

EAGLE FARM PRECINCT

DEVELOPMENT PERMIT FOR STAGE 1

110 LINKS AVE SOUTH, 155 & 161 FISON AVE WEST, 364 CURTIN AVE WEST

Indicative render by RothelLowman Architects - art is indicative and subject to resolution pursuant to conditions / curation.

Landscape design and management to account for the recommendations of a Suitably Qualified Expert and Contaminated Land Auditor, as per the requirements of Qls State legislative requirements (extrinsic to this development approval).

AMENDED IN RED

By: Essen Joseph

Date: 25-Oct-2022



LANDSCAPE CONCEPT REPORT

STAGE 1
[ISSUE E]
150462

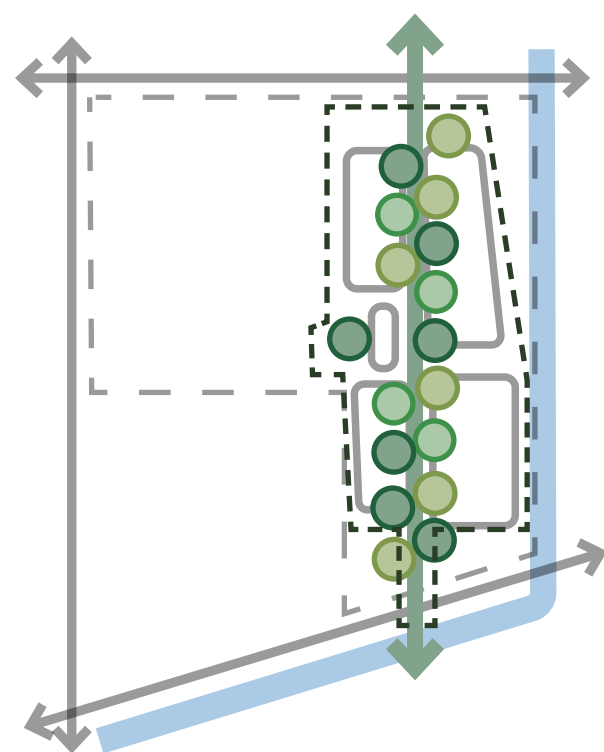
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2021/1245

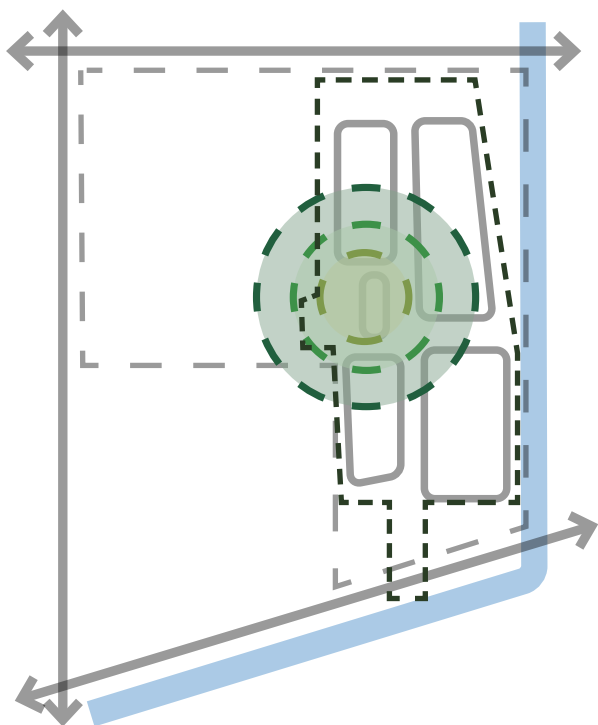
Date: 26-Oct-2022

1.2 STAGE 1 - DESIGN DRIVERS



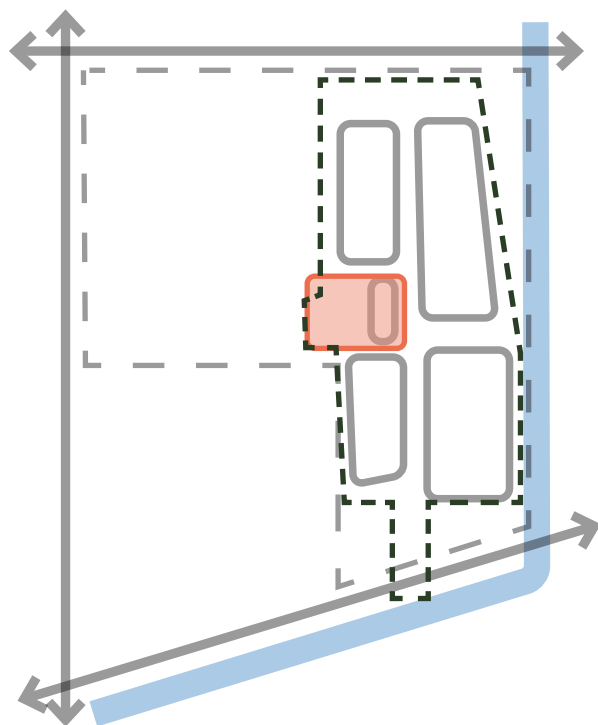
CONTINUOUS SPINE

A continuous verdure planted throughout the main corridors of the space reinforce and establish an everlasting experience.



