

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2021/1222

Date: 12-Aug-2022



AMENDED IN RED

By: Essen Joseph

Date: 08-Aug-2022



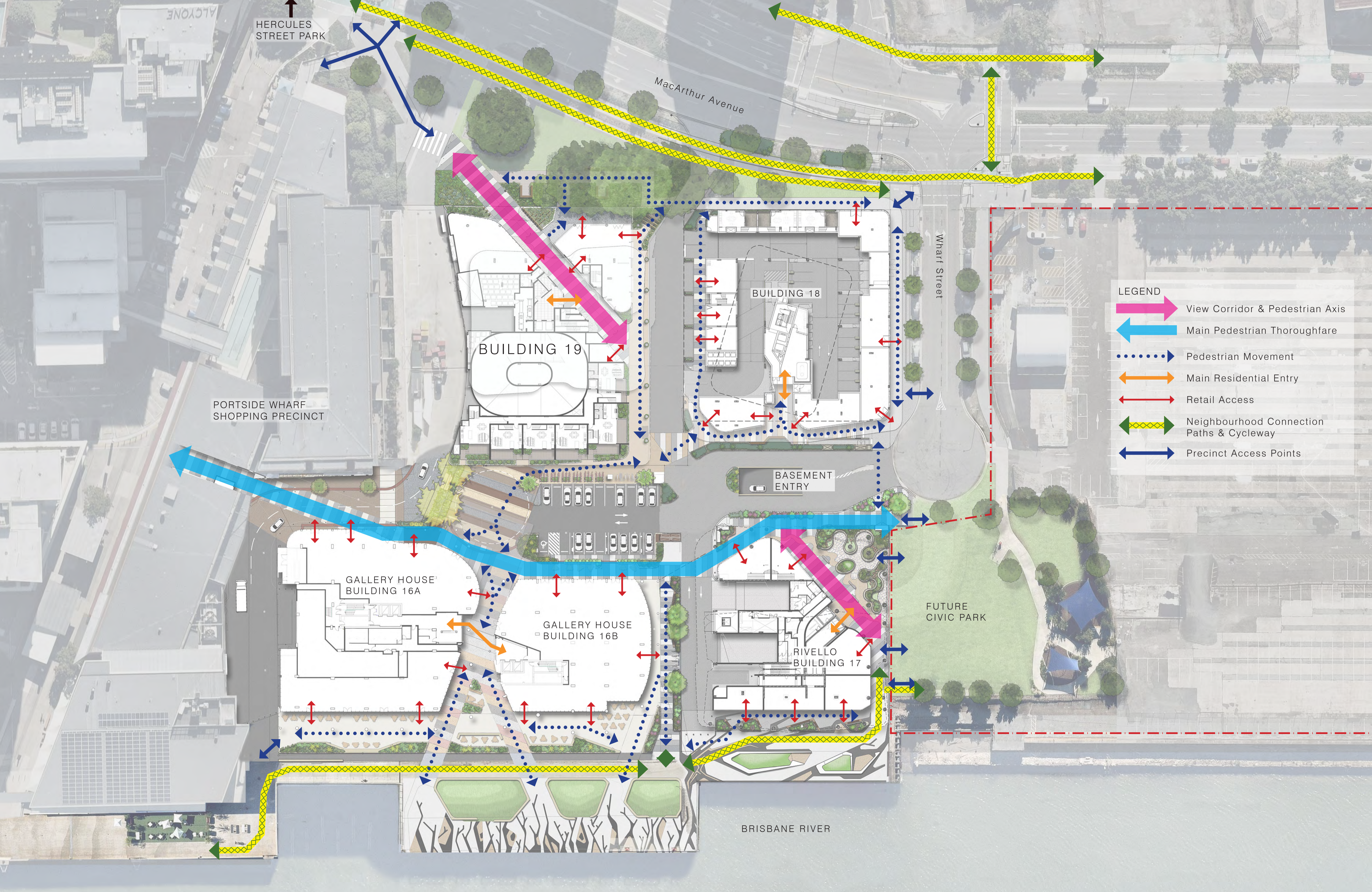
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Site plan removed from drawing package.

Scope of works to include areas adjoining Building 19, including Laneways D and E, and the interfaces between Laneway F and publicly accessible areas. See architectural drawings for Laneway references.

Selected drawings amended to identify matters to be addressed through compliance assessment.



- LEGEND**
- View Corridor & Pedestrian Axis
 - Main Pedestrian Thoroughfare
 - Pedestrian Movement
 - Main Residential Entry
 - Retail Access
 - Neighbourhood Connection Paths & Cycleway
 - Precinct Access Points

PRECINCT PEDESTRIAN MOVEMENT DIAGRAM
 schematic design - PORTSIDE BUILDING 19

DESIGN INTENT

The proposed development Building 19 at Portside Hamilton is a key piece in the local precinct providing a strong pedestrian link from MacArthur Avenue through to riverside boardwalk. The existing fig trees are a significant asset to the interface with MacArthur Avenue and create a unique experience for the users of the site. The mix of retail and residential uses on the ground floor ensure the space remains active through the day and night.

The use of similar and complimentary materials to those used throughout the existing precinct provide a clear wayfinding message and familiarity. The use of wharf timbers continues the link with the local history and character and enhances the experience of place.



GROUND FLOOR

From MacArthur Avenue, pedestrians are drawn into the site by the prominent portal and architectural design. At the entry plaza, recycled wharf timbers and feature pavements provide a canvas for artistic interpretation and creativity. Low planters blur the line between the public and private realm and enhance the vibrancy and experience for all users.

On the ground floor facing Gallery House to the south, extensive and wide landscape planters soften the interface between the residential units and public precinct. The planters continue the green curtain of landscape adjacent to Gallery House mitigating reflected heat and reducing turbulent winds.

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.





Pedestrian access ramp through to neighbouring Building 18

Suspended walkway replaces existing path on ground

Recycled timber arbour

Feature green wall around columns

+ RL 4.60

LANEWAY THROUGH TO SITE EXIT & B18 BASEMENT ACCESS

PICK UP & DROP OFF ZONE

Pedestrian crossing to Building 18

Storm water connection under

MECH. INTAKE

+ RL 4.65

Gallery House Services

Option for Gallery House site - large circular planter with small tree

Gallery House bike racks

GALLERY HOUSE PARKING AREA

Option for Gallery House site - Pre-cast planter 2000 x 1200 x 1000mm deep with vine trellis attachment

Private terrace entrance

Raised planter

Privacy screen

Screen planting

Option for Gallery House site - large circular planter with small tree

GALLERY HOUSE SHARED ZONE

Existing Fig Trees to be retained

Existing path removed

Recycled timber seats

Additional planting

Existing Fig Trees to be retained

Pedestrian access ramp

SITE INTERFACE & VERGE TREATMENT. REFER TO LANDSCAPE FEATURES PAGES

Recycled timber seats

Precinct Entry 'Gateway' Feature

+ RL 4.0

Pavement treatment of view corridor to match Ravello (Building 17)

Precinct Entry 'Gateway' Feature

Tower above (pink dash)

Building over (blue dash)

