17 Hamilton Place

Hamilton Place cnr Campbell Street, Bowen Hills Qld

Statement of Landscape Design Intent

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-BNH-4372

Date: 19th May 2026

Queensland Government

18 March 2026 | REV D

Request for Information Update
All changes clouded

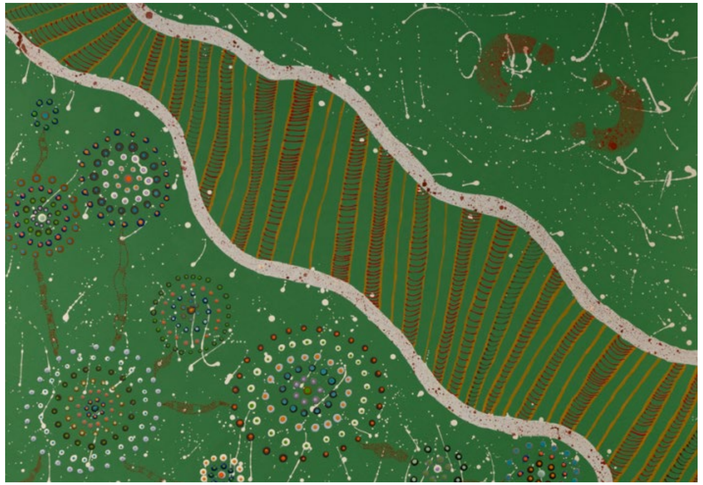
PREPARED FOR:
Landitude Bowen Hills SPV Pty Ltd

URBIS

Acknowledgement of Country

Urbis acknowledges the Aboriginal and Torres Strait Islander peoples as the traditional custodians of all 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.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in diff erent places, we can still be connected and work towards the same goal.



Title: Sacred River Dreaming
Artist: Hayley Pigram
Darug Nation
Sydney, NSW

URBIS

ISSUE AUTHORISATION

Associate Director: Sam Burns
Project Team: MG, SO
Project Code: P0059485
Prepared for: Landitude Bowen Hills SPV Pty Ltd

Rev	Date	Purpose	Prepared	Reviewed
A	27/01/2026	Development Application	SO	SB
B	09/03/2026	Information Request	MG	SB
C	10/03/2026	Information Request	MG	SB
D	18/03/2026	Information Request	MG	SB

Contents

Context Analysis

URBAN CONTEXT

The site is less than 1,200m walk from the Brisbane River's edge and 600m from King Street Precinct. Benefitting from its elevated and central position and active transport routes. Bowen Hills itself is a suburb marked by rapid urban transformation, where industrial and commercial legacies are giving way to mixed-use developments, higher-density housing, and a vibrant public realm vision.

North Scale (NTS)

17 HAMILTON PLACE, BOWEN HILLS

The site is well-connected to key public realm shaping inner Brisbane. It lies within the Bowen Hills Priority Development Area, positioned to become a signficant mixed-use precinct, that will improve community activity and transport hubs.

Source: *Kurilpa River Rewnwat. Master Plan Draft BCC 2014*

North Scale (NTS)

CLIMATIC ANALYSIS

Understanding the environmental conditions of the site is fundamental to designing a scheme that is responsive and a place for people to thrive.

CLIMATE SUMMARY
In Brisbane, the summers are warm, muggy, and wet; the winters are short and cool; and it is mostly clear year round.

The warm season lasts for 3.9 months, from November 27 to March 25.

The cool season lasts for 2.8 months, from May 31 to August 24.

Brisbane experiences extreme seasonal variation in monthly rainfall. Rain falls throughout the year in Brisbane. The most rain falls during the 31 days centred around February 10.

The wind is most often from the south for 3.1 months, from May 2 to August 4.

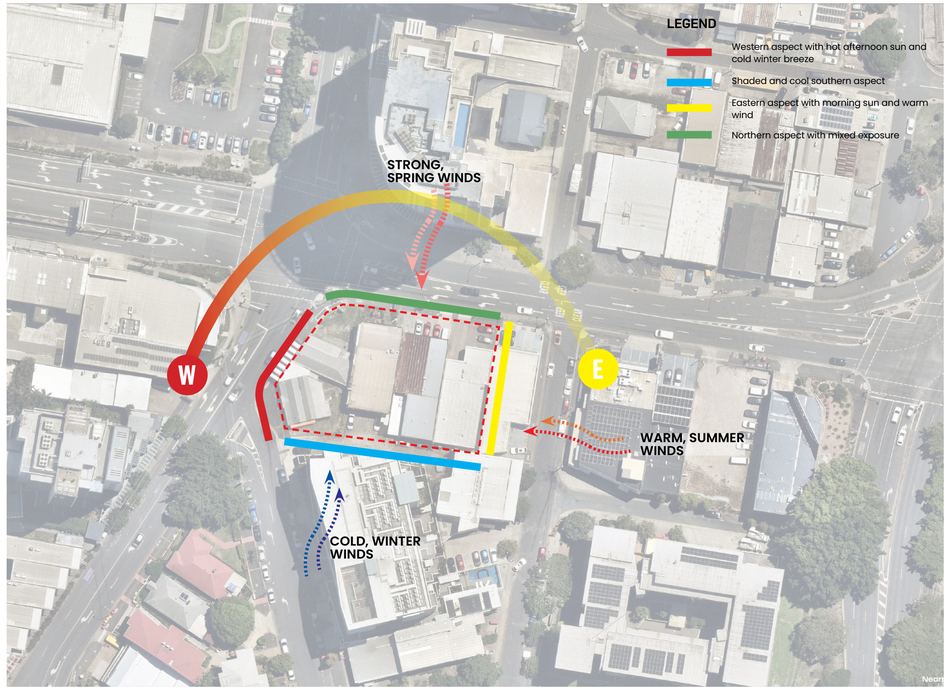
The wind is most often from the north for 1.7 months, from August 27 to October 18.

The wind is most often from the east for 6.5 months, from October 18 to May 2.

