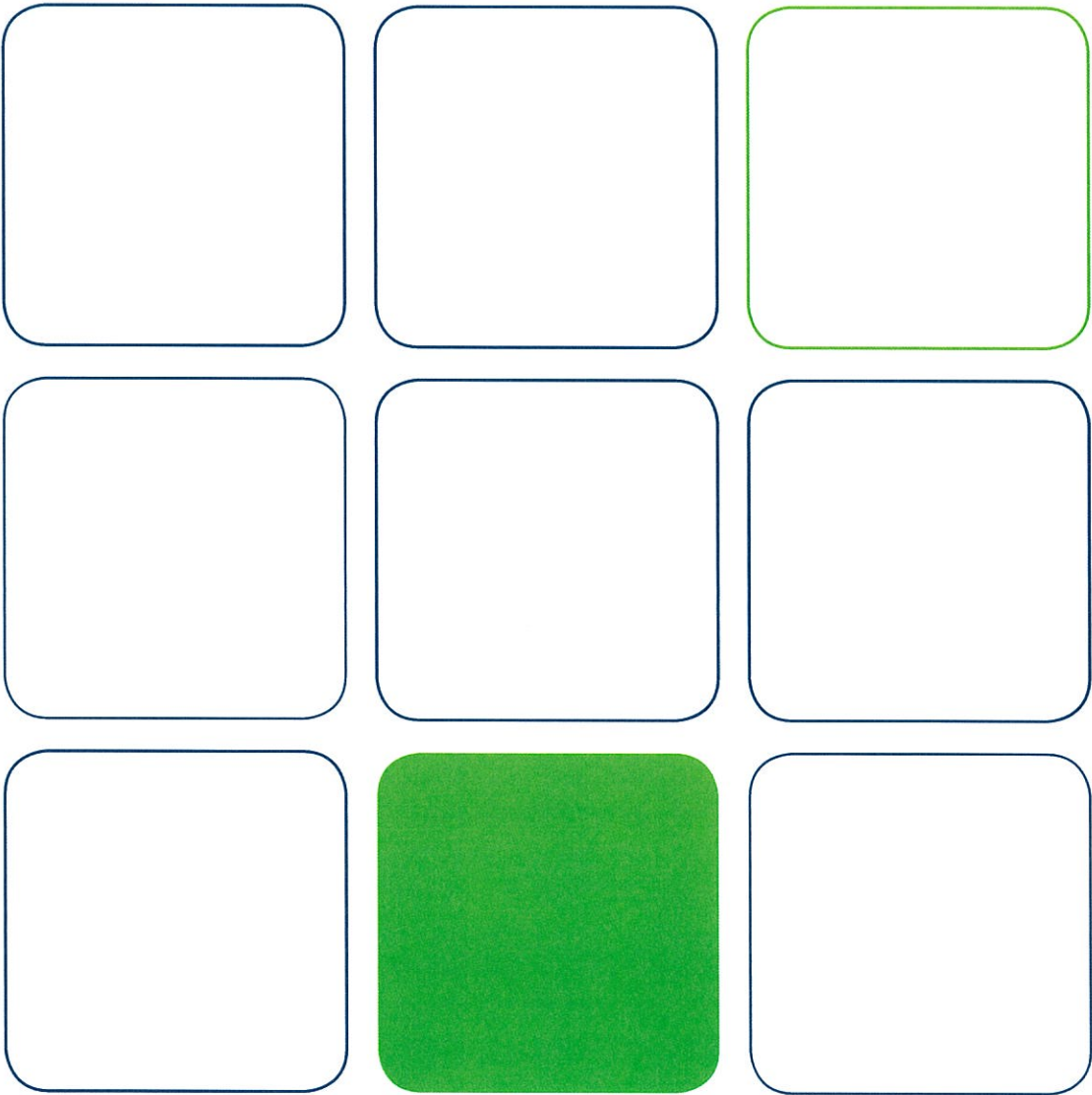


KSD2, HAMILTON HARBOUR
LANDSCAPE SCHEMATIC DESIGN REPORT
124535-1 2015-02-12 [D]

