

APPENDIX E LANDSCAPE CONCEPT PLAN

Prepared by
LAUD INK

ECONOMIC DEVELOPMENT QUEENSLAND

157 ABBOTSFORD ROAD, BOWEN HILLS

LOT 1 RP 165998 & LOT 219 RP9371



PLAN
NTS

DRAWING INDEX		
DRAWING No.	DRAWING TITLE	REVISION
2104-022-SK001	COVER SHEET & DRAWING INDEX	B
2104-022-SK002	LEVLE 1 / GROUND FLOOR DESIGN	B
2104-022-SK003	LEVEL 2 DESIGN	B
2104-022-SK004	LEVEL 3 DESIGN	B
2104-022-SK005	ROOF TERRACE DESIGN	B
2104-022-SK010	PLANT SPECIES SCHEDULE, IMAGES & NOTES	B

PRELIMINARY

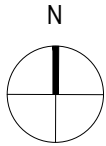
B	REVISED ISSUE	KVW	27.07.21
A	INITIAL ISSUE	KVW	13.07.21
rev	description	drawn	date

THALLON MOLE GROUP PTY LTD
157 ABBOTSFORD ROAD, BOWEN HILLS
LANDSCAPE CONCEPT PLAN
COVER SHEET & DRAWING INDEX

LAUD ink
landscape architecture and urban design

Office 7, 915 Ann Street, Fortitude Valley, QLD 4006
E elias@laudink.com.au / jane@laudink.com.au
W www.laudink.com.au

ABN 80 169 838 144



Conditions of Use: This document may only be used by LAUD ink's client (and any other person who LAUD ink has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

scale | NTS | for A1 | job no. | 2104-022
date | JUL 2021 | rev no. | B

approved | J. FOGARTY | SK001



LEGEND

- PROPOSED FEATURE TREES
- PROPOSED SHADE TREES
- PROPOSED SHRUB AND LOW LEVEL PLANTING
- PROPOSED GROUNDCOVER PLANTING
- PROPOSED BUFFER PLANTING
- TURF
- PEDESTRIAN PRIORITY PATHWAY
- FEATURE HARDSTAND FINISH - REFER ARCHITECTS DRGS FOR DETAILS
- CONCRETE DRIVEWAY - REFER CIVIL ENGINEERS DRGS FOR DETAILS
- BUILDING/ROOF LINE OVER
- PROPERTY BOUNDARY
- LINE OF HIGHEST ASTRONOMICAL TIDE (FROM SURVEY)
- LINE OF HIGHEST ASTRONOMICAL TIDE 10m SETBACK
- PROPOSED LEVEL
- EXISTING LEVEL

NOTES

1. REFER TO DRAWING 2104-022-SK010 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES

0 1 2 3 4 5m
SCALE 1:100 AT ORIGINAL SIZE

PRELIMINARY

B	REVISED ISSUE	KVW	27.07.21
A	INITIAL ISSUE	KVW	13.07.21
rev	description	drawn	date