Legend

Proposed Site

Wind Paths



North Scale (NTS)

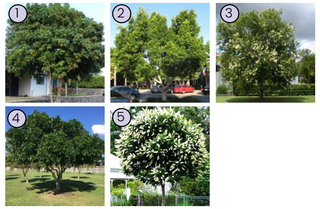
STREETSCAPE STRATEGY

TEMPORARY LANDSCAPE SOLUTION

A portion of existing streetscape is dedicated for future road resumption.

Therefore, the proposed streetscape works are intended as a temporary "make good" solution, comprising a mix of turf, sacrificial groundcover planting and asphalt treatments, designed to match the existing streetscape conditions. These works are indicative only and will ensure the area is safe, functional, and visually consistent in the short term, as the works are located entirely within a designated future road resumption zone and will be removed or modified as part of future road upgrades.

During the detailed design phase it is intended that coordination will occur with BCC around road widening timeframes and streetscape design, including re/location of underground services to allow for street trees and street furniture per IDPSP guidelines. In line with adjacent street tree species and BCC street tree list, the suggested species for Hamilton Place (Centre Street Minor) are: Ficus microcarpa var. Hillii, Waterhousea floribunda, Harpullia pendula or Cupaniopsis anacardioides, and, for Campbell Street (Subtropical boulevard) are: Harpullia pendula or Buckinghamia celsissima, both suited to areas under powerlines.



1. Harpullia pendula
2. Ficus hillii
3. Waterhousea floribunda
4. Cupaniopsis anacardioides
5. Buckinghamia celsissima

LEGEND

1 Asphalt area (Indicative only)
2 Turf area (Indicative only)
3 Sacrificial groundcover planting (indicative only)
Future road dedication - temporary landscape treatment
Boundary

North Scale 1:200 @ A3

Design Approach

LANDSCAPE VISIONING

SITE WIDE

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, provide much needed green within the urban surrounds of the greater Bowen Hills 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.

SIMPLICITY IN DESIGN & MAINTENANCE
Unique, high-end landscape spaces do not have to be extravagant in order to produce a wow factor. The selection of materials, planting and feature elements only need to celebrate what is already present.

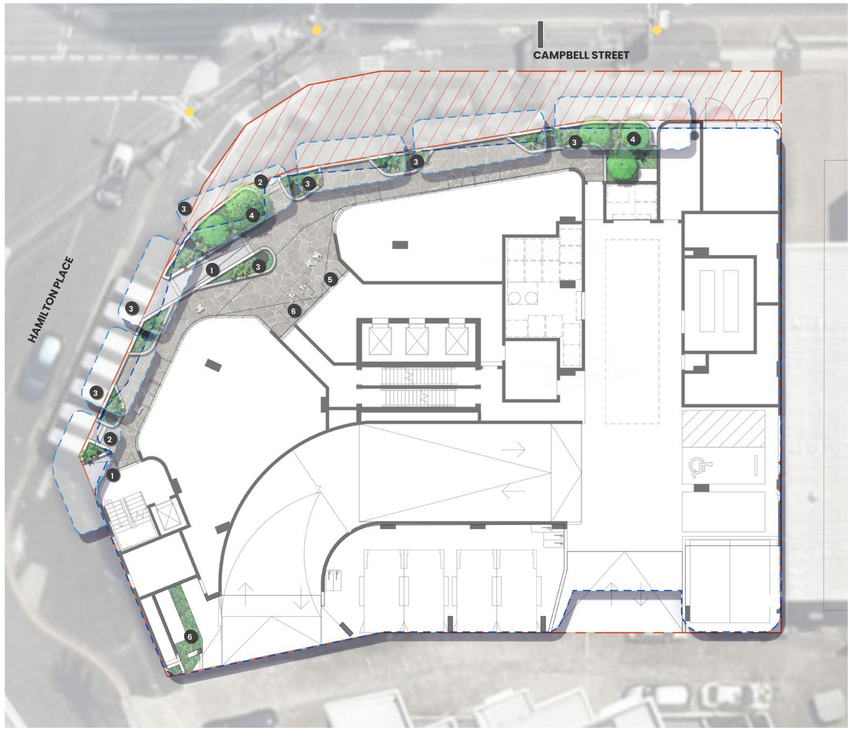
Future-proofing how a landscape space works from a pure maintenance point of view is what ensures longevity and success of a space.

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.

Landscape Design

GROUND FLOOR PLAN

LANDSCAPE DESIGN



LEGEND

1	Ramp access
2	Stairs access
3	Edge lush green planting
4	Feature specimen trees to signify entry, protruding through eaves void
5	Main access entry to lobby
6	6x visitor bike parking lots by entry
7	Screen planting around services
	Future road dedication
	Roofline (refer to architects drawing)
	Proposed awning structure (refer to architects drawing)
	Boundary
	Existing power poles
	Existing signage

North Scale 1:200 @ A3

0 1 2.5 5 10

LEVEL 2 FLOOR PLAN

LANDSCAPE DESIGN

LEGEND

1 Planter across level 2 & 3 with small shrub

2 Cascading & climbing/ground cover planting

Future road dedication

Roofline (refer to architects drawing)

Boundary

North Scale 1:200 @ A3

0 1 2.5 5 10

LEVEL 3 FLOOR PLAN

LANDSCAPE DESIGN

LEGEND

1 Void to planter level below

2 Cascading/ground cover planting

Future road dedication

Roofline (refer to architects drawing)

Boundary

North Scale 1:200 @ A3

0 1 2.5 5 10

LEVEL 4 FLOOR PLAN

LANDSCAPE DESIGN

LEGEND

1	Recreation deck
2	BBQ/Share space
3	Pool & in-pool lounge
4	Pool lounges
5	Cold plunge
6	Hot plunge
7	Patio with pergola over
8	Palm trees
9	Mix lush green shrub edge planting
10	Mix medium and small trees
11	Canopy/feature specimen tree
	Future road dedication
	Roofline (refer to architects drawing)
	Boundary

North Scale 1:200 @ A3

0 1 2.5 5 10

DESIGN APPROACH.

