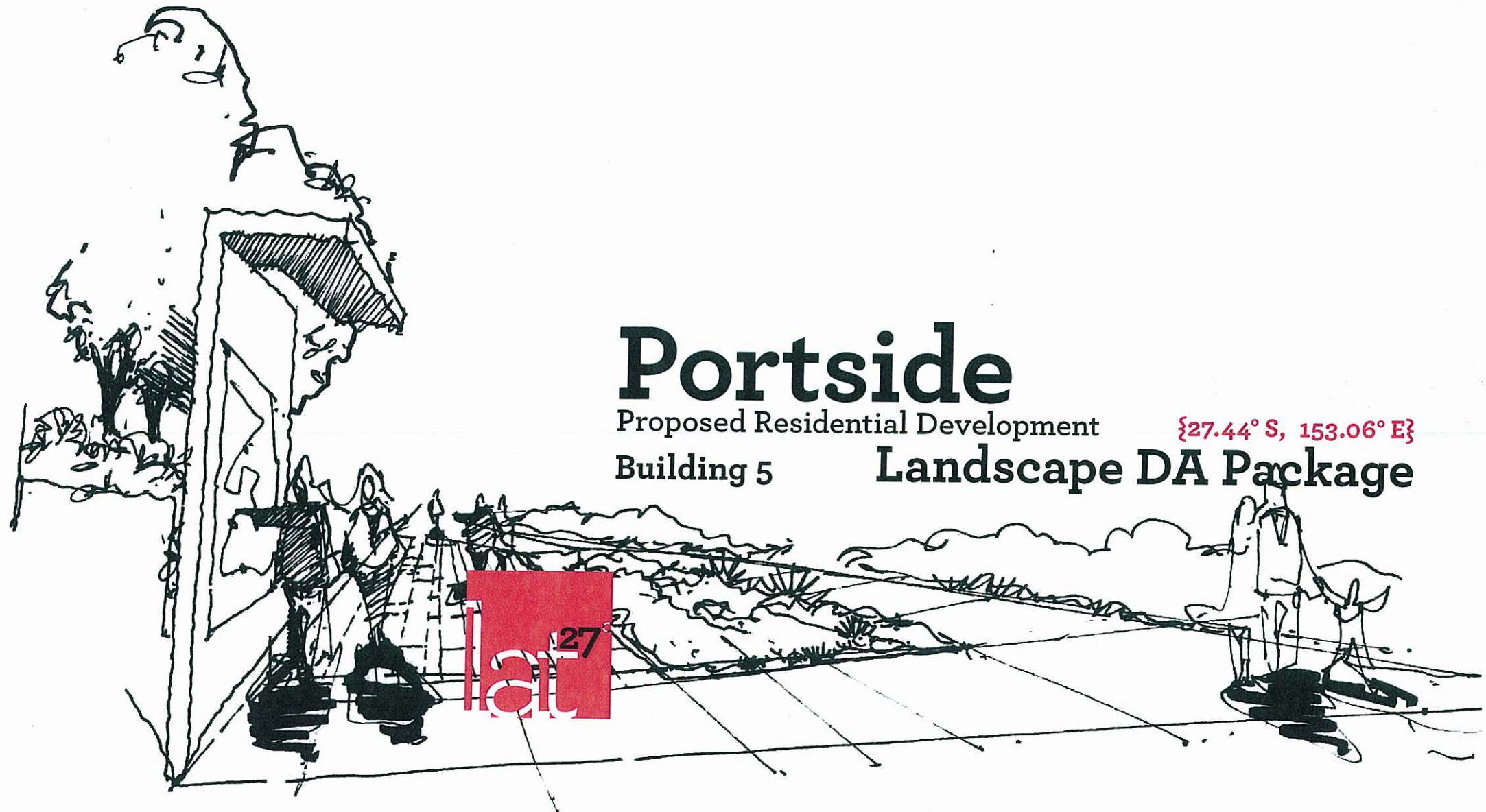


PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 17/ 4/2012

A MENDED IN **RE** **D**
17 APR 2012
By: PEITA M'CULLOCH(name)
of the ULDA



Document Transmittal

Drawing reference: 10131.01_Portside DA Building 5_A3_111222_rev D

Date Issued 22-12-2011 to Terry Woodfield, Development Manager - Portside Wharf

Contact Nathalie Ward, Lat27 Director

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Approved NW

Report completed by



for

Brookfield
Residential Properties

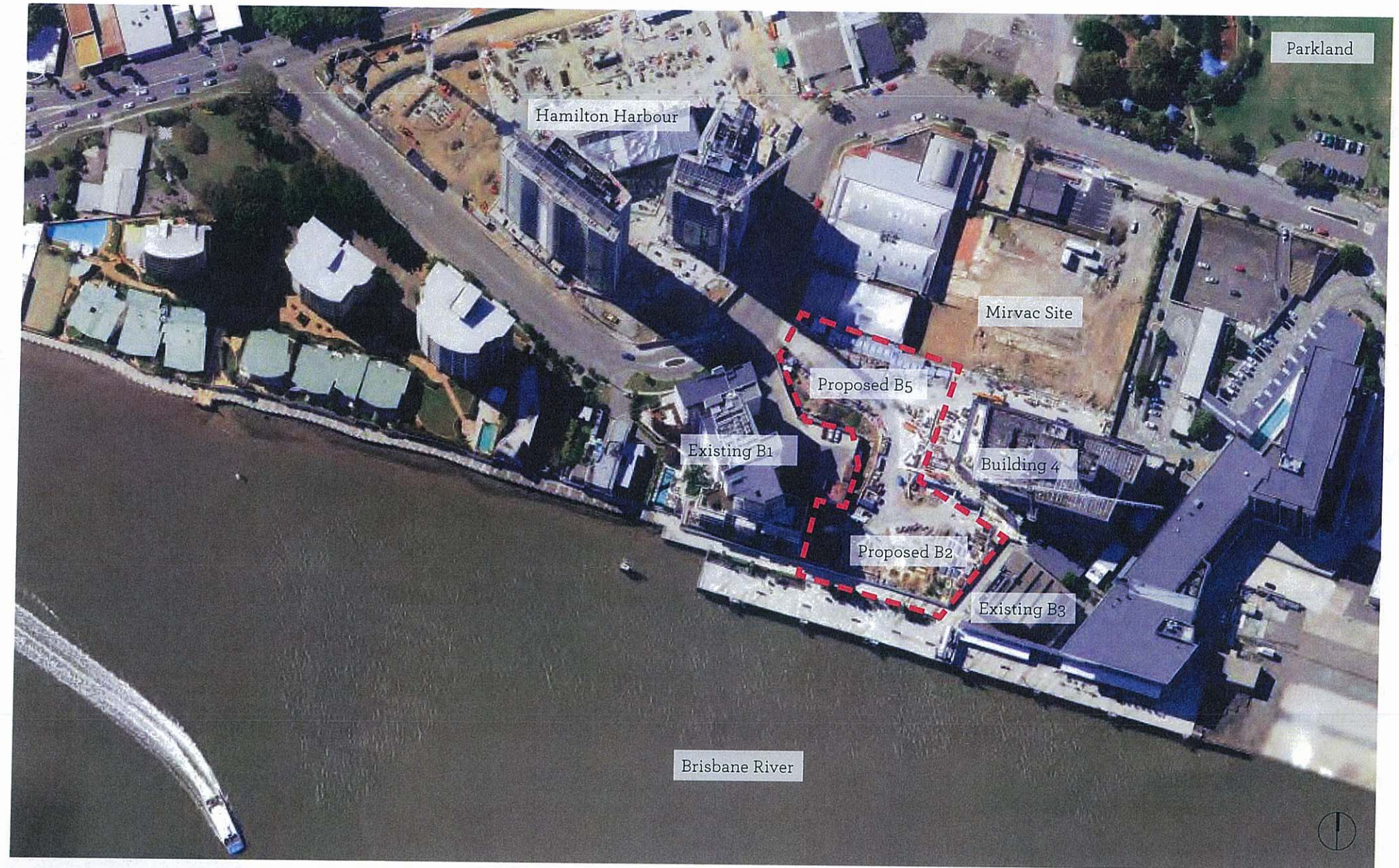
Landscape Concept Report

Qualification

Lat27 have been commissioned by Brookfield to prepare a public realm design and landscape strategy of the Portside Stage 2 Project and will include the ground floor and selected terraces for Building 2 and Building 5 within the precinct.

This report provides advice on the public realm, the streetscapes, and terrace spaces within the proposed development and how best practice design delivers public realm benefits for the precinct.

This report should be read in conjunction with Architectural, Civil Engineering, Traffic, Town Planning Reports and the approved and currently under construction 'Building 4' as approved by the ULDA.



Context Plan highlighting Approximate scope of work

Site Understanding

Landscape Design Intent

Buildings 2 and 5 are the final developments to complete the integration of the Portside Precinct that has developed over time. Their realisation will deliver a public realm that integrates Buildings 1, 2, 3, 4, 5, the adjacent Mirvac Development and the river front. The key design moves are:

Park River Spine

- + Connection of the precinct to the two key open space assets; the district park and the Brisbane River.
- + Preservation of the visual axis through to the River.
- + Establishment of a public realm spine that responds to each of the building settings and connects them.
- + Reinforcement of the spine at a public realm scale through planting of canopy trees and plants at low level that promote openness.

