



Sunshine Coast City Hall

Maroochydore City Centre

Landscape Development Approval Report | Revision 02

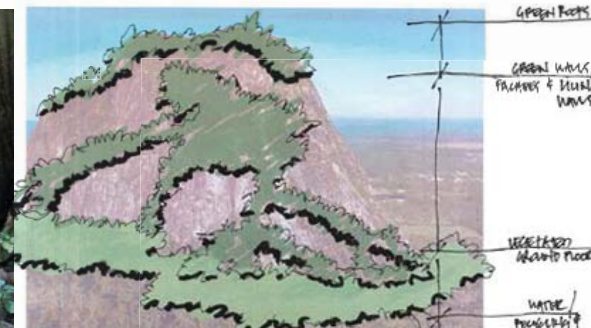
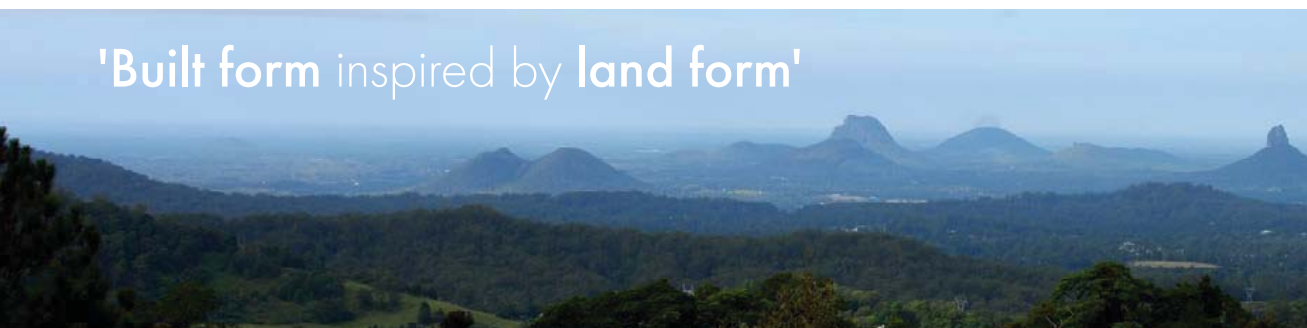
Prepared by Tract for the Sunshine Coast Regional Council | Project Urban

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1049
Date: 23 October 2019



'Built form inspired by land form'



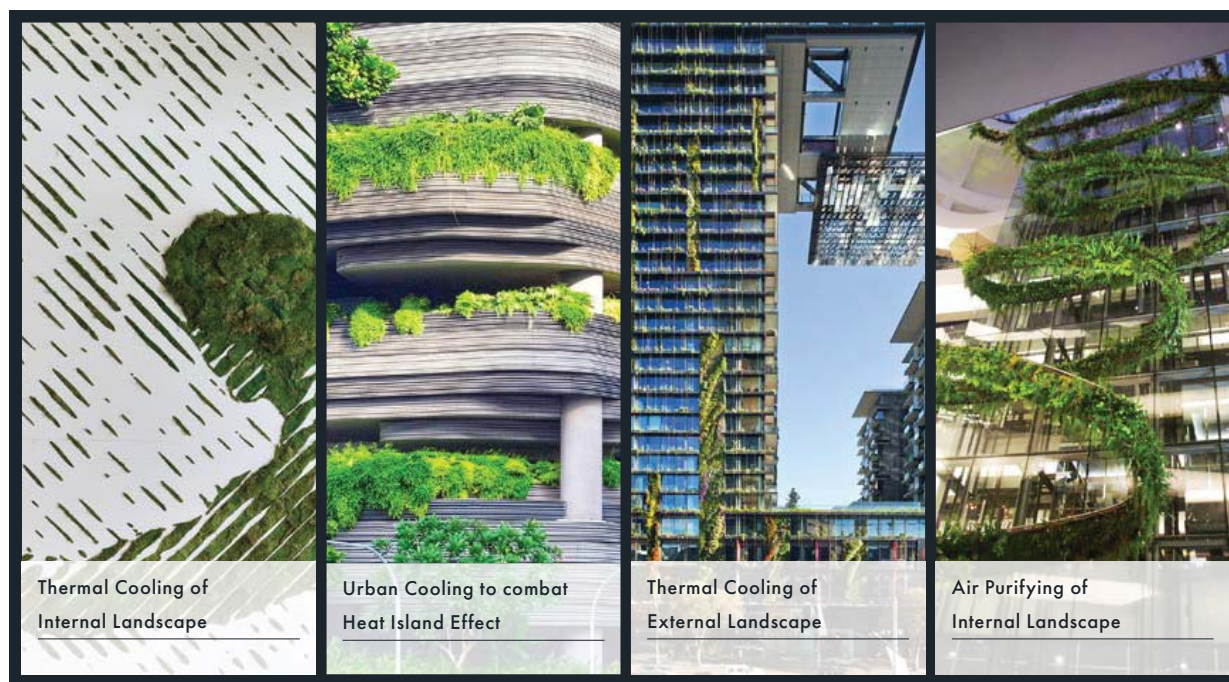
The Landscape intent for the Sunshine Coast City Hall (SCCH) draws upon the Sunshine Coast Council's vision to become **Australia's most sustainable region**, achieving aspirational values of Healthy, Smart & Creative. The landscape vision for the SCCH is further inspired by a desire to significantly represent the broader region; as well as celebrate the rich and diverse sub-tropical climate and embedded cultural past.

Evoked by the prominent and culturally-significant local landscape setting of the Glass House Mountains, the existing **Land Form inspires the Built Form**. The naturally occurring integration, orientation, micro-climates and unique location in which landscape naturally occurs, further informs our landscape response and expression to the built form.

These natural typologies also have climatic and beneficial qualities more relative to the urban context. Emerging practises and advances in technologies lend to provide landscape to benefit Thermal Cooling, Air Purifying capabilities, Stormwater Harvesting, Recycling and Reuse and employee satisfaction through Biophilic design principles and wellness.

Harnessing its direct relationship within the world class Maroochydore City Centre and proximity to the adjacent central Civic Plaza, the landscape throughout the Sunshine Coast City Hall harmoniously integrates with its context and the bespoke architectural form. This delivers a vibrant and diverse, sub-tropical landscape within an activated and urbanised public realm and a series of 'sky' terrace and gardens interspersed through the built form.

Although not resolved, and appreciating the complex, sensitive and vital incorporation of cultural heritage for this public development, it is anticipated that through a thorough and collaborative engagement process with traditional owners, a fully respectful expression of indigenous and local heritage will be revealed for all generations to experience.