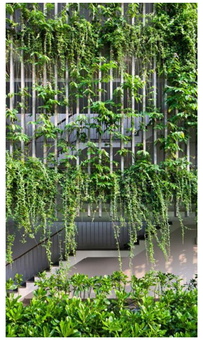
CHARACTER IMAGES

GROUND FLOOR






LEVEL 2 & 3

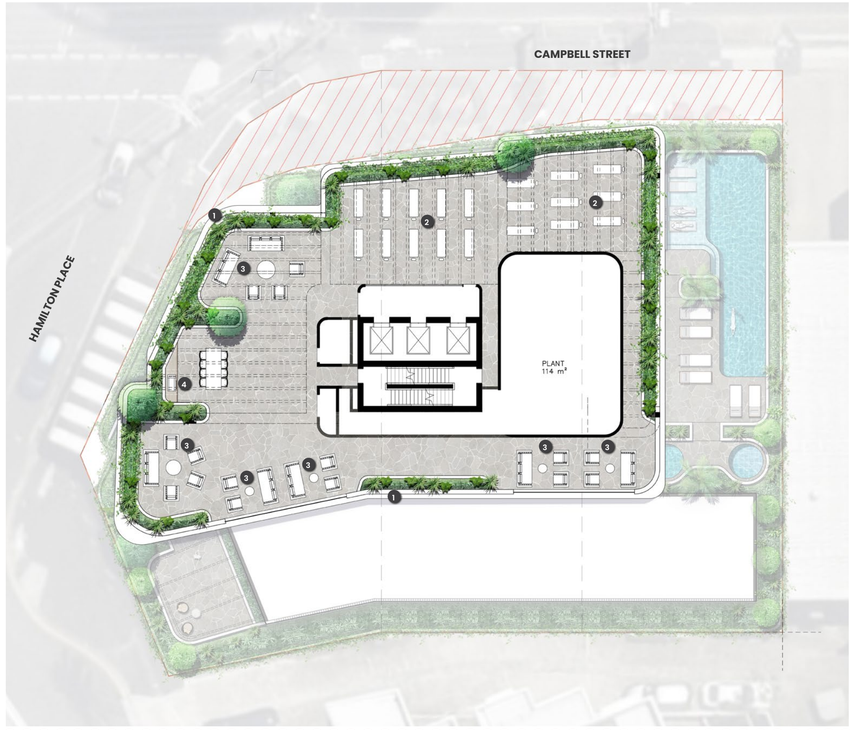




DESIGN APPROACH.

ROOFTOP FLOOR PLAN

LANDSCAPE DESIGN



LEGEND

1 Perimeter planter
2 Flexible space for yoga/outdoor exercise
3 Seating for small and larger groups
4 BBQ/Share space
Future road dedication
Roofline (refer to architects drawing)
Boundary

North Scale 1:200 @ A3
0 1 2.5 5 10

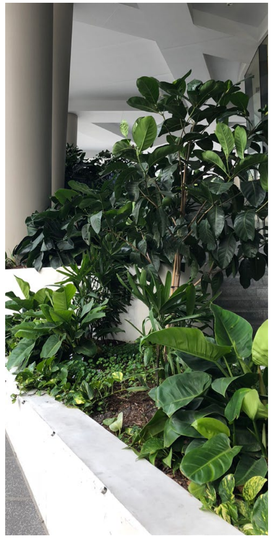
DESIGN APPROACH.

CHARACTER IMAGES

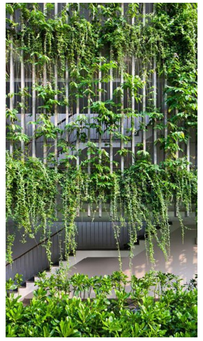
GROUND FLOOR

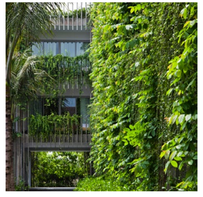




LEVEL 2 & 3

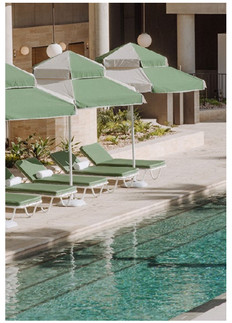


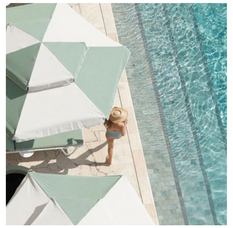

DESIGN APPROACH.

CHARACTER IMAGES

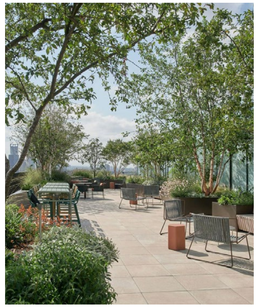
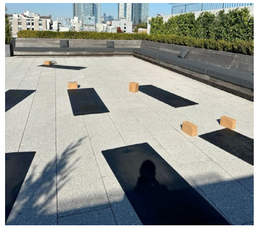
LEVEL 4 | RECREATION







ROOF TERRACE

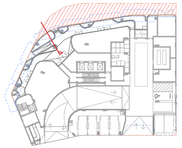



DESIGN APPROACH.

