



ICON

HAMILTON PLACE

RPT_LANDSCAPE DA_D_141106

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

12 DEC 2014

MEDQ



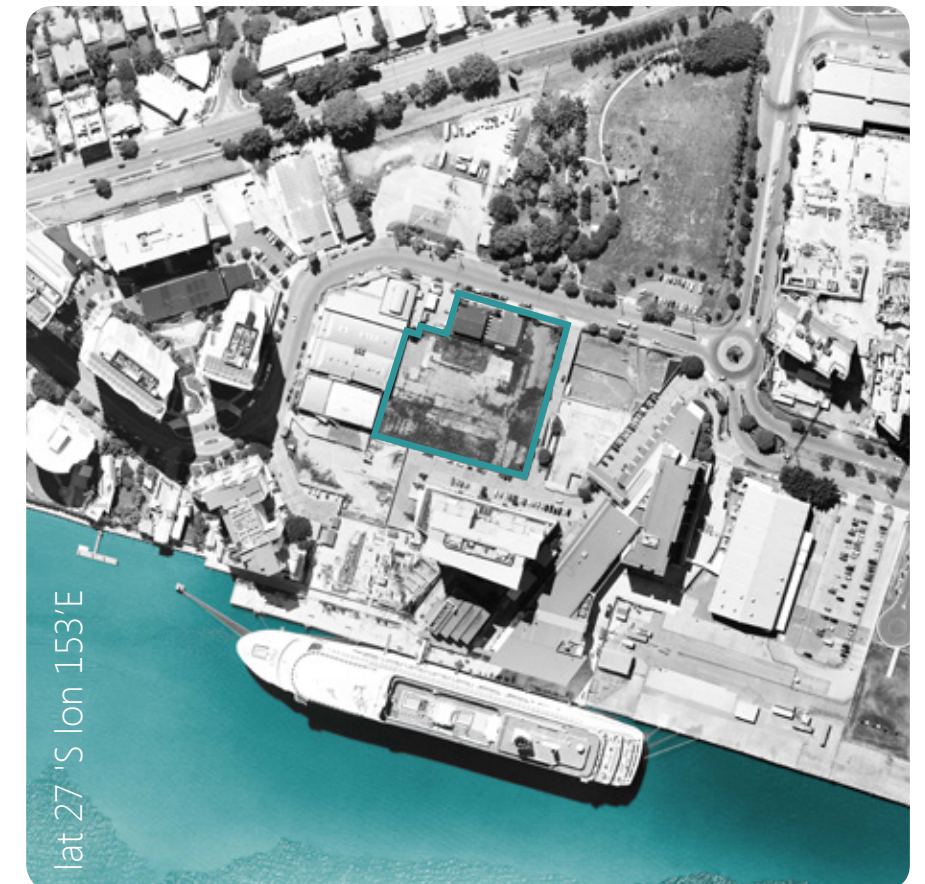
ICON LANDSCAPE CONCEPT
RPT_LANDSCAPE DA_D_141106

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a premier location

The subject site is located at 19 Hercules Street, Hamilton Northshore, a hub of urban living. With street frontages to Hercules Street and Main Street, the site has the ability to internally connect the two streets and strengthen the connection from the park through to the river.



urban water

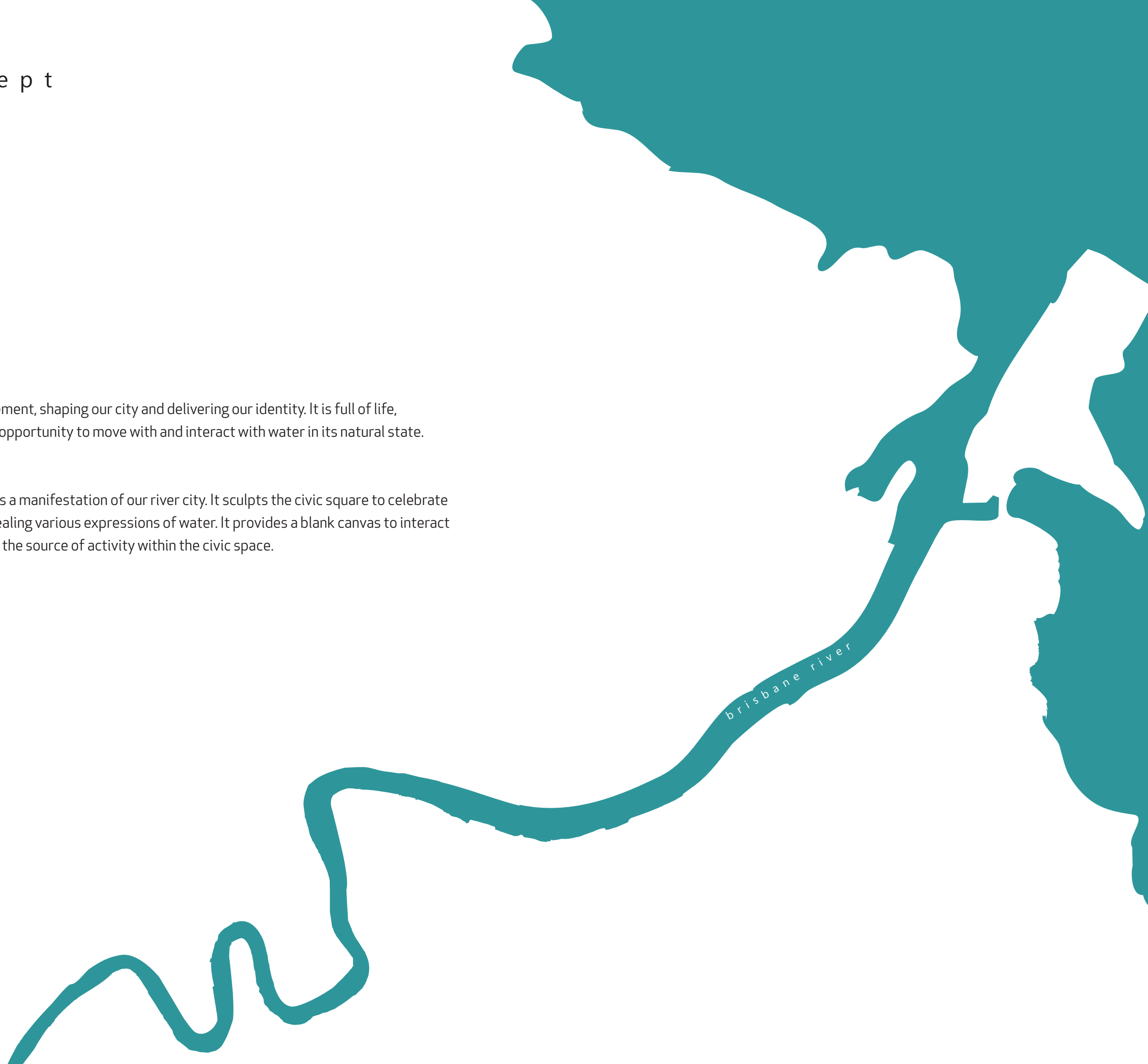
A basis for design:

The Brisbane River is the city's defining element, shaping our city and delivering our identity. It is full of life, providing a setting for experiences and an opportunity to move with and interact with water in its natural state.

