

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2024/1566

Date: 23/07/2025



JACKSON TEECE

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9 HERCULES STREET, HAMILTON

LANDSCAPE CONCEPT REPORT

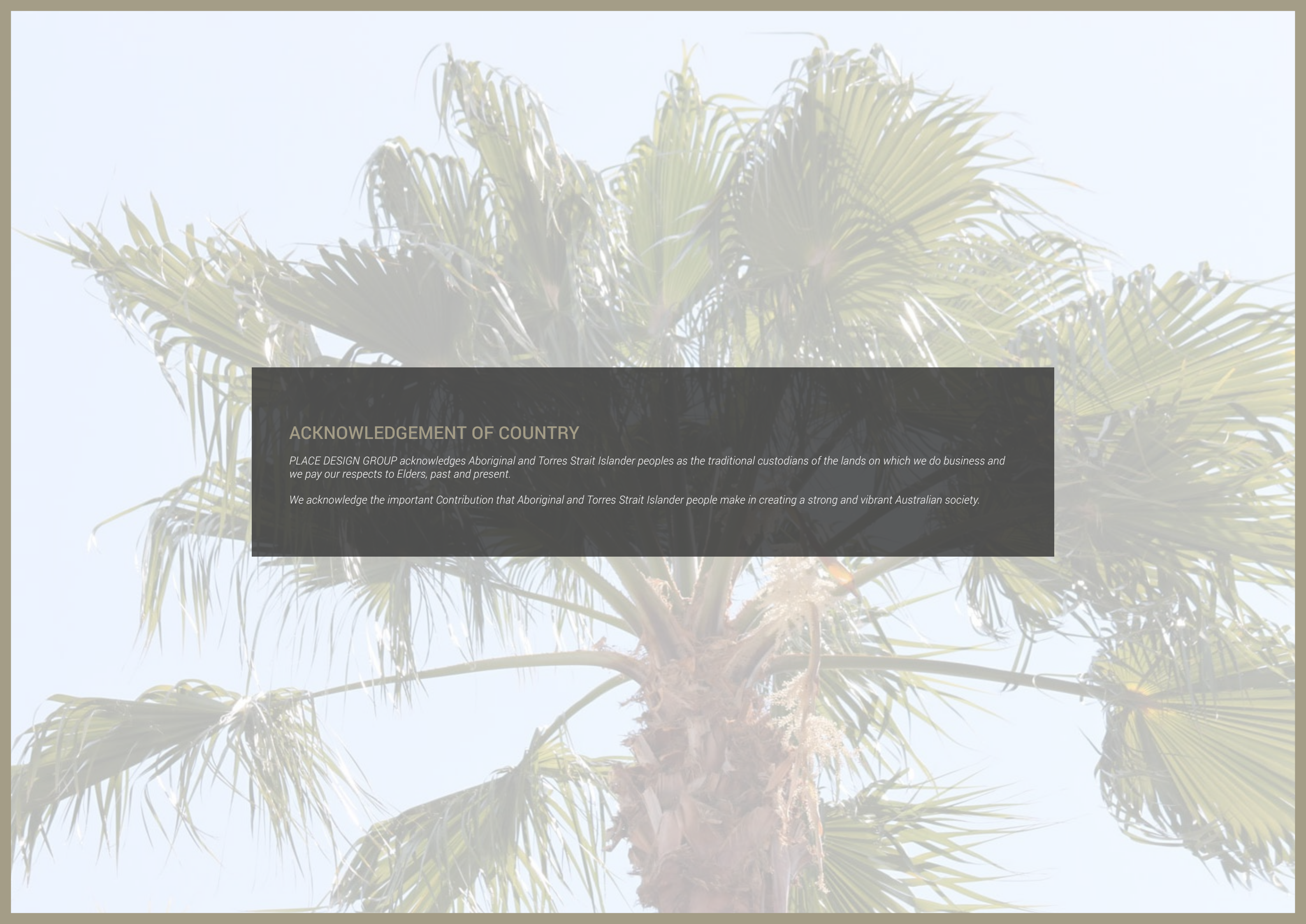
Prepared for CLARENCE PROPERTY

230192

31ST MARCH, 2025

ISSUE D

Artist impression : provided by Jackson Teece



ACKNOWLEDGEMENT OF COUNTRY

PLACE DESIGN GROUP acknowledges Aboriginal and Torres Strait Islander peoples as the traditional custodians of the lands on which we do business and we pay our respects to Elders, past and present.

We acknowledge the important Contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

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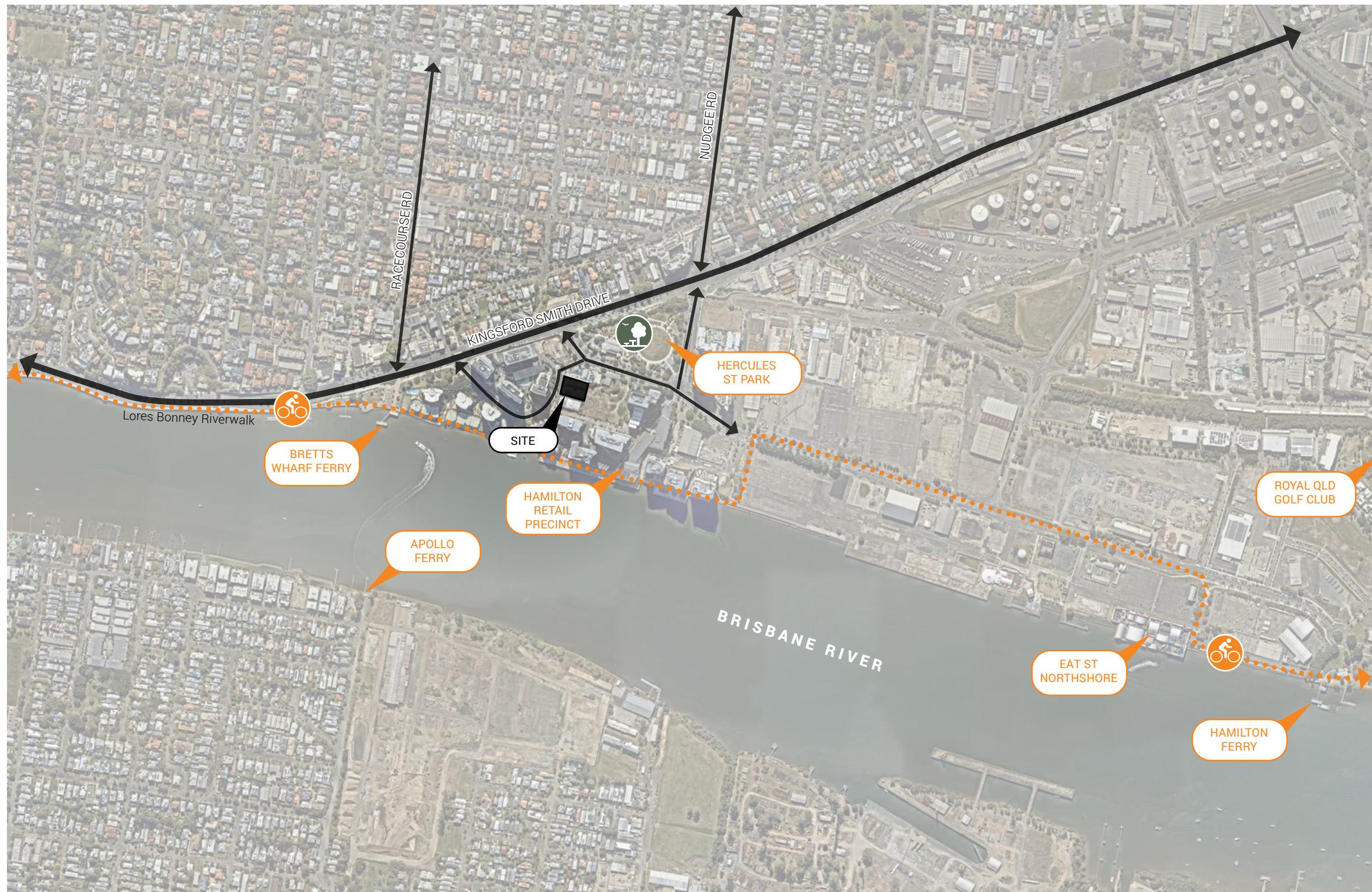


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1 Introduction

1.1 Site Context



Site Description

The proposed site is approximately 5 km from the Brisbane CBD in a North east facing elevated position. The specific land parcel is surrounded by high rise residential towers and mixed commercial buildings in varying sizes. It is close walking distance to Hercules St Park, ferry terminals and retail precincts making the new residential tower well placed for local facilities and amenities.

