DUNE ST

LANDSCAPE CONCEPT PACKAGE

23 GRIFFITH PLACE, SEVEN HILLS, QLD 4170

CLIENT: HERAN BUILDING GROUP

REV A - NOVEMBER 2026

LANDSCAPE ARCHITECTURE - DESIGN / PLANNING / CONSULTANCY

DRAWING REGISTER

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SITE CONTEXT PLAN

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SHEET - 01 OF 19

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SITE LOCALITY PLAN

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EXISTING SITE CONDITIONS







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EXISTING SITE CONDITIONS

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SENSE OF PLACE



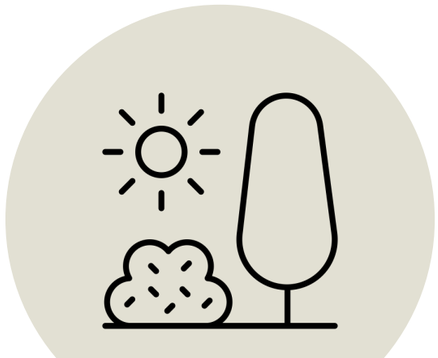
Preserving & reinforcing the sense of place through the use of native plant species that are endemic to the area.

RESPONSIVE DESIGN



Create a plant palette suitable to the microclimates of the site and facade aspects, with low maintenance species that will flourish in each location.

STRUCTURE



Provide a structured planting design with low species in high-traffic areas to support visibility and safety, complemented by lighting. Use mid-level shrubs and trees to soften built forms and provide shade, with cascading species to further assist with softening of architectural forms.

