

EAGLE FARM

PRECINCT

PLAN OF DEVELOPMENT

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

LANDSCAPE CONCEPT REPORT

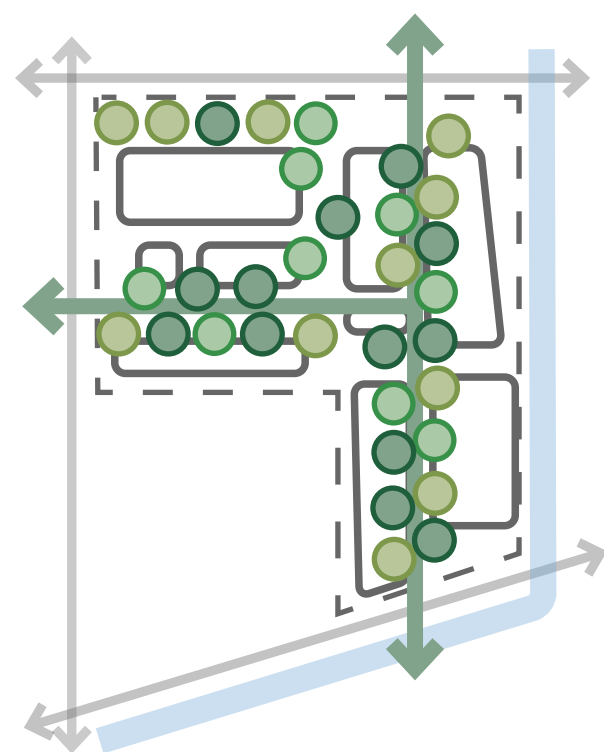
[ISSUE F]
150462

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1246
Date: 26-Oct-2022

