

Carseldine Affordable & Social Housing Landscape Development Application Report

St. George Community Housing | 14th October 2024 | Revision D

Prepared for:



In collaboration with:



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

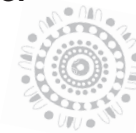


Approval no: DEV2024/1537

Date: 25 November 2024



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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DEVELOPMENT APPROVAL


Queensland
Government

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Quality Assurance Register

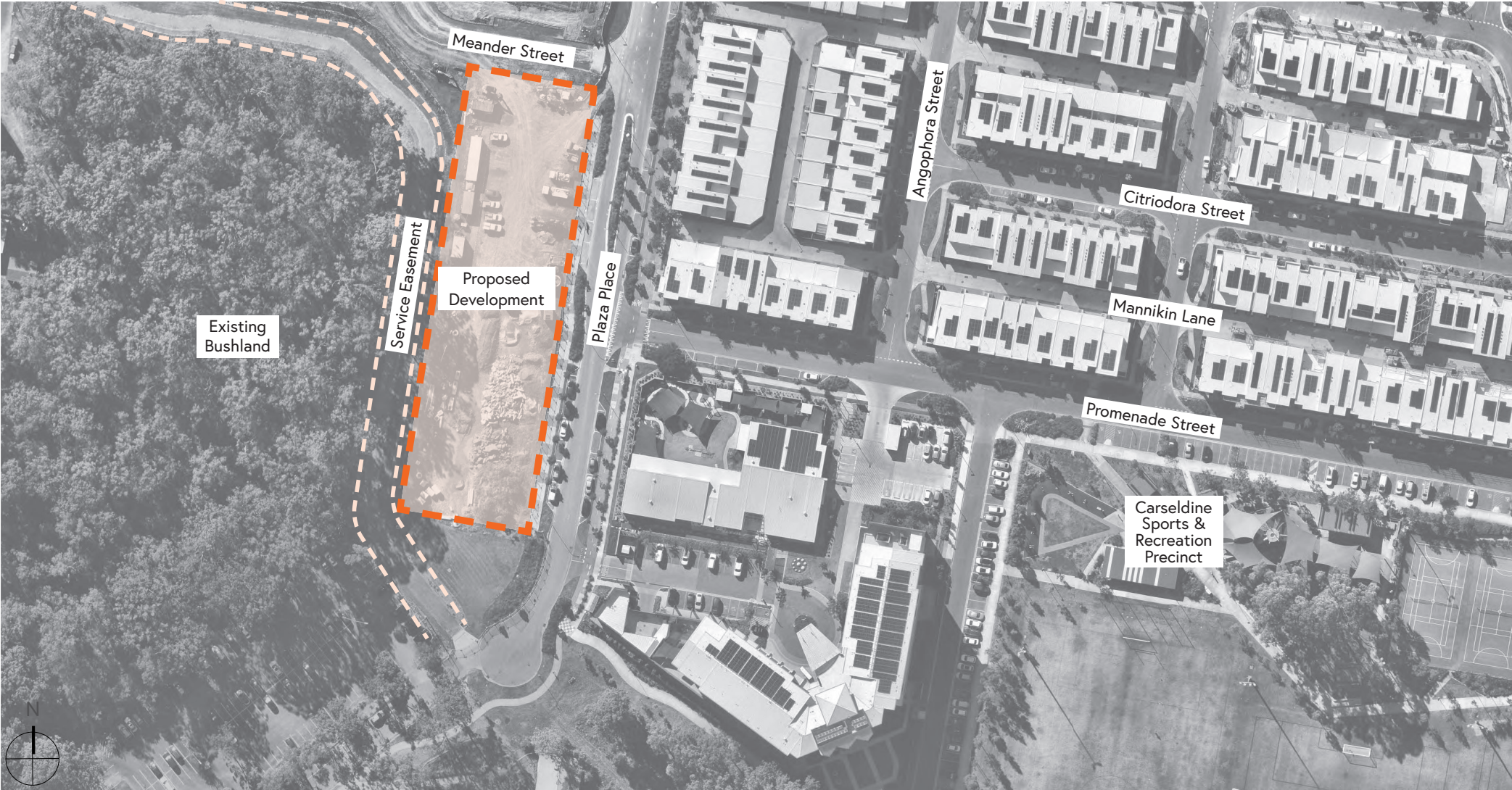
Issue	Date	Prepared by	Approved by
A	26/07/2024	DG	PM
B	13/08/2024	DG/AC	PM
C	09/10/2024	AC	PM
D	14/10/2024	AC	PM