THALLON MOLE GROUP PTY LTD
157 ABBOTSFORD ROAD, BOWEN HILLS
LANDSCAPE CONCEPT PLAN
LEVEL 1 / GROUND FLOOR DESIGN

ANNOTATION NOTES

- 1 PEDESTRIAN ENTRY / ACCESS
- 2 FEATURE TREES MAG LG (GROWING TO A MAX. MATURE HEIGHT OF 6m) IN PODIUM PLANTERS TO DEFINE DEVELOPMENT STREET FRONTAGE (MIN. PODIUM DEPTH 1.6m). TREES TO BE UNDERPLANTED WITH LOW FEATURE SHRUBS PIT MM, GROUNDCOVERS DIA LJ, TUL vio AND SPREADING SPECIES DOR MEZ POSITIONED TO CASCADE OVER PLANTER WALL / EDGE PROVIDING AMENITY AND SOFTENING ADJACENT HARDSTAND
- 3 SMALL PODIUM PLANTER TO CONTAIN LOW FEATURE SHRUBS PIT MM, GROUNDCOVERS DIA LJ, TUL vio AND SPREADING SPECIES DOR MEZ
- 4 VEHICLE ENTRY / ACCESS
- 5 CONTRASTING PAVEMENT FINISH TO DEFINE LOADING ZONE AND PEDESTRIAN PRIORITY PATHWAY ADJACENT DRIVEWAY
- 6 SMALL SHADE TOLERANT FEATURE TREE LIC gra TO PODIUM PLANTERS (MIN. PODIUM DEPTH 1.6m). TREES TO BE UNDERPLANTED WITH SHADE TOLERANT SHRUBS RHA exc POSITIONED AGAINST BUILDING WALL AND SPREADING GROUNDCOVER EPI aur POSITIONED TO CASCADE OVER PLANTER WALL / EDGE PROVIDING AMENITY AND SOFTENING ADJACENT HARDSTAND
- 7 PROPOSED NATIVE SHADE TREE SPECIES CUP ana PLANTED IN NATURAL GROUND TO REAR OF SITE, SOFTENING THE BUILDING INTERFACE WITH BREAKFAST CREEK AND THE FUTURE PUBLIC CYCLEWAY. TREES TO BE UNDERPLANTED WITH SHRUBS BAN rob, MEL CT, VIB odo, WES GB AND GROUNDCOVERS DIA LJ, LOM SHA, POA lab, AND TUL vio PROVIDING FULL COVERAGE OF GARDEN BEDS
- 8 PEDESTRIAN ACCESS TO EXISTING PONTON AND FUTURE CYCLEWAY
- 9 PROPOSED STREET TREE CUP ana TO ALLISON STREET, UNDERPLANTED WITH DIA LJ
- 10 FULL WIDTH PAVEMENT TO STREET FRONTAGES. PAVEMENT TO TIE IN NEATLY TO EXISTING ADJACENT FOOTPATHS
- 11 HAZARD TACTILE GROUND SURFACE INDICATORS (TGSi) TO PROPOSED DRIVEWAY. TGSi COLOUR / LUMINANCE CONTRAST TO BE IN ACCORDANCE WITH AS1428.4.1

LAUD ink
landscape architecture and urban design

Office 7, 915 Ann Street, Fortitude Valley, QLD 4006
E: elias@laudink.com.au / jane@laudink.com.au
W: www.laudink.com.au
ABN 80 169 838 144

Conditions of Use: This document may only be used by LAUD ink's client (and any other person who LAUD ink has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

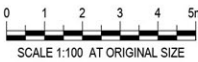
scale 1:100 for A1 job no. 2104-022
date JUL 2021 rev no. B
approved J. FOGARTY **SK002**



PLAN
SCALE 1:100

- LEGEND**
- PROPOSED PLANTING
 - PEDESTRIAN PRIORITY PATHWAY
 - CONCRETE EXTENTS - REFER ARCHITECTS DRGS FOR DETAILS
 - BUILDING/ROOF LINE OVER
 - PROPERTY BOUNDARY
 - + RL 2.500 PROPOSED LEVEL

- NOTES**
- REFER TO DRAWING 2104-022-SK010 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES
 - REFER TO DRAWING 2104-022-SK002 FOR GROUND LEVEL PLANTING DETAILS



PRELIMINARY

B	REVISED ISSUE	KVW	27.07.21
A	INITIAL ISSUE	KVW	13.07.21
rev	description	drawn	date

