

50 FIRST AVENUE

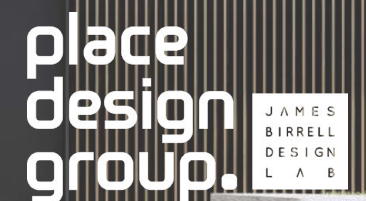
Lot 71, Maroochydore City Centre

Landscape Concept Report
2nd March 2022 ISSUE B

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1249

Date: 17 March 2022



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Client



Architect

COX

Document Control

Issue	Date	Description	By	Checked by
P1	25.10.2021	ISSUE P1-draft	VS/PA	JB
P2	25.10.2021	ISSUE P2	VS/PA	JB
P3	15.11.2021	ISSUE P3	PA	JB
A	16.11.2021	ISSUE A	PA	JB
B	02.03.2022	ISSUE B	PA	JB



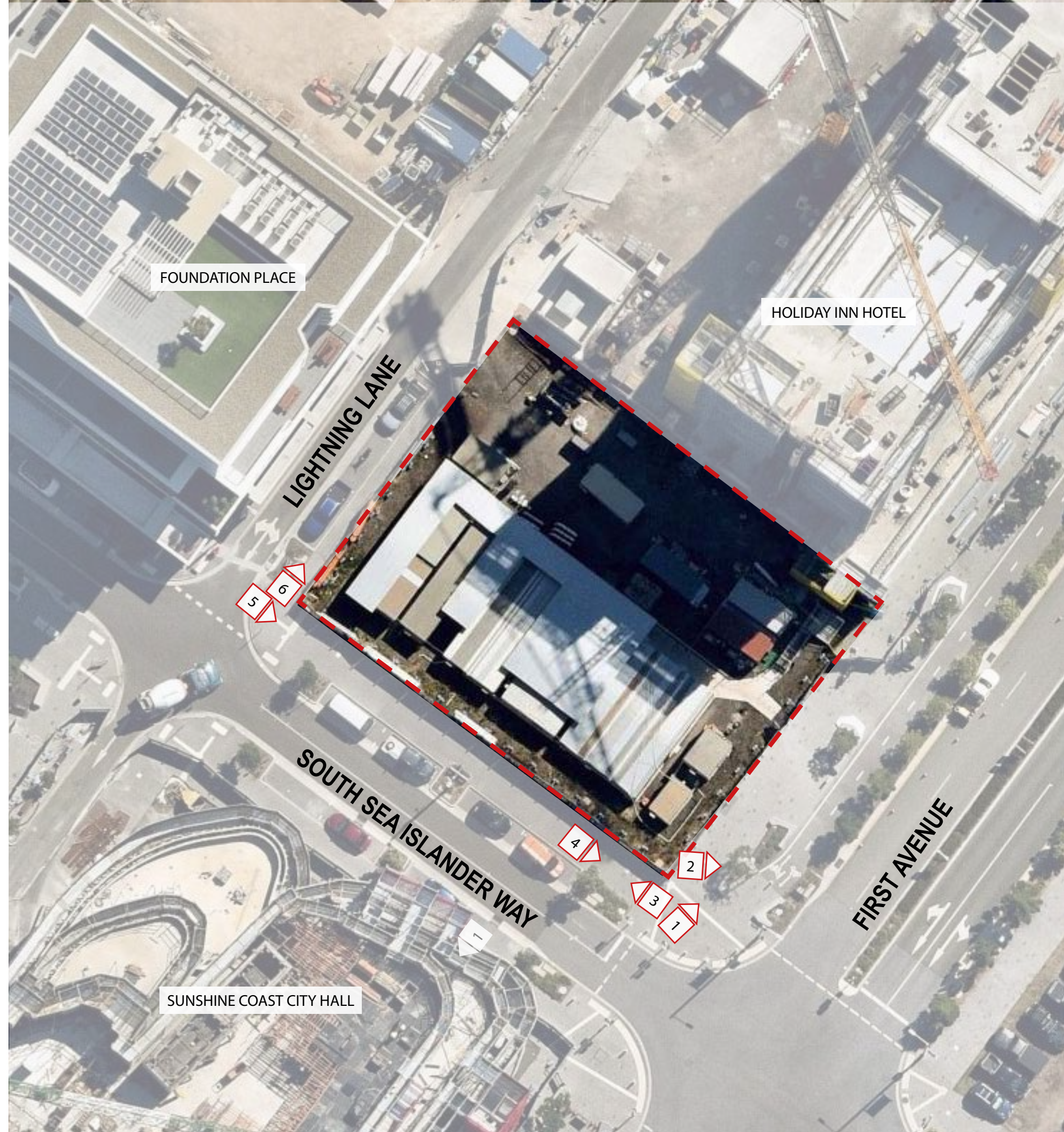
01 Context

- › 1.1. Site Context
- › 1.2. Site Photos



1.1 Site Context

1. First Avenue Streetscape and Bike Path
2. Existing Streetscape
3. South Sea Islander Way
4. First Avenue Pedestrian Crossing
5. South Sea Islander Way
6. Lightning lane



1.2 Site photos



02

Landscape Concept

- › 2.1 Ground Floor Plan
- › 2.2 Level 04 Floor Plan
- › 2.3 Level 05 Floor Plan
- › 2.4 Level 05 Section
- › 2.5 Level 14 Floor Plan
- › 2.6 Level 14 Section



2. Landscape Concept Design

2.1 Ground Floor Plan 1:200@A3



- PLAN KEY
- 1. 1:20 Ramp Access
 - 2. Feature Paving
 - 3. Raised Planter
 - 4. Entry Steps
 - 5. Existing Streetscape Pavement
 - 6. Existing Bike Path
 - 7. Existing Pre-cast Seat/ Planters
 - Extent of works



2. Landscape Concept Design

2.2 Level 04 Floor Plan 1:200@A3



- PLAN KEY
- 1. Raised Planter with Groundcovers and Shrubs (Drop In Planters)
 - Extent of works

