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APPLICATION REF

A006993249

Attachment 4: Landscape Concept Plan

LARC

LANDSCAPE ARCHITECTURE

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CONCEPT DESIGN DA

Project: 356 Bowen Tce New Farm ●

REVISION - B (17/04/2026)

- Landscape Design
 - Concept Plans, Elevations & Sections
 - Landscape Vision Images, Plant Selection & Material Selection
-



GARDENS TO EDGE OF BUILDING

(Walan - Bureau Proberts) Successful example of undulating floor plates & depths of podium planting to the edge of facade, allowing suitable soil depths, along with height & space for mature tree growth.



COMMUNAL FRONT ENTRY SPACE

The New Farm Front Yard: maximum sub-tropical planting, nooks with seating, creating privacy and yet still activated to the street. A space to allow residents to bump into each other, creating a healthy community to be a part of and a pleasant building live in...



PODIUM PLANTING

(Sydney Street, New Farm) Podium planting on all levels, to soften the built form & provide access to nature and planting for each apartment, and in communal open spaces. Cascading groundcovers, and sculptural shrubs proposed throughout.

LOCAL PRECEDENT PROJECTS

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REVISION B

Project: 356 Bowen Tce New Farm

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LANDSCAPE PLAN - GROUND FLOOR (FRONT)
SCALE 1:100 @ A3

LEGEND

1. A lush, (deep planting) native garden entry will establish a strong sense of arrival, creating an iconic landscape that reflects the character of New Farm.

2. Smaller shade trees within the front garden will be carefully positioned to create a layered sense of privacy and intimacy, screening views to GF windows and enhancing the arrival experience.

3. Entry arbor beams with lush vine planting growing up and over, to continue the garden experience through to the entry lobby.

4. Entry points to the lift and GF lobby

5. Deep planting to the rear of the site with medium subtropical shade trees for cooling and privacy, eg *Randia* & *Trisaniopsis*.

6. Rear boundary screen planting with densely spaced tall columnar specimens, eg *Elaeocarpus eumundi*.

7. Organic garden steppers through the deep planting zone, through to the GF store building.

8. The start of the neatly planted Hedgerow or Bosque of trees.

9. Heavily planted lush columnar boundary screen planting to the Eastern corner for maximum privacy to the GF apartment.

10. Boundary planting to crawl and creep up the boundary wall.

11. Pocket planting to soften building walls and green corner pockets of the ground floor.



LANDSCAPE PLAN - GROUND FLOOR (REAR)
SCALE 1:100 @ A3

LEGEND

- 1. Organic garden steppers through the deep planting zone, through to the GF store building.
- 2. The neatly planted Hedgerow or Bosque of trees. These will be native Australian trees planted in a Mediterranean arrangement with a clear trunked form and offering privacy from onlooking above, creating a unique journey to the storage building.
- 3. Heavily planted lush understory of native shrubs and groundcovers with an organic stepper or gravel pathway through to the storage room.
- 4. Boundary vines such as Ficus pumila to crawl up the boundary fence and storage building. Pocket planting to soften building walls and green corner pockets of the ground floor.
- 5. Storage garden entry door.
- 6. Storage laneway entry door, to Oxley Ln.
- 7. Small portion of streetscape / verge turfing to be made good.



LANDSCAPE PLAN - GROUND FLOOR DETAIL
SCALE 1:100 @ A3

LEGEND

1. The New Farm residential front yard: Calming water elements, soft garden pathway, a moment to rest & meet your neighbors. Plenty of street passive surveillance and healthy interactions.

2. Permeable pedestrian pathway, soft, garden focused and traffic-able. Lush gardens planted in natural ground + Deep Soil zone provide an abundance of garden to the streetscape. Low permeable batten / pole fence.

3. Subtropical shade tree capable of 5m x5m in 5 years, planted in 15m2 deep soil.

4. Communal Bench seat, a moment to pause and relax.

5. Dense shrubs and hedges to offer privacy to the adjacent GF unit. A full height garden trellis screen will offer a 2nd layer of privacy foliage.

6. Organic garden steppers through garden and gravel.

7. Incidental sitting boulders for residents to pause and sit or blend into the garden.

8. Steppers through gravel, informal "meeting spot".

9. Smaller subtropical shade tree within the deep soil planting zone.

10. Garden feature - either water element or sculpture.

11. Intercom & Privacy blade wall covered in Creeping Ivy.

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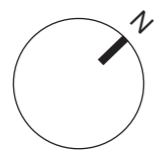
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LANDSCAPE PLAN - LEVEL 1
SCALE 1:100 @ A3

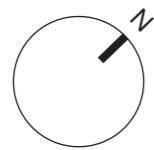


LEGEND

- 1. Balcony Planter: min 600mm depth soil volume, groundcover cascading species, screening & softening the facade.
- 2. Front Facade Planter: min 600mm depth soil volume with very low maintenance shade tolerant shrubs, groundcovers and cascading species softening the facade.
- 3. Oculus Planters: min 450mm depth soil volume, groundcover cascading species, hanging into the void.
- 4. 1000mm deep planter mounded in the middle to support a small tree, to create a private terrace viewing garden.
- 5. Gravel ballast.
- 6. Rear Facade Planter: min 900mm depth soil volume with taller medium screen shrubs, ferns, palms and groundcovers.
- 7. Side Facade Planter: min 900mm depth soil volume with lower shrubs, ferns, palms and groundcovers
- 8. Northern Planters: min 900mm depth soil volume, full sun small shrubs, groundcover cascading species.
- 9. Green roof over booster and vines up over the arbor / pathway.



LANDSCAPE PLAN - LEVEL 2
SCALE 1:100 @ A3



LEGEND

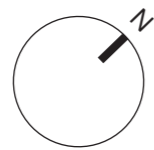
- 1. Balcony Planter: min 600mm depth soil volume, groundcover cascading species, screening & softening the facade.
- 2. Front Facade Planter: min 600mm depth soil volume with very low maintenance shade tolerant shrubs, groundcovers and cascading species softening the facade.

- 3. 1000mm deep planter mounded in the middle to support a tall slender native tree, to grow up through the roof top level above.
- 4. Rear Facade Planter: min 900mm depth soil volume with taller medium screen shrubs, ferns, palms and groundcovers.
- 5. Rear Facade Planter: min 600mm depth soil volume with lower shrubs, ferns, palms and groundcovers

- 6. Northern Planters: min 900mm depth soil volume, full sun small shrubs, groundcover cascading species.