Sections

LANDSCAPE SECTION | Ground Floor

KEY PLAN



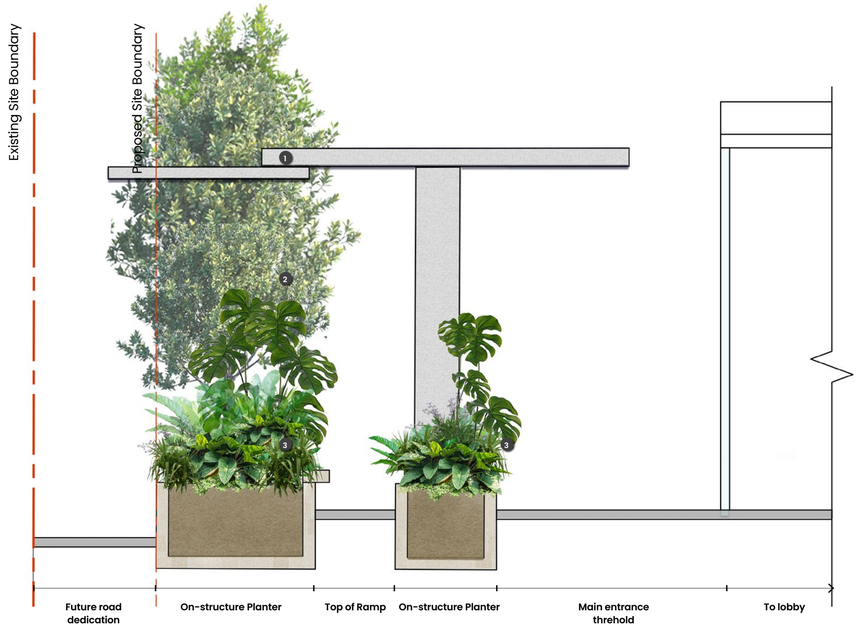
LEGEND

1 Proposed awning structure refer to Architect drawings

2 Deep tree planting on structure protruding through eaves

3 Lush, dense subtropical understorey planting.

Section indicative only



HAMILTON PLACE

North Scale 1:50 @ A3

0 0.5 1 2

LANDSCAPE SECTION | Level 2 & 3

KEY PLAN

LEGEND

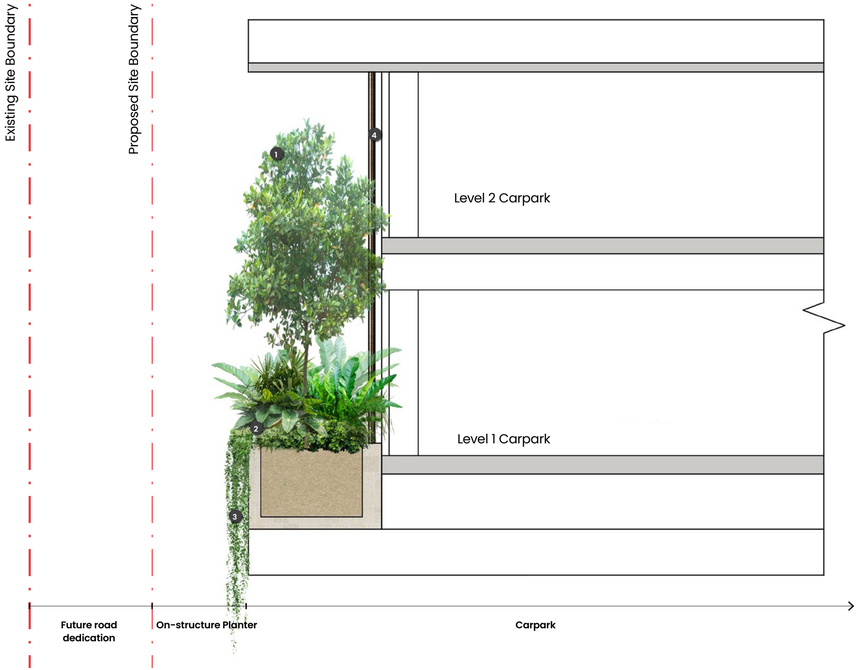
1 Small low shrub in lush dense subtropical planting

2 On-structure planter with mix of small shrubs/groundcovers

3 Cascading species draping downwards

4 Climbing species up vertical battens across level 1&2

Section indicative only



CAMPBELL STREET

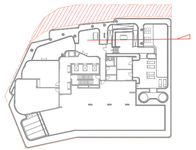
North Scale 1:50 @ A3

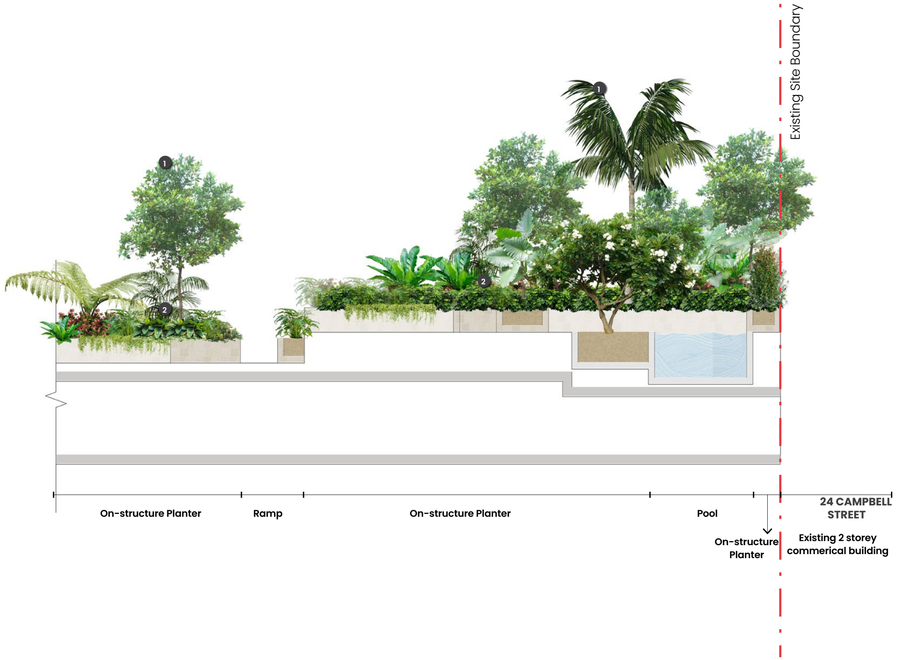
0 0.5 1 2

SECTIONS, ELEVATIONS, 3D.

LANDSCAPE SECTION | Level 4

KEY PLAN





LEGEND

1 Feature specimen tree

2 Mix lush dense subtropical planting around the perimeter with some small & medium trees

Section indicative only

North Scale 1:100 @ A3

0 0.5 1 2.5 5

SECTIONS, ELEVATIONS, 3D.