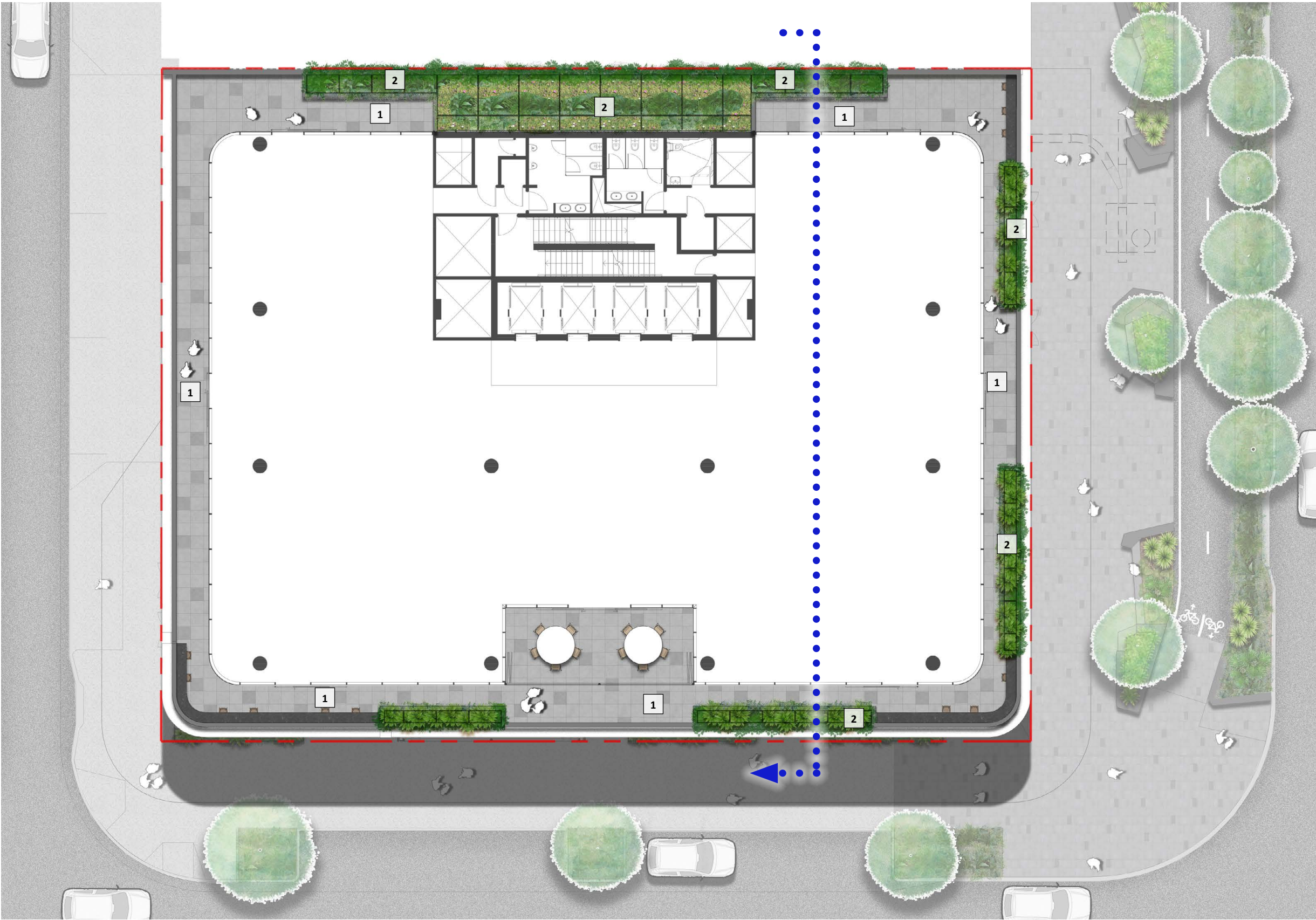


2. Landscape Concept Design

2.3 Level 05 Floor Plan 1:200@A3

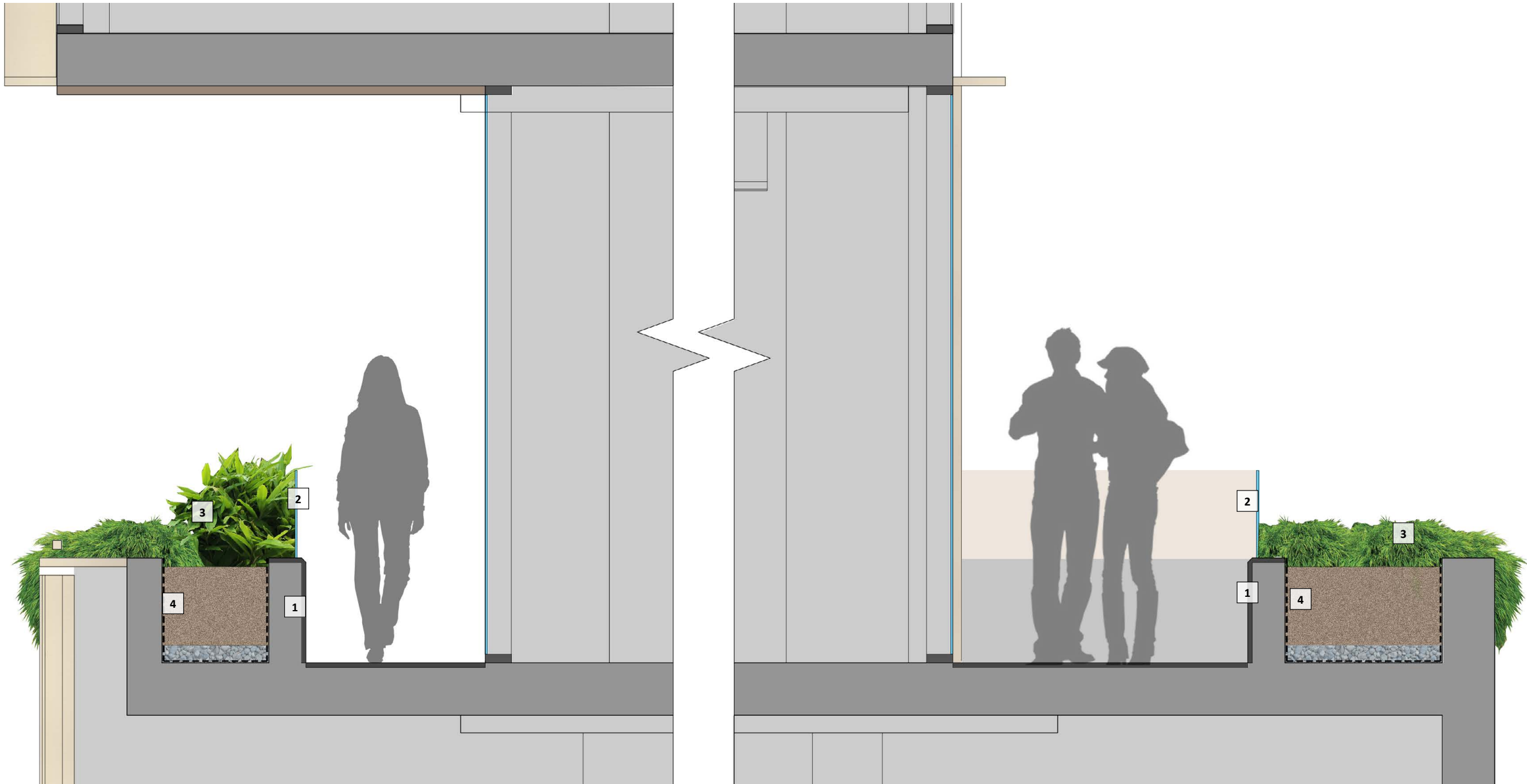


- PLAN KEY
- 1. Podium Paving
 - 2. Raised Planter with Groundcovers and Shrubs (Drop In Planters)
 - Extent of works



2. Landscape Concept Design

2.4 Level 05 Section 1:25@A3



- 1. Raised Planter
- 2. Glass Balustrade
- 3. Planting
- 4. Smart Planters

2. Landscape Concept Design
2.5 Level 14 Floor Plan 1:200@A3



- PLAN KEY
- 1. Raised Planter
 - 2. Seat
 - 3. Large Format Pots with Planting and Seating
 - 4. Feature Podium Paving
 - 5. Gravel ballast
 - Extent of works



2. Landscape Concept Design

2.6 Level 14 Section 1:25@A3



- 1. Raised Planter
- 2. Timber Seat
- 3. Planting
- 4. Furniture By Others
- 5. Gravel Ballast

03 Planting

- › 3.1 Ground Floor Plant Palette
- › 3.2 Level 04 Plant Palette
- › 3.3 Level 05 Plant Palette
- › 3.4 Level 14 Plant Palette



3 Planting Palette

3.1 Ground Floor Planting



TREES

- 1. CYATHEA cooperi

SHRUBS

- 2. ALOCASIA brisbanensis
- 3. ALPINIA caerulea
- 4. ALPINIA nidus-vespae
- 5. ARCHOTOPPHEONIX alexandrea
- 6. CISSUS antarctica
- 7. HYMENOCALLIS littoralis
- 8. PHILODENDRON 'Rojo Congo'

