

PLANS AND DOCUMENTS referred to in the ULDA

APPROVAL dated 6 / 5 / 11

INTRODUCTION

Form Landscape Architects have been engaged by Mirvac Design to prepare a Landscape Design Intent document to support a development application for the Hercules Street mixed use development. As part of a collaborative design team, Form propose to enhance the generous public domain through an engaging and memorable landscape design reinforcing and defining legible thoroughfares, generous public spaces, contemporary and cognitive artistic installation elements and fluid streetscape design.

SITE DESCRIPTION

The subject site is located at 19 Hercules Street, Hamilton described as Lot 3 on SP172658. The site has a frontage to Hercules Street of approximately 60m with a depth of approximately 95m providing an overall site area of 7,637m².

The site is currently occupied by a number of older low rise buildings of predominantly masonry construction. A newer two storey office/administration building is located at the Hercules Street frontage with former laboratories and testing facilities located behind this building surrounding a central hardstand servicing area.

A sealed single aisle car parking area occupies the length of the site adjacent to the eastern side boundary with a single crossover to Hercules Street. The majority of the site is occupied by hardstand areas and buildings with limited landscaped areas located adjacent to the car parking area and adjacent to some of the buildings.

The site is generally flat with site levels ranging between approximately RL 3 – 3.5m.

LANDSCAPE DESIGN PHILOSOPHY

The proposed landscape design offers a complete design response and holistic design solution for the mixed-use nature of the development. It presents a co-operative environment, triggered by a localized masterplan design ethos but also responsive to broadening social ecology and greater need for identifiable civic spaces within Brisbane's urban environments. The landscape design process and resulting design outcomes were guided by the following principles, ideals and objectives:

- To create a development with an inherently strong community identity.
- To manipulate scale and space to provide areas of high social legibility and plentiful recreational opportunity.
- To ensure the use of quality, durable and stylised design elements to meet the social and cultural needs of retailers, residents, users and visitors.
- To reinforce the importance of on ground pedestrian movements by providing for stronger, more viable future connections.

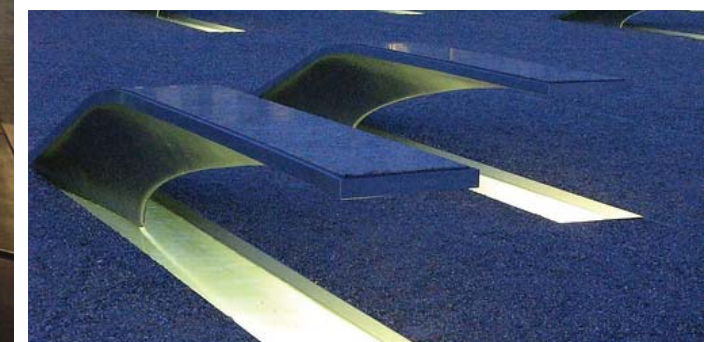
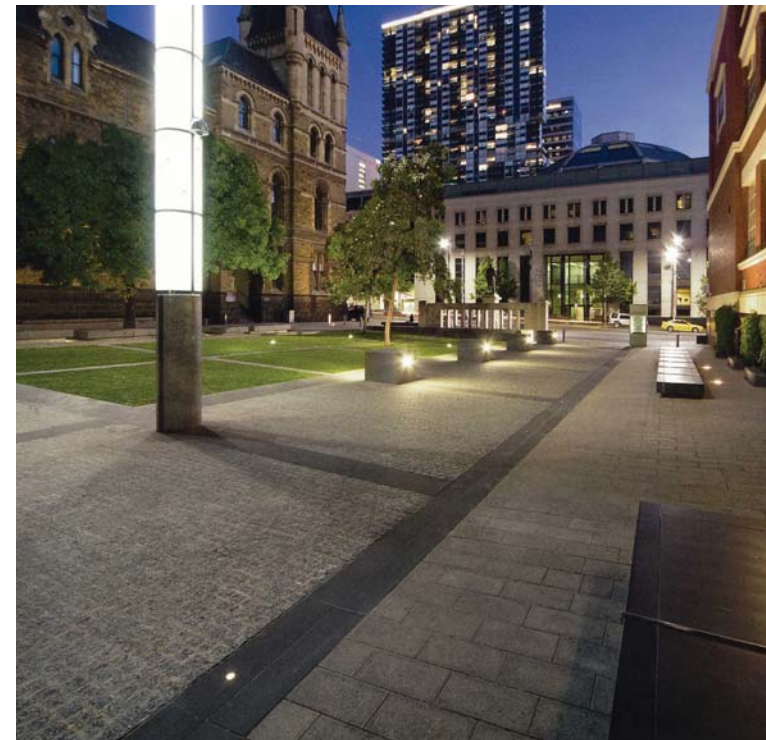
- To provide for public appreciation a combination of unique and versatile spaces of high social value and experience.
- To integrate subtle hardscape elements and bold features balanced and softened by green space.
- To consider the future sustainability of the development in terms of ecological, economic, social and cultural needs.

Anticipating the development's positioning within the overall Hamilton Northshore UDA, the design deliberately amplifies on-ground pedestrian routes, movements and experiences. Public domain dominates the ground floor landscape, active and dynamic edges adding interest to the space, offering various visual and physical experiences and drawing people through it. A curvilinear arbour form, whilst physically removed from the ground plane, is representative of a stream connecting the adjoining Hamilton Park with the river beyond. The arbour creates a sculptural juxtaposition to the lineal building forms, providing a distinctive complement and drawing the ground level pedestrian into the lower levels of the surrounding buildings, reinforcing a personal connection with the development.

The meandering nature and visual cue of the arbour is reinforced on the ground plane by directional paving and composite planting, seating and interactive sculpture gardens through a central spine. These elements, organic in nature, are designed to reinforcing building lobby entries, directional guiding of pedestrians throughout the plaza space and to create unique breakout and recreational spaces to explore and enjoy.

Residents recreational requirements are met with the provision of open space on podium level of building one of the development, incorporating passive and active open space elements within a defined space. The function of the space will not only accommodate the recreational requirements of the residents but provide an important green space when viewed from below and above. The central features of this area are pool terraces, BBQ deck, arbours, podium gardens, seating benches and outdoor terraces.

Emphasis has been placed on the public plaza to establish a notable public precinct designed to attract a diverse mix of residents and visitors. The proposed landscape design encourages social interaction and enjoyment, and desirably will encourage social acceptance of the development as a singularly identifiable part of the Hamilton Northshore UDA collective. The proposed development is mixed-use, providing for a variety of residential, commercial, retail and recreational opportunities, and the landscape design emphasizes this through the union of recreational, retail, functional, ecological and green spaces presents a versatile urban environment acceptant of current need and aware of future vision.



