NOVAIR ALBION

LANDSCAPE DESIGN INTENT

IVY MAY
LANDSCAPE ARCHITECTURE

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Acknowledgement of Country

We acknowledge the Jagera people and the Turrbal people as the Traditional Custodians of Meanjin (Brisbane), the lands on which this site is located. We pay our respects to Jagera and Turrbal Elders past, present and emerging. We recognise their cultures, history and diversity and their collective potential to deepen our connection to site

Issue	Date	Description	Checked
01	07 / 08 / 2026	D R A F T	PP
02	26 / 08 / 2026	For Lodgement	PP

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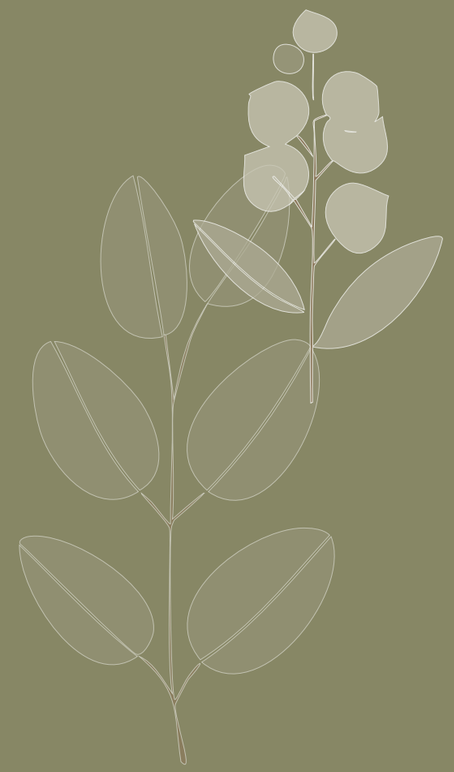
Site Understanding



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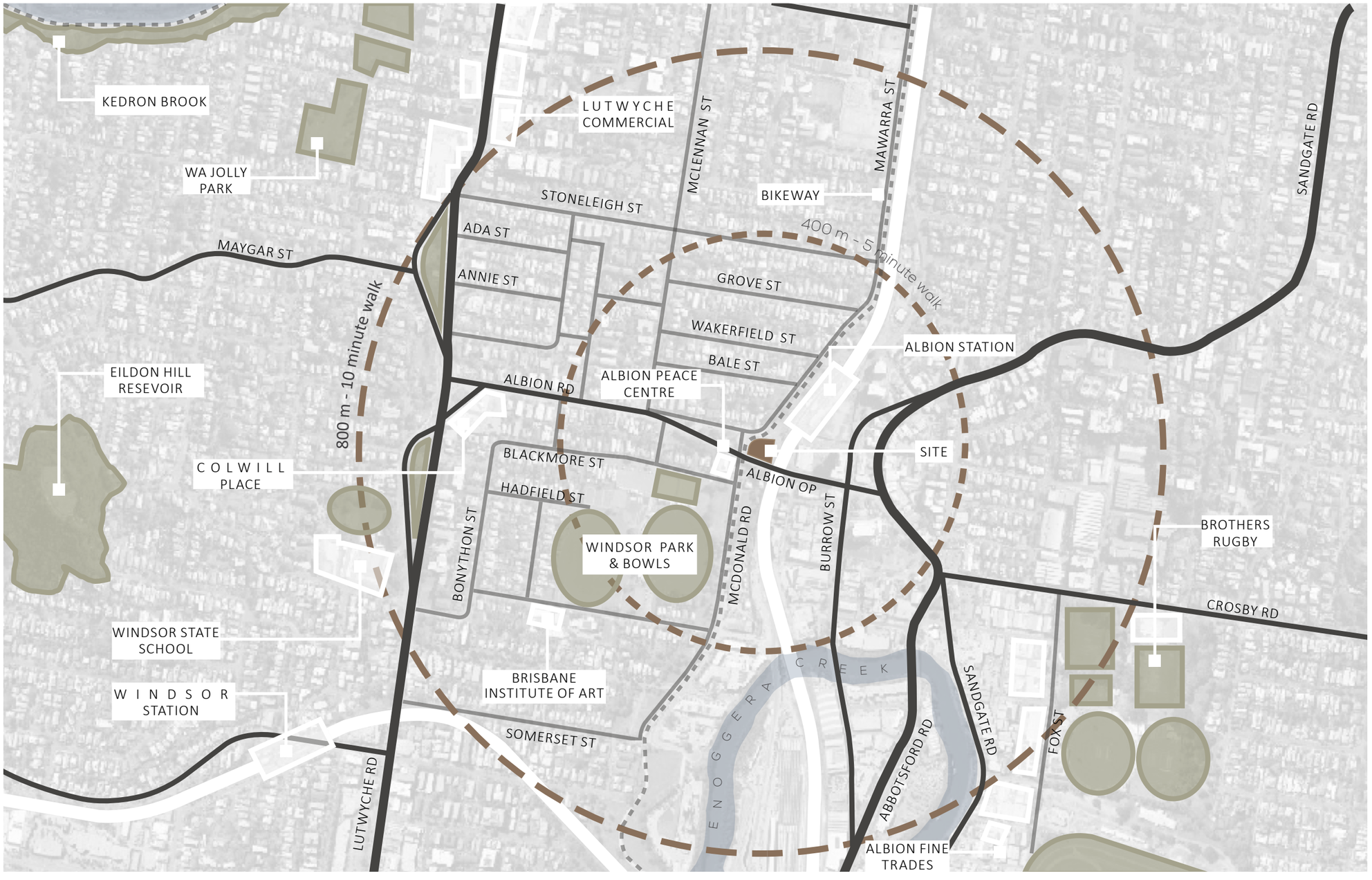
1.1 Context Plan

Site Understanding



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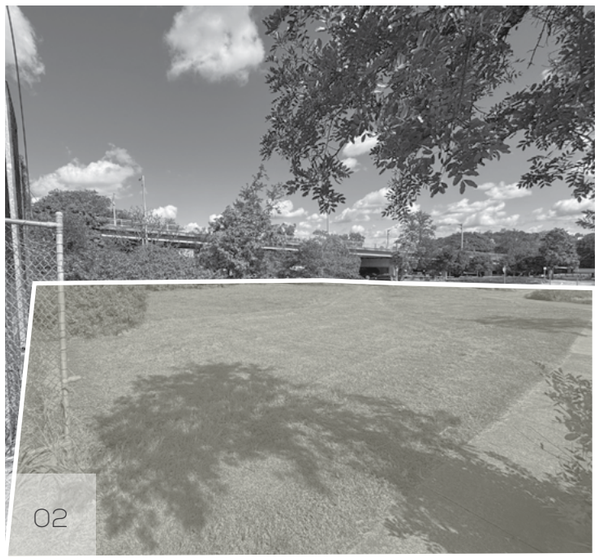
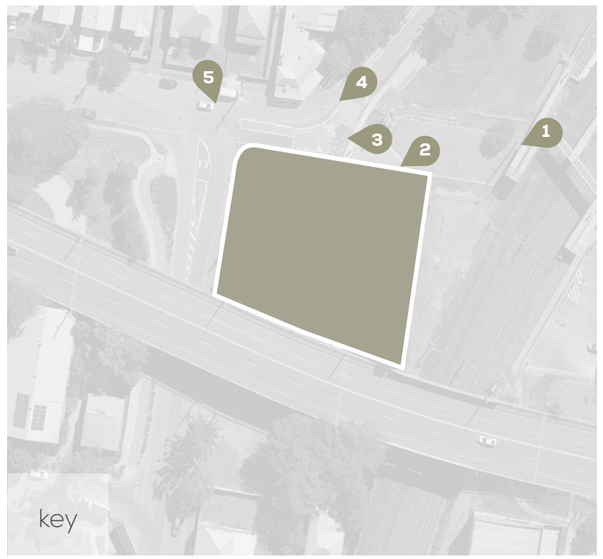
1.2 Photographic Survey

Site Understanding













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1.3 Photographic Survey

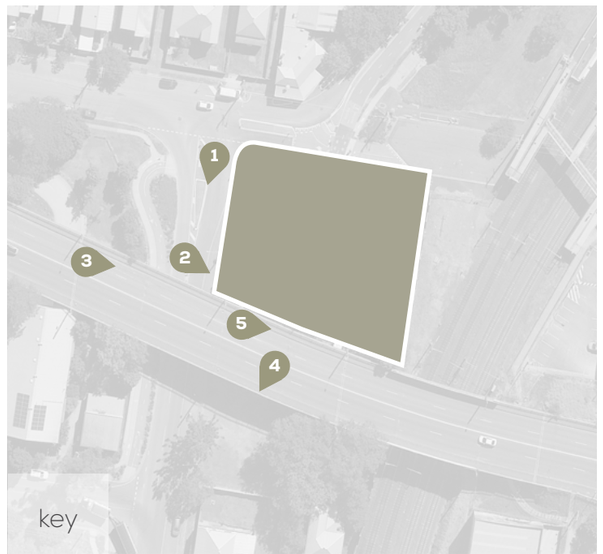
Site Understanding



01



02





03



04



05

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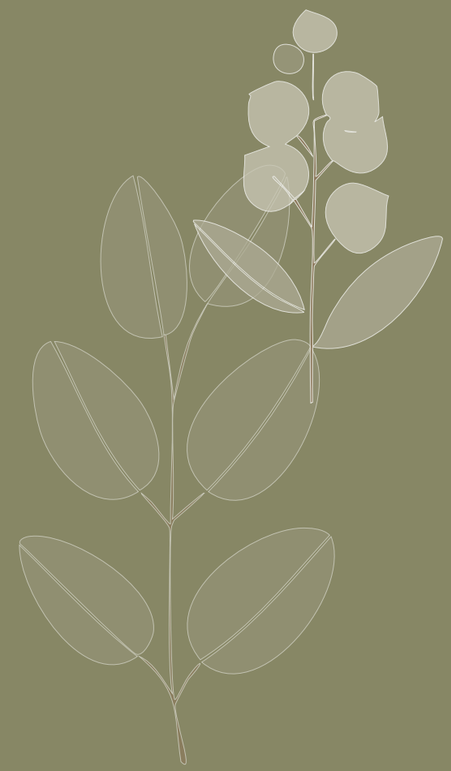
Design Narrative



