

Urban Design Statement - Portside Building 5

Building 5 will deliver the portion of the park wharf spine that connects the adjacent Mirvac development and the park beyond through to this new precinct to the wharf and river; providing a valuable new public realm connection to the broader circulation network and enhancing legibility and activation to the precinct as a whole.

High quality public Realm

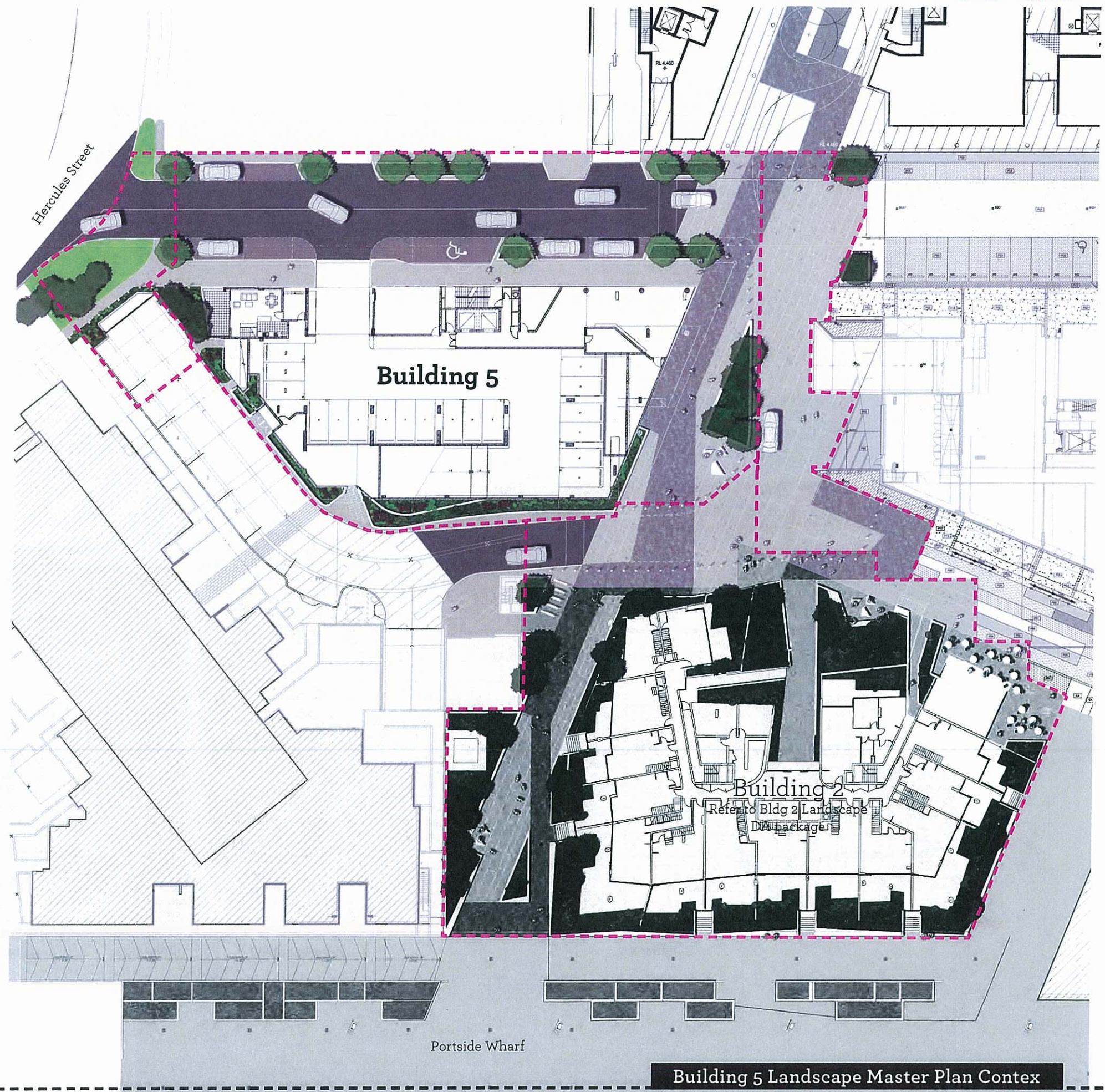
- + High quality durable paved surfaces are proposed. These tie in to the materiality and geometry of the existing and proposed adjacent works to ensure consistency across the precinct and to enhance legibility.
- + Shade is provided at every opportunity through the incorporation of copses of shade trees grouped to grow together and create integrated canopies.
- + Planter edges are kept to 450mm high to maintain visual openness and provide incidental seating edges. Colour and interest is provided through the understorey planting palette; selected to integrate with the species palette of the broader Portside precinct.
- + Smaller scaled seating spaces are proposed to the edges of the larger gathering spaces to promote seating and incidental social interaction.

