

# APPENDIX D

## Statement of Landscape Intent

Prepared by:

**Lat Studios**



# 332-334 WATER STREET PRECINCT

## DOCUMENT REGISTER

Project	332-334 Water Street
Report Title	Landscape DA Report
Version	B
Project Code	LS000049
Prepared for	Pellicano
Author	LatStudios

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## ACKNOWLEDGEMENT FOR COUNTRY

**LatStudios commit to supporting the health and wellbeing of Country, by respecting, valuing and being guided by First Nations people.**

### Engaging and Respectful Consultation

LatStudios are currently engaged on several projects working with different traditional custodians, working in line with the protocols established by the Australian Institute of Landscape Architects' Reconciliation Action Plan. We work with experienced engagement consultants to facilitate a respectful dialogue with a focus on listening and being open to guidance.

AILA Reconciliation Action Plan summary:

- Acknowledge and respect traditional owners across Australia as the traditional custodians of Country.
  - To honour Elders past, present and emerging and ensure the continuation of culture and traditional practices
  - A 'Connection to Country' approach to landscape planning, design and management
  - A collaborative journey to better understand and engage with Country in a respectful and consultative way and to build ongoing relationships with traditional owners
  - Four (4) key areas for development - each area has a number of actions and deliverables which aim to:
    - actively monitor progress of actions
    - build internal and external relationships
    - participate in and celebrate NAIDOC Week
    - raise RAP awareness
    - increase employment and supplier diversity
    - increase educational opportunities
1. Relationships
  2. Respect
  3. Opportunities
  4. Governance and Tracking

Link to AILA's RAP:

<https://www.aila.org.au/documents/AILA%20Reflect%20RAP%202018-19%20-%20ORA%20endorsed.pdf>

## QUALIFICATION

Lat27 has been commissioned to provide the landscape concept package for the Development Application submission to EDQ, for the proposed development at 332-334 Water Street, Fortitude Valley, Brisbane.

This submission has been prepared with consideration for the requirements detailed within:

- EDQ Bowen Hills PDA Development Scheme
- Brisbane City Plan 2014
- Critical Infrastructure and Movement Network Overlay Code
- Streetscape Hierarchy Overlay Code

This report provides advice on the public realm, the streetscape and common landscape zones within the proposed development and how they will deliver best practice design that responds to context, climate and function of space.

**This report should be read in conjunction with Architectural, Town Planning, Heritage, Traffic, Civil and Stormwater Management Reports.**

**Please also refer to the architectural design report for development application by Woods Bagot for more detail related to the building, public plaza spaces and intermediate landscape levels within the building.**



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# 01 CONTEXT

## SITE & LOCATION

LatStudios have been commissioned by Pellicano to prepare a Development Application Landscape Concept Report for their 332-334 Water Street project.

This report provides advice on the public realm, the streetscapes, elevated roof terrace spaces within the proposed development and how they will deliver on best practice design that responds both to public realm benefits for the precinct and occupant amenity.

This report should be read in conjunction with Architectural, Civil Engineering, Traffic, WSUD and Town Planning Reports.

Address	332-334 Water Street, Fortitude Valley
Site Area	4,819m <sup>2</sup>
Local Area Plan	Bowen Hills Priority Development Area
Traditional Place Name/Owners	Turrbal & Jagera

332-334 Water Street, Fortitude Valley is located approximately 1.5km from the city centre and is afforded close proximity to Victoria Park, local public and active transport and the Valley commercial and entertainment precinct. The site lies within the Bowen Hills PDA area under the jurisdiction of EDQ. The site will also enjoy expansive views of the city and Story Bridge from the upper levels of the building.

The site enjoys a northerly aspect and will gain long views in all directions from the upper levels of the two towers.

The site is adjacent the Cottage, Drill Hall and Orderly Room, all Local Heritage buildings, located to the upper north east side of the site with entry off Diggles Close and Trinity Street. The heritage places will form part of the overall design fabric and will link back to the central focus within the proposed development's landscape and public realm.

### KEY

- 1 Lady Gowrie Child Centre
- 2 Lloyd's General Store
- 3 Oxford Tower's Cafe
- 4 Old Museum Brisbane
- 5 Royal International Convention Centre
- 6 Manny's Music
- 7 Oxford Towers (Apartments)
- 8 BackDock Arts
- 9 Brisbane Showgrounds Parking
- Local & State Heritage Places
- Bus stops
- 01 Site Survey views  
(See p.6-7 for images)

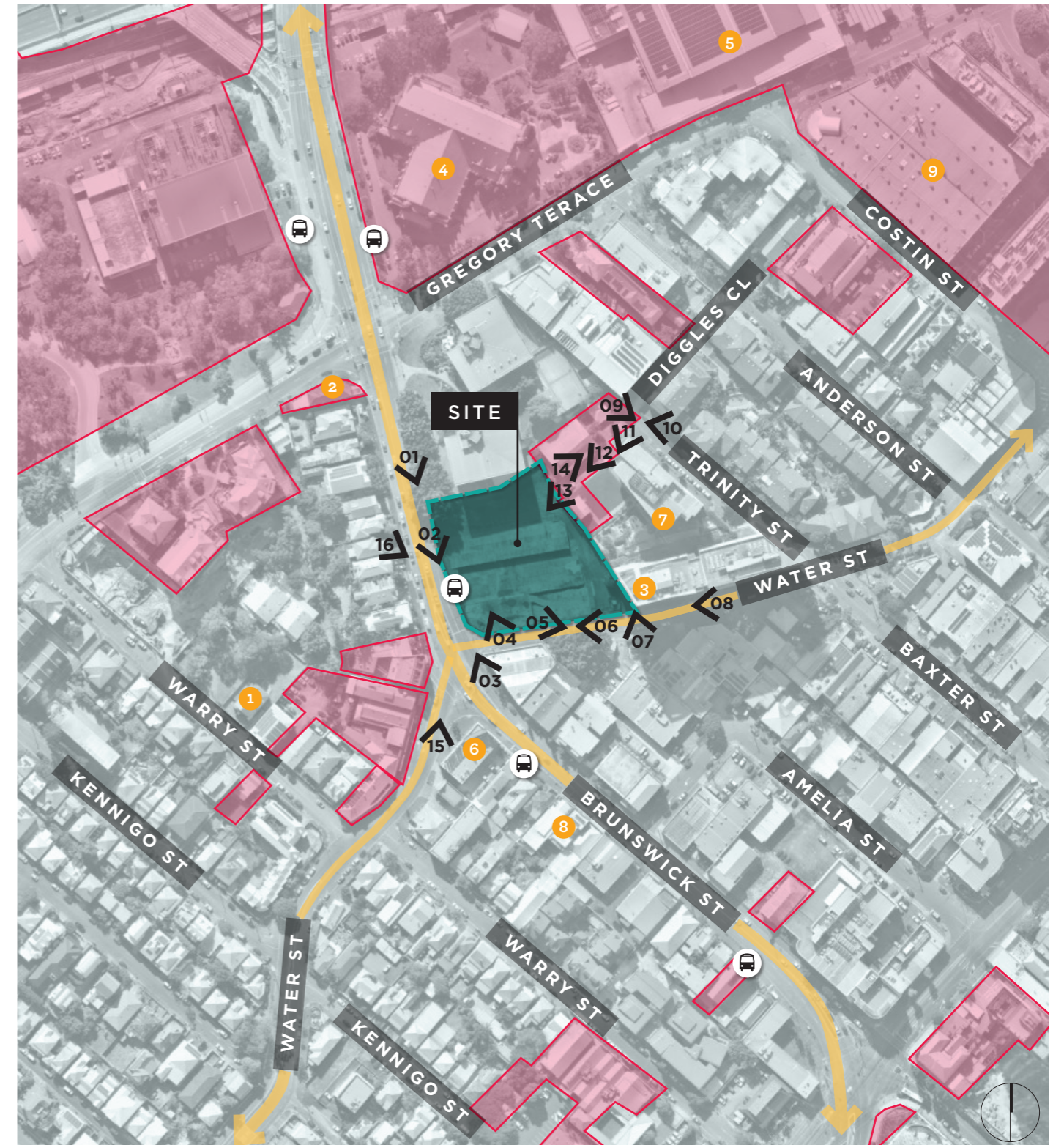


Figure 01: Site Context Map (Image courtesy of Nearmap)

## CHARACTER OF PLACE

The City Centre Neighbourhood Plan locates the site within the EDQ Bowen Hills Priority Development Area, transitioning from medium and high density built form in Fortitude Valley to low and medium scale toward Spring Hill and Bowen Hills.

Water Street sits on the cusp of the Bowen Hills Priority Development Area and the city's northern suburbs. The site's fringe location is rich with opportunity to create a portal from the inner north into the city centre.

Proximity to Victoria Park, Brisbane Showgrounds and Brisbane City brings a myriad of lifestyle opportunities and affords iconic views to and from the site, with long views towards the city centre to the south and Mt Coot-tha to the west. The site is also within walking distance of several major cultural, entertainment and employment hubs in and around the northern fringes of the city, including:

- + Brunswick Street Mall & Chinatown, Fortitude Valley
- + King Street, Bowen Hills & Brisbane Showgrounds
- + Victoria Park/Barrambin
- + Royal Brisbane & Women's Hospital
- + St Pauls Terrace, Spring Hill & Fortitude Valley
- + Gregory Terrace, Spring Hill & Bowen Hills



# 01 CONTEXT

## SITE SURVEY



**01** Brunswick Street frontage facing south towards Water Street



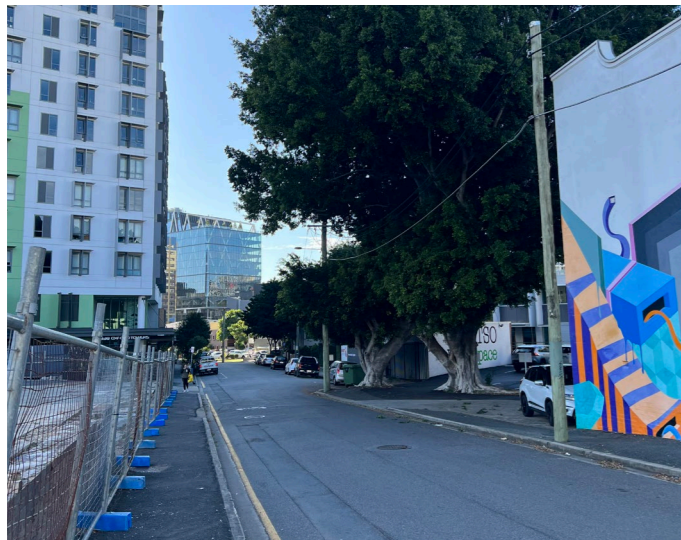
**02** Brunswick Street frontage adjacent site facing Water Street intersection



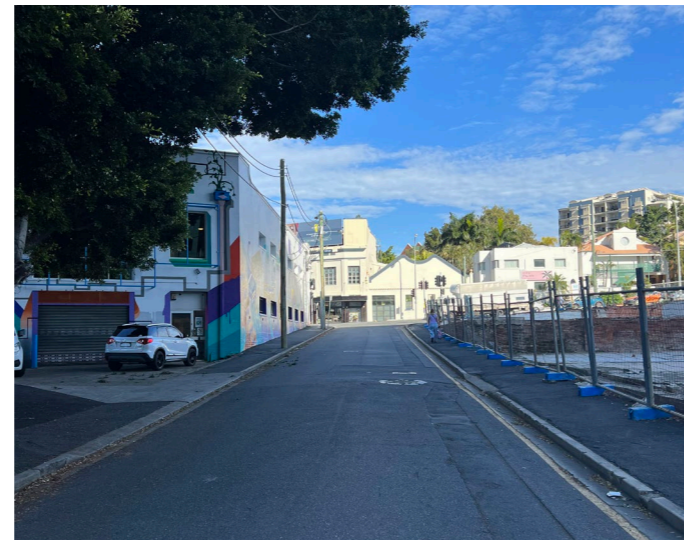
**03** Water Street intersection facing north west



