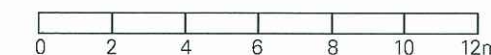


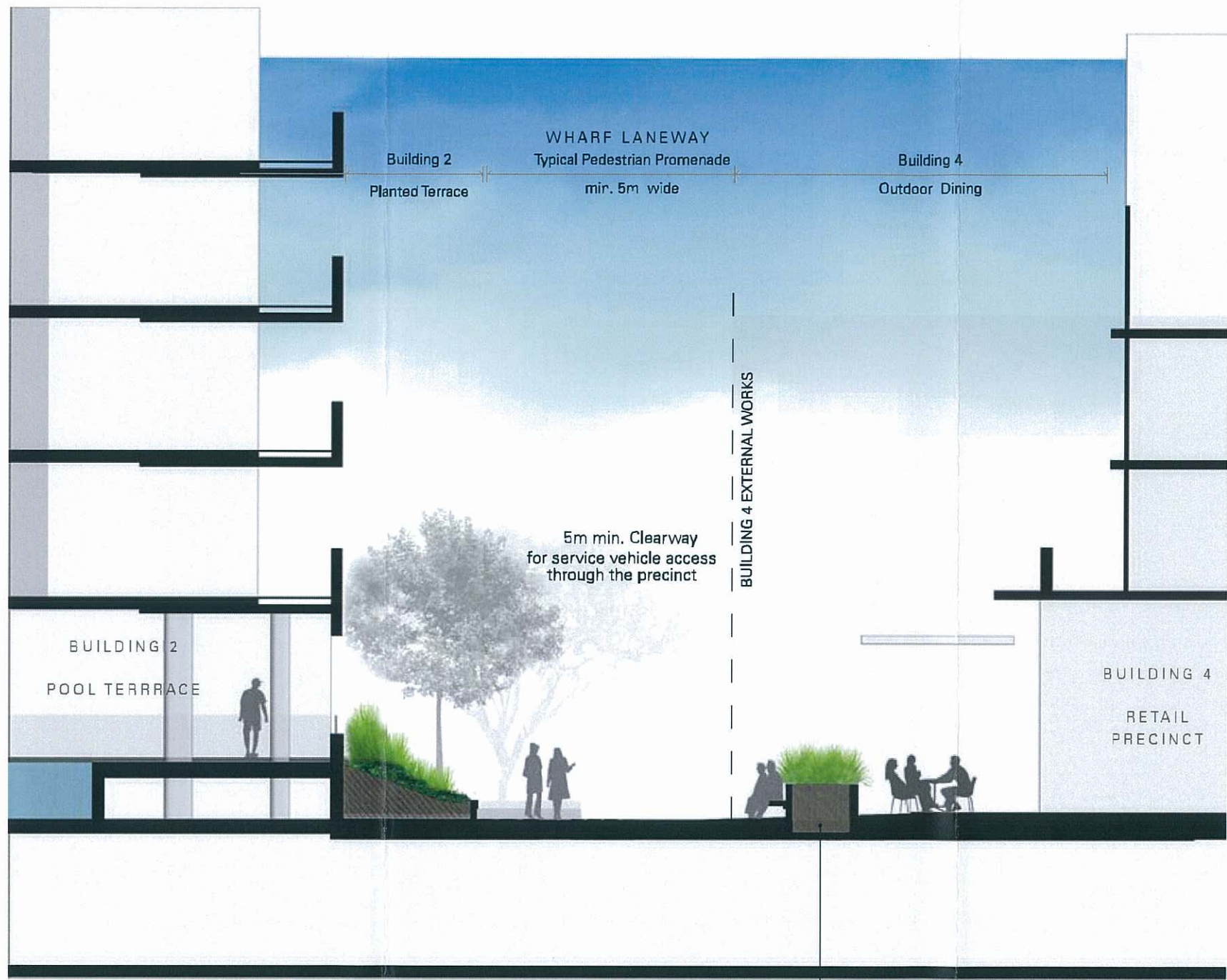


GENERAL NOTE: ALL LEVELS SHOWN ARE INDICATIVE ONLY AND REQUIRE STRUCTURAL ENGINEERS REVIEW.



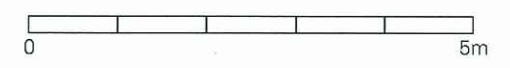


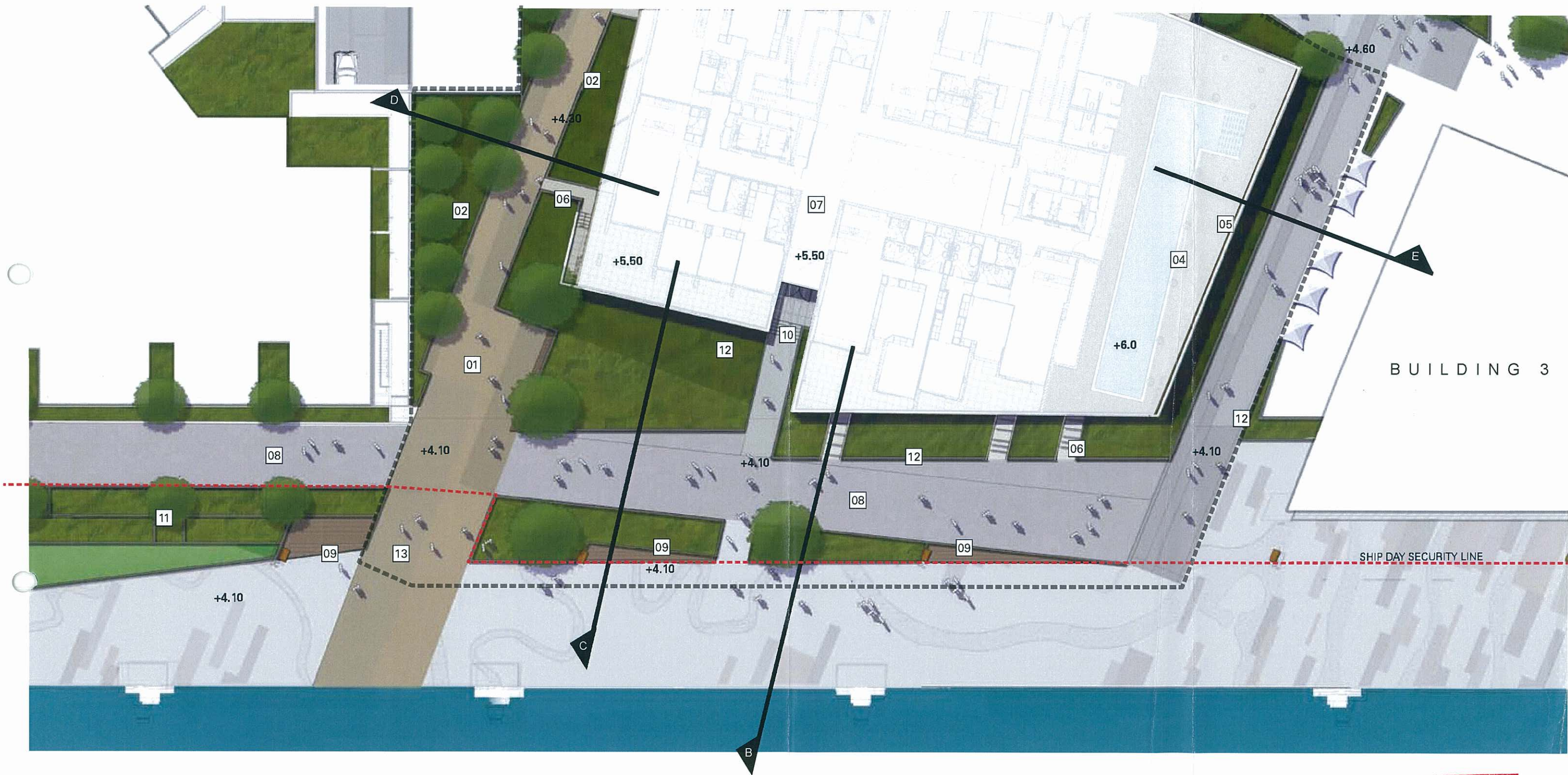
- 01 **Park Axis** directing pedestrians down axis, aligned to future connection of parkland precinct adjacent Stage 1 and providing clear access to waterfront as an arrival destination.
- 02 **Raised Planter** sloping to create separation and enclosure to Park axis.
- 03 **Feature Pavement** treatment Park Axis incorporating lighting and features of adjoining Timber Enclosure to B2 Lap Pool.
- 04 **Terraced Raised Planter** transitioning down from Lap Pool level to Park Axis level.
- 05 **Architectural** treatment to vertical face of pool terrace.
- 06 **Building 2 Signage** with groundcover planting to ground as destination marker to Building 2 arrival area.
- 07 **Building 2 Lobby** axis directing pedestrian through to waterfront.
- 08 **Dining** spillout space to adjacent restaurant, defined through bollards and paving treatment.
- 09 **Loading vehicle access** to Building 2 and 3.
- 10 **Recessed trees in plaza pavement** allow for clear views and meandering circulation between Building 2 and the Existing Stage 1 Plaza
- 11 **Public Seating** incorporated into raised and terraced planters. Detailed timber decking / benches to reflect character.
- 12 **Balcony Access** provide residents private access.
- 13 **Bike storage / Art installation** potential area as wayfinding/ stop off zone