INTRODUCTION

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PROJECT HERCULES STREET APARTMENTS | HAMILTON | CLIENT MIRVAC

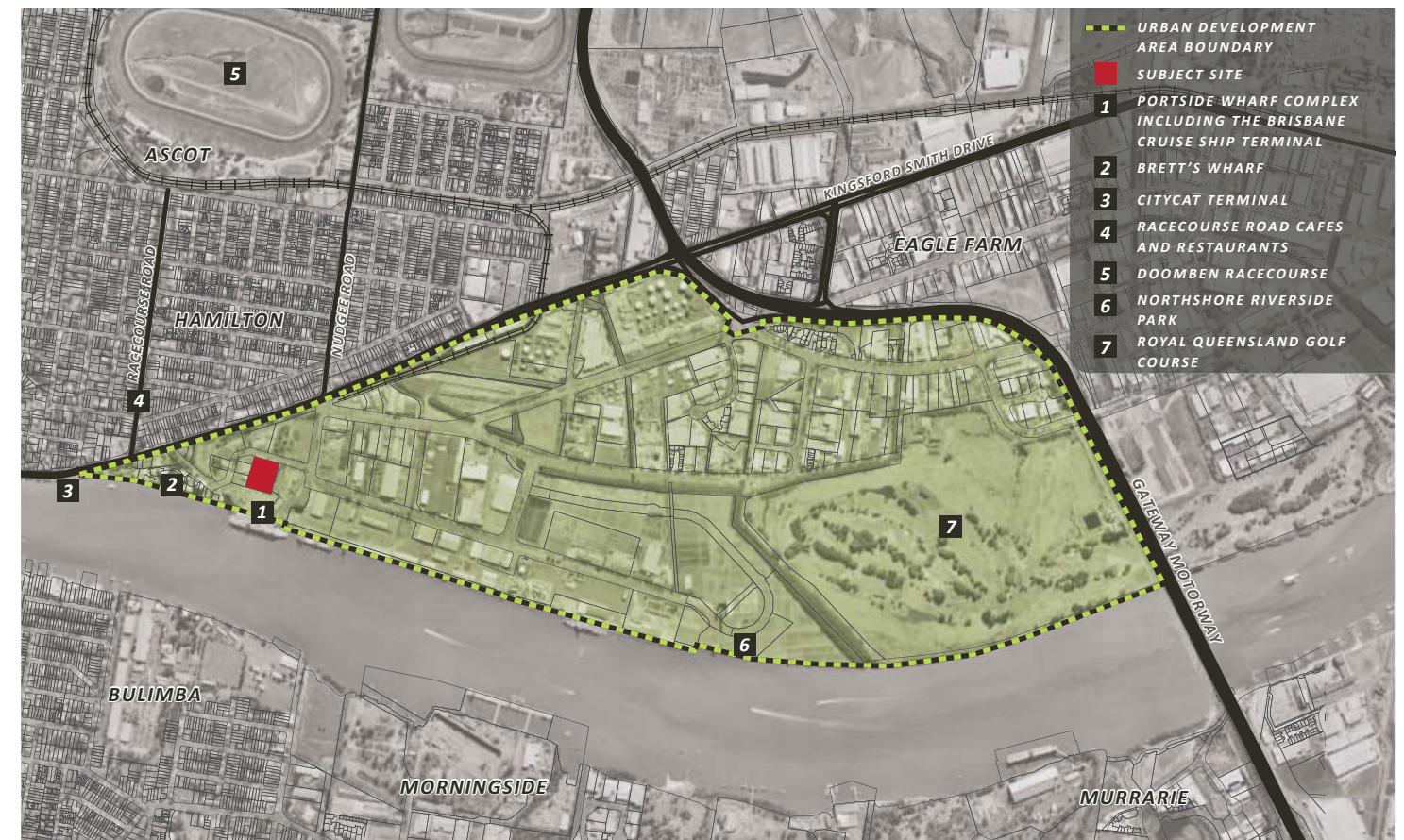
FORM LANDSCAPE ARCHITECTS | 2



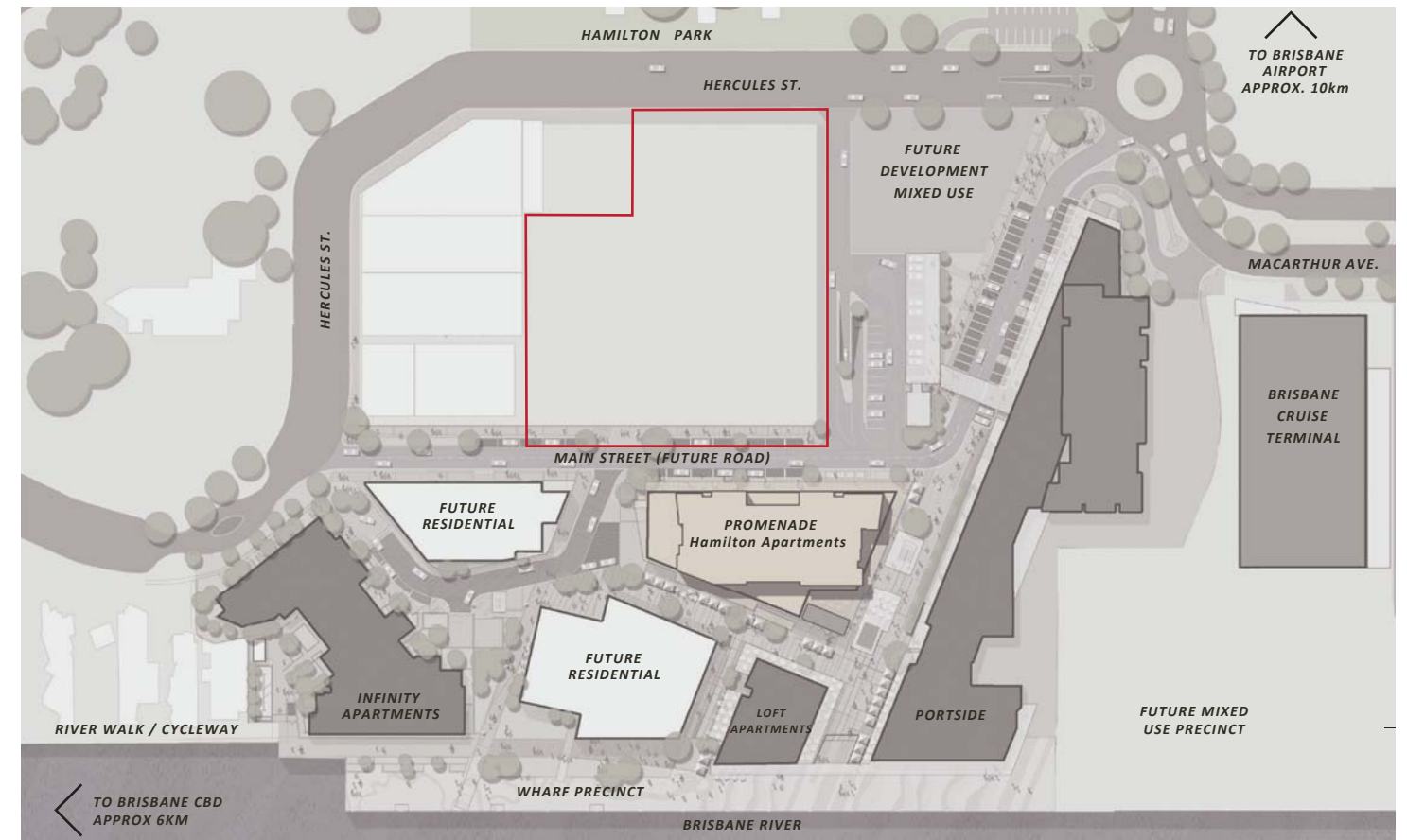
▲ REGIONAL CONTEXT



▲ PRECINCT CONTEXT



▲ STRATEGIC CONTEXT



▲ LOCAL CONTEXT

CONTEXT AND RELATIONSHIPS

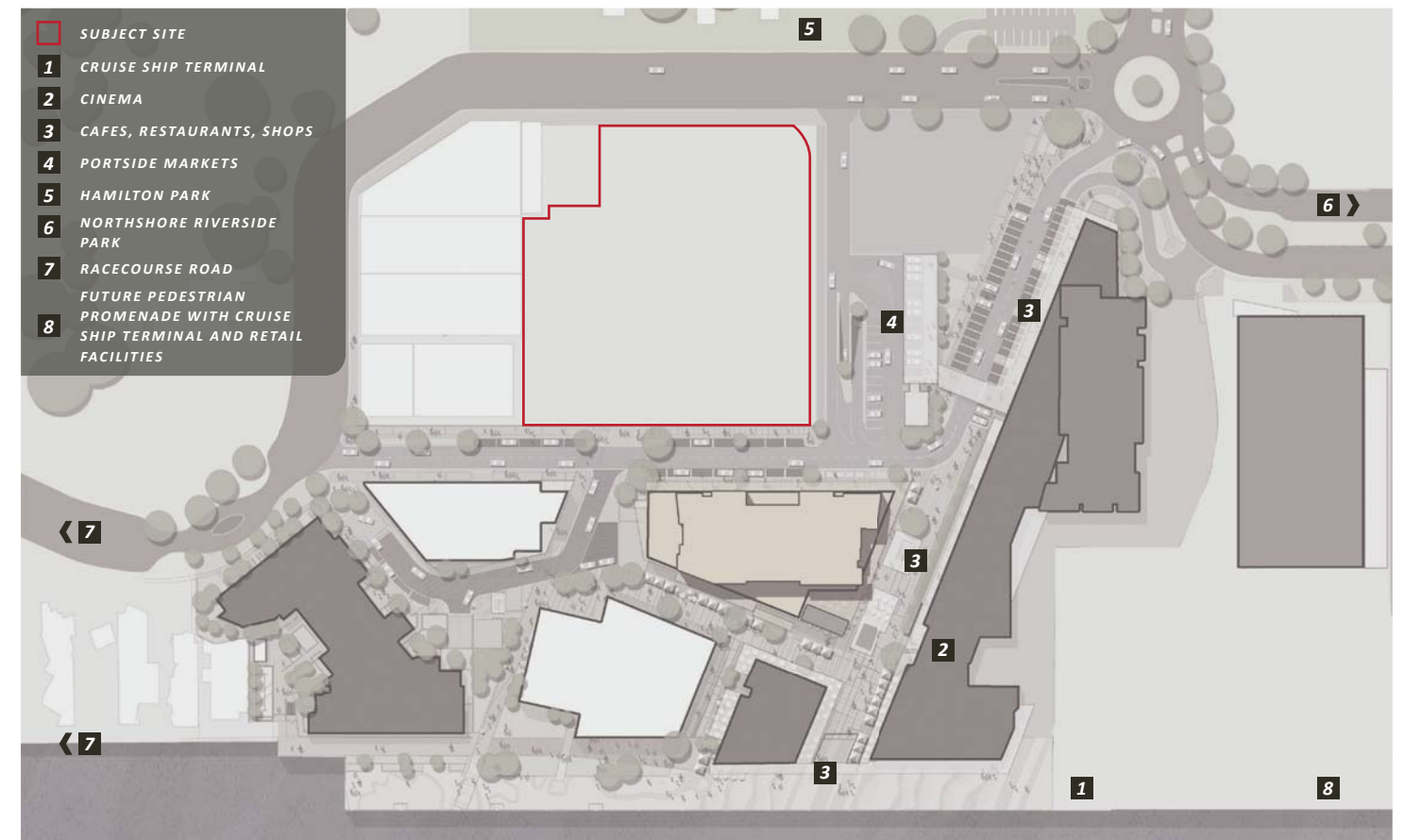
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FORM LANDSCAPE ARCHITECTS | 3