Public Private Interface

- + The building has been designed to address the public realm through the lobby on Main Street on the north eastern corner of the building and reinforce Main Street as the primary circulation route. Residential sleeving of the podium and visual connectivity from the recreation podium to the public realm promote passive surveillance.
- + Activation of the public realm is enhanced through the incorporation of retail on Main Street, providing a good relationship with the retail within the Mirvac precinct.

Circulation

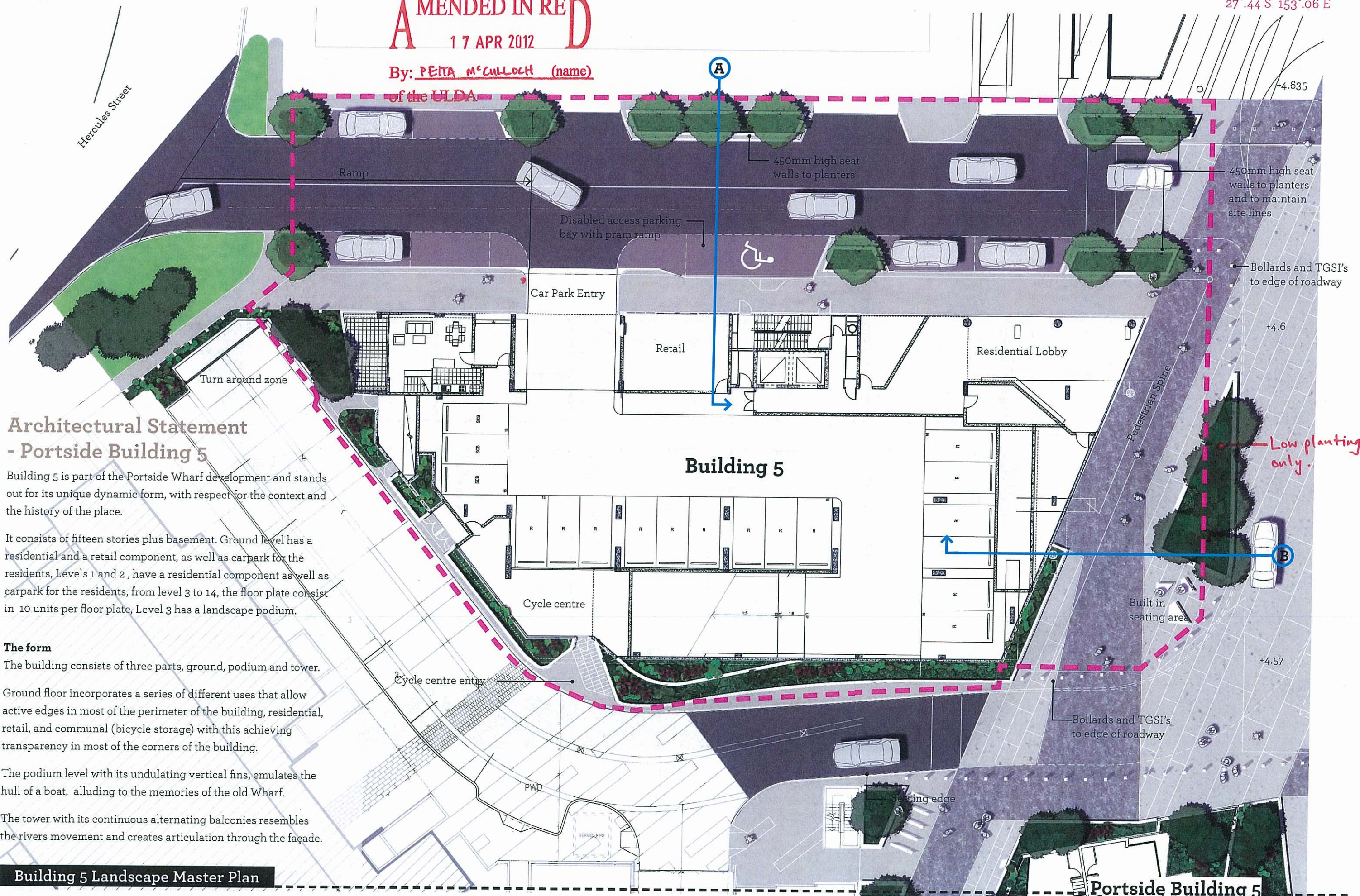
- + Main Street is reinforced as the primary circulation connection into the heart of Portside through the incorporation of street trees and planting.
- + The arrival into the precinct and the connection to the river is highlighted through a raised road threshold with the shared zone materiality being continued across the carriageway.
- + The south eastern corner of the building visually terminates the public realm connection from the heart of Portside. The building façade is articulated and softened by climbers to celebrate this. The adjacent public realm incorporates incidental seating to activate this space and the interface with the river spine connection.
- + The wharf / park spine is highlighted through the use of a distinctive paving material expressing its linearity while also engaging with the adjacent spaces through its design form.
- + Traffic movement in the area is controlled through bollards, with the shared zone pavement indicating the need to be aware of pedestrians. A visitor set down is provided at the interface between Building 2 and 4.



