

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1073
Date: 22 December 2020



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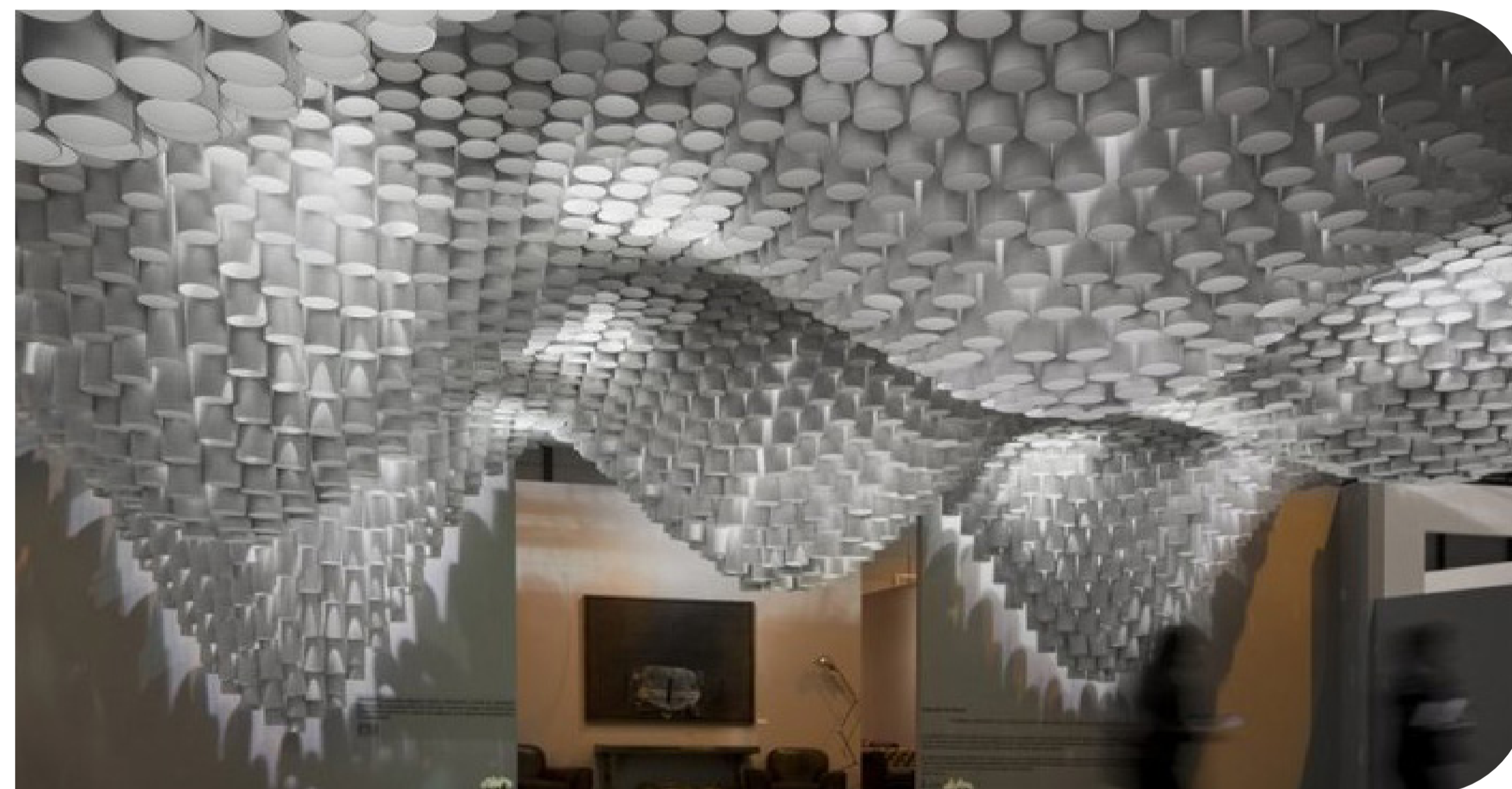
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DESIGN INTENT

The proposed development Building 17 at Portside Hamilton is situated adjacent to two recently completed residential tower buildings 16a+16b and is a part of a number of developments proposed in the precinct.

Building 17 is located on the north bank of the Brisbane River with active wharf frontage providing a unique pedestrian experience and connection to the proposed development. The tower consists of a mix of retail and residential units, with a roof top landscape, a podium garden and an architectural vine covered screen surrounding podium car parking.

A generous pedestrian and cycle link connects to the neighbouring Portside Wharf Shopping Precinct, Hercules Street Park and beyond to the recently completed Lores Bonney Riverwalk to the west. Future masterplan development to the east, along with the existing community assets including Eat Street and Northshore Riverside Park make the site a prime location that close to public transport and plenty of green space.



GROUND FLOOR

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

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

The '*LANDSCAPE FEATURE PLAZA*' situated to the north east corner of the site, provides a space that is inviting, enticing pedestrians to the area through the use of high quality art, materials and design. Overall the space will allow for outdoor dining and informal seating along with opportunities for play and views into the neighbouring park. There are places to sit and rest or places to explore.

The central clear spine, that is positioned in between the retail frontage and the Landscaped Plaza, allows for easy sight lines though and pedestrian movement around the retail and residential lobby entrance.

PODIUM LANDSCAPE + ROOF GARDEN

The podium landscape and roof garden will provide contemporary, user friendly function spaces complete with expansive deck space, shade, breezes, greenery and distant views capturing the river, the city views and the horizon beyond - the quintessential subtropical Brisbane outdoor recreation space.

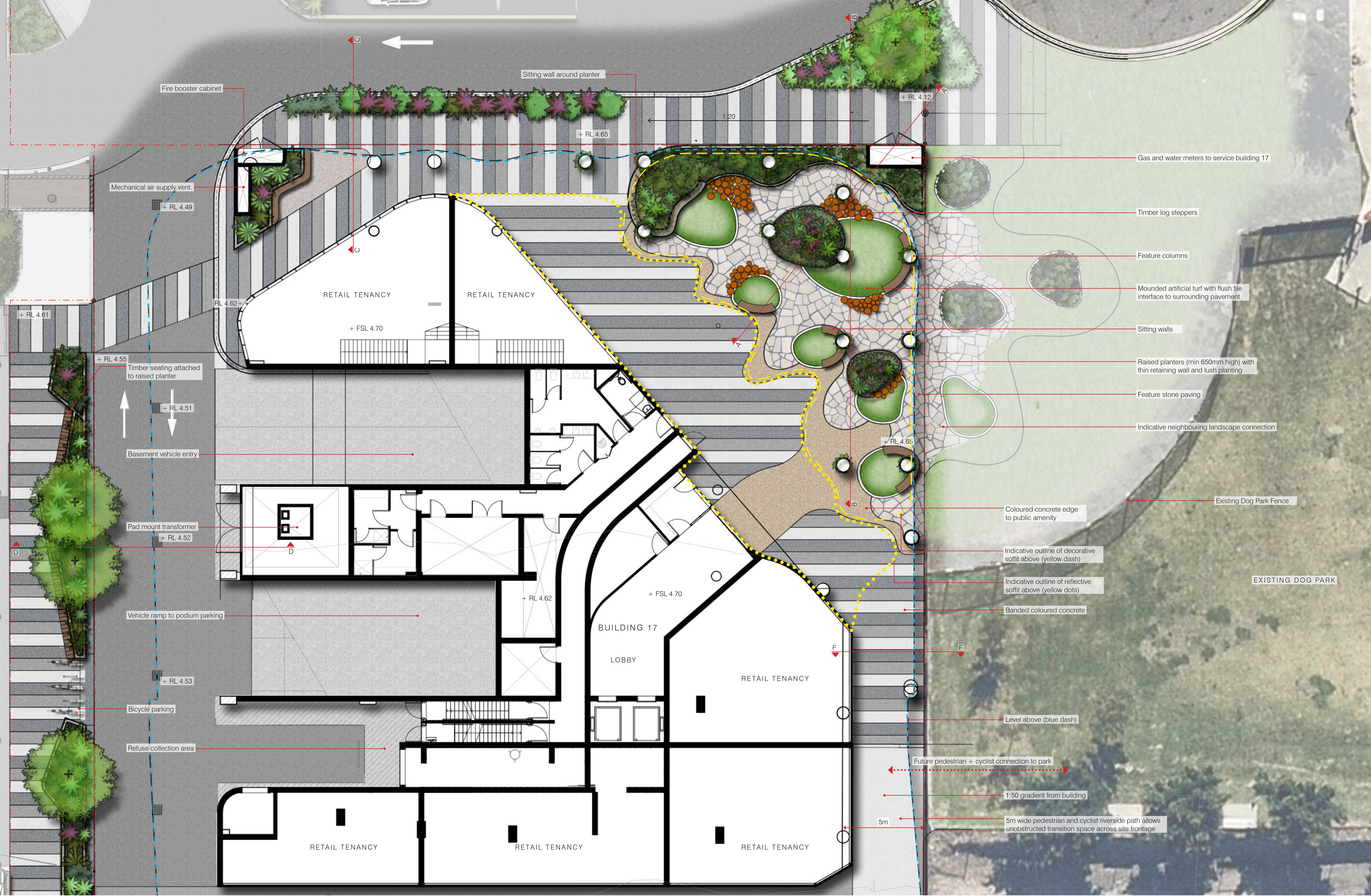
The spaces are designed to accommodate a range of activities from outdoor movie screenings, private family BBQ's, poolside lounging and small seating areas to chill. Shaded seating and BBQ areas will be framed by screening vegetation to provide secluded communal gathering areas. Lightweight shade structures will offer weather protection to the communal BBQ and outdoor dining areas allowing for all year round use in all weather conditions.





LANDSCAPE SITE PLAN

schematic design - PORTSIDE BUILDING 17



LANDSCAPE FEATURE PLAZA DETAILED PLAN

schematic design - PORTSIDE BUILDING 17

The DESIGN INTENT for the Landscape Feature Plaza to the north east corner of the site is to create a space that is inviting, exciting and immersive through the use of large integrated art elements, high quality textural and tactile materials incorporated into a well considered design.

The ground plane consists of random stone paving with clusters of steppers and columns (stalagmites) adjacent to mounded artificial grass mounds that invites young adventurers to explore. The structural building columns are clad in timber battens to add visual warmth. The softening appearance is further enhanced through the use of green wall planting fixed to the columns and assists with reducing the visual scale and blurring the line between building and landscape. Overall the space allows for outdoor dining and informal seating along with opportunities for play and views into the park. There are places to sit and rest or places to explore.

The central clear zone has a mirrored ceiling to increase the illusion of height and provides more reflected light. The ceiling over the plaza area contains a tight pattern of vertical battens in varying lengths to create an undulating form resembling the underside of a tree canopy.



DECORATIVE BATTEN SOFFIT - The ceiling over the plaza area contains a tight pattern of vertical battens in varying lengths to create an undulating form resembling the underside of a tree canopy.



REFLECTIVE SOFFIT - The central clear zone has a mirrored ceiling to increase the illusion of height and provides more reflected light into the space.



