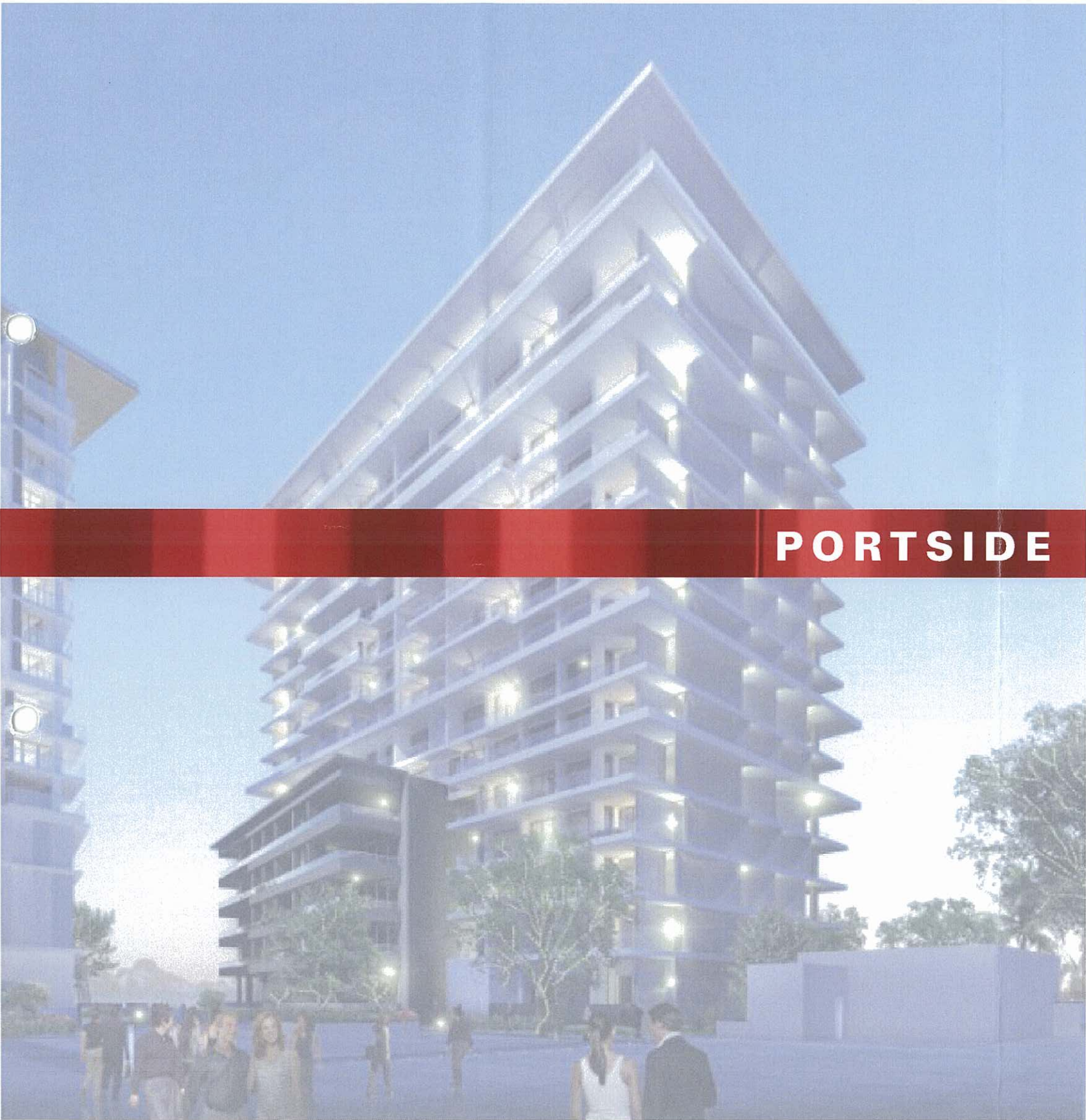




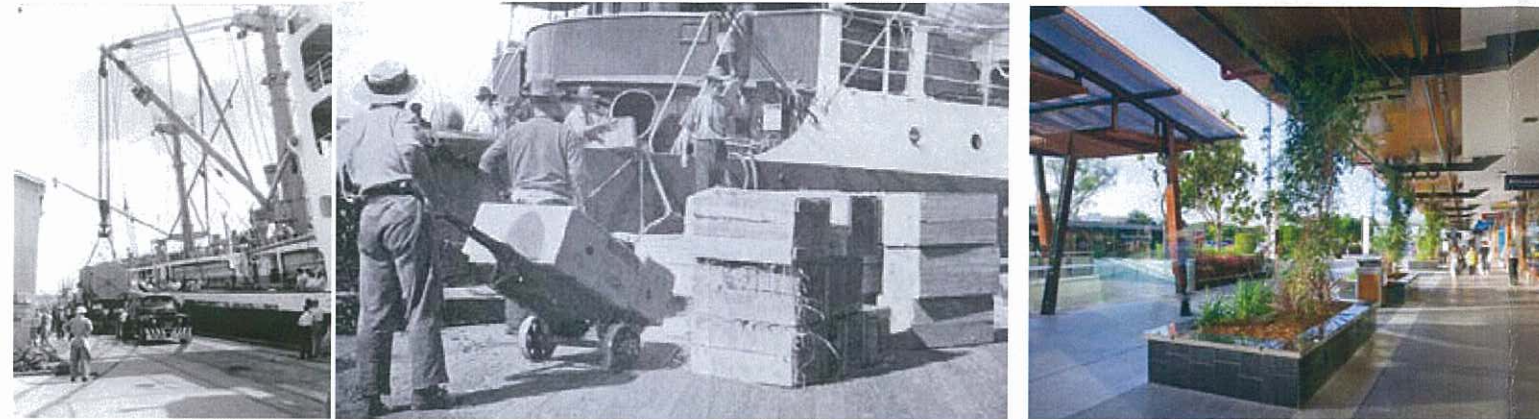
PORTSIDE

BUILDING 2

BUILT ENVIRONMENT - FOR **ULDA** APPROVAL

Issue E - 10.11.2008

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 22/01/09



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introduction

The Building 2 area represented by this development application falls within Stage 2 of the Portside Development as shown in figure 1.0. The site adjoins the recently constructed first stage of the the Brisbane Cruise Ship Terminal Project on the Hamilton reach of the Brisbane River.

This report has been prepared to support the current built outcomes on site that were completed under the current and approved preliminary approval for the Portside Wharf project.

This landscape report should be read in conjunction with the architectural outcomes as addressed by APA Architects and CONICS's strategic planning considerations with the proposed preliminary approval and new site master plan.



[Figure 1.0] **PORTSIDE Stage 2**
Extent of Building 2 external works shown in dashed

landscape vision

The Landscape Vision for the **Building 2** component of the Portside Masterplan is to facilitate a vibrant street-based commercial and residential offer.

The character of the external pedestrian areas takes its lead from a commitment to deliver a precinct that supports Brisbane's subtropical character and be evocative of the site's riverside location.