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DESIGN DRIVERS

23 GRIFFITH PLACE, SEVEN HILLS, QLD 4170

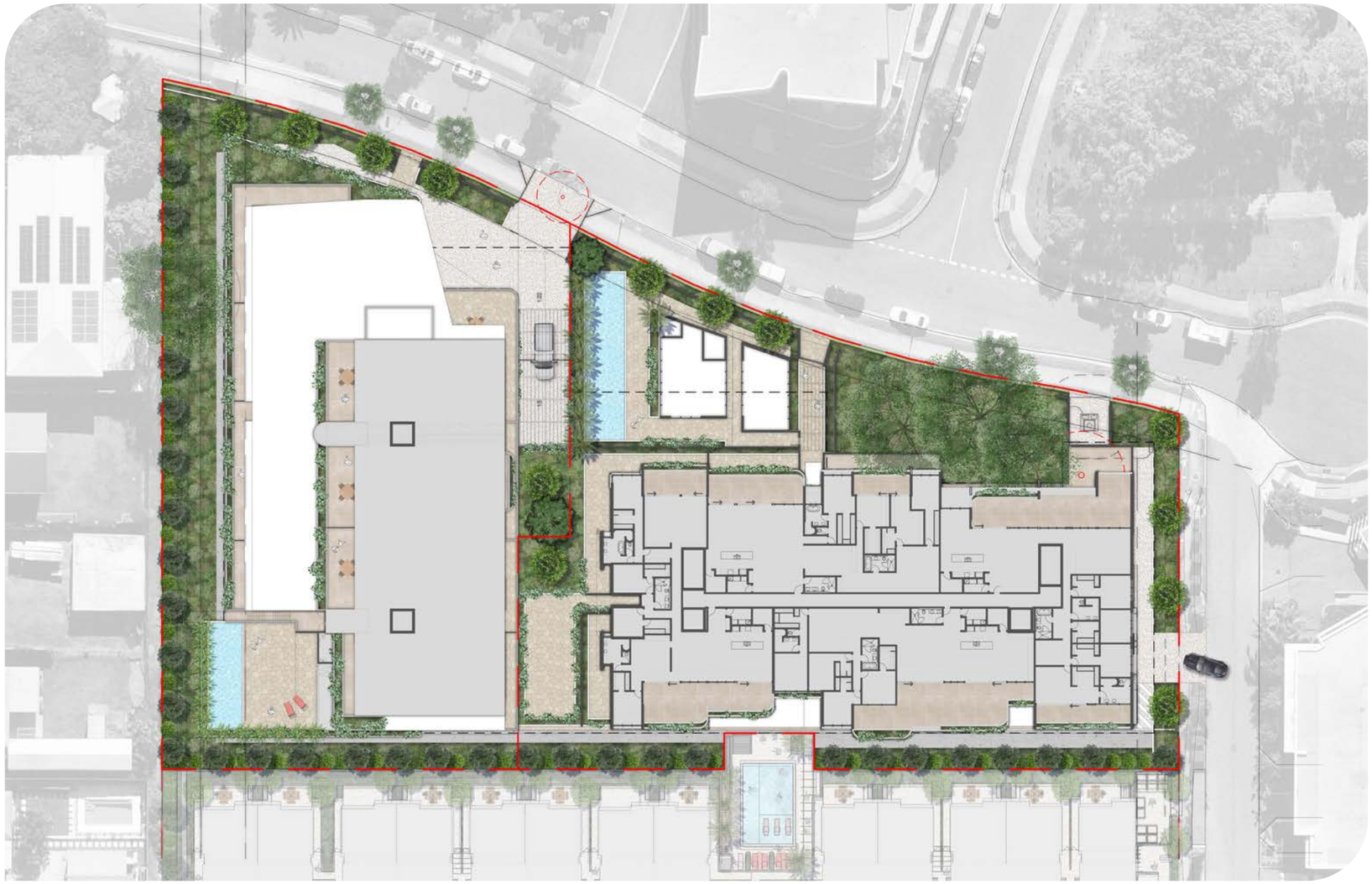
LANDSCAPE DESIGN STATEMENT

INTRODUCTION
This Landscape Concept Package has been prepared for DA submission to Brisbane City Council for the proposed development at 23 Griffith Place, Seven Hills, Brisbane. The site is in the CF5 Community facilities (education purposes) zone with similar developments within the area. The site has proximity to the Morningside Train Station and Seven Hills Bushland Reserve.

DESIGN INTENT
The landscape design intent provides a unique, modern, and complementary plant palette to support the modern & urban style architecture. The use of mass planting of low shrubs and fine leaf strappy plantings, with feature trees to tie in with this landscape character, while using cascading to achieve softening of the built form and enhance amenity. The site layout design allows trees and shrubs to assist in amenity for users and provide a unique experience for the development. The podium levels have podium planters with hardy shrubs and cascading species to further soften the built form and enhance amenity for the users adjoining properties and from the streetscape.

HARDSCAPE
The hardscape elements will complement the design, colours, textures, and finishes of the architectural package to tie in with the development theme. This includes retaining structures, concrete, paving, and other structures.

SOFTSCAPE
The landscape theme has proposed mass soft planting of low shrubs and fine leaf strappy plants to move and sway in the breezes and with a feature pandanus to give a local sense of place for the development. Shade tolerant species are used in undercroft areas and southern garden beds. A combination of cascading species are used in podium planters to soften the built form whilst providing a unique character local to the place.



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LANDSCAPE DESIGN STATEMENT

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LANDSCAPE DESIGN STRATEGY

LEGEND

- Existing trees to be retained
- Proposed - Feature tree type 1
- Proposed - Feature tree type 2
- Proposed - Privacy trees
- Proposed - Feature palms
- Proposed - Shade tolerant palm
- Proposed - Tropical screening
- Proposed - Screening shrubs
- Proposed - Amenity planting
- Proposed - Podium planters / freestanding planters

DESIGN INTENT

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Level 1



Ground Floor



Level 2-5



Level 6



Level 7

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LANDSCAPE DESIGN STRATEGY

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SOIL DEPTH PLAN

LEGEND

- Deep planting
- 600mm high planters
- 700mm high planters (localised mounding for tree planting)
- 1000mm high planters



Ground Floor



Level 1



Level 2-5



Level 6



Level 7

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SOIL DEPTH PLAN

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CONTEMPORARY COASTAL


01


02


03


04

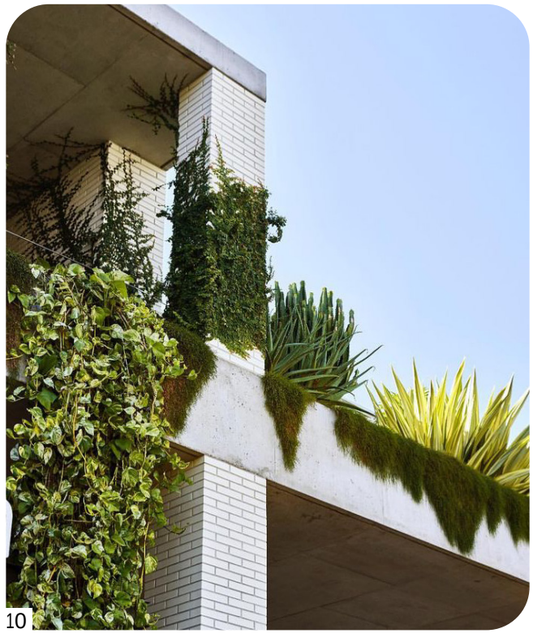

05


06


07


08


09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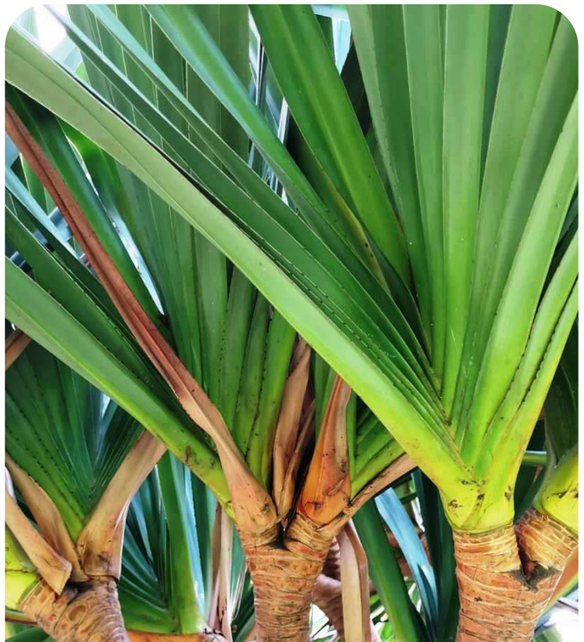
13

