



riverhomes hamilton reach

COMPLIANCE B: LANDSCAPE REPORT



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Authors	Lat27

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Qualification

Lat27 has been commissioned by Frasers Property Australia to prepare landscape design concepts for the proposed ‘Hamilton Reach’, Stage 10 riverfront homes on Lot 302.



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1.0 Context

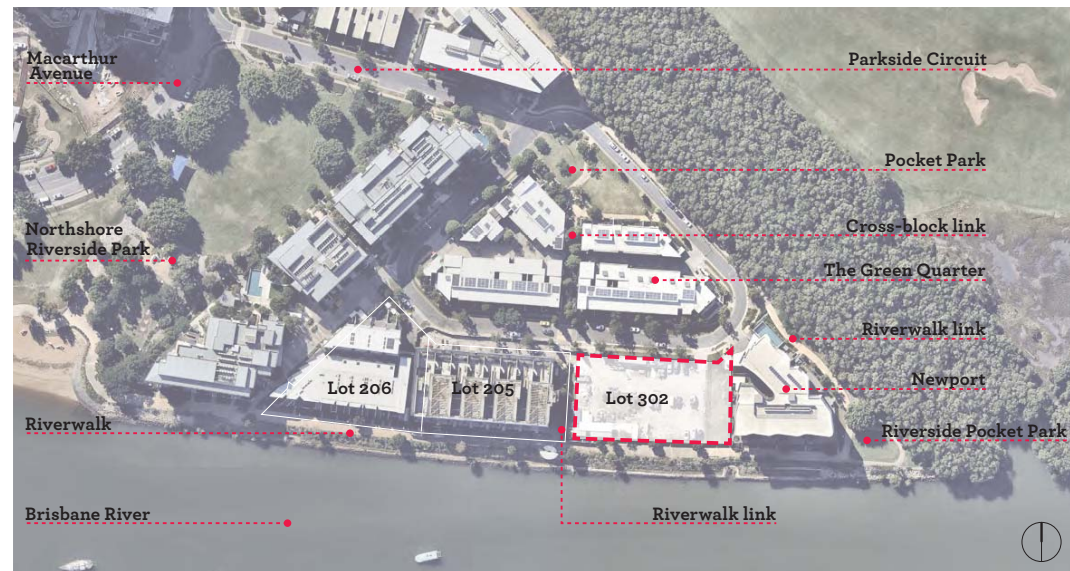
Located within one of Brisbane's biggest development areas, Northshore Hamilton is transforming the city's industrial port area into a \$5 billion river front precinct. This mixed-used community contains residential, commercial and retail opportunities with large expanses of river front parkland, recreational spaces & riverwalks.

The site, Lot 302, directly fronts the Brisbane River and lies 6 kilometres from the city centre. With adjacent riverside and parkland connections the site is in easy proximity to local amenity with Northshore Riverside Park City Cat services a short walk away. The Portside entertainment precinct is also a short, 1,700m bicycle ride away.

This new residential development contains upmarket 4 bedroom homes aligned parallel to the River and designed to take advantage of this aspect.

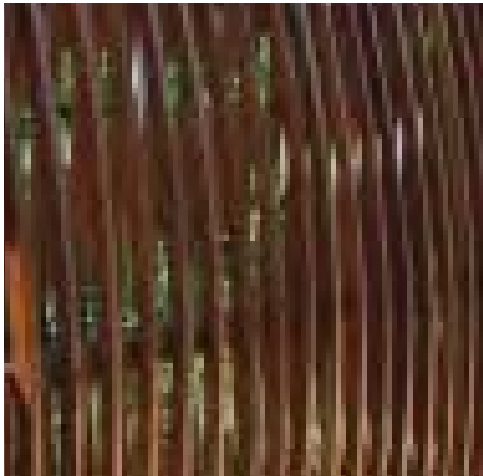


Catchment Context Plan



Local Context Plan

2.0 Northshore Precinct Visual Survey



3.0 Site Visual Survey



Newport river frontage (eastern neighbour to Riverhomes)



Riverhomes existing river frontage



Green Quarter streetscape (opposite Riverhomes)



Cross block link through Green Quarter (opposite Riverhomes)



