
Hi Ex Hotel Development, Maroochydore Development Approval

Issue: Rev H
08.08.2019

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1047
Date: 29th August 2019



Site Context Plan & Analysis

The analysis of the proposal sites place in the new core business precinct, future development of the Maroochydore City Centre PDA, and it's response to the comfort and engagement of it's users has determined a framework which guides the landscape design interventions for the proposed Holiday Inn development, Maroochydore.

The framework is underpinned by the below themes - Climate & Comfort, and People & Place, which are described as:

Climate and Comfort

The site conditions include:

- Sub tropical seasons
- Mild winters and warm summers
- Challenging storms, cool winds and very warm heat at times.

To mitigate and enhance opportunities presented by the climate on the site, a series of landscape interventions are proposed to create a cool environment all year round. These interventions are based around best practice green infrastructure and its contribution to climate control and user comfort.

- Living architecture (biophilic design),
- Podium planting,
- Landscape buffers between Level 1 building and edge of podium
- Outdoor / intimate green spaces, and
- Sub tropical planting.

People and Place

The site is waiting to be discovered and enjoyed. This will be achieved by incorporating:

- Orientation of the building and main entry fronting key node - First Avenue and Fairway Drive, brings the greater Maroochydore City Centre to the front of the building,
- Softening of the proposal to the surrounding properties and Streets,
- Various 'places' to enjoy within a cohesive ground plane (integration with a retail / commercial and large streetscape along First Avenue), and
- Close access to public transport.

A series of placemaking opportunities are presented to provide an enriched urban experience for people through place.

- Character / Place,
- Sympathy for existing context,
- Garden respite, and
- Relaxing / multi-functional rooftop terrace.



Site Context Plan | Scale 1:5000

- LEGEND**
- Bus
 - Golf Course
 - Park
 - Town Centre Avenue
 - Town Centre Boulevard
 - Main Street Boulevard
 - Waterway
 - View corridors

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Broadly mapping the key surrounding precincts that influence the site gives insight into what the site could become. The site currently sits within a proposed core business district with the First Avenue frontage being a vital corridor linking the city centre to greater Maroochydore. All other frontage will connect with similar retail / commercial sites creating the prospect of a vibrant CBD for Maroochydore.

This is a rare occurrence for a key site in a proposed core business district, right in the heart of a growing region, being so well connected and having such rich opportunity. The opportunity for this type of development is further evident in it's close proximity to Sunshine Coast Airport (approx 12kms - 11mins drive) making available a continuous flow of potential guests.

This raises the importance on strong design outcomes and drive for precinct activation. The proposal aims to capitalise on this potential through sensitive design and activation to this precinct.

Landscape Design Intent | Principles + Vision

1 A Place for Relaxation and Experience

Landscape areas are to be designed to facilitate relaxation, contemplation, and be flexible (allowing reading / passive recreation), while providing experience through a high end aesthetic. A high end planting lead landscape solution will create a relaxing experience, incorporating the principles behind Biophilic design to reduce stress, provide calmness, and clarity of thought.

2 Respect the Location

The proposal will respond to the character of the streetscape and the sites highly urbanised CBD location, delivering a cohesive design solution that integrates the proposal into surrounding context, while maintaining the integrity of the of the existing streetscape. This proposal seeks to retain and extend existing hardscape treatments of the streetscape into the proposal, while also incorporating a planting palette which compliments the streetscape planting.

3 Vegetation Influence

Provide a landscape design that is centred around planting, allowing views out of the building along the ground floor and level 1 (also level 2 & 3 through tree canopy) to connect with lush planting, softening any hard elements and creating calmness for guests. Planting 'in ground' on the rooftop area will provide a connection to the ground plane and a removal from being on the roof of a building.

4 Natural Ceiling

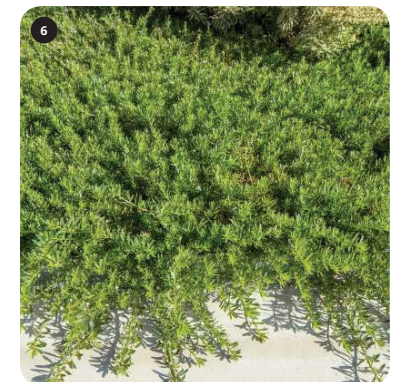
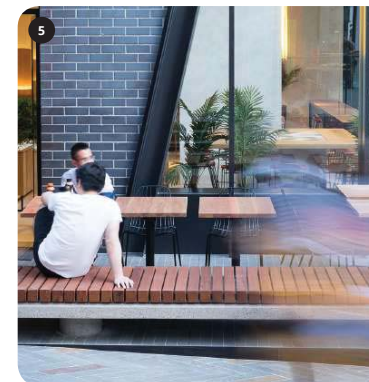
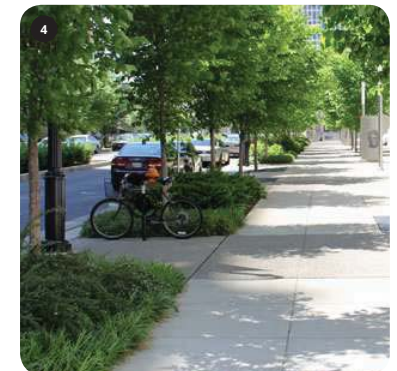
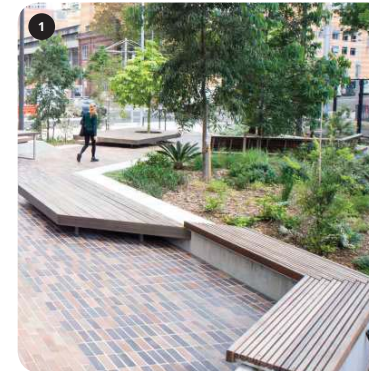
Extend the building 'ceiling' from awnings, or light weight structures, to tree canopy where possible, creates a strong natural ceiling that reducing heat created by hardstand areas (heat island effect). This provides amenity for users in a way that only natural elements can, and works with the developments planting lead landscape solution to create a relaxing experience for guests.

5 Clean and Clutter Free

Uncluttered doorways and façade lines offering open, welcoming and barrier free customer arrival and dispersal. Location of ground floor elements like seating and garden beds creates generous circulation spaces.

6 Sub Tropical Planting

A sub tropical planting palette creates a lush dense planting outcome, one that supports a sense of place and character, and gives guests an understanding of the pleasant climate for this location. The lush dense planting underpins the vision of a planting lead landscape design and Biophilic design approach, to reduce stress, enhancing clarity of thought, with the aim to improve the overall guest experience.