A

A

+ RL 4.20

+ RL 4.40

+ RL 4.60

+ RL 4.70

RETAIL SPILL OUT

RETAIL

RETAIL

VIEW CORRIDOR

MAIL ROOM

+ FSL 4.10

LOBBY

EOT

RETAIL

BIN TOWN

RCV

CAR PARK RAMP

PMT

BOOSTER

GAS

SERVICE LANE WAY

MECH. EXHAUST

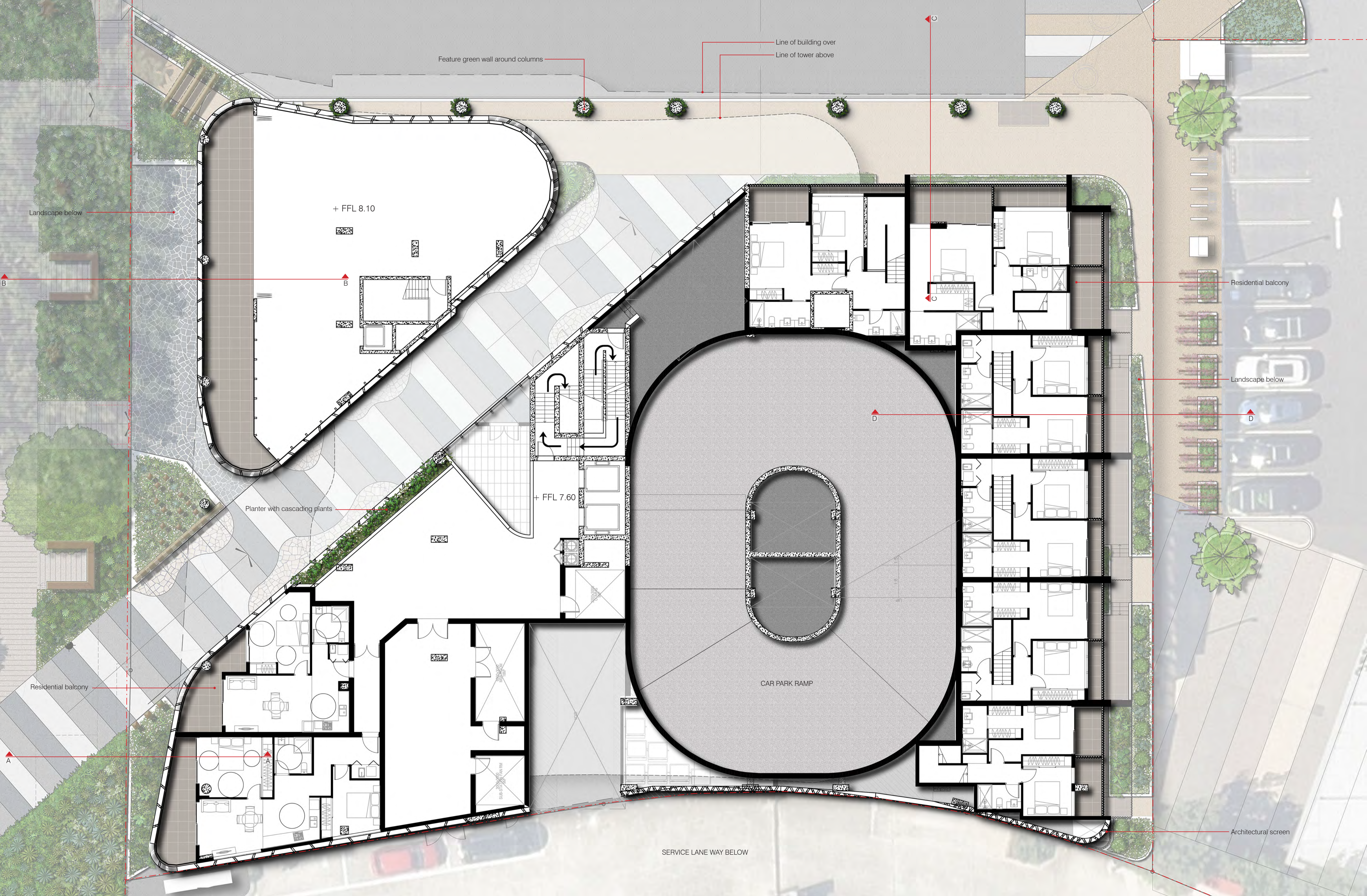
+ EX 4.7

D

D

GROUND LEVEL LANDSCAPE PLAN

schematic design - PORTSIDE BUILDING 19



Feature green wall around columns

Line of building over
Line of tower above

Landscape below

+ FFL 8.10

Residential balcony

Landscape below

Planter with cascading plants

+ FFL 7.60

CAR PARK RAMP

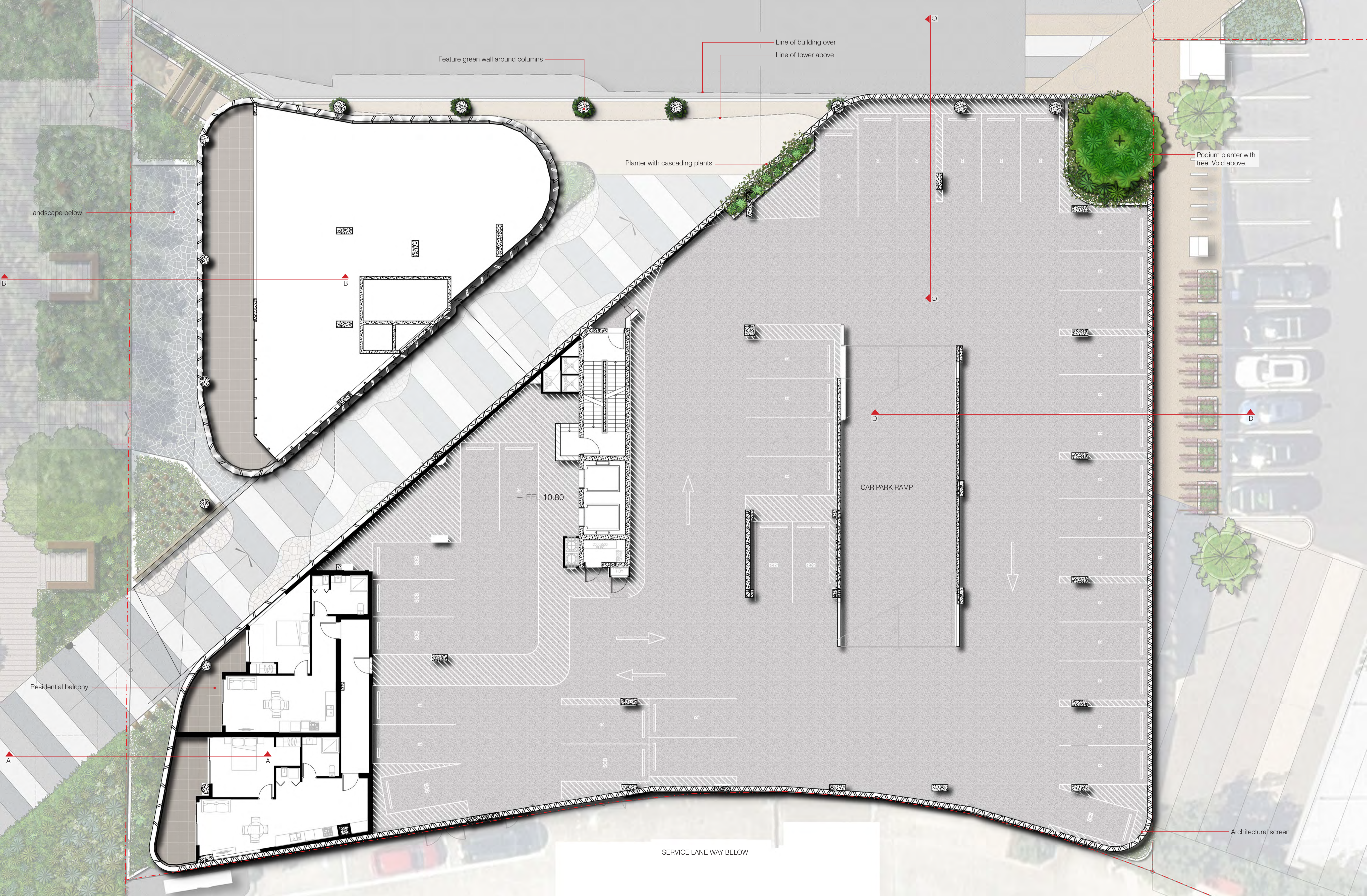
Residential balcony

Architectural screen

SERVICE LANE WAY BELOW

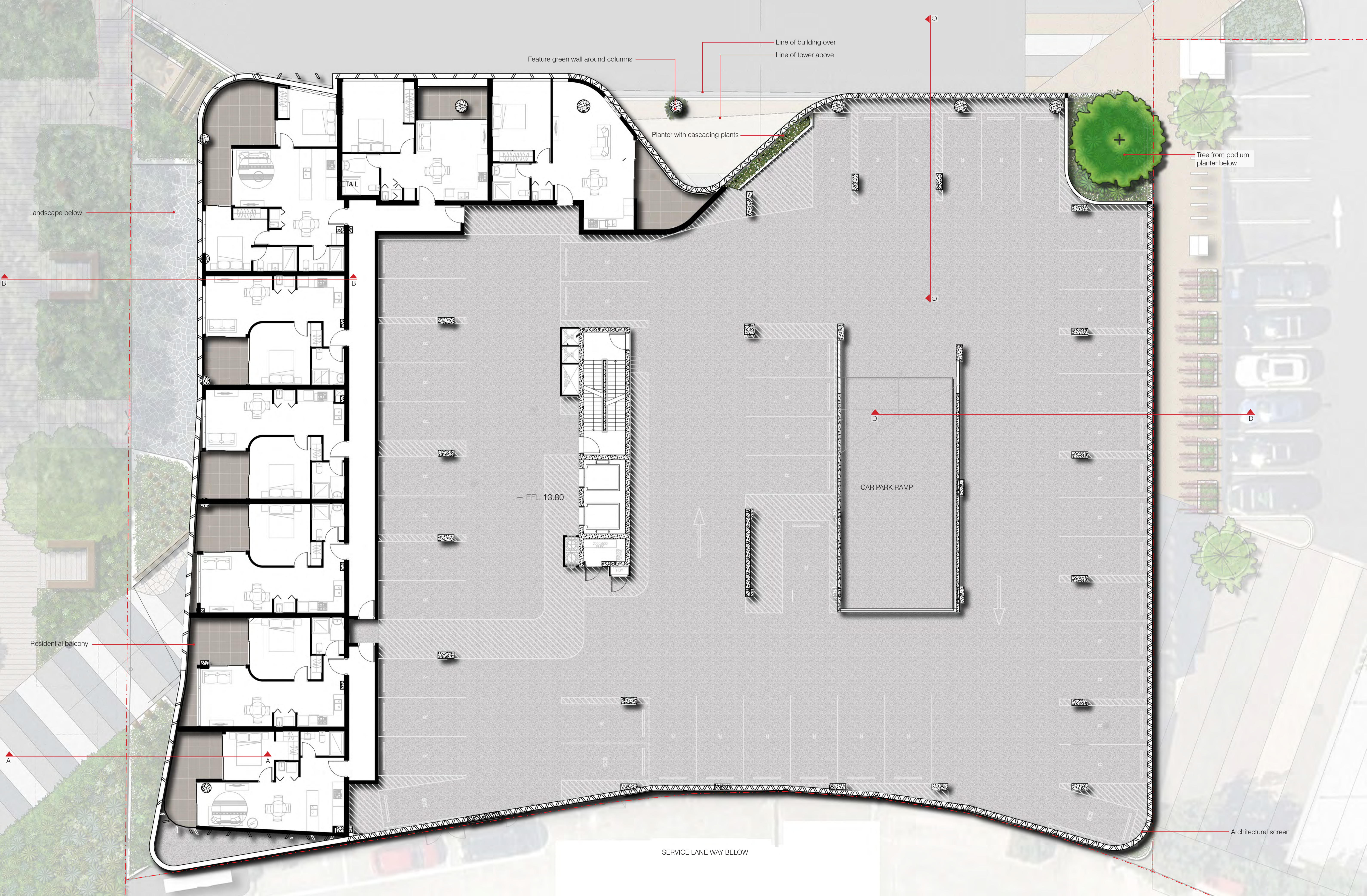
PODIUM MEZZANINE LEVEL LANDSCAPE PLAN

schematic design - PORTSIDE BUILDING 19



PODIUM LEVEL 01 LANDSCAPE PLAN

schematic design - PORTSIDE BUILDING 19



Feature green wall around columns
 Line of building over
 Line of tower above

Planter with cascading plants

Tree from podium planter below

Landscape below

Residential balcony

+ FFL 13.80

CAR PARK RAMP

SERVICE LANE WAY BELOW

Architectural screen

PODIUM LEVEL 02 LANDSCAPE PLAN

schematic design - PORTSIDE BUILDING 19

Density of planting to allow natural light into residential dwellings - subject to compliance assessment