THALLON MOLE GROUP PTY LTD
157 ABBOTSFORD ROAD, BOWEN HILLS
LANDSCAPE CONCEPT PLAN
LEVEL 2 DESIGN

ANNOTATION NOTES

- 1 PROPOSED CLIMBING SPECIES CIS ant LOCATED IN PODIUM PLANTER TO BE TRAINED TO HORTICULTURAL TRELLIS (LOCATED BEHIND FOLDED POWDERCOATED PERFORATED METAL SCREEN) SOFTENING BUILDING FACADE / INTERFACE WITH ALLISION STREET
- 2 PROPOSED CLIMBING SPECIES PAN jas LOCATED IN PODIUM PLANTER TO BE TRAINED TO HORTICULTURAL TRELLIS (LOCATED BEHIND FOLDED POWDERCOATED PERFORATED METAL SCREEN) SOFTENING BUILDING FACADE / INTERFACE WITH ABBOTSFORD ROAD
- 3 CONTRASTING PAVEMENT FINISH TO DEFINE LIFT ACCESS AREA AND STORAGE AREAS

LAUD ink
landscape architecture and urban design

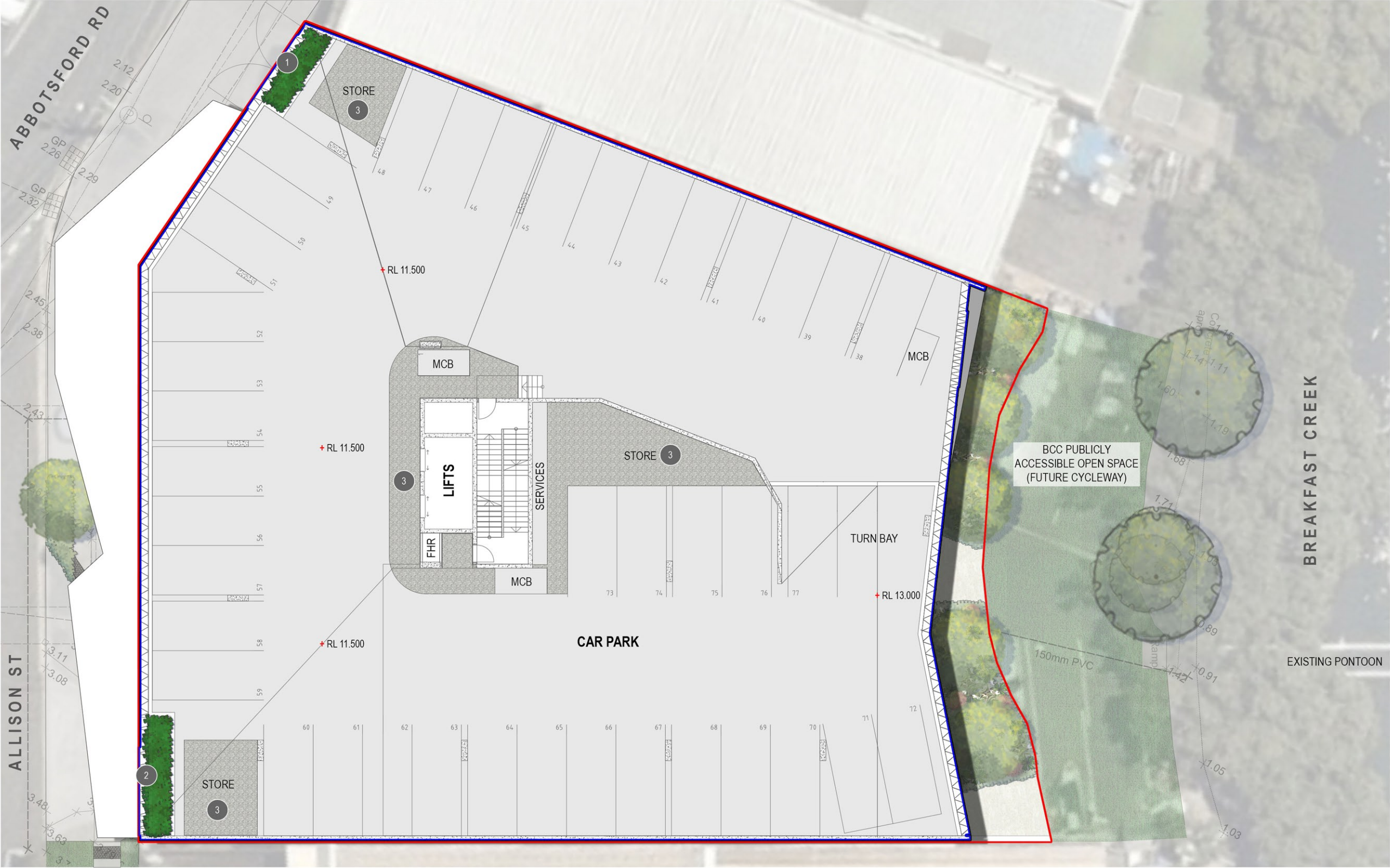
Office 7, 915 Ann Street, Fortitude Valley, QLD 4006
E: elias@laudink.com.au / jane@laudink.com.au
W: www.laudink.com.au

