PORTSIDE

11 - 23 MACARTHUR AVENUE, HAMILTON 4007

STAGE 2

AMENDMENT APPLICATION

OCTOBER 2026

VERDé

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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

N

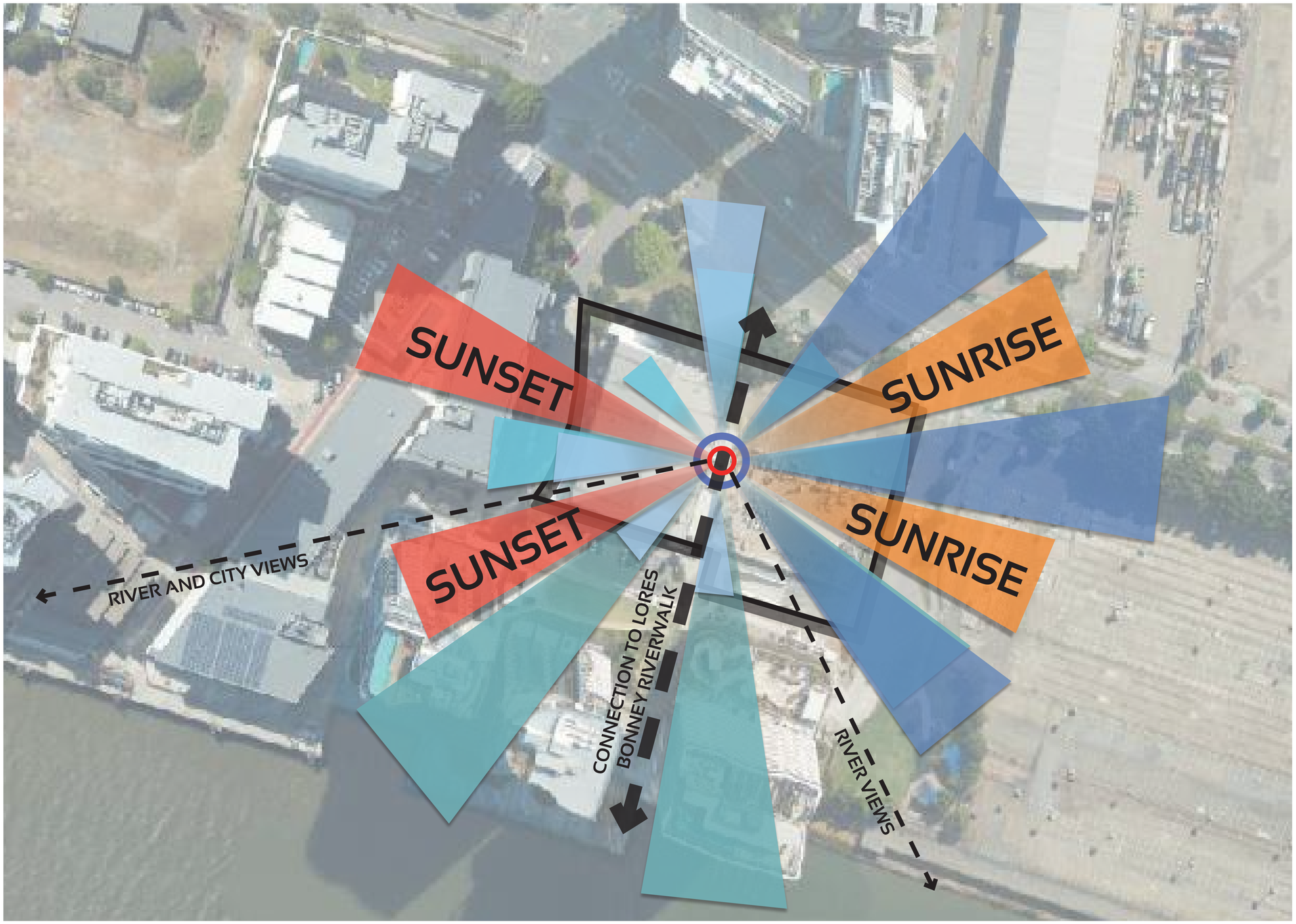
1.2 Development Site



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

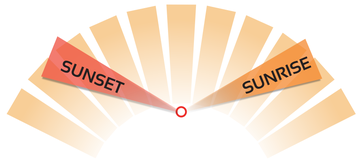
N

1.3 Site Analysis

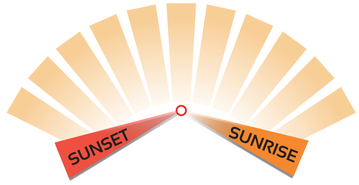


SOLAR

Winter Solstice
(21 June 2025)

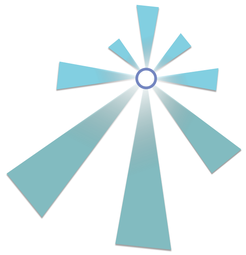


Summer Solstice
(22 December 2025)

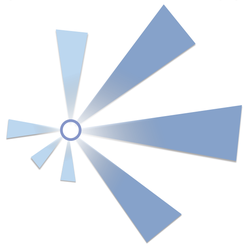


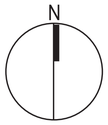
WIND

Annual Wind Rose: 9am
(South Easterly prevailing winds)



Annual Wind Rose: 3pm
(East to North-Easterly prevailing winds)

