

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165

Date: 9th December 2021



# PLATINUM HAMILTON

## STAGE 1 LANDSCAPE CONCEPT MASTER PLAN REPORT

PREPARED FOR  
**WENTWORTH EQUITIES**

13TH AUGUST 2021  
REVISION (1)

PLANS AND DOCUMENTS  
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# SITE ANALYSIS

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Situated within the Northshore Hamilton Urban Development Area (UDA) one of Brisbane's most significant waterfront development opportunities. The subject site fits within precinct 1, that acts as the primary entry and lends to the arrival experience for the overall development.

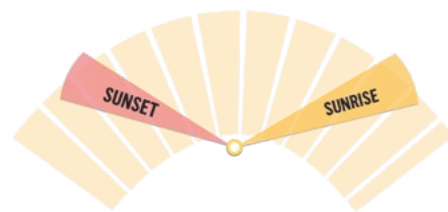
The site itself is 6kms from the Brisbane CBD and only 100m to the Brisbane River's edge and the Hamilton Northshore promenade. The site is bound by Hercules Street to the North and the privatised Main Road to the South. To the North on Hercules Street, the newly completed Hercules park sits directly across the road and offers fantastic amenity and open space to the precinct. To the South, Main road connects the site directly into the Northshore dining precinct.

The site is surrounded by existing amenity and has amazing view opportunities to the Brisbane River, the Brisbane CBD and beyond.

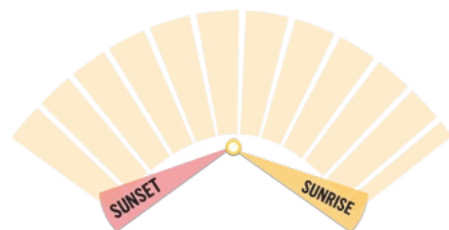
The site must play a key role in the urban design fabric of the Hamilton Northshore development, by maintaining a current river view corridor through the core of the site.

## SOLAR

WINTER SOLSTICE  
(21 June 2017)

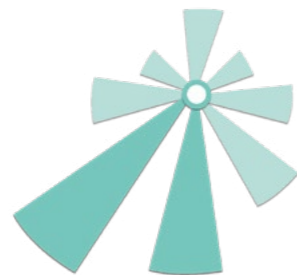


SUMMER SOLSTICE  
(22 December 2017)

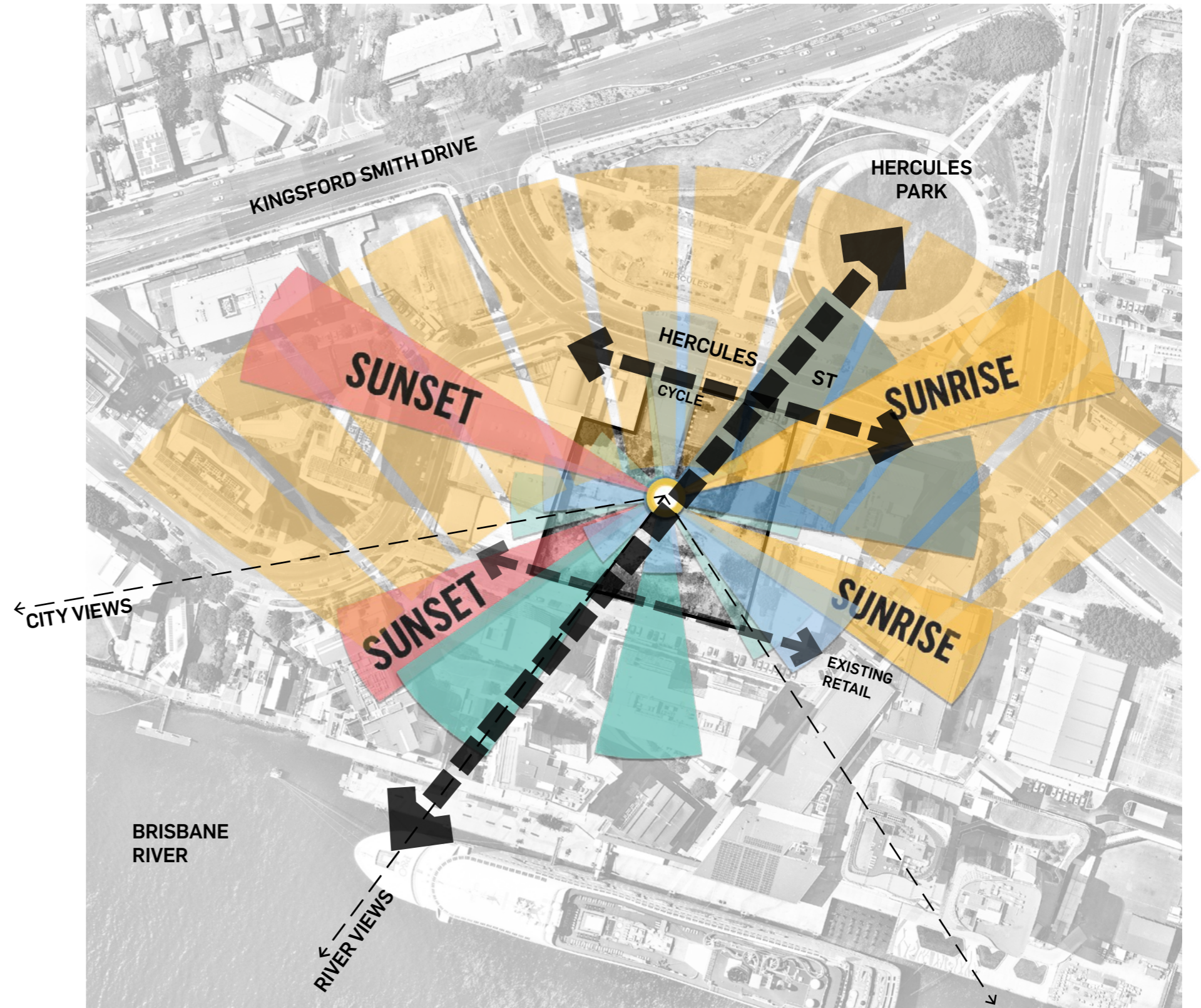
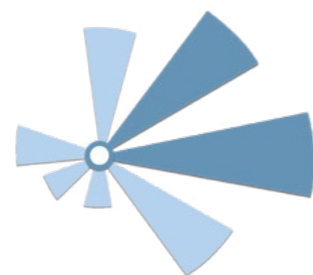


## WIND

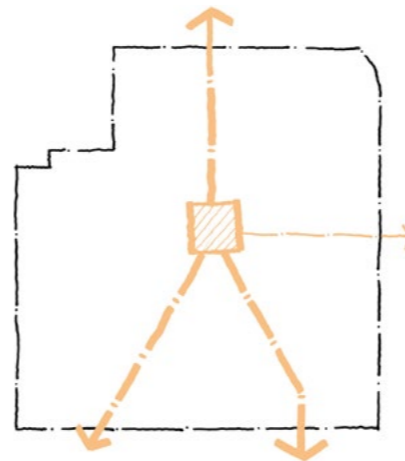
ANNUAL WIND ROSE: 9am  
(South Easterly prevailing winds)



ANNUAL WIND ROSE: 3pm  
(East to North-Easterly prevailing winds)



# SITE OPPORTUNITIES

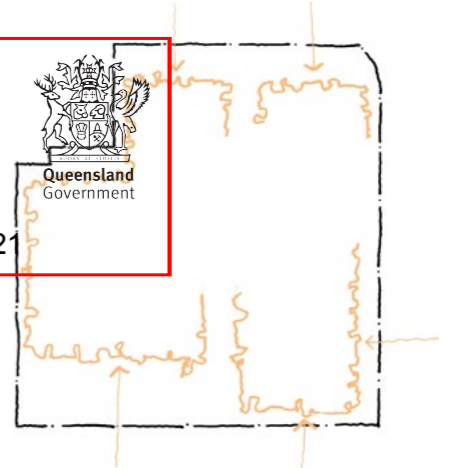


FINE GRAIN CONNECTIONS AND INTEGRATION

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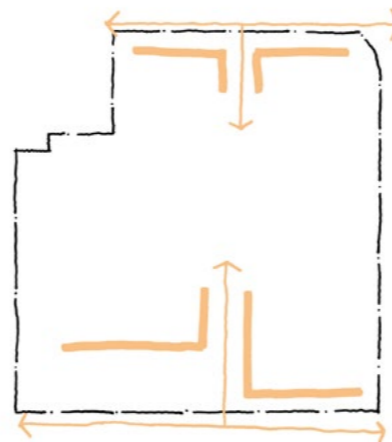
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DELIVER A GREEN EDGE TO SOFTEN THE STREET



A COMMUNITY SQUARE IN THE HEART



ADDRESS AND ACTIVATE THE STREET



CREATE AN ARRIVAL IN A PLAZA







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# DESIGN DRIVERS

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## URBAN PUBLIC REALM LANDSCAPE & SKY GARDENS

The sky-garden outdoor courtyard terraces and elevated gardens create a landscape veil within the built form, delivering a truly sub-tropical development. The landscape will have a resort aesthetic that creates a sense of retreat for local families to meet and socialise.

The ground-plane will bring a high level of sophistication, quality, integration and activity.



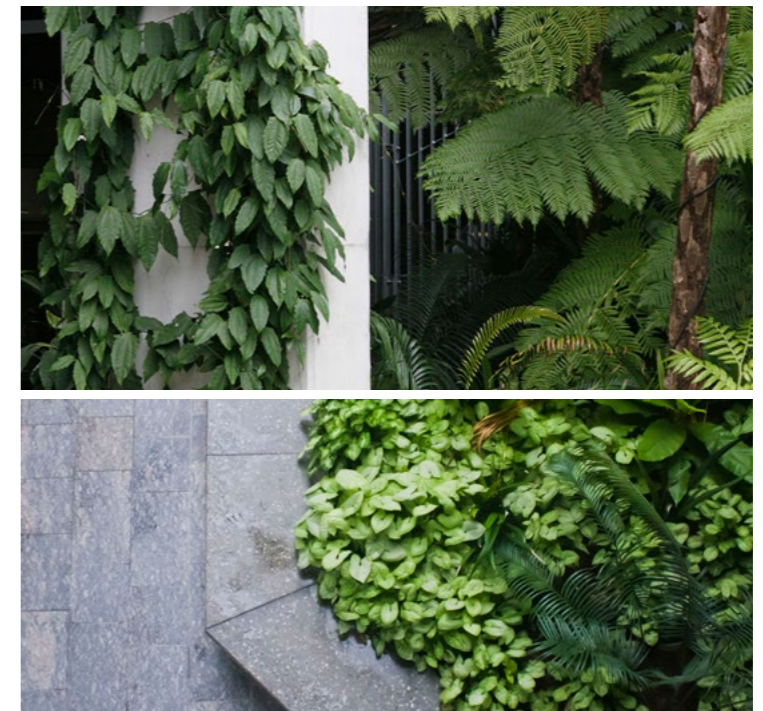
### BUILDINGS THAT BREATHE

The landscape is integrated into the architecture to create a symbiotic relationship that softens the built form through layers of elevated landscape. The series of elevated gardens, and rooftop terraces provide much needed green space within the concrete surrounds of the greater Hamilton precinct.

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### SUB-TROPICAL

An underlying theme of soft subtropical planting linking a sequence of separate but integrated places where people explore, experience and are surprised on a journey.

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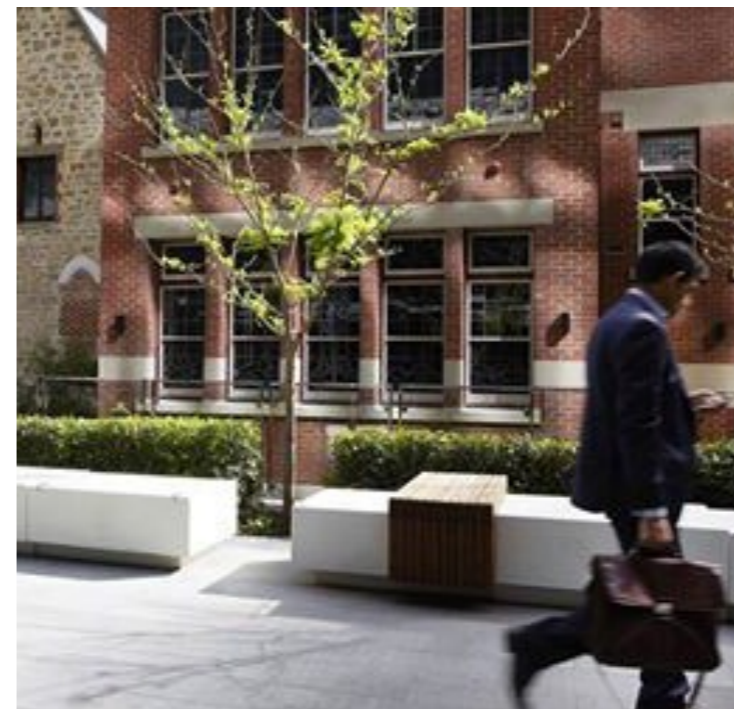
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### A TRULY CIVIC SPACE

The external spaces will celebrate and enhance its broader visual connections with the retail precinct and Hamilton Parklands to celebrate the space as a truly public, green setting. The landscapes within the public realm network will provide opportunities for meeting and gathering which help define the prevailing civic character of the development, whilst offering a sense of health and well-being.



### SIMPLICITY IN DESIGN & MAINTENANCE

Unique, high-end landscape spaces do not have to be extravagant in order to produce a wow factor. This particular site has strong view-lines to parks and retail precincts, and strong thorough-fairs which will lend heavily to the spaces. The selection of materials, planting and feature elements only need to celebrate what is already present.

Future-proofing how a landscape space works from a pure maintenance point of view is what ensures longevity and success of a space.

Whilst every intent is to be made to ensure quality spaces and outcomes to benefit the user's experience, pragmatic and humble choices are to be highly considered throughout the design and delivery.



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# DESIGN VISION

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# THE RIVER CORRIDOR

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CONNECTING THE RIVER TO THE PARK

# DESIGN VISION

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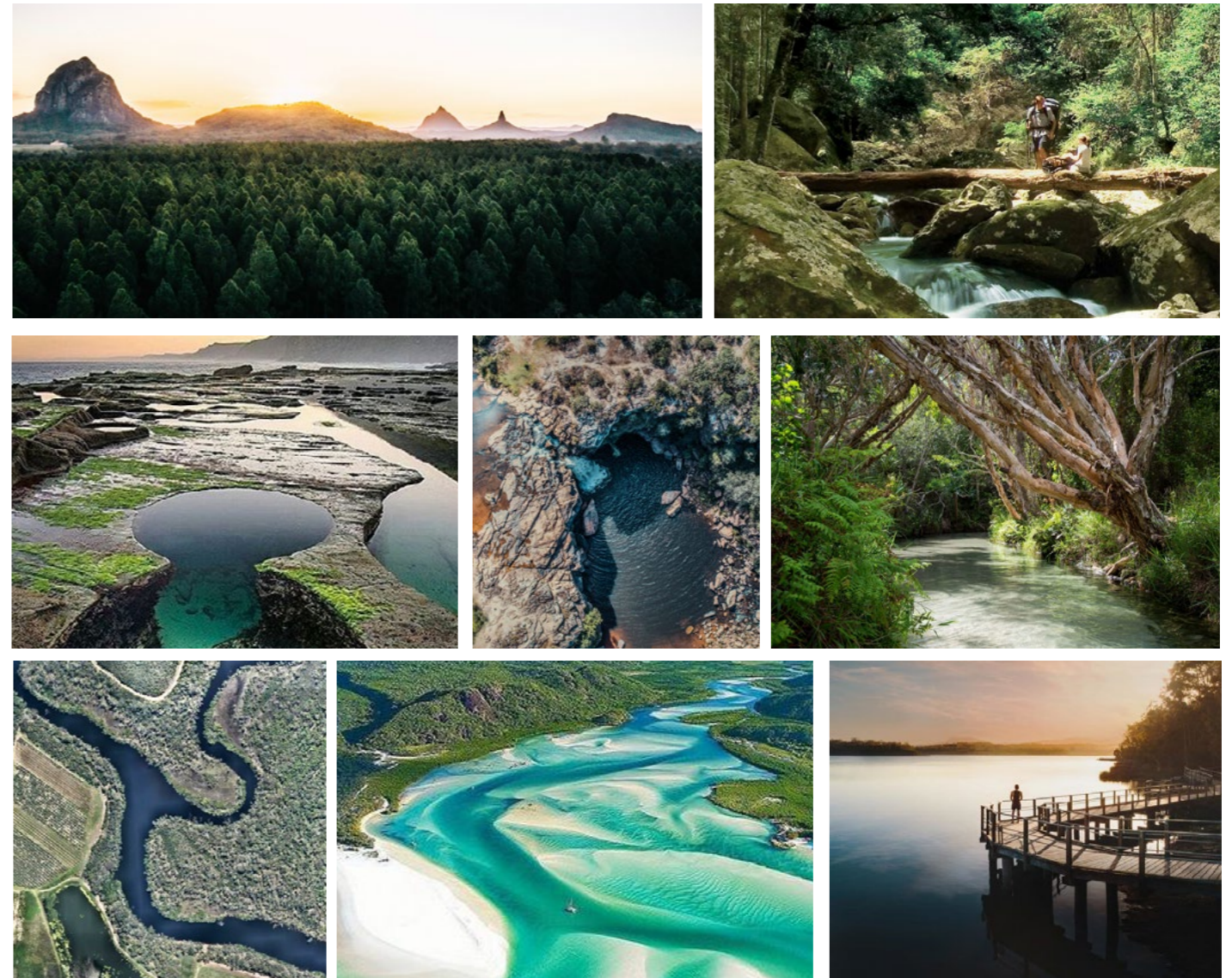
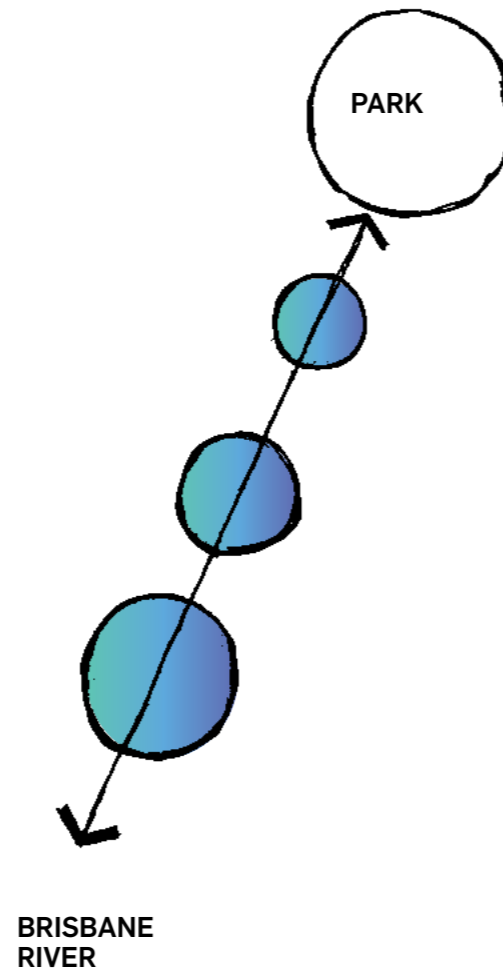
## THE RIVER CORRIDOR

### CONNECTING THE RIVER TO THE PARK

A strong visual and physical movement corridor exists through the development site, linking the Brisbane River to the newly developed Hercules Park. This connection functions greater than just a visual connection, it also offers greater pedestrian connectivity throughout the greater Northshore development area.

