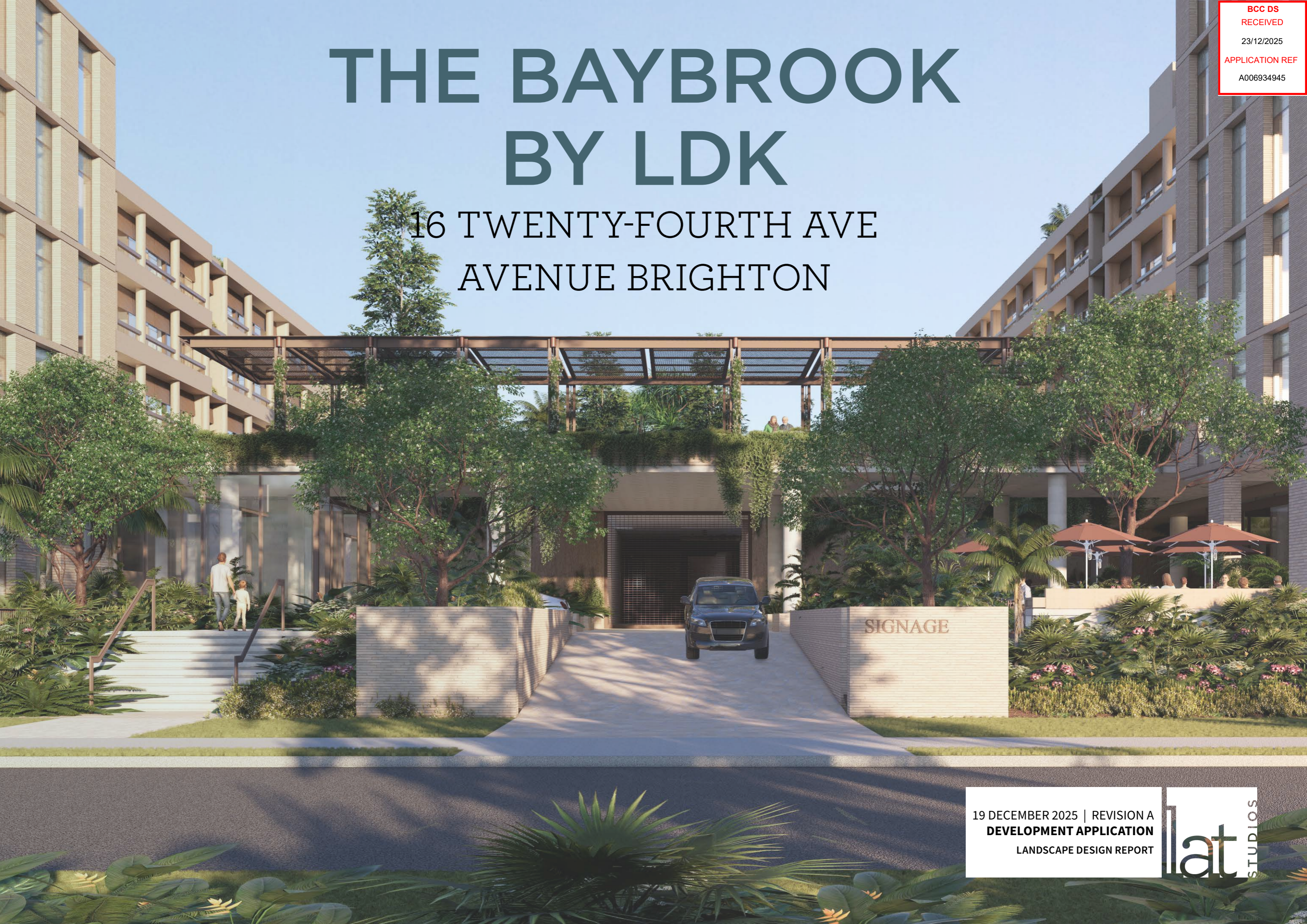


THE BAYBROOK BY LDK

16 TWENTY-FOURTH AVE
AVENUE BRIGHTON

BCC DS
RECEIVED
23/12/2025
APPLICATION REF
A006934945



SIGNAGE

19 DECEMBER 2025 | REVISION A
DEVELOPMENT APPLICATION
LANDSCAPE DESIGN REPORT



DOCUMENT REGISTER

Project	The Baybrook by LDK
Report Title	The Baybrook by LDK Landscape Development Application
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ACKNOWLEDGEMENT OF COUNTRY

LatStudios commit to supporting the health and wellbeing of Country, by respecting, valuing and being guided by First Nations people.

Engaging and Respectful Consultation

LatStudios are currently engaged on several projects working with different traditional custodians, working in line with the protocols established by the Australian Institute of Landscape Architects (AILA) Reconciliation Action Plan (RAP). We work with experienced engagement consultants to facilitate a respectful dialogue with a focus on listening and being open to guidance.

AILA RAP summary:

Acknowledge and respect Traditional Owners across Australia as the traditional custodians of Country

To honour Elders past, present and emerging and ensure the continuation of culture and traditional practices

A 'Connection to Country' approach to landscape planning, design and management

A collaborative journey to better understand and engage with Country in a respectful and consultative way and to build ongoing relationships with Traditional Owners

Four (4) key areas for development - each area has a number of actions and deliverables which aim to:

- Actively monitor progress of actions
- Build internal and external relationships
- Participate in and celebrate NAIDOC Week
- Raise RAP awareness
- Increase employment and supplier diversity
- Increase educational opportunities
 1. Relationships
 2. Respect
 3. Opportunities
 4. Governance and Tracking

Link to AILA's RAP here

<https://www.aila.org.au/common/Uploaded%20files/AILA/Governance/Other/AILA%20Reflect%20RAP%202018-19%20-%20ORA%20endorsed.pdf>

01 PROJECT SUMMARY

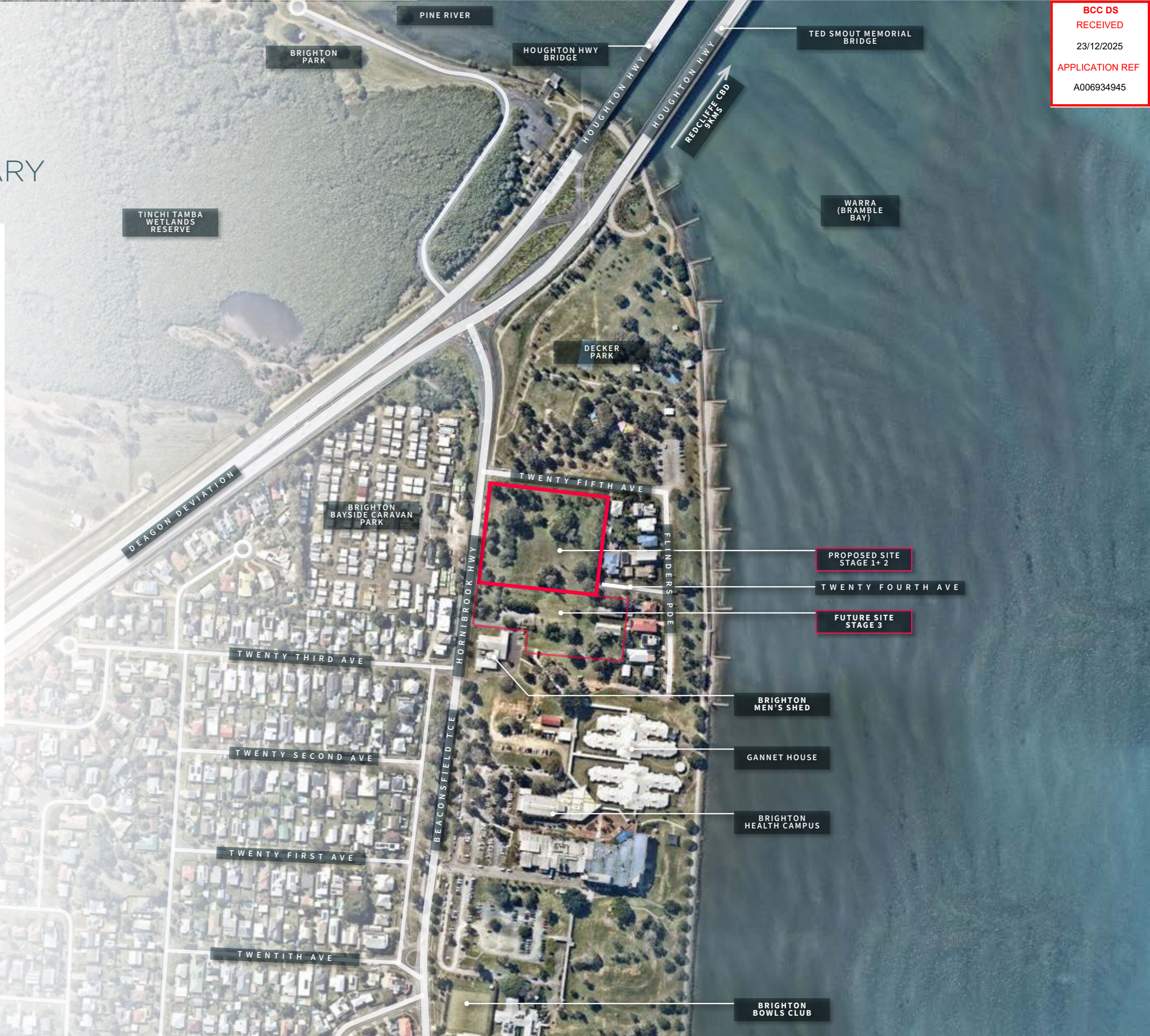
INTRODUCTION

The proposal is for an senior living development in Brighton, QLD. The site is comprised of a basement service zone with resident's rooms, communal facilities and operational areas across the levels above.

LatStudios have been engaged for softscape and hardscape works to prepare this DA.

Refer to Rothelowmans' report for all Architectural elements, Inertia Engineering for Civil and Structural elements and Therfor for Town Planning.

Address	16 Twenty-Fourth Avenue, Brighton
Lot	Lot 23
Real Property Description	SP233993
Site Area	Ultimate Site area: 21,000m2 Development Footprint: 11,945m2
Local Authority	Brisbane City Council
Traditional Owners	Turrbal and Jagera



02

EXISTING CONDITIONS

02 EXISTING CONDITIONS

PHOTO SURVEY

The project site occupies the prominent corner of Hornibrook Highway/Beaconsfield Terrace and Twenty-Fifth Avenue. Decker Park lies immediately to the north, while the foreshore and Bramble Bay to the west.

Vegetation is dispersed across the site in a series of mixed, informal clusters. The western streetscape interface along Hornibrook Hwy includes established footpaths, street tree planting and an existing bus stop. The Northern streetscape interface along Twenty Fifth Ave is devoid of footpath and street trees. Both streetscape interfaces currently include overhead powerlines.

#01 Brighton Foreshore (Bramble Bay / Warra) with views to the Hornibrook Bridge



FIGURE #01

#02 Decker Park, adjacent to the project site



FIGURE #02

#03 View of the project site from Decker Park - existing Slash Pines (to be removed)



FIGURE #03

#04 Existing footpath along Hornibrook Highway



FIGURE #04

#05 Existing bus shelter to Hornibrook Highway



FIGURE #05

#06 Existing vegetation along eastern site boundary



FIGURE #06

#07 Internal views of project site - looking out to Decker Park



FIGURE #07

03

LANDSCAPE DESIGN DRIVERS

03 LANDSCAPE DESIGN DRIVERS

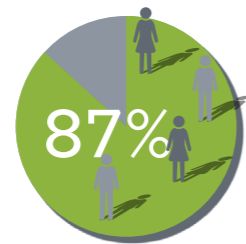
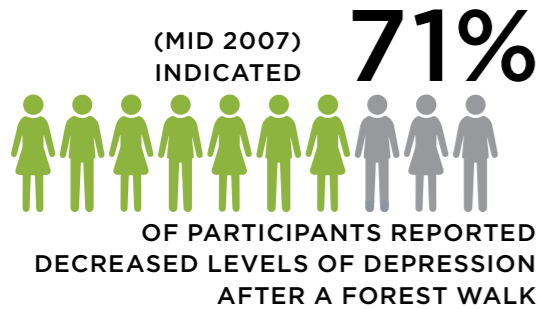
DESIGNING FOR WELLNESS

A review of industry best practice, combined with the specific requirements of this project, has informed a tailored design approach for the Baybrook Seniors' Living development. Centred on the needs of residents, their visitors, and staff, the approach begins with overarching wellness principles before extending to the specialised needs of people living with dementia (see following page).

Our behaviour is intrinsically influenced by our surroundings - impacting on the quality of how we play, learn and interact with others.

Capitalising on the restorative benefits to well-being of a deeper engagement with natural systems is the key to how we improve the quality of life for all urban communities.

RESULTS OF A STUDY



A SWISS STUDY (HANSMANN ET AL. 2007) FOUND THAT VISITS TO **FORESTS + PARKS** PROMOTED RECOVERY FROM STRESS IN **87% OF RESPONDENTS**



The following strategies outlined below will assist in the development of a restorative and relaxing health + wellness outcome for this project.

1. DEPLOY RELAXED SPATIAL GEOMETRY

Forced geometry (i.e: grids) along with single-use zoning, have been shown to reduce social interactions and minimise community gathering (i.e: We are more inclined to follow a meandering garden path to unwind than a hard grid). The urban grid has been associated with rising levels of obesity, diabetes and depression in urban areas.

POTENTIAL APPLICATIONS

- a fluid, public realm linking key sites
- undulating building layers
- sweeping, mixed species planting

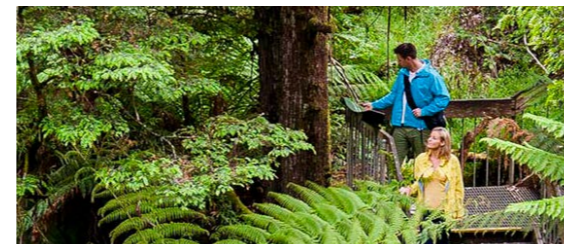


2. ENSURE AN APPEALING ABUNDANCE OF GREEN

We are drawn to enter public places that are visually attractive and that offer the chance for rich, natural experiences. The more biodiverse, appealing and proximate a place is the more likely we are to engage in physical activity there - and therefore we are more likely to receive mental and physical benefits.

