



Mark Lane

Kangaroo Point

Statement of Landscape Design Intent

PREPARED by **Urbis** FOR:
Philip Usher Constructions

W-B

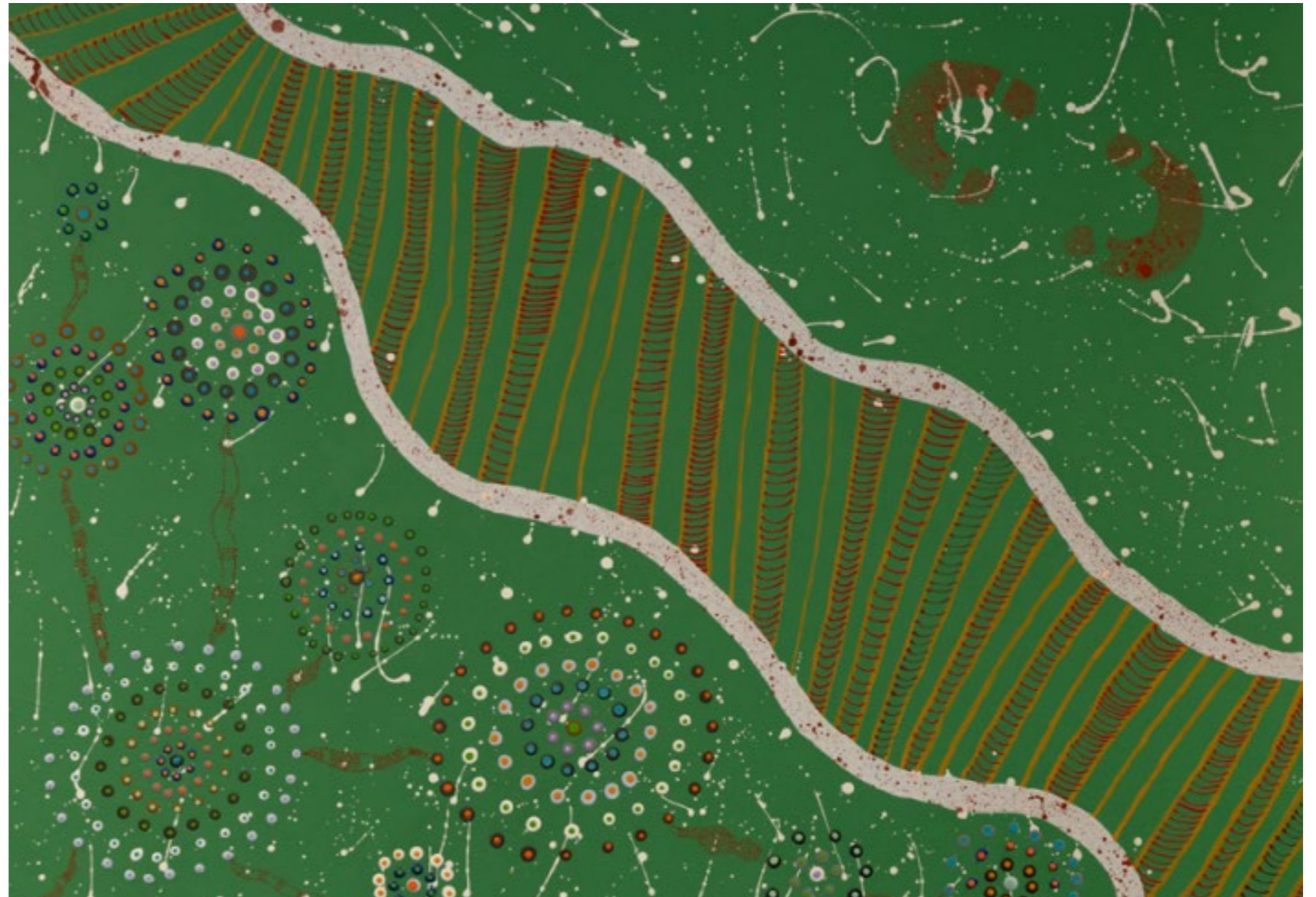


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Artist impression only

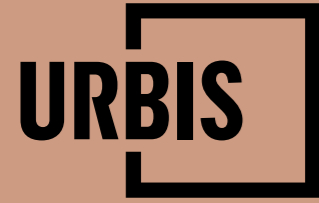
Acknowledgement of Country

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.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.



Title: Sacred River Dreaming
Artist: Hayley Pigram
Darug Nation
Sydney, NSW



ISSUE AUTHORISATION

Director: MF
Project Code: P0065342
Prepared for: Philip Usher Constructions

Rev	Date	Purpose	Prepared	Reviewed
A	24-04-26	DA draft	KM	MF
B	01-05-26	DA submission	LGM	MF
C	06-05-26	DA submission	LGM	MF

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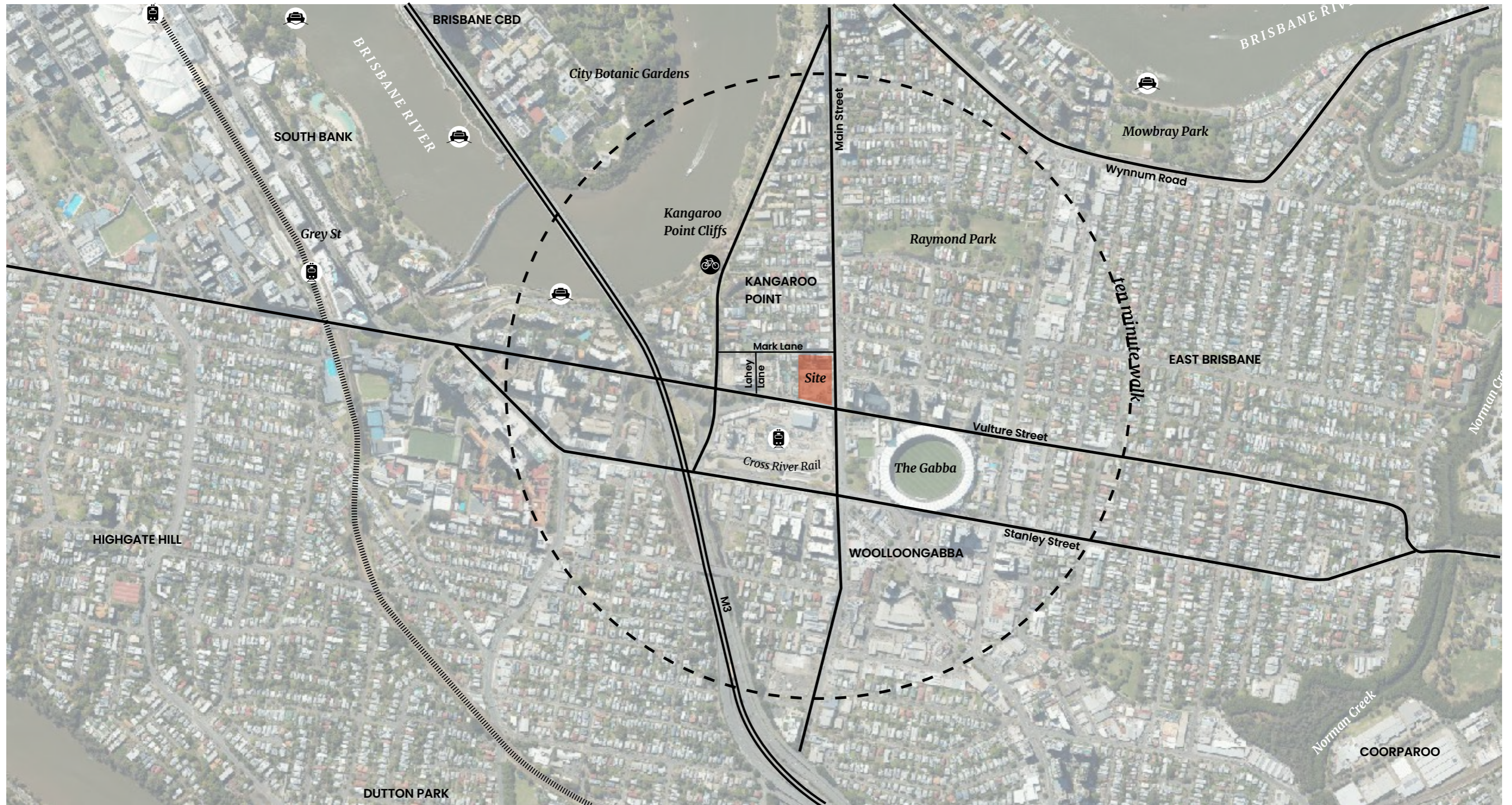


Context Analysis

Urban Context

The site sits within a short walk of the Brisbane River at Kangaroo Point, benefiting from strong visual and physical connections to the river corridor and the city's growing network of green spaces and active transport routes. Mark Lane occupies a strategic inner-city position,

shaped by ongoing change as former low-intensity and service-based uses transition to higher-density residential, visitor accommodation and publicly accessible spaces.



SITE ANALYSIS.

History

Since colonial settlement, Kangaroo Point has been hewn out of the rock over 150 years, starting life as an industrial hub, but quickly metamorphosing into a thriving suburb. Originally a gradual slope towards Maiwar (Brisbane River), the land was known to indigenous peoples to support large populations of kangaroos- hence the name, and was a popular hunting ground of the nearby tribes living in Coorparoo and Woolloongabba.



Isaac Walter Jenner, Loading Coal, Kangaroo Point 1889

As Brisbane was settled, rock was needed to build and much of this came from what are now the "cliffs" at Kangaroo Point. The unique stone quarried from the the Kangaroo Point quarry " Brisbane Tuff" was used in many of the significant buildings, many of which can still be seen today.



Kangaroo Point Cliffs Quarry early 1900s

History

Vegetation

The free draining, shallow soils originally homed an open forest of *Corymbia citriodora* (spotted gum) among others and a forest floor carpeted with low grasses and forbes.



Heritage

Kangaroo Point has some of the earliest European Architecture in Brisbane. Lamb House, Shafston House and St Nicholas Russian Orthodox Cathedral all make up important heritage character of Brisbane.



Industry

Land was originally use for crops, then giving way to more intense industry as the quarry was opened and docks became used by heavy industry. The Story Bridge was built in the 1930s and opened in 1940.



Culture

Settled Kangaroo Point was quick to establish schools, industry and leisure with the creation of the nearby Brisbane Cricket Ground and a multitude of ferries crossing the Brisbane River for white settlers.



John Oxley described Kangaroo Point as a **"jungle, fringed with mangroves with the higher land open forest, covered with grass"**

Local Context

Perched at the intersection of the suburb of Kangaroo Point and Woolloongabba, the site is at an important transition zone between significant road travel, existing low-medium residential and proximity to current and future entertainment precincts. The recent Kangaroo Point footbridge has only excelled the suburb and site's connectivity, with it

already close to South Bank Parklands, The Gabba and The Princess Theatre for live music and shows, showcasing a strong connection to inner city parkland and entertainment. Ferry terminals on the river provide further pedestrian connectivity in addition to the highly anticipated, and soon to be completed, Woolloongabba Station.



SITE ANALYSIS.

SITE ANALYSIS.

Surrounding Urban Character

As Brisbane densifies, the surrounding urban character becomes a mosaic of heritage refurbishments, modern, glass-clad architecture and pockets of greenery nestled between. With the addition of multiple high rises in the direct and broader vicinity, the local population is set to expand dramatically. This will create greater emphasis on the

need for high-quality public space as well as new built forms that reflect the current and historic urban character.



KANGAROO POINT CLIFFS



WOOLLOONGABBA STATION



EDEN LANE



CLIFF BY ARIA



YUNGABA HOUSE









THE PRINCESS THEATRE

SITE ANALYSIS.

SITE ANALYSIS.

Climatic Analysis

- Legend**
-  Mark Lane Precinct boundary
 -  Site Boundary
 -  Precinct 1 Boundary
 -  Existing trees
 -  Prevailing Summer Breeze
 -  Prevailing Winter Breeze



Tree Retention

Legend

Map	Species	Native	BCC Weed
T1	<i>Macaranga tanarius</i>	●	
T2	<i>Harpullia pendula</i>	●	
T3	<i>Harpullia pendula</i>	●	
T4	<i>Jacaranda mimosifolia</i>		●
T5	<i>Grevillea baileyana</i>	●	●
T6	<i>Tabebuia chrysotricha</i>		●
T7	<i>Jacaranda mimosifolia</i>		●
T8	<i>Jacaranda mimosifolia</i>		●
T9	<i>Jacaranda mimosifolia</i>		●
T10	<i>Tabebuia chrysotricha</i>		●
T11	<i>Jacaranda mimosifolia</i>		●
T12	<i>Tabebuia chrysotricha</i>		●
T13	<i>Tabebuia chrysotricha</i>		●
T14	<i>Agathis robusta</i>	●	
T15	<i>Tabebuia chrysotricha</i>		●
T16	<i>Koelreuteria elegans</i>		●
T17	<i>Waterhousea floribunda</i>	●	
T18	<i>Waterhousea floribunda</i>	●	
T19	<i>Harpullia pendula</i>	●	
T20	<i>Castanospermum australe</i>	●	
T21	<i>Waterhousea floribunda</i>	●	
T22	<i>Koelreuteria elegans</i>		●
T23	<i>Xanthostemon chrysanthus</i>	●	
T24	<i>Koelreuteria elegans</i>		●
T25	<i>Koelreuteria elegans</i>		●
T26	<i>Xanthostemon chrysanthus</i>	●	



SITE ANALYSIS.

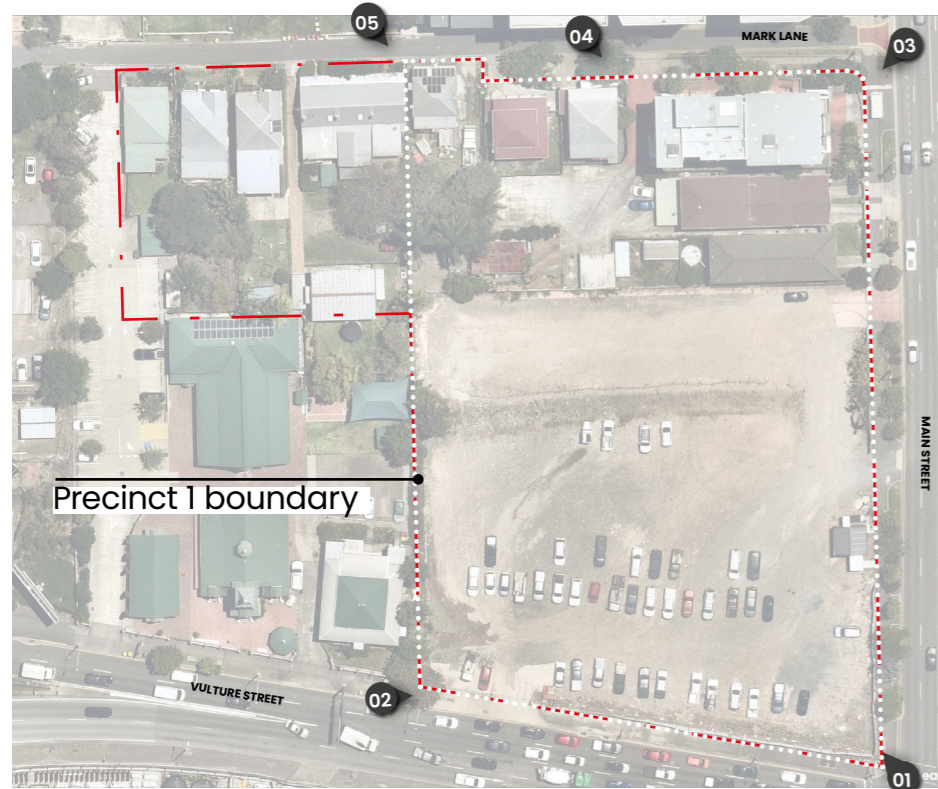
Tree Retention

- Legend**
- Tree
 - Removal
 - Site Boundary



Site Photographs

Key Plan



Legend

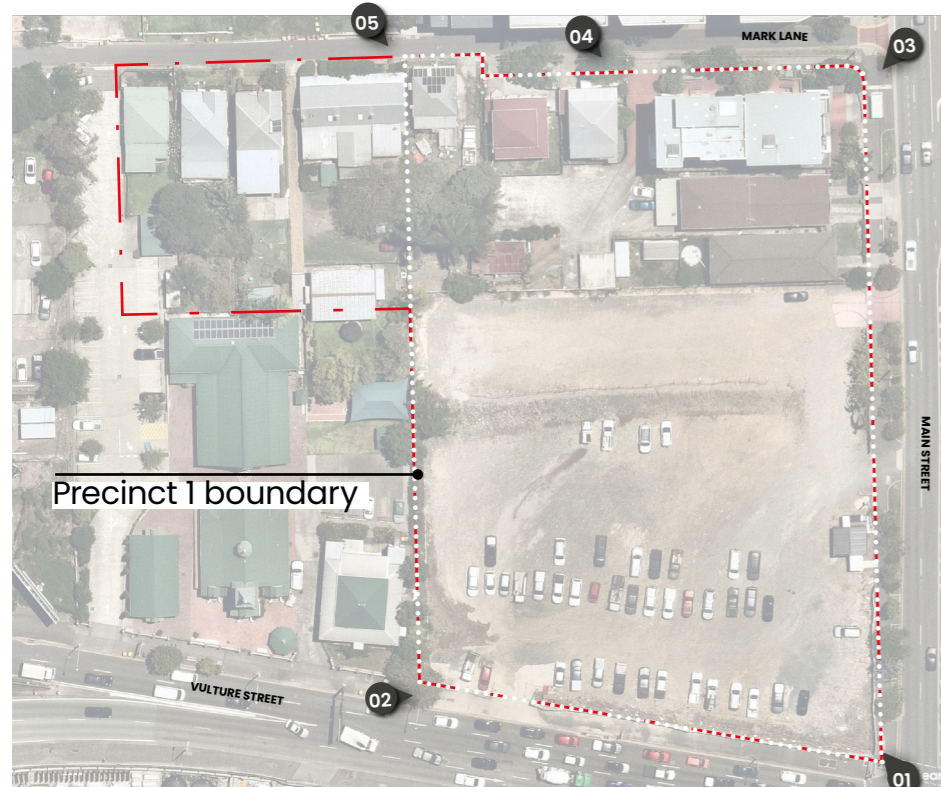
— Site Boundary



DESIGN APPROACH.

Site Photographs

Key Plan



Legend

— Site Boundary

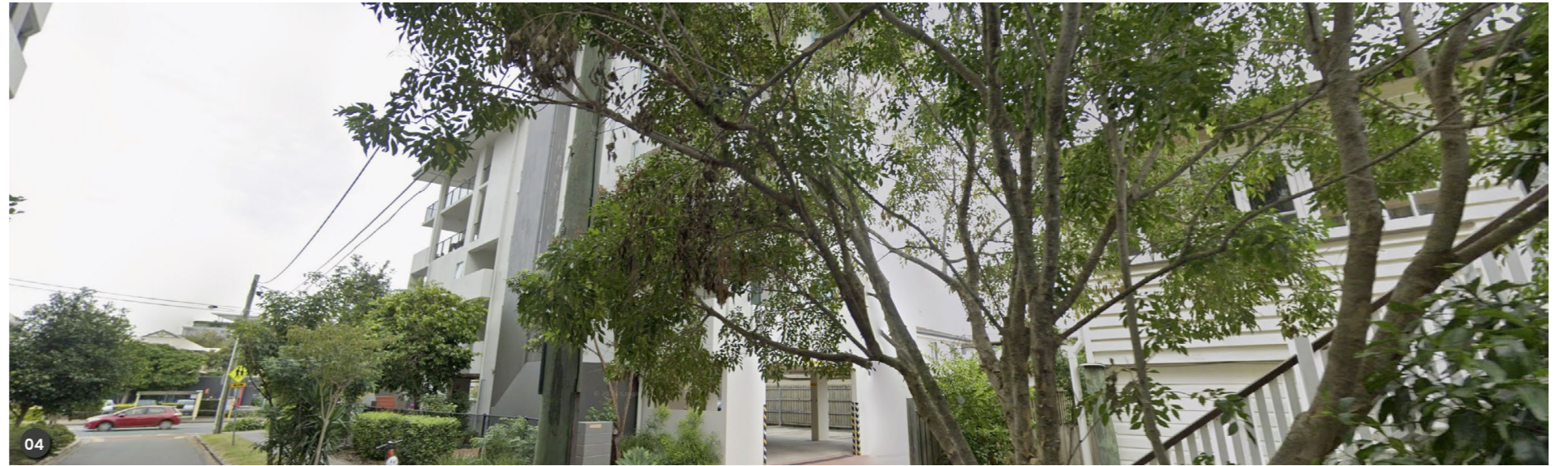




Image credit: Woods Bagot -
Artist impression only



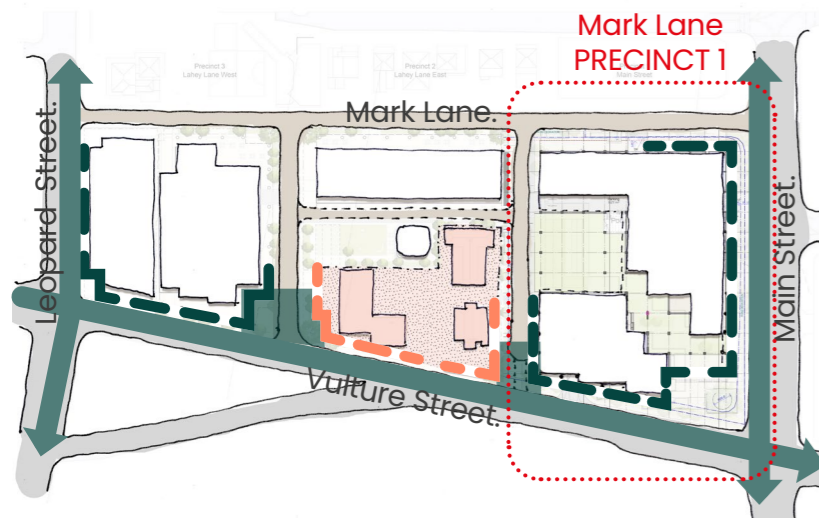
Master Plan Design Approach

MASTER PLAN FRAMEWORK

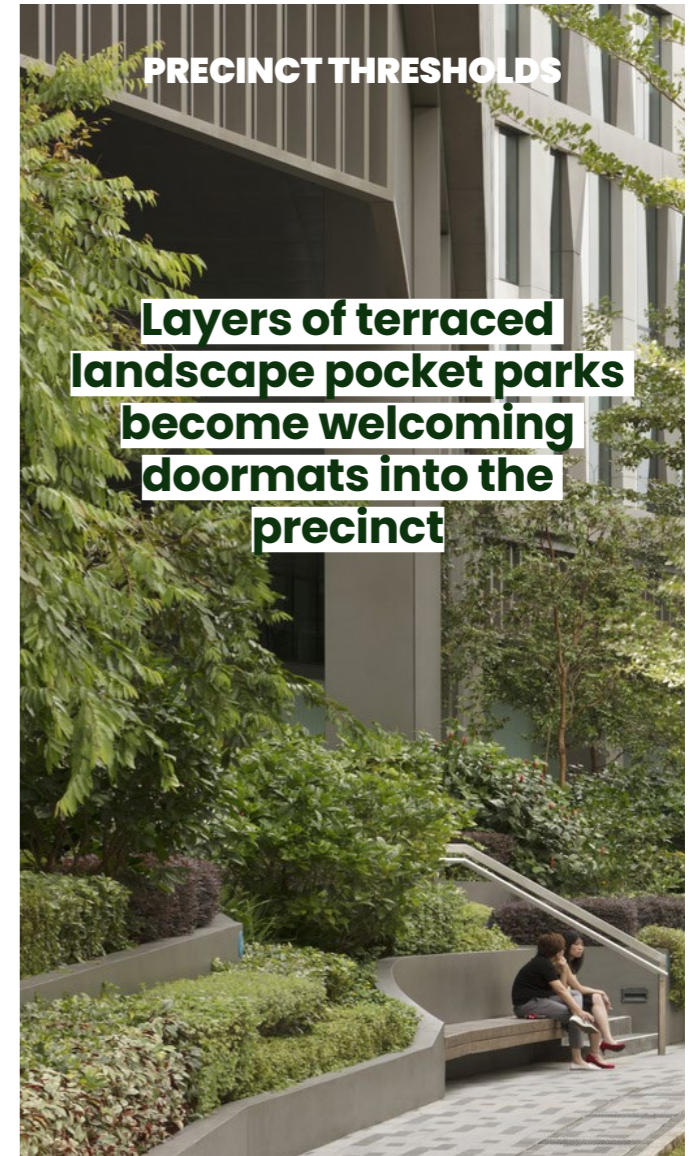
SITE WIDE

Precinct frame.