ABN 80 169 838 144

Conditions of Use: This document may only be used by LAUD ink's client (and any other person who LAUD ink has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

scale 1:100 for A1 job no. 2104-022
date JUL 2021 rev no. B

approved J. FOGARTY **SK003**



PLAN
SCALE 1:100

ANNOTATION NOTES

- 1

PROPOSED CLIMBING SPECIES CIS ant LOCATED IN PODIUM PLANTER TO BE TRAINED TO HORTICULTURAL TRELLIS (LOCATED BEHIND FOLDED POWDERCOATED PERFORATED METAL SCREEN) SOFTENING BUILDING FACADE / INTERFACE WITH ABBOTSFORD ROAD
- 2

PROPOSED CLIMBING SPECIES PAN jas LOCATED IN PODIUM PLANTER TO BE TRAINED TO HORTICULTURAL TRELLIS (LOCATED BEHIND FOLDED POWDERCOATED PERFORATED METAL SCREEN) SOFTENING BUILDING FACADE / INTERFACE WITH ALLISION STREET
- 3

CONTRASTING PAVEMENT FINISH TO DEFINE LIFT ACCESS AREA AND STORAGE AREAS

LEGEND

- PROPOSED PLANTING
- PEDESTRIAN PRIORITY PATHWAY
- CONCRETE EXTENTS - REFER ARCHITECTS DRGS FOR DETAILS
- BUILDING LINE OVER
- PROPERTY BOUNDARY
- PROPOSED LEVEL

NOTES

1. REFER TO DRAWING 2104-022-SK010 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES

2. REFER TO DRAWING 2104-022-SK002 FOR GROUND LEVEL PLANTING DETAILS

0 1 2 3 4 5m

SCALE 1:100 AT ORIGINAL SIZE

PRELIMINARY

B	REVISED ISSUE	KVW	27.07.21
A	INITIAL ISSUE	KVW	13.07.21
rev	description	drawn	date