Landscape Precedent Images | Ground Level

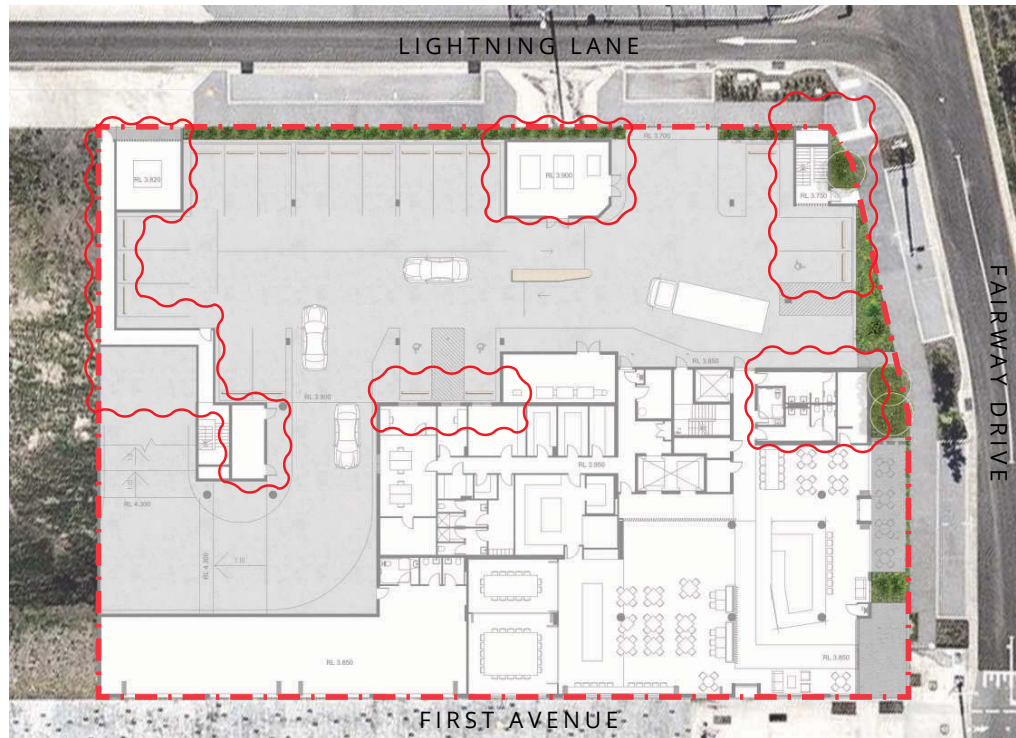
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NOTE: Clouds locate revision changes



Ground Level Landscape Approach

A landscape treatment to the Ground floor that displays an increased level of visual interest through an array of seasonal colour, form, and texture, while practically screening / softening solid areas of the building. A landscape trellis system will be provided along carpark areas to create a striking green vertical treatment that works to soften and screen while also connecting the building to the site by a feathering of the landscape treatment onto the built form. Landscaped treatment will be used to define areas of the ground plane, separating outdoor dining areas from the street scape, while also directing pedestrian movements.

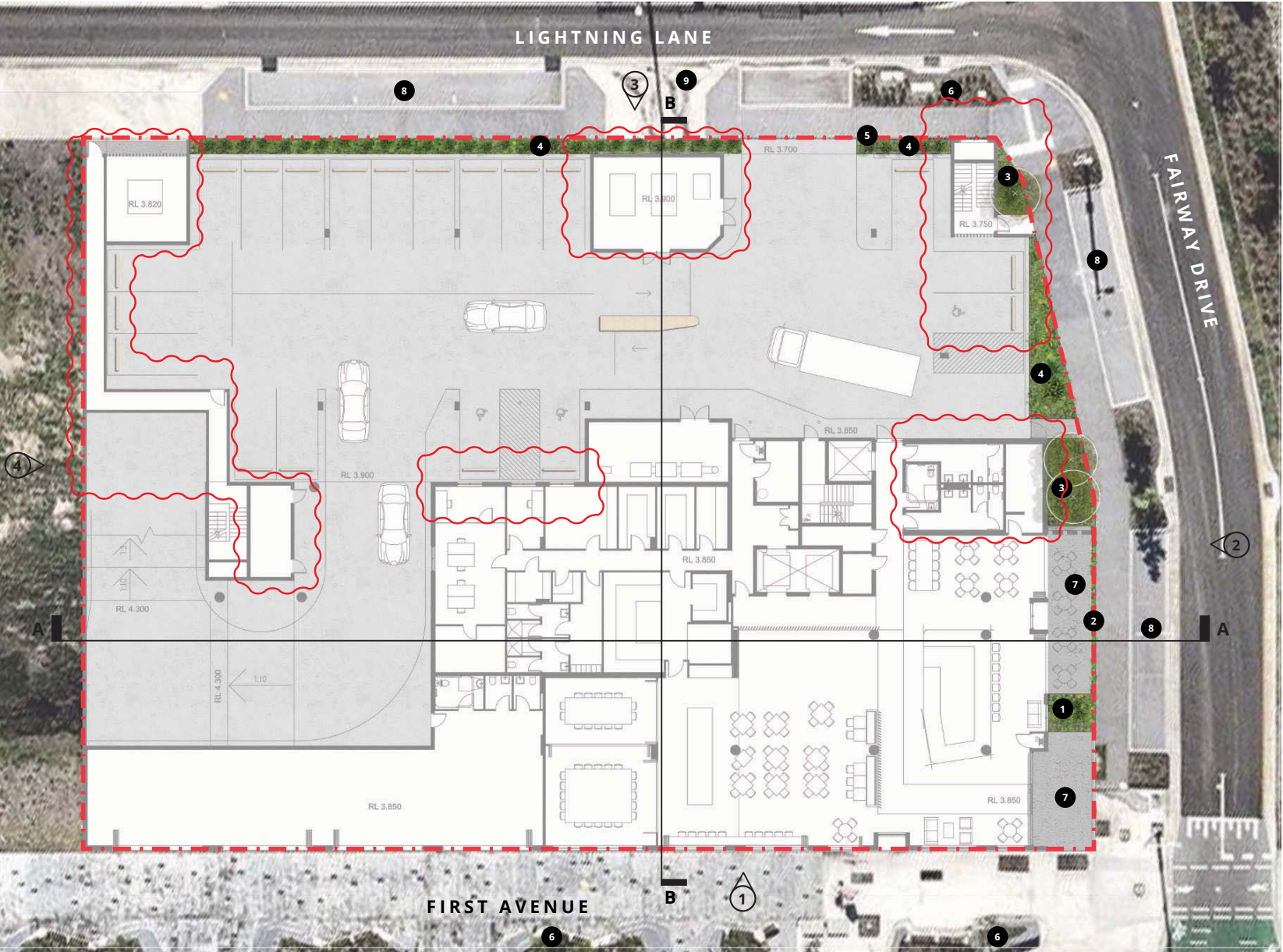
Indicative Precedent Images



Landscape Concept Plan | Ground Level

NOTE: All landscape drawings utilises architectural outputs as the base.

