



PORTSIDE

11 - 23 MACARTHUR AVENUE, HAMILTON 4007

AMENDMENT APPLICATION

AUGUST 2025

VERDé

PREPARED BY
VERDE DESIGN GROUP PTY LTD

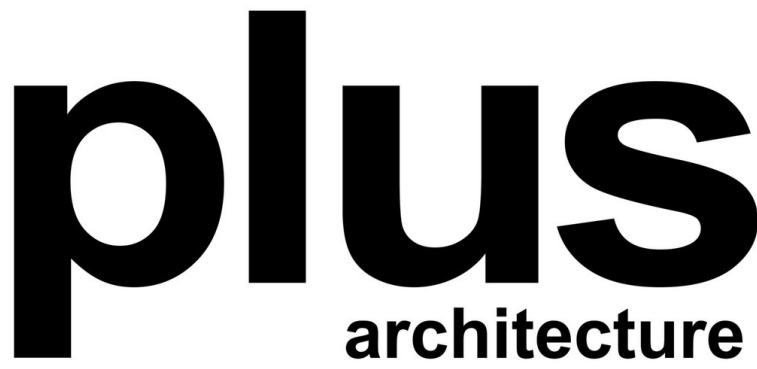
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ISSUE	DATE	DESCRIPTION	CHECKED
A	10.08.2025	ISSUED FOR REVIEW	CM
B	15.08.2025	ISSUED FOR SUBMISSION	CM



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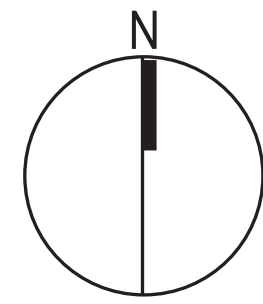
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LOCATION AND SITE

1.1 Precinct Context



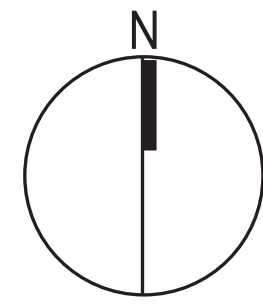
- ① Development Site
- ② Lores Bonney Riverwalk
- ③ Portside Wharf Shopping Precinct
- ④ Hamilton Park
- ⑤ Hercules Street Park



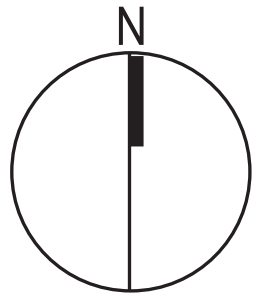
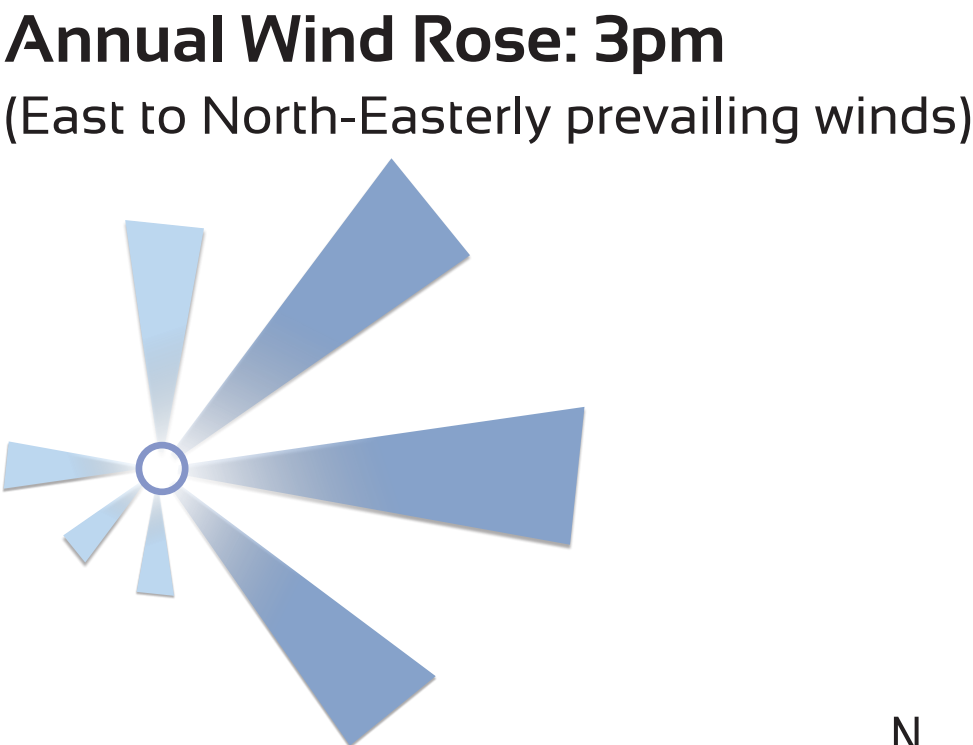
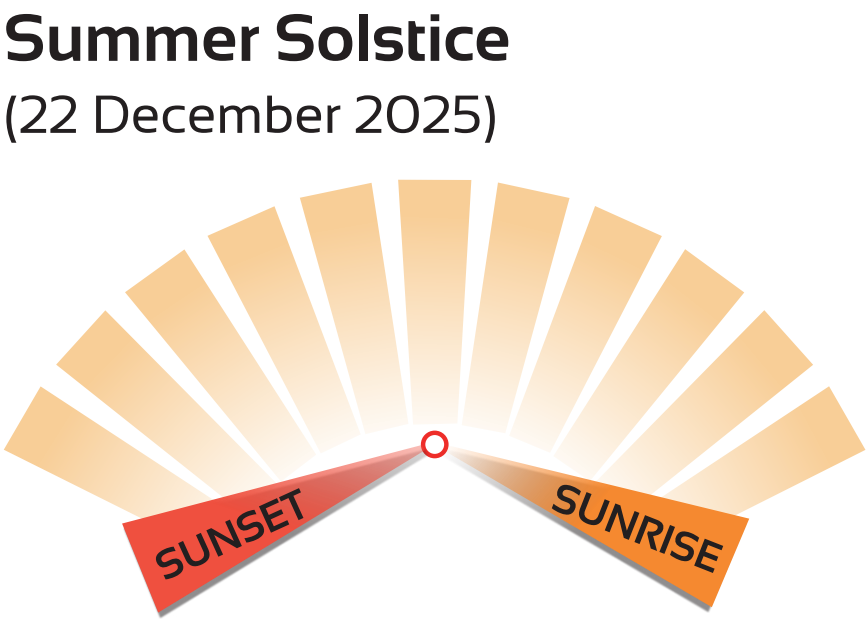
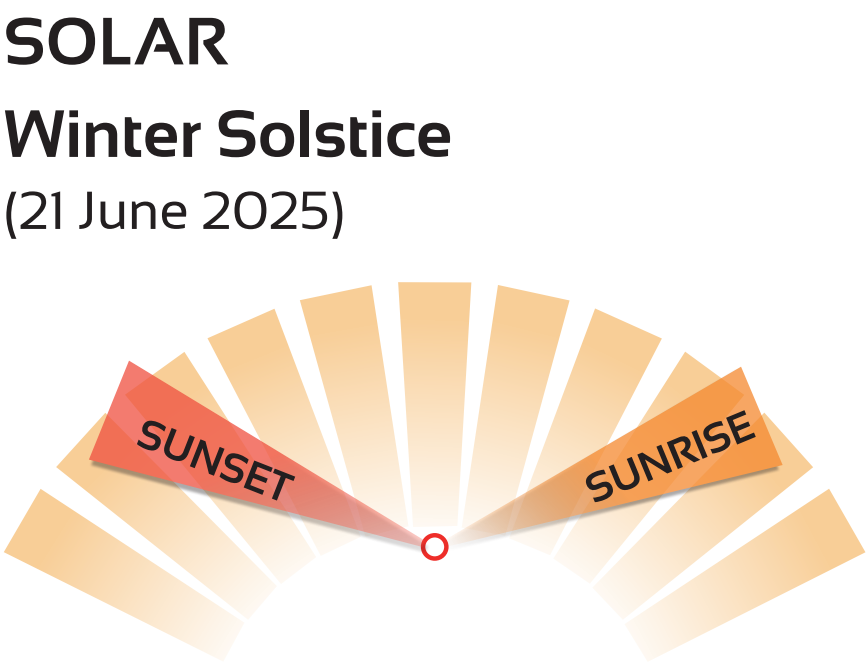
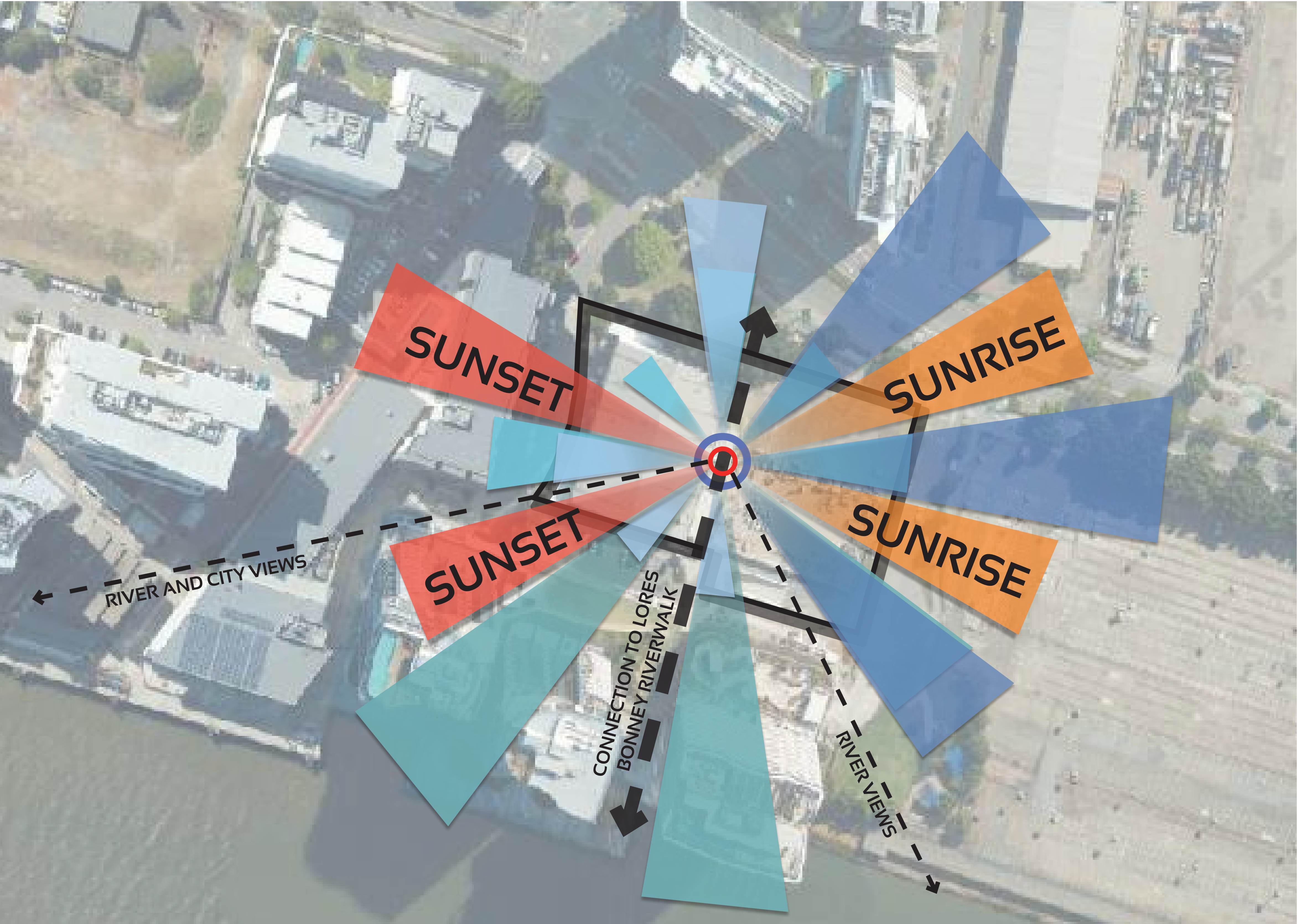
1.2 Development Site



- ① Development Site
- ② Lores Bonney Riverwalk
- ③ Portside Wharf Shopping Precinct
- ④ Cruise Terminal
- ⑤ Wharf Close Park