DECORATIVE COLUMNS WITH VERTICAL PLANTING



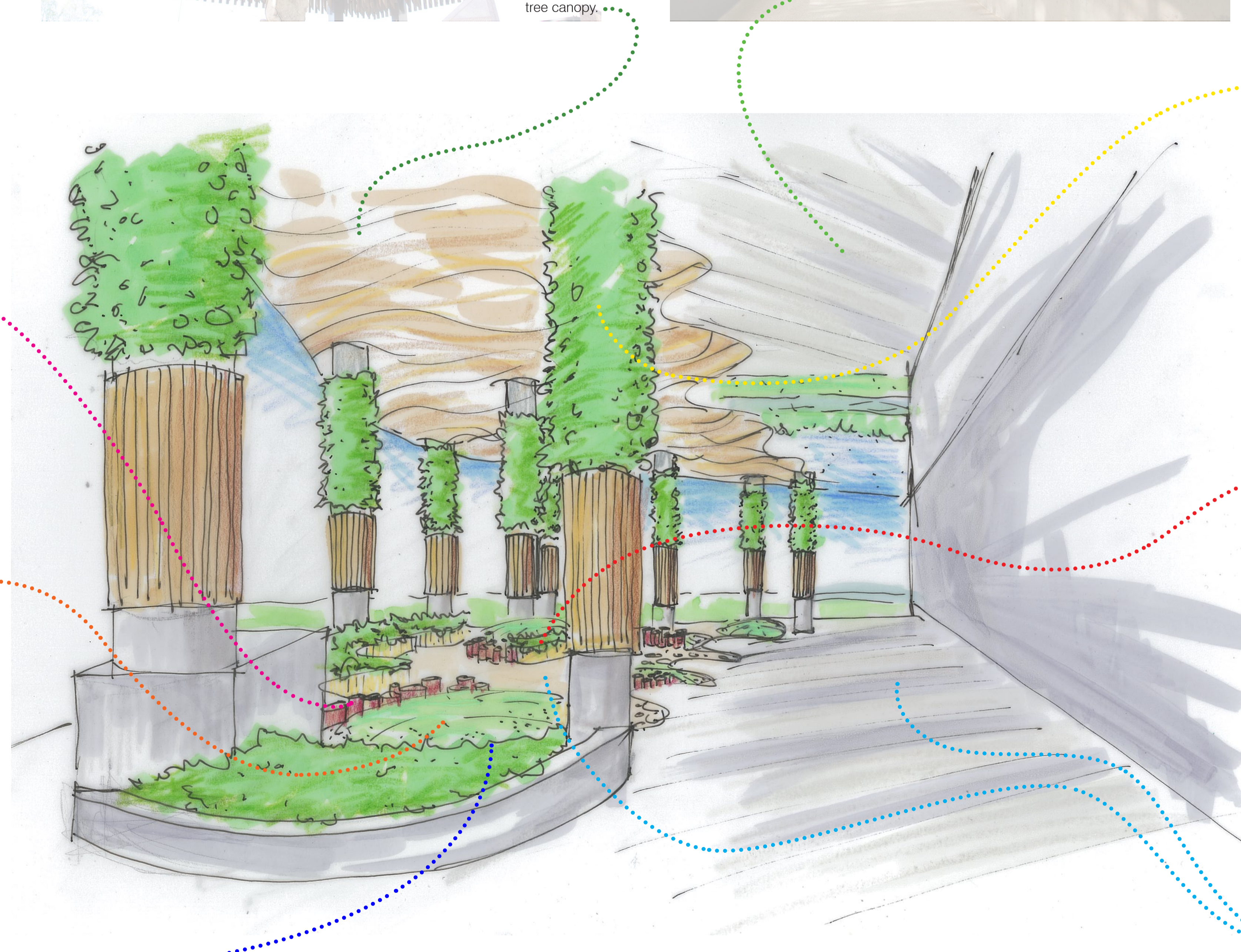
TIMBER LOG STEPPERS



ARTIFICIAL TURF MOUNDS



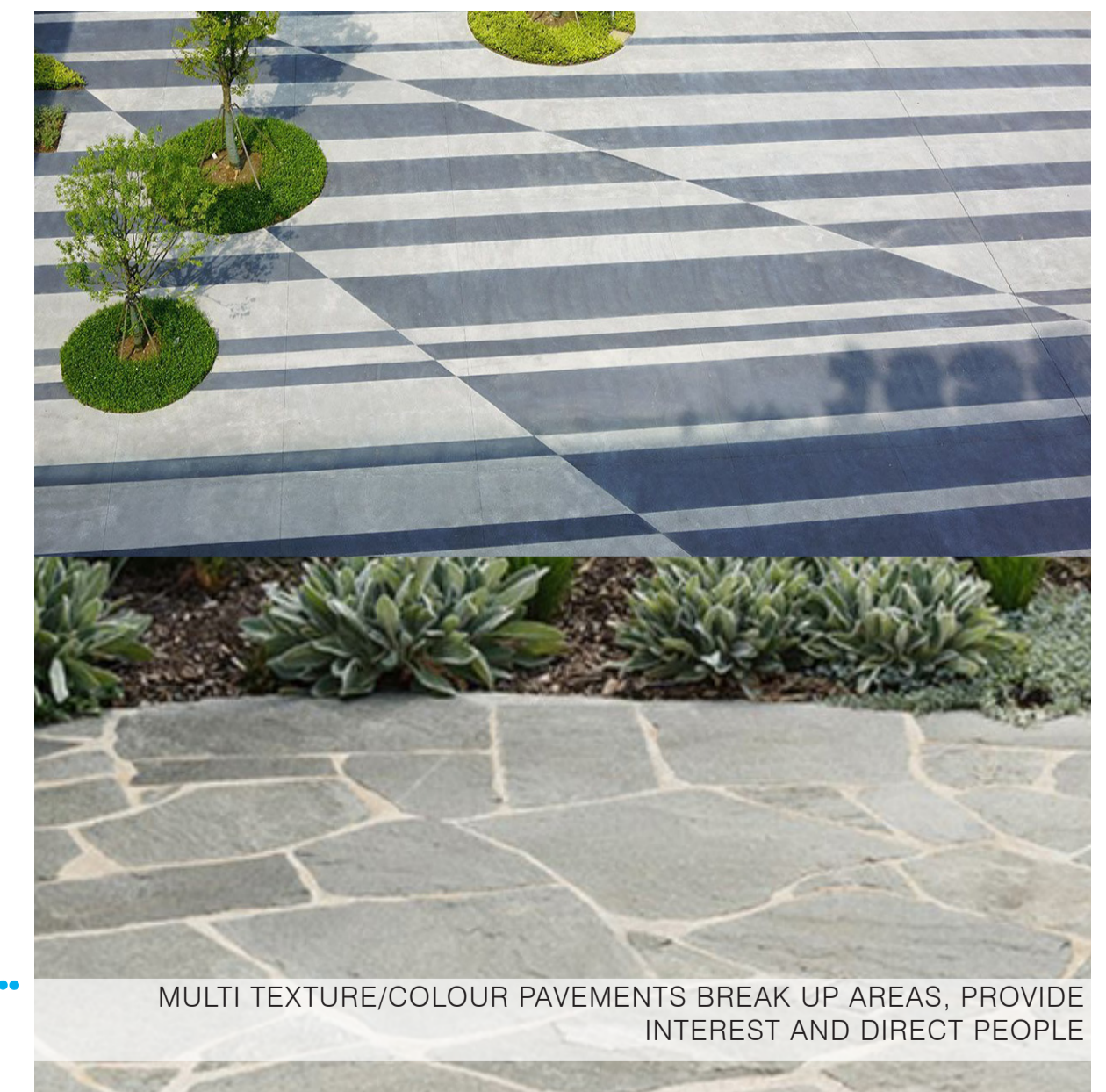
LOW PLANTING TO RAISED GARDEN BEDS



LANDSCAPE FEATURE PLAZA CONCEPT SKETCH



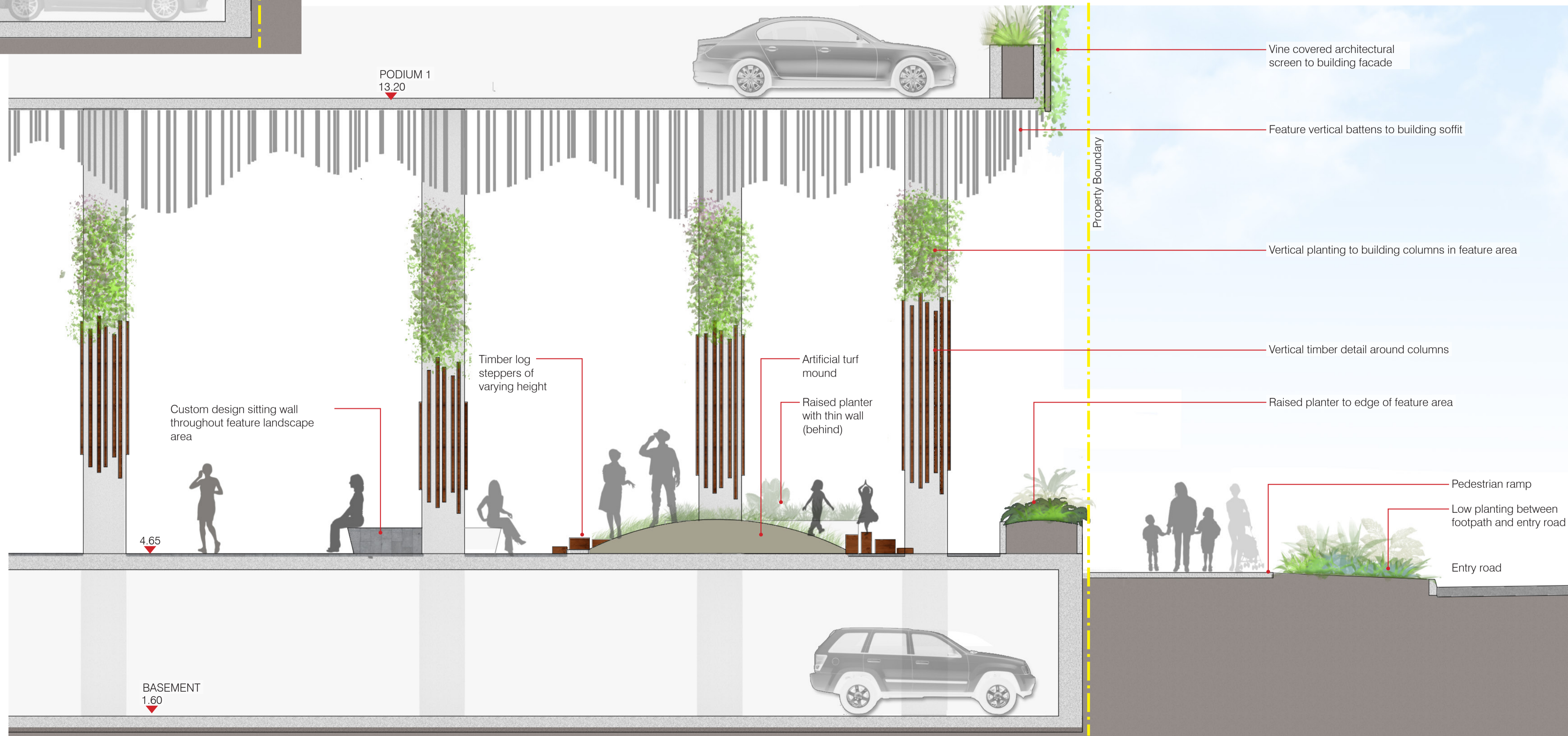
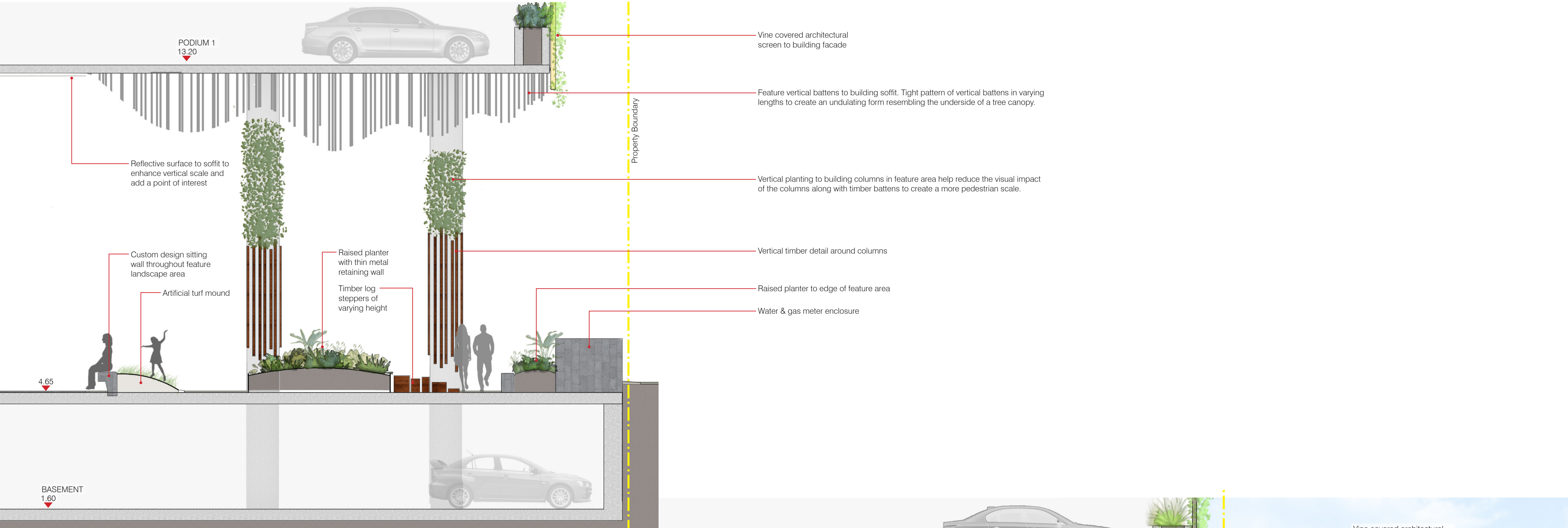
CUSTOM SEATING AREAS PARTLY WRAPPED AROUND SOME TURF AREAS