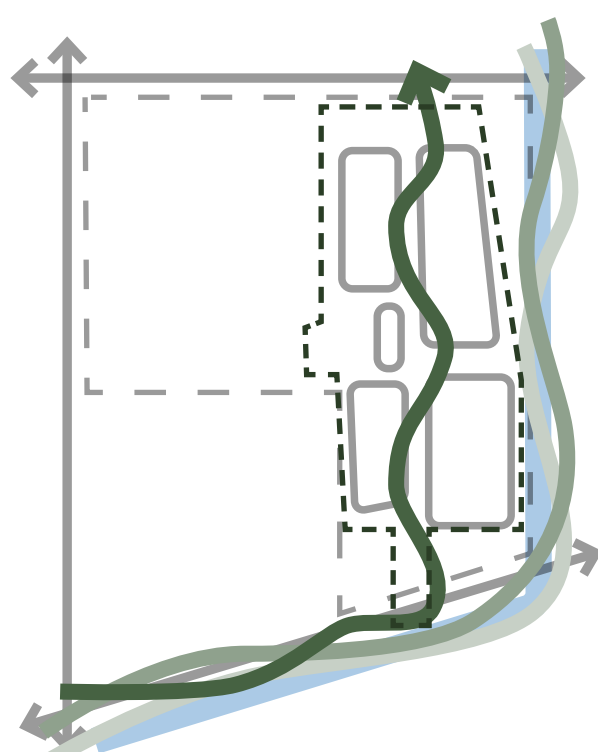
RETREAT

At the heart of this development lies the sites highest point. A place where users can retreat, unwind and take sanctuary from the surrounding urban environment. This space nurtures a soft landscape with open vistas back across the sites topography.



LANDSCAPE GEMS

Scattered throughout the site, pockets of landscape interventions enhance the character and experience. These clusters of vegetation provide public activation to key locations, bringing life to the site.



GREEN BELT

The natural green belt formed from the waterway corridor portrays a luscious character that surrounds the site. This unique language will be drawn into the site to assist in the creation of its captivating identity.

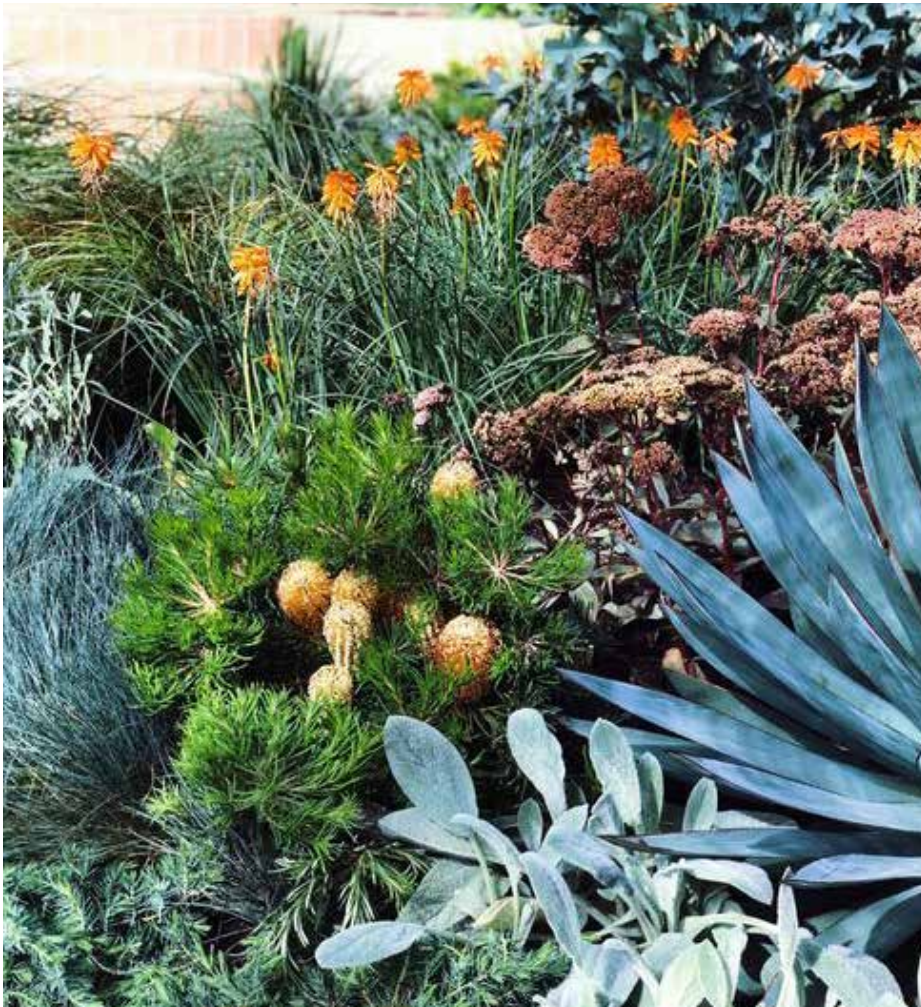
1.3 CHARACTER



Indicative render of artwork - art is indicative and subject to resolution pursuant to conditions / curation