POTENTIAL APPLICATIONS

- curate a linked series of dramatic 'moments'
- concentrate landscape along/ at key view lines
- integrate water within the landscape



3. REMOVE SOURCES OF DAILY STRESSES

Cleverly designed places mitigate negative environmental inputs such as noise, water/ air pollution, heat stress and views over derelict/ unloved areas (e.g: views over hectares of rooftops).

Understand your contextual setting and think of how the end user will interact with each new place.

POTENTIAL APPLICATIONS

- create calm arrival experiences
- design for human comfort across the seasons
- design for safety and accessibility for all



4. DEPLOY THE PRINCIPLES OF HEALING GARDENS

Proven stress reduction strategies leading to improved health outcomes include promoting physical activity, allowing choice for learning opportunities, providing prominent and convenient settings for social engagement and maximising engagement with nature/ the senses. [70% green is the rule, maximise shade and include water].

POTENTIAL APPLICATIONS

- meditation spaces
- local walking loops
- customisable social settings



5. MAXIMISE 'CALM INDUCING' EXPERIENCES

Provide a setting for appreciating nature's diverse textures and seasonal cycles, such as the path of light across the day, benevolent breezes, views to nature, and safe pathways.

Landscape elements known to assist developing a calm state of mind include:

- Diverse vegetation types,
- Intriguing/ meandering pathways,
- Calm, quiet areas
- Facilities for recreational pursuits
- Clear wayfinding strategies including informative signage
- An overt sense of safety, and
- High quality maintenance regimes

POTENTIAL APPLICATIONS

- utilise natural 'white noise'
- site-wide wayfinding strategy
- seasonality/ year-round interest



DESIGNING FOR A DEMENTIA-FRIENDLY ENVIRONMENT

DEMENTIA-FRIENDLY DESIGN PRINCIPLES:

Dementia Australia endorses ten 'Dementia Enabling Environment Principles' as a framework for creating supportive environments for people living with dementia. Developed by Professor Richard Fleming and Kirsty Bennett of the University of Wollongong, these principles are reproduced verbatim below.

Working closely with the project team, we have sought to develop a design response that instils confidence, supports impaired cognition, and enables residents to engage with their surroundings in a meaningful and safe way.

According to Dementia Australia, a dementia-friendly environment is one that:

- Promotes independence and supports well-being
- Has familiar surroundings
- Allows easy access and wayfinding
- Supports meaningful tasks
- Supports participation in daily activities promotes safety, security, and comfort

PRINCIPLE 1: UNOBTRUSIVELY REDUCE RISKS

This is about ensuring the internal and external environments are safe and easy to move around, but that barriers and safety features are not too obvious as this can lead to anger and frustration.

PRINCIPLE 2: PROVIDE A HUMAN SCALE

A person should not feel intimidated by the size of their surroundings or be faced with too many choices and interactions. They need to feel in control.

PRINCIPLE 3: ALLOW PEOPLE TO SEE AND BE SEEN

Good visual access means people can easily understand their environment. They need to know where they have come from, where they are now and where they are heading.



PRINCIPLE 4: REDUCE UNHELPFUL STIMULATION

Too much visual or auditory stimulation can be distressing as dementia can reduce the ability to filter and focus only on what is important. Residents in aged care facilities sometimes say they are stressed by the amount of noise in their environment. Having an aural environment that is soothing rather than jarring is important. Too much going on visually can also be distressing and confusing.

PRINCIPLE 5: OPTIMISE HELPFUL STIMULATION

Providing stimulation that engages and relaxes is important. In aged care settings, for example, age-appropriate and familiar music is preferred to TVs blaring bad news and loud advertisements.

PRINCIPLE 6: SUPPORT MOVEMENT AND ENGAGEMENT

Clearly defined pathways that are free of obstacles and too many choices are important. Guiding people past points where they can engage with others or in activities is helpful. In residential aged care settings, this might be incorporated into garden designs to encourage outdoor walks, or in shared activities in the common lounge areas.



PRINCIPLE 7: CREATE A FAMILIAR SPACE

People living with dementia may enjoy spaces and objects that were familiar to them in their early life. This relates to furniture, colours, photographs, music - anything that helps personalise their environment.

PRINCIPLE 8: PROVIDE OPPORTUNITIES TO BE ALONE OR WITH OTHERS

Different spaces for different purposes can help to stimulate different emotional responses. Places to be alone or to be in the company of others can be clearly defined so a choice is available.

PRINCIPLE 9: PROVIDE LINKS TO THE COMMUNITY

The importance of connection and a sense of identity are just as important for people living with dementia as anyone else. Frequent interactions with friends, family, and others in the community are essential.



PRINCIPLE 10: RESPOND TO A VISION FOR A WAY OF LIFE

A life that is meaningful and of value to the individual needs to be supported by the environment. For example, if preparing meals was an important and enjoyable part of life, then the environment should support that activity in a safe and accessible way. If music was a central part of a person's life, then access to preferred music should be easily and readily available. If recreational activities bring a sense of meaning, then the opportunity to engage in these can be supported and encouraged to maximise quality of life.

Providing a well-designed environment for people living with dementia can mean a life continued to be lived well, with meaning, engagement, and comfort.



Images courtesy of Rothelowman.

04

LANDSCAPE MASTER PLAN

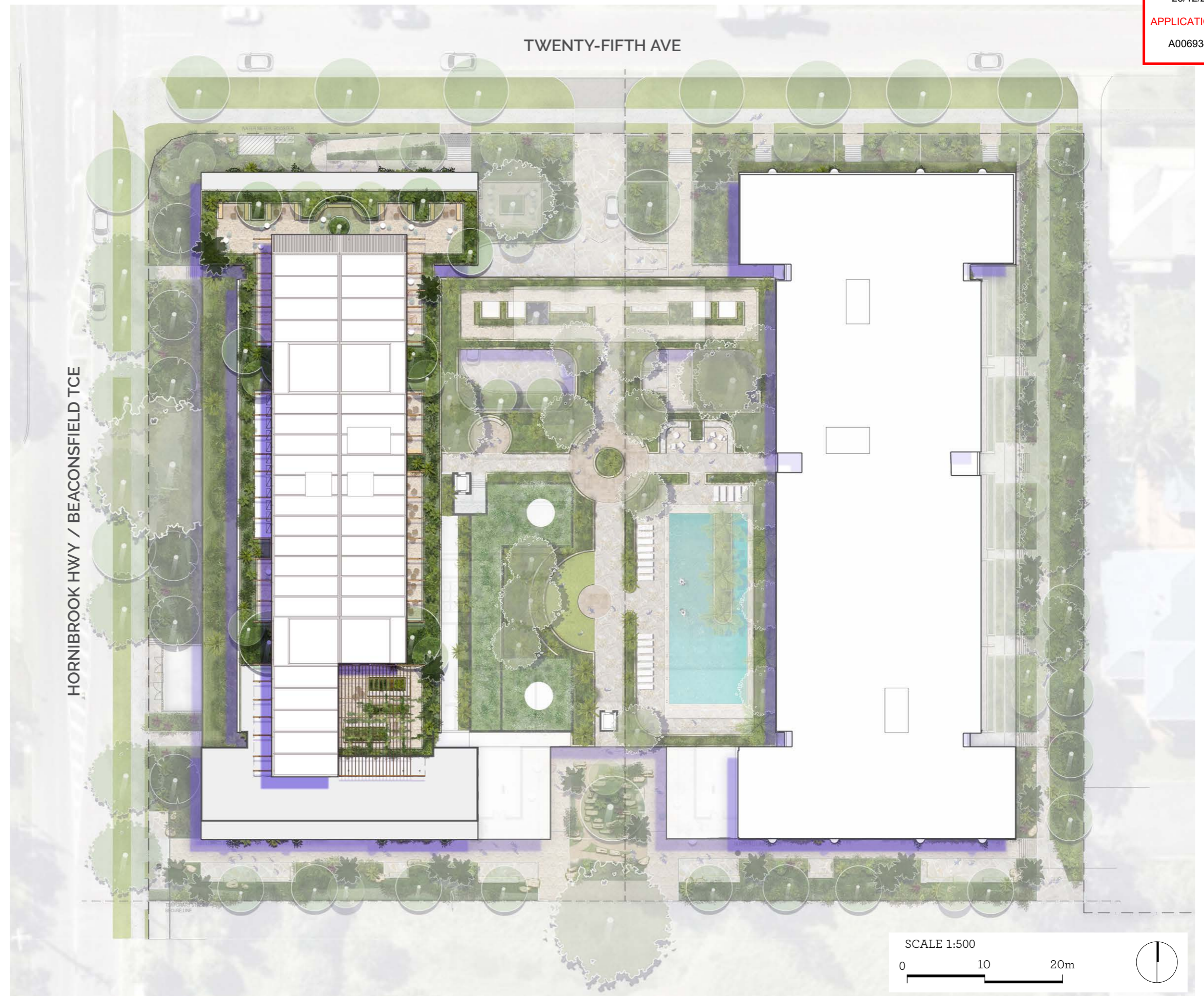
04 LANDSCAPE MASTER PLAN

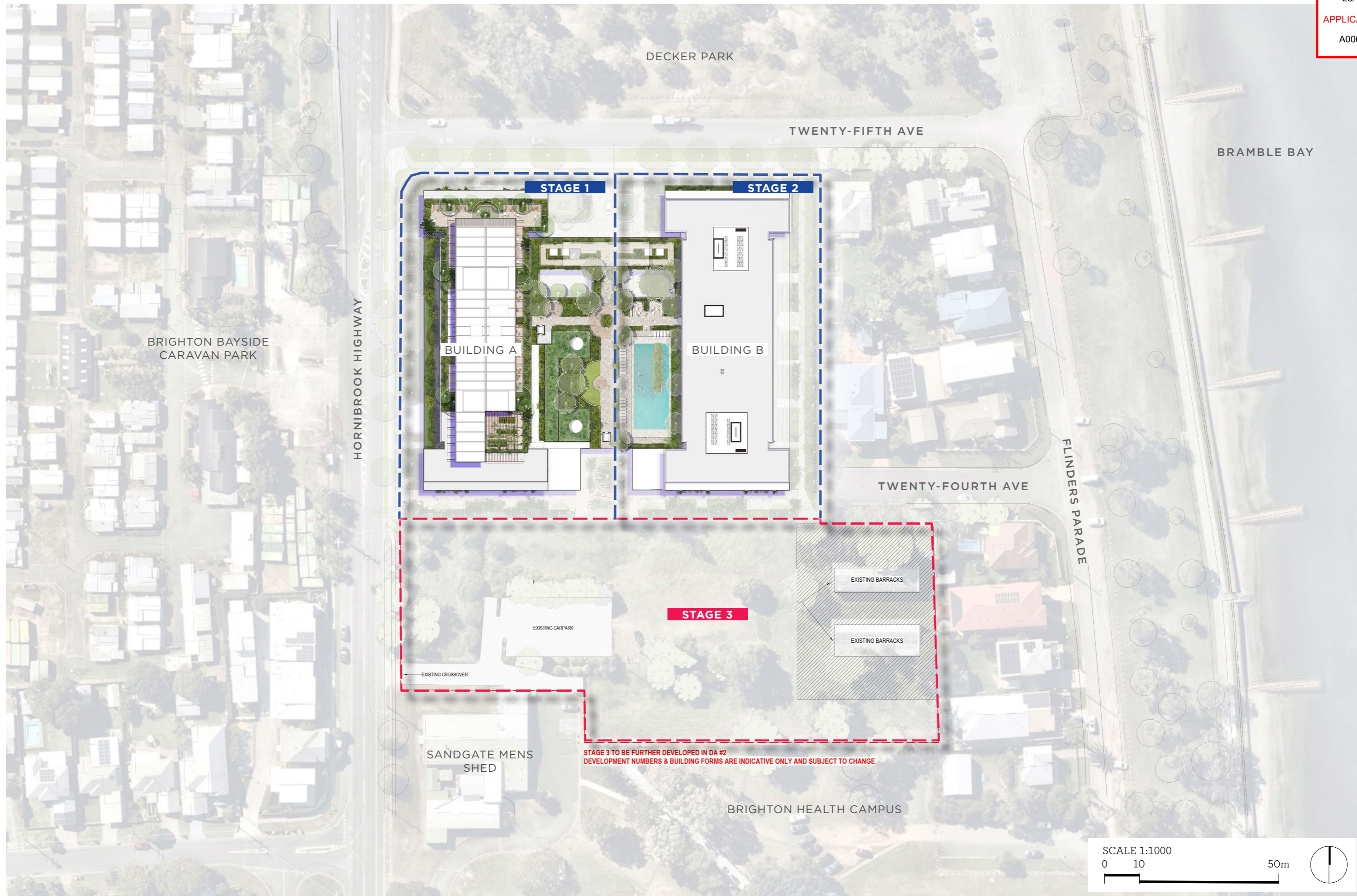
OVERALL DESIGN STRATEGY

The Baybrook proposal seeks to contribute a contemporary layer to the ongoing narrative of the site. Situated at the mouth of the Pine River and forming part of the ecological transition between the Tinchi Tamba Wetlands and Bramble Bay – Warra in Turrbal language – the area surrounding Twenty-Fourth Avenue has long supported settlement and community, shaped by its productive landscape, diverse vegetation, and access to natural resources. During World War II, the site also housed barracks for a RAAF training school and associated community buildings, supporting both military operations and local life, adding a significant layer to its European historical narrative. These heritage structures continue to inform the character and memory of the area.

The Baybrook design respects the site's environmental and cultural context, responding to the landscape while acknowledging the long-standing values and functions that define this place. References to the scale, form, and placement of the former barracks and community buildings are woven into the design (in stage 3), creating spaces that honour the area's legacy. Visual and physical connections to the shoreline ensure residents and visitors maintain a strong relationship with Bramble Bay and the wetlands, while the main thoroughfare is activated with pedestrian pathways, landscaping, and communal spaces that reinforce the site as a social hub. Thoughtful entry sequences provide a layered sense of arrival, balancing heritage references with contemporary architectural expression.