LANDSCAPE PLAN - LEVEL 3
SCALE 1:100 @ A3

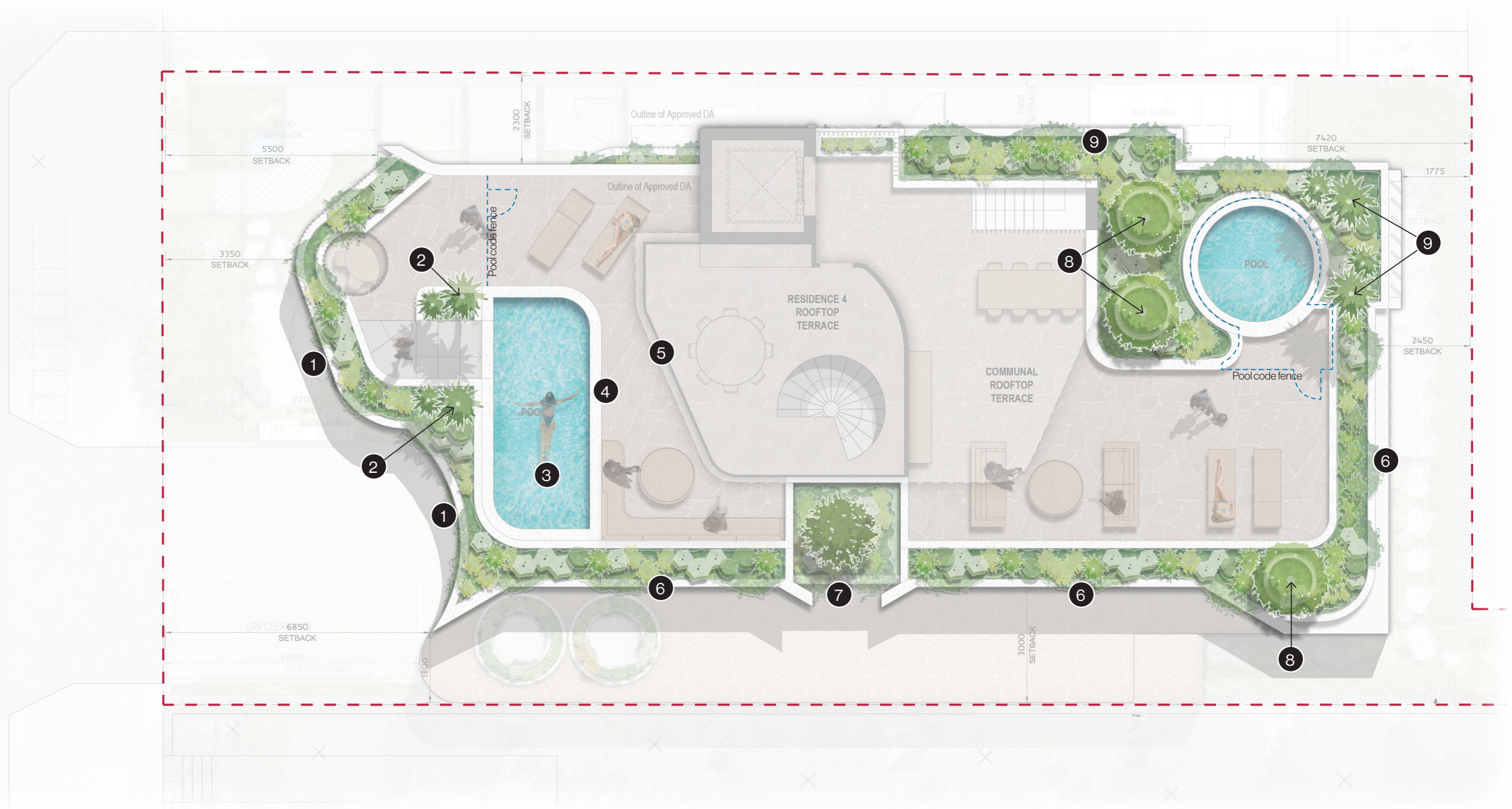


LEGEND

1. Balcony Planter: min 600mm depth soil volume, groundcover cascading species, screening & softening the facade.
2. Front Facade Planter: min 600mm depth soil volume with very low maintenance shade tolerant shrubs, groundcovers and cascading species softening the facade.

3. 1000mm deep planter mounded in the middle to support a tall slender native tree, to grow up through the roof top level above.
4. Rear Facade Planter: min 900mm depth soil volume with taller medium screen shrubs, ferns, palms and groundcovers.
5. Rear Facade Planter: min 600mm depth soil volume with lower shrubs, ferns, palms and groundcovers

6. Northern Planters: min 900mm depth soil volume, full sun small shrubs, groundcover cascading species.



LANDSCAPE PLAN - ROOFTOP GARDEN
SCALE 1:100 @ A3

LEGEND

1. Front Facade Planter: min 900mm depth soil volume with shade tolerant shrubs, groundcovers and cascading species softening

the facade & cascading down into the oculus.

2. Pool planters: min 900mm depth soil volume with feature palms, larger shrubs and cascading groundcovers.

3. Pool: approx 1600mm Ht above roof top FFL to create pool code fence. Top of wall non-trafficable.

4. Pool code wall to function as safety fence. Fully tiled face wall.

5. Private rooftop canopy providing shade & weather protection.

6. Side & Rear Facade Planter: min 600mm depth soil volume with lower shrubs, ferns, palms and groundcovers. Maintenance access to garden area, via adjacent communal space.

7. Tree planter below.

8. 1100h walls to raised tree planter, with sub-tropical shade

trees (*Tristanopsis* sp.) Planted in mounded garden to achieve adequate soil depths.

9. Rooftop planters: min 900mm depth soil volume with feature palms, larger shrubs and cascading groundcovers.

10. Communal plunge pool: 1600mm Ht above roof top FFL.

11. Planters below

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LEGEND

- 1. Roof planters: min 900mm depth soil volume with feature palms, larger shrubs and cascading groundcovers..
- 2. 1100h walls to raised tree planter, with sub-tropical shade trees (Tristanopsis sp.) Planted in mounded garden to achieve adequate soil depths.
- 3. Front Facade Planter: min 900mm depth soil volume with shade

- 4. tolerant shrubs, groundcovers and cascading species softening the facade.
- 4. Northern Planters: min 900mm depth soil volume, full sun small shrubs, groundcover cascading species.
- 5. Rear Deep Planting zone: Medium subtropical shade trees and columnar screening species to rear boundary.
- 6. Low podium planters to building entry min 450mm depth soil.

- 7. Entry arbors to have native climbing species such as Thunbergia sp or Chonemorpha sp.
- 8. Small native tree on podium, to offer GF privacy and shading to adjacent apartment rooms.
- 9. Semi-transparent boundary pole fence to Bowen Tce.
- 10. Front Deep planter for Subtropical shade Tree: dedicated, unencumbered area of natural ground, measuring approx 8x2m,

- to support tree growth & facilitate storm-water infiltration.
- 11. Street Tree on council land to be retained and protected.



LANDSCAPE - WEST ELEVATION
SCALE 1:200 @ A3

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LEGEND

- 1. Roof planters: min 900mm depth soil volume with feature palms, larger shrubs and cascading groundcovers..
- 2. 1100h walls to raised tree planter, with sub-tropical shade trees of Tristaniopsis sp. Planted in mounded garden to achieve adequate soil depths.
- 3. Front Facade Planter: min 900mm depth soil volume with shade

- 4. tolerant shrubs, groundcovers and cascading species softening the facade.
- 5. 1100h min depth planter, mounded to 1500mm depth in the center to support the growth of Elaeocarpus sp tall columnar tree, with small shrubs and groundcovers.
- 6. 1100h min depth planter, mounded to 1500mm depth in the center to support the growth of Randia sp small tree, with small shrubs and groundcovers.

- 7. Front Deep planter for Subtropical shade Tree: dedicated, unencumbered area of natural ground, measuring approx 8x2m, to support tree growth & facilitate storm-water infiltration.
- 8. Low podium planters to building driveway entry min 450mm depth soil.
- 9. Rear Facade Planter: min 900mm depth soil volume with lower shrubs, ferns, palms and groundcovers. Maintenance access to garden area, via adjacent communal space.
- 10. Rear Deep Planting zone: Medium subtropical shade trees and columnar screening species to rear boundary.