▲ PUBLIC PATHWAYS



▲ PUBLIC PLACES

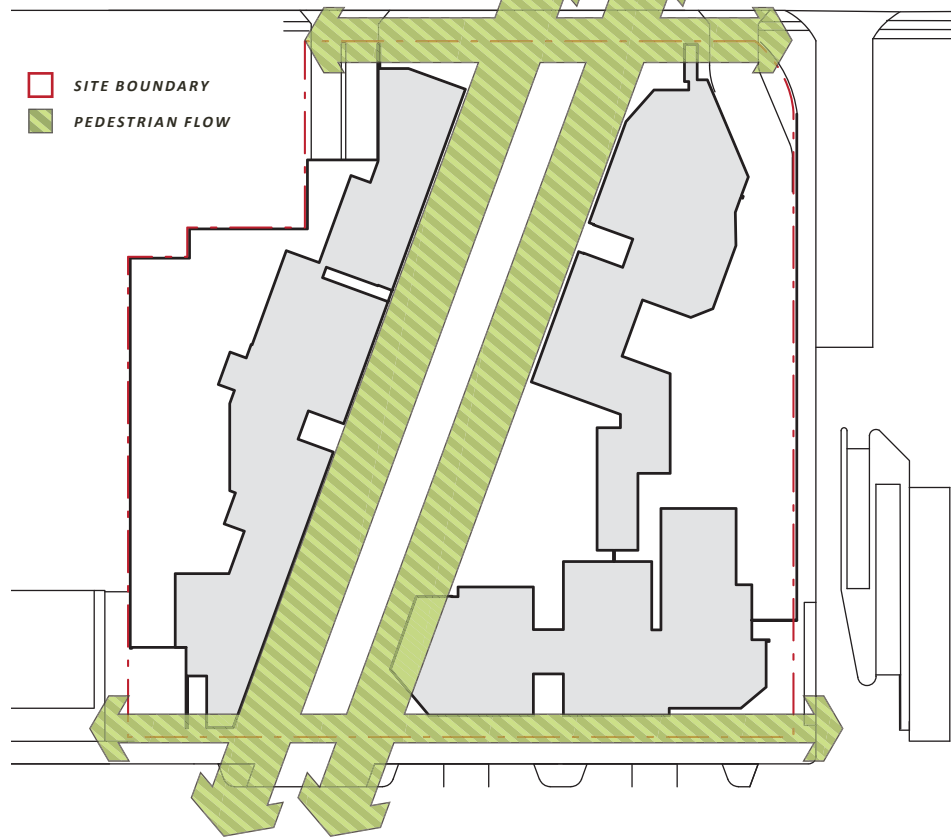
URBAN RELATIONSHIPS

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▲ DEVELOPMENT PROPOSAL | PODIUM GROUND LEVEL



▲ MAJOR PEDESTRIAN FLOW

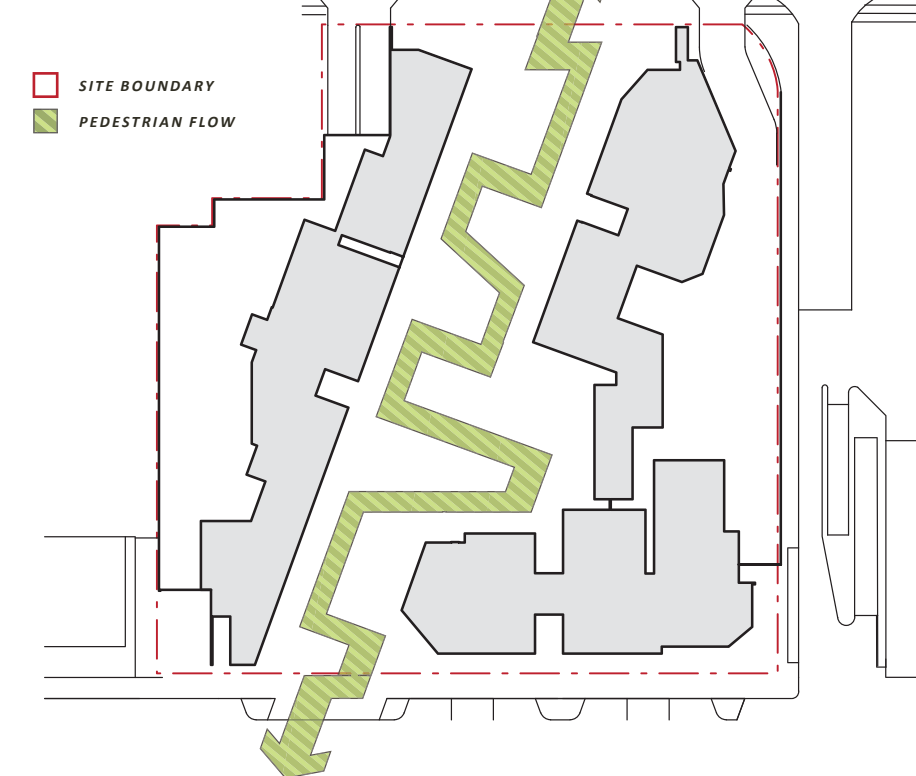
SITE ANALYSIS

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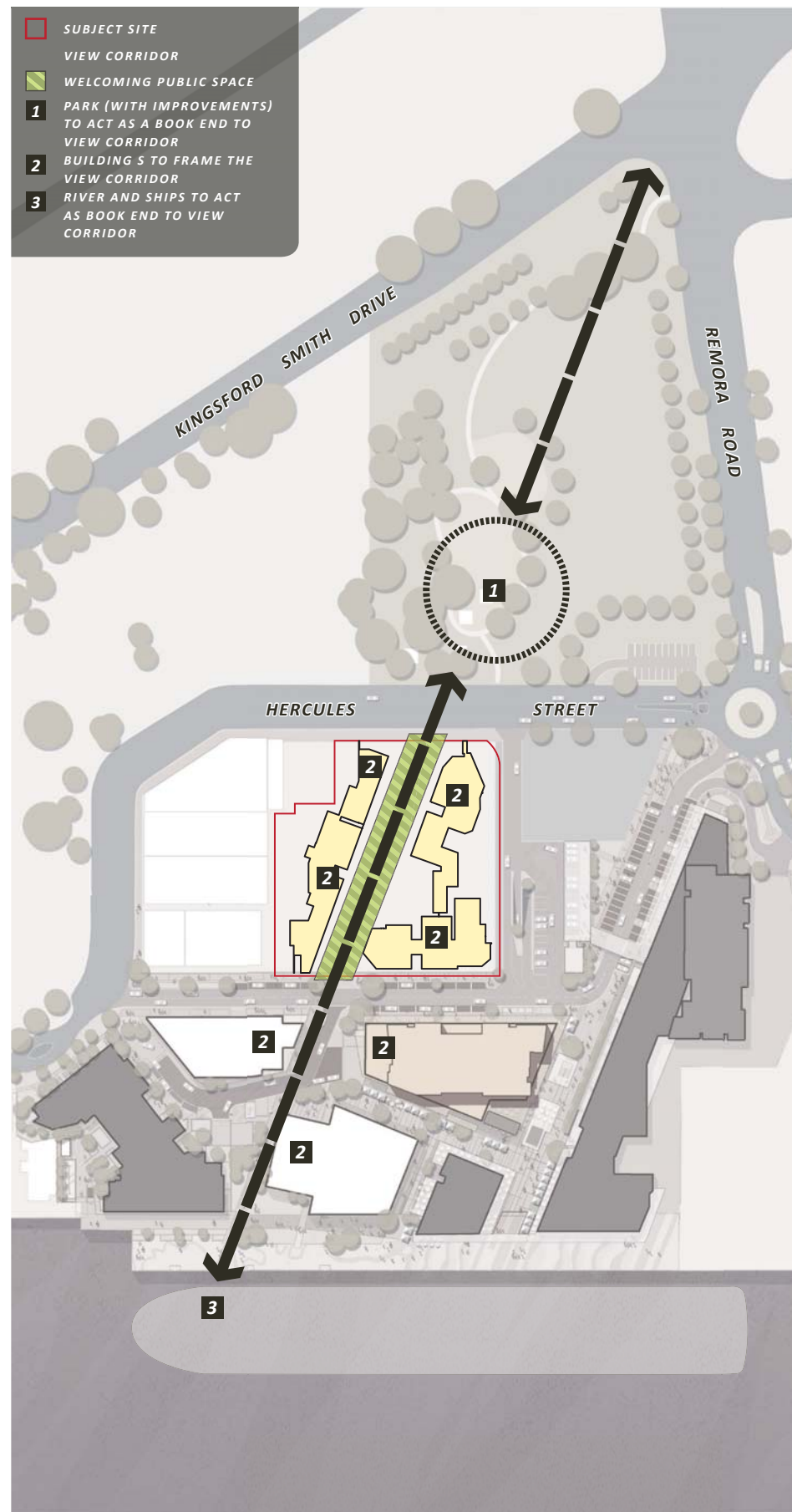
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▲ DEVELOPMENT PROPOSAL | UPPERPODIUM LEVEL



