

11-23 MACARTHUR AVE

HAMILTON

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Part A

**CONTEXTUAL
SETTING**

Subject Site



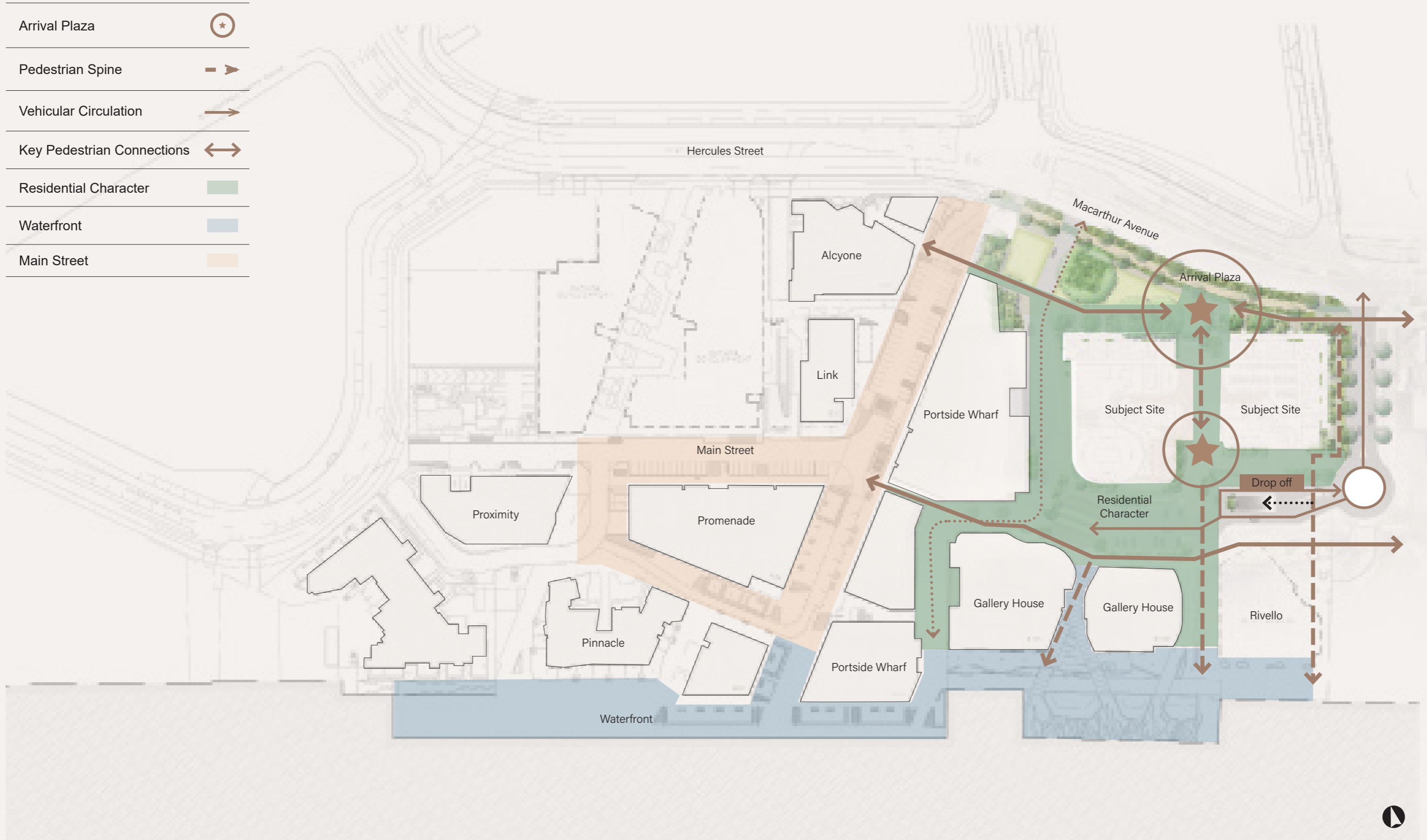
Scope of works



Lot boundary



Precinct Context



Part B

LANDSCAPE INTENT

Conceptual Vision

A LIFE SET WITHIN A FOREST

Nestled amidst a lush subtropical rainforest, Portside Build-to-Rent (BTR) offers a unique residential experience, enveloped by the natural beauty of the trees, and with an abundance of amenities at its doorstep. The development boasts a wide range of recreational facilities, complemented by the scenic landscape and communal open spaces, which together provide an exceptional urban lifestyle not only for Portside BTR residents but also the broader Hamilton community.

The vision behind Portside BTR is to cultivate a sustainable and immersive green living environment that celebrates our affinity for the outdoors and subtropical climate. By harnessing the power of nature and incorporating it into the design, Portside BTR is set to redefine the benchmark for subtropical living, and offer an unparalleled living experience.

WATERHOLE

Podium Amenity

GORGE

Public Realm



Conceptual Character



**WARM AND WELCOMING
QUINTESSENTIAL QUEENSLAND**



Landscape Drivers

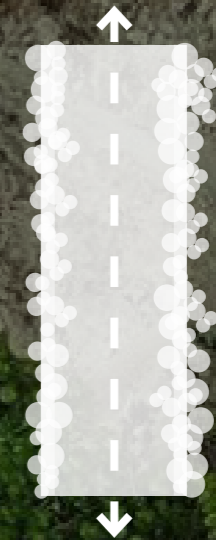
SPACES

Diversity & Co-location



JOURNEYS

Vistas & Thresholds



Part B

LANDSCAPE PLANS

Landscape Master Plan

Ground

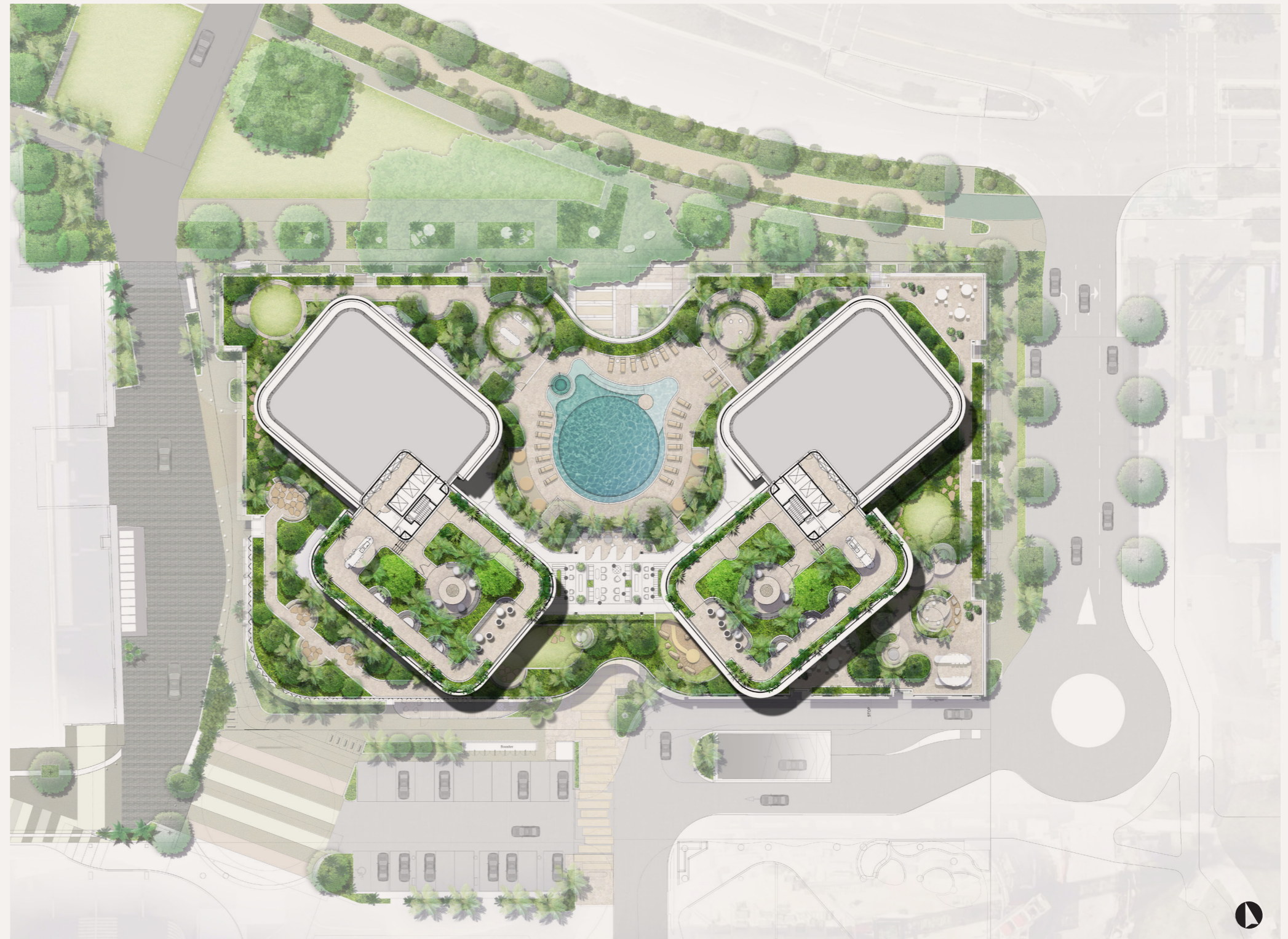
The ground level of Portside BTR is defined by its densely planted "green edge" that surrounds the building and defines the strategic axis. With cues from a subtropical gorge, the planted curtilage balances the built form from the different street typologies bounding the site. From MaCarthur Avenue, a clear pedestrian spine anchored by arrival plazas provides a landscaped, arrival sequence for residents' and the public.

Podium Facade

Integrated into the architectural form, landscape planters and terraces will create "green insertions" that soften the podium to the street.

Amenity

The upper podium is the beating heart of the living community at Portside BTR. As a place to relax, entertain and embrace the outdoors, the residents' amenity includes a lagoon pool, poolside daybeds wellness facilities, garden lounges, outdoor kitchen's and dining, kids playground, lawns and various internal entertainment spaces. Set across an expansive podium space, the landscape is structured to create dense landscape edges to the buildings and a green edge to the podium.



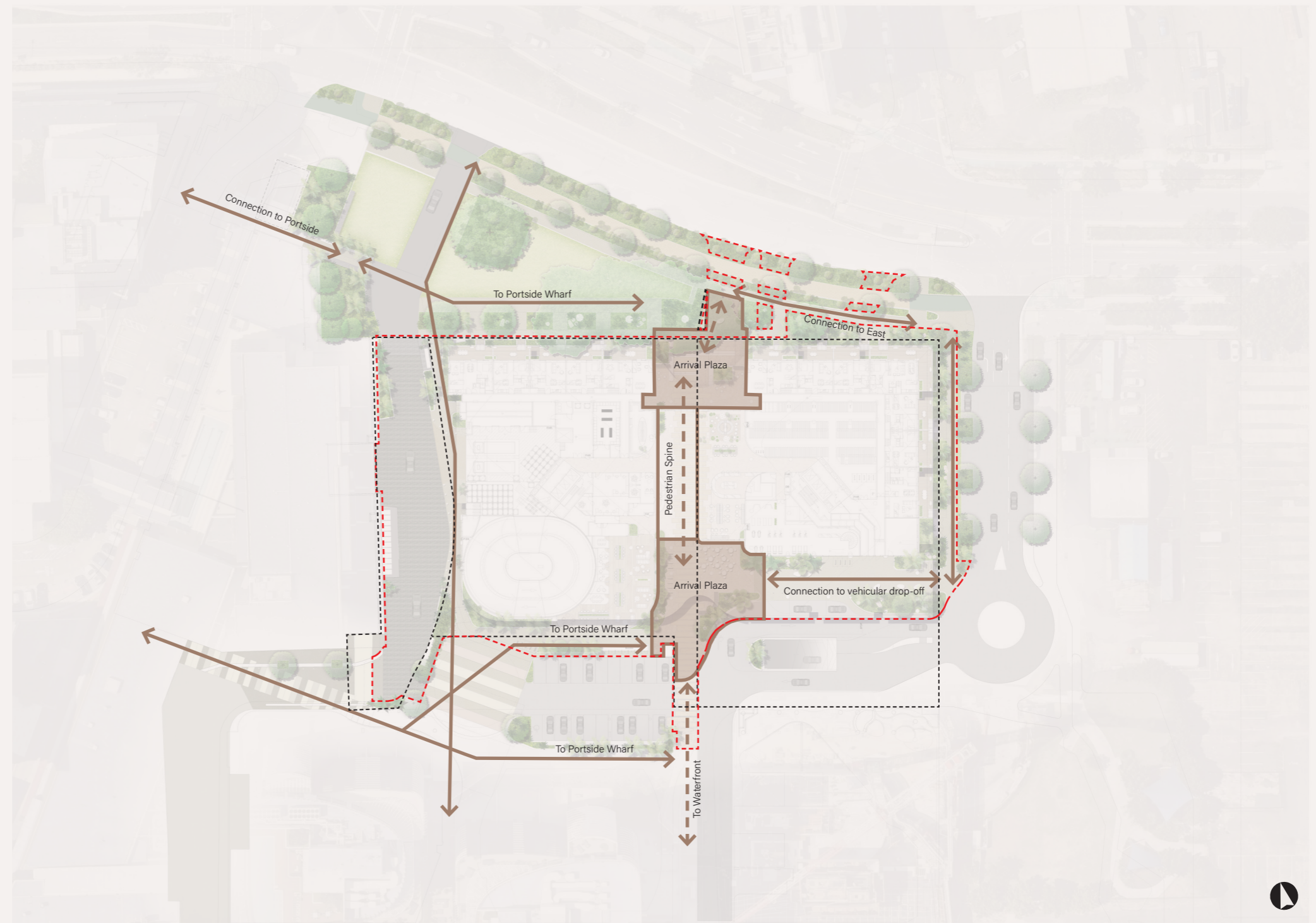
Landscape Moves

Creating meaningful connections

The public realm provides clear connections through visual clarity with a defined landscape materiality and planting response. Pathways have been aligned to have direct access and sightlines bounded by subtropical planting.

Paths along Macarthur Avenue and Wharf St deliver a "residential subtropical street" to the terraces with paths connecting to broader precincts, while the service laneway will be softened with additional landscape located at the thresholds.

The main pedestrian spine acts as a controlled mid-block, north-south, link anchored by "arrival plazas" for meeting. This connection acts as a nodal point for the east-west spine from the park to Portside Wharf and also continues to the waterfront.



Scope of works



Landscape Moves

Greening the streets

A defining element of the development proposal is its overtly "green" public realm. A deep green planting threshold surrounds the built form to create subtropical streets.

Planting areas have been structured into contiguous zones to minimise wall heights while maximising surface area and soil volumes. This will enable high-performance growth to support the on-going success of the planting. The planting layout also enables tree planting in key locations to soften the street and create "green thresholds" around key nodal spaces.