**04** Water Street facing north west towards Brunswick Street



**05** Water Street facing south east towards Trinity Street and Baxter Street intersection



**06** Water Street facing towards Brunswick Street intersection

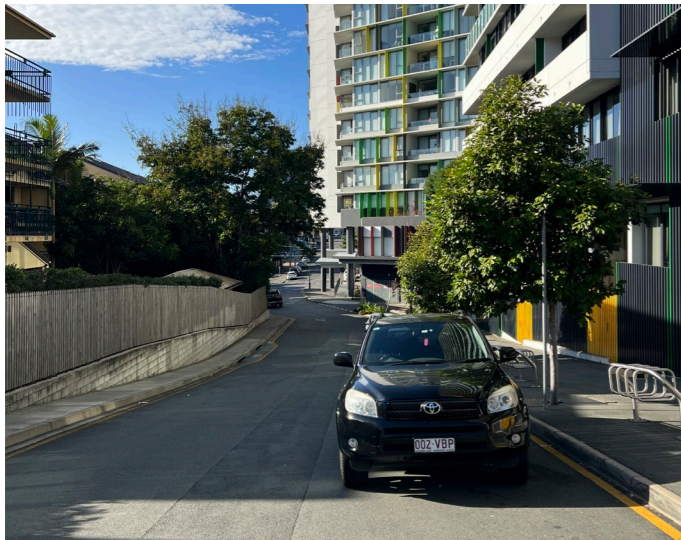


**07** Intersection between site and adjacent Oxford Towers building



**08** Water Street facing towards Brunswick Street intersection and streetscape interfaces

## SITE SURVEY



**09** Trinity Street facing south east towards Water Street and Baxter Street intersection



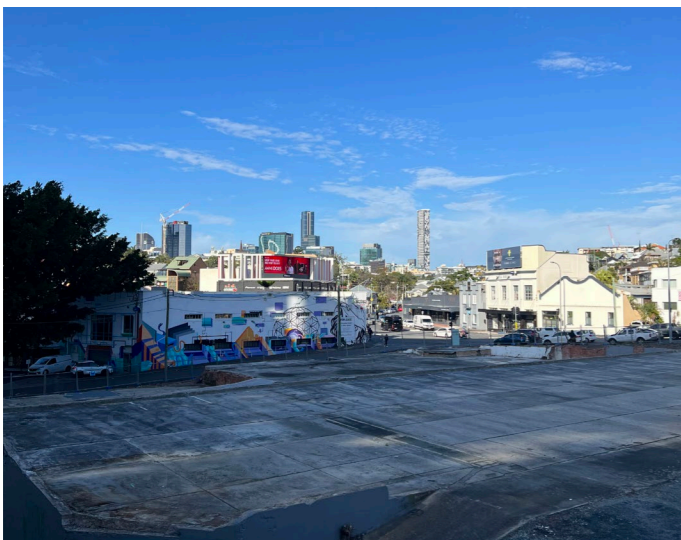
**10** Corner of Trinity Street and Diggles Close facing south east towards Oxford Towers buildings



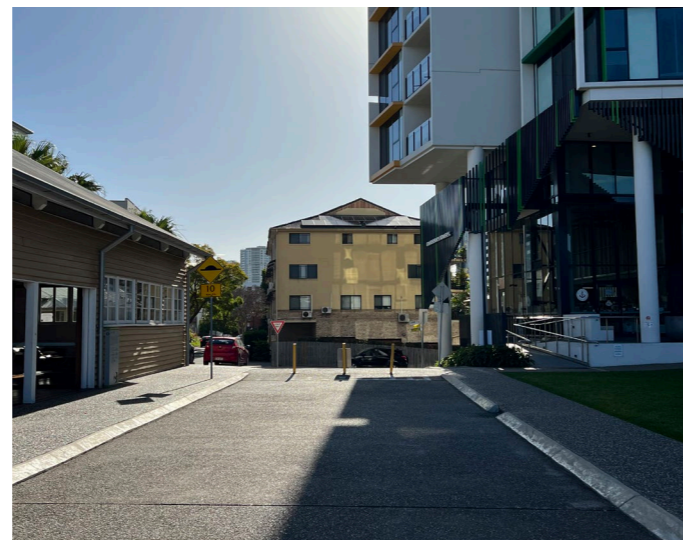
**11** Corner of Trinity Street and Diggles Close facing south west towards Local Heritage listed buildings



**12** Facing south west towards the Orderly Room, a Local Heritage listed building



**13** City view facing south west from adjacent the Orderly Room, a Local Heritage listed building



**14** Facing corner of Diggles Close and Trinity Street adjacent Drill Hall, Local Heritage listed building, and Oxford Towers



**15** Water Street and Brunswick Street intersection facing north towards site



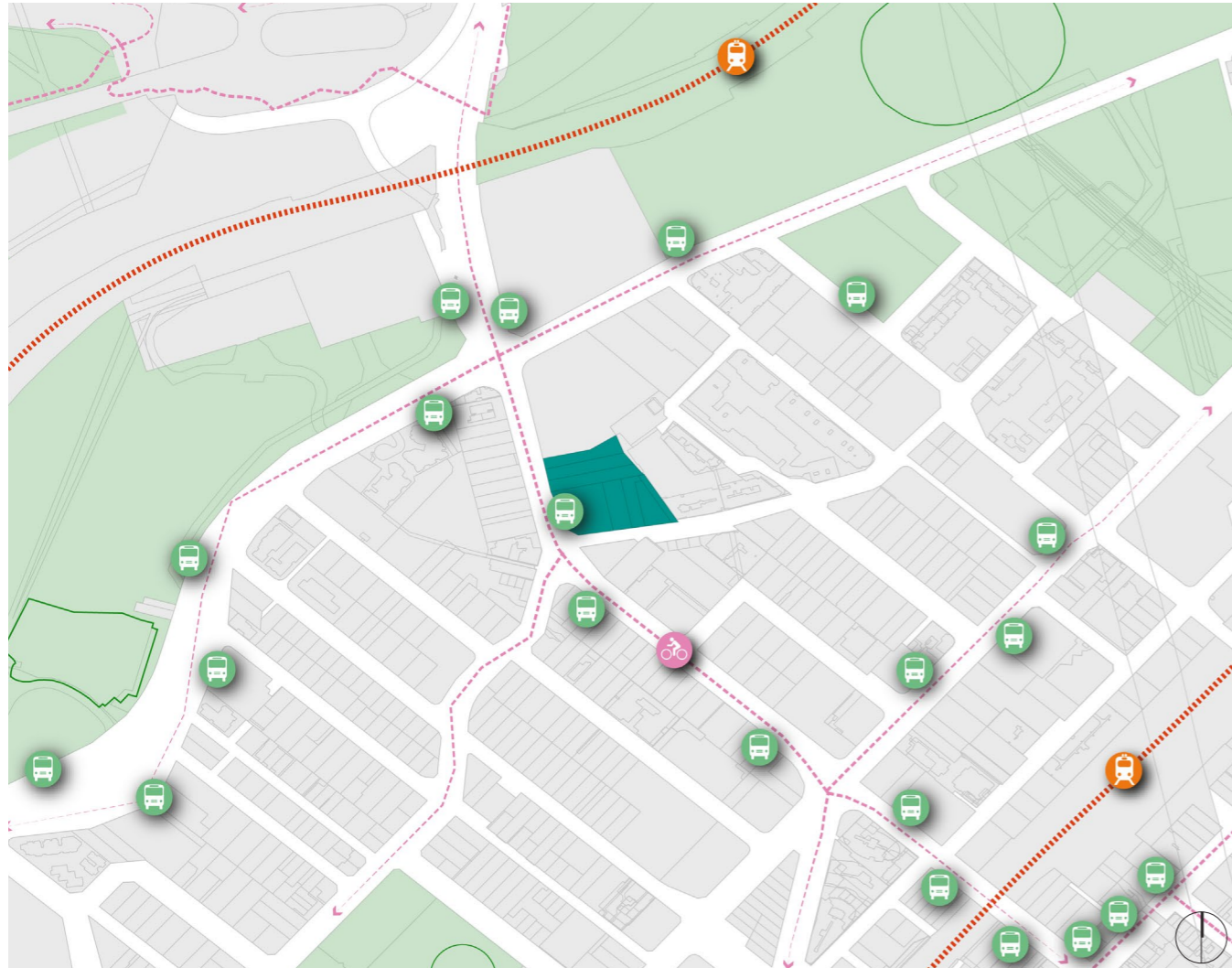
**16** Water Street facing south east towards site and Brunswick Street intersection



# 01 CONTEXT

## SITE ANALYSIS

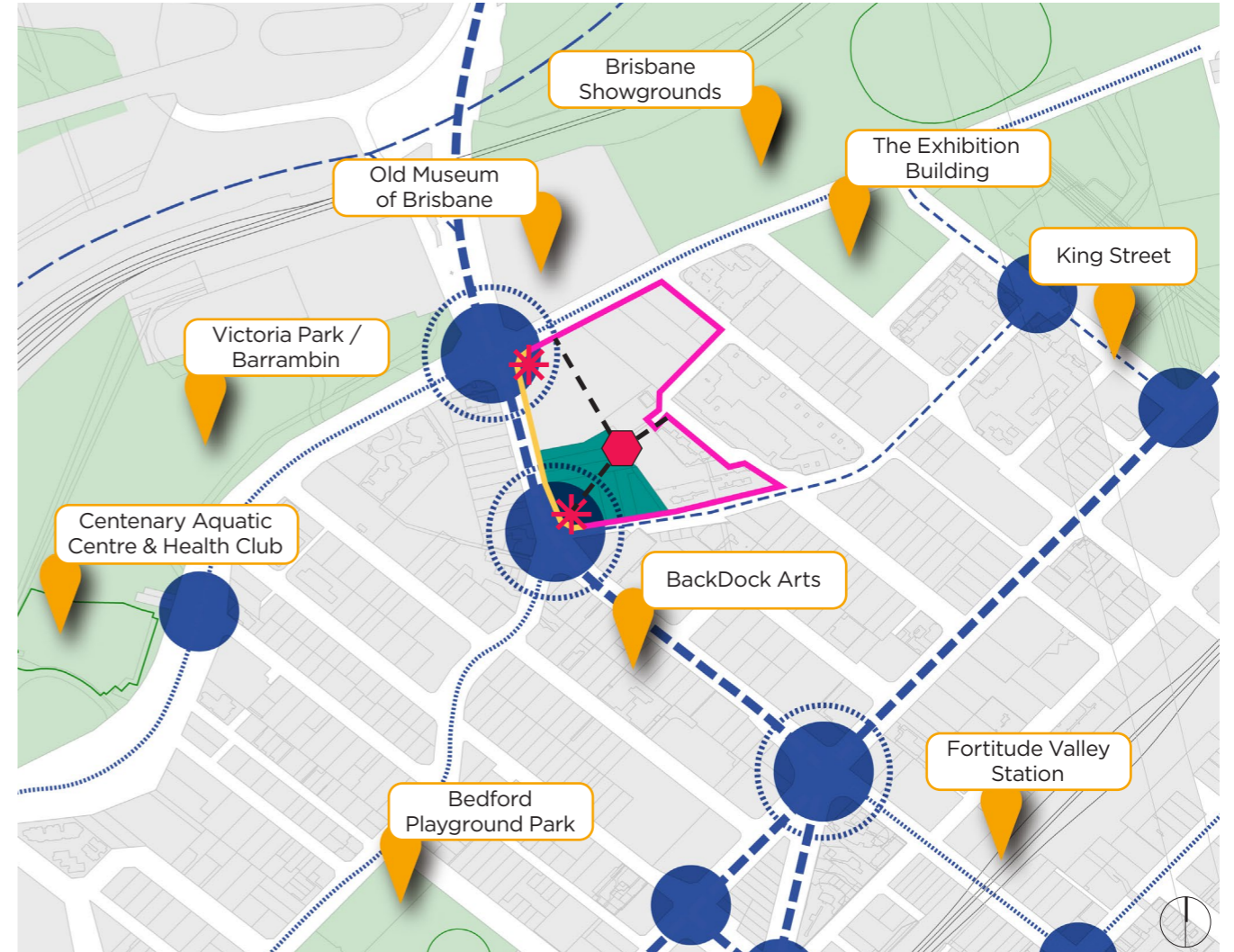
The following diagrams identify potential links and connections to the site precinct



### TRANSPORT

#### KEY

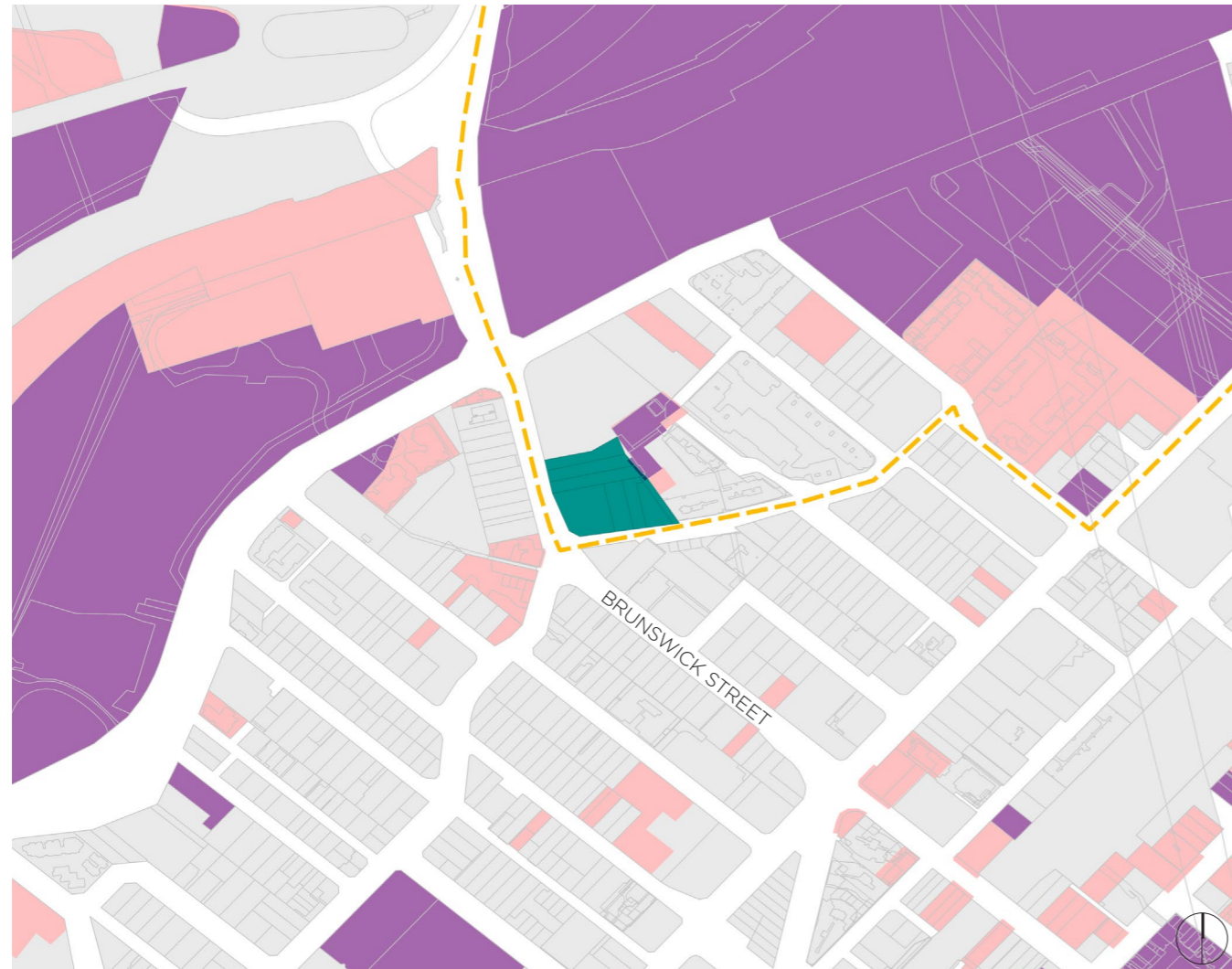
- QLD Rail station/corridor
- Cycle routes
- Bus stations
- Site
- Community facilities



