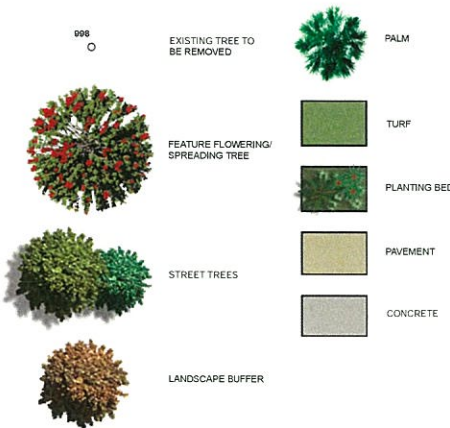
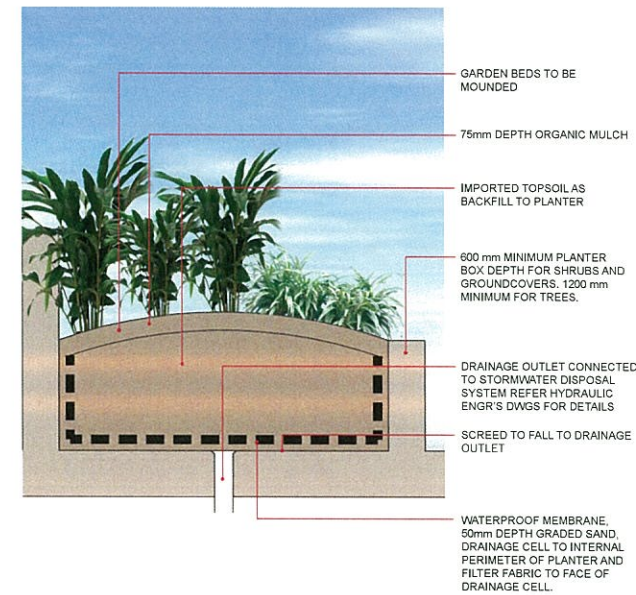
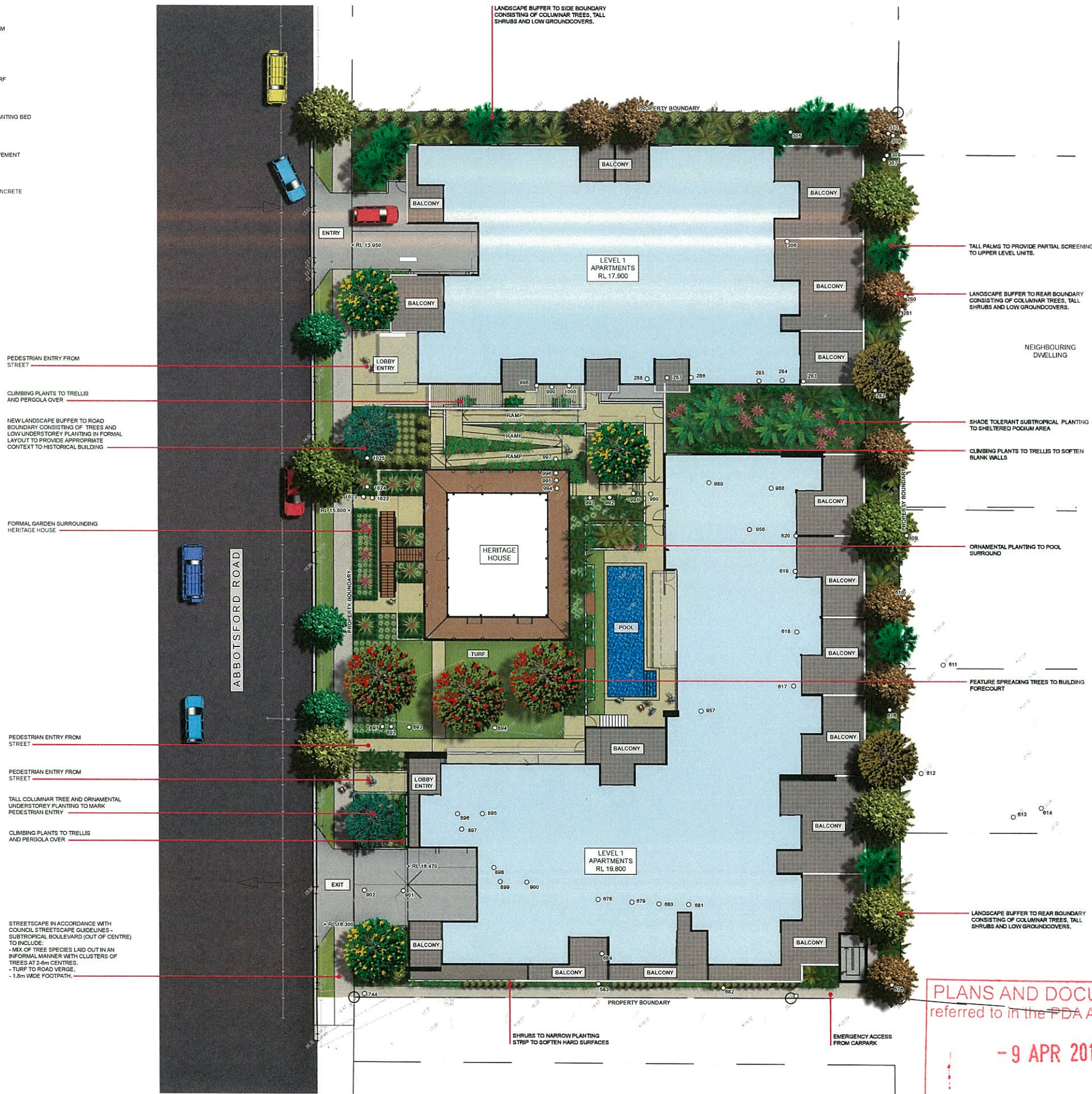


