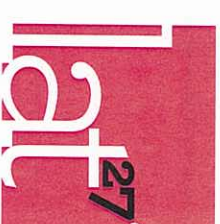


PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
30 MAY 2013
MEDQ



*Amended in Red at
28.05.13
Refer to page 8.*

Building 20: Proposed Residential & Retail Development

Portside



Landscape DA Package

Document Transmittal

Drawing reference: 12045.01_Portside DA Building 20_A3_rev C

Date Issued 25-01-2013 to Dan Boman, Development Manager - Brookfield Multiplex

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Approved Nathalie Ward

Report completed by

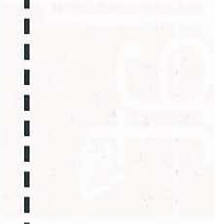


for

Brookfield
Residential Properties



100% to sub 8'
75% to 12'
25% to 15' 14'



Landscape Concept Report

Qualification

Lat27 have been commissioned by Brookfield to prepare a public realm design and landscape strategy for proposed Portside Building 20.

This report provides advice on the public realm, the streetscapes, and the laneway 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.



Context Plan highlighting scope of work

Site Understanding

Site & Context

Building 20 lies to the north-east of Portside near the main entry from Hercules Street. It benefits from direct connection to the Portside Plaza and riverfront and enjoys a high exposure position of the main entry.

Access and Visability:

The site currently has a reasonable level of permeability, with a more complete level to come pending completion of neighbouring buildings. Existing access from the main entry and Portside Plaza, including covered road crossing link will be built upon to increase the site's connectivity. Existing vehicular access will be retained in the form of on street parking and basement parking via ramps to the west. Visual connectivity is also high due its corner location and proximity to the main entry and Portside Plaza.

Existing Structure:

The existing basement structure will be built upon with existing basement ramps to be retained. The existing bus shade structure, along with some other elements within the building footprint, are to be removed.

Existing raised planters are to be retained where possible, but those within the building footprint will be removed.

The existing covered link over the entry road will be retained to provide a physical and visual connection to B20's entry plaza.

The eastern edge streetscape will be retained and integrated in overall design. It is also intended to re-use existing furniture elements, including bench seats, rubbish bins and drink fountain.

Climate:

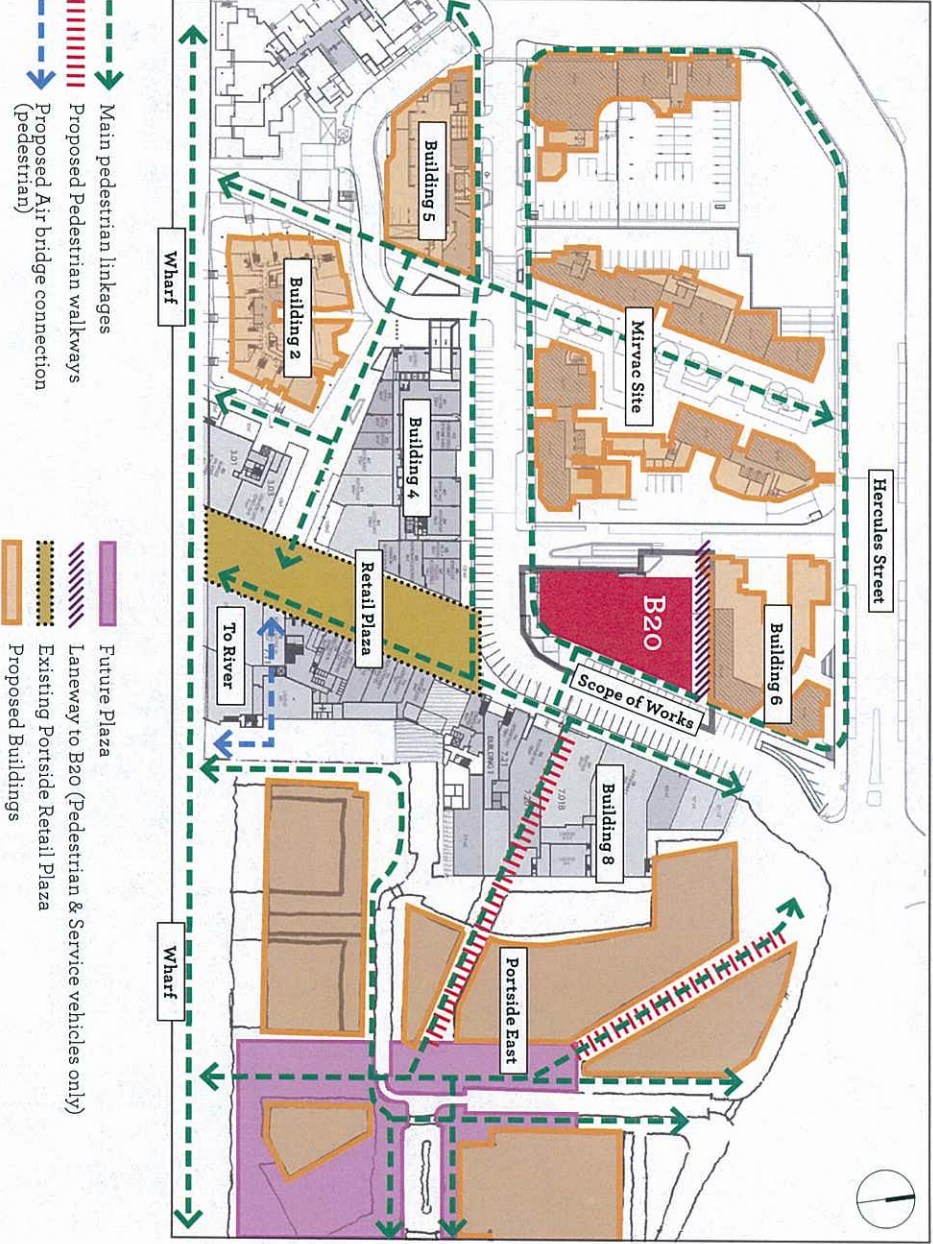
The site is aligned to receive breezes from the river which are beneficial in summer but create a harsher setting in the winter. The proposed laneway will receive low levels of direct natural light, creating its own micro-climate, that will require special attention to turn it into a pleasant pedestrian environment. Consideration has been given to the effects of the prevailing winds and changing levels of sunlight.