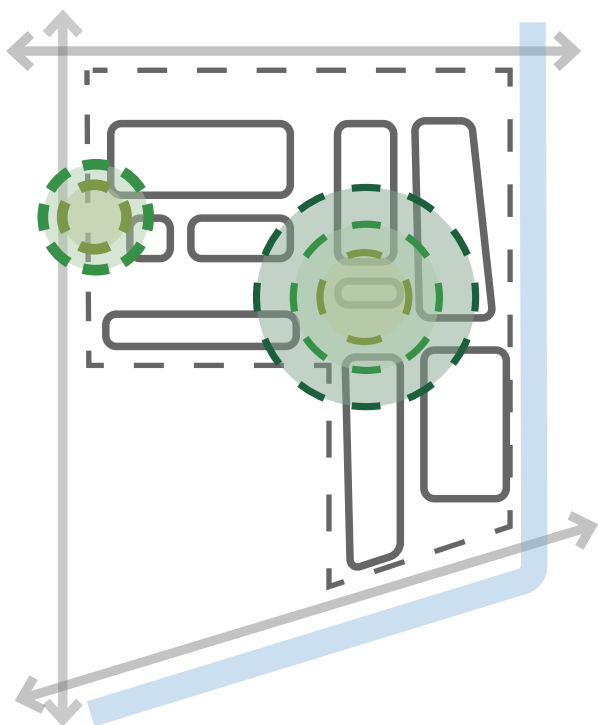


1.1 DESIGN DRIVERS



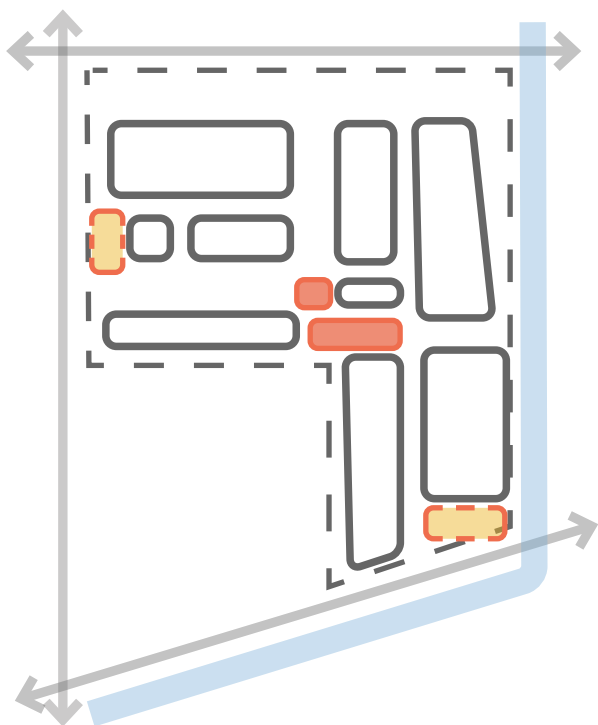
CONTINUOUS SPINE

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



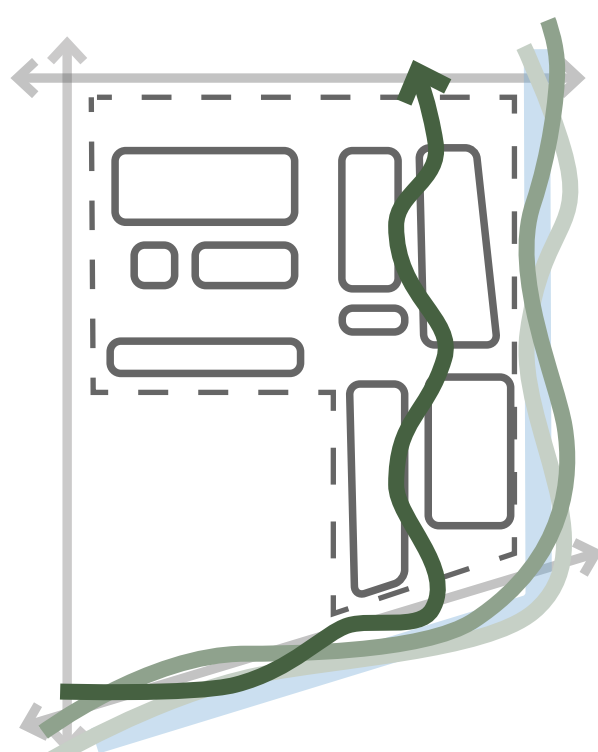
RETREAT

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.



