

APPENDIX B

Proposal Plans & Design Report

Prepared by:

i2C



33 MANNING ST ISSUED FOR DECLARATION

33 MANNING ST, MILTON, QLD, 4064

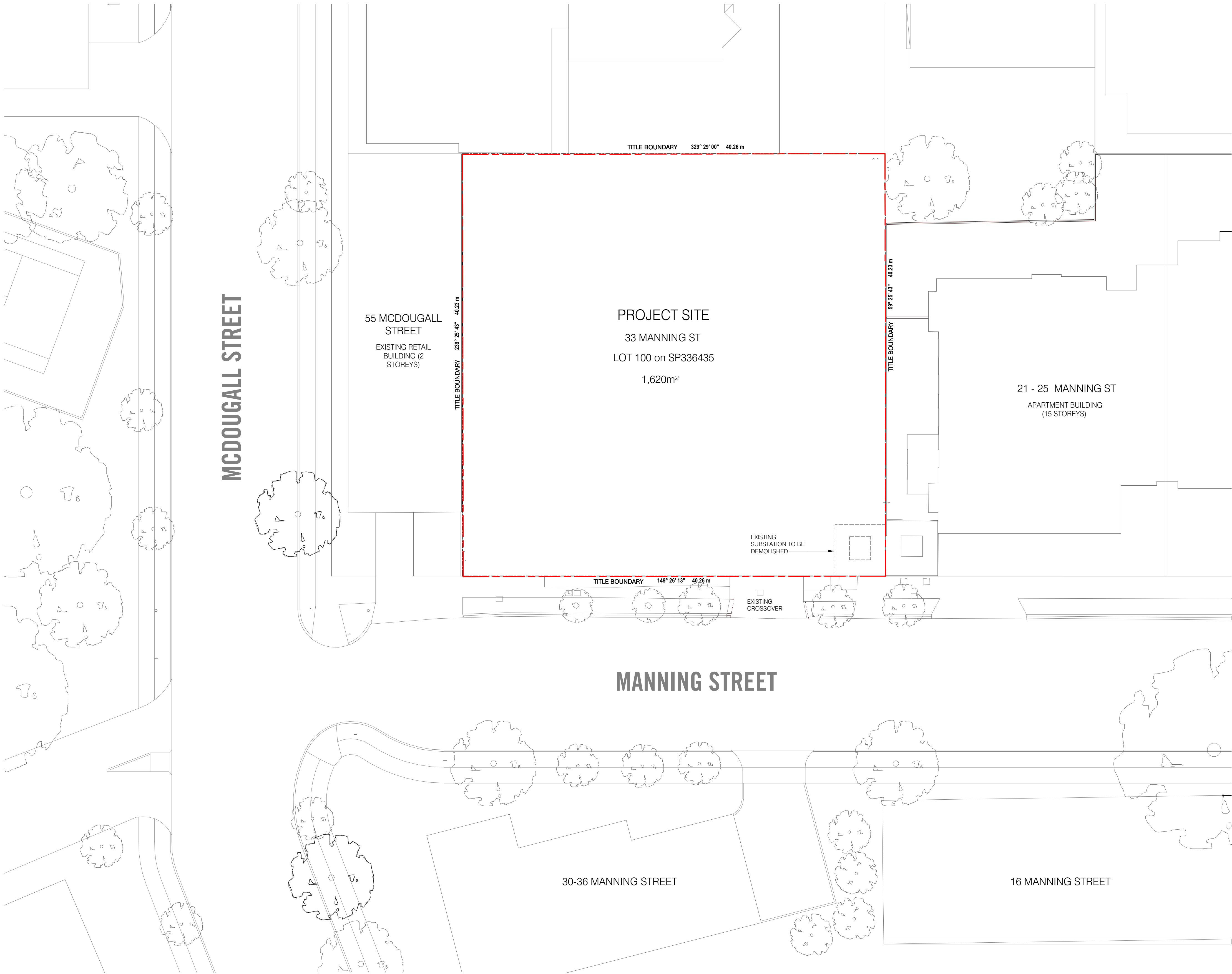
28 JUNE 2024

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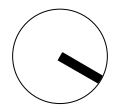
Drawing No.	Drawing Title	Revision	Date	Revision Description
DA0000	COVER SHEET	D01	28.06.24	Issued for Declaration
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DA0002	DEVELOPMENT SUMMARY	D01	28.06.24	Issued for Declaration
DA3002	EXISTING CONDITIONS PLAN	D01	28.06.24	Issued for Declaration
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DA3205	GROUND FLOOR PLAN	D01	28.06.24	Issued for Declaration
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DA5003	SHADOW DIAGRAMS - 3PM SUMMER /WINTER	D01	28.06.24	Issued for Declaration



EXISTING CONDITIONS PLAN 1 : 200

D01	28.08.24	Issued for Declaration	DG/SMAC
1	27.08.25	Preliminary Issue	DG/SMAC
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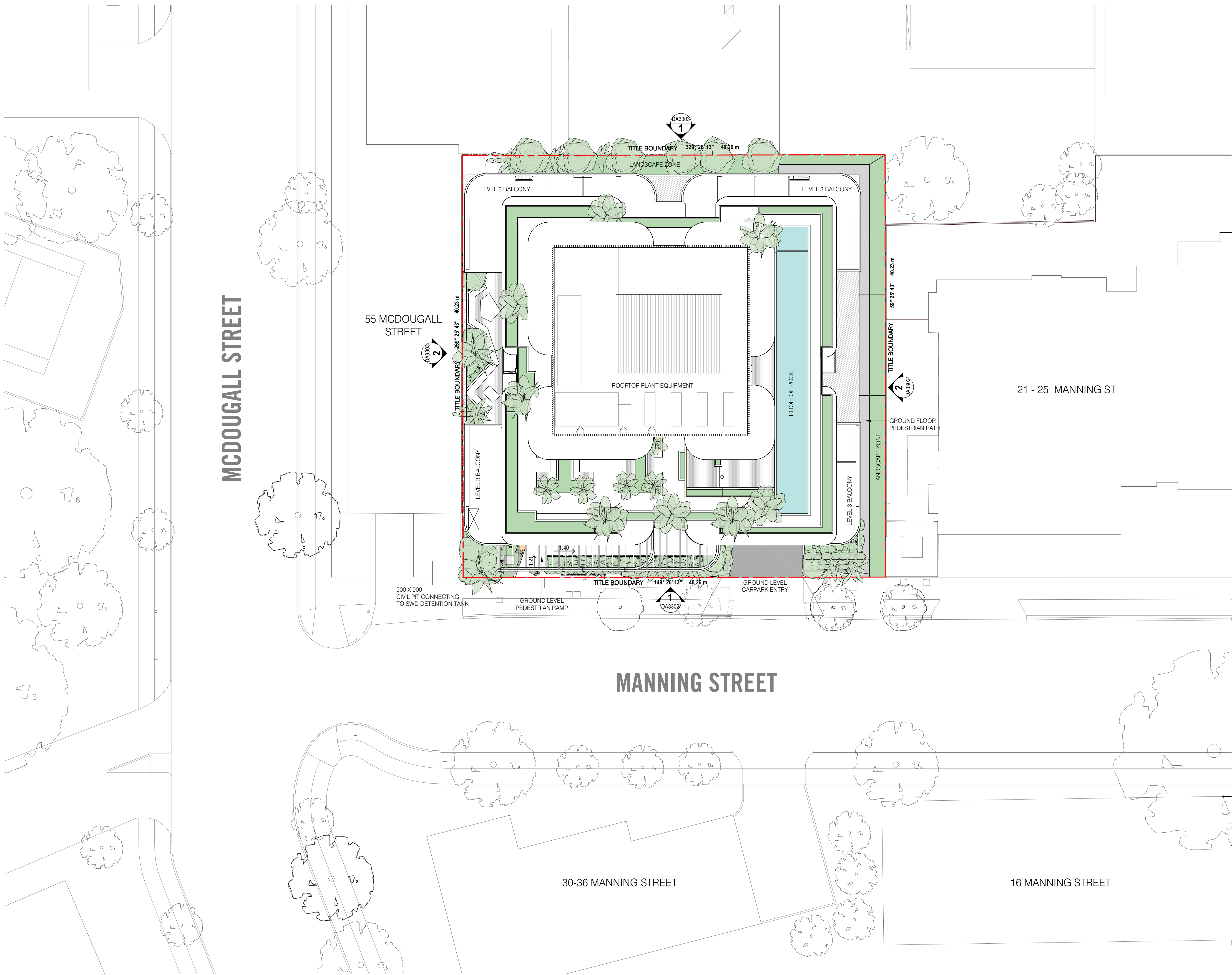
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project
2023-394
scale: B1
1 : 200

drawing no.
DA3002
designed
DG/SMAC

issue
D01
checked
MGR



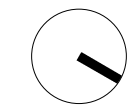
PROPOSED SITE PLAN 1:200

DATE	28.08.24	ISSUED FOR DECLARATION	DG/SMAC
DATE	27.08.24	PRELIMINARY ISSUE	DG/SMAC
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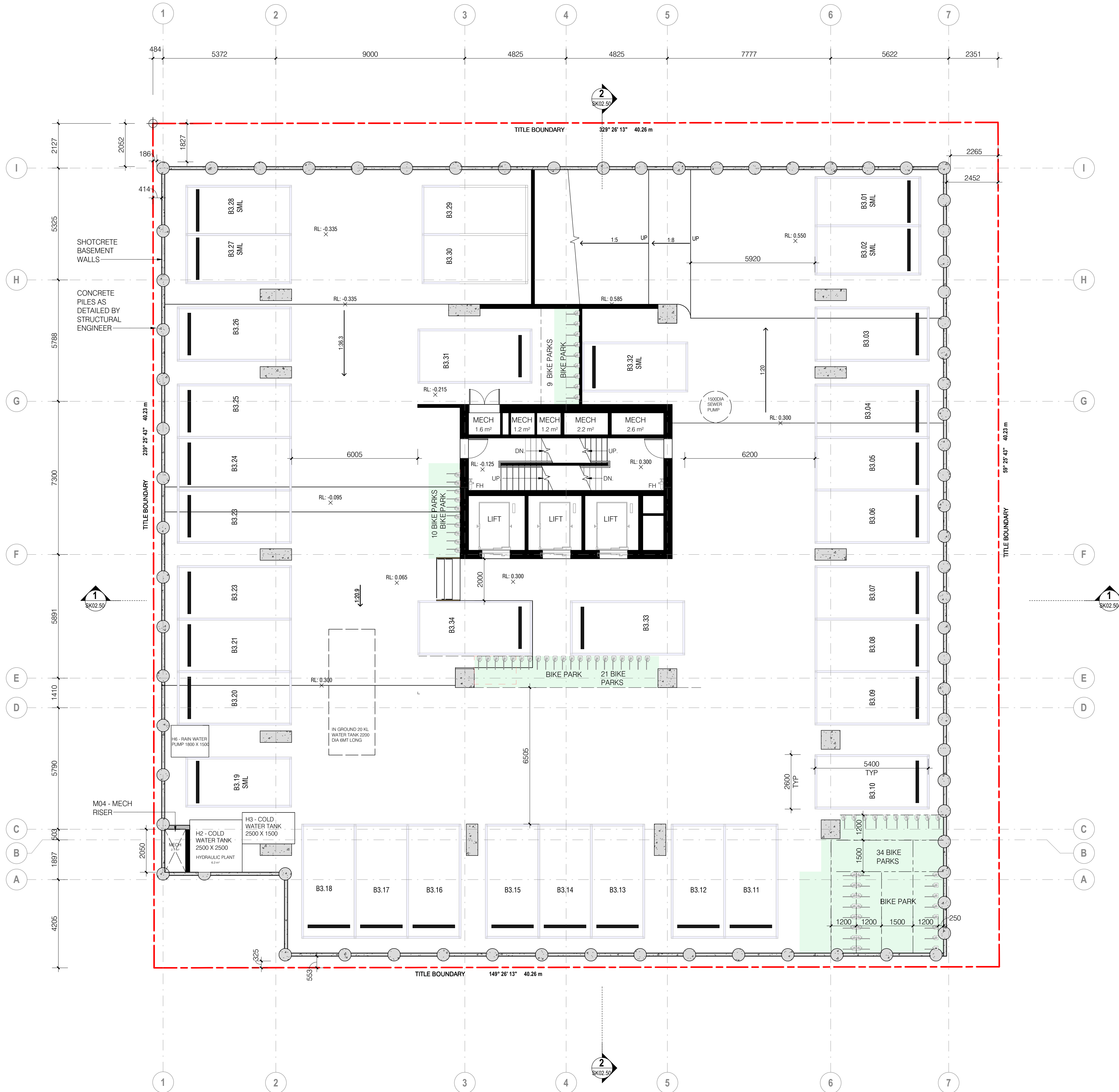
PROPOSED SITE PLAN
ISSUED FOR DECLARATION

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project	2023-394	drawing no.	DA3003	issue	D01
scale	10 A1	designed	DG/SMAC	checked	MGR
1:200					

CAR PARKING SCHEDULE	
LEVEL	TOTAL PARKING SPACES
BASEMENT 1	29
BASEMENT 1: 23	29
BASEMENT 2	32
BASEMENT 2: 25	32
BASEMENT 3	34
BASEMENT 3: 26	34
LOWER GROUND	11
LOWER GROUND: 9	106

BIKE PARK SCHEDULE	
LEVEL	NUMBER OF RACKS
BASEMENT 3	74
BASEMENT 2	80
BASEMENT 1	117
LEVEL 00 LOWER GROUND	35
LEVEL 00 LOWER GROUND	48
GROUND FFL	66
Grand total: 29	420

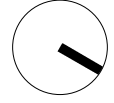


BASEMENT 03 FLOOR PLAN 1 : 100

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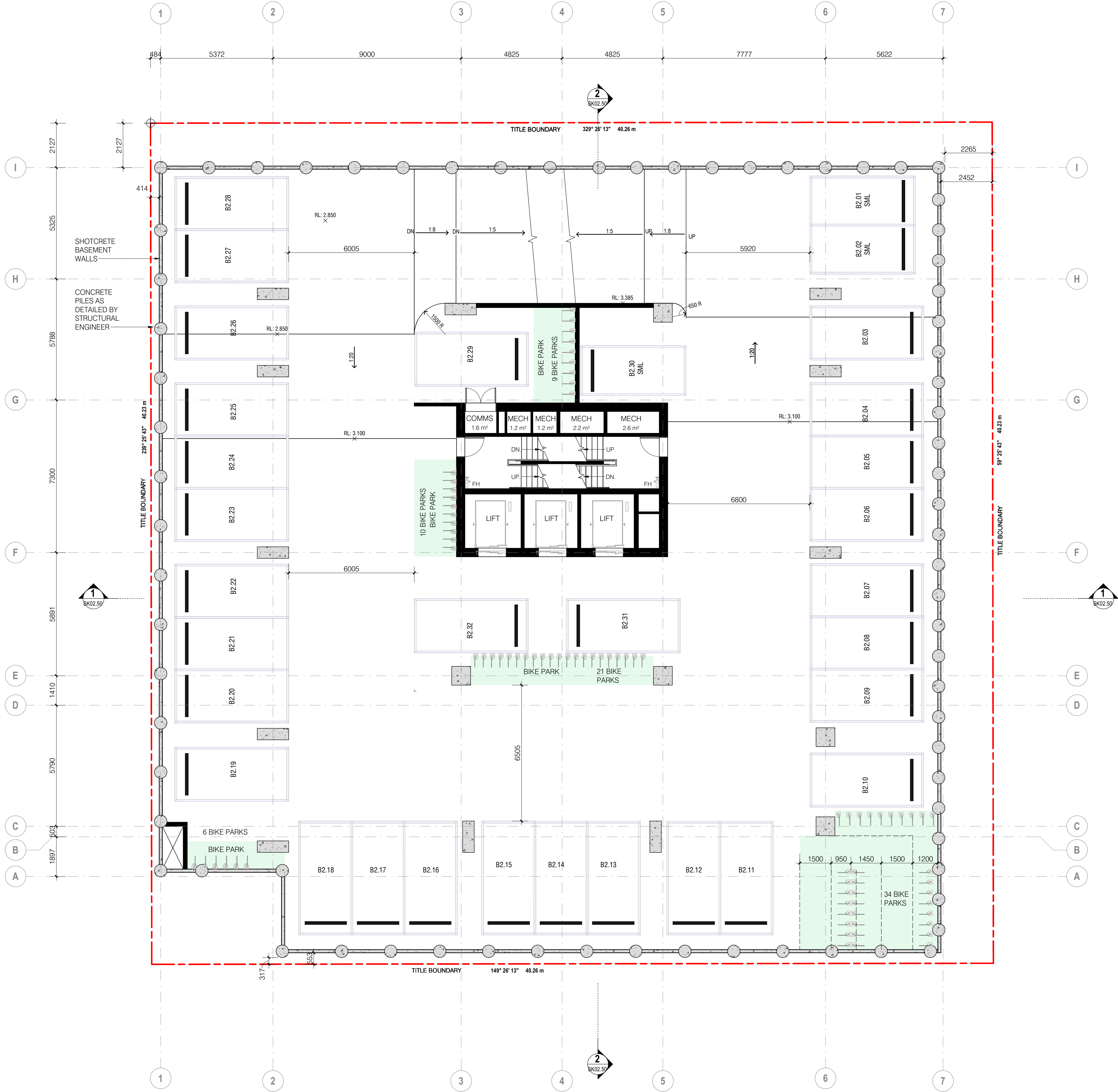


BASEMENT 3 FLOOR PLAN
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project 2023-394
scale @ A1
1 : 100
drawing no. **DA3201**
designed DG/SMAC
checked MGR
issue D01

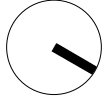
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001	27.08.24	Preliminary Issue	DG/SMAC
001	27.08.24	ISSUE / revision	by

CAR PARKING SCHEDULE	
LEVEL	TOTAL PARKING SPACES
BASEMENT 1	29
BASEMENT 1: 23	29
BASEMENT 2	32
BASEMENT 2: 25	32
BASEMENT 3	34
BASEMENT 3: 26	34
LOWER GROUND	11
LOWER GROUND: 9	11
	106



BASEMENT 02 FLOOR PLAN 1 : 100

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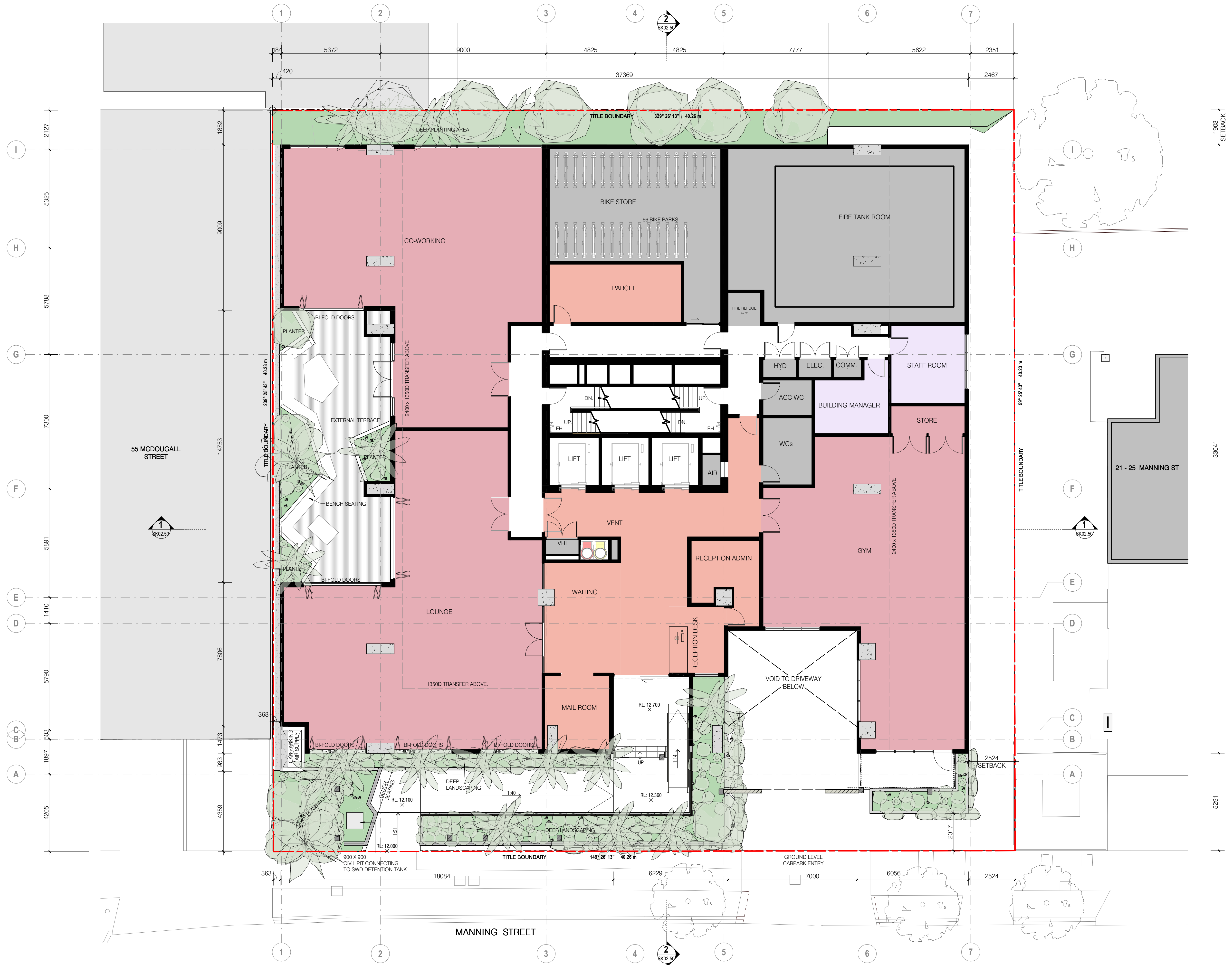


BASEMENT 2 FLOOR PLAN
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issue	D01
checked	MGR

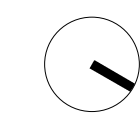


DA_GROUND FFL 1 : 100

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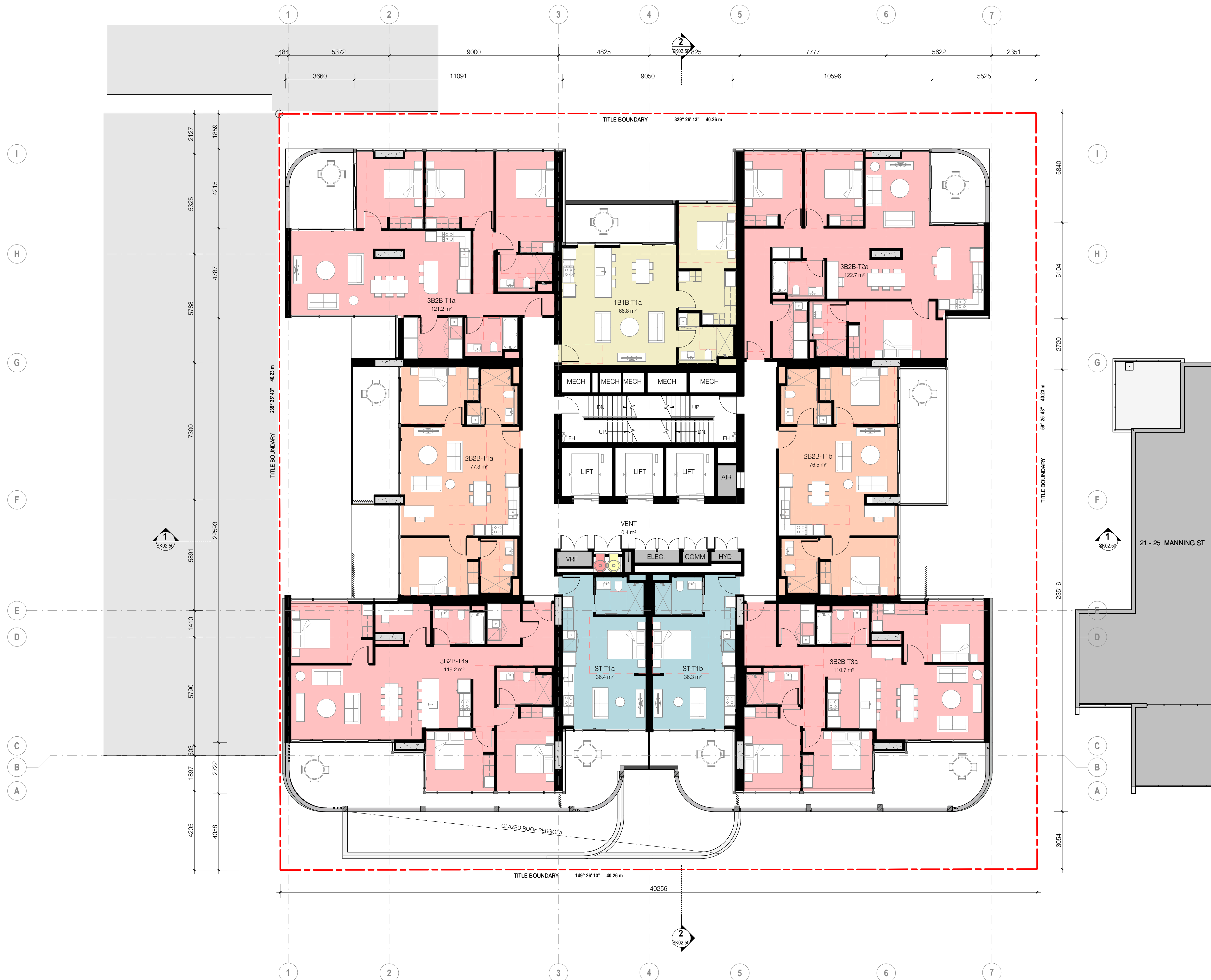
GROUND FLOOR PLAN
ISSUED FOR DECLARATION

project
2023-394
scale @ A1
1 : 100

drawing no.
DA3205
designed
DG/SMAC
checked
MGR

issue
D01
checked
MGR

no.	date	issue / revision	by
1001	28.06.24	Issued for Declaration	DG/SMAC
3	21.09.24	Preliminary Issue	DG/SMAC
2	04.09.24	Issued for Coordination	SMAC
1	28.05.24	WIP Issue	SMAC

