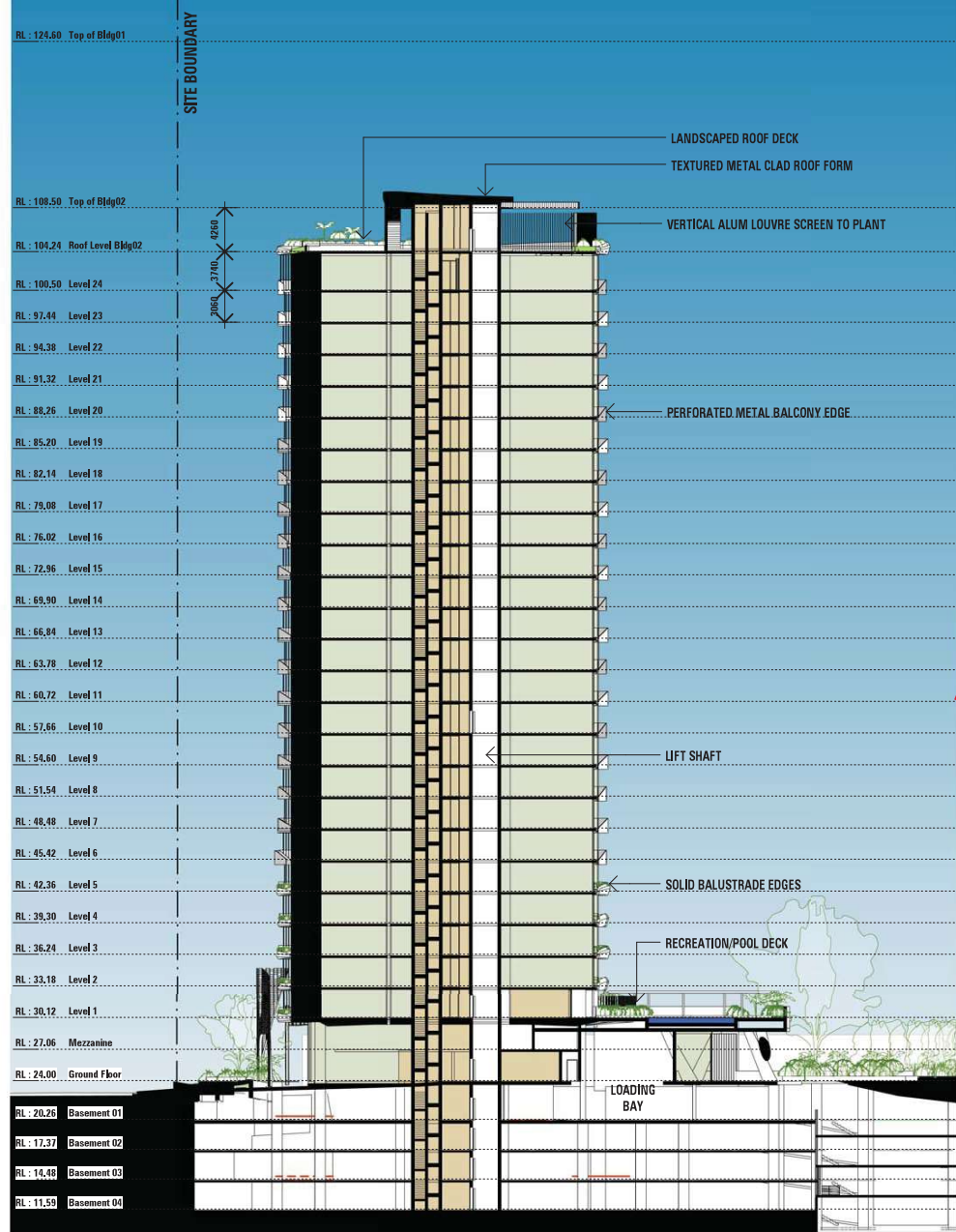
Increase building
setback to 9m from
boundary.
Reconfigure
apartments /
building design to
achieve setback.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/759

Date: 25 January 2017





PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2016/759/3

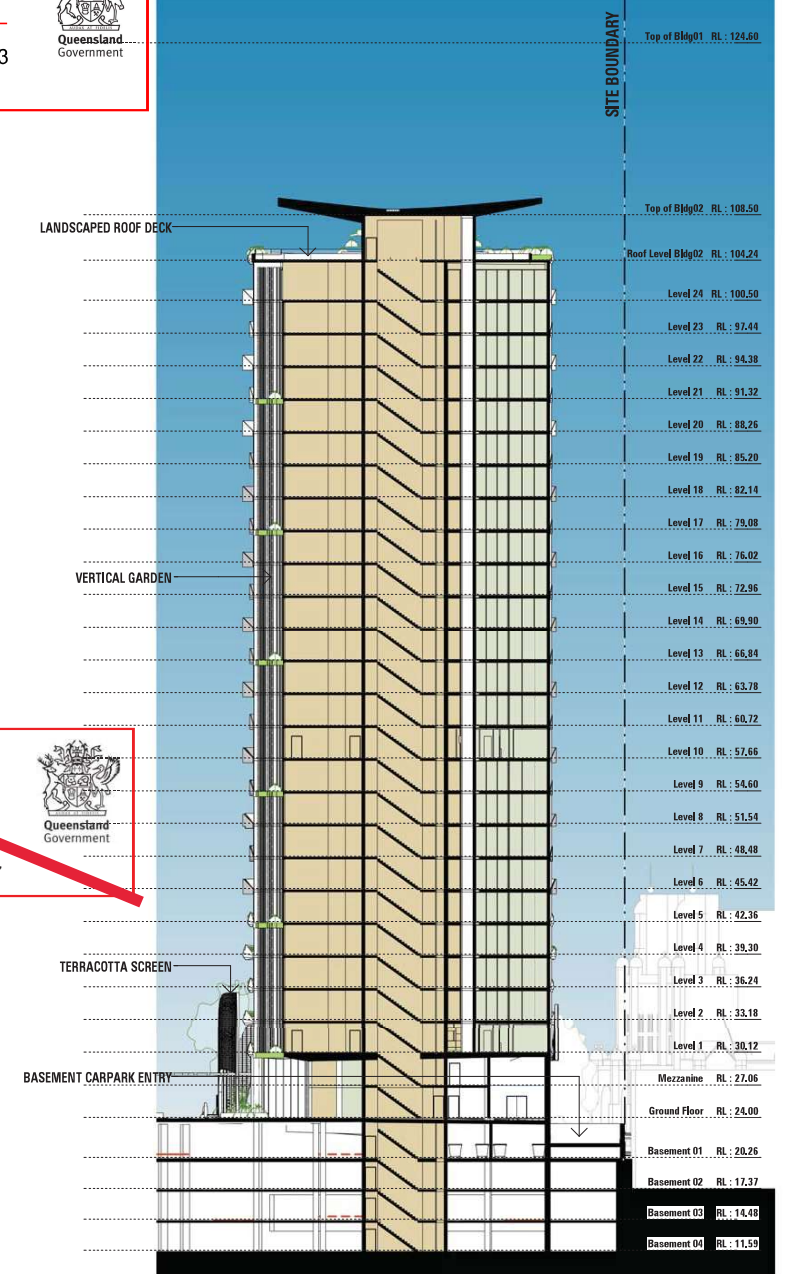
Date: 10-Mar-2022



PLANS AND DOCUMENTS
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Approval no: DEV2016/759

