

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/397
Date: 28 SEPT 2017



AMENDED IN RED

By: Brianna Fyffe
Date: 22 SEPT 2017



WWW.CONLOGROUP.COM.AU

BRISBANE@CONLONGROUP.COM.AU

P (07) 5309 6002

PROPOSED TOPAZ APARTMENTS
23-29 ABBOTSFORD ROAD
BOWEN HILLS
QUEENSLAND

LANDSCAPE CONCEPT PACKAGE

SEPTEMBER 2017

ISSUE C



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VISION

The arrival is subtle and natural, the materials are local and hold a connection to the place. The gardens are influenced by the surroundings as the sculptural planting and forms lead and step through into the landscape. Taking from the natural surrounds the residences are tied to the place through the vegetation the natural materials and the local wildlife it attracts.





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This landscape concept plan has been designed in accordance with the Brisbane City Council Guidelines with particular reference to the relevant landscaping design policies.

 **DEEP PLANTING ZONE**





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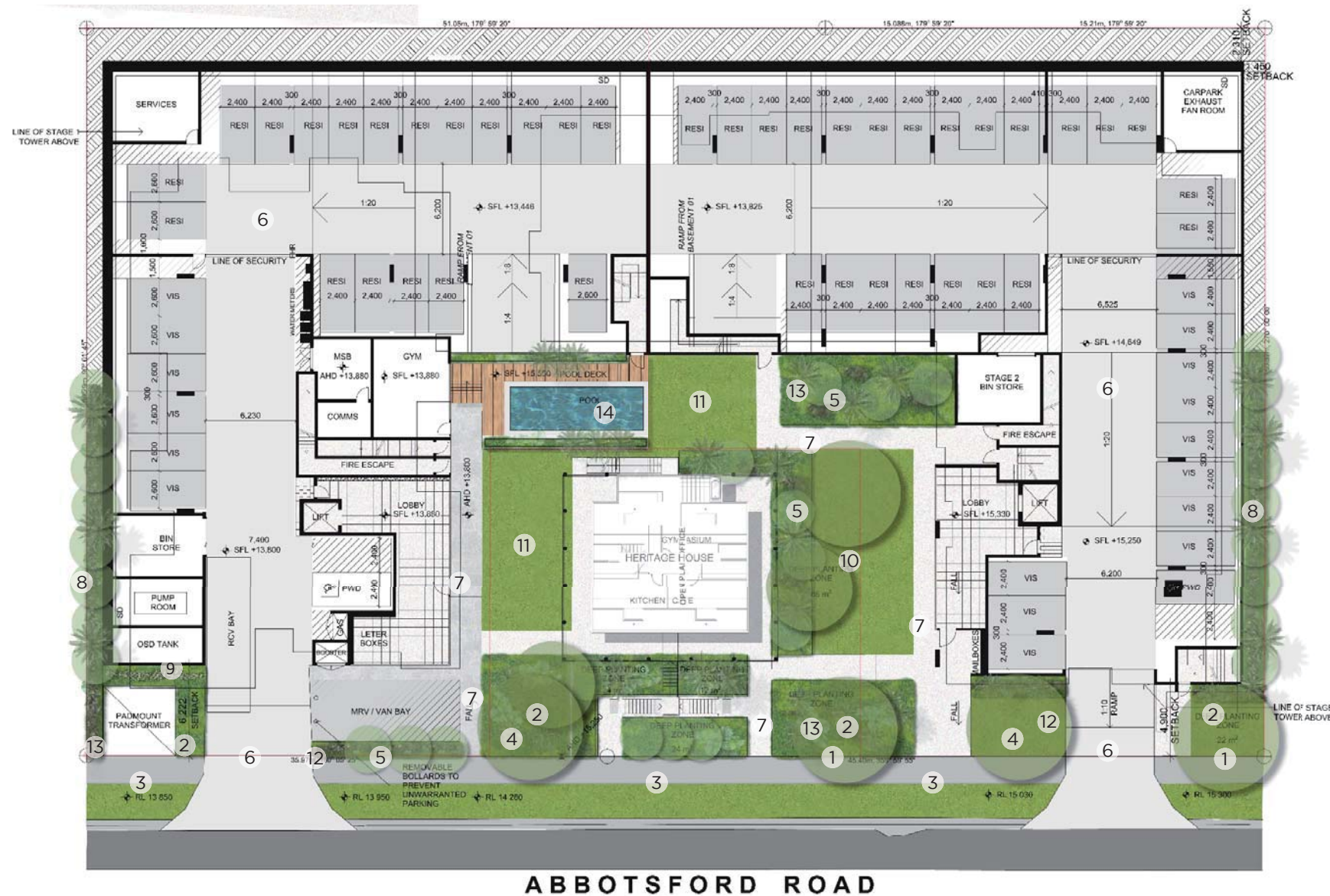
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DEEP PLANTING ZONES AS PER SITE PLAN