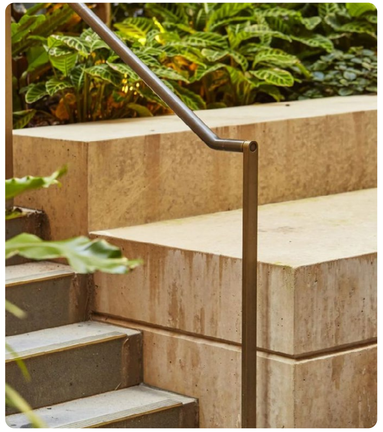
Design Detail

MATERIALS PALETTE - GROUND PLANE

The ground level design embraces shade and filtered light as essential qualities of comfort and creating a welcoming arrival experience. Foliage softens the urban edge and frames glimpses through the site.

Here, the layered planting forms a rich understorey that invites exploration, offering moments of cool respite and quiet immersion. The interplay of textures—fronds, leaves, and shifting shadows—creates a sensory dialogue between people and place. A sanctuary that balances enclosure and openness.








DESIGN APPROACH.

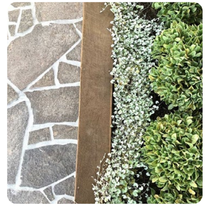
MATERIALS PALETTE - RECREATIONAL LEVELS

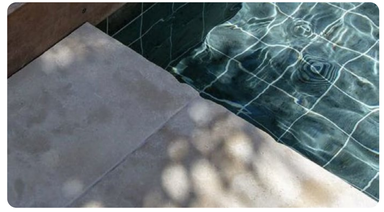
The pool and spa precinct is set among this greenery, offering residents a resort-style experience. The spas and sun lounges are surrounded by planting, promoting cool microclimates and visual tranquillity.

BBQ terraces and shared dining spaces are woven into the green structure, where natural materials—timber and stone—reflect the tactile expression of the city fringe. These informal spaces support everyday gatherings and enhance the communal life of the tower.







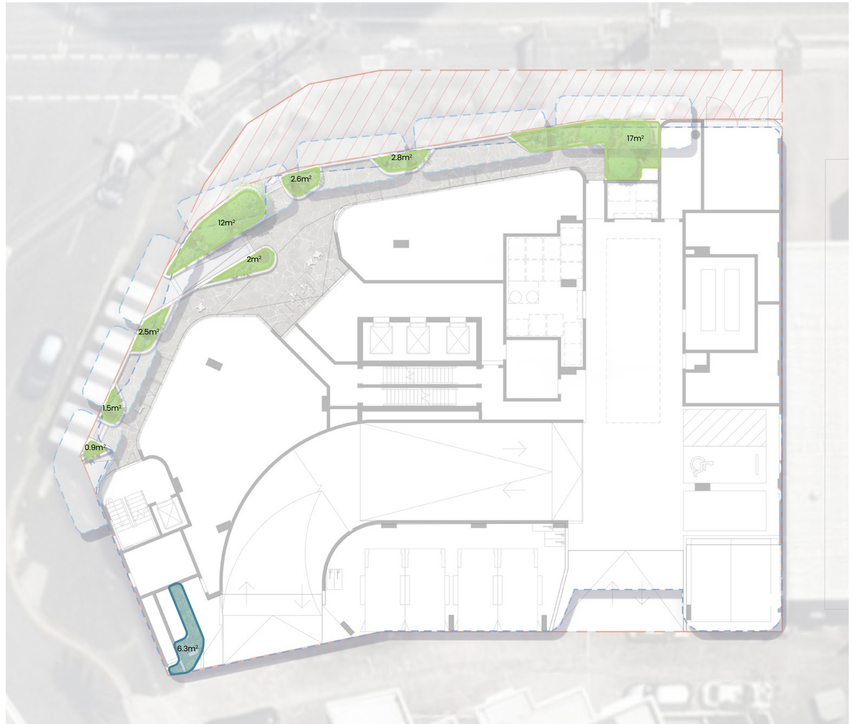
DESIGN APPROACH.

PLANTING DEPTH DIAGRAMS

GROUND LEVEL

LEGEND

- On-Structure Planting (1200mm soil depth) mix planting and tall trees & palms
- On-Structure Planting (600mm soil depth) medium shrubs



North Scale 1:200 @ A3

0 1 2.5 5 10

DETAILS.

PLANTING DEPTH DIAGRAMS

LEVEL 2

LEGEND

- On-Structure Planting (1200mm soil depth) mix planting and tall trees & palms
- On-Structure Planting (600mm soil depth) medium shrubs
- On-Structure Planting (450mm soil depth) groundcovers/cascading species and small shrubs

North Scale 1:200 @ A3

0 1 2.5 5 10

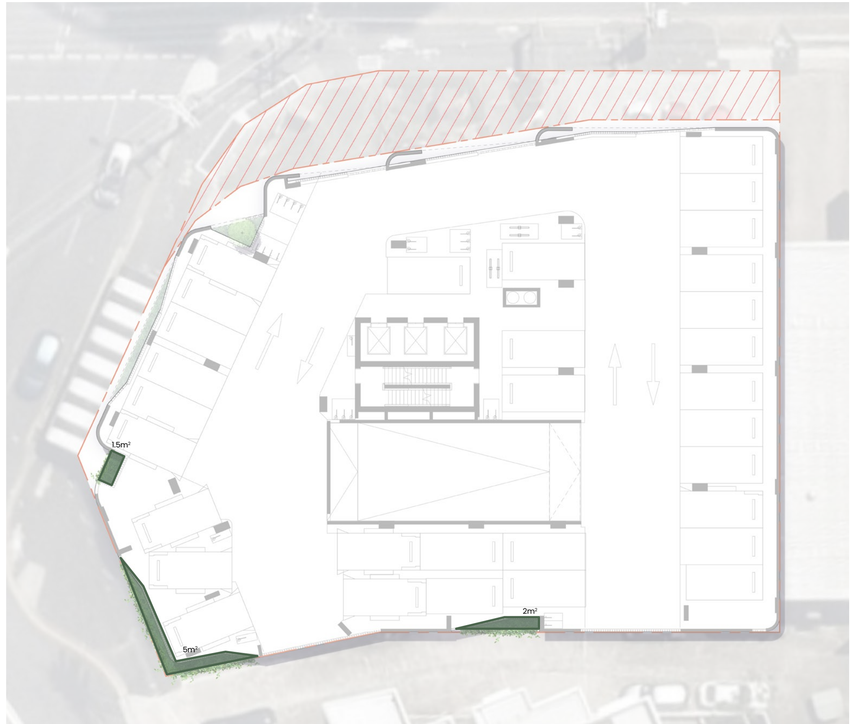
DETAILS.