▲ MEANDERING PEDESTRIAN FLOW



▲ RIVER/PARK CONNECTION



▲ SITE ENTRIES



▲ PEDESTRIAN FRIENDLY EXTERNAL SPACE



▲ SITE / STREET INTEGRATION



▲ A SAFE PEDESTRIAN ENVIRONMENT

DESIGN PRINCIPLES – URBAN DESIGN

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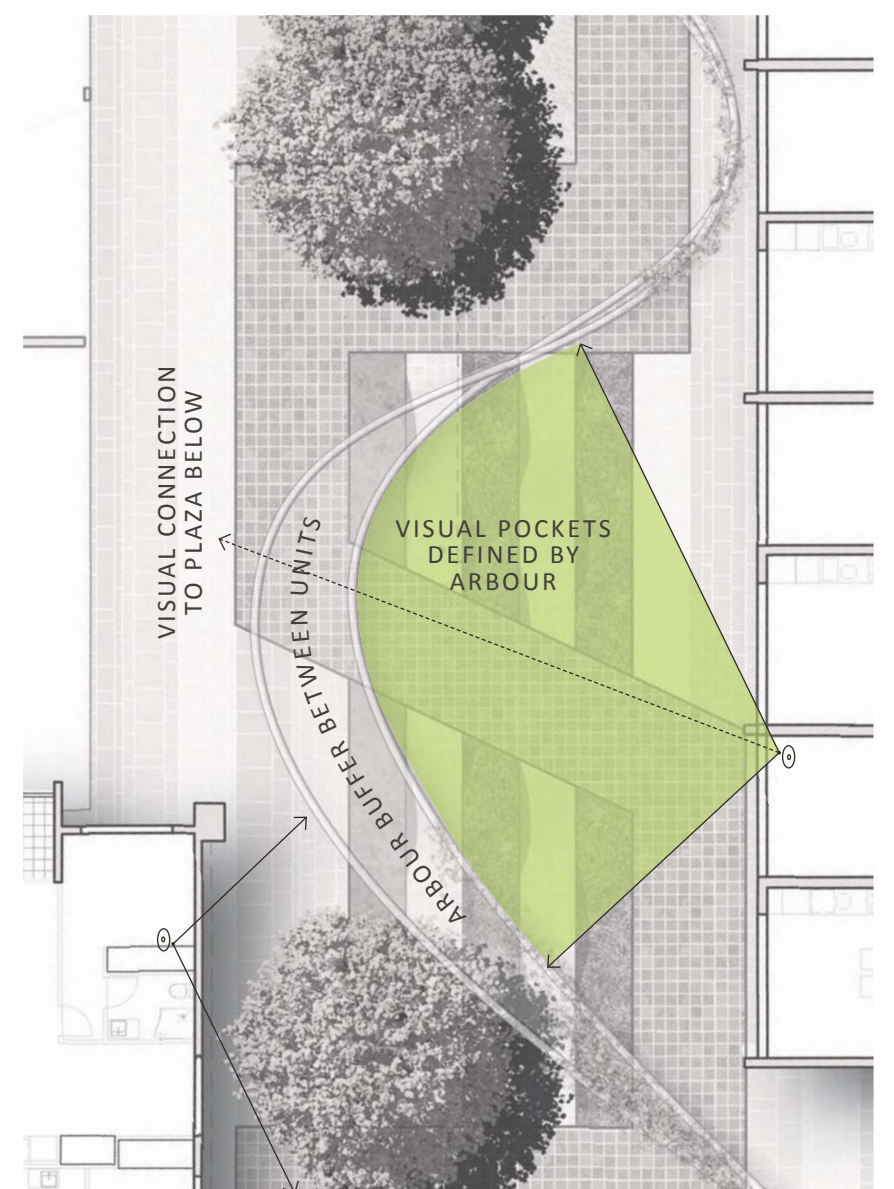
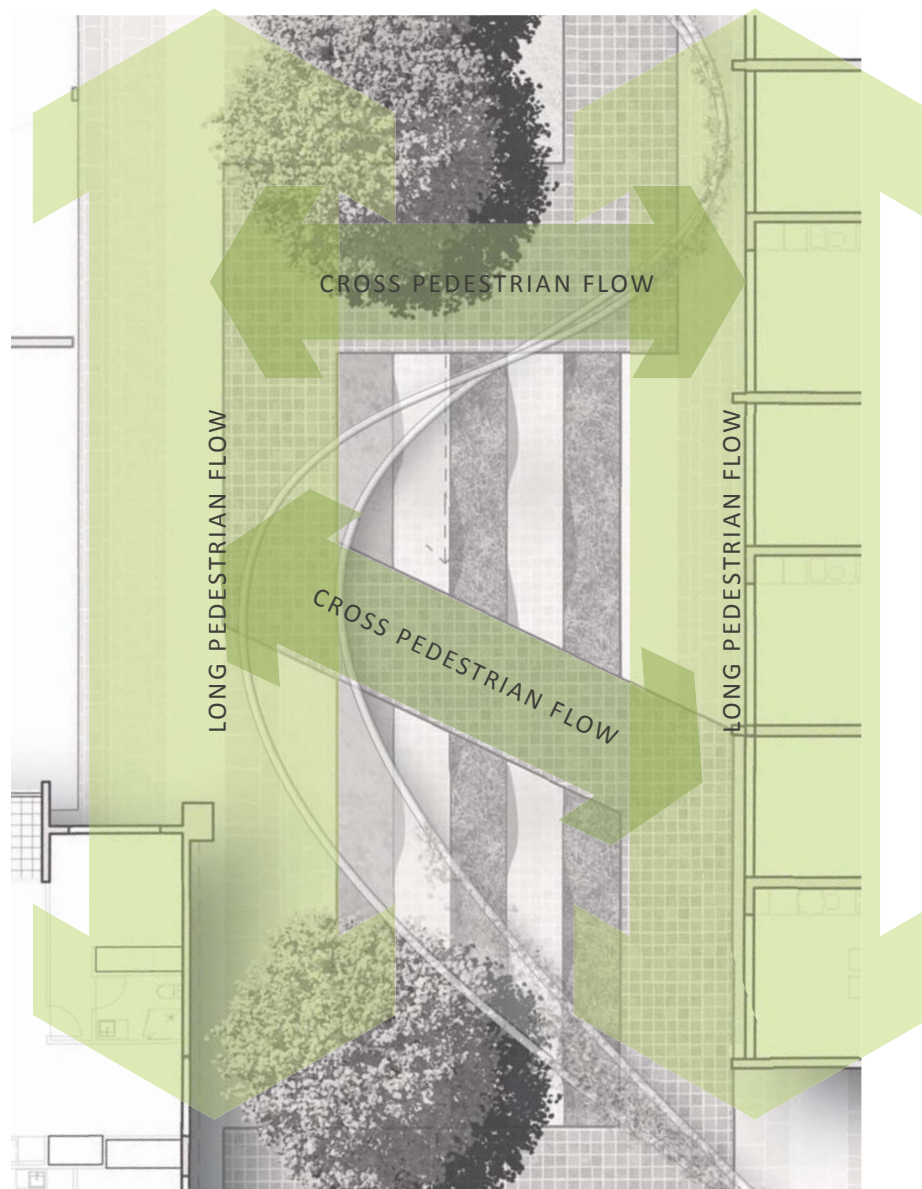
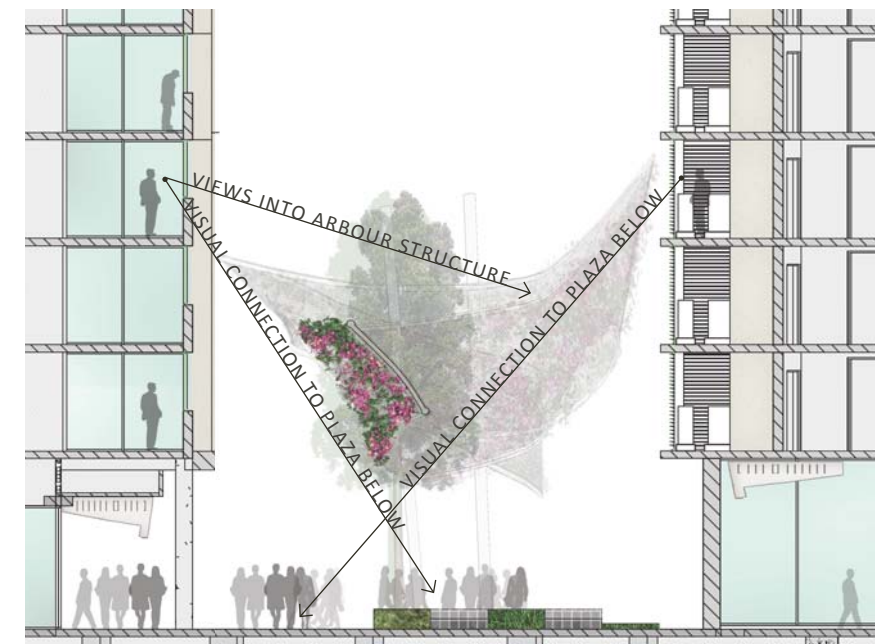
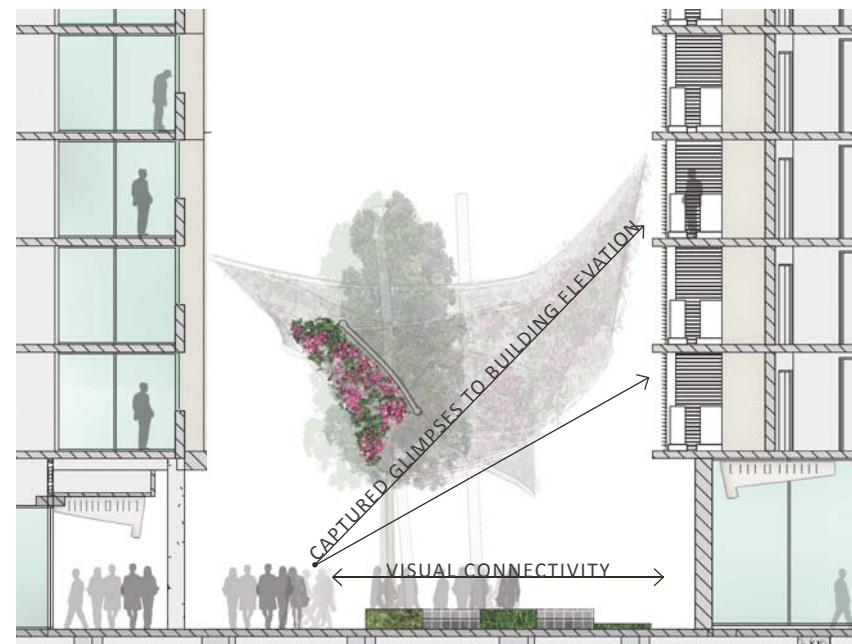
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▲ **RIBBON ARBOUR AND TREE LOCATIONS**



▲ **INTERACTIVE SCULPTURE GARDENS**



DESIGN PRINCIPLES – URBAN DESIGN

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DESIGN PRINCIPLES – LOCAL LANDSCAPE CHARACTER

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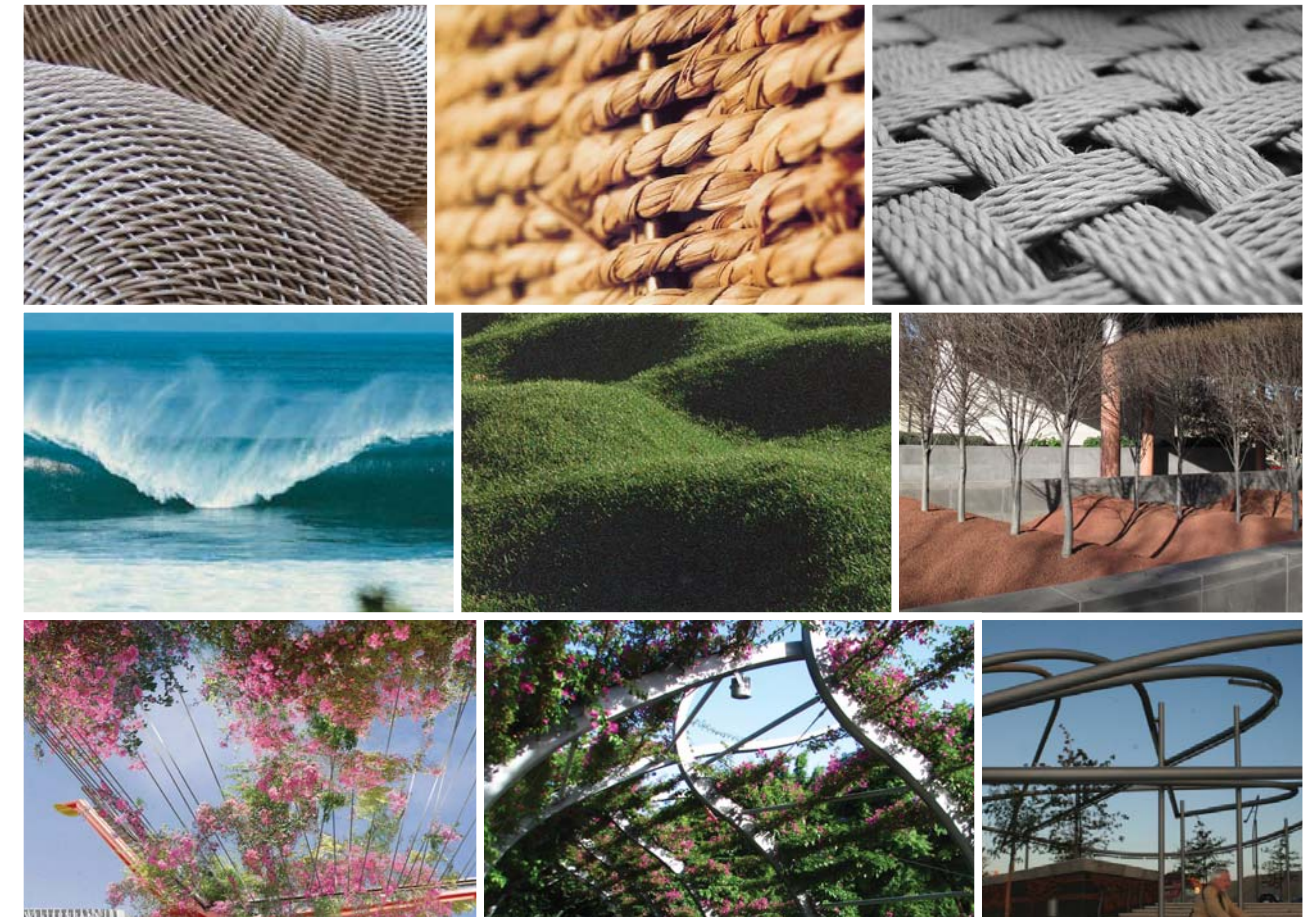