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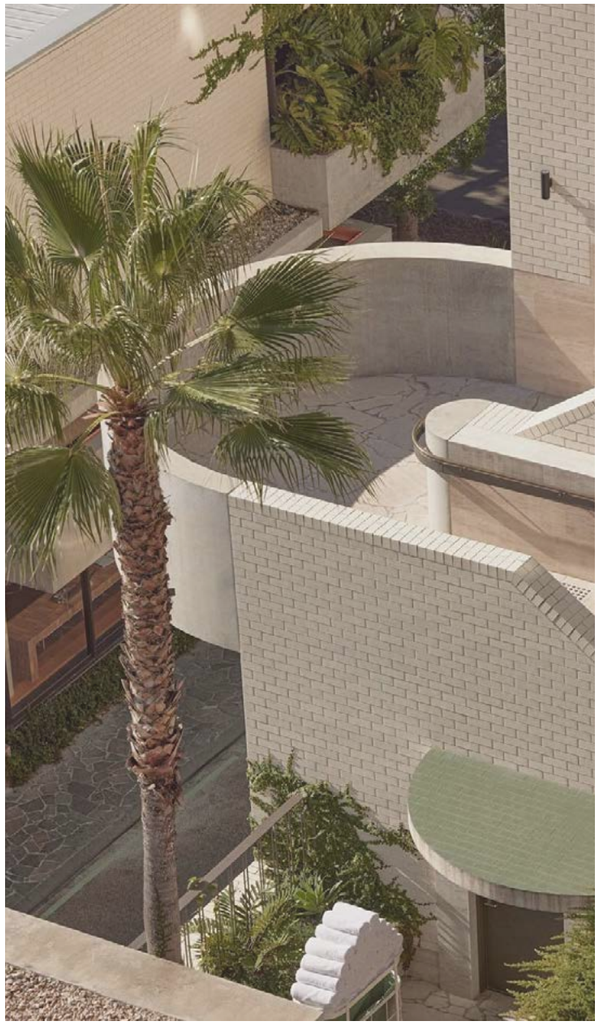
2.1 Design Pillars

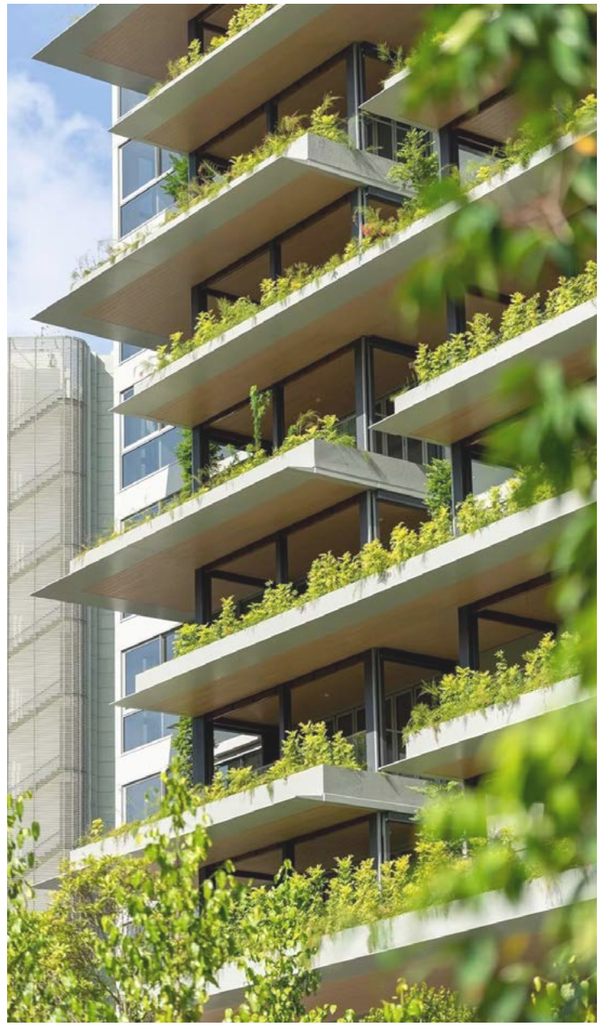
Landscape Narrative



Strengthen green links



Integrate landscape and architecture



Refined facade greening

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2.2 Design Pillars

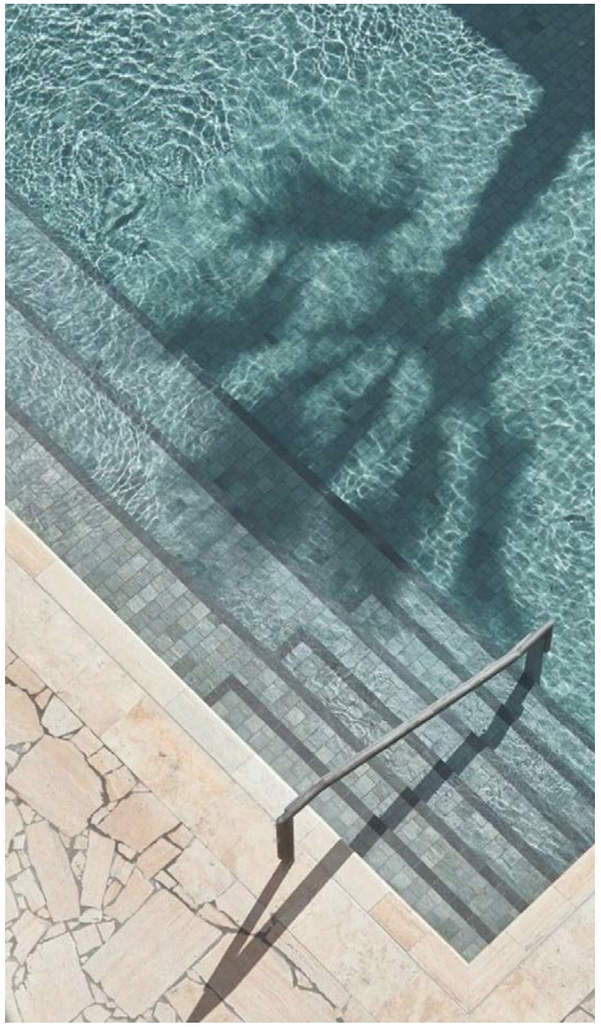
Landscape Narrative



Restrained plant composition



Iconic rooftop experience



Enduring resident spaces

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2.3 Landscape Moments

Site Understanding

GARDEN TERRACES
Tiered garden terraces provide a connection to landscape with city views



ROOFTOP LAWN
A multi purpose lawn connects to the residents' gym, extending the wellness offering

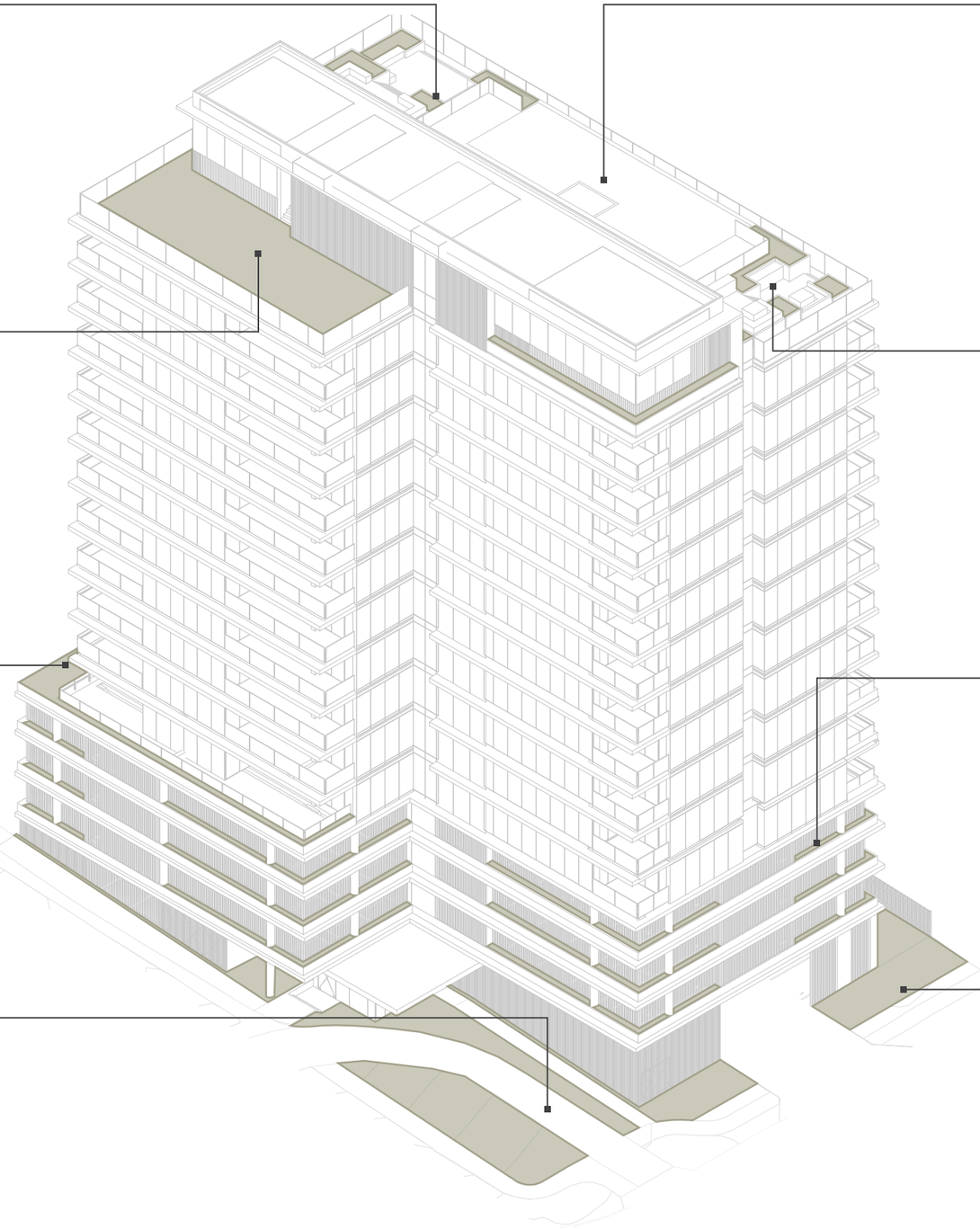


PODIUM TREES
Deep planters support screen trees to the east and southern interfaces