01	LILLY PILLY	04	CHARACTER STYLE	07	COASTAL ROSEMARY	10	CHARACTER STYLE	13	PANDANUS
02	FIBRE OPTIC GRASS	05	GREEN WAVE	08	HOOP PINE MULCH	11	BLUEBERRY ASH		
03	CHARACTER STYLE	06	RIBBON FAN PALM	09	CHARACTER STYLE	12	INDIAN HAWTHORN		

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LANDSCAPE CHARACTER

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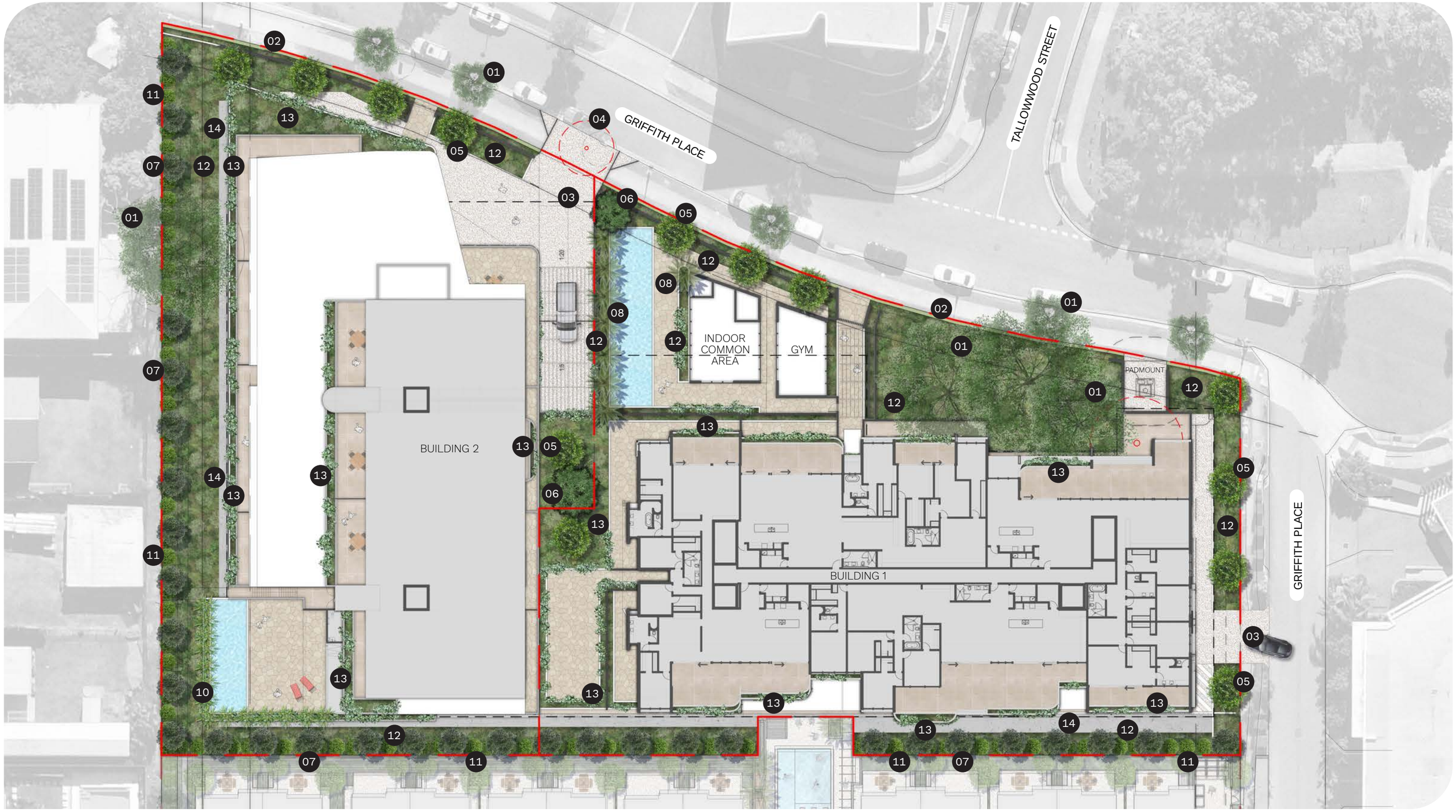