▲ MULTI LAYERED SCULPTURE

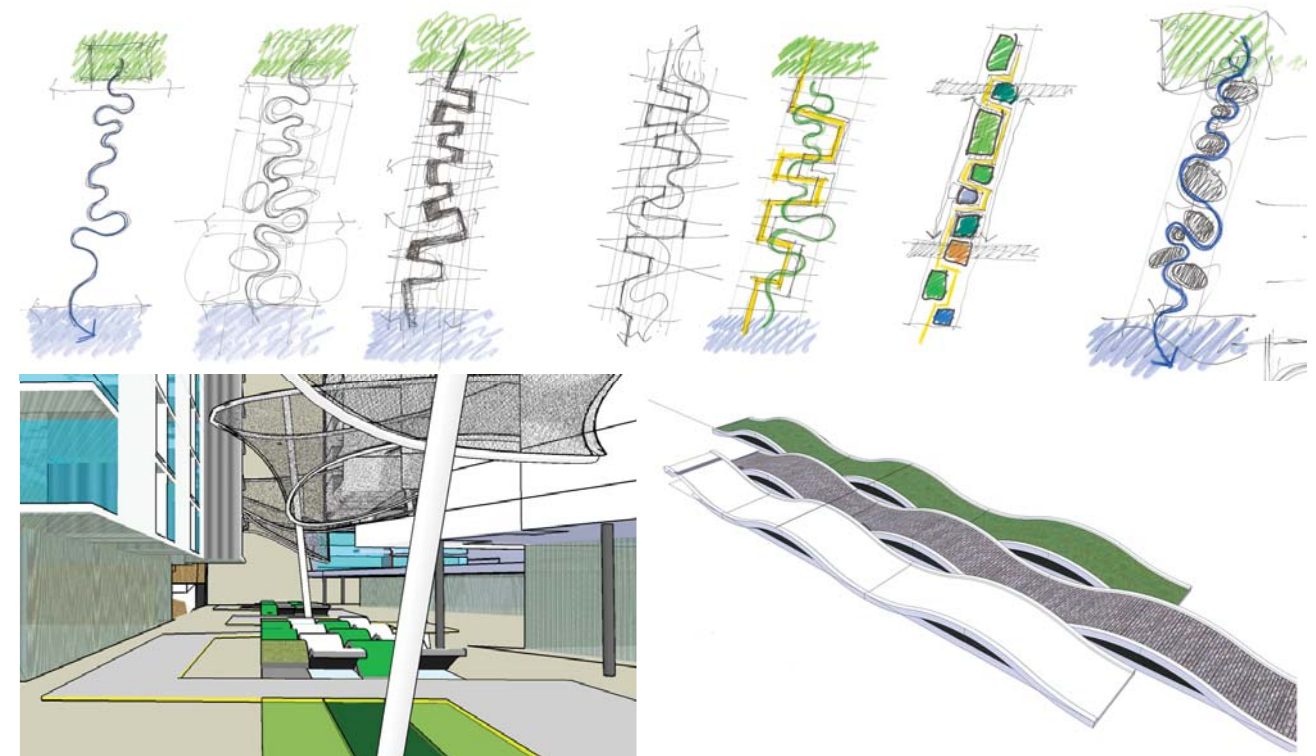
SPINE DESIGN – SPINE AS SCULPTURE MALL

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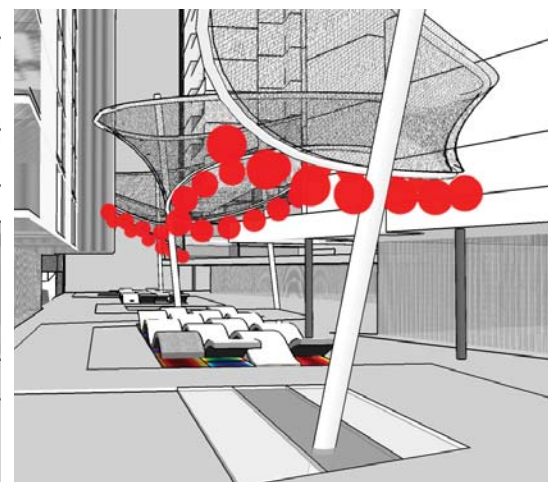
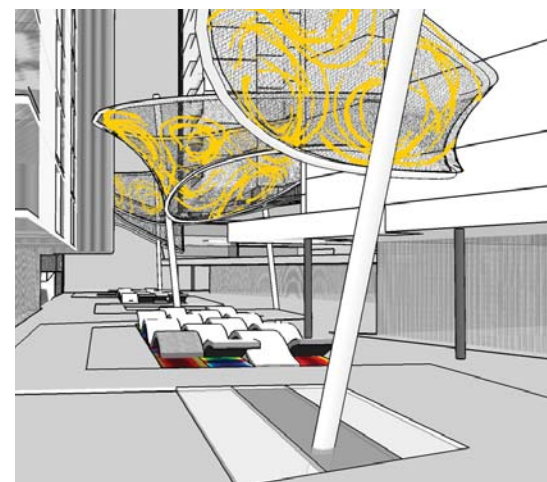
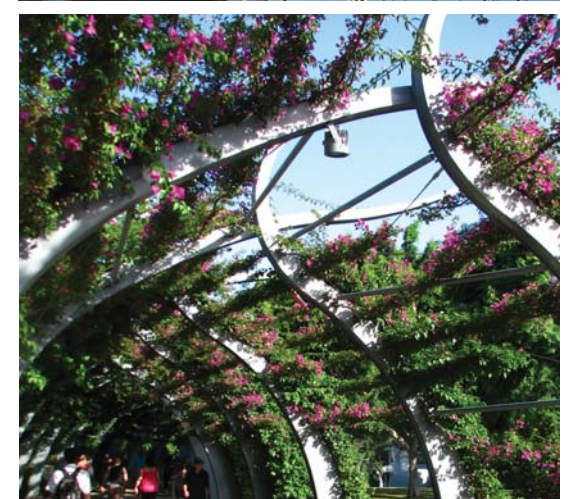
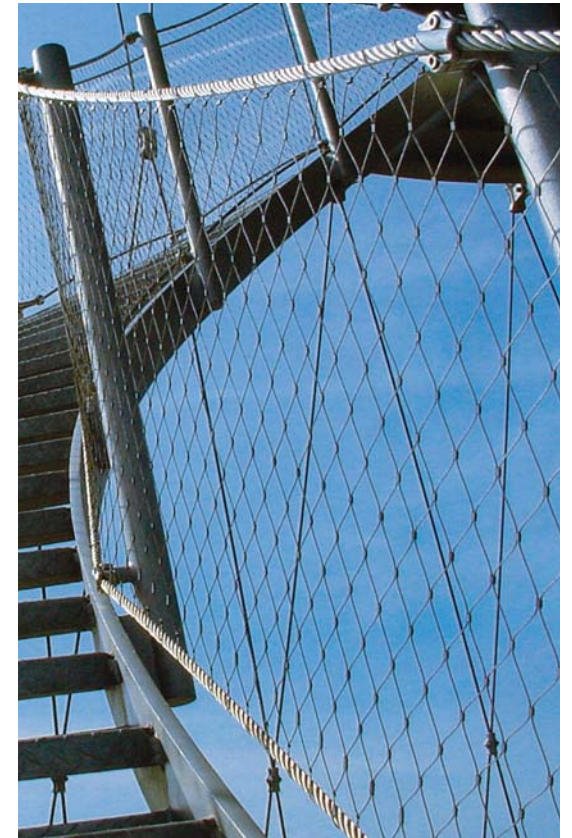
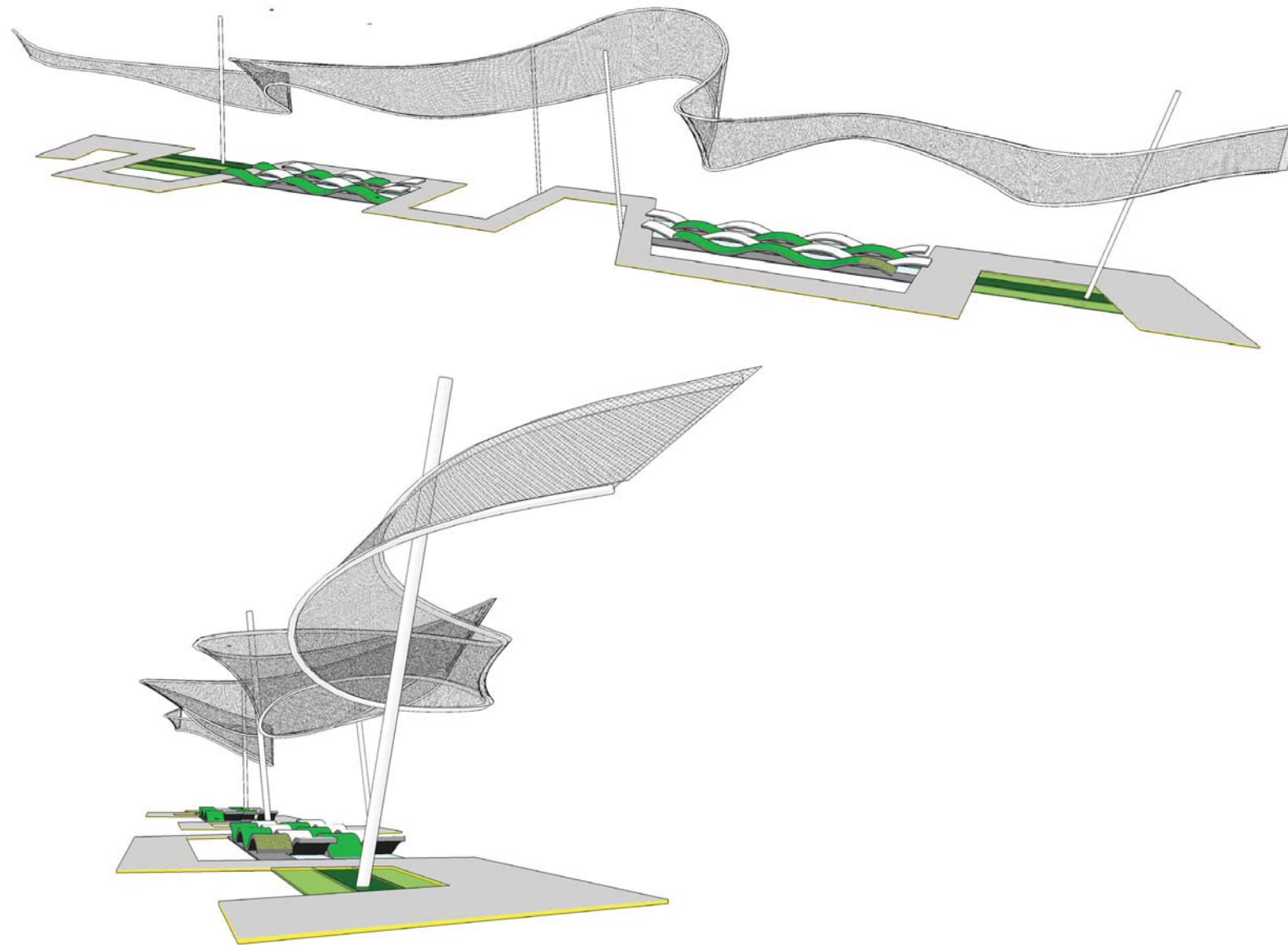
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▲ SOURCES OF IDEAS