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

04 MAR 2015

MEDQ



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KSD2, HAMILTON HARBOUR

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KSD2, HAMILTON HARBOUR | CONTEXT AND PEDESTRIAN LINKAGES

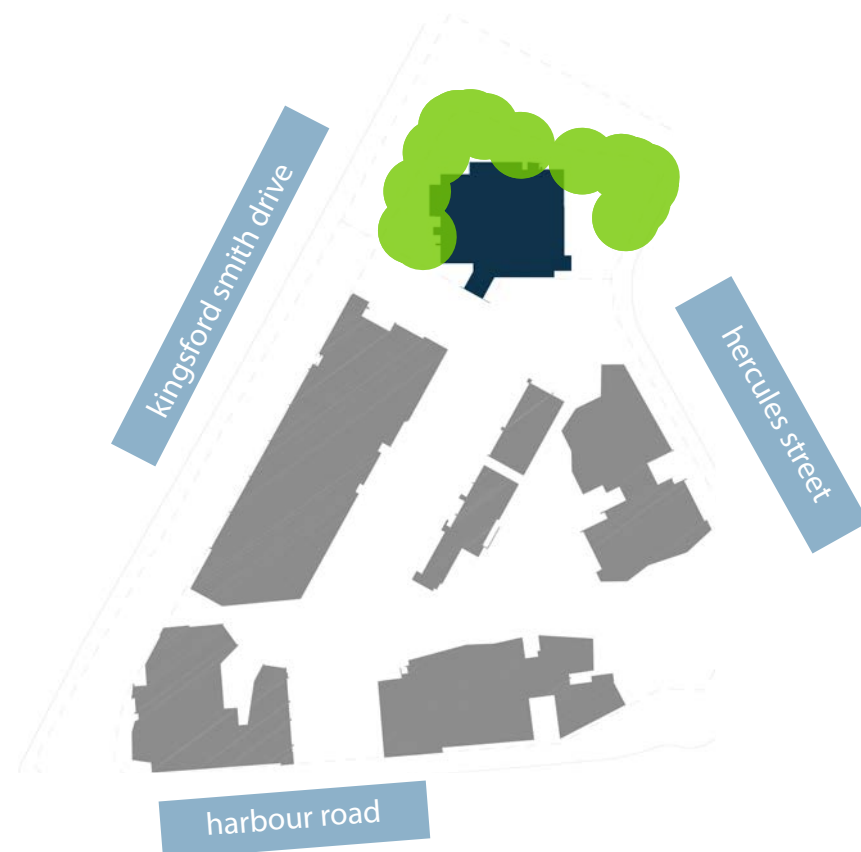


KSD2, HAMILTON HARBOUR | DESIGN INTENT

The landscape of KSD2 will take its cues from the existing precinct and also Brisbane riverine environment, developing a relationship and visual grounding within the site context. Extensive soft landscaping at ground level will create an oasis for communal recreation activities and create a soft edge to the built form, providing visual amenity when looking into the site.