Scope of works



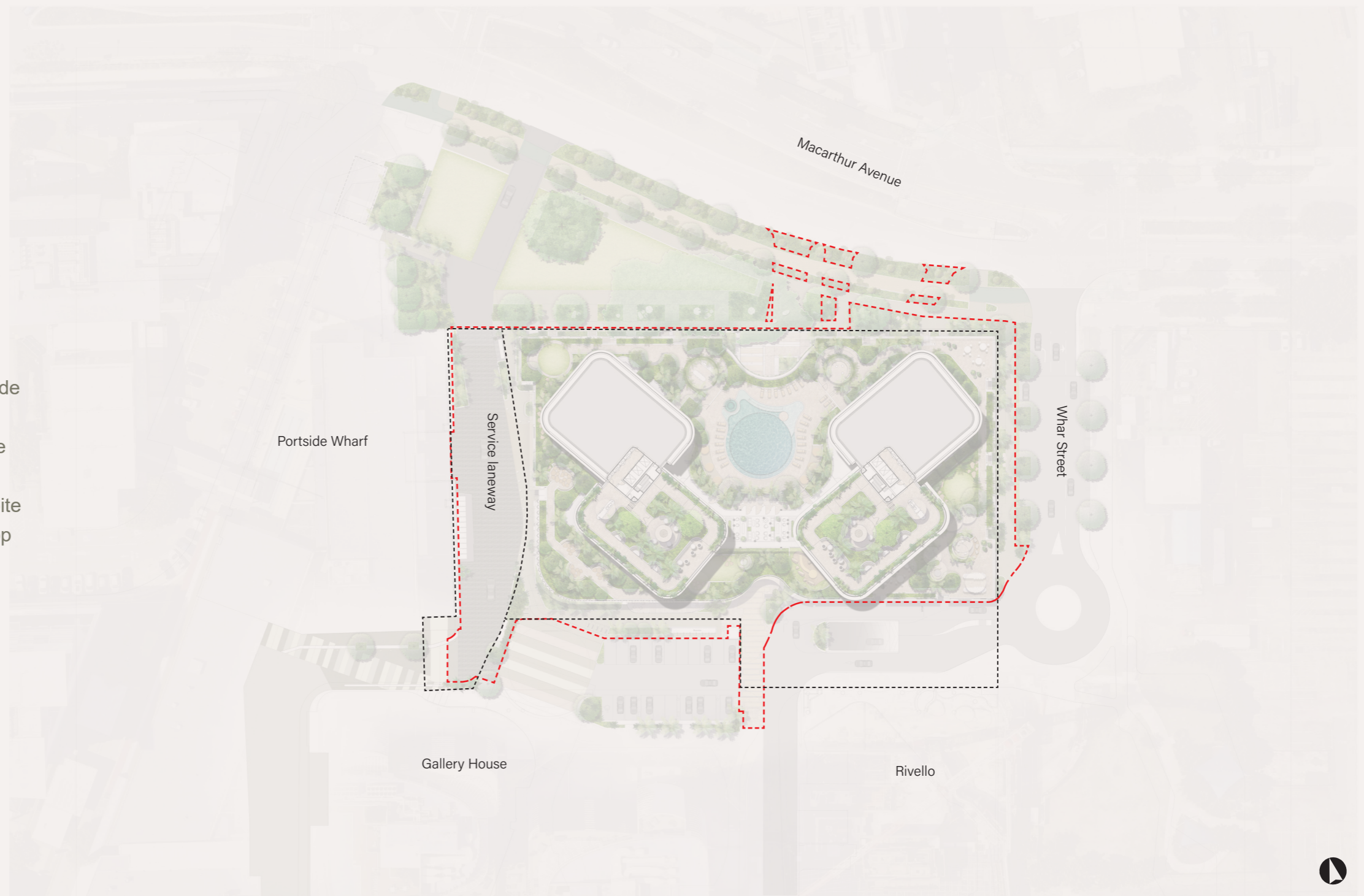
Landscape Moves

Towers set in a garden

Building upon the deep green ground plane, the development proposal delivers a highly active subtropical garden at the top of podium. Expanding upon the amenity of the precinct, the podium will create an elevated landscape, creating a canopy from which the towers rise from.

A key design driver of the podium is to create a deep green environment for residents to come together in and embrace the outdoors.

On top of the towers, rooftop terraces will provide an outstanding outlook over the river, a place for residents to celebrate such an incomparable location. At the heart of the terraces, a central, deep green garden will become a place of respite within the outlook. Open vistas along the rooftop edge will be framed by low cascading planting.



Scope of works

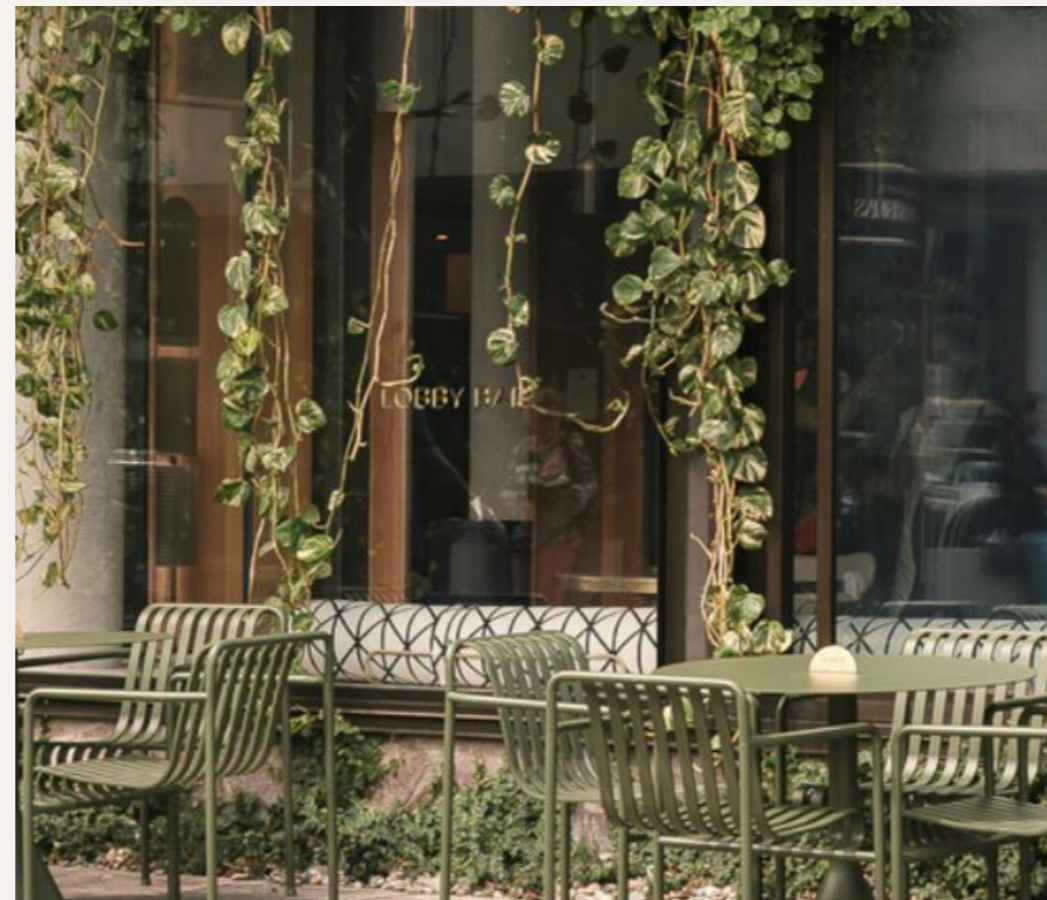
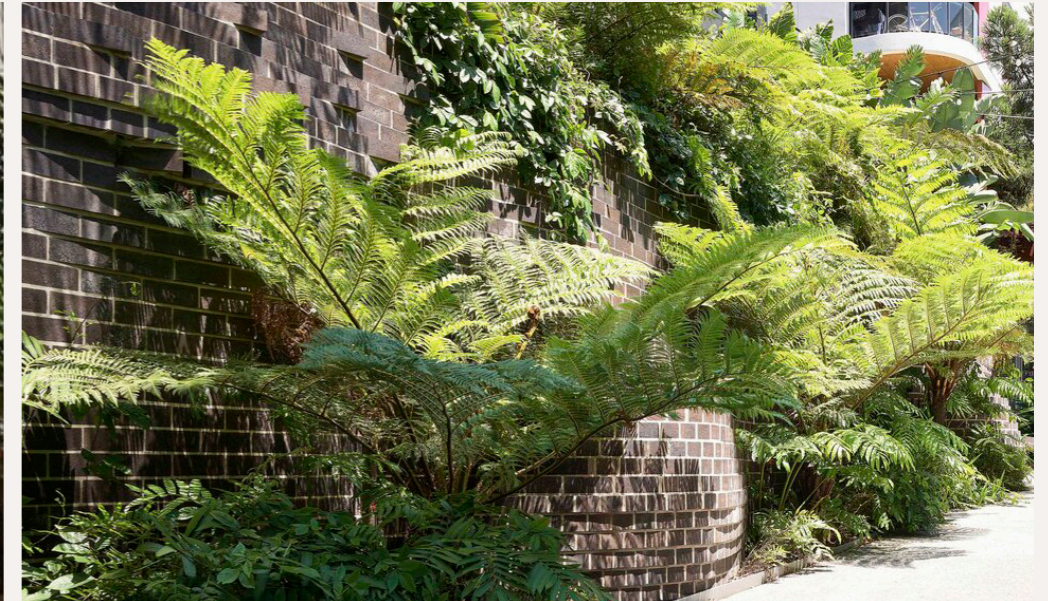


Ground



Ground

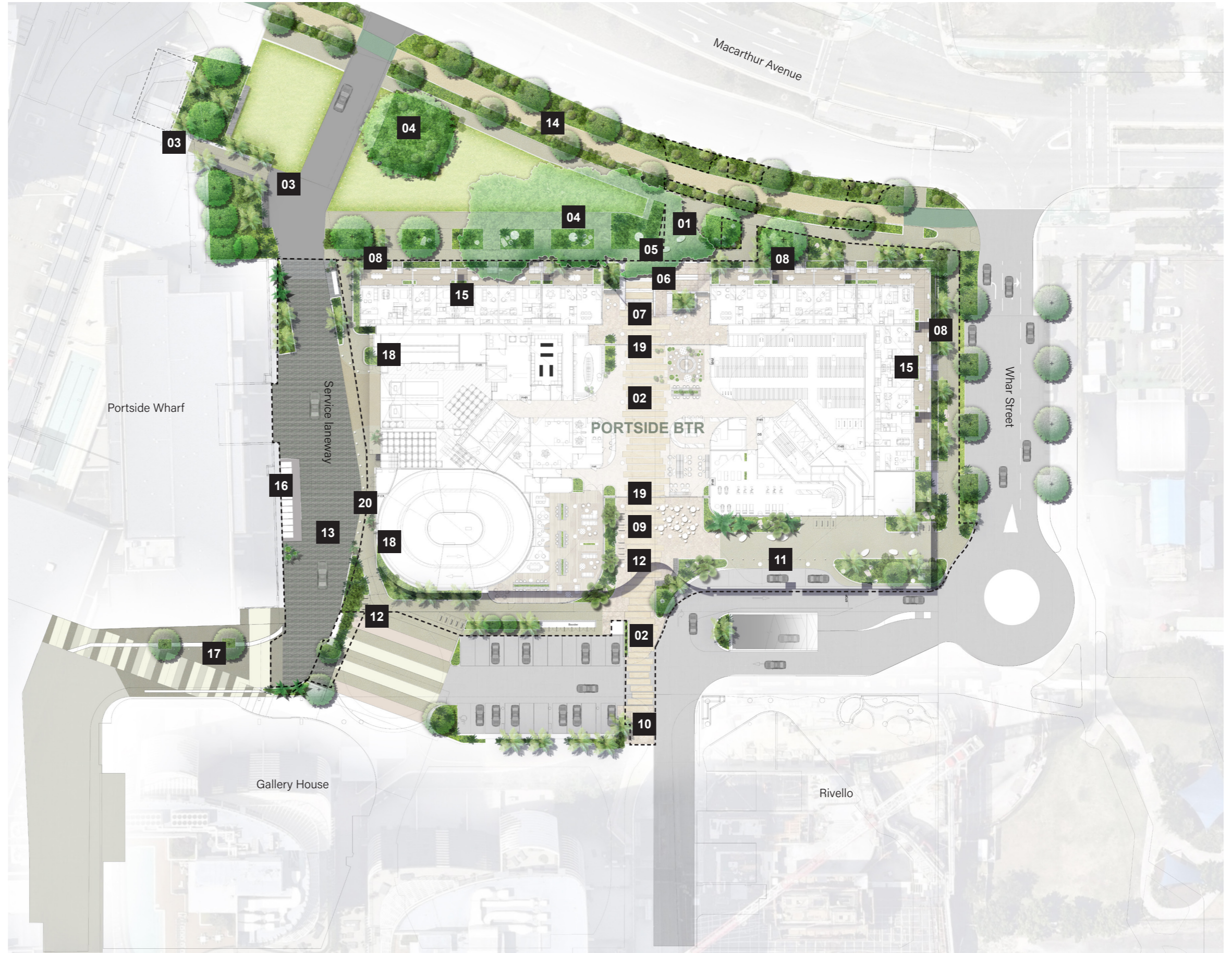
CHARACTER INTENT



Ground

LEVEL 01

Macarthur arrival plaza	01
Central pedestrian spine	02
Connection to Portside Wharf	03
Mature fig trees retained	04
Loose seating around fig	05
DDA access to arrival plaza	06
Outdoor lobby and seating area	07
Landscape buffers to units	08
Southern arrival plaza	09
Connection to waterfront	10
Vehicular drop off	11
Bicycle parking	12
Western laneway	13
Bike path	14
Residential unit planters	15
Screened bin enclosure	16
Existing movable planters retained	17
Western facade planting	18
Cross block link	19
Feature pot clusters	20



