

Parkside Yeronga

Retirement Facilities and Age Care Development

Landscape Concept Report

Issue : [E]

d: 27.07.22

Prepared by:



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11

Date: 30/04/2025



AMENDED IN RED

By: K McGill

Date: 28 March 2025



marchesepartners

 retireaustralia

Document Control Sheet

Project: Parkside Yeronga
Report Title: Landscape Concept Plan

Authors: Lorena Morgia, Sonny Chau
Approved by: Nilesh Patel

File Location: Z:\Synergy\Projects\20\20113 Yeronga Heart\03
Working\ 02 InDesign\Yeronga Heart_DA Package

Revision	Date	Approved
Rev A	03.11.21	NP
Rev B	09.11.21	NP
Rev C	20.12.21	NP
Rev D	28.06.22	NP
Rev D	27.07.22	NP

This document has been prepared solely for the benefit of **Retire Australia** and is issued in confidence for the purposes only for which it is supplied. Unauthorised use of this document in any form whatsoever is prohibited. No liability is accepted by CUSP (QLD) Pty Ltd or any employee, contractor, or sub-consultant of this company with respect to its use by any other person. This disclaimer shall apply notwithstanding that the document may be made available to other persons for an application for permission or approval to fulfill a legal obligation.



CONTENTS

1.00
Parkside Yeronga-Masterplan.....4

2.00
Context.....6

3.00
Overall Landscape Concept Plan.....8

4.00
Green Spine9

4.10
 Design Principles 10

4.20
 Landscape Plan 11

4.30
 Functional Diagrams 13

4.40
 Sections 15

4.50
 Planting Palette 18

4.60
 Indicative Perspectives 21

4.70
 Character Images..... 23

5.00
Retirement Facilities and Age Care Development..... 25

5.10
 Design Principles 26

5.20
 Landscape Plan 27

5.30
 Sections 33

5.40
 Functional Diagrams 37

5.50
 Planting Palette 41

5.60
 Character Images..... 43

6.00
Overland Flow Path 44

6.10
 Planting Palette 45



1.01 Overview

The design of the Retire Australia site and the Green Spine will incorporate the core design principles and direction of the Masterplan to ensure cohesive development within the precinct.

The design principles of the masterplan brings together the "Q Design" principles endorsed by the Queensland Government overlaid by the subtropical living guidelines "Buildings that Breathe" endorsed by the Brisbane City Council.

The extracts below outlines the above principles and key design responses from the masterplan.

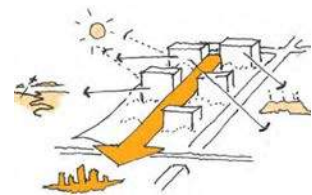
Q Design (Queensland Government)

- 01 Be climate responsive
- 02 Be inspired by local place, character, form & culture
- 03 Work with & enhance natural systems, landscape character & biodiversity
- 04 Create well defined, legible & connected streets & spaces
- 05 Create great places for people to live
- 06 Deliver diverse development forms & density
- 07 Embed opportunities for adaptation & change over time
- 08 Lead by example
- 09 Engage effectively

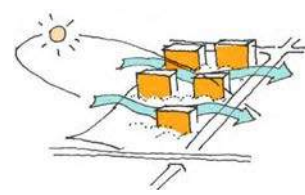
Buildings that Breathe (Brisbane City Council)

- 01 Orientate yourself
- 02 Occupy Outdoor Spaces
- 03 Illuminate with Daylight
- 04 Natural Air and Ventilation
- 05 Shade and Protect
- 06 Living Greenery
- 07 identity matters
- 08 Reduce Energy and Waste

Extract from "Preliminary Approval Development Application Master Plan Report" (Section 1.1)



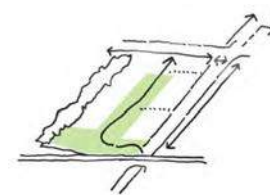
Open to the View & Daylight
Good site ingredients enable good orientation, and distant views.



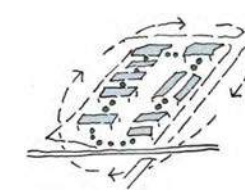
Orientation
Stepping down the slope provides a good fit with topography in addition to optimising space between buildings to promote good environmental performance.



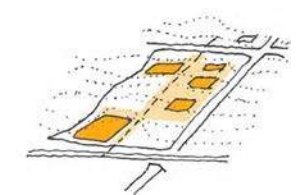
Spine and focus
A central green spine organises the built form and provides a clear axis to the site.



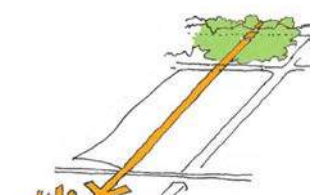
Connectivity
Public pedestrian pathways connect the precinct with the wider neighborhood and extends the open space network.



Primed for networking and adaptation
The precinct has the ingredients for the upgrading and networking of systems over time.



Deep Soil Network
There is a robust strategy for integrated deep soil reservoirs for significant, long lived trees - a legacy green grid.



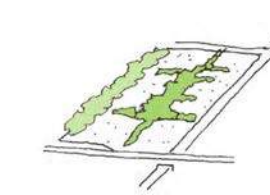
Link Forever the Parkland to the City
The proposal makes a strong to link Memorial Park through the site to the CBD skyline.



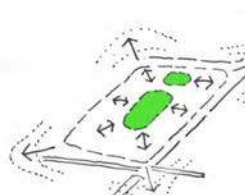
Respond to Adjoining Urban Conditions
The proposal recognises the adjoining scale and grain of the city with residential scale and form along Park Road and a civic scale along Villa Street towards the edge to the school.



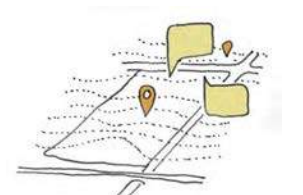
Cooling Green Canopy
Integrate a variety of significant vegetation to provide shade and cooling micro-climates



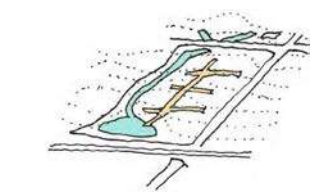
Community Catalyst at the Core
Locate the community catalyst centrally to the scheme with multiple connections throughout - touch everyone.



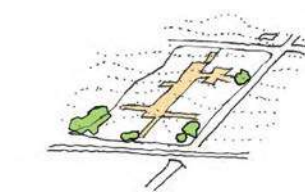
Growing over time
Our aim is to enable community led programs and activities to strengthen community ties and demonstrate resilience through cooperation.



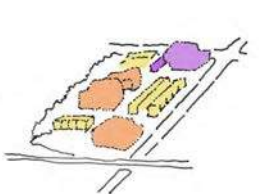
Catalyst
Community facilities will provide important community functions and create new stories.



Water Naturally
The site accommodate the natural flow of water, integrate into open space strategy, enhance through Water sensitive Urban Design network.



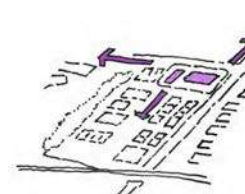
Existing Trees Retained
Existing significant trees will be preserved where possible with additional planting integrating into the open space strategy.



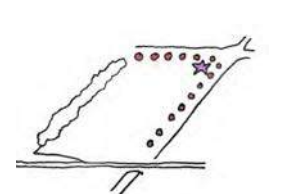
Diversity built in
The range of tenancies and typologies provides affordability through housing choice.



Diverse but connected
Open space is intended to unite residents and provide an opportunity for engagement.



Outreach
Community services will provide important point of connection and engagement with the wider community.



Street address
Street facing lots and buildings will ensure that streets feel active and secure.

1.02 Illustrative Masterplan

Prepared by Archipelago




- Legend
- 1 Informal pedestrian crossing
 - 2 Green spine
 - 3 Public Plaza
 - 4 Public Open Space
 - 5 Bio-retention basin
 - 6 Access paths
 - 7 Existing trees to remain where possible
 - 8 Shade trees
 - 9 Street trees
 - 10 Vegetated overland flow path

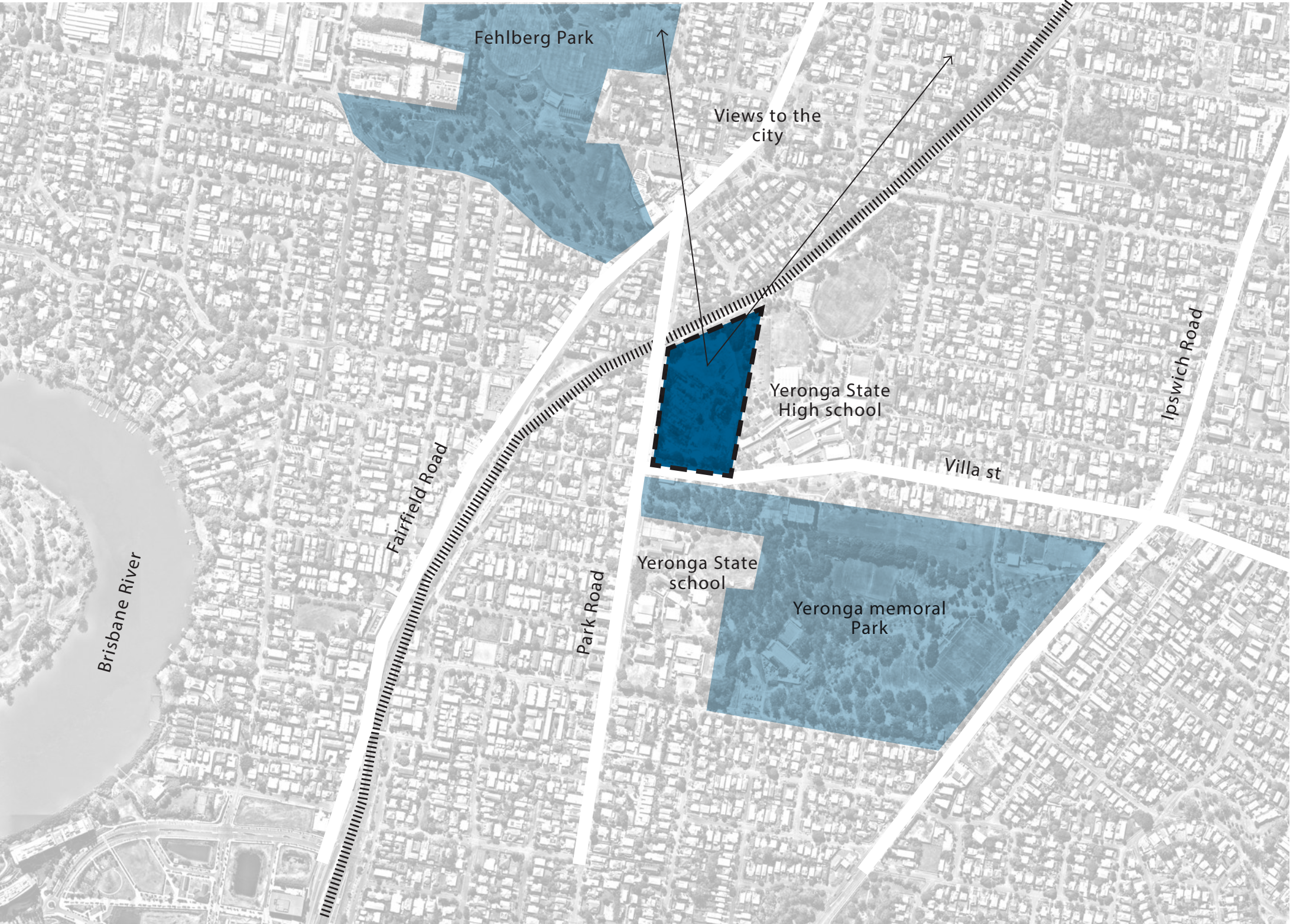
2.00 Context

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL


Approval no: DEV2021/1252/11
Date: 30/04/2025



Queensland
Government


2.01 Local Context



LEGEND

 PARKSIDE YERONGA

 TRAIN LINE

 PUBLIC OPEN SPACE

The site is located in the suburb of Yeronga on an elevated block capturing views towards Brisbane's CBD and is within close proximity to the Yeronga Memorial Park and Yeronga State School and High School.

2.02 Local Vernacular - Yeronga Memorial Park



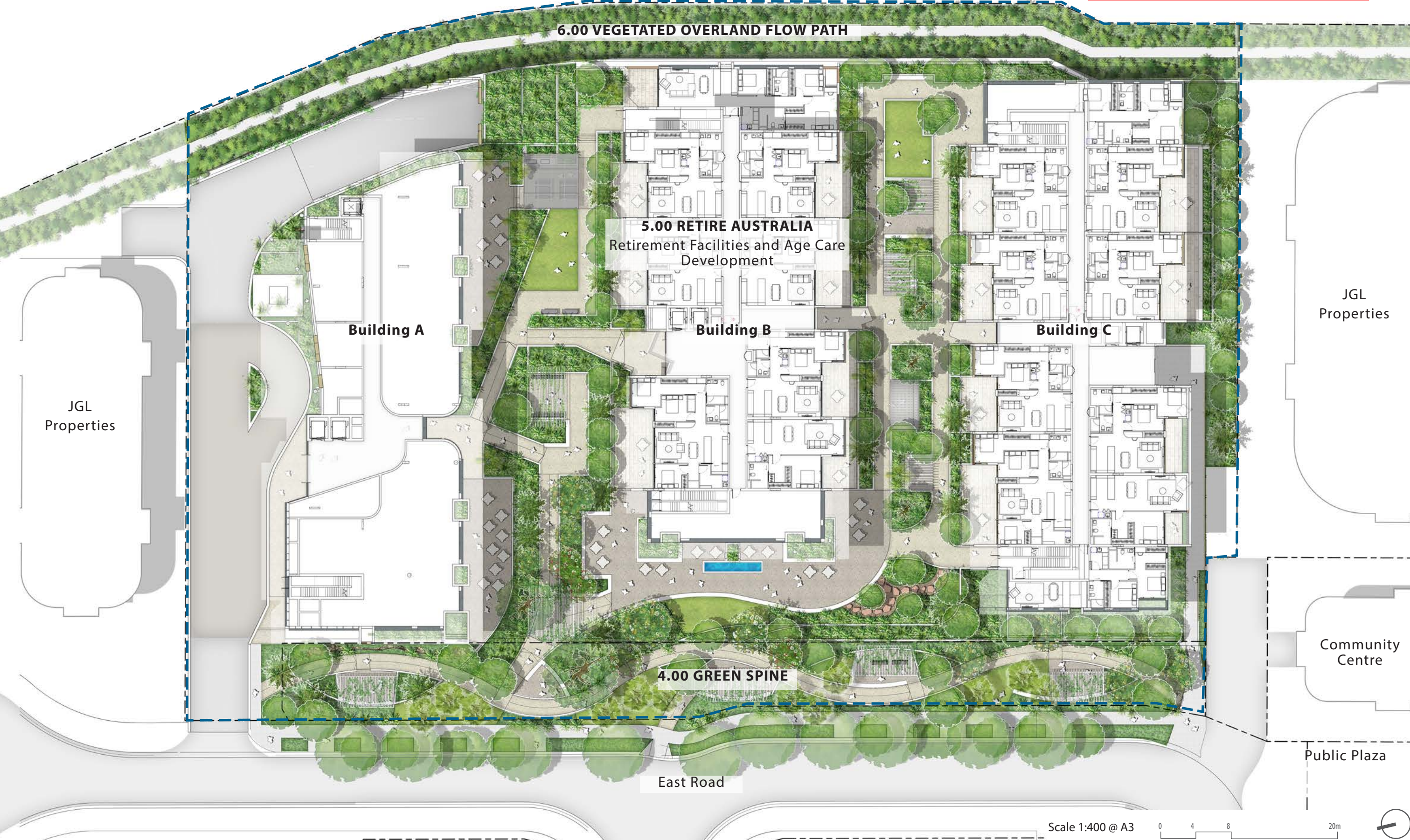
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11

