

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/NSH/4175

Date: 06 February 2026



19 HERCULES STREET | HAMILTON

STAGE 1 LANDSCAPE CONCEPT MASTER PLAN REPORT

PREPARED FOR
WENTWORTH EQUITIES
28 NOVEMBER 2025
REVISION (K)

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**SITE
ANALYSIS**

SITE ANALYSIS

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.

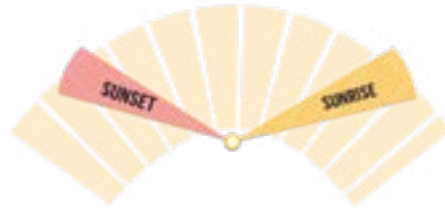
The site itself is 6kms from the Brisbane CBD and only 100m to the Brisbane River's edge and the Hamilton Northshore promenade. The site is bound by Hercules Street to the North and the privatised Main Road to the South. To the North on Hercules Street, the newly completed Hercules park sits directly 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.

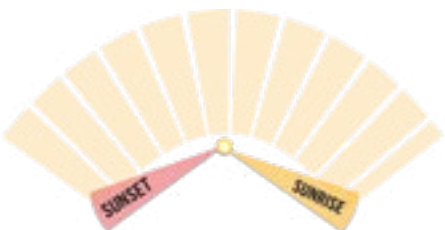
The site must play a key role in the urban design fabric of the Hamilton Northshore development, by maintaining a current river view corridor through the core of the site.

SOLAR

WINTER SOLSTICE
(21 June 2017)



SUMMER SOLSTICE
(22 December 2017)

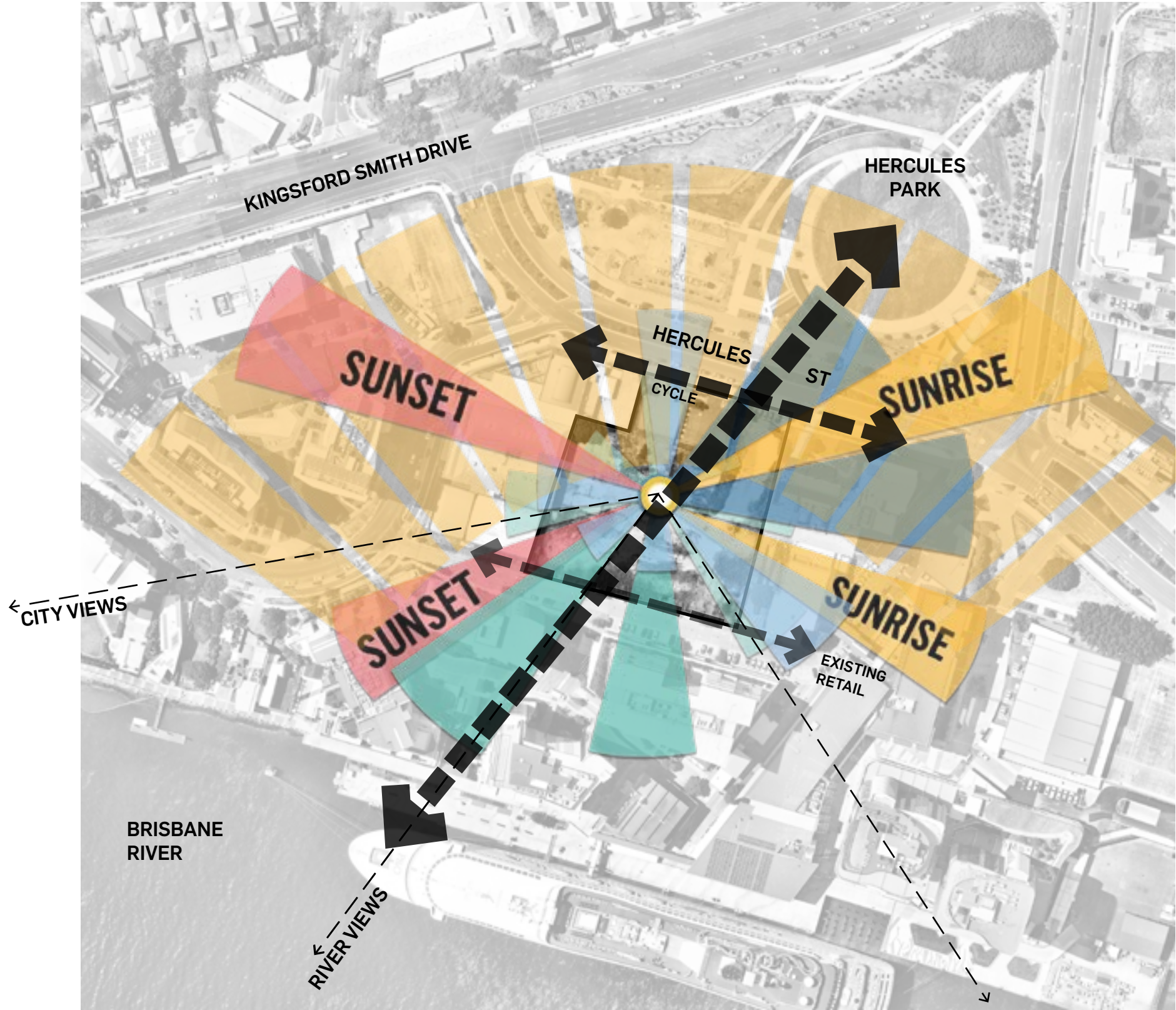
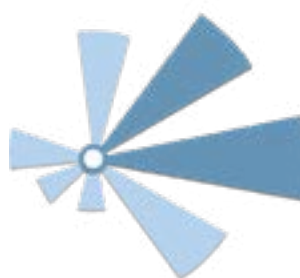


WIND

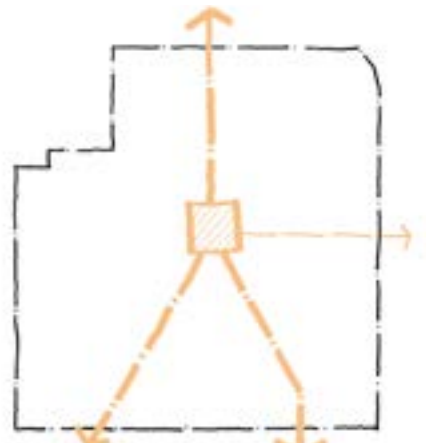
ANNUAL WIND ROSE: 9am
(South Easterly prevailing winds)



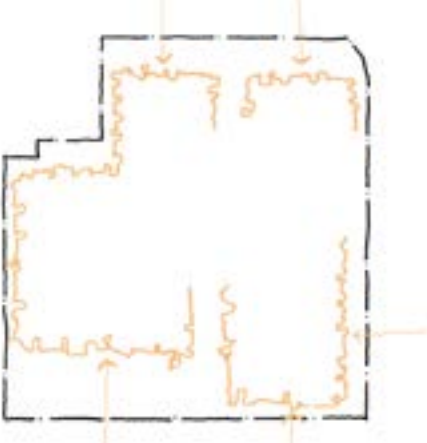
ANNUAL WIND ROSE: 3pm
(East to North-Easterly prevailing winds)