Podium



Podium

CHARACTER INTENT

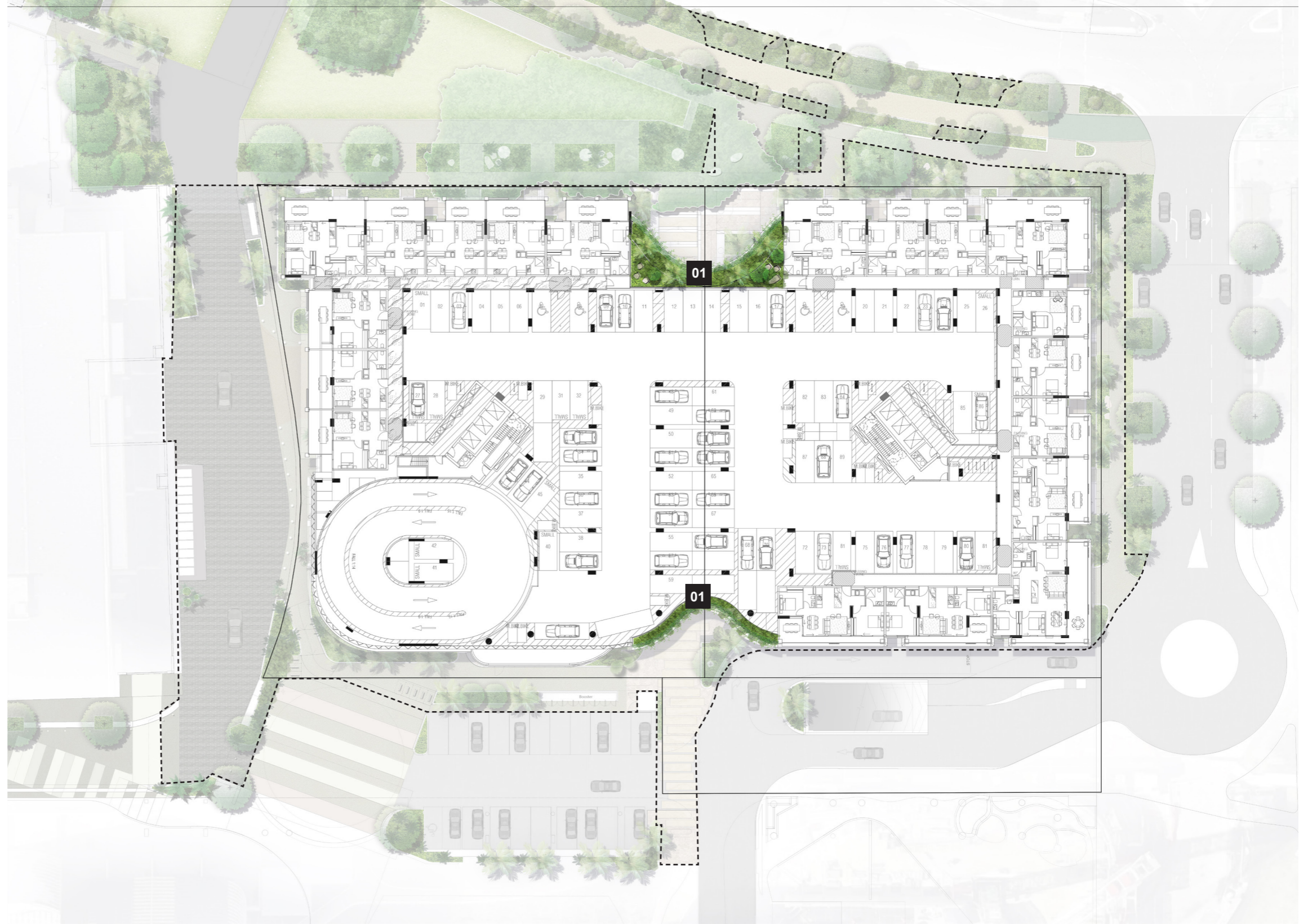


Podium

LEVEL 02 AND 03

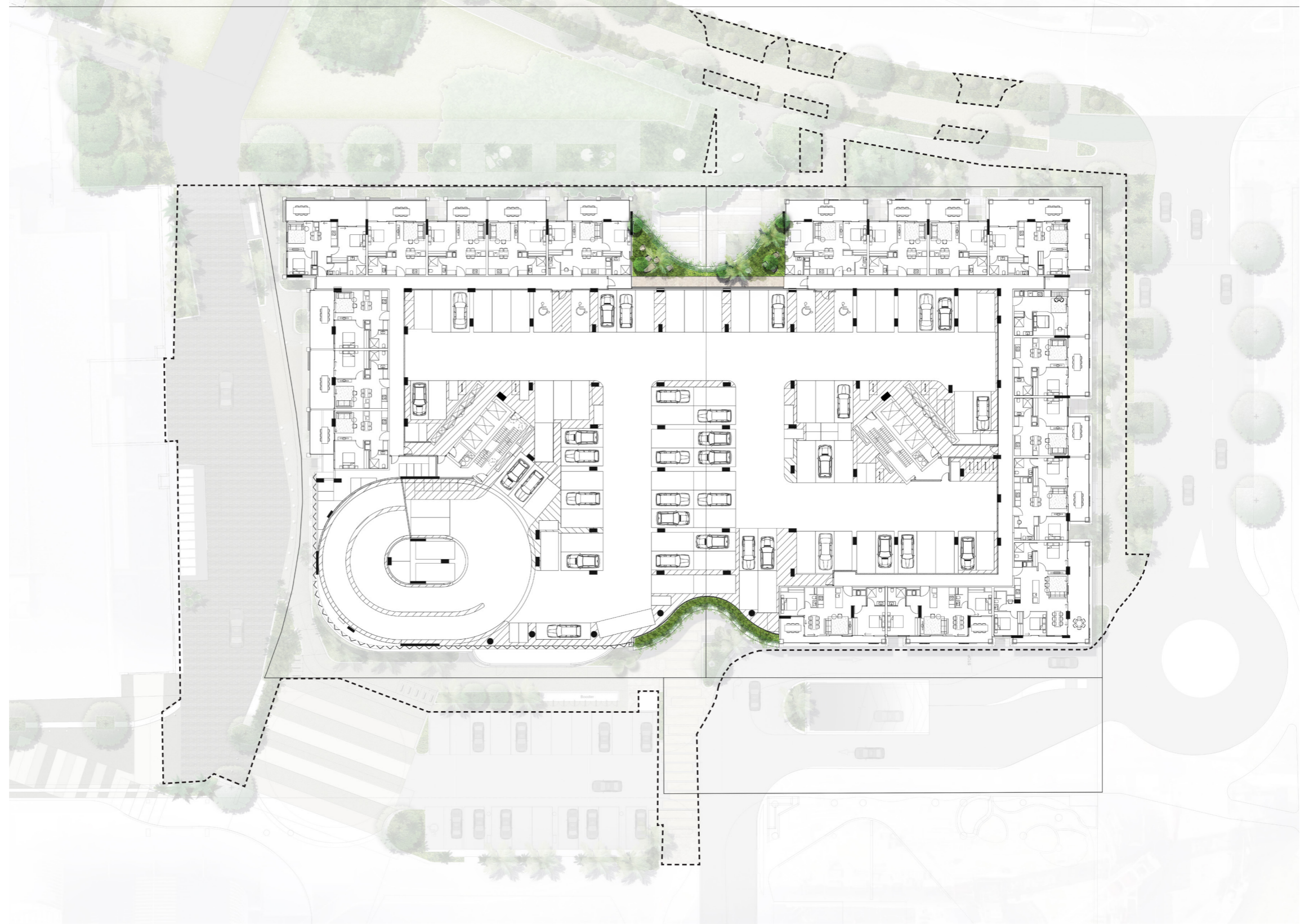
Podium Planter

01



Podium Planter

01



Amenity



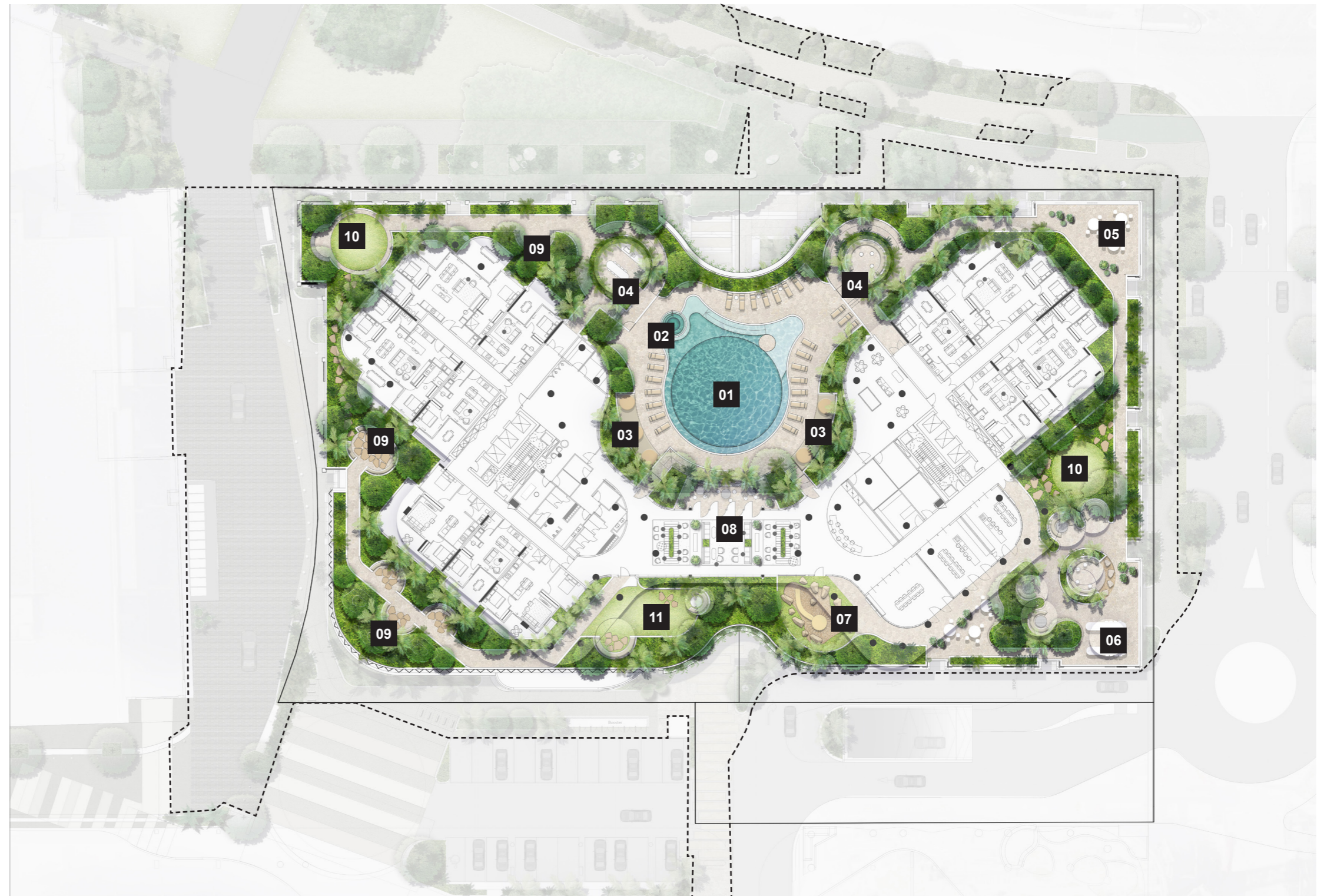
Amenity



Amenity

PODIUM ROOF - LEVEL 05

Pool	01
Spa	02
Poolside lounging	03
Pool pavilion	04
Dining Terrace (North)	05
Dining Terrace (South)	06
Play area	07
Residents lounge	08
Garden lounge	09
Garden lawn	10
Dog lawn	11