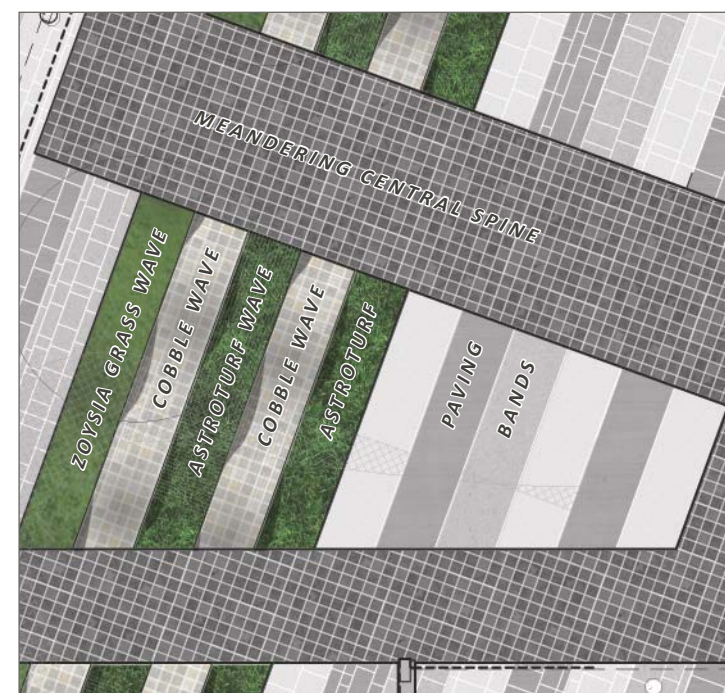
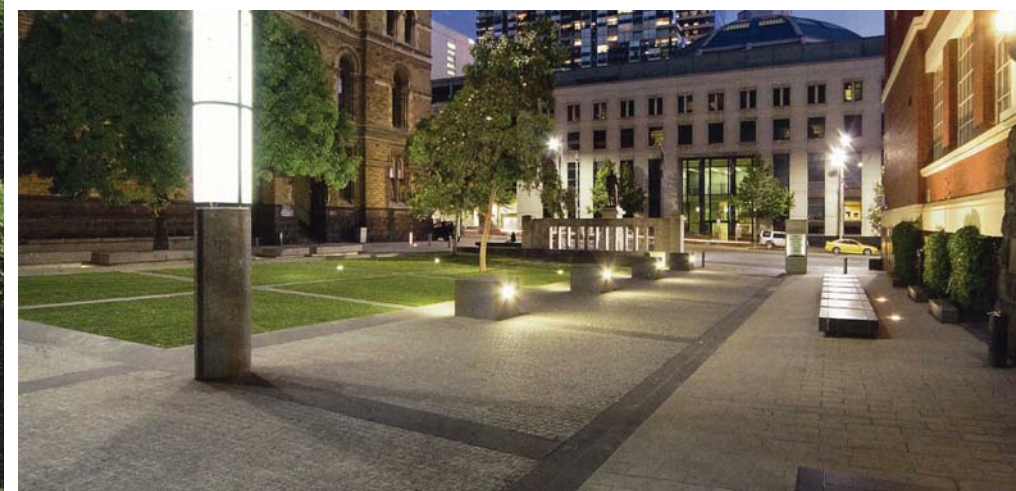
▲ FORM STUDIES



SPINE DESIGN – ARBOUR STUDIES

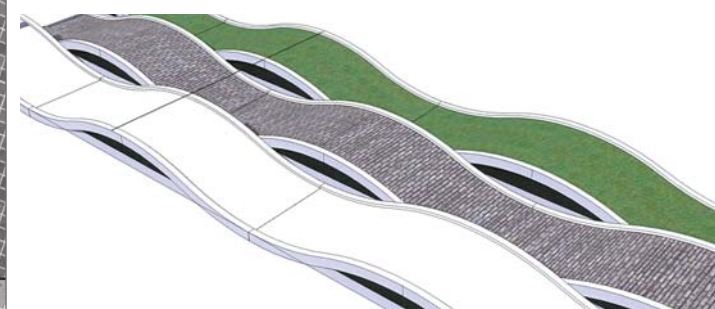
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▲ PAVING BANDS AND 'WAVES' | DETAILED VIEW | 1:200 @ A3

- 1 MEANDERING ARBOUR WITH CLIMBING PLANTS
- 2 CENTRAL SPINE TREE PLANTING
- 3 WAVE FORM GROUND SURFACE – ALTERNATING PLANTING AND COBBLE WAVES
- 4 PAVING BANDS
- 5 MEANDERING CENTRAL SPINE COBBLE PAVING TO CREATE VARYING SIZED PUBLIC SPACES



- 6 APARTMENT LOBBY ACCESS
- 7 PLANTER / SEATING ELEMENT TO SOFTEN VERTICAL EDGE

LANDSCAPE DESIGN – GROUND LEVEL

100708 | 30 MAR 11 | DA01 | NORTH | SCALE 1:500 @ A3

PROJECT HERCULES STREET APARTMENTS | HAMILTON | CLIENT MIRVAC



- 1** FEATURE SHADE TREES TO COURTYARD
- 2** 450X400 CAST INSITU CONCRETE SEATING WALL
- 3** FEATURE PAINTED BACKDROP WALL
- 4** POCKETS OF BAMBOO TO SCREEN WALL TO 10m

- 5** PODIUM EDGE
- 6** 150MM HIGH CAST INSITU HOB WALL
- 7** SHALLOW GRAVEL BED (DECORATIVE GRAVEL)
- 8** FEATURE COBBLE BANDS

- 9** LASER CUT ARTWORK PANELS TO WALLS
- 10** PATTERNED COLOURED CONCRETE TERRACE
- 11** SECURITY FENCE + GATE

LANDSCAPE DESIGN – PODIUM B3 CONCEPT

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PROJECT HERCULES STREET APARTMENTS | HAMILTON | CLIENT MIRVAC



LANDSCAPE SECTION – PODIUM B3 CONCEPT

100708 | 30 MAR 11 | DA01 | SCALE 1:100 @ A3

PROJECT HERCULES STREET APARTMENTS | HAMILTON | CLIENT MIRVAC

HERCULES STREET

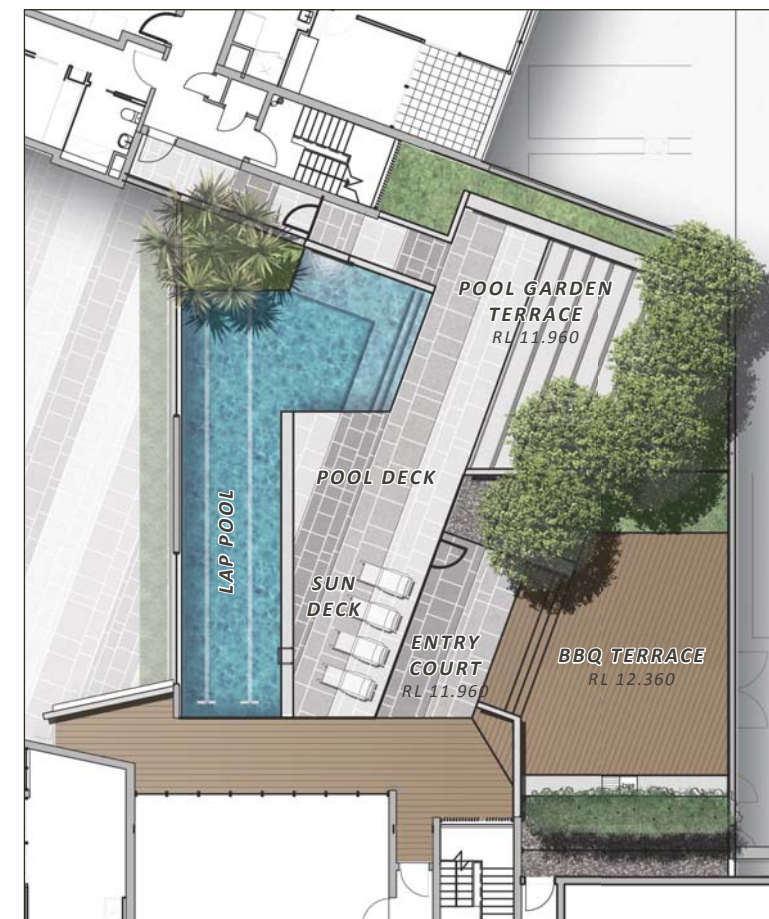


MAIN STREET
(FUTURE ROAD)