The proposed development is for a high density residential tower within BCC Emerging Community Zone - EC in Hamilton.

Landscape Concept

The landscape design will take on a contextually appropriate subtropical character utilising both native and exotic species to create a lush and shady yet hardy landscape character. The hardscape will be robust and durable by incorporating materials such as natural stone alongside durable furniture and site fixtures with a natural aesthetic.

The recreational floors will employ an outdoor room design, promoting flexibility and choice for residents. Podium planting on upper levels provide greening to the facade to further enhance the verdant aesthetic of the development and provide amenity for residents, visitors and the neighbourhood.

1.2 Site photos



01 View down Hercules Street showing high tower residential character and street tree planting



02 View of subject site from street frontage



03 View of subject site's streetscape

2 Design Vision

2.1 Landscape Vision & Design Drivers



Outdoor rooms provide flexible use

The landscape design will place emphasis on flexible use of space which accommodates multiple uses by multiple groups at one time. These spaces will provide a link to nature, promoting the subtropical lifestyle that is part of the iconic Brisbane experience. Users will be able to engage in a mix of passive and active recreational pursuits with a verdant lush backdrop.



Site specific planting

The landscape design incorporates planting which has strong historical links to the area, such as Cabbage Palms and a selection of ferns. This planting palette imbues the design with a sense of place within the local context as well as highlighting species which played an important role supporting early natural habitats of the site and surrounding areas.

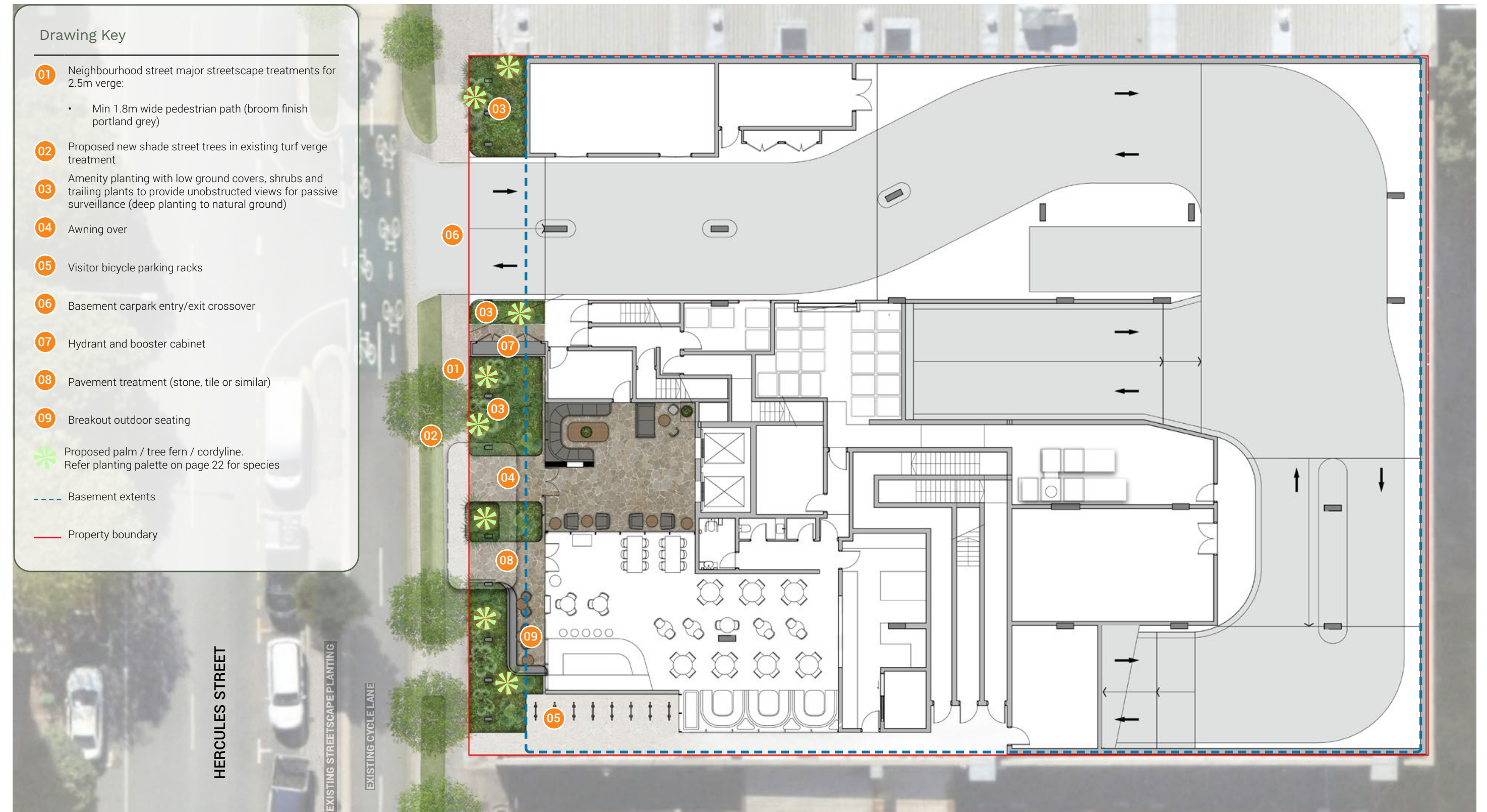


Connection to built form

The landscape design responds to the architectural character of the built forms to create a unified design language which blurs the rigid distinction between the indoors and outdoors. Outdoor spaces are designed to compassionately blend with indoor spaces to provide opportunities for work, rest and play in a flexible and cohesive environment.

3 Concept Plan

3.1 Ground Floor



0 2 4 6 8 10M/ 1:200@A3

3.2 Typical floor plate 01-03 Plan



Artist impression : provided by Jackson Teece

Drawing Key

- 01 Min. 1000mm depth of soil podium planter areas to support subtropical trees, shrubs and ground covers
- 02 Planters below shown dashed

Note: All gardens to be maintained under body corporate management. Maintenance access to podium planters by direct link from internal apartment/floor.

Appropriate safety measures to be incorporated in structure. (i.e. harness points and or balustrading integrated in architectural screens)

Irrigation water tank stored in basement 1 and roof top. Tank with Inline fertilisation.



