

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1553  
Date: 20 December 2024



# LOT 600 MAROOCHYDORE

MAROOCHYDORE CITY CENTRE

DEVELOPMENT APPROVAL LANDSCAPE CONCEPT REPORT

16 December, 2024 | REVISION E



DOCUMENT REGISTER

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D	12/11/24	AK	EDQ RESPONSE
E	16/12/24	AK	EDQ RESPONSE

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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 (AILA) Reconciliation Action Plan (RAP). We work with experienced engagement consultants to facilitate a respectful dialogue with a focus on listening and being open to guidance.

AILA RAP 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 here

[https://www.aila.org.au/common/Uploaded%20files/\\_AILA/Governance/Other/AILA%20Reflect%20RAP%202018-19%20-%20RA%20endorsed.pdf](https://www.aila.org.au/common/Uploaded%20files/_AILA/Governance/Other/AILA%20Reflect%20RAP%202018-19%20-%20RA%20endorsed.pdf)

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# 01

## CONTEXT

### INTRODUCTION

The development is comprised of two towers of 18 levels, communal recreation deck connecting the two towers on level 4, three levels of podium parking below and ground floor retail level. The irregular axe shaped site is relatively flat with vehicle access from the South Sea Islander Way frontage and additional frontages to First Ave & Future Way.

The landscape scope will include an activated ground floor with integrated landscape to enhance various retail entries and elevate the public realm experience. Levels 1-3 podium areas will include facade planters to help soften podium edges. Level 4 will feature the resident's amenity level with pool, indoor and outdoor facilities and generous amenity planting. The rooftop communal recreation area will also include generous planting.

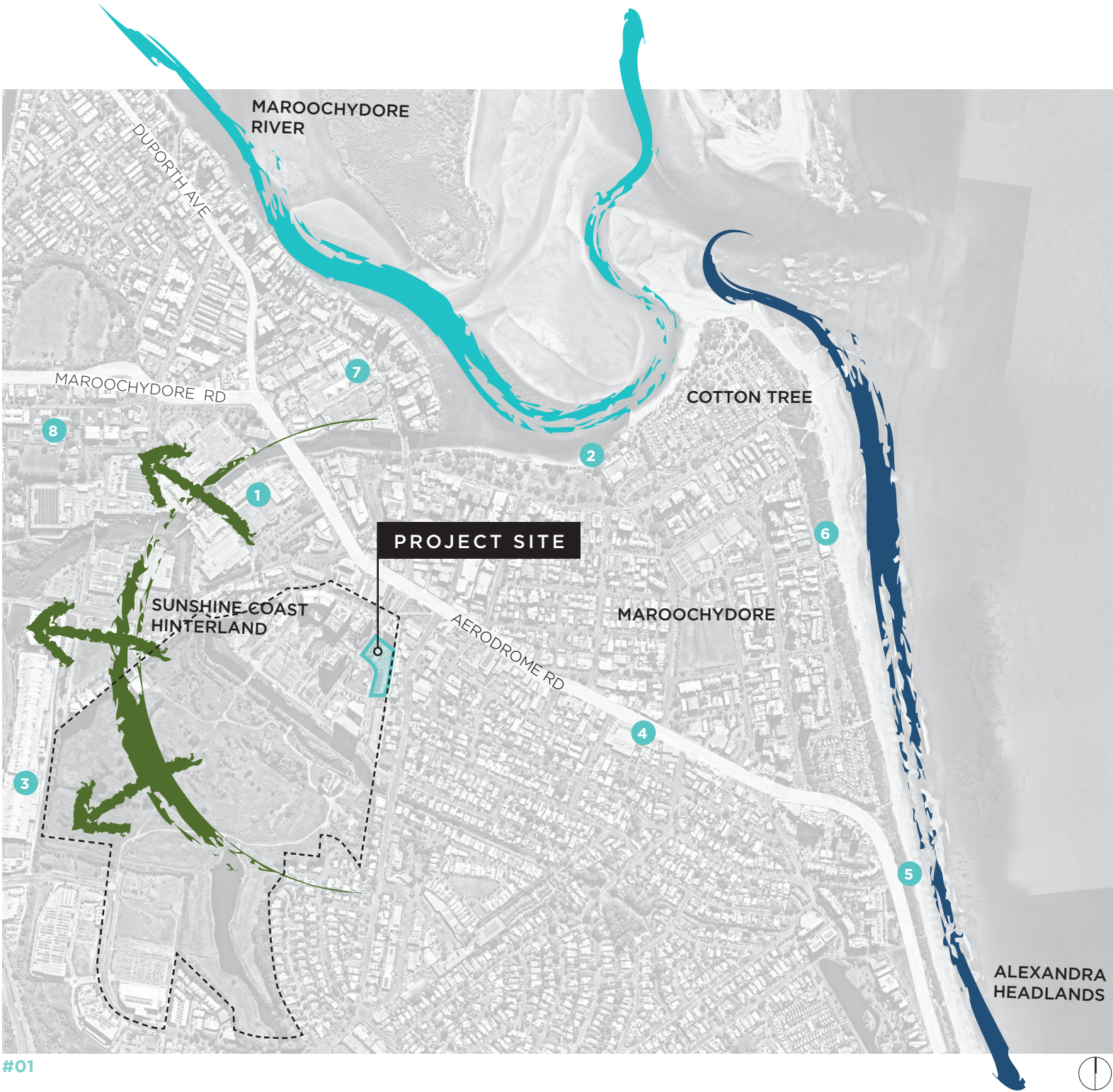
The development site is afforded views to the ocean, Maroochy River, and the surrounding hinterland. The site is a short distance from local amenities including Maroochydore and Cotton Tree Beach, restaurants, cafés, and Sunshine Plaza Shopping Centre.

Traditional Place Name/ Owners	Gubbi Gubbi Country
Address	Lot 600, Maroochydore

#### Key

- 1 Sunshine Plaza
- 2 Cotton Tree Beach
- 3 Maroochydore Homemaker centre
- 4 Aerodrome Rd retail strip
- 5 Alexandra Headlands
- 6 Maroochy Surf Club
- 7 Big Top Shopping Centre
- 8 Maroochydore State School

#01 Context (Nearmap)



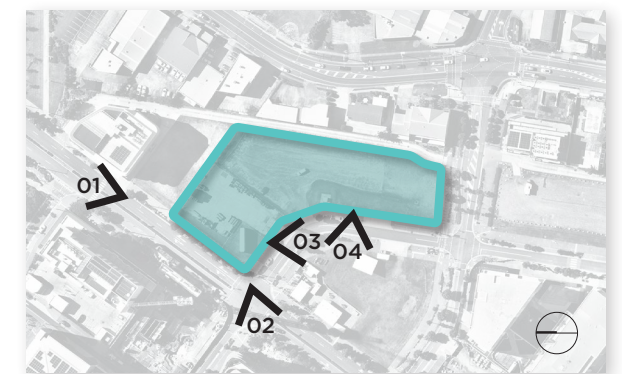
#01



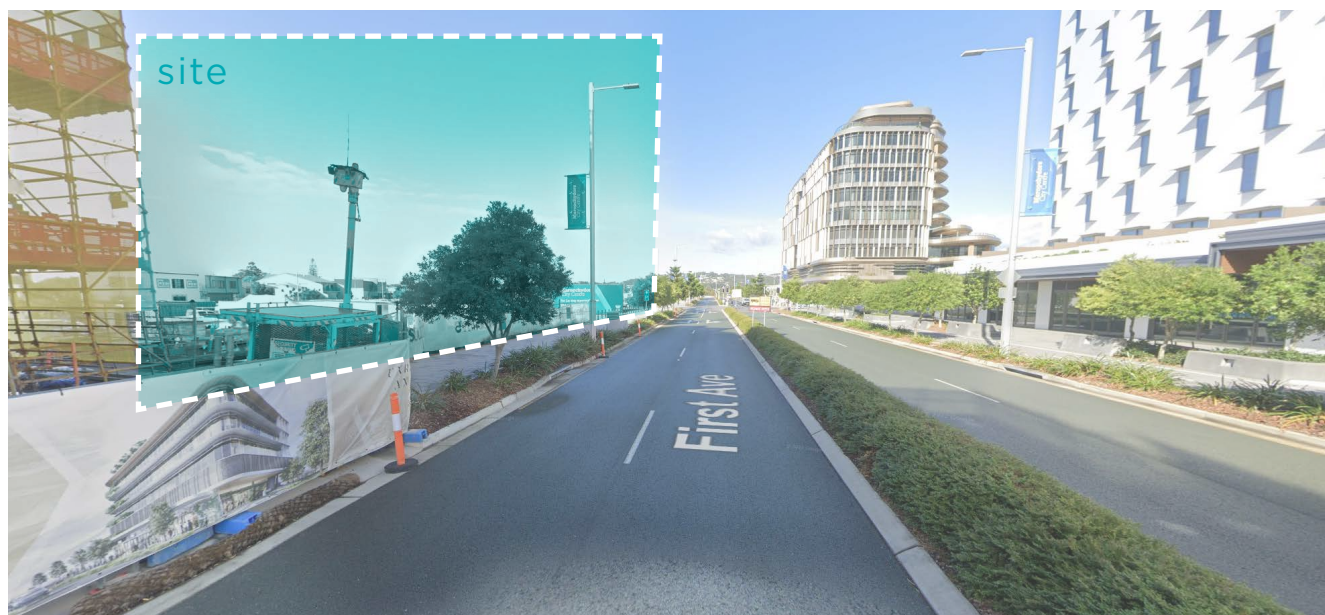
# 01 CONTEXT

## EXISTING CONDITIONS

Illustration of the character and form of the existing street frontage and adjacent land uses.



Key Plan



01 View facing south west on First Avenue.



02 View facing north east on First Avenue.

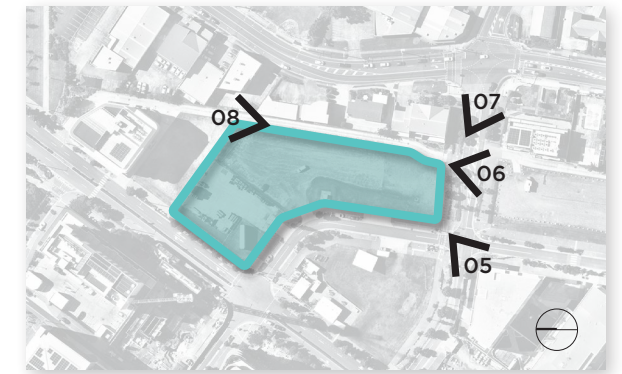


03 View facing north on South Sea Islander Way.



04 View facing south on South Sea Islander Way.





Key Plan



05 View facing north east on corner of South Sea Islander Way and Future Way.



06 View facing north west on corner of Future Way and Gaba Lane.



07 View facing north west on Future Way.



08 View facing south west on Gaba Lane.



# 01 CONTEXT

## STRATEGIC CONTEXT

Mapping the strategic connections surrounding site.

### LEGEND

- PDA Boundary
- Passenger Rail and Multi-Modal Transit Interchange
- Lakes and Waterways
- City Heart
- Key Urban Links
- Blue Links
- Main Road Connections
- Precincts
- Precinct Connection



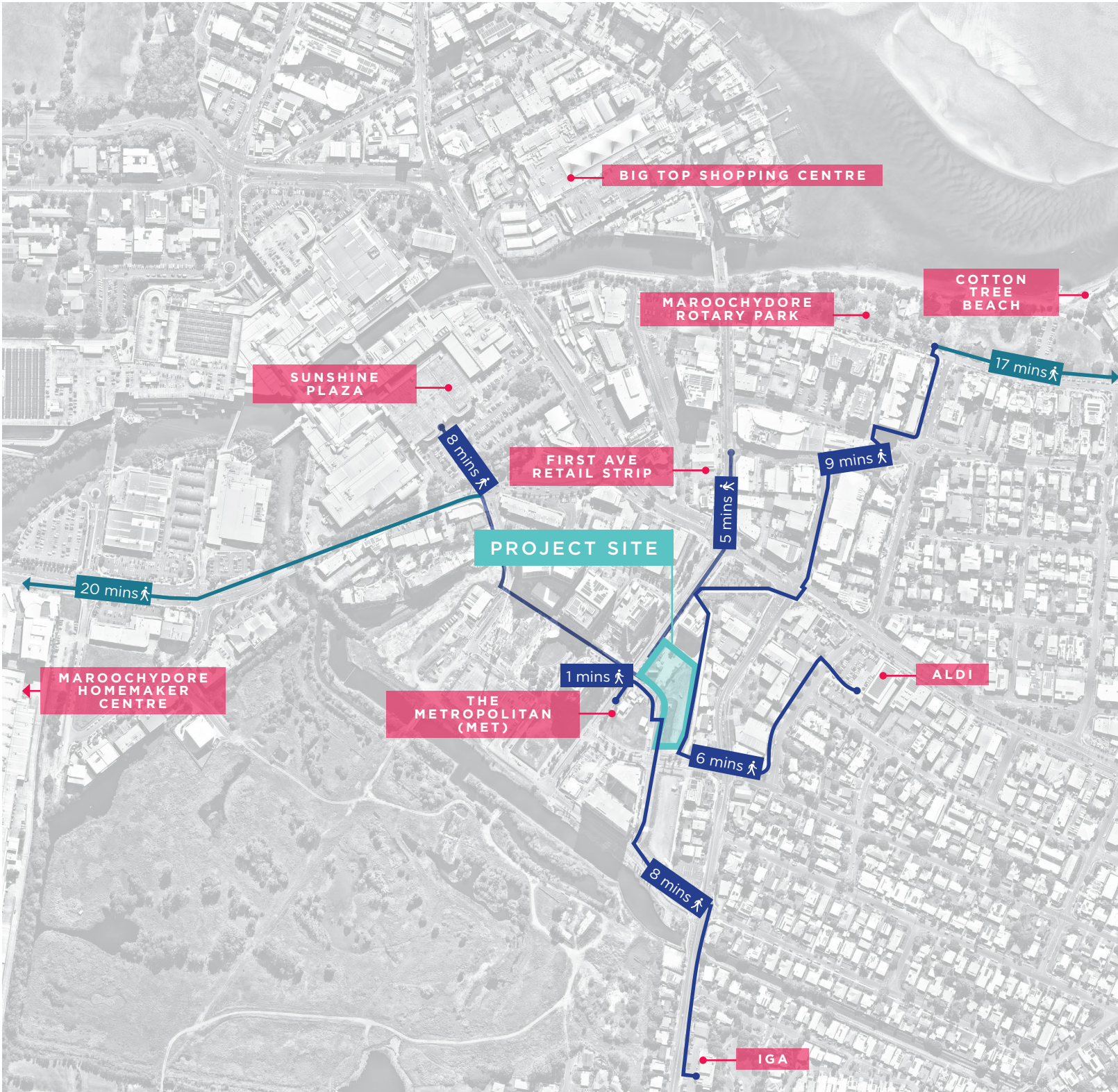


LOCAL CONTEXT

Mapping the local connections surrounding site.