MULTI TEXTURE/COLOUR PAVEMENTS BREAK UP AREAS, PROVIDE INTEREST AND DIRECT PEOPLE

LANDSCAPE FEATURE PLAZA - VISION

schematic design - PORTSIDE BUILDING 17



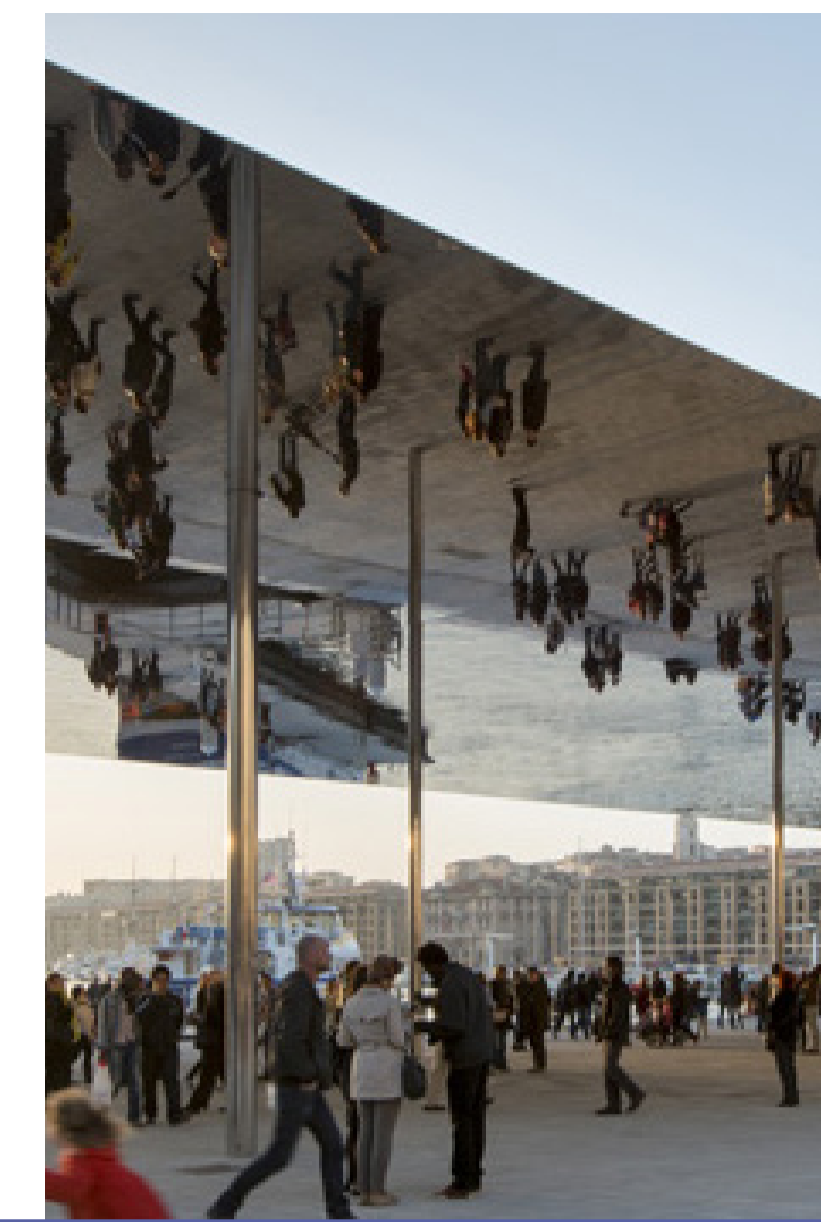
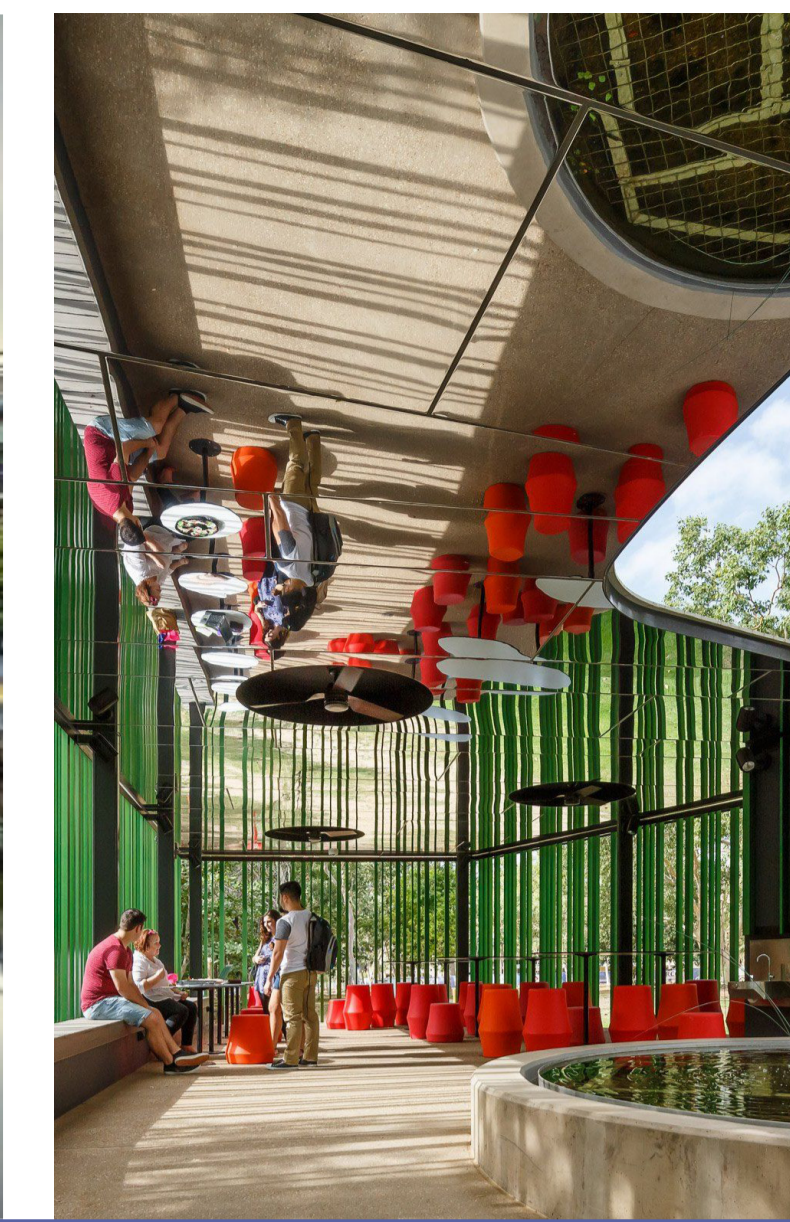
LANDSCAPE FEATURE PLAZA - SECTIONS

schematic design - PORTSIDE BUILDING 17

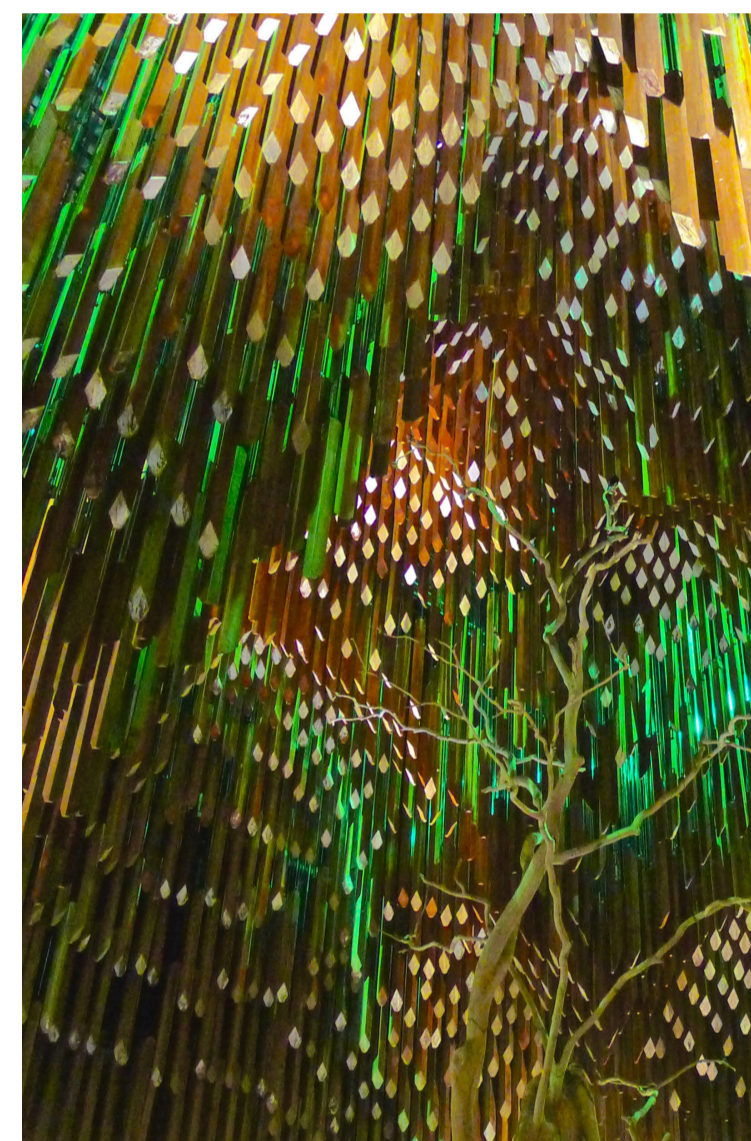
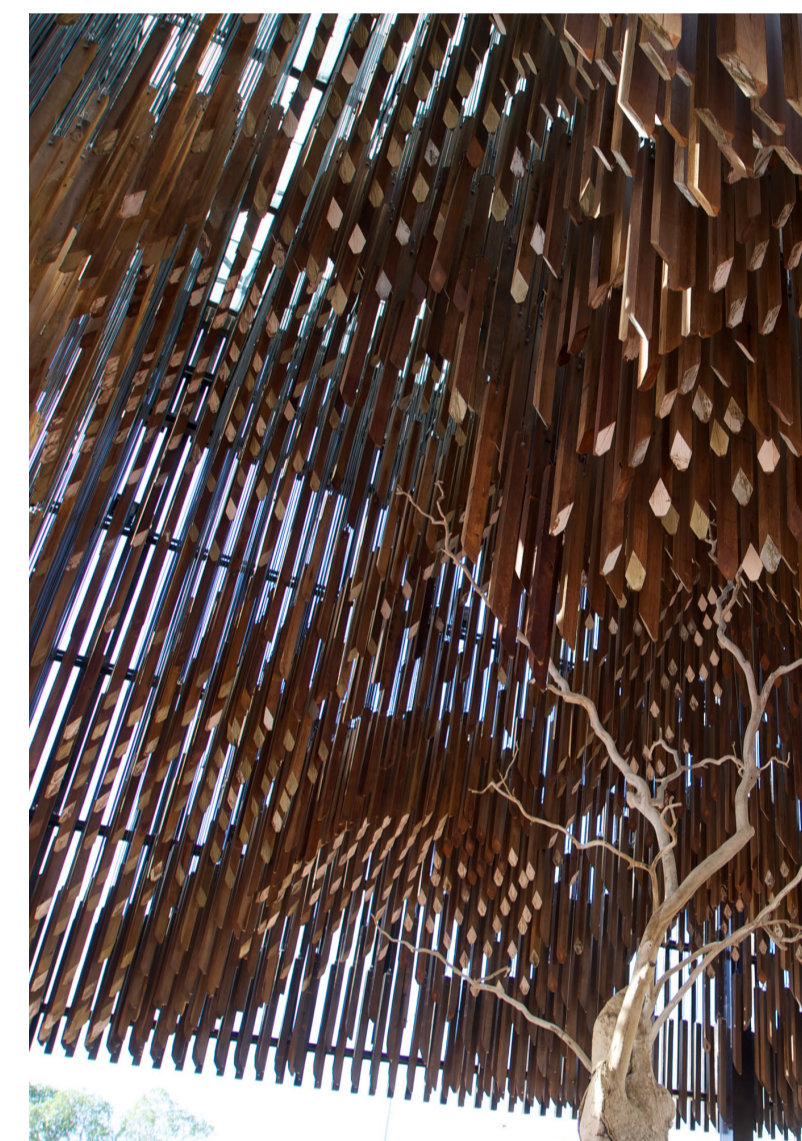
The Landscape Feature Plaza is a representation of the typical natural elements making up the Brisbane River landscape.