Adjacent Architecture:

The building to the north, Building 6, has air rights over the laneway to the north of B20. Once complete, B6, will overshadow the lane but bring with it further activation of laneway through a retail ground floor. This relationship has also been considered through the design process.

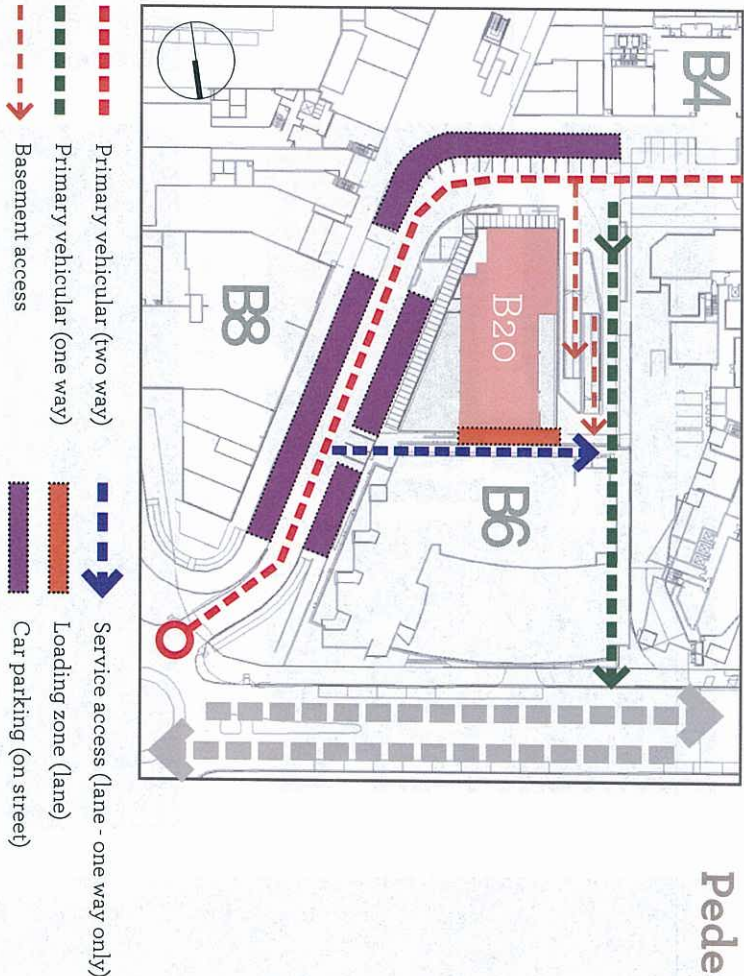
The Mirvac site to the west, once complete, will also bring a higher level of connectivity to the western edge of this site.