LEGEND

- Destination under 10 minutes
- Destination above 10 minutes





# 02

## DESIGN INTENT

### KEY CONTEXTUAL PRICIPLES

Six key principles have been used to guide the approach at Lot 600 Maroochydore CBD.

#### 1 PEOPLE COME FIRST



##### COMFORT

- SHADE + SHELTER

##### AMENITY

- SEATING + SPACES FOR ALL

##### VARIETY + SCALE

- LOCAL VIBRANCY + CHARACTER

##### CONNECTIVITY

- PEOPLE WATCHING + GATHERING

#### 2 SENSE OF PLACE



##### CELEBRATE

- CELEBRATE SITE HISTORY VIA ARTWORK + CULTURAL EVENTS

##### UNIQUE FEATURES

- ELEMENTS OF DELIGHT + SURPRISE

##### CLIMATE

- TAKE ADVANTAGE OF LOCAL CLIMATIC CONDITIONS

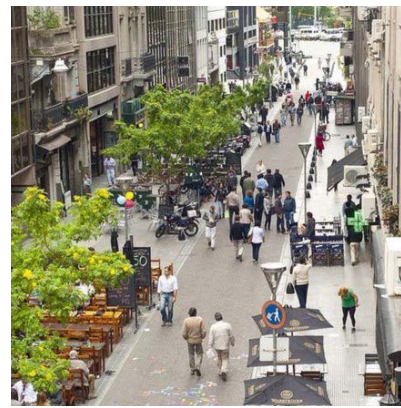
##### RESOURCES

- NATURALLY + LOCALLY SOURCED MATERIALS

##### LIFESTYLE

- ENJOYING THE LOCAL ENVIRONMENT

#### 3 CONNECTIVITY



##### LEGIBILITY

- RECOGNISABLE DESTINATIONS (IE EXITS + ENTRIES)

##### SIGHT LINES

- CLEAR SIGHT LINES + MINIMAL SIGNAGE CLUTTER

##### PERMEABILITY

- DIVERSE CONNECTIONS, DESIRE LINES + ACTIVE FRONTAGES

##### CONNECTION TO NATURE

- INTEGRATE + ABSTRACT THE NATURAL ENVIRONMENT

#### 4 ADAPTABLE + COMPLEX



##### DIVERSITY

- ACCOMMODATE DIVERSE RANGE OF SPACES + ACTIVITIES

##### ADAPTABLE

- TECHNICAL + FUNCTIONAL STRATEGIES

##### ACTIVE FRONTAGES

- RESPONSIVE TO DIFFERENT MODES + CLIMATES

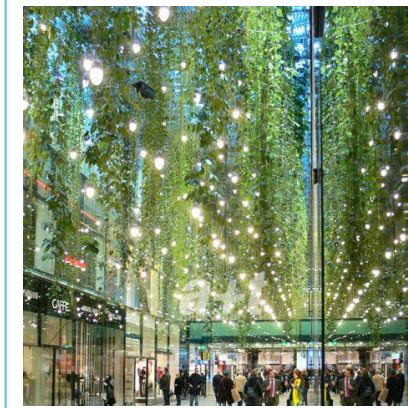
##### SPECIFICITY

- PUBLIC REALM REFLECTS SITE CHARACTER, MATERIALS + PROGRAM

##### FUTURE PROOFING

- ROOM FOR ONGOING DEVELOPMENT

#### 5 EPHEMERA



##### EXTENDED HOURS

- SPACE FUNCTIONALITY ACROSS DAY + NIGHT

##### UNIQUE OVERLAY

- EVENT/PROGRAM OVERLAY RELATED TO SITE, SEASON AND/OR USERS

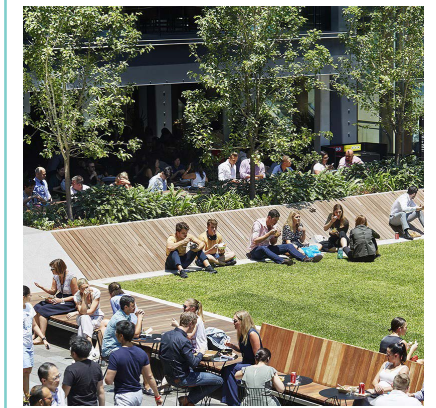
##### LIGHTING

- LIGHTING RESPONDS TO EVENTS/MODES CREATING EXPERIENCE

##### MOVEABLE

- MOVABLE ELEMENTS ENSURE PLACE FLEXIBILITY

#### 6 MULTIPLE BENEFITS



##### USABILITY

- DINING, ENTERTAINMENT, RECREATION, TRANSPORT + SHELTER

##### OUTDOOR LIFESTYLE

- PROVIDE OPTIONS FOR INDOOR/OUTDOOR SPACES

##### ACTIVITY

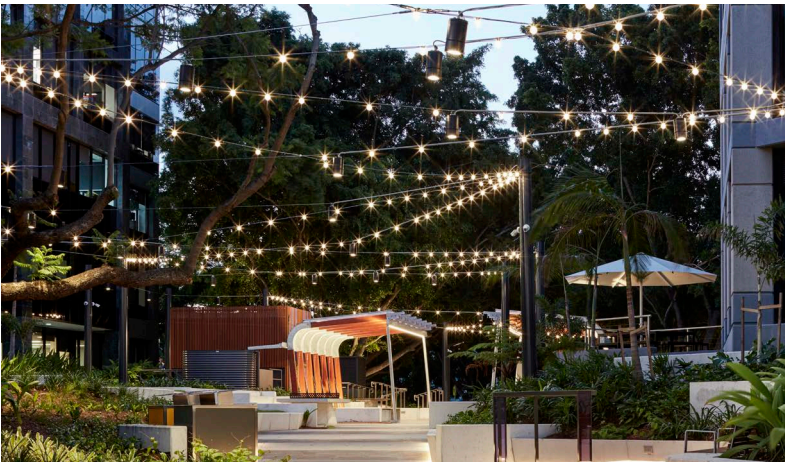
- OFFER AN ARRAY OF PASSIVE + PHYSICAL ACTIVITIES



SITE SPECIFIC DESIGN STRATEGIES

CREATIVE LIGHTING (AESTHETICS, PERCEPTION + SAFETY)

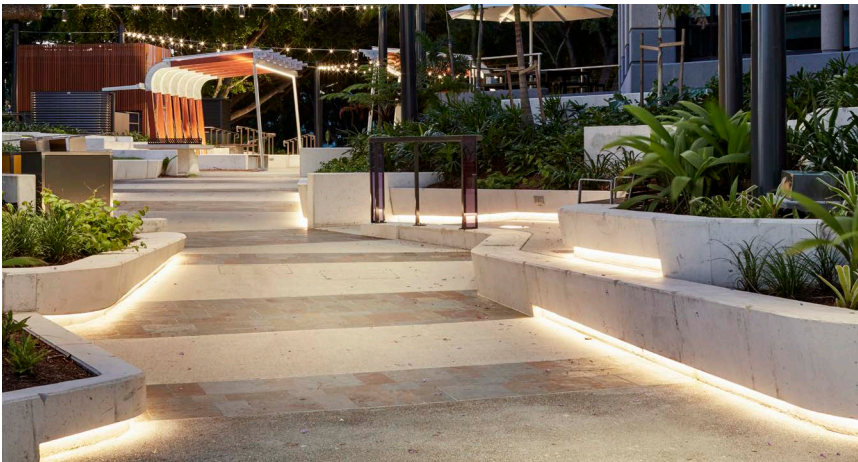
The creative lighting strategy across the site will focus on highlighting key design elements through subtle integration of fittings into wall recesses, uplighting and overhead catenary lights. Opportunities also exist for in-ground directional lighting in plaza spaces or entries, utilising the numerous 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



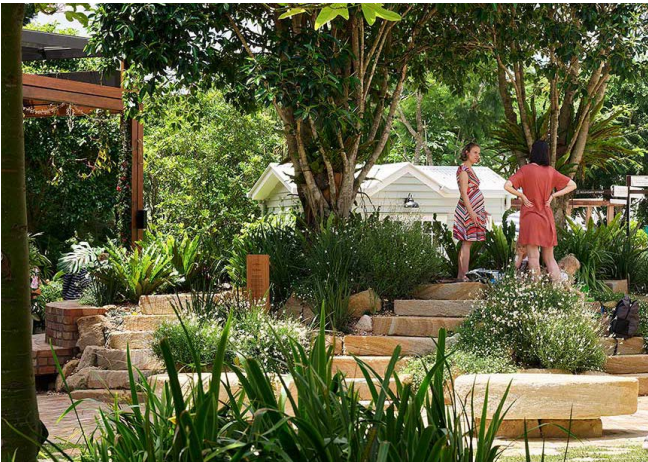
In-ground lighting to highlight plaza spaces and fairy lighting in tree canopies



Strip lighting recessed into walls & bench seats to highlight nodes

INTEGRATED PUBLIC ART & WAY-FINDING

The site offers a rich canvas for integrated public art and creative wayfinding strategy to reinforce the sites urban context and draw upon the wider coastal character. These elements may be integrated into seat walls, building facades, pavements and in planting areas at key nodes where optimum benefit and exposure will be received. Way-finding will be a critical element in the landscape to assist in navigation through the site with connections to key building entries, public and/or private communal spaces and retail entries.



Feature rock placement & integration with built elements drawing upon the headland and hinterland geology of the Sunshine Coast



Found objects & garden paths in the landscape creating a discovery experience



Etched and inlaid story telling into pavements or walls



Cascade planting to connect levels or spill into void spaces as living canvas



# 02

## DESIGN INTENT

### CONCEPT AND MATERIALS

*organic forms and materiality  
inspired by the river, ocean and  
headlands*





CONCEPT AND MATERIALS

*contextual references to create authenticity*



Natural hues & materials



Sprawling planting



Cascading planting



Turquoise blue pool & tiles



Coastal palette



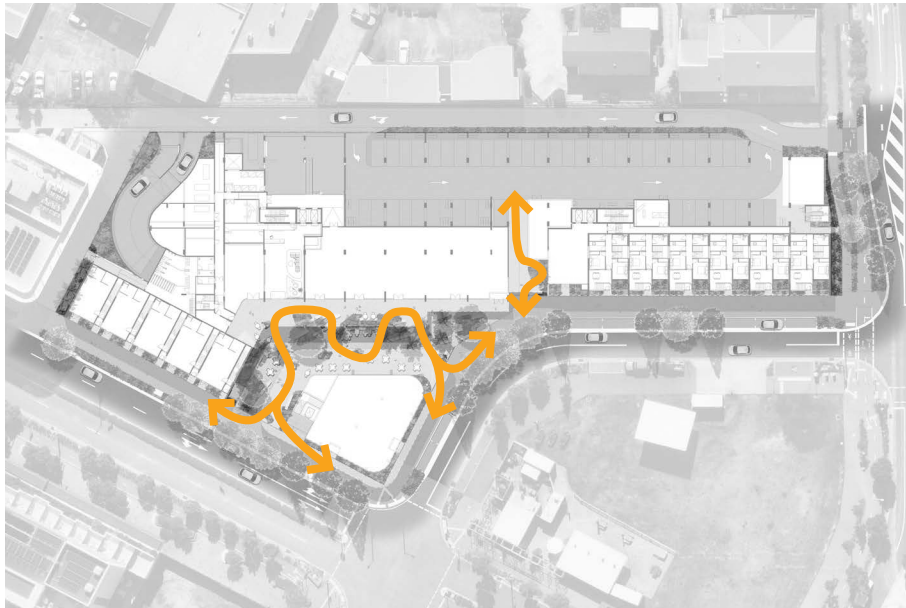
Rich colours



# 03

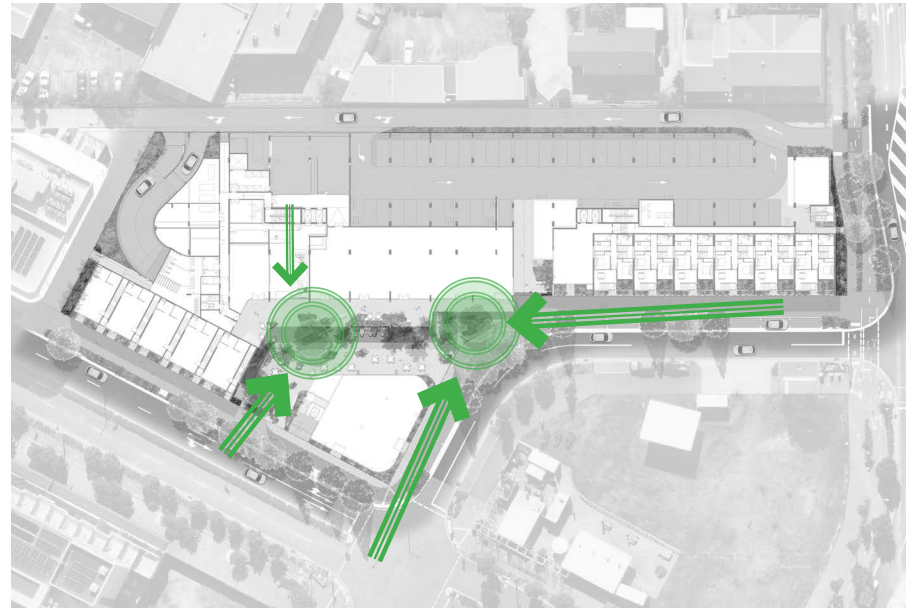
## DESIGN DRIVERS

### GROUND FLOOR



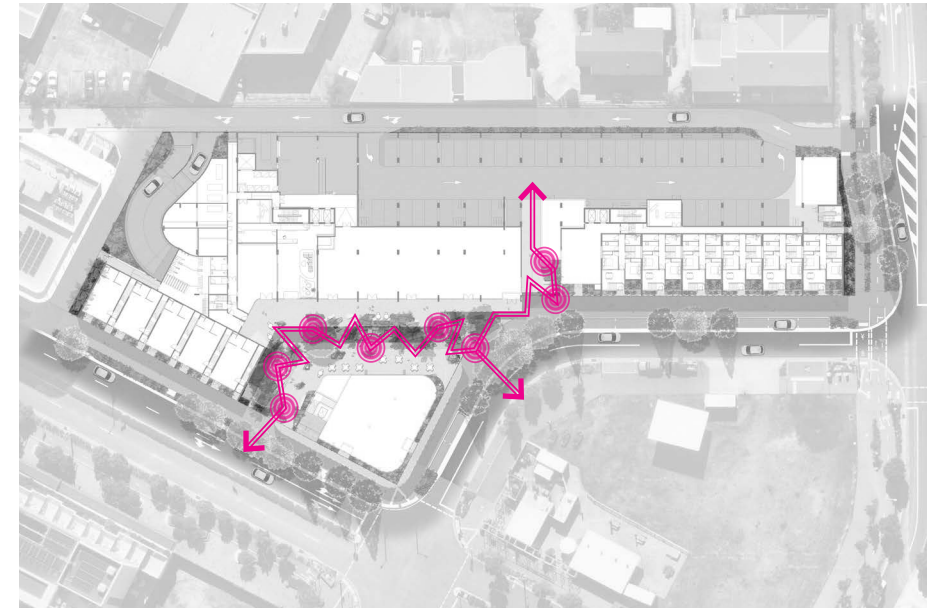
#### fluidity & permeability

- respond to desire lines
- sweeping forms
- respite areas (hospitality zones)