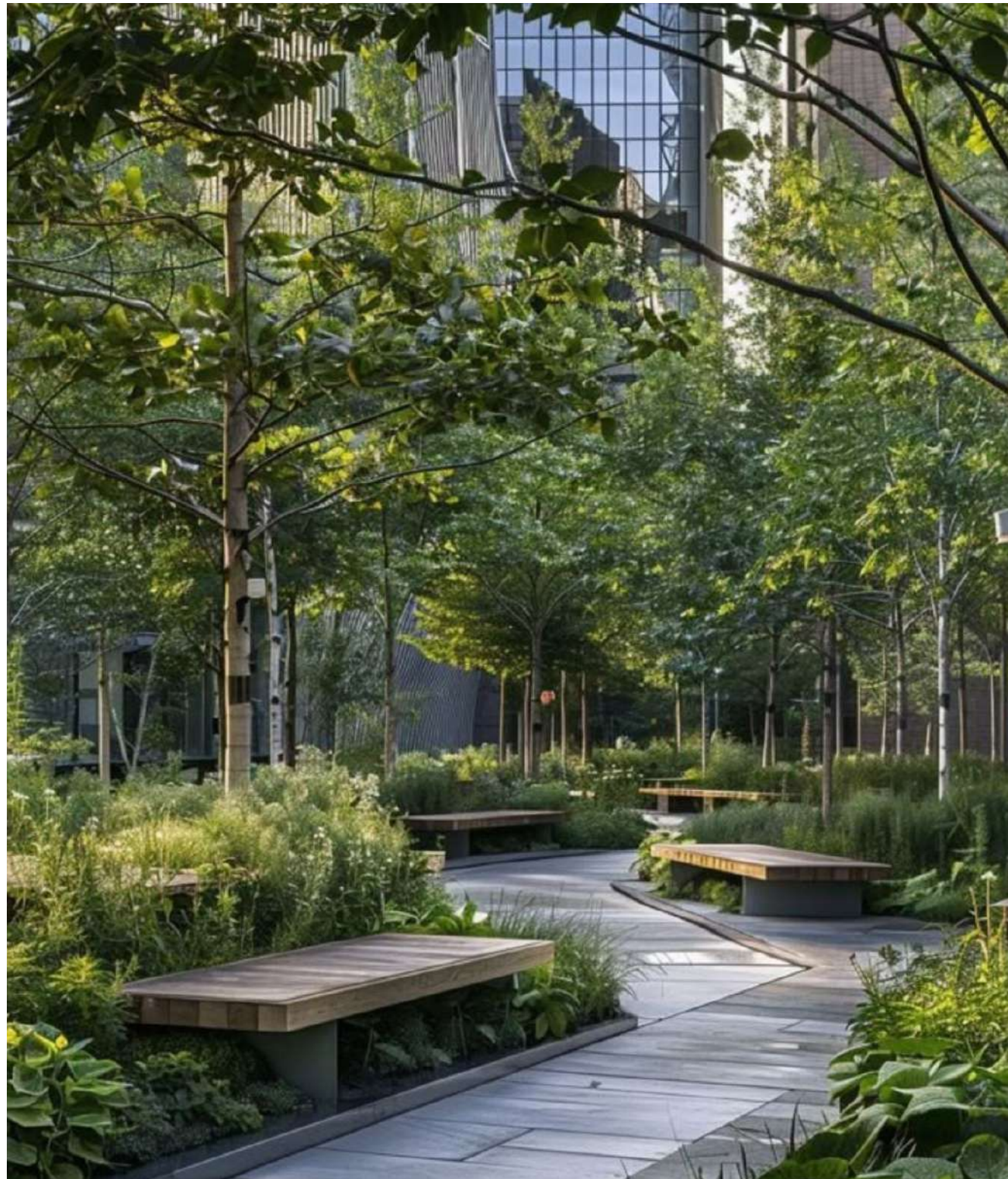


1.3 Site Analysis



DESIGN DRIVERS

2.1 Design Drivers



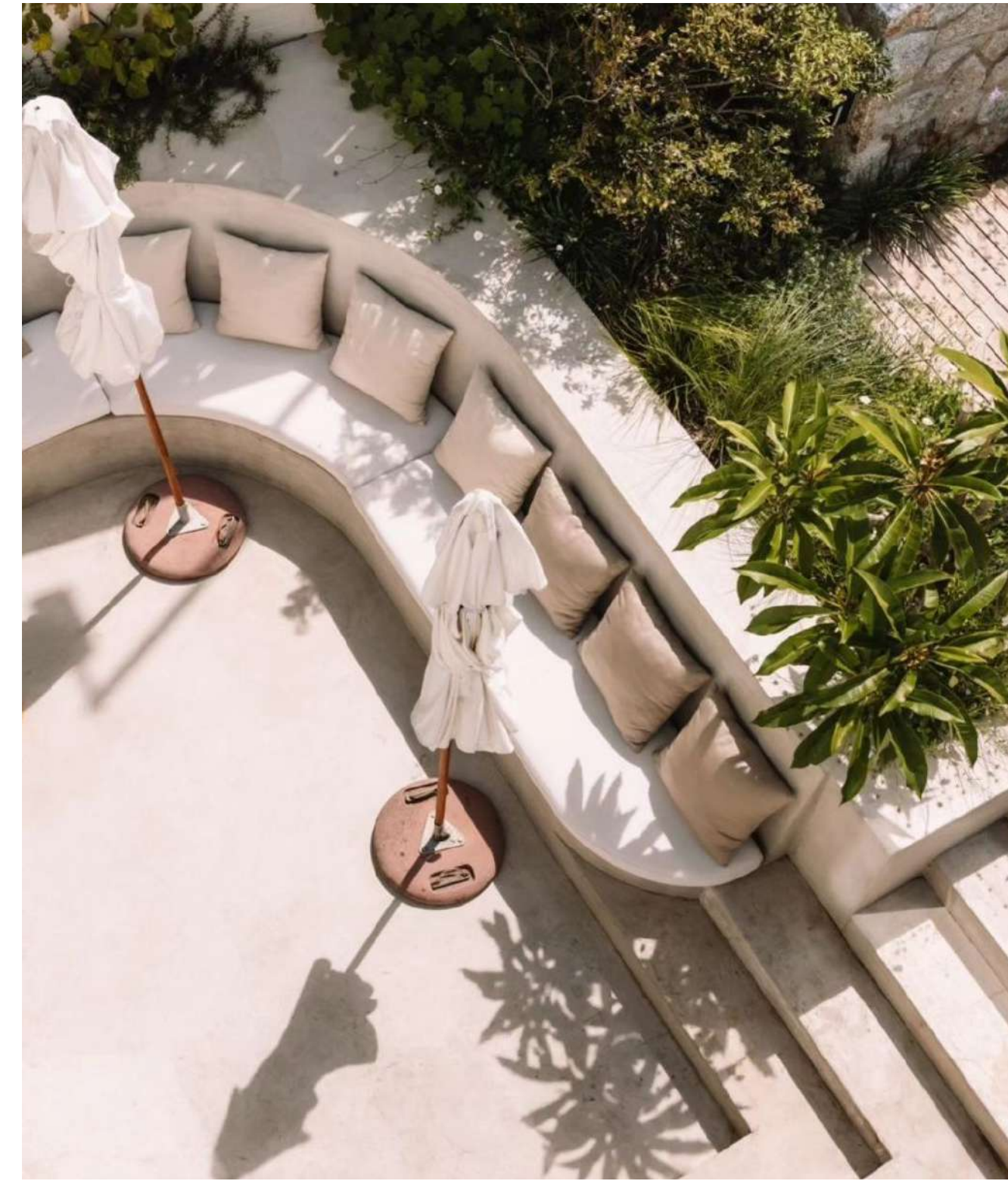
SUBTROPICAL URBAN GARDEN

A subtropical urban garden that weaves through the building. Soft, layered planting that connects public and semi-private spaces. A landscape that enriches the daily experience of residents and visitors; encouraging exploration, pause, and sensory engagement.

ACTIVATED PUBLIC REALM

Ground-level spaces that support vibrant retail, café culture, and informal gathering, encouraging social interaction and community life.



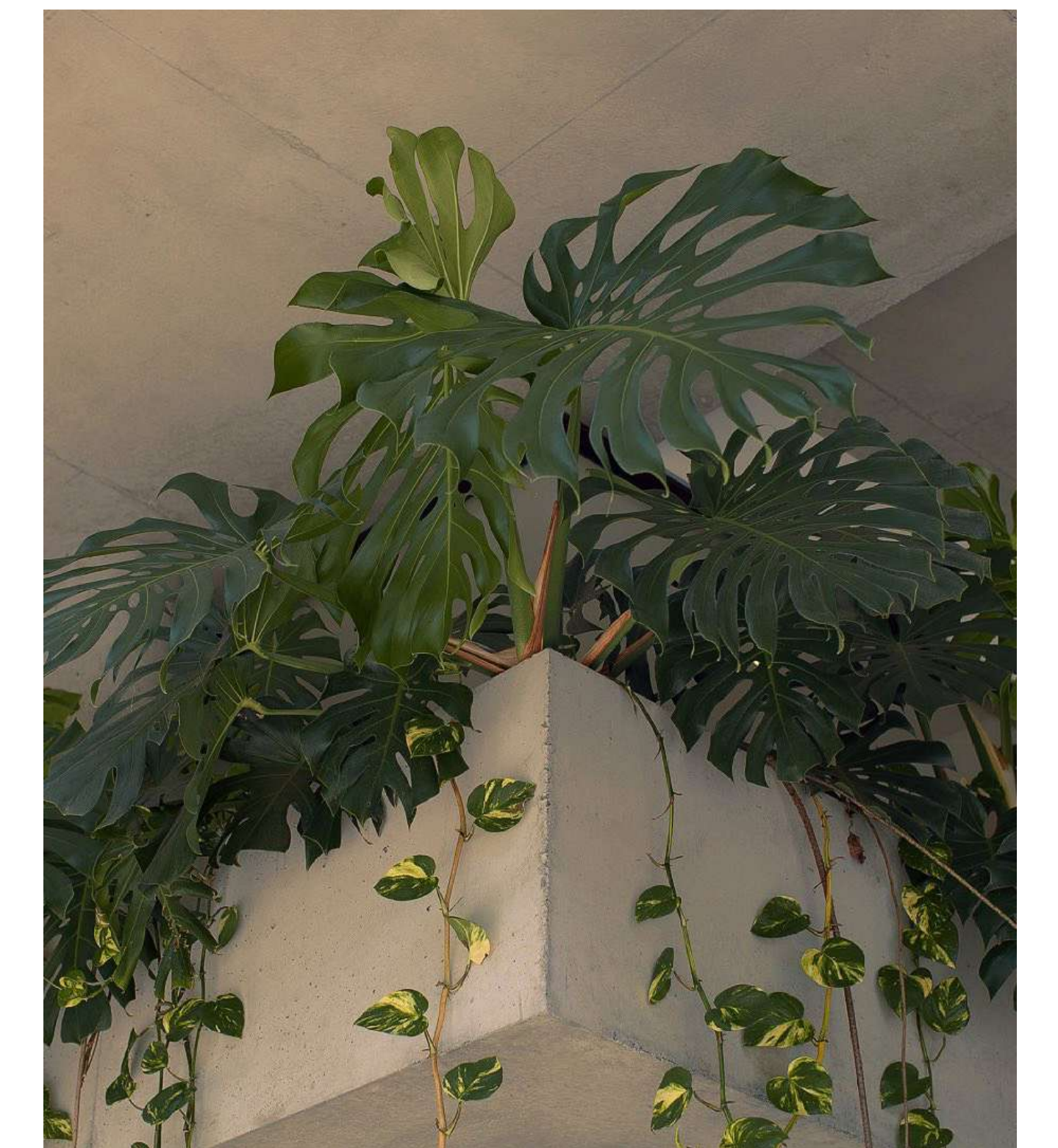
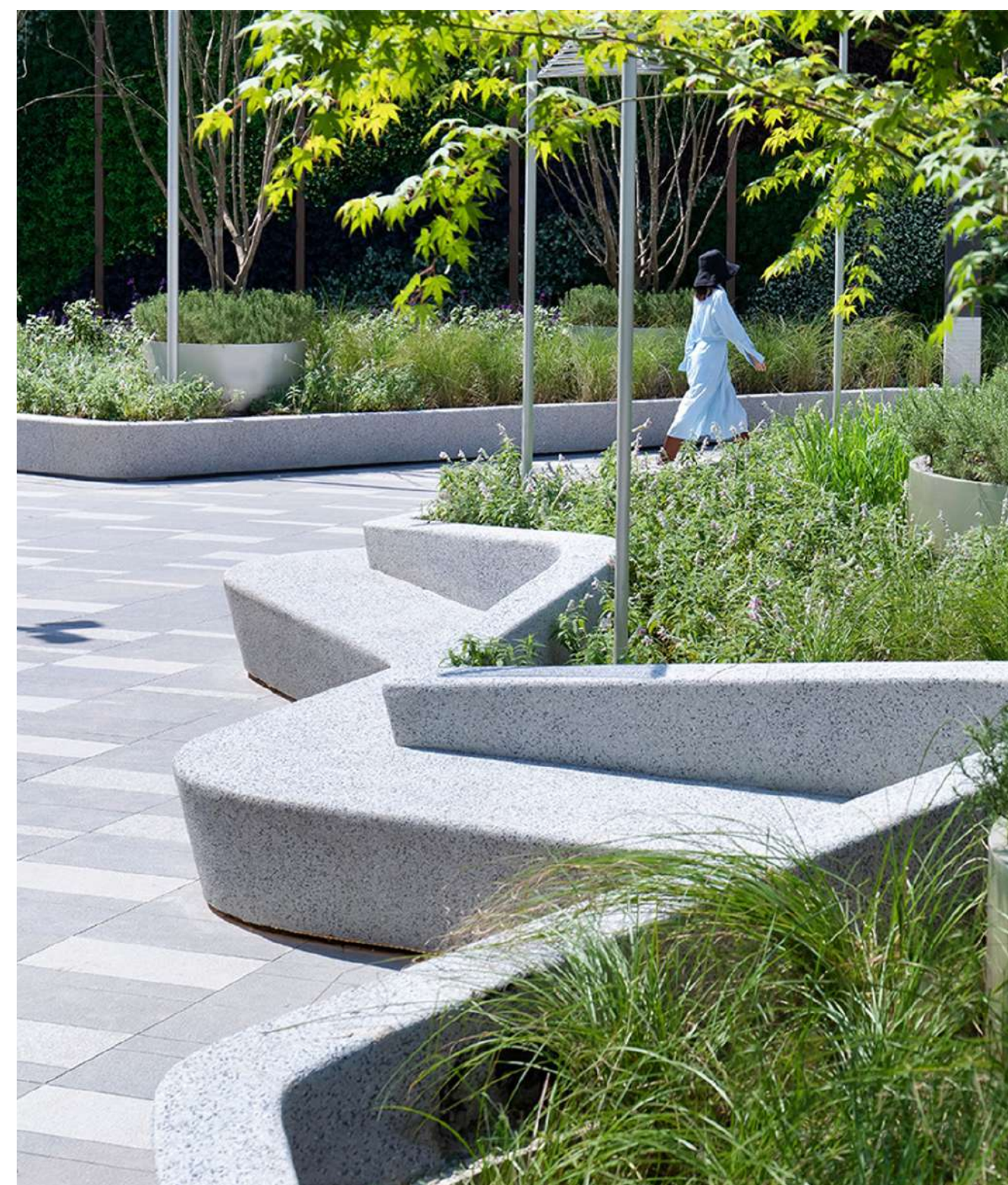


INTEGRATED SOCIAL LANDSCAPES

Incorporation of seating, shade, and spatial variety to support both active and passive use, creating a welcoming interface between public and private realms.

CONTEMPORARY CIVIC CHARACTER

Textural materials, clean forms, and curated planting that reflect a sophisticated urban aesthetic whilst promoting sustainability and livability.