The ground level site will become a network of plazas, laneways and liveable streets. These urban interfaces will become *landscapes of the everyday*, where people work, play, live, shop, promenade, meet, engage, recreate and enjoy.

The design of these landscape spaces will be completed within the overarching project objective identified above and will endeavour to achieve the following key design and user outcomes:

- High quality;
- Bold and elegant design;
- Robust in function / durable in use;
- Evocative of the site river side location and harnesses the memory of the land past uses and historical context of the shipping and trade precinct;
- Creating an exemplar development in Brisbane that fuses the concept of liveable streets and active bustling laneways into delivering the more pragmatic functional needs of the users; and
- Providing a City-scale 'hub' where drama, longevity and character are obvious even during non ship and cruise ship modes.



[Figure 2.0] Sample of indicative Public Realm Character

landscape intent

The landscape design intent is underpinned by a number of overriding design principals that will promote legibility, create site scale and setting and respond to the environmental values of the site and its river context (Figure 3.0) These include:

Strong, legible, clear, promenade ... Develop a strong, rhythmic urban grid.

Live, Enjoy, activity, excitement...Create a vibrant, personable series of lane ways and plazas that become hubs of activity and exchange.

River character, jewel, honesty ... Reinforce the sites' proximity to the Brisbane River. Ensure visual access and vistas heighten the River experience.