Date: 30/04/2025



Queensland
Government



4.00 Green Spine

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11

Date: 30/04/2025



4.10 Design Principles

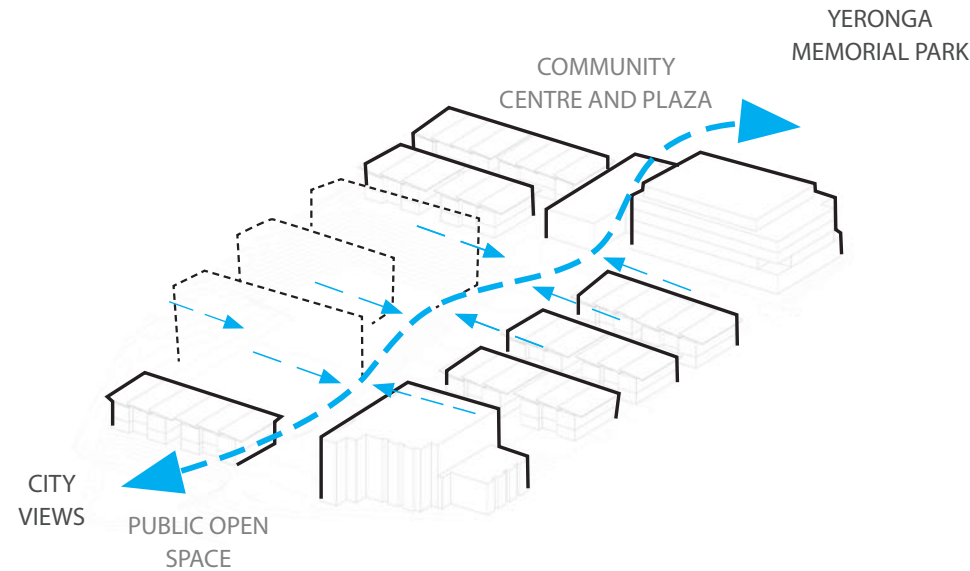
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11

Date: 30/04/2025



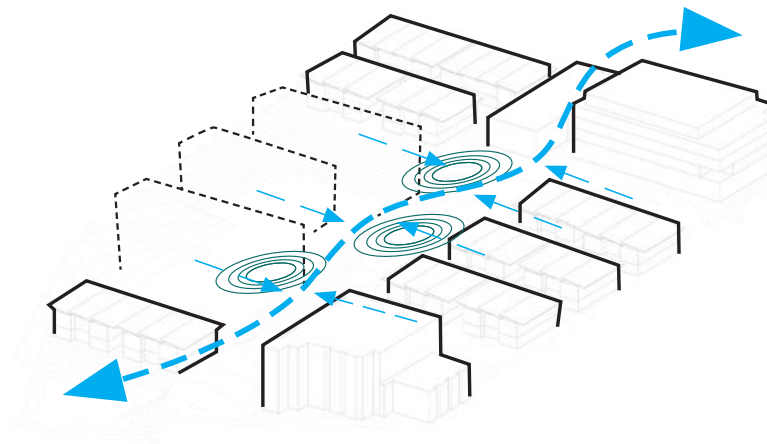
CONNECTION



The Masterplan identifies a strong “parkland link to the city”. This will be achieved through drawing design cues from Yeronga Memorial Park and it's key elements including the avenue of fig tree planting down Honour avenue, sculptural palm tree planting adjacent the memorial and the Eucalypt woodland adjacent the pool.

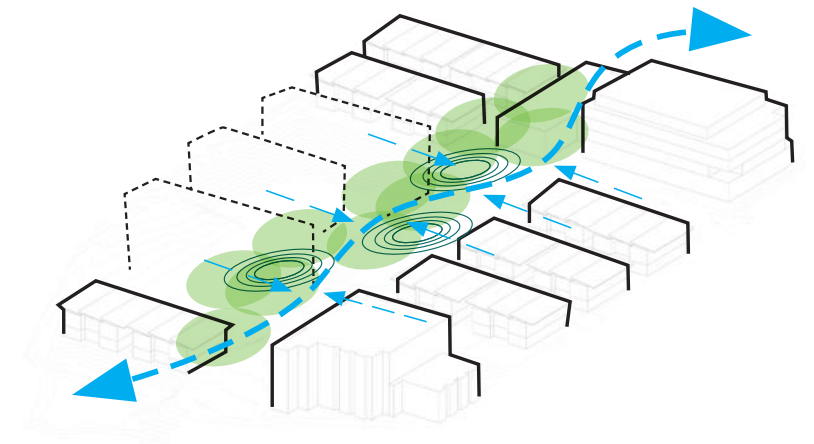
Taking inspiration from the Eucalypt woodland; in particular the Eucalypt leaf. These narrow flowing forms will help shape the site and pathways accompanied by palm and fig tree planting drawn from Yeronga Memorial Park. The Green spine will seamlessly link to the community centre and plaza to the south and speak to the design language in the public open space to the north.

ENGAGEMENT



The Green Spine will provide opportunities for engagement through gathering and meeting spaces located throughout the site. Engagement will also be incorporated in the design through interactive and spectacle gardens. Interactive gardens will utilise bush tucker species and will include interpretive signage to educate residents to on the diversity of bush tucker species. Supplemented with traditional herb species residents can pass through the gardens and pick off various plants they wish to use within their own households. Spectacle gardens will use native flowering species such as Grevillea and Callistemon that showcase vibrant colours throughout various times of the year providing a visual display for the residents.

GREEN CANOPY/ SUBTROPICAL / COMFORT



The Green Spine will create spaces where residents will feel comfortable to occupy. This includes providing adequate shading through tree canopy cover, trellis structures and areas to sit and rest. These spaces will be complemented by subtropical vegetation both on ground and vertically. The green canopy cover will complement interactive and spectacle gardens with a feature fig tree referencing the honour avenue planting in Yeronga Memorial Park.

4.20

Landscape Plan



Date: 30/04/2025

4.21 Green Spine - North



Date: 28 March 2025



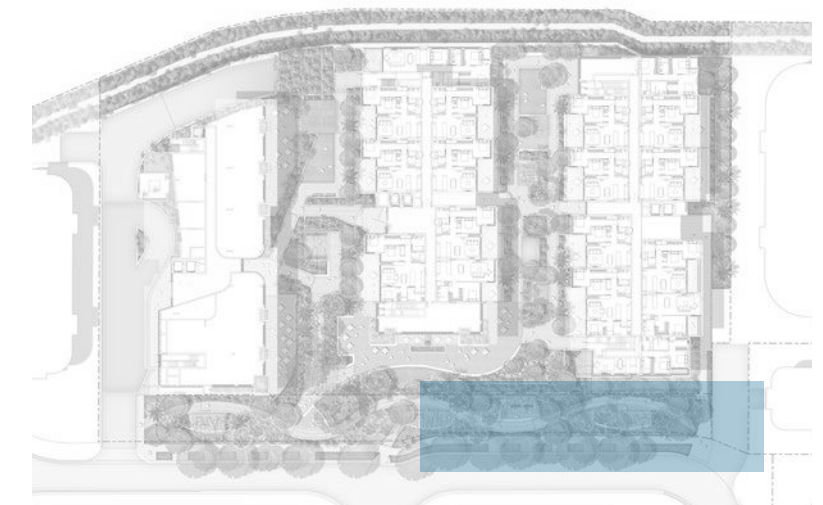
- 1 TRELLIS STRUCTURE WITH CLIMBERS AND SEATING
- 2 INTERACTIVE GARDEN - BUSH TUCKER AND HERBS
- 3 1800MM WIDE FOOTPATH - EXPOSED AGGREGATE COLOURED CONCRETE (1:21 WITH 1500MM LANDING IN 1:41)
- 4 FEATURE FIG TREE PLANTING
- 5 TURF
- 6 SPECTACLE GARDEN TERRACES
- 7 SEATING NODE UNDER FIG TREE
- 8 POTENTIAL PEDESTRIAN CROSSING
- 9 OVERLAND FLOW FROM PODIUM
- 10 VERGE FOOTPATH (BY OTHERS)
- 11 STREET TREE PLANTING (BY OTHERS)
- 12 DDA COMPLIANT SEATING
- 13 GATED ENTRY INTO PODIUM (SECONDARY ENTRY)
- ... FENCE LINE
- PROPERTY BOUNDARY

0 1 2 3 5 10m

| | | | | |



4.22 Green Spine - South



KEY PLAN

LEGEND

- ① TRELLIS STRUCTURE WITH CLIMBERS AND SEATING (INTEGRATED COMPLIANT SEATING)
- ② INTERACTIVE GARDEN - BUSH TUCKER AND HERBS
- ③ 1800MM WIDE FOOTPATH - EXPOSED AGGREGATE COLOURED CONCRETE (1:21 WITH 1500MM LANDING IN 1:41)
- ④ FEATURE FIG TREE PLANTING
- ⑤ TURF
- ⑥ SPECTACLE GARDEN TERRACES
- ⑦ SEATING NODE UNDER FIG TREE
- ⑧ POTENTIAL PEDESTRIAN CROSSING
- ⑨ OVERLAND FLOW FROM PODIUM
- ⑩ VERGE FOOTPATH (BY OTHERS)
- ⑪ STREET TREE PLANTING (BY OTHERS)
- ⑫ DDA COMPLIANT SEATING
- ⑬ GATED ENTRY INTO PODIUM (SECONDARY ENTRY)
- ... SECURITY FENCE LINE (1800MM)
- PROPERTY BOUNDARY


Scale 1:200 @ A3



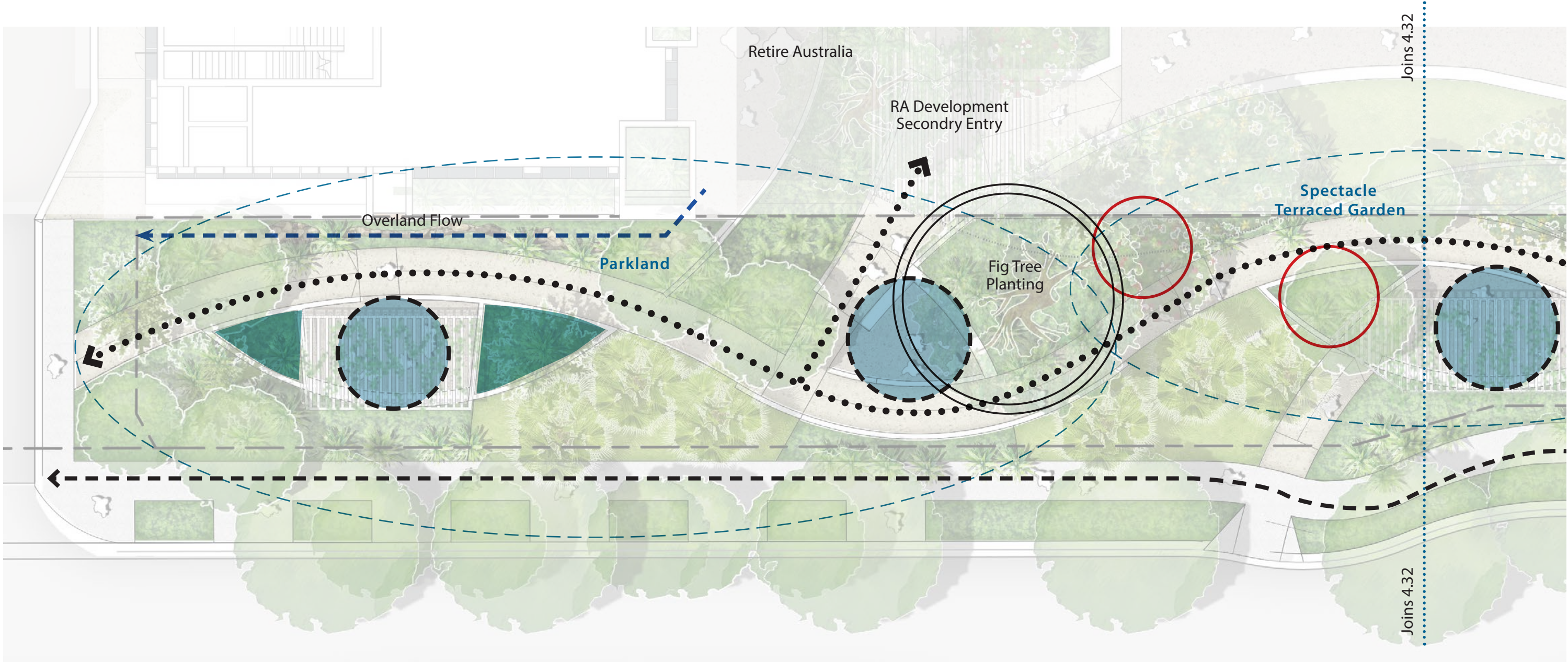
4.30 Functional Diagrams

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL


Approval no: DEV2021/1252/11
Date: 30/04/2025



Queensland
Government


4.31 Functional Diagram - North





LEGEND


 PEDESTRIAN CIRCULATION DDA

 VERGE PATHWAY (NOT DDA COMPLAINT)

 GATHERING SPACES / NODES

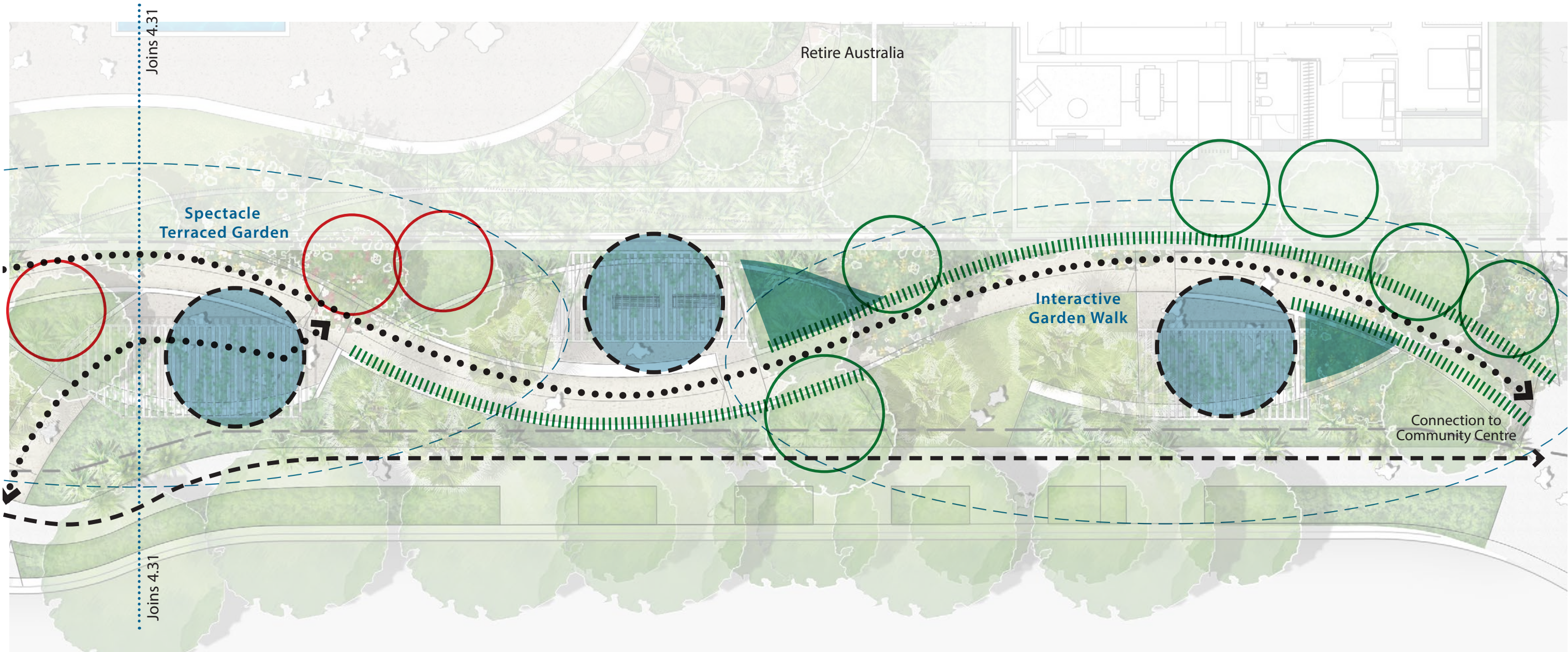
 FEATURE SHADE TREE

 SPECTACLE GARDEN


 RAISED INTERACTIVE GARDENS


Not to scale 


4.32 Functional Diagram - South





LEGEND


 PEDESTRIAN CIRCULATION DDA COMPLIANT


 VERGE PATHWAY (NOT DDA COMPLAINT)