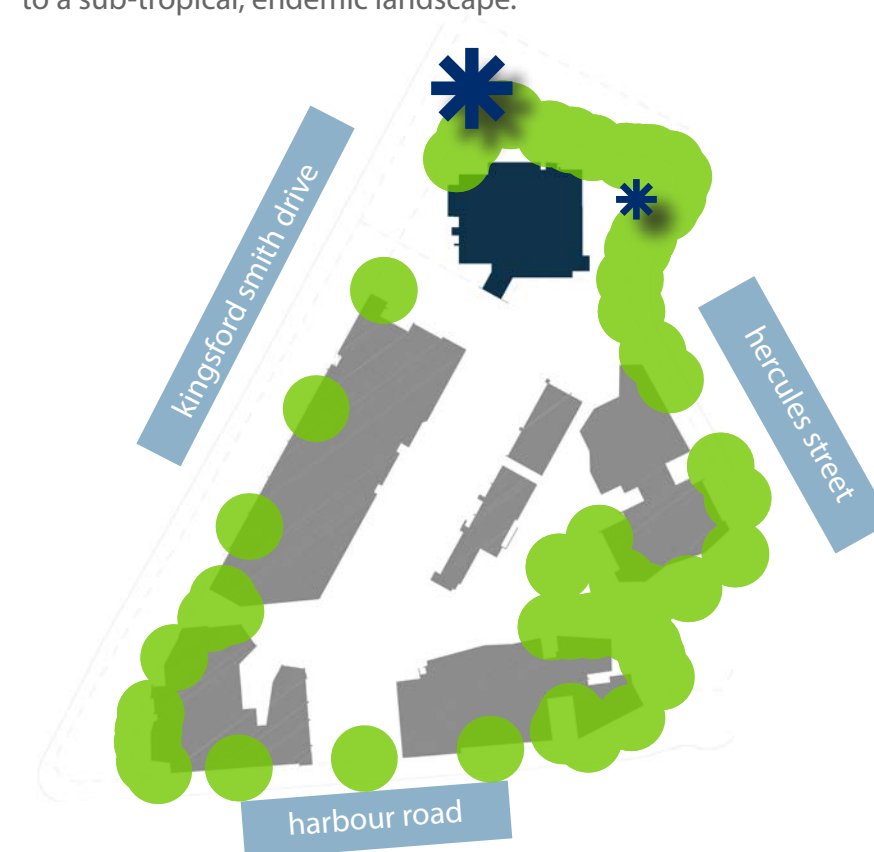
inclusion

the landscape will wrap around the common recreation creating a softening of edges and enclosure for the private users. the soft landscaping will support comfortable occupation, providing a green oasis within the development.



continuity & wayfinding

the landscape treatment will be an extension of the existing Hamilton Harbour precinct creating continuity and engagement with the surrounding precinct and site area. the planting