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

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



REFLECTIVE SOFFIT represents the sky reflection from the water surface on a still evening

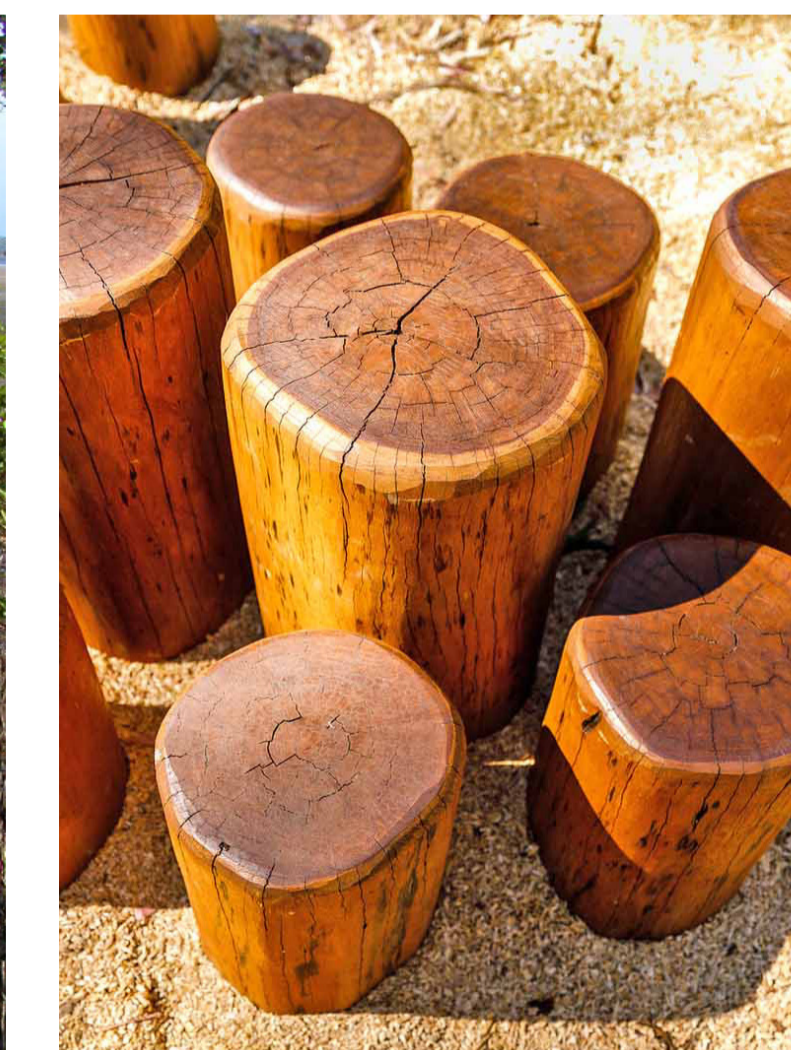


DECORATIVE BATTEN SOFFIT represents the underside of a Fig tree canopy

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

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

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



RECYCLED TIMBER LOG STEPPERS & UNDULATING TOPOGRAPHY represents the riverbanks & the Mangrove clusters found on them

LANDSCAPE FEATURE PLAZA - ARTISTIC ELEMENTS

schematic design - PORTSIDE BUILDING 17



Planting to separate outdoor areas
 Gas fire pit
 Retractable screen for outdoor cinema
 Raised sun deck

Seating areas with feature curved screen

Outdoor kitchen and BBQ facilities

Insulated roof over BBQ setting

Gas fire pit

Fixed and sliding screens to balconies (shown orange dashed)

