

APPENDIX F

**LANDSCAPE DESIGN
REPORT**

Carseldine Affordable & Social Housing Landscape Development Application Report



St. George Community Housing | 13 August 2024 | Revision B

Prepared for:



In collaboration with:





Our team acknowledges the important role Aboriginal and Torres Strait Islander people play within the design, cultural value and place-making community.



Our team acknowledges the Turrbul and Yuggera people, the traditional owners of the land on which the Carseldine Affordable and Social Housing project stands.

We acknowledge their continuing connection to the land, sea and community, and pay our respects to their lores, culture, and customs.

Our team recognises the importance of embedding Aboriginal and Torres Strait Islander perspectives across all design phases to safeguard authentic and positive economic + place-making outcomes.

We further recognise our role as Landscape Architects to support the stewardship and custodianship responsibility that we stow in designing on Country, for the benefit of the local people and care for Country.

We pay respect to their elders and community leaders past, present and emerging.



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Quality Assurance Register

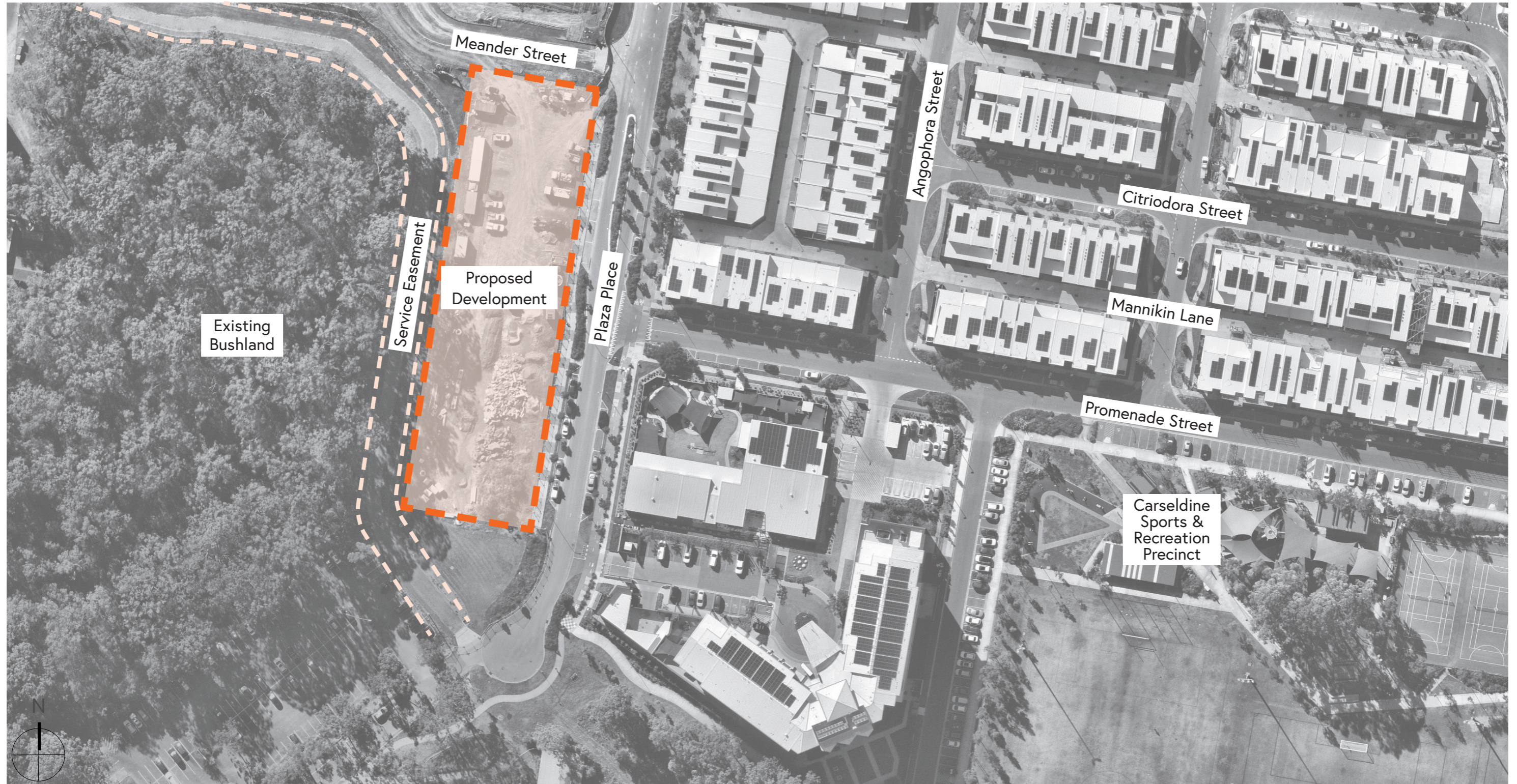
| Issue | Date | Prepared by | Approved by |
|-------|------------|-------------|-------------|
| A | 26/07/2024 | DG | PM |
| B | 13/08/2024 | DG/AC | PM |