01

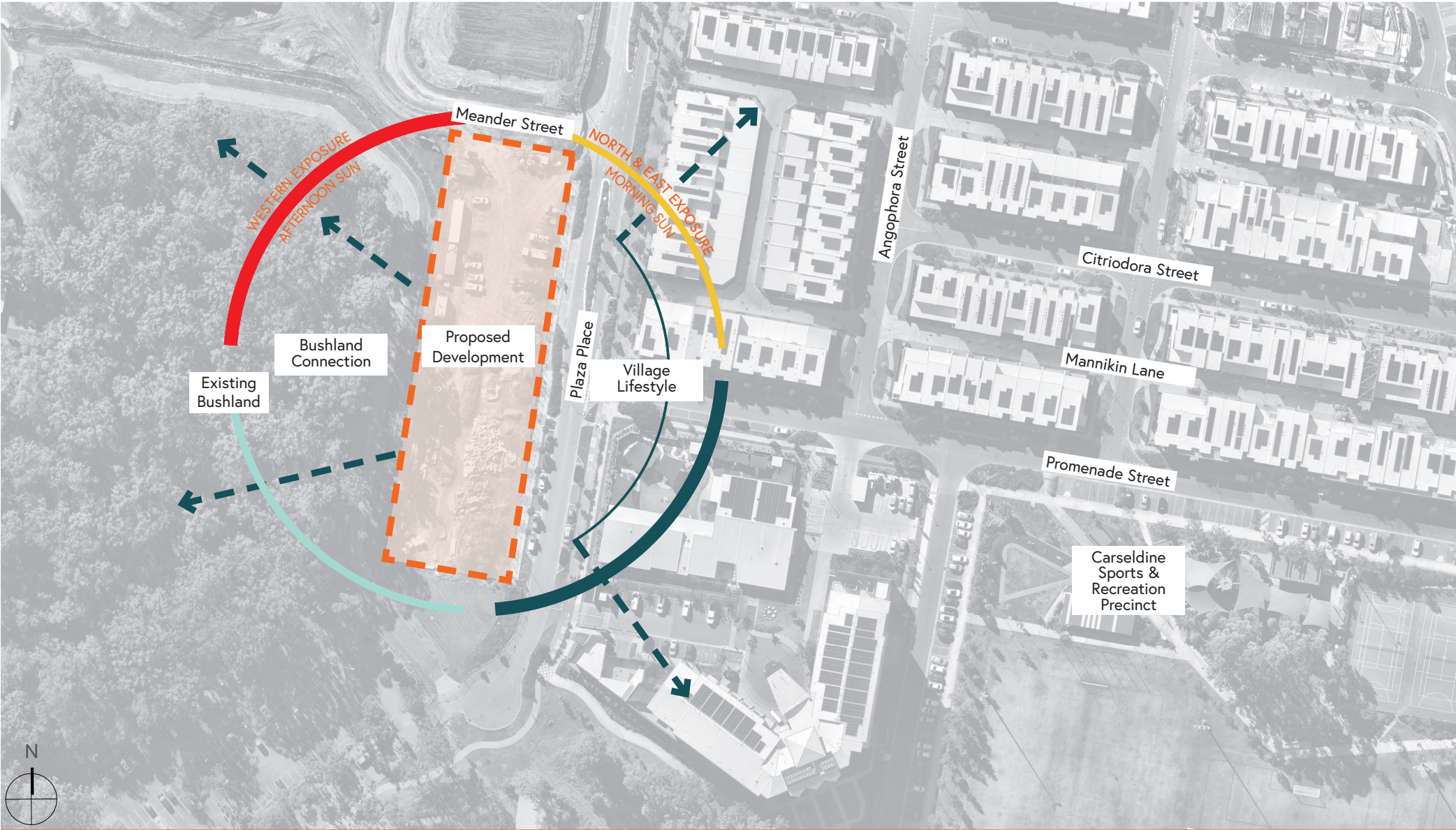
Site Understanding



Location & Context



Surrounding Character



Existing Site Photographs



Plaza Place looking South



Plaza Place looking North



Meander Street looking South East



KEY PLAN



02

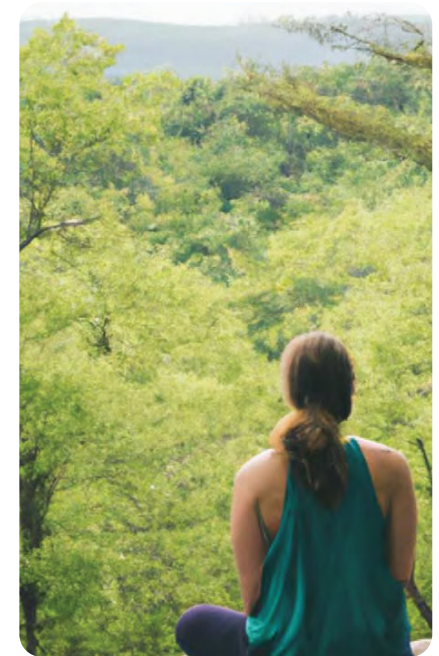
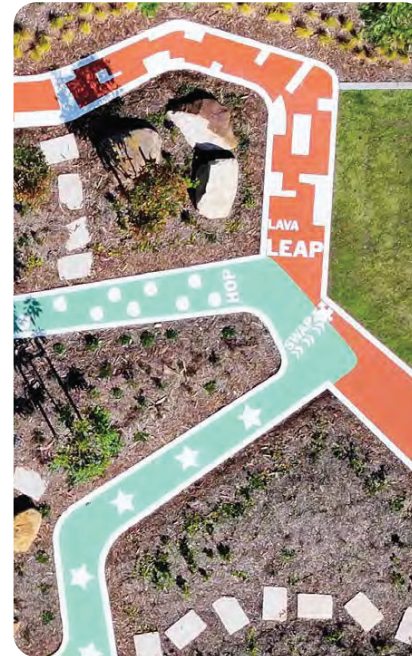
Landscape Masterplan Intent & Principles

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.