 GATHERING SPACES / NODES

 SPECTACLE GARDEN

 BUSH TUCKER PLANTING EDGE

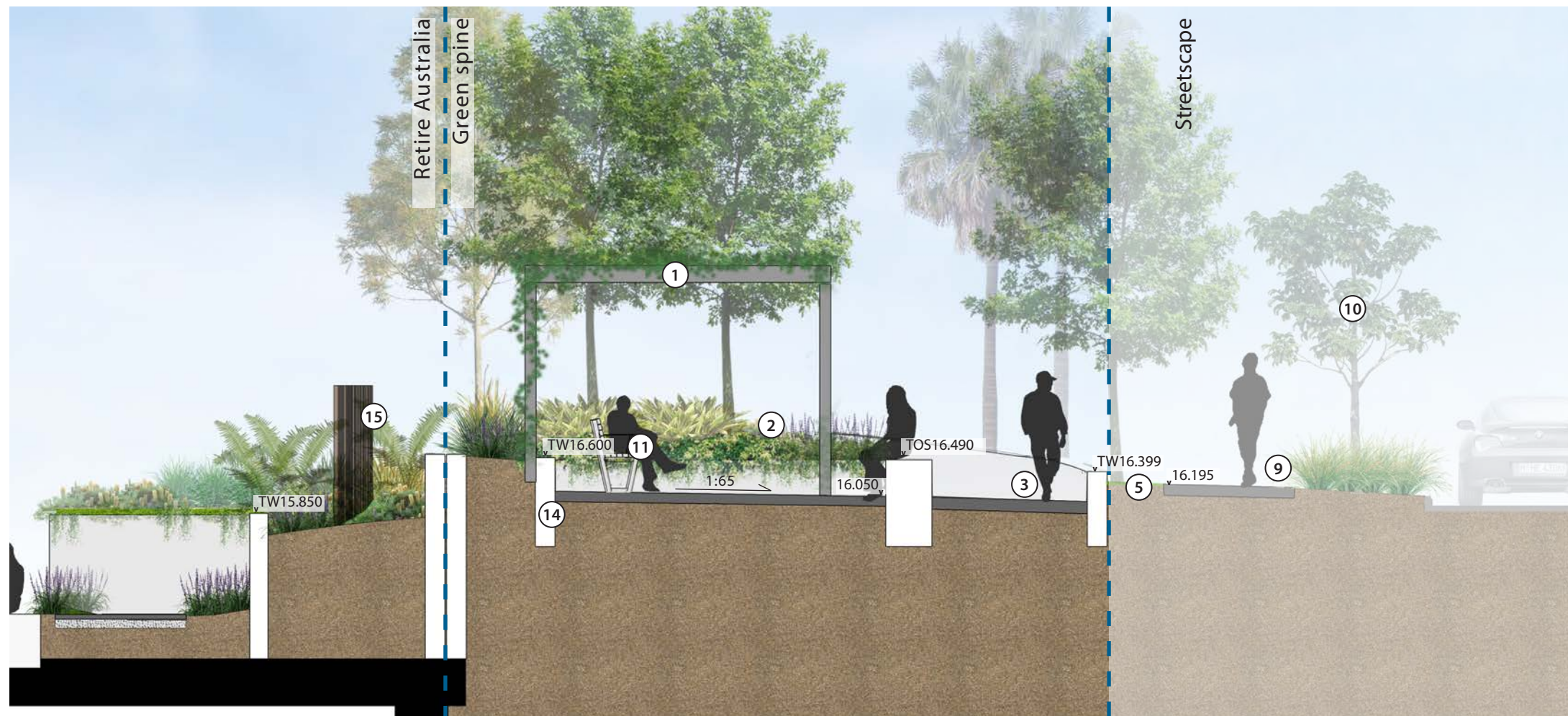
 BUSH TUCKER TREE PLANTING / SPECIES

 RAISED INTERACTIVE GARDENS

Sections



SECTION C-C



SECTION D-D

LEGEND

- ① TRELLIS STRUCTURE WITH CLIMBERS
- ② INTERACTIVE GARDEN- BUSH TUCKER AND HERBS
- ③ 1800MM WIDE FOOTPATH - EXPOSED AGGREGATE COLOURED CONCRETE
- ④ FEATURE FIG TREE PLANTING
- ⑤ TURF
- ⑥ SPECTACLE GARDEN TERRACES
- ⑦ SEATING NODE UNDER FIG TREE
- ⑧ OVERLAND FLOW FROM PODIUM
- ⑨ VERGE FOOTPATH (BY OTHERS)
- ⑩ STREET TREE PLANTING (BY OTHERS)
- ⑪ DDA COMPLIANT SEATING
- ⑫ STAIRS
- ⑬ SEATING WALL (WITH INTEGRATED COMPLIANT SEATING)
- ⑭ LANDSCAPE WALL
- ⑮ 1800MM HIGH FENCE
- PROPERTY BOUNDARY

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11
Date: 30/04/2025



LEGEND

- ① TRELLIS STRUCTURE WITH CLIMBERS
- ② INTERACTIVE GARDEN/ ENGAGEMENT - BUSH TUCKER AND HERBS
- ③ 1800MM WIDE FOOTPATH - EXPOSED AGGREGATE COLOURED CONCRETE
- ④ FEATURE FIG TREE PLANTING
- ⑤ TURF
- ⑥ SPECTACLE GARDEN TERRACES
- ⑦ SEATING NODE UNDER FIG TREE
- ⑧ OVERLAND FLOW FROM PODIUM
- ⑨ VERGE FOOTPATH (BY OTHERS)
- ⑩ STREET TREE PLANTING (BY OTHERS)
- ⑪ DDA COMPLIANT SEATING
- ⑫ STAIRS
- ⑬ GATED ENTRY INTO PODIUM (SECONDARY ENTRY)
- ⑭ SEATING WALL (WITH INTEGRATED COMPLIANT SEATING)
- ⑮ LANDSCAPE WALL
- ⑯ 1800MM HIGH FENCE
- PROPERTY BOUNDARY



SECTION E-E

4.50 Planting Palette

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11
Date: 30/04/2025



4.51 Green Spine General Planting Areas

TREES & PALMS		
1	Ficus microcarpa hillii	Hills Weeping Fig
2	Livistona decora	Weeping Cabbage Tree
3	Elaeocarpus eumundi	Quandong
4	Harpulia pendula	Tulipwood
5	Tristaniopsis laurina	Water Gum
6	Flindersia schottiana	Bumpy ash
7	Waterhousia floribunda	Weeping Lilly Pilly
ACCENT/ SHRUBS		
8	Doryanthes excelsa	Gynea lily
9	Lomandra hystrix	Mat Rush
10	Ficus microcarpa	Green island fig
11	Westringea fructosa	Coastal westringia
12	Baeckea virgata	Tall Baeckea
GROUNDCOVERS		
13	Liriope Evergreen Giant	Turf Lily
14	Myoporum ellipticum	Boobialla
15	Dianella caerulea "Little Jess"	Blue flax lily.
16	Scaevola calendulacea	Scented Fan Flower
17	Carex appressa	Tall Sedge
18	Themeda triandra	Kangaroo Grass
19	Dietes bicolor	Spanish Iris
CLIMBING VINES		
20	Cissus antarctica	Kangaroo Vine
21	Trachelospermum jasminoides	Star Jasmine

Note: Tree planting to be installed at a minium 200ltr pot size. Ficus Microcarpa to be installed a in minium x-ground size.



4.51 Interactive Gardens - Herb and Bush Tucker

TREES		
①	<i>Acronychia imperforata</i>	Fraser Island apple
②	<i>Macadamia integrifolia</i>	Macadamia Nut
③	<i>Atractocarpus fitzalanii</i>	Brown gardenia
④	<i>Acronychia oblongifolia</i>	White Aspen
ACCENT/ SHRUBS		
⑤	<i>Austromyrtus dulcis</i>	Midyim Berries
⑥	<i>Syzygium luehmannii</i>	Riberry
⑦	<i>Glycosmis trifoliata</i>	Pink Fruited Lime Berry
⑧	<i>Podocarpus spinulosus</i>	Dwarf plum pine
GROUNDCOVERS		
⑨	<i>Cymbopogon ambiguus</i>	Australian lemon-scented grass
⑩	<i>Prostanthera incisa</i>	Native Thyme
⑪	<i>Dianella caerulea</i>	Blue flax lilly
⑫	<i>Mentha satureioides</i>	Bush Mint
⑬	<i>Mentha australis</i>	River Mint
⑭	<i>Rosmarinus officinalis</i>	Rosemary
⑮	<i>Salvia officinalis</i>	Sage
⑯	<i>Origanum vulgare</i>	Oregano
⑰	<i>Thymus vulgaris</i>	Thyme
CLIMBING VINES		
⑱	<i>Eustrephus latifolius</i>	Wombat Berry
⑲	<i>Passiflora edulis</i>	Passion fruit

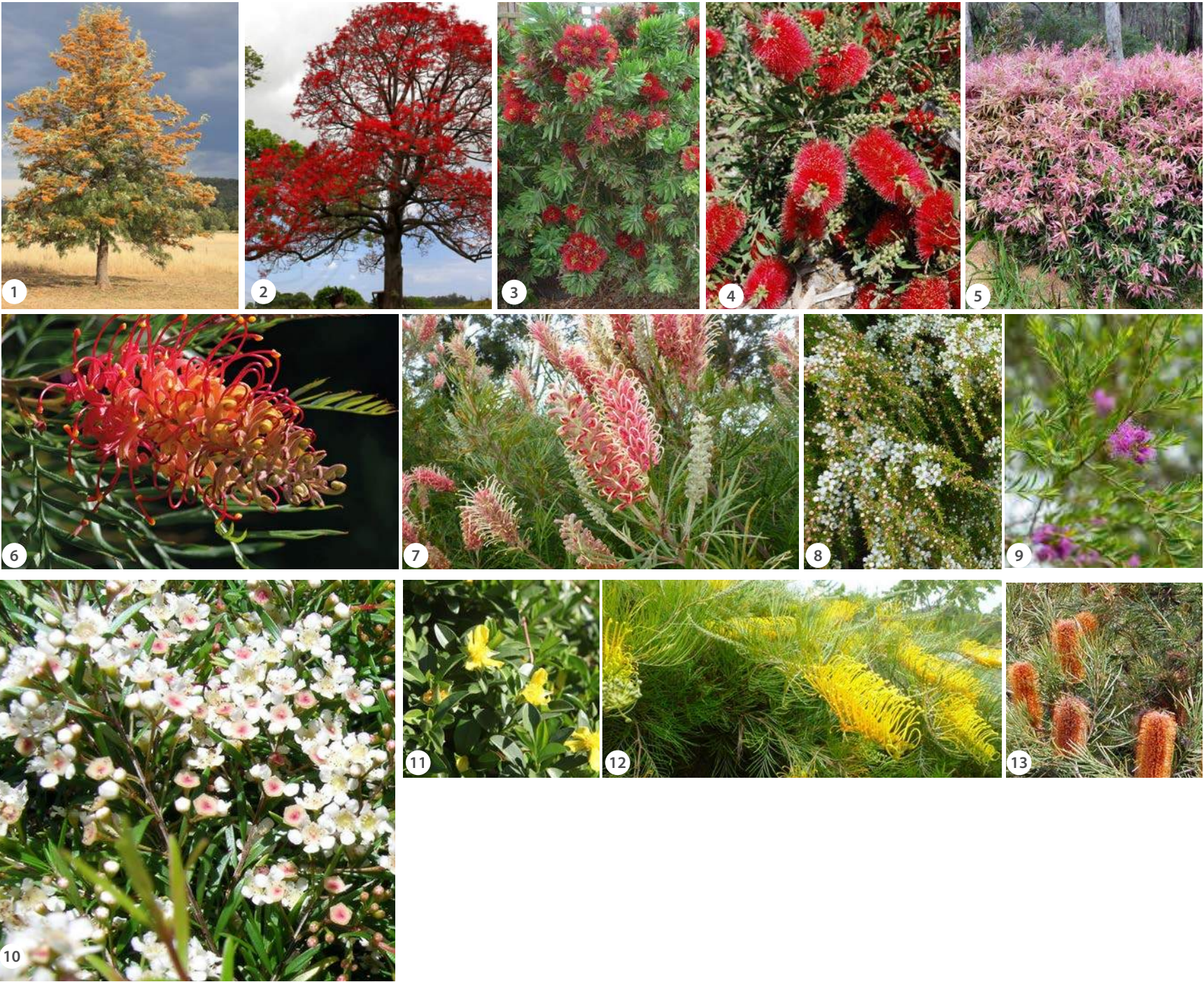
Note: Tree planting to be installed at a minium 200ltr pot size.



4.51 Interactive Gardens - Spectacle Garden

TREES		
1	Grevillea robusta	Southern silky oak
2	Brachychiton acerifolius	Flame bottletree
ACCENT/ SHRUBS		
3	Callistemon 'Little John'	Bottlebrush
4	Callistemon 'Firebrand'	Bottlebrush
5	Callistemon 'Great Balls of Fire	Bottlebrush
6	Grevillea 'Superb'	Grevillea Superb
7	Grevillea 'Majestic'	'Majestic'
8	Leptospermum 'Cardwell'	Cardwell Tea Tree
9	Melaleuca thymifolia	Honey Myrtle
10	Leptospermum petersonii	Lemon-scented teatree
GROUNDCOVERS		
11	Hibbertia scandens	Guinea Flower
12	Grevillea 'Cooroora Cascade'	Cooroora Cascade
13	Banksia spinulosa	hairpin banksia

Note: Tree planting to be installed at a minium 200ltr pot size.