Date: 25 January 2017

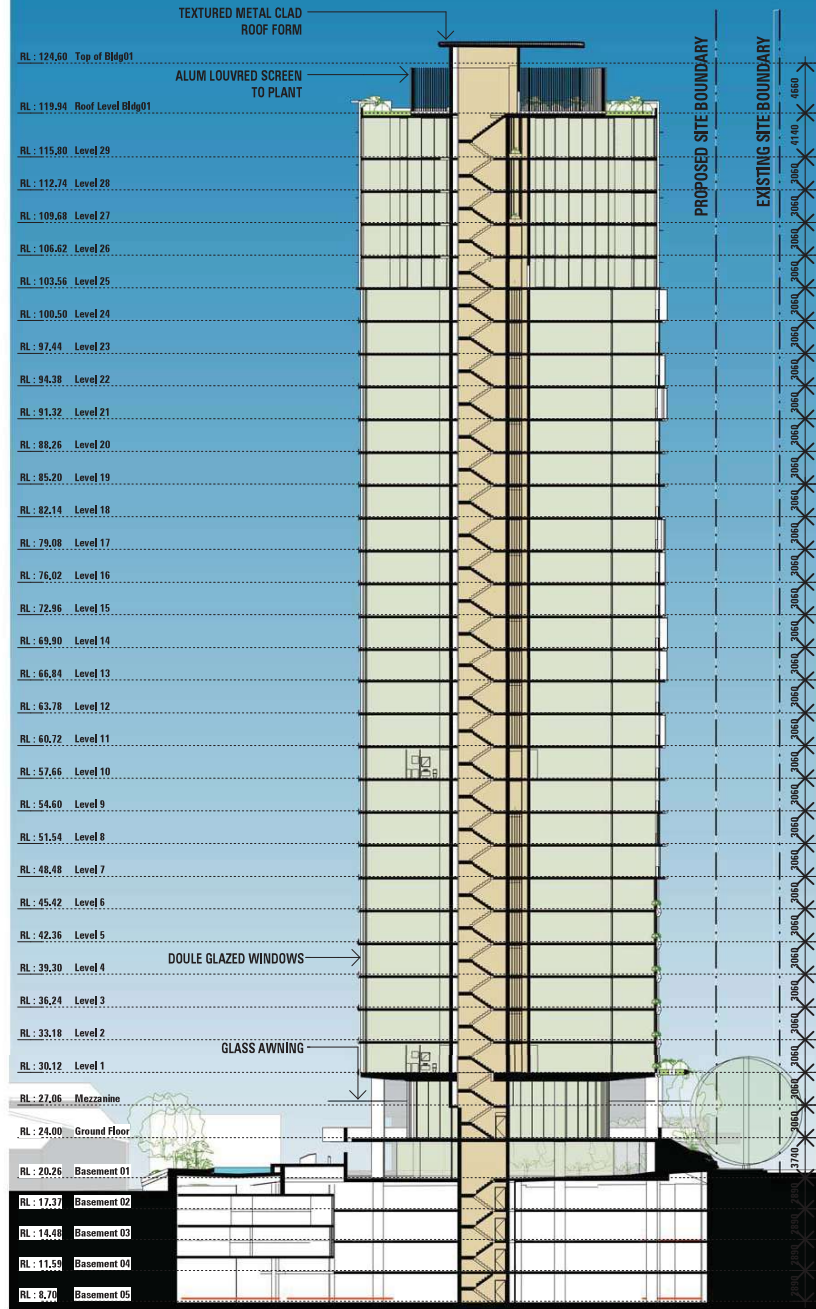


1 SECTION AA - TOWER 2

1 : 250

2 SECTION BB - TOWER 2

1 : 250



PLANS AND DOCUMENTS
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Approval no: DEV2016/759/3

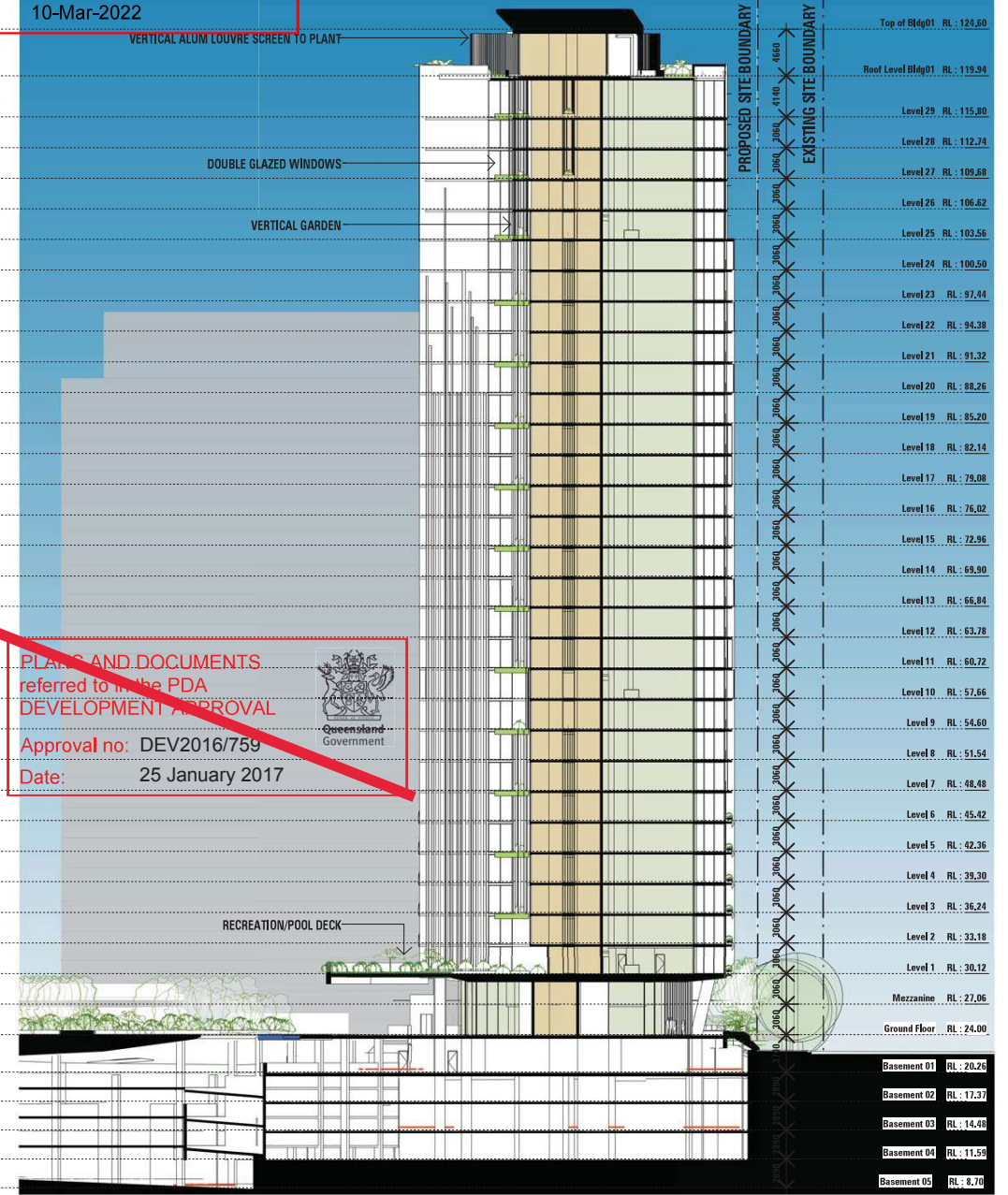
Date: 10-Mar-2022



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Date: 25 January 2017



EDQ ISSUE 16/12/2016

2 SECTION DD - TOWER 1
1:250

nra-co-lab

KINGSFORD

527 GREGORY TCE

1 SECTION CC - TOWER 1
1:250

SECTIONS TOWER 1

80084C16
SKS110

DATE: 16/12/2016 12:46:31 PM
SCALE: 1:250 @A1



SCALE: 1:250 @A1

03 ADDITIONAL PERSPECTIVE

PEDESTRIAN VIEW - INTERSECTION OF BRUNSWICK & GREGORY TCE

PLANS AND DOCUMENTS
referred to in the PDA
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STREET VIEW - BRUNSWICK ST & GREGORY TCE

DESIGN CHANGES TO BE NOTED:

REMOVAL OF THE SMALL SCREEN ELEMENTS AROUND PLANTERS, BACKS OF SEATING TO BE DONE IN TILES. THE AMENDMENT OF THE PAVING DESIGN AS DISCUSSED. THE APPLICATION OF TERRACOTTA, CERAMIC OR SIMILAR TILING TO THE LOWER BANDING ON EACH BUILDING TO ENSURE LONGEVITY OF THE FINISH AND COLOUR. DARKER GLAZING TO TOWER 02 & CLEARER GLAZING TO TOWER 01.

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03 ADDITIONAL PERSPECTIVE

VIEW FROM INTERSECTION



STREET VIEW - BRUNSWICK ST & GREGORY TCE

DESIGN CHANGES TO BE NOTED:
REMOVAL OF TERRACOTTA COLOUR FROM VERTICAL BREAKS

~~PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL~~



~~Approval no: DEV2016/759~~

~~Date: 25 January 2017~~

SUBJECT TO
COMPLIANCE
ASSESSMENT

Increase building
setback to 9m from
boundary.
Reconfigure
apartments /
building design to
achieve setback.