Portside Pedestrian Linkages (Ultimate Scenario)

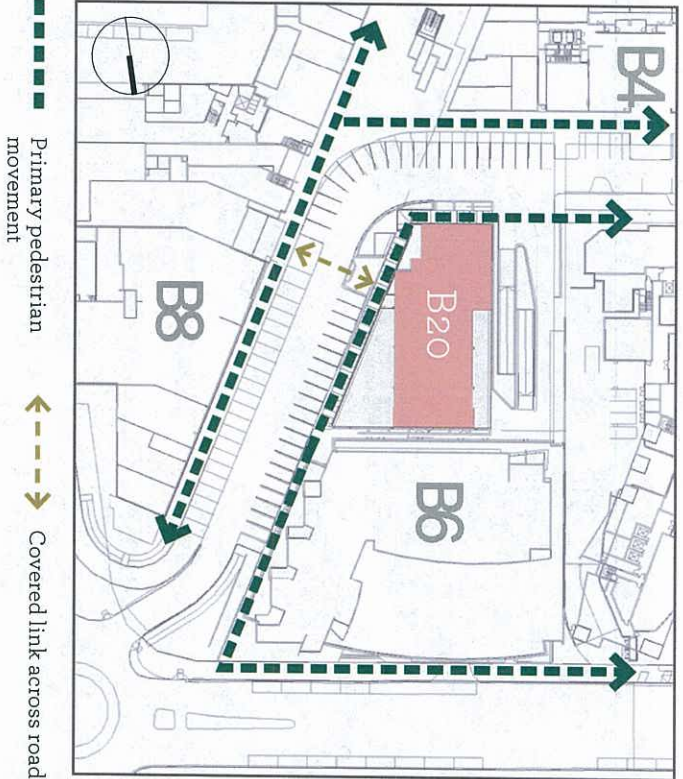


Note: Works indicated beyond the scope of works boundary are indicative only and are not being delivered as part of the Building 20 Project. For works associated with Portside East refer Sub Precinct 3(d) River Park Precinct Plan June 2011