At a site level:

The public realm of Icon's Hamilton Place is a manifestation of our river city. It sculpts the civic square to celebrate the movement of water through a city, revealing various expressions of water. It provides a blank canvas to interact and connect with water so that it becomes the source of activity within the civic space.

Icon will be a celebration of fluidity.



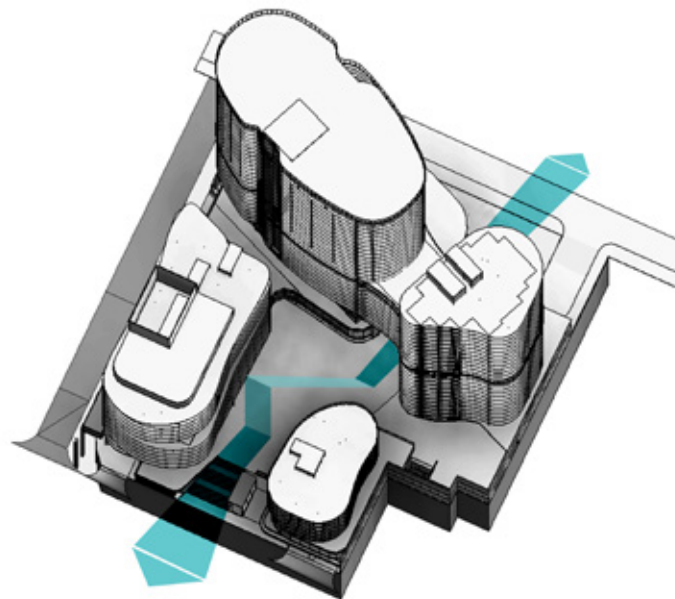
an iconic peoples place

Hamilton Place will reveal a landscape of refined elegance. The landscape compliments the architectural concept by sculpting the groundplane to create a truly unique civic space. Its water features, stairways and terraces help define what will become Hamilton's most expressive people's place.



01

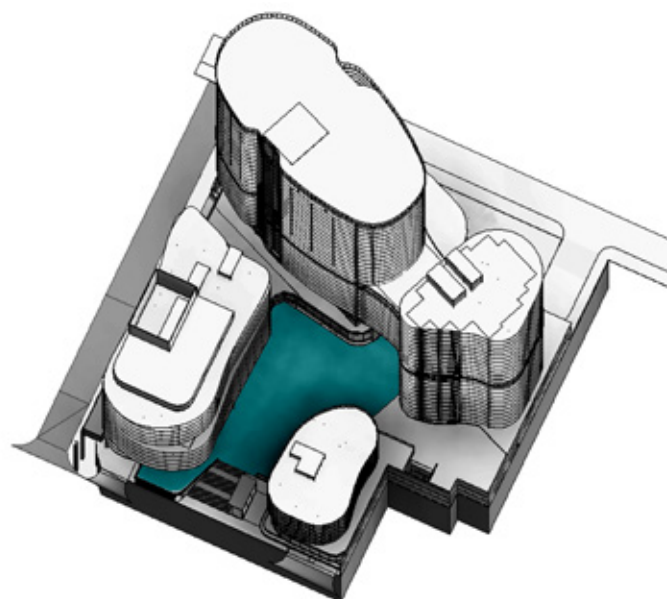
promote connectivity



The lateral connection is the backbone to the site layout. The design shall promote connectivity and enhance legibility through design inclusions that encourage passive movement through the site.

02

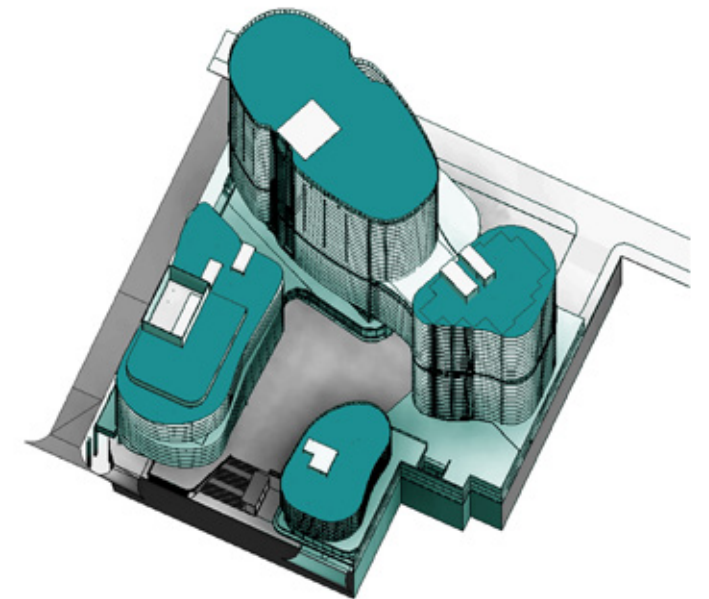
deliver a civic heart



The central public space (Hamilton Place) is the catalyst that sets the stage for urban life. The design shall create a series of flexible spaces that accommodates all civic functions, and delivers a memorable experience.

03

integrate with architecture



The integration of architecture and landscape is the final element that pulls the development together. By maximising landscaped areas, it will create an urban sanctuary amongst an iconic architectural backdrop.

- 1 Hamilton Place
Ground Level
- 2 Porte Cochere Plaza
Ground Level
- 3 Creche Outdoor Area
Level 2
- 4 Hotel Pool
Level 3
- 5 Function Terrace
Level 3
- 6 Communal Rooftop Terrace
Level 15 - Building 4
- 7 Private Terrace
Level 8 - Building 3
- 8 Private Terrace
Level 17 - Bridge
- 9 Private Terrace
Level 28 - Building 2
- 10 Private Terrace
Level 33 - Building 1
- 11 Private Terrace
Level 3 - Building 3





HAMILTON PLACE

HOTEL

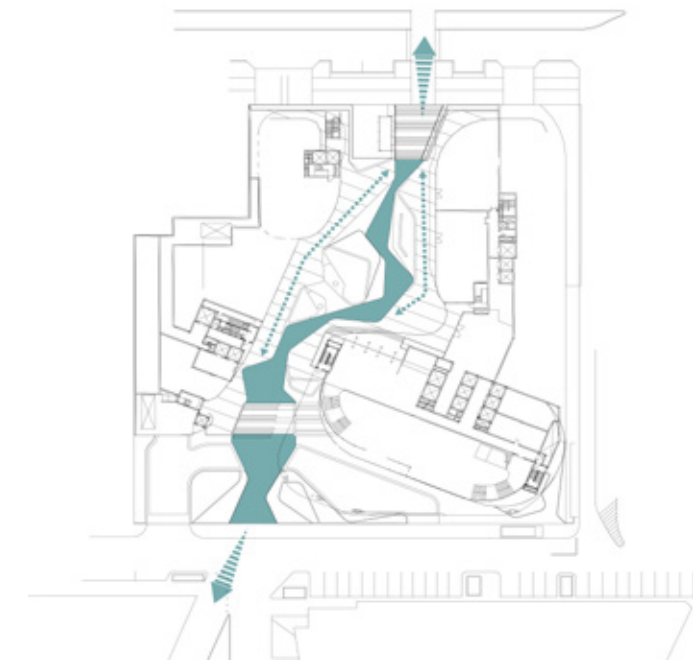
HOTEL CARPARK

a series of spaces and elements

The following diagrams describe the key elements of the public realm concept that contribute to a unique landscape setting.