3.3 Ground floor and podium character



Artist impression : provided by Jackson Teece



Palm canopy form inspiration



3.4 Level 04 Plan

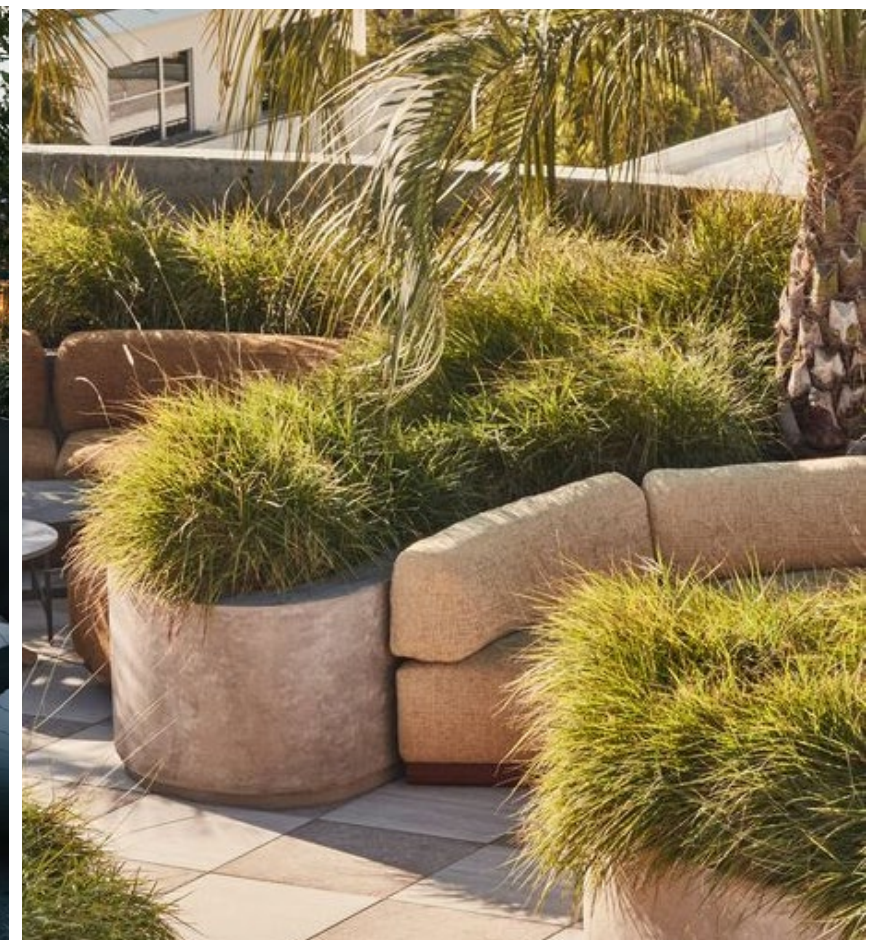
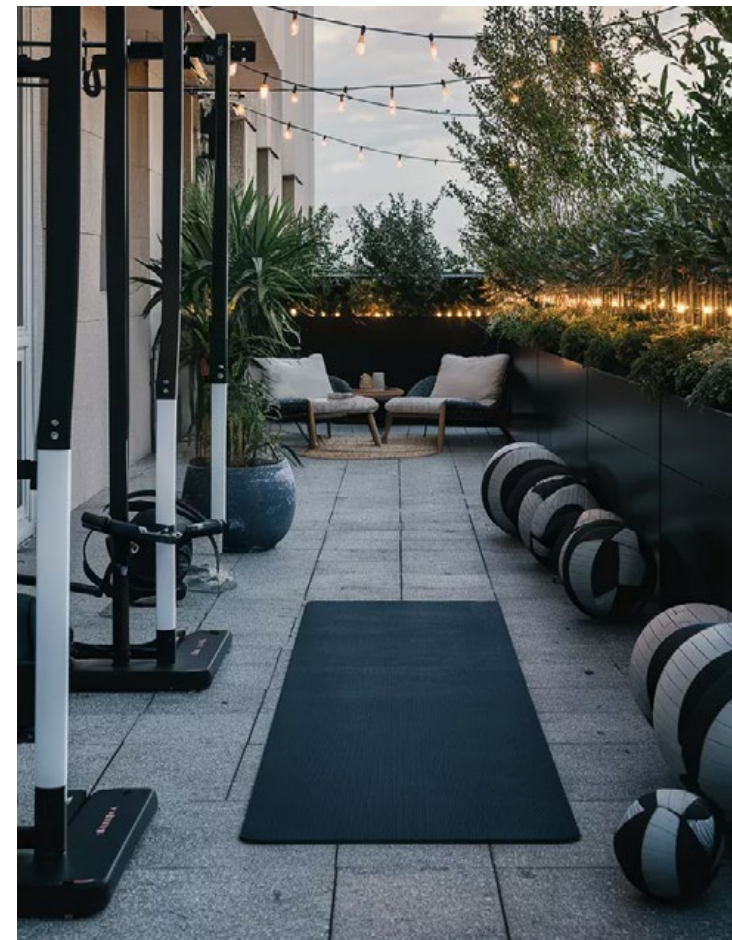
Drawing Key

- 01 Residents lounge and dining area with breakout seating pods
- 02 BBQ
- 03 Alfresco area with cafe umbrellas
- 04 Activities lawn (synthetic) finish flush with adjacent pavement
- 05 Gym deck
- 06 Yoga deck
- 07 Pavement treatment (stone tile or similar)
- 08 Building outline above
- 09 Private Balcony
- a Min. 1000mm depth of soil podium planter areas to support subtropical trees, shrubs and ground covers
- Small subtropical tree to central area of podium planter. (Mature size approx. 3mH x 3mW canopy) Refer tree planting palette on page 22 for species
- Proposed palm / tree fern / cordyline. Refer planting palette on page 22 for species
- Screening fence to private balcony
- Noise barrier screen
- Property boundary



3.5 Resident's recreational character

The Landscape design for the podium and rooftop areas will create meaningful outdoor spaces which anticipate high quality living conditions for residents and their guests. Landscape and built form have been designed as an integrated solution and as such the design foregrounds the abiding connection between architecture and landscape architecture in responding to function, form and context. Residents will be presented with a landscape which engages its subtropical climate and promotes physical and visual connections to site and context to create a thread of local distinctiveness and foster a strong sense of place.



3.7 Rooftop Plan

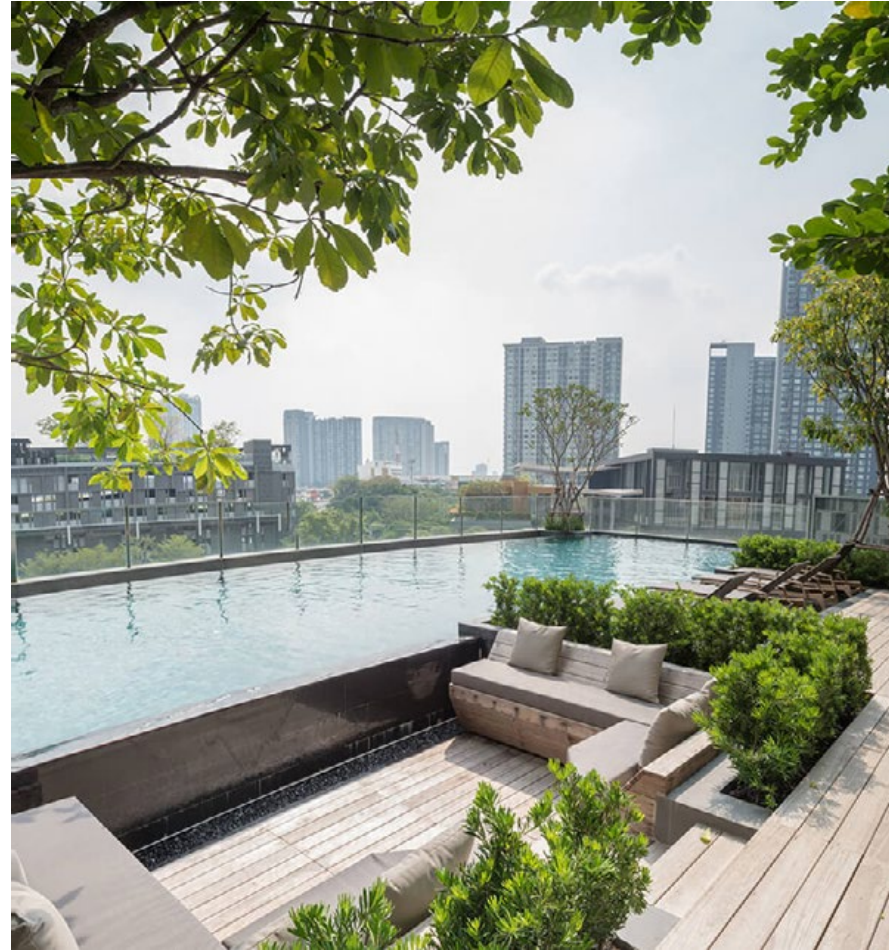
Drawing Key

- 01 Residents lounge & dining area
- 02 Swimming pool with infinity edge
- 03 Spa
- 04 Sunken lounge pods
- 05 Cabana Lounge
- 06 Sun beds to pool
- 07 Pavement treatment to rooftop
- 08 Proposed rooftop header tanks for irrigation (TBC)
- a Min. 1000mm depth of soil podium planter areas to support subtropical trees, shrubs and ground covers
- Small subtropical tree to central area of podium planter. (Mature size approx. 3mH x 3mW canopy) Refer tree planting palette on page 22 for species
- Proposed palm / tree fern / cordyline. Refer planting palette on page 22 for species
- Property boundary
- Balustrade (1100mm high)