01

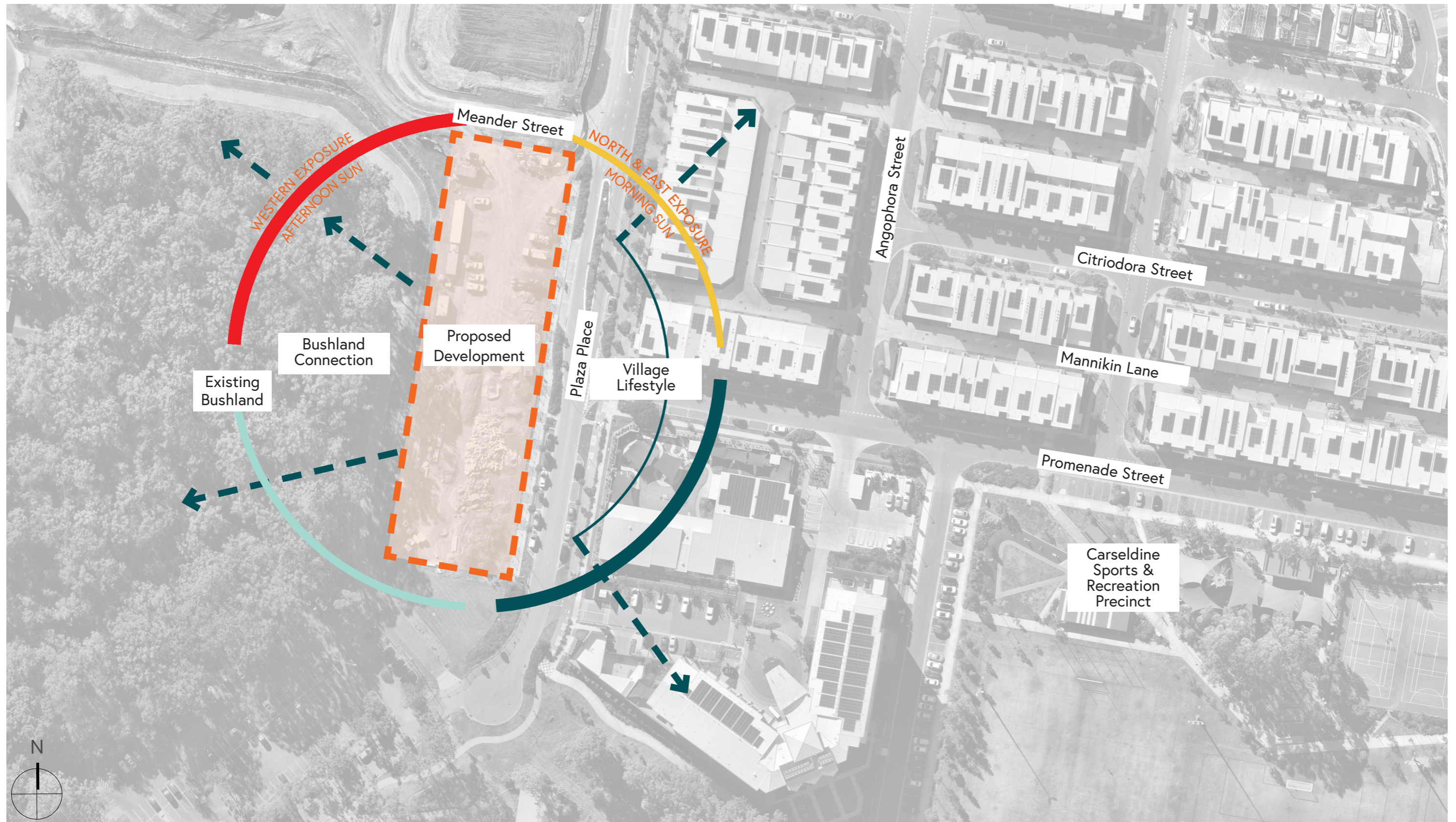
Site Understanding



Location & Context



Surrounding Character



Existing Site Photographs



Plaza Place looking South



Plaza Place looking North



Meander Street looking South East



KEY PLAN



02

Landscape Masterplan Intent & Principles

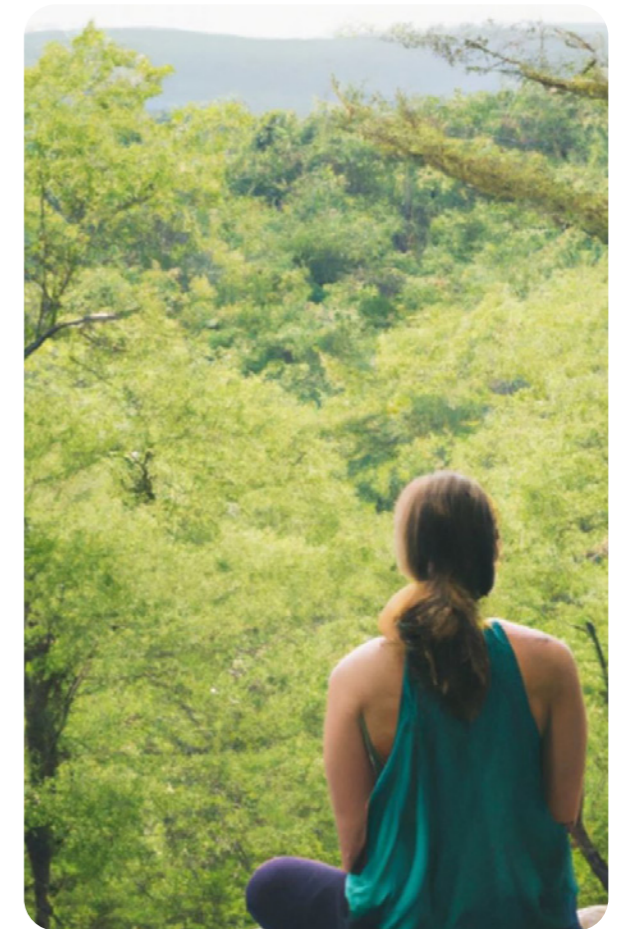


Landscape Concept Masterplan Intent

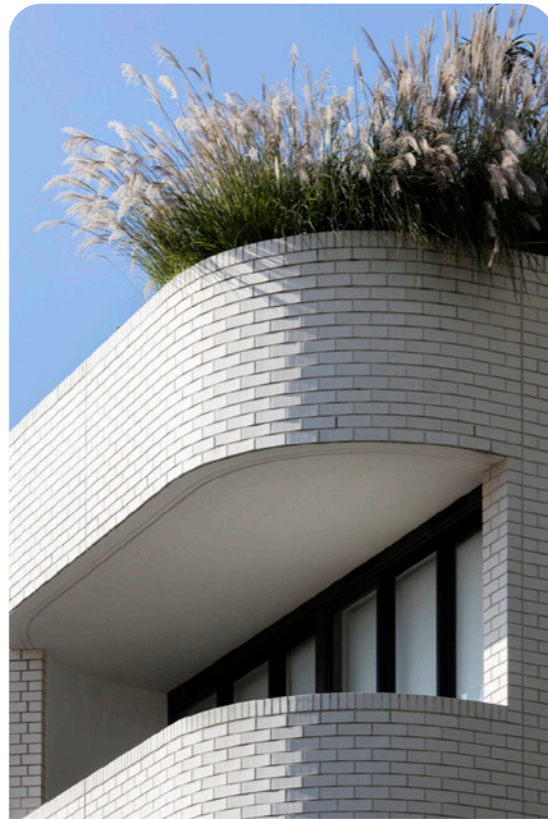
The Landscape design intent aims to integrated this Carseldine Affordable and Social development into the surrounding Carseldine Village and PDA. The role of the landscape further seeks to create a seamless environment, blurring the boundary between all aspects of design, amenity and 'play' while consciously considering a safe and accommodating development setting for all residents.

Within the development, a diversity of spaces that provide community orientated gathering and social inclusion, areas provide for respite, relief, comfort and relaxation, while also catering for the needs of all ages and abilities.

The landscape design directly responds to user needs and architectural design, by actively embracing passive design qualities within the building mass and providing a natural, softening aesthetic and amenity to the built surround. At Level 2, the landscape design and spatial arrangement, responds directly to the adjoining natural bushland area, promoting biophilic connections and interventions associated with health and well-being. The immediate landscape environment seeks to amalgamate existing ecosystem environments through native planting and community focused opportunities including a ground floor community gardens.