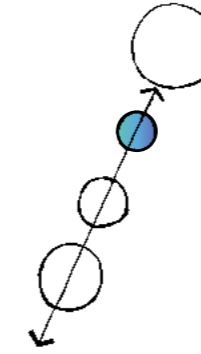
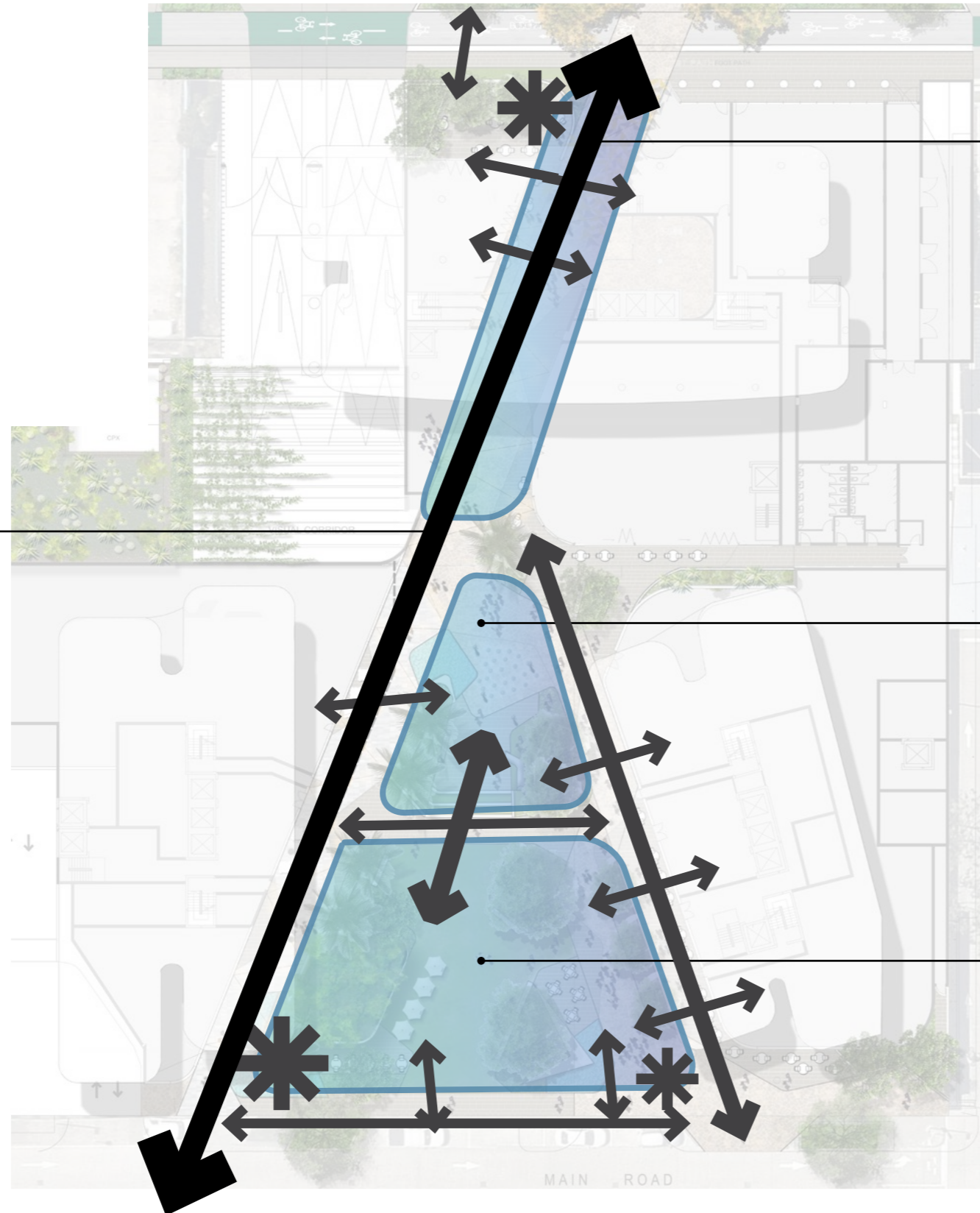
#### THE RIVER CORRIDOR. HIGHLIGHTED AND FRAMED BY:

- Palm avenue to frame the visual 'River Corridor' - without blocking view corridor towards the river.
- Overhead catenary lighting - create a sense of festivity and exploration, frames the entrances.
- Feature pavement treatment. Use of stone with earthy tones giving reference to the Brisbane Tuff rock.
- Terraced levels between the river basin and the river mouth offers a break in the journey and opportunity whilst still retaining a visual and physical connection, that allows opportunities for gathering and performances, such as open-air cinema nights.
- Central water play pop jets in the central plaza brings a playful fluid interaction with water, that comes and goes with the tides, which allows a flexible, evolving use of the plaza.
- Entry feature / signs, incorporating the use of water features that offers cues to the river flowing through the site.
- Folded edges of the plaza, signage and terraces Allows levels to be lifted and tilted to assist with deep planting.



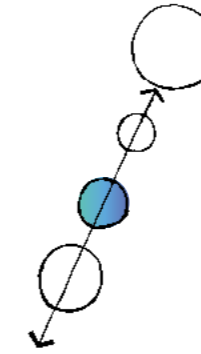
# DESIGN VISION

## THE RIVER CORRIDOR



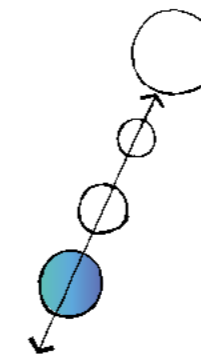
## THE RIVER SPRING

- Raised cafe terrace with seating walls
- Water-feature wall representing the spring concept
- Entrance sign
- Feature tree framing entrance and building



## THE RIVER BASIN

- Central water feature / water play element
- Allowing flexibility of court space
- Direct retail connections
- Creating intimate space for smaller groups to gather



## THE RIVER MOUTH

- Green open space
- Opening out to main street
- Offering the sense of green relieve that is desperately needed along the urban streetscape
- Open turf offers informal dining opportunities with a direct connection off the food and beverage al fresco offerings





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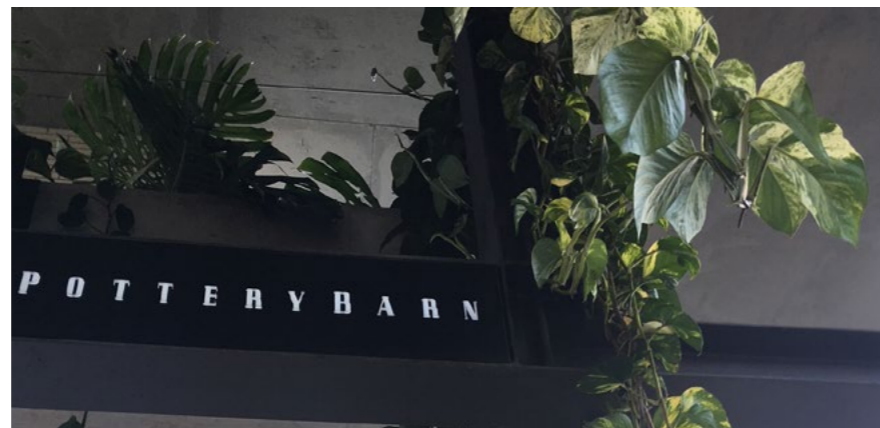
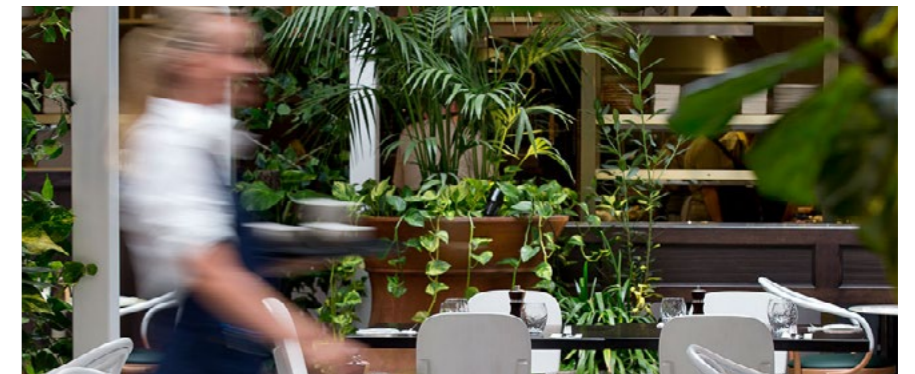
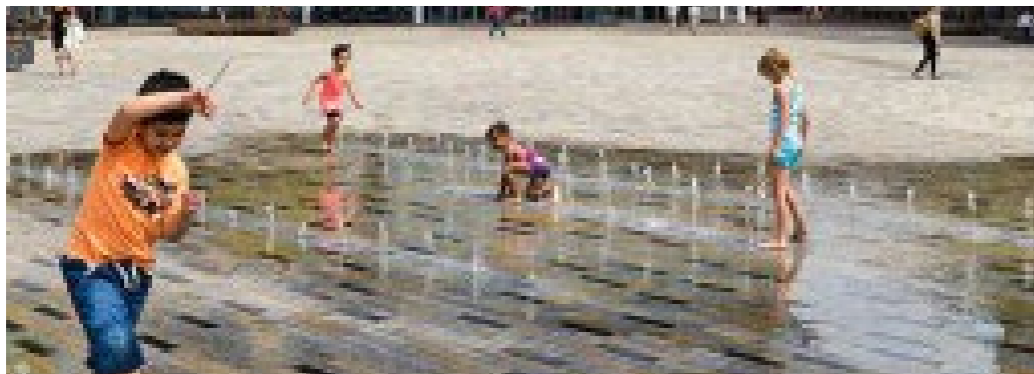
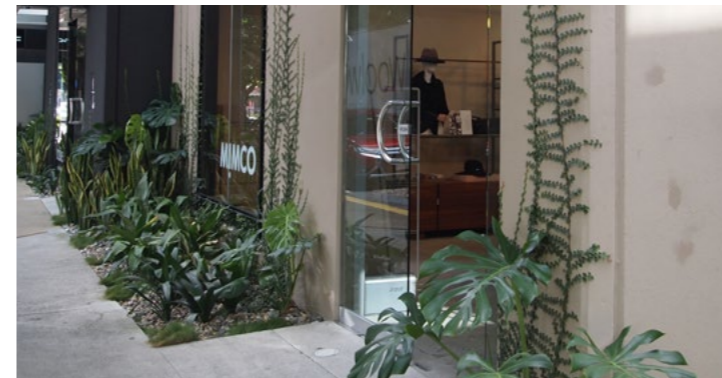


# CONCEPT

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## GROUND LEVEL

### PRECEDENT IMAGES




### DESIGN INTENT

Defined by its public realm and curated retail offer, the ground-plane of Platinum will be destinal. Unique to the existing Northshore typology, it will offer a series of intimate subtropical spaces that connect with its surrounds and come together in an activated deep green square.

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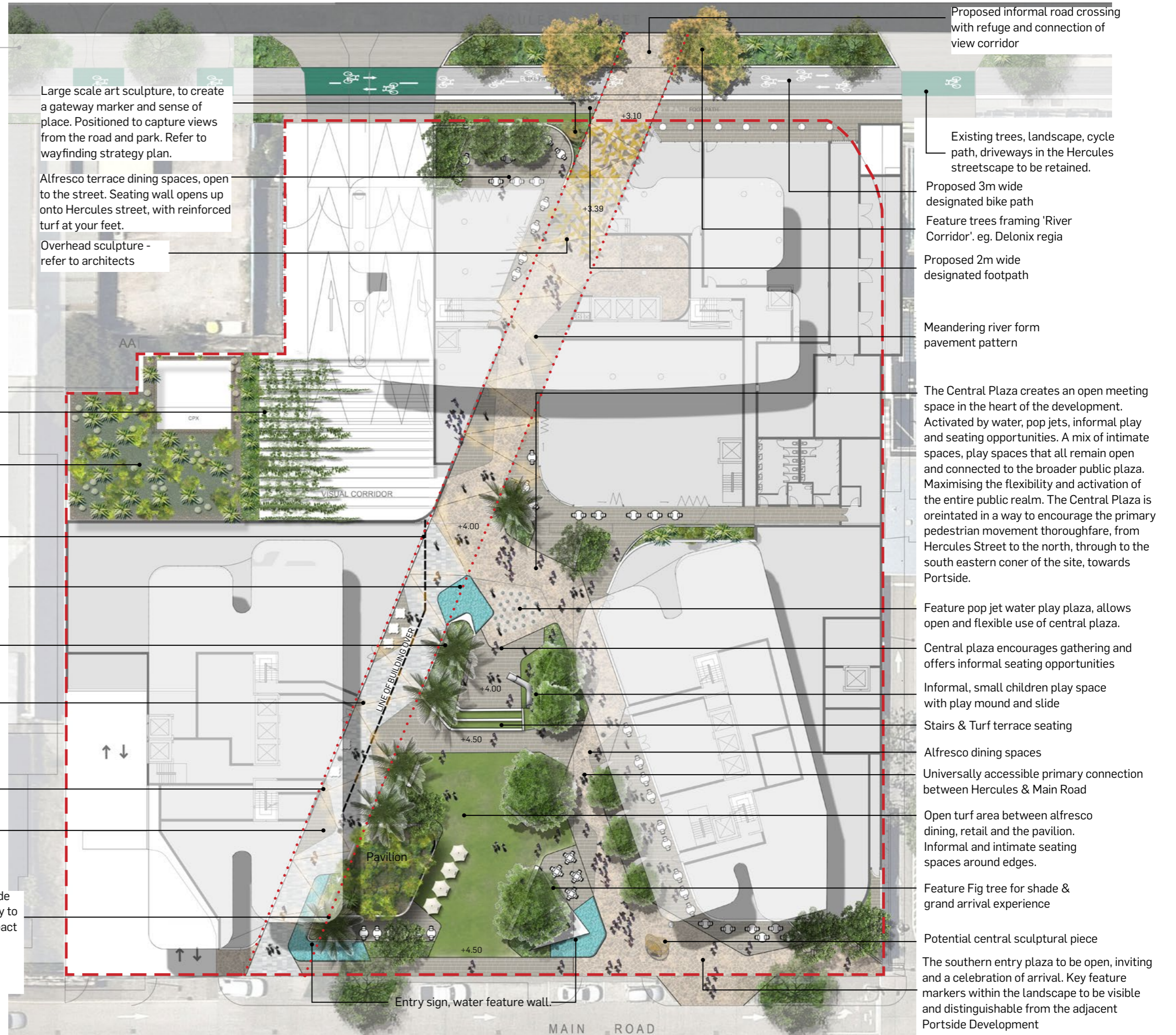


**PLANS AND DOCUMENTS:** Existing trees, landscape, cycle path, driveways in the Hercules streetscape to be retained.  
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# CONCEPT

## GROUND LEVEL

**ULTIMATE DESIGN**  
 (INCLUDING FUTURE STAGES 2 & 3)



Overhead cable trellis with climbers

Xeriscape rooftop with low maintenance cacti and succulents

View Corridor Axis (Refer to Architects "View Corridor Axis" Plans for setouts)

Entry sign and water feature wall, with ground level water feature and feature palm

Palms Avenue with a 6m clear river view corridor.

Catenary lighting overhead. Frames and highlights the visual River Corridor walk.

Feature pavement pattern, defines the River Corridor walk.

Universally accessible secondary path (along river view corridor)

Palms and trees to be located outside of the View corridor, setback suitably to ensure canopy does not visually impact on the viewlines.

Low-set shrubs and grasses, below eyeline, within view corridor.

Large scale art sculpture, to create a gateway marker and sense of place. Positioned to capture views from the road and park. Refer to wayfinding strategy plan.

Alfresco terrace dining spaces, open to the street. Seating wall opens up onto Hercules street, with reinforced turf at your feet.

Overhead sculpture - refer to architects

Proposed informal road crossing with refuge and connection of view corridor

Existing trees, landscape, cycle path, driveways in the Hercules streetscape to be retained.

Proposed 3m wide designated bike path

Feature trees framing 'River Corridor'. eg. Delonix regia

Proposed 2m wide designated footpath

Meandering river form pavement pattern

The Central Plaza creates an open meeting space in the heart of the development. Activated by water, pop jets, informal play and seating opportunities. A mix of intimate spaces, play spaces that all remain open and connected to the broader public plaza. Maximising the flexibility and activation of the entire public realm. The Central Plaza is orientated in a way to encourage the primary pedestrian movement thoroughfare, from Hercules Street to the north, through to the south eastern corner of the site, towards Portside.

Feature pop jet water play plaza, allows open and flexible use of central plaza.

Central plaza encourages gathering and offers informal seating opportunities

Informal, small children play space with play mound and slide

Stairs & Turf terrace seating

Alfresco dining spaces

Universally accessible primary connection between Hercules & Main Road

Open turf area between alfresco dining, retail and the pavilion. Informal and intimate seating spaces around edges.