NOTE: Clouds locate revision changes



- KEY**
- 1 Planting to frame main entry
 - 2 Landscaping to define edge of dining area
 - 3 Tree planting and shrubs to soften built elements
 - 4 Trellis systems to wrap the carpark assists with softening while connecting the proposal to site with the growing landscape blurring the boundaries between ground and building
 - 5 Landscape to define carpark entries
 - 6 Existing streetscape planting and seating to remain
 - 7 New hardscape treatment to match existing streetscape treatment to assist with integration of the proposal into existing site
 - 8 Existing drop off / on-street parking to remain
 - 9 Any works to alter existing entry and crossover points along the existing streetscape is to be remove and footpath installed to match the existing footpath treatment, ensuring there is a flush transition between old and new

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LEGEND

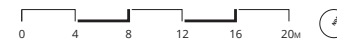
--- Property Boundary.

Scale: 1:250@A3

0 2.5 5 7.5 10 12.5m



Scale: 1:400@A3



Level 1 Landscape Approach

Landscape to level 1 areas will provide softening to the carpark by creating a separation between the building and carpark area. This landscape separation will provide a pleasant green view from internal windows / rooms that front the carpark areas, while also directing pedestrian movement from the carpark to the building entries. The landscape will offer variety, while accent planting will create visual interest. Shading of the carpark areas will be provided by shade sails.

The planters to the courtyards will work together in form to provide a point of interest when viewed from higher levels. On level 1 they will form a large lush green addition to each courtyard, providing visual interest and a separation from the edge of the building.

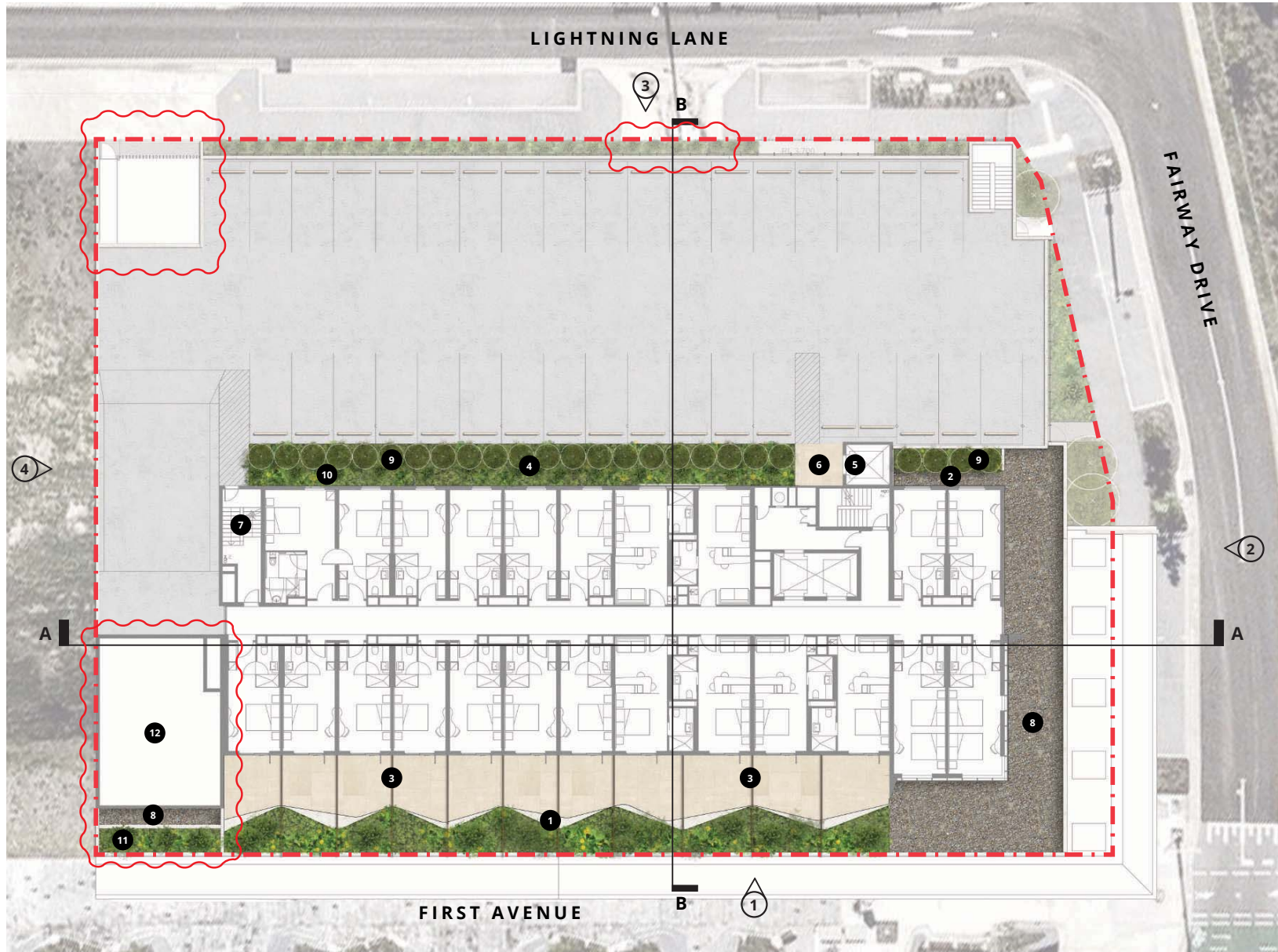
Indicative Precedent Images



Landscape Concept Plan | Level 1

NOTE: All landscape drawings utilises architectural outputs as the base.

NOTE: Clouds locate revision changes



KEY

- 1 Formed concrete angular planter (non-climbable) 600mm high to edge of building provides an interesting aesthetic when viewed from above and a focal point from each terrace
- 2 900mm wide gravel access track provides egress as well as allowing solar access into the rooms.
- 3 Privacy fence between courtyards
- 4 Privacy garden in a 900mm high planter to visually separate outside carpark from internal rooms. Planting to extend past the height of the windows.
- 5 Lift Entrance
- 6 Communal footpath - paving finish
- 7 Fire Stairs
- 8 1m wide gravel access path
- 9 Taller screen planting visually separating the car park from rooms.
- 10 Low height planting adjacent to the window line to allow solar access into the rooms.
- 11 1450mm wide x 1.2m high concrete block planter to the building facade in front of fire tanks
- 12 Fire tanks