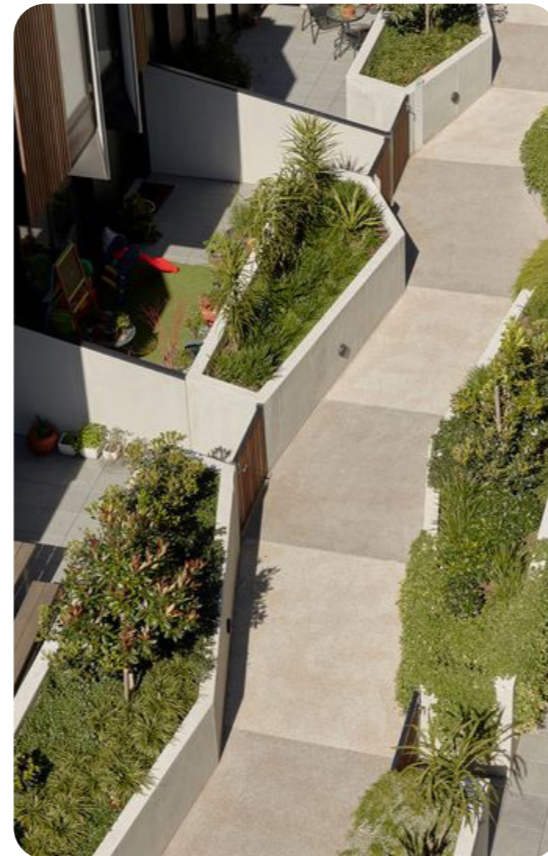


Landscape Concept Masterplan Design Principles



A Sustainable Environment:

Integrated relationships between built form and landscape to provide visual delight, softening and biophilic intervention.



Function informed by Livability:

A conscious and mindfully passive community response which create social inclusion, collaboration and relief from private and communal spaces.



An Integrated lifestyle

Communal environments respond by providing spatial and balance complimented by materiality and design which is durable, robust, playful and cost effective.

Landscape Concept Masterplan - Ground Floor



Landscape Concept Masterplan - Level 01

LEGEND

— Extent of Works

1 **Window Planter Boxes** - A combination of shrub and groundcover planting in 1200mm deep podium planter boxes provide for landscape 'moments' and extended landscape experiences at key building interactions, including building articulation. Plant species has been selected to provide low level screening and visual cascading interest to soften the building facade.



Landscape Concept Masterplan - Level 02 Communal Retreat


LEGEND


- Extent of Works
- 1** Outdoor Communal Area - An open air podium space designed to encourage community and social interaction. This space caters for a range of different users, for recreation and entertainment, while also providing space for quiet contemplation and relief..
- 2** Landscape Podium - Feature shade trees and planting in raised planters provide privacy to adjoining unit residences while further providing shading relief from western sun exposure
- 3** Window Planter Boxes - A combination of shrub and groundcover planting in 1200mm deep podium planter boxes provide for landscape 'moments' and extended landscape experiences at key building interactions, including building articulation. Plant species has been selected to provide low level screening and visual cascading interest to soften the building facade.



Landscape Concept Masterplan - Level 03 - 05

LEGEND

 Extent of Works

 **Window Planter Boxes** - A combination of shrub and groundcover planting in 1200mm deep podium planter boxes provide for landscape 'moments' and extended landscape experiences at key building interactions, including building articulation. Plant species has been selected to provide low level screening and visual cascading interest to soften the building facade.



Landscape Concept Masterplan - Level 06

LEGEND

- - - Extent of Works

1 Window Planter Boxes - A combination of Shrub and Ground cover planting in 1200mm deep podium planter boxes directly outside windows and external building openings. Planting has been chosen to provide low level screening, and also hanging varieties that will fall over the planter edge to soften the building facade



03

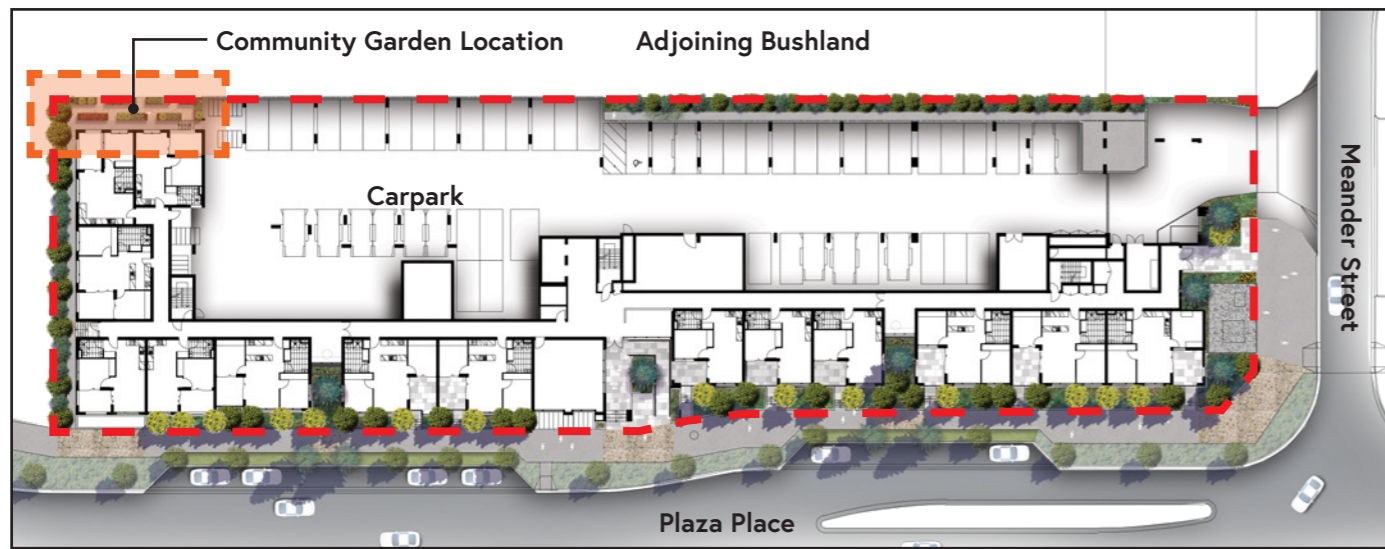
Communal Landscapes, Place Making and Activation