LANDSCAPE CHARACTER AND CONCEPTS

3.1 Ground Level Character

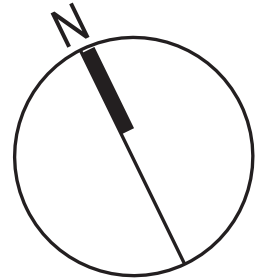


3.2 Ground Level Plan

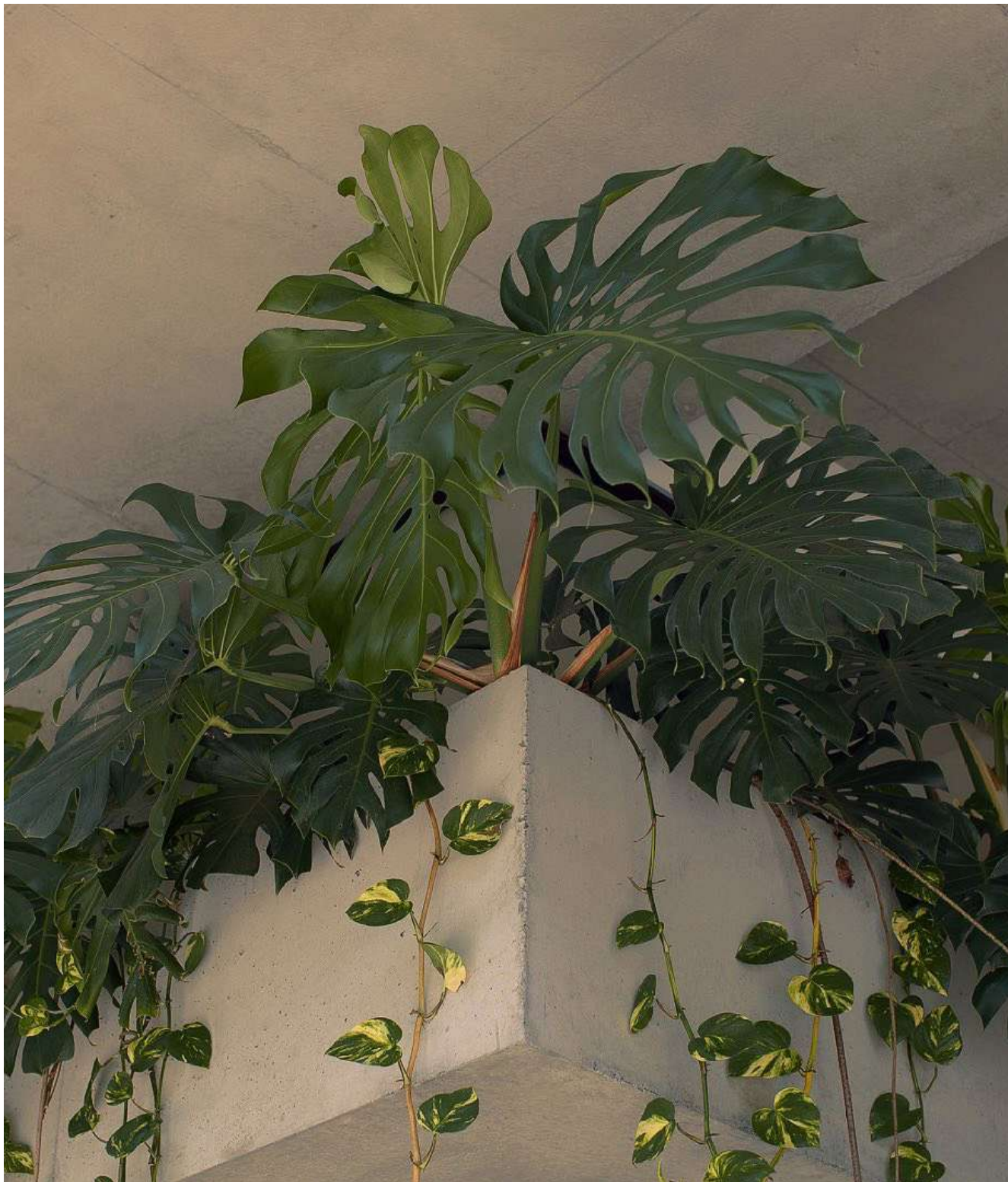
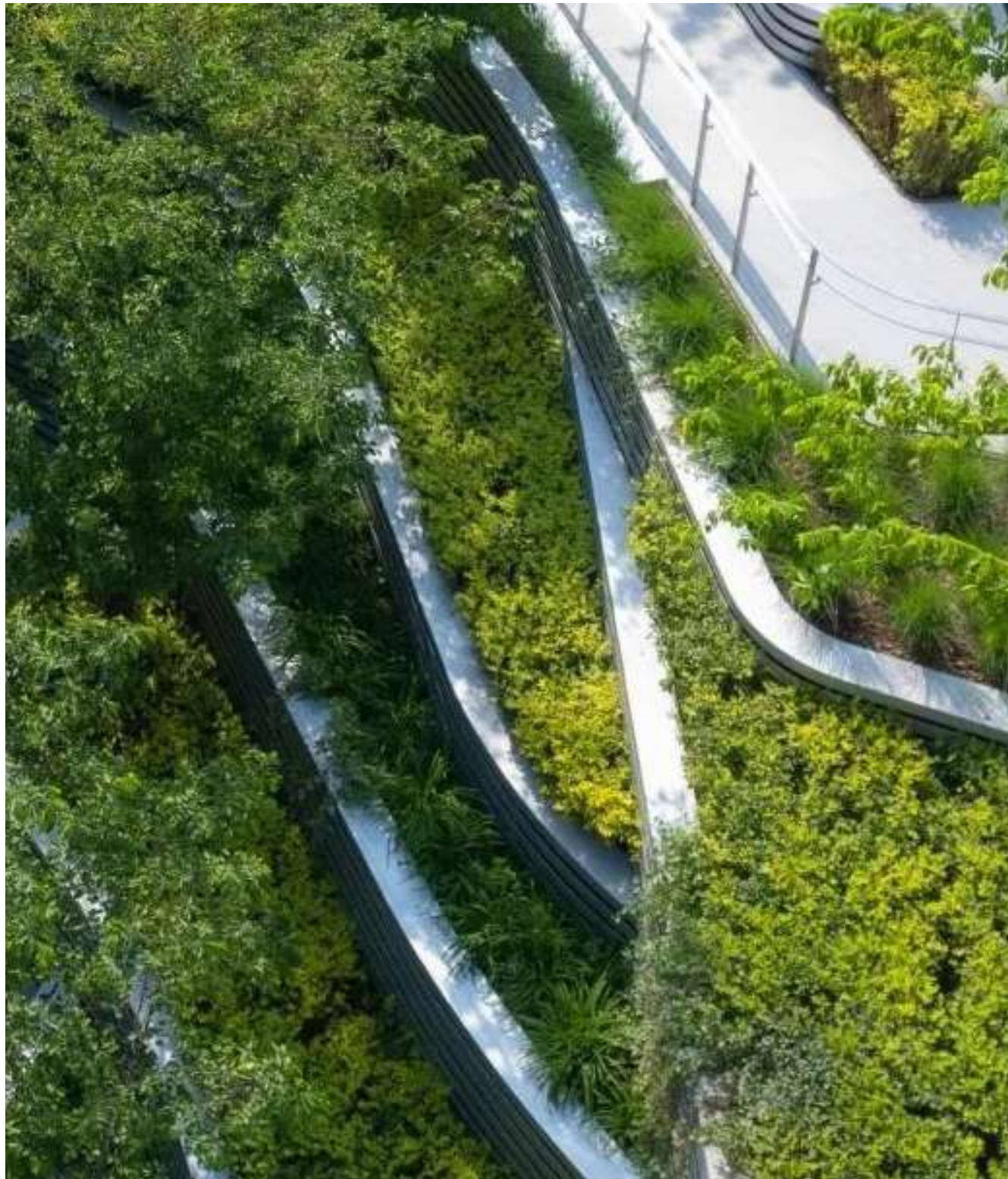


- 1 Macarthur Avenue arrival plaza
- 2 Cross Block Pedestrian Link
- 3 Connection to Portside Wharf
- 4 Mature Fig Tree retained
- 5 Feature seating under Fig canopy
- 6 Retail Plaza and Seating
- 7 Landscape buffers to Units
- 8 Southern Arrival Plaza
- 9 Main Vehicular Entry
- 10 Bicycle parking
- 11 Western laneway
- 12 Bike Path
- 13 Residential unit planters
- 14 Western facade planting
- 15 Feature central spine paving
- 16 Feature seating to entry plaza
- 17 Feature columnar tree
- 18 Existing street trees to remain
- 19 Feature central planter and planting
- 20 Cascading planting to laneway