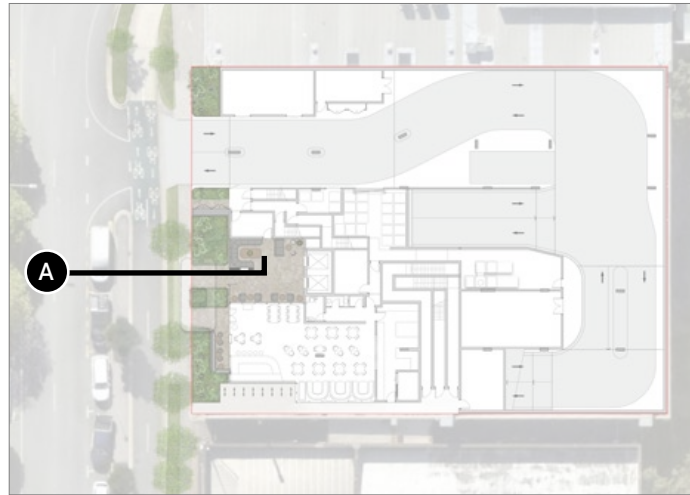


N 0 2 4 6 8 10M/ 1:200@A3

3.8 Rooftop Character



3.9 Landscape Section: Ground floor



Drawing Key

- 01 Neighbourhood street major streetscape treatments for 2.5m verge:
 - Min 1.8m wide pedestrian path (broom finish portland grey)
 - 02 Proposed new shade street trees in existing turf verge treatment
 - 03 Amenity planting with ground covers, shrubs and trailing plants (deep planting to natural ground)
 - 04 Awning over
 - 05 Basement carpark (3m offset from street frontage property boundary)
 - 06 Min. 1000mm depth of soil podium planter areas to support subtropical trees, shrubs and ground covers
 - 07 Existing streetscape planting to be retained
 - 08 Existing cycle lane
- Property boundary

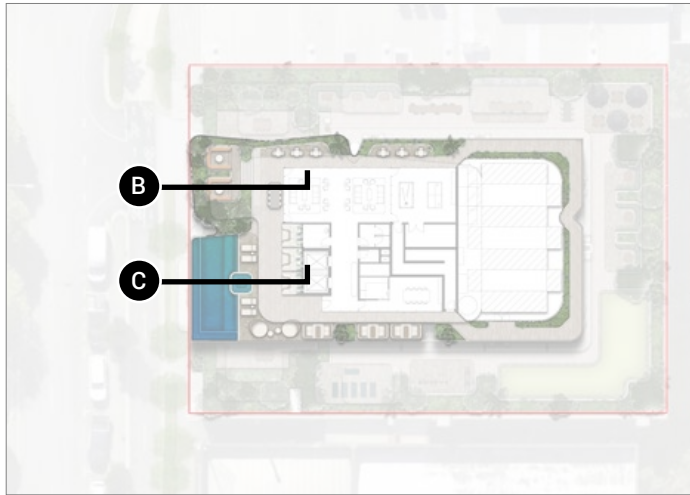
Note: All gardens to be maintained under body corporate management. Maintenance access to podium planters by direct link from internal apartment/floor.

Appropriate safety measures to be incorporated in structure.
(i.e. harness points and or balustrading integrated in
architectural screens)

Irrigation water tank stored in basement 1 and roof top. Tank with Inline fertilisation.



3.10 Landscape Sections: Rooftop

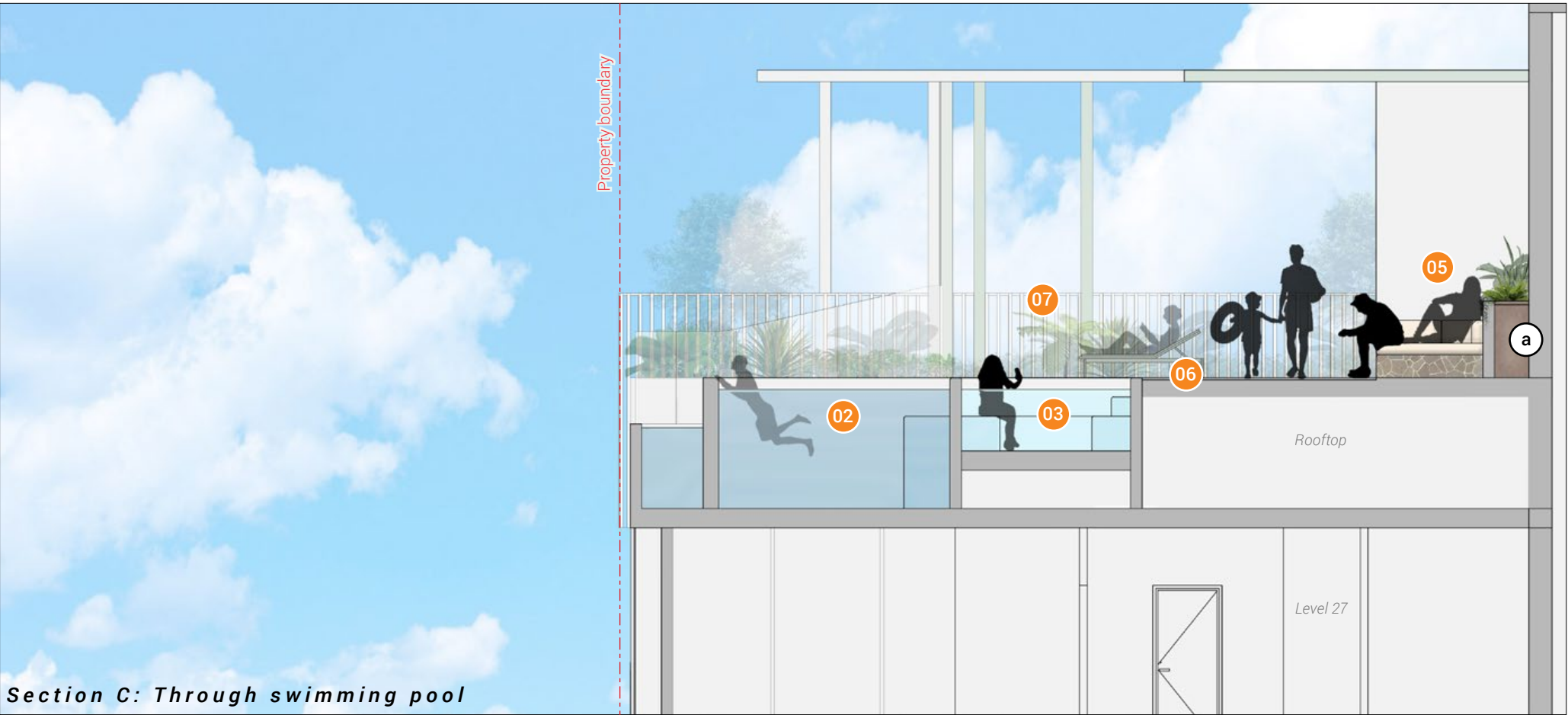


Drawing Key

- 01 Residents lounge & dining area
- 02 Swimming pool with infinity edge
- 03 Spa
- 04 Sunken lounge pods
- 05 Cabana Lounge
- 06 Sun beds to pool (behind)
- 07 Balustrade (1100mm high)
- a Min. 1000mm depth of soil podium planter areas to support subtropical trees, shrubs and ground covers