Turf Picnic Lawn

FSL 23.4

Insulated roof over seating area

Screening planting to block views from building 16B

Insulated roof over seating area

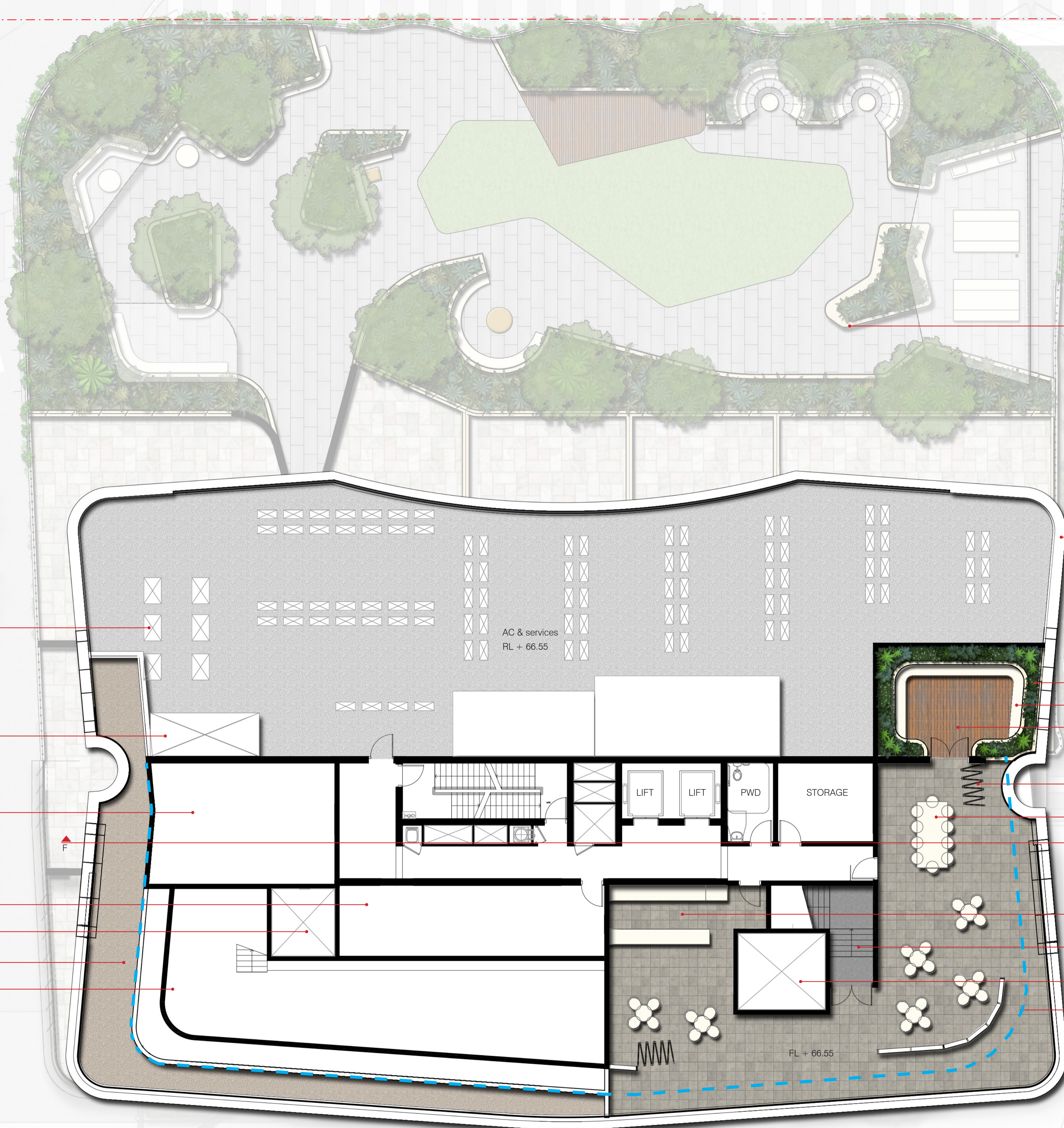
Screening planting

NEIGHBOURING BUILDING

Residential terraces

PODIUM LEVEL 4 LANDSCAPE PLAN

schematic design - PORTSIDE BUILDING 17



Landscape below to Podium Level 4 Landscape Plan

AC units

Hot water plant room

Pool equipment room and storage

Wine store

Void/soil volume to planter above

Maintenance access

Structure and base to pool above

AC & services
RL + 66.55

LIFT LIFT PWD STORAGE

FL + 66.55

Screen to Mech Plant. Refer to Architects Drawings

Raised planter

Bench seating

Breakout space

Folding screen

Undercover outdoor terrace bar and private dining

Undercover outdoor kitchen

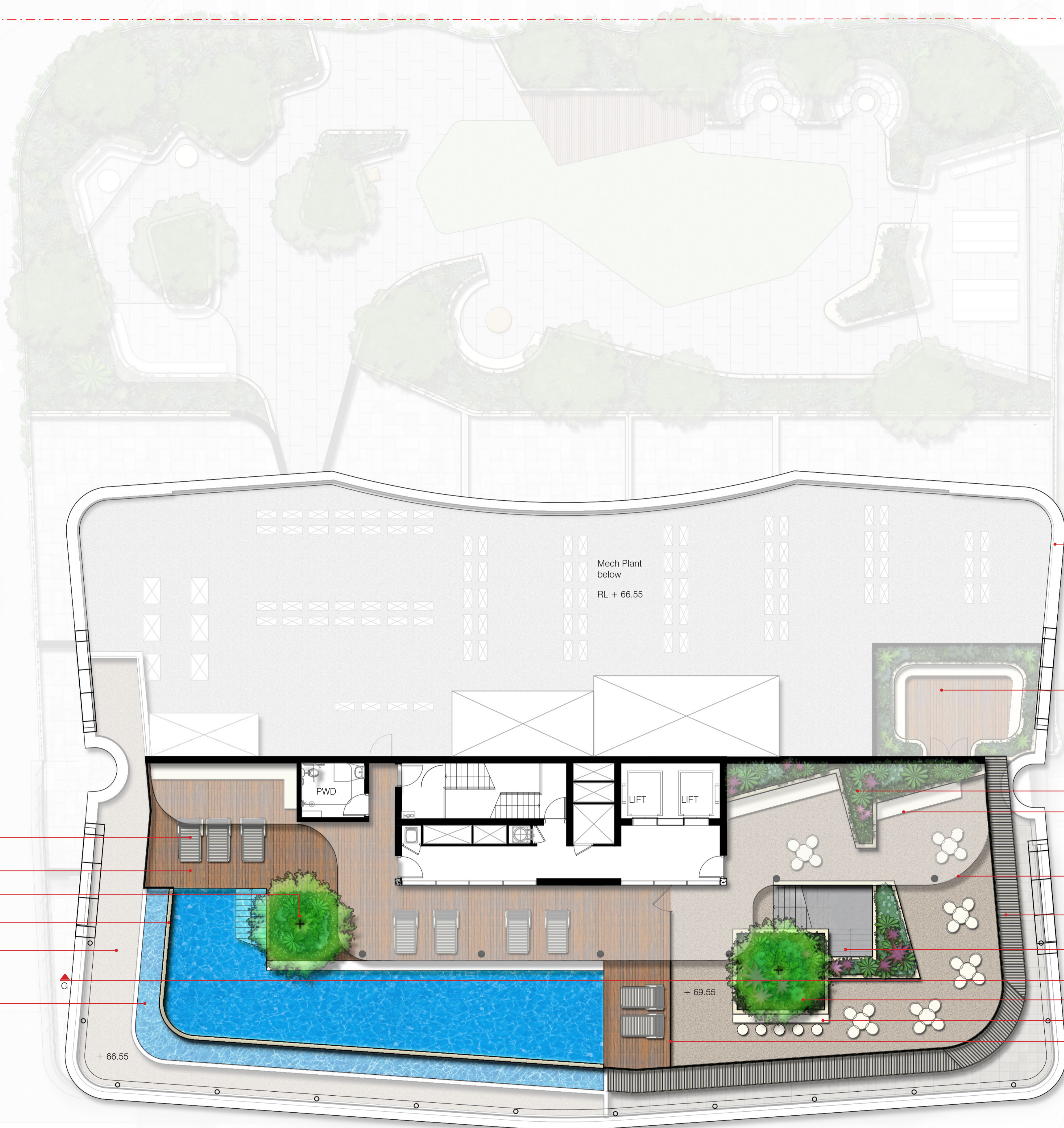
Stairs up to Upper Rec Deck & pool area

Void/soil volume to planter above

Line of terrace above (shown blue dashed)

LOWER REC DECK LANDSCAPE PLAN

schematic design - PORTSIDE BUILDING 17



Day beds or cabana style seating on sun deck

Sun lounge deck

Tree in raised planter

Horizon edge pool

Maintenance access

Horizon edge catch trough

Screen to mech plant.