PLANTING DEPTH DIAGRAMS

LEVEL 3

LEGEND

On-Structure Planting (450mm soil depth) groundcovers/cascading species and small shrubs



North Scale 1:200 @ A3

0 1 2.5 5 10

DETAILS.

PLANTING DEPTH DIAGRAMS

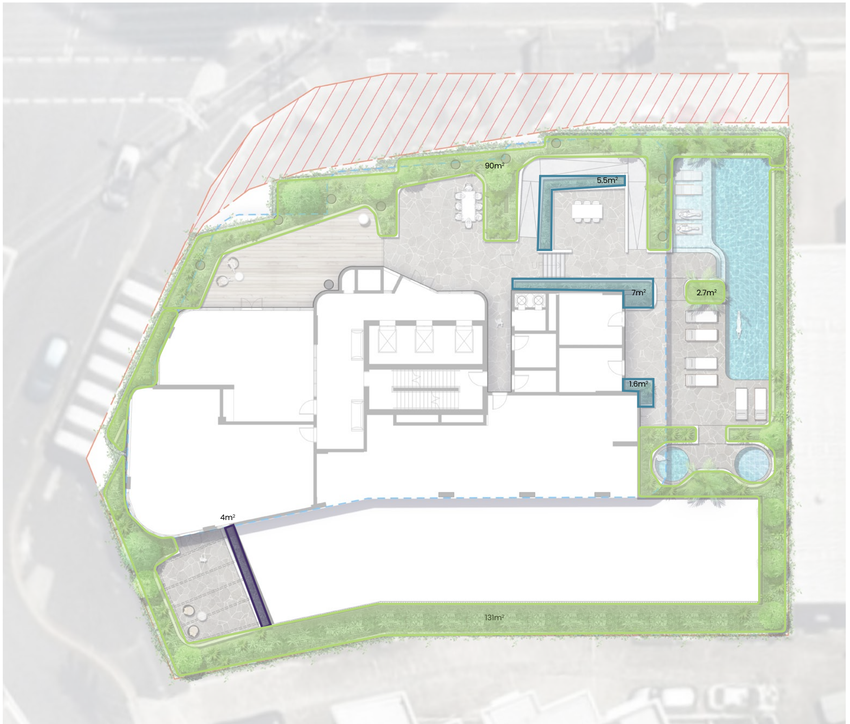
LEVEL 4

LEGEND

On-Structure Planting (1200mm soil depth) mix planting and tall trees & palms

On-Structure Planting (600mm soil depth) medium shrubs

On-Structure Planting (400mm soil depth) climbers and scrambling species



North Scale 1:200 @ A3

0 1 2.5 5 10

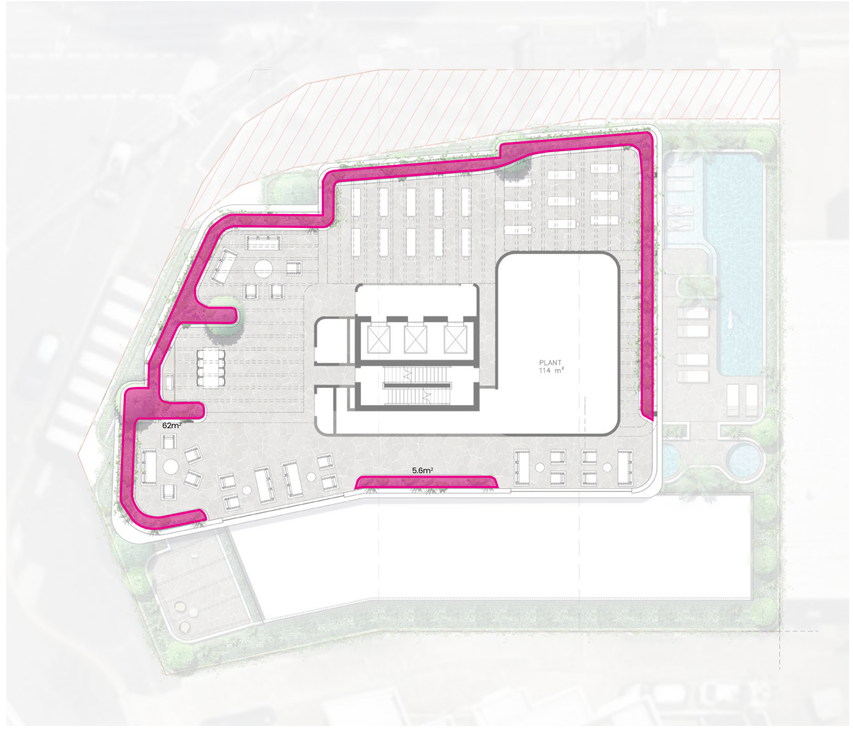
DETAILS.

PLANTING DEPTH DIAGRAMS

ROOF TERRACE

LEGEND

On-Structure Planting (1,000mm soil depth) small trees/groundcovers/cascading species and shrubs



North Scale 1:200 @ A3

0 1 2.5 5 10

DETAILS.