Section A / Interface B2 Dining + Wharf Laneway

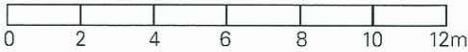
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referred to in the ULDA
APPROVAL dated 22/01/09

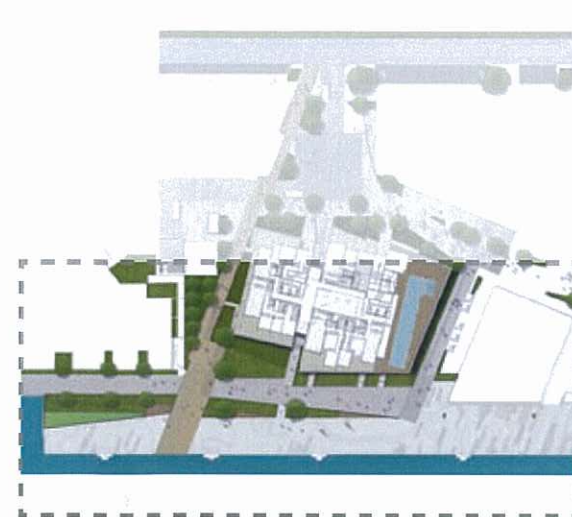
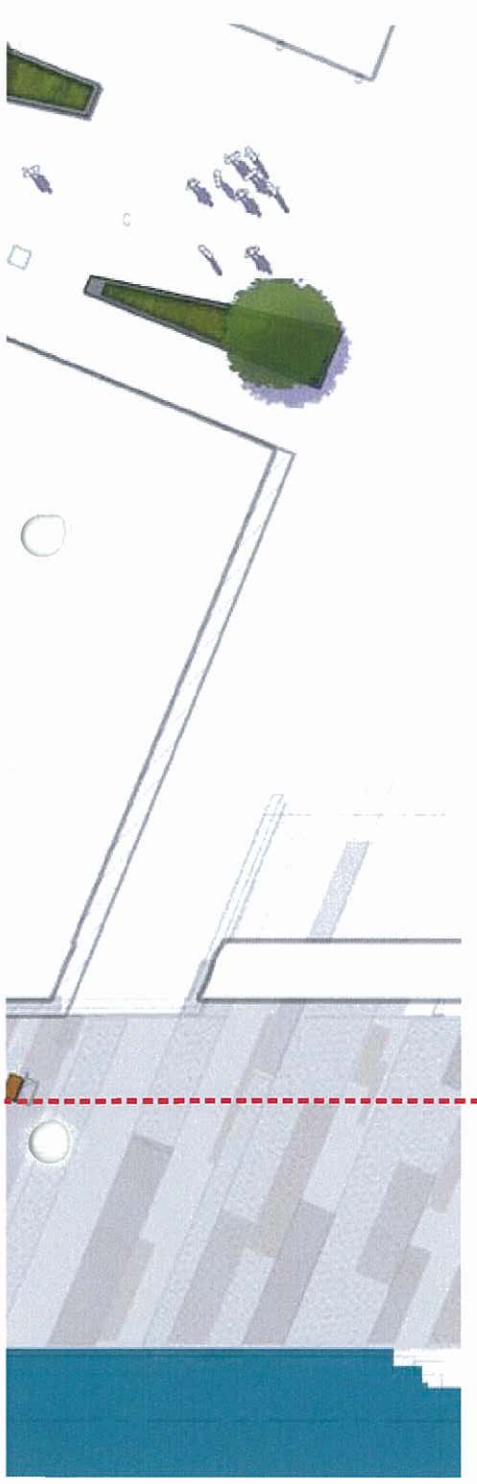




