

AMENDED IN RED

By: Sarah Hampstead

Date: 13/05/2020



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1105

Date: 20/05/2020



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Prepared for	Capital Transactions Pty Ltd
Authors	Miranda Williams
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15 Hercules St, Hamilton Landscape Concept

Prepared for Capital Transactions Pty Ltd

12th March 2020

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Background

Capital Transactions Pty Ltd have commissioned this landscape concept to support their development approval application to Economic Development Queensland (EDQ) for the repurposing of an existing building for child care use. The site is 15 Hercules Street, Hamilton (Lot 789 / SL5992), within the Northshore Hamilton Priority Development Area (PDA).

The existing bikeway, pathway and streetscape planting are proposed to be retained or replaced where damaged by demolition works to driveway crossovers. The landscape concept proposes new streetscape verge treatments and shade trees to Hercules Street and screening planting within the carpark.

The concept addresses EDQ PDA guidelines and the Northshore Hamilton Urban Development Area Development Scheme (July 2009). In addition, Brisbane City Plan 2014 requirements are considered for items such as planting species selection.



THE SITE HAS A DESIGNATED 'DOMINANT BUILT FORM AT CORNERS' EDGE TREATMENT

(NORTHSHORE HAMILTON URBAN DEVELOPMENT AREA DEVELOPMENT SCHEME, JULY 2009)



