

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2020/1121  
Date: 16 December 2020



Landscape Architecture  
Urban Design  
Furniture Design  
Urban Art Curation

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Landscape Concept Package

Client  
Habitat Development Group

Project Number  
2020036

Project  
The Corso, Maroochydore

Date  
16.11.2020

Issue  
D

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## Document Control

Issue	Date	Description	Drawn	Checked
P1	12.05.2020	PRELIMINARY	RM & JB	JB
A	15.05.2020	DA	RM & JB	JB
B	09.11.2020	DRAFT	RM	JB
C	16.11.2020	EDQ	RM	JB
D	16.11.2020	EDQ	RM	JB



## 1. Site Context







## 1.1 The Site and Existing Character

Positioned in the heart of the future CBD, The Corso is set to take in the best of everything Maroochydore has to offer.

Situated along the main canal residents will have the ability to walk throughout the CBD with ease. In addition to this, the close proximity to main arterial roads, allows residents to travel

Stage 1 has vast scenic views, expanding over the proposed CBD canals and through to Buderim.

Stage 2 is nestled along South Sea Islander Way, with views back over Maroochydore and Cotton Tree, out to the Pacific Ocean.

### 1. Site Context

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## 2. Design Approach





## 2.1 Design Drivers



### urban character

The design will compliment its CBD locality, whilst also blending in with the local typologies of the greater Sunshine Coast. An urban pallet of materials mixed in with the native coastal planting species, will characterise the building design and add a layer of depth at ground level.



### proven technologies

The design shall incorporate podium garden technologies to ensure the success and vitality of podium elements within the building. Shallow soil profiles, appropriate species selection, waterproofing and vegetation monitoring will be designed into the project from the beginning.



### contemporary finish

The design shall incorporate a coastal vernacular and will utilise as many "as found" and durable finishes as possible to stand up to the harsh salt air. These finishes shall consist of hardwood timber (with a high oil content that will be allowed to grey off over time), as well as stone and tiled 'resort' style pool.



## 2. Design Approach

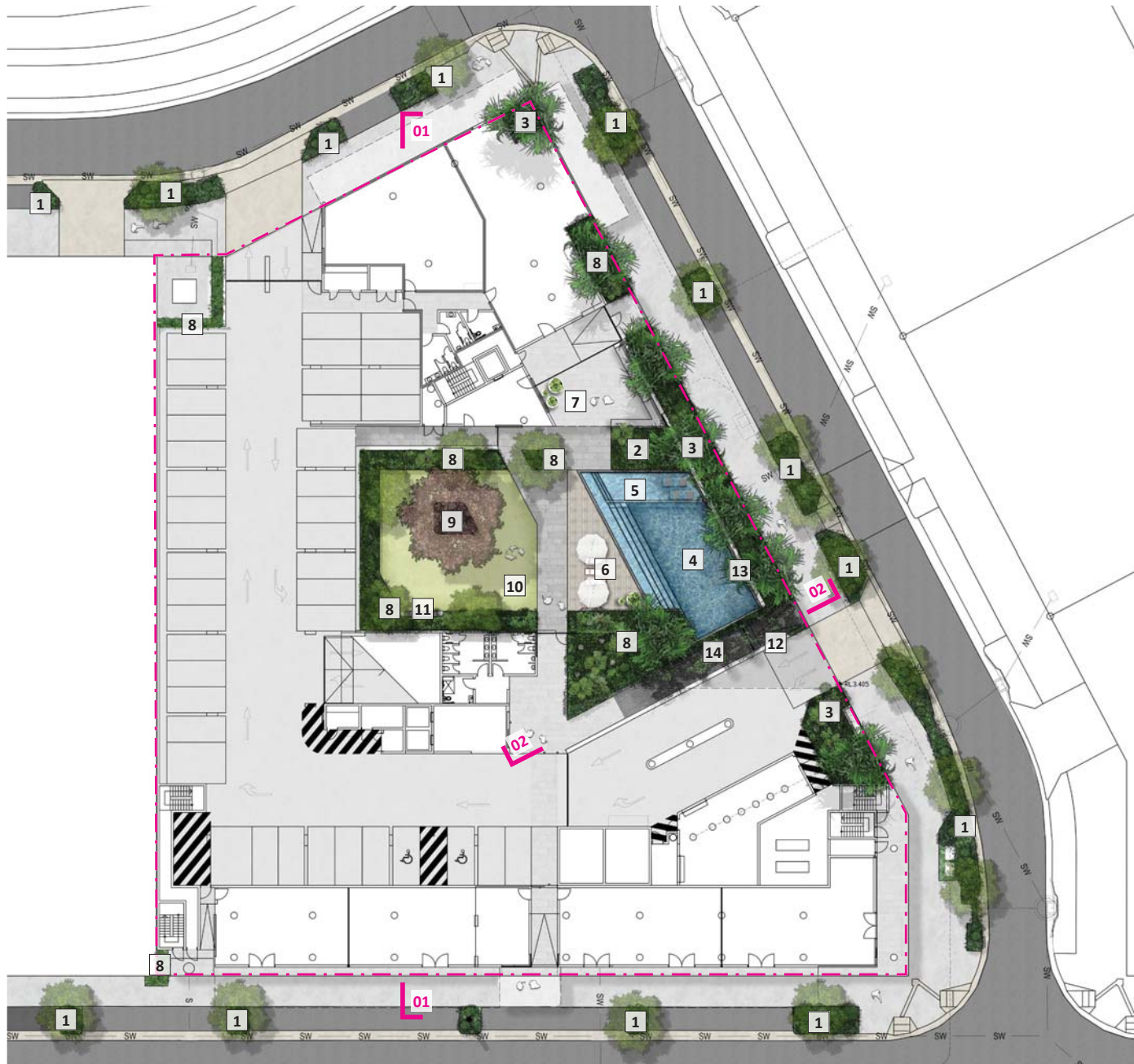
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### 3. Landscape Concept