LANDSCAPE - EAST ELEVATION
SCALE 1:200 @ A3

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LEGEND

1. Roof planters: min 900mm depth soil volume with feature palms, larger shrubs and cascading groundcovers..
2. 1100h walls to raised tree planter, with sub-tropical shade trees (Tristanopsis sp.) Planted in mounded garden to achieve adequate soil depths.
3. Front Facade Planter: min 900mm depth soil volume with shade tolerant shrubs, groundcovers and cascading species softening the facade.
4. Rear Deep Planting zone: Medium subtropical shade trees and columnar screening species to rear boundary.
5. Rear / Southern corner planters: min 600mm depth soil volume with taller medium screen palms/shrubs, ferns and groundcovers to screen neighboring apartment.
6. Rooftop Planter: min 600mm depth soil volume with shade tolerant shrubs, groundcovers and cascading species softening the facade.

LANDSCAPE - NORTH ELEVATION
SCALE 1:200 @ A3

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LEGEND

1. Roof planters: min 900mm depth soil volume with feature palms, larger shrubs and cascading groundcovers..
2. Front Facade Planter: min 600mm depth soil volume with shade tolerant shrubs, groundcovers and cascading species softening the facade.
3. Balcony Planter: min 450mm depth soil volume, groundcover cascading species, screening & softening the facade.
4. Front Deep planter for Subtropical shade Tree: dedicated, unencumbered area of natural ground, measuring approx 8x2m, to support tree growth & facilitate storm-water infiltration.
5. Small native trees on podium, to offer GF privacy and shading to adjacent apartment rooms.
6. Semi-transparent boundary pole fence to Bowen Tce.
7. Low podium planting to building driveway entry min 450mm depth soil.

LANDSCAPE - SOUTH ELEVATION
SCALE 1:200 @ A3

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LEGEND

1. Advanced stock tree to upper podium garden, eg. *Elaeocarpus eumundi*. Species and size to future detail design.
2. Advanced stock tree to upper podium garden, eg. *Randia fitzalani*. Species and size to future detail design.
3. Podium planting to sides of building, with suitable soil depth to allow for mature plant growth. Trees in mounded gardens proposed on levels 1, 2& 3. Shrubs, groundcovers and cascading species to all levels, with open air environment for healthy growth.
4. Formulated light weight podium soil mix to meet BCC specifications. Soil to be mounded to 1500h to allow for mature tree growth.
5. Cascading native vines to create a green elevation to the side of the building.

**LANDSCAPE - INTERFACE SECTION
PODIUM SIDE PLANTING**

SCALE 1:100 @ A3

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SOIL DEPTH ANALYSIS PLAN

Minimum planting depths have been considered into the design of the building. All deep planting on ground level is in ground traditional planting.

All containerised planting on upper levels is proposed in accordance with Landscape Works Code (PO4). Minimum soil depths are shown below.

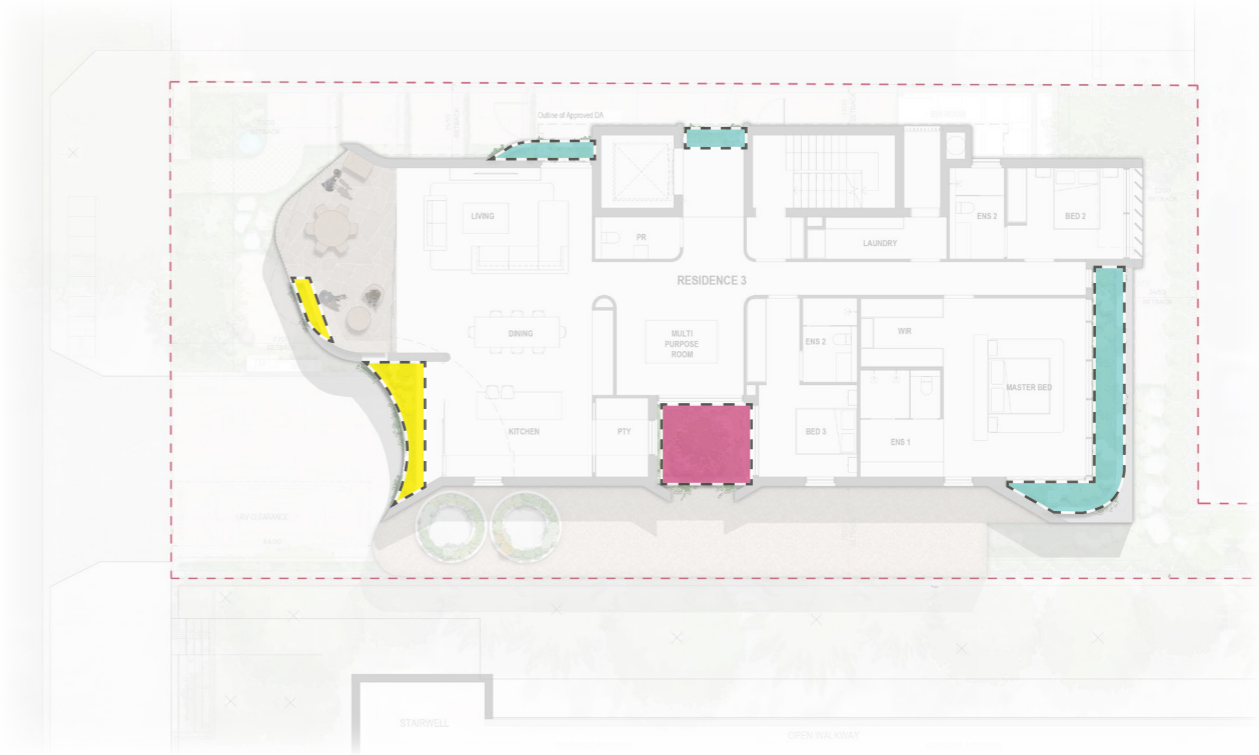
-  IN GROUND DEEP PLANTING
-  GROUND LEVEL PLANTING ON PODIUM
-  PODIUM GROUNDCOVERS / CASCADING. MIN DEPTH: 450MM
-  PODIUM SMALL SHRUBS / GRASSES & G'COVERS. MIN DEPTH: 600MM
-  PODIUM PALMS, SHRUBS & GROUNDCOVERS. MIN DEPTH: 900MM
-  PODIUM TREES / SHRUBS. DEPTH: 1100MM (MOUNDED TO 1500MM)