#### green core

- feature trees on key viewlines
- lush subtropical planting microclimate
- layered landscape experience
- subtropical laneways

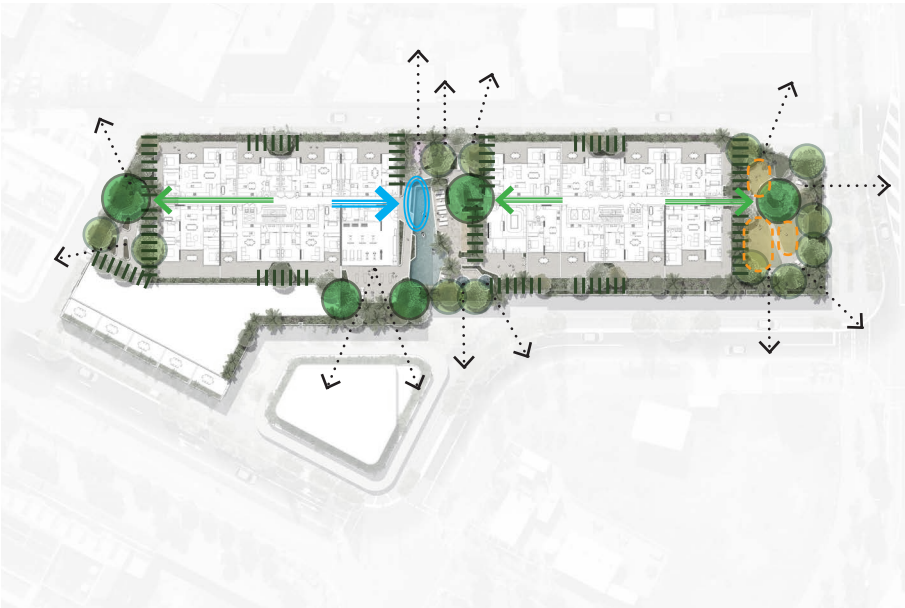


#### delight

- found objects
- integrated furniture & play elements
- feature stone placement for tactile experience
- creative / feature lighting

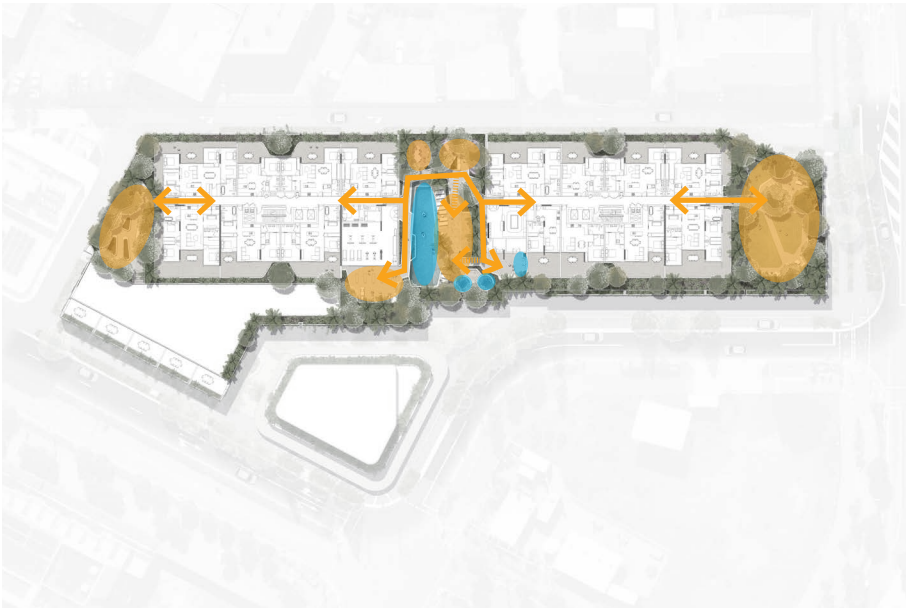


COMMUNAL RECREATION - LEVEL 4



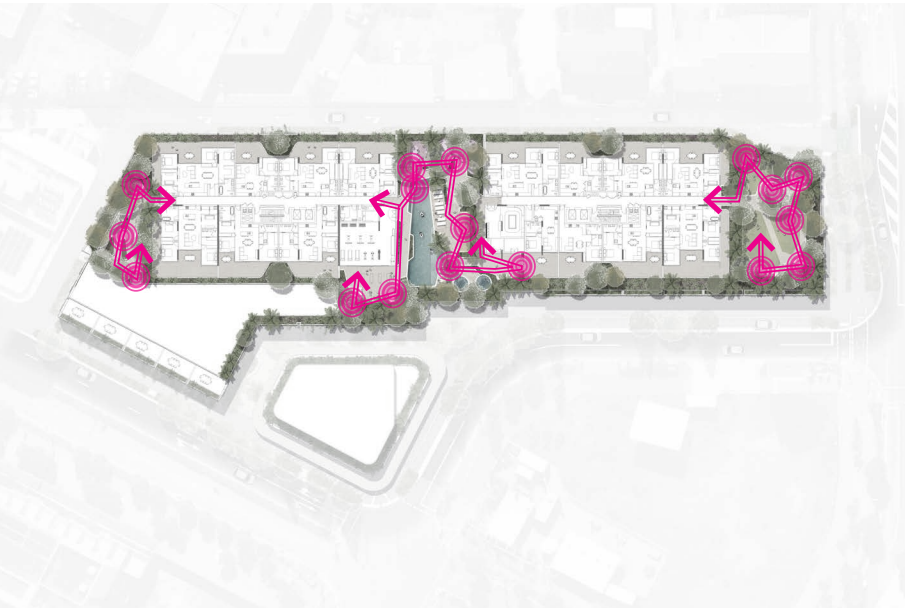
landscape structure

- primary feature trees at key locations
- secondary feature trees (striking form/flower)
- buffer planting
- pool water feature
- key view line - planting to allow views through
- internal green view line (to feature tree)
- internal blue view line (to water feature)
- lawn area



circulation & access

- communal gathering area (lawn, seating, pool deck, bbq area)
- water body (pool, spa, outdoor shower)
- main pedestrian circulation
- pedestrian access up level change (stairs)



delight

- diverse planting as found objects
- flowering plant species all year round
- pool as a water feature
- accent lighting highlighting landscape features
- integrated furniture with landscape



# 04

## CONCEPT DESIGN

### GROUND FLOOR & STREETSCAPE CONCEPT

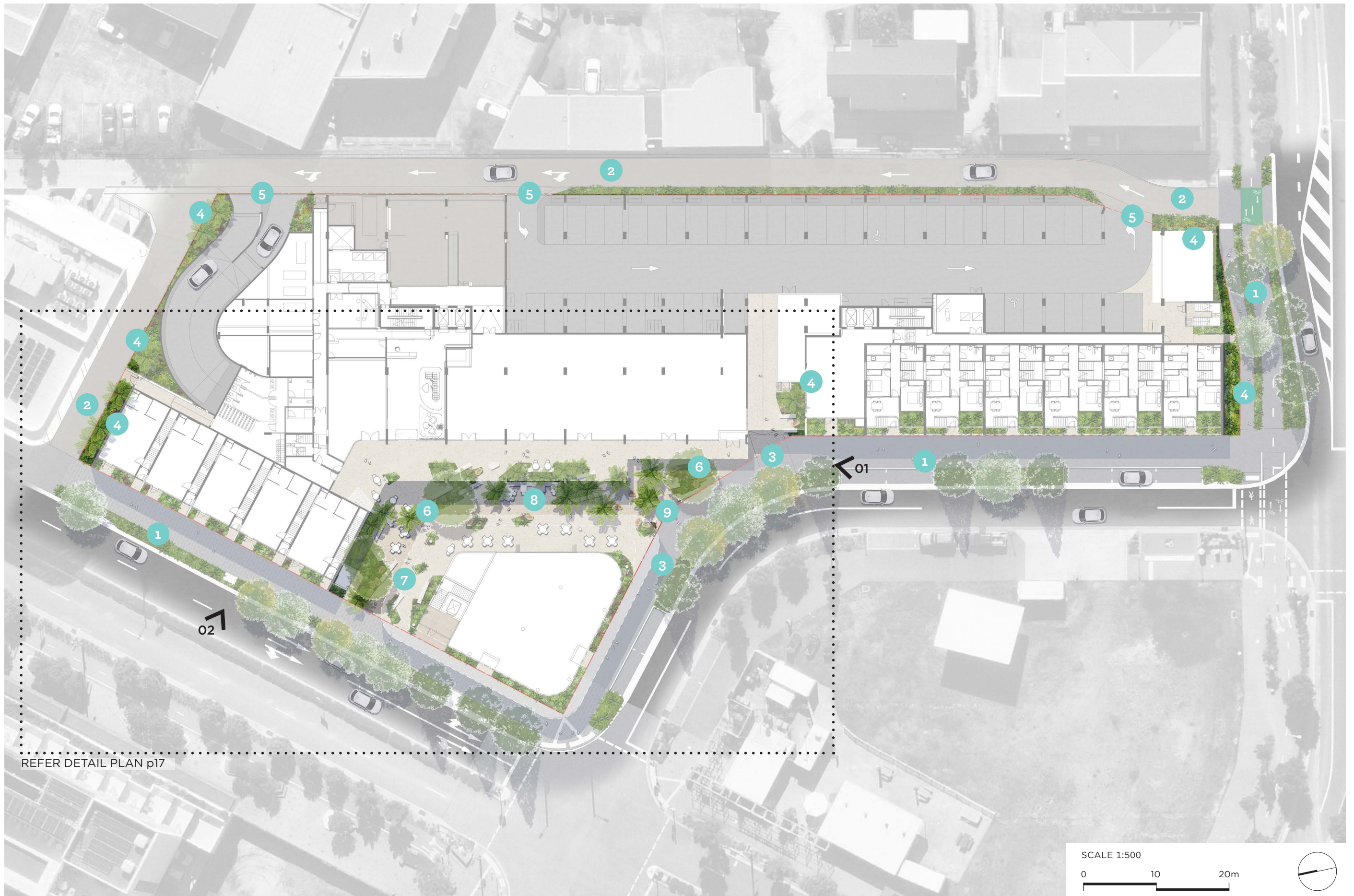


renders curtesy of Plus Architeture - indicative only

#### KEY

- 1 Existing streetscape
- 2 Existing laneway
- 3 Reinstated streetscape (driveway replacement)
- 4 Screen planting
- 5 Vehicle entrance
- 6 Feature tree
- 7 Subtropical laneway
- 8 Central dining lane
- 9 Forecourt palm plaza
- Property Boundary
- 0# 1 Perspective View





REFER DETAIL PLAN p17

SCALE 1:500

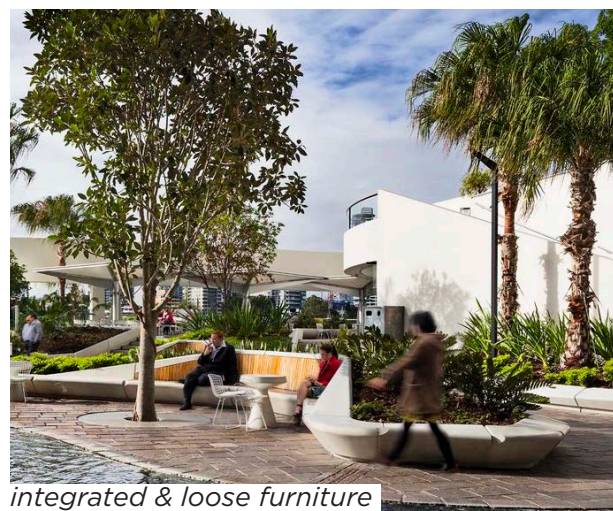
0 10 20m





# 04 CONCEPT DESIGN

## GROUND FLOOR & STREETScape CONCEPT



### KEY

- 1 Resident access to lobby
- 2 Feature bench seating
- 3 Large canopy tree
- 4 Stone feature arrangement
- 5 Amphitheatre seating benches
- 6 Screen planting
- 7 Feature planting in gravel bed to building edge
- 8 Water meter enclosure
- 9 Dining space (loose and integrated furniture)
- 10 Mature palm grove planting
- Property boundary









# 04 CONCEPT DESIGN

## TEMPORARY USE PARKLET



flexible space for temporary activation



active use options



layered planting to edges



discovery paths through planting

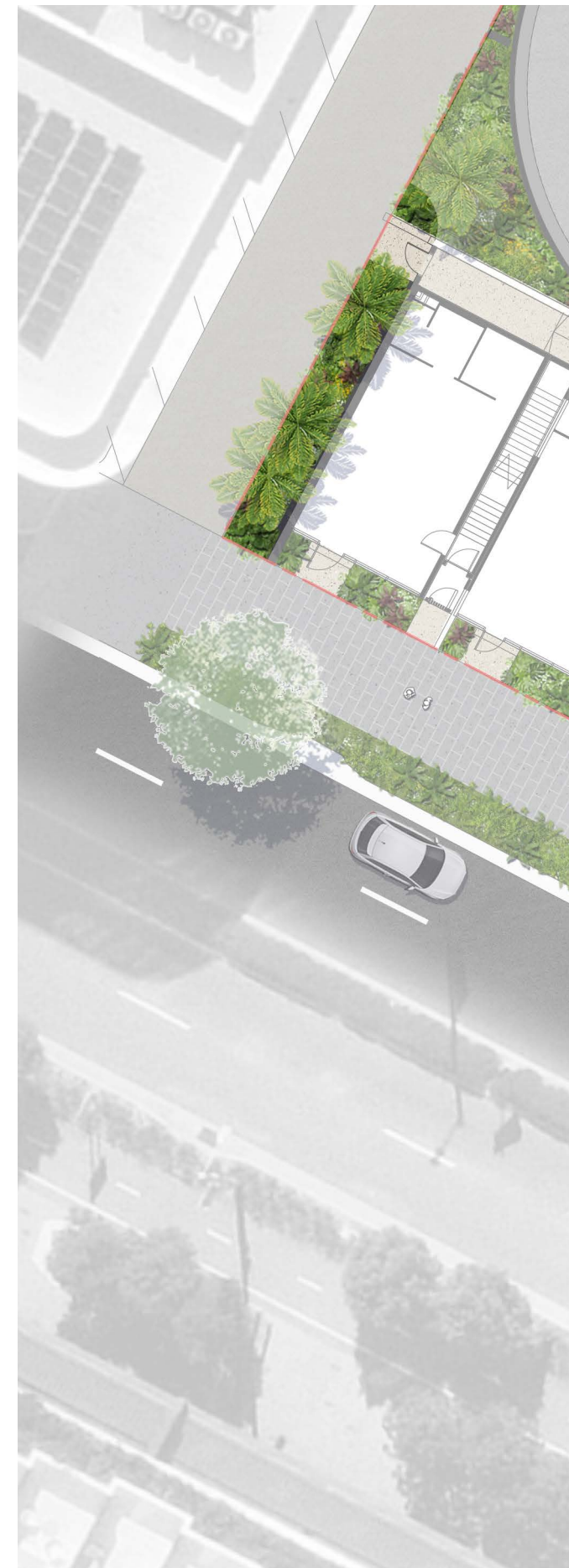
### KEY

Note - Refer p17 for GF laneways & forecourt notes

- 1 Dense layered planting
- 2 Decomposed granite path / plaza
- 3 Feature tree in turf
- 4 Feature tree in planting area
- 5 Ping Pong Table / Active use area
- 6 Turf area
- Future building footprint
- Property boundary