Thermal Cooling of
Internal Landscape

Urban Cooling to combat
Heat Island Effect

Thermal Cooling of
External Landscape

Air Purifying of
Internal Landscape

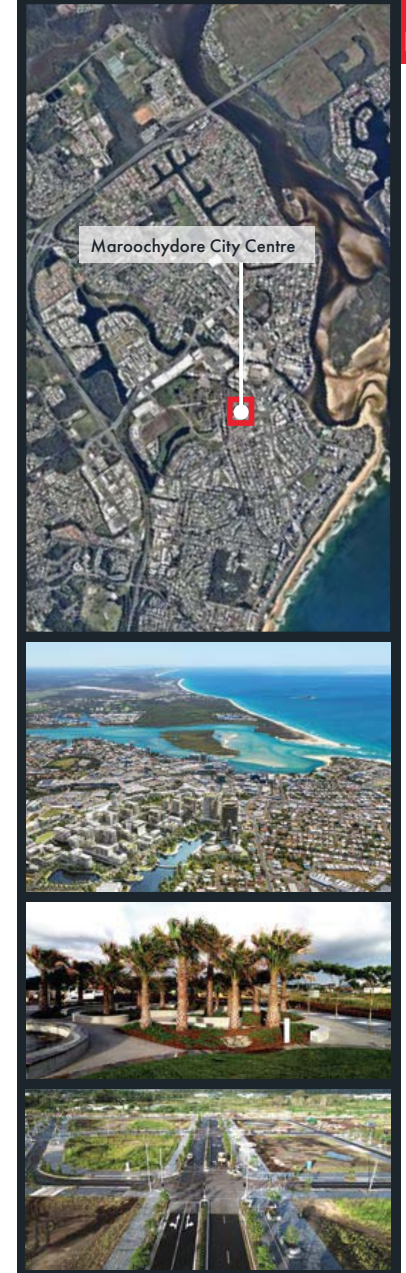
Legend

- Site Boundary
- ||||| Town Centre Boulevard
- Laneway
- Designated Bikeway
- Future Development Areas
- Future Light Rail (subject to further investigation)
- Primary Frontages
- Principal Centre (CBD) Zone
- Recreation and Open Space
- Proposed Landmark Buildings
- ↔ Key ground floor plaza/building entries (proposed)
- ⊙ Major Signalled Intersection



Note: Contextual Analysis is per Maroochydore City Centre Priority Development Area Precinct 3 (Core Business) Plan, 12 February 2018

Contextual Imagery



Tract

Legend

- Site Boundary
- ▬▬▬▬▬▬ Primary Circulation
- ~ Secondary Circulation
- ▬▬▬▬▬▬ Visual connection
- ↔ Desirable Breezes | Undesirable Winds
- ➡ Key sight line connection to Civic Park
- ⤴ Vertical Landscape Above

Sub-Tropical Landscape

- Landscape to:
- Reflect region landscapes
- Manage direct exposure to western sun
- Provide amenity and shade to external tenancy areas
- Create a cooling micro-climate
- Provide screening from undesirable winds

First Avenue Landscape

- Landscape to:
- Tie into existing Maroochydore City Centre streetscape works
- Provide amenity to pedestrian environment
- Define the City Hall precinct

Vertical Landscape - Landscape to:

- Soften vertical mass
- Create a sense of place/destination within the site
- Further link the City Hall to the Urban Plaza
- Reference local landscape characteristics
- Manage direct exposure to western sun

Transitional Landscape-

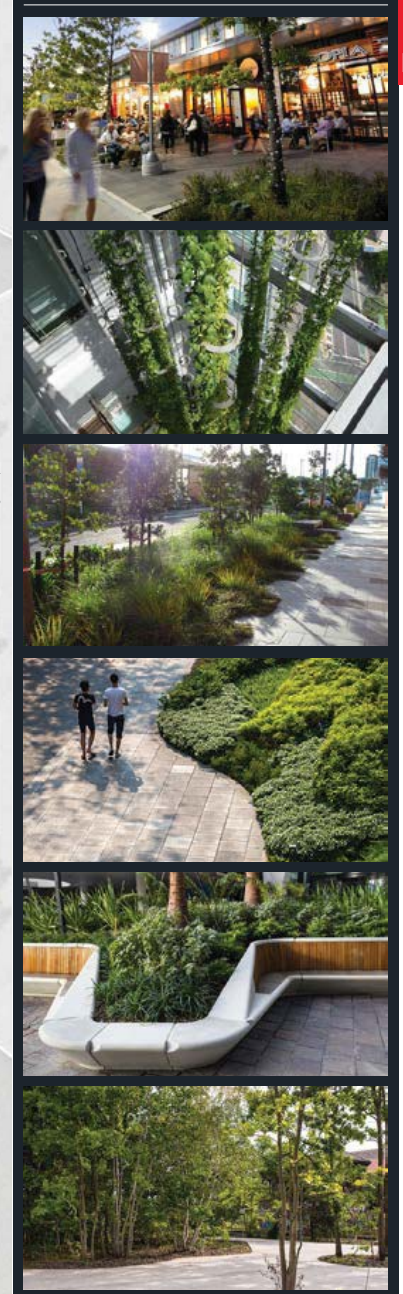
- Landscape to:
- Create ephemeral landscape setting for social interaction
- Provide shade and amenity
- Link to beyond surrounding MCC
- Promote subtropical living

Entry Node - Landscape to:

- Define the arrival threshold and permeability to the SCCH foyer
- Ground the SCCH precinct