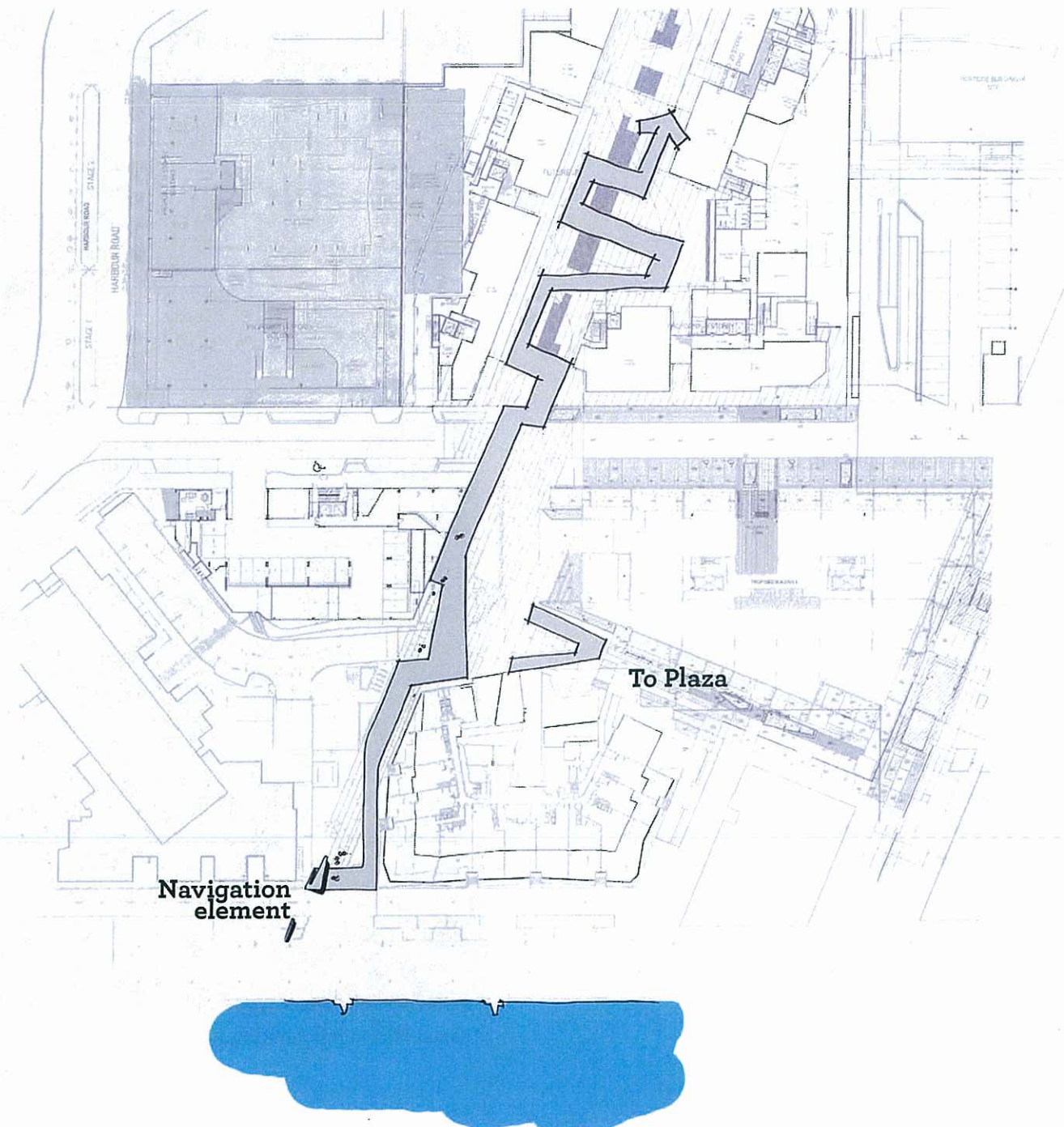
Activation of the public realm

- + Provision of both large gathering spaces and comfortable smaller scaled spaces.
- + Promotion of equitable access, a feeling of safety in the public realm and clear routes of travel.
- + Activation of the built form interface and promotion of passive surveillance.
- + Provision of shade and incidental seating opportunities to promote outdoor recreation and socialising.
- + Provision of bicycle parking facilities.

Legibility of the public realm

- + Establishment of a sense of arrival into the precinct.
- + Reinforcement of the Main Street connection into the existing heart of Portside.
- + Clear delineation and hierarchy of circulation routes.
- + Reinforcement of the spine to the River through hard materials.
- + Integration of the design language and materiality of adjacent precinct spaces either built or proposed.

Visual Link to Park



Linear Movement



Site Understanding

Site Imagery



Paving differentiation to define pedestrian and vehicular zones and assist with way finding



Paving and ground surface treatments wrapping up podium walls providing a continuation and integration of materials



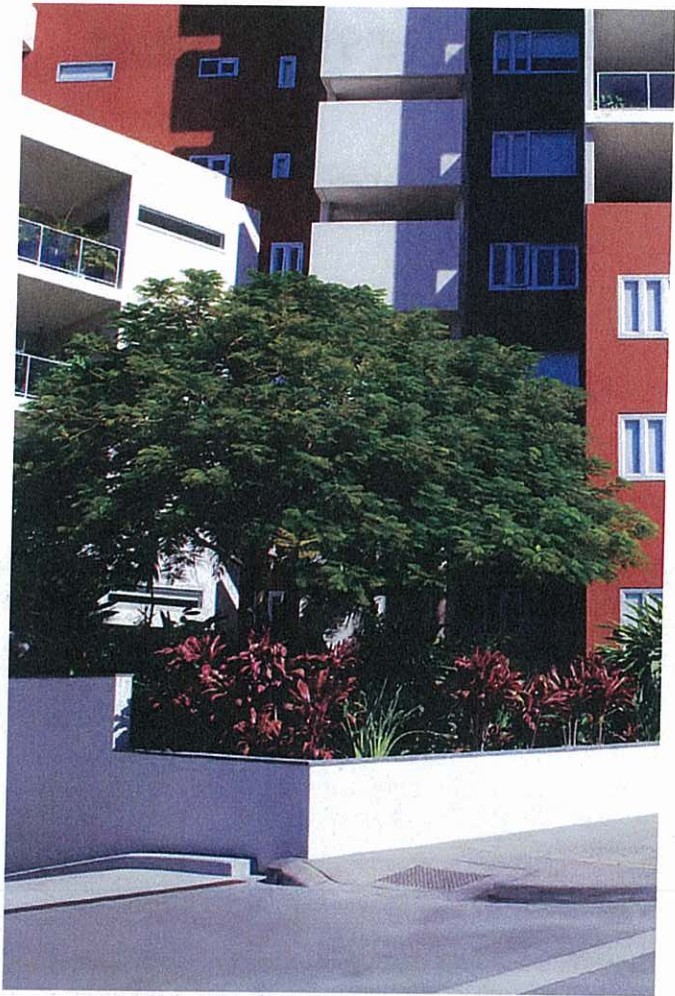
Linear surface treatments used as a directional / navigational device for pedestrians



Extruded furniture elements make efficient use of space and add dimension to the flat podium spaces



Integrated sub-tropical style architecture and planting character providing shade and activate pedestrian zones



Height and interest within podium planters provide mid scale vertical elements at a more human scale

Site Understanding

Exemplar Character Study



Explore the use of timber and more refined materials in areas where they are at their most tactile such as seating elements



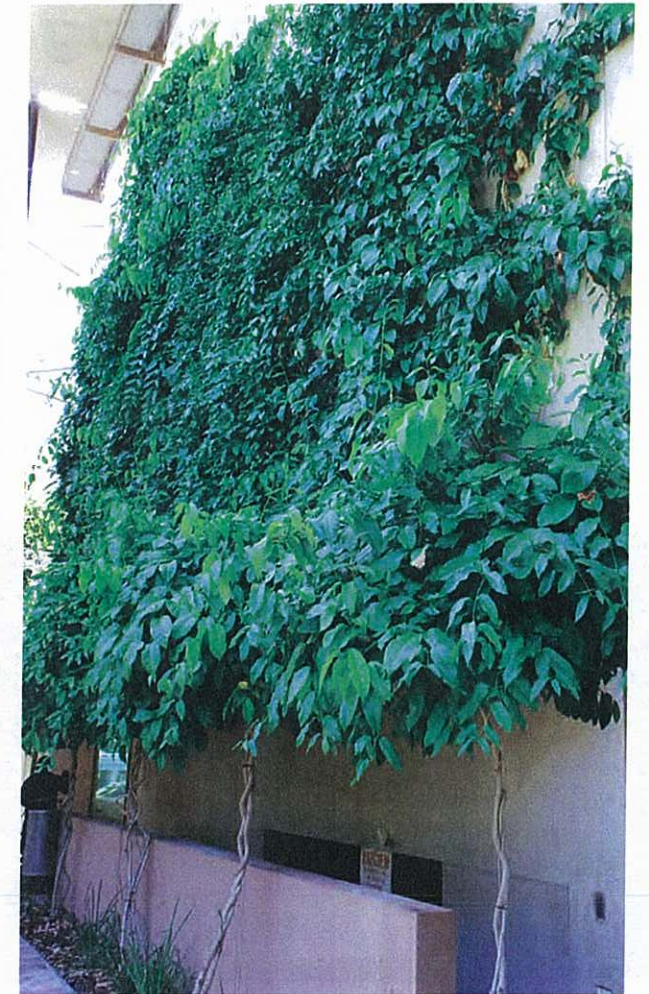
Simple furniture elements designed with a variation of detail provides a point of interest and builds upon a site character.



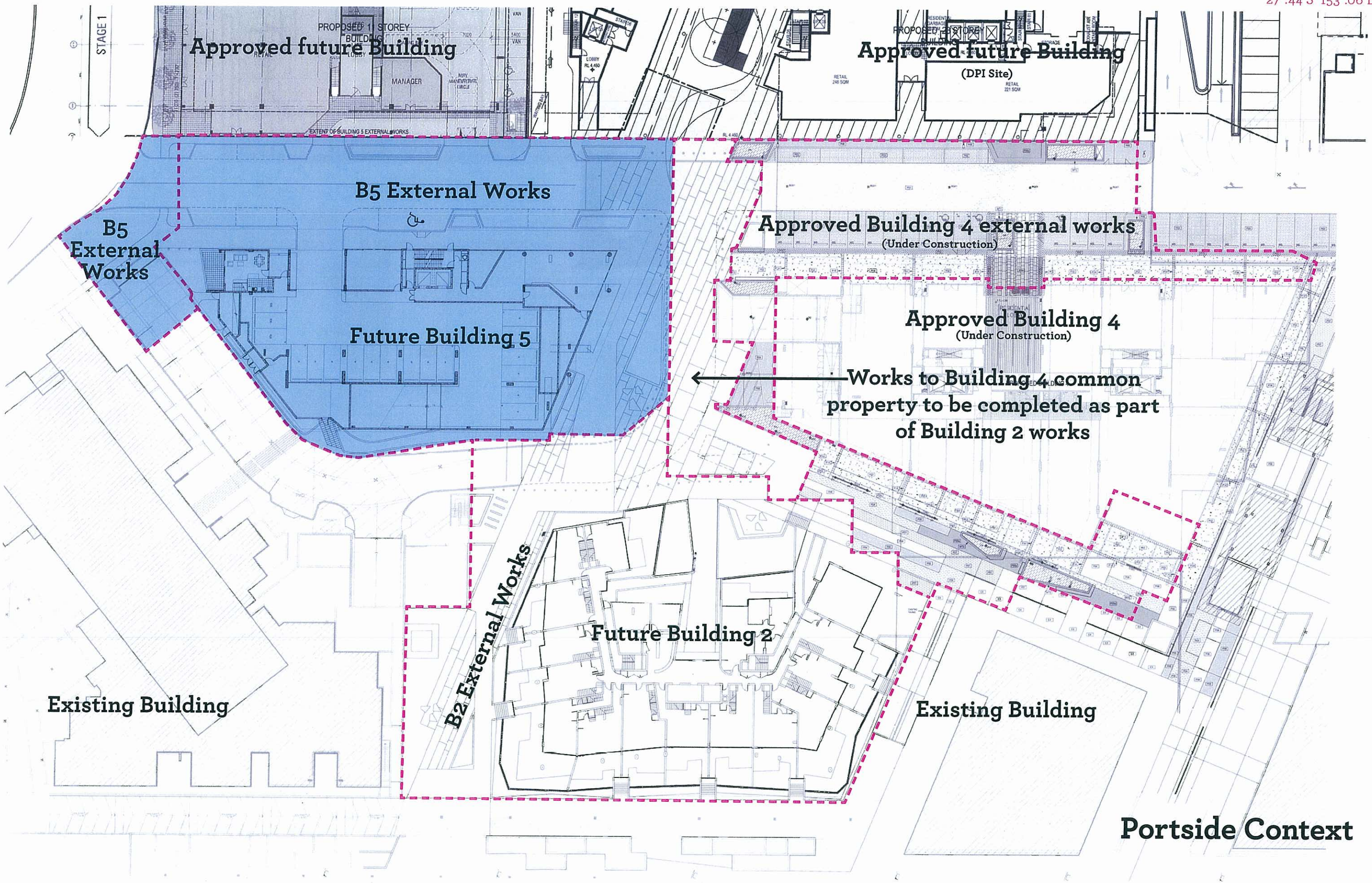
Casual meeting spaces integrated with planter edges