turf spill out space to laneways





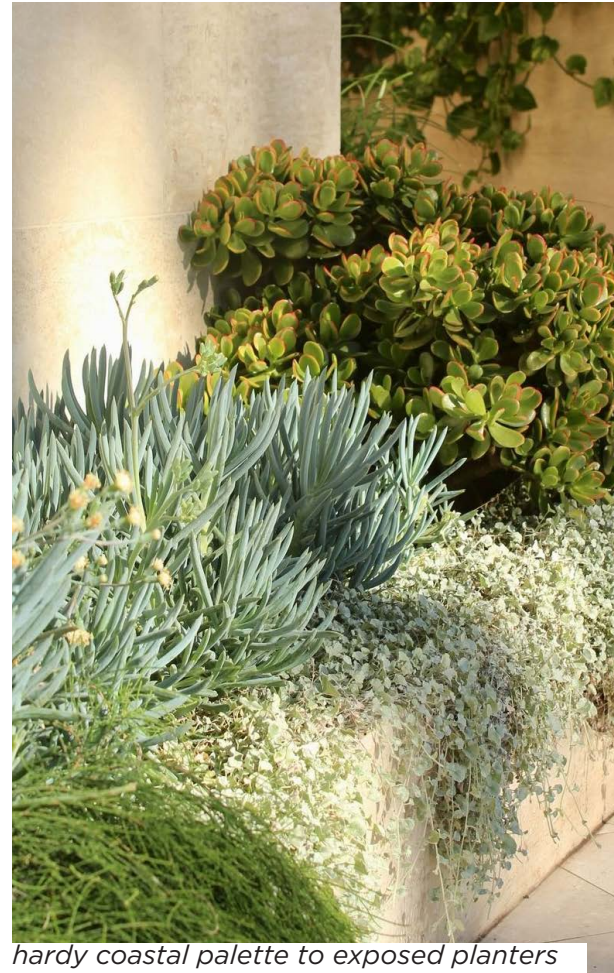




# 04

## CONCEPT DESIGN

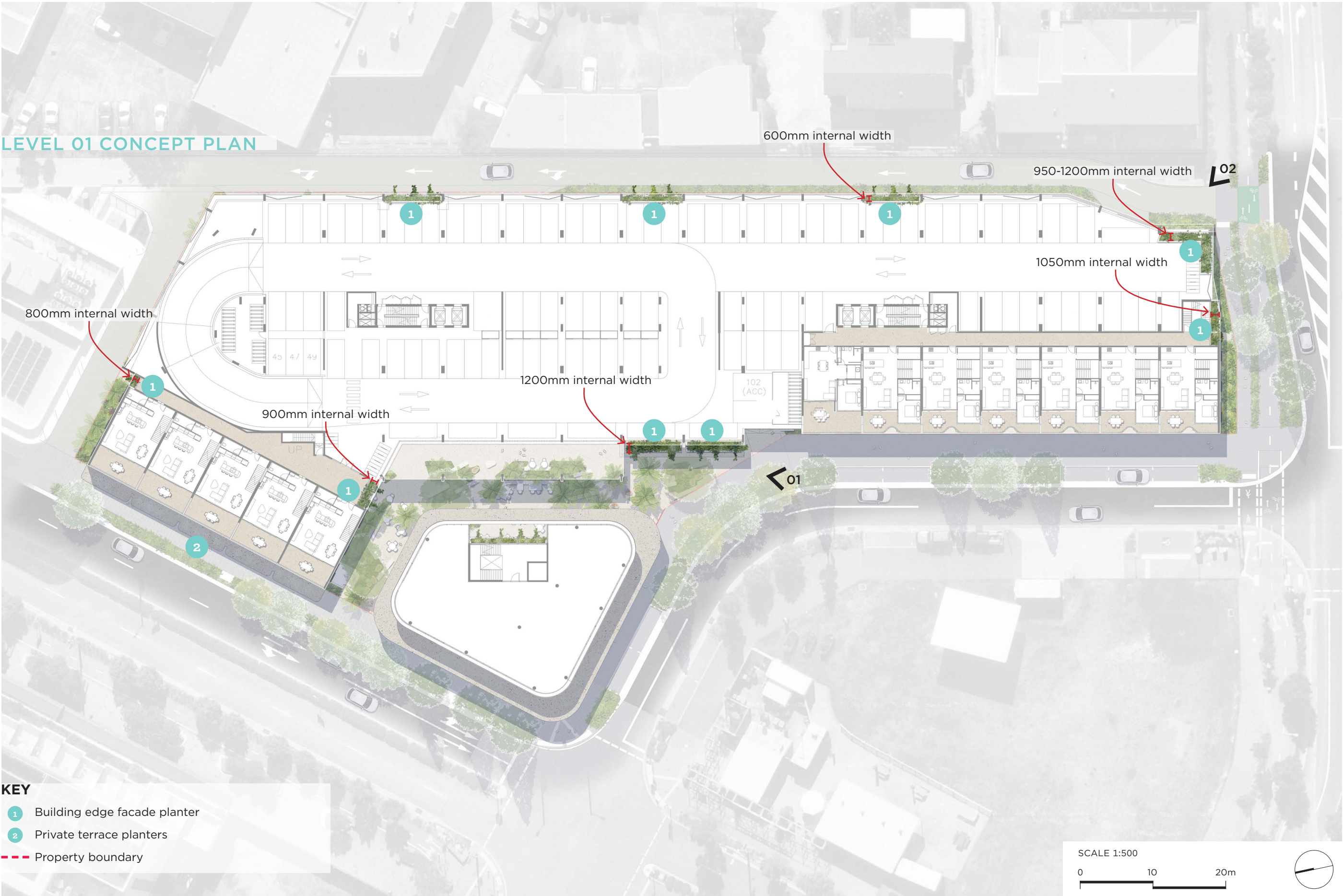
### LEVELS 01-03 CONCEPT



renders courtesy of Plus Architecture - indicative only



LEVEL 01 CONCEPT PLAN





# 04 CONCEPT DESIGN

## LEVEL 02 CONCEPT PLAN



### KEY

- 1 Building edge facade planter
- 2 Private terrace planters
- Property boundary



LEVEL 03 CONCEPT PLAN

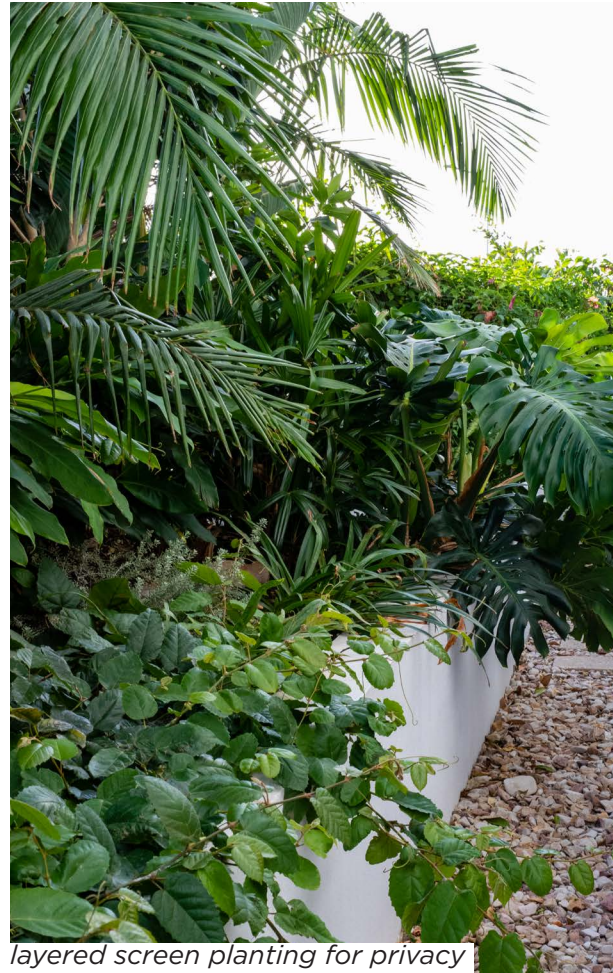




# 04

## CONCEPT DESIGN

### LEVEL 04 CONCEPT



#### KEY

- 1 Raised community garden planters
- 2 Screen planting
- 3 Feature canopy tree
- 4 Ballast rooftop
- 5 Lap pool
- 6 Spa / Mineral Bath
- 7 Pedestrian entry / Exit
- 8 Turf breakout area
- 9 Maintenance & community garden supply shed
- Property boundary
- Basement below

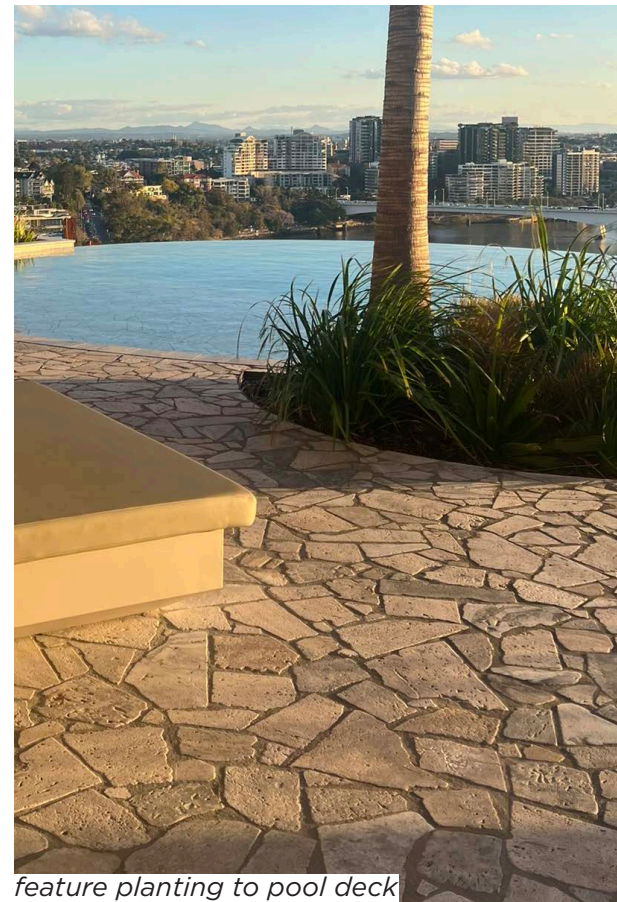
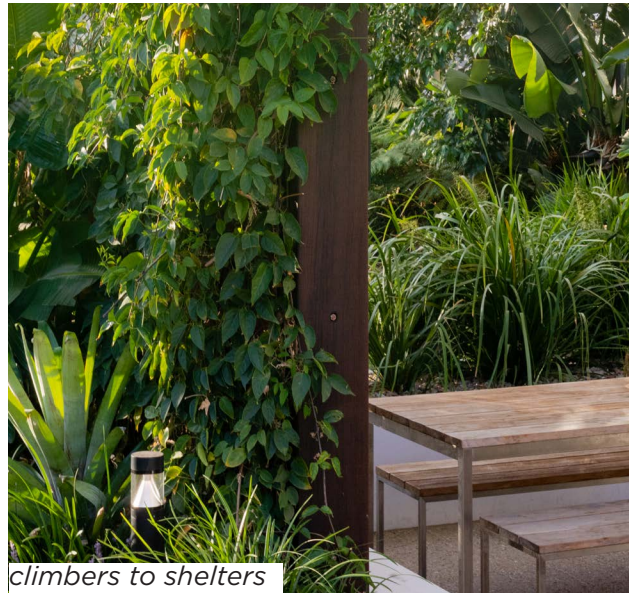






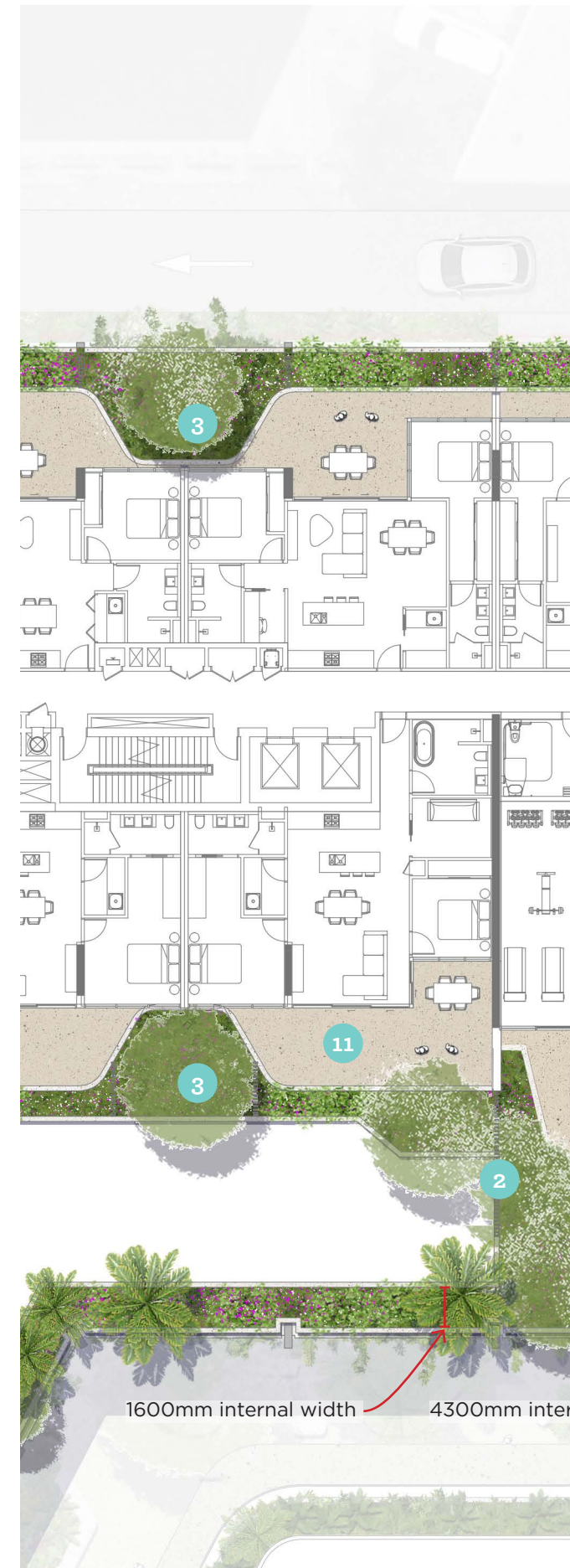
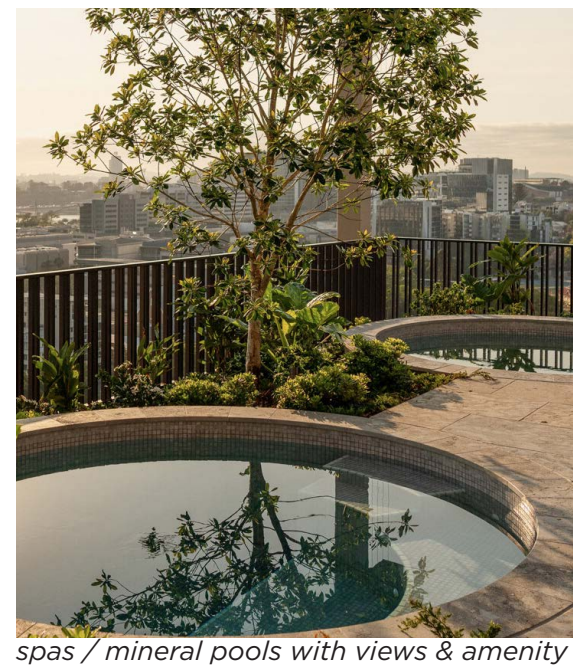
# 04 CONCEPT DESIGN