Through these strategies, The Baybrook weaves together past, present, and future, creating a site that is historically grounded and vibrantly contemporary.





05

LANDSCAPE CONCEPT

05 LANDSCAPE CONCEPT

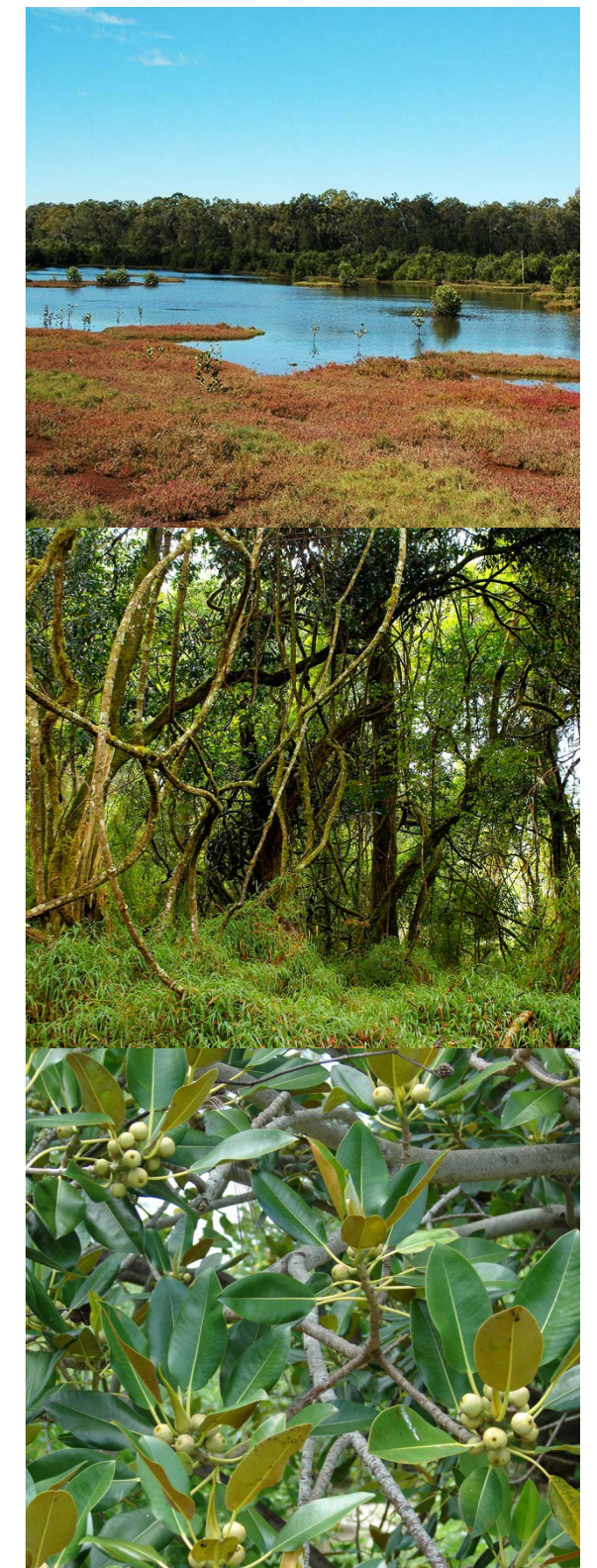
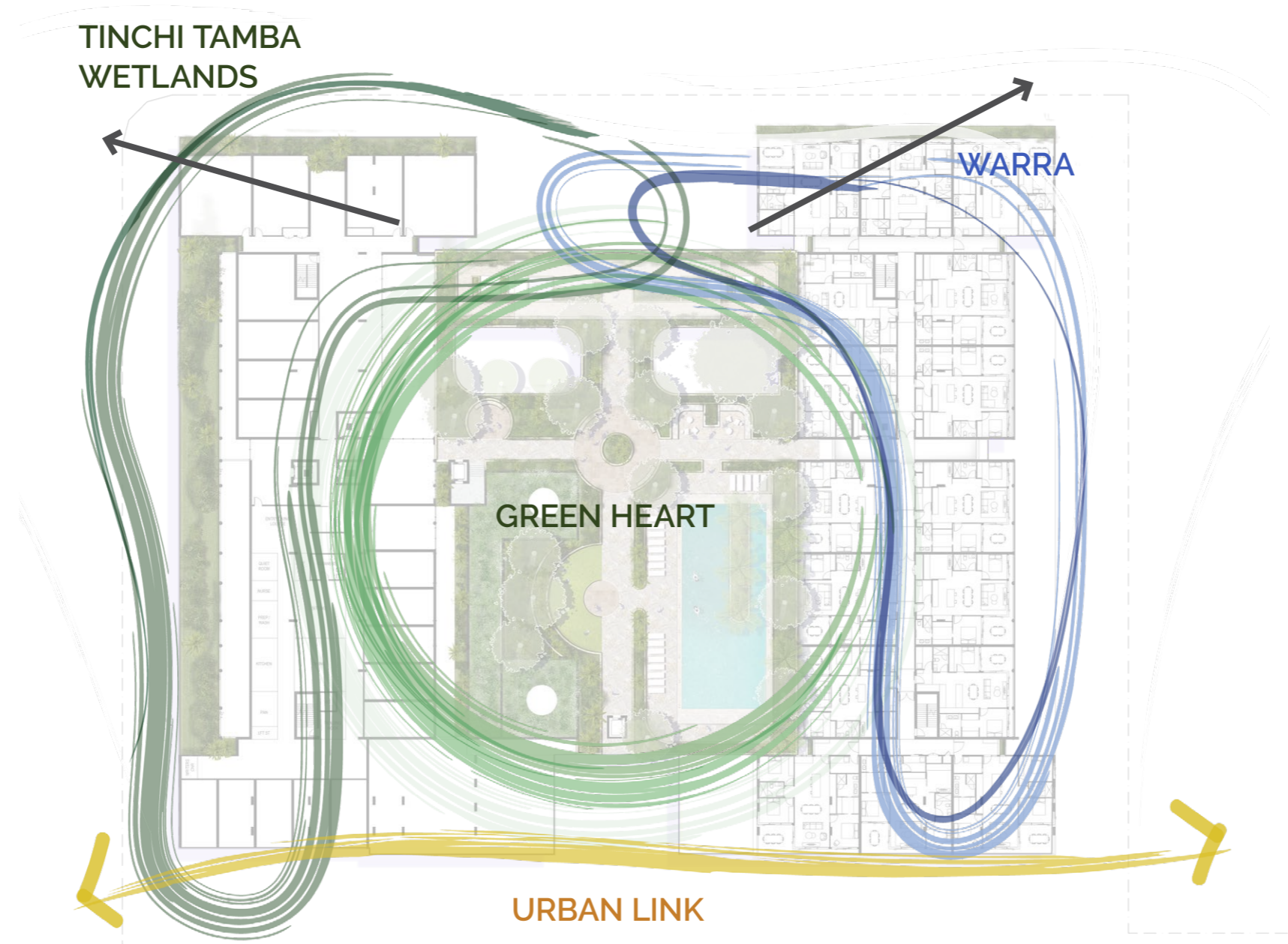
DESIGN STRATEGY

The Baybrook proposal seeks to contribute a contemporary layer to the ongoing narrative for the site. The design approach recognises and respects the site's environmental and cultural context, responding to the landscape character and acknowledging the long-standing values and functions that define this place.

Building on this understanding, and informed by the surrounding landscape character and emerging built form, the Baybrook proposal explores two distinct typologies that respond to the site's setting and future role within the neighbourhood:

Wetlands to Warra: Referencing the Tinchi Tamba Wetlands and their rich planting diversity — from mangroves and salt-marsh communities to melaleuca wetlands and eucalypt woodland. This mosaic of vegetation reflects the estuarine environment and supports significant biodiversity across the Pine River and Moreton Bay landscape.

Green Heart: A subtropical, resort-inspired planting palette defined by layered, lush vegetation, shaded canopy trees and textural understory plantings. This landscape character supports senior residents through sensory richness, shaded comfort and engaging, restorative garden spaces.



05 LANDSCAPE CONCEPT

LANDSCAPE CHARACTER

The Baybrook landscape is defined by its layered environmental and cultural narrative, reflecting the transition from the Tinchi Tamba Wetlands to Warra (Bramble Bay) while creating a contemporary residential environment that is both ecologically grounded and human-centred. Its character is botanically rich and layered, combining local and complementary species to introduce seasonal variation, texture, and colour, while reinforcing connections to the Pine River and surrounding estuarine systems. Natural materials, including stone, timber, and warm, earthy tones, provide tactile and visual richness, anchoring the project in its place and enhancing its sense of permanence.

Two complementary landscape expressions establish the overall character: Wetlands to Warra, with organic materiality, fluctuating water-edge conditions, and layered estuarine planting, and Green Heart, featuring lush subtropical planting, intimate garden spaces, and generous canopy shade. The design is human-scaled, promoting comfort, wellbeing, and sensory engagement for senior residents, while simultaneously supporting biodiversity, ecological memory, and a cohesive, legible landscape character that integrates cultural context, materiality, and everyday use.



05 SITE PLANS

GROUND FLOOR LANDSCAPE PLAN

The site plan illustrates a layered and legible landscape experience across the development, encompassing the public streetscape interface, the primary arrival sequence and lobby environment, as well as the more intimate private apartment entries along Twenty Fifth Avenue. Key pedestrian access points are clearly defined, providing intuitive connections between the site and High Street while reinforcing a cohesive movement network throughout the precinct.

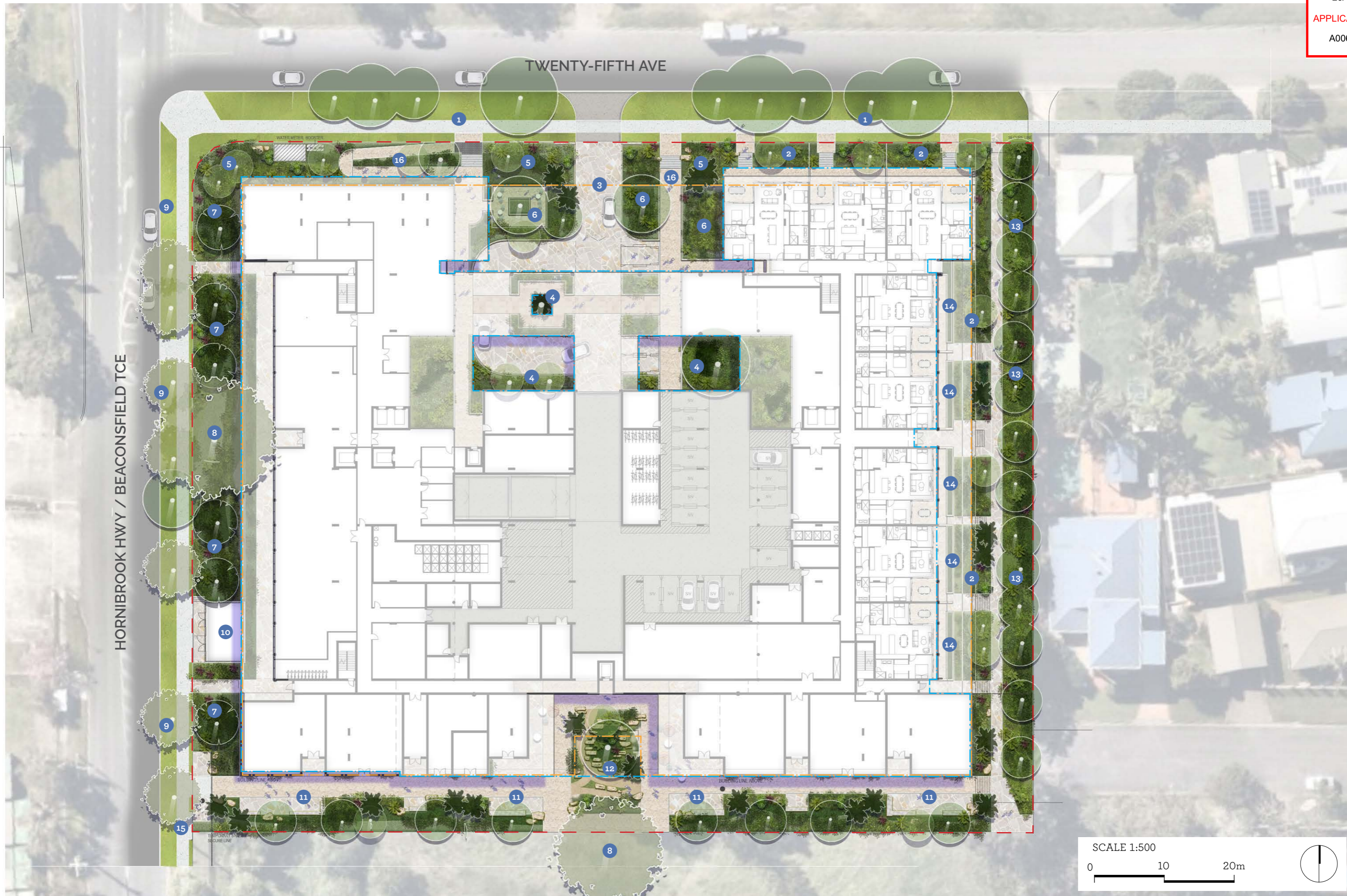
Together, these elements are carefully composed to establish a strong sense of arrival and transition, enhancing wayfinding and spatial clarity for residents and visitors alike. The landscape is conceived as a welcoming, green threshold that mediates between the public realm and private residential environments, using planting, spatial hierarchy, and material cues to create comfort, identity, and a clear distinction between shared and private spaces.



Artist's impression of public gardens at street level.
 Images courtesy of Rothelowman.