THALLON MOLE GROUP PTY LTD
157 ABBOTSFORD ROAD, BOWEN HILLS
LANDSCAPE CONCEPT PLAN
LEVEL 3 DESIGN

LAUD ink

landscape architecture and urban design

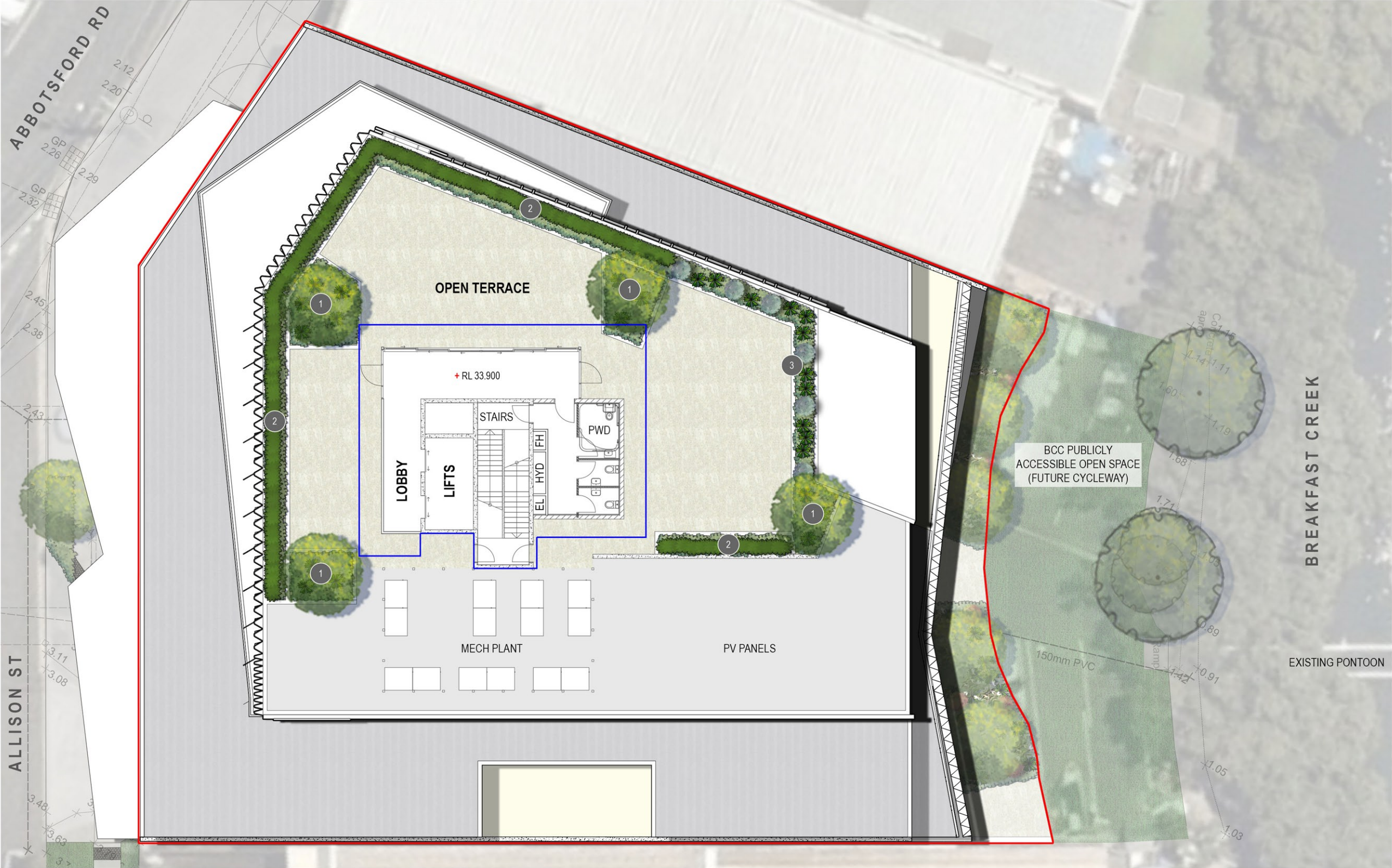
Office 7, 915 Ann Street, Fortitude Valley, QLD 4006
E: elias@laudink.com.au / jane@laudink.com.au
W: www.laudink.com.au
ABN 80 169 838 144

North arrow

Conditions of Use: This document may only be used by LAUD ink's client (and any other person who LAUD ink has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

scale	1:100	for A1	job no.	2104-022
date	JUL 2021		rev no.	B

approved J. FOGARTY SK004



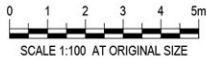
PLAN
SCALE 1:100

LEGEND

- PROPOSED SHADE TREES
- PROPOSED SHRUB AND LOW LEVEL PLANTING
- PROPOSED GROUNDCOVER PLANTING
- PROPOSED BUFFER PLANTING
- FEATURE HARDSTAND FINISH - REFER ARCHITECTS DRGS FOR DETAILS
- CONCRETE EXTENTS - REFER ARCHITECTS DRGS FOR DETAILS
- ROOF LINE OVER
- PROPERTY BOUNDARY
- + RL 2.500 PROPOSED LEVEL