LANDSCAPE DESIGN – PODIUM LEVEL

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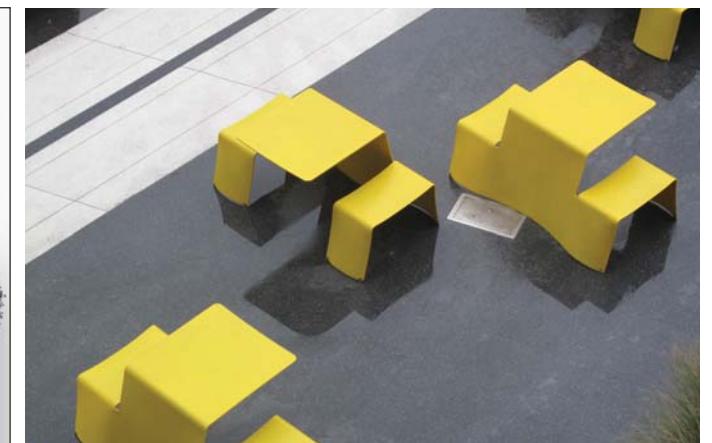
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▲ PODIUM LANDSCAPE | DETAILED VIEW | 1:250 @ A3

- 1 CENTRAL SPINE TREE PLANTING
- 2 MEANDERING ARBOUR WITH CLIMBING PLANTS
- 3 SHADE TREES TO POOL GARDEN TERRACE
- 4 LAP POOL

- 5 RAISED TIMBER DECK
- 6 POOL GARDEN TERRACE
- 7 MAIN PODIUM ENTRY





▲ STAGE ONE



▲ STAGE TWO

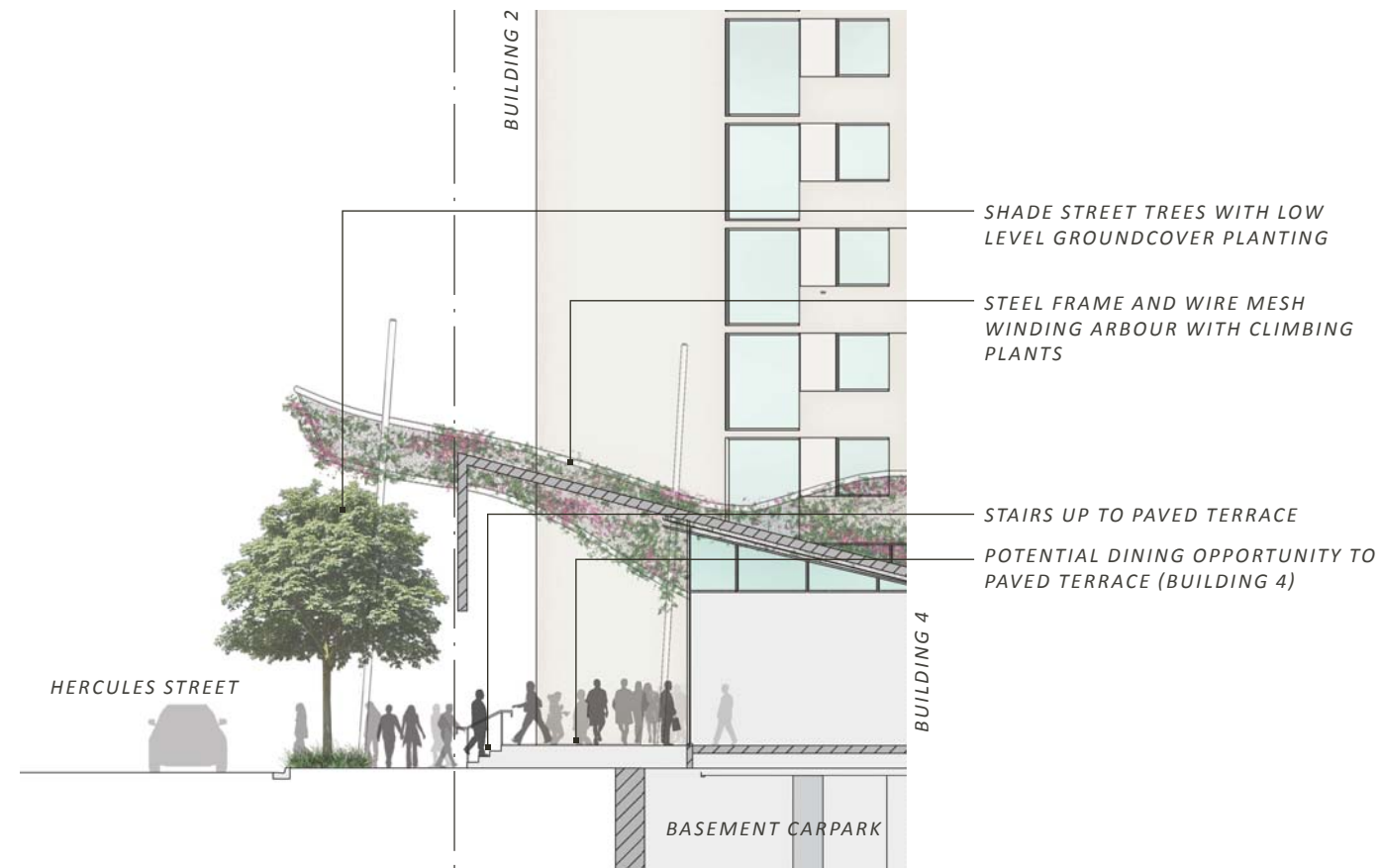


▲ STAGE THREE

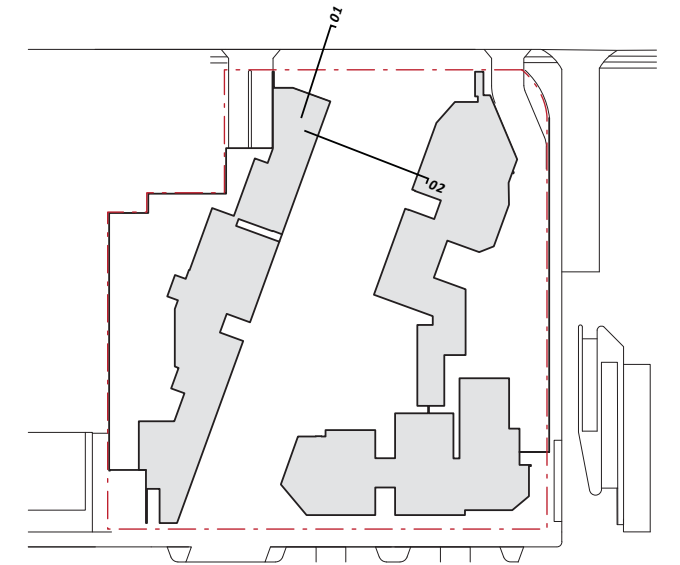
LANDSCAPE DESIGN – STAGING PLAN

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PROJECT HERCULES STREET APARTMENTS | HAMILTON | CLIENT MIRVAC



▲ SECTION 01



▲ SECTION 02

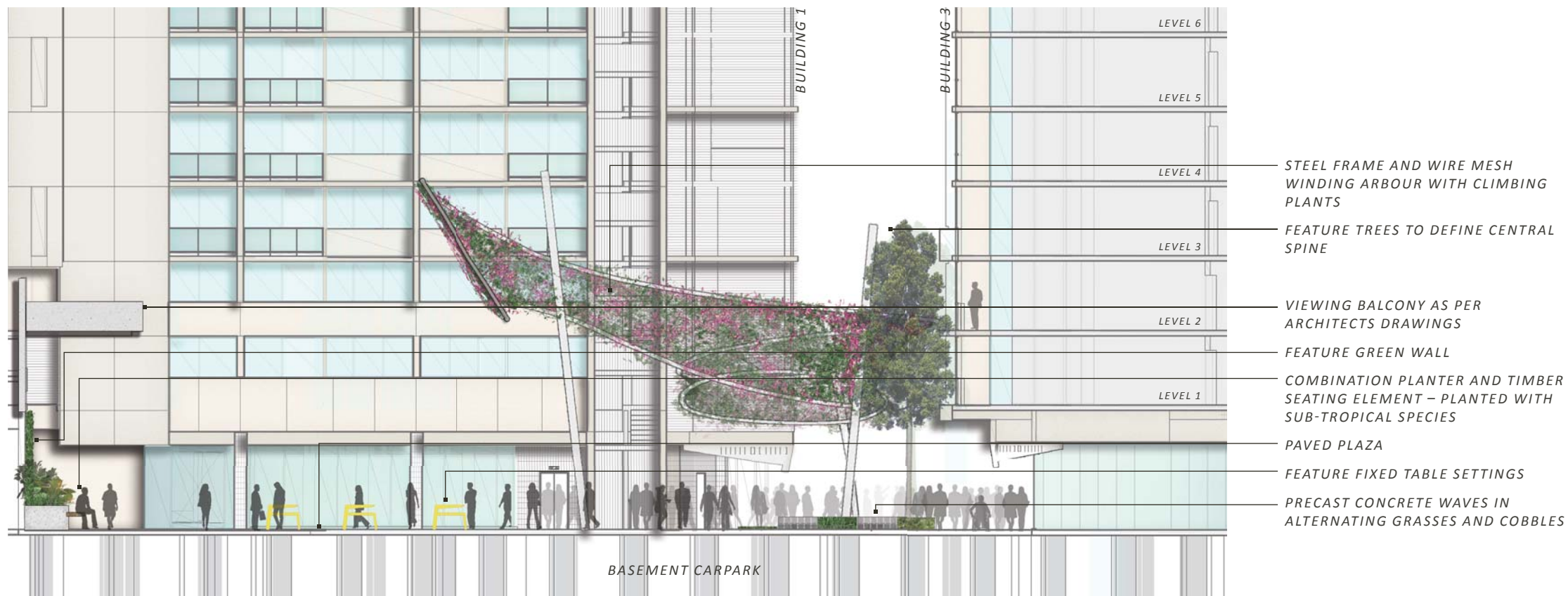
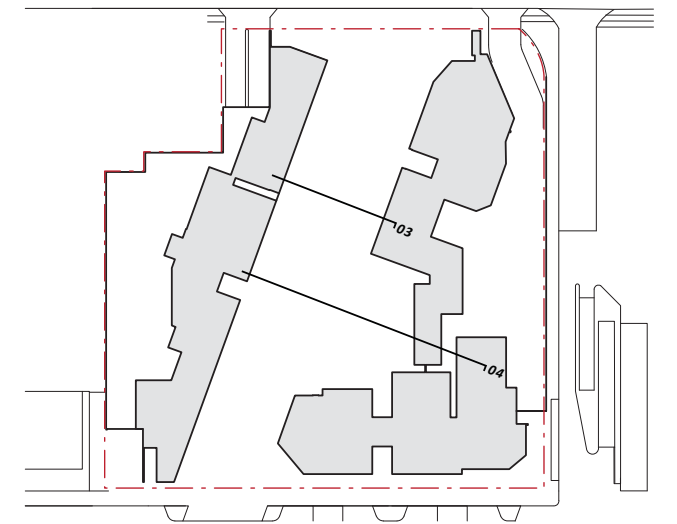
LANDSCAPE DESIGN – SECTION 01 + 02