Streetscape & existing trees in front of Riverhomes site

4.0 Concept

Design Strategies

There are three core influences to the proposed landscape for this project:

- + River edge living
- + Referencing the site's Industrial history, and
- + The beginnings of a new community

Further to these influences, three key design strategies have been developed to inform our public realm concept for the site:

1. Community Outlook

The opportunity exists to establish residential frontages with porous interfaces that:

- + Encourage social interaction,
- + Merge with the streetscape to create lush, connected garden spaces, and
- + Create spaces that overlap private + public: facilitating passive surveillance and contextual outlook

2. Authenticity

A distinctive landscape design has been proposed that embraces the site's working waterfront history through materials and textures. This robust detailing also responds well to the site's tidal, riverside setting.

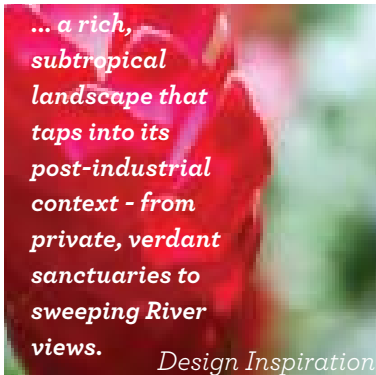
The subtropical planting responds to prevailing micro-climates with hardy species along the Brisbane River and street frontages and more lush species requiring higher levels of protection selected for sheltered areas.

3. Legibility and Connectivity

Established as distinctive, private residences, each home has well defined entries connected with the adjoining public realm. Main entries fronting Parkside Circuit meet the street with a gate house set into individual gardens.

The River fronting terraces are set slightly above the Riverwalk ensuring privacy for occupants when inhabiting their main living rooms. The raised terrace also allows for

casual surveillance of the Riverwalk from the outdoor living areas & plunge pools through glass balustrades. Each home is accessed from the Riverwalk via a set of steps with a 1.2m high gate at the top of the stairs. With the secureline gate at the top of the stairs the bulk of the development is broken down at the property line & further softened with ground level planting in front of each terrace.