Indicative Imagery



Ground Floor: Landscape

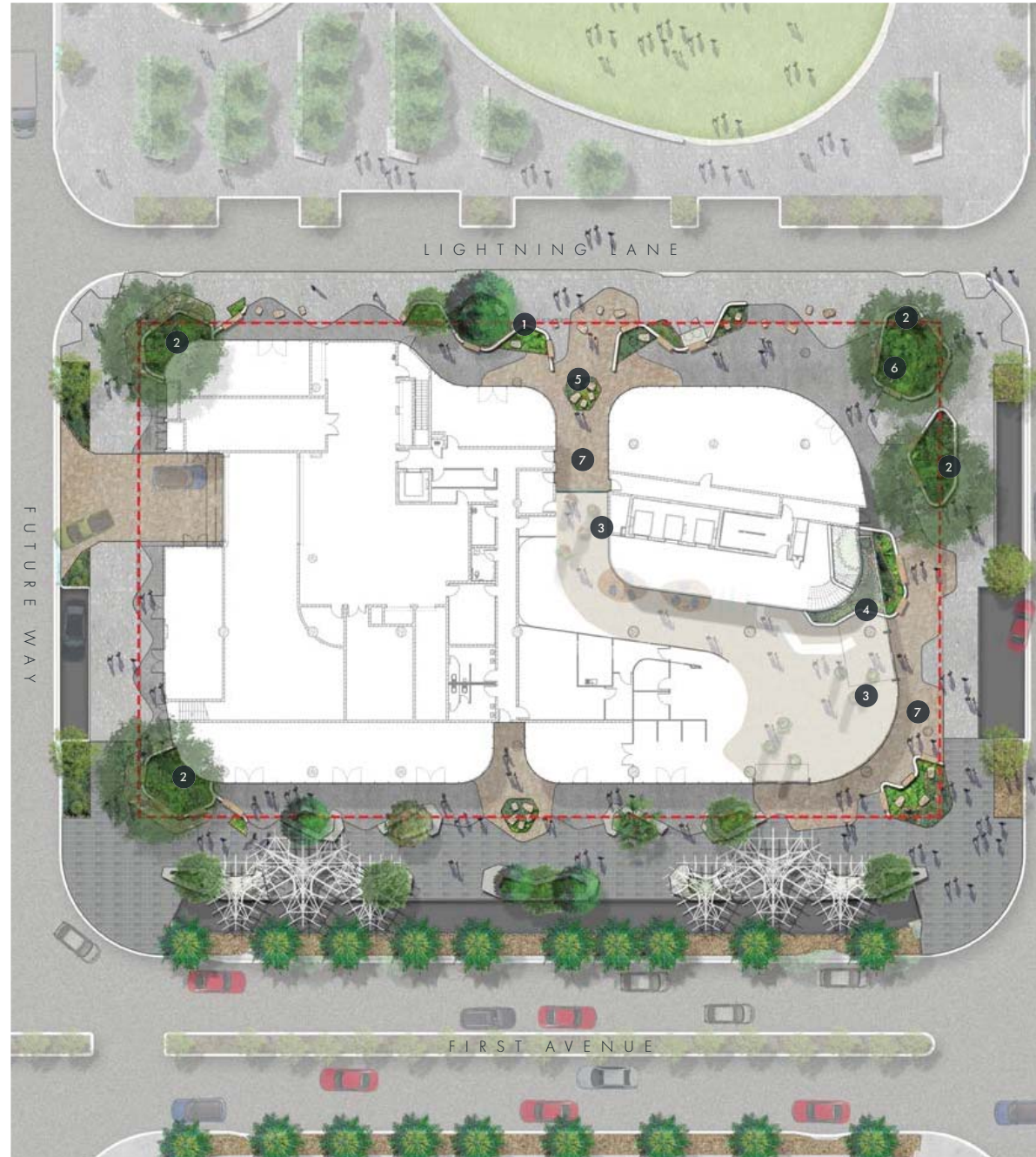
At Ground Floor, the landscape and urban design responds to the architectural form, and is inspired by the region's ecological characteristics and unique diversity and scale.

Sweeping, articulated and undulating retaining walls represent both the natural land form of the hinterland and the expressive, natural buttressed roots systems of the iconic ficus spp. located throughout the Sunshine Coast region. The meandering form of insitu concrete walls provide further opportunity to integrate and cater for a series of flexible external spaces and informal wayfinding. Wall arrangements act as outdoor extensions to the nominated ground floor tenants and as retaining structures to batter, reveal and showcase a colourful array of mass planting to reflect the regions landscape character.

The landscape and urban design within the ground plane responds to the existing and established Maroochydore City Centre streetscape works, bespoke urban furniture and surface treatments. To the main building entry (off the corner of First Avenue and South Sea Islander Way), an alternate pavement assists to define the arrival threshold and guide permeability to the SCCH foyer. Internal to the building a series of vegetated 'living' columns suspended within the foyer core at the main and secondary entry from Lightning Lane.

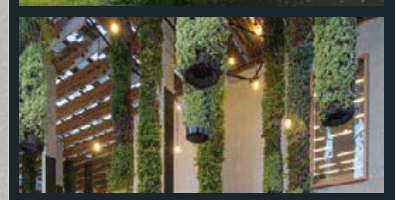
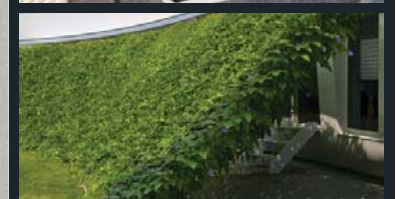
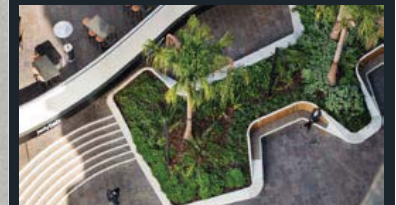
Large, broad-spreading ficus species in raised planters, anchor corners of the site to each of its extremities. These assist to 'ground' the built form, bring scale to the development foot print, provide amenity and shade and contribute to a comfortable, communal environment.

Featured groupings of locally sourced boulders and stone have been incorporated at building entries to highlight the geology of the region and have also been thoughtfully placed within areas of mass planting and as a security barrier at property interfaces.



Legend

- Site Boundary
- 1 Sweeping retaining walls to planter edge**
Insitu concrete walls of varying heights to allow for sufficient soil depths and amenity
- 2 Large canopy feature trees**
Ficus macrophylla planted in natural ground
- 3 Vegetated living columns**
Suspended within foyer core
- 4 Planter beds to building interior**
Podium planting in raised planter min. 600mm depth
- 5 Groupings of locally sourced stone**
Individual boulders placed strategically in garden beds and along site perimeters
- 6 Planting in natural ground**
Undulating to compliment and contrast retaining walls and provide sufficient soil depths to large feature trees
- 7 Arrival threshold pavement**
Alternate treatment to existing Maroochydore City Centre streetscape works



Ground Floor: Planting in Natural Ground

Notably, without any basement or built subsurface structure to contest with, the full extent of all landscape areas located at the ground floor are located within true deep planting locations, creating the optimal environment for landscape growth and performance.

In a similar way, the inclusion of articulated and undulating retaining walls provides the opportunity for additional and varying soil depths where required to support large canopy tree species.

By extending planting beds beyond the site boundary into Lightning Lane, a more cohesive integration with the landscape setting of the Urban Plaza is achieved.

