URBIS

RESIDENTIAL TOWER
LOT 5003 CARSELDINE

STATEMENT OF LANDSCAPE DESIGN INTENT

Prepared FOR

DE LUCA

DECEMBER 2024
ISSUE 02

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1468/2

Date: 11 April 2025

Queensland Government

AMENDED IN RED

By: Elrico Koeberg

Date: 04/04/2025

Queensland Government

ACKNOWLEDGEMENT OF COUNTRY

Urbis acknowledges the Aboriginal and Torres Strait Islander peoples as the traditional custodians of all lands on which we do business and we pay our respects to Elders, past and present. We acknowledge the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

Issue	Date	Description	Checked
01	26 / 08 / 2024	Preliminary Issue	MF
02	01 / 09 / 2024	Issue 01	MF
03	10 / 12 / 2024	Issue 02	MF

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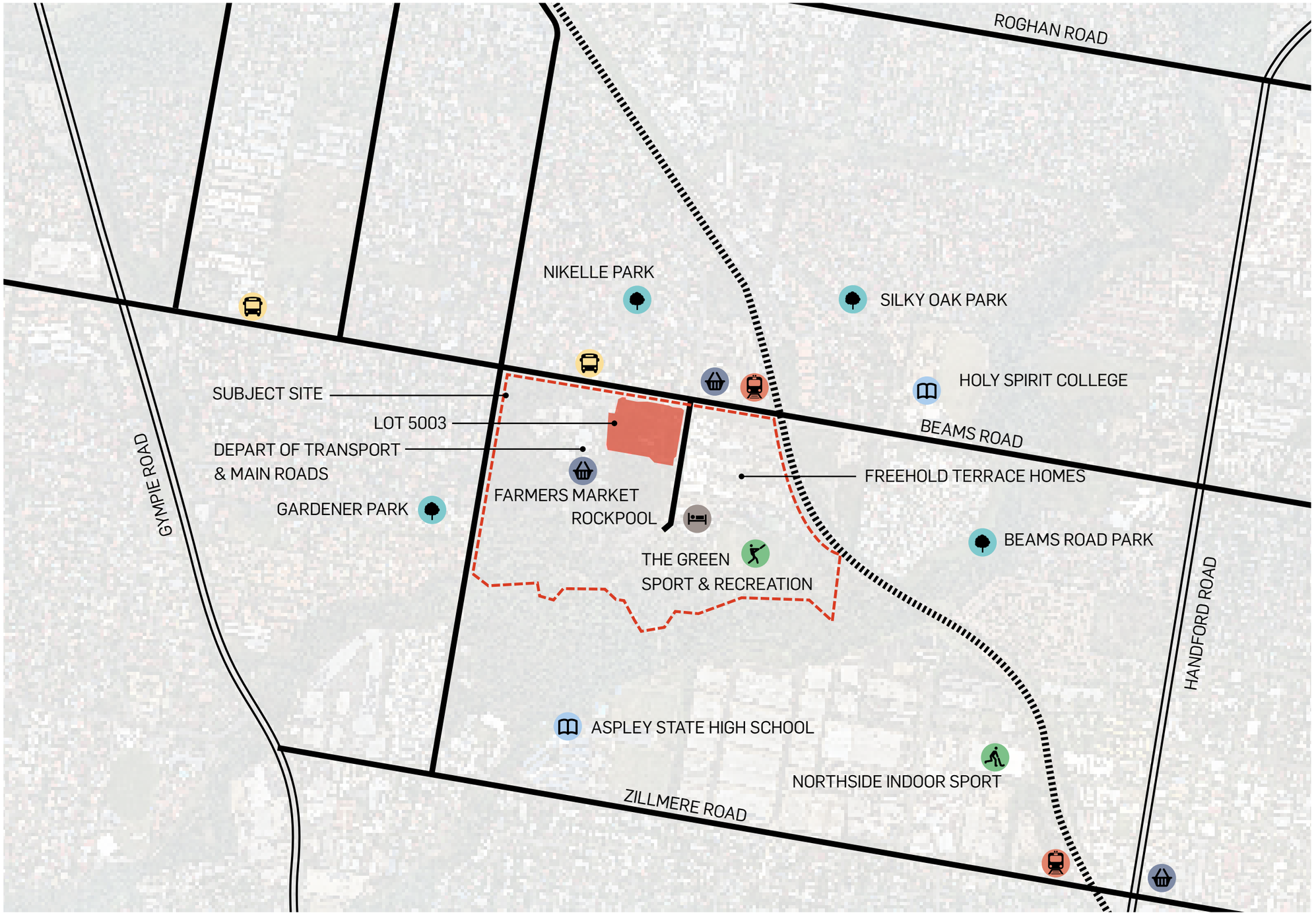
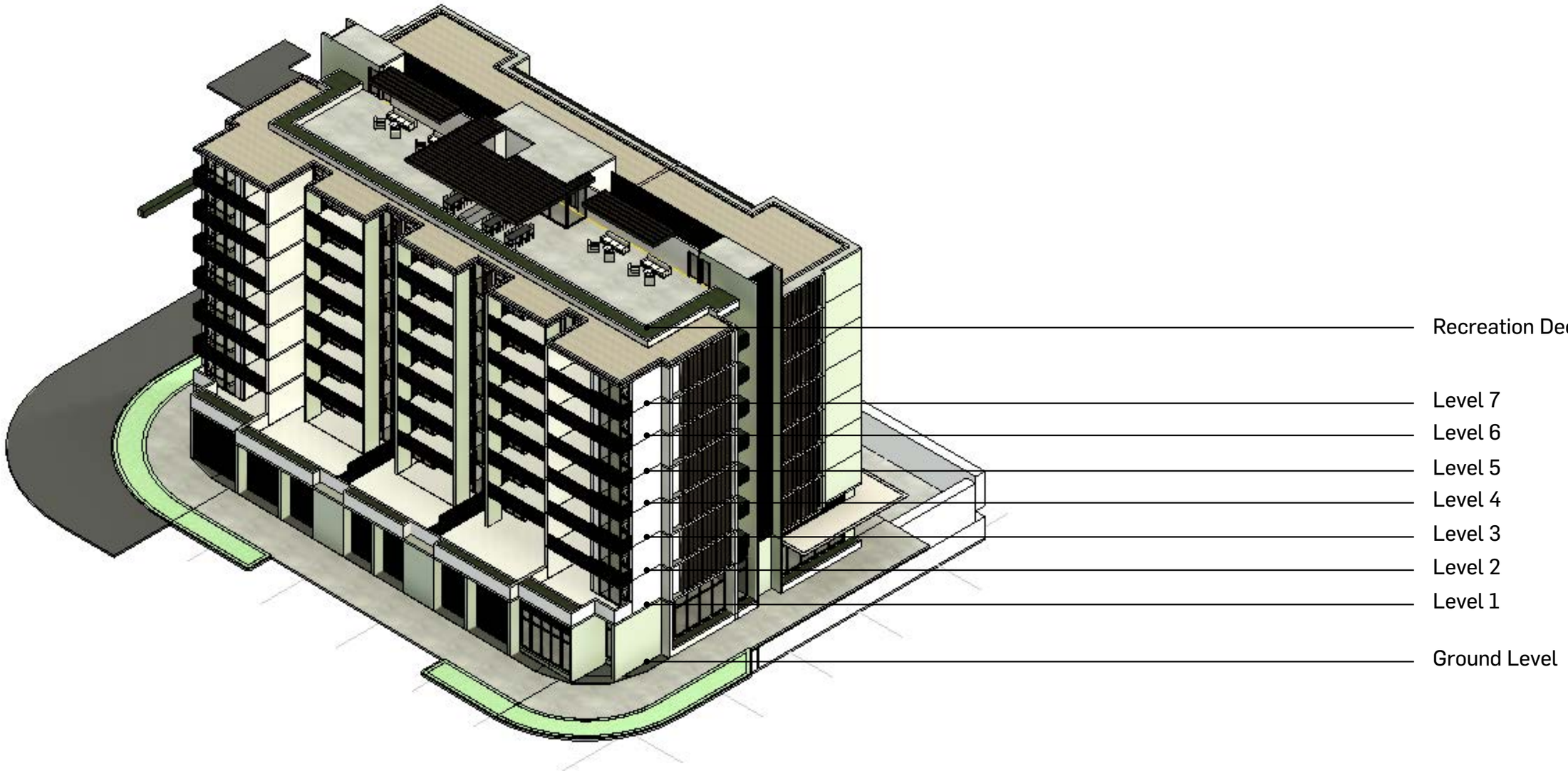
Contents