--- Property boundary

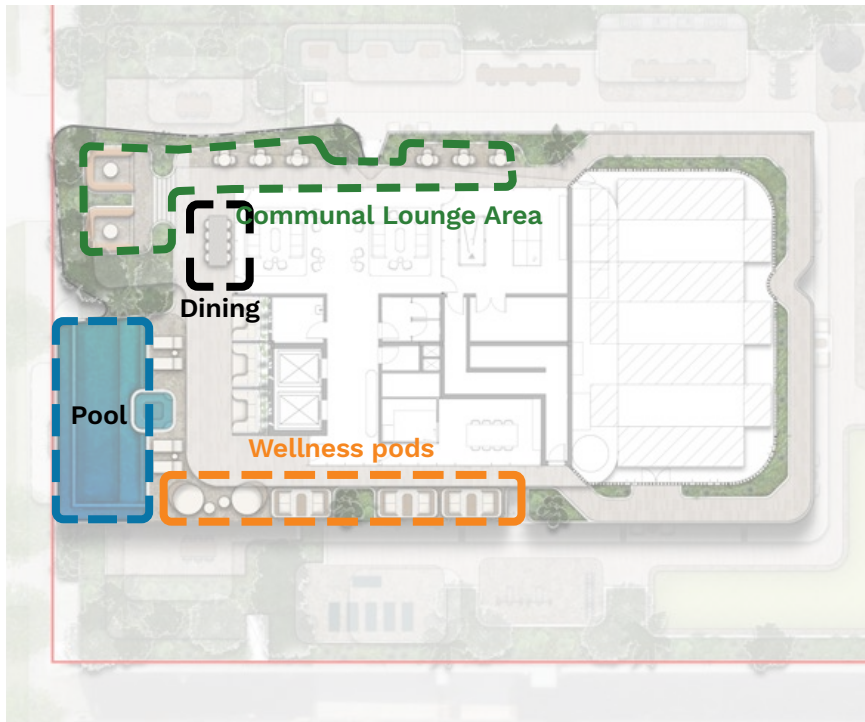
Note: All gardens to be maintained under body corporate management. Maintenance access to podium planters by direct link from internal apartment/floor.
Appropriate safety measures to be incorporated in structure. (i.e. harness points and or balustrading integrated in architectural screens)
Irrigation water tank stored in basement 1 and roof top. Tank with Inline fertilisation.



0 1 2 3 4 5M/ 1:75@A3

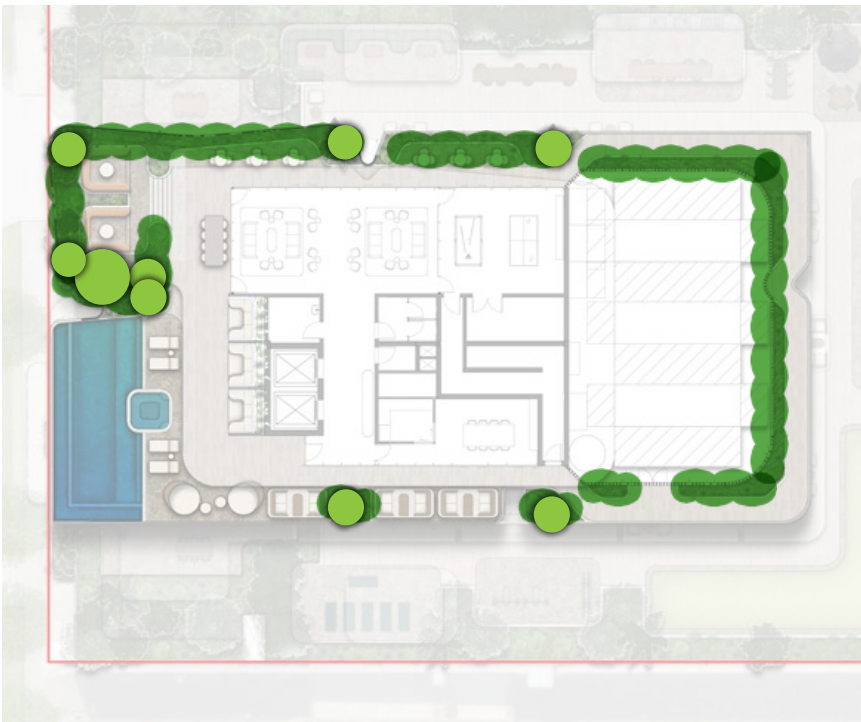
3.11 Rooftop Floor Breakdown

Layout



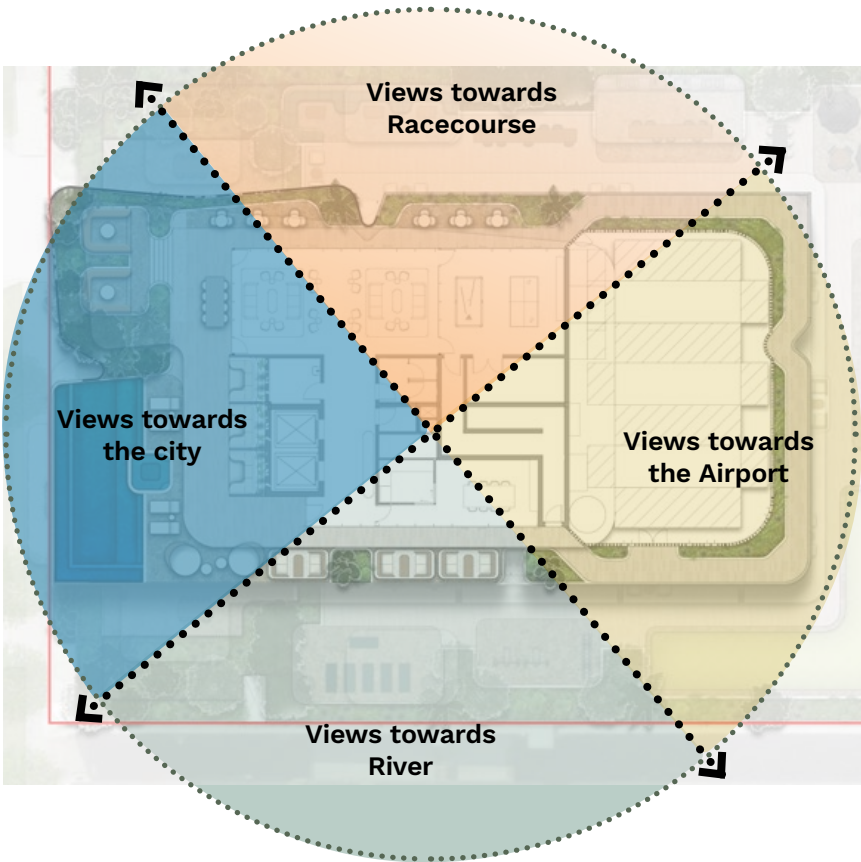
A well-considered and flexible communal rooftop is arranged as a series of comfortable outdoor spaces for quality, human scale outdoor experiences.

Green



Lush subtropical podium gardens create a verdant, shaded and comfortable outdoor experience for residents and guests, and they also support urban cooling, improved air quality and urban biodiversity opportunities

Views



The rooftops and verandas offer open spaces for enjoying the sky and offer panoramic views of the Brisbane River to the south, the city skyline to the west, and the suburban hillsides to the north and east.

4 PLANTING STRATEGY

4.1 Planting Character

Ground Floor

The ground-level planting areas along Hercules Street are primarily west-facing and shaded by the upper floors, offering an opportunity to introduce a variety of shade-tolerant species to the undercroft. These planting areas not only provide a buffer from the road but also create inviting, intimate seating spaces with a lush, subtropical ambiance.



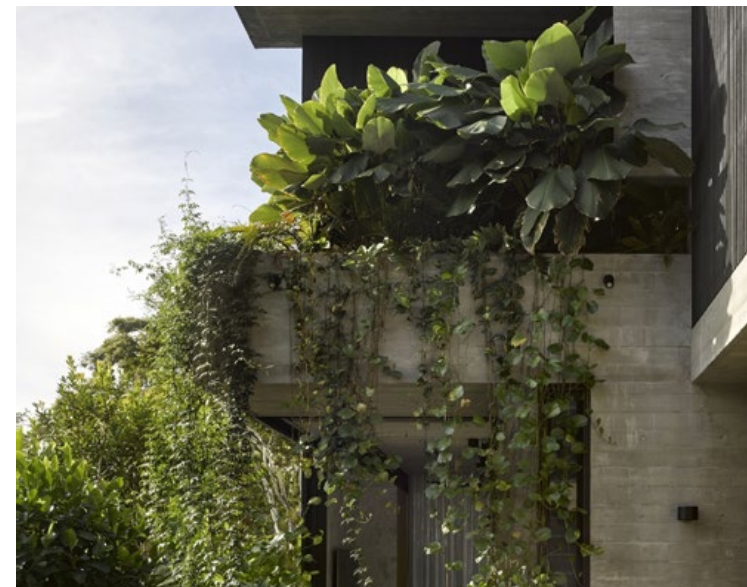
Facade Planters

The planters are arranged in an alternating pattern from level 01 to level 03 on the north-west facing facades. As such the proposed planting palette includes robust shade tolerant or sun hardy species.