Pre-cast planter with small tree

Landscape below

Pre-cast planters with small tree

Balcony planting

Pre-cast planters with small tree

Tower over

Pre-cast planters with small tree

Residential terraces

Cover over

Pre-cast planter with small tree

Tree from podium planter to level 1

Pergola over sitting area

Pergola over sitting area

Architectural screen acts as balustrade

Private terrace planting

Pergola over sitting area

Shade trees

Pergola over sitting area

Arbour over walkway

Striped paving pattern

Arbour over walkway

Raised podium planter - balustrade compliant

BBQ sitting area

Insulated roof over BBQ setting

Shelter over sitting area

Outdoor kitchen and BBQ facilities

- PODIUM SPECIES**
- TREES**
- BRACHYCHITON populneus
 - HARPULLIA pendula
 - PLUMERIA obtusa
 - SYZYGIVM leuhmanii
- SHRUBS**
- ALCANTAREA black magic
 - ALOCASIA brisbanensis
 - ALPINIA mutica
 - ALPINIA zerumbet
 - ASPLENIUM nidus
 - CHAMAEDOREA elegans
 - PHILODENDRON congo
 - PHILODENDRON Xanadu
 - RHAPIS excelsaa
- GROUND COVERS**
- ASPIDISTRA elatior
 - CALATHEA insignis
 - CTENANTHE setosa
 - CURCULIGO capitulata
 - SPATHIPHYLLUM sensation

+ FFL 17.80

SERVICE LANE WAY BELOW

AMENDED IN RED

By: Essen Joseph

Date: 08-Aug-2022



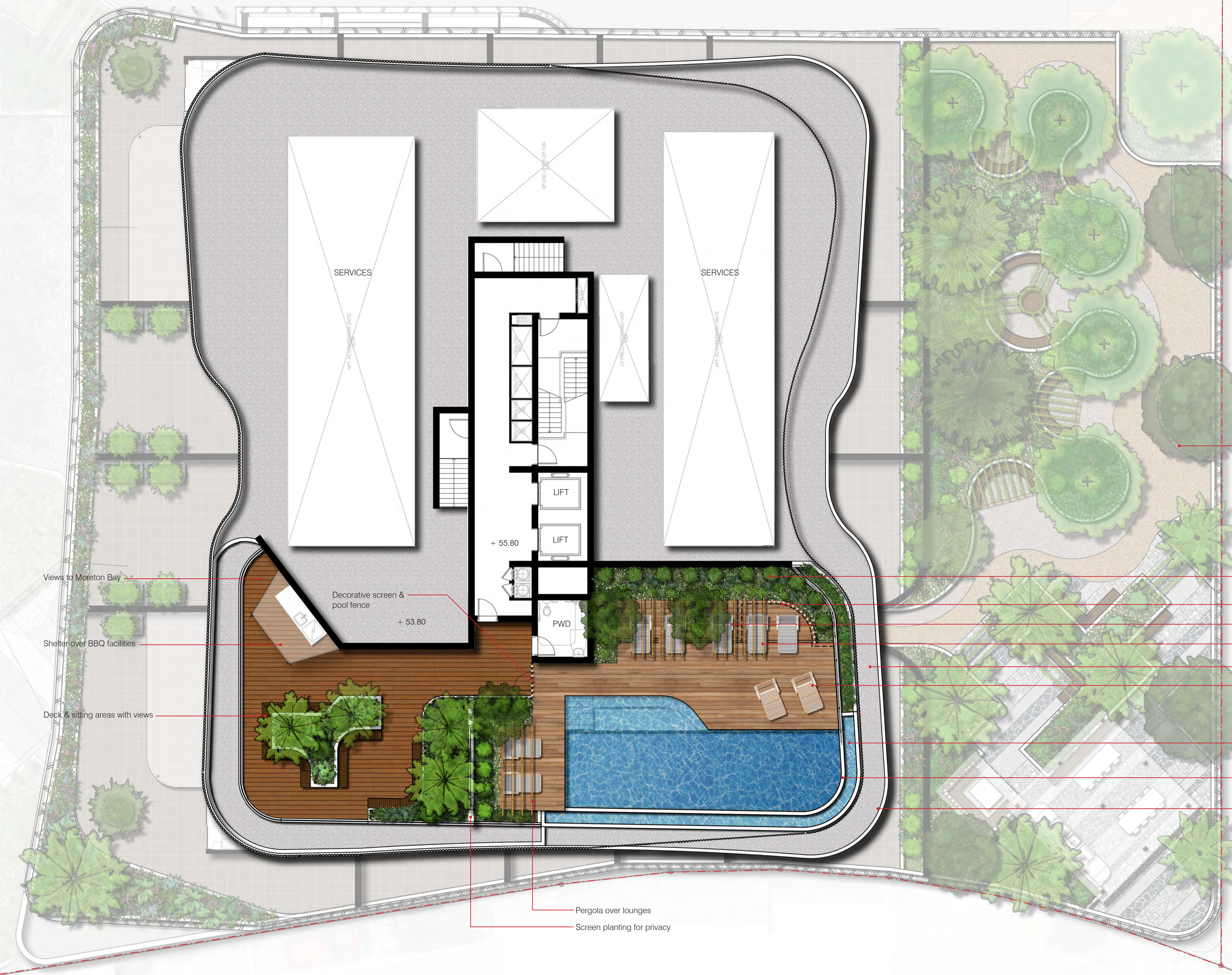

1700303 SD-09
2021-12-17
ISSUE D

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SCALE: 1:100 @ A1; 1:200 @ A3

PODIUM LEVEL 03 LANDSCAPE PLAN

schematic design - PORTSIDE BUILDING 19



Views to Moreton Bay

Shelter over BBQ facilities

Deck & sitting areas with views

Decorative screen & pool fence
+ 53.80

+ 55.80

PWD

Pergola over lounges

Screen planting for privacy

Landscape to podium 3 below.