Total Area of Landscape Areas (all levels):

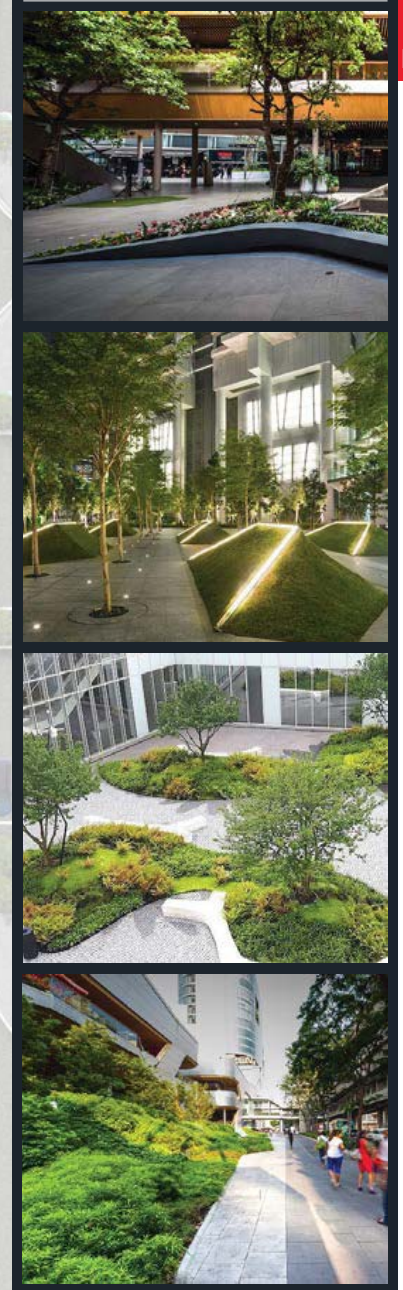
871.98m²

Legend

- Site Boundary
- Planting in Natural Ground



Indicative Imagery



Tract

Ground Floor: Planting at Ground Floor

719-0020-00-L-00-RP03_LandscapeDA 15.08.2019 Rev02 1:400 (A3)

0 2 4 6 8 10 20 (m)



06/16

Levels 1-2: Car Park Landscape

Podium landscape environments have been provided to the edges of the car park levels to assist in delivering a vertical landscape interface to the building edge and the internal car park. 1 x larger extent for feature tree/shrub species is included at the corner of Future Way and First Ave on levels 1 and 2. Supported in raised planters and architectural screens, the landscape has been selectively located to provide for a varying treatment of both cascading and mass planted landscape environments. Species selection will be determined based on the solar orientation and exposure, while an integrated irrigation system will ensure a lush edge interface and natural relationship to the corresponding ground floor. Surveillance between these levels and the ground floor below is maintained thorough a structured order of species types and characteristics to ensure positive activation and surveillance.

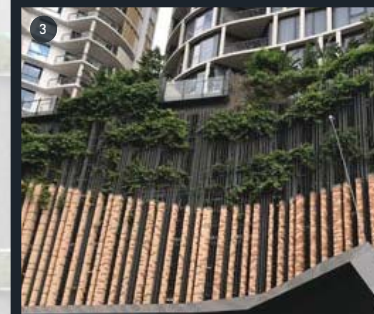
Legend

--- Site Boundary

- 1 Outdoor Terrace**
Surface treatment
Refer to Architectural Drawing
- 2 Cascading edge landscape to private terrace**
Podium planting in raised planter
min. 600mm depth
- 3 Climbing landscape to car park facade**
Podium planting in raised planter
min. 600mm depth
- 4 Shade tolerant podium planting supported by large feature shrubs**
Podium planting in raised planter
min. 1200mm depth for feature shrubs
max. 1500mm depth
- 5 Architectural horizontal banding**
Refer to Architectural Drawings



Indicative Imagery



The Sunshine Coast City Hall's maintenance intent is to deliver a highly-presentable, commercial and community use precinct. This considers easily accessible external landscape areas to ensure dead, non-recoverable and poor performing plant material can be freely removed. This is consistent across all levels of the development.