GROUND FLOOR PLAN

TOPAZ APARTMENTS 23-29 ABBOTSFORD ROAD BOWEN HILLS



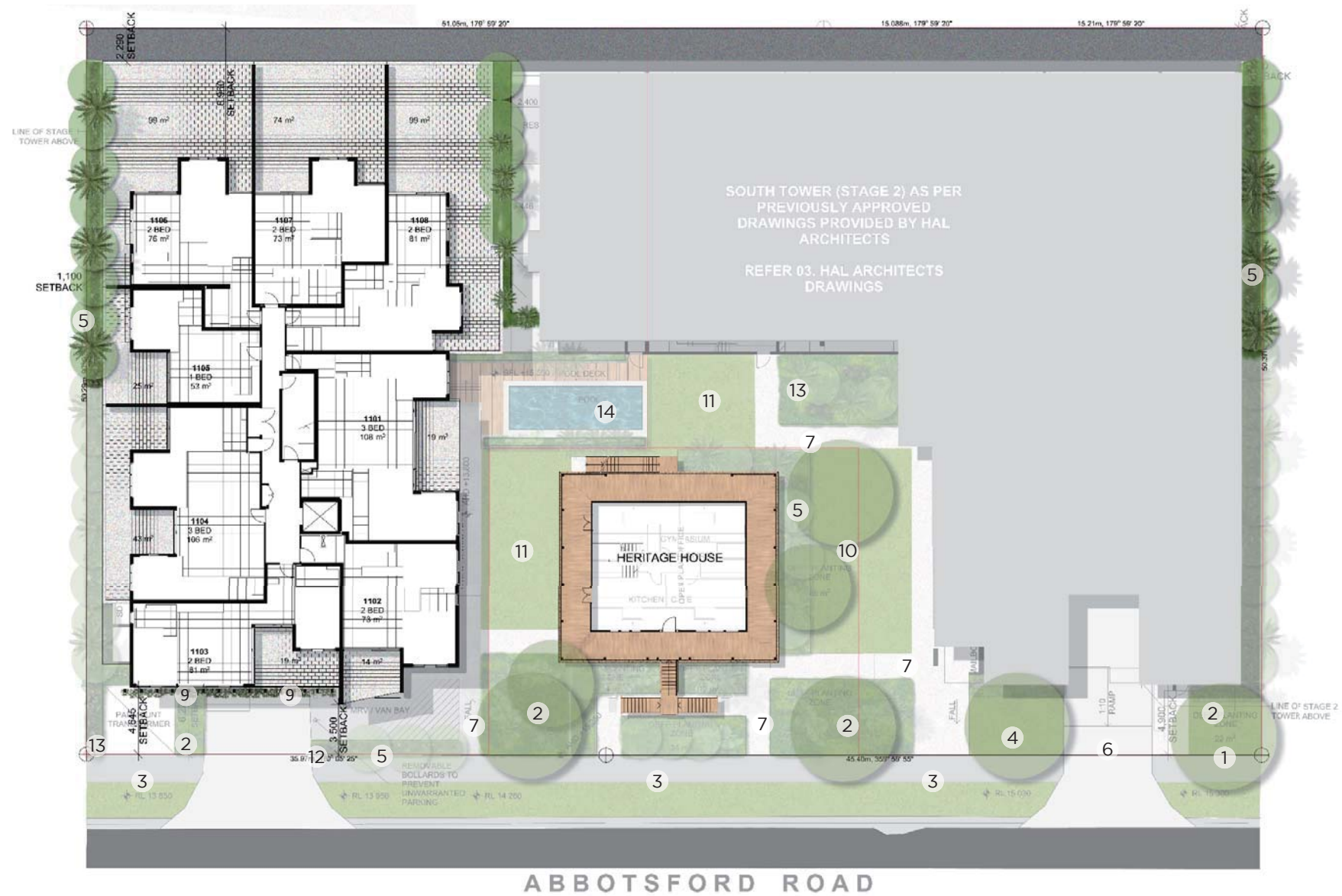
LANDSCAPE CONCEPT PLAN
SCALE 1:400 @ A3

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KEY

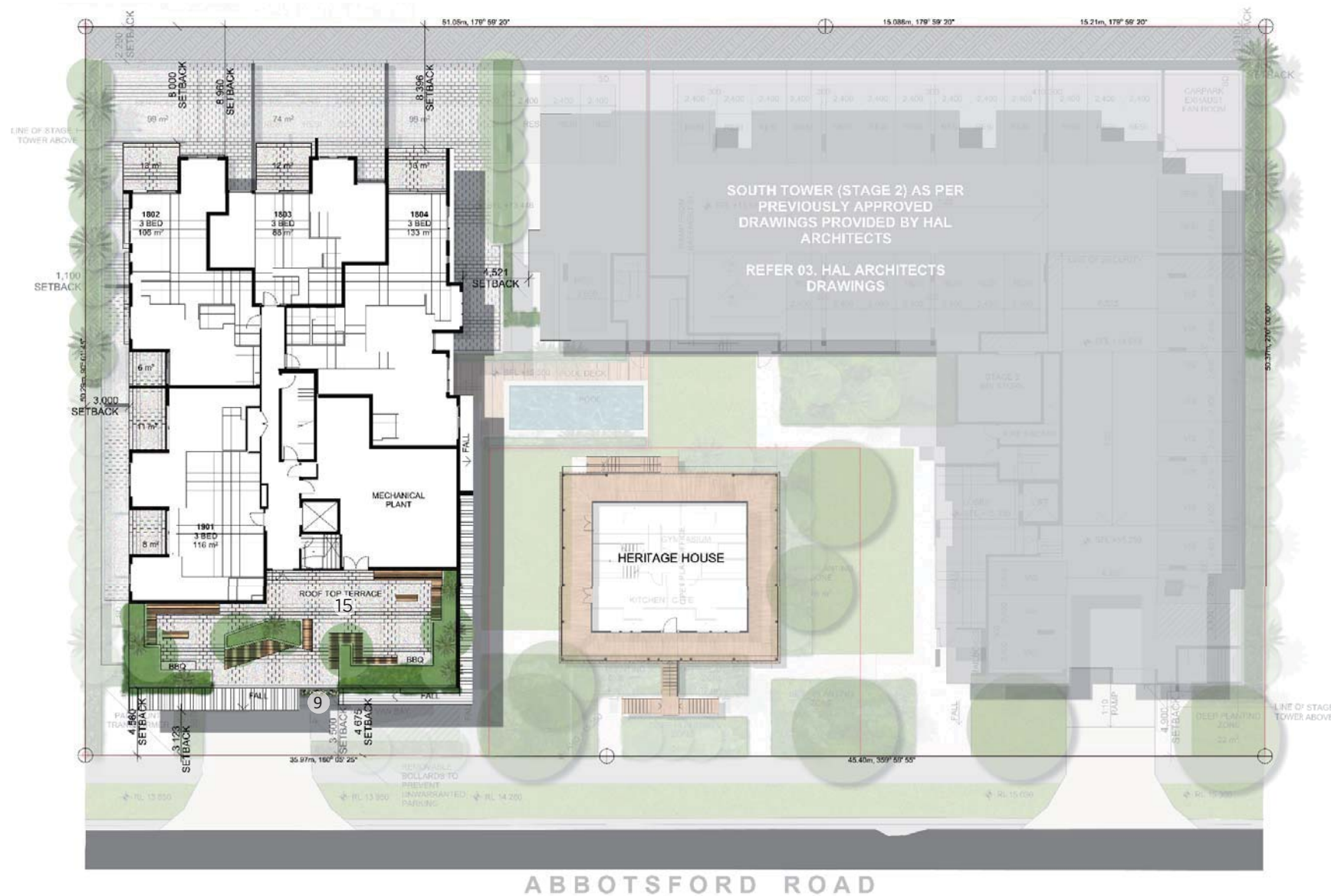
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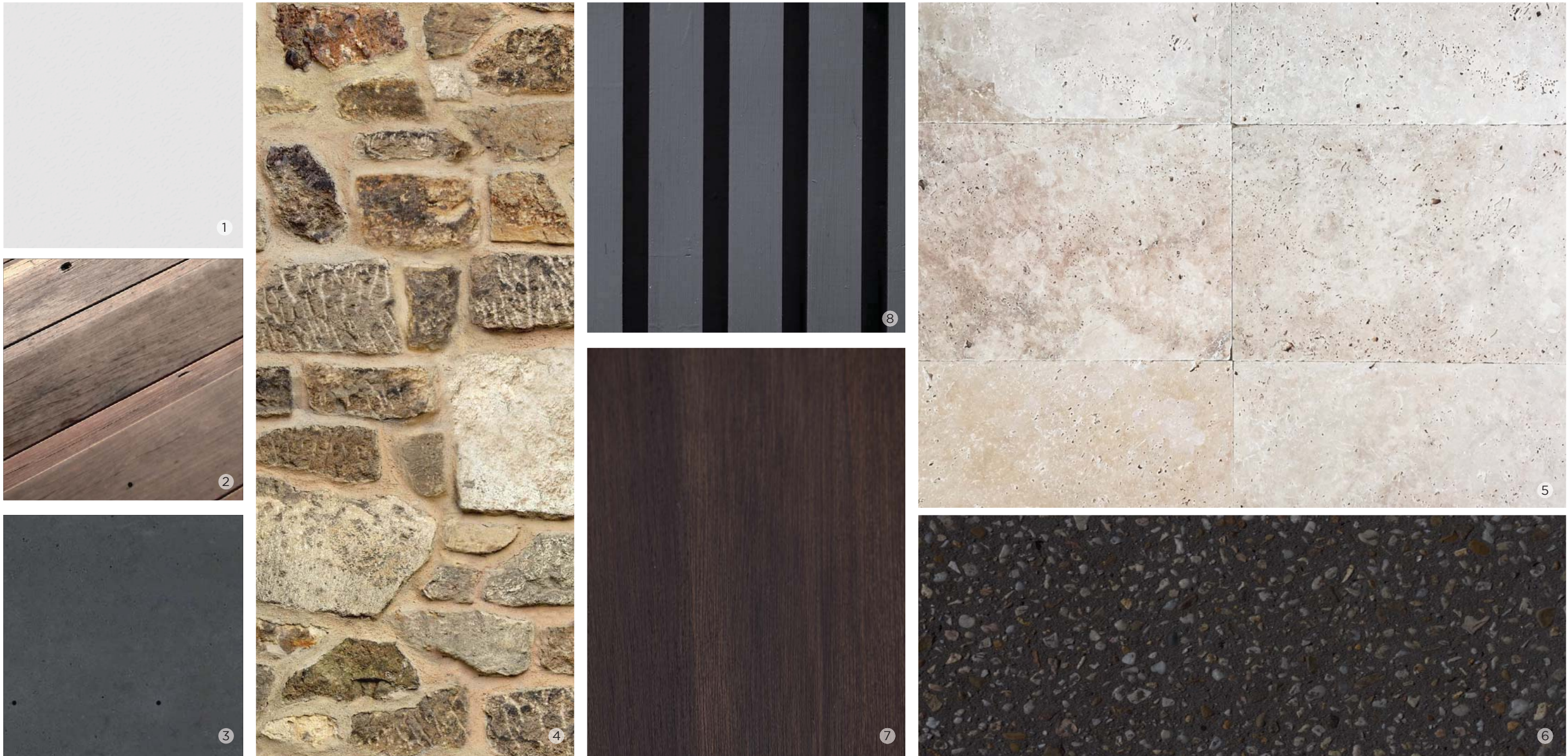




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- KEY**
- 1. Masonry walls smooth render white.
 - 2. Decking.
 - 3. Masonry walls smooth render dark.
 - 4. Wall cladding highlights to heritage house entrance.
 - 5. Natural finish tiles large format.
 - 6. Integrally coloured black concrete light exposed aggregate.
 - 7. Natural timber coloured building posts.
 - 8. Vertical natural coloured slats dark grey.