1.3 CHARACTER



1.4 ENVIRONMENTAL INITIATIVES



Green Streets with bio-retention functions



Native plant species that provide food sources for insects and birds



Green Streets with bio-retention functions



Green Roofs

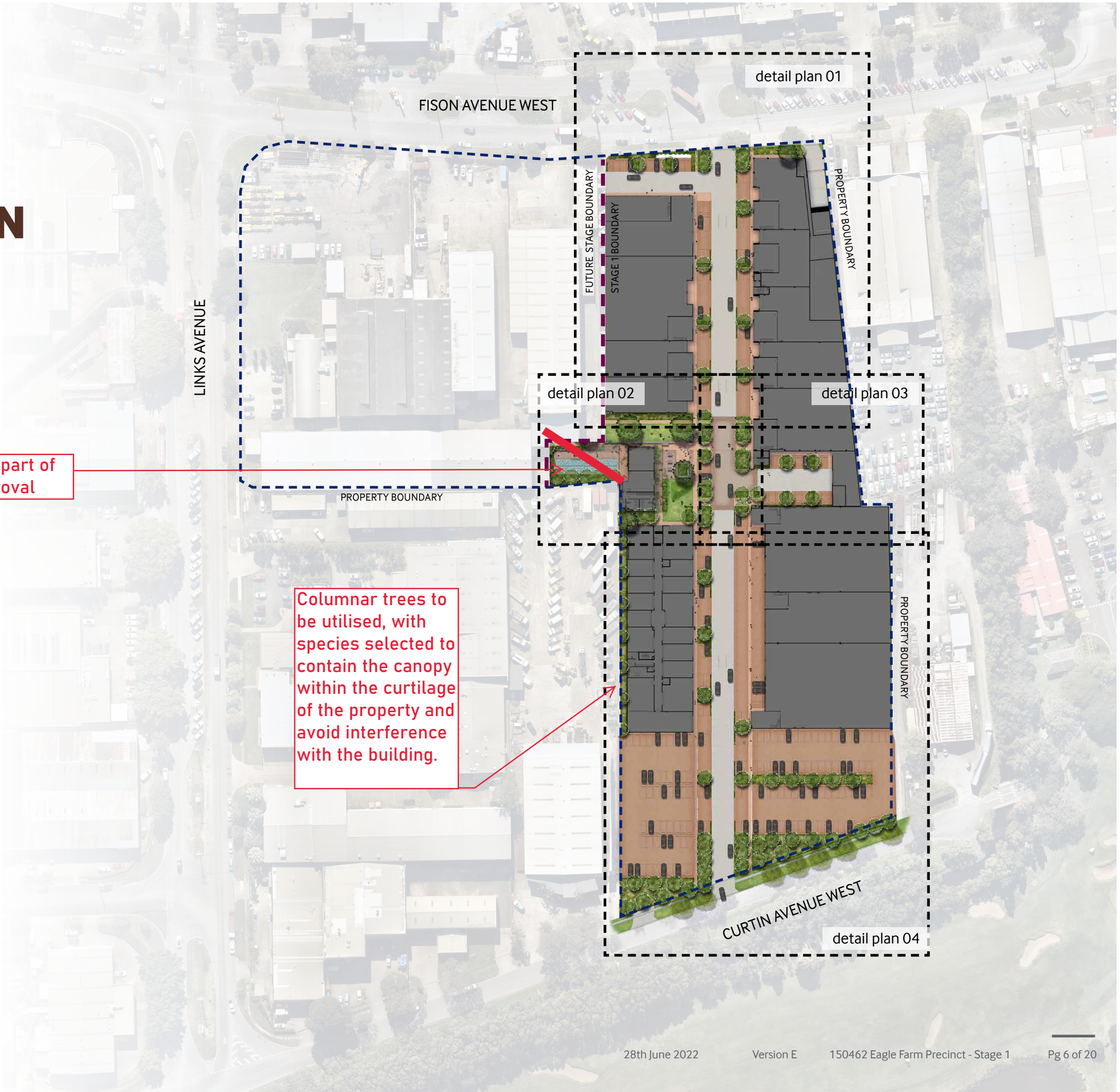


Beehives

2.0 MASTER PLAN

Pool not part of this approval

Columnar trees to be utilised, with species selected to contain the canopy within the curtilage of the property and avoid interference with the building.



2.1 DETAIL PLAN 01



PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

FUTURE STAGE BOUNDARY

section A

RL 3.300

RL 3.150

RL 3.300

Building 5

Building 1

- Legend
- 1 Booster cabinet
 - 2 New Street Tree
 - 3 Existing Tree to be retained
 - 4 Planting Area
 - 5 Bio-retention Area
 - 6 Bike Racks
 - 7 Concrete finish
 - 8 Carpark access
 - 9 Feature large subtropical tree
 - 10 Intergrated seating
 - 11 Feature paving material
 - 12 Turf mounding
 - 13 Feature tree - columnar form
 - 14 Artwork
 - 15 Bollards
 - 16 Concrete finish (shared zone)

SCALE 1:500 @ A3
rpsgroup.com

2.1 DETAIL PLAN 02

Pool not part of this approval

FUTURE STAGE BOUNDARY
STAGE 1 BOUNDARY

25m Pool

- Legend
- | | | | |
|----|--------------------------------|----|-------------------------------|
| 1 | Booster cabinet | 15 | Bollards |
| 2 | New Street Tree | 16 | Concrete finish (shared zone) |
| 3 | Existing Tree to be retained | 17 | Green roof + Beehives above |
| 4 | Planting Area | | |
| 5 | Bio-retention Area | | |
| 6 | Bike Racks | | |
| 7 | Concrete finish | | |
| 8 | Carpark access | | |
| 9 | Feature large subtropical tree | | |
| 10 | Intergrated seating | | |
| 11 | Feature paving material | | |
| 12 | Turf mounding | | |
| 13 | Feature tree - columnar form | | |
| 14 | Artwork | | |

SCALE 1:200 @ A3
rpsgroup.com



2.1 DETAIL PLAN 03

Legend

- 1 Booster cabinet
- 2 New Street Tree
- 3 Existing Tree to be retained
- 4 Planting Area
- 5 Bio-retention Area
- 6 Bike Racks
- 7 Concrete finish
- 8 Carpark access
- 9 Feature large subtropical tree
- 10 Intergrated seating
- 11 Feature paving material
- 12 Turf mounding
- 13 Feature tree - columnar form
- 14 Artwork
- 15 Bollards
- 16 Concrete finish (shared zone)