LEGEND

01	Existing trees to be retained	06	Proposed - Feature tree type 2	11	Proposed - Screening shrubs
02	Proposed - Turf	07	Proposed - Privacy trees	12	Proposed - Amenity planting
03	New VXO & driveway (by others)	08	Proposed - Feature palms	13	Proposed - Podium planters / freestanding planters
04	Existing trees to be removed	09	Proposed - Shade tolerant palm	14	Maintenance path
05	Proposed - Feature tree type 1	10	Proposed - Tropical screening		

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LANDSCAPE CONCEPT PLAN

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SHEET - 09 OF 19

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LEGEND (REFER SHEET 19 - PLANT PALETTE FOR NUMBER REFERENCES)

01	Existing trees to be retained
02	Proposed - Feature tree type 1 (10 & 11)
03	Proposed - Feature tree type 2 (07)
04	Proposed - Privacy trees (01 & 02)
05	Proposed - Feature palms (06)
06	Proposed - Shade tolerant palm (05)
07	Proposed - Tropical screening (04)
08	Proposed - Screening shrubs (08 & 09)
09	Proposed - Amenity planting (03, 12-25)
10	Proposed - Podium planters / freestanding planters (12-25)

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PLANTING INTENT PLAN - GF

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LEGEND (REFER SHEET 19 - PLANT PALETTE FOR NUMBER REFERENCES)

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PLANTING INTENT PLAN - L1

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LEGEND (REFER SHEET 19 - PLANT PALETTE FOR NUMBER REFERENCES)

01 Existing trees to be retained
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PLANTING INTENT PLAN - L2-5

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LEGEND (REFER SHEET 19 - PLANT PALETTE FOR NUMBER REFERENCES)

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PLANTING INTENT PLAN - L6

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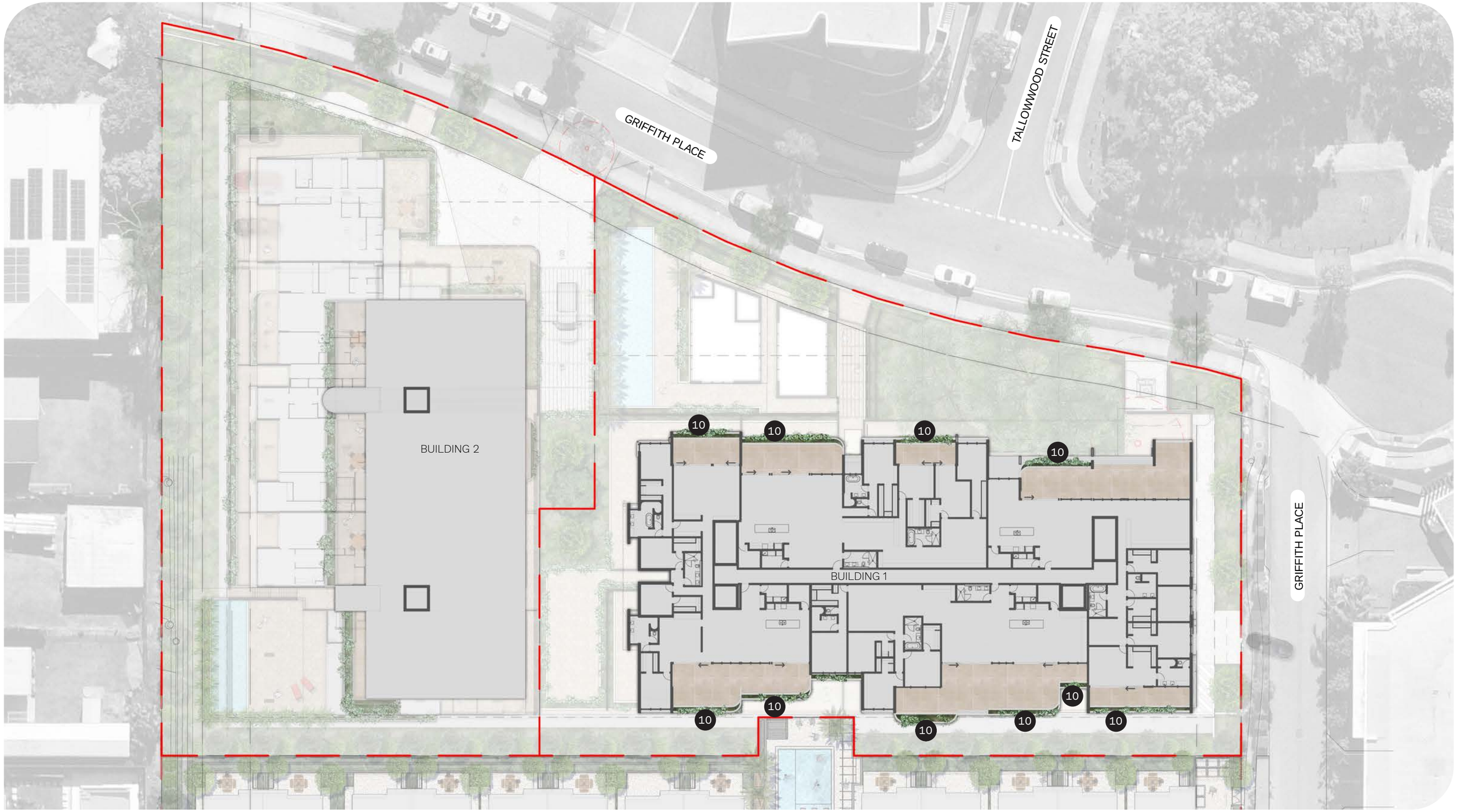