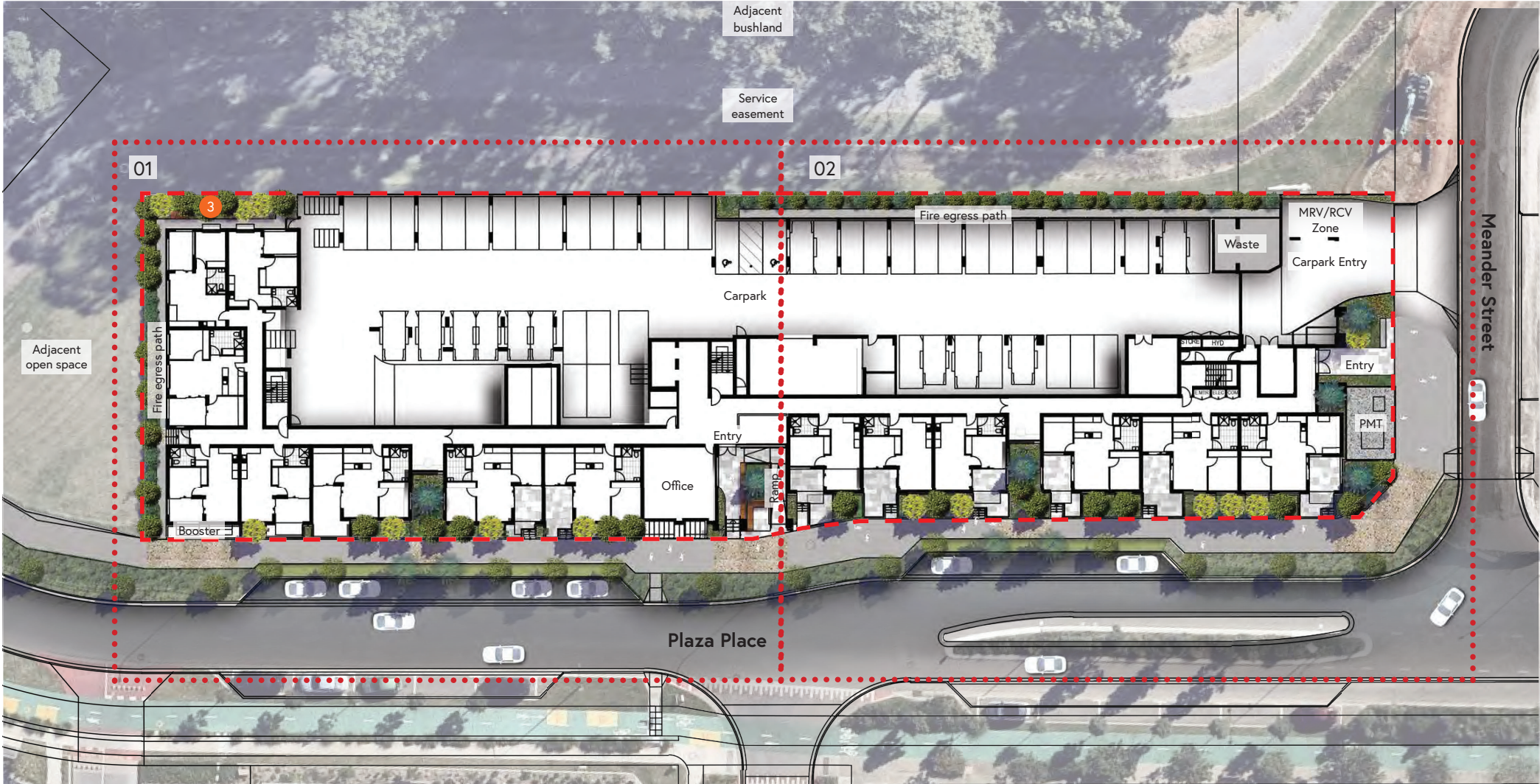


An Integrated lifestyle

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

- LEGEND
- Extent of Works
 - Page layout



Landscape Concept Masterplan - Ground Floor 01



KEY PLAN - NTS

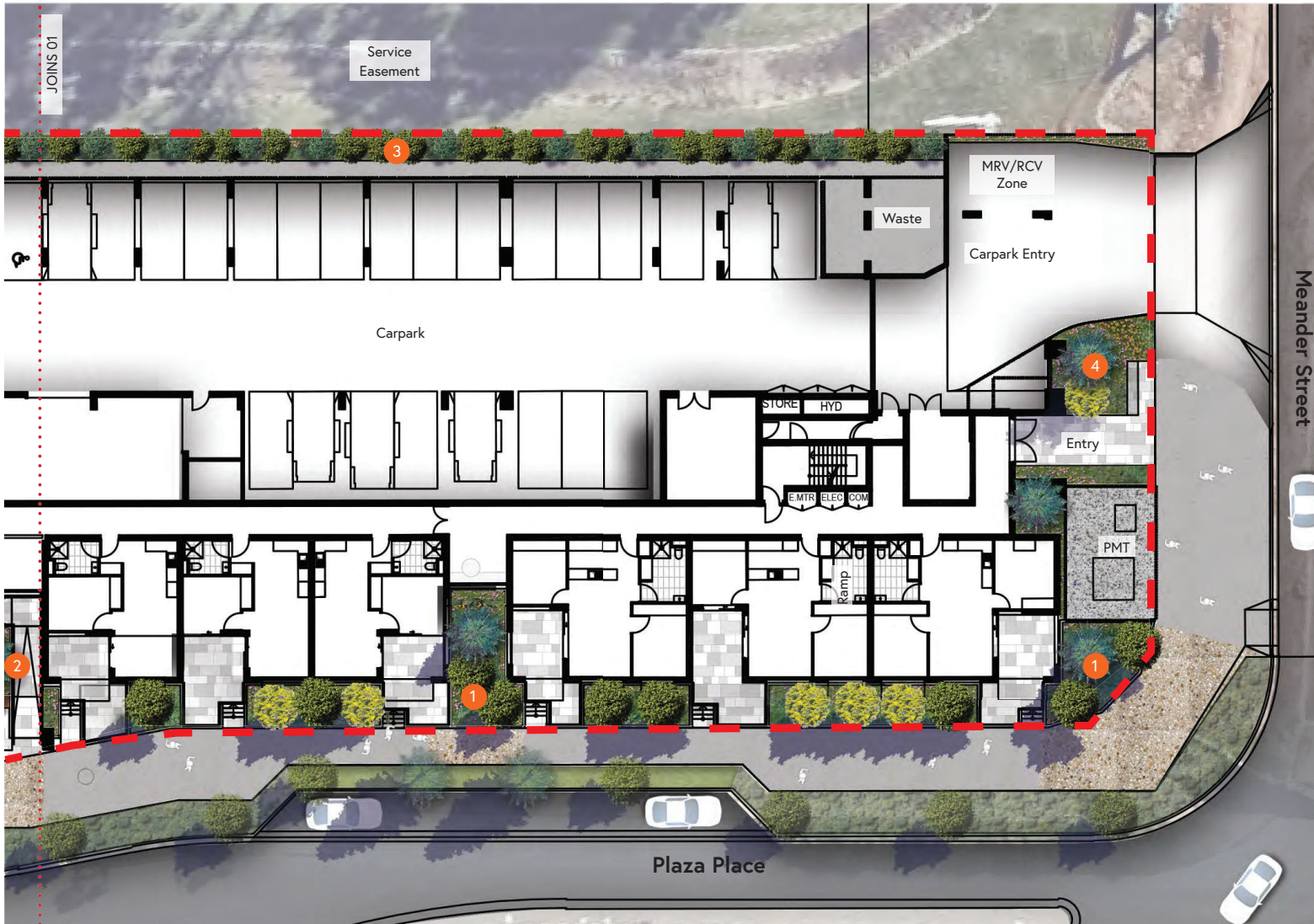
LEGEND

- Extent of Works
- 1 **Verge/Street Planting** - A combination of native tree, shrub and groundcovers in garden beds designed to integrate and enhance the existing street environment aligned 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 **Buffer Planting** - Dense planting of native tree, shrub and groundcovers in garden beds designed to provide a vegetated buffer, softening the extents of the development hardscape integrating and enhancing the development into the surrounding environment



A3 1:250 0 5 10 15m

Landscape Concept Masterplan - Ground Floor 02



KEY PLAN - NTS

LEGEND

— Extent of Works

- 1 **Verge/Street Planting** - A combination of native tree, shrub and groundcovers in garden beds designed to integrate and enhance the existing street environment aligned 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 **Buffer Planting** - Dense