NOTES

- REFER TO DRAWING 2104-022-SK010 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES
- REFER TO DRAWING 2104-022-SK002 FOR GROUND LEVEL PLANTING DETAILS



PRELIMINARY

B	REVISED ISSUE	KVW	27.07.21
A	INITIAL ISSUE	KVW	13.07.21
rev	description	drawn	date

THALLON MOLE GROUP PTY LTD
157 ABBOTSFORD ROAD, BOWEN HILLS
LANDSCAPE CONCEPT PLAN
ROOF TERRACE DESIGN

ANNOTATION NOTES

- PROPOSED SHADE TREES CUP ana LOCATED IN PODIUM PLANTERS TO PROVIDE AMENITY TO ROOF TERRACE (MIN. PODIUM DEPTH 1.6m). TREES TO BE UNDERPLANTED WITH LOW FEATURE SHRUBS PIT MM, GROUNDCOVERS DIA LJ, TUL vio AND SPREADING SPECIES DOR MEZ POSITIONED TO CASCADE OVER PLANTER WALL / EDGE SOFTENING ADJACENT HARDSTAND
- PROPOSED SCREENING SHRUB VIB odo TO ROOF TERRACE PERIMETER PODIUM PLANTERS, PROVIDING BUFFERING OF TERRACE FROM THE BELOW STREETS AND ADJACENT PROPERTIES. SHRUBS TO BE UNDERPLANTED WITH DIA LJ
- NORTH EASTER PODIUM PLANTER TO INCLUDE LOW FEATURE SHRUBS AND GROUNDCOVERS ONLY TO MAINTAIN OPEN VIEWS TOWARDS BREAKFAST CREEK. PLANTING TO INCLUDE SHRUBS PIT MM, WES GB, GROUNDCOVERS DIA LJ, LOM SHA, TUL VIO AND SPREADING SPECIES DOR MEZ POSITIONED TO CASCADE OVER PLANTER WALL / EDGE SOFTENING ADJACENT HARDSTAND

LAUD ink
landscape architecture and urban design
Office 7, 915 Ann Street, Fortitude Valley, QLD 4006
E: elias@laudink.com.au / jane@laudink.com.au
W: www.laudink.com.au
ABN 80 169 838 144



Conditions of Use: This document may only be used by LAUD ink's client (and any other person who LAUD ink has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

scale 1:100 for A1 job no. 2104-022
date JUL 2021 rev no. B

approved J. FOGARTY **SK005**

PROPOSED PLANT SPECIES IMAGES



CUPANIOPSIS anacardioides
LICUALA grandis
MAGNOLIA grandiflora 'Little Gem'



BANKSIA robur
MELALEUCA linariifolia 'Claret Tops'
PITTOSPORUM tobria 'Miss Muffet'
RHAPIS excelsa
VIBURNUM odoratissimum
WESTRINGIA fruticosa 'Grey Box'



DIANELLA caerulea 'Little Jess'
DOROTHEANTHUS bellidiformis 'Mezoo'
EPIPREMNUM aureum
LOMANDRA fluviatilis 'Shara'
POA labillardieri
TULBAGHIA violacea