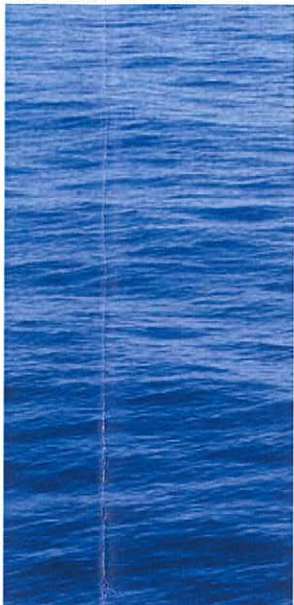
Shaded, organic, personable, context... The external works for Building 2 will promote the expansion of the 'green' park ribbon extending into the site from the adjacent park precinct [Hamilton Recreation Reserve - Refer Figure 4.0]. The park setting will provide a green edge between the mixed land uses on site, as well as supporting a contemporary example of Brisbane's subtropical character. The design will respect the environmental aspects of responsible design, planning and construction, which respond to issues of bio diversity, natural processes and impacts on local waterways. These measures will include minimising reliance on potable water for irrigation and also promoting a cycle of water collection and filtering that cleanses surface water before it enters the Brisbane River.



Shade / Organic

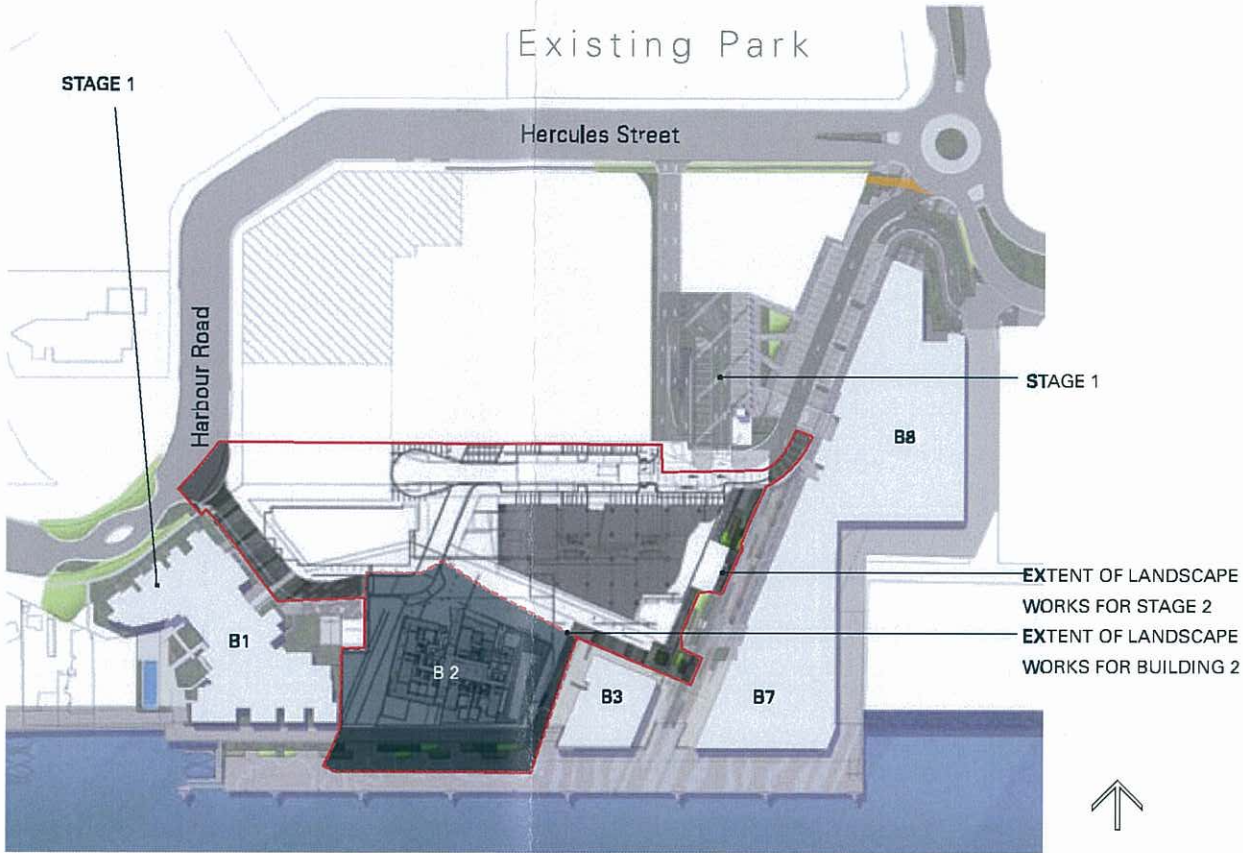


Live / Activity



River / Context

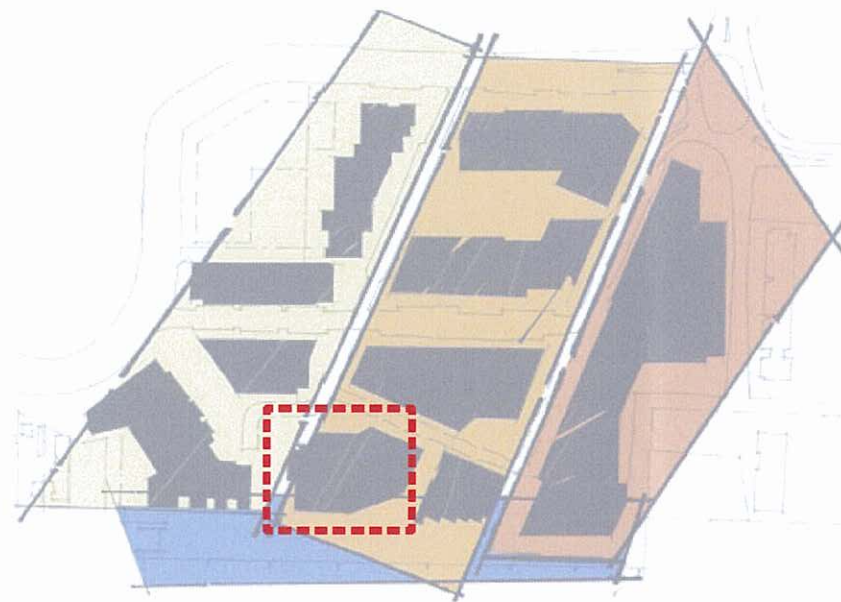