MATERIALS PALETTE



MATERIALS PALETTE POOL AREA

KEY

1. Planting in raised planters to hang over wall extents.
2. Fine leaf turf shade, sun and salt tolerant.
3. Lush green planting to pool area (refer to plan for location).
4. Natural coloured decking.
5. Pool surface or water line tile.



NOTE: REFER IMAGERY TO SUGGESTED SPECIES LIST FOR DETAIL

PLANTING PALETTE (SITE INTERNAL)

TOPAZ APARTMENTS 23-29 ABBOTSFORD ROAD BOWEN HILLS



NOTE: REFER IMAGERY TO SUGGESTED SPECIES LIST FOR DETAIL

PLANTING PALETTE (STREET FRONTAGE)

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WEST ELEVATION (ABBOTSFORD ROAD)
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NORTH ELEVATION

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SOUTH ELEVATION (SITE SECTION)

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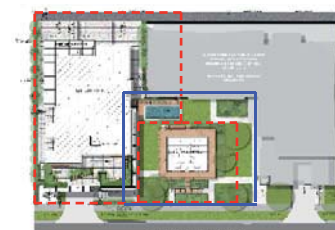
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 DEEP PLANTING ZONES



ABBOTSFORD ROAD



SITE STAGE 1 DETAIL PLAN

TOPAZ APARTMENTS 23-29 ABBOTSFORD ROAD BOWEN HILLS



STAGE 1 LANDSCAPE CONCEPT
PLAN

Page 15

04



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DEEP PLANTING ZONES AS PER SITE STAGE 1 DETAIL PLAN

ABBOTSFORD ROAD



GROUND FLOOR STAGE 1 DETAIL PLAN

TOPAZ APARTMENTS 23-29 ABBOTSFORD ROAD BOWEN HILLS



STAGE 1 LANDSCAPE CONCEPT
PLAN

Page 16



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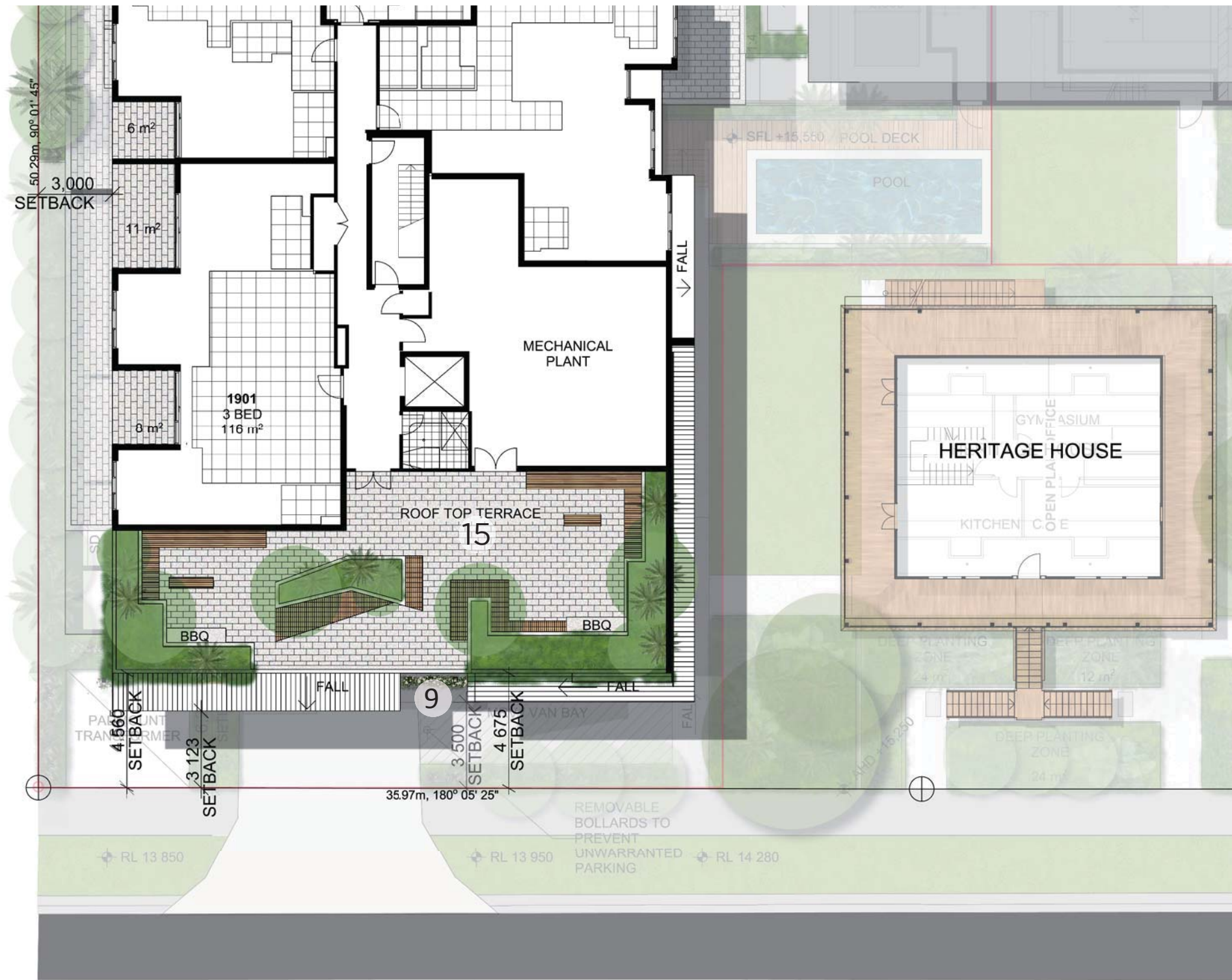
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3. Turf verge with pedestrian footpath and access links to development for vehicles and pedestrians.
4. Proposed native street frontage tree to match street character.
5. Gardens have a structured planting palette consisting of local plant species to enhance the local environment, ecological value, character and sense of place. Planting is tapered from ground covers through to shrubs and trees to maximise space and natural aesthetic.
6. Integrally coloured driveway entry to site and basement off white in colour with lightly exposed natural aggregate. Sections in various shades to soften extent of hardscape.
7. Main pedestrian pathway network throughout central gardens creating connections to each residence building ground level entry point. Hierarchy through surface finish variations using light natural pavements colours and tiles in large format.
8. Deep root planting to site side boundaries 1.1m along north tower boundary and 1.45m along south tower boundary. Three species type mix of natural forming native screening large shrubs to seven metres along the north and south boundaries to buffer built forms.
9. Extensive western facade trellis using the buildings structure will further link the building to the landscape as well as to cool it. The vertical greenery provides a green buffer between external spaces as well as internal spaces within the building. The greenery will consist of the Richmond Birdwing Butterfly Vine along with other significant native climber species.
10. On natural ground deep root gardens and lawns area using a structured layering of sprawling lawns, large planter beds and deep root canopy trees.
11. Podium landscape area above basement to create green pedestrian entries and functional outdoor spaces whilst integrating at the same level with adjacent deep root planting areas to create seamless open space.
12. Building signage at key entry points.
13. Extensive low structured planting beds using species clumps of native ground covers and shrubs to create a structured yet natural feel. Gardens are supplemented by medium shrubs and ornamental tree as features to create variety within larger garden beds.
14. Large communal open space includes pool terrace area with decking finish around the pool area with coping edge. Series of raised planters containing native shrubs and palms are used to buffer the greater space and give privacy to the pool area. A frameless glass pool fence is set out so that the open lawns can be used outside of the pool area and also allow the space to be a visual feature as pedestrians access the building.
15. North tower level 9 extensive green roof terrace. The roof terrace is a series of raised planter beds with built in bench seating set out to create two large connecting entertainment spaces both with barbecue facilities. The roof top native planting palette consists of a mass planting of low growing shrubs and some palms and ornamental trees introduced to maximise shade whilst allowing views out. Planting is allowed to cascade over sections of the building edge.