GROUND FLOOR



LEVEL 1









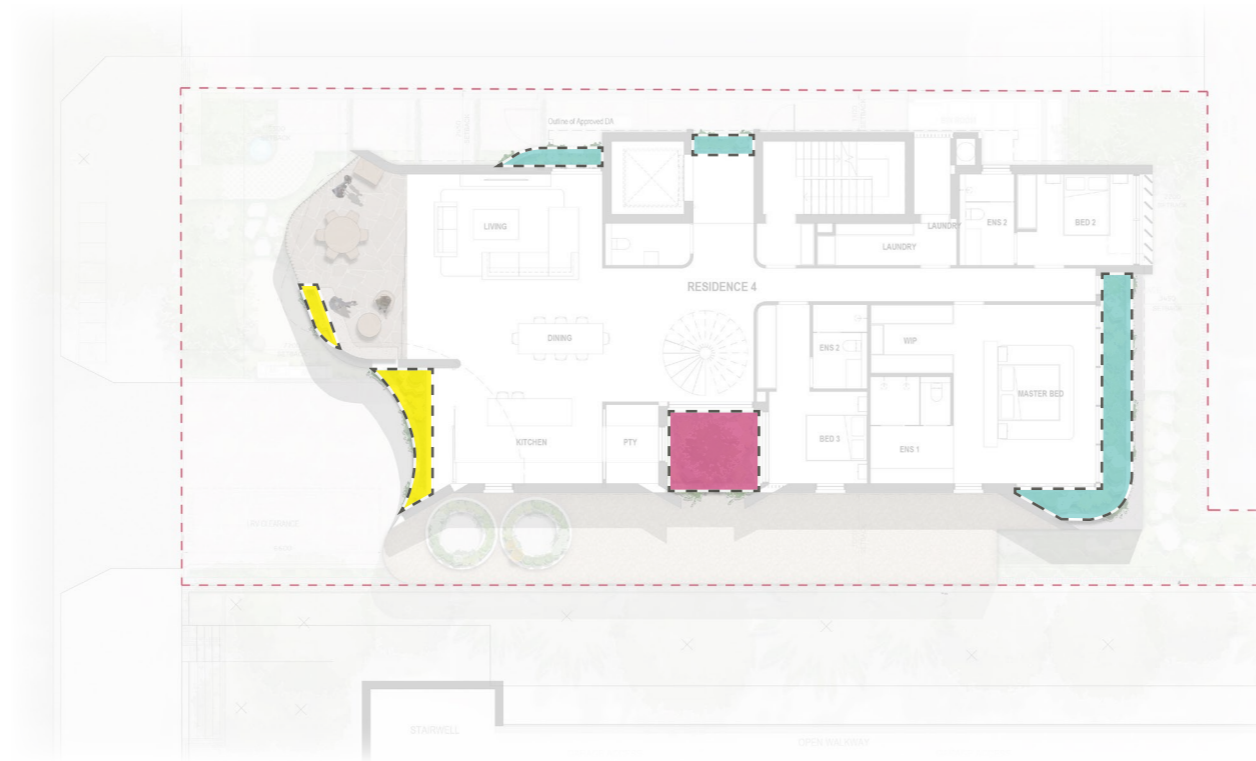
LEVEL 2

SOIL DEPTH ANALYSIS PLAN

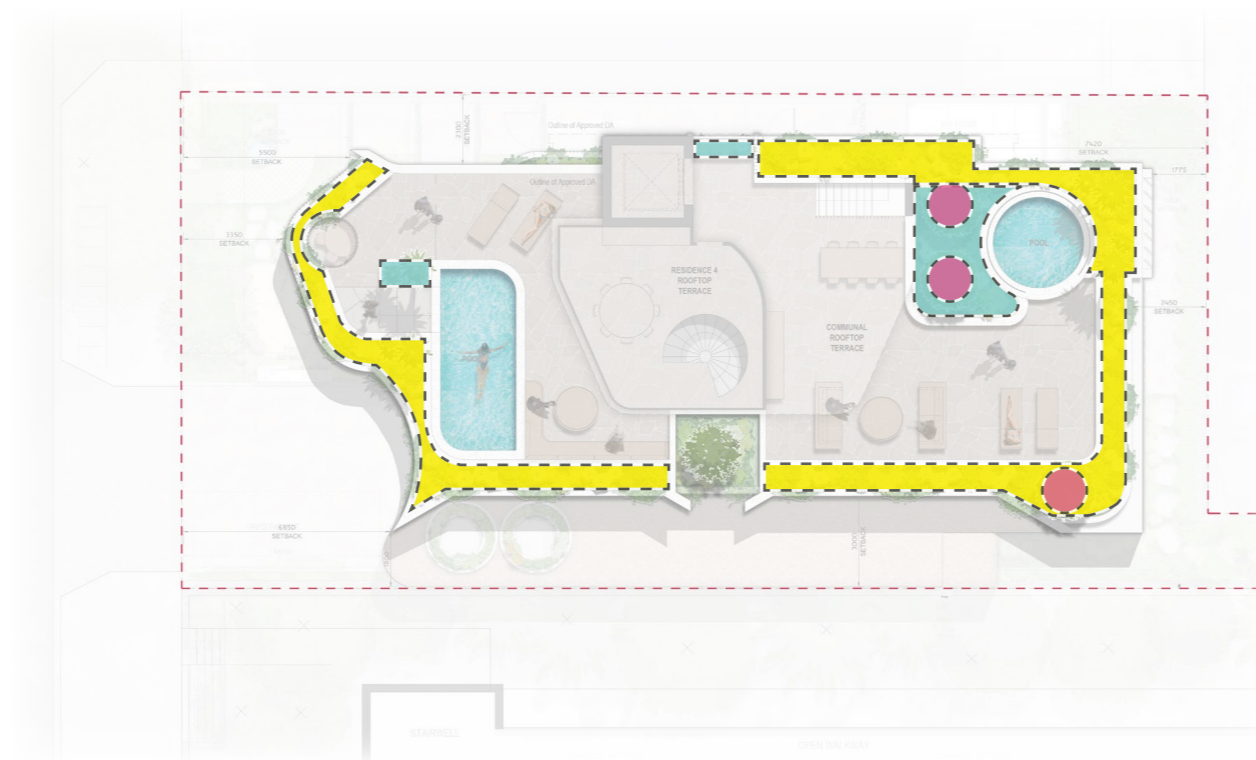
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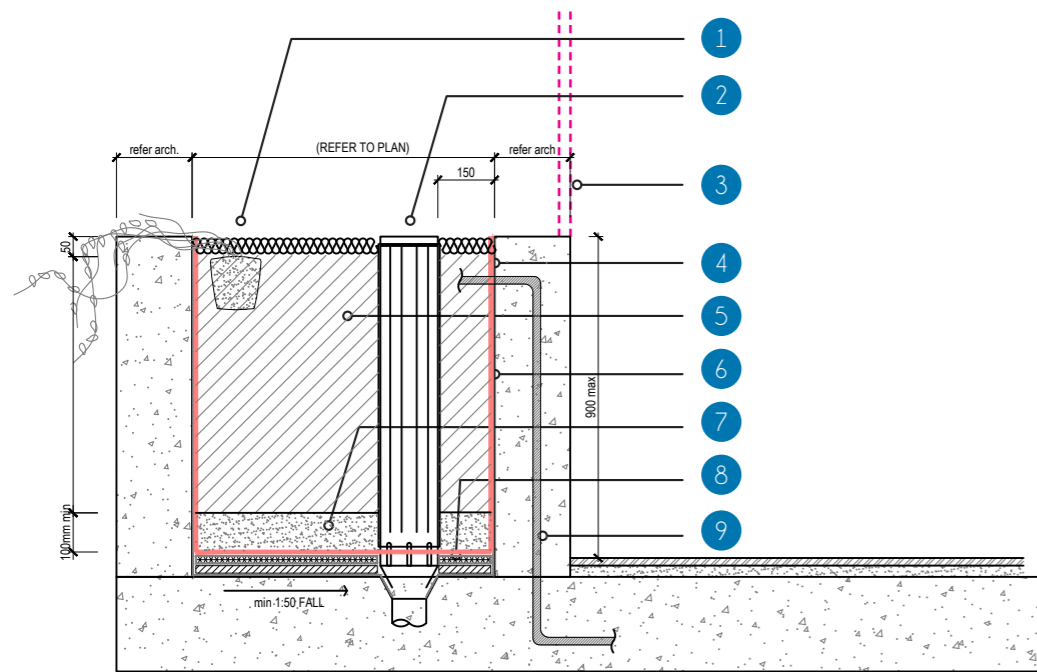
-  IN GROUND DEEP PLANTING
-  IN GROUND LOW PLANTING
-  PODIUM GROUNDCOVERS / CASCADING. MIN DEPTH: 450MM
-  PODIUM SMALL SHRUBS / GRASSES & G'COVERS. MIN DEPTH: 600MM
-  PODIUM PALMS, SHRUBS & GROUNDCOVERS. MIN DEPTH: 900MM
-  PODIUM TREES / SHRUBS. DEPTH: 1100MM (MOUNDED TO 1500MM)