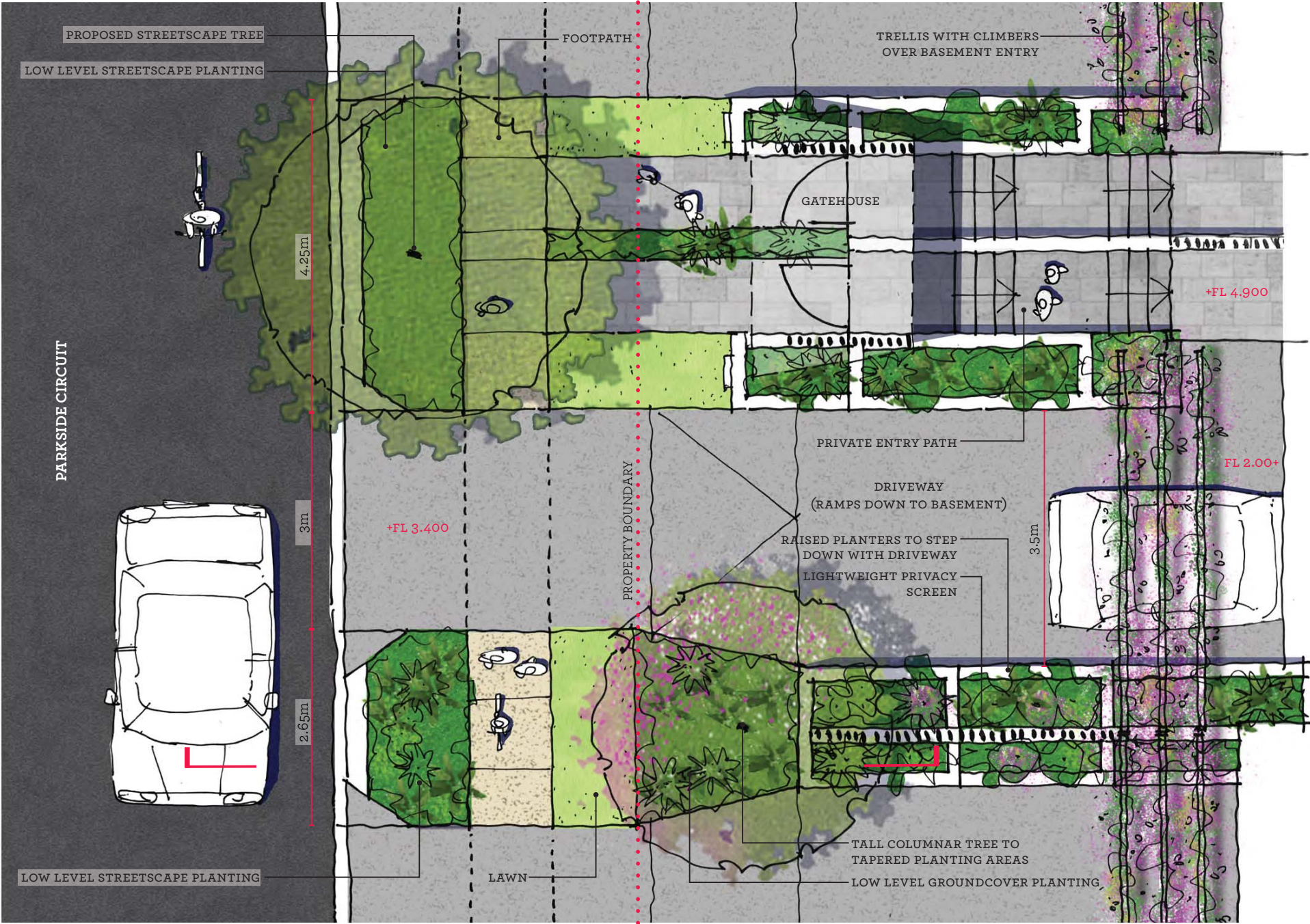
CONCEPT PLAN LEGEND

- 1 Pedestrian Entry & Trellis with climbers
- 2 Driveway
- 3 Driveway Trellis to soften basement entry
- 4 Plunge Pool (Optional)
- 5 River Deck (Private terrace)
- 6 Secure Line Gate
- 7 Riverwalk Access Stairs (Private)
- 8 Ground Level Planting
- LP Existing road/pedestrian light pole
- Indicative view corridor
- Existing tree to be removed