01 Site Understanding

01.1 Location & Context



01.2 Landscape Levels



01.3 Surrounding Built Landscape Character

01

02


03

04

1. Rockpool Age Care, Plaza Place, Carseldine
2. Residential Town Houses, Plaza Place, Carseldine
3. Meander Street Entry, Plaza Place, Carseldine
4. Clock Corner Shopping Precinct, Carseldine

01.4 Surrounding Soft Landscape Character

Plaza Place Reserve

Plaza Place Streetscape

Beams Road Streetscape

Site Character

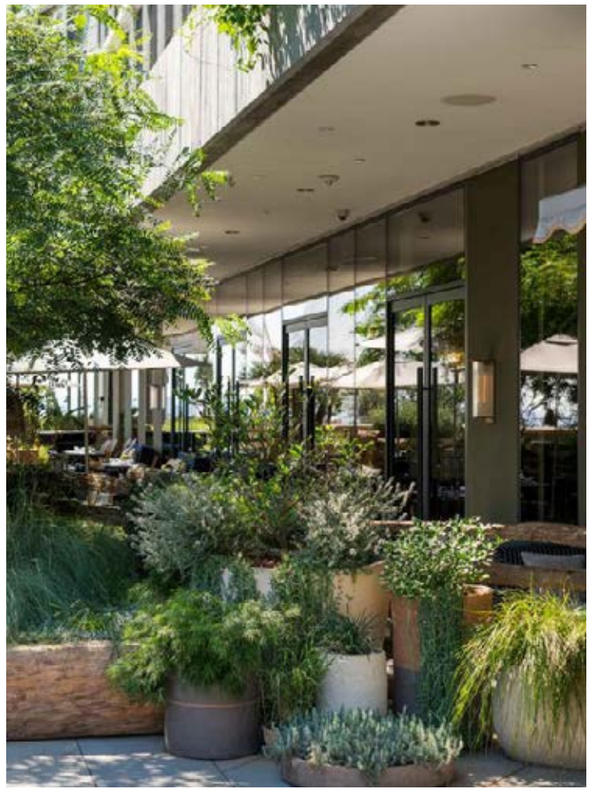
02 Design Approach

02.1 Landscape Vision

Soften Hard Structural Elements

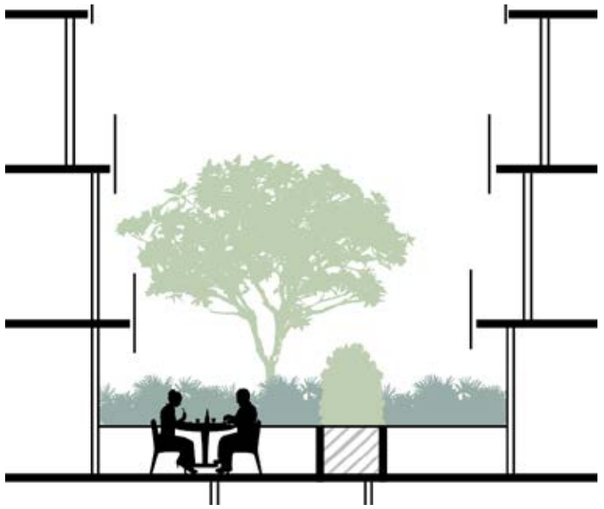
Provide Lush Recreation Amenity

Integrate Green Residential Interfaces

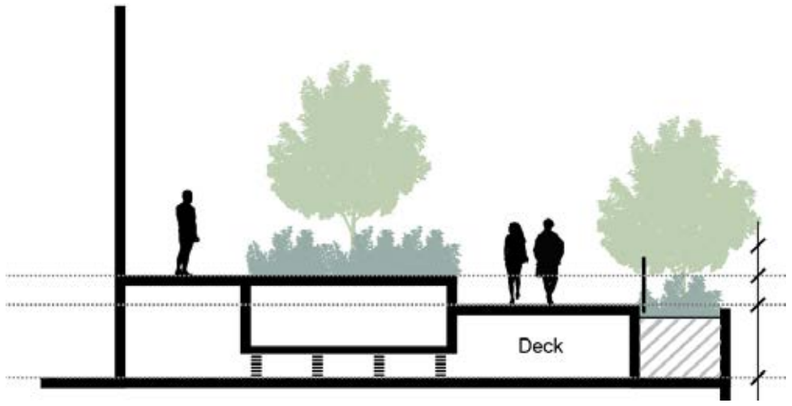


Sustainability Via Species Selection

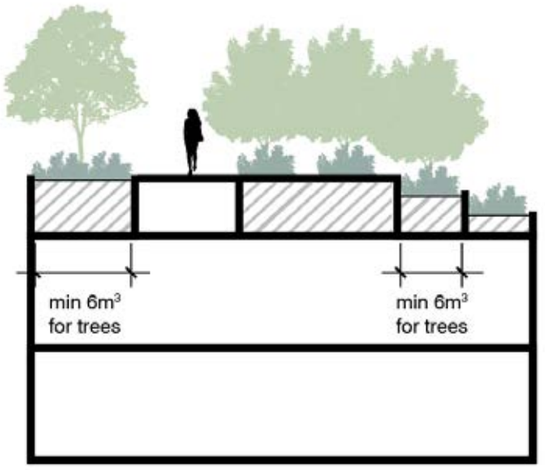
02.2 Design Principles



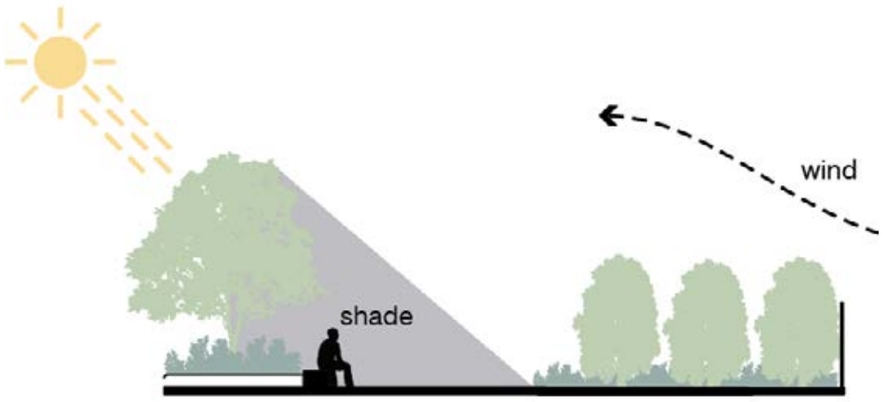
Green Roofs and Terraces



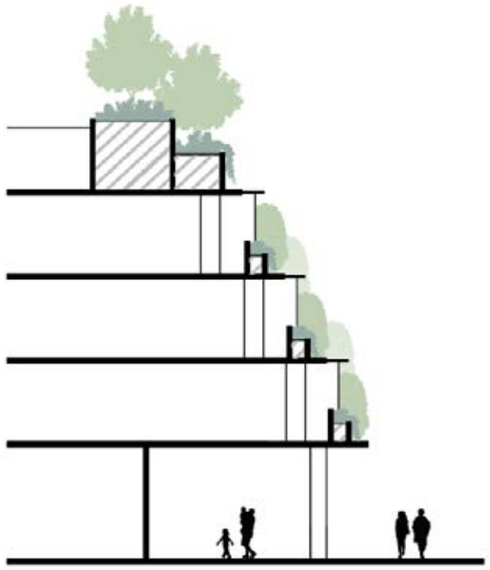
Articulate Levels for Interest



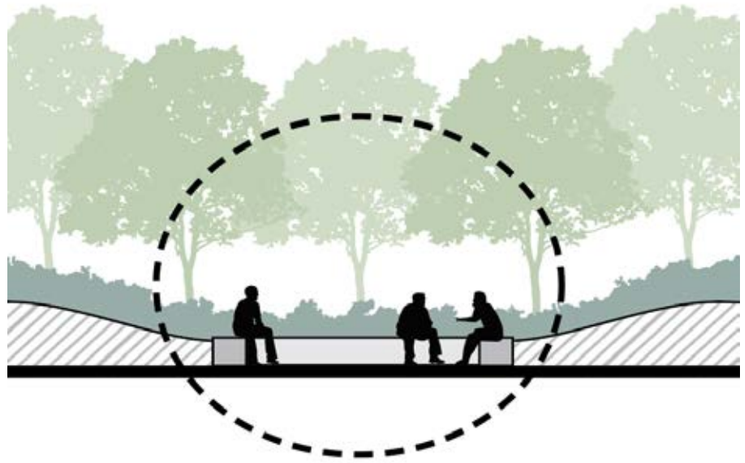
Provide Soil Volumes for Trees



Provide Micro Climatic Niche Areas



Soften Edges



Garden Rooms

03 Landscape Design

Landscape Design

03.1 Ground Level

LOCATION | Key Plan

LEGEND

01	Planted landscape buffer to increase greenspace and soften hard structure
02	3m wide exposed aggregate footpath
03	Central plaza area
04	Fire stair entrance
05	Low planting to enable view lines between pedestrians and vehicles
06	On street car parking
07	Strip planting at set down to soften hard structural edge min 300mm depth
08	Low planting to corner for visibility
09	Tactile paving
10	PMT
	Staging Line

03.2 Level 1

LOCATION | Key Plan

LEGEND

01 Low shrubs, ground covers and cascading podium planting to spill between structure and awning

02 Low shrubs, ground covers and cascading planting to soften central building spine

03 Low shrubs ground covers and cascading podium planting

04 Structural awning

05 Terrace zone, opportunity for additional planting

Refer to approved architectural drawing "5003-L01, SK-AR-DR-DA 122 Rev E, dated 31/03/2025" for approved design of the landscaping along the courtyards on L01.