AMENDED IN RED
17 APR 2012

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of the ULDA

27°.44 S 153°.06 E



Architectural Statement - Portside Building 5

Building 5 is part of the Portside Wharf development and stands out for its unique dynamic form, with respect for the context and the history of the place.

It consists of fifteen stories plus basement. Ground level has a residential and a retail component, as well as carpark for the residents. Levels 1 and 2, have a residential component as well as carpark for the residents, from level 3 to 14, the floor plate consist in 10 units per floor plate, Level 3 has a landscape podium.

The form

The building consists of three parts, ground, podium and tower.

Ground floor incorporates a series of different uses that allow active edges in most of the perimeter of the building, residential, retail, and communal (bicycle storage) with this achieving transparency in most of the corners of the building.

The podium level with its undulating vertical fins, emulates the hull of a boat, alluding to the memories of the old Wharf.

The tower with its continuous alternating balconies resembles the rivers movement and creates articulation through the façade.

Building 5 Landscape Master Plan

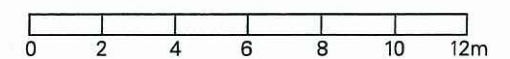
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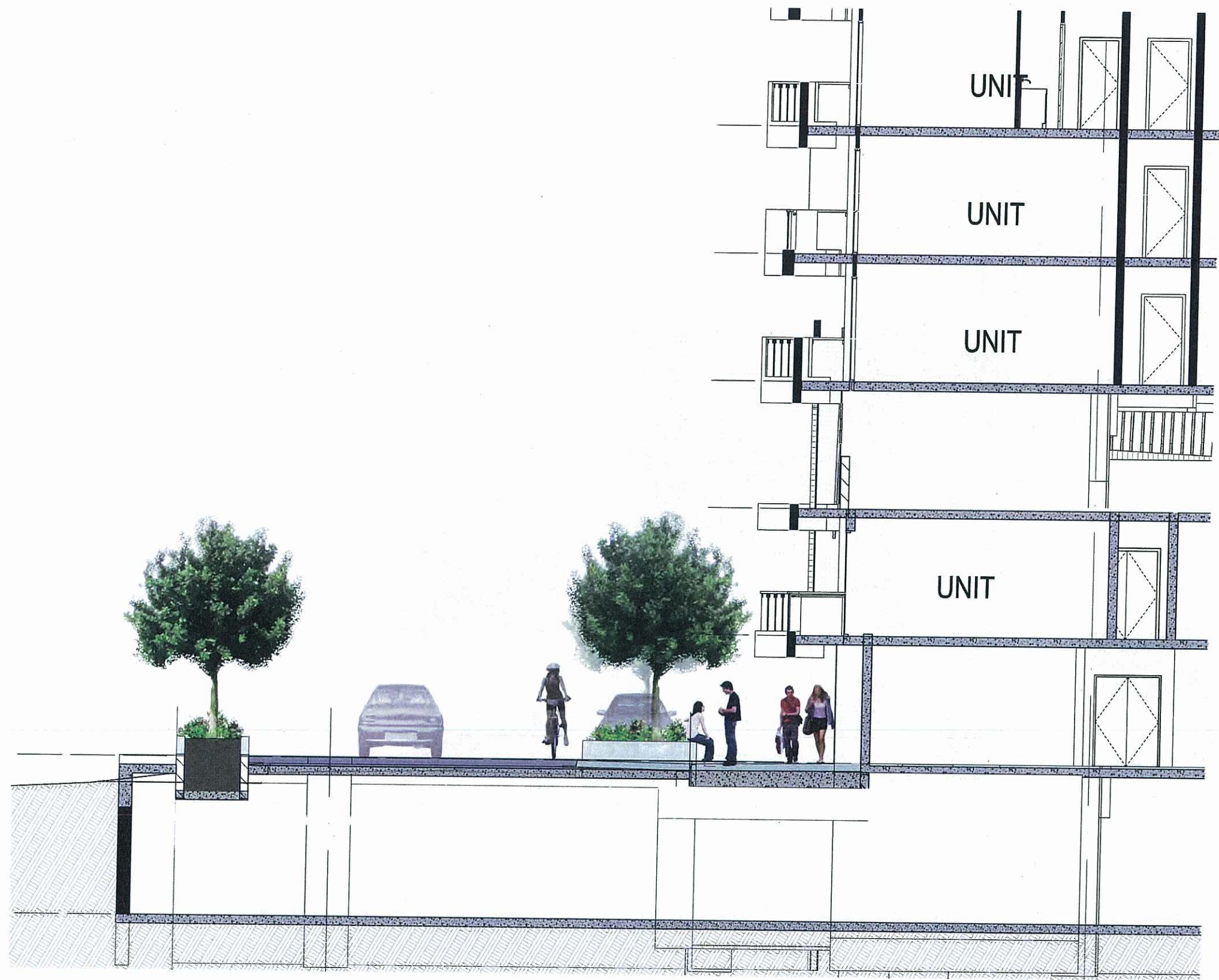
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Building 5 Level 3 Podium Landscape