[Figure 3.0] Above Design ideas:



[Figure 4.0] Above Development Context (Study site shown in red)

PLANS AND DOCUMENTS
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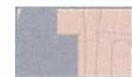
Character Precinct Plan



Predominantly residential character



Predominantly mixed use character



Predominantly tourism / retail / entertainment character



Water / River frontage / icon

RATIONALE

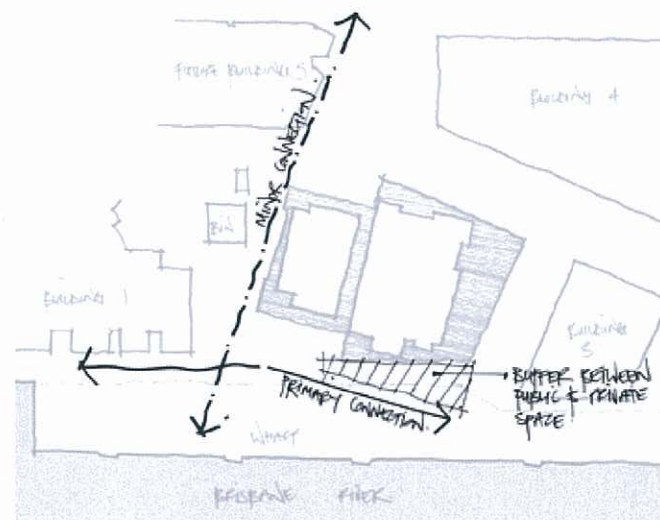
The architectural program at the ground level requires that the external works are to be both intimate and protected yet appreciates the sites proximity to the stage 1 retail hub as well as recognises the scale and robustness of the wharf edge.

The Building Two site area straddles the residential and mixed use precincts, however its bias towards the residential apartment product requires an amplified level of landscape to provide a personal level detail that is synonymous with the expectation of 'home'.