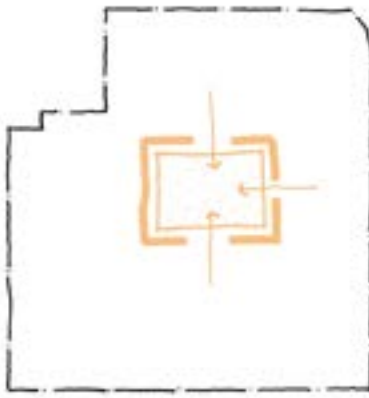
SITE OPPORTUNITIES



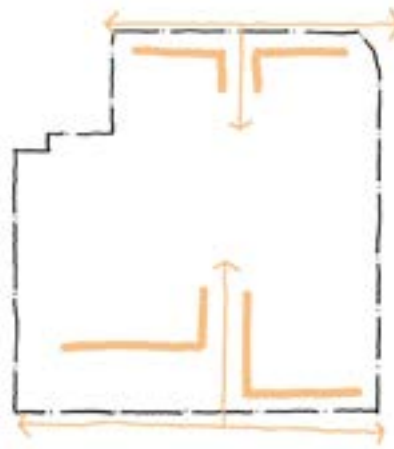
FINE GRAIN CONNECTIONS AND INTEGRATION



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

**DESIGN
DRIVERS**

DESIGN DRIVERS

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.



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.



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.

**DESIGN
VISION**

THE RIVER CORRIDOR

CONNECTING THE RIVER TO THE PARK

DESIGN VISION

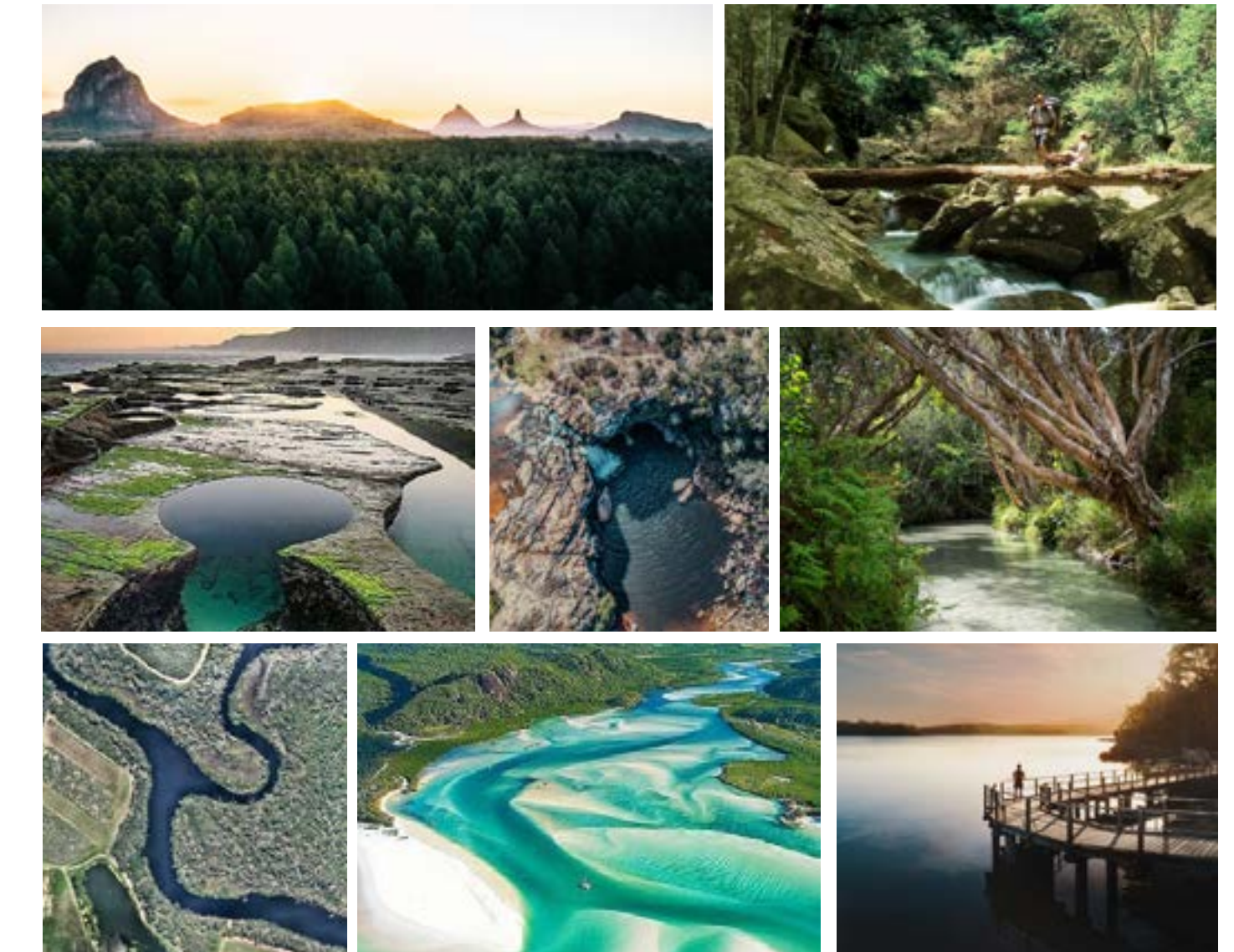
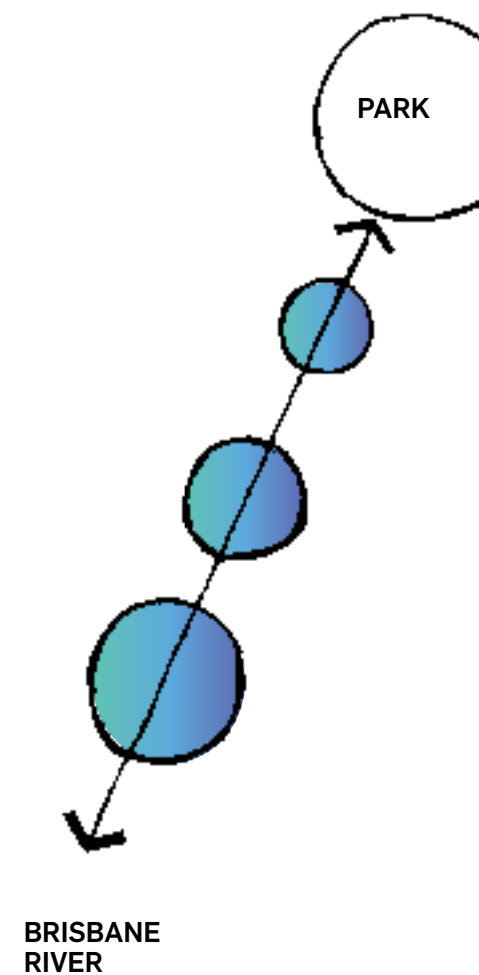
THE RIVER CORRIDOR

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.