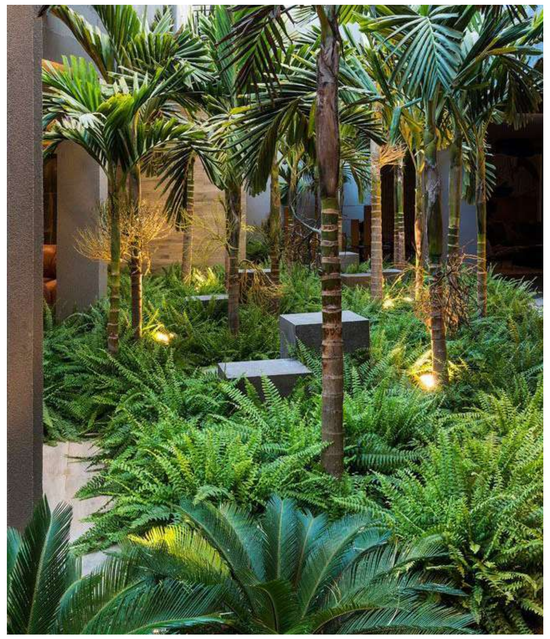


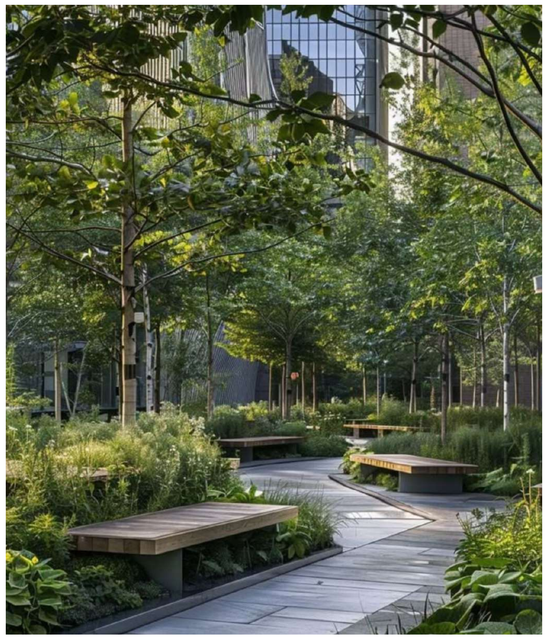


DESIGN DRIVERS

2.1 Design Drivers







SUBTROPICAL URBAN GARDEN

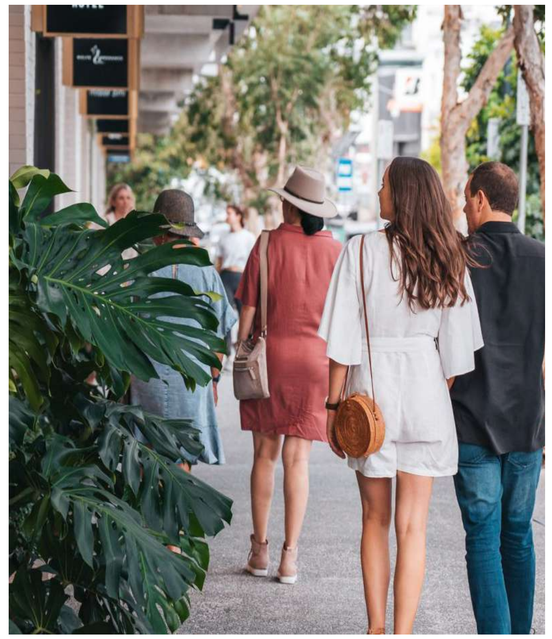
A subtropical urban garden that weaves through the building. Soft, layered planting that connects public and semi-private spaces. A landscape that enriches the daily experience of residents and visitors; encouraging exploration, pause, and sensory engagement.

ACTIVATED PUBLIC REALM

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

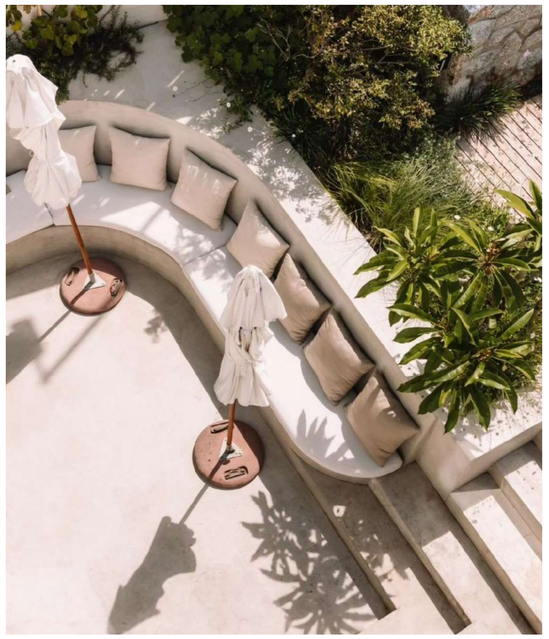










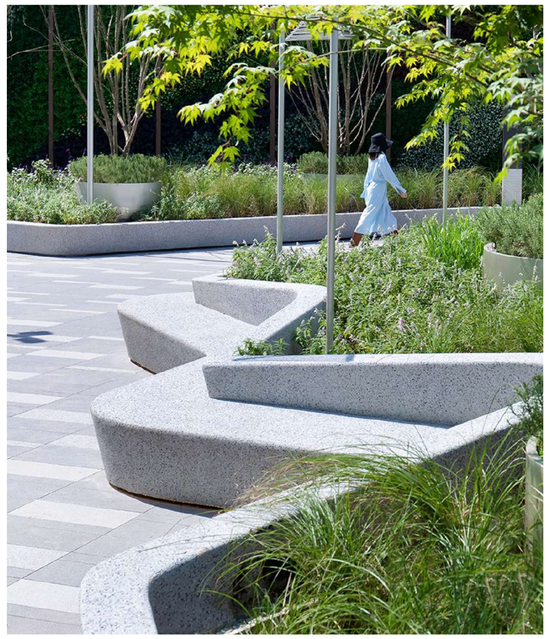


INTEGRATED SOCIAL LANDSCAPES

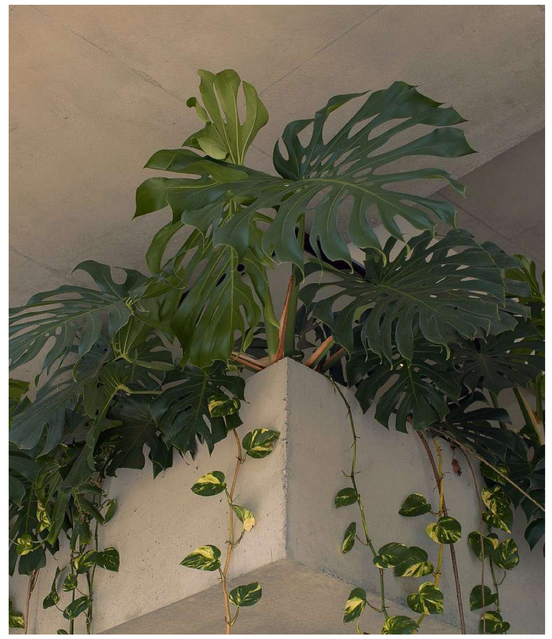
Incorporation of seating, shade, and spatial variety to support both active and passive use, creating a welcoming interface between public and private realms.