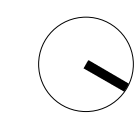


DA_LEVEL 01-02 FFL 1 : 100

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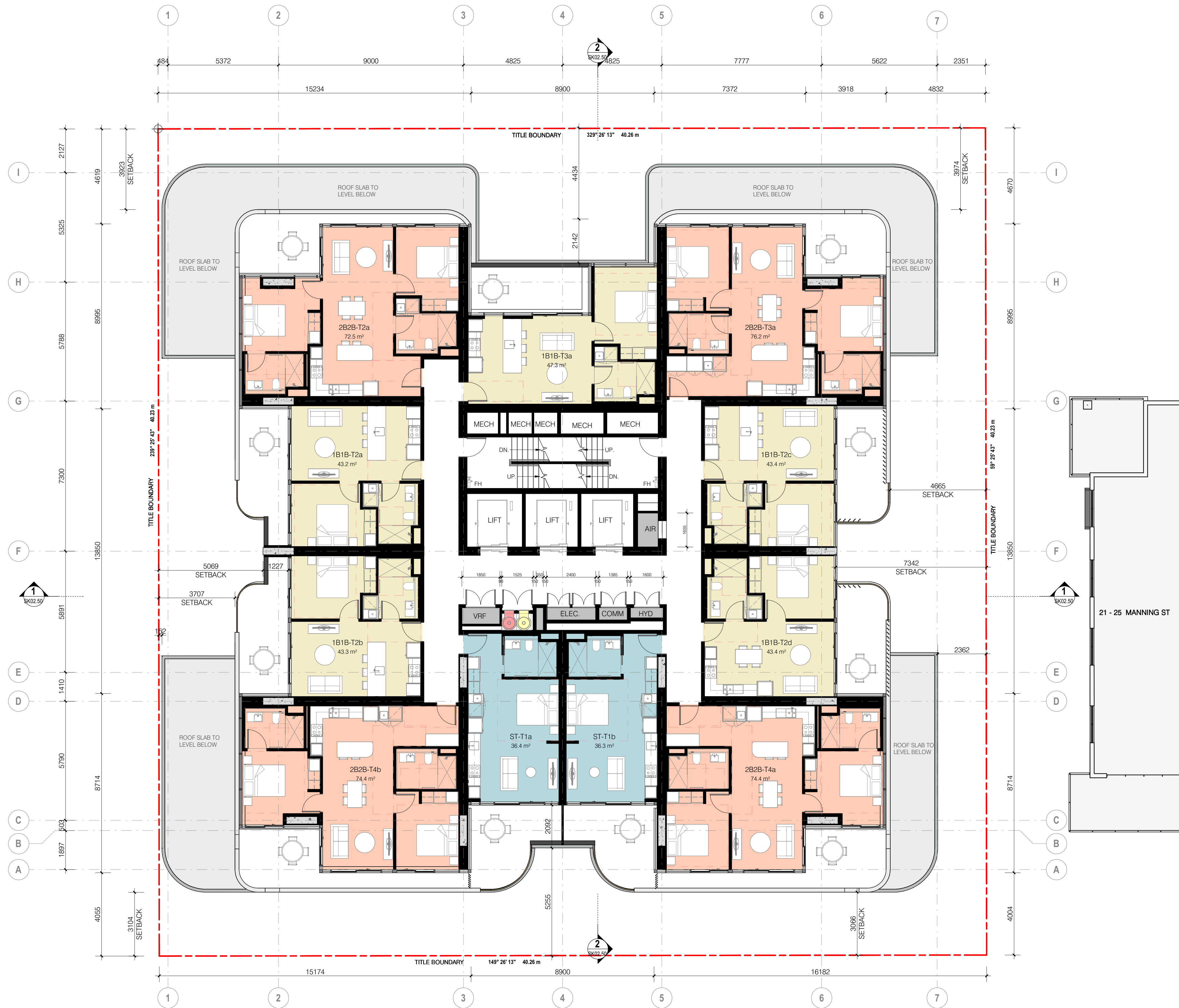
LEVELS 1-2 FLOOR PLAN
ISSUED FOR DECLARATION

project
2023-394
scale 0 A1
1 : 100

drawing no.
DA3206
designed
DG/SMAC

issue
D01
checked
MGR

no.	date	issue / revision	by
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1	27.08.25	Preliminary Issue	DG/SMAC

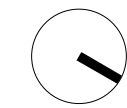


DA_LEVEL 3-28 FFL 1:100

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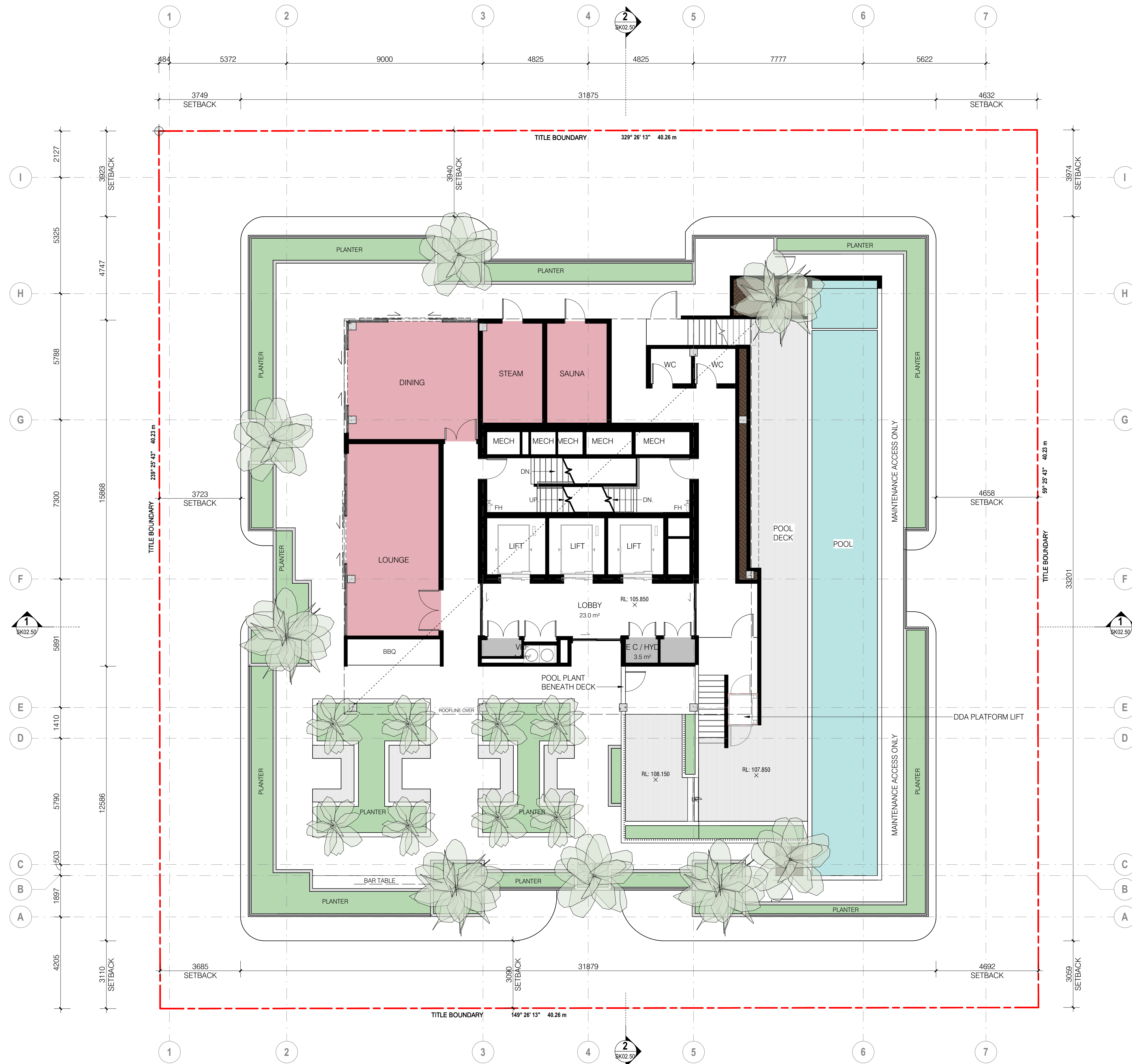
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LEVEL 3 FLOOR PLAN
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project 2023-394	drawing no. DA3207	issue D01
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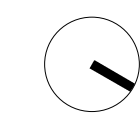


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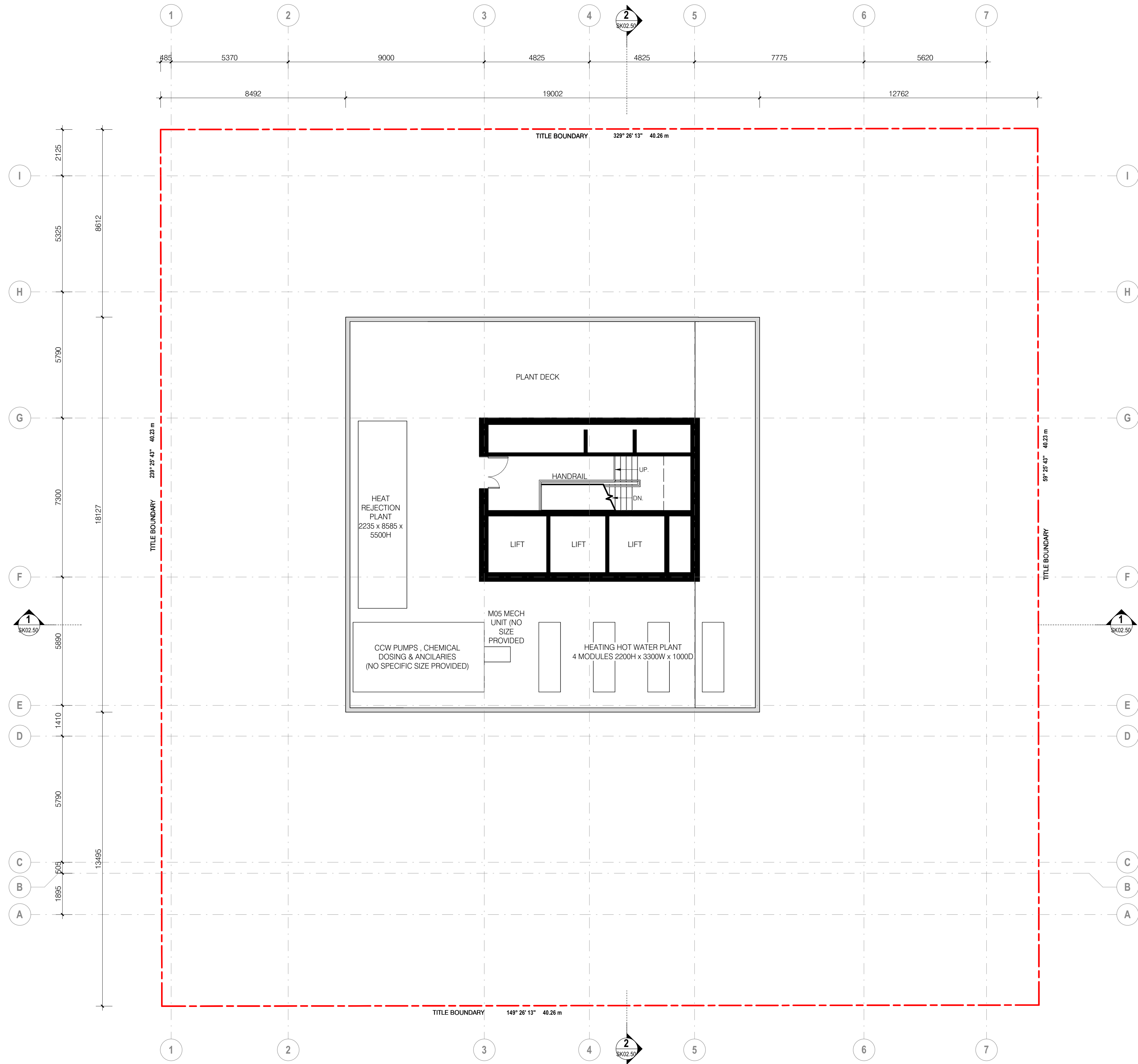
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LEVEL 29 - ROOFTOP AMENITY FLOOR PLAN
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DATE	27.06.24	ISSUED FOR DECLARATION	DESIGNED	DG/SMAC

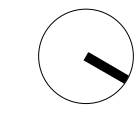


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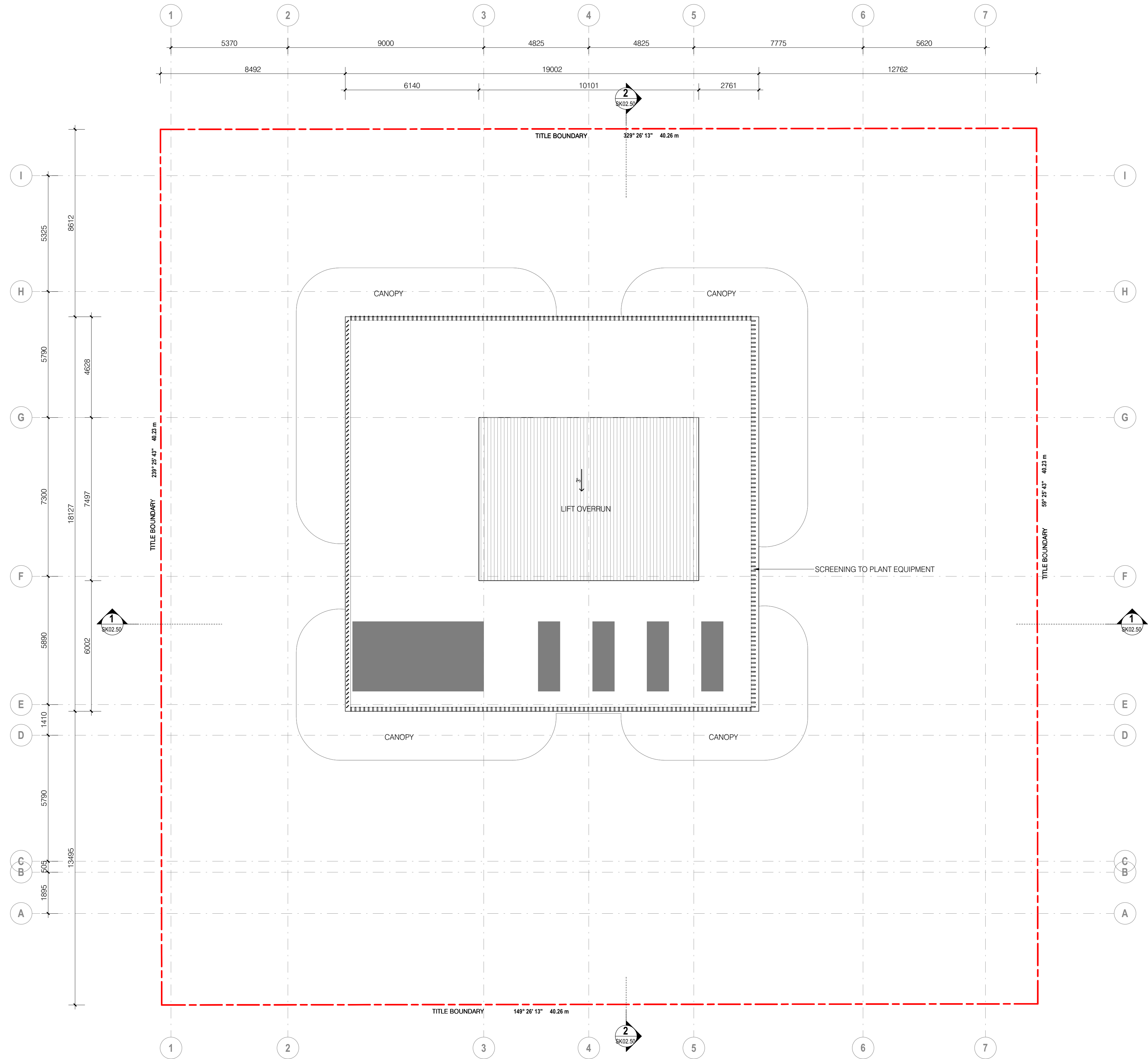
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LEVEL 30 - ROOFTOP PLANT FLOOR PLAN
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DATE		ISSUE / revision	DESIGNED	

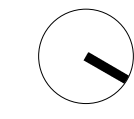


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1	27.08.25	Preliminary Issue	DG/SMAC

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ROOF PLAN 1:100

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LEVEL 31 - ROOF PLAN
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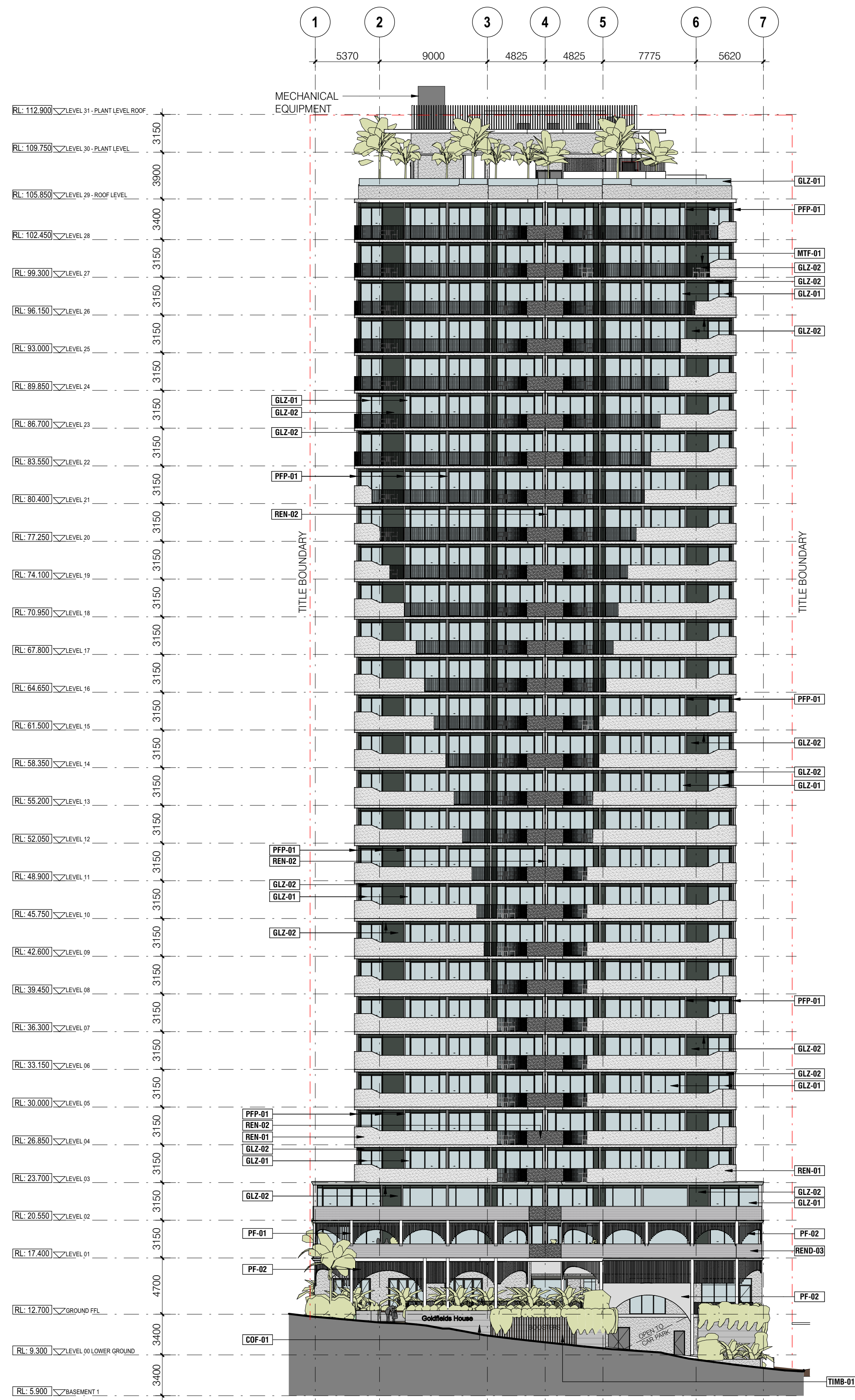
project	drawing no.	issue
2023-394	DA3211	D01
scale 0 A1	designed	checked
1 : 100	DG/SMAC	Checker

MATERIALITY



- REN-01 - Textured render finish
- REN-02 - Textured render finish
- MTF-01 - Metal Finish - Bronze shade
- GLZ-01 - Glazing - Clear
- MTF-02 - Metal Finish - Mid Grey
- PFP-01 - Powdercoat Finish - Mid Grey
- GLZ-02 - Glazing - Spandrel
- REND-03 - Render finish with horizontal recess
- PF-02 - Painted finish to dowels - Off-white
- PF-01 - Painted finish to frame - Light grey
- COF-01 - Concrete finish with horizontal recess
- TIMB-01 - Timber finish battens

	REN-01 Finish	Render finish with semi-smooth texture
	REN-02 Finish	Render finish with semi-smooth texture
	REN-03 Finish	Render finish with horizontal recesses
	COF-01 Finish	Concrete finish with horizontal recesses
	MTF-01 Finish	Metal finish - brushed bronze tone
	MTF-02 Finish	Metal finish - mid grey
	TIMB-01 Finish	Timber finish
	PFP-01 Finish	Powdercoat finish - mid grey
	PF-01 Finish	Paint finish - light grey
	PF-02 Finish	Paint finish - off-white
	GLZ-01 Finish	Glazing clear
	GLZ-02 Finish	Glazing spandrel



DA_EAST ELEVATION 1:250



DA_NORTH ELEVATION 1:250

DATE	28.08.24	Issued for Declaration	ISSMA
DATE	24.08.24	Updated Elevation	ISSMA
DATE	21.08.24	Preliminary Issue	ISSMA
DATE	15.08.24	Issue / Revision	ISSMA

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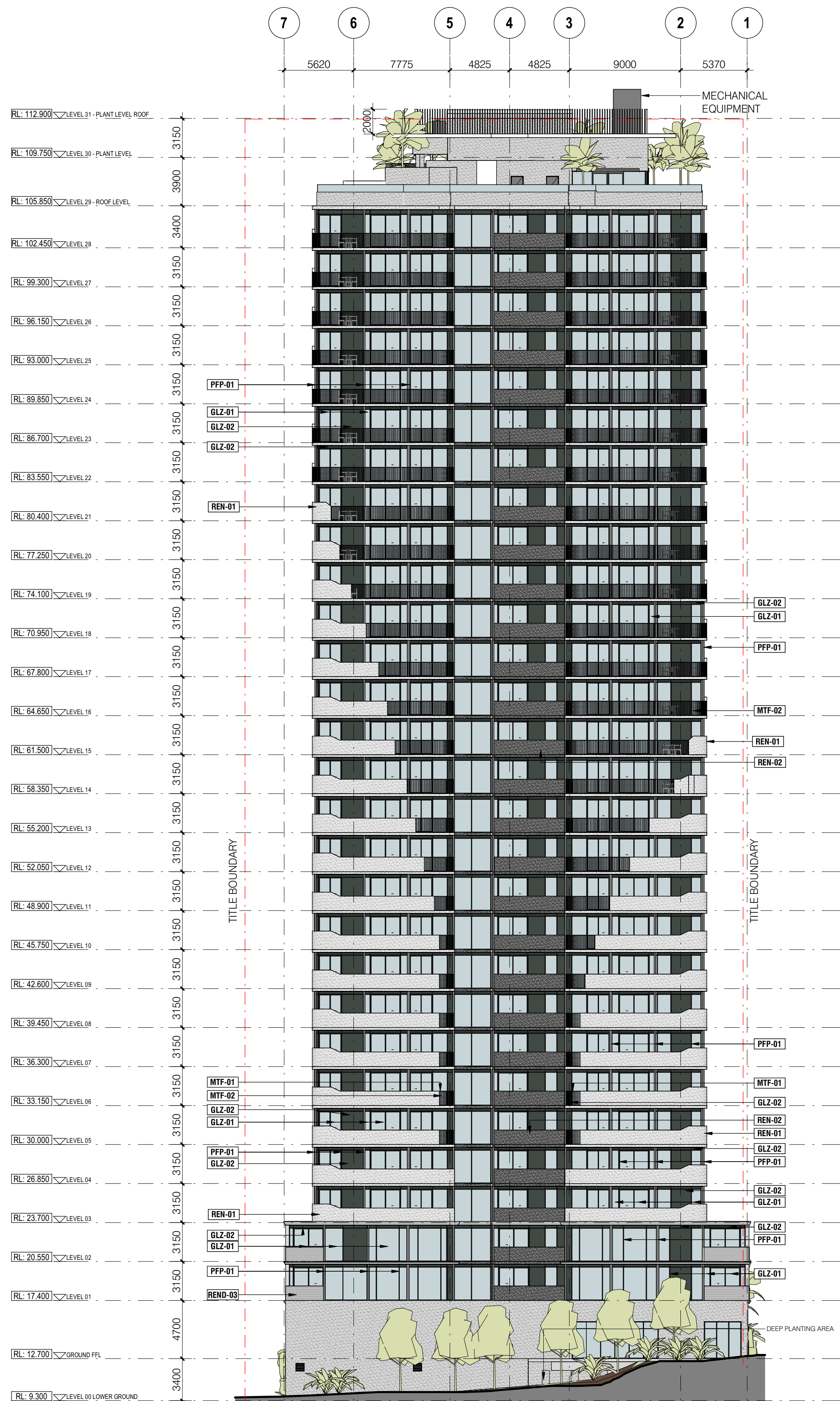
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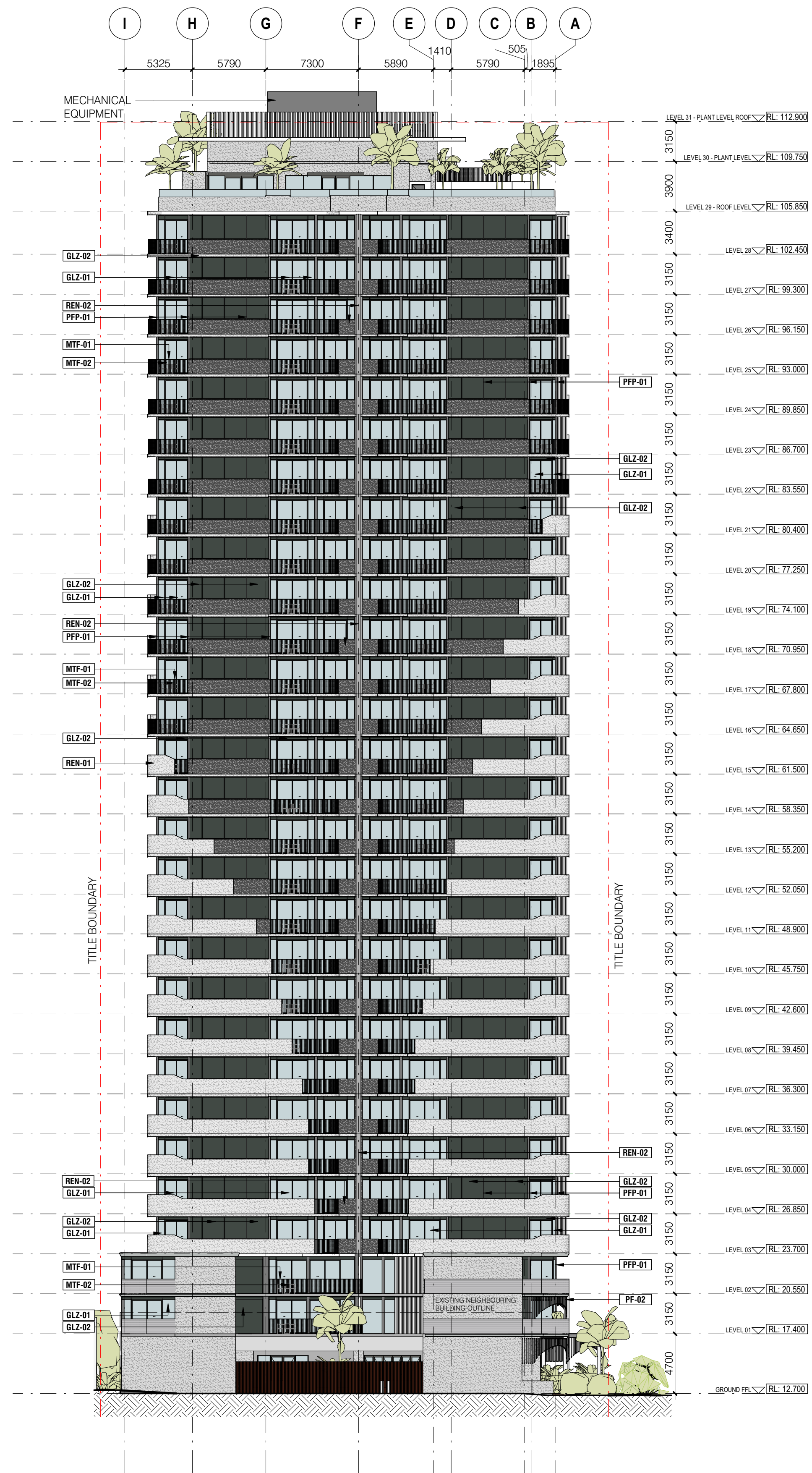
NORTH & EAST ELEVATION
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1:250					