BCC NORTHERN BIKEWAY
BCC Type 1 Locality St - Newstead & Teneriffe upgrading existing arrangement

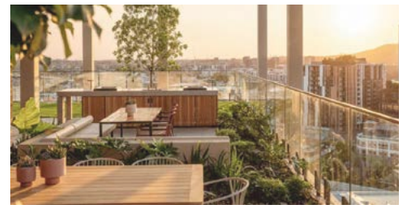




POOL TERRACE
An elevated pool deck is oriented to capture city views



COMMUNAL DINING
Tiered BBQ terraces provide an alfresco dining experience with city views



GREEN FACADES
Balcony planters provide facade greening from ground to roof



MCDONALD RD VERGE
BCC Neighbourhood St Minor delivering 1.2m footpath & turf



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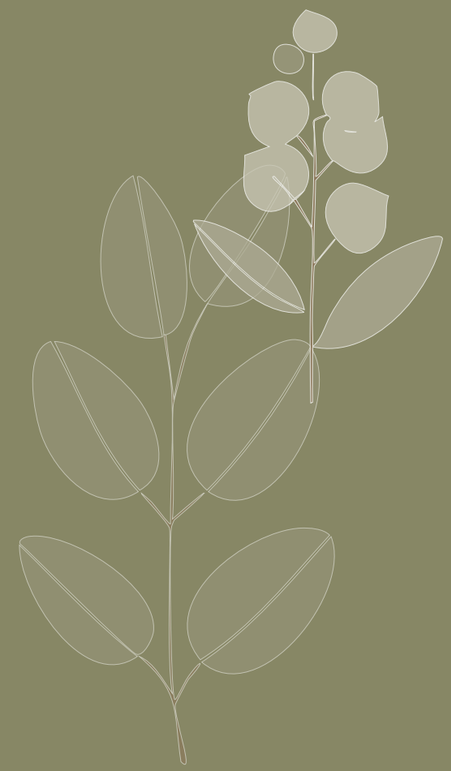
Landscape Plans



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3.1 Groundfloor Plan

Landscape Design



Legend

1. Existing BCC Northern Bikeway
2. Deep planting
3. Canopy tree planting to deep planting zone
4. Pedestrian entry to lobby
5. Proposed undercover planting
6. Existing BCC NHS Major treatments to be retained
7. Existing Cupaniopsis anarcardiodes to be retained
8. Existing acoustic fence to railway interface
9. Unofficial commuter car park
10. Canopy tree planting to Albion Overpass interface
11. 1800h boundary fence
12. Shade tolerant understorey planting
13. BCC NHS Minor verge upgrades
14. Columnar trees to natural groundplanting zone
15. Feature driveway crossover
16. Ramped connection to lobby
17. Existing understorey planting to verge

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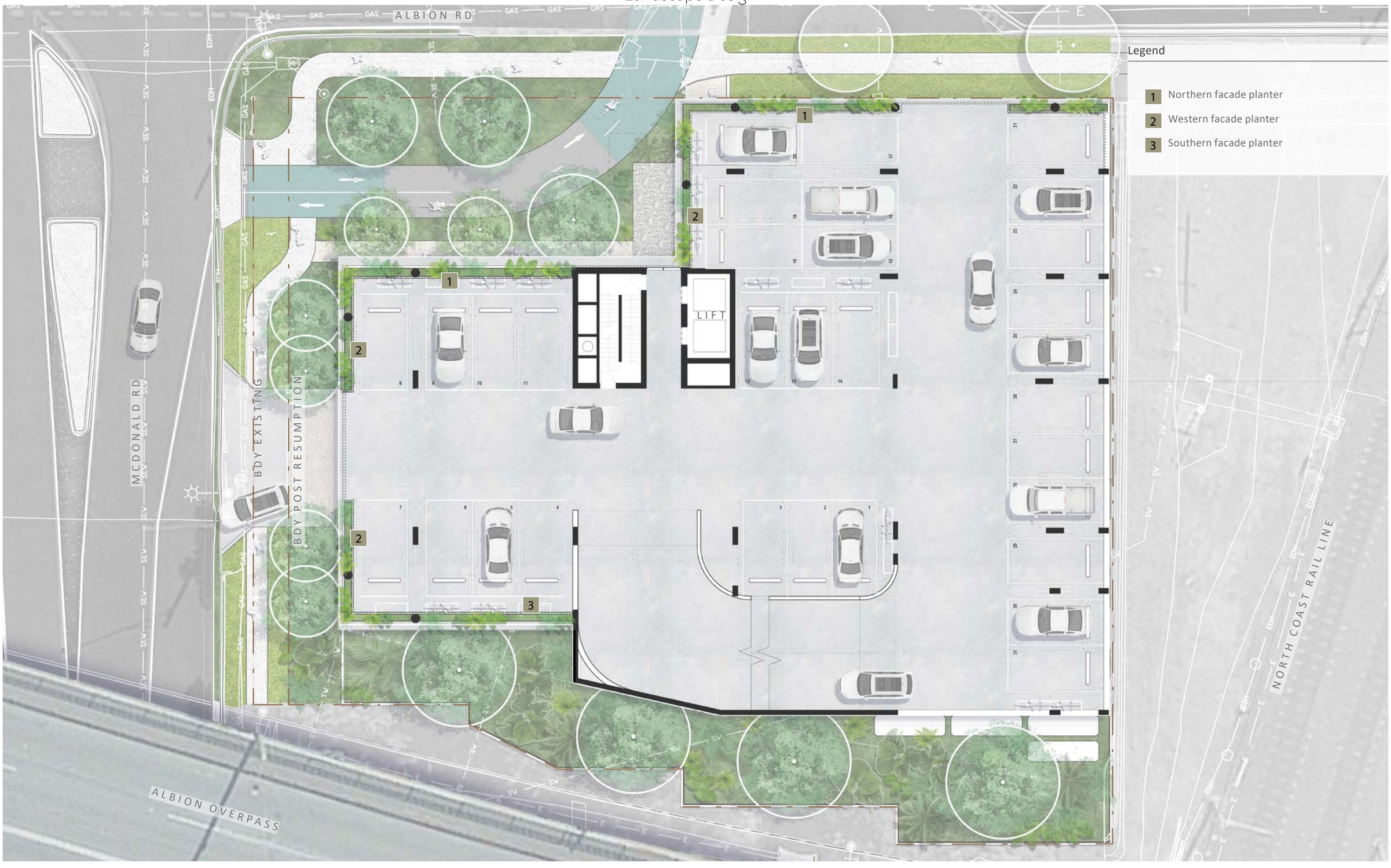
3.2 Level 1

Landscape Design



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3.3 Level 2 Plan

Landscape Design



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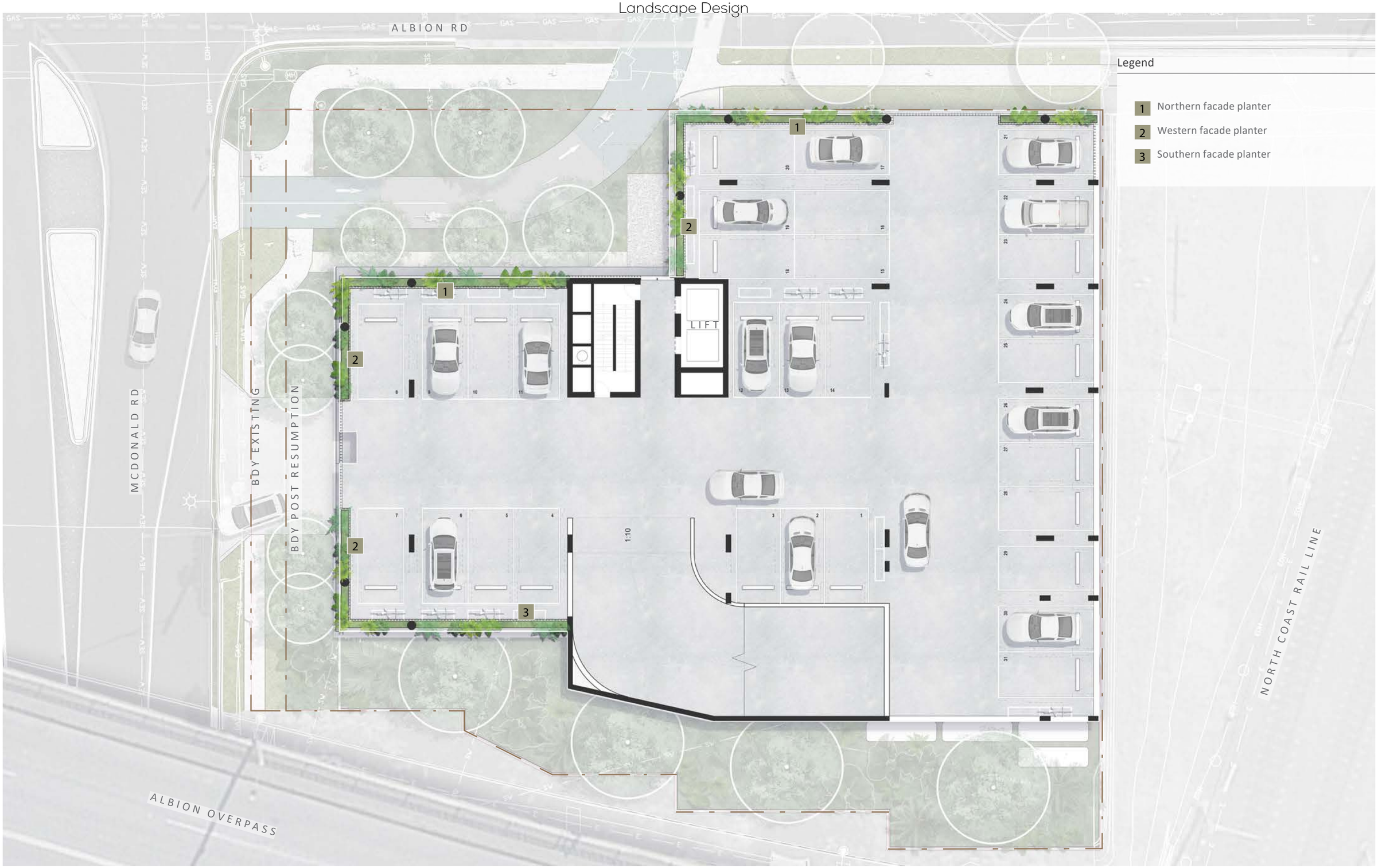
3.4 Level 3 Plan