Feature Fig tree for shade & grand arrival experience

Potential central sculptural piece

The southern entry plaza to be open, inviting and a celebration of arrival. Key feature markers within the landscape to be visible and distinguishable from the adjacent Portside Development



# CONCEPT

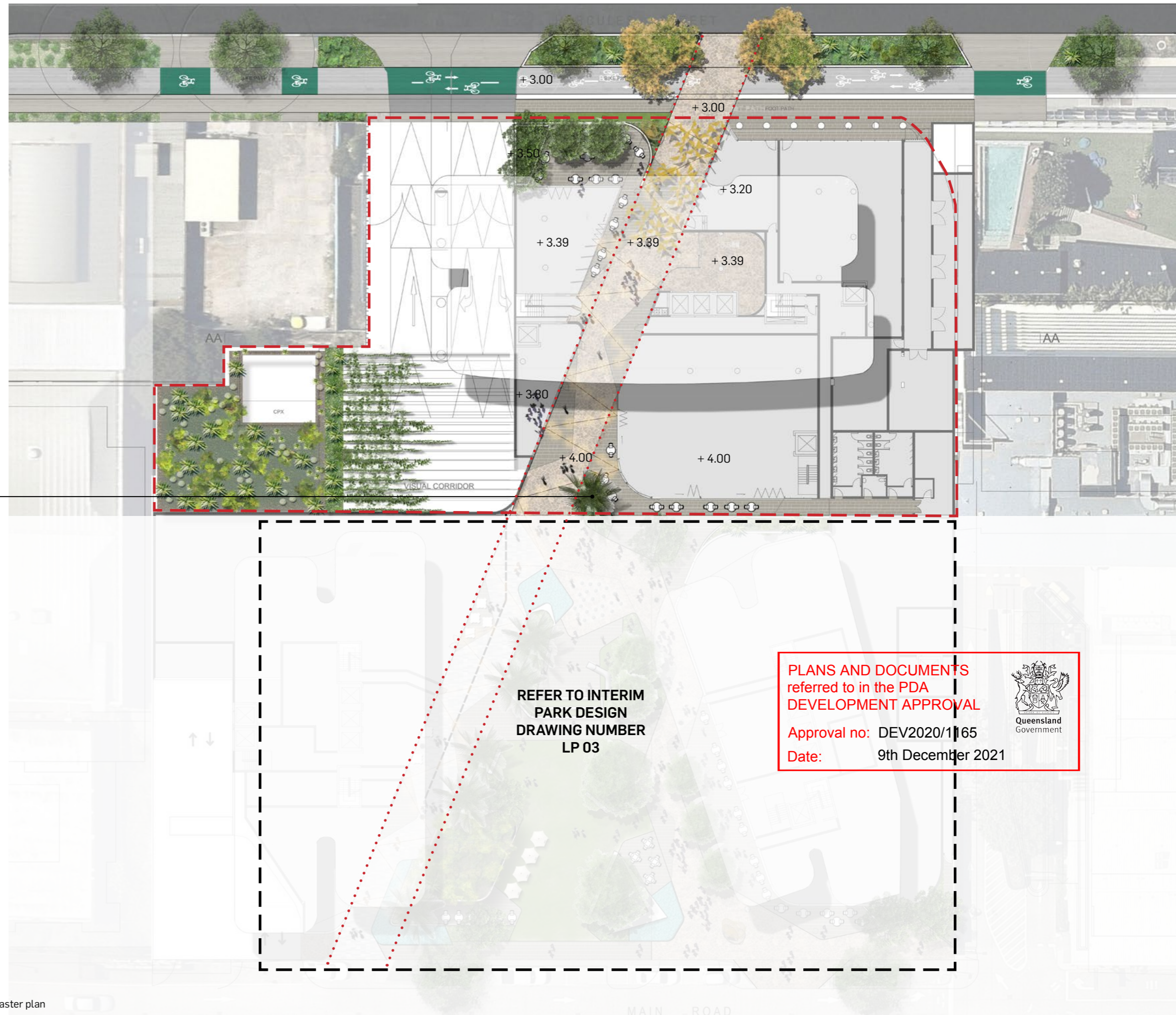
## GROUND LEVEL

## STAGE 1 DELIVERY

### ULTIMATE DESIGN

Palms and trees to be located outside of the View corridor, setback suitably to ensure canopy does not visually impact on the viewlines.

Low-set shrubs and grasses, below eyeline, within view corridor.



# CONCEPT

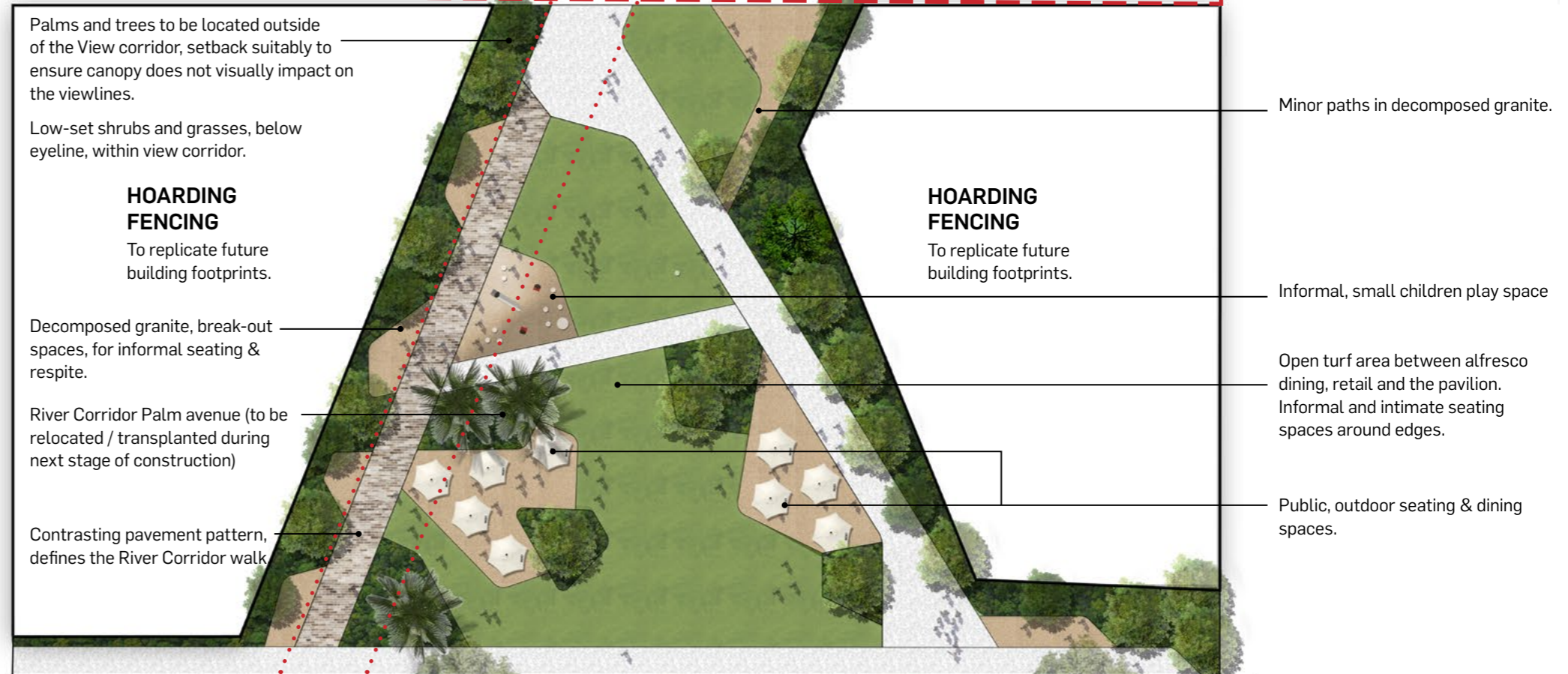
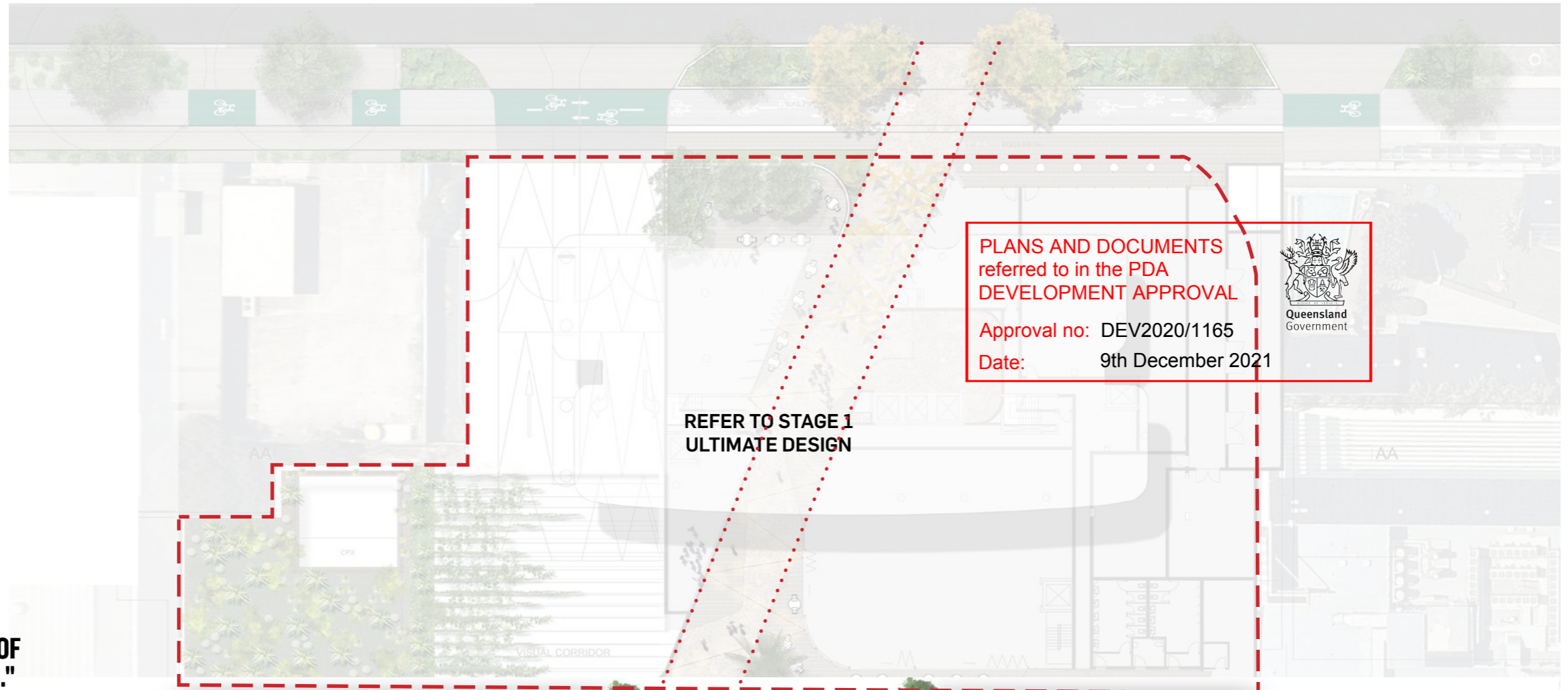
## GROUND LEVEL

### STAGE 1 DELIVERY

#### INTERIM PARK

### "DELIVERING AN INTERIM SOLUTION, REPRESENTATIVE OF THE ULTIMATE PUBLIC REALM."

- 1'800m<sup>2</sup> of open space
- River corridor concept intent maintained and clear of obstructions
- Focal point fig trees (Figs to be re-used and transplanted in future works)
- Informal, temporary small children play space (Play pieces to be re-used in future works)
- Key pedestrian connection achieved (Soft and temporary surface treatments, such as decomposed granite, 'bushmates' bitumen for minor paths.)
- Temporary palm avenue (Palms to be re-used and transplanted in future works)
- Overhead catenary lighting (Temporary fairy lights)
- Temporary shade trees along western edge view corridor (with intent of retaining and not obstructing view corridor)



DRAWING NUMBER: LP 03

# CONCEPT

## GROUND LEVEL PLANTER TYPOLOGIES

The planting strategy evolves through the site as it follows the basement profiles. This creates varying typologies for new interactions and different planter depths as illustrated below.

### RAISED PLANTER

Basement head-heights don't allow for sunken planters.

Raised planters, typically 900-1000mm max, will help separate spaces and generate different levels of use and privacy in the public realm. Furniture can be integrated into the planter walls, for example custom cafe seating. This will be softened by in-ground planting of trees proposed within the Hercules street verge to soften the building frontage.

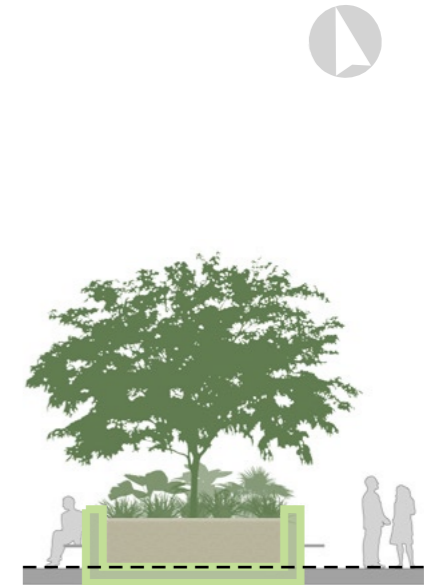
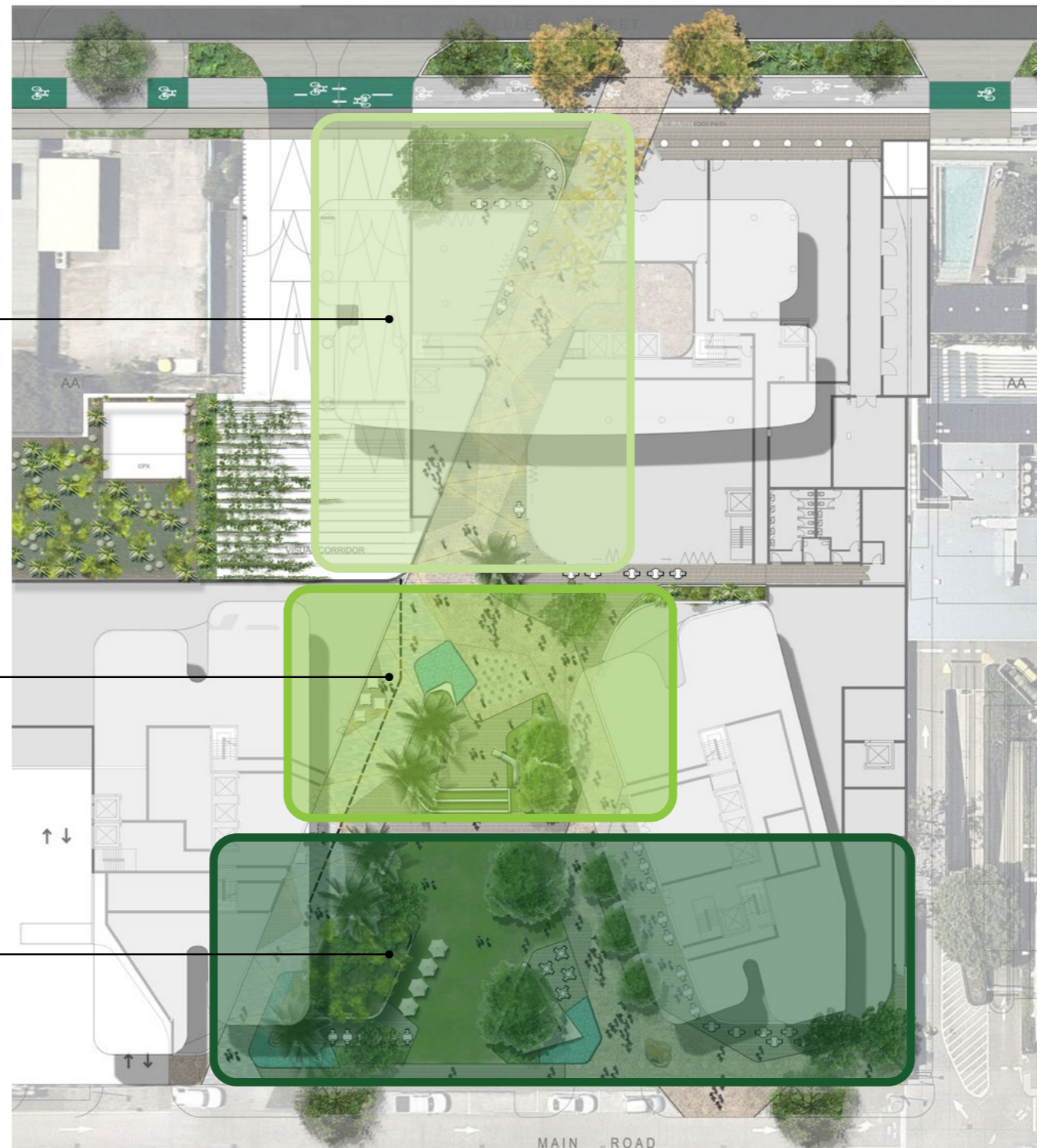
### SEMI - RAISED PLANTER

Increased basement head-heights allow for partially sunken planters of up to 600mm below finished surface level.

Typically planter edges offer a seating height, approx 450mm above finished surface level, creating a total depth of planting media of over 1 metre. The planters will visually enclose spaces, without creating barriers.

### DEEP PLANTING

In areas where basement head-heights aren't an issue, sunken planters provide a seamless public realm, remove visual clutter and feel more natural and integrated. Achieving up to 1.5m depth of planting, this area offers suitable planting depths for large feature shade trees.



RAISED PLANTER



SEMI - RAISED PLANTER



DEEP PLANTING



# CONCEPT

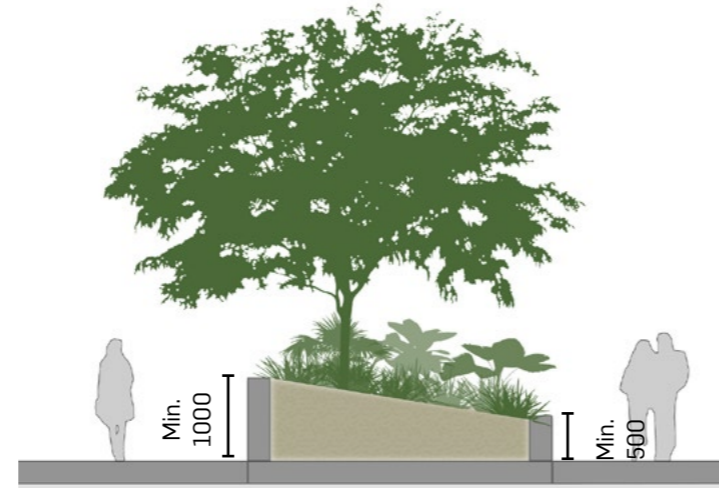
## PLANTING

Podium planting requires soil depth. It is important to understand the implications of building up soil depths through built form.

We investigate alternative ways to create efficient soil depths, without dominating the important outdoor spaces with more built form than is required.

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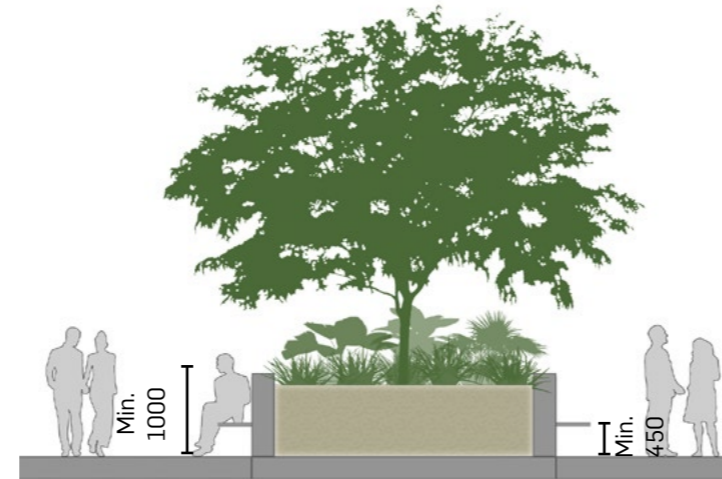
### RAKED PLANTERS

Allow mounding of topsoil, minimising the visual and physical impact of 1m high built planter walls. Typically, these walls could be raked from 500- 1000mm high.