Screen planting

Decorative screen for sense of enclosure

Planter continues under deck for soil volume

Pergola over lounges

Maintenance path below deck

Sun lounge deck

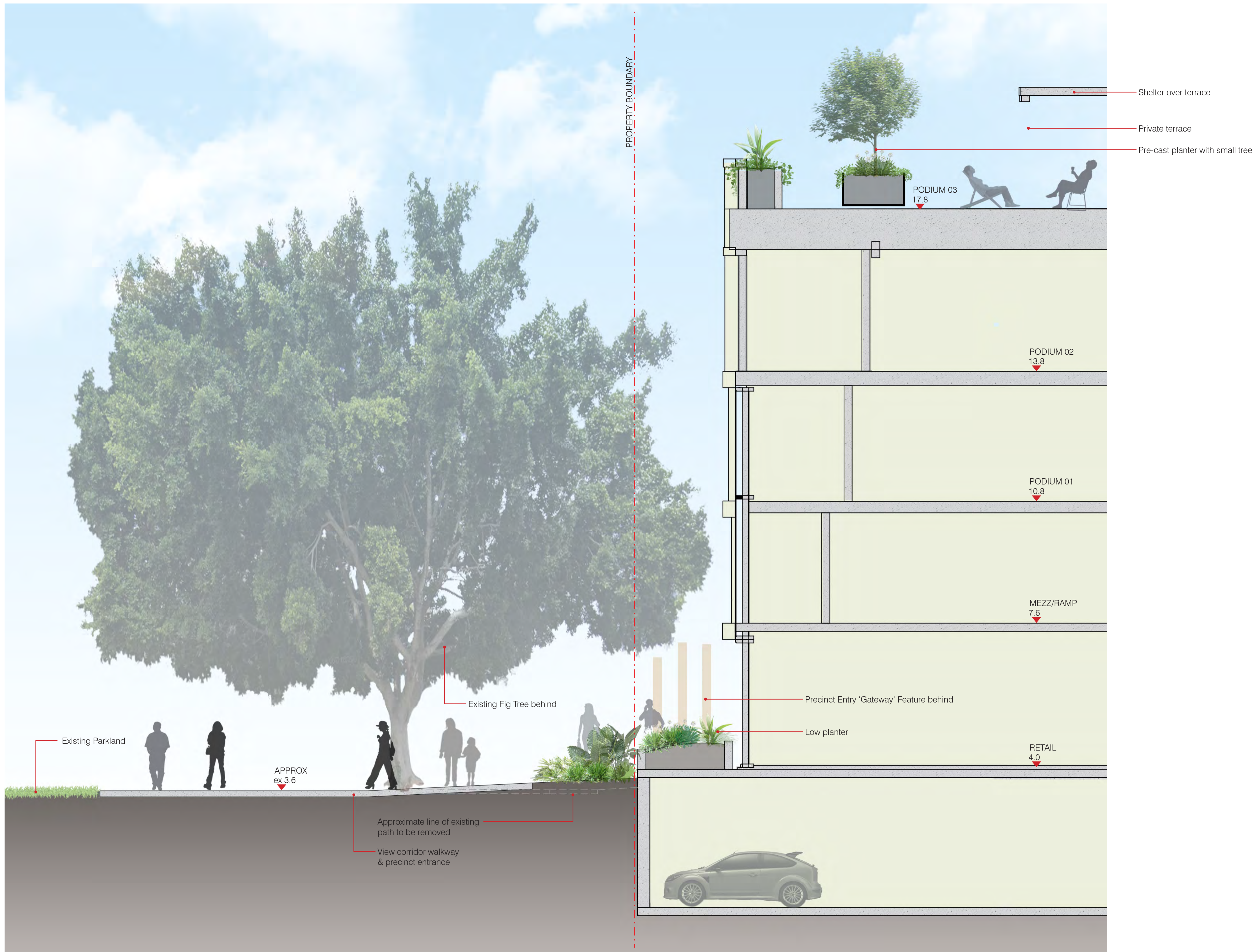
Pool catch trough

Horizon edge

Screen and balustrade. Refer to Architects drawings

REC DECK LANDSCAPE PLAN

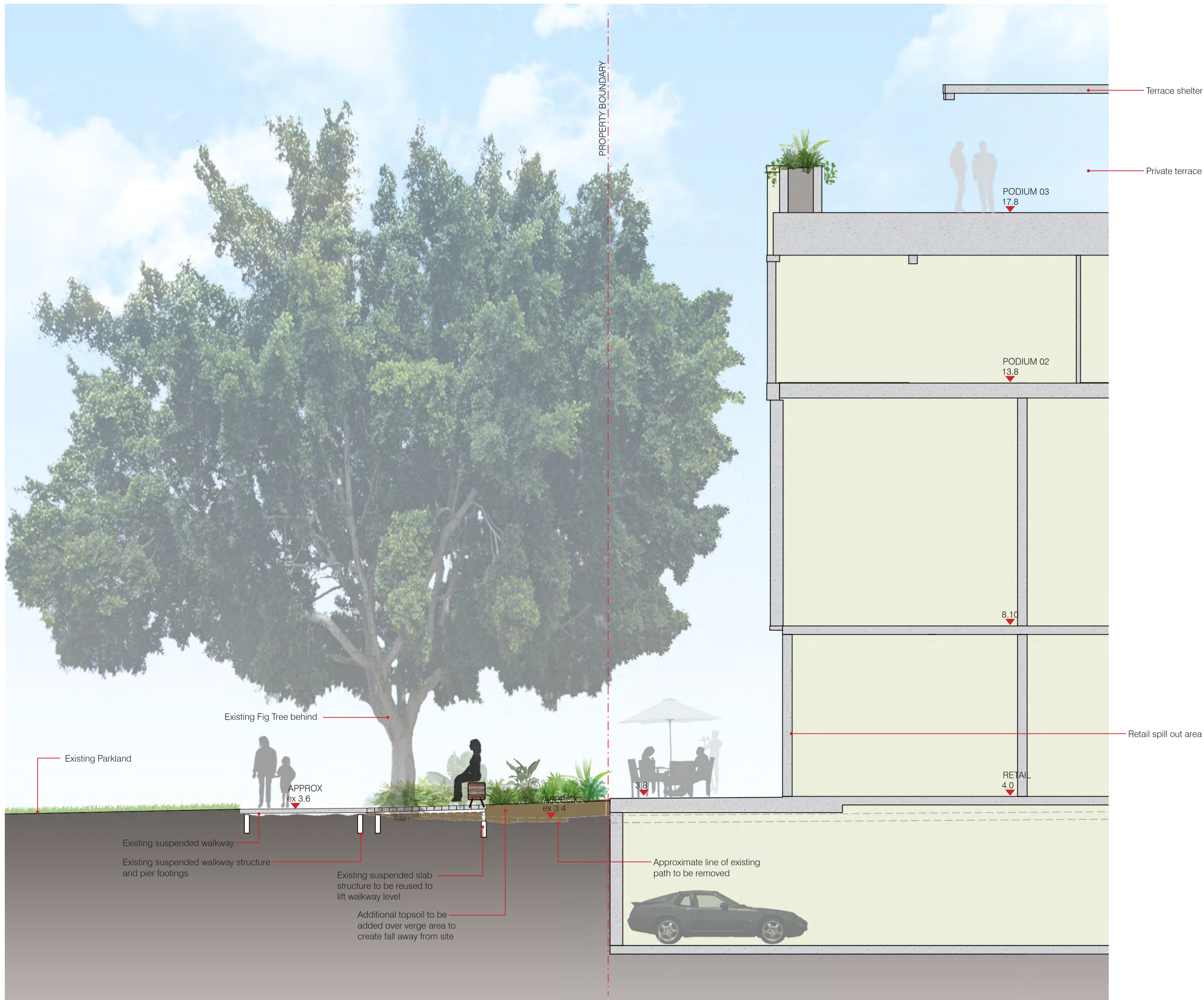
schematic design - PORTSIDE BUILDING 19



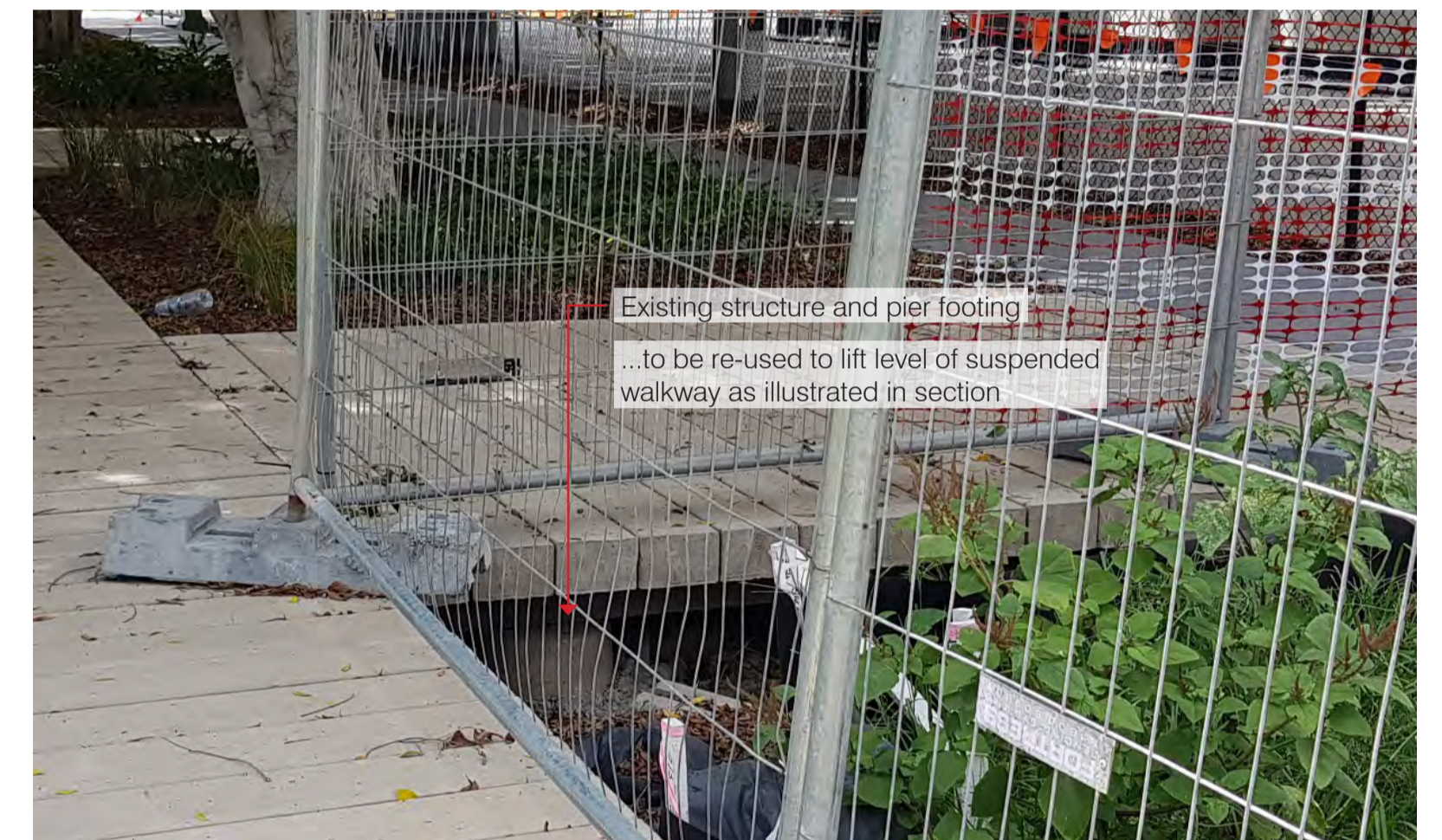
SECTION A
1:50 @ A1

LANDSCAPE SECTIONS

schematic design - PORTSIDE BUILDING 19



Existing suspended walkway



Existing suspended walkway

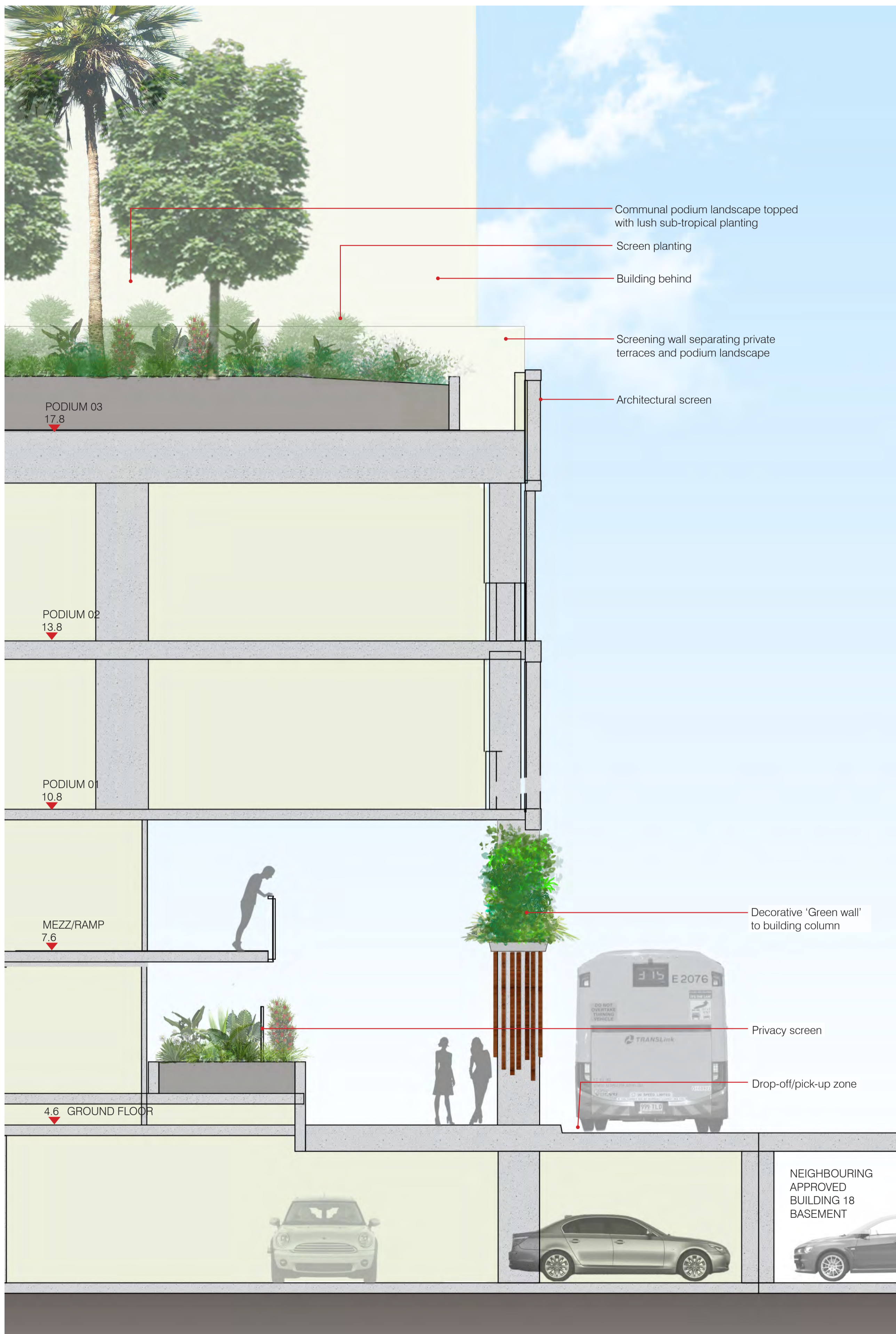


Existing suspended walkway

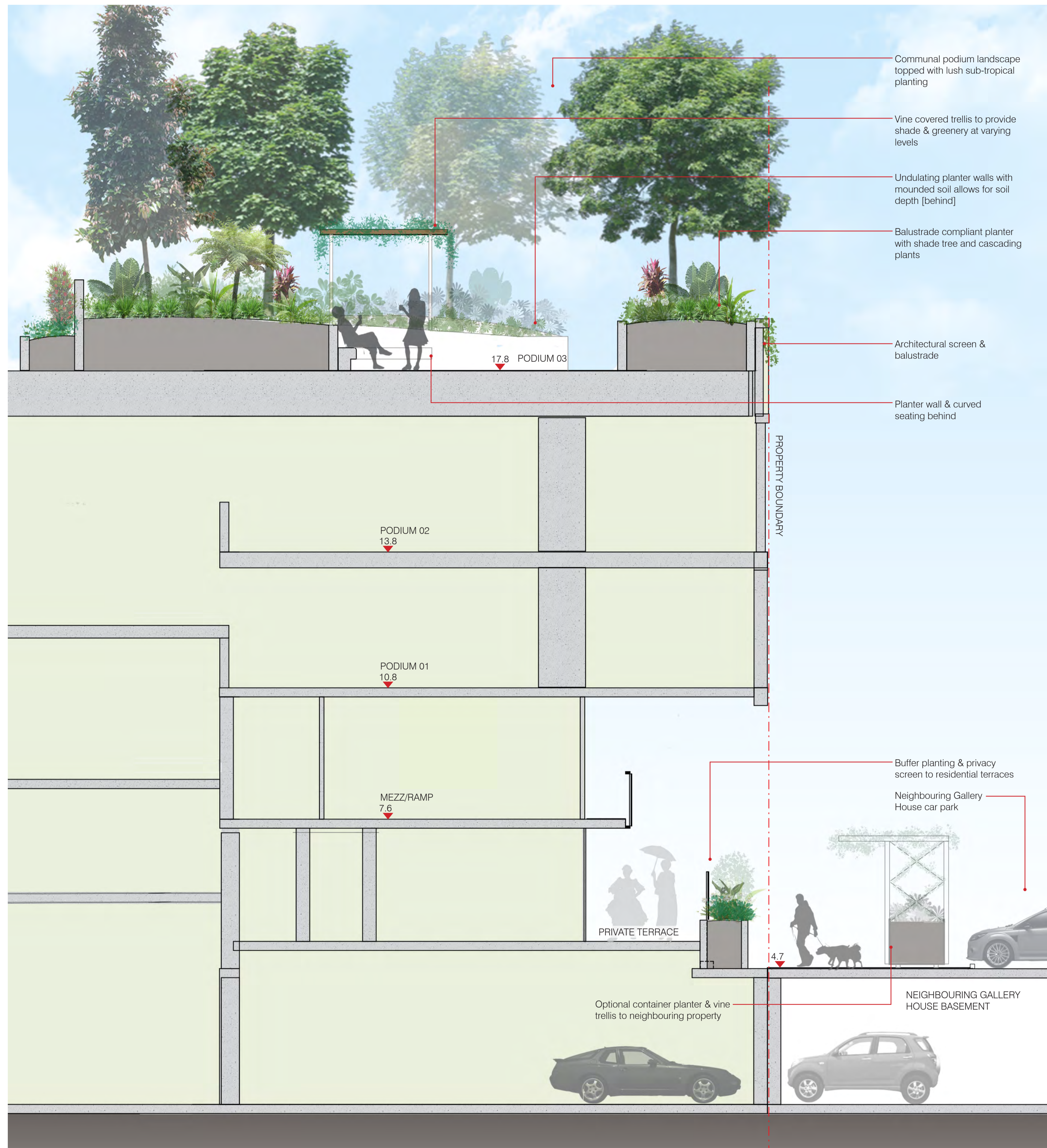
SECTION B
1:50 @ A1

LANDSCAPE SECTIONS

schematic design - PORTSIDE BUILDING 19



SECTION C
1:50 @ A1



SECTION D
1:50 @ A1

LANDSCAPE SECTIONS

schematic design - PORTSIDE BUILDING 19



MacArthur Avenue

Maintain views into site

Maintain views into site

Existing pedestrian connection to Portside Wharf Shopping Precinct

New concrete path. Banded to match precinct view corridor

Existing suspended path to be removed

Existing newly planted tree to be removed to maintain a clear view into site and along view corridor

Existing path to be removed. New planting with additional soil to meet new levels

Existing newly planted tree to be removed to allow a clear view into site and along view corridor

New seating to existing path structure. Seat to be made using recycled wharf timber

Existing path to be removed. New planting with additional soil & mulch filled around Fig Tree to meet new levels

Existing suspended path to be retained

New levels create positive fall towards street drainage system

Existing bench to be retained

Existing cycle path

Main pedestrian path for through traffic

Existing planting area to be upgraded

Existing Fig Trees to be retained

Suspended driveway as part of approved Building 18 works

Lift & extend existing suspended pathway using the existing pier footings and supporting structure

New suspended path

+4.0
Lift & extend existing ramp
Existing level to be lifted.
Sitting wall

Introduction of recycled wharf timbers as public art to the precinct gateway, reinforces the connection across the site, reflecting elements from the Building 17 landscape

Landscape entry feature helps frame gateway to the precinct

Arbour over walkway using recycled wharf timber

RETAIL

RETAIL

BUILDING 18

LANDSCAPE STREET INTERFACE PLAN

schematic design - PORTSIDE BUILDING 19



Architectural portal element floating above the landscape.

Recycled wharf timber feature to view corridor gateway, frames the Portside precinct entry and provides a beacon for wayfinding.

Low planting to planter in between public view corridor and north west retail area allows for passive surveillance in and out of the site.