Landscape Design



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3.5 Level 4 Plan

Landscape Design



Legend

1. Private outdoor terrace
2. Northern facade planter
3. Eastern facade planter
4. Maintenance access path
5. Upright screen tree planting
6. Canopy screen tree planting

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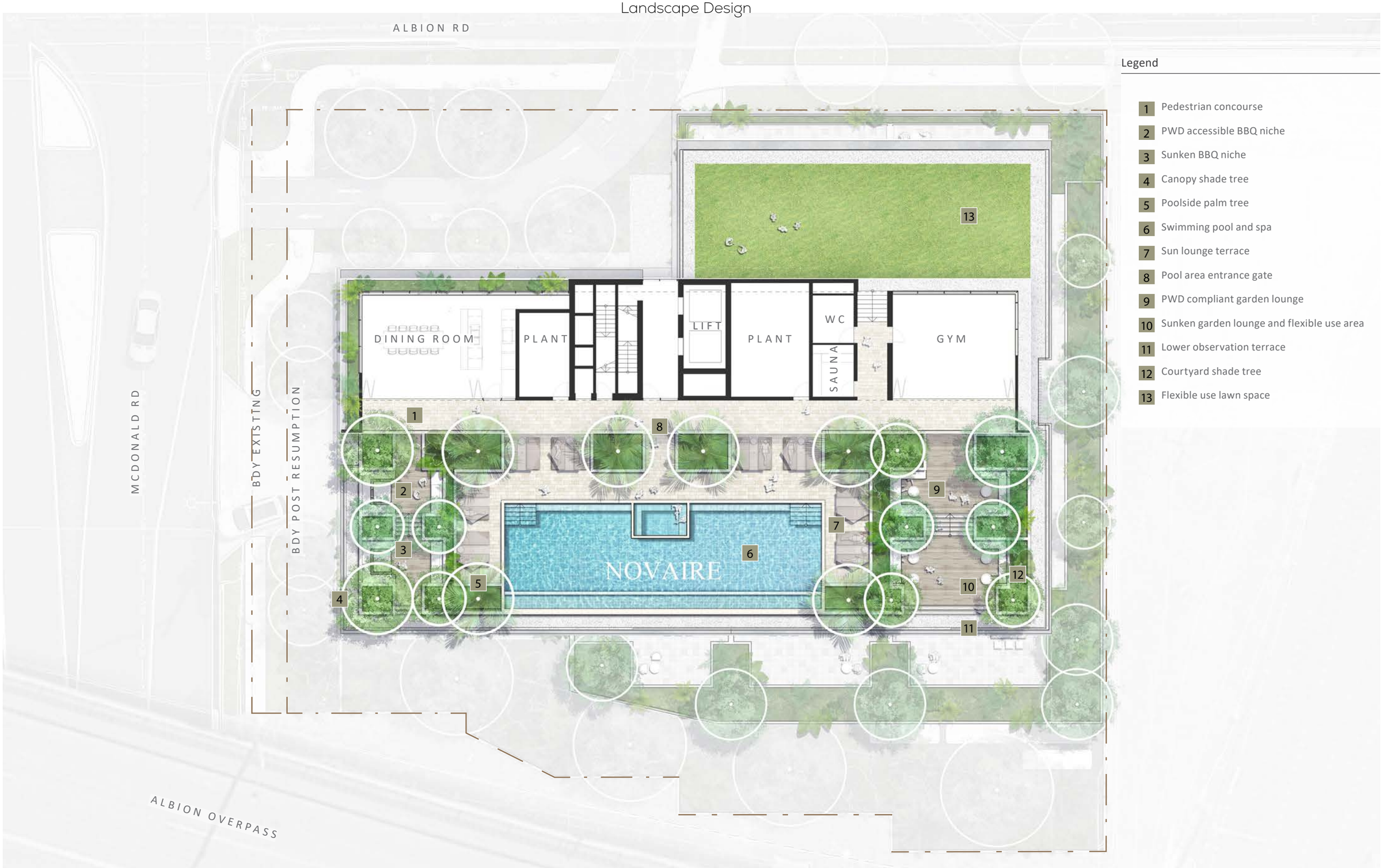
3.6 Rooftop Plan

Landscape Design



Legend

1. Pedestrian concourse
2. PWD accessible BBQ niche
3. Sunken BBQ niche
4. Canopy shade tree
5. Poolside palm tree
6. Swimming pool and spa
7. Sun lounge terrace
8. Pool area entrance gate
9. PWD compliant garden lounge
10. Sunken garden lounge and flexible use area
11. Lower observation terrace
12. Courtyard shade tree
13. Flexible use lawn space

Sections & Elevations

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4.1 Section 1

Landscape Design

Legend

1. Layered understorey planting to McDonald Rd presentation
2. Upright shade tree to natural ground
3. Cascading gardens to carpark facade planters
4. Turf to BCC specification
5. 1200w concrete path to BCC specification
6. Albion overpass in rear



Key

0.5 1 2.5 5

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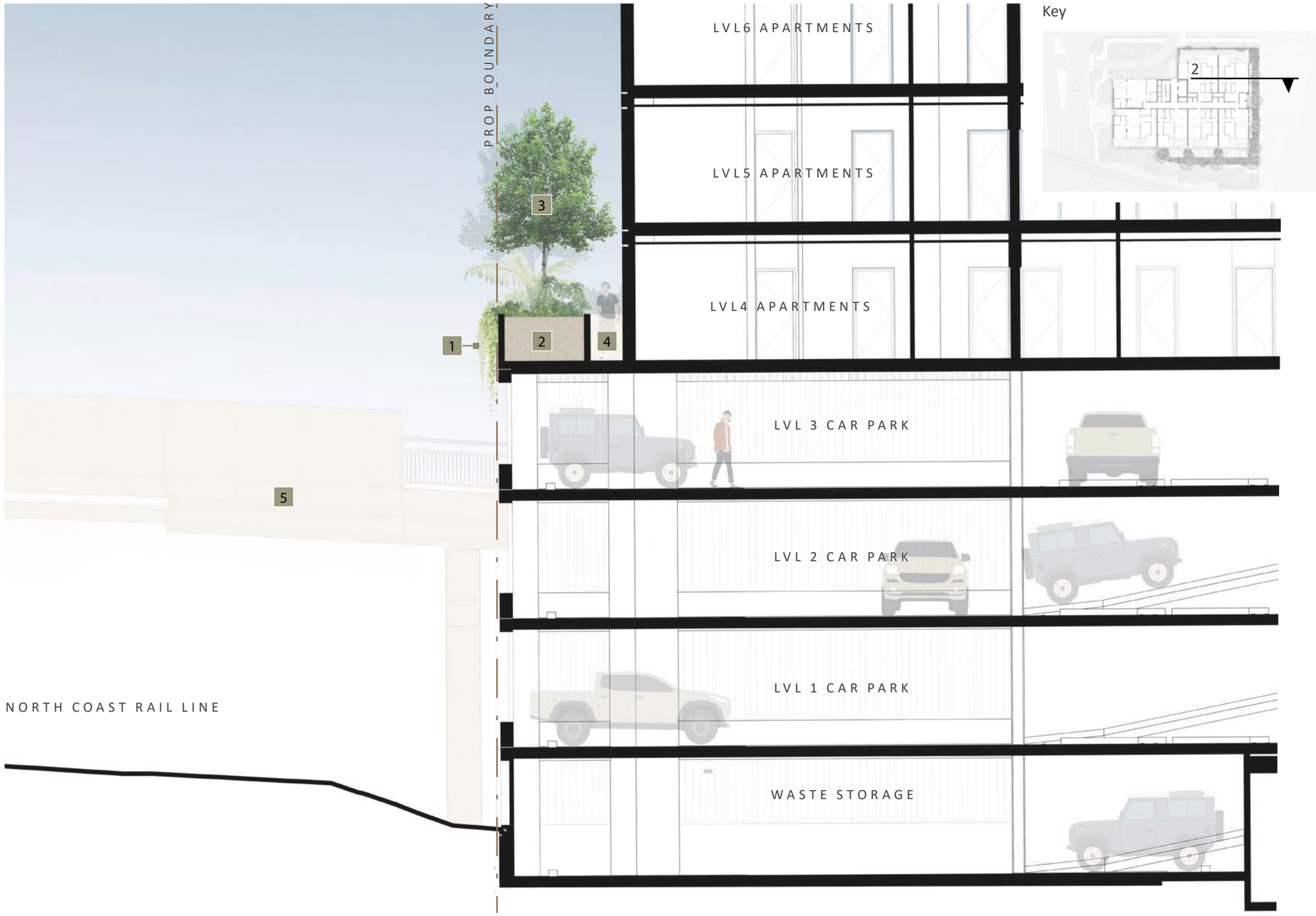
4.2 Section 2