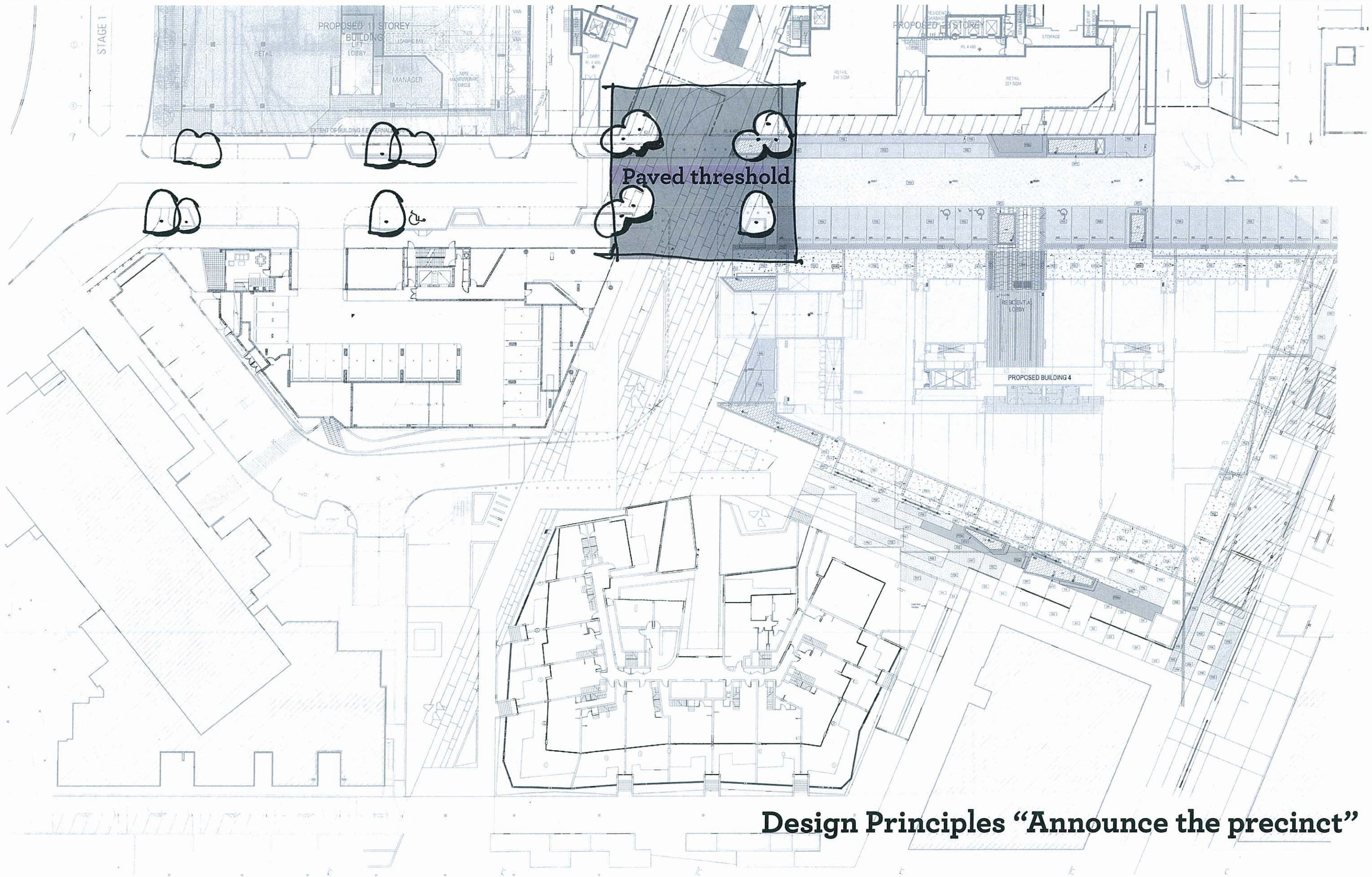


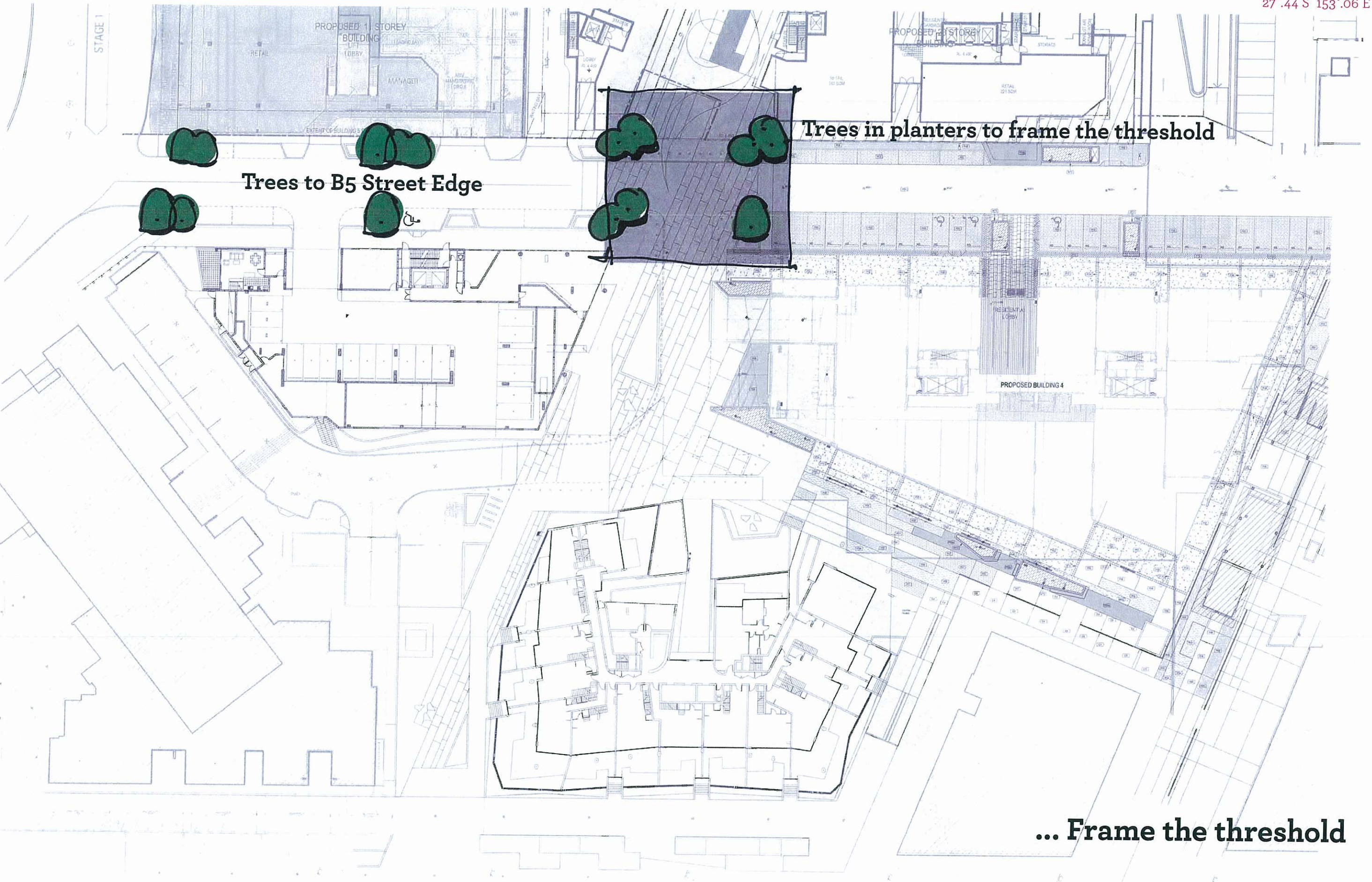
Meandering planter edge provides seating opportunities for small and large groups



A highly textured planting and materials palette with exploration of vertical vegetated elements