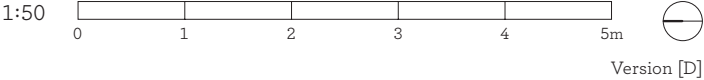


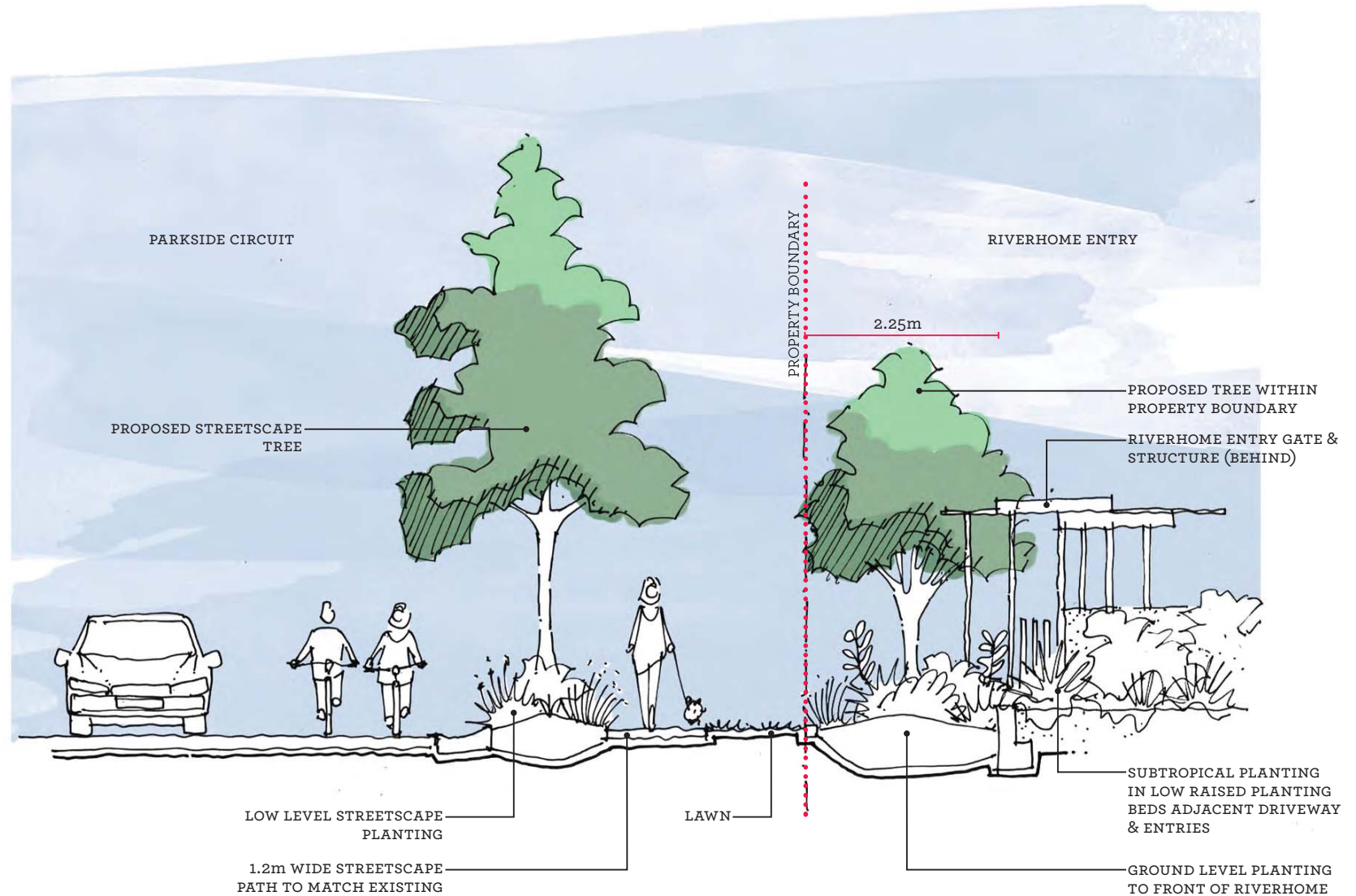
Indicative render of Riverhomes street frontage