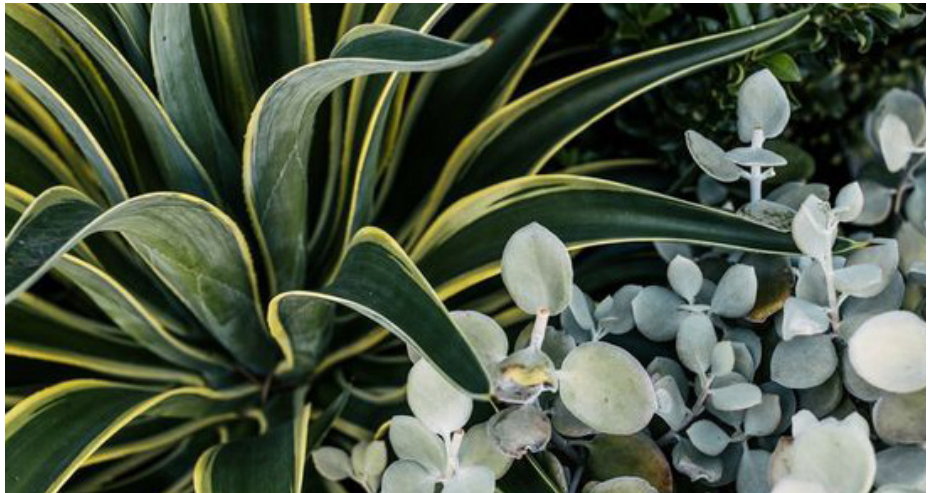
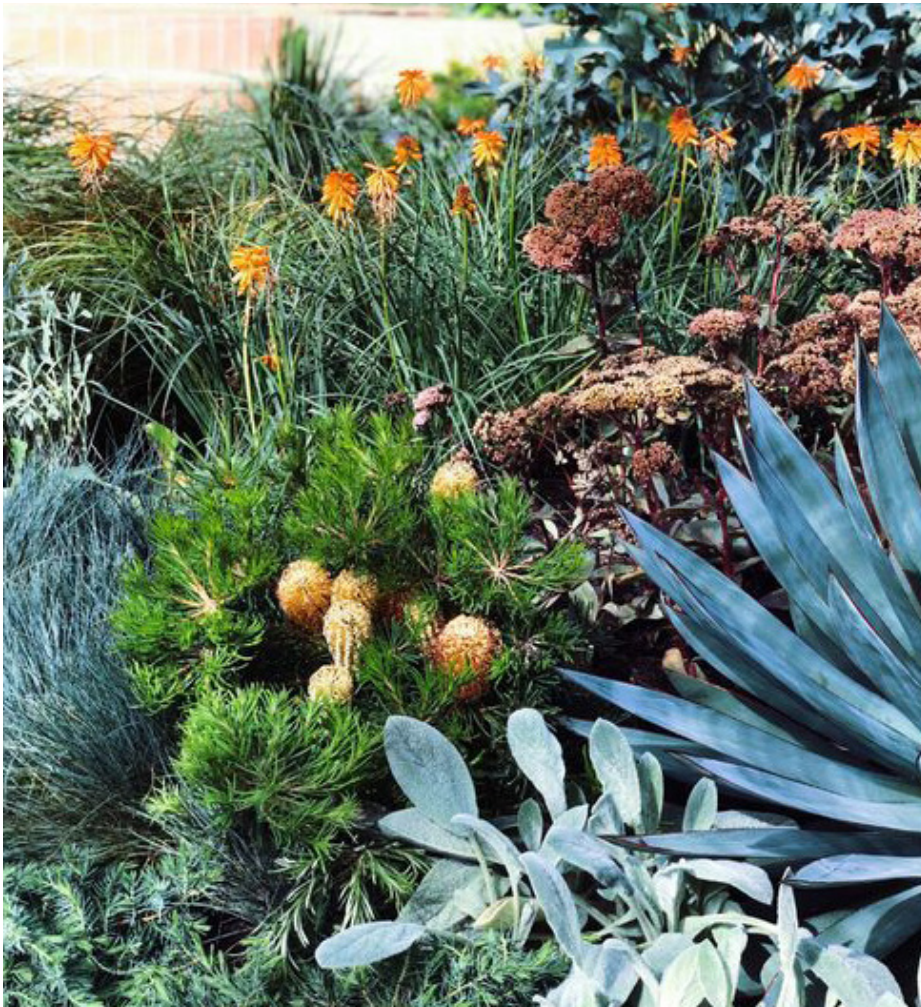