planting of native tree, shrub and groundcovers in garden beds designed to provide a vegetated buffer, softening the extents of the development hardscape integrating and enhancing the development into the surrounding environment
- 4 **Secondary Entrance** - Signature trees and planting assist to define, frame and showcase the arrival to the building while integrating the proposed development with the existing external streetscape planting



A3 1:250 0 5 10 15m

Landscape Concept Masterplan - Level 01



Landscape Concept Masterplan - Level 02



A3 1:400 0 8 16 24m

Landscape Concept Masterplan - Level 03 - 05



A3 1:400 0 8 16 24m

Landscape Concept Masterplan - Level 06



03

Communal Landscapes, Place Making and Activation

Level 02 Communal Landscape

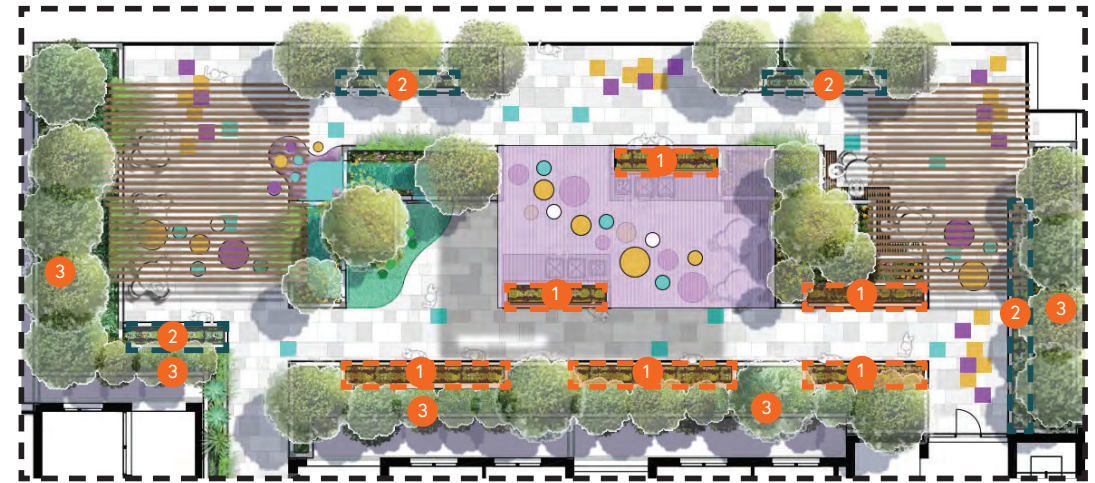
Community gardens play a vital role in improving social interactions, security, and a sense of ownership among residents and visitors. They provide a space for community activities and collaboration, helping people form meaningful connections. This not only strengthens relationships but also encourages a shared sense of responsibility and engagement.