Roof



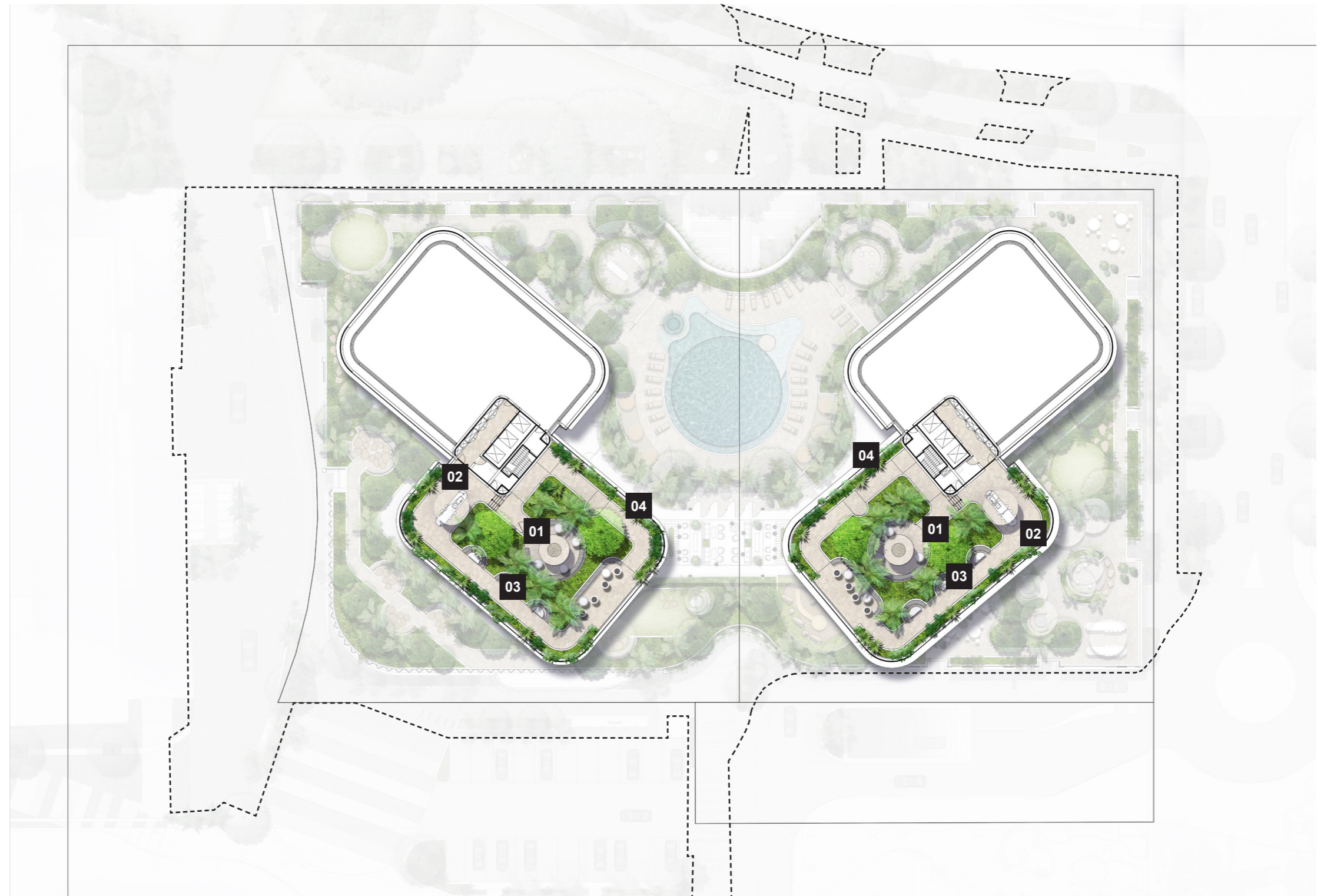
Roof



Amenity

PODIUM ROOF - LEVEL 05

Central garden lounge	01
Outdoor kitchen	02
Seating nooks	03
Edge planting	04



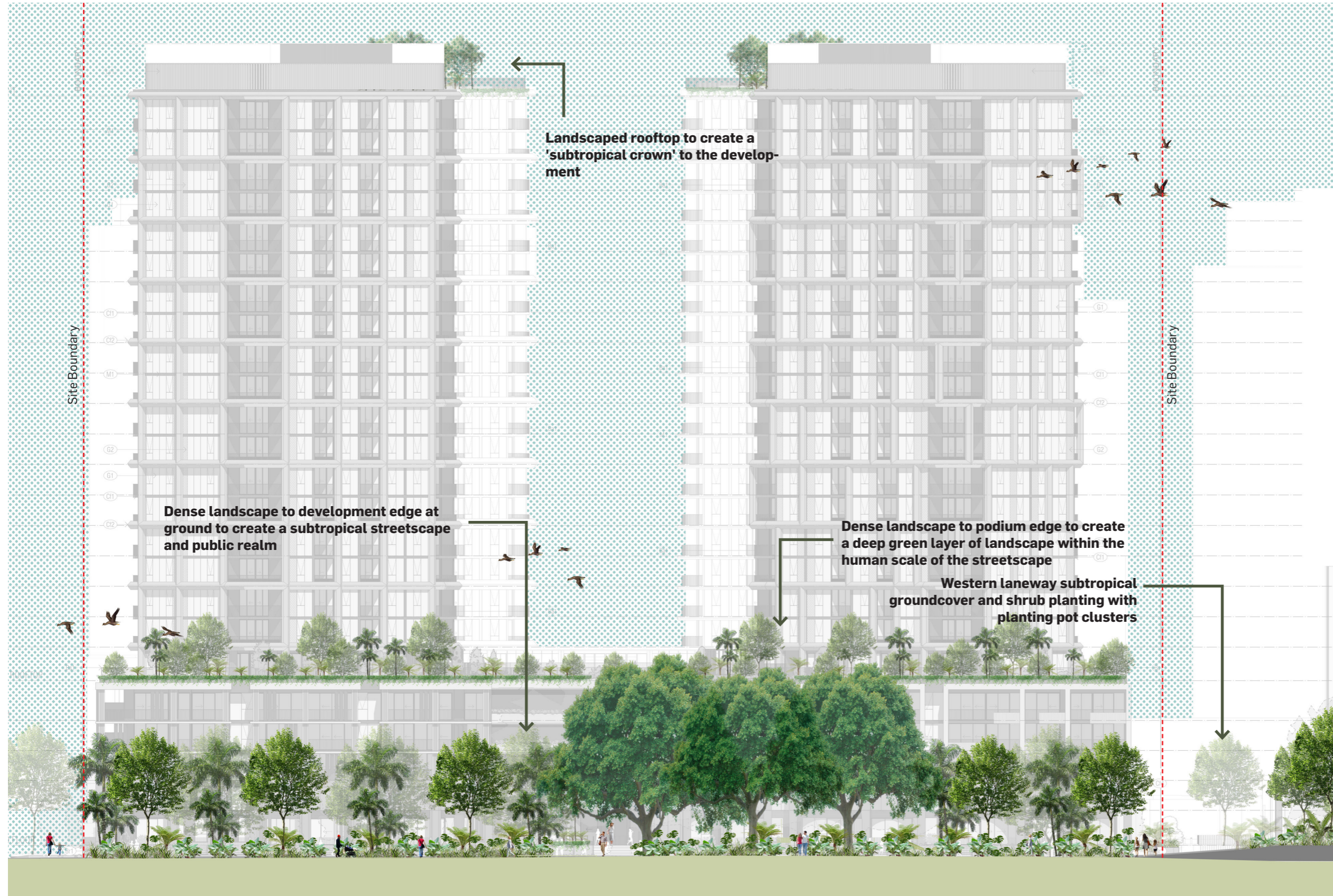
Part C

LANDSCAPE

ELEVATIONS AND SECTIONS

LANDSCAPE ELEVATIONS

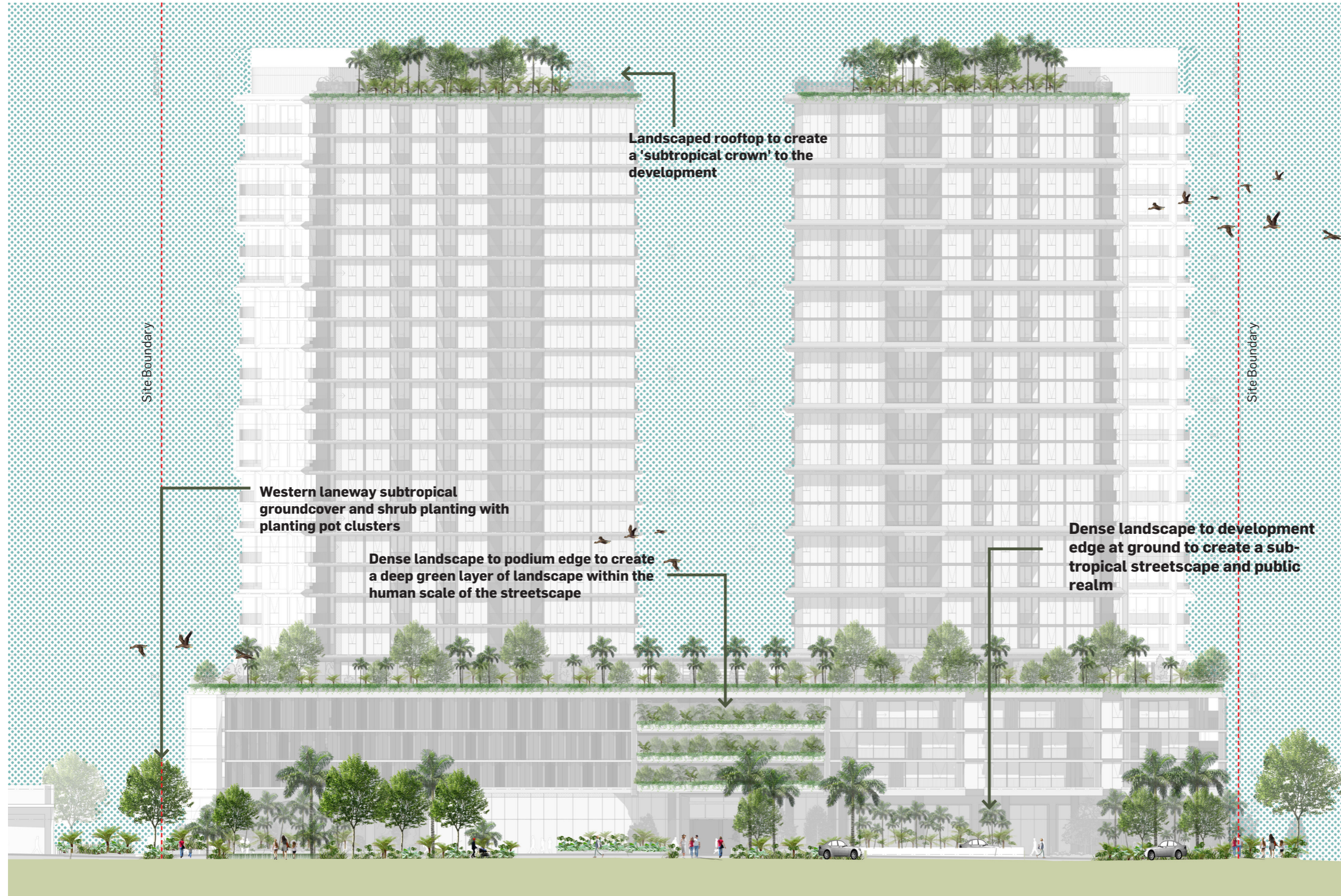
SECTION 01 - NORTHERN ELEVATION



Key Plan | Ground Level

LANDSCAPE ELEVATIONS

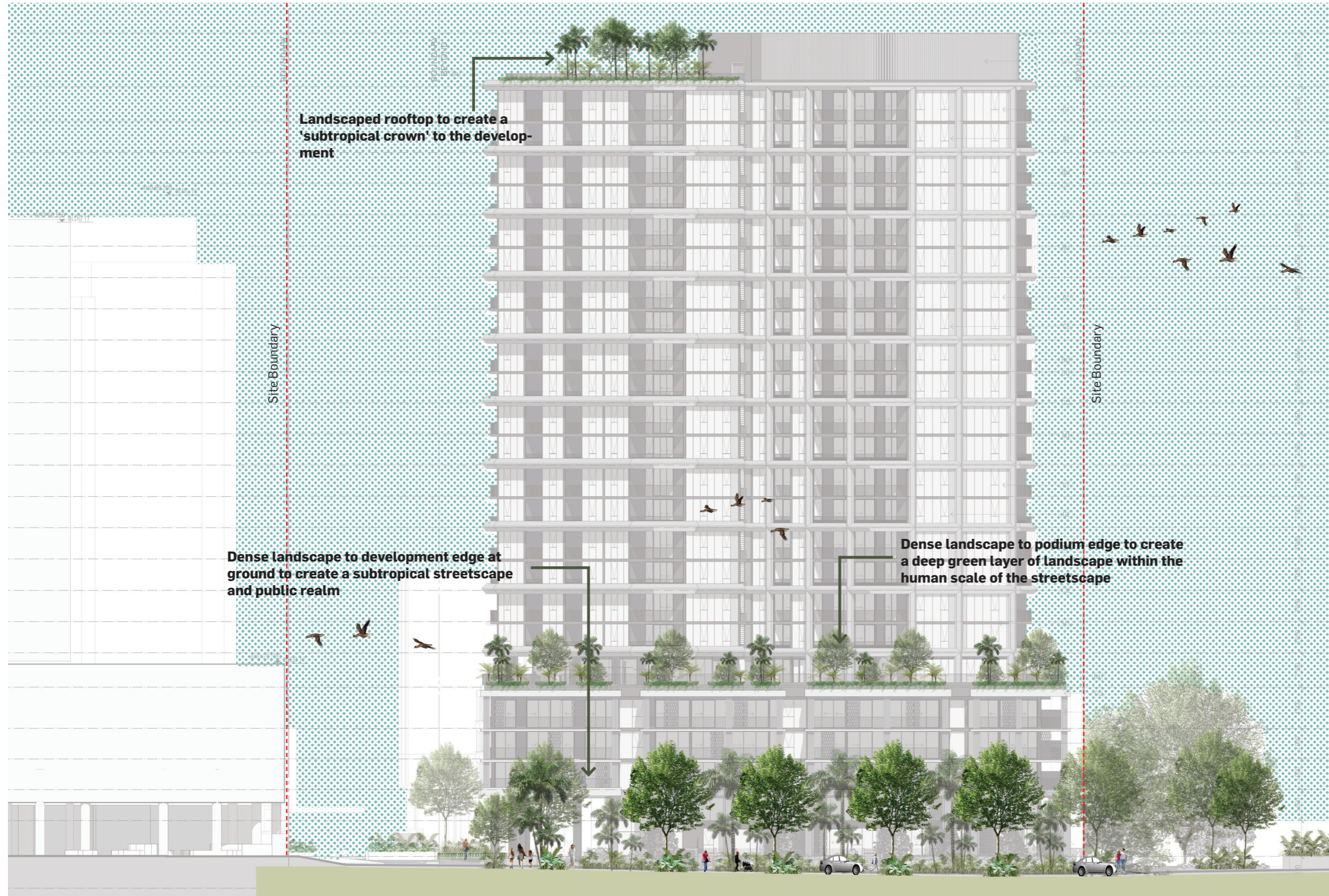
SECTION 02 - SOUTHERN ELEVATION



Key Plan | Ground Level

LANDSCAPE ELEVATIONS

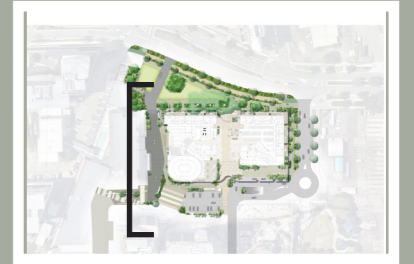
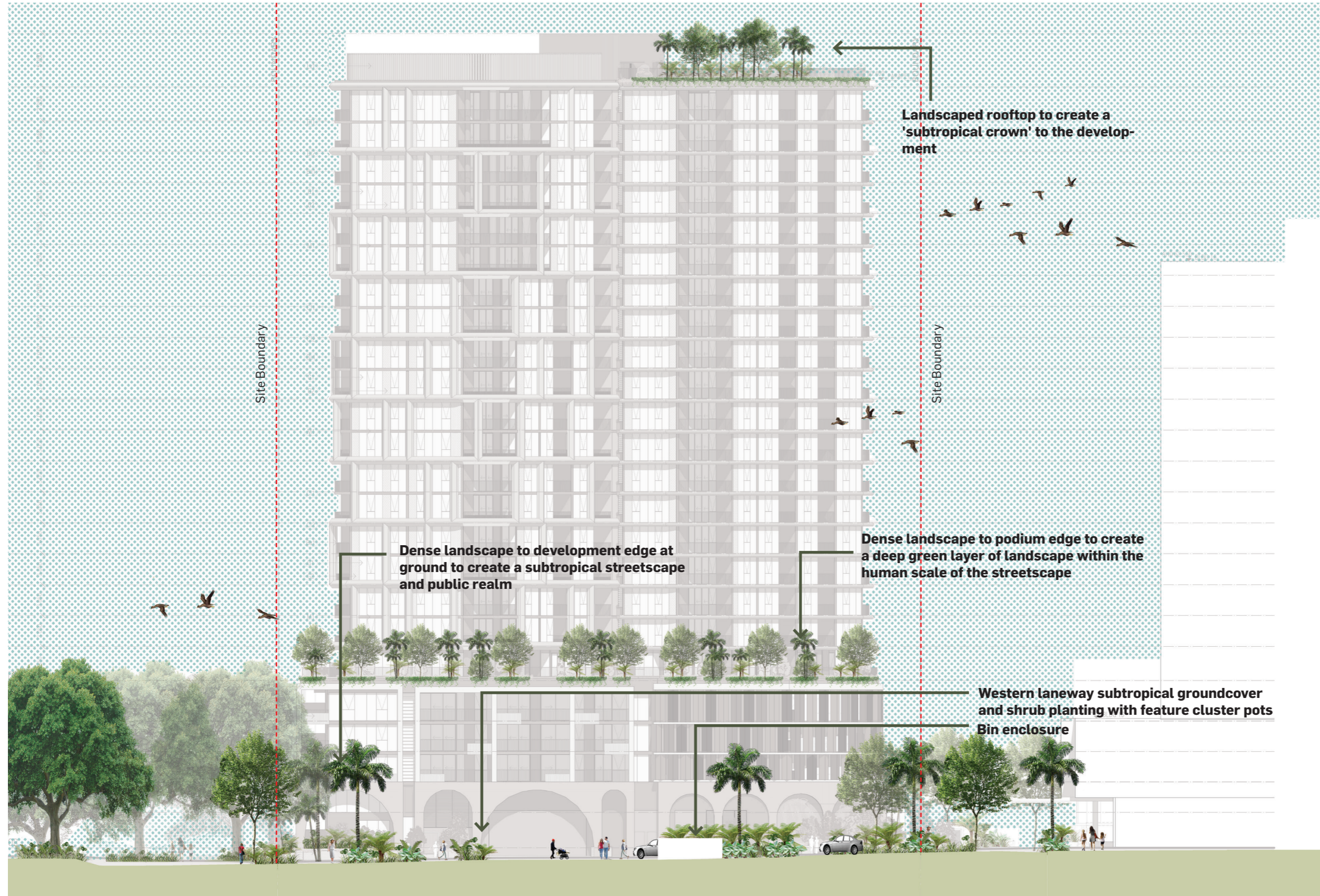
SECTION 03 - EASTERN ELEVATION