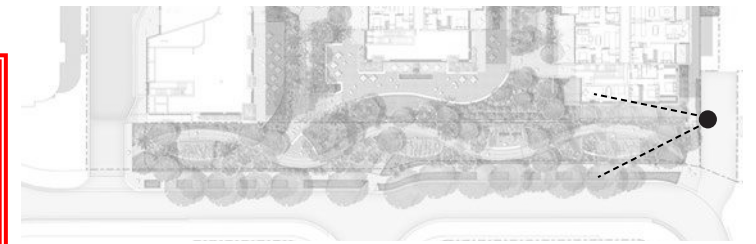
4.60

Indicative Perspectives

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

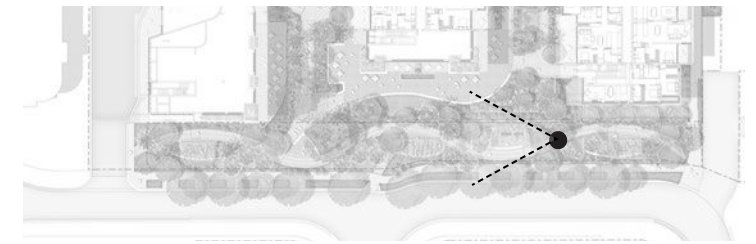
Approval no: DEV2021/1252/11

Date: 30/04/2025



4.61 Viewpoint Looking North - Bush Tucker Walk





4.61 Viewpoint Looking North - Seating Area



4.70 Character Images

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11

Date: 30/04/2025



FLOWING FORMS



INTERACTIVE



SHELTER



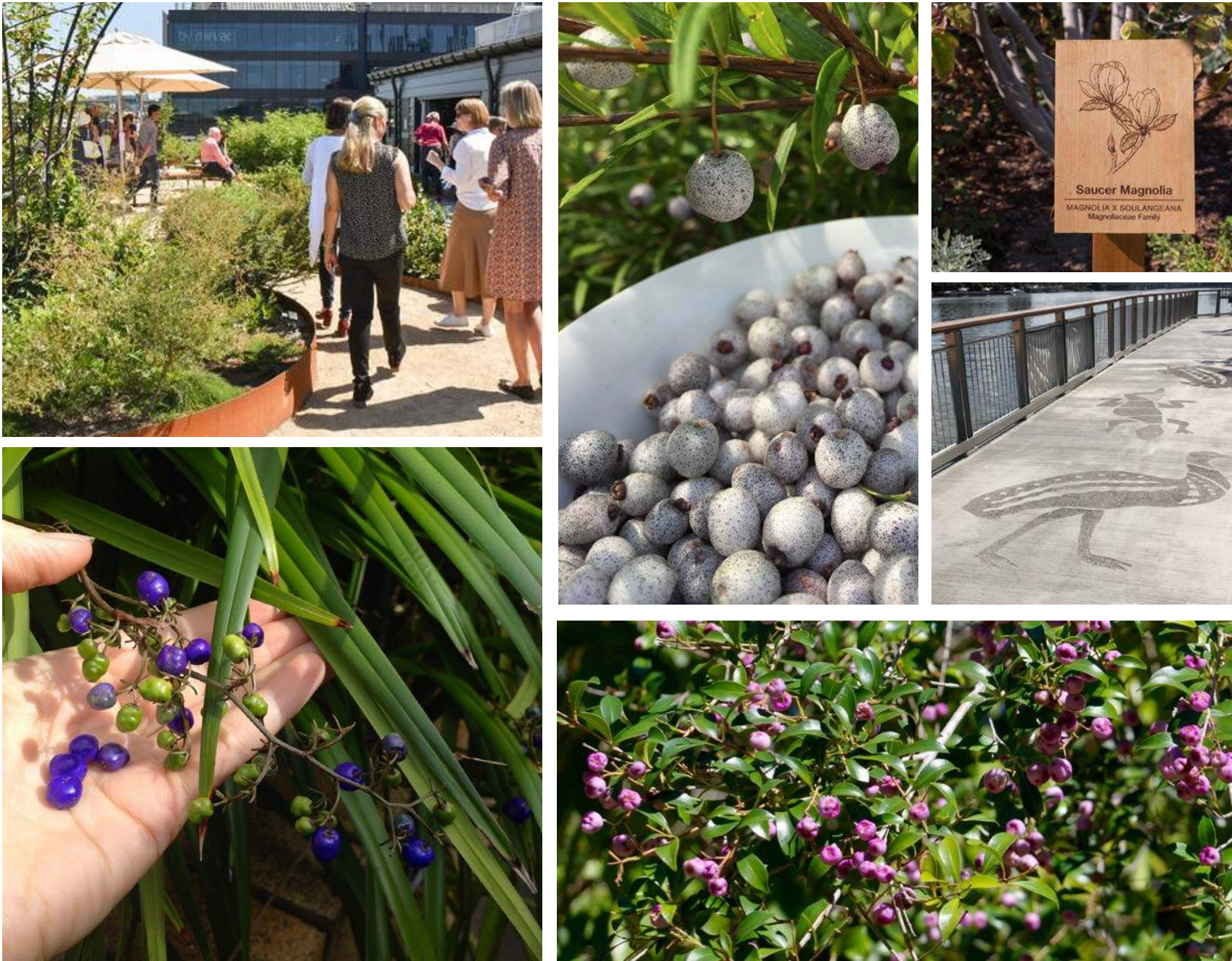
SHADE



COMFORT



BUSH TUCKER WALK



SPECTACLE GARDEN



5.00

Retirement Facilities and Age Care Development

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11

Date: 30/04/2025



5.10 Design Principles

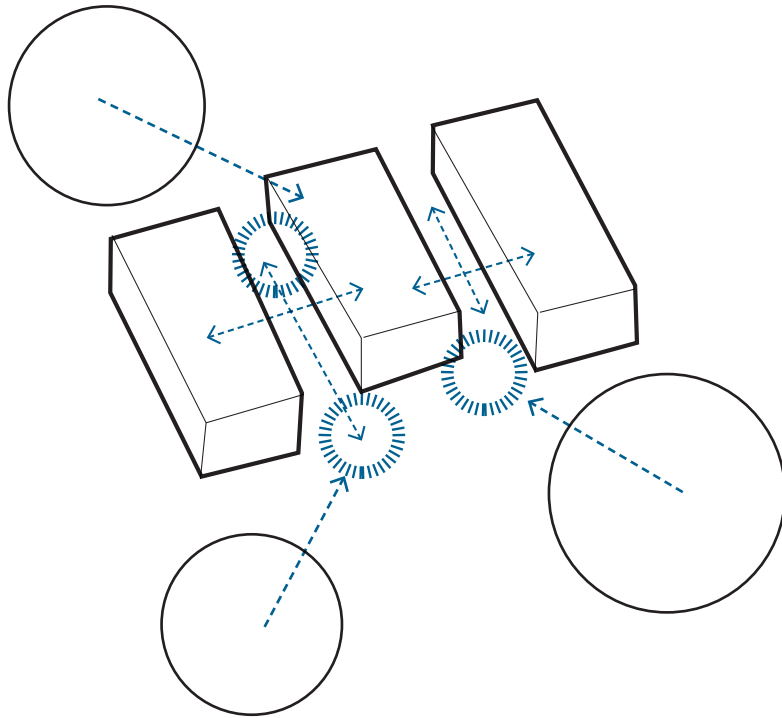
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11

Date: 30/04/2025



CONNECTION TO PLACE



The Recreation podium will create a sense of arrival when entering from the building and the Green Spine. Consistent use of materials will reinforce a distinct sense of place and character.

Design of spaces will seamlessly integrate with the surrounding urban framework, the Green spine and recreation podium. Designs will blur the edges creating a cohesive open space experience.

External environments will create strong connections to nature, encourage and incorporate direct and incidental interactions throughout a resident's daily routine.

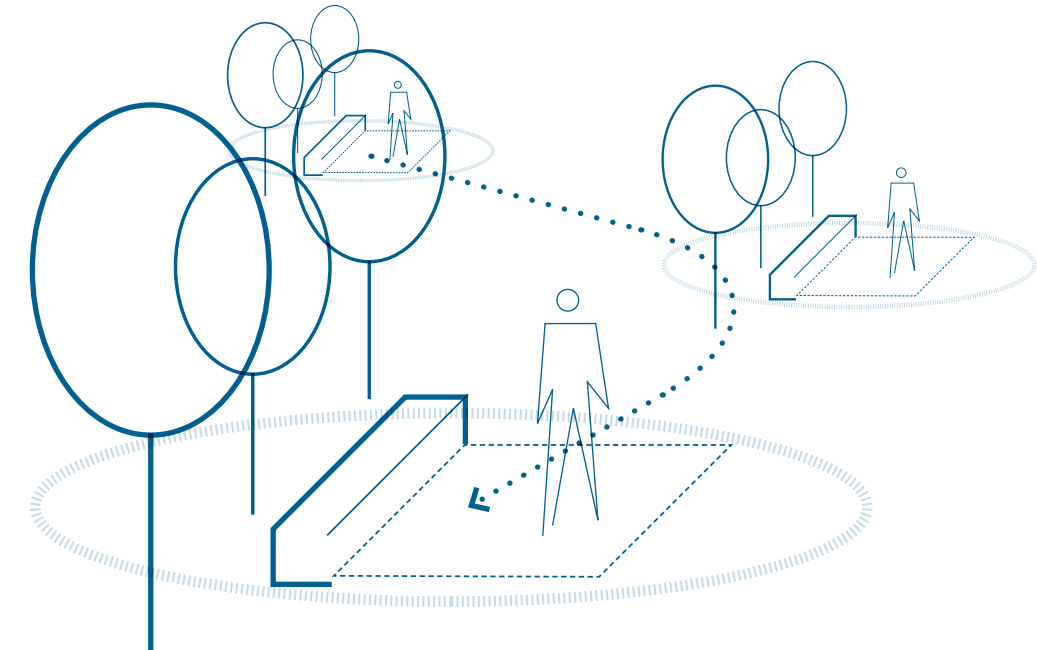
SENSORY STIMULATION



The design will utilise plant species with a variety of textures, colours, shapes and strong fragrances to stimulate the of senses across all seasons. Texture within hard landscape elements will complement the architectural palette particularly in key nodal areas.

The design will incorporate fine grained detailing providing a variety of visual and sensory experiences. The design will creates moments of discovery with a variety of other external sensory stimulants such as water features. These will be accessible to touch and interaction to enhance the experiential and aesthetic quality for the residents.

PROSPECT AND REFUGE




The design will provide comfort for the residents through adequate seating along shared pathways, varying degrees of shelter and protection from the natural elements throughout all times of the day and journeys of discovery and interaction whilst providing spaces for rest and recovery.

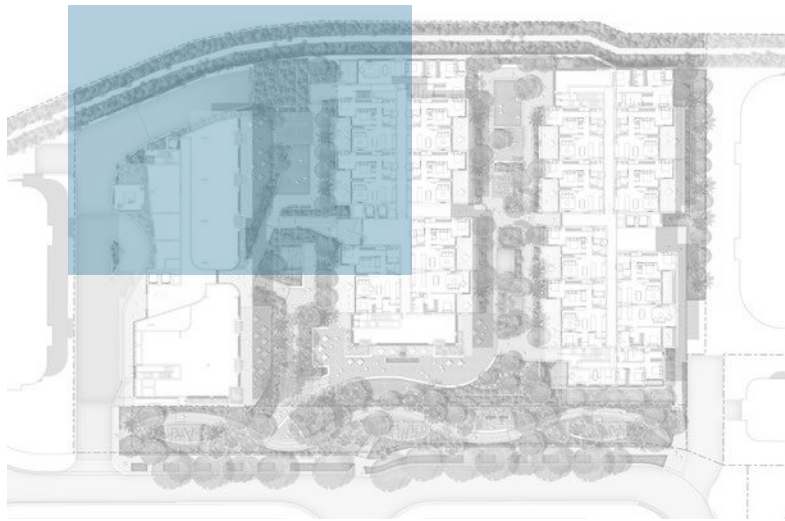
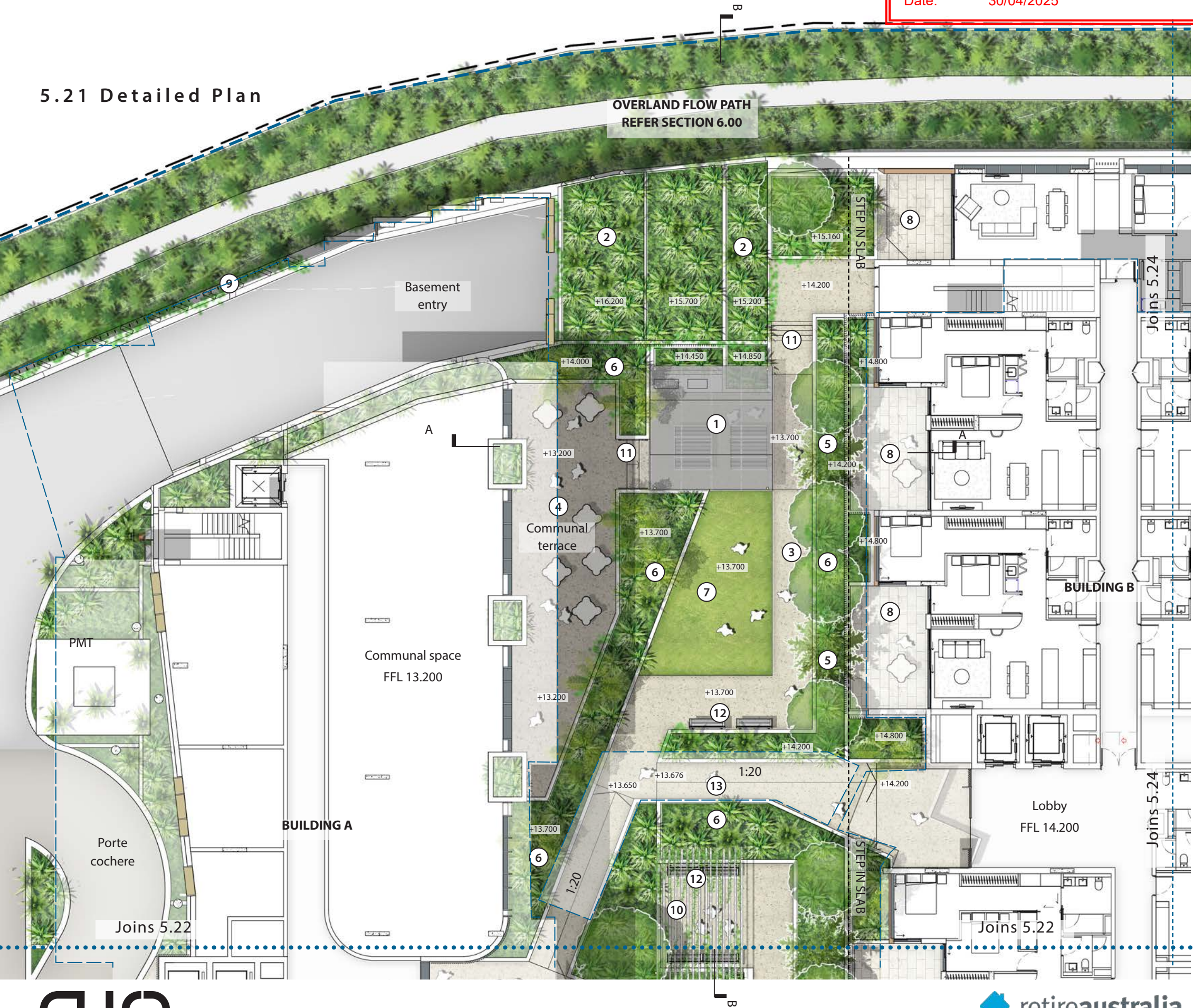
5.20 Landscape Plan

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11
Date: 30/04/2025


Queensland
Government

5.21 Detailed Plan



KEY PLAN

LEGEND

- ① WEATHERPROOF SHELTER WITH BBQ AND DINING TABLES
- ② LOW PROFILE ROOF PLANTERS OVER DRIVEWAY ENTRANCE
- ③ PATHWAY - EXPOSED AGGREGATE COLOURED CONCRETE (LIGHT)
- ④ EXPOSED AGGREGATE COLOURED CONCRETE (DARK)
- ⑤ SCREEN PLANTING WITH PRIVACY FENCING
- ⑥ PODIUM PLANTER
- ⑦ TURF
- ⑧ PRIVATE COURTYARD
- ⑨ CABLE TRELLIS WITH CLIMBERS TO DRIVEWAY ENTRY
- ⑩ GARDEN ROOM - TRELLIS STRUCTURE WITH SUBTROPICAL CLIMBERS AND SEATING
- ⑪ STAIRS
- ⑫ PROPRIETARY SEATING (DDA COMPLIANT)
- ⑬ COVERED WALKWAY
- PROPERTY BOUNDARY