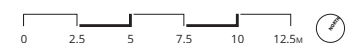
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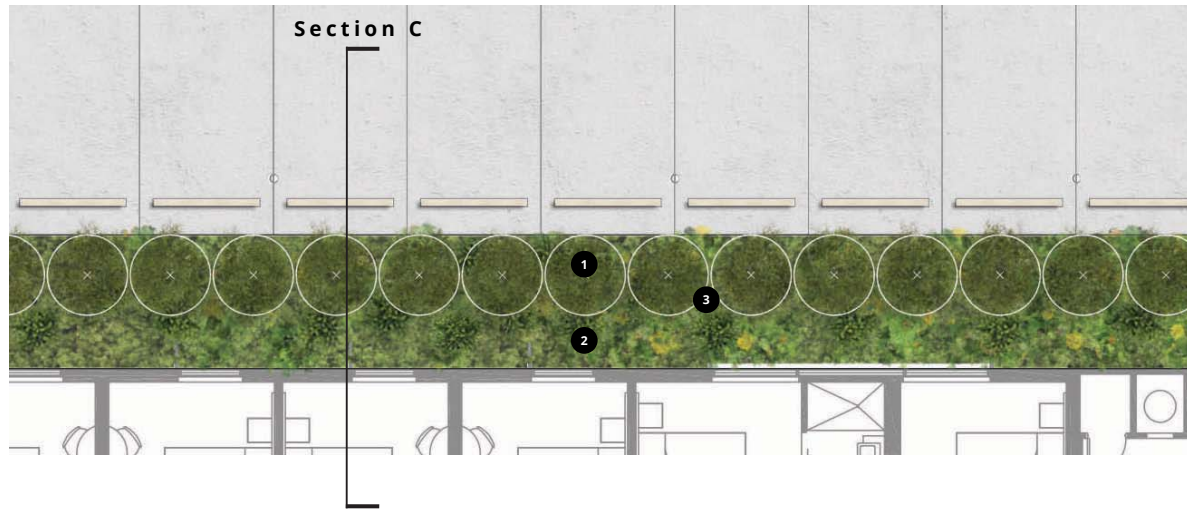


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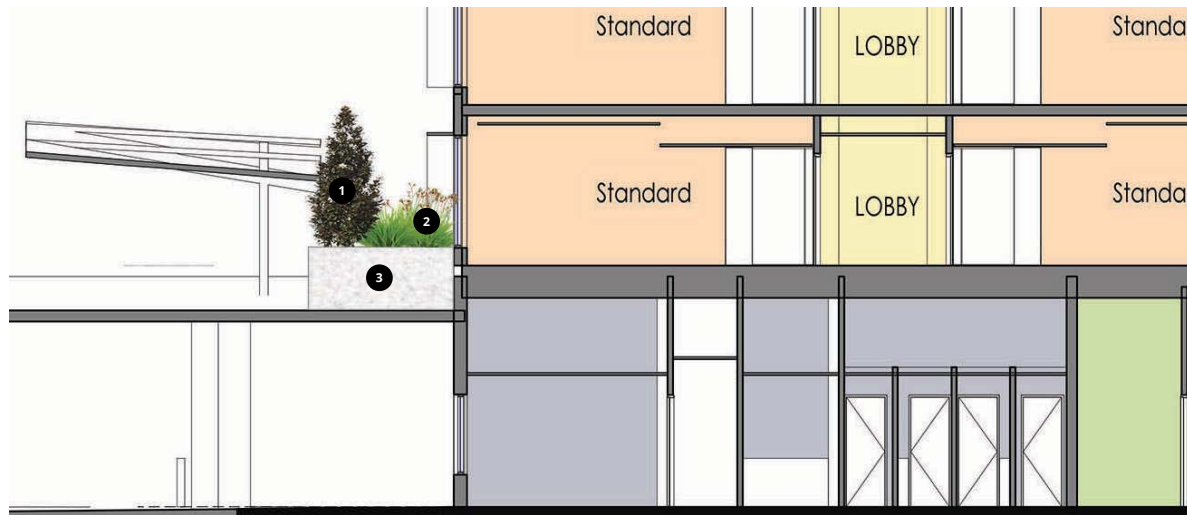


Landscape Concept Plan | Level 1 - Carpark Planter Detail

NOTE: All landscape drawings utilises architectural outputs as the base.



Carpark Planter Detail - Plan



Carpark Planter Detail - Section C

KEY

- 1 Taller screen planting visually separating the car park from rooms.
- 2 Low height planting adjacent to the window line to allow solar access into the rooms.
- 3 Privacy garden in a 900mm high planter to visually separate outside carpark from internal rooms. Planting to extend past the height of the windows.

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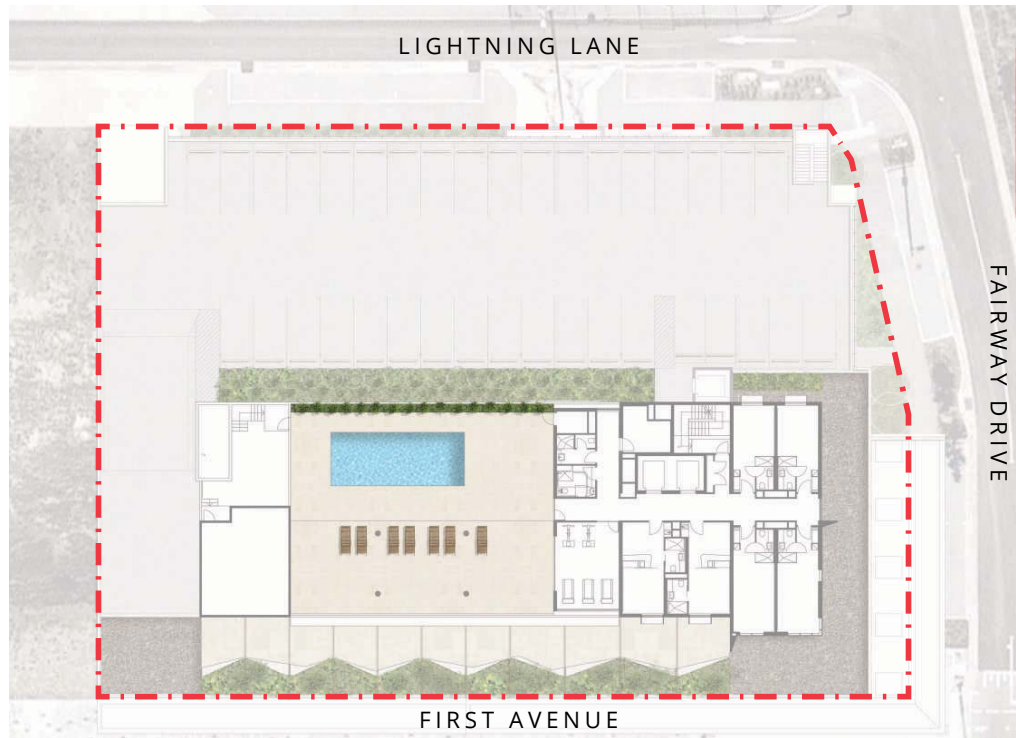
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Scale: 1:100@A3



Landscape Precedent Images | Roof/ Pool Level



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Roof Level Landscape Approach

The roof area boasts high end facilities for guests, including a large 'in ground' swimming pool which presents a strong visual statement. The landscape treatment aims to build on this look with species selection that will support a broad mix of 'resort style' sub-tropical planting.