Landscape below to Lower Rec Deck Level

Raised planter

Covered outdoor sitting area

Line of shelter above

Awning over Lower Rec Deck Level

Stairs up from Lower Rec Deck Level

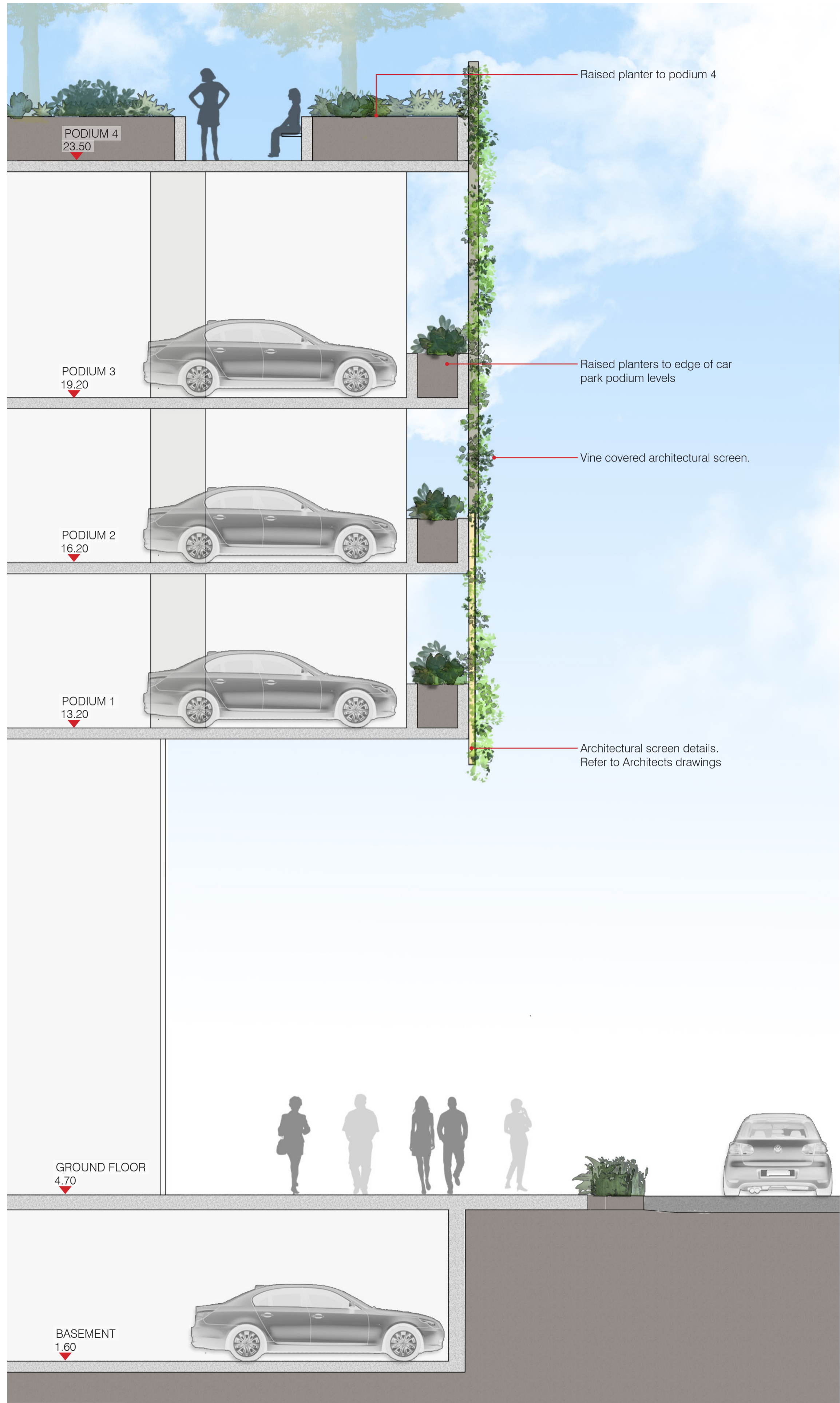
Deep planter with tree

Outdoor bar seating

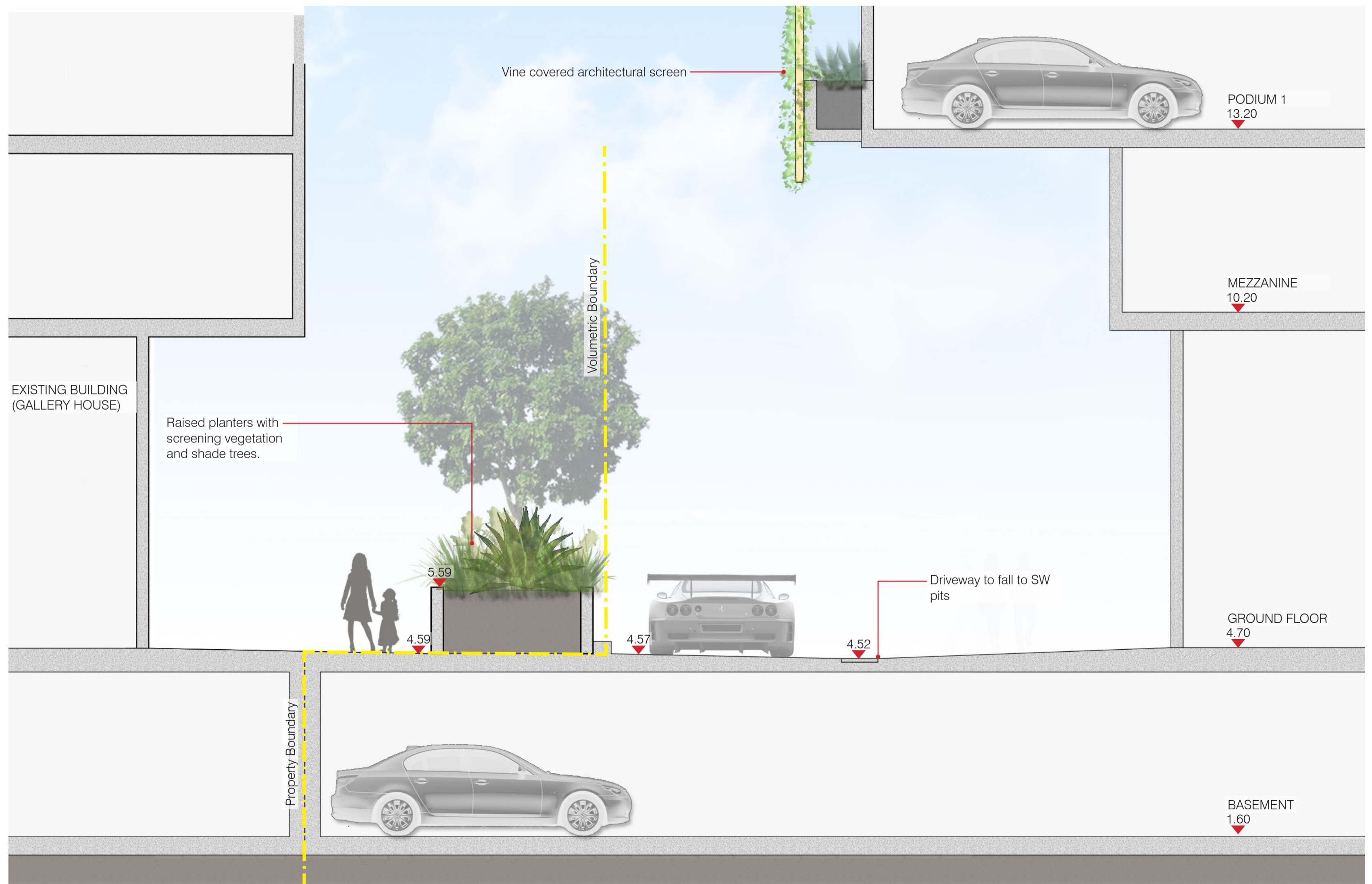
Pool safety fence

UPPER REC DECK LANDSCAPE PLAN

schematic design - PORTSIDE BUILDING 17



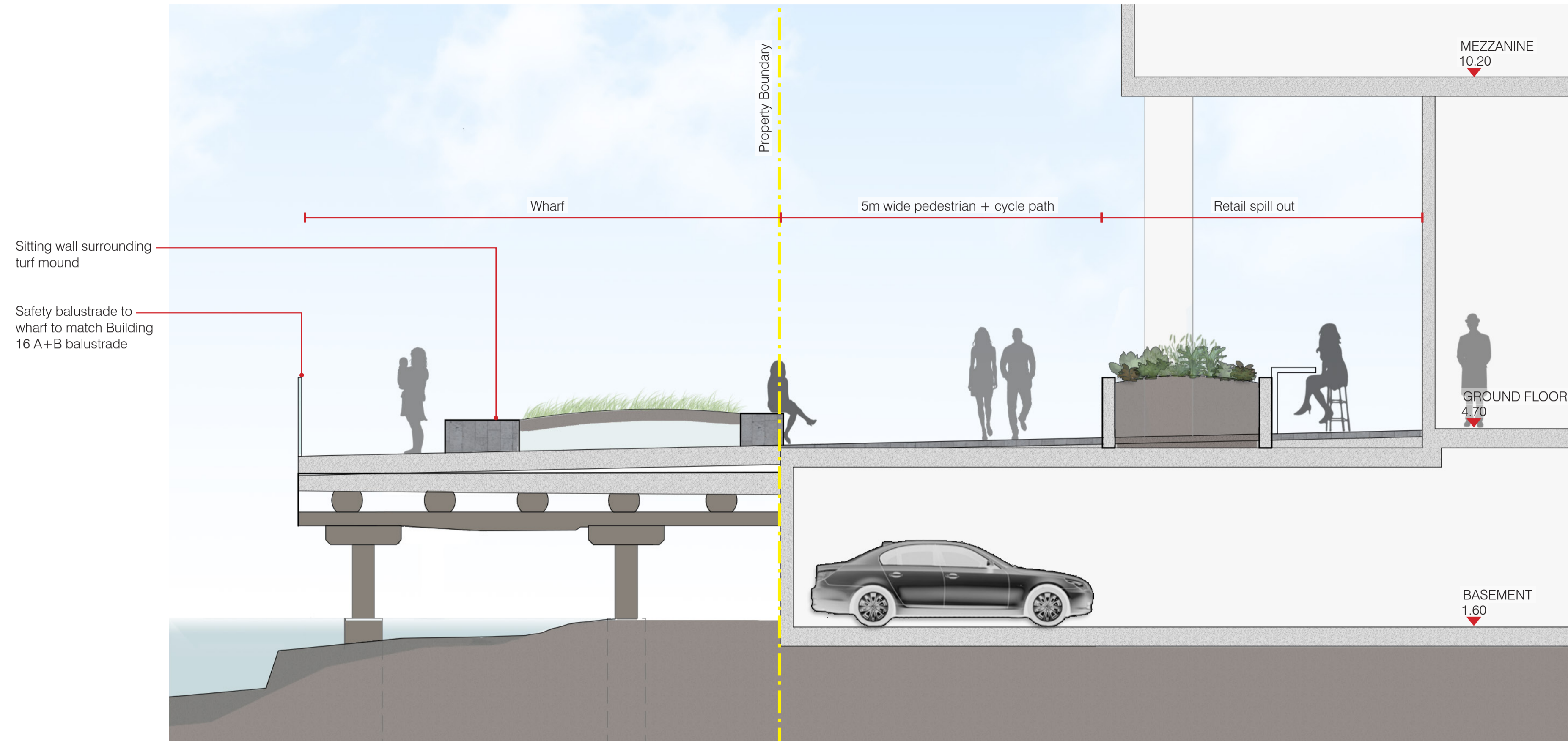
SECTION C-C
1:50 @ A1



SECTION D-D
1:50 @ A1

LANDSCAPE SECTIONS

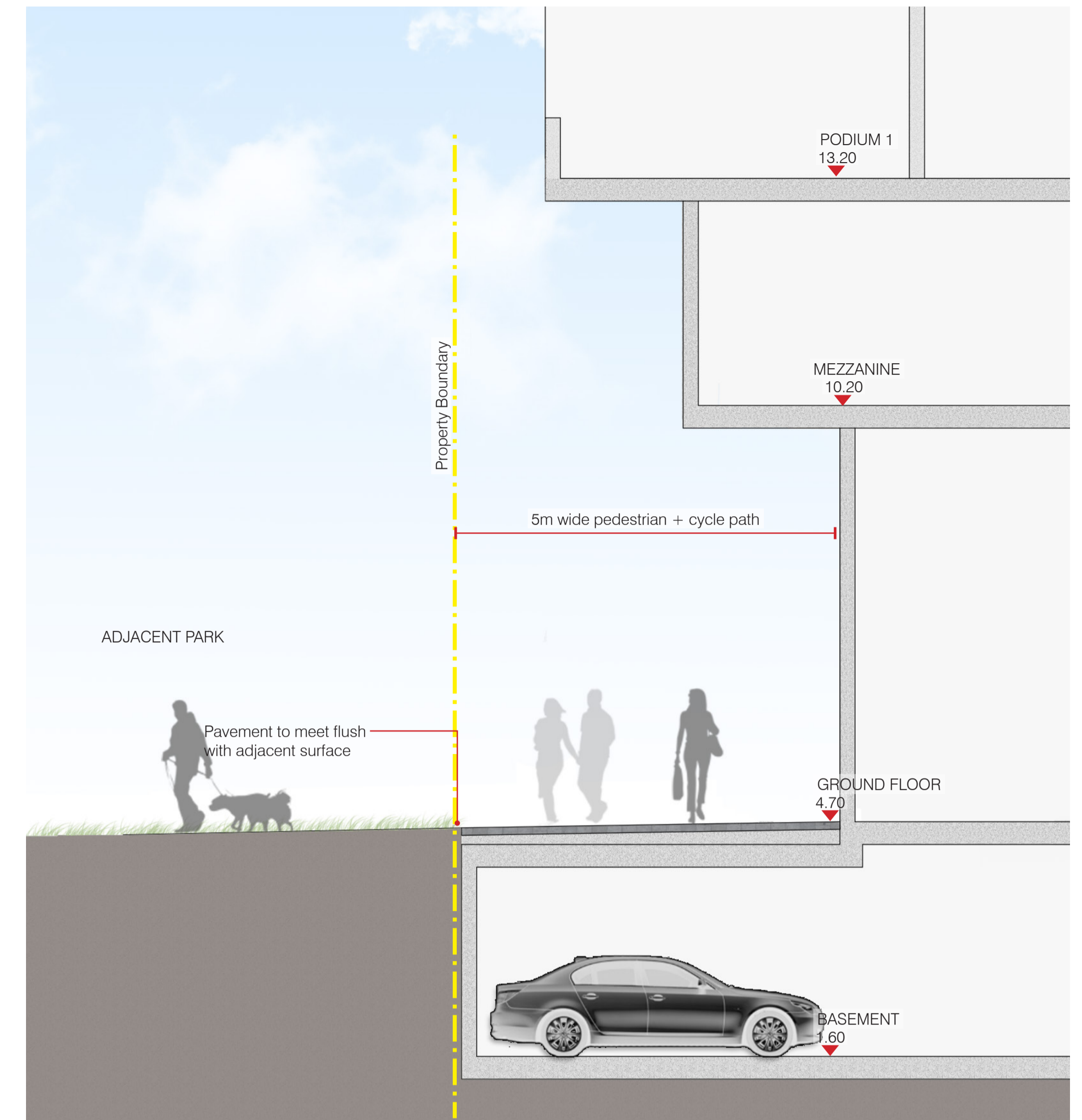
schematic design - PORTSIDE BUILDING 17



Sitting wall surrounding turf mound

Safety balustrade to wharf to match Building 16 A+B balustrade

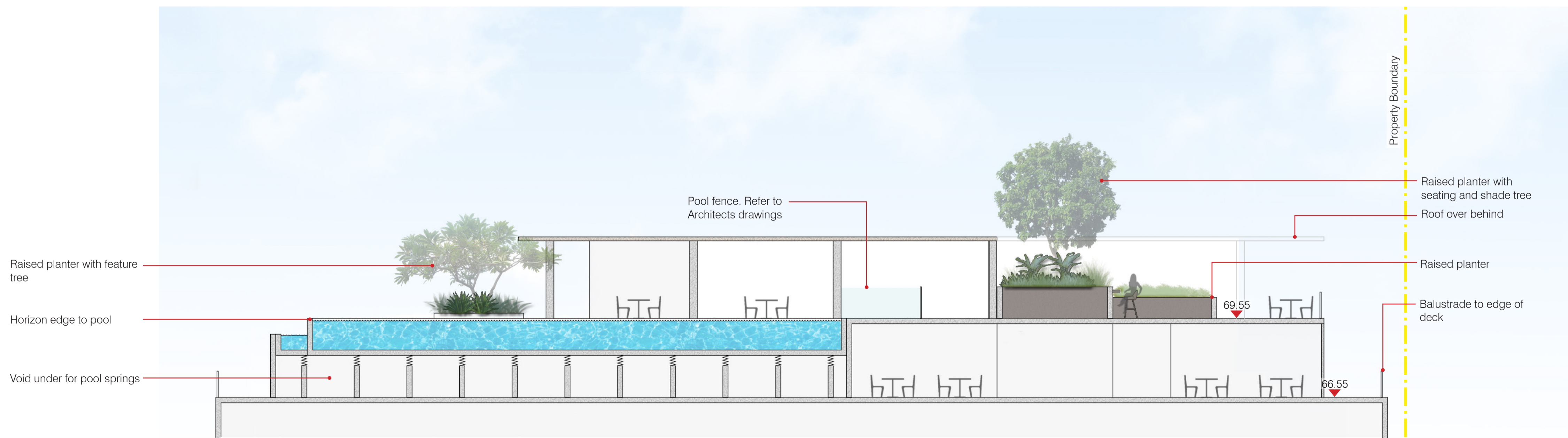
SECTION E-E
1:50 @ A1



ADJACENT PARK

Pavement to meet flush with adjacent surface

SECTION F-F
1:50 @ A1



Raised planter with feature tree

Horizon edge to pool

Void under for pool springs

Pool fence. Refer to Architects drawings

Property Boundary

Raised planter with seating and shade tree

Roof over behind

Raised planter

Balustrade to edge of deck

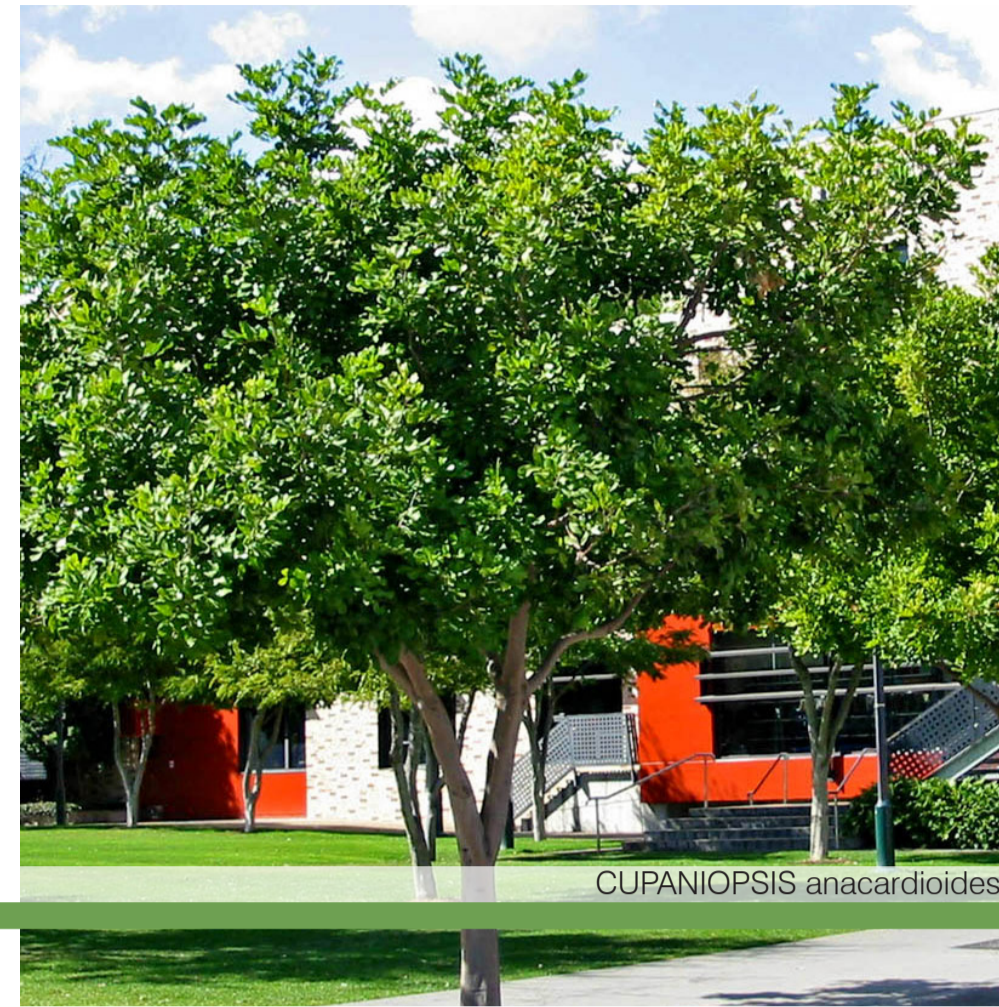
SECTION G-G
1:100 @ A1

LANDSCAPE SECTIONS

schematic design - PORTSIDE BUILDING 17