The precinct fronts Vulture and Main Streets, busy city connectors known as 'subtropical boulevards' that prioritise movement over dwelling.



DESIGN APPROACH.

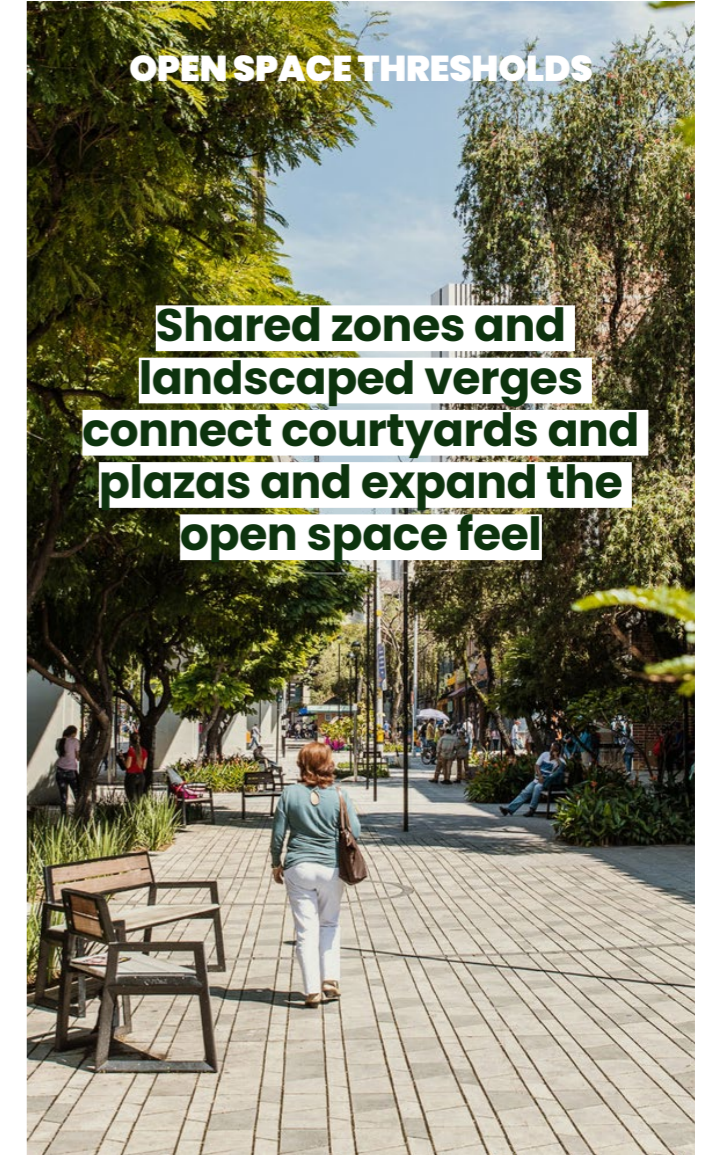
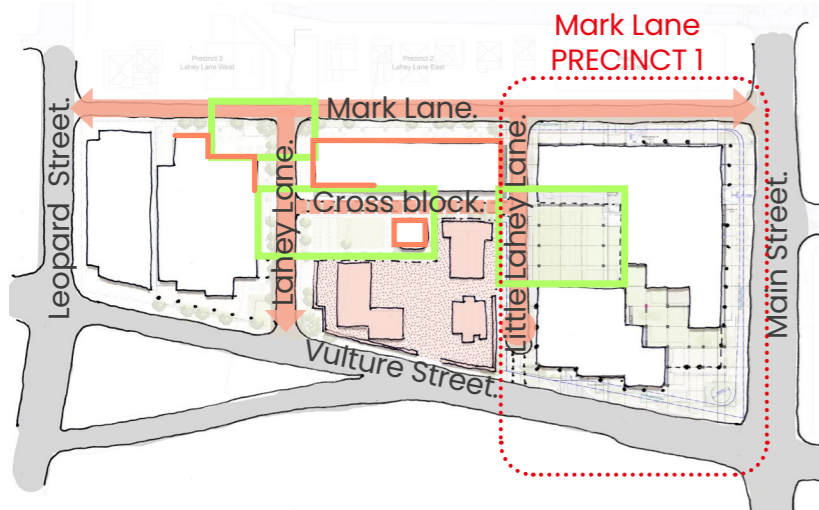


MASTER PLAN FRAMEWORK

SITE WIDE

Precinct streets and lanes.

Mark Lane, Lahey, Little Lahey and the East-West cross block link are the internal precinct streets, human scaled and active, prioritising dwelling and neighbourhood interaction.

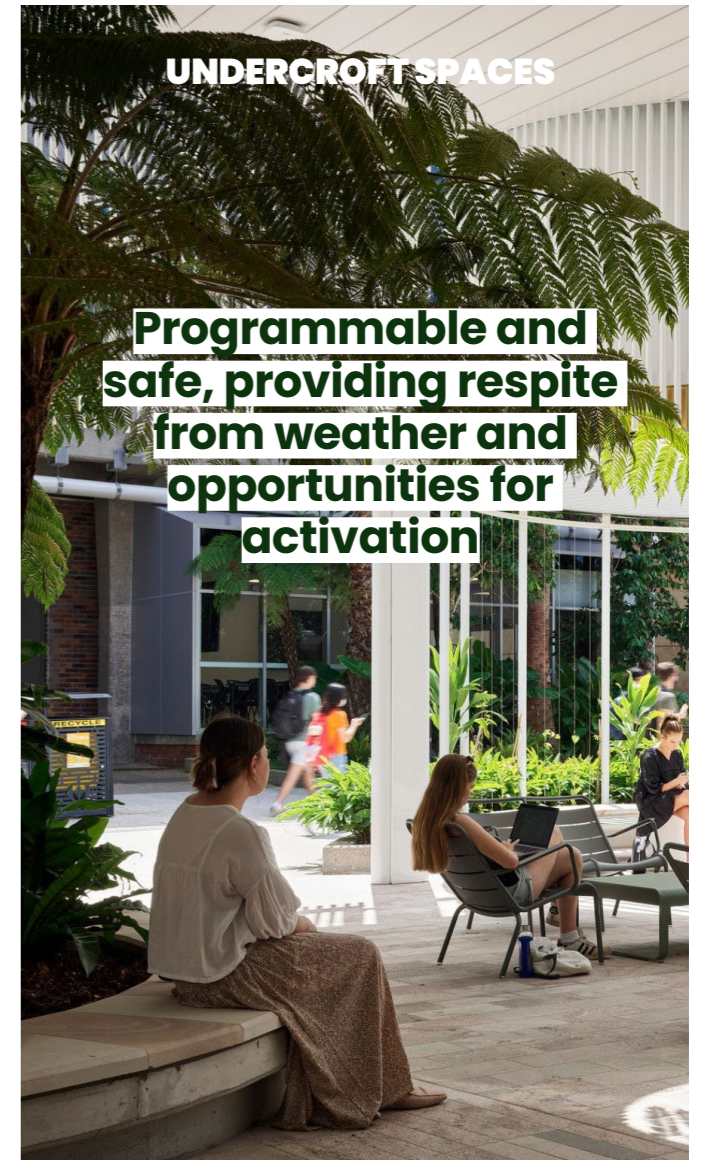
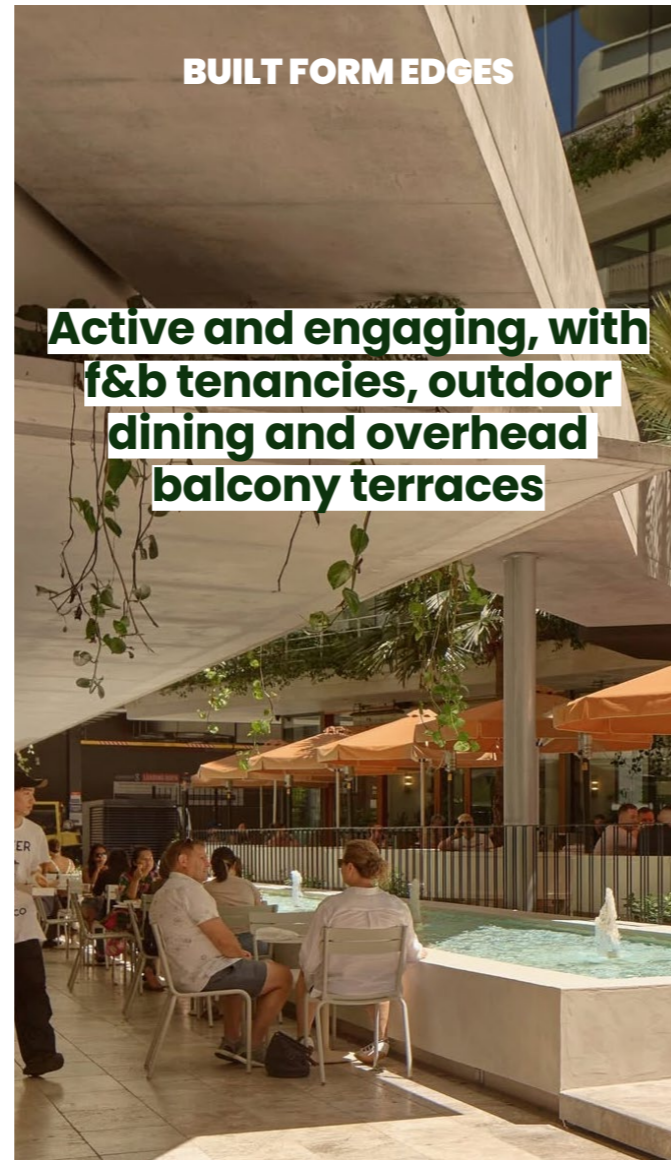
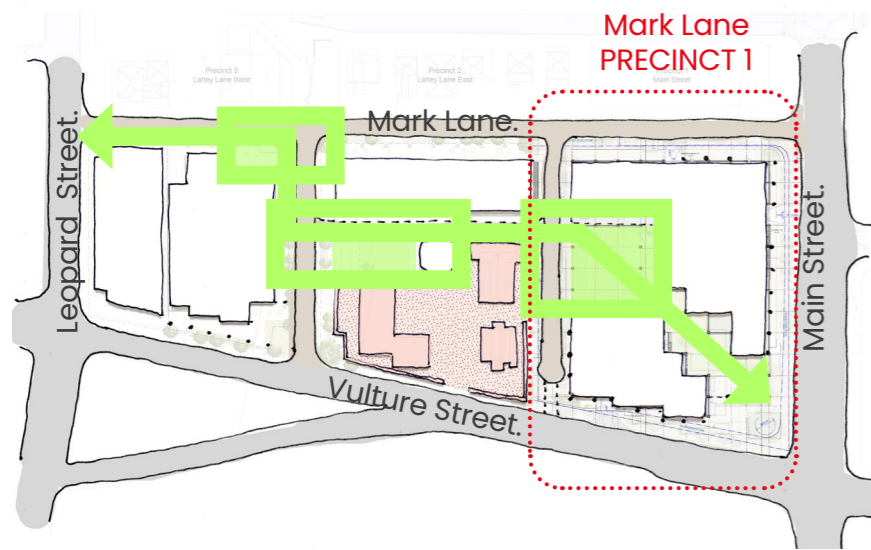


MASTER PLAN FRAMEWORK

SITE WIDE

Precinct open space network.

A series of linked, accessible courtyards, plazas and pocket parks invite the community to come together and become the beating heart of the precinct.



DESIGN APPROACH.

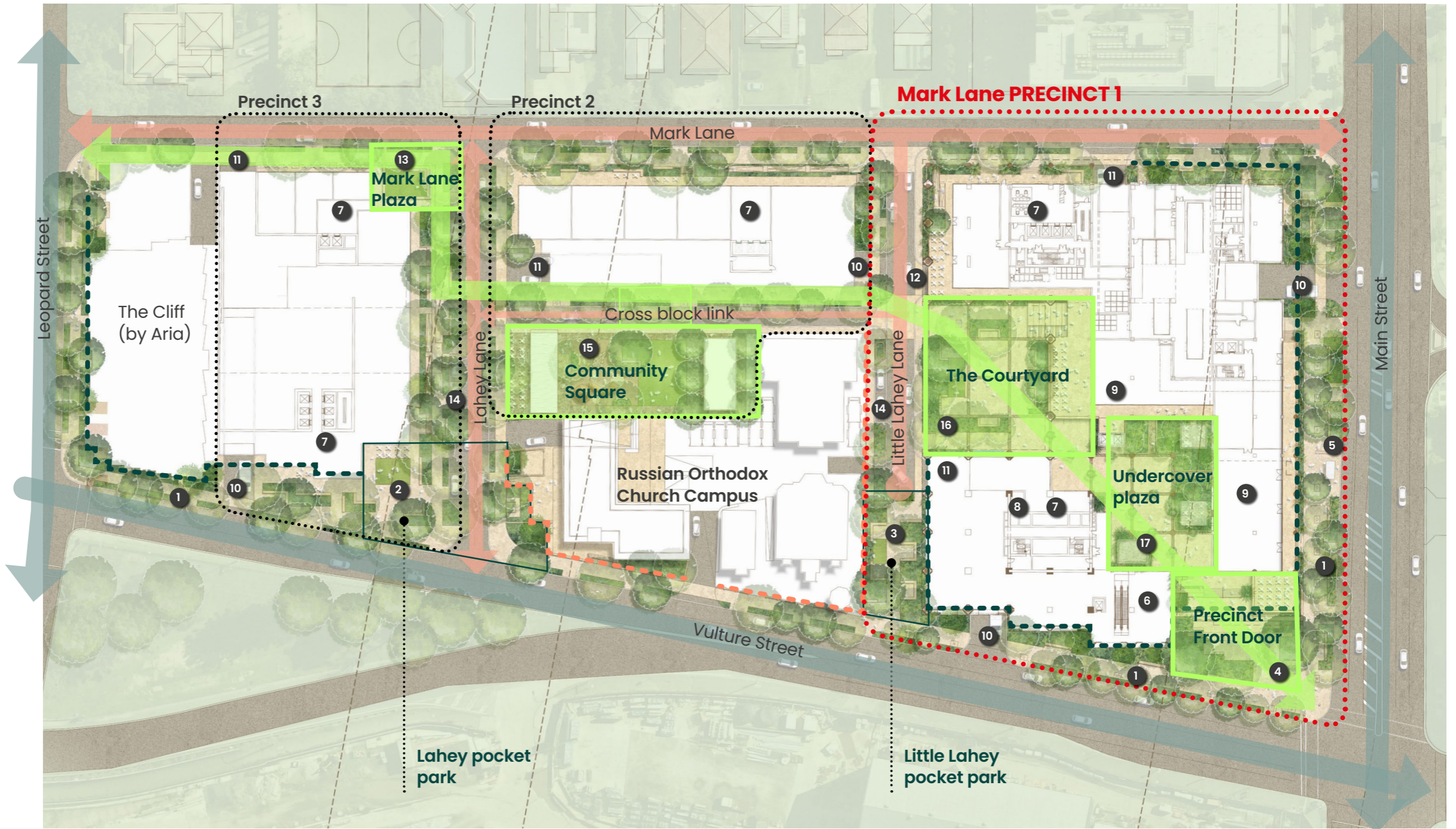
MASTER PLAN FRAMEWORK

SITE WIDE

Precinct Master Plan.

LEGEND

- 1 Vulture and Main Streets Subtropical Boulevard
- 2 Subtropical corner pocket park (minor shaded intersection)
- 3 Subtropical cross block link pocket park
- 4 Major shaded intersection & precinct front door
- 5 Main Street relocated bus stop
- 6 Community use
- 7 Residential Lobby
- 8 Childcare Lobby
- 9 Hotel Lobby & Restaurant
- 10 Loading/ servicing access
- 11 Basement/ podium parking vehicle access
- 12 Hotel porte cochere and parking access
- 13 North facing community green and outdoor dining edge
- 14 On street parking
- 15 Community Square with lawn, shaded seating, dining pavilions and play elements
- 16 Precinct courtyard with lawn, deep planting and shaded seating, public art, cafe pavilion and outdoor dining edges
- 17 Undercover plaza & tenancy access

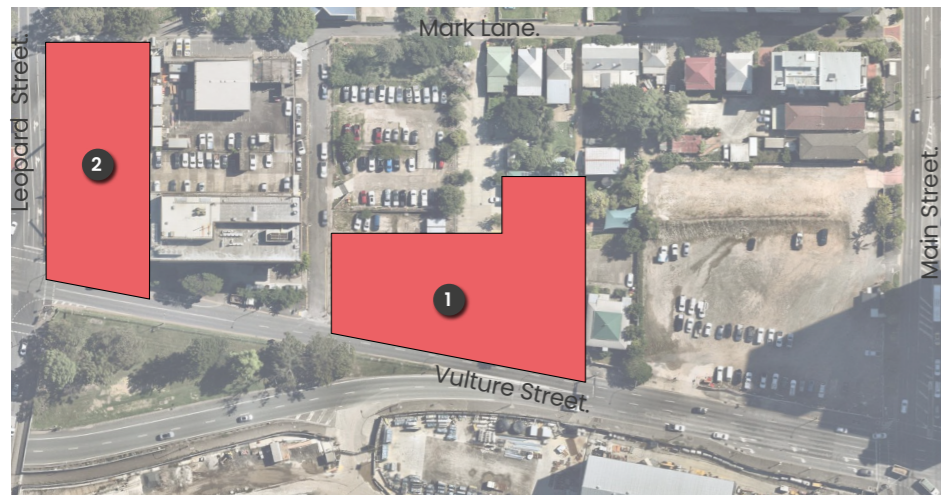


DESIGN APPROACH.

MASTER PLAN IMPLEMENTATION

INDICATIVE STAGING

Work by others.



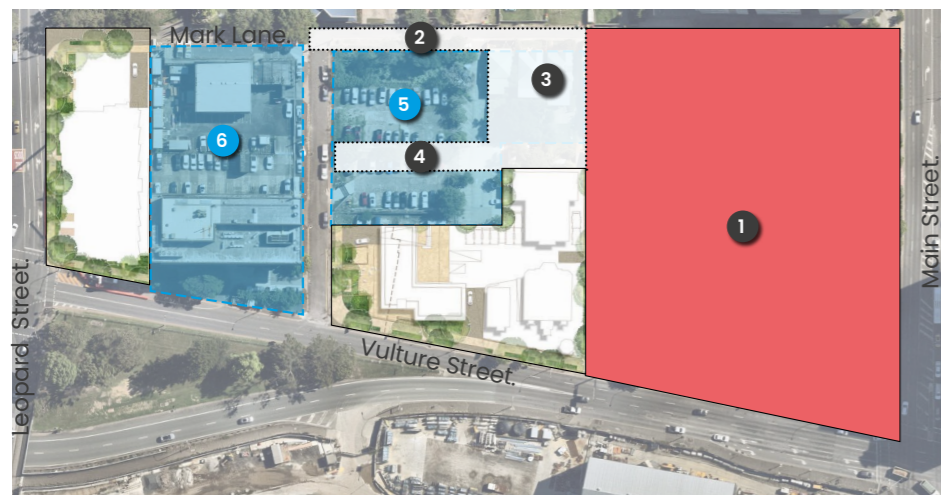
- 1 Church campus works
- 2 The Cliff by area and streetscape

Mark Lane Precinct 2.



- 1 Mark Lane precinct 2 + streetscape works
- 2 Potential interim use: food marketplace and temporary parklet

Mark Lane Precinct 1.



- 1 Mark Lane precinct 1 + streetscape works
- 2 Mark Lane widening carriage works
- 3 Building removal to allow for Mark Lane widening
- 4 Little Lahey carriage works to allow for construction movement
- 5 Potential interim use: food marketplace and temporary parklet
- 6 Potential interim use: sales office, f&b pop up venue, temporary nursery with precinct 1 planting on display

Mark Lane Precinct 3.