Scale 1:200 @ A3

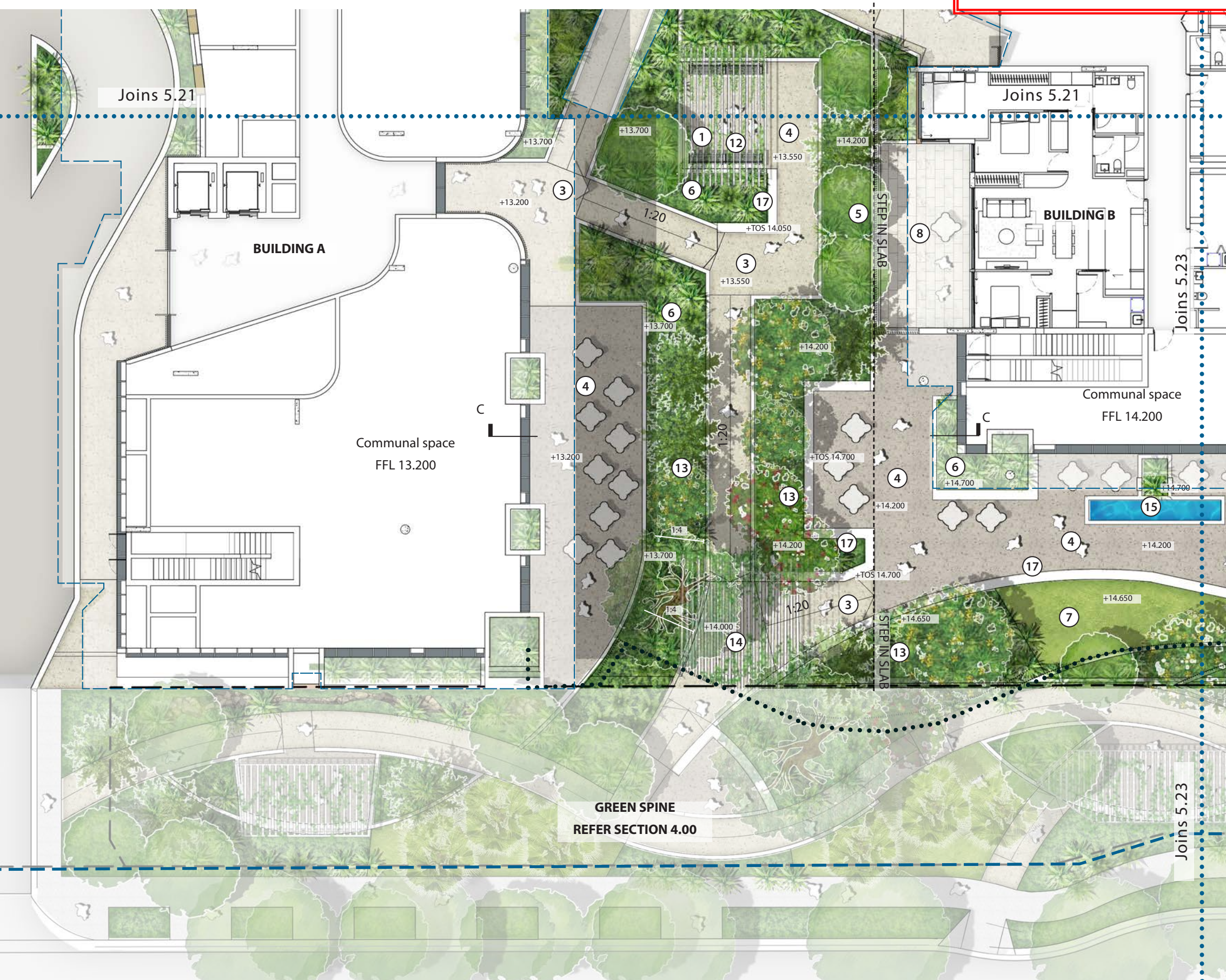


5.22 Detailed Plan

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11

Date: 30/04/2025

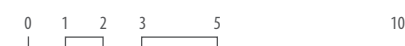


KEY PLAN

LEGEND

- ① WEATHERPROOF SHELTER WITH BBQ AND DINING TABLES
- ② LOW PROFILE ROOF PLANTERS OVER DRIVEWAY ENTRANCE
- ③ PATHWAY - EXPOSED AGGREGATE COLOURED CONCRETE (LIGHT)
- ④ EXPOSED AGGREGATE COLOURED CONCRETE (DARK)
- ⑤ SCREEN PLANTING WITH PRIVACY FENCING
- ⑥ PODIUM PLANTER
- ⑦ TURF
- ⑧ PRIVATE COURTYARD
- ⑨ CABLE TRELLIS WITH CLIMBERS TO DRIVEWAY ENTRY
- ⑩ GARDEN ROOM - TRELLIS STRUCTURE WITH SUBTROPICAL CLIMBERS AND SEATING
- ⑪ STAIRS
- ⑫ PROPRIETARY SEATING (DDA COMPLIANT)
- ⑬ SPECTACLE GARDEN
- ⑭ ENTRY TRELLIS
- ⑮ WATER FEATURE
- ⑯ INGROUND PLANTER
- ⑰ SEATING WALL
- ⑱ WEATHERPROOF SHELTER
- ... SECURITY FENCE LINE (1800MM)
- PROPERTY BOUNDARY
- BUILDING OVER

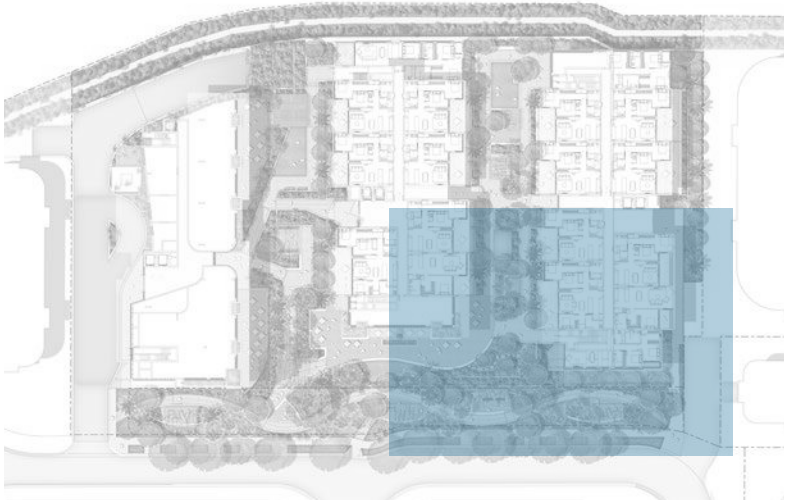
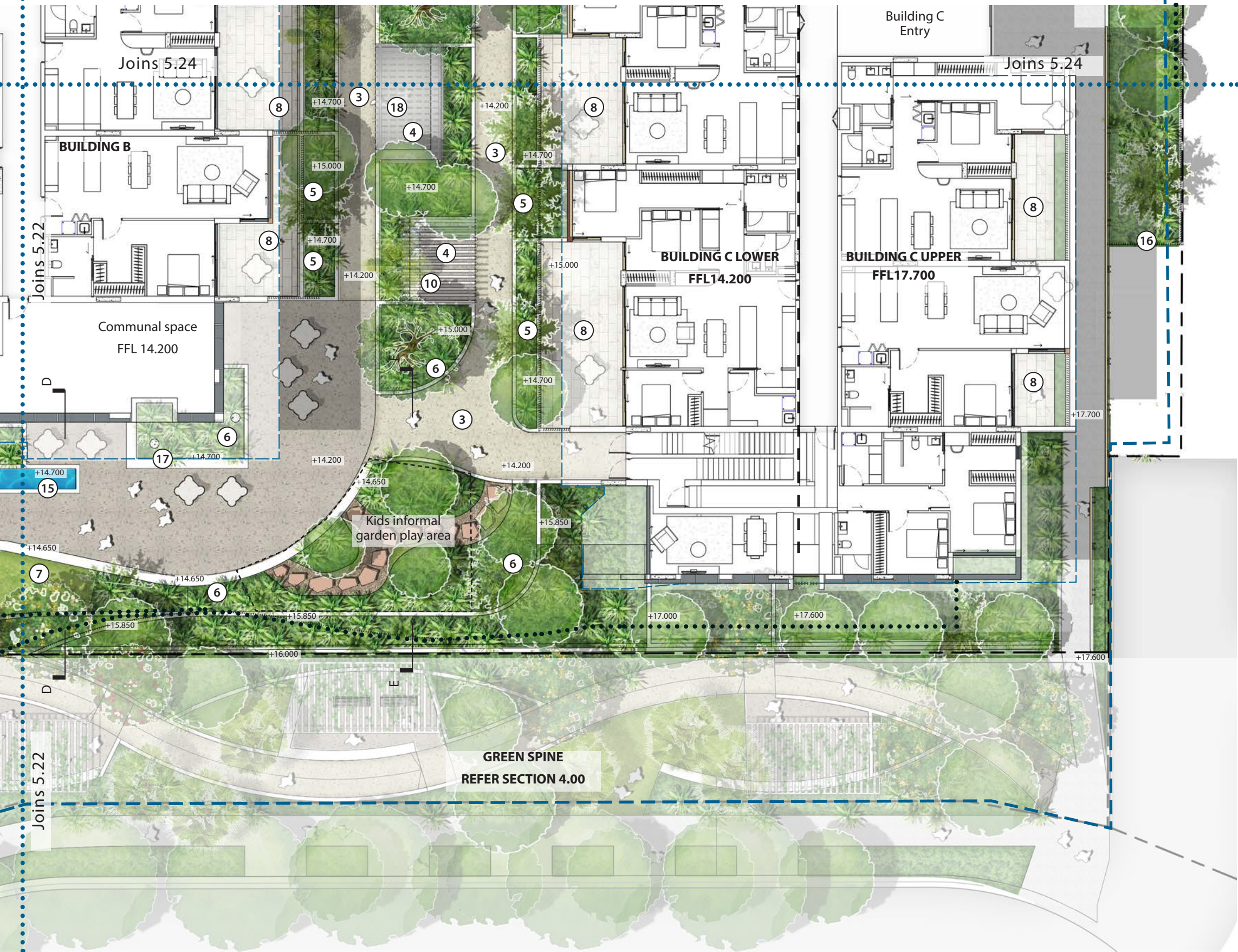
Scale 1:200 @ A3



5.23 Detailed Plan

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11
Date: 30/04/2025



KEY PLAN

LEGEND

- ① WEATHERPROOF SHELTER WITH BBQ AND DINING TABLES
- ② LOW PROFILE ROOF PLANTERS OVER DRIVEWAY ENTRANCE
- ③ PATHWAY - EXPOSED AGGREGATE COLOURED CONCRETE (LIGHT)
- ④ EXPOSED AGGREGATE COLOURED CONCRETE (DARK)
- ⑤ SCREEN PLANTING WITH PRIVACY FENCING
- ⑥ PODIUM PLANTER
- ⑦ TURF
- ⑧ PRIVATE COURTYARD
- ⑨ CABLE TRELLIS WITH CLIMBERS TO DRIVEWAY ENTRY
- ⑩ GARDEN ROOM - TRELLIS STRUCTURE WITH SUBTROPICAL CLIMBERS AND SEATING
- ⑪ STAIRS
- ⑫ PROPRIETARY SEATING (DDA COMPLIANT)
- ⑬ SPECTACLE GARDEN
- ⑭ ENTRY TRELLIS
- ⑮ WATER FEATURE
- ⑯ INGROUND PLANTER
- ⑰ SEATING WALL
- ⑱ WEATHERPROOF SHELTER
- ... SECURITY FENCE LINE (1800MM)
- - - PROPERTY BOUNDARY
- - - BUILDING OVER

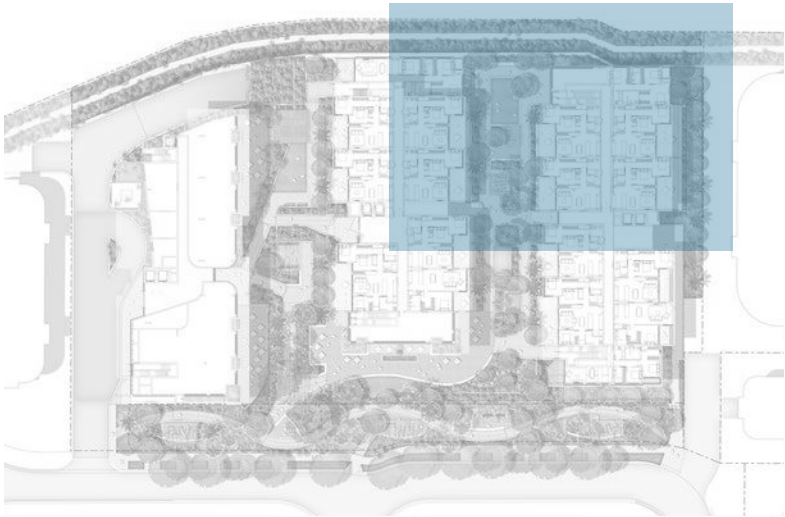
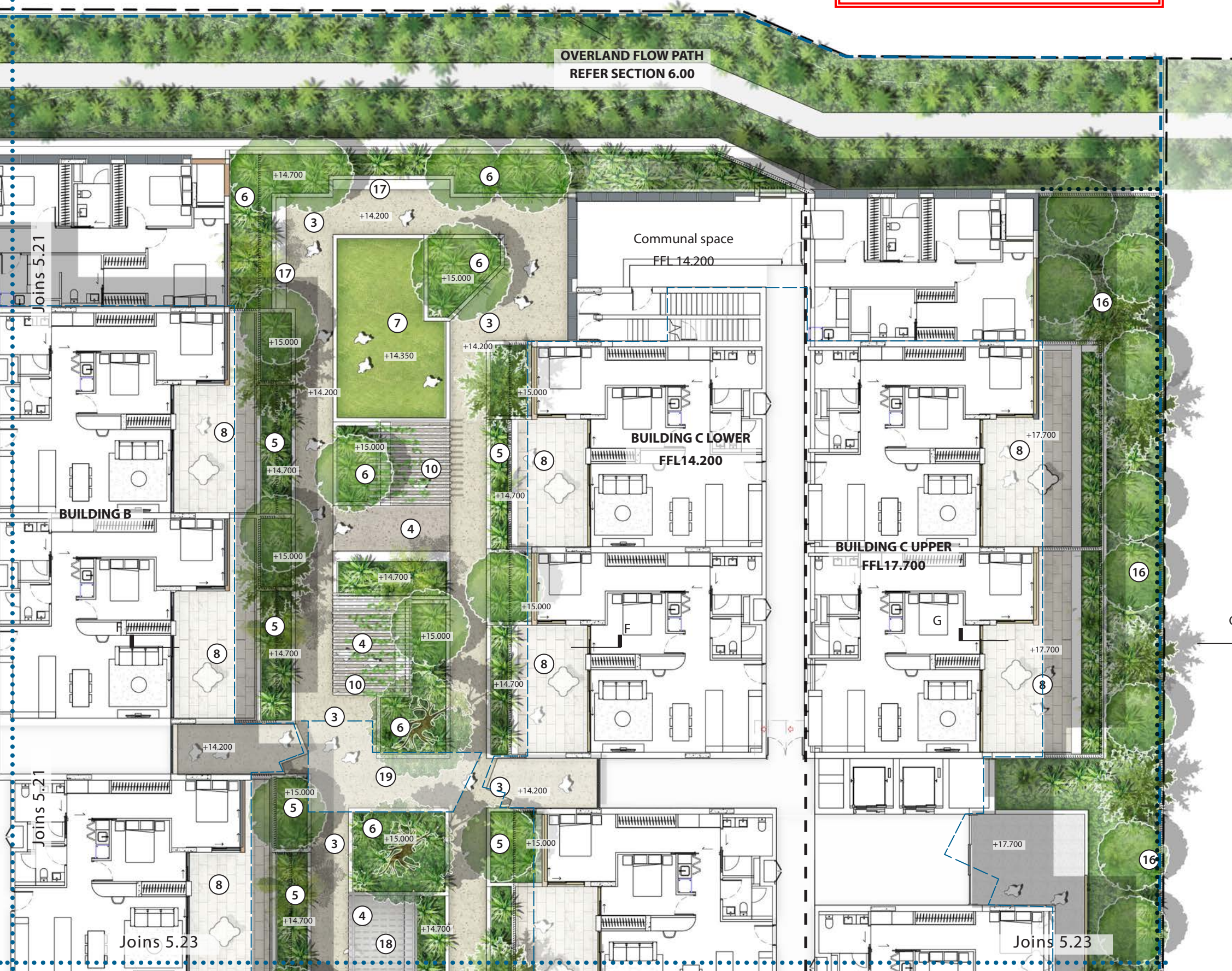
Scale 1:200 @ A3 0 1 2 3 5 10m