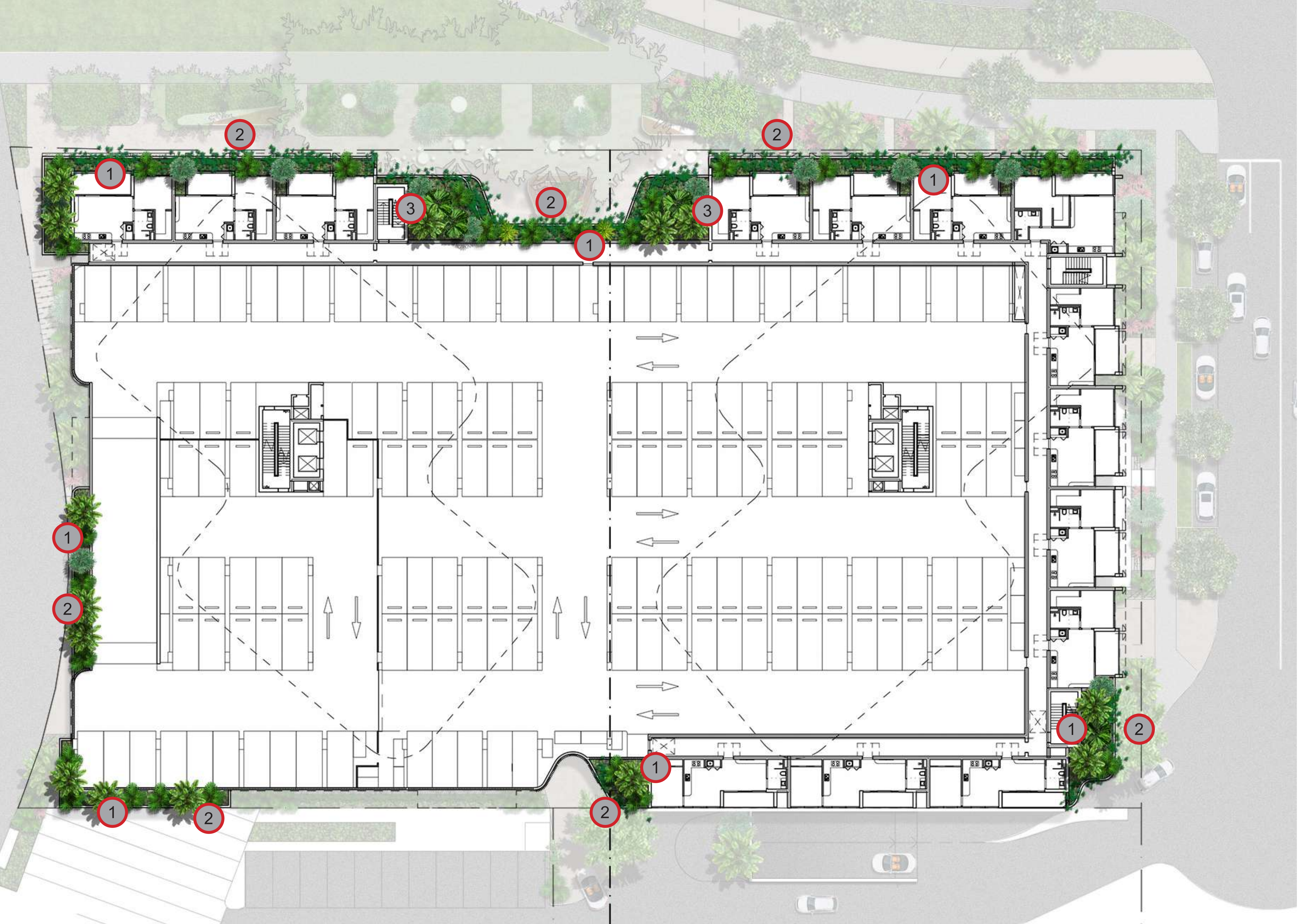
Scale 1:100 @ A1
Scale 1:200 @ A3



3.3 Podium Carparking Level Character

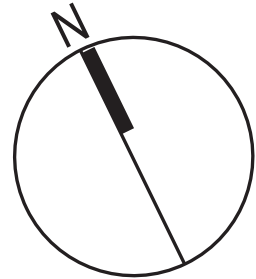


3.4 Podium Carparking Level 02 Plan



- 1 Podium Planter
- 2 Feature cascading species
- 3 Mass planting

Scale 1:100 @ A1
Scale 1:200 @ A3

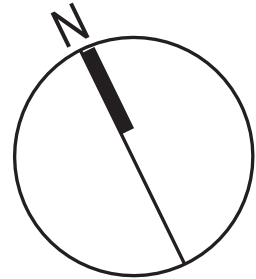


3.5 Podium Carparking Level 03-05 Plan

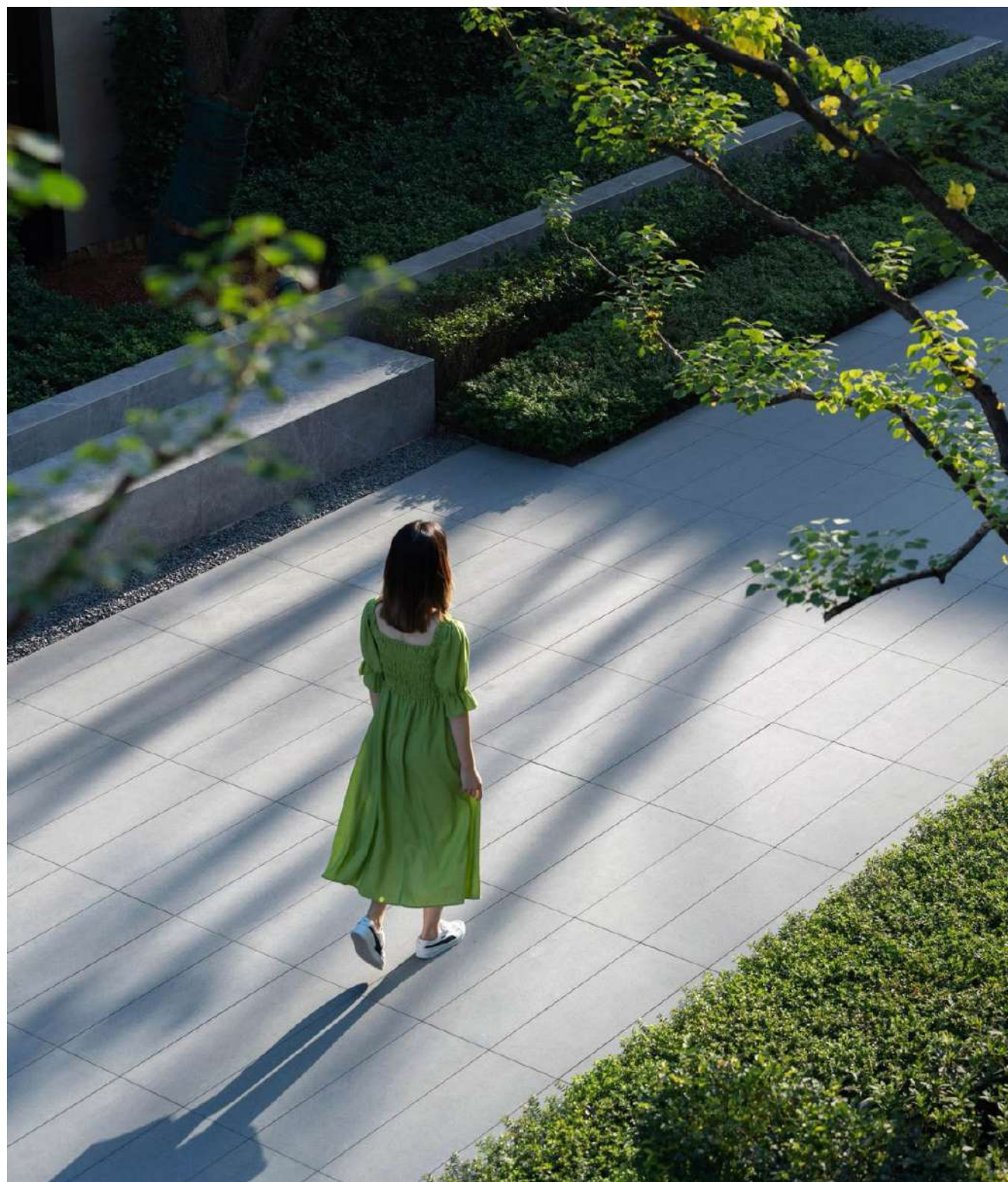
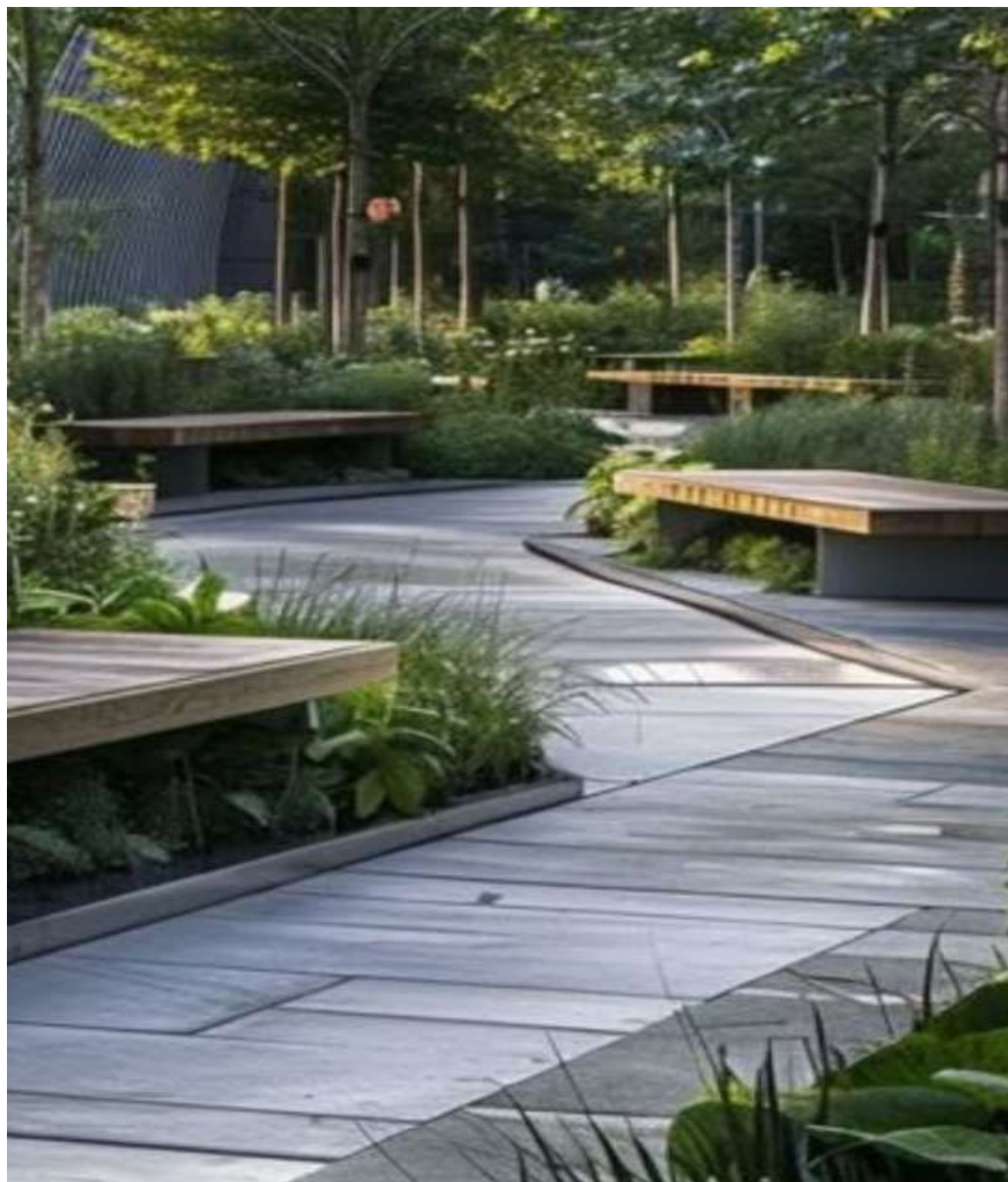
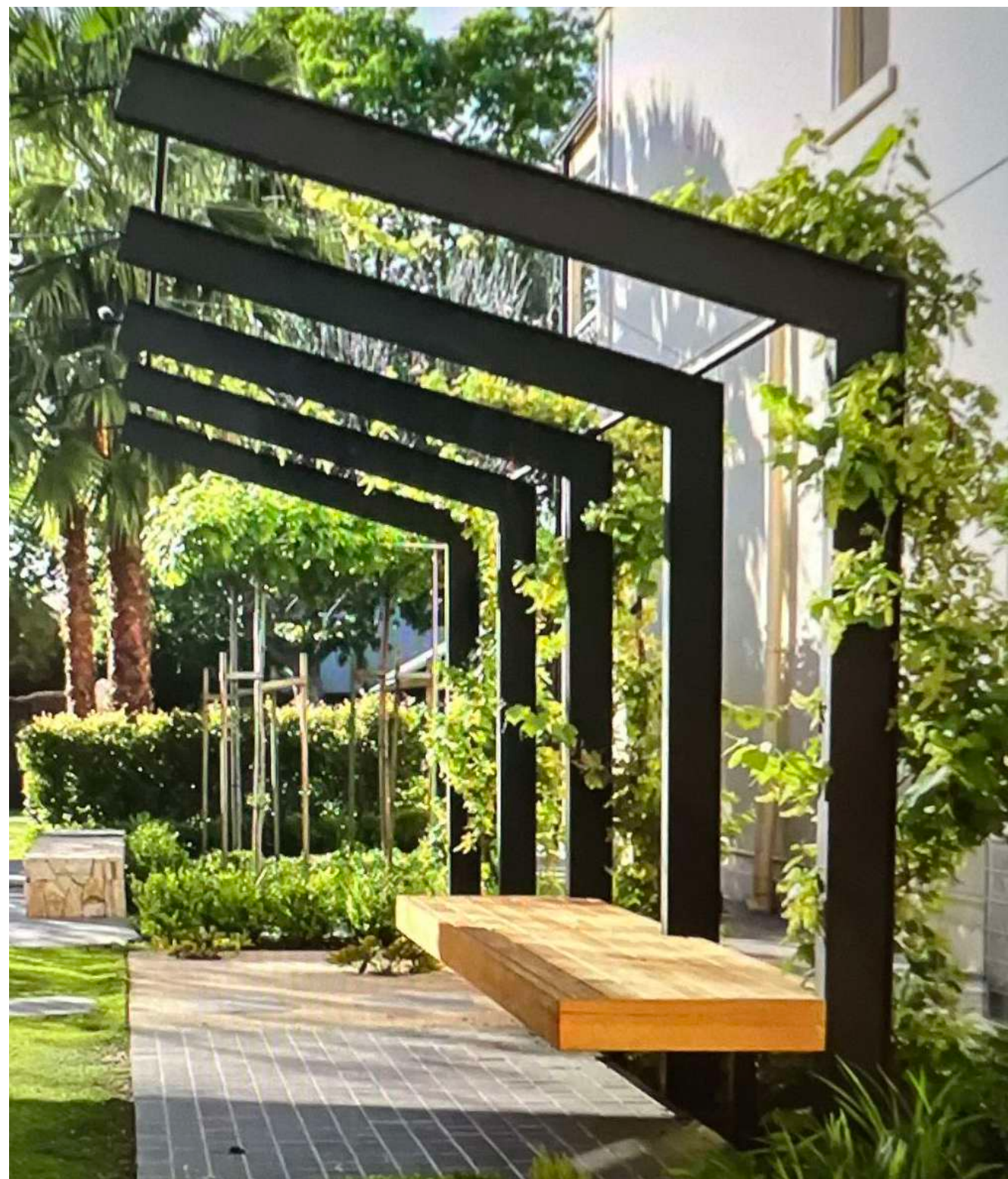


- 1 Podium Planter
- 2 Feature cascading species
- 3 Mass planting

Scale 1:100 @ A1
Scale 1:200 @ A3



3.6 Podium Residential Level Character

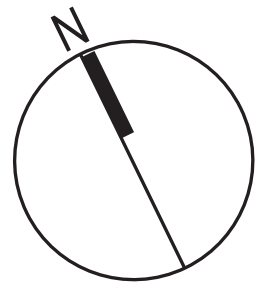


3.7 Podium Residential Level 06 Plan

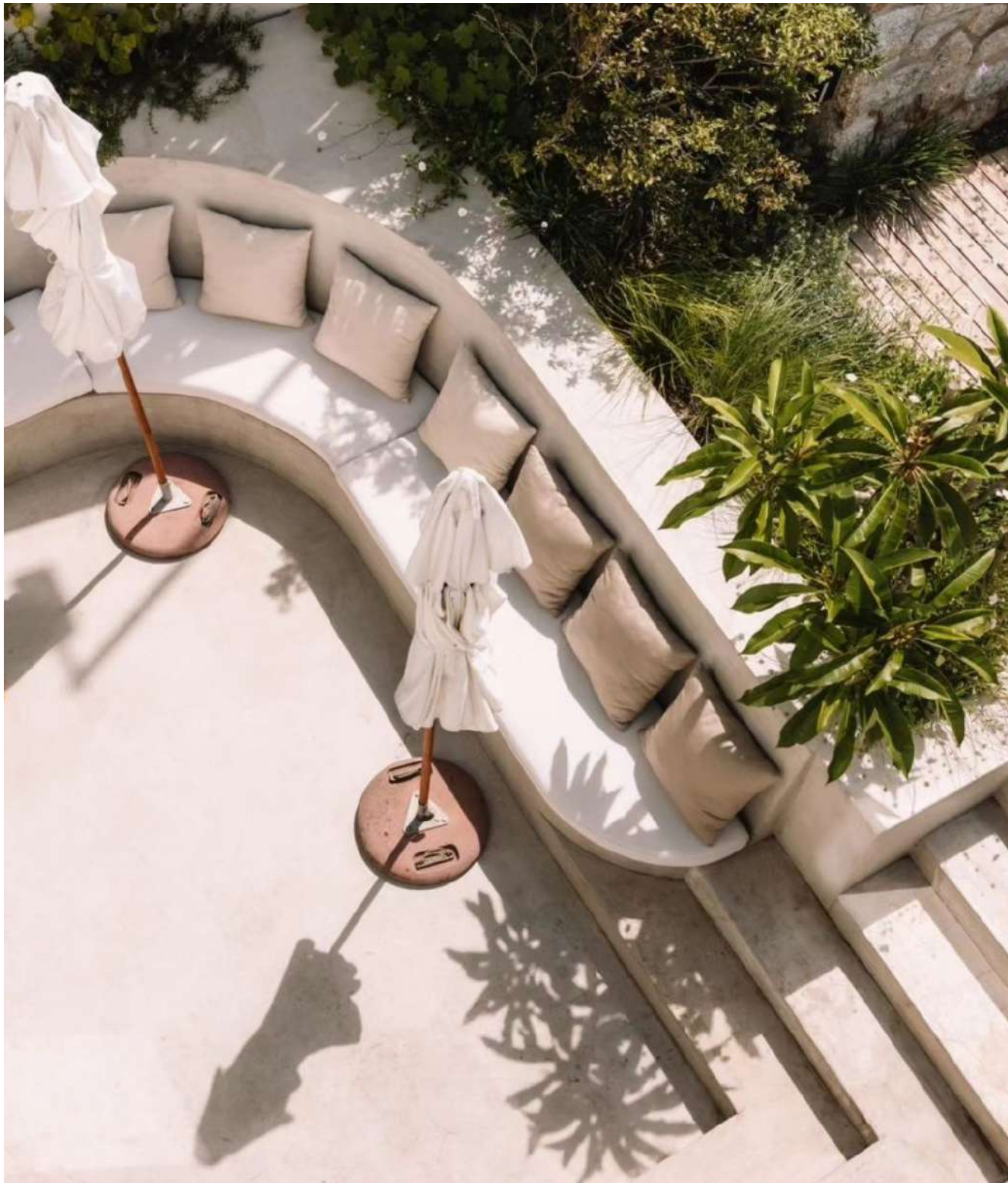


- 1 Main cross block pedestrian link
- 2 Yoga Meditation / Yoga Deck and Lawn
- 3 Garden Rooms
- 4 Outdoor dining terrace
- 5 Seating nook
- 6 Play Area
- 7 Dog Lawn
- 8 Circulation pathways
- 9 Landscape Planters
- 10 Feature pergola with Vines
- 11 Built-in seating
- 12 Indoor Communal Recreation Spaces

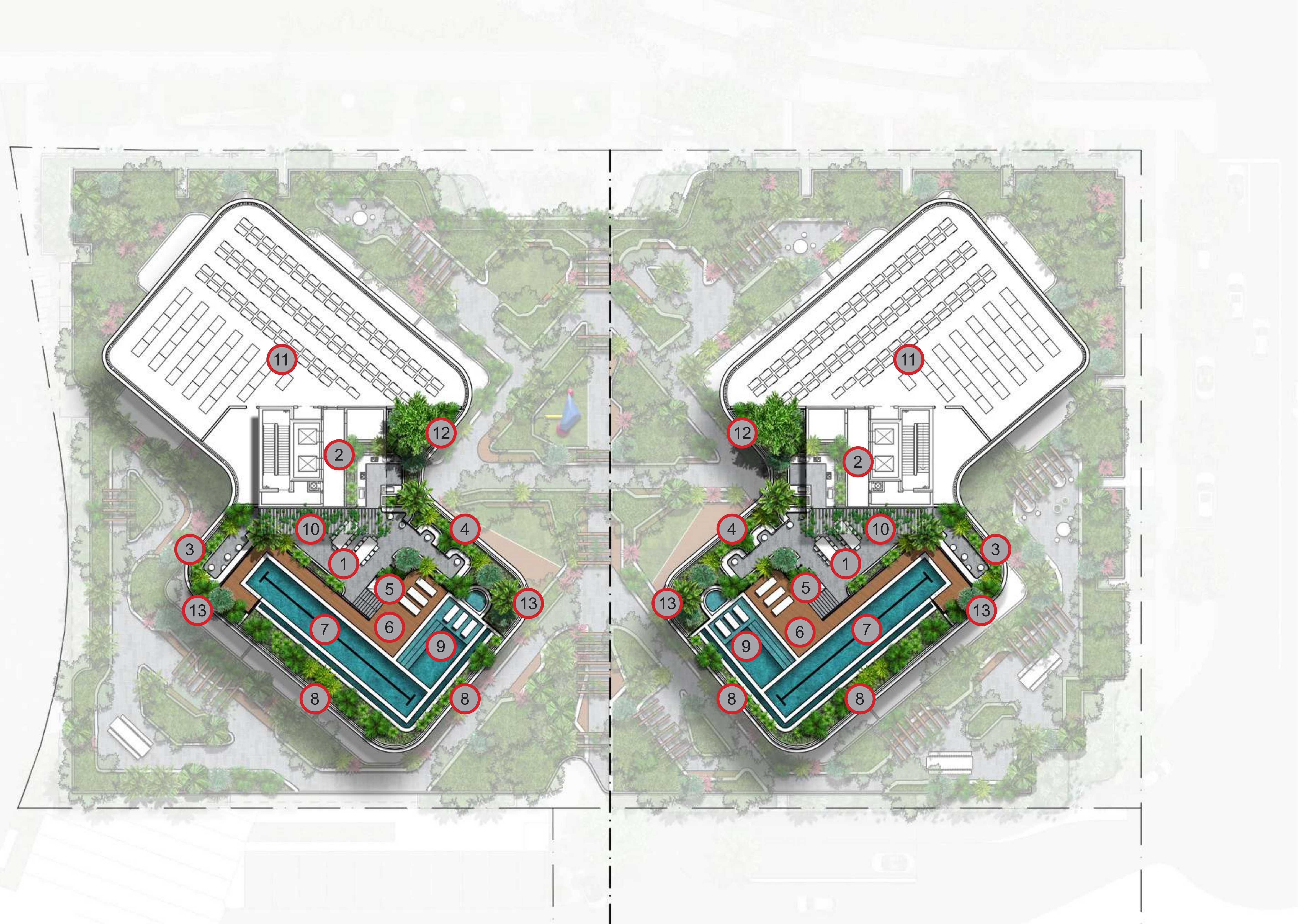
Scale 1:100 @ A1
Scale 1:200 @ A3



3.8 Rooftop Recreation Level Character

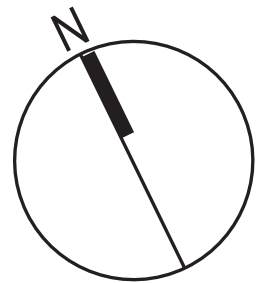


3.9 Rooftop Recreation Level 25 Plan



- 1 Central dining area
- 2 BBQs and bench area
- 3 Poolside dining
- 4 Seating nooks
- 5 Outdoor shower
- 6 Pool Deck
- 7 Infinity Edge Pool
- 8 Lower Planter
- 9 Wet Deck
- 10 Feature pergola with climbers
- 11 Services area
- 12 Feature small shade tree
- 13 Mass Planting