03.3 Typical Level

LOCATION | Key Plan

LEGEND

01 Low shrub, ground covers and cascading planting to soften central building spine

02 Terrace zone

03.4 Recreation Deck

LOCATION | Key Plan

LEGEND

01 Livistona australis, low shrubs and ground covers planted in structural void

02 Lush planted recreation garden rooms

03 Low shrub, ground cover and cascading planting to soften immediate view point from lift core

04 Communal / Event turf zone

05 Low shrubs, ground covers and cascading planting.

06 BBQ

07 Communal seating zone

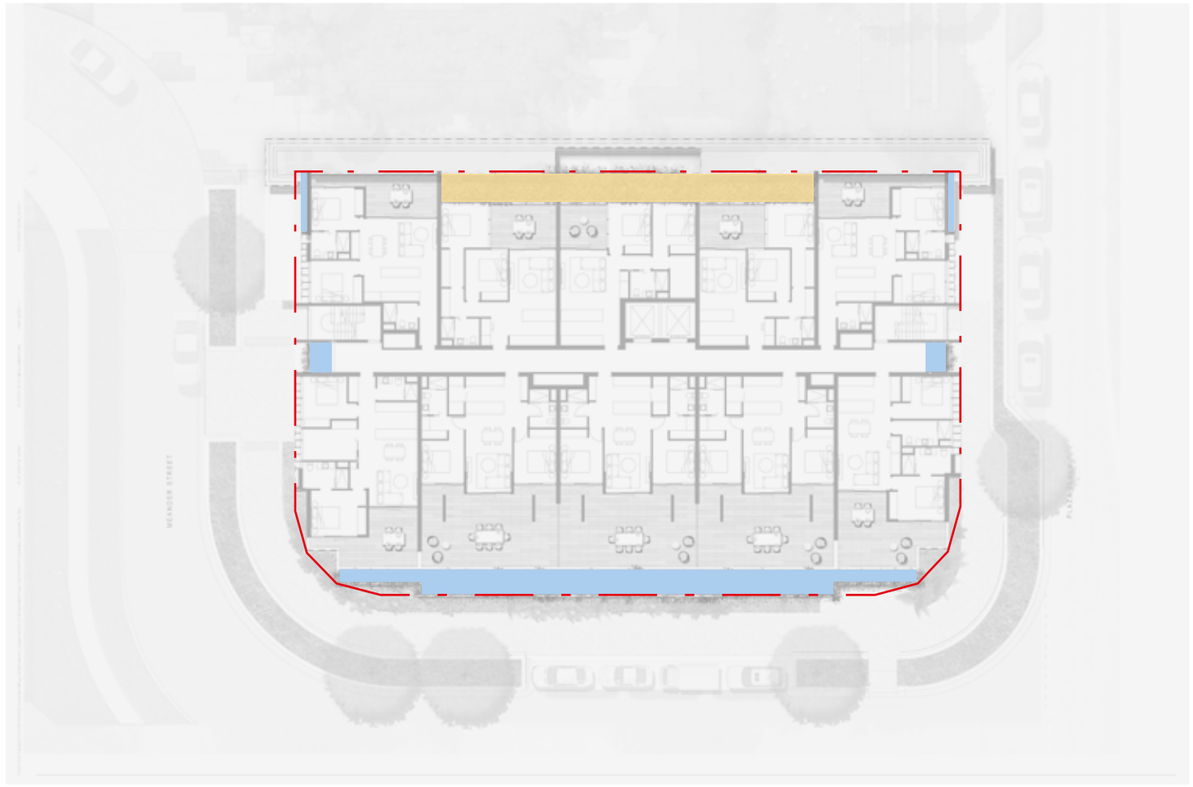
08 Plant and utility area

03.5 Structure Diagrams

GROUND LEVEL
Planter Depth

LEGEND

Podium planting — 450 mm depth



LEVEL 1
Planter Depth

LEGEND

Podium planting — 1000 mm depth

Podium planting — 300 mm depth

Scale 1:100 @ A3

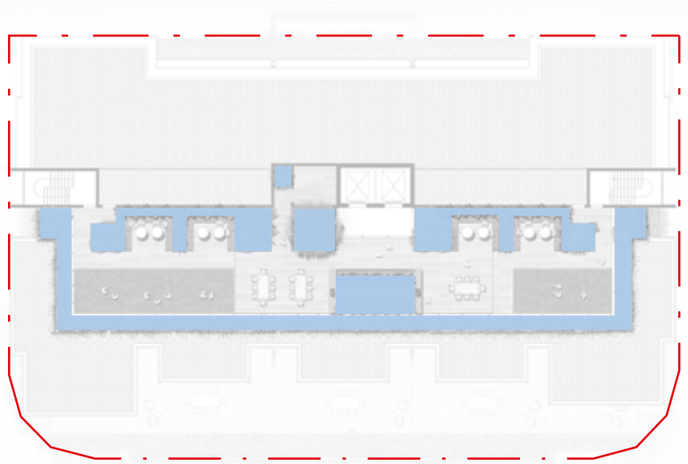
0 0.5 1 2.5 5