PLANS AND DOCUMENTS
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Date: 15-Feb-2022



11 BUILDING AESTHETIC

TOWER DISTINCTION - CONCEPT FINISHES

TOWER 01 FINISHES CONCEPT - LIGHTER COLOUR SCHEME



TERRACOTTA TILE CLADDING



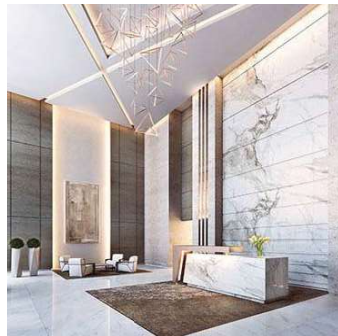
PAVING



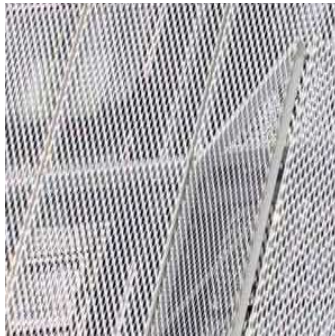
TEXTURED CONCRETE RENDER



GLASS



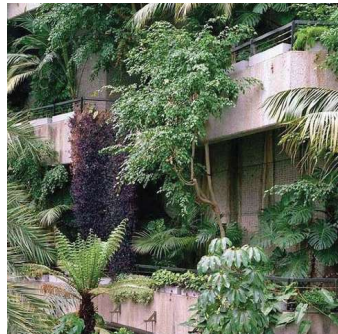
LOBBY



PERFORATED PANELS



BALCONY



LANDSCAPE



APARTMENT ROOM

PLANS AND DOCUMENTS
referred to in the PDA
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Approval no: DEV2016/759/3
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PLANS AND DOCUMENTS
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TOWER 02 FINISHES CONCEPT - DARKER COLOUR SCHEME



TERRACOTTA TILE CLADDING



PAVING



TEXTURED CONCRETE RENDER



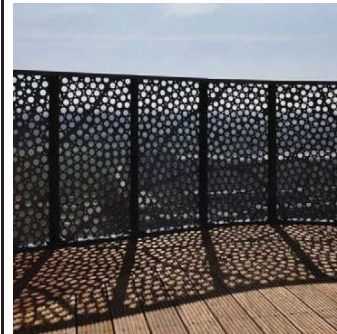
GLASS



LOBBY



BANDED EDGES



BALCONY



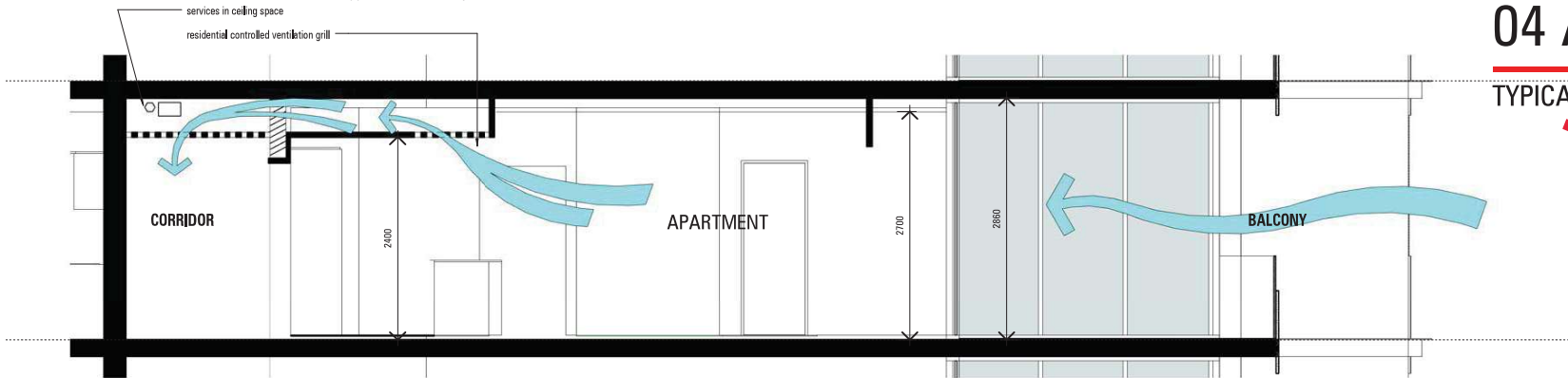
LANDSCAPE



APARTMENT ROOM

04 APARTMENT DETAILS

TYPICAL FLOOR PLAN



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

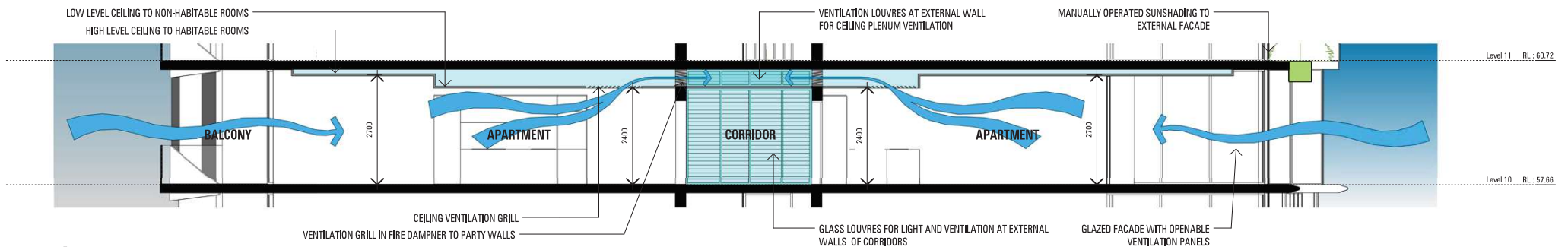
Approval no: DEV2016/759

Date: 25 January 2017



4 | Ventilation - Apartment to Corridor

1 : 30



5 | Apartment/Corridor - Cross Ventilation

1 : 50



1 | Level 10 - Cross Ventilation

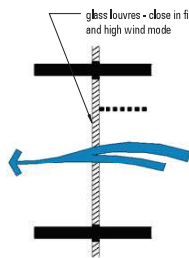
1 : 500

CROSS VENTILATION STRATEGY

THE PROPOSED SYSTEM HAS BEEN INVESTIGATED FOR ITS PERFORMANCE AND RELEVANCE TO THE PROJECT. THE ILLUSTRATED OPTION WILL DRAW FRESH AIR THROUGH THE APARTMENTS AND EXHAUST OUT INTO / THROUGH THE NATURALLY VENTILATED CORRIDORS.

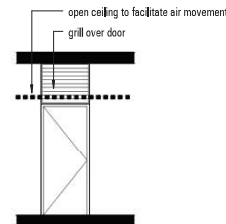
PRELIMINARY ADVICE HAS BEEN SOUGHT FROM APPROPRIATE CONSULTANTS FOR THE VIABILITY OF SUCH A SYSTEM. THIS OPTION IS SEEN TO BE THE MOST EFFECTIVE FOR CREATING CROSS VENTILATION ACROSS THE BUILDING.

FURTHER INVESTIGATIONS ARE NOTED ON PAGE 14.



2 | Ventilation - Corridor

1 : 50



3 | Ventilation - Apartment Door Grill

1 : 50

PLANS AND DOCUMENTS
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Approval no: DEV2016/759/3

Date: 10-Mar-2022



04 APARTMENT DETAILS

TYPICAL FLOOR PLAN

PLANS AND DOCUMENTS
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Approval no: DEV2016/759/3
Date: 10-Mar-2022



AMENDED IN RED

By: Essen Joseph
Date: 15-Feb-2022



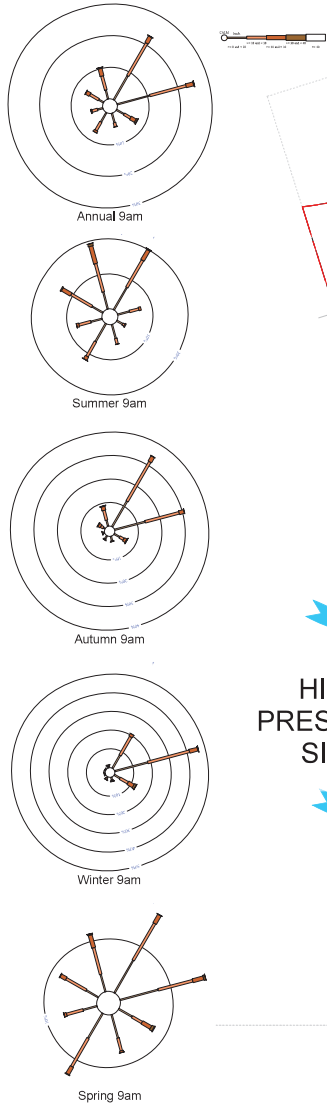
PLANS AND DOCUMENTS
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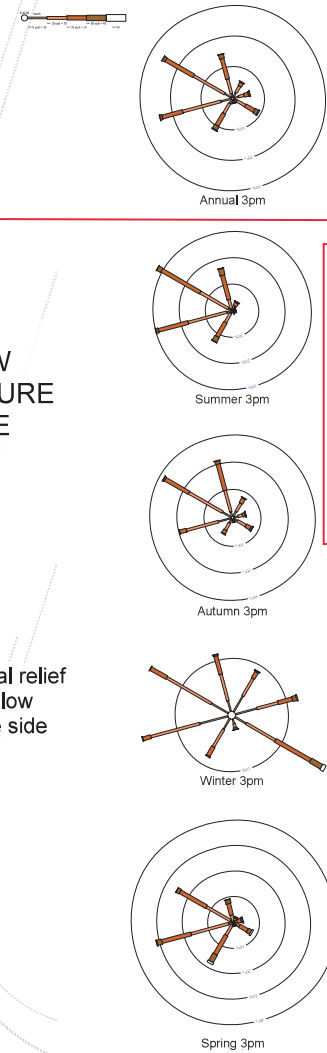


EXAMPLE OF DOMINANT AFTERNOON PREVAILING CONDITION

MORNING CONDITIONS



AFTERNOON CONDITIONS



SUBJECT TO
COMPLIANCE
ASSESSMENT

Increase building
setback to 9m from
boundary.
Reconfigure
apartments /
building design to
achieve setback.