PLANTING PALETTE

GROUND LEVEL & LEVEL 4 | RECREATION DECK|ROOF TERRACE

LEGEND

- Northern aspect
- Eastern aspect
- Southern aspect
- Western aspect


Native Gardenia
Randia fitzalanii


River Cherry
Waterhousia floribunda

Evergreen Frangipani
Plumeria obtusa


Kentia palm
Howea forsteriana


Lady Palm
Rhapis excelsa


Tree Philodendron
Philodendron bipinnatifidum


Birds Nest Fern
Asplenium australasicum


Palm lily
Doryanthes excelsea


Cardboard palm
Zamia furfuracea


Miss Muffet
Pittosporum tobira


Song of Jamaica
Dracena reflexa


Swiss Cheese Plant
Monstera deliciosa

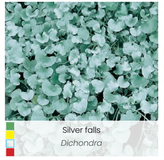

Mat rush
Lomandra longifolia


Xanadu
Philodendron xanadu


False cardomom ginger
Alpinia mutica


Blue Chalk Sticks
Senecio serpens


Waterfall plant
Phyllanthus multiflorus


Silver falls
Dichondra


Native Violet
Viola hederacea


Coastal boobialla
Myoporum ellipticum

DETAILS.

PLANTING PALETTE

LEVEL 2&3

LEGEND

- Northern aspect
- Eastern aspect
- Southern aspect
- Western aspect

Silver falls
Dichondra

Native Violet
Viola hederacea

Coastal boobialla
Myoporum ellipticum

Swedish Ivy
Plectranthus australis

Juniper
Juniperus conferta

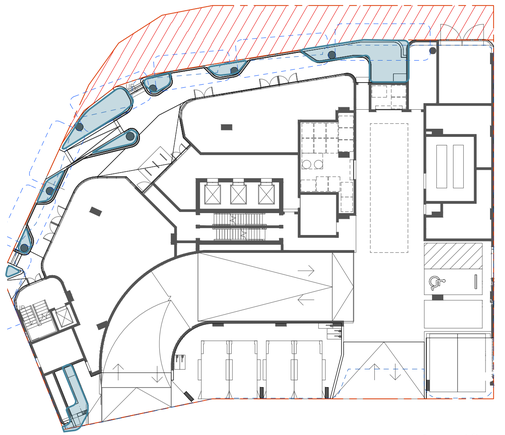
Mondo Grass
Ophiopogon japonicus

Kangaroo Vine
Cissus antarctica

Pothos
Epipremnum aureum

IRRIGATION STRATEGY

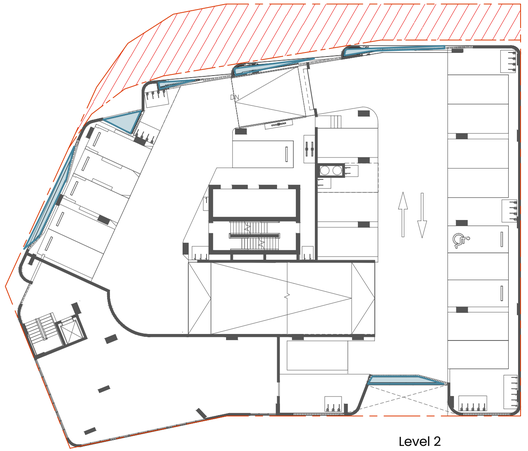
An efficient irrigation approach in this design can combine drip irrigation, rainwater harvesting, and fertigation to optimise water and nutrient use. Drip irrigation delivers water directly to plant roots, reducing evaporation and runoff, while harvested rainwater lessens reliance on mains supply and supports stormwater management. Integrating fertigation into this system provides precise, consistent nutrient delivery, creating a sustainable, low-maintenance cycle that supports healthy plantings in urban environments.



Ground floor

LEGEND

Drip irrigation



Level 2

LEGEND

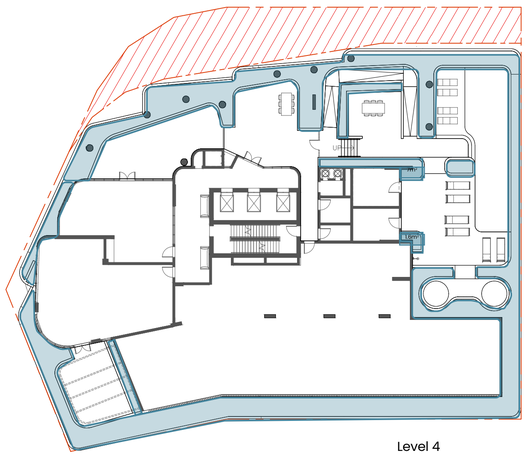
Drip irrigation

IRRIGATION STRATEGY

Level 3

LEGEND

Drip irrigation



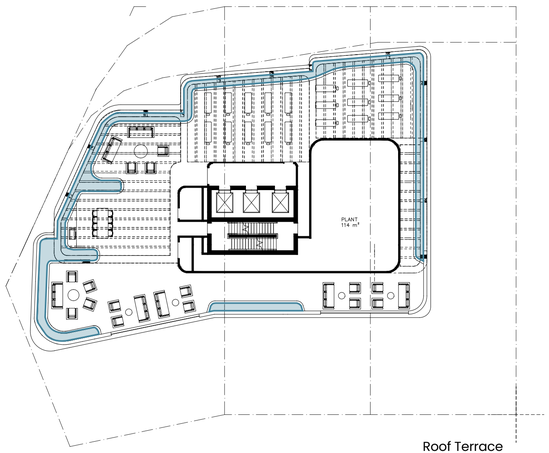
Level 4

LEGEND

Drip irrigation

DETAILS.

IRRIGATION STRATEGY



Roof Terrace

LEGEND

Drip irrigation

DETAILS.

SOIL STRATEGY

Creating a thriving urban environment requires careful consideration of soil specifications. For structural soils, it's essential to ensure they provide adequate support for infrastructure while allowing for root growth. These soils should have a balanced composition of sand, silt, and clay, with a focus on compaction and load-bearing capacity.