Scale 1:100 @ A1
Scale 1:200 @ A3



LANDSCAPE STRATEGIES

4.1 Indicative Podium Soil Depths

SOIL DEPTHS

GROUND LEVEL

Deep Planting in Natural Ground

PODIUM CARPARKING LEVEL 02

All planters on the Northern and Eastern facades have 600mm height planter walls (including the SE corner planter that’s extended around the fire stair)

All planters on the Southern and Western facades have 1100mm height planter walls

PODIUM CARPARKING LEVEL 03-05

All planters on the Northern and Eastern facades have 600mm height planter walls (including the SE corner planter that’s extended around the fire stair)

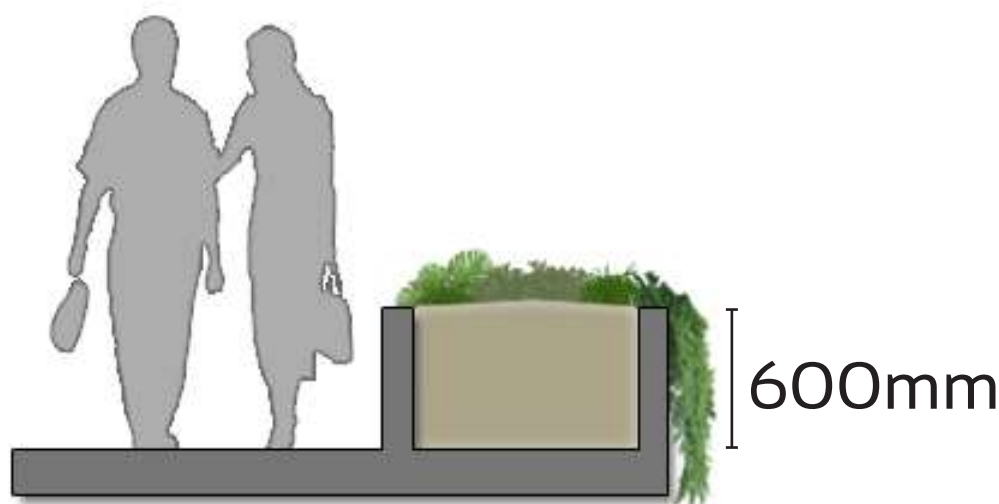
All planters on the Southern and Western facades have 1100mm height planter walls

PODIUM RESIDENTIAL LEVEL 06

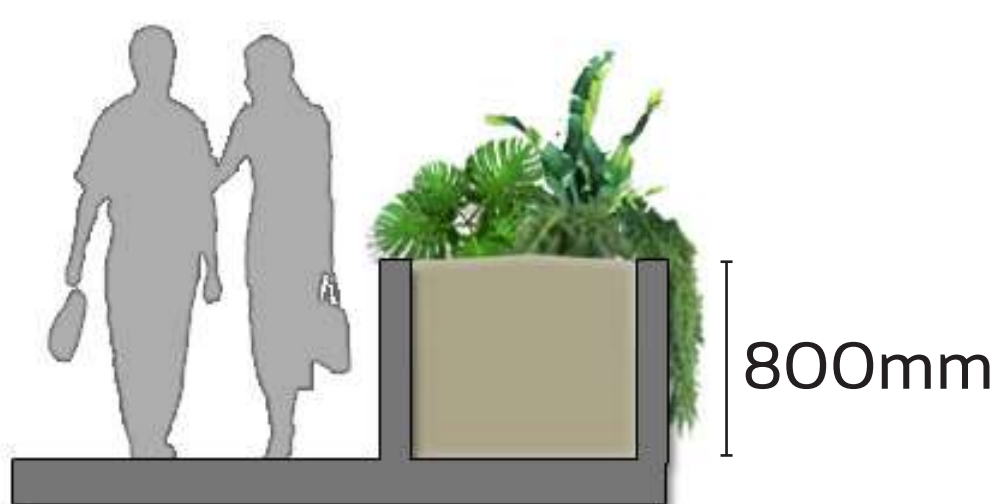
Minimum 800mm height ranging to 1500mm height planter walls

ROOFTOP RECREATION LEVEL 25

Minimum 600mm height ranging to 1500mm height planter walls



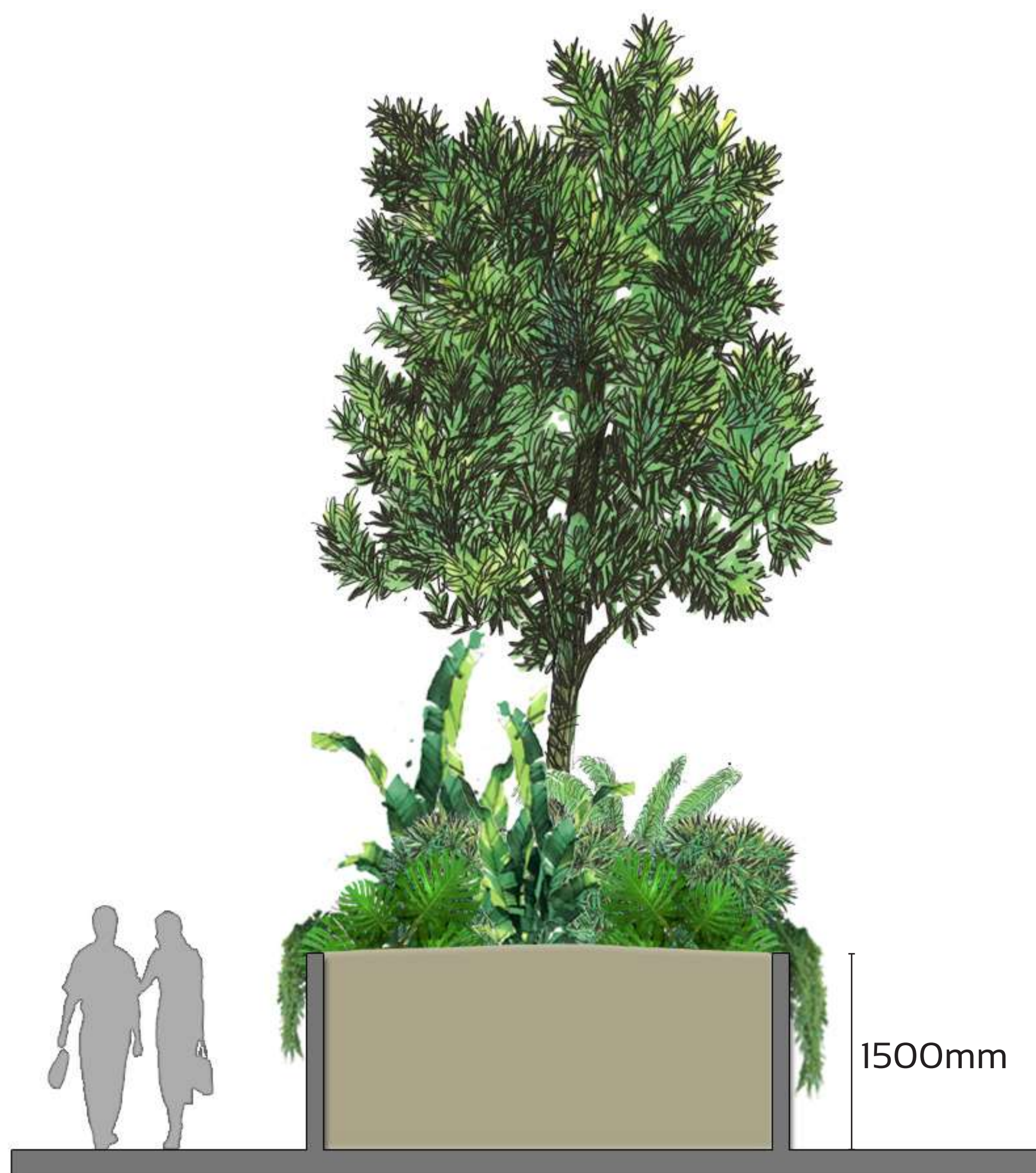
GROUNDCOVERS AND TRAILING PLANTS
Soil depth minimum 600mm
Planter wall heights will be a minimum of 600mm above FSL.



SMALL SHRUBS AND GROUNDCOVERS
Soil Depth minimum 800mm
Planter wall heights will be a minimum of 800mm above FSL.



LARGE SHRUBS, SMALL TREES AND PALMS
Soil Depth minimum 1200mm
Planter wall heights will be a minimum of 1200mm above FSL.



LARGE TREES AND PALMS
Soil Depth minimum 1500mm plus
Planter wall heights will be a minimum of 1500mm above FSL.

4.2 Softscape Planting Media Strategy

To ensure the long-term success of on-structure planting, planting media will be specified to meet the unique requirements of podium planting environments. The planting media profile will consist of two distinct layers:

Horizon A: Containing less than 15% organic matter, with a depth of 300mm at the top of the planting profile.

Horizon B: Containing less than 5% organic matter, making up the remainder of the soil profile.

These soil specifications have been validated by agronomists and are proven to support sustained performance in on-structure planting applications. (Refer to the following tables for detailed physical characteristics.)

HORIZON A PHYSICAL CHARACTERISTICS: TOP 300MM			HORIZON B PHYSICAL CHARACTERISTICS: REMAINING SOIL IN PROFILE		
Property	Units	Target Range	Property	Units	Target Range
Texture, preferred range	n/a	Gravelly loamy sand to organic sandy loam	Texture, preferred range	n/a	Gravelly loamy sand to organic sandy loam
Air-filled porosity	%	> 10	Air-filled porosity	%	> 10
Water-holding capacity	%	> 40	Water-holding capacity	%	> 40
Permeability	mm/h	> 100	Permeability	mm/h	> 100
Saturated density	kg/L	< 2.4	Saturated density	kg/L	< 1.8
Organic matter	% w/w	< 15	Organic matter	% w/w	< 5
Wettability	min	< 5	Wettability	min	< 5
Dispersibility in water		1 or 2 (AS4419 Category)	Dispersibility in water		1 or 2 (AS4419 Category)
Large Particles in the Largest Dimension			Large Particles in the Largest Dimension		
< 2 mm	% w/w	30 - 70	< 2 mm	% w/w	30 - 70
2 - 10 mm	% w/w	10 - 20	2 - 10 mm	% w/w	10 - 20
10 - 20 mm	% w/w	5 -10	10 - 20 mm	% w/w	5 -10
20 - 50 mm	% w/w	< 5	20 - 50 mm	% w/w	< 5
> 50 mm	% w/w	0	> 50 mm	% w/w	0

4.3 Indicative Irrigation Requirements

The calculation of indicative irrigation requirements are a critical component of sustainable landscape and environmental design. In South East Queensland, where seasonal variability and extended dry periods are common, efficient irrigation planning ensures the long-term viability of green spaces, contributes to urban cooling, and supports biodiversity within dense residential environments.

Given the region’s subtropical climate, irrigation is essential to maintain plant health and aesthetic quality, particularly in elevated or exposed podium areas where natural rainfall may be insufficient or inconsistent. Estimating irrigation needs early in the design phase, can aid selection of climate-appropriate plant species, and align with local water conservation policies.

This proactive approach will not only enhance the livability and visual appeal of the development but also support broader sustainability goals, including reduced potable water use and improved stormwater management. The calculations provided are indicative and will inform future detailed hydraulic and landscape design stages.

SOFTSCAPE AREAS		
GROUND LEVEL	AREA m2	IRRIGATION L / WEEK
Garden Beds	750 m2	26,250 L
PODIUM CARPARKING LEVEL 02		
Garden Beds	271 m2	9,485 L
PODIUM CARPARKING LEVEL 03-05		
Garden Beds	499 m2	17,465 L
PODIUM RESIDENTIAL LEVEL 06		
Garden Beds	941 m2	32,935 L
ROOFTOP RECREATION LEVEL 25		
Garden Beds	263 m2	9,205 L
TOTAL		
	2,724 m2	95,340 L

Indicative Irrigation Application Rate (Irrigation L / Week) = 35L/m2/week
based on proposed plant species palette and a highly efficient irrigation system.

IMPORTANT NOTE

Water consumption for irrigation will vary throughout the year and must be adjusted seasonally to reflect climatic conditions and plant requirements. The indicative calculations presented in this report are intended solely to provide a foundational guide for future detailed design and are not representative of final irrigation volumes.

It is important to note that irrigation system performance is influenced by a range of variables, including delivery methods, emitter types, and component efficiencies. Each zone within the landscape will require tailored consideration based on planting schemes, exposure, and microclimatic factors. As the design progresses, specific irrigation volumes per zone will be calculated to ensure optimal water distribution and system efficiency.

These preliminary figures serve as a strategic planning tool to support sustainable water management and ensure the development meets both functional and environmental objectives.