Landscape Design

Legend

1. Cascading species to building edge
2. Tree planter
3. Upright screen tree to podium edge
4. Maintenance access
5. Albion overpass in rear



Key

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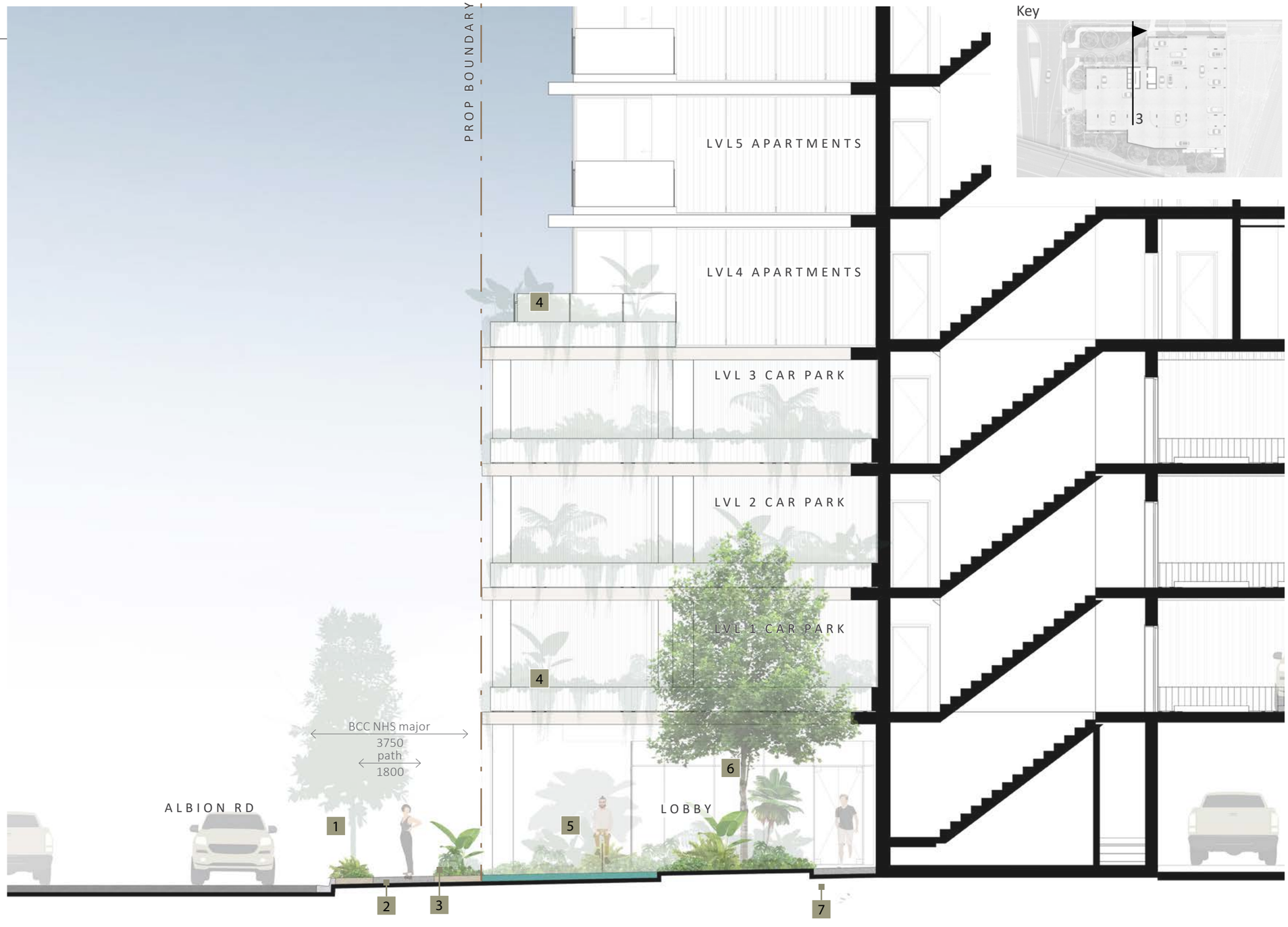
4.3 Section 3

Landscape Design

Legend

1. Existing street tree
2. Existing concrete footpath to be retained
3. Existing garden to be retained
4. Facade planter with cascading species in rear
5. Existing northern cycleway to be garden to be retained
6. Large subtropical shade tree to deep planting zone
7. Ramped pedestrian access to lobby



Key

0.5 1 2.5 5

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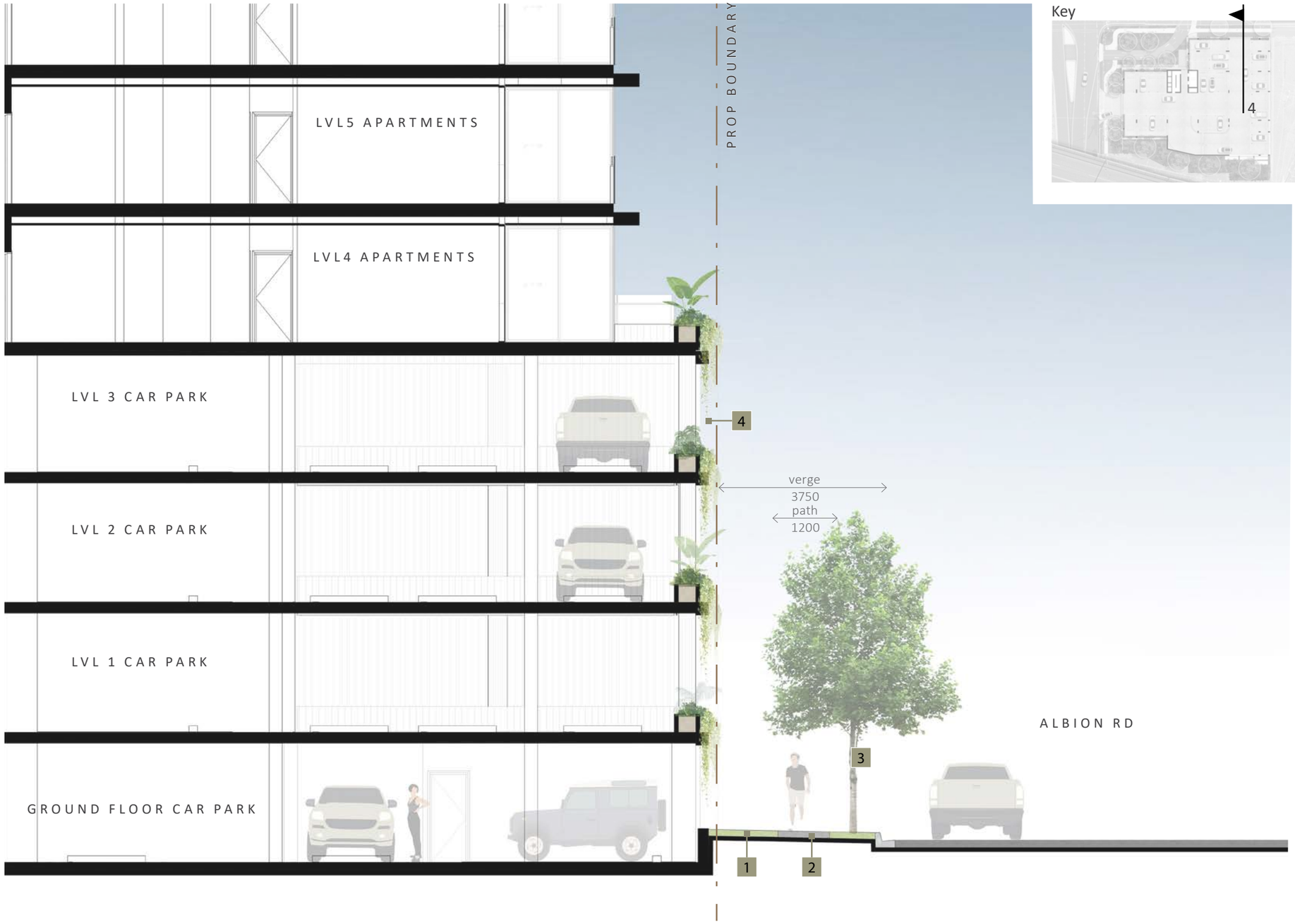
4.4 Section 4

Landscape Design

Legend

1. Turf to BCC specification
2. Existing concrete footpath to be retained
3. Existing street tree to be retained
4. Facade planter with cascading species



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4.5 Section 5

Landscape Design

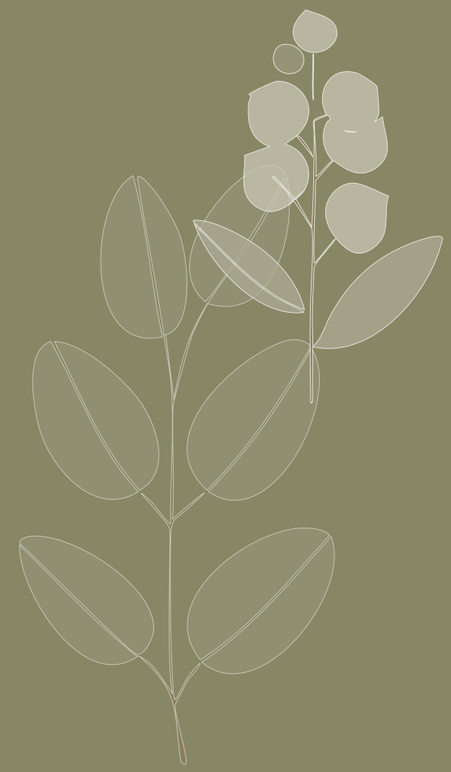
Legend

1. Albion overpass
2. 1800h fence to boundary
3. Layered subtropical buffer planting
4. Canopy screen tree to deep planting zone
5. Tree planter to podium top
6. Cascading plant species to southern facade
7. Screen tree to Albion Overpass interface