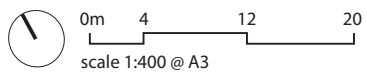


### 3.1 Ground Floor Plan

#### Legend

1. Existing street tree and groundcover planting
2. Bio retention basin planting
3. Tree and groundcover planting to site boundary
4. Deep water pool
5. Wading pool with submerged lounge chairs
6. Pool deck
7. Covered outdoor recreation area
8. Deep planting areas
9. Large feature tree in garden bed
10. Open artificial turf area
11. Timber seating
12. Stone feature entry wall with wall climbing plants
13. Stone boundary wall
14. Timber arbour with climbing plants

--- Property boundary



### 3. Landscape Concept

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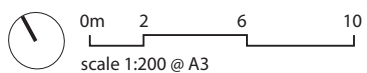


## 3.2 Ground Floor Detail Plan

### Legend

1. Existing street tree and groundcover planting
2. Bio retention basin planting
3. Tree and groundcover planting to site boundary
4. Deep water pool
5. Wading pool with submerged lounge chairs
6. Pool deck
7. Covered outdoor recreation area
8. Deep planting areas
9. Large feature tree in garden bed
10. Open artificial turf area
11. Timber seating
12. Stone feature entry wall with wall climbing plants
13. Stone boundary wall
14. Timber arbour with climbing plants

--- Property boundary



### 3. Landscape Concept

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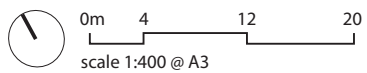


### 3.3 Level 01 Plan

#### Legend

1. Raised planters with shrubs, groundcovers and hanging plants to screen parking

— Property boundary



### 3. Landscape Concept

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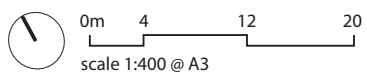


## 3.4 Level 02 Plan

### Legend

1. Pots to private outdoor areas
2. Bioretention Basin
3. Raised planters with shrubs, groundcovers and hanging plants to screen parking

— Property boundary



## 3. Landscape Concept

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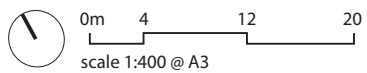