Key Plan | Ground Level

LANDSCAPE ELEVATIONS

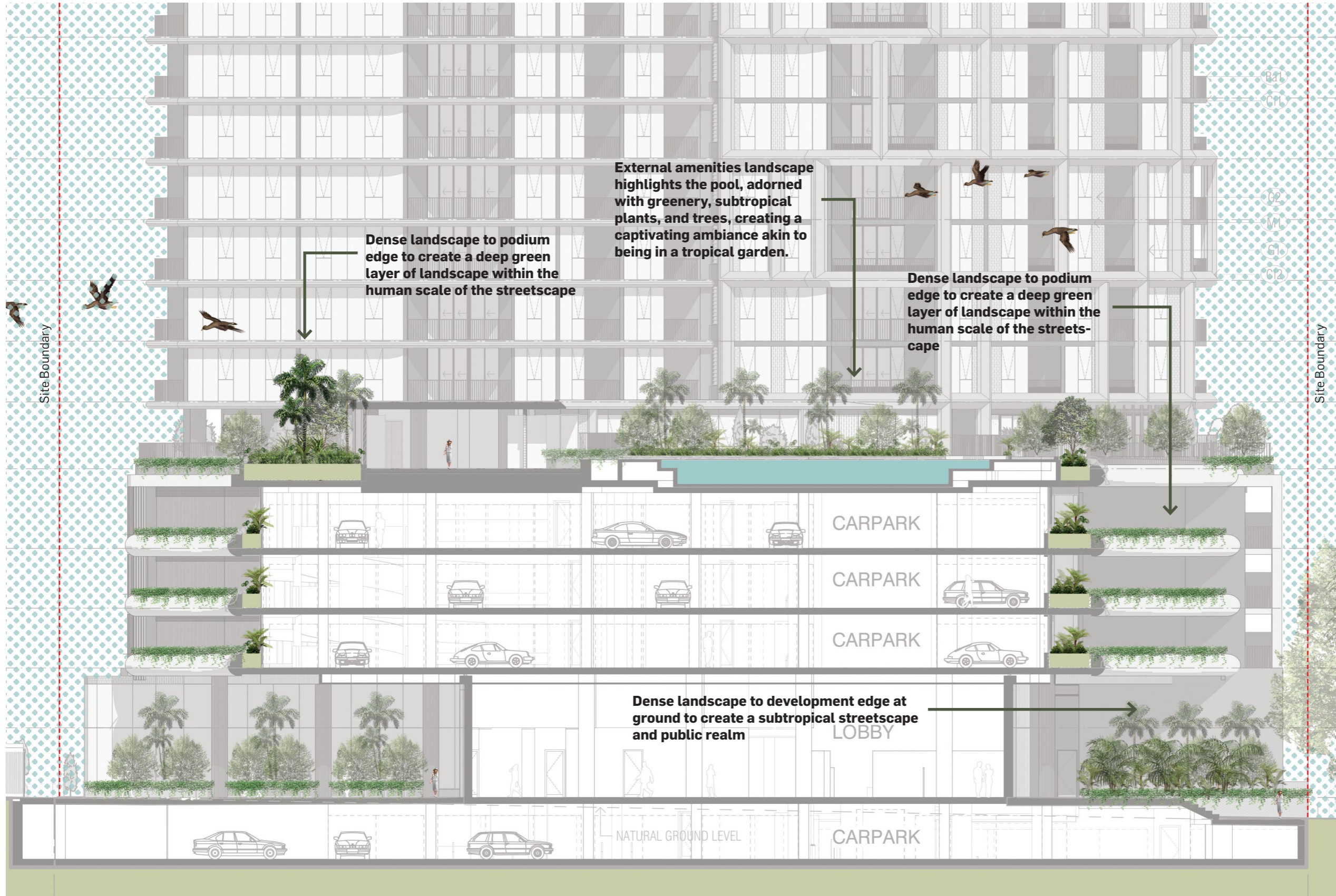
SECTION 04 - WESTERN ELEVATION



Key Plan | Ground Level

LANDSCAPE SECTION

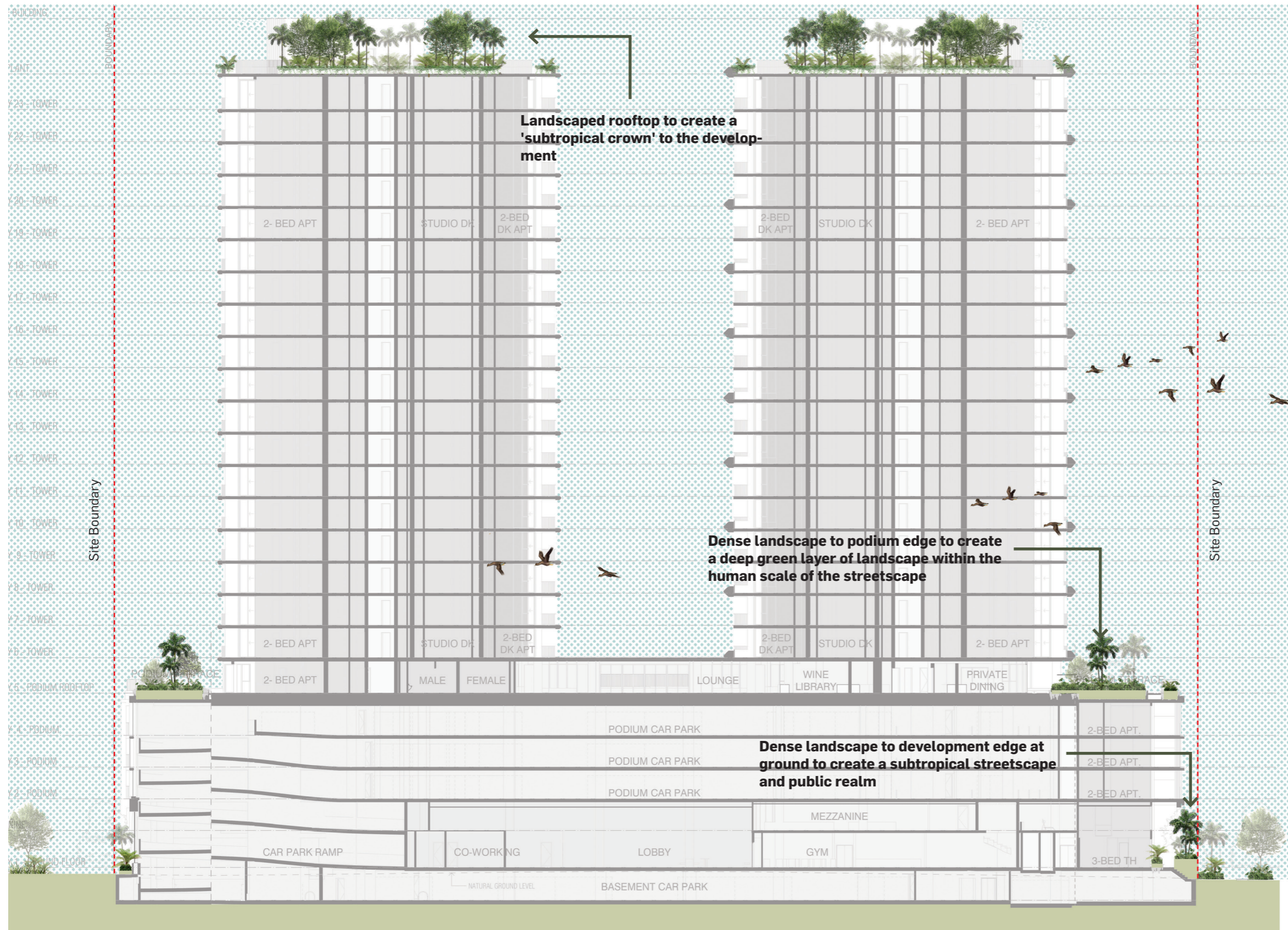
SECTION 05 - EAST



Key Plan | Podium Level

LANDSCAPE SECTION

SECTION 06 - NORTH



Key Plan | Podium Level

Part D

LANDSCAPE DETAIL

HARDSCAPE

INDICATIVE MATERIALITY PALETTE

TILE



Large format

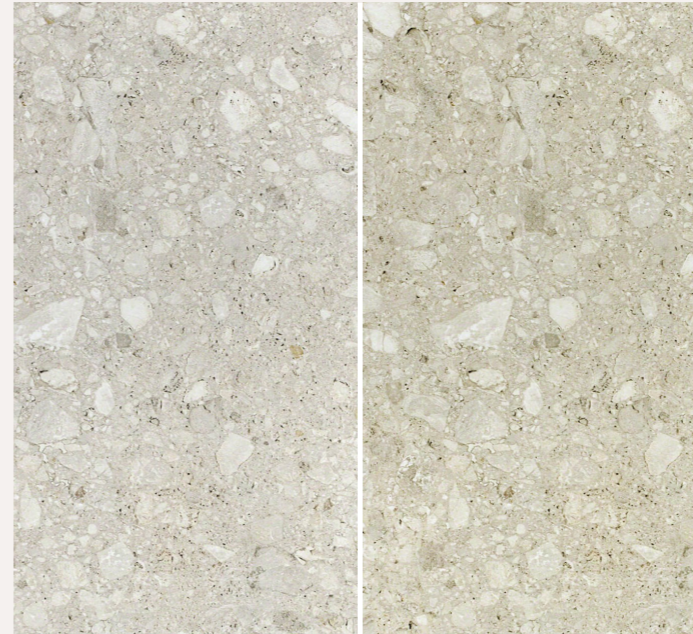
STONE



Mix of formats including;

- Large format
- Cobble Sets
- Crazy Pave

CONCRETE



Finishes including;

- Honed
- Coloured

RENDER



SOFTSCAPE

INDICATIVE PLANTING PALETTE

TREES / PALMS / FERNS



TRI lau



HOW fos



WAS rob



RAN fit



CYA aus

LARGE SHRUBS



RHA exc



STR nic



MON del



ALO bri



CYC rev

FEATURES & FILLERS



PHI xan



BLE GIB



PLE aus



DOR pal



PHI con

GROUNDCOVER



MYO par



DIC rep



FIC pum



CIS ant



VIO hed

SOFTSCAPE SCHEDULE

TREE	Tristaniopsis 'luscious' laurina	TRI lau
PALM	Howea forsteriana	HOW fos
PALM	Washingtonia robusta	WAS rob
TREE	Randia fitzalanii	RAN fit
FERN	Cyathea australis	CYA aus
LARGE SHRUB	Rhapis excelsa	RHA exc
LARGE SHRUB	Strelitzia nicolai	STR nic
LARGE SHRUB	Monstera deliciosa	MON del
FILLER	Alocasia brisbanensis	ALO bri
SHRUB	Cycas revoluta	CYC rev
FILLER	Philodendron xanadu	RHI xan
FILLER	Blechnum gibbum	BLE gib
FILLER	Plectranthus australis	PLE aus
FILLER	Doryanthes palmeri	DOR pal
FILLER	Philodendron congo	PHI con
GROUNDCOVER	Myoporum parvifolium	MYO par
GROUNDCOVER	Dichondra repens	DIC rep
CLIMBING	Ficus pumila	FIC pum
GROUNDCOVER	Cissus antarctica	CIS ant
GROUNDCOVER	Viola hederacea	VIO hed

SOFTSCAPE

PLANTING STRATEGY

In order to achieve the optimal plant growth, the planting areas have been laid out in contiguous areas to maximise soil volume. Additional depth in the soil has also been included through a contiguous slab set down. The following table represents indicative soil depths that will be achieved to establish and maintain plant performance.

INDICATIVE PODIUM SOIL DEPTHS	
Groundcovers, low shrubs and trailing landscape	400-500mm
Large shrubs	700-800mm
Large shrub and small tree	900-1200mm
Deep Soil - Large shrub and tree	1200-1500mm



Consolidated deep planting to create a deep green streetscape that compliments and balances the built form



Dense subtropical planters with optimal soil depths to achieve high performing growth



Draping landscape from facade to create a green building envelope

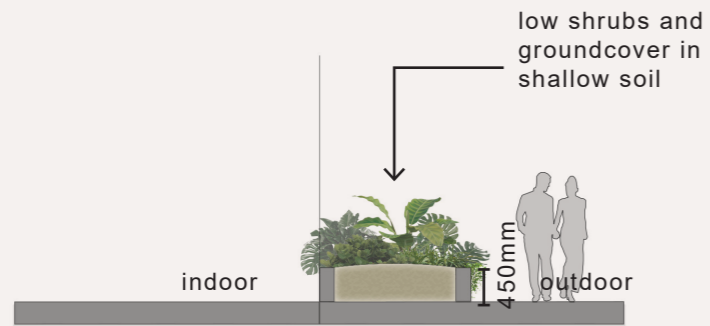


Climbers to create vertical greenery on walls to balance built form with landscape

SOFTSCAPE

TYPICAL PLANTING SECTIONS - RAISED PLANTERS

The following typical details communicate a variety of methods for achieving the proposed soil depths for on-structure scenarios. Each will be applied where practicable and maximum soil depths will vary based on the planting strategy above.



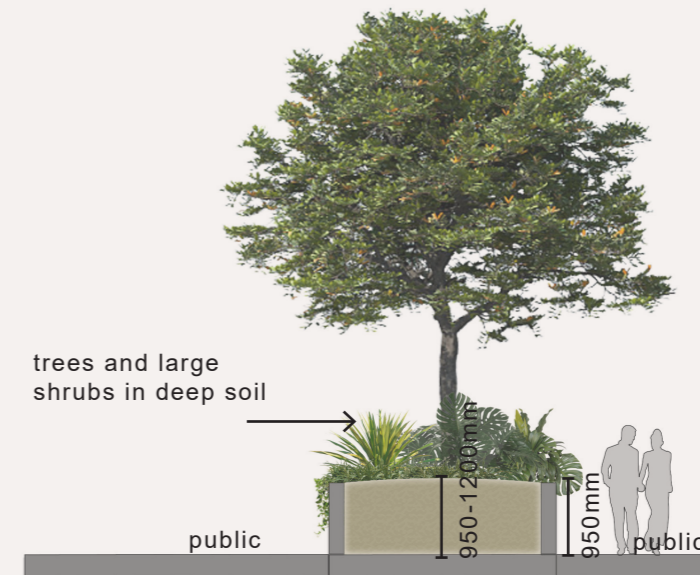
Raised 450mm planter

Typical raised planter against facade, facilitating in-built furniture and views in and out. Planter heights will be a minimum of 450mm above FSL.



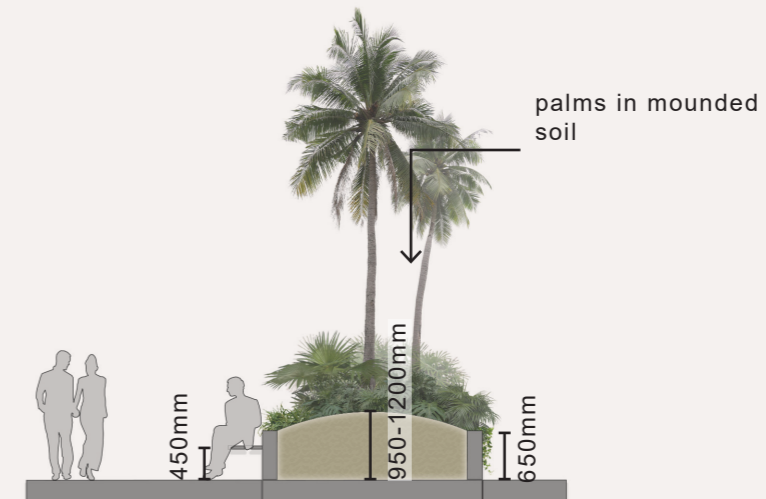
Raised 750mm planter

Typical raised planter along the slab edge, facilitating draping facade greenery and views in and out. Planter heights will be a minimum of 750mm above FSL.



Raised 950mm planter

Typical raised tree planter, screens views. Planter heights will be a minimum of 950mm above FSL, with mounding as required.