Recycled wharf timber bench seating to existing suspended pathway

INDICATIVE PERSPECTIVE - PRECINCT GATEWAY AND STREET INTERFACE



RECYCLED WHARF TIMBER PUBLIC ART INSTALLATION



PRECINCT GATEWAY DEFINED AT HUMAN SCALE



LOW PLANTING TO RAISED GARDEN BEDS



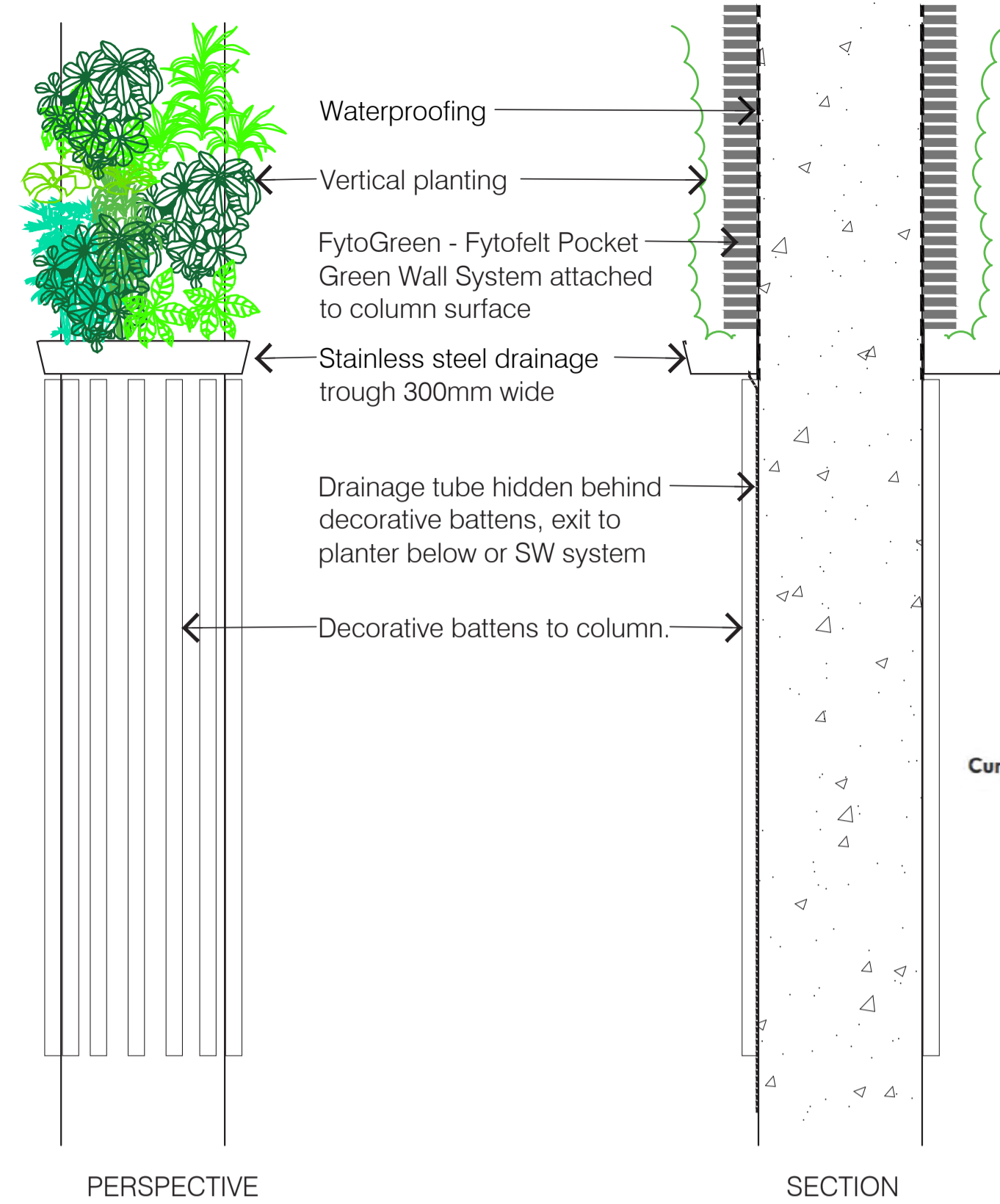
WAY FINDING PATH TREATMENT TO MATCH PRECINCT



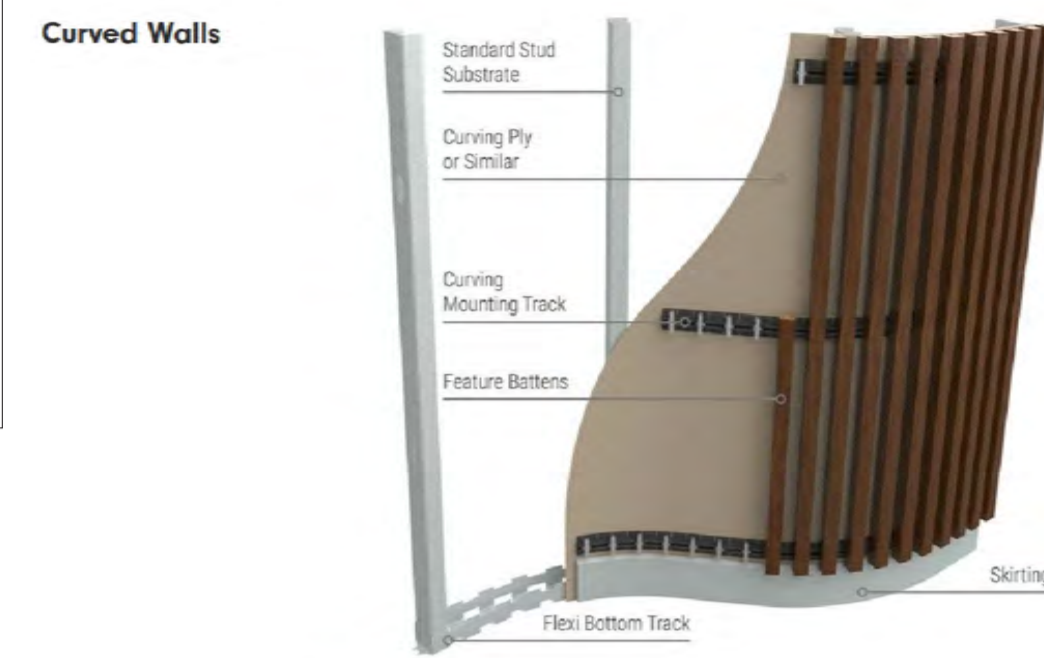
RETAIN & IMPROVE EXISTING PARK CONDITIONS

LANDSCAPE FEATURES - PRECINCT GATEWAY

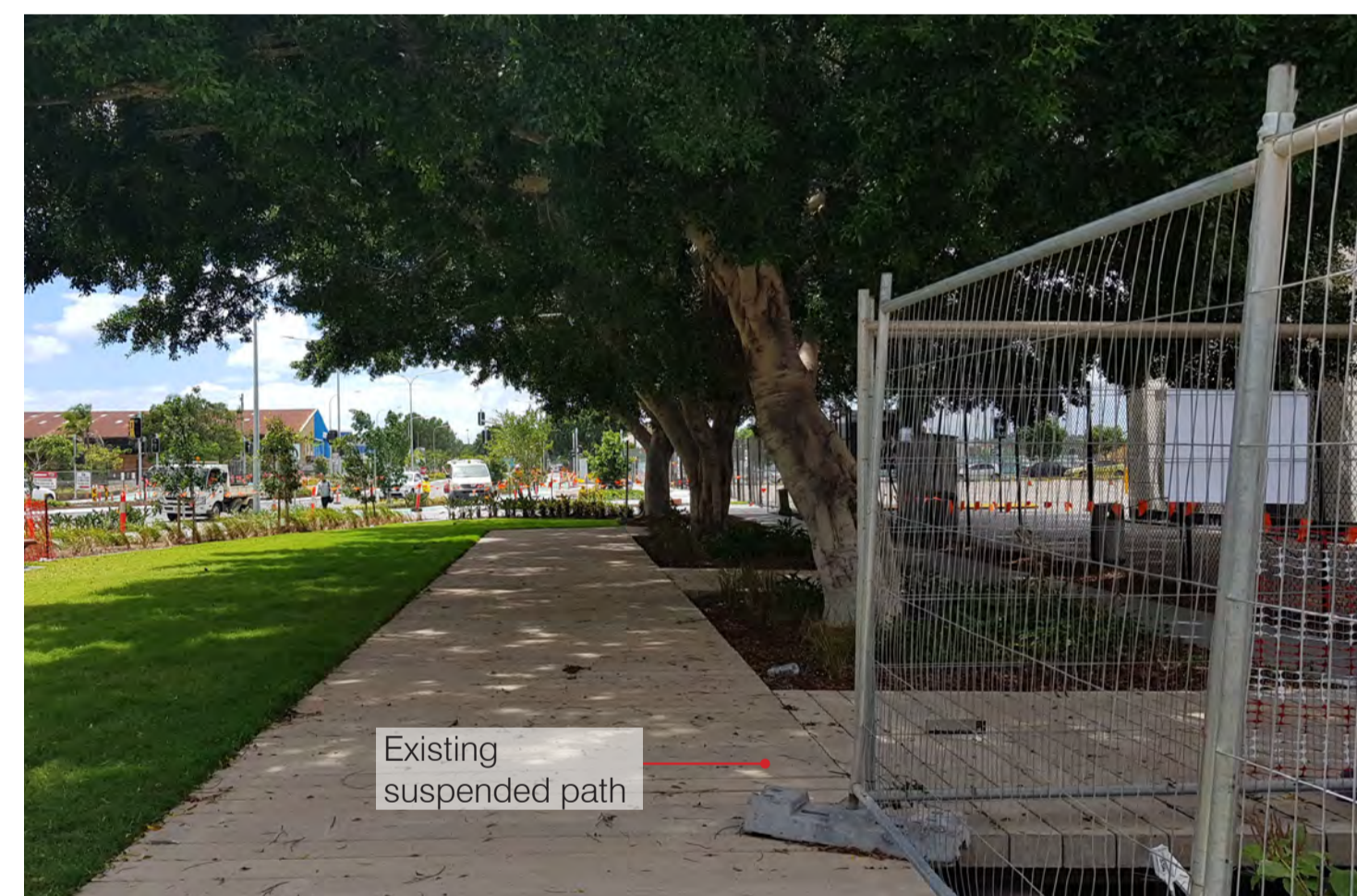
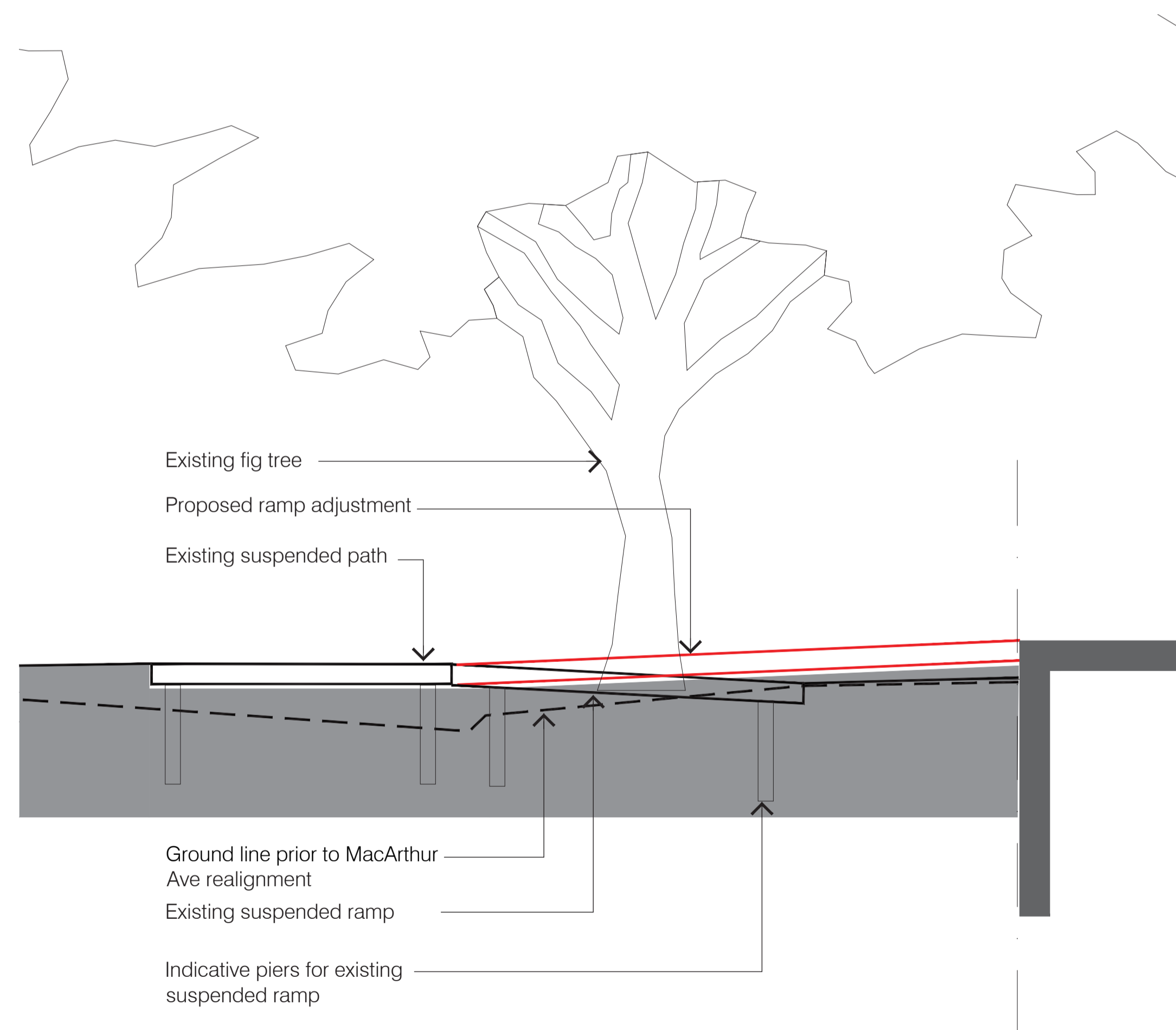
schematic design - PORTSIDE BUILDING 19