- 1 Mark Lane precinct 3 + streetscape works + pocket park

DESIGN APPROACH.

MASTER PLAN IMPLEMENTATION

INTERIM USES CHARACTER IMAGES

- 1 Temporary interactive tree storage/ nursery.
- 2 Temporary parklet with pop up furniture.
- 3 Fresh food market place.
- 4 Hospitality venue with outdoor seating in a garden setting
- 5 Marketplace and cafe tenancy.
- 6 Hospitality venue with outdoor seating in a garden setting
- 7 Temporary cafe







Landscape Design

LOWER GROUND LEVEL

LANDSCAPE DESIGN

LEGEND

- 1 Vulture and Main Streets subtropical boulevard streetscape
- 2 Main Street bus stop relocated to accommodate Mark Lane widening and precinct loading access
- 3 Vulture Street Plaza as a 'major subtropical intersection' and precinct front door
- 4 Loading and servicing access
- 5 Subtropical uplift corner with large canopy trees and understorey landscape in deep planting
- 6 Little Lahey Lane pedestrian link to Vulture Street
- 7 Little Lahey parklet including subtropical planting, shaded seating nooks and pocket lawn
- 8 Undercover plaza with tenancy access and public seating nodes
- 9 Basement parking access
- 10 Central courtyard with deep planting, community seating, and lawn
- 11 Hotel drop-off and porte cochere laneway
- 12 On street parking
- 13 Shared zone connecting the Courtyard to the rest of the precinct

FUTURE STAGE OF WORK NOT PART OF THIS APPLICATION

RUSSIAN ORTHODOX CHURCH CAMPUS NOT PART OF THIS APPLICATION

DESIGN APPROACH.



UPPER GROUND LEVEL

LANDSCAPE DESIGN

LEGEND

- 1 Widened Mark Lane streetscape
- 2 Basement parking access
- 3 Subtropical uplift corner with large canopy trees and understorey planting
- 4 Loading and servicing access
- 5 Upper terrace connection to F&b tenancies, hotel and courtyard.
- 6 Outdoor dining terrace opening up to the courtyard below
- 7 Public lift providing an accessible path of travel from Mark Lane to the Courtyard.
- 8 Main Street connection to function centre terrace
- 9 Function centre terrace

FUTURE STAGE OF WORK NOT PART OF THIS APPLICATION

RUSSIAN ORTHODOX CHURCH CAMPUS NOT PART OF THIS APPLICATION



LANDSCAPE DESIGN.

VULTURE STREET PLAZA

LANDSCAPE DESIGN

LEGEND

- 1 Subtropical boulevard streetscape with canopy trees in planting and tree grates at intervals, incorporating public seating in select zones.
- 2 Signature fig trees framing the precinct front door whilst allowing a visual connection with the courtyard beyond.
- 3 Deep planting zone with subtropical understorey planting, canopy trees and palms.
- 4 Accessible entry from Main/Vulture Street intersection into the precinct.
- 5 Precinct arrival stair connecting to the main public realm level and courtyard. Steps are grouped into three clusters and spaced to achieve a gentle transition.
- 6 Seating terraces and occupiable landscaped landing zones.

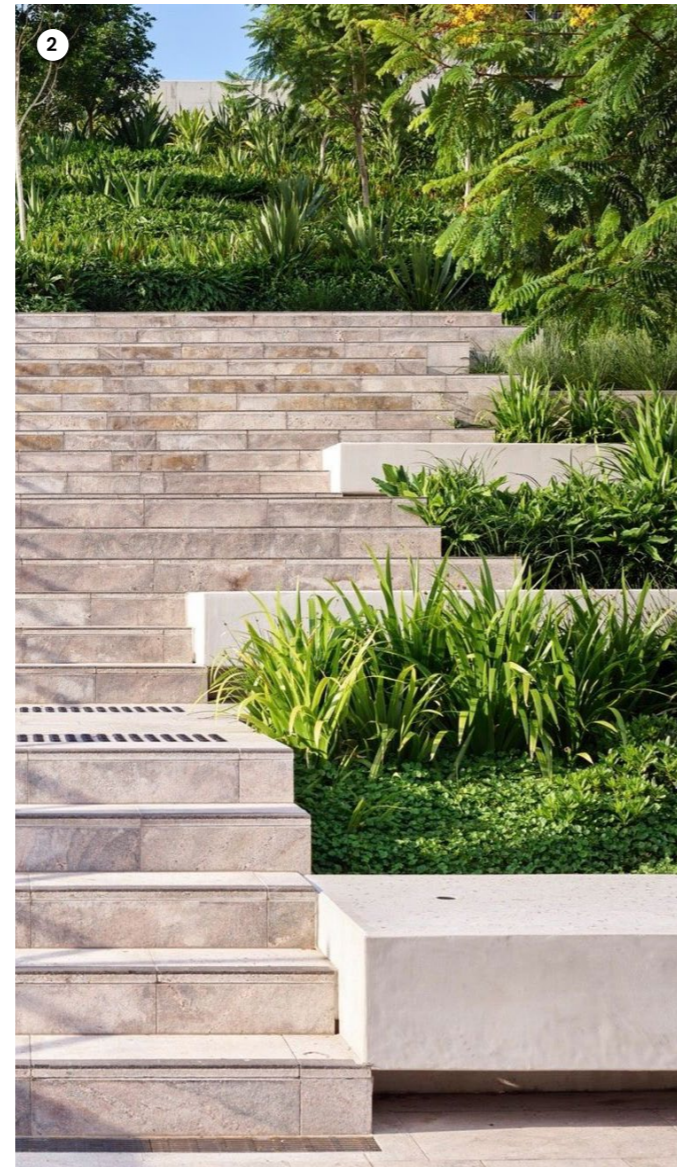
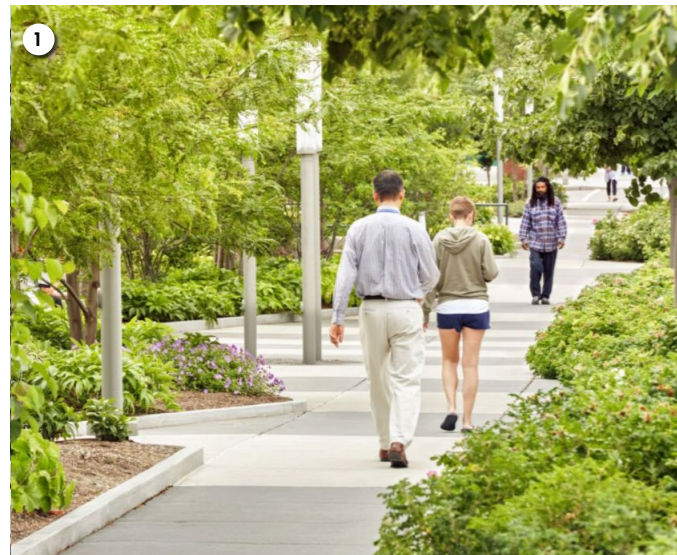


LANDSCAPE DESIGN

VULTURE STREET PLAZA

CHARACTER IMAGES

- 1 Subtropical boulevard streetscape.
- 2 Occupiable and landscaped level transition.
- 3 Seating nooks protected from traffic by layers of landscape and topography.
- 4 Deep planting and large canopy trees to frame the precinct front door..
- 5 Inviting precinct arrival with spaces to gather.



UNDERCROFT PLAZA

LANDSCAPE DESIGN

LEGEND

- 1 Weather protected pedestrian cross block connection
- 2 Pavement threshold marks the transition into the precinct and reinforces the architectural character of the grid
- 3 Tenancy entry folly framed by landscape including outdoor seating and dining opportunities
- 4 Public seating nooks framed by landscape
- 5 Public lift connecting to the upper level terrace, Mark Lane RL and Hotel amenities
- 6 Residential lobby access
- 7 Hanging planting totems soften the undercroft space and generate visual interest on the way to the courtyard. A misting system and grow lights will be deployed in this area to ensure optimal plant growth.

LANDSCAPE DESIGN.

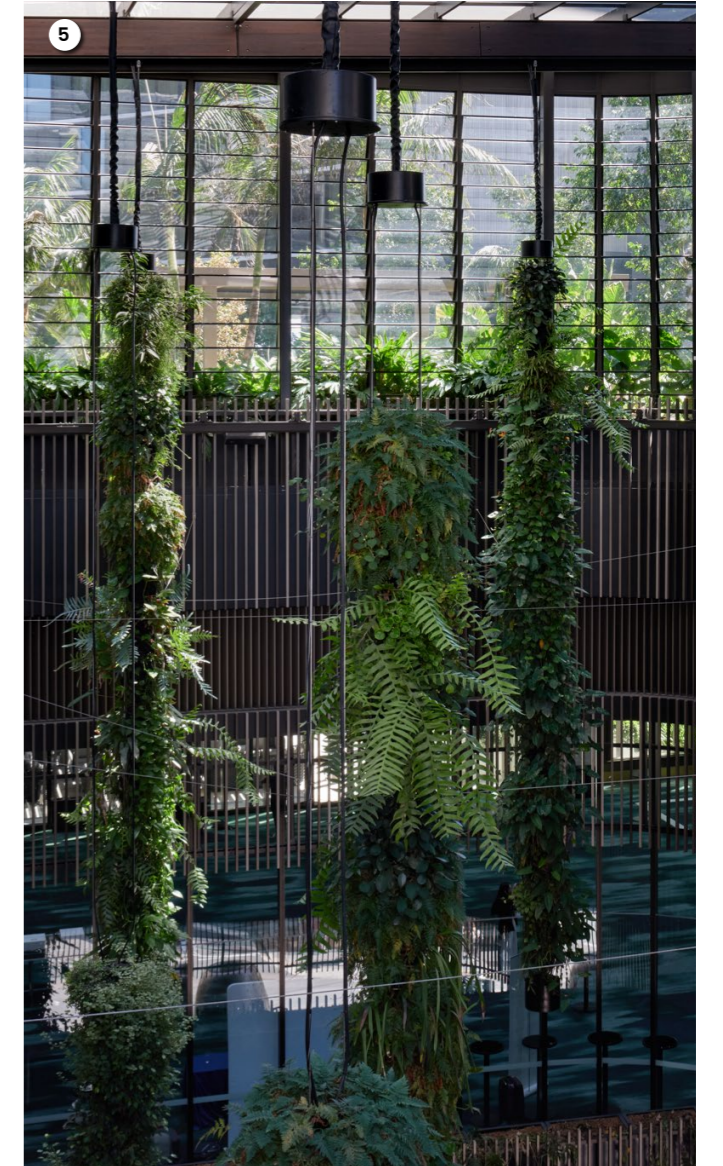
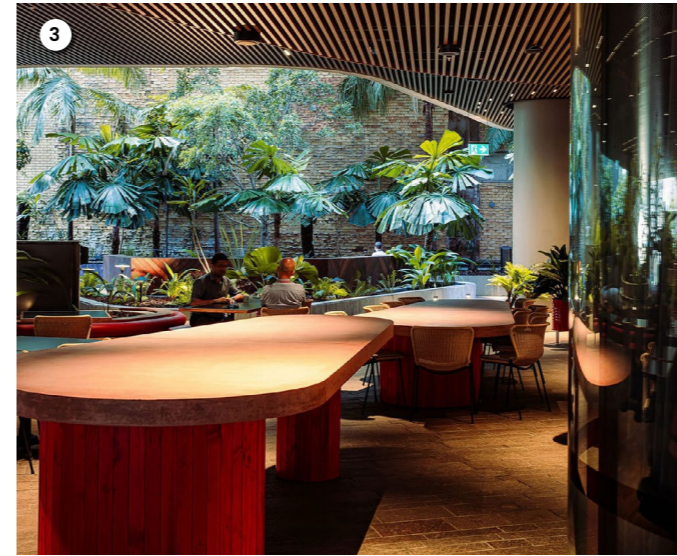
Vulture Street

Main Street

UNDERCROFT PLAZA

CHARACTER IMAGES

- 1 Undercroft dining and seating framed by landscape.
- 2 Public undercroft plaza with lobby access.
- 3 Undercroft dining and seating framed by landscape.
- 4 Public seating nooks amongst landscape.
- 5 Epiphyte totems as a feature of the atrium space.



MARK LANE COURTYARD AND POCKET PARK

LANDSCAPE DESIGN

LEGEND

- 1 Hotel lobby access with outdoor seating and water feature
- 2 Childcare access
- 3 Central courtyard open to sky as a community space
- 4 450mm height planter walls with integrated edge seating
- 5 Deep on podium planting zone with large canopy trees frame the courtyard and the street
- 6 Courtyard lawn with edge seating and interactive public art sculpture
- 7 Water wall and water feature
- 8 Connection to Little Lahey Lane
- 9 Hotel porte cochere
- 10 Amphitheatre stair connection to upper level terrace
- 11 Shared zone and pedestrian connection to rest of the precinct
- 12 Russian Orthodox Church street parking zone
- 13 Sloping pocket park with shaded seating nooks and a lawn

LANDSCAPE DESIGN.

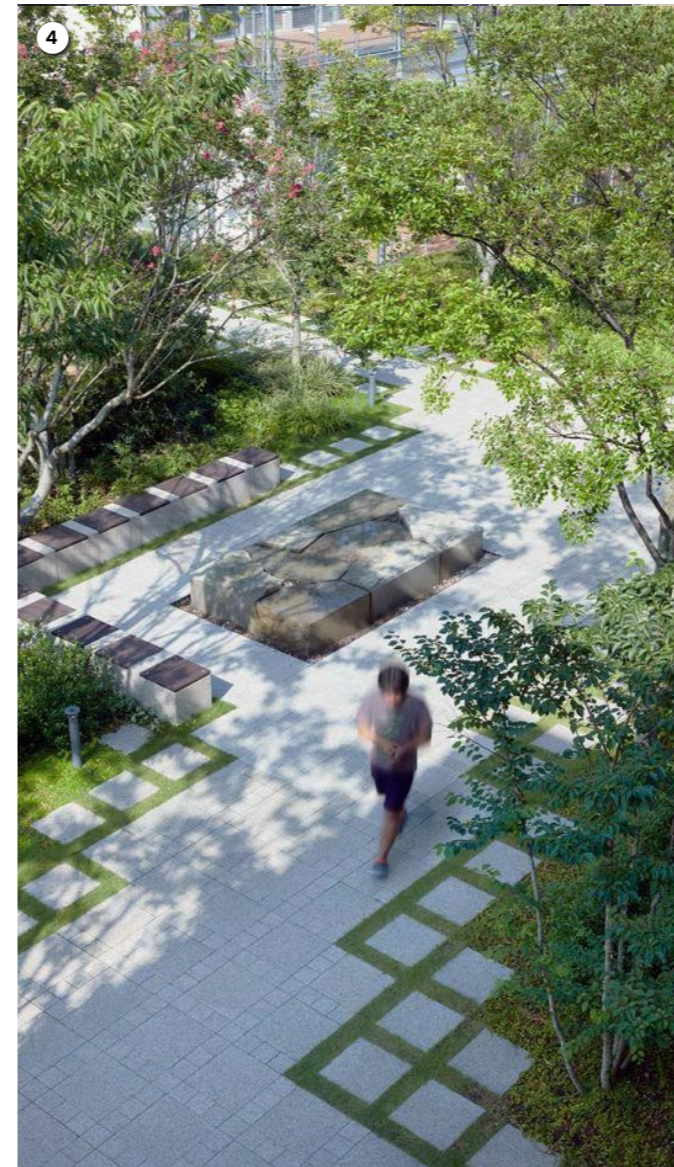
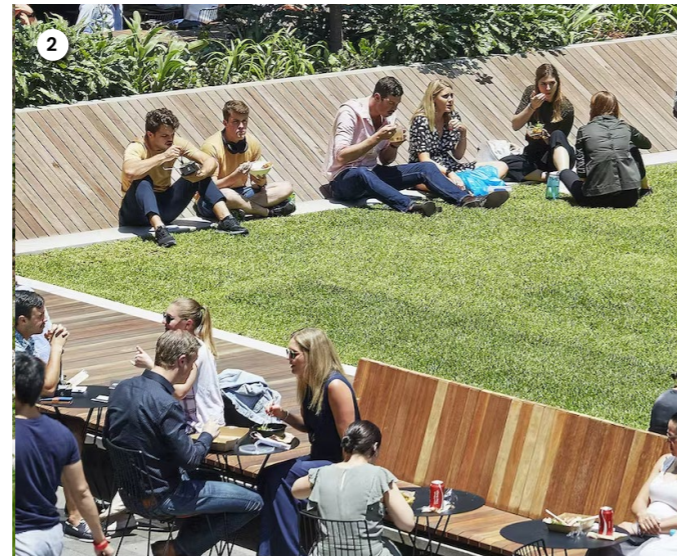
Vulture Street



MARK LANE COURTYARD AND POCKET PARK

CHARACTER IMAGES

- 1 Water wall in courtyard
- 2 Pocket lawn with seating edges
- 3 Interactive public art becomes a play piece
- 4 Planting and canopy trees frame seating nooks
- 5 Amphitheatre seating
- 6 Raised planter and seating

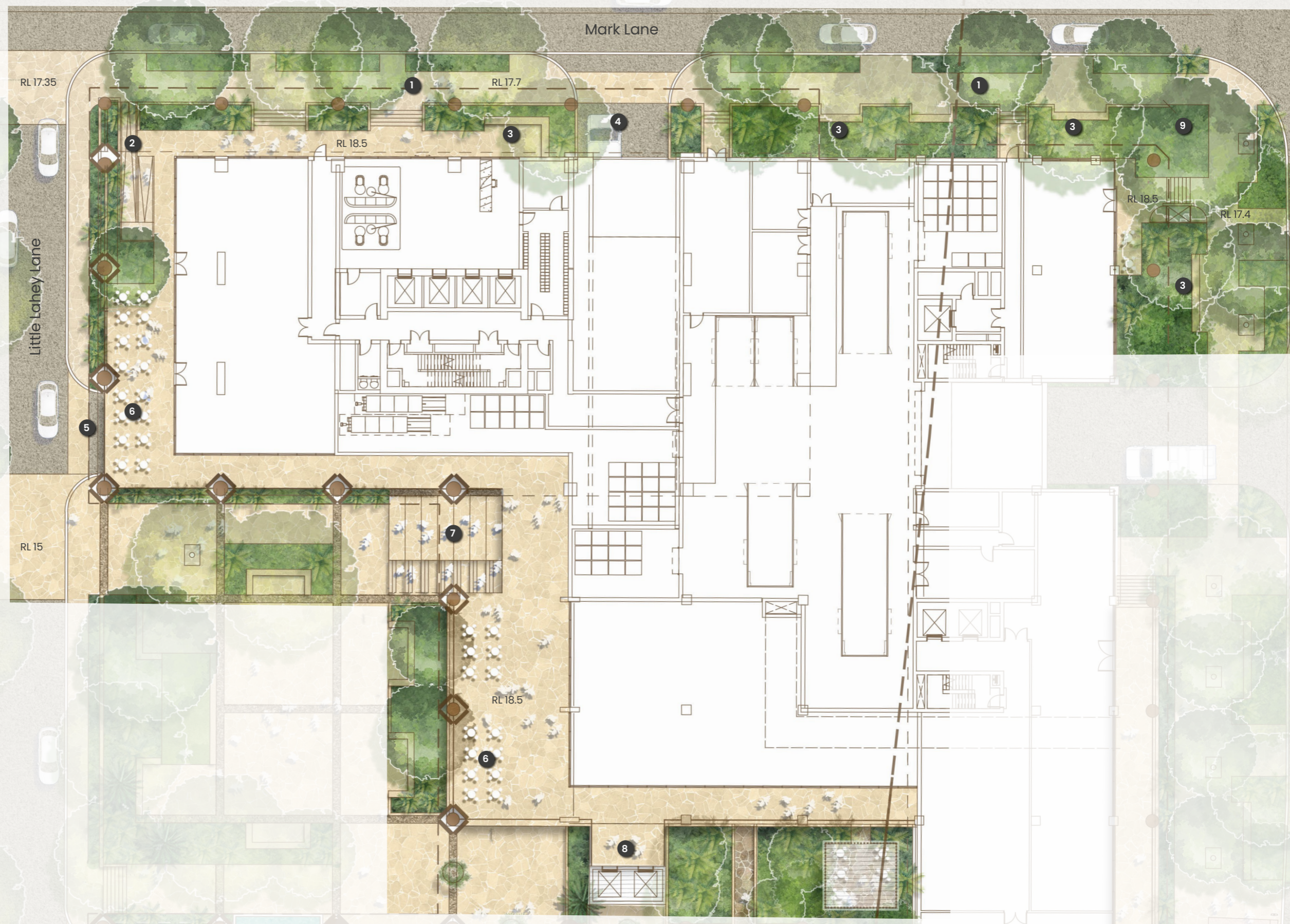


MARK LANE AND UPPER TERRACE

LANDSCAPE DESIGN

LEGEND

- 1 Mark Lane streetscape with canopy trees in understorey landscape and seating edges
- 2 DDA access onto the upper terrace level
- 3 Public seating in landscape
- 4 Vehicle access to basement parking
- 5 Hotel porte cochere access below
- 6 Upper terrace with outdoor dining activates the courtyard
- 7 Amphitheatre stair connection to courtyard below
- 8 Public lift connection to courtyard level. DDA accessible route to Mark Lane
- 9 Subtropical uplift corner with significant canopy tree in deep planting



LANDSCAPE DESIGN.