## LEVEL 04 CONCEPT



### KEY

- 1 Pool infinity edge and shallow water feature
- 2 Screen planting
- 3 Feature tree / palm
- 4 Pool deck space for lounges
- 5 Cabanas
- 6 Spas / mineral pools
- 7 Shelter with furniture below
- 8 BBQ facilities
- 9 Stairs to pool deck
- 10 PWD lift to pool deck
- 11 Private terrace
- 12 Mounded turf
- 13 Bench seat / Integrated Furniture
- 14 Outdoor showers (2no)
- ..... Pool Barrier / Terrace Fence
- - - Property boundary









# 04

## CONCEPT DESIGN

LEVELS 05, 07, 09, 11, 13, 15 & 17



### KEY

- 1 Raised planter on podium
- 2 Level 04 below

*Note: Planters on every second level between 05-17*

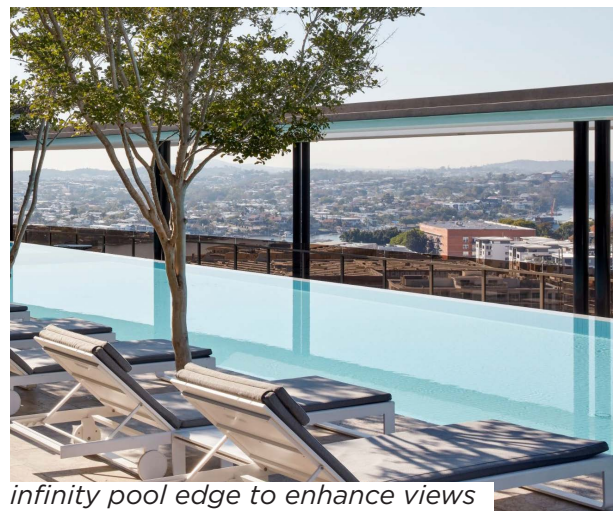
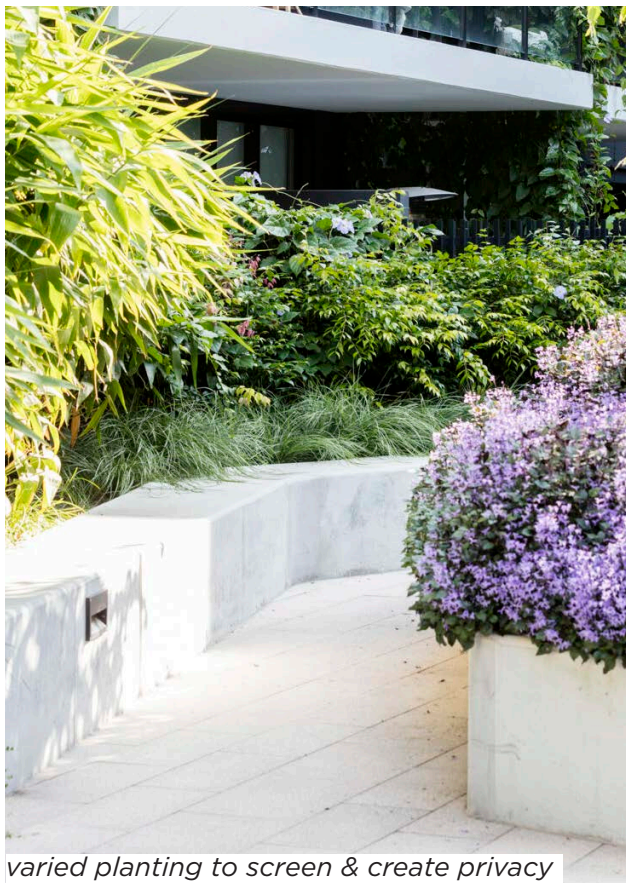






# 04 CONCEPT DESIGN

## LEVEL 18 - ROOFTOP



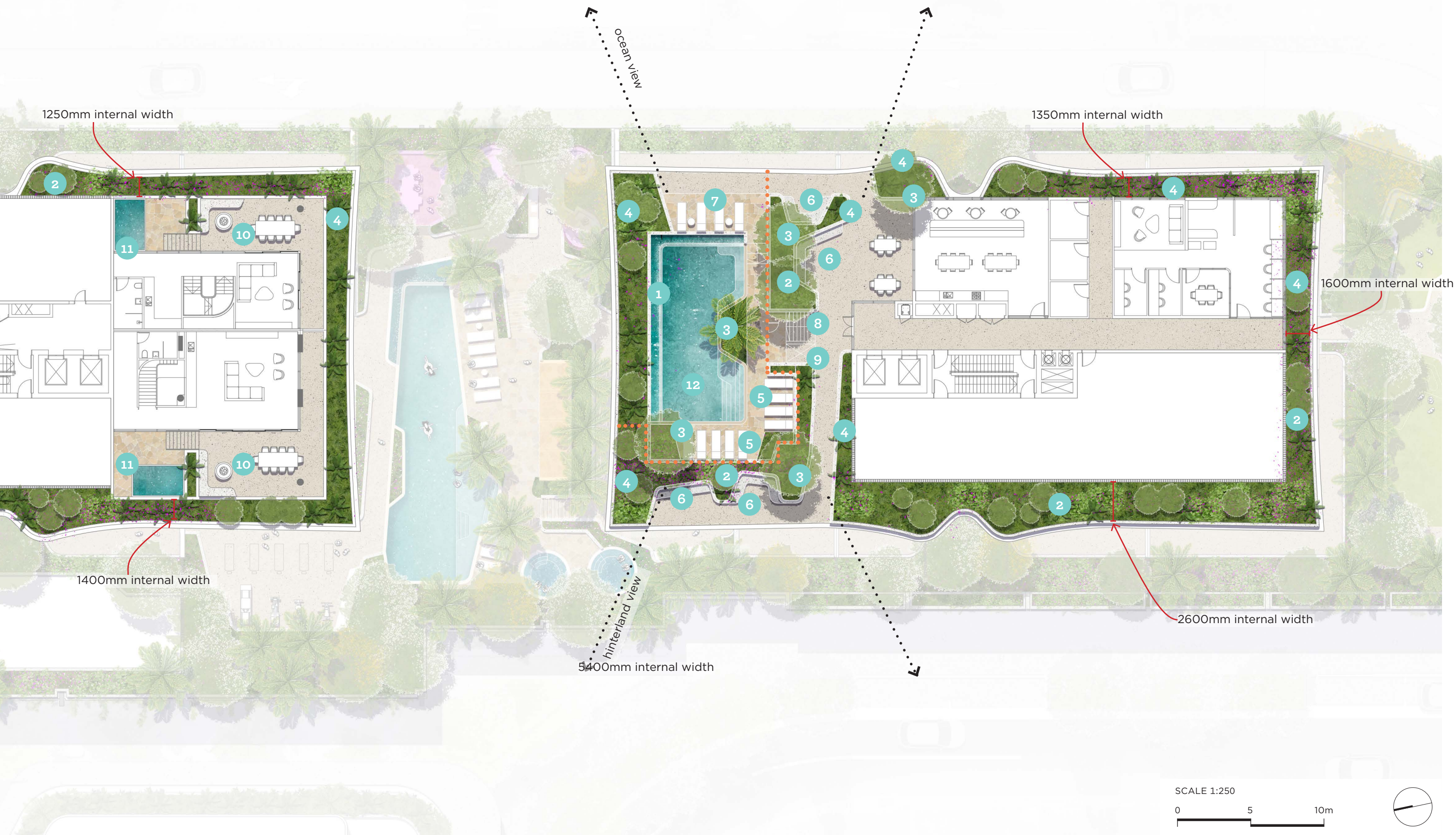
### KEY

- 1 Pool infinity edge and shallow water feature
- 2 Screen planting
- 3 Feature tree / palm
- 4 Compact feature planting
- 5 Pool deck space for lounges
- 6 Bench seating
- 7 Lower sunlounge deck
- 8 Stairs to pool deck
- 9 PWD lift to pool deck
- 10 Private terrace
- 11 Private plunge pool
- 12 Communal plunge pool (12m length)
- ..... Pool Barrier / Terrace Fence
- - - Property boundary

1300mm internal width





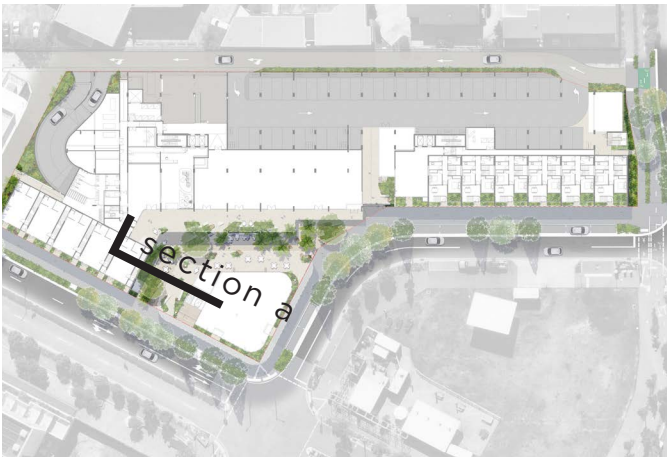




# 05

## SECTIONS

### SECTION A



- KEY**
- 1 Raised podium planter
  - 2 Screen planting
  - 3 Feature tree / palm planting
  - 4 Bench seating
  - 5 Planting in ground



SCALE 1:100 0 1 5m



SECTION B



- KEY**
- 1 Raised podium planter
  - 2 Planting in ground
  - 3 Feature tree / palm planting
  - 4 Bench seating
  - 5 Feature boulder





# SECTION C



- KEY**
- 1 Raised podium planter
  - 2 Screen planting
  - 3 Feature tree / palm planting
  - 4 Bench seating
  - 5 Raised communal garden bed
  - 6 Private terrace secure line (1200-1500mm height)
  - Property Boundary



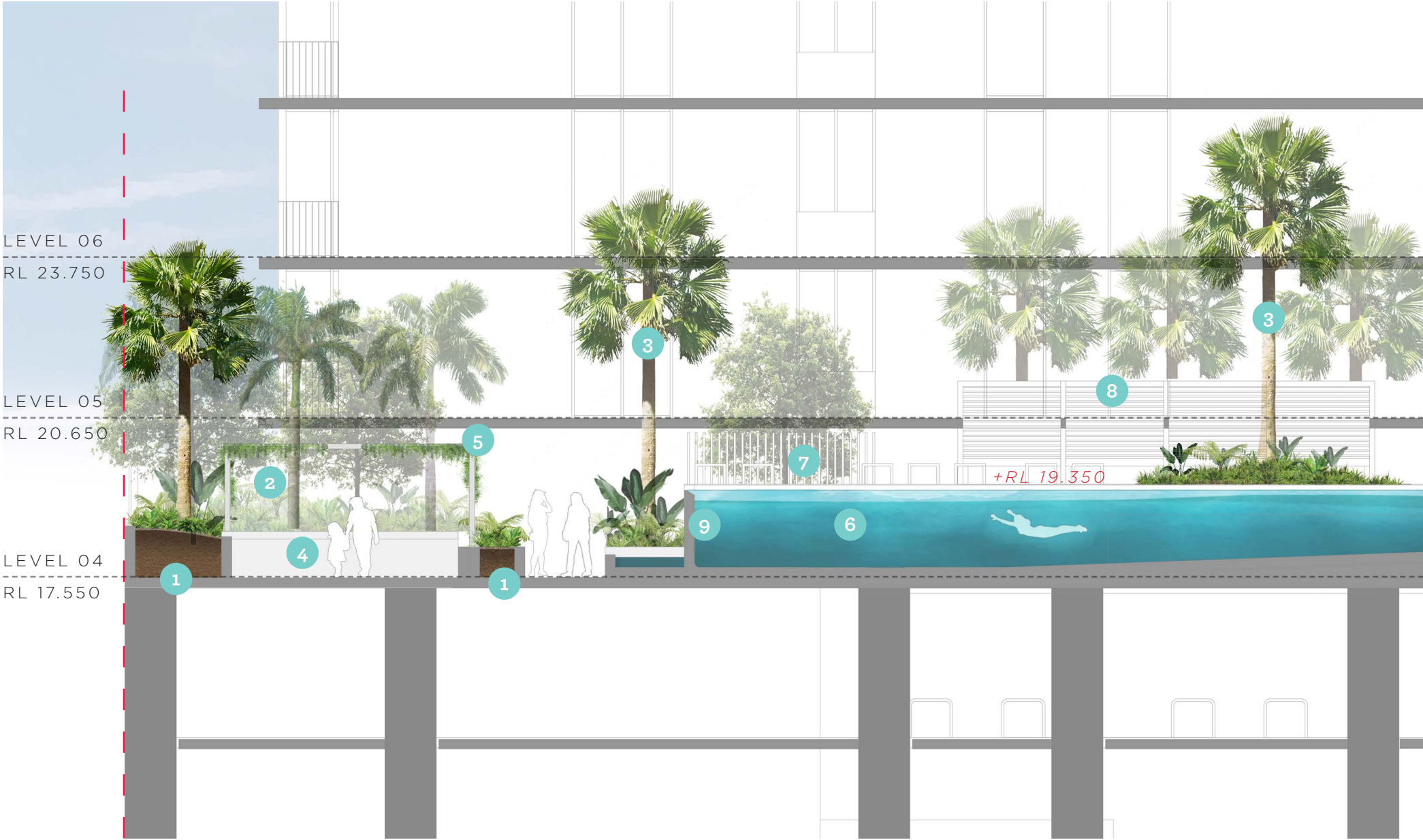
SCALE 1:100 0 1 5m



SECTION D



- KEY**
- 1 Raised podium planter
  - 2 Screen planting behind
  - 3 Feature tree / palm planting
  - 4 BBQ bench behind
  - 5 Overhead shelter with climbers
  - 6 Main pool (20m length)
  - 7 Pool deck
  - 8 Poolside cabana (4no)
  - 9 Infinity edge to pool as water feature
  - - - Property Boundary