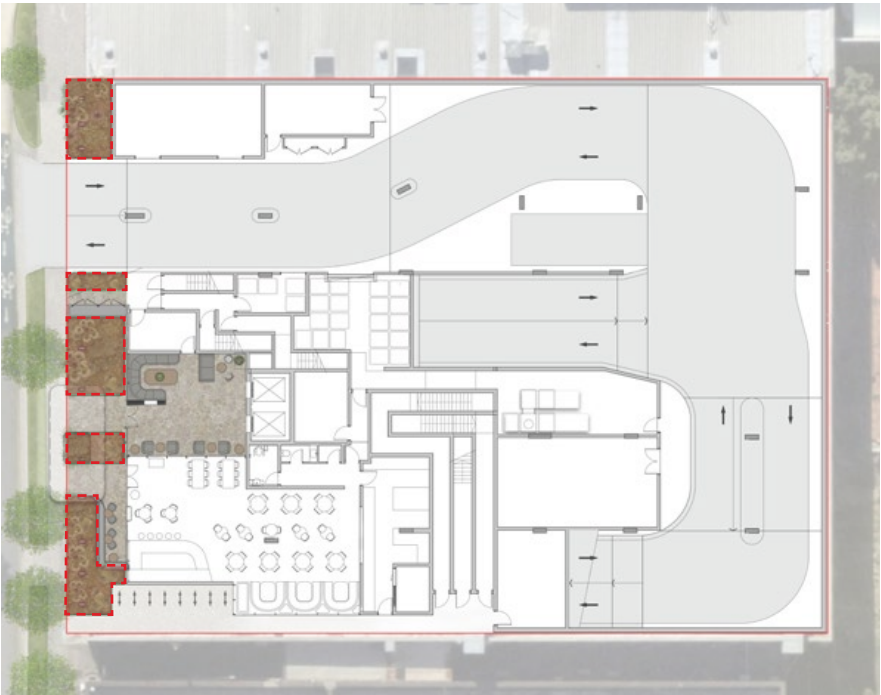


Recreational floor and Rooftop

The rooftop and level 4 podium experiences long exposure of full sun throughout the day. Raised planters with generous soil depth are proposed to support shade canopy trees, hardy understorey and trailing ground covers.



4.2 Planting works intent



Ground Floor



Level 01-03 (typical)

LEVELS	ON STRUCTURE	DEEP PLANTING
Ground		47.37m ²
Level 01-03	46.15m ²	
Level 04	429.57m ²	
Level 05-23	1.17m ²	
Rooftop (Level 24)	80.04m ²	
TOTAL	555.76m ²	47.37m ²
		603.13m ²

Key

 Deep planting zones

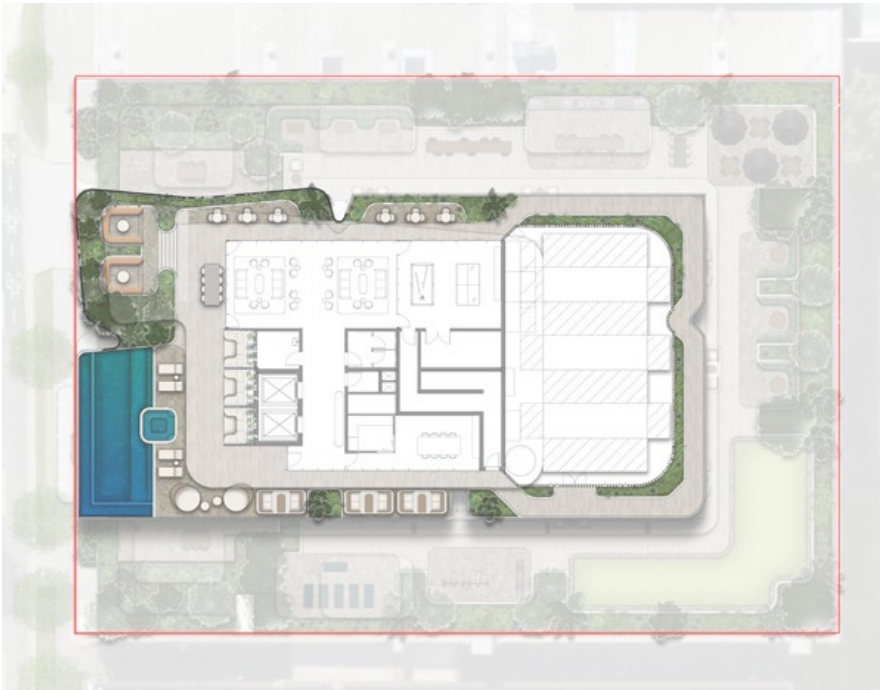
Irrigation requirement:
Suggested irrigation dosage at 65,00L per week, 30% on the rooftop and the remaining 70% in the basement.



Level 04



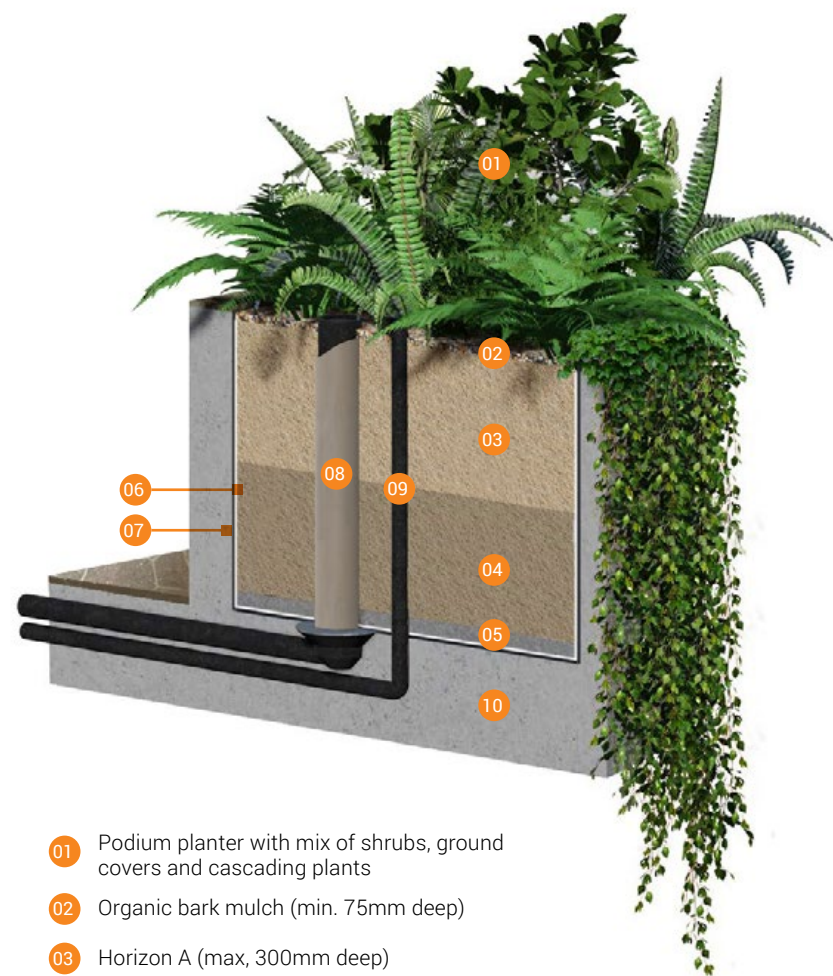
Level 05-23 (typical)



Rooftop (Level 24)