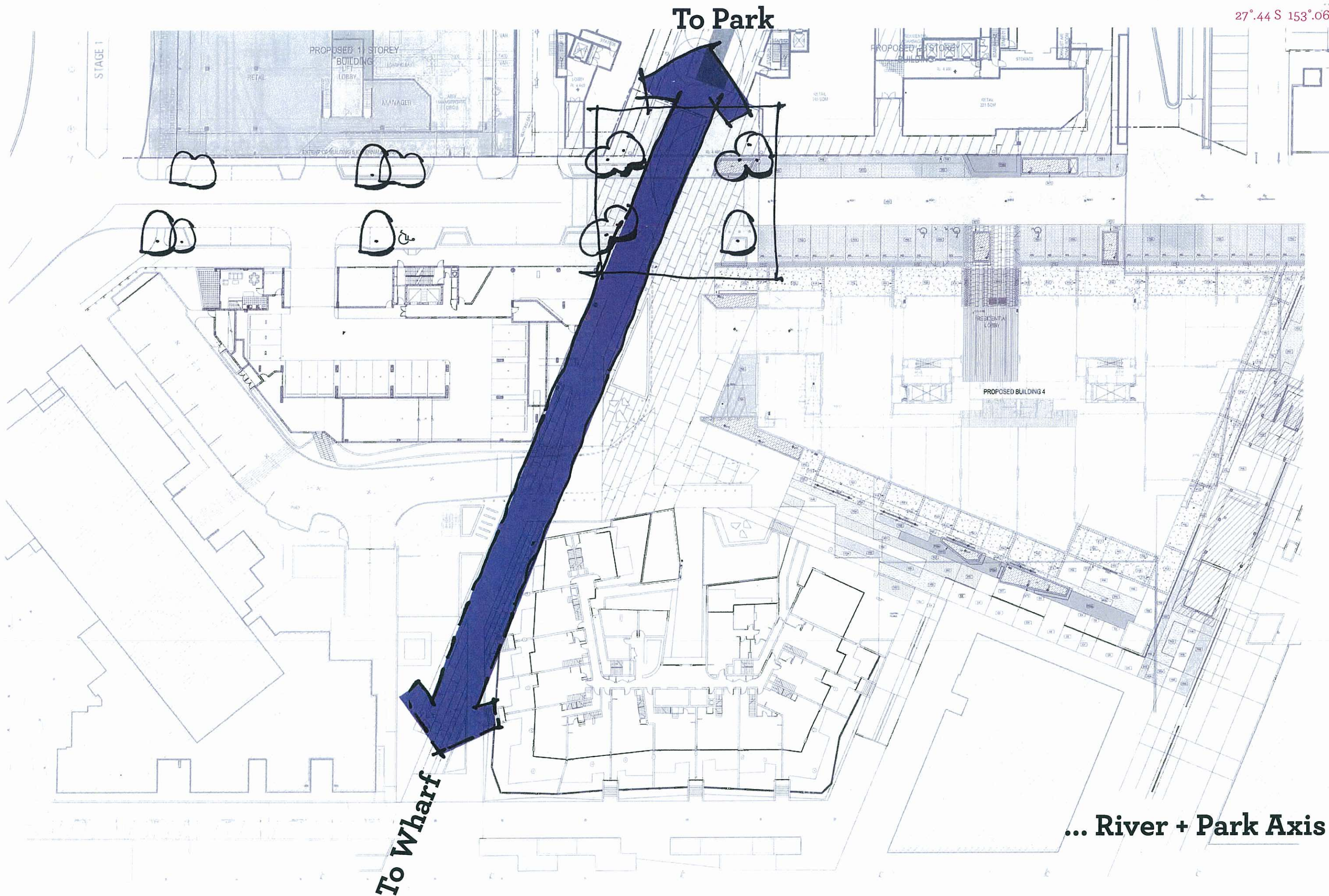




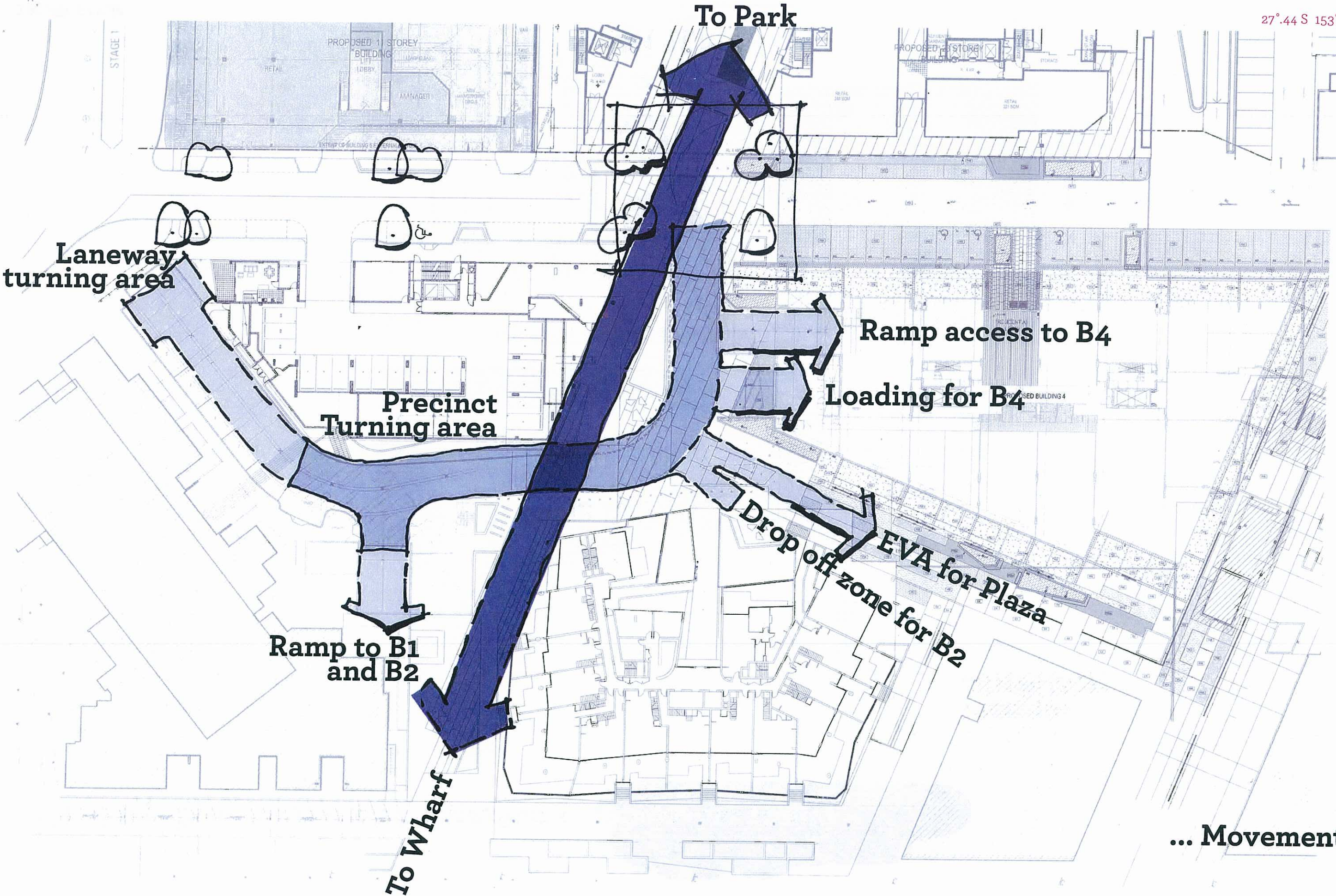
Trees to B5 Street Edge

Trees in planters to frame the threshold

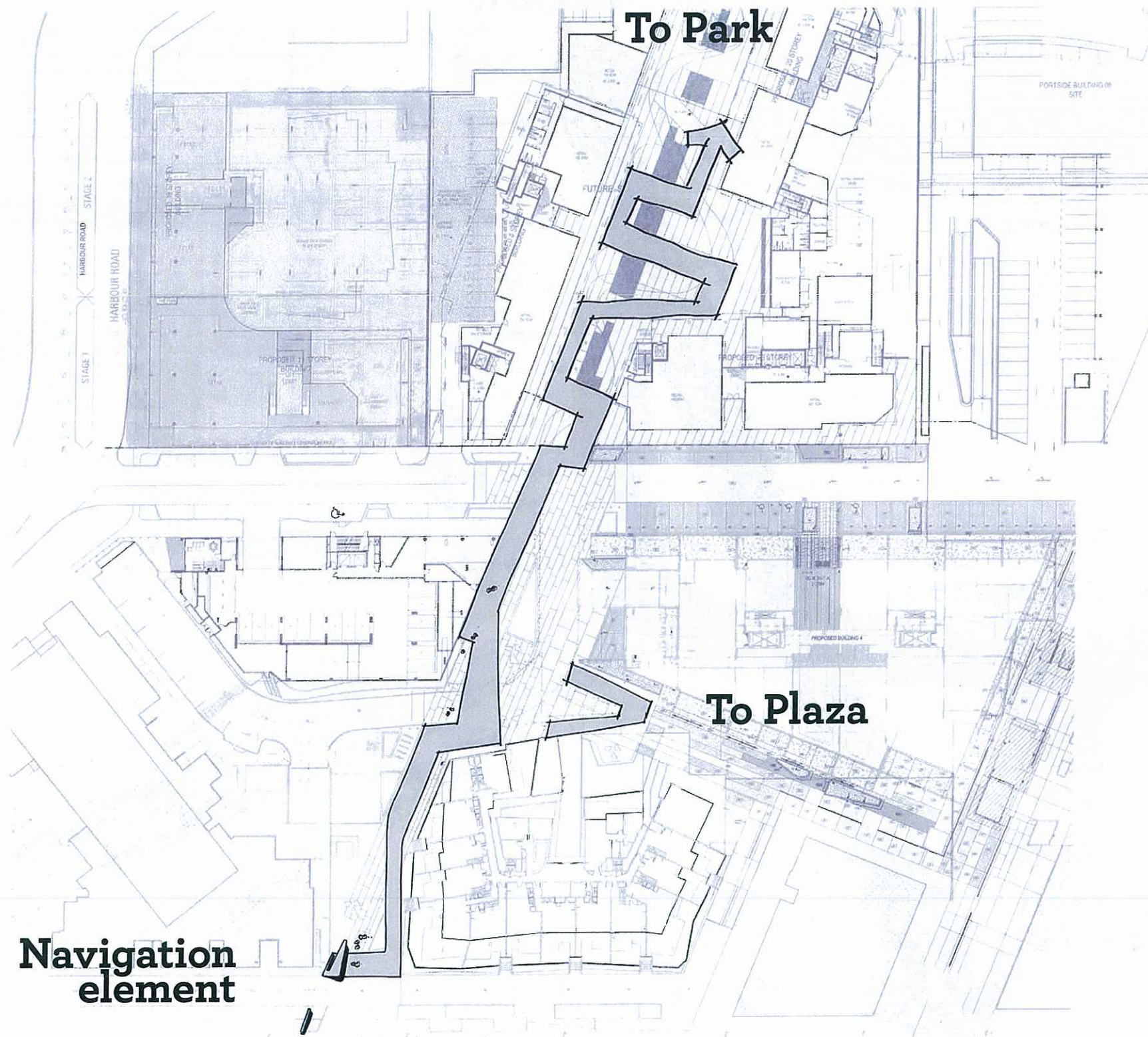
... Frame the threshold



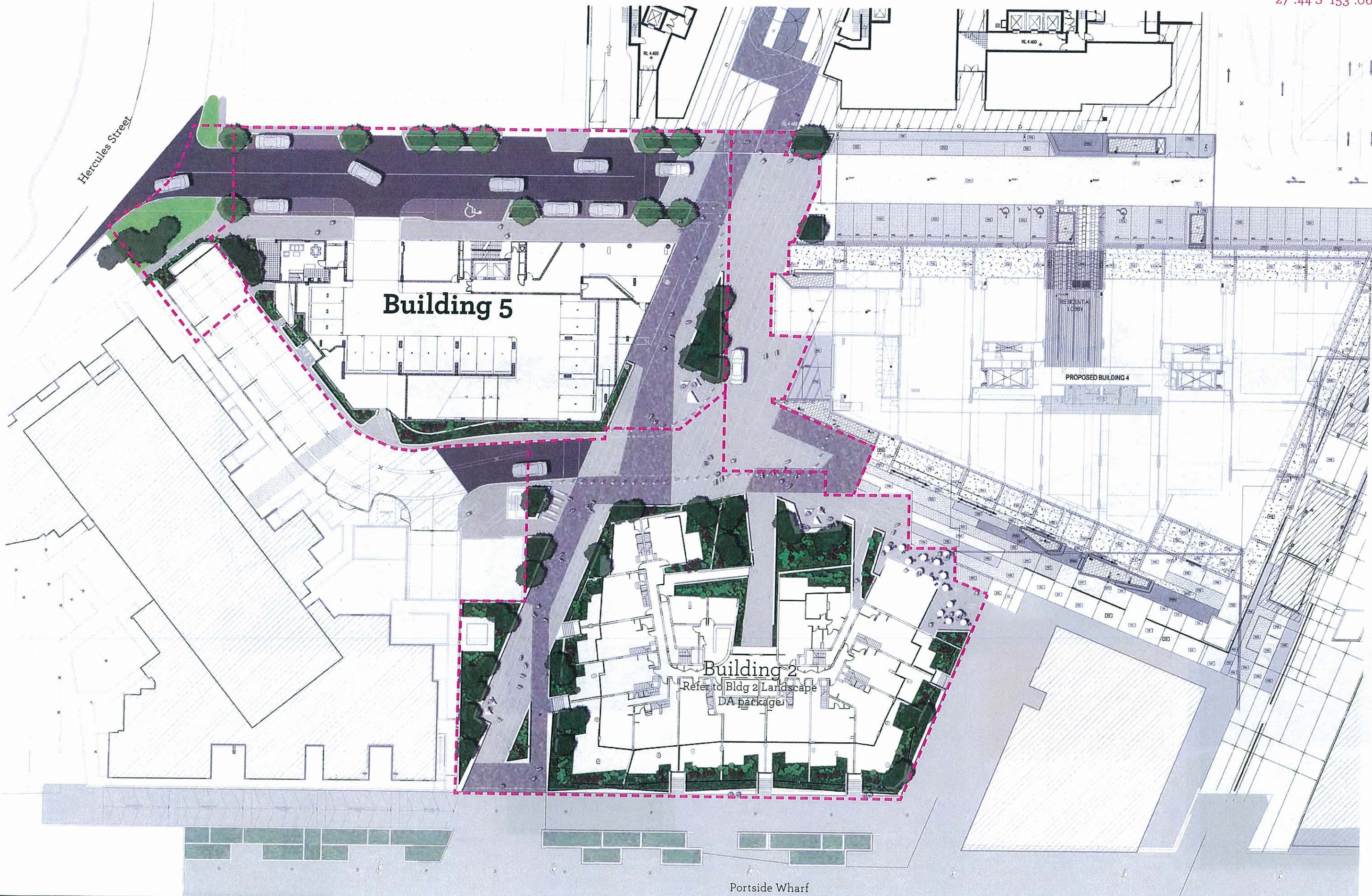
... River + Park Axis



... Movement



Linear Movement - Integration of precinct design language



Building 5

Building 2
Refer to Bldg 2 Landscape
DA package

PROPOSED BUILDING 4

RESIDENTIAL LOBBY

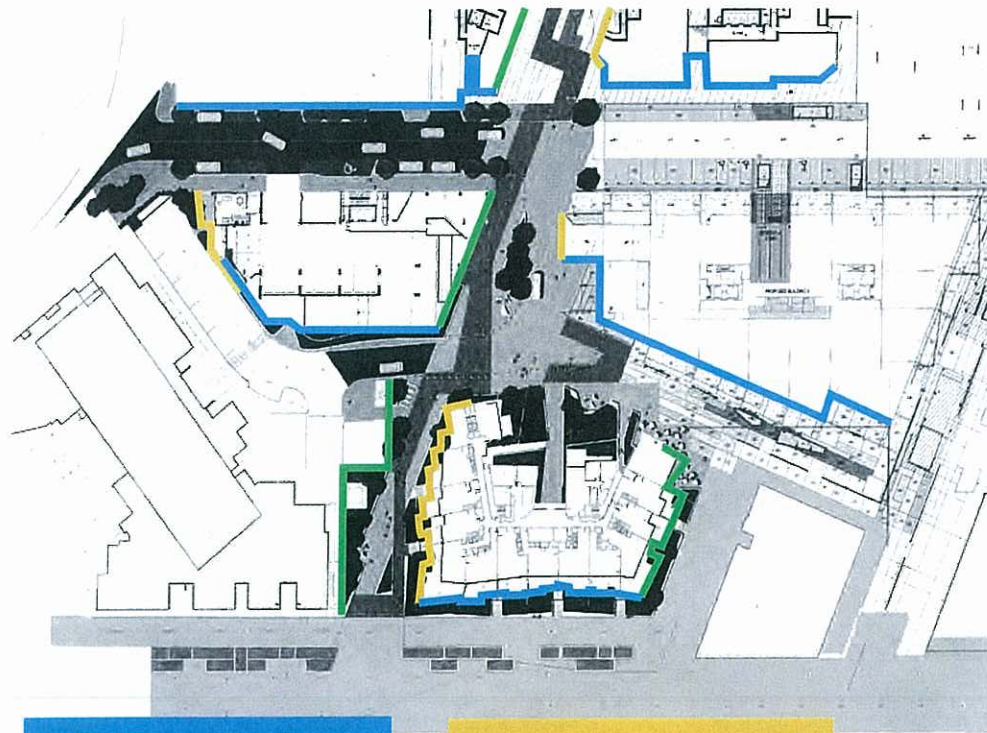
Portside Wharf

Building 2 and 5 Landscape Master Plan

Portside Building 5

Urban Design Analysis

Climate and Comfort



Southern zone :

- » Shaded by building overhang
- » Sheltered alcove
- » Constant cool temperature
- » Strong wind capture