Horizon A, the topsoil layer, should be rich in organic matter and nutrients to support plant health and growth. This layer is crucial for water retention and root development. Horizon B, the subsoil layer, should have a good structure to facilitate drainage and deeper root systems, providing stability and access to nutrients.

For planter boxes on buildings, lightweight soils are necessary to reduce the load on structures. These soils should be a mix of organic materials and lightweight aggregates, ensuring they are both nutrient-rich and well-draining. This combination supports plant growth while maintaining the structural integrity of the building.

By adhering to these soil specifications, we can create sustainable, green urban spaces that enhance the quality of life for all.

On Structure soil media A

Quality – Soil must be free from any 'unwanted materials'

Physical Properties

Property	Units	Target range
Texture, preferred range	n/a	Gravelly loamy sand to organic sandy loam
Air-filled porosity	%	≥ 10
Chloride	%	≥ 40
Permeability (@ 16 drops by McIntyre Jakobsen)	mm/h	> 100
Saturated Density	kg/L	< 2.4
Organic matter	% w/w	< 15
Wettability	min	<5
Dispensability in water		1 or 2 (AS4419) Category
Large particles in the largest dimension		
< 2 mm	% w/w	30–70
2–10 mm	% w/w	10 –20
10–20 mm	% w/w	5–10
20–50 mm	% w/w	< 5
> 50 mm	% w/w	0

Chemical Properties

C2. Chemical properties	Units	Target range
pH in water (1:5) Standard range	pH units	5.4–6.8
Electrical Conductivity (1:1.5)	dS/m	< 2.2
Chloride	mg/L	≤ 200
Ammonium-N (NH4)	mg/L	≤ 100
Ammonium-N + nitrate-N (NH4 + NO3)	mg/L	≥ 50
Nitrogen draw-down index	-	≥ 0.7
Toxicity index	mm	≥ 70
Phosphorus – P standard range	mg/L	8–40
Low phosphorus – P (P-sensitive plants)	mg/L	< 3
Potassium (K)	mg/L	50–250
Sulphate (SO_4)	mg/L	≥ 40
Calcium (Ca)	mg/L	≥ 80
Magnesium (Mg)	mg/L	≥ 15
Ca:Mg ratio	–	1.5–10
K:Mg ratio	–	1–7
Sodium (Na)	mg/L	≤ 130
Iron (Fe)	mg/L	≥ 35
Cooper (Cu)	mg/L	0.4 - 15
Zinc (Zn)	mg/L	0.3 - 10
Manganese (Mn)	mg/L	1 - 15
Boron (B)	mg/L	0.02 – 0.65

On Structure soil media B

Quality – Soil must be free from any 'unwanted materials'

Physical Properties

Property	Units	Target range
Texture, preferred range	n/a	Gravelly loamy sand to organic sandy loam
Air-filled porosity	%	≥ 10
Water-holding capacity	%	≥ 40
Permeability (@ 16 drops by McIntyre Jakobsen)	mm/h	> 100
Saturated Density	kg/L	< 1.8
Organic matter	% w/w	< 5
Wettability	min	≤ 5
Dispensability in water		1 or 2 (AS4419) Category
Large particles in the largest dimension		
< 2 mm	% w/w	30–70
2–10 mm	% w/w	10 –20
10–20 mm	% w/w	5–10
20–50 mm	% w/w	< 5
> 50 mm	% w/w	0

Chemical Properties

C2. Chemical properties	Units	Target range
pH in water (1:5) Standard range	pH units	5.4–6.8
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Magnesium (Mg)	mg/L	≥ 15
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Zinc (Zn)	mg/L	0.3 - 10
Manganese (Mn)	mg/L	1 - 15
Boron (B)	mg/L	0.02 – 0.65

PLANTER DEPTH STRATEGY & DETAIL ON-STRUCTURE

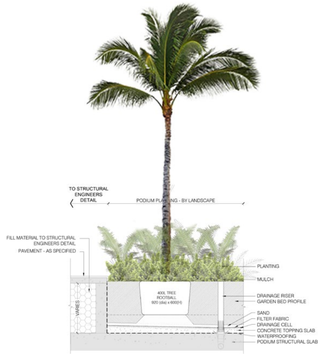
A large majority of the gardens will sit on top of a concrete slab. For this reason, high quality, purpose made soil mixes are to be used to ensure success and longevity for the gardens.

The soil specification proposed has been custom made by certified and well respected soil scientists and is based off of the Australian Standards for on-structure soils. Some of the key characteristics of the soil specification include:

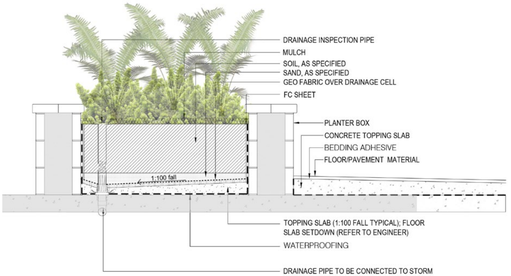
- Free draining
- Two horizon layer -
  - Horizon A = Max 300mm on-structure mix with some organic matter
  - Horizon B = low organic matter high mineral content
- Low slum-page soil structure to reduce garden bed levels dropping over time
- Slow release fertilisers
- Light weight (due to high air-filled porosity)

Deep tree planting on-structure: Each tree will have access to minimum of 16m², and each planter will have a minimum width of 4m in one direction and 1.2m of depth.

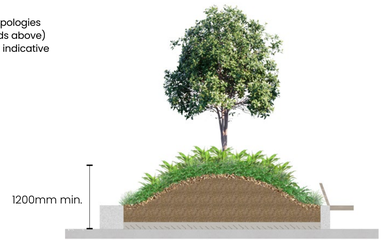
NOTE: Typical above podium option shown. Other typologies include slab set downs (with and without raised beds above) and mounding as per the parameters set out in the indicative planting approach to garden beds.



TYPICAL PLANTING DETAIL A
1:40 @ A3



TYPICAL PLANTING DETAIL B
1:20 @ A3



TYPICAL PLANTING DETAIL C
NTS @ A3

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