03.6 Structure Diagrams

TYPICAL LEVEL
Planter Depth

LEGEND

Podium planting — 450 mm depth



RECREATION DECK
Planter Depth

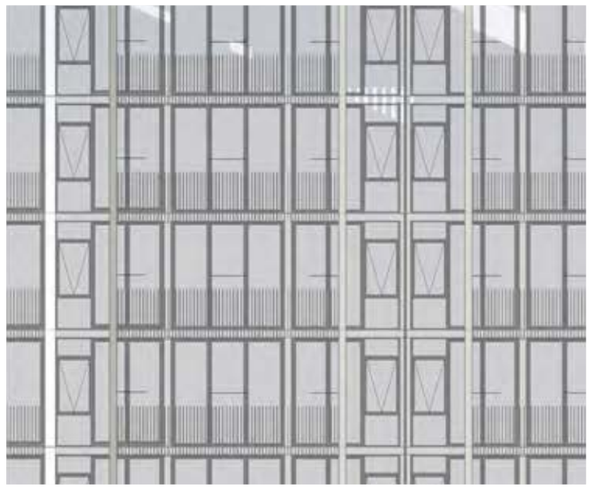
LEGEND

Podium planting — 550 mm depth

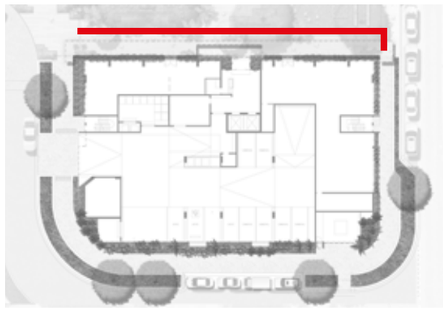
Scale 1:100 @ A3

0 0.5 1 2.5 5

04 Sections & Elevations



04.1 Elevation - North



LOCATION | Key Plan

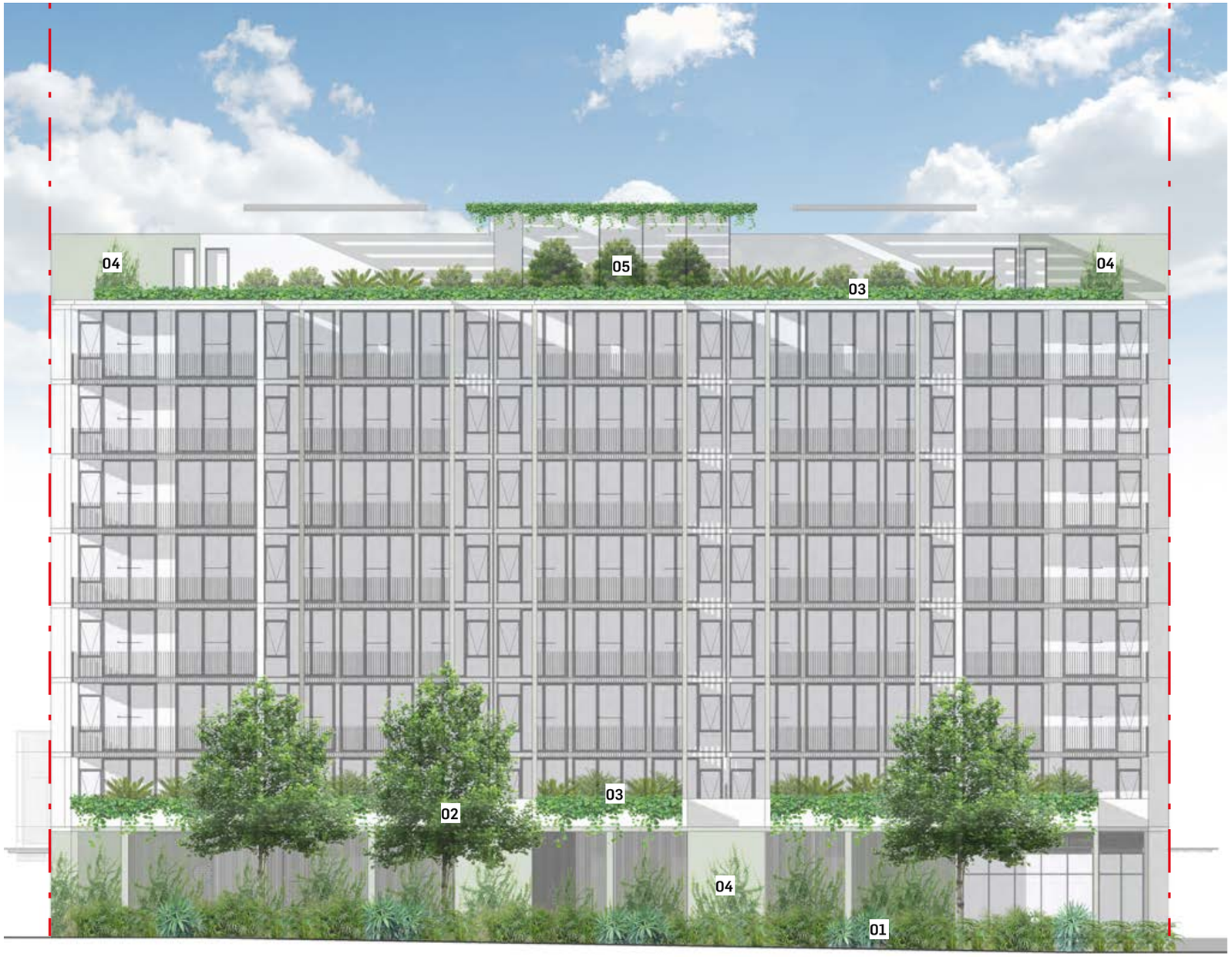
LEGEND

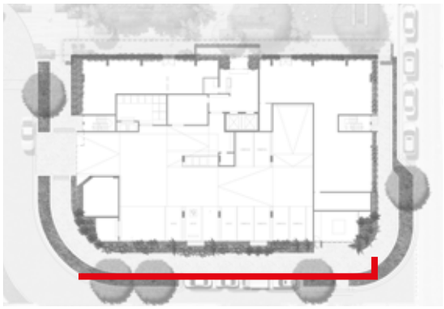
01 Strip planting at set down to soften hard structural edge min 300mm depth

02 Tree planting in central plaza zone

03 Cascading podium planting to spill between structure and awning

04.2 Elevation - South





LOCATION | Key Plan

LEGEND

01 Planted landscape buffer to increase greenspace and soften hard structure

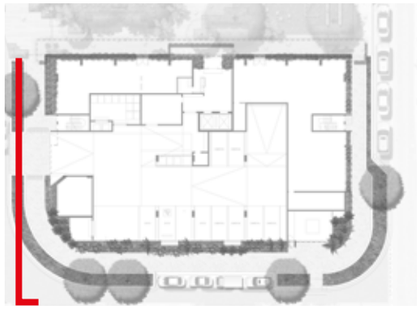
02 Trees, low shrubs and ground covers planted in streetscape