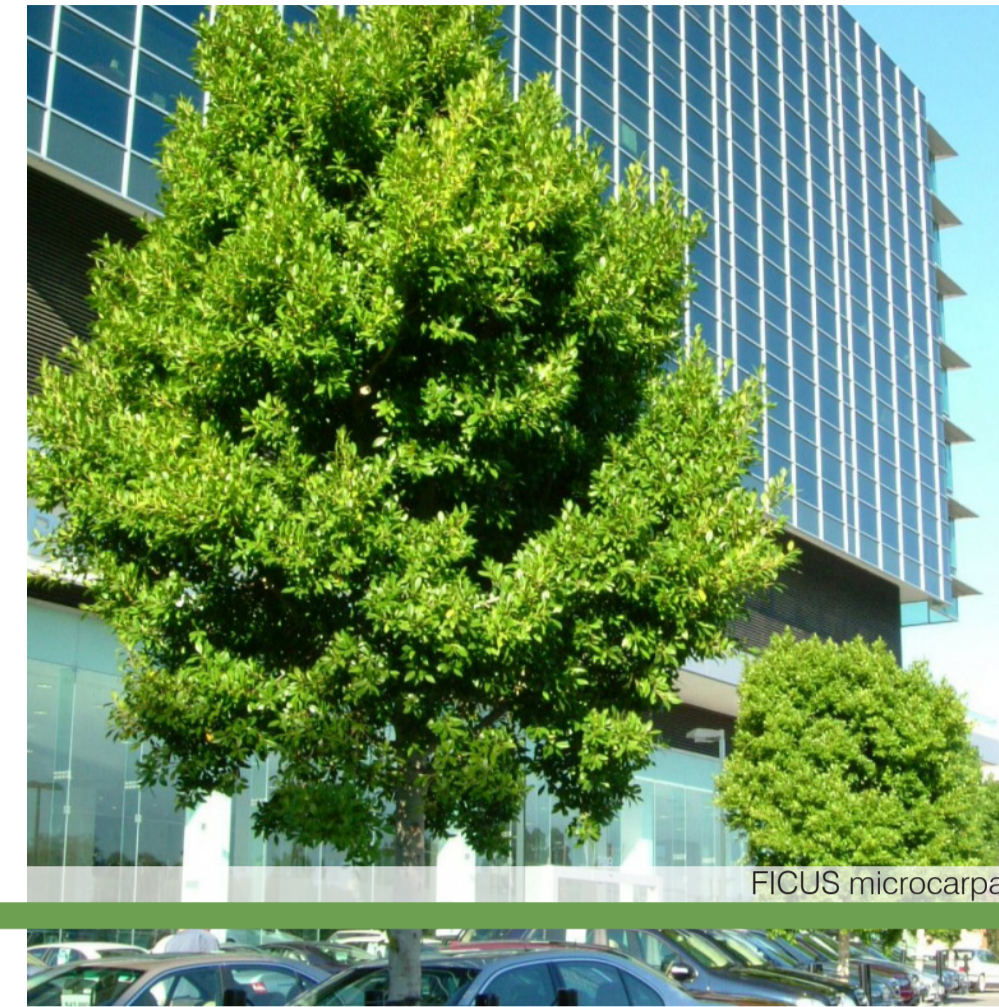
BRACHYCHITON populneus



CUPANIOPSIS anacardioides



ELAEOCARPUS eumundi



FICUS microcarpa



TABEBUIA rosea

SPECIES	COMMON NAME
BRACHYCHITON populneus	Kurrajong
CUPANIOPSIS anacardioides	Tuckeroo
ELAEOCARPUS eumundi	Smooth Quandong
FICUS microcarpa	Small Fruited fig
HARPULLIA pendula	Tulipwood
PLUMERIA obtusa	Frangipani
SYZYGIUM leuhmanii	Riberry
TABEBUIA rosea	Pink Trumpet

TREES



AECHMEA blanchetiana



ALOCASIA brisbanensis



ALPINIA zerumbet



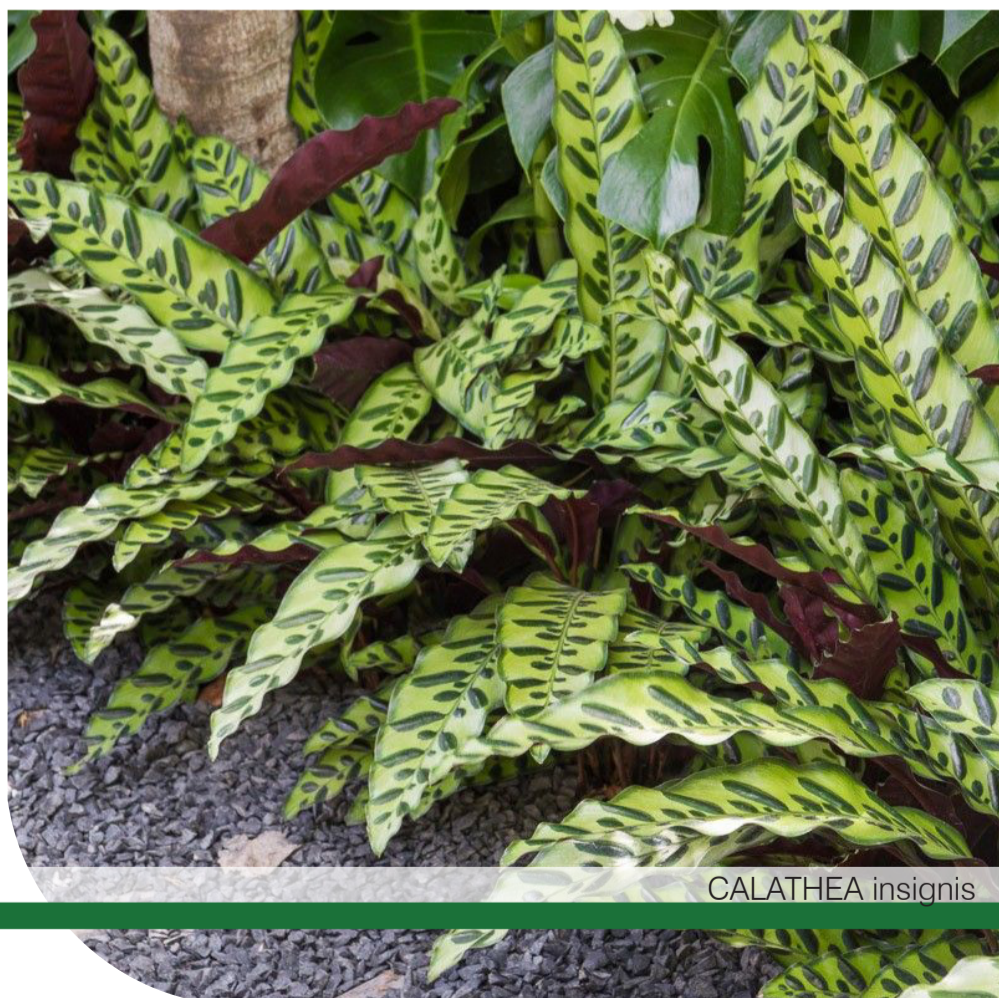
PHILODENDRON congo



RHAPIS excelsa

SPECIES	COMMON NAME
AECHMEA blanchetiana	Orange Bromeliad
ALCANTAREA black magic	Bromeliad
ALOCASIA brisbanensis	Native Lily
ALPINIA mutica	Native Ginger
ALPINIA zerumbet	Variegated Shell Ginger
ASPLENIUM nidus	Bird's-nest Fern
ASPLENIUM scolopendrium	Hart's Tongue Fern
CHAMAEDOREA elegans	Parlour Palm
CORDYLINE congesta	Narrow Leaf Palm Lily
CORDYLINE petiolaris	Broad Leaf Palm Lily
CORDYLINE stricta	Slender Palm Lily
MICHELIA figo	Port Wine Magnolia
NEOREGLIA caroliniae	Blushing Bromeliad
PHILODENDRON congo	Philodendron
PHILODENDRON Xanadu	Xanadu
RHAPIS excelsa	Lady Palm
RUSSELLIA equisetiformis	Firecracker Plant