strategy is based upon the Brisbane riverine plant palette and will contribute to a sub-tropical, endemic landscape.



sanctuary

the layering of form, foliage and texture will generate high impact green lush areas of planting. this verdant outcome will soften the overall built form and assist to mitigate the external environment of Kingsford Smith Road.

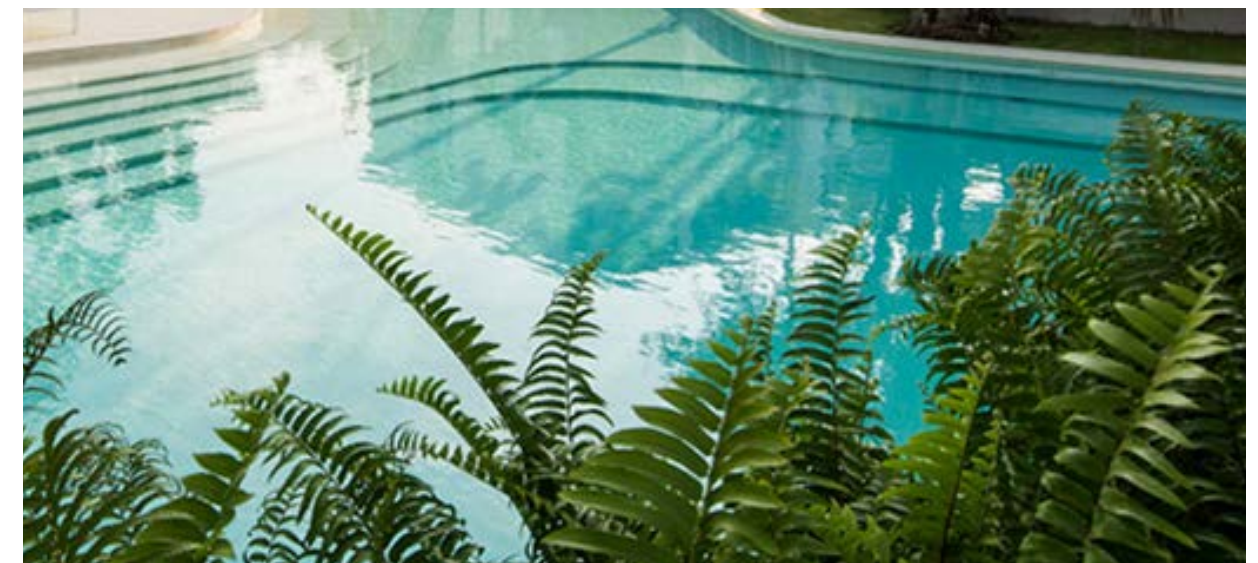
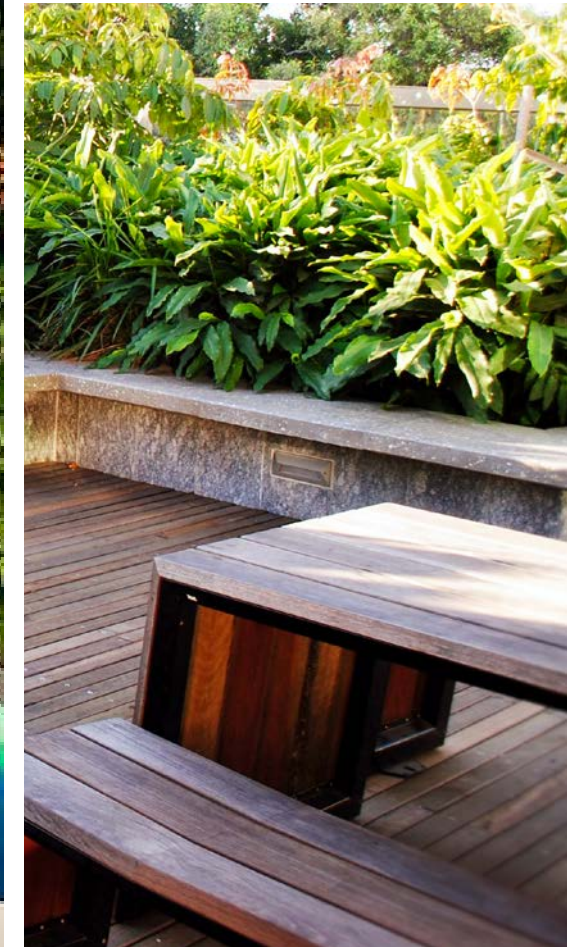
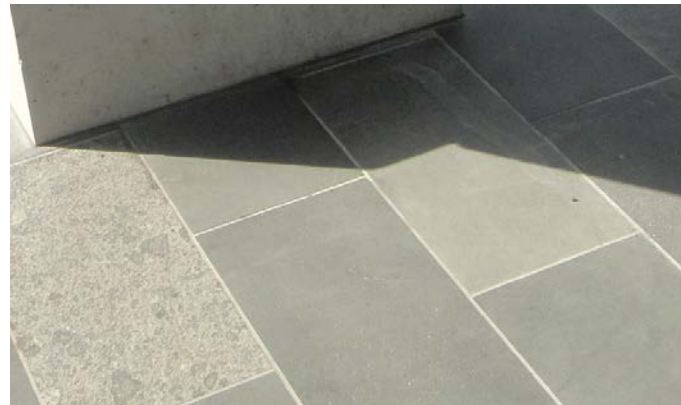