03 Low shrubs and ground cover podium planting

04 Creeping fig climber to soften structural wall

05 Medium shrub, ground cover and cascading planting to soften immediate view point from lift core

04.3 Elevation - West



LOCATION | Key Plan

LEGEND

01 Planted landscape buffer to increase greenspace and soften hard structure

02 Trees, low shrubs and ground covers planted in streetscape

03 Low shrub and ground cover podium planting

04 Creeping fig climber to soften structural wall

05 Low shrub, ground covers and cascading planting to soften central building spine

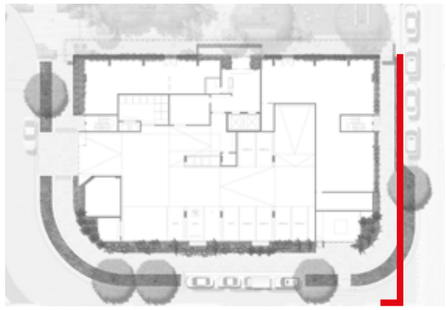
06 Fire stair entrance

07 3m wide exposed aggregate footpath

08 Cascading podium planting to spill between structure and awning

09 Planted landscape strip to soften structural threshhold. Min 300mm

04.4 Elevation - East



LOCATION | Key Plan

LEGEND

01 Planted landscape buffer to increase greenspace and soften hard structure

02 Trees, low shrubs and ground covers planted in streetscape

03 Low shrub and ground cover podium planting

04 Creeping fig climber to soften structural wall

05 Low shrub, ground covers and cascading planting to soften central building spine

06 Trellised climbing species to soften fire stair entrance

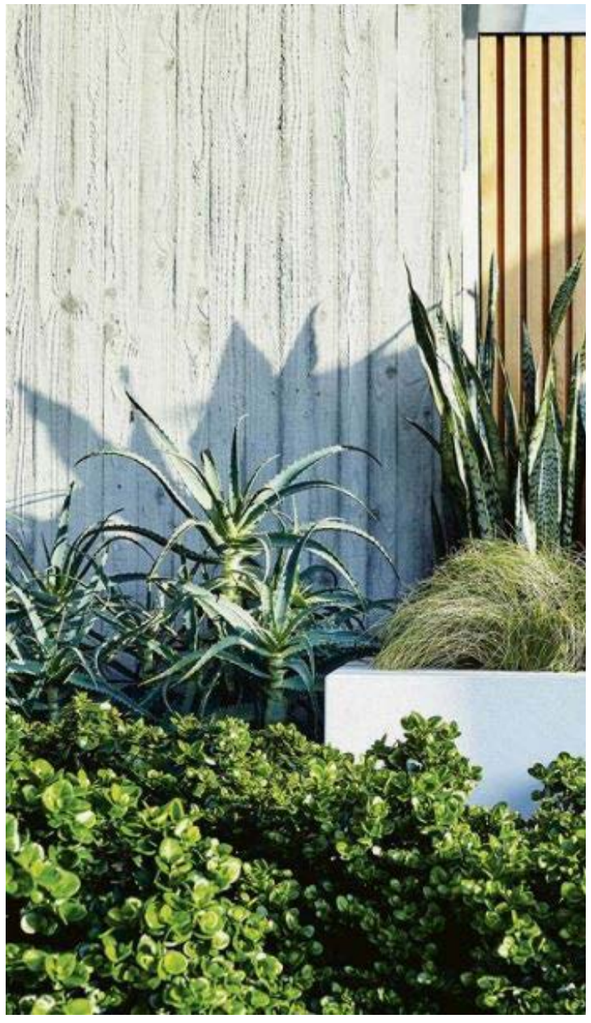
07 3m wide exposed aggregate footpath

08 Cascading podium planting to spill between structure and awning

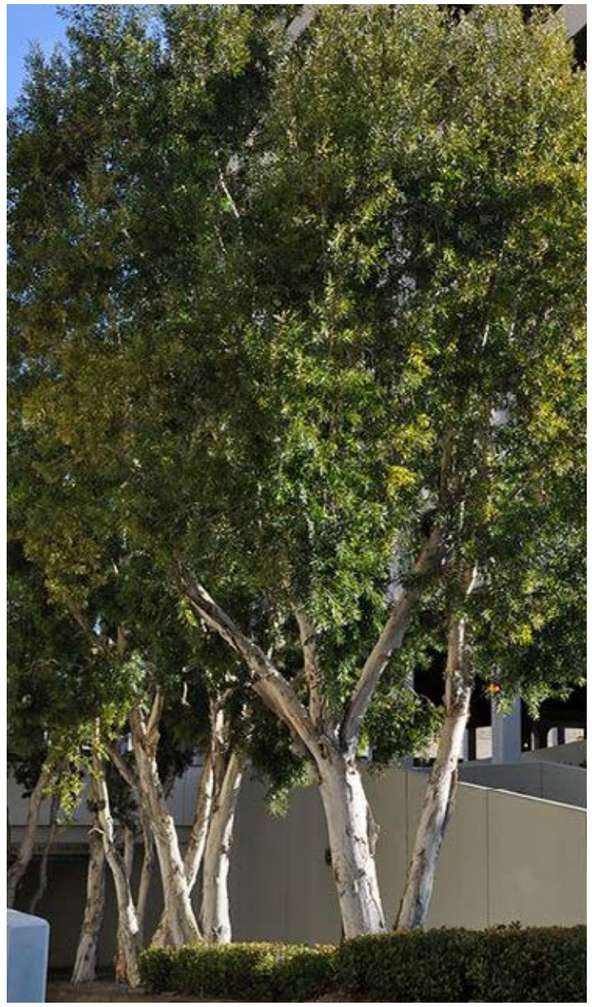
09 Planted landscape strip to soften structural threshhold. Min 300mm

05 Design Details

05.1 Character Images - Planting



05.2 Character Images - Planting



05.3 Plant Palette

Livistona australis
Cabbage Tree Palm

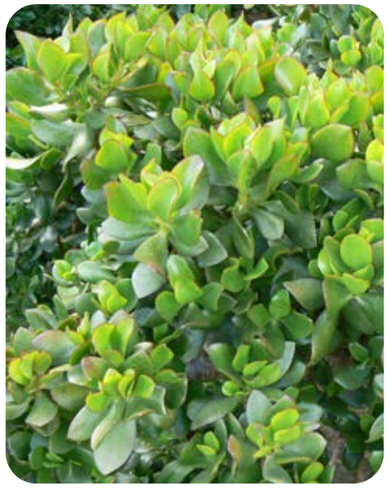
Tristaniopsis laurina 'Luscious'
Water Gum