Key

Landscape Character



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5.1 Reference Imagery 1

Landscape Character













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5.2 Reference Imagery 2

Landscape Character













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5.3 Plant Palette

Landscape Character

Cupaniopsis anacardioides
Tuckeroo



Crassula ovata minima
Dwarf Jade Plant



Bougainvillea glabra
Purple Cascade



Dracaena draco
Dragon Tree



kalanchoe bracteata
Silver Spoons



Salvia rosmarinus
Prostrate Rosemary



Elaeocarpus reticulatus
Prima Donna



Euphorbia trigona
African milk tree



Myoporum parvifolium
Creeping Boobialla



Olea europea
European Olive



Zamia furfuracea
Cardboard Plant



Senecio vitalis
Narrow-leaf chalksticks



Livistona decipiens
Ribbon Fan Palm



Agave attenuata
Blue Flame



Hardenbergia violacea
Purple Coral Pea



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5.4 Plant Palette

Landscape Character

Randia fitzlanii
Native Gardenia



Casuarina glauca
Green Wave

Phoenix roebelenii
Dwarf Date Palm



Westringia fruticosa
Grey Box

Laurus nobilis
Miles Choice Bay Tree



Dasylirion wheeleri
Desert Spoon

Phoenix rupicola
Cliff Date Palm



Crassula ovata
Blue Bird

Nolina nelsonii
Blue Nolina



Rosemary officinalis
Rosemary



Sansevieria trifasciata
Moonshine





Helichrysum ramosissimum
Yellow Buttons





Sansevieria cylindrica
Snake Plant





Agave victoriae-reginae
Queen victoria agave





Grevillea lanigera
Mt Tamboritha



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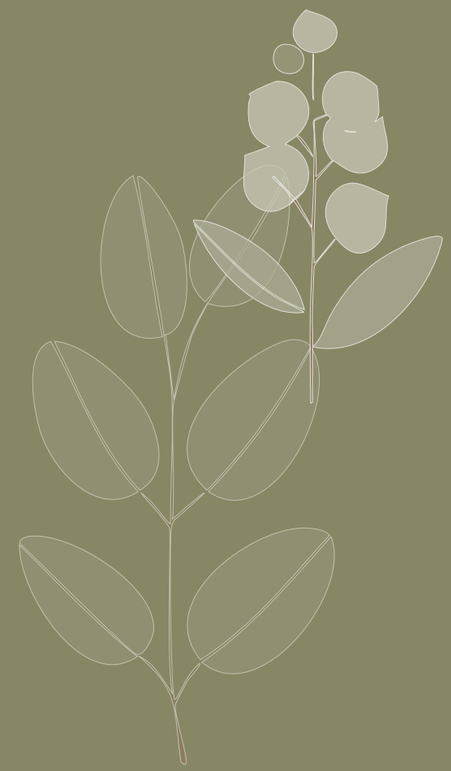
Technical Details



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6.1 Ground Floor Structure Diagrams

Technical Details

PLANTING DEPTH



Legend

	Planting to natural ground (building over)	32.44m²
	Planting to natural ground	25.62m2
	Deep planting	335.78m2 (18.2% of site)

Combined deep planting & planting to natural ground	361.40//m2
Total site area	1846m2
Deep planting % of site	19.58%

MAINTENANCE ACCESS



Legend

On Grade Access

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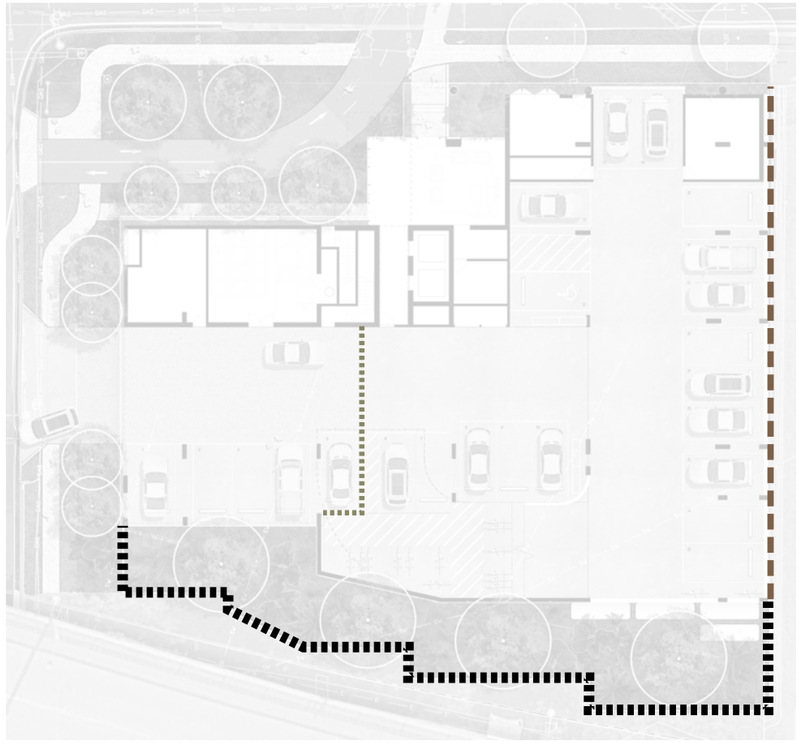
6.2 Ground Floor Structure Diagrams

Technical Details

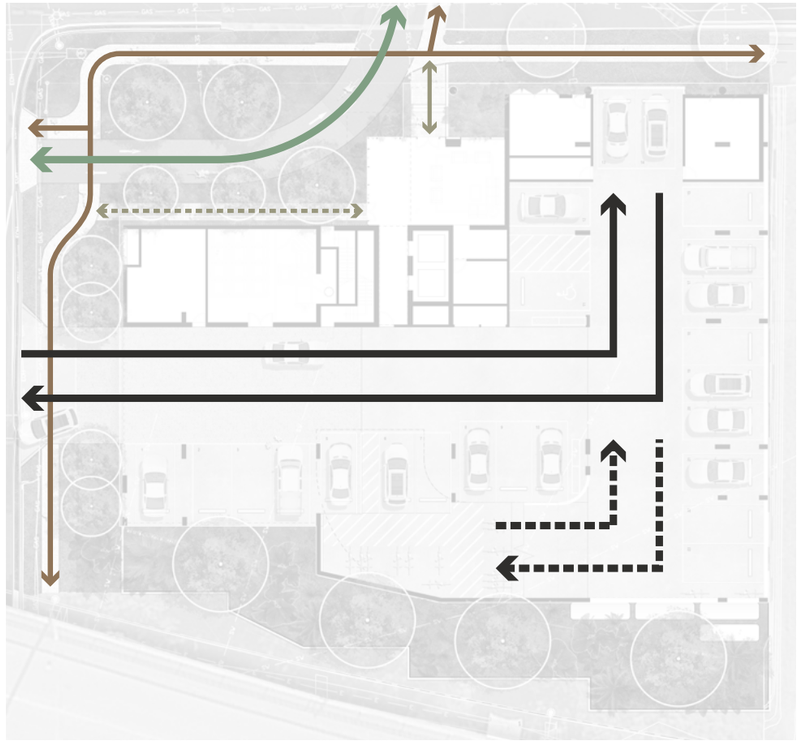
FENCES



Legend

- 1800h boundary fence
- Existing accoustic fence
- Security door

CIRCULATION



Legend

- Pedestrian circulation path
- PWD ramp access
- Public verge circulation
- Cycling circulation
- Vehicular circulation (ground floor)
- Vehicular ramp access (to level 1)

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6.3 Level 1 Structure Diagrams

Technical Details

PLANTING DEPTH



Legend

	400mm deep planter	25.11m2

MAINTENANCE ACCESS



Legend

- On Grade Access
- Harness anchor point
- Boom Lift (infrequent use)

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6.4 Level 2 Structure Diagrams

Technical Details

PLANTING DEPTH



Legend

	400mm deep planter (400mm void former)	25.11m2

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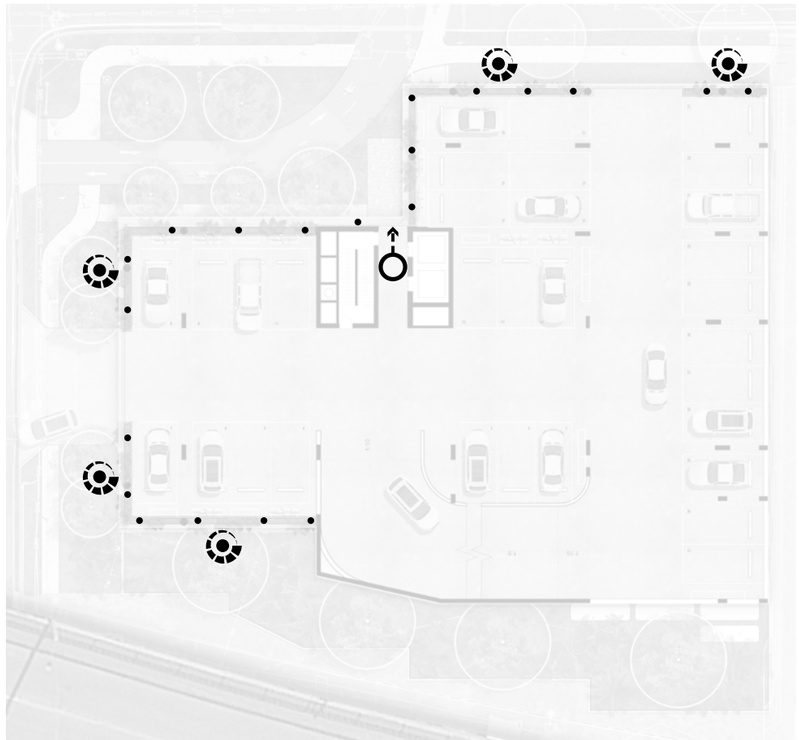

Legend

- On Grade Access
- Harness anchor point
- Boom Lift (infrequent use)

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6.5 Level 3 Structure Diagrams