### CENTRES & NODES

#### KEY

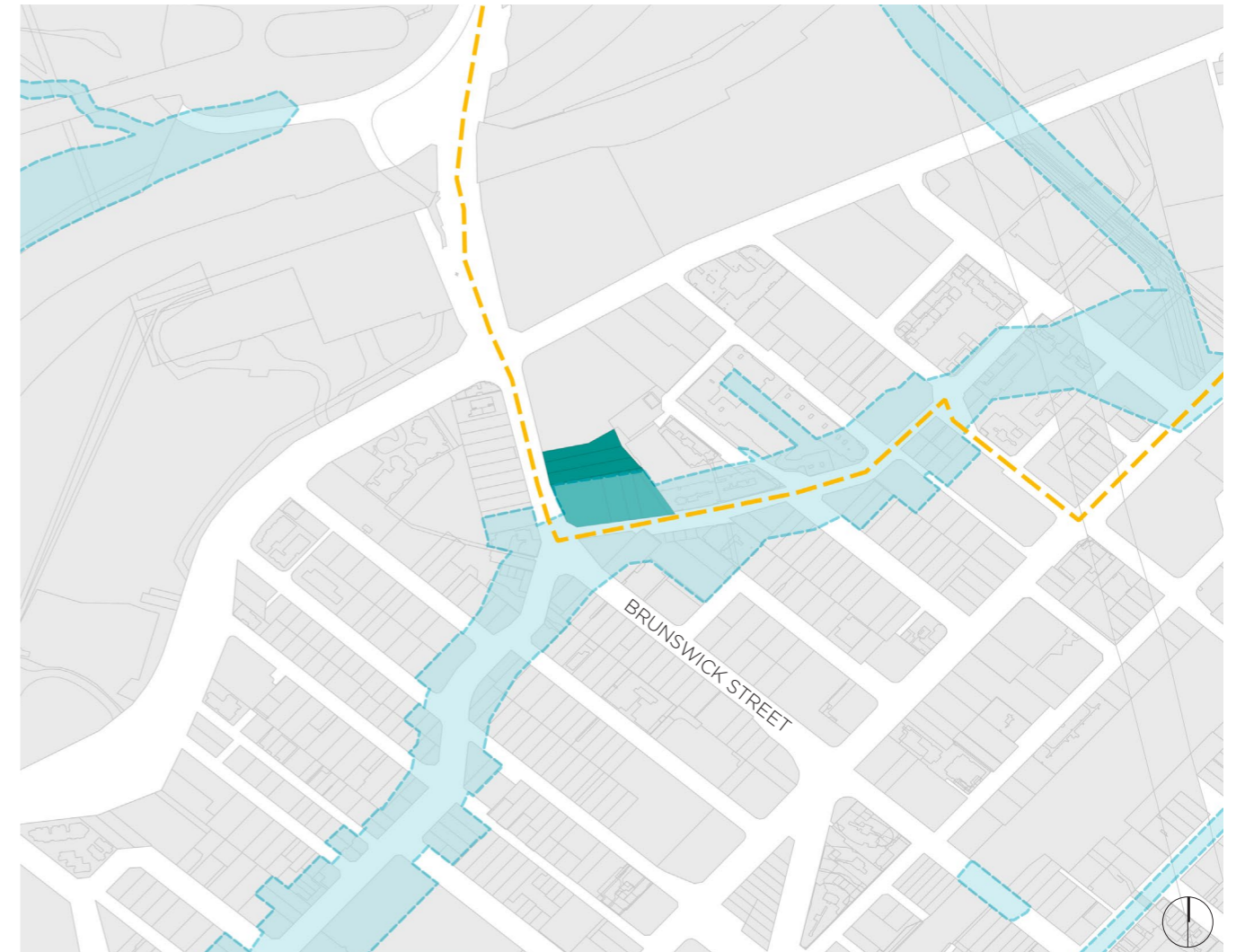
- Landmark
- Significant corner
- Plaza
- Arterial road
- Suburban road
- Neighbourhood road
- Inner City Bypass
- Major city node
- Medium city node
- Cross block link
- Subtropical boulevard - in centre verge width 3.75m/4.25m
- Centre street - minor
- Site
- Community facilities



## HERITAGE

### KEY

- State heritage place
- Local heritage place
- Site
- EDQ's Bowen Hills PDA Boundary



## FLOODING






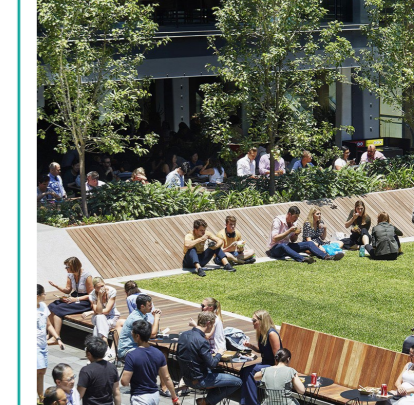
### KEY

- Overland flow flood planning area
- Site
- EDQ's Bowen Hills PDA Boundary

# 02 DESIGN STRATEGY

## KEY CONTEXTUAL PRINCIPLES

Six key principles have been used to guide the approach at 332-334 Water Street.

<p><b>1 PEOPLE COME FIRST</b></p>  <p><b>COMFORT</b></p> <ul style="list-style-type: none"> <li>• SHADE + SHELTER</li> </ul> <p><b>AMENITY</b></p> <ul style="list-style-type: none"> <li>• SEATING + SPACES FOR ALL</li> </ul> <p><b>VARIETY + SCALE</b></p> <ul style="list-style-type: none"> <li>• LOCAL VIBRANCY + CHARACTER</li> </ul> <p><b>CONNECTIVITY</b></p> <ul style="list-style-type: none"> <li>• PEOPLE WATCHING + GATHERING</li> </ul>	<p><b>2 SENSE OF PLACE</b></p>  <p><b>CELEBRATE</b></p> <ul style="list-style-type: none"> <li>• CELEBRATE SITE HISTORY VIA ARTWORK + CULTURAL EVENTS</li> </ul> <p><b>UNIQUE FEATURES</b></p> <ul style="list-style-type: none"> <li>• ELEMENTS OF DELIGHT + SURPRISE</li> </ul> <p><b>CLIMATE</b></p> <ul style="list-style-type: none"> <li>• TAKE ADVANTAGE OF LOCAL CLIMATIC CONDITIONS</li> </ul> <p><b>RESOURCES</b></p> <ul style="list-style-type: none"> <li>• NATURALLY + LOCALLY SOURCED MATERIALS</li> </ul> <p><b>LIFESTYLE</b></p> <ul style="list-style-type: none"> <li>• ENJOYING THE LOCAL ENVIRONMENT</li> </ul>	<p><b>3 CONNECTIVITY</b></p>  <p><b>LEGIBILITY</b></p> <ul style="list-style-type: none"> <li>• RECOGNISABLE DESTINATIONS (IE EXITS + ENTRIES)</li> </ul> <p><b>SIGHT LINES</b></p> <ul style="list-style-type: none"> <li>• CLEAR SIGHT LINES + MINIMAL SIGNAGE CLUTTER</li> </ul> <p><b>PERMEABILITY</b></p> <ul style="list-style-type: none"> <li>• DIVERSE CONNECTIONS, DESIRE LINES + ACTIVE FRONTAGES</li> </ul> <p><b>CONNECTION TO NATURE</b></p> <ul style="list-style-type: none"> <li>• INTEGRATE + ABSTRACT THE NATURAL ENVIRONMENT</li> </ul>	<p><b>4 ADAPTABLE + COMPLEX</b></p>  <p><b>DIVERSITY</b></p> <ul style="list-style-type: none"> <li>• ACCOMMODATE DIVERSE RANGE OF SPACES + ACTIVITIES</li> </ul> <p><b>ADAPTABLE</b></p> <ul style="list-style-type: none"> <li>• TECHNICAL + FUNCTIONAL STRATEGIES</li> </ul> <p><b>ACTIVE FRONTAGES</b></p> <ul style="list-style-type: none"> <li>• RESPONSIVE TO DIFFERENT MODES + CLIMATES</li> </ul> <p><b>SPECIFICITY</b></p> <ul style="list-style-type: none"> <li>• PUBLIC REALM REFLECTS SITE CHARACTER, MATERIALS + PROGRAM</li> </ul> <p><b>FUTURE PROOFING</b></p> <ul style="list-style-type: none"> <li>• ROOM FOR ONGOING DEVELOPMENT</li> </ul>	<p><b>5 EPHEMERA</b></p>  <p><b>EXTENDED HOURS</b></p> <ul style="list-style-type: none"> <li>• SPACE FUNCTIONALITY ACROSS DAY + NIGHT</li> </ul> <p><b>UNIQUE OVERLAY</b></p> <ul style="list-style-type: none"> <li>• EVENT/PROGRAM OVERLAY RELATED TO SITE, SEASON AND/OR USERS</li> </ul> <p><b>LIGHTING</b></p> <ul style="list-style-type: none"> <li>• LIGHTING RESPONDS TO EVENTS/MODES CREATING EXPERIENCE</li> </ul> <p><b>MOVEABLE</b></p> <ul style="list-style-type: none"> <li>• MOVABLE ELEMENTS ENSURE PLACE FLEXIBILITY</li> </ul>	<p><b>6 MULTIPLE BENEFITS</b></p>  <p><b>USABILITY</b></p> <ul style="list-style-type: none"> <li>• DINING, ENTERTAINMENT, RECREATION, TRANSPORT + SHELTER</li> </ul> <p><b>OUTDOOR LIFESTYLE</b></p> <ul style="list-style-type: none"> <li>• PROVIDE OPTIONS FOR INDOOR/OUTDOOR SPACES</li> </ul> <p><b>ACTIVITY</b></p> <ul style="list-style-type: none"> <li>• OFFER AN ARRAY OF PASSIVE + PHYSICAL ACTIVITIES</li> </ul>
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## SITE SPECIFIC DESIGN STRATEGIES

### CREATIVE LIGHTING (AESTHETICS, PERCEPTION + SAFETY)

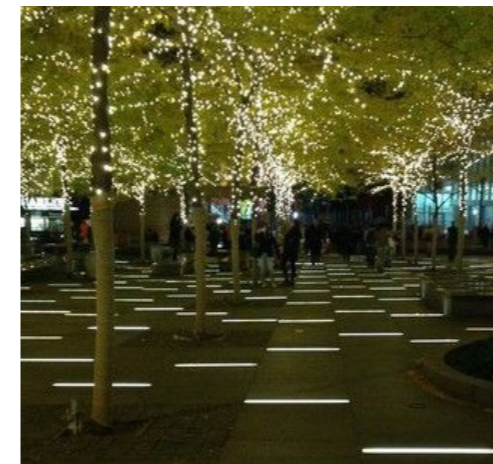
The creative lighting strategy across the site will focus on highlighting key design elements through subtle integration of fittings into wall recesses, uplighting and overhead catenary lights. Opportunities also exist for in-ground directional lighting in plaza spaces or entries, utilising the numerous building columns and tree canopies. A coloured lighting sequence can also be developed for ephemeral effects to ensure there is change over time and the lighting experience changes with each visit.



*Overhead lighting on tensile structures using building columns to help define space or draw pedestrians into site*



*Opportunities for coloured lighting to water features site wide lighting strategy*



*In-ground lighting to highlight plaza spaces and fairy lighting in tree canopies*



*Strip lighting recessed into walls & bench seats to highlight nodes*

### INTEGRATED PUBLIC ART, HERITAGE INTERPRETATION & WAYFINDING

The site offers a rich canvas for integrated public art and heritage interpretation to physically illustrate the site's heritage including the adjacent heritage listed buildings and the 'water story' component of the landscape narrative. These elements may be integrated into water features, seat walls and pavements at key nodes where optimum benefit and exposure will be received. Way-finding will also be a critical element in the landscape to assist in navigation through the site with connections to key building entries and communal gathering and recreation areas.



