Portside Hamilton

11-23 MacArthur Ave, Hamilton

Sustainability Statement for Development Application

Project No.	P02271
Revision	P1
Issued	06 February 2026
Client	5 Point Projects

E-LAB Consulting
Where Engineering and Science Inspire Design.

Issue And Revision Record

Revision	Date	Comments	Engineer	Reviewer
P1	02/02/2026	Draft Issue	SCG	GC
01	05/02/2026	DA Issue	SCG	GC
01	06/02/2026	DA Issue	SCG	GC

Authorised by:

E-LAB Consulting

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QLD Sustainability Lead

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We recognise the Traditional Custodians of the land on which the proposed development will be constructed. We respect their enduring cultural and spiritual connections to the land and waters, and celebrate their knowledge, kinship, and values. We acknowledge that these connections to the land and waters have existed for millennia and will continue into the future. We respect the Elders who have gone before, together with those of today for their guidance on our shared journey. We recognise that we are, and always will be, on Aboriginal land.

1 Introduction

1.1 Purpose

This report has been prepared by E-LAB Consulting to provide a Sustainability Statement in support of the Development Application for the proposed development at 11-23 MacArthur Ave, Hamilton.

The report summarises the strategies used to minimise the development's environmental impact throughout design and construction, whilst also meeting the needs of the development.

1.2 Referenced Documentation

This assessment is based on the following available documentation:

Table 1 Documentation References

Discipline	Documentation Description	Issue Date
Architectural	Architectural Drawing Set	28/01/2026
	Public Realm Report	10/12/2025
Landscape	Landscaping Plans	15/12/2025
Civil	Engineering Report and Drawings	22/12/2023
Queensland Government	Northshore Hamilton Development Scheme	11/2025

1.3 Development Scheme

The development is to be designed & constructed to meet the intended outcomes within the Northshore Hamilton Development Scheme (dated November 2025).

With respect to Sustainability, the development scheme requires 5 key responsive design features to be considered which address the following areas of Sustainability:

1. **Sustainable infrastructure:** Consideration of existing infrastructure utilisation, fit for purpose new infrastructure, built form outcomes, and digital and telecommunications assets.
2. **Water management:** Provision of stormwater systems in accordance with water sensitive urban design (WSUD) principles, including opportunities for onsite water collection and reuse.
3. **Energy efficiency:** Application of passive design, efficient building services, access to natural light, and integration of technologies to reduce operational energy demand.
4. **Waste management:** Provision of safe, efficient and integrated waste systems that support waste reduction.
5. **Transport efficiency:** Integration with public and active transport networks, and consideration for future on-demand transport options.

This report responds to the 5 key responsive design features and in addition expands into further ESD categories to highlight the developments focus of a holistic Sustainability approach.

2 Development Overview

2.1 Site Location

The project is located at 11 MacArthur Ave, Hamilton, QLD 4007, in a region classified as Climate Zone 2 by the BCA (warm humid summer, mild winter).

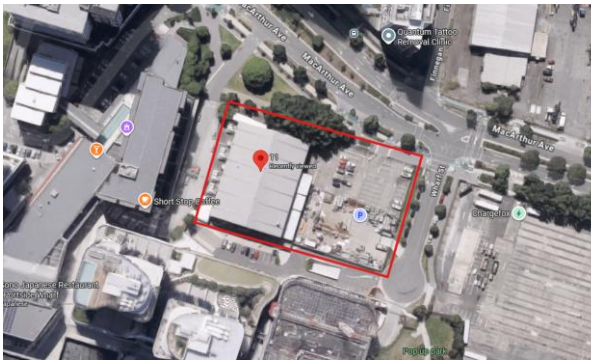

Figure 1: Site Location (source: Google Maps)

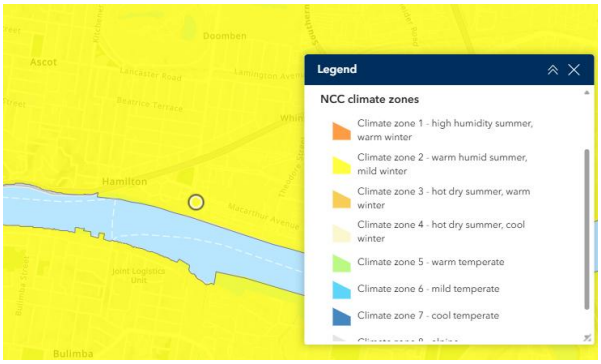

Figure 2: Project Climate Zone Map (source: ABCB)