DA_WEST ELEVATION 1 : 250



DA_SOUTH ELEVATION 1 : 250

DATE	28.08.24	Issued for Declaration	DG/SMAC
DATE	24.08.24	Updated Elevation	DG/SMAC
DATE	21.08.24	Preliminary Issue	DG/SMAC
DATE		ISSUE / revision	by

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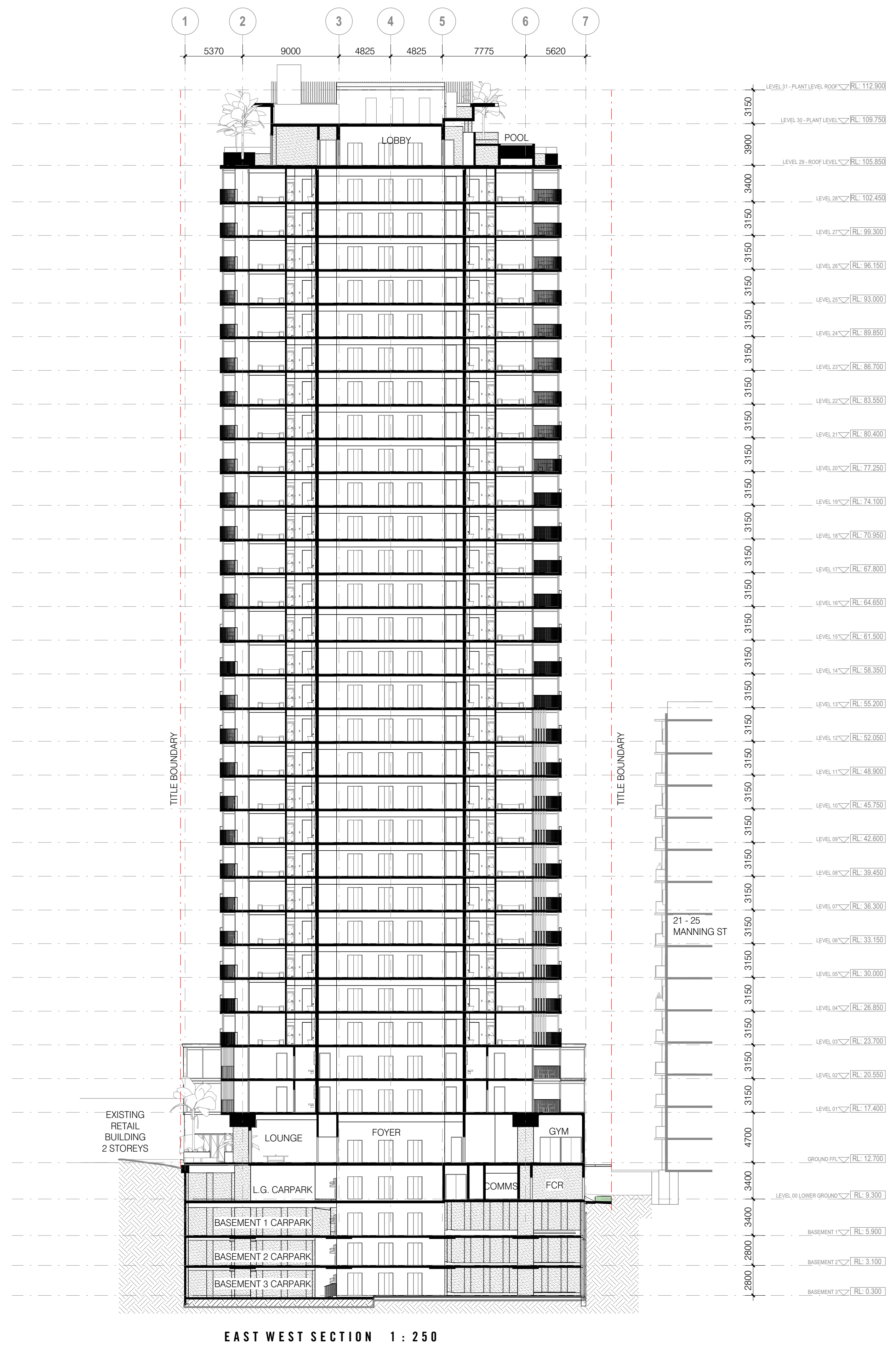
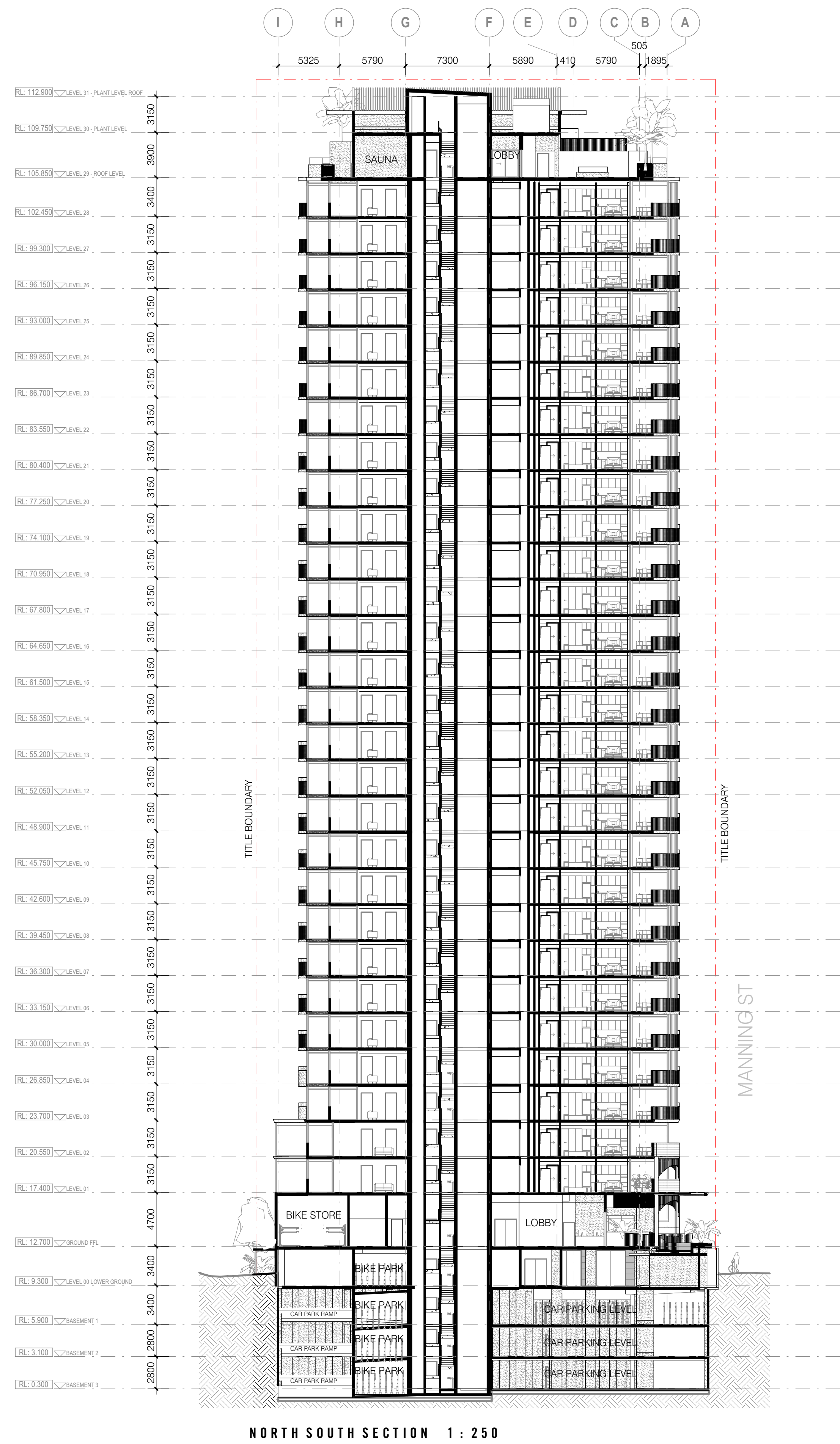
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SOUTH & WEST ELEVATION
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no.	date	ISSUE / revision	by

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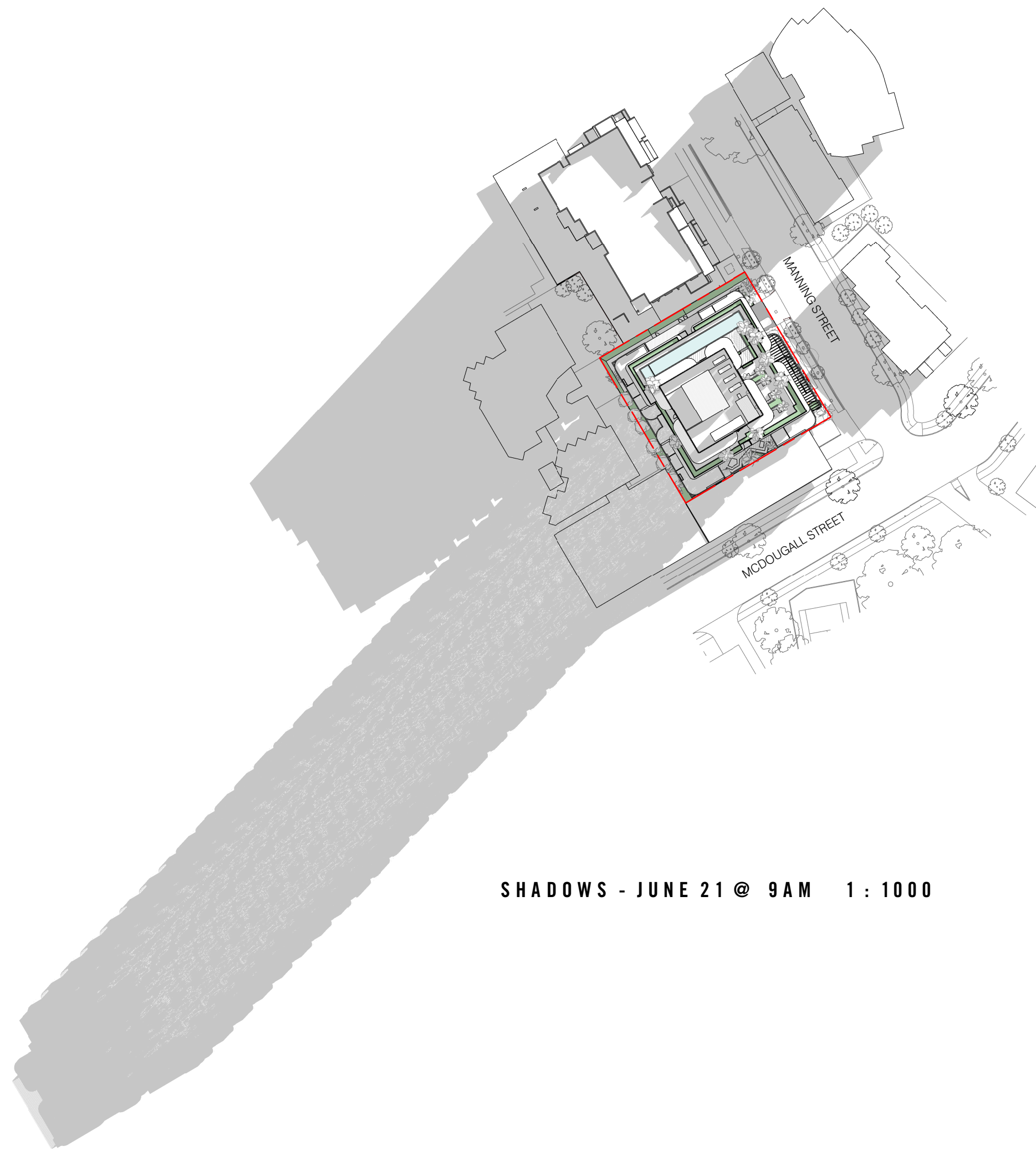
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SECTIONS
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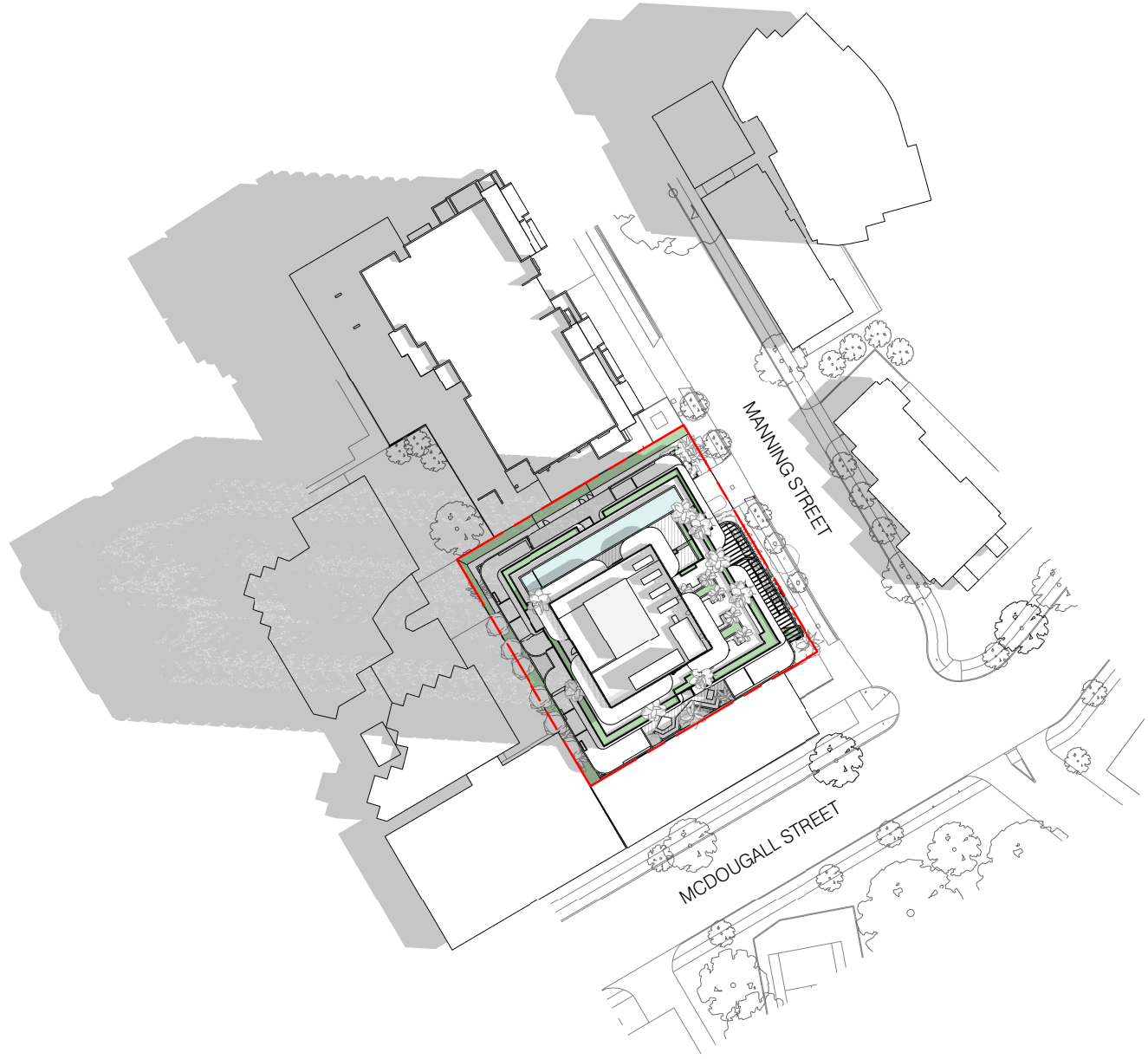
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drawing no.	issue
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DG/SMAC	checked
MGR	



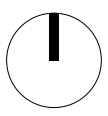
SHADOWS - JUNE 21 @ 9 AM 1 : 1000



SHADOWS - DECEMBER 21 @ 9 AM 1 : 1000

D01	28.05.24	Issued for Declaration	DG/SMAC
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no.	date	issue / revision	by

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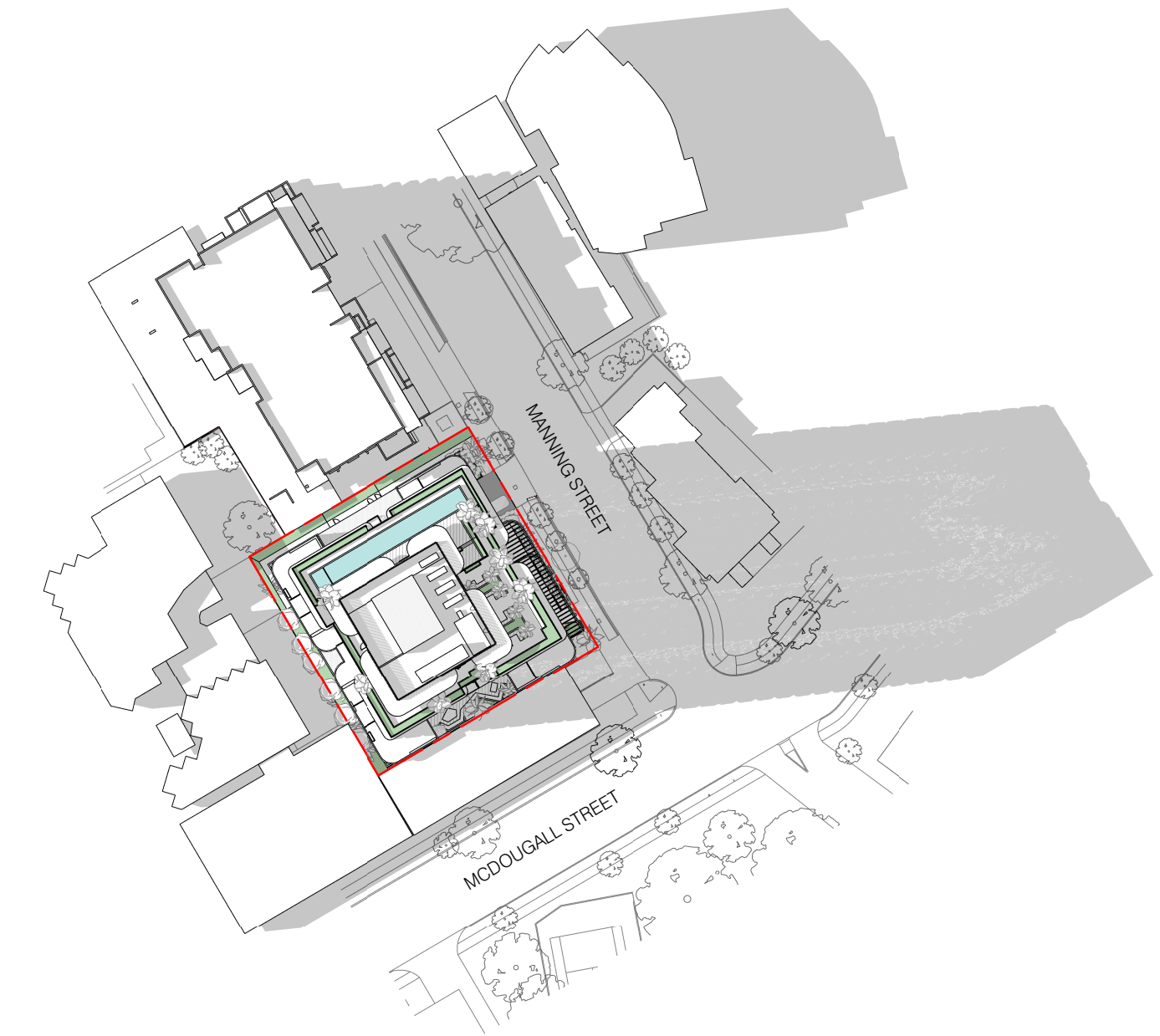
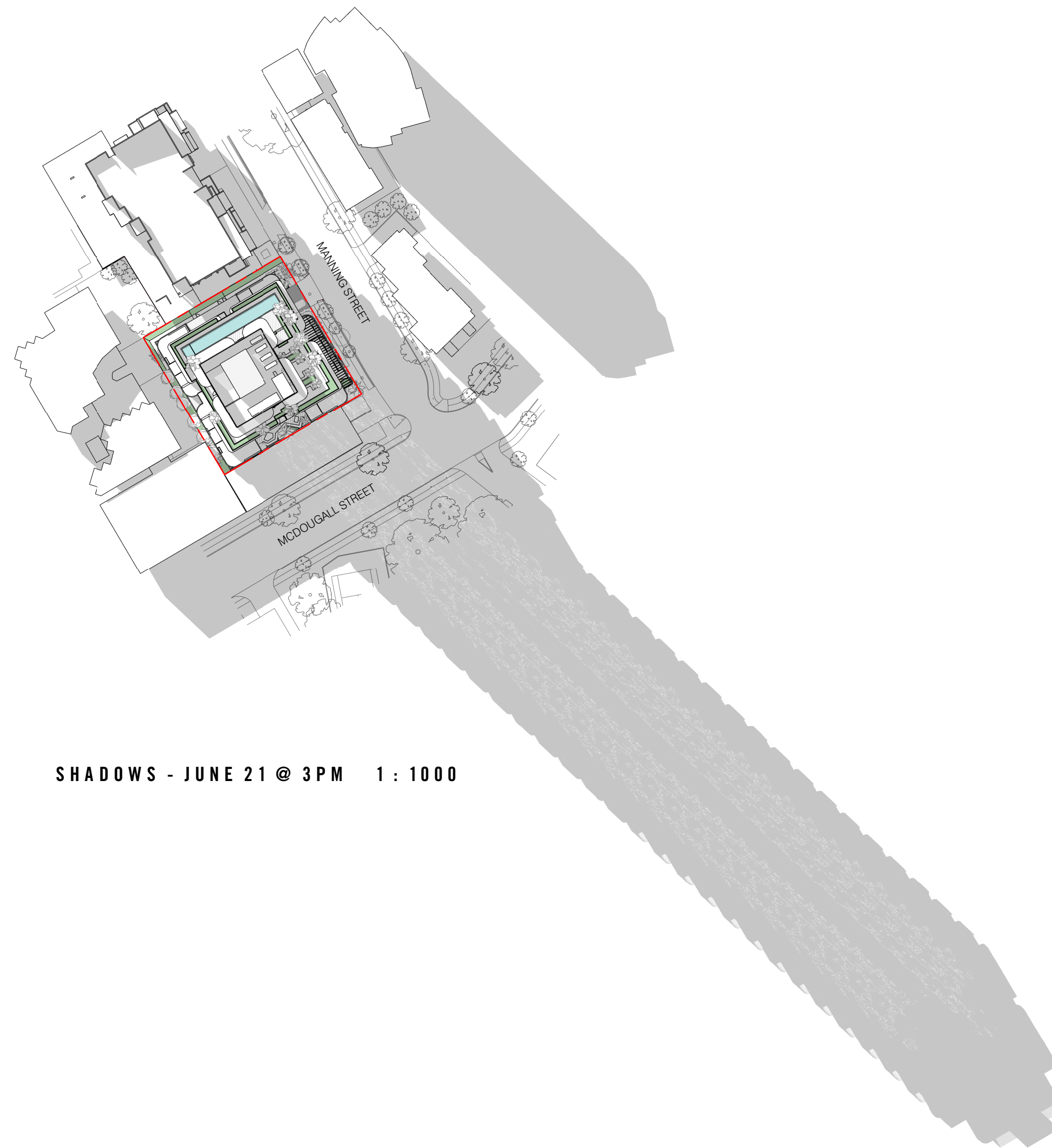
SHADOW DIAGRAMS - 9AM WINTER / SUMMER
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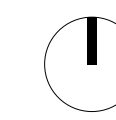
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DG/SMAC

issue
D01
checked
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D01	28.06.24	Issued for Declaration	D0/SMA
1	21.06.24	Preliminary Issue	D0/SMA
no.	date	ISSUE / revision	by

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SHADOW DIAGRAMS - 3PM SUMMER /WINTER

project 2023-394	drawing no. DA5003	issue D01
scale @ A1 1 : 1000	designed DG/SMAC	checked MGR



33 MANNING ST DESIGN REPORT

33 MANNING STREET, MILTON
ISSUED FOR DECLARATION
28 JUNE 2024

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- 07 ADAPTATION & CHANGE
- 08 LEAD BY EXAMPLE
- 09 ENGAGE EFFECTIVELY

ARCHITECTURAL STATEMENT

PROJECT VISION

Goldfield's design vision for 33 Manning Street is to create a vibrant, diverse, resilient and inclusive vertical community that will compliment the growing Milton neighbourhood, and will stand as a testament to high quality residential design.