CONTEMPORARY CIVIC CHARACTER

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







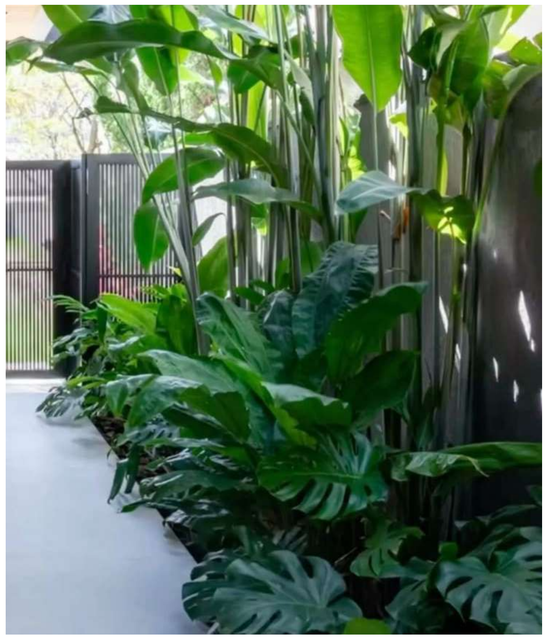
LANDSCAPE CHARACTER AND CONCEPTS

3.1 Ground Level Character



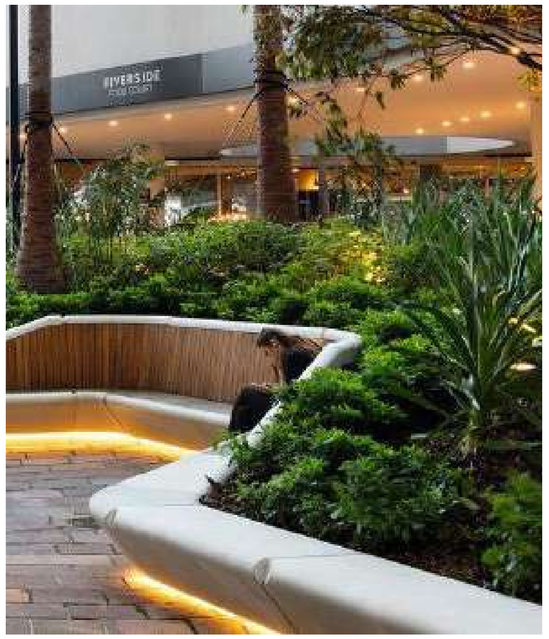






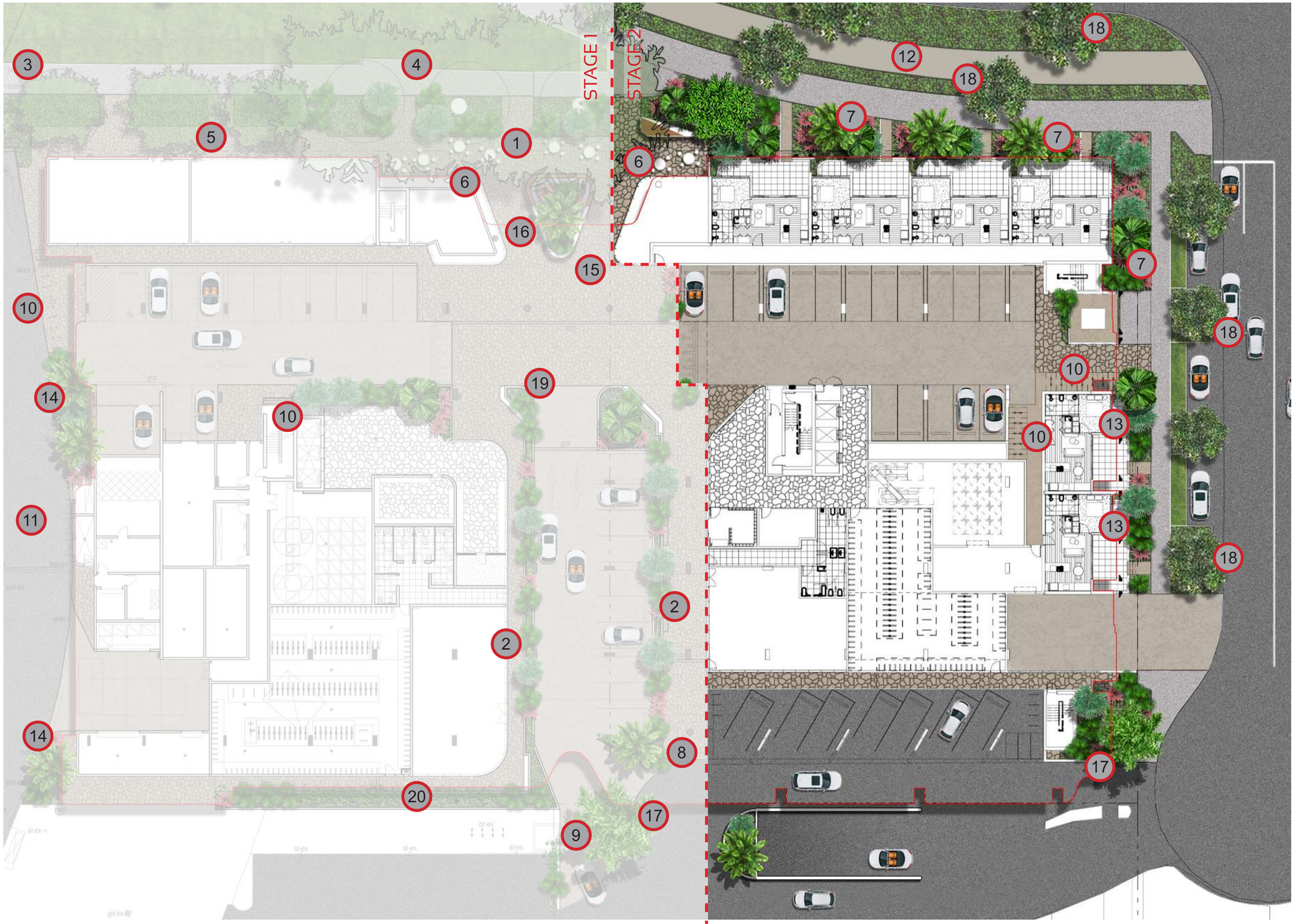








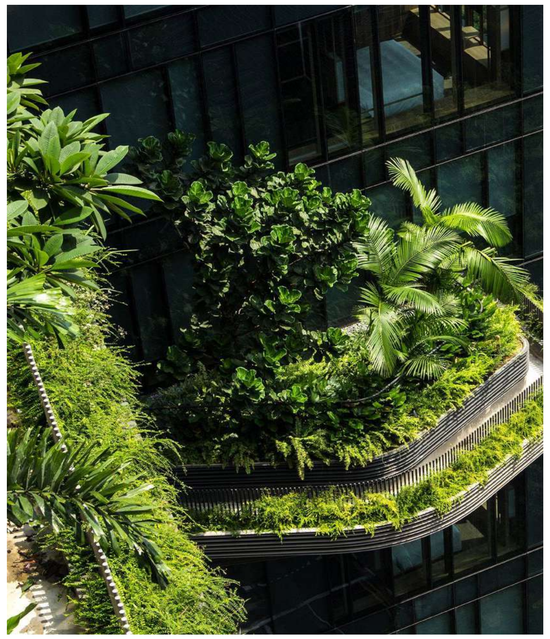
3.2 Ground Level Plan

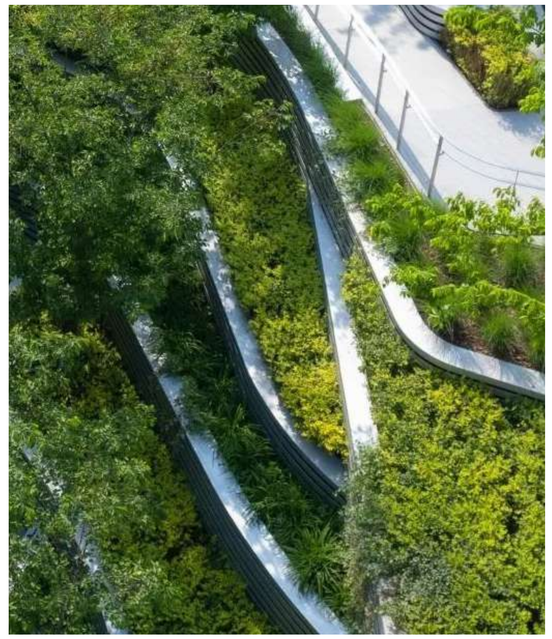