2.2 Project Description

The proposed development comprises of two residential towers including the following:

- Ground — Commercial tenancies, lobbies, EOT, car parking, bike storage
- Level 02 – 05 — Carparking, residential units (Class 2)
- Level 06 — Residential units (Class 2), recreation common area
- Level 07-24 — Residential units (Class 2)
- Level 25 — Rooftop recreational common area (Class 2)

Figure 3: Development Render (Ref Architectural Drawings)

3 Sustainable Development Initiatives

The project incorporates a range of sustainable design elements across the façade, landscaping and building services to reduce energy and water demand whilst supporting a healthy environment for occupants to meet the needs of the development.

The initiatives summarised in this section reflect the current sustainability direction for the project. These outcomes will continue to be refined during detailed design to ensure they are practical, coordinated and deliver measurable performance. The design retains flexibility to adjust or further develop targeted initiatives where appropriate, while maintaining the project's overall environmental objectives and responding to reasonable and practical design constraints.

3.1 Sustainable Infrastructure

The development is being built on an existing brownfield site and considers an indepth public realm strategy to enhance the activation of the area. The existing transport infrastructure is expanded on in Section 0.

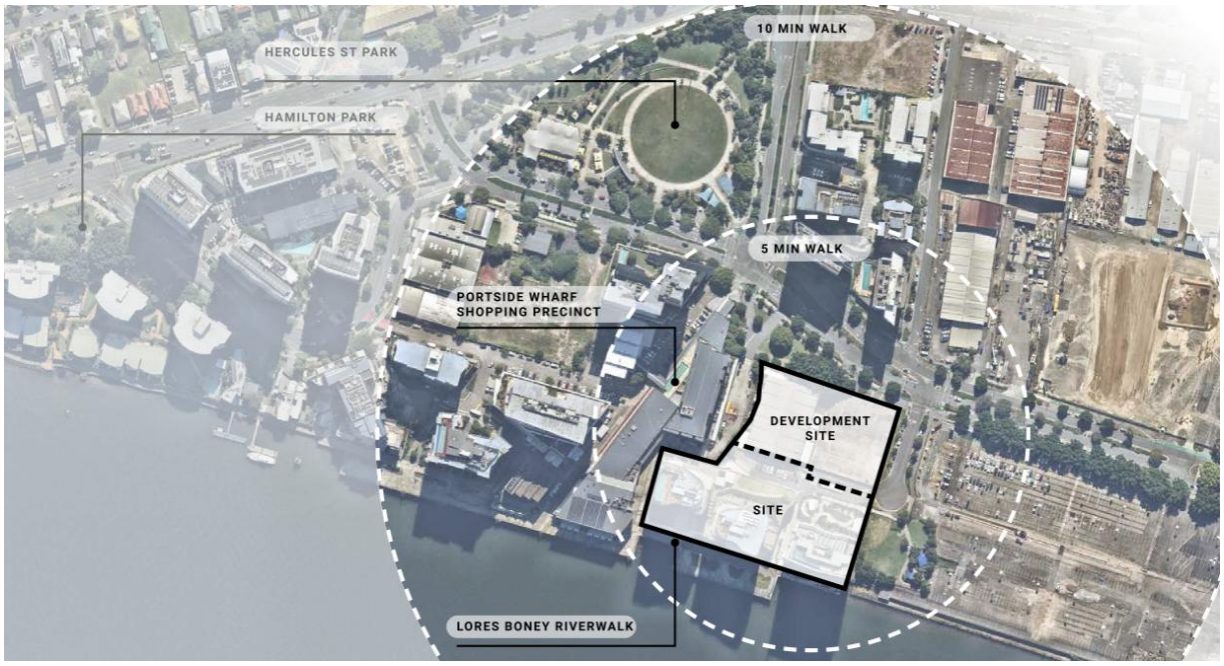

Figure 4: Location, Connections & Urban Context (Ref Portside Duet Public Realm Report 2025)

The following infrastructure design features are included in the development:

- Design & infrastructure to support an all electric building
- Design for future modes of transport, such as infrastructure for electric vehicles, streetscape and built form
- Procurement of 100% of energy through renewable energy contracts

Sustainable Infrastructure to detail sustainable building materials in accordance with PDA Guideline 14, *section Natural Resource Strategies.*

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Date: 24 March 2026
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3.2 Water Management

The development considers water management and efficiency through the introduction of the following initiatives:

- Selection of highly efficient fixtures and fittings, including.
  - Taps, urinals & dishwashers: 5 Star WELS
  - Toilets: 4 Star WELS
  - Showers: 3 Star WELS
  - Clothes washing machines: 4 Star WELS
- Native plant species to be incorporated where possible.
- Rainwater tanks for capture and reuse for landscape irrigation.
- Air-cooled air conditioning equipment to reduce water associated with heat rejection.