By working together in community gardens, residents can achieve common goals, creating a supportive and cooperative environment. The social interactions and relationships built through these projects foster a sense of belonging and unity. As a result, these gardens help create a well-integrated community, enhancing the overall well-being and cohesion of local residents. Adding these planters to the Communal Retreat on Level 2 will make it an important and active part of the shared spaces.

The location of the planters across the space and adjacent to the other podium planters allows for a vast array of plant species to be used as different microclimates across the space are created with their own aspects and shade profiles from structures and tree canopies.



KEY PLAN (GROUND FLOOR)



COMMUNITY GARDEN PLANTER LOCATIONS (NTS)

LEGEND



1 Raised Garden Beds Accessible 600mm - Raised 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 accessibility in mind providing ample path widths and planter heights designed to accommodate uses with a physical impairment



2 Raised Garden Beds 1200mm - Raised Garden Beds have been designed to accommodate community gardening activities including communal vegetable gardens that are managed by the local residents. Planter walls are 1200mm high to ensure no climbable elements at edges.



3 Screen planting - Dense tree and shrub planting to planters adjacent to residents courtyards, providing residents privacy

Level 02 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.
-  **Landscape community planters**- Typically 0.6m or 1.2m high planter walls to allow for community garden planting by residents
-  **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

Level 02 Communal Landscape - Masterplan

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 solid roof cover and art structure. Art to be playfully integrated into roof profile (top and bottom) to provide a projected shadow 'play' onto the surface below and interest to levels above.
- 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. Vegetated batten shade structures that promote climbing plants into the built form, softening to the environment
- 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. Screening for adjacents residents
- 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.
- 8 Community Gardens-** Incorporated into the recreational area, the community garden bed planters mean a cycle of planted to plate can go full circle within the communal retreat. Having multiple garden planters in different locations throughout the space, it caters for various plant species and their different growing conditions. With a layered canopy of trees and shrubs located in the adjacent planters, the success of plant growth is favourable. Storage cupboards located next to the bbq's can be used for gardening tools and resources.



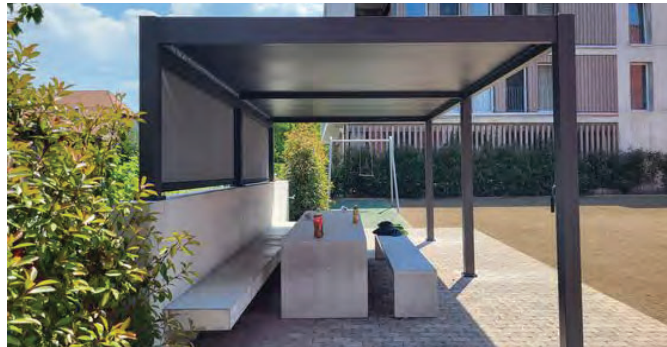
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Level 02 Communal Landscape - Concept Imagery