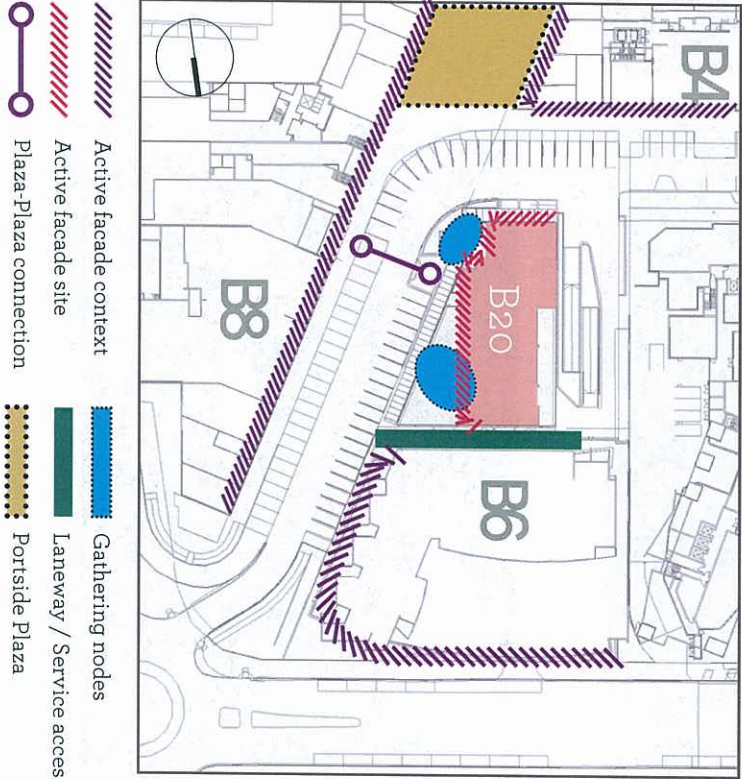
Vehicular Movement



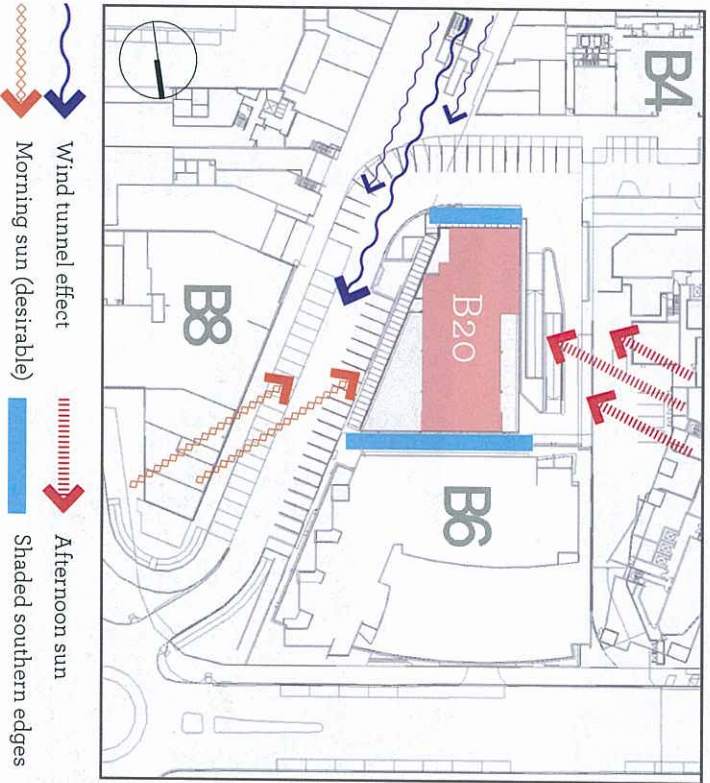
Pedestrian Movement



Public realm



Climate



Site Understanding

Site Imagery



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



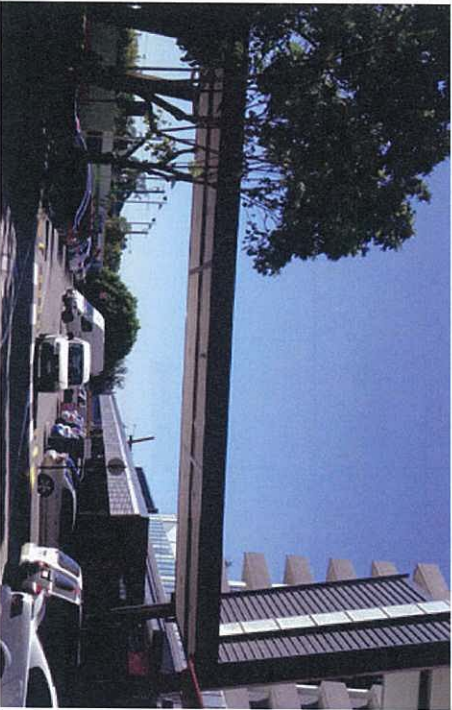
Extruded furniture elements make efficient use of space and add dimension to the flat podium spaces