## 3.5 Level 03 Plan

### Legend

1. Pots to private outdoor areas
2. Rooftop terrace with movable furniture
3. Podium planting with trees, shrubs and groundcovers
4. Artificial turf
5. Pergola structure with climbing plants

— Property boundary

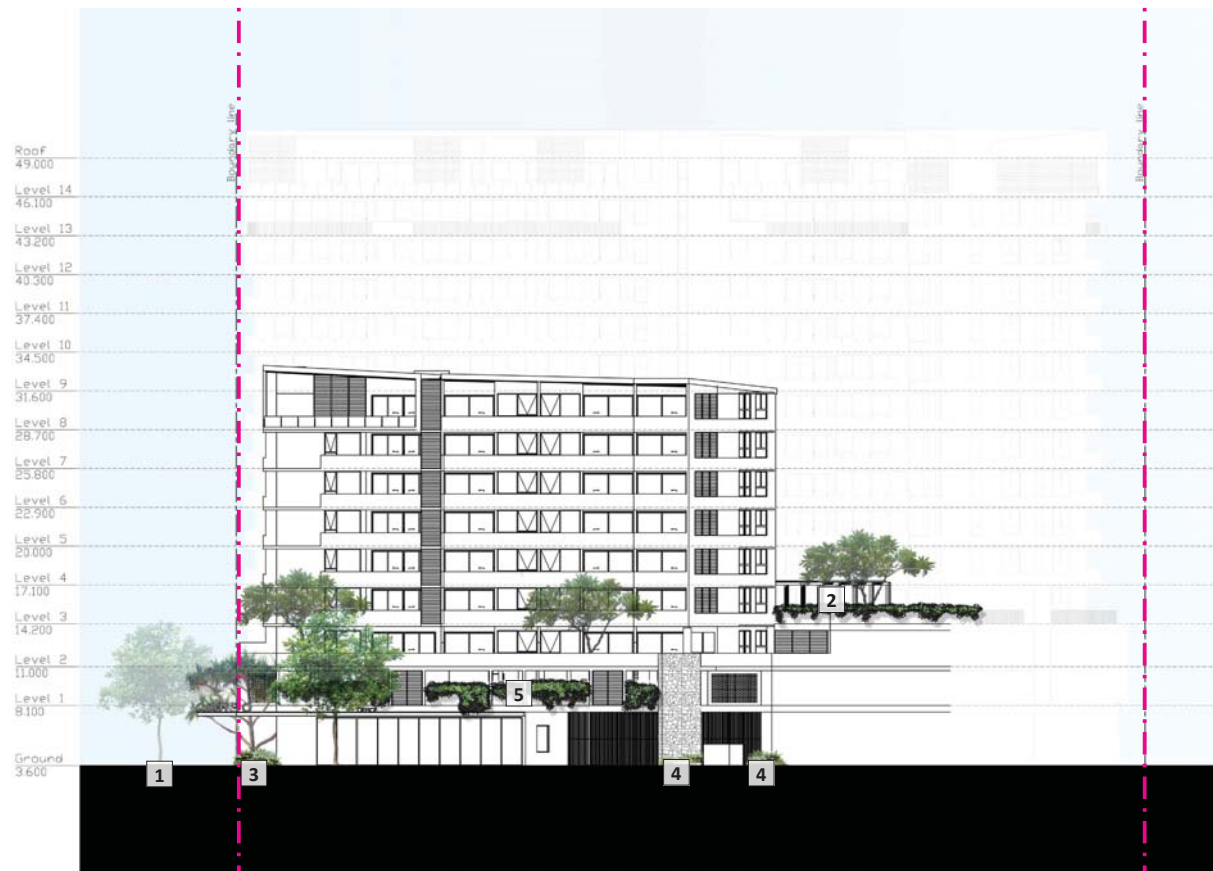


### 3. Landscape Concept

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## 3.6 North Elevation

### Legend

1. Existing street tree and groundcover planting
2. Rooftop terrace
3. Tree and groundcover planting to site boundary
4. Deep planting areas
5. Raised planters with shrubs, groundcovers and hanging plants to screen parking