MARK LANE AND UPPER TERRACE

CHARACTER IMAGES

- 1 Raised building edge level transition activates the street and introduces landscape
- 2 Streetscape with trees in planting and seating
- 3 Outdoor dining terrace activates the street
- 4 Occupiable amphitheatre seating and level transition
- 5 Raised building edge level transition activates the street and introduces landscape



LEVEL 1 - 4

LANDSCAPE DESIGN

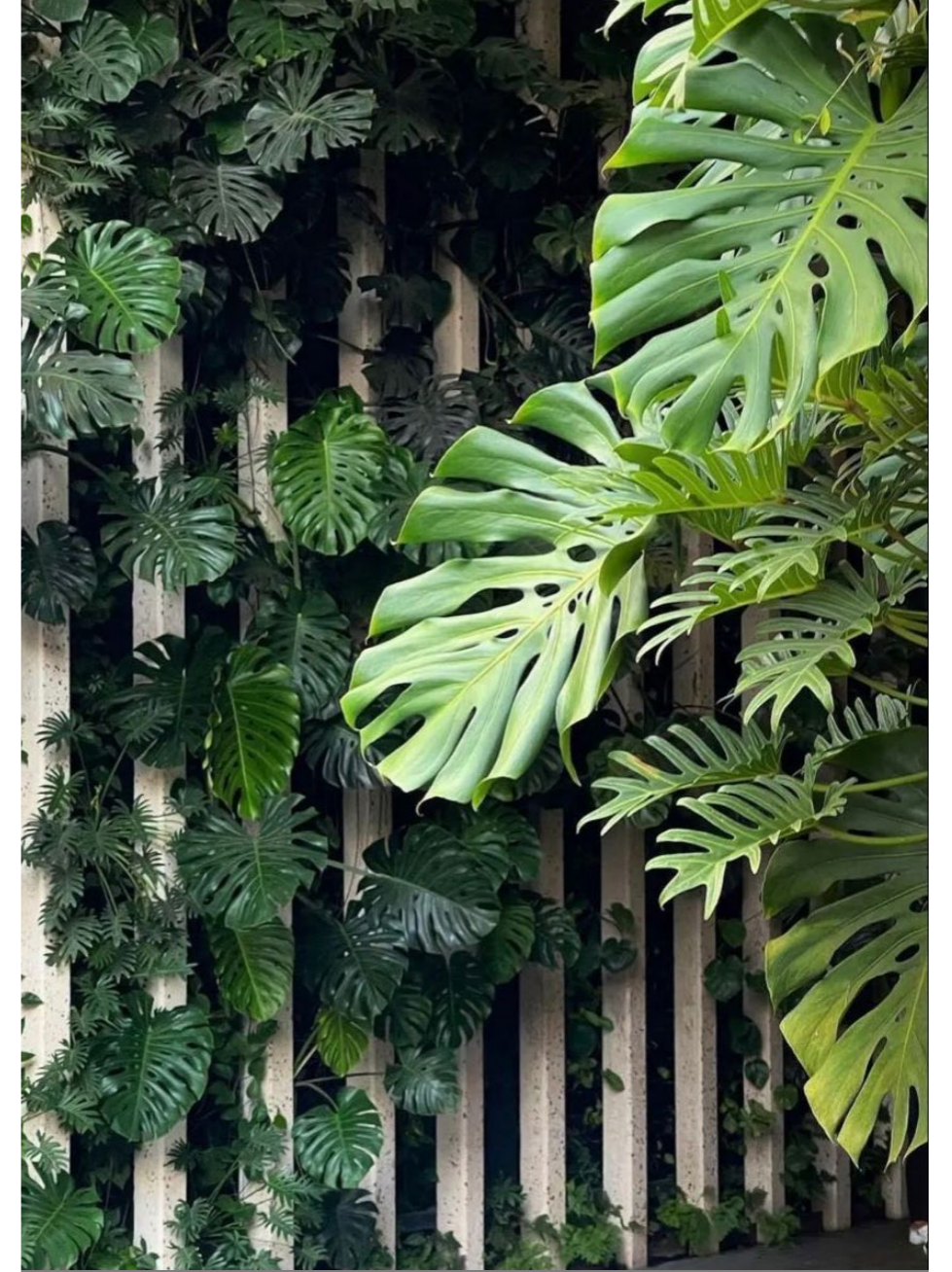
LEGEND

- 1 Lush, subtropical cascading planting

LANDSCAPE DESIGN.

LEVEL 1

CHARACTER IMAGES



LEVEL 5 PLAN

LANDSCAPE DESIGN

LEGEND

- 1 Childcare to be coordinated with operator
- 2 Outdoor shower
- 3 Outdoor spa/wellness pools
- 4 Bench seating
- 5 Leisure lawn
- 6 Private patio and garden
- 7 Fence to separate hotel



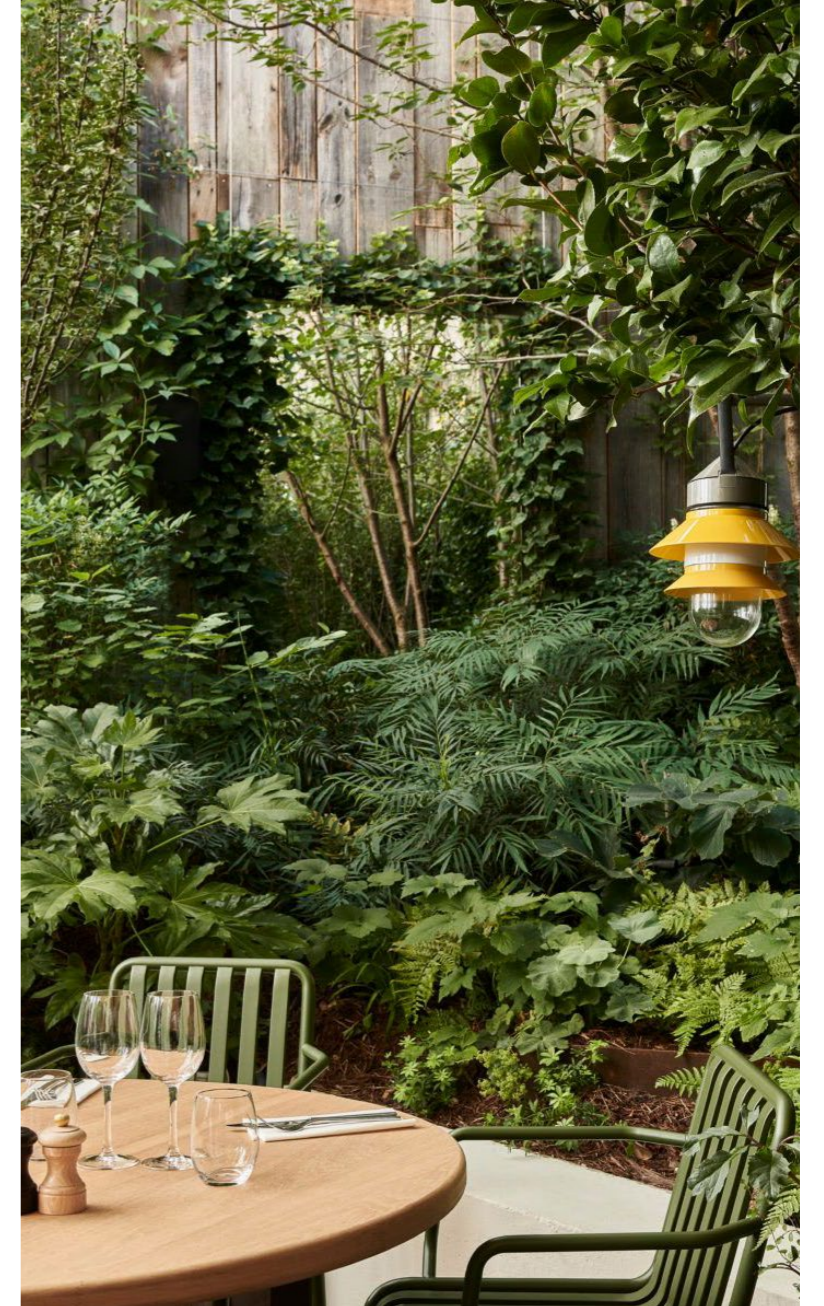
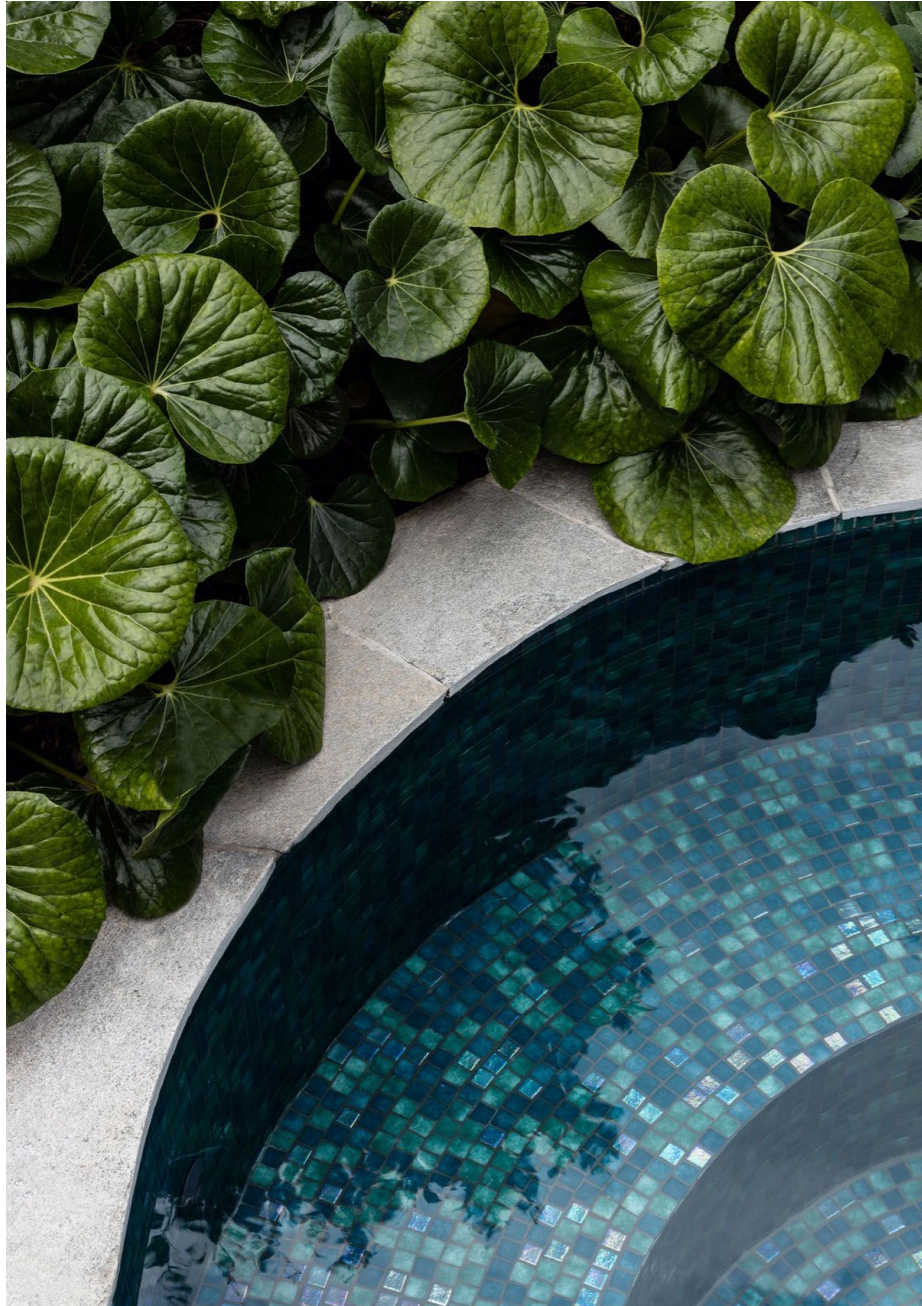
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LANDSCAPE DESIGN.

LEVEL 5

CHARACTER IMAGES



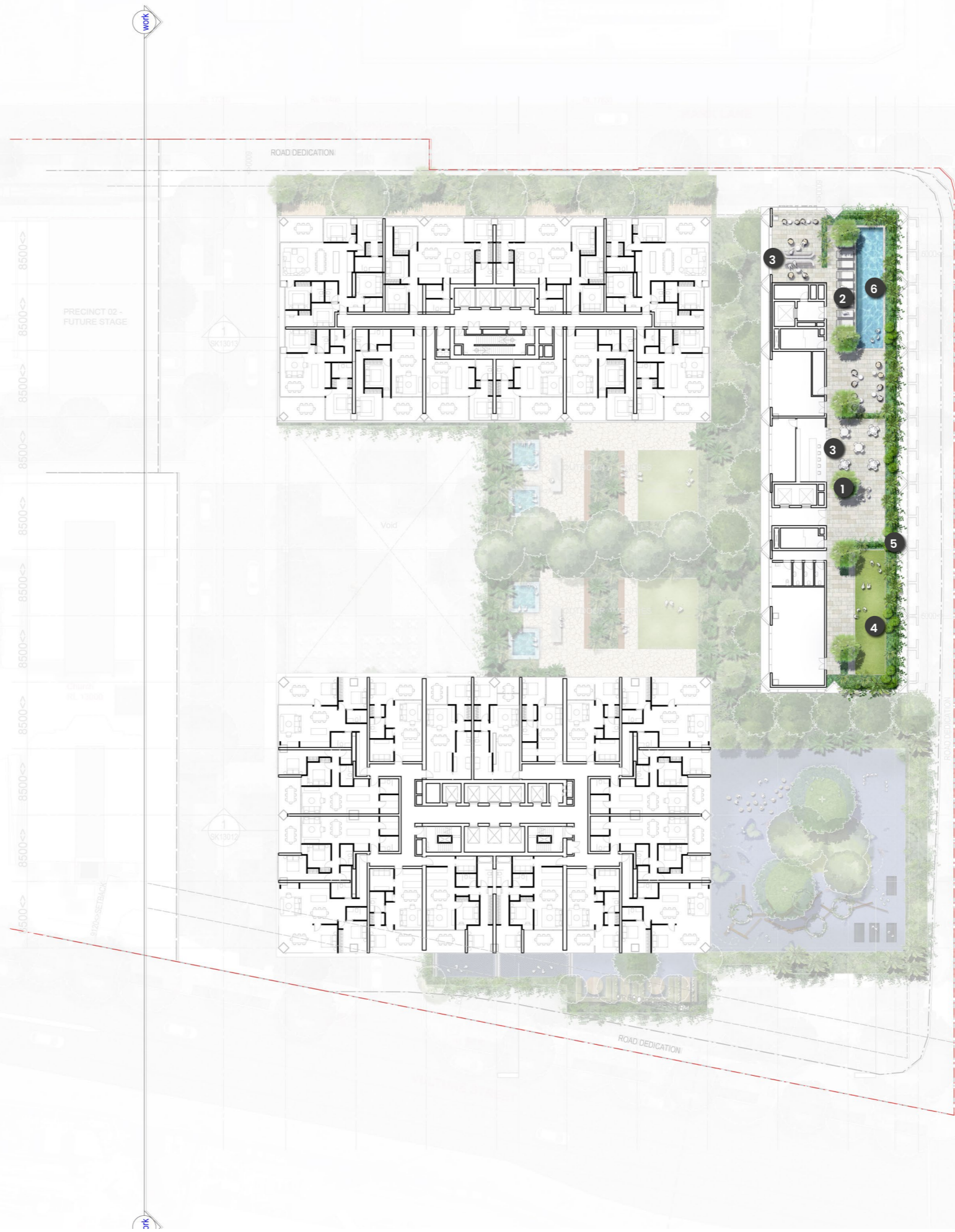
LEVEL 11 PLAN

LANDSCAPE DESIGN

LEGEND

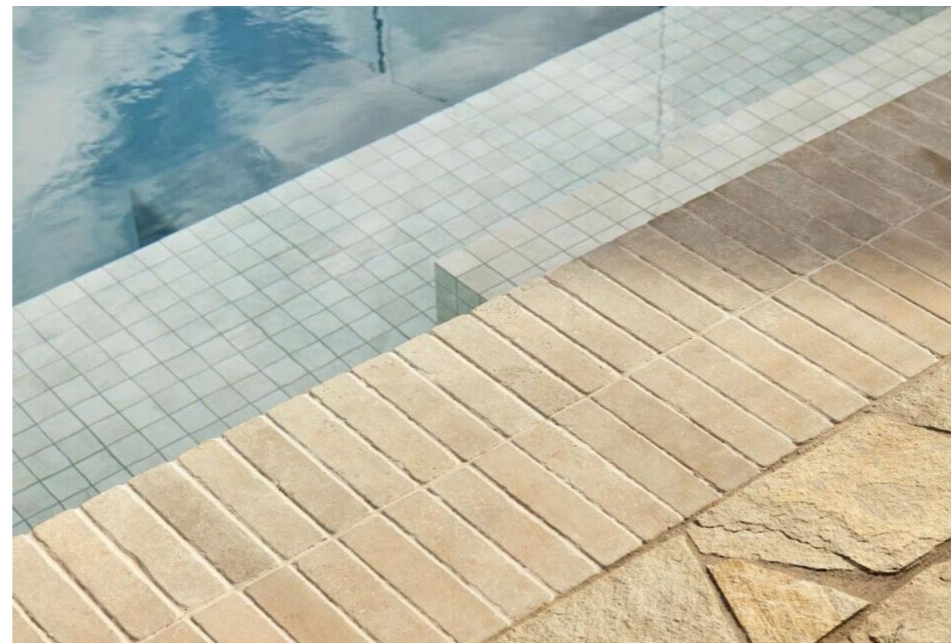
- 1 Palm trees
- 2 Sun loungers
- 3 Seating area
- 4 Sun lawn
- 5 Lush, subtropical, cascading planting
- 6 Pool

LANDSCAPE DESIGN.



LEVEL 11

CHARACTER IMAGES

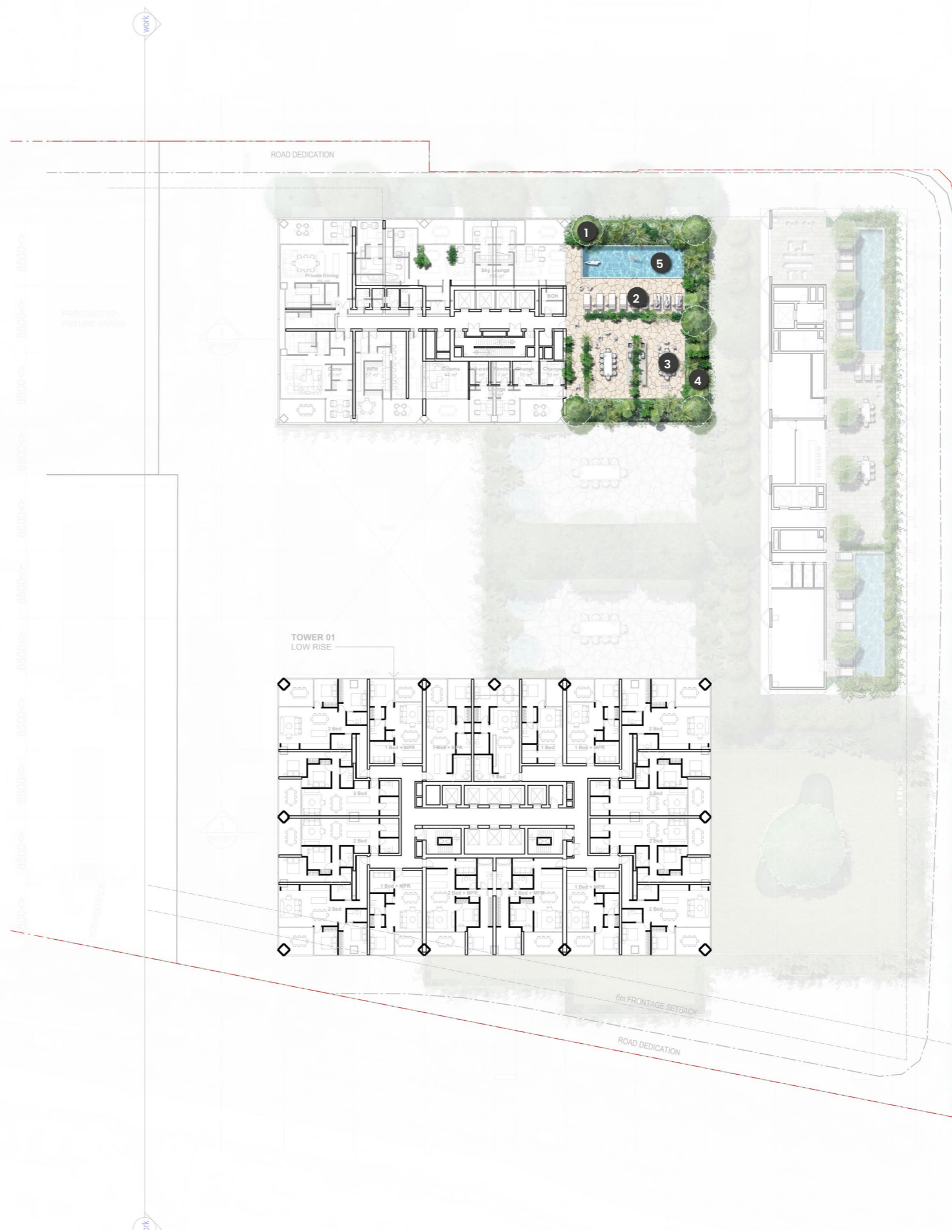


LEVEL 33 PLAN

LANDSCAPE DESIGN

LEGEND

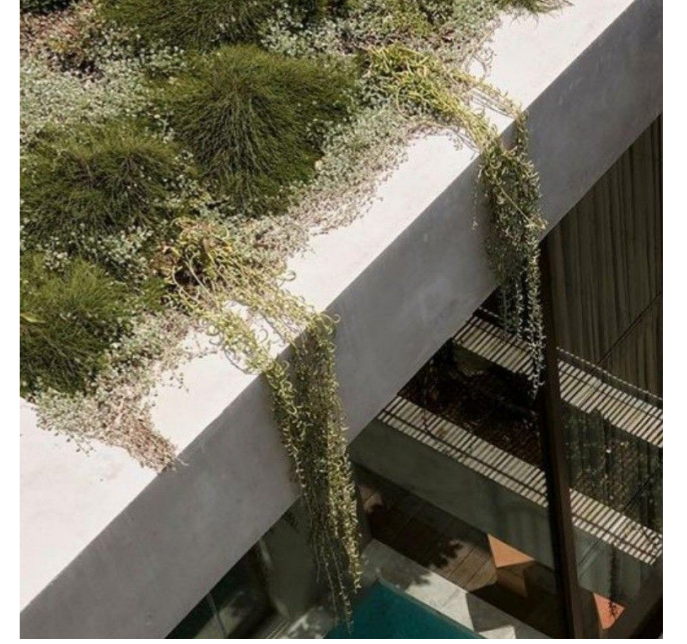
- 1 Feature trees
- 2 Sun loungers
- 3 Seating area
- 4 Lush, subtropical, cascading planting
- 5 Pool



LANDSCAPE DESIGN.