5.24 Detailed Plan

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11
Date: 30/04/2025


Queensland
Government



KEY PLAN

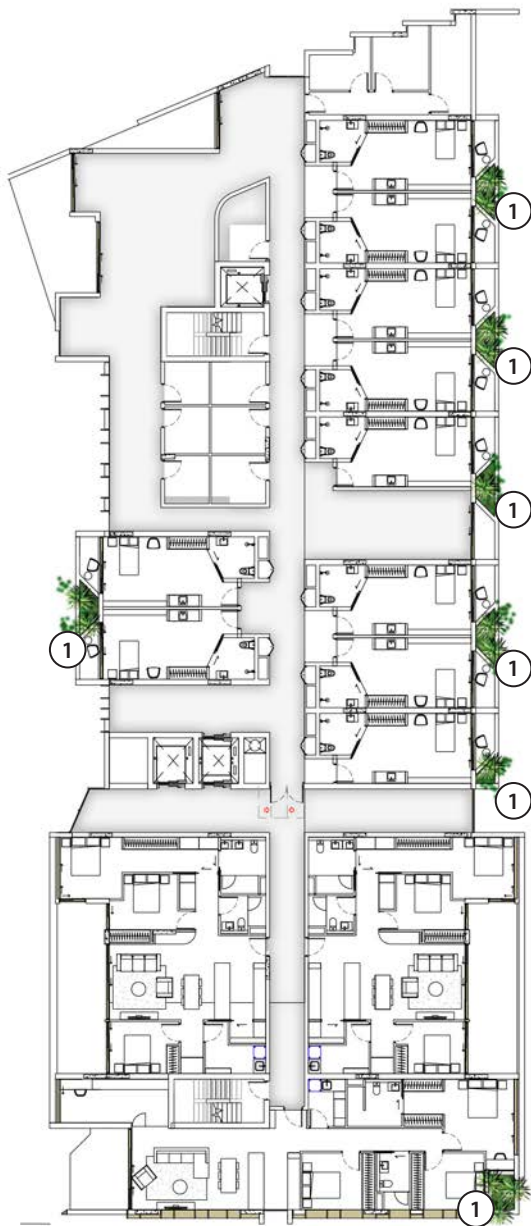
LEGEND

- ① WEATHERPROOF SHELTER WITH BBQ AND DINING TABLES
- ② LOW PROFILE ROOF PLANTERS OVER DRIVEWAY ENTRANCE
- ③ PATHWAY - EXPOSED AGGREGATE COLOURED CONCRETE (LIGHT)
- ④ EXPOSED AGGREGATE COLOURED CONCRETE (DARK)
- ⑤ SCREEN PLANTING WITH PRIVACY FENCING
- ⑥ PODIUM PLANTER
- ⑦ TURF
- ⑧ PRIVATE COURTYARD
- ⑨ CABLE TRELLIS WITH CLIMBERS TO DRIVEWAY ENTRY
- ⑩ GARDEN ROOM - TRELLIS STRUCTURE WITH SUBTROPICAL CLIMBERS AND SEATING
- ⑪ STAIRS
- ⑫ PROPRIETARY SEATING (DDA COMPLIANT)
- ⑬ SPECTACLE GARDEN
- ⑭ ENTRY TRELLIS
- ⑮ WATER FEATURE
- ⑯ INGROUND PLANTER
- ⑰ SEATING WALL
- ⑱ WEATHERPROOF SHELTER
- ⑲ COVERED WALKWAY
- ... SECURITY FENCE LINE (1800MM)
- - - PROPERTY BOUNDARY
- - - BUILDING OVER

Scale 1:200 @ A3



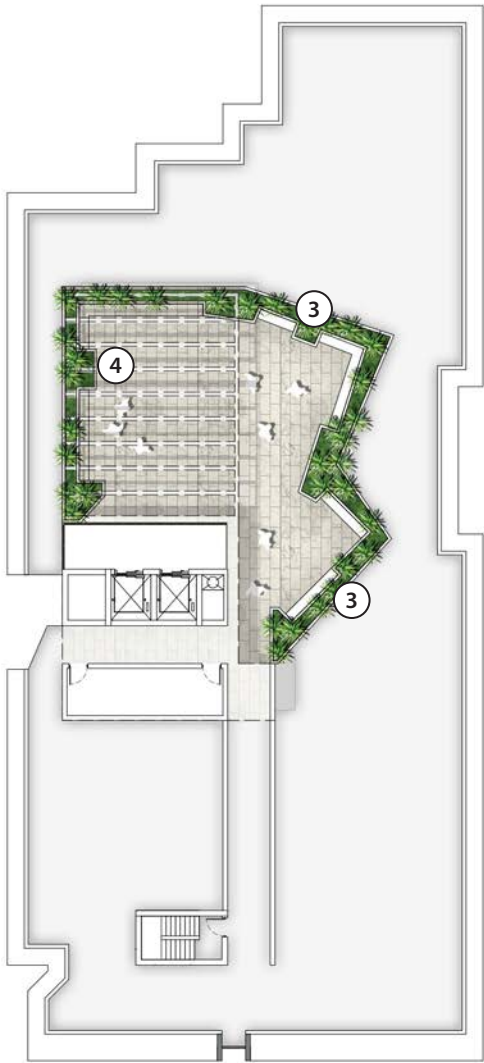
5.25 Building A



Level 1



Level 5



Level 6 - Residence access

- LEGEND
- ① PODIUM PLANTER WITH CASCADING VEGETATION (1000MM DEEP PLANTER MIN)
 - ② ROOF TERRACE (MAINTENANCE ACCESS ONLY)
 - ③ PODIUM PLANTER (700MM DEEP PLANTER)
 - ④ PERGOLA STRUCTURE
 - ⑤ POTENTIAL NATIVE BEE HIVE LOCATION



Scale 1:400 @ A3

0

4

8

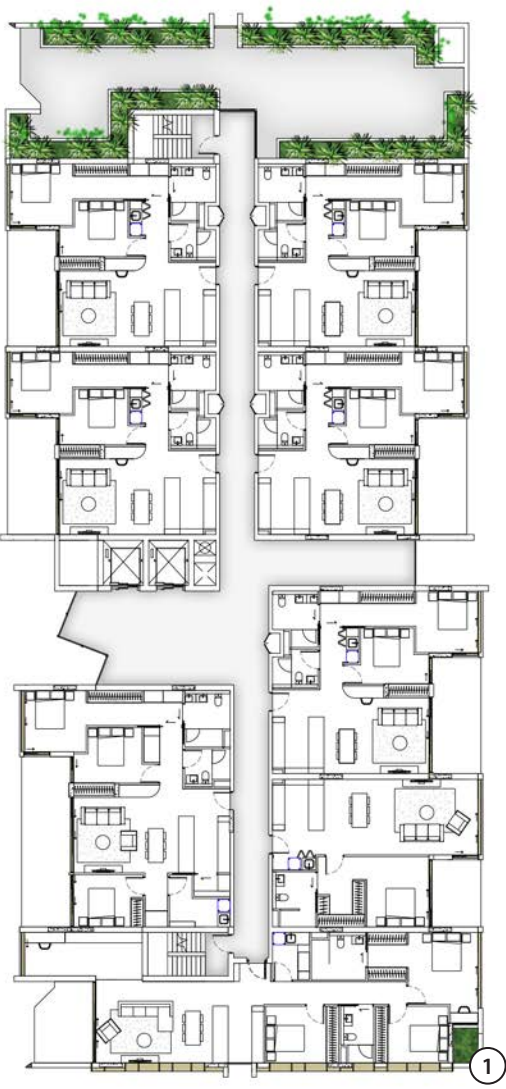
20m



5.26 Building B



Level 1



Level 5

5.26 Building C



Level 5

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11
Date: 30/04/2025



Level 6

- LEGEND
- ① PODIUM PLANTER WITH CASCADING VEGETATION (1000MM DEEP PLANTER MIN)
 - ② ROOF TERRACE (MAINTENANCE ACCESS ONLY)
 - ③ PODIUM PLANTER (700MM DEEP PLANTER)
 - ④ POTENTIAL NATIVE BEE HIVE LOCATION

Scale 1:400 @ A3 0 4 8 20m

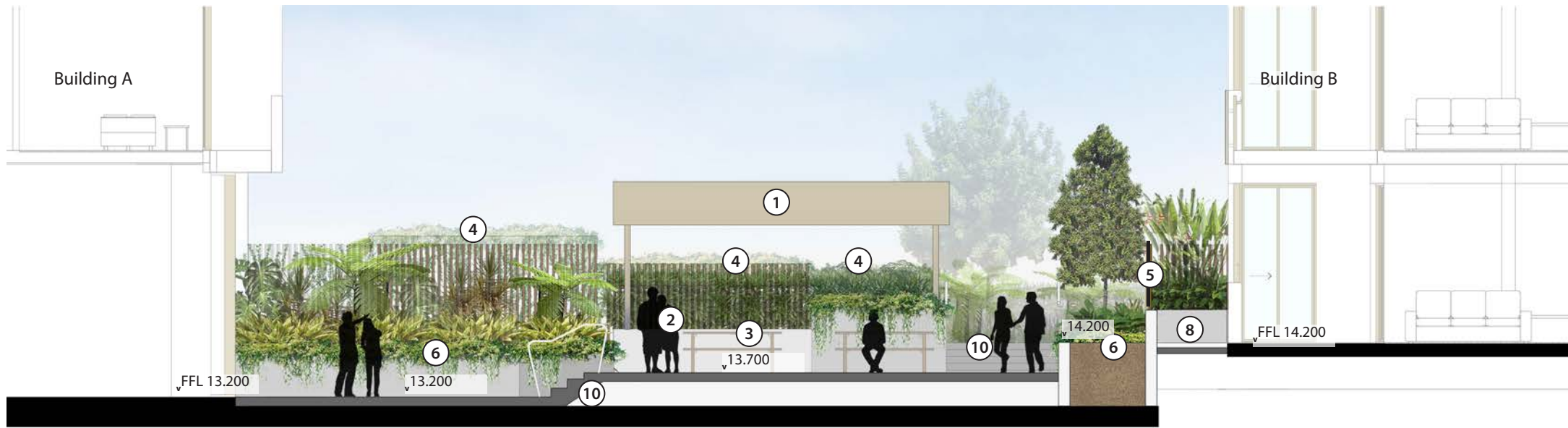


5.30

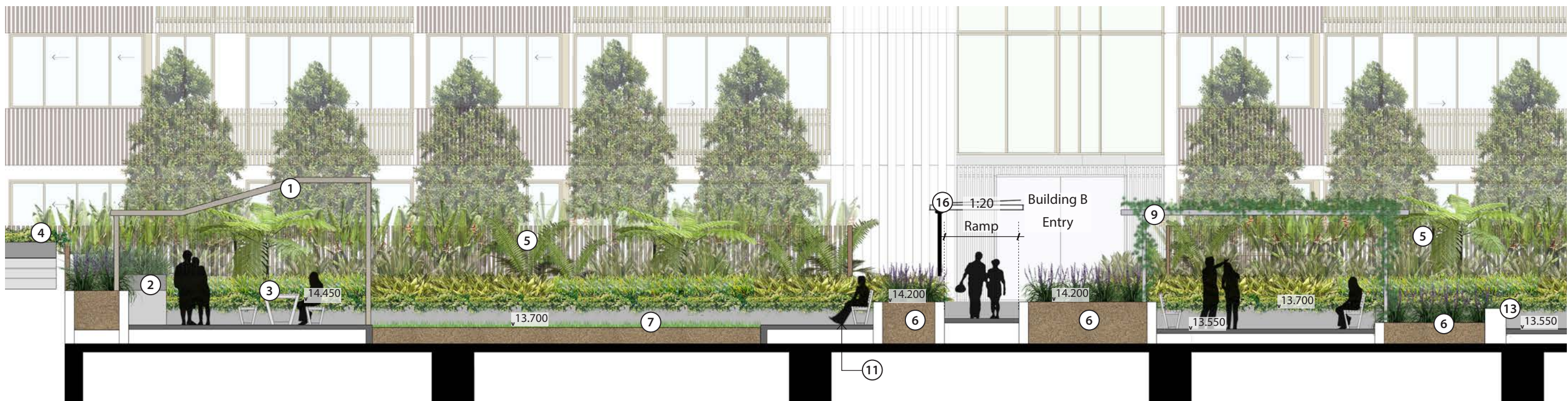


Date: 30/04/2025

- 1 WEATHERPROOF SHELTER
- 2 BBQ
- 3 OUTDOOR DINING TABLE
- 4 LOW PROFILE ROOF PLANTERS OVER DRIVEWAY ENTRANCE
- 5 SCREEN PLANTING WITH PRIVACY FENCING
- 6 PODIUM PLANTER
- 7 TURF
- 8 PRIVATE COURTYARD
- 9 GARDEN ROOM - TRELLIS STRUCTURE WITH SUBTROPICAL CLIMBERS AND SEATING
- 10 STAIRS
- 11 PROPRIETARY SEATING (DDA COMPLIANT)
- 12 WATER FEATURE
- 13 SEATING WALL
- 14 SECURITY FENCE LINE (1800MM)
- 15 PLANTER ON GROUND
- 16 COVERED WALKWAY
- PROPERTY BOUNDARY