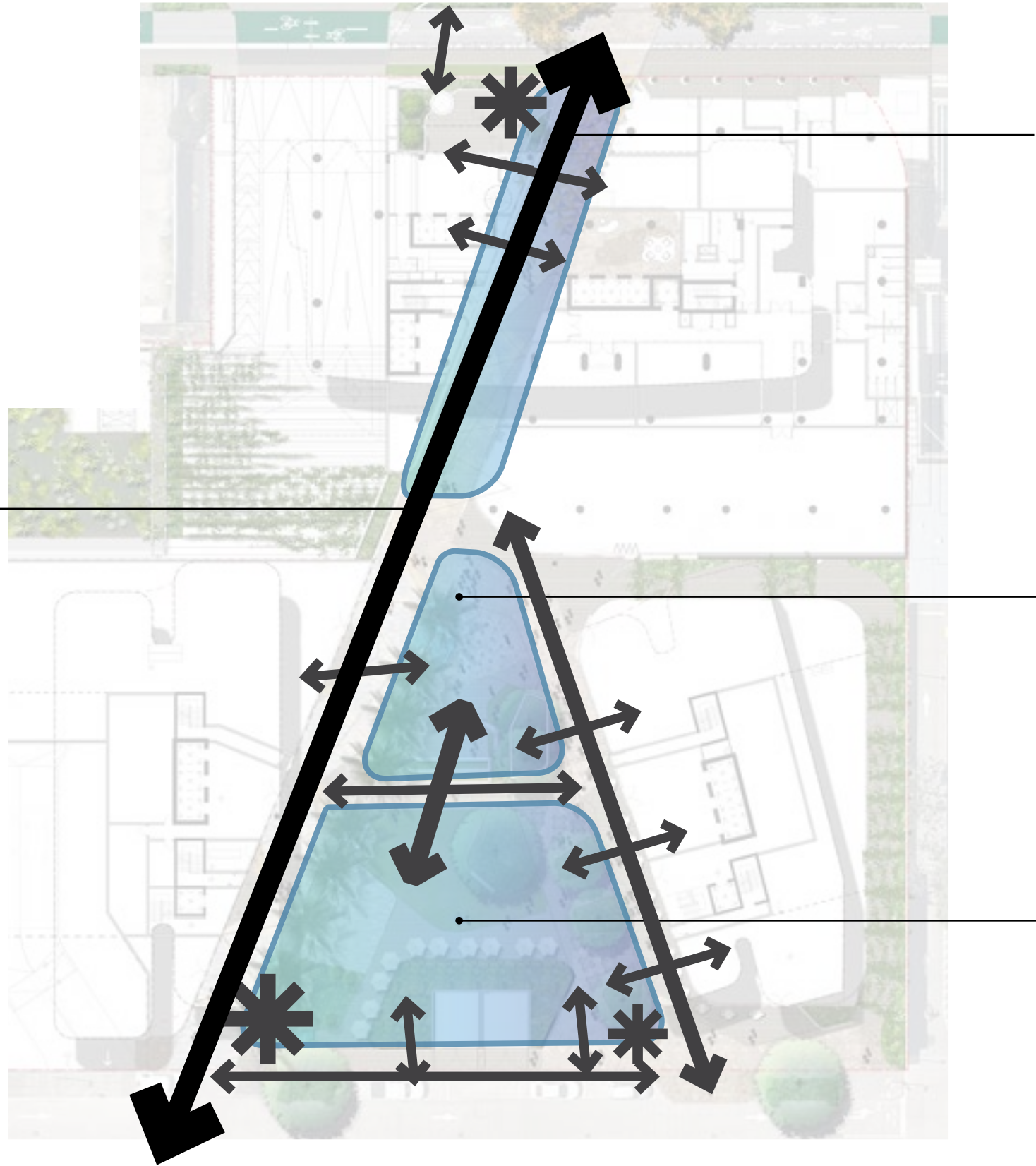
THE RIVER CORRIDOR. HIGHLIGHTED AND FRAMED BY:

