



99-101 + 103-105 HAMILTON ST, REDLAND BAY

LANDSCAPE CONCEPT DESIGN REPORT

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1239
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Plans

Ground Level

KEY



LEGEND

- | | |
|---------------------|-----------------------------|
| ① Driveway | ⑥ Private Terrace |
| ② Visitor Parking | ⑦ Private Entry |
| ③ Ramp to Basement | ⑧ Communal Pool Terrace |
| ④ Proposed Building | ⑨ Communal Vegetable Garden |
| ⑤ Building Entry | ⑩ Basement Fire Egress |

DESIGN INTENT

A predominantly native sub-tropical plant palette is proposed for public and private spaces of the ground floor.

Street Frontage

- Low understorey plants and selective use of small-medium shrubs and trained climbers soften the wall behind.

Street Facing Private Terrace Gardens

- Low trafficable groundcovers and understorey plants, climbing plants to the front fence, limited feature plants
- Carefully placed shrubs for privacy

Pool Terrace and Main Entry

- Medium sized tree extending over the street entry from the pool terrace above aids way finding to the building entry
- Climbing plants trained up the entry arbour structure from pool terrace provide dappled shade

Driveway Entry

- Medium sized trees in natural ground and podium planter with low understorey plants and selective use of small-medium shrubs

Rear Boundary

Tiered planting comprising;

- Medium canopy trees in natural ground with screening shrub understorey provide privacy and shade
- Groundcovers, feature and cascading plants in generous podium planters in the private terraces

Southern Boundary

- Columnar Trees with understorey planting soften views of the building from the south-west



Plans

Levels 1-4 Typical

KEY



LEGEND

- ① Private Terrace ② Proposed Building

DESIGN INTENT

A sub-tropical plant palette is proposed for the podium planters in the private spaces across Levels 1-4.

Private Terraces

- Low groundcovers, strategically placed shrubs for privacy, small feature plants for variety and trailing plants to soften the built form.
- All planters shall be irrigated.



Soft Works Character

Tree Species Palette



BACKHOUSIA citriodora
H: 6-8m | W: 3-4m



ELAEOCARPUS eumundii
H: 8-10m | W: 3-5m



HARPULLIA pendula
H: 6-8m | W: 6-10m



BANKSIA integrifolia
H: 8-15m | W: 3-10m



PANDANUS pedunculatus
H: 10-15m | W: 6-8m



WATERHOUSIA floribunda
H: 15-20m | W: 6-8m



XANTHOSTEMON chrysanthus
H: 5-7m | W: 5-7m

Soft Works Character

Understorey Species Palette

							
ALPINIA nutans	BANKSIA robur	CALLISTEMON 'Wilderness White'	CAREX appressa	CARPOBROTUS glaucesens	CORDYLINE stricta	DORYANTHES excelsa	EPIPREMNUM aureum
							
FICINIA nodosa	GREVILLEA 'Moonlight'	GAZANIA rigens	HELICONIA 'Hot Rio Nights'	HIBBERTIA scandens	HOYA australis	LOMANDRA hystrix	LOMANDRA 'Verday'
							
MELALEUCA 'Little Beauty'	MELALEUCA thymifolia	PANDOREA jasminoides	PHILODENDRON 'Xanadu'	PLECTRANTHUS australis	SYZYGIUM australe 'Aussie Boomer'	SYZYGIUM australe 'Bush Christmas'	WESTRINGIA 'Jervis Gem'
							
WESTRINGIA 'Mundi'							



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