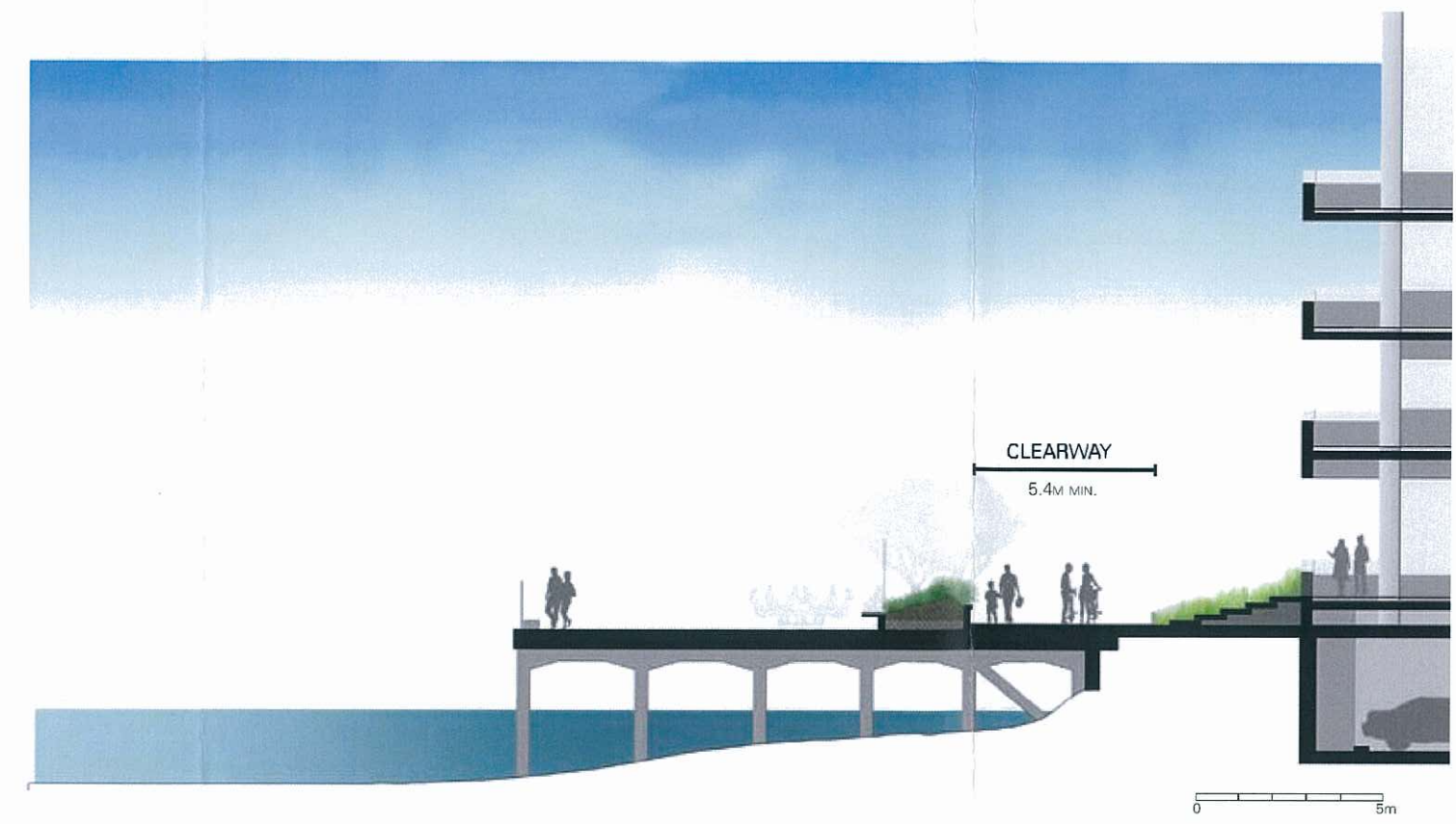
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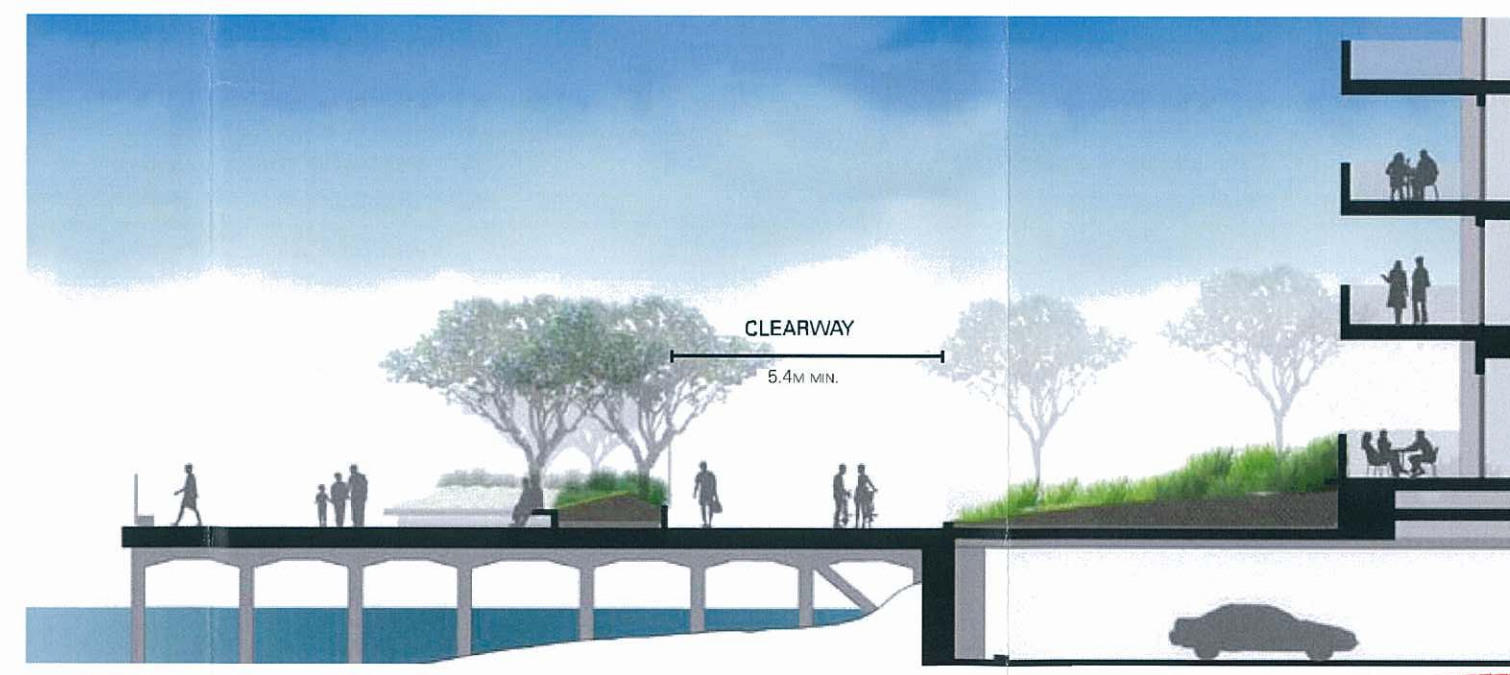




- 01 **Park Axis** directing pedestrians down axis, providing clear access to waterfront as an arrival destination.
- 02 **Raised Planter** sloping to create separation and enclosure to Park axis.
- 03 **Feature Pavement** treatment Park Axis incorporating lighting and features of adjoining Timber Enclosure to B2 Lap Pool.
- 04 **Pool deck** with terraced planters down to pedestrian promenade.
- 05 **Architectural** treatment to vertical face of pool terrace.
- 06 **Balcony Access** provide residents private access.
- 07 **Building 2 Lobby** axis directing pedestrian through from Wharf Laneway to waterfront.
- 08 **Pedestrian Thoroughfare** connects existing Riverside walk to Portside
- 09 **Seating Platform** to wharf provides opportunity for elevated lookout.
- 10 **Stair access to Wharf** from Building 2.
- 11 **Existing wharf landscape works** reconfigured to match new lawn terrace design for Building 2.
- 12 **Raised Planter** creating level change and separation of public and semi-public spaces.
- 13 **Wharf Activation** is achieved on Non-ship days, when managed events utilise wharf precinct for display and trade