VEGETATED BATTEN SHADE STRUCTURES



SOLID SHADE STRUCTURE WITH EMBELLISHMENTS

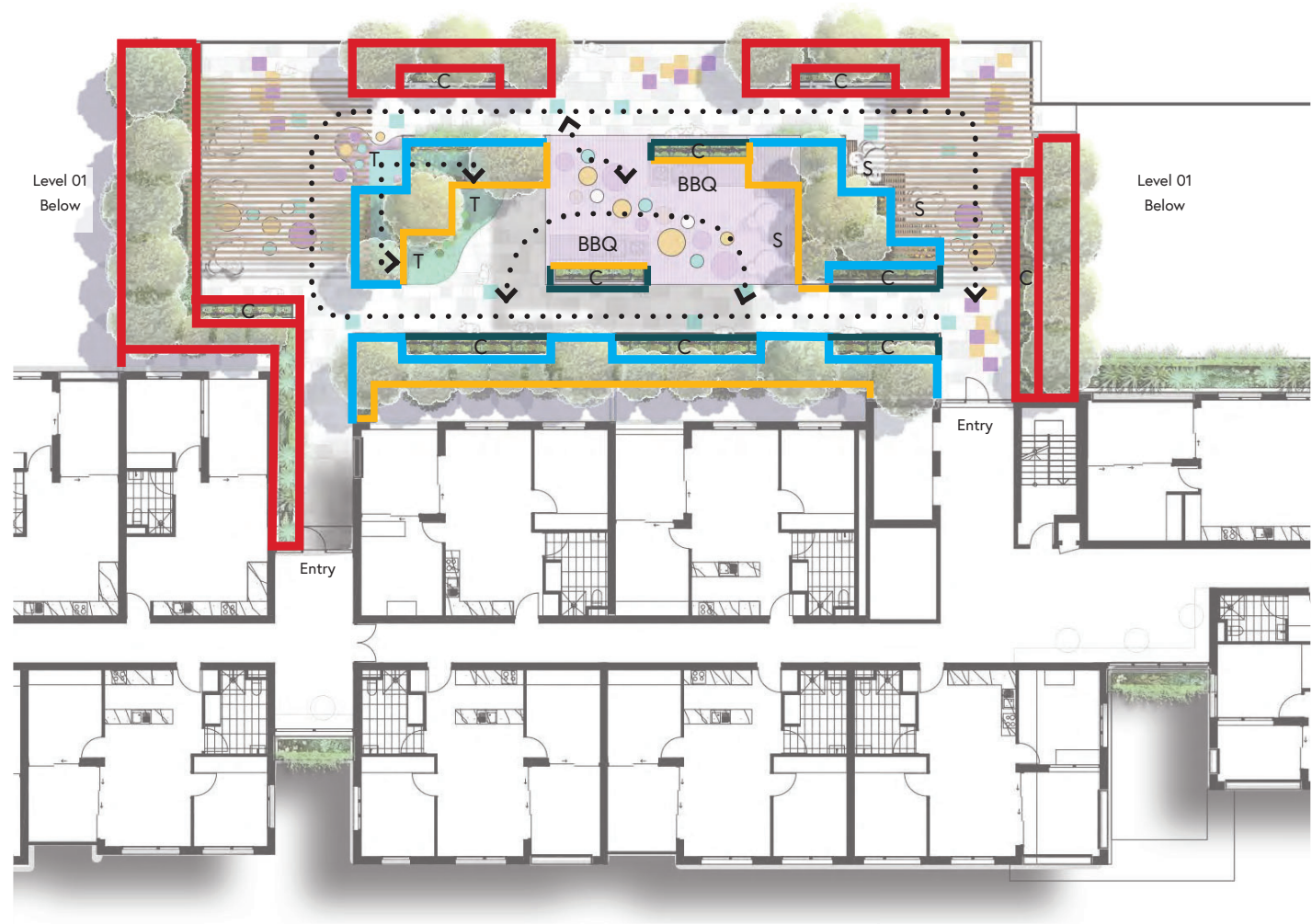


INTEGRATED PLAY AND COMMUNITY GARDEN



Level 02 Communal Landscape - Wall Strategy

- LEGEND
- 1.2m high wall
 - 1.0m high wall
 - 800mm high wall
 - 600mm high wall
 - S Integrated seat attached to wall
 - T Children's Play (Tunnel)
 - C Community garden
 - BBQ Integrated seat attached to wall
 - ◀••• Movement & Circulation



04

Soil Depth Diagrams

Landscape Concept Masterplan - Ground Floor Soil Depth Analysis



A3 1:400 0 8 16 24m

Landscape Concept Masterplan - Level 01 Soil Depth Analysis



A3 1:400 0 8 16 24m

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

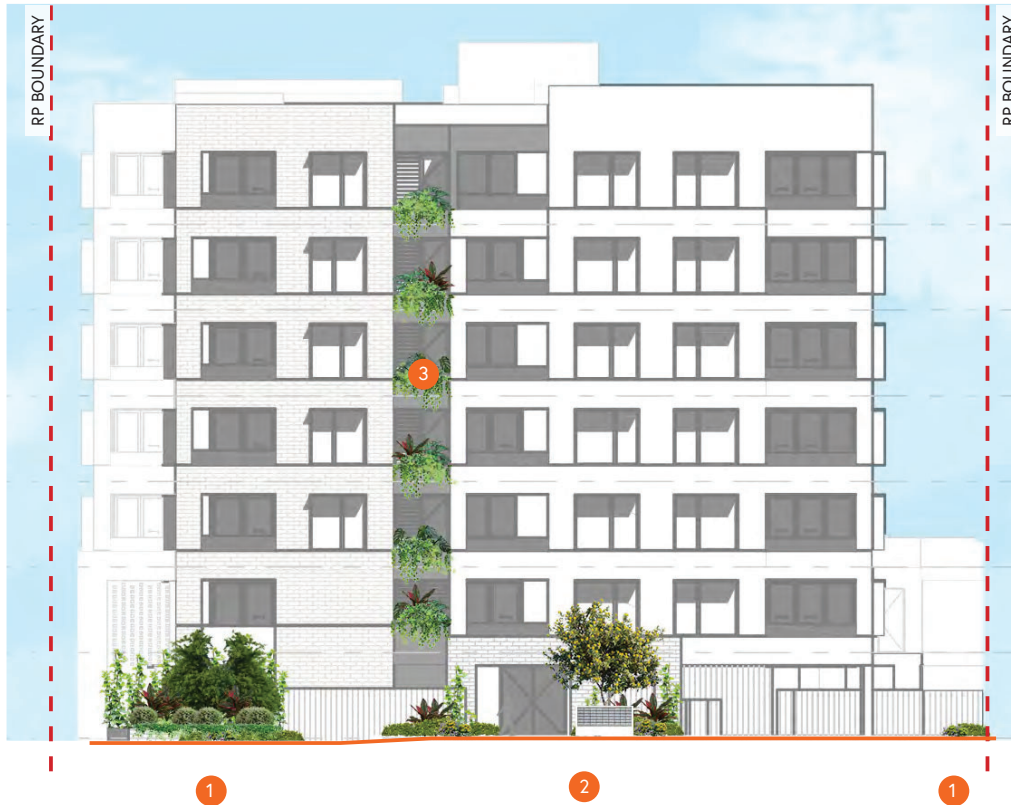


05

Landscape Elevations & Sections



Landscape Elevation - North



Landscape Elevation - South



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 **Entrance** - Signature trees and planting assist to define, frame and showcase the 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.
- 4 **Screen Planting** - Feature Trees and planting that provide privacy to adjoining residences while providing shading from western sun exposure.



KEY PLAN - NTS

A3 1:200 0 4 8 12m

Landscape Elevation - East



KEY PLAN -NTS

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 **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.