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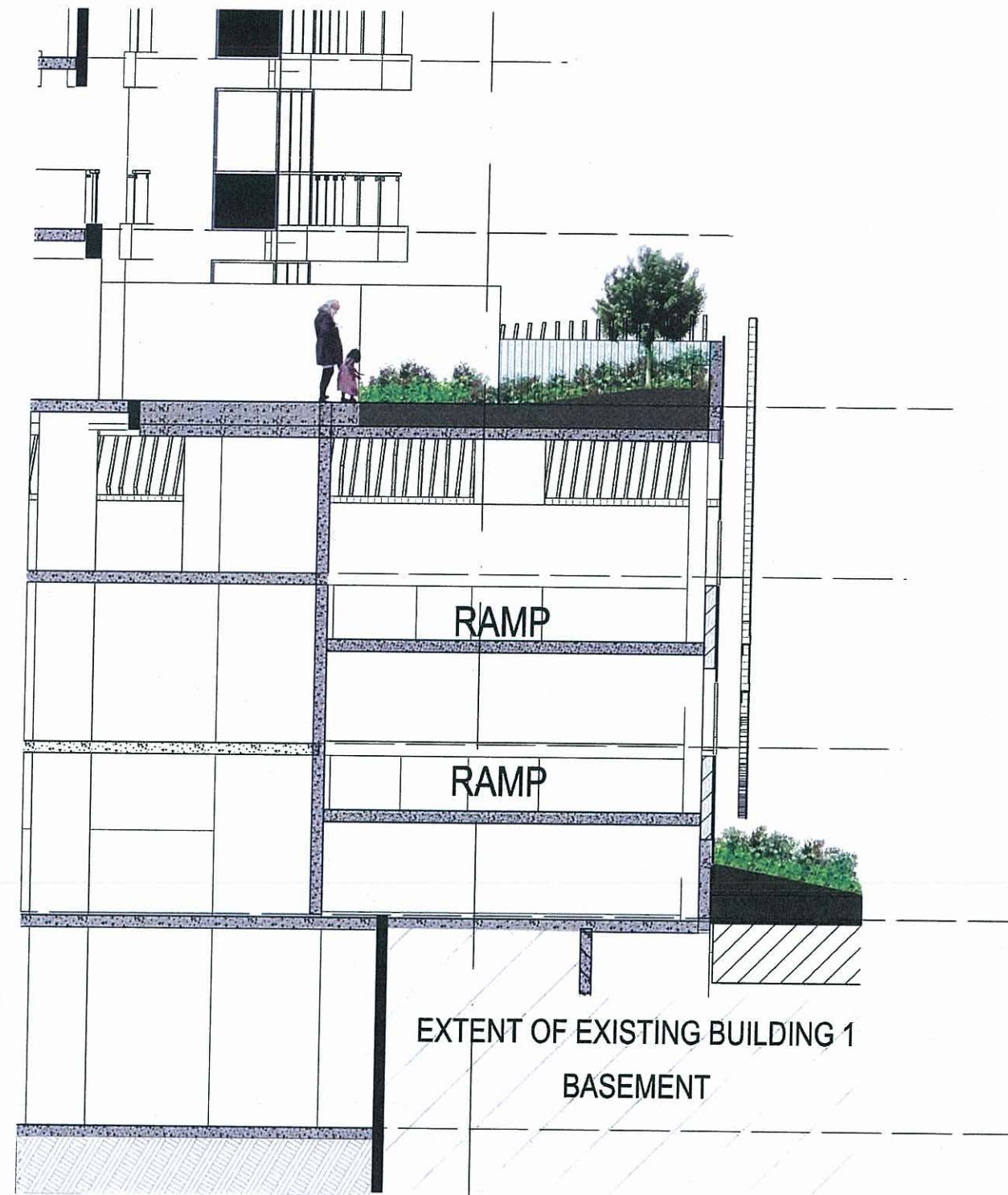




Typical Main Street Section

A





Typical Level 3 Terrace Section C

Podium Planting Works

Planting Depths

Landscape works on podium will include containerised planting in ‘raised planters’ and or recesses in podium construction. Planting on podium will comply to the following minimum depths;

- Trees - 1000mm;
- Large shrubs and palms - 800mm;
- Small shrubs and ground covers - 600mm

To reduce the quantity of vertical walls within the landscape these depths will be achieved through mounding where appropriate.

Irrigation

Landscape work is to include a reticulated drip irrigation system (connected to non-town water source) to all containerised planting areas, with drainage connected to the storm water system. The final location of the holding tanks will be confirmed through detailed design with the Hydraulic Consultant.

Specification Notes

All plants shall be true to scheduled nomenclature, well formed, and hardened off nursery stock. Form and habit shall be normal for the plant as scheduled.

- Standards
- Conform to the following referenced documents:
- + AS 4419-2003 Soils for landscaping and garden use
 - + AS 3743-2003 Potting Mixes
 - + AS 4454-2003 Composts, soil conditioners and mulches
 - + NATSPEC Guide: Specifying Trees - a guide to assessment of tree quality (Clark, R. 2003)
 - + AS 4373-2007 Pruning of amenity trees

Maintenance Regime

Following date of ULDA approving the landscape works ‘On Maintenance’ the contractor shall be responsible to Maintain the Landscape for a 12 month period or until ‘Off Maintenance’ approval is achieved with the ULDA

- Summary of Work include but not limited to:
- + Watering of lawn, garden beds and trees
 - + Weeding of lawn, garden beds, trees and pavements

- + Supply and installation of mulch to maintain minimum depths as specified
- + Pruning, trimming and tree surgery
- + Pest and disease control of lawn, garden beds, planting and trees
- + Mowing and edge trimming to all lawn areas, including removal of clippings from site
- + Replacement of dead, failed or significantly diseased (50% of foliage) plants and trees
- + Removal of rubbish and debris from garden areas
- + Keeping of log book

Watering: Coordinate the water supply and confirm the watering regime against State and Local Government legislation and restrictions at time of maintenance period. Program of watering shall ensure health and vigour of all vegetation is maintained. Without restrictions the contractor shall provide a minimum water application of 25mm per week to each area of vegetation.