KEY (plan over page)

- 1 New street trees, footpath and turf verge to Twenty-Fifth streetscape
 - 2 Street level entrances and courtyard gardens to ground level residences
 - 3 Entrance to porte cochere, building entrance and basement
 - 4 Planters with void above with trees and palms
 - 5 Lush, on grade planting with trees, palms and a diverse understory mix
 - 6 Lush planting over basement with trees, palms and a diverse understory mix
 - 7 On grade planting buffer with pines and eucalypts to provide relief from the wesrtern sun and soften facade
 - 8 Oppourty to relocate existing fig tree to new location
 - 9 Existing streetscape and street trees to be retained
 - 10 PMT - refer to architectural dwgs
 - 11 'High Street' with retail and dining oppourtunities, alfresco dining, informal and structured seating zones. Trees, palms and planting to line street providing shade and vibrancy
 - 12 The existing sewer line runs along the high street alignment
 - 13 Central plaza with feature trees, planting and stone detail
 - 14 Landscape buffer planting to boundary - existing trees to be retained and interplanted with additional species
 - 15 Shaded terrace planters
 - 16 Existing bus stop
 - 17 Entry steps and ramps - refer to archiectural dwgs
-  Existing Trees to be retained
 Extent of basement below
 Extent of building above



HORNIBROOK HWY / BEACONSFIELD TCE

TWENTY-FIFTH AVE



05 SITE PLANS

LEVEL 02 PODIUM LANDSCAPE PLAN

Level 02 comprises the pool and recreation podium, conceived as a generous elevated landscape that supports a range of active and passive amenities, including a private dementia courtyard. The design responds to the subtropical climate through a layered planting palette that provides shade, seasonal interest, and year-round comfort, while strengthening the connection between residents and nature.

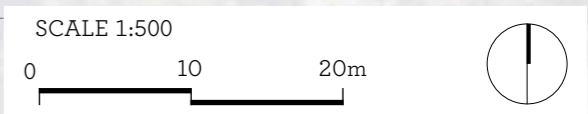
Subtropical canopy trees and shrubs are strategically arranged to create shaded microclimates, soften built edges, and define spaces around the pool, seating areas, and circulation routes. Accessible pathways and shaded seating nodes are integrated throughout, encouraging social interaction, rest, and retreat within a cohesive, restorative communal landscape.



KEY (plan over page)

- 1 Podium edge planting with lush, cascading species. Species selected to suit exposure and orientation.
- 2 Void to podium
- 3 Lush planting to podium gardens with trees, palms and a diverse understory mix
- 4 Seating nestled within a planted landscape for relaxation and social connection
- 5 Pool for residents with pergola structure over
- 6 Wellness center with green roof
- 7 Lawn over podium with seating edge

Artist's impression of private gardens at the level 02 podium.
 Images courtesy of Rothe Lowman.



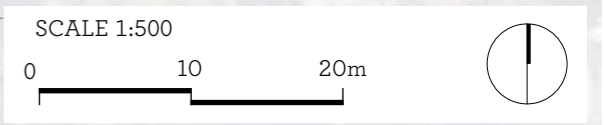
05 SITE PLANS

LEVEL 03 - 05

LANDSCAPE PLAN

KEY

- 1 Podium edge planting with lush, cascading species. Species selected to suit exposure and orientation.



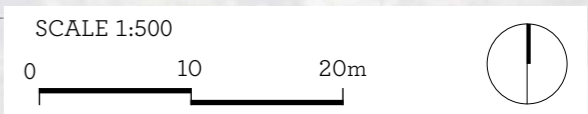
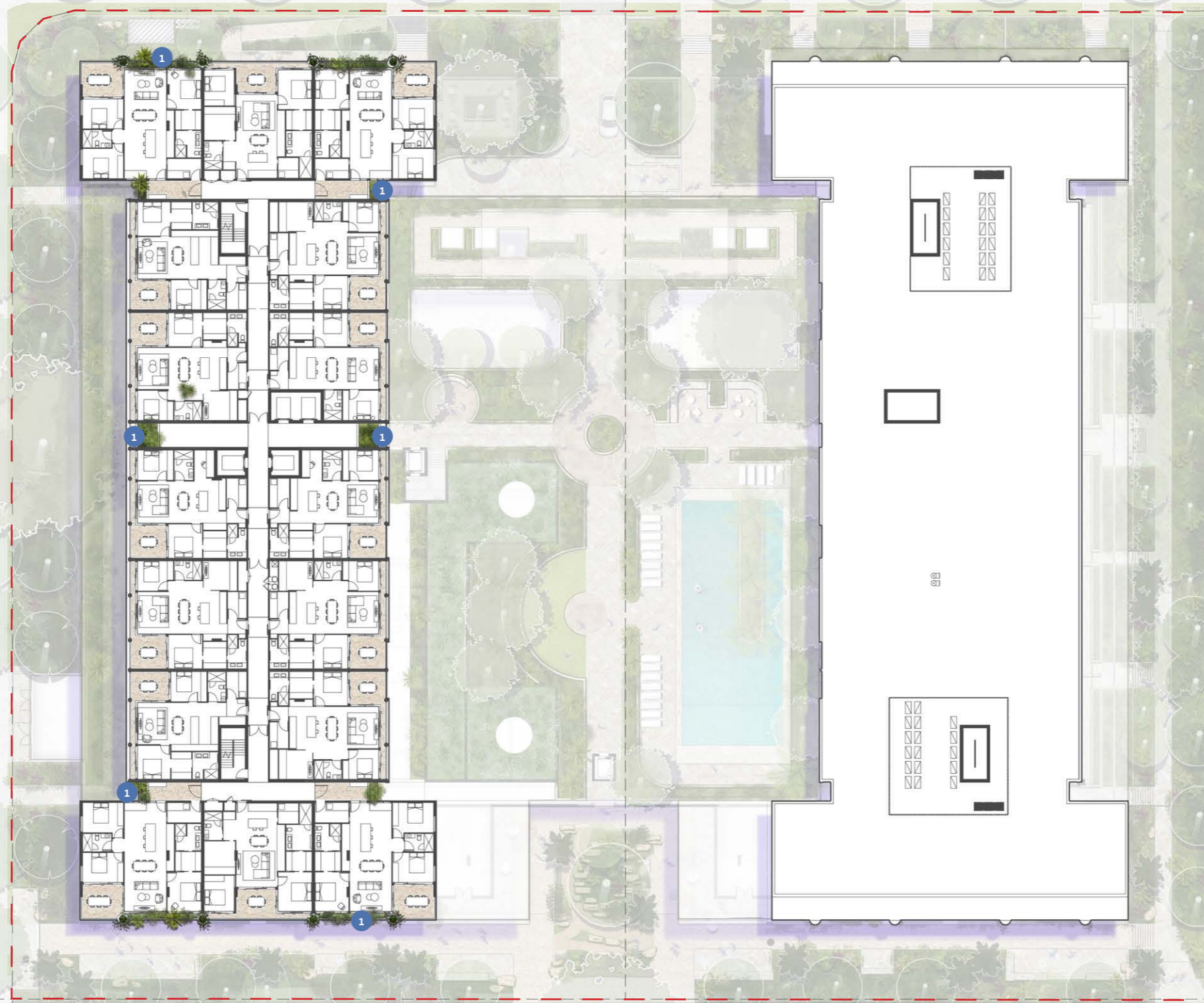
05 SITE PLANS

LEVEL 06

LANDSCAPE PLAN

KEY

- 1 Podium edge planting with lush, cascading species. Species selected to suit exposure and orientation.



05 SITE PLANS

LEVEL 07 LANDSCAPE PLAN

Level 07 showcases the rooftop bar and function space for the Stage 01 building, designed to capture sweeping panoramic views of the surrounding waterways, greenery, and skyline. This elevated level combines vibrant social spaces with landscaped terraces, creating an engaging environment for gatherings, events, and leisurely moments. Lush plantings provide visual interest, shade, and a sense of intimacy, while flexible seating and sheltered

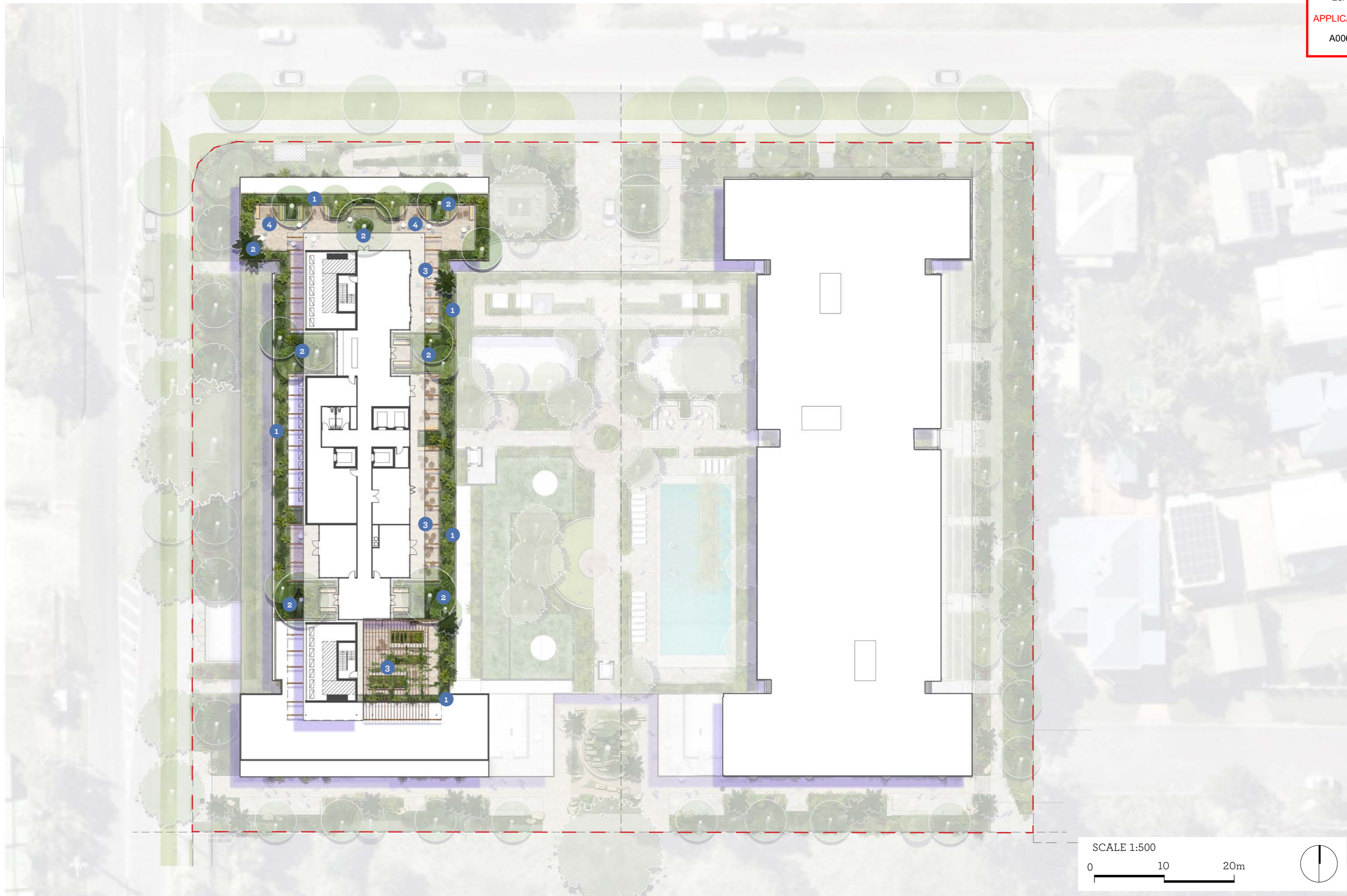
areas ensure comfort for both small and large groups. Seamlessly connecting indoor and outdoor spaces, Level 07 offers residents and visitors a unique vantage point to relax, socialise, and immerse themselves in the natural and built surroundings.



Artist's impression of public gardens at street level.
Images courtesy of Rothe Lowman.

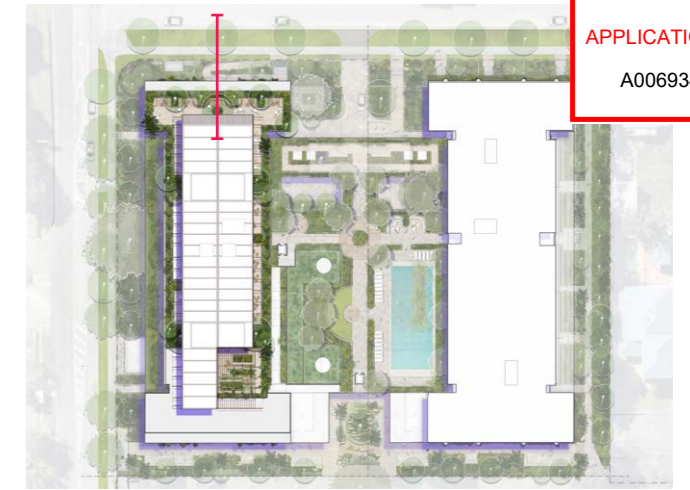
KEY (plan over page)

- 1 Podium edge planting with lush, cascading species. Species selected to suit exposure and orientation.
- 2 Lush planting to podium gardens with trees, palms and a diverse understory mix - canopy coverage to achieve 25% coverage to communal open space
- 3 Seating nestled within a planted landscape for relaxation and social connection under roof or pergola
- 4 Seating nestled within a planted landscape for relaxation and social connection open to sky with tree canopy coverage