A3 1:250 0 5 10 15m

Landscape Elevation - West



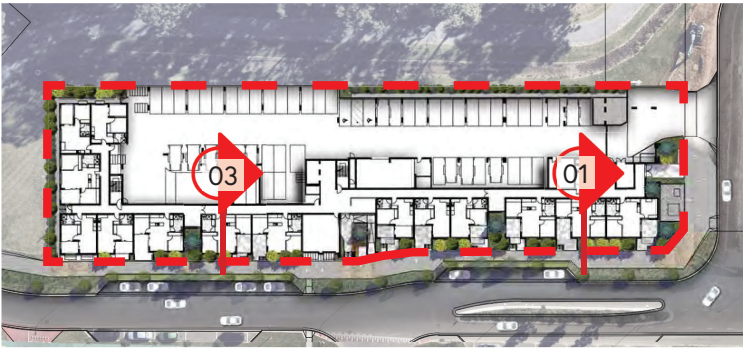
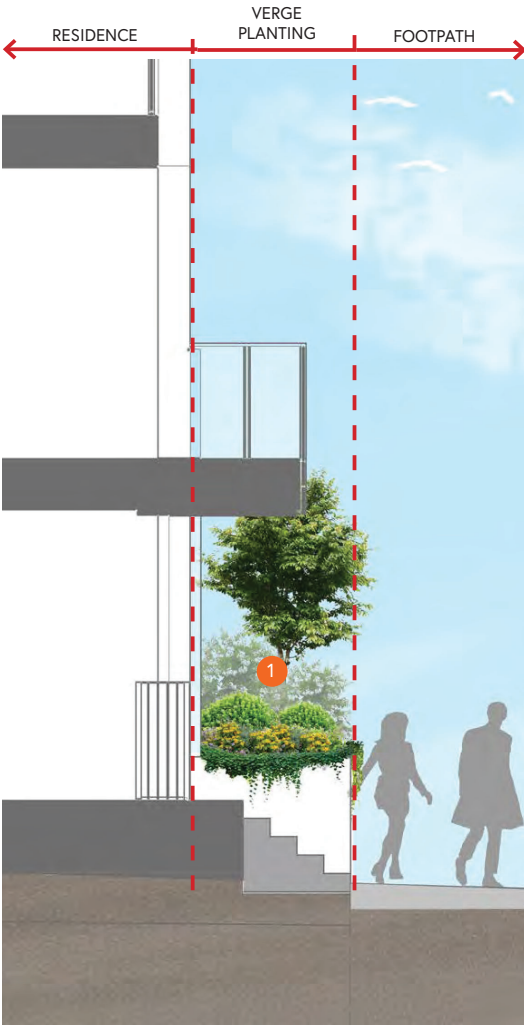
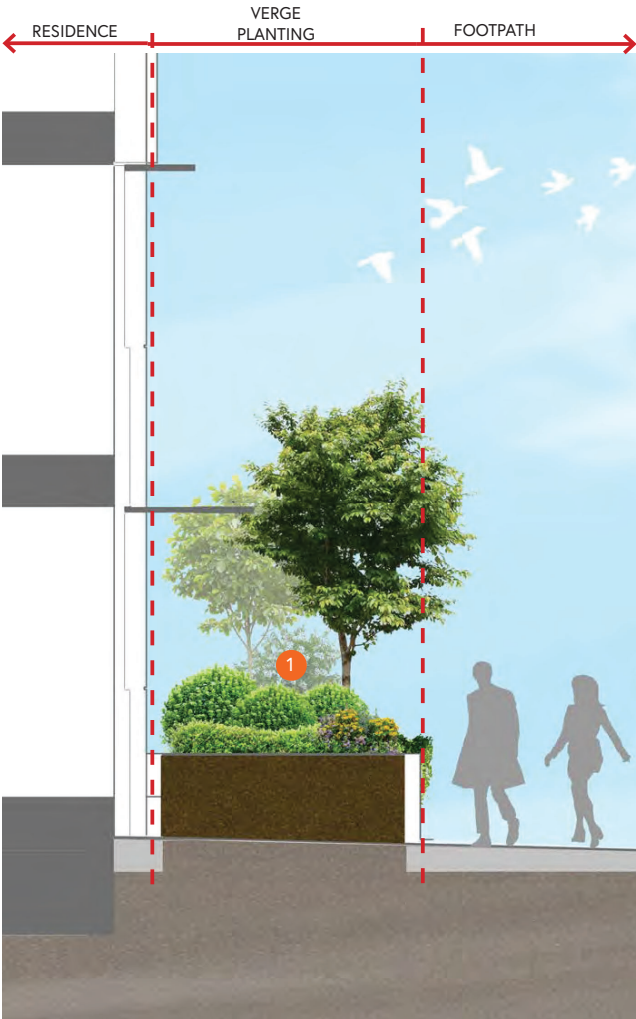
KEY PLAN -NTS

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** - Integrated community garden planters on the Level 2 Communal Retreat are 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.