01

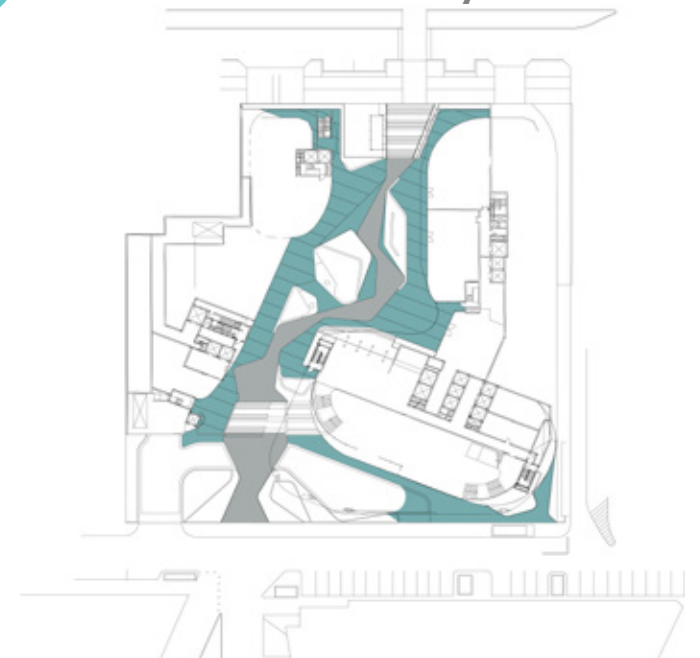
civic connector



The concept reinforces the primacy of the pedestrian connection by creating an identifiable pavement treatment that defines movement through the civic space

02

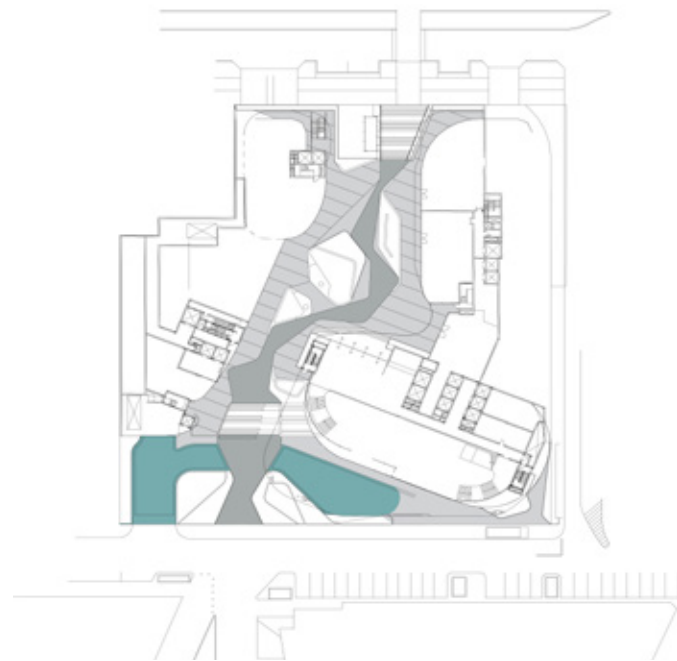
civic activity



The civic and retail function of the site is supported by a series of linked hardscaped spaces that enable activity to occur

03

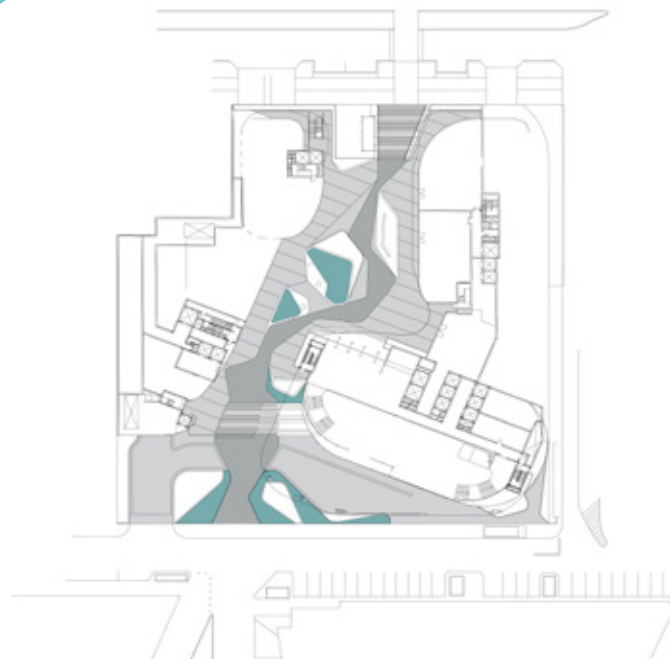
shared zone



The pedestrianised porte cochere offers a luxurious entry to the site whilst allowing for seamless movement into the civic square

05

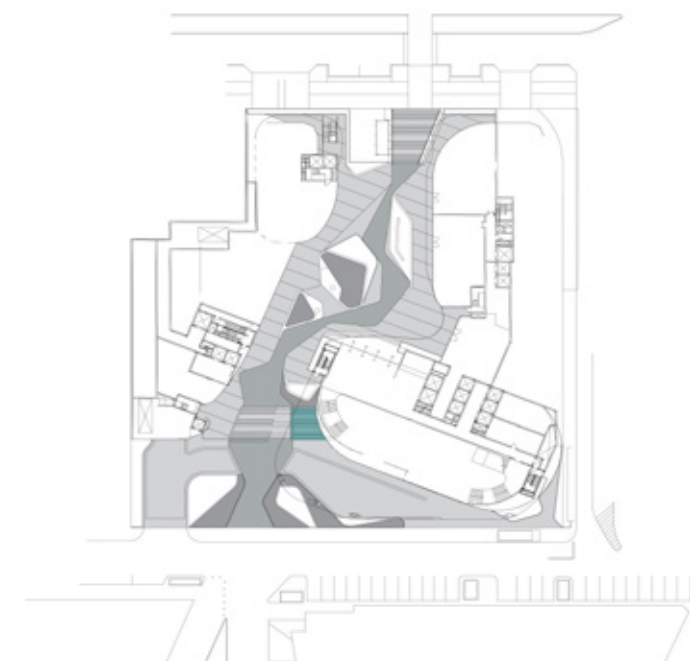
water bodies



The ponds provide water bodies to engage with whilst delivering a sculptural cooling element to the civic space

07

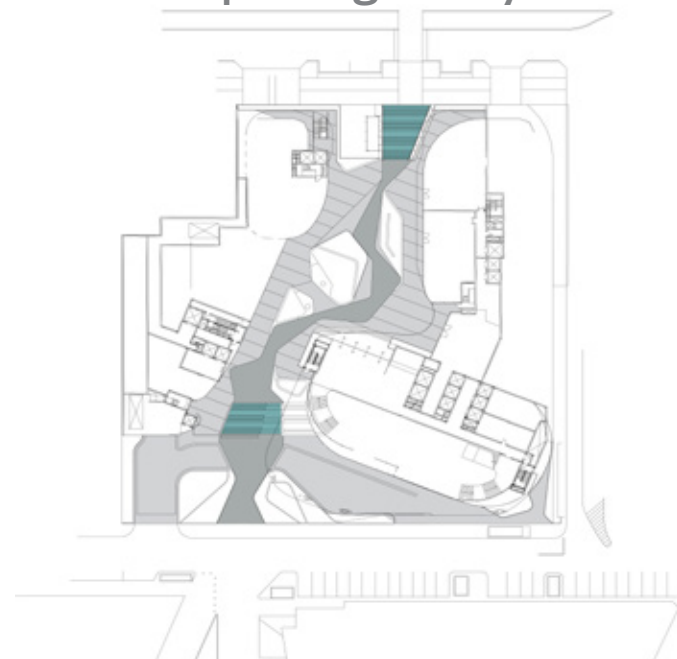
water cascade



The cascading water feature creates an iconic gateway to the plaza and backdrop to the porte cochere