- Notes:
- 'FytoGreen' - FYTOFELT Pocket Green Wall System. Complete system includes attachments, growing media, containers, plants, automatic irrigation + fertilisation control box, and drainage system. Design, shop drawings, installation and maintenance to be provided by 'Fytogreen'.
 - Decorative Column Battens = 'Sculptform - Click-on Battens to form decorative battening around columns. Material = Timber - Spotted Gum. Coating = Clear Poly. Batten Size = Flute 32x32. Mounting Rack = Curved



DECORATIVE COLUMNS WITH VERTICAL PLANTING



SUSPENDED WALKWAY RAMP

LANDSCAPE ELEMENTS

schematic design - PORTSIDE BUILDING 19

planter details.

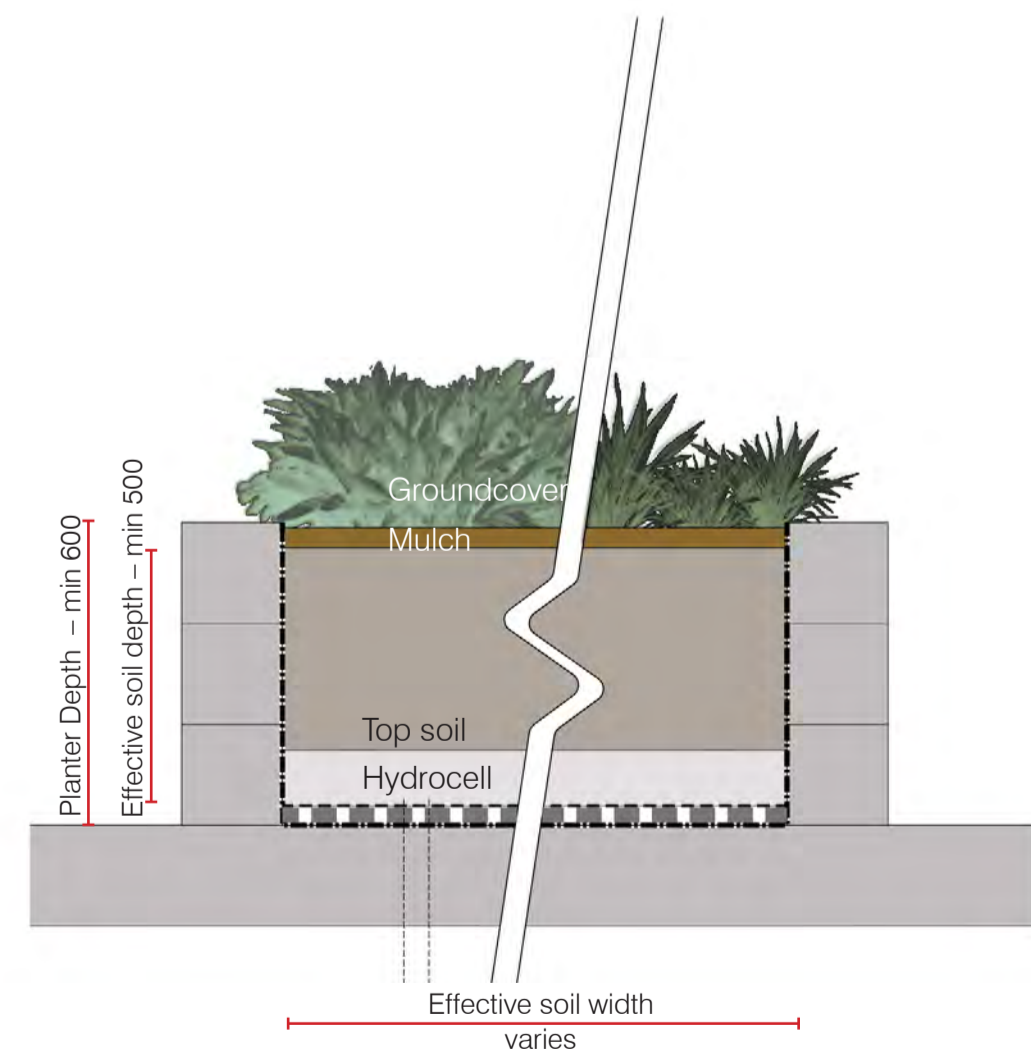
30% SAND BASED LIGHT WEIGHT ROOF GARDEN GUIDELINES

Fytogreen Australia's lightweight roof garden system works to the following depth and saturated weight guidelines. The soil mix is 30% washed sand, 40% Hydrocell flakes, 20% 14mm scoria and 10% composted pine bark by volume. Saturated bulk density is 1150 kg/m3.