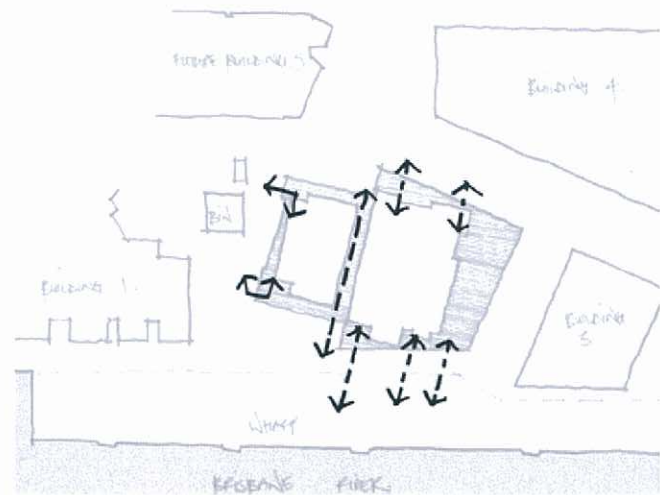
The garden setting bolsters the park axis running east west through the site, creating more opportunities to integrate trees and planting through the site.. The landscape will reference soft, planted edges subverting the dominance of the hard paving, whilst in strong architectural berms that reflect the articulation of the architectural language. Clean lines, split levels and a textured ground plane of paving and timber decking and turf provide high value spaces for promenade.

The transitions and folds in the ground plane allow for nooks where planting and turf are integrated into the site through raised planters and recessed trenches in the podium slab. Storm water runoff is filtered through these planted voids before being captured into the site storm water strategy.