KSD2, HAMILTON HARBOUR | GROUND FLOOR

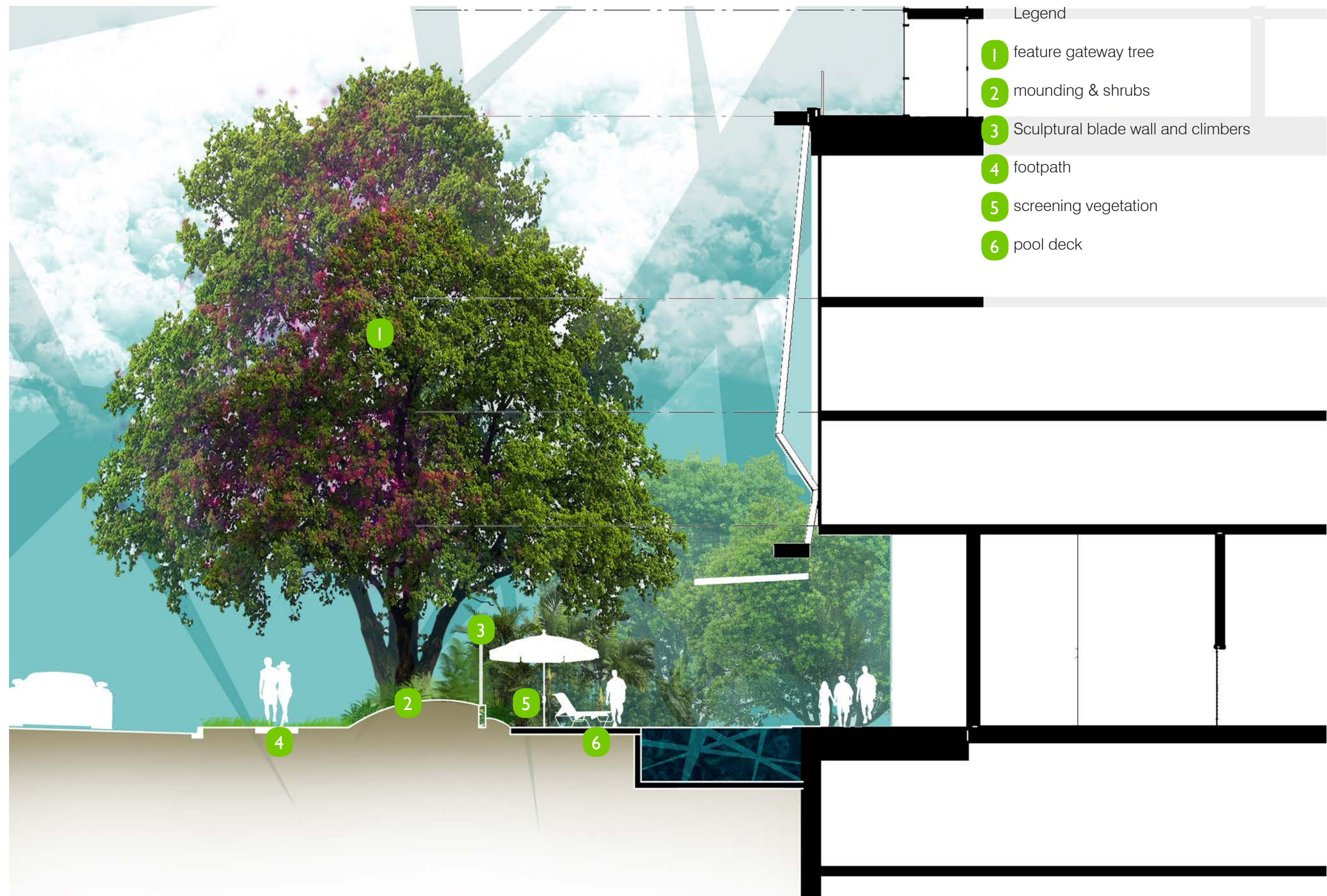


Legend

- 1 Outdoor kitchen - including bbq and sink
- 2 Bar height bench
- 3 Screen / Low height wall
- 4 Dining area
- 5 Timber Seating bench
- 6 Seating area
- 7 Sun lounges
- 8 Spa
- 9 Seating edge within pool and spa
- 10 Fence Type 1 - Pool fence
- 11 Fence Type 2 - Climbers attached to vertical batten fence
- fence type to match existing along Kingsford Smith Road interface
- 12 Fence Type 3 - Solid fence
- final fence height and design will provide noise attenuation from KSD traffic to ensure activation and use of recreation area
- 13 Feature gateway tree
- 14 Small / medium sized trees
- 15 New Street tree
- 16 Existing street tree to be removed
- 17 Pavement type 1 - stone pavement or similar
- 18 Pavement type 2 - to BCC requireemtns
- 19 Pavement type 3 - lightly honed concrete to bike store
- 20 Turf - pending future road construction
- 21 Gravel mulch with stepping stones
- 22 Maintenance path
- 23 Trellis wires with climbers to building wall
- 24 Existing street lighting pole to be relocated
- 25 Sculptural blade wall to gateway



KSD2, HAMILTON HARBOUR | SECTION 1 - 1:100 @ A3



KSD2, HAMILTON HARBOUR | PERSPECTIVE



Legend

- 1 feature gateway tree
- 2 mounding & shrubs
- 3 Sculptural blade wall and climbers
- 4 footpath
- 5 screening vegetation behind

materials strategy

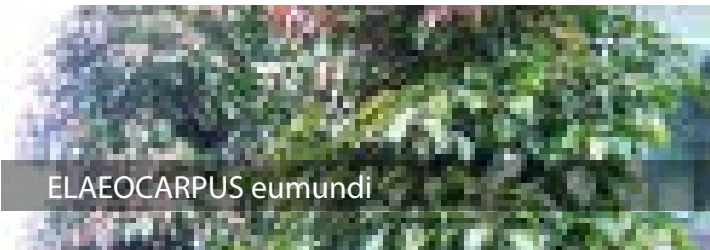
A contemporary palette will be developed that compliments the architectural style and character of the building. Robust materials will be selected for pavement materials, outdoor kitchen areas including loose furniture to ensure their longevity in such a high use area.



planting strategy

The planting strategy has been inspired by the Brisbane Riverine landscape with the inclusion of some exotics suitable for the urban micro-climate environment. It is based upon environmentally sustainable design principles including the use of locally occurring plants and drought tolerant species with minimal water usage.