Weeding: Spray or hand removal of all broad leaf plants and grasses considered invasive to the locality. Spray treatment is by non-residual Glyphosate.

Fertilising: Application of the approved slow release fertilisers shall be strictly in accordance to manufacturer’s specifications and rates, to ensure health and vigor of all vegetation is maintained.

Mowing and edging: Program of treatment is to be consistent with the growth habit of the species to maintain at 25mm to 40mm throughout the period. Typical minimum program consists of, fortnightly mowing during the period November to March, and monthly mowing during period April to October.

Topdressing: Weed free imported medium to coarse sandy topsoil to be applied to a maximum depth of 10mm per application to remove all depressions and or uneven grades.

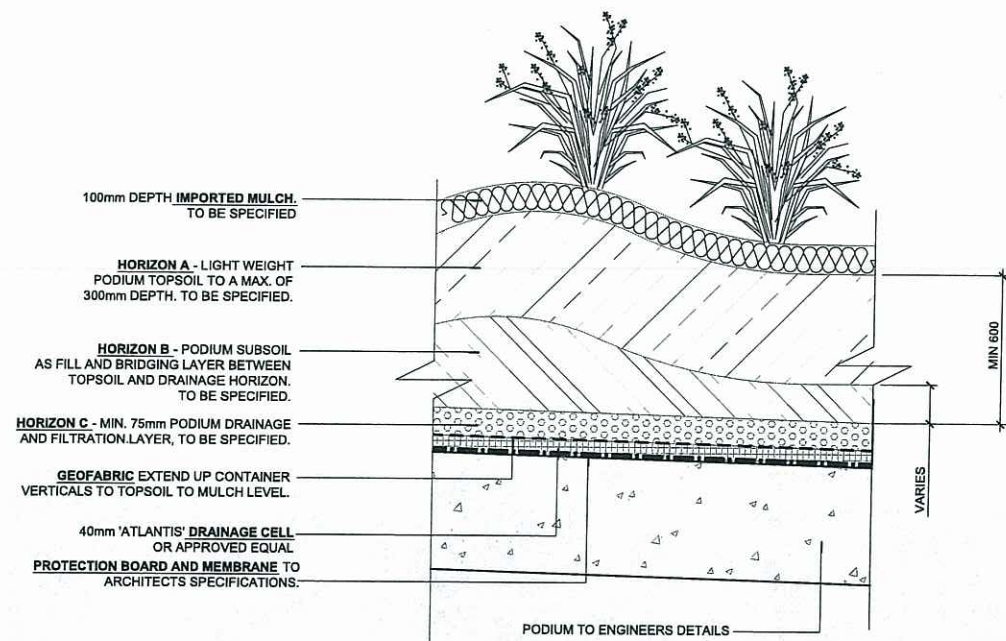
Beyond the time frame of a standard maintenance period (12 months) the landscape works will require replenishment of planting to maintain its high levels of health and appearance. If higher than anticipated levels of wear occurs on areas that are shown as ‘turf’ alternative measures such as replacement to an alternative ground cover planting or timber decking may be undertaken. However it is noted that the sun modelling analysis confirms that the access to natural light is conducive to turf growth.

Podium Planting Works

Typical Detail A

The following typical construction details are to be used where shrub planting tree planting occurs on podium

Note: To reduce the quantity of vertical walls within the landscape these depths will be achieved through mounding where appropriate. At the point where the plant is to be installed the depths stipulated are to be achieved.