Syzygium tierneyanum
River Cherry

Hymenosporum flavum
Native Frangipani

Syzygium paniculatum
Lillyput

Westringia fruticosa
Coastal Rosemary



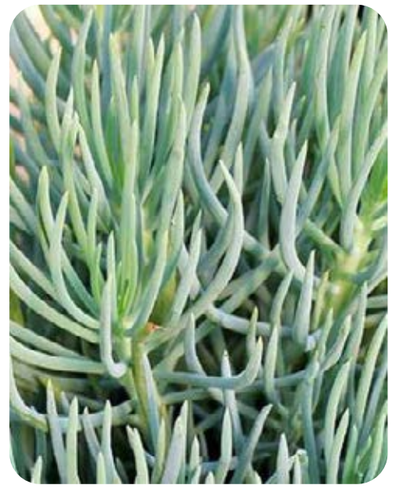
Crassula undulata
Curly Jade

Lomandra longifolia
Spiny-head Mat Rush

Carpobrotus glaucescens
Pig Face

Kalanchoe eriophylla
Silver Spoons

Casuarina glauca
Cousin It



Senecio vitalis
Narrow-Leaf Chalksticks

05.4 Plant Palette

Melaleuca quinquenervia
Paper Bark Tea Tree

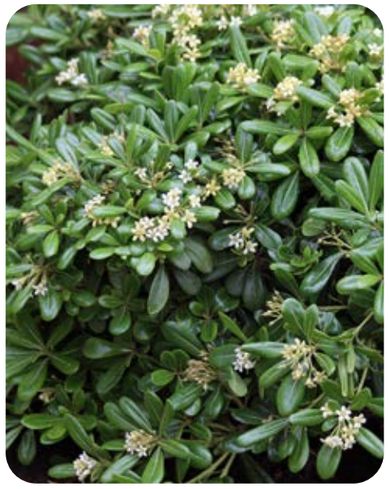
Randia fitzalanii
Native Gardenia

Alpinia mutica
False Cardomom Ginger

Rhapis excelsa
Slender Lady Palm

Zamia furfuracea
Cardboard Palm

Syzygium paniculatum
'Lillyput'



Pittosporum tobira
Miss Muffet

Phyllanthus minutiflora
Little Leaf Phyllanthus

Blechnum gibbum
Silver Lady Fern

Cissus antarctica
Kangaroo Vine

Viola hederacea
Native Violet

Zoysia tenuifolia
No Mow Grass

05.5 Plant Palette

Philodendron Xanadu

Xanadu

Monstera deliciosa

Swiss Cheese

06 Technical Details

06.1 Podium Planter Strategy

A large majority of the gardens will sit on top of a concrete slab. For this reason, high quality, purpose made soil mixes are to be used to ensure success and longevity for the gardens.

The soil specification proposed has been custom made by certified and well respected soil scientists and is based off of the Australian Standards for on-structure soils. Some of the key characteristics of the soil specification include:

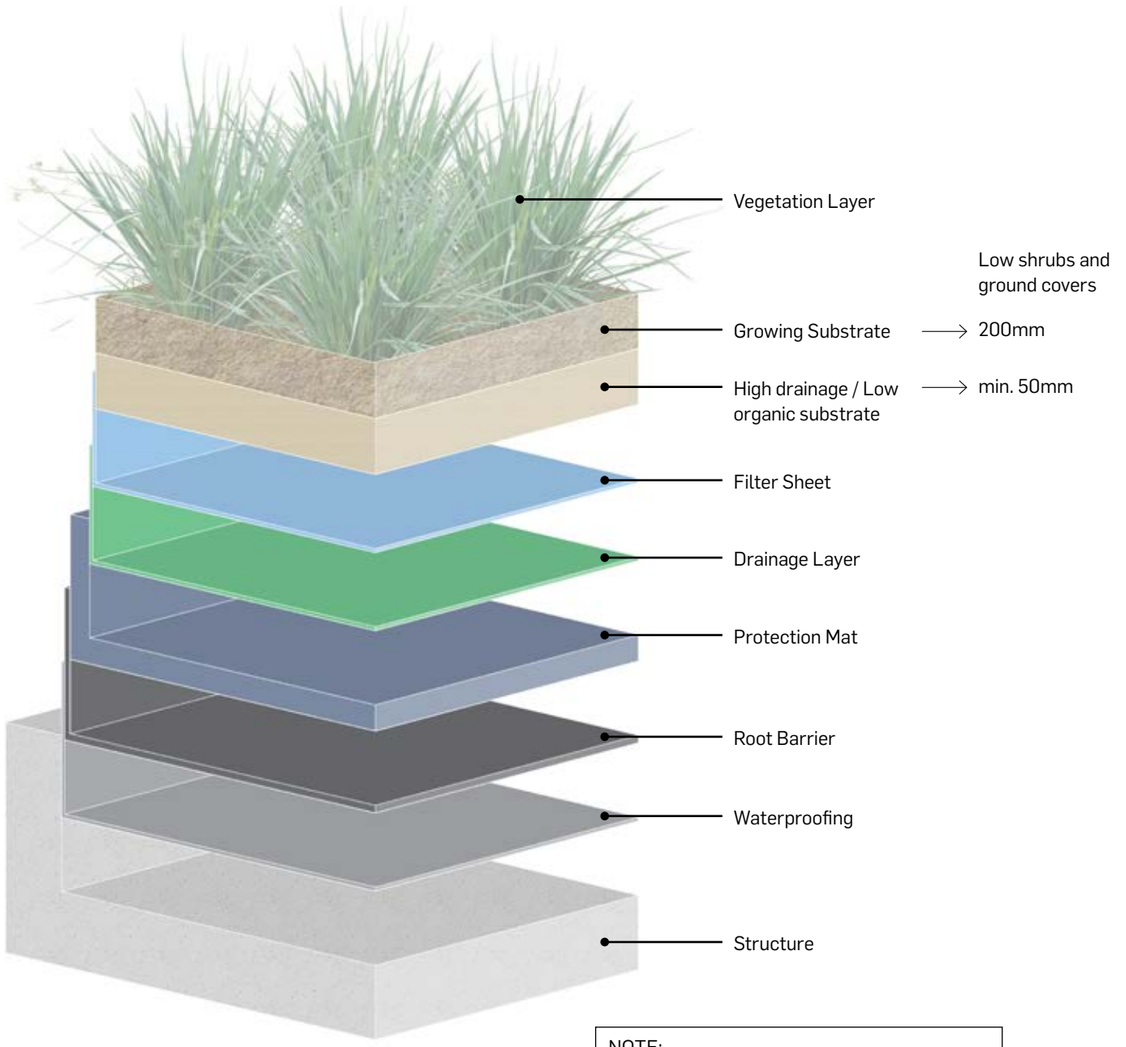
• Free draining

• Two horizon layer - Horizon A = Max 300mm on-structure mix with some organic matter - Horizon B = low organic matter high mineral content

• Low slumpage soil structure to reduce garden bed levels dropping over time

• Slow release fertilisers

• Light weight (due to high air-filled porosity)



NOTE:

Typical section demonstrates structural detail, depth and edge condition for all podium planters. Location along building edge and size of planter varies across building levels. Refer Architects Report for all layouts.