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



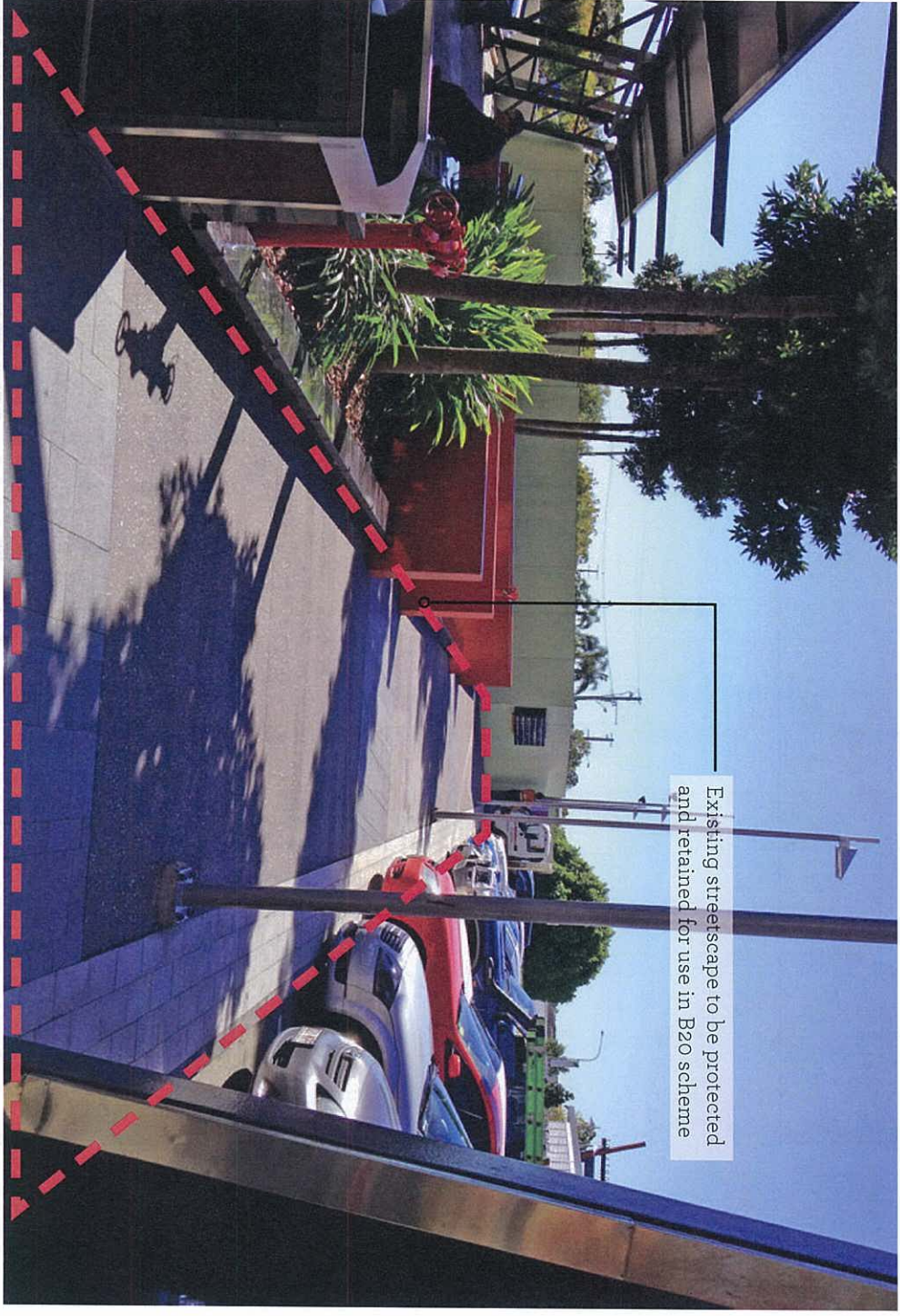
Paving differentiation to define pedestrian and vehicular zones and assist with way finding



Existing covered link connects B20 entry plaza to the Portside Plaza and riverfront



Visual connection maintained to Portside Plaza with raised planter to provide protection from road activity



Existing streetscape to be protected and retained for use in B20 scheme

Existing streetscape to be retained and integrated into overall design of B20 streetscape

Landscape Design

Intent

Building 20 will continue the subtropical streetscape setting established through the remainder of the Portside development. The building will bring retail to the ground floor with residential over. The landscape design focusses only on the streetscape and aims to connect, visually and physically, to the surrounding development.

The landscape has been structured to accommodate outdoor dining opportunities and service vehicle access with the aim to create a functional and pleasant pedestrian environment.

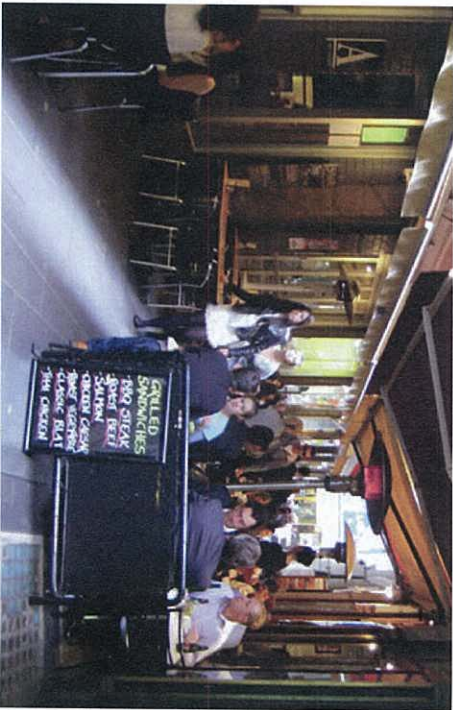
The southern and eastern streetscapes have active retail frontage with pockets of outdoor dining, separated from the road by raised planters where possible. The eastern streetscape is to be retained and integrated in to the finished product.