CISSUS antarctica
PANDOREA jasminoides

PROPOSED PLANT SPECIES SCHEDULE

CODE	PLANT SPECIES	COMMON NAME	CENTRES (mm)	POT SIZE	MATURE SIZE (HEIGHT x WIDTH)
TREES					
CUP ana	CUPANIOPSIS anacardioides	Tuckeroo	AS SHOWN	45L	10m x 4m
LIC gra	LICUALA grandis	Ruffled Fan Palm	AS SHOWN	45L	5m x 3m
MAG LG	MAGNOLIA grandiflora 'Little Gem'	Magnolia Little Gem	AS SHOWN	45L	6m x 3m
SHRUBS					
BAN rob	BANKSIA robur	Swamp Banksia	1500mm	200mm	
MEL CT	MELALEUCA linariifolia 'Claret Tops'	Claret Tops	1000mm	200mm	
PIT MM	PITTOSPORUM tobira 'Miss Muffet'	Miss Muffet	750mm	200mm	
RHA exc	RHAPIS excelsa	Lady Palm	750mm	200mm	
VIB odo	VIBURNUM odoratissimum	Sweet viburnum	1000mm	200mm	
WES GB	WESTRINGIA fruticosa 'Grey Box' - 'WES04'	Grey Box Costal Rosemary	400mm	200mm	
GROUNDCOVERS					
DIA LJ	DIANELLA caerulea 'Little Jess' - 'DCMP01'	Blue Flax Lily	500mm	140mm	
DOR MEZ	DOROTHEANTHUS bellidiformis 'Mezoo'	Mezoo Trailing Red	500mm	140mm	
EPI aur	EPIPREMNUM aureum	Devil's Ivy	500mm	140mm	
LOM SHA	LOMANDRA fluviatilis 'Shara' - 'ABU7'	Shara Lomandra	300mm	140mm	
POA lab	POA labillardieri	Tussock Grass	750mm	140mm	
TUL vio	TULBAGHIA violacea	Society Garlic	500mm	140mm	
CLIMBERS					
CIS ant	CISSUS antarctica	Kangaroo Vine	500mm	140mm	
PAN jas	PANDOREA jasminoides	Bower of Beauty	500mm	140mm	
GRASS					
TURF	CYNODON dactylon	Green Couch			

NOTES

1. REFER TO LANDSCAPE CONCEPT PLAN DRAWINGS 2104-022-SK002 TO SK005 FOR PROPOSED LANDSCAPE DESIGN
2. REFER TO CIVIL ENGINEERS DRAWINGS FOR DRIVEWAY CROSSOVER DETAILS
3. REFER TO ARCHITECTS DRAWINGS FOR ALL FENCE DETAILS
4. LANDSCAPE DETAILED DESIGN IS TO BE COORDINATED WITH HYDRAULIC AND ENGINEERING DESIGN TO CONFIRM LOCATIONS OF UNDERGROUND SERVICES PRIOR TO CONSTRUCTION
5. LANDSCAPE GENERAL STANDARDS.
 - 5.1 PLANTING BEDS CULTIVATION MINIMUM DEPTH 150mm
 - GRASSED AREAS (TURF) 150mm, PLANTING AREAS 300mm. SOURCE IMPORTED TOP SOIL TO AS 4419.
 - 5.2 MULCH TO AS 4454 PROVIDE MULCH WHICH IS FREE OF DELETERIOUS AND EXTRANEIOUS MATTER SUCH AS SOIL, WEEDS AND STICKS.
 - 5.3 STAKE SIZES FOR PLANTS 1-2.5m HEIGHT TWO 50 x 50 x 1800mm STAKES PER PLANT PROVIDE TIES FIXED SECURELY TO THE STAKES, ONE TIE AT HALF THE HEIGHT OF THE MAIN STEM, OTHERS AS NECESSARY TO STABILISE PLANT. FOR PLANTS <2.5m HIGH 50mm HESSIAN WEBBING STAPLED TO THE STAKES.

PRELIMINARY

B	REVISED ISSUE	KWW	27.07.21
A	INITIAL ISSUE	KWW	13.07.21
rev	description	drawn	date

THALLON MOLE GROUP PTY LTD
157 ABBOTSFORD ROAD, BOWEN HILLS
LANDSCAPE CONCEPT PLAN
PLANT SPECIES SCHEDULE, IMAGES & NOTES



Office 7, 915 Ann Street, Fortitude Valley, QLD 4006
E elias@laudink.com.au / jane@laudink.com.au
W www.laudink.com.au
ABN 80 169 838 144

Conditions of Use: This document may only be used by LAUD ink's client (and any other person who LAUD ink has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

scale	NTS	for A1	job no.	2104-022
date	JUL 2021		rev no.	B

approved J. FOGARTY SK010