We are committed to delivering a safe, sustainable and connected project that:

- » Creates a **sense of home** for its residents
- » Creates spaces for positive **interaction** and community cultivation
- » Provides **affordable homes** to the local neighbourhood and a diverse mix of apartment typologies.
- » Optimises the essence of a **Queensland lifestyle**.
- » **Connects** seamlessly to it's **context** at both a human scale and a macro precinct wide scale.
- » Modernizes and applies traditional 'Queenslander' principles.
- » Adds to the emerging Milton skyline in a way that is dynamic, engaging and **timeless**.



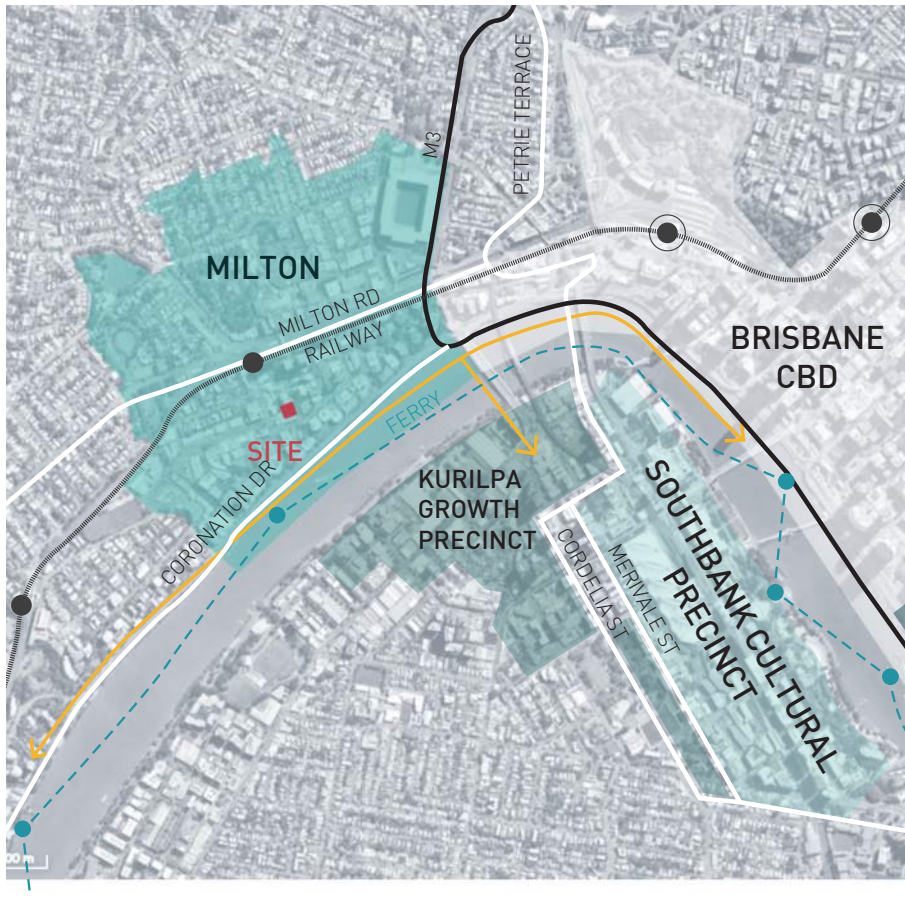
CONTEXT

01

SITE LOCALITY



SITE CONTEXT



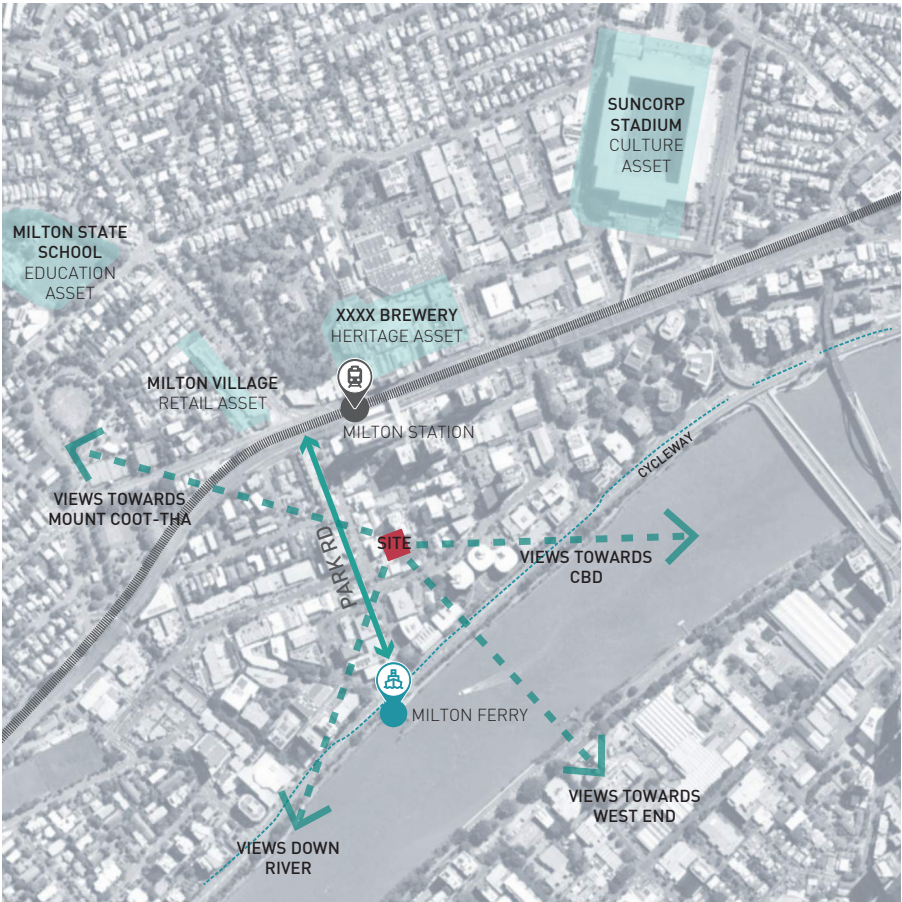
CITY SCALE

CITY CONTEXT

- Proposed site
- Brisbane CBD
- Southbank Cultural Precinct
- Kurilpa Sustainable Growth Precinct
- Milton

KEY TRANSPORT LINKS

- Motorway
- Major roads
- Railway
- Railway stations
- Ferry stops and route
- Active Transport Corridor



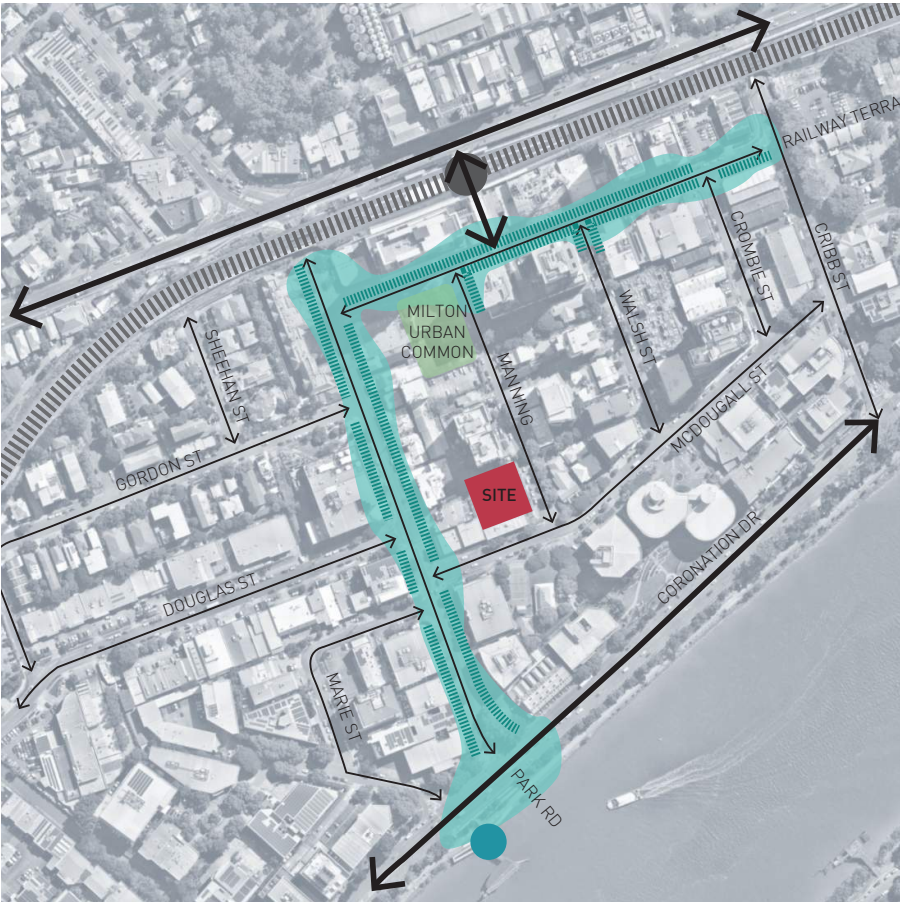
PRECINCT SCALE

PRECINCT CONTEXT

- Proposed site
- Key asset
- Main street
- Key view

KEY TRANSPORT LINKS

- Railway
- Railway station
- Ferry stop
- Bicentennial Cycleway



SITE SCALE

SITE CONTEXT

- Proposed site
- Key pedestrian link
- Street activation
- Green space

KEY TRANSPORT LINKS

- Railway
- Railway station
- Major thoroughfare
- Local traffic
- Ferry stop



SITE CONNECTIVITY

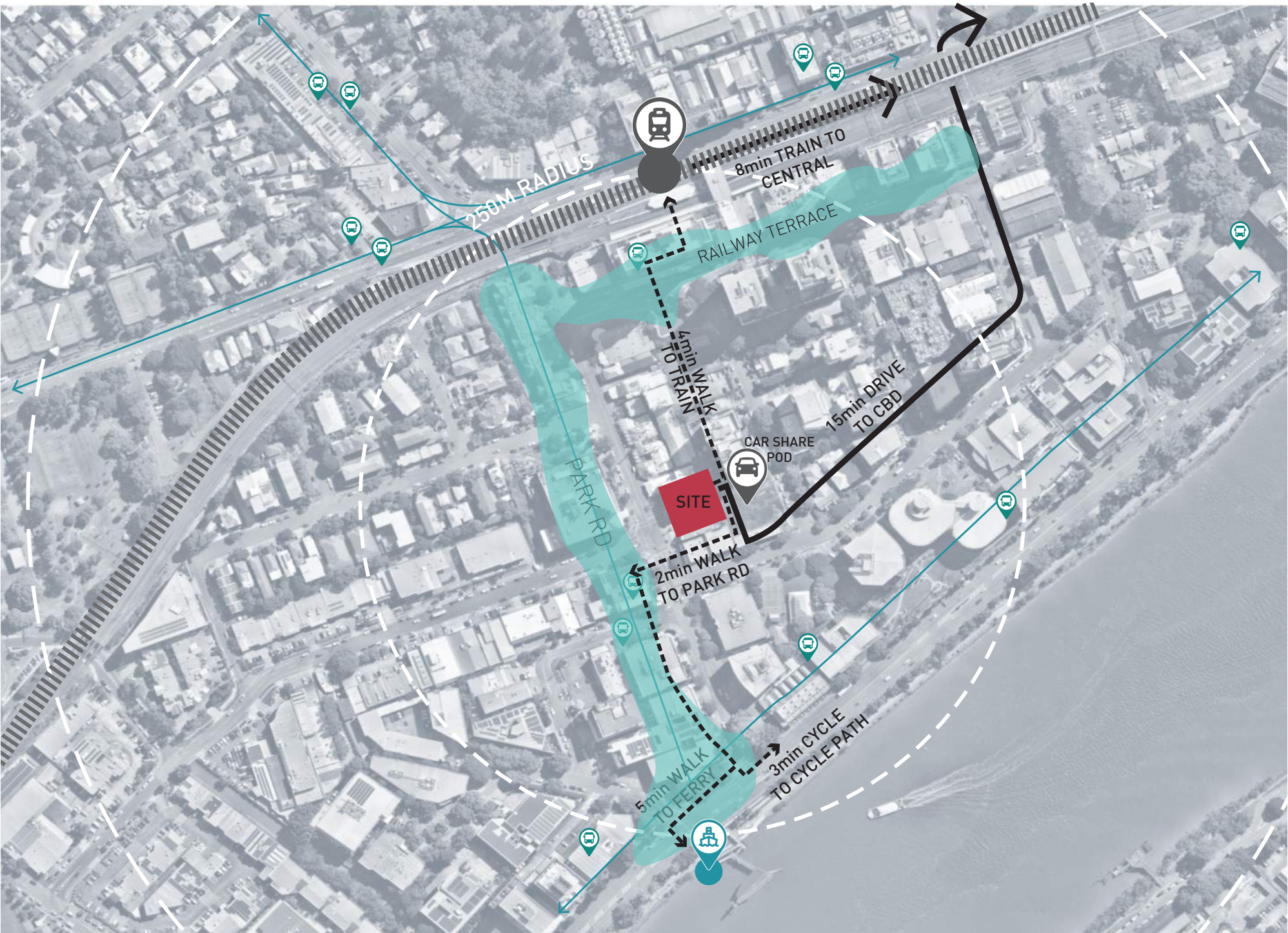
MANNING STREET

Milton, and the site is extremely well connected by road, rail, bicycle and boat. Milton train station sits at the bottom of the hill to the north of the site, a 4-minute walk.

The site is served by multiple bus routes with stops north and south of the site. Additionally there is a go-get car-share pod across from the site.

The site connects onto the Bicentennial cycleway in 3 minutes and is only a 5 minute walk away from the adjacent ferry port.

Park road and Railway terrace also provide a vast number of services and convenience amenities to serve the increased number of residents the proposal will bring in to the area.



- KEY**
- Proposed site
 - Key pedestrian link
 - Railway
 - Railway station
 - Bus stop
 - Ferry stop
 - Pedestrian path
 - Vehicle path
 - Bus route

NEIGHBOURHOOD ANALYSIS

BRISBANE CITY PLAN 2014 - ZONING

The adjacent diagram highlights the Brisbane City Plan zoning for Milton and the adjacent sites. The site resides within the 'high density residential' zone, backing onto the 'district centre' of Park road.

The immediate wider context incorporates some small open spaces and larger mixed-use zones. With the increased scale of development proposed for Milton, the mixed use zones will bring a variety of additional services into the area to complement the existing offering and continue to serve the increased population at a local level.

KEY

HDR2 High density residential

MU1 Mixed Use (inner City)

DC2 District centre (corridor)

LII Low impact industry

MDR Medium density residential

OS2 Open Space

NC Neighbourhood centre

CR2 Character (infill housing)

SR2 Sport and recreation

CF4 Community facilities

SP3 Special purpose (transport infrastructure)



MILTON CHARACTER

AN EVOLUTION

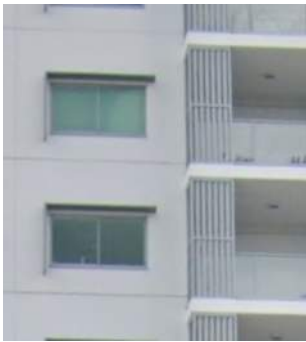
Milton as an area is moving through a period of progression. There are a number of heritage assets surrounding the site such as the XXXX brewery, Cook Terrace and more recently Savoir Faire very much defining the character of Park Road.

In recent years, Milton has seen an increase in density along Railway Terrace and Coronation Drive. These latest architectural offerings have helped define the primary active zones around Milton between the river and the train station.

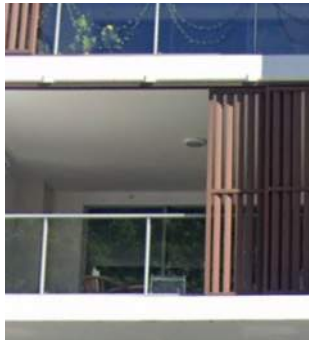
The proposed site resides in the middle of all these great activities. The proposed design responds to the existing character of Milton, but also looks to the future applications and increased density coming to Milton. Longer range connections to the CBD towards the south east, and Mount Coot-Tha towards the north west brings a richness into the materiality of the buildings and a stronger fenestration to connect both with the immediate and wider contexts.



SHADING SKIN



WARMTH



LIGHTWEIGHT



HERITAGE

SITE CONDITIONS

CLIMATIC CONDITIONS

The site is well orientated to maximise access to sunlight, but also provide user comfort and shade. Due to the facade’s angular relationship to the sun path, no single facade faces directly south maximising the opportunities for direct solar access into apartments and communal amenity spaces.

The exposure of the site to regional prevailing winds is indicated in the adjacent diagram. The site is relatively exposed to the prevailing winds from the north-northeast, west and southwest (at different times during the year) due to the predominance of low-rise suburban/residential areas in these directions.

To the east and southeast, winds are likely to have a lower mean speed and higher level of turbulence due to the effect of the high-rise buildings within Brisbane CBD.



- KEY**
- Proposed site
 - Summer solstice sun path
 - Winter solstice sun path
 - Summer prevailing winds
 - Winter prevailing winds

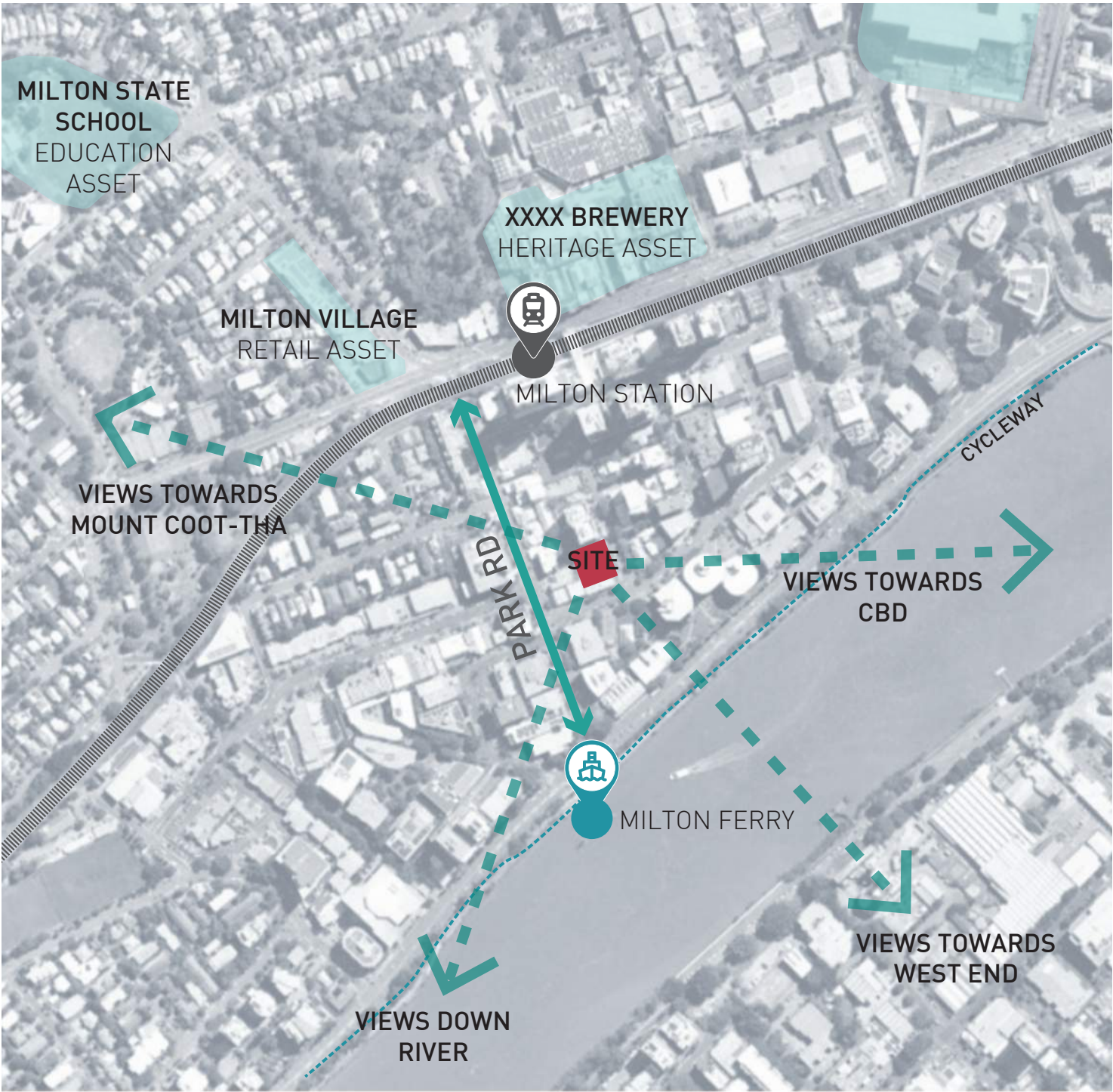
VIEW CORRIDORS



View North-west towards Mount Coot-Tha



View West down river



View East towards Brisbane CBD

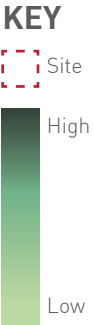
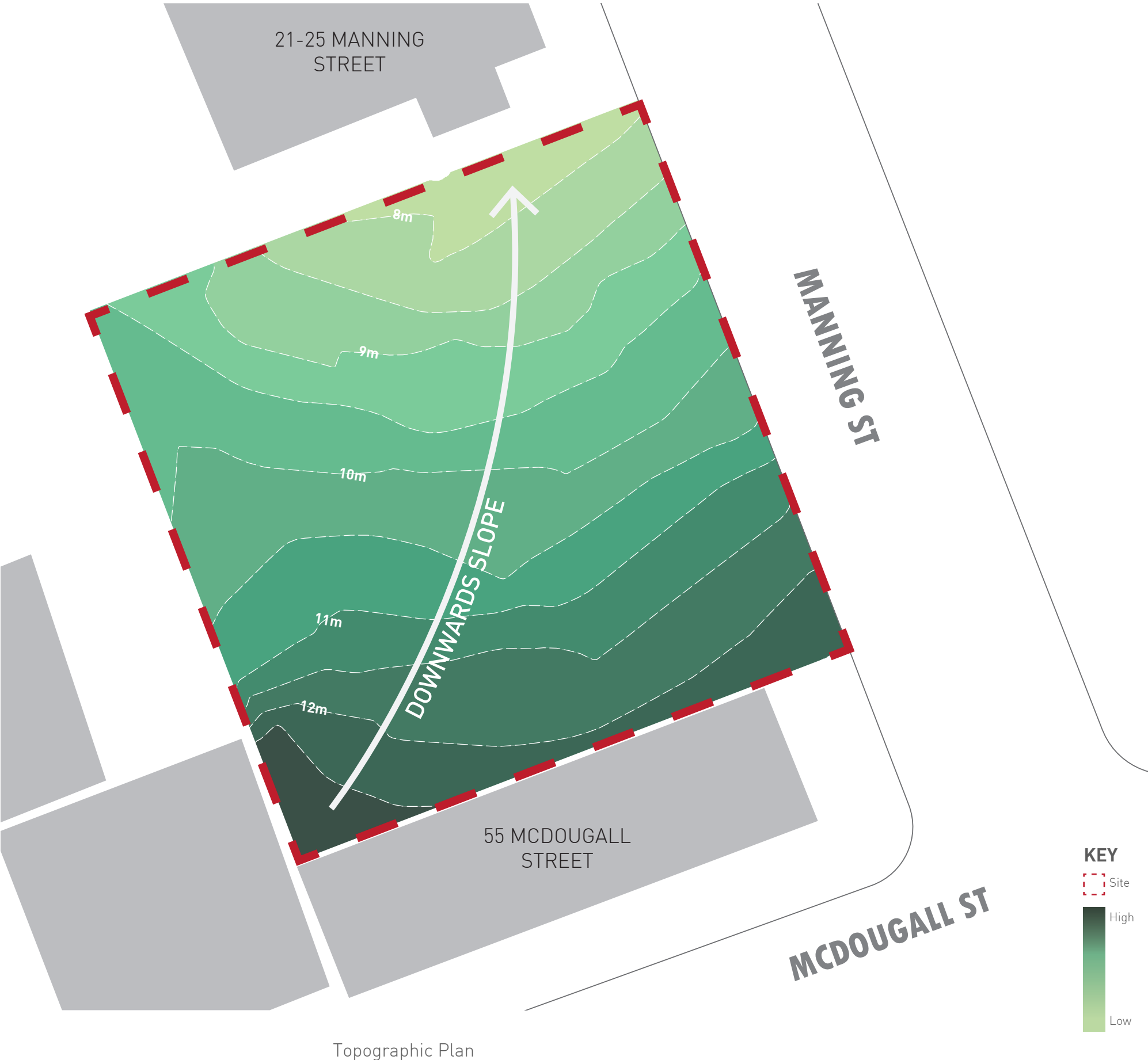
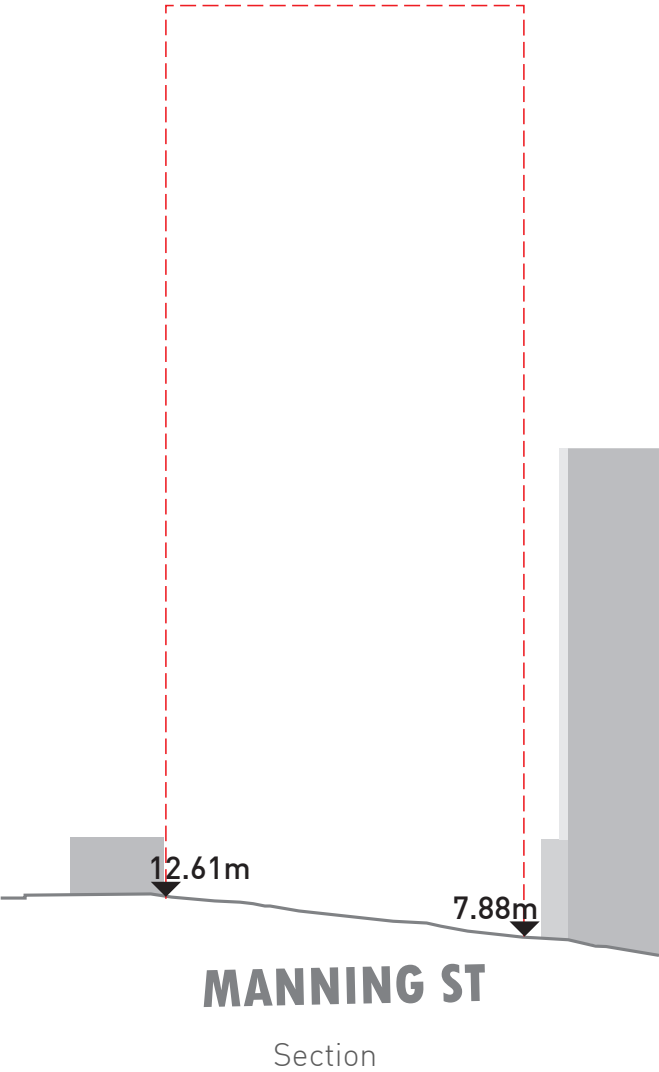