LEGEND



EXISTING TREES

Tree No.	DBH	Height	Spread	Type
280	MULTI	8.0	10.0	TREE
281	0.4	8.0	8.0	TREE
282	MULTI	8.0	10.0	TREE
283	0.25	8.0	6.0	PALM
284	0.25	8.0	6.0	PALM
285	0.25	8.0	6.0	PALM
286	0.25	8.0	6.0	PALM
287	0.25	8.0	6.0	PALM
288	0.25	8.0	6.0	PALM
305	0.3	6.0	6.0	TREE
306	0.3	6.0	6.0	TREE
307	0.3	8.0	8.0	TREE
308	0.5	8.0	10.0	TREE
309	0.3	8.0	6.0	TREE
310	0.3	8.0	6.0	TREE
500	0.05	2.0	1.0	TREE
501	0.3	5.0	3.0	TREE
502	0.05	1.5	0.5	TREE
562	MULTI	8	8.0	TREE
609	1.0	15.0	15.0	TREE
610	MULTI	15.0	6.0	PALM
611	0.8	15.0	10.0	TREE
612	1.0	15.0	10.0	TREE
613	0.3	8.0	3.0	PALM
614	0.25	8.0	3.0	TREE
615	0.4	6.0	5.0	TREE
616	0.3	5.0	6.0	TREE
617	0.4	6.0	3.0	PALM
618	0.3	6.0	3.0	PALM
619	0.3	6.0	3.0	PALM
620	0.3	6.0	3.0	PALM
676	0.3	6.0	4.0	TREE
677	MULTI	6.0	6.0	PALM
678	0.3	6.0	3.0	PALM
679	0.3	6.0	3.0	PALM
680	0.3	6.0	3.0	PALM
681	0.3	6.0	3.0	PALM
682	MULTI	4.0	3.0	PALM
683	MULTI	5.0	3.0	PALM
684	MULTI	5.0	3.0	PALM
744	0.3	6.0	3.0	PALM
891	0.3	4.0	3.0	TREE
892	0.3	8.0	4.0	PALM
893	0.3	8.0	4.0	PALM
894	0.3	8.0	4.0	PALM
895	0.3	8.0	4.0	PALM
896	0.3	8.0	4.0	PALM
897	0.3	8.0	4.0	PALM
898	0.3	8.0	4.0	PALM
899	0.3	8.0	4.0	PALM
900	0.4	8.0	4.0	PALM
901	0.3	8.0	4.0	PALM
902	0.3	8.0	4.0	PALM
956	1.4	10.0	10.0	TREE
957	0.5	6.0	8.0	TREE
988	0.3	8.0	4.0	PALM
989	MULTI	8.0	6.0	PALM
990	MULTI	6.0	6.0	TREE
991	0.3	4.0	5.0	TREE
992	0.35	8.0	4.0	PALM
993	0.35	8.0	4.0	PALM
994	0.3	8.0	4.0	PALM
995	0.3	6.0	4.0	PALM
996	0.3	6.0	4.0	PALM
997	0.3	6.0	4.0	PALM
998	0.3	6.0	4.0	PALM
999	0.3	6.0	4.0	PALM
1000	0.3	6.0	4.0	PALM
1022	0.25	6.0	3.0	PALM
1023	0.25	6.0	3.0	PALM
1024	0.25	6.0	3.0	PALM
1025	MULTI	5.0	4.0	TREE