SHRUBS + PALMS



CALATHEA insignis



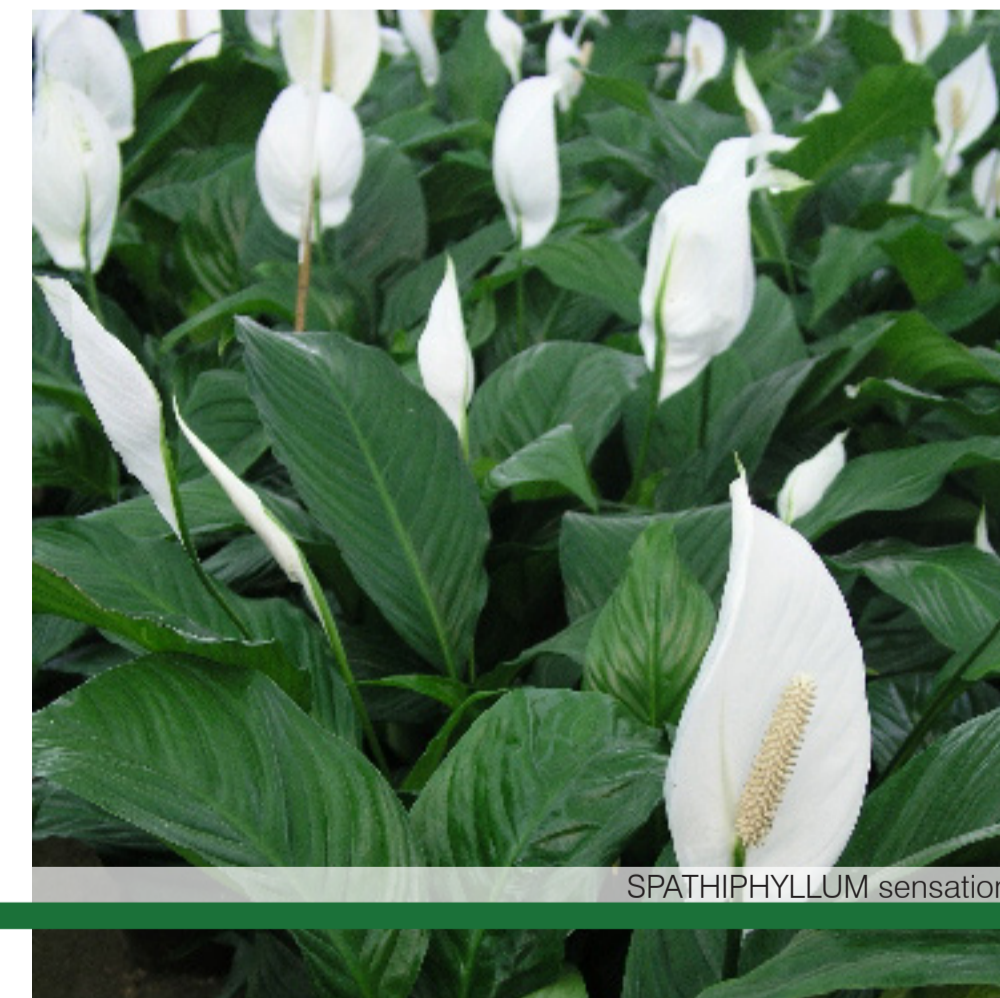
CODIAEUM petra



CTENANTHE setosa



DIEFFENBACHIA star bright



SPATHIPHYLLUM sensation

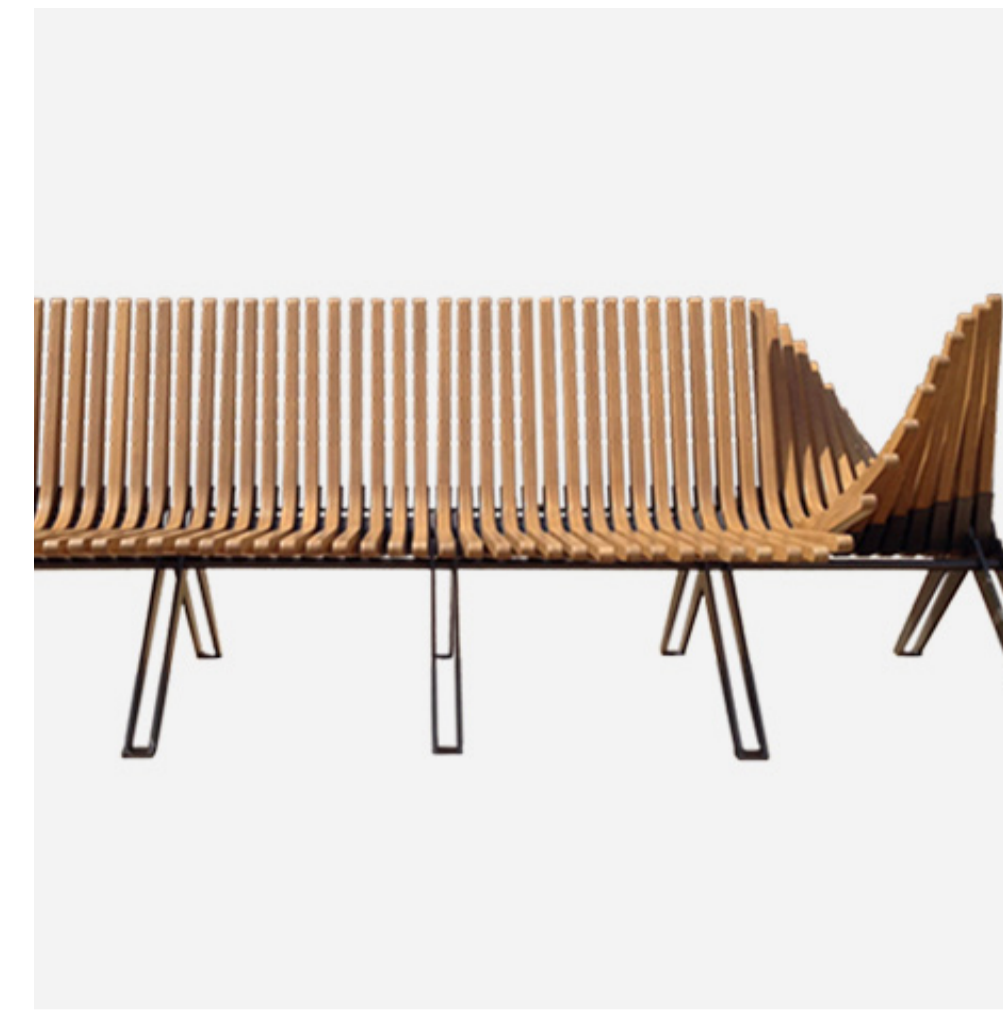
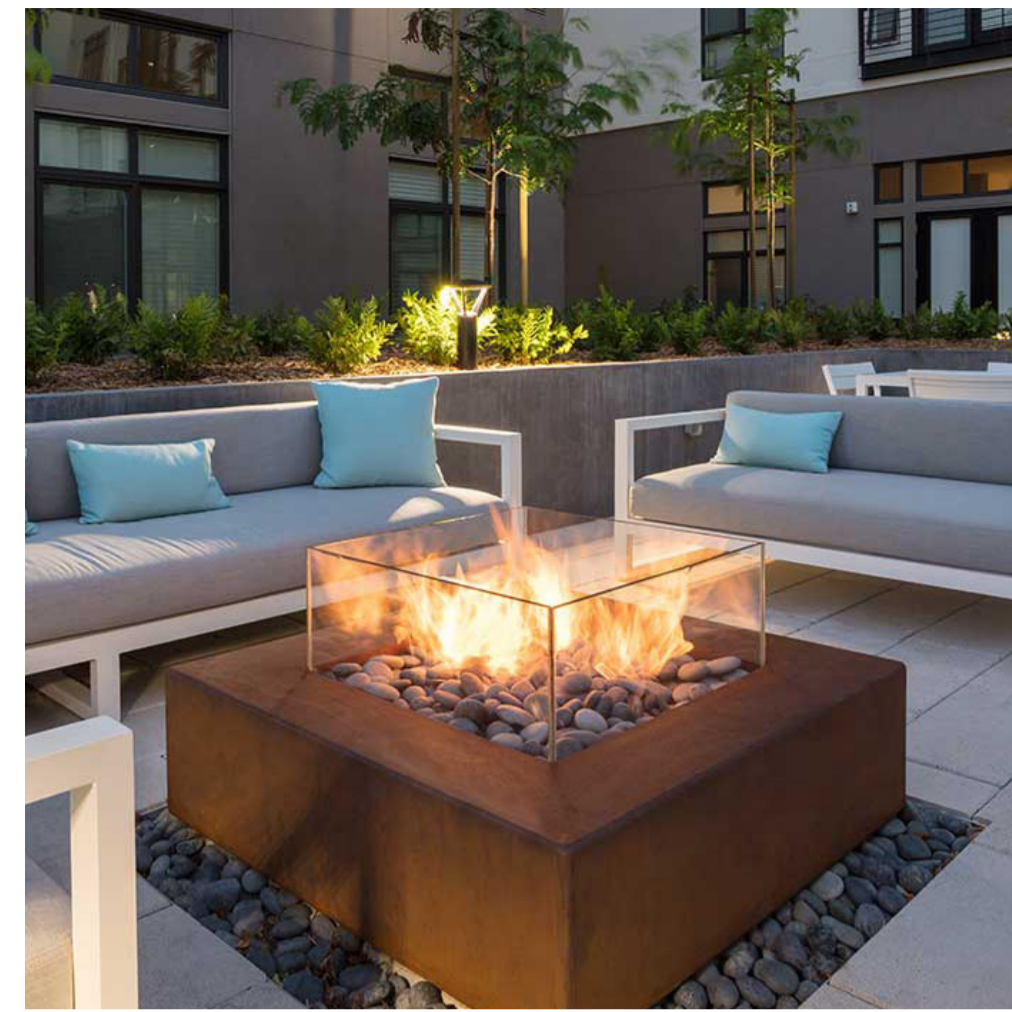
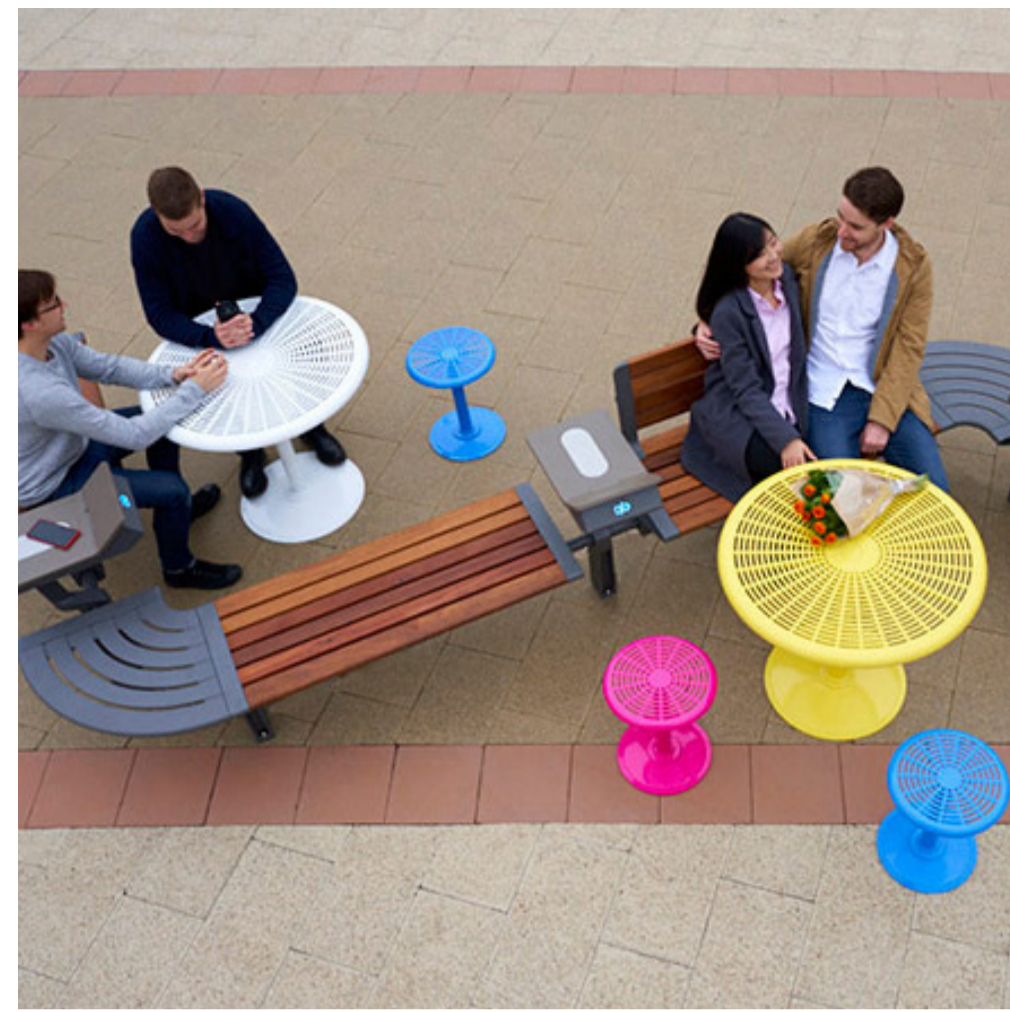
SPECIES	COMMON NAME
ASPIDISTRA elatior	Cast Iron Plant
CALATHEA insignis	Rattlesnake Plant
CALATHEA orbifolia	Prayer Plant
CODIAEUM petra	Croton
CTENANTHE setosa	Grey Star
CURCULIGO capitulata	Weevil Plant
HYMENOCALLIS littoralis	Spider Lily
DIEFFENBACHIA star bright	Dumb Cane
LIRIOPE Evergreen Giant	Lily Turf
OPHIPOGON Stripy White	Variegated Mondo Grass
SPATHIPHYLLUM sensation	Sensation Peace Lily
SYNGONIUM podophyllum	Arrowhead Plant
ZOYSIA tenuifolia	No Mow Grass

GROUNDCOVERS

INDICATIVE PLANTING PALETTE

schematic design - PORTSIDE BUILDING 17

FURNITURE



GROUND TREATMENT