The laneway to the northern end serves as another retail face for the site, and also as loading/service access for the site. The laneway receives a more intimate landscape to bring a point of difference and address the shared environment. Vehicular access will be controlled through bollards and fixed furniture elements. Lighting will also be integral to the success of this laneway as a retail destination.

On street parking and basement access will be retained, with a minor adjustment to come to allow for service vehicle access to the laneway.

Materials, planting and furniture will be selected to match the palette already established at Portside. Existing furniture, and possibly vegetation, on site is to be retained and reused in the final scheme.

Refer diagrams on previous pages for explanation of pedestrian & vehicular circulation, and activation to public realm.



Generous areas for outdoor dining to laneway connected to adjacent retail areas



Portside subtropical streetscape feel will be continued through the B20 development



Raised planters finished to match existing Portside detail



Feature furniture elements, with heavy timber Portside character, to animate laneway



Outdoor streetside dining opportunities to southern end, with use of raised planter to separate from adjacent road



Pedestrian circulation in laneway seperated from service vehicles



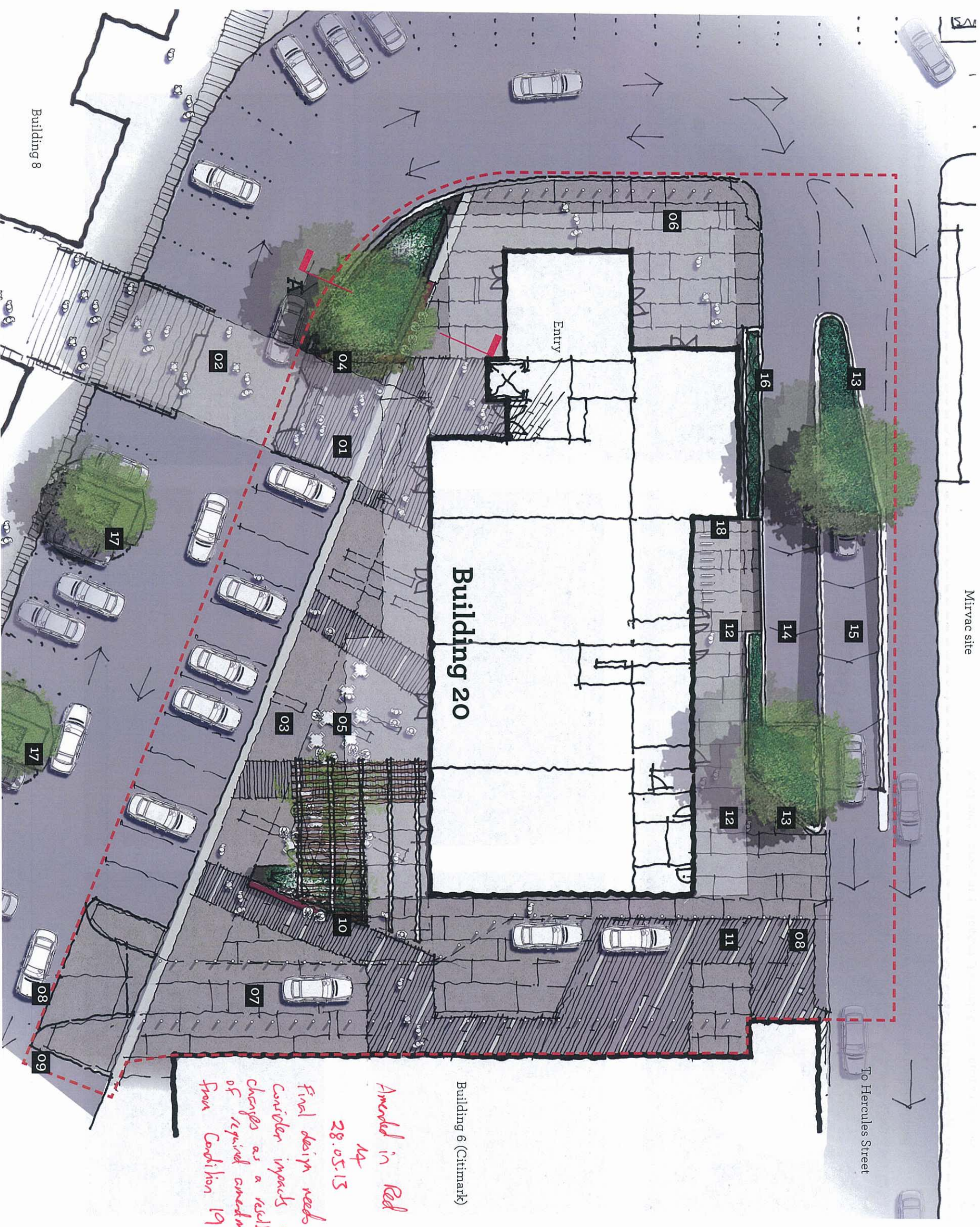
Small format pavers to laneway to highlight change of environment and bring intimate scale to the space