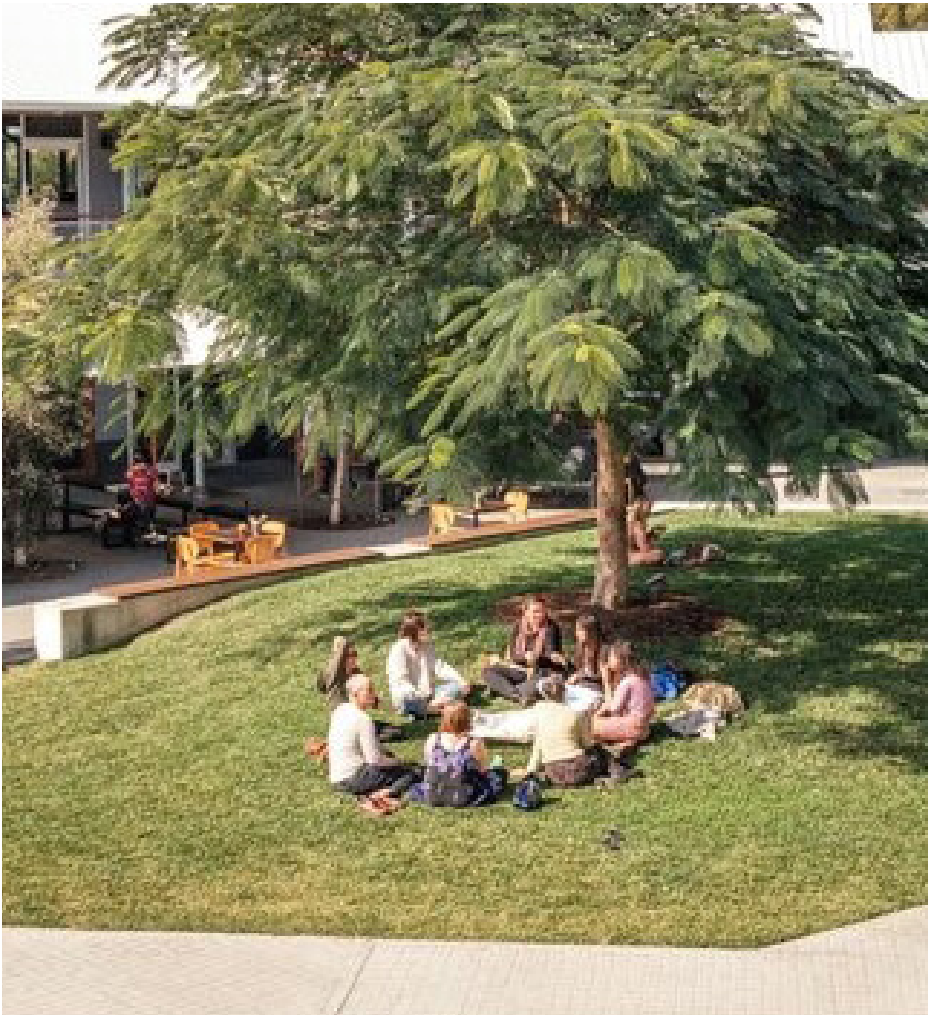
GREEN BELT