LEGEND (REFER SHEET 19 - PLANT PALETTE FOR NUMBER REFERENCES)

01 Existing trees to be retained
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PLANTING INTENT PLAN - L7

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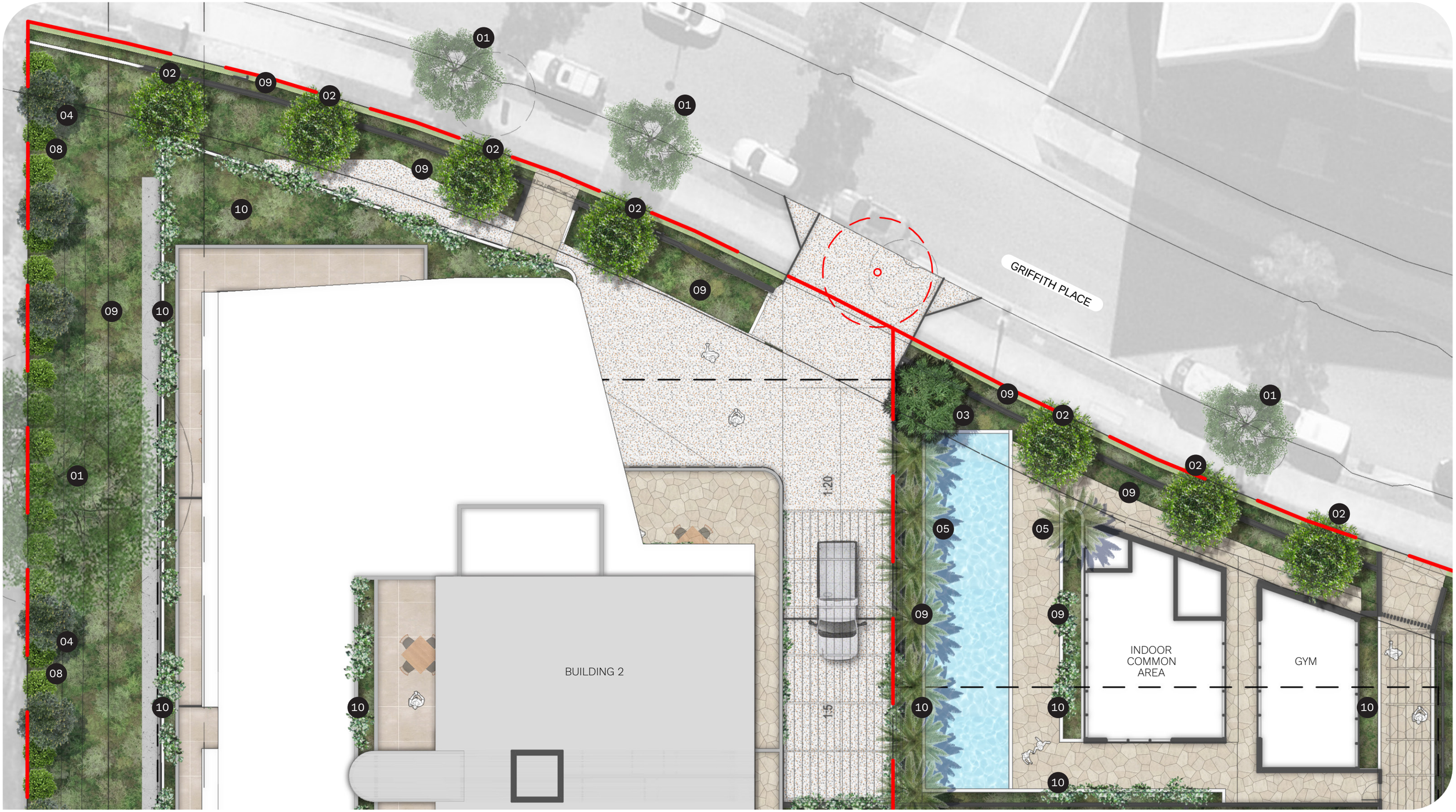

LEGEND (REFER SHEET 19 - PLANT PALETTE FOR NUMBER REFERENCES)

01 Existing trees to be retained
02 Proposed - Feature tree type 1 (10 & 11)
03 Proposed - Feature tree type 2 (07)
04 Proposed - Privacy trees (01 & 02)
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DETAILED AREA PLAN