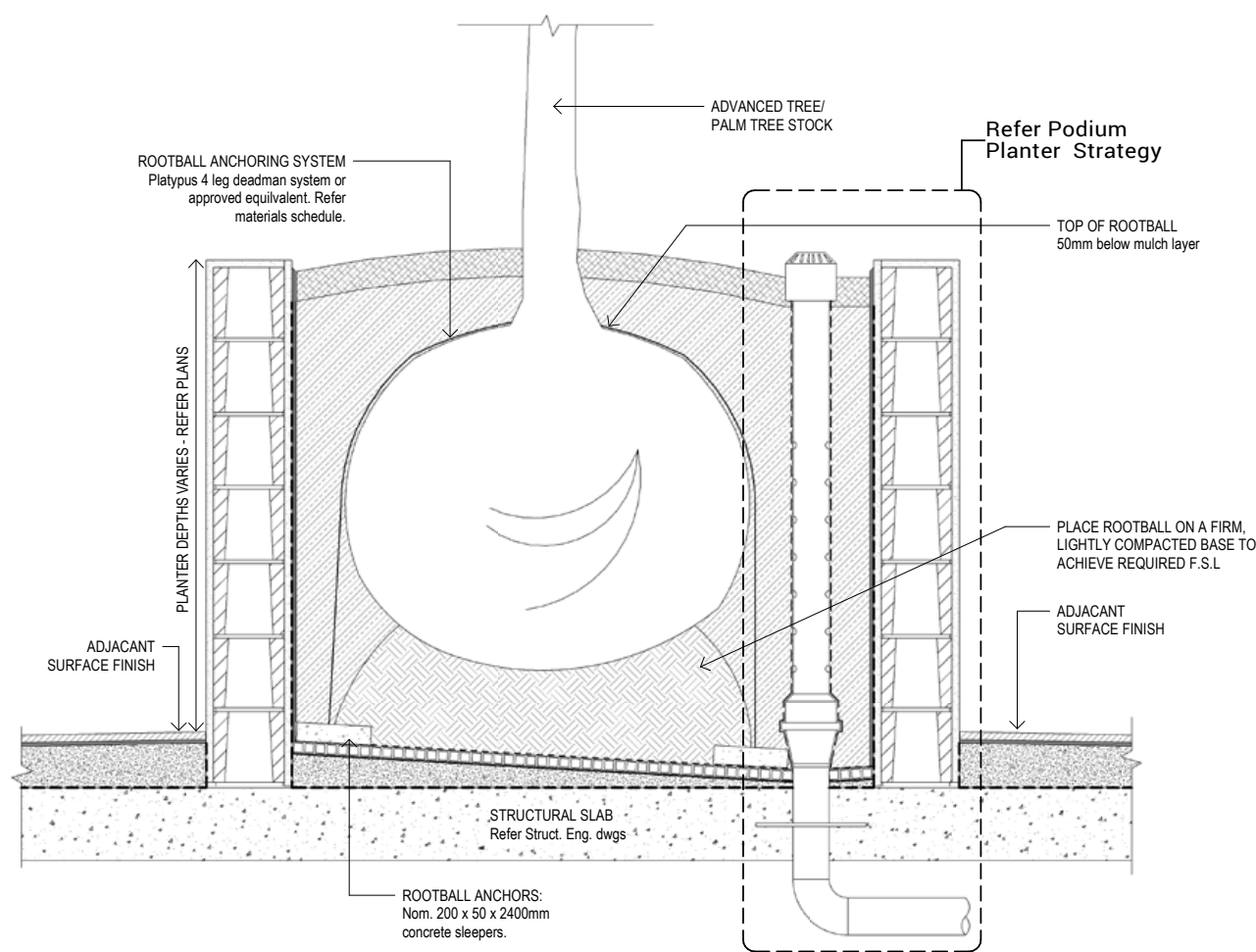
4.3 Podium Planting Details and Strategy

Typical podium planter strategy



- 01 Podium planter with mix of shrubs, ground covers and cascading plants
- 02 Organic bark mulch (min. 75mm deep)
- 03 Horizon A (max, 300mm deep)
- 04 Horizon B (depth varies)
- 05 Drainage (min. 50mm deep)
- 06 Waterproof protection layer
- 07 Waterproof membrane
- 08 Slotted PVC riser
- 09 PVC conduit for drip irrigation line
- 10 Concrete slab, refer architect's drawings

Typical rootball anchor on podium detail

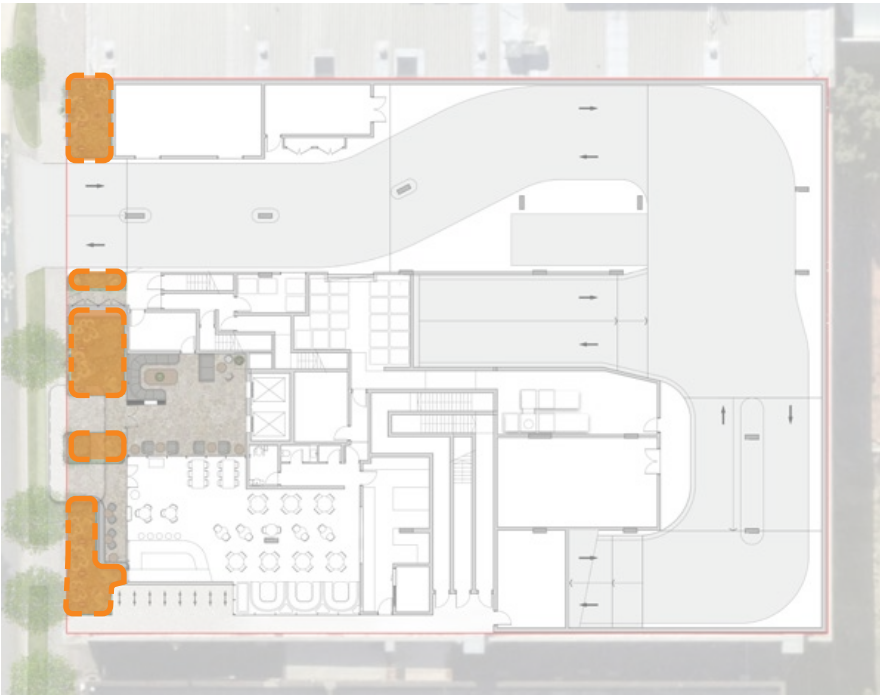


NOTE: The irrigation storage capacity has been sized to comply with the Brisbane City Councils planning scheme of providing a minimum of 755 of all plant watering needs from an alternate water source other than potable water.

While maintaining a practical tank size and also maintaining a realistic harvesting scenario of nonpotable water from the site, a typical industry practice and widely accepted approach is to size a tank volume to accommodate water usage of 25L/week for a 4 week period during peak watering times (month of September) in a typical seasonal year. Based on the 1,425.50m² of garden for the development, the peak water usage is therefore 35,637.50L per week or 142,550L for 4 weeks. To comply with BCC's planning scheme with 75% of all watering needs from a harvested source, the tank size can be rationalised down to 75% of this figure equating to a manageable volume of 107KL.

NOTE: All gardens to be maintained under body corporate management.
Refer Landscape Maintenance and Irrigation Strategy (pg. 18).

4.4 Landscape Maintenance and Irrigation Strategy



Ground Floor



Level 01-03 (typical)

KEY	MAINTENANCE ACCESS
	Gardens maintained by direct access from ground/ podium level. Note: Garden's to unit maintenance subject to body corporate

NOTE: Maintenance access for external terraces will be via common podium areas or from the building core. A large number of podium planters are within the balustrades therefore have no risk of fall for maintenance. Where facade and podium planters are outside of balustrades, fall height risk will be mitigated by a safety cable access system & anchors integrated with the building and designed and installed by an access specialist. Harness anchors are typically indicated on the Architectural plans.

All advanced plant stock and large plant species on rooftop podiums will be installed with a rootball anchoring system refer 'Typical Tree on Podium Detail' on pg 19. Only appropriate plant species, which are not prone to limb drop, will be selected for rooftop podiums. Planting that requires pruning will not be located in close proximity to building edges to prevent risk of falling branches.