- 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

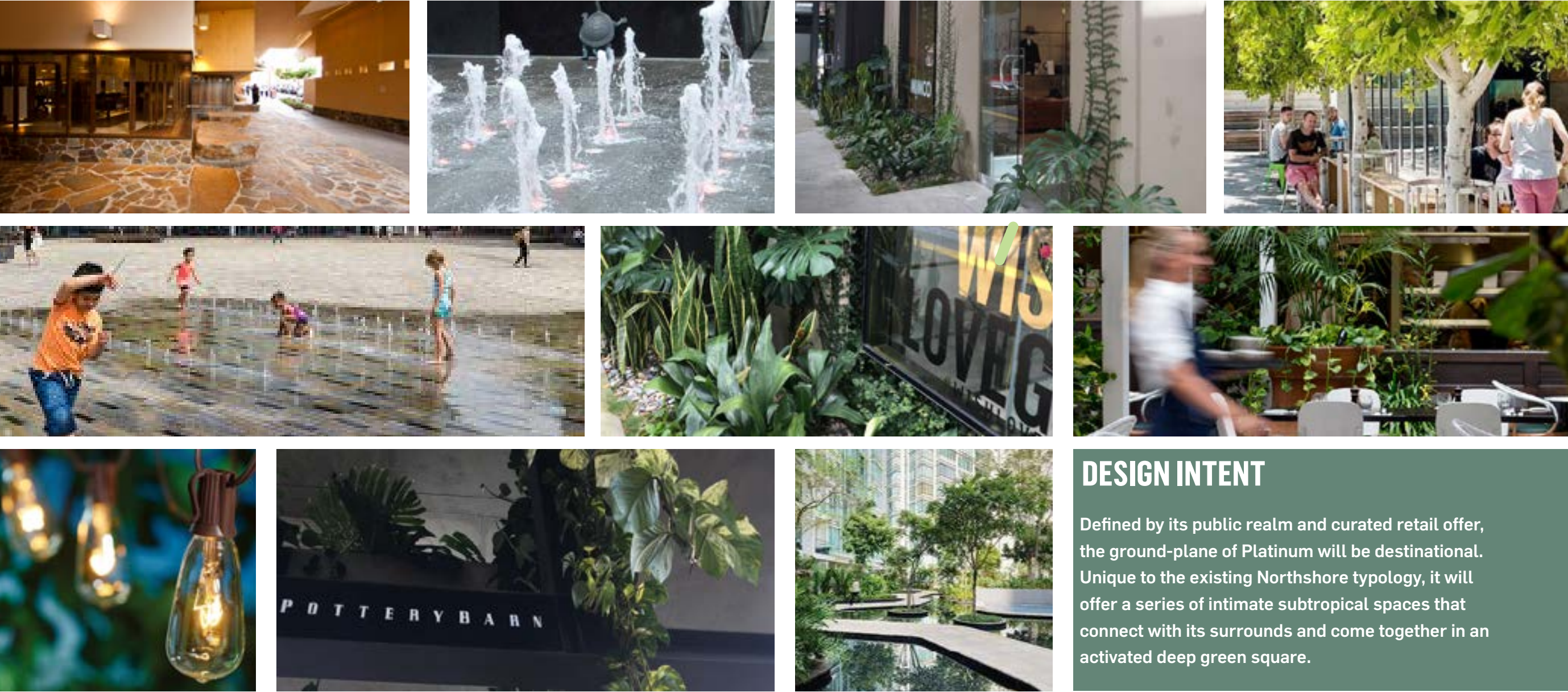


CONCEPT

CONCEPT

GROUND LEVEL

PRECEDENT IMAGES



DESIGN INTENT

Defined by its public realm and curated retail offer, the ground-plane of Platinum will be destinalional. 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.

CONCEPT

GROUND LEVEL

ULTIMATE DESIGN (INCLUDING FUTURE INDICATIVE ONLY STAGES 2 & 3)

Overhead arbor structure 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.

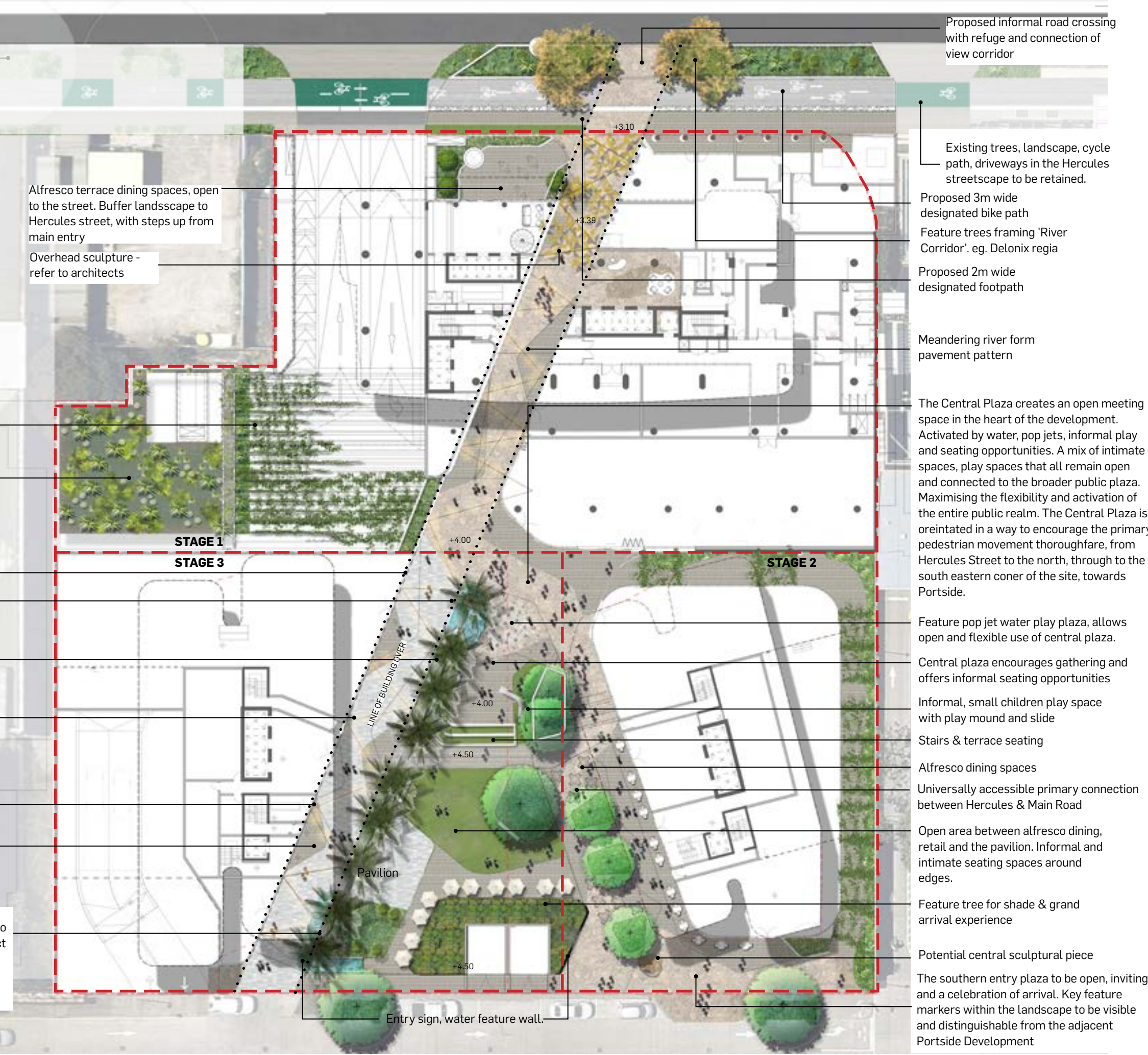
Universally accessible secondary path (along river veiw corridor)

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.



DRAWING NUMBER: LP 01



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.