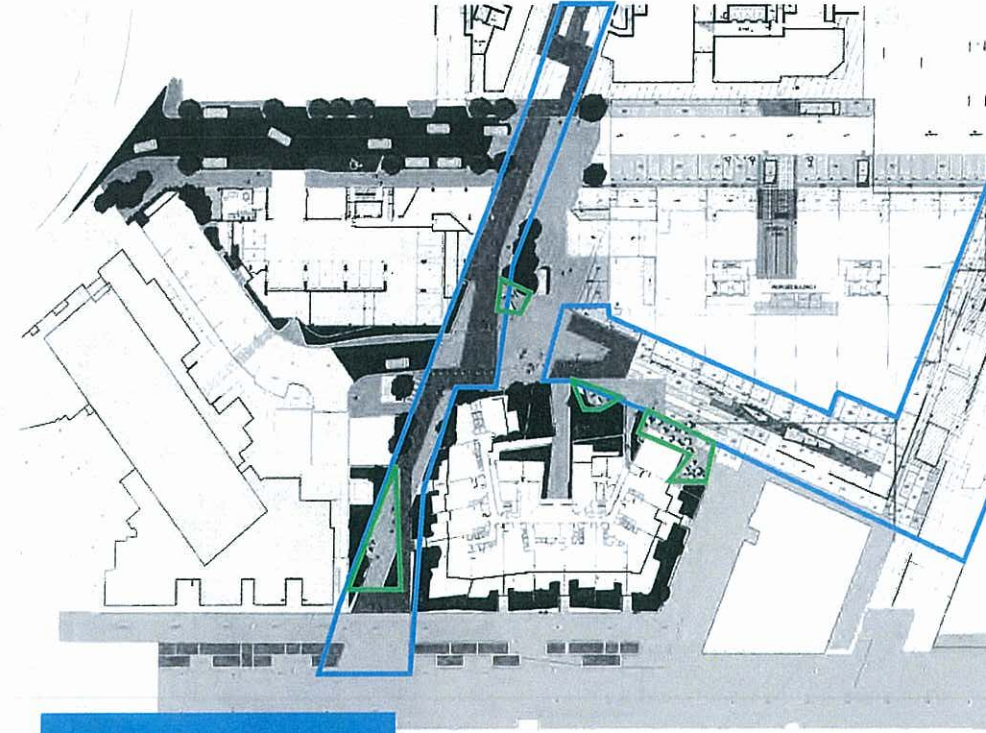
West-facing zones :

- » Luminous from sunlight
- » Intense afternoon heat from the sun
- » Little shelter or shade provided by building overhang

East-facing zones :

- » Luminous from sunlight
- » Little temperature variation
- » Exposed to strong winds
- » Sheltered a little by building overhang

Gathering Spaces

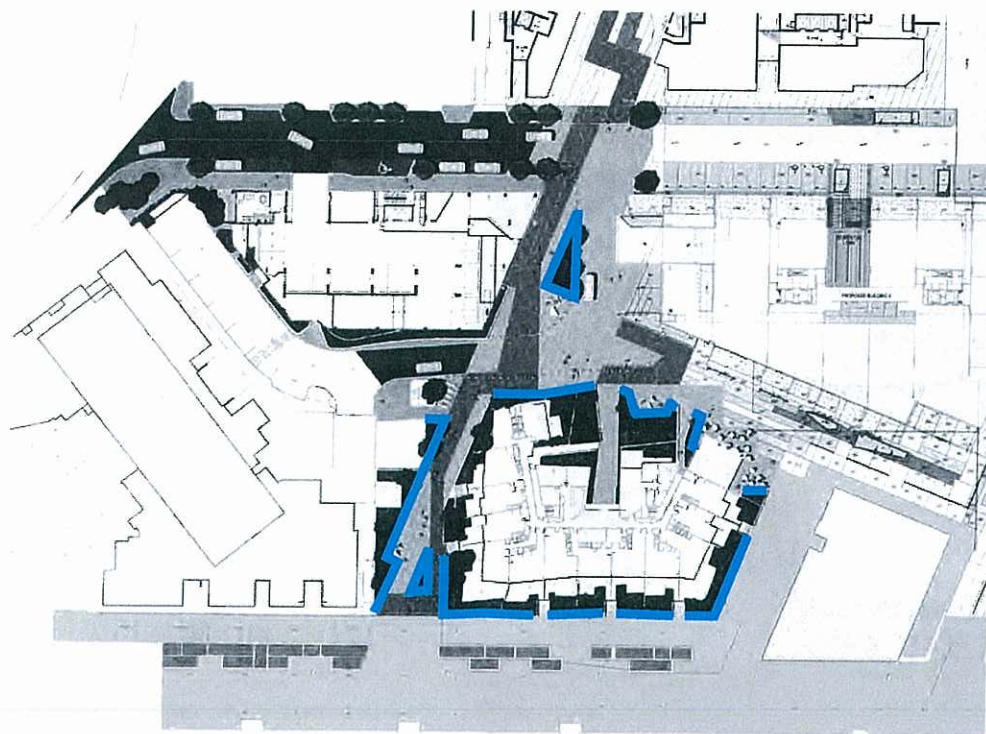


Active or high energy spaces

- » kiosk / dining area
- » Pedestrian link

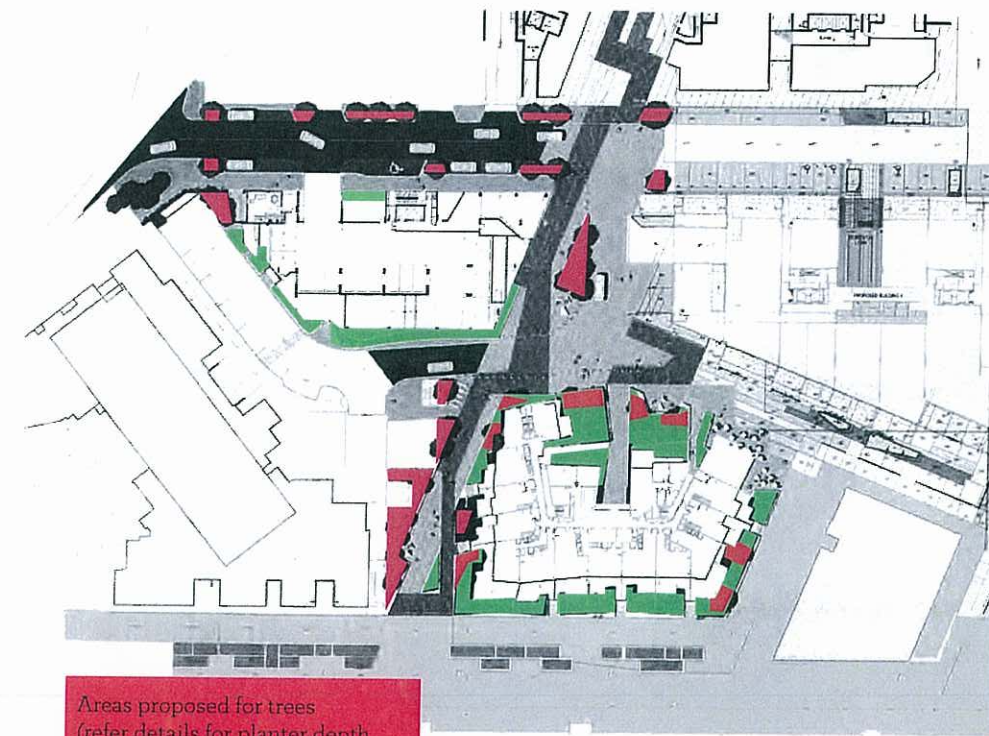
Intimate spaces suited to seating small groups of people where there is a sense of privacy but maintains a relationship to the public realm

Seating Edges



Seating walls skirting the edges of raised planters to provide a diverse range of seating options.