LEVEL 3

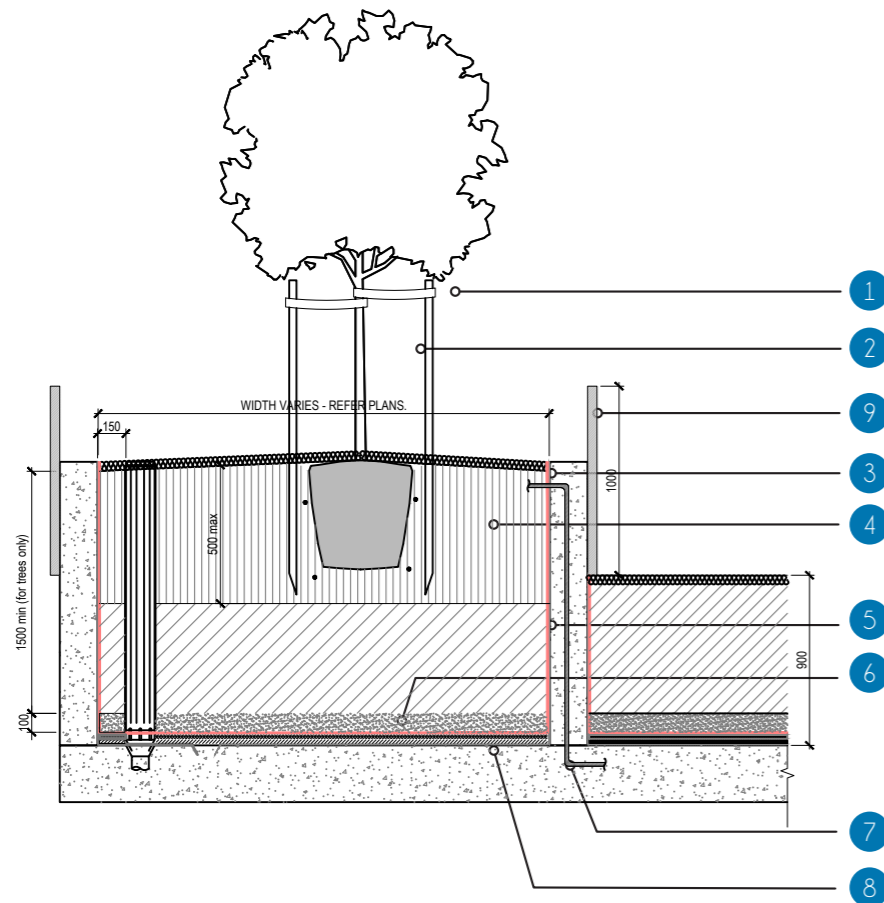


ROOFTOP



DETAIL SECTION - PODIUM PLANTER

Scale 1:10 @ a3



DETAIL SECTION - TREE PODIUM PLANTER

scale 1:20 @ a3

LEGEND (DETAIL):

- 1 Plants as specified in pallette & to future detailed design.
- 2 Drainage Riser, with inspection opening, at 10m cntrs & 150mm from edge. Rigid slotted pipe socked in geotextile fabric.
- 3 Screening / Balustrade if required - to be developed in detail design
- 4 Geotextile filter fabric layer
- 5 Imported lightweight podium soil blend
- 6 Waterproofing of entire walls & floors of planting area of roof. Waterproofing as specified in detailed design.
- 7 100mm thick min layer of washed river sand
- 8 Slimline drainage cell layer in base.
- 9 Allow for penetrations in built form, to allow conduits to supply water / fertigated / irrigation to planting area.

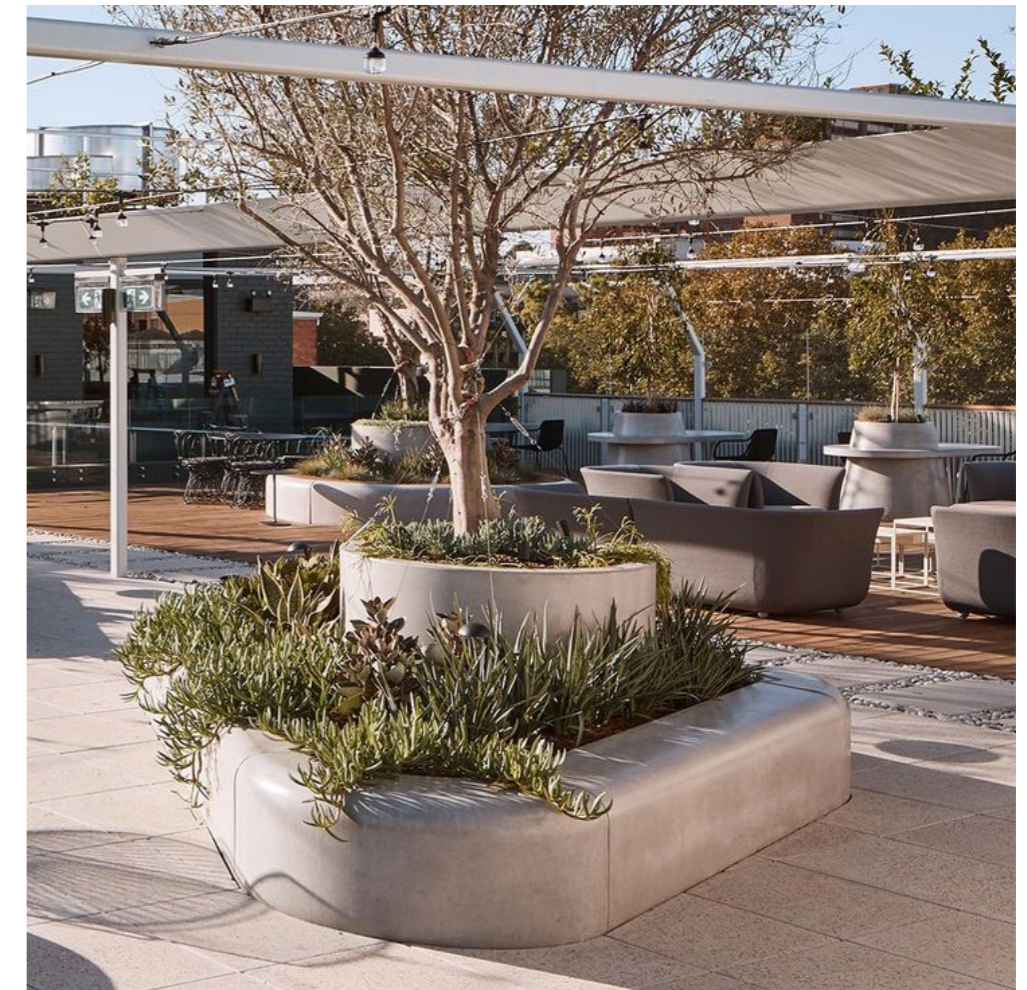
LEGEND (DETAIL):

- 1 Trees as specified, refer to planting pallette.
- 2 Stake trees as specified in detailed design.
- 3 Geotextile filter fabric layer
- 4 Imported lightweight podium soil blend. 2 types of soil media used where trees are required. Soil to comply with Table 1, 'AS4419-2003.
- 5 Waterproofing of entire walls & floors of planting area of roof. Waterproofing as specified in detailed design.
- 6 100mm thick min layer of washed river sand
- 7 Allow for penetrations in built form, to allow conduits to supply water / fertigated / irrigation to planting area.
- 8 Slimline drainage cell in base of planter.
- 9 Screen to planter wall, to restrict climbable zone & fall risk over 1.5m. To be developed in detail design.