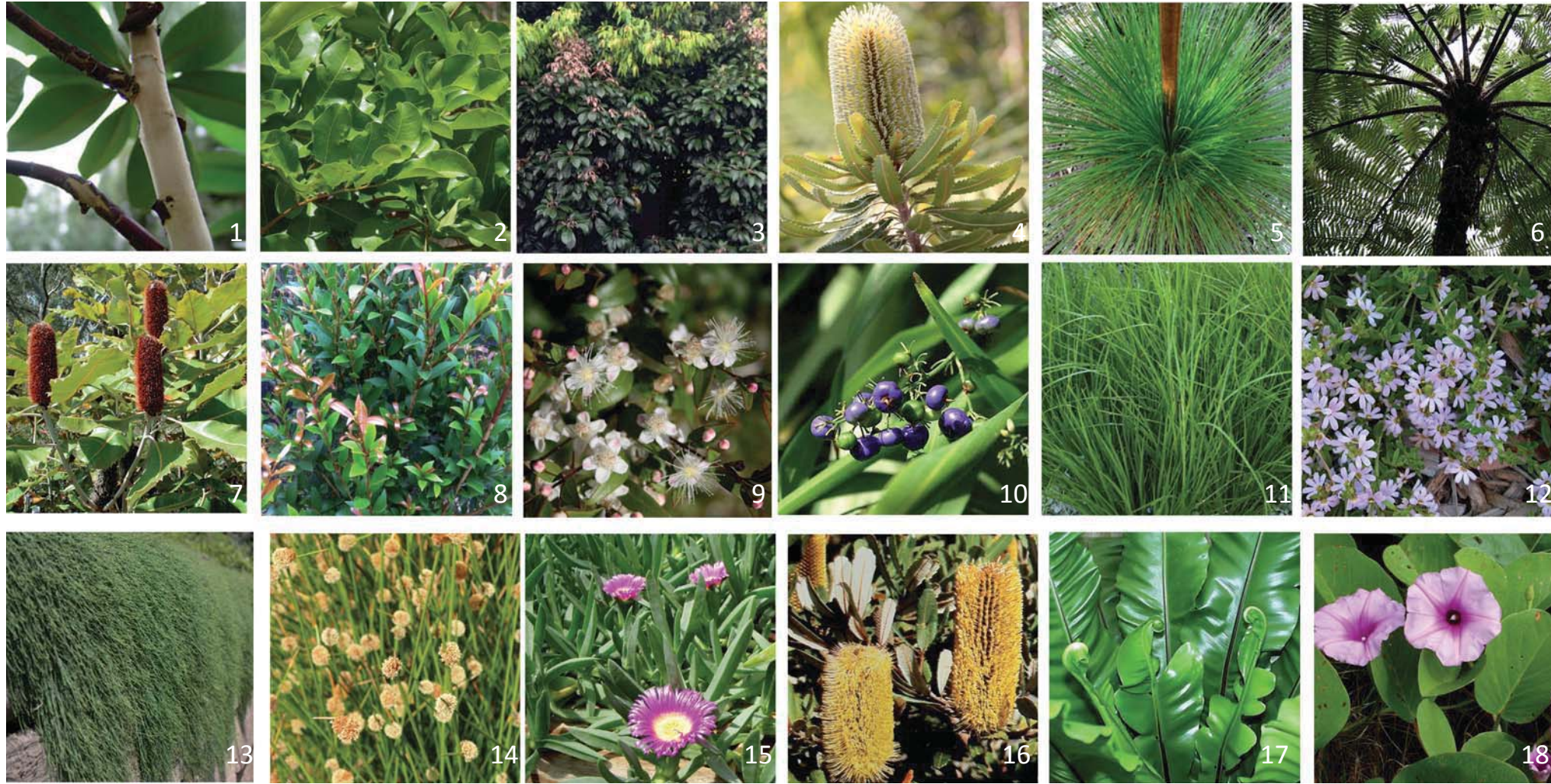
KEY

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2. Extensive garden frontages to buffer and augment the built form from the Street and to improve pedestrian access movement and safety. Passive security, way finding and site lines considered. Planting used to create a strong landscape character for the street.
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ABBOTSFORD ROAD