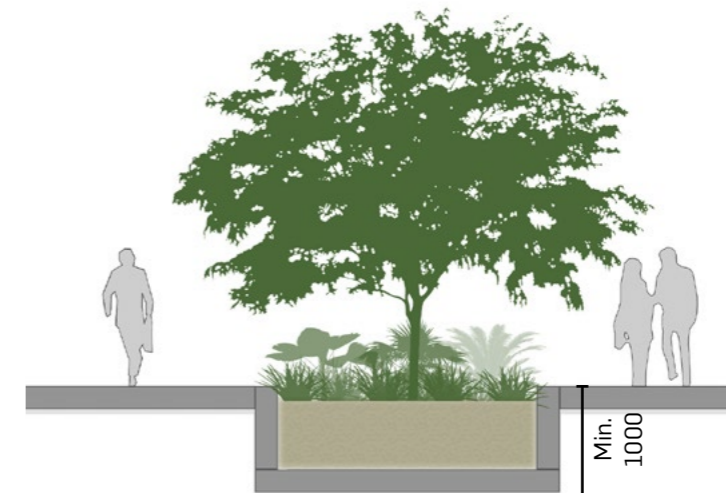
### HALFWAY SUNKEN PLANTER

Planter boxes sunken down into the sub-frame of the structural slab. By placing planting areas below the expressed beam sub-frame planting areas could be flush to the FSL, or where required, lifted to 500mm above FSL, increasing seating opportunities on planter walls.



### RAISED PLANTER

Typical raised planter, facilitating in-built furniture. Planter heights, min. 1m, with seating built in at typically 450mm above FSL.



### SUNKEN PLANTER

Planter boxes sunken down into the sub-frame of the structural slab. Planting areas flush to the FSL.

# CONCEPT

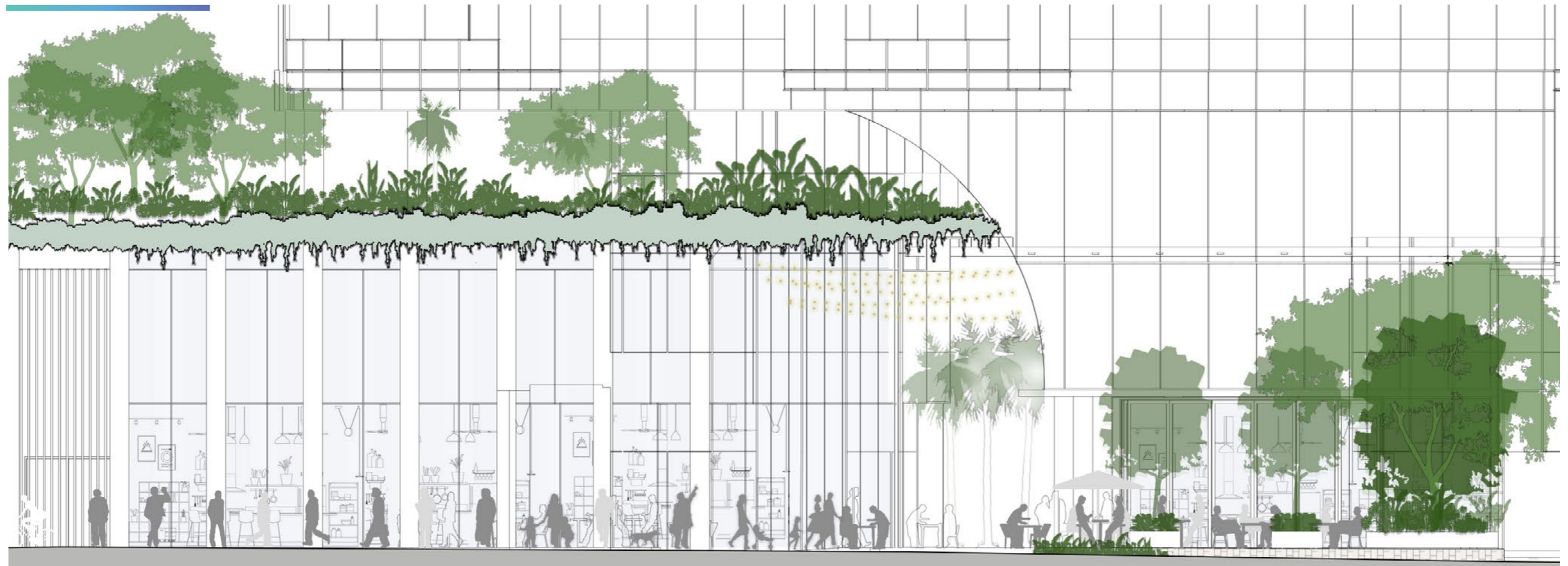
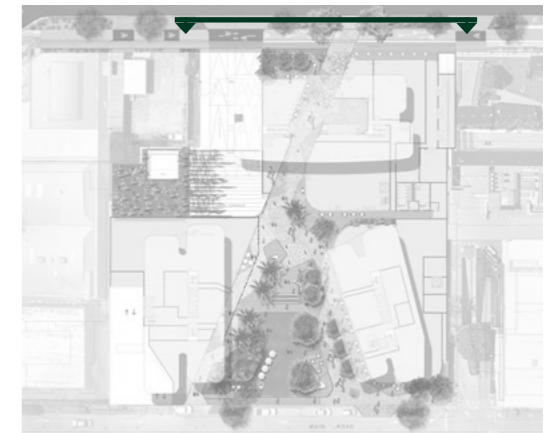
## GROUND LEVEL THE RIVER SPRING

### HERCULES STREET ARRIVAL SECTIONAL ELEVATION A

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Permeable retail frontage

Atrium entry with overhead structure

Raised cafe seating overlooking the street. Seating wall to front, cafe seating wall to side. Visual and physical access retained to Hercules street increases activation and interaction with the street.

Loading dock entry

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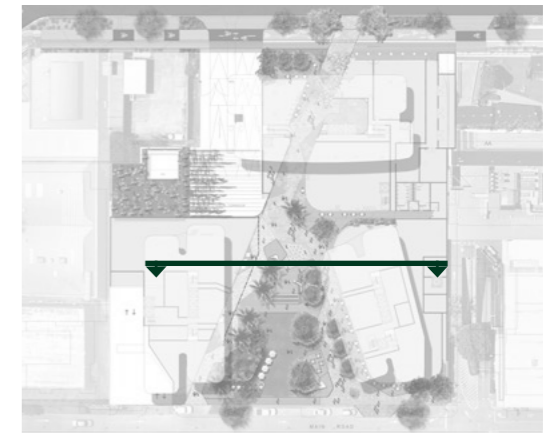
## GROUND LEVEL THE RIVER BASIN

CENTRAL PLAZA  
- WATER PLAY PIECE

SECTIONAL ELEVATION B

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Variety of retail sizes  
face the central plaza

Stepped walkway along shady trees

Shady trees and subtropical  
planting alternate with cafe  
seating

Zero depth programmable water play. Pop  
jets can be turned off to create a bigger plaza  
space

Tall palm trees maintain views across to retail  
frontages. Sloping walkway with catenary  
lighting becomes the main thoroughfare

Variety of retail sizes  
face the central plaza

# CONCEPT

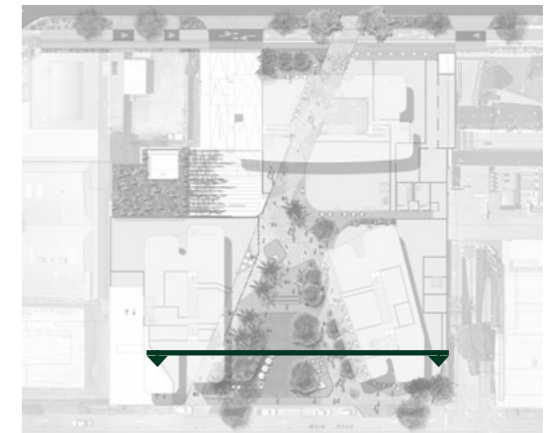
## GROUND LEVEL THE RIVER MOUTH

### CENTRAL GARDEN AND PAVILION

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SECTIONAL ELEVATION C



Variety of retail sizes  
face the central plaza

Walkway along  
shady trees

Outdoor cafe seating amongst lush  
subtropical planting and shady trees

Feature figs frame the central  
green

Central green, a spacious lawn to act as  
the community break out hub

Feature garden pavilion, an open, green  
tenancy to activate the central green

Main Road entry to the  
precinct, framed by water

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# CONCEPT

## BUILDING ELEVATIONS

ROOF GARDENS

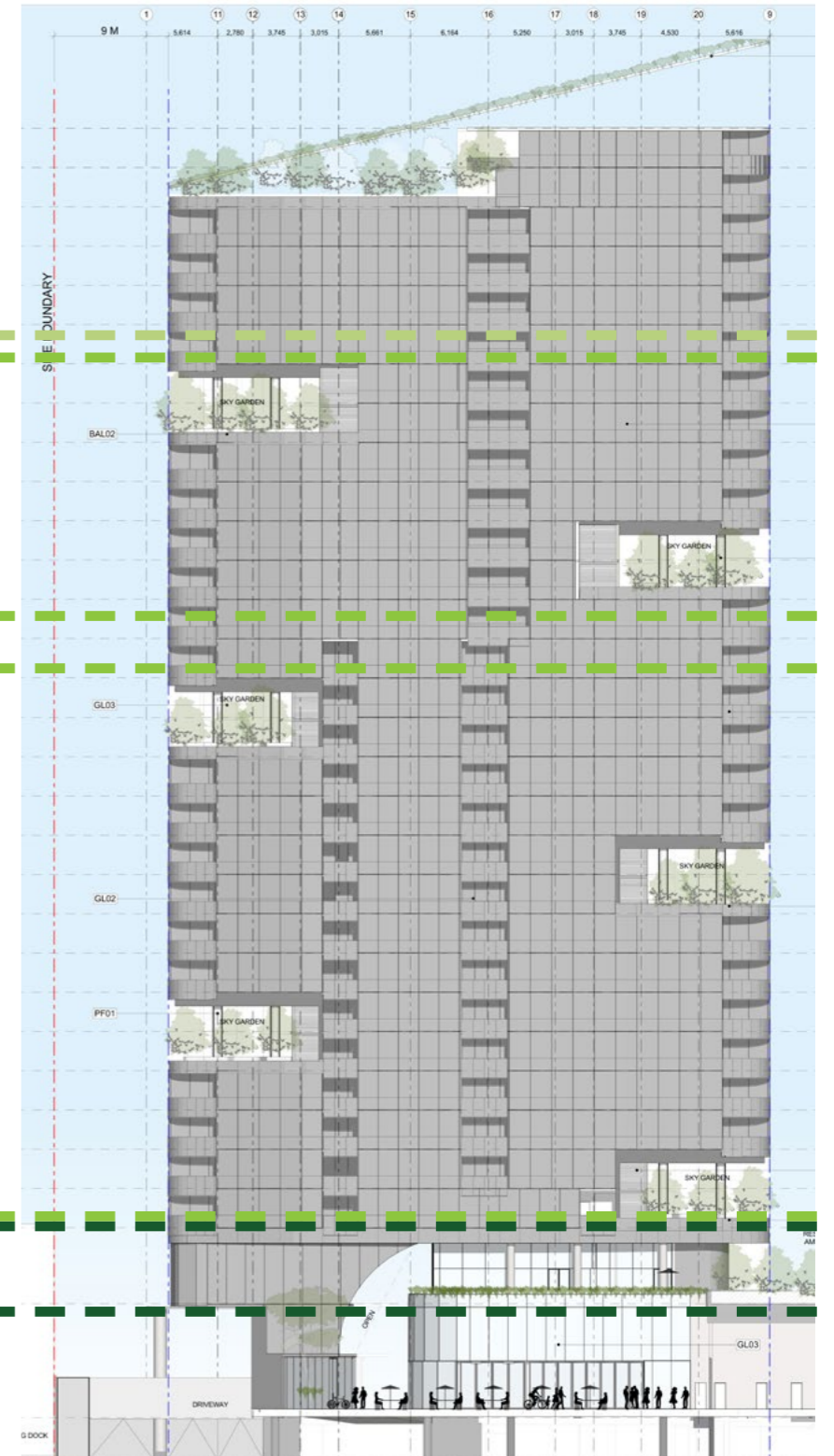
UPPER SKY GARDENS

LOWER SKY GARDENS

MEZZANINE LEVEL



NORTH ELEVATION



SOUTH ELEVATION

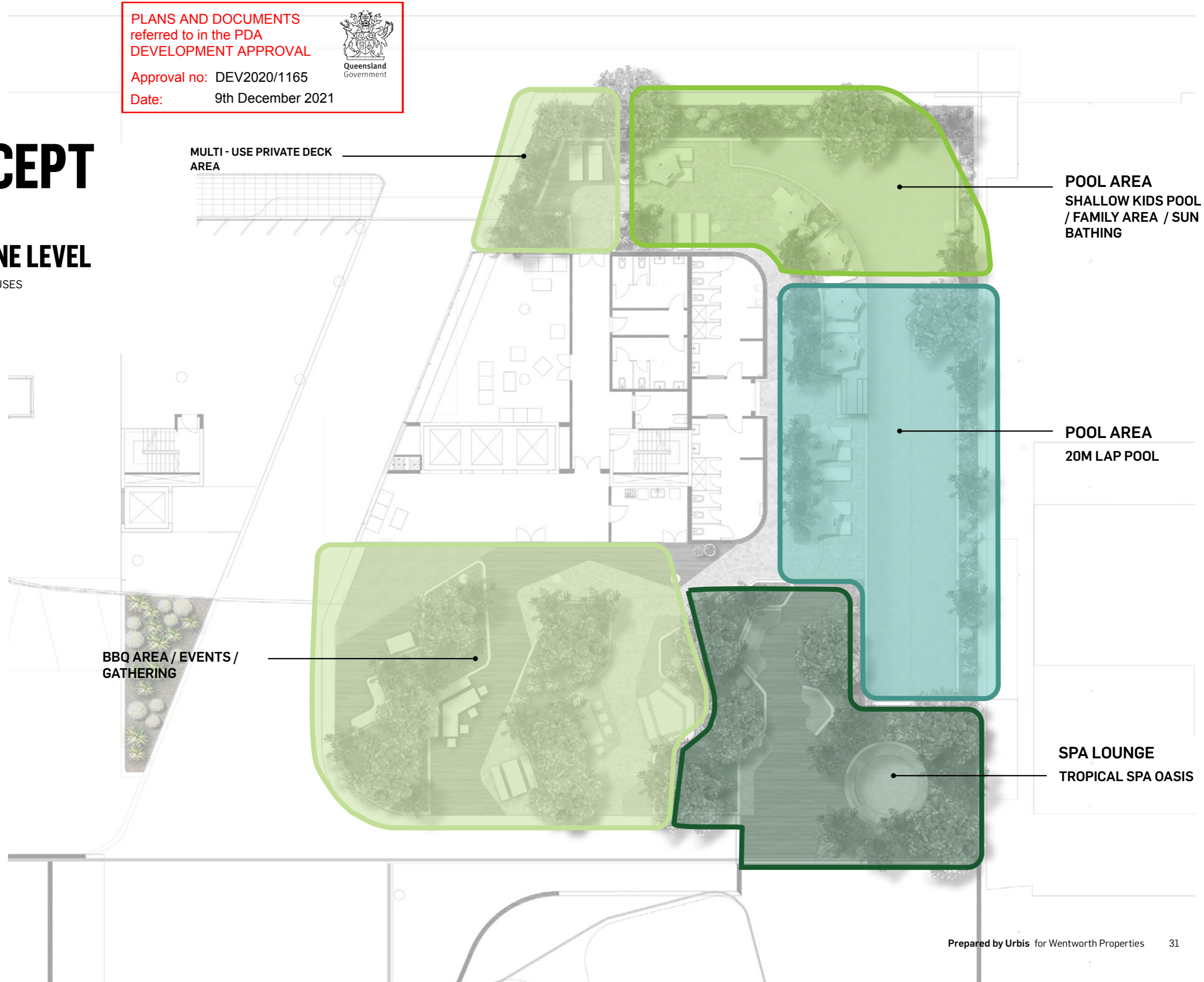
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# CONCEPT

## MEZZANINE LEVEL

PROGRAMMING OF USES



MULTI - USE PRIVATE DECK AREA

POOL AREA  
SHALLOW KIDS POOL / FAMILY AREA / SUN BATHING

POOL AREA  
20M LAP POOL

BBQ AREA / EVENTS / GATHERING

SPA LOUNGE  
TROPICAL SPA OASIS



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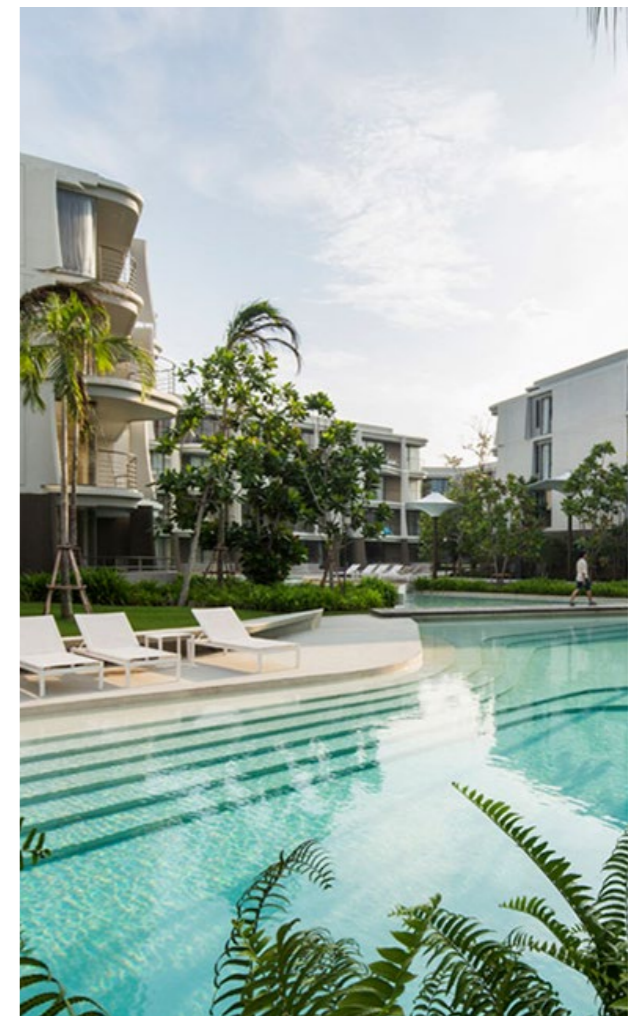
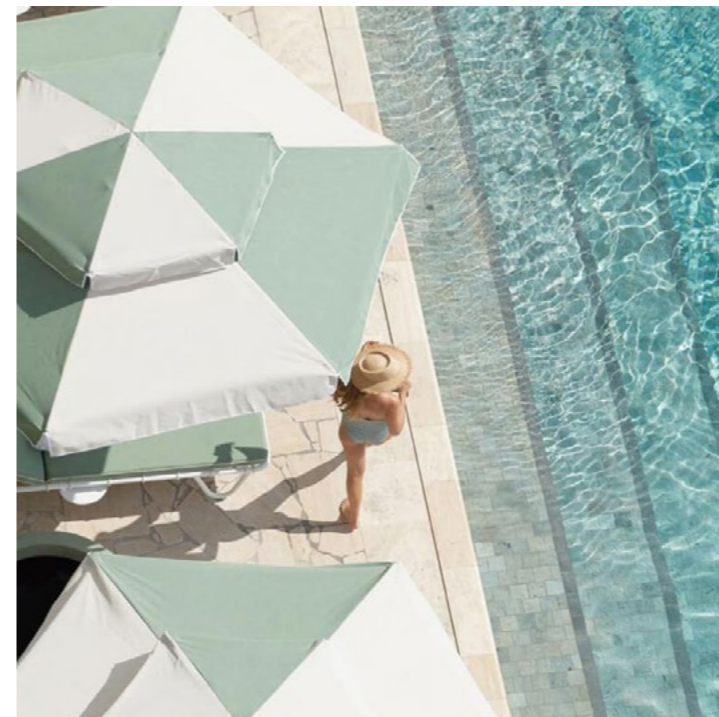