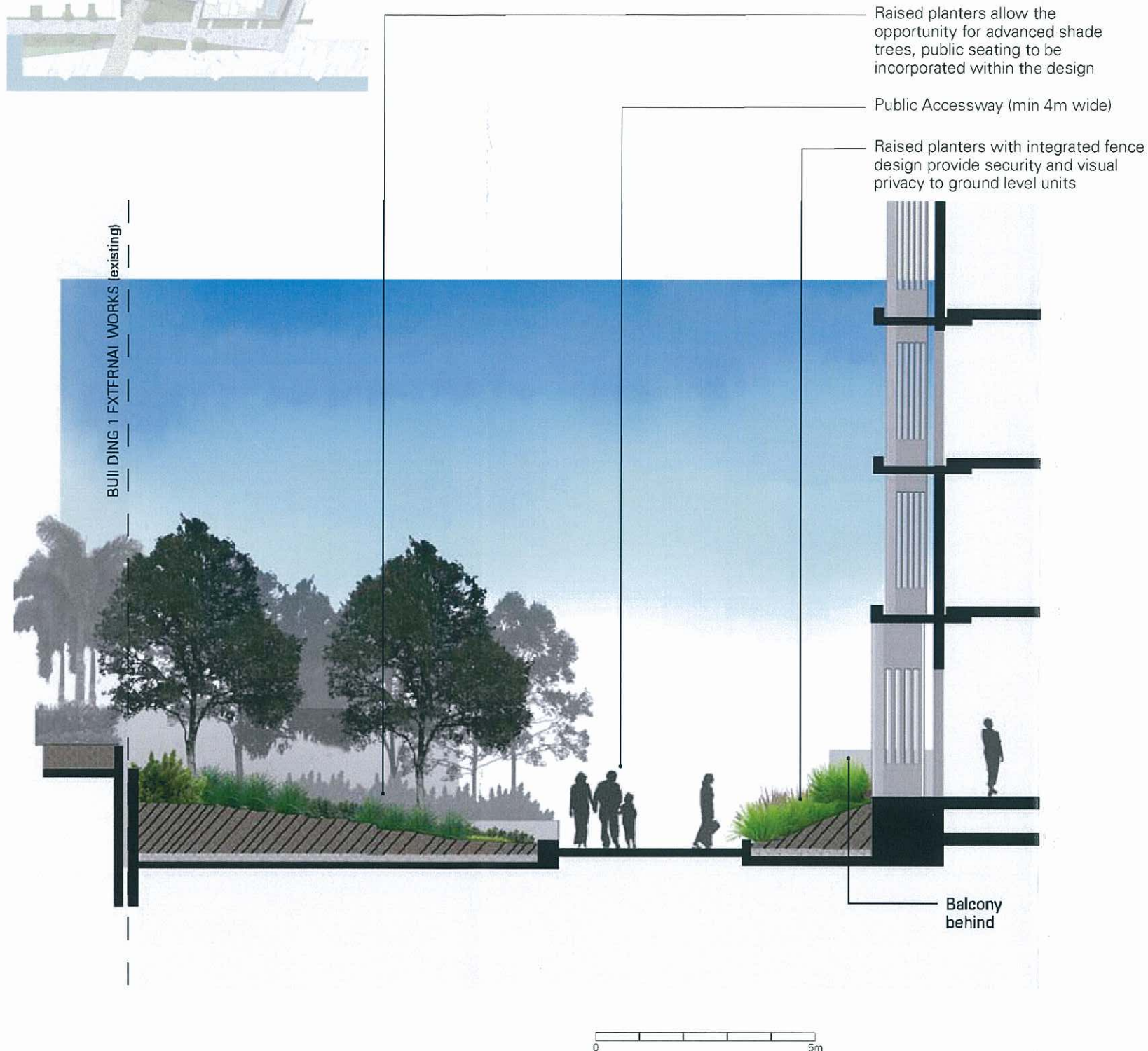
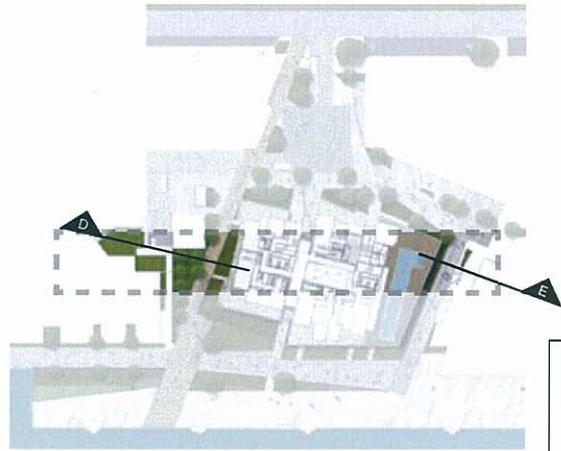
Section B / Wharf + B2