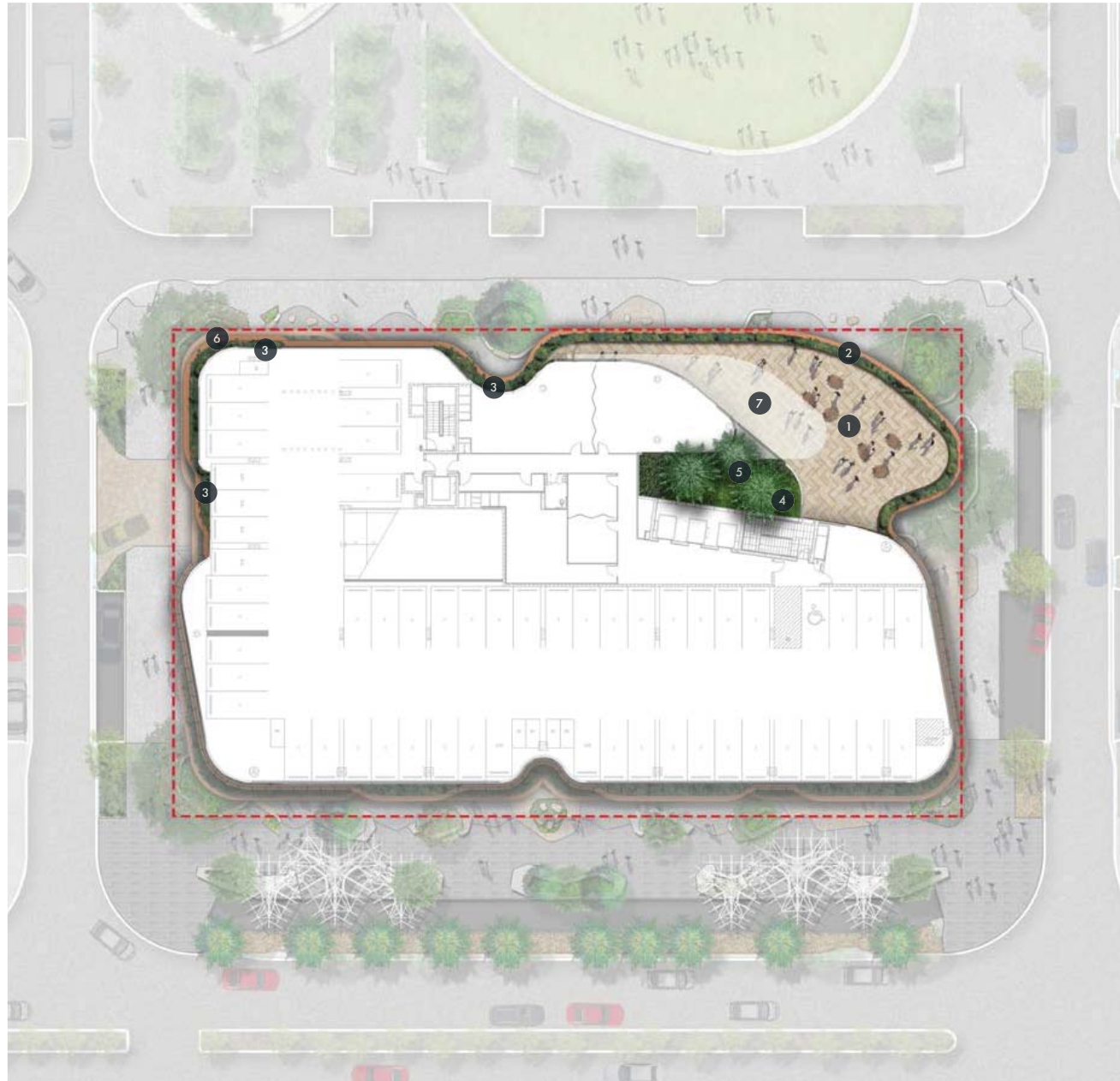
Level 3: Podium Landscape

The generous outdoor area and landscape within this sky garden terrace, reinforces expansive views and responds to the vision of being inspired by the Sunshine Coast's iconic mountain backdrop. Located centrally, a large landscape planter supports a series of tall, vertical trees and mass planting. This assists to showcase and emphasize the vertical scale of the built form, which frames this flexible, outdoor workplace environment. To the north-west and western edge of the sky garden space, a variety of cascading and climbing plant species create a hanging, vegetated edge and colourful, green facade treatments, which continue vertically up the entire extent of the facade.

Legend

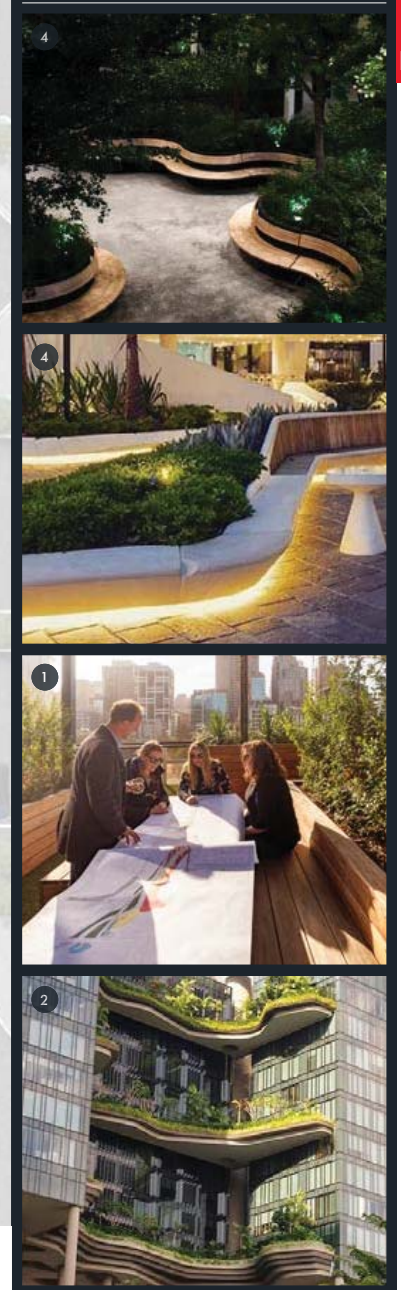
--- Site Boundary

- 1 Outdoor Terrace**
Surface treatment
Refer to Architectural Drawing
- 2 Cascading edge landscape to private terrace**
Podium planting in raised planter
min. 600mm depth
- 3 Climbing landscape to car park facade**
Podium planting in raised planter
min. 600mm depth
- 4 Feature Podium Planting**
Podium planting in raised planter with varying depths
min. 600mm depth
- 5 Tall, columnar feature trees clustered together to obtain visual amenity from the street below**
Podium planting in raised planter with varying depths
min. 1200mm depth
max. 1500mm depth
- 6 Architectural horizontal banding**
Refer to Architectural Drawings
- 7 Architectural awning overhang**
Refer to Architectural Drawings



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Indicative Imagery



Levels 4: Podium Landscape

The sky terraces to the north and the south of the building on level 4 provide a lush and natural respite for workplace flexibility; taking advantage of our sub-tropical climate and conditions. The appeal to provide an integrated, healthy, wellness-focused balance for safe and active use has been paramount to the design of the terrace spaces. These have been arranged to allow for ease of access to views of the adjacent urban plaza and key expansive vistas beyond. Located centrally and to the western edge of the building core, densely planted podium planters provide the opportunity for a vertical 'green facade' to the built form and outdoor sky terraces alike. The combination of shade trees, mass planting and cascading species, support all outdoor terrace use, comfort and connections to the overall vision.

Legend

--- Site Boundary

- 1 Outdoor Terrace**
Hardscape treatment
Refer to Architectural Drawing
- 2 Cascading edge landscape to private terrace**
Podium planting in raised planter
min. 600mm depth
- 3 Climbing landscape to architectural trellis system**
Podium planting in raised planter
min. 600mm depth
- 4 Feature Podium Planting**
Podium planting in raised planter with varying depths
min. 600mm depth
- 5 Feature trees to compliment scale of building**
Podium planting in raised planter with varying depths
min. 1200mm depth
max. 1500mm depth
- 6 Architectural horizontal banding**
Refer to Architectural Drawings
- 7 Architectural awning overhang**
Refer to Architectural Drawings



