

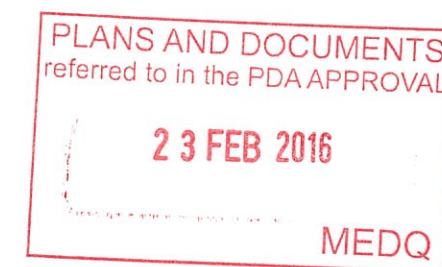
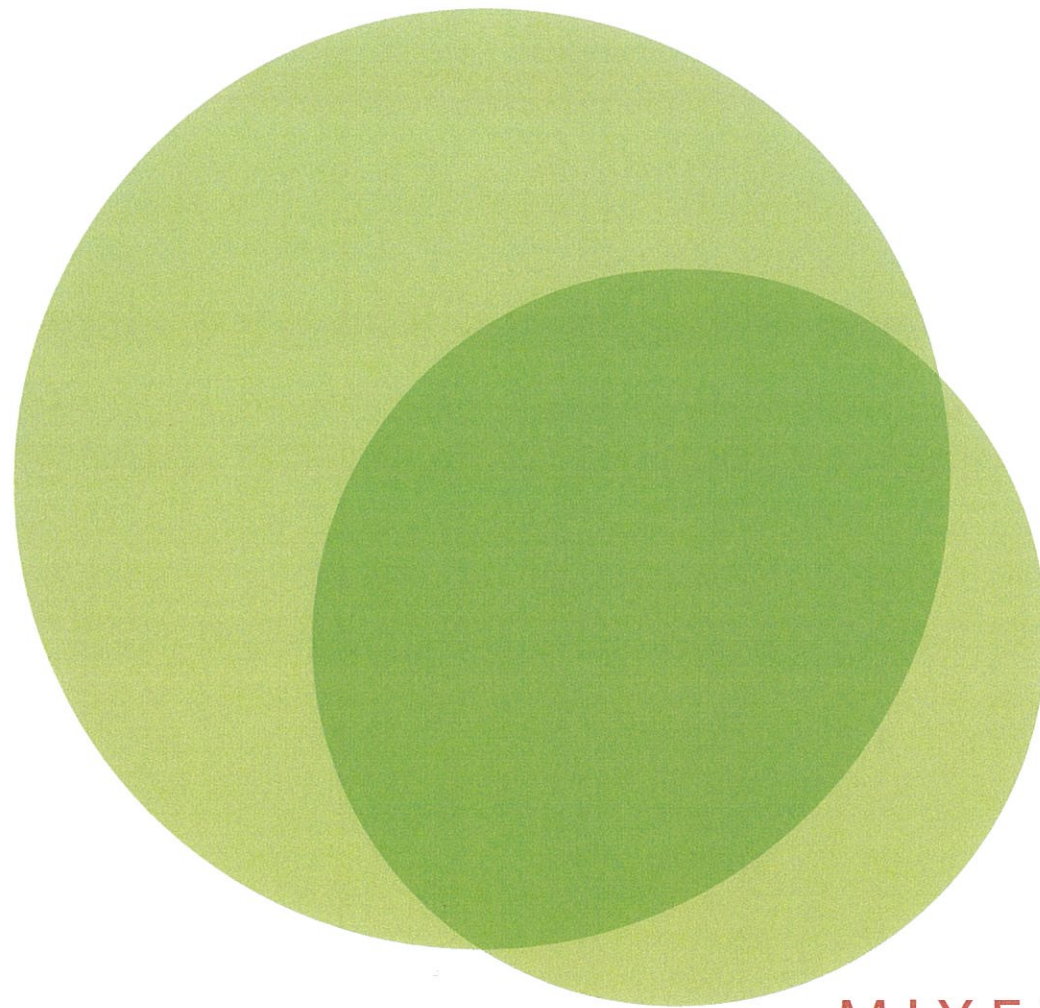
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27 October 2015



HAMILTON

MIXED USE DEVELOPMENT

Landscape
Development
Application
Concept
Package

Hamilton Mixed Use Development
Landscape development application package
Prepared for Resource Connect

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Quality Information;

Project Number; 60334598
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Revision history

Revision	Date Issued	Authorised Name / Position	Signature
A - For issue to EDQ	28.08.2015	Joshua Hinwood - Associate Director Landscape Architecture	
B - Revised DA	27.10.2015	Joshua Hinwood - Associate Director Landscape Architecture	

SITE CONTEXT AND PURPOSE

The proposed Hamilton mixed use development is situated on an important site at the on the corner of Remora Road and Curtin Avenue and is a key site along the entrance gateway into the Northshore Hamilton Urban Development Area from Kingsford Smith Drive towards the Portside Wharf precinct. The site sits within Precint 3: Northshore Urban Village, opposite the Hamilton Recreation Reserve and is highly visible from Kingsford Smith Drive.