SECTION A
TYPICAL PODIUM PLANTER

VERTICAL LANDSCAPES



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

- 9 APR 2015

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FOR APPROVAL



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LANDSCAPE CONCEPT PLAN

Mixed Use Development
23 - 39 Abbotsford Road, Bowen Hills, Queensland, 4001

DATE: 02.12.2014
APPROVED: DR
DRAWN: RC

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web: citicene.com.au

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NOVEMBER 2014
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40-744-SD002 A

LANDSCAPE AIM

Provide a landscape that recognizes and respects the historical context of the site while also enhancing the amenity of outdoor spaces for residents and users.

LANDSCAPE OBJECTIVES

1. Ensure species selection is appropriate for local conditions and climate.
2. Screen unsightly elements within the landscape such as electrical infrastructure and large blank walls and fences through the use of appropriate species.
3. Buffer adjoining sites through the use of upper, mid, and lower storey species selection. Ensure strategic positioning of these plants to reduce visual impacts between sites.
4. Strategically position plants to maintain sight lines to signage.
5. Rejuvenate streetscapes with new street trees, turf and footpaths where required to Abbotsford Road as required by Local Authority requirements.
6. Integrate the landscape with the existing home to be retained.
7. Provide a landscape entry statement to the site.
8. Strategically position plants to maintain sight lines to signage.

LANDSCAPE CHARACTER

Planting and Materials
A subtropical and mostly native planting palette includes native palms, shade trees and feature flowering specimens. Understorey planting will include lush, leafy shade tolerant species with feature accent plants to mark building entries and high profile areas.

Entry
The approach to the entry of the development will be marked by a grouping of tall palms, which will continue along the new building facade in groups and appropriately reflect the building scale. The pedestrian entry spaces to the buildings will be planted with shade tolerant subtropical planting, including appropriate colour and feature specimens.

Formal Garden
The landscape treatment surrounding the heritage listed house will reference traditional garden design through a formal layout and a suitable planting selection. The garden will form a low landscape buffer to provide a suitable frame for the house.

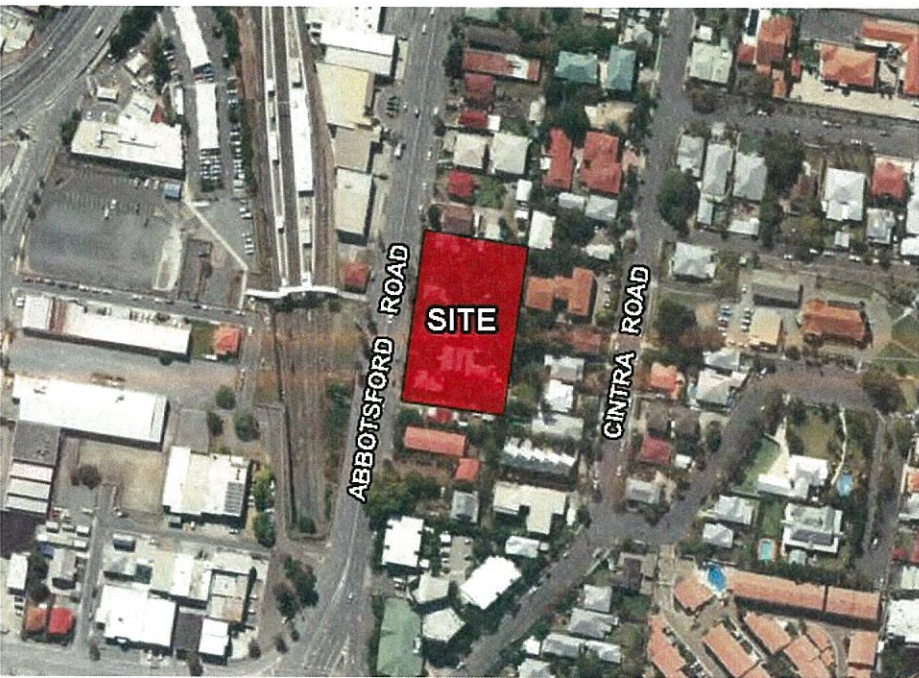
Podium Landscape
The podium landscape situated between the two new buildings will be planted with lush, subtropical species to take advantage of the sheltered position. The landscape will extend vertically up the building walls with climbing species trained to trellises, which will help to soften the hard surfaces.