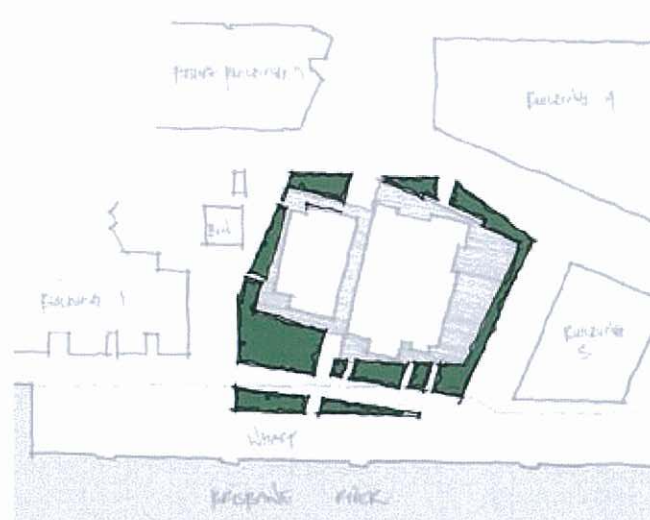
Interface Strategy



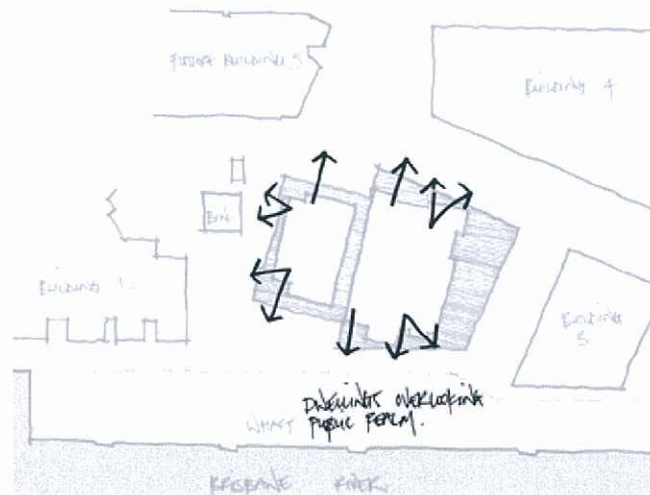
connections



egress



setting



overlooking

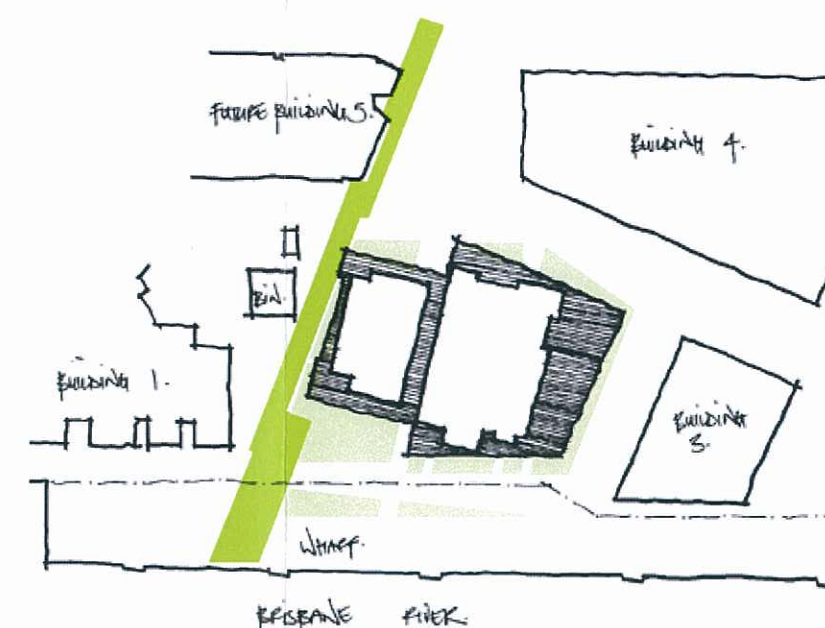
DESIGN PLANNING PRINCIPLES

The design encompasses design planning principles which directly address the relationships between the public areas and the proposed Building 2 development. To ensure adequate activation and overlooking of the public areas whilst integrating a site specific solution providing for privacy, separation and views for both public and private users the following principles have been implemented:

- Connections - clear paths of travel assist in wayfinding; visually and physically, delineating private and public space whilst hierarchy of paths distinguish primary and minor flows.
- Setting - provides the private users with a sense of garden setting within the public realm, separating space by way of terraced gardens.
- Egress - access from public areas directly to ground terraces increases activation, legible spaces and surveillance opportunities.
- Overlooking - balconies overhead to provide for natural surveillance down to public areas.

PREFERRED SCHEME

- Allowed for minimum of 4m paved thoroughfare
- Utilise fractured circulation path to allow for individual building footprint
- Reduce priority of Park Axis whilst still providing for visual connection through



preferred scheme

Preferred Masterplan

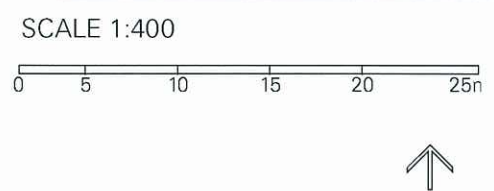
DESIGN AND SPATIAL STRUCTURE

The selection of materials: stone, water, planting, colour, texture and their arrangement within the space has been chosen to create a strong and bold ground plane that will provide unity to a scheme involving a number of use areas and various vertical level changes.

Planting has been carefully selected to frame views to the river edge and the retail and pedestrian connections, and where significant trees have been planted they have been used to direct pedestrian flow into the space and provide shade. Planted trellises have been used to soften and screen service areas and will provide dappled light and shade to the retail and dining terraces on the ground level.

The dominant orientation of the linear banding grid is relative to the precinct grid of the architecture and pavements as created in Stage One, so as to transition smoothly with the existing streetscape along the existing plaza interface.

- 01 PEDESTRIAN SPINE
- 02 REALIGNED ROADWAY
- 03 RAISED PLANTING PROVIDES OPPORTUNITY FOR SHADE TREES & COLOURFUL GROUNDCOVERS
- 04 BIKE STORAGE / ART INSTALLATION
- 05 BUILDING 2 ENTRY THROUGH TO LOBBY
- 06 PRIVATE ACCESS
- 07 FEATURE PLANTING BEDS ARRAY FROM THE BUILDING, REINFORCING THE BUILDINGS GEOMETRY
- 08 20m LAP POOL
- 09 'SHIP DAY' SECURITY FENCE
- 10 PRECINCT SIGNAGE / WAYFINDING
- 11 OPPORTUNITY FOR INTEGRATED ART INSTALLATION
- 12 OPPORTUNITY TO UTILISE RECESSED TREE PLANTERS TO PROMOTE UNIMPEDED PEDESTRIAN FLOW



* REFER PAGES 8-15 FOR DETAILED PLANS AND SECTIONS