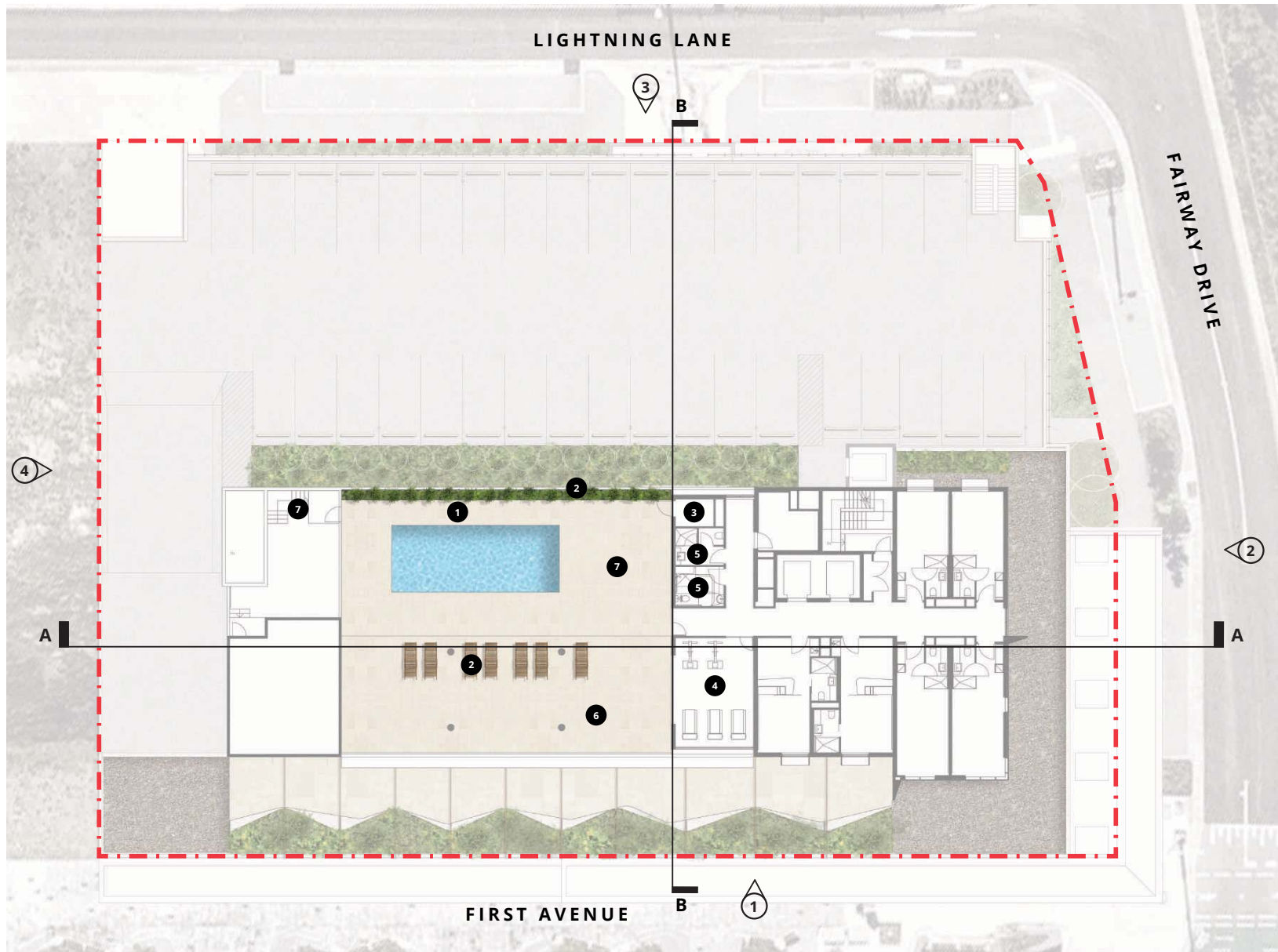
Planting areas provide separation from the edge of the building while also maintaining access to facility areas.

Indicative Precedent Images



Landscape Concept Plan | Roof Level

NOTE: All landscape drawings utilises architectural outputs as the base.



KEY

- 1 1.5m walkway around pool
- 2 Loose Lounge Chairs
- 3 Pool Store
- 4 Gymnasium
- 5 Changing facilities
- 6 Communal footpath - paving finish
- 7 Fire Stairs

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LEGEND

--- Property Boundary.

Scale: 1:250@A3



Landscape Concept | Northern Elevation - Elevation 1

NOTE: All landscape drawings utilises architectural outputs as the base.

NOTE: Clouds locate revision changes



KEY

- 1 Planting to frame main entry
- 2 Landscaping to define edge of dining area
- 3 Tree planting and shrubs to soften built elements
- 4 Trellis systems to wrap the carpark assists with softening while connecting the proposal to site with the growing landscape blurring the boundaries between ground and building
- 5 Landscape to define carpark entries
- 6 Planting to soften built form
- 7 Privacy garden in a 900mm high planter to visually separate outside carpark from internal rooms. Planting to extend past the height of the windows.

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LEGEND

--- Property Boundary.

Scale: 1:200@A3



Landscape Concept | Eastern Elevation - Elevation 2

NOTE: All landscape drawings utilises architectural outputs as the base.



KEY

- 1 Tree planting and shrubs to soften built elements
- 2 Trellis systems to wrap the carpark assists with softening while connecting the proposal to site with the growing landscape blurring the boundaries between ground and building
- 3 Shade sails to carpark
- 4 Planting to frame main entry
- 5 Landscaping to define edge of dining area
- 6 Privacy fence between courtyards

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LEGEND

--- Property Boundary.

Scale: 1:200@A3



Landscape Concept | Southern Elevation - Elevation 3

NOTE: All landscape drawings utilises architectural outputs as the base.



KEY

- 1 Formed angular planter (non-climbable) 1.2m high to edge of building provides an interesting aesthetic when viewed from above and a focal point from each terrace
- 2 Landscaping to define edge of dining area
- 3 Fire tank
- 4 1450mm wide x 1.2m high concrete block planter to the building facade in front of fire tanks