— Property boundary

0m 4 12 20  
scale 1:400 @ A3

### 3. Landscape Concept

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## 3.7 East Elevation

### Legend

1. Existing street tree and groundcover planting
2. Bio retention basin planting
3. Tree and groundcover planting to site boundary
4. Large feature tree
5. Raised planters with shrubs, groundcovers and hanging plants to screen parking
6. Stone feature entry wall with wall climbing plants
7. Stone boundary wall
8. Timber arbour with climbing plants
9. Pots to private outdoor areas

— Property boundary

0m 4 12 20  
scale 1:400 @ A3

### 3. Landscape Concept

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## 3.8 South Elevation

### Legend

1. Existing street tree and groundcover planting
2. Pots to private outdoor areas
3. Raised planters with shrubs, groundcovers and hanging plants to screen parking

— Property boundary

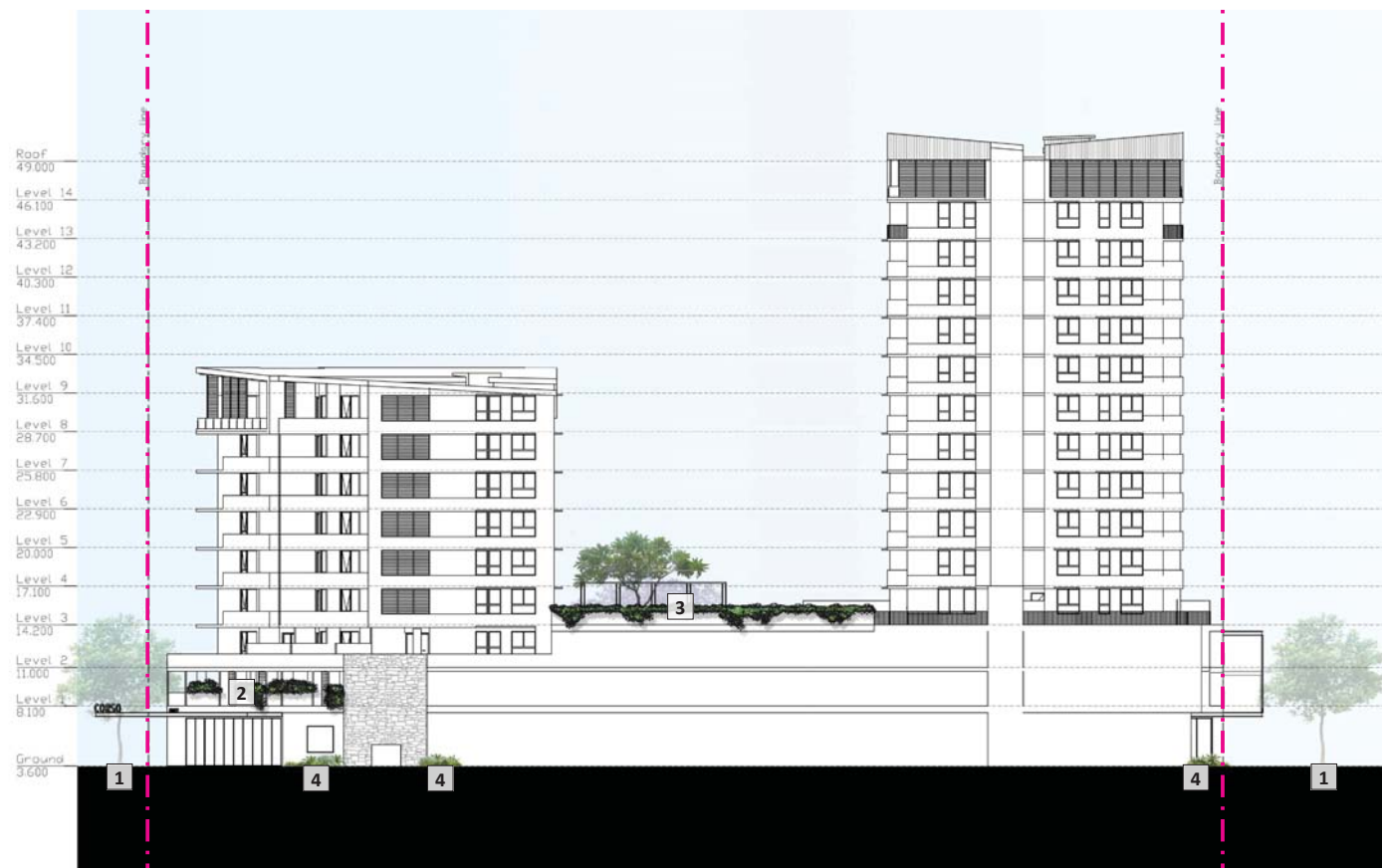
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scale 1:400 @ A3