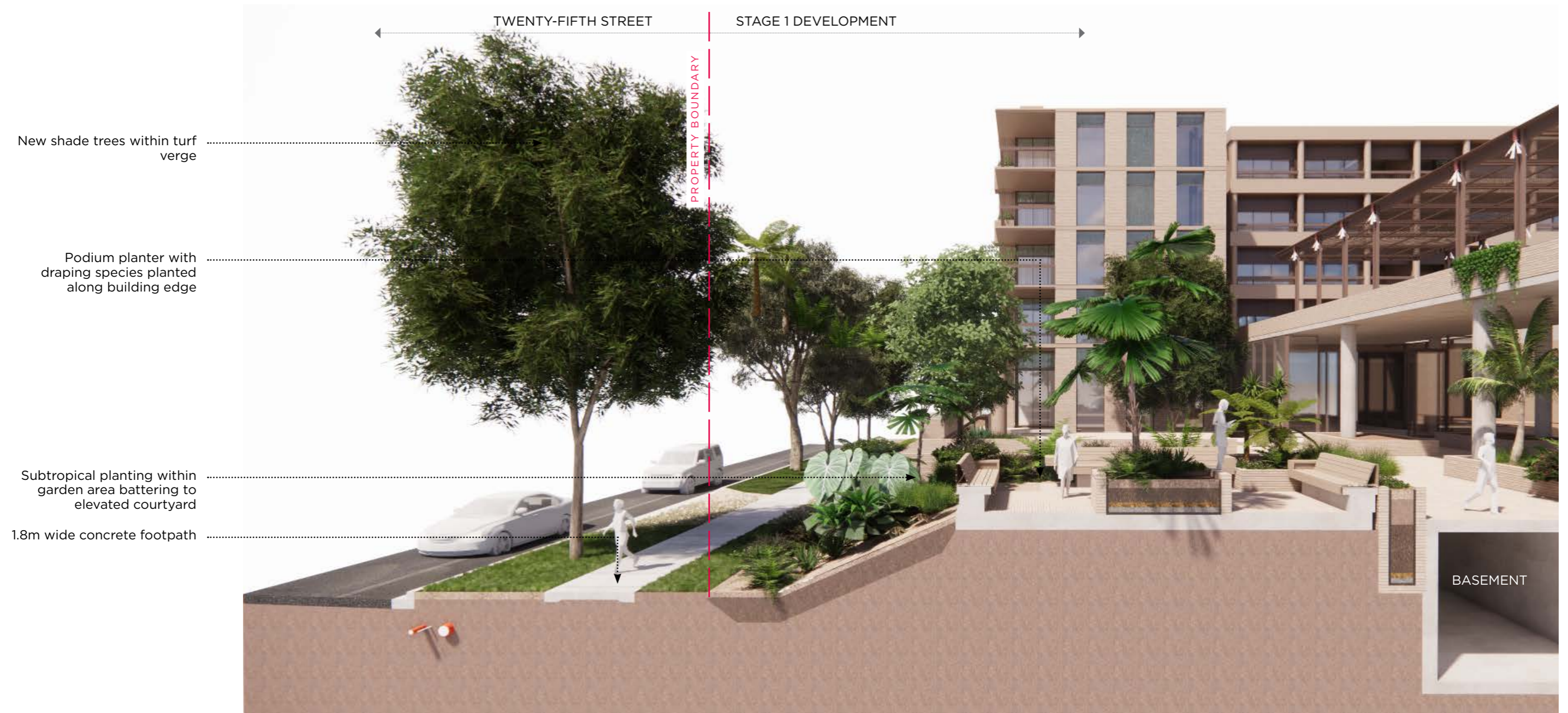


05 SITE SECTIONS

SECTION B



KEY PLAN

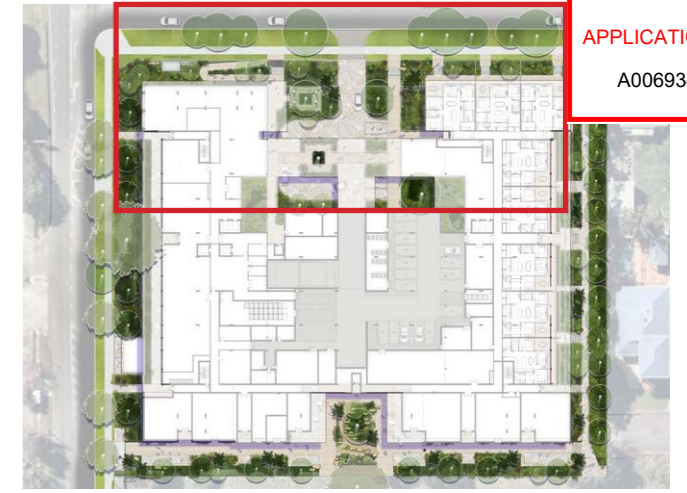


INDICATIVE ONLY

05 LANDSCAPE LIGHTING PLAN





LIGHTING CODE RESPONSE

The design will be in accordance with the standards and will have no impact to neighbouring properties, glare to pedestrian or adverse impact to fauna.



KEY PLAN



-  Spike lighting within landscape aiming low to illuminate feature tree
-  Wall integrated light
-  Handrail integrated downlight to path to be coordinated with architects
-  LED strip lighting to seating elements

06

LANDSCAPE STRATEGY

06 LANDSCAPE STRATEGY

TYPICAL PODIUM PLANTING DETAILS

The following typical construction details are to be used where shrub and tree / palm planting occurs on podium. These are to be reviewed and coordinated with BCC standard details and specifications in detail design stage of works.

PROPOSED PLANTING EXTENT

Landscape works are proposed to be delivered with a combination of in-ground planting, podium planting as containerised planting in 'raised planters' and/ or recesses in podium construction.

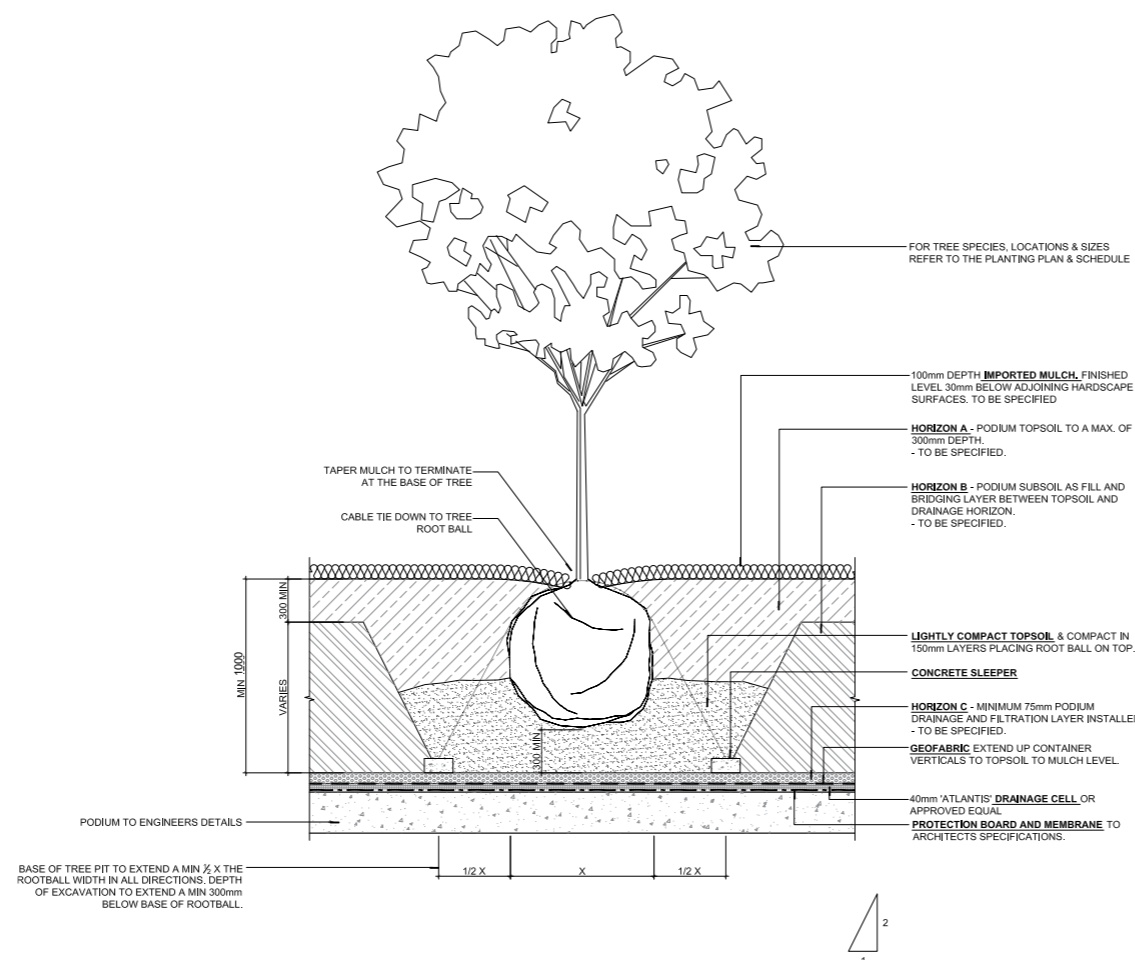
Planting on podium will comply to the BCC standard details with the following minimum depths;

- Ground Floor / Level 1 - combination of 400-600mm for shrubs and groundcovers and 1200mm for trees.
- Level 2 / Recreation Podium - combination of 400-600mm for shrubs and groundcovers and 1200mm for trees.
- Level 3 - 6 - 400-600mm for shrubs and groundcovers
- Level 7 / Rooftop - 400-600mm for shrubs and groundcovers and 1200mm for trees.

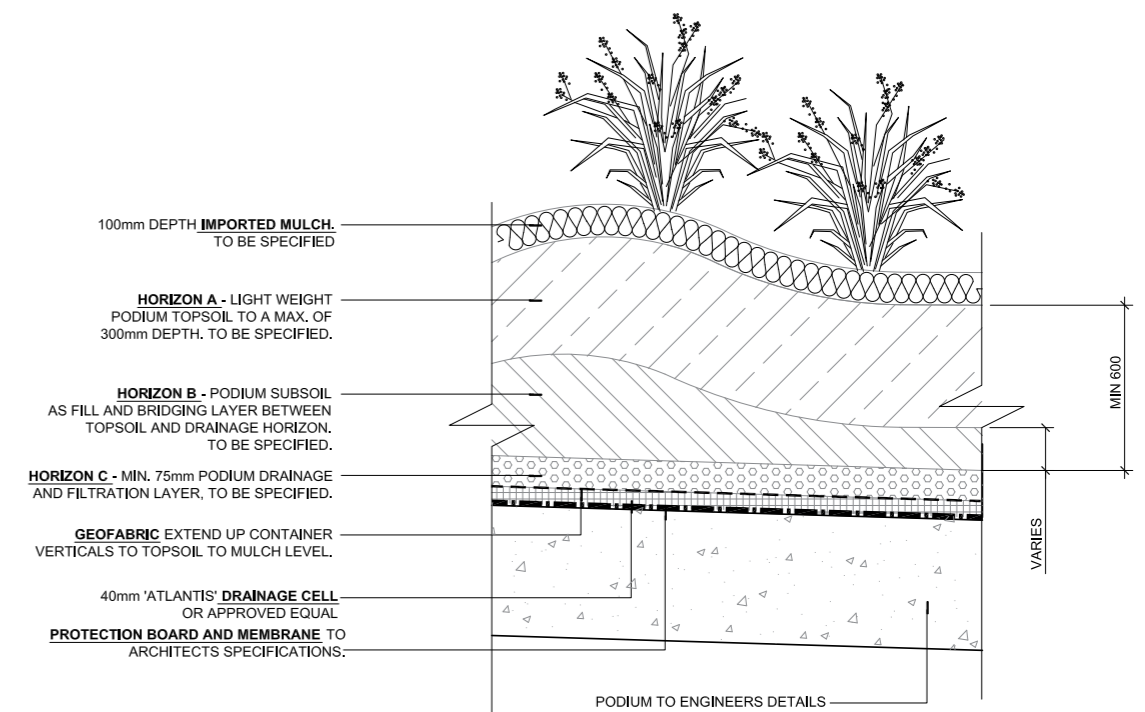
Planting densities and sizing to achieve a minimum of 4 plants a metre (approx 1 @ 200mm pot size and 3 @ 140mm pot size). All feature specimens to be 300mm pot size at an average of 1 per 3m².

Planting areas are to provide a dense planted setting and where possible; drape or cascade over the building edges and provide green, shaded spaces - providing shaded green spaces to sunny locations.

Note: BCC BSD 9004 - Podium Planter Details
- Trees on Podium detail shall be referred to during detailed design.