FAIRWAY DRIVE

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LEGEND

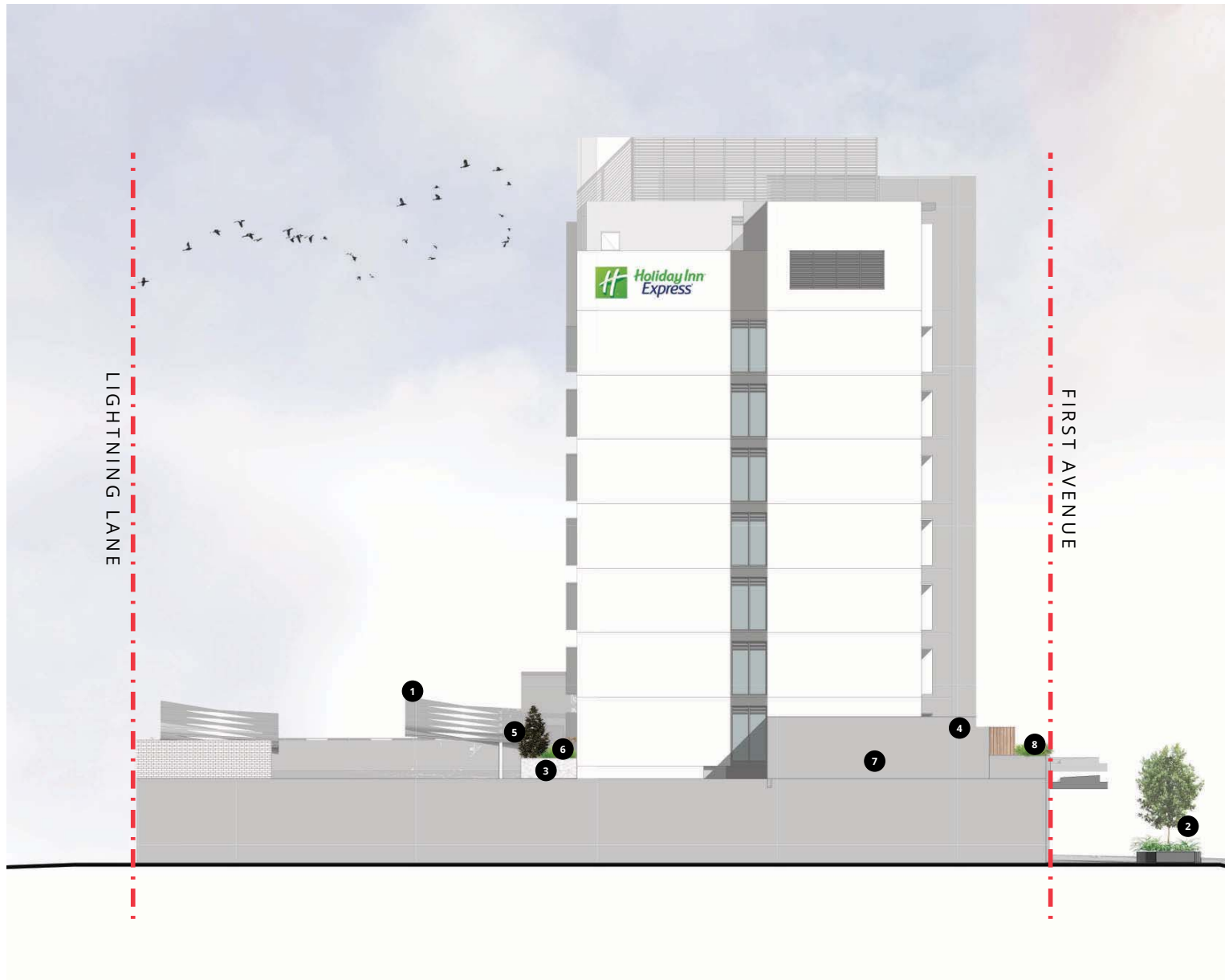
--- Property Boundary.

Scale: 1:200@A3



Landscape Concept | Western Elevation - Elevation 4

NOTE: All landscape drawings utilises architectural outputs as the base.



KEY

- 1 Shade sails to carpark
- 2 Existing street trees, landscape and seating to be retained
- 3 Privacy garden in a 900mm high planter to visually separate outside carpark from internal rooms. Planting to extend past the height of the windows.
- 4 Privacy fence between courtyards
- 5 Taller screen planting visually separating the car park from rooms.
- 6 Low height planting adjacent to the window line to allow solar access into the rooms.
- 7 Fire tanks
- 8 1450mm wide x 1.2m high concrete block planter to the building facade in front of fire tanks

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LEGEND

--- Property Boundary.

Scale: 1:200@A3



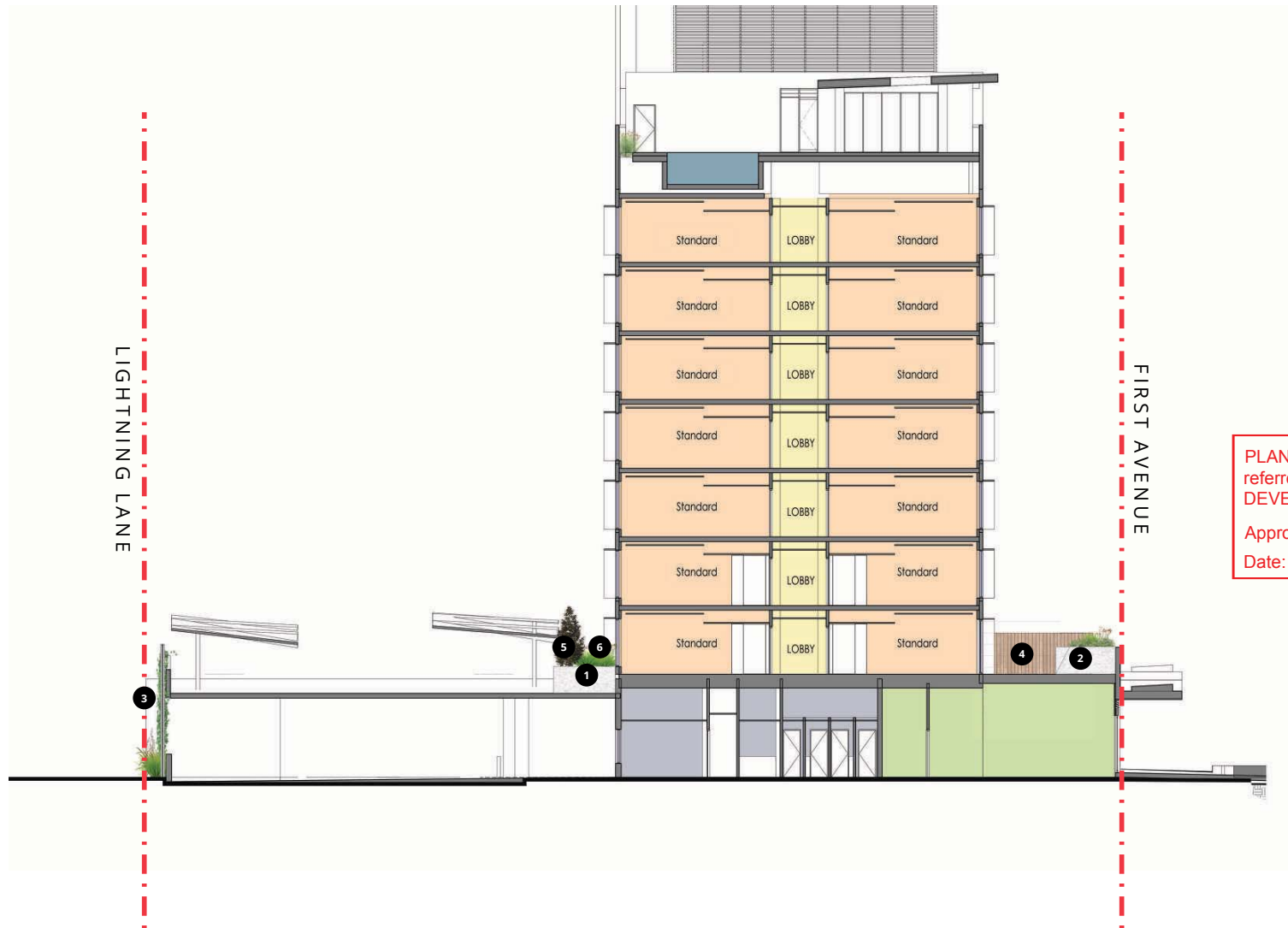
Landscape Concept | Cross Section - Section A

NOTE: All landscape drawings utilise architectural outputs as the base.