WATERTANK STORAGE CAPACITY

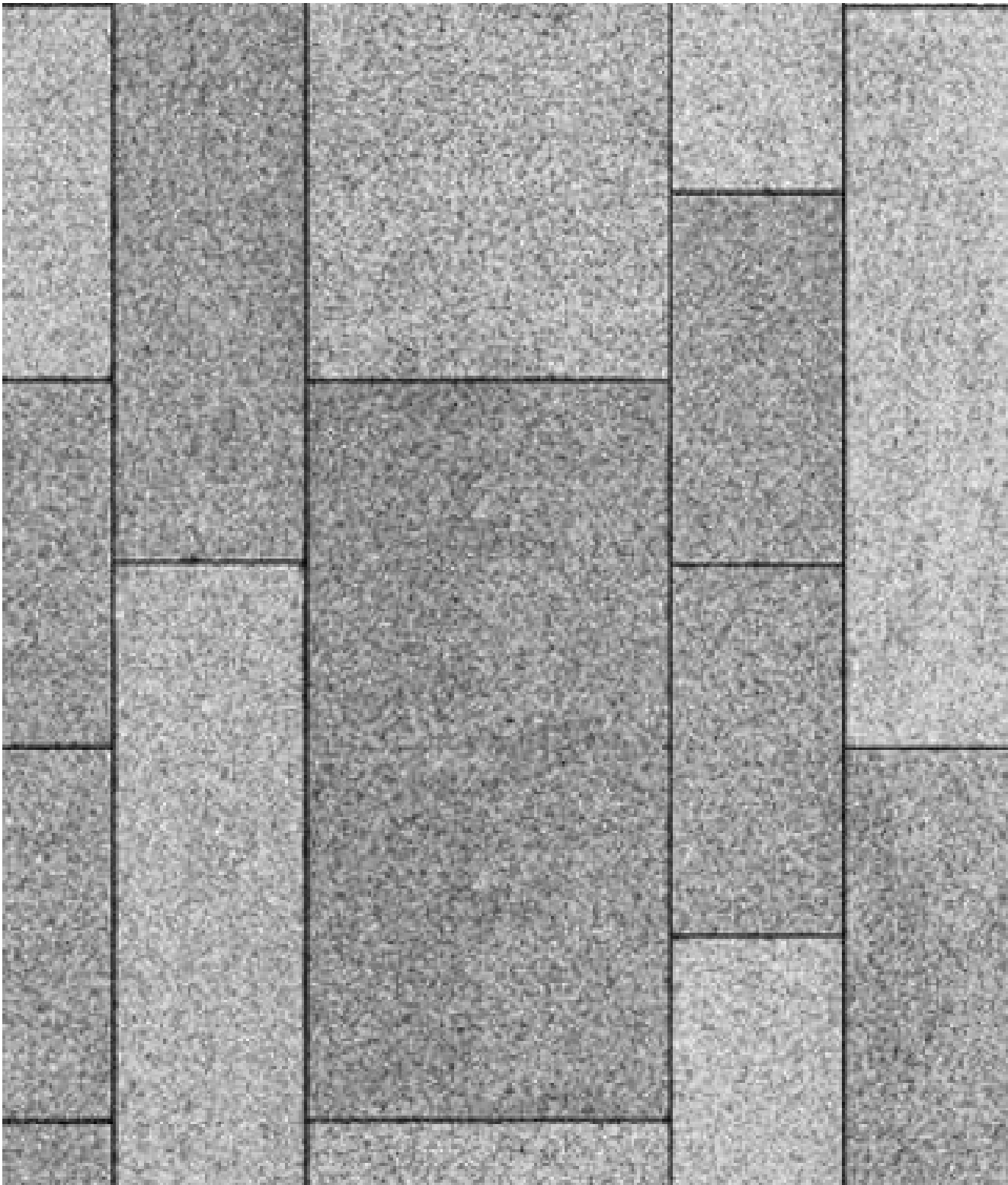
To achieve storage volume for 1.5 weeks of no rain event the minimum watertank storage capacity required would be 143,000 litres

LANDSCAPE PALETTES

5.1 Hardscape Material Palette



TILE - LIGHT



TILE - DARK



BROOMED COLOURED CONCRETE - LIGHT



LIGHTLY EXPOSED CONCRETE - LIGHT



RENDER - LIGHT TEXTURED



SEATING - RENDERED BLOCK AND TIMBER



ARBOUR - RECYCLED HARDWOOD



DECKING - HARDWOOD

5.2 Softscape Palette - Trees and Palms



ATRACTOCARPUS fitzalanii



ELAEOCARPUS eumundii



TRISTANIOPSIS laurina 'Luscious'



WATERHOUSEA floribunda



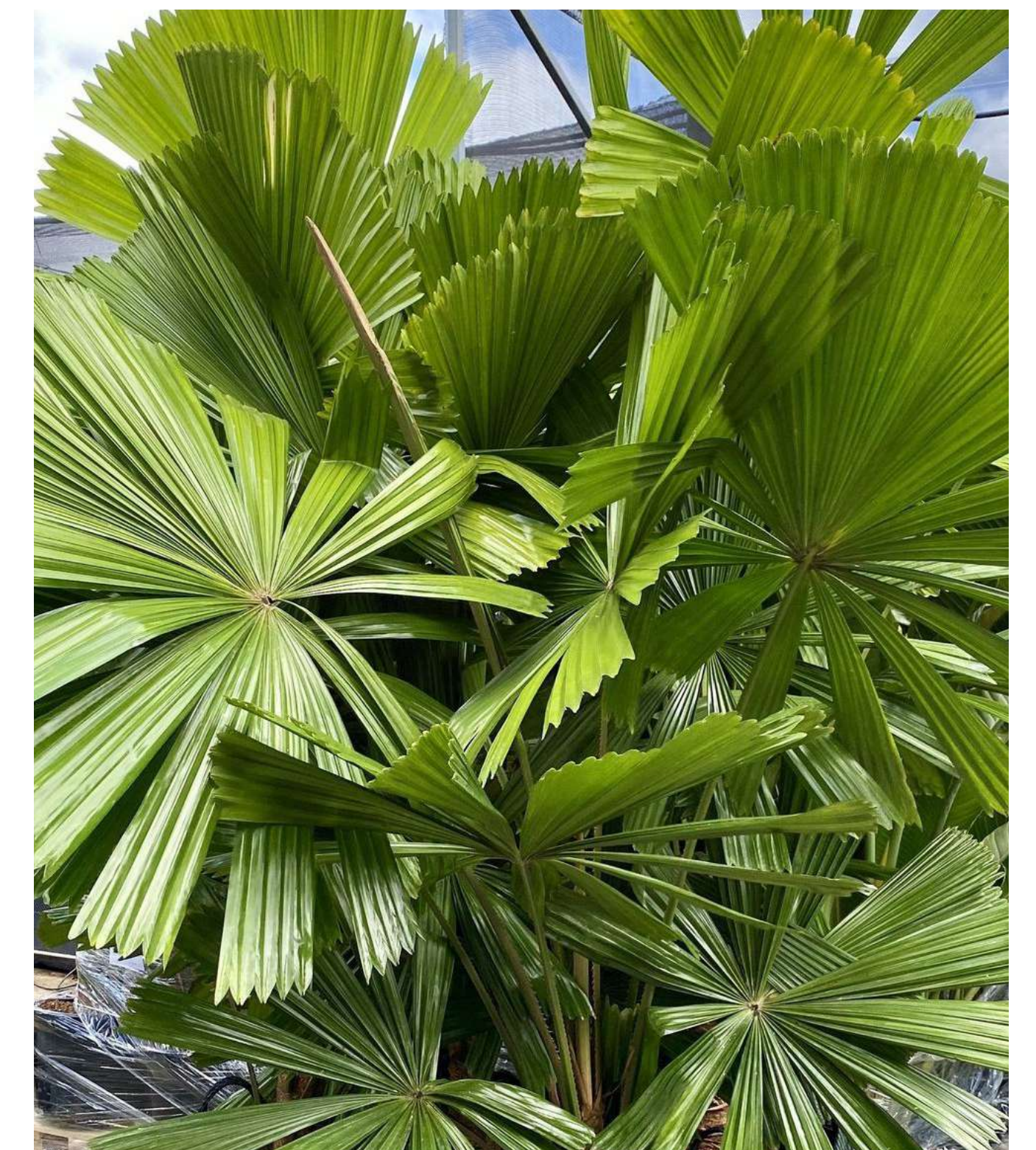
CYATHEA cooperi



DYPISIS leptocheilos



HOWEA forsteriana



LICUALA ramsayi

5.3 Softscape Palette - Large Shrubs and Ferns



ALOCASIA macrorrhiza



ALPINIA caerulea



ASPENIUM australasicum



CYCAS revoluta



HELICONIA species



MONSTERA deliciosa



RHAPIS excelsa



ZAMIA furfuracea

5.4 Softscape Palette - Features and Mass Planting



BLECHNUM 'Silver Lady'



CORDYLINE species



DIANELLA species



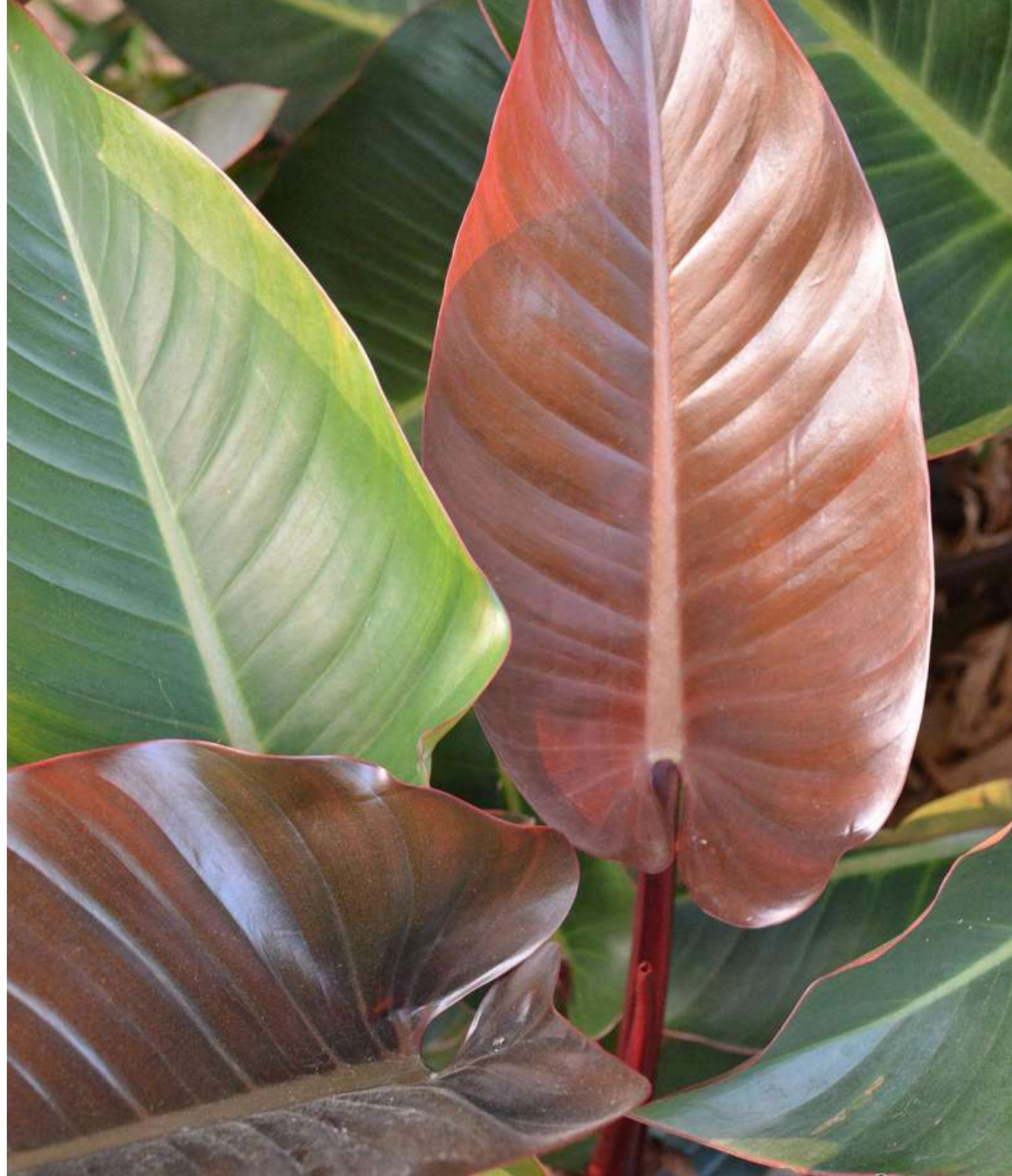
DORYANTHES species



HYMENOCALLIS speciosa



LIRIOPE species



PHILODENDRON species



STRELITZIA reginae

5.5 Softscape Palette - Groundcovers and Trailing Plants



CALATHEA zebrina



CASUARINA 'Cousin IT'