TYPICAL DETAIL A - TREE PLANTING GENERAL



TYPICAL DETAIL B - PLANTING GENERAL

06 LANDSCAPE STRATEGY

LANDSCAPE SOIL DEPTHS

GROUND FLOOR

DRAWING KEY

- Deep Planting**
 natural ground, open to the sky, minium area of 25m2

- Podium Planting over structure/basement**
 400-600mm depth

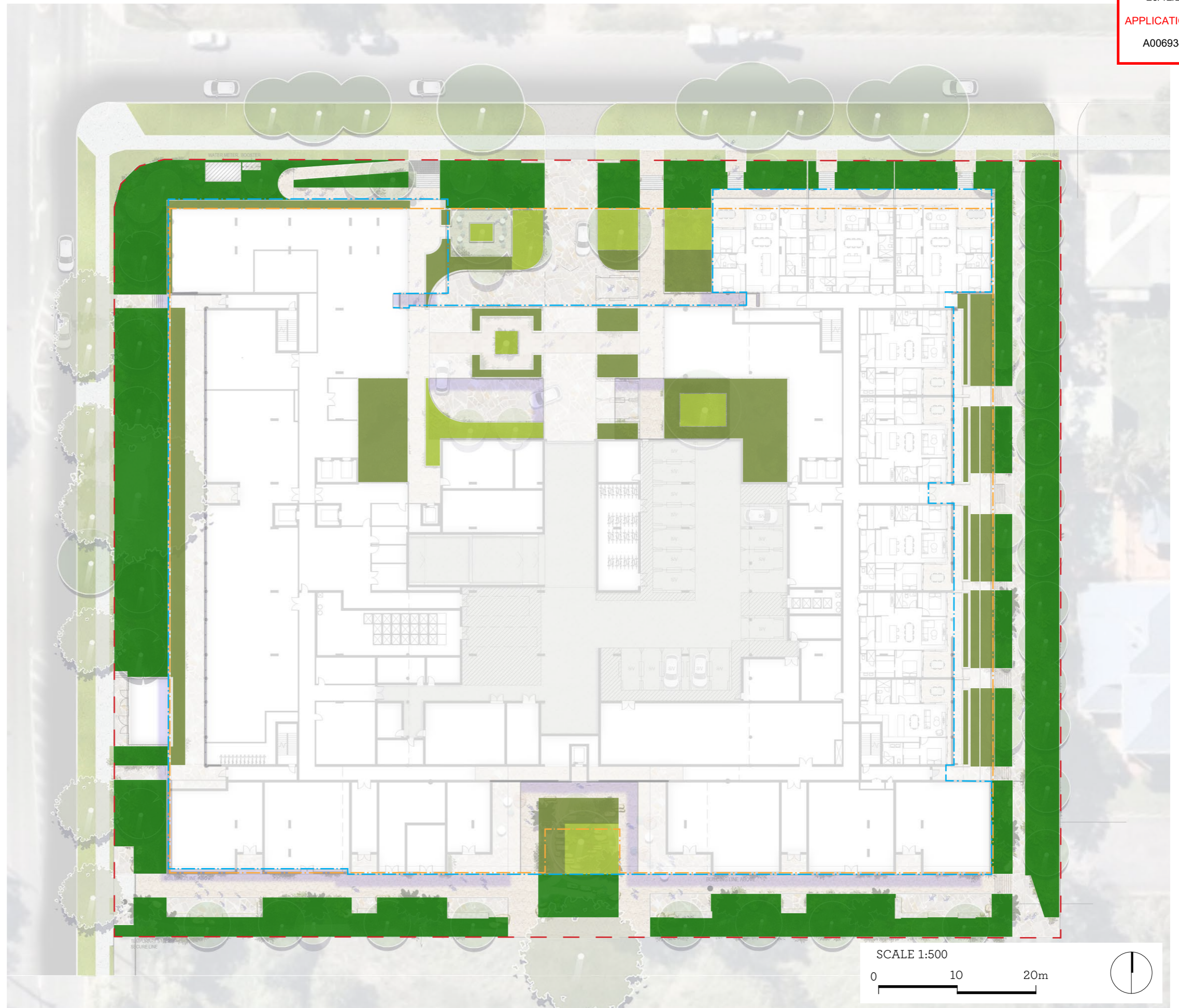
- Tree Podium Planting over structure/basement**
 1200mm depth

- Low Profile Green Roof to structure**
 200-300mm depth

- Lawn Podium over structure**
 200-300mm depth

- Extent of basement below**

- Extent of building above**



06 LANDSCAPE STRATEGY

LANDSCAPE SOIL DEPTHS

LEVEL 02

DRAWING KEY

- Deep Planting**
 natural ground, open to the sky, minium area of 25m2
- Podium Planting over structure/basement**
 400-600mm depth
- Tree Podium Planting over structure/basement**
 1200mm depth
- Low Profile Green Roof to structure**
 200-300mm depth
- Lawn Podium over structure**
 200-300mm depth
- Extent of basement below**
- Extent of building above**




06 LANDSCAPE STRATEGY


LANDSCAPE SOIL DEPTHS


LEVEL 03 - 05


DRAWING KEY


 **Deep Planting**
natural ground, open to the sky, minium area of 25m2


 **Podium Planting over structure/basement**
400-600mm depth

 **Tree Podium Planting over structure/basement**
1200mm depth

 **Low Profile Green Roof to structure**
200-300mm depth

 **Lawn Podium over structure**
200-300mm depth

 **Extent of basement below**

 **Extent of building above**



SCALE 1:500

0 10 20m









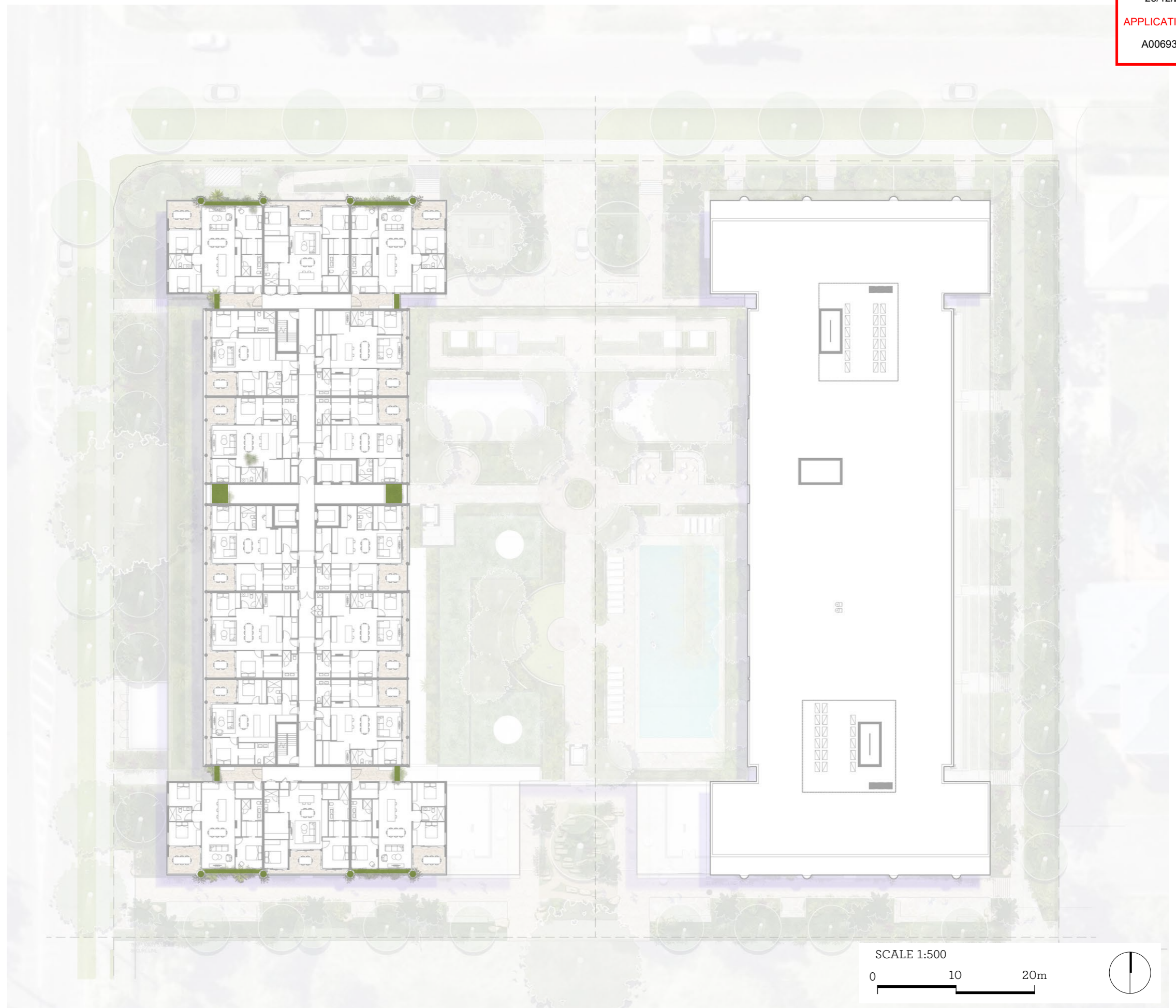
06 LANDSCAPE STRATEGY

LANDSCAPE SOIL DEPTHS

LEVEL 06

DRAWING KEY

-  **Deep Planting**
natural ground, open to the sky, minium area of 25m2
-  **Podium Planting over structure/basement**
400-600mm depth
-  **Tree Podium Planting over structure/basement**
1200mm depth
-  **Low Profile Green Roof to structure**
200-300mm depth
-  **Lawn Podium over structure**
200-300mm depth
-  **Extent of basement below**
-  **Extent of building above**



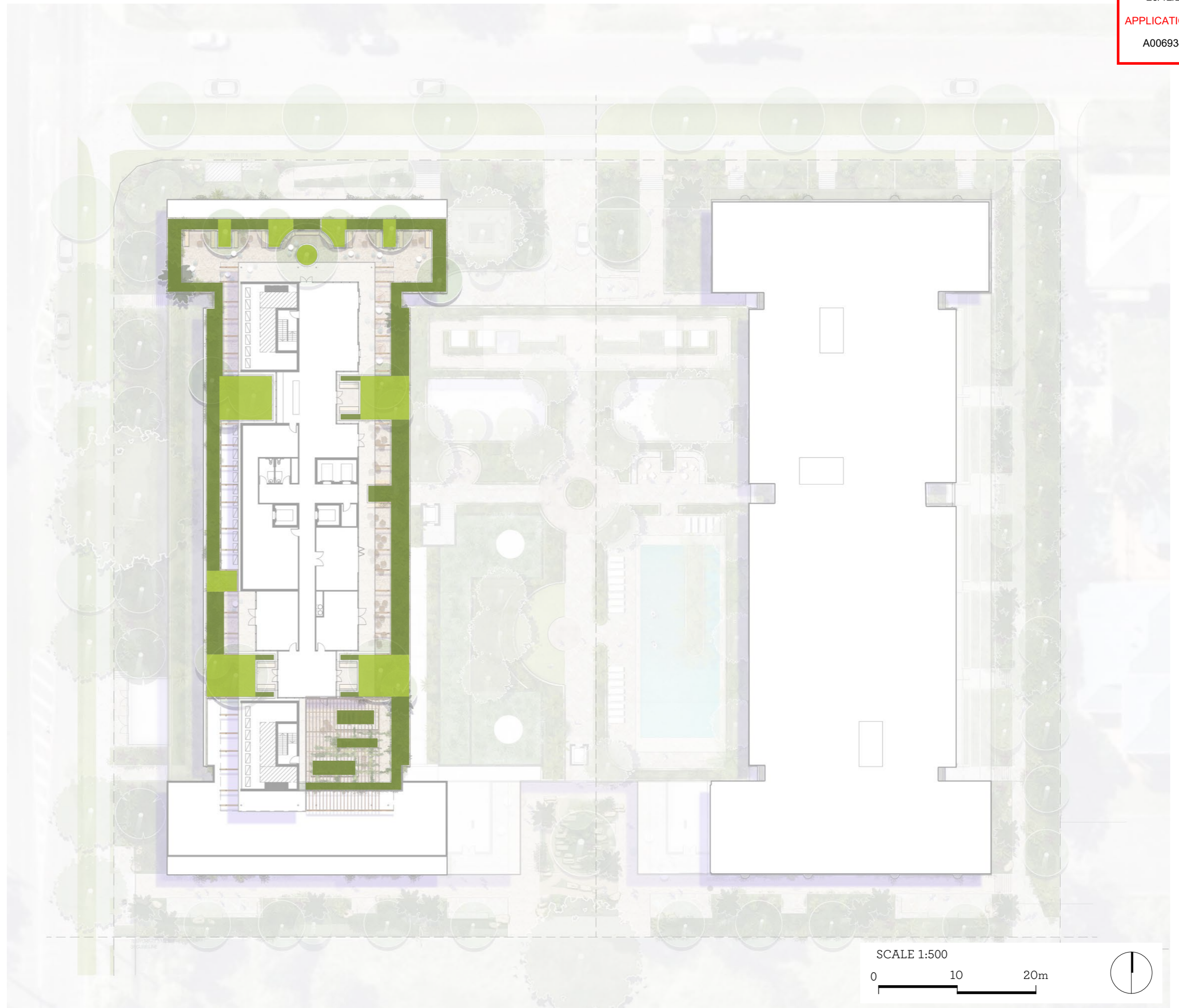
06 LANDSCAPE STRATEGY

LANDSCAPE SOIL DEPTHS

LEVEL 07

DRAWING KEY

- Deep Planting**
 natural ground, open to the sky, minium area of 25m2
- Podium Planting over structure/basement**
 400-600mm depth
- Tree Podium Planting over structure/basement**
 1200mm depth
- Low Profile Green Roof to structure**
 200-300mm depth
- Lawn Podium over structure**
 200-300mm depth
- Extent of basement below**
- Extent of building above**



SCALE 1:500

0 10 20m



07

PLANTING INTENT

07 PLANTING CONSIDERATIONS

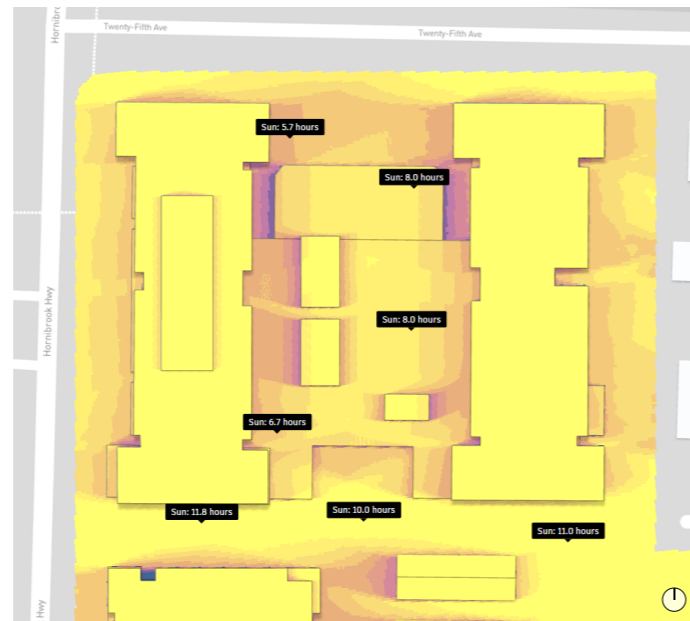
GROUND COVER SHADE ANALYSIS (DESIGNED BY ROTHELOWMAN)

The following diagrams illustrate the expected sun exposure throughout the day, in 4 separate months of the year (Dec, March, June & September). Light conditions were generated from a geo-located 3D model, and snapshots were taken at 7am, midday & 5pm.