LEVEL 33

CHARACTER IMAGES

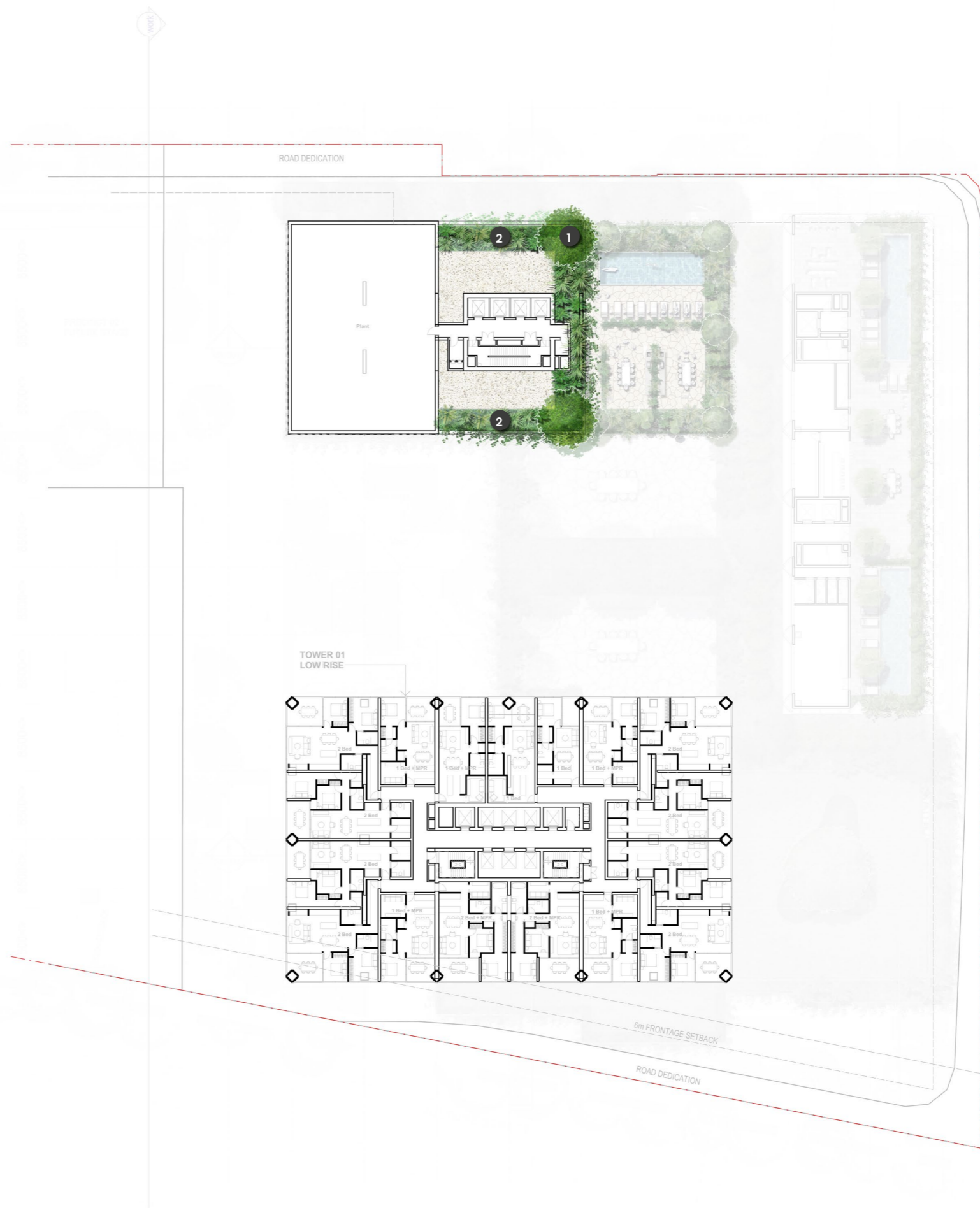


LEVEL 34 PLAN

LANDSCAPE DESIGN

LEGEND

- 1 Feature trees
- 2 Lush, subtropical, cascading planting



LANDSCAPE DESIGN.

LEVEL 36 PLAN

LANDSCAPE DESIGN

LEGEND

- 1 Pool
- 2 Sun loungers
- 3 Seating area
- 4 Lush, subtropical, cascading planting

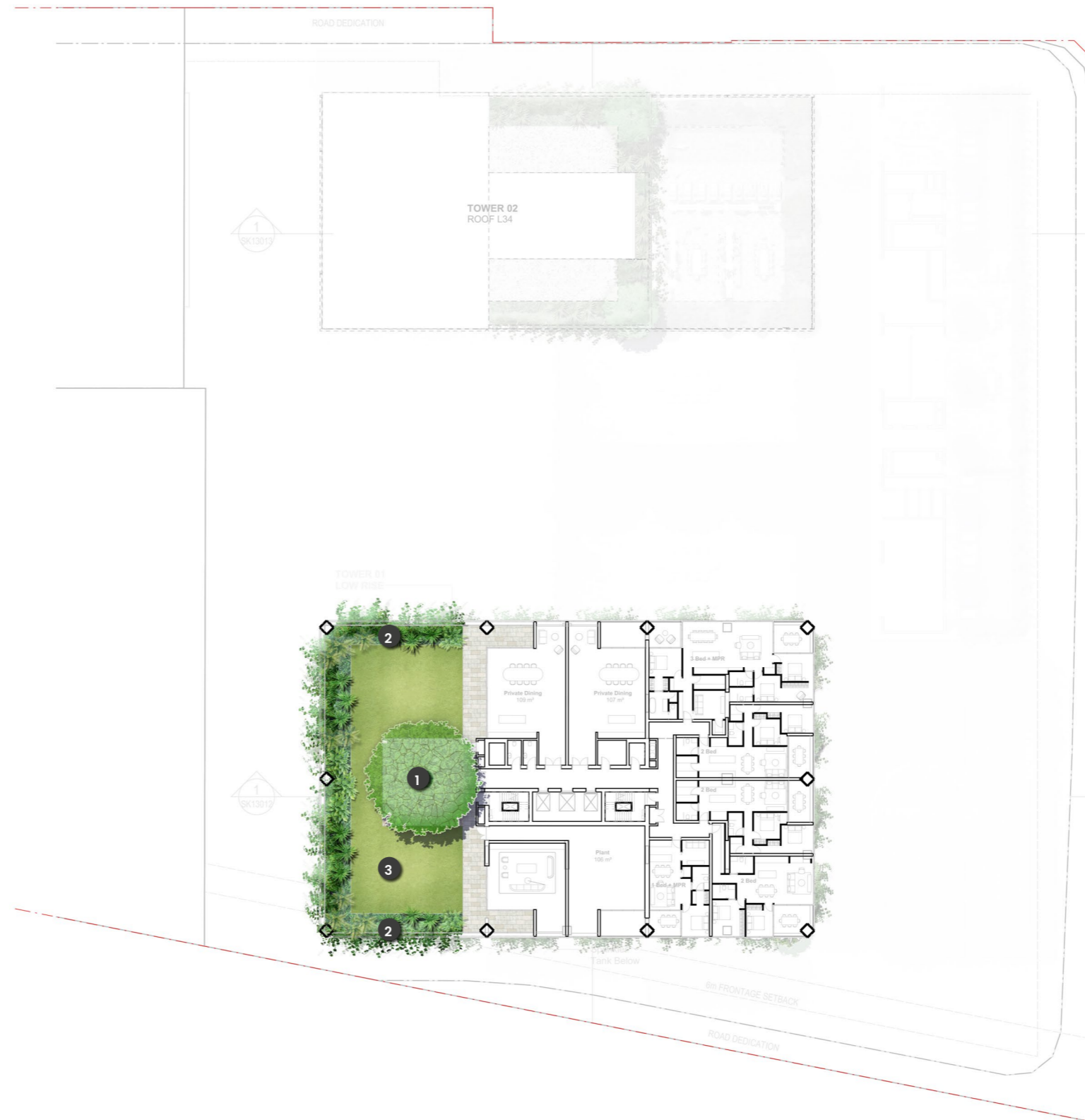


LEVEL 49 PLAN

LANDSCAPE DESIGN

LEGEND

- 1 Central feature tree
- 2 Lush, subtropical, cascading planting
- 3 Sun lawn



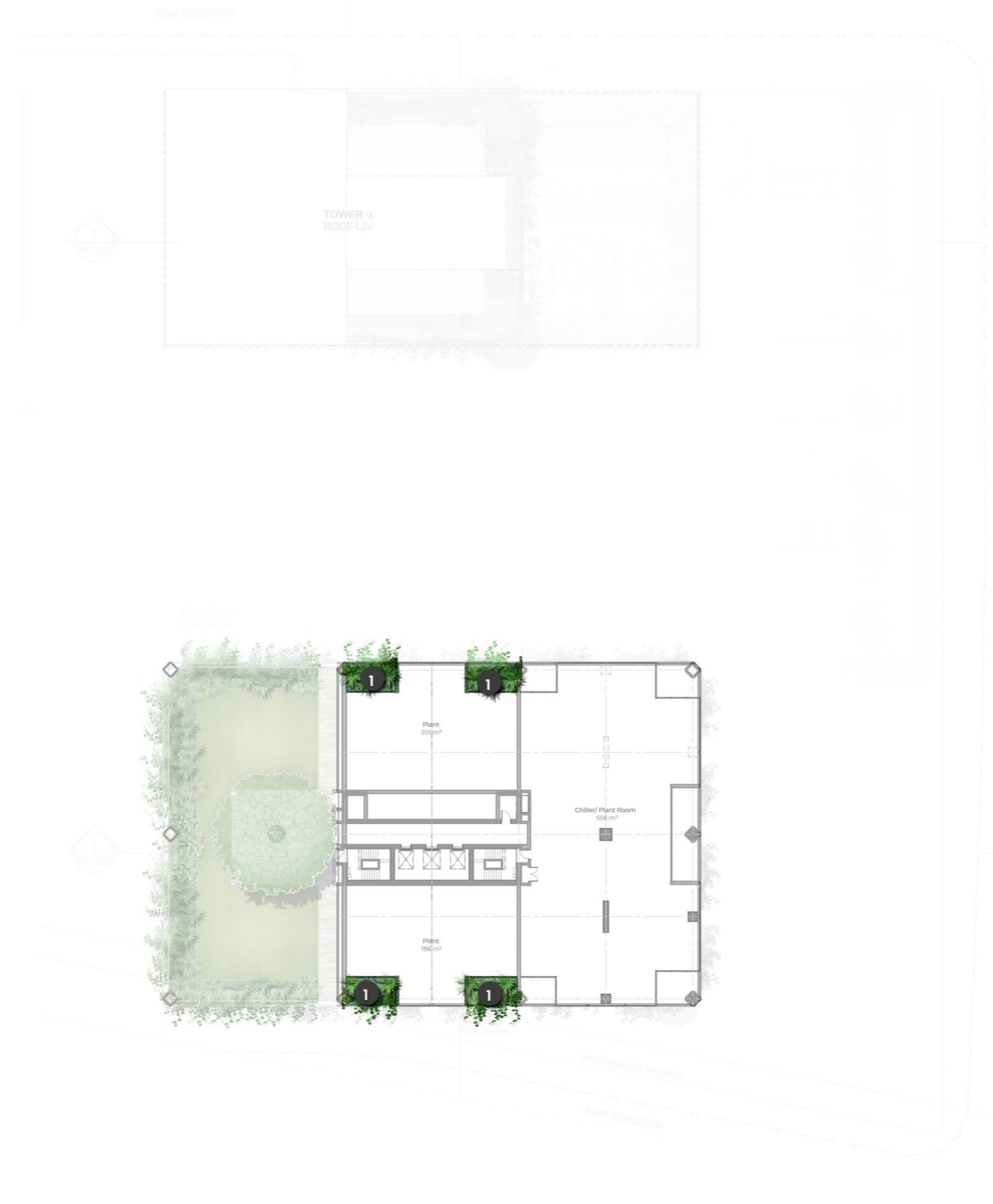
LANDSCAPE DESIGN.

LEVEL 50

LANDSCAPE DESIGN

LEGEND

- 1 Lush, subtropical, cascading planting





Sections and Elevations

Image credit: Woods Bagot -
Artist impression only

Mark Long [20065342]

URBIS

LANDSCAPE SECTION 1 - Vulture Street Interface



LEGEND

- 1 Significant tree planting
- 2 Street tree planting per BCC Subtropical Boulevard requirements
- 3 Dense, diverse planting retaining sight lines
- 4 Lush, subtropical planting



VULTURE STREET

SECTIONS, ELEVATIONS, 3D.

13:31:58 PM

Scale 1:100 @ A3



Prepared by Urbis - For Philip Usher Constructions

LANDSCAPE SECTION 2 – Main Road Interface



LEGEND

- 1 Subtropical, hanging planting
- 2 Street tree planting per BCC Subtropical Boulevard requirements
- 3 Tropical buffering planting

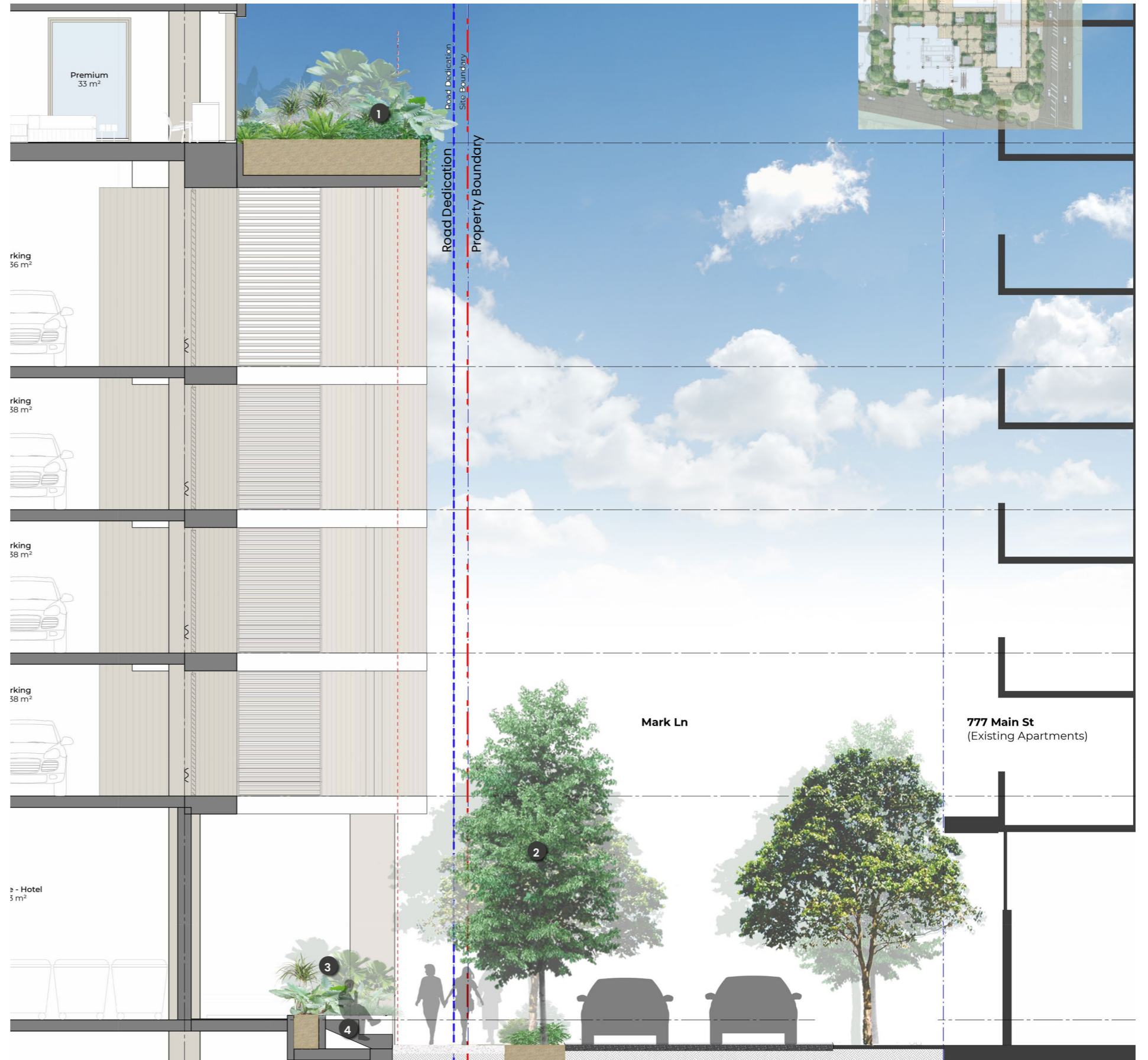


SECTIONS, ELEVATIONS, 3D.

LANDSCAPE SECTION 3 – Mark Lane Interface

LEGEND

- 1 Residential Planting overhanging street
- 2 Street tree planting per BCC Centre Street Minor requirements
- 3 Subtropical undercroft planting
- 4 Seating element



LANDSCAPE SECTION 5 - New Lane Interface



LEGEND

- 1 Street tree per BCC requirements
- 2 Low, subtropical planting bordering building



SECTIONS, ELEVATIONS, 3D.

LANDSCAPE SECTION 4 – Level 5 Recreation Deck



- LEGEND**
- 1 Feature subtropical tree
 - 2 Dense, lush midstory planting
 - 3 Low seating element
 - 4 Mounding to support tree growth



SECTIONS, ELEVATIONS, 3D.





Landscape detail

PLANTING PALETTE

TREES & PALMS



Australian Tree Fern
Cyathea cooperi



Australian Fan Palm
Licuala ramsayi



Burrawang
Macrozamia communis



Brush Box
Lophostemon confertus



Cabbage Palm
Livstonia australis



Eumundi Quandong
Elaeocarpus eumundi



HOWEA FORSTERIANA
KENTIA PALM



Golden Penda
Xanthostemon chrysanthus



Lemon-Scented Myrtle
Backhousia citriodora



Podium Native Fig
Ficus brachypoda



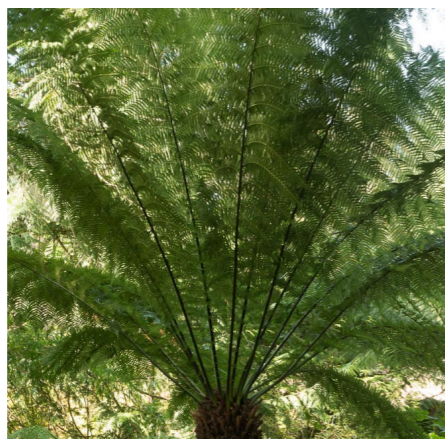
Native Gardenia
Randia fitzalanii



Pandanus Palm
Pandanus tectorius



River Cherry
Syzygium tierneyanum



Soft Tree Fern
Dicksonia antarctica



Tuckeroo
Cupaniopsis anacardioides



Tulip Wood
Harpullia pendula



Water Gum
Tristaniopsis 'luscious'



Weeping Lilly Pilly
Waterhousea floribunda

DETAILS.

PLANTING PALETTE

SHRUBS



Birds Nest Fern
Asplenium australasicum



Birthday Candles
Banksia spinulosa



Burgundy Blush
Tristaniopsis laurina



Little Jet
Callistemon salignus hybrid



Cunjovi
Alocasia brisbanensis



Dwarf Fringed Wattle
Acacia fimbriata 'dwarf'



Dwarf Lilly Pilly
Acmena smithii 'Allyn Magic'



Green Island
Ficus 'Green Island'



Gold Lilly Pilly
Syzygium australe 'Hinterland Gold'



Gynea Lily
Doryanthes excelsa



Ground Fern
Hypolepis muelleri



Health Myrtle
Babingtonia virgata 'Howie's Sweet'



Narrow-leaved Palm Lily
Cordyline congesta



Native Frangipani
Hymenosporum flavum 'Lushious'



Northfolk Island Water Fern
Blechnum gibbum 'Silver Lady'



River Wattle
Acacia cognata 'Limelight'



Grevillea
Grevillea 'Fireworks'

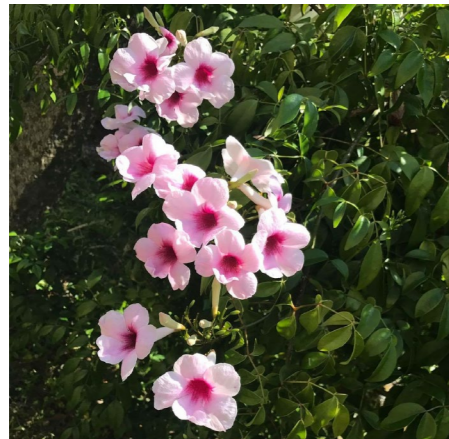


Spider Lily
Cinum pedunculatum

DETAILS.

PLANTING PALETTE

TRELLIS PLANTING



Bower of Beauty
Pandorea jasminoides



Star Jasmine
Trachelospermum jasminoides



Bougainvillea
Bougainvillea spp.



Kangaroo Vine
Apocissus antarctica



Dusky Coral Pea
Kennedia rubicunda



Birdwing Butterfly Vine
Pararistolochia praevenosa

BI-SOLAR



Bronze Rambler
Grevillea 'Bronze Rambler'



Cousin It
Casuarina glauca



Curved-leaf Grevillea
Grevillea curviloba



Gin Gin Jewel
Grevillea obtusifolia 'Gin Gin Gem'



Native Violet
Viola hederacea



Kidney Weed
Dichondra repens



Blue Chalksticks
Senecio serpens



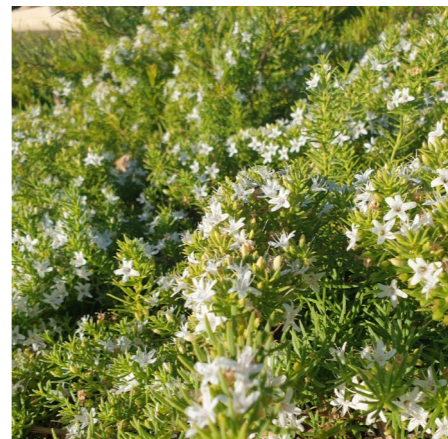
Baby Sun Rose
Aptenia cordifolia



Dwarf Morning Glory
Evolvulus alsinoides



Pale Fan-flower
Scaevola albida



Dwarf Native Myrtle
Myoporum parvifolium



Yellow Buttons
Chrysocephalum apiculatum

DETAILS.