View South-east towards Southbank

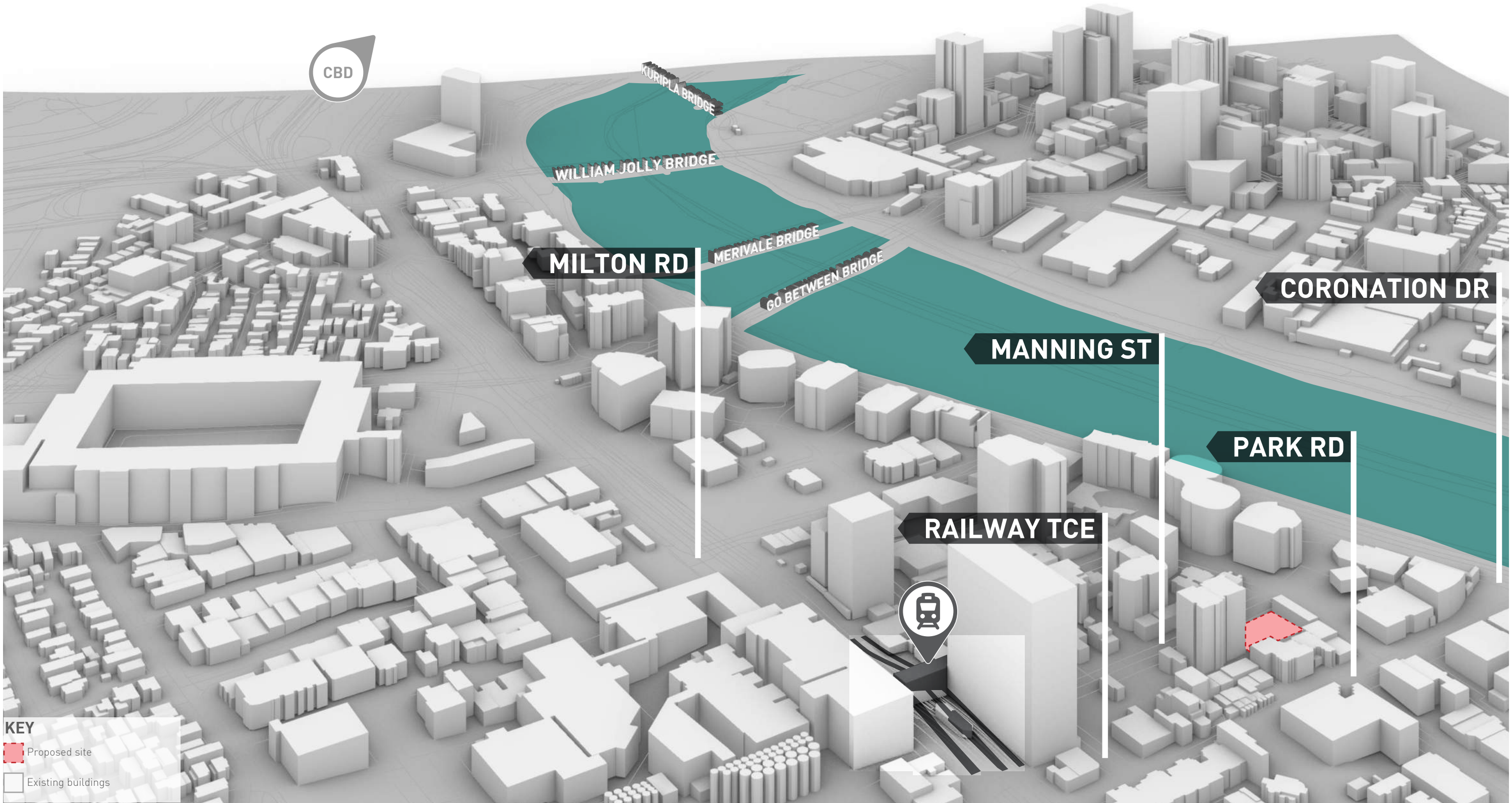
SITE TOPOGRAPHY

The site is located on a steep slope, sloping downwards from the south-western corner to the north-eastern corner of the site. The steep slope predominantly presents itself on the Manning Street elevation where there is a change in level of approximately 4.7m from left to right.

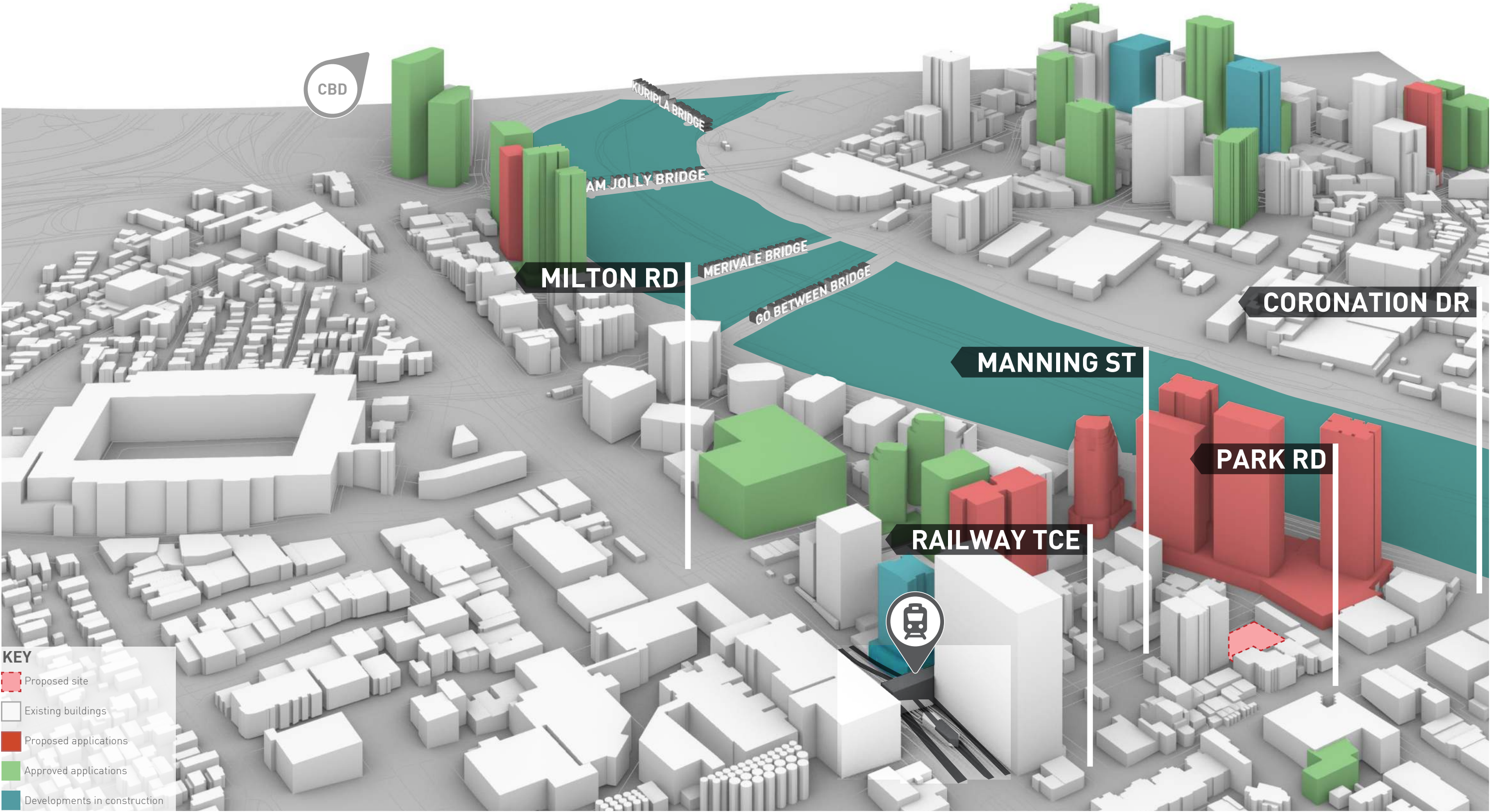
This steeply sloping site presents both challenges to access and usability, but also opportunities in terms of scale and mass.



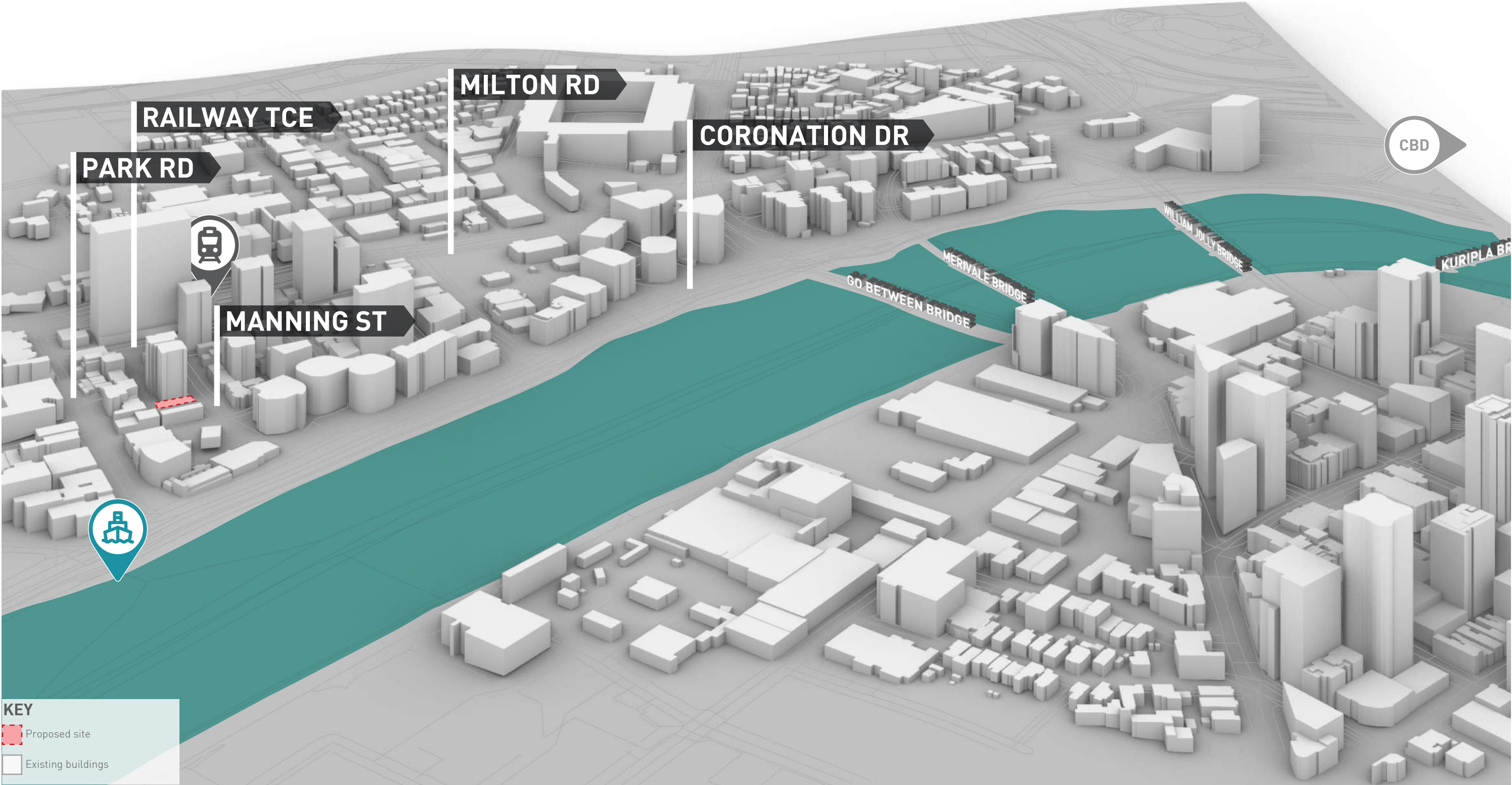
EXISTING CONTEXT



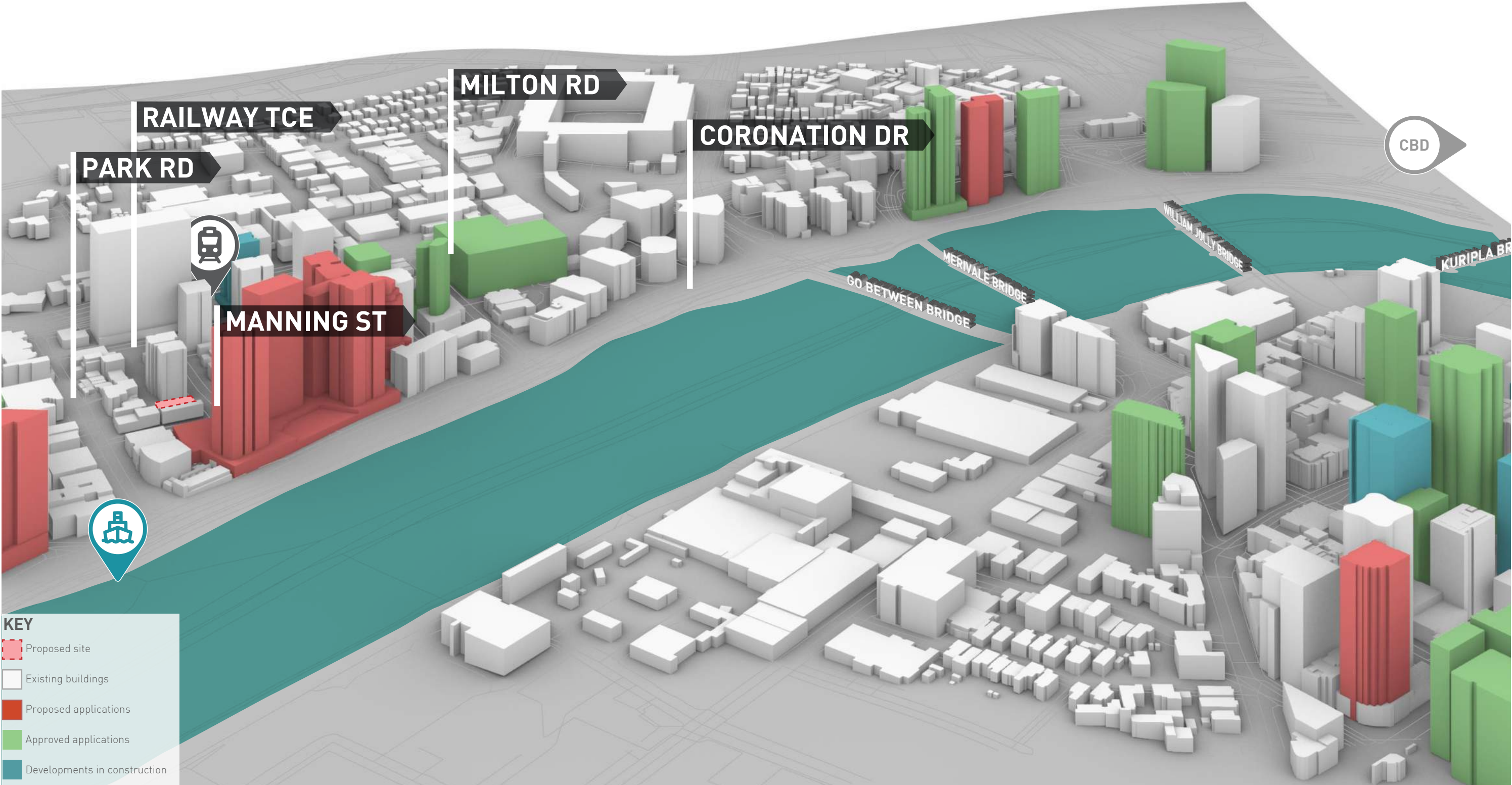
PROSPECTIVE DEVELOPMENTS



EXISTING CONTEXT

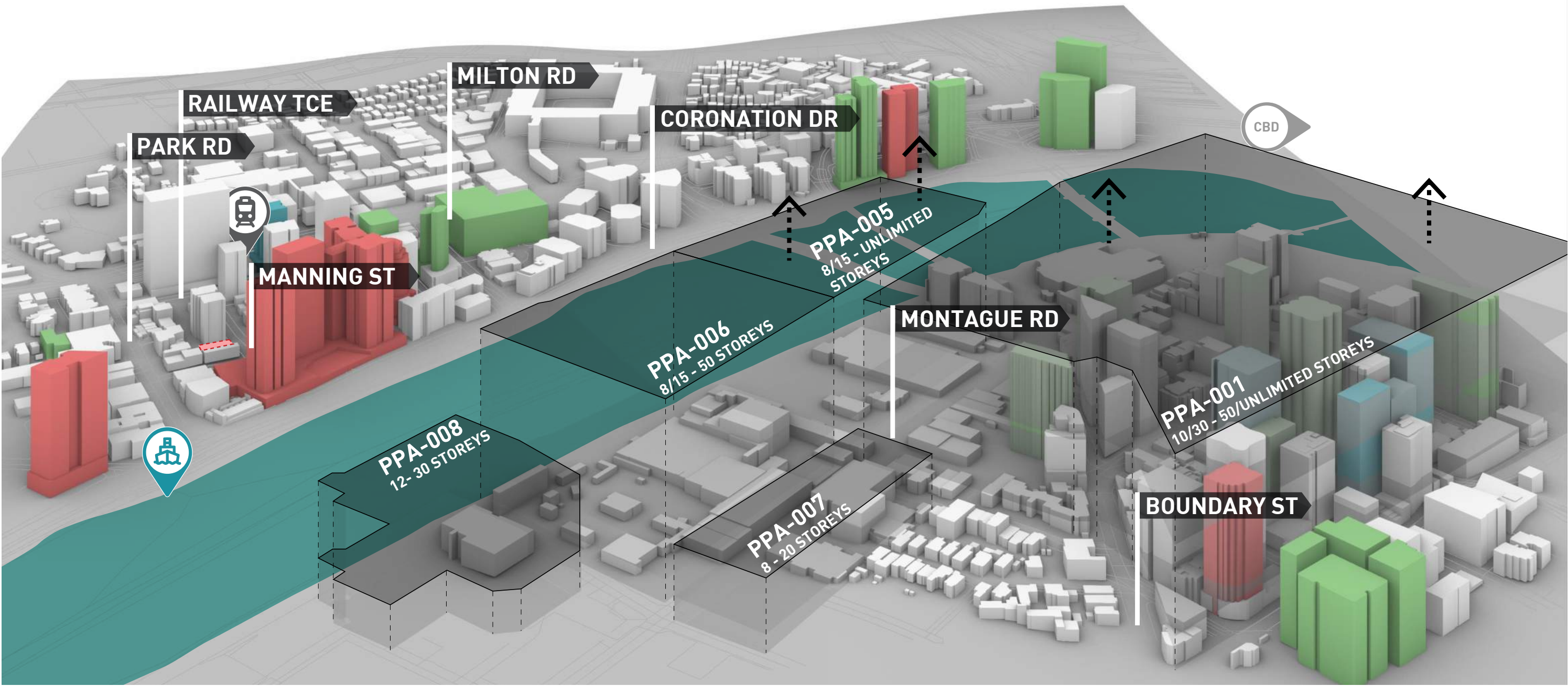


PROSPECTIVE DEVELOPMENTS



EMERGING PLANNING CONTEXT

KURILPA GROWTH PRECINCT



PPA-001 Kurilpa core area

PPA-005 Riverside north area

PPA-006 Riverside south area

PPA-007 Montague Road area

PPA-008 Hockings Street area

DESIGN RESPONSE

02

DESIGN VISION

VISION

The design vision for this new 31-storey residential building embraces diverse apartment types to foster indoor-outdoor living, capitalizing on Brisbane’s warm climate with balconies that offer stunning views of the Brisbane CBD, Brisbane River, and Mount Coot-Tha.

Ground-level communal spaces feature a gym, co-working areas, and a lounge, encouraging interaction and productivity among residents. The rooftop boasts wellness amenities and a 25-meter pool overlooking the city, while communal terraces with lush planting, barbecue areas, and dining lounges provide additional spaces for congregation.

The building modernizes traditional Queenslander principles, prioritizing shading, ventilation, and seamless indoor-outdoor transitions. The facade draws inspiration from local flora, with the building form divided into four distinct ‘petals’ in both plan and elevation, creating a dynamic and engaging streetscape presence.

The podium level is intentionally brought down to a domestic scale to relate seamlessly with the existing residential streetscape. The podium design incorporates a modern interpretation of the ‘Queenslander’ style with arched batten screens shading the glazing and outdoor living spaces. Lush deep soil planting has been maximised wherever possible on this ground plane to soften the interface with the street, and create a green shaded environment for entering residents.

CONTEMPORARY LIVING



CONGREGATION



OUTDOOR INTEGRATION



CONNECTION TO CONTEXT



DESIGN CONCEPT



MOUNT COOT-THA

Mount Coot-Tha hovers over the city of Brisbane and is a popular bushland destination with incredible views and a plethora of native flora and fauna.

Mt Coot-Tha is also known for it's 56 hectare subtropical botanical garden which houses a huge collection of native flora.

Prior to British settlement Mt Coot-Tha was a traditional aboriginal area to collect honey. "Kut-ha" is the aboriginal word for honey.

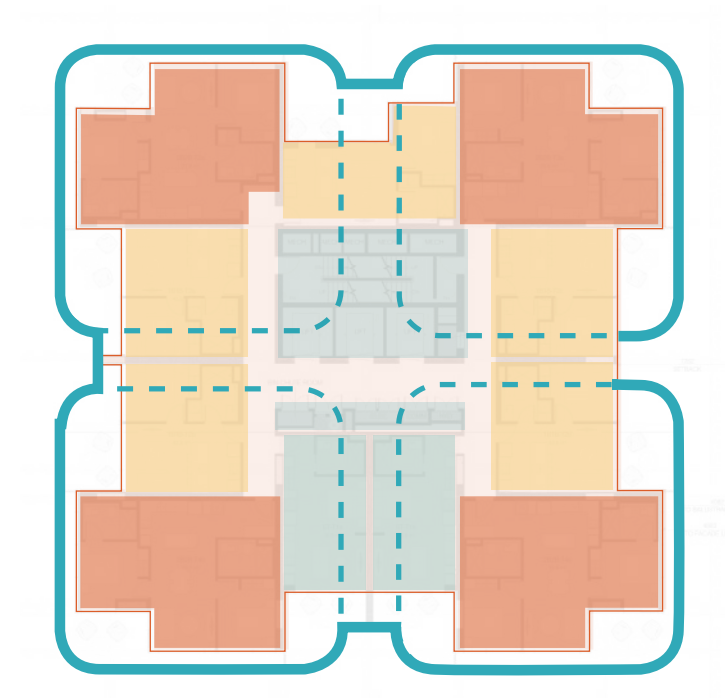
When pending developments are built our primary un-obstructed views will be towards Mt Coot-Tha, and is a rich source to pull inspiration from for this development.



THE BRISBANE LILY

Locally found on Mount Coot-Tha and across the general Brisbane area, the Brisbane Lily is recognisable with its fragrant long white petals and yellow stemen in the centre.

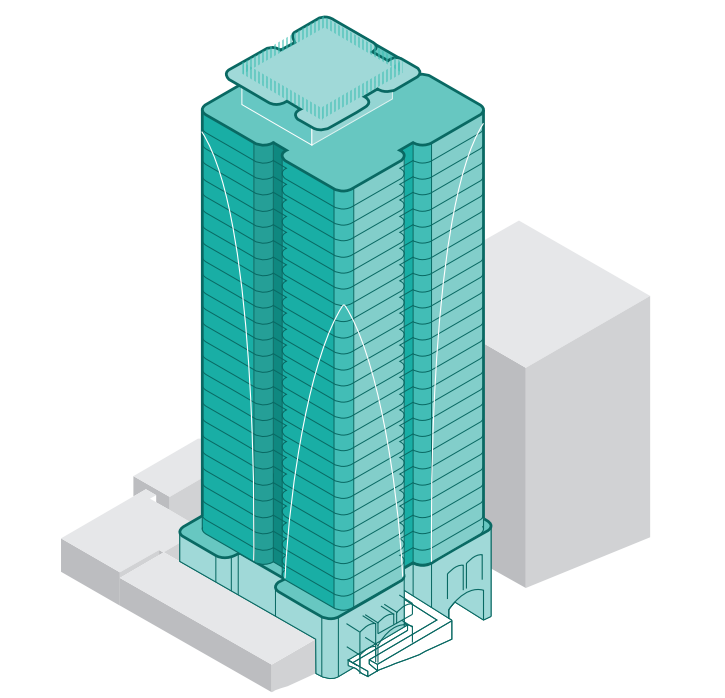
This floral emblem and the shape of the petals have been used as a basis as which to breakdown the tower form and articulate the facade, paying homage to the beautiful flora of the area and Mount Coot-Tha.



PETALS IN PLAN

Using the petals of the Brisbane Lily as inspiration, the floor plan of the tower incorporates a slab extension, which rounds off at the corners and recesses in at the center, creating four distinct 'petals'. This adds articulation to the building, breaking down its overall mass and providing a visually dynamic structure.

The curvilinear edges and central indentations mimic the natural form of the lily, enhancing the aesthetic appeal and creating a more harmonious integration with the natural environment. This approach not only improves the building's visual interest but also fosters a sense of organic flow and balance in the architectural design.