CISSUS antarctica



EPIPREMNUM aureum



FICUS pumila



MYOPORUM parvifolium



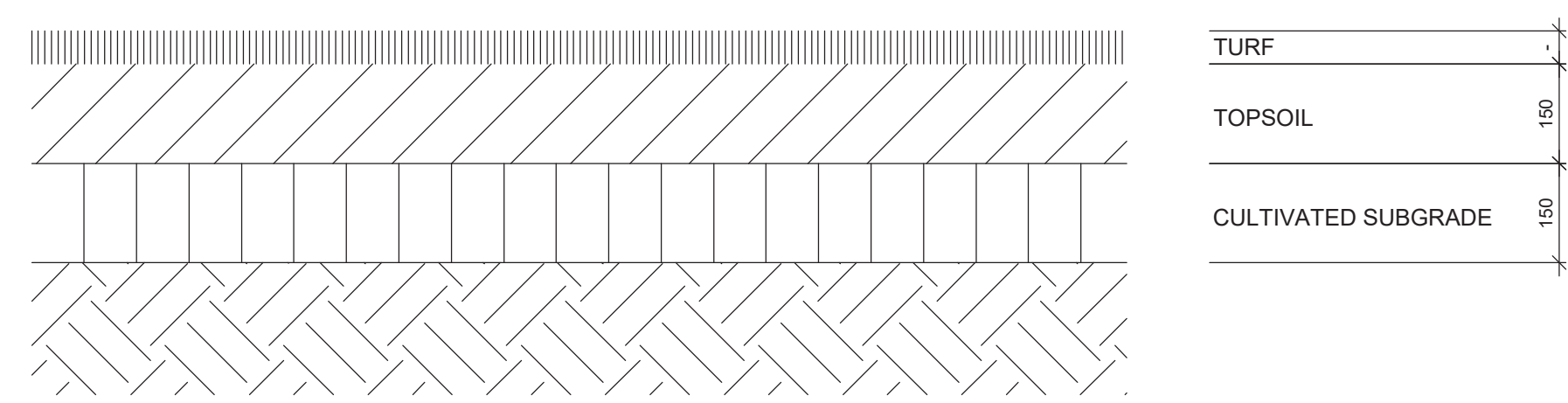
PLECTRANTHUS australis



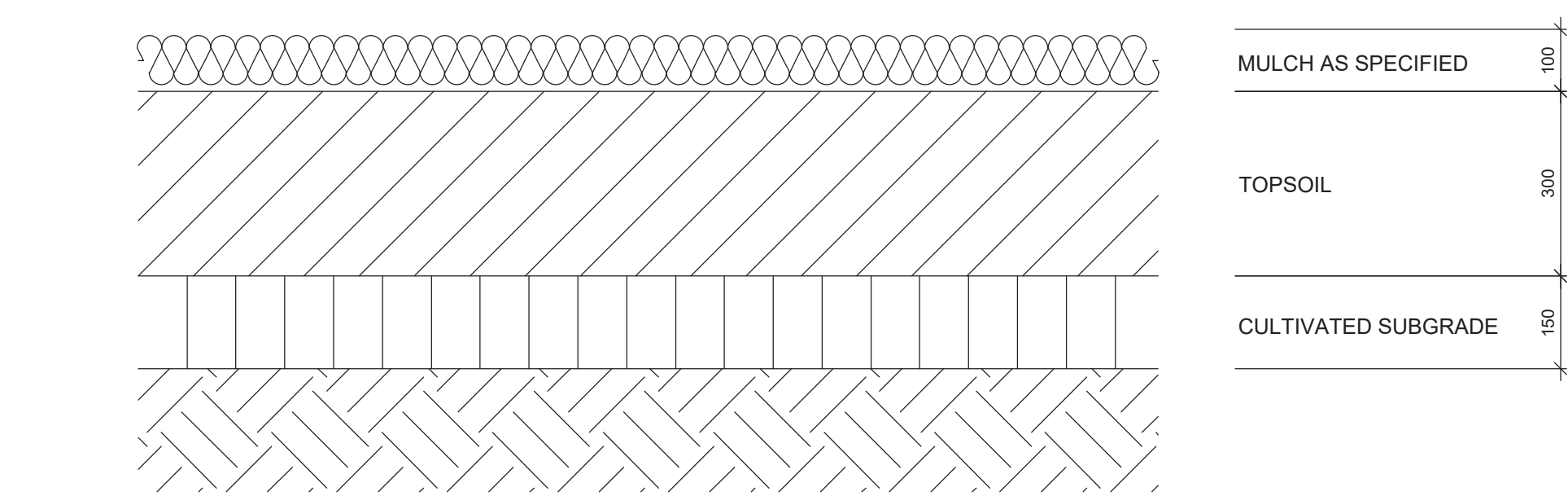
VIOLA hederacea

LANDSCAPE DETAILS

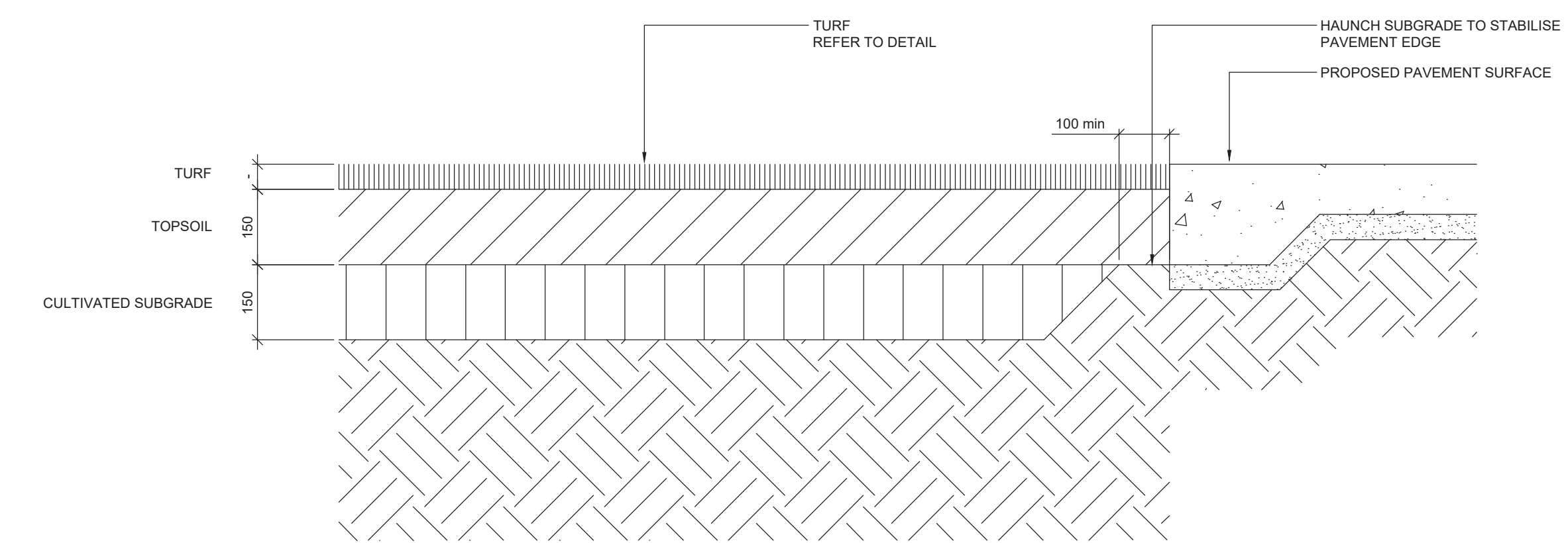
6.1 Standard Landscape Details



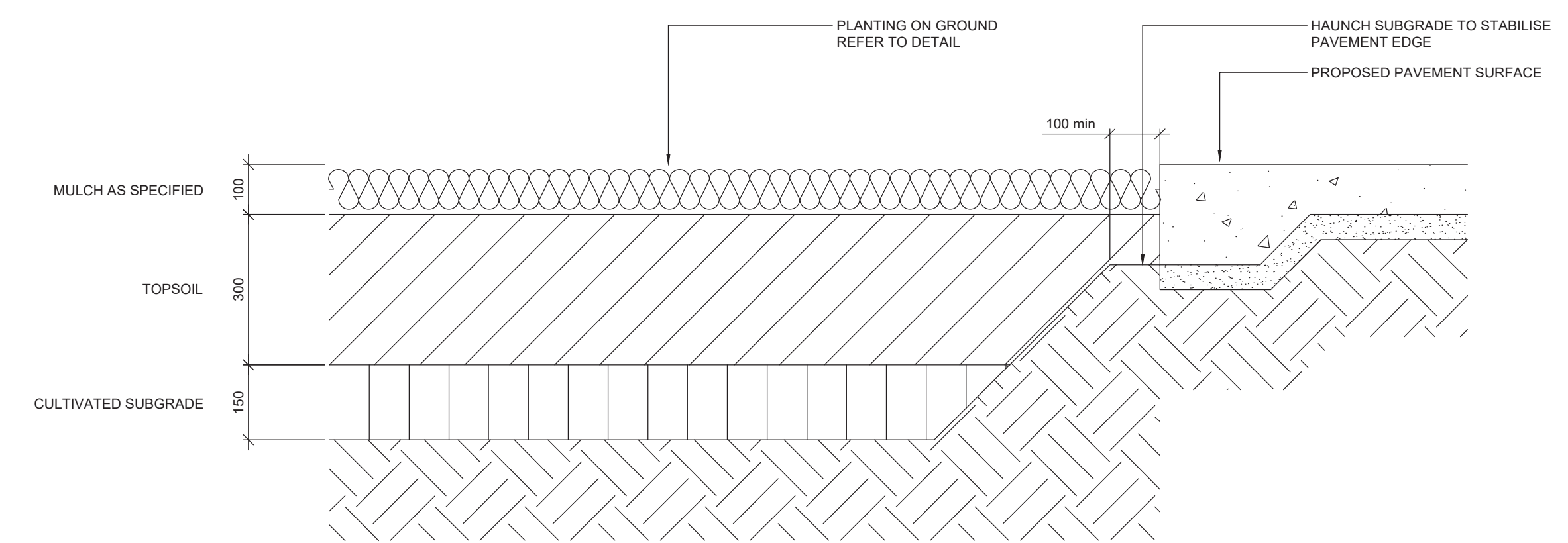
T1: TURF ON GROUND - TYPICAL
SECTION 1:10