Landscape Concept | Cross Section - Section B

NOTE: All landscape drawings utilises architectural outputs as the base.



KEY

- 3 Privacy garden in a 900mm high planter to visually separate outside carpark from internal rooms. Planting to extend past the height of the windows.
- 2 Formed angular planter (non-climbable) 1.2m high to edge of building along First Avenue provides an interesting aesthetic when viewed from above and a focal point from each terrace
- 3 Trellis systems to wrap the carpark assists with softening while connecting the proposal to site with the growing landscape blurring the boundaries between ground and building
- 4 Privacy fence between courtyards
- 5 Taller screen planting visually separating the car park from rooms.
- 6 Low height planting adjacent to the window line to allow solar access into the rooms.

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LEGEND

--- Property Boundary.

Scale: 1:200@A3





Tristanopsis laurina 'Luscious'



Alcantarea imperialis 'Rubra'



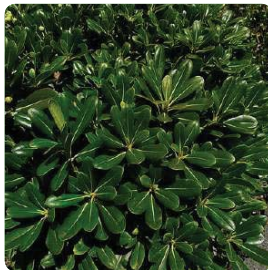
Carissa macrocarpa



Doryanthus excelsa



Phormium tenax 'Purpureum'



Pittosporum tobira 'Miss Muffet'



Zamia furfuracea



Anigozanthos 'Bush Ballad'



Banksia spinulosa



Carpobrotus rossii



Casuarina glauca 'Cousin It'



Lomandra longifolia 'Tanika'



Pennisetum alopecuroides



Poa labillardieri



Senecio mandraliscae



Pandorea jasminoides



Trachelospermum jasminoides

Plant Palette - Ground Level

Botanical Name	Common Name	Native/Exotic	Mature Height
Trees			
<i>Tristanopsis laurina</i> 'Luscious'	Kanooka Gum	Native	8m
Shrubs			
<i>Alcantarea imperialis</i> 'Rubra'	Giant Bromeliad	Exotic	0.7m
<i>Carissa macrocarpa</i>	Desert Star		
<i>Doryanthus excelsa</i>	Native Spear Lily		
<i>Phormium tenax</i> 'Purpureum'	New Zealand Flax Plant	Exotic	1.5m
<i>Pittosporum tobira</i> 'Miss Muffet'	Miss Muffet	Exotic	0.7
<i>Zamia furfuracea</i>	Cardboard Palm	Exotic	
Groundcovers			
<i>Anigozanthos</i> 'Bush Ballad'	Red Green Kangaroo Paw	Native	0.6m
<i>Banksia spinulosa</i>	Banksia 'Birthday Candles'	Native	0.5m
<i>Carpobrotus rossii</i>	Native Pig Face	Native	0.2m
<i>Casuarina glauca</i> 'Cousin It'	Casuarina 'Cousin It'	Native	varies
<i>Lomandra longifolia</i> 'Tanika'	Lomandra 'Tanika'	Native	0.6m
<i>Pennisetum alopecuroides</i>	Foxtail Fountain Grass	Native	0.7m
<i>Poa labillardieri</i>	Coast or Blue Tussock	Native	0.6m
<i>Senecio mandraliscae</i>	Chalk Stick Plant	Exotic	0.2m
Creepers / Trellis			
<i>Pandorea jasminoides</i>	Bower Vine	Native	
<i>Trachelospermum jasminoides</i>	Star Jasmine	Exotic	



Plant Palette | Level 1



Alcantarea imperialis 'Rubra'



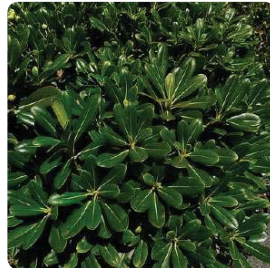
Carissa macrocarpa



Doryanthus excelsa



Phormium tenax 'Purpureum'



Pittosporum tobira 'Miss Muffet'



Zamia furfuracea



Anigozanthos 'Bush Ballad'



Banksia spinulosa



Carpobrotus rossii



Pennisetum alopecuroides



Poa labillardieri



Senecio mandraliscae



Magnolia grandiflora 'Little Gem'



Philodendron xanadu



Crinum pedunculatum

Plant Palette - Level 1			
Botanical Name	Common Name	Native/Exotic	Mature Height
Shrubs			
<i>Alcantarea imperialis</i> 'Rubra'	Giant Bromeliad	Exotic	0.7m
<i>Carissa macrocarpa</i>	Desert Star		
<i>Crinum pedunculatum</i>	Swamp Lily	Native	
<i>Doryanthus excelsa</i>	Native Spear Lily	Native	
<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem	Exotic	
<i>Philodendron xanadu</i>	Xanadu		
<i>Phormium tenax</i> 'Purpureum'	New Zealand Flax Plant	Exotic	1.5m
<i>Pittosporum tobira</i> 'Miss Muffet'	Miss Muffet	Exotic	0.7
<i>Zamia furfuracea</i>	Cardboard Palm	Exotic	
Groundcovers			
<i>Anigozanthos</i> 'Bush Ballad'	Red Green Kangaroo Paw	Native	0.6m
<i>Banksia spinulosa</i>	Banksia 'Birthday Candles'	Native	0.5m
<i>Carpobrotus rossii</i>	Native Pig Face	Native	0.2m
<i>Casuarina glauca</i> 'Cousin It'	Casuarina 'Cousin It'	Native	varies
<i>Lomandra longifolia</i> 'Tanika'	Lomandra 'Tanika'	Native	0.6m
<i>Pennisetum alopecuroides</i>	Foxtail Fountain Grass	Native	0.7m
<i>Poa labillardieri</i>	Coast or Blue Tussock	Native	0.6m
<i>Senecio mandraliscae</i>	Chalk Stick Plant	Exotic	0.2m

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Plant Palette | Level 1 - Courtyard



Alcantarea imperialis 'Rubra'



Alcantarea vinicolor sp.