It is proposed that the adjoining stretch of Curtin Avenue is to be turned into open space parkland (not part of this DA), further enhancing the setting and role as an entry landscape to the North Shore Hamilton precinct. The creation of a new parkland would also further enhance community recreational amenity to the eastern side of Remora Road.

The landscape concept contained within this development application recognises the importance of this sites gateway and parkland opportunities and responds through direct pathway connections, quality finishes and amenity planting.

Context Plan

Areas subject to this proposal



LANDSCAPE CONCEPT INTENT

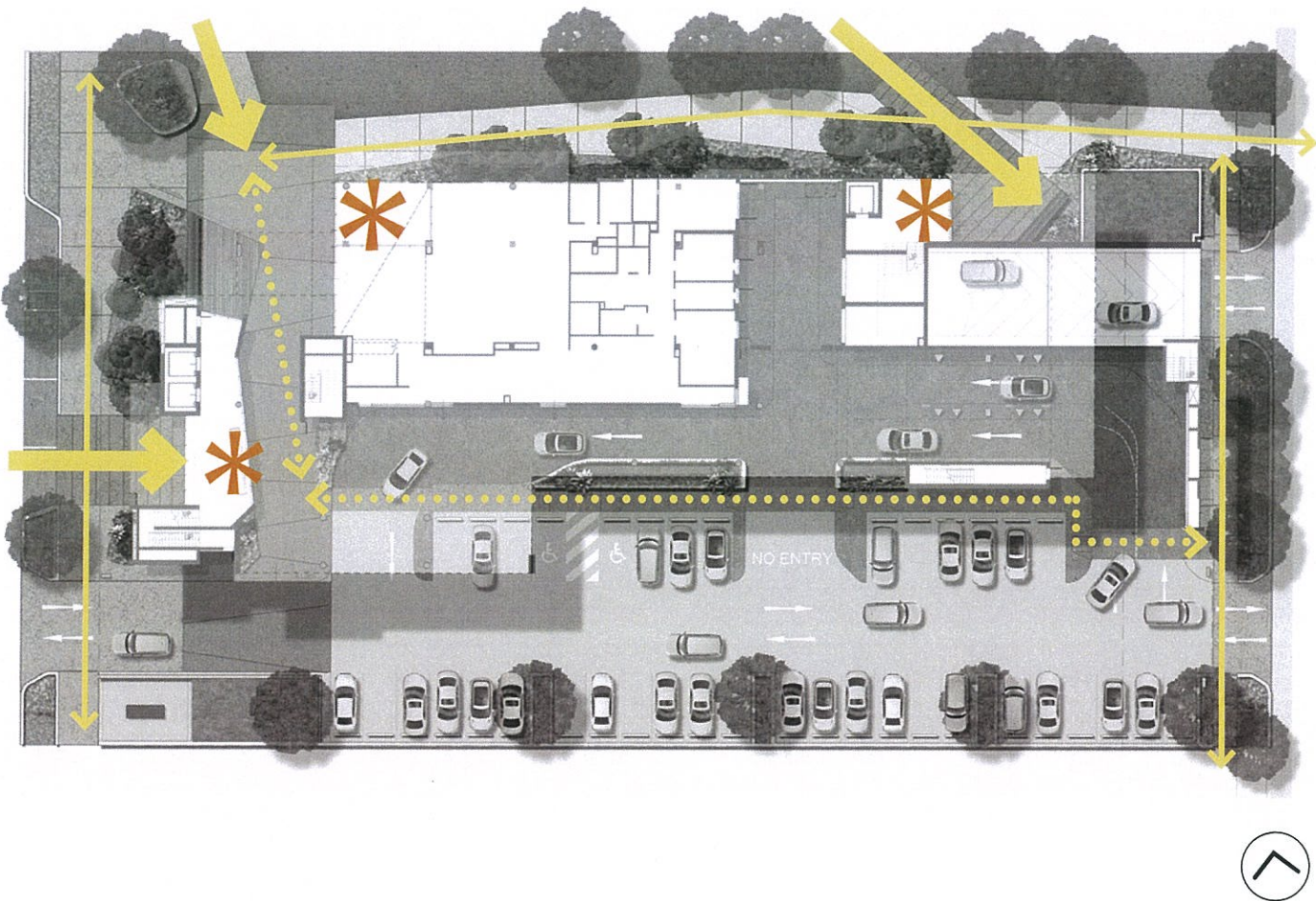
The landscape design response for the Hamilton Mixed Use Site responds to its architectural presence and function and its proposed future parkland setting and street frontages.