SCALE 1:200 @ A3

rpsgroup.com

Section B

RL 3.300

RL 3.300

PROPERTY BOUNDARY

2.1 DETAIL PLAN 04

- 1 Booster cabinet
- 2 New Street Tree
- 3 Existing Tree to be retained
- 4 Planting Area
- 5 Bio-retention Area
- 6 Bike Racks
- 7 Concrete finish
- 8 Carpark access
- 9 Feature large subtropical tree
- 10 Integrated seating
- 11 Feature paving material
- 12 Turf mounding
- 13 Feature tree - columnar form
- 14 Artwork
- 15 Bollards
- 16 Concrete finish (shared zone)

SCALE 1:500 @ A3

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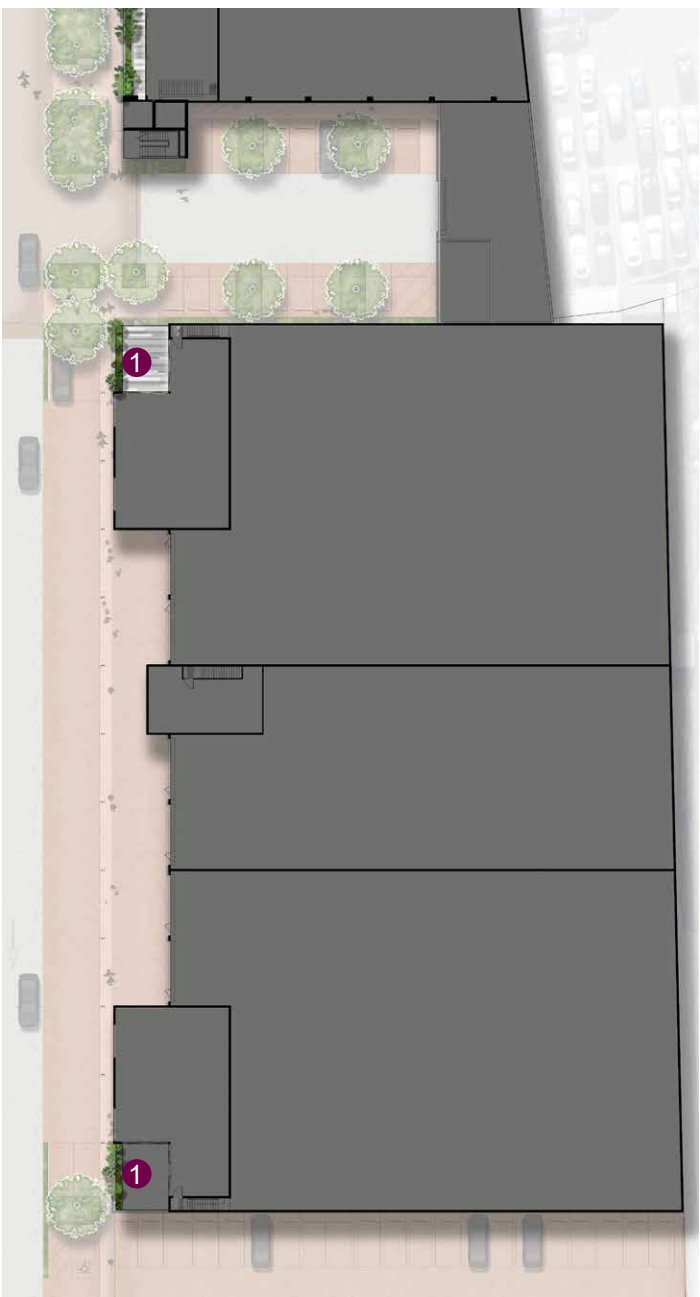
28th June 2022

Version E

150462 Eagle Farm Precinct - Stage 1

Pg 10 of 20

2.1 DETAIL PLAN - MEZZANINE



- Legend
- 1 Raised Containerised Planter
 - 2 Green Roof with Productive Garden
 - 3 Bee hive

2.2 ENVIRONMENTAL INITIATIVES

Green Initiatives - Stage 1 only:

-  Bio retention planting Areas - 549.51m² (2.2%)
-  Green Roof + Beehives - 182.12m² (0.73%)

Total Green Initiatives Area:731.64m2 (2.92%)

Total Green Initiatives Area

Soft landscaping Treatment Area

- Ground Planting Areas - 2019m2
- Turf Area - 366m2
- Containerised Planting - 68.45m2

Total Soft landscaping Area: 2454.68m2 (9.7%)

Total Green Initiatives and Soft landscaping Treatment Area: 3186.32m2 (12.7%)