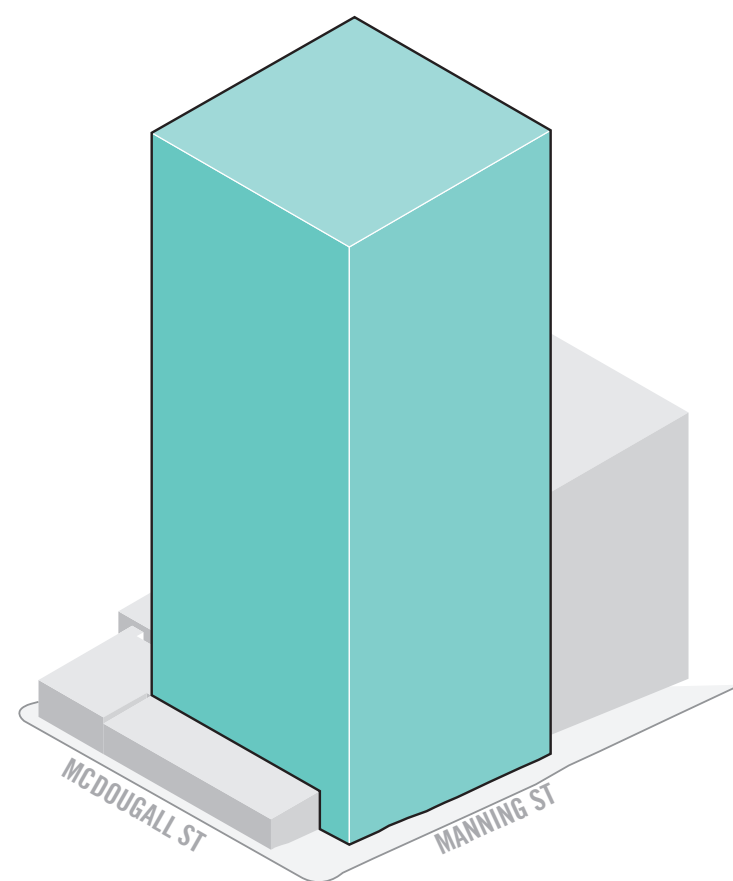
FLORA IN ELEVATION

Inspired by the parabola-like shape of Brisbane Lily petals, our facade design juxtaposes solid and open balustrading to create the illusion of four petals wrapping the building.

This interplay of solidity and transparency adds visual interest. The solid sections ground the structure, while the open balustrading introduces lightness, enhancing the building's visual appeal from afar and ensuring an engaging architectural presence.

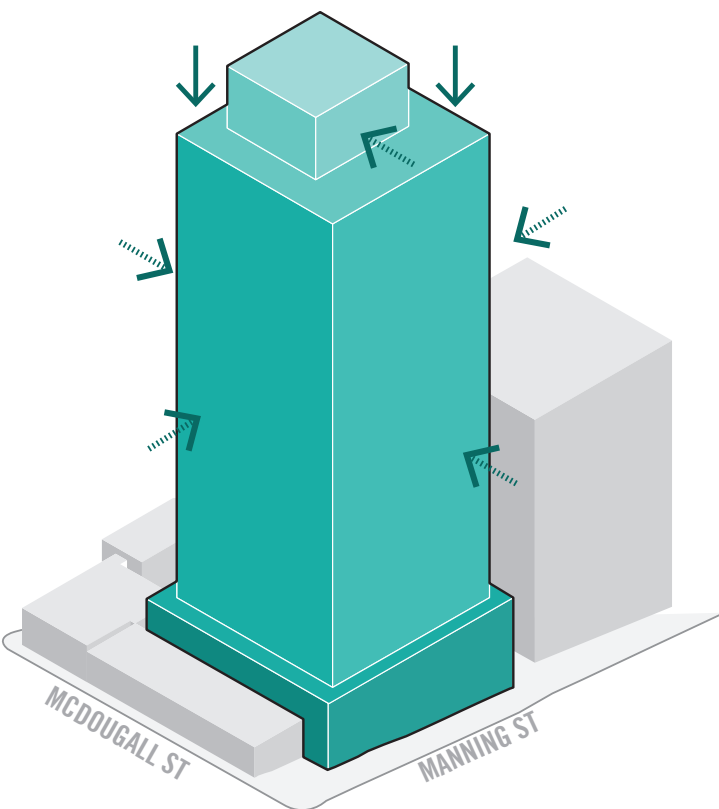
The dynamic facade ensures that the structure remains visually engaging from all perspectives, contributing to its unique architectural identity.

DESIGN EVOLUTION



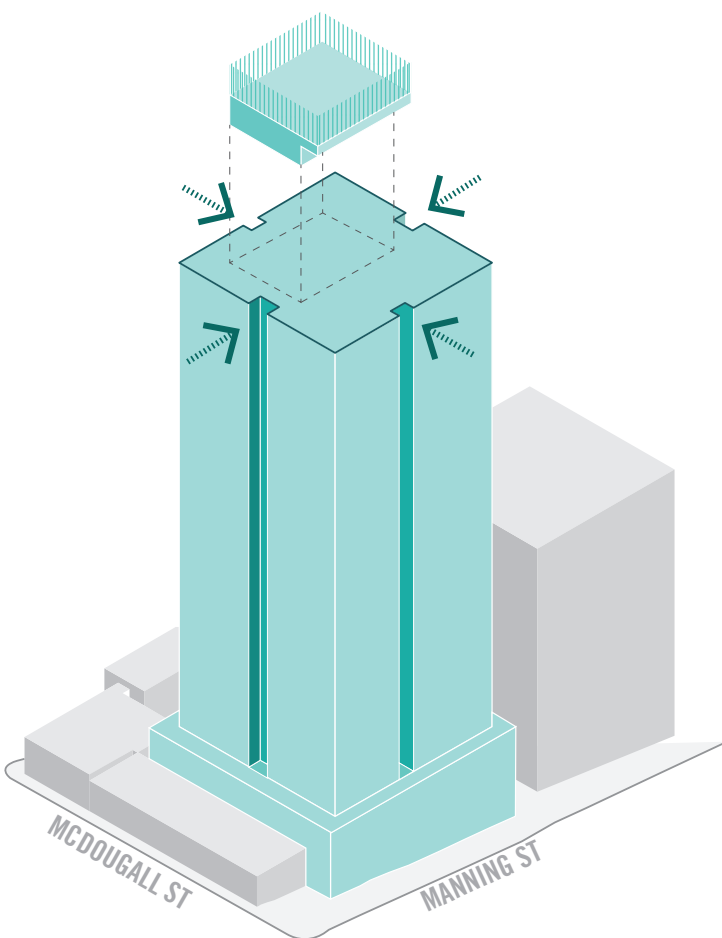
1 | MASS

The site area is 1619sqm. This diagram demonstrates a direct extrusion of the site area.



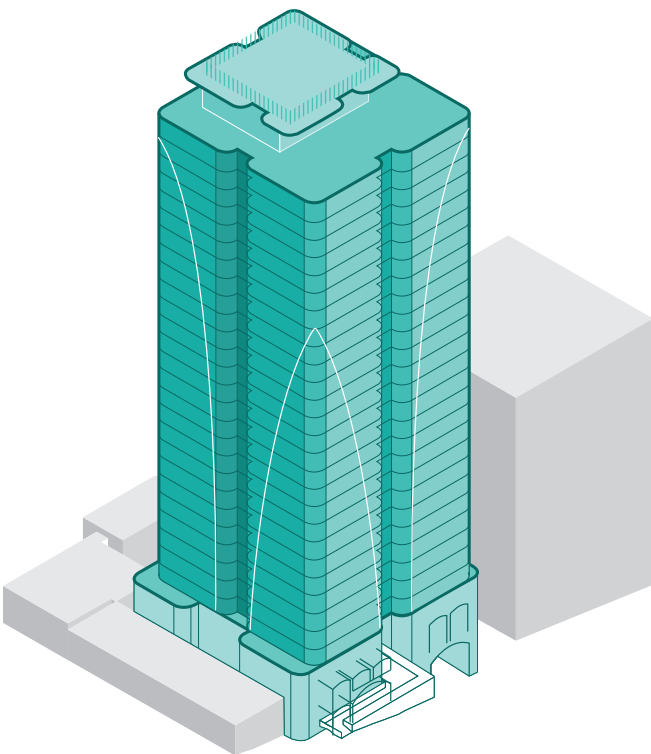
2 | SETBACKS AND CREATING FORM

There are a number of existing setback controls set on the tower part of the proposal. This diagram demonstrates the key move of applying the setbacks to the form to pull inwards from the edges and establish much needed breathing room between the buildings. This also establishes a podium to address the street and create a break in the form to a more relatable, human scale. At the top of the building, the rooftop accommodation also pulls inwards to address the sky and establish a zone for external rooftop living.



3 | ARTICULATION

A series of vertical curves are then cut into the form to articulate the corners and break up the mass. The rooftop accommodation is undercut and lightened as a transition piece to the sky.



4 | FENESTRATION

Finally, the fenestration is introduced. The edges of the form are softened into a curve which is also introduced along the facades in the form of a sweeping parabola, articulated through the balcony balustrades. The podium level introduces the curves as arches, nodding to the Queenslander vernacular and dressing the bolder moves of the tower above, down into the streetscape below.

THE TRADITIONAL QUEENSLANDER

TRADITIONAL QUEENSLANDER

Originating in the 1850's, the traditional "Queenslander" is known as a single detached house with a distinctive appearance and internal layout. The typology has evolved in response to local climate conditions and material availability in early settlement in Queensland. Defined by its support of an outdoor way of living and engagement with the landscape, the "Queenslander" is an example of early climate responsive architecture through form and materials.

PREVAILING CHARACTERISTICS

LIGHTWEIGHT MATERIALS

Simple, affordable and easy to use materials such as timber frames and corrugated iron roofing. Roofs were typically steeply pitched and the metal material meant it could withstand heavy rain and be re-used if damaged by strong winds.

LIGHT TOUCH

'Queenslanders' were an elevated typology built up on stumps to allow ventilation beneath to cool the building down, as well as to respond to the often uneven terrain and allow the natural flow of water beneath in the event of excessive downpour.

CLIMATE CONTROL

Typically doors and fenestrations were aligned in plan to support natural cooling, encouraging cross ventilation and prevailing breezes to circulate through the home.

OUTDOOR LIVING

Wrap around covered verandah providing a unique multi-purpose external space, and adding shade and protection from a sunny and humid Queensland climate.



A CONTEMPORARY INTERPRETATION

MODERN INTERPRETATION OF THE VERNACULAR

The traditional ‘Queenslander’ is an invention of it’s time and it’s context. This proposal does not intend to mimic the Queenslander typology but rather draw from it’s principles and apply it to the present context of Milton and of current construction.

PRINCIPLES AND CHARACTER TO BE MAINTAINED

LIGHTWEIGHT MATERIALS

Lightweight materials such as thin streamline timbers and metals, traditionally in a light colour palette to reflect off the Queensland heat.

LIGHT TOUCH

Lightweight batten screening is favoured over heavy masonry, in particular at the podium level. Prioritising deep soil planting where possible, and considered planting interventions at a higher level will assist to soften the interface with the existing streetscape.

CLIMATE CONTROL

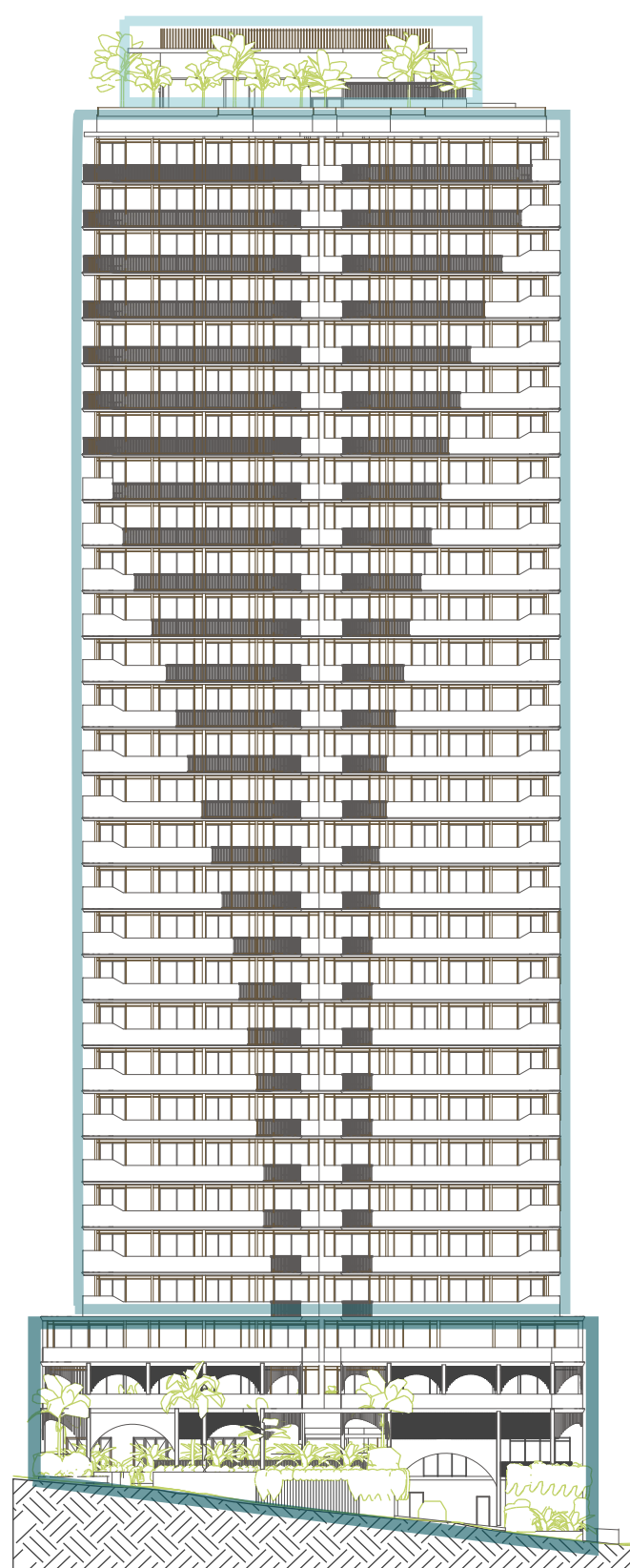
Cross ventilation via sliding doors coupled with protective screens and awning overhangs allow the building to open up and shut down in response to the weather conditions.

OUTDOOR LIVING

The traditional ‘wrap around’ verandah is still being applied to the residential building, where the slab extends past the built form to create wrap around balcony spaces and foster a seamless integration between indoor and outdoor living.

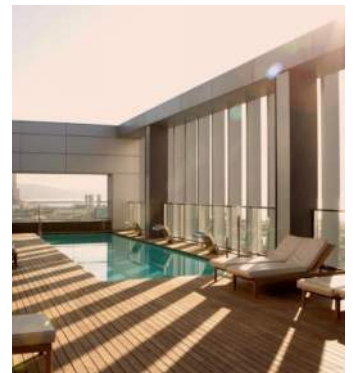


THE CONTEMPORARY QUEENSLANDER



ROOFTOP CROWNING ELEMENT

- » Focus on the seamless integration of indoors and outdoors.
- » Openable and sliding screens and doors.
- » Division of zones to suit a variety of activities and weather conditions.
- » Maximising residents views and enjoyment of Mount Coot-Tha, the Brisbane River and the CBD.



ARTICULATED TOWER STRUCTURE

- Following vernacular Queenslander principles:
- » Moveable sliding doors and generous overhangs to adapt to weather conditions and climate.
 - » Wrap around balconies for seamless indoor/outdoor transition.
 - » Perimeter slab overhangs for sun and rain protection.
 - » Tinted low-emittance glazing and light coloured facade materials to reflect heat off the facade.



PODIUM AS A MODERN INTERPRETATION OF QUEENSLAND VERNACULAR

- » Tactile screening elements, reminiscent of traditional Queenslander fretwork.
- » Domestic scale podium to respond to the existing residential streetscape and pay tribute the homes there before.
- » Light touch materials, and maximized planting to shade the communal zones.
- » Focus on indoor outdoor integration with bifold doors and lushly planted terrace spaces for the residents to share.



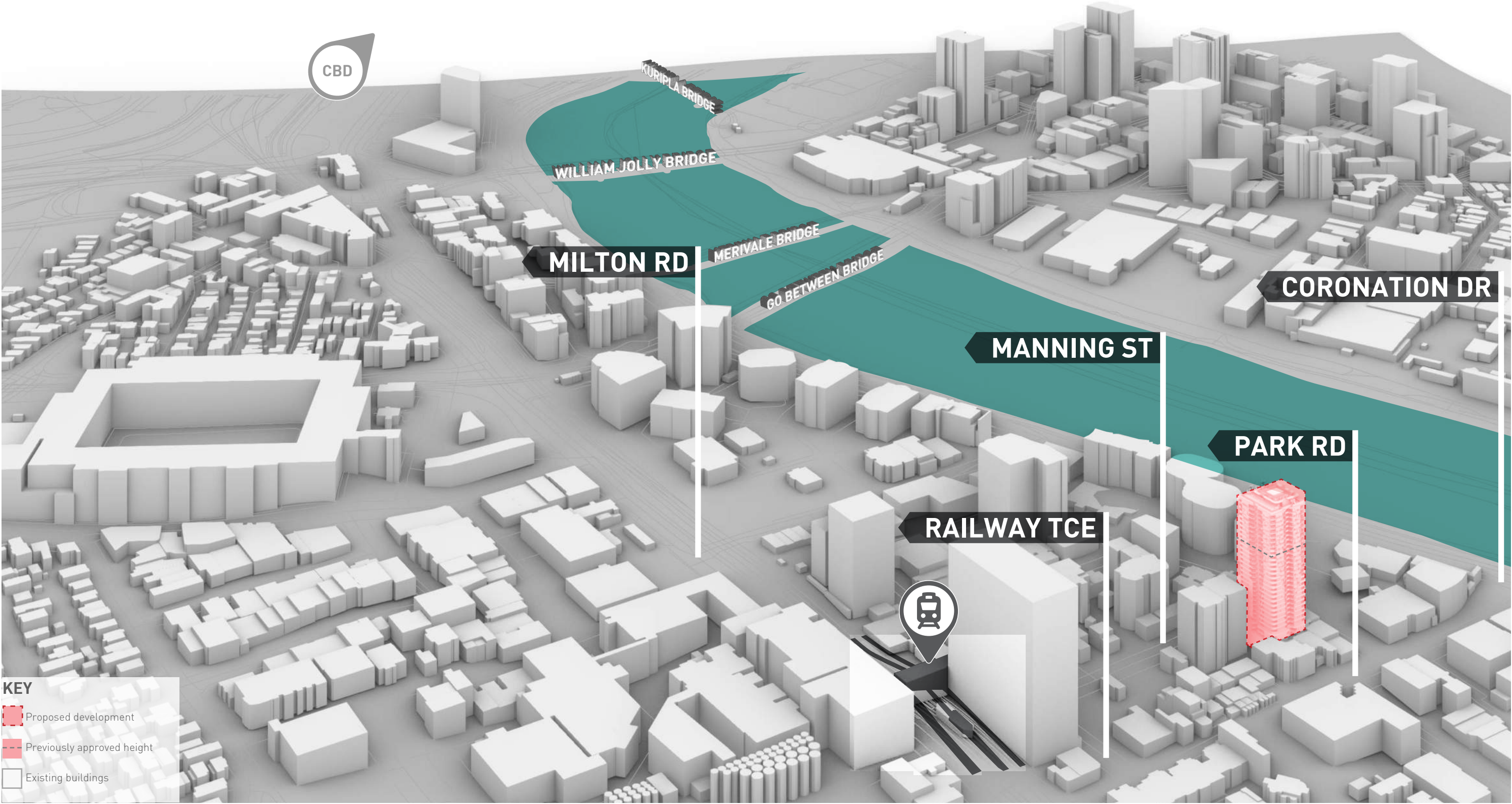
MATERIALITY



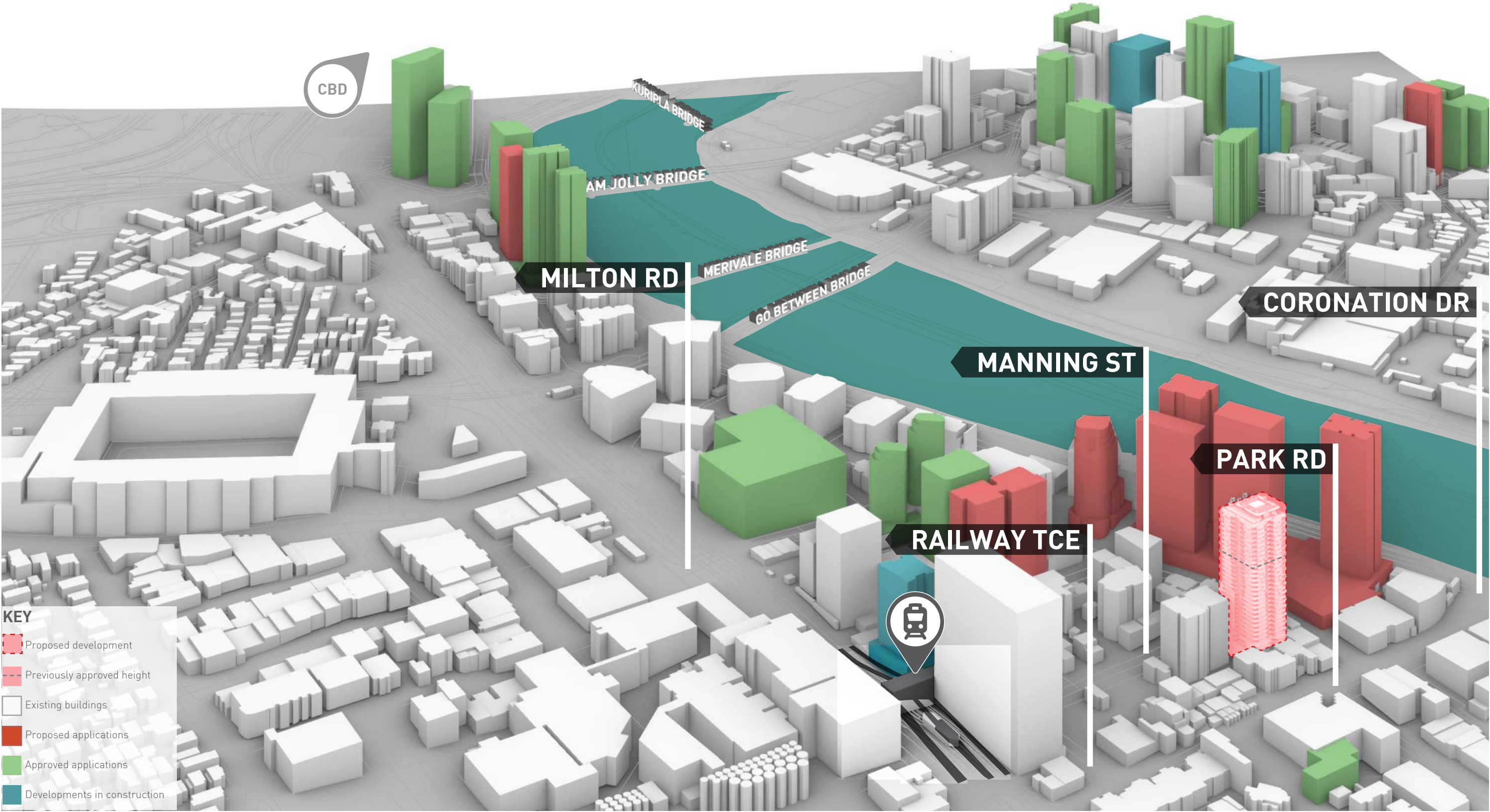
- REN-01 - Textured render finish
- REN-02 - Textured render finish
- MTF-01 - Metal Finish - Bronze shade
- GLZ-01 - Glazing - Clear
- MTF-02 - Metal Finish - Mid Grey
- PFP-01 - Powdercoat Finish - Mid Grey
- GLZ-02 - Glazing - Spandrel
- REND-03 - Render finish with horizontal recess
- PF-02 - Painted finish to dowels - Off-white
- PF-01 - Painted finish to frame - Light grey
- COF-01 - Concrete finish with horizontal recess
- TIMB-01 - Timber finish battens

	REN-01 Finish	Render finish with semi-smooth texture
	REN-02 Finish	Render finish with semi-smooth texture
	REN-03 Finish	Render finish with horizontal recesses
	COF-01 Finish	Concrete finish with horizontal recesses
	MTF-01 Finish	Metal finish - brushed bronze tone
	MTF-02 Finish	Metal finish - mid grey
	TIMB-01 Finish	Timber finish
	PFP-01 Finish	Powdercoat finish - mid grey
	PF-01 Finish	Paint finish - light grey
	PF-02 Finish	Paint finish - off-white
	GLZ-01 Finish	Glazing clear
	GLZ-02 Finish	Glazing spandrel