The landscape concept aim to positively contribute to the visual amenity and livability of Northshore Hamilton. The landscape concept addresses the Northshore Hamilton UDA-wide urban design and sustainability development criteria (july 2009).

Key elements of the design include:

- / Enhance legibility through implementing feature pavement finishes to emphasise building entry thresholds and aligning pathways with key desire and view lines to and through the site
- / Streetscape paving and planting as a continuation of the adjacent development site's established quality and detail, creating a positive relationship between private an public realm at street level
- / A central spine with covered outdoor dining to promote gathering and interaction
- / Subtropical amenity planting to highlight the north western corner of the site and building entrances as an attractive place for residents, workers and visitors
- / Screen planting integrated with architectural timber batten detailing to soften drive through, and loading bay
- / Shade tree planting to car park, streets and future park interface to respond to microclimatic conditions
- / Podium level green roof to minimise roof runoff and provide enhanced visual amenity from hotel rooms above
- / Bioretention gardens that treat stormwater runoff from the site
- / Design for surveillance in line with Crime Prevention through Environmental (CPTED) Guidelines for Queensland

- ➡ Entry axis
- ➡ Perimeter pedestrian circulation
- ⋯ Internal pedestrian circulation
- * Building enhance / arrival point



- 1. Site view from Kingsford Smith Drive
- 2. Hamilton Recreation Reserve
- 3. Existing Streetscape
- 4. New development to south of site





- 1 Vehicle set down on Remora Road
- 2 Streetscape pavement
- 3 Entry threshold pavement to hotel
- 4 Feature entry planting
- 5 Covered pedestrian spine

- 6 Outdoor dining area
- 7 Restaurant entry
- 8 Restaurant children's play area
- 9 Pedestrian link
- 10 Future park (not in DA scope)

- 11 Screen planting and trellis
- 12 Commercial entry
- 13 Bioretention garden
- 14 Transformer
- 15 Car park shade tree planting

- 16 Drive through screen planting
- 17 Drive through entry
- 18 Loading dock
- 19 Basement car park entry/exit
- 20 Streetscape paving and shade tree planting

- 21 Disabled accessible parking bays
- 22 Car park pedestrian spine
- 23 Bike rack
- 24 Screening plants to carparking
- 25 Climbing ficus to boundary wall

1:250 @ A3





- 1 Decorative rooftop gravel finish
- 2 Decorative rooftop planting
- 3 Raised planter box