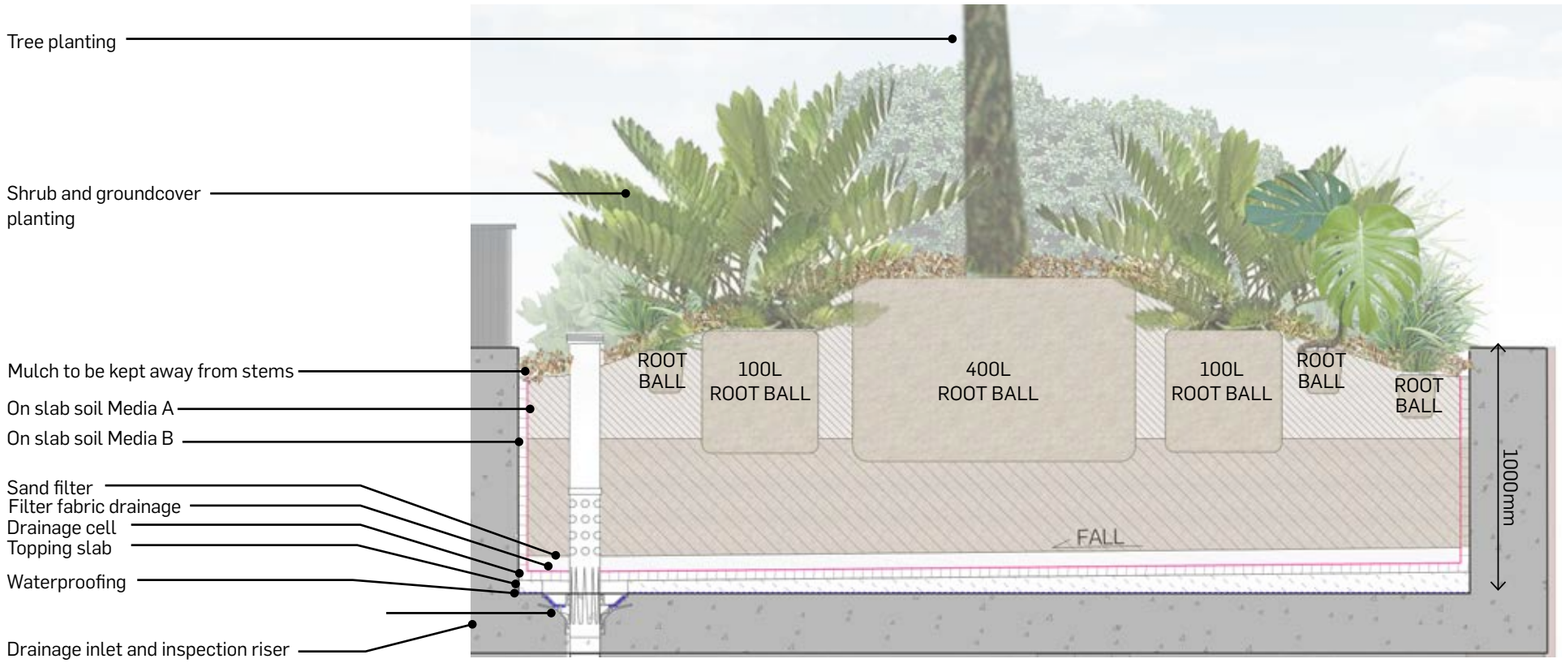
06.2 Podium Planter Strategy

Given the spatial and structural constraints on on-structure landscapes, mounding is used to maximise efficiency whilst maintaining required soil depths and volumes for planting success.

The typical sections demonstrate how mounding will be achieved utilising set-downs and up-stands.

In principal, the depth of soil we will be providing for different scales of planting is shown in the table below.

PLANT TYPE	MIN SOIL DEPTH	MAX SOIL DEPTH (if applicable)
TREES (roof only) (45 litre to ex-ground)	800mm	1000mm
PALMS (ground and podium) (45 litre to ex-ground)	800mm	1000mm
SMALL SHRUBS	400mm	na
LARGE SHRUBS	500mm	na
GROUNDCOVERS, CLIMBERS & DRAPERS	300mm (grc planters) 400mm (podium edges)	na
DRAPERS (GRC troughs only)	300mm	na



Typical Detail Section (B)

06.3 Irrigation Strategy

A fully automated irrigation system will be provided to all garden areas using a sub-mulch drip system & overhead misters with moisture sensors, with the control device located in a common area. The irrigation system will be connected to both the building wide harvested rain water system and potable mains water. All trees will be irrigated with a deep watering system around the root ball.

All external areas with plants will be serviced from harvested tank water whenever possible with remaining demand being provided from mains supply.

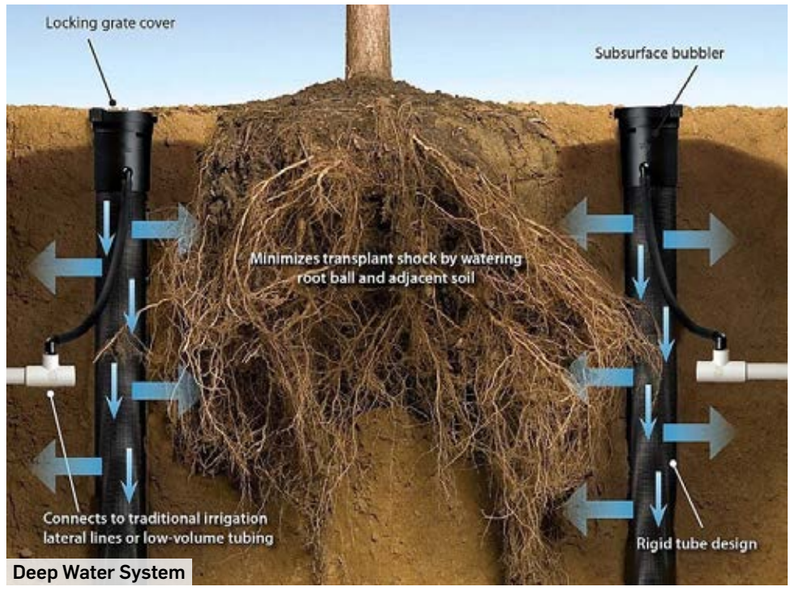
Plant species have been specifically chosen for their ability to thrive in the challenging micro-climates that an on-structure landscape present. This includes the use of both native and exotic species that are robust, hardy and proven performers on similar style projects within Brisbane.

A qualified irrigation consultant will be appointed to design and document the irrigation for the project.

Emitter Strategy

Micro sprays

Drip Irrigation



Deep Water System

06.4 Soil Strategy

A large majority of the gardens will sit on top of a concrete slab. For this reason, high quality, purpose made soil mixes are to be used to ensure success and longevity for the gardens.

The soil specification proposed has been custom made by certified and well respected soil scientists and is based off of the Australian Standards for on-structure soils. Some of the key characteristics of the soil specification include:

- Free draining
- Two horizon layer - Horizon A = Max 300mm on-structure mix with some organic matter - Horizon B = low organic matter high mineral content
- Low slumpage soil structure to reduce garden bed levels dropping over time
- Slow release fertilisers
- Light weight (due to high air-filled porosity)

On Structure soil media A

Quality – Soil must be free from any 'unwanted materials'

Physical Properties

Property	Units	Target range
Texture, preferred range	n/a	Gravelly loamy sand to organic sandy loam
Air-filled porosity	%	≥ 10
Chloride	%	≥ 40
Permeability (@ 16 drops by McIntyre Jakobsen)	mm/h	> 100
Saturated Density	kg/L	< 2.4
Organic matter	% w/w	< 15
Wettability	min	<5
Dispensability in water		1 or 2 (AS4419) Category
Large particles in the largest dimension		
< 2 mm	% w/w	30–70
2–10 mm	% w/w	10 –20
10–20 mm	% w/w	5–10
20–50 mm	% w/w	< 5
> 50 mm	% w/w	0

Chemical Properties

C2. Chemical properties	Units	Target range
pH in water (1:5) Standard range	pH units	5.4–6.8
Electrical Conductivity (1:1.5)	dS/m	< 2.2
Chloride	mg/L	≤ 200
Ammonium-N (NH4)	mg/L	≤ 100
Ammonium-N + nitrate-N (NH4 + NO3)	mg/L	≥ 50
Nitrogen draw-down index	-	≥ 0.7
Toxicity index	mm	≥ 70
Phosphorus – P standard range	mg/L	8–40
Low phosphorus – P (P-sensitive plants)	mg/L	< 3
Potassium (K)	mg/L	50–250
Sulphate (SO_4)	mg/L	≥ 40
Calcium (Ca)	mg/L	≥ 80
Magnesium (Mg)	mg/L	≥ 15
Ca:Mg ratio	–	1.5–10
K:Mg ratio	–	1–7
Sodium (Na)	mg/L	≤ 130
Iron (Fe)	mg/L	≥ 35
Cooper (Cu)	mg/L	0.4 - 15
Zinc (Zn)	mg/L	0.3 - 10
Manganese (Mn)	mg/L	1 - 15
Boron (B)	mg/L	0.02 – 0.65