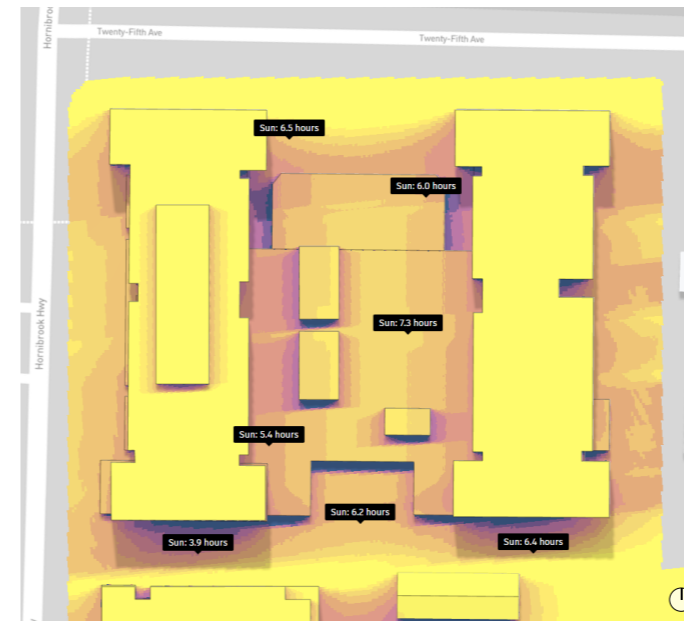
*Hourly sun exposure captured on the 15th of the described months, and are based on ideal weather conditions.

Drawing Key

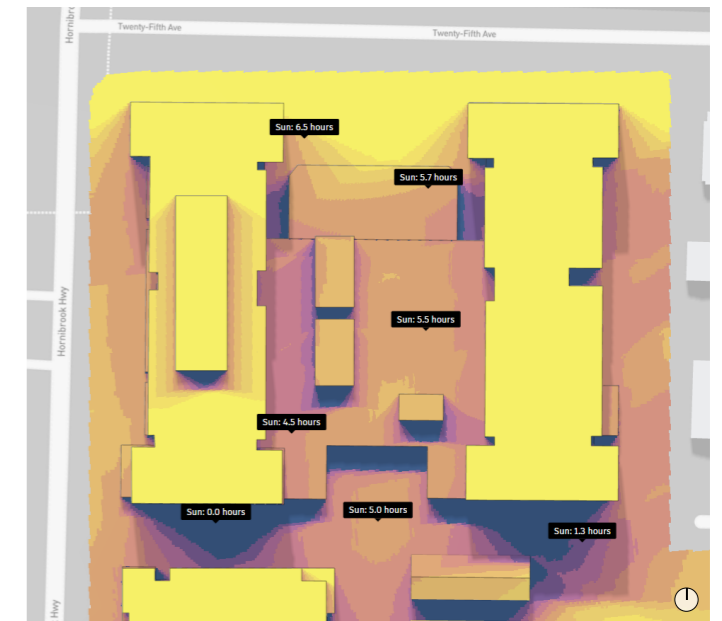
- Full sun - 5+ hours of sunlight
- Part Sun/Part Shade - 3-5 hours of sunlight
- Shade/Part Shade - <3 hours of sunlight



Summer Solstice



Vernal / Autumnal Equinox



Winter Solstice

NTS

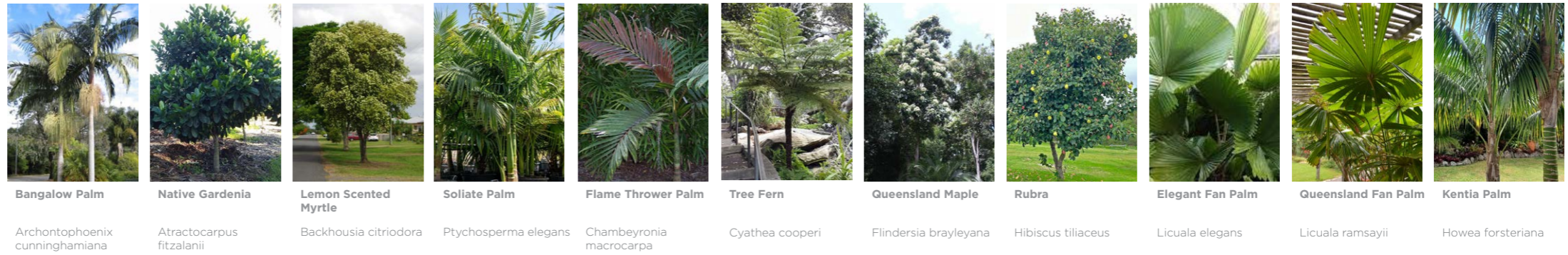
06 PLANTING PALETTE

GREENHEART / RESORT

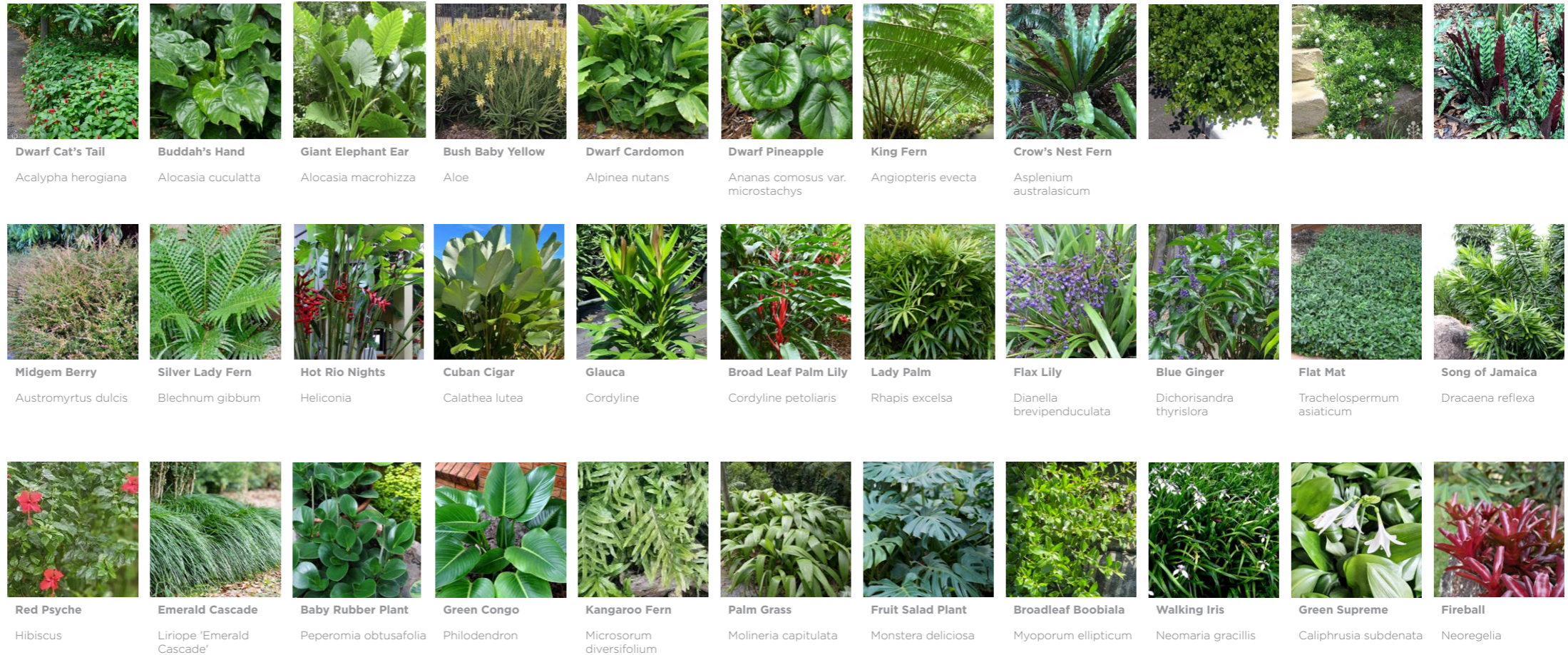
FULL MORNING SUN / PART-SHADE
 PLANTING INTENT

The northern facades of the sites buildings and structures receive a medium amount of sun exposure. It is anticipated that these planting areas would experience exposure (up to 5 hours) throughout the day. The planting palette includes shade tolerant species that can be sustained in a partly shaded areas.

TREES & PALMS



UNDERSTORY PLANTING



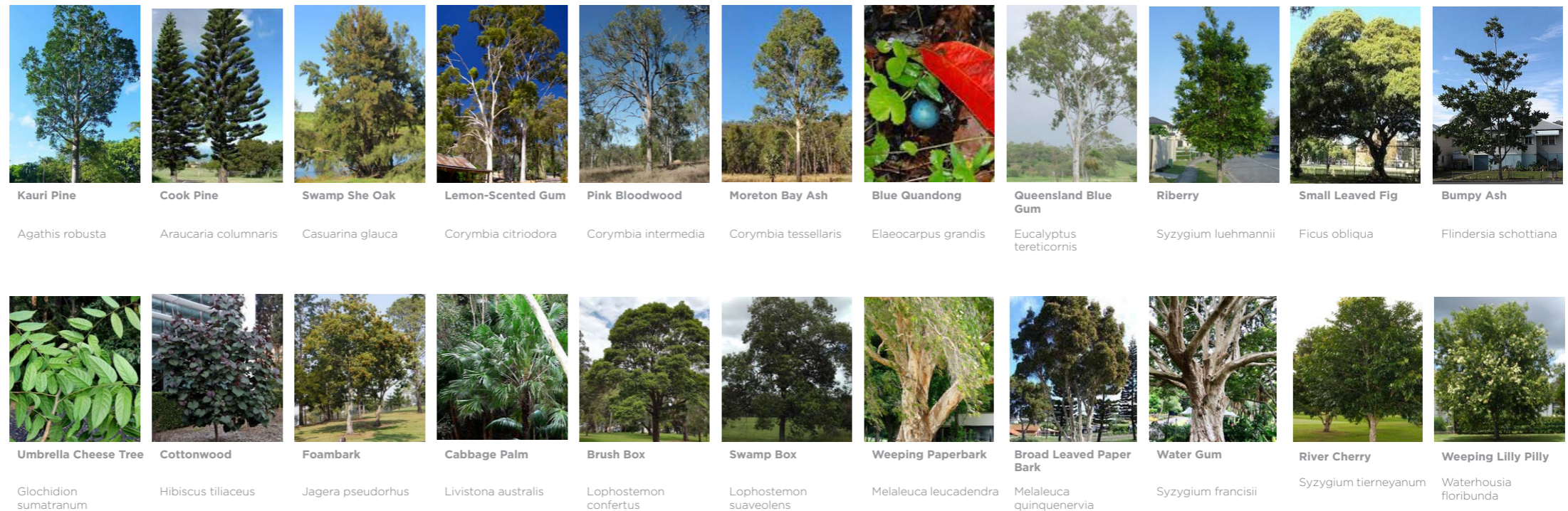
06 PLANTING PALETTE

WETLANDS & WARRA

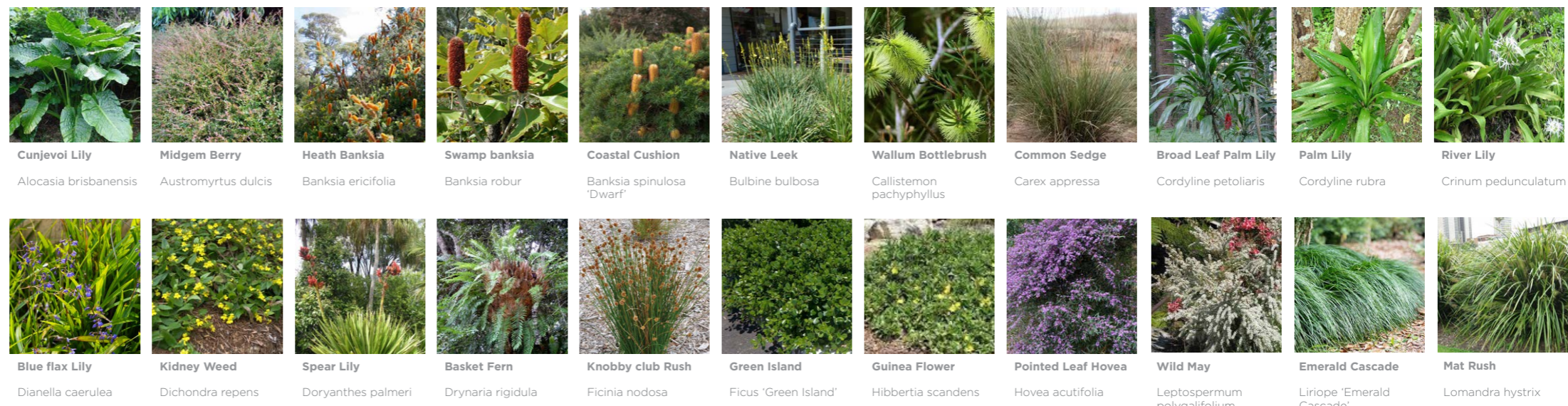
FULL SUN PLANTING INTENT

The western and north-western facades of the sites buildings and structures receive the majority of sun exposure. It is anticipated that these planting areas would experience sun exposure (5+ hours) throughout the day. As such the planting palette proposed includes full sun loving species.

TREES / PALMS



UNDERSTORY PLANTING



06 PLANTING PALETTE

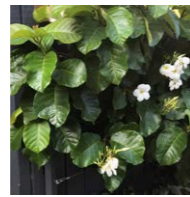
VINES AND

DRAPING GREEN EDGES

SHADE / PART-SHADE PLANTING INTENT

It is noted that the majority of the building's south-east and south facades will experience predominantly shaded conditions, due to orientation, and overshadowing from adjacent buildings and structures. Shade tolerant planting species is therefore a key quality of species in this palette.