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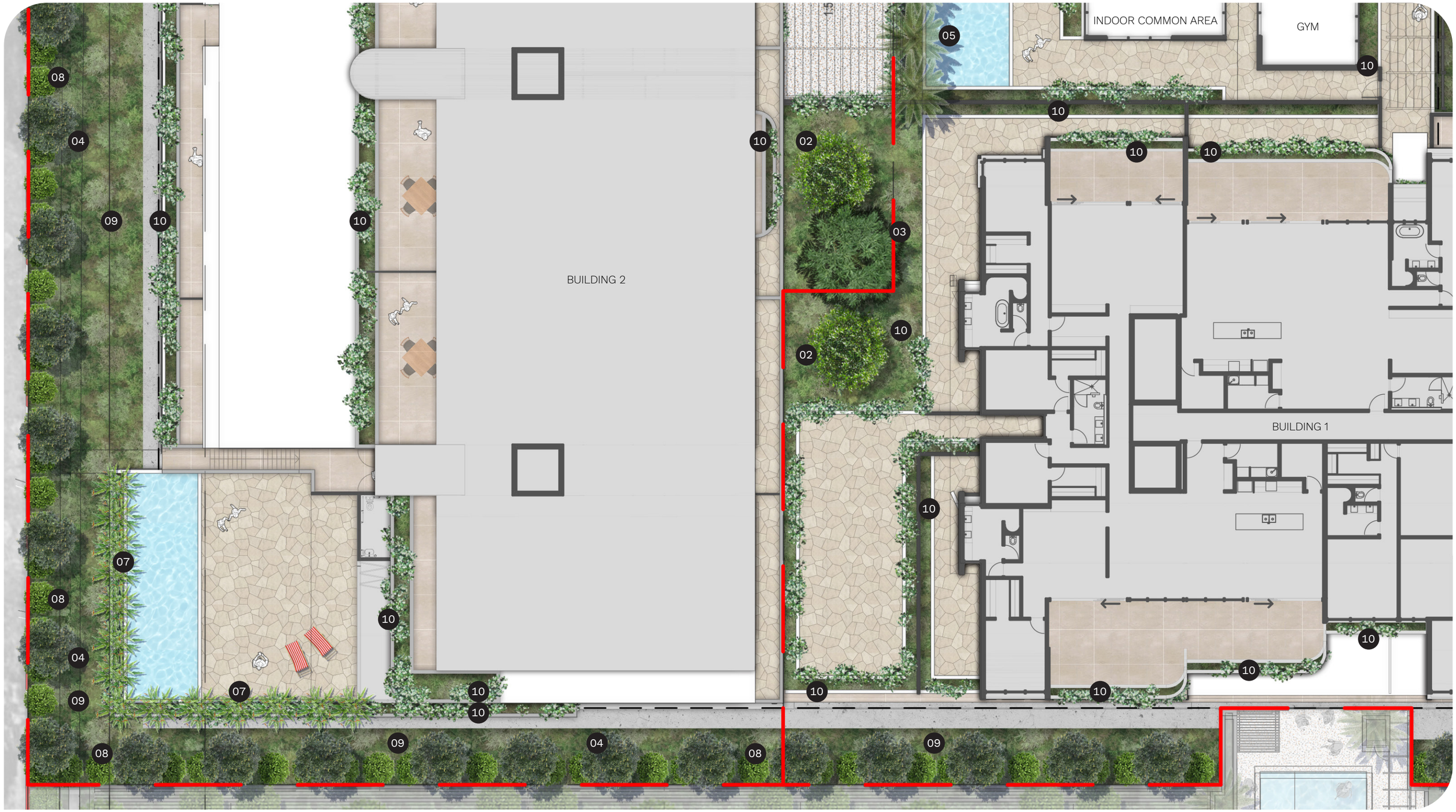

LEGEND (REFER SHEET 19 - PLANT PALETTE FOR NUMBER REFERENCES)

01	Existing trees to be retained	06	Proposed - Shade tolerant palm (05)
02	Proposed - Feature tree type 1 (10 & 11)	07	Proposed - Tropical screening (04)
03	Proposed - Feature tree type 2 (07)	08	Proposed - Screening shrubs (08 & 09)
04	Proposed - Privacy trees (01 & 02)	09	Proposed - Amenity planting (03, 12-25)
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DETAILED AREA PLAN