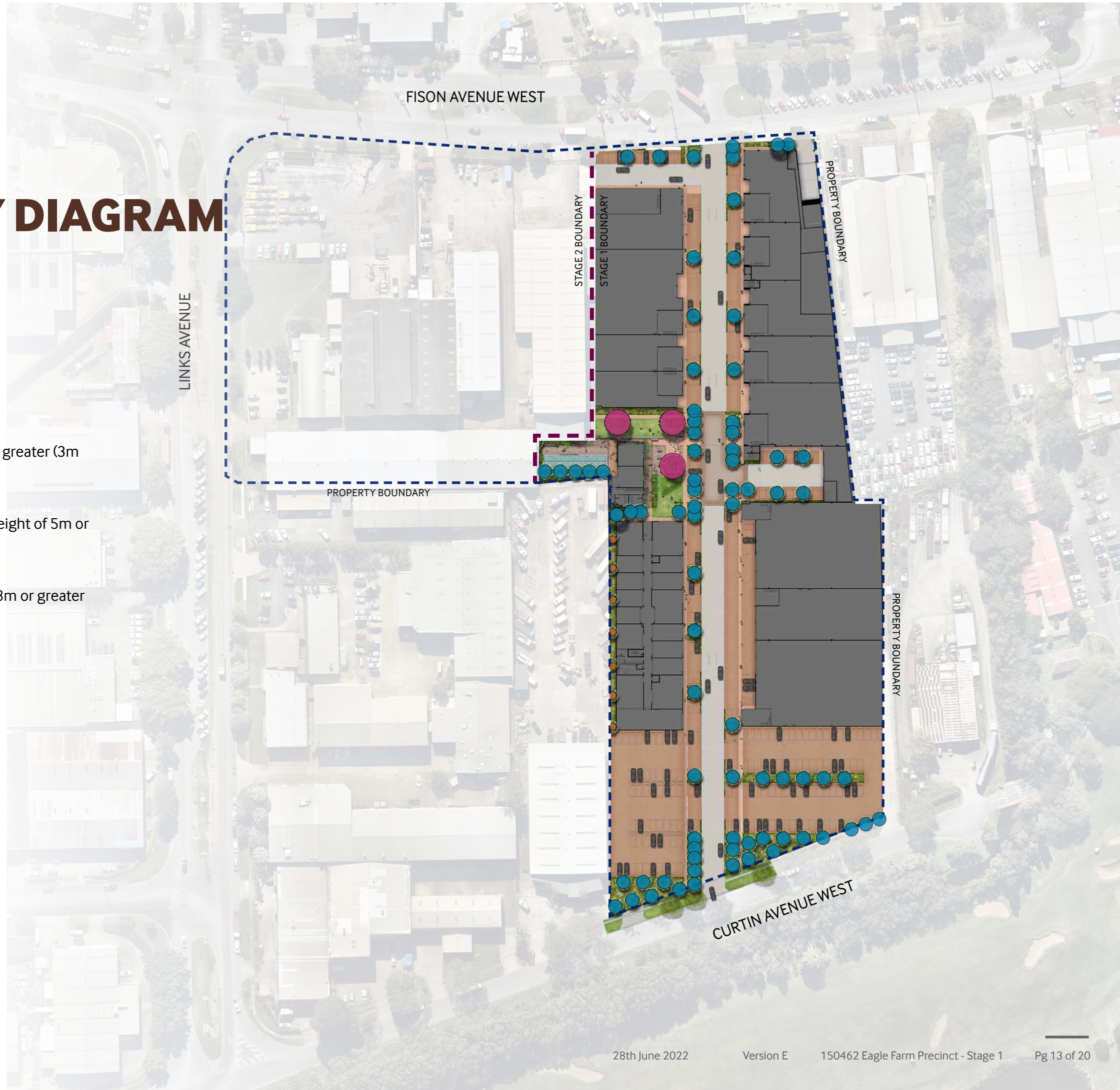


2.3 TREE CANOPY DIAGRAM

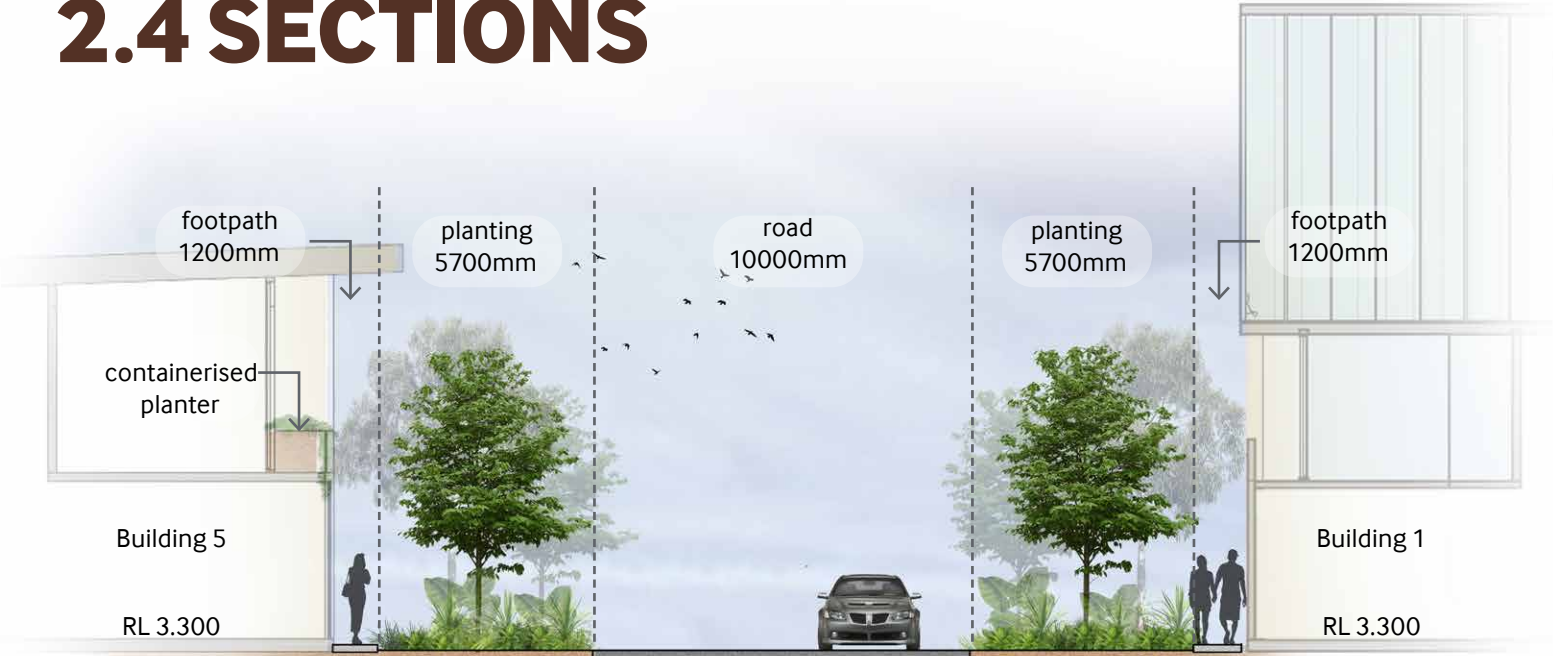
Tree Locations

- Tree species with anticipated canopy 3m or greater (3m spread shown)
- Tree species with anticipated canopy and height of 5m or greater (5m spread shown)
- Feature large tree with anticipated canopy 8m or greater (8m spread shown)

Tree selection / root management solutions to be confirmed via compliance assessment, taking into account any contamination management recommendations.