Water management measures to demonstrate:
- Quantity of native plants to be greater than 60%.
- 100% of irrigation requirements met by rainwater harvesting.
- tank and connection to irrigation system.
- air-cooled air conditioning equipment to detail energy efficiency associated with the technology.

Water Sensitive Urban Design principles have also been incorporated to manage stormwater quality, reduce runoff and support biodiversity. A preliminary MUSIC model prepared by the Civil team indicates the following preliminary stormwater and pollutant reduction achieved.

Potential Pollutant	Target WQO's	MUSIC Results
Total Suspended Solids (kg/yr)	80%	80.4%
Total Phosphorus (kg/yr)	60%	63.7%
Total Nitrogen (kg/yr)	45%	54.6%
Gross Pollutants (kg/yr)	90%	100%

Figure 5: Civil WSUD Performance Outputs (Ref: Civil Engineering Report)

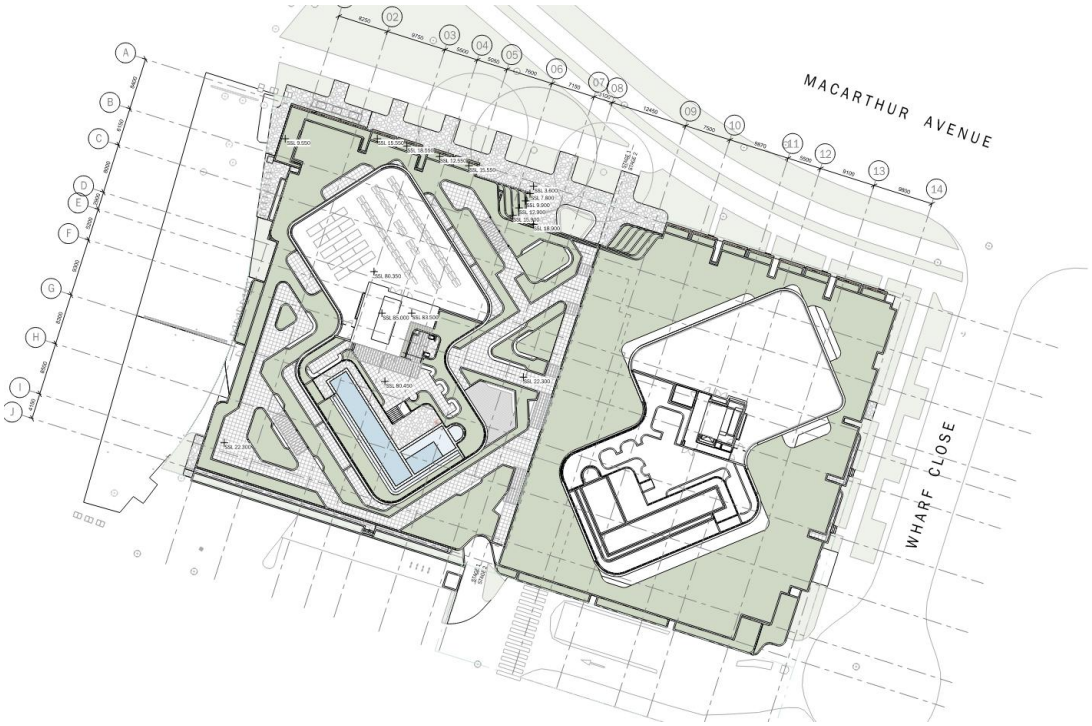

Figure 6: Development Site Plan (Ref Architectural Drawings)

3.3 Energy Efficiency

The development's sustainability initiatives manage energy use and improve energy efficiency throughout the building. The following initiatives are made up of both active and passive design features:

- Energy efficiency HVAC system and unit appliances
- Compliance with NCC 2022 Volume 1 Energy Efficiency Requirements (Section J)
- Rooftop solar photovoltaic (PV) infrastructure and panels to provide site power and reduce peak loads.
- Energy efficient LED lighting with appropriate lighting controls
- A light coloured roof to reduce the urban heat island effect and reduction of heat load.
- Optimised openable window design throughout habitable rooms combined with ceiling fans where appropriate to encourage mixed mode operation.
- Extensive self building shading (through balconies), reducing head loads.
- High performance building glazing, including double glazing for sole occupancy units.
- Insulated and air tight building envelope, to minimise thermal losses and leakage to the external environment.