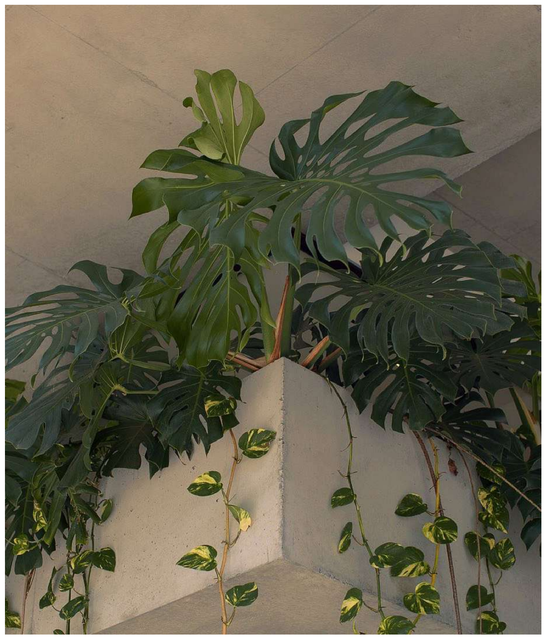


1. Macarthur Avenue arrival plaza
2. Cross Block Pedestrian Link
3. Connection to Portside Wharf
4. Mature Fig Tree retained
5. Feature seating under Fig canopy
6. Retail Plaza and Seating
7. Landscape buffers to Units
8. Southern Arrival Plaza
9. Main Vehicular Entry
10. Bicycle parking
11. Western 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