SUBJECT TO COMPLIANCE ASSESSMENT

Reconfigure outlook of habitable spaces of all apartments on the eastern boundary towards Gregory Tce and the Drill Hall (e.g. through the use of a fin-shaped floor plate, providing solid walls to the north-east, with large windows looking north and south).

EDQ ISSUE 19/09/2016

04 APARTMENT DETAILS

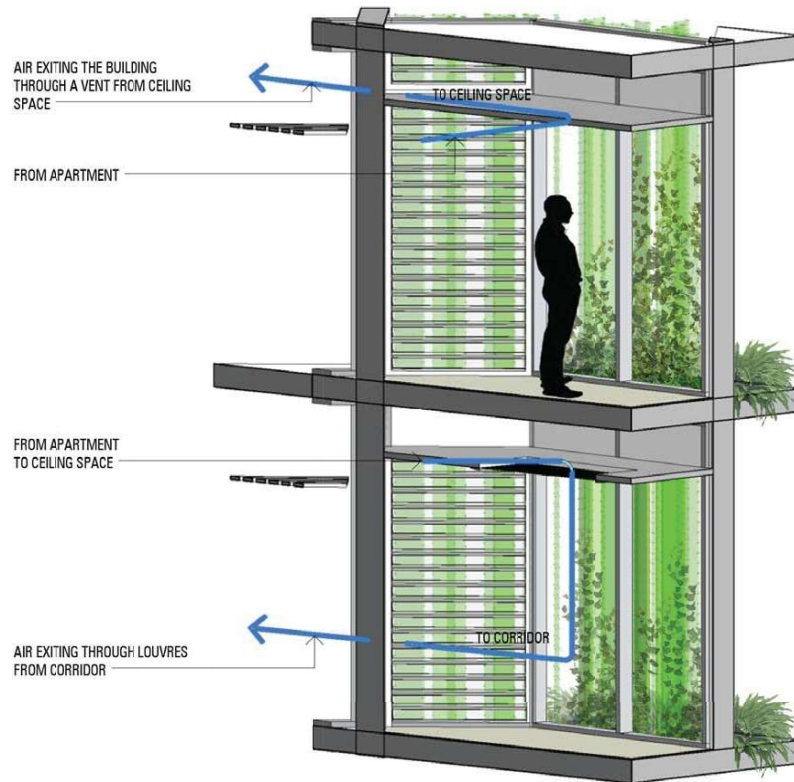
TYPICAL FLOOR PLAN

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/759
Date: 25 January 2017



AIR FLOW DIRECTION



1 NATURAL VENTILATION THROUGH CORRIDORS



2 ELEVATION VIEW

1 : 25

OPTION ONE

AIR WILL FLOW FROM THE APARTMENT INTO THE CEILING SPACE. IT WILL THEN EXIT THE BUILDING DIRECTLY FROM THE CEILING SPACE, THROUGH A VENT LOCATED IN THE EXTERNAL FACADE.

OPTION TWO

AIR WILL FLOW FROM THE APARTMENT INTO THE CEILING SPACE. IT WILL THEN FLOW FROM THE CEILING SPACE, THROUGH A VENT INTO THE CORRIDOR. THE AIR WILL THEN EXIT THE BUILDING FROM THE CORRIDOR, THROUGH THE LOUVRED WINDOWS LOCATED AT THE END OF EACH NATURALLY VENTILATED CORRIDOR.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/759/3
Date: 10-Mar-2022



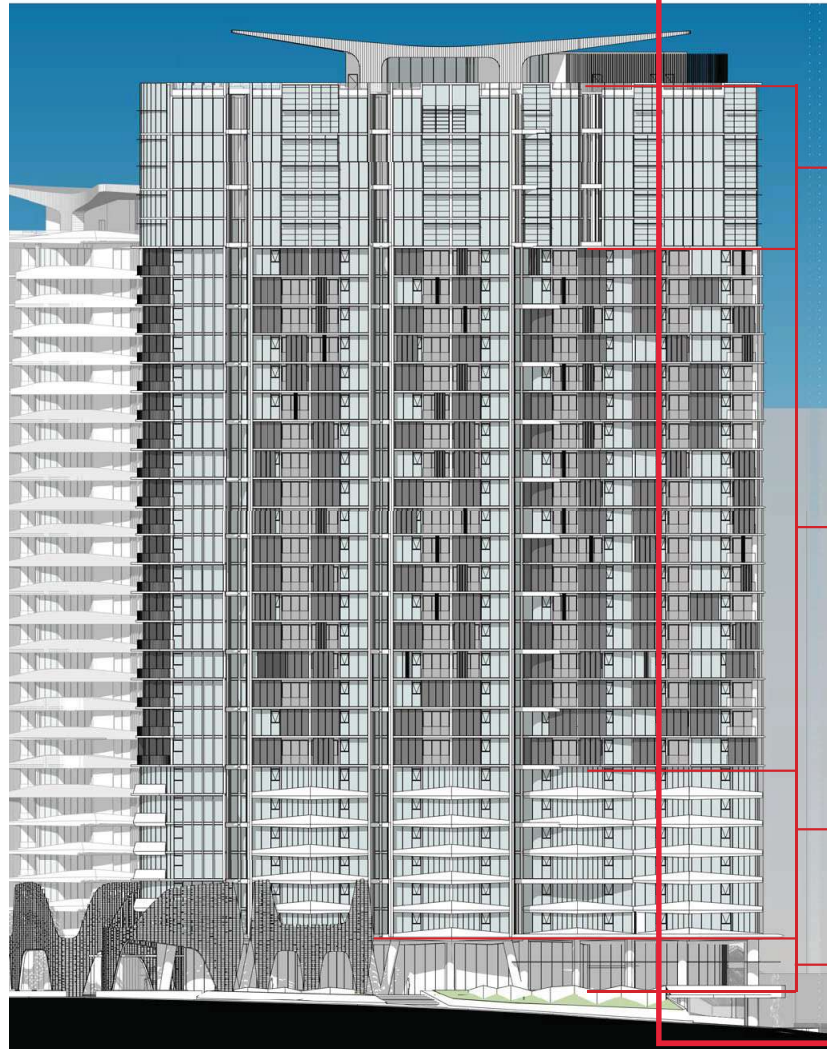
06 WESTERN FACADE DETAILS

TOWER 01 - WESTERN SCREENS / SUN SHADING

AMENDED IN RED

By: Essen Joseph

Date: 15-Feb-2022

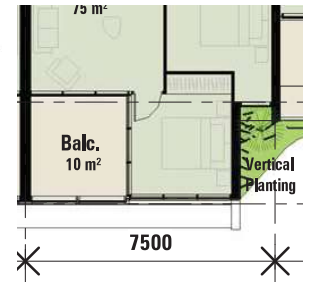
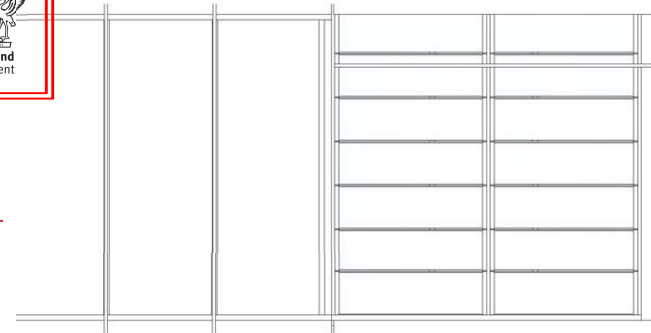


LEVEL 26 - 30

GLAZED WINTERGARDEN
BALCONIES

LOW E GLASS LOUVRE
SYSTEM INCLUDING INTERNAL
BLIND SYSTEM TO MAINTAIN
RESIDENT COMFORT.

HORIZONTAL SHADING
TO BEDROOM GLAZING.
ALUMINUM SUN HOOD OR
SIMILAR.