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# CONCEPT

## MEZZANINE LEVEL - POOL AREAS

PRECEDENT IMAGES

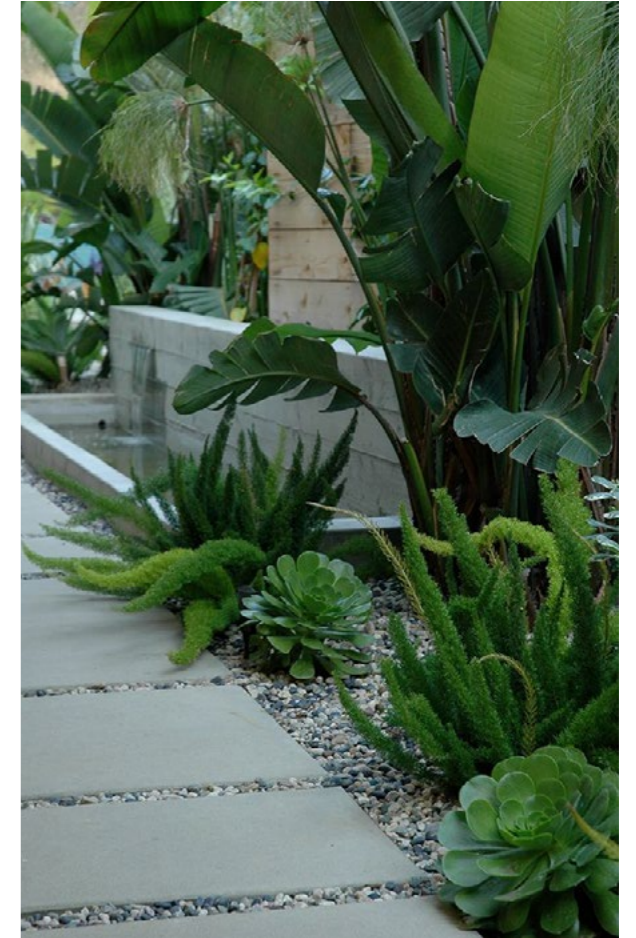




# CONCEPT

## MEZZANINE LEVEL - SPA LOUNGE

PRECEDENT IMAGES

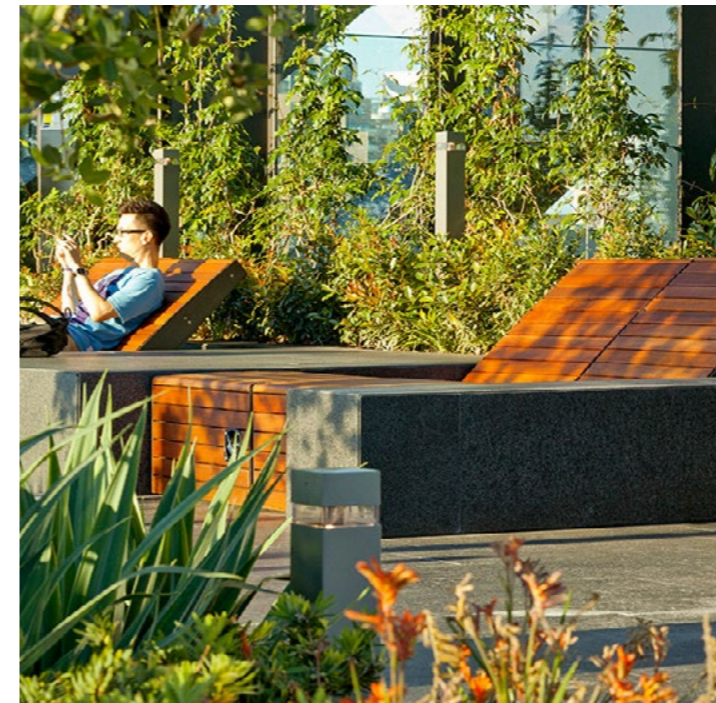
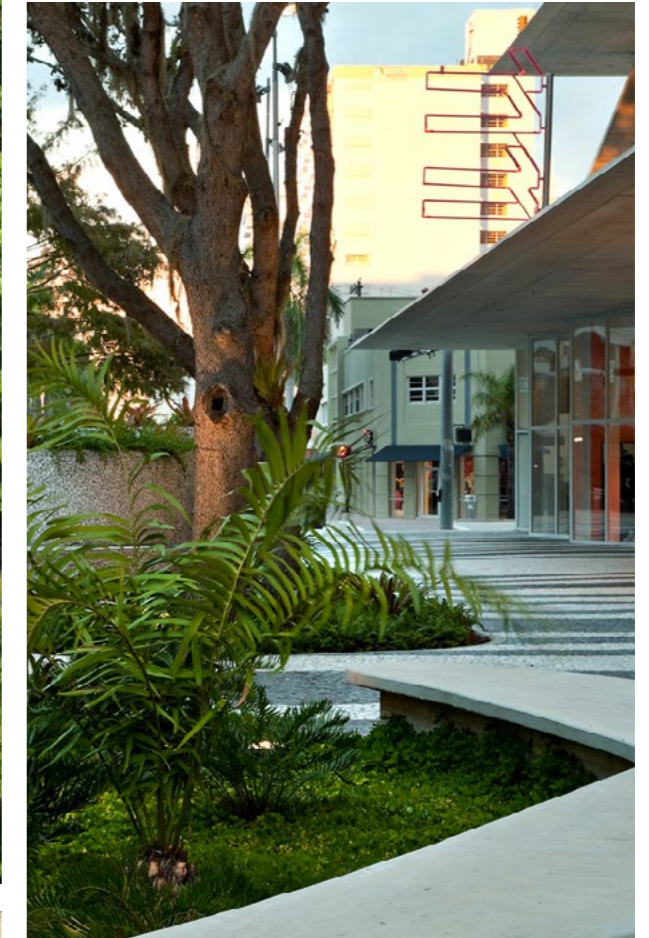
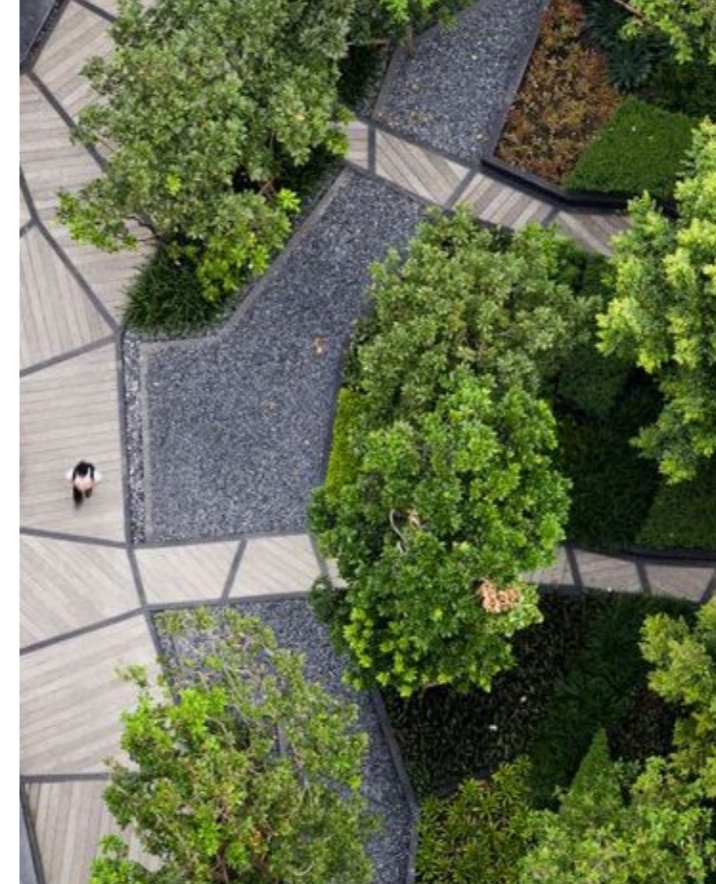


# CONCEPT

## MEZZANINE LEVEL

### PRECEDENT IMAGES

- MULTI-USE LAWN
- OUTDOOR CINEMA
- BBQ AREA



**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**



Approval no: DEV2020/1165

Date: 9th December 2021

# CONCEPT

## MEZZANINE LEVEL

### DESIGN

**MULTI - USE PRIVATE DECK AREA**

- Secluded lounging deck area
- Lush planting

**KIDS / SHALLOW POOL**

- Beach entry
- In water seating bench to look out
- Screened by lower planting
- Framed by trees
- 1.2m depth

**LAP POOL**

- 20m long
- Screened by planting to the neighbour tower
- Day beds
- 1.2m depth

**TROPICAL RELAX AREA**

- Comfortable lounge seating spaces
- Tropical garden with trees, tree ferns, and lots of lush planting
- Spa nook with in water bed
- 1m depth

Access to the balustrade edge allows passive surveillance and engagement with the public plaza below.

**XERISCAPE ROOFTOP**

- Low maintenance
- Some raping plants
- Cacti and succulents

**BBQ / EVENT SPACE**

- Informal table and chair arrangement
- Within lush raised planters and trees
- Planters create three separate spaces which can be combined for larger event / functions
- Easy access to kitchen
- River views

Access to the balustrade edge allows passive surveillance and engagement with the public plaza below.

Access to the balustrade edge allows passive surveillance and engagement with the public plaza below.

Access to the balustrade edge allows passive surveillance and engagement with the public plaza below.



1:200 @ A3

# CONCEPT

## MEZZANINE LEVEL

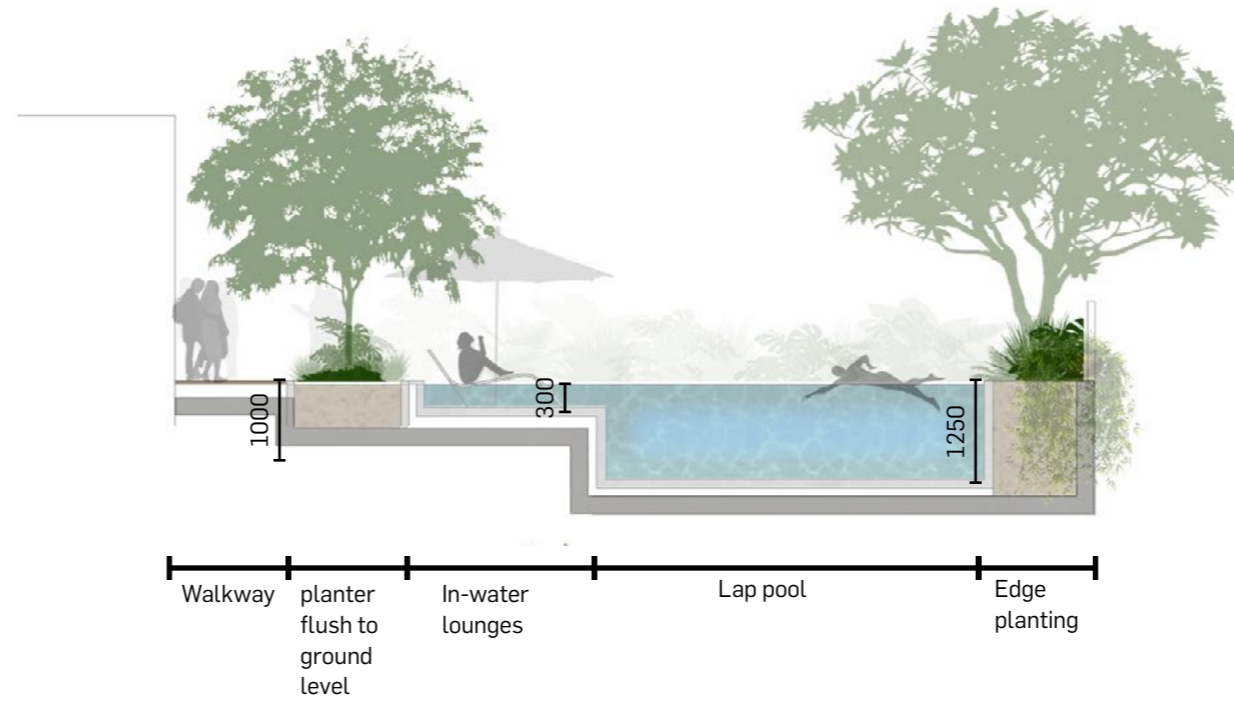
SECTIONAL ELEVATION

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

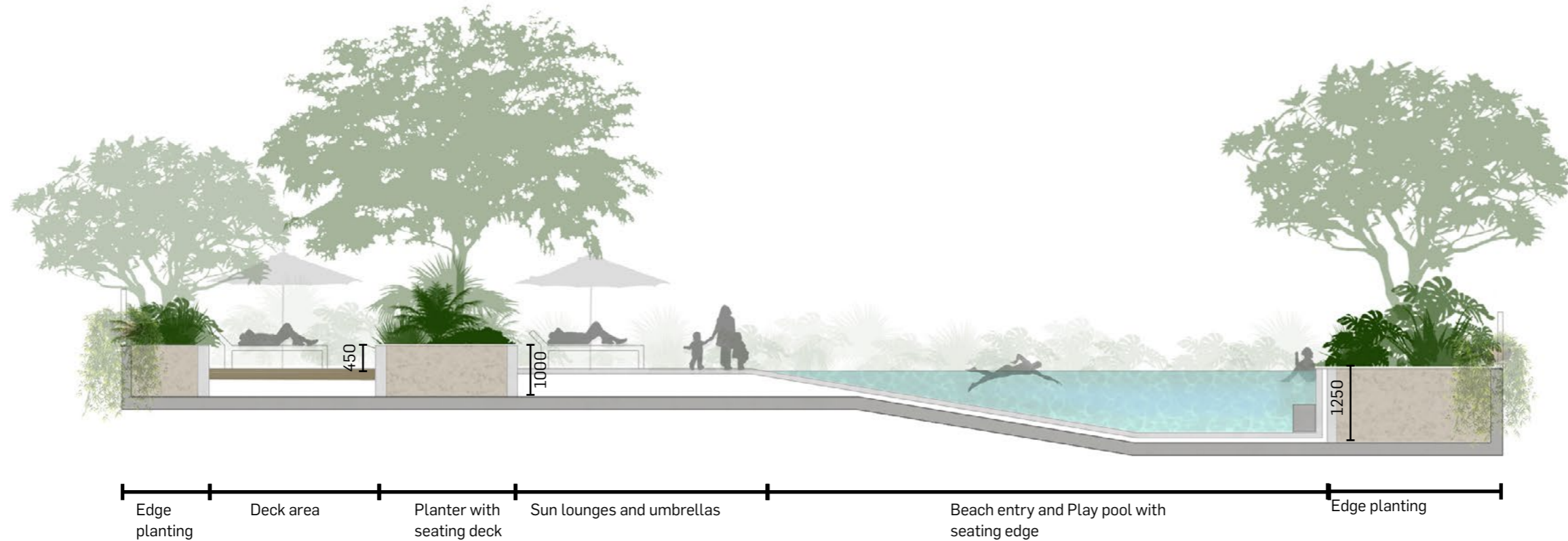


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SECTION D



SECTION E

# CONCEPT

## MEZZANINE LEVEL

SECTIONAL ELEVATION

PLANS AND DOCUMENTS  
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### SECTION F



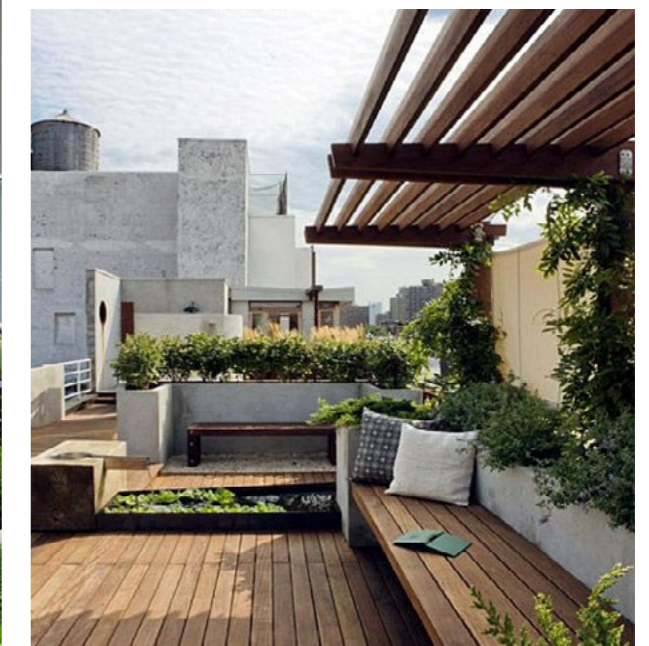
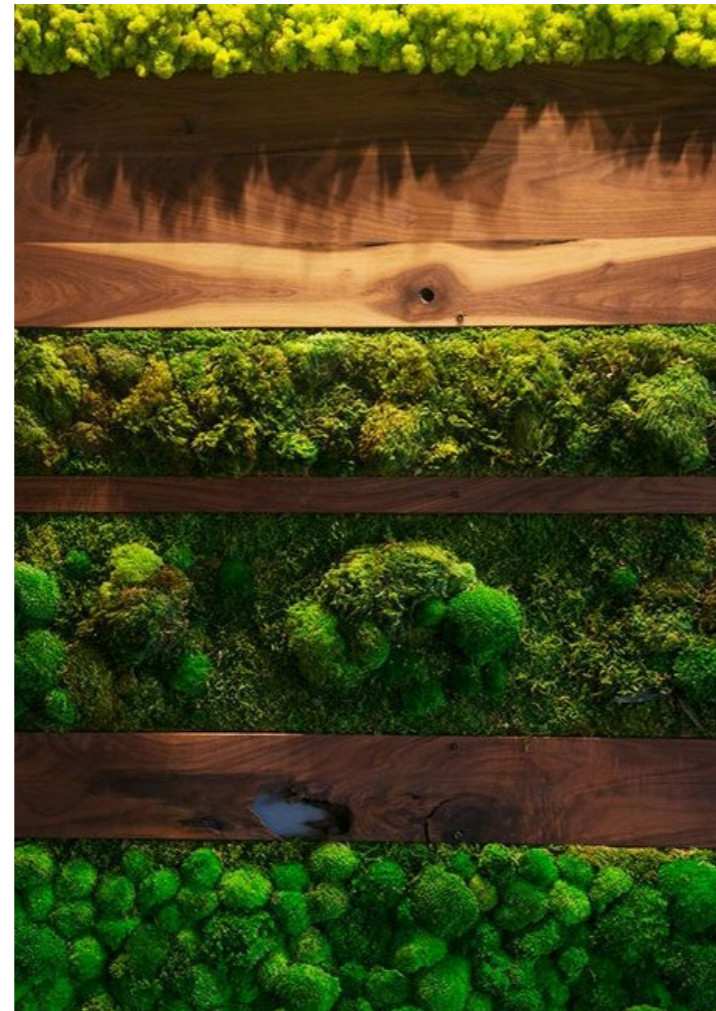
# CONCEPT

## SKY GARDENS

### WESTERN ASPECT

Creating quite and intimate spaces  
for passive recreation and reflection.