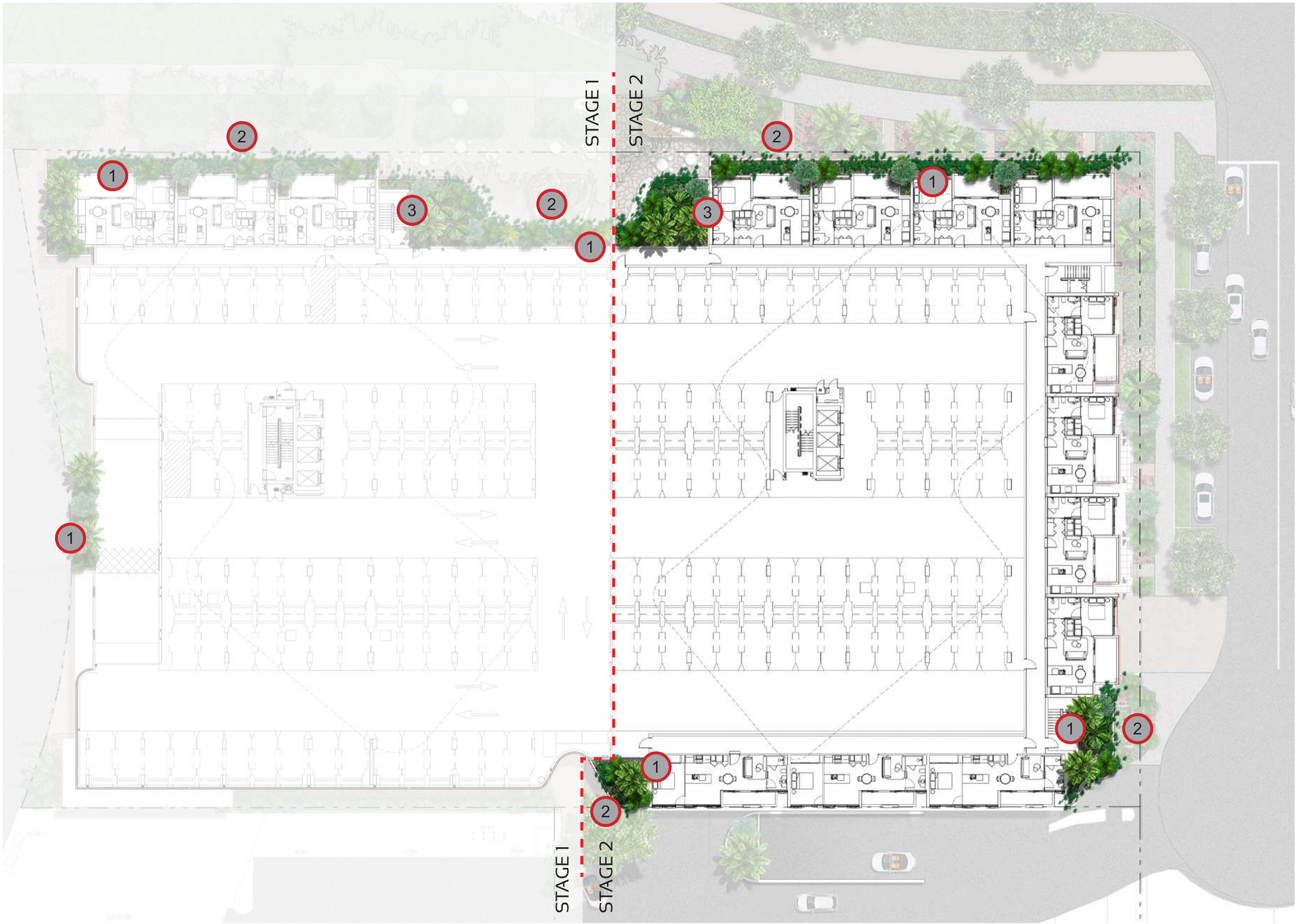
3.3 Podium Carparking Level Character




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



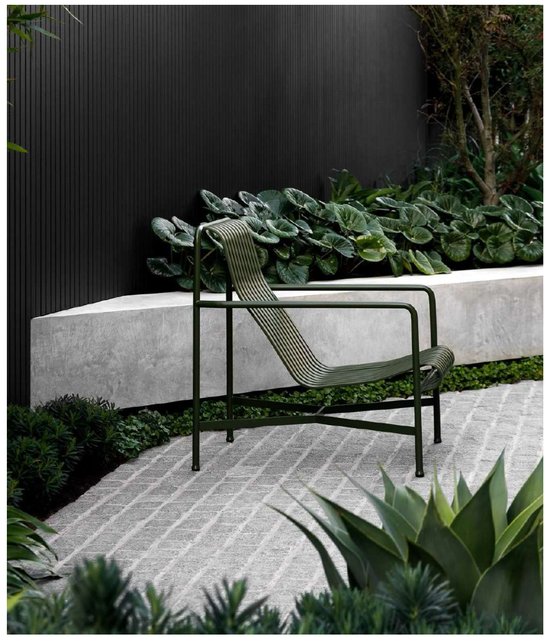
1 Podium Planter

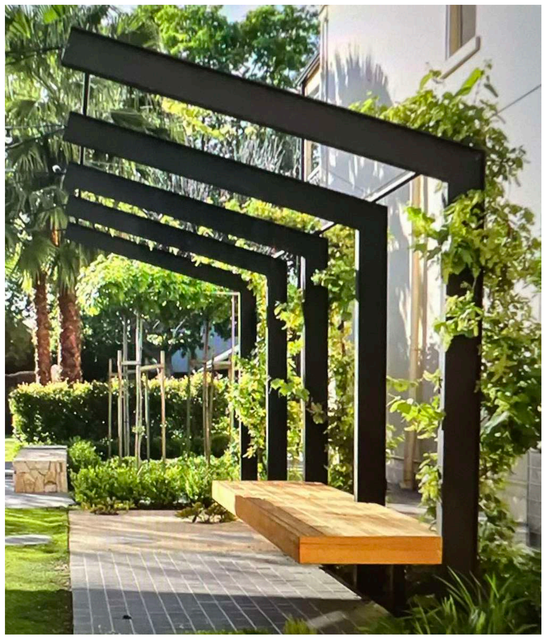
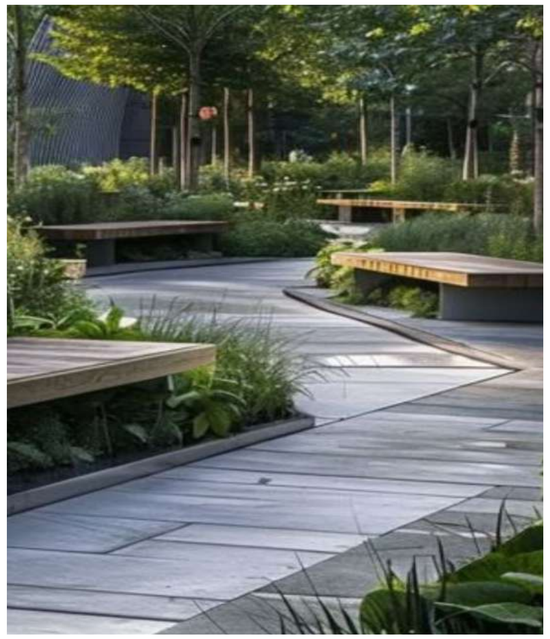
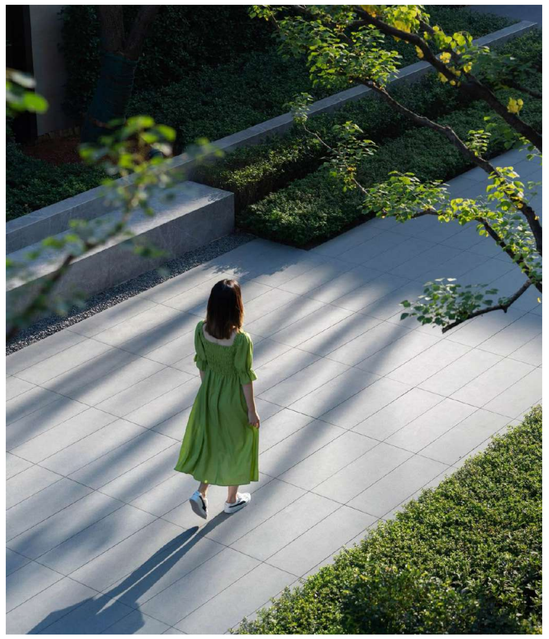
2 Feature cascading species