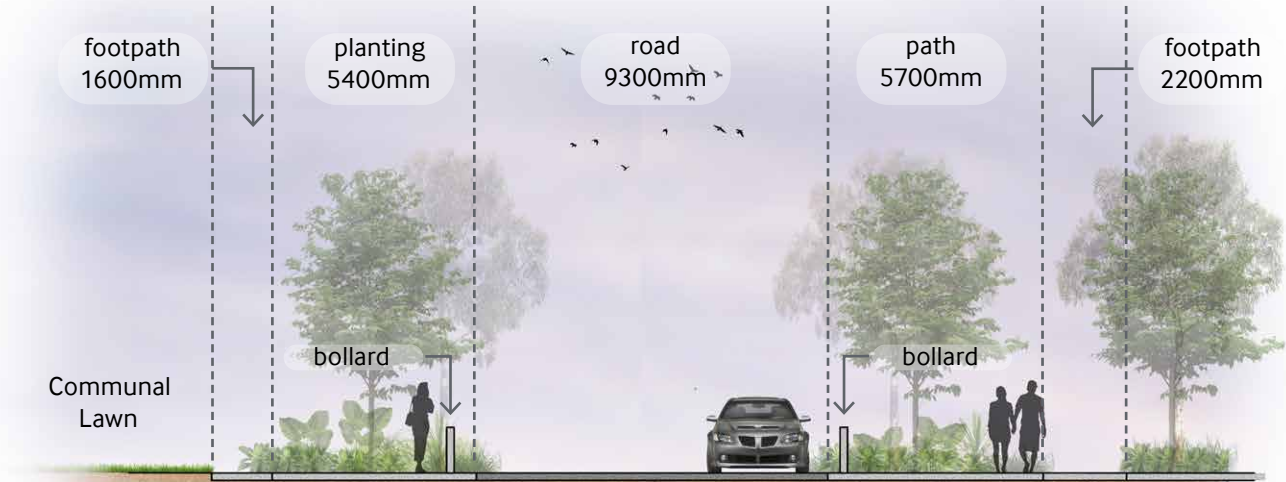


2.4 SECTIONS



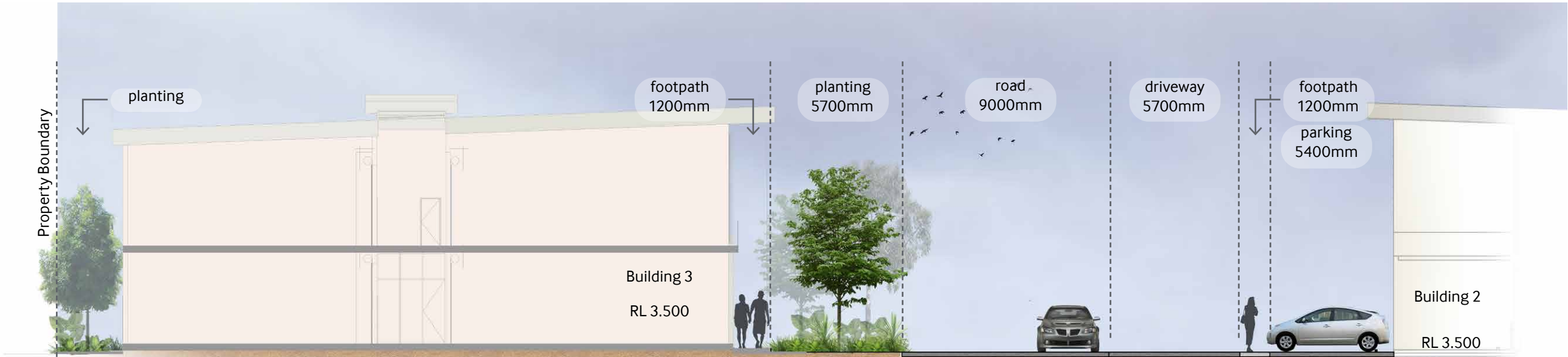
SECTION A

Scale 1:200 (Q A1)