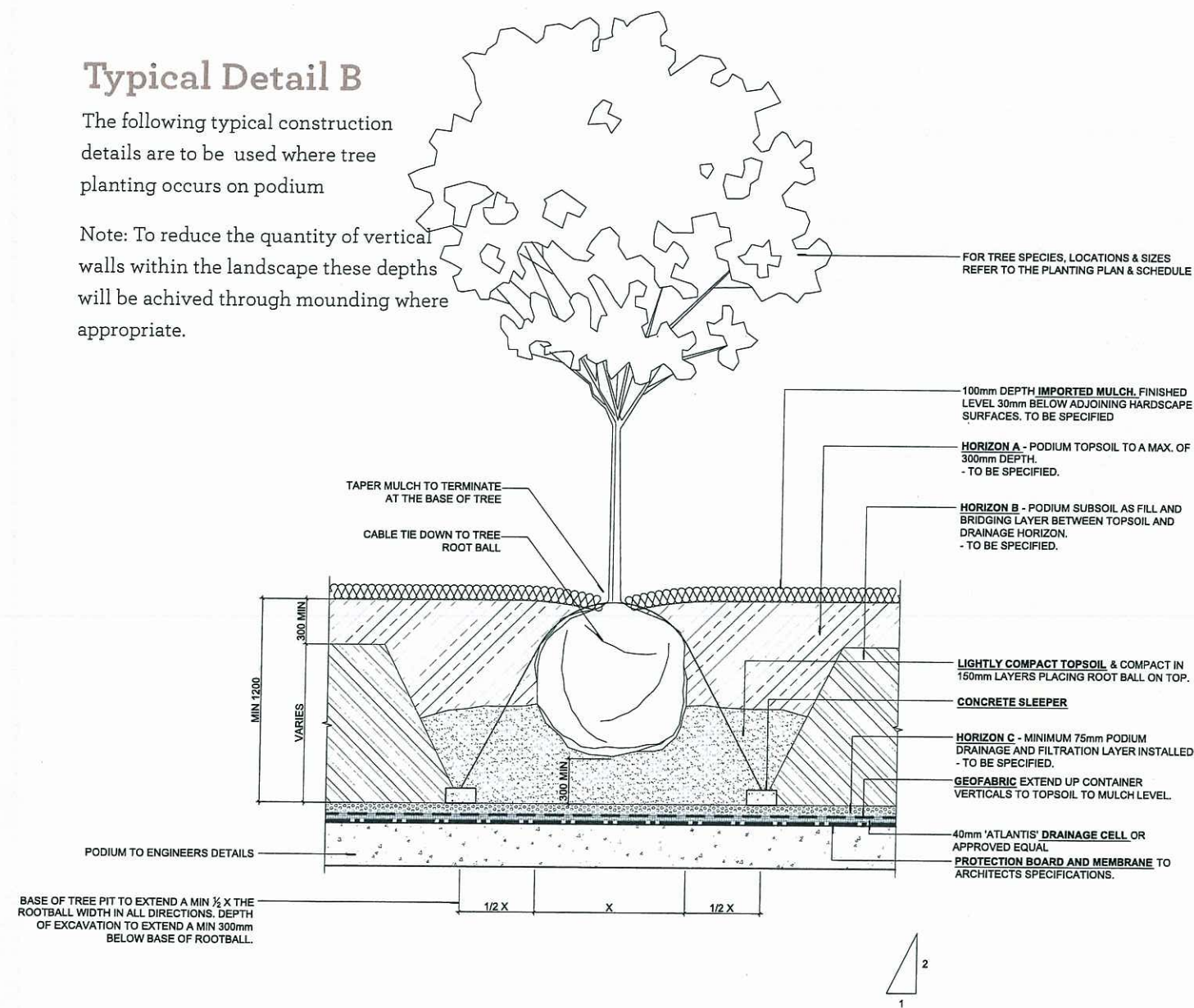


Podium Planting Works

Typical Detail B

The following typical construction details are to be used where tree planting occurs on podium

Note: To reduce the quantity of vertical walls within the landscape these depths will be achieved through mounding where appropriate.



Planting Palette

The diversity of spaces in this project has resulted in an equally diverse range of plant species. The public realm palette maintains the palette already established in the broader precinct.