PLANTING DEPTHS

All podium planting is proposed in accordance with Landscape Works Code (PO4). Refer to BSD-9004

- Trees: 1500mm depth
- Palms / large shrubs: 900mm depth
- Small shrubs / groundcovers: 600mm depth
- Cascading groundcovers: 300mm depth



ESTABLISHMENT MAINTENANCE

Establish and maintain landscaping works following the issue of the Certificate of Practical Completion. Maintain works of a maintenance nature including but not limited to watering, weeding, fertilising, pest and disease and weed control, planting replacements, pruning and the like with accepted horticultural practices.

All plants shall be watered as per watering program below (unless unnecessary due to rain) from time of planting until the end of the establishment period (12 weeks).

Replace any plant that has been planted by the contractor, which dies from any cause during the planting establishment period. Plant replacement shall be of equivalent size and species as detailed in the plant schedule.

Removal of Weeds, Debris and Rubbish in planting areas shall occur at monthly intervals through the construction and defects liability/ establishment period. Any specified plant material damaged during this practice shall be replaced.

COMPLETION MAINTENANCE

Upon completion of the works all works shall be maintained for a period of 52 weeks from the date of practical completion.

Maintenance shall include:

- replacement of dead, damaged or stolen plants
- watering as required to maintain plant growth in a healthy condition
- replenish soil and mulch to specified depths if required following settlement
- pruning if required to maintain good form and safety
- pest and disease control
- fertilising if required to encourage growth (inline irrigation fertilisation proposed)
- regular removal of rubbish and litter

PODIUM PLANTING MAINTENANCE

The planting species selected for podium planting zones, are of low-maintenance requirements. These plants are predominately native sprawling ground covers, succulent cascading species, tried and tested shrubs and trees. These will only require periodic cutting back, fertilising, and weed & pest control.

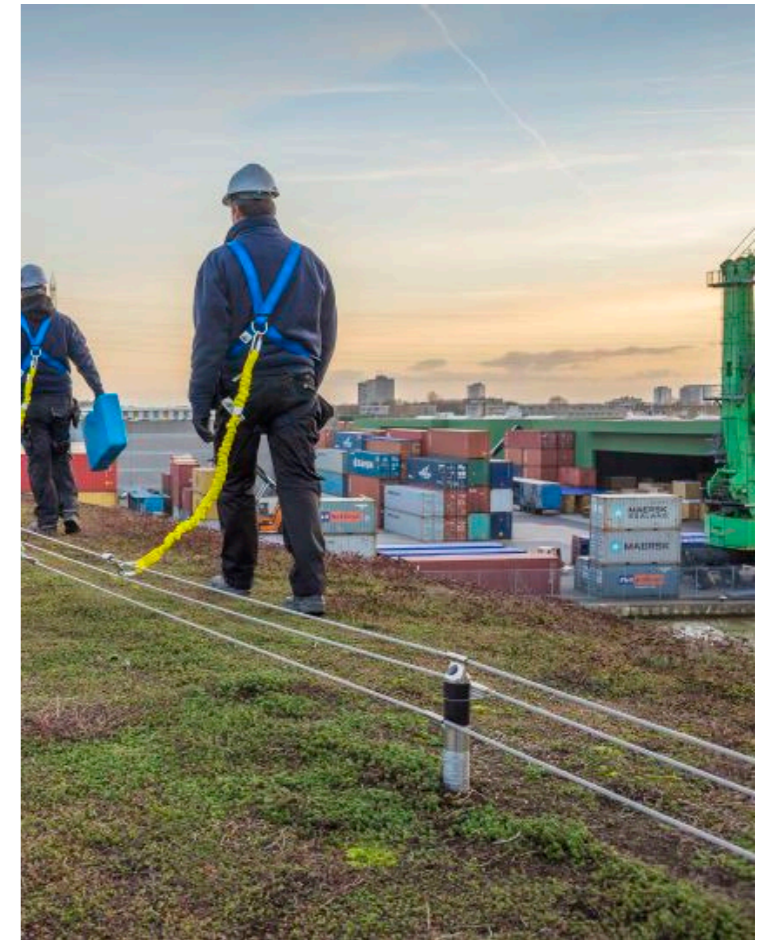
MAINTENANCE ACCESS

Podium garden bed on lower Level 1 (circle gardens over car lift entry) accessible via ladder from ground floor. When maintaining within these zones, it is proposed appropriate anchor connections and static lines will be used. Static lines should be run central through podium planting areas. This will be outlined further in detail design.