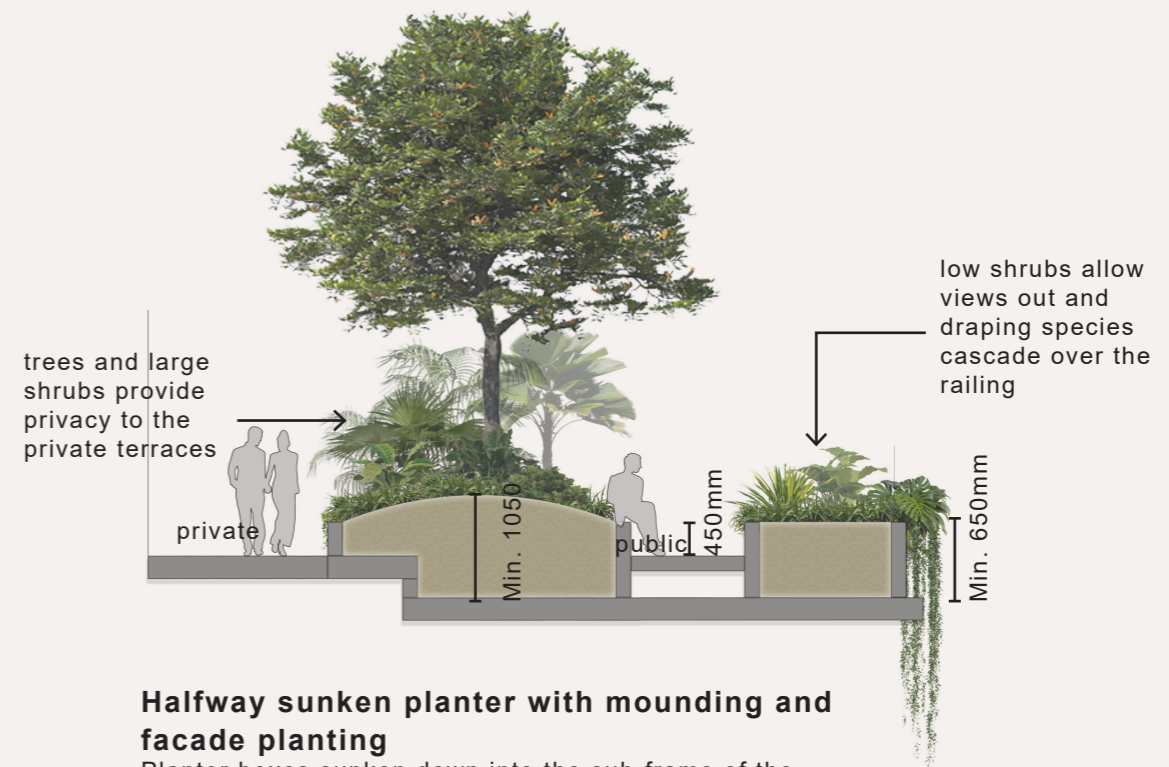
Raised 650mm planter

Typical raised tree planter, with mounded soil and low walls that incorporate seating. Planter heights will be a minimum of 650mm above FSL, with significant mounding as required.

SOFTSCAPE

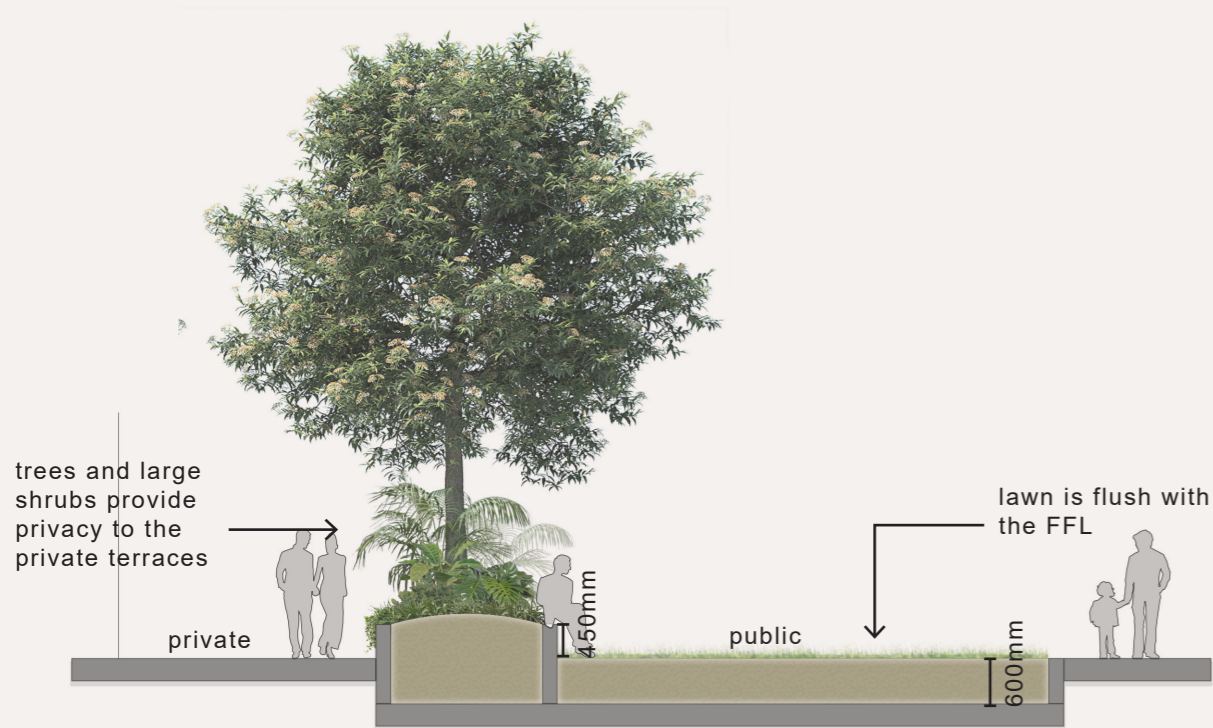
TYPICAL PLANTING SECTIONS - SUNKEN AND HALF SUNKEN PLANTERS

The following typical details communicate a variety of methods for achieving the proposed soil depths for on-structure scenarios. Each will be applied where practicable and maximum soil depths will vary based on the planting strategy above.



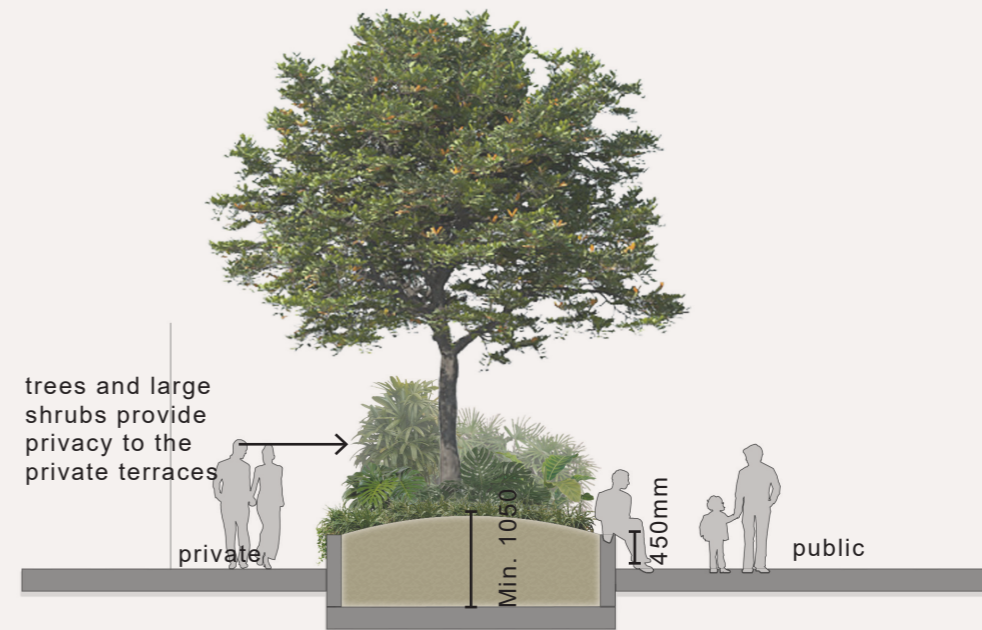
Halfway sunken planter with mounding and facade planting

Planter boxes sunken down into the sub-frame of the structural slab with a 450mm high expressed wall over the FFL allow for deep soil for trees whilst removing the need for bulky walls. Mounded soil, trees and large shrubs will screen private terraces. Draping species will cascade over the railing.



Halfway sunken planter & flush planter

Planter boxes sunken down into the sub-frame of the structural slab. By placing planting areas below the expressed beam sub-frame planting areas could be flush to the FSL, or where required, lifted to 450mm above FSL, increasing seating opportunities on planter walls and screening private terraces.



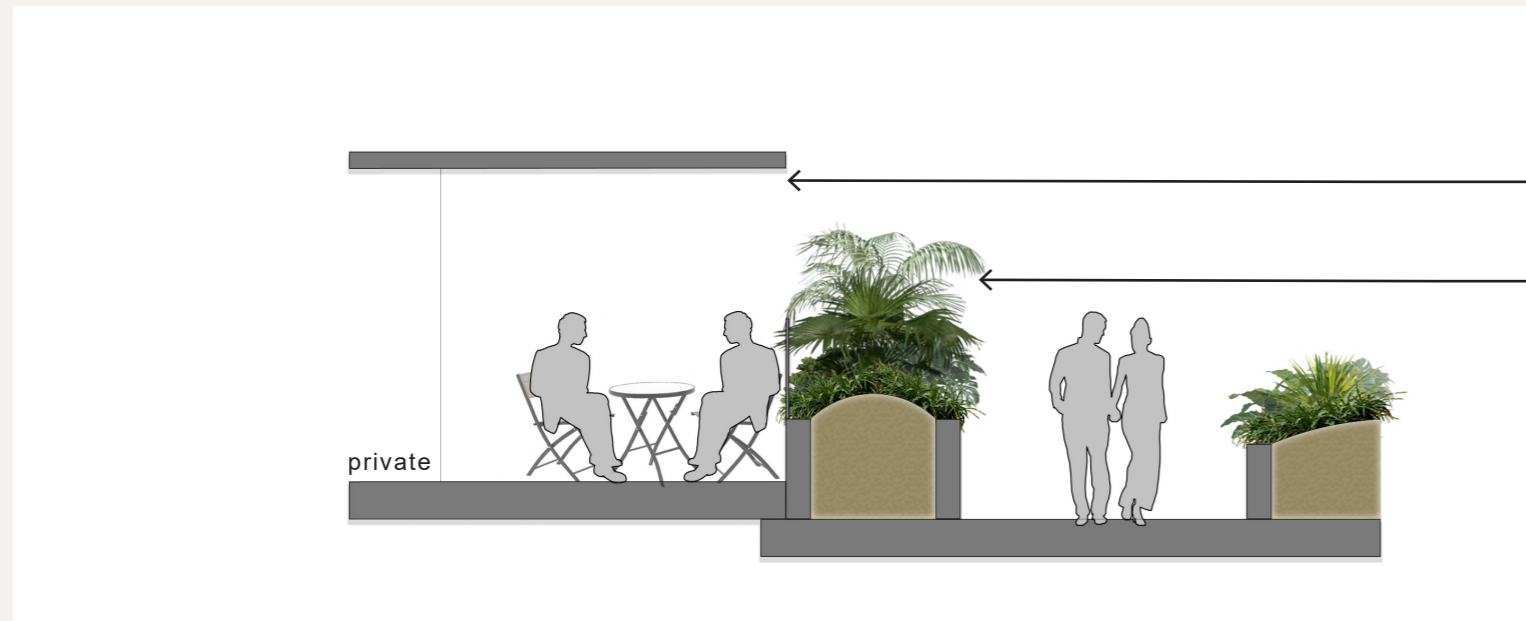
Halfway sunken planter with mounding

Planter boxes sunken down into the sub-frame of the structural slab with a 450mm high expressed wall over the FFL allow for deep soil for trees whilst removing the need for bulky walls. Seating can be incorporated into the planter walls. Mounded soil, trees and large shrubs will screen private terraces.

SOFTSCAPE

TYPICAL SECTIONS - LEVEL 5 PODIUM TERRACES

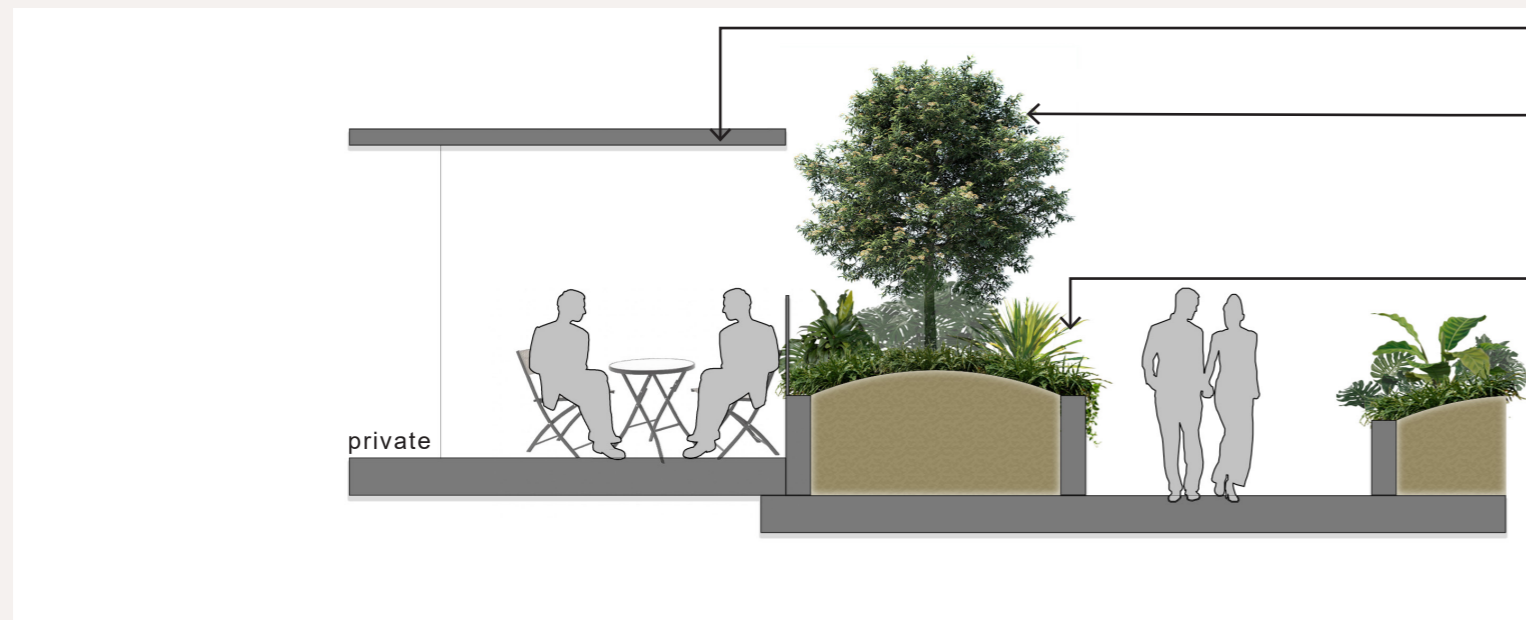
The following typical sections illustrate the landscape screening to the private terraces adjacent to pathways. Multi-tiered sub-tropical groundcover, shrub planting and trees will provide screening to the private terraces from communal pathways and amenity space.