Existing Vegetation
There are a significant number of existing trees across the site. These include many weed palm species, which will be removed. Several large trees along the rear boundary should be retained where possible.

Crime Prevention Through Environmental Design
Planting is to be in accordance with CPTED Principles (Crime Prevention Through Environmental Design) including:

- promote natural surveillance across the site,
- ensure that the landscape and fences do not obscure windows and doors,
- allow surveillance of vulnerable spaces such as car parks,
- have clear views of surrounding areas,
- have adequate lighting,
- avoid the creation of entrapment spots,
- clearly define ownership of private, public and community space.

LOCALITY MAP



PROPOSED PLANT SCHEDULE

Botanical Name	Common Name	Streetscape	Property Frontage	Formal Garden	Building Forecourt	Boundary Buffers
Trees						
ALLOXYLON flammum	Tree Waratah	*			*	
BACKHOUSIA citriodora	Lemon Scented Myrtle	*				*
BUCKINGHAMIA celcissima	Ivory Curl Flower	*				*
ELAEOCARPUS eumundii	Smooth Leaved Quandong	*				*
FLINDERSIA benettiana	Bumpy Ash					*
HYMENOSPOROM flavum	Native Frangipanni	*				*
LIVISTONA dicepens	Weeping Cabbage Palm		*		*	
MELALEUCA quinquenervia	Broad-leaved Paperbark	*				
PLUMERIA obtusa	Frangipani		*	*	*	
RHODOSPHAERA rhodanthema	Deep Yellowwood	*				*
SYZYGium francisci	Francis water gum	*				*
TRISTANIOPSIS laurina	Water Gum	*				
Shrubs						
AUSTROMYRTUS dulcis	Midgym		*			*
BABINGTONIA virgata 'Minature'	Minatue Baeckea			*		
CALLISTEMON pachyphyllus 'Green'	Bottlebrush					*
LEPTOSPERMUM polygalifolium	Yellow Tea Tree					*
MICHELIA figo	Port Vine Magnolia			*		*
PITTOSPORUM revolutum	Brisbane Laurel					*
SYZYGium australae	Bush Christmas			*		
SYZYGium 'Tiny Trev'	Tiny Trev			*		
Groundcovers/Climbers						
ASPLENUM hispidulum	Rough Maidenhair Fern				*	
ASPIDISTRA elatior	Cast Iron Plant				*	
BLECHNUM indicum	Rasp Fern				*	
CALATHEA Spp.	Calathea				*	
CALLISTEMON 'Rocky Rambler'	Bottlebrush	*				
DIANELLA caerulea	Blue Flax Lily	*				*
LIRIOPE Spp.	Turf Lily	*	*			*
LOMANDRA longifolia	Matt Rush					*
MYOPORUM ellipticum	Broad Leaf Boobialla					*
MYOPORUM parvifolium	Creeping Boobialla	*				
PANDOREA pandorana	Wonga Wonga Vine	*			*	
PASSIFLORA herbertiana	Native Passionfruit				*	
TRACHELOSPERMUM jasminoides 'Tricolour'	Variegated Star Jasmine	*				*
VIOLA hederacea	Native Violet				*	
Feature Plants						
ASPLENUM ausralasicum	Birds Nest Fern				*	
ALOCASIA brisbanensis	Cunjevoi				*	
CODIAEUM Spp.	Croton	*				
CORDYLINE Spp.	Palm Lily				*	
HYMENOCALLIS littoralis	Spider Lily	*			*	

TREES - UPPERSTOREY



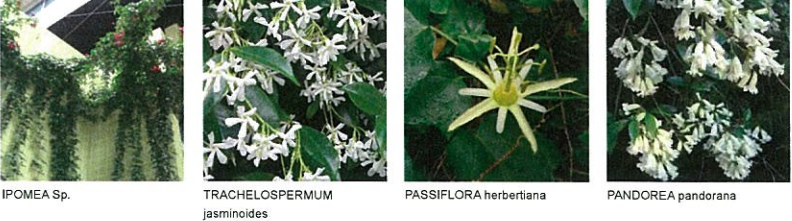
FEATURE PLANTS



SHRUBS & GROUNDCOVERS - MID & LOW STOREY



CLIMBERS



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

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