SECTION A-A



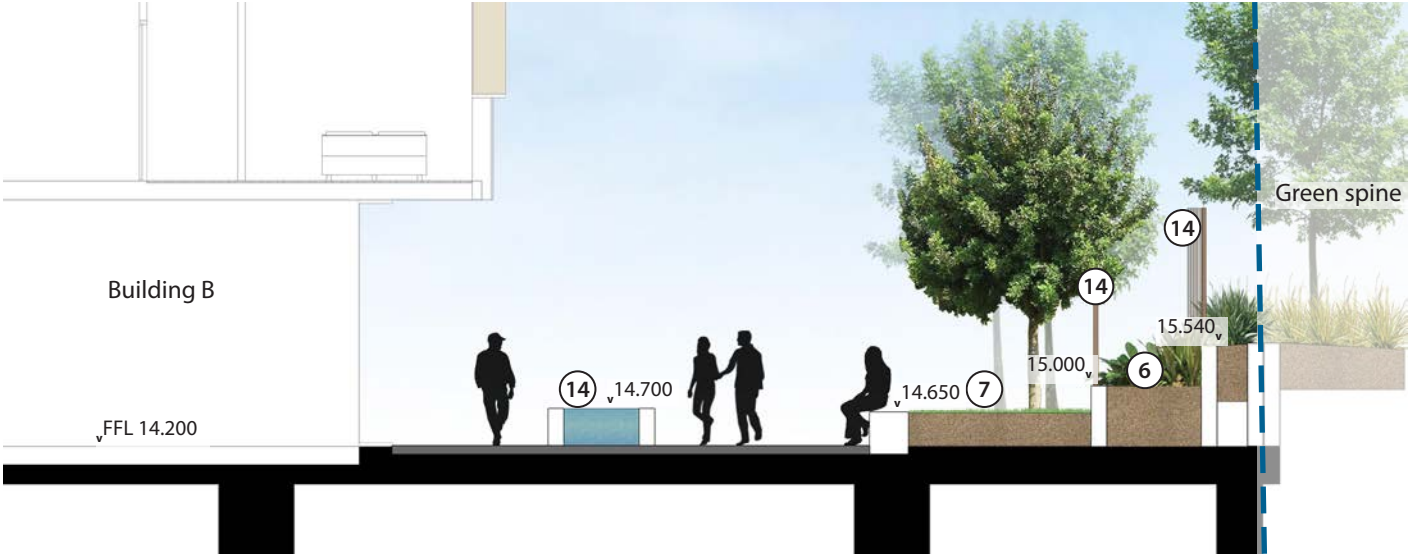
SECTION B-B

Scale 1:100 @ A3

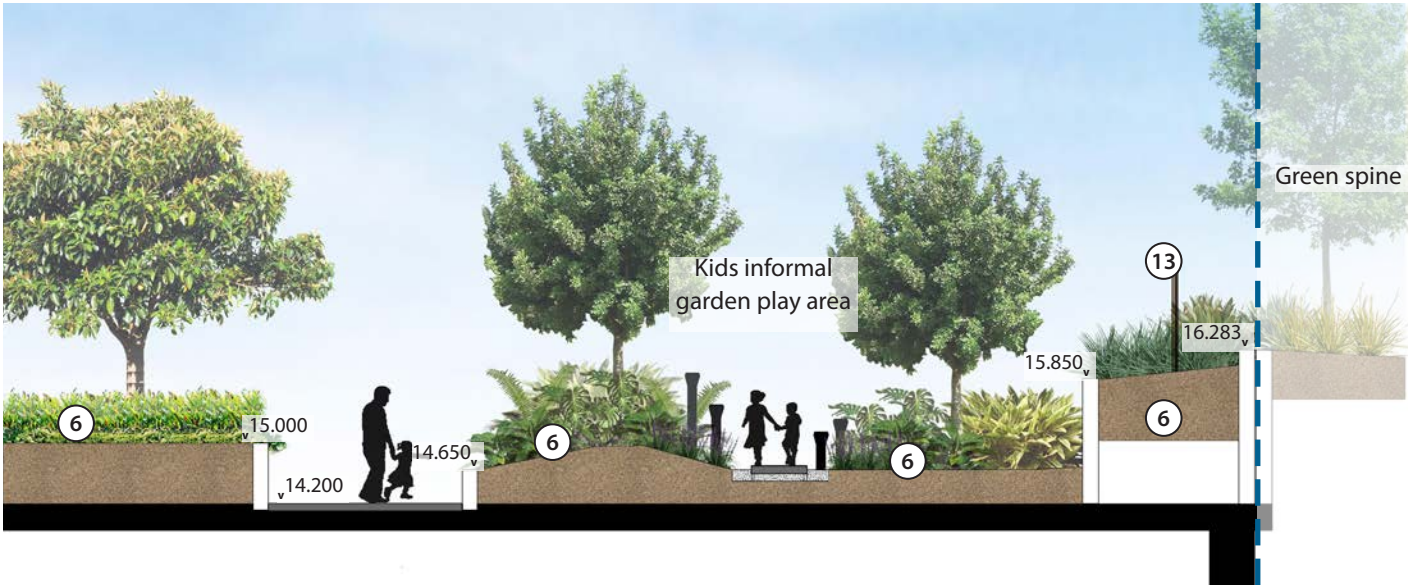
SECTION C-C



SECTION D-D



SECTION E-E



LEGEND

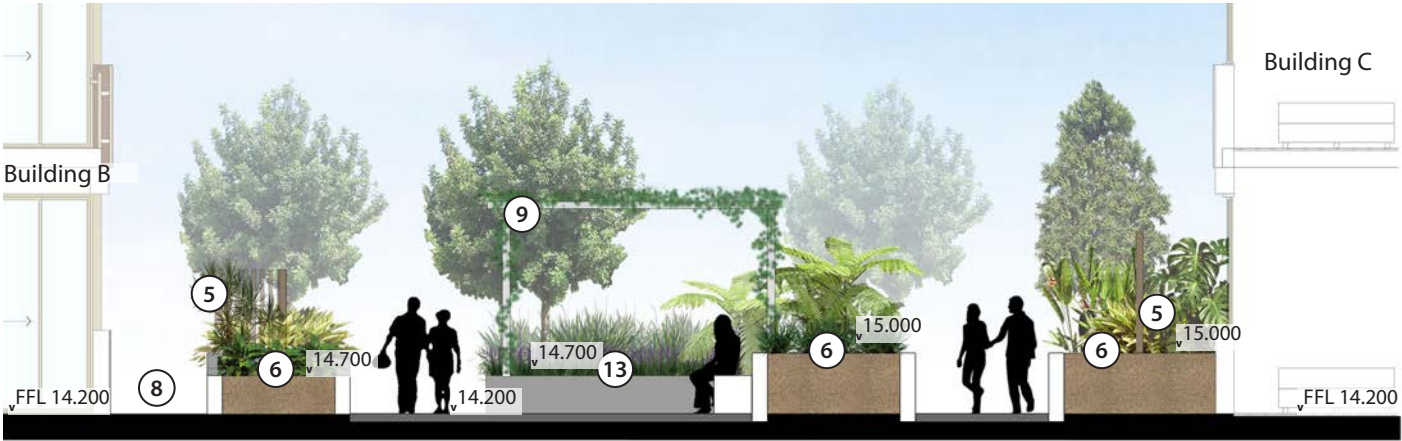
- ① WEATHERPROOF SHELTER
- ② BBQ
- ③ OUTDOOR DINING TABLE
- ④ LOW PROFILE ROOF PLANTERS OVER DRIVEWAY ENTRANCE
- ⑤ SCREEN PLANTING WITH PRIVACY FENCING
- ⑥ PODIUM PLANTER
- ⑦ TURF
- ⑧ PRIVATE COURTYARD
- ⑨ GARDEN ROOM - TRELLIS STRUCTURE WITH SUBTROPICAL CLIMBERS AND SEATING
- ⑩ STAIRS
- ⑪ PROPRIETARY SEATING (DDA COMPLIANT)
- ⑫ WATER FEATURE
- ⑬ SEATING WALL
- ⑭ SECURITY FENCE LINE (1800MM)
- ⑮ PLANTER ON GROUND
- PROPERTY BOUNDARY

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

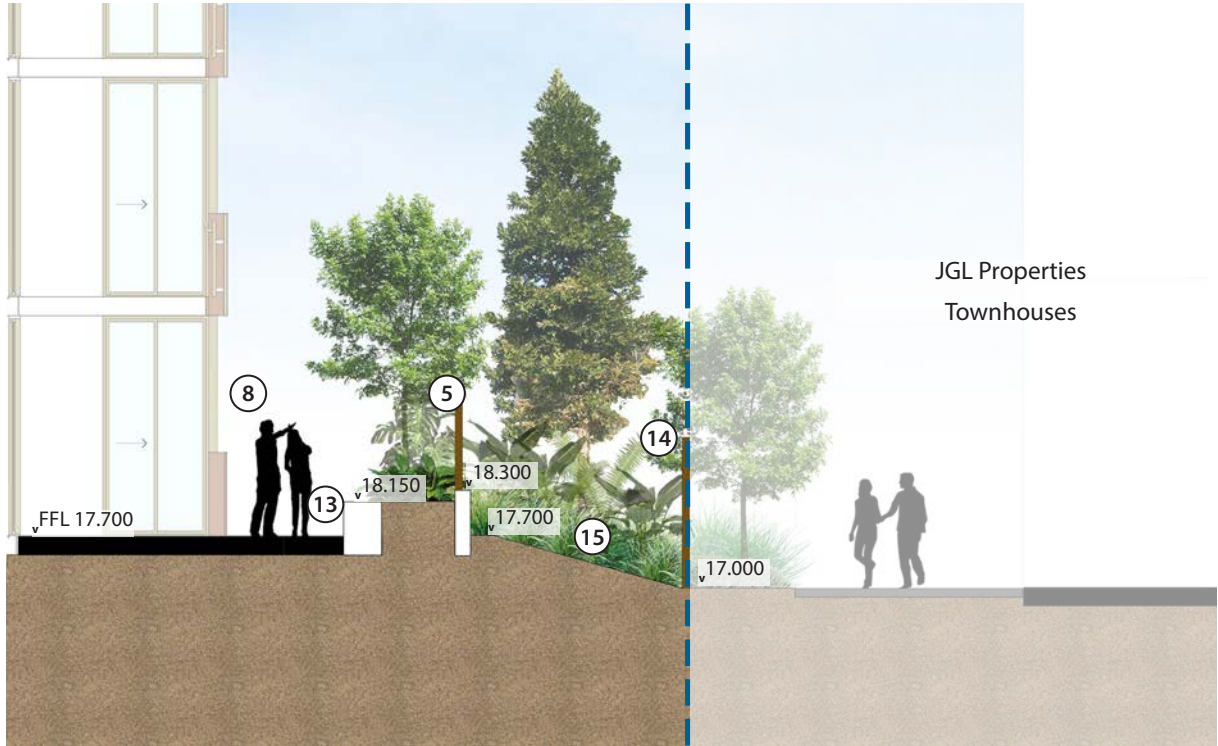
Approval no: DEV2021/1252/11
Date: 30/04/2025



SECTION F-F



SECTION G-G



LEGEND

- ① WEATHERPROOF SHELTER
- ② BBQ
- ③ OUTDOOR DINING TABLE
- ④ LOW PROFILE ROOF PLANTERS OVER DRIVEWAY ENTRANCE
- ⑤ SCREEN PLANTING WITH PRIVACY FENCING
- ⑥ PODIUM PLANTER
- ⑦ TURF
- ⑧ PRIVATE COURTYARD
- ⑨ GARDEN ROOM - TRELLIS STRUCTURE WITH SUBTROPICAL CLIMBERS AND SEATING
- ⑩ STAIRS
- ⑪ PROPRIETARY SEATING (DDA COMPLIANT)
- ⑫ WATER FEATURE
- ⑬ SEATING WALL
- ⑭ SECURITY FENCE LINE (1800MM)
- ⑮ PLANTER ON GROUND
- PROPERTY BOUNDARY

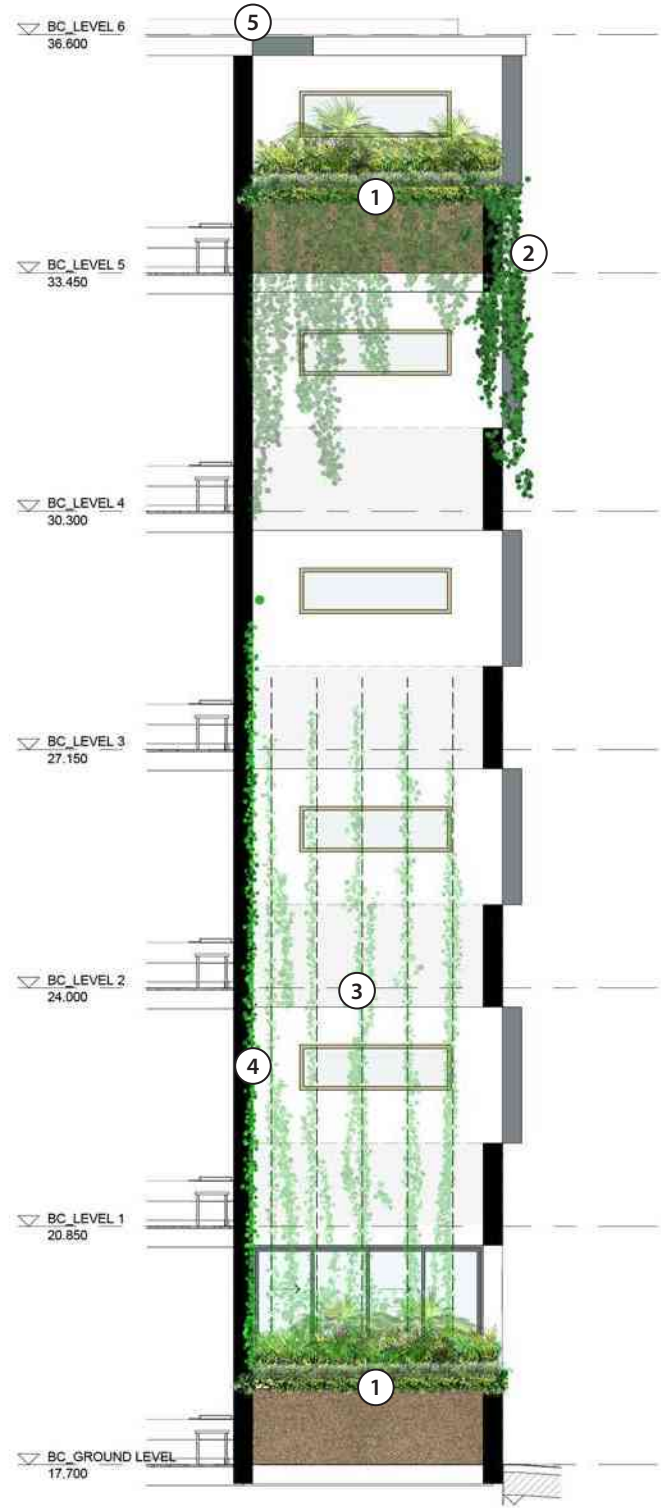
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11

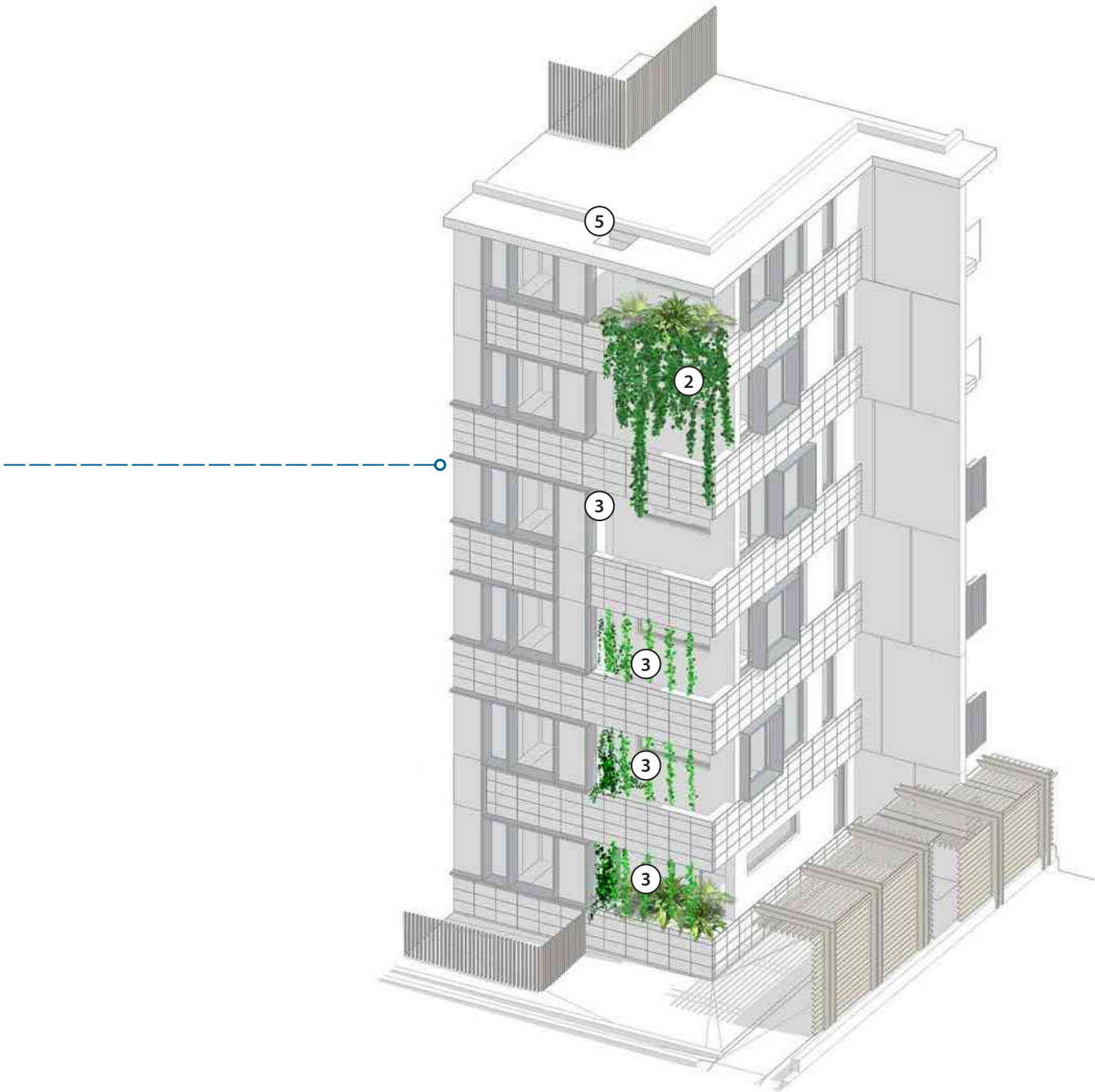
Date: 30/04/2025



SECTION TYPICAL - ELEVATED PLANTED CORNERS



AXONOMETRIC



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11
Date: 30/04/2025



LEGEND

- 1 PODIUM PLANTER
- 2 CASCADING PLANTING (CISSUS ANTARCTICA)
- 3 CABLE TRELLIS CONNECTED TO INSIDE OF WALL
- 4 FICUS PUMILA GROWN TO WALL
- 5 MAINTENANCE ACCESS