3.4 Waste Management

Waste management plays a crucial role in a building's sustainability practices reducing waste to landfill. The waste management initiatives are as listed below:

- Provision of well designed refuse facilities to enable the separation of multiple waste streams.
- Construction waste landfill minimisation.

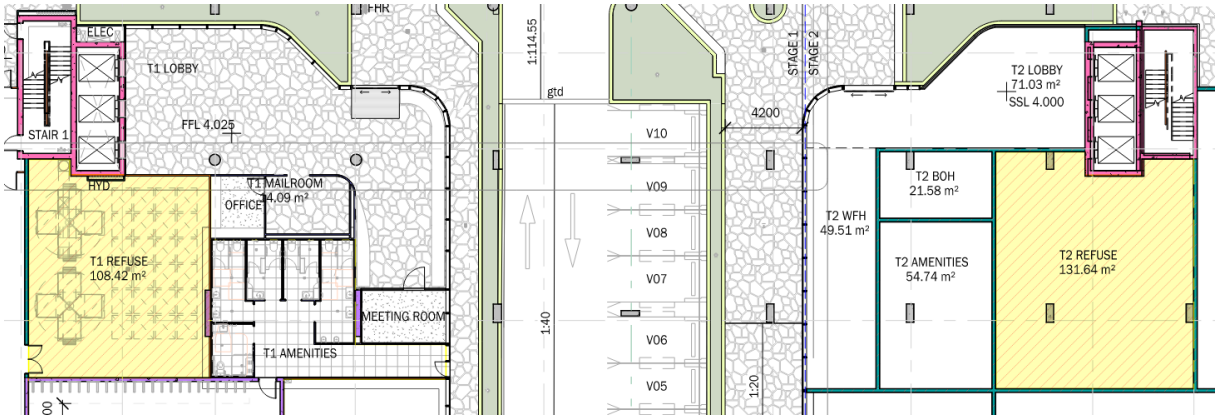

Figure 7: Level 01 (Ground) refuse areas

Energy Efficiency measures to demonstrate:

- Installation of rooftop and/or wall mounted solar PV to meet average daytime electricity demand for communal areas.
- Details & plans of programmable sensor lighting.
- Details of how 100% of energy needs will be met through renewable energy (using on-site generation, regenerative technologies and/or contracts).
- Schedule and finishes for external building materials used to reduce urban overheating.

Waste Management to demonstrate

- Plans and procedures for waste separation and construction activities.

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Date: 24 March 2026
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Include any electric bike charging facilities.

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Date: 24 March 2026

3.5 Transport

The development is situated less than 7km from the heart of the Brisbane CBD. It's well connected to a variety of sustainable modes of transport such as bicycle tracks, train stations and bus stops.

The following summarises the transport initiatives within the development:

- Inclusion of an end of trip (EOT) facilities, including showers and lockers for staff supporting active modes of transport.
- Electric vehicle infrastructure included within the building to support occupant uptake.
- Bicycle storage facilities.
- Public transport options – the project site is located within close proximity (walking distance) of extensive active transport infrastructure (trains, buses and ferries), encouraging public transport use.