SECTION B

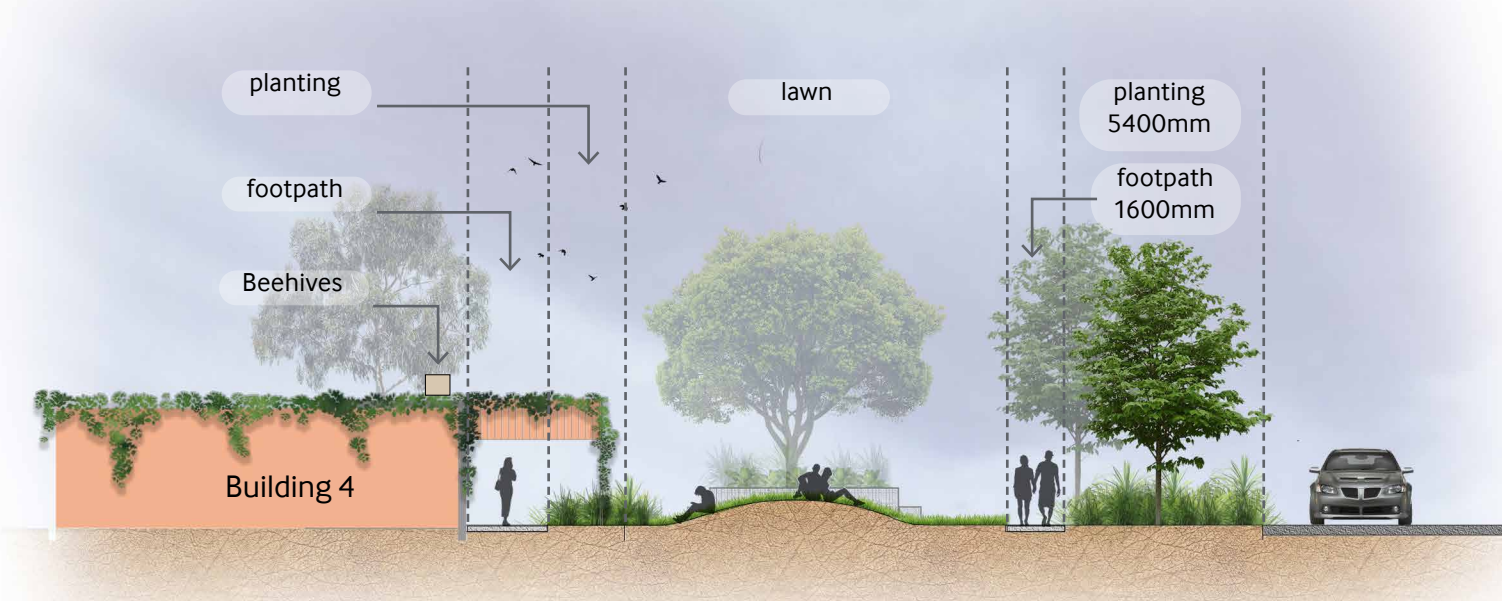
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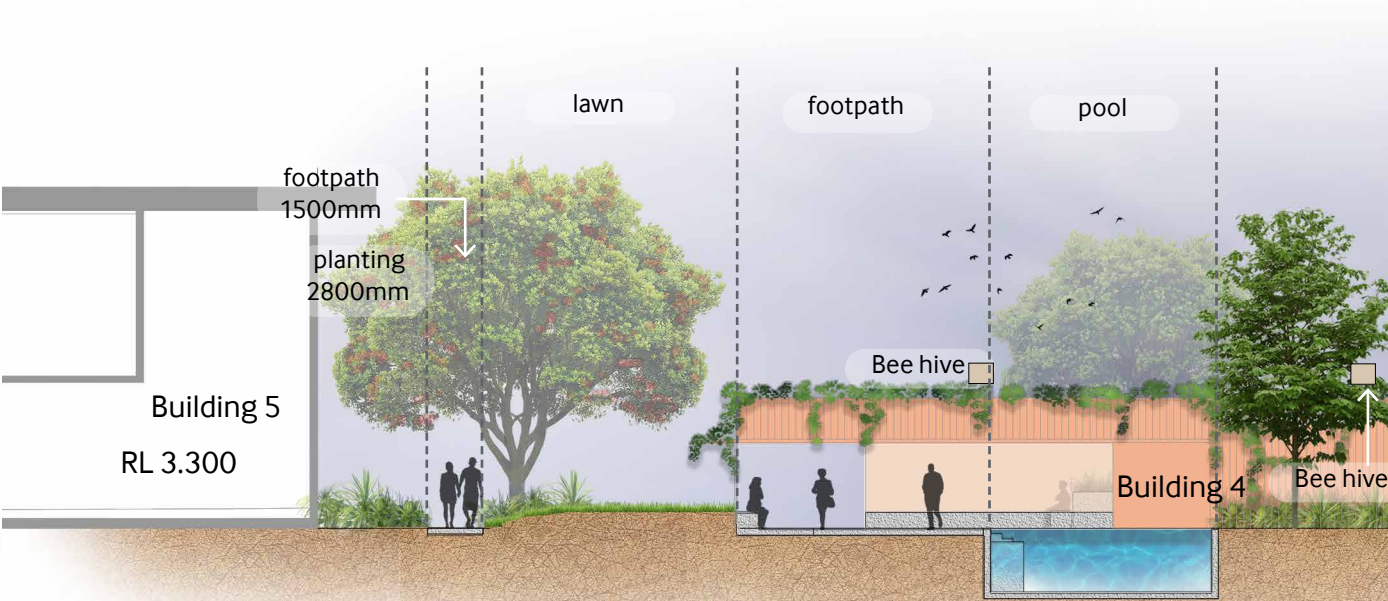
SECTION C

Scale 1:200 (Q A1)

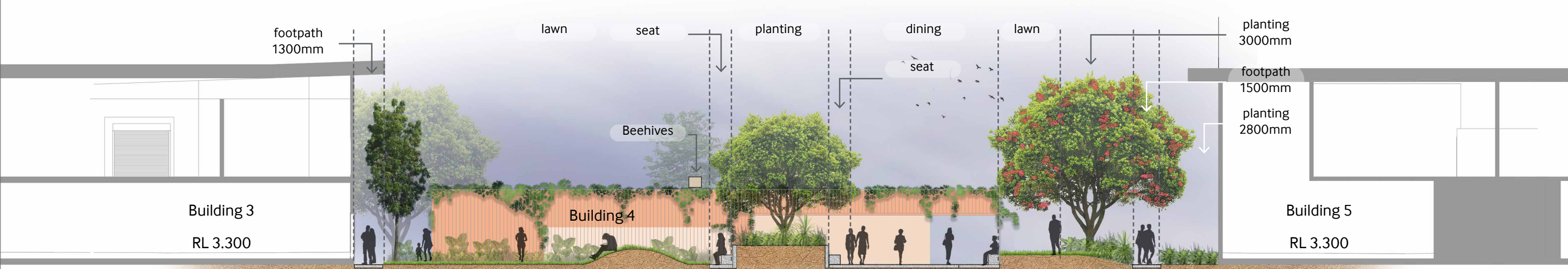
2.4 SECTIONS



SECTION D
Scale 1:200 (Q A1)



SECTION E
Scale 1:200 (Q A1)



SECTION F
Scale 1:200 (Q A1)

3.0 PLANTING

The planting strategy is grounded in a native response with highlights of exotic architectural species to create a unique landscape character. The composition of the below species will create not only a viusally interesting outcome but provide food and habitat for insects and birds.