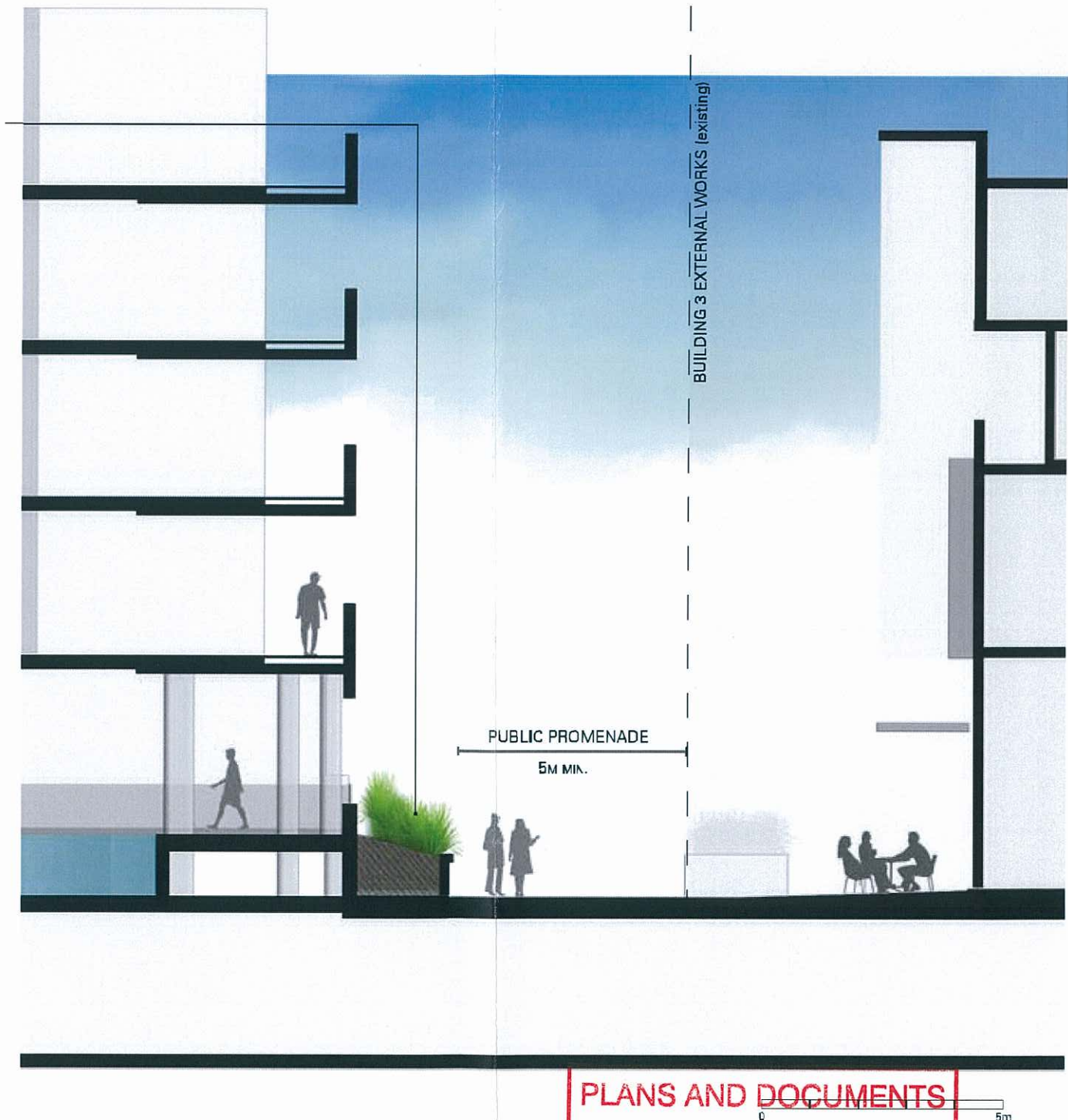
Section C / Wharf + B2

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



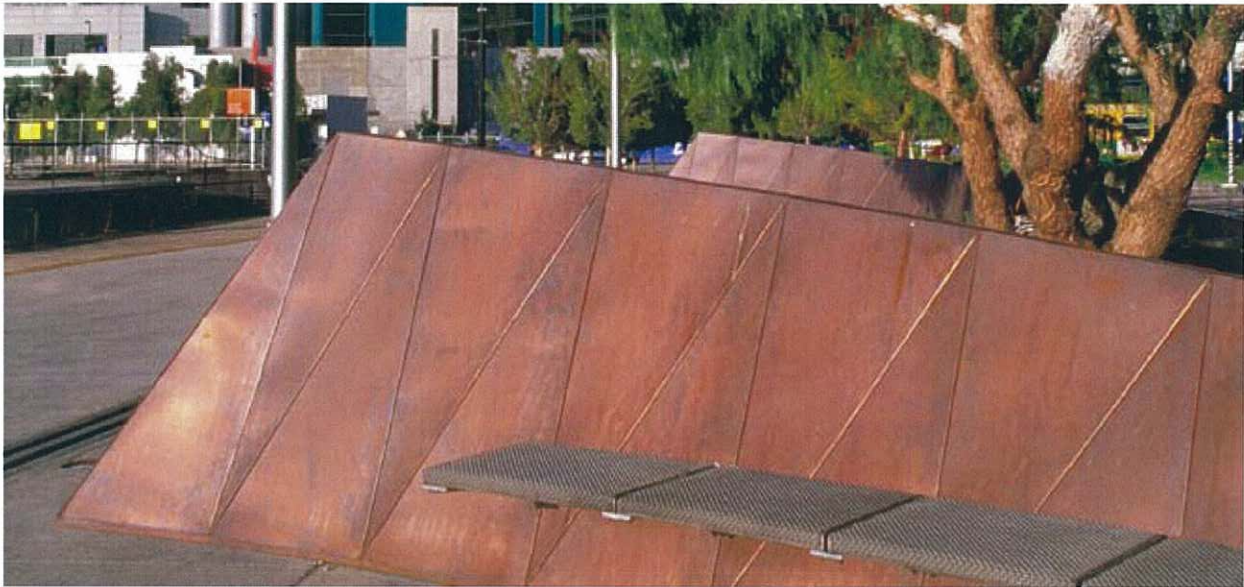


Section D / Park Axis + B2



Section E / B2 + B3

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



PAVEMENTS and WALLS

High quality, durable materials have been selected for the pavement finish. The design intent proposes a highly textured and varied linear patterning that while creating a unified 'precinct' pavement; it will provide a high level of finish variety at the human scale.

The paving structure for stage 2 will continue the materials currently constructed as part of stage 1. These linear modules of coloured and exposed concrete will be highlighted with areas of more detailed patterning and subtle theming. these more delicate or more surprising materials (refer images) are envisaged to reinforce the distinct character precincts and thoroughfares.

The materials selection for the Urban / Landscape strategy is centred on strong simple forms.

plant selection

The subtropical boulevard approach of mixed species is the basis for the planting palette. The planting will have a typically 'local' character overlayed onto a very urban patterned and textured ground plane.

This schedule represents an indicative list of the palette of species to be chosen and may be extended as necessary to suit the changing needs of the project.

TREES & PALMS		SHRUBS		GROUNDCOVERS	
Botanical Name	Common Name	Botanical Name	Common Name	Botanical Name	Common Name
<i>Agathis robusta</i>	Kauri Pine	<i>Abelia grandiflora</i>		<i>Acalypha reptens</i> 'Summer Love'	
<i>Backhousea citriodora</i>	Lemon Scented Myrtle	<i>Acalypha wilkensisiana</i>	Indian Fire Plant	<i>Alyssum</i> spp	
<i>Bambusa lako</i>	Timor Black	<i>Acmena smithii minor</i>		<i>Agapanthus orientalis</i>	Nile Lily, African Lily
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	<i>Allamanda nerifolia</i>		<i>Aglaonema</i> 'Silver Queen'	
<i>Brachychiton discolor</i>	Lace Bark Tree	<i>Alpinea purpurata</i>	Red Ginger	<i>Asplenium antiquum</i> 'Victoria'	
<i>Cassia</i> x 'Rainbow Shower'		<i>Alpinea zerumbert</i>	Native Ginger	<i>Brachyscombe multifida</i>	Native Daisy
<i>Cassia siamea</i>		<i>Austromyrtus Blushing Beauty</i>		<i>Bromeliad</i> species	
<i>Caesalpinia ferrea</i>	Leopard Tree	<i>Callistemon citrinus</i> 'Splendens'		<i>Calathea</i> species	
<i>Cupaniopsis anacardioides</i>	Tuckeroo	<i>Canna indica</i>		<i>Dampiera diversifolia</i>	
<i>Delonix regia</i>	Poinciana	<i>Codiaeum variegatum</i>	Croton	<i>Dianella</i> species	
<i>Evodiella muelleri</i>	Little Evodia	<i>Cordyline australis</i>		<i>Dietes grandiflora</i>	African Iris
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	<i>Cordyline rubra</i>		<i>Dieffenbachia amoena</i>	
<i>Ficus hillii</i>	Hill's Fig	<i>Cordyline terminalis</i> 'Rubra'	Red Fruited Palm Lily	<i>Dieffenbachia seguine</i> 'Exotica'	
<i>Gleditsia triacanthos</i>	Sunburst	<i>Cotoneaster</i> sp		<i>Dipladenia</i> sp	
<i>Harpulia pendula</i>	Tulipwood	<i>Cycas revoluta</i>	Sago Palm	<i>Festuca glauca</i>	
<i>Hibiscus tiliaceus</i>	Cottonwood	<i>Dracena fragrans</i>		<i>Hardenbergia violacea</i>	Australian Sarsparilla
<i>Howea forsteriana</i>		<i>Dracena marginata</i> 'Tricolor'	Happy Plant	<i>Heliconia</i> species	
<i>Jacaranda mimosifolia</i>	Jacaranda	<i>Heliconia caribaea</i>		<i>Hymenocallis littoralis</i>	Spider Lily
<i>Lagerstroemia indica</i>	Crepe Myrtle	<i>Heliconia stricta</i>		<i>Impatiens</i> spp	Busy Lizzie
<i>Liquidambar styraciflua</i>		<i>Metrosideros</i> 'Fiji Fire'	Fiji Fire	<i>Liriope muscari</i> 'evergreen giant'	Evergreen Giant
<i>Livistona australis</i>		<i>Metrosideros thomasi</i>	N Z Christmas Tree	<i>Liriope muscari</i>	
<i>Livistona decipiens</i>	Cabbage Palm	<i>Michelia figo</i>	Port Wine Magnolia	<i>Lobelia</i> spp	
<i>Lophostemon confertus</i>	Brushbox	<i>Philodendron</i> 'Xanadu'		<i>Lomandra longifolia</i>	Mat Rush
<i>Magnolia grandiflora</i>	Bull Bay Magnolia	<i>Photinea glabra rubens</i>		<i>Myoporum ellipticum</i>	
<i>Metrosideros thomasi</i>	NZ Christmas Bush	<i>Pittosporum</i> 'Miss Muffett'		<i>Myoporum parvifolium</i>	
<i>Plumeria obtusa</i>	Evergreen Frangipani	<i>Strelitzia reginae</i>	Bird of Paradise	<i>Ophiopogon japonicus</i>	Mondo Grass
<i>Roystonea regia</i>	Cuban Royal Palm	<i>Syzygium</i> 'Bush Christmas'		<i>Pennisetum alopecurioides</i>	
<i>Tabebuia argentea</i>	Silver Trumpet Tree	<i>Tibouchina jules</i>		<i>Phormium tenax</i>	New Zealand Flax
<i>Tabebuia rosea</i>	Pink Trumpet Tree	<i>Viburnum odoratissimum</i>	Sweet Viburnum	<i>Salvia splendens</i>	
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	<i>Westfinga</i> 'Wynyabbie Gem'		<i>Spathiphyllum</i> 'La Petite'	
<i>Wodyetia bifurcata</i>	Foxtail Palm			<i>Spathiphyllum</i> 'Metallica'	
<i>Xanthostemon chrysanthus</i>	Golden Penda			<i>Spathiphyllum</i> spp	
				<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine
				<i>Typha domingensis</i>	
				<i>Viola hederacea</i>	Australian Native Violet
				<i>Zamia furfuracea</i>	
				<i>Zephyranthes candida</i>	Autumn Crocus
				<i>Zoysia tenuifolia</i>	