3 Mass planting

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

3.6 Podium Residential Level Character

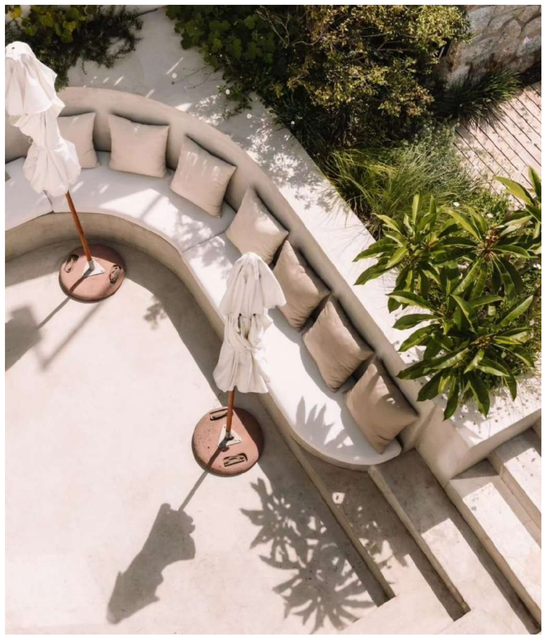
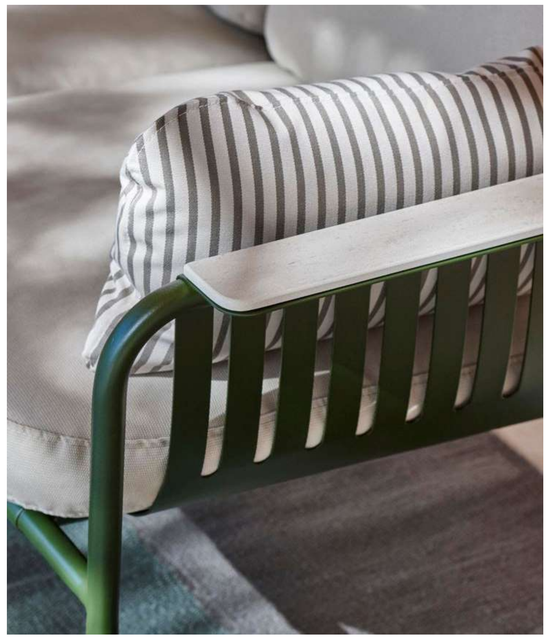
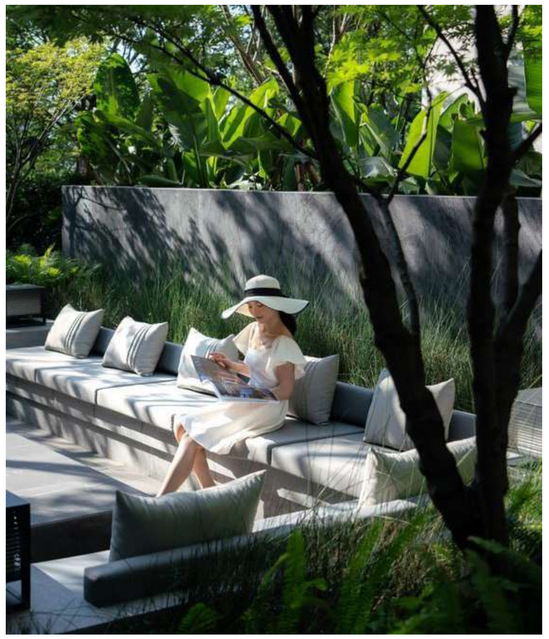
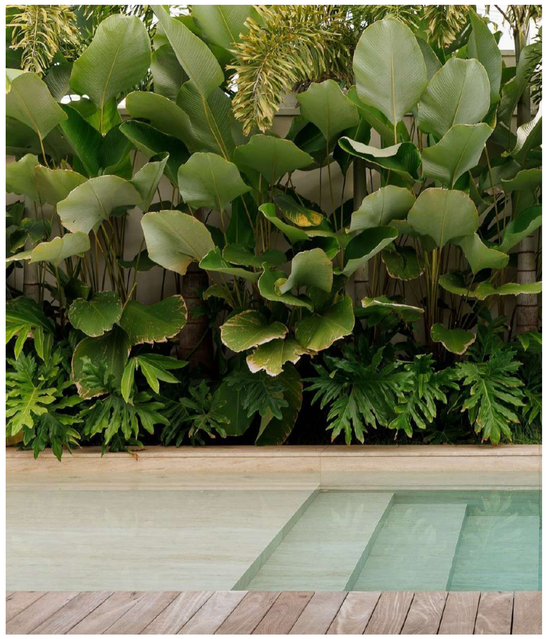

3.7 Podium Residential Level 06 Plan

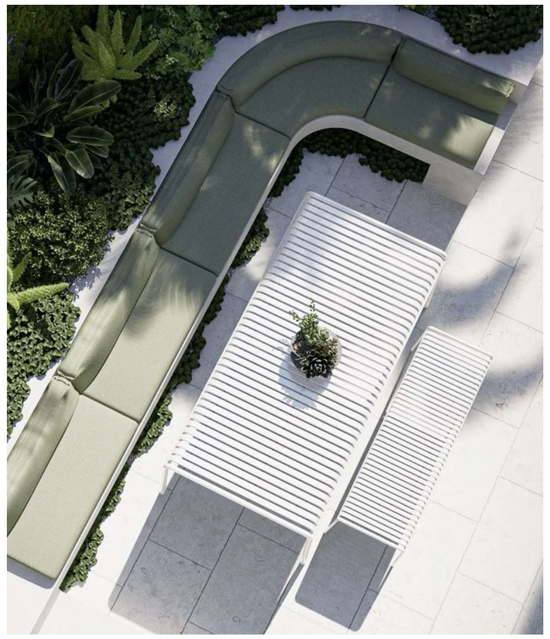
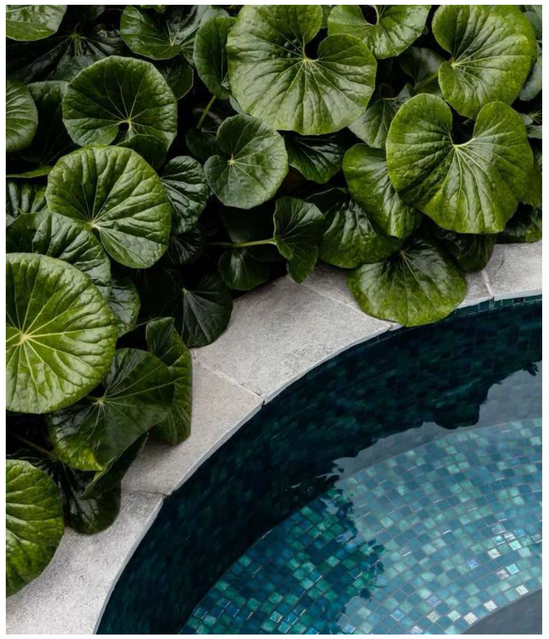
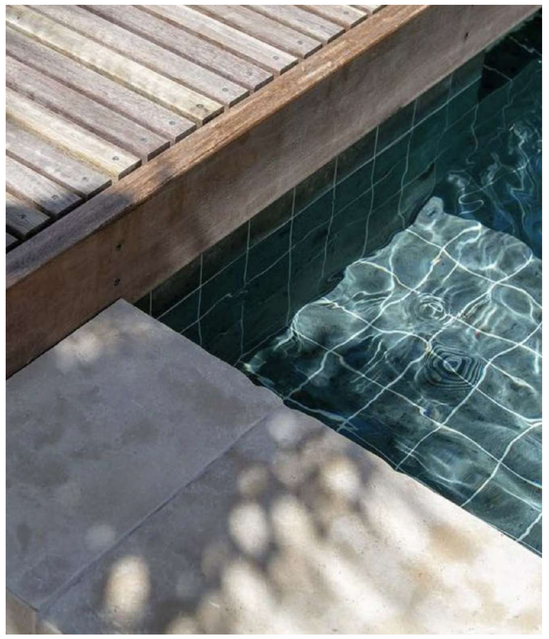


1. Main cross block pedestrian link
2. Yoga Meditation / Yoga Deck and Lawn
3. Garden Rooms
4. Outdoor dining terrace
5. Seating nook
6. Play Area
7. Dog Lawn
8. Circulation pathways
9. Landscape Planters
10. Feature pergola with Vines
11. Built-in seating
12. Indoor Wellness Spaces