SCALE 1:100 0 1 5m



SECTION E



KEY

- 1 Raised podium planter
- 2 Screen planting
- 3 Feature tree / palm planting
- 4 Main pool (20m length)
- 5 Pool deck
- 6 Poolside cabana (4no)
- 7 Pool edge with feature finish



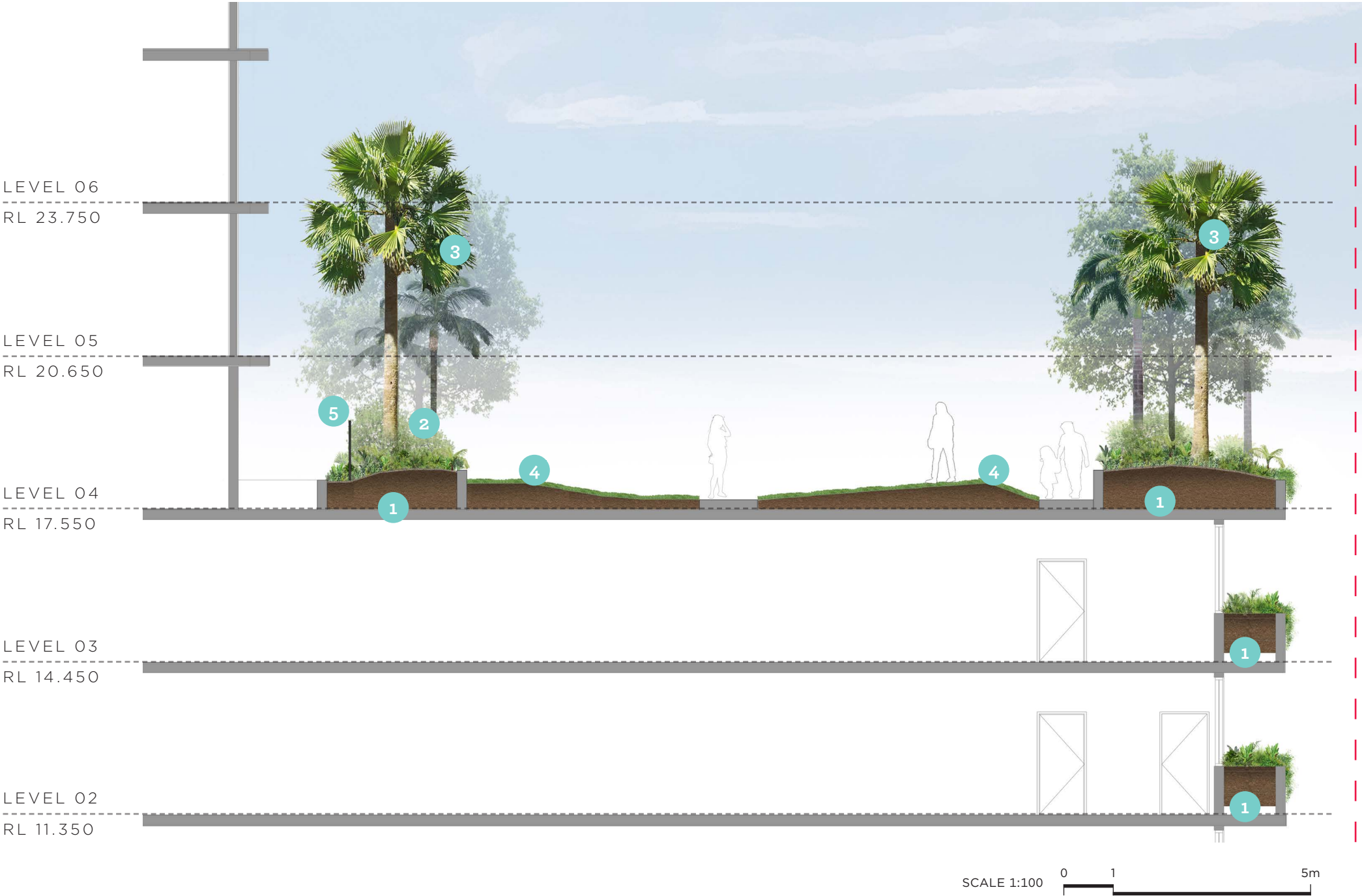
SCALE 1:100 0 1 5m



SECTION F



- KEY**
- 1 Raised podium planter
  - 2 Screen planting
  - 3 Feature tree / palm planting
  - 4 Mounded turf
  - 5 Private terrace secure line (1200-1500mm height)
  - - - Property Boundary



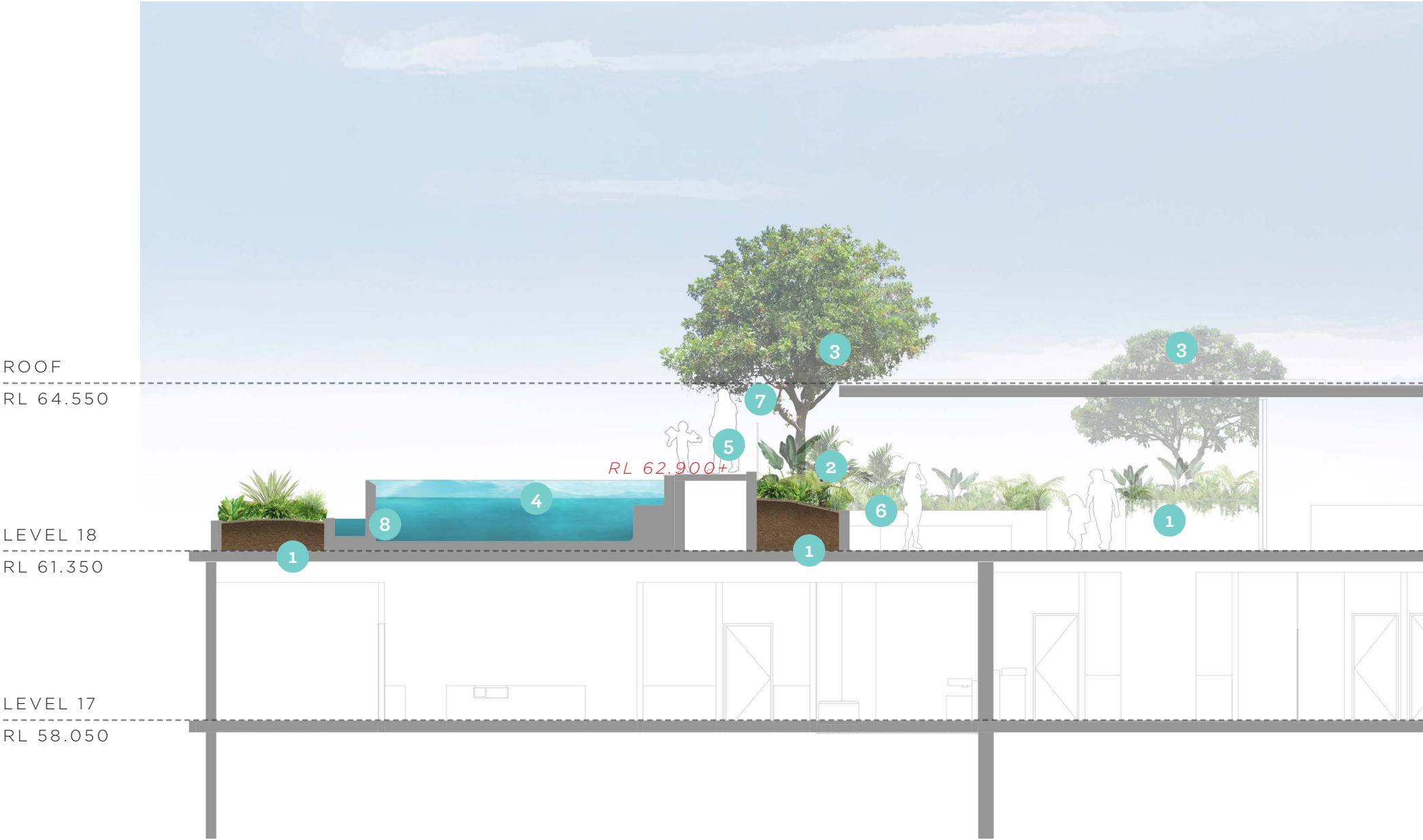


SECTION G



KEY

- 1 Raised podium planter
- 2 Screen planting
- 3 Feature tree / palm planting
- 4 Pool (12m length)
- 5 Pool deck
- 6 Bench seat behind
- 7 Balustrade / Pool barrier
- 8 Pool infinity edge



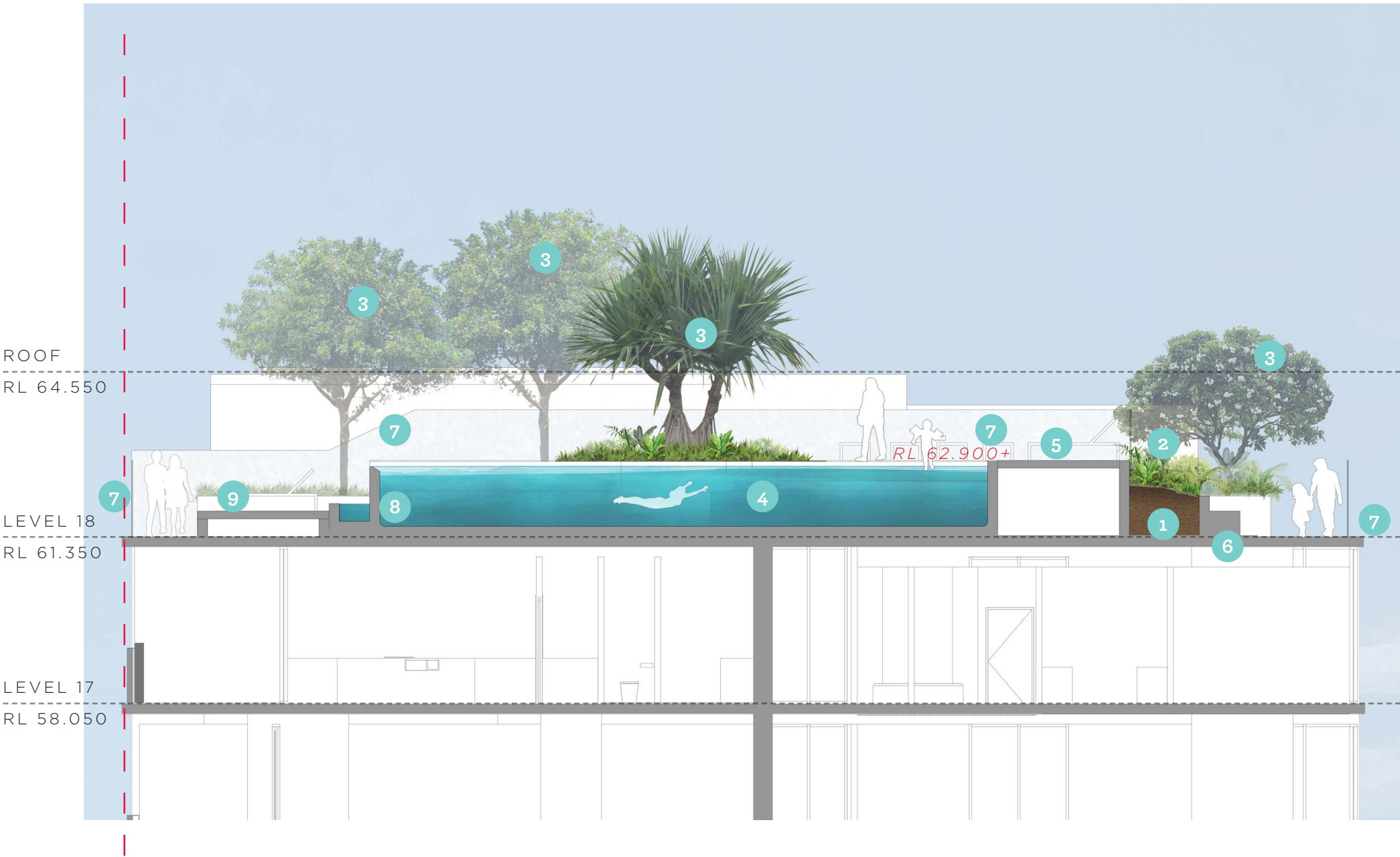
SCALE 1:100 0 1 5m



SECTION H



- KEY**
- 1 Raised podium planter
  - 2 Screen planting
  - 3 Feature tree / palm planting
  - 4 Pool (12m length)
  - 5 Pool deck
  - 6 Bench seat
  - 7 Balustrade / Pool barrier behind
  - 8 Pool infinity edge
  - 9 Lower lounge deck (+500mm)
  - - - Property boundary





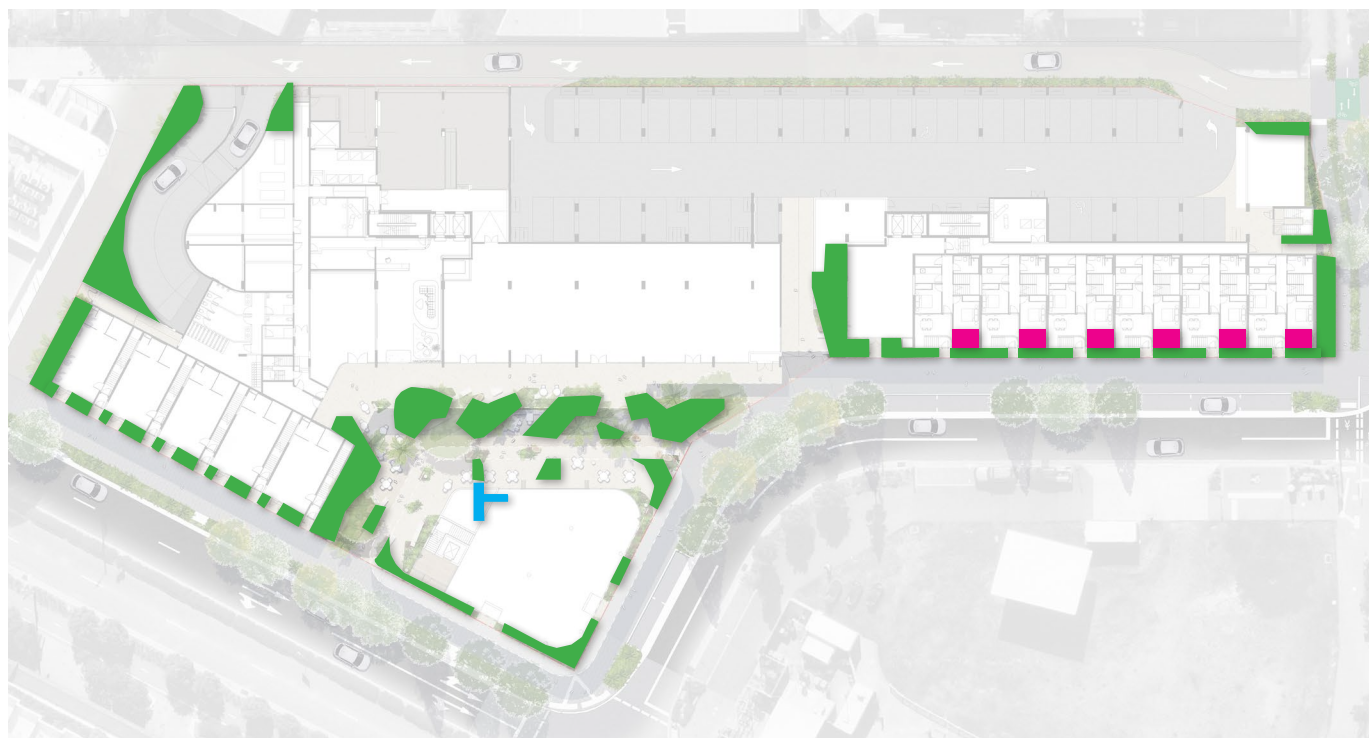
# 06

## SOIL DEPTH DIAGRAMS

The following illustrates the typical container depths of podium planters and extents of deep planting on site (planting in natural ground). Where planters are typically deeper than 1.2m overall a mix of lightweight void fill and specialist podium soil mix will be used