SITE LOCATION WITHIN NORTHSHORE HAMILTON PRIORITY DEVELOPMENT AREA








Source: Nearmap 24/10/19

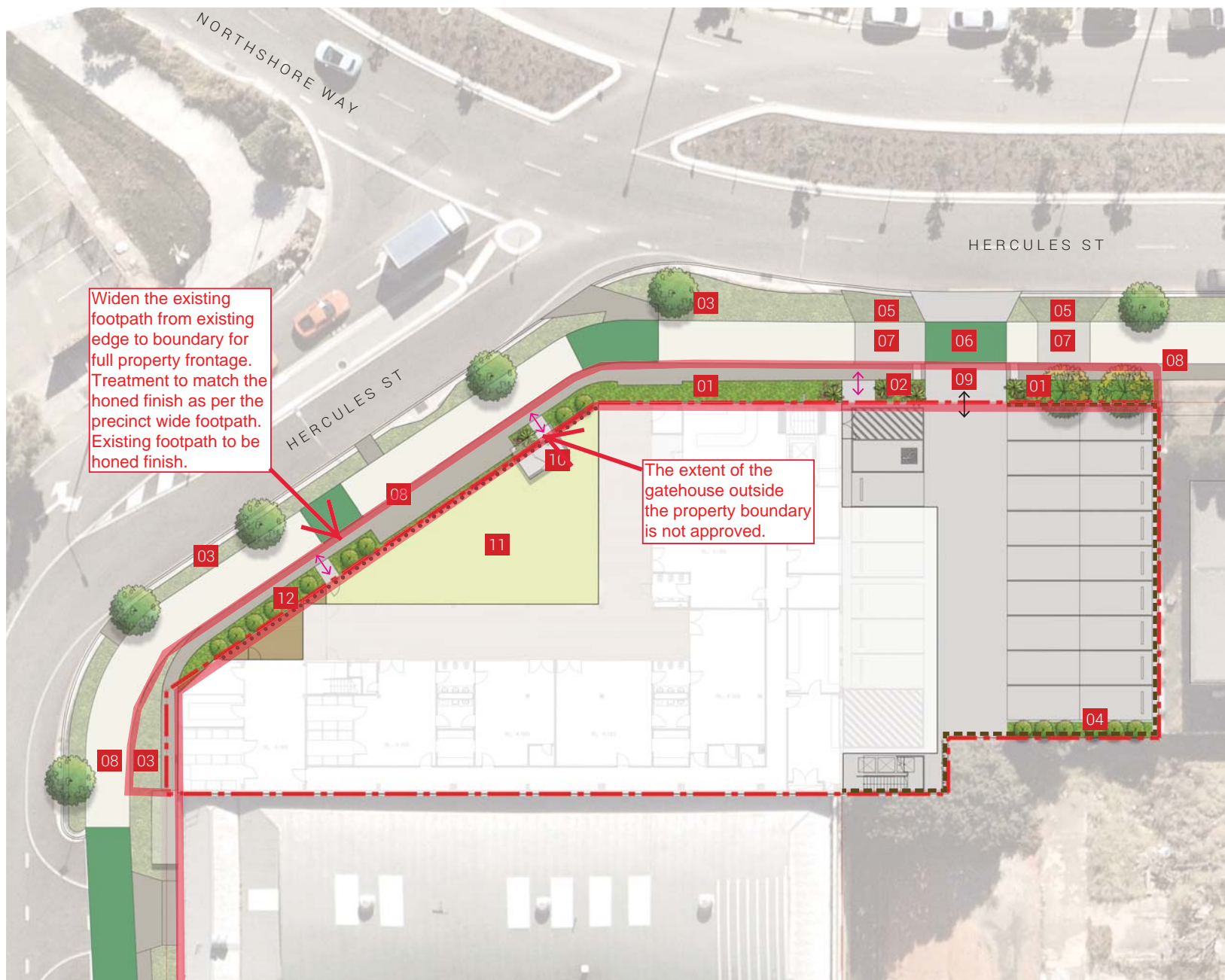


SITE AERIAL FOR 15 HERCULES STREET, HAMILTON (Lot 789 / SL5992)