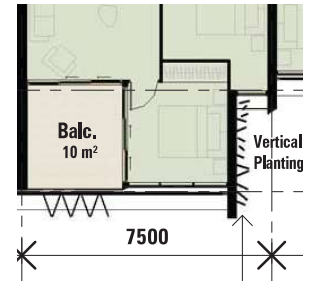
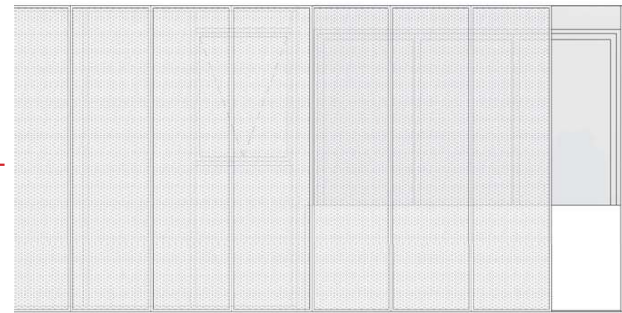


TYPE A - WINTERGARDEN

LEVEL 07 - 25

BIFOLDING PERFORATED
METAL SCREEN SYSTEM.
OPERABLE BY RESIDENT

OPERABLE BIFOLD SCREEN
SYSTEM THAT CAN BE
ADJUSTED TO EITHER SIDE OF
APARTMENT FOR COMFORT.
MANUALLY OPERABLE BY
RESIDENT FROM BALCONY.
SYSTEM TO BE LOCKABLE
ACROSS MULTIPLE POINTS
TO ENSURE SAFETY AND
MINIMUM DISTURBANCE
DURING HIGH WIND AND
SEVERE WEATHER

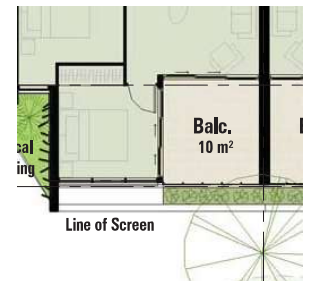
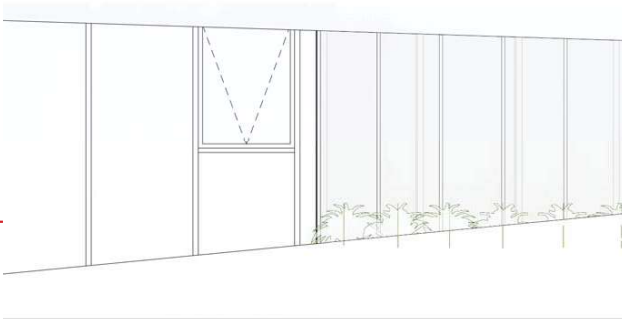


TYPE B - OPERABLE
PERFORATED METAL SCREEN

LEVEL 01 - 06

BIFOLDING GLAZED DOORS

GLAZED BIFOLD DOORS.
MANUALLY OPERABLE BY
RESIDENT. TO CONTROL
ROAD NOISE & POLLUTION.
LOW E GLASS TO ACHIEVE
THERMAL COMFORT.

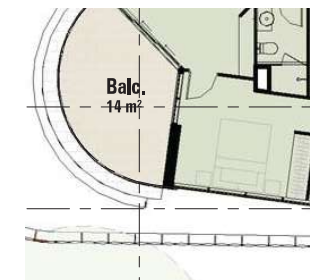
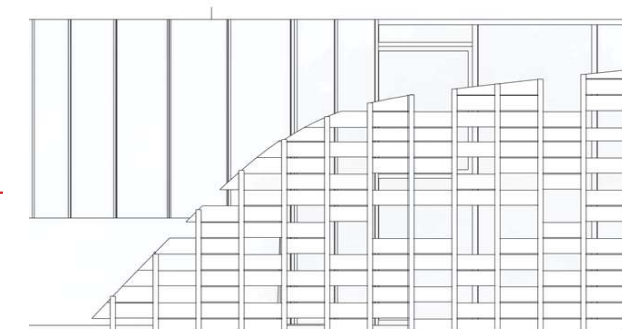


TYPE C - GLASS BIFOLDING
DOORS TO WINTERGARDEN

LEVEL 01 - 02

FEATURE TERRACOTTA SCREEN

CUSTOM SCREEN
REFERENCING THE OLD
MUSEUM & LOCAL BUILT
CHARACTER. THE SCREEN
WILL HAVE A HIT AND
MISS PATTERN TO ALLOW
FOR NATURAL LIGHT AND
VENTILATION TO APARTMENTS.
IT ALSO PROVIDES PRIVACY
AND ACOUSTIC PROTECTION



TYPE D - FEATURE TERRACOTTA
SCREEN

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/759/3

Date: 10-Mar-2022



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/759

Date: 25 January 2017



06 EASTERN FACADE DETAILS

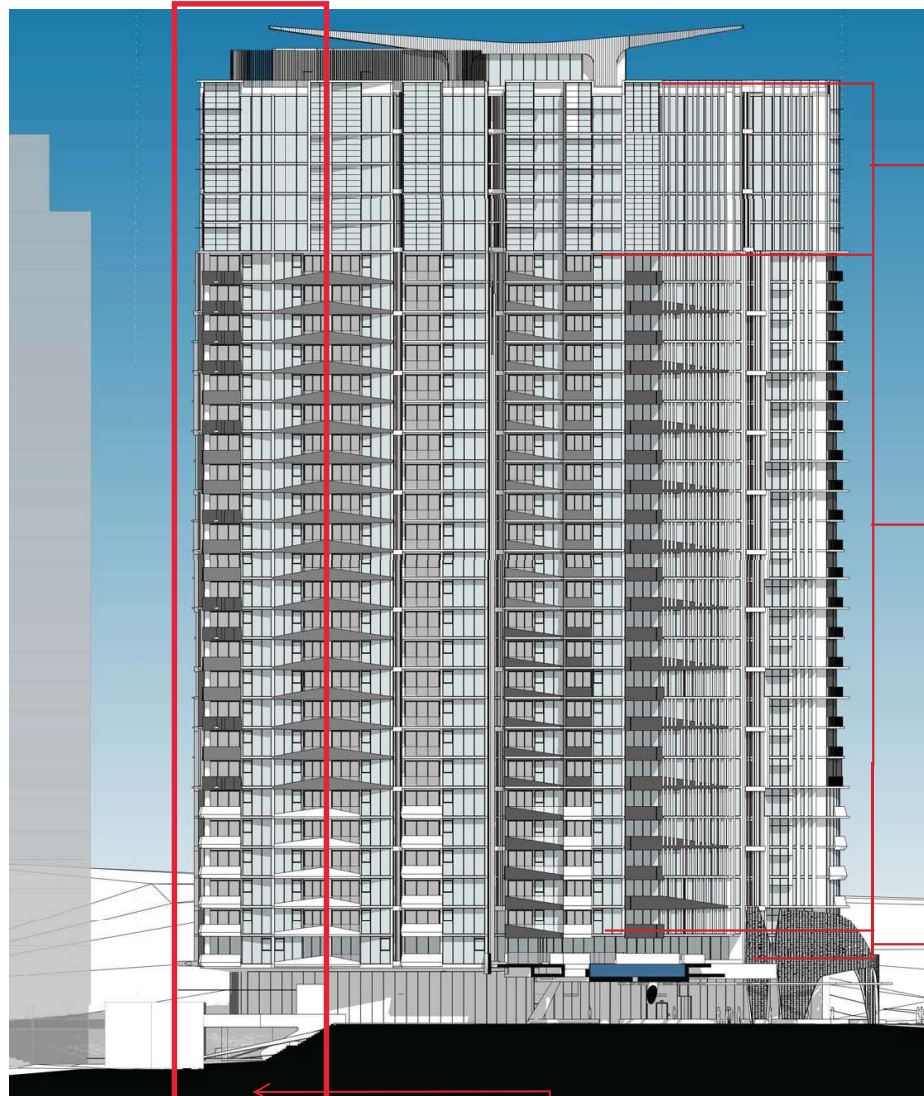
TOWER 01 - EASTERN SCREENS / SUN SHADING

PLANS AND DOCUMENTS
referred to in the PDA
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Approval no: DEV2016/759/3

Date: 10-Mar-2022

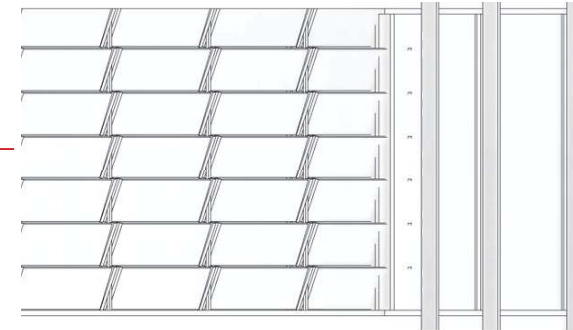


LEVEL 26 - 30

GLAZED WINTERGARDEN
BALCONIES

LOW E GLASS LOUVRE
SYSTEM INCLUDING INTERNAL
BLIND SYSTEM TO MAINTAIN
RESIDENT COMFORT.