Alocasia brisbanensis



Cordyline fruticosa 'Kiwi'



Cordyline petiolaris



Cordyline terminalis 'Ruby'



Cordyline stricta



Dichorisandra thyrsiflora



Aspidistra elatior



Grevillea 'Poorinda Royal Mantle'



Liriope muscari 'Just Right'



Peperomia obtusifolia



Viola hederacea

Plant Palette - Level 1 (Courtyard)

Botanical Name	Common Name	Native/Exotic	Mature Height
Shrubs			
<i>Alcantarea imperialis 'Rubra'</i>	Giant Bromeliad	Exotic	0.7m
<i>Alcantarea vinicolor sp.</i>	Bromeliad Hawaiian Red	Exotic	1m
<i>Alocasia brisbanensis</i>	Native Lily	Native	1.5m
<i>Cordyline fruticosa 'Kiwi'</i>	New Zealand Flax Plant	Exotic	1.5m
<i>Cordyline petiolaris</i>	Broad Leaf Palm Lily	Native	5m
<i>Cordyline terminalis 'Ruby'</i>	Cordyline Ruby	Exotic	2m
<i>Cordyline stricta</i>	Slender Palm Lily	Native	2m
<i>Dichorisandra thyrsiflora</i>	Blue Ginger	Native	1.5m
Groundcovers			
<i>Aspidistra elatior</i>	Cast Iron Plant	Exotic	1m
<i>Grevillea 'Poorinda Royal Mantle'</i>	Grevillea Royal Mantle	Native	varies
<i>Liriope muscari 'Just Right'</i>	Liriope Just Right	Exotic	0.4m
<i>Peperomia obtusifolia</i>	Baby Rubberplant	Exotic	0.3m
<i>Viola hederacea</i>	Native Violet	Native	0.15m



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Plant Palette | Roof / Pool Level



Alcantarea imperialis 'Rubra'



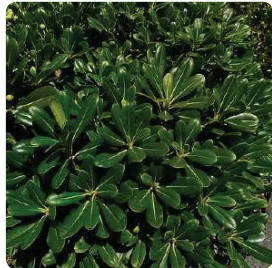
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Doryanthus excelsa



Phormium tenax 'Purpureum'



Pittosporum tobira 'Miss Muffet'



Zamia furfuracea



Anigozanthos 'Bush Ballad'



Banksia spinulosa



Carpobrotus rossii



Casuarina glauca 'Cousin It'



Lomandra longifolia 'Tanika'



Pennisetum alopecuroides



Poa labillardieri



Senecio mandraliscae

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Plant Palette - Roof/Pool Level			
Botanical Name	Common Name	Native/Exotic	Mature Height
Shrubs			
<i>Alcantarea imperialis 'Rubra'</i>	Giant Bromeliad	Exotic	0.7m
<i>Carissa macrocarpa</i>	Desert Star		
<i>Doryanthus excelsa</i>	Native Spear Lily		
<i>Phormium tenax 'Purpureum'</i>	New Zealand Flax Plant	Exotic	1.5m
<i>Pittosporum tobira 'Miss Muffet'</i>	Miss Muffet	Exotic	0.7
<i>Zamia furfuracea</i>	Cardboard Palm	Exotic	
Groundcovers			
<i>Anigozanthos 'Bush Ballad'</i>	Red Green Kangaroo Paw	Native	0.6m
<i>Banksia spinulosa</i>	Banksia 'Birthday Candles'	Native	0.5m
<i>Carpobrotus rossii</i>	Native Pig Face	Native	0.2m
<i>Casuarina glauca 'Cousin It'</i>	Casuarina 'Cousin It'	Native	varies
<i>Lomandra longifolia 'Tanika'</i>	Lomandra 'Tanika'	Native	0.6m
<i>Pennisetum alopecuroides</i>	Foxtail Fountain Grass	Native	0.7m
<i>Poa labillardieri</i>	Coast or Blue Tussock	Native	0.6m
<i>Senecio mandraliscae</i>	Chalk Stick Plant	Exotic	0.2m



General Specification Notes

1. GENERAL

Scope of works as shown on drawings. All garden areas to have minimum internal width of 600mm.

2. CULTIVATION

Subsoil is to be cultivated prior to spreading topsoil to a minimum depth of 150mm.

3. TOPSOIL

Standards: To AS 4419 'Soils for landscaping and garden use.' Priority is to be given to using existing site topsoil provided it meets or can be cost-effectively ameliorated to be the Australian Standard. If additional soil is required to meet the minimum depths, the imported topsoil is to meet the Australian Standard.

Minimum depths:

- To garden beds - 300mm
- To tree holes in deep planting areas - 1000mm deep over an area of 1500mm x 1500mm
- To tree holes and pits - 400mm or 1.5 x rootball depth - whichever is greater - over an area of twice the rootball diameter for trees supplied in pots or bags

4. MULCH

Standards: To AS4454 'Compost, soil conditioners and mulches'.

Mulch Type: Hoop Pine bark - 100mm deep

5. TREES

Minimum sizes:

Ground floor trees - min 45 liter stock

Trees adjacent to pathways, entries, parking areas and driveways shall be capable of attaining a 1.8m clear trunk height on maturity. Staking: All trees shall be staked.

All trees supplied are to comply with AS 2303 - Tree Stock for Landscape Use.

6. SHRUBS AND GROUNDCOVERS

Minimum sizes:

Shrubs - 200mm stock

Groundcovers - 140mm stock

Shrubs shall not exceed 1m height along street frontages, pathways and adjacent to open space areas.

Landscaping, planting and mounding shall not interfere with visibility along a pathway.

Planting densities and stock sizes are to ensure full coverage of mulched planting areas within 2 years.

7. PEDESTRIAN PAVEMENTS

All pedestrian pavements shall be stable and usable in all weathers.

All pedestrian surfaces shall have a classification of 'W' or 'V' to AS/ NZS 4586 'Slip Resistance classification of new pedestrian surface materials'.

8. IRRIGATION

All garden beds and planter boxes in common areas shall be irrigated by a reticulated irrigation system. Irrigation controllers shall be located in accessible areas.

Hose cocks shall be provided in each private landscape and recreation area.

The irrigation system is to be designed by a suitably qualified person accredited as a certified irrigation designer by the Irrigation Association of Australia, holding a diploma of Irrigation, or with equivalent experience.

9. DRAINAGE

All pavements and planted areas shall be adequately drained.

All garden beds and planter boxes shall be drained with subsurface drains connected to stormwater. Wherever possible surface run off shall be directed towards garden beds, or other permeable surfaces where water quality is conducive to plant growth. Landscaping uses appropriate materials to maintain the function of an overland flow path.

10. LIGHTING

Lighting shall be provided to entries, driveways, parking areas and pedestrian pathways.

Standards: To AS/NZS 1158 'Lighting for Roads and Public Spaces'.

11. ESTABLISHMENT AND DEFECTS LIABILITY

An establishment period of 12 weeks from the date of practical completion shall apply to landscape softworks (planting).

A defects liability period of 12 months from the date of practical completion shall apply to landscape hardworks.

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2019/1047

Date: 29th August 2019