DRAWING NUMBER: LP 02

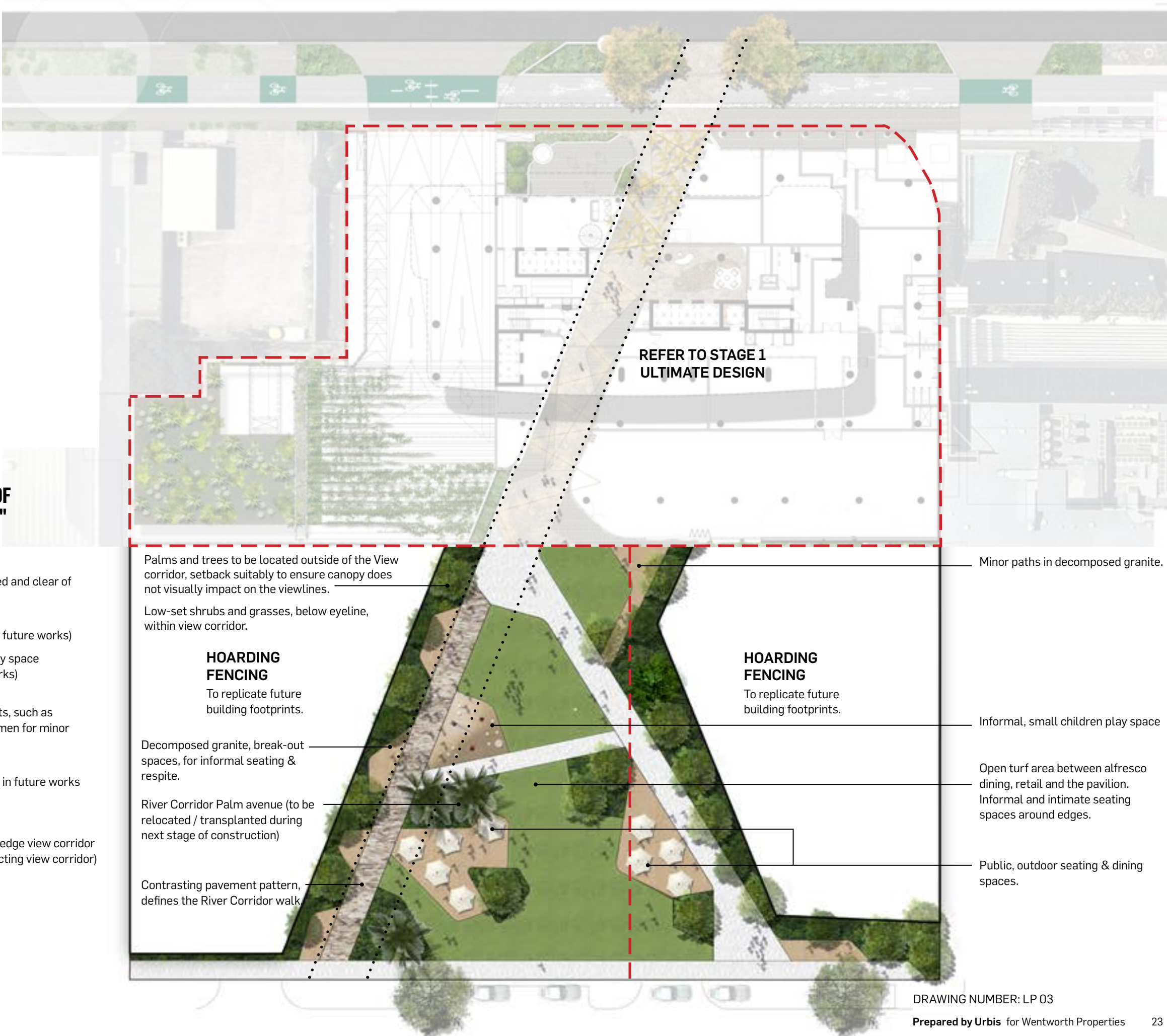
CONCEPT

GROUND LEVEL STAGE 1 DELIVERY

INTERIM PARK

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

- 1'800m² 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)



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.

HOARDING FENCING

To replicate future building footprints.

Decomposed granite, break-out spaces, for informal seating & respite.

River Corridor Palm avenue (to be relocated / transplanted during next stage of construction)

Contrasting pavement pattern, defines the River Corridor walk

HOARDING FENCING

To replicate future building footprints.

Minor paths in decomposed granite.

Informal, small children play space

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

Public, outdoor seating & dining spaces.

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

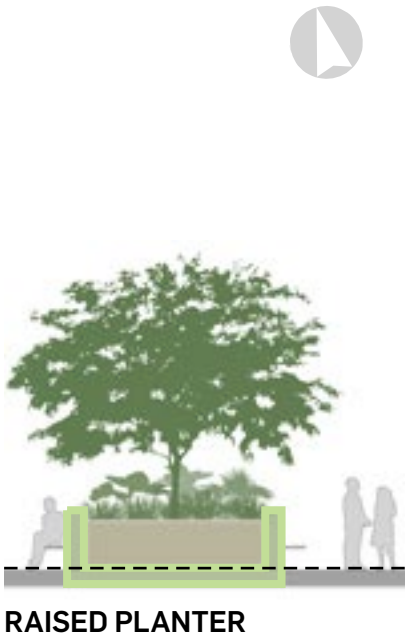
Basement head-heights don't allow for sunken planters. Raised planters, typically 900-1000mm max, will help separate spaces and generate different levels of use and privacy in the public realm. Furniture can be integrated into the planter walls, for example custom cafe seating. This will be softened by in-ground planting of trees proposed within the Hercules street verge to soften the building frontage.

SEMI - RAISED PLANTER

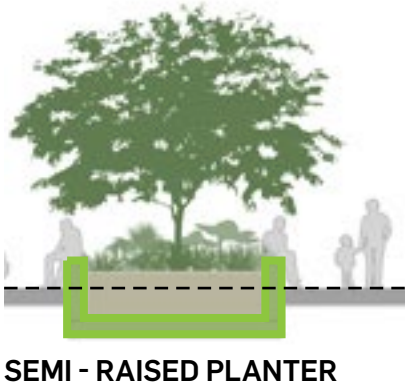
Increased basement head-heights allow for partially sunken planters of up to 600mm below finished surface level. Typically planter edges offer a seating height, approx 450mm above finished surface level, creating a total depth of planting media of over 1 metre. The planters will visually enclose spaces, without creating barriers.

DEEP PLANTING

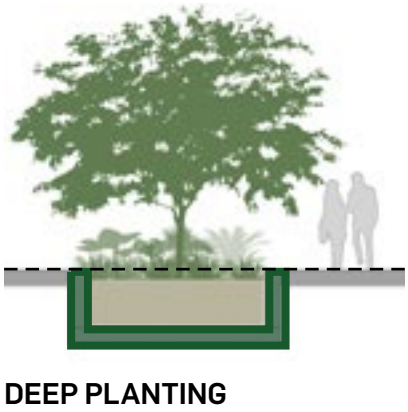
In areas where basement head-heights aren't an issue, sunken planters provide a seamless public realm, remove visual clutter and feel more natural and integrated. Achieving up to 1.5m depth of planting, this area offers suitable planting depths for large feature shade trees.