1:250 @ A3 size

Key

- 01 Entry Plaza (existing feature pavement retained and extended)
- 02 Existing covered link road crossing
- 03 Existing streetscape pavement to be retained
- 04 Existing raised planter retained in part and adjusted to suit new layout. Existing bench seat retained.
- 05 Existing streetscape treatment continued. Pocket for outdoor dining created.
- 06 Retail streetfront with outdoor dining opportunity. Bollards to provide separation to road.
- 07 Laneway with retail frontage and also service vehicle access & loading zone. Paving used to direct users and highlight shared environment. Bollards and fixed furniture to separate vehicles.
- 08 Transition back to road level from raised shared zone (Levels to be confirmed pending structural advice)
- 09 Traffic islands to control laneway access - refer traffic report for detail
- 10 Possible outdoor dining area with integrated arbour and raised planter
- 11 Loading zone (refer traffic plan for detail)
- 12 Service access to rear of building
- 13 Existing raised planter and vegetation to be retained
- 14 Existing basement entry ramp retained
- 15 Existing basement exit ramp retained
- 16 Existing raised planter cut back to allow shop front and improved visibility
- 17 Existing street trees in raised planters to remain
- 18 Bicycle parking as per architects drawings



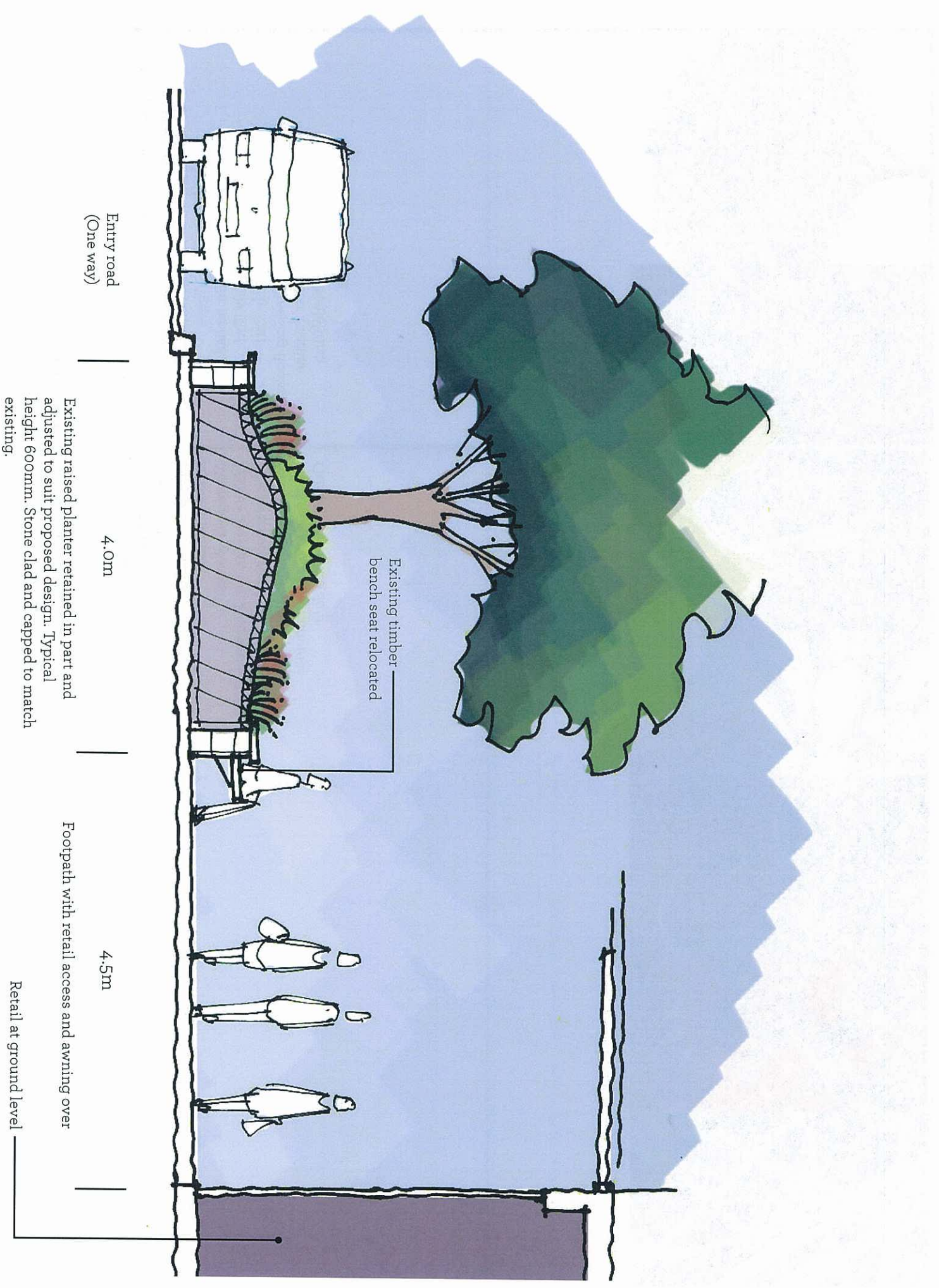
27°.44 S 153°.06 E

Mirvac site

To Hercules Street

Building 6 (Citimark)

Landscape Concept Plan



Section A
1:50 @ A3 size

Landscape Sections

Planting Palette

Trees

Kauri Pine
Tuckeroo
Tulipwood

Agathis robusta
Cupaniopsis anacardioides
Harpullia pendula

Planting is confined to the streetscape in raised planters and will be used to frame views and access, provide separation from vehicular areas and also protection from the prevailing winds.

Existing planters, including the groundcovers and trees, will be retained where possible, generally to the western side of the building.

The species selected will reflect the greater Portside development and be of a nature suited to the site's conditions, acknowledging the wind tunnel effect from the Portside Plaza.