### PRECEDENT IMAGES



# CONCEPT

## SKY GARDENS

WESTERN ASPECT  
LEVELS 05, 13 & 22

PLANS AND DOCUMENTS  
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### VERTICAL MOSS WALL

- Creates a wonderful ambient for the communal space
- Low maintenance

### COMMUNAL SPACE

- Informal table and chair arrangement
- Within lush raised planters and trees

### HANGING NOOKS

- Hanging baskets
- Hammocks



WESTERN LOWER SKY GARDEN

L05, L13

WESTERN UPPER SKY GARDEN

L22

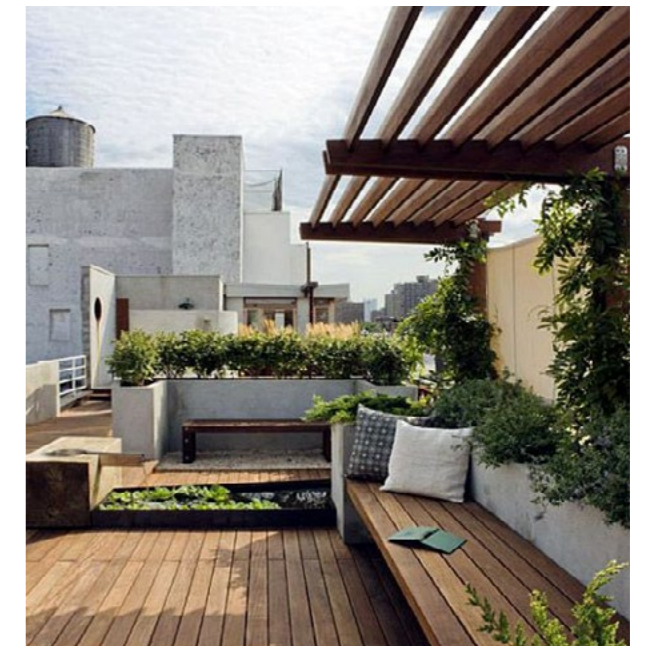
# CONCEPT

## SKY GARDENS

### EASTERN ASPECT

Flexible and open social spaces, encourage interactions between fellow neighbours. The spaces are programmable and interchangeable to facilitate events, parties, organised group activities, or still allow a level of privacy for smaller groups or individuals.

### PRECEDENT IMAGES





# CONCEPT

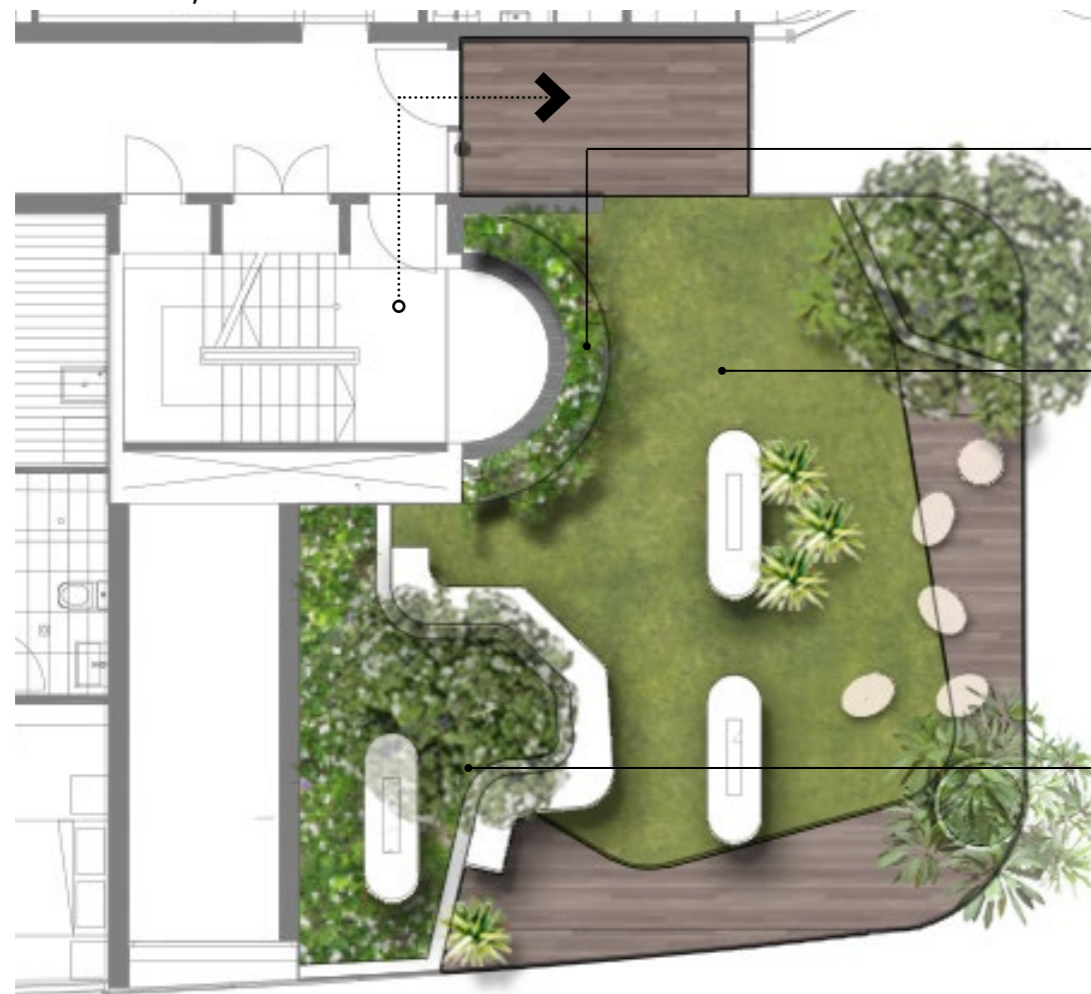
## SKY GARDENS

EASTERN ASPECT  
LEVELS 01, 09 & 17

PLANS AND DOCUMENTS  
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### VERTICAL COMMUNAL WALL

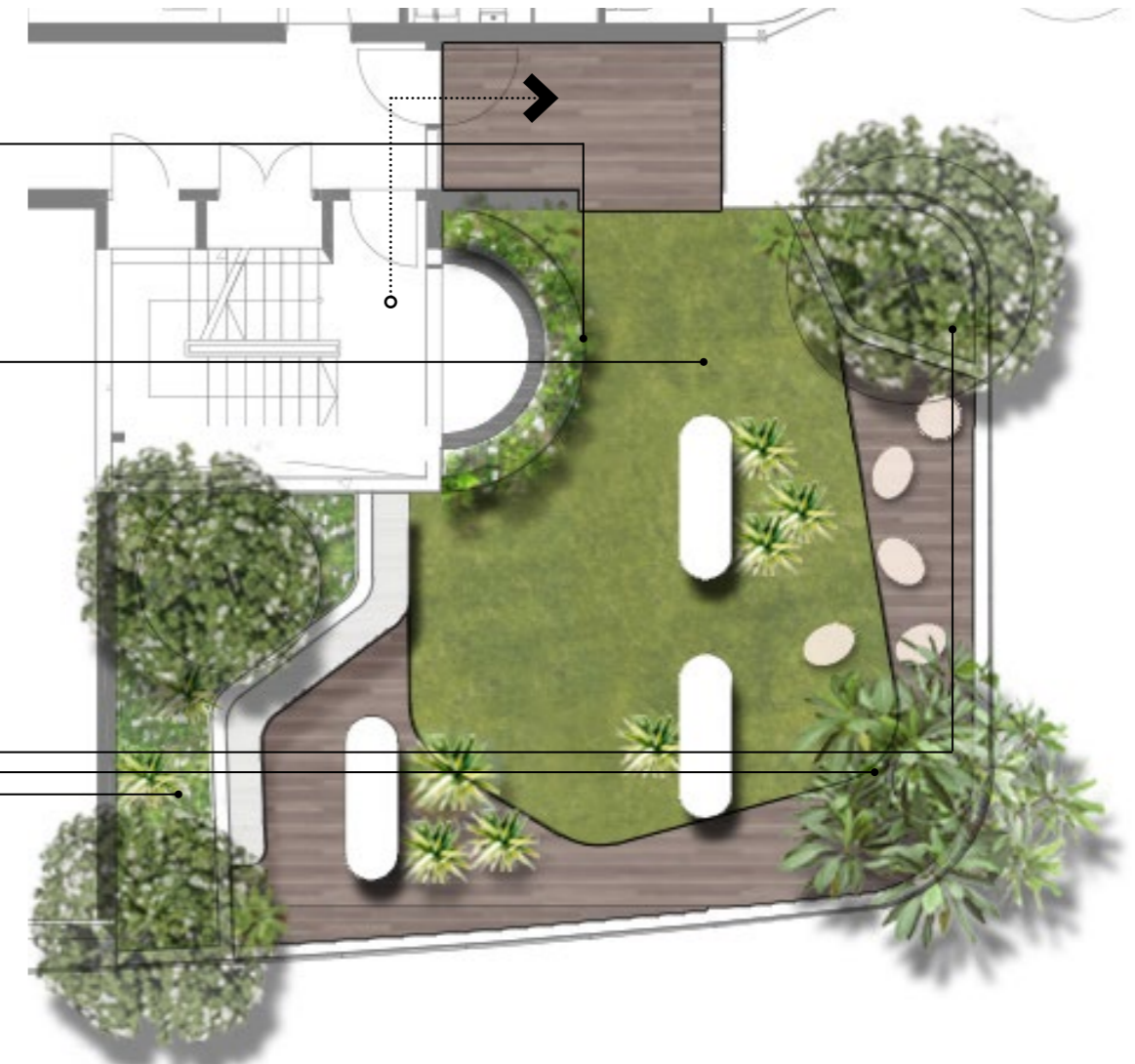
- Plants to share
- Meet your neighbour

### PROGRAMMABLE SPACE

- Meet with your neighbour and do a yoga / meditation session together
- Put up your easel and paint the view
- Practise your new dance moves with your friends
- Have a picnic
- Space filled with movable furniture and planting to create a flexible space.

### PLANTED EDGE / POTS

- Lush planting
- Bench seating



EASTERN LOWER SKY GARDEN

L01, L09

EASTERN UPPER SKY GARDEN

L17


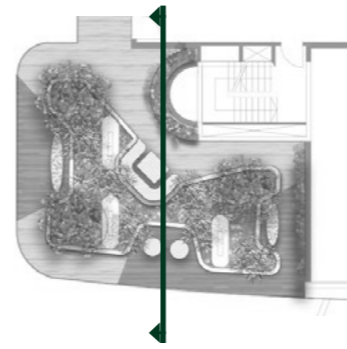
# CONCEPT

## SKY GARDENS

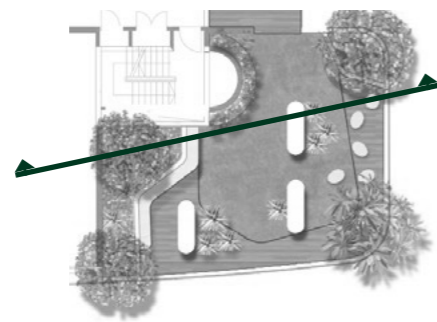
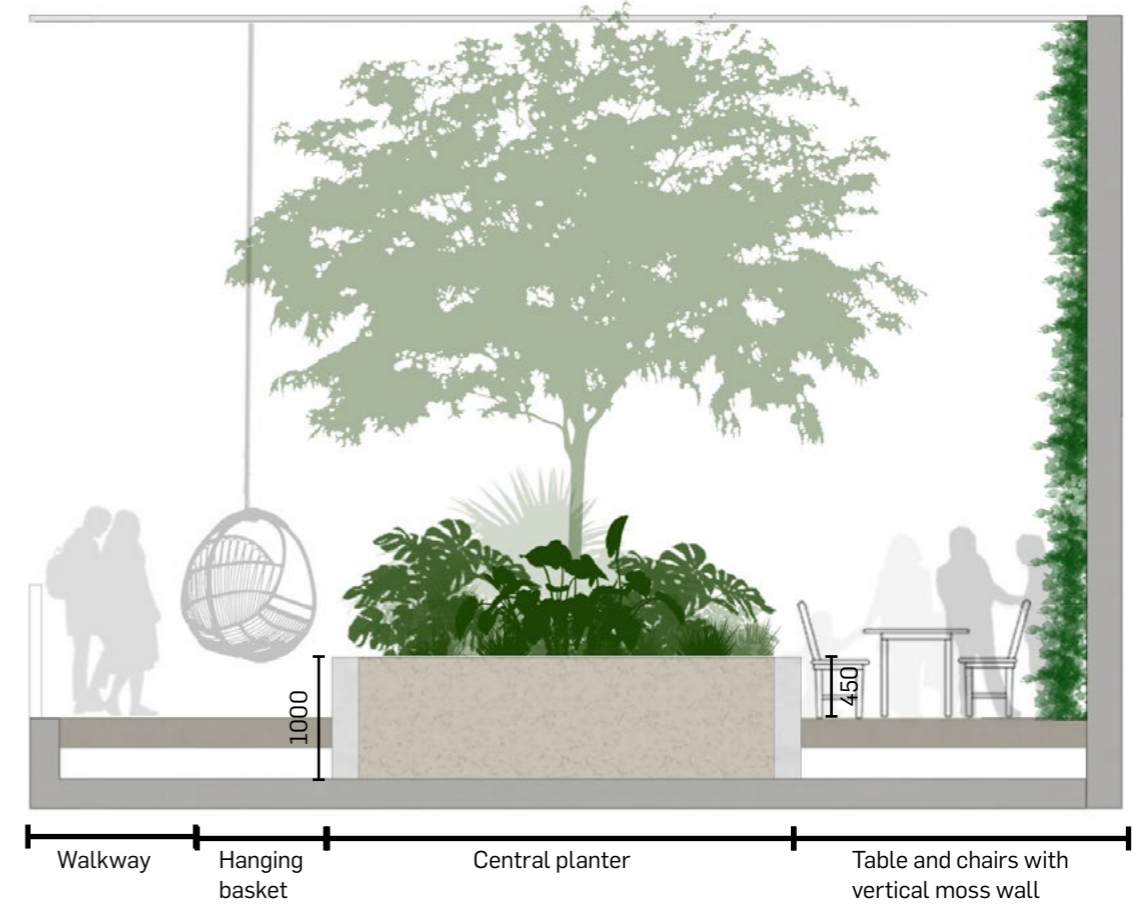
### SECTIONS

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

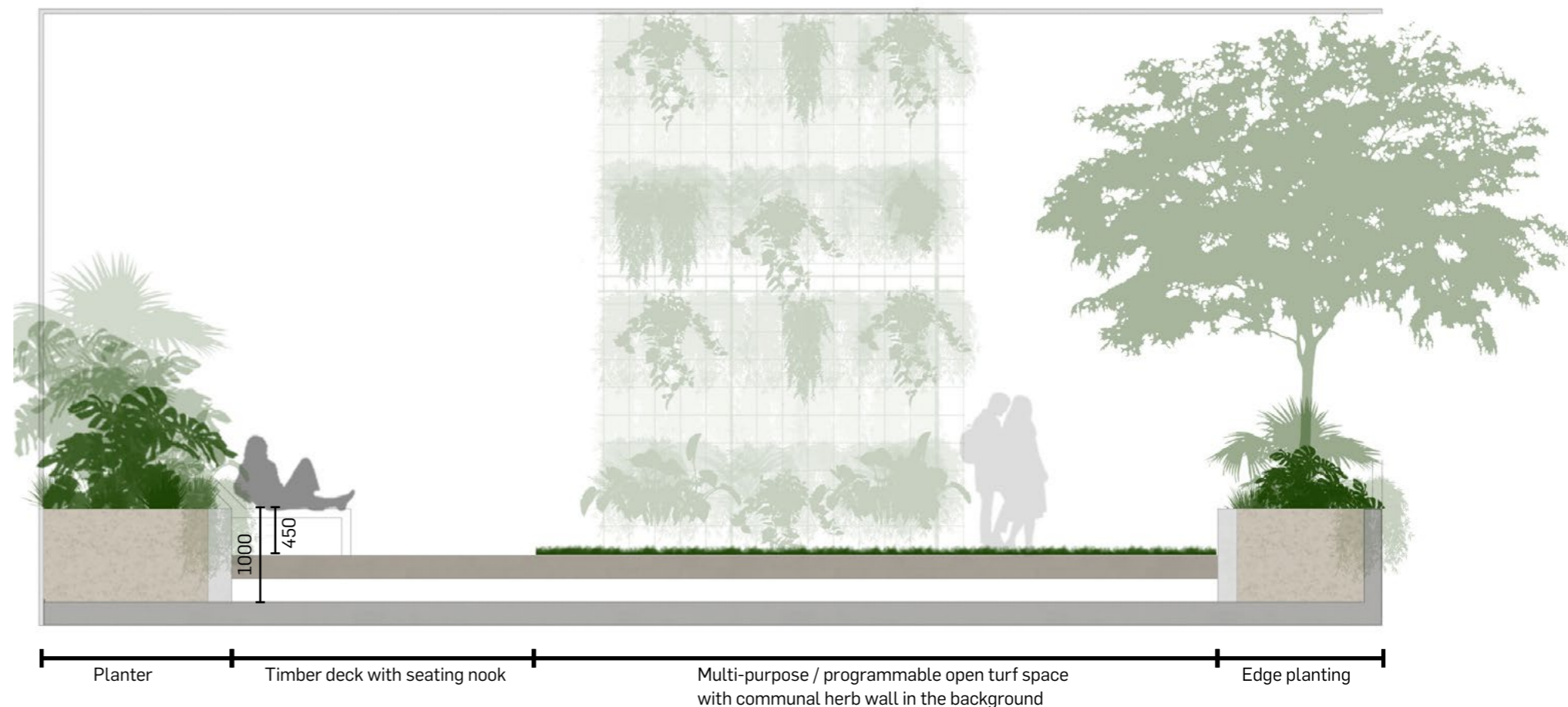
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**SECTION G**  
Typical western sky garden