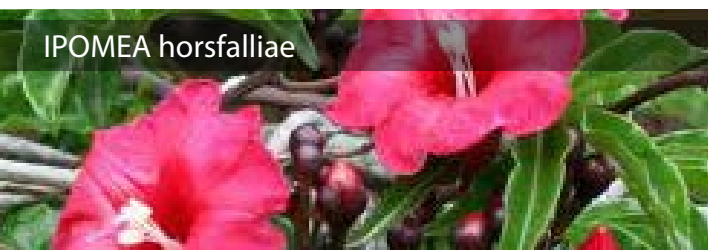
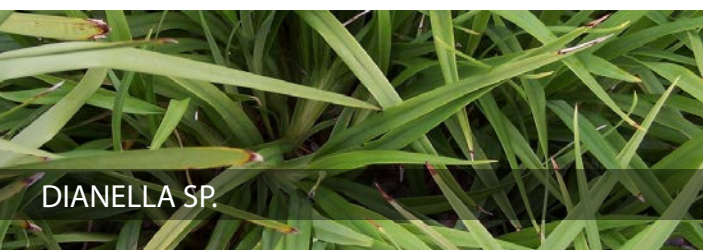
trees



shrubs and accents



groundcovers and climbers



KSD2, HAMILTON HARBOUR | LANDSCAPE CODE REPORT

Performance Criteria	Acceptable Solutions	Solution Response
P01 Development ensures that trees are protected from development impacts.	A01.1	A01.1 Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 – Protection of trees on development sites. Complies - No existing trees are present within the property boundary. Acceptable Solution - A existing Melaleuca is located behind the kerb along Hercules Street. This tree has been proposed for removal to facilitate the new driveway entry. The site organisation including the new driveway responds to existing built form organisation. A replacement street tree (Harpullia pendula) has been proposed within a tree grate. This tree species is consistent with new street planting and located to facilitate sightlines and pedestrian connectivity.
	A01.2	A01.2 Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for: (a) vegetation damaged as a result of the development; (b) vegetation requiring pruning of branches and/or roots. N/A
P02 Development provides acoustic barriers and long fences along street frontages which: (a) are enhanced by appropriate planting; (b) are of high visual quality; (c) are designed for longevity; (d) provide maintenance access and promote pedestrian permeability in appropriate circumstances.	A02.1	Development ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site: (a) is designed in compliance with the standards in the Infrastructure design planning scheme policy; (b) incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long; (c) incorporates a gate for maintenance access to the street frontage side of the barrier or fence if a gate can open on to a publicly accessible area within the site; (d) incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas. Complies - The proposed fence type addressing Kingsford Smith Drive will incorporate articulation along the solid length that will facilitate the planting of small trees and groundcovers in the articulation areas. The introduction of articulation and planting will achieve the breaking up of the long fence and achieve an enhanced high visual quality. Complies - The proposed fence design addressing the existing turfed area where the new link road is proposed will incorporate 2 fence types to break up the visual appearance. The solid wall will transition into a vertical batten fence. It is proposed that climbers will be attached to the batten fencing, softening the boundary fence.
	A02.2	Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates: (a) species in accordance with the Planting species planning scheme policy; (b) a minimum of 2 tier planting.
P03 Development provides species as a screen or buffer which maintain the amenity of adjoining premises.	A03	Development ensures that a landscape buffer required by a use code incorporates: (a) species in accordance with the Planting species planning scheme policy; (b) a minimum of 2 tier planting. N/A
P04 Development has artificial growing environments which: (a) maximise opportunities for high-quality landscape planting; (b) incorporate water conservation measures.	A04.1	Development provides drainage for podium planters which is connected to the stormwater drain and allows for flush out. Complies - All podium planters will incorporate drainage connected to the stormwater system and also flush out.
	A04.2	Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape. Plant species proposed have been used successfully within the immediate surrounding and have been selected for their suitability to the micro-climate conditions of the site.
	A04.3	Development provides podium planting in compliance with BSD-9010, BSD-9011, BSD-9012. Street tree installation will be in accordance with the relevant BCC BSD detail.