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.

1.2 CHARACTER



1.2 CHARACTER



1.3 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

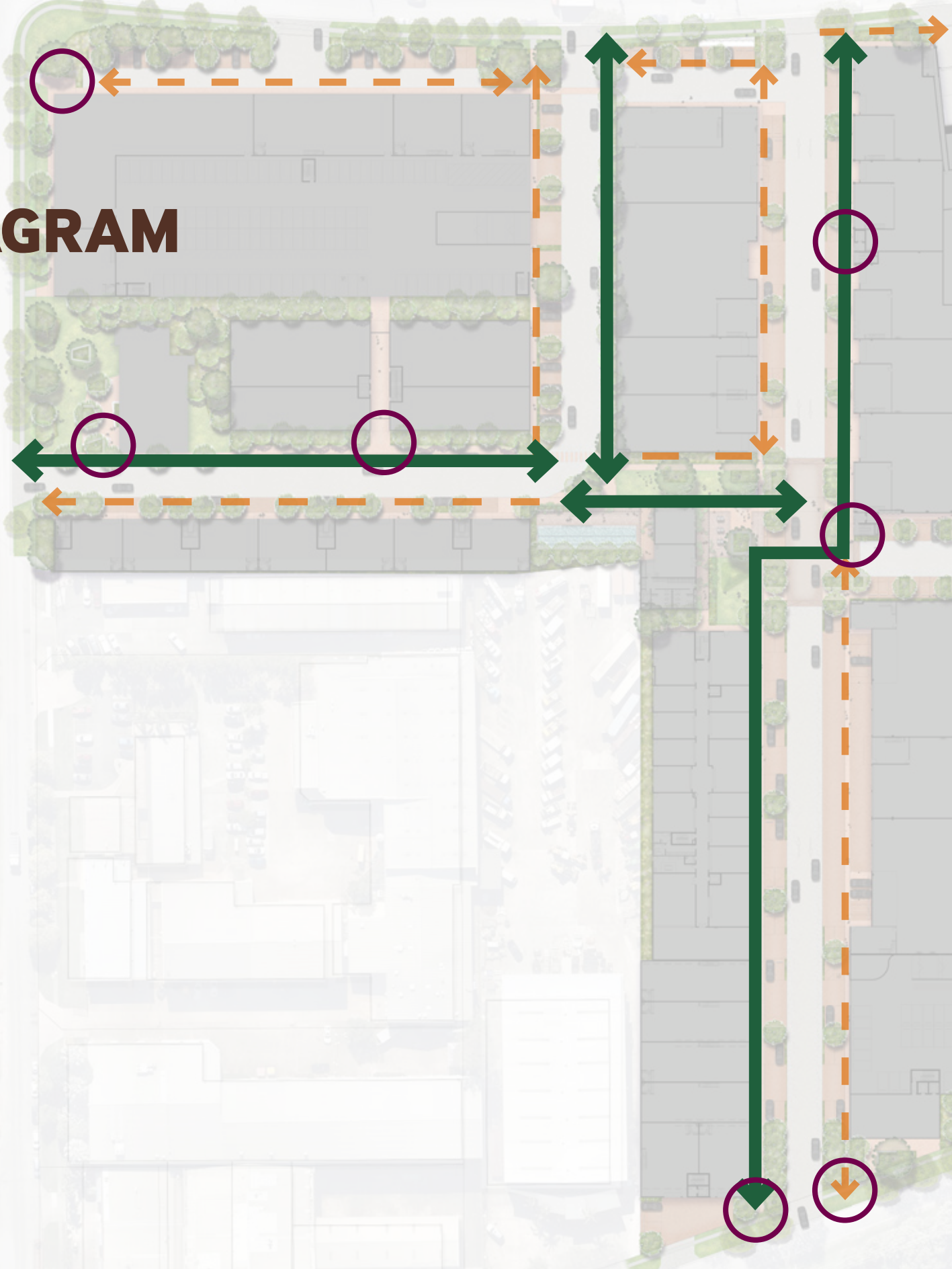
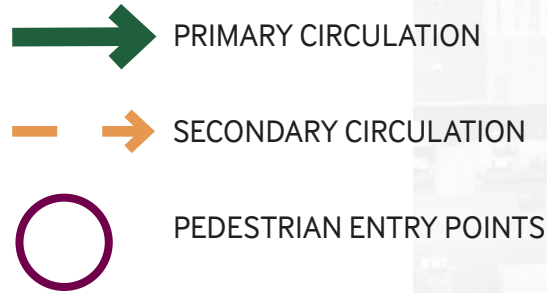


Beehives

2.0 MASTER PLAN



2.1 CIRCULATION DIAGRAM



2.2 ENVIRONMENTAL INITIATIVES

Total Green Initiatives Area (Stage 1 and Stage 2):

-  Bio retention planting Areas - 1746m2 (3.56%)
-  Green Roof - 2713.42m2 (5.5%)

Total Green Initiatives Area: 4459.42m2 (9.06%)

Softlandscaping Treatment Area

Planting Areas - 3364m2

Turf Area - 984m2

Total Soft landscaping Area: 4348m2 (8.86%)

Total Green Initiatives and Soft landscaping Treatment Area: 8807.42m2 (17.92%)