HORIZONTAL SHADING
TO BEDROOM GLAZING.
ALUMINUM SUN HOOD OR
SIMILAR. VERTICAL BLADES TO
MITIGATE WESTERN SUN TO
NORTH WESTERN CORNER

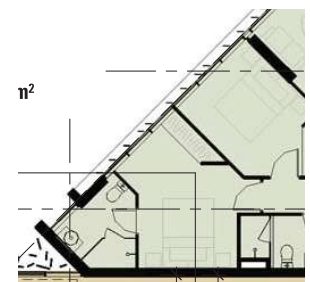
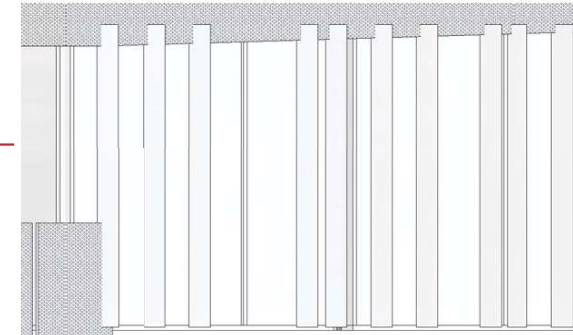


TYPE E - WINTERGARDEN
LOUVRE'S & VERTICAL BLADES

LEVEL 02 - 25

ALUMINUM PRIVACY SCREEN

FIXED ALUMINIUM BLADES TO
PROVIDE PRIVACY BETWEEN
BUILDING 01 & 02. EXTENDING
ACROSS OPPOSING FACES OF
EACH BUILDING. ANGLED TO
ACHIEVE VIEWS & NATURAL
LIGHT WHILST MAINTAINING
PRIVACY. ALTERNATING
PATTERN UP BUILDING.

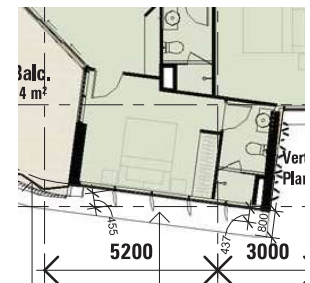
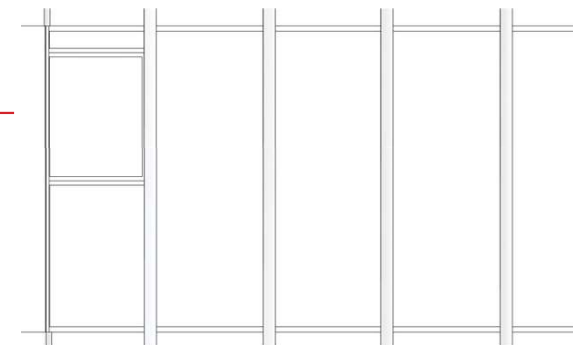


TYPE F - PRIVACY SCREENING

LEVEL 01 - 25

LARGE VERTICAL
ALUMINUM BLADES

VERTICAL BLADES TO
MITIGATE WESTERN SUN
TO NORTH WESTERN
CORNER OF BUILDING
PROVIDING THERMAL
COMFORT AND REDUCTION
ON SOLAR GAIN



TYPE G - LARGE VERTICAL
BLADES

SUBJECT TO COMPLIANCE ASSESSMENT

Increase building setback to 9m from boundary.
Reconfigure apartments / building design to
achieve setback.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/759/3

Date: 25 January 2017



AMENDED IN RED

By: Essen Joseph

Date: 15-Feb-2022

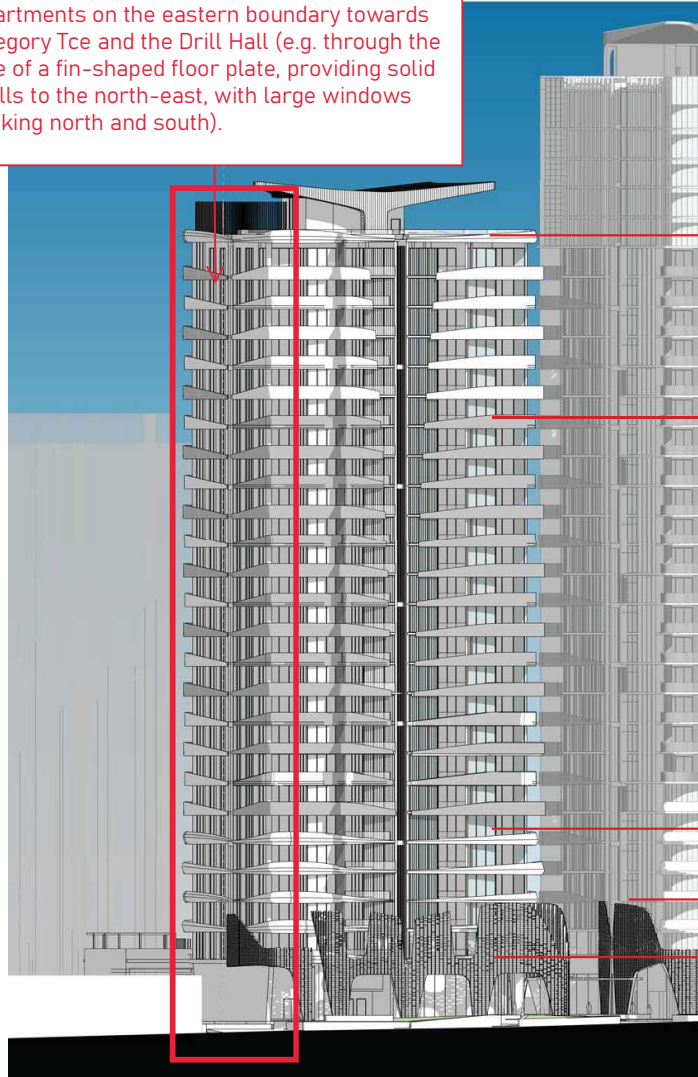


06 NORTH WEST FACADE DETAILS

TOWER 02 - NORTH WEST SCREENS / SUN SHADING

SUBJECT TO COMPLIANCE ASSESSMENT

Reconfigure outlook of habitable spaces of all apartments on the eastern boundary towards Gregory Tce and the Drill Hall (e.g. through the use of a fin-shaped floor plate, providing solid walls to the north-east, with large windows looking north and south).



NOTE:
FACADE TREATMENT REMAINS THE SAME ON EASTERN EDGES

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

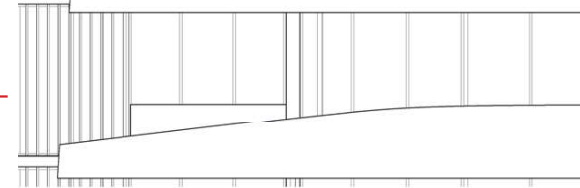
Approval no: DEV2016/759/3
Date: 10-Mar-2022



LEVEL 20-24

OPAQUE & CLEAR GLASS
BANDING

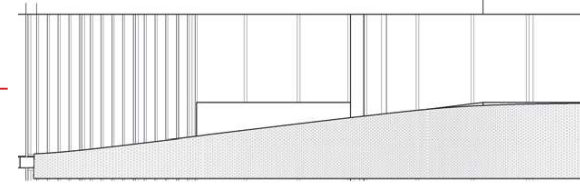
ALTERNATING FORM OF
WRAPPING GLASS BANDING
THAT PROVIDES AN OVERHANG
TO THE NORTHERN AND
WESTERN EDGES. OPAQUE
COLOUR BACK GLAZING AND
CLEAR GLAZING OVER BALCONY
EDGES CREATE A LIGHT
TRANSLUCENT AESTHETIC TO
THE TOP OF THE BUILDING. THIS



LEVEL 06- 19

PERFORATED METAL BANDING

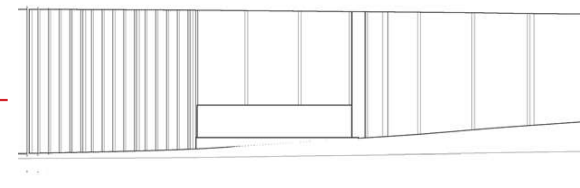
ALTERNATING FORM OF
WRAPPING METAL BANDING
THAT PROVIDES AN OVERHANG
TO THE NORTHERN AND
WESTERN EDGES. VARYING
PERFORATIONS CREATE
INTEREST AND INDIVIDUALITY
ACROSS THE LEVELS



LEVEL 01 - 05

SCULPTURAL CONCRETE BANDING

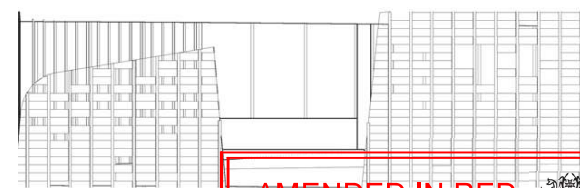
EACH LEVEL IS WRAPPED WITH
A SCULPTURAL CONCRETE
ELEMENTS PROVIDING OVERHANG
TO THE NORTHERN & WESTERN
EDGES. BANDING TO BE FINISHED
WITH TERRACOTTA TILE, CERAMIC
TILE OR SIMILAR