private terraces

multi-tiered sub-tropical shrub landscaping to visually screen the private terraces from the paths and communal amenity space

SECTION ONE: SHRUB SCREEN PLANTING TO PRIVATE TERRACES



private terraces

trees and large feature shrub planting to screen the private terraces from the path

multi-tiered sub-tropical shrub landscaping to visually screen the private terraces from the paths and communal amenity space

SECTION TWO: TREE SCREEN PLANTING TO PRIVATE TERRACES

SOFTSCAPE

SOIL STRATEGY

Horizon a physical characteristics: top 300mm		
Property	Units	Target Range
Texture, preferred range	n/a	Gravelly loamy sand to organic sandy loam
Air-filled porosity	%	≥ 10
Water-holding capacity	%	≥ 40
Permeability (@ 16 drops by McIntyre Jakobsen)	mm/h	> 100
Saturated density	kg/L	< 1.8
Organic matter	% w/w	< 1.8
Wettability	min	≤ 5
Dispersibility in water		1 or 2 (AS4419 Category)
Large Particles in the Largest Dimension		
< 2 mm	% w/w	30 - 70
2 - 10 mm	% w/w	10 - 20
10 - 20 mm	% w/w	5 -10
20 - 50 mm	% w/w	< 5
> 50 mm	% w/w	0

Horizon b physical characteristics: Remaining soil in profile		
Property	Units	Target Range
Texture, preferred range	n/a	Gravelly loamy sand to organic sandy loam
Air-filled porosity	%	≥ 10
Water-holding capacity	%	≥ 40
Permeability (@ 16 drops by McIntyre Jakobsen)	mm/h	> 100
Saturated density	kg/L	< 1.8
Organic matter	% w/w	< 5
Wettability	min	≤ 5
Dispersibility in water		1 or 2 (AS4419 Category)
Large Particles in the Largest Dimension		
< 2 mm	% w/w	30 - 70
2 - 10 mm	% w/w	10 - 20
10 - 20 mm	% w/w	5 -10
20 - 50 mm	% w/w	< 5
> 50 mm	% w/w	0

In order to ensure on-going performance of planting, soil will be specified to meet the conditions of on-structure planting. Soil profiles will include two layers of soil types:

Horizon A: <15% Organic Matter (300mm deep at top of planting profile)

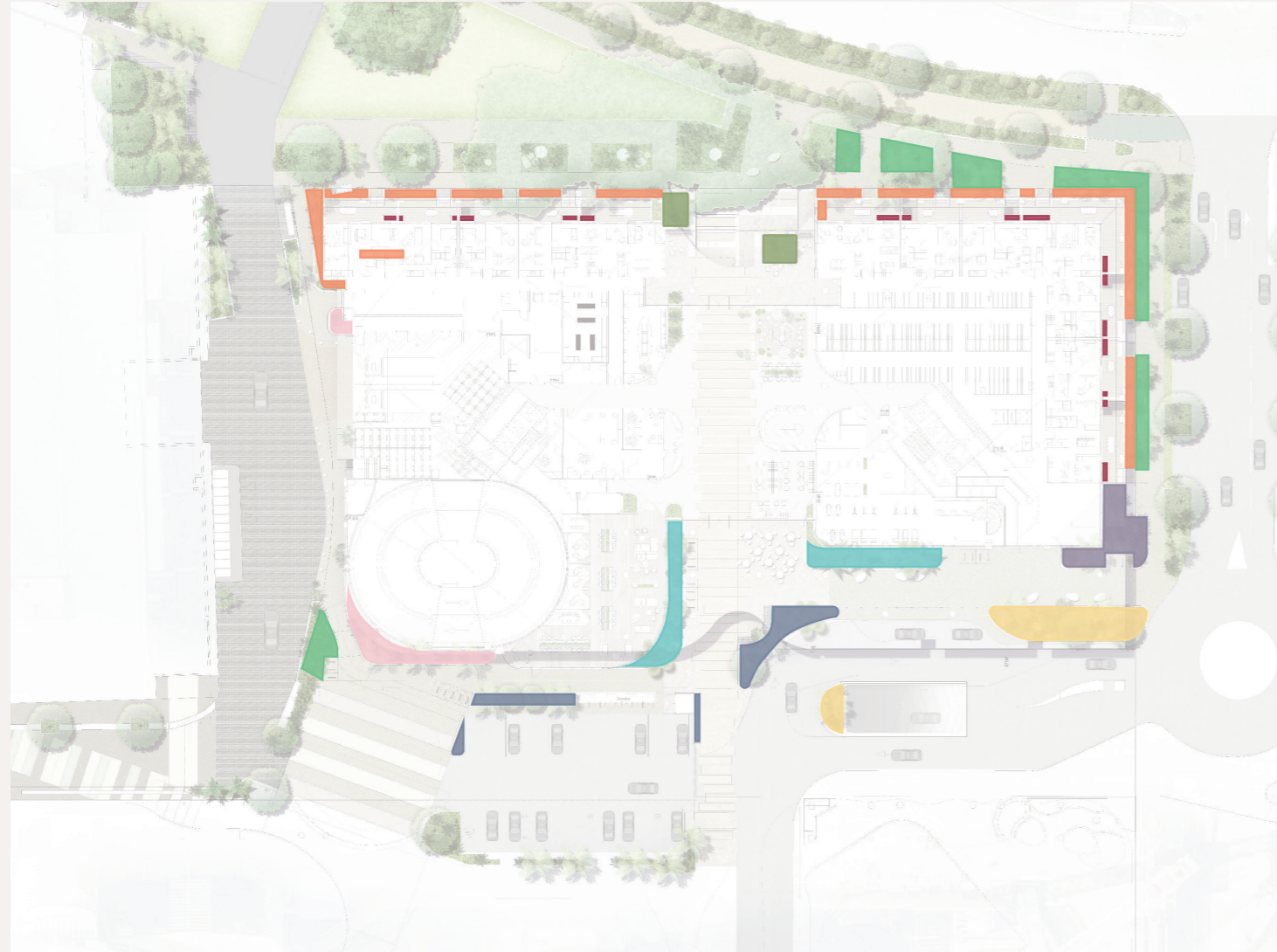
Horizon B: <5% Organic Matter (remaining soil in planting profile)

(refer to following tables for physical characteristics)

These soil specifications are proven to be successful by agronomist for long term performance of on-structure planting.

SOFTSCAPE

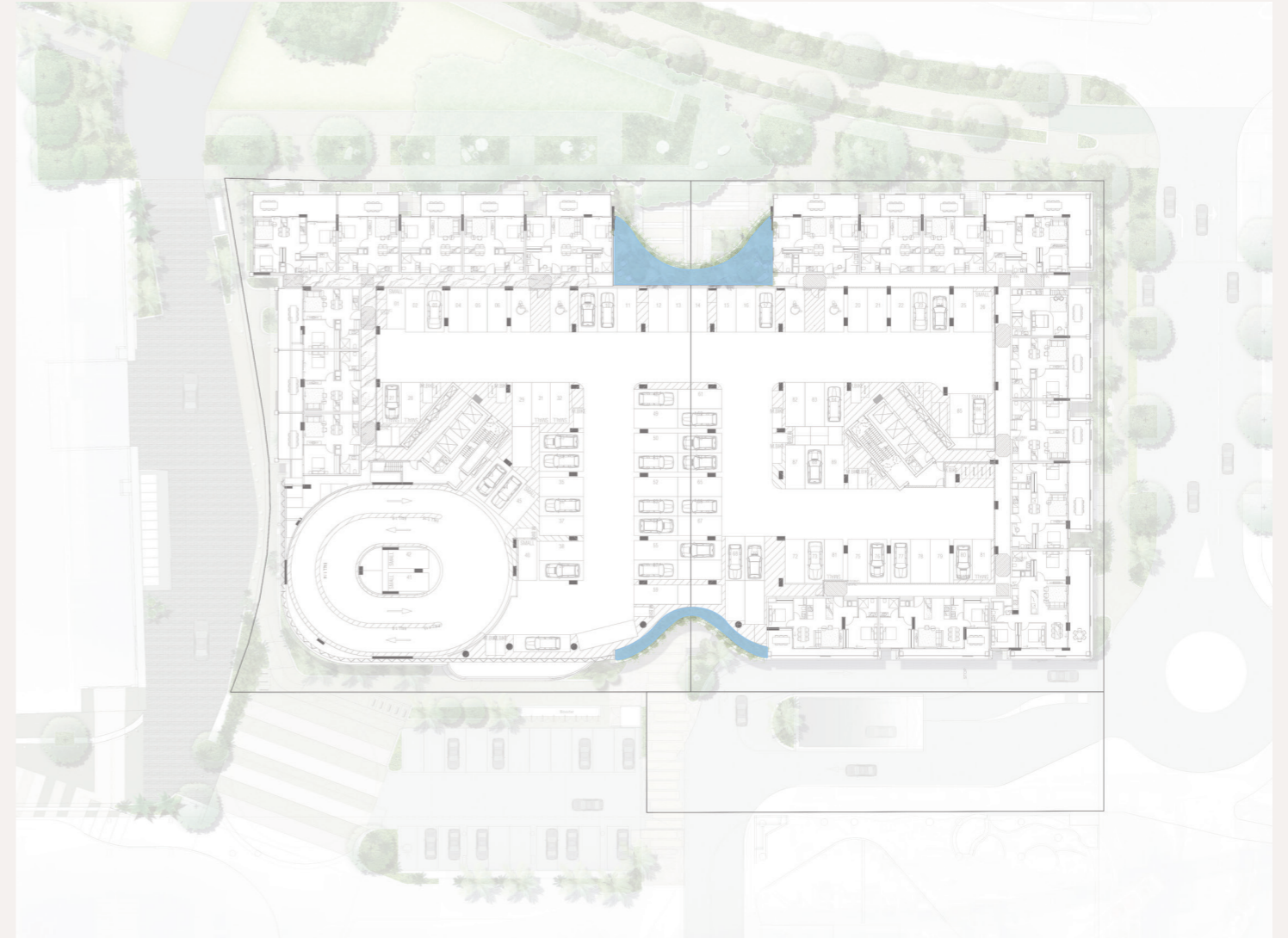
SOIL DEPTHS



GROUND FLOOR

Legend

- Deep planting
- Podium planting — 350mm depth
- Podium planting — 450mm depth
- Podium planting — 650mm depth
- Podium planting — 750mm depth
- Podium planting — 850mm depth
- Podium planting — 950mm depth
- Podium planting — 1050mm depth
- Podium planting — 1250mm depth