CLIMBERS & CREEPERS

Botanical Name	Common Name
<i>Pandorea jasminoides</i> 'Lady Di'	Bower of Beauty

Note: ✓ Indicates that trees and palms are suitable for podium planting

PLANTING AND NATURAL PROCESSES

To complement and contrast the hard material palette, a variety of plant species is proposed. To provide strong accent to the space, clear trunk street trees are proposed. *Agathus robusta*, as a signature species will provide strong verticality and functionality to the pedestrian connections.

Ficus Hili and *Cupaniopsis anacardioides* is proposed to anchor the western edge of the Building 2 park axis. These species provides great shade opportunities to the site's edges and references strong cultural sensibility to the Brisbane river edge. A root barrier system and sufficient soil volume within the planting areas will be provided to accommodate these trees and provide for their successful growth habit. A 'green edge' between the proposed retail streetscape and the upper residential precinct will provide a complimentary transition of scale between the upper and lower pedestrian levels. The shaded sidewalk will also provide amenity for ground floor retail and offers an improved aesthetic for pedestrian queuing on 'ship day'



[left] **Agathus robusta:**
A signature species will provide strong verticality to the precinct

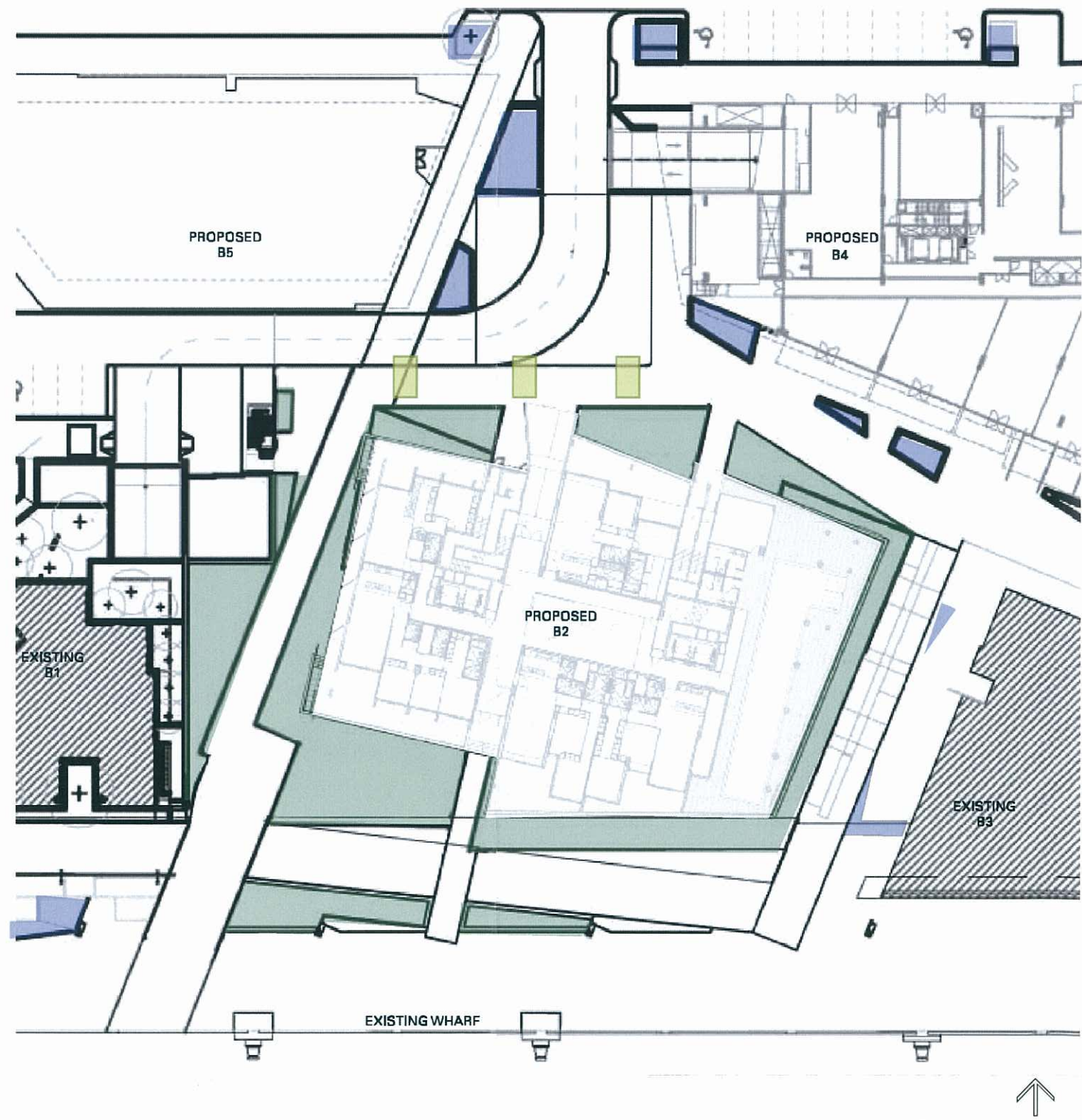


[right] **Cupaniopsis anacardioides:** Potential shade opportunity

Due to the proposed high density nature of the development, the extensive podium cover over, and the lack of existing vegetation, the opportunities for preserving natural processes on the site are un-likely. The intent of the landscape is then to ensure that the proposed external works offers both a commercial reality and operational function for its users, as well as finding a home for nature and the natural processes of a site. This will be achieved through