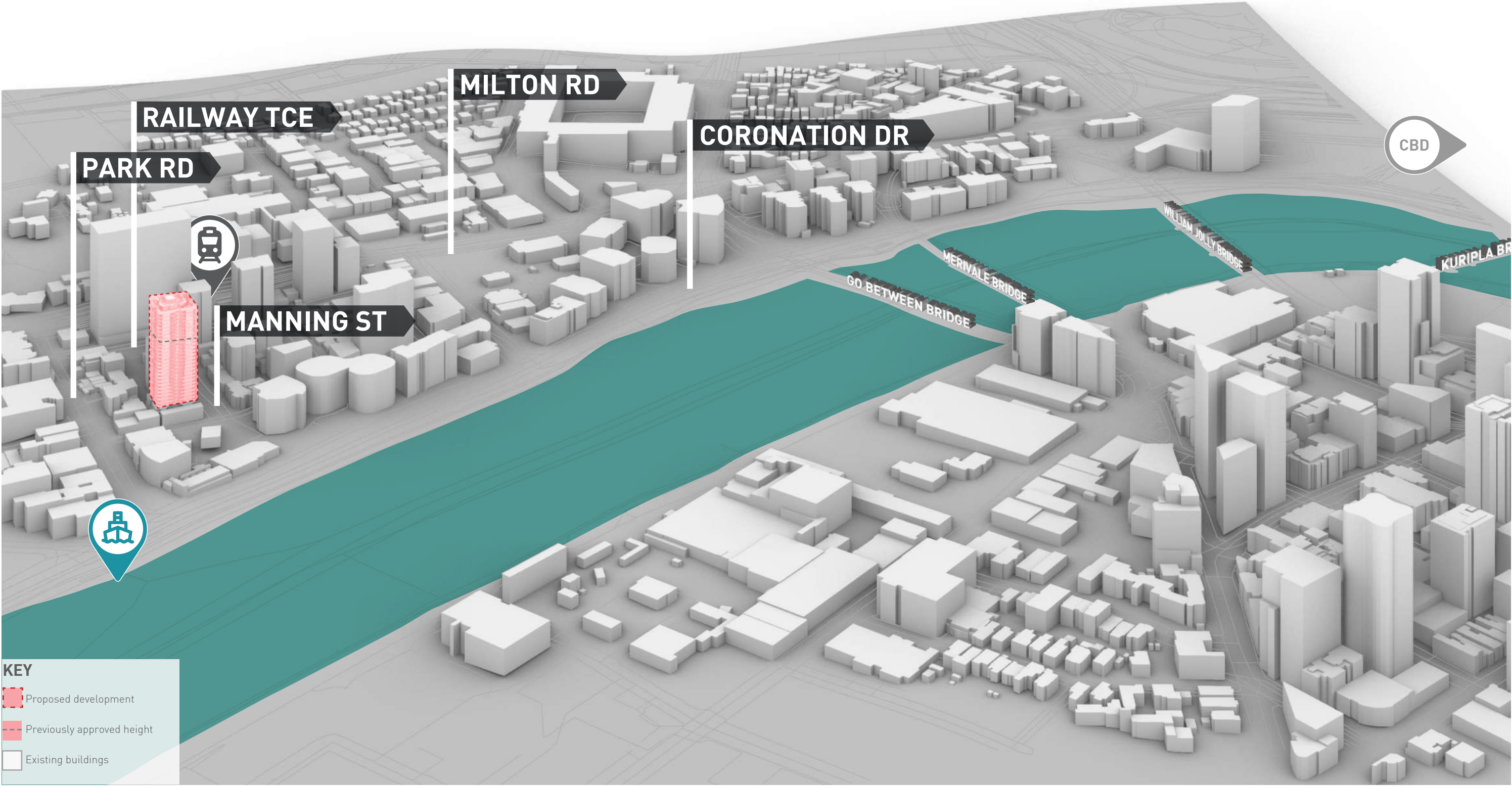
PROPOSED DEVELOPMENT IN EXISTING CONTEXT



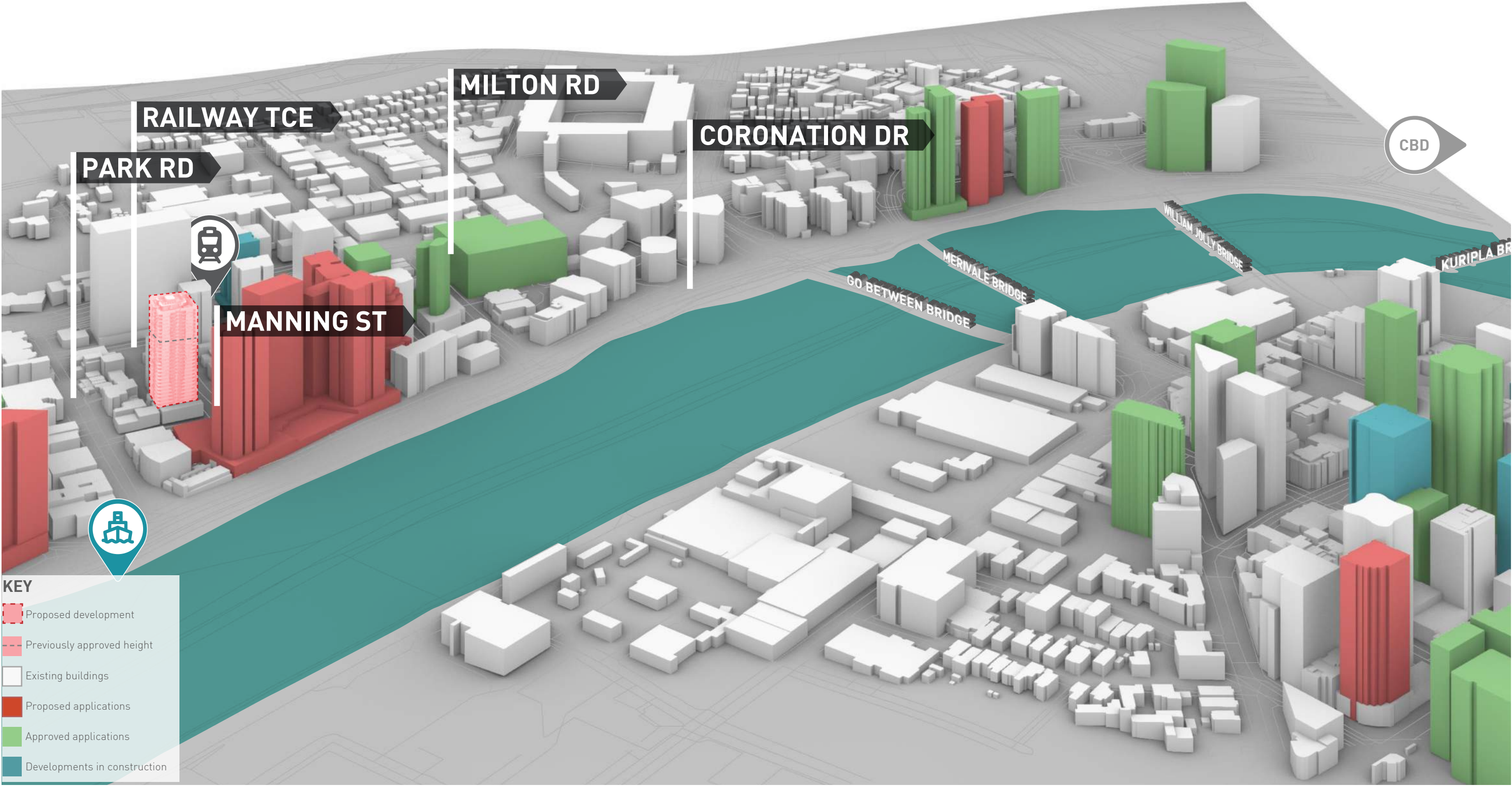
PROPOSED DEVELOPMENT IN PROSPECTIVE CONTEXT



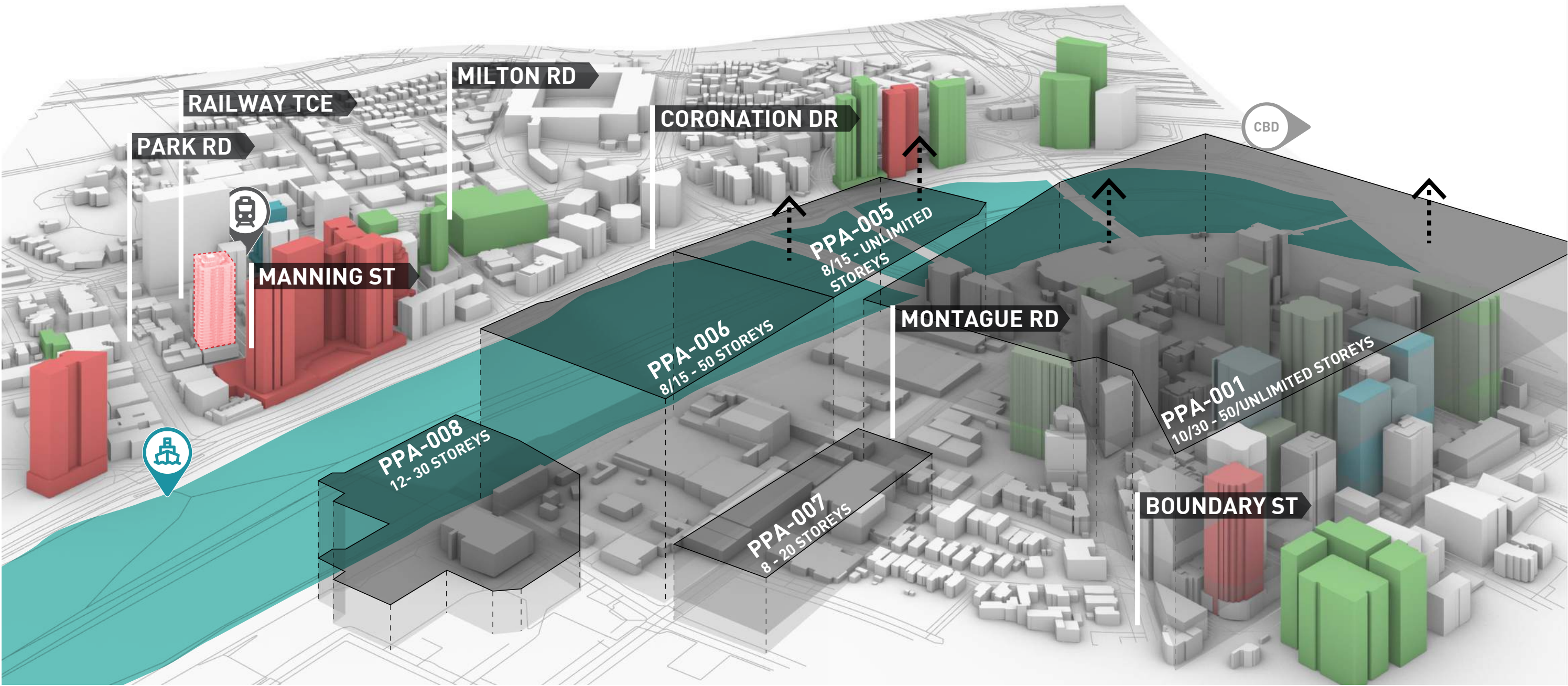
PROPOSED DEVELOPMENT IN EXISTING CONTEXT



PROPOSED DEVELOPMENT IN PROSPECTIVE CONTEXT



PROPOSED DEVELOPMENT IN EMERGING CONTEXT



PPA-001 Kurilpa core area

PPA-005 Riverside north area

PPA-006 Riverside south area

PPA-007 Montague Road area

PPA-008 Hockings Street area

3D VISUAL TOWER

The development aims to add a distinct character and identity to the growing Milton skyline. Inspired by local flora, the facade uses the juxtaposition of solid and transparent balconies to give a timeless facade effect, that draws the eye up. An overall building character is established whilst subtly differentiating between one elevation to another for visual interest from every perspective. The recessed spines on each elevation and rounded corners help to provide a softer elegance to the form as it projects to the sky.

The podium of this multi-residential building harmonizes with the facade of the tower above, while incorporating details reminiscent of traditional Queenslander vernacular. Its architectural expression is scaled down to match the domestic datum of the existing residential streetscape. Arched batten screening, a modern interpretation of Queenslander fretwork, provides shading to the verandahs, enhancing comfortable indoor-outdoor living.

Hierarchy in arch sizes and the interplay of foreground and recessed structure subtly signal pedestrian and vehicular entries. At the podium greater emphasis is given to planting, by maximising deep soil opportunities to create a lush green oasis to complement the architecture and create more shade. Bifold glazing at the ground level fosters visual interaction between communal zones and the streetscape, enriching the pedestrian experience and integrating the building with its surroundings.



3D VISUAL PODIUM



DESIGN EXCELLENCE

03

PLACEMAKING CONTEXT

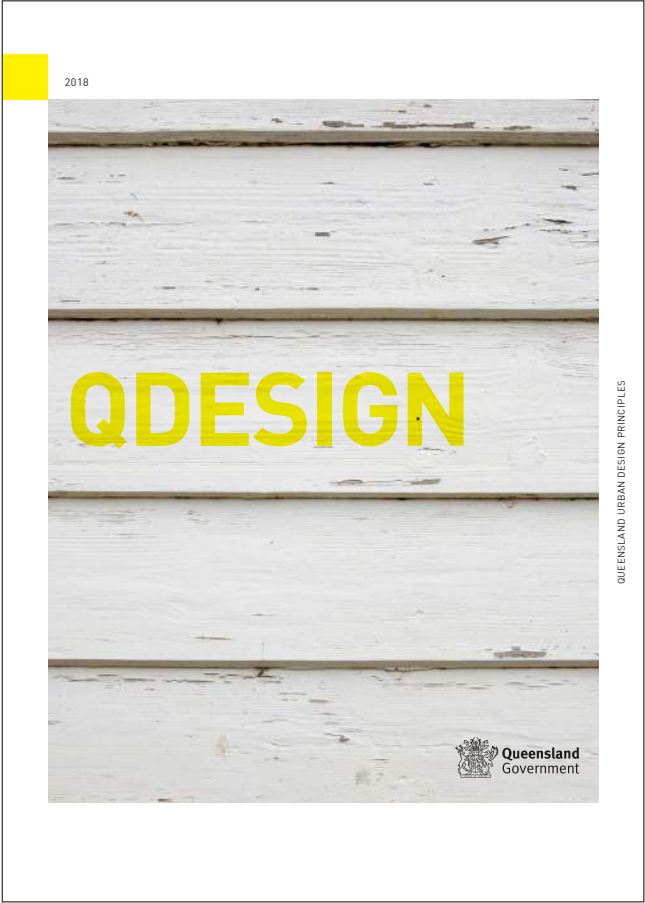
QDESIGN

PRINCIPLES FOR GOOD URBAN DESIGN IN QLD

The QDesign guidance document strives to enable and guide the delivery of high-quality places. It acts as a unifying position statement of priority design values for Queensland.

There are nine priority principles that guide the design development, decision-making process, raise capability and improve the quality of urban outcomes.

The following section of this report highlights areas of the proposal that align with the QDesign principles.



01
BE CLIMATE RESPONSIVE

02
**BE INSPIRED BY LOCAL
PLACE, CHARACTER, FORM
AND CULTURE**

03
**WORK WITH AND ENHANCE
NATURAL SYSTEMS,
LANDSCAPE CHARACTER AND
BIODIVERSITY**

04
**CREATE WELL DEFINED,
LEGIBLE AND CONNECTED
STREETS AND SPACES**

05
**CREATE GREAT PLACES FOR
PEOPLE TO LIVE**

06
**DELIVER DIVERSE
DEVELOPMENT FORMS AND
DENSITY**

07
**EMBED OPPORTUNITIES FOR
ADAPTATION AND CHANGE**

08
LEAD BY EXAMPLE

09
ENGAGE EFFECTIVELY

01
BE CLIMATE
RESPONSIVE

01 | TAKE ADVANTAGE OF THE LOCAL CLIMATE

The design reflects the tropical Queensland climate in a number of ways. First of all, the introduction of a slab extension to all residential levels provides shading from the strong summer sun whilst permitting the lower winter sun to penetrate through.

Most apartment rooms have sliding or openable facades to invite in natural ventilation and maximise the indoor-outdoor environment opportunities.

The rooftop and ground floor level communal amenity spaces welcome the abundance of planting to provide natural shading but also enhance the biophilic design and continue to bring the outdoor environment inside. The rooftop provides a variety of spaces for indoor and outdoor living, shaded and unshaded whilst all protected from the wind.

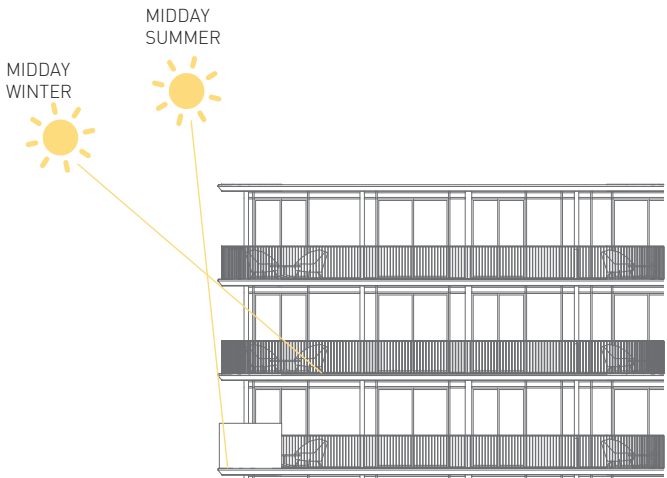
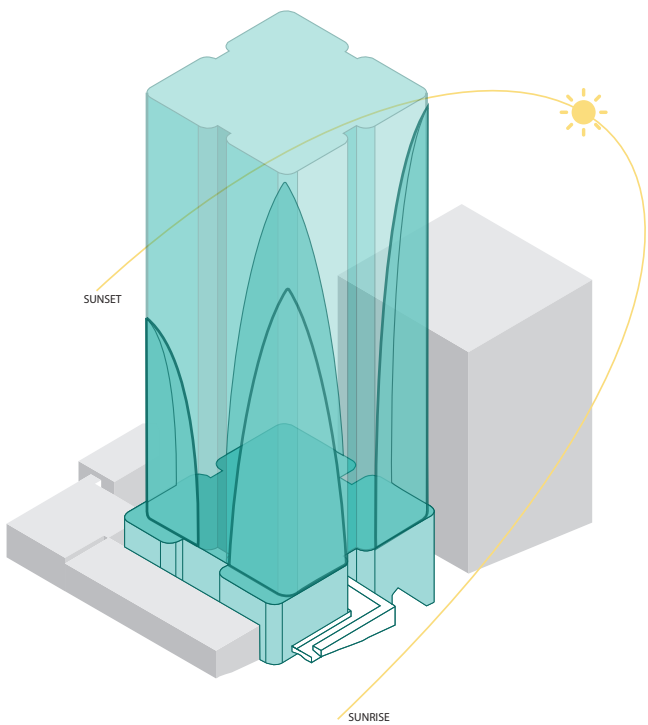
02 | MAXIMISE NATURAL LIGHT

The orientation of the apartments, communal spaces and facade all work together to maximise natural light.

The apartments maximise floor to ceiling glazing where possible allowing natural light to penetrate deep into the floor plans. The apartment depths have been kept within best practice guidelines to maximise access to natural light.

The rooftop amenities have been allocated in response to the views and sun path. The pool is located on the northern edge of the site, maximising the day's sunlight. The primary outdoor living space faces north-east to benefit from the morning and early afternoon sun as well as the views towards the city.

The indoor spaces are located towards the southern edge of the plan, with the dining experience orientated to maximise sunset views over Mount Coot-Tha.



03 | REDUCE THE EXTREMES OF TEMPERATURE

There are a variety of shading systems deployed across the project. In terms of soft landscaped elements, there is extensive planting along the front facade and rooftop areas protecting these spaces and providing much needed relief.

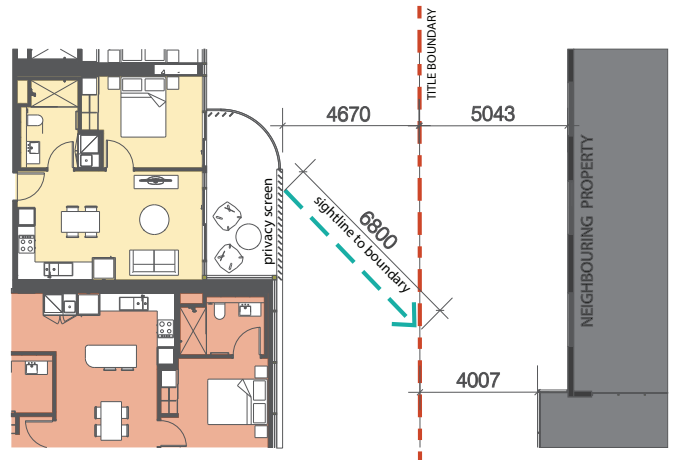
The ground floor level terrace is well shaded by the building providing a temperate external space. The residential levels benefit from a generous slab overhang and recessed balconies to protect from the strong summer sun.

The balustrade articulation works hard to provide a dynamic elevation but also to respond to the orientation and local context. The parabolas of solid balustrade extend highest on the northern corner of the site, and lowest on the southern corner of the site with the mid-height extensions orientating east and west to complement the sun path and passive shading opportunities.

04 | USE MOVEABLE ELEMENTS - MAXIMISE COMFORT OPPORTUNITIES

All apartments accommodate a number of moveable design elements. The glazed systems maximise the use of sliding doors to habitable balconies or Juliette balconies.

Additionally, on the north-west facade a number of fixed screens have been incorporated for privacy and to combat overlooking, providing an added layer of environmental control.



02

BE INSPIRED BY
LOCAL PLACE,
CHARACTER, FORM
AND CULTURE

01 I MAP THE VALUED ASSETS
(LANDSCAPE, HERITAGE AND CULTURE)

Milton as an area is moving through a period of progression. There are a number of heritage assets surrounding the site such as the XXXX brewery, Cook Terrace and more recently Savoir Faire very much defining the character of Park Road.

In recent years, Milton has seen an increase in density along Railway Terrace and Coronation Drive. These latest architectural offerings have helped define the primary active zones around Milton between the river and the train station.

The proposed site resides in the middle of all these great activities. The proposed design responds to the existing character of Milton, but also looks to the future applications and increased density coming to Milton. Longer range connections to the CBD towards the

south east, and Mount Coot-Tha towards the north west brings a richness into the materiality of the buildings and a stronger fenestration to connect both with the immediate and wider contexts.

02 I WORK WITH THE NATURAL
TOPOGRAPHY

The site has a dramatic slope across it and along the streetface on Manning St. The proposal utilises this topography to separate the pedestrian and vehicle flows whilst also maximising activation along the Manning St facade. Introducing the vehicle entrance at the lower end of the site allows to tuck the parking in a semi-basement obscured from street view. The ground level above, accessed via the higher corner of the site welcomes pedestrians up it's lusciously planted ramp with a range of ground floor activities taking place in the spaces beyond, visible from the street through well considered placement of glazing providing activation and intrigue.

03 I INTERPRET LOCALLY DISTINCT
BUILDING TRADITIONS

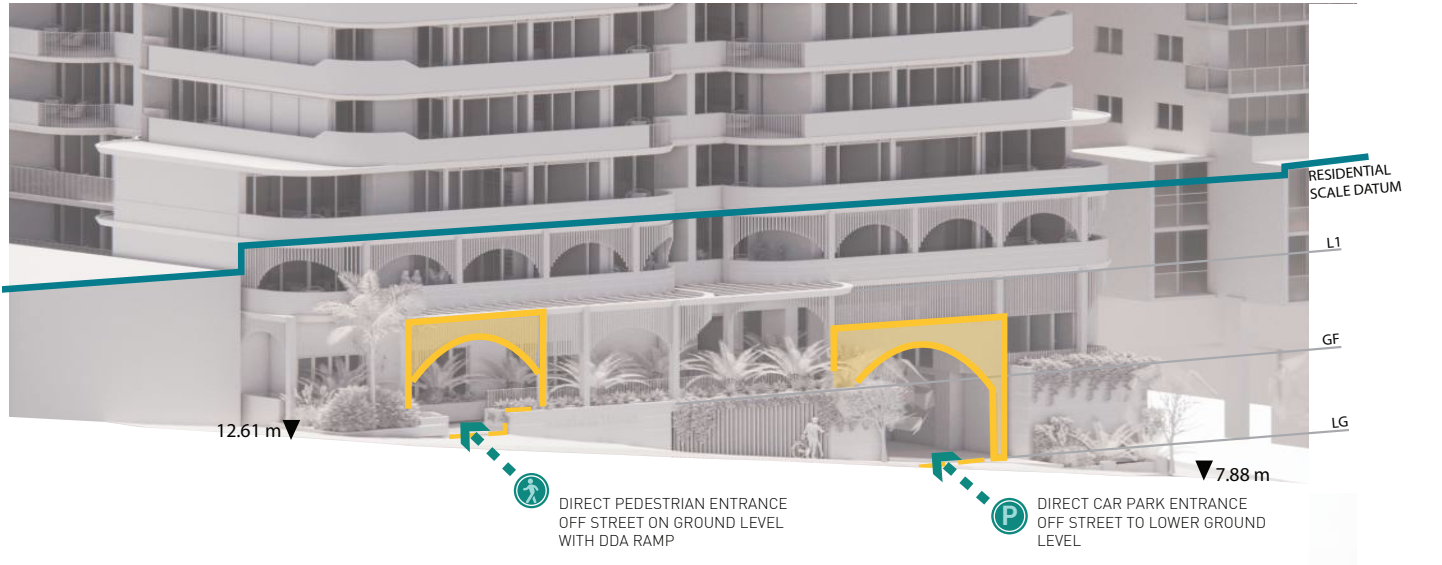
As mentioned previously, the character of Milton is evolving. We have the heritage bringing ornament and grandeur. There is then the initial phase of density introduced to Milton around Railway Terrace and Coronation Drive that brought larger, mono-chromatic block

architecture. When we look at the developments that are proposed or in construction there is a greater introduction of organic forms and warmer colour palettes. Due to the height of this latest typology the traditional lightweight construction of the Queenslander continues to inform the facade design and building characteristics.

04 I CREATE CONTRIBUTORY
COMMUNITY VALUE

The proposed development is build-to-rent accommodation which by nature is based on building a vertical community. When compared to build to sell, there is greater emphasis put into providing communal spaces that are well maintained as the building remains under

one ownership. The proposal will also provide a number of affordable housing apartments assisting in providing much needed housing for a range of demographics. As it is located within a core residential zone, the use of the building is complementary.



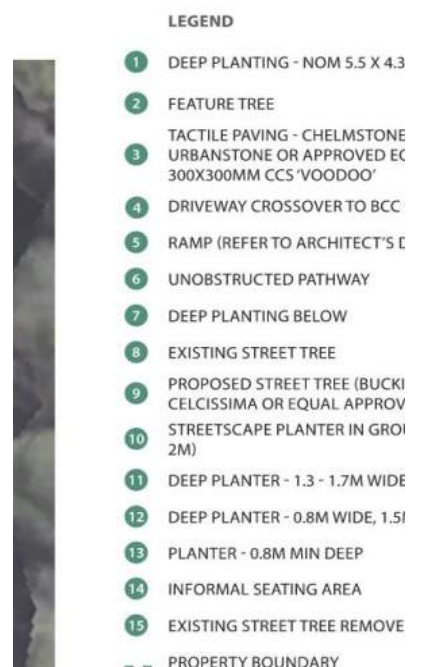
03

WORK WITH AND ENHANCE NATURAL SYSTEMS, LANDSCAPE CHARACTER AND BIODIVERSITY

Use of planting buffers at the ground level around the building envelope to create habitats for native arboreal and terrestrial fauna. A mix endemic native and signature Brisbane subtropical plant species increase biodiversity within the site and provide important microbiome functions for soil and insect health.

The ground floor external terrace provides a different type of space. As a well shaded

The rooftop also accommodates generous planting zones both on the perimeter and within. The planters range from 600-1200mm to allow for wind-resistant planting and trees to contribute to the overall comfort of the external rooftop environment.

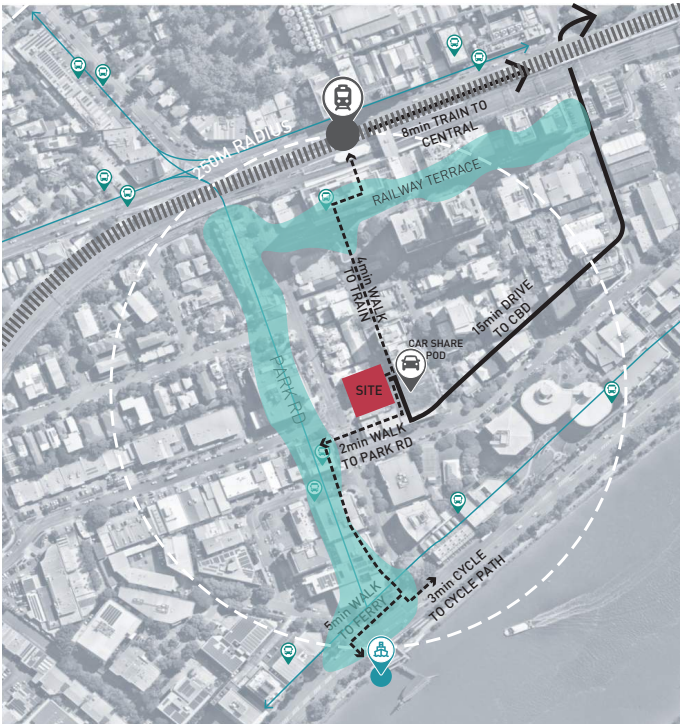


04

CREATE WELL DEFINED, LEGIBLE AND CONNECTED STREETS AND SPACES

01 | PART OF A WELL-CONNECTED NETWORK

The nature of the site being an infill site presents an excellent opportunity to tap into the well established network beyond. The site is very well connected to the train, bus, cycle and ferry networks to carry residents into the CBD in less than 30minutes.