A3 1:250 0 5 10 15m

Landscape Sections 01 & 03



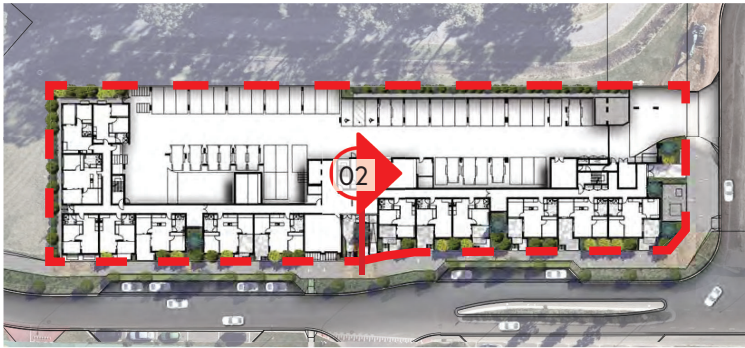
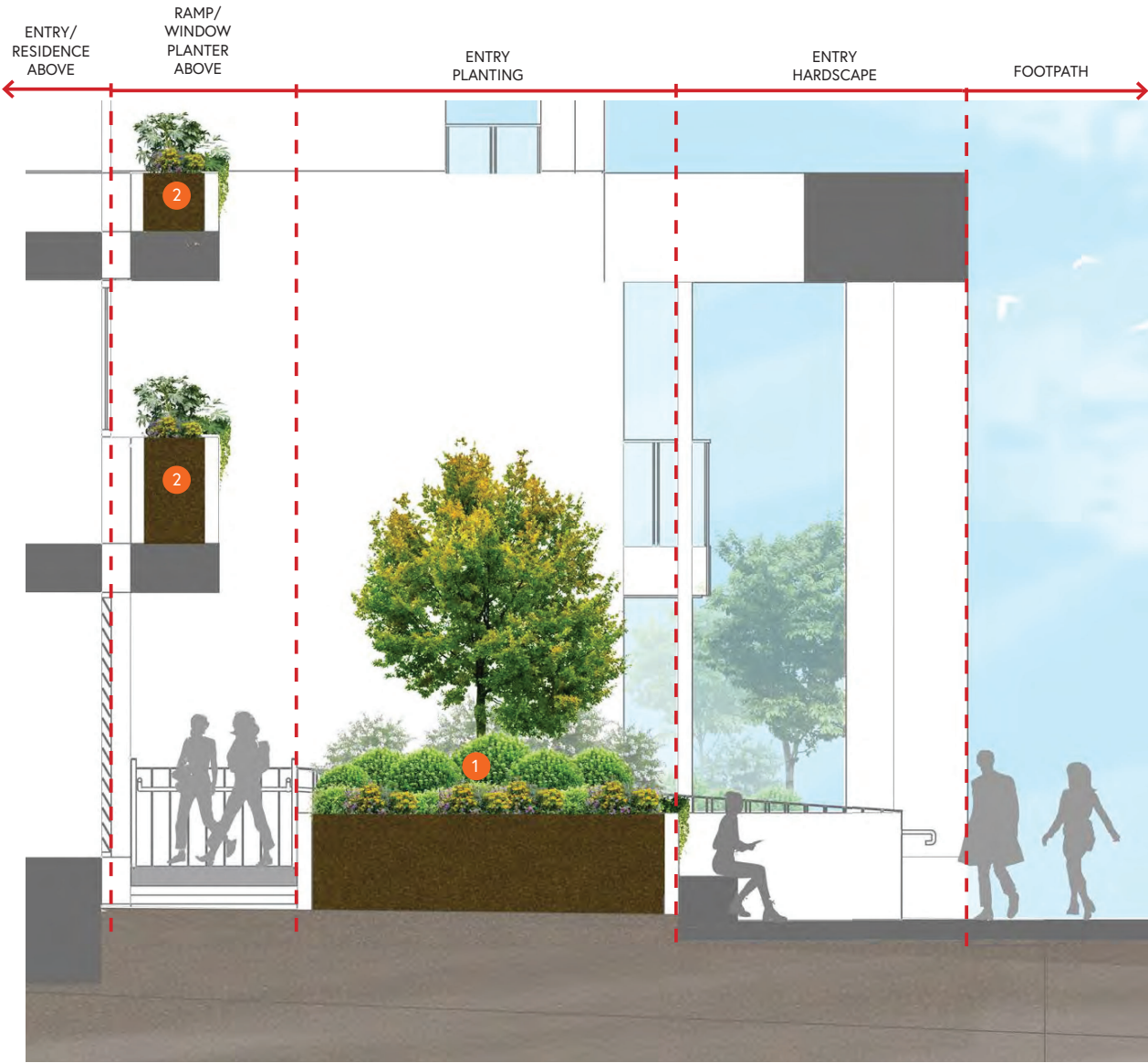
KEY PLAN -NTS

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.



Landscape Sections 02



KEY PLAN -NTS

LEGEND

- 1** 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
- 2** 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.

A3 1:50 0 1 2 3m

06

Landscape Materiality & Planting Palette



Materiality - Hardscape Character



1



2



3



4



5



6



7

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



2



3



4

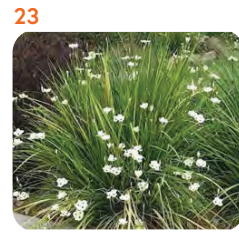
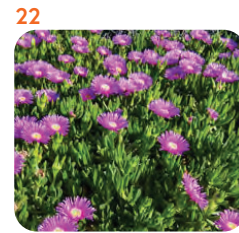
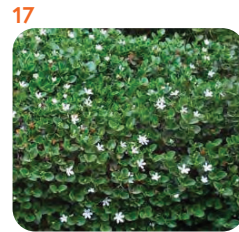
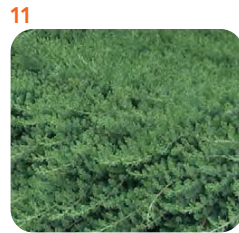


5

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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