- Selection of regionally specific and site appropriate endemic planting. The use of 'native' planting promotes opportunity for endemic fauna to participate within the new built environment.
- Utilise construction processes and maintenance regimes that retain moisture in the soil. This may include:
 - 1 The use of soil wetting / water retaining agents within the soil structure
 - 2 Planting and organic planting and mulch cover over any exposed soils
 - 3 Utilising permeable pavements (where appropriate) to encourage infiltration of surface water for irrigation and filtering.
 - 4 Provide opportunities for surface water to be harvested and filtered of heavy metals and pollutants before it enters the adjacent waterway (Brisbane River) including re-use for irrigation

Raised Planting



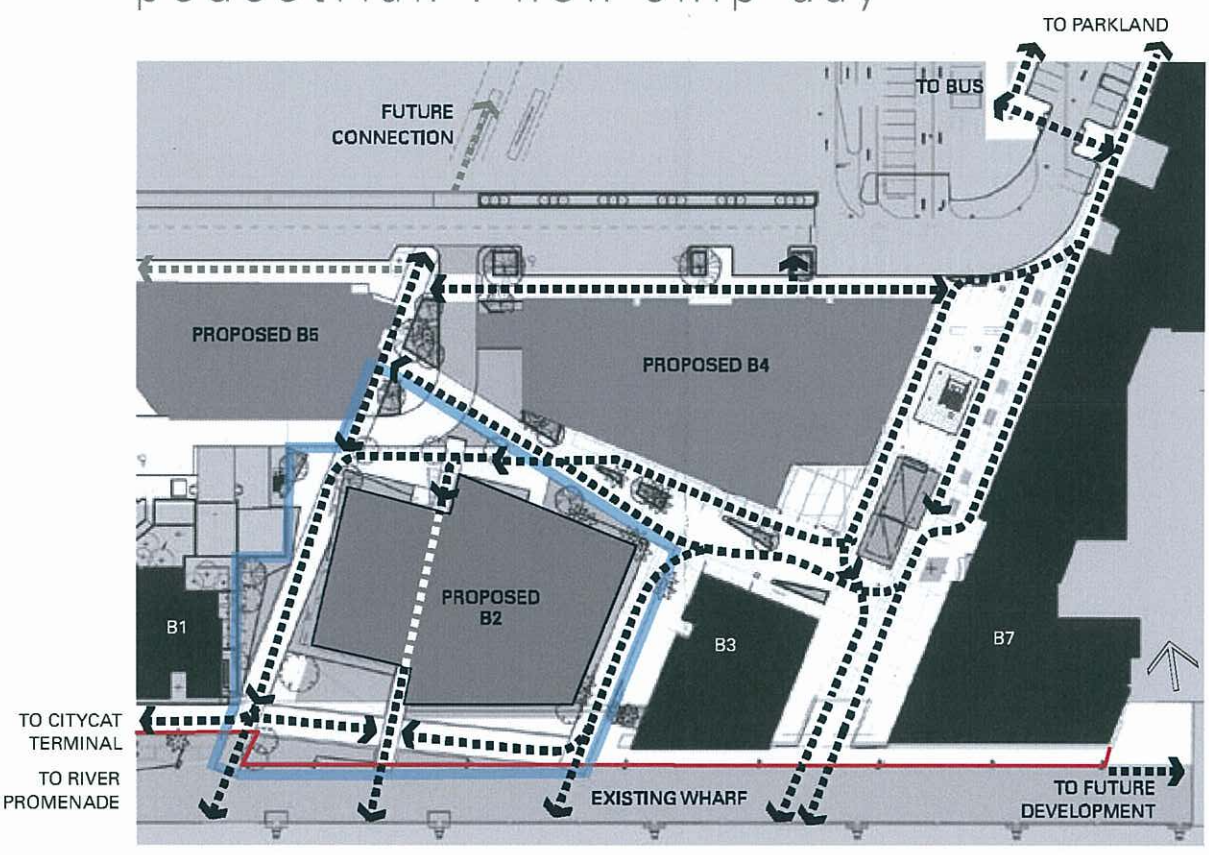
- LEGEND**
- Proposed raised / semi-recessed planting
 - Proposed Set down in Podium to allow for tree planting at podium level
 - Proposed raised planting not within B2 landscape works. Construction of structural setdown to occur within podium slab during Stage 2 construction

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APPROVAL dated 22/01/09

Circulation and Connections

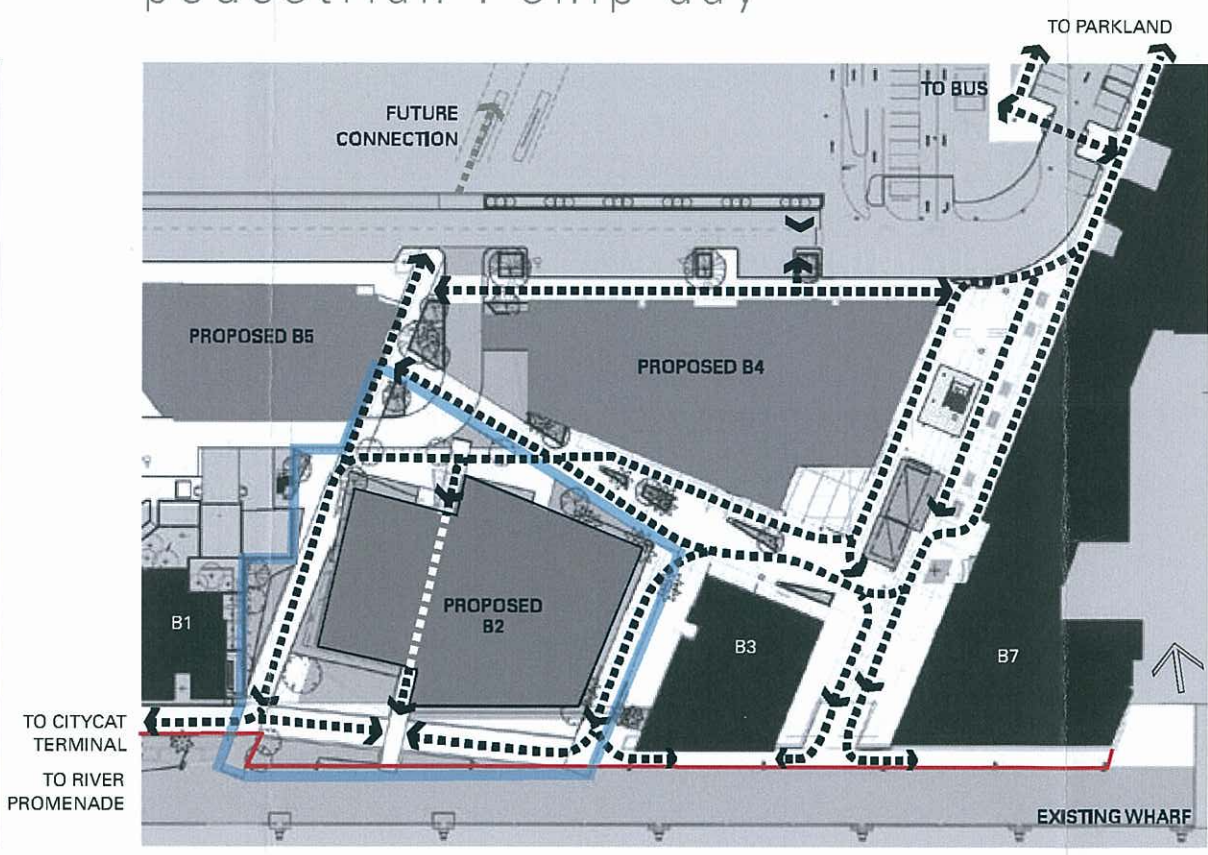
Within Stage 2 the circulation and connections diagrams are represented as work in progress as Stage 2, joins Stage 1 and sets up access for future connections determined in the Portside Masterplan Development Application.