04

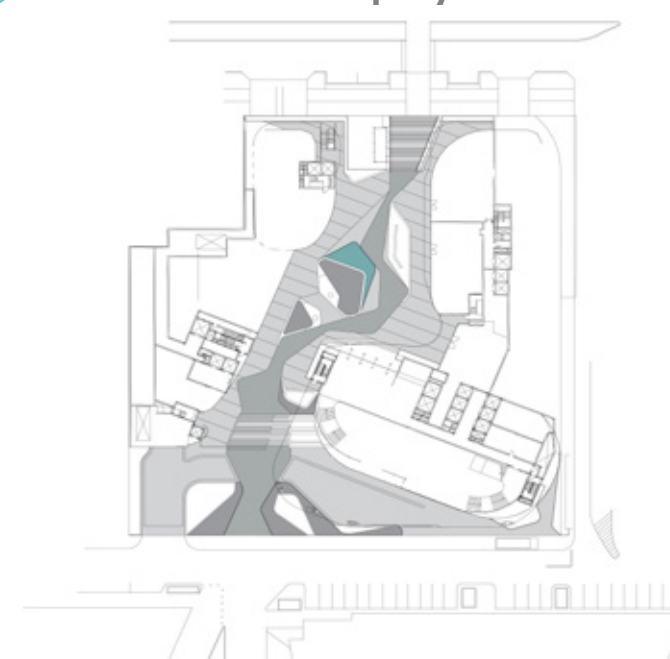
sculptural gateways



Iconic stairways provide landmark entries to the site that deliver a gateway experience for people passing through the site

06

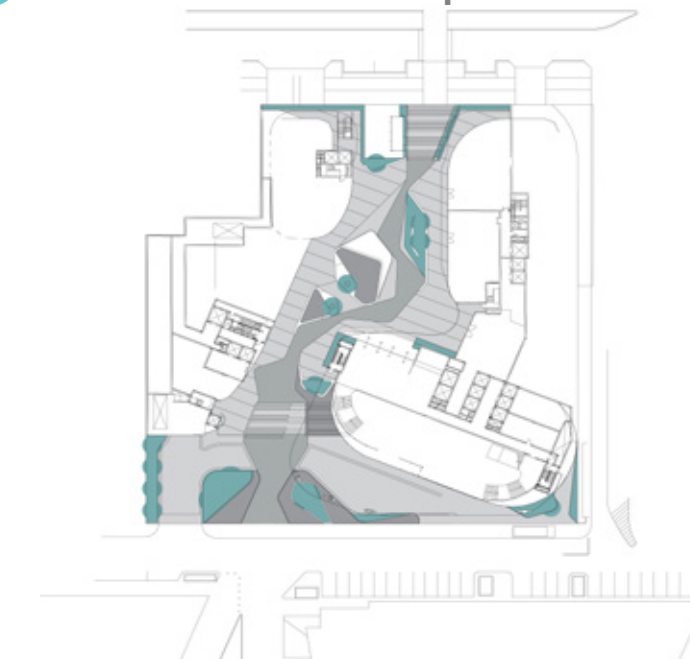
waterplay



The waterplay pond creates an area for children to interact and play with the water to reinforce the civic quality of the space

08

softscape



The groundplane delivers lush planting that reinforces subtropicality including soft landscaped areas to reside too

Streetscape as per EDQ

Existing Streetscape
(refer to sections)**1 'Garden' Stairs**

Entry stairs provide integrated planting that draws the landscape of the park into Hamilton Place

**2 Informal Lawn**

Informal seating is delivered through a turfed area with concrete seating walls that feature recessed lighting.

**3 Waterplay**

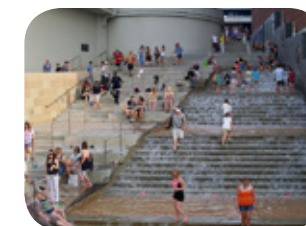
Recessed pavement allows for a sheet of water to run over the pavement with pulsating water jets for children to play with.

**4 Sculptural Ponds**

Raised ponds with concrete seating wall. Includes timbers buildouts with integrated feature tree planter

**5 'Water' Stairs**

Stairs with seating and a cascade deliver an iconic entry statement to Hamilton Place.

**6 Reflective Ponds**

Reflective ponds at pavement level create a gateway experience when passing through.





The public realm of Hamilton Place presents a truly civic space that provokes a deep-felt sense of engagement, attachment and belonging. The landscape concept considers its context to deliver an innovative public realm outcome that is exciting and will stand the test of time as Northshores people's place.