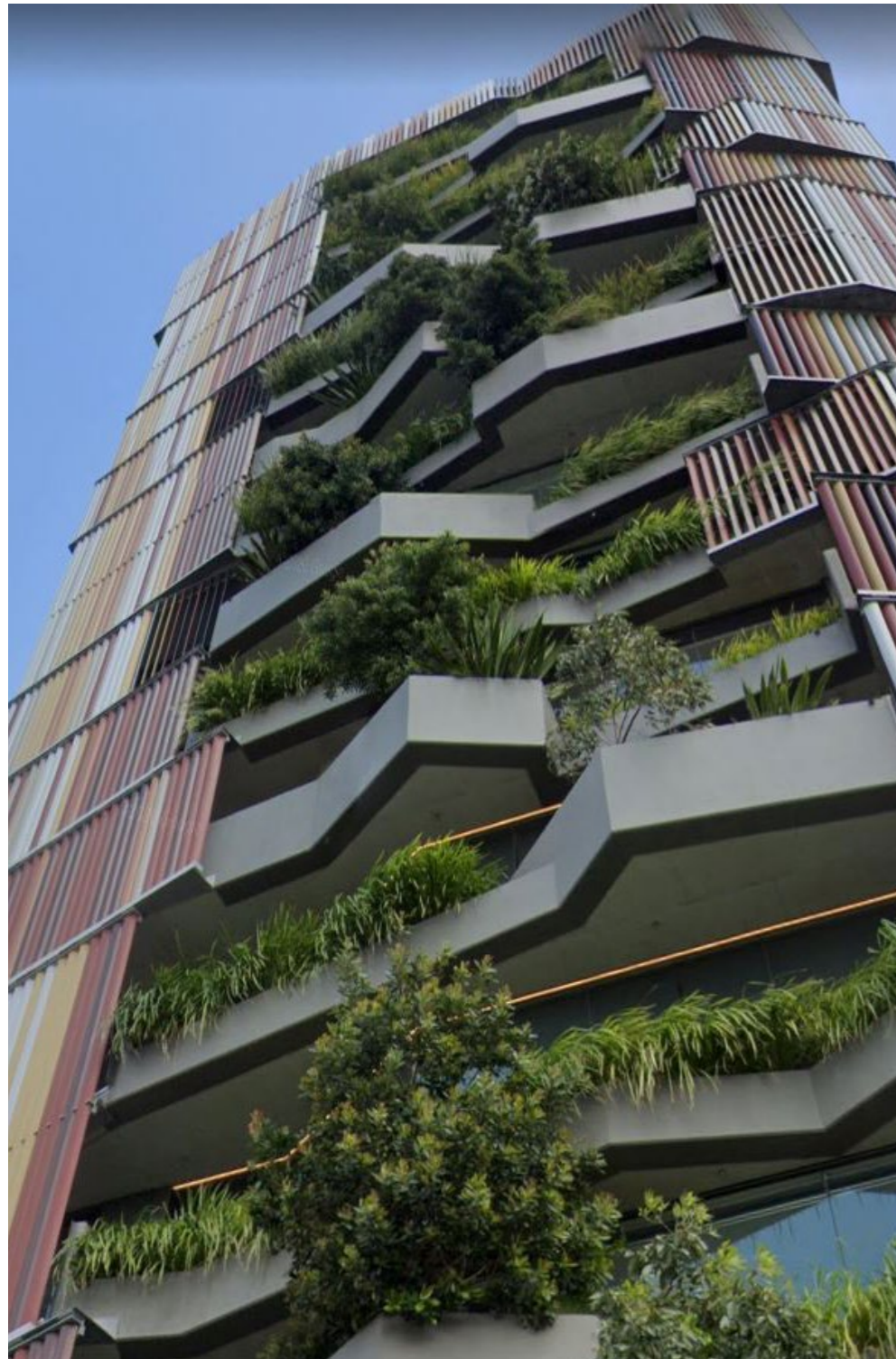
ROOFTOP MAINTENANCE METHODOLOGY

Garden beds within balustrades, have accessible maintenance access. When accessing gardens outside balustrades, appropriate anchor connections and static lines are proposed.

Low maintenance species planted to ensure minimal care is required.



Example of static line fall arrest system



PLANTING TO FACADE OF BUILDING

(Walan - Bureau Proberts)
 Successful example of undulating floor-plates & varying depths of podium planting to the edge of facade, allowing suitable soil depths, along with height & space for mature tree growth.



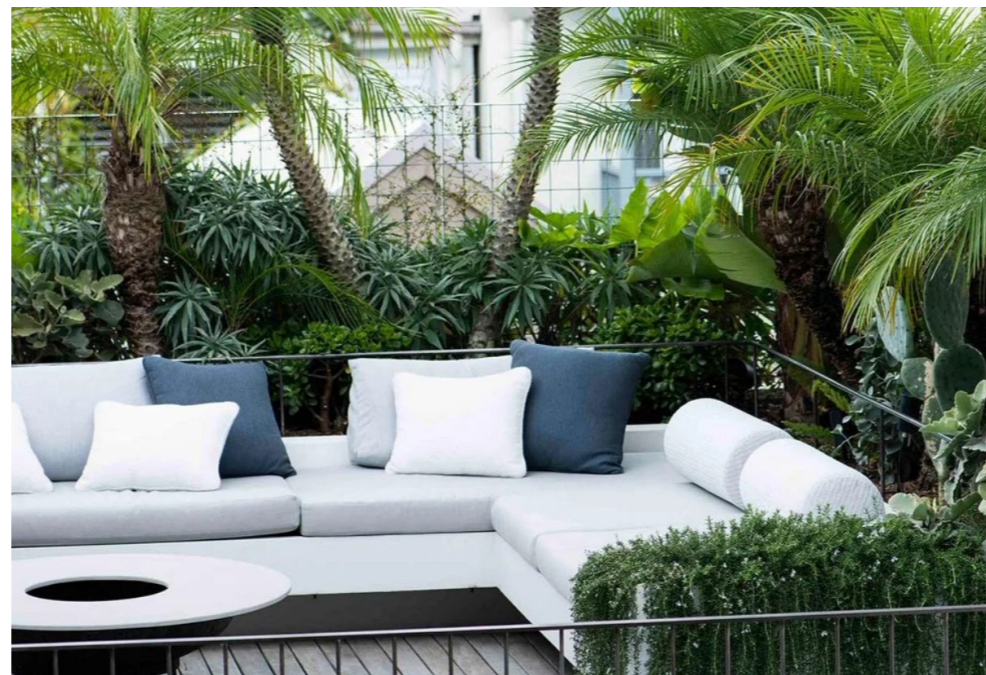
PODIUM PLANTING MATERIALS

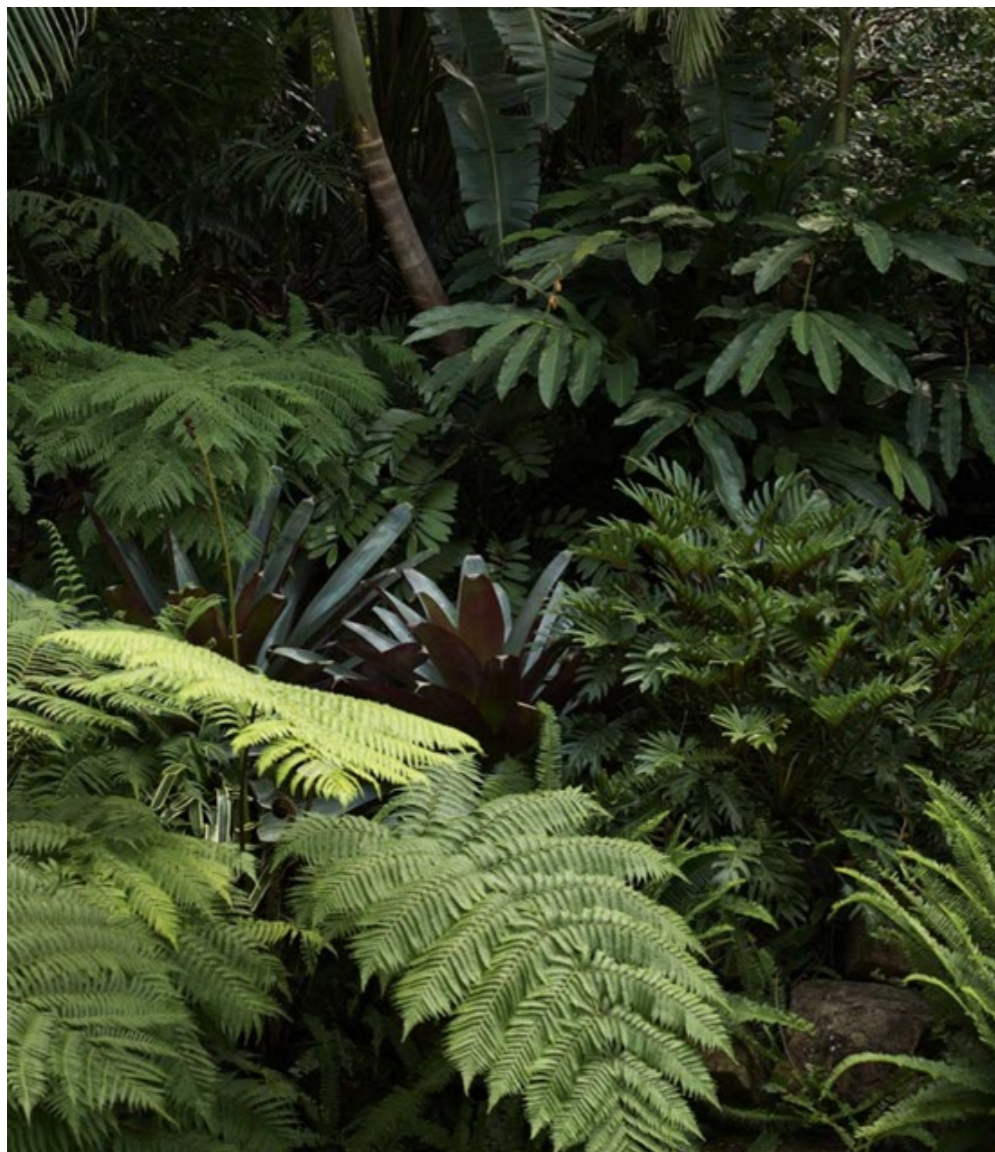
Steel tube or Concrete civil culvert, used on rooftop space, to achieve 1500 soil depth for trees.
 Lush edge planting of tropical foliage to create privacy and screening to the upper levels of the building.