2.3 DETAILED PLAN - 01

section A

MEDIUM INDUSTRIAL / SHOWROOM

MEDIUM INDUSTRIAL

INDOOR SPORT &
RECREATION /
MEDIUM INDUSTRIAL

COMMERCIAL BUSINESS PARK

FOOD &
BEVERAGE

AMENITIES

section B

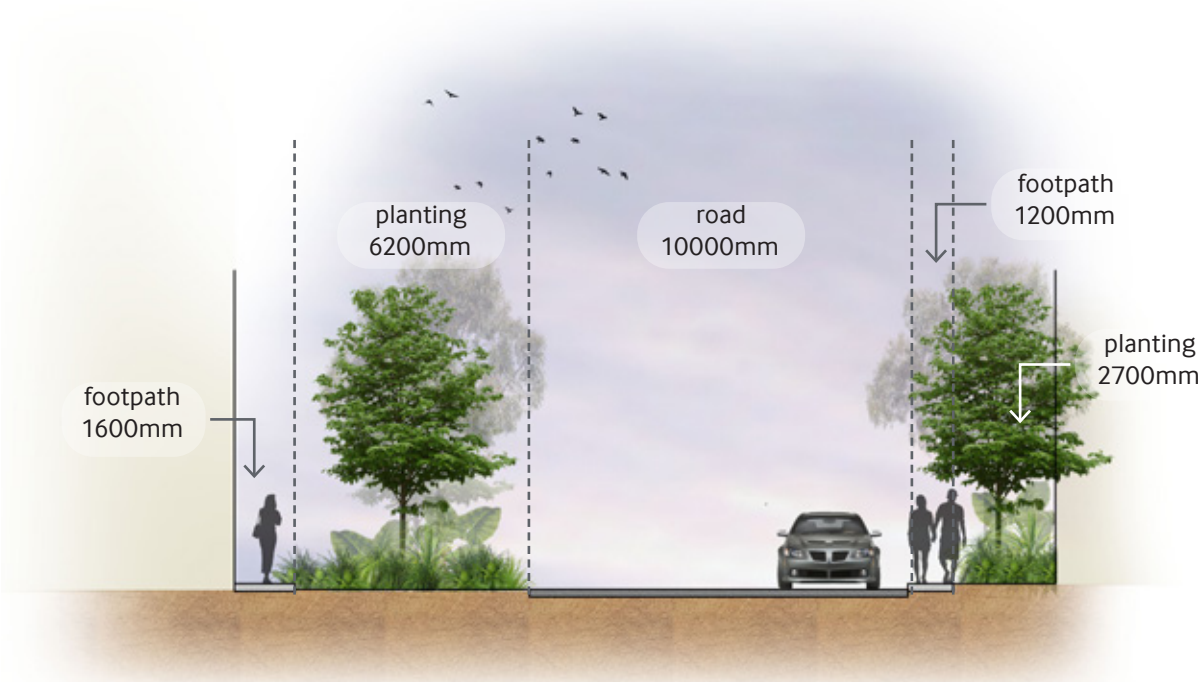
- | | | | |
|----|--|----|--------------------------------------|
| 01 | BUFFER PLANTING | 08 | PUBLICALLY ACCESSIBLE OPEN SPACE |
| 02 | CARPARKS WITH SHADING TREES | 09 | WELLNESS CENTRE WITH POOL |
| 03 | FEATURE TREES | 10 | TRELLIS WIRES WITH CLIMBERS ATTACHED |
| 04 | WELLNESS LAWN | 10 | SECURE FENCE LINE |
| 05 | SEATING AREAS | 11 | TREES - RAINFOREST SPECIES |
| 06 | WELLNESS CENTRE WITH PRODUCTIVE GREEN ROOF | 12 | WHICH ARE SHADE TOLERANT ART WORK |
| 07 | RAISED PEDESTRIAN ZONE | | |

2.3 DETAILED PLAN - 02

- 01 BUFFER PLANTING
- 02 CARPARKS WITH SHADING TREES
- 03 WELLNESS LAWN
- 04 SEATING AREAS
- 05 AMENITIES BUILDING WITH GREEN ROOF
- 06 RAISED PEDESTRAIN ZONE
- 07 BEEHIVE GARDEN