level 2 - creche outdoor area

character

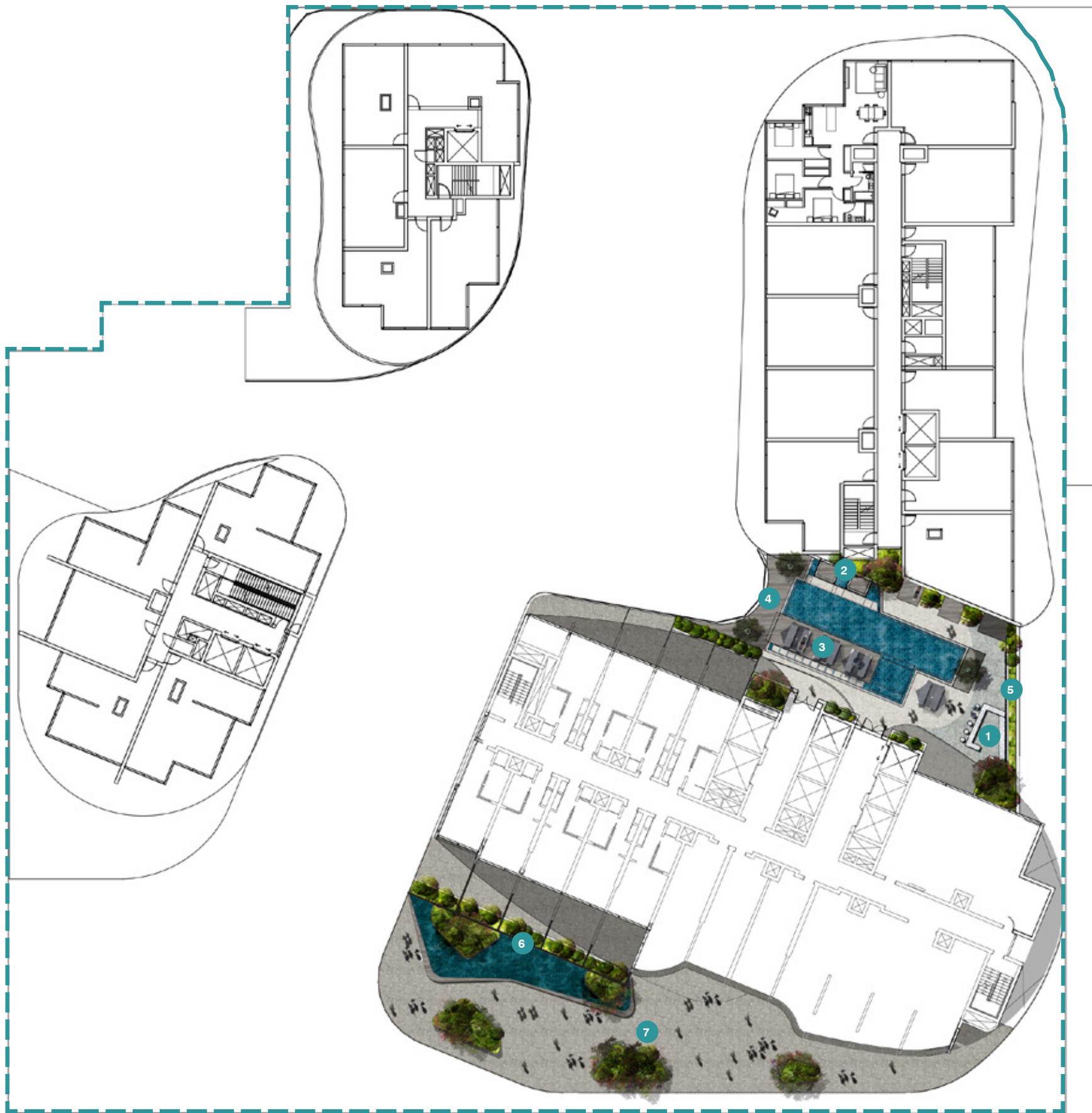
playscape



softfall mounding



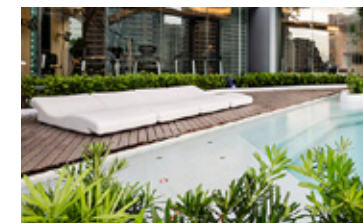
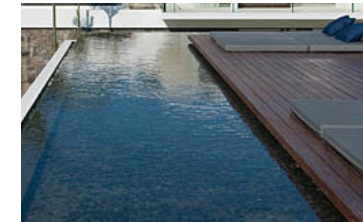
- 1 Climbing mound with slide
- 2 Sandpit
- 3 Softfall mound cluster
- 4 Screen planting
- 5 Interpretive softfall path



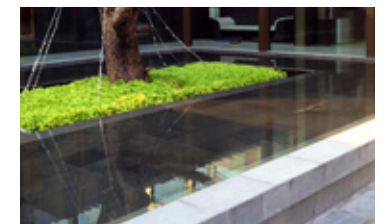
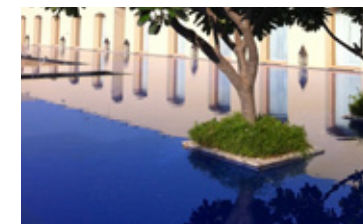
level 3 - hotel terrace

character

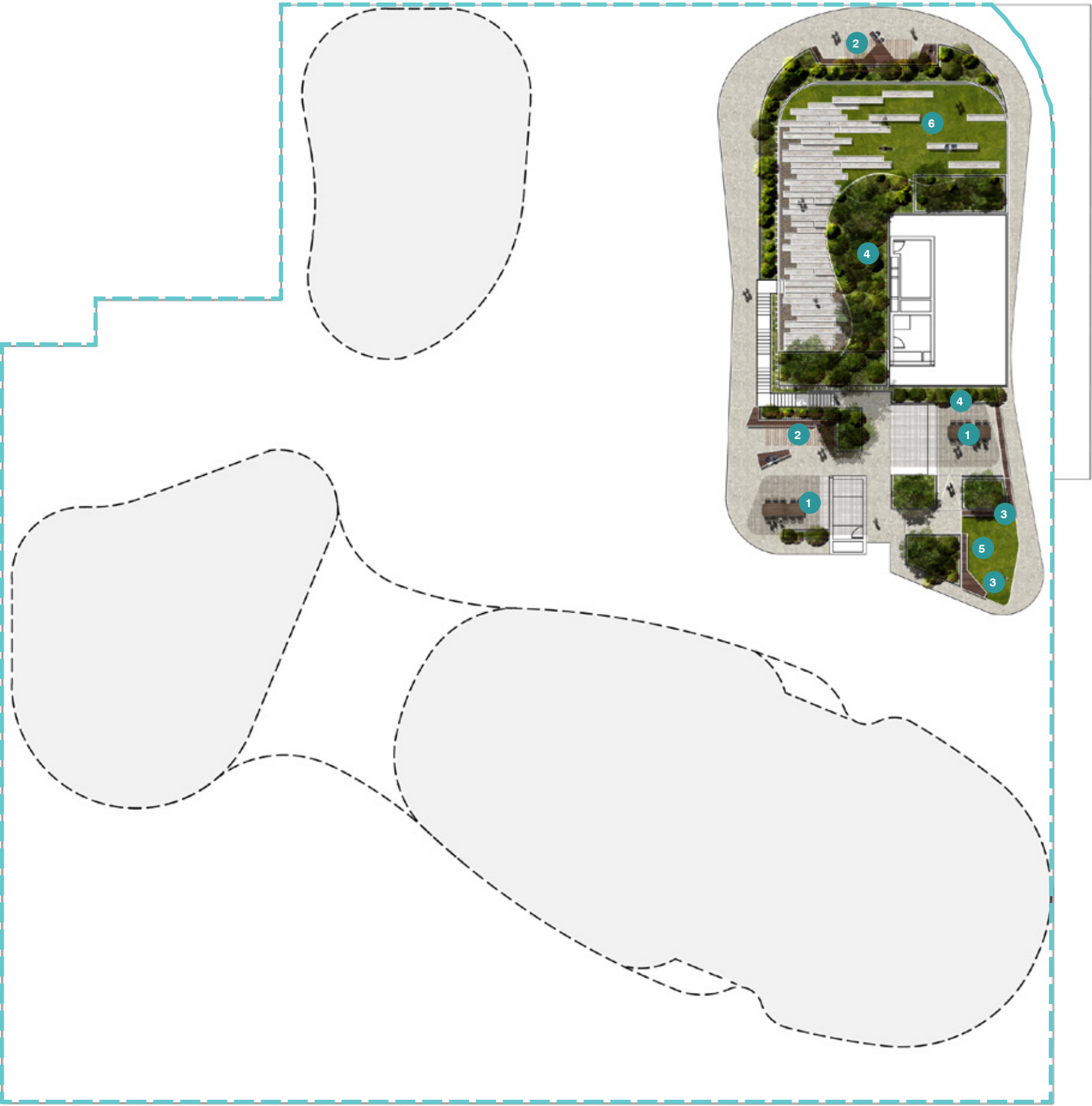
pool area



podium landscape

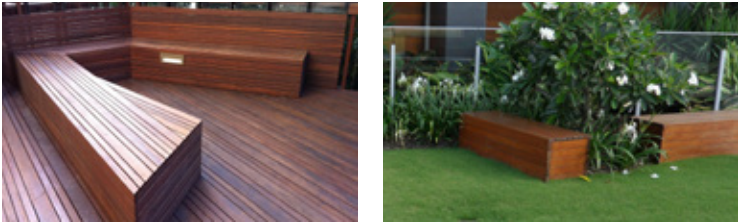


- 1 Pool bar with glass awning over
- 2 Curtained island gazebos
- 3 Island sundeck
- 4 Deck with feature trees
- 5 Planted trellis screen
- 6 Architectural stone wall
- 7 Paved terrace with sculptural planters