Communal Landscape - Community Garden

The valuable contributions of community-driven social landscapes play a crucial role in enhancing social interactions, bolstering security, and fostering a strong sense of ownership among residence and their visitors. Creating a structured platform for community-based activity and collaboration, a community garden can facilitate the development of meaningful connections between the users. This approach not only strengthens relationships within the community but also promotes a collective sense of ownership, responsibility and engagement.

Community Gardens enable residents to come together to work towards common goals, thereby nurturing a supportive and cooperative environment. The social interaction and relationships are created and bolstered through a shared commitment inherent in community garden projects and are instrumental in cultivating a sense of belonging and unity. As a result, these initiatives contribute significantly to the establishment of a well-integrated community, ultimately enhancing the overall well-being and cohesion of the local residents.



KEY PLAN (GROUND FLOOR)



COMMUNITY GARDEN PLAN (NTS)



LEGEND

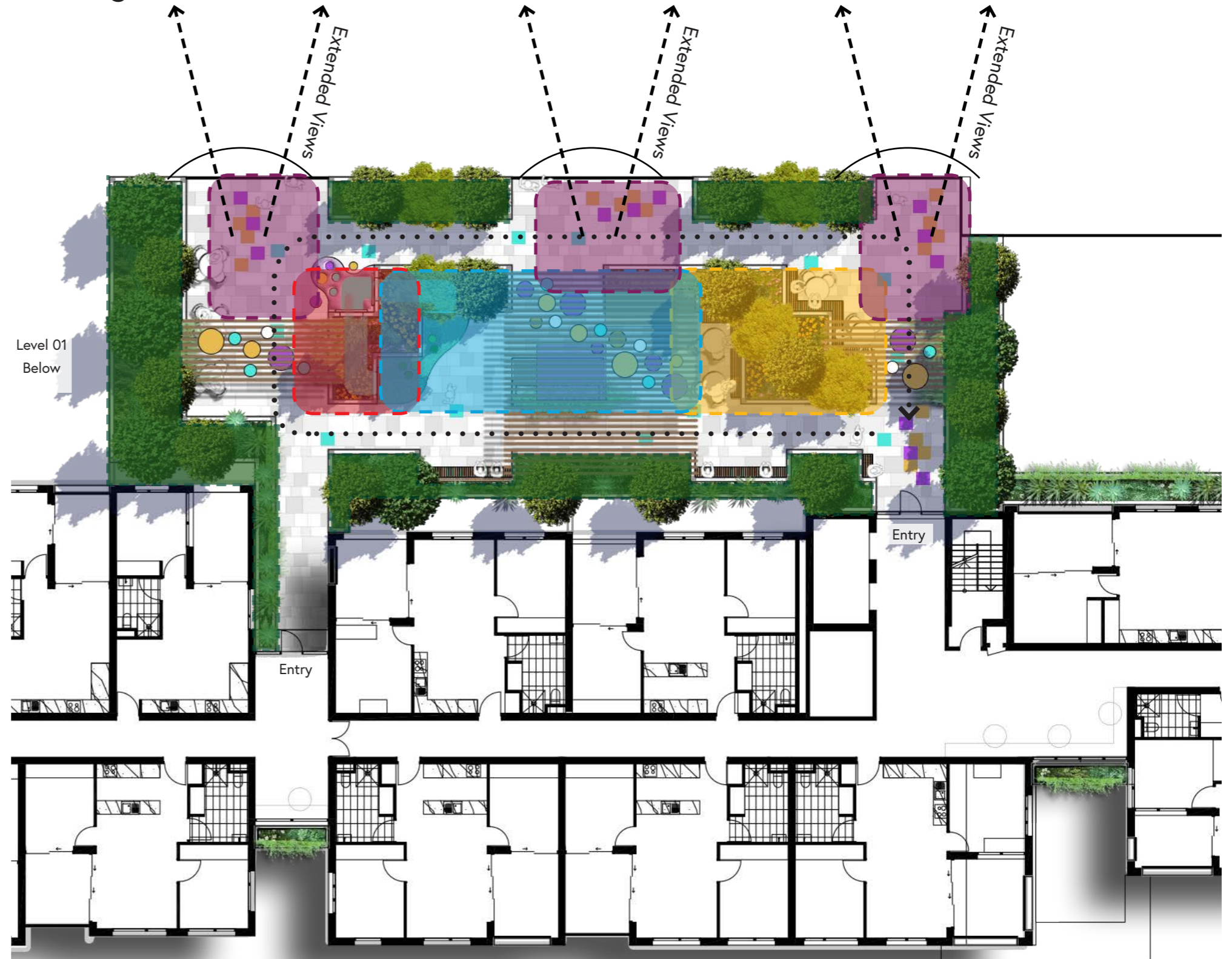
— Extent of Works

- 1 **Raised Garden Beds** - Raised Timber Sleeper Garden Beds have been designed to accommodate community gardening activities including communal vegetable gardens that are managed by the local residents. Beds have been designed with DDA in mind providing ample path widths and planter heights designed to accommodated uses with a physical impairment
- 2 **Decomposed Granite Path**- The decomposed granite surface provides a stable permeable surface suitable for garden areas that are subject to watering or sprinkler use.

Communal Landscape - Level 02 Spatial Arrangement

LEGEND

-  **Shaded Retreat Zone**- Naturally shaded to support a 'living with landscape' strategy.
-  **Centralised Communal Space** - BBQ facilities under arbour structure with vibrant art integrated across roof profile.
-  **Active Recreational Zone** - On surface activities to promote play and 'offline' activity.
-  **Children's Play Zone**- Child friendly area with play elements that encourage exploration and interaction for younger users
-  **Landscape fringe and buffer**- Typically 1.2m high planter walls to edge treatment to mitigate climbable interfaces and address Safety In Design.