### 3. Landscape Concept

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### 3.9 West Elevation

#### Legend

1. Existing street tree and groundcover planting
2. Raised planters with shrubs, groundcovers and hanging plants to screen parking
3. Rooftop terrace
4. Deep planting areas

— Property boundary

0m 4 12 20  
scale 1:400 @ A3

#### 3. Landscape Concept

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## 3.10 Section 01

### Legend

1. Existing street tree and groundcover planting
2. Deep planting areas
3. Large feature tree
4. Pots to rooftop terrace

— Property boundary

0m 4 12 20  
scale 1:400 @ A3

### 3. Landscape Concept

DWG No. 17 | Date 16.11.2020

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## 3.11 Section 02

### Legend

1. Existing street tree and groundcover planting
2. Tree and groundcover planting to site boundary
3. Deep planting areas
4. Large feature tree
5. Timber arbour with climbing plants
6. Pots to private outdoor area

— Property boundary

### 3. Landscape Concept

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#### 4. Materials Palette







1



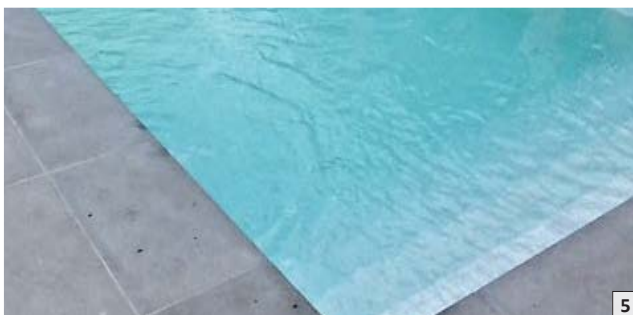
2



3



4



5



6



7



8



9

## 4.1 Indicative Materials Palette

### Legend

1. Lush planting to central landscape
2. Feature stone wall
3. Feature timber seating
4. Submerged pool lounges to wading pool
5. Bedcrete pool interior
6. Artificial turf
7. Grey timber pool deck
8. Large pots to private terraces
9. Feature tree to open space

### 4. Materials Palette

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## 5. Landscape Palette







## 5.1 Indicative Plant Palette

### Legend

#### TREES

1. *BANKSIA integrifolia*
2. *BANKSIA serrata*
3. *JACARANDA mimosifolia*
4. *PANDANUS tectorius*
5. *PLUMERIA obtusa*
6. *WATERHOUSEA floribunda*

#### SHRUBS

7. *ALOCASIA brisbanensis*
8. *BANKSIA spinulosa*
9. *BLECHNUM indicum*
10. *CORREA alba*
11. *WESTRINGIA fruticosa*

#### GROUNDCOVERS

12. *ADIANTUM atroviride*
13. *ASPLENIUM nidus*
14. *BALOSKION pallens*
15. *CARPOBROTUS glaucescens*
16. *CASUARINA glauca* 'Cousin It'
17. *CISSUS antarctica*
18. *DICHONDRA* 'Silver Falls'
19. *DOODIA aspera*
20. *FICINIA nodosa*
21. *LOMANDRA confertifolia*
22. *LOMANDRA shara*
23. *MELALEUCA thymifolia*
24. *MYOPORUM ellipticum*
25. *MYOPORUM parvifolium*
26. *MYOPORUM scaevola*
27. *PHILODENDRON xanadu*
28. *XANTHORRHOEA johnsonii*

## 5. Landscape Palette

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