The different micro climates created by the built form dictates the types of specimens to be planted, from dense and leafy-shade-loving ferns, to more open, strappy plants which can withstand extreme sunlight and windy conditions.

Plants have been selected for their hardy nature and high visual appeal considering the intended function of the space as a changing canvas appreciated both up close and from the building levels above.

On the podium level, the climatic conditions are at their most extreme, with the plants needing to be tolerant of extremes of wind and sun exposure.

Trees

Weeping Lilly Pilly
Flame Tree
Tuckeroo

Waterhousia floribunda
Brachychiton rupestris
Cupaniopsis anacardioides

Plant species (natural light)

Shrubs

Native Flax Lily
Sago Palm
Cardboard Palm
Gynea Lily
Agave
Bromeliads

Dianella var. 'silver streak'
Cycas revoluta
Zamia furfuracea
Doryanthes palmeri
Agave attenuata
Neoregelia species

Groundcover

Purple Knight
Lily Turf
Lily Turf
Zoysia Grass
Fairy Lily
Creeping Boobialla
Star Jasmine
Mondo Grass

Alternanthera dentata var. 'Rubra'
Liriope muscari var. 'Evergreen Giant'
Liriope muscari var. 'Monroe White'
Zoysia tenuifolia
Zephyranthes candida
Myoporum parvifolium
Trachelospermum jasminoides
Ophiopogon japonicus



Plant species (shaded)

Shrubs	
Staghorn Fern	<i>Platycerium superbum</i>
Bird's Nest Fern	<i>Asplenium Nidus</i>
NSW rock lily	<i>Dendrobium speciosum</i>
Bromeliad	<i>Neoregelia species</i>
Lobster Claw	<i>Heliconia Bihai</i>
Blue Ginger	<i>Dichorisandra thyrsiflora</i>
Red Torch Ginger	<i>Etlingera elatior 'Red Torch'</i>
Beehive Ginger	<i>Zingiber spectabile</i>
Cardboard Palm	<i>Zamia furfuracea</i>
Agave	<i>Agave attenuata</i>
Lady Palm	<i>Rhapis excelsa</i>
Sago Palm	<i>Cycas revoluta</i>
Groundcover	
Purple Knight	<i>Alternanthera dentata</i> var. 'Rubra'
Maidenhair Fern	<i>Adiantum aethiopicum</i>
Lily Turf	<i>Liriope muscari</i> var. Evergreen Giant
Lily Turf	<i>Liriope muscari</i> var. Monroe White
Zoysia Grass	<i>Zoysia tenuifolia</i>
Fairy Lily	<i>Zephyranthes candida</i>
Star Jasmine	<i>Trachelospermum jasminoides</i>
Mondo Grass	<i>Ophiopogon japonicus</i>

Podium species

Shrubs	
Bird's Nest Fern	<i>Asplenium Nidus</i>
NSW rock lily	<i>Dendrobium speciosum</i>
Bromeliad	<i>Neoregelia species</i>
Blue Ginger	<i>Dichorisandra thyrsiflora</i>
Cardboard Palm	<i>Zamia furfuracea</i>
Gymea Lily	<i>Doryanthes palmeri</i>
Lady Palm	<i>Rhapis excelsa</i>
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Materials

High quality durable paved surfaces are proposed. These tie in to the materiality and geometry of the existing and proposed adjacent works to ensure consistency across the precinct and to enhance legibility.

The wharf / park spine is highlighted through the use of a distinctive paving material expressing its linearity while also engaging with the adjacent spaces through its design form.

Planter edges are kept to 450mm high to maintain visual openness and provide incidental seating edges. These could incorporate feature walls at key locations to enhance the precinct legibility.

Walls

- + Rendered block seating walls
- + Off form concrete feature walls with directional patterning to key focal points
- + Colour palette to compliment precinct paving

Spine Paving

- + Feature paving to highlight spine
- + Small format stone or concrete unit paving with specification sufficient to take vehicle loadings
- + Colour palette to compliment precinct paving



Paving

- + Coloured concrete paving, light exposed aggregate finish with saw cut detail
- + Colour palette to compliment precinct paving

Precinct paving exemplar image