-  **Framed vistas and connections beyond the site**
-  **50m Podium Circuit**- Promotion of healthy community, well-being and physical activity.



A3 1:800 0 16 32 48m

Landscape Concept Masterplan - Level 02 Landscape Design

LEGEND

- 1** **Shaded Retreat Zone**- Integrated seating to planter edge to provide social inclusion and opportunity to engagement with core shared facilities.
- 2** **Centralised Communal Space** - BBQ facilities, community gardens and sink facilities located under roof cover and arbour structure. Landscape promoted to climb structure and provide a landscape softening to the central environment. Art to be playfully integrated into roof profile (top and bottom) to provide a projected shadow 'play' onto the surface below.
- 3** **Active Recreational Zone** - On surface activities to promote play and 'offline' activity form the core circulation. Play still to be resolved but could incorporate 'hopscotch', snakes and ladders and other multi-person play opportunity.
- 4** **Landscape fringe and buffer**- Typically 1.2m high planter walls to edge treatment to mitigate climbable interfaces and address Safety In Design hazard with adjoining fall areas. Generous in nature, the landscape environments provide significant opportunity naturally shade areas and frame communal spaces. Seating provided as recessed opportunities into walls where no fall risk is present
- 5** **Glass Balustrade**- Glass balustrade to edge interface to provide natural connection to adjoining bushland vegetation.
- 6** **50m Podium Circuit**- Promotion of healthy community, well-being and physical activity. Surface treatment to guide movement and circulation.
- 7** **Play Zone**- An integrated play approach for younger users of the space. The area includes a 'discovery' tunnel through the podium planter zone, encouraging children to actively explore, search and discover the space to reveal ornamental and 'artful' elements to interact with amongst the Communal retreat.



Landscape Concept Masterplan - Level 02 Landscape Design Wall Strategy

- LEGEND
- █ 1.2m high wall
 - █ 1.0m high wall
 - █ 800mm high wall
 - S Integrated seat attached to wall
 - T Children's Play (Tunnel)
 - BBQ Integrated seat attached to wall
 - ← . . . Movement & Circulation