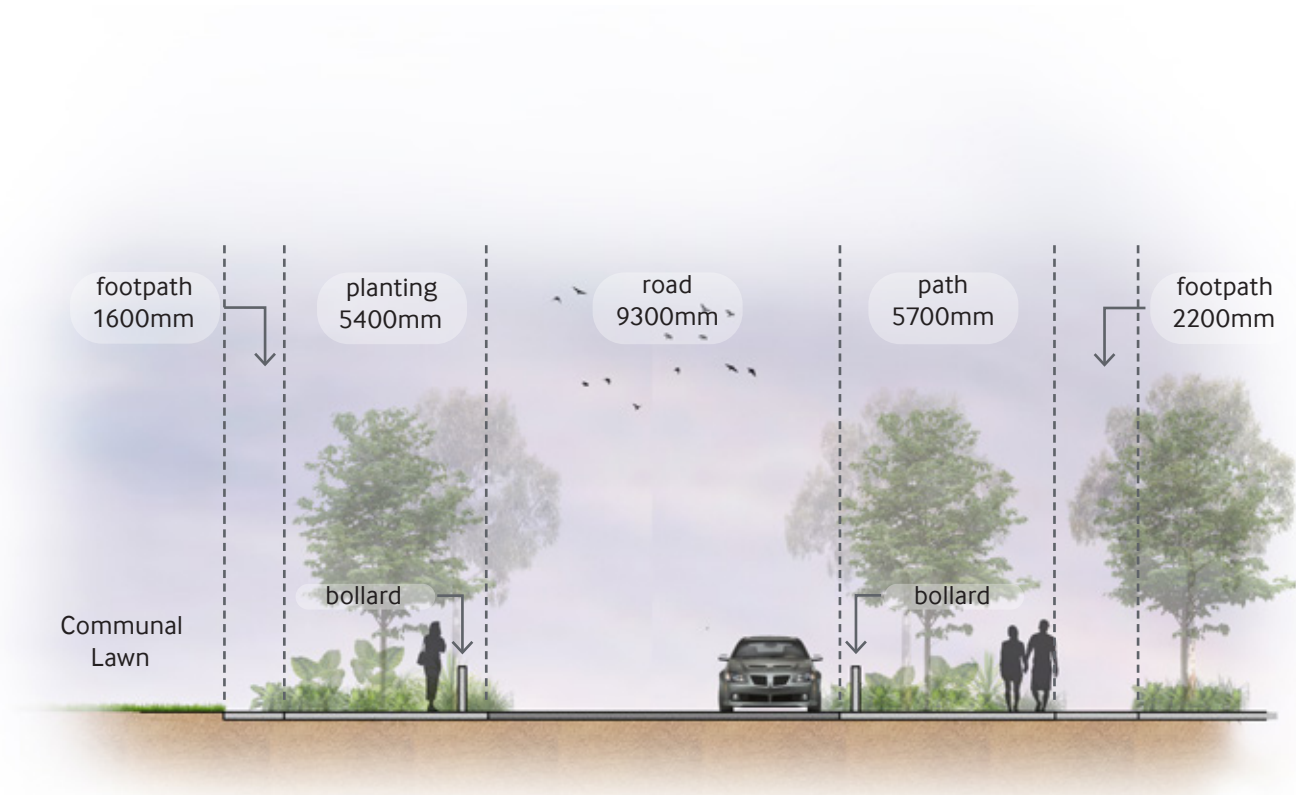


2.4 SECTIONS



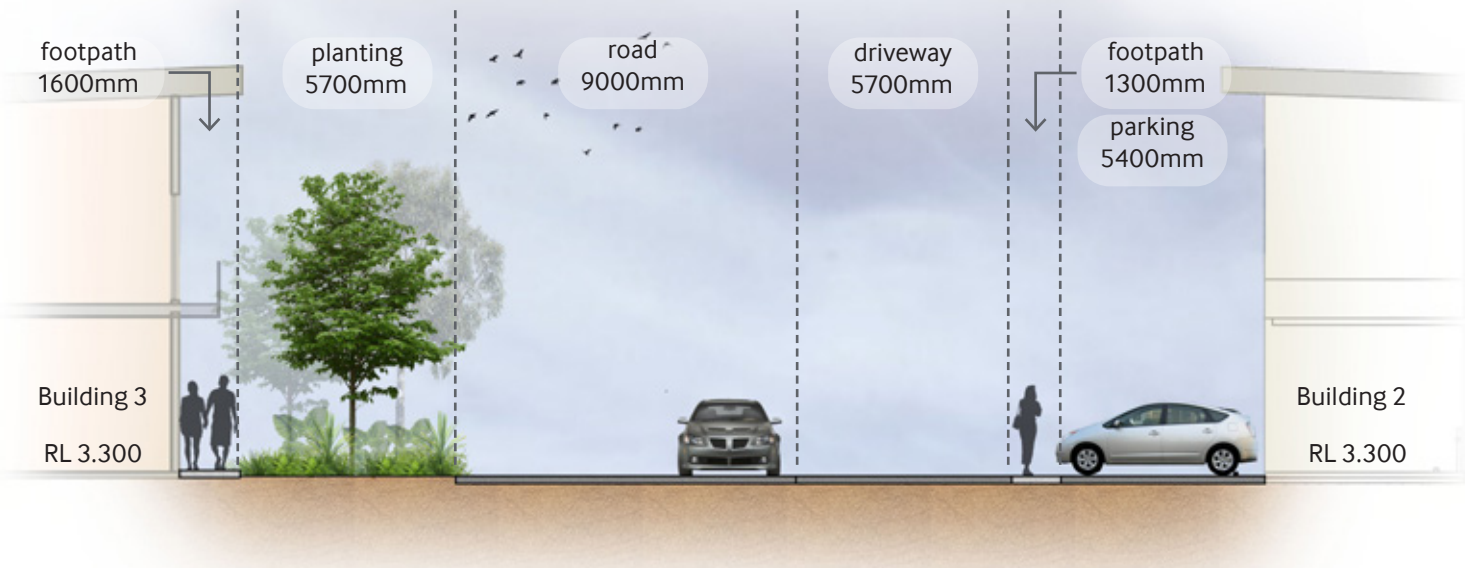
SECTION A

Scale 1:200 @ A1



SECTION B

Scale 1:200 @ A1



SECTION C

Scale 1:200 @ 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)



LOPHOSTEMON confertus (Brush Box)



ANGIOZANTHOS sp (Kangaroo Paw)



ALOCASIA brisbanensis (Native Lily)



DIANELLA caerulea (Blue Flax Lily)

3.0 PLANTING



MELALEUCA quinquenervia (Broad-leaved Paperbark)



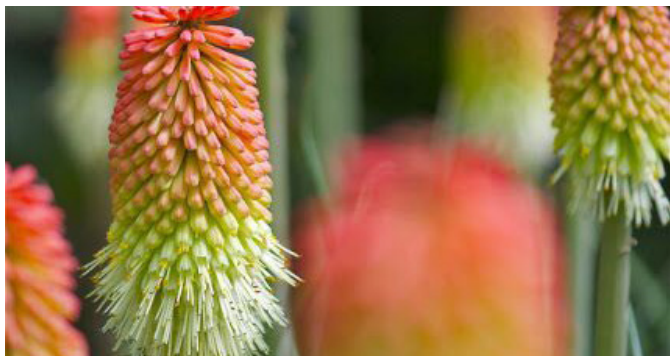
KALANCHOE bracteata (Silver Spoons)



ANGIOZANTHOS sp (Kangaroo Paw)



CHONEMORPHA fragrans (Climbing Frangipani)



KNIPHOFIA uvaria (Red Hot Pocker)



NEOMARICA gracilis (Walking Iris)



DELONIX regia (Poinciana)



FICINIA nodosa (Knobby club-sedge)



ACACIA cognata (Bower Wattle)



EUCALYPTUS pulverulenta (Silver-leaved Mountain Gum)

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)



LOMANDRA hystrix (Mat Rush)



FICINIA nodosa (Knobby club-sedge)



VIOLA hederacea (Native Violet)



ALOCASIA brisbanensis (Native Lily)



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			