1:250 @ A3



LANDSCAPE CHARACTER

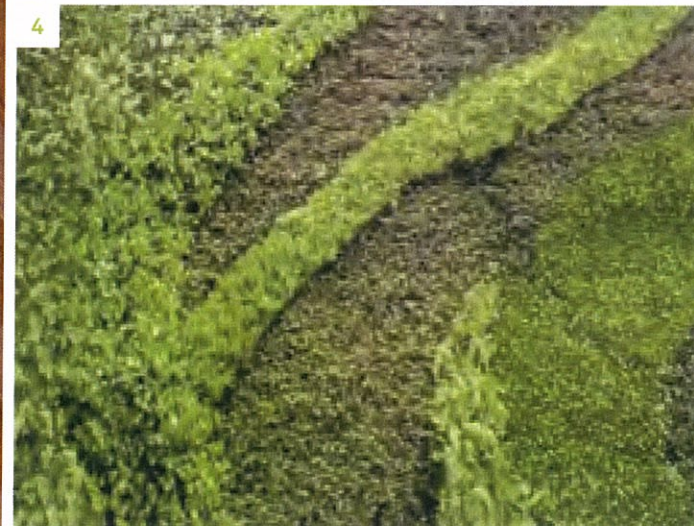
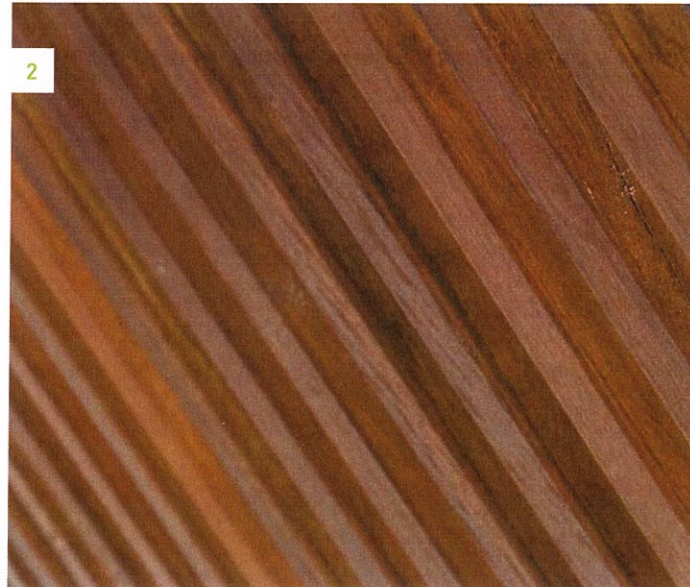
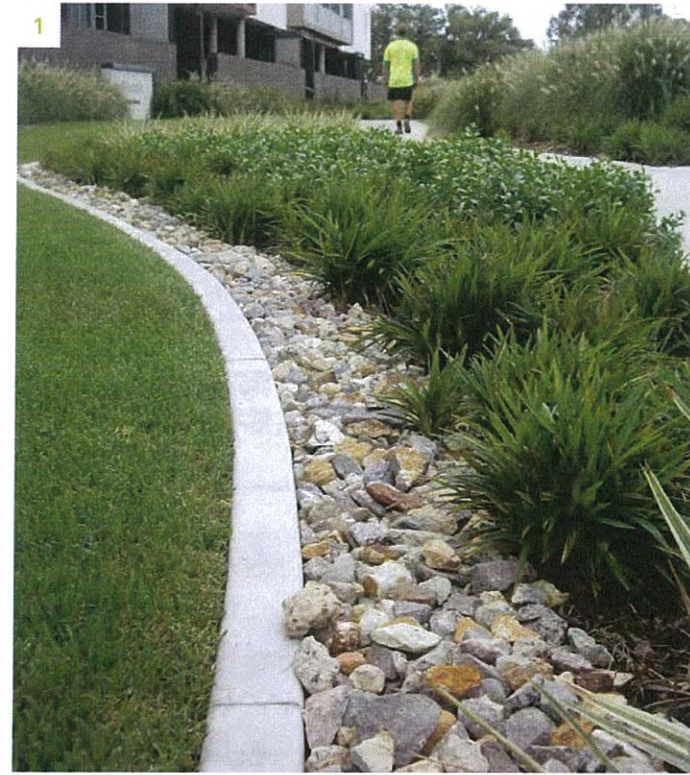
CHARACTER AND MATERIALITY

The landscape character for the Hamilton Mixed Use Development is to draw from the character of the adjacent parkland, precinct street scape design and proposed architectural detailing.

Plant species will portray a subtropical character with lush greens and pops of vibrant flowering colour to the ground plane, vertical trellis's and rooftop.

Hardscape forms and materials will exhibit a contemporary design language of smooth clean lines and low maintenance finishes within a muted colour palette to highlight architectural detailing and planting.

The subtle use of natural materials such as timber detailing will soften the contrast at the interface where planting meets the building elevation.



1. Edge interface with future parkland
2. Timber trellis detailing
3. climbing plants on trellis
4. Patterned planting to rooftop terrace viewed from above
5. Subtropical garden character
6. Bioretention planting

PAVING



P1: Standard council footpath treatment

Description: honed, charcoal coloured concrete with decorative saw cuts



P2: Central axis treatment

Description: honed, dark brown coloured concrete with light stone highlights and decorative saw cuts



P3: Hotel & commercial lobby entries

Description: honed, light coloured concrete with mixed stone highlights and decorative saw cuts



P4: Park promenade treatment

Description: Light exposed aggregate coloured concrete



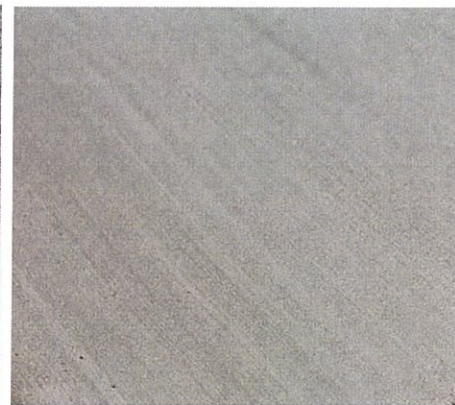
P5: Dining area treatment

Description: Granite paving



P6: Car park footpath treatment

Description: Dark exposed aggregate coloured concrete



P7: Standard car park treatment

Description: Broom finished charcoal coloured concrete



P8: Decorative gravel

Description: Alternating wedges of decorative gravel to upper terrace

Indicative character images of concrete pavement finishes only.