04

Soil Depth Diagrams

Landscape Concept Masterplan - Ground Floor Deep Planting



Landscape Concept Masterplan - Ground Floor Soil Depth Analysis



Landscape Concept Masterplan - Level 01 Soil Depth Analysis



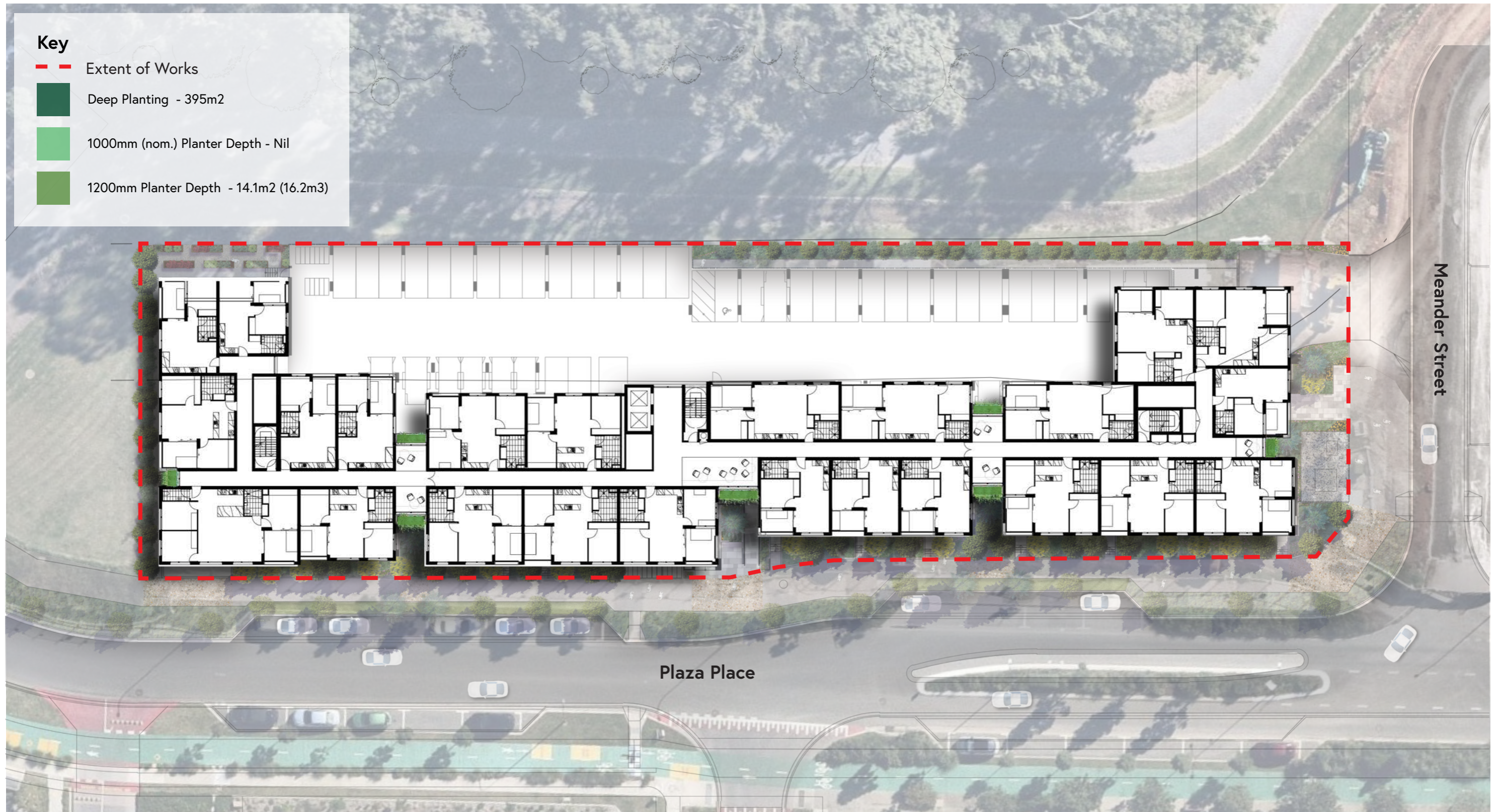
Landscape Concept Masterplan - Level 02 Soil Depth Analysis



Landscape Concept Masterplan - Level 03 - 05 Soil Depth Analysis



Landscape Concept Masterplan - Level 06 Soil Depth Analysis



05

Landscape Elevations & Sections



LEGEND

- — Extent of Works
- 1 **Verge/Street Planting** - A combination of Tree, Shrub and Ground-covers in garden beds designed to integrate and enhance the existing street tree planting in accordance with the Fitzgibbon Urban Development Area Development Scheme.
- 2 **Main Entrance** - Signature trees and planting assist to define, frame and showcase the main arrival to the building while integrating the proposed development with the existing external streetscape planting
- 3 **Window Planter Boxes** - A combination of shrub and groundcover planting in 1200mm deep podium planter boxes provide for landscape 'moments' and extended landscape experiences at key building interactions, including building articulation. Plant species has been selected to provide low level screening and visual cascading interest to soften the building facade.