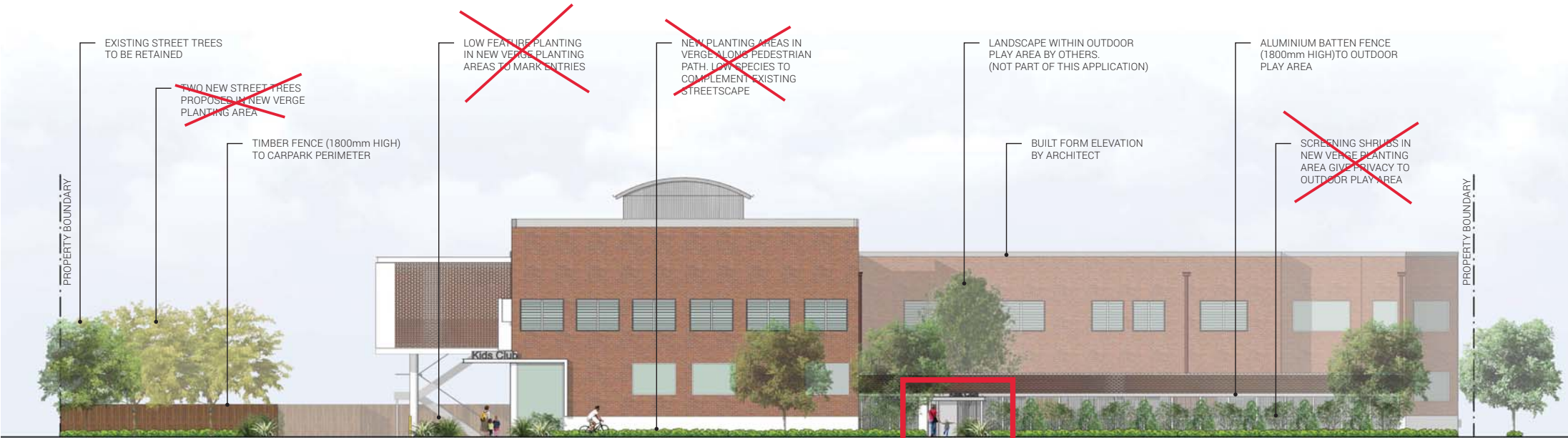
Source: Nearmap 24/10/19

Concept Plan

- | | |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| 01 | NEW PLANTING AREAS IN VERGE.
GROUNDCOVERS AND LOW SHRUBS TO
COMPLEMENT EXISTING STREETScape |
| 02 | LOW FEATURE PLANTING TO MARK ENTRIES |
| 03 | RETAIN EXISTING STREETScape PLANTING AND
STREET TREES. MAKE GOOD WHERE DAMAGED
BY WORKS |
| 04 | PLANTING AREA WITH GROUNDCOVERS AND
SCREENING SHRUBS WITHIN CARPARK |
| 05 | NEW PLANTING WHERE DRIVEWAY CROSSOVER
HAS BEEN DEMOLISHED. SPECIES TO MATCH
EXISTING STREETScape |
| 06 | NEW 'CAUTIONARY' PAVEMENT SIGNAGE TO
BIKEWAY OVER NEW DRIVEWAY CROSSOVER |
| 07 | REPLACE BIKEWAY WHERE DRIVEWAY
CROSSOVERS HAVE BEEN REMOVED |
| 08 | RETAIN EXISTING BIKEWAY AND PEDESTRIAN
PATH. MAKE GOOD WHERE DAMAGED BY WORKS |
| 09 | NEW DRIVEWAY CROSSOVER WITH TACTILE
GROUND SURFACE INDICATORS (TGSi) ON
PEDESTRIAN PATH TO BOTH SIDES |
| 10 | GATE HOUSE BY ARCHITECTS |
| 11 | OUTDOOR PLAY AREA BY OTHERS
(NOT PART OF THIS APPLICATION) |
| 12 | SCREENING SHRUBS IN NEW VERGE PLANTING
AREA GIVE PRIVACY TO OUTDOOR PLAY AREA |
|  | CAR PARK VEHICULAR ENTRY |
|  | PEDESTRIAN ENTRIES |
|  | TIMBER FENCE (1800mm HIGH)
TO CARPARK PERIMETER |
|  | ALUMINIUM BATTEN FENCE (1800mm HIGH)
TO OUTDOOR PLAY AREA |
|  | SITE BOUNDARY |
|  | RETAIN EXISTING STREET TREE |
|  | PROPOSED SHADE TREE |



North Elevation (Hercules St)



Materials Palette



PLAIN BROOM-FINISH CONCRETE PATHS WITH BCC STANDARD TACTILE SURFACE GROUND INDICATORS (TGSi)



TIMBER PALING FENCE TO CARPARK PERIMETER (1800mm HIGH)



ALUMINIUM BATTEN FENCE TO OUTDOOR PLAY AREA (1800mm HIGH)



FICINIA nodosa



FICUS microcarpa 'Green Island'



JUNCUS usitatus



MELALEUCA linariifolia 'Claret Tops'

Planting Palette

Species selection is suitable for low-maintenance planting areas without irrigation. The species generally are drought-tolerant and hard-wearing enough to withstand pedestrian traffic. Species selection complements existing verge planting for a cohesive street character.



Pennisetum alopecuroides



Pittosporum tobira 'Miss Muffet'



Trachelospermum jasminoides



Zoysia tenuifolia

Typical low shrubs and groundcovers

Botanical name	Common name
FICINIA nodosa	Knotted club-rush
FICUS microcarpa 'Green Island'	Green Island
JUNCUS usitatus	Mat rush
MELALEUCA linariifolia 'Claret Tops'	Claret Tops
Pennisetum alopecuroides	Foxtail fountain grass
Pittosporum tobira 'Miss Muffet'	Miss Muffet
Trachelospermum jasminoides	Star jasmine
ZOYSIA tenuifolia	No-Mow grass



Callistemon viminalis 'Slim'



Michelia figo



Syzygium Australe 'Aussie Compact'



Peltophorum pterocarpum

Typical screening shrubs

Botanical name	Common name
ACMENA smithii 'Minor'	Lilly pilly
CALLISTEMON viminalis 'Slim'	Slim callistemon
MICHELIA figo	Port wine magnolia
SYZYGIUM Australe 'Aussie Compact'	Compact lilly pilly

Proposed shade tree

Botanical name	Common name
PELTOPHORUM pterocarpum	Yellow poinciana