Performance Criteria		Acceptable Solutions		Solution Response
P05	Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.	A05.1	Development incorporates a plant selection along a pathway which ensures: (a) a clear trunk height of minimum 1.8m at maturity; (b) a shrub height of maximum 1m at maturity. Refer to the Crime prevention through environmental design planning scheme policy.	Complies - all trees within the site at entrances and exit points as well as along the property boundary (Hercules Street), will have clear trunks and with understorey planting less than a metre in height at maturity, as noted.
		A05.2	Landscaping and mounding do not interfere with visibility along a pathway. Refer to the Crime prevention through environmental design planning scheme policy.	Complies - no mounding has been proposed and visibility will be maintained as noted.
P06	Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.	A06	Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area. Note—Cues could include changes in levels, surface or landscape treatment or fencing.	Complies - A change in material will be used to signify public area, a semi-public area and a private area.
P07	Development provides a plant selection which addresses the functional issues of the development including: (a) screening and buffering; (b) street presentation; (c) shading; (d) character; (e) amenity; (f) ecology; (g) water availability and stormwater treatment.	A07	Development provides species in accordance with the Planting species planning scheme policy.	Complies - Planting species are generally consistent with the planting species planning scheme policy. The proposed plant palette is based upon Brisbane riverine endemic species, increasing bio-diversity opportunities to the site. The planting design will create a softening along the streetscape edge creating a green street presentation. Whilst small trees and shrubs will provide buffering around the communal areas and the Kingsford Smith Road street frontage. The planting considers opportunities for shading and responds to addressing human comfort conditions with tree placement.
P08	Development provides planting densities and stock sizes which are optimised to reduce maintenance and erosion and to achieve amenity and ecological outcomes.	A08	Development provides planting densities and stock sizes which are based on achieving full coverage of the mulched planting areas within 2 years.	Complies - plant densities and stock size will achieve full coverage as noted.
P09	Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting	A09.1	Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	Where applicable (1 outdoor car spaces provided), adjacent tree plantings have been provided. Note the remaining car spaces are provided within the building footprint.
		A09.2	Development provides planting areas within car parking areas that are protected by wheel stops or bollards	

Performance Criteria		Acceptable Solutions		Solution Response
P10	Development for a shade structure does not compromise landscape outcomes	A010.0	Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	N/A - No shade structures provided.
P11	Development involving the construction of retaining walls provides for: (a) safety; (b) an attractive appearance appropriate to the surrounding area; (c) easy maintenance; (d) longevity; (e) minimal water seepage impacts.	A011.0	Development of a retaining wall: (a) is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland; (b) incorporates planting areas.	Complies - A retaining wall has been proposed along the interface with kingsford smith road returning along the eastern boundary until it is no longer required. The wall will be certified by a Registered Professional Engineer Queensland, as noted.
P12	Development provides for: (a) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape; (b) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.	A012.1	Development provides landscaping which is designed using the standards in the Landscape design guidelines for water conservation planning scheme policy.	Complies
		A012.2	Development ensures that the design and requirements for irrigation is in accordance with the standards in the Landscape design guidelines for water conservation planning scheme policy.	Complies - opportunities for rainfall collection has been investigated and the building roof catchment in particular has been identified for rainwater harvesting for irrigation use.
		A012.3	Development provides areas of pavement, turf and mulched garden beds which are adequately drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	Complies - planting areas have been maximised where on natural ground to maximise opportunity for infiltration of natural rainfall within planting areas.
P13	Development provides landscaping which is capable of efficient and effective maintenance that ensures the success of the landscaping.	A013.1	Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	Complies
		A013.2	Development provides a reticulated irrigation system to common landscape and recreation areas and ensures that podium planters serviced from tank water and the control device are located in a common area.	Complies
		A013.3	Development provides one hose cock within each private landscape and recreation area.	Complies
		A013.4	Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	Complies
		A013.5	Development provides planting media and mulch in accordance with AS4454 Compost, soil conditioners and mulches and AS 4419-2003 Soils for landscaping and garden use.	Complies
P14	Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.	A014	Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.	Complies