Landscape Elevation - North



Landscape Elevation - East



LEGEND

- 1 **Verge/Street Planting** - A combination of Tree, Shrub and Ground-covers in garden beds designed to integrate and enhance the existing street tree planting in accordance with the Fitzgibbon Urban Development Area Development Scheme.
- 2 **Outdoor Communal Area** - An open air podium space designed to encourage community gatherings whilst also providing space for quiet contemplation. For more details, refer to section 03 Communal Landscapes, Place Making and Activation.
- 3 **Window Planter Boxes** - A combination of shrub and groundcover planting in 1200mm deep podium planter boxes provide for landscape 'moments' and extended landscape experiences at key building interactions, including building articulation. Plant species has been selected to provide low level screening and visual cascading interest to soften the building facade.
- 4 **Community Garden** - A dedicated garden and vegetable patch available to all residents and visitors to use and maintain, promoting community gatherings and interactions whilst promoting physical activity and interactions.
- 5 **Screen Planting** - Feature Trees and planting that provide privacy to adjoining residences while providing shading from western sun exposure.

Landscape Elevation - South



Landscape Elevation - West



06

Landscape Materiality & Planting Palette

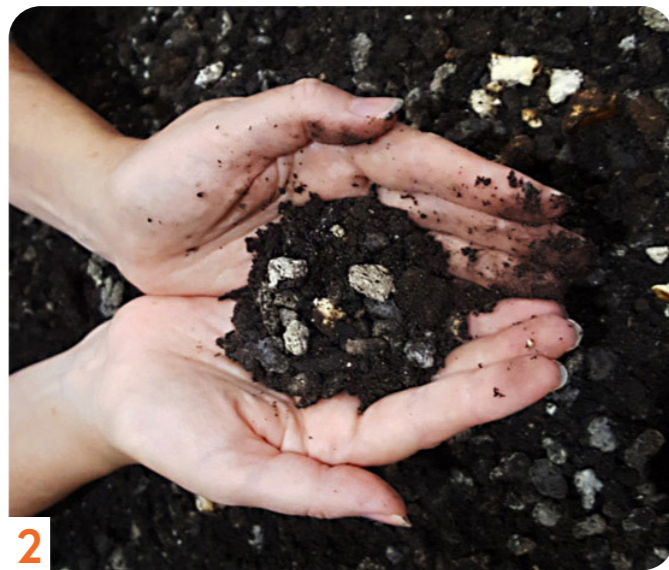


Materiality - Hardscape Character



1. Broom finished plain grey concrete
2. Light, exposed aggregate concrete to hardstand areas to arrival areas.
3. Light, exposed aggregate concrete to hardstand areas to ancillary services.
4. White washed rendered blockwork to Communal Retreat Spaces.
5. Lightweight, timber and cable arbour structure integrated in Communal Retreat spaces.
6. Art work integrated with arbour structures to provide a playful, vibrant and elevated interest. Shadow Projection to provide a projected impression to the adjoining surface treatments and podium environments.
7. Surface applied art to provide multi-generational interest and opportunity for multi-play, social inclusion and learning.

Materiality - Softscape Character



1. 20mm wide decorative pebble mulch within selective podium planting beds.
2. Imported premium podium soil mix to support health, nutrient, drainage and plant growth in podium environment.
3. Landscape to frame and surround community retreat spaces and provide relief, aspect and retreat.
4. Cascading planting, bringing planting up and down for an verdant integrated built

Indicative Planting Palette

| No. | Species |
|-----|---|
| 1 | <i>Syzygium floribundum</i> |
| 2 | <i>Melicope Elleryana</i> |
| 3 | <i>Melaleuca quinquenervia</i> |
| 4 | <i>Lophostemon confertus</i> |
| 5 | <i>Agathis robusta</i> |
| 6 | <i>Melaleuca 'Claret Tops'</i> |
| 7 | <i>Tulbaghia violacea</i> |
| 8 | <i>Gazania rigens</i> |
| 9 | <i>Liriope muscari 'Just Right'</i> |
| 10 | <i>Lomandra confertifolia</i> |
| 11 | <i>Juniperus conferta</i> |
| 12 | <i>Poa labillardieri</i> |
| 13 | <i>Pandorea jasminoides</i> |
| 14 | <i>Doryanthes excelsa</i> |
| 15 | <i>Philodendron xanadu</i> |
| 16 | <i>Chrysocephalum apiculatum</i> |
| 17 | <i>Carissa macrocarpa 'Desert Star'</i> |
| 18 | <i>Aptenia cordifolia</i> |
| 19 | <i>Scenecio serpens</i> |
| 20 | <i>Pennisetum Nafray</i> |
| 21 | <i>Casuarina glauca 'Cousin It'</i> |
| 22 | <i>Carpobrotus glaucescens</i> |
| 23 | <i>Dietes bicolour</i> |



vee

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