pedestrian : non-ship day



[Figure 5.0] **Above** Pedestrian Circulation - Non-ship Day

pedestrian : ship day

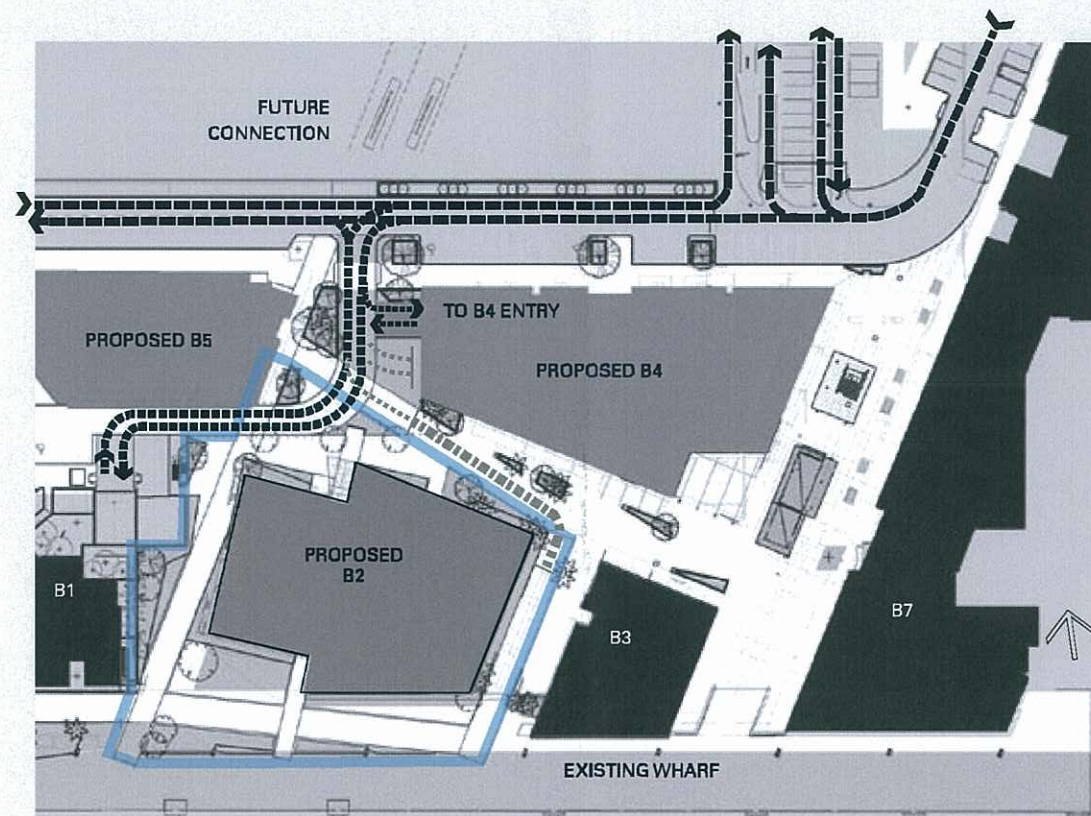


[Figure 5.1] **Above** Pedestrian Circulation - Ship Day

- PUBLIC REALM
Inc. Plaza, Wharf, Dining, Pedestrian Access, Planters.
- STAGE 1
EXISTING BUILDINGS
- STAGE 2
PROPOSED BUILDINGS
- PEDESTRIAN FLOW
- SHIP DAY SECURITY LINE
- EXTENT OF B2 LANDSCAPE WORKS

PLANS AND DOCUMENTS
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APPROVAL dated 22 / 01 / 09

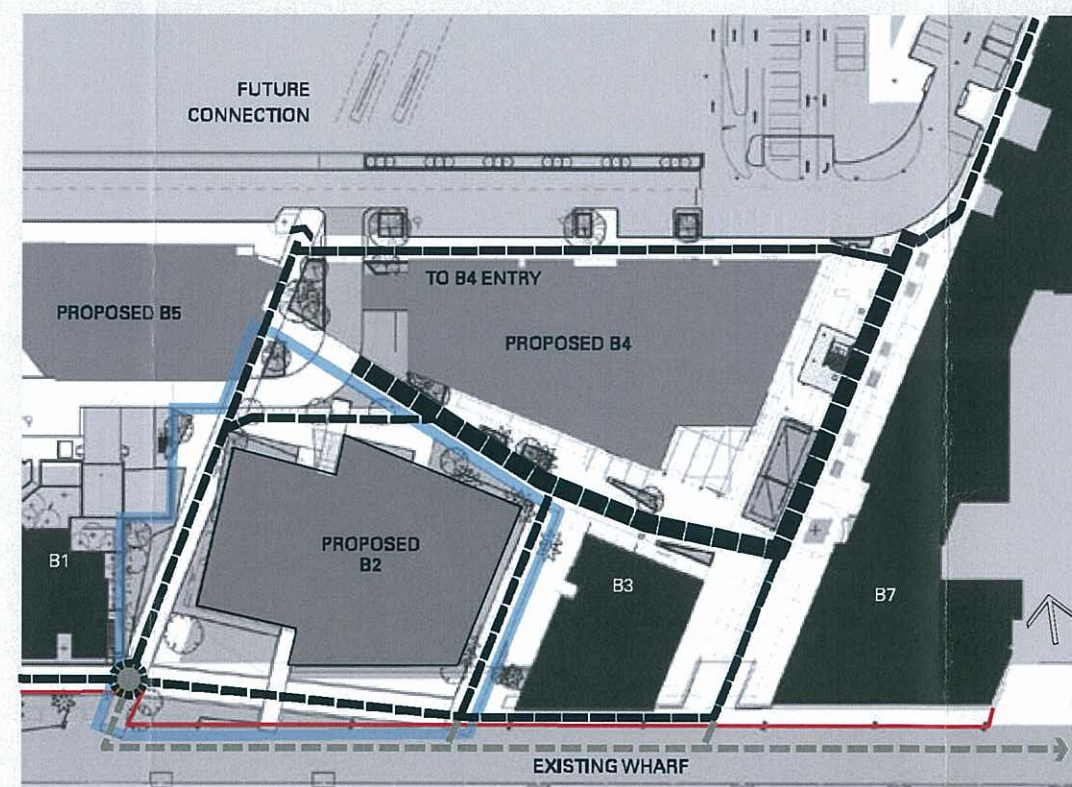
vehicular



[Figure 6.0] Above Vehicular Circulation

- ←——— Everyday Circulation
- Everyday Loading Zone
- Loading Access to B3 & EVA Access

cycle



[Figure 6.1] Above Cycle Circulation

- Everyday Circulation Path
- Everyday 5m min. Clearway
- Non-Ship Day Additional Cycle Flow
- ☼ Cyclist Dismount Zone
- Ship Day Security Line

- PUBLIC REALM
INC. PLAZA, DINING, PEDESTRIAN
ACCESS, PLANTERS.
- STAGE 1
EXISTING BUILDINGS
- STAGE 2
PROPOSED BUILDINGS

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