Softscape

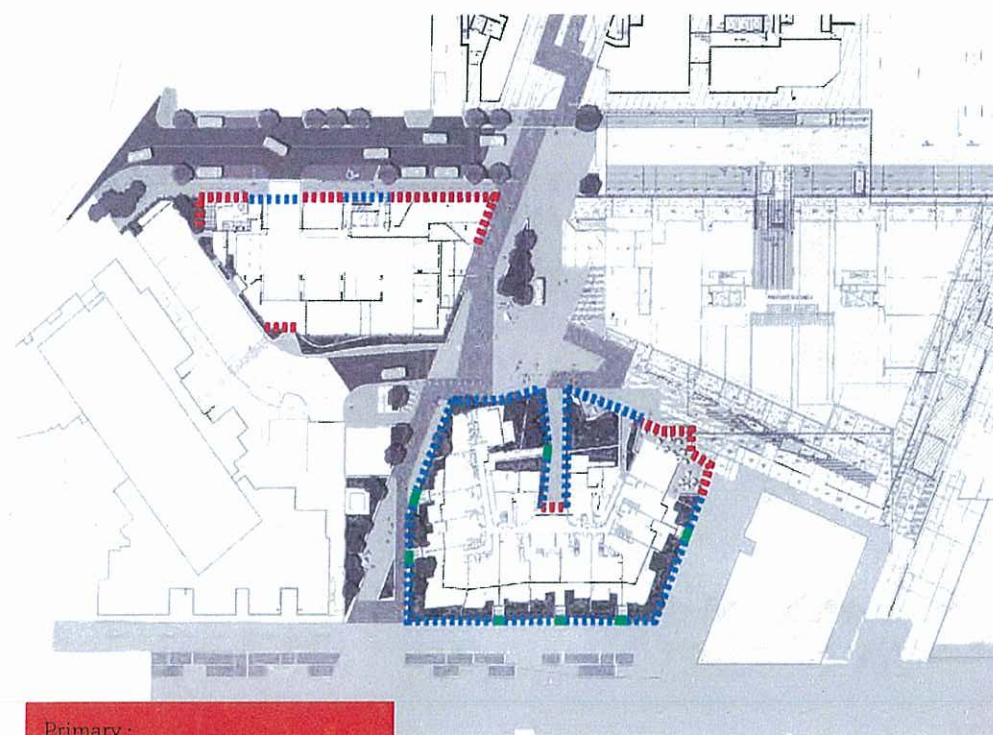


Areas proposed for trees
(refer details for planter depth
information)

Areas of small shrubs and ground
covers in containerised planter
beds (refer details for planter
depth information)

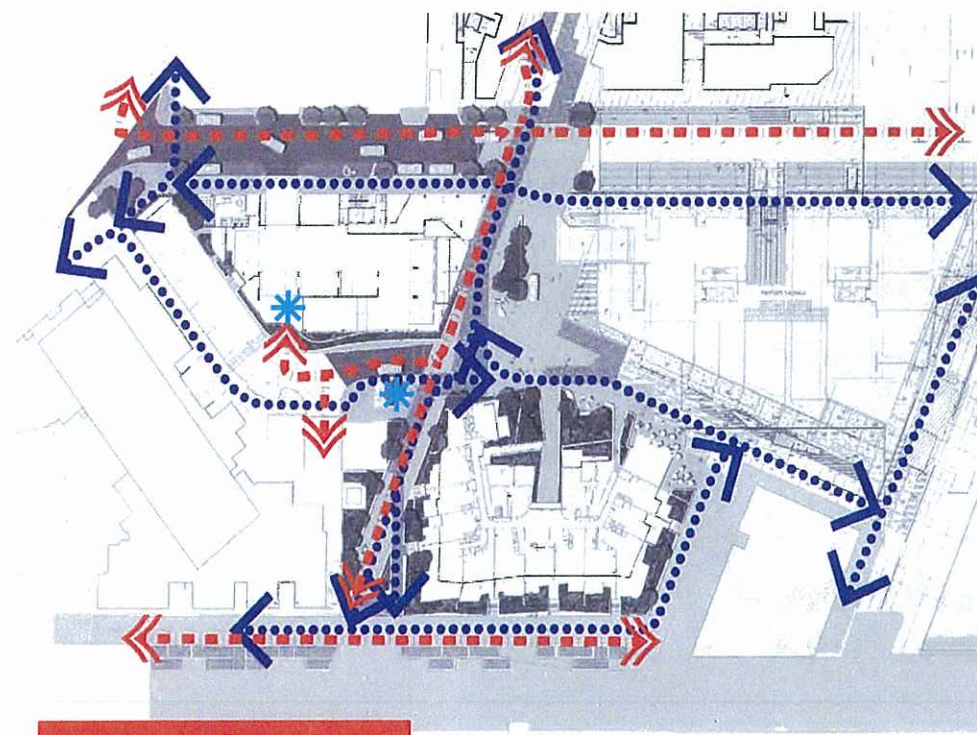
Urban Design Analysis

Public Realm Activation



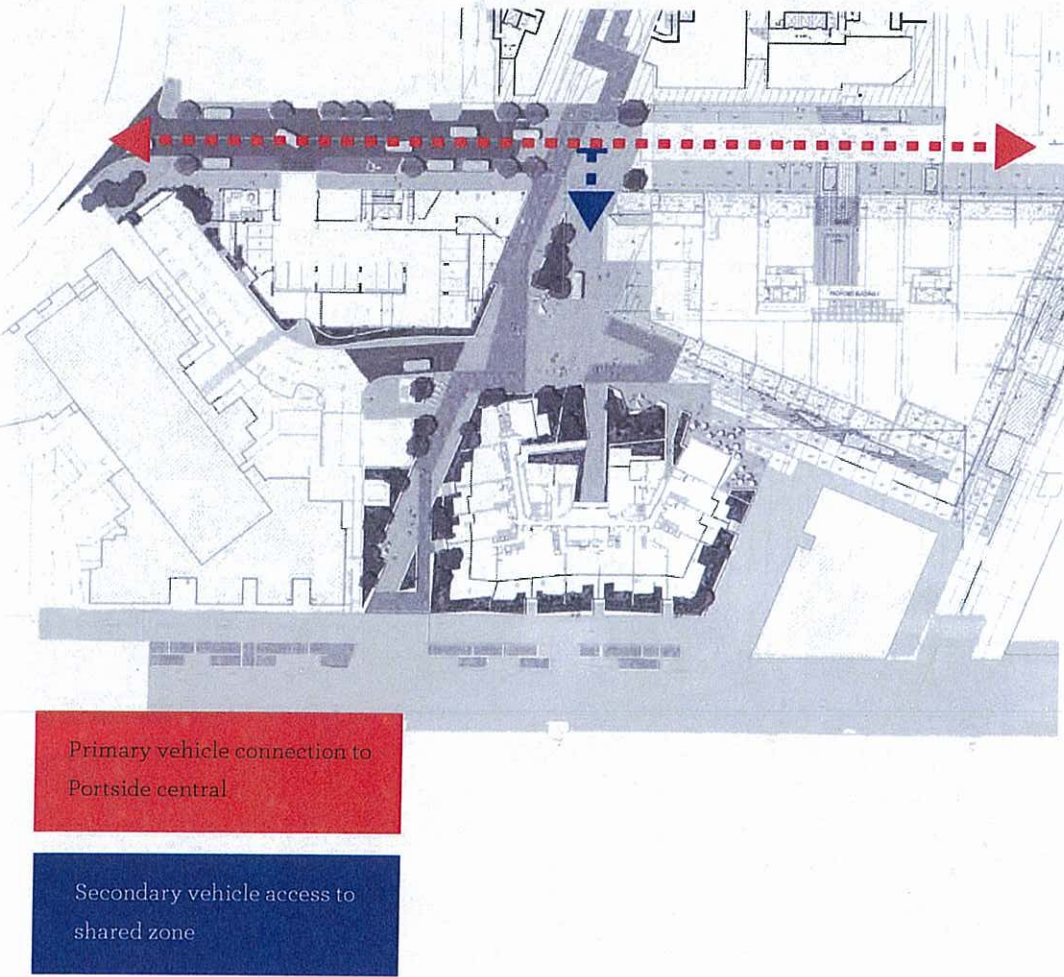
- Primary :
» Retail and Public access
- Secondary :
» Passive surveillance
- Tertiary :
» Private access

Pedestrian and Cycle Movement

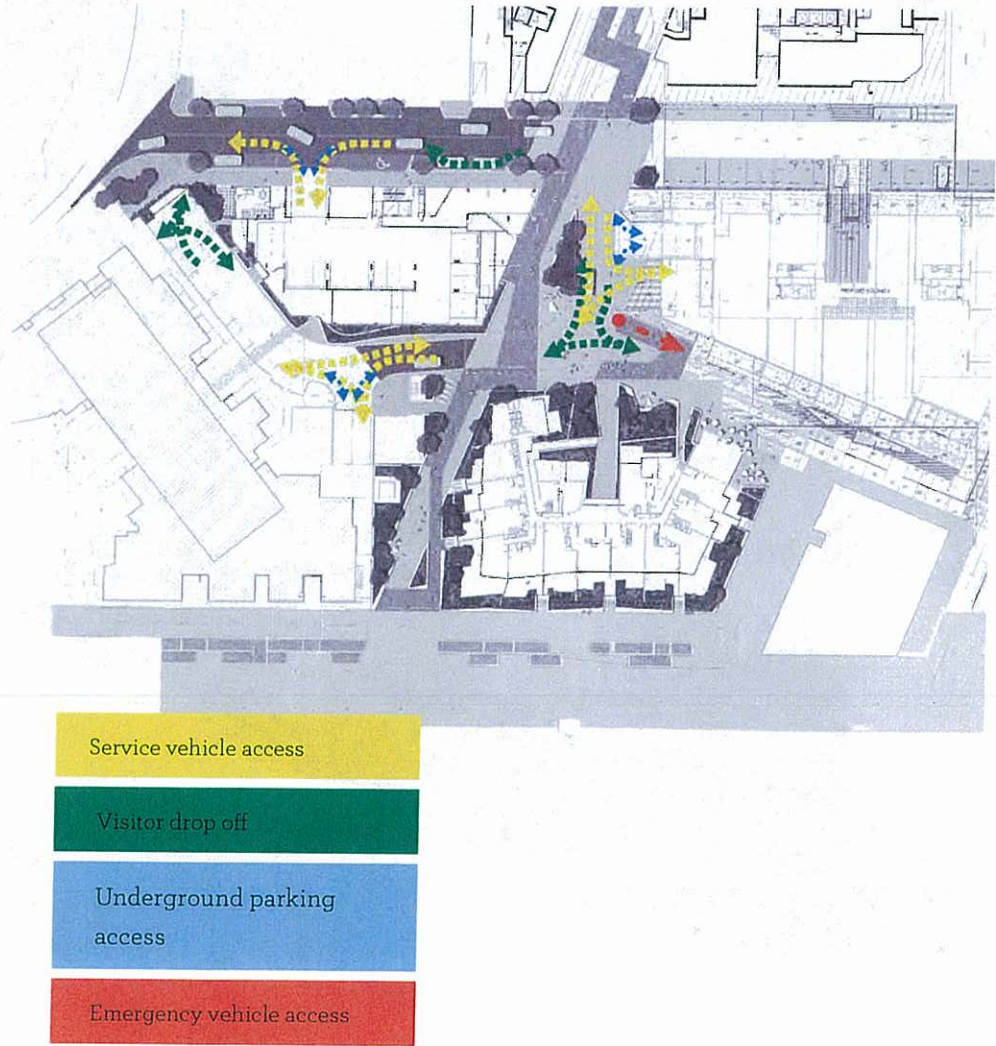


- Non-designated cycle route
- Pedestrian circulation
- * Cycle centre and bike racks