RAISED PLANTER



SEMI - RAISED PLANTER



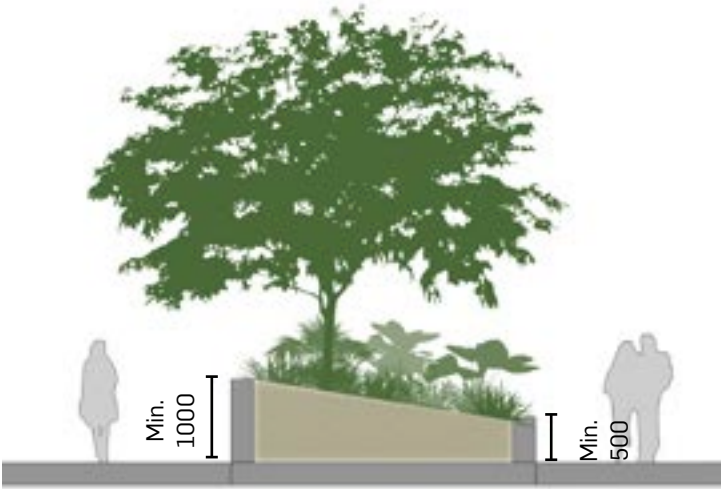
DEEP PLANTING

CONCEPT

PLANTING

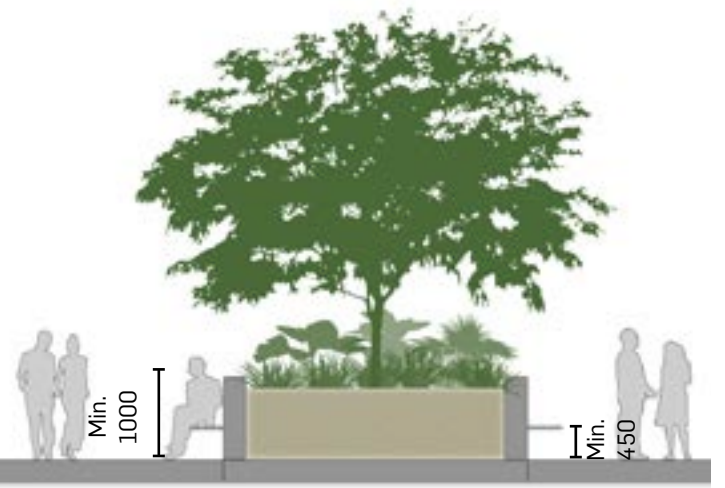
Podium planting requires soil depth. It is important to understand the implications of building up soil depths through built form.

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



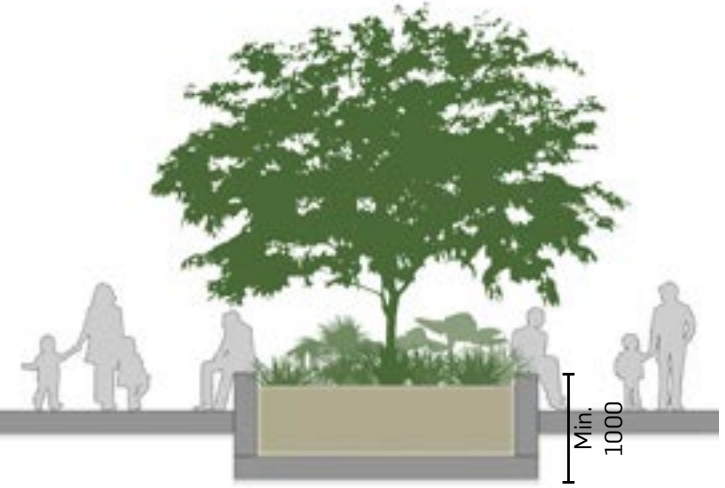
RAKED PLANTERS

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.



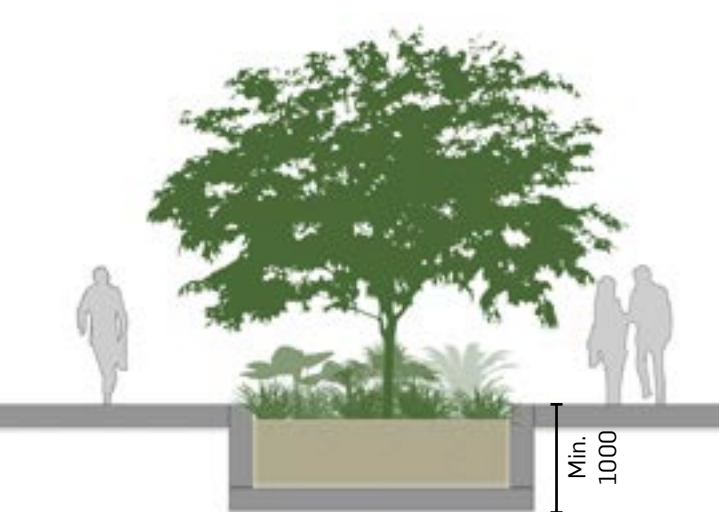
RAISED PLANTER

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



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.



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 (INDICATIVE ONLY)

HERCULES STREET ARRIVAL
SECTIONAL ELEVATION A



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

CONCEPT

GROUND LEVEL THE RIVER BASIN (INDICATIVE ONLY)

CENTRAL PLAZA
- WATER PLAY PIECE

SECTIONAL ELEVATION B



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

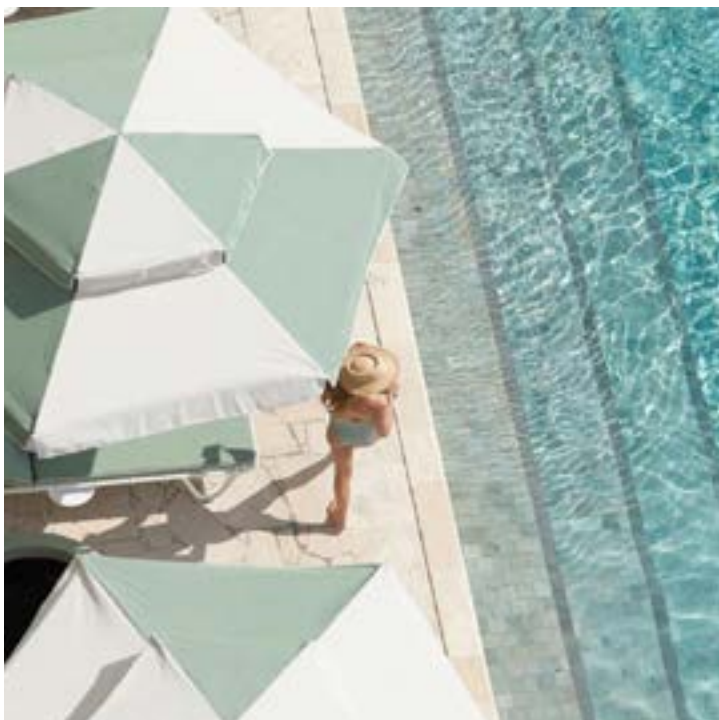
Tall palm trees maintain views across to retail frontages. Sloping walkway with catenary lighting becomes the main thoroughfare

Variety of retail sizes face the central plaza

CONCEPT

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



CONCEPT

MEZZANINE LEVEL

DESIGN

XERISCAPE ROOFTOP

- Low maintenance
- Some raping plants
- Cacti and succulents

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
- River views

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

MULTI - USE PRIVATE AREA/BBQ AREA

- Secluded lounging paved area
- Lush planting
- Turf zone
- Easy access to kitchen

FIREPIT

- Informal seating
- Gathering space

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.

CABANA

- Screened by lower planting
- Framed by trees
- Open space

KIDS / SHALLOW POOL

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

LAP POOL

- 15m long
- Screened by planting to the neighbour tower
- Spa nook with in water bed
- Day beds
- 1.5m depth

CABANA TROPICAL RELAX AREA

- Comfortable lounge seating spaces
- Open deck area
- Tropical garden with trees, tree ferns, and lots of lush planting
- Steps walkup to 3x Spas



1:200 @ A3

Prepared by Urbis for Wentworth Properties

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CONCEPT

SKY GARDENS

WESTERN ASPECT

Creating quite and intimate spaces for passive recreation and reflection.