**SECTION H**  
Typical Eastern sky garden



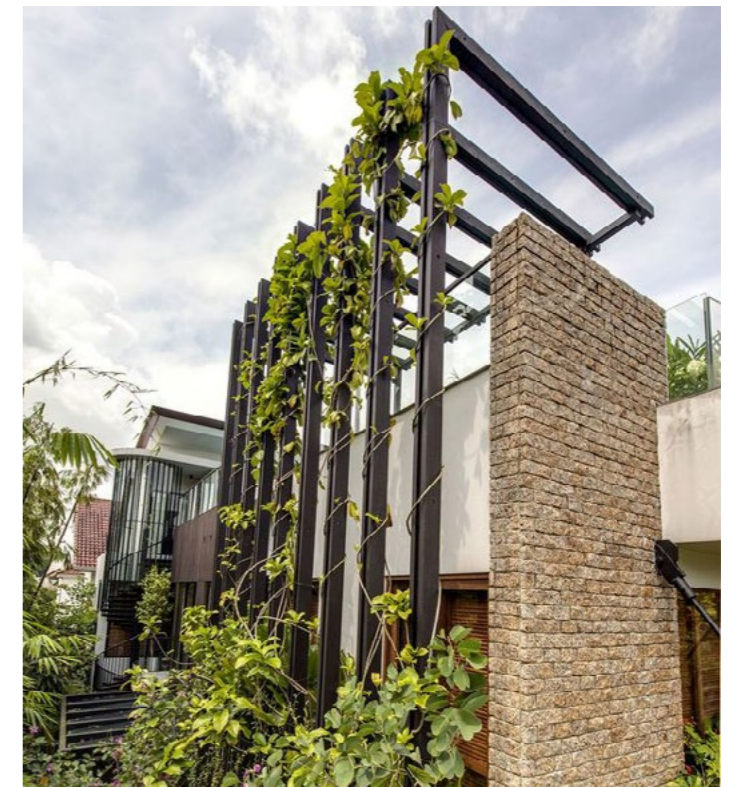
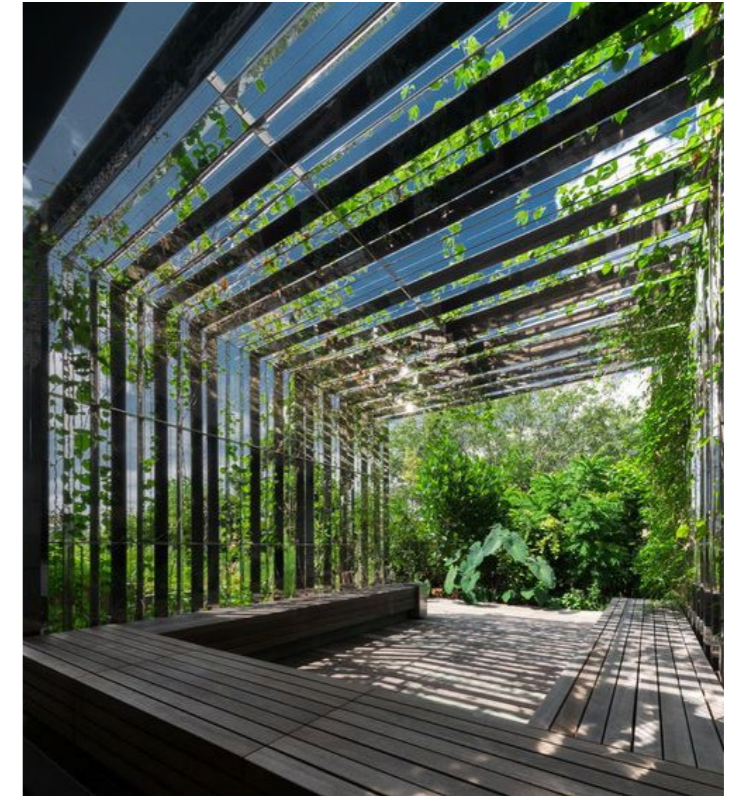
# CONCEPT

## ROOF TERRACES

### PRECEDENT IMAGES

PLANS AND DOCUMENTS  
referred to in the PDA  
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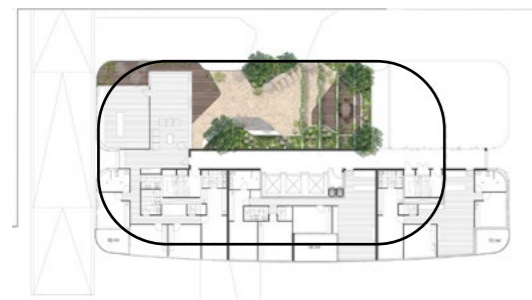


# CONCEPT

## ROOF TERRACES

### TYPICAL NORTHERN TERRACE LANDSCAPE DESIGN

( LEVEL 25 - EXAMPLE )



KEY PLAN

#### SURFACE FINISHES

A consistency in the surface finishes from the ground level public realm, pool deck, sky gardens and through to the rooftops retains the level of sophistication and quality throughout.

#### POT PLANTS AND MOVABLE FURNITURE

The movable nature of pot plants and furniture enables residence to program the spaces as they choose.

#### VERTICAL TRELLIS PLANTING

Plants to climb up the building's vertical facade structure, creating a green filtered frontage to the North. Pockets of larger planting to corners gives space for shade trees and feature tree planting.

#### ACCESS TO THE EDGE

Opportunity to enjoy the views to the North, strategic locations along the roof top have been left open to enable residence the ability to take in unobstructed views.



TYPICAL NORTHERN TERRACE PLAN

#### PLANTING TO EASTERN EDGE

Planter boxes to the Eastern edges assists with filtering morning light through to the rooftop terraces. This leading edge also assists with bulking up the landscape to the edge of the terrace and the level below. As these outdoor spaces step from rooftop to rooftop, The planting naturally cascades over the edges, creating the dramatic terraced effect of lush green landscape to the building's extremities.

# CONCEPT

## ROOF TERRACES

TYPICAL SOUTHERN  
LANDSCAPE DESIGN

( LEVEL 27 - EXAMPLE )



KEY PLAN

### ACCESS TO THE EDGE

Opportunity to enjoy the views to the North, strategic locations along the roof top have been left open to enable residence the ability to take in unobstructed views.

### VERTICAL TRELLIS PLANTING

Plants to climb up the building's vertical facade structure, creating a green filtered frontage to the North. Pockets of larger planting to corners gives space for shade trees and feature tree planting.

PLANS AND DOCUMENTS  
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### SURFACE FINISHES

A consistency in the surface finishes from the ground level public realm, pool deck, sky gardens and through to the rooftops retains the level of sophistication and quality throughout.

### PLANTING TO WESTERN EDGE

Planter boxes to the Western edges assists with protecting residence from the harsh afternoon sun. This leading edge also assists with bulking up the landscape to the edge of the terrace and the level below. As these outdoor spaces step from rooftop to rooftop, The planting naturally cascades over the edges, creating the dramatic terraced effect of lush green landscape to the building's extremities.

### POT PLANTS AND MOVABLE FURNITURE

The movable nature of pot plants and furniture enables residence to program the spaces as they choose.

TYPICAL NORTHERN TERRACE PLAN





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# FORM & MATERIALS

# DESIGN FORM


## LANDSCAPE MEETS ARCHITECTURE

The building takes on an elegant, organic yet contemporary form, which is quite evident in the floor-plate shapes. No "corners" of the room existing in the built form. The landscape should follow suit.

Organic forms and natural materials combine to create a contemporary sub-tropical environment.

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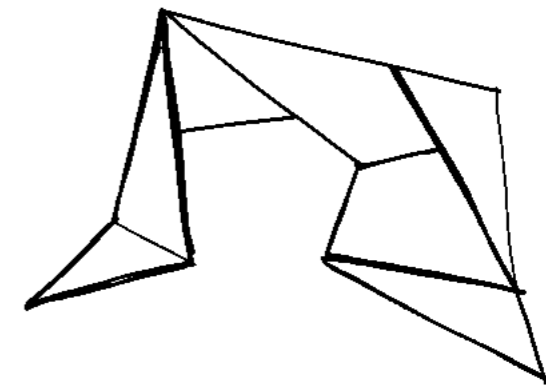
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**FLOOR PLATES**



**ORGANIC**



**CONTEMPORARY**

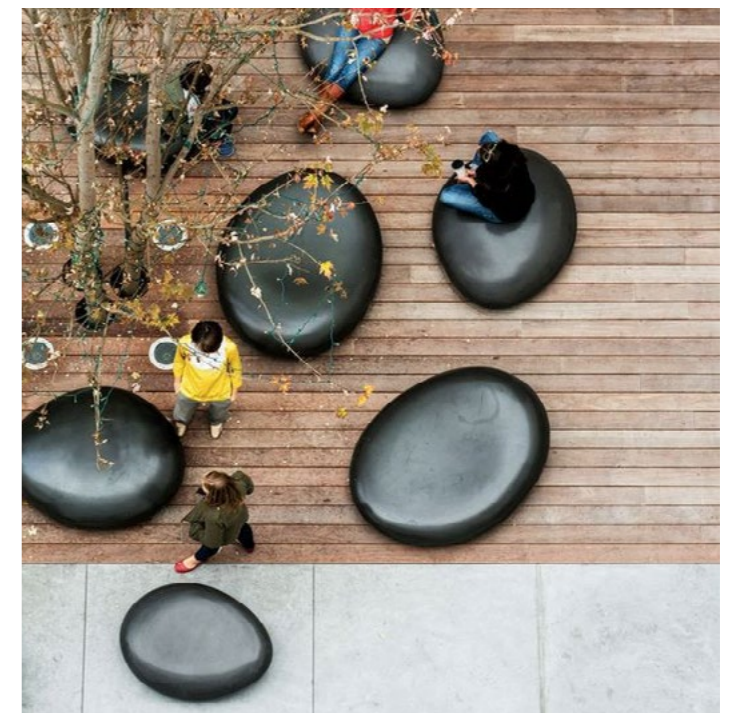


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# MATERIALS

## PAVEMENT AND WALLS

The sub-tropical environment should be visible in the materiality of the space.

From the typical queenslander's timber deck verandah, to the earthy tones of the Brisbane 'tuff' porphyry stone, that is visible on Brisbane river edges, located not too far from the site.



### STONE

The inclusion of stone brings a natural, sensual material that is earthy, cool and a connection to nature.

Earthy tones of the Brisbane 'tuff' porphyry stone brings a direct connection to the site the building sits on.



### CONCRETE

Concrete brings a level of simplicity and acts as the direct transition between the site and the surrounding development precincts. Intricate detailed patterning between concrete and stone will bring a high-level of quality and design.

Polished and honed concrete brings a sense of class and quality to the protected spaces and blurs the line of what is indoors and what is outdoors.

Concrete will form the basis for furniture and planters, coupled with timber trims.



### BRASS SIGNAGE IN PAVEMENT

Brass inlay signage will be integrated in to the pavement, bringing a level of elegance and a tool for wayfinding throughout the precinct.



### TIMBER

A locally sourced, sustainable material, which shows growth, representative of the Hamilton precinct.

Queensland locally sourced, Native hardwood timbers are proposed, (e.g..... spotted gum, ironbark etc..) which forms a talking point for Wentworth Equities on sustainability, growth and local businesses.

Timber offers a softening of the hard spaces and is to be used on the external edges, symbolic of the typical queenslander verandah



### GREEN

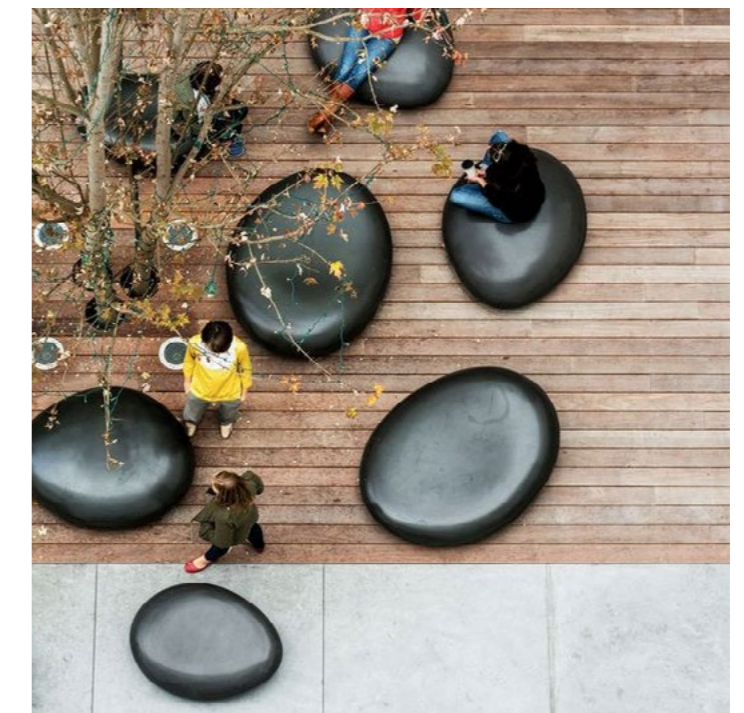
The inclusion of green vegetation can not be underestimated. Not only as a softening against the hard built form, but also from a health and well-being point of view.

The advantages to vertical vegetation is to assist in creating a comfortable micro-climate, filtering summer sunsets.

Vegetation is proven to increase air quality and health of residents and patrons, reducing the heat island effect, creating cooler micro-climates, whilst forming a direct connection to nature which is often needed for resident and staff well-being.

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# MATERIALS

## LIGHTING

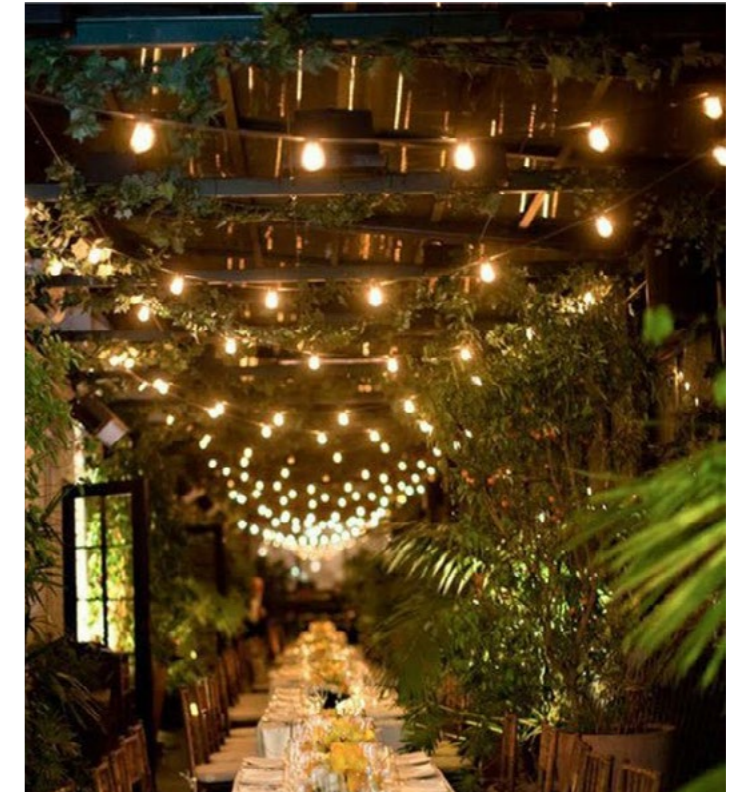
Warm, relaxed, inviting spaces.

Inclusion of subtle warm lighting throughout the landscape spaces will set the tone for how these spaces are primarily used as respite destination.

Subtle uplighting and overhead catenary lighting sets a beautiful scene, not only from within the space, but also how the space offers a relaxed outlook from within the private residential spaces, as well as the view from down on street level.

Lighting on the Mezzanine level will have a different twist on the other three levels, with a strong focus on entertainment and unique features.

The sky gardens also intend to have vertical, outdoor 'community gardens', which is recommended to include horticultural grow-lights.



# MATERIALS

## FURNITURE

A simple decision between fixed furniture or movable furniture has very real impression on how people use a space.

Fixed furniture opens up the possibility to retain simple, formal edges to the outdoor open spaces, purely by eliminating safety risks, whilst allowing local retail tenants the flexibility to bump in and out their own moveable furniture to the edges.

Furniture uses will vary depending on the levels and their intent.

Ranging from simple respite seating spaces for an informal coffee break, to dedicated hospitality dining, to flexible event spaces.



“ A CENTRAL  
DESTINATION SPACE

FLEXIBILITY FOR  
EVENTS & PLAY

INTIMATE SPACES  
FOR SECLUSION  
AND REFLECTION ”





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# PLANTING

# PLANTING

## GROUND PLANE

### TREES AND PALMS

The key aspect in the creation of a truly riparian environment is the quality, intensity and abundance of planting and water. The planting approach for Platinum Hamilton is based on the concept of the Brisbane River corridor creating a lush, shady and verdant vegetation. All species are part of the Brisbane river native riparian vegetation.

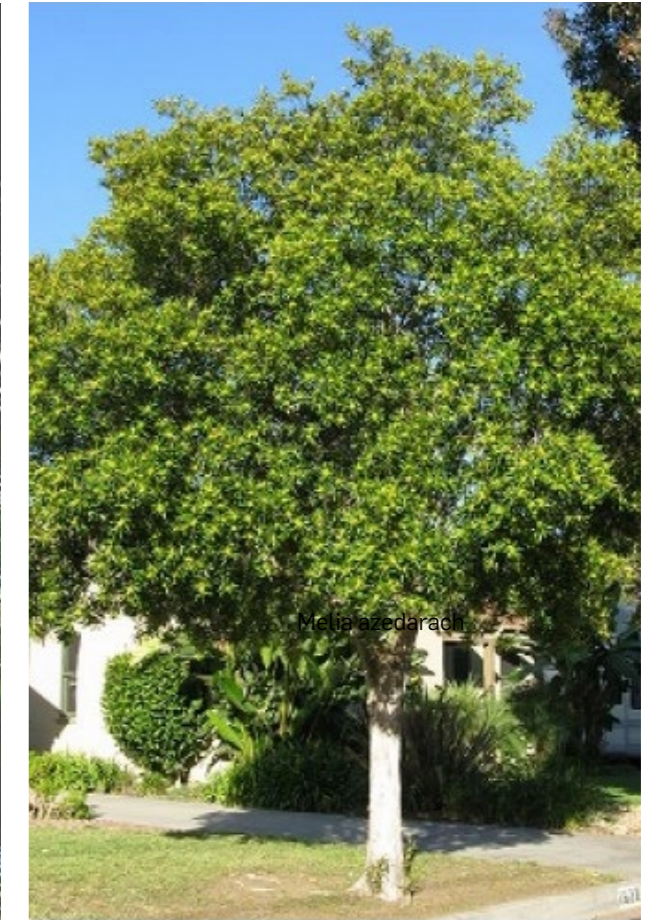
The planting will also be enhanced through feature lighting throughout the landscape that highlights the abundance of canopy trees and palm trunks.