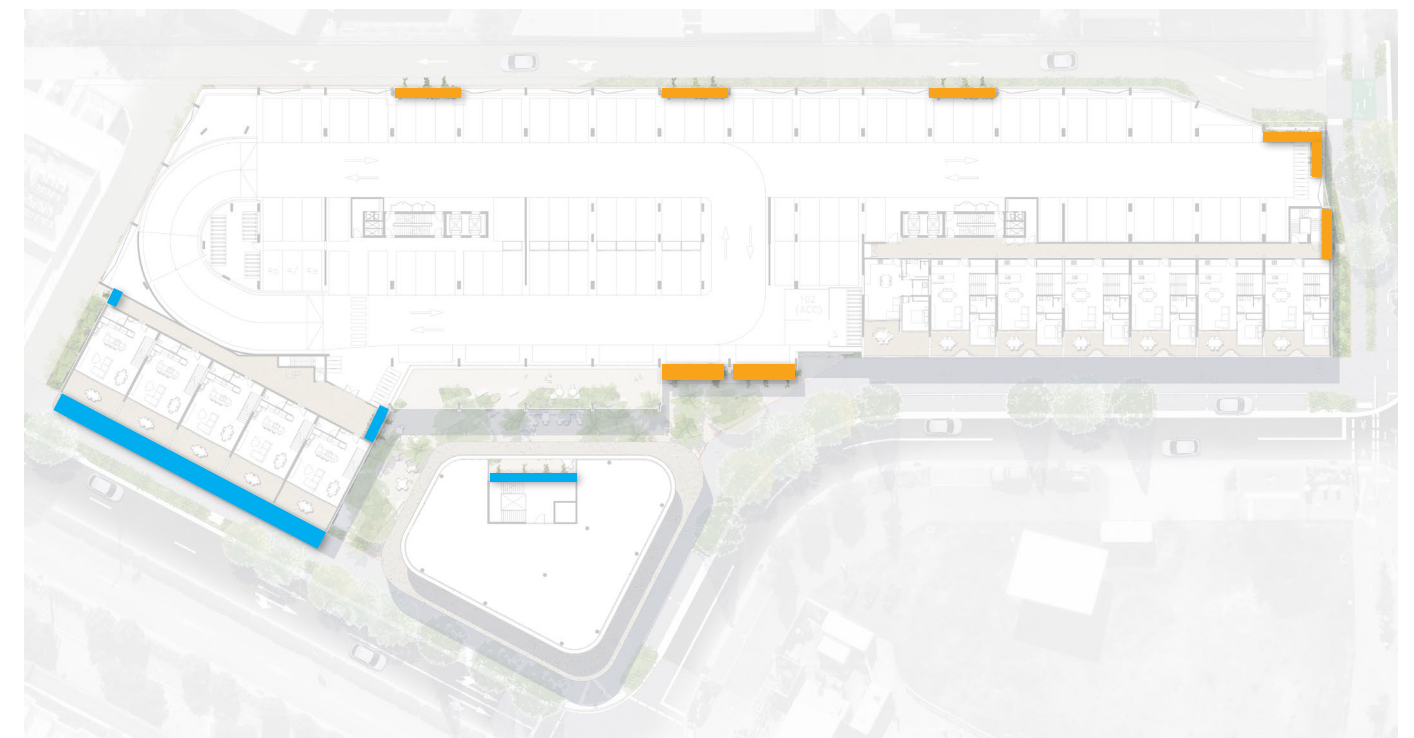
### Legend

-----	Property boundary
<span style="background-color: #007bff; width: 20px; height: 10px; display: inline-block;"></span>	Podium planters - 600mm overall depth (400mm min soil)
<span style="background-color: #ff00ff; width: 20px; height: 10px; display: inline-block;"></span>	Podium planters - 800mm overall depth (600mm min soil)
<span style="background-color: #ff9900; width: 20px; height: 10px; display: inline-block;"></span>	Podium planters - 1000mm overall depth (650mm min soil)
<span style="background-color: #008000; width: 20px; height: 10px; display: inline-block;"></span>	Deep planting in natural ground
<span style="border: 1px solid #ff00ff; padding: 2px;">800-1000</span>	Overall depth achieved with mounding within planter



GROUND FLOOR

- Typically all planting in ground
- Planting all accessible from adjoining pavement

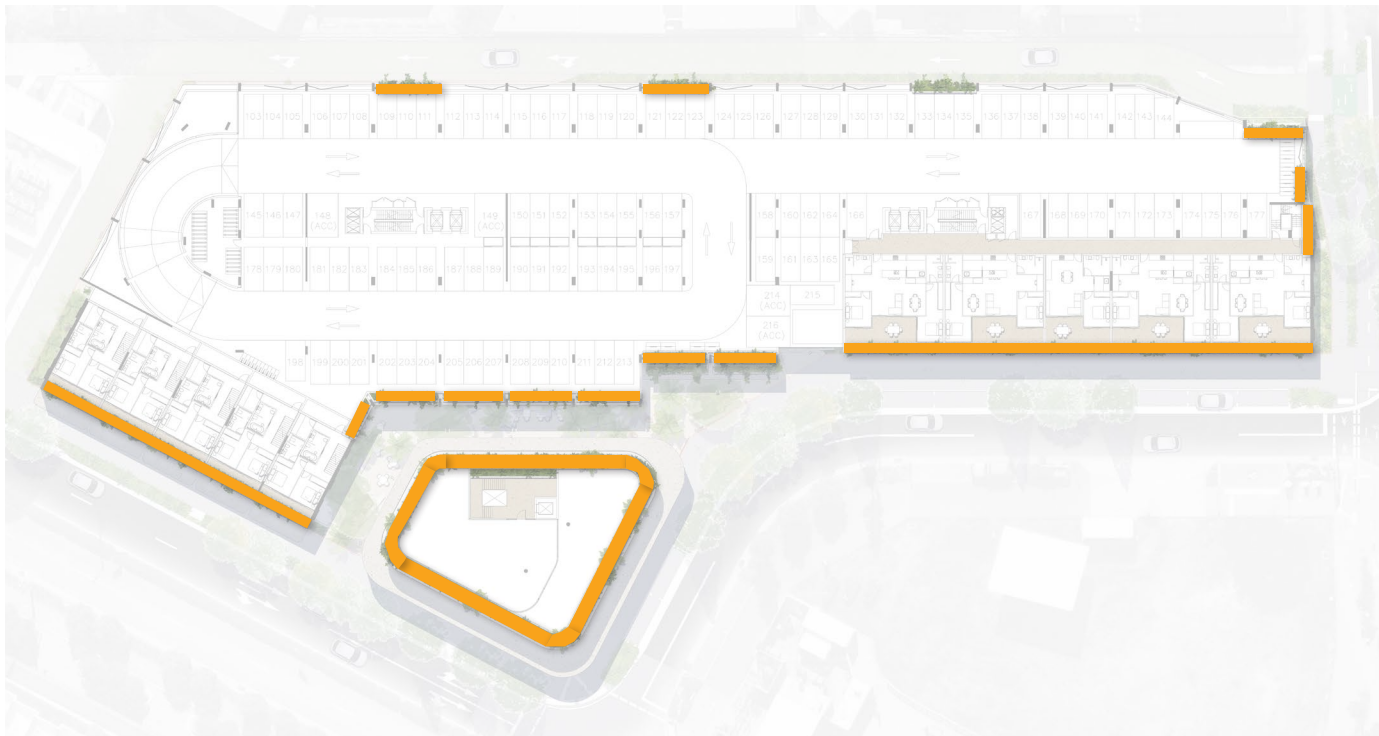


LEVEL 01

- All planting in raised planters between 600-1000mm depth
- Planting all accessible from adjoining pavement with elevated work platform (EWP) or abseil from above
- Lightweight void fill typically 250mm in depth proposed to 1000mm depth containers to achieve 650mm min soil depth



-----	Property boundary
<div></div>	Podium planters - 600mm overall depth (400mm min soil)
<div></div>	Podium planters - 800mm overall depth (600mm min soil)
<div></div>	Podium planters - 1000mm overall depth (650mm min soil)
<div></div>	Deep planting in natural ground
800-1000	Overall depth achieved with mounding within planter



LEVEL 02

- All planting in raised planters typically 1000mm depth
- Planting all accessible with EWP, abseil from above or adjoining pavement from same level
- Lightweight void fill typically 250mm in depth proposed to all planting areas to achieve 650mm min soil depth



LEVEL 03

- All planting in raised planters typically 1000mm depth
- Planting all accessible with EWP, abseil from above or adjoining pavement from same level
- Lightweight void fill typically 250mm in depth proposed to all planting areas to achieve 650mm min soil depth







# 06

## SOIL DEPTH DIAGRAMS

The following illustrates the typical container depths of podium planters and extents of deep planting on site (planting in natural ground). Where planters are typically deeper than 1.2m overall a mix of lightweight void fill and specialist podium soil mix will be used

### Legend

-----	Property boundary
	Podium planters - 600mm overall depth (400mm min soil)
	Podium planters - 800mm overall depth (600mm min soil)
	Podium planters - 1000mm overall depth (800mm soil)
	Podium planters - 1000-1800mm overall depth (800-1200mm soil)
800-1000	Overall soil depth achieved with mounding within planter



### LEVEL 04

- This level has various podium planting depths with the typical being 600-800mm. Several deep planters around pool deck will have lightweight void fill to minimise soil slumpage and reduce weight
- Planting to be typically accessed from same level through falls arrest systems installed in planting beds or within reach from adjoining pavement areas
- Turf areas will have a minimum soil depth of 300mm to path edges and mounded for additional depth as per design intent shown in plans



### LEVEL 05, 07, 09, 11, 13, 15 & 17

- All planting in raised planters of 800mm depth
- Planting all accessible via abseil from levels above





LEVEL 18

- All planting in raised planters typically 600mm-1000mm. Several deep planters around pool deck will have lightweight void fill to minimise soil slumpage and reduce weight
- Planting to be typically accessed from same level through falls arrest systems installed in planting beds or within reach from adjoining pavement areas

Legend	
<div></div>	Property boundary
<div></div>	Podium planters - 600mm overall depth (400mm min soil)
<div></div>	Podium planters - 800mm overall depth (600mm min soil)
<div></div>	Podium planters - 1000mm overall depth (800mm min soil)
<div></div>	Podium planters - 1000-1800mm overall depth (800-1200mm soil)
<div>800-1000</div>	Overall depth achieved with mounding within planter



# 07

## PLANTING PALETTE

### Planting Palette - Ground Floor

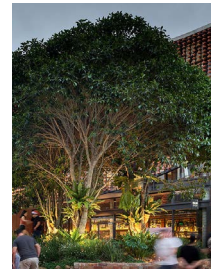
#### TREES & PALMS



*Archontophoenix cunninghamiana*



*Cyathea cooperi*



*Ficus obliqua*



*Livistonia australis*



*Licuala ramsayi*



*Syzygium luehmannii*



*Waterhousea floribunda*

#### SHRUBS AND GROUNDCOVERS



*Acacia cognata*



*Acacia fimbriata*



*Acacia 'Mini cog'*



*Acmena smithii*



*Callistemon 'White Anzac'*



*Dianella brevipedunculata*



*Doryanthes palmeri*



*Grevillea Honey Gem*



*Lomandra hystrix*



*Philodendron 'Rojo congo'*



*Westringia fruticosa*



*Zamia furfuracea*

#### SHADE TOLERANT



*Alocasia brisbanensis\**



*Alcantarea extensa\**



*Philodendron 'Rojo congo'*



*Blechnum Gibbum 'Silver Lady'*

#### CLIMBING MIX



*Chonemorpha fragrans\**



*Hoya australis\**



*Ficus pumila*

#### PLANTING SPECIES NOTE:

- Species shown are a collection of the typical plants to be found in the palette for the area listed.
- Additional plants will feature in the final detailed planting design



Planting Palette - Level 01-18

TREES



Archontophoenix cunninghamiana



Cyathea cooperi



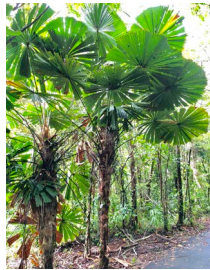
Cupaniopsis anacardioides



Hibiscus tiliaceus



Livistonia australis



Licuala ramsayi



Pandanus tectorius



Plumeria obtusa



Waterhousea floribunda

SHRUBS AND GROUNDCOVERS



Acacia fimbriata



Acmena smithii



Carissa 'Desert Star'



Crassula ovata



Dianella brevipedunculata



Doryanthes palmeri



Grevillea Honey Gem



Lomandra hystrix



Philodendron bipinnatifidum



Syzygium australe



Westringia fruticosa



Zamia furfuracea

PLANTING SPECIES NOTE:

- Species shown are a collection of the typical plants to be found in the palette for the area listed.
- Additional plants will feature in the final detailed planting design

SHADE TOLERANT



Alocasia brisbanensis



Alcantarea extensa



Philodendron 'Rojo congo'



Blechnum Gibbum 'Silver Lady'

CLIMBING / SPILLING MIX



Epipremnum aureum



Ipomoea pes-caprae



Juniperus conferta



Pandorea jasminoides



# 08

## TECHNICAL NOTES

### Planting Depths

Landscape works on podium will include containerised planting in 'raised planters' and or recesses in podium construction. Planting on podium will comply to the following minimum depths;

Palms & Medium-Large Trees - 1200mm (achieved generally by mounding from edge of planter walls towards centre of planter);

Small Trees - 1000mm (achieved generally by mounding from edge of planter walls towards centre of planter)

Large shrubs - 800mm;

Small shrubs and ground covers - 500mm

'Green roof' awnings & building edges - 300-400mm

Turf - 300mm

### Irrigation

Landscape works is to include a reticulated drip irrigation system to all containerised planting areas, with drainage connected to the storm water system.