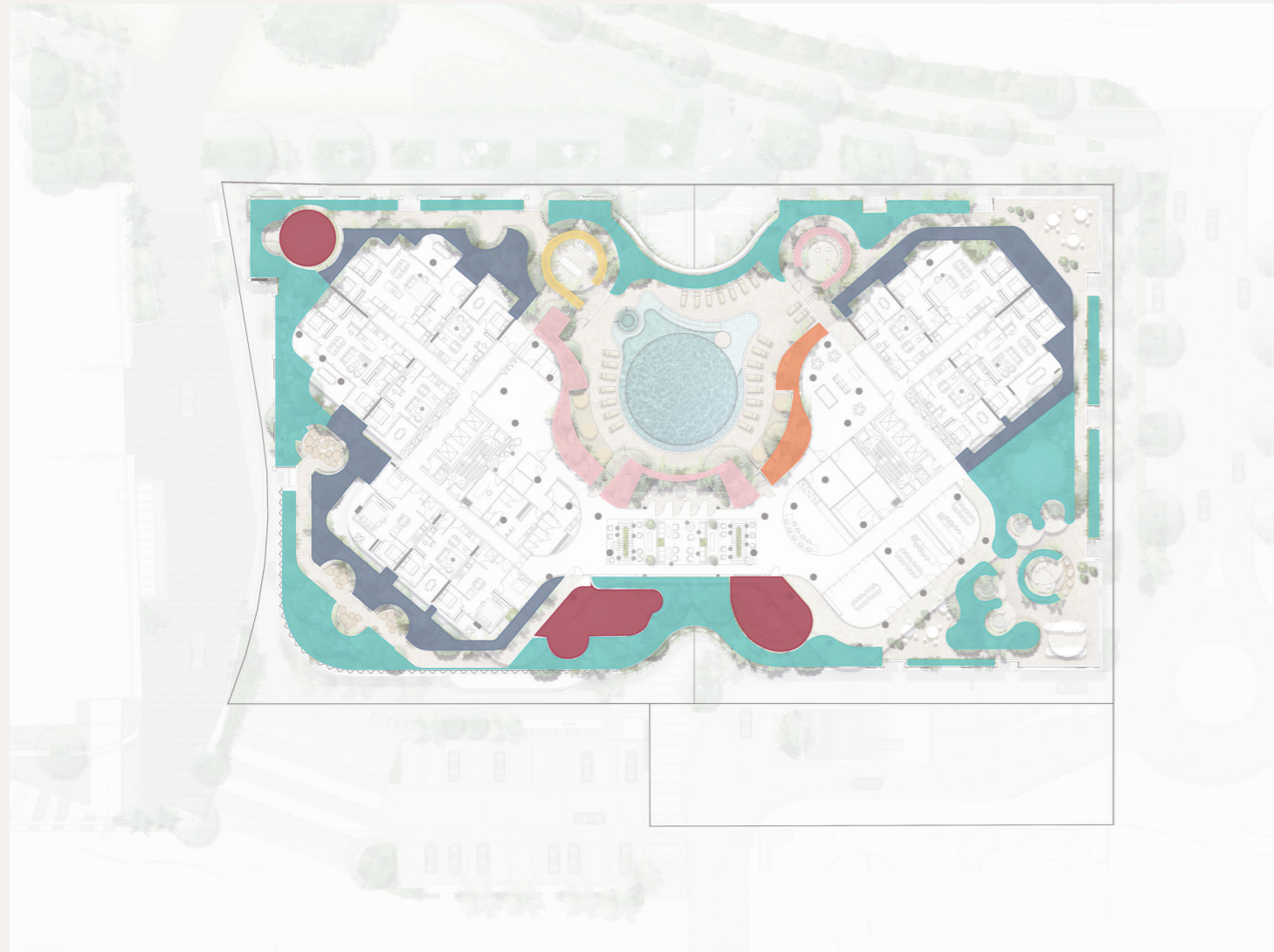
LEVEL 2 - 3 - 4

Legend

- Podium planting — 750mm depth

SOFTSCAPE

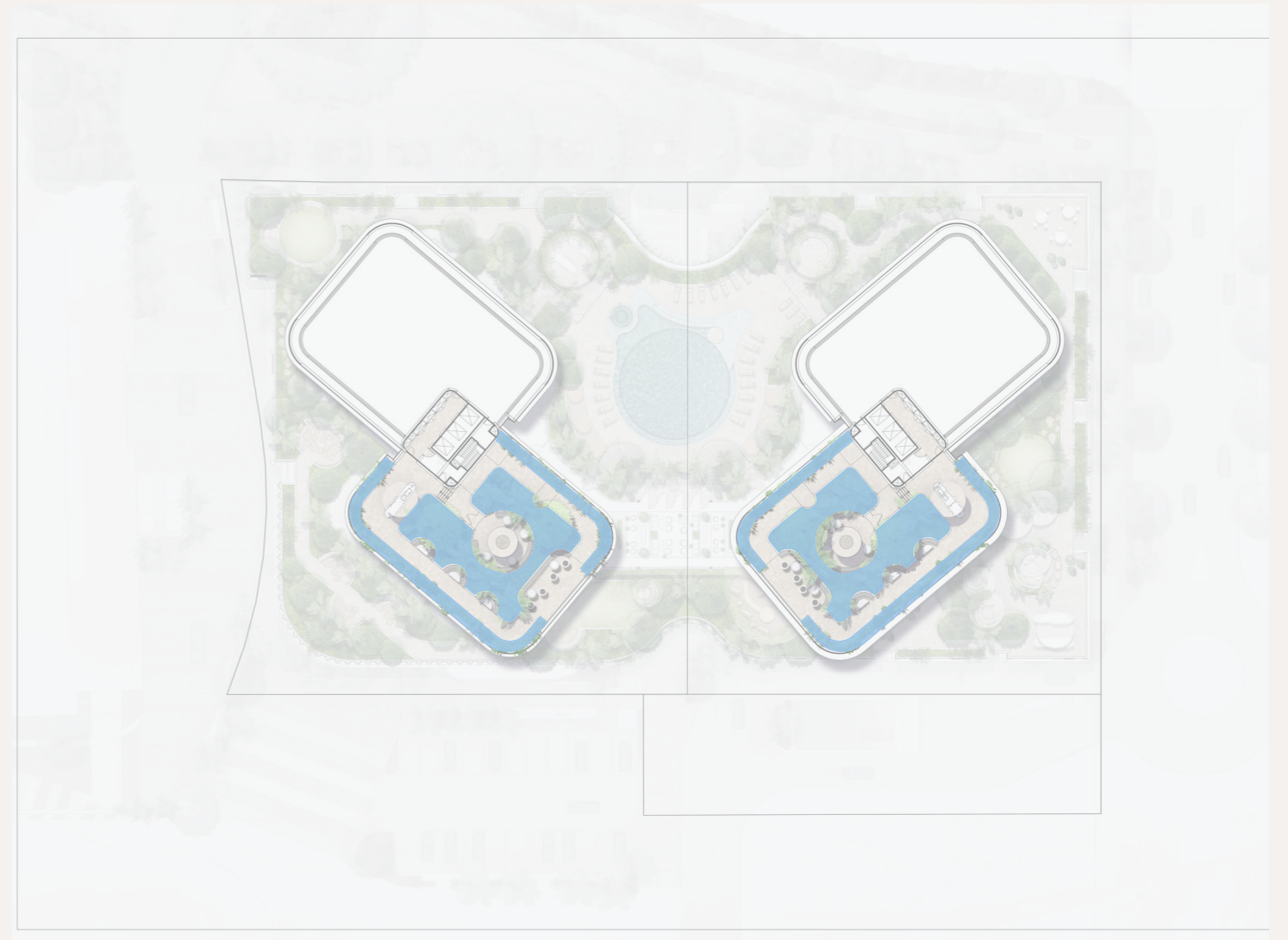
SOIL DEPTHS



LEVEL 5

Legend

- Podium planting — 600mm depth
- Podium planting — 850mm depth
- Podium planting — 1050mm depth
- Podium planting — 1100mm depth
- Podium planting — 1150mm depth
- Podium planting — 1200mm depth



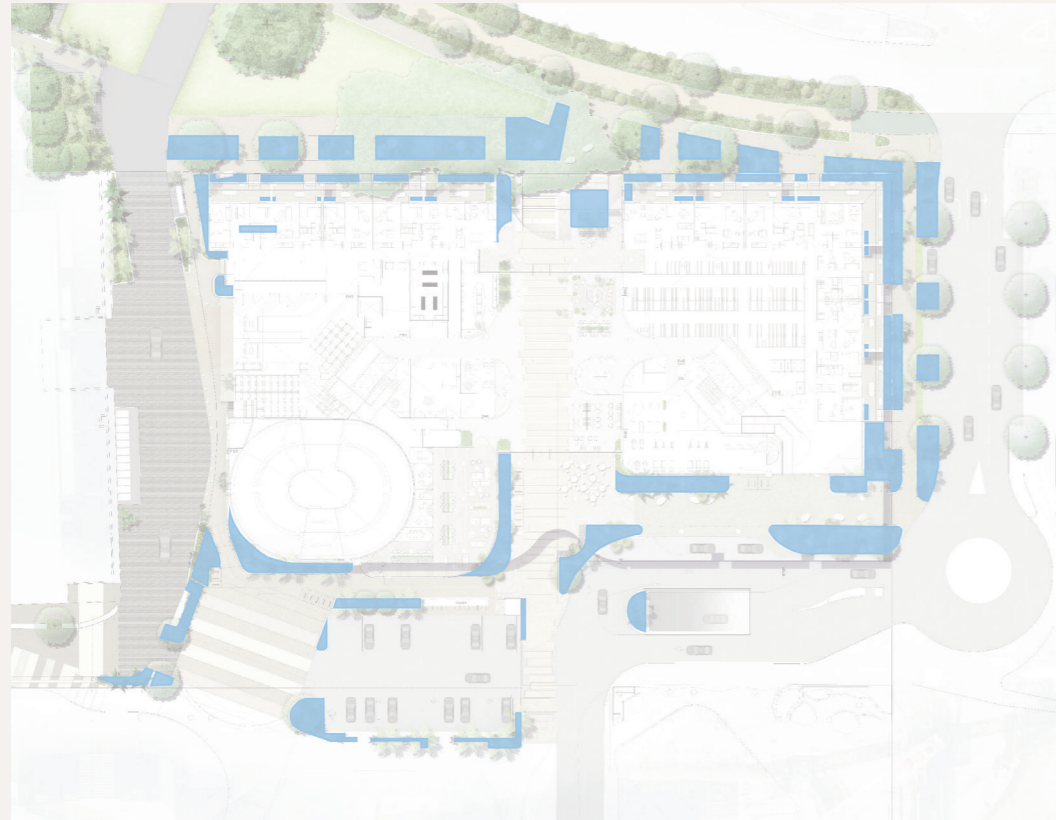
ROOF

Legend

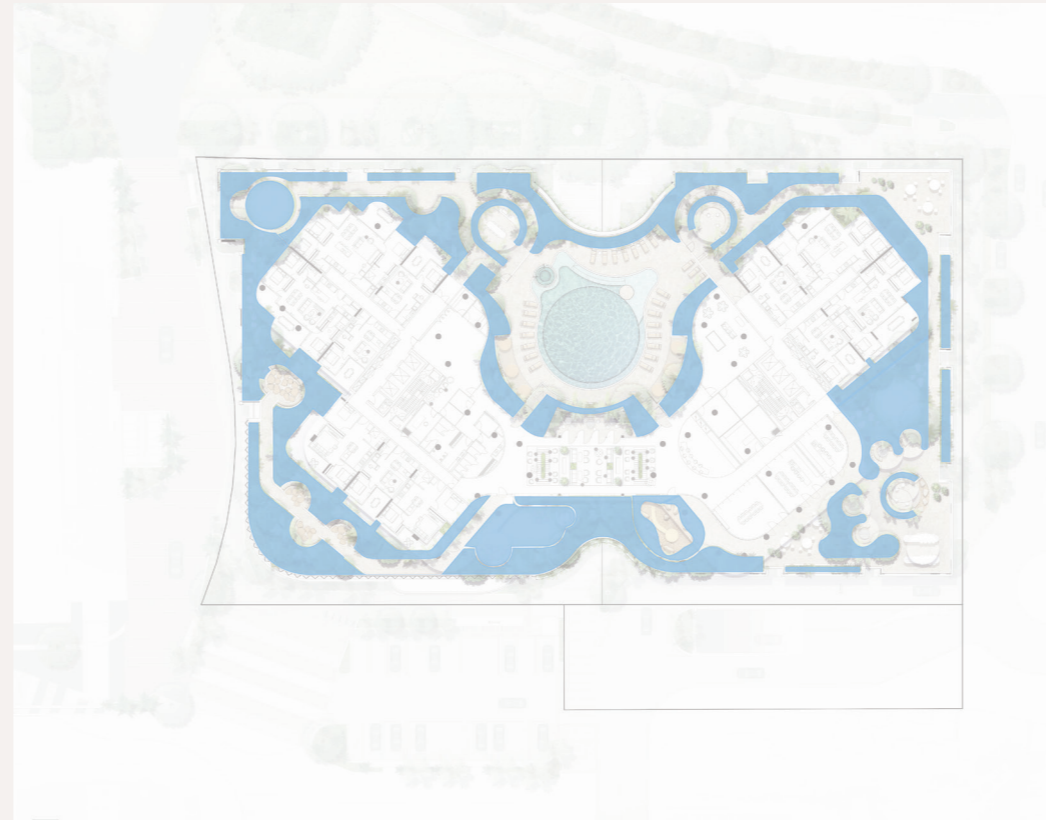
- Podium planting — 750mm depth

SOFTSCAPE

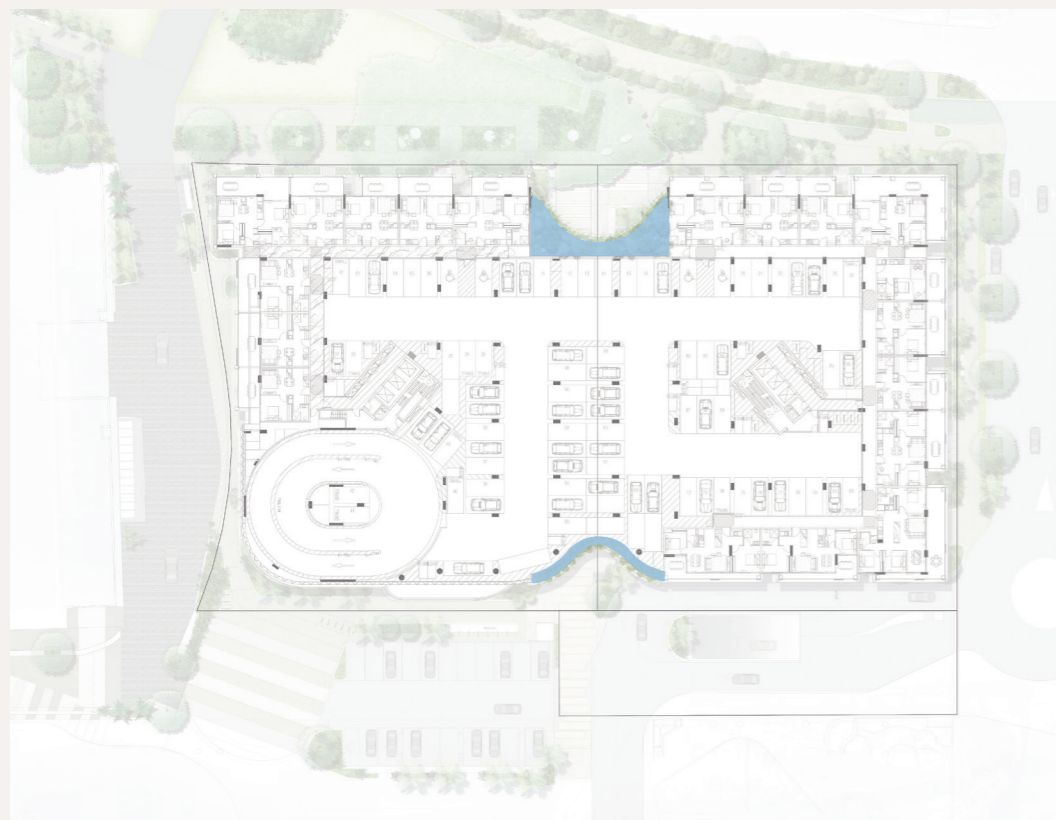
INDICATIVE IRRIGATION REQUIREMENTS



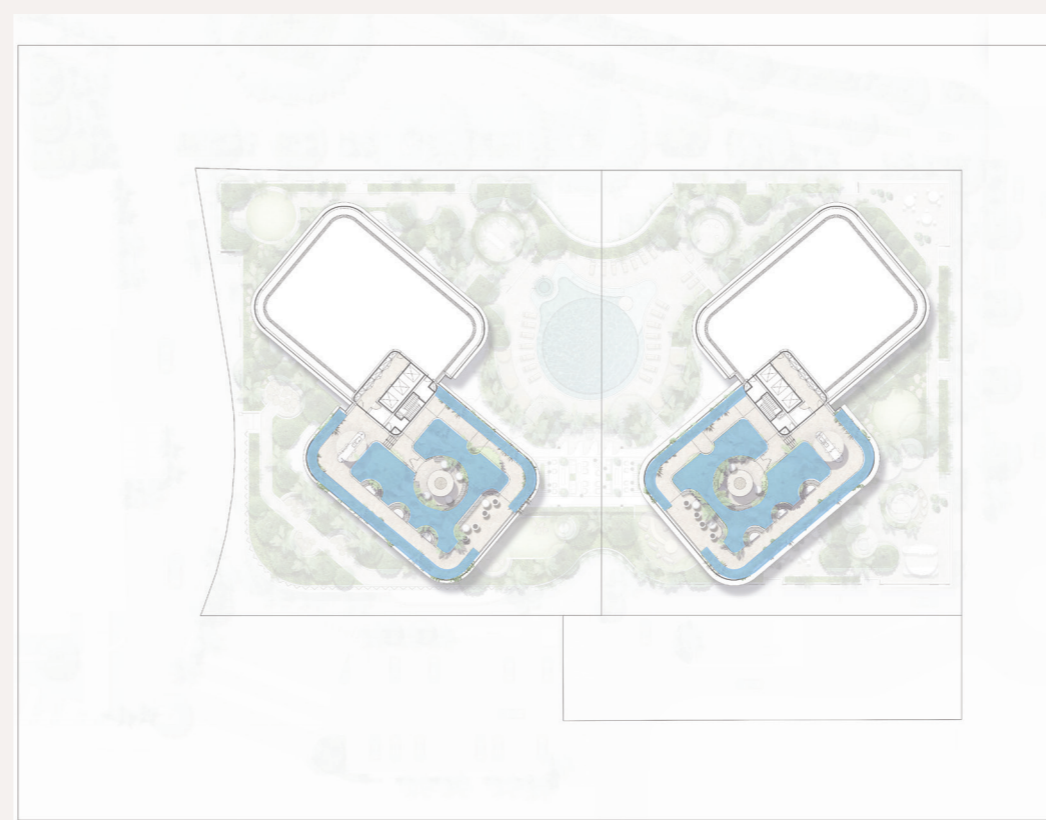
GROUND FLOOR



LEVEL 5



LEVEL 2 - 3 - 4



ROOF

SOFTSCAPE AREAS	
GROUND FLOOR	AREA m2
Garden Beds	635m2
Turf	n/a
LEVEL 02	
Garden Beds	105m2
Turf	n/a
LEVEL 03	
Garden Beds	105m2
Turf	n/a
LEVEL 04	
Garden Beds	105m2
Turf	n/a
LEVEL 05	
Garden Beds	1,219m2
Turf	198m2
ROOF LEVEL	
Garden Beds	403m2
Turf	n/a
TOTAL	2,572m2

SEASONAL IRRIGATION APPLICATION (per week)		
SUMMER	25	80,900
AUTUMN	10	32,360
WINTER	10	32,360
SPRING	20	64,720

Based on 1.5 weeks of storage of summer application (Highest rate) there is an indicative allowance for 120,000L (60,000L per building)

Legend

■ Irrigation extent