Technical Details

PLANTING DEPTH



Legend

	400mm deep planter	25.11m2

MAINTENANCE ACCESS



Legend

- On Grade Access
- Harness anchor point
- Boom Lift (infrequent use)

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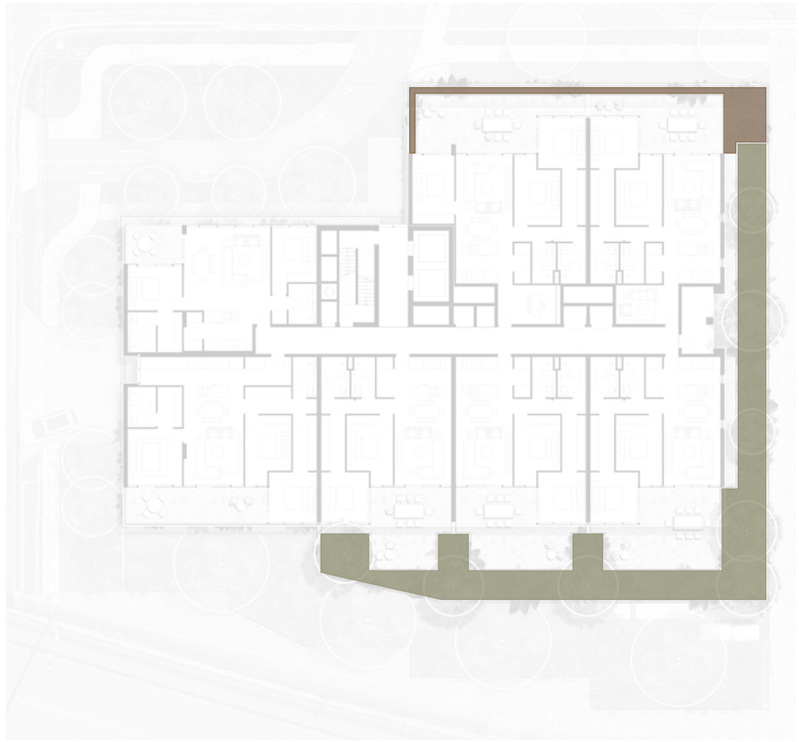
6.6 Level 4 Structure Diagrams

Technical Details

PLANTING DEPTH



Legend

500mm deep lawn planter	20.98m²
1200mm deep planter	125.46m²

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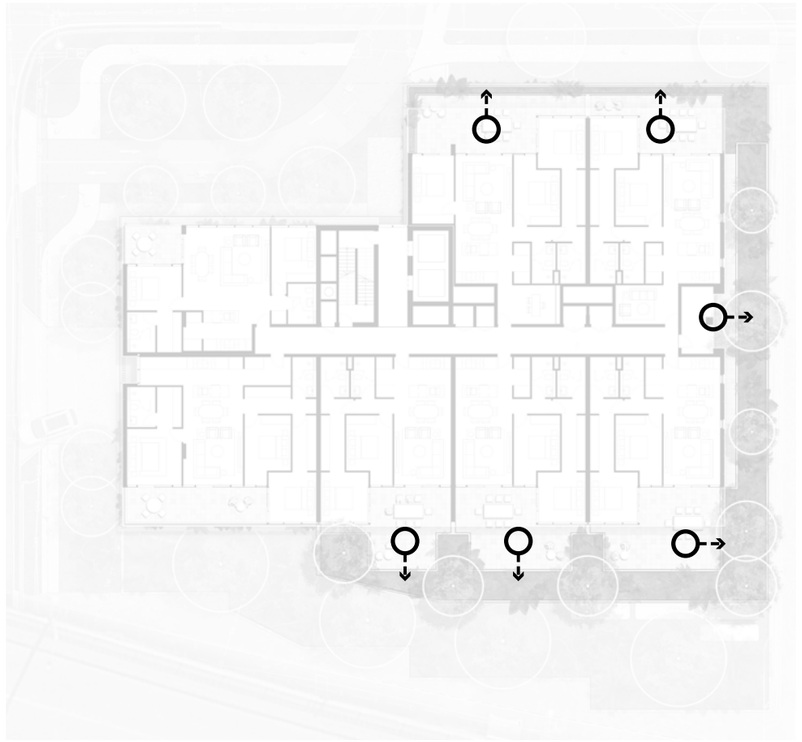

Legend

On Grade Access

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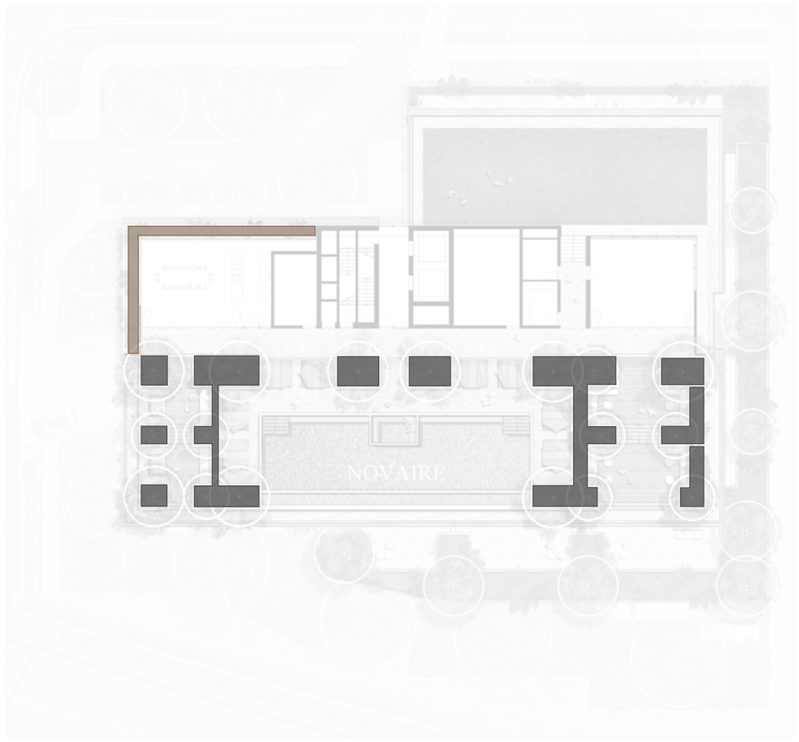
6.7 Level 15 Structure Diagrams

Technical Details

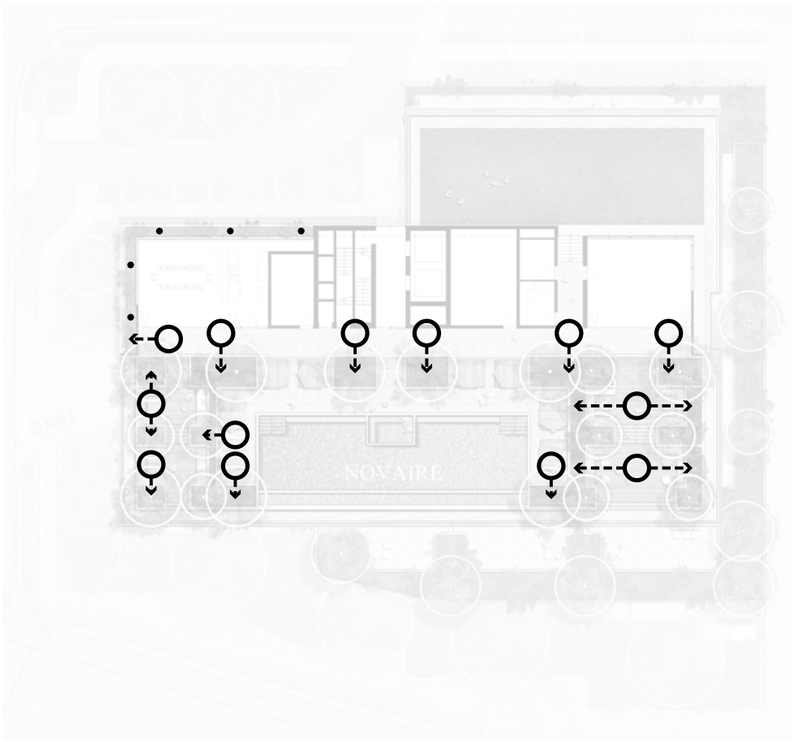
PLANTING DEPTH



Legend

	500mm deep planter	12.05m2
	1200mm deep planter	81.70m2

MAINTENANCE ACCESS



Legend

- On Grade Access
- Harness anchor point
- Boom Lift (infrequent use)