*Cascading water feature and water bodies connecting street to common*



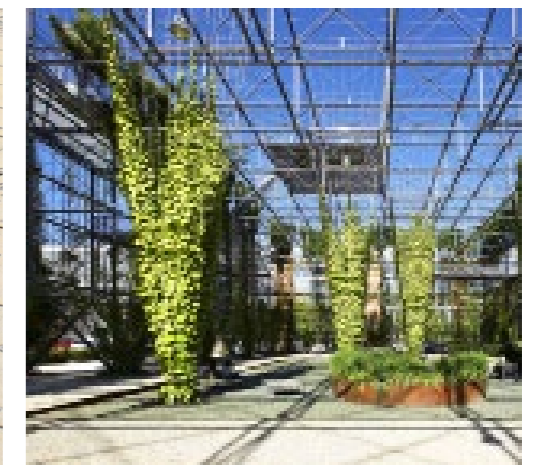
*Feature brick detailing in walls with signage*



*Story telling panels integrated into key landscape features*



*Etched and inlaid story telling into pavements*



*Vertical trellis & tensile structures to connect levels or span between void spaces*

# 02 DESIGN STRATEGY

## EXPLORATION OF HERITAGE - THE WATER STREET STORY

*"In the 1860s before Water Street had been established and named, a stream of fresh water flowed through this valley. (BCC, 2015)."*



01 Hill Street running down to Water Street, ca 1915. State Library of Queensland, Negative No. 90327

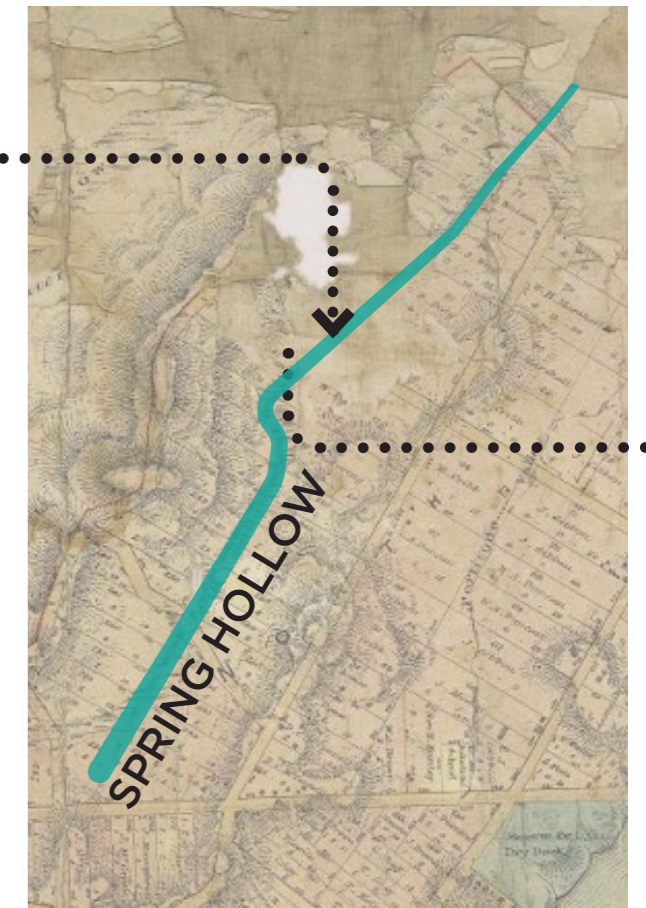


02 Municipal Baths, Spring Hill, 1910, Brisbane City Council, Negative No. BCC-B54-A1082

*"It was known as Spring Hollow and followed the same alignment as today's Water Street (BCC, 2015)."*

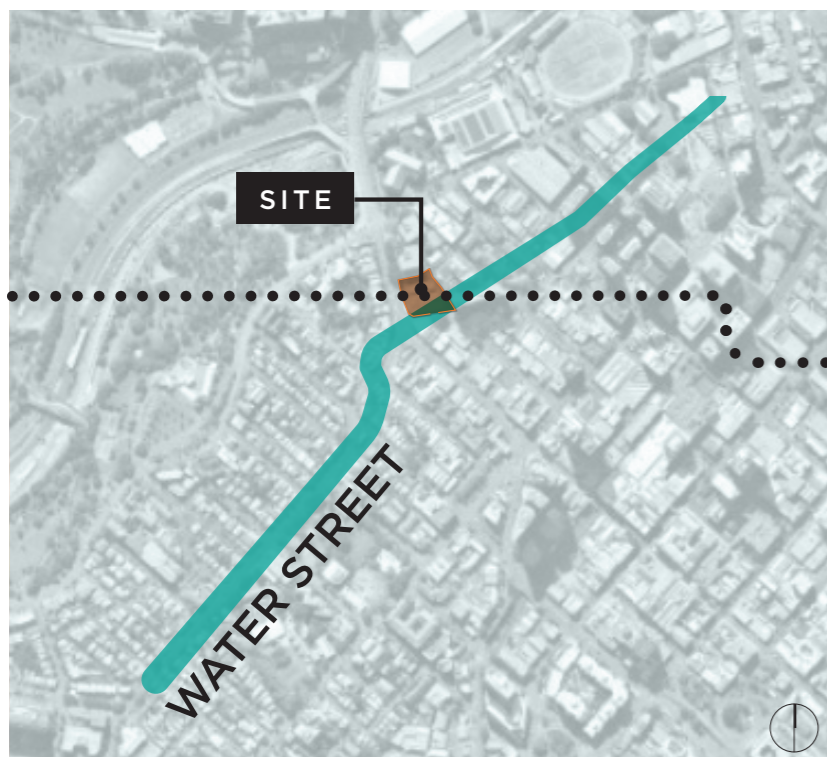


03 Map of Brisbane development in 1858 (BCC Archives)



04 Zoomed in area of Spring Hollow on map of Brisbane development in 1858 (BCC Archives)

*“The stream helped to provide the early settlement with a supply of fresh water (BCC, 2015).”*



05 Aerial of Water Street and surrounding context (Nearmap, 2022)

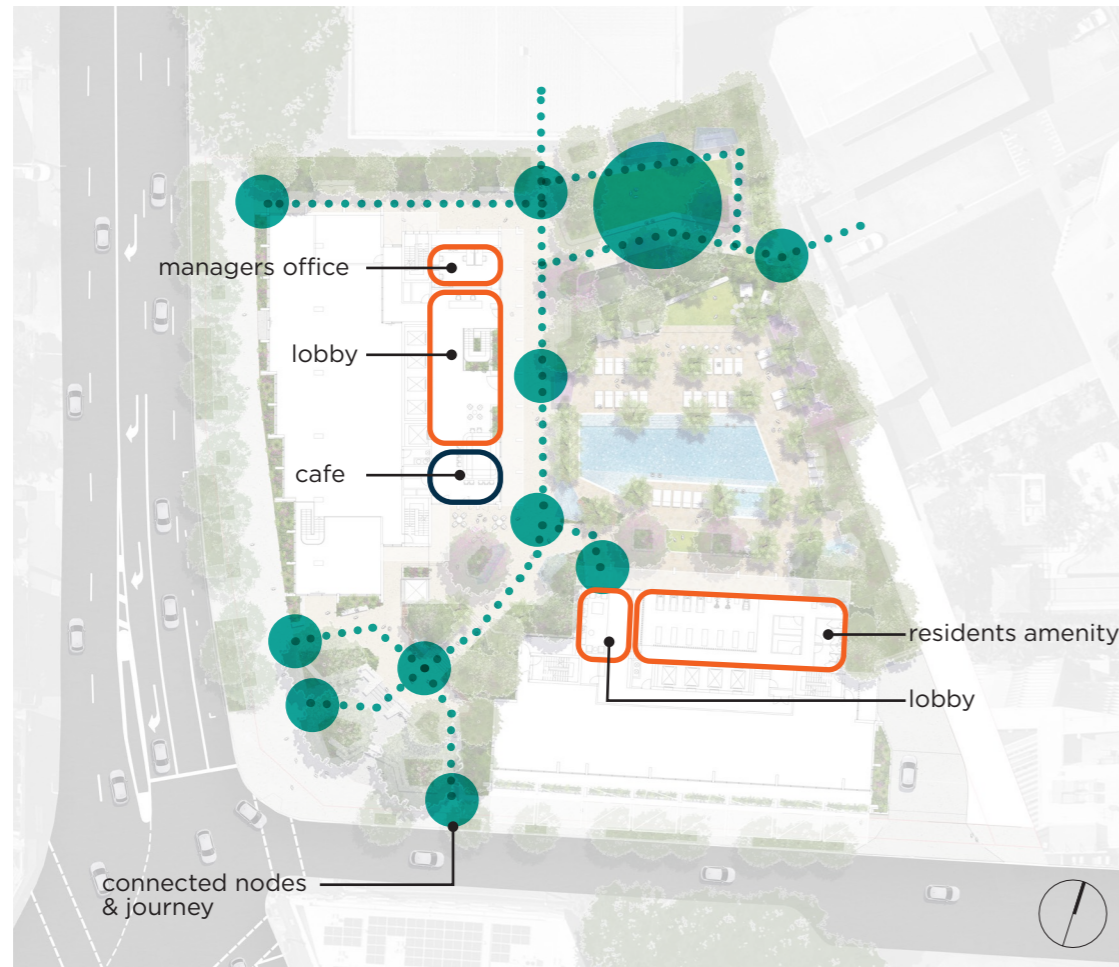
**HONOURING THE HISTORY OF WATER STREET  
USING CONTEMPORARY LANDSCAPE ELEMENTS**

- + interpretative signage
- + fluid and organic forms
- + layered planting to soften edges
- + cascading water and white noise
- + water story journey by connecting finishes in the precinct



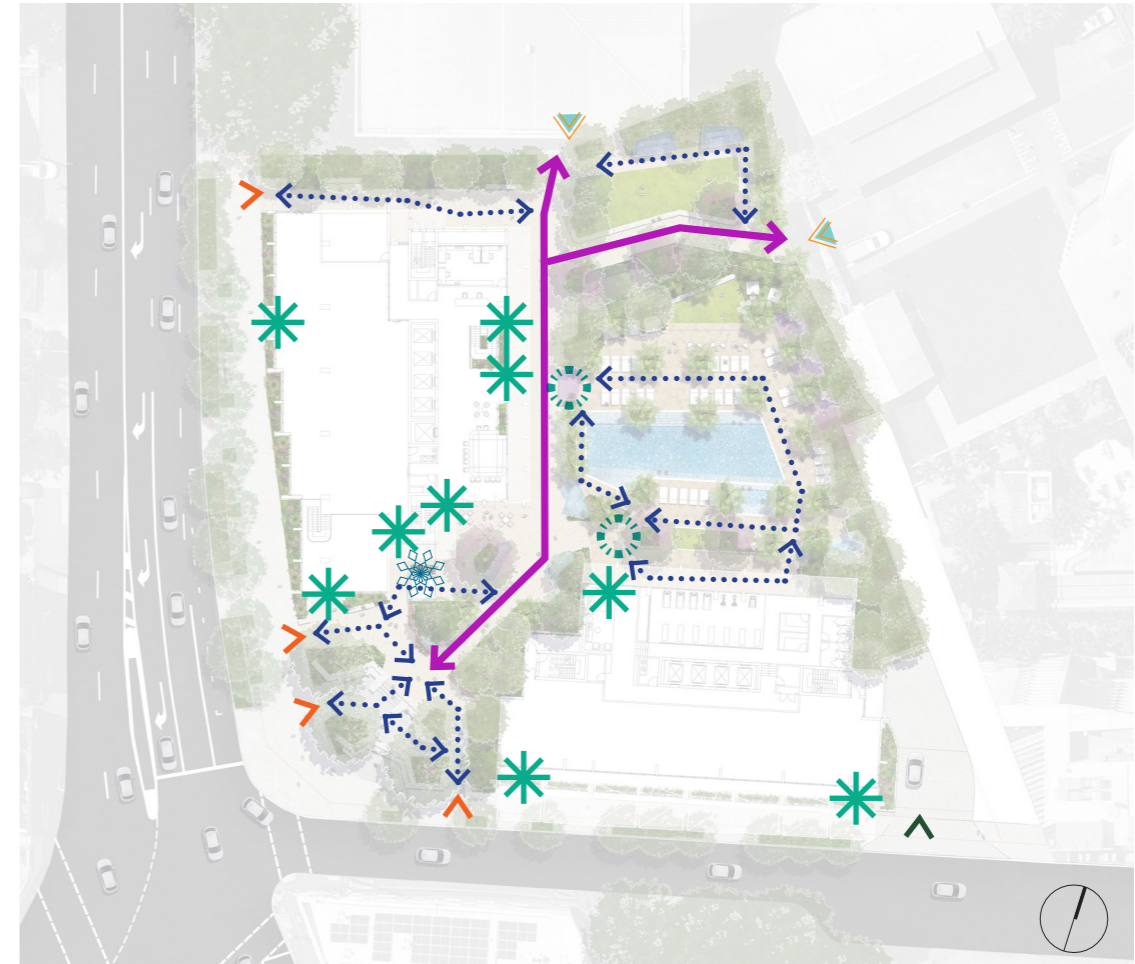
# 02 DESIGN STRATEGY

## DESIGN DIAGRAMS



spatial & uses

- + concentrated energy at the precinct entries
- + connected green spaces for all residents
- + building links with pockets for pausing
- + range of spaces and scale to provide amenity to residents & public users









circulation & access

- + primary pedestrian connection
- + secondary pedestrian connections (public & private)
- + pool area access
- + key building entry point
- + pedestrian lift (streetscape to plaza level)
- + pedestrian entry point
- + basement access entry point
- + possible links from adjoining properties