character

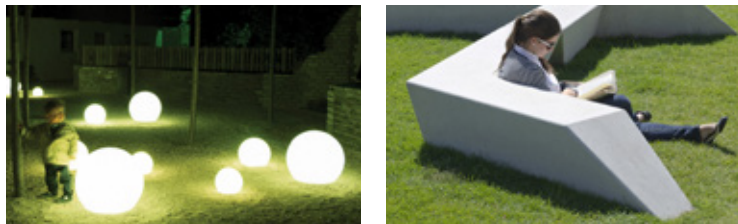
seating nooks



entertaining areas

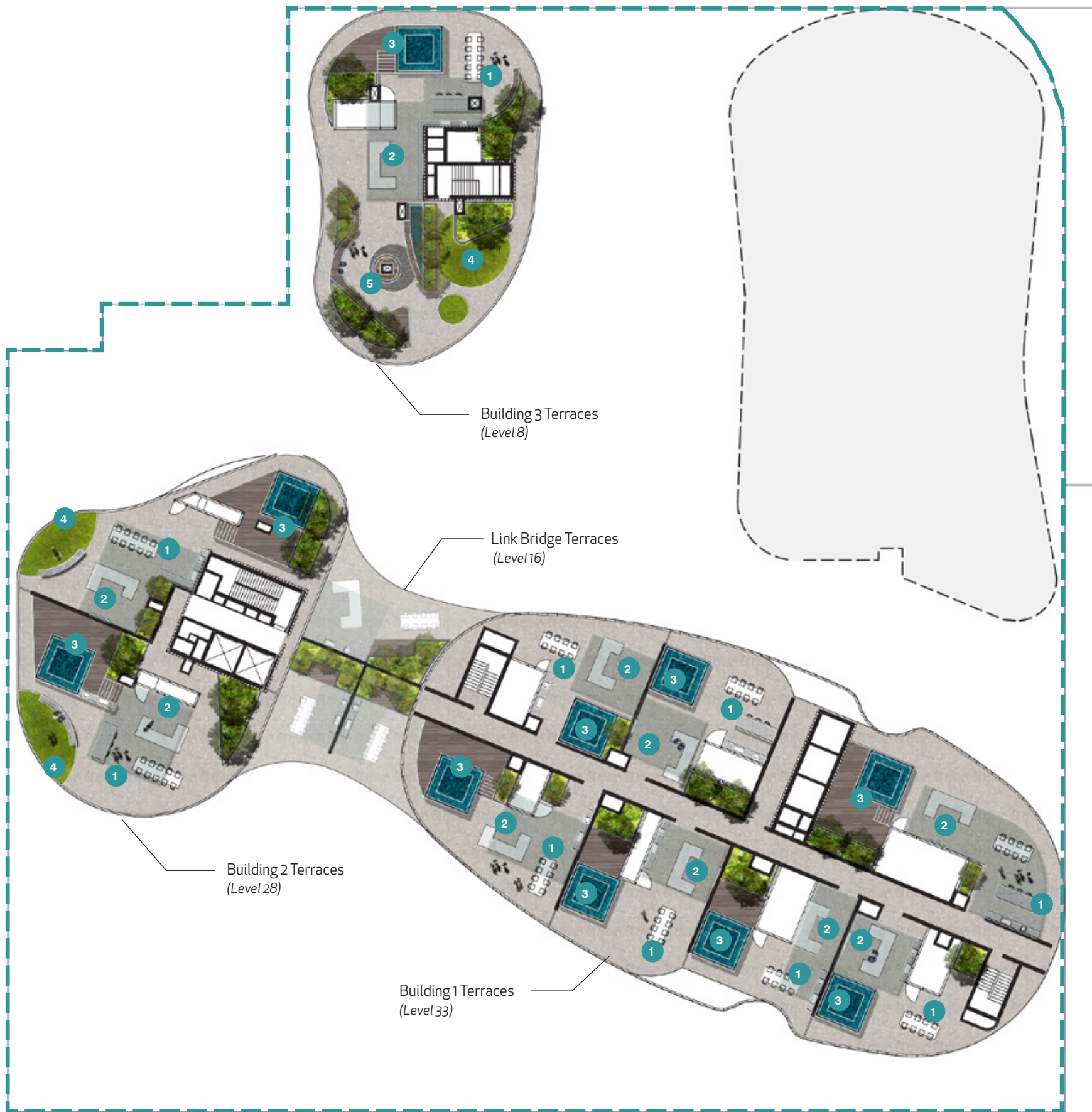


rooftop lawns



- 1 Covered entertainment space with kitchen
- 2 Garden lounge with trellis canopy
- 3 Seating nook
- 4 Screen planting
- 5 Rooftop lawn
- 6 Rooftop lawn with sculptural seating

level 15 - communal rooftop



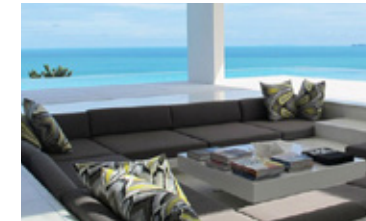
various levels - private terraces

character

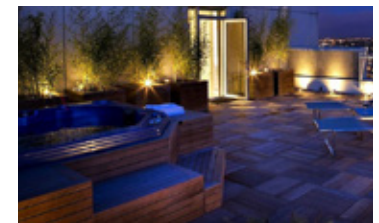
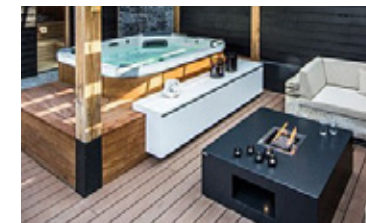
outdoor kitchen