### Specification Notes

All plants shall be true to scheduled nomenclature, well formed, and hardened off nursery stock. Form and habit shall be normal for the plant as scheduled.

Standards

Conform to the following referenced documents:

- + AS 4419-2003 Soils for landscaping and garden use
- + AS 3743-2003 Potting Mixes
- + AS 4454-2003 Composts, soil conditioners and mulches
- + NATSPEC Guide: Specifying Trees - a guide to assessment of tree quality (Clark, R. 2003)
- + AS 4373-2007 Pruning of amenity trees

### Maintenance Regime

Within the boundaries on private the property the contractor will maintain the landscape, upon receipt of 'On Maintenance', for a period of three months. The maintenance responsibilities will then be handed over to the body corporate caretaker.

Summary of Work includes but is not limited to:

- + Watering of garden beds and trees
- + Weeding of garden beds, trees and pavements
- + Supply and installation of mulch to maintain minimum depths as specified
- + Pruning, trimming and tree surgery
- + Pest and disease control of garden beds, planting and trees
- + Replacement of dead, failed or significantly diseased (50% of foliage) plants and trees
- + Removal of rubbish and debris from garden areas
- + Keeping of log book

**Watering:** Coordinate the water supply and confirm the watering regime against State and Local Government legislation and restrictions at time of maintenance period. Program of watering shall ensure health and vigour of all vegetation is maintained. Without restrictions the contractor shall provide a minimum water application of 30mm per week to each area of vegetation.

**Weeding:** Spray or hand removal of all broad leaf plants and grasses considered invasive to the locality. Spray treatment is by non-residual Glyphosate.

**Fertilising:** Application of the approved slow release fertilisers shall be strictly in accordance to manufacturer's specifications and rates, to ensure health and vigor of all vegetation is maintained.

Beyond the time frame of a standard maintenance period (12 months) the

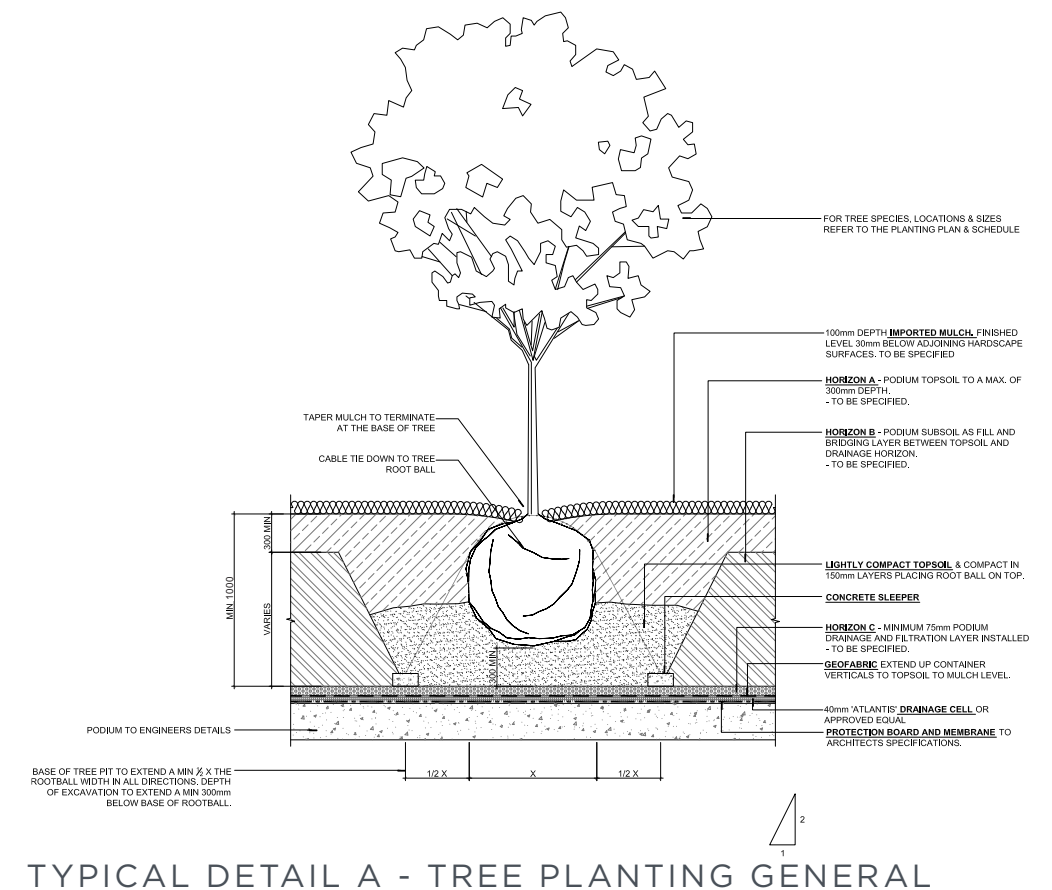
landscape works will require replenishment of planting to maintain its high levels of health and appearance.

### Typical Details

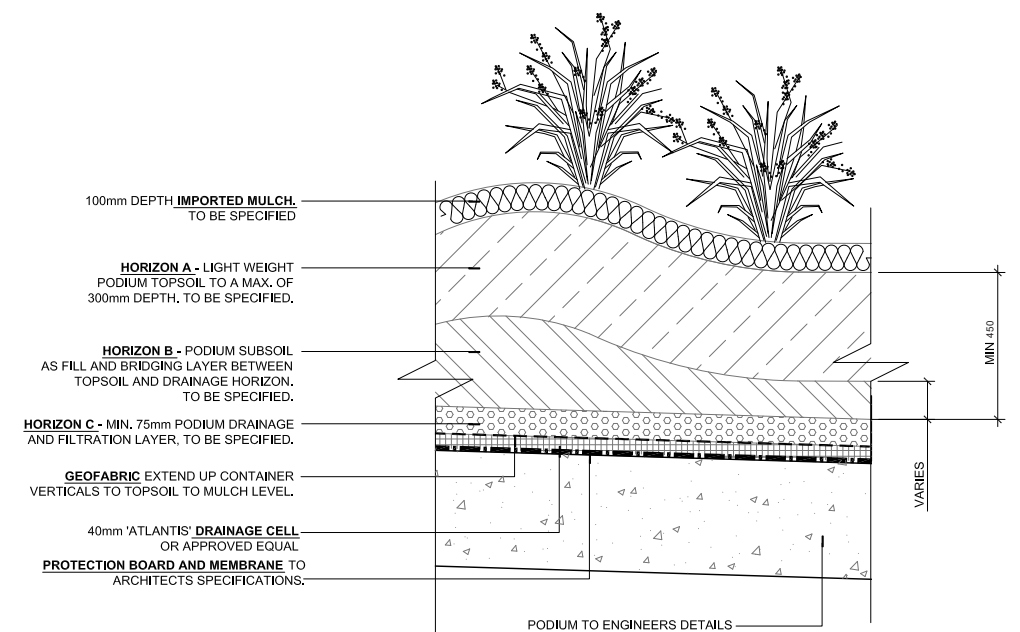
The following typical construction details are to be used where shrub and tree / palm planting occurs on podium. These are to be reviewed and coordinated with SCC standard details and specifications in detail design stage of works.

### Planting to building edges & facades

Maintenance access to all planters is to meet the appropriate standards and fall protection requirements and is to be designed and certified as part of future phases of work in consultation with the contractor, certifier and maintenance access specialist. All notes for maintenance access in this document are indicative and require further review and resolution prior to certification and construction.



TYPICAL DETAIL A - TREE PLANTING GENERAL



TYPICAL DETAIL B - PLANTING GENERAL



MAINTENANCE CONSIDERATIONS

Maintenance of podium & facade planters

The landscape design has been coordinated with the architectural design to deliver a landscape design outcome commensurate to this high quality coastal location. The landscape design also considers access, CPTED, maintenance and long term landscape design objectives. We acknowledge that maintenance is key to the long term success of any landscape and have provided detailed preliminary notes regarding access to all planted areas throughout the proposed development.

The majority of the ground level, Level 4 and Level 18 planting areas may be accessed from the adjacent balcony and pavement levels. Planters with constrained access or height implications have the ability to incorporate an integrated fall arrest system to ensure safe access for maintenance. Level 3-17 planters are Common Property and will be maintained by the body corporate via abseil access. Parts of Level 1,2, 3 and 18 apartment external planters are for exclusive use of the apartment with maintenance access to be resolved in the next detailed design phase.

The fall arrest system, to be developed as required with the builder, certifier and specialist consultant in the detailed design phase, will be designed in accordance with AS1981 Selection, Use and Maintenance of Industrial Fall Arrest Systems and Devices. Further to this, a detailed maintenance schedule may be developed with the landscape contractor to guide future maintenance to ensure positive long term landscape outcomes are achieved.

This schedule will consider plant maintenance, access, pruning, watering requirements, fertilising and plant

replacement. It is also intended for all landscape areas to be irrigated by an automatic irrigation system. Species selection will also play a critical role in long term success. We understand the implications of the foreshore setting and will create a plant palette that responds to the high salt and wind conditions in exposed areas. Where possible, when protection is provided we may vary the plant palette to the respond to the variety of micro-climates created across the proposed development through aspect and building form.

Maintenance schedule and design intent

The maintenance schedule provided is indicative of the minimum works required to maintain all planting areas throughout the proposed development. Key maintenance activities will require to be undertaken year round and adjusted to suit seasonal conditions as required. Further refinement will also be required to address the specific and varied micro-climates and mix of plant species across the site. A more detailed maintenance schedule may be undertaken by the contractor in the detailed design phase of the project and provided to the future building manager to ensure the landscape areas are well maintained and continue to thrive and remain aesthetically appropriate for the life of the project.

It is intended the landscape planting areas, in particular, the climbing and spilling species, will be maintained to the following minimum standards:

- + topsoil levels monitored and replenished to remain in accordance with the typical construction details
- + mulch levels monitored and replenished to remain in accordance with the typical construction details
- + tree & palm staking and guying monitored and adjusted accordingly to ensure plant stock establishes appropriately
- + Failed plant species replaced as required with species selection adjusted to suit ongoing changes to the landscape
- + Spilling plants intended to spill approximately 1.0-2.5m down the adjacent facade. Length to be adjusted to suit specific locations and safety requirements
- + The climbing plants are to be maintained regularly to ensure dense leaf foliage is maintained from the lower portions of the plant to the top. Regular trimming will required, as noted, to maintain vigorous growth and compact form. Planned application of fertiliser, topsoil and mulch will also be critical to long term success.

	Summer		Autumn			Winter			Spring			Summer
Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Irrigation - check system & soil moisture content												
Weeding & removal of debris												
Mulch check and replenish (if required)												
Topsoil check and replenish (if required)												
Pruning and trimming												
Pest and disease control												
Replacement of failed species (if required)												
Fertilising												
Log book - photograph progress / record												

Indicative Maintenance Schedule



# 09

## FURTHER ISSUES LETTER RESPONSE

EDQ FURTHER ISSUES	LATSTUDIOS RESPONSE
<p><b>05 – Landscaping</b></p> <p><i>“There is concern that the planters proposed are insufficient to maintain viability and longevity of the plants in the long term, due to location and/or size of the planters. For clarity an annotated copy of the document has been prepared identifying deficiencies or points of clarification (refer to attachment 1). Submit to EDQ amended landscape plans that clearly address the items raised.”</i></p>	<p>All planting beds will have sufficient soil depth for the size and type of planting proposed. Critically, planting beds have sufficient width which drastically increases the soil volume to all the planting areas. Where palms and trees are proposed on podium each one will have minimum of 1m of soil depth and where space allows can be mounded up to achieve 1.2m of soil depth.</p> <p>Soil media depths are being managed through void formers and additional drainage cell layers to ensure containers are not burdened with soil depths that are not required for the planting proposed. This ensures that planting areas are not slumping (which will impact spill planting to edges) and if issues arise within the containers it does not require the removal of excessive material.</p> <p>Please see below for detailed responses to each item raised and references to amended plans &amp; notations within the updated document.</p>
<p><b>pg 23 – EDQ Notation</b></p> <p><i>“Where do these stairs go? What’s the purpose?”</i></p>	<p>This item is proposed as a maintenance storage shed for a hose reel, potting materials, community garden tools &amp; other general maintenance items. Plan has been updated to include Key notation reference.</p>
<p><b>pg 38 – EDQ Notation</b></p> <p><i>“Clarification on the soil depths are required. - Please confirm that the depth of the planters proposed is the internal soil depth and not the planter depth.  - Please confirm the internal width of all proposed planters.  - Please confirm the maximum height of vegetation proposed in each depth of soil proposed.”</i></p>	<p>Depth of the planters shown is the overall container depth (therefore inclusive of 100mm depth of mulch, soil &amp; approx 100mm depth of drainage layers). See amended Legend notes on pages 38-41 which also indicates the minimum soil depth proposed for the container depths.</p> <p>See concept plans for additional internal width notations to majority of planter beds. Notations provided should be sufficient to determine the typical widths of all remaining planter beds.</p> <p>Detailed planting plans have not been undertaken which will determine the final species that balance screening, CPTED and framing external views. Refer pg 44 for the Planting Depths which describes the typical plant types for soil depths. Based on those soil depths with associated plant types and typical selection shown in the Plant Palette page (refer pg 42-43) we would expect the following exemplars to be found within the following soil depths: 450mm soil depth = Lomandra at 1m height, 650mm soil depth = Grevillea &amp; Heliconia at approx 2m height, 800mm soil depth = Cyathea &amp; Syzygium ranging from 2-4m, 1-1.2m soil depth = with trees and palms ranging from 4-7m (considering a Ex-Ground palm with 4-5m clear trunk height is readily available in rootball depths of approx 700mm)</p>
<p><b>pg 40 – EDQ Notation</b></p> <p><i>“It is noted that the proposed turf areas will have a soil depth of 400mm please confirm that this is the minimum depth”</i></p>	<p>Minimum typical depth will be 300mm</p>
<p><b>pg 44 – EDQ Notations</b></p> <p><i>“Condition trees/ large palms need a minimum soil depth of 1200mm”</i></p> <p><i>“All planting should be irrigated not just podium planting.”</i></p> <p><i>“Unable to clearly read the details. Amended plan is required.”</i></p>	<p>Notes have been amended to clarify that small trees require 1m soil and medium-large trees and palms require 1.2m soil. For example - Frangipani trees can be typically sourced in 200-400L bags and with width of planting beds where all trees/palms are proposed there is sufficient soil volume in all planters.</p> <p>Notes amended to remove reference to podium only.</p> <p>Detail has been amended to read correctly</p>
<p><b>pg 45 – EDQ Notation</b></p> <p><i>“Unable to clearly read the details. Amended plan is required.”</i></p>	<p>Detail has been amended to read correctly</p>







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# Creativity at all scales