Waterhousia floribunda (200L)



Livistona australis (Ex-ground)



Tristaniopsis laurina 'Luscious' (400L)



Melia azedarach (200L)



Ficus macrophylla (Ex-ground)



# PLANTING

## GROUND PLANE

### SHRUBS AND GROUND COVER



Philodendron sp. 'Imperial Green' 200mm, 6 plant / m<sup>2</sup>)



Philodendron Selloum



Monstera deliciosa (400mm, 3 plant / m<sup>2</sup>)



Xanthosoma aurea (300mm, 6 plants / m<sup>2</sup>)



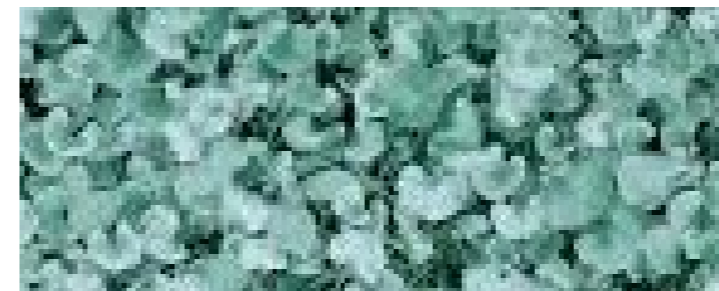
Blechnum gibbum (300mm, 5 plants / m<sup>2</sup>)



Alocasia brisbanensis (400mm, 3 plants / m<sup>2</sup>)



Zamia furfuracea



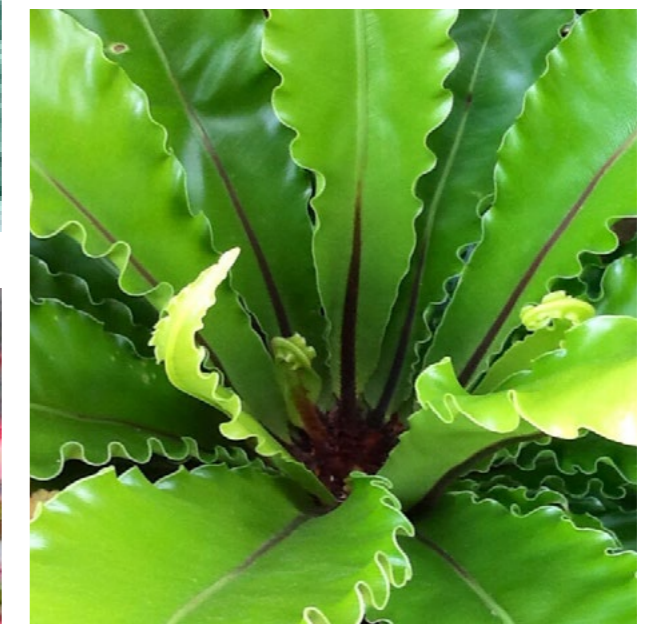
Dichondra 'Silver Falls' (140mm, 10 plants / m<sup>2</sup>)



Viola hederacea (140mm, 15 plants / m<sup>2</sup>)



Cordyline (200mm, 6 plants / m<sup>2</sup>)



Asplenium australasicum (200mm, 5 plants / m<sup>2</sup>)

# PLANTING

## MEZZANINE

### TREES AND TREE FERNS

From the River corridor up into the headlands, the vegetation changes. It is green, lush and with clearly visible layers of subtropical planting. To create a connection to the ground plane the planting approach involves using similar species but mix them up a bit to create a more subtropical feel.

The species have been selected to respond to this design intent. The vegetation plays a functional role in providing scale, enclosure and screening to various areas. The simple palette is devised through a mixture a species families that create a consistent language but also add variety and visual interest.



*Cyathea australis* (100L)



*Cupaniopsis anacardioides* (400L)



*Lagerstroemia indica* (200L)



*Plumeria obtusa* (200L)

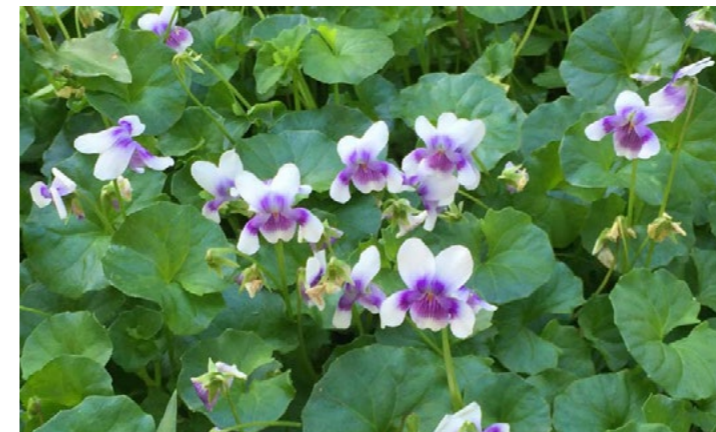
# PLANTING

## MEZZANINE

### SHRUBS AND GROUNDCOVER



*Liriope muscari* (140mm, 12 plants / m<sup>2</sup>)



*Viola hederacea* (140mm, 15 plants / m<sup>2</sup>)



*Zamioculcus zamiifolia* (300mm, 4 plants / m<sup>2</sup>)



*Xanthosoma aurea* (300mm, 6 plants / m<sup>2</sup>)



*Asplenium australasicum* (200mm, 5 plants / m<sup>2</sup>)



*Licuala ramsayi* (400mm, 3 plants / m<sup>2</sup>)



*Philodendron* sp. 'Imperial Gold' (200mm, 8 plants / m<sup>2</sup>)



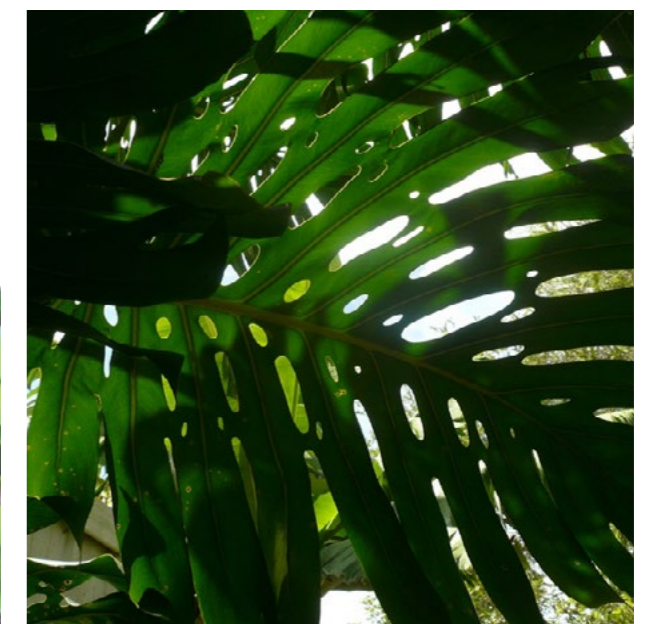
*Calathea zebrina* var. *humilior* (140mm, 8 plants / m<sup>2</sup>)



*Myoporum parvifolium* (140mm, 12 plants / m<sup>2</sup>)



Bromeliad (140mm, 12 plants / m<sup>2</sup>)



*Monstera deliciosa* (400mm, 3 plant / m<sup>2</sup>)

# PLANTING

## MEZZANINE XERISCAPE



Furcraea foetida



Agave victoriae-reginae



Rhipsalis baccifera



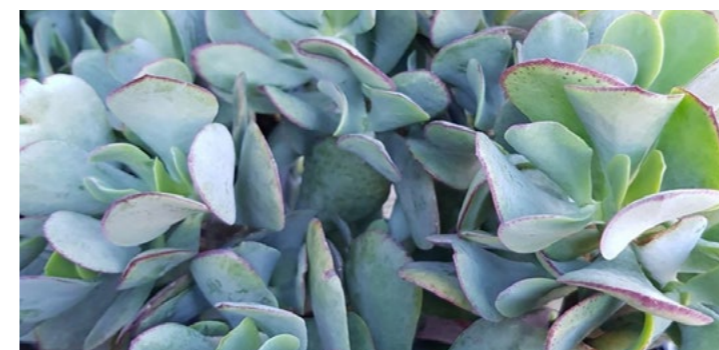
Graptopetalum



Echinocactus



Senecio serpens



Crassula Bluebird



Nolina nelsonii

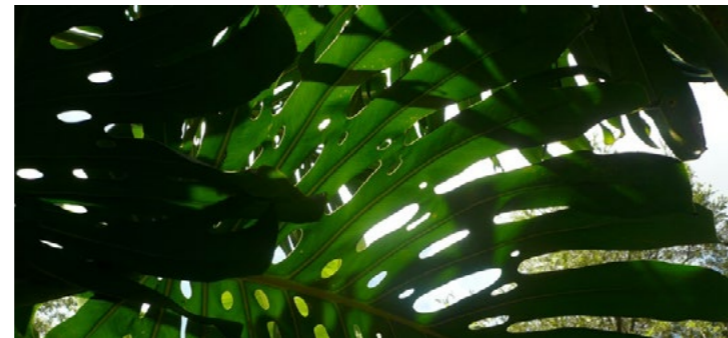
# PLANTING

## SKY GARDEN

### TREES, SHRUBS AND GROUNDCOVERS

The Sky Gardens are small spaces which either face southwest or southeast. Responding to the climate while creating a connection to the ground-plane and mezzanine level the planting palette consist of shade tolerant plants and robust plants.

The unique species are selected for their ability to enhance the overall quality of the space as they add a lush and verdant character to the Sky gardens. The planting palette provides plants for screening where needed and offers various groundcovers where openness and views are needed.



*Monstera deliciosa* (400mm, 3 plant / m<sup>2</sup>)



*Licuala ramsayi* (400mm, 3 plants / m<sup>2</sup>)



*Clivea* (200mm, 8 plants / m<sup>2</sup>)



*Peperomia sandersii* (140mm, 10 plants / m<sup>2</sup>)



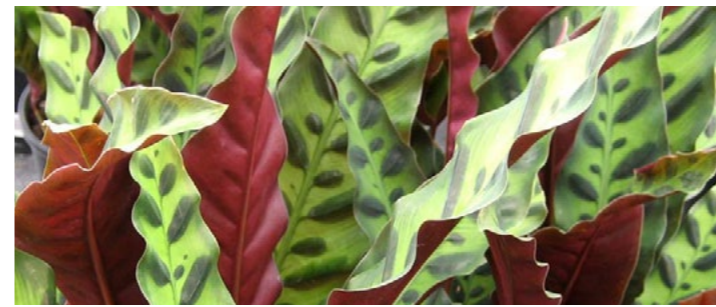
*Asplenium australasicum* (200mm, 5 plants / m<sup>2</sup>)



*Lagerstroemia indica* (200L)



*Alpinia zerumbet* (300mm, 6 plants / m<sup>2</sup>)



*Calathea insignis* (140mm, 8 plants / m<sup>2</sup>)



*Viola hederacea* (140mm, 15 plants / m<sup>2</sup>)



*Ficus lyrata* (45L, 3 plants / m<sup>2</sup>)



*Randia fitzalanii* (200L)

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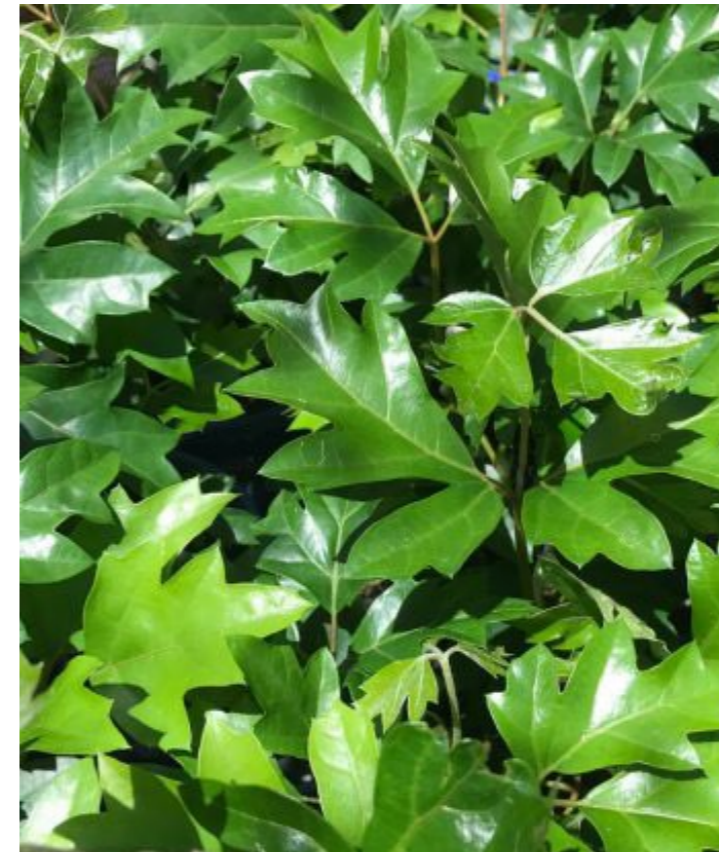
# PLANTING

## ROOF STRUCTURE

### CLIMBERS

All roof top terraces are partly covered with a climbing structure that allows plants to bring a bit of green life to the top of the building.

The plant selection is not solely based on ornamental qualities but generates a sense of identity and comfort. The climbers are robust, wind tolerant and are fast growers.



*Cissus ellen darnica* (pre grown to 2m length)



*Epipremnum aureum* 'Green Pothos' (pre grown to 2m length)



*Clematis aristata* (pre grown to 2m length)



*Ficus macrophylla* (pre grown to 2m length)

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# WAYFINDING



## WAYFINDING INTENT GROUND LEVEL PUBLIC REALM

1. DIRECT VISITORS AND RESIDENTS THROUGH THE SITE
2. INTEGRATE INTO THE BROADER LANDSCAPE
3. EXTEND THE MATERIAL PALETTE OF THE PUBLIC REALM

-  Public art discovery
-  Building entry
-  Directional pedestrian sign
-  Entry statements / Water features
-  Potential for inset signage into terrace seating
-  Activated building edge
-  Pedestrian circulation
-  Key entry point
-  Key decision point

# SIMPLICITY IN DESIGN MAINTENANCE

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Queensland  
Government

## Landscape Material Palette

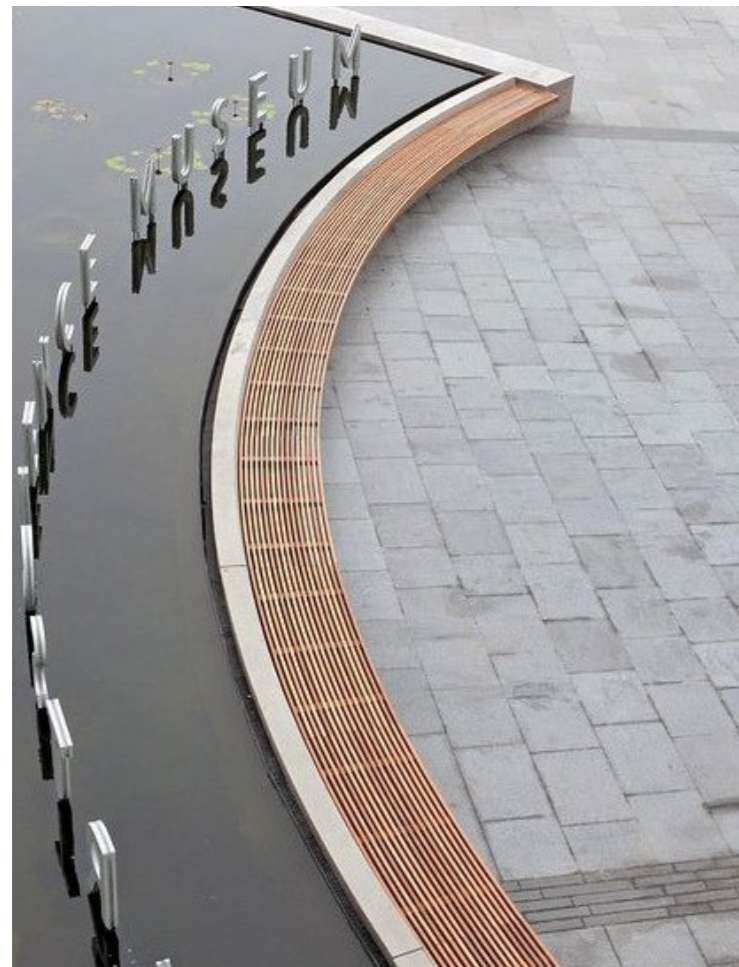


STONE

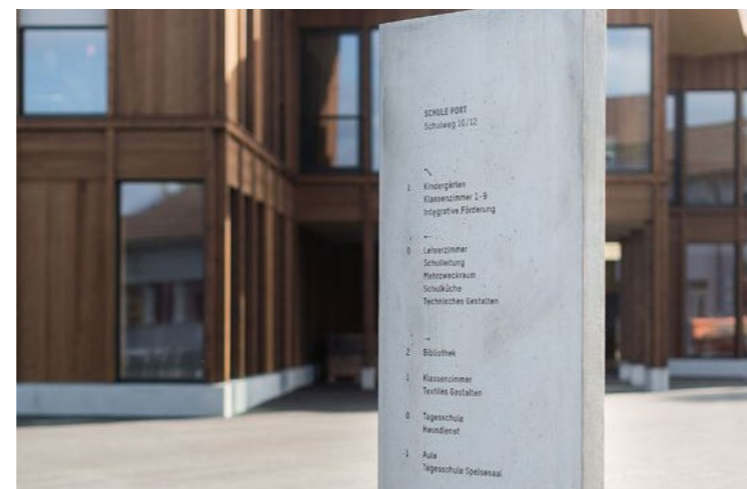


CONCRETE

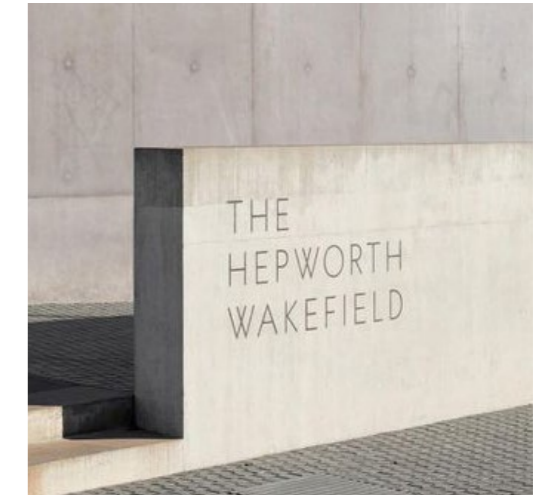
**Exemplar**  
**Entry statment** - integrated into water feature



**Exemplar**  
**Directional pedestrian signage**



**Exemplar**  
**Inset signage** - into landscape elements



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# WAYFINDING RIVER CORRIDOR

1. POTENTIAL TO INTEGRATE INLAY  
DIRECTIONAL SIGNAGE AND  
INTERPRETIVE ELEMENTS INTO PAVING
2. CREATE VISUAL INTEREST AND  
CONNECTION TO WATER



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2020/1165

Date: 9th December 2021



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