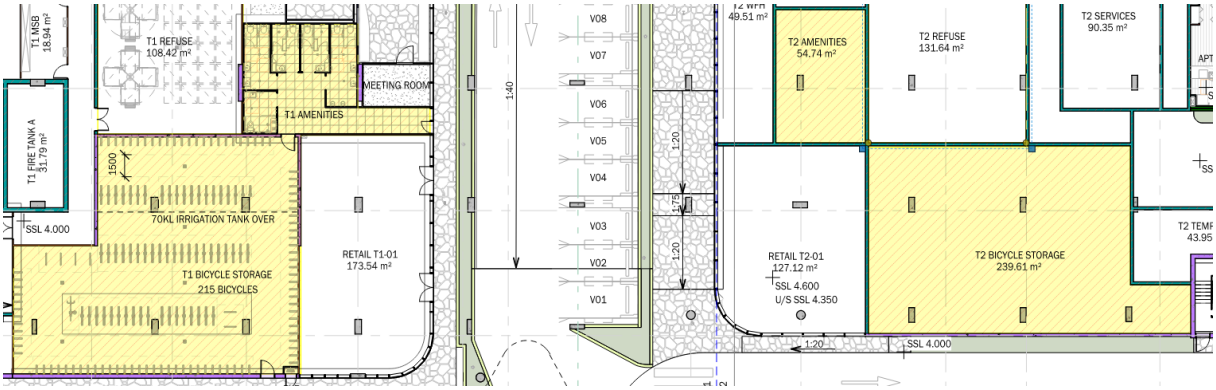

Figure 8: Level 01 (Ground) bike storage and EOT facilities

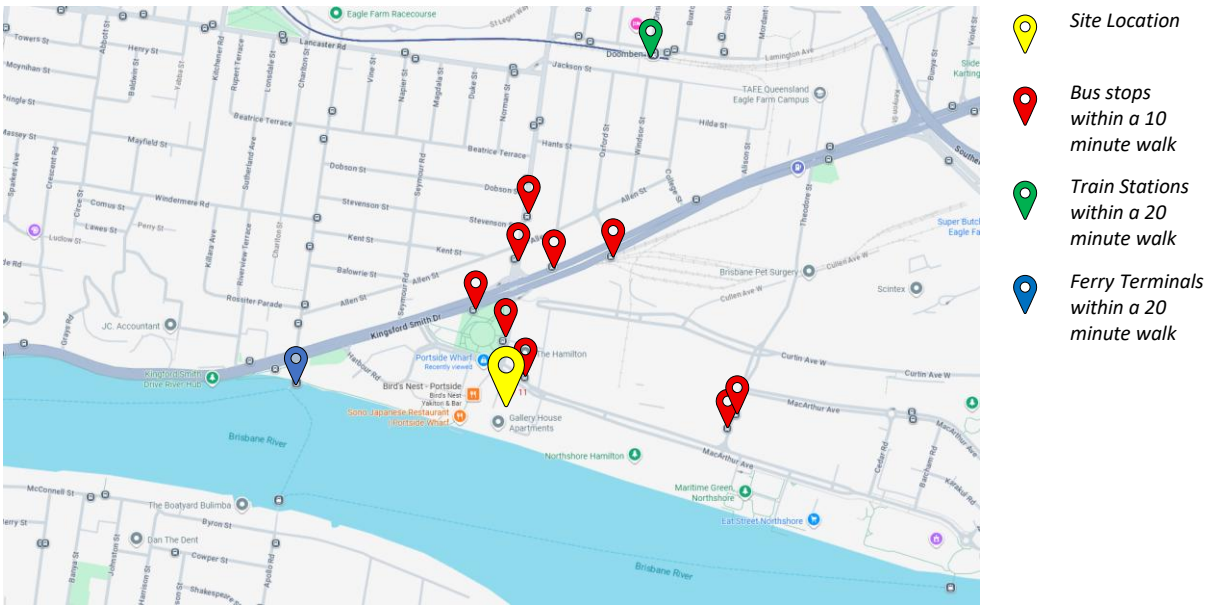

Figure 9: Summary of surrounding public transport infrastructure (Source: Google Maps)

4 Additional Sustainability Considerations

Further to the design initiatives provided to respond to the *Northshore Hamilton Development Scheme*, the project has incorporated the following initiatives within the design to demonstrate a holistic Sustainability approach to design and construction.

The initiatives summarised in this section reflect the current sustainability direction for the project. These outcomes will continue to be refined during detailed design to ensure they are practical, coordinated and deliver measurable performance. The design retains flexibility to adjust or further develop targeted initiatives where appropriate, while maintaining the project's overall environmental objectives and responding to reasonable and practical design constraints.

4.1 Sustainable rating schemes

The development will achieve an average of 7 Star NatHERS rating across the building and meet a minimum of 6 Star NatHERS rating per dwelling in addition to meeting the maximum cooling and heating loads stipulated in the QLD Development Code MP 4.1 Sustainable Buildings.