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Indicative Imagery



Level 4: Podium Landscape

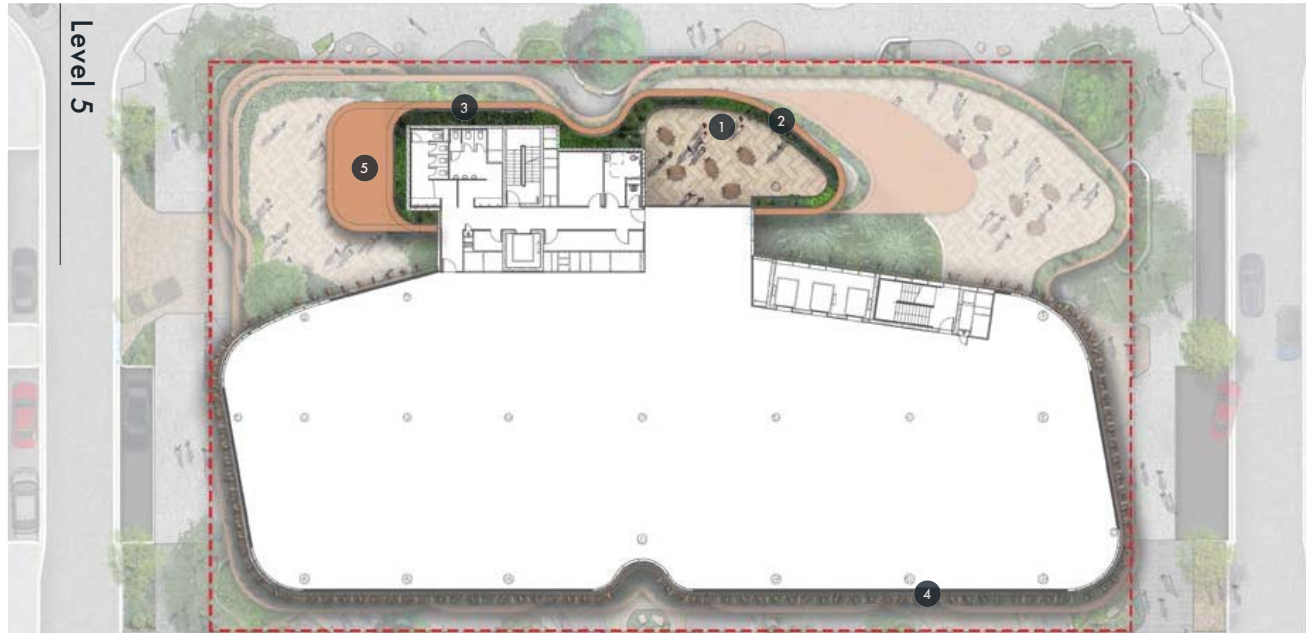
Levels 5-6: Podium

Landscape (Typical)

The level 5 & 6 sky terraces, are again characterised by two contrasting conditions. To the North facing courtyards, slimline planters continue the cascading treatment to building edges, maintaining the harmonious integration of landscape with architectural form. The location of these planters also eliminate the requirement for pervasive balustrade treatments, allowing tenants of the building to enjoy uninhibited, natural views to the Urban Plaza. To contrast this, the Western podium environment, serves the primary role of sustaining the vertical facade landscape to grow, intertwined and laced within an architectural trellis system. This assists to deliver principle of biophilic inclusion whereby naturally shaded external spaces also provide an element internal cooling to the building interior.

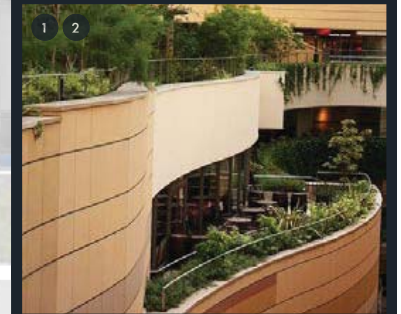
Legend

- Site Boundary
- 1 **Outdoor Terrace**
Hardscape treatment
Refer to Architectural Drawing
- 2 **Cascading edge landscape to private terrace**
Podium planting in raised planter
min. 600mm depth
- 3 **Climbing landscape to architectural trellis system**
Podium planting in raised planter
min. 600mm depth
- 4 **Architectural vertical fins**
Refer to Architectural Drawings
- 5 **Architectural awning**
Refer to Architectural Drawings



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Indicative Imagery



Levels 7-8: Podium

Landscape (Typical)

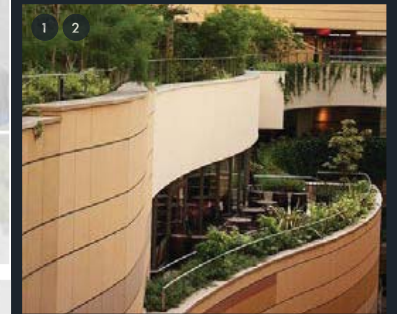
The level 7 & 8 sky terraces, are again characterised by two contrasting conditions. To the North facing courtyards, slimline planters continue the cascading treatment to building edges, maintaining the harmonious integration of landscape with architectural form. The location of these planters also eliminate the requirement for pervasive balustrade treatments, allowing tenants of the building to enjoy uninhibited, natural views to the Urban Plaza. To contrast this, the Western podium environment, serves the primary role of sustaining the vertical facade landscape to grow, intertwined and laced within an architectural trellis system. This assists to deliver principle of biophilic inclusion whereby naturally shaded external spaces also provide an element internal cooling to the building interior.

Legend

- Site Boundary
- 1 **Outdoor Terrace**
Hardscape treatment
Refer to Architectural Drawing
- 2 **Cascading edge landscape to private terrace**
Podium planting in raised planter
min. 600mm depth
- 3 **Climbing landscape to architectural trellis system**
Podium planting in raised planter
min. 600mm depth
- 4 **Architectural vertical fins**
Refer to Architectural Drawings
- 5 **Architectural awning**
Refer to Architectural Drawings



Indicative Imagery



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Levels 9: Rooftop Landscape

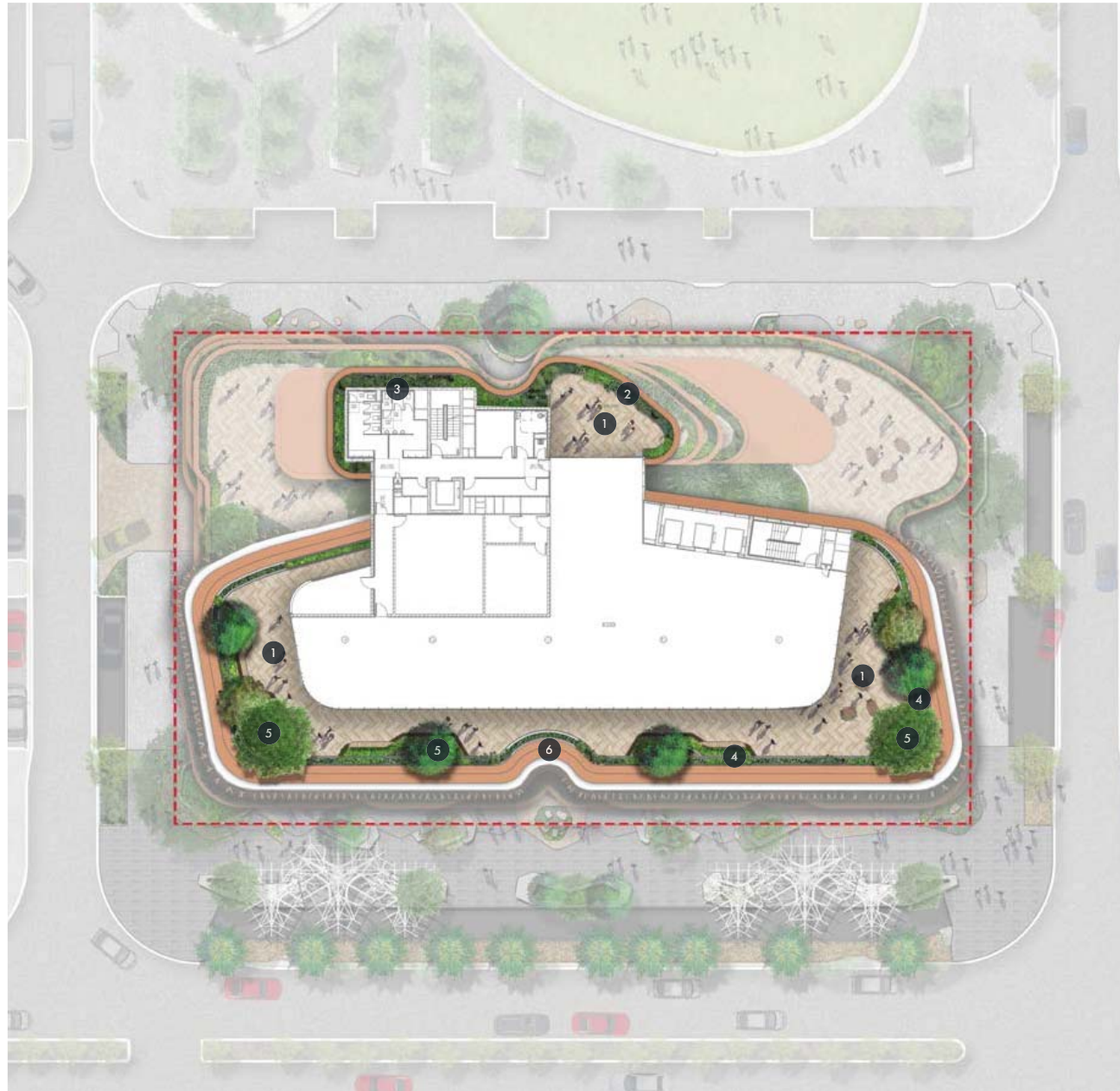
At the Roof top level, this functional space is purely complimented by the vast and extensive views beyond the immediate site location.