VINES AND DRAPING PLANTS



Climbing Frangipani

Chonemorpha fragrans



Orange Trumpet Vine

Pyrostegia venusta



Herlad's Vine

Ipomoea horsfalliae



Pothos

Epipremnum aureum



Creeping Fig

Ficus pumila



Heart Leaf Philodendron

Philodendron hederaceum



Creeping Charlie

Plectranthus verticalis



Coastal Boobialla

Myoporum ellipticum



Kangaroo Vine

Cissus antarctica



Star Jasmine

Trachelospermum jasminoides



Baby Sunrose

Apenia cordifolia

07

LANDSCAPE WORK CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	Response
<p>PO1</p> <p>Development ensures that trees are protected from development impacts.</p>	<p>AO1.1</p> <p>Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 Protection of trees on development sites.</p>	<p>Vegetation of value are either being retained and protected or relocated within the development. Two existing Ficus benjamina are being relocated and one Livistona australis is being relocated.</p> <p>Existing Melaleuca along the eastern boundary are being retained with a succession plan put in place over time to eventually replace these trees with new.</p>
	<p>AO1.2</p> <p>Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for:</p> <ul style="list-style-type: none"> a. vegetation damaged as a result of the development; b. vegetation requiring pruning of branches and/or roots. 	
<p>PO2</p> <p>Development provides acoustic barriers and long fences along street frontages which:</p> <ul style="list-style-type: none"> a. are enhanced by appropriate planting; b. are of high visual quality; c. are designed for longevity; d. provide maintenance access and promote pedestrian permeability in appropriate circumstances. 	<p>AO2.1</p> <p>Development ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site:</p> <ul style="list-style-type: none"> a. is designed in compliance with the standards in the Infrastructure design planning scheme policy; b. incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long; c. incorporates a gate for maintenance access to the street frontage side of the barrier or fence if a gate can open on to a publicly accessible area within the site; d. incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas. 	<p>Not required due to carparking under basement and mechanical equipment adjacent existing residents.</p> <p>Advised by Town Planner – 1.12.25</p>
	<p>AO2.2</p> <p>Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates:</p> <ul style="list-style-type: none"> a. species in accordance with the Planting species planning scheme policy; b. a minimum of 2 tier planting. 	
<p>PO3</p> <p>Development provides species as a screen or buffer which maintain the amenity of adjoining premises.</p>	<p>AO3</p> <p>Development ensures that a landscape buffer required by a use code incorporates:</p> <ul style="list-style-type: none"> a. species in accordance with the Planting species planning scheme policy; b. a minimum of 2 tier planting. 	<p>Planting buffer will be achieved to all interfaces with streets / existing residents. Whilst maintaining street address / passive surveillance.</p>
<p>PO4</p> <p>Development has artificial growing environments which:</p> <ul style="list-style-type: none"> a. maximise opportunities for high-quality landscape planting; b. incorporate water conservation measures. 	<p>AO4.1</p> <p>Development provides drainage for podium planters which is connected to the stormwater drain and allows for flush out.</p>	<p>Podium soil volumes achieved based on planting requirements.</p>
	<p>AO4.2</p> <p>Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.</p>	
	<p>AO4.3</p> <p>Development provides podium planting in compliance with BSD-9010, BSD-9011, BSD-9012.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	Response
<p>PO5</p> <p>Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.</p>	<p>AO5.1</p> <p>Development incorporates a plant selection along a pathway which ensures:</p> <ul style="list-style-type: none"> a. a clear trunk height of minimum 1.8m at maturity; b. a shrub height of maximum 1m at maturity. <p><i>Refer to the Crime prevention through environmental design planning scheme policy.</i></p> <hr/> <p>AO5.2</p> <p>Landscaping and mounding do not interfere with visibility along a pathway.</p> <p><i>Refer to the Crime prevention through environmental design planning scheme policy.</i></p>	<p>CPTED considered in planting design</p>
<p>PO6</p> <p>Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.</p>	<p>Landscape design incorporates CPTED principles and accessibility / safety requirements appropriate to the demographic.</p>	<p>Landscape design incorporates CPTED principles and accessibility / safety requirements appropriate to the demographic.</p>
<p>PO7</p> <p>Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form and scale of the development including:</p> <ul style="list-style-type: none"> a. screening and buffering; b. street presentation c. shading; d. amenity 	<p>AO7</p> <p>Development provides species in accordance with the Planting species planning scheme policy.</p>	<p>Planting design is based on the scale of the building. Larger screening trees are incorporated into the western boundary to maximise shading of the western edge whilst providing additional amenity to the street frontage.</p>
<p>PO8</p> <p>Development provides planting densities and stock sizes which are optimised to:</p> <ul style="list-style-type: none"> a. reduce maintenance and erosion; b. achieve amenity and ecological outcomes; c. provide the level of coverage for any green facades, green walls or green roofs to achieve the functional and aesthetic outcomes of the landscape work for the life of the development. <p>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</p>	<p>AO8.1</p> <p>Development provides planting densities and stock sizes when planting in natural ground which achieves:</p> <ul style="list-style-type: none"> a. full coverage of the mulched planting areas within 2 years; b. 95% coverage of the extent of the elevation within 2 years where for green facades. <hr/> <p>AO8.2</p> <p>Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.</p>	<p>Planting design maximises plant stock sizes, appropriate to the scale.</p>
<p>PO9</p> <p>Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting.</p>	<p>AO9.2</p> <p>Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.</p> <hr/> <p>AO9.2</p> <p>Development provides planting areas within car parking areas that are protected by wheel stops or bollards.</p>	<p>N/A - car parking undercover/to basement</p> <hr/> <p>N/A - car parking undercover/to basement</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>PO10</p> <p>Development for a shade structure does not compromise landscape outcomes.</p>	<p>AO10</p> <p>Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.</p>	<p>Integrated shade structures with incorporated landscape are considered throughout.</p>
<p>PO11</p> <p>Development involving the construction of retaining walls provides for:</p> <ul style="list-style-type: none"> a. safety; b. an attractive appearance appropriate to the surrounding area; c. easy maintenance; d. longevity; e. minimal water seepage impacts. 	<p>AO11</p> <p>Development of a retaining wall:</p> <ul style="list-style-type: none"> a. is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland; b. incorporates planting areas. 	<p>To be documented and detailed in the detailed design phase</p>
<p>PO12</p> <p>Development provides for:</p> <ul style="list-style-type: none"> a. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; b. drainage and stormwater management measures to reduce any adverse impacts on the landscape; c. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; d. reticulated irrigation to all artificial growing environments. 	<p>AO12.1</p> <p>Development provides drainage for artificial growing environments which is connected to the stormwater drain</p>	<p>All artificial growing environments will be drained appropriately to avoid standing water and connected to building drainage system</p>
	<p>AO12.2</p> <p>Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternate irrigation sources are utilised, and is in accordance with the standards in the Landscape design planning scheme policy.</p>	<p>Irrigation to be designed during the documentation phase, however, specification of irrigation system will aim to minimize the amount of water required.</p>
	<p>AO12.3</p> <p>Development provides areas of pavement, turf and mulched garden beds which are adequately drained.</p> <p><i>Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.</i></p>	<p>All landscaped areas to be drained appropriately to avoid standing water and capture runoff before it leaves the site.</p>
	<p>AO12.4</p> <p><i>Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.</i></p>	<p>Irrigation system to be designed during the documentation phase, note, irrigation will be specified for all planting & turf areas. Proposed stormwater storage tank for landscape irrigation located, size and location to be determined in design development phase of project.</p>

PERFORMANCE OUTCOMES

ACCEPTABLE OUTCOMES

RESPONSE

PO13

Development provides landscaping and supporting growing environments which:

- a. are safe;
- b. sure efficient and effective maintenance;
- c. ensures success and long-term performance.

Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.

AO13.1

Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.

AO13.2

Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area.

AO13.3

Development provides one hose cock within each private landscape and recreation area.

AO13.4

Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.

AO13.5

Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.

AO13.6

Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.

AO13.7

Development ensures that artificial growing environments are designed to allow for flush out.

AO13.8

Irrigation systems are designed to prevent overspray outside of planting areas.

Sufficient Deep Planting is provided to enable a significant landscape buffer surrounding the site.

All podium landscape areas are supported by sufficient soil volumes to enable robust growth.

All garden areas are irrigated.

Maintenance access is provided to all garden areas.

All turf areas to the streetscape are externally accessible. Streetscape turf is the North and Western edges of the project site and will receive adequate light.

PO14

Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.

AO14

Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.

Landscape layout is appropriate to form and function of the facility.

Maximized opportunities.

PO15

Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function.

Note—Guidance is provided in the Landscape design planning scheme policy

AO15.1

Artificial growing environments are designed in accordance with the Landscape design planning scheme policy and are considered in the structural design of the development.

AO15.2

Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.

Podium planters are appropriately sized with adequate soil volumes, drainage and irrigation and are located and planted with appropriate species for longevity and robustness.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>PO16</p> <p>Development incorporating a rooftop garden provides landscaping that:</p> <ul style="list-style-type: none"> a. is integrated into the rooftop garden design; b. ensures that landscaped open spaces dominate the built form elements; c. contributes to shade of communal open space; d. enhances the visual amenity and function of different rooftop garden spaces; e. contributes to greening the building appearance when viewed from external public vantage points. <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	<p>AO16.1</p> <p>Development incorporating a rooftop garden provides landscaping that includes:</p> <ul style="list-style-type: none"> a. planting at the perimeter of the rooftop for a minimum extent of 50% of the rooftop perimeter facing at least two different elevations of the building; b. a diverse mix of suitable planting species including ground covers, shrubs and trees at different heights in accordance with the planting species planning scheme policy; c. suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum 25% shade cover of rooftop communal open space within 5 years. <hr/> <p>AO16.2</p> <p>Development for a rooftop garden where Section 1.7.7(3) applies, or where exceeding maximum building height, provides soft landscaping features that are:</p> <ul style="list-style-type: none"> a. a minimum 75% open to the sky; b. provided in addition to any artificial soft landscape features 	<p>Perimeter planting exceeds 50%.</p> <p>A diverse mix of species have been selected as demonstrated in the planting palette.</p> <p>A diverse mix of species have been selected as demonstrated in the planting palette. 25% coverage will be achieved in 5 years via tree canopy shade cover.</p> <p>The rooftop gardens are open to sky.</p>

BRISBANE CITY PLAN 2014 > PART 8 OVERLAYS > 8.2 OVERLAY CODES > 8.2.20 STREETScape HIERACHY OVERLAY CODE > TABLE 8.2.20.3—PERFORMANCE OUTCOMES AND ACCEPTABLE OUTCOMES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
<p>PO1</p> <p>Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement</p>	<p>AO13.1</p> <p>Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.</p>	<p>Both verges to the Hornibrook Highway and Twenty Fifth Avenue have incorporated new 1.8m concrete footpaths. The location of the footpath to Hornibrook Highway will enable the retention of the existing street trees.</p> <p>All verges will be designed in accordance with the BCC requirements for Neighbourhood Street, Major.</p> <p>All verges shall be turfed, with street trees planted at 6m centres in clusters and approx. 10m centres where individually located. The trees will be planted in turf with 1.2m wide mulch rings.</p> <p>All necessary offsets to driveways, intersections, services and poles shall be realised.</p>
<p>PO2</p> <p>Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.</p>	<p>AO2.1</p> <p>Development ensures that existing street trees are retained and protected.</p>	<p>The existing street trees to Hornibrook Highway will be retained and protected with the exception of the removal of one in front of the proposed Pad mount transformer. One new Street tree is proposed to re-place this tree</p> <p>There are no existing street trees to Twenty-Fifth Avenue, new street trees will be proposed as part of this DA.</p> <p>All streetscape works will comply with Infrastructure design planning scheme policy.</p>
	<p>AO2.2</p> <p>Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.</p>	
Section B—If for assessable development		
<p>PO3</p> <p>Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map:</p> <p>a. facilitates a high level of pedestrian movement and activity;</p> <p>b. enforces the sense of arrival to individual precincts and major connections;</p> <p>c. provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.</p>	<p>AO3.1</p> <p>Development ensures that a corner land dedication is provided:</p> <p>a. where identified in the Streetscape hierarchy overlay map;</p> <p>b. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.</p>	<p>N/A</p>
	<p>AO3.2</p> <p>Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.</p>	
	<p>AO3.3</p> <p>Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.</p>	

BRISBANE CITY PLAN 2014 > PART 8 OVERLAYS > 8.2 OVERLAY CODES > 8.2.20 STREETScape HIERACHY OVERLAY CODE > TABLE 8.2.20.3—PERFORMANCE OUTCOME ACCEPTABLE OUTCOMES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
If in or on a site adjoining the Wildlife movement solution sub-category		
PO4 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.	AO4 Development ensures that infrastructure solutions are: a. provided at the locations identified on the Streetscape hierarchy overlay map; b. designed to: i. account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance; ii. achieve physical separation of native wildlife and the road; iii. adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code. Note—Refer to the Infrastructure design planning scheme policy for further guidance of the design of wildlife movement solutions.	N/A

BRISBANE CITY PLAN 2014 > PART 8 OVERLAYS > 8.2 OVERLAY CODES > 8.2.20 STREETScape HIERACHY OVERLAY CODE > TABLE 8.2.20.3B—REQUIRED VERGE WIDTHS FOR THE STREETScape HIERARCHY

STREETScape TYPE	REQUIRE WIDTH	RESPONSE
Neighbourhood street major	3.75m or 4.25m for new roads	This existing verge width is approximately 6.30m wide.
Neighbourhood street minor	3.75m or 4.25m for new roads	The existing verge width is approximately 3.65m wide.

BRISBANE CITY PLAN 2014 > PART 9 DEVELOPMENT CODES > 9.4 OTHER DEVELOPMENT CODES > 9.4.7 OUTDOOR LIGHTING CODE > TABLE 9.4.7.3—PERFORMANCE OUTCOMES AND ACCEPTABLE OUTCOMES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>PO1</p> <p>Development provides outdoor lighting that does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.</p>	<p>AO1.1</p> <p>Development ensures that technical parameters, design, installation, operation and maintenance of outdoor lighting:</p> <ul style="list-style-type: none"> a. comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; b. maintain a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. <p>Note—The effects of outdoor lighting should be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	<p>Coordinated with the Electrical / Lighting designer:</p> <p>The design will be in accordance with the standards and will have no impact to neighbouring properties, glare to pedestrian or adverse impact to fauna</p>
	<p>AO1.2</p> <p>Development provides floodlighting that is restricted to a type that gives no upward component of light where mounted horizontally, such as a full cut off luminaires.</p>	

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Creativity
at all scales