4.2 Ecology

A major focus for the development is to enhance the biodiversity of the site, which includes the following considerations:

- Significant plant beds & trees throughout the development with consideration for deep planting and canopy cover, providing shade, improving air quality, as well as improving local levels of biodiversity.
- Light coloured roofs and areas of deep soil vegetation that reduce the urban heat island effect.

The following figure demonstrates concept level precinct plans.

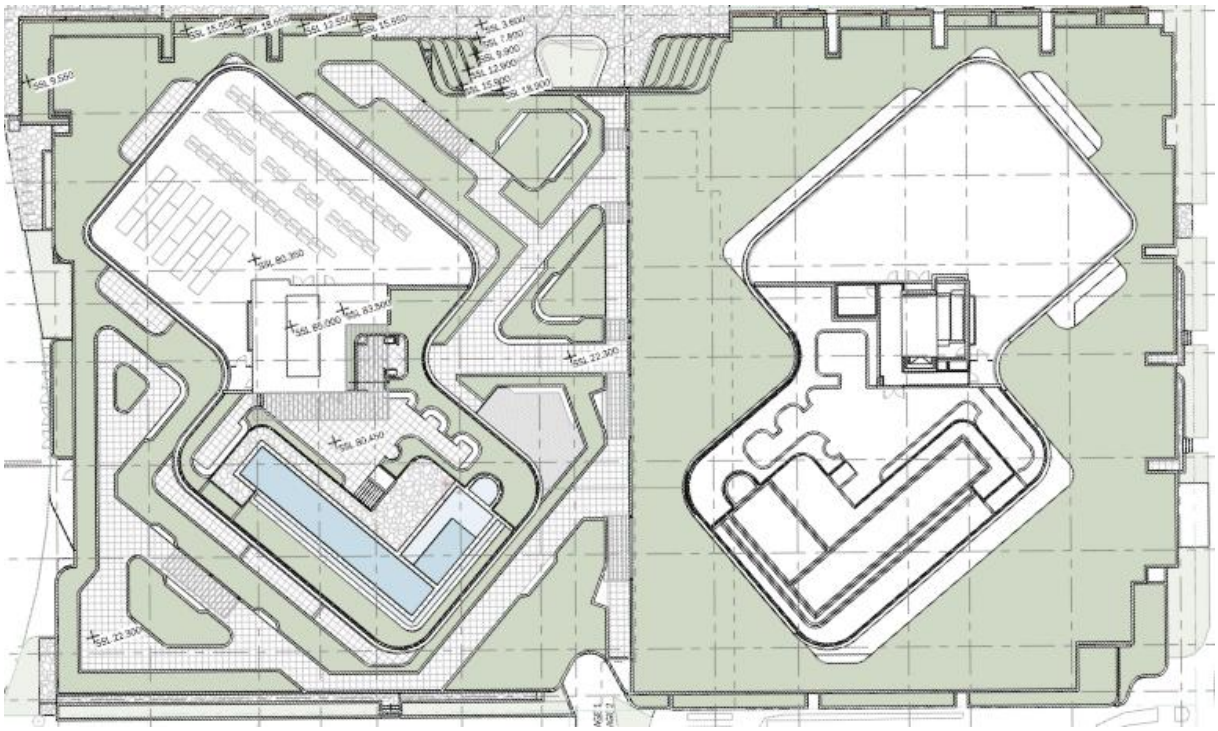

Figure 10: Concept Design Ground and Rooftop Landscape Drawings

4.3 Climate Resilience

The development has incorporated the following design features for climate resilience.

- Mixed mode operation (natural ventilation and air conditioning), reducing peak building loads and offering occupants flexibility for comfort.
- All electric building (no fossil fuel) in operation, enabling the building to operate with net zero emissions.
- Design and construction in accordance with recognised standards for wind tolerance and impacts from hail.

Figure 11: Architectural Render

4.4 Materials

To support occupant health, material selection will consider the following low environmental / emission finishes (e.g. low VOC paints and formaldehyde free materials), where possible.