FRONTAGE SPECIES PALETTE - ABBOTSFORD ROAD

TREES

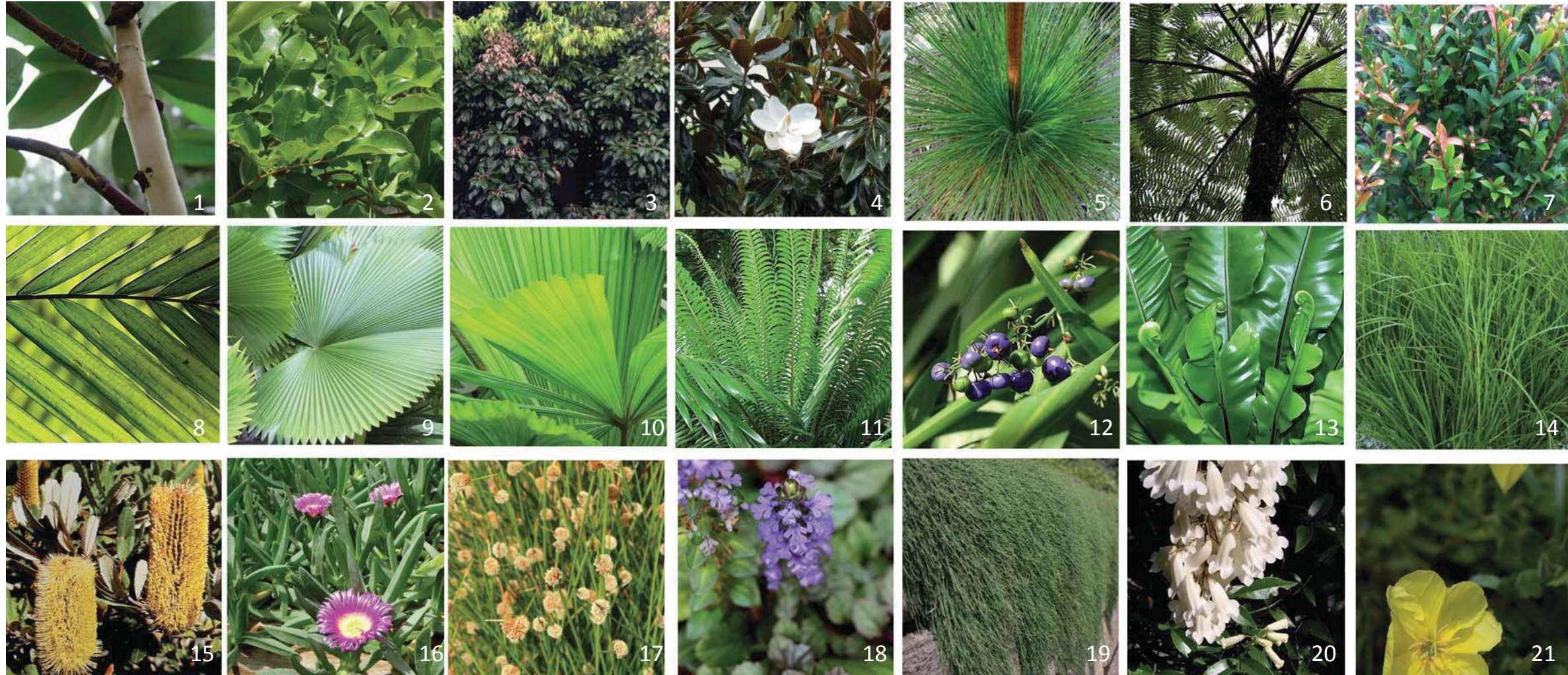
- | | | |
|----|--------------------------------|------------------|
| 1. | Tristaniopsis Laurina Luscious | Water Gum |
| 2. | Cupaniopsis anacardioides | Tuckeroo |
| 3. | Elaeocarpus eumundi | Eumundi Quondong |
| 4. | Banksia Integrifolia | Coast Banksia |
| 5. | Xanthorea johnsonii | Grass Tree |
| 6. | Cyathea cooperii | Tree Fern |

SHRUBS

- | | | |
|----|---------------------|------------------------|
| 7. | Banksia robur | Swamp Banksia |
| 8. | Acmena smithii | Dwarf Leaf Lilly Pilly |
| 9. | Austromyrtus dulcis | Midgen Berry |

GROUNDCOVERS

- | | | |
|-----|-------------------------|------------------|
| 10. | Dianella caerulea | Blue Flax Lilly |
| 11. | Lomandra confertifolia | Dwarf Matrush |
| 12. | Scaevola albida | White Fan-Flower |
| 13. | Casurina Glauca | Cousin it |
| 14. | Isolepis nodosa | Knobby Matt Rush |
| 15. | Carpobrotus glaucescens | Pig Face |
| 16. | Banksia oblongifolia | Dwarf Banksia |
| 17. | Asplenium australasicum | Bird Nest Fern |
| 18. | Ipomoea pes-caprae | Bayhops |