outdoor lounge



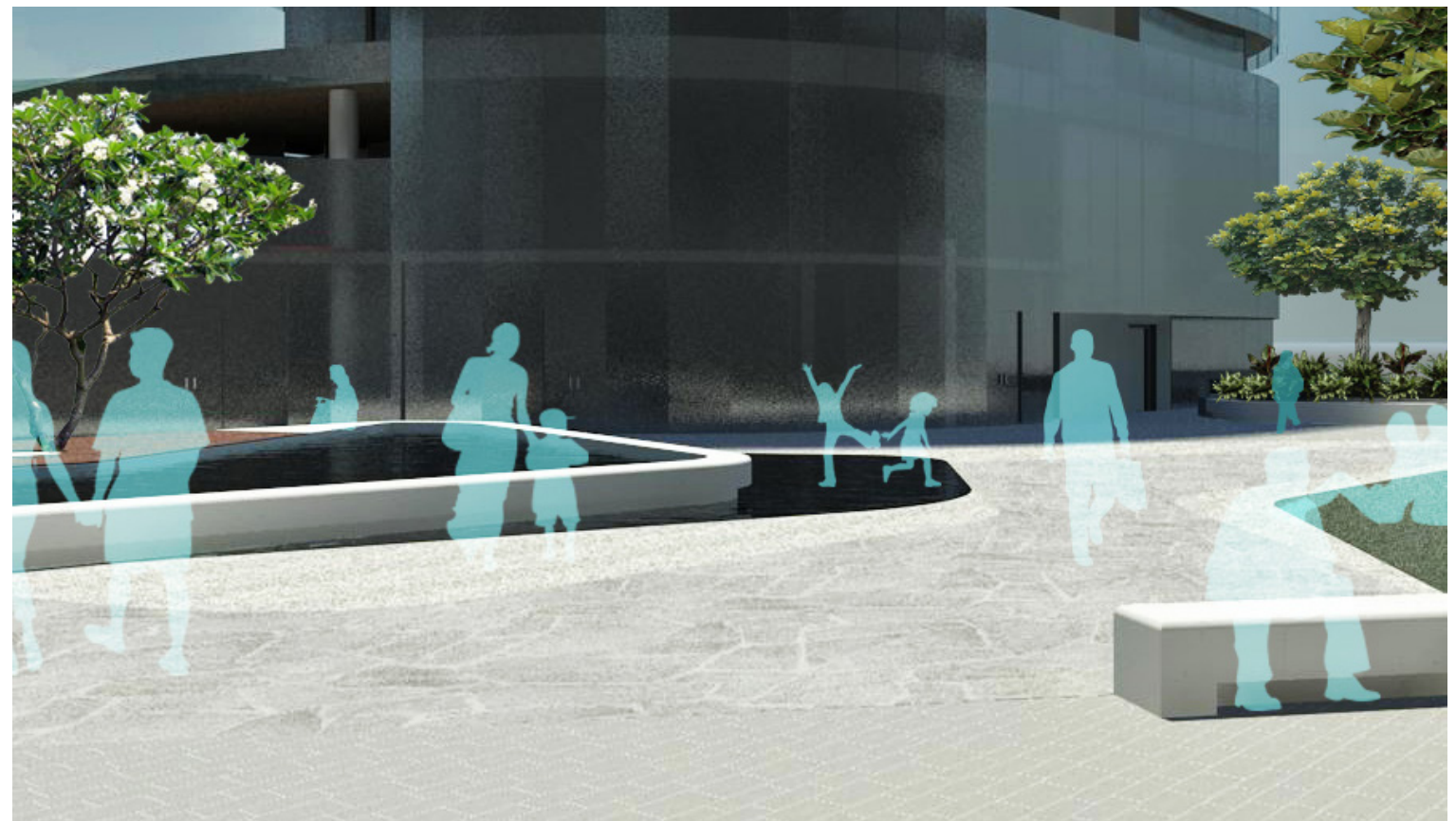
spa



- 1 Entertainment space with kitchen
- 2 Outdoor lounge with TV
- 3 Spa
- 4 Artificial Lawn
- 5 Outdoor Fire Pit with sculptural seating

The following landscape perspectives provide an insight into some of the design forms that have shaped the landscape concept. The unique character of the various spaces across the site lie within the execution of timeless construction details underpinned by high quality materials and finishes.

p l a z a



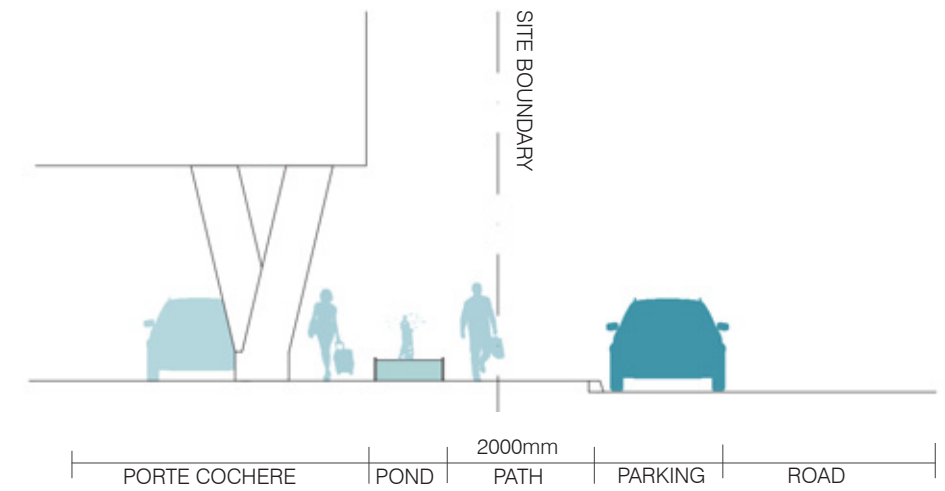
pool terrace



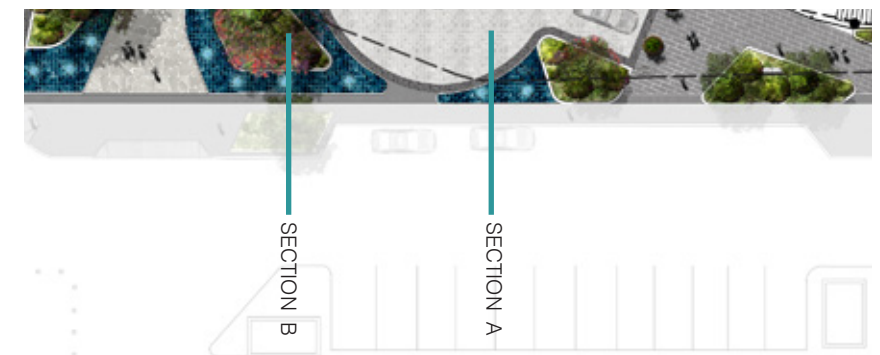
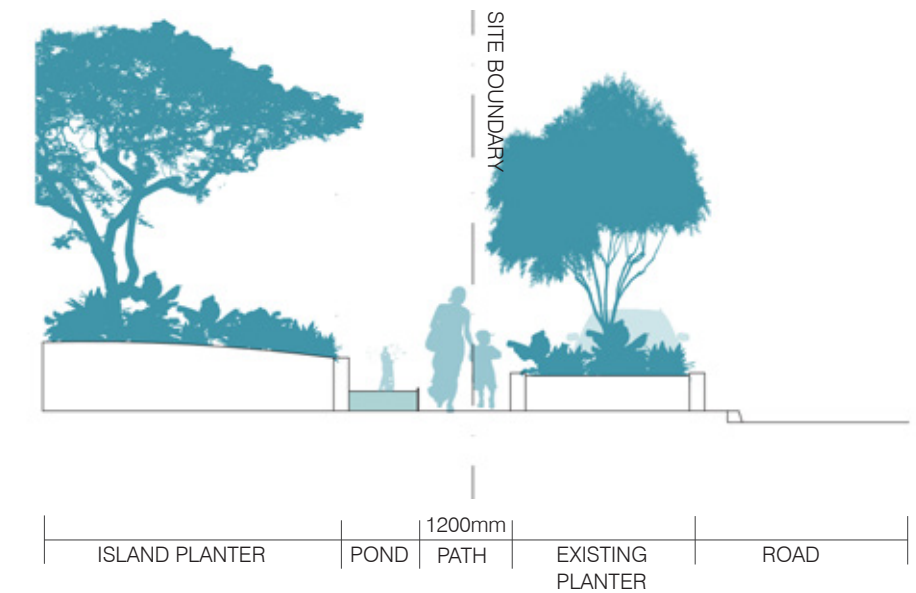


The Main St interface will provide a grand gesture that supports movement around the Northshore Precinct. The sub-tropical planting, water feature with fountains and architecture come together to form an exciting experience.