LEVEL 01 - 02

FEATURE TERRACOTTA SCREEN

CUSTOM SCREEN REFERENCING
THE OLD MUSEUM & LOCAL BUILT
CHARACTER. THE SCREEN WILL
HAVE A HIT AND MISS PATTERN
TO ALLOW FOR NATURAL
LIGHT AND VENTILATION TO
APARTMENTS. IT ALSO PROVIDES
PRIVACY AND ACOUSTIC
PROTECTION



PLANS AND DOCUMENTS
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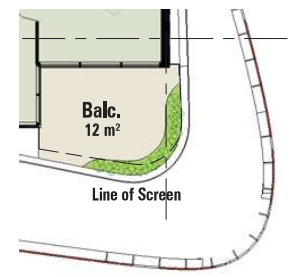
TYPE H - GLAZED BANDED
EDGES



TYPE I - PERFORATED METAL
BANDING



TYPE J - SCULPTURAL
CONCRETE BANDING



TYPE K - TERRACOTTA SCREEN

06 SOUTH WEST FACADE DETAILS

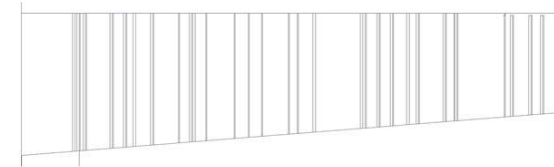
TOWER 02 - SOUTH WESTERN SCREENS / SUN SHADING



LEVEL 01-25

ALUMINIUM PRIVACY SCREENING

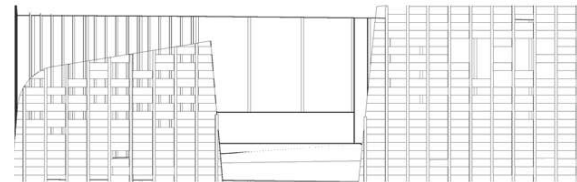
FIXED ALUMINIUM BLADES TO PROVIDE PRIVACY BETWEEN BUILDING 01 & 02. EXTENDING ACROSS OPPOSING FACES OF EACH BUILDING. ANGLED TO ACHIEVE VIEWS & NATURAL LIGHT WHILST MAINTAINING PRIVACY. ALTERNATING PATTERN UP BUILDING.



LEVEL 01 - 02

FEATURE TERRACOTTA SCREEN

CUSTOM SCREEN REFERENCING THE OLD MUSEUM & LOCAL BUILT CHARACTER. THE SCREEN WILL HAVE A HIT AND MISS PATTERN TO ALLOW FOR NATURAL LIGHT AND VENTILATION TO APARTMENTS. IT ALSO PROVIDES PRIVACY AND ACOUSTIC PROTECTION



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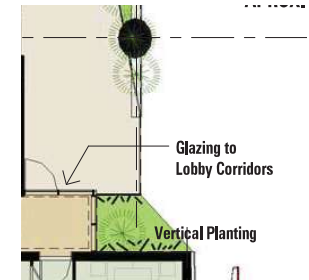
Date: 10-Mar-2022



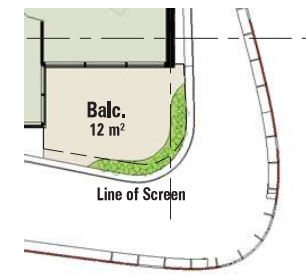
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/759

Date: 25 January 2017



TYPE L - PRIVACY SCREENING



TYPE K - TERRACOTTA SCREEN

08 & 09 VERTICAL GARDENS

TOWER 01 - GREEN WALL DET.

IN RESPONSE TO THE COMMENTS REGARDING THE EXTENT OF GREENERY THROUGHOUT THE SCHEME THE FOLLOWING AMENDMENTS HAVE BEEN MADE:

1. A VERTICAL TRELLIS SYSTEM IS PROPOSED TO BE FIXED ALONG THE BLADE WALL OF EACH RECESS. THEREFORE LEAVING A CLEAR OPENING TO THE BEDROOM WINDOW. THE PLANTING WIDTH HAS INCREASED AND WILL NOW BE MORE VISIBLE ALONG THE ELEVATION.

2. AN IRRIGATION SYSTEM IS PROPOSED TO MAINTAIN THE INTEGRITY OF THE PLANTING ACROSS THE SCHEME. DETAILS TBA

3. LEVEL 01 INCLUDES AN INCREASED GREEN EDGE TO EXTEND OVER THE RETAIL WALKWAY BELOW. THIS DENSELY VEGETATED GREEN EDGE WILL PROVIDE GREATER PROTECTION AND ADDRESS THE REQUIREMENT FOR AN EXTENSIVELY "GREEN" BUILDING

4. THE SIZE OF ALL PLANTERS HAS BEEN INCREASED TO PROVIDE MAXIMUM VEGETATION WHERE POSSIBLE.

5. PLANTER BOXES ARE PROPOSED ALONG BALCONY EDGES FROM L01- L06 TO ENHANCE THE GREEN AESTHETIC AND FACADE PERFORMANCE. THESE ARE TO BE MAINTAINED BY RESIDENTS AND ARE INCLUDED IN THE APARTMENT DESIGN ON THE LOWER LEVELS.

6. THE FEATURE SCREEN WILL INCLUDE CLIMBING VEGETATION AT GROUND TO PROVIDE A SOFT EDGE TO THE DEVELOPMENT. THIS UNIQUE SUBTROPICAL STRUCTURE WILL BE THE KEY LANDMARK OF THE DEVELOPMENT CREATING A DISTINCT GATEWAY TO THE SITE.