PRECEDENT IMAGES



CONCEPT

SKY GARDENS

WESTERN ASPECT

LEVELS 12-13 & 20-21

COMMUNAL SPACE

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



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 16-17

VERTICAL COMMUNAL WALL

- Plants to share
- Meet your neighbour

RAISED DECK (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



CONCEPT

ROOF TERRACES

PRECEDENT IMAGES



CONCEPT

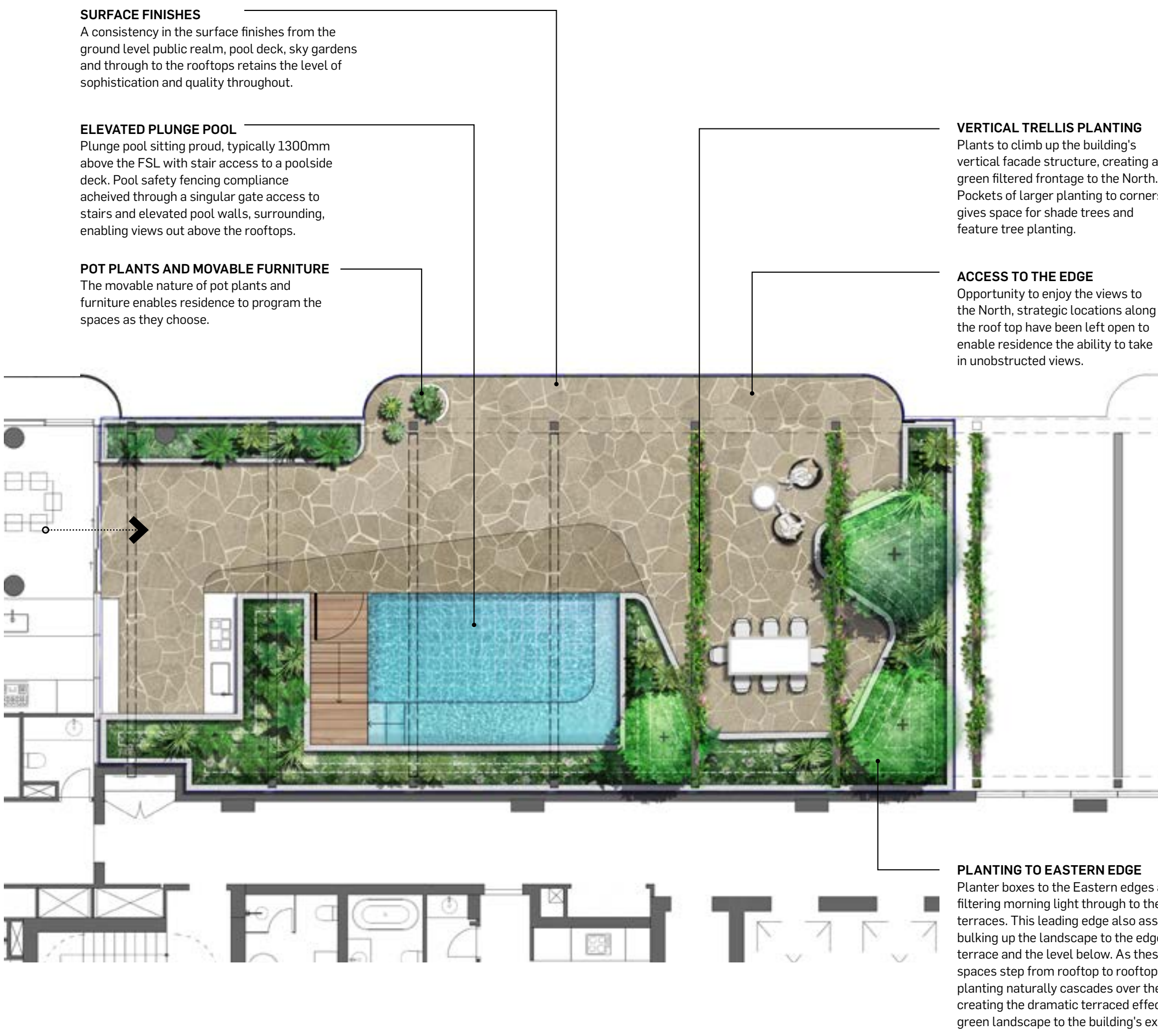
ROOF TERRACES

TYPICAL NORTHERN TERRACE
LANDSCAPE DESIGN

LEVEL 24 (EXAMPLE)



KEY PLAN



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.

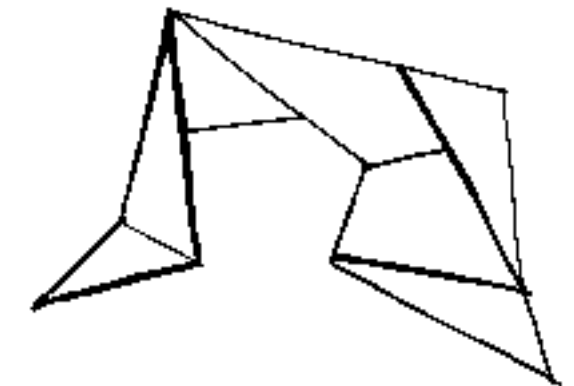
Organic forms and natural materials combine to create a contemporary sub-tropical environment.



FLOOR PLATES



ORGANIC



CONTEMPORARY



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.



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**



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 / m²)



Xanthosoma aurea (300mm, 6 plants / m²)



Zamia furfuracea



Viola hederacea (140mm, 15 plants / m²)



Philodendron Selloum



Blechnum gibbum (300mm, 5 plants / m²)



Dichondra 'Silver Falls' (140mm, 10 plants / m²))



Cordyline (200mm, 6 plants / m²)



Monstera deliciosa (400mm, 3 plant / m²)



Alocasia brisbanensis (400mm, 3 plants / m²)



Asplenium australasicum (200mm, 5 plants / m²)

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 / m²)



Xanthosoma aurea (300mm, 6 plants / m²)



Philodendron sp. 'Imperial Gold' (200mm, 8 plants / m²)



Myoporum parvifolium (140mm, 12 plants / m²)



Viola hederacea (140mm, 15 plants / m²)



Asplenium australasicum (200mm, 5 plants / m²)



Calathea zebrina var. humilior (140mm, 8 plants / m²)



Bromeliad (140mm, 12 plants / m²)



Zamioculcus zamiifolia (300mm, 4 plants / m²)



Licuala ramsayi (400mm, 3 plants / m²)



Monstera deliciosa (400mm, 3 plant / m²)