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▲ SECTION 03

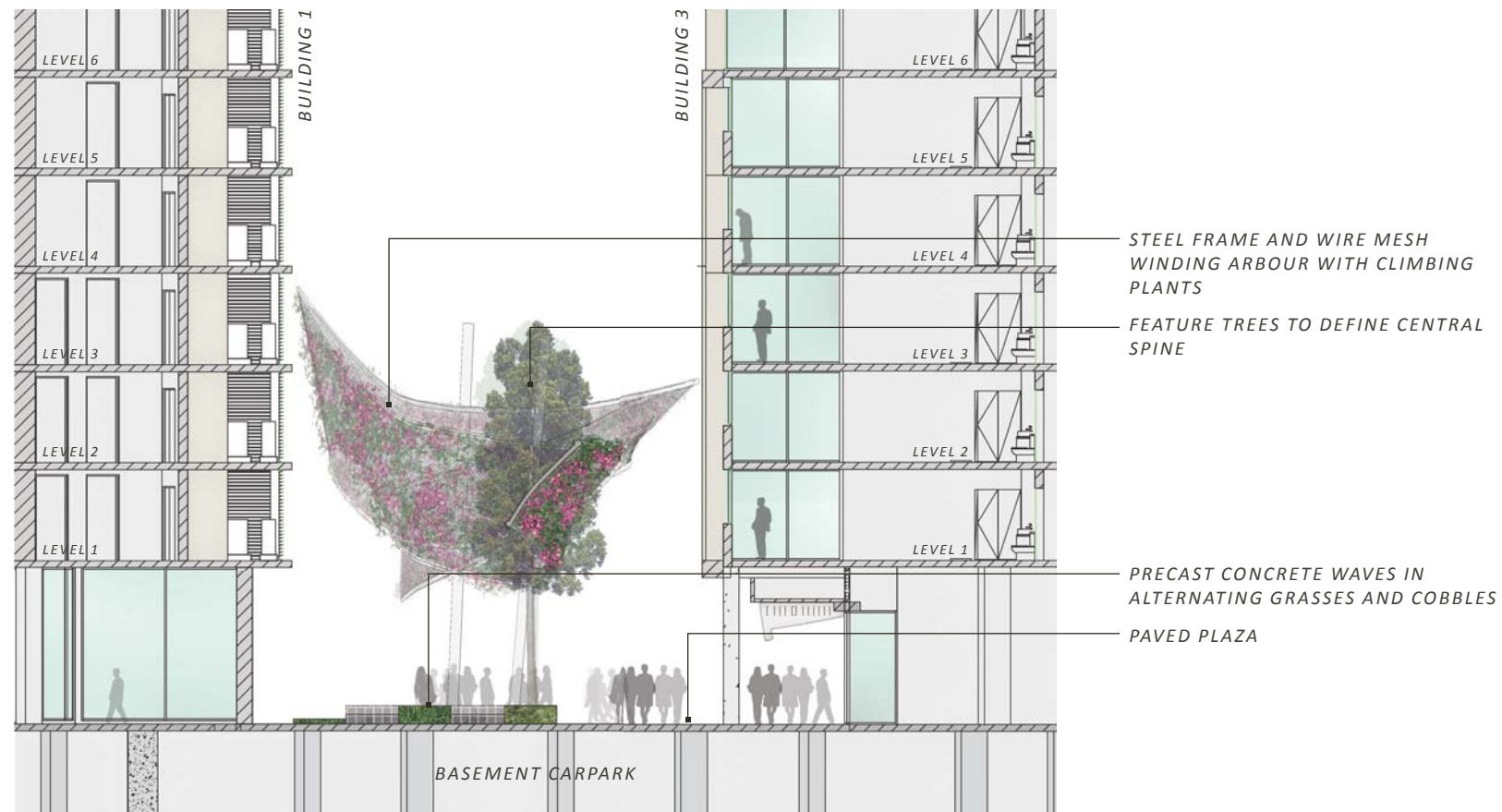


▲ SECTION 04

LANDSCAPE DESIGN – SECTION 03 + 04

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▲ SECTION 05



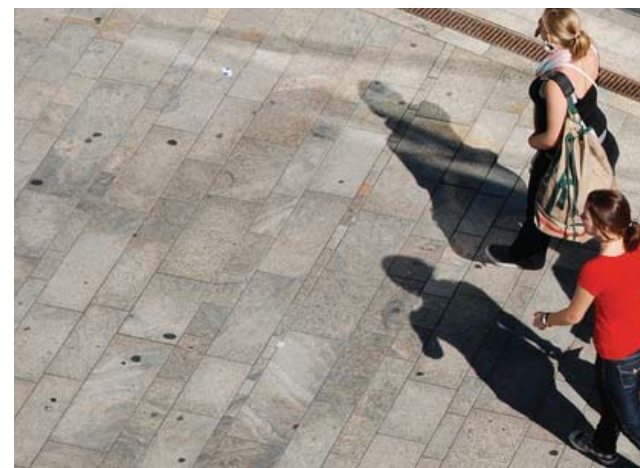
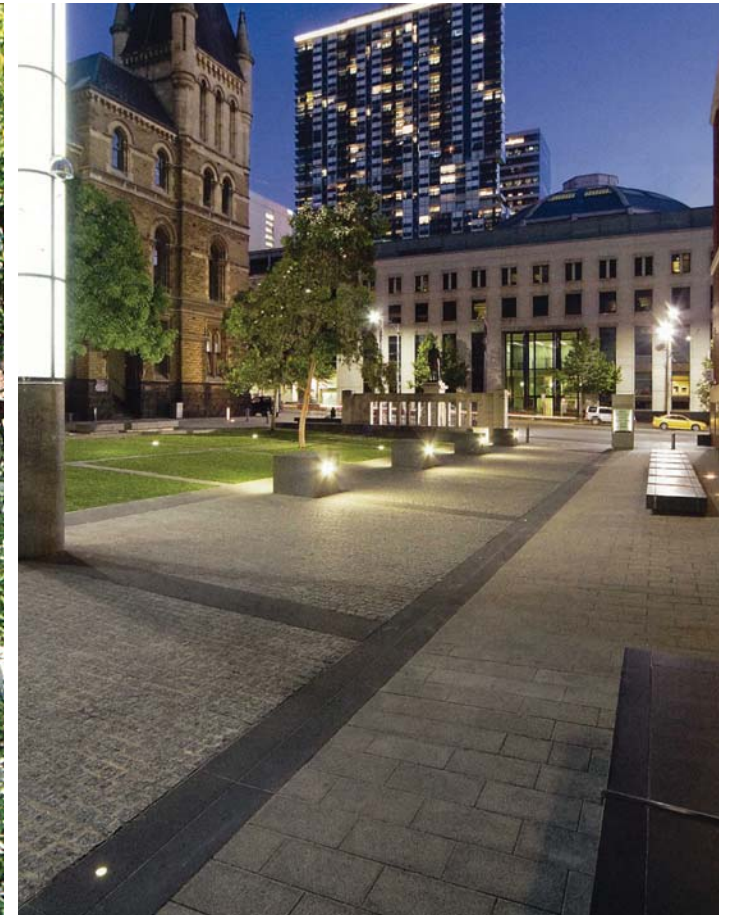
▲ SECTION 06

LANDSCAPE DESIGN – SECTION 05 + 06

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PROJECT HERCULES STREET APARTMENTS | HAMILTON | CLIENT MIRVAC





LANDSCAPE CHARACTER – HARDSCAPE

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PROJECT HERCULES STREET APARTMENTS | HAMILTON | CLIENT MIRVAC

FORM LANDSCAPE ARCHITECTS | 19

STREET



FLINDERSIA AUSTRALIS
CROWS ASH



HARPULLIA PENDULA
TULIPWOOD



LIRIOPE MUSCARI
EVERGREEN GIANT



PANDOREA JASMINOIDES
BOWER VINE



RHOEO DISCOLOR
DWARF RHOEO

SPINE



AGATHIS ROBUSTA
KAURI PINE



ZOYSIA TENUIFOLIA
KOREAN GRASS



BOUGAINVILLEA SP.
BOUGAINVILLEA



STRELITZIA NICOLAII
GIANT BIRD OF PARADISE



PHILODENDRON XANADU
DWARF PHILODENDRON



BROMELIAD SP.
GIANT BROMELIAD



RHAPIS EXCELSA
LADY FINGER PALM



FICUS PUMILA
CREEPING IVY

COMMON AREAS



PANDANUS PEDUNCULATUS
PANDANUS PALM



BAMBUSA TEXTILIS
BAMBOO



ELAEOCARPUS EUMUNDII
EUMUNDII QUANDONG



PLUMERIA OBTUSA
FRANGIPANI



HELICONIA 'HOT RIO NIGHTS'
HELICONIA



STRELITZIA REGINAE
BIRD OF PARADISE



LIRIOPE MUSCARI
EVERGREEN GIANT



BOUGAINVILLEA SP.
BOUGAINVILLEA

LANDSCAPE CHARACTER – SOFTSCAPE

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FORM LANDSCAPE ARCHITECTS | 20