Vehicle Movement Hierarchy



Vehicle Movement





Pedestrian Spine Massing Model (South to River)

This is an actual model for the site so building scale and placement is technically correct

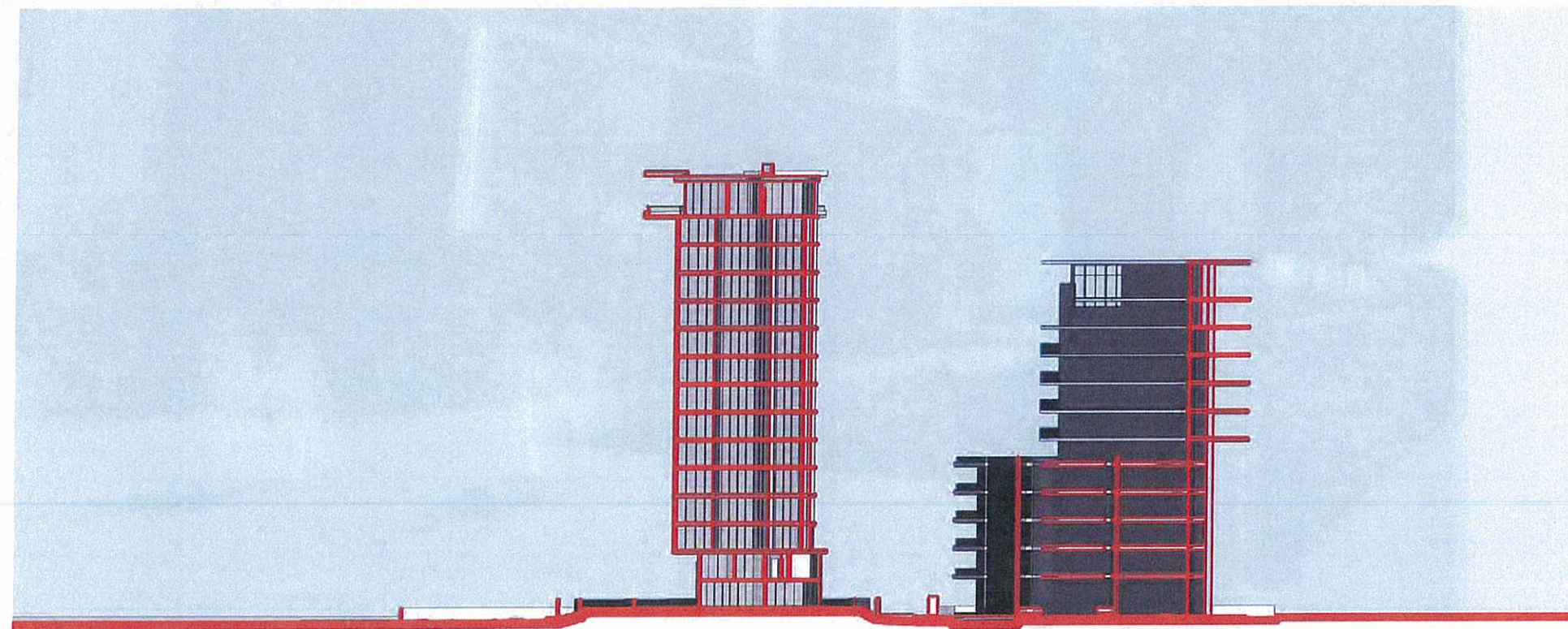
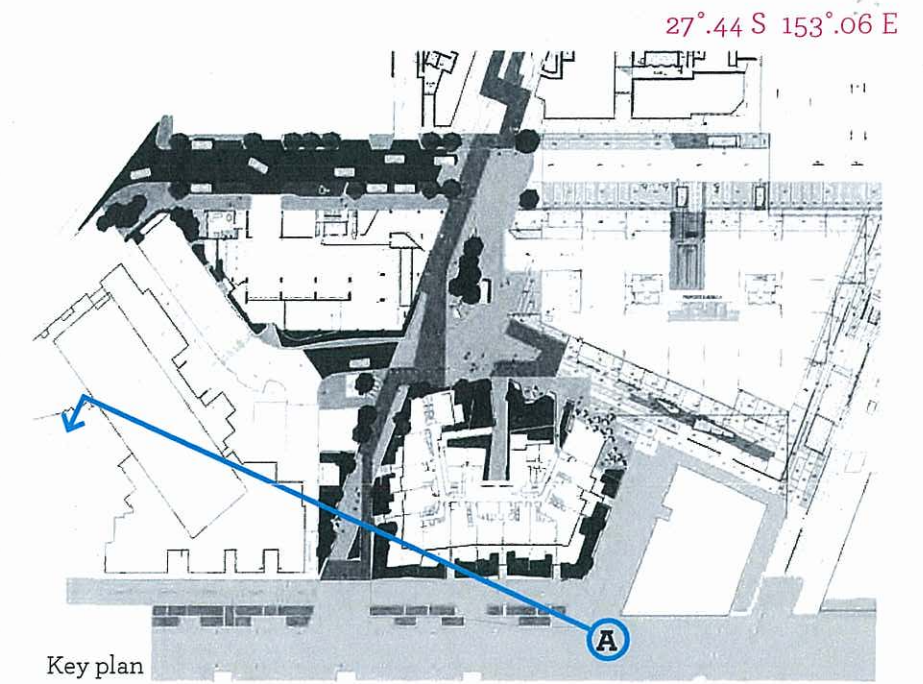


Pedestrian Spine Massing Model (North to Park)

This is an actual model for the site so building scale and placement is technically correct

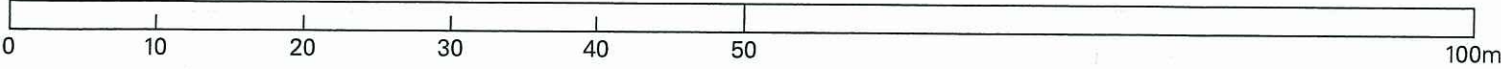
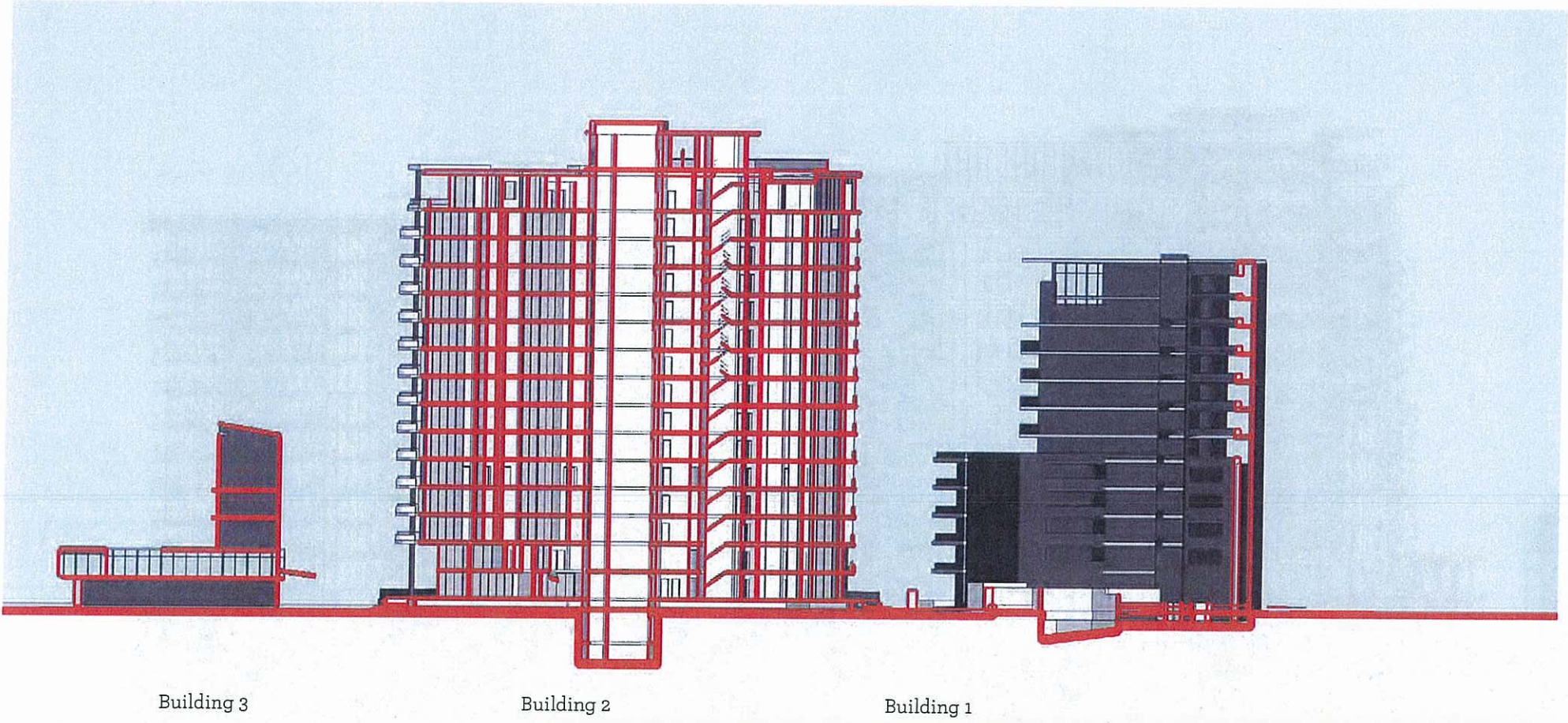
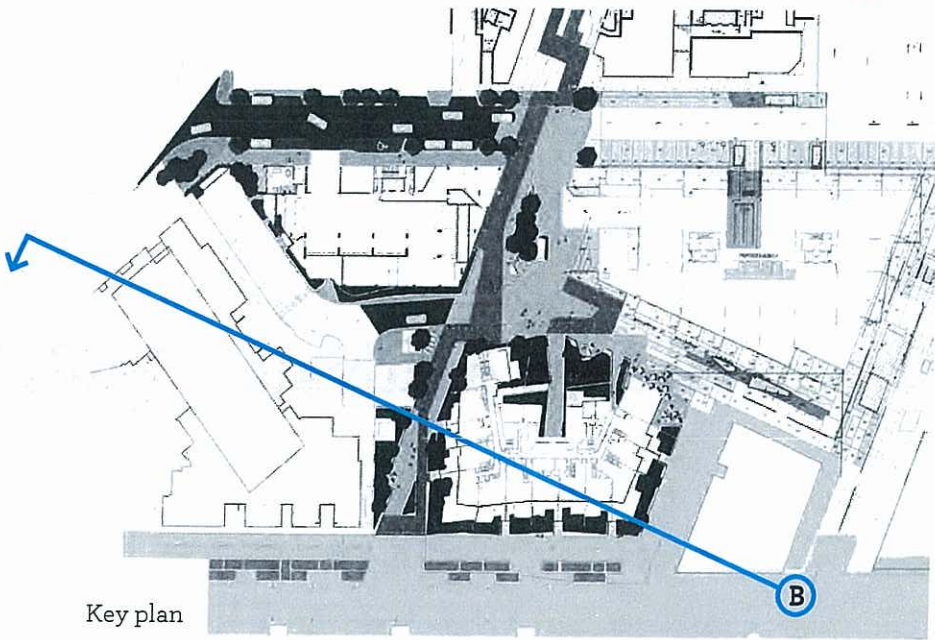
----- Portside Building 5 -----