PLANTING ON GROUND - TYPICAL
SECTION 1:10

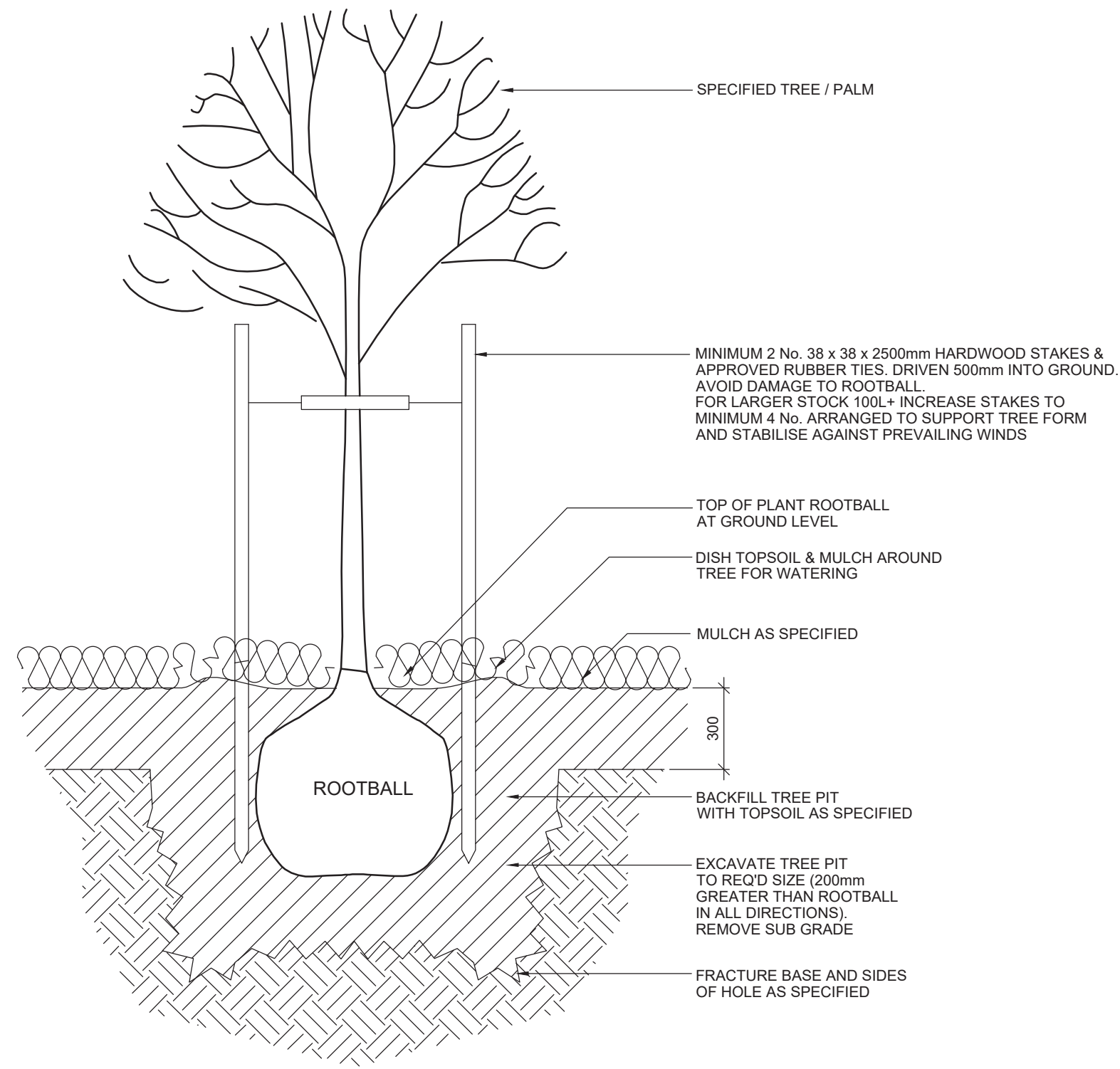


TURF TO PAVEMENTS - TYPICAL
SECTION 1:10

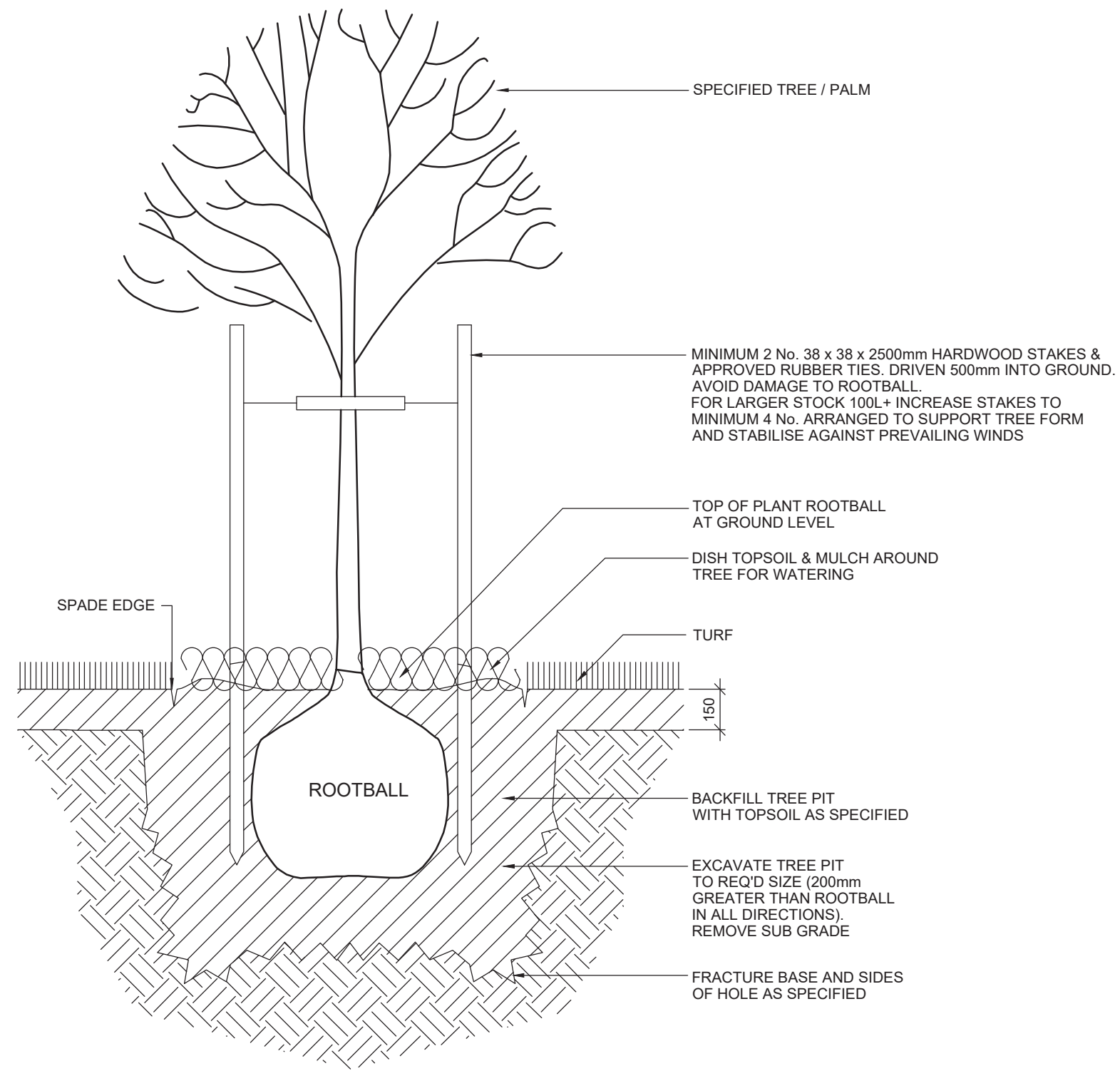


PLANTING ON GROUND TO PAVEMENTS - TYPICAL
SECTION 1:10

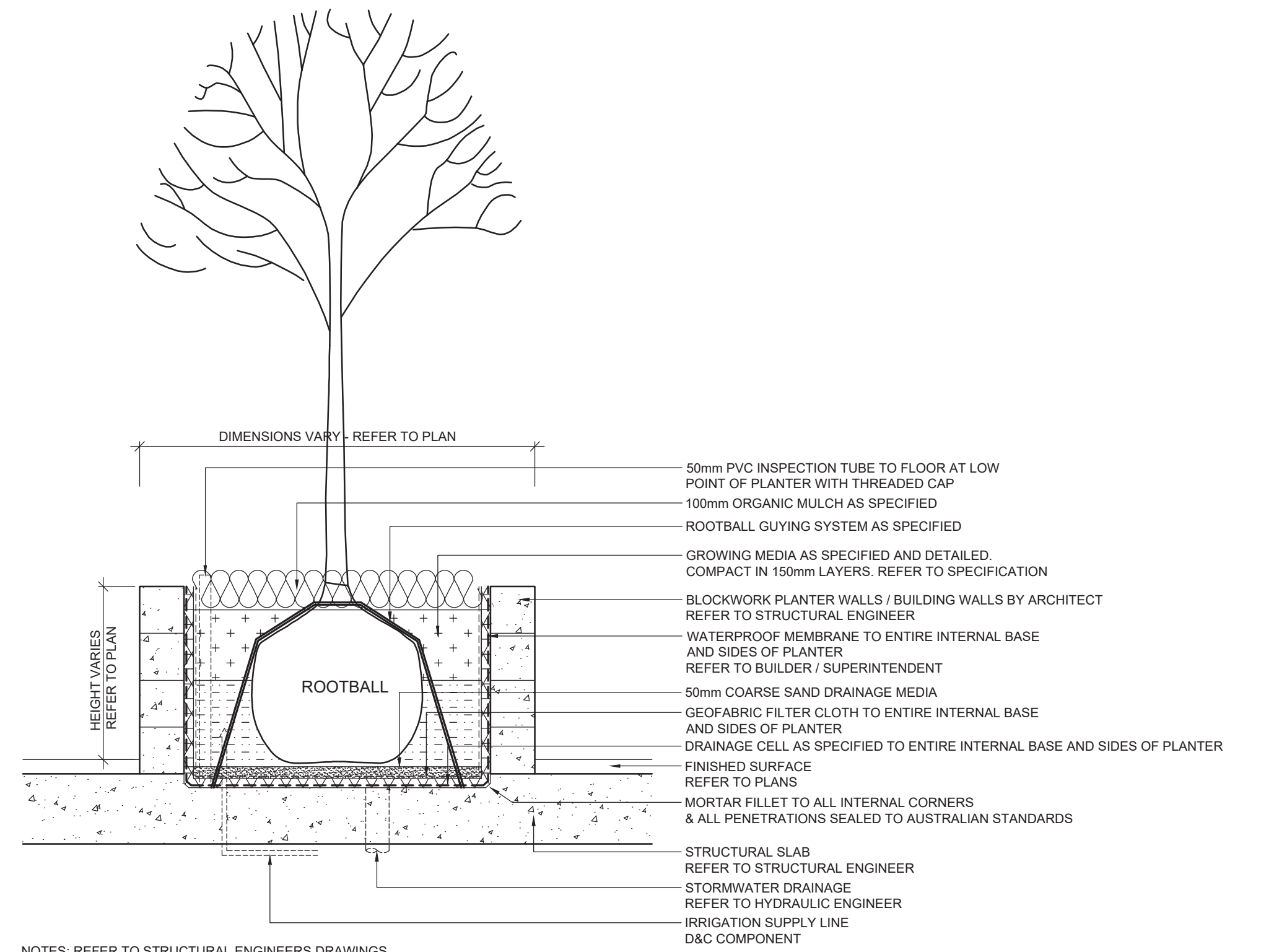
6.2 Standard Landscape Details



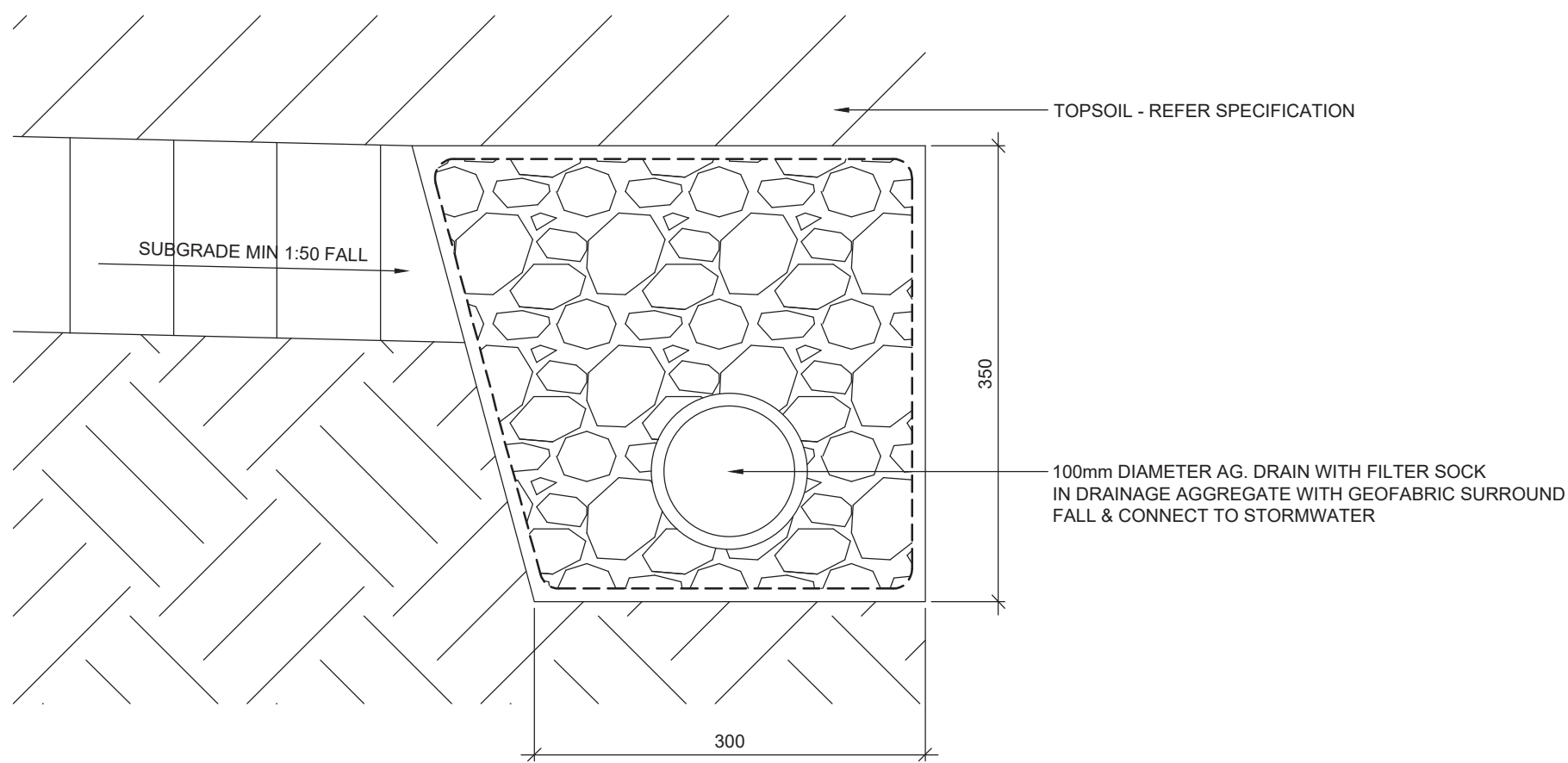
 TREE IN NATURAL GROUND - TYPICAL
SCALE 1:20



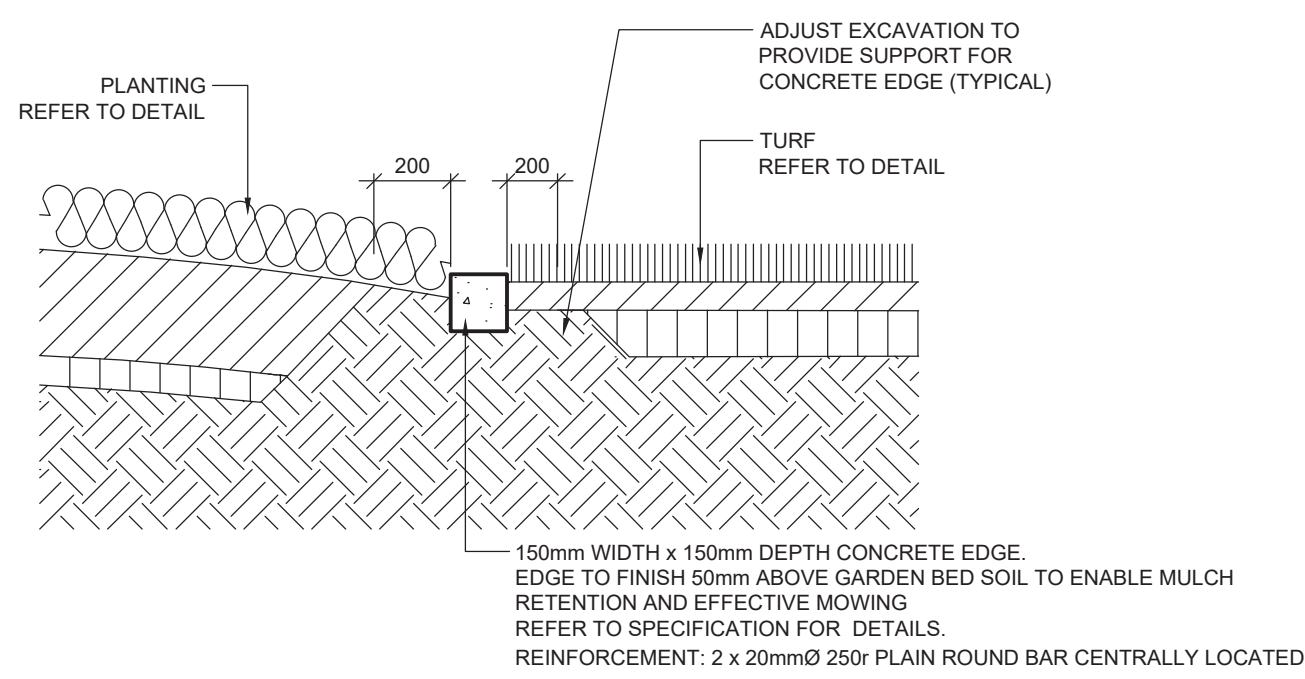

TREE IN TURF - TYPICAL
 SCALE 1:20



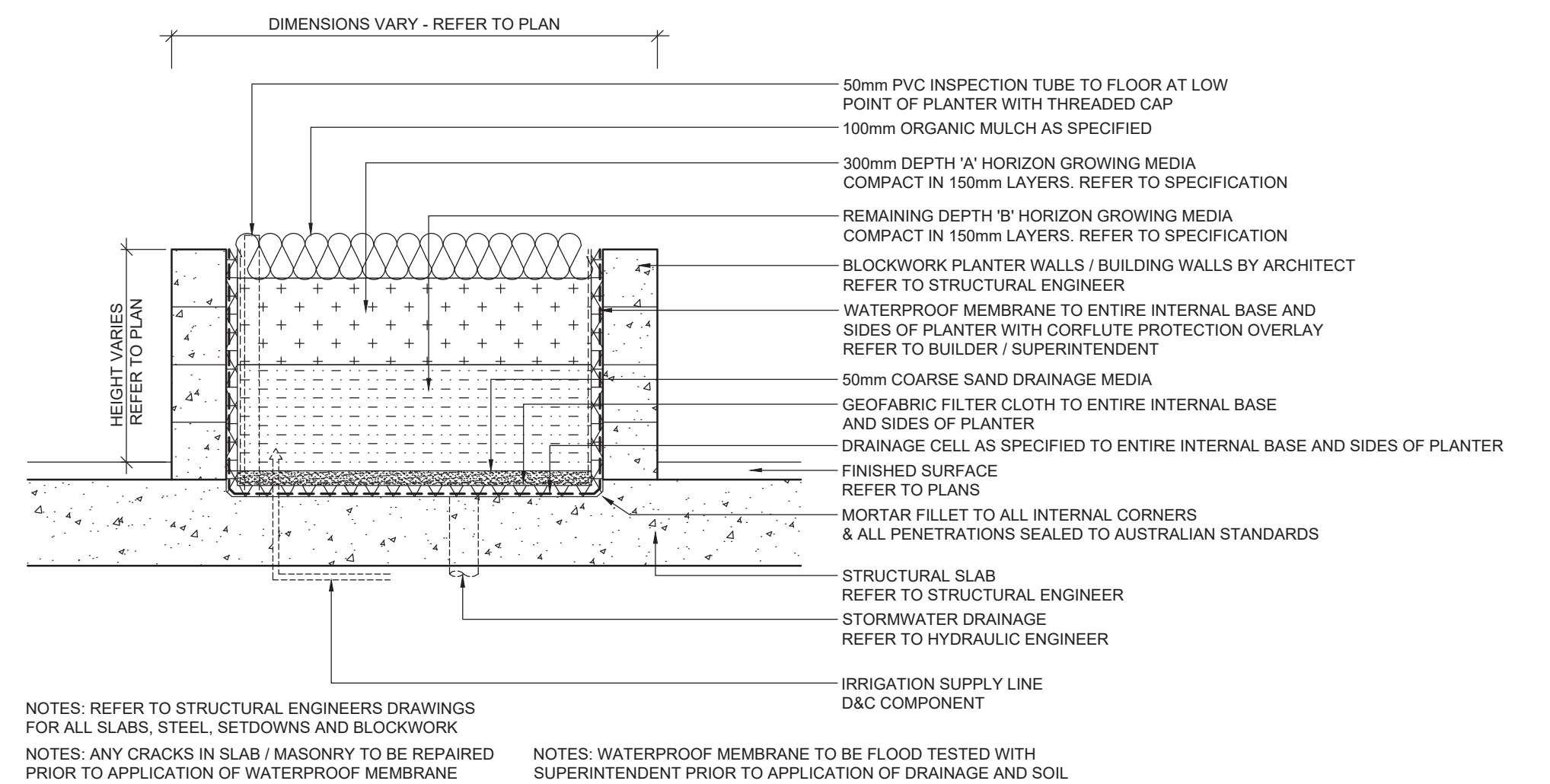

TREE / PALM IN PLANTER & ROOTBALL GUYING - TYPICAL
 SCALE 1:20 @ A1, 1:40 @ A3



100mm SUBSURFACE DRAINAGE
SECTION 1:5



 E1: CONCRETE EDGING - TYPICAL
SCALE 1:20



PODIUM PLANTERS - TYPICAL

SCALE 1:20

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