PV Panneling: plant coverage at practical completion (75%) and after 2 years (95%) to be maintained.
Green Trellis: plant coverage at practical completion (30%) and after 2 years (95%) to be maintained.

INTENTIONALLY LEFT BLANK

Upper Ground MAINTENANCE DIAGRAM

FUTURE STAGES OF WORK NOT
PART OF THIS APPLICATION

LEGEND

-  Access via lift core, anchor points for safety harness clip in point
-  Access via floor level

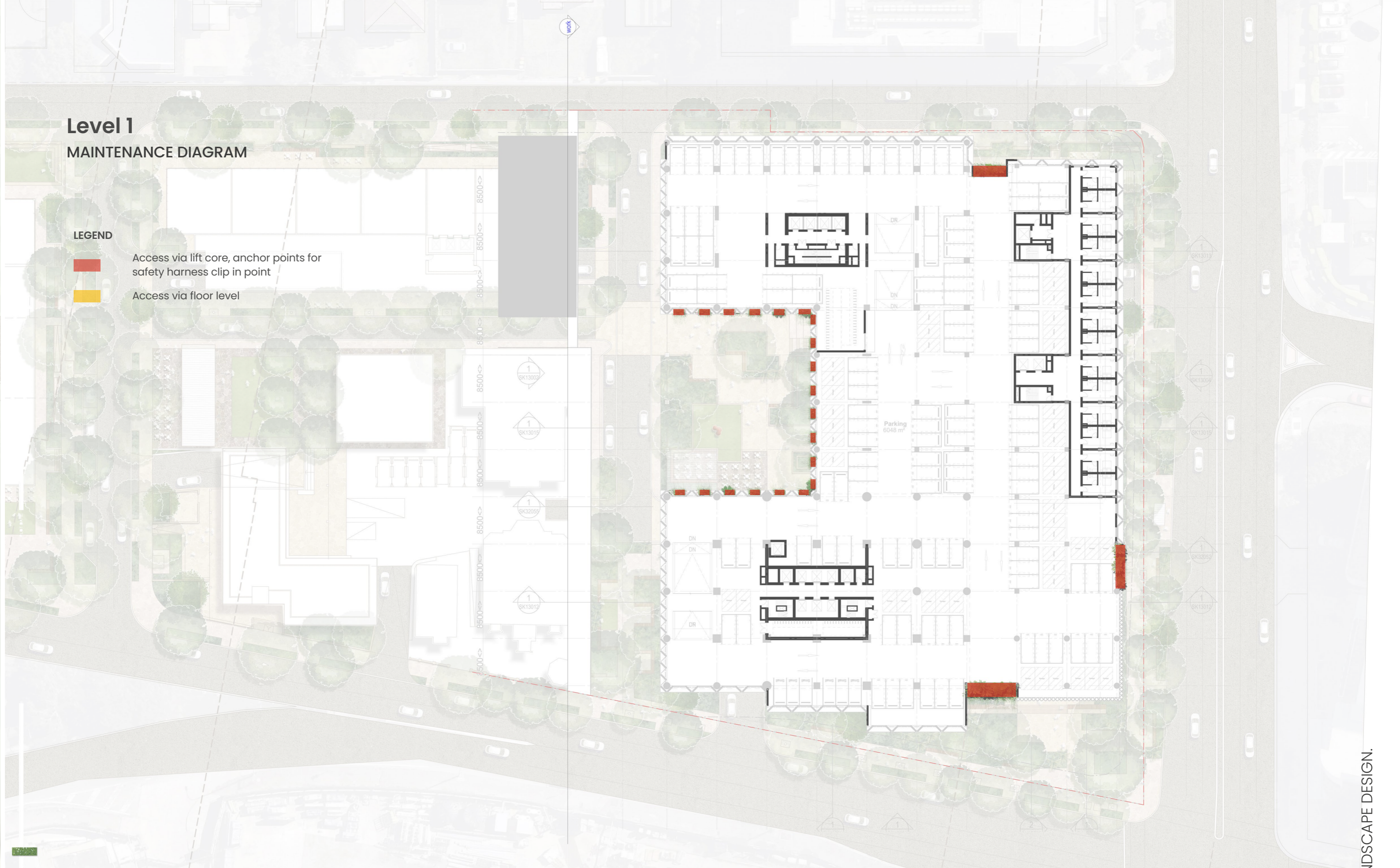


LANDSCAPE DESIGN.

Level 1 MAINTENANCE DIAGRAM

LEGEND

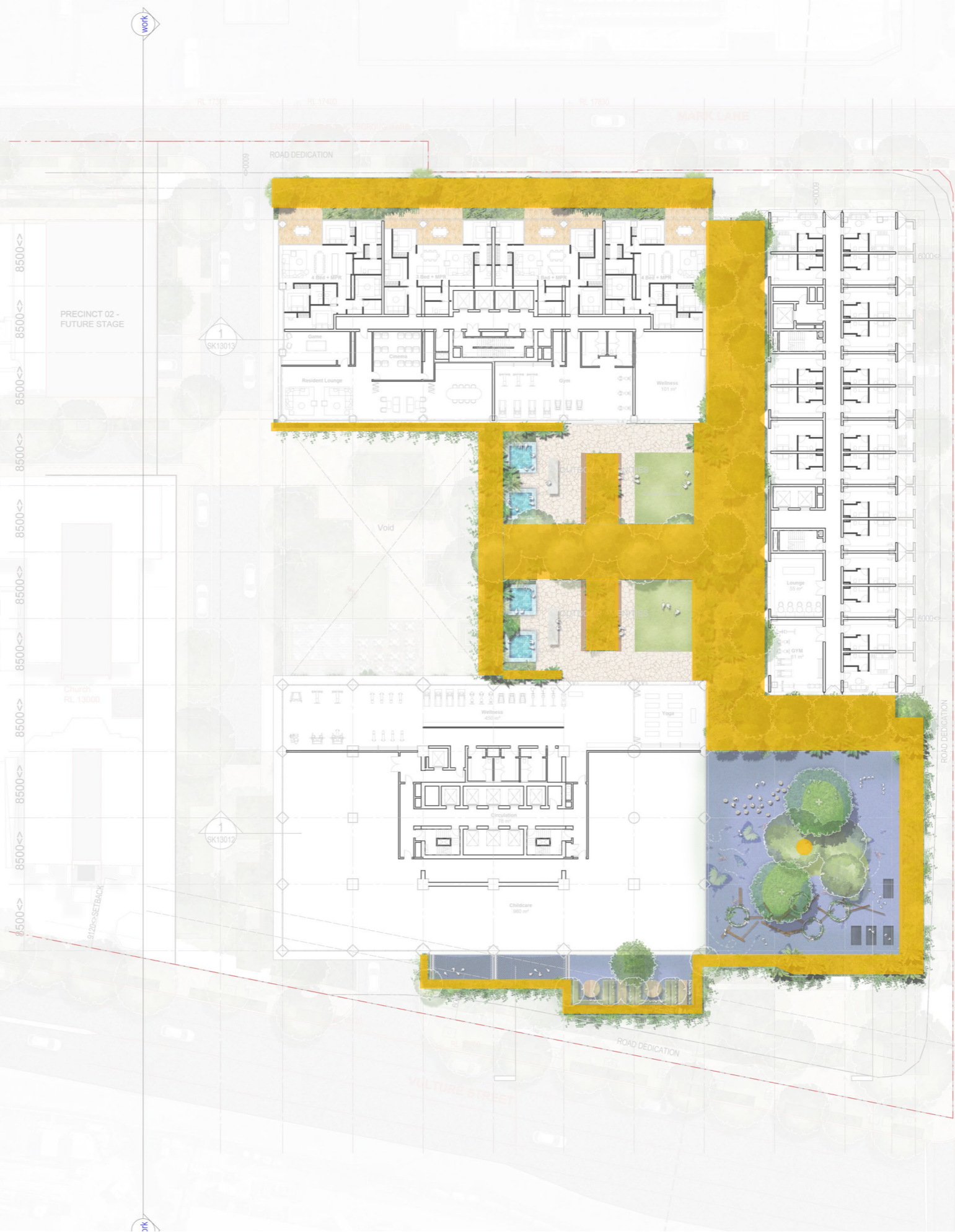
- Access via lift core, anchor points for safety harness clip in point
- Access via floor level



Level 5 MAINTENANCE DIAGRAM

LEGEND

- Access via lift core, anchor points for safety harness clip in point
- Access via floor level



PLOT DATE: 16/04/2018 3:10:20 PM



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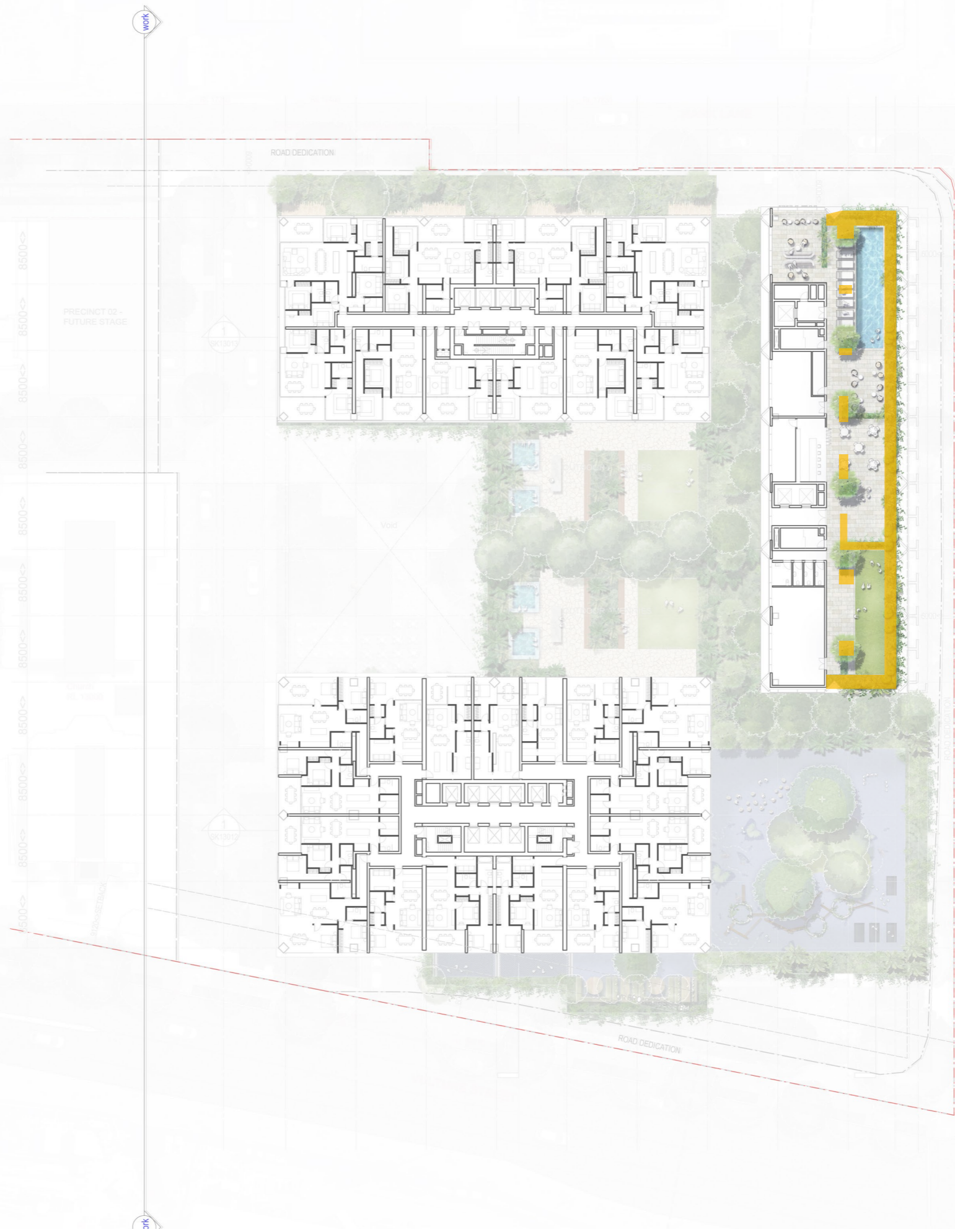
LANDSCAPE DESIGN.

Level 11

MAINTENANCE DIAGRAM

LEGEND

-  Access via lift core, anchor points for safety harness clip in point
-  Access via floor level

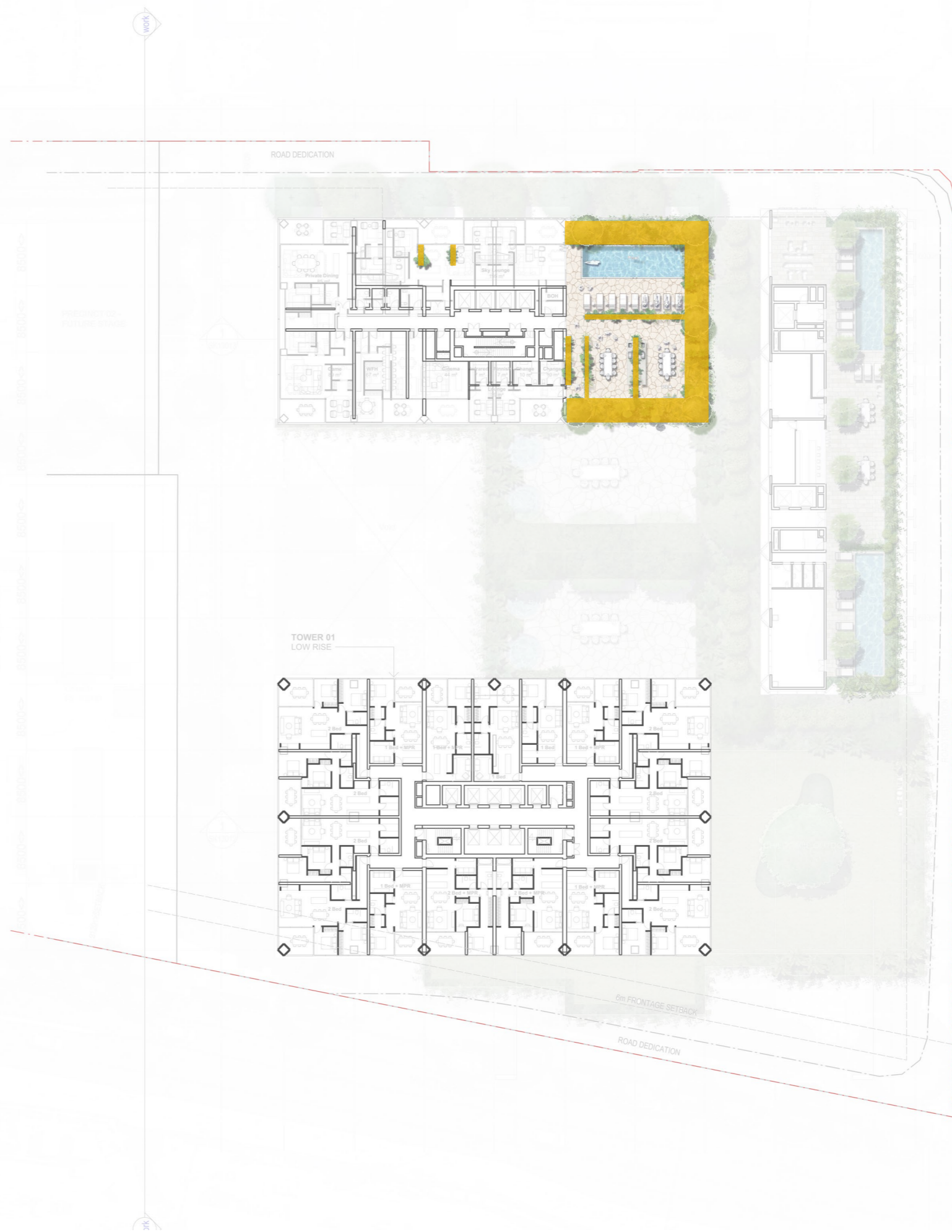


Level 33

MAINTENANCE DIAGRAM

LEGEND



- Access via lift core, anchor points for safety harness clip in point
- Access via floor level

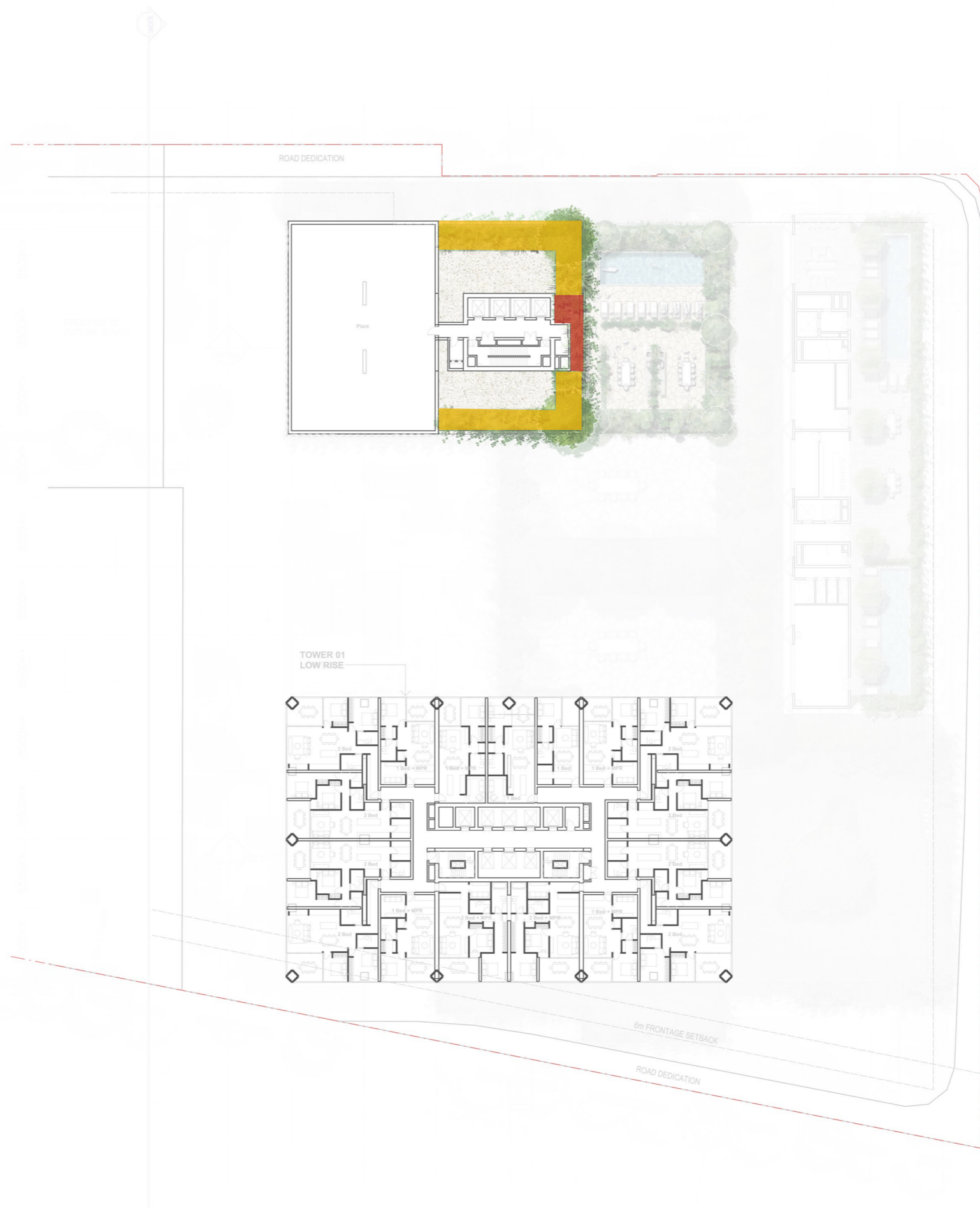


Level 34

MAINTENANCE DIAGRAM

LEGEND



-  Access via lift core, anchor points for safety harness clip in point
-  Access via floor level

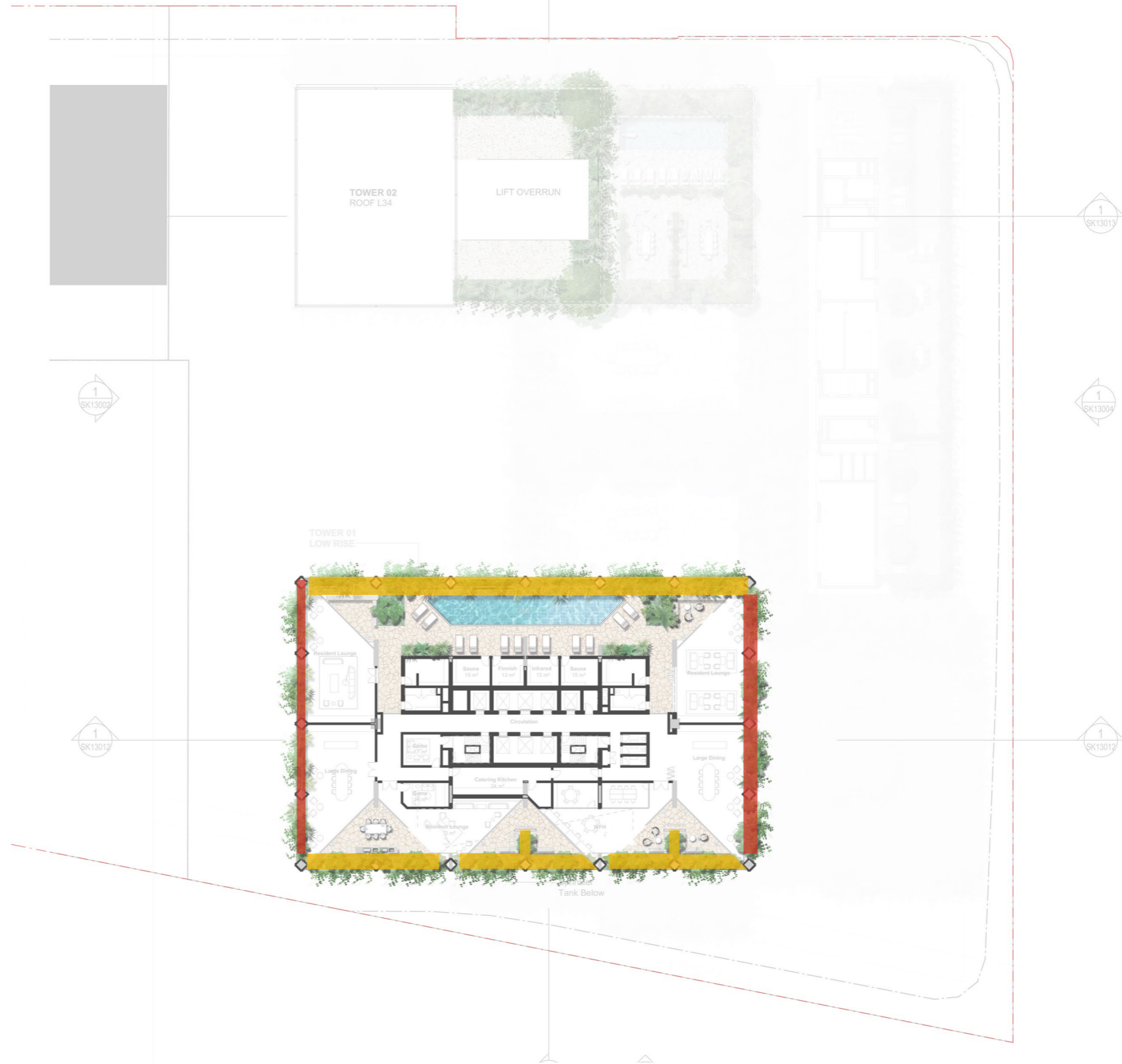


Level 36

MAINTENANCE DIAGRAM

LEGEND



-  Access via lift core, anchor points for safety harness clip in point
-  Access via floor level