GROUNDCOVERS

- 9. VIOLA hederacea



3.2 Level 04 Planting



SHRUBS

- 1. ALPINIA nutans

GROUNDCOVERS

- 2. CASUARINA "Cousin It"
- 3. ROSMARINUS prostratus

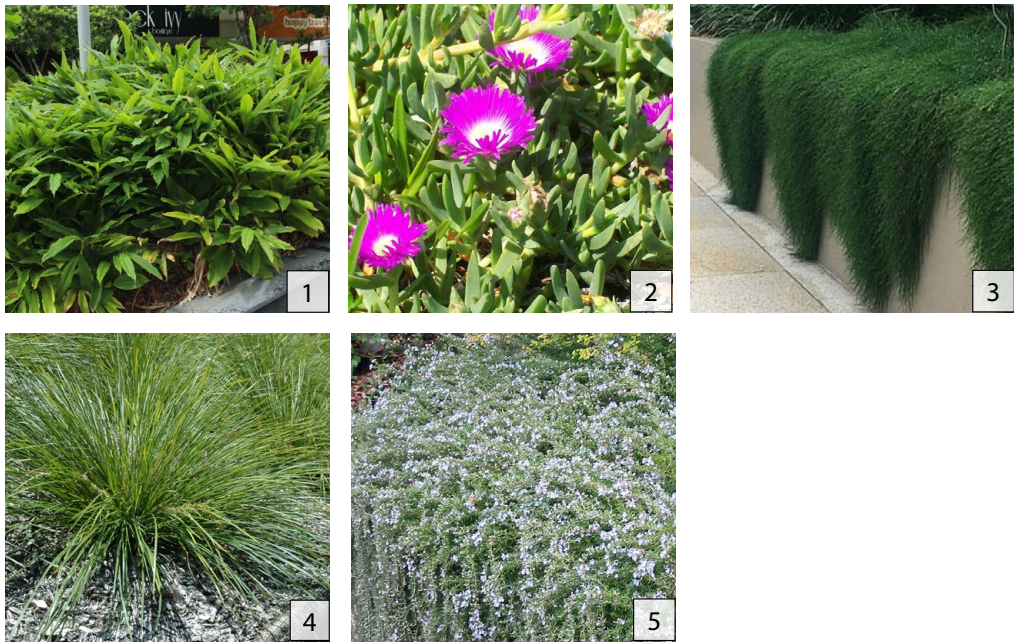
CLIMBERS

- 4. CHONEMORPHA fragrans



3 Planting Palette

3.3 Level 05 Planting



- SHRUBS
- 1. ALPINIA nutans
- GROUNDCOVERS
- 2. CARPOBROTUS glaucescens
 - 3. CASUARINA 'Cousin it'
 - 4. LOMANDRA verday
 - 5. ROSMARINUS prostratus