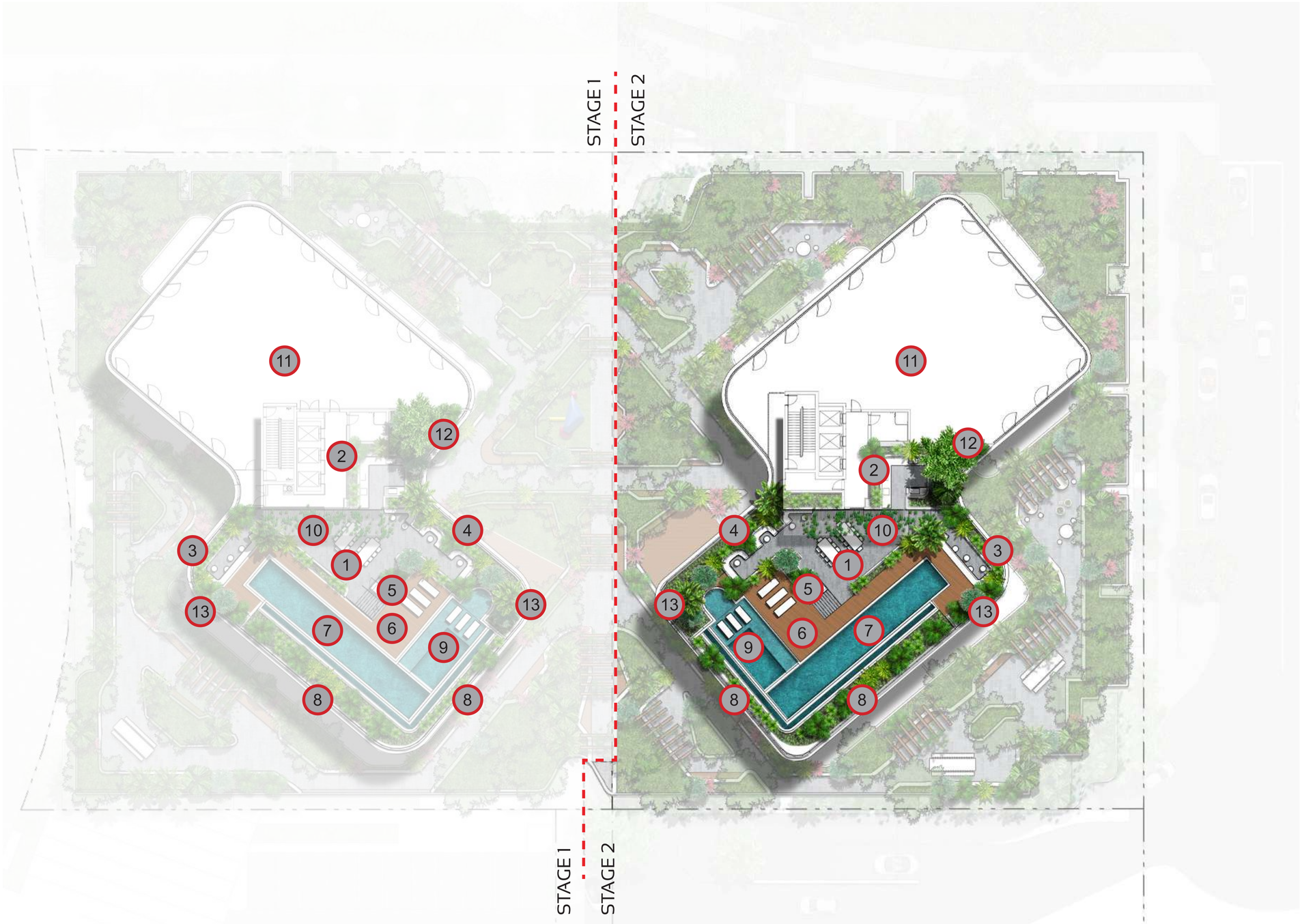
Scale 1:100 @ A1
Scale 1:200 @ A3

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

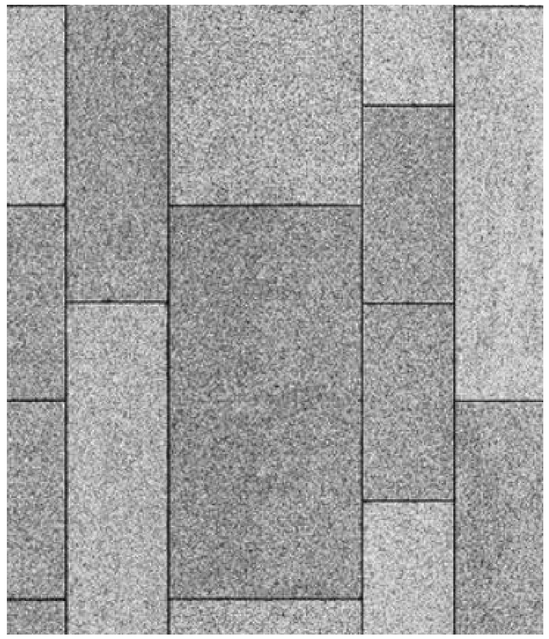
Scale 1:100 @ A1
Scale 1:200 @ A3

LANDSCAPE PALETTES

4.1 Hardscape Material Palette



TILE - LIGHT



TILE - DARK



BROOMED COLOURED CONCRETE - LIGHT



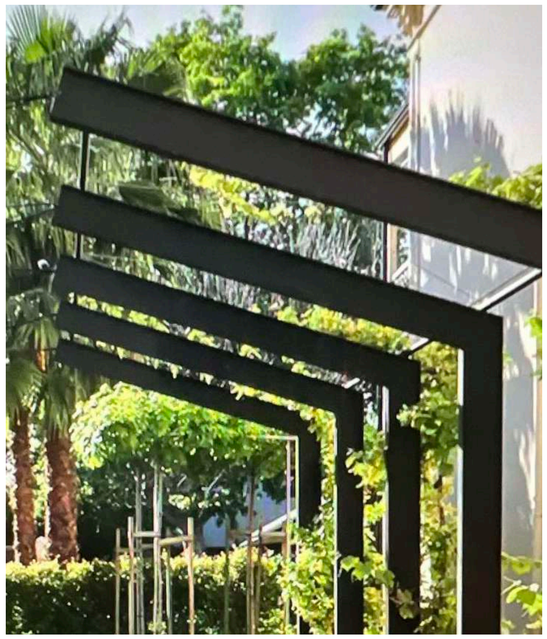
LIGHTLY EXPOSED CONCRETE - LIGHT



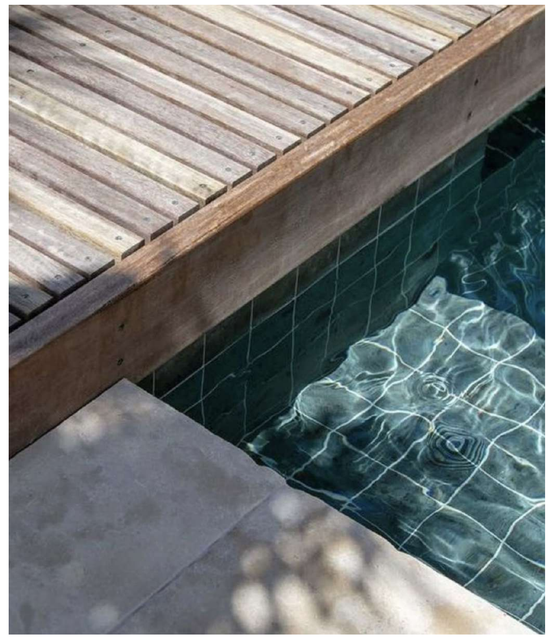
RENDER - LIGHT TEXTURED



SEATING - RENDERED BLOCK AND TIMBER



ARBOUR - RECYCLED HARDWOOD



DECKING - HARDWOOD

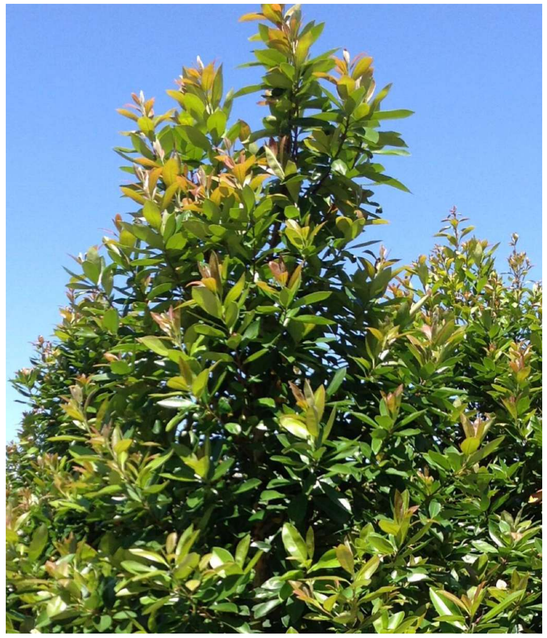
4.2 Softscape Palette - Trees and Palms



ATRACTOCARPUS fitzalanii



ELAEOCARPUS eumundii



TRISTANIOPSIS laurina ‘Luscious’



WATERHOUSEA floribunda



CYATHEA cooperi



DYPSIS leptocheilos



HOWEA forsteriana



LICUALA ramsayi