Urban Design Analysis - Built Form Relationships



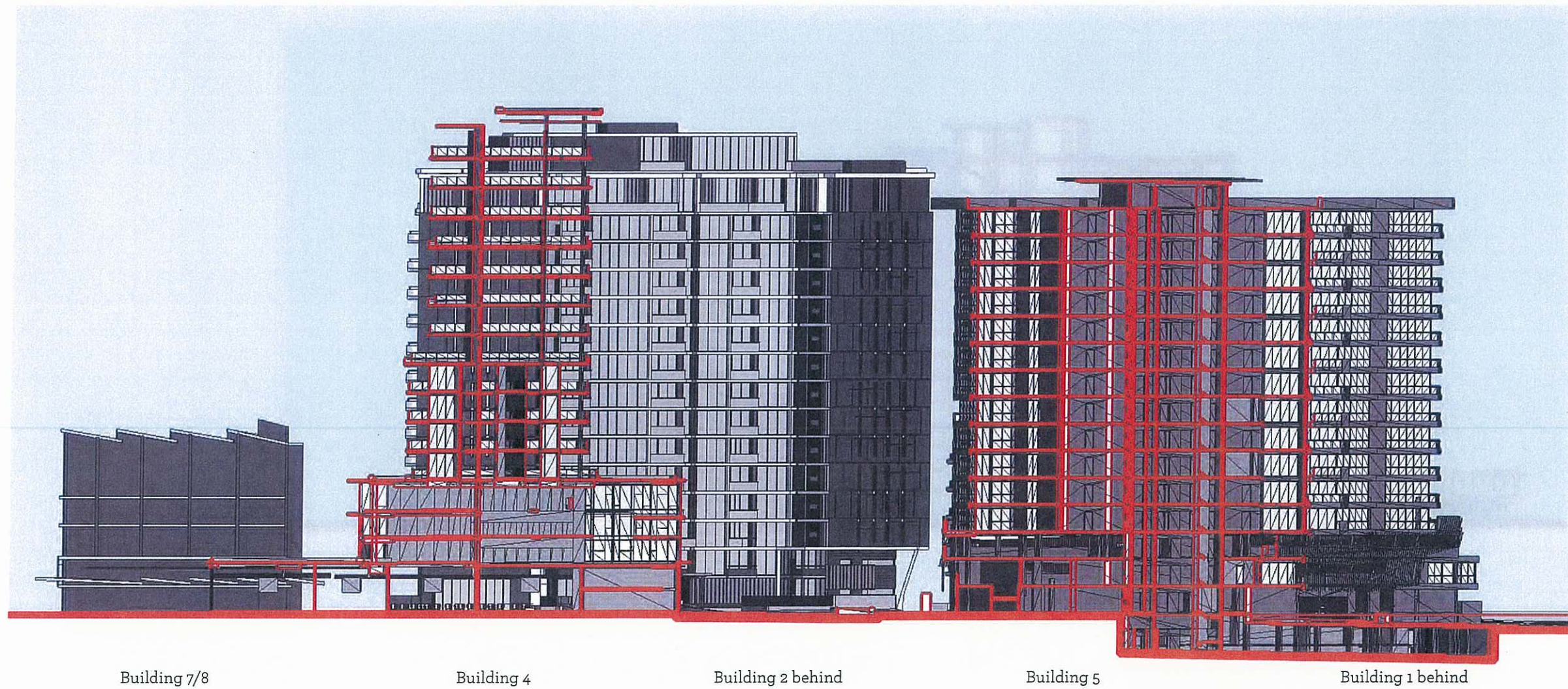
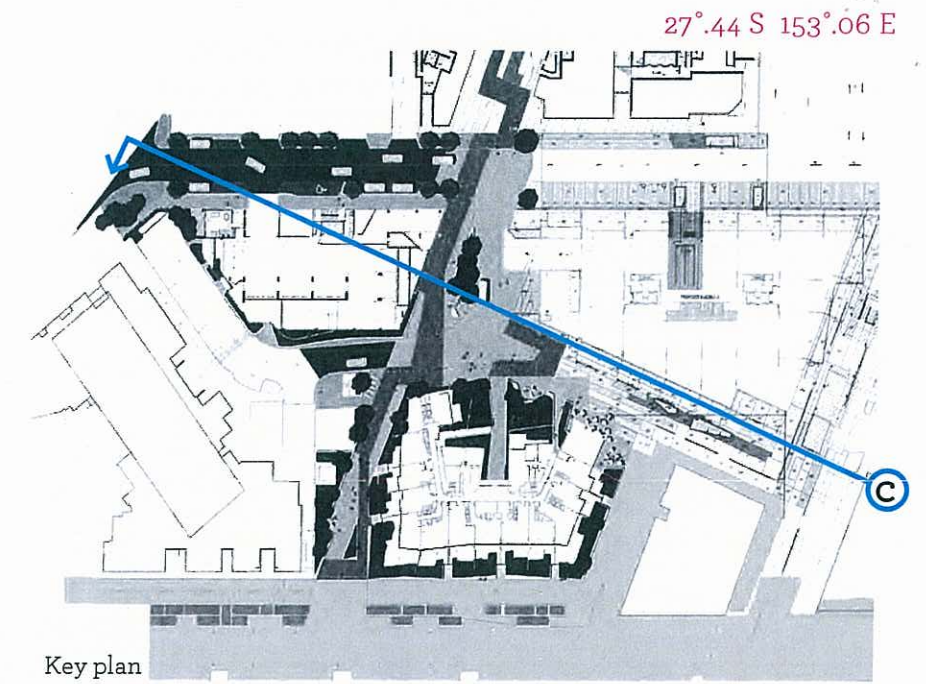
Building 2

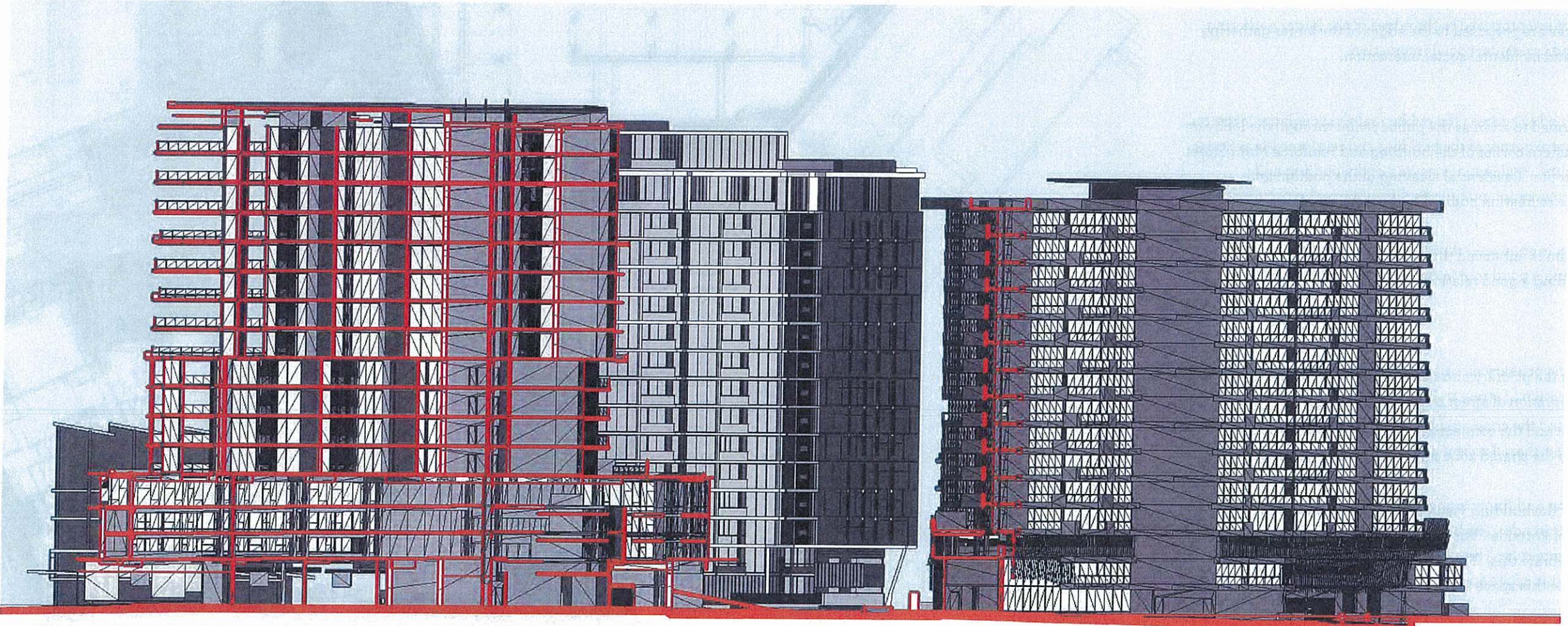
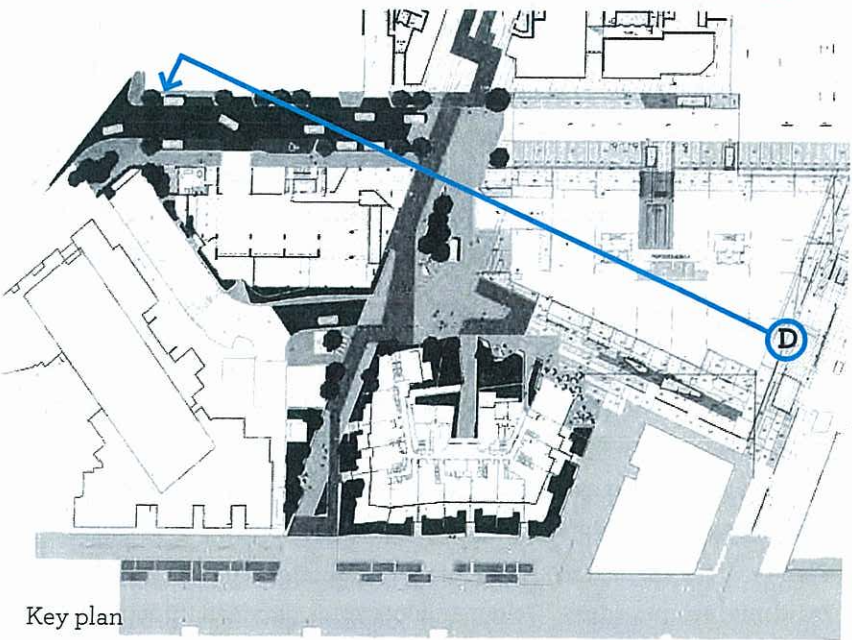
Building 1



1:500 @ A3

Urban Design Analysis - Built Form Relationships



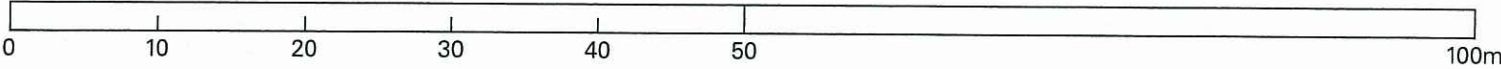


Building 4

Building 2 behind

Building 1

Building 1 behind



1:500 @ A3