LANDSCAPE WALLS



Off form uncoloured concrete landscape wall with feature aggregate and honed top finish



Timber seat detail to top of wall

PLANTING

The pallet of proposed plant species are a mix of predominantly hardy and drought tolerant native tree, shrubs, groundcovers and climbers as follows;

- / Tree species shall draw from the established surrounding parkland and streets.
- / Understorey planting shall respond to site orientation. Larger leaf, shade tolerant planting is to be used to building undercrofts and south facing gardens, while north and west facing verge and park interface planting shall consist of hardy drought tolerant species.
- / Roof top planting shall consist of a simple pattern of low growing hardy groundcovers.
- / Climbing plants shall be selected to inject seasonal pops of colour into the vertical landscape.
- / Select use of exotic species where appropriate to provide architectural form and flowering colour.
- / Use of climbing vines as a treatment to the southern boundary wall within the carparking area.
- / Use of screening shrub planting to ongrade carparks.

TREES



Elaeocarpus eumundi



Peltophorum pterocarpum



Waterhousia floribunda



Agathis robusta



Syzygium tierneyanum



Harpulia pendula

SHRUBS



Zamia furfuracea



Bromeliads (mixture)



Ficus 'green island'



Philodendron xanadu



Aspidistra elatior



Viburnum 'emerald lustre'



Hymenocallis littoralis

VINES & CLIMBERS



Pandorea jasminoides



Ficus pumila



Trachelospermum jasminoides



Pyrostegia venusta

GROUNDCOVERS & LOW PLANTING



Carpobrotus spp



Westringia fruticosa 'mundi'



Crassula ovata



Hibbertia scandens



Liriope evergreen giant

BOTANICAL NAME	COMMON NAME
Trees	
<i>Agathis robusta</i>	Kauri Pine
<i>Elaeocarpus eumundi</i>	Eumundi Quandong
<i>Ficus microcarpa hilli</i>	Hill's Fig
<i>Flindersia brayleyana</i>	Queensland Maple
<i>Harpullia pendula</i>	Tulipwood
<i>Lophostemon confertus</i>	Queensland Brush Box
<i>Peltophorum pterocarpum</i>	Yellow Poinciana
<i>Syzygium tierneyanum</i>	River Cherry
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly
Shrubs	
<i>Aspidistra elatior</i>	Cast-Iron Plant
<i>Alpinia nutans</i>	Dwarf Cardamon
<i>Bromeliad spp.</i>	Bromeliad species
<i>Cordyline 'tricolor'</i>	Good Luck Tree
<i>Hymenocallis littoralis</i>	Spider Lilly
<i>Philodendron xanadu</i>	Split leaf Philodendron
<i>Syzygium spp.</i>	Riberry
<i>Viburnum Emerald Lustre</i>	Sweet Viburnum
<i>Zamia furfuracea</i>	Cardboard plant
Vines & Climbers	
<i>Ficus pumila</i>	Creeping fig
<i>Pandorea jasminoides 'lady di'</i>	Bower of Beauty
<i>Pyrostegia venusta</i>	Flame vine
<i>Trachelospermum jasminoides</i>	Star Jasmine
Groundcovers & Low Planting	
<i>Carpobrotus spp.</i>	Pig Face, Coastal Noon Flower
<i>Crassula ovata</i>	Jade Plant
<i>Hibbertia scandens</i>	Snake Vine, Guinea Flower
<i>Liriope evergreen giant</i>	Evergreen Giant
<i>Myoporum ellipticum</i>	Coastal Myoporum
<i>Scaevola 'purple fanfare'</i>	Purple Fan Flower
<i>Westringia fruticosa 'mundi'</i>	Native Rosemary

Note: The above species list is provided as a representative indication only in order to convey the landscape character and intent. Supplementary species may be included over-and-above those nominated above.