4.5 Occupant Amenity

The development has furthered considered initiatives to contribute to positive occupant mental and physical health, such as the following:

- Co-working spaces located on the ground floor, providing residents with work flexibility.
- On-site gym / wellness area & swimming pool for residents to use.
- High levels of ventilation & natural light within apartments.
- Common area gardens & spacious private balconies.
- Natural ventilation in accordance with best practice standards for the residential areas.
- Constructions designed for high quality acoustic separation between units

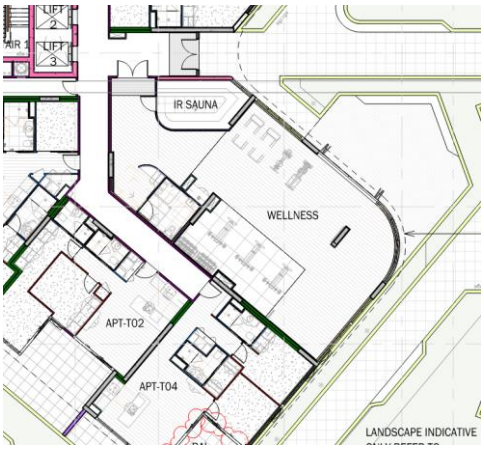

Figure 12: Tower 1 Level 6 recreation common area

Figure 13: Tower 2 Level 6 recreation common area

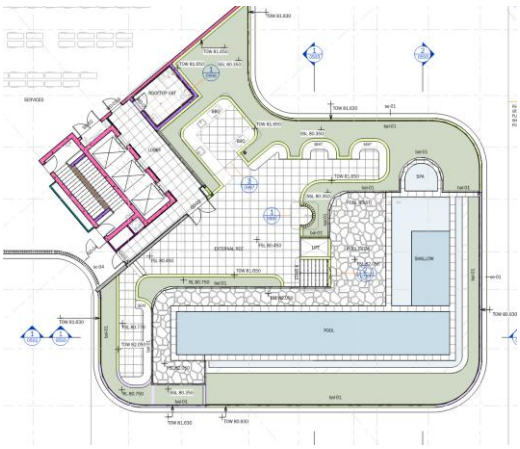

Figure 14: Tower 1 Roof top common area

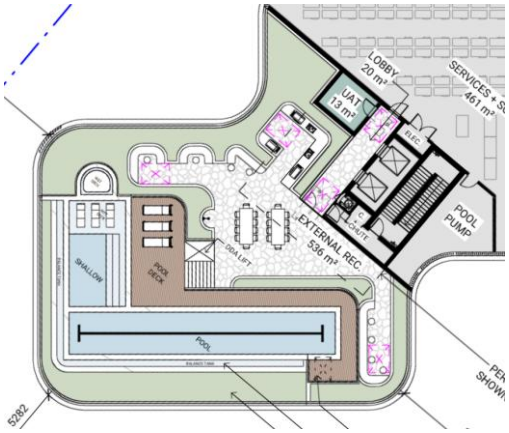

Figure 15: Tower 2 Roof top common area

Appendix A : Landscaping

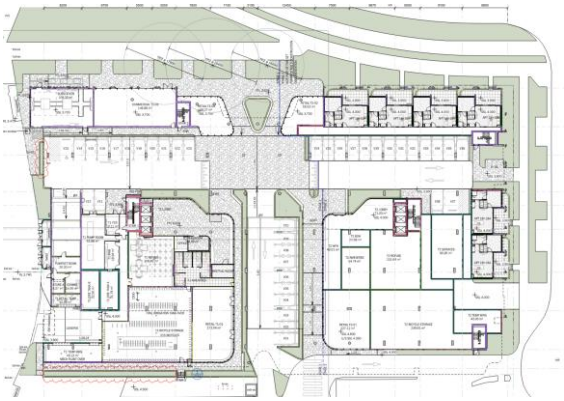

Figure 16: Architectural Overall Plan – Level 01 (Ground)

Figure 17: Architectural Overall Plan – Level 02

Figure 18: Architectural Overall Plan – Level 03

Figure 19: Architectural Overall Plan – Level 04

Figure 20: Architectural Overall Plan – Level 05

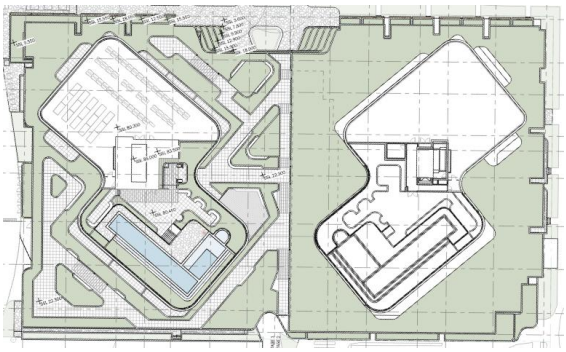

Figure 21: Architectural Overall Plan – Site