3 Planting Palette

3.4 Level 14 Planting

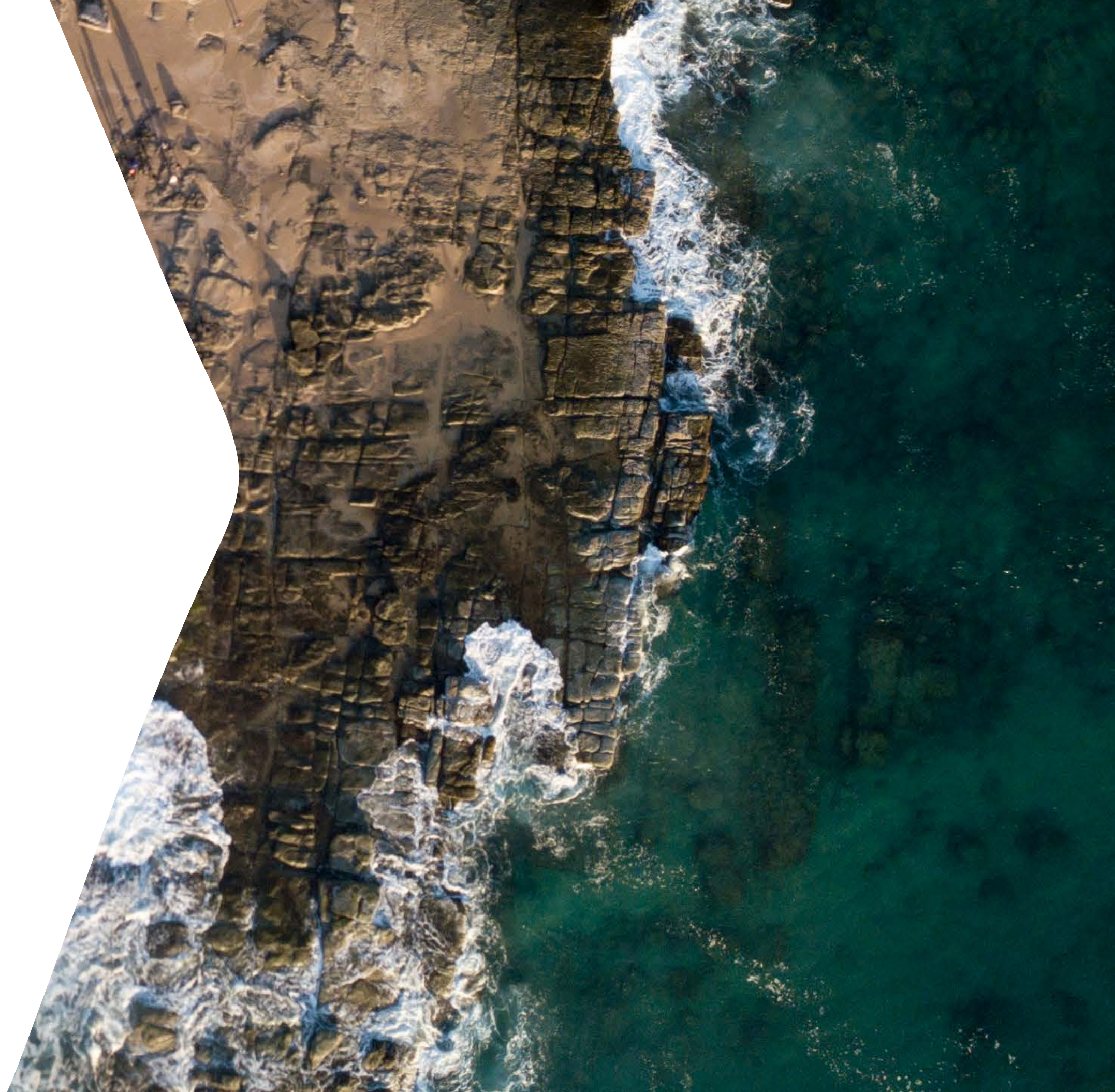


- TREES
- 1. FICUS lyrata
 - 2. CYATHEA cooperi
- SHRUBS
- 3. ALOCASIA brisbanensis
 - 4. ALPINIA nutans
 - 5. ANTHURIUM 'Faustino Giant'
 - 6. CARISSA "Desert Star"
 - 7. PHILODENDRON 'Rojo Congo'
 - 8. PHILODENDRON xanadu
 - 9. SPATHIPHYLLUM wallisii
- GROUNDCOVERS
- 10. HUMATA tyermanii
 - 11. PEPEROMIA spp.