INTERNAL SPECIES PALETTE

TREES

- | | | |
|----|--------------------------------|---------------------------|
| 1. | Tristaniopsis Laurina Luscious | Water Gum |
| 2. | Cupaniopsis anacardioides | Tuckeroo |
| 3. | Elaeocarpus eumundi | Eumundi Quondong |
| 4. | Magnolia grandiflora | Dwarf Magnolia Teddy Bear |
| 5. | Xanthorea johnsonii | Grass Tree |
| 6. | Cyathea cooperii | Tree Fern |
| 7. | Acmena smithii | Dwarf Leaf Lilly Pilly |

PALMS & CYCADS

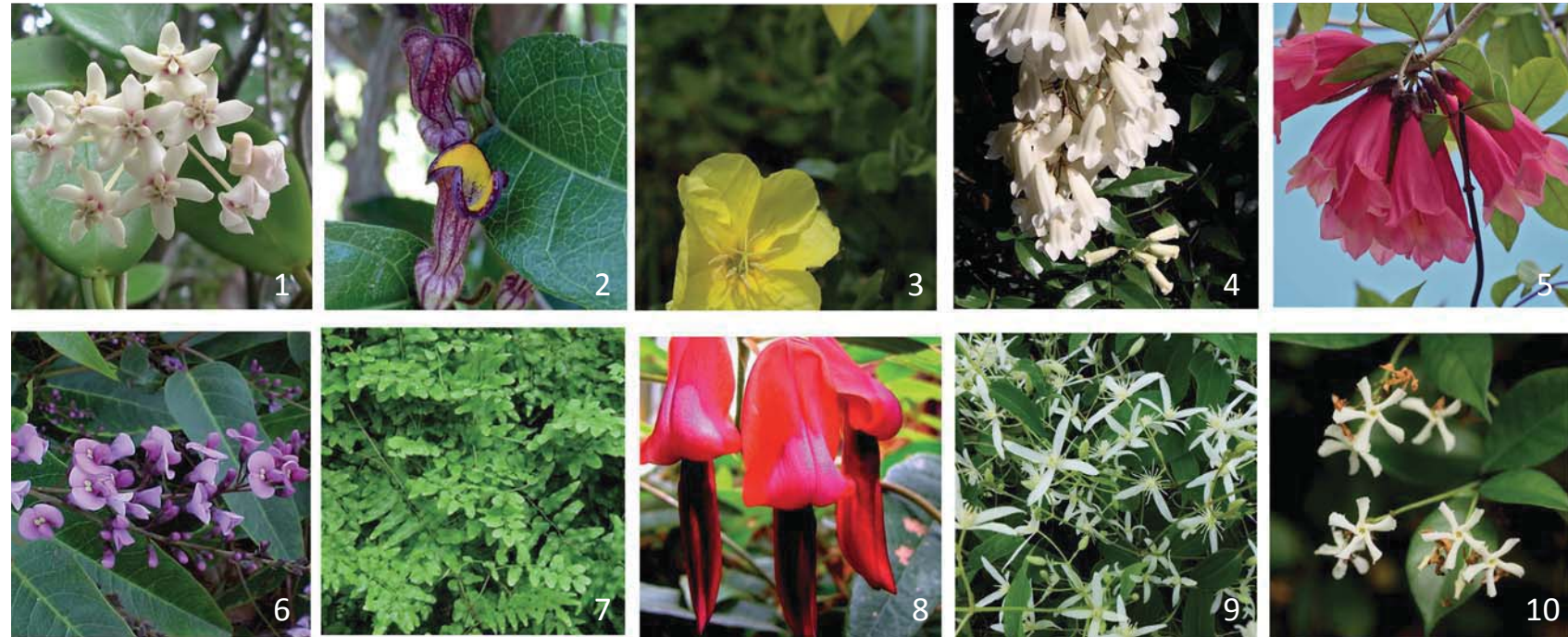
- | | | |
|-----|--------------------------------|-------------------------|
| 8. | Archontophoenix cunninghamiana | Bangalow Palm |
| 9. | Licuala elegans | Elegant Round Leaf Palm |
| 10. | Licuala ramsayi | Australian Fan Palm |
| 11. | Lepidozamia hopei | Hope's Lepidozamia |

GROUNDCOVERS

- | | | |
|-----|-------------------------|------------------|
| 12. | Dianella caerulea | Blue Flax Lilly |
| 13. | Asplenium australasicum | Bird Nest Fern |
| 14. | Lomandra confertifolia | Dwarf Matrush |
| 15. | Banksia oblongifolia | Dwarf Banksia |
| 16. | Carpobrotus glaucescens | Pig Face |
| 17. | Isolepis nodosa | Knobby Matt Rush |
| 18. | Adjuga australis | Austral Bugle |
| 19. | Casurina glauca | Cousin it |

CLIMBERS

- | | | |
|-----|--------------------|------------------|
| 20. | Pandorea pandorana | Wonga Wonga Vine |
| 21. | Hibbertia scandens | Twining Guinea |



TRELLIS SPECIES PALETTE - BUILDING FACADE LEVELS 1-9

CLIMBERS

- | | | |
|-----|------------------------------------|-----------------------------|
| 1. | <i>Hoya australis</i> | Wax vine |
| 2. | <i>Pararistolochia praevenosa</i> | Richmond Birdwing Butterfly |
| 3. | <i>Hibbertia scandens</i> | Twining Guinea |
| 4. | <i>Pandorea pandorana</i> | Wonga Wonga Vine |
| 5. | <i>Tecomanthe hillii</i> | Fraser Island Creeper |
| 6. | <i>Hardenbergia violacea</i> | False Sarsaparilla |
| 7. | <i>Lygodium microphyllum</i> | Climbing Maidenhair Fern |
| 8. | <i>Kennedia rubicunda</i> | Running Red Pea |
| 9. | <i>Clematis glycinoides</i> | Headache Vine |
| 10. | <i>Trachelospermum jasminoides</i> | Star Jasmine |