## landscape structure

-  + primary feature trees (large canopy)
-  + secondary feature trees (striking form/flower)
- + palm grove
-  + BCC streetscapes
-  + lawn area
-  + buffer planting
-  + key view line - planting to allow views through



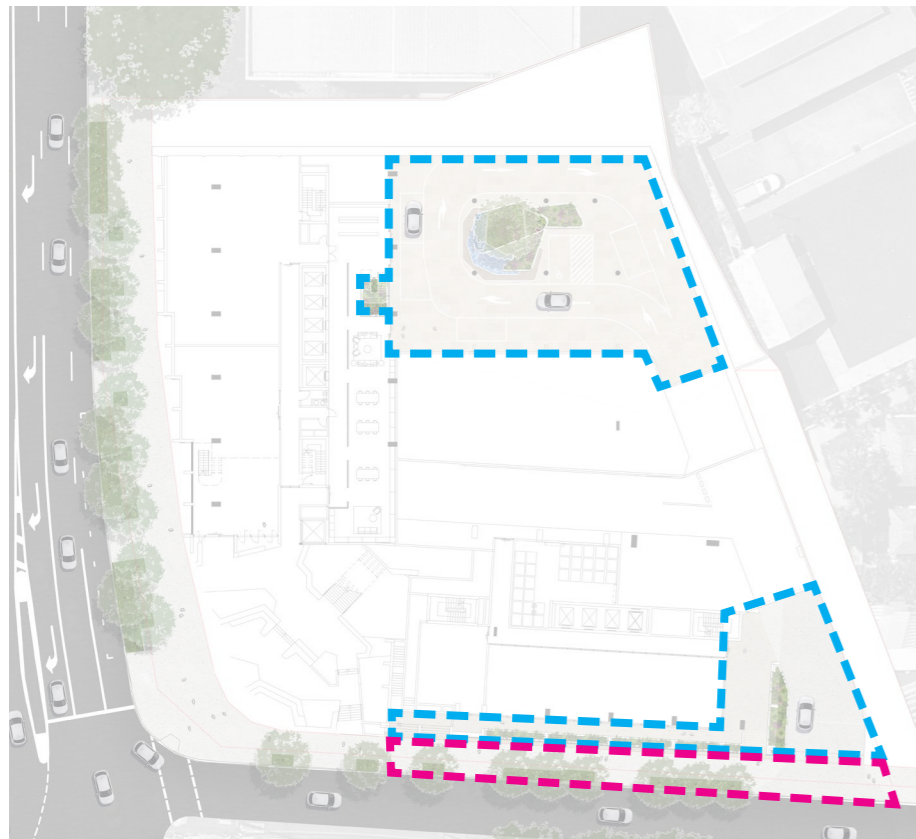
## landscape experiences

-  + node (includes feature landscape elements)
-  + water features
-  + topography transition (terrace level change)
-  + heritage interpretation opportunities
-  + landscaped structure (shelter)
-  + feature lighting (catenary)



# 03 CONCEPT DESIGN

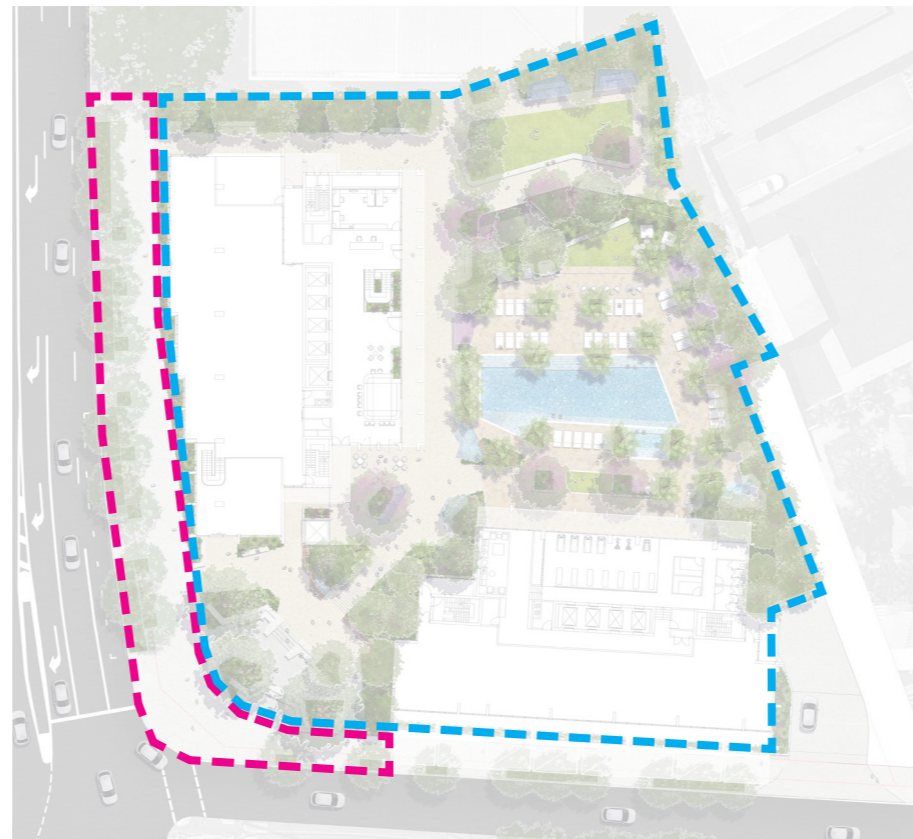
## LANDSCAPE SCOPE



### upper/lower ground

landscape scope for this level includes:

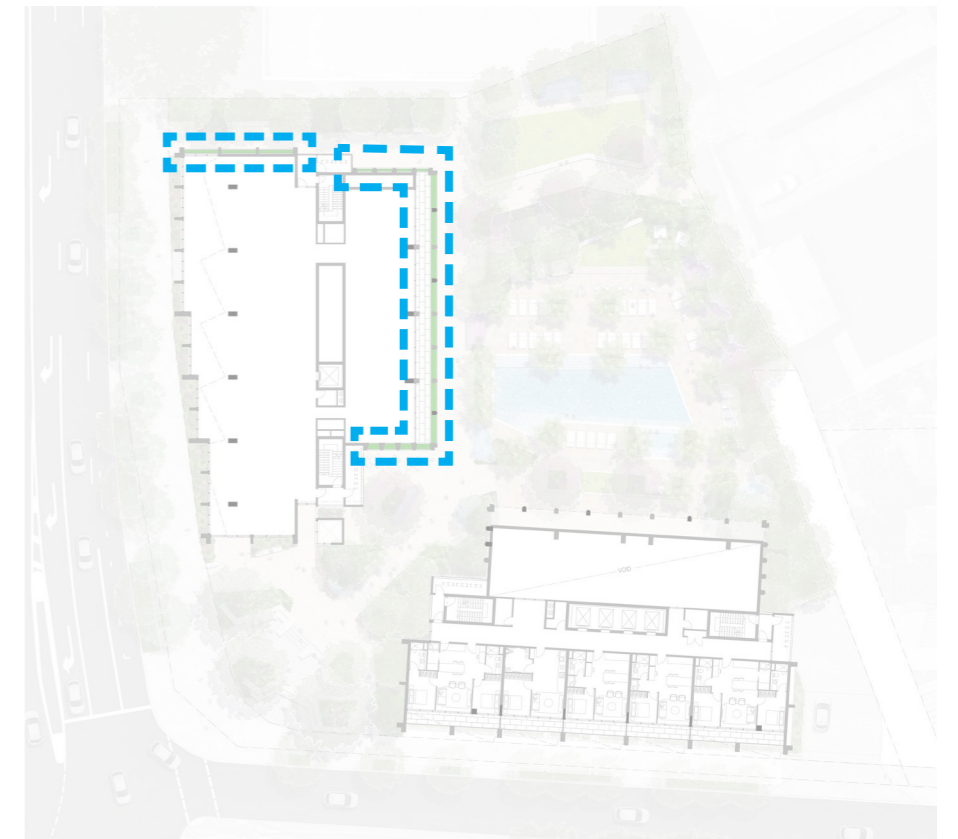
- + porte cochere
- + tower 2 streetscape interface landscape planters
- + vehicle basement entry/exit landscape
- + Water Street BCC streetscape



### plaza level

landscape scope for this level includes:

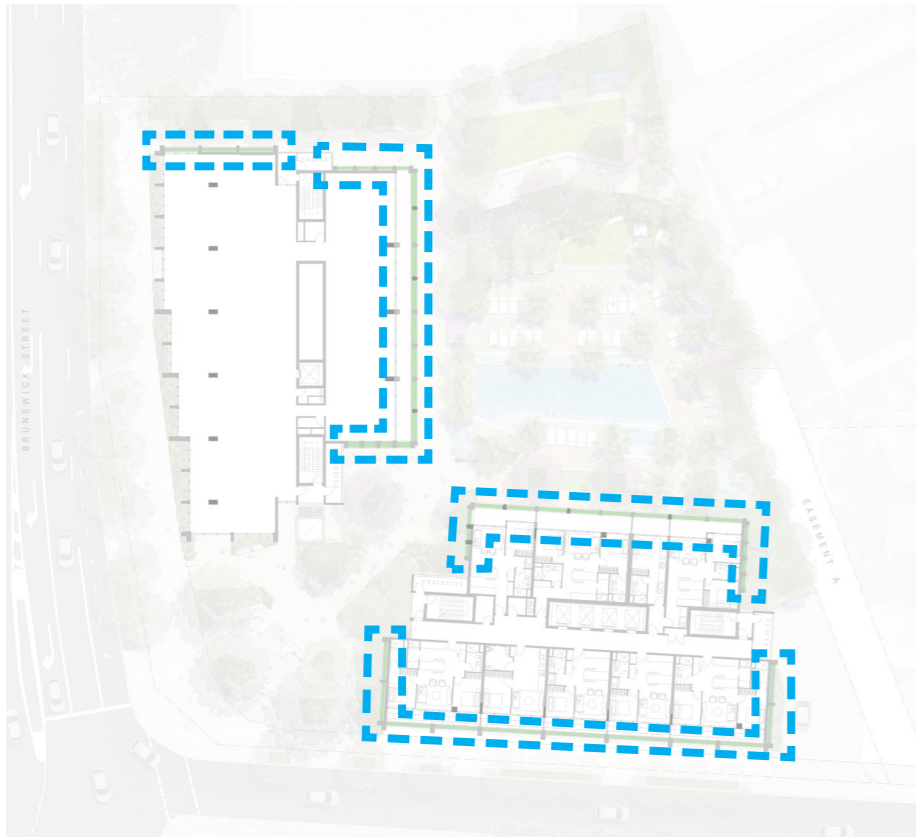
- + lower plaza to streetscape
- + tower 1 landscaped interface with brunswick street
- + main plaza & pool area
- + tower 2 building facade planters



### level 03

landscape scope for this level includes:

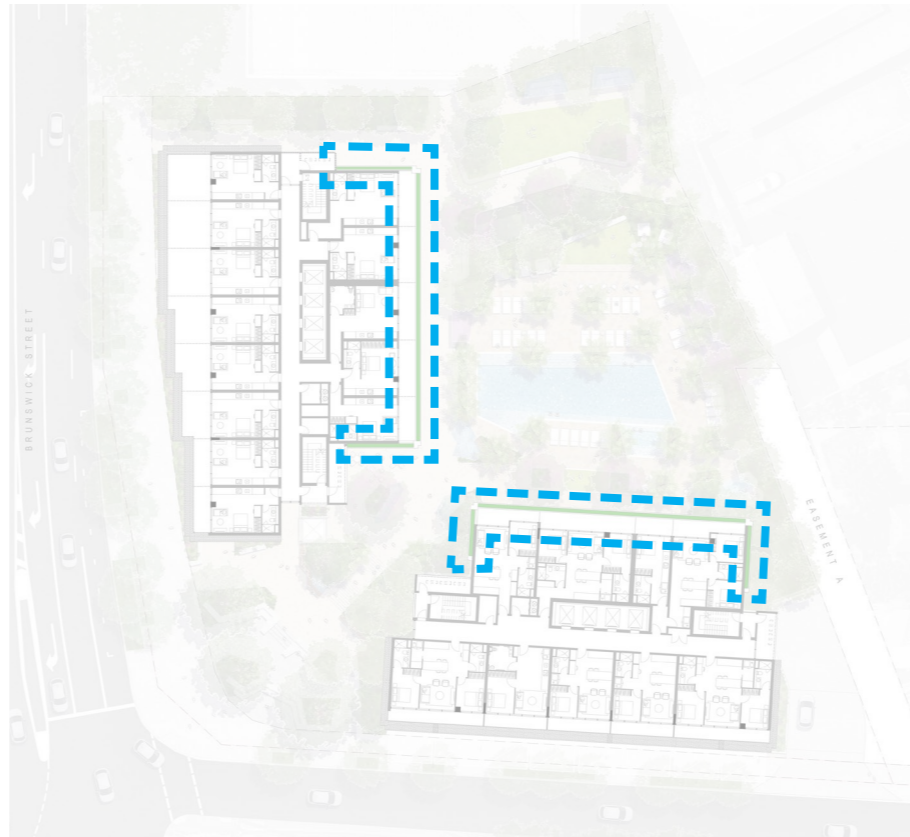
- + tower 01 facade planters (800mm depth)
- + tower 01 balcony planters (800mm depth)