Landscape treatments provide a seamless transition between inside and outside, providing landscape podiums a breaks to the building edge as a 'sky garden' which encourage interaction at the edge and highlight key view sheds beyond. Landscape treatments compliment flexible outdoor use to reveal a functional outdoor space as a place retreat and gathering, while also providing safe separation to the edge of the building. Landscape species provide shade, colour and texture to showcase the sub-tropical palette of the Sunshine Coast.

Cascading species at the immediate edge continue the draped, vegetated building edge.

Legend

- Site Boundary
- 1 Outdoor Terrace**
Hardscape treatment
Refer to Architectural Drawing
- 2 Cascading edge landscape to private terrace**
Podium planting in raised planter
min. 600mm depth
- 3 Climbing landscape to architectural trellis system**
Podium planting in raised planter
min. 600mm depth
- 4 Feature Podium Planting**
Podium planting in raised planter with varying depths
min. 600mm depth
- 5 Feature trees**
Podium planting in raised planter with varying depths
min. 1200mm depth
max. 1500mm depth
- 6 Architectural horizontal banding encasing the private rooftop**
Refer to Architectural Drawings



The Sunshine Coast City Hall's maintenance intent is to deliver a highly-presentable, commercial and community use precinct. This considers easily accessible external landscape areas to ensure dead, non-recoverable and poor performing plant material can be freely removed. This is consistent across all levels of the development.

Indicative Imagery



Planting Schedule General



This species selection represents and highlights a diverse series of plant communities typically found in the Sunshine Coast region.
Plant schedule reflects indicative species only. Species may alter through concept development.

*Species selected from Sunshine Coast Open Space Landscape Infrastructure Manual, 2018

Botanic Name	Common Name	Height	Spread
Trees			
<i>Agathis robusta</i> *	Kauri Pine	25m	6m
<i>Araucaria heterophylla</i> *	Norfolk Island Pine	40m	20m
<i>Banksia integrifolia</i> *	Coastal Banksia	10-18m	3-8m
<i>Calophyllum inophyllum</i> *	Beauty Leaf	8-20m	9-12m
<i>Cupaniopsis anacardioides</i> *	Tuckeroo	8-12m	5-10m
<i>Ficus macrophylla</i> *	Mortem Bay Fig	30m	10-20m
<i>Hibiscus tiliaceus</i> *	Cottonwood Tree	4-1m	3-10m
<i>Pandanus tectorius</i> *	Beach Screw Pine	4-8m	5-8m
Shrubs			
<i>Acacia sophorae</i> *	Coastal Wattle	2-2.5m	2-3m
<i>Alpinea zerumbet</i>	Shell Ginger	2-3m	2m
<i>Clivia miniata</i> *	Kaffir Lily	0.5-1m	0.6m
<i>Cordyline spp.</i> *	Cordyline	1-2m	0.5w
<i>Crinum pedunculatum</i> *	River Lily	1-1.5m	1-1.5m
<i>Rhapis excelsa</i>	Lady Palm	1-3m	1-3m
<i>Sannantha tozerensis</i> *	Mount Tozer Backea	1-2m	1-2m
<i>Tibouchina heteromalla 'Jazzie'</i> *	Dwarf Tabouchina	1.5-2m	1m
<i>Zamia furfuracea</i>	Cardboard Palm	1m	1-2m
Groundcovers			
<i>Banksia spinulosa 'Dwarf'</i> *	Dwarf Banksia	0.5m	1.5m
<i>Carpobrotus glaucescens</i> *	Pig Face	0.2m	2m
<i>Chrysocephalum apiculatum</i> *	Yellow Buttons	0.4-0.6m	1m
<i>Convolvulus sabatius</i> *	Ground Morning Glory	0.3m	0.8m
<i>Dianella brevipedunculata</i> *	Blue Flax Lily	0.5m	0.5m
<i>Ipomoea pes-caprae</i> *	Goat's Foot Morning Glory	0.2m	3-5m
<i>Liriope muscari</i> *	Lilyturf	0.4m	0.4m
<i>Lomandra longifolia 'Tanika'</i> *	Mat Rush	0.5-0.7m	0.5-0.7m
<i>Myoporum spp.</i> *	Coastal Boobialla	0.2-0.5m	1.5-2m
<i>Philodendron xanadu</i> *	Xanadu	0.6m	0.6m
<i>Pratia pendunculata</i> *	Matted Pratia	0.1m	0.5-2m
<i>Xerochrysium braceatum</i> *	Everlasting Daisy	0.2-1m	0.6-1m
<i>Zephyranthes candida</i>	Rain Lily	0.2m	0.3m
<i>Zoysia tenuifolia</i> *	No Mow Grass	0.1m	0.4m

Planting Schedule Facades & Foyer



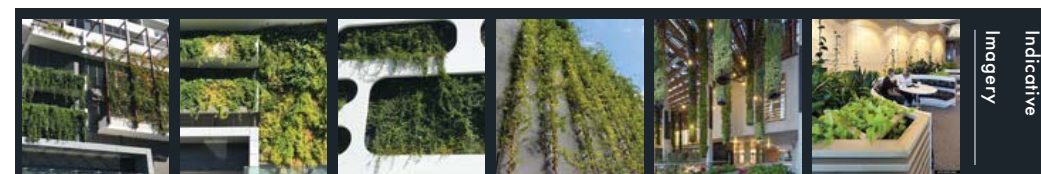
This species selection represents and highlights a diverse series of plant communities typically found in the Sunshine Coast region. Internal species have been selected based upon anticipated lux levels and fire retardant qualities. Further detailed design, lux measurements and calculations are to be provided at Operational Works, together with specialist advice and reporting to the support the successful integration of internal planting. Plant schedule reflects indicative species only. Species may alter through concept development.