PLANTING

MEZZANINE XERISCAPE



Rhipsalis baccifera



Senecio serpens



Furcraea foetida



Graptopetalum



Crassula Bluebird



Agave victoriae-reginae



Echinocactus



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 / m²)



Peperomia sandersii ((140mm, 10 plants / m²)



Alpinia zerumbet (300mm, 6 plants / m²)



Viola hederacea (140mm, 15 plants / m²)



Licuala ramsayi (400mm, 3 plants / m²)



Asplenium australasicum (200mm, 5 plants / m²)



Calathea insignis (140mm, 8 plants / m²)



Ficus lyrata (45L, 3 plants / m²)



Clivea (200mm, 8 plants / m²)



Lagerstroemia indica (200L)



Randia fitzalanii (200L)

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)



Clematis aristata (pre grown to 2m length)

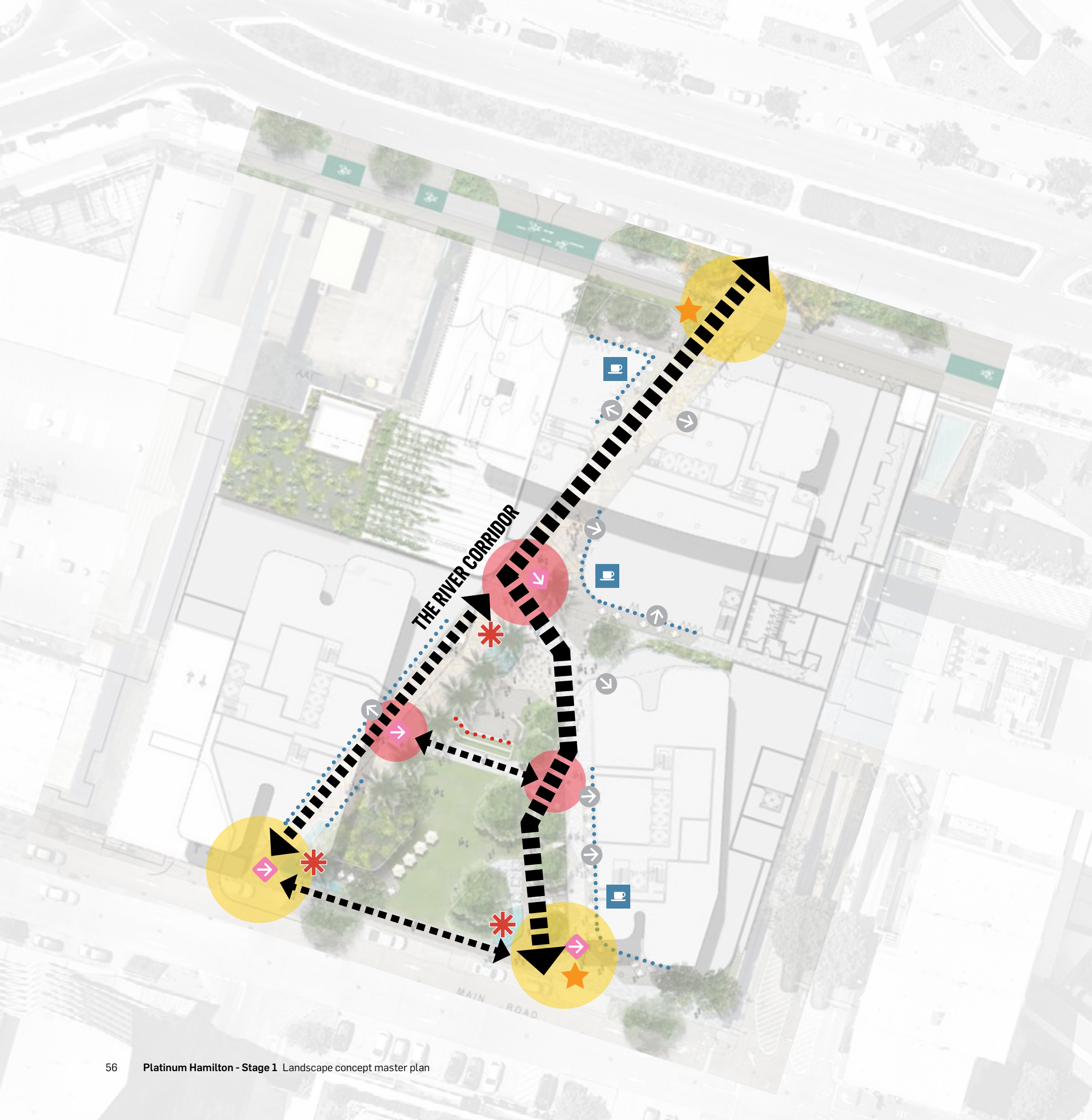


Eripremnium aureum 'Green Pothos' (pre grown to 2m length)



Ficus macrophylla (pre grown to 2m length)

WAYFINDING

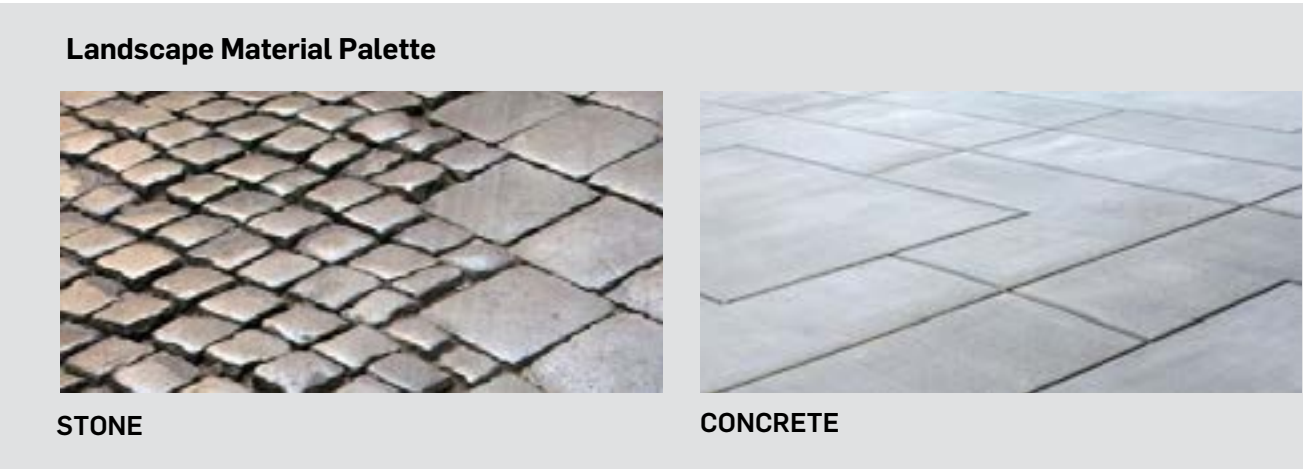


WAYFINDING INTENT
GROUND LEVEL
PUBLIC REALM

- 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



WAYFINDING RIVER CORRIDOR

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