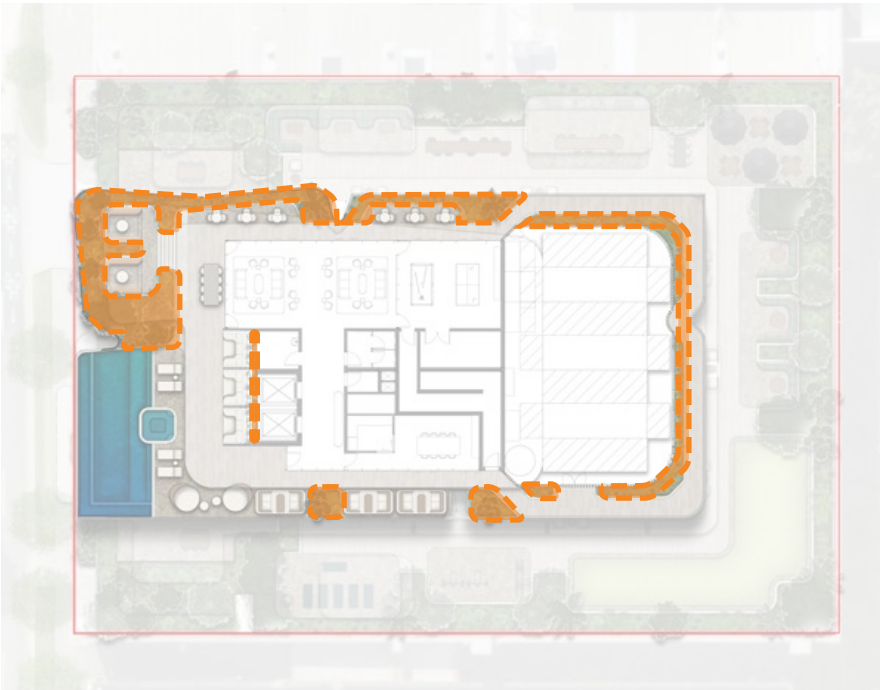
Maintenance materials and garden waste can be transported via the lift core to upper levels in small quantities as governed by the weight limits of the lift.



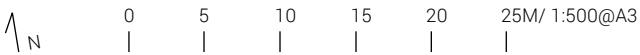
Level 01-04 (typical)



Level 05-23 (typical)



Rooftop (Level 24)



4.5 Landscape Maintenance Schedule

Irrigation Maintenance

TASK FREQUENCIES													HOUR/ TASK	TASK/ YEAR	TOTAL HOURS	DATE COMPLETE	RESPONSIBLE PARTY	MANAGER CHECK
TASK	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC						
Irrigation controller adjustment		x			x			x			x							
Irrigation coverage test			x						x									
Irrigation valve inspection			x						x									
Filter inspections			x						x									
Pipe damage audit			x						x									
Backflow prev. device check			x						x									
Fertigation system refill	x	x	x	x	x	x												

Garden, Tree and Plant Maintenance

TASK FREQUENCIES													HOUR/ TASK	TASK/ YEAR	TOTAL HOURS	DATE COMPLETE	RESPONSIBLE PARTY	MANAGER CHECK
TASK	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC						
Garden weeding and tidy up	o	o	o	o	o	o	o	o	o	o	o	o						
Garden hedging & pruning	x		x			x			x		x							
Spent flower removal	o	o	o	o	o	o	o	o	o	o	o	o						
Deciduous Tree leaf removal	+	+	+	+	+	+	+	+	+	+	+	+						
Pest & disease control	Weekly inspections and treatment as required																	
Tree/garden fertilising			x						x			x						
Mulch replenishment – Hoop Pine fines									x									

Legend	
+	Task undertaken on a weekly basis
o	Task undertaken on a fortnightly basis
x	Task undertaken in the month indicated

4.6 Planting Palette - Feature trees and Palms

Planting Schedule

BOTANICAL NAME	COMMON NAME	NOTES	SUN	SHADE	N & W	S & E
<i>Barklya syringifolia</i>	Golden Blossom Tree	Feature/Podium	x			x
<i>Chamaedorea elegans</i>	Parlour Palm		part	x		x
<i>Cordyline petiolaris</i>	Broad-leaved Palm Lily			x		x
<i>Cordyline stricta</i>	Slender Palm Lily			x		x
<i>Cyathea cooperii</i>	Cooper's Tree Fern			x		x
<i>Elaeocarpus eumundi</i>	Smooth-leaved quandong	Narrow form	x	part	x	x
<i>Ficus brachypoda</i> 'Podium'	Podium Fig	Feature/Podium	x		x	
<i>Graptophyllum ilicifolium</i>	Native Fuschia	Podium	x	part	x	x
<i>Lepidozamia peroffskyana</i>	Cycad palm	Feature	x	x	x	x
<i>Licuala ramsayi</i>	Australian Fan Palm			x		
<i>Livistona australis</i>	Cabbage Tree Palm	Feature	x		x	
<i>Monoon longifolium</i>	Mast tree	Narrow form	x	part	x	x
<i>Phaleria clerodendron</i>	Native Daphne		x	part		x
<i>Phyllanthus cuscutiflorus</i>	Pink Phyllanthus			part	x	x
<i>Ptychosperma macarthurii</i>	Macarthur palm			part	x	x
<i>Randia fitzalanii</i>	Native gardenia	Podium	x	part	x	x
<i>Syzygium 'Cascade'</i>	Cascade Lilly Pilly	Screening	x	part	x	x
<i>Tristaniopsis laurina</i>	Water gum	Street tree/Podium	x	part	x	x
<i>Waterhousea floribunda</i>	Weeping Satinash	Street tree/Podium	x		x	x



BARKLYA syringifolia



CYCATHEA cooperi



GRAPTOPHYLLUM ilicifolium



LEPIDOZAMIA peroffskyana



LIVISTONA australis



PHALERIA clerodendron



RANDIA fitzalanii



SYZYGIIUM cascade



WATERHOUSEA floribunda

4.7 Planting Palette - Shrubs and ground covers

Planting Schedule

BOTANICAL NAME	COMMON NAME	NOTES	SUN	SHADE	N & W	S & E
<i>Aloe Hybrid 'LEO 5072'</i>	Aloe Laser Show		x		x	
<i>Aloe 'Southern Cross'</i>	Aloe Southern Cross		x		x	
<i>Blechnum 'Silver Lady'</i>	Silver Lady Fern	Deep shade		x		x
<i>Casuarina glauca</i> 'Cousin It'	Cousin It		x		x	
<i>Chlorophytum comosum</i>	Spider Plant		part	x	x	x
<i>Cissus 'Ellen Danica'</i>	Ellen Danica	Climbing	x		x	x
<i>Doryanthes excelsum</i>	Gymea Lily		x		x	x
<i>Epipremnum aureum</i>	Devils Ivy	Vine/hanging		part		x
<i>Ficus microcarpa</i> 'Green Island'	Ficus Green Island		x		x	x
<i>Ficus pumila</i>	Climbing Fig	Climbing	x	x	x	x
<i>Hardenbergia violacea</i>	Happy Wanderer	Climbing	x		x	
<i>Heliconia 'Hot Rio Nights'</i>	Heliconia		x	x	x	x
<i>Heliconia 'Bucky'</i>	Heliconia		x	x	x	x
<i>Juniperus squamata</i> Prostrata	Prostrate Juniper		x		x	
<i>Kalanchoe copper spoons</i>	Copper Spoons		x		x	
<i>Liriope 'Emerald Cascade'</i>	Cascading Liriope		x	x	x	x
<i>Lomandra Shara</i>	Lomandra		x		x	
<i>Monstera deliciosa</i>	Fruit Salad Plant			x		x
<i>Ophiopogon japonicus</i>	Mondo Grass		x	x	x	x
<i>Peperomia obtusifolia</i>	Baby Rubber Plant			x	x	x
<i>Philodendron 'Rojo Congo'</i>	Philodendron 'Rojo Congo'	Shaded undercroft		x		x
<i>Philodendron Xanadu</i>	Xanadu		x		x	
<i>Plectranthus verticillatus</i>	Swedish Ivy	Understory/Hanging		x		x
<i>Rhapis humilis</i>	Broadleaf lady palm		x			
<i>Sansevieria trifasciata</i> 'Moonshine'	Snake Plant			x		x
<i>Sansevieria trifasciata</i> 'Zeylanica'	Snake Plant		x	x	x	x
<i>Zamia furfuracea</i>	Cardboard Palm		x		x	x
<i>Zoysia tenuifolia</i>	No mow grass		x		x	x



ALOE hybrid 'LEO 5072'



TRIFASCIATA 'Zeylanica'



CASUARINA glauca 'cousin it'



MONSTERA deliciosa



PHILODRENDRON Xanadu



HARDENBERGIA violacea



JUNIPERUS squamata Prostrata



KALANCHOE copper spoons



FICUS microcarpa 'Green Island'



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