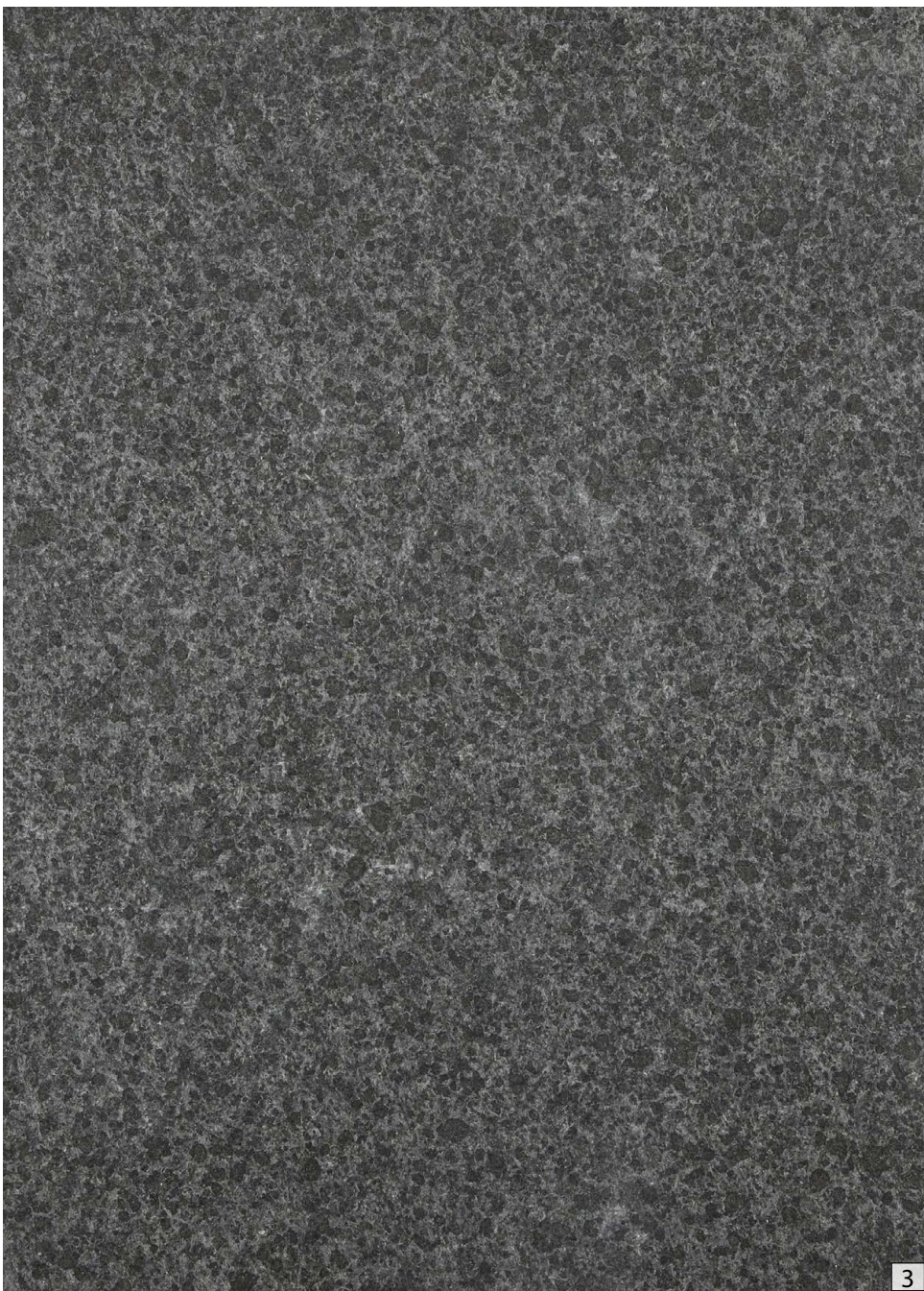
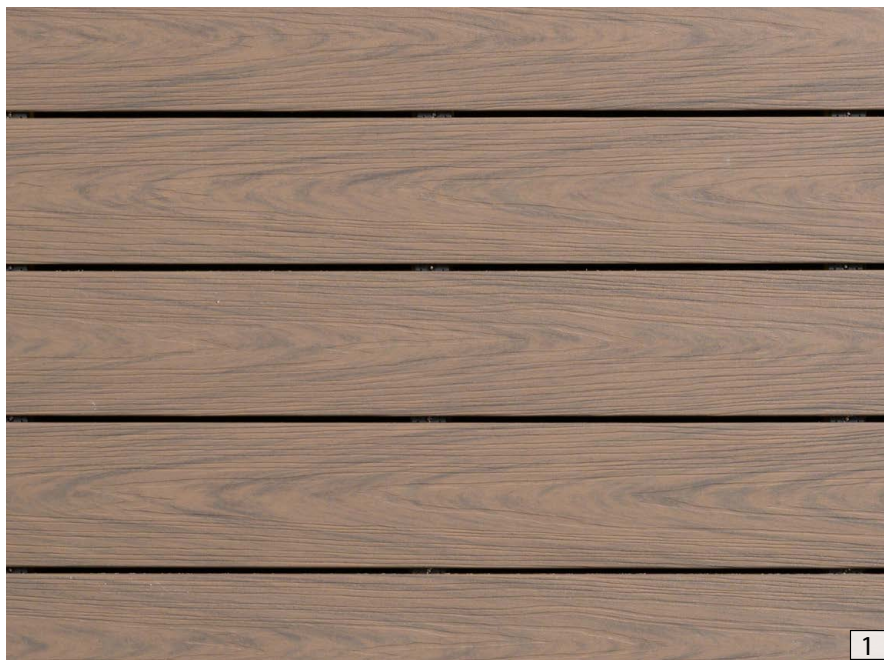
04 Material Palette

› 4.1 Finishes



4 Material Palette

4.1 Finishes



- 1. Treated Timber
- 2. Light Grey Homogeneous Tiles
- 3. Dark Grey Flamed Granite Cladding