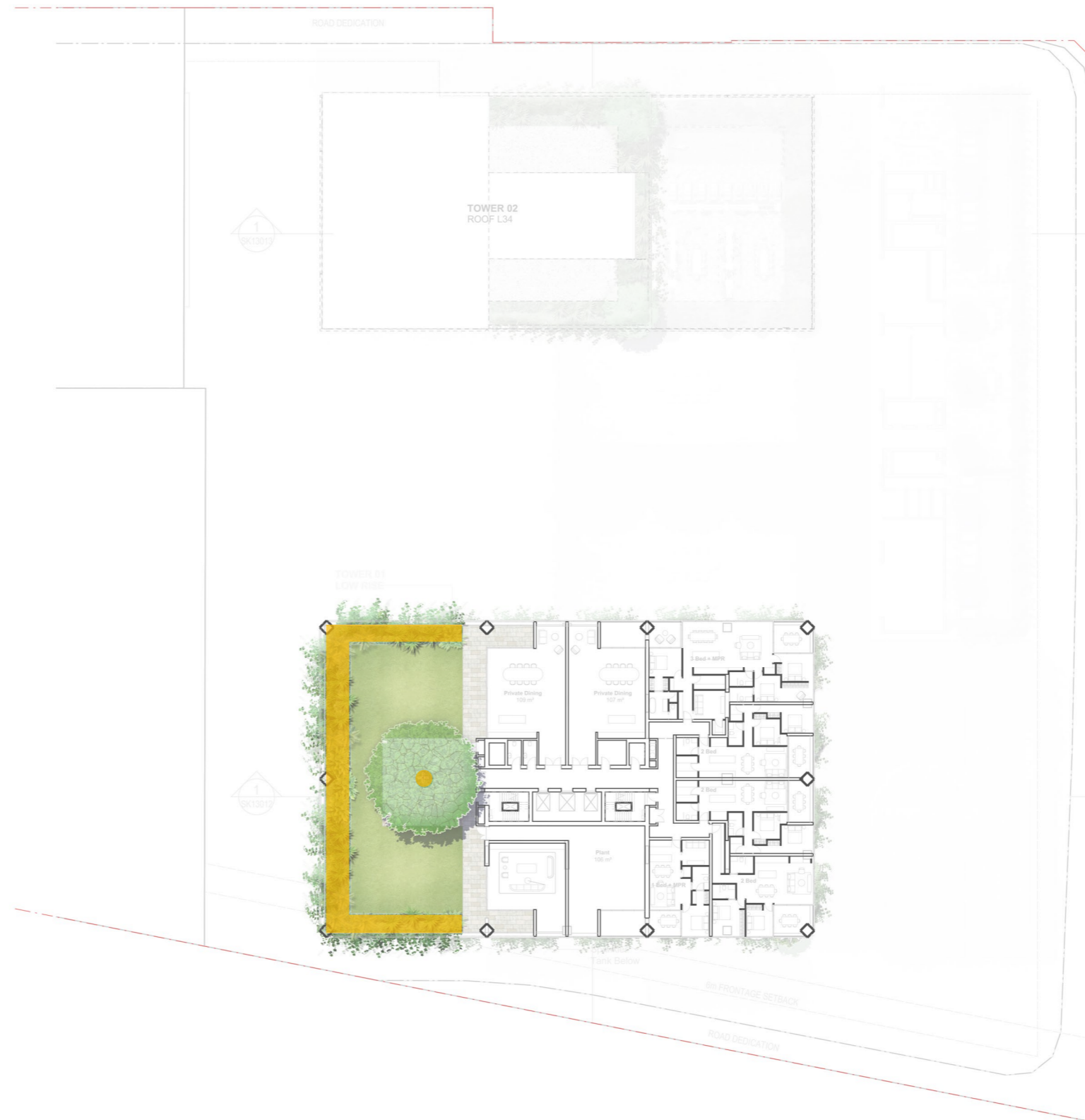


Level 49

MAINTENANCE DIAGRAM

LEGEND



-  Access via lift core, anchor points for safety harness clip in point
-  Access via floor level

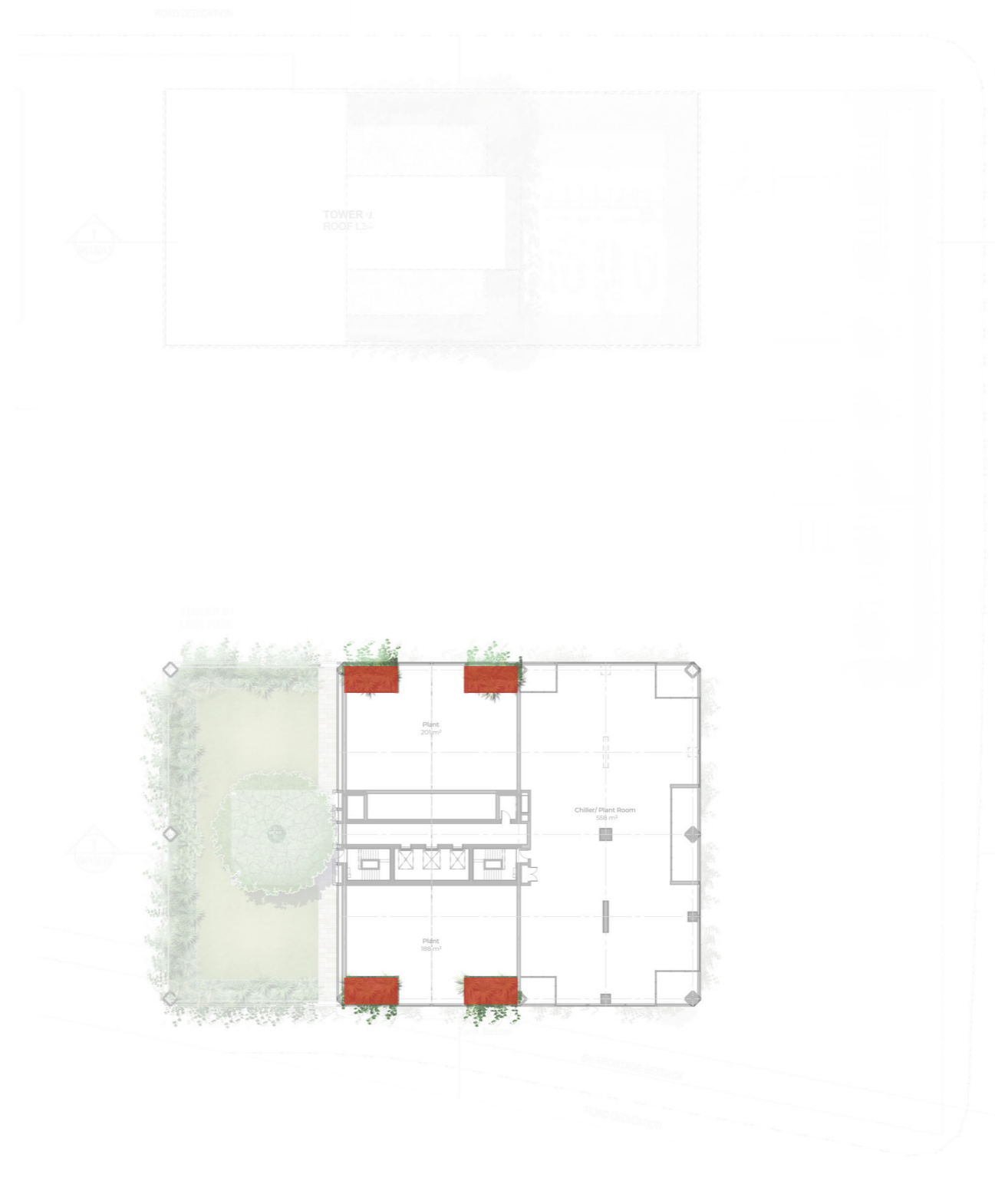


Level 50

MAINTENANCE DIAGRAM

LEGEND

-  Access via lift core, anchor points for safety harness clip in point
-  Access via floor level



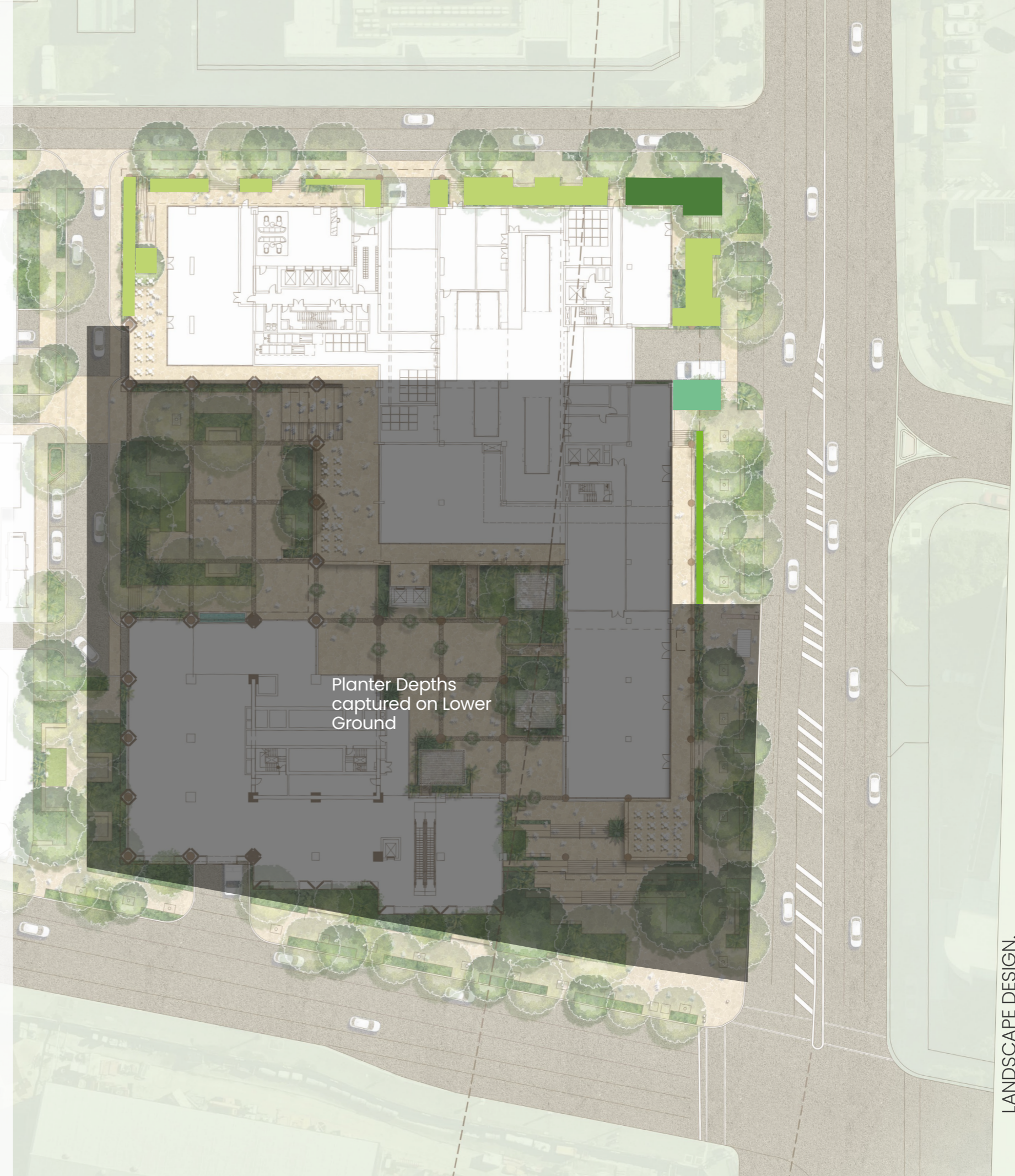
Upper Ground PLANTING DIAGRAM

LEGEND

- Deep Planting
- 450mm deep soil on podium
- Non-compliant deep landscaping to support canopy tree on podium, minimum 1200mm soil depth
- On ground 1000mm max

FUTURE STAGES OF WORK NOT
PART OF THIS APPLICATION

Planter Depths
captured on Lower
Ground



LOWER GROUND LEVEL

PLANTING DIAGRAM

LEGEND

-  Deep Planting
-  450mm deep soil on podium
-  Non-compliant deep landscaping to support canopy tree on podium, minimum 1200mm soil depth
-  On ground 1000mm max



DESIGN APPROACH.

Level 1 PLANTING DIAGRAM

LEGEND

 450mm deep soil on podium



Level 5 PLANTING DIAGRAM

LEGEND

- 450mm
- 1200mm



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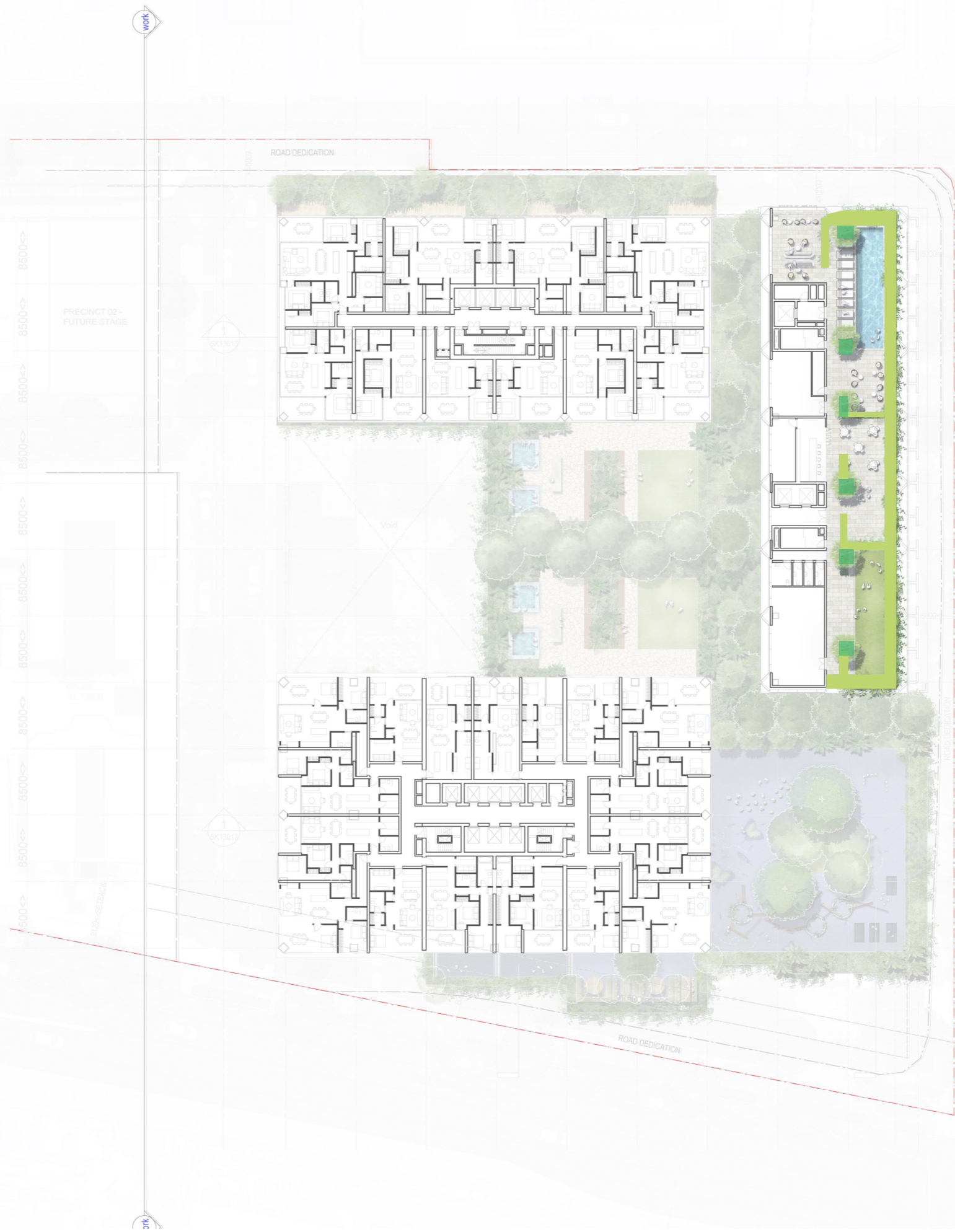
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LANDSCAPE DESIGN.