4.3 Softscape Palette - Large Shrubs and Ferns



ALOCASIA macrorrhiza



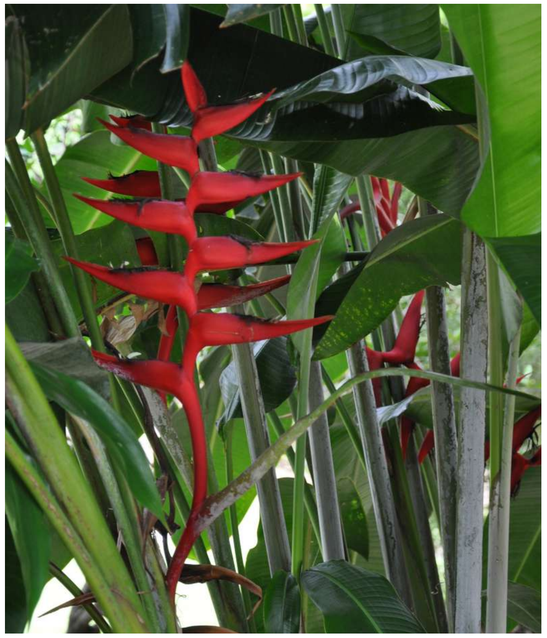
ALPINIA caerulea



ASPLENIUM australiasicum



CYCAS revoluta



HELICONIA species



MONSTERA deliciosa



RHAPIS excelsa



ZAMIA furfuracea

4.4 Softscape Palette - Features and Mass Planting



BLECHNUM ‘Silver Lady’



CORDYLINE species



DIANELLA species



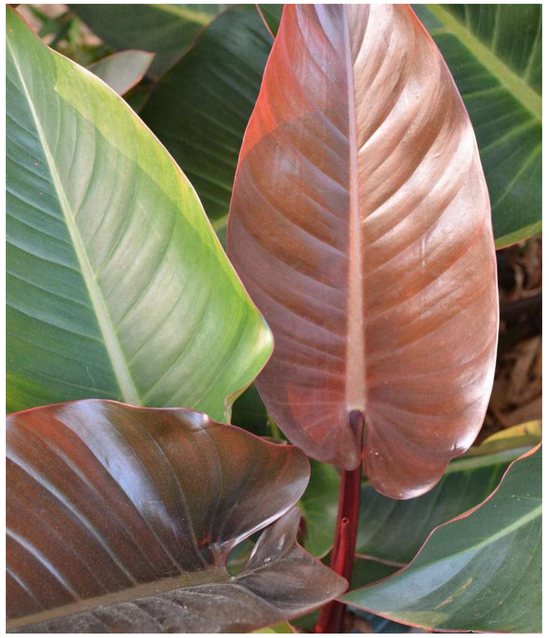
DORYANTHES species



HYMENOCALLIS speciosa



LIRIOPE species



PHILODENDRON species



STRELITZIA reginae

4.5 Softscape Palette - Groundcovers and Trailing Plants



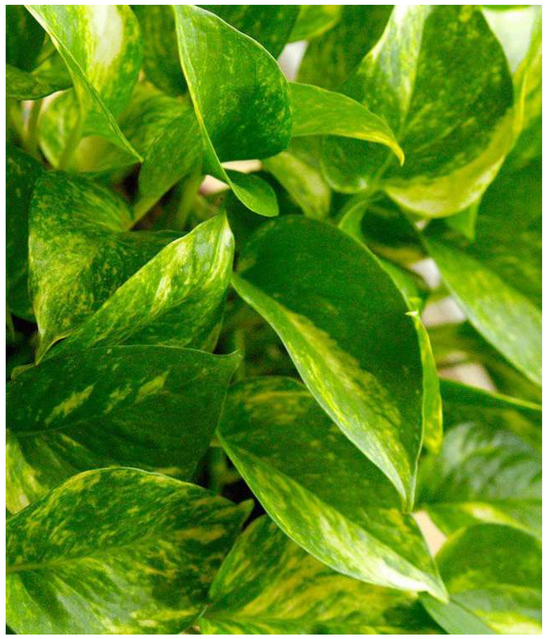
CALATHEA zebrina



CASUARINA ‘Cousin IT’



CISSUS antarctica



EPIPREMNUM aureum



FICUS pumila



MYOPORUM parvifolium



PLECTRANTHUS australis



VIOLA hederacea

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