23 GRIFFITH PLACE, SEVEN HILLS, QLD 4170

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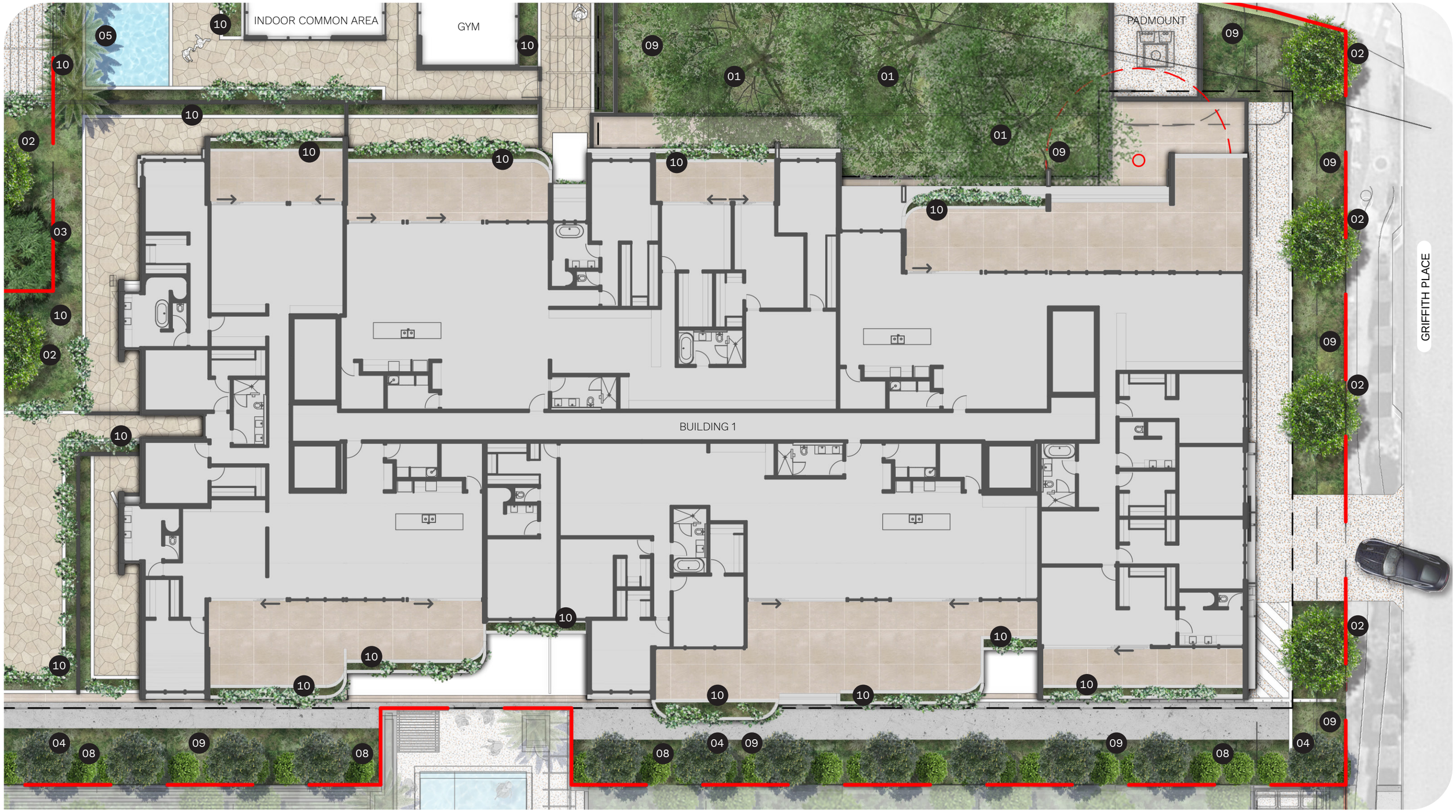

LEGEND (REFER SHEET 19 - PLANT PALETTE FOR NUMBER REFERENCES)

01	Existing trees to be retained
02	Proposed - Feature tree type 1 (10 & 11)
03	Proposed - Feature tree type 2 (07)
04	Proposed - Privacy trees (01 & 02)
05	Proposed - Feature palms (06)
06	Proposed - Shade tolerant palm (05)
07	Proposed - Tropical screening (04)
08	Proposed - Screening shrubs (08 & 09)
09	Proposed - Amenity planting (03, 12-25)
10	Proposed - Podium planters / freestanding planters (12-25)

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0 2 4 6 8m
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DETAILED AREA PLAN