PODIUM PLANTING & SEATING

Seating to form walls to achieve suitable podium soil depths.





PLANTING CHARACTER

Sub-tropical planting selection, with largely native species.
Low maintenance grasses, groundcovers, shrubs and trees to podium planting areas.
Lush shade tolerant species to the facade and rooftop planting zones of the development, with Tree Ferns, native rainforest trees, and shade tolerant understory & groundcover planting.

Species	Common Name	Ground Floor	Level 1-3	Roof Terrace	Deep Planting
TREES & PALMS					
Atractocarpus fitzalanii	Native Gardenia		●	●	●
Cyathea cooperi	Tree Fern	●		●	●
Elaeocarpus reticulatis Prima Dona	Bluebery Ash	●			●
Elaeocarpus eumundi	Blue Quandong	●	●		
Banksia integrifolia	Coastal Banksia	●			●
Howea forsteriana	Kentia Palm	●		●	●
Phoenix roebelenii	Pygmy date palm			●	
Tristaniopsis laurina 'luscious'	Water Gum	●		●	●
Waterhousia floribunda	Wheeping Lilly Pilly	●			●
SHRUBS / FEATURE PLANTS					
Alocasia brisbanensis	Cunjevoi	●	●	●	●
Anigozanthos flavidus	Kangaroo paw	●	●	●	●
Doryanthes excelsa	Gynea Lilly	●	●	●	●
Euphorbia acruensis	Cowboy cactus	●	●		●
Lepidozamia peroffskyana	Native cycad	●	●		●
Pachypodium lamerei	Madagascar Palm		●		●
Philodendron rojo congo	Rojo congo	●	●	●	●
Philodendron xanadu	Xanadu		●	●	●
Xanthorrhoea johnsonii	Grasstree		●	●	●
Lomandra confertifolia	Matt Rush		●	●	●
Monstera deliciosa	Fruit salad plant		●	●	●
Westringia jervis gem	Coastal Rosemary		●	●	●
GROUNDCOVERS					
Viola hederacea	Native Violet	●	●	●	●
Zoysia tenuifolia	No-mow grass	●	●	●	●
Poa eskdale blue	Blue Tussock Grass	●	●	●	●
Plectranthus australis	Sweedish Ivy plant	●	●	●	●
Rosemary hunnington carpet	Prostrate Rosemary	●	●	●	●
VINES / CLIMBING					
Pandorea pandorana	Wonga wonga vine	●		●	●
Thunbergia mysorensis	Trumpet Vine	●		●	●
CASCADING					
Casaurina cousin it	Prostrate casaurina	●	●	●	●
Carpabrotus glauca	Pigface	●	●	●	●
Myoporum parvifolium	Creeping Booblia	●	●	●	●

TREES AND PALMS



ATTRACTOCARPUS fitzlandii



WATERHOUSIA floribunda



TRISTANIOPSIS luscious



PHOENIX roebelenii



SYZYGIUM straight and narrow

SHADE TOLERANT SHRUBS & SCREENING PLANTS



CYATHEA cooperii



HELICONIA hot rio nights



ALOCASSIA brisbanensis



PHILODENDRON rojo congo



MICROSORIUM diversifolium

SUN TOLERANT SHRUBS & GRASSES



WESTRINGIA jervis gem



PHILODENDRON xanadu



PENNISTEUM nafray

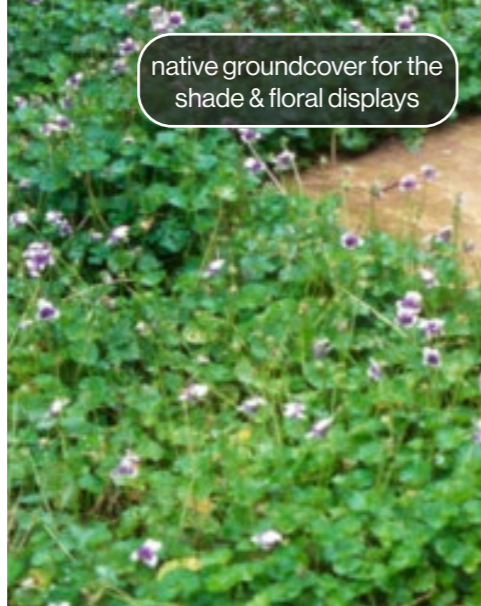


LOMANDRA confertifolia

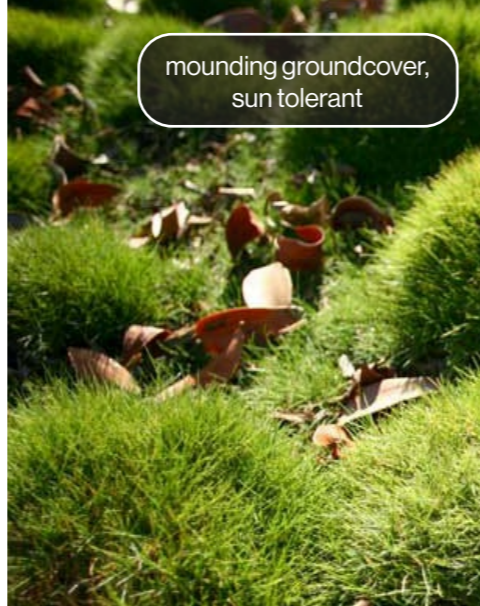


ANIGOZANTHUS kangaroo paw

TRELLIS / CLIMBING & GROUNDCOVERS



VIOLA hederacea



ZOYSIA tenuifolia



CASUARINA cousin it



PANDOREA (native jasmine climber)



THUNBERGIA mysorensis (climber)

FEATURE LOW MAINTENANCE
SHRUBS TO PODIUM



ALOE aloe 'flowering red'



DORYANTHES palmerii



MONSTERA deliciosa



PACHYPODIUM sp.



AGAVE blueglow

LOW MAINTENANCE SHRUBS TO
PODIUM



MYOPORUM parvifolium



PLECTRANTHUS australis



POTHOS sp.



ROSEMARY hunnington carpet



CARPOBROTUS glaucescens

We acknowledge the Bundjalung of Byron Bay Arakwal people, the Minjungbal people, the Widjabul people and The Turrbal people as the Traditional Owners of the lands on which we work and create. We also acknowledge the traditional custodians throughout Aboriginal and Torres Strait Islander lands. We recognise their ongoing connection to country, land and waters that were never ceded and pay our respects to Elders, past, present and future.



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