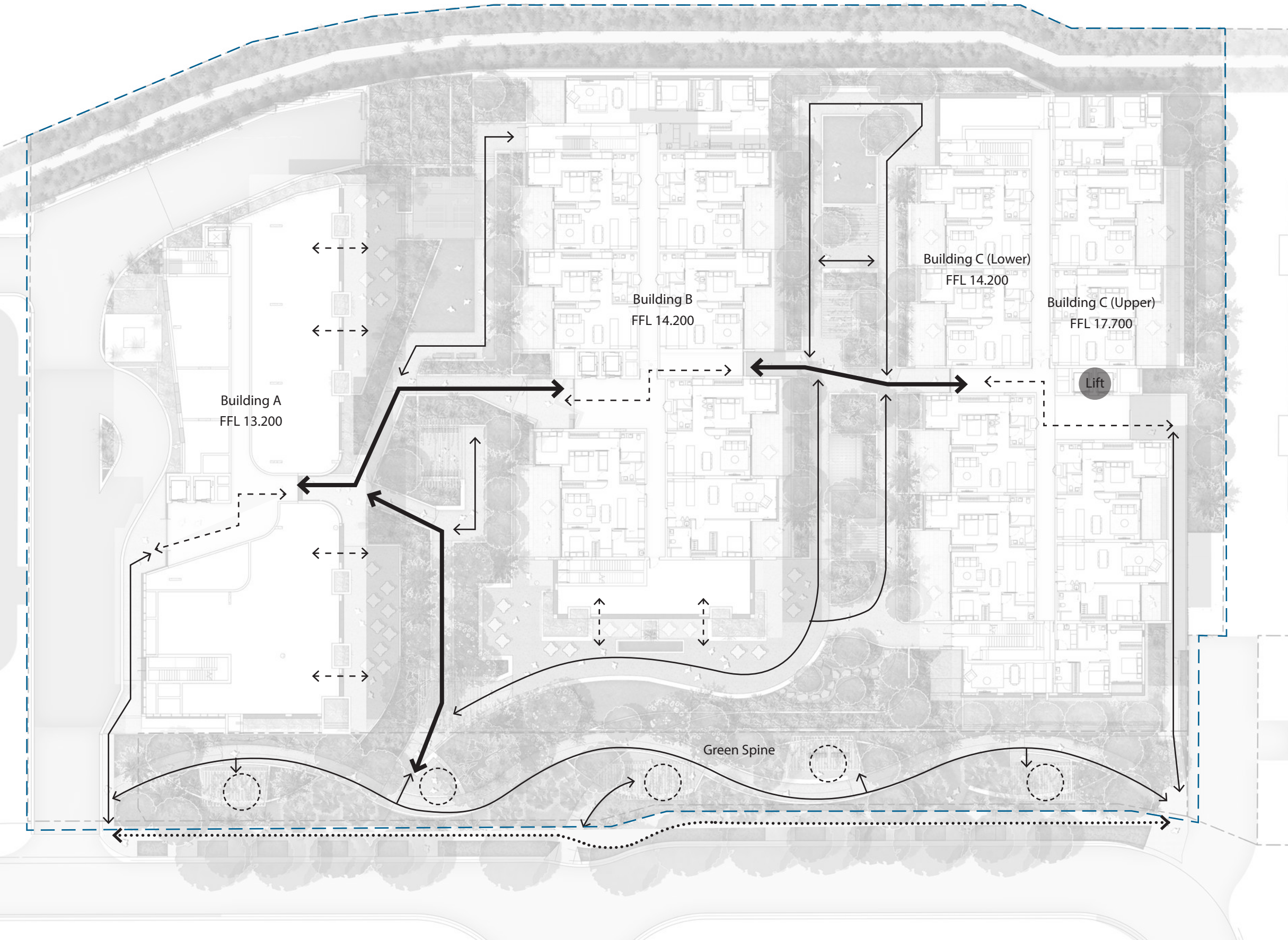
5.40 Functional Diagrams


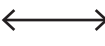
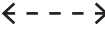
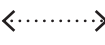


5.41 Pedestrian Circulation

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11
Date: 30/04/2025


Queensland
Government




- LEGEND**
-  PRIMARY CIRCULATION (DDA COMPLIANT)
 -  SECONDARY CIRCULATION (DDA COMPLIANT)
 -  INTERNAL PEDESTRIAN CONNECTION/ COMMUNAL SPACE ACCESS (DDA COMPLIANT)
 -  PEDESTRIAN ACCESS (NOT DDA COMPLIANT)
 -  GREEN SPINE NODE
 -  PROJECT BOUNDARY

5.41 Fencing / Screening

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11
Date: 30/04/2025



Queensland
Government



5.42 Soil Depth

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11
Date: 30/04/2025



Queensland
Government



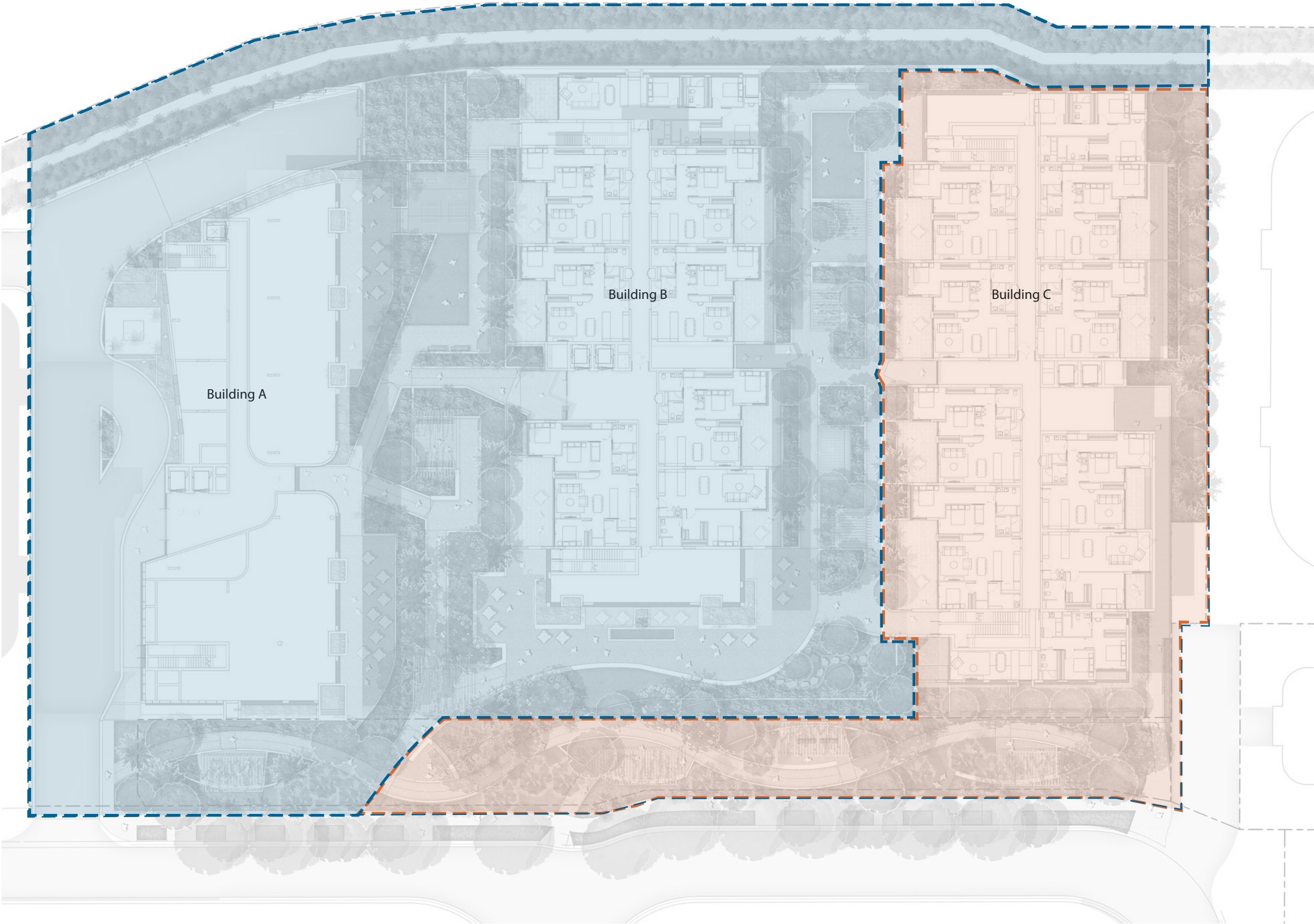
5.43 Staging Plan

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL


Approval no: DEV2021/1252/11
Date: 30/04/2025




Queensland
Government



LEGEND

 STAGE 1

 STAGE 2

5.50 Planting Palette

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11
Date: 30/04/2025



5.81 Podium Planting

TREES & PALMS			General	Subtropical	Sensory	Succulent	Spectacle
1	Elaeocarpus eumundi	Quandong	x				
2	Tristaniopsis laurina	Water Gum	x	x			
3	Flindersia schottiana	Bumpy ash	x	x			
4	Waterhousia floribunda	Weeping Lilly Pilly	x	x			
5	Backhousia citriodora	Lemon myrtle	x		x		
6	Cupaniopsis anacardioides	Tuckeroo	x				
7	Cyathea cooperi	Tree fern	x	x			
8	Syzygium oleosum	Blue Lilly Pilly	x				
9	Plumeria obtusa	Frangipani					x
10	Syzygium tierneyanum	River Cherry	x	x			
11	Acmena hemilampira	Broad-leaved lilly pilly	x				
12	Elaeocarpus obovatus	Hard quandong	x				
13	Peltophorum pterocarpum	Yellow poinciana					x

			General	Subtropical	Sensory	Succulent	Spectacle
14	Strelitzia nicolai	White Bird of Paradise	x	x			
15	Asplenium australasicum	Birds Nest Fern		x			
16	Alpinia nutans	Dwarf Cardomom	x	x			
17	Monstera deliciosa	Swiss Cheese Plant	x	x			
18	Rhapis excelsa	Fan Palm	x				
19	Philodendron xanadu	Xanadu	x				
20	Zamia furfuracea	Cardboard Palm	x			x	
21	Lepidozamia peroffskyana	Scaly Zamia	x	x			
22	Lomandra longifolia	Spiny-Head Mat-Rush	x	x			
23	Alcantarea brasiliana	Bromeliad	x	x			x
24	Cordyline petiolaris	Broad-leaved Palm Lily	x	x			
25	Crassula ovata	Jade Plant				x	
26	Westringia fruticosa	Coastal Rosemary			x		x

Note: Tree planting to be installed at a minium 200ltr pot size.



GROUNDCOVERS			General	Subtropical	Sensory	Succulent	Spectacle
1	Myoporum ellipticum	Creeping Boobialla	x				
2	Hibbertia scandens	Golden Guinea Vine	x				x
3	Casuarina glauca	Cousin It	x		x		
4	Senecio mandraliscae	Blue Chalk Sticks				x	
5	Zoysia tenuifolia	No Mow Grass	x	x	x		
6	Liriope Evergreen Giant	Evergreen Giant	x	x			
7	Plectranthus australis	Swedish Ivy	x	x			
8	Aspidistra elatior	Cast-iron Plan	x	x			
9	Viola hederacea	Native violet	x				x
10	Blechnum gibbum	Silver Lady Fern	x	x			
11	Carex appressa	Tall Sedge	x	x			
12	Neomarica gracilis	Wandering Iris		x			x
13	Adiantum aethiopicum	Maidenhair Fern		x			
14	Curcuba australasica	Cape York lily					x
15	Gazania tomentosa	Silver Leaf Gazania					x
16	Aloe fireworx	Aloe				x	
17	Carpobratus glaucescens	Pig Face				x	
18	Kalanchoe thyrsiflora	Flap Jacks				x	
19	Rosmarinus officinalis	Rosemary			x		
20	Salvia officinalis	Sage			x		

GROUNDCOVERS			General	Subtropical	Sensory	Succulent	Spectacle
21	Pyrostegia venusta	Golden Trumpet Vine	x				x
22	Trachelospermum jasminoides	Star Jasmine	x				x
23	Thunbergia mysorensis	Trumpet vine	x				x
24	Pandorea jasminoides	Bower vine	x	x			
25	Cissus antarctica	Kangaroo Vine	x	x			
26	Ficus pumila	Climbing Fig	x	x			



5.60 Character Images




6.00 Overland Flow Path

PLAN
SCALE 1:400

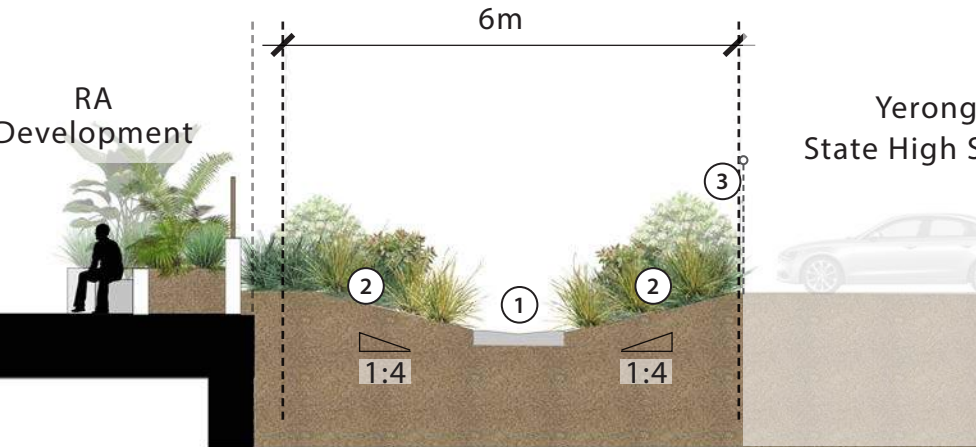


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

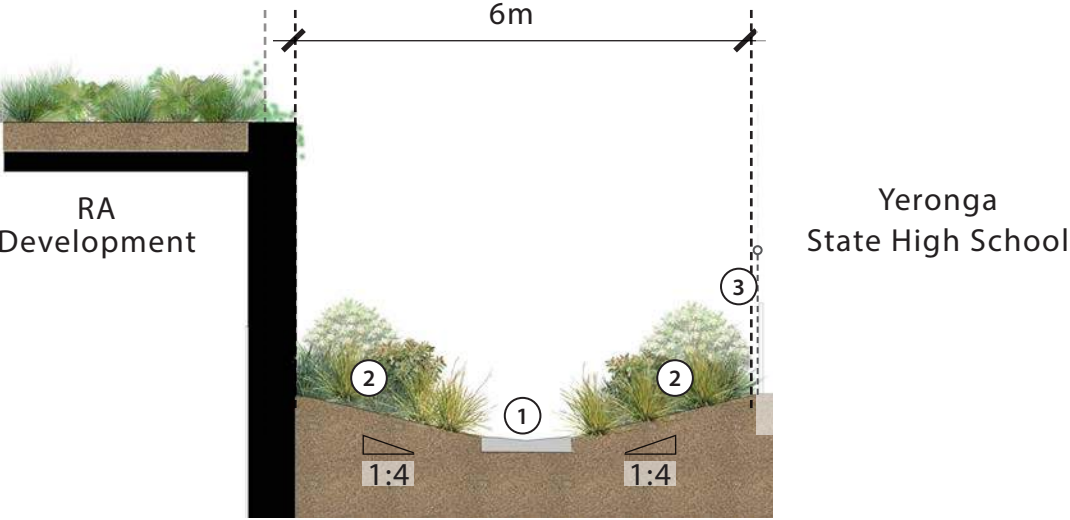
Approval no: DEV2021/1252/11
Date: 30/04/2025


Queensland
Government

SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100




- LEGEND
- ① CONCRETE INVERT (1200MM)
 - ② DRAINAGE CHANNEL PLANTING
 - ③ BOUNDARY FENCE
 - PROPERTY BOUNDARY

6.10 Planting Palette

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11
Date: 30/04/2025


Queensland
Government

ACCENT/ SHRUBS		
1	Leptospermum 'Cardwell'	Tea Tree
2	Melaleuca thymifolia	Honey Myrtle
3	Westringia fruticosa	Coast Rosemary
4	Callistemon salignus	White Bottlebrush
5	Syzygium 'Aussie Gem'	Lilly Pilly
6	Acacia fimbriata	Brisbane Wattle

GROUNDCOVERS		
7	Austromyrtus dulcis	Midgen Berry
8	Carex appressa	Tall Sedge
9	Cymbopogon refractus	Barbed Wire Grass
10	Dianella caerulea	Blue Flax Lilly
11	Ficinia nodosa	Knobby Club Rush
12	Gahnia aspera	Sword Sedge
13	Hardenbergia violacea	Native Sarsapilla
14	Imperata cylindrica	Blady Grass
15	Lomandra hystrix	Spiny Mat Rush
16	Lomandra longifolia	Mat Rush
17	Themeda triandra	Kangaroo Grass



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1252/11

Date: 30/04/2025



a 41 Commercial Road, Newstead QLD 4006
p Locked Bag 4, Fortitude Valley BC QLD 4006
t 07 3257 4645
w www.cusp.net.au