## level 04

landscape scope for this level includes:

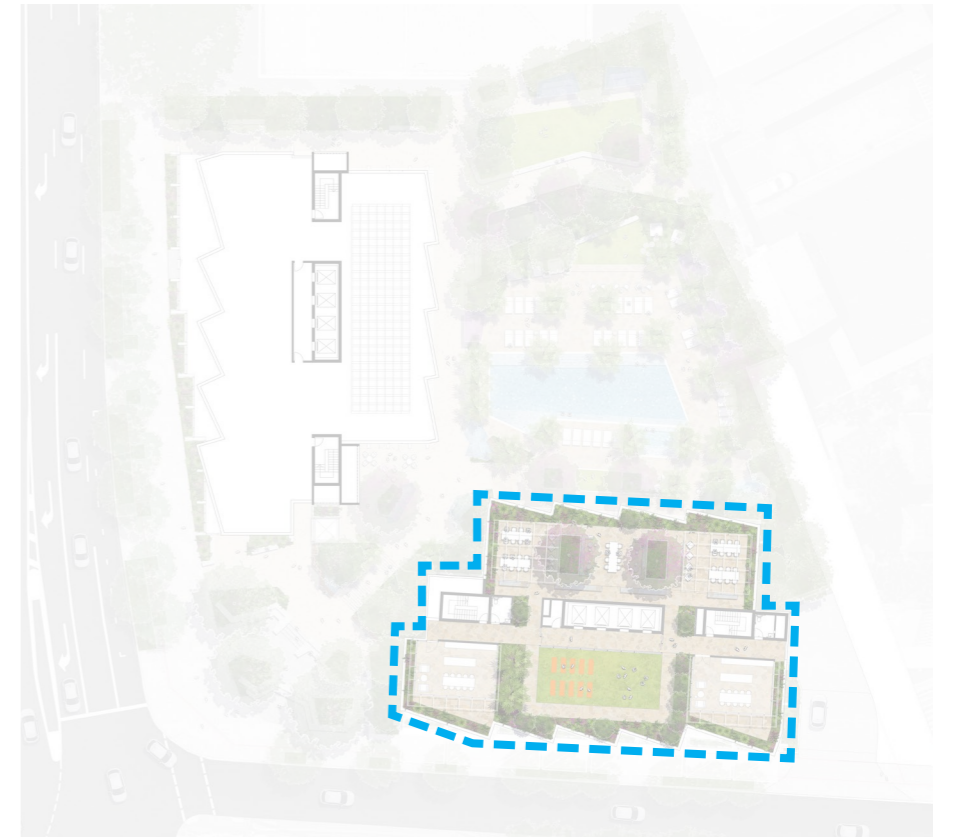
- + tower 01 facade planters (800mm depth)
- + tower 01 balcony planters (800mm depth)
- + tower 02 facade planters (800mm depth)
- + tower 02 balcony planters (800mm depth)



## level 05

landscape scope for this level includes:

- + tower 01 balcony planters (800mm depth)
- + tower 02 facade planters (800mm depth)
- + tower 02 balcony planters (800mm depth)



## rooftops

landscape scope for this level includes:

- + tower 02 rooftop landscaped communal space

# 03 CONCEPT DESIGN

## UPPER GROUND & LOWER GROUND CONCEPT PLAN

### KEY

- 1 Stair access from street
- 2 Raised planter
- 3 BCC exposed aggregate finish
- 4 Driveway crossover
- 5 Street trees in planting areas
- 6 Streetscape plaza - refer p.19
- 7 Brunswick St streetscape - refer p.19
- 8 Vehicle stopping bay
- 9 Water feature
- 10 Feature tree in raised planter through void
- 11 Void extends to plaza level above




### Streetscape Notes:

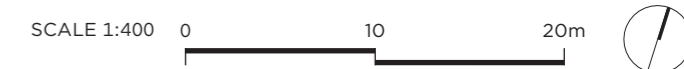
- Water Street is categorised as a BCC Centre Street - Minor with an asphalt finish. With Brunswick Street having a concrete finish the exposed aggregate finish will continue along Water Street up to the driveway crossover.

SCALE 1:400 0 10 20m

# PLAZA LEVEL & BRUNSWICK STREET CONCEPT PLAN

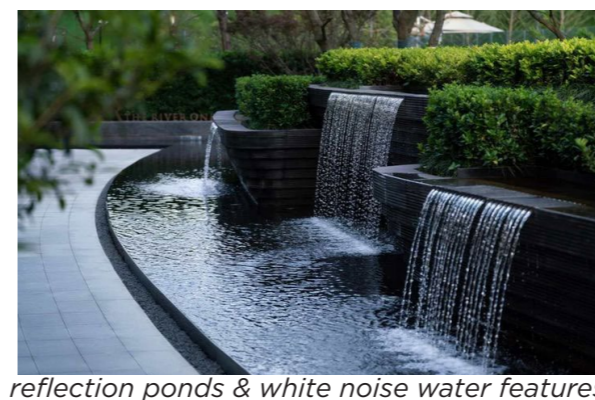
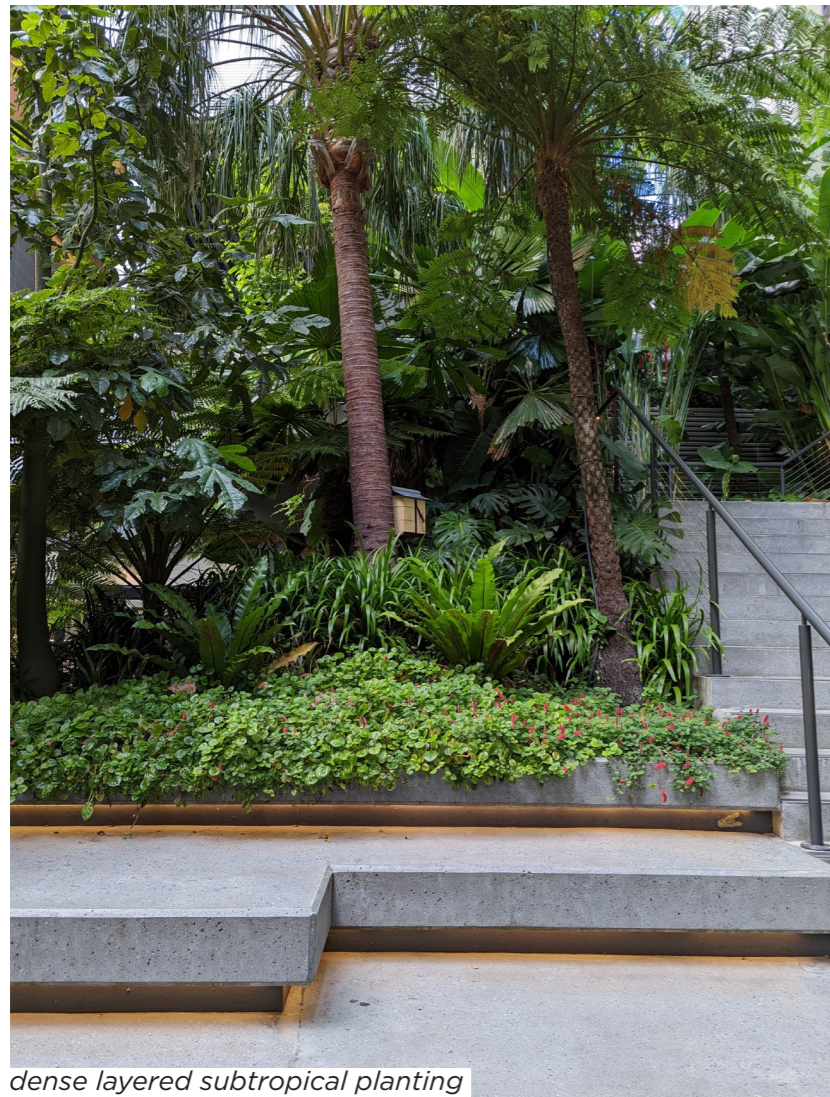
## KEY

- 1 Stair access from street
- 2 Direct access from street
- 3 BCC exposed aggregate finish
- 4 Driveway crossover
- 5 Street trees in planting areas
- 6 Street trees in tree grates
- 7 Streetscape furniture (bench seats or bins)
- 8 Building edge planting at streetscape level
- 9 Heritage Building
- 10 Trees in deep planting
- 11 Bench seating
-  Basement Extends Below




# 03 CONCEPT DESIGN

## DETAIL PLAN 01 - STREETScape LEVEL & CAFE



### PLAN KEY

- 1 Feature large canopy tree
- 2 Landscape seating terraces
- 3 Water feature
- 4 Flexible pavement space for loose furniture
- 5 Significant feature palm tree
- 6 Plaza link between towers
- 7 Bench seating
- 8 Landscape stairs
- 9 BCC pavement finish
- 10 Feature pavement finish
- 11 Streetscape tree in tree grate
- 12 Streetscape tree in planting area
- 13 Dense layered planting
- 14 Raised building edge planters with spill planting

 Falls protection

 Pool Fence



# 03 CONCEPT DESIGN

## DETAIL PLAN 02 - PLAZA & POOL AREA



*generous turf breakout spaces*



*pool edge lounge chairs*



*spaces for interaction*



*robust feature finishes*



*shaded seating benches to edges*



*landscape shelters with climbers*



*lush & dense pool surrounds*

### PLAN KEY

- 1 Feature large canopy tree
- 2 Landscape seating benches
- 3 Water feature
- 4 Flexible pavement space for loose furniture
- 5 Significant feature palm tree
- 6 Plaza link between towers
- 7 Fixed seating area / daybed
- 8 Spa
- 9 Wading shelf / seating bench
- 10 Feature pavement finish
- 11 Pool gate
- 12 Filtered planting with views through
- 13 Dense layered planting
- 14 Turf lawn
- 15 Shelter structure with climbers
- 16 Building awning extents
- 17 Void to level below
- 18 Outdoor shower
- 19 Cabana with daybed / seating nook
- 20 Raised spa / wellness plunge pool
- Falls protection
- Pool area barrier
- Basement extents below



SCALE 1:200 0 5 10m



# 03 CONCEPT DESIGN

## DETAIL PLAN 04 - TOWER 2 ROOFTOP



*open shelters with climbers & layered planting*



*fixed & flexible seating orientated to views*



*flexible open space with integrated landscape*

### PLAN KEY

- 1 Feature tree
- 2 Loose furniture
- 3 Podium screen planting
- 4 Lawn
- 5 Raised planter with feature planting
- 6 Open pergola
- 7 Integrated seating area
- 8 Private room

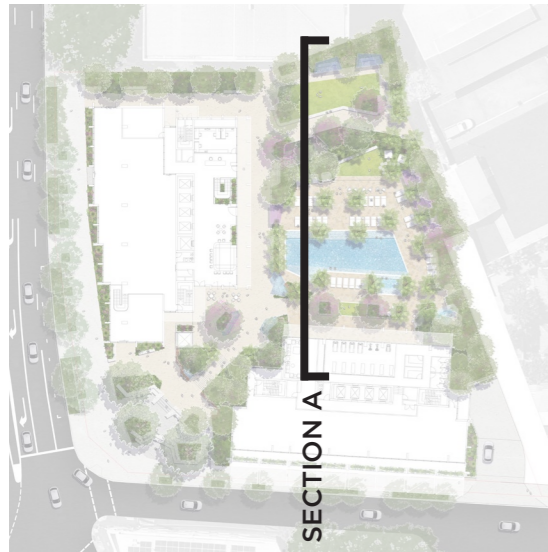


SCALE 1:200 0 5 10m



# 04 SECTIONS

## SECTION A



### KEY

- 1 Raised planter with spilling plants
- 2 Cabana shelter behind
- 3 Day beds
- 4 Swimming pool (20m long)
- 5 Feature tree
- 6 Low feature planting
- 7 Spilling water feature
- 8 Raised and mounded planting to water feature
- 9 Raised planter to void edge
- 10 Fixed couples daybed
- 11 Podium planting
- 12 Pool fence
- 13 Planting in ground
- 14 Turf
- 15 Shelter
- 16 Planting behind
- 17 Feature palms in planting behind