SECTION A



SECTION B



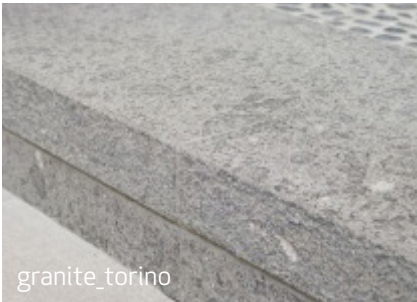
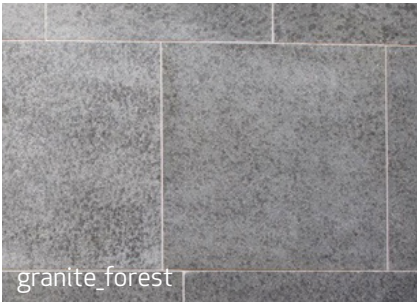


- 1 'Garden' Stairs
- 2 Informal Lawn
- 3 Waterplay
- 4 Sculptural Ponds
- 5 'Water' Stairs
- 6 Reflective Ponds

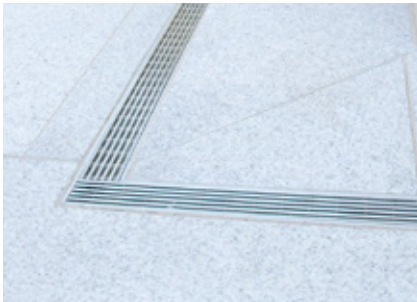
hardscape design intent

The hardscape finishes will create a setting of bespoke elegance that is complimented by organic tones and textures. The unique combination of high quality materials and timeless detailing, will deliver a sense of luxury and place at Hamilton.

pavement



drainage



concrete



tiles



stone wall



timber



pebbles



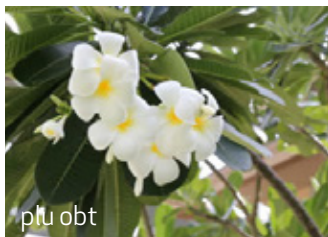
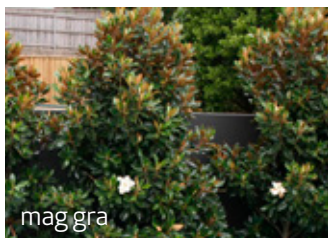
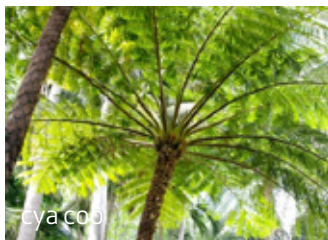
planting design intent

The planting design will apply a combination of unique species that have been selected for their ability to enhance the overall vitality and sub-tropical character. Plant selection will not be solely based on ornamental qualities but will also generate a sense of identity and comfort, taking cues from the surrounding natural environment and more broadly, South East Queensland. Planting will provide elements of screening, scale, shelter and colour that support function and compliment the built form overall the architectural character.

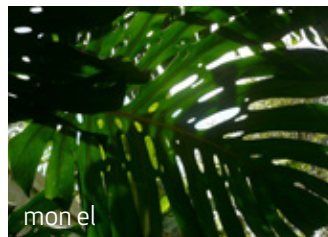
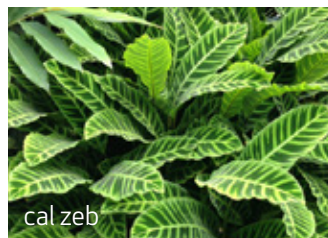
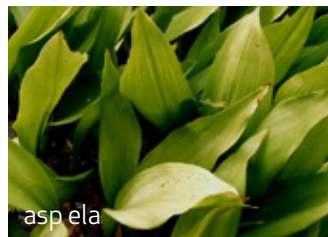
planting schedule

Trees		
Botanical	Common	Type
delonix regia	Poinciana	Feature
cyanthea cooperi	Australian Tree Fern	Architecture Accent
ficus lyrata	Fiddle Leaf Fig	Feature
magnolia grandiflora 'little gem'	Dwarf Magnolia	Feature
plumeria obtusa	White Frangipani	Feature
Midstorey Shrubs		
alocasia amazonica	Amazon Elephant Ear	Accent
alcantarea imperialis 'rubra'	Imperial Bromeliad	Accent
aspidistra elatior	Cast Iron Plant	Filler
calathea zebrina	Zebra Plant	Accent
monstera deliciosa	Fruite Salad Plant	Screen
philodendron 'congo'	Congo Philodendron	Accent
philodendron 'rojo congo'	Rojo Congo	Accent
Groundcovers + Climbers		
casuarina glauca	Cousin It	Weeping
beaumontia grandiflora	Hearld's Trumpet	Climbing
dietes bicolour	Bicolour Iris	Filler
viola hederacea	Native violet	Cover
zoysia tenuifolia	No-mow Grass	Cover

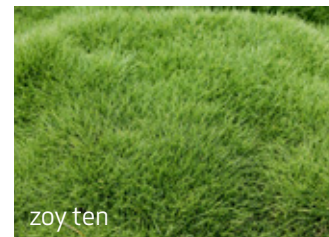
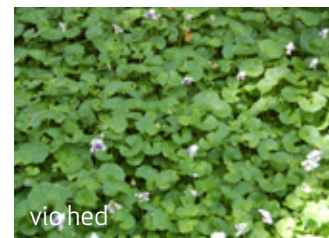
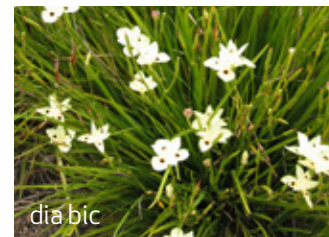
trees



shrubs



groundcovers



Landscape Character and Culture		
1	Landscape Layout/Design	The public realm concept has been designed to maximise amenity and functionality underpinned by long term visual interest in delivering a sense of place and identity. The public realm layout provides a civic space that reinforces the river-park connection and contributes to local legibility. The streetscape interface integrates with existing /proposed conditions to create a seamless transition that promotes pedestrian permeability. Rooftop terraces maximise visual exposure and opportunity for recreation for residents. All areas of landscape respond to the prevailing climatic conditions, micro-climate and site specific requirements by providing shade , shelter and screening from adjacent build form. Utilise CPTED principles to encourage casual surveillance.
2	Landscape Use	The public realm contributes to the broader community by delivering a new landscape typology that accommodates civic activities and use. The public realm will provide flexible spaces to allow for personalisation of space and user engagement. Semi-private terraces provide options of use to create opportunity for formal and informal gathering under a variety of weather conditions.
Landscape Planting		
3	Species Selection	Selected plants provide visual interest through form, texture and variations in seasonal colour that contribute to the Northshore identity. Responds to micro-climatic conditions and addresses functional issues of screening. Collectively build upon existing planting palettes of surrounding developments to create an individual character that responds to the broader Northshore character. Utilise native species where possible to encourage biodiversity. Planting shall be utilised where possible to enhance the visual appearance of the development.
Sustainability		
4	Water Management	Storm water harvesting will be maximised and reused on site through a recycled irrigation system
5	Temperature Management	Reduce heat island effect by selecting efficient materials Maximise shade through constructed awnings and planting