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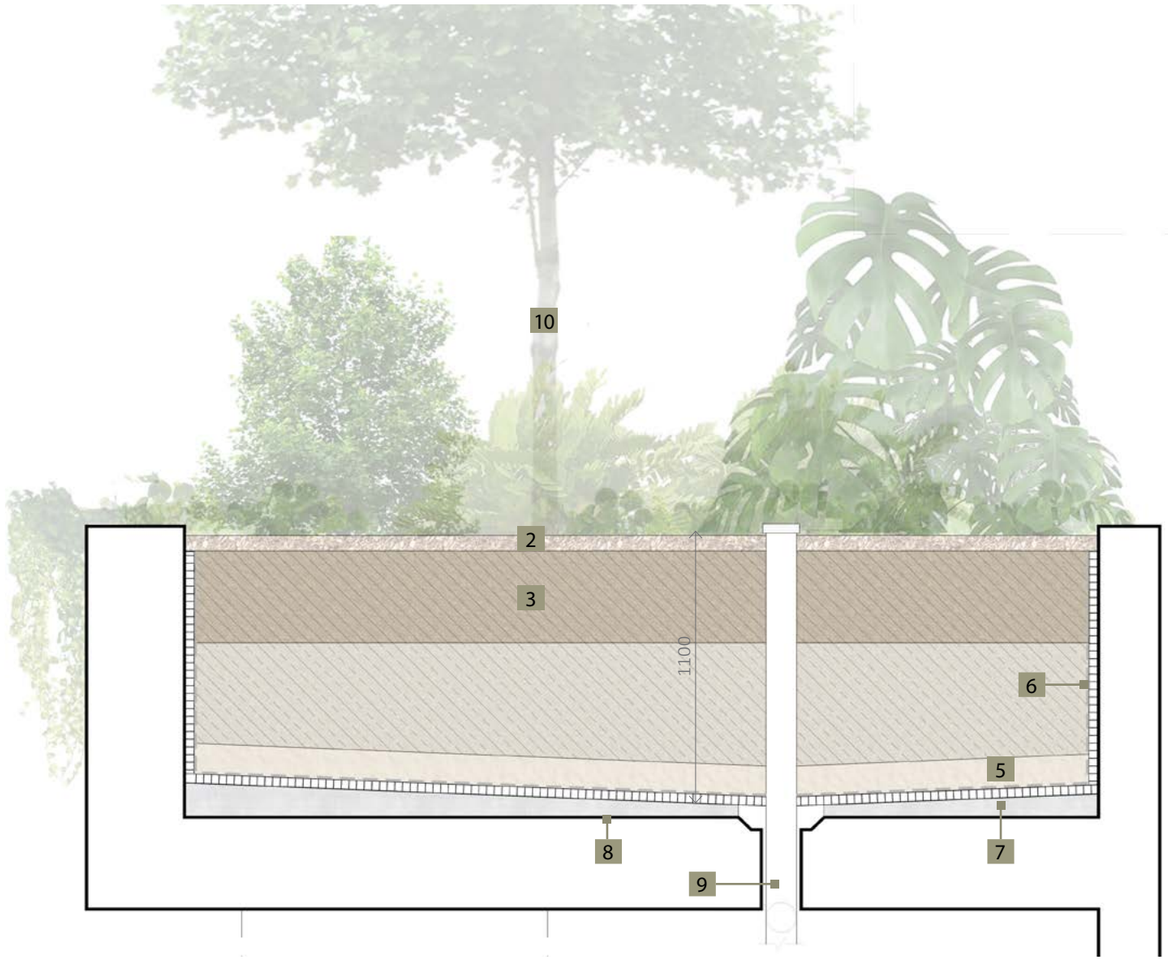
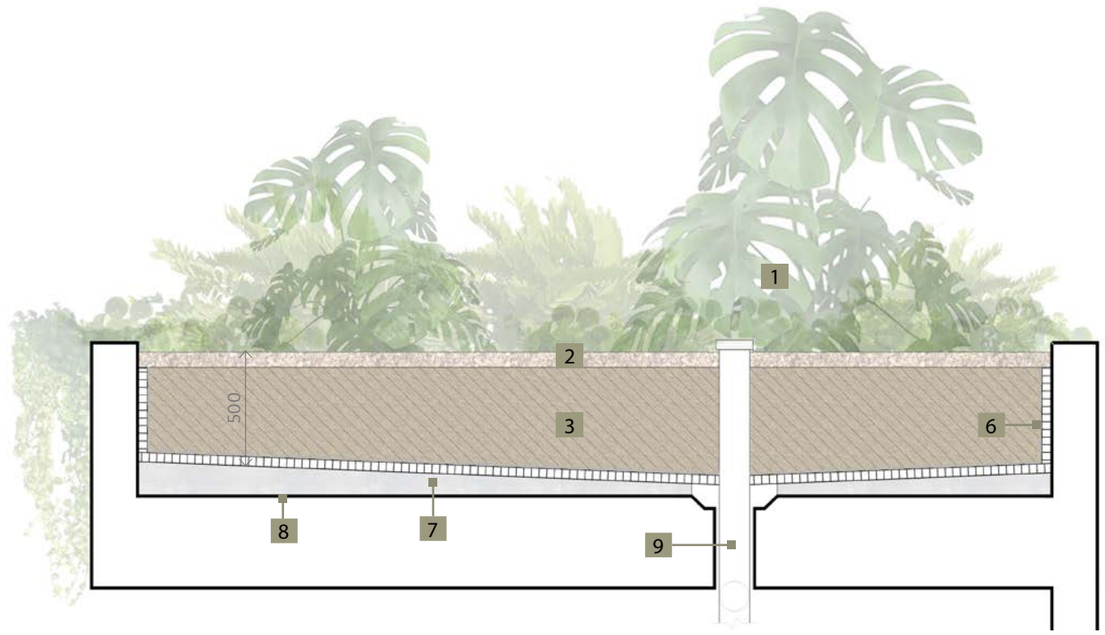
6.8 Conceptual Planter Details

Technical Details

A CONCEPTUAL TREE PLANTER DETAIL



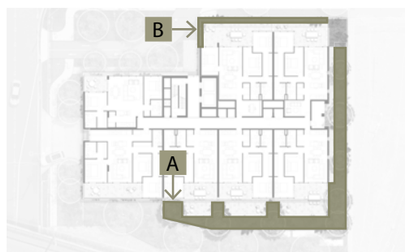
B CONCEPTUAL FACADE PLANTER DETAIL



Legend

1. Indicative vegetation (vines, ground covers, grasses, small shrubs & feature specimens
2. Mulch layer
3. Horizon A podium media
4. Horizon B podium media
5. Sand filtration layer
6. Geofabric, drainage cell
7. Raked topping slab
8. Structural slab and waterproof membrane
9. Drainage outlet and inspection riser
10. Indicative vegetation (vines, ground covers, grasses, small shrubs & trees

Key - Level 4



6.9 Irrigation Strategy

Technical Details

STORM WATER HARVEST CAPACITY CALCULATION

Available Catchments

Catchment	Harvest Area
Roof	341.68m²

Catchment Calculations

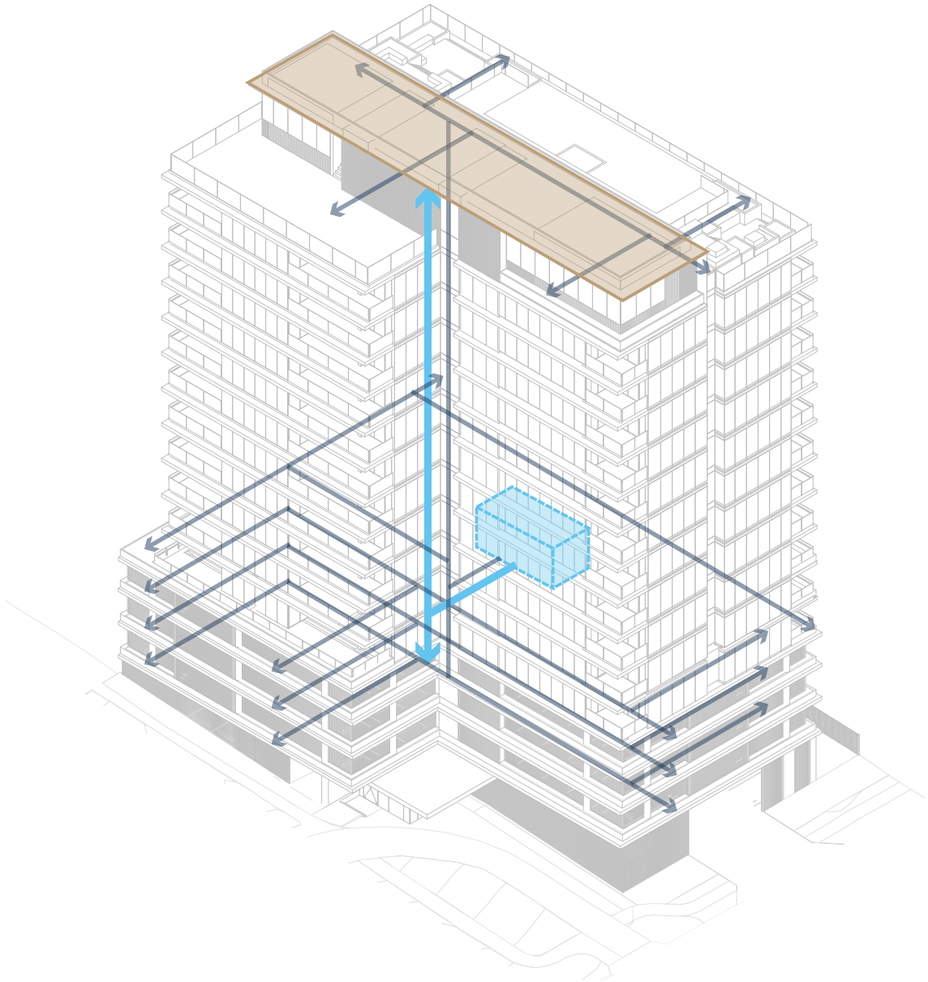
Season	Average Rainfall (BOM Brisbane Airport Average)	Harvest Area	Runoff Coefficient	Potential Weekly Harvest	Potential Seasonal Harvest
Summer	118.06 mm	341.68m²	.95	2.017kl	24.204 kl
Autumn	83.33 mm	341.68m²	.95	1.424 kl	17.088 kl
Winter	36.4 mm	341.68m²	.95	0.622 kl	7.464 kl
Spring	60.13 mm	341.68m²	.95	1.027 kl	12.324 kl

CONTAINERISED PLANTER AREAS & VOLUME ESTIMATES

Irrigation Requirements

Level	Planter Area	Weekly Irrigation Application Rate	Weekly Water Requirement
Ground	0m²	35L	0 L
LVL 1	25.11m²	35L	878.85L
LVL 2	25.11m²	35L	878.85L
LVL 3	25.11m²	35L	878.85L
LVL 4	146.44m²	35L	5125.4L
LVL 15	96.75m²	35L	3386.25L
Total	**318.52m²**		**11.14 KL**
Maximum viable tank based on catchment			**10 kl**

CATCHMENT STORAGE AND DISTRIBUTION DIAGRAM



Legend

- 10 KL Tank & fertigation system to plant deck
- Primary riser feeding ground floor & all levels
- Secondary distribution to feed across building floor plate
- Tertiary distribution to microclimatic zones
- Potential catchment area (341.68m²)

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LANDSCAPE ARCHITECTURE

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