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SHEET - 17 OF 19

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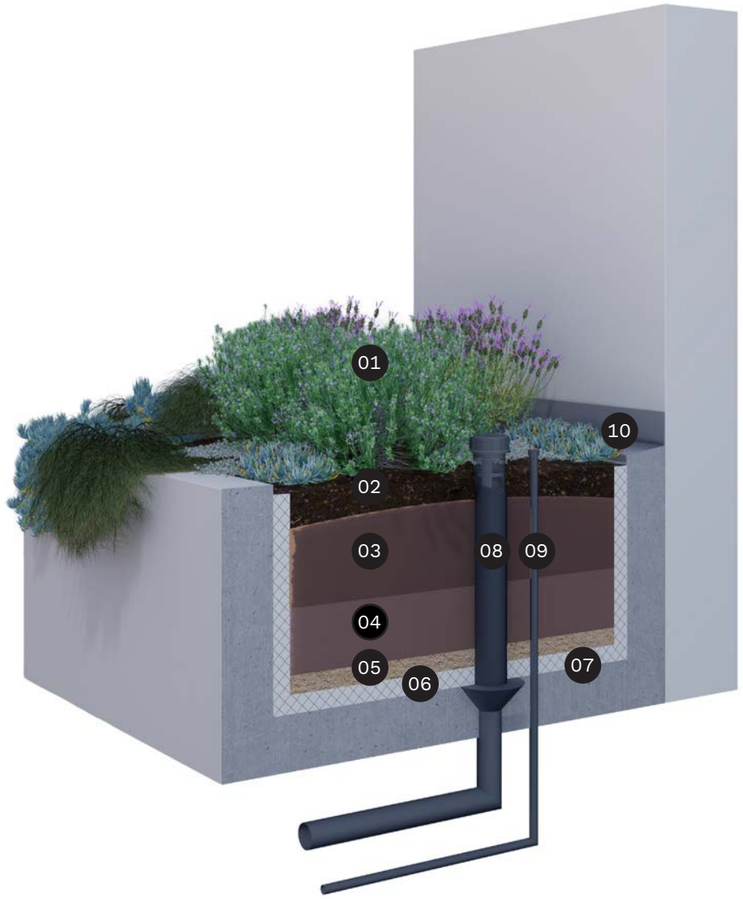
TYPICAL PODIUM DETAILS



Small shrubs & groundcovers



Large shrubs & groundcovers



Specimen trees

LEGEND

01 Shrubs, groundcovers & cascading species
02 Organic mulch (100mm deep, set down 25mm from edges)
03 Organic growing media - Horizon A (max 300mm deep)
04 Low organic growing media - Horizon B (depth varies)
05 Drainage material with geotextile on top to Engineers spec (min 50mm deep)
06 Waterproof membrane, protection board & drainage cell wrapped in geotextile membrane to bottom & sides of planter to Engineers spec
07 Concrete slab with screed to falls to Engineers spec
08 Drainage outlet, slotted PVC riser & inspection opening to Hydraulic Eng spec
09 PVC conduit for drip line irrigation to Hydraulic Engineers spec
10 Flashing to adjacent structures
11 Specimen tree
12 Root ball (size varies)
13 Lightly compacted soil to reduce settling of tree
14 Root ball anchoring system
15 Concrete sleeper dead man anchors to base of planter

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TYPICAL PODIUM DETAILS

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TREE & LARGE SHRUB SPECIES

No	CODE	SCIENTIFIC NAME	COMMON NAME
01	ELA eum	ELAEOCARPUS eumundi	Eumundi Quandong
02	ELA ret	ELAEOCARPUS reticulatus	Blueberry Ash
03	DOR pal	DORYANTHES palmeri	Spear Lily
04	HEL bm Rau	HELICONIA bihai marginata ‘Rauliniana’	Macaw Flower
05	HOW for	HOWEA forsteriana - (weather grown)	Kentia Palm
06	LIV dec	LIVISTONA decora	Ribbon Fan Palm
07	PAN uti	PANDANUS utilis	Red Edge Screw Pine
08	RHA ind Max	RHAPHIOLEPIS indica ‘Maximus’	Indian Hawthorn
09	SYZ aus Res	SYZYGIUM australe ‘Resilience’	Lilly Pilly
10	TRI lau Lus	TRISTANIOPSIS laurina ‘Luscious’	Water Gum
11	WAT flo	WATERHOUSEA floribunda	Weeping Lilly Pilly

SHRUB / STRAPPY LEAF SPECIES

No	CODE	SCIENTIFIC NAME	COMMON NAME
12	AGA gem	AGAVE geminiflora	Twin Flowered Agave
13	CAS gla GW	CASUARINA glauca ‘Green Wave’	Swamp Sheoak
14	CRA ova	CRASSULA ovata	Jade Plant
15	FIC nod	FICINIA nodosa	Fibre Optic Grass
16	HEL ita	HELICHRYSUM italicum	Curry Plant
17	KAL hil	KALANCHOE hildebrandtii ‘Silver Spoons’	Silver Spoons
18	PHI xan	PHILODENDRON xanadu	Xanadu
19	RHA ind SM	RHAPHIOLEPIS indica ‘Snow Maiden’	Indian Hawthorn
20	WES fru Zen	WESTRINGIA fruticosa ‘Zena’	Coastal Rosemary

GROUNDCOVER & CASCADING SPECIES

No	CODE	SCIENTIFIC NAME	COMMON NAME
21	CAS gla CI	CASUARINA glauca ‘Cousin It’	Cousin It
22	DIC rep	DICHONDRA repens	Kidney Weed
23	LIR mus	LIRIOPE muscari	Lily Turf
24	MYO par FL	MYOPORIUM parvifolium ‘Fine Leaf’	Creeping Myoporum
25	WES fru LH	WESTRINGIA fruticosa ‘Low Horizon’	Coastal Rosemary


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PLANT PALETTE

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