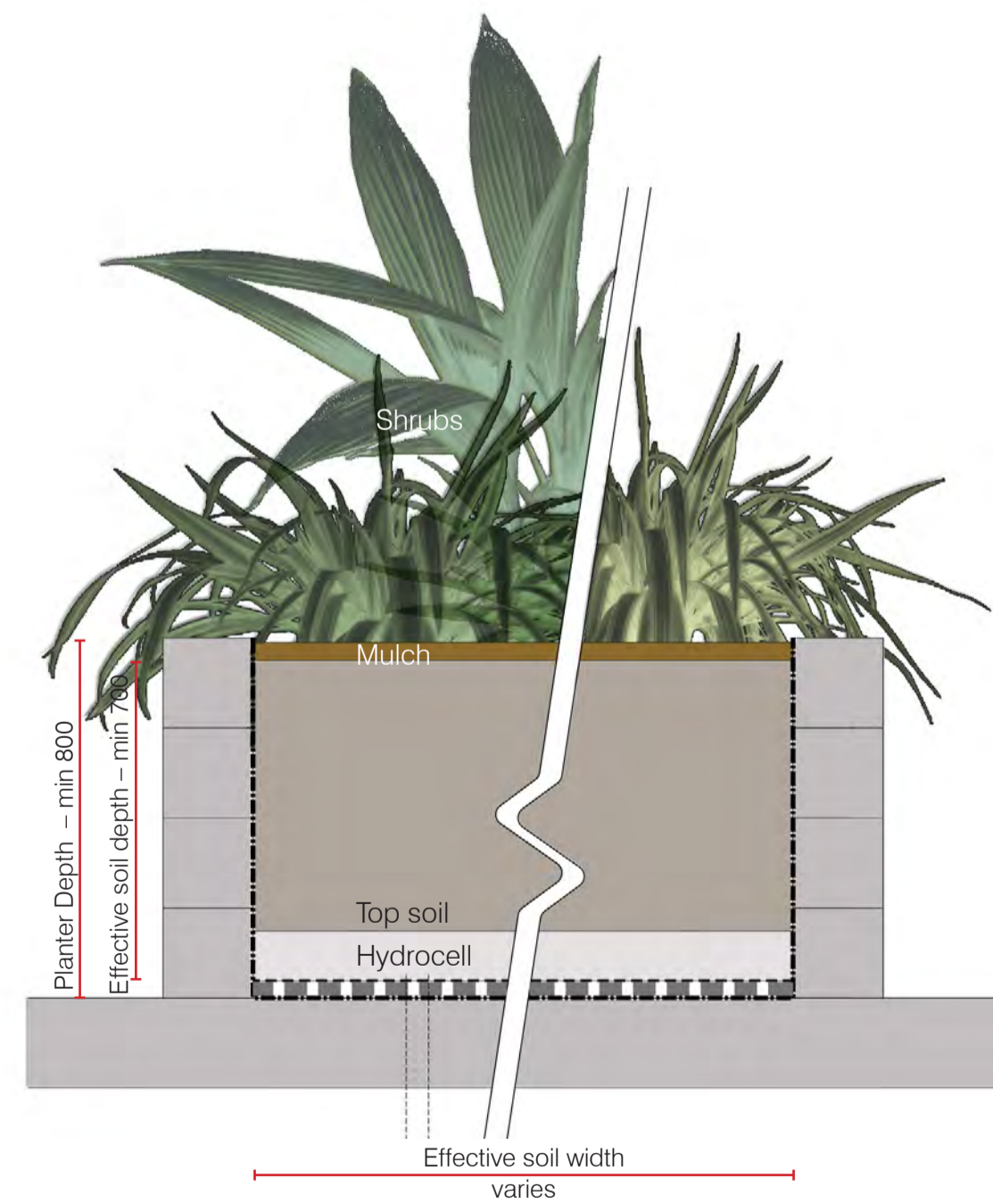
| | | SHRUBS | TREES |
|---------------|---|----------------------------|----------------------------|
| | | To approximately 12 metres | To approximately 12 metres |
| | GROUNDCOVERS | | |
| Soil Mix | TURF | | |
| | 100mm depth | 400mm depth | 1000mm depth |
| Layer 5: | 115kg/sqm | 460kg/sqm | 1150kg/sqm |
| Layer 4: | Hydrocell Hardfoam RG30 - 100mm thick. 84kg/m2 (80kg water and 4kg hardfoam) Compressive strength 23,000kg/sqm. Product life 25 years without maintenance. | | |
| Layer 3: | Geotextile Membrane - Various types such as Bidim A14G. Thickness 2mm, weight negligible | | |
| Layer 2: | Drainage Layer - Allow 20mm for Fytonop 20 | | |
| Layer 1: | Vapour Layer - LDPE plastic is laid as extra protection above the waterproofed roof. Thickness 0.02mm, weight negligible. | | |
| Total Depth: | 300mm | 600mm | 1200mm |
| Total Weight: | 199kg/sqm | 796kg/sqm | 1990kg/sqm |

Please Note: The weight shown does not include plants. For example rolled turf weighs approximately 15kg/sqm

Disclaimer: This information is supplied in good faith and trials are recommended by the user to test the suitability of procedure in their climatic region. The system now covers 2.8 million square metres of roof garden in Europe since 1985 and 55,000m2 in Australia since 2002. No liability will be accepted by Fytogreen Australia or it's representatives as the final performance based on this information.



GROUNDCOVER RAISED PLANTER



SHRUB RAISED PLANTER



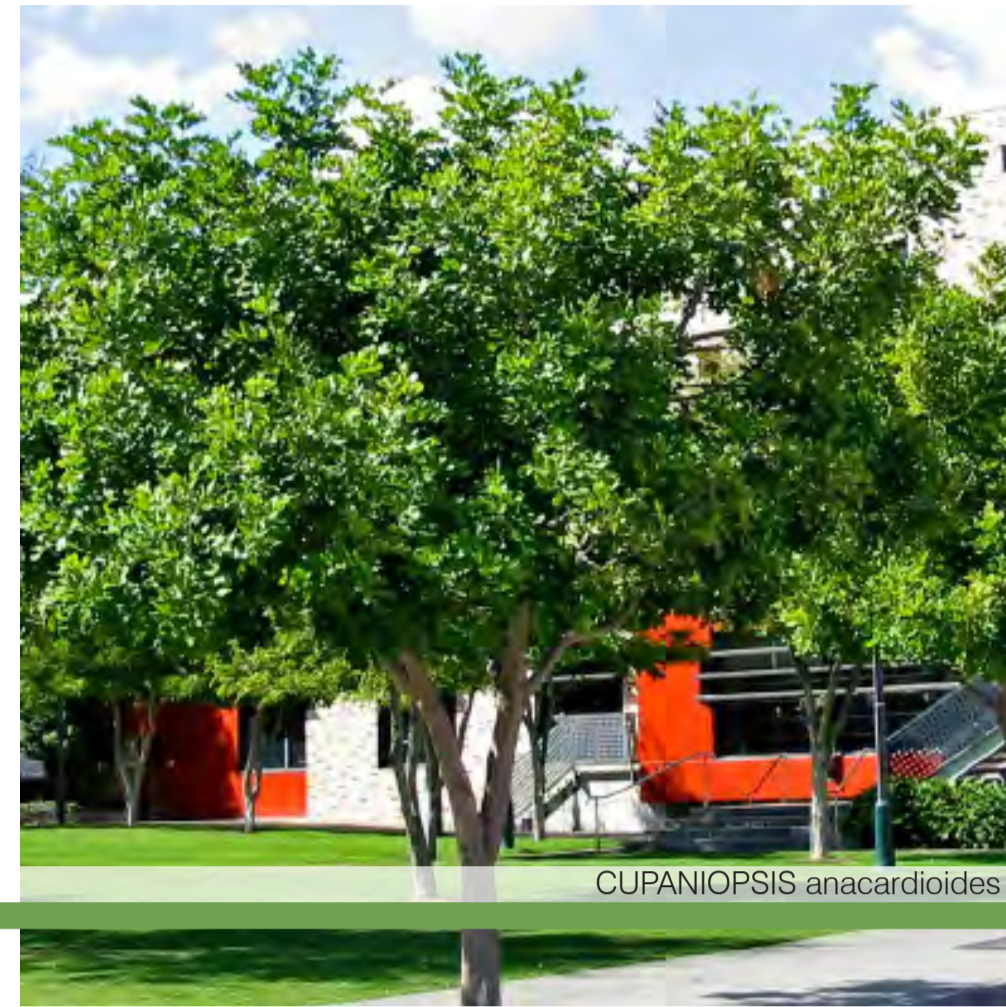
TREE RAISED PLANTER

PLANTER DETAILS

schematic design - PORTSIDE BUILDING 19



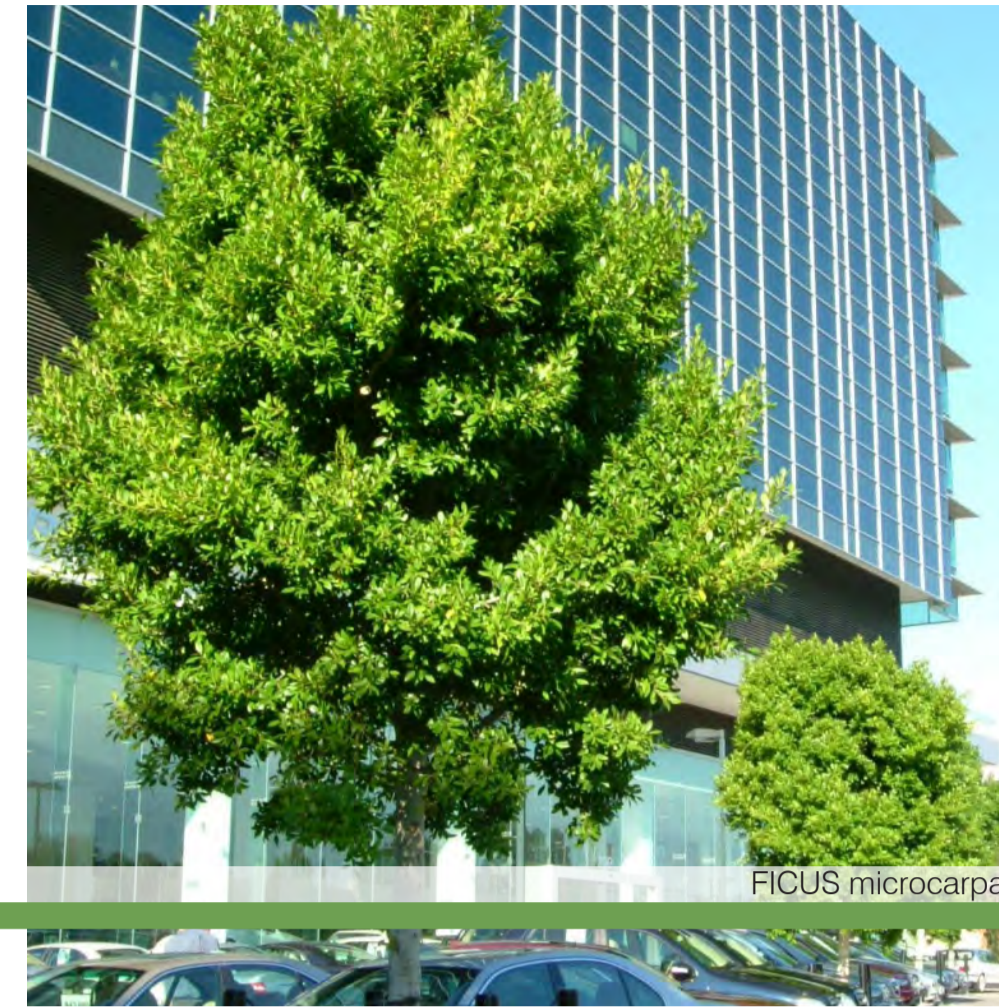
BRACHYCHITON populneus



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 |



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 |



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 |

Species selection for each location to be confirmed through compliance assessment

AMENDED IN RED

By: Essen Joseph

Date: 08-Aug-2022



INDICATIVE PLANTING PALETTE

schematic design - PORTSIDE BUILDING 19