*Species selected from Sunshine Coast Open Space Landscape Infrastructure Manual, 2018

Botanic Name	Common Name	Orientation	Features
Climbing Species			
<i>Aphanopetalum resinum</i> *	Gum Vine	South & East	Flowering, Small Leafed
<i>Callerya megasperma</i> *	Naive Wisteria	North West	Ornamental, Flowering
<i>Cissus antarctica</i> *	Kangaroo Vine	North, South & East	Vigorous, Dense Foliage
<i>Clematis aristata</i> *	Traveller's Joy	South & East	Vigorous, Flowering
<i>Epipremnum aureum</i>	Pothos Vine, Devil's Ivy	South & East	Vigorous, Ornamental, Large Leafed
<i>Ficus pumila</i>	Creeping Fig	North & North West, East	Vigorous growing, Small Leafed
<i>Kennedya nigricans</i>	Black Coral Pea	North & North West	Vigorous, Coastal
<i>Mandevilla 'White Fantasy'</i>	White Fantasy	North, South, East & West	Vigorous, Ornamental, Flowering, Small Leafed
<i>Monstera spp.</i>	Swiss Cheese Plant	North & North West	Large Signature Leaves
<i>Pandorea jasminoides</i> *	Bower of Beauty Vine	North & North West, East	Vigorous, Ornamental, Flowering, Small Leafed
<i>Pandorea pandorana 'Snow Bells'</i> *	Wonga Wonga Vine	North & North West, East	Vigorous, Ornamental, Flowering, Small Leafed
<i>Pyrostegia venusta</i>	Flame Vine	North & North West	Vigorous, Ornamental, Flowering, Small Leafed
<i>Trachelospermum jasminoides</i> *	Star Jasmine	North & North West	Vigorous, Fragrant, Flowering, Small Leafed

Cascading Species			
<i>Casuarina glauca 'Cousin It'</i> *	Cousin it	North & North West	Needle-Like Foliage, Dense Foliage
<i>Eustrephus latifolius</i>	Wombat Berry	East	Decorative Fruit, Bird Attracting
<i>Grevillea 'Royal Mantle'</i>	Grevillea	North West	Dense ground cover. Can be grafted weeping
<i>Pyrostegia venusta</i>	Flame Vine	North & North West	Vigorous, Ornamental, Flowering, Small Leafed
<i>Tecomanthe hillii</i> *	Fraser Island Creeper	North, North West & East	Ornamental, Flowering, Near Threatened Spp.

Botanic Name	Common Name	Height	Spread
Foyer (Internal Landscape)			
<i>Anthurium andraeanum</i>	Flamingo Lily	0.6m	0.4m
<i>Aspidistra elatior</i>	Cast Iron Plant	0.6m	0.5m
<i>Bromeliad spp.</i>	Bromeliads	0.5-1m	0.5-1m
<i>Cyathea cooperi</i> *	Tree Fern	5-10m	5-8m
<i>Ficus lyrata</i>	Fiddle Leaf Fig	1.2m	1m
<i>Philodendron tatei</i> subsp. <i>melanochlorum 'Congo'</i>	Philodendron Congo	1.5m	1m



Indicative Imagery

Hardscape Palette

Pavement



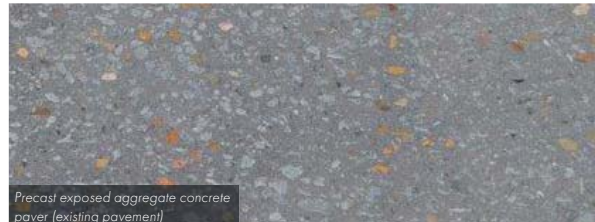
Feature Nodal Treatment: Local Stone



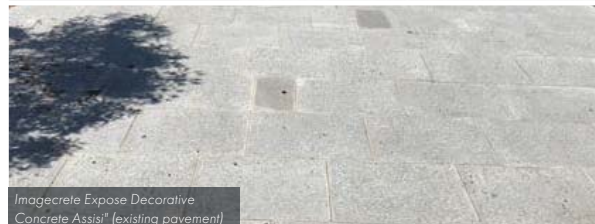
Feature Paving Treatment: Decorative Unit Pavers



Precast exposed aggregate concrete paver (existing pavement)



Precast exposed aggregate concrete paver (existing pavement)



Imagecrete Expose Decorative Concrete Assist (existing pavement)

Interpretive Art



Art inlays in pavement of cultural history



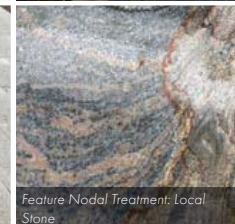
Integration of high quality finishes and details



Art inlays in pavement of cultural history



Integration of local and contextual materials



Feature Nodal Treatment: Local Stone

Furniture



First Avenue Custom Seating (existing)



Urban Plaza Custom Seating (existing)



Urban Plaza Granite seating wall (existing)



Urban Plaza concrete seating/raised planter

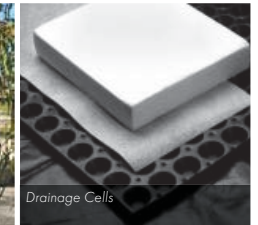


Maroochydore City Centre Streetscape Context (Existing)

Planters



Numbucca Decorative Pebble 12mm



Drainage Cells

The site seeks to deliver a materials palette that is distinctively reflective of the Sunshine Coast, while grounding the SCCH within the new Maroochydore City Centre context.

The ground floor public realm and landscape will incorporate a high quality, robust materials palette and support the sub-tropical location and local identity of the project.

The landscape approach strives to use local materials wherever possible; whilst prioritising a cohesive integration into the local context of the City Centre.

Brisbane

Level 2, 127 Creek Street, Brisbane

QLD, Australia 4000

(07) 3002 6400

brisbane@tract.net.au