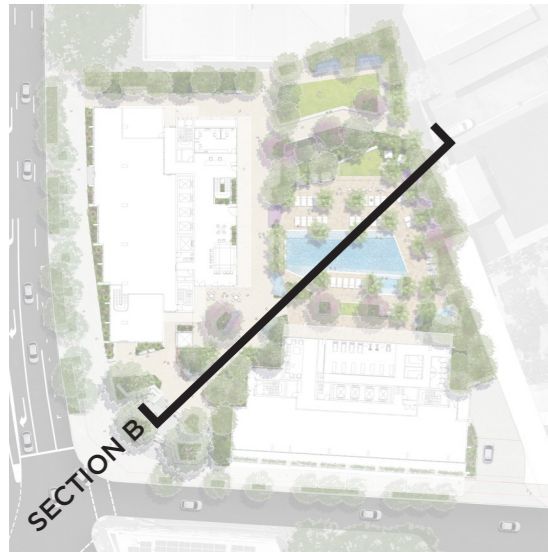
SCALE 1:100 0 1 5m



SCALE 1:100 0 1 5m

# 04 SECTIONS

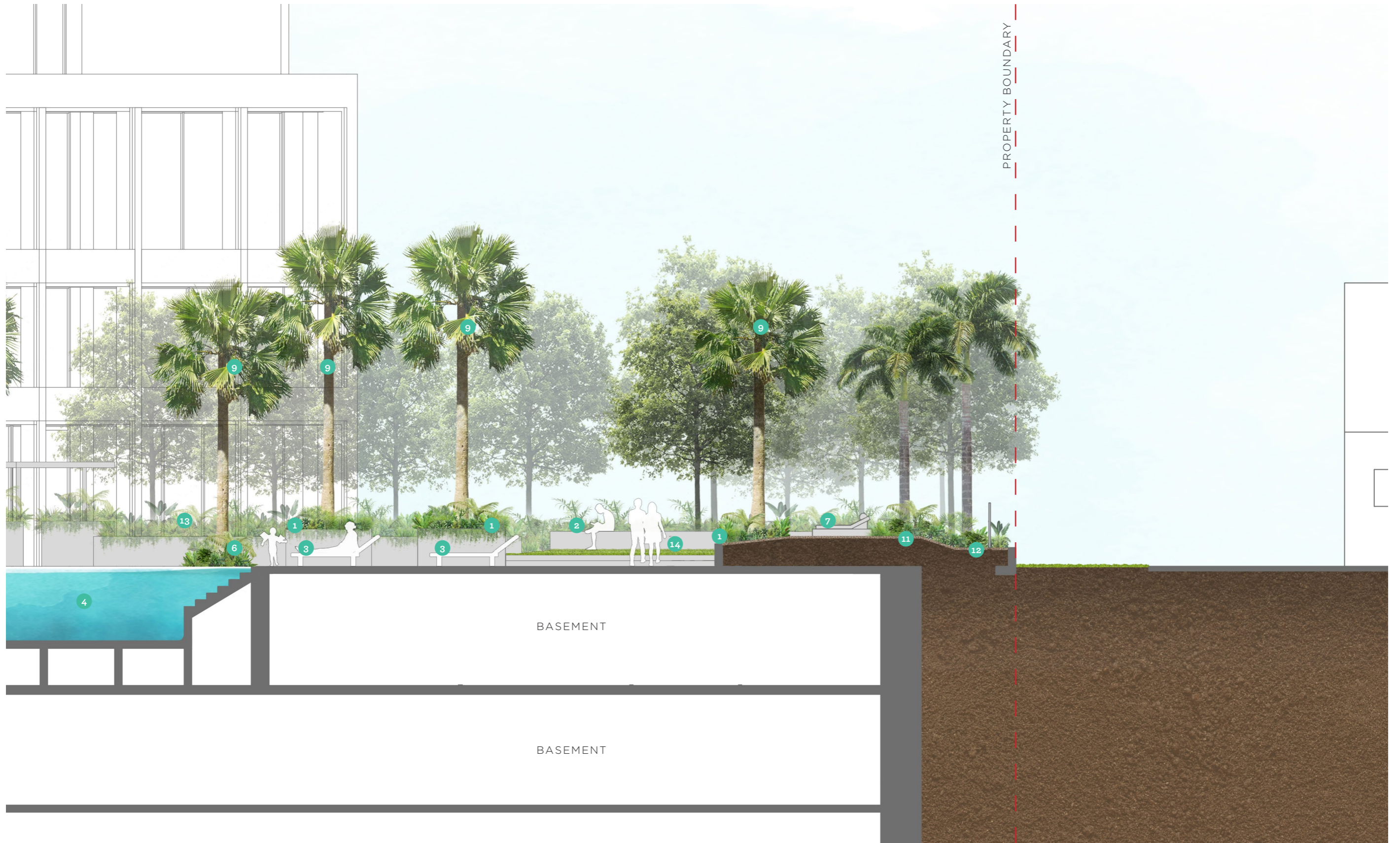
## SECTION B



### KEY

- 1 Raised planter with spilling plants
- 2 Seat
- 3 Day beds
- 4 Swimming pool (20m long)
- 5 Feature tree
- 6 Low feature planting behind
- 7 Fixed couples daybed
- 8 Water feature
- 9 Feature palms
- 10 Plaza stairs link between towers
- 11 Podium planting
- 12 Planting in ground
- 13 Planting behind
- 14 Sloping turf lawn space behind

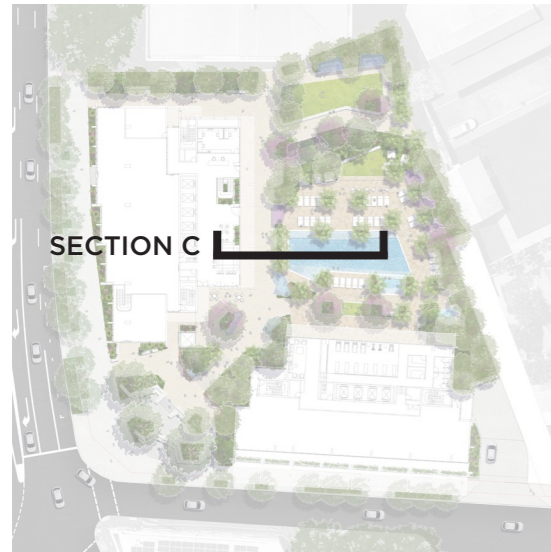




SCALE 1:100 0 1 5m

# 04 SECTIONS

## SECTION C



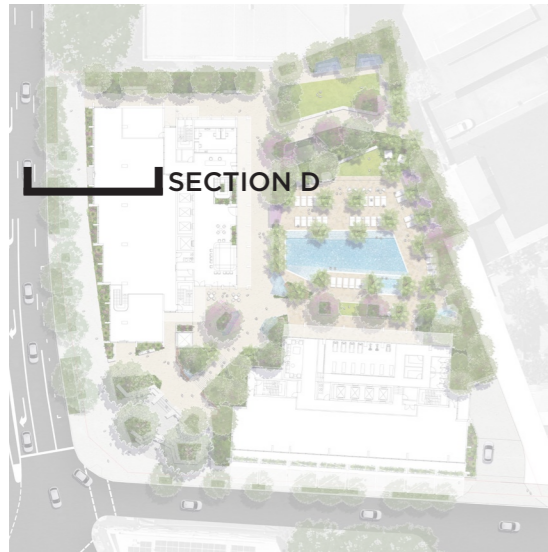
### KEY

- 1 Podium planter with spilling plants
- 2 Seat
- 3 Day beds
- 4 Swimming pool (20m long)
- 5 Pool entry structure behind
- 6 Raised planter behind
- 7 Podium planting
- 8 Feature palms



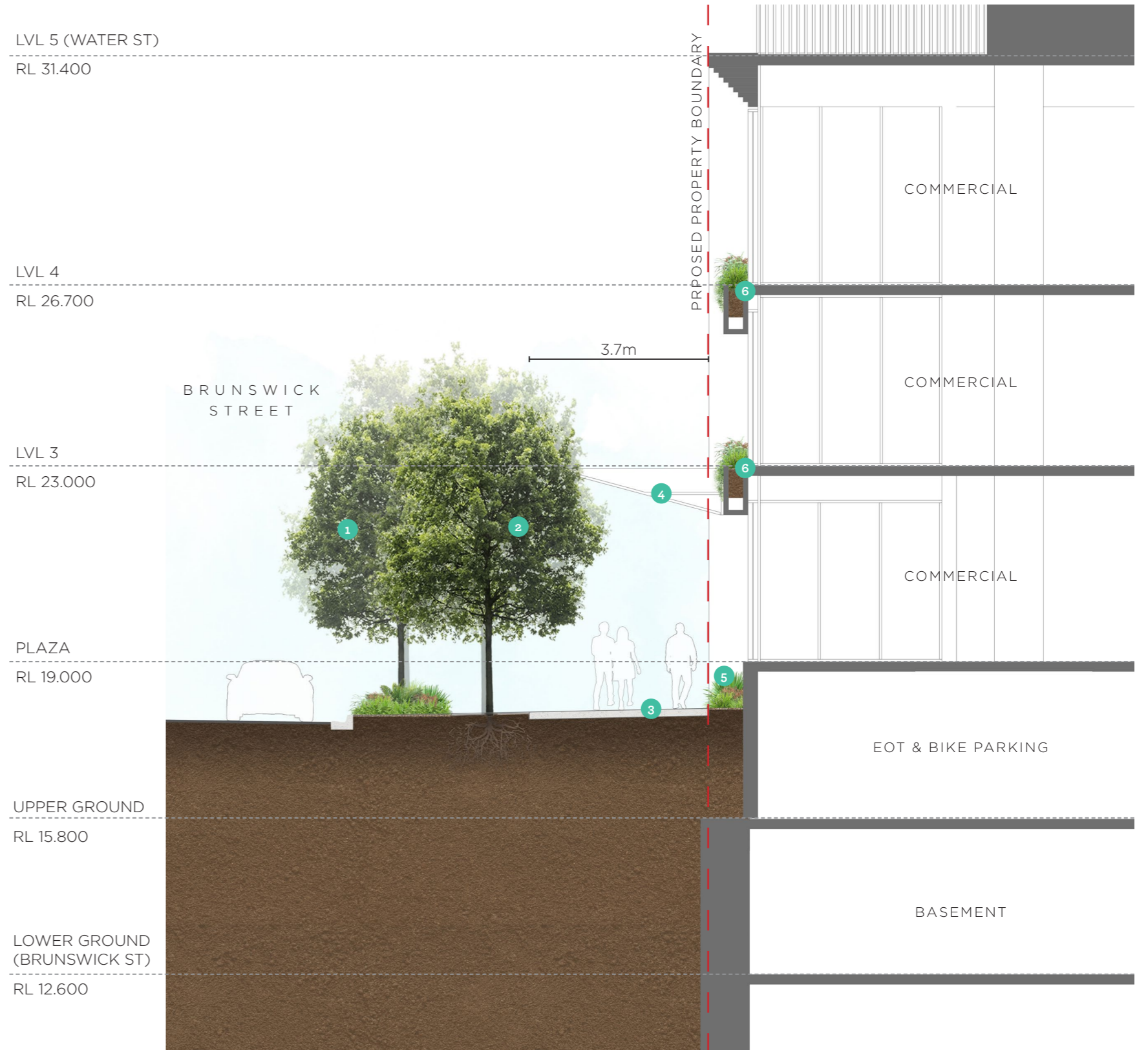
SCALE 1:100 0 1 5m

# SECTION D



### KEY

- 1 Proposed street tree with planting
- 2 Proposed street tree in tree grate
- 3 Streetscape footpath plain concrete 3.7m wide
- 4 Awning behind
- 5 Streetscape planting in ground
- 6 Podium planting