NOTE: FURTHER EXPLANATION OF THIS ISSUE IS ILLUSTRATED IN THE LANDSCAPE REPORT

AMENDED IN RED

By: Essen Joseph

Date: 15-Feb-2022



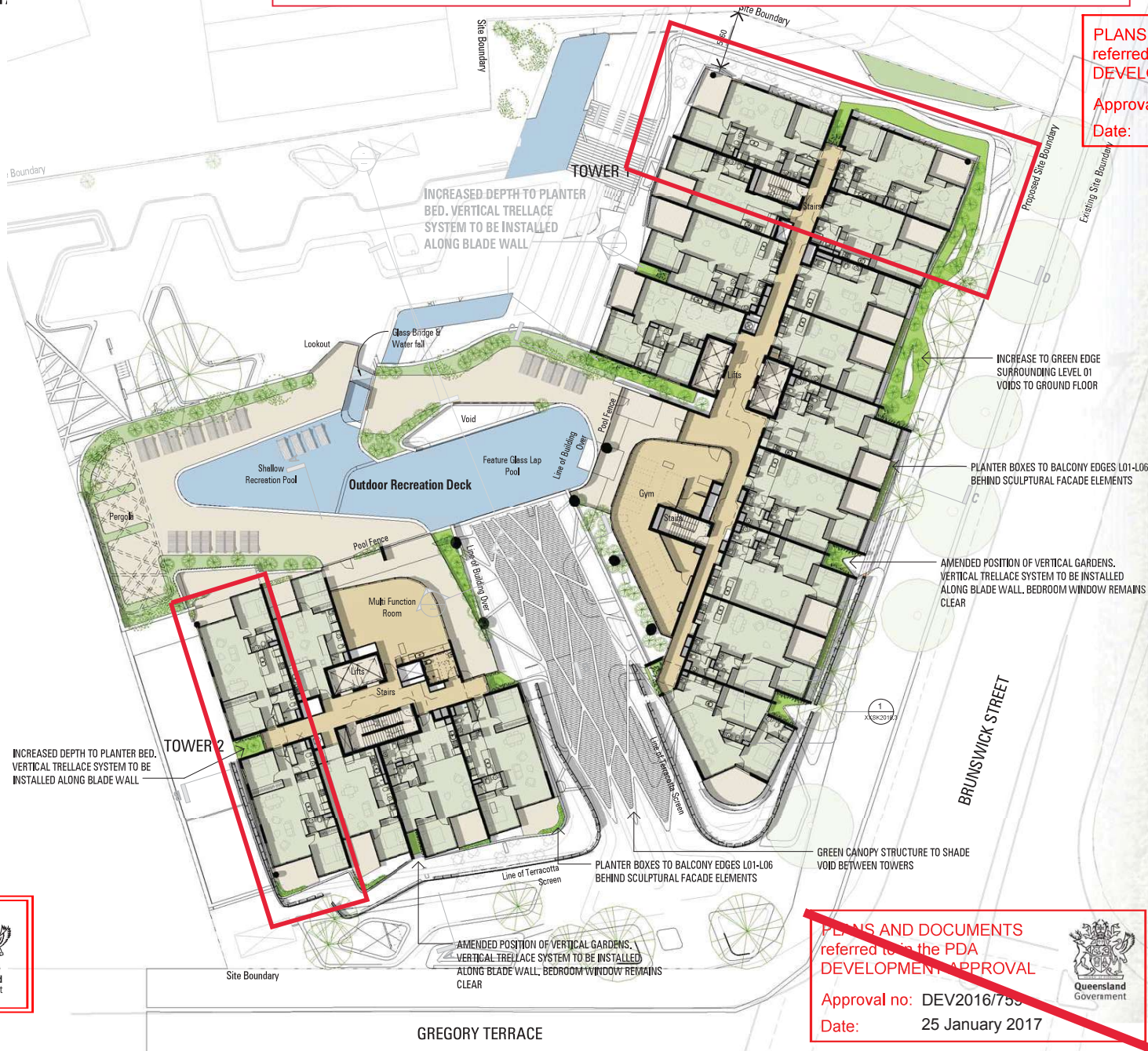
SUBJECT TO COMPLIANCE ASSESSMENT

Detailed landscape architecture plans to be submitted, supported by details demonstrating the ability to establish and maintain the proposed vertical gardens, having regard for planter depths, soil/media volumes, irrigation and maintenance systems, access to light, and choice of appropriate species.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/759/3

Date: 10-Mar-2022



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/759/3

Date: 25 January 2017



08 & 09 VERTICAL GARDENS

TOWER 02 - GREEN WALL DETAILS

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/759/3
Date: 10-Mar-2022



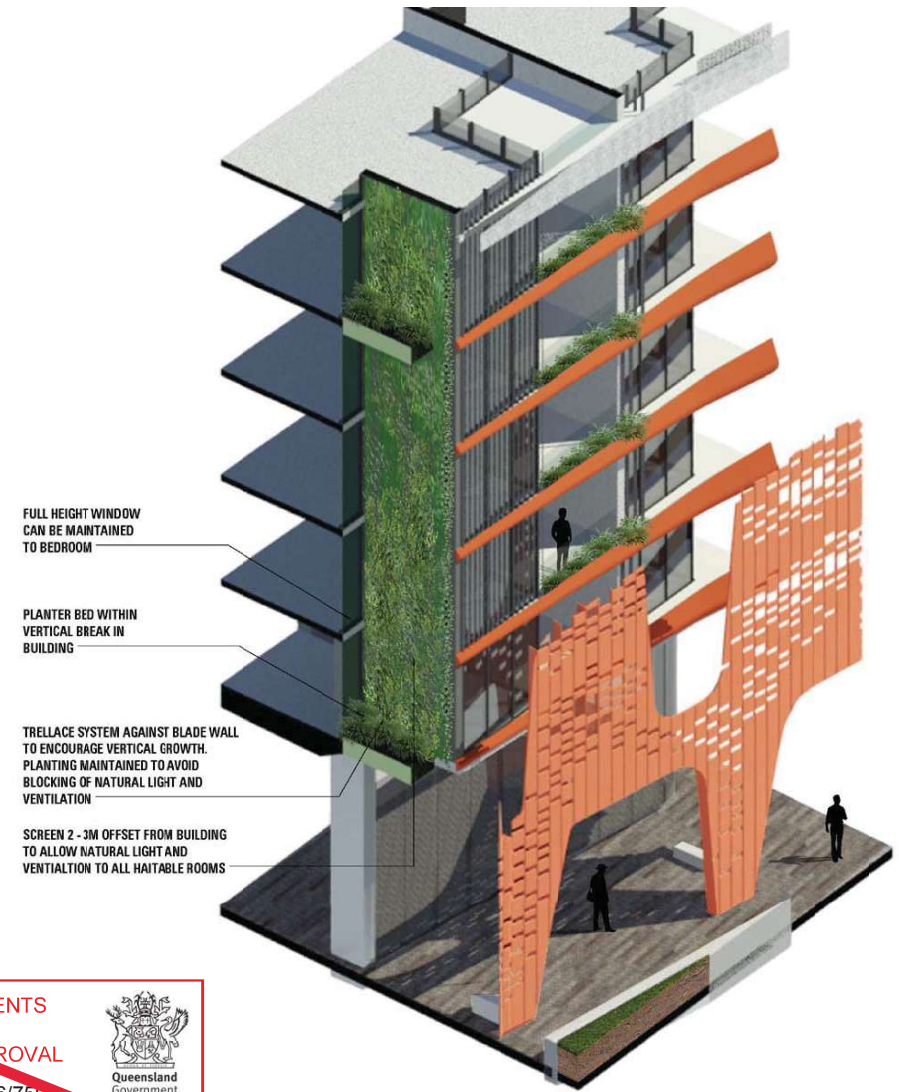
SUBJECT TO COMPLIANCE ASSESSMENT

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AMENDED IN RED

By: Essen Joseph
Date: 15-Feb-2022



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08 & 09 VERTICAL GARDENS

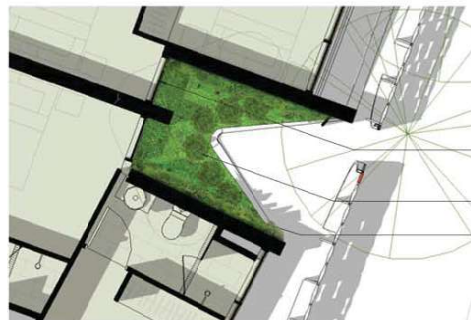
DETAIL PLAN & RECOMMENDED SYSTEM FOR TRELLIS

THE VERTICAL RECESSES ALONG THE FACADE OF TOWER 01 WILL READ AS STRONG ARCHITECTURAL ELEMENTS SOFTENED BY LUSH VINES CLIMBING THE RICH TERRACOTTA COLOUR BLADE WALLS.

THIS FEATURE CONNECTS THE TOWERS TO THE SCREEN AND SURROUNDING BUILT CONTEXT THROUGH COLOUR & VEGETATION.

A VERTICAL TRELLIS SYSTEM IS PROPOSED EVERY 3 LEVELS TO ENCOURAGE SUFFICIENT GROWTH FROM EACH PLANTER BED. THE VEGETATION IS TO BE MAINTAINED EXTERNALLY VIA ABSIL OR SIMILAR SYSTEM TO PROVIDE SAFE ACCESS FOR MAINTENANCE PERSONNEL TO ACCESS GREEN AREAS AND GLAZING TO PERFORM MAINTENANCE AND CLEANING.

RESIDENTS WILL EXPERIENCE GREEN SPACE ON EVERY LEVEL OF THE TOWER FROM THE LIFT LOBBY AND THE ENDS OF EACH CORRIDOR OFFERING NATURAL LIGHT, VENTILATION



CLEAR SPACE TO WINDOW
PLANTER BED
TRELLIS SYSTEM

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AGS1 - INDIVIDUAL CABLE TRELLIS SYSTEMS

AGS1v

Individual Vertical Cable Trellis System

Vertical cable trellises allow the introduction of exciting accents to walls with cables positioned to splash vibrant colour, or lush greens, as features on the facade.

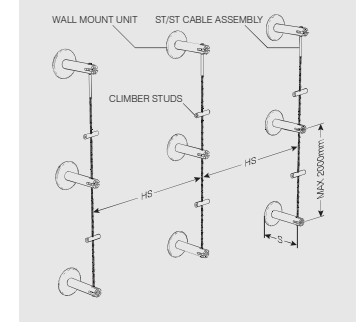
The Ronstan AGS1v is the ideal climbing structure for vines and tendril climbers. The stainless steel cables are held off the wall by grade 316 stainless steel wall mounts designed to hold the cables specific distances from the wall. All cables have threaded ends for tensioning.

Plants have space to easily weave around the cables providing optimal growth conditions. Wall mounts have backing plates to spread the load on the facade. Climber studs can be added to give plants an extra foothold.



AGS1v - Single Vertical Cable				
System No	Orientation	HS mm	S mm	Suitable plant types
AGS1v-200	Vertical	200	80	Slow growing vines
AGS1v-400	Vertical	400	80	Slow growing vines
AGS1v-600	Vertical	600	120	Vigorous vines
AGS1v-800	Vertical	800	160	Vigorous vines
AGS1v-CUST	Vertical	Custom	Custom	

*See page 28 for further component details.
See page 40 for wall mount installation details.



SPECIFICATION BLOCK

Specify as Ronstan AGS1v-XXX Vertical Cable trellis system.
Consists of stainless steel wall mount sets and 4mm cable assemblies.
Aluminium/plastic climber studs to be provided at 500mm centres.

RONSTAN CABLE TRELLIS SYSTEMS

www.ronstantensilearch.com