Level 11 PLANTING DIAGRAM

LEGEND

- 450mm
- 1200mm



Level 33 PLANTING DIAGRAM

LEGEND

- 450mm
- 1200mm

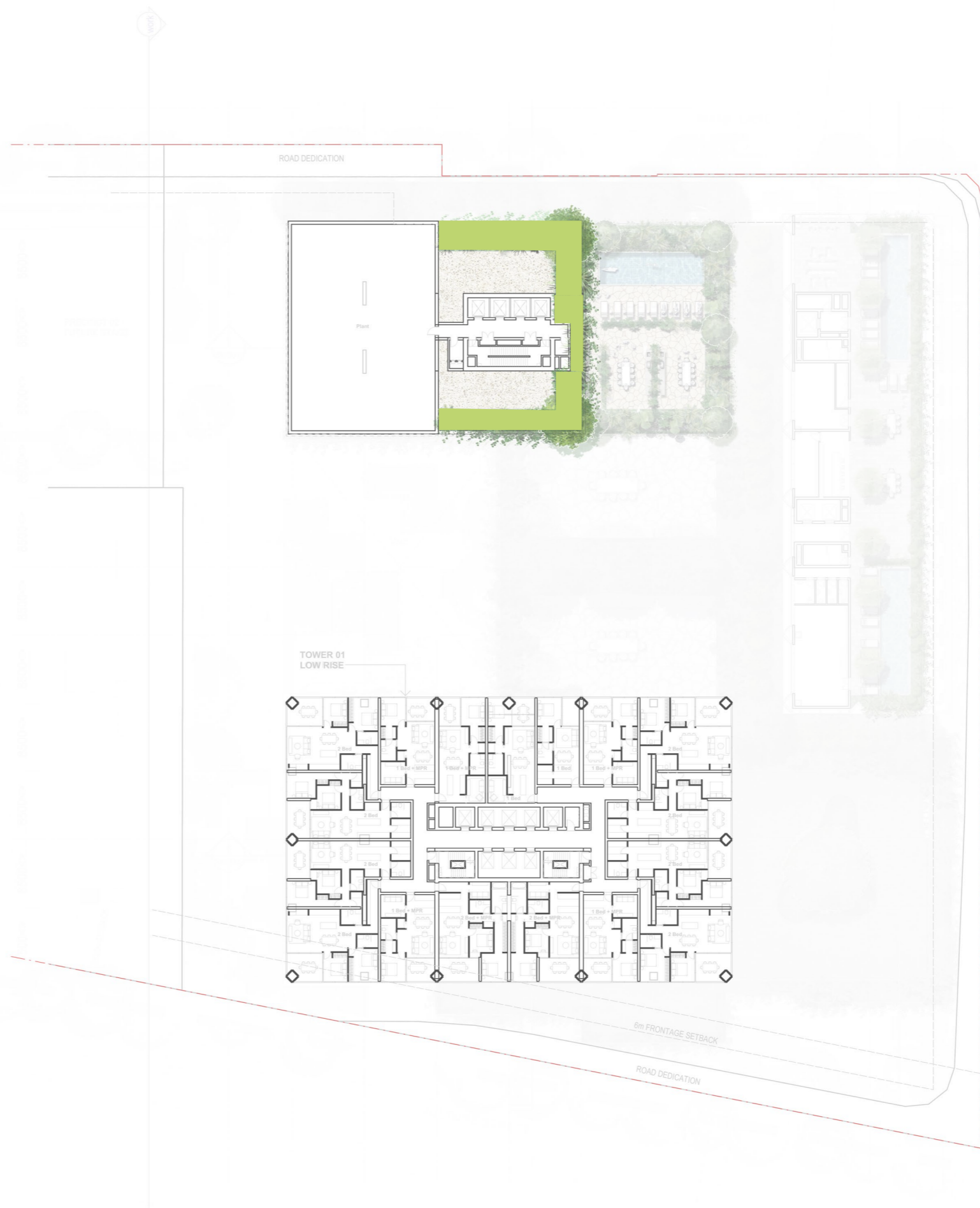


Level 34

PLANTING DIAGRAM

LEGEND

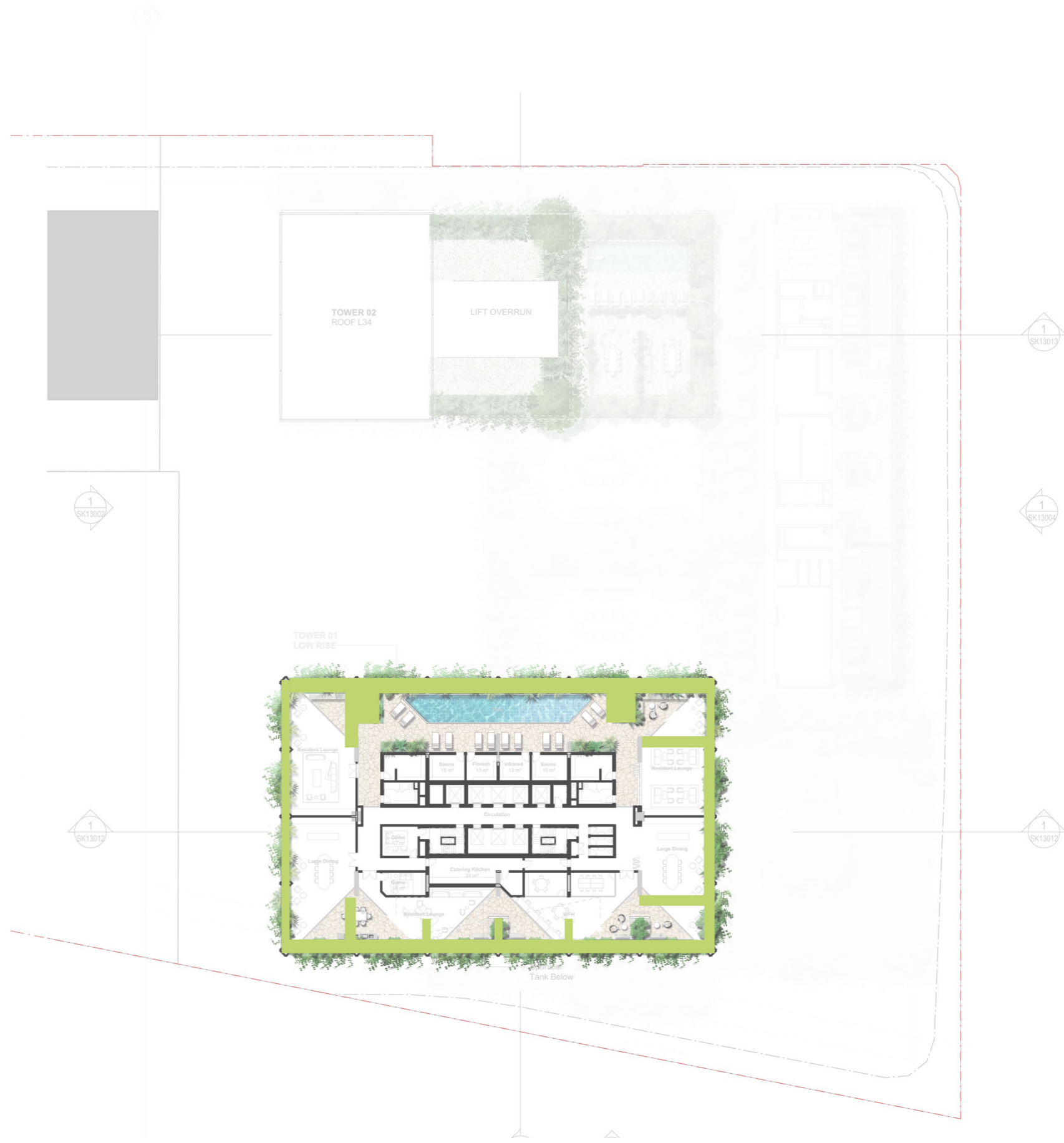
- 450mm
- 1200mm



Level 36 PLANTING DIAGRAM

LEGEND

- 450mm
- 1200mm



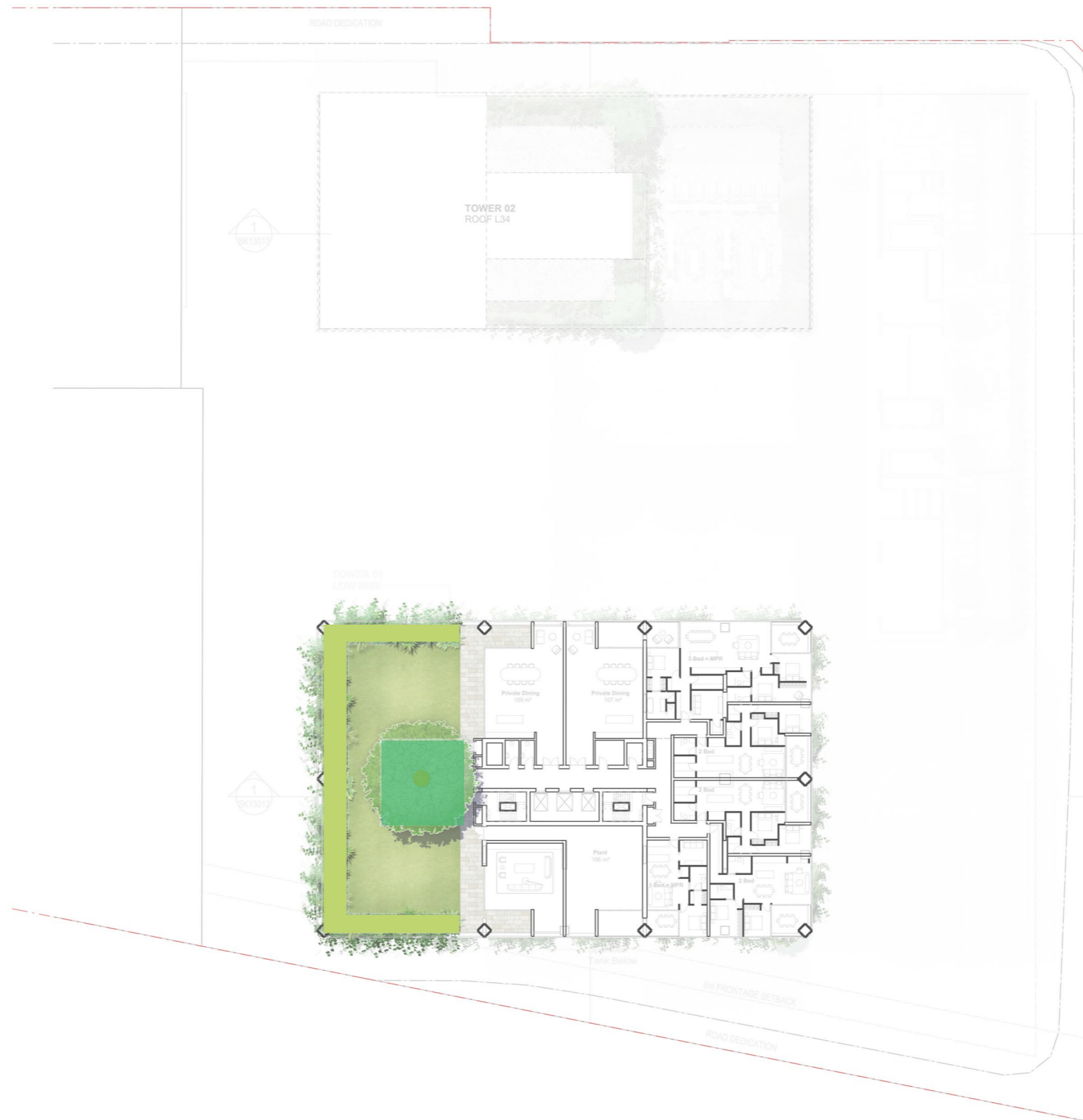
LANDSCAPE DESIGN.

Level 49

PLANTING DIAGRAM

LEGEND

- 450mm
- 1200mm

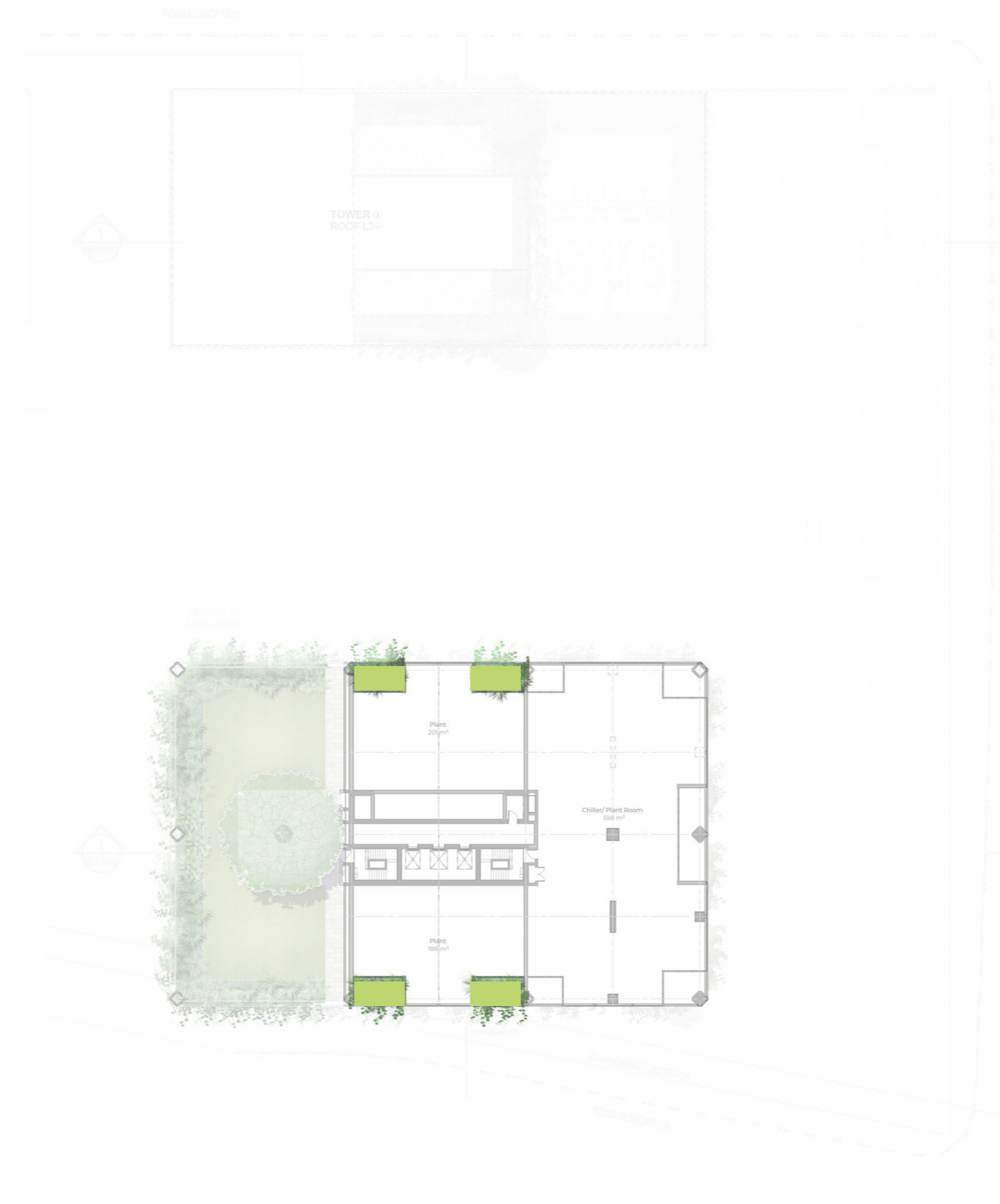


Level 50

PLANTING DIAGRAM

LEGEND

- 450mm
- 1200mm



Soil Strategy

Creating a thriving urban environment requires careful consideration of soil specifications. For structural soils, it's essential to ensure they provide adequate support for infrastructure while allowing for root growth. These soils should have a balanced composition of sand, silt, and clay, with a focus on compaction and load-bearing capacity.

Horizon A, the topsoil layer, should be rich in organic matter and nutrients to support plant health and growth. This layer is crucial for water retention and root development. Horizon B, the subsoil layer, should have a good structure to facilitate drainage and deeper root systems, providing stability and access to nutrients.

For planter boxes on buildings, lightweight soils are necessary to reduce the load on structures. These soils should be a mix of organic materials and lightweight aggregates, ensuring they are both nutrient-rich and well-draining. This combination supports plant growth while maintaining the structural integrity of the building.

By adhering to these soil specifications, we can create sustainable, green urban spaces that enhance the quality of life for all.

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 (SO4)	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 (SO4)	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

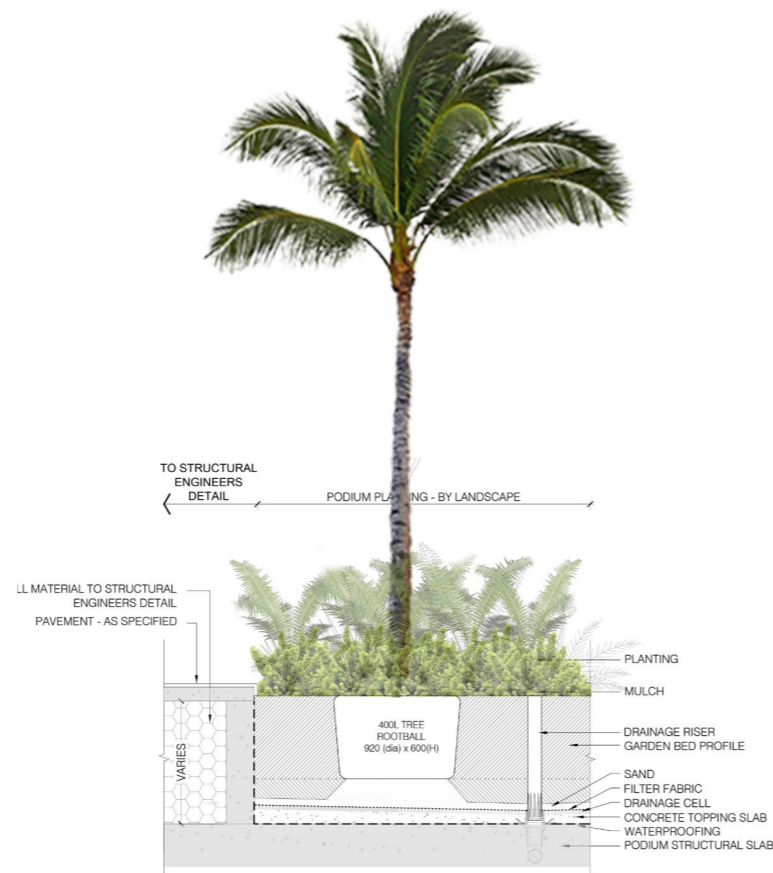
Planter Depth Strategy & Detail

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.

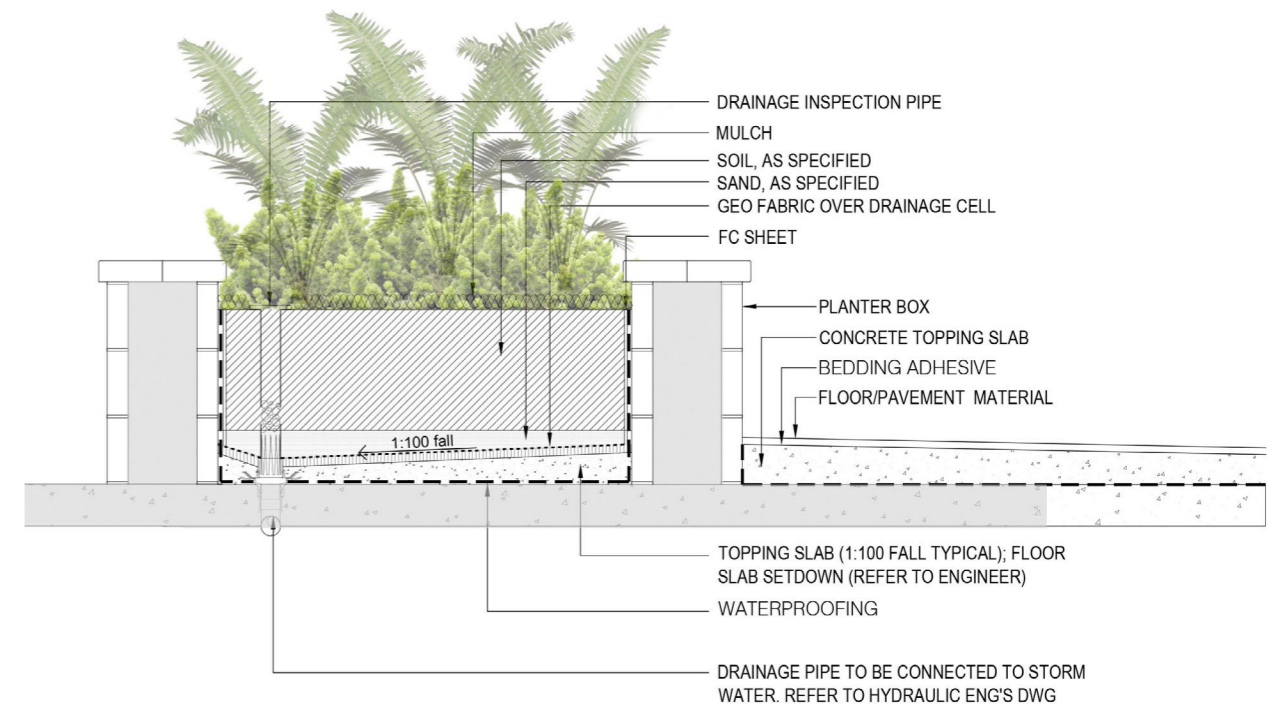
The soil specification proposed has been custom made by certified and well respected soil scientists and is based off of the Australian Standards for on-structure soils. Some of the key characteristics of the soil specification include:


- 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 slum-page soil structure to reduce garden bed levels dropping over time
- Slow release fertilisers
- Light weight (due to high air-filled porosity)

NOTE: Typical above podium option shown. Other typologies include slab set downs (with and without raised beds above) and mounding as per the parameters set out in the indicative planting approach to garden beds.



 TYPICAL PLANTING DETAIL A
1:40 @ A3



 TYPICAL PLANTING DETAIL B
1:20 @ A3

Landscape Maintenance Management Strategy

The landscape maintenance plan for the project is designed to ensure the landscape remains true to its original design intent, creating a lush, green environment that reflects Brisbane's subtropical nature. This plan outlines the strategies and requirements necessary to maintain the landscape in alignment with the project's vision and Brisbane City Council's standards.

KEY OBJECTIVES:

Adherence to Design Intent:

Maintain the landscape to evoke a pre-colonisation environment, with native and endemic plants creating key habitats –

Plant Health and Longevity:

Ensure all plants thrive by providing appropriate light levels, soil conditions, water, nutrients and regular maintenance activities.

Sustainable Practices:

Implement eco-friendly practices to support the long-term health of the landscape.

MAINTENANCE STRATEGIES:

Regular Monitoring and Logging:

Maintain a detailed log of maintenance activities, including soil moisture levels, plant health, and climatic conditions. This data will guide tailored maintenance efforts and inform replenishment or replacement needs.

Cleaning and Watering:

Regularly wash down plants to remove dust and contaminants, ensuring optimal photosynthesis. Monitor and adjust watering schedules to prevent over watering, especially in low-light areas.

Soil and Fertilisation:

Use the specified soil mix to maintain soil health and stability. Fertilise plants during the active growing season (September to April) to support growth.

Composting and Mulching

All greenwaste to be collected and composted on site and re-used for site mulch. This approach will not only achieve a more healthy and sustainable outcome for the landscape, but also reduce costs to export waste and import mulch.

Plant Replenishment and Replacement:

Plan for plant replenishment in the colder months, with installation in September to minimise plant shock. Ensure replacement plants are acclimatised to site conditions.

INSTALLATION AND TIMING:

Optimal Planting Periods:

Schedule planting during the March or September Equinox to avoid extreme weather conditions and reduce plant stress.

COLLABORATION AND COMPLIANCE:

Nursery Coordination:

Work closely with nurseries to ensure plants are acclimatised to the site's light levels. Conduct nursery visits to select suitable stock and review acclimatisation strategies.

Certification and Documentation:

Ensure all maintenance activities and plant installations comply with the original design specifications and are certified by a registered landscape architect.

Authorities Approvals:

The project is under the jurisdiction of Brisbane City Council, with all landscaping details designed in accordance with council standards. Documentation and delivery of softscape works will adhere to BCC approval and to be maintained to BCC standards throughout the development's lifespan.

Design Methodology:

The landscape design considers unique micro-climates and structural loading, ensuring large tree and palm specimens are coordinated with the structural design. Drainage has been meticulously planned with the hydraulic engineer, and soil specifications tailored for on-structure landscapes in Brisbane. Maintenance works to consider the original design methodology.

Natural Daylight for Planting:

A high-level lux study will inform the planting design, ensuring areas meet the minimum lux levels required for long-term plant growth.

By following this comprehensive maintenance plan, we aim to preserve the integrity and beauty of the project landscape, ensuring it remains a vibrant and sustainable green space for the community.

Landscape Maintenance Management schedule

Routine Maintenance		JAN				FEB				MARCH				APRIL				MAY				JUNE				JULY				AUGUST				SEPT				OCT				NOV				DEC											
Routine Inspections & Reactive Maintenance																																																									
Ground Floor																																																									
Activity Description	Activity Code	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4				
Cleaning Operations																																																									
Graffiti Removal	CGR																																																								
Litter Collection	CLC																																																								
Clear Gully / Stormwater Pits	CGP																																																								
Hardscape																																																									
Maintenance and Cleaning of the Pavements, Stairs, ramps, Steppers, and Boulders	HMPB																																																								
Re-sealing the Pavers	HRP																																																								
Timber Inspection (fixings & cracks)	HTI																																																								
Softscape																																																									
Garden Maintenance	SGM																																																								
Care of Grass and Turf	SGT																																																								
Grass Mowing	SMO																																																								
Pest Control	SPC																																																								
Weed Treatment	SWT																																																								
Care of Shrubs, Palms and Trees	SCT																																																								
Trellis System Maintenance	STR																																																								
Facade planter box maintenance (abseiling)	SPBA																																																								
Arbour Maintenance	SAR																																																								
Built Environment																																																									
Loose Furniture Maintenance	BFM																																																								
Signage Maintenance	BSM																																																								
Fence Maintenance	BFE																																																								
Irrigation																																																									
Maintenance of Irrigation System	IM																																																								
Adjust the Control by the Respective Season	IC																																																								
Flush the System	IF																																																								

DETAILS.