ELAEOCARPUS eumundi (Eumundi Quandong)



AGAVE desmetiana (Agave)



CURIO repens (Blue Chalk Sticks)



DICHONDRA repens (Kideny Weed)



GREVILLEA poorinda (Poorinda Royal Mantle)



BANKSIA spinulosa (Birthday Candles)



ANGIOZANTHOS sp (Kangaroo Paw)



ALOCASIA brisbanensis (Native Lily)



DIANELLA caerulea (Blue Flax Lily)



LOPHOSTEMON confertus (Brush Box)
Capable of growing to a height of 5m and canopy size of 5m

3.0 PLANTING



MELALEUCA quinquenervia (Broad-leaved Paperbark)
Capable of growing to a height of 5m and canopy size of 5m



FICINIA nodosa (Knobby club-sedge)



KALANCHOE bracteata (Silver Spoons)



KNIPHOFIA uvaria (Red Hot Pocker)



ACACIA cognata (Bower Wattle)



ANGIOZANTHOS sp (Kangaroo Paw)



NEOMARICA gracilis (Walking Iris)



EUCALYPTUS pulverulenta (Silver-leaved Mountain Gum)



CHONEMORPHA fragrans (Climbing Frangipani)



DELONIX regia (Poinciana)
Capable of growing to a height of 8m and a canopy size of 8m

3.0 PLANTING - WSUD

The planting strategy for the bioretention gardens will support rainfall cleansing and infiltration utilising a native palette. The proposed plant palette is viusally in keeping with the site wide approach to deliver a cohesive lush environment, whilst softening the adjoining built form.



CUPANIOPSIS anacardioides (Tuckeroo)
Capable of growing to a height of 5m and canopy size of 5m



LOMANDRA hystrix (Mat Rush)



FICINIA nodosa (Knobby club-sedge)



ALOCASIA brisbanensis (Native Lily)



VIOLA hederacea (Native Violet)



LIVISTONA australis (Cabbage-tree Palm)

3.1 PLANTING MATRIX

BOTANICAL NAME	COMMON NAME	FLOWERING COLOUR	FLOWERING SEASON	ATTRACTS
ACACIA cognata	Bower Wattle			
AGAVE desmetiana	Agave			
ANIGOZANTHOS 'Big Red'	Kangaroo Paw	Red	Spring, Summer	Bees, Nectar eating birds, Butterflies
ANIGOZANTHOS 'Yellow Gem'	Kangaroo Paw	Yellow	Spring, Summer	Bees, Nectar eating birds, Butterflies
ANIGOZANTHOS flavidus 'Bush Pearl Pink'	Kangaroo Paw	Pink	All year	Bees, Nectar eating birds, Butterflies
BANKSIA 'Giant Candle'	Giant Candle	Orange	Spring, Winter	Bees, Nectar eating birds, Seeding eating birds
BANKSIA robur	Swamp Banksia			
BANKSIA spinulosa 'Birthday Candles'	Birthday Candles	Orange / Gold	Autumn, Winter	Bees, Nectar eating birds, Seed eating birds
BLECHNUM 'Silver Lady'	Silver Lady			
CHONEMORPHA fragans	Frangipani Vine	White		
CURIO repens	(Blue Chalk Sticks)	Blue		
CYATHEA cooperii				
DICHONDRA repens	Kidney Weed			
ELAEOCARPUS eumundi	Eumundi Quandong			
EUCALYPUS pulverulenta	Silver-leaved Mountain Gum			
FICUS microcarpa hillii	Hill's Fig			
GOODENIA ovata		Yellow	Spring, Summer, Autumn	Bees,
GREVILLEA 'Bush Lemons'	Bush Lemons	Yellow	All year	Bees, Nectar eating birds, Butterflies, Insects
GREVILLEA 'Honey Gem'	Honey Gem	Yellow, Orange	All year	Bees, Nectar eating birds, Butterflies, Insects
GREVILLIA 'Misty Pink'	Misty Pink	Pink	All year	Bees, Nectar eating birds, Butterflies, Insects
GREVILLA 'Poorinday Royal Mantle'	Royal Mantle	Red	Winter, Spring	Bees, Nectar eating birds, Butterflies, Lizards
HARDENBERGIA violacea	Native sarsaparilla	Purple	Winter, Spring	
LEPTOSPERMUM 'Pink Cascade'	Tea Tree	Pink	Spring, Summer	Bees, Nectar eating birds, Butterflies, Insects
LIVISTONA australis	Cabbage Tree Palm			
LOMANDRA hystrix	Mat Rush	Cream	Spring	Bees, Insects, Lizards
LOPHOSTEMON confertus	Brush Box	Cream		
KALANCHOE bracteata	Silver Spoons			
KNIPHOFIA uvaria	Torch Lily	Yellow, Orange		
MELALEUCA thymifolia	Thyme Honey-Myrtle	White, Purple, Mauve	All year	Bees, Nectar eating birds, Butterflies, Insects
MELALEUCA quinquenervia	Broad-leaved Paperbark			
NEOMARICA gracilis	Walking Iris			
PENNISETUM alopecuroides	Fountain Grass	Cream stalks	Summer, Autumn	
VIOLA hederacea	Native Violet	Purple		
XANTHORRHOEA	Grass Tree			