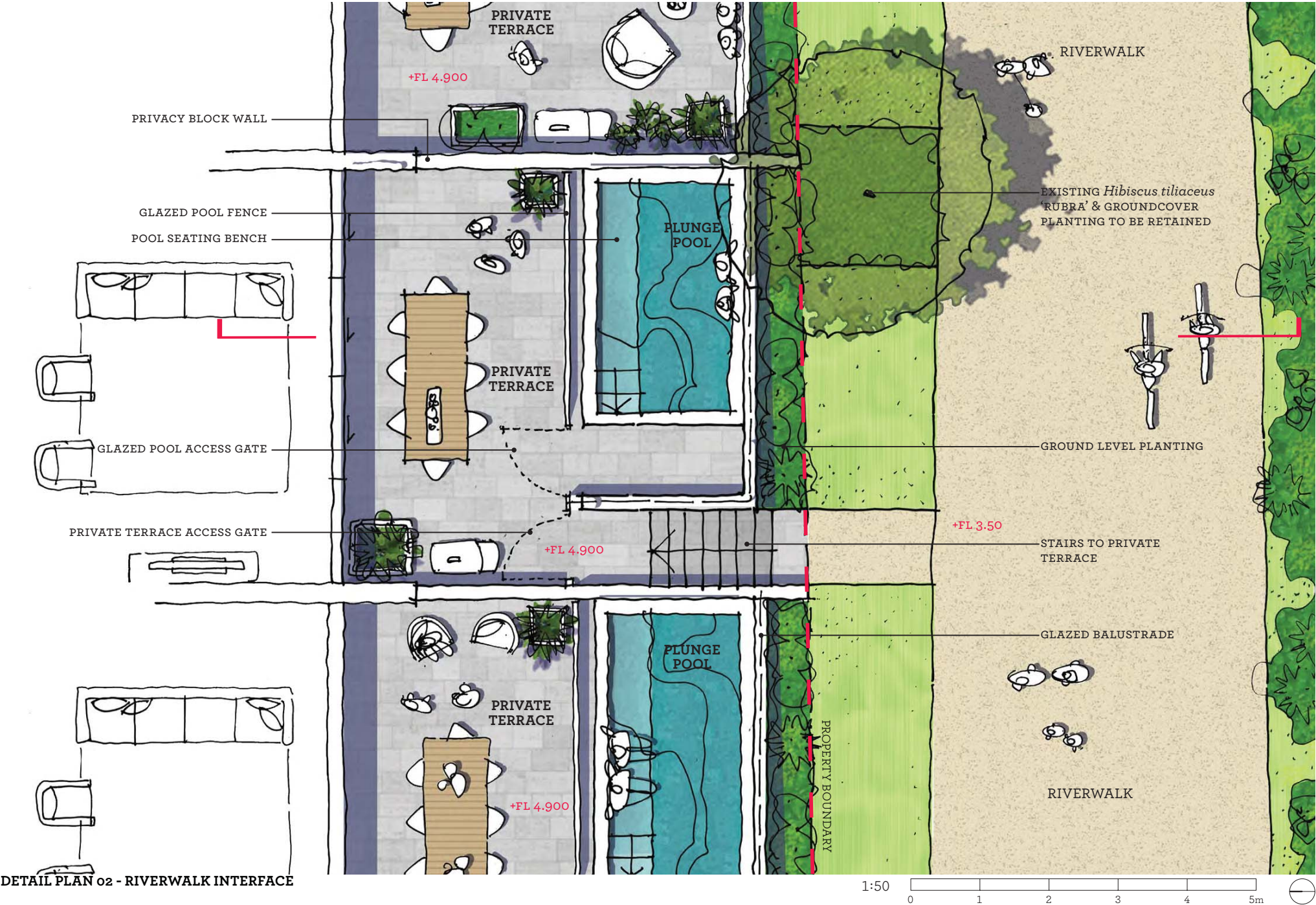
DETAIL PLAN 01 - STREETSCAPE INTERFACE

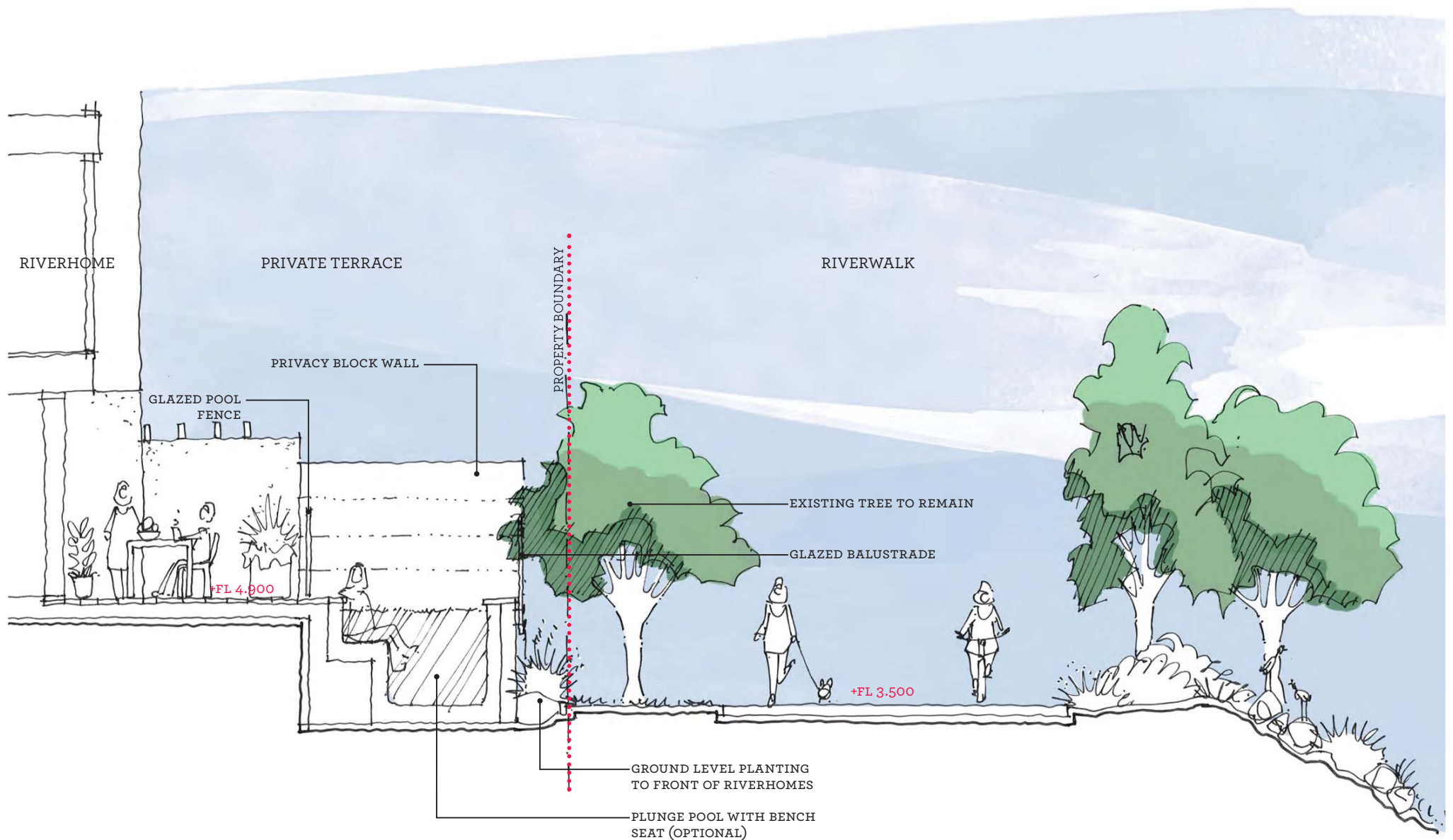




STREETSCAPE INTERFACE SECTION

1:50 0 1 2 3 4 5m





RIVERWALK INTERFACE SECTION

1:50 0 1 2 3 4 5m

Planting Palette

Trees Species

- | | | |
|---|------------------------------|------------|
| 1 | <i>Agathis robusta</i> | Kauri Pine |
| 2 | <i>Flindersia schottiana</i> | Silver Ash |
| | <i>Tristaniopsis laurina</i> | Water Gum |

Shrubs

- | | | |
|---|------------------------------------|-----------------------|
| 3 | <i>Acema smithii</i> 'Minor' | Dwarf Lilly Pilly |
| 4 | <i>Aplinia mutica</i> | False Cardomon Ginger |
| 5 | <i>Phyllanthus minutiflora</i> | Waterfall Plant |
| 6 | <i>Westringia fruticosa</i> 'Zena' | Coastal Rosemary |

Ground Covers

- | | | |
|----|---|------------------------|
| 7 | <i>Agave attenuata</i> | Foxtail Agave |
| 8 | <i>Alcantarea extensa</i> | Bromeliad |
| 9 | <i>Banksia ericifolia</i> 'Little Eric' | Banksia Little Eric |
| 10 | <i>Dietes bicolour</i> | Wild Iris |
| 11 | <i>Hymenocallis littoralis</i> | Spider Lilly |
| | <i>Juniperus conferta</i> | Shore Juniper |
| | <i>Liriope</i> 'Evergreen Giant' | Liriope |
| | <i>Lomandra hystrix</i> | Mat Rush |
| 12 | <i>Monstera deliciosa</i> | Swiss Cheese Plant |
| | <i>Myoporum ellipticum</i> | Coastal Boobialla |
| | <i>Pennisetum alopecuroides</i> | Foxtail Fountain Grass |
| 13 | <i>Peperomia obtusifolia</i> 'Jade' | Baby Rubber Plant |
| 14 | <i>Philodendron</i> 'Xanadu' | Philodendron |
| | <i>Philodendron</i> 'Rojo Conjo' | Philodendron |

Climbers

- | | | |
|----|-----------------------------|----------------------|
| 15 | <i>Cissus antarctica</i> | Kangaroo Vine |
| | <i>Chonemorpha fragrans</i> | Climbing Franginpani |
| 16 | <i>Pandorea jasminoides</i> | Bower of Beauty |



1



2



3



4



5



6



7



8



9



10



11



12



13



14



15



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