PODIUM SPECIES PALETTE - GROUND & LEVEL 1

TREES

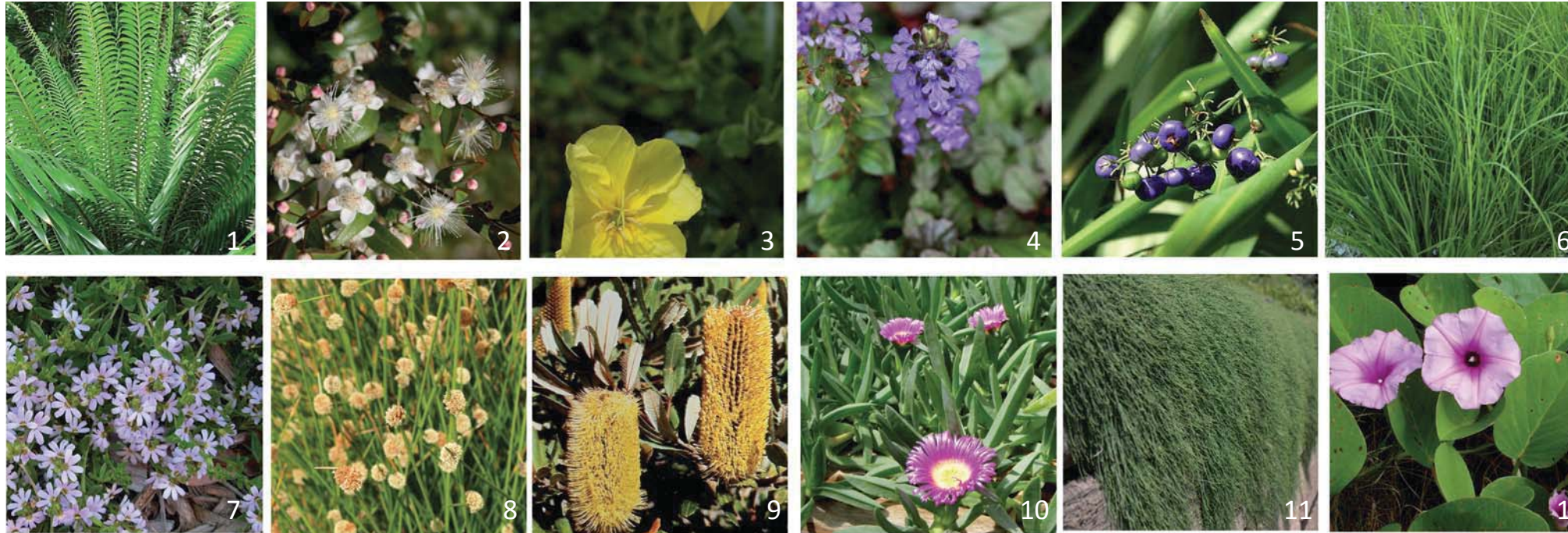
- | | | |
|----|----------------------|---------------------------|
| 1. | Tristaniopsis | Laurina Luscious |
| 2. | Elaeocarpus eumundi | Eumundi Quondong |
| 3. | Magnolia grandiflora | Dwarf Magnolia Teddy Bear |
| 4. | Xanthorea johnsonii | Grass Tree |
| 5. | Cyathea cooperii | Tree Fern |

PALMS & CYCADS

- | | | |
|----|--------------------------------|-------------------------|
| 6. | Archontophoenix cunninghamiana | Bangalow Palm |
| 7. | Licuala elegans | Elegant Round Leaf Palm |
| 8. | Licuala ramsayi | Australian Fan Palm |
| 9. | Lepidozamia hopei | Hope's Lepidozamia |

GROUNDCOVERS

- | | | |
|-----|-------------------------|----------------------|
| 10. | Dianella caerulea | Blue Flax Lilly |
| 11. | Asplenium australasicum | Bird Nest Fern |
| 12. | Lomandra confertifolia | Dwarf Mattrush |
| 13. | Asplenium bulbiferum | Hen and Chicken Fern |
| 14. | Adjugas australis | Austral Bugle |
| 15. | Casurina glauca | Cousin it |



ROOF TOP SPECIES PALETTE - LEVEL 9

SHRUBS

- | | | |
|----|----------------------------|---------------------------|
| 1. | <i>Lepidozamia hopei</i> | Hope's <i>Lepidozamia</i> |
| 2. | <i>Austromyrtus dulcis</i> | Midgen Berry |
| 3. | <i>Hibbertia scandens</i> | Twining Guinea |

GROUNDCOVERS

- | | | |
|----|-------------------------------|------------------|
| 4. | <i>Adjuga australis</i> | Austral Bugle |
| 5. | <i>Dianella caerulea</i> | Blue Flax Lilly |
| 6. | <i>Lomandra confertifolia</i> | Dwarf Matrush |
| 7. | <i>Scaevola albida</i> | White-Fan Flower |
| 8. | <i>Isolepis nodosa</i> | Knobby Matt Rush |
| 9. | <i>Banksia oblongifolia</i> | Dwarf Banksia |

CREEPERS HANGERS

- | | | |
|-----|--------------------------------|-----------|
| 10. | <i>Carpobrotus glaucescens</i> | Pig Face |
| 11. | <i>Casurina glauca</i> | Cousin it |
| 12. | <i>Ipomoea pes-caprae</i> | Bayhops |