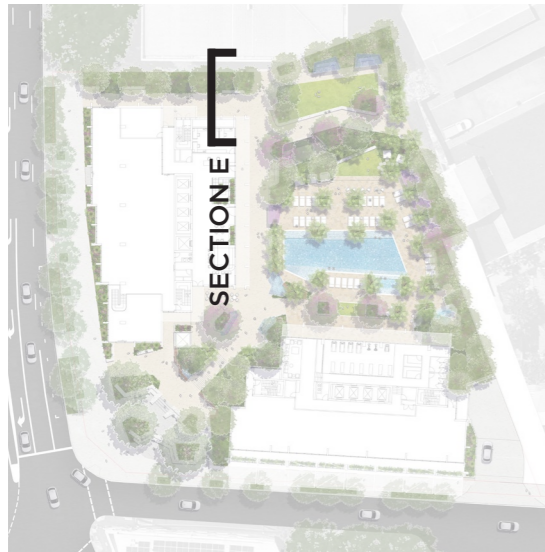


SCALE 1:100 0 1 5m



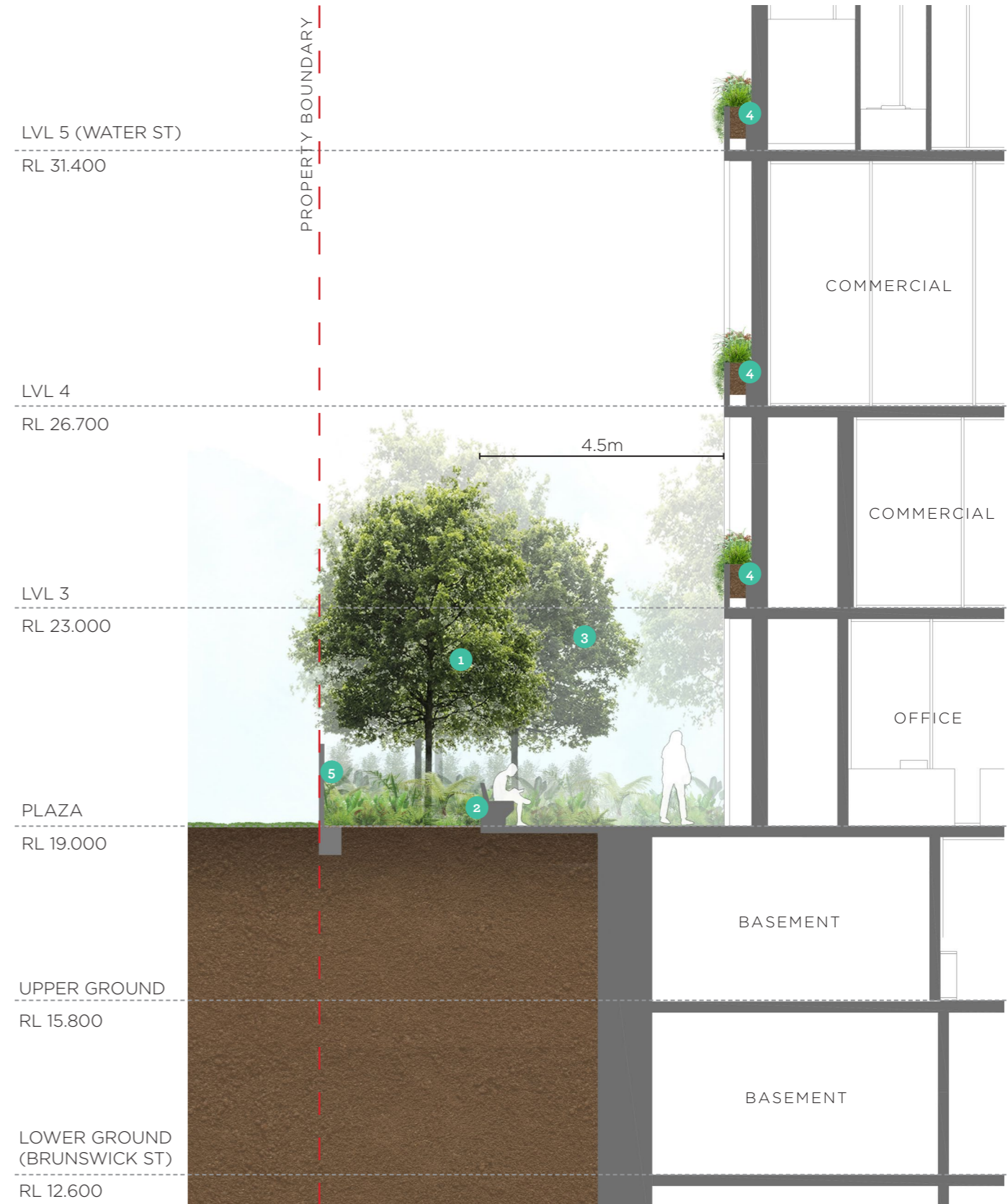
# 04 SECTIONS

## SECTION E



### KEY

- 1 Feature tree
- 2 Seat
- 3 Feature trees behind
- 4 Podium planting
- 5 Boundary fence



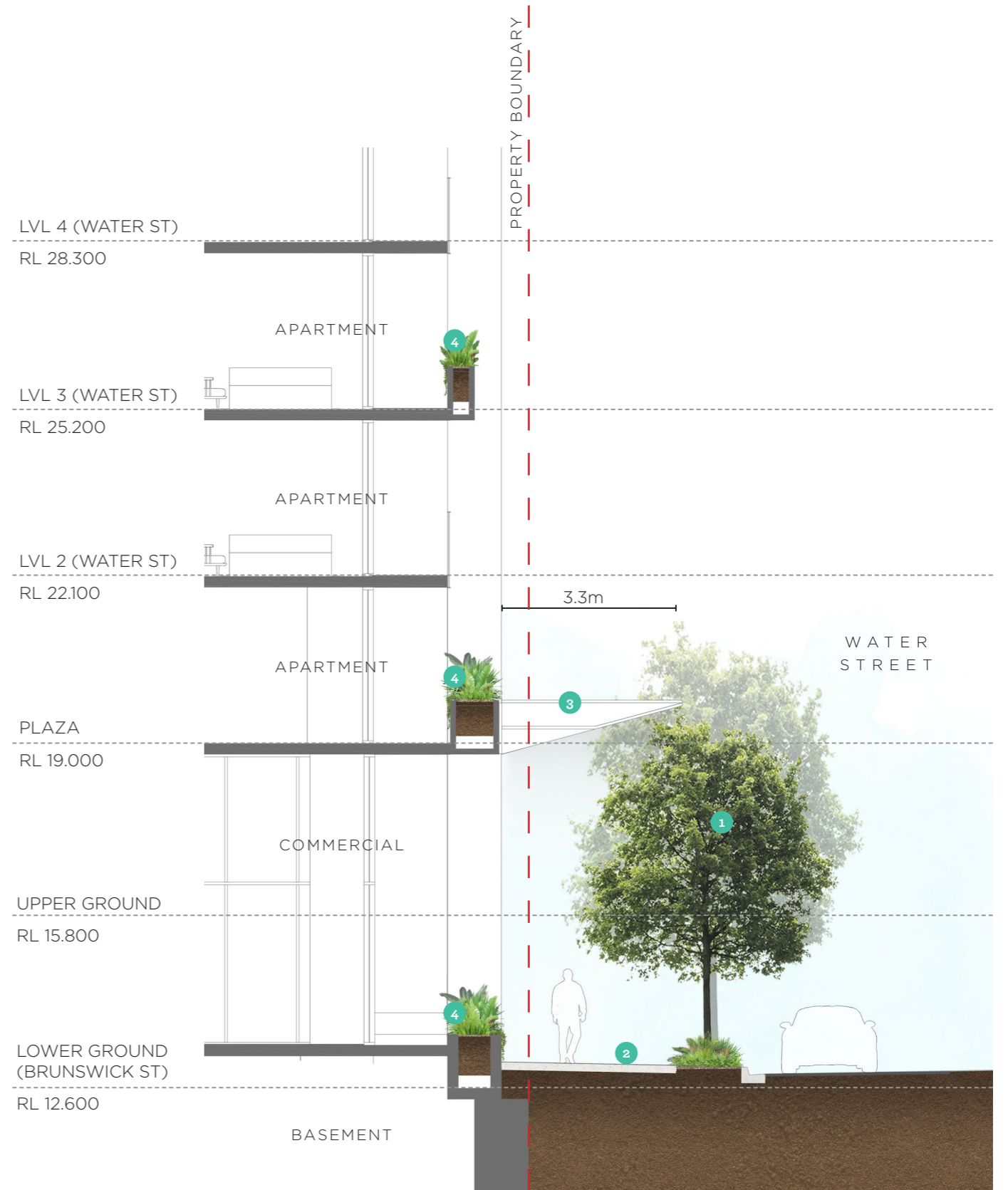
SCALE 1:100 0 1 5m

# SECTION F



## KEY

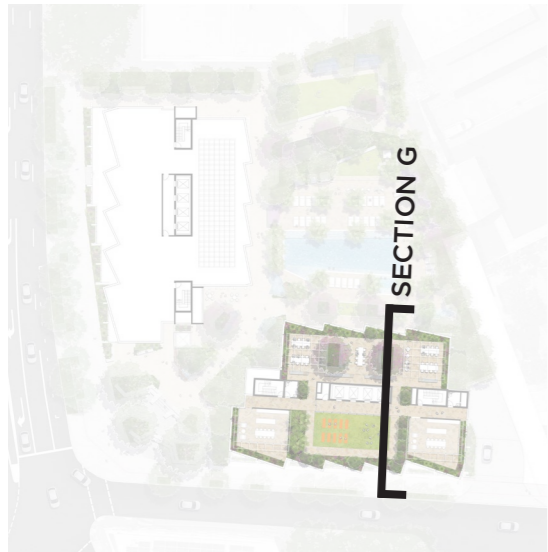
- 1 Proposed street tree with planting
- 2 Streetscape footpath plain concrete 3.7m wide
- 3 Awning behind
- 4 Podium planting



SCALE 1:100 0 1 5m

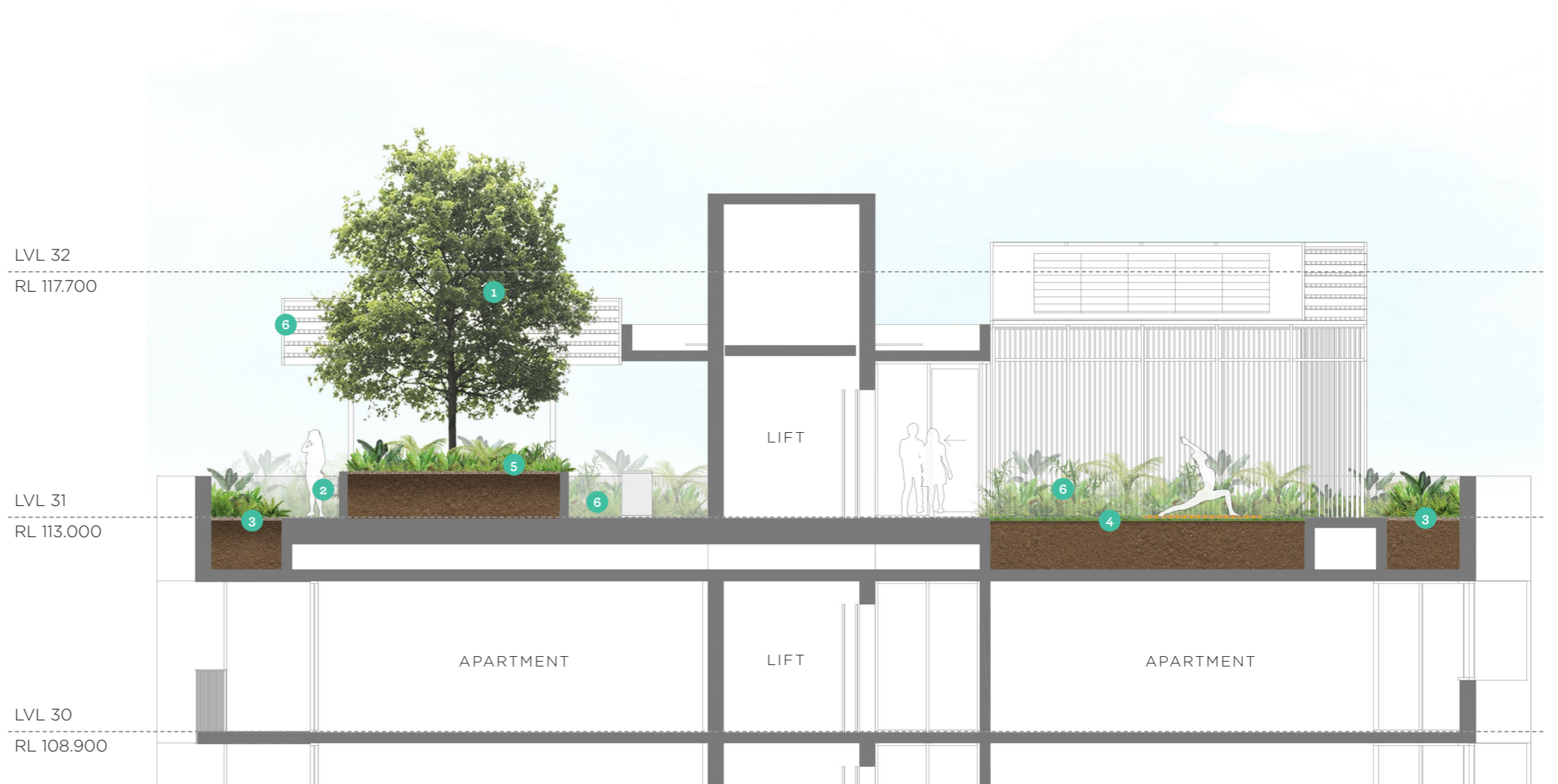
# 04 SECTIONS

## SECTION G



### KEY

- 1 Feature tree
- 2 Seating behind
- 3 Podium planting
- 4 Lawn
- 5 Raised planter with feature planting
- 6 Feature planting behind
- 6 Open pergola behind



SCALE 1:100 0 1 5m

# 05 PALETTES

## PLANTING PALETTE

Planting palette and composition will provide a rich, diverse and subtropical setting reflecting Brisbane's climate. The built form, with its open plaza space, planting under awnings, significant in-ground screen planting area and the roof garden, creates a myriad of micro-climates that require specific responses related to species selection and light / shade availability. A comprehensive palette has been created to ensure an integrated planting scheme is carried throughout the development. Species have been selected for their hardiness, low maintenance, low water requirements, and suitability to Brisbane's subtropical climate.

Species have selected to suit the relevant growing conditions and specific micro-climates created by the built form. CPTED principles have been considered to ensure clear sightlines to all common areas, the streetscape and entry points. Planting design will be balanced to afford casual surveillance and privacy where required.

Street trees and understory planting along Brunswick Street and Water Street will be in accordance to approved BCC species.

### TREES

1. *Buckinghamia celsissima*
2. *Harpullia pendula*
3. *Livistona decipiens*
4. *Tabebuia argentea*
5. *Tristaniopsis laurina 'Luscious'*
6. *Xanthostemon chrysanthus*

### SHRUBS & GROUNDCOVERS

7. *Viburnum emerald lustre*
8. *Syzygium Resilience*
9. *Syzygium Cascade*
10. *Alpinia mutica*
11. *Blechnum gibbum*
12. *Neoregelia sp (Bromeliads)*
13. *Philodendron 'Rojo Congo'*
14. *Asplenium nidus*
15. *Plectranthus australis*
16. *Monstera deliciosa*
17. *Alcantarea extensa*
18. *Rhapis excelsa*
19. *Trachelospermum jasminoides*
20. *Liriope Evergreen Giant*
21. *Rhoeo spathacea*
22. *Philodendron 'Xanadu'*
23. *Cissus antartica*
24. *Zoysia tenuifolia*