On Structure soil media B

Quality – Soil must be free from any 'unwanted materials'

Physical Properties

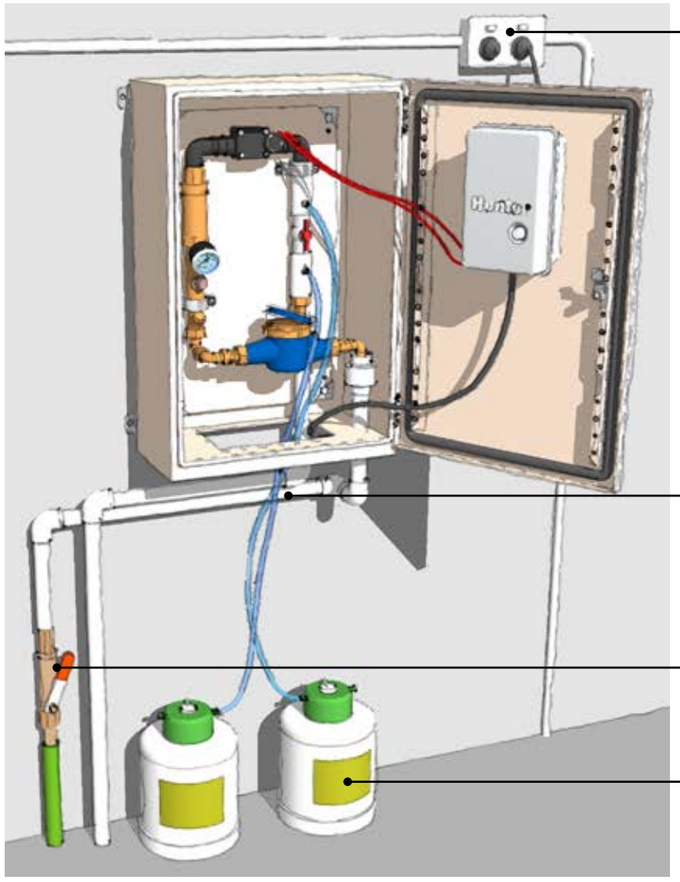
Property	Units	Target range
Texture, preferred range	n/a	Gravelly loamy sand to organic sandy loam
Air-filled porosity	%	≥ 10
Water-holding capacity	%	≥ 40
Permeability (@ 16 drops by McIntyre Jakobsen)	mm/h	> 100
Saturated Density	kg/L	< 1.8
Organic matter	% w/w	< 5
Wettability	min	≤ 5
Dispensability in water		1 or 2 (AS4419) Category
Large particles in the largest dimension		
< 2 mm	% w/w	30–70
2–10 mm	% w/w	10 –20
10–20 mm	% w/w	5–10
20–50 mm	% w/w	< 5
> 50 mm	% w/w	0

Chemical Properties

C2. Chemical properties	Units	Target range
pH in water (1:5) Standard range	pH units	5.4–6.8
Electrical Conductivity (1:1.5)	dS/m	< 2.2
Chloride	mg/L	≤ 200
Ammonium-N (NH4)	mg/L	≤ 100
Ammonium-N + nitrate-N (NH4 + NO3)	mg/L	≥ 50
Nitrogen draw-down index	-	≥ 0.7
Toxicity index	mm	≥ 70
Low phosphorus – P (P-sensitive plants)	mg/L	< 3
Potassium (K)	mg/L	50–250
Sulphate (SO_4)	mg/L	≥ 40
Calcium (Ca)	mg/L	≥ 80
Magnesium (Mg)	mg/L	≥ 15
Ca:Mg ratio	–	1.5–10
K:Mg ratio	–	1–7
Sodium (Na)	mg/L	≤ 130
Iron (Fe)	mg/L	≥ 35
Cooper (Cu)	mg/L	0.4 - 15
Zinc (Zn)	mg/L	0.3 - 10
Manganese (Mn)	mg/L	1 - 15
Boron (B)	mg/L	0.02 – 0.65

Irrigation strategy

EXAMPLE OF IRRIGATION SYSTEM



Double GPO by others. Installed 1300mm, minimum from ground.

20mm PVC irrigation line connected to Green wall (see note).

Water inlet. Lockable 20mm Gate valve female thread, by others.

10/20 Ltr. Fertiliser container.

06.5 Access & Maintenance

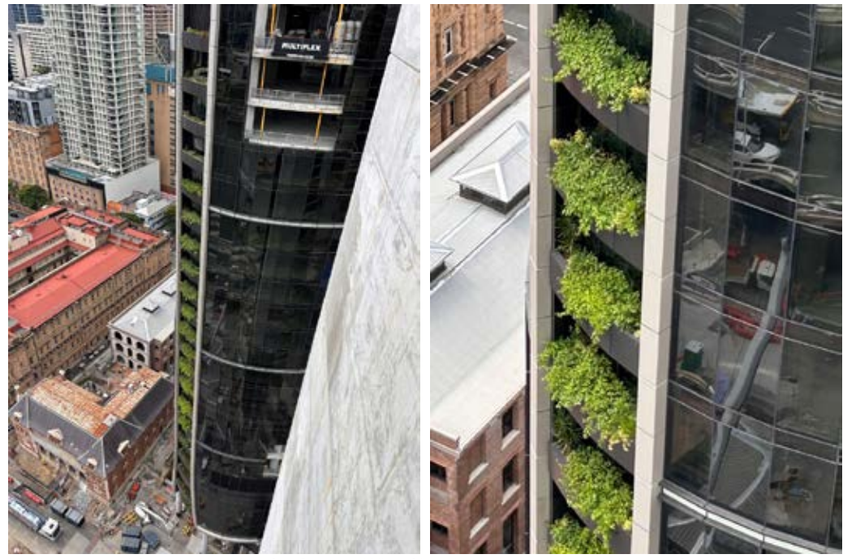
Access to all garden areas is critical to the ongoing success of the landscape. Workplace health and safety is paramount to ensure that maintenance staff are kept safe whilst working at heights and tending to soil adjustments, irrigation repair and plant maintenance.

Facade gardens will be accessed for maintanance via a combination of internal access and ab-sailing from a davit arm mounted to either upper terraces or roof as shown in the diagram to the right.

The planting proposed to the facade planters will be hardy, low maintenance species that will only require quarterly maintenance checks.

The intent for the facade planting is to allow the groundcovers to spread and drape with minimal intervention or trimming.

Example of moveable Davit arm to access facade planters



Urbis designed facade planting for Queens Wharf has been installed and thriving for 1 year. Planters are fully maintaned via absailing. Planting is in 400mm deep soil. Planters go up to 41 stories high. Planters are being maintaned directly twice per year currently.

maintenance program

Podium edge planters	Monthly	6 Monthly	Yearly	Notes
Pruning and tidying of plants		x		Access the external facade through davit arm/ access via common areas on a quarterly inspection basis. Conduct cleaning maintenance of facade planters, pruning vines/climbers, shaping, training, and insect control in areas challenging to reach from balconies.
Fertiliser application		x	x	Apply slow-release fertiliser. Access planters via davit arm/ via common areas.
Insect control	x			Adhere to chemical control specifications.
Irrigation upstand inspection	x			Inspect, repair any damaged systems. Inspect and treat via davit arm/ via common areas.
Litter removal	x			Remove litter trapped in planter boxes. Inspect and treat via davit arm/ via common areas.

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