- KEY**
- Proposed site
 - Key pedestrian link
 - Railway
 - Railway station
 - Bus stop
 - Ferry stop
 - Pedestrian path
 - Vehicle path

02 | A RANGE OF STREET AND SPACE SCALES

Both the site topography and mass of the building present various opportunities to explore scale. The site topography, as mentioned previously, presented the opportunity to locate the primary vehicular access separate and down-slope from the primary pedestrian entry.

There are a number of bicycle parking spaces throughout the lower levels of the building that can be accessed from the lower ground vehicle entry.

The building has a three-storey podium which expresses a more domestic language and scale appropriate to the residential streetscape in which it meets. The podium is also setback from the street to provide breathing room and space for the landscaped areas. The tower then steps back slightly before pushing up into the sky.

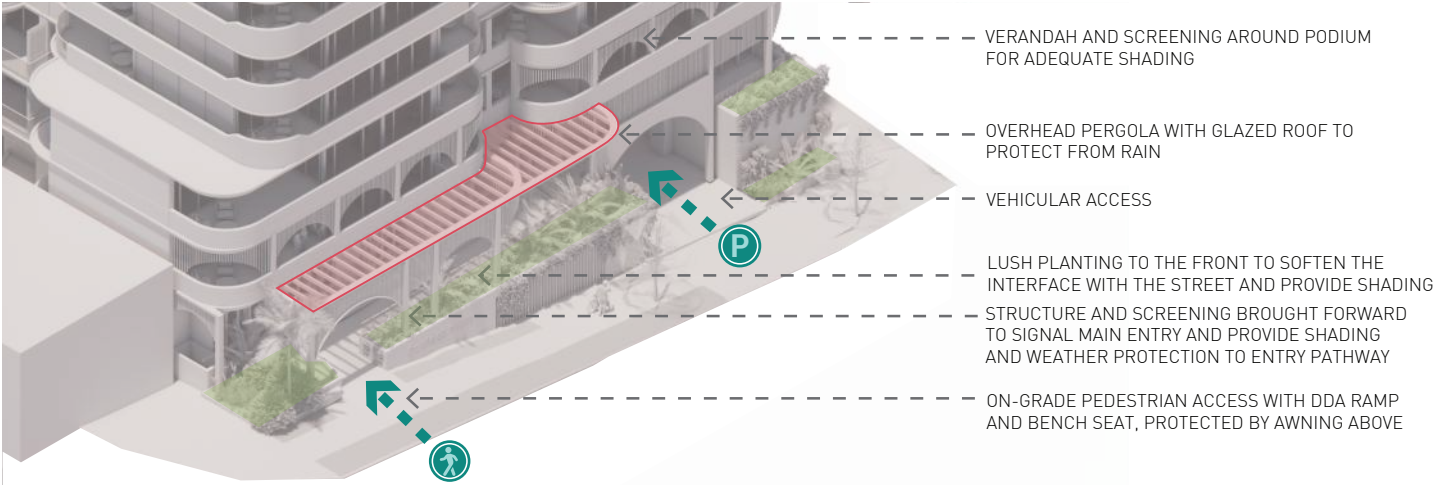
03 | FIT FOR PURPOSE

Due to the steep gradient at the Manning St interface, the primary entry utilises a low gradient ramp for all residents to enter the building, providing equity of experience. The bottom of the entry ramp encompasses a small bench for a moment of pause.

04 | PROVIDE SHADE AND SHELTER

The generous planting along the Manning St interface of the development provides for an excellent welcoming experience, with planters supporting the desired mix of three tiered vegetation (trees, shrubs and groundcovers).

There is an awning above the primary entrance ramp also providing an element of weather protection to residents or visitors of the building.



05
CREATE GREAT PLACES
FOR PEOPLE TO LIVE

01 I OFFER CHOICE, DIVERSITY AND MIX

There is a range of apartment sizes including studio, one-bedroom, two-bedroom and three-bedrooms to suit a range of occupant needs and financial situations. 15% of the apartments will also be allocated to affordable housing.

02 I MAKE MIXED USE VIABLE

Due to the zoning of the site within a core residential zone, mixed-use is not an appropriate use. However, due to the build-to-rent nature of the project, the communal amenity spaces have been located at the ground floor and rooftop levels to best integrate the development in its surroundings and maximise activation opportunities in a sensitive and complementary manner.

03 I EASILY ACCESSIBLE

The primary entrance to the building is accessible to all. Beyond the entrance, accessible needs will be met in line with the latest NCC update incorporating a number of the Livable Housing Standards to ensure the suitability and longevity of the apartments, including step-free access. Where steps are required, such as to the pool deck, an accessible platform lift will be provided.

The site is well-located to meet a number of public transport methods including the train, bus and ferry. Additionally, it is well-positioned to connect to the Bicentennial Bikeway.

04 I CREATE ‘LIFE ON THE STREET’

The communal amenity spaces have been located at the ground floor level to enhance street-level activation. Glazed openings and bi-folding screens have also been maximised along this façade. A small seating area has been incorporated adjacent to the entrance ramp should residents be waiting for a friend.

05 I PRIORITISE THE NEEDS OF CHILDREN AND THE ELDERLY

The site location is well suited to generational needs. Milton Urban Common is at the top end of the street, with Milton and Frew Park a 10 minute walk and the riverside only a 5 minute walk away, providing a variety of much needed recreational space in addition to the rooftop terrace and amenity that will be provided.

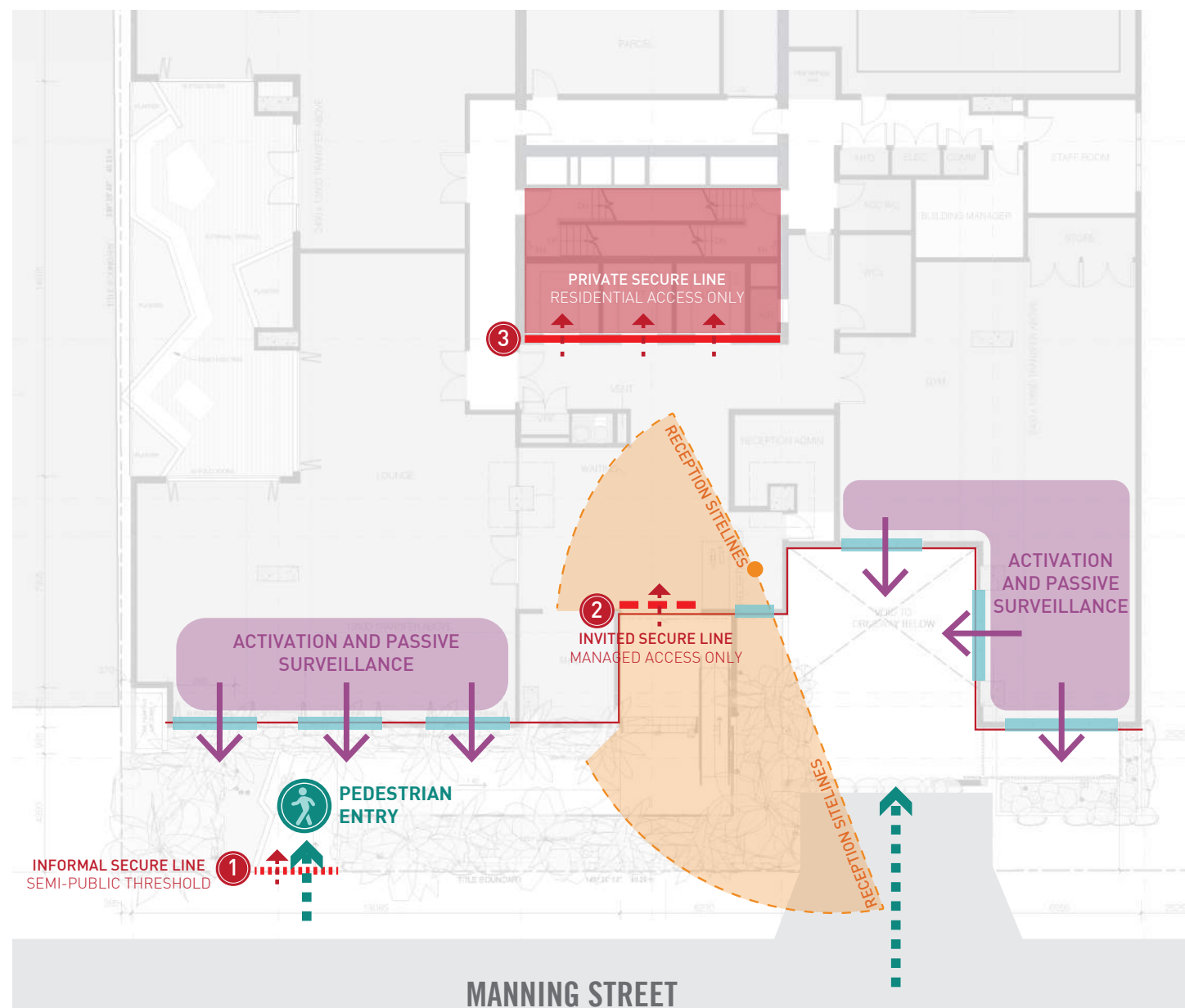
Park Road and Railway Terrace provide convenience in the form of a 20-minute neighbourhood to be able to access services without needing to travel. Milton state school is a 20-minute walk or short bus ride away. Finally, as mentioned previously the site is extremely well connected to wider public transport networks.

06 I CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The following responses have been developed in line with the guidance of ‘*Crime Prevention Through Environmental Design Guidelines for Queensland*’.

Activation – The communal amenity spaces have been located at ground floor level, adjacent to the street level to provide an element of secondary activation. As the building is not a public building, efforts have been made to design an appropriate level of activation whilst still providing privacy that is suitable for the residential surroundings.





Surveillance – The build-to-rent nature of the building employs a receptionist at the main entry to the building. The ground floor amenity offers a level of passive surveillance to the street frontage. The reception desk is well positioned for passive surveillance of Manning St and the main entrance. When not-manned, the doors will lock and be accessible by residents only through automated keys. The car park and basement levels will only be accessible by residents or automated keys.

Ownership – The nature of the build-to-rent product should establish a sense of community and belonging both within the development itself but also beyond as an extension of the resident’s home.

Additionally, the build-to-rent model means that the development will retain centralised ownership when compared to a build-to-sell model, strengthening the commitment to maintaining a strong sense of place.

Stakeholder management – The building will be designed to minimise required maintenance in terms of durable materiality. As mentioned previously, the centralised management of the build-to-rent model will ensure regular maintenance of planting, waste removal, lighting and other general items.

Legibility – Entrance to the building can only be gained from Manning St due to the topography of the site and the surrounding streetscape. There are two entrance points on Manning St, one for vehicles and one for pedestrians. Efforts have been made with the

façade design to subtly nod to these entrances with archways, in addition to the signage that will be positioned. Internally, all levels orientate themselves around a central core which should make wayfinding straightforward for residents and visitors. Complementary way-finding signage will be developed as part of the project to aid residents and visitors.

Territoriality – The entrance sequence can be defined into simple areas of public, semi-private and private. The public space is in-front of the building on Manning Street. As a visitor begins their ascent up the ramp to the main entrance, they begin to transition into the semi-private or invited space where they will be met at reception (during core hours) or a keycard entry point.

Once they move through this space they will be in the semi-private / invited space of the ground floor level. This level includes the communal amenity spaces such as the gym, lounge and co-working. It will be used by residents and visitors alike. If a visitor has been invited by a resident, they may progress to the lifts to transit up to the private, residential levels. Access to each level will be controlled by keycard and by the residents that occupy apartments on that level. This provides multiple levels of security and defined territorial zones.

Vulnerability – All of the measures above, alongside the design of the main building entrance and accessibility work to reduce any locations a resident, visitor or member of the public may feel vulnerable in the vicinity of the proposed development.

06
DELIVER DIVERSE
DEVELOPMENT FORMS
AND DENSITY

01 | RESPOND TO HUMAN SCALE

Although the development is large in scale, efforts have been made to address the human scale at the lower levels. The building sits on a wider, 3-storey podium before the slender tower projects up into the sky. The podium fenestration reflects the Queenslander vernacular, sympathetic to the previous smaller scale housing on the site. The use of one and two storey articulation brings grandeur at an appropriate, human scale to ensure strong entrance identity but also welcoming and homely in a residential sense.

02 | VARY DEVELOPMENT DENSITY

In addition to the podium configuration described above, the tower articulation works to provide interest at both a close and wider scale. The solid balustrading to the balconies

creates a parabolic pattern along the facade of the building. Each parabola responds to the building’s orientation in terms of protection from the sun, with the tallest parabola facing north and the smallest orientated towards the south. This creates a dynamic facade on a tower that is otherwise very static in it’s scale and mass.

The tower then steps back again at rooftop level to address the sky, allowing the rooftop planting to soften the transition.

03 | CREATE BUILDINGS THAT
CONTRIBUTE TO THE QUALITY AND
CHARACTER OF THE STREET

The one to two-storey fenestration at street level establishes heirarchy in a number of ways. The two largest arches on the facade subtly nod to the two entrance points of the building - the pedestrian and vehicle entries. The pedestrian entry has a small pergola that projects in-front of the adjacent facades, establishing a slight prominence on the street to draw visitors towards it. The rest of the facade nods to the traditional Queenslander architecture with the indoor-outdoor wrap around balconies and large overhangs. The overhangs also work to create a sense of privacy and setback for the first and second floor apartments.

The vertical batten articulation is both a nod to the traditional Queenslander, but also to the previous homes on the site with their horizontal timber cladding.

04 | WORK WELL WITH THEIR
NEIGHBOURS

With a building of this scale, the neighbouring context is of great importance. Previous responses highlight the measures taken to mitigate overlooking to 23-27 Manning Street. Fortunately, due to the site orientation the proposed development will not overshadow 23-27 Manning Street. The primary overshadowing will occur to the rear of the commercial premises addressing Park Road to the south and west of the site, with some late afternoon or evening overshadowing to the opposite residential properties.

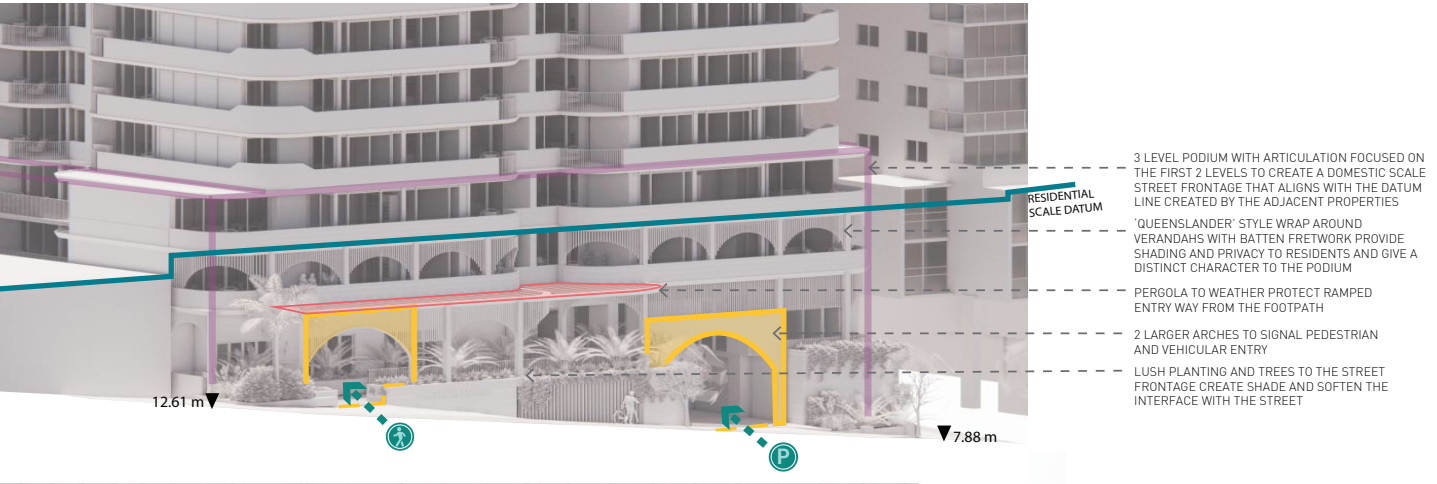
05 | PRIORITISE OCCUPANT AMENITY

The articulation and fenestration of the building has been designed with occupant amenity in mind. At ground floor level, the primary amenity spaces either look onto the main entrance-way

planting space or the external planted terrace as a natural relief. The rooftop benefits from extensive planting, including tree shading best orientated for user comfort. The pool is located to maximise sun exposure across the entire day, with the internal amenity located in the southern corner.

For residents, where possible in the apartments, sliding doors or openable windows have been incorporated to maximise occupant control and comfort. As mentioned previously, the horizontal slab extensions will work to provide additional shading to residents from, the strong summer sun.

The mix of solid and open balustrade to varying heights works to mitigate wind on the different levels of the building. This will be further refined as the project develops to ensure useable, external spaces in the upper levels of the building.



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07 EMBED OPPORTUNITIES FOR ADAPTATION AND CHANGE

01 | LOCALLY SOURCED

Although the building itself does not provide opportunities for home-grown food, the site location and proximity to many local services and amenities will hopefully reduce the requirement for residents to travel and establish a higher reliance on local services, produce and amenities.

02 | CREATE FLEXIBLE BUILDINGS, STREETS AND SPACES

The building has been designed to suit a concrete column structure, minimising the requirement for loadbearing walls. This ensures flexibility further down the line for internal re-configuration.

03 | WHOLE OF LIFE HOMES

There are a range of apartment sizes available from studio to three-bedroom. This offers flexibility to existing occupants to up-size or down-size depending on their requirements across the duration of their stay.

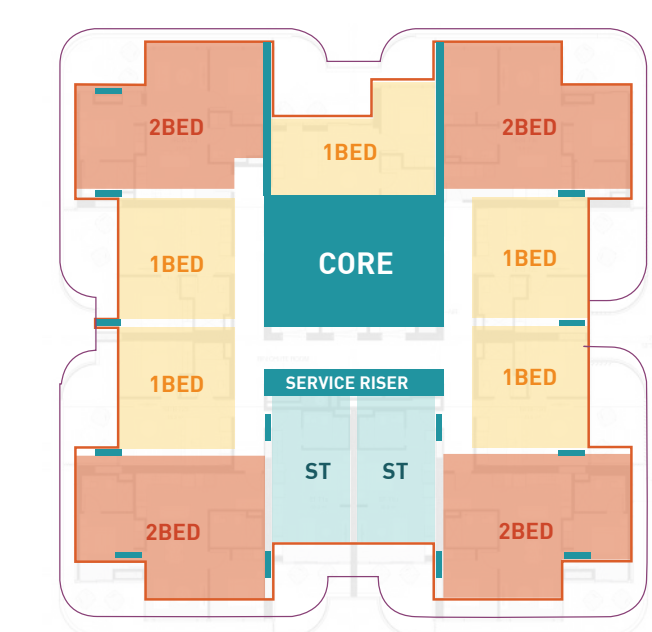
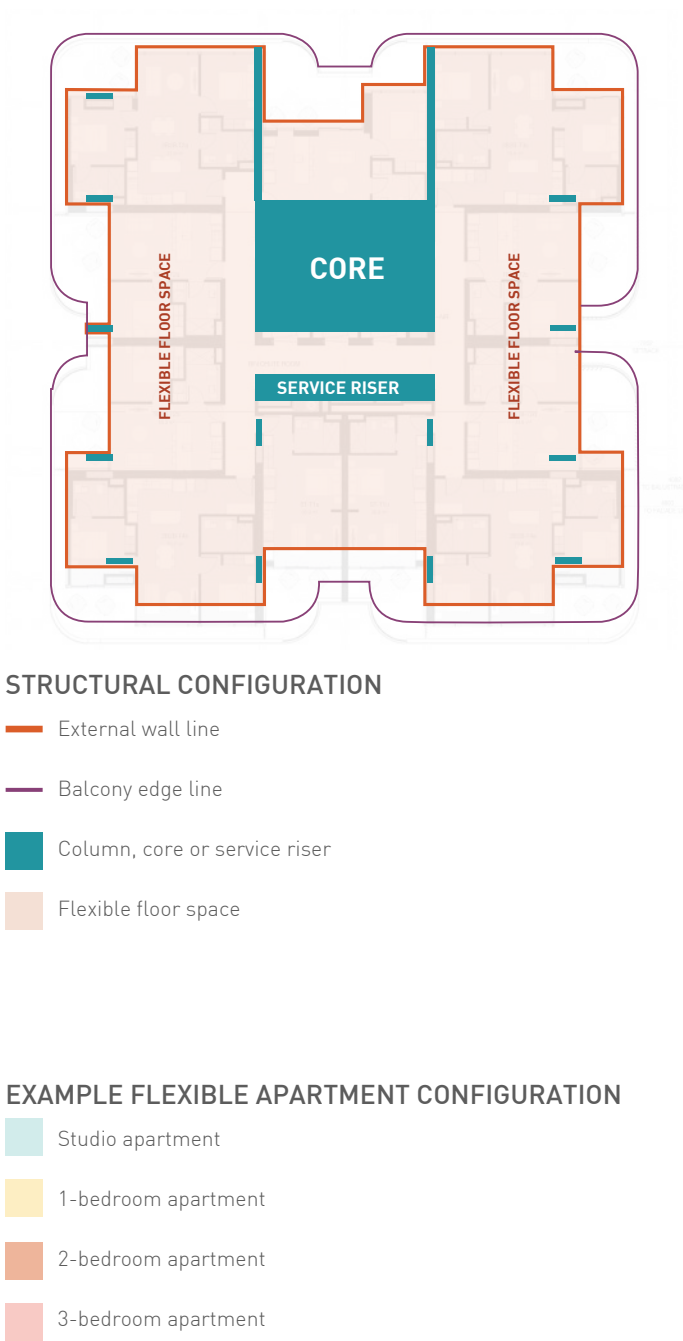
Hobless, step-free and clear widths have been incorporated throughout the building's interior to maximise accessibility for occupants in line with the livable housing design requirements as part of the NCC.

Amenity areas will be designed to be welcoming and accessible for all. A relaxation point, and an extension of people's homes.

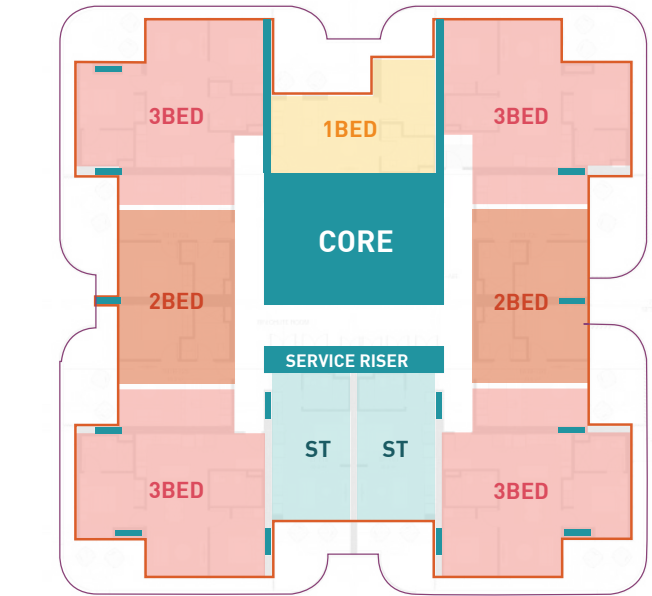
04 | RESOURCE EFFICIENT, DURABLE AND LOW MAINTENANCE

The proposed development incorporates a number of passive measures to drive efficiencies in both maintenance and operational practices. The passive shading measures and flexible natural ventilation opportunities will assist in providing high occupant comfort and control without requiring energy.

The materiality of the building both externally and internally is designed to be hard-wearing and low maintenance.



Current typical residential floor plan layout



Example alternative residential floor plan layout

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08 LEAD BY EXAMPLE

01 | LEAD BY EXAMPLE

The Queensland State Government’s desire to see more housing built alongside the client, Goldfield’s, desire to deliver an outstanding product has been the driving force for the design team to establish an extraordinary proposal.

The accelerated process has required rigour and fast decision making, whilst also ensuring quality, viability and durability underpins everything.

02 | A CULTURE OF COLLABORATION

The outputs of application, associated reports and design is as result of a highly collaborative process between the client, the Queensland State Government and the design team.

All parties have worked hard to develop the best outcome for the site, to unlock tricky areas such as a reduction in car parking provision to be able to provide the volume of housing required, is just one example of how this collaborative approach has driven a better outcome.

03 | VALUE AND DEFINE DESIGN EXCELLENCE

The design team has executed great diligence in ensuring the planning of the proposed development takes into consideration the Brisbane climate, the existing streetscape as well as the growth planning for the area, the build-to-rent operational model, and most importantly safety and amenity for residents and visitors.

Success of this proposal will be defined by the seamless integration with the existing streetscape and community, maximum use and enjoyment of the building facilities and amenities, comfortable and energy efficient living environments for residents, and a feeling of security.

04 | USE ESTABLISHED INDUSTRY BENCHMARKS

A number of the design initiatives highlighted previously in this report align with the Buildings That Breathe guideline publication.

Initiatives outlined previously include orientation, maximising occupied outdoor spaces, maximise access to daylight, design for natural air and ventilation, use passive shading methods, incorporate living greenery and give the building a strong, appropriate identity.

09 ENGAGE EFFECTIVELY

ESTABLISH A CLEAR STRATEGY TO UNDERSTAND, APPROPRIATELY ENGAGE AND MEANINGFULLY INVOLVE LOCAL COMMUNITIES AND RELEVANT KEY STAKEHOLDERS

Due to the nature of this process, confidentiality and tight programme, additional community engagement beyond the previous application has not taken place at this time. However, further community engagement may occur as part of the State Facilitated Development (SFD) approval pathway.