Groundcovers & grasses

Native Flax Lily
Sago Palm
Cardboard Palm
Gymea Lily
Agave
Bromeliads
Lily Turf
Lily Turf
Creeping Boobialla
Star Jasmine
Bottlebrush

Dianella var. 'silver streak'
Cycas revoluta
Zamia furfuracea
Doranthus palmeri
Agave attenuata
Neoregelia species
Liriope muscari var. *Evergreen Giant*
Liriope muscari var. *Monroe White*
Myoporum parvifolium
Trachelospermum jasminoides
Callistemon 'Little John'



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.

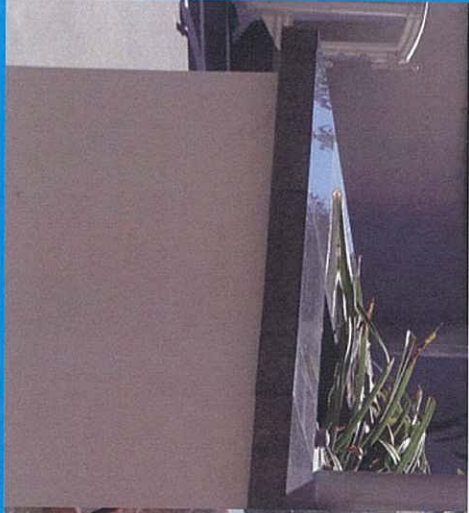
Planter edges are generally to be kept to 600mm high, to maintain visual openness and provide incidental seating edges.

The laneway will receive a higher level of detail to create an attractive pedestrian focussed retail environment.

Considerable effort will be made to retain the existing eastern edge streetscape for re-use in final design. Existing planter walls will be retained where appropriate and existing furniture will also be integrated into the streetscape.

Walls & furniture

- + Planter walls to match existing walls of stone clad and capped material to retail areas
- + Planter walls to match existing walls of rendered and painted and stone capped material to service areas
- + Heavy timber bench seats to be re-used and integrated with walls
- + Existing rubbish bin and drink fountain to be integrated into the design



Paving

- + Feature paving to highlight main entry plaza and match existing treatment
- + Coloured concrete paving, light exposed aggregate finish with saw cut detail
- + Small format concrete unit paving with specification sufficient to take vehicle loadings
- + Colour palette to compliment precinct paving



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 planing 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 garden beds and trees
- + Weeding of garden beds, trees and pavements

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.

- + 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.

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.

